

### 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 BUILDINGS 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.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- STANDARD PARKING SPACES ARE 9'-0" WIDE, 18'-0" DEEP, TYPICAL. REFER TO DETAIL ON SDP 1.2 FOR ACCESSIBLE PARKING STALL DIMENSIONS.

### 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
- REINFORCED CONCRETE PAVING IN SERVICE YARD, COLOR NONE
- 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
- WITH CLEAR SIGHT TRIANGLE - LANDSCAPING, FENCING, AND SIGNING 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.
- 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 MOUNTAIN SIGN, SEE A3/SDP-1.2
- 10' WIDE ASPHALT TRAIL TO BE PRIVATELY MAINTAINED BY ADJACENT PROPERTY OWNER
- LOW PROFILE MOUNTAIN SIGN 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
- MOUNTABLE CURB, MARKED "FIRE LANE - NO PARKING"
- WATER LINE EASEMENT
- 5' TALL CMU RETAINING WALL WITH STUCCO

### 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
- FIRE HYDRANT
- STABILIZED CRUSHER FINES
- REINFORCED CONCRETE PAVING
- DECORATIVE CONCRETE PAVING, COLOR TBD
- HEAVY DUTY DECORATIVE CONCRETE PAVING, COLOR TBD
- LANDSCAPE AREA, SEE SDP-2.1
- 10' WIDE ASPHALT TRAIL

### SITE PATIO / AMENITIES

- A PATIO A - 245 SF
- B PATIO B - 420 SF
- C PATIO C - 320 SF

PROJECT NUMBER: 1009080

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:

Rajul M. Mehta 10/28/15  
DATE  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

10/28/15  
DATE  
UTILITIES DIVISION

10-28-15  
DATE  
PARKS AND RECREATION DEPARTMENT

1/9/16  
DATE  
CITY ENGINEER

12-17-15  
DATE  
SOLID WASTE MANAGEMENT

DATE  
FIRE MARSHALL

1-19-16  
DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT

### 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, I 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

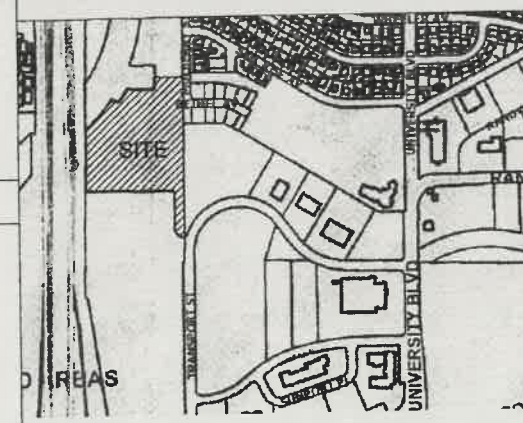
OCCUPANCY GROUP: B

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: | 445              |
| STANDARD CAR SPACES     | 15 (12 REQUIRED) |
| ACCESSIBLE SPACES       | 400              |
| TOTAL CAR SPACES        |                  |
| MOTORCYCLE SPACES       | 6 (5 REQUIRED)   |
| BICYCLE PARKING         | 28 (24 REQUIRED) |



VICINITY MAP  
ZONING MAP M-15-Z  
0 750 1500'

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / OPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

MULTI-SPECIALTY CLINIC  
2901 Transport St. SE  
ALBUQUERQUE, NM 87106

REVISIONS  
7.27.2015 EPC COMMENTS  
8.3.2015 EPC COMMENTS  
10.28.2015 DRB COMMENTS

DRAWN BY: LI  
REVIEWED BY: MB  
DATE: 10/9/2015

PROJECT NO. 1

DRAWING NAME

SITE PLAN

ORIGINAL APP'D

SHEET NO.

SDP 1.1  
OF