

GENERAL SHEET NOTES

- 1. THIS SUBMITTAL ILLUSTRATES THE DESIGN AND DEVELOPMENT INTENT FOR A NEW CLINIC AND ASSOCIATED SITE: LANDSCAPE, GRADING AND UTILITY IMPROVEMENTS. 2. SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED FIXTURES. 3. TWO PHASES ARE INDICATED IN THE SITE PLAN. THE MAJORITY OF BUILDING AND SITE DEVELOPMENT WILL OCCUR IN PHASE 1. PHASE 2 INCLUDES DEVELOPMENT OF ADDITIONAL BUILDING SQUARE FOOTAGE IN THE CONFIGURATION INDICATED ON THE PLANS. 4. MECHANICAL UNITS WILL BE PLACED ON THE ROOF. MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH A COMBINATION OF STRATEGIC PLACEMENT AND ARCHITECTURAL SCREENING. SEE ARCHITECTURAL PLANS.

SHEET KEYED NOTES

- 1. FIRE HYDRANT 2. FIRE DEPARTMENT ACCESS 3. FIRE LANE STRIPING, SEE AX/A502 4. KNOX BOX 5. STANDPIPE 6. FIRE DEPARTMENT CONNECTION (FDC) 7. POST INDICATOR VALVE (PIV) 8. COOLING TOWER 9. ASPHALT PAVING 10. HEAVY DUTY ASPHALT 11. CONCRETE SIDEWALK 12. CONCRETE CURB AND GUTTER 13. CONCRETE FLUSH CURB 14. CONCRETE HEADER CURB 15. CONCRETE ACCESSIBLE RAMP 16. RETAINING WALL, SEE CIV/SOP 1.2 17. DETECTABLE WARNING SURFACE 18. EXISTING EASEMENT 19. BIKE RACKS 20. OVERHEAD STRUCTURE 21. COMPACTOR, 34 CU. YD. CAPACITY, SEE B1/SDP 1.2 FOR ENCLOSURE GATE 22. STORM WATER AREA 23. PARKING STRIPING 24. ADA PAVEMENT MARKING 25. PARKING BUMPER 26. ACCESSIBLE PARKING SIGN 27. MOTORCYCLE PARKING SIGN 28. STOP SIGN 29. STOP LINE 30. CLEAR SIGHT TRIANGLE 31. PAVEMENT ARROWS 32. DROP OFF AREA 33. TRANSFORMER 34. LITTER RECEPTACLE 35. SEATWALL 36. EXISTING MEDIAN 37. TRASH COMPACTOR ENCLOSURE 38. SCREEN WALL, 3' HIGH CMU, STUCCO FINISH TO MATCH BUILDING 39. IRRIGATION BACKFLOW PREVENTER 40. DOUBLE SIDED MONUMENT SIGN 41. HEAVY DUTY CONCRETE PAVING, COLOR & PATTERN TBD 42. FIRE RISER ROOM 43. BUILDING SIGNAGE, 24" HIGH, WITH 2" STROKE. AN ACCESS ROAD SHALL BE MIN. 20' WIDE

LEGEND

- LIMITS OF WORK --- PROPERTY LINE - - - EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING) [Symbol] 12'-0" MAX HT. POLE LIGHT WITH FULL CUT-OFF [Symbol] LIGHT BOLLARDS [Symbol] FIRE HYDRANT [Symbol] TABLE AND CHAIRS [Symbol] STAFF PARKING STRIPING [Symbol] HEAVY DUTY CONCRETE PAVING [Symbol] STABILIZED CRUSHER FINES [Symbol] CONCRETE SIDEWALK, SALT FINISH WITH INTEGRAL COLOR TBD [Symbol] LANDSCAPE AREA

PROJECT NUMBER: 1005517

APPLICATION NUMBER: DRB Site Development Plan-Building Permit

Is an Infrastructure List Required? (x) 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:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

UTILITIES DIVISION DATE

PARKS AND RECREATION DEPARTMENT DATE

CITY ENGINEER DATE

SOLID WASTE MANAGEMENT DATE 2/3/16

FIRE MARSHALL DATE 2/3/16

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PROJECT DATA

ADDRESS: 6701 JEFFERSON STREET NE, ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: LOT 4, INDEPENDENCE SQUARE, FORMERLY ENVIRCO TRACT

ZONE ATLAS PAGE: E-17

SITE AREA: 4.3846 ACRES

CURRENT ZONING: M-1

PROPOSED ZONING: NO CHANGE

BUILDING FOOTPRINT: 35,000 SF ( PHASE 1: 23,000 SF; PHASE 2: 12,000 SF)

LANDSCAPING: REFER TO LANDSCAPE PLAN

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: IIB, FULLY SPRINKLERED

PARKING CALCULATIONS

Table with 2 columns: Category and Quantity. Includes rows for TOTAL PARKING SPACES REQUIRED PER CODE, TOTAL PROPOSED PARKING (STANDARD CAR SPACES, ACCESSIBLE SPACES, TOTAL CAR SPACES, MOTORCYCLE SPACES, BICYCLE PARKING).

SITE AMENITIES

- PLAZA 'A' = 825 SF LOW SEAT WALLS WITH SEATING FOR 8 PLAZA 'B' = 800 SF CHAIRS AND TABLES WITH SEATING FOR 10 LANDSCAPING PAVING PATTERNS SHADE

ZONE ATLAS MAP E-17-Z

