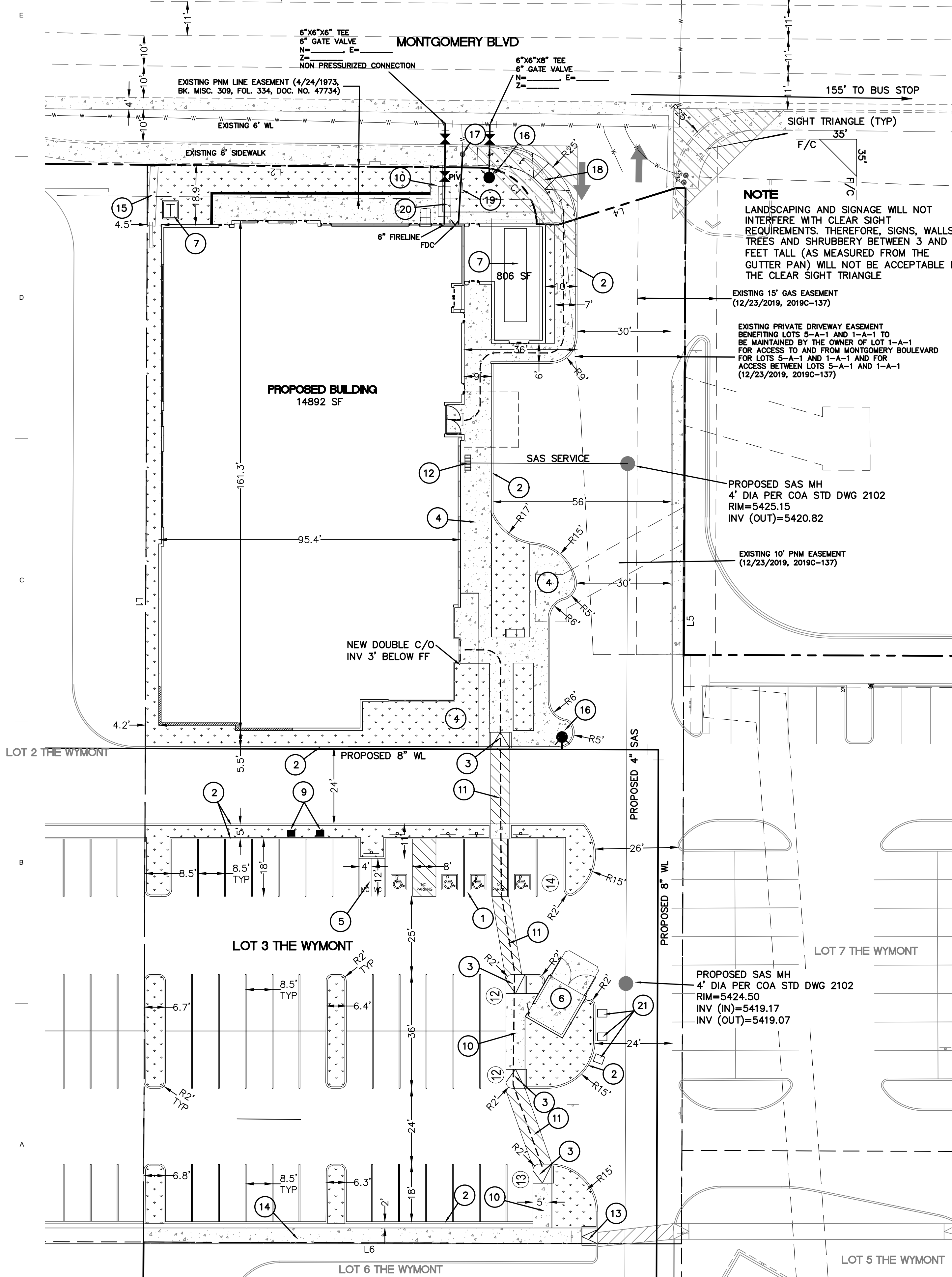


NOTES

- ALL BROKEN AND CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK, CURB AND GUTTER PER COA STD DWG 2430 AND 2415A
- ALL IMPROVEMENTS LOCATED IN THE CITY ROW SHALL BE COMPLETED BY WORK ORDER



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- PEDESTRIAN ROUTE
- LANDSCAPE AREA

KEYED NOTES

- ACCESSIBLE PARKING SPACE SEE DETAIL SHEET SP-21
- 6\" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- ACCESSIBLE RAMP SEE DETAIL SHEET SP-21
- CONCRETE SIDEWALK PER COA STD DWG 2430
- MOTORCYCLE SPACES W/SIGN SEE DETAIL SHEET SP-2
- DUMPSTER W/RECYCLING SEE DETAIL SHEET SP-3
- GENERATOR
- TRANSFORMER
- CHARGING STATIONS
- 6\" CONCRETE SIDEWALK PER COA STD DWG 2430
- 6\" PEDESTRIAN CROSSING
- BICYCLE RACK W/1' CLEAR ZONE SEE DETAIL SHEET SP-2
- UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
- 5' CONCRETE SIDEWALK PER COA STD DWG 2430
- EXISTING PEDESTAL SIGN
- NEW FIRE HYDRANT PER COA STD DWG 2340
- EXIST WATER METER CONTRACTOR TO FIELD VERIFY SIZE
- REMOVE AND DISPOSE EXIST CURB, SIDEWALK, ACCESSIBLE RAMP NEW CURB, SIDEWALK AND ACCESSIBLE RAMP SEE SP-2
- BACKFLOW PREVENTER (2'x3')
- BACKFLOW PREVENTER (4'x9.5')
- PLACE RECYCLE CARTS AT THE CURB BY 7:00 AM ON SERVICE DAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°12'11\" W	340.70
L2	N89°30'33\" W	105.28
L4	S72°42'55\" W	38.82
L5	N0°13'09\" E	333.91
L6	S89°47'49\" E	170.12

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°08'53\"	18.02	28.04

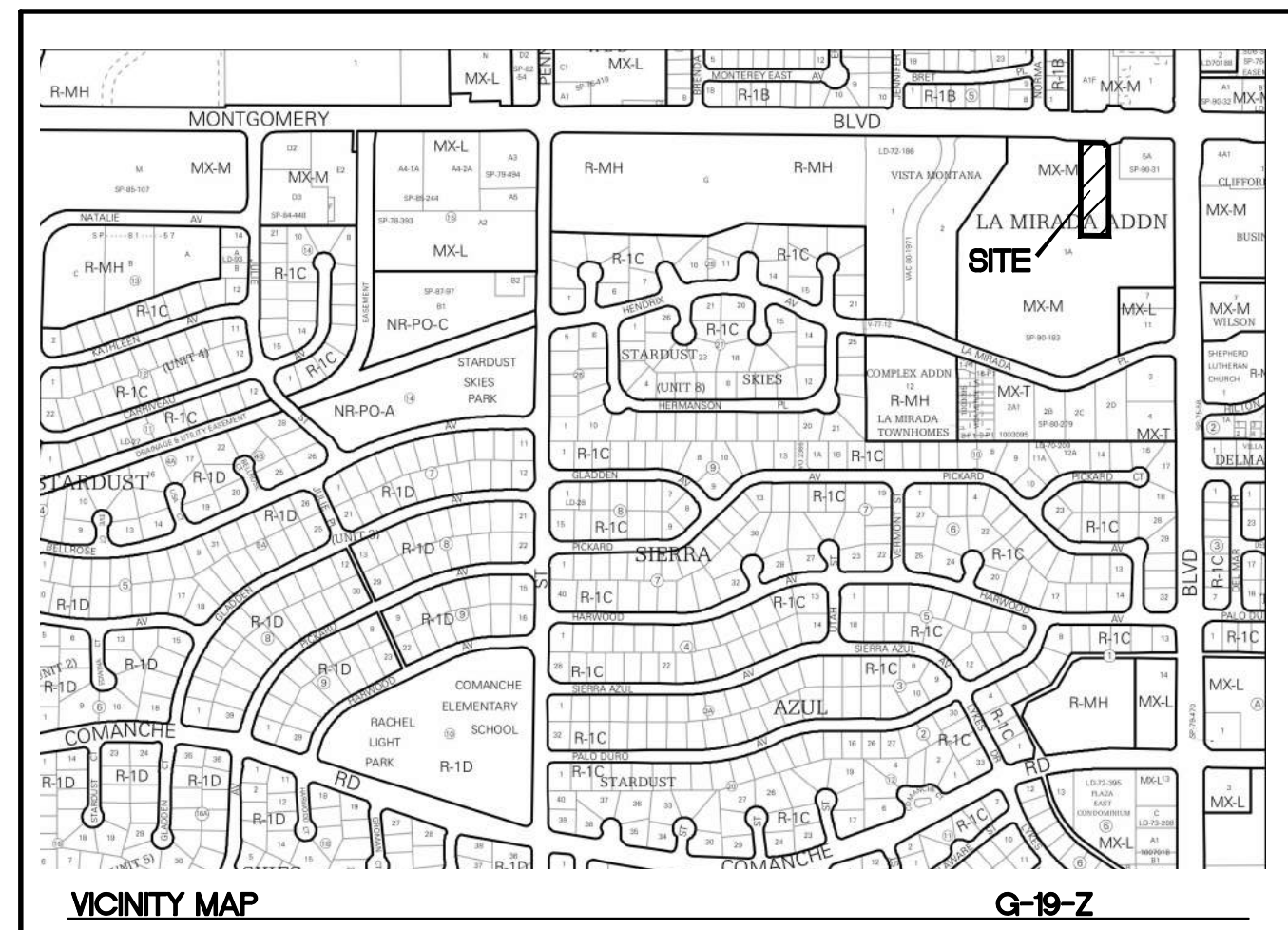
Approved for access by the Solid Waste Department
Herman Gallegos 11-12-21
Herman Gallegos

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES - SITE PLANS:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2\" @ ALL EXIT DOORS
 - 1/2\" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2\" @ OVERHEAD DOORS
 - 1 1/2\" @ PRE-FAB METAL WALL PANELS
- PARKING LOT SHALL BE ASPHALT PAVING



LEGAL DESCRIPTION

TRACT 3, THE WYMONT

SITE DATA

PROPOSED USAGE:	AMBULATORY CARE CENTER
ZONE:	MX-M
LOT AREA:	57253 SF (1.31 ACRES)
SETBACKS	
FRONT	5'
REAR	15'
SIDE	0'
BUILDING AREA:	20759 SF
PARKING REQUIRED	44 SPACES 1 PER 400 SF FOR AMBULATORY CARE (52 SPACES) 15% BUS SHELTER CREDIT (-8 SPACES)
TOTAL PARKING PROVIDED	51 SPACES
HC PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	5 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	5353 SF
LANDSCAPE AREA PROVIDED:	5618 SF



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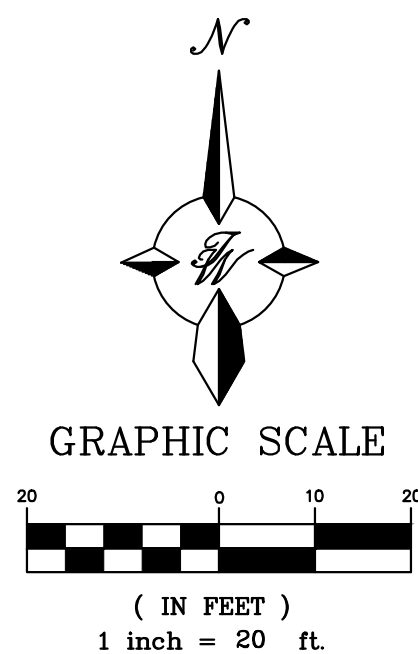
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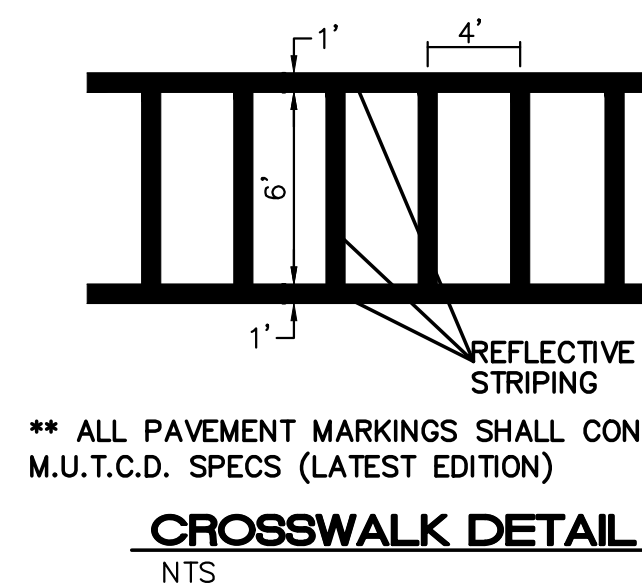
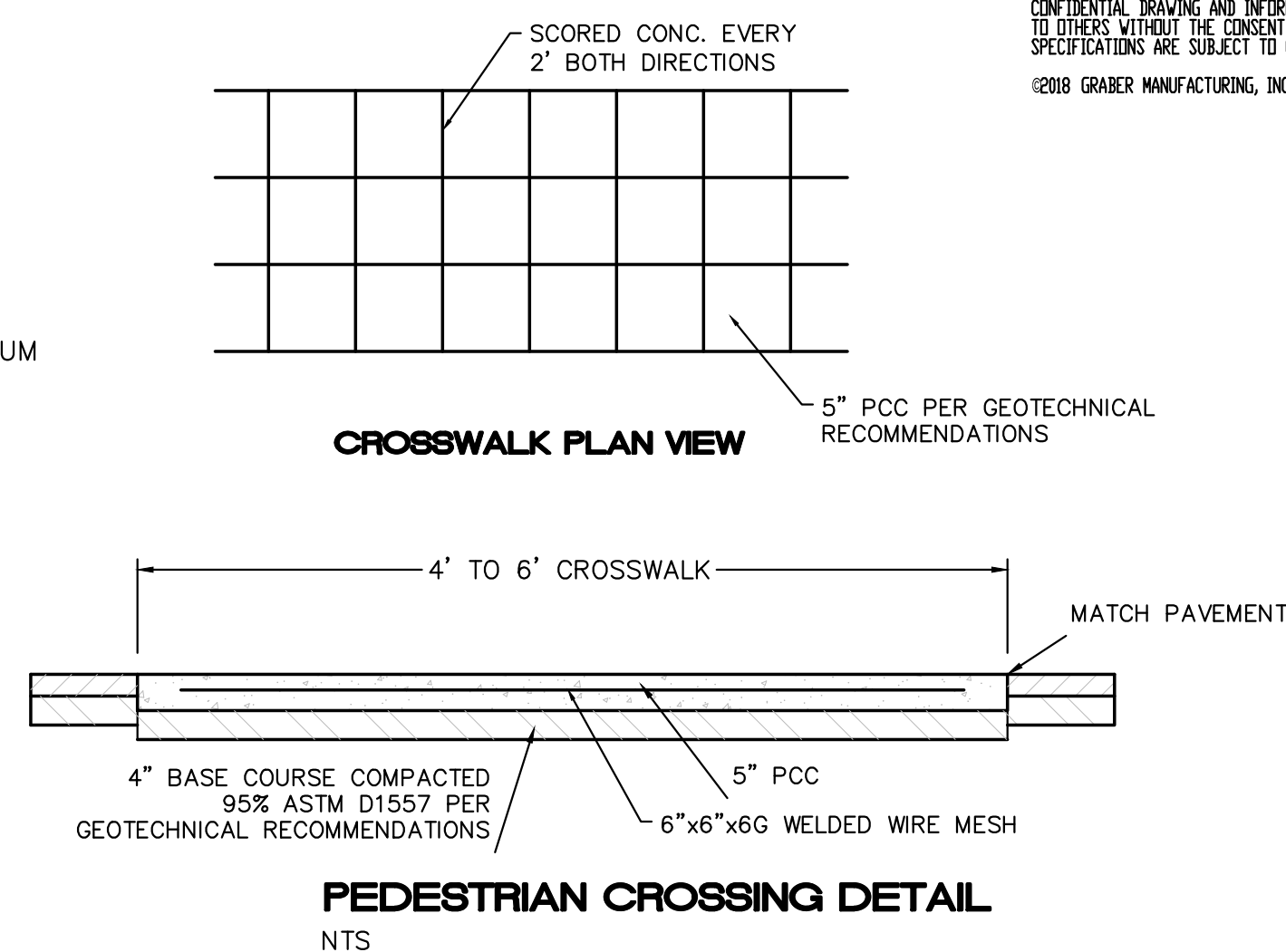
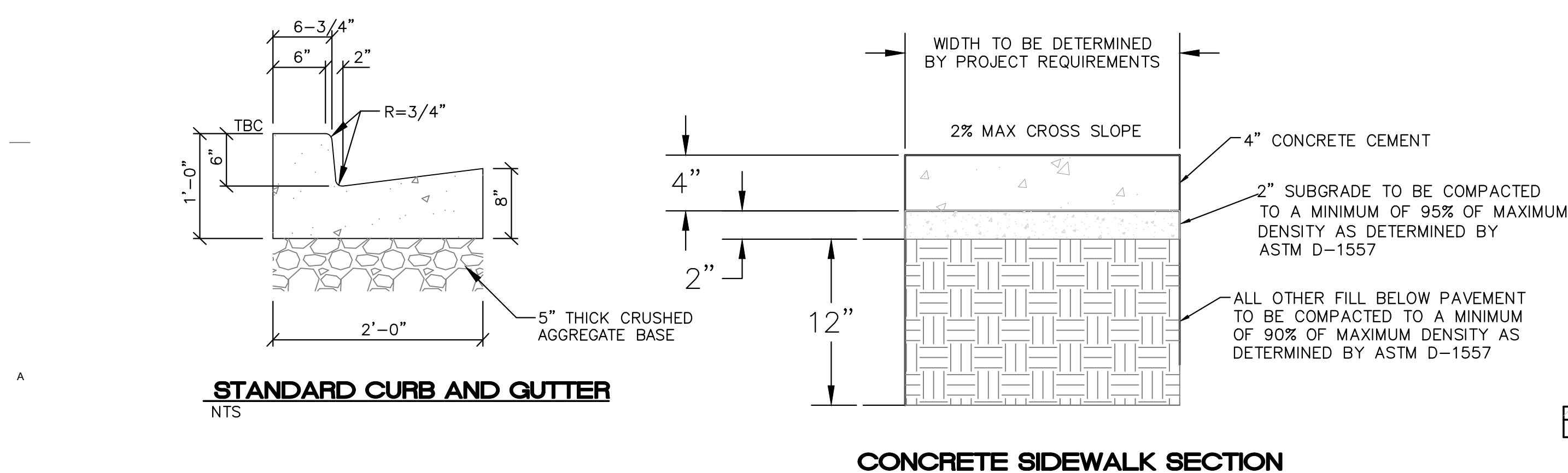
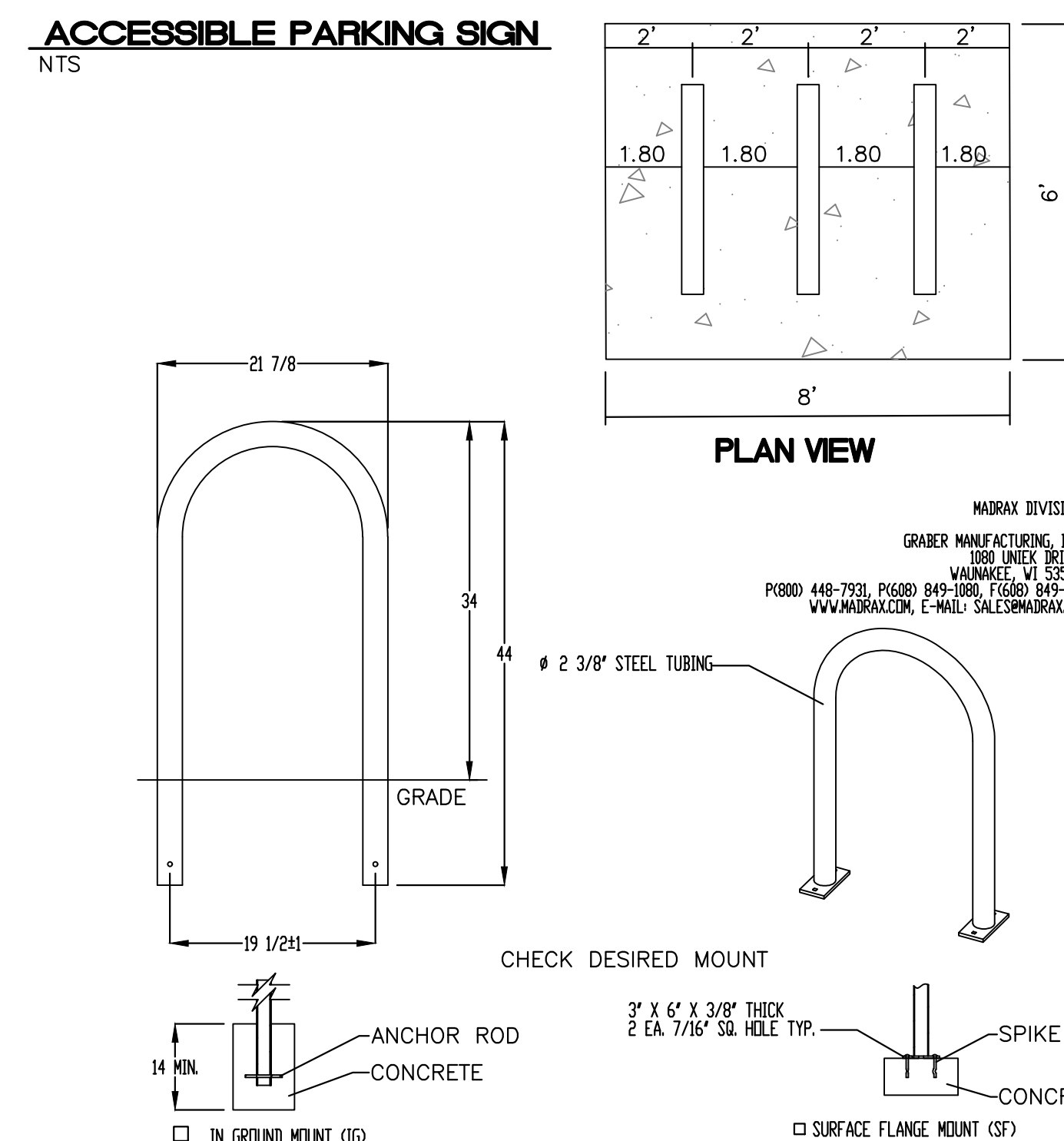
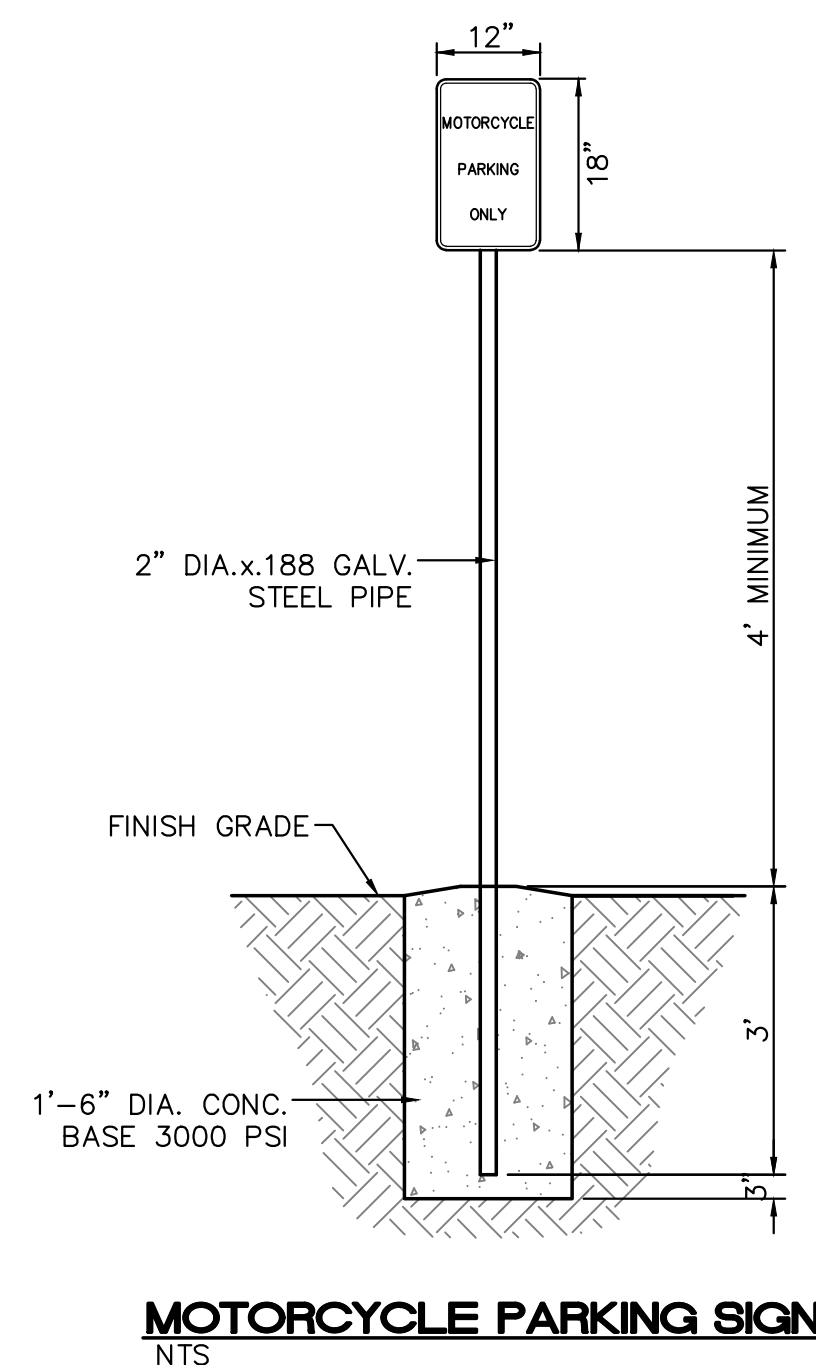
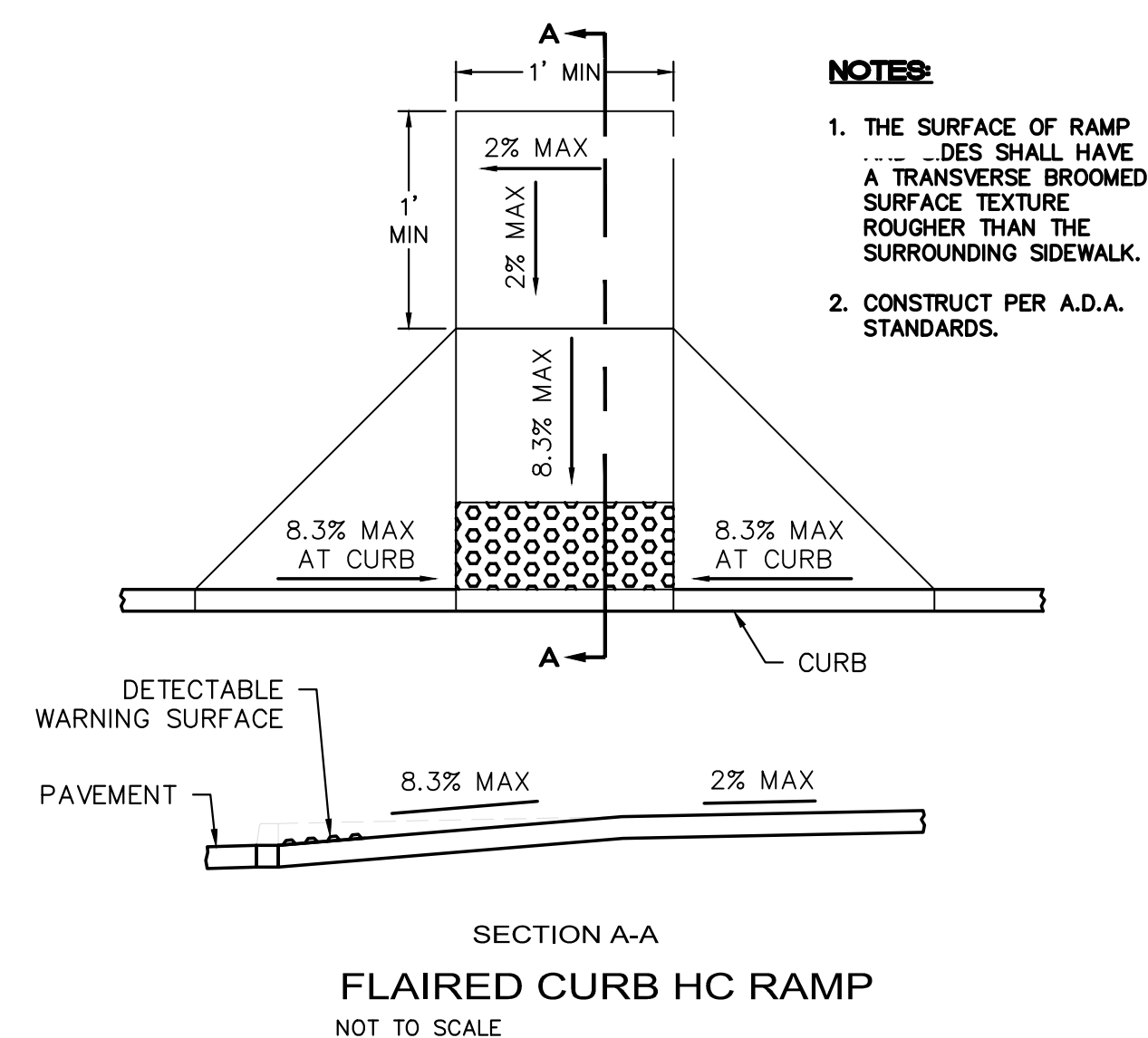
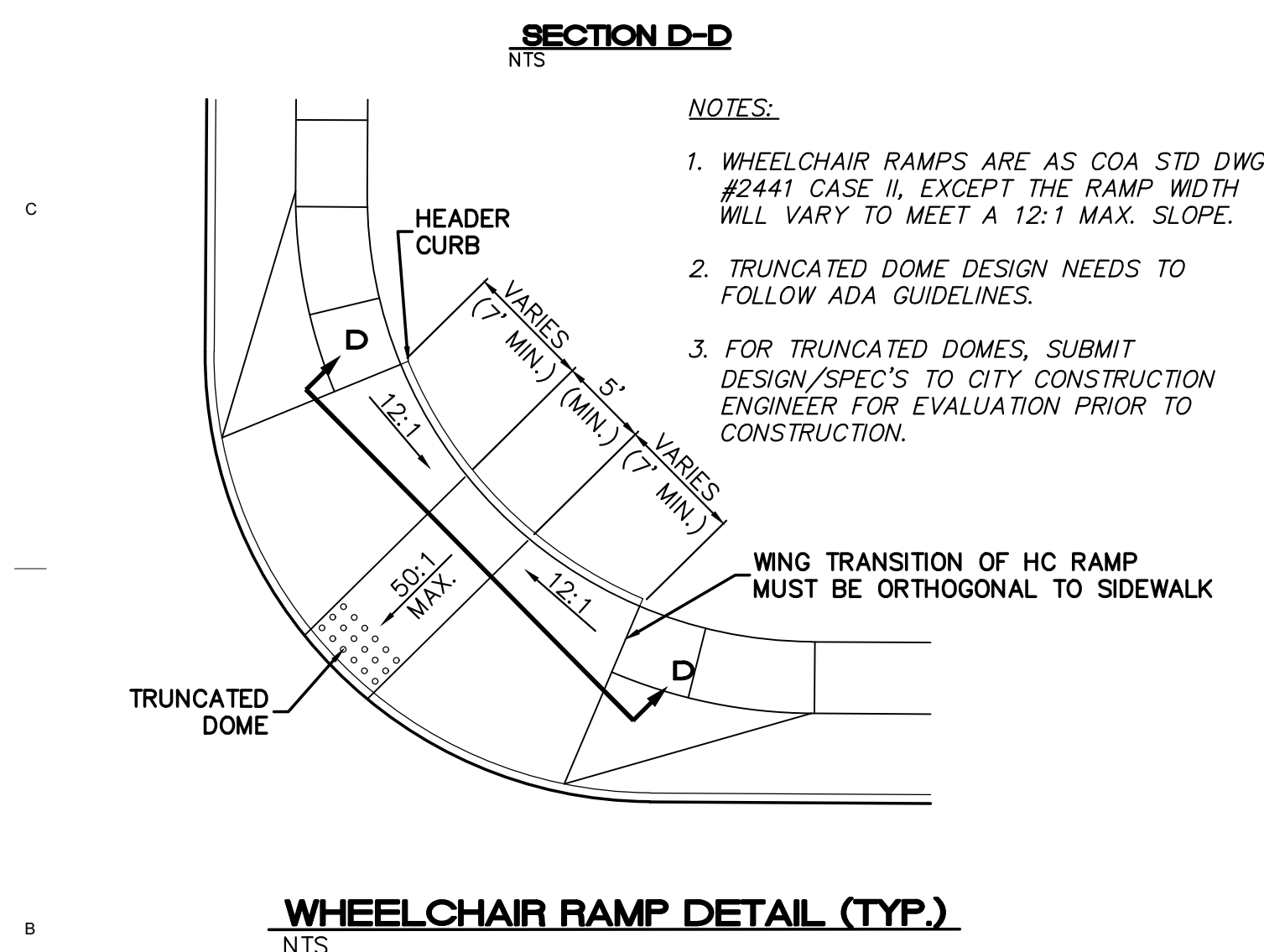
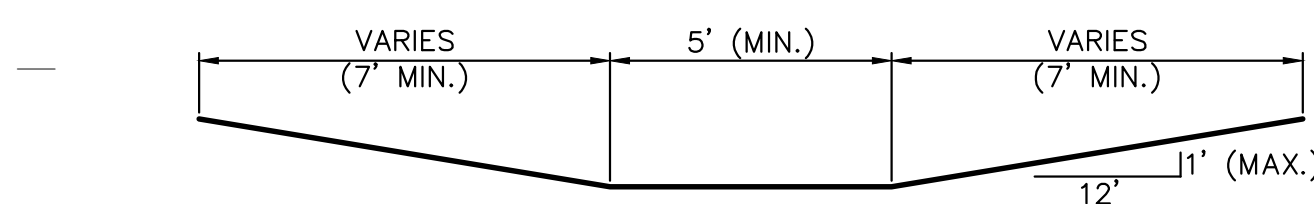
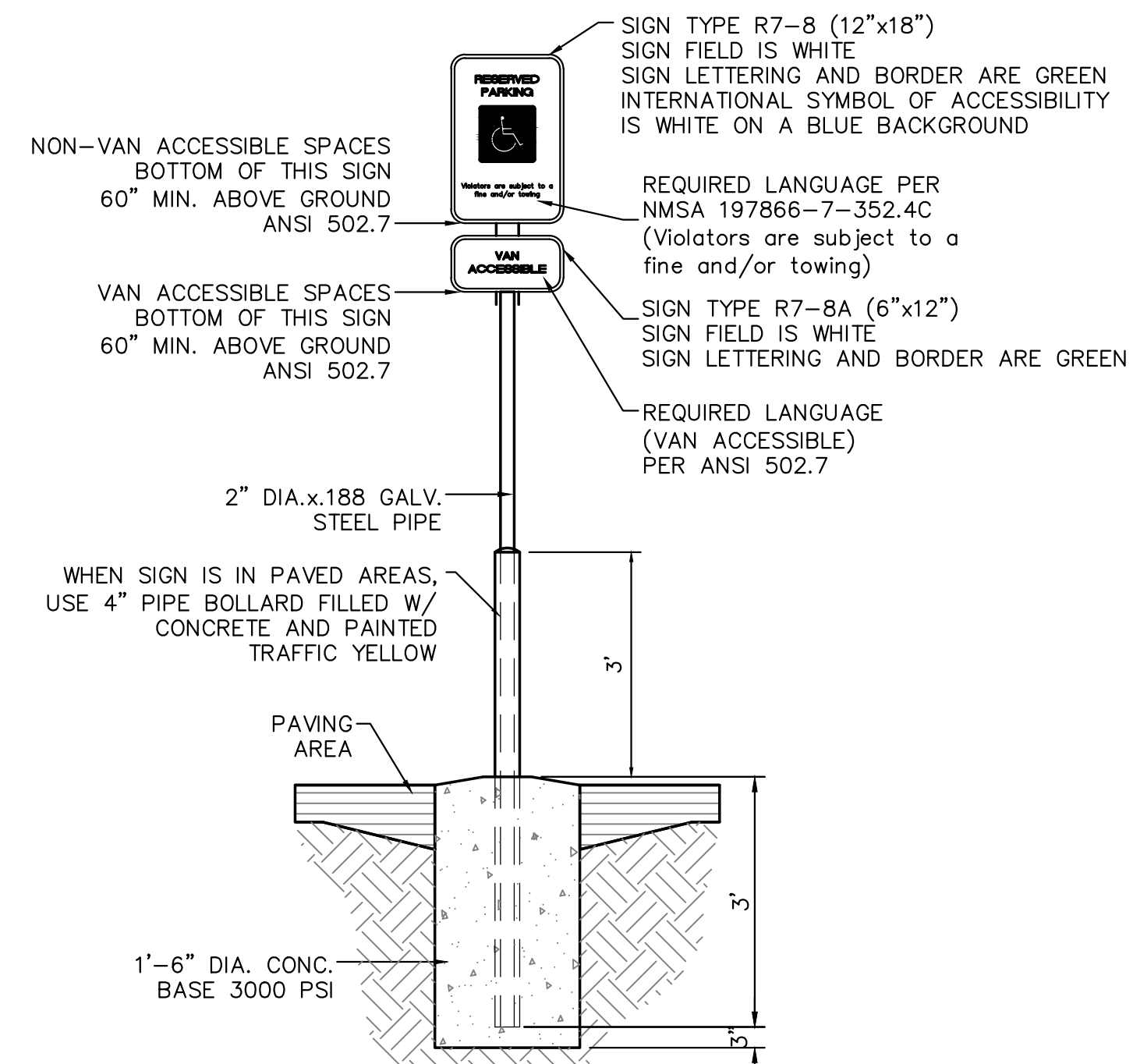
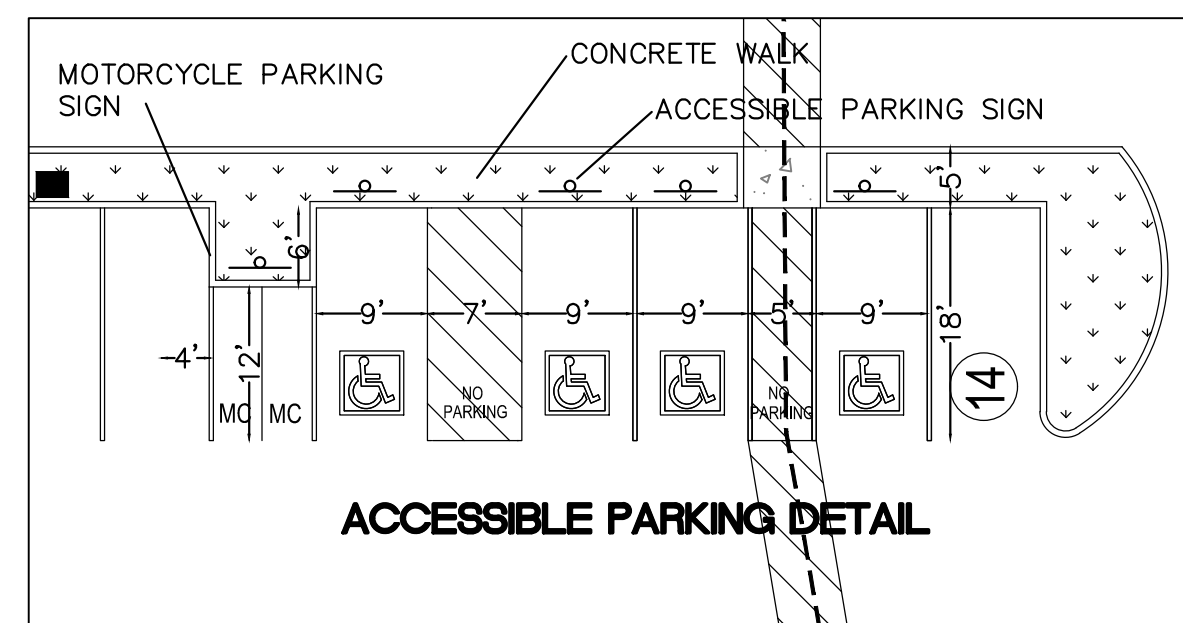
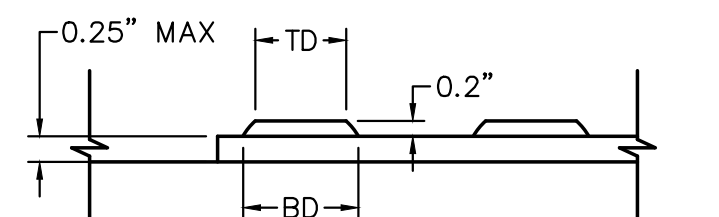
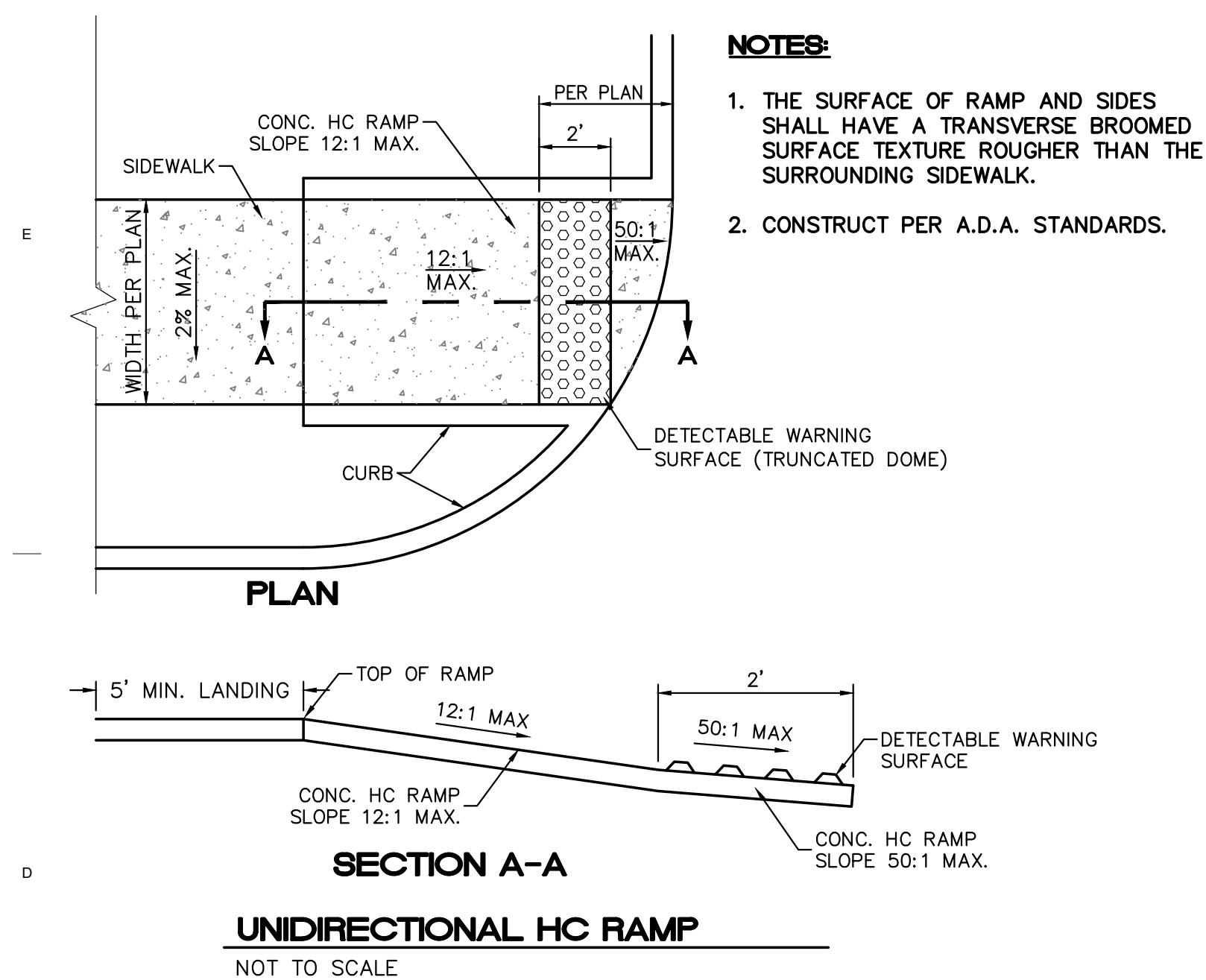
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TRAFFIC CIRCULATION
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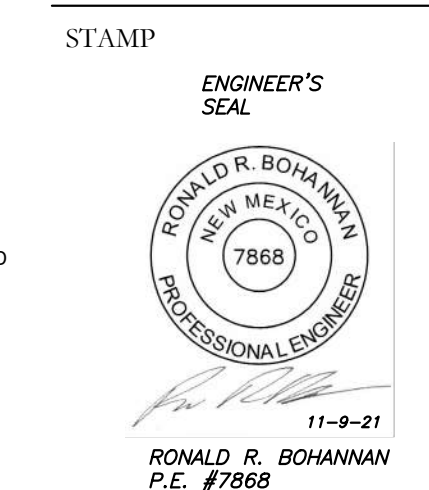
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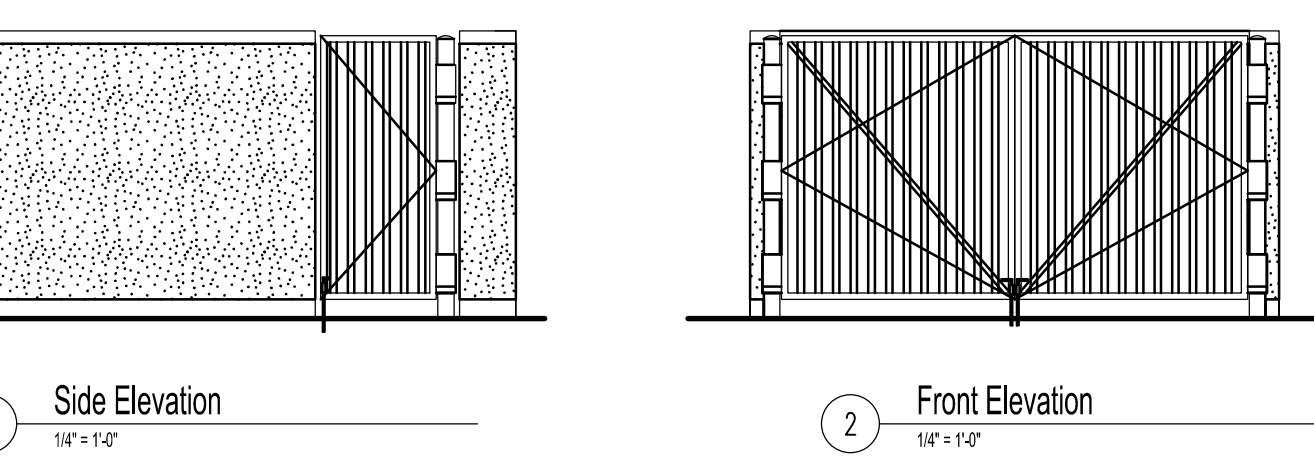
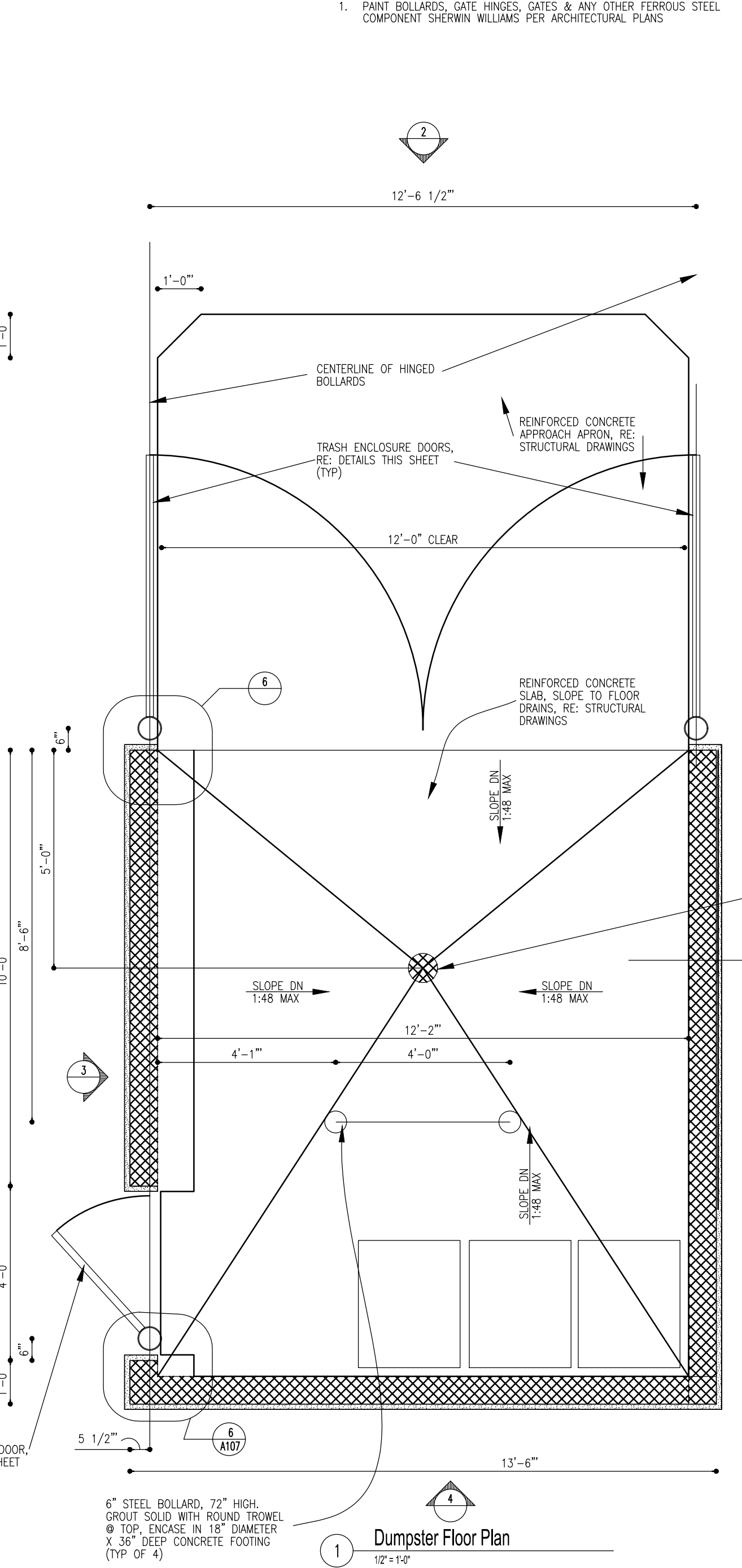
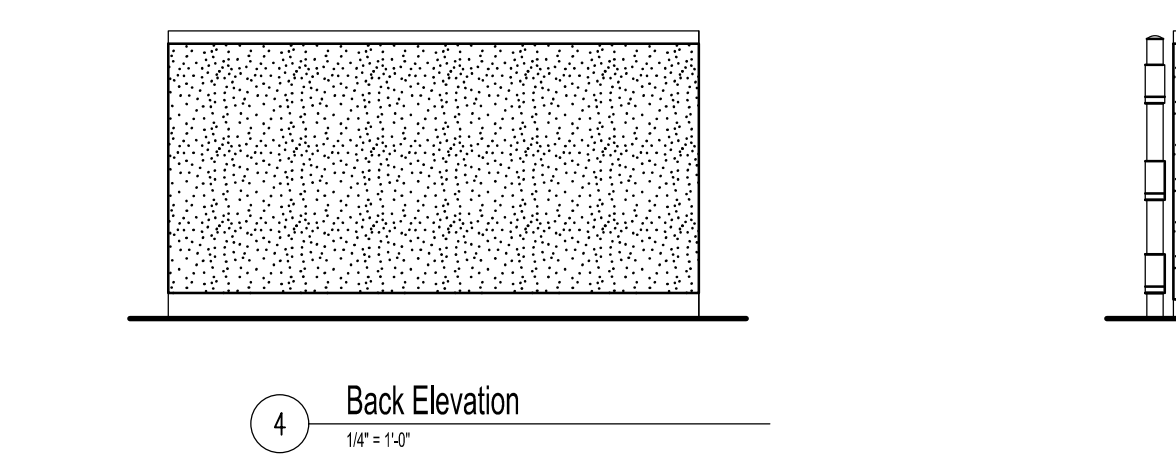
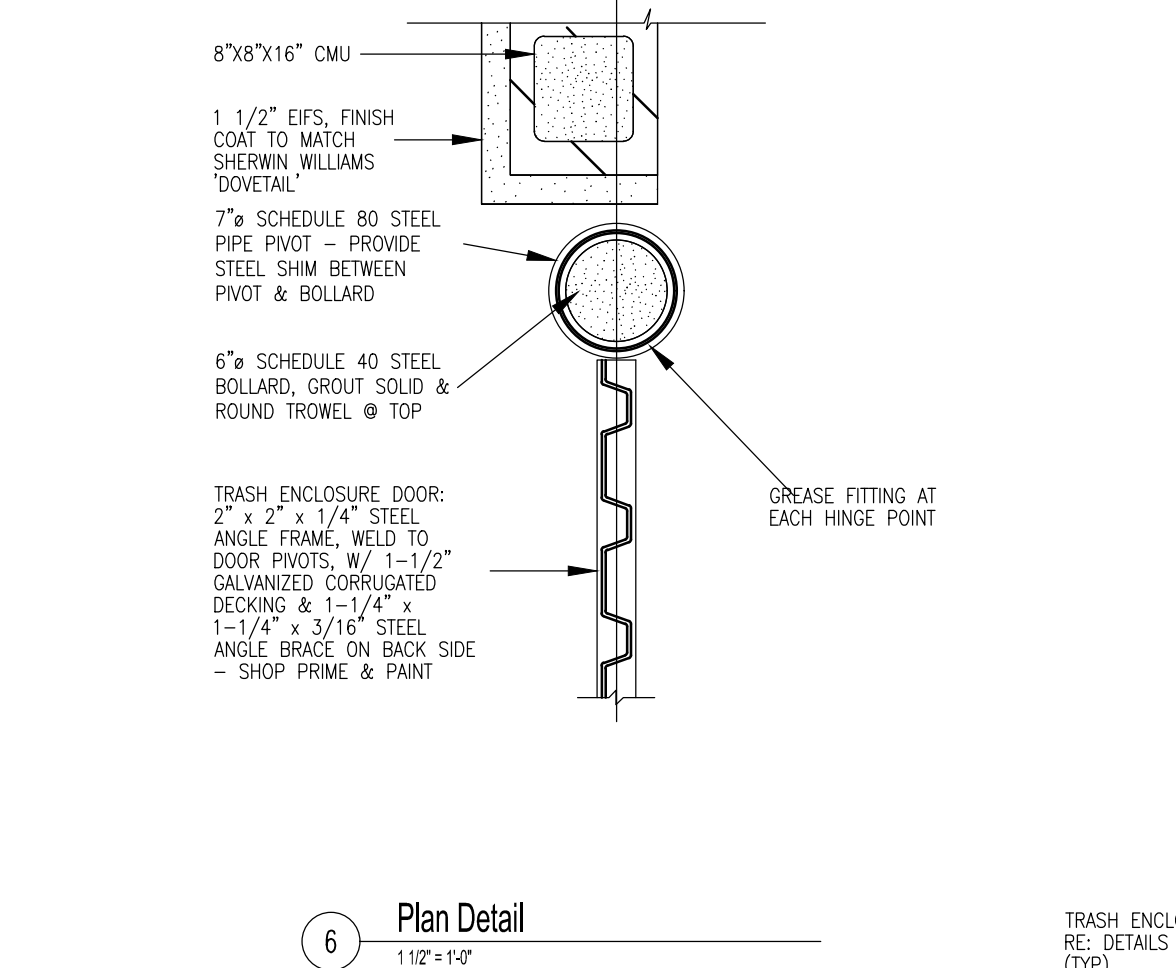
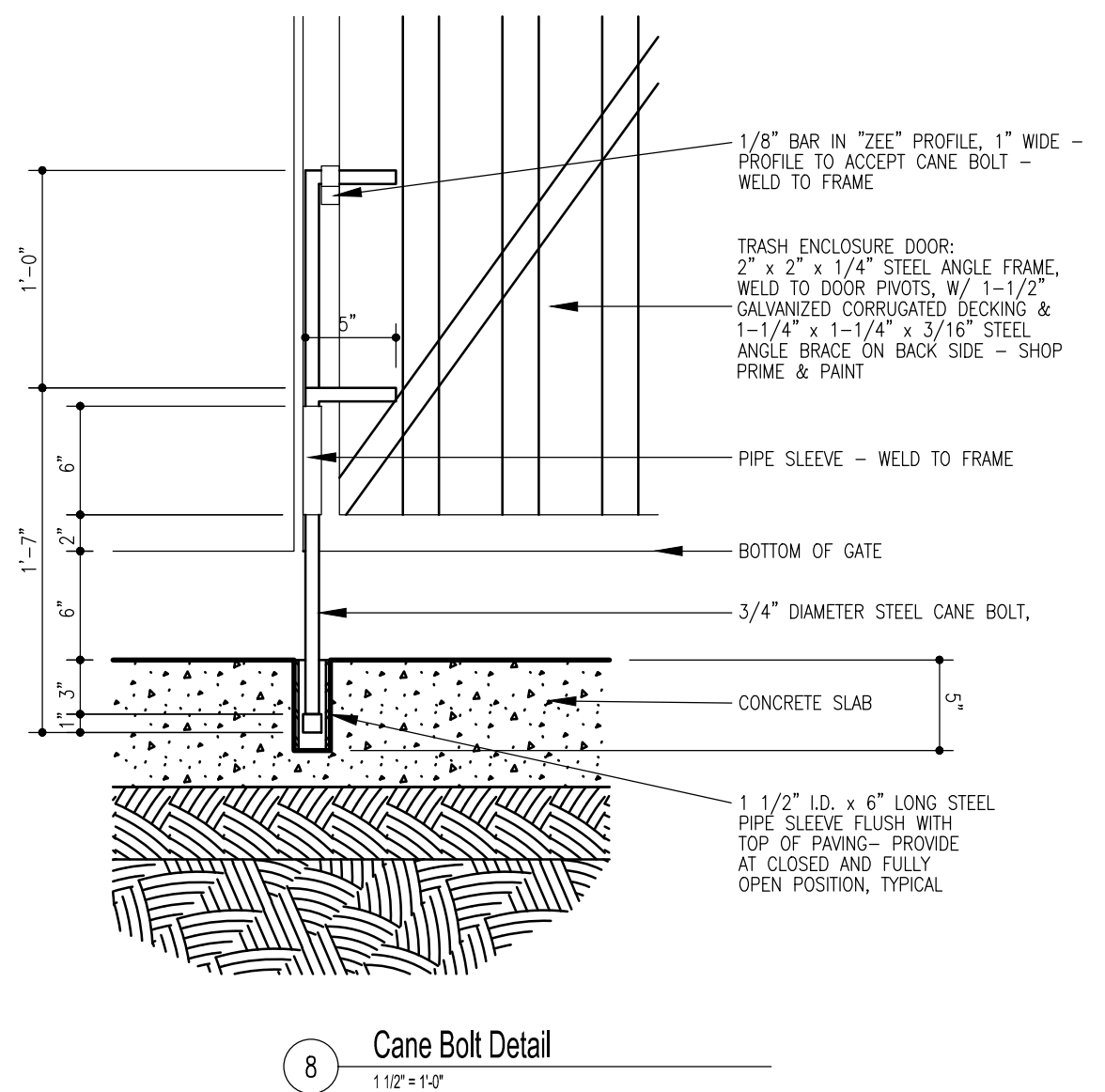
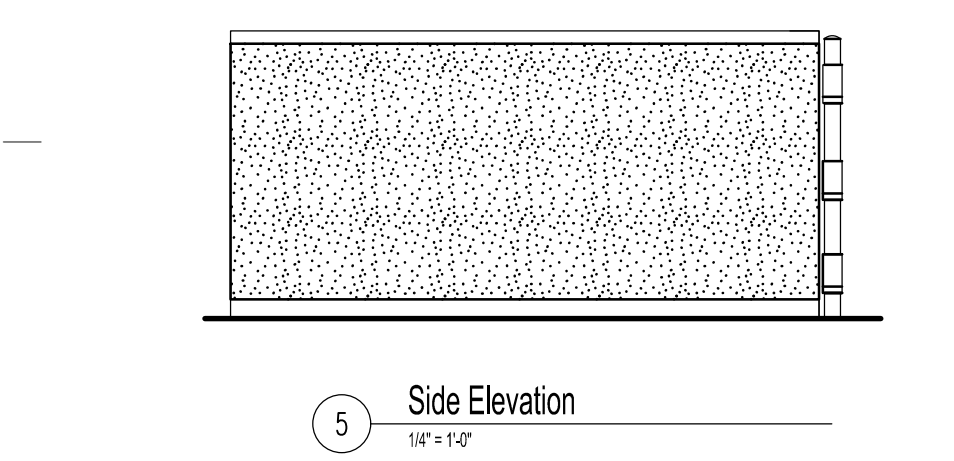
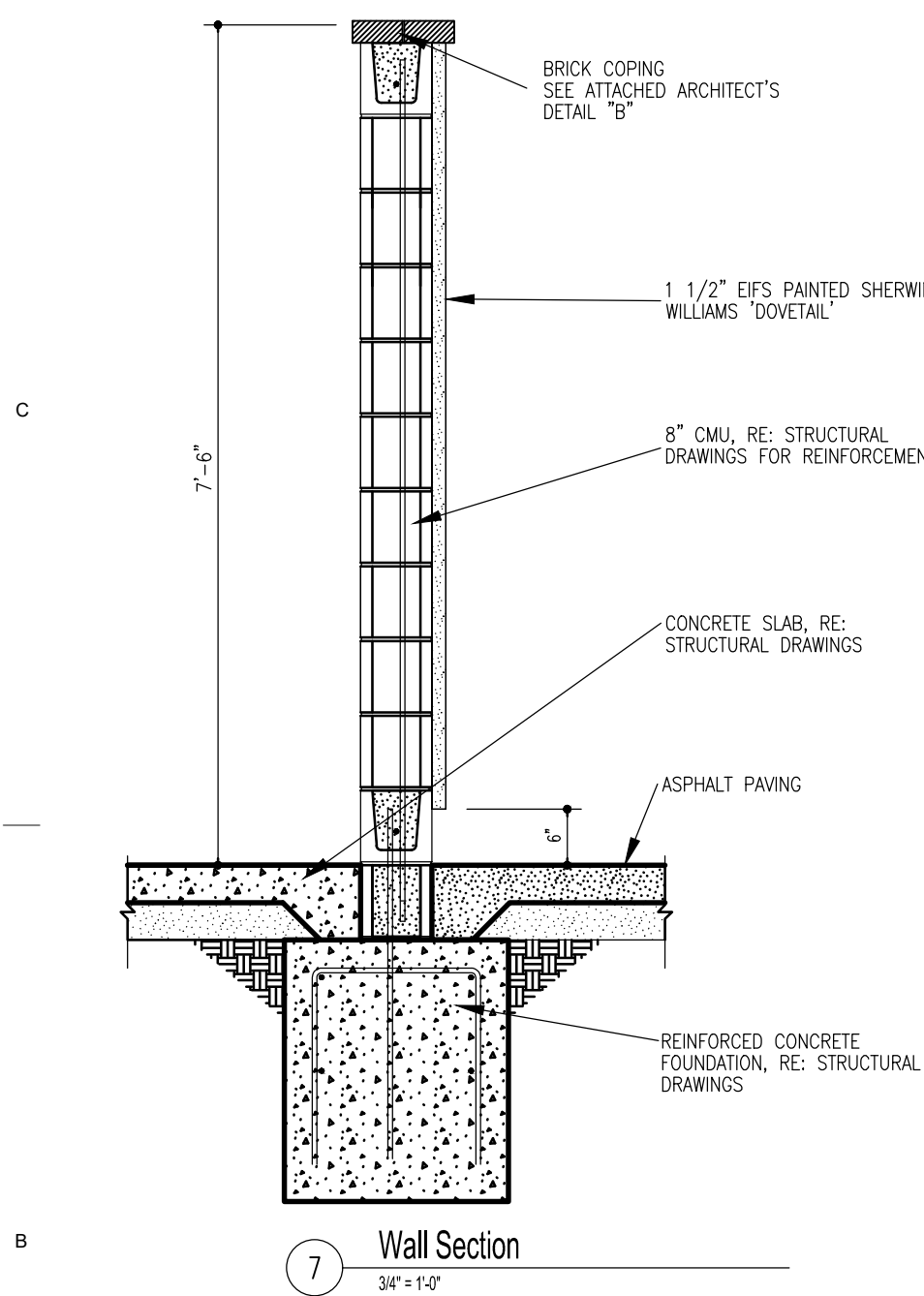
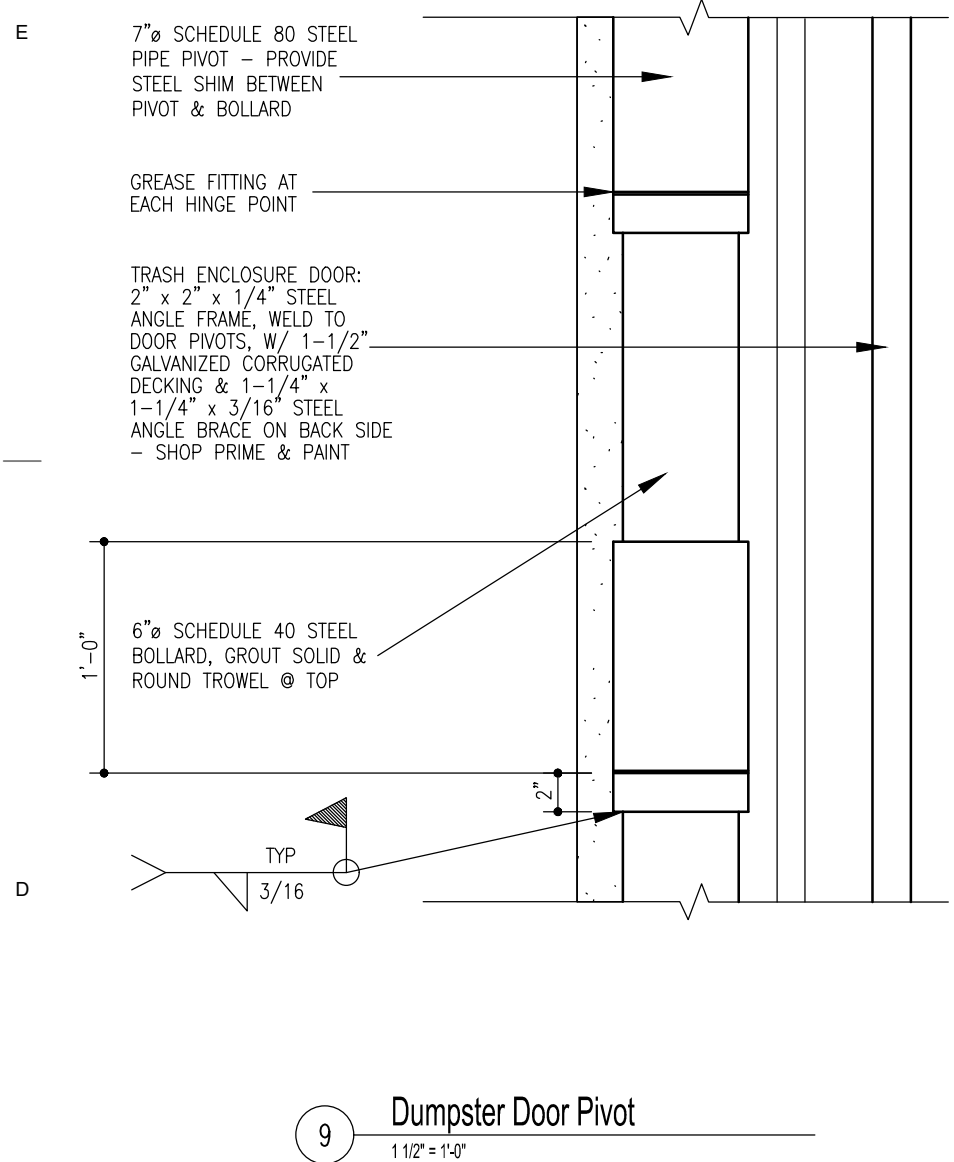
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**CONSTRUCTION
DETAILS**

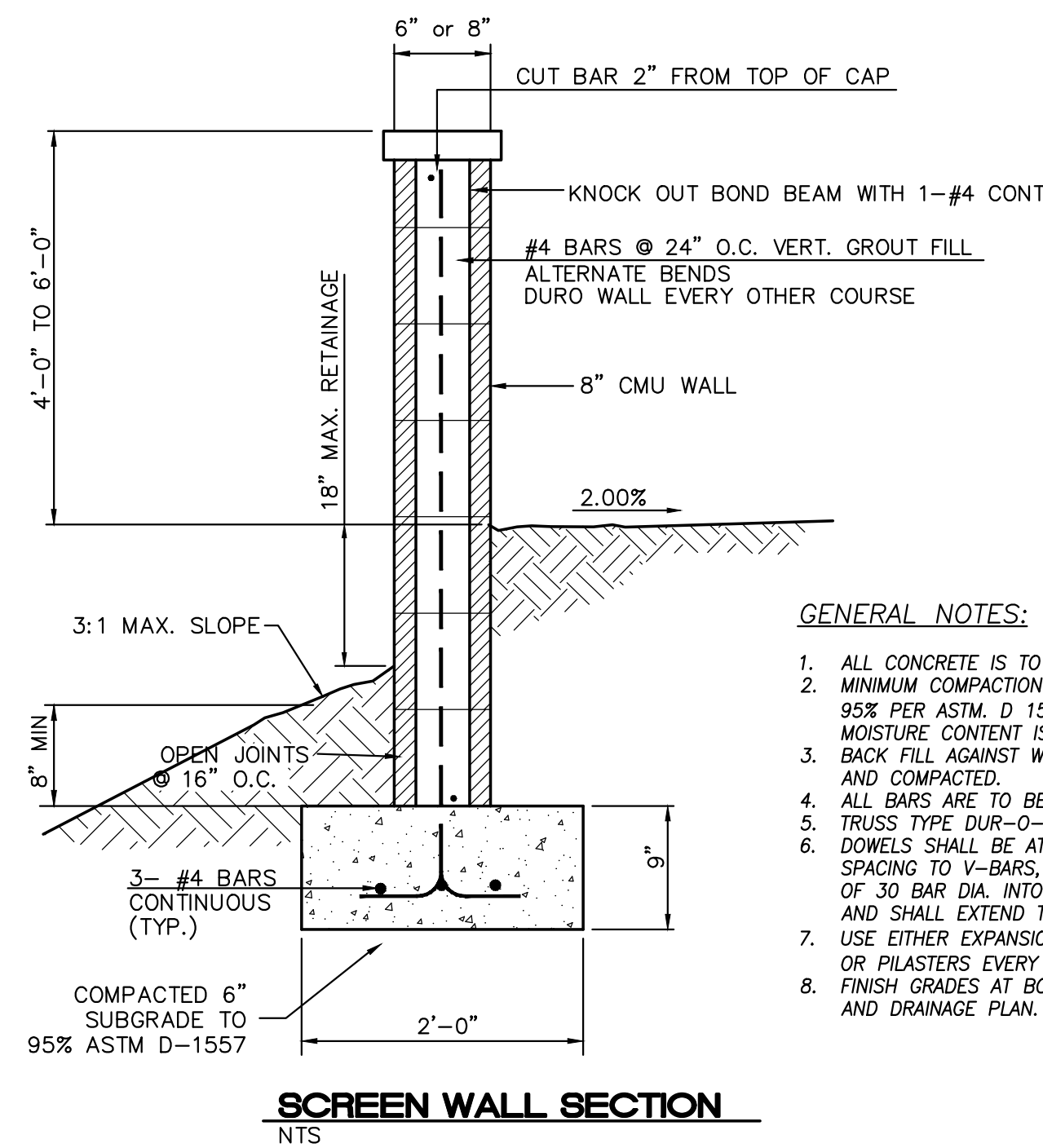
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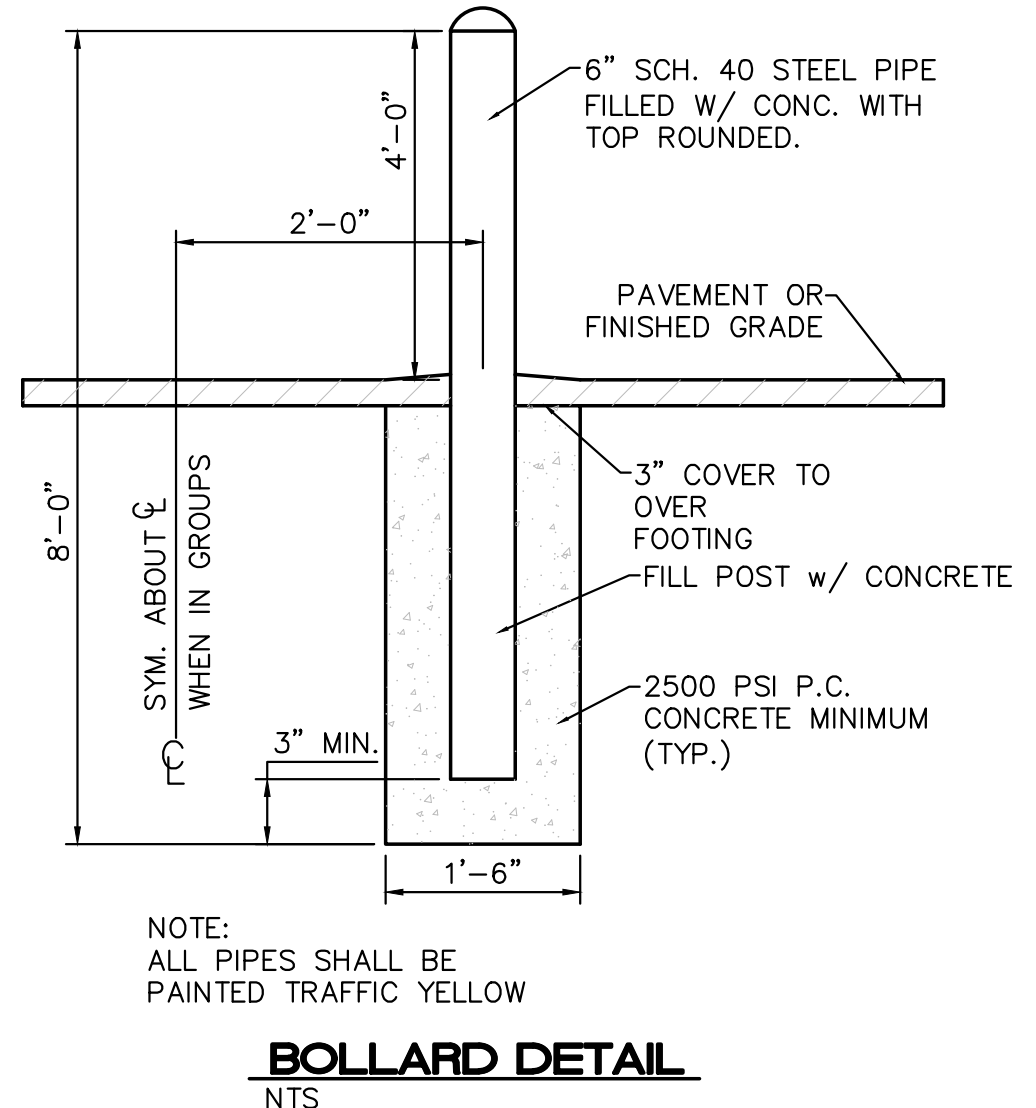


General Notes

1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT SHERWIN WILLIAMS PER ARCHITECTURAL PLANS



- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 8. FINISH GRADES AT BOTTOM OF WALL PER GRADING AND DRAINAGE PLAN.



NOTE:
ALL PIPES SHALL BE
PAINTED TRAFFIC YELLOW

dg
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