

REVISIONS

▲	7.27.2015 EPC COMMENTS
▲	8.3.2015 EPC COMMENTS
▲	
▲	

DRAWN BY	LI
REVIEWED BY	MB
DATE	09/11/2015
PROJECT NO.	15-P071
DRAWING NAME	SITE PLAN

**PROJECT NUMBER:** 1009090

**APPLICATION NUMBER:** EPC 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
FIRE MARSHALL	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**PROJECT DATA**

**ADDRESS:** 2901 TRANSPORT STREET SE, ALBUQUERQUE, NM 87106

**LEGAL DESCRIPTION:** TRACT 2, CAPSTONE SUBDIVISION

**ZONE ATLAS PAGE:** M-15-Z

**SITE AREA:** 8.3555 ACRES

**CURRENT ZONING:** SU-1, IF PERMISSIVE USES AND STUDENT HOUSING

**PROPOSED ZONING:** NO CHANGE

**BUILDING FOOTPRINT:** 90,000 SF ( PHASE 1: 79,500 SF; PHASE 2: 10,500 SF)

**LANDSCAPING:** REFER TO SHEET SDP-2.1 FOR LANDSCAPE PLAN

**OCCUPANCY GROUP:** B

**CONSTRUCTION TYPE:** IIB, FULLY SPRINKLERED

**PARKING CALCULATIONS**

TOTAL PARKING SPACES REQUIRED PER CODE:  
MEDICAL OR DENTAL OFFICE, CLINIC: FIVE SPACES FOR EACH DOCTOR= 80  
DOCTORS/PROVIDERS = 400 SPACES REQUIRED

TOTAL PROPOSED PARKING:	
STANDARD CAR SPACES	445
ACCESSIBLE SPACES	15 (12 REQUIRED)
TOTAL CAR SPACES	460
MOTORCYCLE SPACES	6 (6 REQUIRED)
BICYCLE PARKING	28 (24 REQUIRED)



**GENERAL SHEET NOTES**

- THIS SUBMITTAL ILLUSTRATES THE DESIGN AND DEVELOPMENT INTENT FOR A NEW CLINIC AND ASSOCIATED SITE, LANDSCAPE, GRADING AND UTILITY IMPROVEMENTS. SITE LIGHTING WILL CONSIST OF A COMBINATION OF BUILDING MOUNTED LIGHT FIXTURES AND POLE MOUNTED FIXTURES. SEE PLAN FOR POLE FIXTURES.
- POLE LIGHTS AND SITE FURNISHINGS WILL HAVE COORDINATED AND COMPLEMENTARY LIGHT COLORED METAL OR PAINTED METAL FINISHES.
- 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. SEE SITE DETAILS AND LANDSCAPE DETAILS FOR SITE DESIGN INFORMATION FOR PHASE 1 AROUND THE BUILDING'S MAIN ENTRANCE.
- MECHANICAL UNITS WILL BE PLACED ON THE ROOF. MECHANICAL UNITS WILL BE SCREENED FROM VIEW WITH A COMBINATION OF STRATEGIC PLACEMENT AND ARCHITECTURAL SCREENING.

**SHEET KEYED NOTES**

- PROPERTY LINE
- EASEMENT LINE
- EXISTING BILLBOARD SIGN TO REMAIN
- CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- CONCRETE FLUSH CURB
- CONCRETE HEADER CURB
- CONCRETE ACCESSIBLE RAMP, TYPE A PER COA DPM STANDARDS
- CONCRETE ACCESSIBLE RAMP, TYPE B PER COA DPM STANDARDS
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
- DETECTABLE WARNING SURFACE
- BOLLARD, COLOR TBD
- BIKE RACKS
- TABLE AND CHAIRS
- EMERGENCY ONLY ACCESS GATE WITH KNOX BOX
- OVERHEAD SEE ARCHITECTURAL SHEETS
- COMPACTOR .34 CU. YD. CAPACITY, SEE A1/SDP-1.2 FOR ENCLOSURE GATE ELEVATION
- POND
- PARKING STRIPING
- ADA PAVEMENT MARKING, SEE A5/SDP-1.2
- PARKING BUMPER
- ACCESSIBLE PARKING SIGN, SEE B1/SDP-1.2
- MOTORCYCLE PARKING SIGN, SEE B1/SDP-1.2
- STOP SIGN, SEE B1/SDP-1.2
- SITE LIGHTING, SEE LEGEND
- CLEAR SIGHT TRIANGLE
- PAVEMENT ARROWS
- DROP OFF AREA
- TRANSFORMER
- LITTER RECEPTACLE
- SEATWALL
- PHASE 2 BOUNDARY
- 5' TALL CMU WITH STUCCO SCREEN WALL
- 8' TALL CMU WITH STUCCO SCREEN WALL
- DOUBLE SIDED MONUMENT SIGN A, SEE A3/SDP-1.2
- STABILIZED CRUSHER FINES TRAIL
- LOW PROFILE MOUNTABLE CURB AT MEDIAN
- FIRE DEPARTMENT CONNECTION (FDC)
- EMERGENCY ACCESS DRIVE (GRASS-CRETE PAVERS) WITH MOUNTABLE CURB
- NEW ROADWAY IN PUBLIC RIGHT OF WAY
- GUARD RAIL OR JERSEY BARRIER

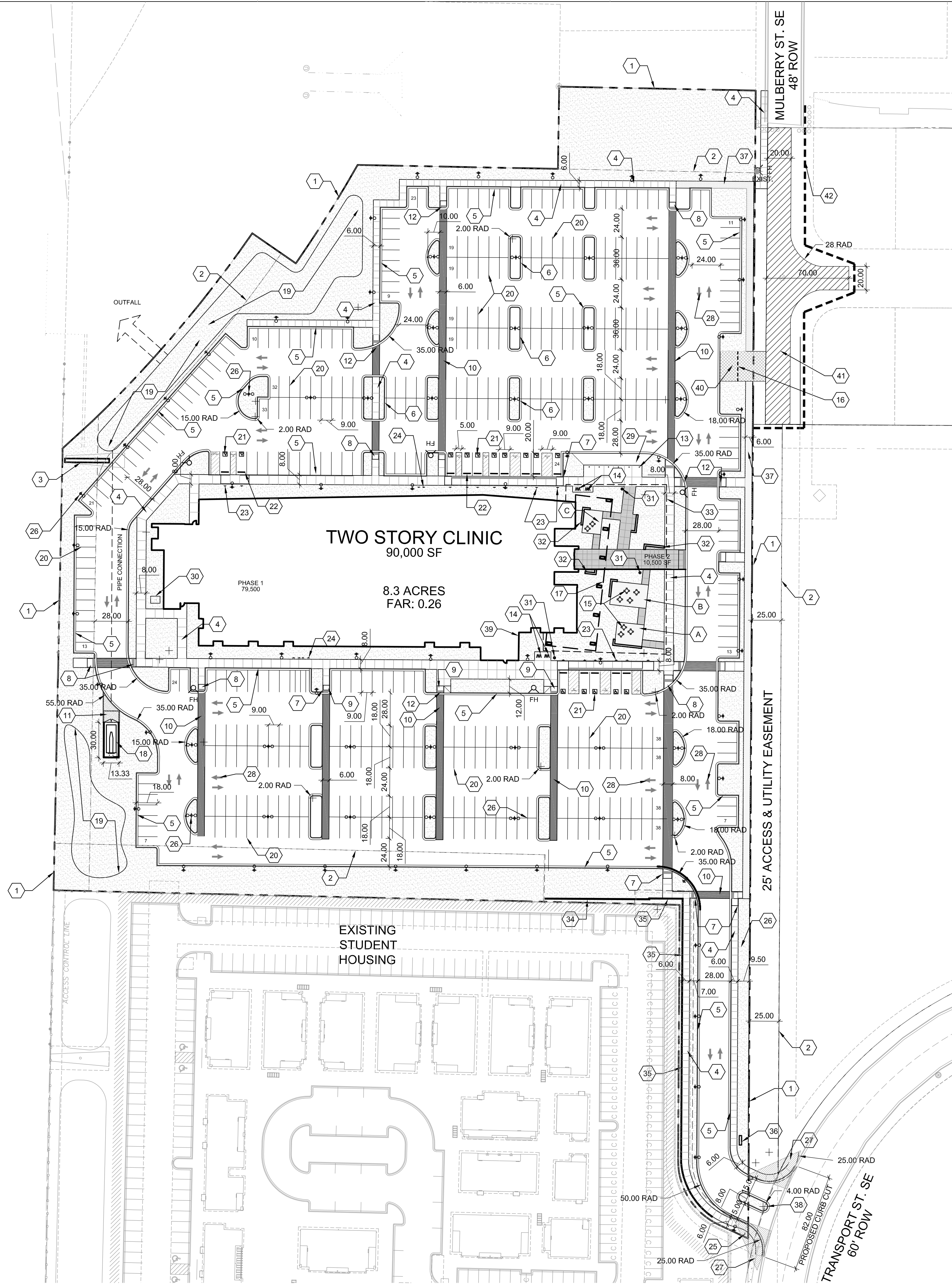
**LEGEND**

---	PROPERTY LINE
---	EXISTING EASEMENT (ALL EASEMENTS ARE EXISTING)
+	16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, DOUBLE, FULL CUT-OFF
+	16'-0" MAX HT. POLE LIGHT PER SECTION 14-16-3-9 OF ZONING CODE, SINGLE, FULL CUT-OFF
FH	FIRE HYDRANT
[Pattern]	STABILIZED CRUSHER FINES
[Pattern]	REINFORCED CONCRETE PAVING
[Pattern]	DECORATIVE CONCRETE PAVING, COLOR TBD
[Pattern]	HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
[Pattern]	LANDSCAPE AREA, SEE SDP-2.1

**SITE PATIO / AMENITIES**

A	PATIO A - 430 SF
B	PATIO B - 620 SF
C	PATIO C - 320 SF

**HYDRANT AND FIRE ACCESS**  
ALBUQUERQUE FIRE MARSHAL'S OFFICE  
PLANS CHECKING DIVISION  
SOFT 10000 CONSTRUCTION TYPE IIB  
GPM 4320 NUMBER OF HYDRANTS 5  
**APPROVED** DISAPPROVED  
SIGNATURE / MAIN NUMBER / DATE  
# 4792 -15



**SITE PLAN**  
1" = 50'-0"  
0 50' 100'

**VICINITY MAP**  
ZONING MAP M-15-Z  
0 750' 1,500'

