

**ADMINISTRATIVE AMENDMENT**

**FILE # \_\_\_\_\_ PROJECT # \_\_\_\_\_**

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**APPROVED BY**

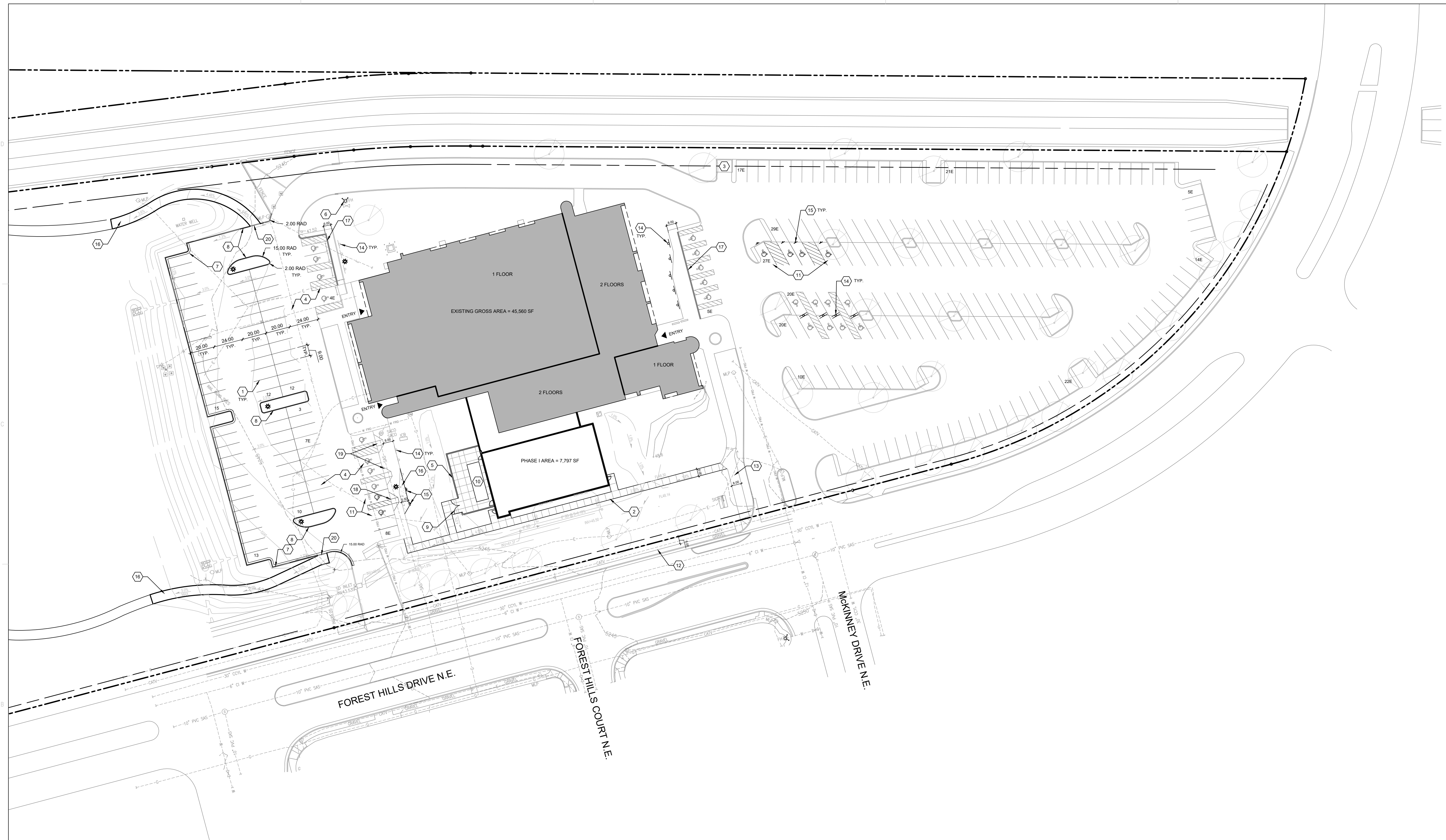
**DATE**

REVISIONS	
△	6/2/2020 MINOR AMENDMENT
△	
△	
△	

DRAWN BY	A. SANTI
REVIEWED BY	A. SANTI
DATE	06/12/2020
PROJECT NO.	20-0006.001
DRAWING NAME	

ARCHITECTURAL  
SITE PLAN

SHEET NO.  
**AS101**  
OF



**PROJECT DATA**

**BUILDING AREA CALCULATIONS:**

EXISTING HEALTHPLEX	= 45,560 SF
PHASE I	= 7,797 SF
PHASE II	= 1,293 SF
FUTURE EXPANSION	= 2,775 SF
GROSS BUILDING AREA	= 57,425 SF

**PARKING CALCULATIONS:**

C.O.A. REQUIRED PARKING: 54,650 / 1000 * 5	= 267 SPACES
ADA REQUIRED PARKING: 20% OF PATIENT/VISITOR PARKING	= 135 * .20 = 27 SPACES
PROVIDED PARKING:	
EXISTING	= 210 SPACES (23 ADA)
NEW	= 61 SPACES (4 ADA)
TOTAL	= 271 SPACES (27 ADA)

**GENERAL SHEET NOTES**

- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.
- ALL DRIVE AISLES ARE 24' UNLESS NOTED OTHERWISE.
- ALL EXISTING PARKING SPACES ARE 9'X20' UNLESS NOTED OTHERWISE.
- ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
- ALL ADA PARKING IS EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.

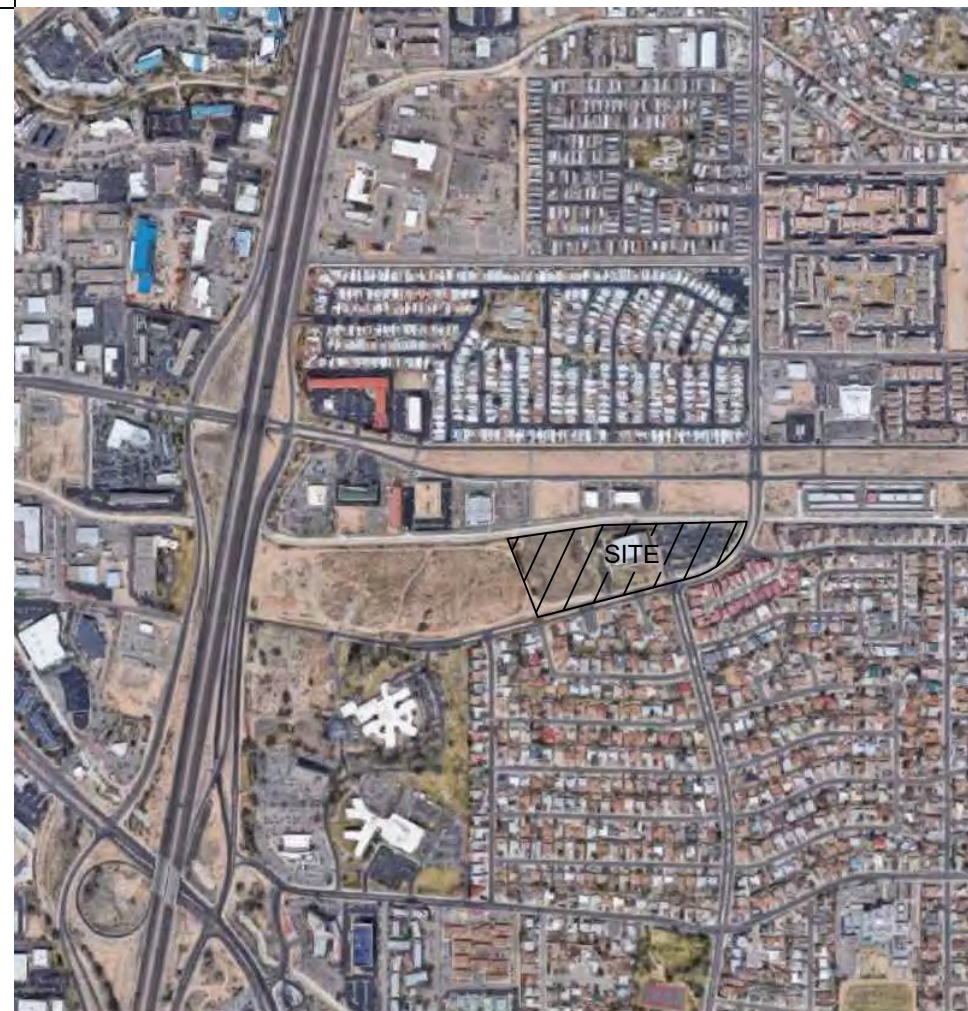
**SHEET KEYED NOTES**

- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- 8' WIDE CONCRETE SIDEWALK, SEE A6/AS501
- EXISTING DUMPSTER ENCLOSURE
- EXISTING ASPHALT PAVING TO REMAIN
- 8' HIGH CMU SCREEN WALL, SEE DETAIL B3/AS501
- EXISTING PRIVATE FIRE HYDRANT
- CONCRETE CURB AND GUTTER, SEE A5/AS501
- CONCRETE HEADER CURB, SEE B6/AS501
- EQUIPMENT ENCLOSURE GATE, SEE A3/AS501.
- MECHANICAL EQUIPMENT
- PAINT NEW ACCESSIBLE PARKING, SEE C6/AS501.
- EXISTING 6' WIDE CONCRETE SIDEWALK.
- EXISTING 8' WIDE CONCRETE SIDEWALK.
- EXISTING ACCESSIBILITY SIGNAGE
- NEW ACCESSIBILITY SIGNAGE, SEE A3/AS501.
- WIDEN EXISTING CONCRETE SIDEWALK AS INDICATED, SEE A6/AS501
- EXISTING FLUSH SIDEWALK CONDITION ALONG ALL ADA SPACES.
- NEW ADA ACCESSIBLE RAMP, SEE B2/AS501
- EXISTING ADA ACCESSIBLE RAMP.
- CURB CUT TO ACCESS TRAIL, SEE D2/AS501. ASPHALT TRAIL TO BE FLUSH WITH ASPHALT PARKING LOT.

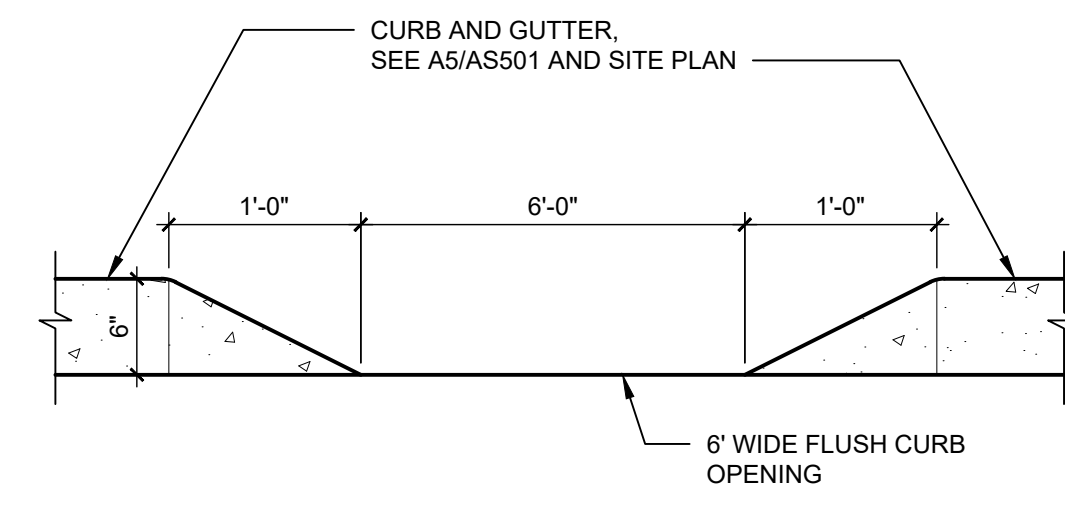
**LEGEND**

---	PROPERTY LINE
- - - -	BUILDING SETBACK
▨	NEW ASPHALT PARKING AREA
▩	LANDSCAPE AREA
☼	POLE LIGHT (16' MAX HEIGHT), SEE DETAIL A5/SDPS-3
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING FIRE DEPARTMENT CONNECTION (F.D.C.)

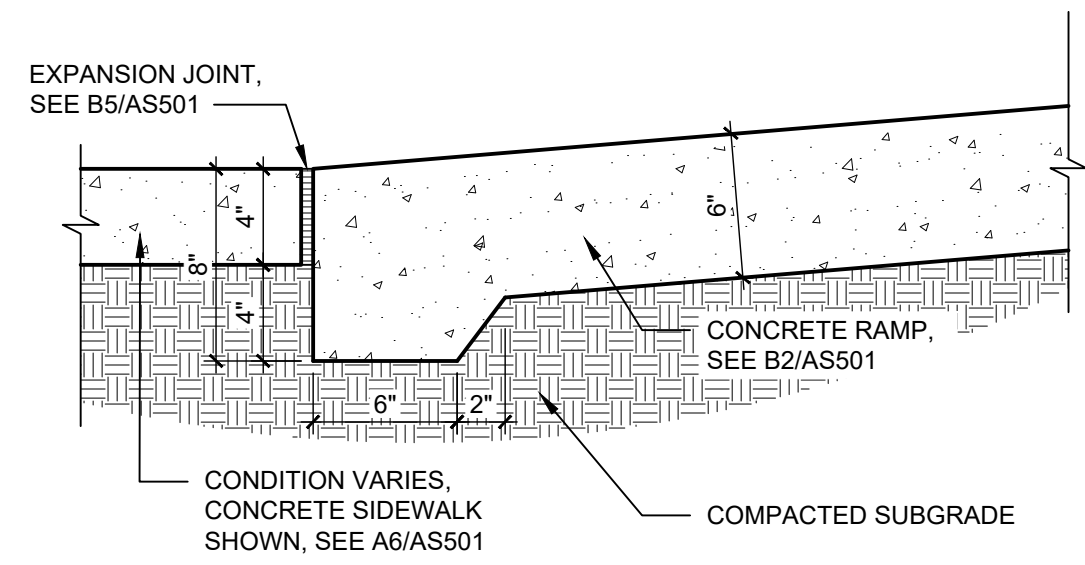
**VICINITY MAP**



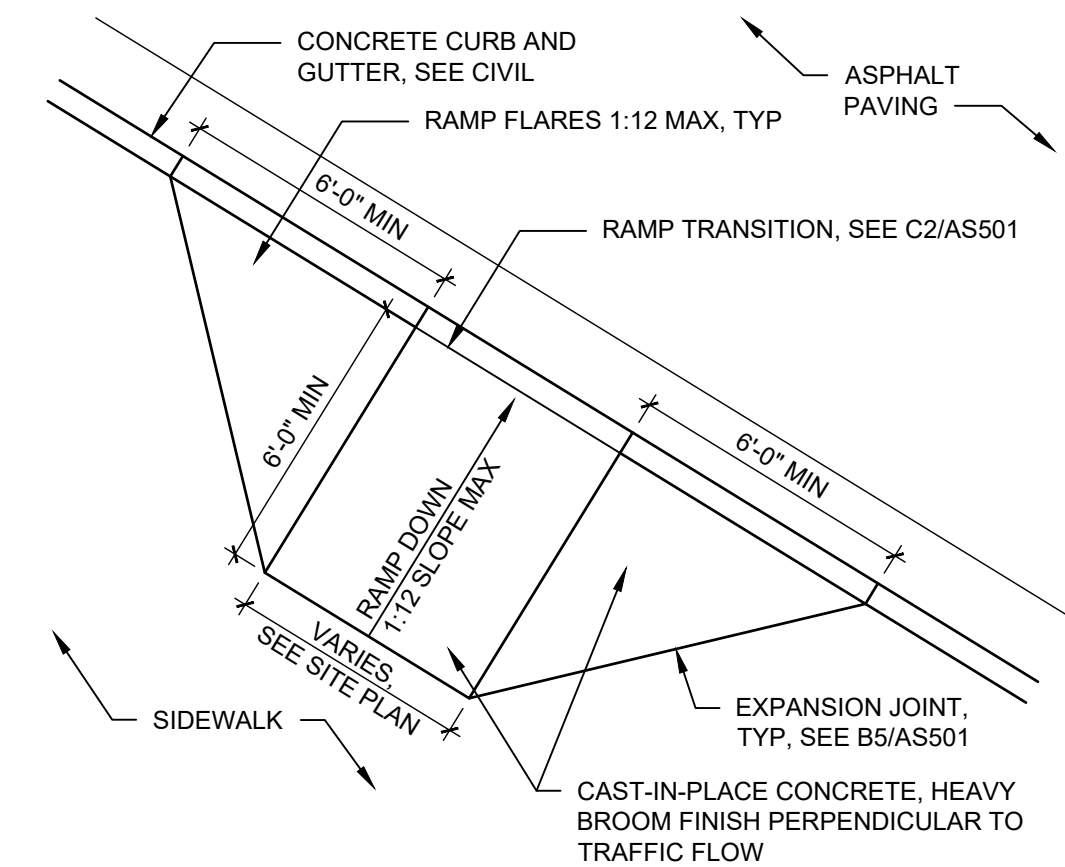
NOTES:  
1. SEE SITE PLAN FOR CURB CUT LOCATIONS.



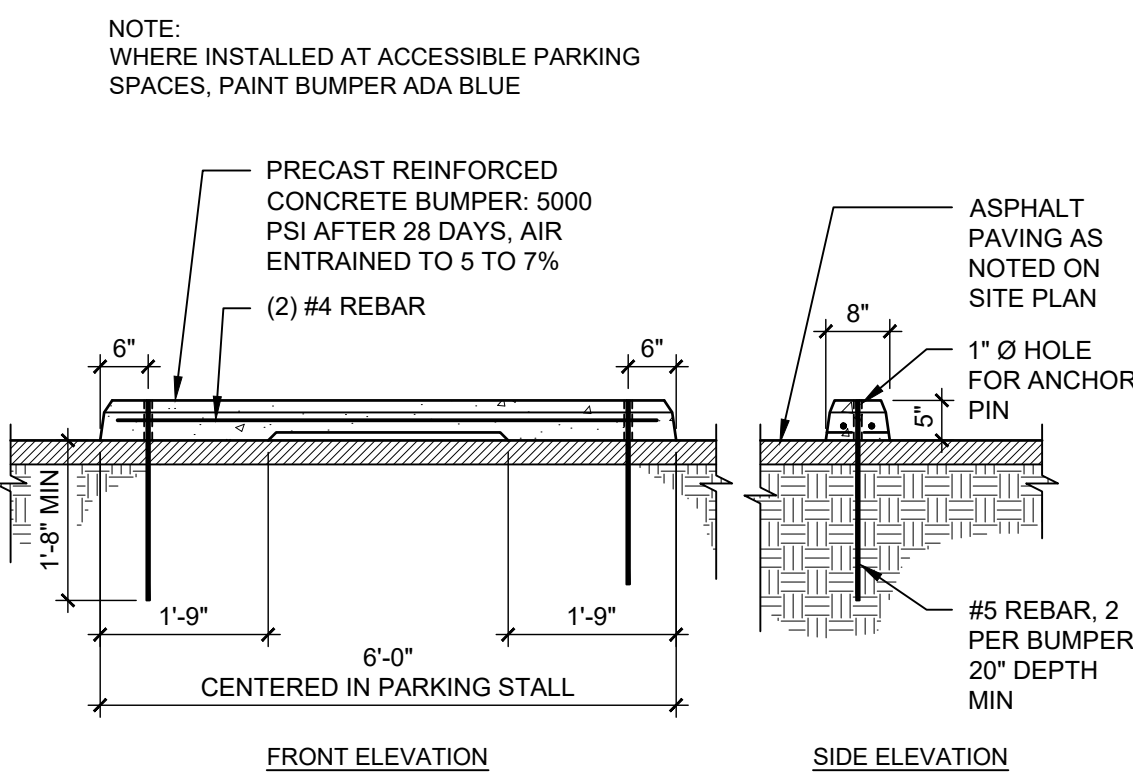
**D2 CURB CUT ELEVATION**  
1" = 1'-0"



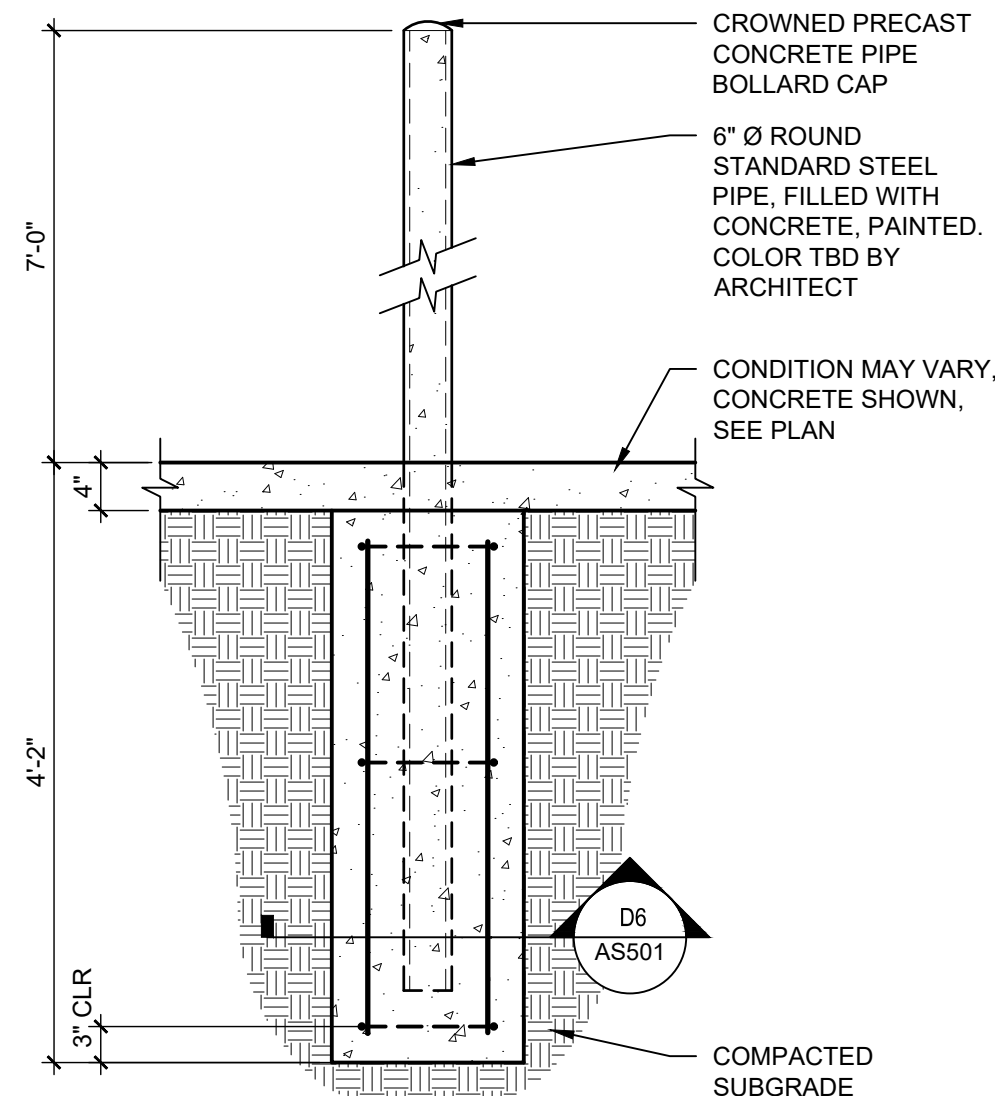
**C2 RAMP TRANSITION**  
1 1/2" = 1'-0"



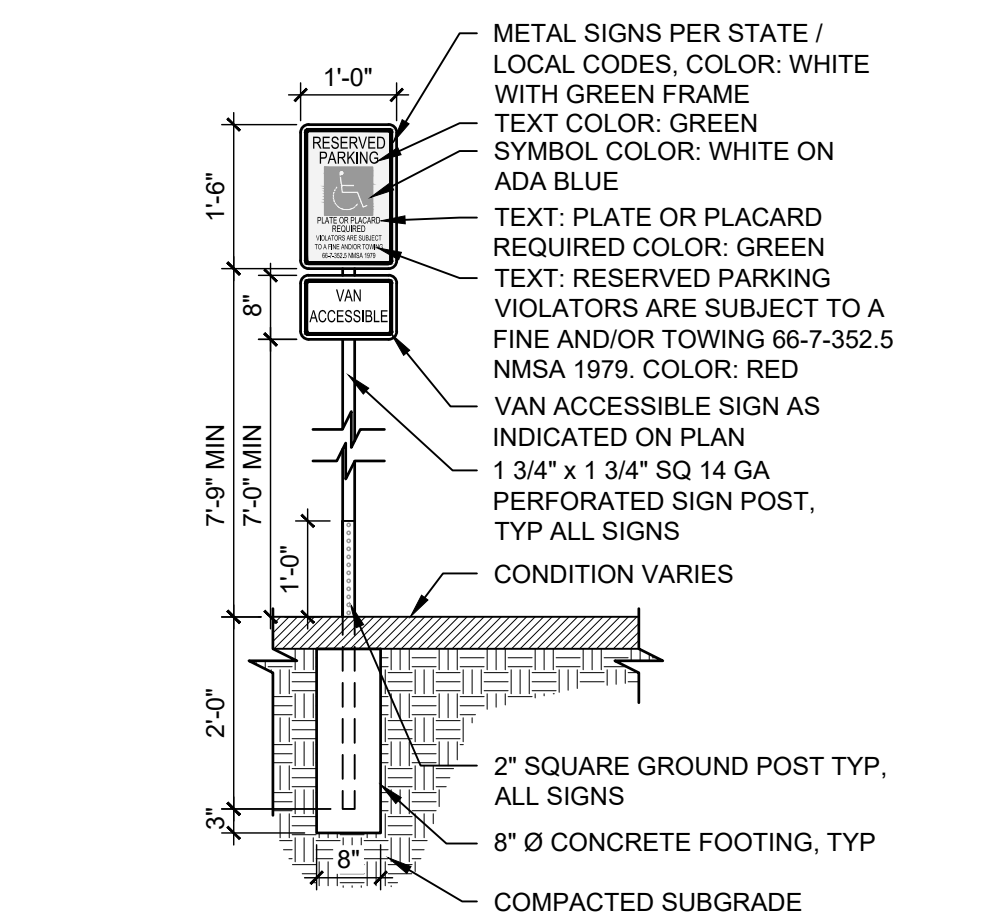
**B2 ACCESSIBLE RAMP**  
1/4" = 1'-0"



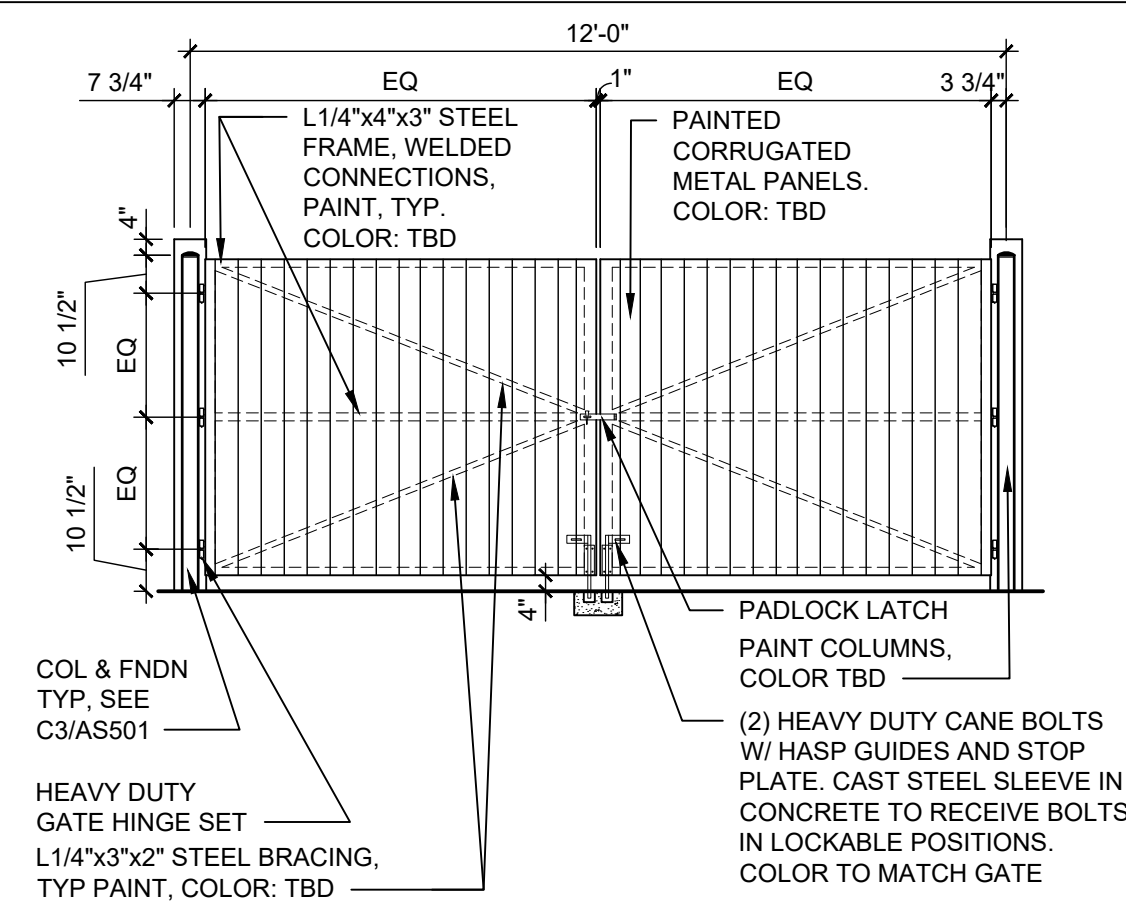
**A2 PARKING BUMPER**  
1/2" = 1'-0"



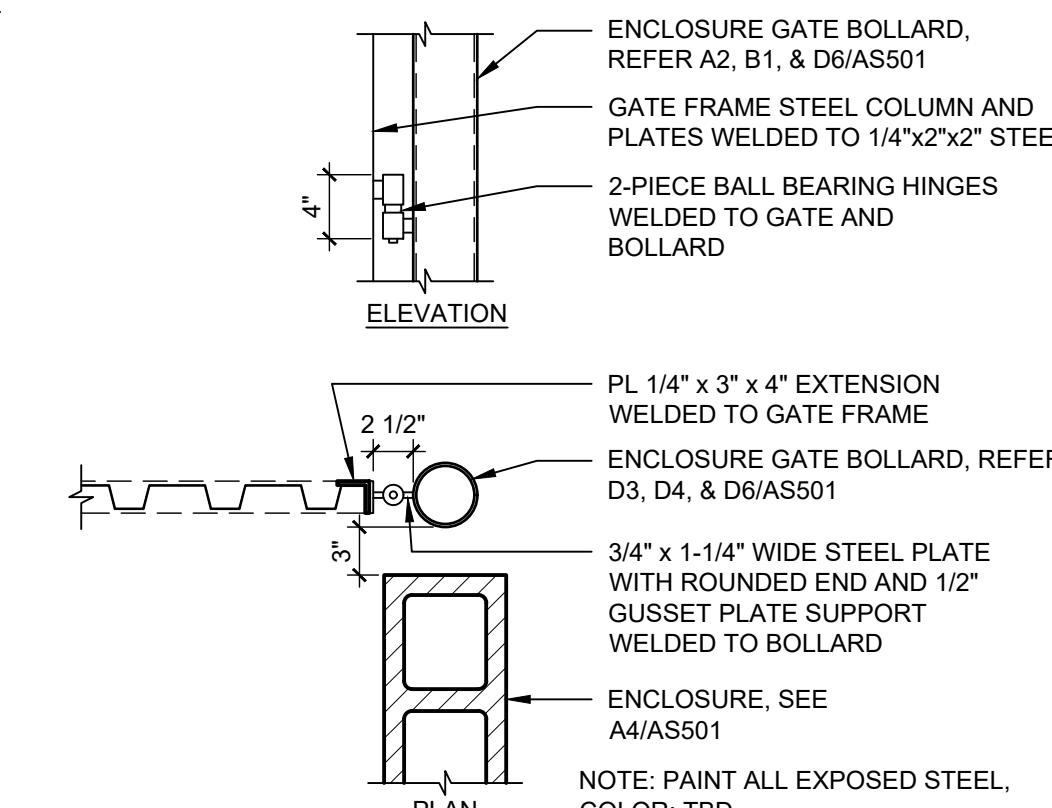
**C3 GATE PIPE BOLLARD**  
3/4" = 1'-0"



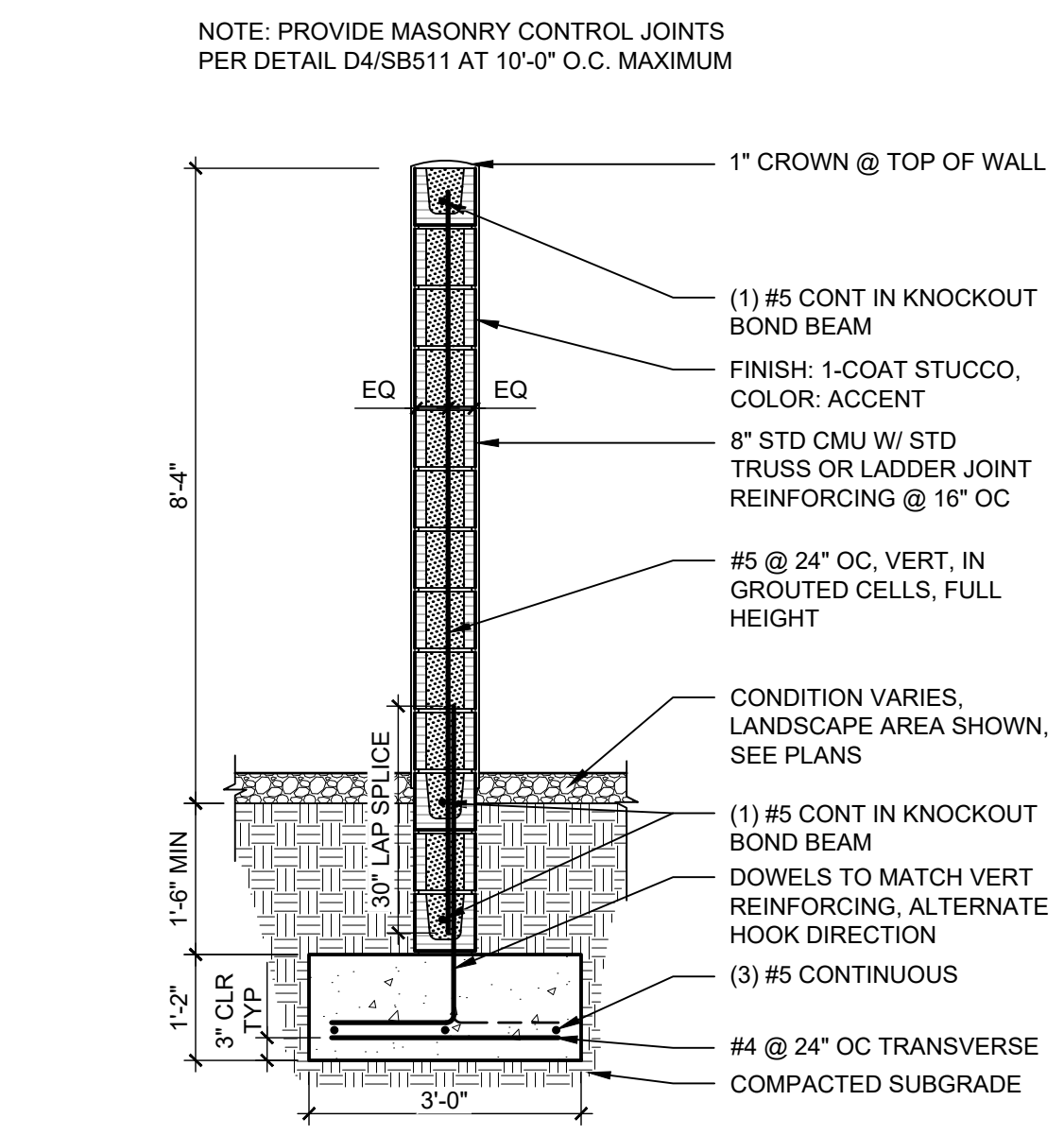
**A3 POLE MOUNTED H.C. SIGN (VAN)**  
1/2" = 1'-0"



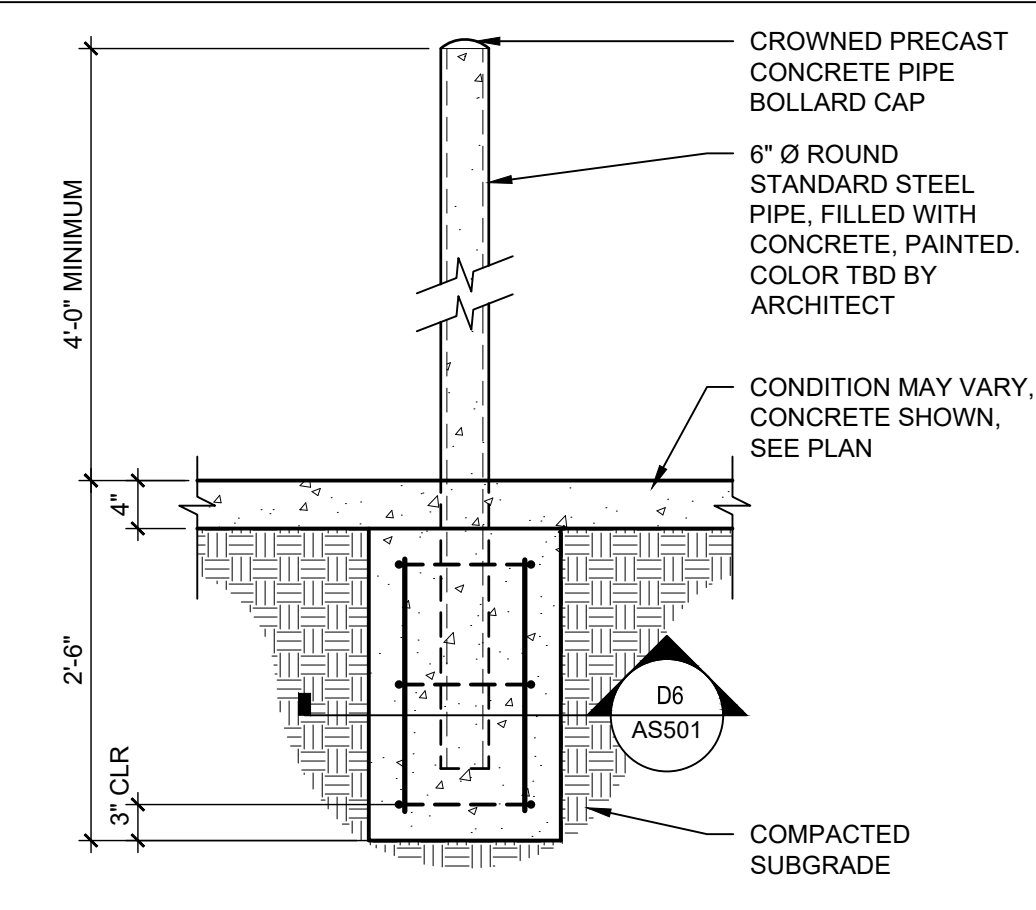
**D4 ENCLOSURE GATE**  
1/4" = 1'-0"



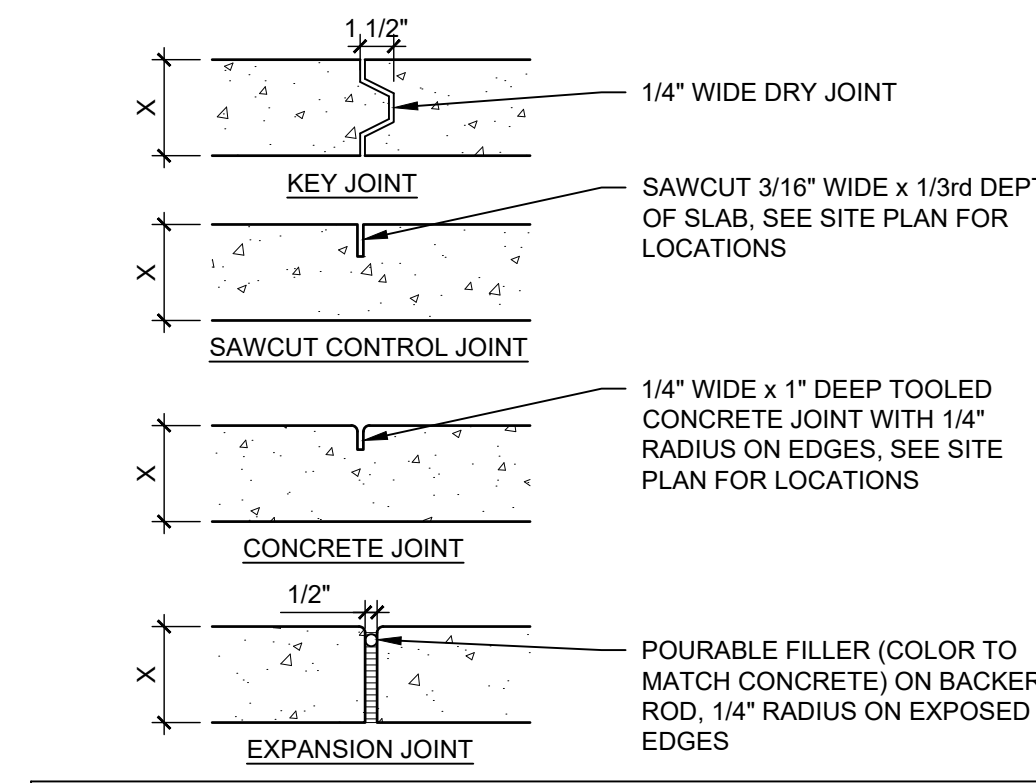
**C4 POST CONNECTION @ UTILITY ENCLOSURE GATE**  
1" = 1'-0"



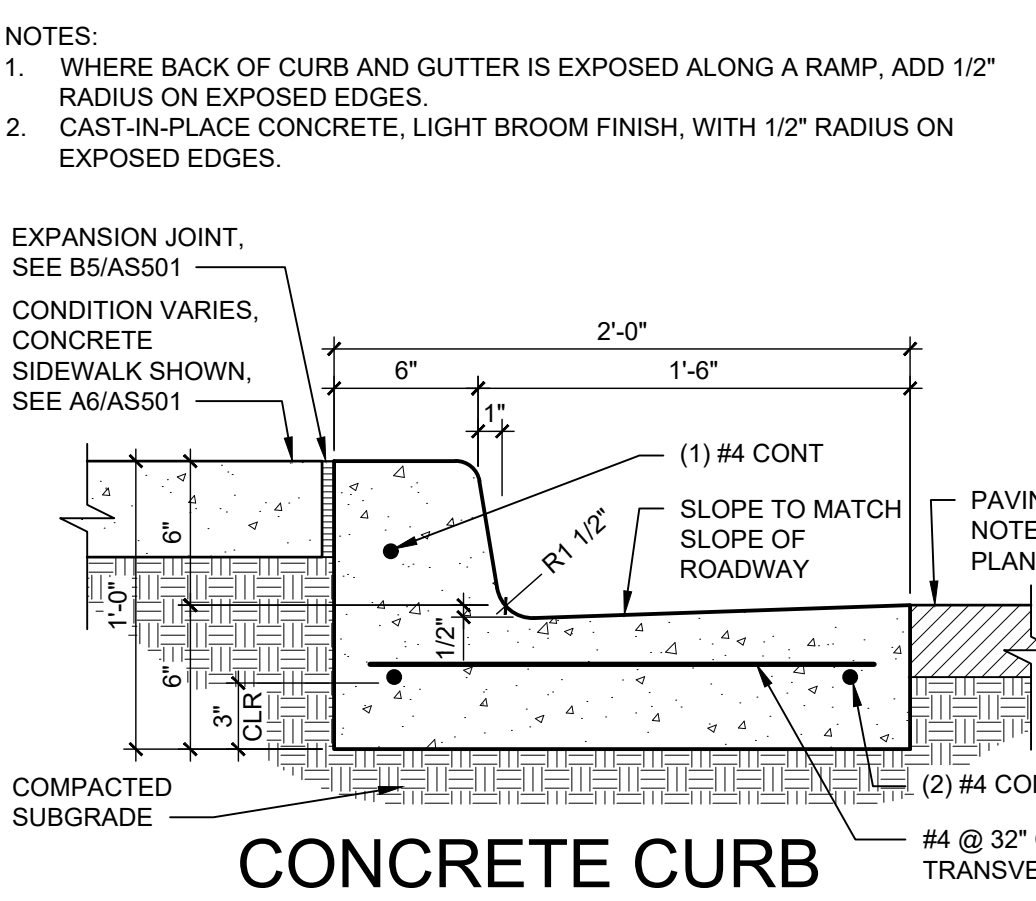
**A4 8' CMU SCREEN WALL**  
1/2" = 1'-0"



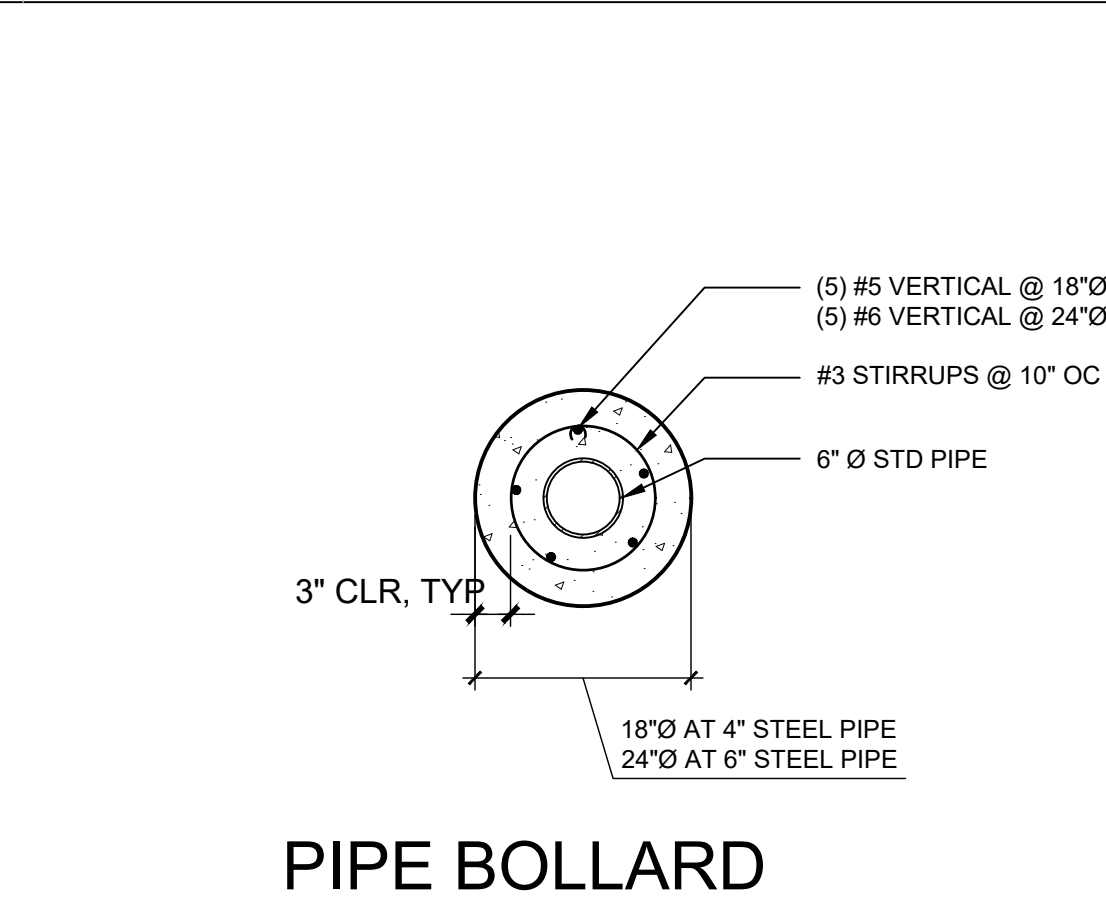
**D5 PIPE BOLLARD**  
3/4" = 1'-0"



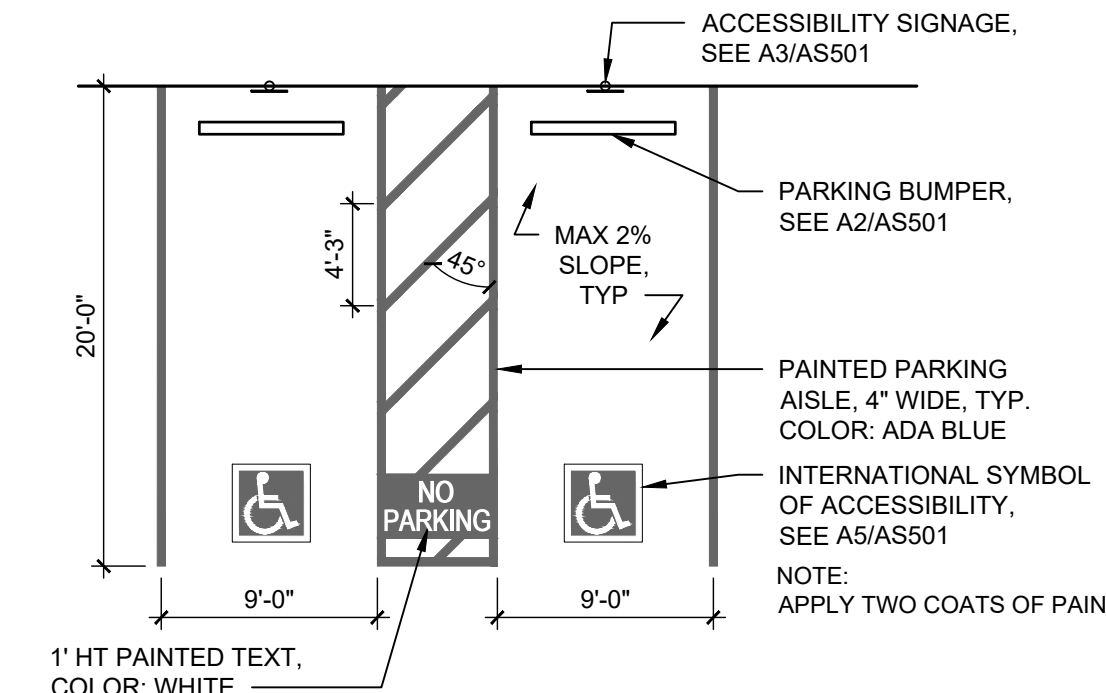
**B5 CONCRETE JOINTS & JOINT SPACING**  
1 1/2" = 1'-0"



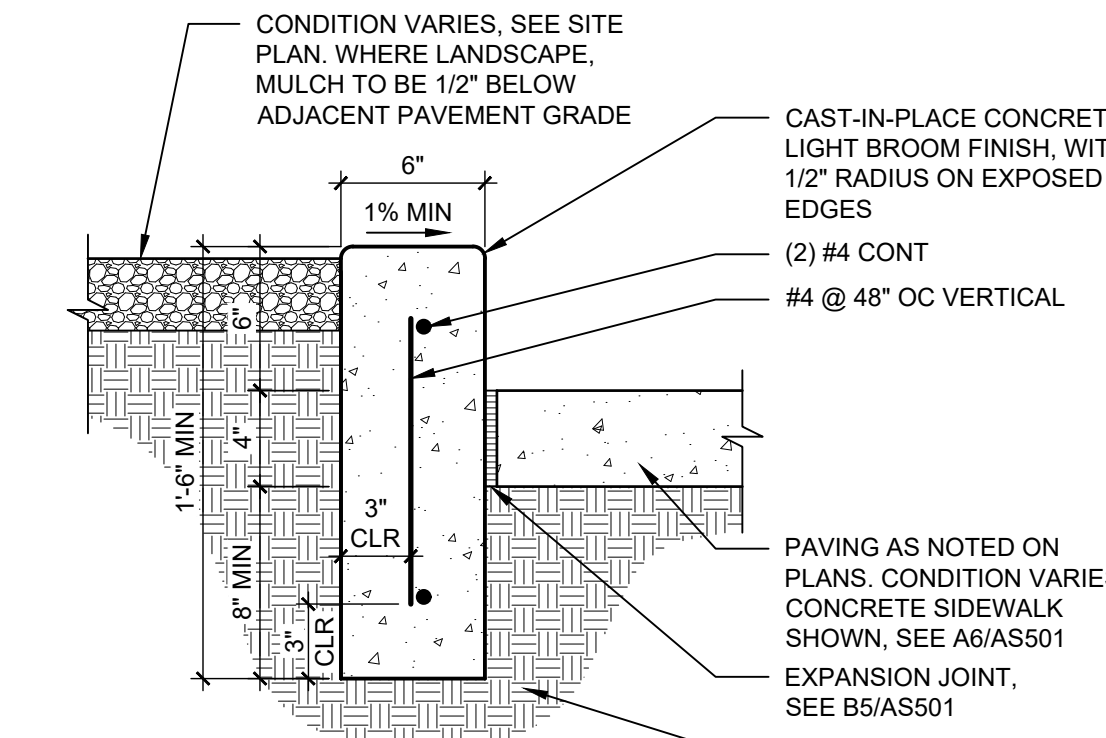
**A5 CONCRETE CURB & GUTTER**  
1 1/2" = 1'-0"



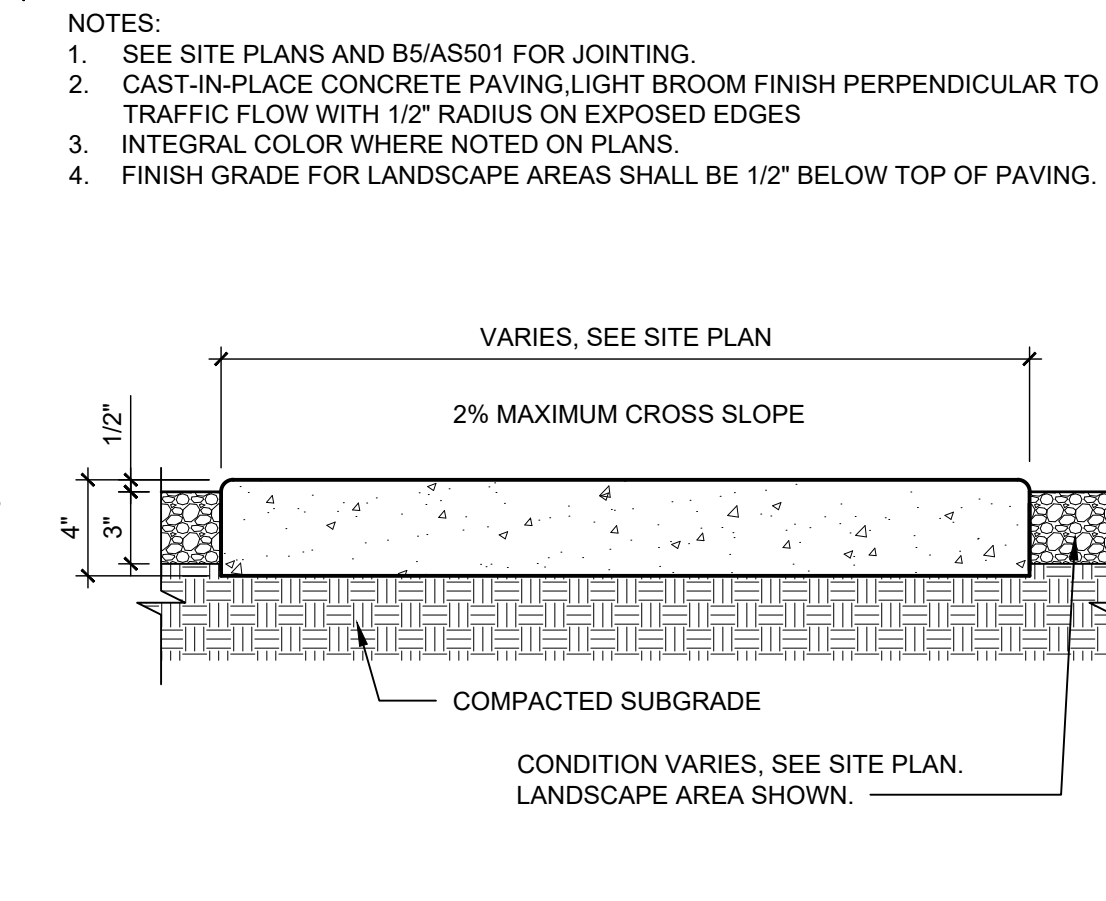
**D6 PIPE BOLLARD FOOTING SECTION**  
3/4" = 1'-0"



**C6 ACCESSIBLE PARKING**  
1/8" = 1'-0"



**B6 CONCRETE HEADER CURB**  
1 1/2" = 1'-0"



**A6 CONCRETE SIDEWALK**  
1 1/2" = 1'-0"

REVISIONS

△	6/2/2020	MINOR AMENDMENT
△		
△		
△		

DRAWN BY: A. SANTI  
 REVIEWED BY: A. SANTI  
 DATE: 06/12/2020  
 PROJECT NO.: 20-0006.001  
 DRAWING NAME:

SITE DETAILS

## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	SKYLINE THORNLESS HONEY LOCUST	2" CAL.	45.00	35.00
	1	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	15.00	15.00
	3	PINUS NIGRA	AUSTRIAN BLACK PINE	6' HT	60.00	40.00
	8	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL	35.00	30.00
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
	34	BOUTELOUA 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	3.00	3.00
	6	CHILOPSIS LINEARIS 'ARTS SEEDLESS'	DESERT WILLOW	24" BOX	25.00	25.00
	11	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	5.00	6.00
	48	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	5.00	5.00
	37	NOLINA MICROCARPA	BEARGRASS	5 GAL	6.00	7.00
	10	SPOROBOLUS WRIGHTII 'WINDBREAKER'	LOS LUNAS SACATON	1 GAL	8.00	8.00

## SHEET KEYED NOTES

- CLEAR SIGHT TRIANGLE. NO PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE WITHIN THIS AREA
- NATURAL EDGE BETWEEN WOOD MULCH AREA AND EXISTING VEGETATION
- COMMERCIAL GRADE STEEL EDGE
- EXTENT OF PARKING LOT AREA AS QUANTIFIED IN CALCULATIONS ON LP101

## GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: DISTURBED LANDSCAPE AREAS ARE OR SHALL BE COVERED WITH TURF, OR VEGETATION AND MULCH. ORGANIC MULCH IS REQUIRED AT EACH NEW TREE ROOTBALL AREA/DRIPLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 7 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- LANDSCAPE AREAS THAT AREA DISTURBED DURING CONSTRUCTION WILL BE REPAIRED TO THEIR ORIGINAL CONDITION.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- EXISTING PLANT MATERIAL TO BE PRESERVED ON THE PROPERTY IS SHOWN AND QUANTIFIED IN THE LANDSCAPE CALCULATIONS.
- SEE SITE PLAN FOR IMPERVIOUS AREAS AND EASEMENTS.

## IRRIGATION NOTES

- THE IRRIGATION FOR NEW CONSTRUCTION AREAS IS CONNECTED TO THE SITE'S EXISTING IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON RECORD DRAWINGS AND OWNER'S REPRESENTATIVE'S INFORMATION TO SPECIFY EXISTING IRRIGATION EQUIPMENT AND DATA. RECORD DRAWINGS ARE AVAILABLE UPON REQUEST.
- THE IRRIGATION SYSTEM IS COMPRISED OF THE FOLLOWING:
  - AN EXISTING POINT OF CONNECTION AND CONTROLLER ARE LOCATED IN THE EXISTING MECHANICAL ROOM. THE EXISTING CONTROLLER WILL OPERATE NEW AND EXISTING IRRIGATION.
  - THE CURRENT VACUUM BREAKER WILL BE REMOVED AND REPLACED WITH A NEW BACKFLOW PREVENTER THAT COMPLIES WITH THE CITY OF ALBUQUERQUE BACKFLOW PREVENTION DEVICE STANDARDS AND SPECIFICATIONS.
  - THE IRRIGATION ZONES BEING CREATED OR MODIFIED WITH THIS PROJECT ARE COMPRISED OF THE FOLLOWING:
    - NEW DRIP IRRIGATION ZONES.
    - RETROFIT ZONES THAT ARE IRRIGATING EXISTING PLANTS AND TURF.
- THE NEW DRIP IRRIGATION ZONES ARE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE NEW AND RETROFIT IRRIGATION ZONES WILL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- THE NEW AND RETROFIT IRRIGATION ZONE'S RUN TIMES ARE BASE UPON PLANT SPECIES AND ESTABLISHMENT. THE CONTRACTOR SHALL ADJUST RUN TIMES ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
- THE CONTRACTOR SHALL AUDIT THE EXISTING IRRIGATION SYSTEM TO DETERMINE ITS EXTENTS, PERFORMANCE, AND CONDITION. THE CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM AND NOTE WATER METERS, SHUT OFF VALVES, BACKFLOW PREVENTION ASSEMBLIES, PIPING, STATIONS AND OTHER COMPONENTS NECESSARY TO MANAGE DISTURBANCE, REPLACEMENT, AND OPERATION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT THE EXISTING IRRIGATION SYSTEM TO ENSURE THAT REMAINING PLANTS RECEIVE IRRIGATION DURING CONSTRUCTION. THE CONTRACTOR MAY TEMPORARILY MODIFY THE EXISTING IRRIGATION SYSTEM TO ASSURE IRRIGATION TO THE REMAINING PLANT MATERIALS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

## LANDSCAPE CALCULATIONS

GROSS LOT AREA = 14.4371 AC = 628,880 SF  
 AREA OF LOT COVERED BY BUILDINGS = 58,060 SF  
 NET LOT AREA = 570,820 SF

REQUIRED LANDSCAPE  
 REQUIRED LANDSCAPE AREA = 85,623 SF (15% OF NET LOT AREA)  
 PROVIDED NEW LANDSCAPE AREA = 26,578 SF (4.6% OF NET LOT AREA)  
 EXISTING LANDSCAPE AREA = 412,295 SF (72% OF NET LOT AREA)

REQUIRED TREES  
 TREES PER PARKING SPACES: REQUIRED= 1 TREE / 10 PARKING SPACES, NO PARKING SPACE MAY BE MORE THAN 100' FROM A TREE TRUNK  
 TOTAL NUMBER OF NEW PARKING SPACES= 78 SPACES  
 REQUIRED NUMBER OF PARKING LOT TREES = 8 TREES  
 PROVIDED NUMBER OF PARKING LOT TREES = 8

REQUIRED STREET TREES = 1 TREE PER 25' LINEAR FEET OF STREET FRONTAGE  
 STREET TREES =  
 FOREST HILLS FRONTAGE = 85 LF  
 REQUIRED STREET TREES = 4  
 PROVIDED STREET TREES = 4 (2 NEW/2 EXISTING)

REQUIRED PARKING LOT LANDSCAPE AREA  
 NEW PARKING LOT AREA = 31,149  
 REQUIRED LANDSCAPE AREA IN PARKING LOT = 4,672 SF (15% OF PKG LOT AREA)  
 PROVIDED LANDSCAPE AREA = 4,672 SF (15% OF PKG LOT AREA)

REQUIRED VEGETATIVE COVERAGE  
 TOTAL VEGETATIVE COVER REQUIRED = 19,934 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)  
 TOTAL VEGETATIVE COVER PROVIDED = 19,944 SF (75% OF TOTAL MULCHED LANDSCAPE AREA)

TOTAL GROUND-LEVEL PLANT COVER REQUIRED = 6,645 SF (25% OF TOTAL MULCHED LANDSCAPE AREA)  
 TOTAL GROUND-LEVEL PLANT COVER PROVIDED = 7,104 SF (26% OF TOTAL MULCHED LANDSCAPE AREA)

GROUND COVER MATERIAL  
 TOTAL ROCK MULCH GROUND COVER = 19,109 SF (72% OF MULCHED LANDSCAPE AREA)  
 TOTAL ORGANIC MULCH GROUND COVER = 7,469 SF (28% OF MULCHED LANDSCAPE AREA)  
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED. A MINIMUM OF 25% ORGANIC MULCH IS REQUIRED. 14-16-5-6(c)(5)(d)

## LEGEND

- PROPERTY LINE
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- SHREDDED BARK MULCH
- 7/8" SANTA FE BROWN ROCK MULCH AT 2" DEPTH OVER WEED BARRIER FABRIC
- EXCLUDED FROM LANDSCAPE AREA CALCULATIONS
- TURF GRASS SEEDING REPAIR OF EXISTING LAWN AREA
- EXISTING VEGETATION TO REMAIN

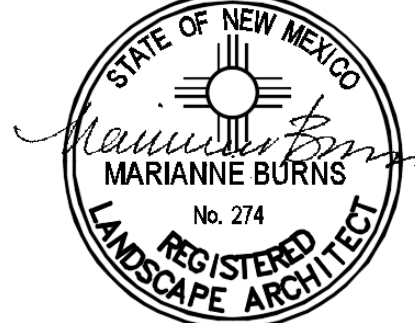


NORTH  
**A1** LANDSCAPE PLAN  
 1" = 30'-0"  
 0 30' 60'

**DEKKER  
 PERICH  
 SABATINI**

ARCHITECTURE  
 DESIGN  
 INSPIRATION

ARCHITECT



06/02/2020

ENGINEER

PROJECT

**PHS HEALTHPLEX**  
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 6301 FOREST HILLS DR. NE  
 ALBUQUERQUE, NM

REVISIONS

- 06/02/2020 MINOR AMENDMENT
- 
- 
- 

DRAWN BY MB/CD  
 REVIEWED BY MB  
 DATE 05/18/2020  
 PROJECT NO. 20-0006.001  
 DRAWING NAME

**LANDSCAPE PLAN**

SHEET NO.

**LP101**  
 OF



SEAL



PROJECT

**PHS HEALTHPLEX**  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
6301 Forest Hills Dr NE  
Albuquerque, NM 87109

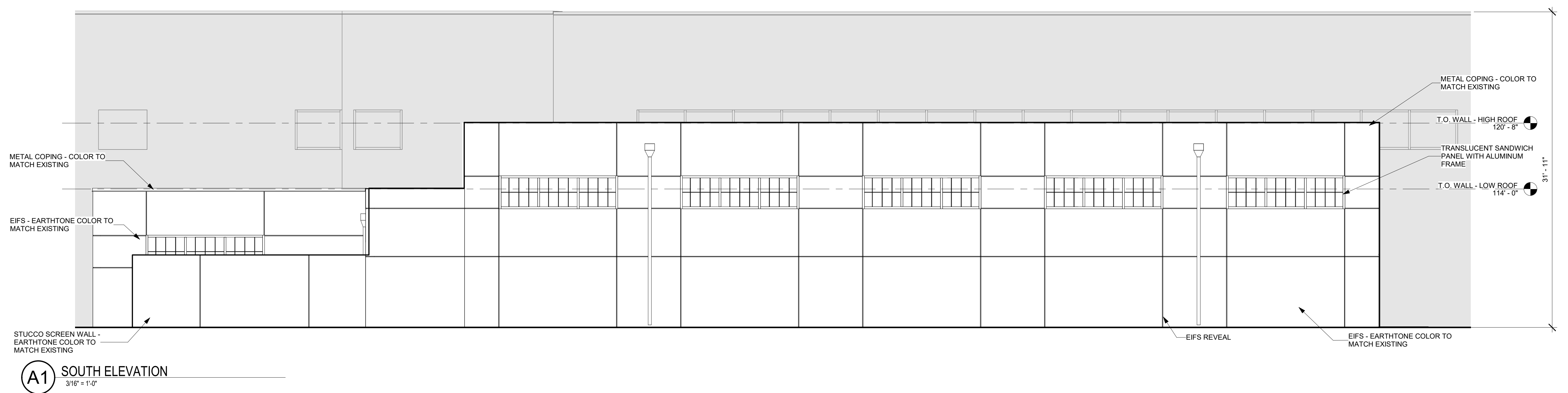
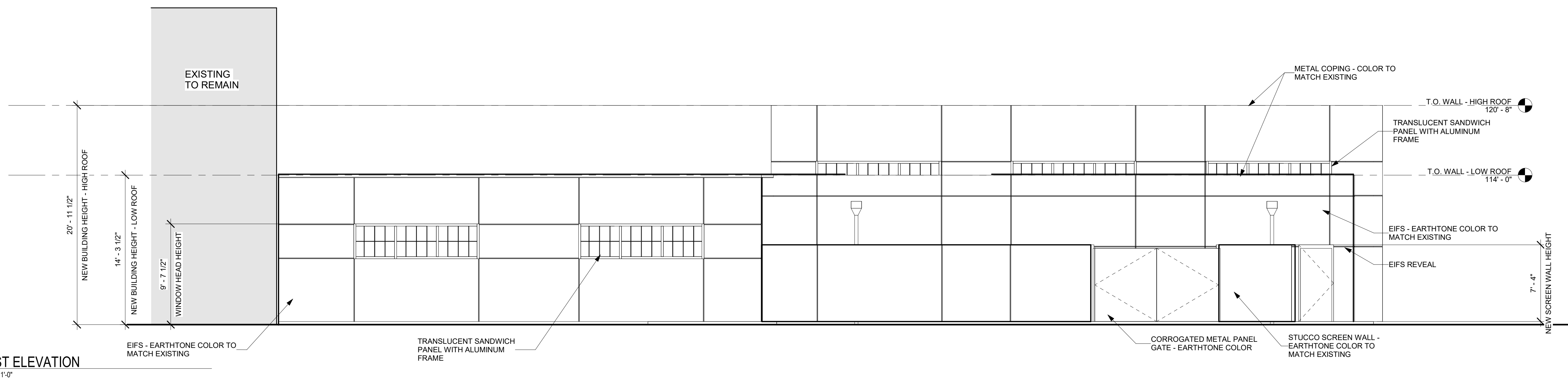
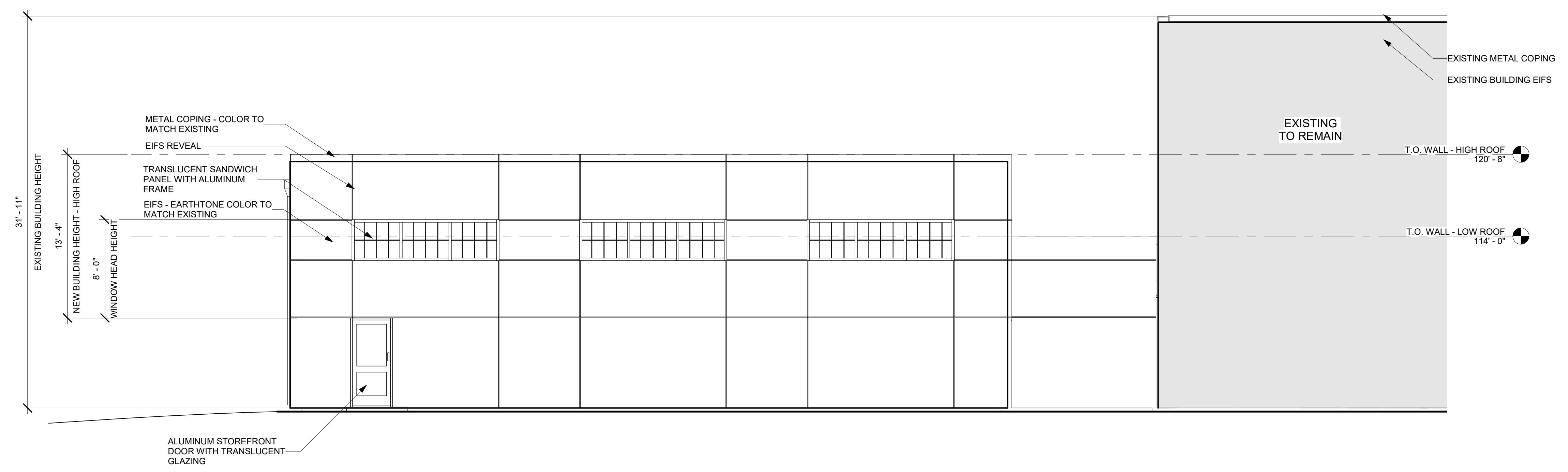
REVISIONS

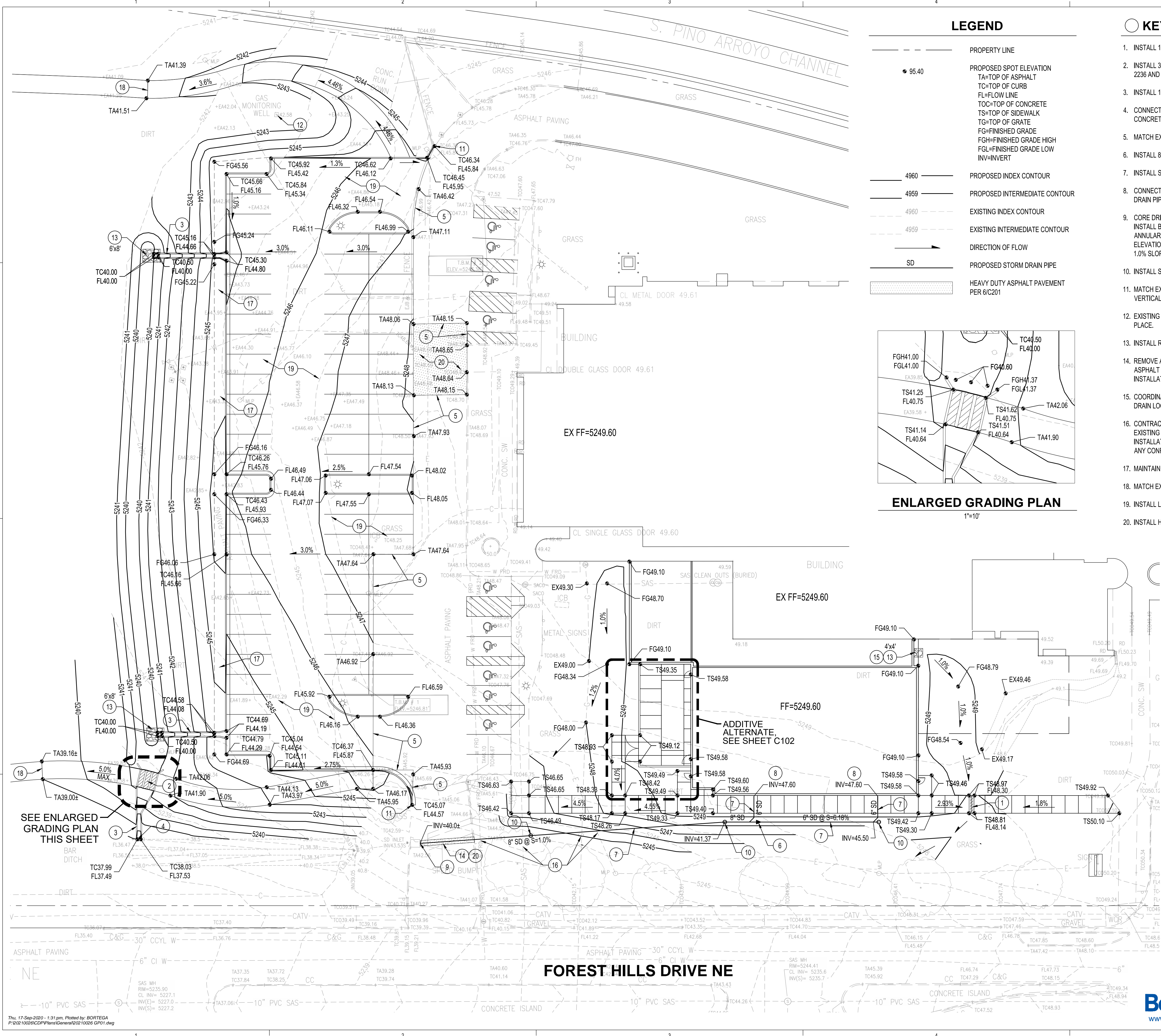
1	6/2/2020	MINOR AMENDMENT
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DRAWN BY: K. ROWBOTHAM  
REVIEWED BY: C. LAFLIN  
DATE: 05/25/2020  
PROJECT NO: 20-0006

DRAWING NAME  
**EXTERIOR  
ELEVATIONS**

SHEET NO  
**AE201**



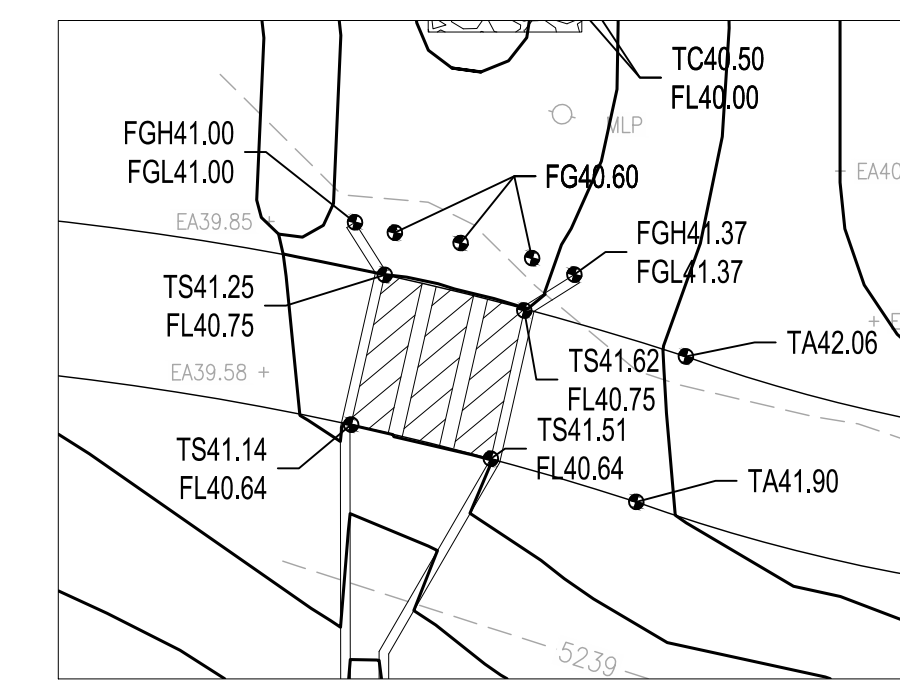


**LEGEND**

	PROPERTY LINE
	PROPOSED SPOT ELEVATION TA=TOP OF ASPHALT TC=TOP OF CURB FL=FLOW LINE TOC=TOP OF CONCRETE TS=TOP OF SIDEWALK TG=TOP OF GRATE FG=FINISHED GRADE FGH=FINISHED GRADE HIGH FGL=FINISHED GRADE LOW INV=INVERT
	4960 PROPOSED INDEX CONTOUR
	4959 PROPOSED INTERMEDIATE CONTOUR
	4960 EXISTING INDEX CONTOUR
	4959 EXISTING INTERMEDIATE CONTOUR
	DIRECTION OF FLOW
	PROPOSED STORM DRAIN PIPE
	HEAVY DUTY ASPHALT PAVEMENT PER 6/C201

**KEYED NOTES**

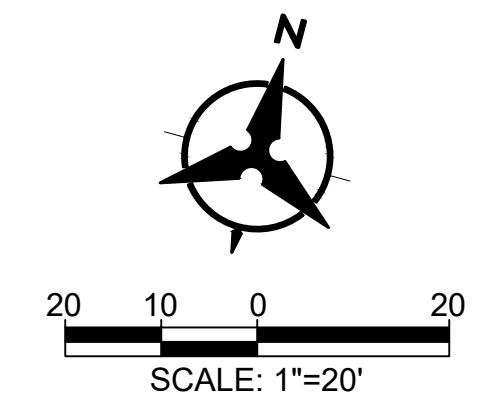
- INSTALL 18" WIDE SIDEWALK CULVERTS PER COA STD DWG 2236.
- INSTALL 3 - 24" WIDE SIDEWALK CULVERTS PER COA STD DWG 2236 AND SECTION A/C201.
- INSTALL 18" WIDE CONCRETE RIBBON CHANNEL PER 2/C201.
- CONNECT CONCRETE RIBBON CHANNEL TO EXISTING CONCRETE CHANNEL PER SECTION B/C201.
- MATCH EXISTING ASPHALT PAVEMENT.
- INSTALL 8"x6" ECCENTRIC REDUCER.
- INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
- CONNECT ROOF DRAIN DOWNSPOUT TO UNDERGROUND STORM DRAIN PIPE PER DETAIL 1/C201.
- CORE DRILL AND CONNECT TO EXISTING STORM DRAIN INLET. INSTALL BITUMINOUS SEALANT OR APPROVED EQUAL TO SEAL ANNULAR SPACE. CONTRACTOR TO VERIFY EXACT INVERT ELEVATION OF EXISTING INLET AND MAINTAIN A MINIMUM OF 1.0% SLOPE ON THE 8" STORM DRAIN PIPE.
- INSTALL STORM DRAIN CLEANOUT PER 3/C201.
- MATCH EXISTING CURB AND GUTTER HORIZONTALLY AND VERTICALLY.
- EXISTING GAS MONITORING WELL TO REMAIN. PROTECT IN PLACE.
- INSTALL RIP-RAP EROSION CONTROL PAD PER 4/C201.
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, ASPHALT SPEED BUMP AND CONCRETE CURB AS NEEDED FOR INSTALLATION OF STORM DRAIN PIPE. MATCH EXISTING.
- COORDINATE EXACT LOCATION OF RIP-RAP PAD WITH ROOF DRAIN LOCATION. SEE ARCHITECTURAL / PLUMBING PLANS.
- CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO STORM DRAIN TRENCHING AND INSTALLATION. NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS.
- MAINTAIN A 2.0% SLOPE FROM BACK OF CURB FOR 5'.
- MATCH EXISTING ASPHALT TRAIL.
- INSTALL LIGHT DUTY ASPHALT PAVEMENT PER 5/C201.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT PER 6/C201.



**ENLARGED GRADING PLAN**  
1"=10'

SEE ENLARGED GRADING PLAN THIS SHEET

**FOREST HILLS DRIVE NE**



This 17-Sep-2020 1:31 pm. Plotted by: BORTEGA  
P:\202\10020\CDP\Plans\General\20210026 GP01.dwg

**DEKKER  
PERICH  
SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

ENGINEER



PROJECT

**PHS HEALTHPLEX  
POOL ADDITION**  
6301 FOREST HILLS DR. NE  
ALBUQUERQUE, NM

ISSUED FOR  
PERMIT & BID

REVISIONS

△	
△	
△	
△	

DRAWN BY	BO
REVIEWED BY	GSB
DATE	08.12.2020
PROJECT NO.	20-0006.001
DRAWING NAME	

GRADING &  
DRAINAGE PLAN

SHEET NO.  
**C101**  
OF

**Bohannon & Huston**  
www.bhinc.com 800.877.5332