

DEKKER PERICH SABATINI

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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

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...

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:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE:

WATER UTILITY DEPARTMENT DATE:

PARKS & RECREATION DEPARTMENT DATE:

CITY ENGINEER DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL) DATE:

SOLID WASTE MANAGEMENT DATE: 04-26-18

DRB CHAIRPERSON, PLANNING DEPT. DATE:

CODE ENFORCEMENT DATE:

PARKING CALCULATIONS

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

Table with columns: SPACE, PHASE I, PHASE II. Rows: EMERGENCY DEPARTMENT, URGENT CARE, TOTAL.

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

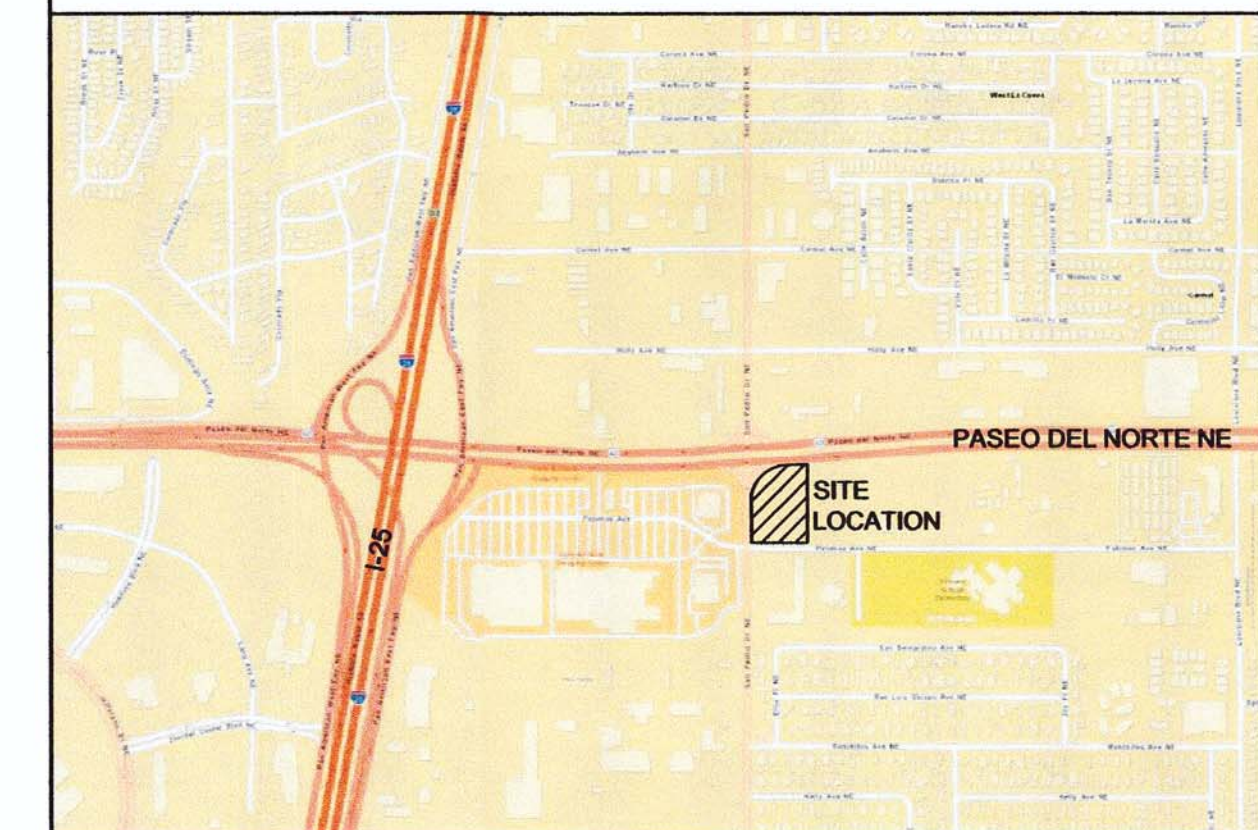
- PROPERTY LINE
EASEMENT
6' WIDE CROSSWALK
EXISTING 6' WIDE CONCRETE SIDEWALK
LANDSCAPE AREA
POLE LIGHT (20' MAX HEIGHT)
SIDEWALK RAMP (ARROW POINTS DOWN)
FIRE HYDRANT

GENERAL SHEET NOTES

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

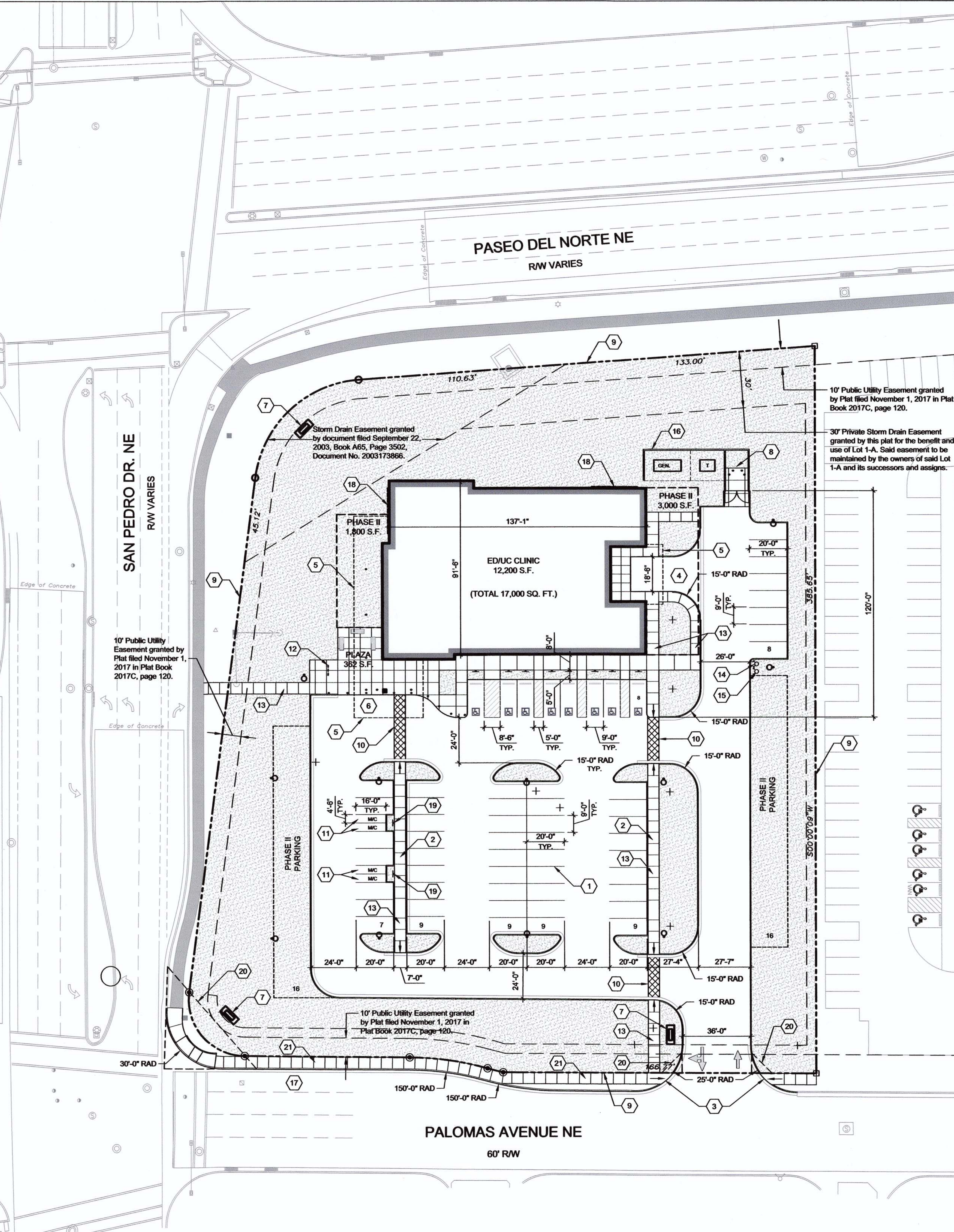
SHEET KEYED NOTES

- 1. PARKING LOT STRIPING
2. PEDESTRIAN PATHWAY
3. NEW CURB CUT
4. ASPHALT DRIVE FOR AMBULANCE/LOADING AREA
5. CANOPY OVERHEAD
6. PATIENT DROP-OFF
7. FREESTANDING MONUMENT SIGN (TYPE A). SEE DETAIL B4/SDP-5.2
8. DUMPSTER ENCLOSURE. SEE DETAIL D6/SDP-1.2
9. PROPERTY LINE
10. CROSSWALK, PAINTED ASPHALT STRIPING.
11. MOTORCYCLE PARKING.
12. BIKE RACK
13. 6'-0" WIDE CONCRETE SIDE WALK
14. NEW PRIVATE FIRE HYDRANT. PAINT SAFETY ORANGE.
15. NEW F.D.C.
16. 7' HIGH CMU SCREEN WALL. SEE DETAIL A3/SDP-1.2
17. NEW RIGHT TURN LANE TO BE BUILT UNDER A PUBLIC WORK ORDER. SEE CIVIL
18. BUILDING MOUNTED SIGN (TYPE B). SEE DETAIL A4/SDP-5.2
19. FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY.
20. 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.
21. 6' WIDE CONCRETE SIDEWALK ALONG PALOMAS AVENUE TO BE BUILT UNDER A PUBLIC WORK ORDER.



VICINITY MAP

0 750' 1500'



SITE PLAN

1" = 30'-0" 0 30' 60'