

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

10/6/2021 12:09:47 PM

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PARKING SPACE TABULATIONS

PROPOSED	GSF: 34,500	FUTURE	GSF: 12,000 (MAXIMUM)
TOTAL	GSF: 34,500	TOTAL	GSF: 12,000

5/1000 FOR MEDICAL OFFICE

TOTAL SPACES REQUIRED = 173
TOTAL SPACES PROVIDED = 172 + 4 (EV credit) = 177

16 ACCESSIBLE SPACES @ 20'-0" X 9'-0"
1 ACCESSIBLE EV SPACE @ 20'-0" X 9'-0"
3 EV SPACES @ 18'-0" X 9'-0" (2'-0" OVERHANG)
65 SPACES @ 20'-0" X 9'-0"
60 SPACES @ 18'-0" X 9'-0" (2'-0" OVERHANG)
27 COMPACT SPACES @ 18'-0" X 9'-0" (2'-0" OVERHANG)
172 + 4 (EV credit) = 177

NO ON STREET PARKING PROVIDED

ACCESSIBLE SPACES

IBC TABLE 1106.1
ACCESSIBLE SPACES REQUIRED = 6
ACCESSIBLE SPACES PROVIDED = 16

ELECTRIC VEHICLE SPACE REQUIREMENTS

LESS THAN 200 SPACES = NO REQUIREMENT
REQUIRED = 0
PROVIDED = 4
EV CREDIT = EACH EV SPACE = TWO PARKING SPACES
4 X 2 = 8

MOTORCYCLE SPACES

IDO TABLE 5-5-4
MOTORCYCLE SPACES REQUIRED = 5
MOTORCYCLE SPACES PROVIDED = 5

BICYCLE SPACES

10% OF TOTAL OFF STREET SPACES PROVIDED = 173 X 10% = 18
BICYCLE SPACES REQUIRED = 18
BICYCLE SPACES PROVIDED = 20

LEGEND - SITE PLAN

- BUILDING
- EXISTING CONCRETE SIDEWALK OR PAVING
- ASPHALT
- FUTURE PHASE OF DEVELOPMENT
- LANDSCAPED AREA
- CONCRETE SIDEWALK OR PAVING
- FIRE ACCESS LANE
- CURB
- PROPERTY LINE

REFER TO LANDSCAPE & CIVIL PLANS FOR ADDITIONAL LEGEND ITEMS

GENERAL NOTES

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION. SEE SHEETS AS-105 & AS-106 FOR SITE DETAILS.
- ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9. AREA LIGHTING REGULATIONS REFER TO C-3/AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES.
- REFER TO SHEETS E-101 AND E-102 FOR WIDTHS.
- UNLESS NOTED OTHERWISE, ALL PEDESTRIAN SIDEWALKS WILL BE CONCRETE. REFER TO PLAN FOR WIDTHS.
- UNLESS NOTED OTHERWISE, ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING.
- IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON PAVEMENT.
- ALL WHEELCHAIR RAMPS LOCATED WITH THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. REFER TO A1-AS/AS-105.

PROJECT NUMBER: _____

Application Number: _____

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG 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
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



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CONSULTANTS

Architect _____ Engineer _____



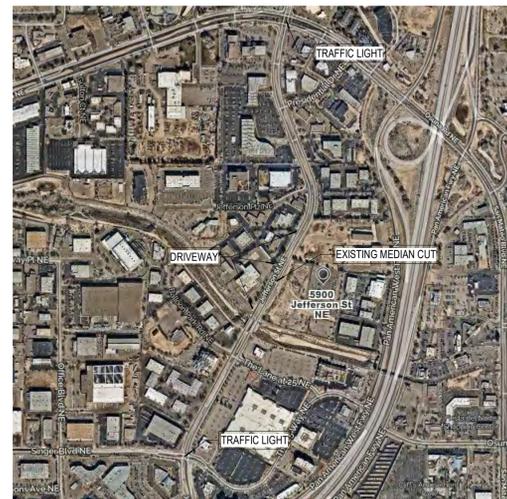
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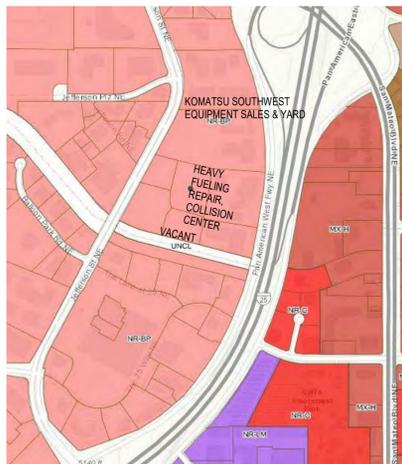
No	Date	Description
Revision Schedule		
ISSUE:	DRB SUBMITTAL	
PROJECT NUMBER:	21XX	
FILE:	2120 XRANM_ARCH_Central.rte	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	OCT. 06, 2021	

SHEET TITLE AS101_OVERALL SITE PLAN

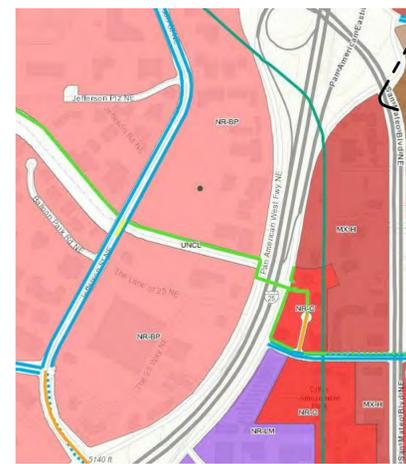
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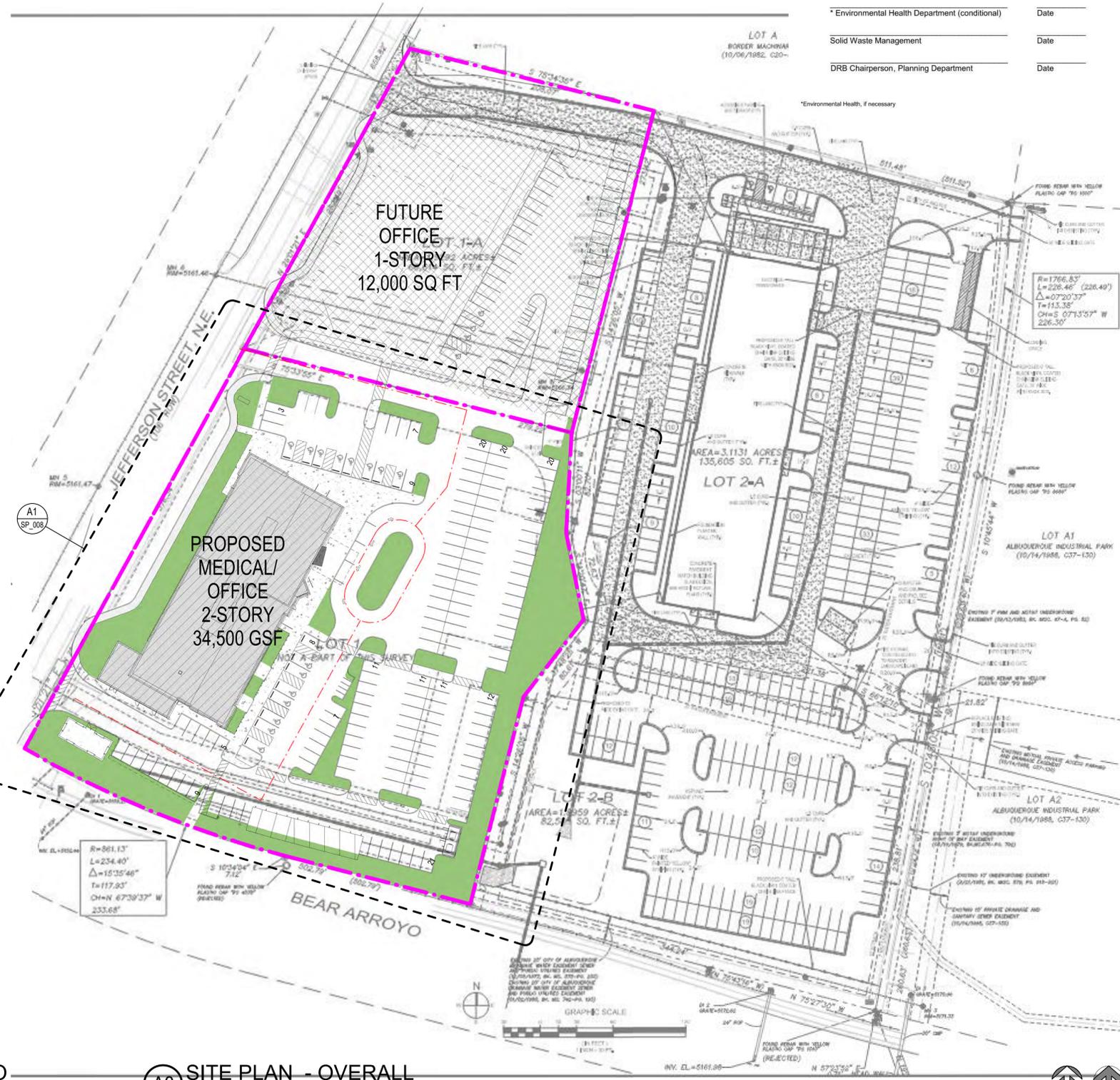
B1 TRAFFIC LIGHTS & ADJACENT DRIVES
1/2" = 1'-0"



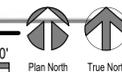
A1 EXISTING ZONE/LAND USE
1/2" = 1'-0"



A2 BIKEWAY-TRANSIT-ARROYO
1/2" = 1'-0"



A3 SITE PLAN - OVERALL
1" = 50'-0"



KEYED NOTES - SITE PLAN

1. KNOX BOX, RECESS MOUNT, SERIES 3200, BLACK, COORDINATE FINAL LOCATION WITH FIRE MARSHAL.
2. NEW CONCRETE PAVING. REFER TO CIVIL PAVING PLAN.
3. ASPHALT PAVING. REFER TO CIVIL PAVING PLAN.
4. PAINTED CROSSWALK. REFER TO CIVIL PAVING PLAN.
5. CONCRETE ACCESSIBLE CURB RAMP. REFER TO CIVIL PAVING PLAN.
6. 6" HIGH PERFORATED METAL GARDEN WALL.
7. EXISTING ACCELERATION LANE.
8. EXISTING CONCRETE SIDEWALK.
9. SITE LIGHTING. REFER TO ES-101.
10. ADA ASSIST DOOR OPERATOR BUTTON. REFER TO ELECTRICAL & SPECIAL SYSTEMS.
11. MANHOLE COVER. REFER TO CIVIL.
12. FIRE HYDRANT. REFER TO CIVIL.
13. ELECTRICAL TRANSFORMER LOCATION. REFER TO ES-101.
14. WATER METER. REFER TO CIVIL.
15. GAS METER. REFER TO PLUMBING.
16. LANDSCAPE HOTBOX. REFER TO LANDSCAPE.
17. SPLIT-FACED, INTEGRALLY COLORED CMU, REFUSE CONTAINER AND ENCLOSURE. REFER TO B1AS112.
18. LANDSCAPE/SWALE. REFER TO CIVIL.
19. DOOR ACCESS CARD READER.
20. DRAINAGE INLET. REFER TO CIVIL.

KEYED NOTES - SITE PLAN

21. VESTIBULE.
22. SITE SIGNAGE. REFER TO A3AS111 FOR SPECIFIC SIGN TYPES.
23. POST INDICATOR VALVE.
24. ADA FLUSH ACCESS WALK. REFER TO CIVIL PAVING PLAN.
25. 6" HIGH METAL MESH GATE WITH CYPER LOCK. REFER TO A6 & B6AS112.
26. FDC/SIEMSE CONNECTION.
27. DUAL VEHICLE CHARGING STATION. REFER TO ELECTRICAL.
28. BICYCLE RACK. REFER TO A4AS111.
29. PAINT CURB RED.
30. 6" HIGH CURB & GUTTER. REFER TO CIVIL PAVING PLAN.
31. 6" HIGH CURB WITH CONCRETE WALL. REFER TO ELECTRICAL.
32. PATIENT DROP-OFF PORTE COCHERE.
33. GENERATOR. REFER TO ELECTRICAL.
34. GEORUNNING MECHANICAL UNITS. REFER TO MECHANICAL.
35. 5 1/2" DIAMETER, 10 MPH, REMOVABLE BOLLARD, BODY PROTECTED 304 STAINLESS STEEL. REFER TO A3AS111.
36. 4" RECESSED FINISH (L200S 210 S).
37. 6" HIGH X 3'-0" WIDE, DECORATIVE METAL GATE WITH CYPER LOCK.
38. NOT USED.
39. NOT USED.

KEYED NOTES - SITE PLAN

40. CLEAR SIGHT TRIANGLE - LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. 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.
41. EXISTING PROPERTY LINE.
42. NEW, 2-STORY, 34,900 SF MEDICAL OFFICE BUILDING.
43. SUBCUTICAL TANKS.
44. 8'-0" HIGH, INTEGRALLY COLORED (STARLIGHT) CMU SCREEN WALL. REFER TO C3AS112.
45. 8'-0" HIGH, INTEGRALLY COLORED (STARLIGHT) CMU & PERFORATED METAL SCREENED EQUIPMENT YARD. REFER TO A1AS113.
46. TELEMETRIC TRANSFORMER. REFER TO ELECTRICAL.
47. NOT USED.
48. EXISTING MEDIAN CUT.
49. BEAR ARROYO BIKE TRAIL & ACCESS.
50. ROOF TOP MECHANICAL UNITS.

KEYED NOTES - SITE PLAN

51. NOT USED.
52. BENCH SEATING.
53. 6'-0" HIGH METAL FENCE. REFER TO A6 & B6AS112.
54. NEW PROPERTY LINE PER ROW DEDICATION PLAT # PR-2021-005746/SO-2021-00202.
55. EXISTING LANDSCAPE BUFFER.

GENERAL NOTES

- A) SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- B) SEE SHEETS A5111, A5112, A5113 & A5114 FOR SITE DETAILS.
- C) ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9. AREA LIGHTING REGULATIONS REFER TO C3AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES. REFER TO SHEETS E-101 AND E-102.
- D) UNLESS NOTED OTHERWISE, ALL PEDESTRIAN SIDEWALKS WILL BE CONCRETE. REFER TO PLAN FOR WIDTHS.
- E) UNLESS NOTED OTHERWISE, ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING.
- F) IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON PAVEMENT.
- G) ALL WHEEL CHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. REFER TO A8AS111.



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Architect Engineer



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NOTE:
THE INFORMATION ON THE MOST CURRENTLY DATED SHEET PRESIDES

1	03/21/2022	ASI 001
2	04/15/2022	ASI 002
4	06/01/2022	ASI 004

Revision Schedule

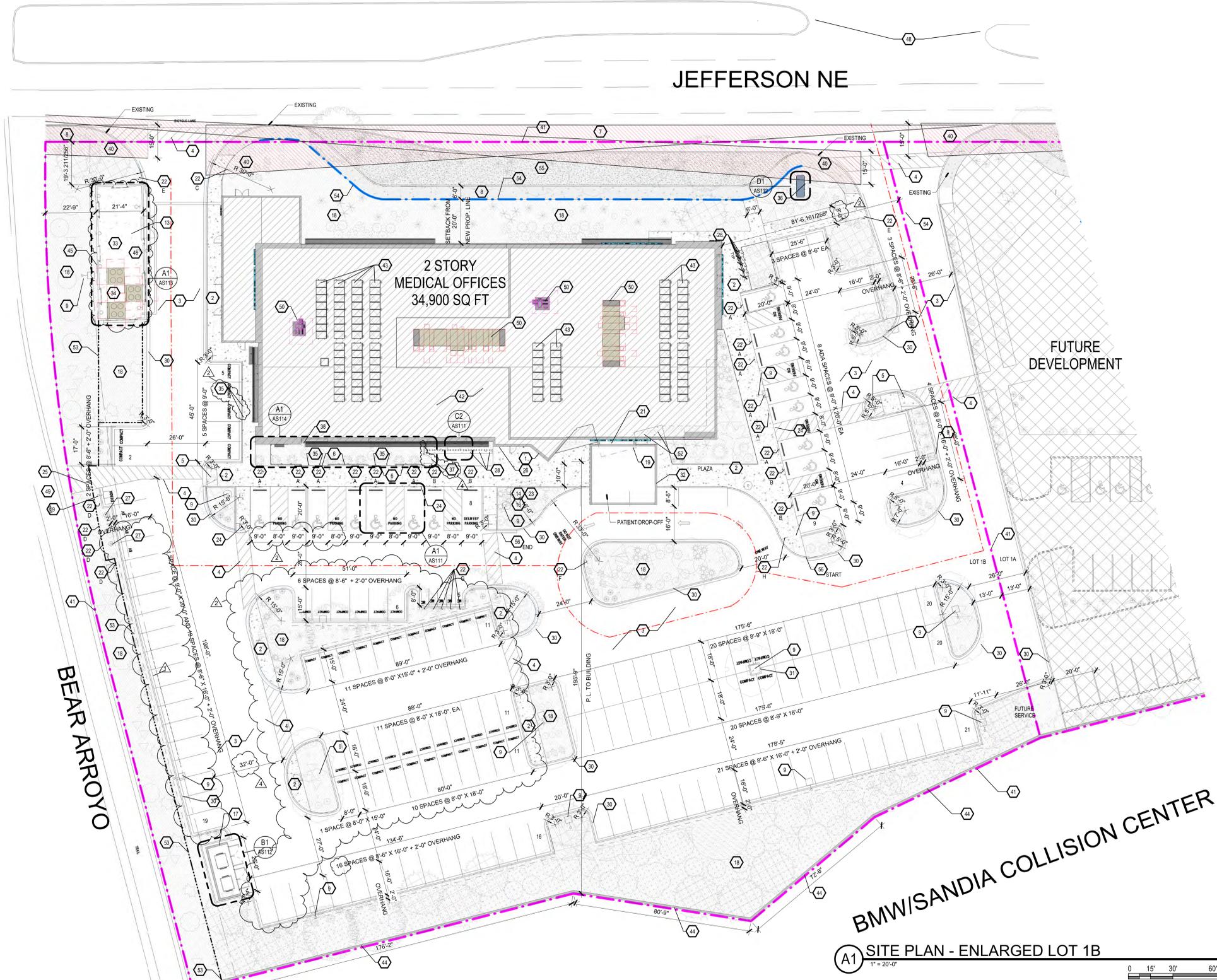
ISSUE:	SHELL PERMIT
PROJECT NUMBER:	2120
FILE:	2120 XRANM_ARCH_Central.rvt
DRAWN BY:	CSC
CHECKED BY:	Checker
DATE:	JAN. 14, 2022

SHEET TITLE

SITE PLAN - ENLARGED (LOT 1B)

AS102

JEFFERSON NE



LEGEND - SITE PLAN REFER TO LANDSCAPE & CIVIL PLANS FOR ADDITIONAL LEGEND ITEMS

- BUILDING FOOTPRINT
- CLEAR SIGHT TRIANGLE
- CONCRETE SIDEWALK OR PAVING
- LANDSCAPED AREA
- FUTURE PHASE OF DEVELOPMENT
- EXISTING CONCRETE SIDEWALK OR PAVING
- EXISTING LANDSCAPE
- FIRE ACCESS LANE
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE, PER ROW DEDICATION PLAT # SD-2021-00202
- CURB

PARKING SPACE TABULATIONS

PROPOSED	GSF: 34,900	FUTURE	GSF: 12,000 (MAXIMUM)
TOTAL	GSF: 34,900	TOTAL	GSF: 12,000

91000 FOR MEDICAL OFFICE
TOTAL SPACES REQUIRED = 173
TOTAL SPACES PROVIDED = 169 + 4 (EV credit) = 173

OFF-STREET PARKING
10% OF TOTAL OFF-STREET SPACES PROVIDED

TYPICAL PARKING SIZES

- 15'-0" X 20'-0" - ACCESSIBLE SPACES
- 3'-0" X 20'-0" - STANDARD
- 3'-0" X 20'-0" - STANDARD
- 4'-0" X 18'-0" - STANDARD
- 4'-0" X 16'-0" (+ 2'-0" OVERHANG) - STANDARD
- 8'-0" X 16'-0" (+ 2'-0" OVERHANG) - STANDARD
- 21'-0" X 18'-0" - COMPACT
- 7'-0" X 15'-0" - COMPACT
- 11'-0" X 15'-0" (+ 2'-0" OVERHANG) - COMPACT
- 5'-0" X 14'-0" (+ 2'-0" OVERHANG) - COMPACT
- 169 = 4 (EV credit) = 173

ACCESSIBLE SPACES
IBC TABLE 1106.1

ACCESSIBLE SPACES REQUIRED = 6
ACCESSIBLE SPACES PROVIDED = 12 + 4 VAN = 16

COMPACT SPACES
25% OF TOTAL OFF STREET SPACES PROVIDED = 173 X 25% = 43
COMPACT SPACES PERMITTED = 43
COMPACT SPACES PROVIDED = 42

ELECTRIC VEHICLE SPACE REQUIREMENTS
LESS THAN 200 SPACES = NO REQUIREMENT

REQUIRED = 0
PROVIDED = 4
EV CREDIT = EACH EV SPACE = TWO PARKING SPACES
4 X 2 = 8

MOTORCYCLE SPACES
IDO TABLE 5-4

MOTORCYCLE SPACES REQUIRED = 5
MOTORCYCLE SPACES PROVIDED = 5

BICYCLE SPACES
10% OF TOTAL OFF STREET SPACES PROVIDED = 173 X 10% = 18
BICYCLE SPACES REQUIRED = 18
BICYCLE SPACES PROVIDED = 20

A1 SITE PLAN - ENLARGED LOT 1B
1" = 20'-0"



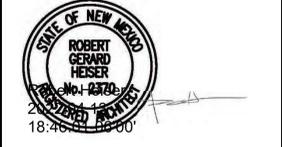
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NOTE:
THE INFORMATION ON THE MOST CURRENTLY DATED SHEET PRESIDES

No	Date	Description
2	04/15/2022	ASI 002
Revision Schedule		
ISSUE: SHELL PERMIT		
PROJECT NUMBER: 2120		
FILE: 2120 XRANM_ARCH_Central.rvt		
DRAWN BY: CSC		
CHECKED BY: Checker		
DATE: JAN. 14, 2022		

SHEET TITLE
SITE DETAILS - EQUIPMENT YARD

AS113

