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

PARKING CALCULATIONS:
PROPOSED CLINIC
5 PARKING SPACES PER DOCTOR
6 DOCTORS X 5 SPACES = 30 SPACES

MOTORCYCLE SPACES
25-50 SPACES = 2 SPACES

TOTAL SPACES PROVIDED = 42 SPACES

ALLAWABLE HEIGHT: 36'-0"

SETBACKS	REQUIRED	PROVIDED
FRONT YARD	5'-0"	13'-9"
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"

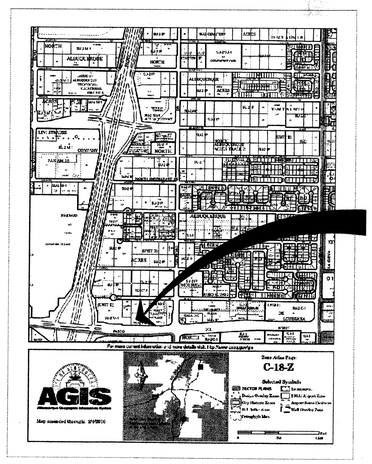
GENERAL NOTES:

A. BUILDING FINISH FLOOR EQUALS 11'-0", REFER TO CIVIL.
B. PROVIDE EXPANSION JOINT IN CONCRETE SIDEWALK AT 20' O.C. & CONTROL JOINT AT 5' O.C
C. BUILDING TO BE TYPE IIB 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.

Annanne Tausch 8-12-10
Albuquerque Environmental Health Department

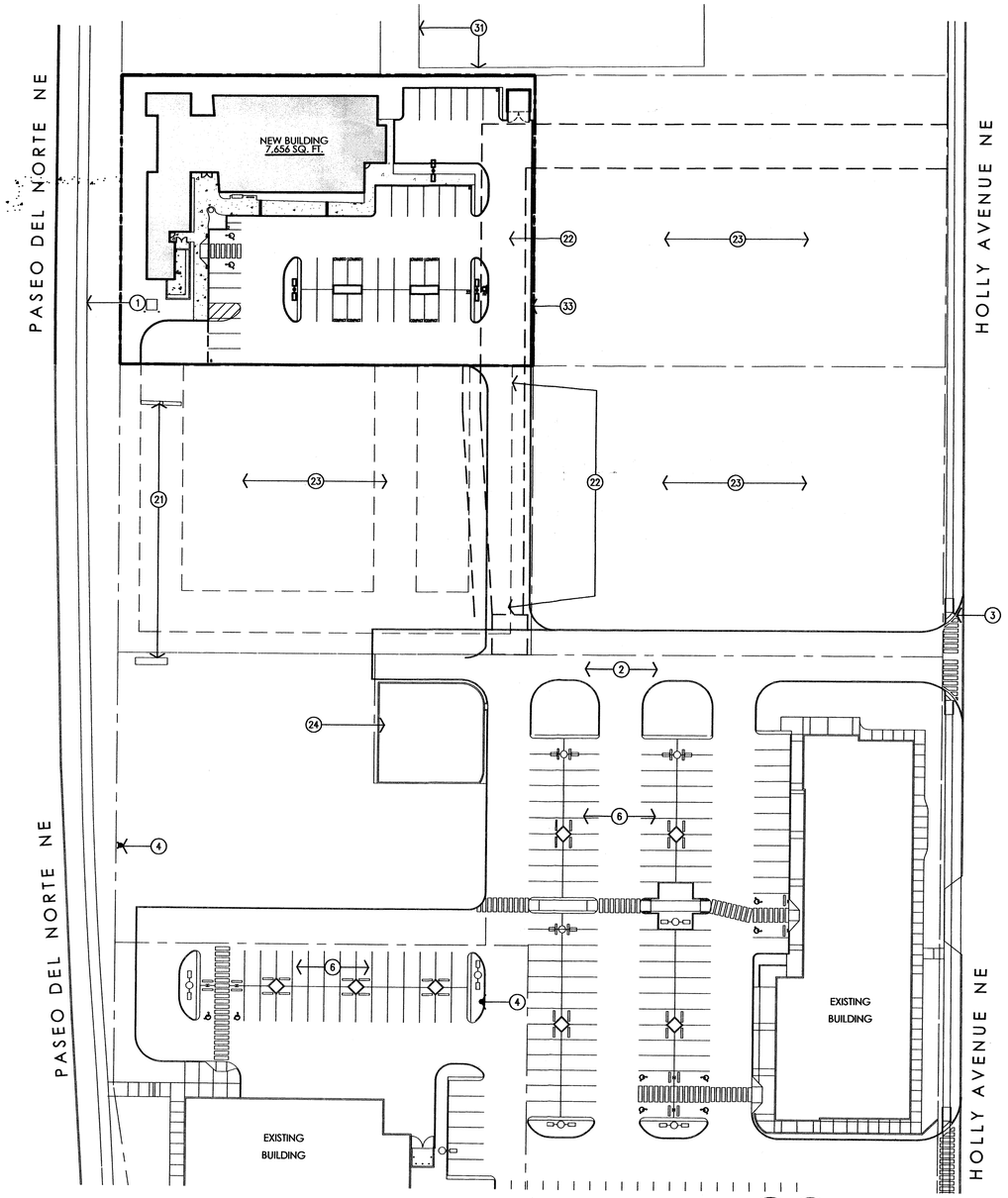
PROJECT NUMBER: 1008401 APPLICATION NUMBER: 10DRB-70197

THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD (DRB) DATED: 8-11-10

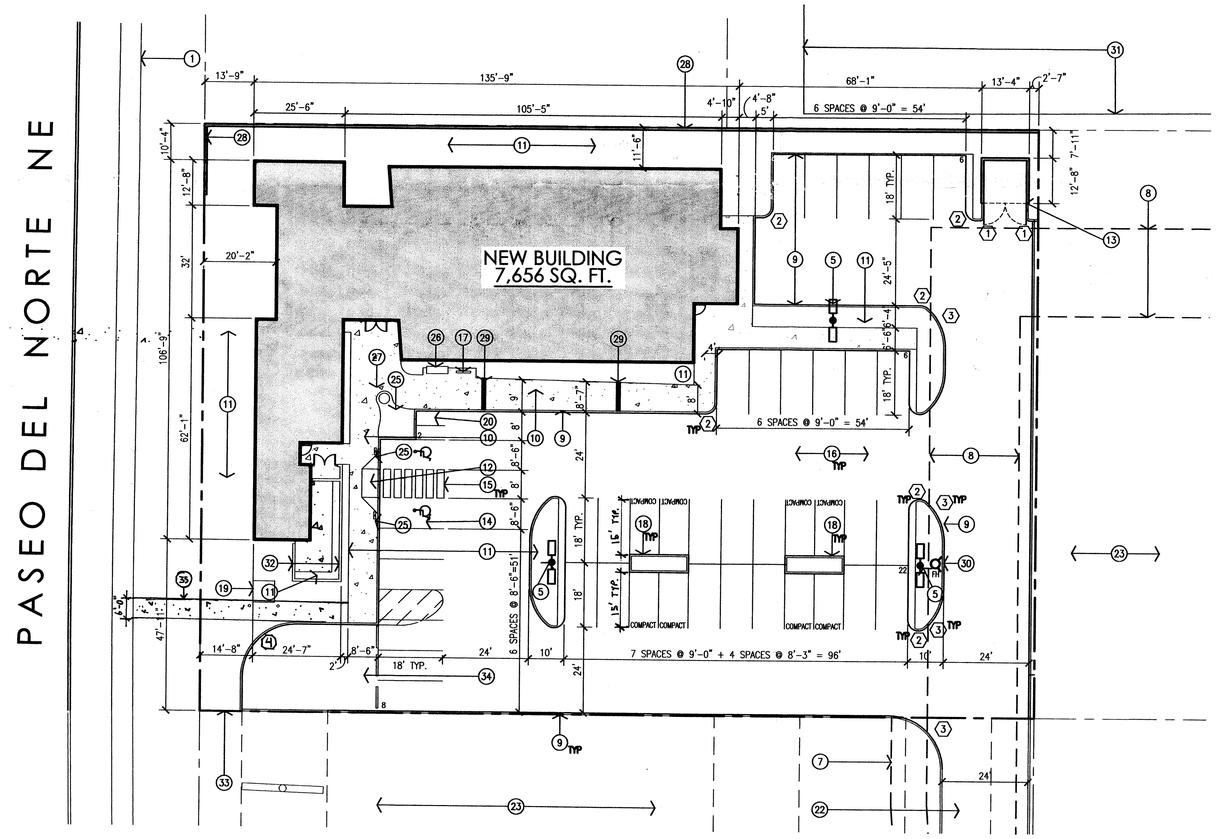
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (x) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	08/17/10 Date
UTILITIES DEVELOPMENT	08/11/10 Date
PARKS AND RECREATION DEPARTMENT	8-11-10 Date
CITY ENGINEER	8/11/10 Date
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	8/12/10 Date
SOLID WASTE MANAGEMENT	8-11-10 Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	8-20-10 Date



1 Area Site Plan
Scale: 1" = 40'



2 Enlarged Site Plan
Scale: 1" = 20'

20' 10' 0 10' 20' 40' 80'

PROJECT #1008401

rev	date	by	revision
A			
A			
A			
A			
A			

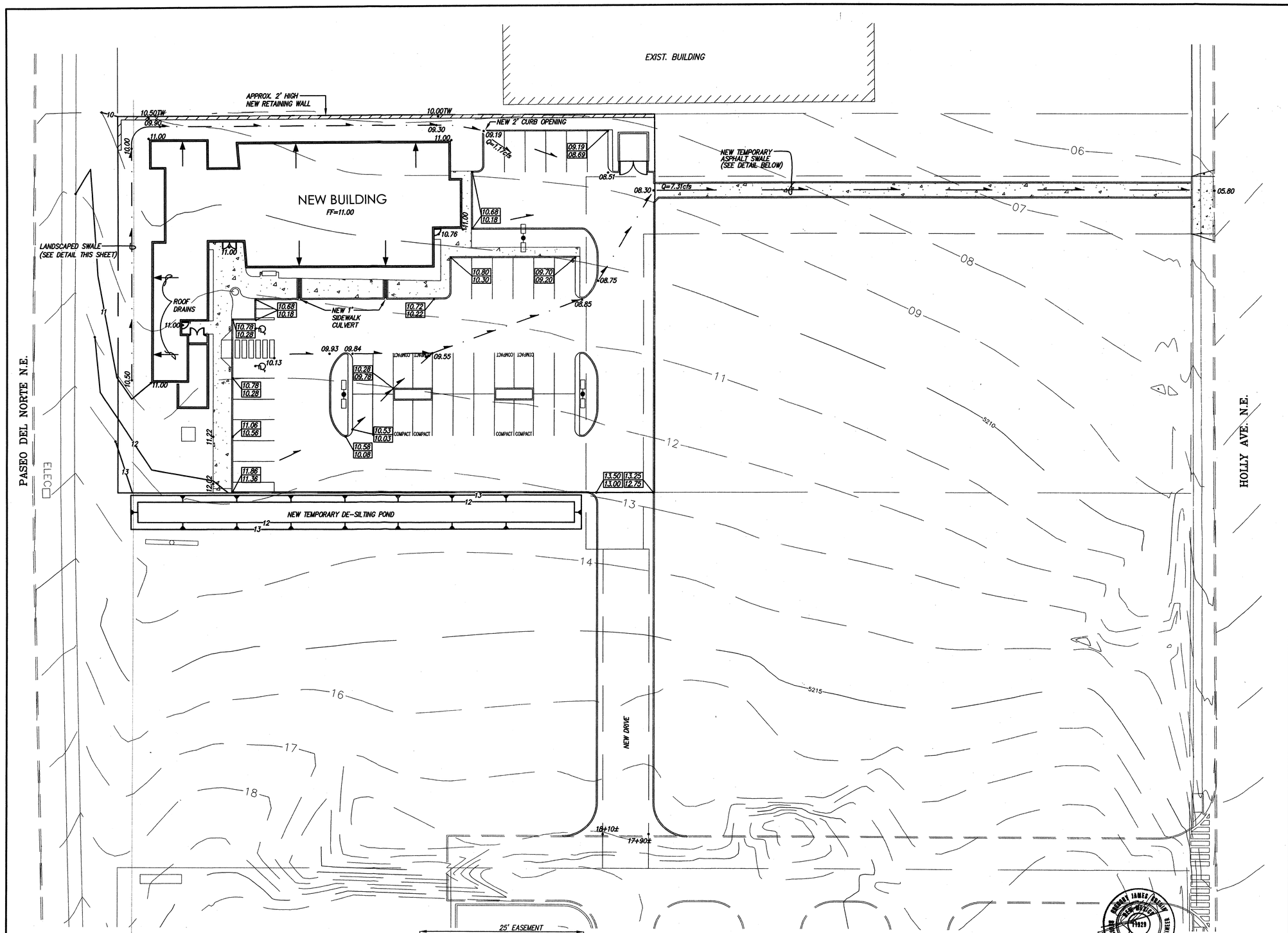
Mullen Heller Architecture P.C.
924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144[p]
505 268 4244 [f]

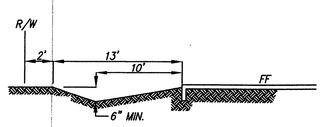
job number 10-20
drawn by msm/sam
project manager Michele Mullen, AIA.
date 0/26/2010

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

sheet title
Overall & Enlarged Site Plans

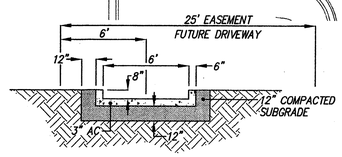
sheet-
1 of 6





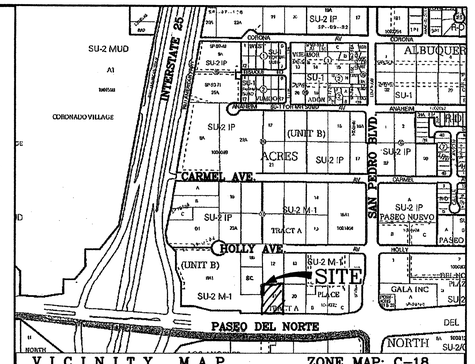
LANDSCAPE SWALE DETAIL

NTS



TEMPORARY ASPHALT CHANNEL DETAIL

NTS



VICINITY MAP ZONE MAP: C-18

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

W	EXIST. WATER METER
WV	EXIST. WATER VALVE
T	EXIST. TRANSFORMER
	EXIST. LIGHT POLE
G	EXIST. GAS METER
	EXIST. FIRE HYDRANT
OHU	EXIST. OVERHEAD UTILITY LINES
	EXIST. STORM DRAIN INLET
S	EXIST. SEWER MANHOLE
D	EXIST. STORM DRAIN MANHOLE
W	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
•04.80	NEW SPOT ELEVATION
	NEW PROPERTY LINE
	NEW FLOW
	NEW CONTOUR
13.50 / 13.00	NEW TOP OF CURB ELEVATION / NEW FLOWLINE ELEVATION
	NEW CURB & GUTTER
	NEW RETAINING WALL

PEDIATRIC CLINIC - PASEO DEL NORTE

CONCEPTUAL GRADING & DRAINAGE PLAN

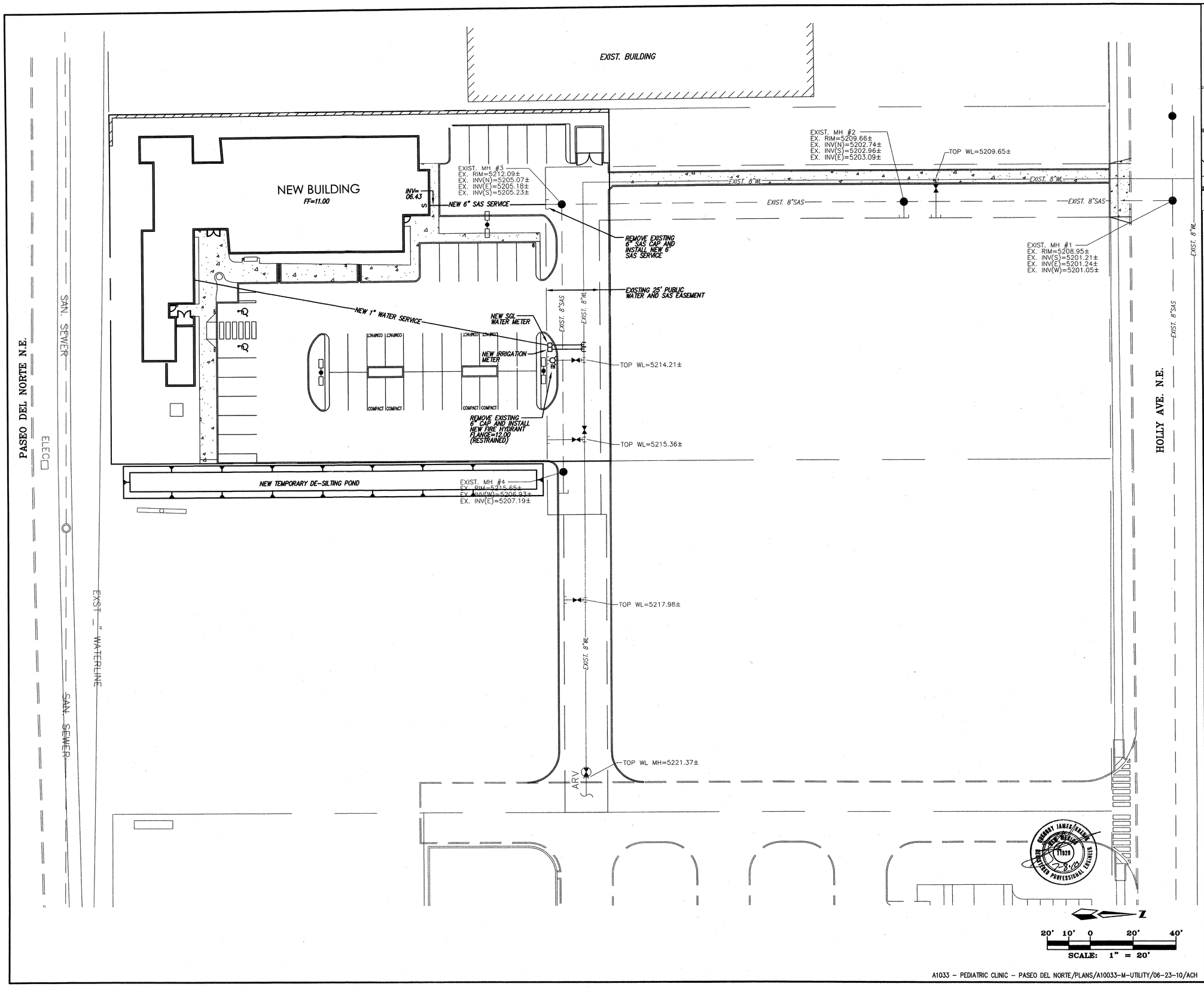
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

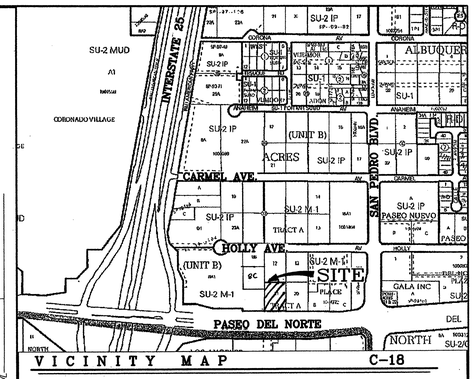
Designed: GJK	Drawn: ACH	Checked: DMG	Sheet 2 of 6
Scale: 1" = 20'	Date: 07-07-10	Job: A01033	

SCALE: 1" = 20'

A1033 – PEDIATRIC CLINIC – PASEO DEL NORTE/GRADE & DRAIN/A10033-GRADE N DRAIN/06-22-10/ACH

F:\A10JOBS\A10033 - Pediatric Clinic - Paseo del Norte\GRADE 1 DRAIN\10033-GRADE N DRAIN.dwg, 7/8/2010 1:58:54 PM, Ocie_Robe_Paper.pc3, CHRIS





VICINITY MAP C-18

LEGEND

	EXIST. WATER METER
WV	EXIST. WATER VALVE
T	EXIST. TRANSFORMER
	EXIST. LIGHT POLE
G	EXIST. GAS METER
	EXIST. FIRE HYDRANT
ohu	EXIST. OVERHEAD UTILITY LINES
	EXIST. STORM DRAIN INLET
S	EXIST. SEWER MANHOLE
D	EXIST. STORM DRAIN MANHOLE
W	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
S	NEW 6" SAS SERVICE
NEW 1"	NEW 1" WATER SERVICE
	NEW WATER METER
FH	NEW FIRE HYDRANT

PEDIATRIC CLINIC - PASEO DEL NORTE

CONCEPTUAL MASTER UTILITY PLAN

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: A01033	

A1033 – PEDIATRIC CLINIC – PASEO DEL NORTE/PLANS/A10033-M-UTILITY/06-23-10/ACH

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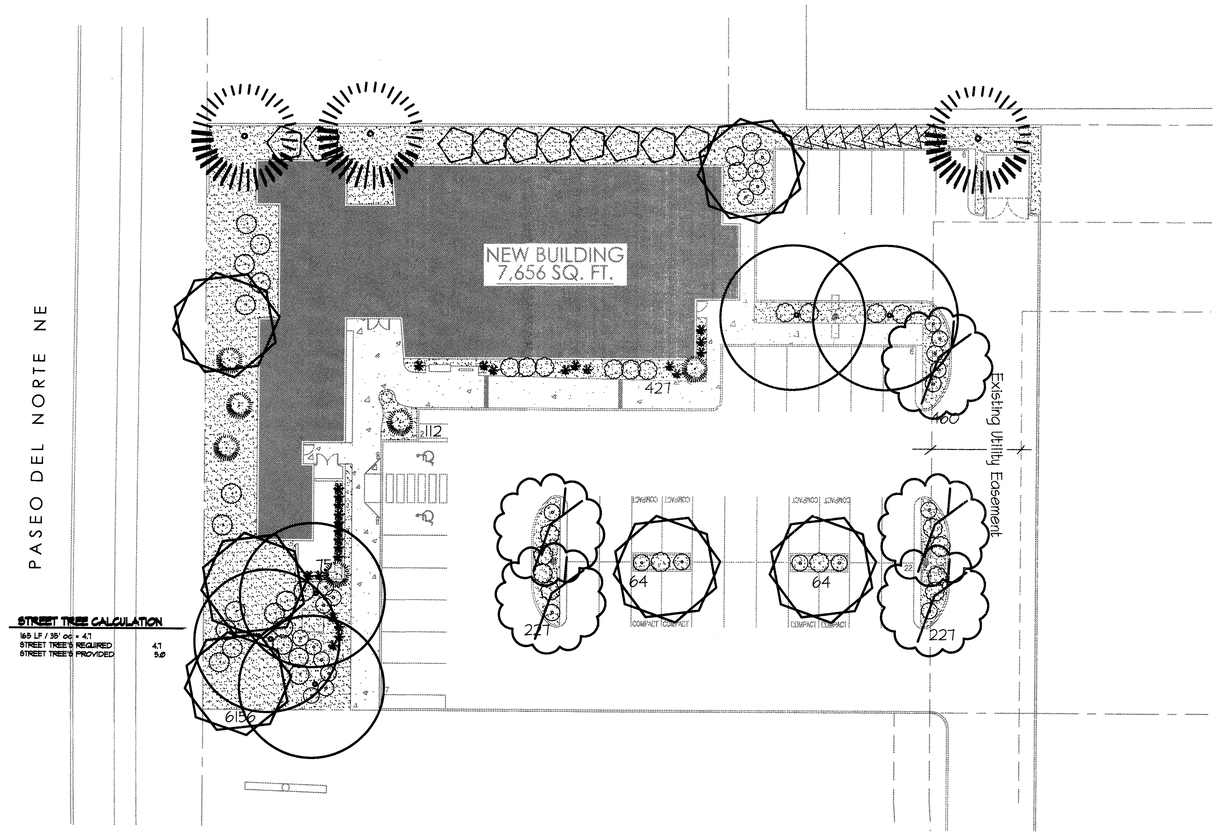


STREET TREE CALCULATION

165 LF / 35' oc = 4.7
STREET TREES REQUIRED 4.7
STREET TREES PROVIDED 5.0

NORTH SCALE: 1" = 20'-0"

0 20 40

LANDSCAPE PLAN

LANDSCAPE CALCULATION

Total Site Area	38522
Total Building Area	7656
Net Lot Area	30866
Landscape Requirement	15%
Total Landscaep 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 *Gleditsia triacanthos 'enermis'*	35-40'	60'	M+
5	2" Cal	D	Chitalpa *Chitalpa x tashkenensis*	30'	30'	M
6	15 Gal.	D	Desert Willow *Chilopsis linearis "Lucretia Hamilton"*	25'	25'	L
3	6'		Austrian Pine *Pinus nigra*	EV		M
6	5 Gal		Mugho Pine *Pinus mugo*	EV		M
18	5 Gal		Apache Plume *Fallugia paradoxa*	DEC		L
23	5 Gal		Indian Hawthorne *Raphiolepis indica*	DEC		L
8	5 Gal		Butterfly Bush *Buddleia davidii*	DEC		M
26	5 Gal		Potentilla *Potentilla fruiticosa*	DEC		M
10	5 Gal		Big Sage *Artemisia tridentate*	EV		M
26	5 Gal		Gray Lavender Cotton *Santolina chamaecyparissus*	EV		M

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

LANDSCAPE NOTES

Owner is responsible for Landscape and Irrigation System maintenance.

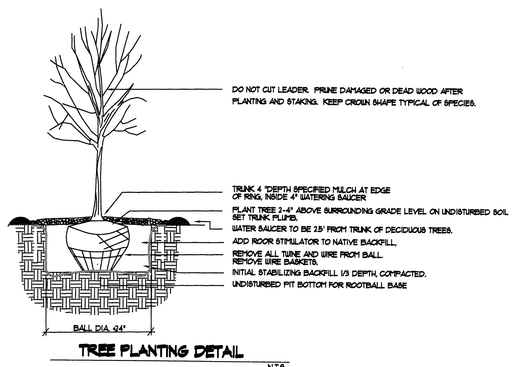
Landscape shall be watered by a complete underground permanent irrigation system operated by automatic timer. Point of connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project.

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.

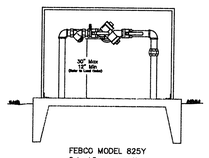
It is the intent of this plan to emphasize use of native plant's and water conservation measures.

All landscape bed's shall be mulched with ¾" 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.



TREE PLANTING DETAIL

N.T.S.



BACKFLOW PREVENTION DETAIL

N.T.S.

Mitchell Associates, LLC
Landscape Architects
PO Box 1241
Cedar Crest, NM 87008
(505) 385-0274
danny@mitchellassociateslic.com

STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT

7/15/2010

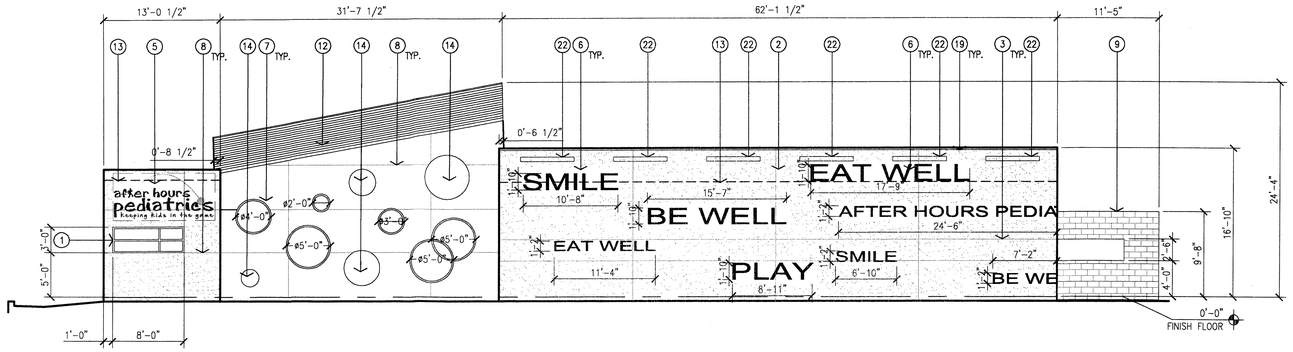
rev	date	by	revision

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

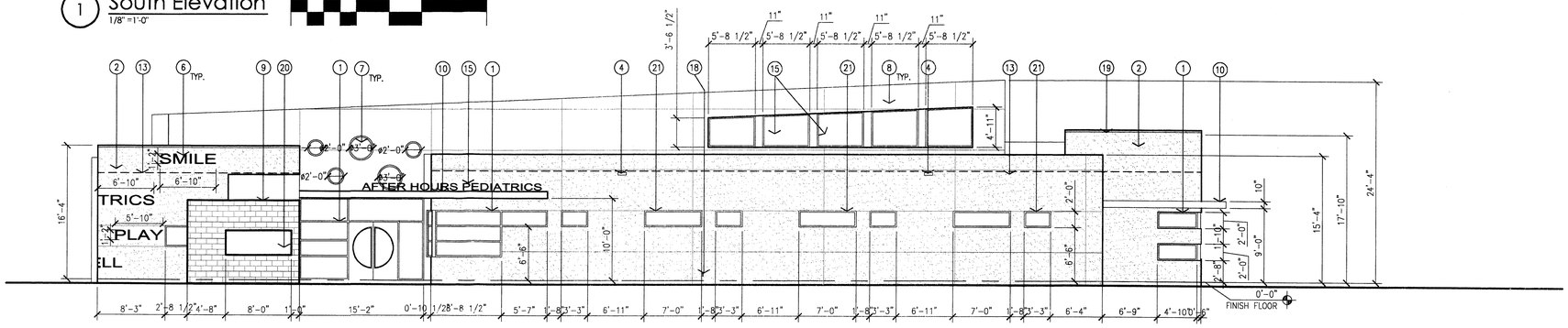
job number 10-10
drawn by ddm
project manager Michele Mullen, AIA.
date 07/09/2010

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

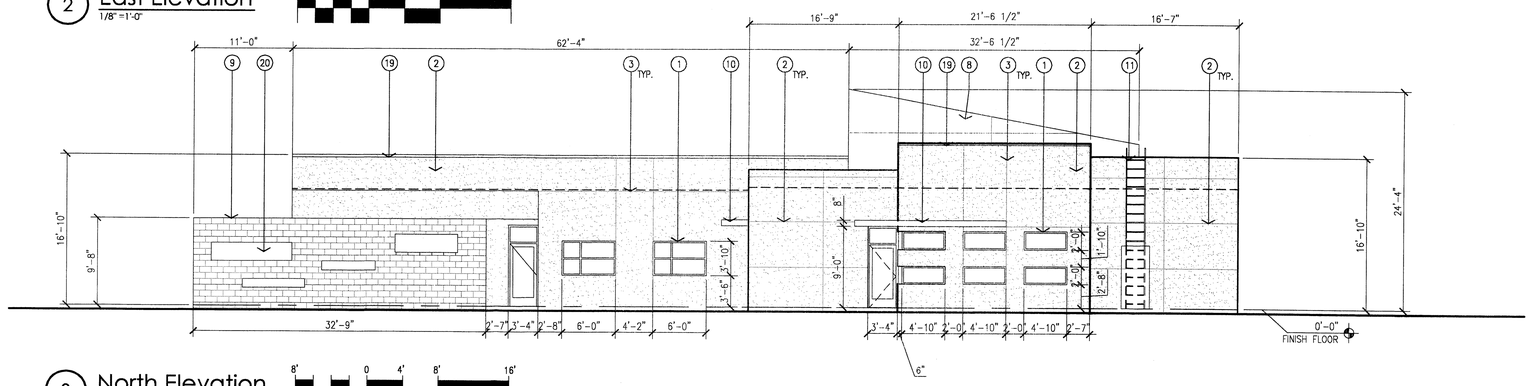
sheet title
Landscape Plan



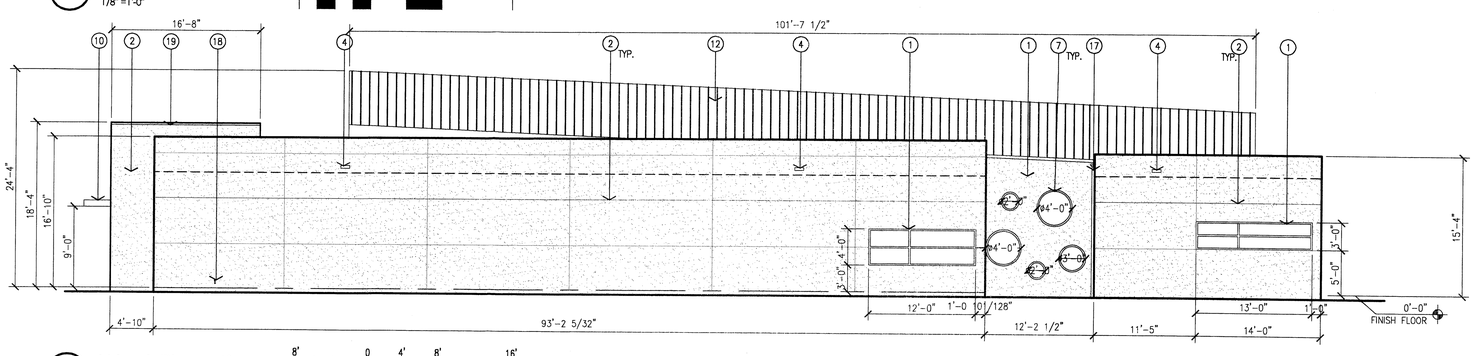
1 South Elevation
1/8" = 1'-0"



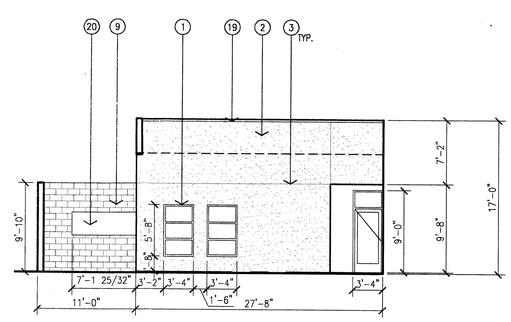
2 East Elevation
1/8" = 1'-0"



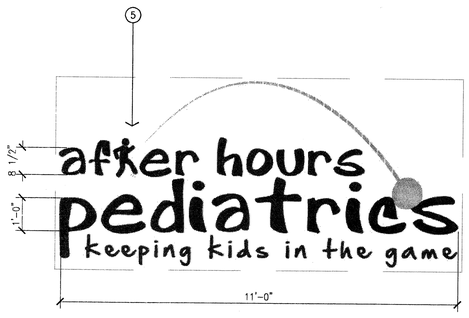
3 North Elevation
1/8" = 1'-0"



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] HOSEBIB, 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.

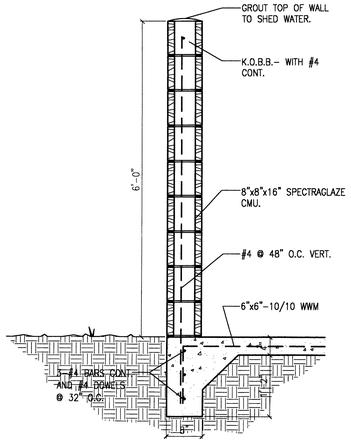
rev	date	by	revision
1			
2			
3			
4			
5			

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 mam/sam
project manager Michele Mullen, AIA.
date 07/15/2010

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

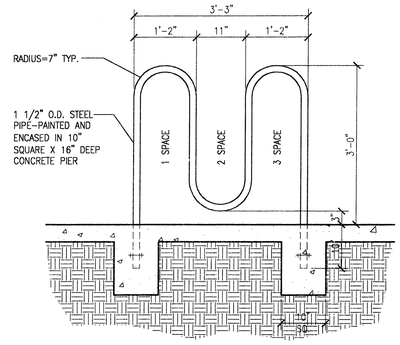
sheet title
Exterior Elevations



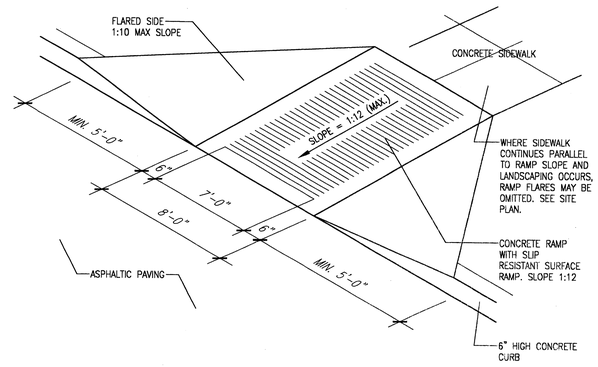
1 Dumpster Enclosure Wall Section
Scale: 3/4"=1'-0"

BICYCLE SPACES REQUIRED: 18 PARKING SPACE/20 = 1 BICYCLE SPACE
(1 PER 20 PARKING SPACES–COA ZONING CODE)

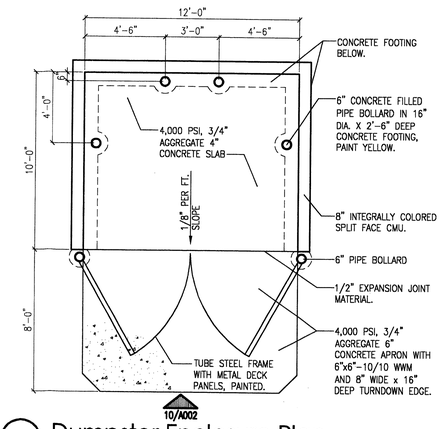
BICYCLE SPACES PROVIDED: 3 BICYCLE SPACE



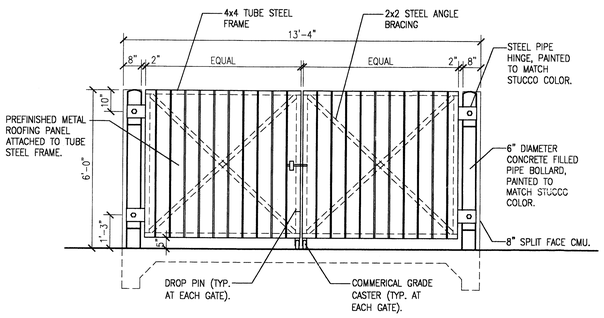
4 Bicycle Rack Detail
Scale: 3/4"=1'-0"



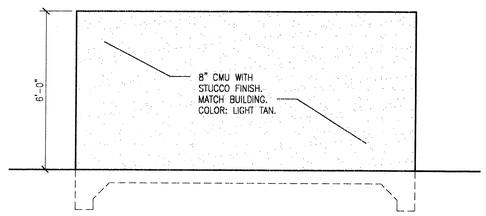
3 H.C. Ramp Detail
Scale: Not To Scale (Isometric)



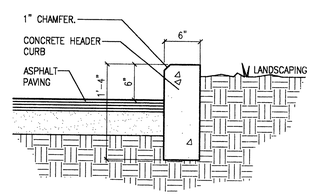
4 Dumpster Enclosure Plan
Scale: 1/4"=1'-0"



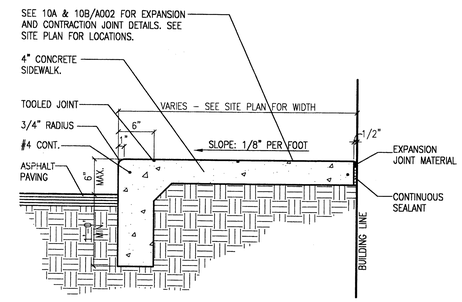
5 Dumpster Enclosure Elevation
Scale: 3/8"= 1'-0"



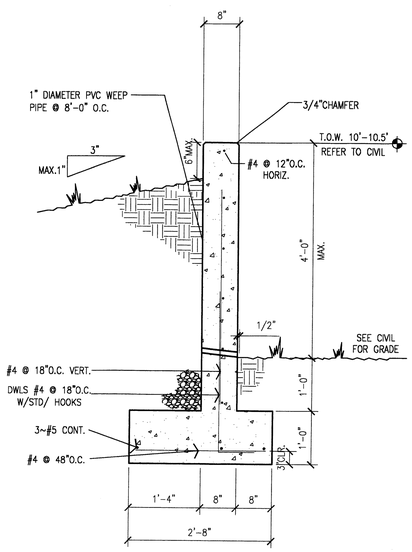
6 Dumpster Enclosure Elevation
Scale: 3/8"= 1'-0"



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



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



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

rev	date	by	revision

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/scm
project manager Michele Mullen, AIA
date 07/15/2010

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

sheet title
Site Details