

PROJECT DATA

BUILDING AREA
PHASE I: 12,200 SF
PHASE II: 4,800 SF
FULL BUILD OUT AREA: 17,000 SF

CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B

AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.

PARKING CALCULATIONS

PARKING PROVIDED PER PROVIDER. CLINICAL PROVIDERS INCLUDE: DOCTORS OF MEDICINE, MEDICAL/PHYSICIAN ASSISTANTS, NURSE PRACTITIONERS, AND LAB TECHNICIANS.

SPACE	PHASE I	PHASE II
EMERGENCY DEPARTMENT	5	8
URGENT CARE	5	7
TOTAL	10	15

BASIC PARKING
PHASE I
10 PROVIDERS AT 5 SPACES PER PROVIDER = 50 SPACES
59 SPACES PROVIDED

FULL BUILD OUT
PHASE II
15 PROVIDERS AT 5 SPACES PER PROVIDER = 75 SPACES
91 SPACES PROVIDED

ACCESSIBLE PARKING
PHASE I: 60 SPACES, 4 REQUIRED PER ZONING CODE
8 SPACES PROVIDED: 6 ACCESSIBLE, 2 VAN ACCESSIBLE
PHASE II: 92 SPACES, 4 REQUIRED PER ZONING CODE
8 SPACES PROVIDED: 6 ACCESSIBLE, 2 VAN ACCESSIBLE

MOTORCYCLE SPACES
3 REQUIRED FOR 51-100 SPACES (BOTH PHASE I AND II BUILD OUT)
4 PROVIDED AT PHASE I

BICYCLE PARKING
1 PER 20 PARKING SPACES REQUIRED FOR AUTOMOBILES.
75 SPACES = 4 BICYCLE SPACES REQUIRED FULL BUILD OUT.
5 PROVIDED AT PHASE I

LEGEND

- PROPERTY LINE
- EASEMENT
- 6' WIDE CROSSWALK
- EXISTING 6' WIDE CONCRETE SIDEWALK
- LANDSCAPE AREA
- POLE LIGHT (20' MAX HEIGHT)
- SIDEWALK RAMP (ARROW POINTS DOWN)
- FIRE HYDRANT

PROJECT NO.

APPLICATION NO.

IS AN APPROVED 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:

Roguy M. M. M. 5/2/18
TRAFFIC ENGINEERING DATE:
TRANSPORTATION DIVISION

Jon Entegaard 7/23/18
WATER UTILITY DEPARTMENT DATE:

Joe Offing 5/2/18
PARKS & RECREATION DEPARTMENT DATE:

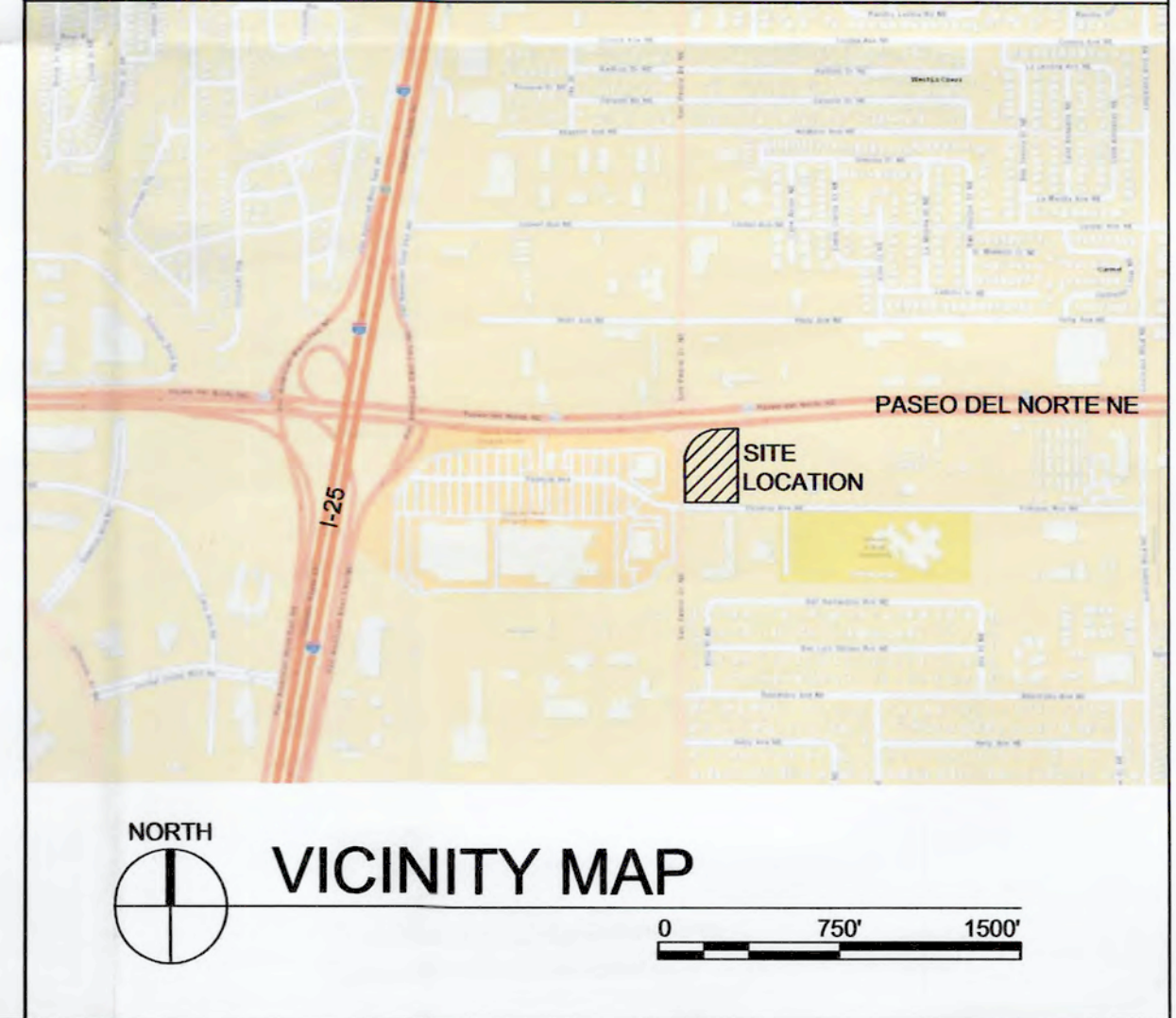
James D. Douglas 5/2/2018
CITY ENGINEER DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:
[Signature] 04-26-18
SOLID WASTE MANAGEMENT DATE:
[Signature] 23-JUL-2018
DRB CHAIRPERSON, PLANNING DEPT. DATE:
[Signature] 5/2/18
CODE ENFORCEMENT DATE:

GENERAL SHEET NOTES

- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY WILL BE INCLUDED ON A PUBLIC WORK ORDER.

- ### SHEET KEYED NOTES
- PARKING LOT STRIPING
 - PEDESTRIAN PATHWAY
 - NEW CURB CUT
 - ASPHALT DRIVE FOR AMBULANCE/LOADING AREA
 - CANOPY OVERHEAD
 - PATIENT DROP-OFF
 - FREESTANDING MONUMENT SIGN (TYPE A). SEE DETAIL B4/SDP-5.2
 - DUMPSTER ENCLOSURE. SEE DETAIL D5/SDP-1.2
 - PROPERTY LINE
 - CONCRETE CROSSWALK.
 - MOTORCYCLE PARKING.
 - BIKE RACK
 - 6'-0" WIDE CONCRETE SIDE WALK
 - NEW PRIVATE FIRE HYDRANT. PAINT SAFETY ORANGE.
 - NEW F.D.C.
 - 7' HIGH CMU SCREEN WALL. SEE DETAIL A3/SDP-1.2
 - NEW RIGHT TURN LANE TO BE BUILT UNDER A PUBLIC WORK ORDER. SEE CIVIL
 - BUILDING MOUNTED SIGN (TYPE B). SEE DETAIL A4/SDP-5.2
 - FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY.
 - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - 6' WIDE CONCRETE SIDEWALK ALONG PALOMAS AVENUE TO BE BUILT UNDER A PUBLIC WORK ORDER.



ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

PHS AMBULATORY CARE FACILITY
PALOMAS AVENUE NE
ALBUQUERQUE, NM 87109

REVISIONS

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DRAWN BY

REVIEWED BY

DATE 4/26/2018

PROJECT NO. 18-0005.001

DRAWING NAME

SITE PLAN

SHEET NO.

SDP-1.1

OF

REVISIONS

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DRAWN BY

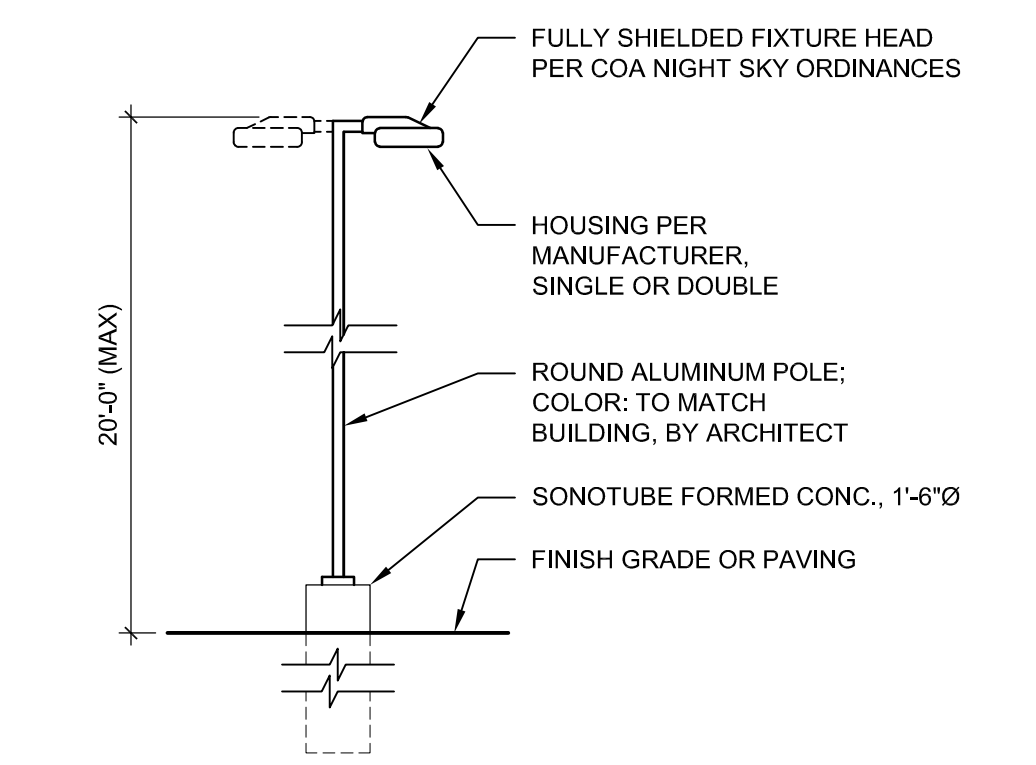
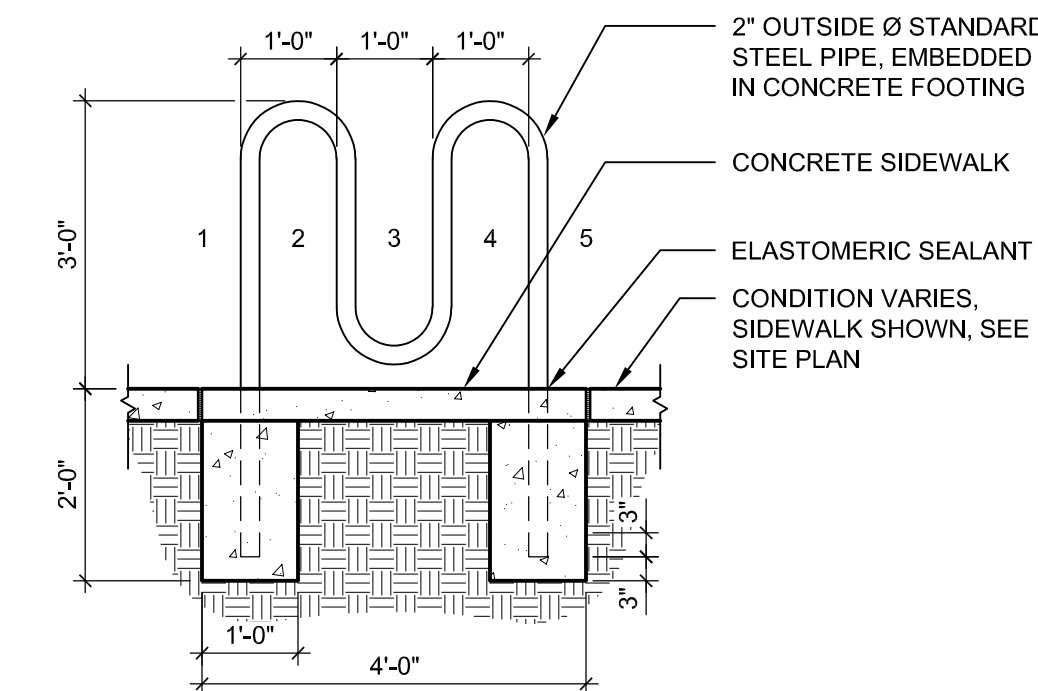
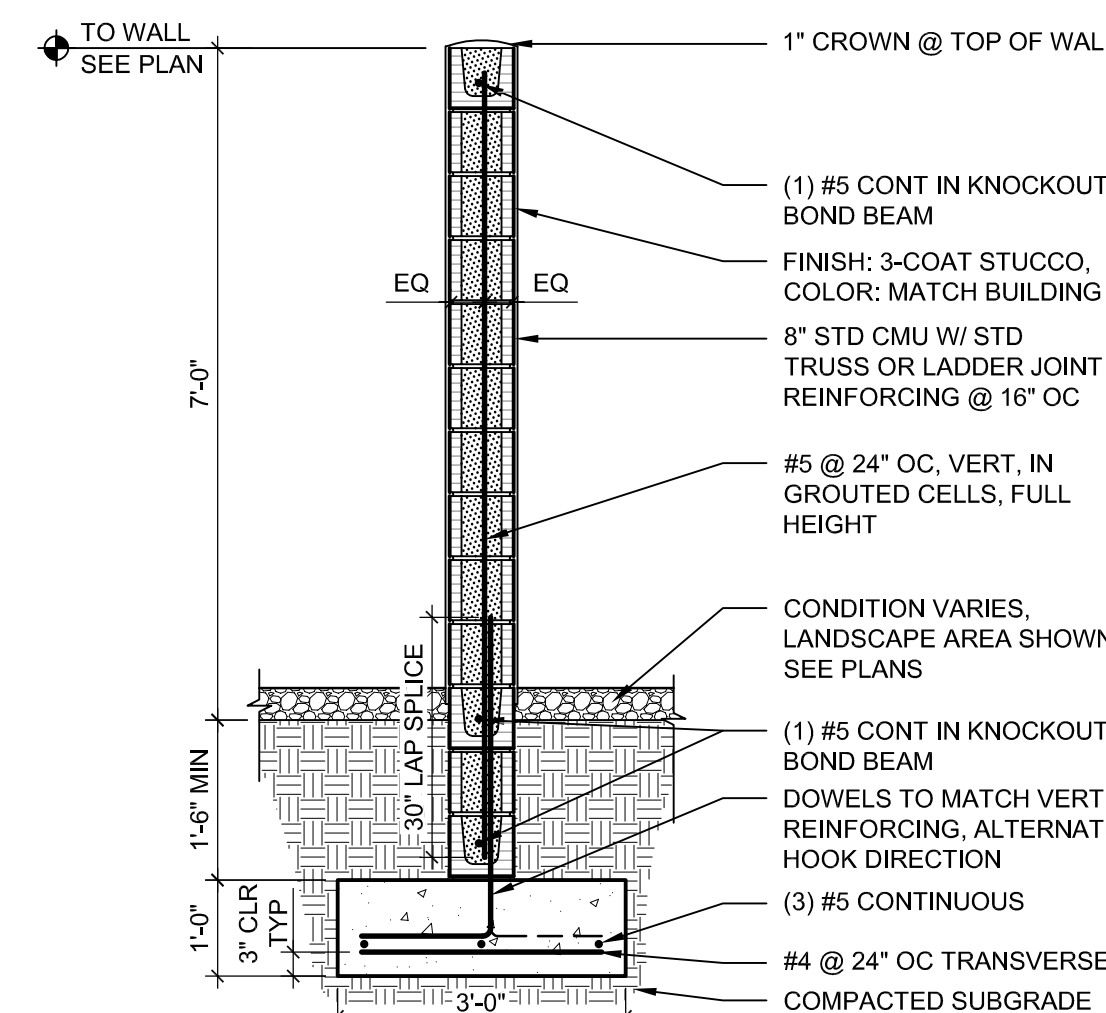
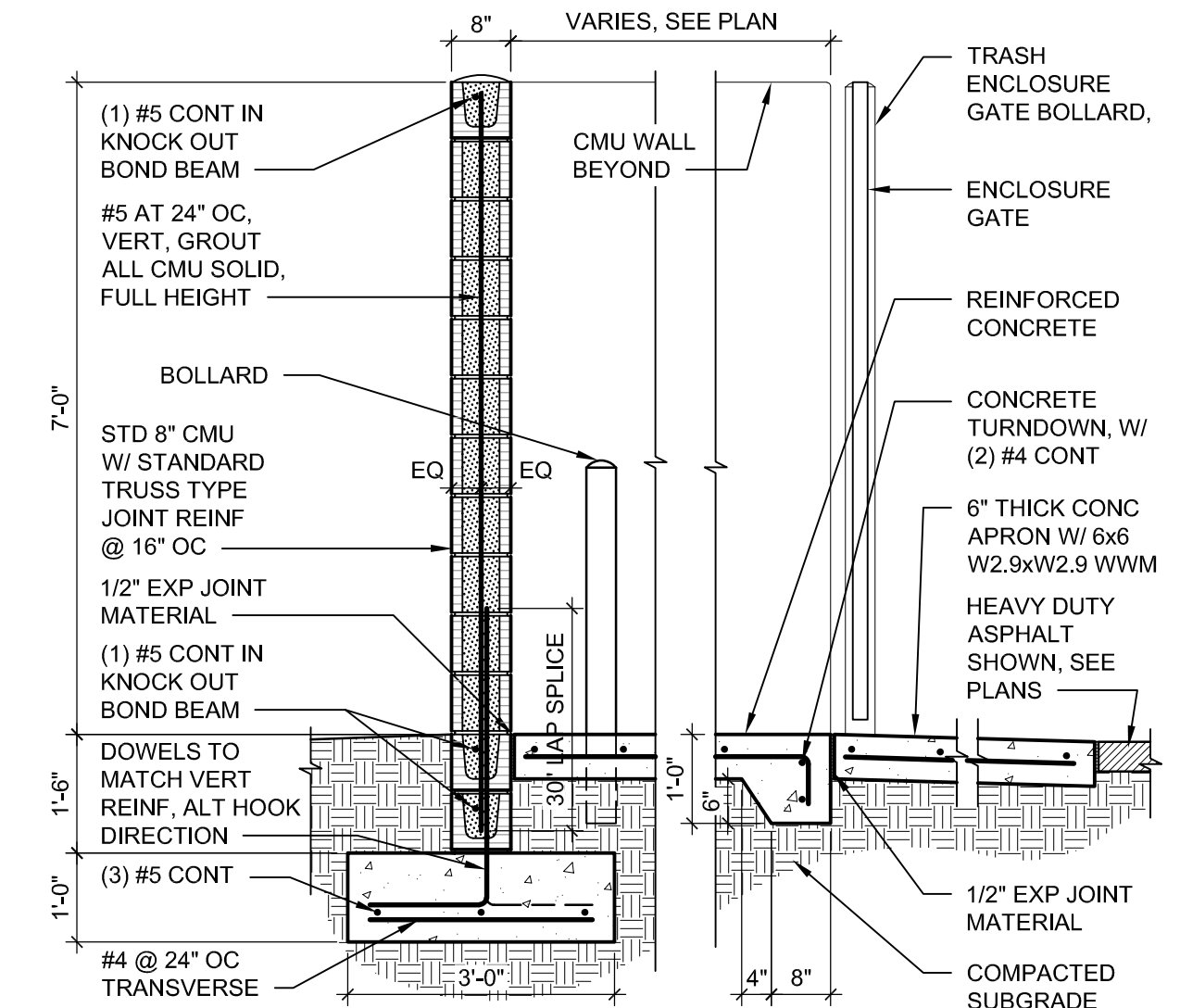
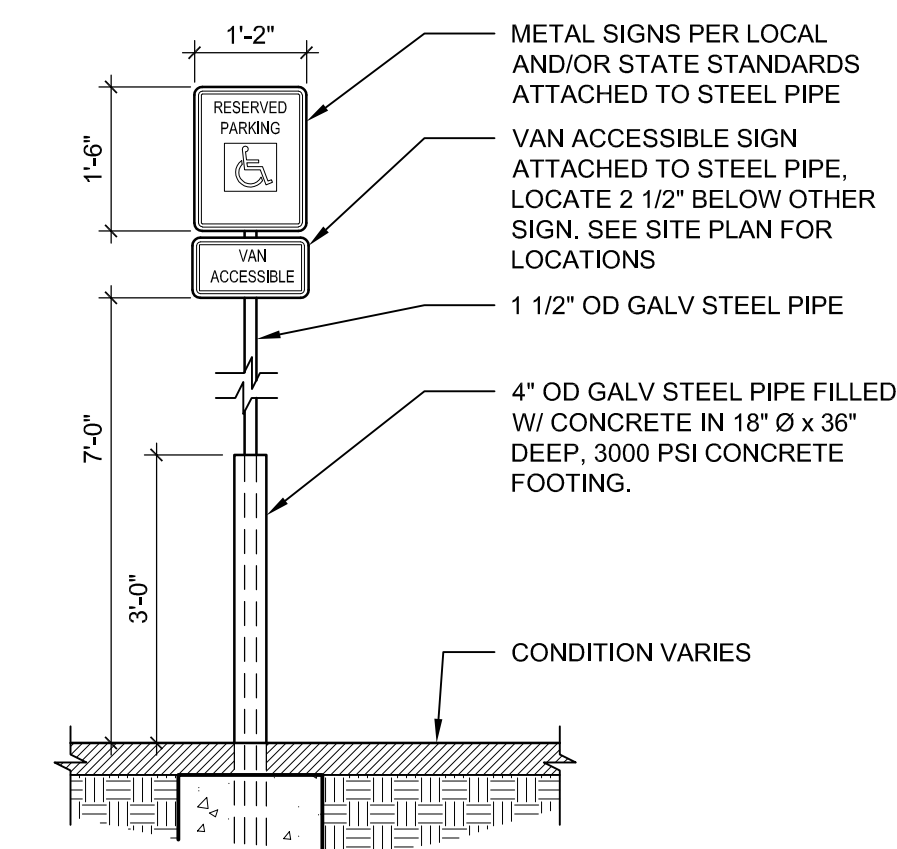
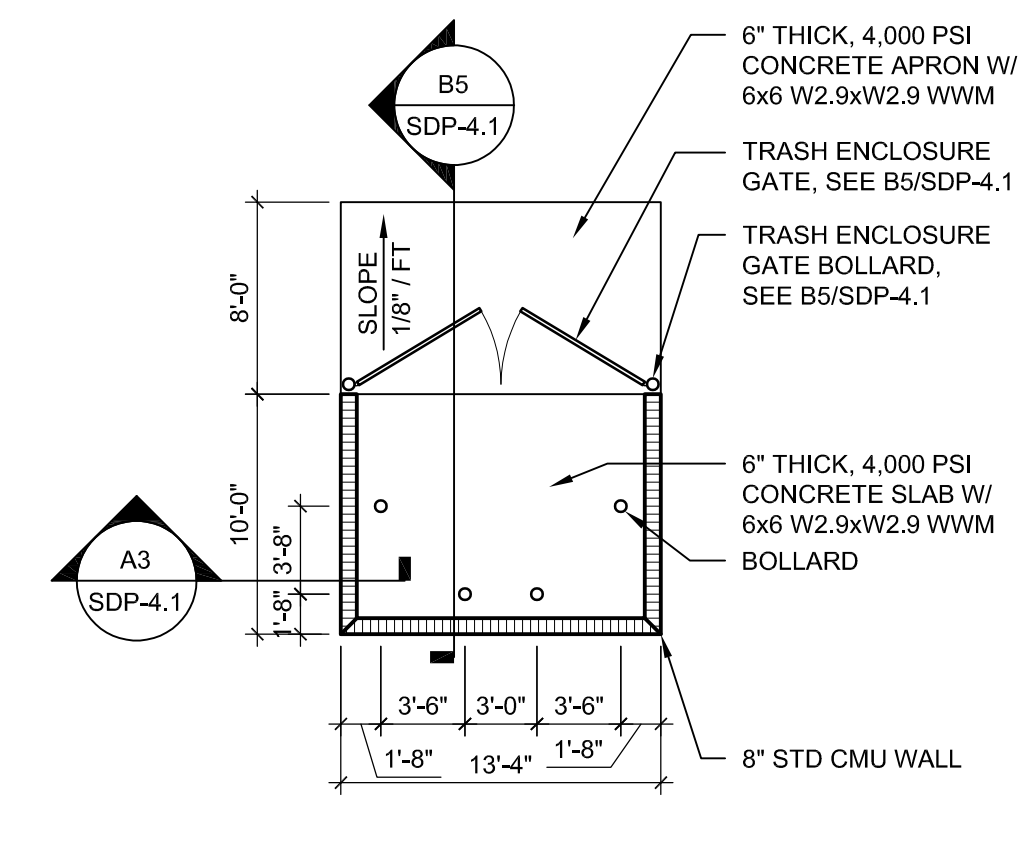
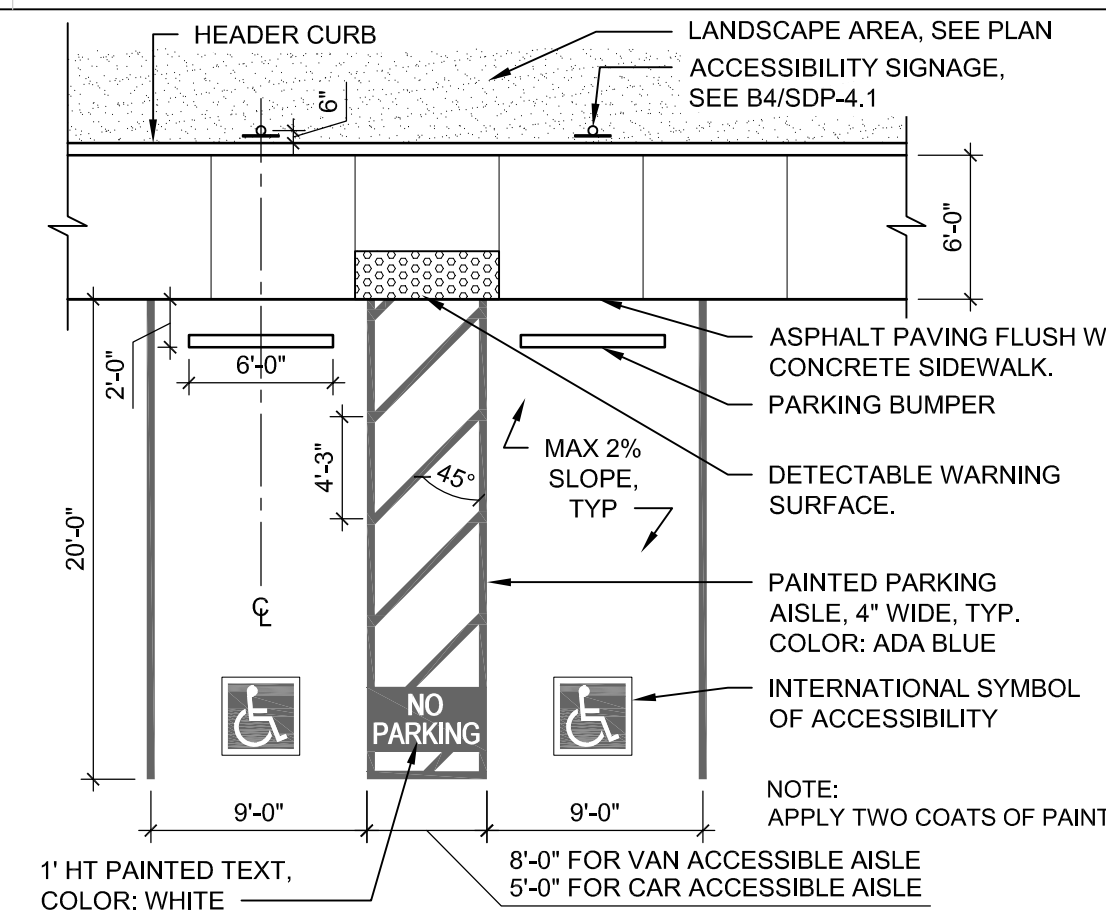
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DATE 3/23/2018

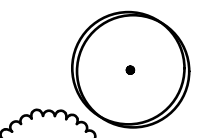
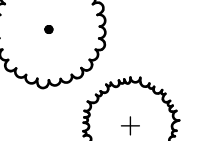
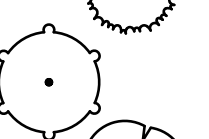


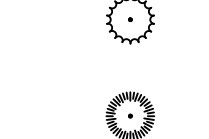
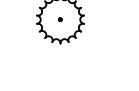

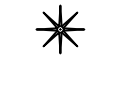

PROJECT NO. 180005.001

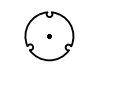

DRAWING NAME

SITE DETAILS



PLANT SCHEDULE

TREES	EST QTY	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE
	13	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	20'	20'	MEDIUM
	17	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	2" CAL	35'	25'	MEDIUM
	20	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' HT	25'	15'	LOW
	13	PISTACIA CHINENSIS	CHINESE PISTACHE	2" CAL	50'	40'	MEDIUM
	16	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL	35'	25'	MEDIUM
	5	VAUQUELINIA CALIFORNICA	ARIZONA ROSEWOOD	15 GAL	12'	15'	LOW
GRASSES	EST QTY	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE
	116	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	30"	30"	LOW
	40	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	4'	2'	MEDIUM
	29	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	BLUE OAT GRASS	5 GAL	3'	2'	MEDIUM
	33	MUHLENBERGIA RIGIDA 'NASHVILLE' TM	NASHVILLE MUHLY	5 GAL	2'	2'	MEDIUM

SHRUBS	EST QTY	BOTANICAL NAME	COMMON NAME	SIZE	MAT. HT.	MAT. DIA.	WATER USE
	95	BACCHARIS X 'STARN'	STARN COYOTE BRUSH	5 GAL	4'	4'	MEDIUM
	24	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	5 GAL	5'	5'	LOW
	14	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	6'	6'	MEDIUM
	69	ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL	3'	3'	LOW
	40	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	3'	3'	LOW
	66	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDIN	5 GAL	3'	3'	MEDIUM
	115	NOLINA MICROCARPA	BEARGRASS	5 GAL	3'	3'	LOW
	76	SALVIA GREGGII 'FURMANS RED'	FURMAN'S RED SALVIA	5 GAL	2'	30"	LOW

GENERAL SHEET NOTES

- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE LANDSCAPING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE INCLUDING, BUT NOT LIMITED TO, GENERAL LANDSCAPING REGULATIONS, WATER CONSERVATION LANDSCAPING AND WATER WASTE REGULATIONS, POLLEN-RELATED REGULATIONS, AND STREET TREE REGULATIONS.
- THE PROPERTY OWNER SHALL MAINTAIN RIGHT-OF-WAY (ROW) LANDSCAPING IN A NEAT AND HEALTHY CONDITION. THE PROPERTY OWNER ACKNOWLEDGES THAT APPROVED LANDSCAPING AND TREES IN THE RIGHT-OF-WAY MAY BE REMOVED BY THE CITY OR STATE WITHOUT COMPENSATION, BUT AT NO COST TO THE OWNER.
- THE ABILITY TO PROVIDE STREET TREES AS PART OF THIS PROJECT IS CONSTRAINED AND LIMITED BY UTILITY EASEMENTS. EASEMENTS ARE NOTED ON THE LANDSCAPE PLAN.
- LANDSCAPING WILL BE WATERED WITH AN AUTOMATED IRRIGATION SYSTEM THAT INCLUDES SPRAY ZONES FOR IRRIGATED NATIVE SEED AND DRIP ZONES FOR ALL OTHER LANDSCAPING. IRRIGATION ZONES LOCATED IN CITY OF ALBUQUERQUE ROW WILL INCLUDE A SEPARATE VALVE AT THE PROPERTY LINE TO ALLOW ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC ROW.
- WATER MANAGEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE AREAS SHALL ACHIEVE 75% VEGETATIVE COVERAGE AT MATURITY. GROUND LEVEL PLANTS SHALL ACHIEVE 30% VEGETATIVE COVERAGE AT MATURITY.
- A LOW WATER USE NATIVE IRRIGATED NATIVE SEED IS USED ON THIS PROJECT IN ORDER TO STABILIZE SOIL AND MAXIMIZE VEGETATIVE COVER WITH A MINIMUM AMOUNT OF IRRIGATION, REDUCE THE URBAN HEAT ISLAND EFFECT ASSOCIATED WITH PAVING AND ROCK MULCH, AND REDUCE THE USE OF MINED MATERIALS AND HERBICIDES ASSOCIATED WITH ROCK MULCH.

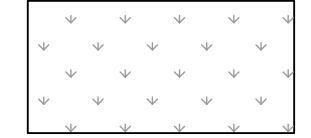
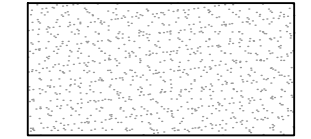

LANDSCAPE CALCULATIONS

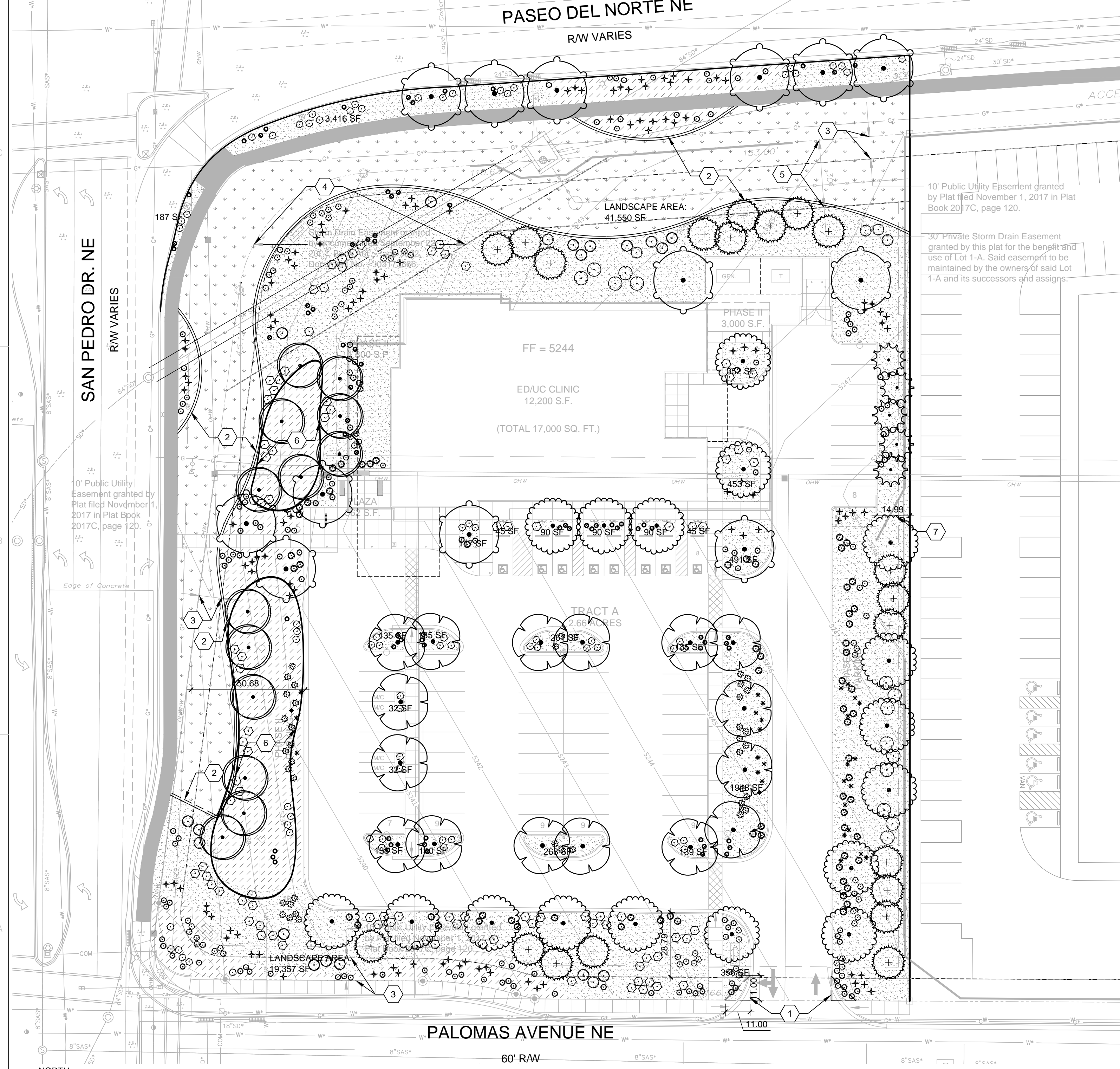
TOTAL LOT AREA	115,891 SF (2.66 ACRES)
TOTAL BUILDING FOOTPRINT AREA	17,000 SF
NET LOT AREA	98,891 SF
LANDSCAPE REQUIREMENT	MIN. 15% OF NET LOT AREA
TOTAL LANDSCAPE REQUIREMENT	14,834 SF
TOTAL LANDSCAPE PROVIDED (INCLUDING ROW)	70,283 SF
VEGETATIVE COVER REQUIREMENTS	
TOTAL VEGETATIVE COVER REQUIRED	52,713 SF (75% OF LANDSCAPE AREA)
TOTAL VEGETATIVE COVER PROVIDED	54,022 SF (75% TREE CANOPY + 24,922 SF)
TOTAL GROUND-LEVEL PLANT COVER REQUIRED	21,085 SF (30% OF LANDSCAPE AREA)
TOTAL GROUND-LEVEL PLANT COVER PROVIDED	24,922 SF
OFF-STREET PARKING AREA REQUIREMENTS	ONE TREE PER 10 PARKING SPACES
PHASE I	
TOTAL PARKING SPACES	59
TOTAL TREES REQUIRED IN PARKING AREA	6
TOTAL TREES PROVIDED IN PARKING	16
PHASE II	
TOTAL PARKING SPACES	91
TOTAL TREES REQUIRED IN PARKING AREA	9
TOTAL TREES PROVIDED IN PARKING	27
REQUIRED MIN. PERCENTAGE OF TREES TO BE DECIDUOUS, CANOPY TYPE, SHADE TREES WITH MIN. MATURE DIA. OF 25'	75%
PERCENT PROVIDED	100%
STREET TREES - MAX O.C. SPACING OF 30'	
PASEO DEL NORTE	
LENGTH OF FRONTAGE	335 LF
NUMBER OF STREET TREES REQUIRED	11
TREES PROVIDED	6 (DUE TO EASEMENTS)
SAN PEDRO	
LENGTH OF FRONTAGE	394 LF
NUMBER OF STREET TREES REQUIRED	13
TREES PROVIDED	0 (DUE TO EASEMENTS)
PALOMAS	
LENGTH OF FRONTAGE	333 LF
NUMBER OF STREET TREES REQUIRED	11
TREES PROVIDED	0 (DUE TO EASEMENTS)

SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE
- MOW CURB
- 10' PUBLIC UTILITY EASEMENT
- STORM DRAIN EASEMENT
- 30' PRIVATE STORM DRAIN EASEMENT
- PONDING AREA
- LANDSCAPE BUFFER

LEGEND

	IRRIGATED NATIVE SEED MIX - CURTIS AND CURTIS NATIVE WONDER BLEND
	BROWN ROCK MULCH
	GRAY ROCK MULCH



PLANTING PLAN
 1" = 30'-0"
 NORTH
 A1
 0 30' 60'



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 ALBUQUERQUE, NM 87109
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ARCHITECT

ENGINEER

PROJECT

PHS AMBULATORY CARE FACILITY
 PALOMAS AVENUE NE
 ALBUQUERQUE, NM 87109

REVISIONS

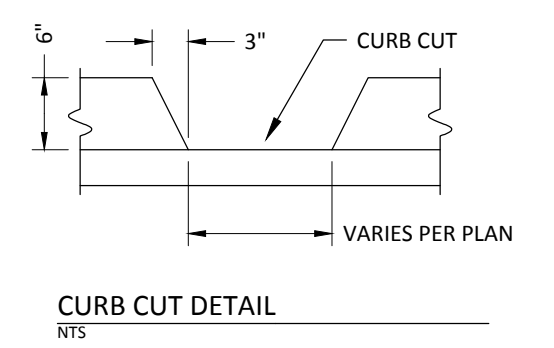
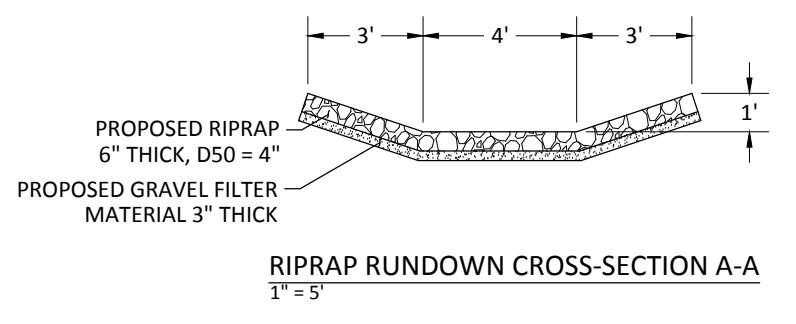
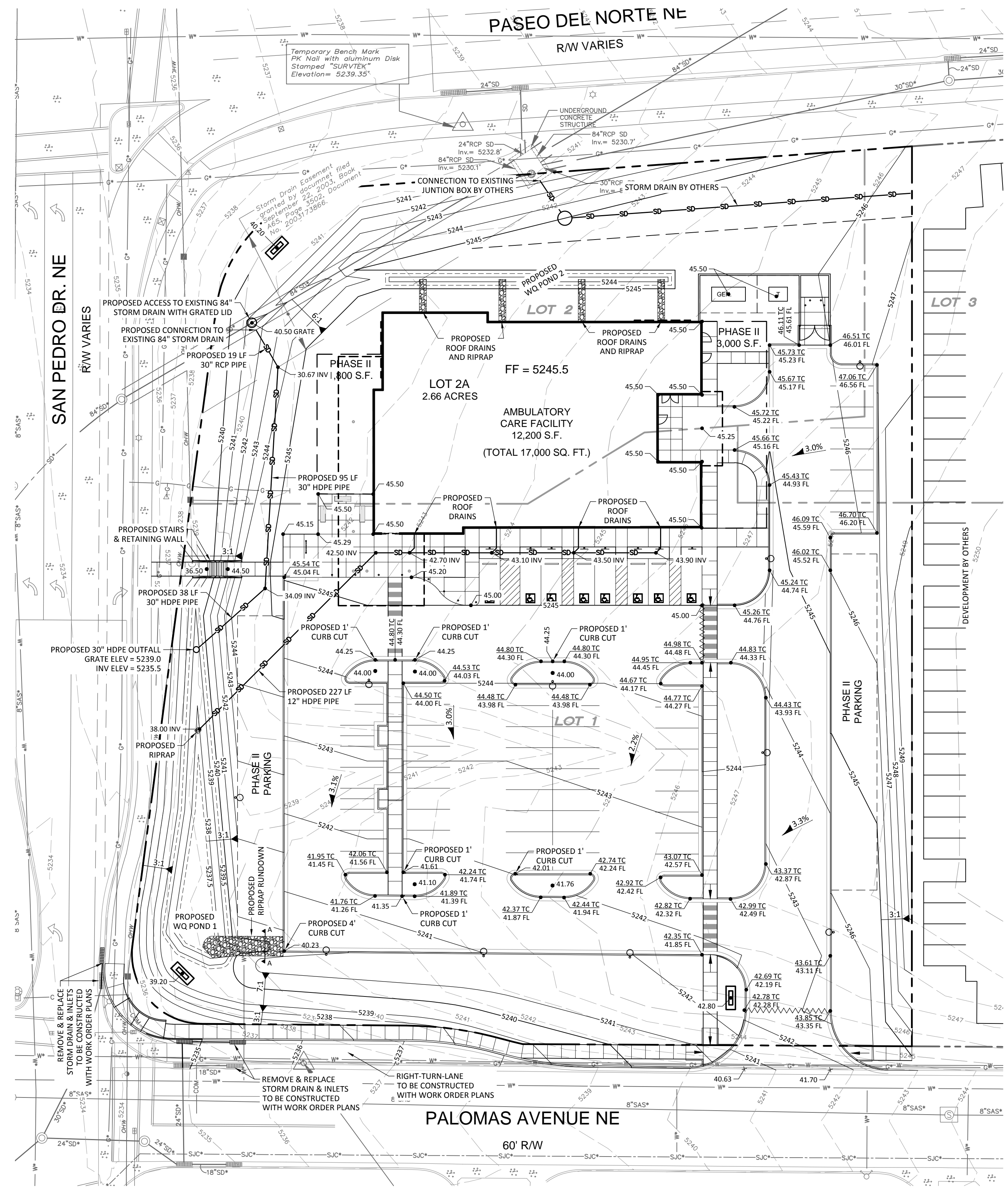
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REVIEWED BY	MB
DATE	4/26/2018
PROJECT NO.	18-0005.001
DRAWING NAME	

PLANTING PLAN

SHEET NO.
SDP-2.1
 OF

NAME: L:\Active Projects\018-15-200 Am. Amb. San Pedro Blvd. D:\000005-GRADING.dwg PLOT DATE: Apr 26, 2018 11:28am



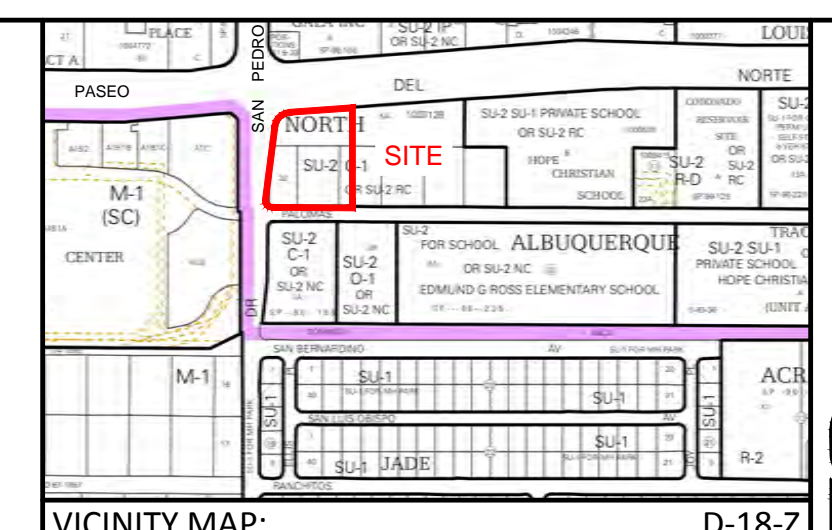
Water Quality Pond Rating Curves

WQ Pond 1			
Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5237.5	657	0	0
5238.0	967	406	406
5239.0	1797	1382	1788

WQ Pond 2			
Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5244.0	239	0	0
5244.5	613	213	213

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEV
- TC PROPOSED TOP OF CURB ELEV
- FL PROPOSED FLOW LINE ELEV
- INV PROPOSED INVERT ELEV
- GRATE PROPOSED GRATE ELEV
- TW PROPOSED TOP OF WALL ELEV
- BW PROPOSED BOTTOM WALL ELEV



DRAINAGE NOTE:
REFERENCE THE APPROVED CONCEPTUAL DRAINAGE MANAGEMENT PLAN WITH STAMP DATE 3/22/18 FOR GENERAL DRAINAGE BACKGROUND (D18D056).

5971 JEFFERSON ST NE
SUITE 101
ALBUQUERQUE, NM 87109
PHONE: 505-366-4187

RESPEC
WATER & NATURAL RESOURCES

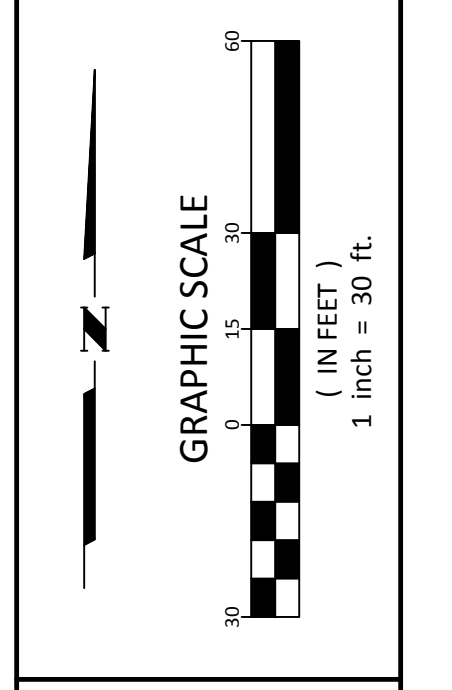
DESIGNED: RB
DRAWN: JS
CHECKED: HF
DATE: 4/26/2018

STAMP
MICH W. FLOYD
NEW MEXICO
16633
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

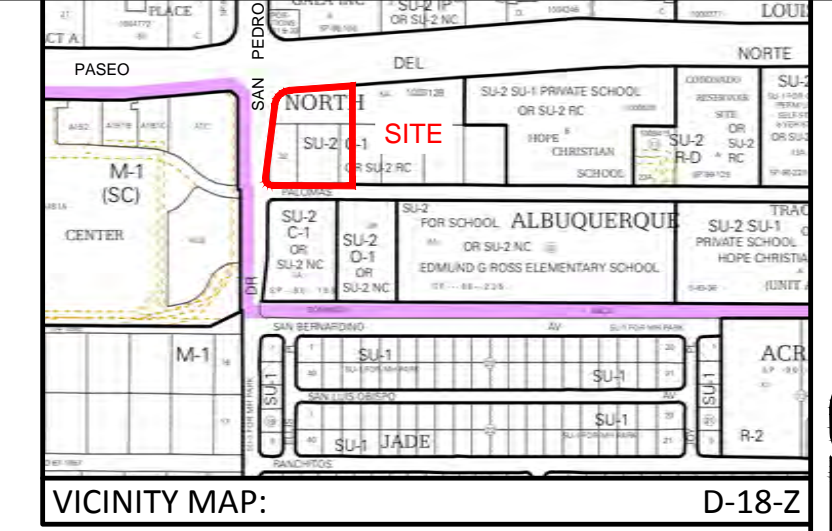
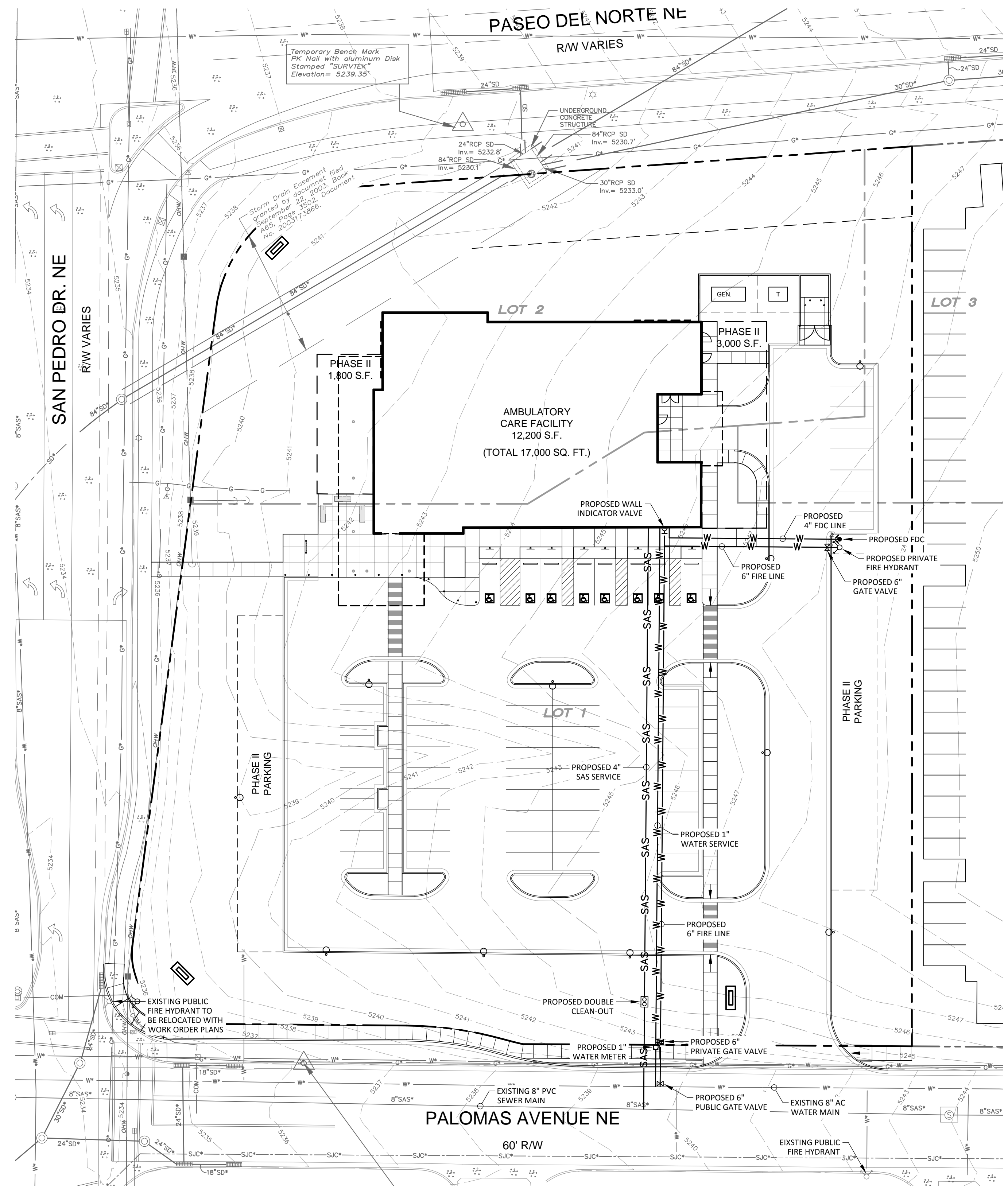
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LOTS 1 THRU 5
PASEO MARKETPLACE

PHS AMBULATORY CARE FACILITY
CONCEPTUAL GRADING PLAN

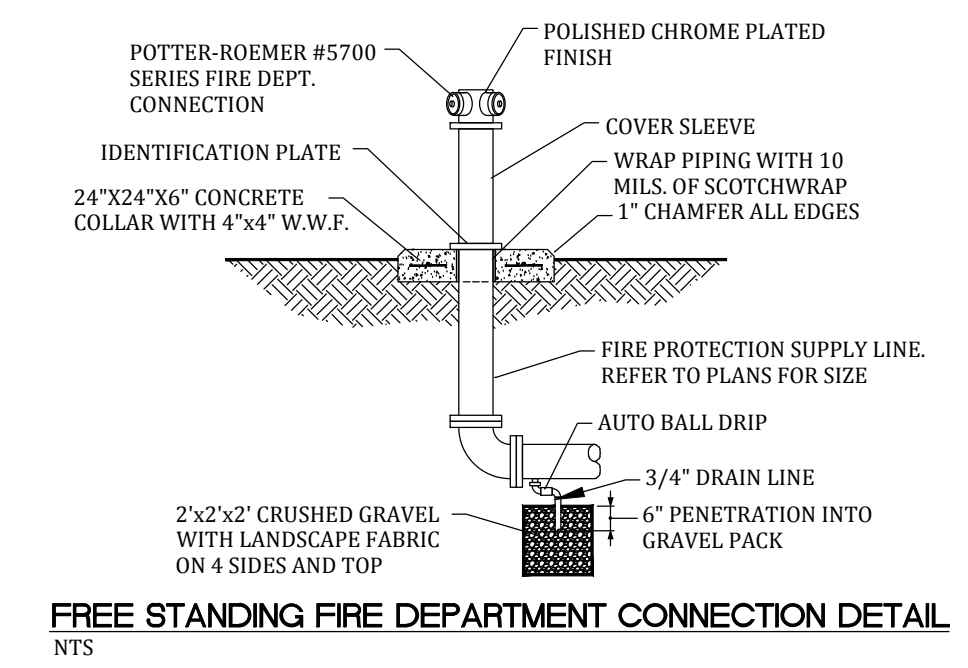
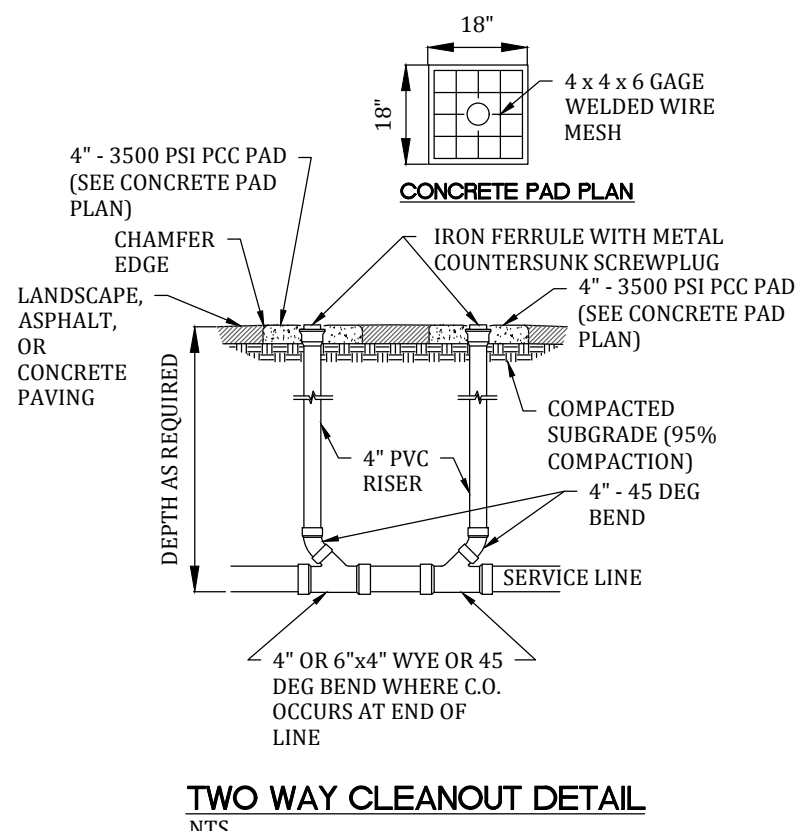


SHEET NUMBER:
C-1

NAME: L:\Active Projects\018-15-200 Jim Adams San Pedro Bldg. DWG\000005-UTILITY.dwg PLOT DATE: Apr 26, 2018 1:59pm



GENERAL NOTE:
1. TYPE RPBA BACKFLOW PREVENTERS FOR THE DOMESTIC WATER AND FIRE LINES SHALL BE PROVIDED INTERNAL TO THE BUILDING PER COA STD DWG 2385. THE BACKFLOW PREVENTERS SHALL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.



LEGEND

---	EXISTING PROPERTY BOUNDARY
- - -	PROPOSED PROPERTY BOUNDARY
— W —	EXISTING WATER LINE
- W -	PROPOSED WATER LINE
— 8" SAS —	EXISTING SANITARY SEWER
- SAS -	PROPOSED SANITARY SEWER

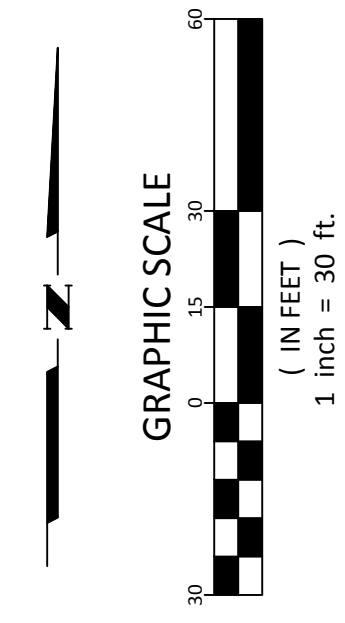
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DESIGNED	RB
DRAWN	JS
CHECKED	HF
DATE	4/26/2018



LEGAL DESCRIPTION:
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PASEO MARKETPLACE

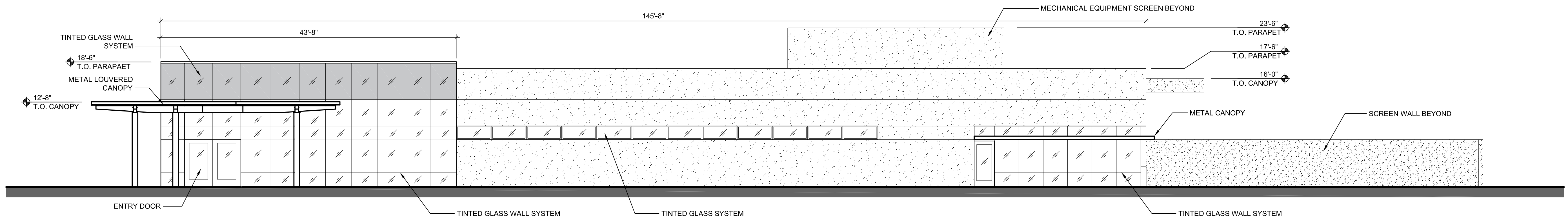
PHS AMBULATORY CARE FACILITY
UTILITY PLAN



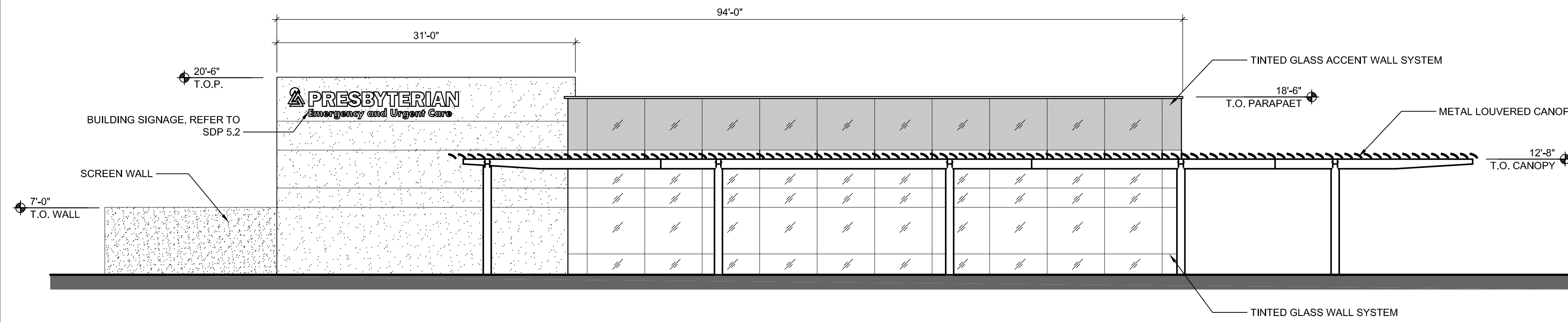
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C-2

RESPEC
WATER & NATURAL RESOURCES
5971 JEFFERSON ST NE
SUITE 101
ALBUQUERQUE, NM 87109
PHONE: 505.366.4187

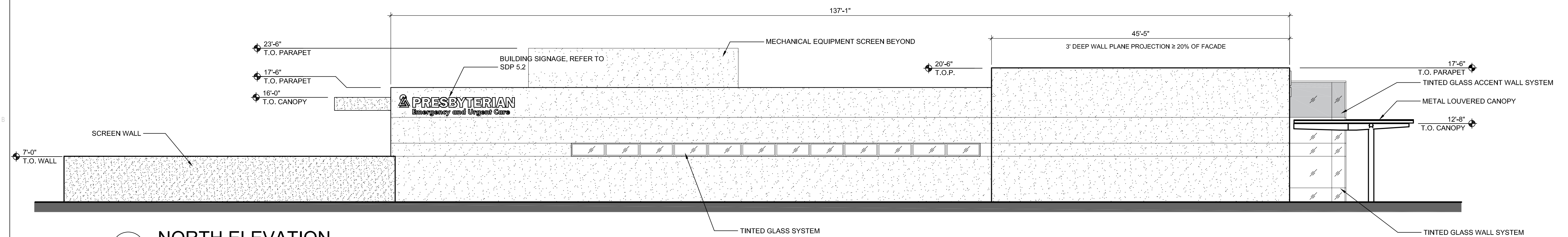
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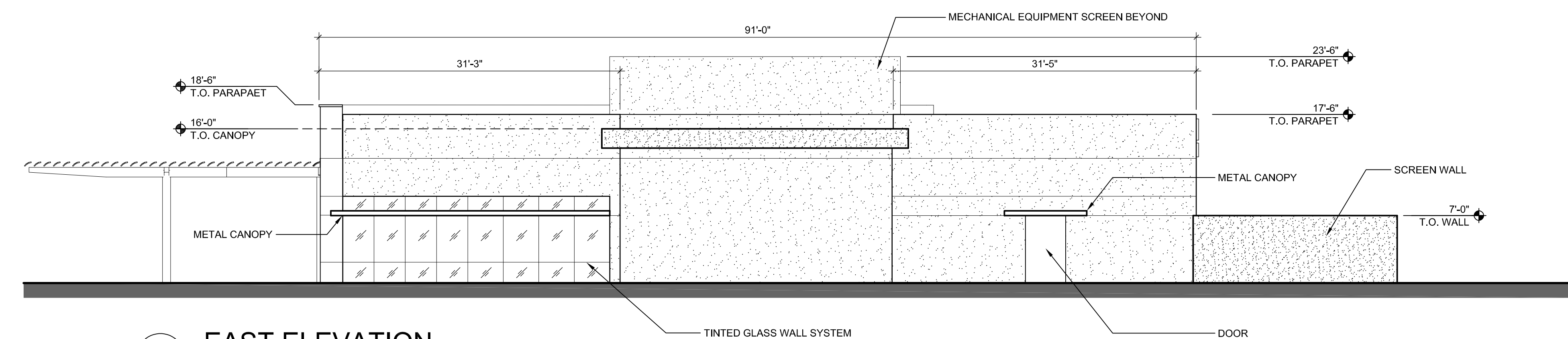
D1 SOUTH ELEVATION
1/8" = 1'-0"



C1 WEST ELEVATION
1/8" = 1'-0"

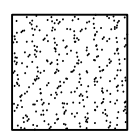
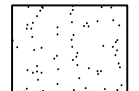


B1 NORTH ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION
1/8" = 1'-0"

LEGEND

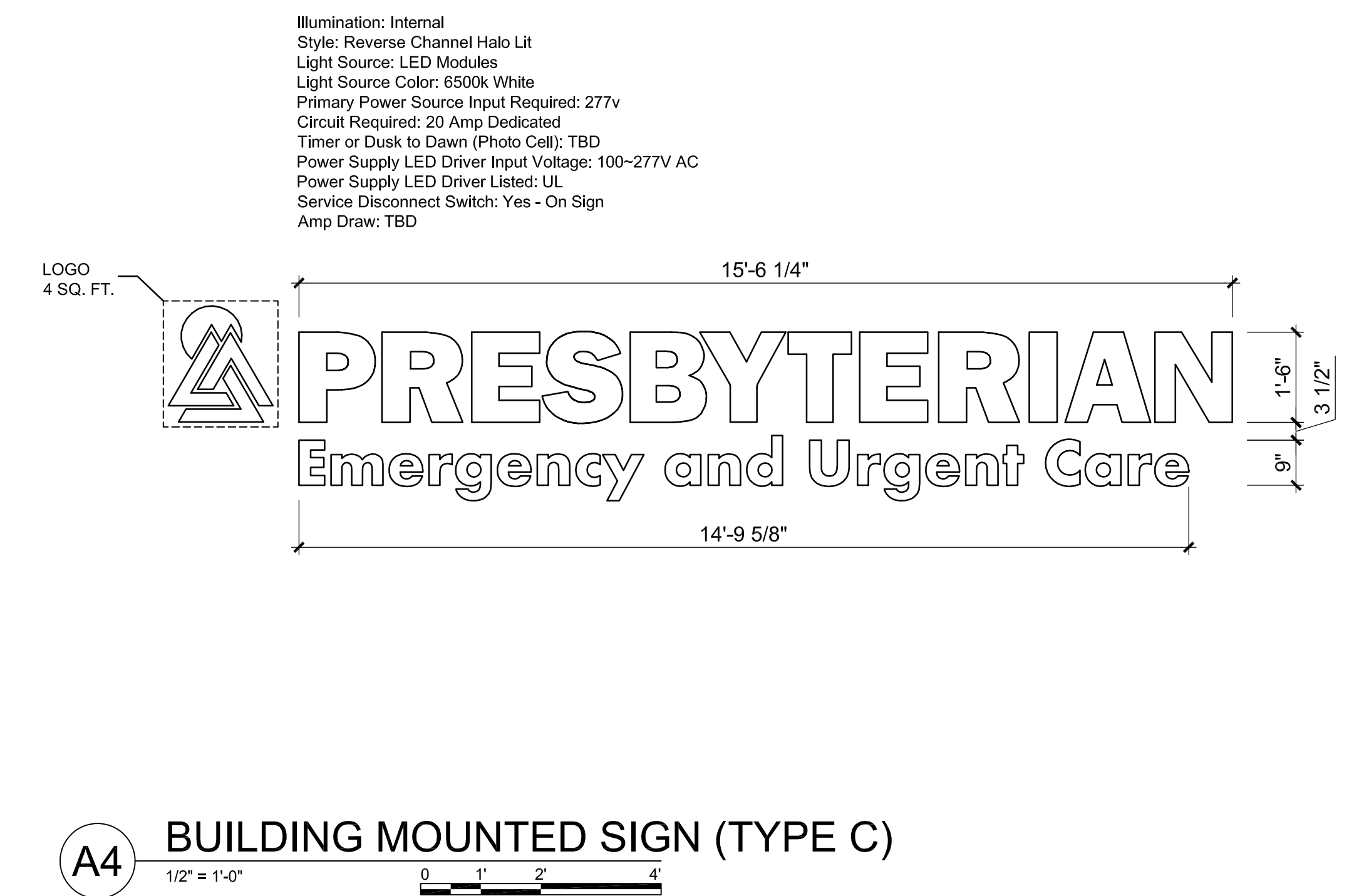
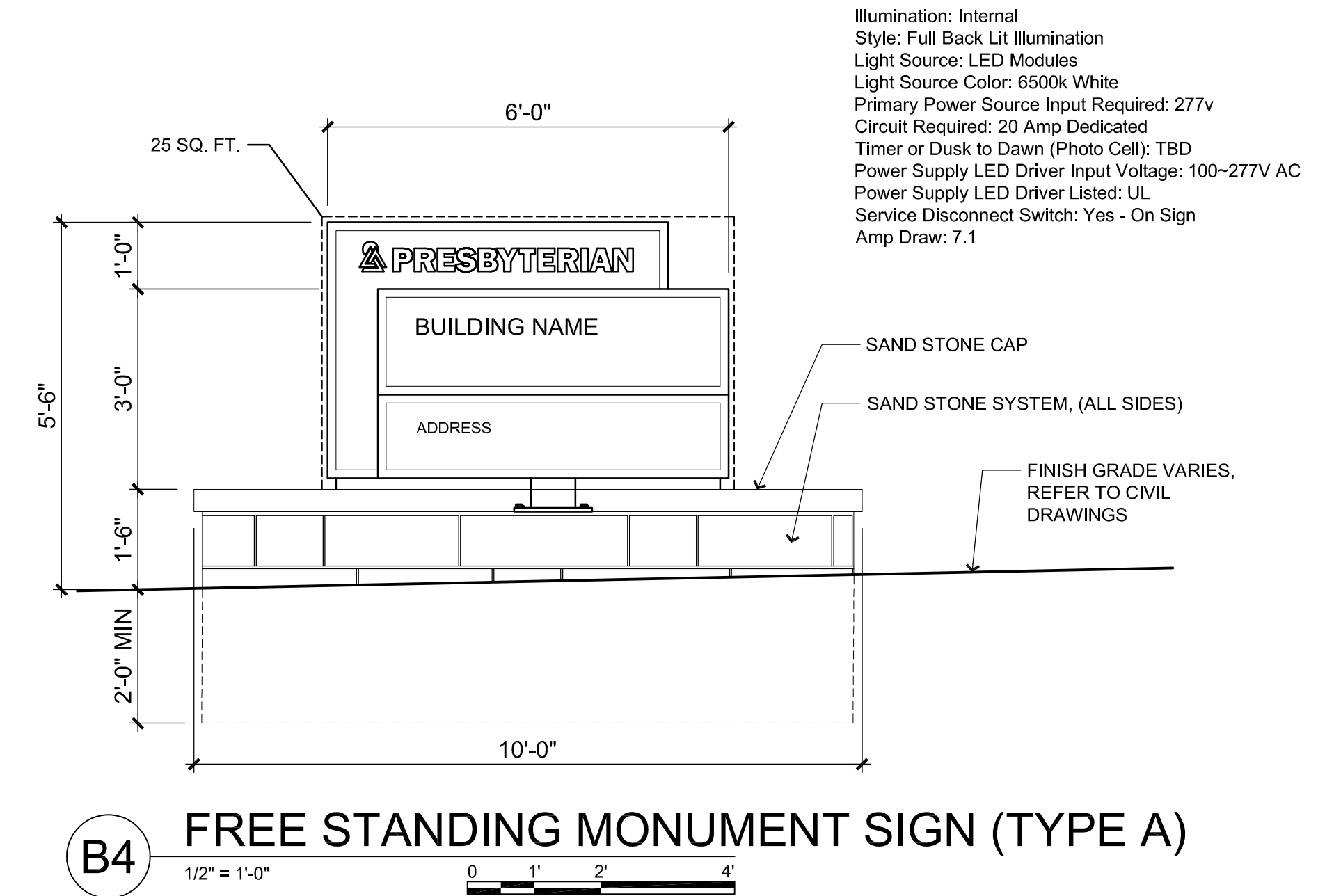
-  DARK EARTHTONE EIFS ACCENT COLOR
-  LIGHT EARTHTONE EIFS COLOR

REVISIONS

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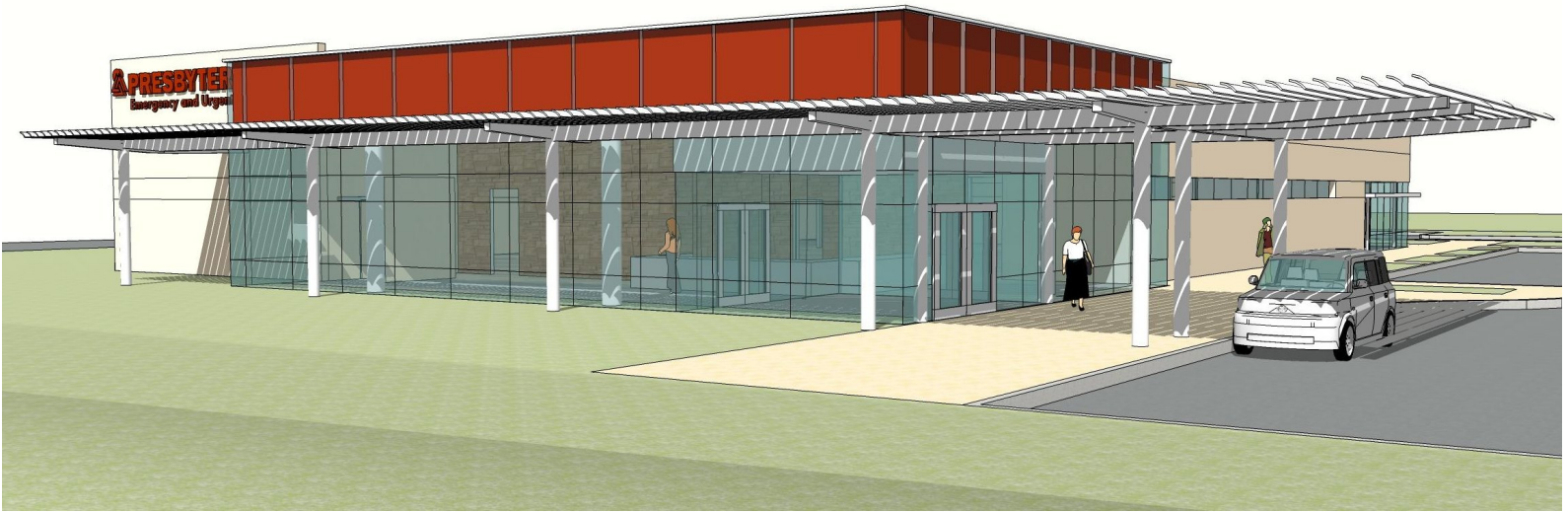
DRAWN BY	
REVIEWED BY	
DATE	3/23/2018
PROJECT NO.	180005.001
DRAWING NAME	

SIGN ELEVATIONS

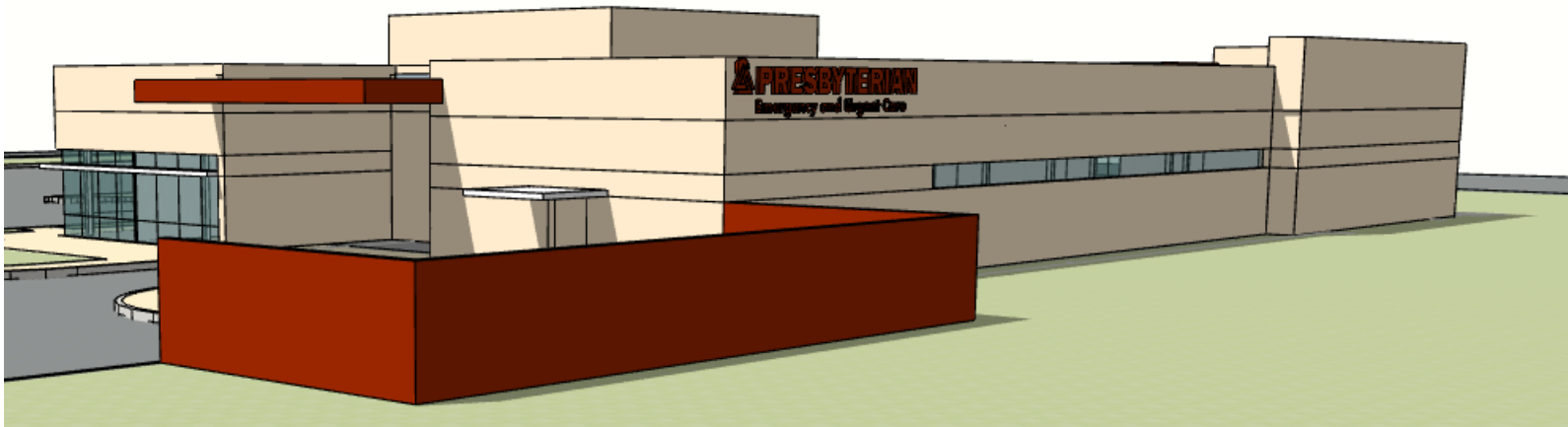




INTERSECTION OF PASEO DEL NORTE AND SAN PEDRO



LOOKING NORTHEAST FROM SAN PEDRO



LOOKING SOUTHWEST FROM PASEO DEL NORTE