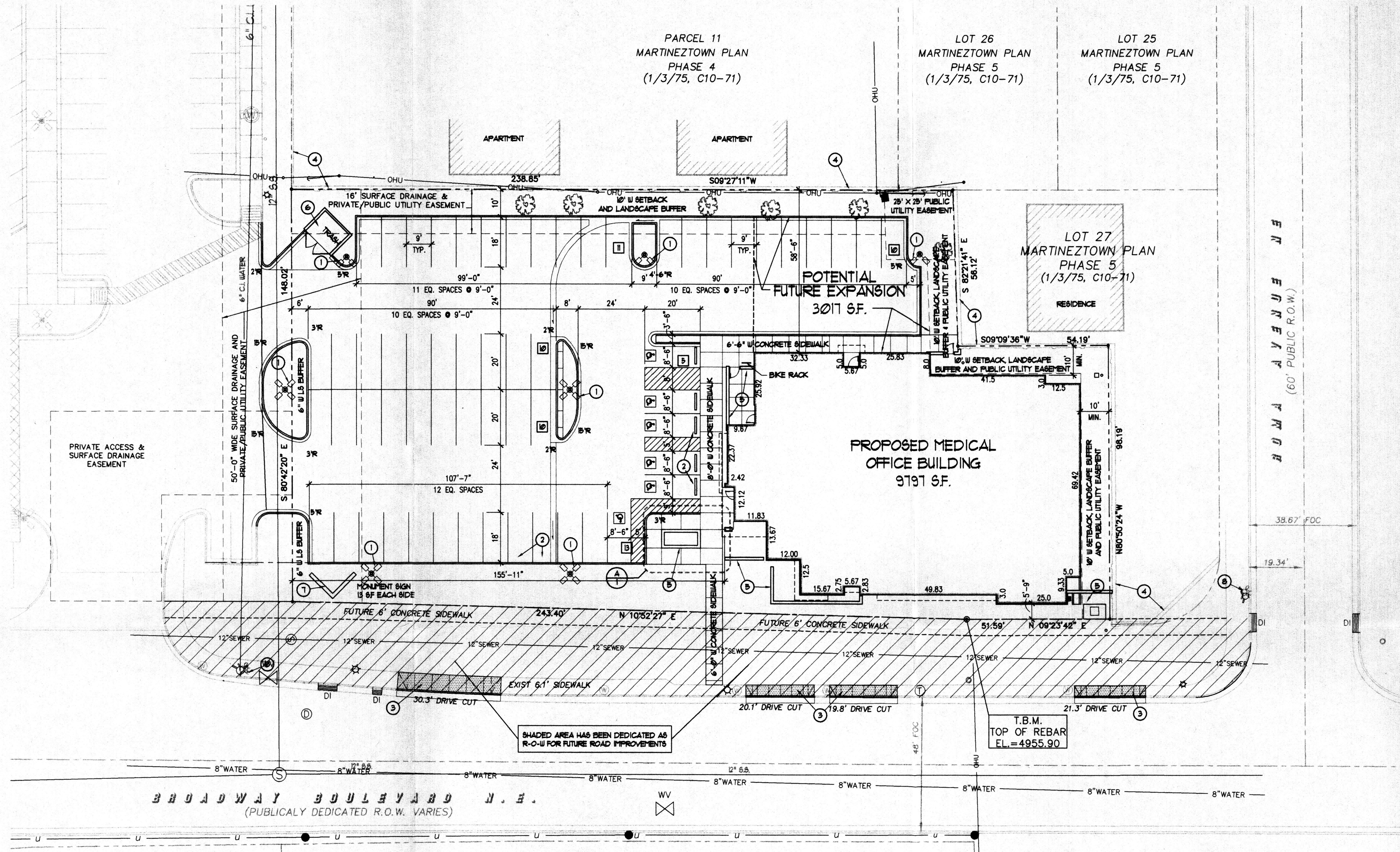


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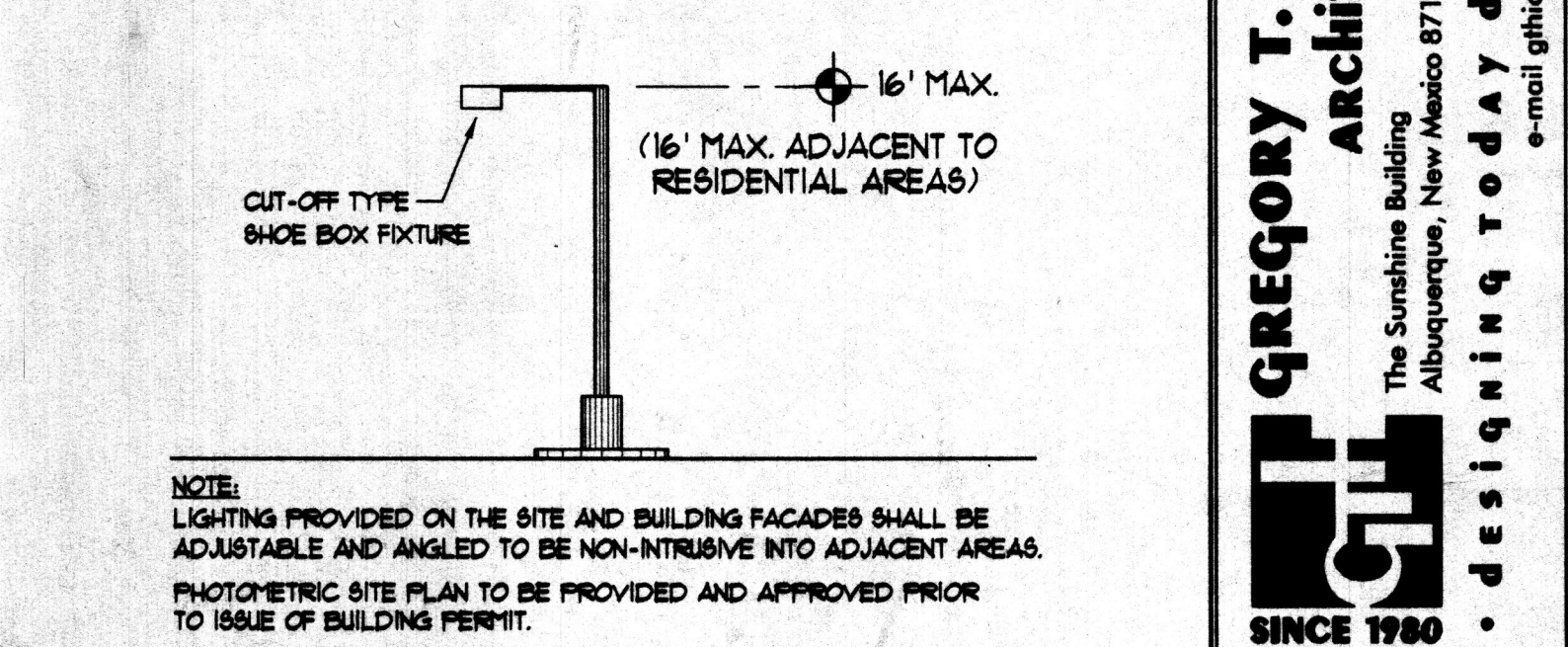


GENERAL NOTES

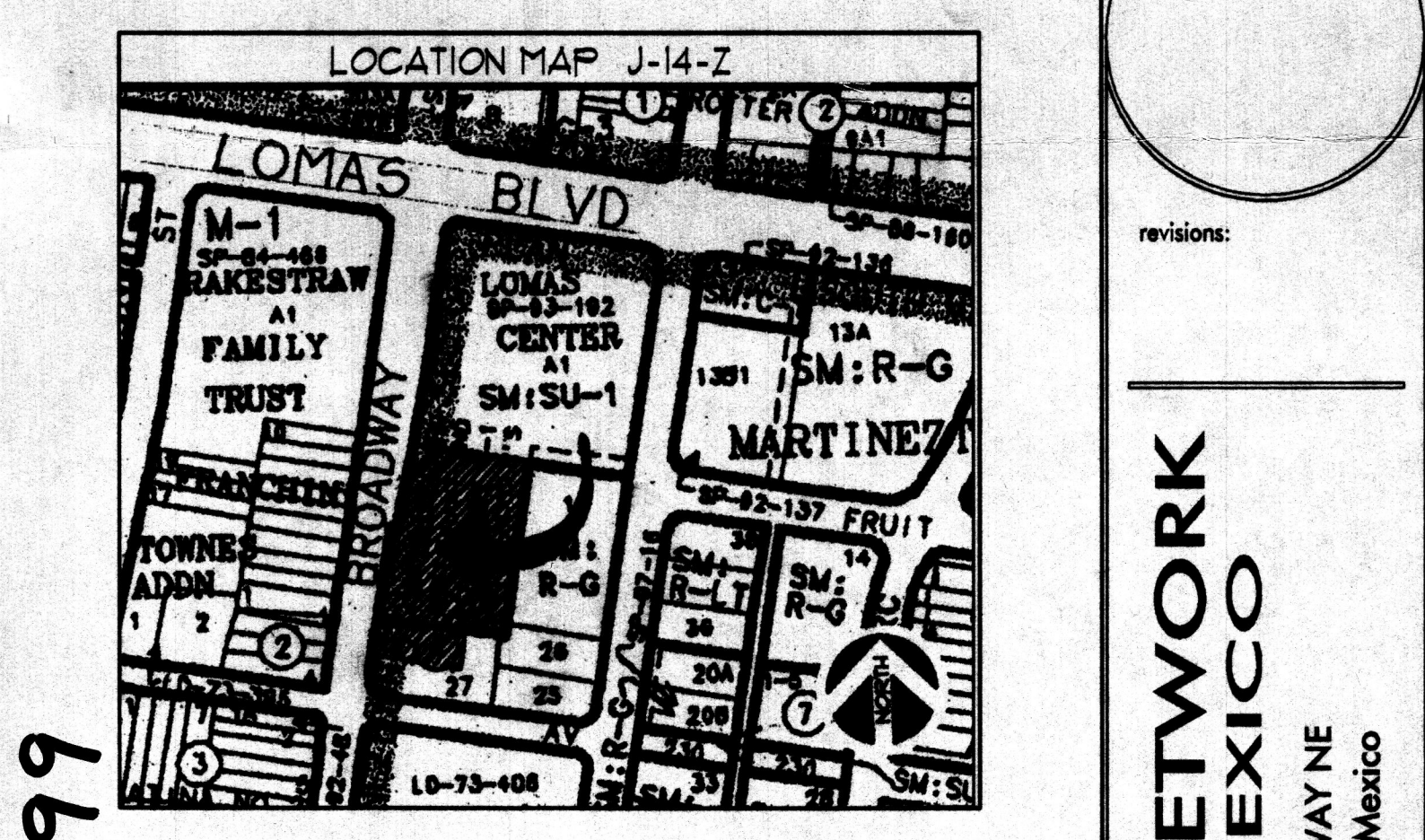
- A. R-O-W FOR LOMAS & BROADWAY TO BE DEDICATED AS NOTED ON THIS SITE PLAN AND IMPROVEMENTS TO BE CONSTRUCTED AS AGREED TO BY THE CITY PUBLIC WORKS DEPARTMENT AND THE APPLICANT.
- B. 6' SIDEWALKS TO FRONT LOMAS AND BROADWAY AND BE CONSTRUCTED AS REQUIRED.
- C. SITE ACCESS, CIRCULATION PATTERNS, STRUCTURE ORIENTATION / CONFIGURATIONS TO BE CONSTRUCTED TO THE SATISFACTION OF THE TRAFFIC ENGINEER AND APPLICANT.
- D. LOCATION OF WALLS, FENCES & SIGNS MUST MEET CLEAR SIGHT DISTANCE REQUIREMENTS.
- E. ADEQUATE H.C. ACCESSIBLE PEDESTRIAN CIRCULATION TO BE PROVIDED WITHIN THE SITE AND WITH CONNECTIONS TO THE ADJACENT STREETS W/ UNIDIRECTIONAL RAMPS USED AT ALL ENTRANCES.
- F. LANDSCAPING SHALL COMPLY WITH COA PROJECT NO. 509191 - BROADWAY MEDIANS LOMAS TO MARTIN LUTHER KING JR.

KEYED NOTES

1. 'CUT-OFF' TYPE SHADE BOX FIXTURE TO MATCH EXISTING ON ADJACENT PROPERTY.
2. 6'-0" LONG CONCRETE PARKING BUFFER.
3. EXISTING CURB CUT TO BE REMOVED. INFILL SIDEWALK, CURB AND GUTTER PER COA STANDARD DETAIL DRAWINGS 2430 AND 2418 (STANDARD CURB & GUTTER).
4. EXISTING RETAINING WALL TO REMAIN.
5. NEW PATIO OR PLANTER WALL. SEE ELEVATIONS SHEET 4 FOR HEIGHTS.
6. NEW REFUSE ENCLOSURE. SEE ELEVATIONS SHEET 4.
7. NEW MONUMENT SIGN. SEE ELEVATIONS SHEET 4.
8. EXISTING FIRE HYDRANT TO REMAIN.
9. PRECAST CONCRETE BENCH BEAT WITH INTEGRAL COLOR.
10. BRICK VENEER MECHANICALLY FASTENED TO CMU. COLOR TO MATCH BUILDING.
11. 6" CHU SUBSTRATE. GROUT ALL CELLS 601D.
12. WEAP HOLES AS REQUIRED.
13. 1/2" EXPANSION JOINT MATERIAL.
14. 4" TC CONCRETE SIDEWALK.
15. WATERPROOFING AS SPECIFIED.



LIGHTING DETAIL



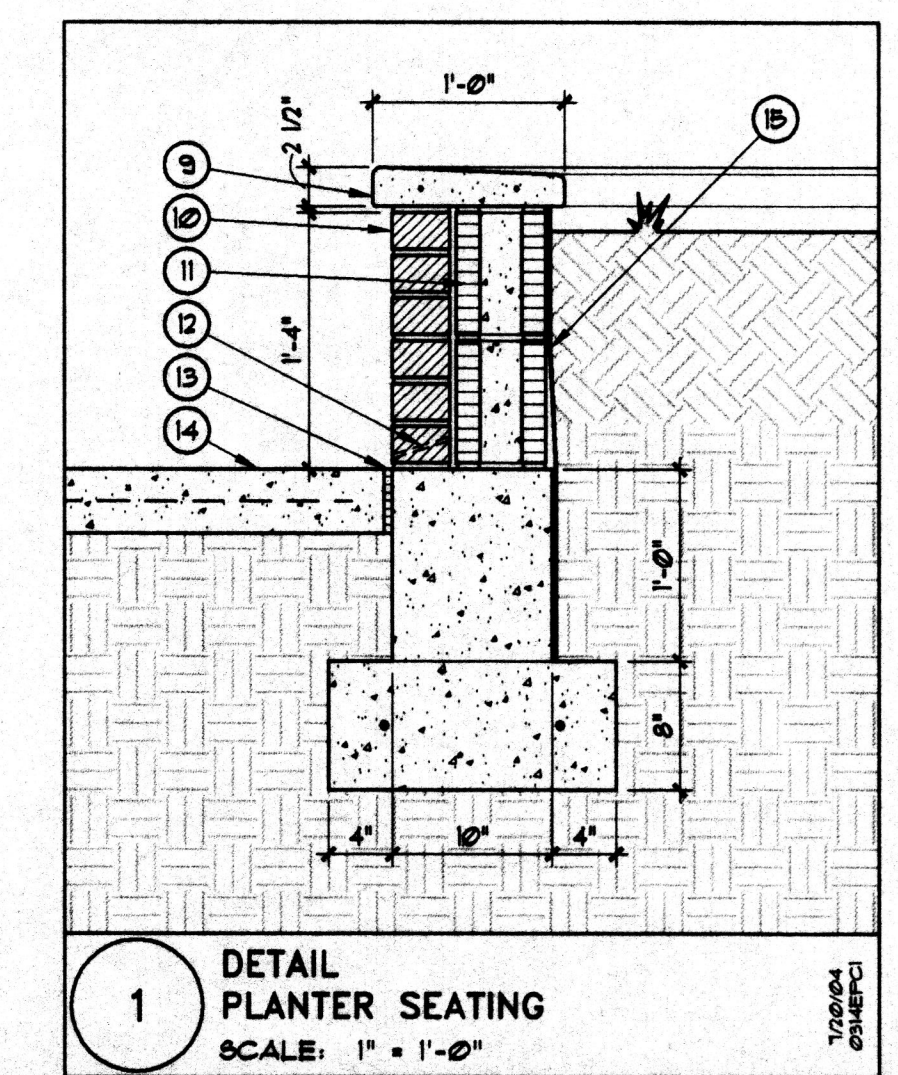
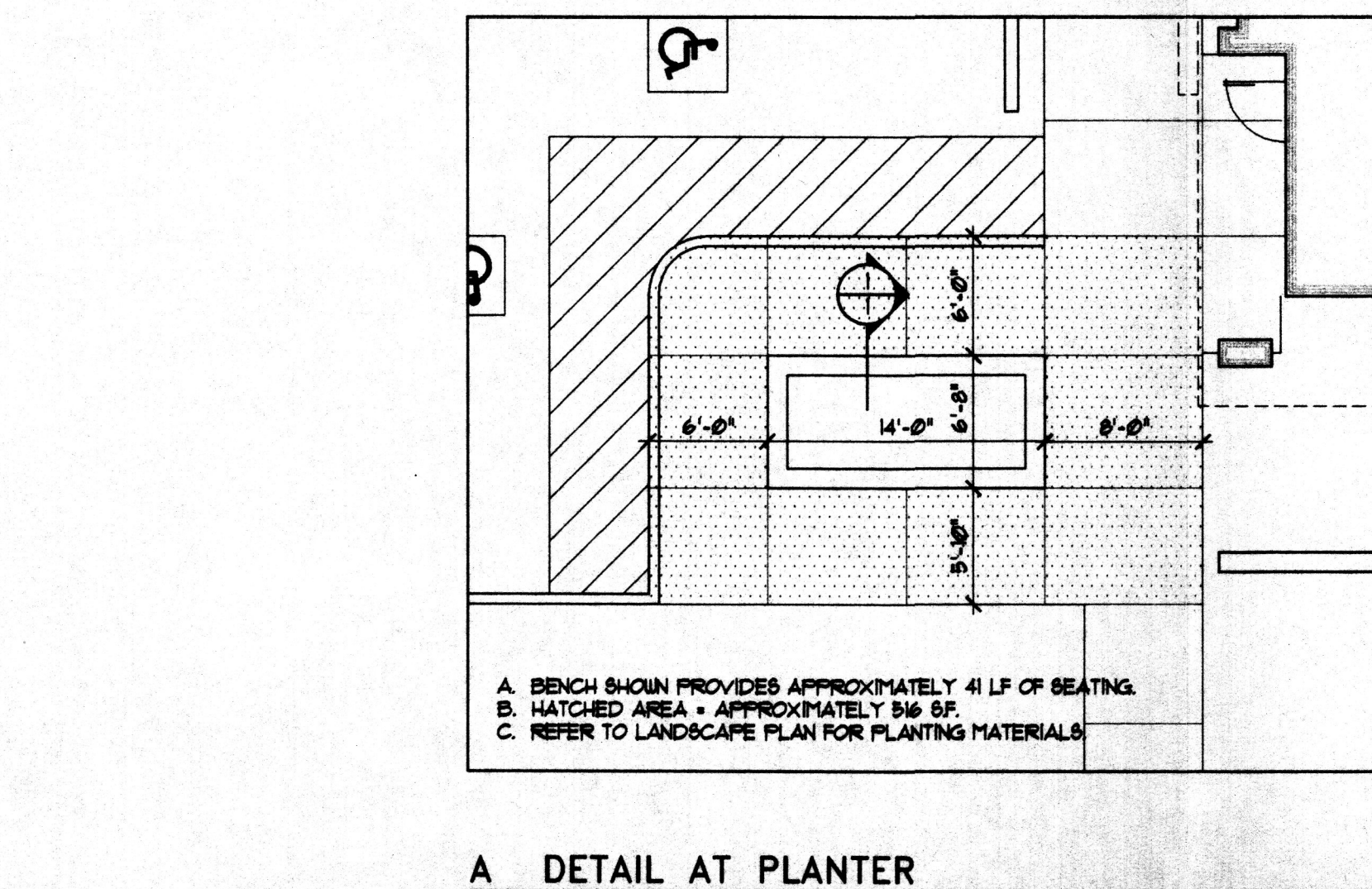
PROJ # 1000399

PROJECT NUMBER:	1000399
APPLICATION NUMBER:	04DRB-01192
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
<i>Regard Green</i> Traffic Engineering/Transportation Division	9-13-04 Date
<i>Christina Sandoval</i> Utilities Department	8-11-04 Date
<i>Bradley L. Bingham</i> Parks and Recreation Department	8/11/04 Date
<i>N/A</i> City Engineer	8/11/04 Date
<i>Michael Helton</i> Environmental Health Department (conditional)	9-20-04 Date
<i>Sharon Matson</i> Solid Waste Department	9/27/04 Date
<i>Sharon Matson</i> City Engineer	9/27/04 Date

TRACT A-1 RAKESTRAW FAMILY TRUST (11/28/84, B21-16)

FRANCHINI ADDITION

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1" = 20'-0"



LOCATION:	SE CORNER OF LOMAS AND BROADWAY NE
OWNER:	UROLOGY NETWORK OF NEW MEXICO 715 ENCINO PLACE NE ALBUQUERQUE, NM 87102
ARCHITECTS:	GTH & ASSOC., P.C. 110 SECOND STREET SW STE 204 ALBUQUERQUE, NM 87102
LEGAL DESCRIPTION:	TRACTS A-1-B/A-1-C, LOMAS CENTER
ZONING:	SM-SU-1 FOR PERMISSIVE USES WITH EXCLUSIONS AS PER Z-99-100
PROPOSED ZONING:	SU-1 FOR C-1
ZONE ATLAS PAGE:	J-14-Z
CONSTRUCTION TYPE:	II-N SPRINKLED
PREVIOUS CASE NUMBER:	SP-93-192

LOT AREA:	41,991 SF.	PARKING REQUIRED:	30
BUILDING AREA:	9,797 SF.		5/DOCTOR X 6 = 30
BROADWAY EXPANSION AREA:	11,432 SF.		10% REQ'D H/C - 6 MIN.
NET LOT AREA:	31,266 SF.	PARKING PROVIDED:	59 SPACES TOTAL
LANDSCAPE AREA:	18,500 SF.	H.C. PARKING:	10% OR 6 SPACES
LANDSCAPE / NET LOT AREA:	58%	BICYCLE PARKING:	3 SPACES
	34% FOLLOWING BROADWAY EXPANSION		

GREGORY T. HICKS & ASSOC., P.C.
ARCHITECTS • PLANNERS
110 Second St. S.W. Suite 204
Albuquerque, New Mexico 87102
(505) 243-7492 fax (505) 243-1106
e-mail: gthicks@gthicks.com

UROLOGY NETWORK OF NEW MEXICO
LOMAS AT BROADWAY NE
Albuquerque, New Mexico

proj. no.: 0314
acad file: 0314EPC SITE 240
date: 7/20/2004

ENLARGED SITE PLAN FOR BUILDING PERMIT

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