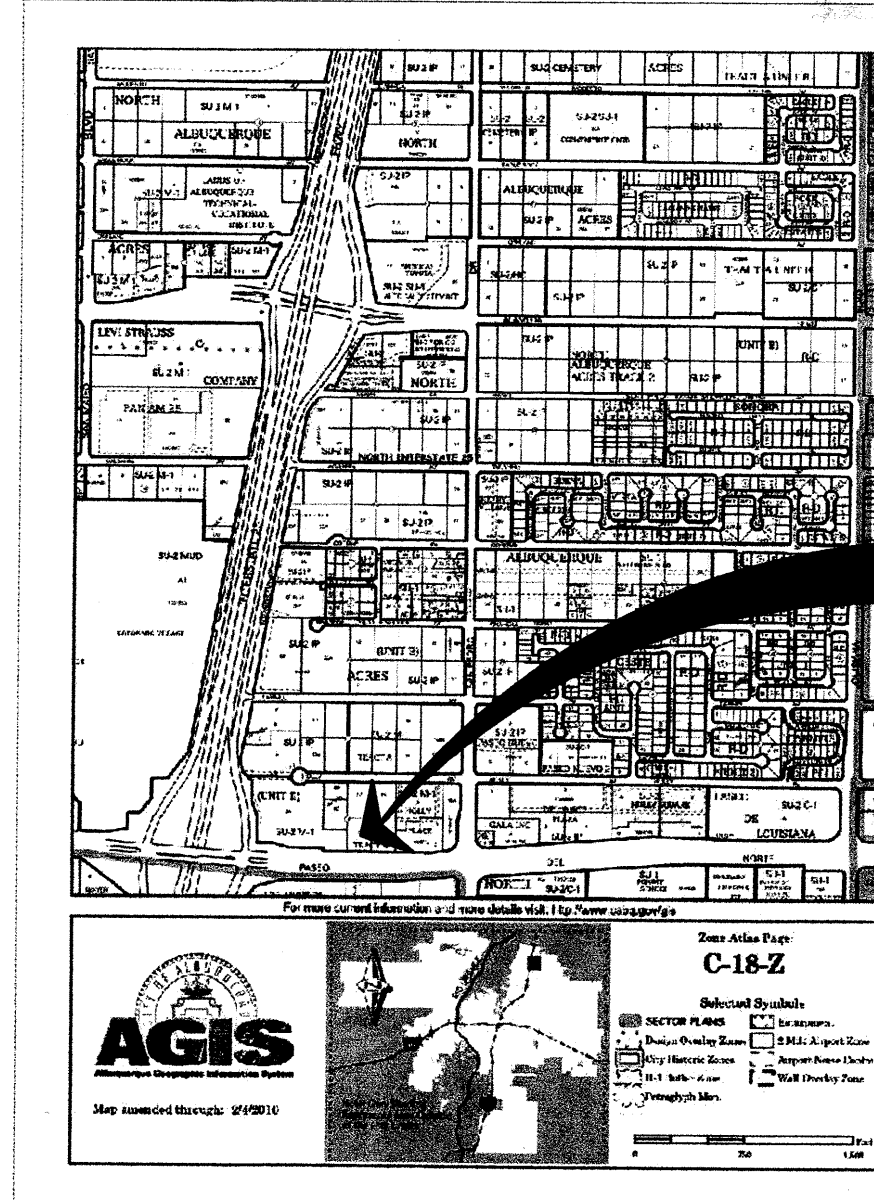


SITE DEVELOPMENT DATA:
 LEGAL DESCRIPTION: LOT 21, BLOCK 18, TRACT A, UNIT B
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 BUILDING ADDRESS: NOT ASSIGNED
 LAND AREA: .8843 ACRES (38,521 SQ. FT.)
 CURRENT ZONING: SU-2/ M-1
 ZONE ATLAS PAGE: B-18-Z
 BUILDING AREAS: PROPOSED NEW MEDICAL OFFICE CLINIC = 7,656 SF
 CALCULATIONS: PROPOSED CLINIC = 7,656 SF
 5 PARKING SPACES PER DOCTOR = 30 SPACES
 6 DOCTORS X 5 SPACES = 30 SPACES
 MOTORCYCLE SPACES = 2 SPACES
 25-50 SPACES = 2 SPACES
 TOTAL SPACES PROVIDED = 42 SPACES

ALLOWABLE HEIGHT: 36'-0"
SETBACKS
 FRONT YARD: 5'-0" (REQUIRED) 13'-9" (PROVIDED)
 CORNER YARD: 5'-0" N/A
 SIDE YARD: 0'-0" 10'-0"
 REAR YARD: 0'-0" 2'-7" TO TRASH ENCL.
RADIUS INFORMATION:
 ① = 2'-0"
 ② = 3'-0"
 ③ = 15'-0"
 ④ = 15'-0"

- GENERAL NOTES:**
- A. BUILDING FINISH FLOOR EQUALS 11'-0", REFER TO CML.
 - B. PROVIDE EXPANSION JOINT IN CONCRETE SIDEWALK AT 20' O.C. & CONTROL JOINT AT 5' O.C.
 - C. BUILDING TO BE TYPE III CONSTRUCTION
- KEYED NOTES:**
- [1] EXISTING CONCRETE SIDEWALK.
 - [2] EXISTING ASPHALT PAVING.
 - [3] EXISTING CURB CUT AND CURBING TO REMAIN.
 - [4] EXISTING FIRE HYDRANT.
 - [5] NEW 20' HIGH POLE LIGHTING. SEE SHEET 6 OF 6.
 - [6] EXISTING PARKING SPACES.
 - [7] EXISTING 10' PUBLIC UTILITY EASEMENT.
 - [8] EXISTING 25' PUBLIC UTILITY EASEMENT.
 - [9] NEW 6" CONCRETE CURB AT PERIMETER OF PARKING.
 - [10] NEW CONCRETE SIDEWALK.
 - [11] NEW LANDSCAPING.
 - [12] NEW HANDICAP RAMP.
 - [13] NEW CMU DUMPSTER ENCLOSURE. SEE SHEET 6 OF 6.
 - [14] NEW HANDICAP PAVEMENT SIGN.
 - [15] NEW HANDICAP PAVEMENT STRIPING.
 - [16] NEW ASPHALT PAVING.
 - [17] NEW BIKE RACK. SEE SHEET 6 OF 6.
 - [18] NEW CONCRETE CURB & PLANTER.
 - [19] NEW CONCRETE TRANSFORMER PAD.
 - [20] NEW MOTORCYCLE PARKING.
 - [21] EXISTING MONUMENT SIGN.
 - [22] NEW ASPHALT ACCESS DRIVE.
 - [23] ADJACENT EMPTY LOT.
 - [24] EXISTING RETENTION POND.
 - [25] HANDICAP PARKING SIGN.
 - [26] 6' LONG CONCRETE BENCH WITH BACK.
 - [27] 5'-0" DIAMETER TO 1'-6" HIGH CONCRETE PLATFORM FOR OWNER PROVIDED SCULPTURE.
 - [28] CONCRETE RETAINING WALL; HEIGHT VARIES (4'-0" MAX). SEE SHEET 6 OF 6.
 - [29] GALVANIZED STEEL CHECKERPLATE SIDEWALK CULVERT.
 - [30] NEW FIRE HYDRANT.
 - [31] CALIBERS GUN CLUB.
 - [32] PATIO ENCLOSURE; SEE ELEVATIONS.
 - [33] BOUNDARY OF PROPERTY.
 - [34] ACCESS DRIVE TO ADJACENT LOT FOR FUTURE USE WHEN LOT DEVELOPED.
 - [35] 6' WIDE SCORED CONCRETE SIDEWALK.

VICINITY MAP:



The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

Signature: *Angela Tsuchi* 8-12-10
 Albuquerque Environmental Health Department

PROJECT NUMBER: 1008401 APPLICATION NUMBER: 10DEP-70197
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB) DATED: 8-11-10

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG 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 SIGNOFF APPROVAL:

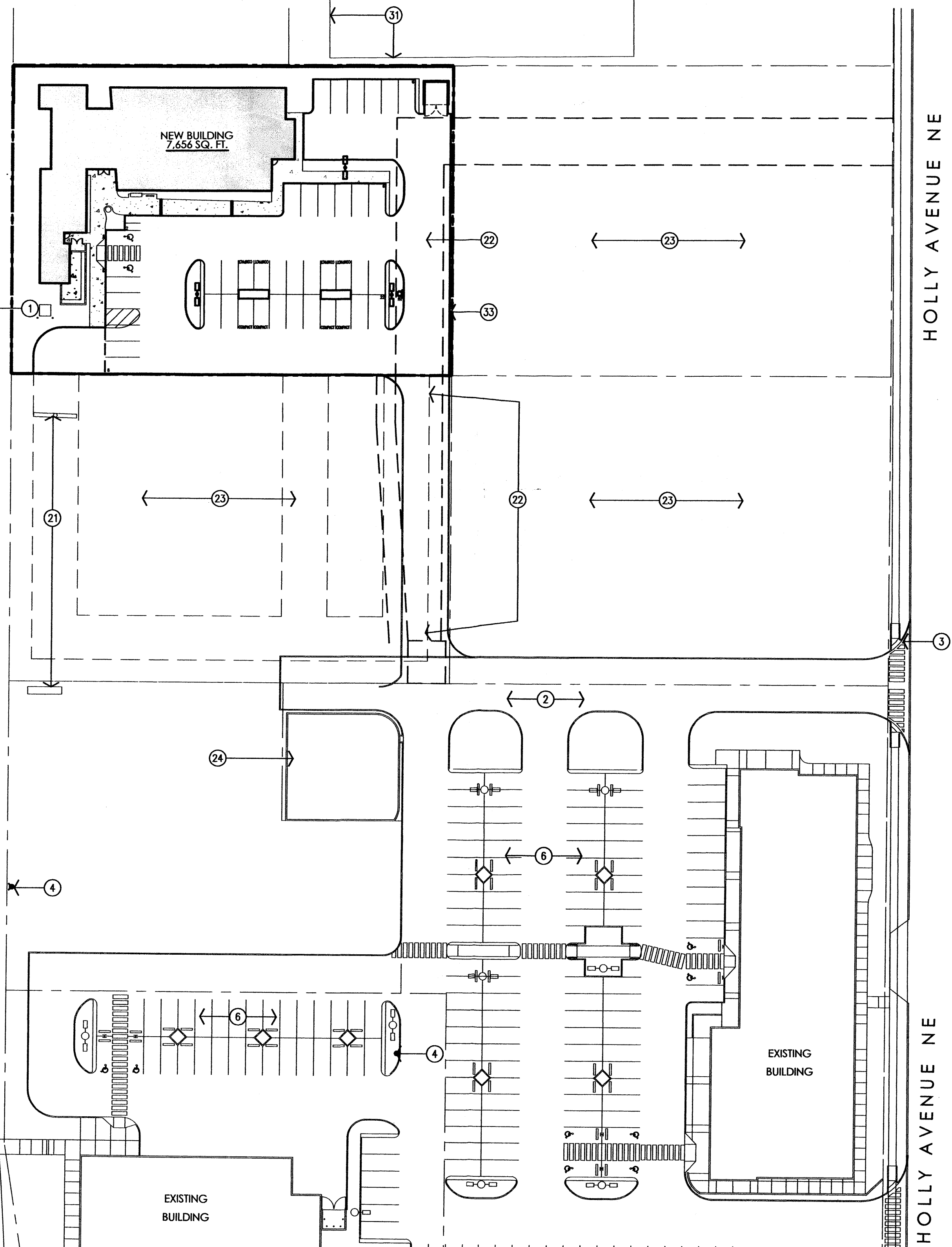
<i>Angela Tsuchi</i>	08/17/10
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	Date
<i>Oliver Votaw</i>	08/11/10
UTILITIES DEVELOPMENT	Date
<i>David Hester</i>	8-11-10
PARKS AND RECREATION DEPARTMENT	Date
<i>Brenda A. Dwyer</i>	8/11/10
CITY ENGINEER	Date
<i>Angela Tsuchi</i>	8/12/10
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
<i>Joe White</i>	8-11-10
SOLID WASTE MANAGEMENT	Date
<i>Paula...</i>	8-20-10
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

PASEO DEL NORTE NE

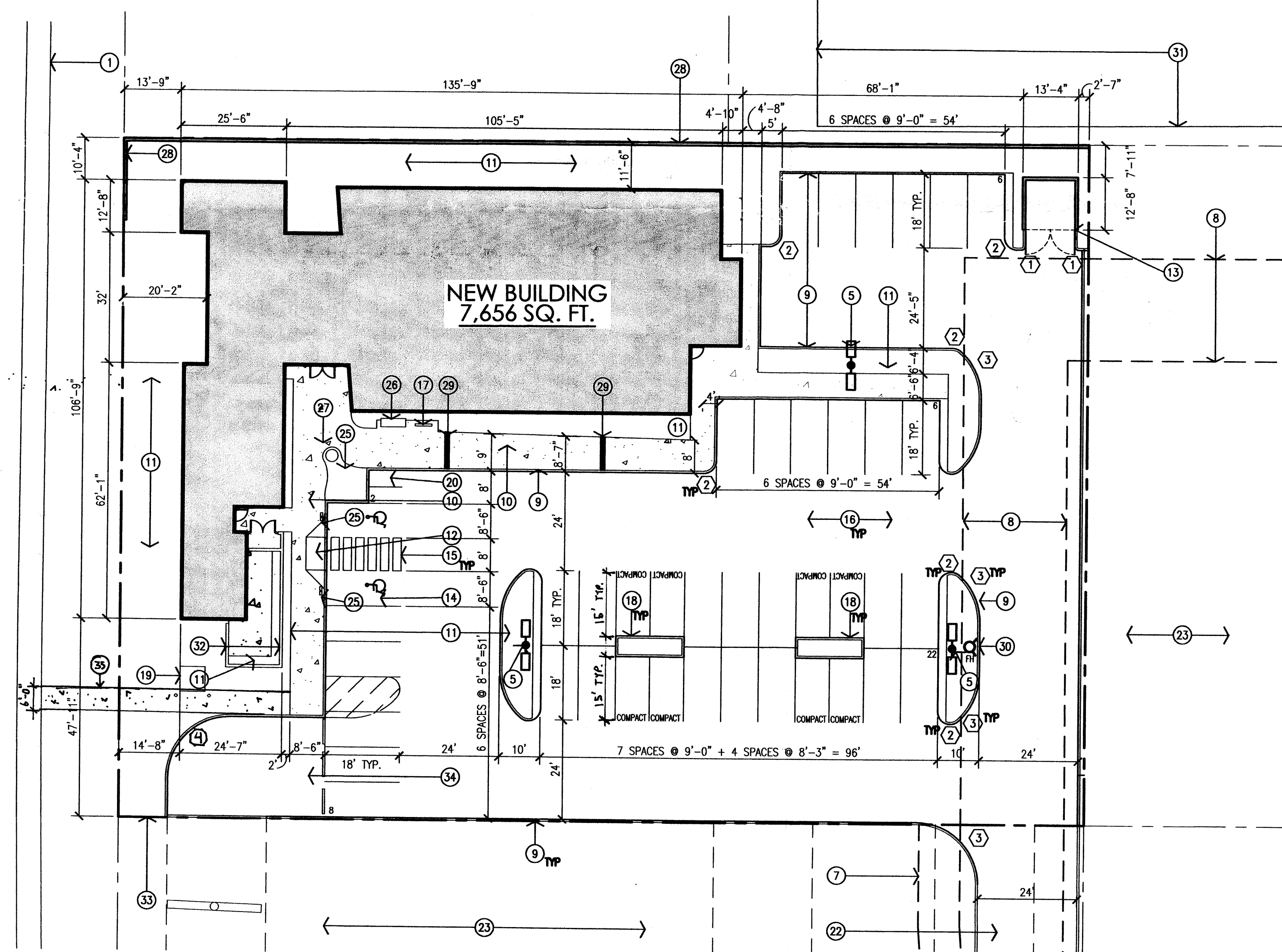
HOLLY AVENUE NE

PASEO DEL NORTE NE

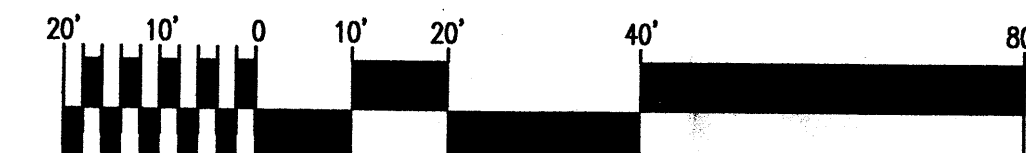
HOLLY AVENUE NE



1 Area Site Plan
 Scale: 1" = 40'



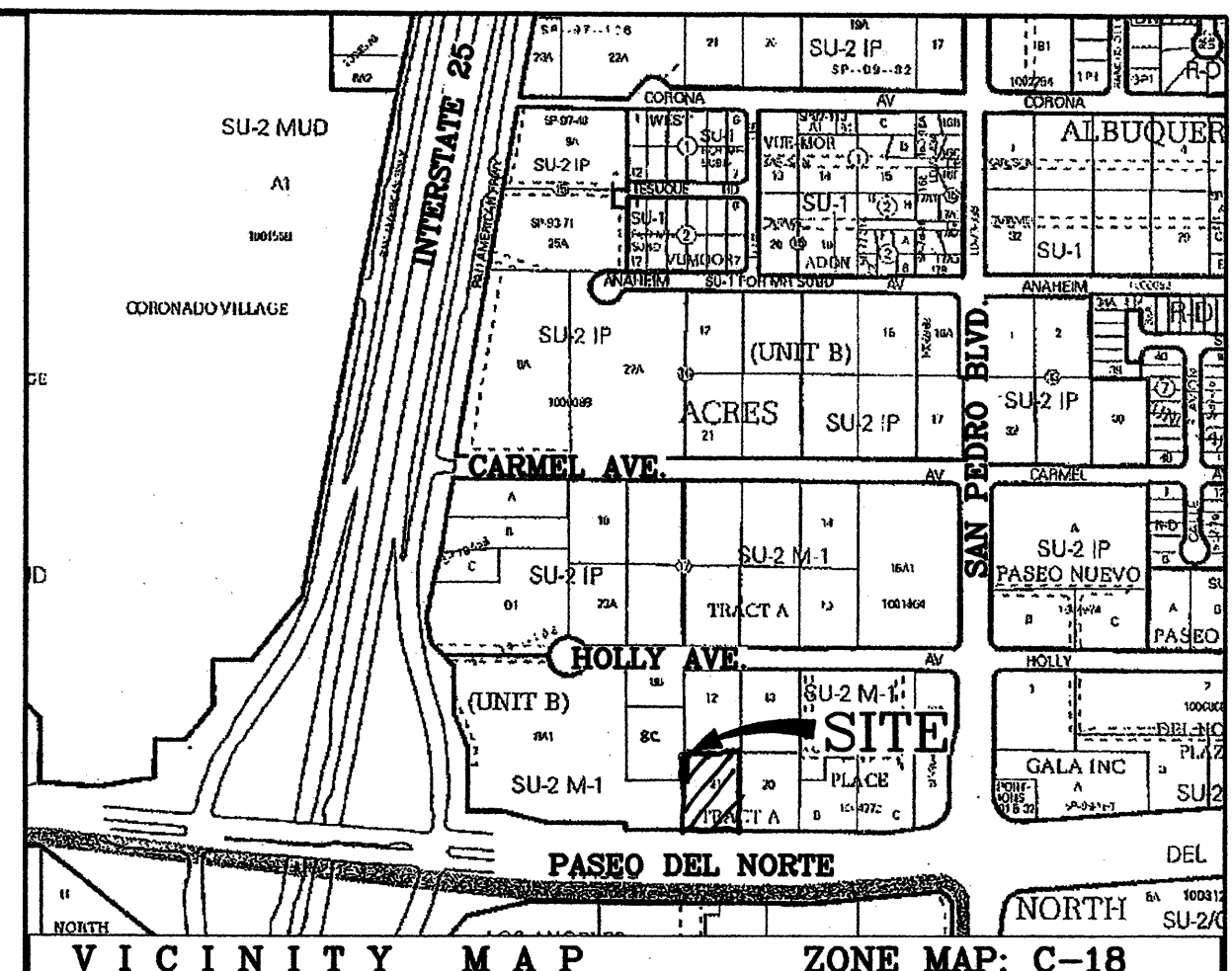
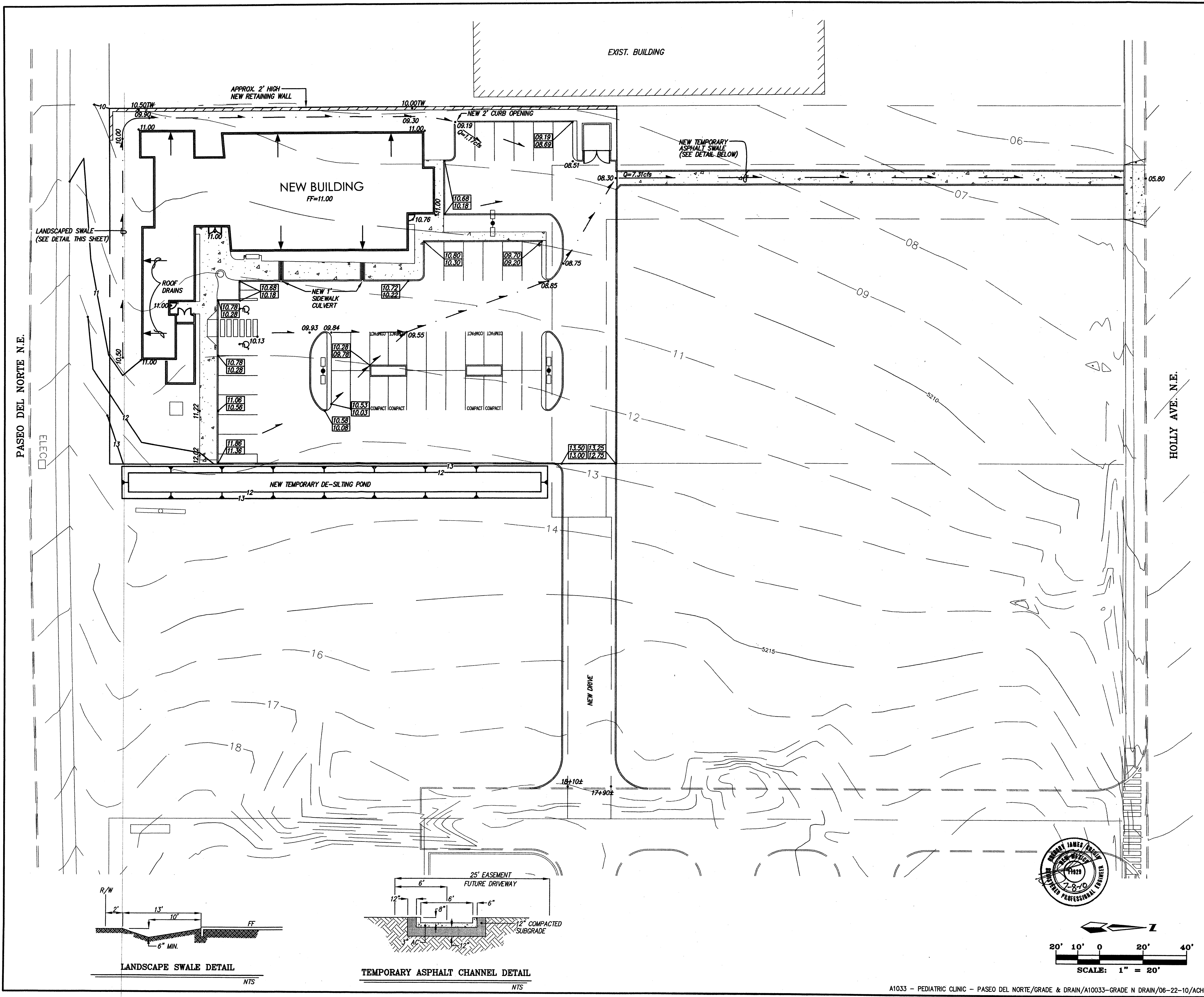
2 Enlarged Site Plan
 Scale: 1" = 20'



PROJECT #1008401

project title: After Hours Pediatrics
 job number: 10-20
 drawn by: msm/sam
 project manager: Michele Mullen, AIA.
 date: 07/26/2010

sheet title: Overall & Enlarged Site Plans



- NOTES**
1. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
 2. THIS PROJECT IS ALLOWED FREE DISCHARGE PER THE HOLLY PLACE COMMERCIAL PHASE II PROJECT (C18/D77)
 3. OFF-SITE FLOWS FROM THE PAD SITE TO THE EAST WILL BE DE-SILTED IN TEMPORARY POND AS SHOWN.

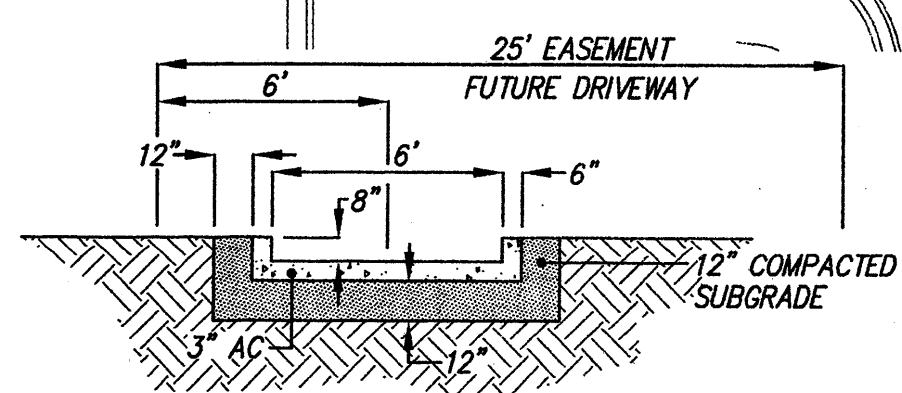
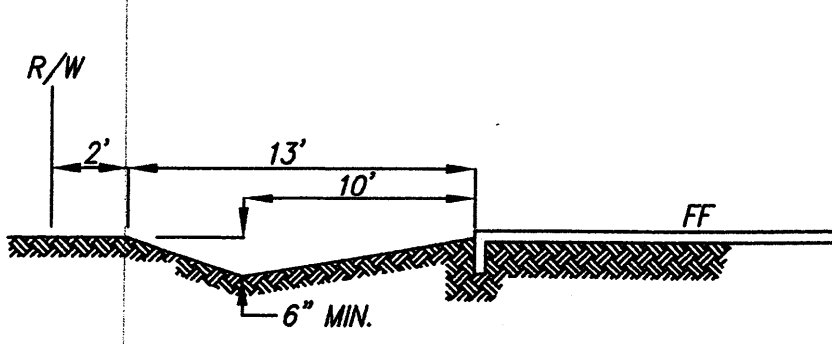
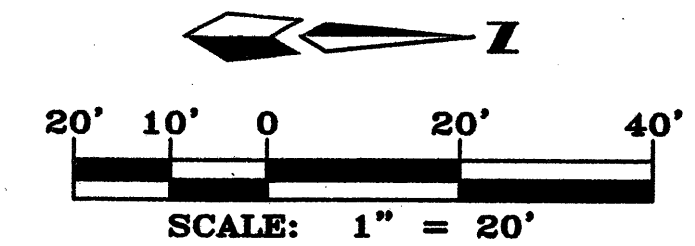
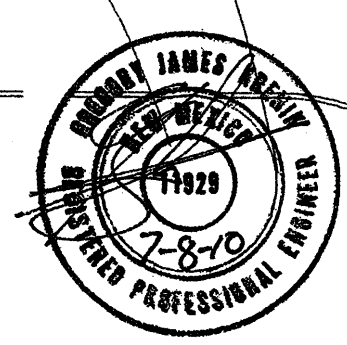
LEGEND

	EXIST. WATER METER
	EXIST. WATER VALVE
	EXIST. TRANSFORMER
	EXIST. LIGHT POLE
	EXIST. GAS METER
	EXIST. FIRE HYDRANT
	EXIST. OVERHEAD UTILITY LINES
	EXIST. STORM DRAIN INLET
	EXIST. SEWER MANHOLE
	EXIST. STORM DRAIN MANHOLE
	EXIST. WATER MANHOLE
	EXIST. UTILITY PEDESTAL
	EXIST. WALL
BC 5744.09	EXIST. BACK OF CURB ELEVATION
FL 5744.09	EXIST. FLOW LINE ELEVATION
EP 5744.09	EXIST. EDGE OF PAVEMENT ELEVATION
TAC 5444.09	EXIST. TOP OF ASPHALT CURB ELEVATION
5444.09	EXIST. GROUND SPOT ELEVATION
	EXIST. CURB & GUTTER
	EXIST. BUILDINGS
	NEW BUILDINGS
	NEW SPOT ELEVATION
	NEW PROPERTY LINE
	NEW FLOW
	NEW CONTOUR
	NEW TOP OF CURB ELEVATION
	NEW FLOWLINE ELEVATION
	NEW CURB & GUTTER
	NEW RETAINING WALL

PEDIATRIC CLINIC - PASEO DEL NORTE
CONCEPTUAL GRADING & DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: GJK Drawn: ACH Checked: DMG Sheet 2 of 6
 Scale: 1" = 20' Date: 07-07-10 Job: A01033



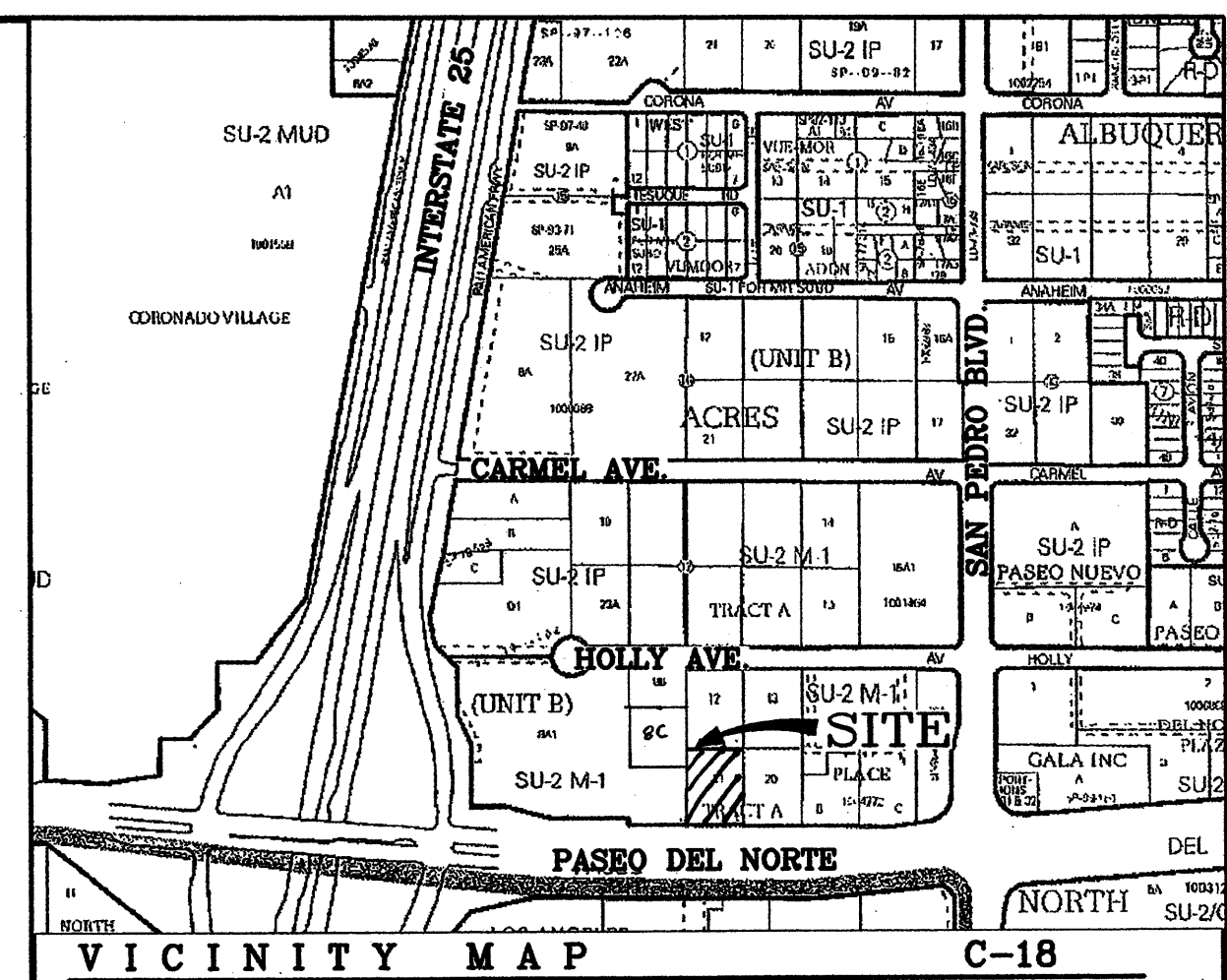
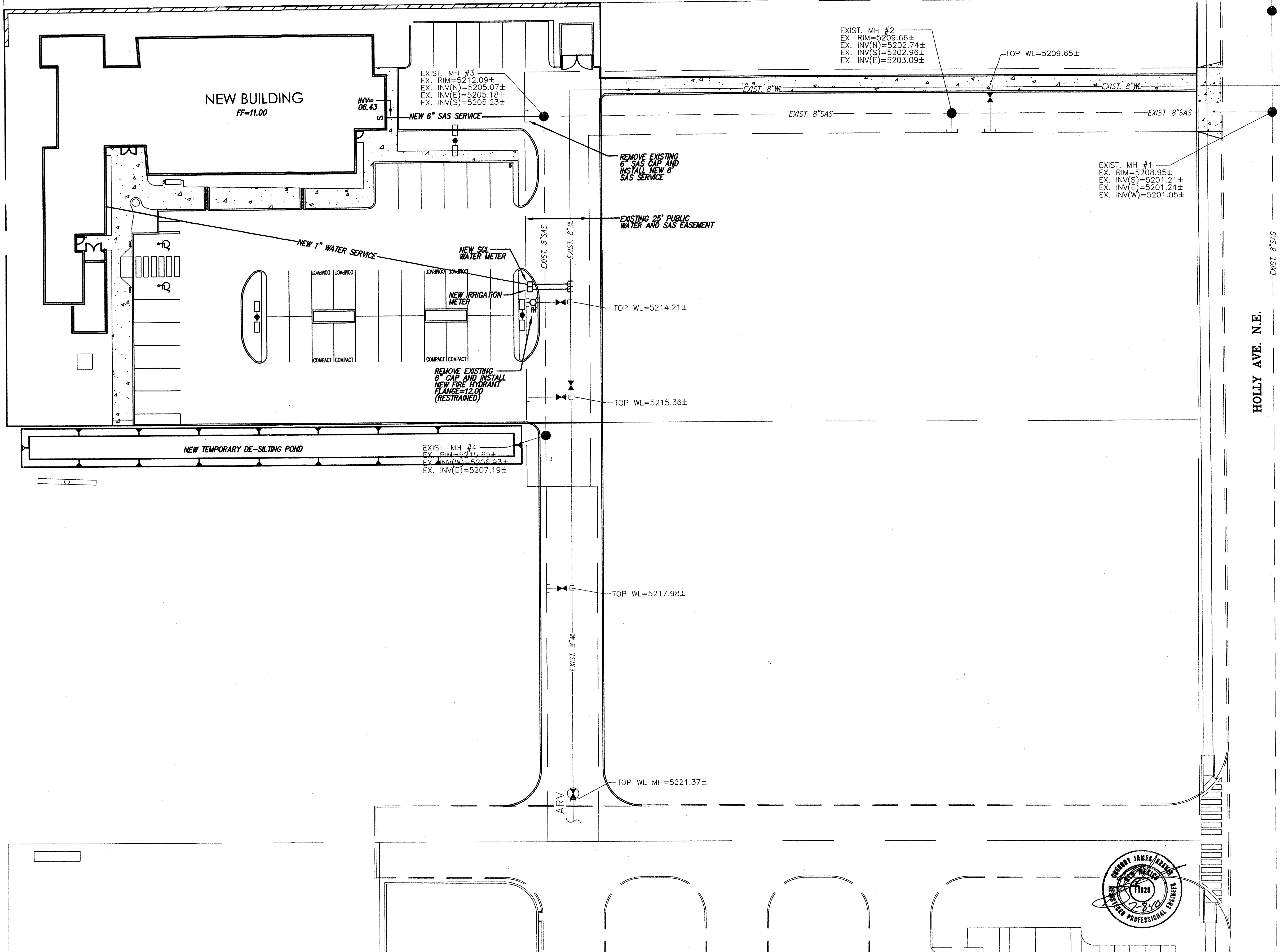
PASEO DEL NORTE N.E.

ELECT

SAN SEWER

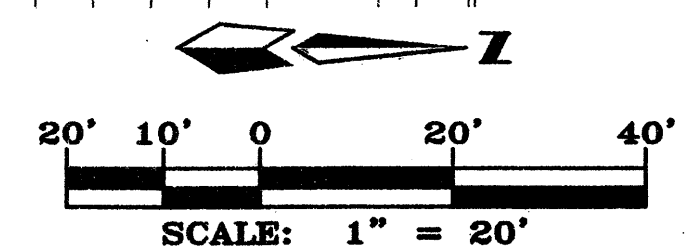
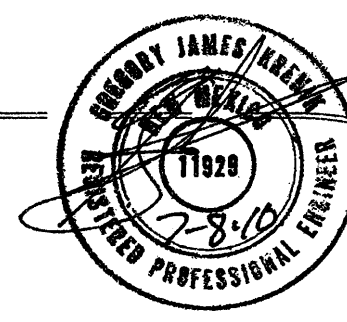
SAN SEWER

EXIST. WATERLINE



LEGEND

- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. TRANSFORMER
- EXIST. LIGHT POLE
- EXIST. GAS METER
- EXIST. FIRE HYDRANT
- EXIST. OVERHEAD UTILITY LINES
- EXIST. STORM DRAIN INLET
- EXIST. SEWER MANHOLE
- EXIST. STORM DRAIN MANHOLE
- EXIST. WATER MANHOLE
- EXIST. UTILITY PEDESTAL
- EXIST. WALL
- BC 5744.09 EXIST. BACK OF CURB ELEVATION
- FL 5744.09 EXIST. FLOW LINE ELEVATION
- EP 5744.09 EXIST. EDGE OF PAVEMENT ELEVATION
- TAC 5444.09 EXIST. TOP OF ASPHALT CURB ELEVATION
- 5444.09 EXIST. GROUND SPOT ELEVATION
- EXIST. CURB & GUTTER
- EXIST. 8" SAS EXIST. SANITARY SEWER
- EXIST. 8" WL EXIST. WATERLINE
- EXIST. BUILDINGS
- NEW BUILDINGS
- NEW PROPERTY LINE
- NEW CURB & GUTTER
- NEW RETAINING WALL
- NEW 6" SAS SERVICE
- NEW 1" WATER SERVICE
- NEW WATER METER
- NEW FIRE HYDRANT



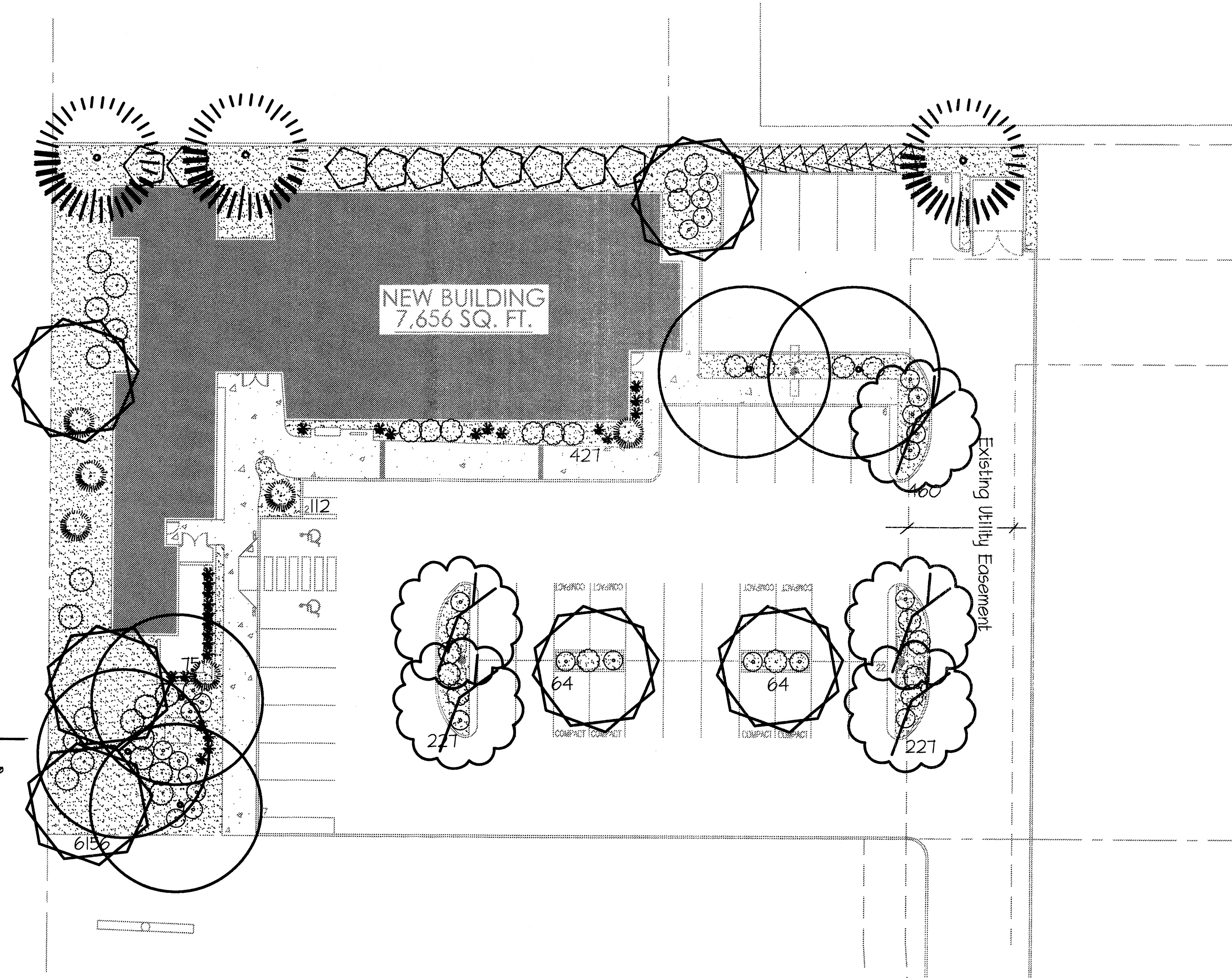
PEDIATRIC CLINIC - PASEO DEL NORTE
CONCEPTUAL
MASTER UTILITY PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

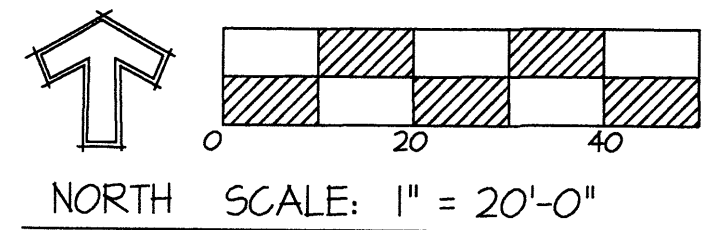
Designed: GJK Drawn: ACH Checked: DMG Sheet 3 of 6
 Scale: 1" = 20' Date: 06-22-10 Job: A101033

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PASEO DEL NORTE NE



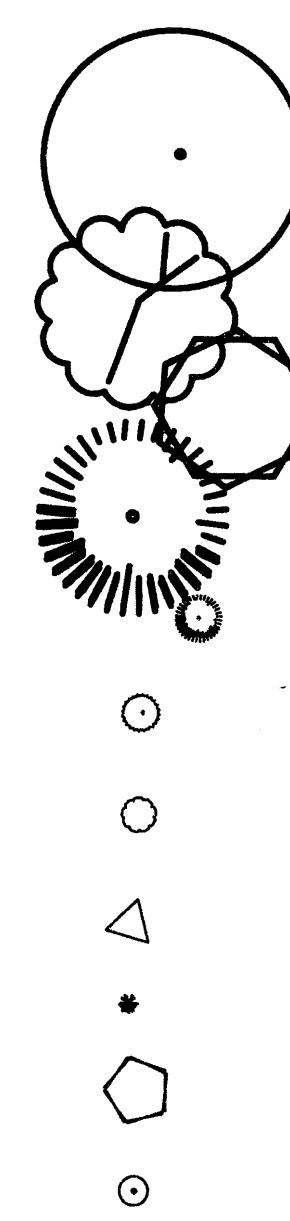
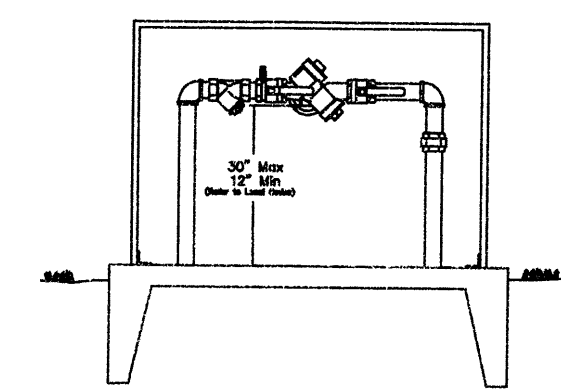
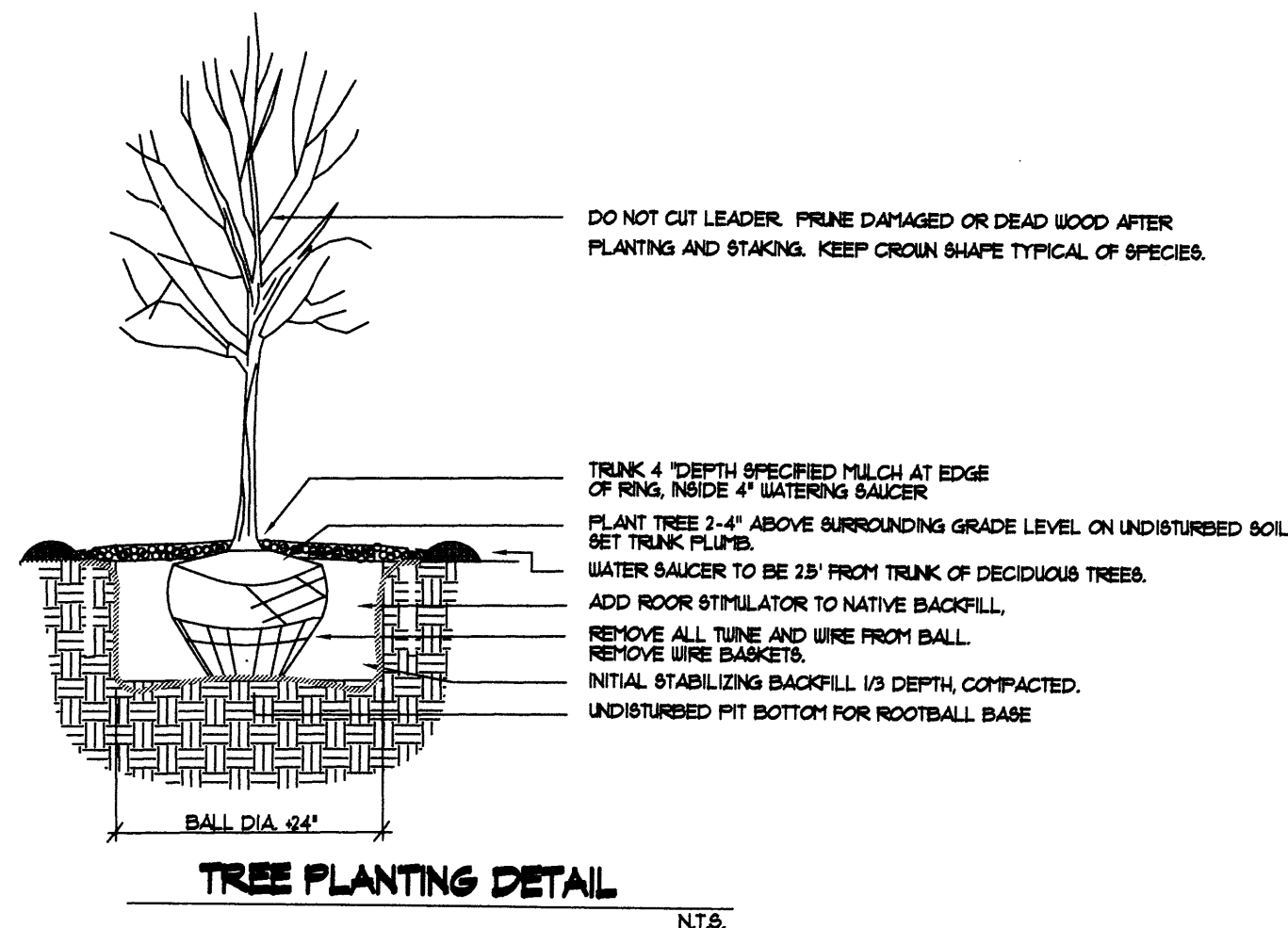
STREET TREE CALCULATION
 1/8" LF / 3/8" CAL = 4.1
 STREET TREE'S REQUIRED 4.1
 STREET TREE'S PROVIDED 5.6



LANDSCAPE PLAN

LANDSCAPE CALCULATION

Total Site Area	38522
Total Building Area	7656
Net Lot Area	30866
Landscape Requirement	15%
Total Landscape Req'd	4630
New Landscape Prov'd	7812



LANDSCAPE LEGEND

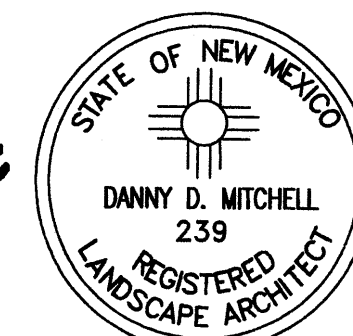
QTY	SIZE	Dec./Ev.	COMMON / BOTANICAL	AV. SP.	AV. HT.	H2O USE AREA
5	2" Cal	D	Honey Locust <i>Gleditsia triacanthos 'enermis'</i>	35-40'	60'	M+
5	2" Cal	D	Chitalpa <i>Chitalpa x tashkenensis</i>	30'	30'	M
6	1 1/2 Gal.	D	Desert Willow <i>Chilopsis linearis "Lucretia Hamilton"</i>	25'	25'	L
3	6'		Austrian Pine <i>Pinus nigra</i>			M
6	5 Gal.		Mugho Pine <i>Pinus mugo</i>			M
18	5 Gal.		Apache Plume <i>Fallugia paradoxa</i>			L
23	5 Gal.		Indian Hawthorne <i>Raphiolepis indica</i>			L
8	5 Gal.		Butterfly Bush <i>Buddleia davidii</i>			M
26	5 Gal.		Potentilla <i>Potentilla fruticosa</i>			M
10	5 Gal.		Big Sage <i>Artemisia tridentata</i>			M
26	5 Gal.		Gray Lavender Cotton <i>Santolina chamaecyparissus</i>			M

Landscaping Gravel, To be determined, 3" Depth over Filter Fabric

LANDSCAPE NOTES

- Owner is responsible for Landscape and Irrigation System maintenance.
- Landscape shall be watered by a complete underground permanent irrigation system operated by automatic timer. Point of connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project.
- Prior to construction, Landscape Contractor shall verify location of all Utility Lines.
- Landscaping shall be installed according to the approved plan. Substitutions or changes to the approved plan shall be made in writing to the project Architect.
- It is the intent of this plan to emphasize use of native plants and water conservation measures.
- All landscape beds shall be mulched with 3" crushed landscape gravel over a commercial quality weed barrier fabric. Slopes exceeding 3:1 shall be plated with a 4-8" angular rip rap material to prevent erosion. Samples of material shall be presented to the owner for approval prior to placing.

Mitchell Associates, LLC
 Landscape Architects
 PO Box 1241
 Cedar Crest, NM 87008
 (505) 385-0211
 danny@mitchellassociatesllc.com



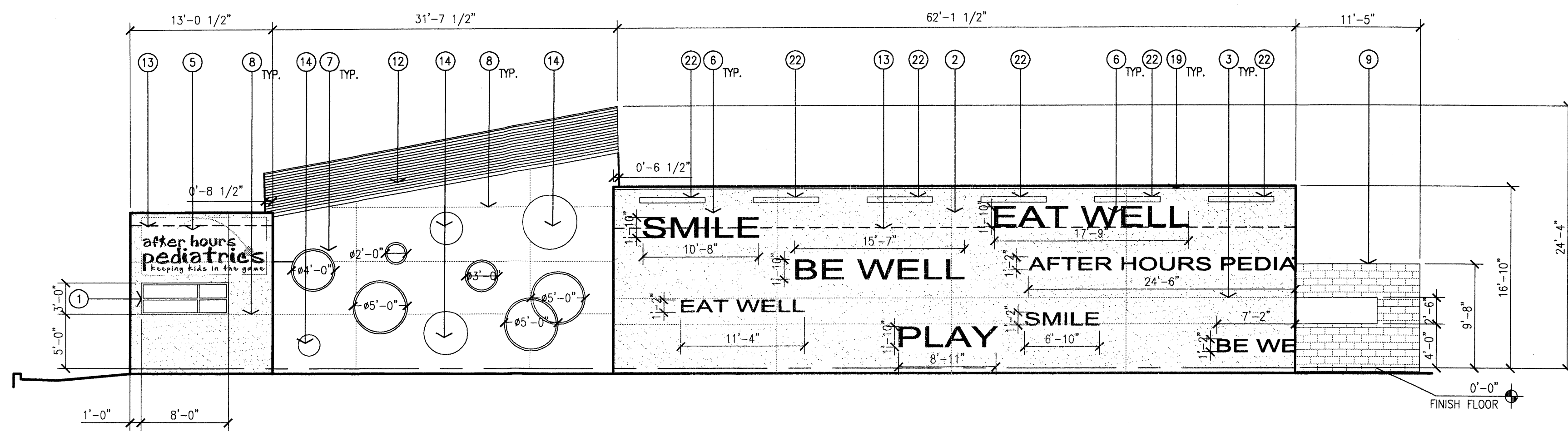
Danny D. Mitchell
 1/15/2010

revision
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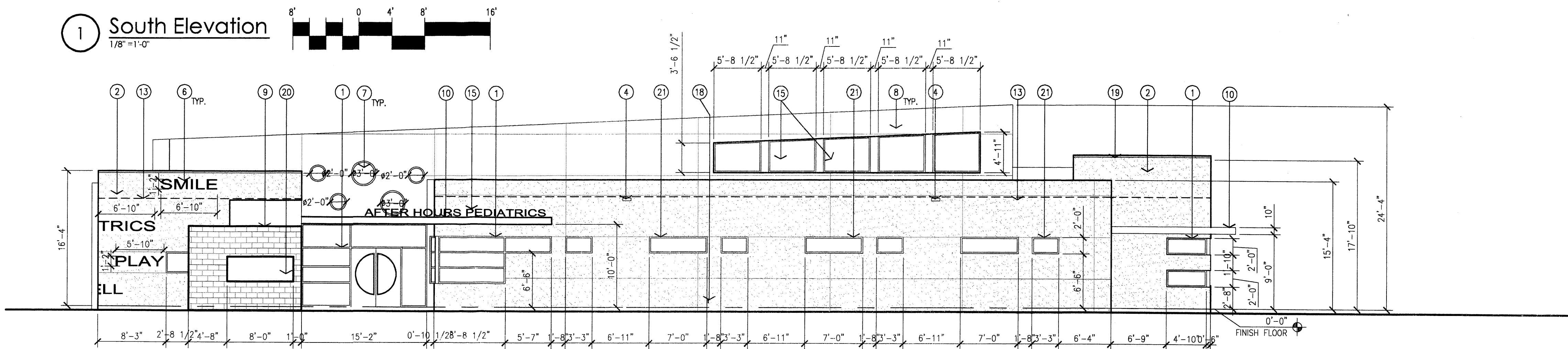
MH
 Mullen Heller
 Architecture P.C.
 924 Park Avenue SW
 Suite B
 Albuquerque 87102
 505 268 4144 [p]
 505 268 4244 [f]

job number 10-10
 drawn by ddm
 project manager Michele Mullen, AIA
 date 07/09/2010

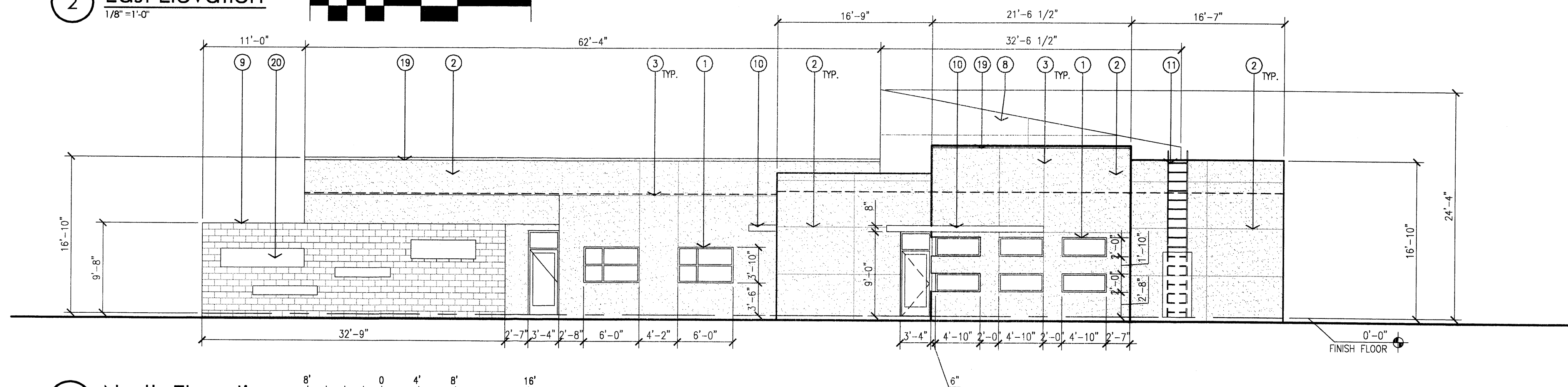
Project file
After Hours Pediatrics
 XXXX Paseo Del Norte
 Albuquerque, New Mexico
 sheet file
Landscape Plan



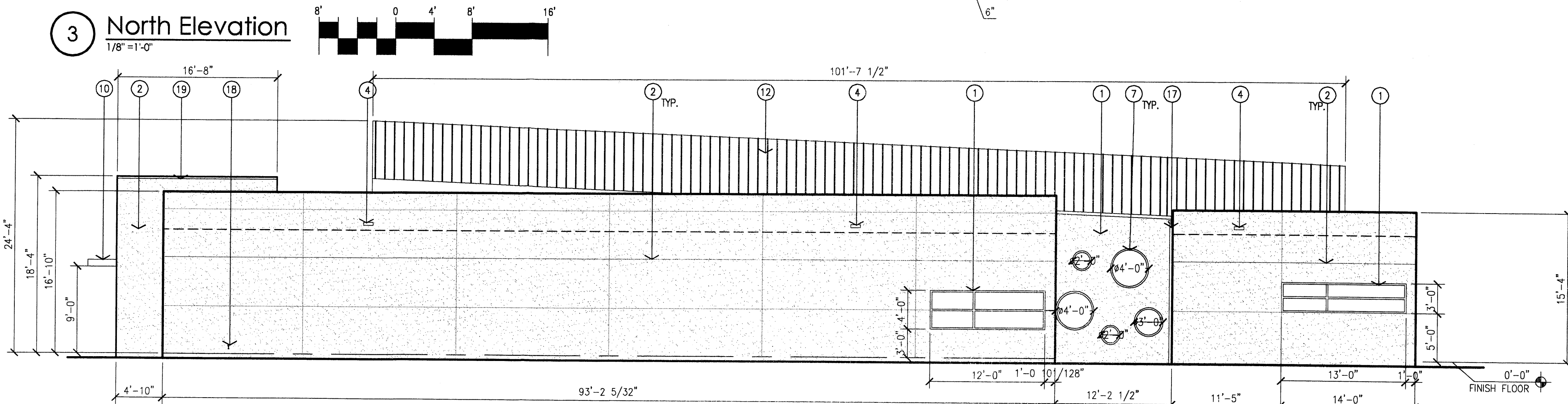
1 South Elevation
1/8"=1'-0"



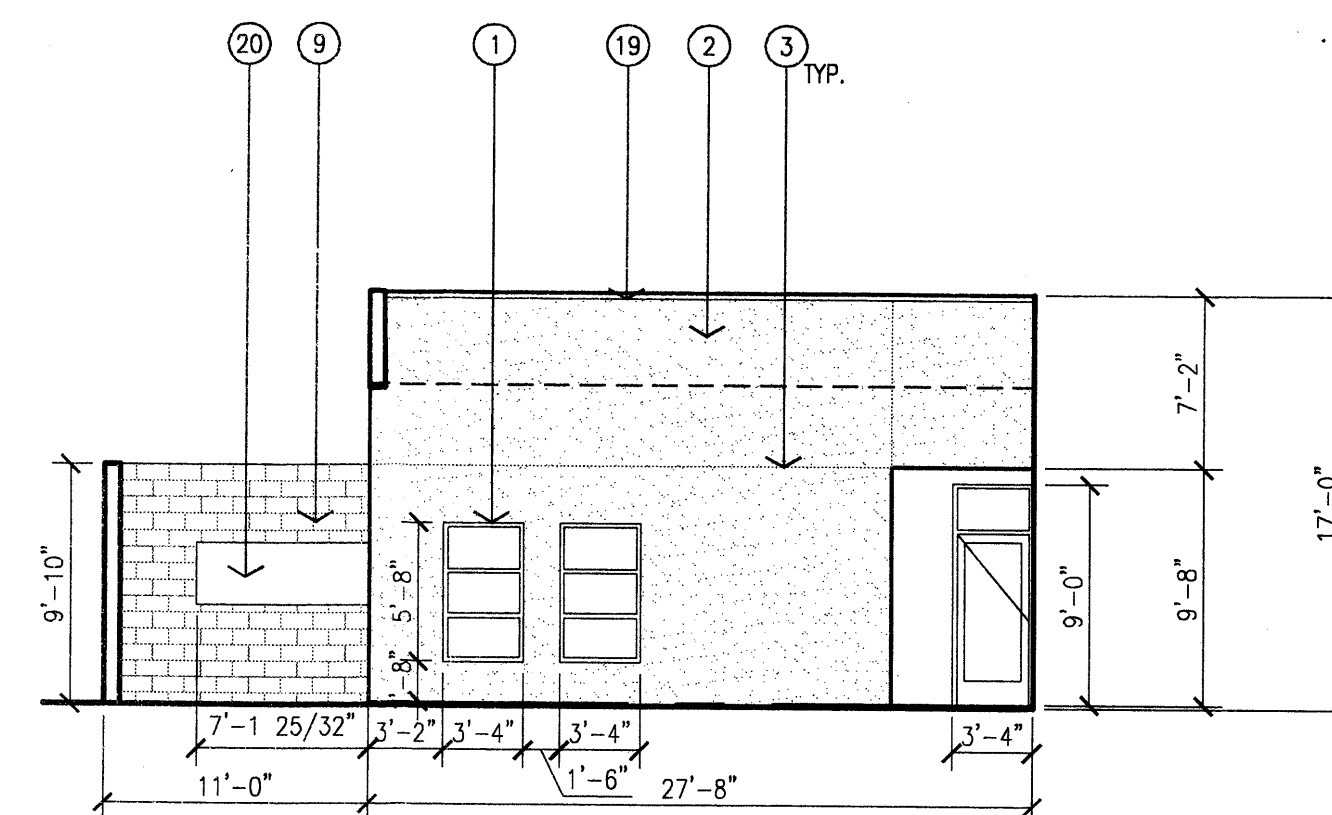
2 East Elevation
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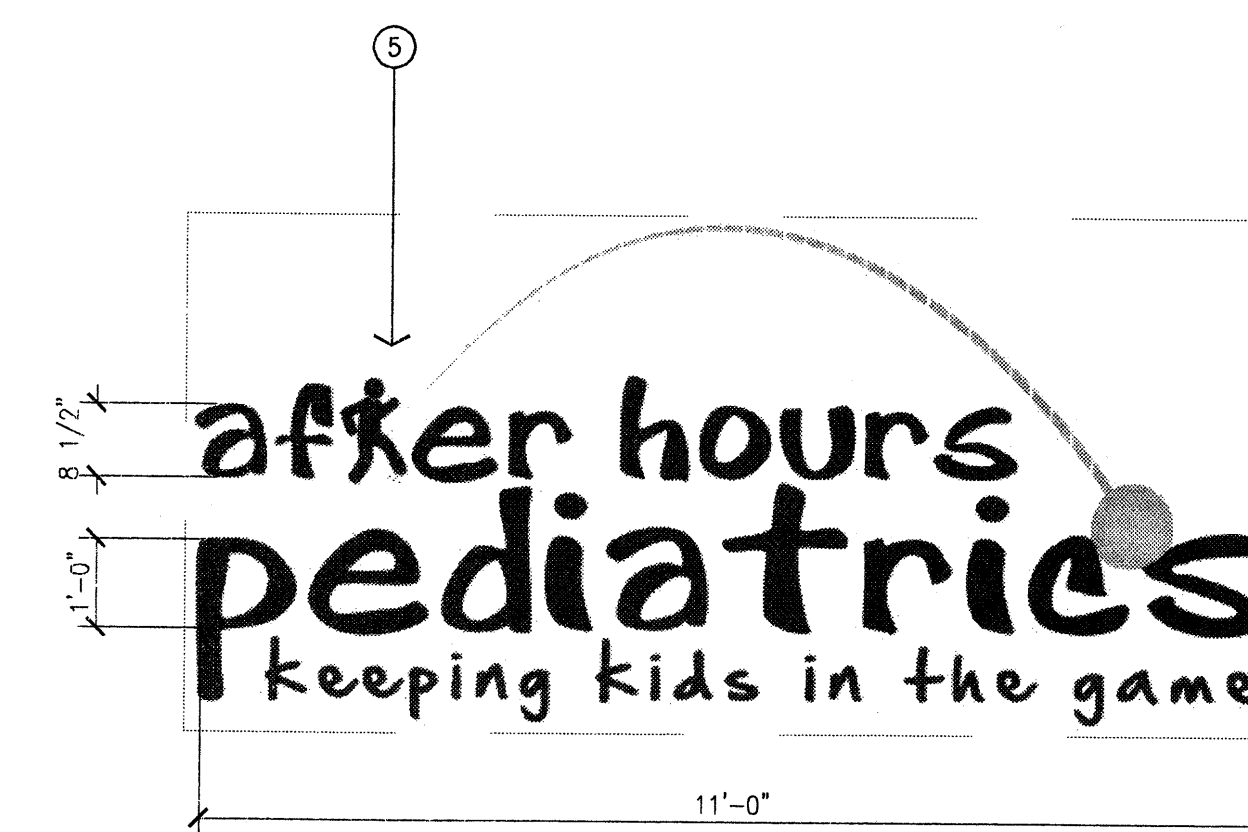
3 North Elevation
1/8"=1'-0"



4 West Elevation
1/8"=1'-0"



5 North Elevation @ Patio
1/8"=1'-0"



6 Signage Art
Scale: 1/2"=1'-0"

GENERAL NOTE

A. ALL HEIGHTS ARE RELATIVE TO 0'-0". FINISH FLOOR AT ENTRY.

KEYED NOTES:

- [1] CLEAR ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM WITH CLEAR INSULATED GLAZING.
- [2] EIFS SYSTEM. COLOR TO BE LIGHT TAN.
- [3] EIFS CONTROL JOINT, TYPICAL.
- [4] OVERFLOW SCUPPER.
- [5] PRE-FABRICATED BUILDING MOUNTED BACKLIT SIGNAGE. LETTER HEIGHTS VARY; MAXIMUM HEIGHT TO BE 18" AND MAXIMUM RELIEF TO BE 3".
- [6] BUILDING MOUNTED, TEXT ART EXTRUDED LETTERS. COLOR TO BE WHITE, LETTERS TO BE 22" HIGH AND 2" RELIEF FOR LARGE FONT AND 14" HIGH AND 2" RELIEF FOR SMALL FONT.
- [7] CIRCULAR WINDOWS, TYPICAL. 75% TO BE COLORED GLASS COLORS TO BE RED, GREEN, YELLOW AND BLUE.
- [8] METAL WALL PANEL SYSTEM. COLOR TO BE RUSTY ORANGE.
- [9] SPECTRA GLAZE BLOCK WALL. GLAZING TO BE ON BOTH SIDES WITH GLAZED SOLID BLOCK CAP. COLOR TO BE RED.
- [10] PREFINISHED CLEAR ANODIZED ALUMINUM METAL FASCIA.
- [11] BUILDING MOUNTED EXTERIOR ROOF LADDER AND SECURITY COVER.
- [12] PREFINISHED METAL ROOF. COLOR TO MATCH METAL WALL PANEL SYSTEM.
- [13] LINE OF ROOF BEYOND.
- [14] RED CIRCULAR RECESS IN STUCCO FACE.
- [15] 10" HIGH INDIVIDUAL CHANNEL LETTERS WITH WHITE TRANSLUCENT FACE AND RED ALUMINUM SIDES. INTERNALLY LIT WITH LED LIGHTING.
- [16] NOT USED.
- [17] 4" PREFINISHED METAL DOWNSPOUT.
- [18] HOSE/BIB, REFER TO PLUMBING.
- [19] PREFINISHED METAL PARAPET CAP. COLOR TO MATCH STUCCO.
- [20] OPENING IN WALL.
- [21] NOT USED.
- [22] WALL WASH DOWN LIGHT FIXTURES.

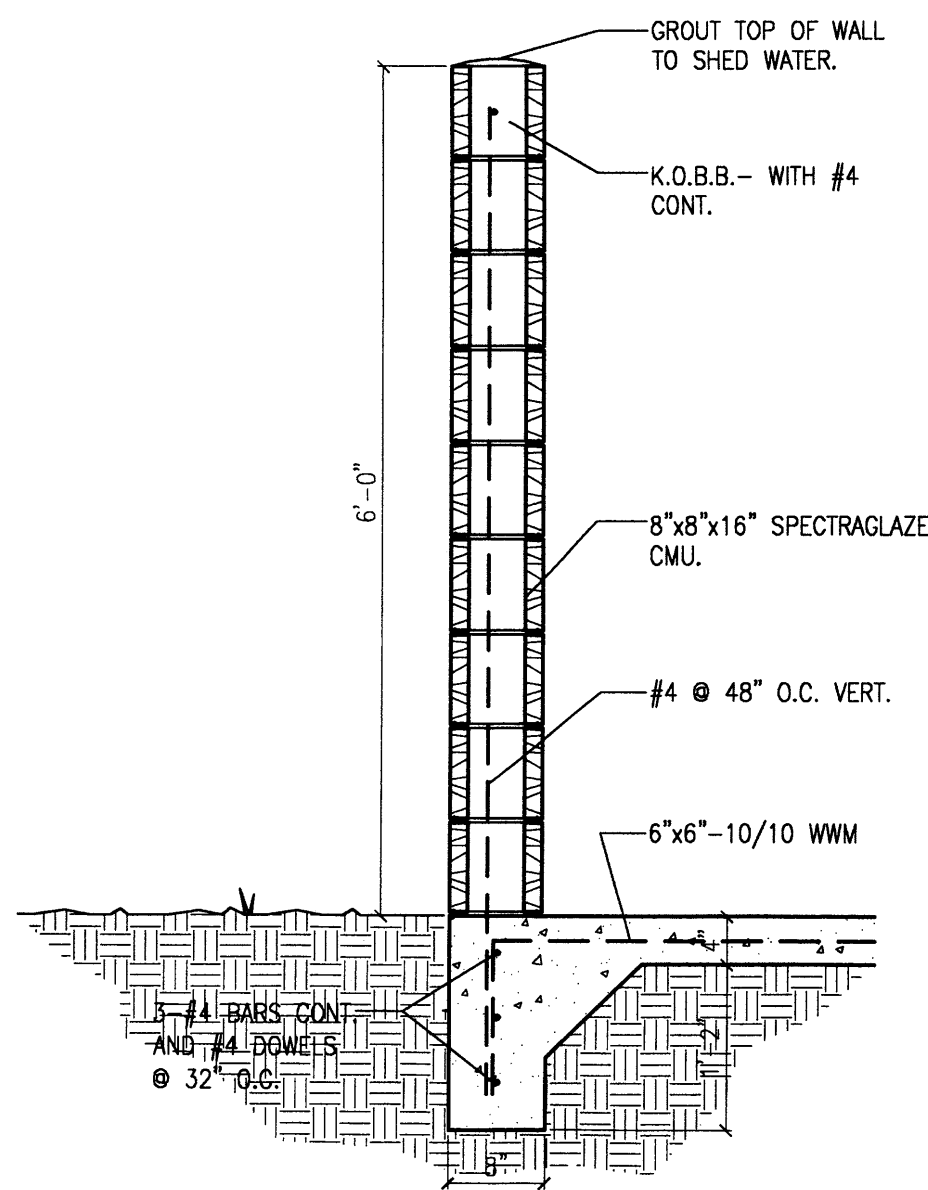
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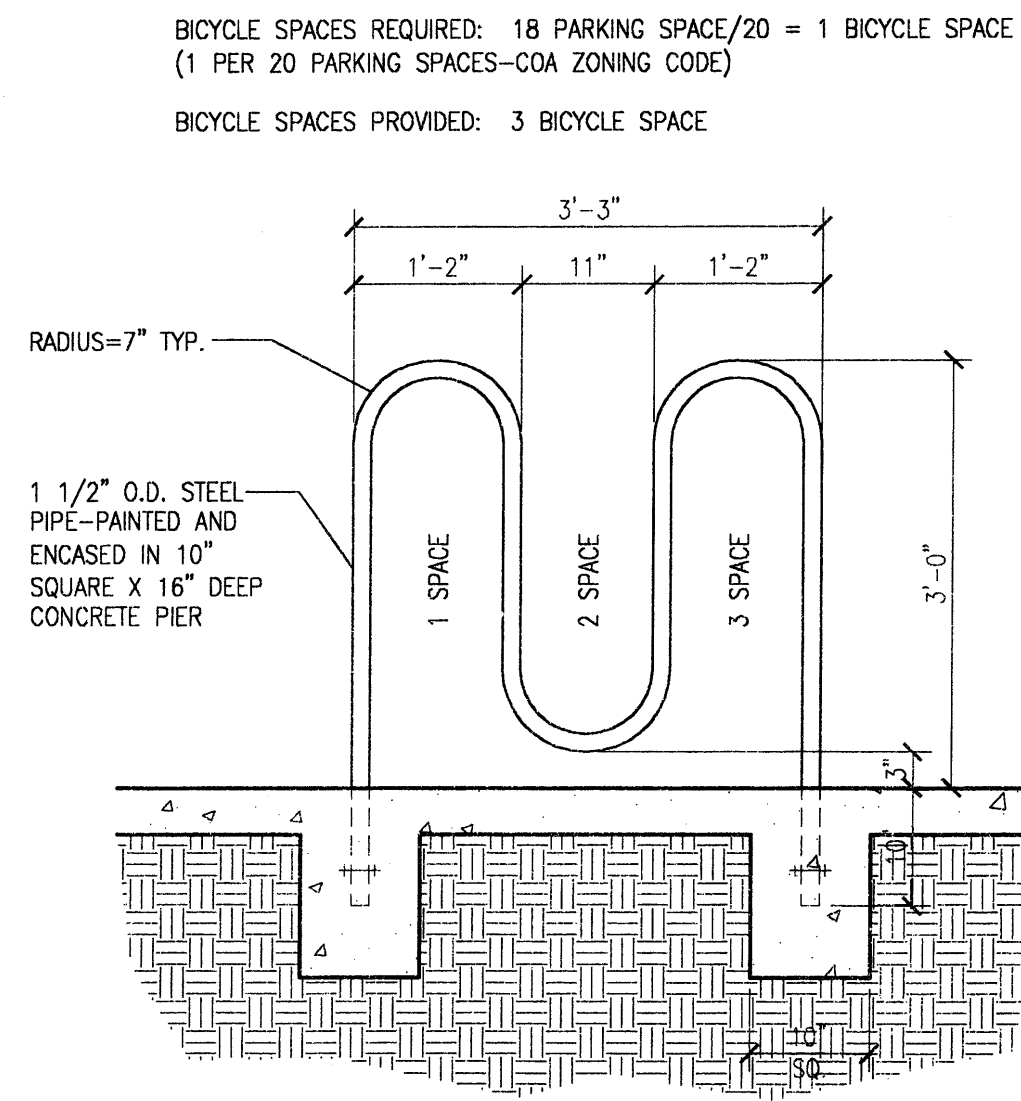
Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

job number 10.10
drawn by msm/sem
project manager Michele Mullen, AIA
date 07/15/2010

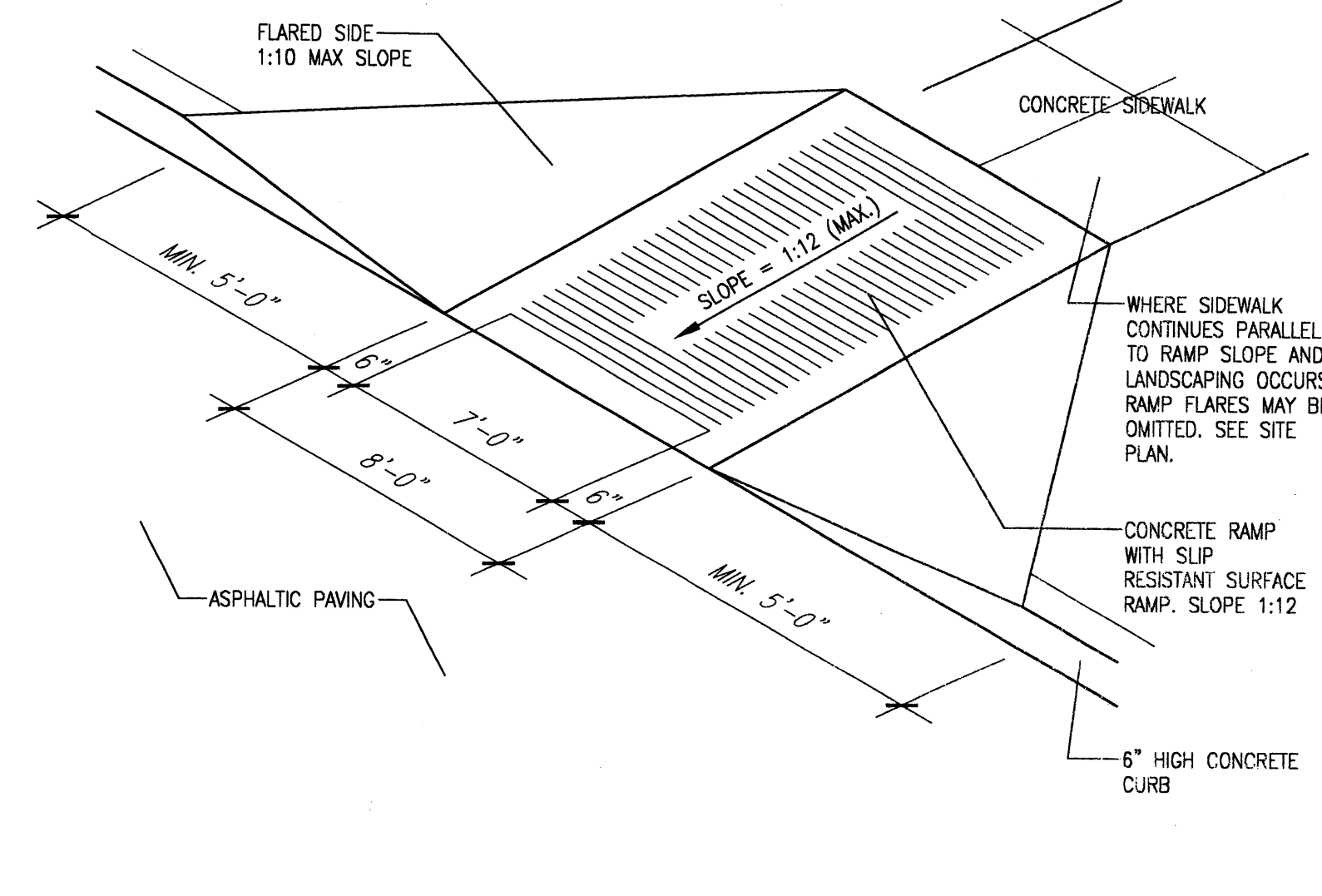
Project title
After Hours Pediatrics
XXXX Paseo Del Norte
Albuquerque, New Mexico
sheet title
Exterior Elevations



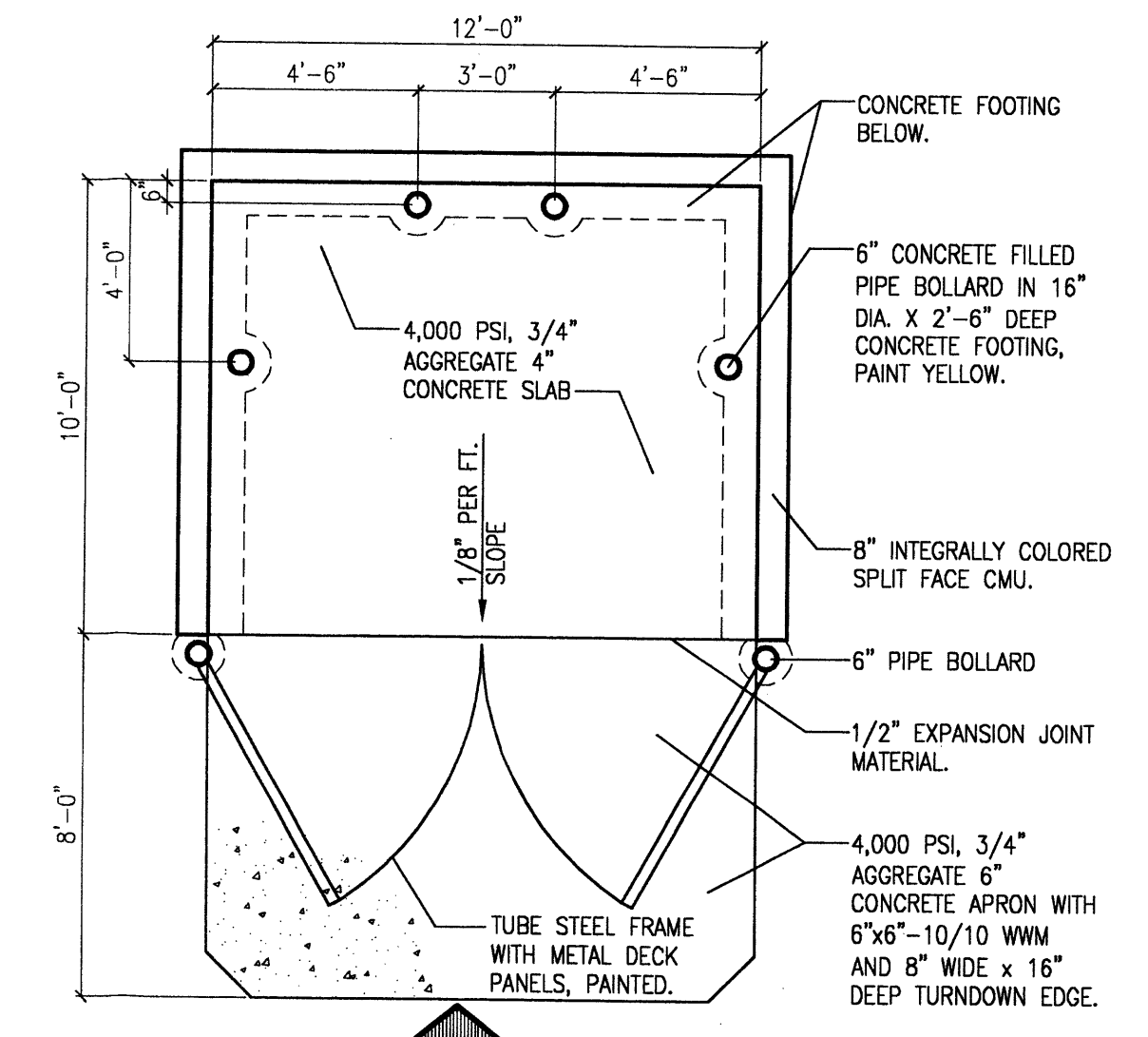
1 Dumpster Enclosure Wall Section
Scale: 3/4"=1'-0"



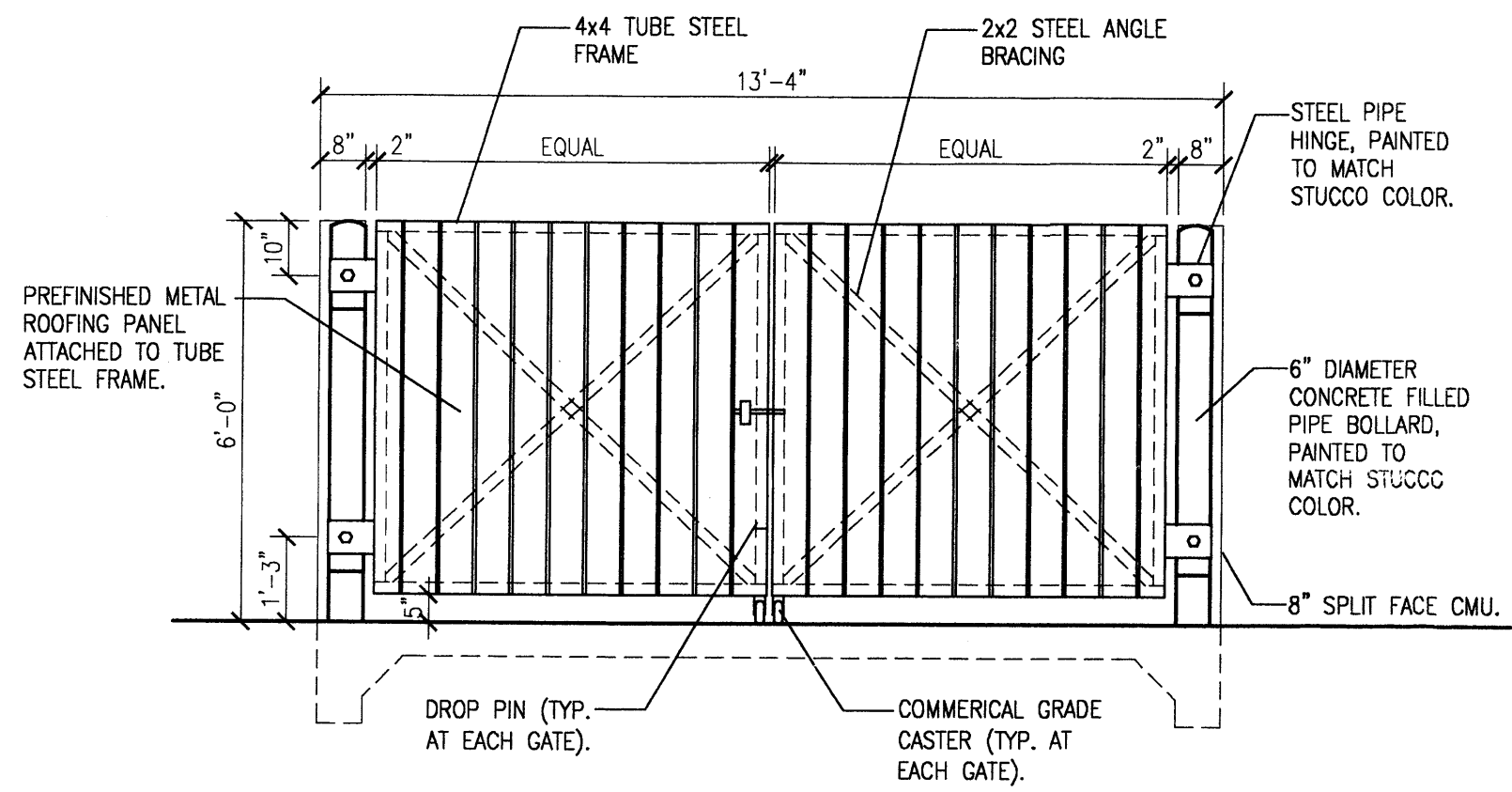
4 Bicycle Rack Detail
Scale: 3/4"=1'-0"



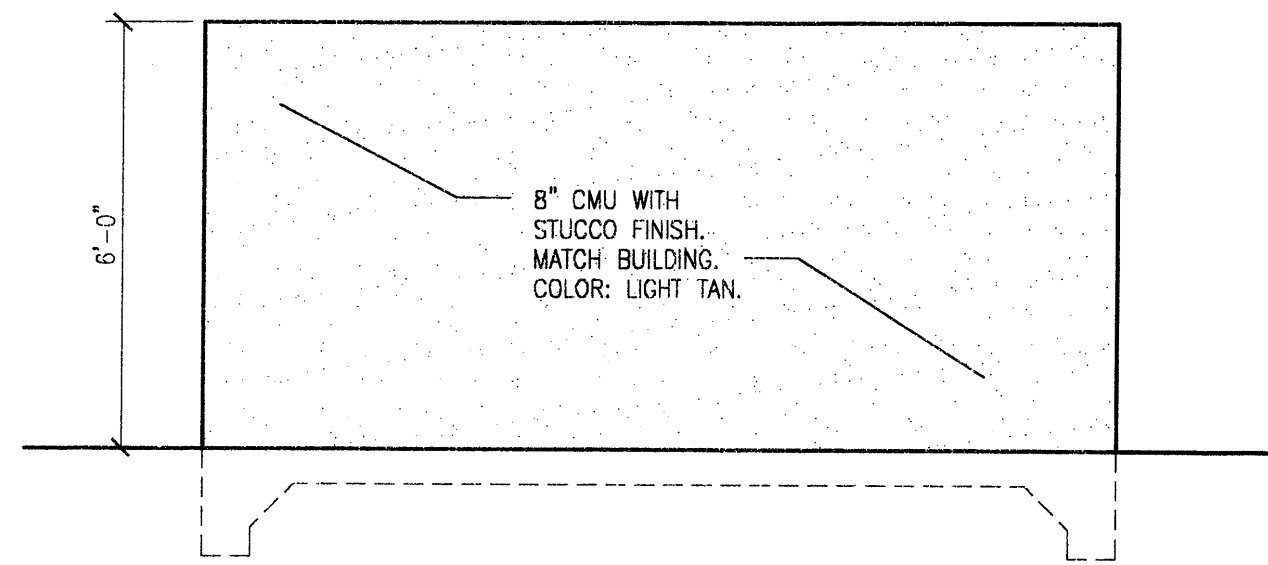
3 H.C. Ramp Detail
Scale: Not To Scale (Isometric)



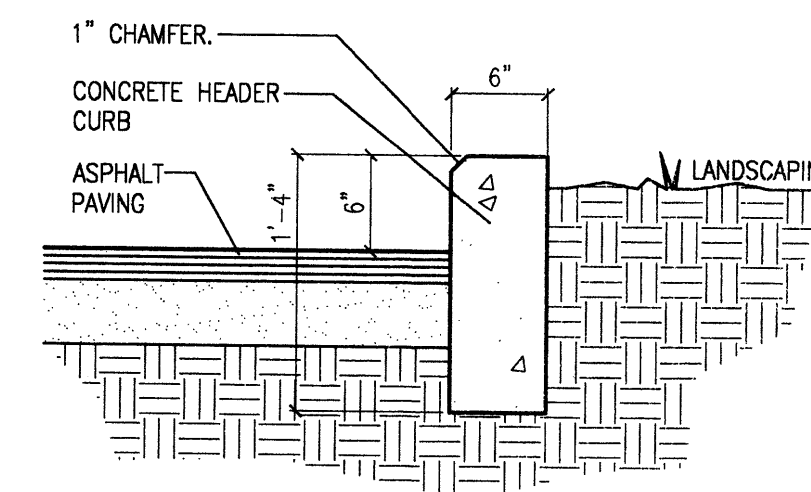
4 Dumpster Enclosure Plan
Scale: 1/4"=1'-0"



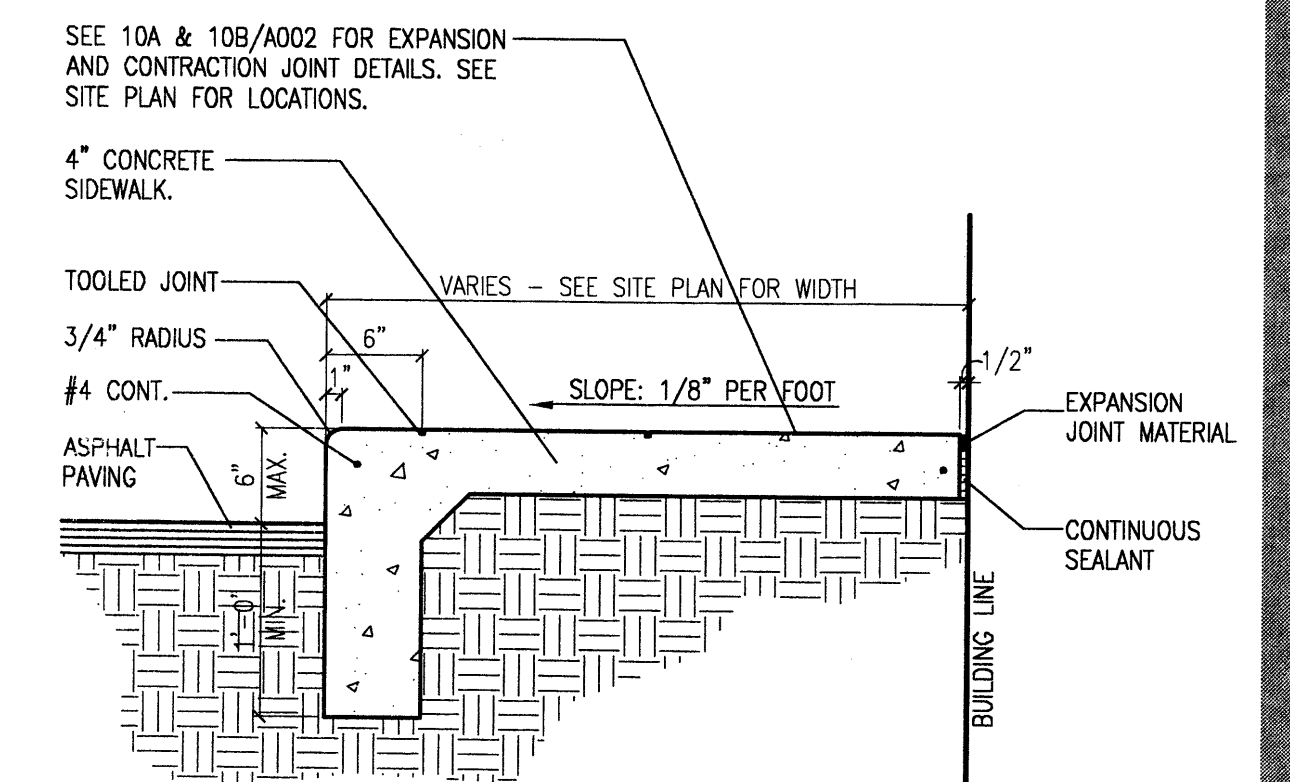
5 Dumpster Enclosure Elevation
Scale: 3/8"=1'-0"



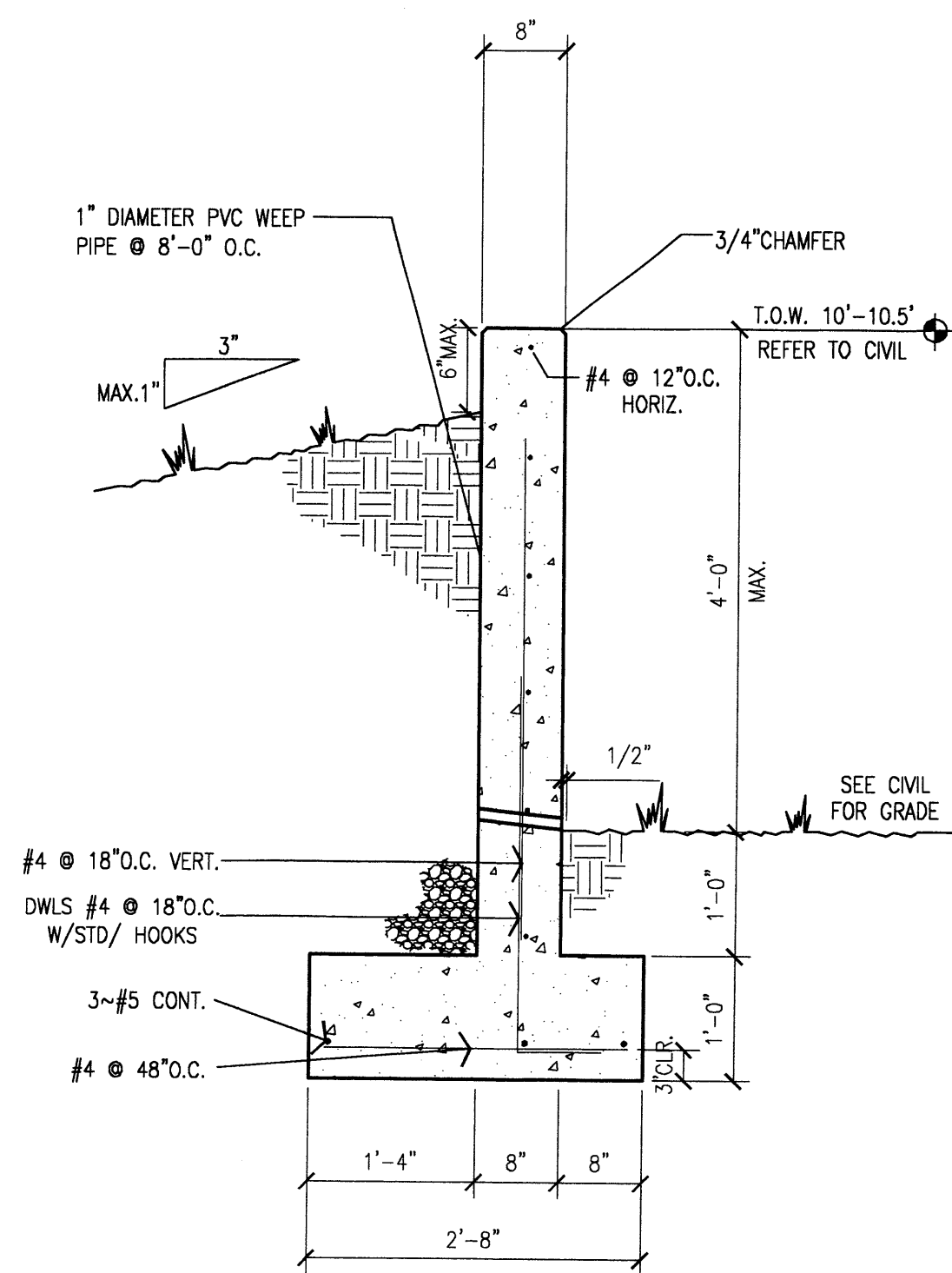
6 Dumpster Enclosure Elevation
Scale: 3/8"=1'-0"



7 Typical Stand-Up Curb
Scale: 1"=1'-0"



8 Concrete Sidewalk Detail
Scale: 1"=1'-0"



9 Section
Scale: 3/4"=1'-0"

revision	by	date
rev	▲▲▲▲▲	▲▲▲▲▲



Mullen Heller
Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]

job number	10-10
drawn by	mhm/gsm
project manager	Michelle Mullen, AIA
date	07/15/2010

project title
After Hours Pediatrics
XXXX Paseo Del Norte
Albuquerque, New Mexico

sheet title
Site Details