

LEGAL DESCRIPTION
Tracts 1 through 9, Presbyterian Hospital - Main Campus Phase 1 Replat, Albuquerque, NM

EXISTING SITE AREA
TOTALS 1,147,082 SF 26.33 ACRES

REQUIRED PARKING
HOSPITAL
470 BEDS (PROJECTED) / 2 BEDS/PARKING SPACE = 235
PSB
294,880 GSF X .8 = 227,904 NSF / 1750/DOCTOR = 130 DOCTORS
= 650 SPACES
X5 PARKING SPACES/DOCTORS
= 650 SPACES

DAY SURGERY
16,184 GSF X .8 = 12,947 NSF / 1,750/DOCTOR = 8 DOCTORS
= 40 SPACES
X5 PARKING SPACES/DOCTORS
= 200 SPACES

TOTAL SPACES REQUIRED = 925 10X HC SPACES = 93 OF TOTAL REQUIRED SPACES

EXISTING PARKING	PARKING CHANGES	REVISED PARKING
94 HANDICAP PARKING	+ 20 HANDICAP PARKING	114 HANDICAP PARKING
1553 STD. PARKING	+684 -246 (EXIST.) = 438 STD.	1991 STANDARD PARKING
487 COMPACT PARKING	+102 COMPACT PARKING	589 COMPACT PARKING
2134 TOTAL SITE PARKING	+560 TOTAL SITE PARKING	2694 TOTAL SITE PARKING

EXISTING COMPACT SPACES
25% OF PARKING PROVIDED MAY BE COMPACT
2152 X .25 = 538 (487 WERE PROVIDED)

REVISED COMPACT SPACES ALLOWED
25% OF PARKING PROVIDED MAY BE COMPACT
2894 X .25 = 674 (688 NOW PROVIDED)

MOTORCYCLE SPACES REQUIRED
751-1,000 AUTOMOBILE SPACES REQUIRED

8 MOTORCYCLE SPACES REQUIRED
10 PROVIDED

BICYCLE PARKING COUNT (REQUIRED PARKING NUMBERS DO NOT CHANGE)
SO NO ADDITIONAL BICYCLE SPACES ARE REQUIRED)
1 BICYCLE PARKING SPACE IS REQUIRED FOR EVERY 20 REQUIRED AUTOMOBILE PARKING SPACES.

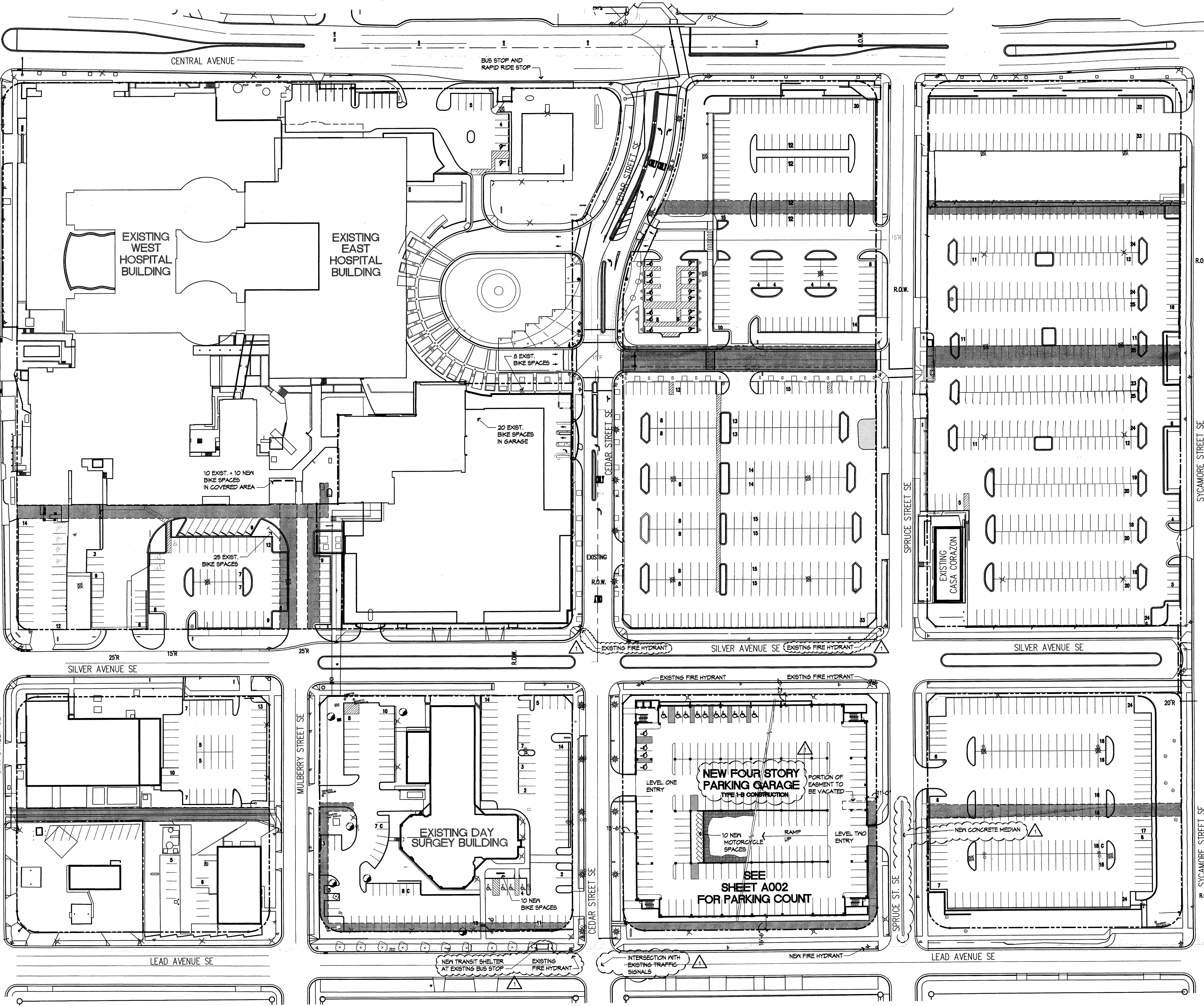
REQUIRED BICYCLE PARKING = 925 X 1/20 = 47
EXISTING BICYCLE PARKING = 63
NEW BICYCLE PARKING = 20

TOTAL BICYCLE PARKING = 83 SPACES

BUILDING AREA CALCULATIONS

EXISTING BUILDING AREAS	614,920 SF
HOSPITAL	284,880 SF
PROFESSIONAL OFFICE BLDG.	17,924 SF
DAY SURGERY CENTER	18,866 SF
ENERGY CENTER	4,782 SF
PAINT SHOP	1,994 SF
SERVICES STATION	1,584 SF
CASA CORAZON (RESIDENCE)	196,858 SF
PARKING GARAGE	6,100 SF
HOSPITAL LOBBY	150,000 SF
EAST EXPANSION	
TOTAL EXISTING BUILDING AREA	1,295,589 SF
PROPOSED GARAGE BUILDING AREA	270,708 SF
TOTAL NEW CAMPUS AREA	1,566,389 SF

APPROVED/DISAPPROVED HYDRANT(S) ONLY
APPROVED
I. O. Cast
5/19/06
Signatures:



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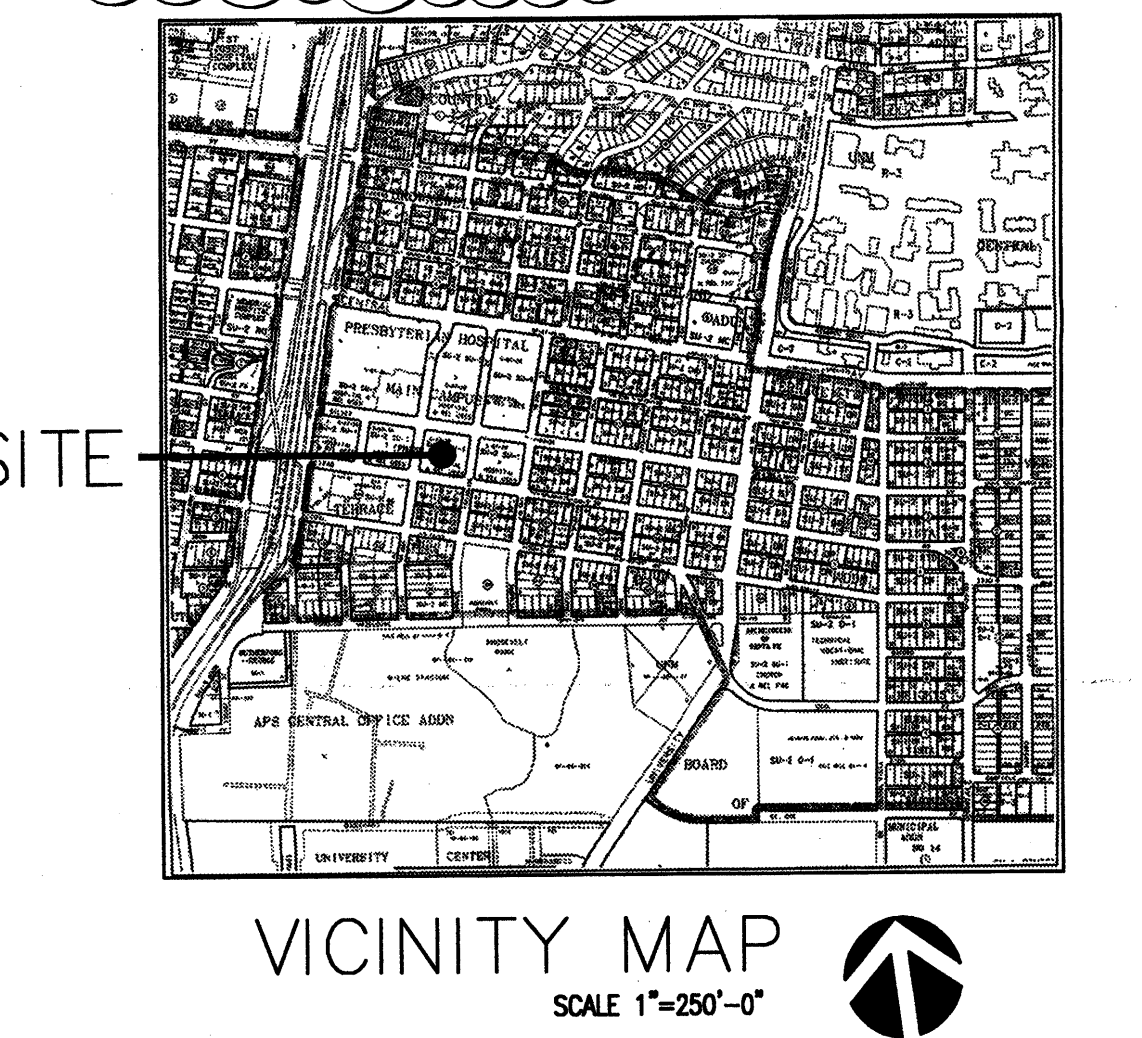
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APPROVED/DISAPPROVED HYDRANT(S) ONLY
APPROVED
I. O. Cast
5/19/06
Signatures:

NEW PARKING GARAGE
LEVEL 4 - 67,548 SF - 188 SPACES (169 STANDARD, 27 COMPACT & 2 H/C)
LEVEL 3 - 67,548 SF - 211 SPACES (185 STANDARD, 24 COMPACT & 2 H/C)
LEVEL 2 - 67,584 SF - 208 SPACES (182 STANDARD, 24 COMPACT & 2 H/C)
LEVEL 1 - 68,064 SF - 189 SPACES (148 STANDARD, 22 COMPACT & 14 H/C)
TOTAL 270,708 SF - 808 SPACES (684 STANDARD, 102 COMPACT & 20 H/C)

MOTORCYCLE PARKING PROVIDED 10 SPACES



NOTE: CONDITION #6
ANY SUBSTANTIAL CHANGES TO OR ALTERATION OF THE BUILDING FACADE ARCHITECTURE SHALL REQUIRE AN ADMINISTRATIVE AMENDMENT OF THIS PLAN. THE APPLICANT SHALL NOTIFY THOSE PARTIES NORMALLY REQUIRED TO BE NOTIFIED OF A ZONING ACTION UNDER ORDINANCE 0-92 IN THE MANNER PRESCRIBED BY THAT ORDINANCE FOR THE PURPOSES OF THIS CONDITION "SUBSTANTIAL" IS DEFINED AS ANY CHANGE IN THE ALLOCATION OF BUILDING MATERIALS (I.E. TRANSPORTATION OR REPLACEMENT OF ALUMINUM, GLASS, OR BRICK) GREATER THAN 2% OF THE BUILDING FACADE UNDER CONSIDERATION.

PROJECT NUMBER: 1000575/06EPC-00279

Application Number _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Lee White Solid Waste Management	Date 4/17/06
DRB Chairperson, Planning Department	Date 5/19/06
*Environmental Health, if necessary	Date

ARCHITECT

ENGINEER

PROJECT

**Presbyterian Hospital
Parking Garage
Albuquerque, NM**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- GENERAL NOTES**
- ALL PARKING ON SITE IS EXISTING UNLESS OTHERWISE NOTED
 - ALL CURB CUTS ARE EXISTING UNLESS OTHERWISE NOTED
 - ALL DEMOLITION AND RENOVATION SHALL COMPLY WITH REQUIREMENTS OF THE ENVIRONMENTAL HEALTH DEPARTMENT FOR REMOVAL AND DISPOSAL OF ASBESTOS AND OTHER HAZARDOUS BUILDING PRODUCTS.
 - ALL EXISTING CURB RADI AT STREET INTERSECTIONS ARE 13'-6" UNLESS OTHERWISE NOTED
 - CONSTRUCTION STAGING AREAS AND CONTRACTOR PARKING AREAS SHALL BE LOCATED ON THE HOSPITAL CAMPUS; BOUNDED BY CENTRAL AVE. TO THE NORTH, LEAD AVE. TO THE SOUTH, SYCAMORE ST. TO THE EAST & OAK ST. TO THE WEST.
 - ANY NEW OR REPLACEMENT SITE LIGHTING SHALL BE OF A HEIGHT NO GREATER THAN 30 FEET (OVERALL) AND NO GREATER THAN 16 FEET WITHIN 100 FEET OF A RESIDENTIAL ZONE. ANY OR NEW REPLACEMENT FIXTURES SHALL BE FULL CUT-OFF (E.G. SHOE BOX FIXTURES) TO PREVENT FUGITIVE LIGHT.
 - FIRE HYDRANTS WILL MEET APPROVAL OF THE FIRE MARSHALL FOR LOCATION AND FLOW REQUIREMENTS OR WILL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.

- LEGEND**
- EXISTING LIGHT POLE
 - EXISTING TRAFFIC SIGN
 - EXISTING FIRE HYDRANT
 - EXISTING BOLLARD LIGHT TYPE "E"
 - EXISTING LIGHTING TYPE "D"
 - EXISTING LIGHTING TYPE "C"
 - EXISTING LIGHTING TYPE "B"
 - EXISTING LIGHTING TYPE "A"
 - EXISTING SIGN RELOCATED
 - EXISTING EASEMENT
 - EXISTING FENCE
 - EXISTING TRAFFIC FLOW
 - EXISTING BICYCLE RACK

Site Plan - Presbyterian Hospital
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SCALE: 1" = 50'

REVISIONS

5/5/06 EPC COMMENTS

DATE 4/17/06

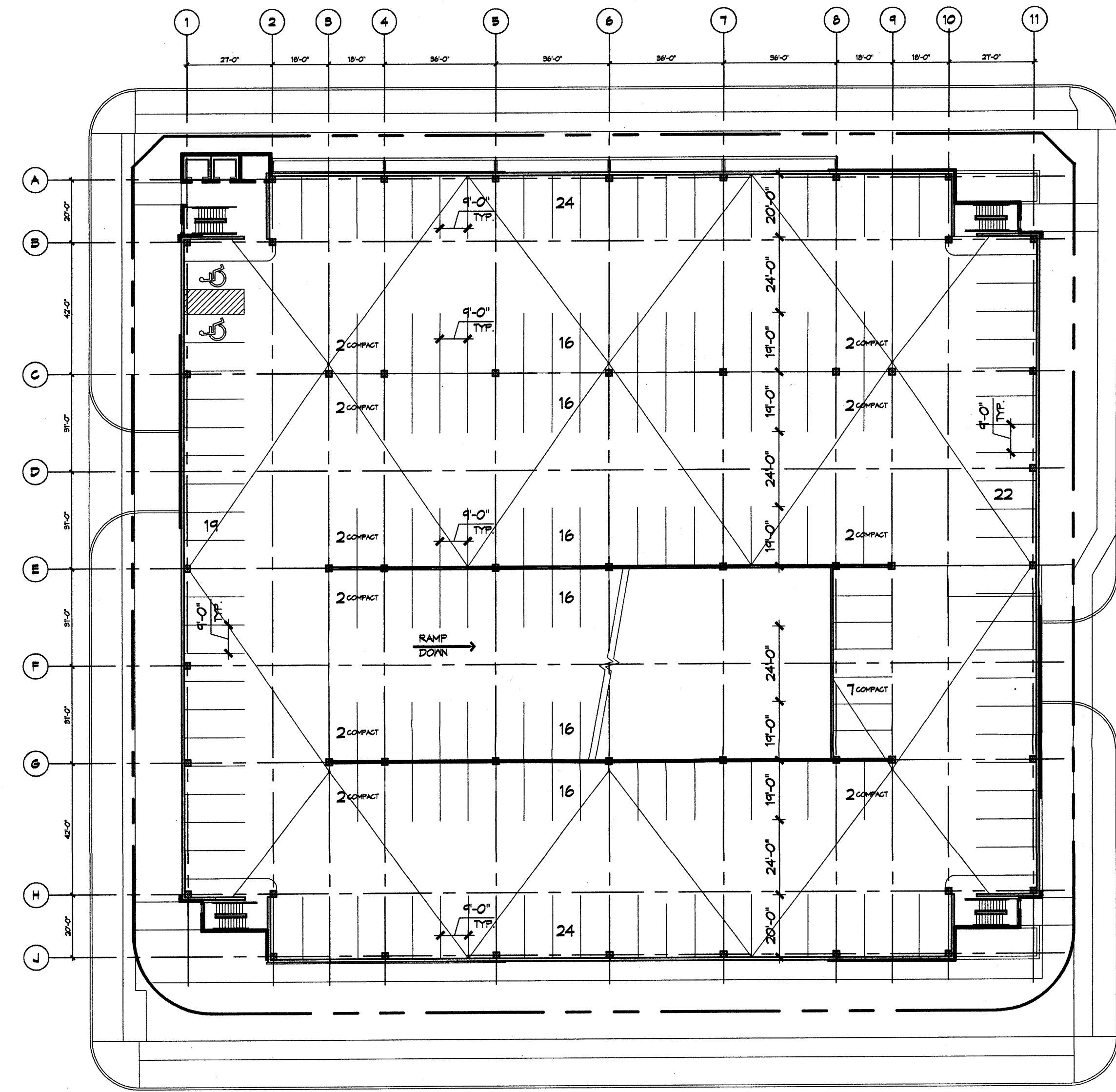
PROJECT NO. 01048.088

DRAWING NAME

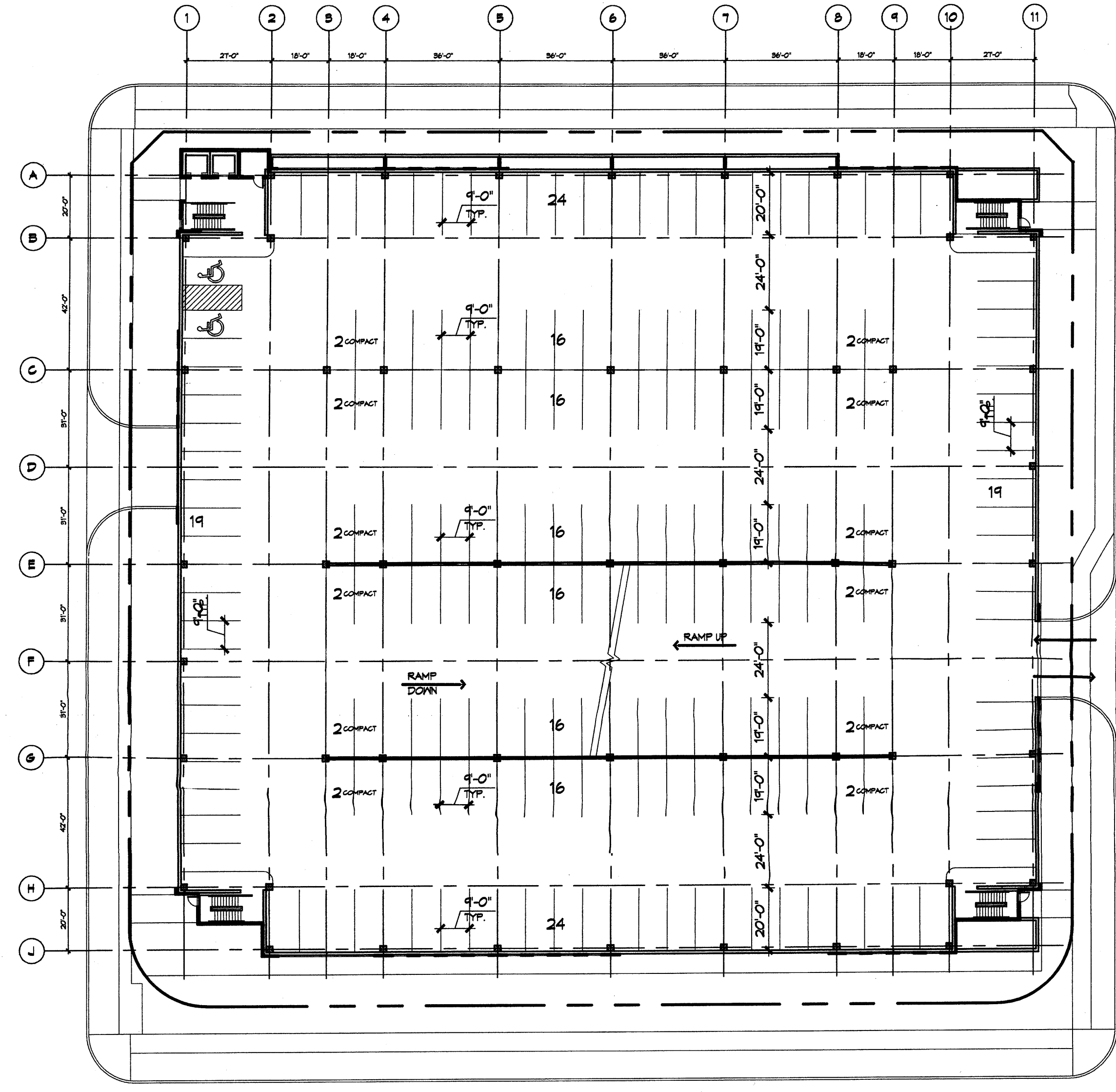
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO.

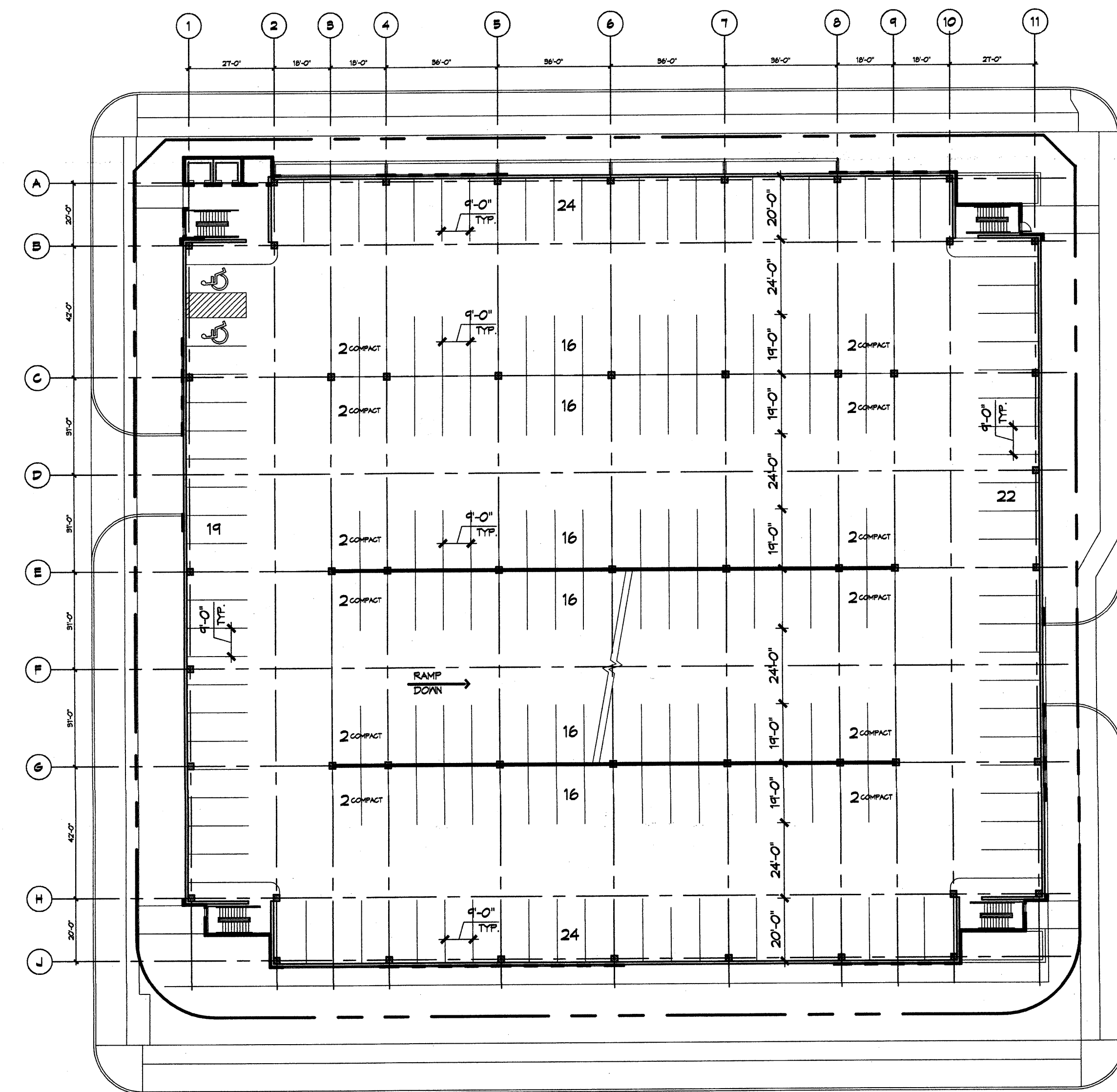
A002



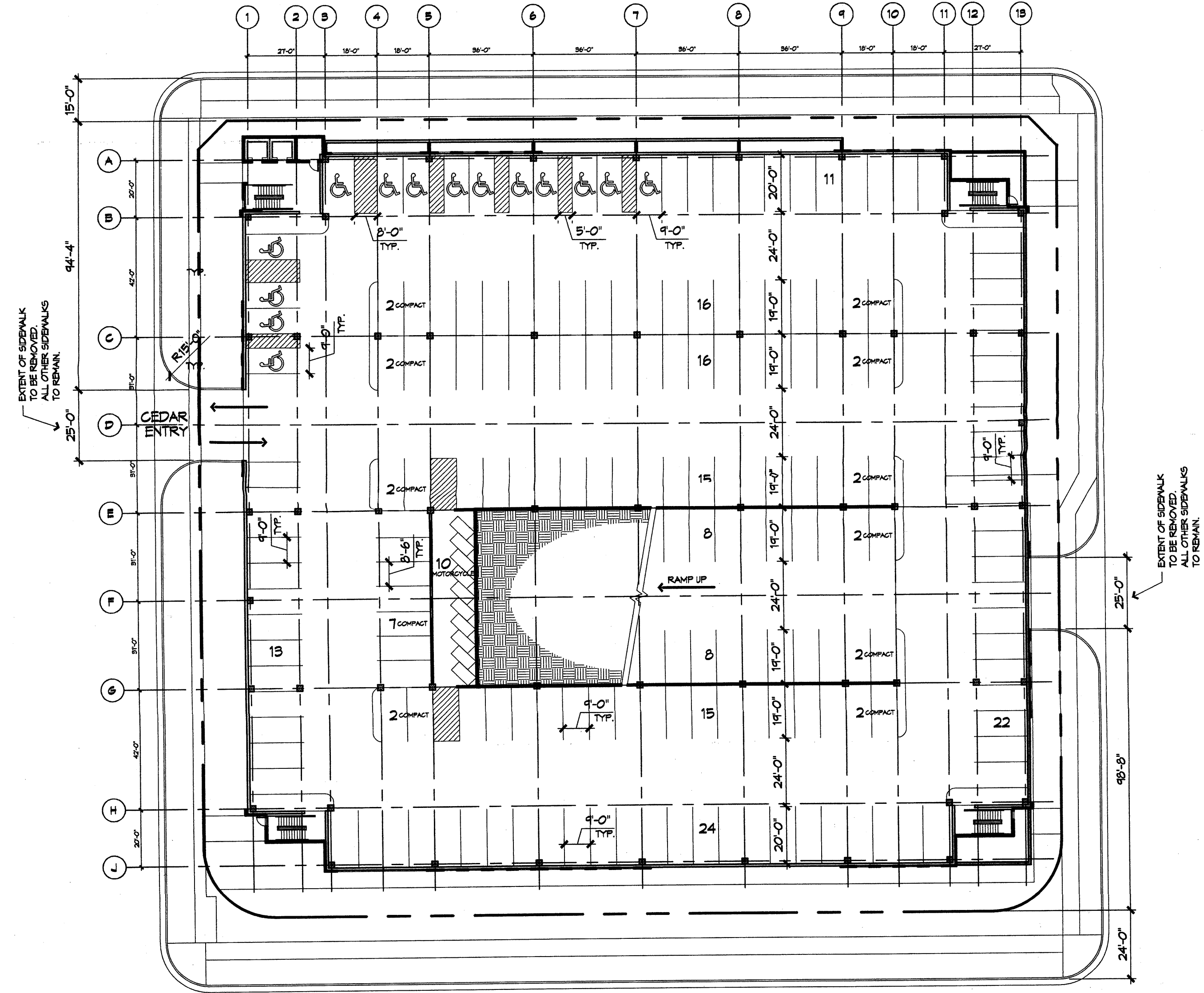
FOURTH LEVEL FLOOR PLAN
1" = 30'-0"



SECOND LEVEL FLOOR PLAN
1" = 30'-0"



THIRD LEVEL FLOOR PLAN
1" = 30'-0"



LEVEL ONE FLOOR PLAN
1" = 30'-0"

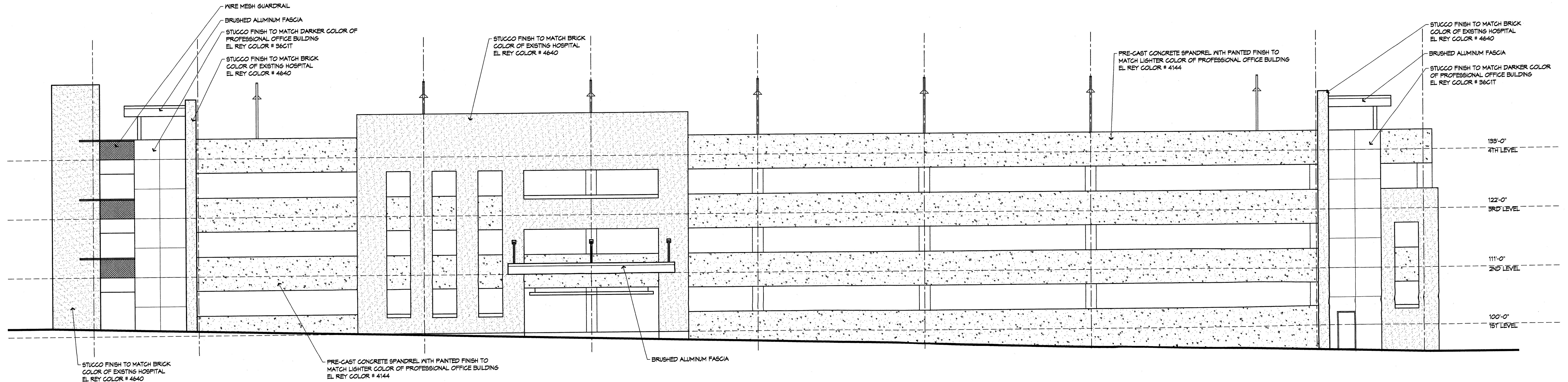
**Presbyterian Hospital
Parking Garage
Albuquerque, NM**
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

REVISIONS

- △
- △
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- △

DRAWN BY _____
REVIEWED BY _____
DATE 4/07/06
PROJECT NO. 01048.085
DRAWING NAME

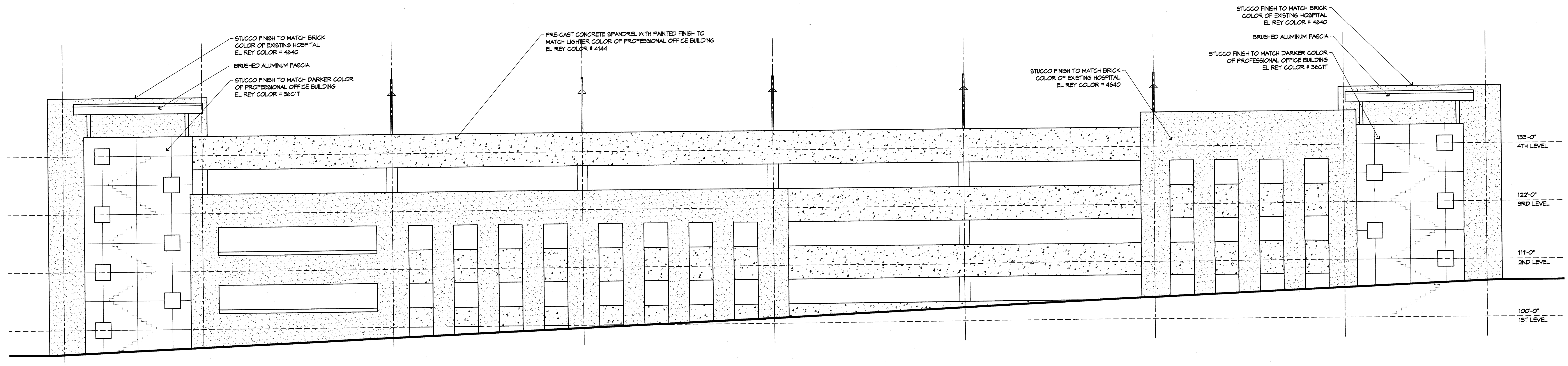
FLOOR PLANS



West Elevation - Cedar Street

REVISED 3/23/06

SCALE: 1/8"=1'-0"



South Elevation - Lead Avenue

REVISED 3/23/06

SCALE: 1/8"=1'-0"

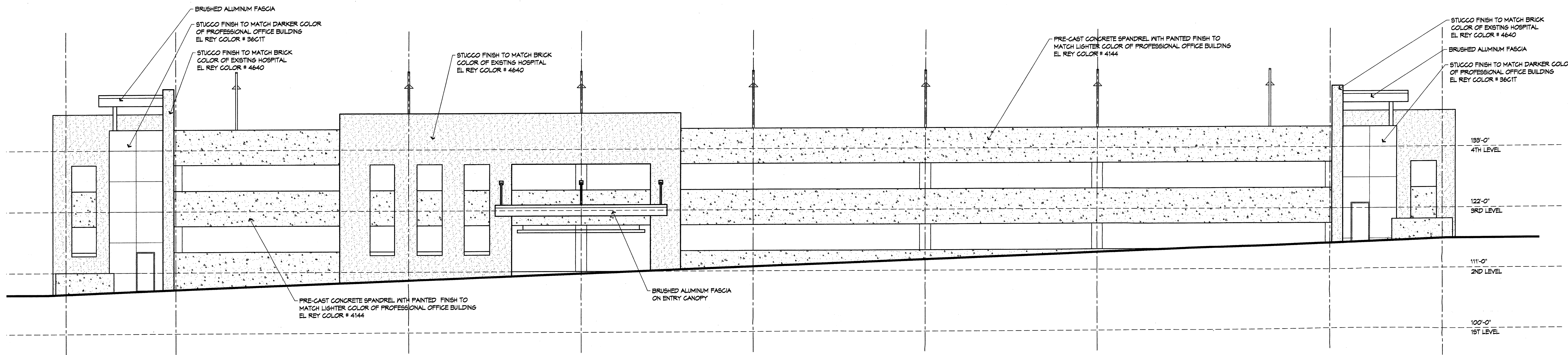
**Presbyterian Hospital
Parking Garage**
 Albuquerque, NM
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

GENERAL LIGHTING NOTES:

1. EXTERIOR OF 4TH LEVEL BUILDING LIGHTING SHALL BE FULL CUTOFF AND COMPLY WITH CURRENT ZONING REQUIREMENTS.
2. LIGHTING ON THE SOUTH SIDE OF THE 4TH LEVEL TO BE SCREENED FROM VIEW.
3. INTERIOR BUILDING LIGHTING SHALL BE DESIGNED SO THAT THE MINIMUM NUMBER OF FOOT CANDLES AS REQUIRED BY CODE SHALL BE USED.

REVISIONS	
3-006	FINAL DRB SUBMITTAL
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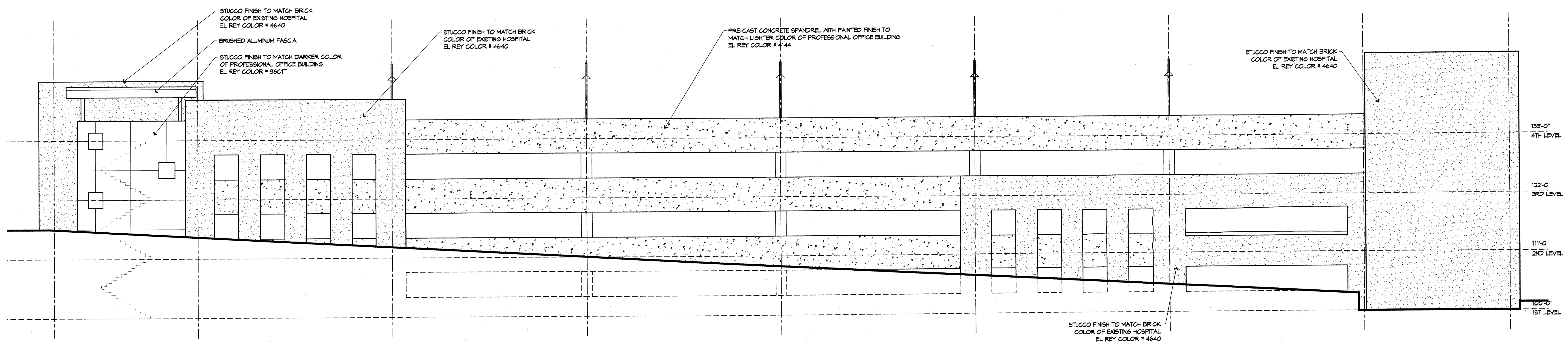
DRAWN BY	MLV
REVIEWED BY	TK
DATE	4/07/06
PROJECT NO.	01045.025
DRAWING NAME	PARKING STRUCTURE ELEVATIONS



East Elevation - Spruce Street

REVISED 3/23/06

SCALE: 1/8"=1'-0"




North Elevation - Silver Avenue

REVISED 3/23/06

SCALE: 1/8"=1'-0"

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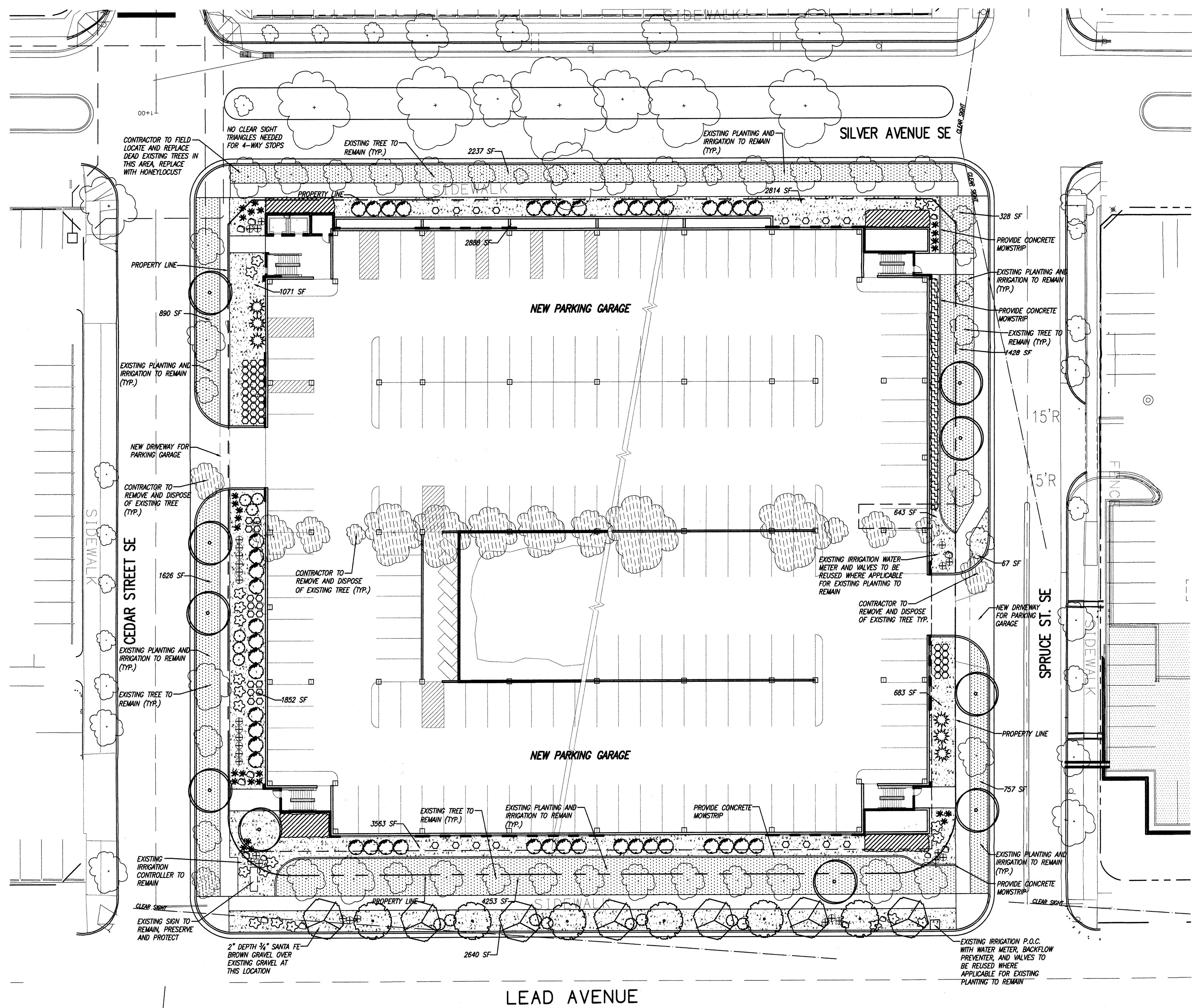
REVISIONS

△	0-3-06	FINAL DRG SUBMITTAL
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DRAWN BY	MLV
REVIEWED BY	TK
DATE	4/01/06
PROJECT NO.	01048.025
DRAWING NAME	

PARKING STRUCTURE ELEVATIONS

**Presbyterian Hospital
Parking Garage**
 Albuquerque, NM
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



Planting Legend

Symbol	Botanical Name	Common Name	Qty	Size/Notes
Trees				
	<i>Gleditsia triacanthos</i>	Honeylocust	10	2" Cal.
	<i>Ulmus parvifolia</i> (High pollen / high allergen potential)	Lacebark Elm	7	2" Cal.
	<i>Quercus virginiana</i> 'Heritage'	Heritage Live Oak	6	2" Cal.
	Existing Trees - Contractor to preserve and protect			
	Existing Trees - Contractor to remove			
Shrubs				
	<i>Jasminum nudiflorum</i>	Winter Jasmine	44	5 Gal.
	<i>Cotoneaster microphylla</i>	Rockspray Cotoneaster	21	5 Gal.
	<i>Salvia greggii</i>	Cherry Sage	26	3 Gal.
	<i>Spiraea prunifolia</i> 'Plena'	Bridal Wreath Spiraea	14	5 Gal.
	<i>Muhlenbergia</i> 'Regal Mist'	Regal Mist Grass	30	5 Gal.
	<i>Rhus aromatica</i> 'Grow-low'	Grow-la Sumac	6	5 Gal.
	<i>Handia domestica</i> 'Compacta'	Heavenly Bamboo	27	5 Gal.
	<i>Pennisetum vilosum</i>	Dwarf Fountaingrass	69	1 Gal.
	<i>Elaeagnus pungens</i>	Silverberry	44	5 Gal.
	Retain existing turf and irrigation. Protect and Preserve. Re-seed all areas disturbed by construction.			

Hardscape Legend

- 3/4" Santa Fe brown gravel mulch over filter fabric
- Boulder, color to match existing on site
- Concrete Monstrip

Landscaping Notes

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/4" SANTA FE BROWN GRAVEL. ALL GRAVEL SHALL BE UNDERLINED WITH DE WITT PRO 5 28 MIL FILTER FABRIC OR APPROVED EQUAL.

TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM. EXISTING TREES TO REMAIN WILL BE IRRIGATED WITH EXISTING IRRIGATION SYSTEM MODIFICATIONS WILL BE MADE FOR ANY REMOVED PLANT MATERIALS.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

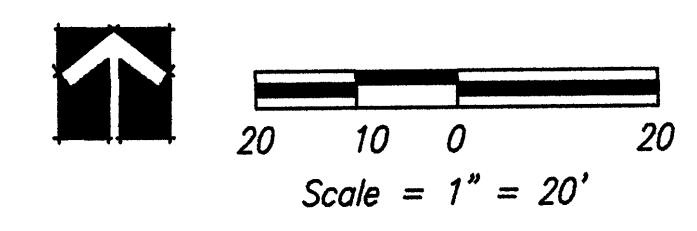
LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

ALL PLANTINGS TO BE ESTABLISHED FOR GENERAL LANDSCAPE PURPOSES, UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR SHALL FIELD VERIFY EXISTING LOCATION OF POINT OF CONNECTION FOR IRRIGATION SERVICE LINE. AT POINT OF CONNECTION FOR IRRIGATION SYSTEM, CONTRACTOR SHALL REUSE EXISTING BACKFLOW PREVENTER.

Area Calculations

LOT AREA =	103,792.85 SF
MINUS BUILDING AREA =	68,064.35 S.F.
NET SITE AREA =	35,728.50 SF
15% OF NET SITE AREA LANDSCAPE AREA REQUIRED =	5,359.28 SF
LANDSCAPE AREA PROVIDED =	24,852 SF



REVISIONS

△	5/9/06	EPC CONDITIONS
△		
△		
△		
△		
△		

DRAWN BY _____

REVIEWED BY _____

DATE 3/1/2006

PROJECT NO. 01045.035

DRAWING NAME LANDSCAPE PLAN

LANDSCAPING NOTES

- GENERAL NOTES**
- The landscape plan will be designed to incorporate recommendations as per University Neighborhoods Sector Development Plan and Sycamore Metropolitan Redevelopment Plan for buffering and screening of parking lots and related landscape elements.
 - Plants are diagrammatic and approximate due to scale of drawings, and not all shrubs or groundcovers are shown.
 - Intent of plan is to conform to all city ordinances and codes relating to landscape requirements.
 - No planting bed will be left uncovered or not top dressed. All new planting beds will be planted with shrubs, groundcovers, grass and/or mulch.
 - For site boundary and utility information see Sheet No.'s 2 and 3; minimum centerline to centerline setback for tree trunk from utility line within easements will be three (3) feet.
- IRRIGATION**
- An automatic underground irrigation system will be designed and installed or existing irrigation system will be modified to serve all new plant materials, and turf areas, or native seeded areas, according to current City of Albuquerque Ordinances and Standards.
- MAINTENANCE**
- All maintenance responsibilities will be with the Owner's in-house grounds maintenance personnel.

- PLANTING NOTES**
- EXISTING TREES ON SITE**
Arizona Ash, Honey Locust, Siberian Elm, Mulberry, Cottonwood, Ponderosa Pine, Silver Maple
 - EXISTING TREES TO BE REMOVED**

- NEW TREES TO BE ADDED TO SITE**
- Shade/Street/Planting**
Ash Species, Honey Locust, Sycamore, Black Locust, Hackberry, Kentucky Coffee Tree, Osage Orange, Ornamental (Flowering, Foliage, etc.) Chinese Pistache, Ornamental Pears, Hawthorn, Plums, Golden Raintree, New Mexico Olive, Sophora, Desert Willow, Lacebark Elm

- Evergreen**
Scotch Pine, Austrian Pine, Japanese Black Pine, Pinon Pine, Juniper Species (no male varieties over 2' height) Limber Pine

- SHRUBS**
Apache Plume, Bluebeard, Juniper Species (no male varieties over 2' height), Barbary Species, Sumac, Cotoneaster Species, Lavender Cotton, Forsythia, Lilac, Mahonia Species, Mock Orange, Pyracantha, Spiraea, Silverberry, English Lavender, Waxleaf Privet, Nandina, Santolina, Butterflybush, Flowering Quince, Dogwood, Rosemary, Sundancer Daisy

- GROUNDCOVERS/VINES**
Trumpet vine, English Ivy, Boston Ivy, Wisteria, Virginia Creeper, Rosemary, Daylily, Santolina, Honeyaukie, Cherry Sage, Dwarf Platycodon, Penstemon, Juniper Species, Blue Oyite, Winter Jasmine

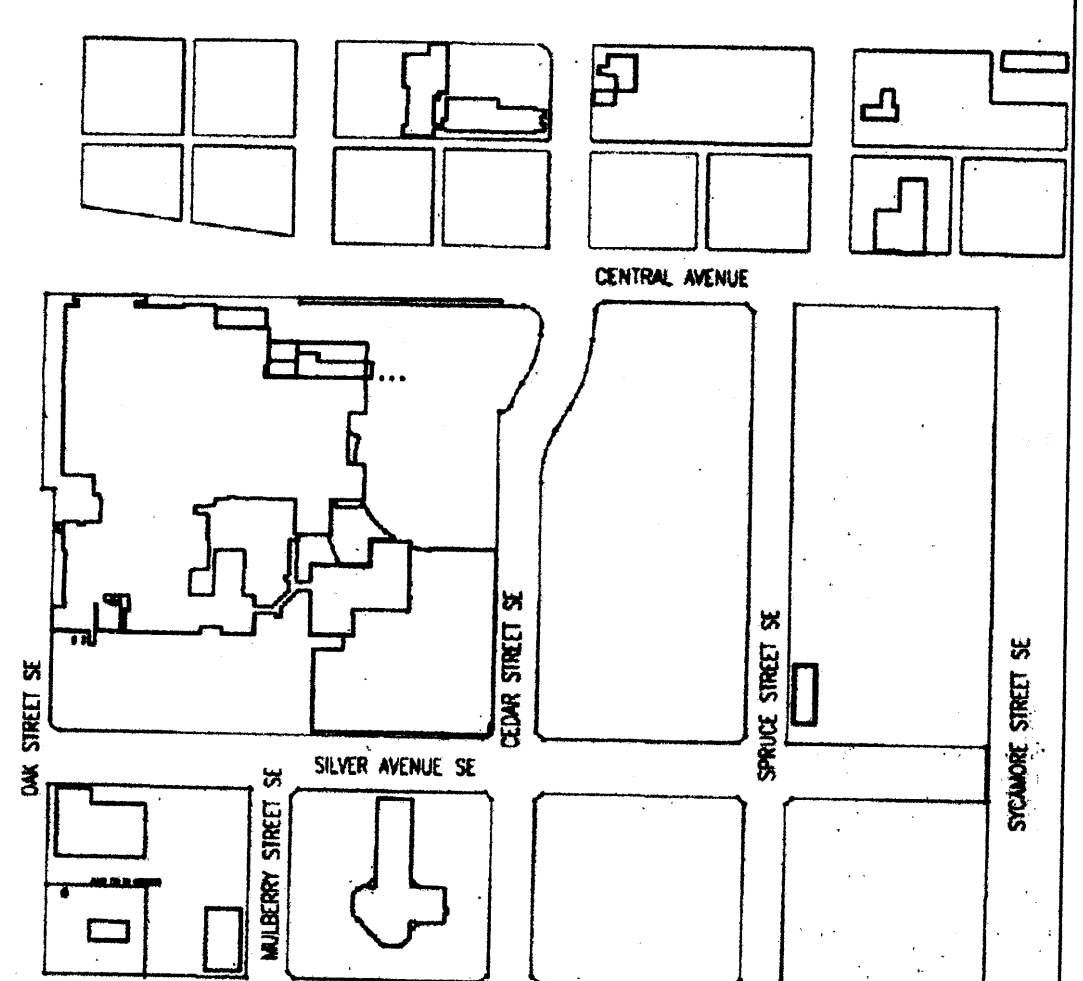
- MULCHES**
Bark, Quarry (crusher) Fines, Cobblestones (Bark and fines will be 2 to 3 inches deep)

- GRASS**
Turf - will consist of sod (Fescue or Blue Grass/Fescue Blend) laid on properly tilled and amended soil.
Seed - Native Blue Grama, Buffalograss with wildflower mix.

- PLANT SIZES**
Deciduous Trees to be min. 2-2 1/2" Caliper, B & B or Bored
Evergreen Trees to be min. 15 gallon container or 5-6' high
Shrubs to be min. 1-and 5-gallon containers
Annuals and Perennials to be min. 4" pot

The Plant list constitutes a range of plant materials which may be used on this project. It is possible that not all listed plants will be used.

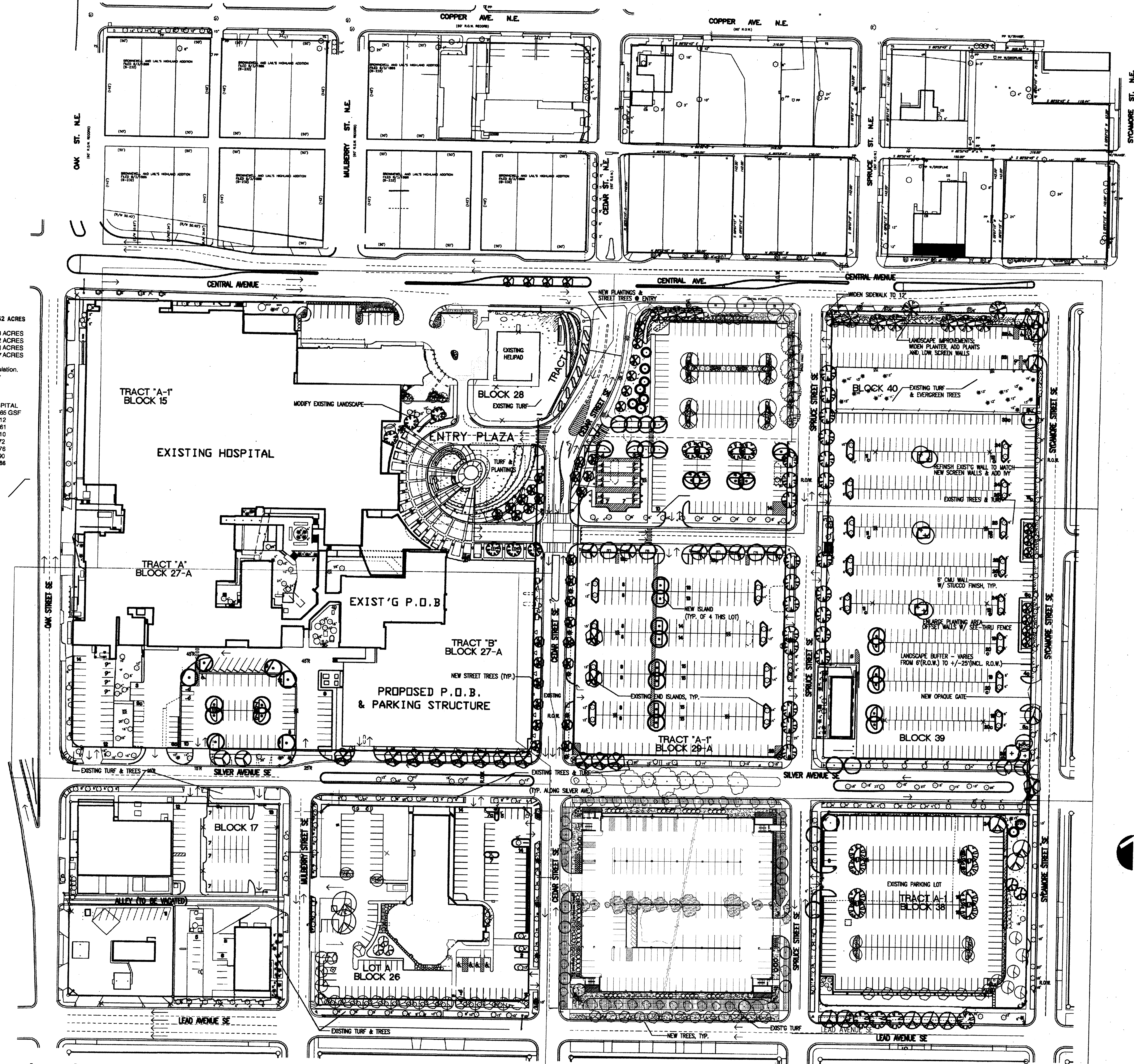
- BICYCLE RACKS**
* As located on plan



KEY PLAN



Dekker/Perich/Sabatini
architecture • interiors • planning • engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505 261-9700
fax 761-4222
Revised 4/13/06



PRESBYTERIAN HOSPITAL SITE DEVELOPMENT LANDSCAPING SUMMARY

Buildings (After Improvements)	GSF	ACRES
Hospital and POB	175,300	4.02
Parking Garage	68,064	1.55
Day Surgery	16,184	0.36
Energy Center	10,800	0.24
Paint Shop	4,762	0.11
Service Station	1,694	0.04
Casa Corazon	1,584	0.04
POB/Parking Structure	62,234	1.41
Lobby/Wayfinding	4,600	0.10
Emergency	3,000	0.07
North Infill	2,944	0.07
TOTAL	351,166	8.062

Site Area	GSF	ACRES
Site Area	1,147,062	26.333
Difference	795,918	18.272
Landscaping Required (15%)	119,387	2.741
Landscaping Shown (20%)	158,862	3.647

Landscaping by Areas

BLOCK	PUBLIC (ROW)	HOSPITAL
BLOCKS 15, 28, 27A TRACT A & B	12,120 GSF	44,185 GSF
TRACT A-1, BLOCK 29-A	3,967	15,212
BLOCKS 39 & 40	20,015 (INCL. MEDIANS)	33,261
BLOCK 38, TRACT A-1	9,076	18,010
LOT A BLOCK 31	12,380	12,472
LOT A BLOCK 26	9,334	29,618
BLOCK 17	6,972	3,790
TOTAL	73,864	156,586
ACRES	1.696	3.595

TREE REPLACEMENT POLICY
Owner shall maintain all existing and replacement trees in a healthy condition according to the provisions of this policy.

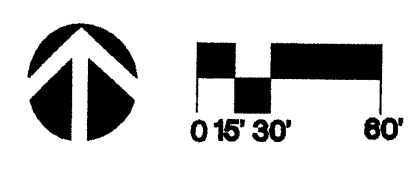
Owner shall replace diseased or dying trees before they become safety hazards. Replacement trees shall be similar in nature to the tree being replaced except as noted in this policy.

At a minimum, the size of the replacement tree shall be in compliance with the requirements of the City Comprehensive Zoning Code and Street Tree Ordinance.

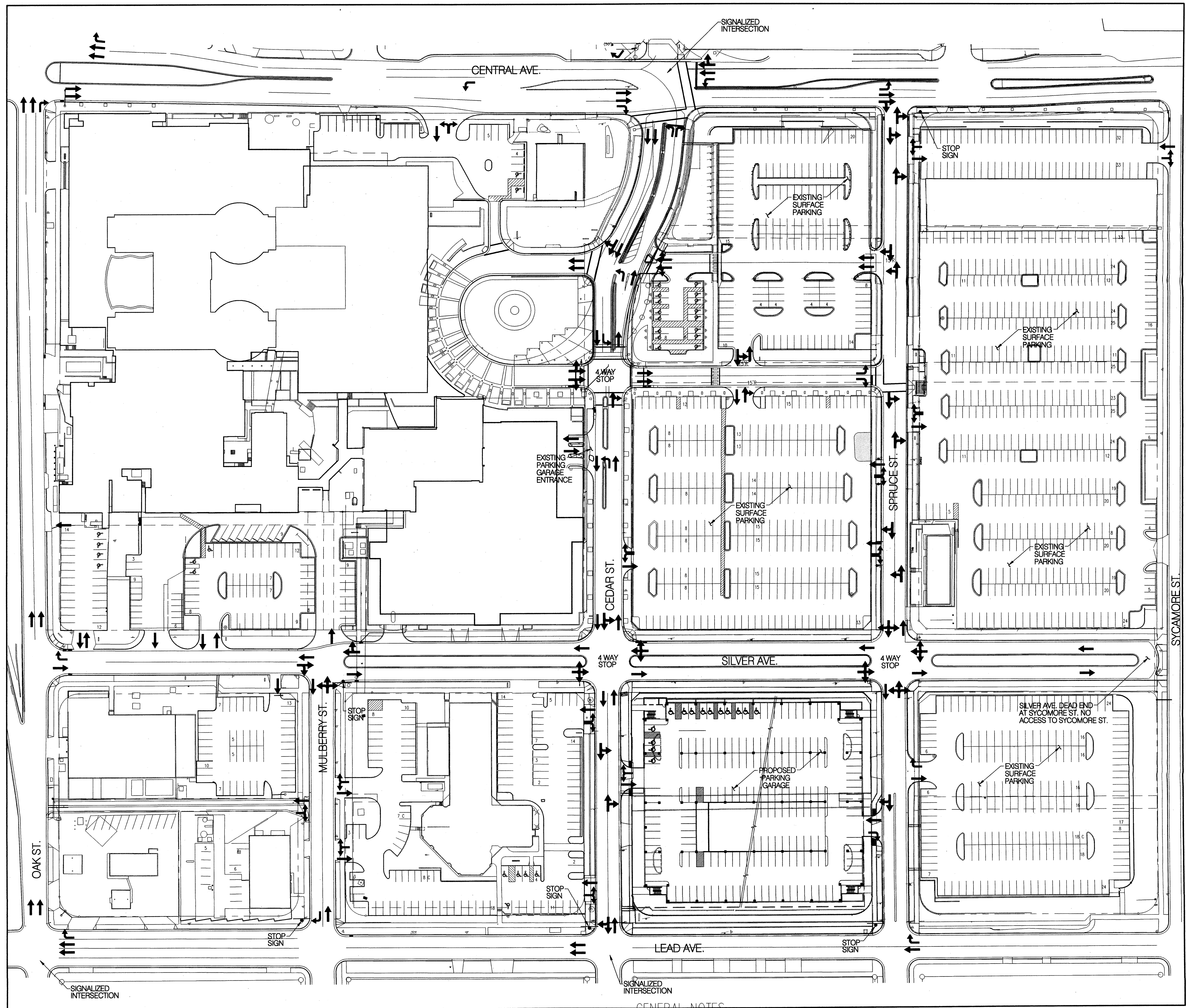
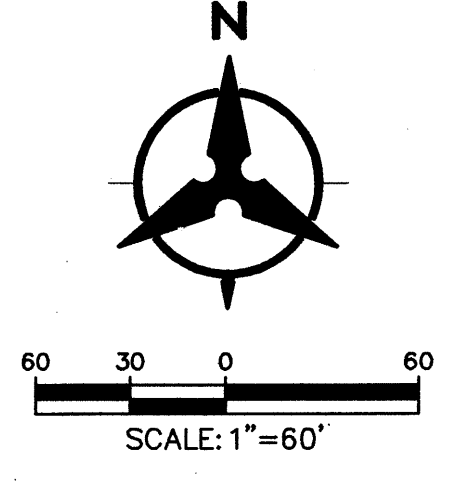
The existing Mulberry and Silver Maple trees along Silver Avenue shall be replaced as they become diseased or die. The replacement trees shall be large "Boulevard Trees" such as Black Locust or Hackberry or other trees of a similar stature. Mulberry and Silver Maple trees shall not be used as replacements.

Trees shall be maintained by watering, fertilizing and trimming on a regular basis or according to accepted arboreal practices.

P:\06056\Graphics\Masterplan\Pres Hos Masterplan_2006_3084-landscape-etc-rev.dwg 5-30-06 12:24:52 PM kpoquette



Master Landscaping Plan
PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN



**Presbyterian Hospital
Parking Garage
Albuquerque, NM
EPC Submittal**

REVISIONS

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- △

DRAWN BY	CM
REVIEWED BY	GS
DATE	5/01/2006
PROJECT NO.	01045.035
DRAWING NAME	

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**TRAFFIC CIRCULATION
PLAN**

SHEET NO.
C-100

NOTE:
THIS AMENDMENT TO THE SITE DEVELOPMENT PLAN. IS FOR AN ADDITION, INFILL AND RENOVATION TO THE EXISTING PRESBYTERIAN HOSPITAL.

LEGAL DESCRIPTION
Tracts 1 through 3, Presbyterian Hospital - Main Campus Phase 1 Replat, Albuquerque, NM

EXISTING SITE AREA
TOTALS 1,147,082 SF 26.33 ACRES

REQUIRED PARKING
HOSPITAL
470 BEDS (PROJECTED) / 2 BEDS/PARKING SPACE = 235
POB
284,880 GSF X .8 = 227,904 NSF / 1750/DOCTOR = 130 DOCTORS VS PARKING SPACES/DOCTORS = 650 SPACES

DAY SURGERY
16,184 GSF X .8 = 12,947 NSF / 1,750/DOCTOR = 8 DOCTORS VS PARKING SPACES/DOCTORS = 40 SPACES

TOTAL SPACES REQUIRED = 925 10% HC SPACES = 93 OF TOTAL REQUIRED SPACES

EXISTING PARKING COUNT
54 HANDICAP PARKING STALLS
1565 STANDARD PARKING STALLS (MINUS 8 STALLS)
487 COMPACT PARKING STALLS
2148 TOTAL SITE PARKING STALLS

COMPACT SPACES ALLOWED
25% OF TOTAL PARKING PROVIDED MAY BE COMPACT
2152 X .25 = 538 (487 PROVIDED)

BICYCLE PARKING COUNT (REQUIRED PARKING NUMBERS DO NOT CHANGE SO NO ADDITIONAL BICYCLE SPACES ARE REQUIRED)
1 BICYCLE PARKING SPACE IS REQUIRED FOR EVERY 20 REQUIRED AUTOMOBILE PARKING SPACES.

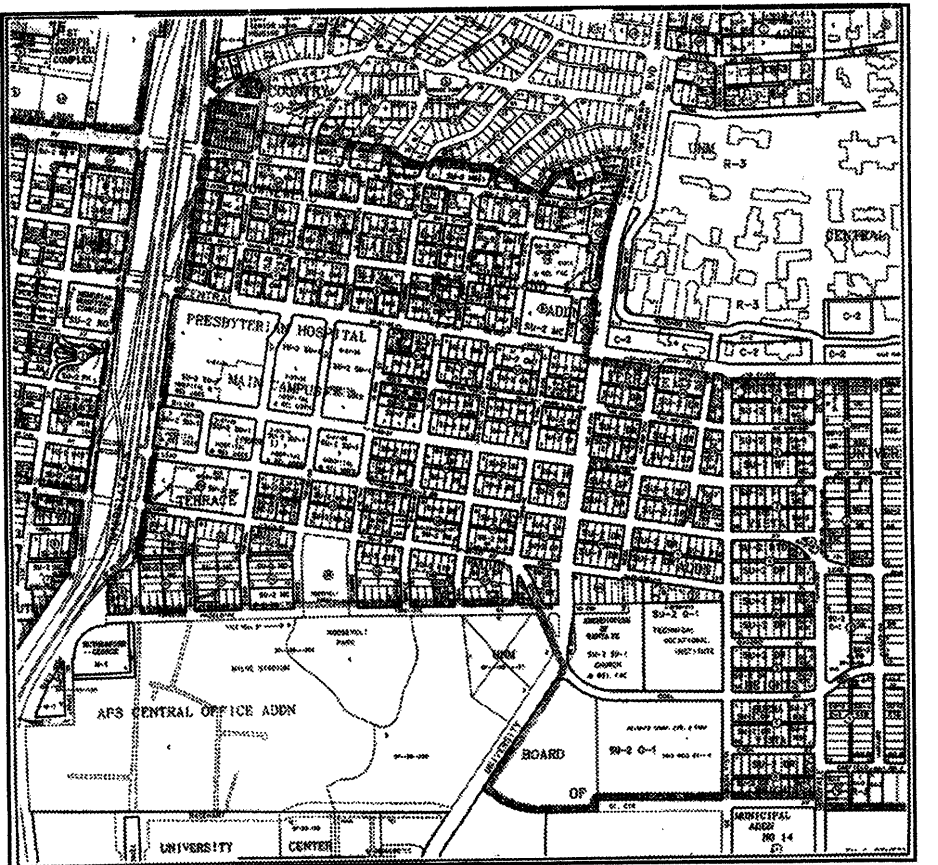
REQUIRED BICYCLE PARKING = 925 X 1/20 = 47
EXISTING BICYCLE PARKING = 88
AN ADDITIONAL 950 SQ. FT. LOCKED, CHAIN LINK FENCE ENCLOSED, COVERED BICYCLE LOCKER IS AVAILABLE FOR EMPLOYEES

BUILDING AREA CALCULATIONS

EXISTING BUILDING AREA	598,920 SF ± 16,000 SF
HOSPITAL	284,880 SF
PROFESSIONAL OFFICE BLDG.	17,924 SF
DAY SURGERY CENTER	16,868 SF
ENERGY CENTER	4,762 SF
PAINT SHOP	1,694 SF
SERVICE STATION	16,916 SF
ZIA BUILDING	1,584 SF
CASA CORAZON (RESIDENCE)	196,859 SF
PARKING GARAGE	6,100 SF
HOSPITAL LOBBY	150,000 SF
EAST EXPANSION	(16,816) SF
ZIA BUILDING (REMOVAL)	
TOTAL PROPOSED BUILDING AREA	16,000 SF
TOTAL CAMPUS BUILDING AREA	1,277,850 SF
TOTAL NEW CAMPUS AREA	1,293,850 SF

GENERAL NOTES

1. ALL PARKING ON SITE IS EXISTING UNLESS OTHERWISE NOTED
2. ALL CURB CUTS ARE EXISTING UNLESS OTHERWISE NOTED
3. ALL DEMOLITION AND RENOVATION SHALL COMPLY WITH REQUIREMENTS OF THE ENVIRONMENTAL HEALTH DEPARTMENT FOR REMOVAL AND DISPOSAL OF ASBESTOS AND OTHER HAZARDOUS BUILDING PRODUCTS.
4. ALL EXISTING CURB RADII AT STREET INTERSECTIONS ARE 13'-6" UNLESS OTHERWISE NOTED
5. CONSTRUCTION STAGING AREAS AND CONTRACTOR PARKING AREAS SHALL BE LOCATED ON THE HOSPITAL CAMPUS, BOUNDED BY CENTRAL AVE. TO THE NORTH, LEAD AVE. TO THE SOUTH, SYCAMORE ST. TO THE EAST AND OAK ST. TO THE WEST.
6. ANY NEW OR REPLACEMENT SITE LIGHTING SHALL BE OF A HEIGHT NO GREATER THAN 30 FEET (OVER ALL) AND NO GREATER THAN 16 FEET WITHIN 100 FEET OF A RESIDENTIAL ZONE. ANY NEW OR REPLACEMENT FIXTURES SHALL BE FULL CUTOFF (E.G. SHOE BOX FIXTURES) TO PREVENT FLUENT LIGHT.
7. FIRE HYDRANTS WILL MEET APPROVAL OF THE FIRE MARSHAL FOR LOCATION AND FLOW REQUIREMENTS OR WILL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.



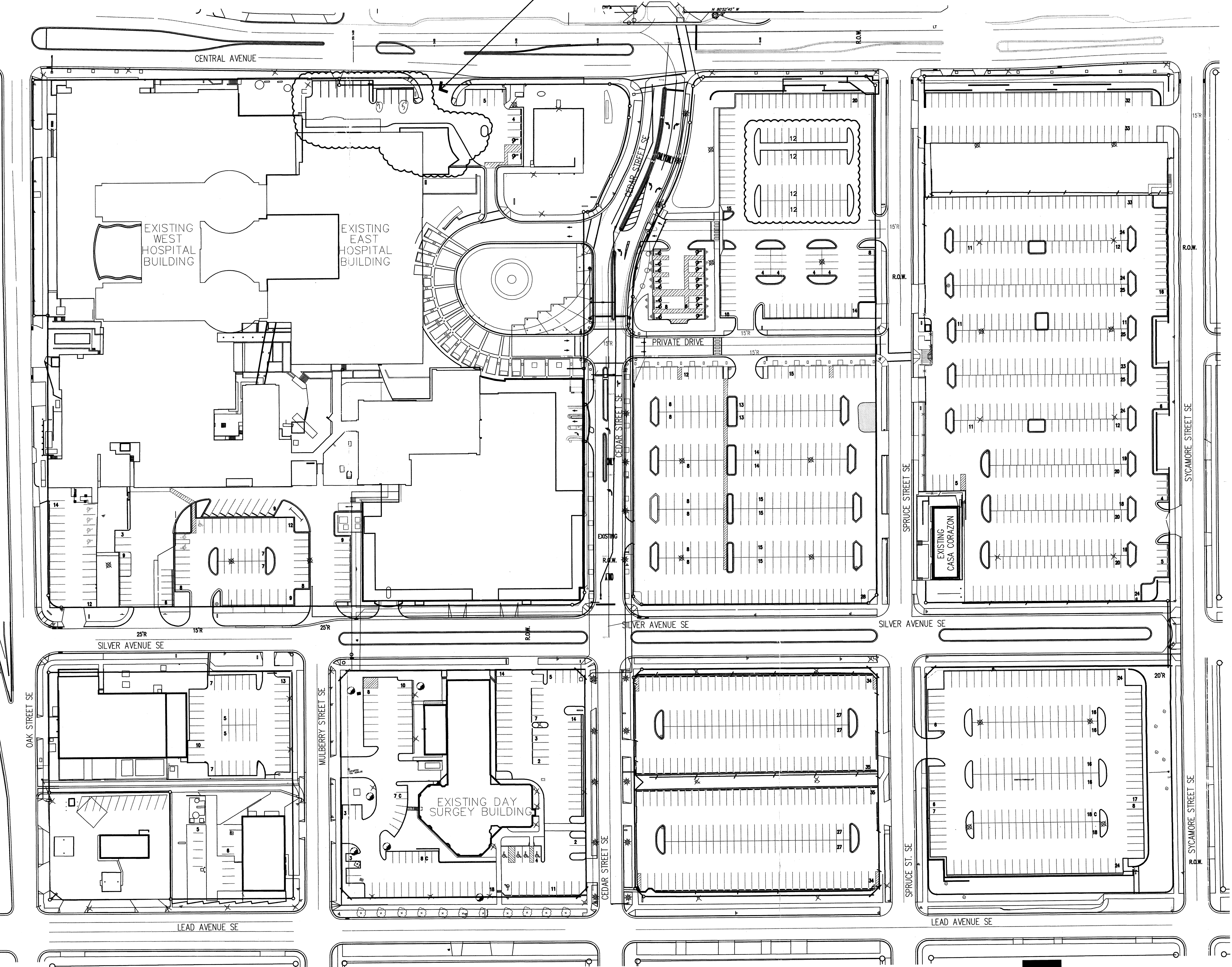
VICINITY MAP
SCALE 1"=250'-0"

NOTE: CONDITION #8
ANY SUBSTANTIAL CHANGES TO OR ALTERATION OF THE BUILDING FACADE ARCHITECTURE SHALL REQUIRE AN ADMINISTRATIVE AMENDMENT TO THIS PLAN. THE APPLICANT SHALL NOTIFY THOSE PARTIES NORMALLY REQUIRED TO BE NOTIFIED OF A ZONING ACTION UNDER ORDINANCE 0-92 IN THE MANNER PRESCRIBED BY THAT ORDINANCE. FOR THE PURPOSES OF THIS CONDITION "SUBSTANTIAL" IS DEFINED AS ANY CHANGE IN THE ALLOCATION OF BUILDING MATERIALS (I.E. TRANSPORTATION OF OR REPLACEMENT OF ALUMINUM, GLASS, OR BRICK) GREATER THAN 2% OF THE BUILDING FACADE UNDER CONSIDERATION.

ADMINISTRATIVE AMENDMENT
File # 05-01697 Project # 1000575
Expansion of Emergency Department
APPROVED BY [Signature] DATE 01/03/06

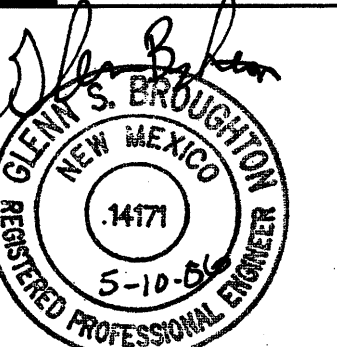
LEGEND

- X EXISTING LIGHT POLE
- ▶ EXISTING TRAFFIC SIGN
- EXISTING FIRE HYDRANT
- ⊗ EXISTING BOLLARD LIGHT TYPE "E"
- ⊗ EXISTING LIGHTING TYPE "D"
- ⊗ EXISTING LIGHTING TYPE "C"
- ⊗ EXISTING LIGHTING TYPE "B"
- ⊗ EXISTING LIGHTING TYPE "A"
- ◻ EXISTING SIGN RELOCATED
- ◻ EXISTING EXHIBIT
- EXISTING FENCE
- EXISTING TRAFFIC FLOW
- ⊗ EXISTING BICYCLE RACK



Site Plan
PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN
SCALE: 1" = 50'

Dekker/Perich/Sabatini
architecture • interiors • planning • engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87110
505 761-9700
fax 761-4777



**Presbyterian Hospital
Parking Garage
Albuquerque, NM
EPC Submittal**

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GENERAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM OR SILT FENCE AT THE PROPERTY LINES AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN CONFORMANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

UTILITY NOTES

- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- ROUGH GRADING OF SITE (40.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
- CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- ALL VALVES SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
- CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATER LINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.

DRAINAGE MANAGEMENT PLAN

- INTRODUCTION**
THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THE PRESBYTERIAN HEALTH CARE PARKING STRUCTURE. THIS SUBMITTAL IS MADE IN ORDER TO SUPPORT DRB APPROVAL OF SITE PLAN FOR BUILDING PERMIT.
- SITE LOCATION AND EXISTING CONDITIONS**
THE PROJECT SITE IS LOCATED ON THE NORTHEAST CORNER OF LEAD AND CHAIN. THE EXISTING SITE IS PAVED WITH SOME LANDSCAPE AREAS. THE SITE CURRENTLY DRAINS WEST INTO CHAIN VIA DIRECT SURFACE RUNOFF AND SIDEWALK CULVERTS. THE SITE WAS ANALYZED AS A SINGLE DRAINAGE BASIN. THE SITE AREA IS APPROXIMATELY 1.91 ACRES, AND THE TOTAL PEAK DISCHARGE FROM THE SITE IN THE 100 YEAR STORM WAS ESTIMATED TO BE 8.7 CFS. SITE SLOPES RANGE BETWEEN 3% TO 7%. THE SITE IS LOCATED WITHIN ZONE ATLAS #15 AND HYDROLOGIC ZONE 2.
- PROPOSED HYDROLOGIC CONDITIONS**
THE PROPOSED PROJECT WILL CONSIST OF DEMOLITION OF THE EXISTING PARKING LOT AND CONSTRUCTION OF A MULTILEVEL ABOVE GROUND PARKING GARAGE. THERE IS APPROXIMATELY 5000 SF OF LANDSCAPE AREA WITHIN THE EXISTING PARKING LOT THAT WILL BE REMOVED. WITH CONSTRUCTION OF THE PARKING GARAGE ADDITIONAL LANDSCAPE AREA WILL BE ADDED AROUND THE PERIMETER OF THE STRUCTURE. IN THE DEVELOPED CONDITION THE LANDSCAPE AREA SHOULD BE APPROXIMATELY THE SAME AS EXISTING. THE SITE HAS BEEN ANALYZED AS A SINGLE DRAINAGE BASIN FOR PROPOSED CONDITIONS. PEAK DISCHARGE FROM THE SITE DEVELOPED WAS ESTIMATED TO BE 8.7 CFS.
- CONCLUSION**
THE IMPROVEMENTS PROPOSED WITH THIS CONCEPTUAL GRADING AND DRAINAGE PLAN ARE CAPABLE OF SAFELY PASSING THE 100 YEAR STORM AND MEET THE CITY REQUIREMENTS. WITH THIS SUBMITTAL, WE ARE SEEKING CITY HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

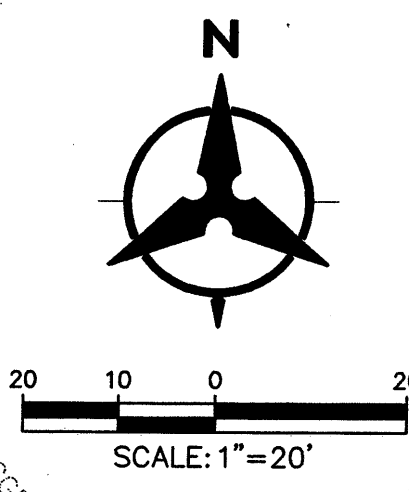
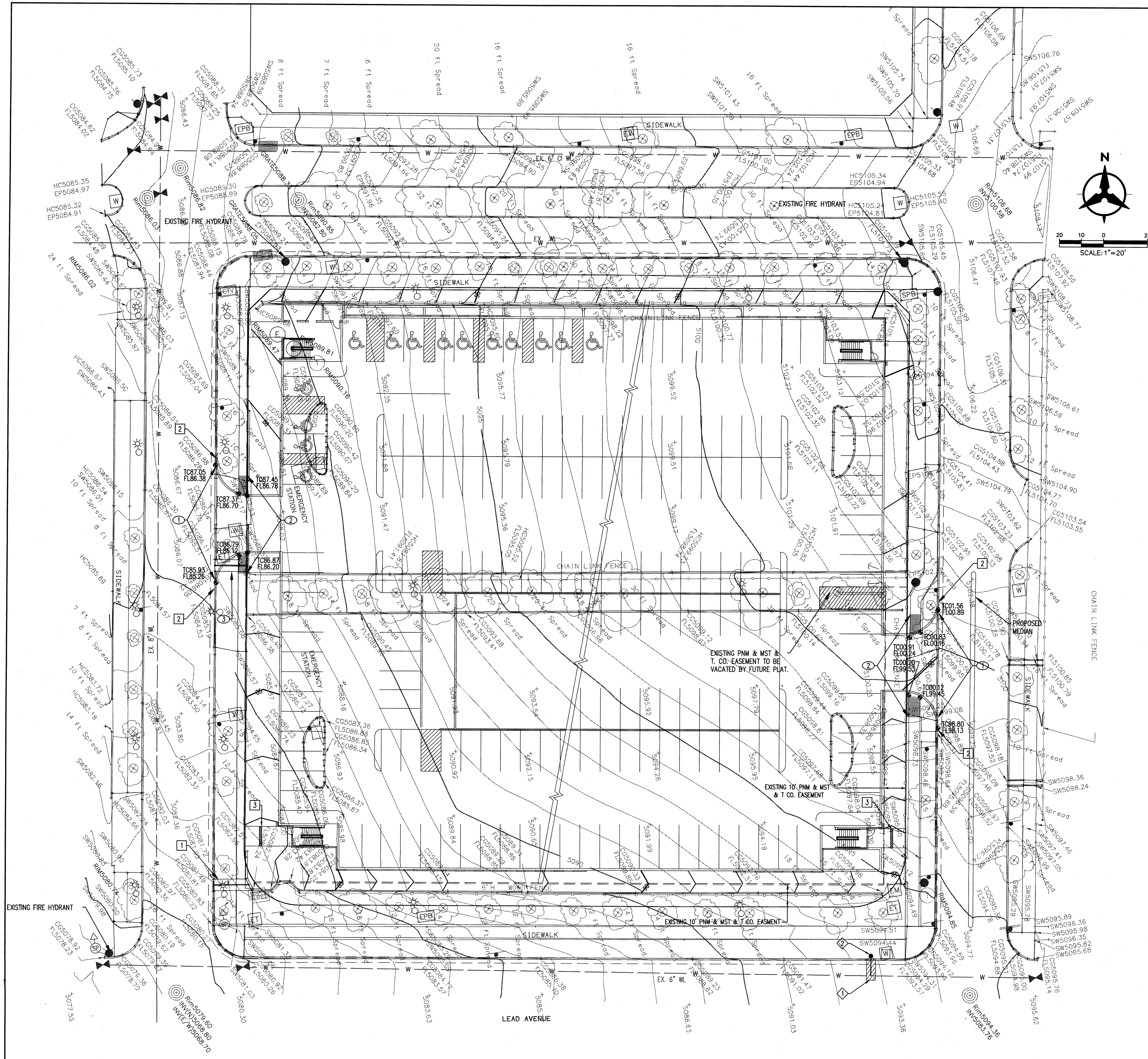
BASIN	LAND TREATMENT _{EXIST}				LAND TREATMENT _{DEVELOPED}				Q _{EXIST} CFS	Q _{DEVELOPED} CFS
	A	B	C	D	A	B	C	D		
1	0%	3%	5%	2%	0%	3%	5%	2%	8.7	8.7

- REVISIONS
- ▲
 - ▲
 - ▲
 - ▲
 - ▲

DRAWN BY CW
REVIEWED BY GB
DATE 3/01/2006
PROJECT NO. 01045.035
DRAWING NAME

CONCEPTUAL
GRADING & UTILITY
PLAN

SHEET NO.
C-101



UTILITY KEYED NOTES

- REMOVE & REPLACE EXISTING ASPHALT PAVEMENT, CURB & GUTTER.
- INSTALL FIRE HYDRANT PER COA STD DWG 2340.

GRADING KEYED NOTES

- EXISTING 2'-24" WIDE SIDEWALK CULVERTS TO REMAIN.
- MATCH EXISTING CURB HORIZONTALLY & VERTICALLY.
- INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DETAIL 2236.

DEMOLITION KEYED NOTES

- REMOVE EXISTING STANDARD CURB & GUTTER.
- REMOVE EXISTING SIDEWALK.
- REMOVE EXISTING SIDEWALK CULVERT.

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- 5301.15 EXISTING GROUND SPOT ELEVATION
- 65.23 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- - - - - PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- EXISTING STORM DRAIN MANHOLE