



NORTH

A4

1" = 30'-0"

SITE PLAN

0 30' 60'

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.

SHEET KEYED NOTES

1. NEW TURN LANE

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 D5/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. SEE CIVIL

18. BUILDING MOUNTED SIGN (TYPE B). SEE DETAIL A4/SDP-5.2

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:

TRAFFIC ENGINEERING

TRANSPORTATION DIVISION

DATE:

WATER UTILITY DEPARTMENT

DATE:

PARKS & RECREATION DEPARTMENT

DATE:

CITY ENGINEER

DATE:

ENVIRONMENTAL HEALTH (CONDITIONAL)

DATE:

SOLID WASTE MANAGEMENT

DATE:

DRB CHAIRPERSON, PLANNING DEPT.

DATE:

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 =

REQUIRED 50 SPACES

PROVIDED 60 SPACES

FULL BUILD OUT

PHASE II

15 PROVIDERS AT 5 SPACES PER PROVIDER =

REQUIRED 75 SPACES

PROVIDED 92 SPACES

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

VICINITY MAP

NORTH

0 750' 1500'

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

DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

SITE PLAN

SHEET NO.

SDP-1.1

OF