

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

EXISTING SITE AREA
TOTAL 1,147,088 SF 26.39 ACRES

REQUIRED PARKING
HOSPITAL
470 BEDS (PROJECTED) / 2 BEDS/PARKING SPACE = 235
FOR 284,880 GSF X .8 = 227,904 NSF / 1750/DOCTOR = 130 DOCTORS
XS PARKING SPACES/DOCTORS = 850 SPACES
DAY SURGERY
18,184 GSF X .8 = 12,947 NSF / 1,750/DOCTOR = 8 DOCTORS
XS PARKING SPACES/DOCTORS = 40 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 - 248 (EXIST.) = 438 STD.	1991 STANDARD PARKING
487 COMPACT PARKING	+ 102 COMPACT PARKING	589 COMPACT PARKING
2154 TOTAL SITE PARKING	+ 500 TOTAL SITE PARKING	2654 TOTAL SITE PARKING

EXISTING COMPACT SPACES
2152 X .25 = 538 (487 PROVIDED)

REVISED COMPACT SPACES ALLOWED
2684 X .25 = 671 (589 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)
50 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 = 83
NEW BICYCLE PARKING = 20
TOTAL BICYCLE PARKING = 83 SPACES

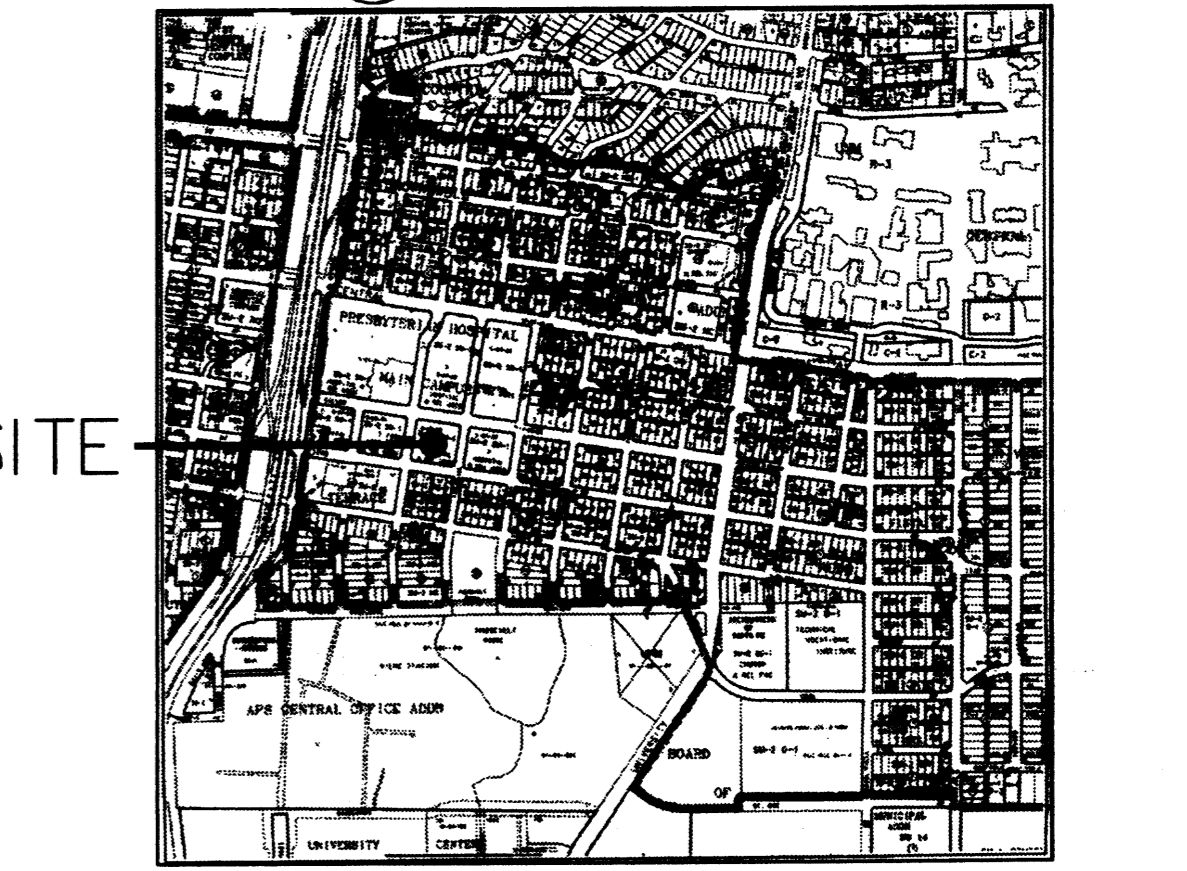
BUILDING AREA CALCULATIONS

EXISTING BUILDING AREAS	AREA
HOSPITAL	614,920 SF
PROFESSIONAL OFFICE BLDG.	284,880 SF
DAY SURGERY CENTER	17,524 SF
ENERGY CENTER	16,868 SF
PAINT SHOP	4,782 SF
SERVICE STATION	1,894 SF
CASH CORAZON (RESIDENCE)	1,584 SF
PARKING GARAGE	196,859 SF
HOSPITAL LOBBY	8,100 SF
EAST EXPANSION	150,000 SF
TOTAL EXISTING BUILDING AREA	1,295,586 SF
PROPOSED GARAGE BUILDING AREA	270,708 SF
TOTAL NEW CAMPUS AREA	1,566,294 SF

NEW PARKING GARAGE

LEVEL	AREA	STANDARD SPACES	COMPACT SPACES	TOTAL SPACES
LEVEL 4	67,548 SF	196	27	223
LEVEL 3	67,548 SF	211	24	235
LEVEL 2	67,548 SF	202	24	226
LEVEL 1	68,064 SF	198	27	225
TOTAL	270,708 SF	604	102	706

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. TRANSPOSITION OF OR REPLACEMENT OF ALUMINUM OR BRICK) GREATER THAN 2% OF THE BUILDING FACADE UNDER CONSIDERATION.

PROJECT NUMBER: 1000575/06EPC-00279
Application Number: 06 DRB 00727

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 DRB 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:

DATE	REVISIONS
5/31/06	EPC CONDITIONS

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

DATE	REVIEWED BY
5/31/06	William D. Baker
5/31/06	Christina Sandoval
8/16/06	Bradley D. Byles
8/18/06	Joe White
8/18/06	DRB Chairperson, Planning Department

*Environmental Health, if necessary

PROJECT
APPROVED
DATE: 8/16/06
SIGNATURE: [Signature]

APPROVED
DATE: 8/16/06
SIGNATURE: [Signature]

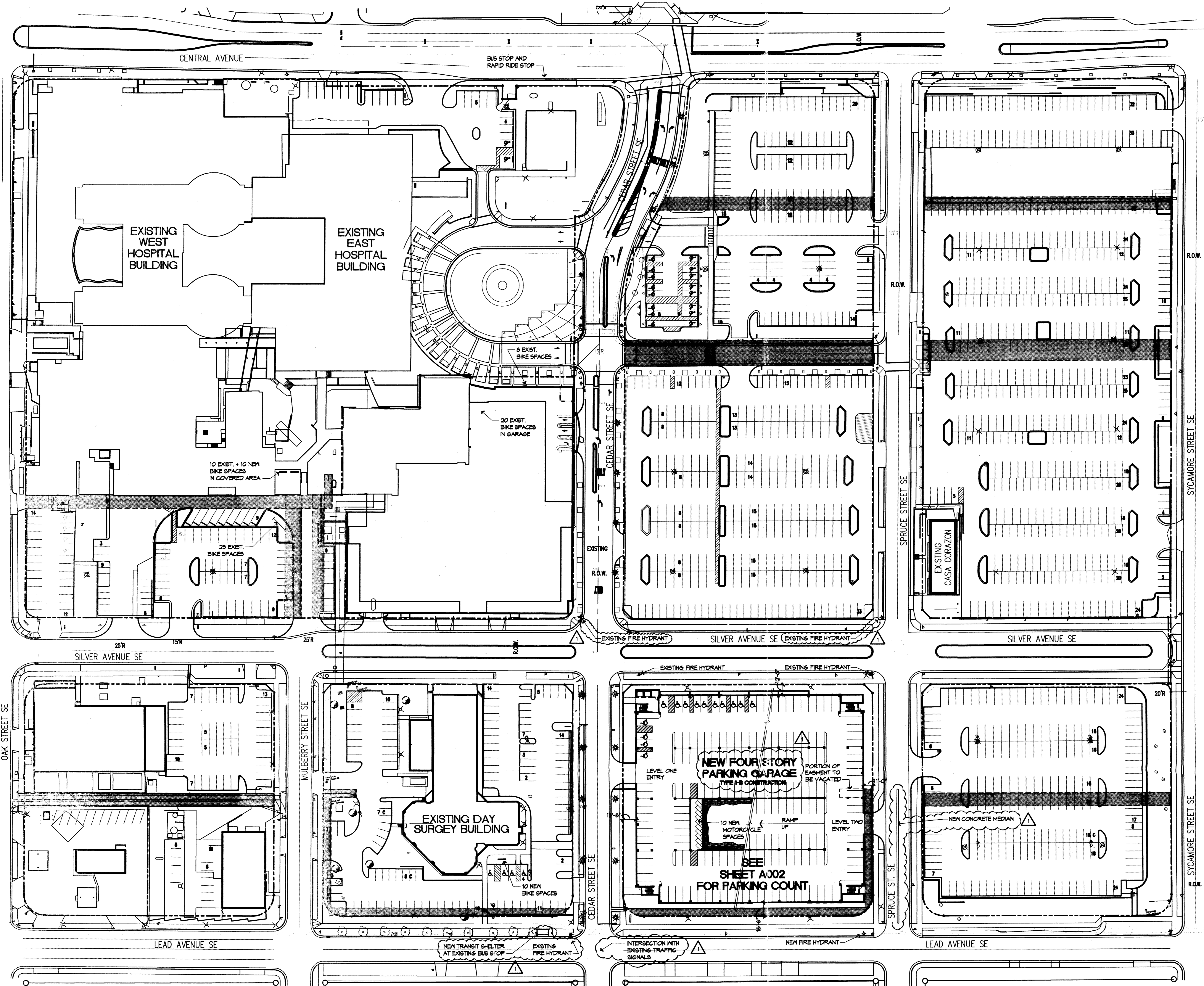
**Presbyterian Hospital
Parking Garage
Albuquerque, NM**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

**SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT**

SHEET NO. **A002**

1000575



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 RAMP 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 & OAK ST. TO THE WEST.
6. 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 NEW REPLACEMENT FIXTURES SHALL BE FULL CUT-OFF (E.G. SHOE BOX FIXTURES) TO PREVENT FUGITIVE LIGHT.
7. 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 SIGN RELOCATED	EXISTING EASMENT
EXISTING LIGHT POLE	EXISTING FENCE
EXISTING TRAFFIC SIGN	EXISTING TRAFFIC FLOW
EXISTING FIRE HYDRANT	EXISTING BICYCLE RACK
EXISTING BOLLARD LIGHT TYPE "E"	
EXISTING LIGHTING TYPE "D"	
EXISTING LIGHTING TYPE "C"	
EXISTING LIGHTING TYPE "B"	
EXISTING LIGHTING TYPE "A"	

Site Plan - Presbyterian Hospital
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SCALE: 1" = 50'

