

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.
- ALL PARKING SPACES ARE 9'X18', UNLESS NOTED OTHERWISE.

PROJECT DATA

BUILDING AREA: 7,984 SQ. FT.
LOT SIZE: 20.35 ACRES
ZONE: MX-H MIXED USE HIGH INTENSITY
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

HOSPICE HOUSE	REQUIRED	PROVIDED
EXISTING BUILDINGS	393	789
HANDICAP SPACES	8	13
*EXISTING PARKING IS PER THE PRIOR APPROVED SITE DEVELOPMENT PLAN		
HOSPICE HOUSE (NURSING HOME = 1 SPACE PER 5 BEDS)	2	22
ACCESSIBLE PARKING 1-25 SPACES	1	2
2 VAN ACCESSIBLE		
MOTORCYCLE SPACES 1-25 REQUIRED PARKING	1	1
BICYCLE PARKING 3 SPACES OR 10%	3	4

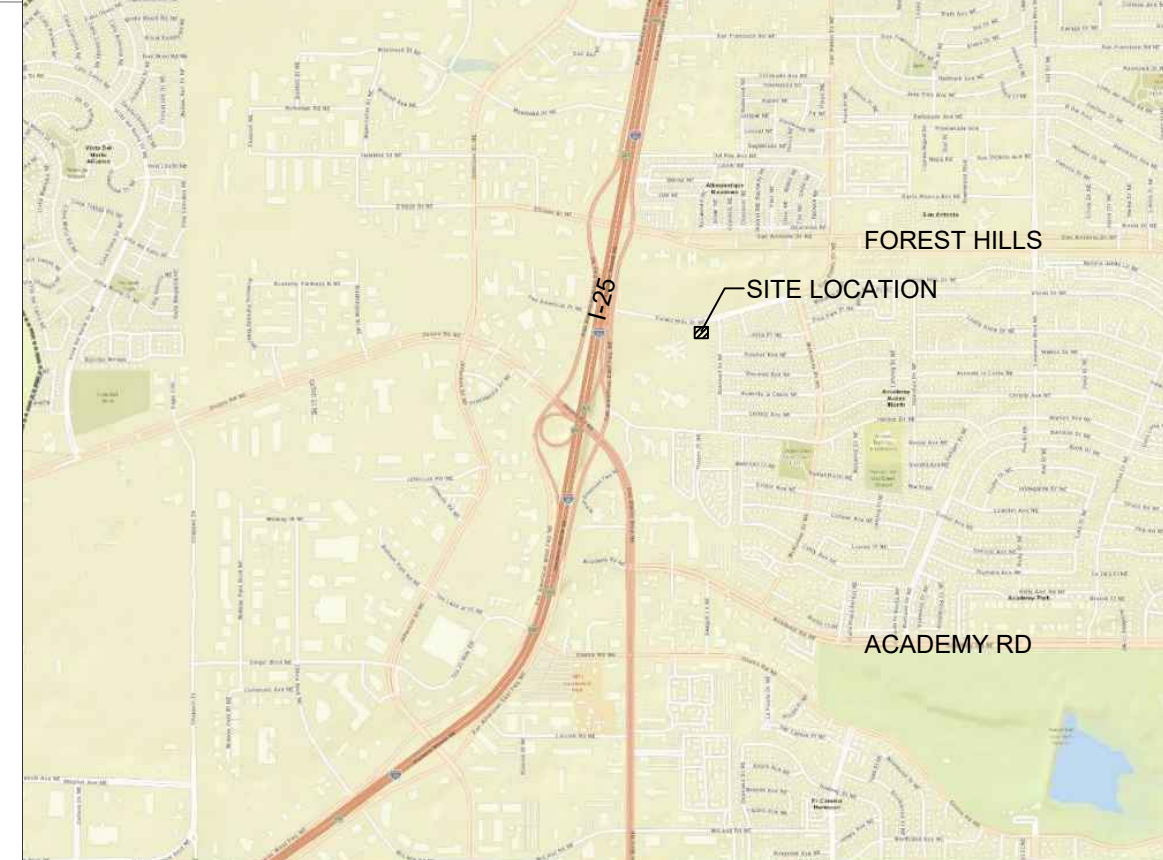
SHEET KEYED NOTES

- KEYSTONE RETAINING WALL. CONTRACTOR TO COORDINATE INSTALLATION WITH IN-GROUND UTILITIES AND WALL MFG.
- CMU SCREEN WALL. SEE C4/AS502.
- CMU RETAINING WALL. SEE A3/AS502.
- 12" CONCRETE MOW CURB. SEE B1/AS501.
- 6' TALL STEEL SECURITY FENCE OVER CONCRETE MOW CURB. SEE SPECIFICATIONS.
- TRASH ENCLOSURE. SEE C1/AS502.
- NEW CONCRETE CURB AND GUTTER. SEE CIVIL AND C2/AS501.
- 9' WIDE ACCESSIBLE PARKING SPACE WITH 9' WIDE ACCESS AISLE. SEE A1/AS501.
- 6' WIDE CONCRETE SIDEWALK. SEE A3/AS501.
- COMPOSITE WOOD FENCE SYSTEM. SEE SPECIFICATIONS.
- FLUSH CONCRETE CURB. SEE CIVIL.
- CONCRETE PARKING BUMPER. SEE A4/AS501.
- ACCESSIBILITY SIGNAGE. SEE A5/AS501.
- CONCRETE SIDEWALK. SEE A3/AS501.
- CONCRETE RAMP AND STAIR. SEE C5/AS501.
- EXISTING 6' WIDE CONCRETE SIDEWALK.
- SITE TRIANGLE. NO SIGNAGE OR PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE IN THIS AREA. TREES TO BE MAINTAINED WITH LOWEST BRANCH NO LESS THAN 7'-0" FROM TOP OF GRADE.
- CURB TRANSITION FROM FLUSH TO STANDARD.
- BICYCLE PARKING. SEE D2/AS501.
- MOTORCYCLE PARKING. 4'X8' MINIMUM UNLESS NOTED OTHERWISE.
- FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY. SEE A5/AS501.

LEGEND

- PROPERTY LINE
 - BUILDING SETBACK
 - NEW ASPHALT PAVEMENT, SEE CIVIL
 - POLE LIGHT (16' MAX HEIGHT), SEE DETAIL A5/SOP5-3
 - NEW FIRE DEPARTMENT CONNECTION, SEE CIVIL
 - NEW FIRE HYDRANT, SEE CIVIL
 - WABASH WINCHESTER BENCH 4' LENGTH, COLOR: ESPRESSO FAUX WOOD SLATS, SMOKE COLORED FRAME
 - WABASH WINCHESTER TABLE 4' Ø AND MOVEABLE WINCHESTER CHAIRS, COLOR: ESPRESSO FAUX WOOD SLATS, SMOKE COLORED FRAME
 - WABASH WINCHESTER TABLE 3' Ø AND MOVEABLE WINCHESTER CHAIRS, COLOR: ESPRESSO FAUX WOOD SLATS, SMOKE COLORED FRAME
- NOTE: ALL SITE FURNITURE SHOWN ABOVE IS TO BE OWNER FURNISHED CONTRACTOR INSTALLED.

VICINITY MAP



**DEKKER
 PERICH
 SABATINI**

ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

ENGINEER

PROJECT

PHS HOSPICE HOUSE
 6000 FOREST HILLS DR. NE
 ALBUQUERQUE, NM

ADMINISTRATIVE
 AMENDMENT

- REVISIONS
- △
 - △
 - △
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DRAWN BY
 REVIEWED BY
 DATE 02/25/2021
 PROJECT NO. 20-0023
 DRAWING NAME

ARCHITECTURAL
 SITE PLAN

SHEET NO.
AS101
 OF

A4 SITE PLAN
 1" = 20'-0"
 0 10' 20' 40'