

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
 POB
 284,880 GSF X .8 = 227,904 NSF / 1,750/DOCTOR = 130 DOCTORS
 X5 PARKING SPACES/DOCTORS
 = 650 SPACES

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

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

EXISTING PARKING COUNT
 93 HANDICAP PARKING STALLS
 1,486 STANDARD PARKING STALLS
 454 COMPACT PARKING STALLS
 2,045 TOTAL PARKING STALLS

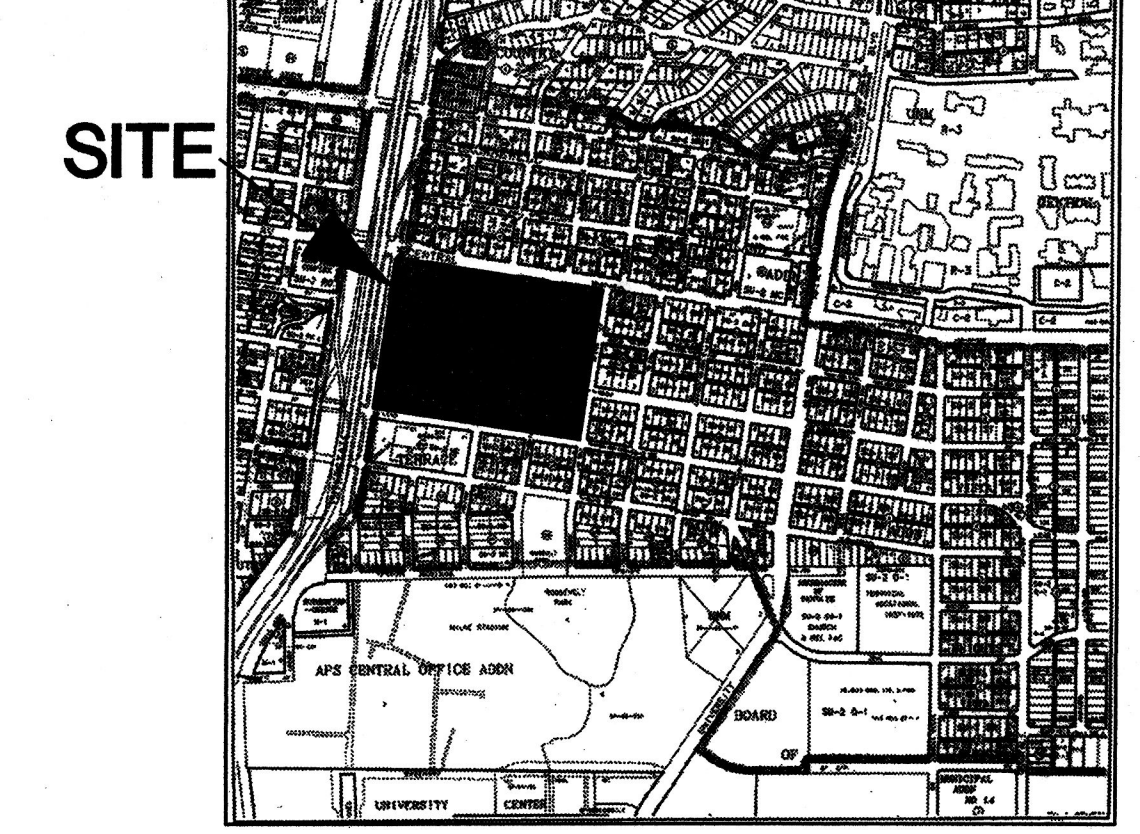
BICYCLE PARKING COUNT
 1 BICYCLE PARKING SPACE IS REQUIRED FOR EVERY 20 REQUIRED AUTOMOBILE PARKING SPACES.

REQUIRED BICYCLE PARKING = 925 X 1/20 = 47
 EXISTING BICYCLE PARKING = 68
 AN ADDITIONAL 950 SQ. FT. LOCKED, CHAIN LINK FENCE ENCLOSED, COVERED BICYCLE LOCKER IS AVAILABLE FOR EMPLOYEES

BUILDING AREA CALCULATIONS

EXISTING BUILDING AREAS	598,920 SF
HOSPITAL	284,880 SF
PROFESSIONAL OFFICE BLDG.	16,185 SF
DAY SURGERY CENTER	16,866 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	1,144,766 SF
TOTAL EXISTING BUILDING AREA	1,144,766 SF
PROPOSED BUILDING AREAS	150,000 SF
EAST EXPANSION	(16,916) SF
ZIA BUILDING (REMOVAL)	
TOTAL PROPOSED BUILDING AREA	133,084 SF
NEW TOTAL CAMPUS BUILDING AREA	1,277,850 SF

- GENERAL NOTES
- ALL PARKING ON SITE IS EXISTING UNLESS OTHERWISE NOTED
 - ALL CURB CUTS ARE EXISTING
 - 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 SITUATED BY CENTRAL AVE TO THE NORTH, LEAD AVE TO THE SOUTH, SYCAMORE ST. TO THE EAST AND OAK ST. TO THE WEST.
 - THE ZIA BUILDING IS TO BE DEMOLISHED WITHIN SIX MONTHS OF OBTAINING A CERTIFICATE OF OCCUPANCY FOR THE LAST TENANT TO OCCUPY THE PROPOSED ADDITION, BUT NOT LATER THAN JULY 1, 2005, WITH PARKING AREA IMPROVEMENTS (INCLUDING LANDSCAPING AND LOW WALL ALONG CENTRAL AVE.) TO BE COMPLETED BY JANUARY 1, 2006.
 - A PORTION OF THE ROOF OF THE PROPOSED ADDITION SHALL BE STRUCTURED TO PERMIT RELOCATION, IF NECESSARY OR DESIRED BY PRESBYTERIAN, OF THE HELPAD TO THE ROOF OF THE HOSPITAL.
 - ANY NEW OR REPLACEMENT SITE LIGHTING SHALL BE OF A HEIGHT NO GREATER THAN 30 FEET AND NO GREATER THAN 16 FEET WITHIN 100 FEET OF A RESIDENTIAL ZONE. ANY NEW OR REPLACEMENT FIXTURES SHALL BE FULL CUT-OFF (E.G. SHOE BOX FIXTURES) TO PREVENT FLOODING LIGHT.
 - FIRE HYDRANTS WILL MEET APPROVAL OF THE FIRE MARSHAL FOR LOCATION AND FLOW REQUIREMENTS OR WILL BE INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.



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 (E.G. TRANSPARENTION OF OR REPLACEMENT OF ALUMINUM, GLASS, OR BRICK) GREATER THAN 2% OF THE BUILDING FACADE UNDER CONSIDERATION.

EP# 01128-01541
 Project # 1000575
 THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE Dec 20, 2001 ENVIRONMENTAL HEALTH DEPARTMENT HEARING.

Richard J. Davis 1-23-02
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION

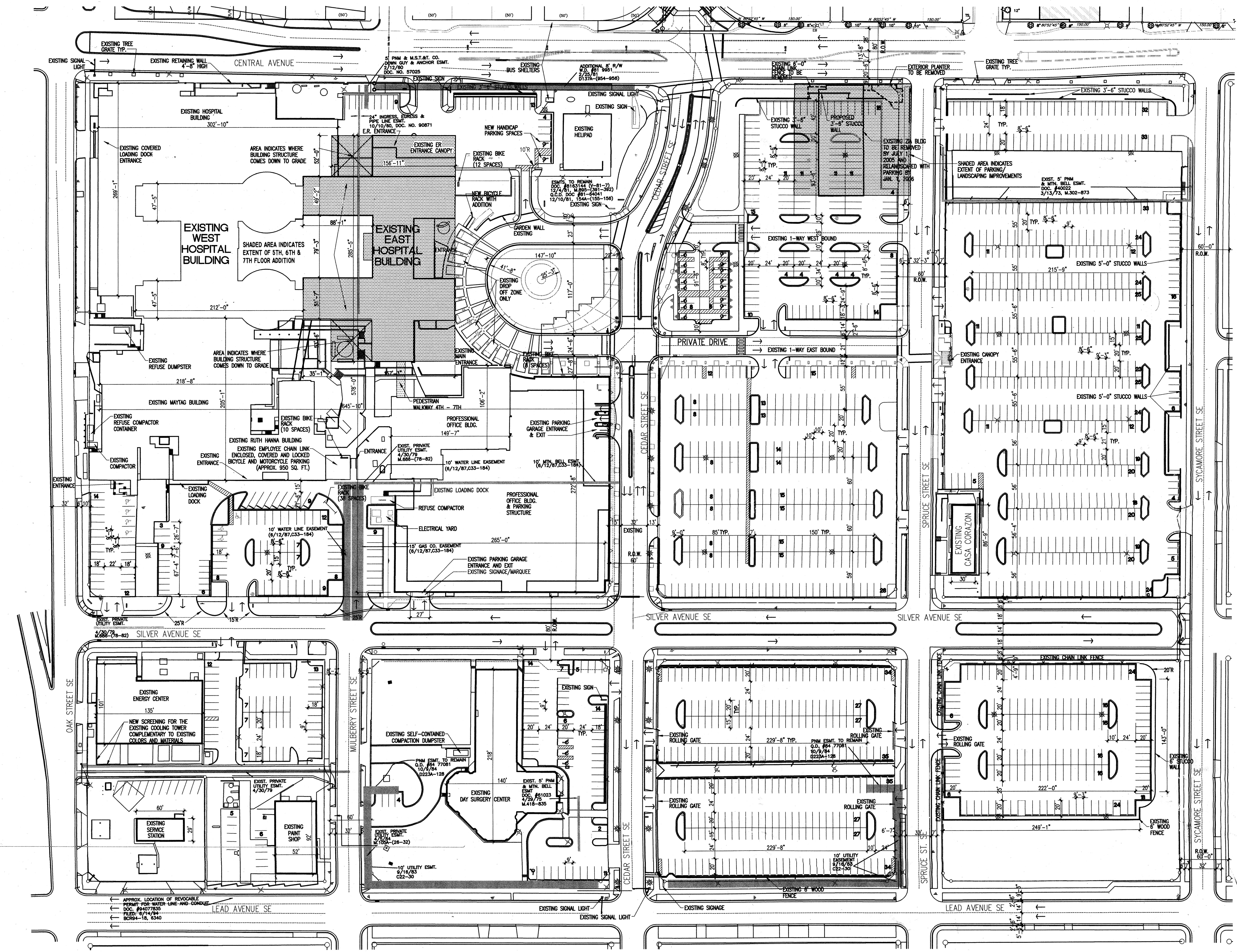
Brady J. Bingham 1-23-02
 CITY ENGINEER/MAJCA

Roger A. Sheen 1-23-02
 PUBLIC WORKS PLANNING DIVISION

William E. Candelario 1/23/02
 SENIOR AID-DEVELOPMENT DEPARTMENT OF Parks & Recreation

Janet B. 1/25/02
 CITY PLANNER, PLANNING DIVISION

PROJECT 1000575



Site Plan
PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN

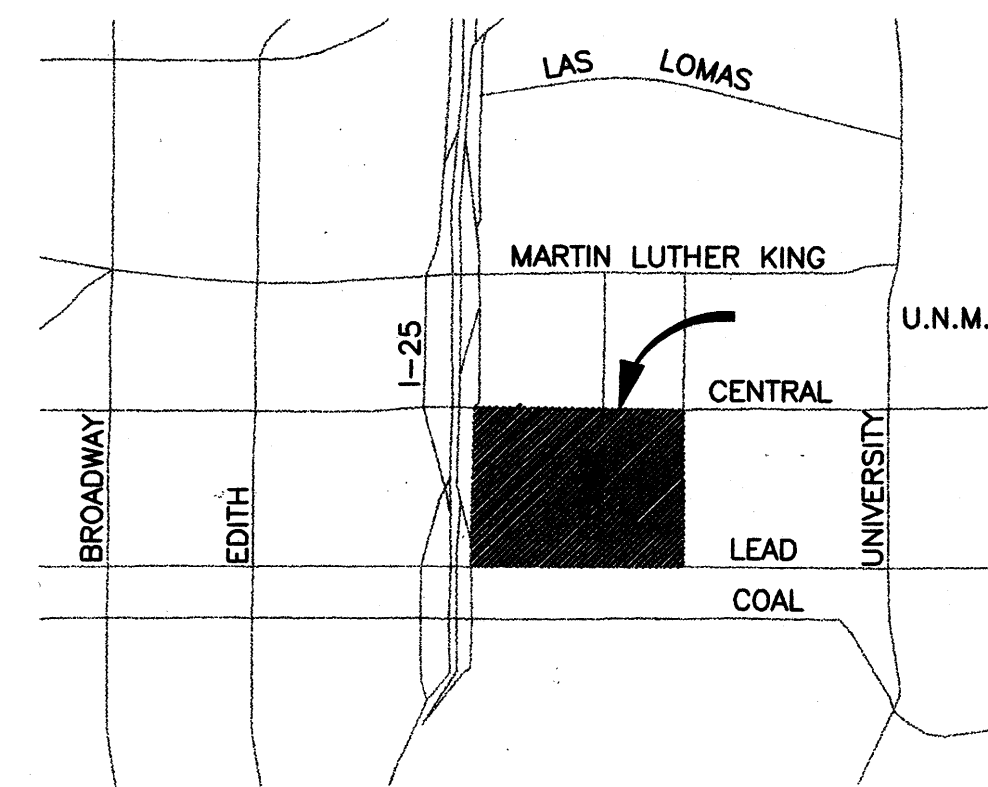


- LEGEND
- EXISTING EASEMENT
 - EXISTING FENCE
 - EXISTING TRAFFIC FLOW
 - EXISTING BICYCLE RACK
 - EXISTING BLDG. OUT LINE TO BE REMOVED
 - EXISTING PROPERTY LINE
 - PROPOSED AREA OF 5TH, 6TH & 7TH FLOORS
 - ⊗ EXISTING LIGHT POLE
 - ⊕ EXISTING TRAFFIC SIGN
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING BOLLARD LIGHT TYPE "C"
 - ⊕ EXISTING LIGHTING TYPE "D"
 - ⊕ EXISTING LIGHTING TYPE "C"
 - ⊕ EXISTING LIGHTING TYPE "B"
 - ⊕ EXISTING LIGHTING TYPE "A"

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REVISED 8/19/2001
 REVISED 9/20/2002 DVD SUBMITTAL
 01045.001

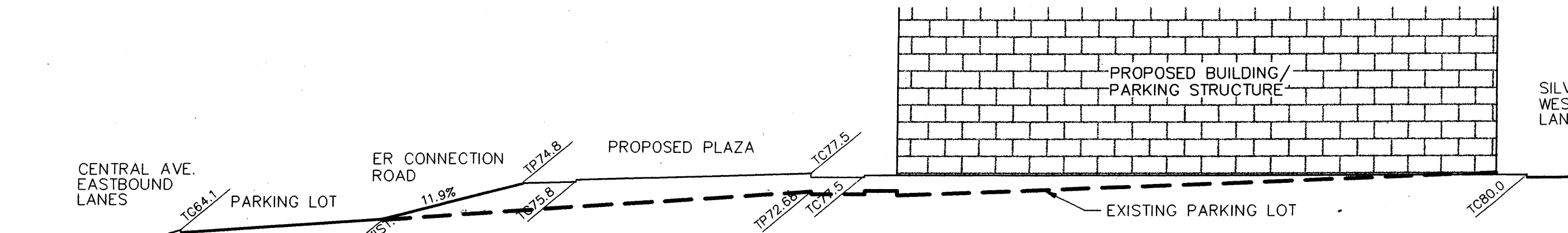
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 SHEET 1 OF 7



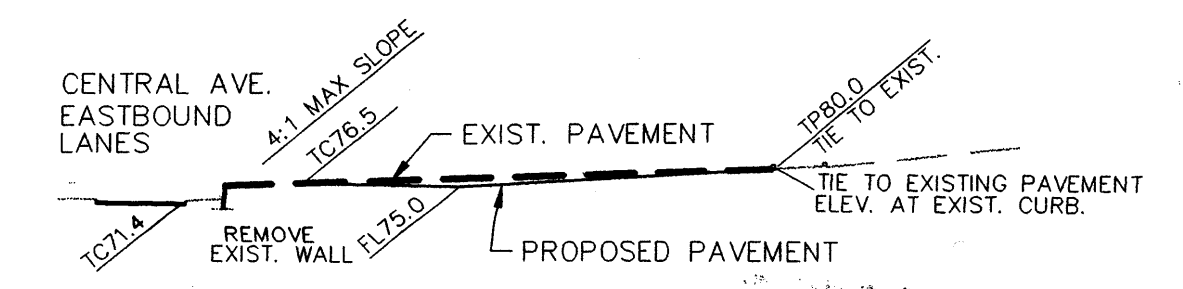
LOCATION MAP
ZONE ATLAS INDEX MAP 14-15
NOT TO SCALE

LEGEND

- DIRECTION OF FLOW →
- NEW SPOT ELEVATION $\frac{76.74}{76.75}$
- EXISTING SPOT ELEVATION (SEE BASIS MAP FOR ADDITIONAL CLARITY) $\frac{76.74}{76.75}$
- HIGH POINT OR WATERBLOCK
- EXISTING CURB & GUTTER
- EXISTING CONTOUR @ 1' INTERVALS
- STREET SLOPE $\frac{1}{4} \times 100$



SECTION A-A
SCALE: 1"=50'



SECTION B-B
SCALE: 1"=50' (HORIZ.)

EXISTING LEGAL DESCRIPTION
TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL - MAIN CAMPUS
PHASE 1 REPLAT, ALBUQUERQUE, NM

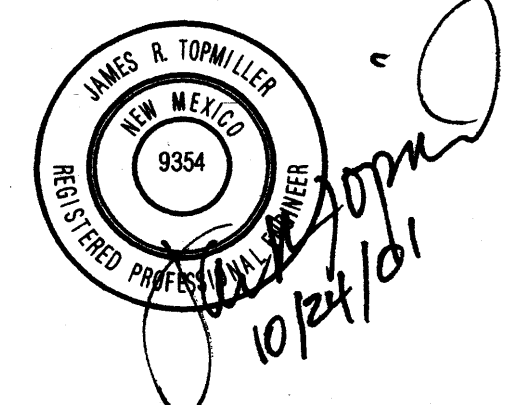
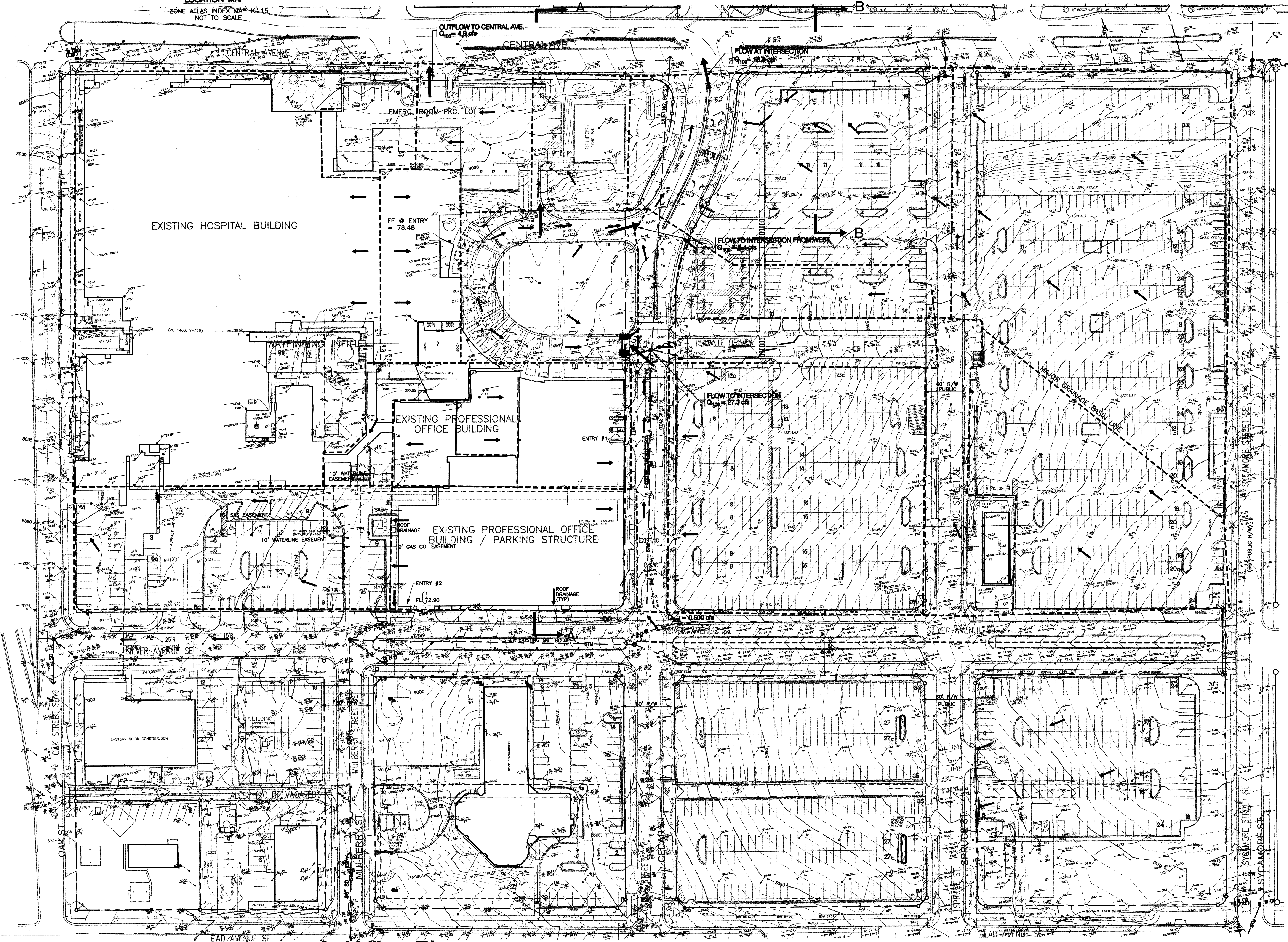
EXISTING GRADING & DRAINAGE PLAN

PURPOSE:
THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING DRAINAGE AND GRADING CONDITIONS ON THE SITE.

EXISTING CONDITIONS:
THE SITE IS NOT WITHIN ANY IDENTIFIED F.E.M.A. FLOODPLAIN, ACCORDING TO THE LATEST MAPS. THE SITE IS IN PRECIPITATION ZONE 2 (SECTION 222, DPM) FOR HYDROLOGIC ANALYSES. CURRENTLY, THE FLOWS DEVELOPED IN THE BUILDING AND PARKING AREAS ARE DISCHARGED TO PUBLIC STREETS IN A SURFACE FLOW MANNER. DRAINAGE FLOWS COLLECTED IN THE STREETS ARE THEN EITHER DIRECTED AWAY FROM THE SITE TO ADJACENT PUBLIC STREETS, OR ARE COLLECTED BY THE EXISTING 96" STORM DRAIN IN CEDAR AVENUE.

CONCEPTUAL UTILITY PLAN

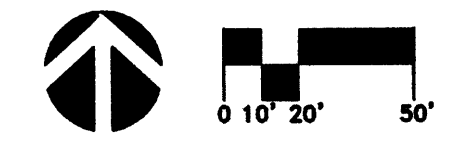
EXISTING PUBLIC UTILITIES AROUND THE HOSPITAL FACILITY ARE LARGELY CONFINED TO THE PUBLIC STREETS AND AN OCCASIONAL UTILITY EASEMENT. THE IMPROVEMENTS PROPOSED UNDER THIS SUBMITTAL ARE CONFINED TO EXISTING BUILDING AND COURTYARD AREAS THAT DO NOT IMPACT EXISTING UTILITIES. FURTHER, NEW PUBLIC UTILITY EXTENSIONS ARE NOT ANTICIPATED NOR PROPOSED WITHIN THIS PROJECT.



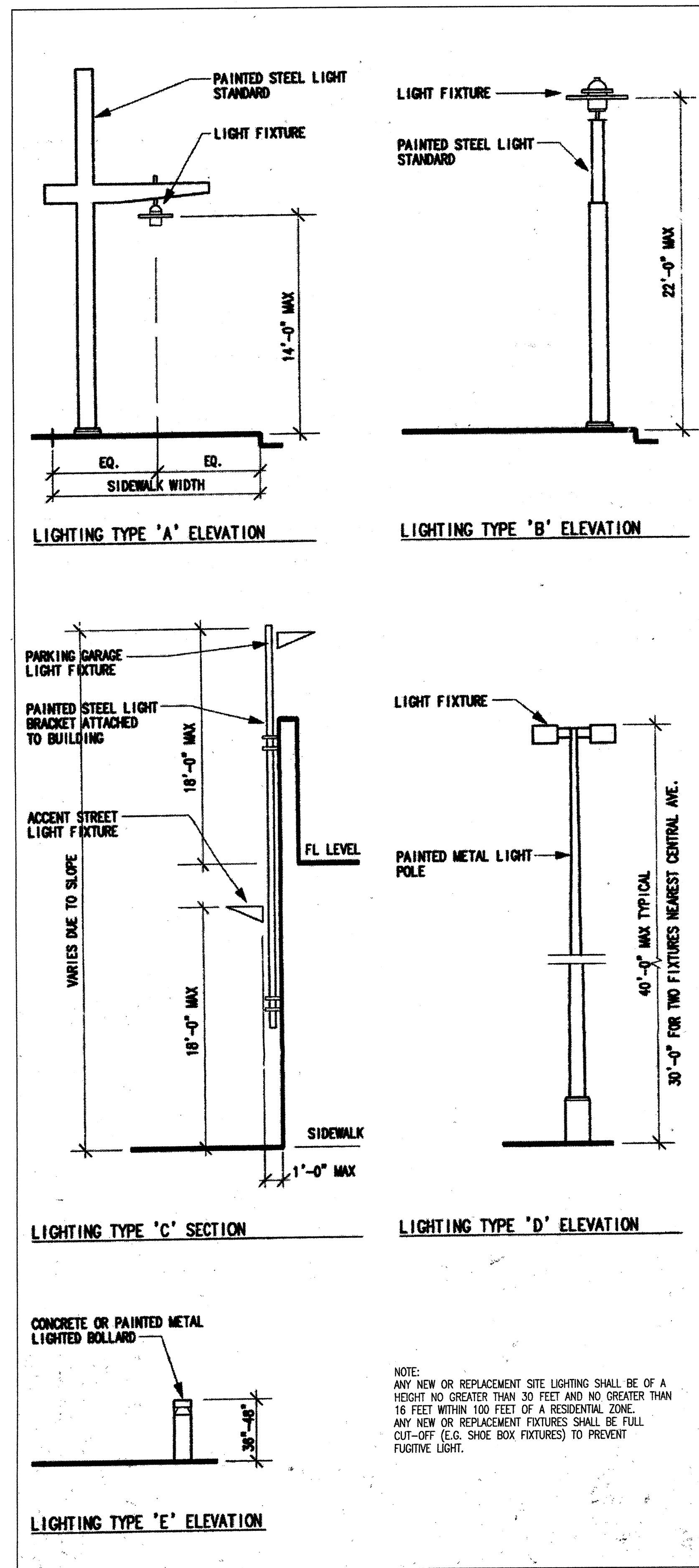
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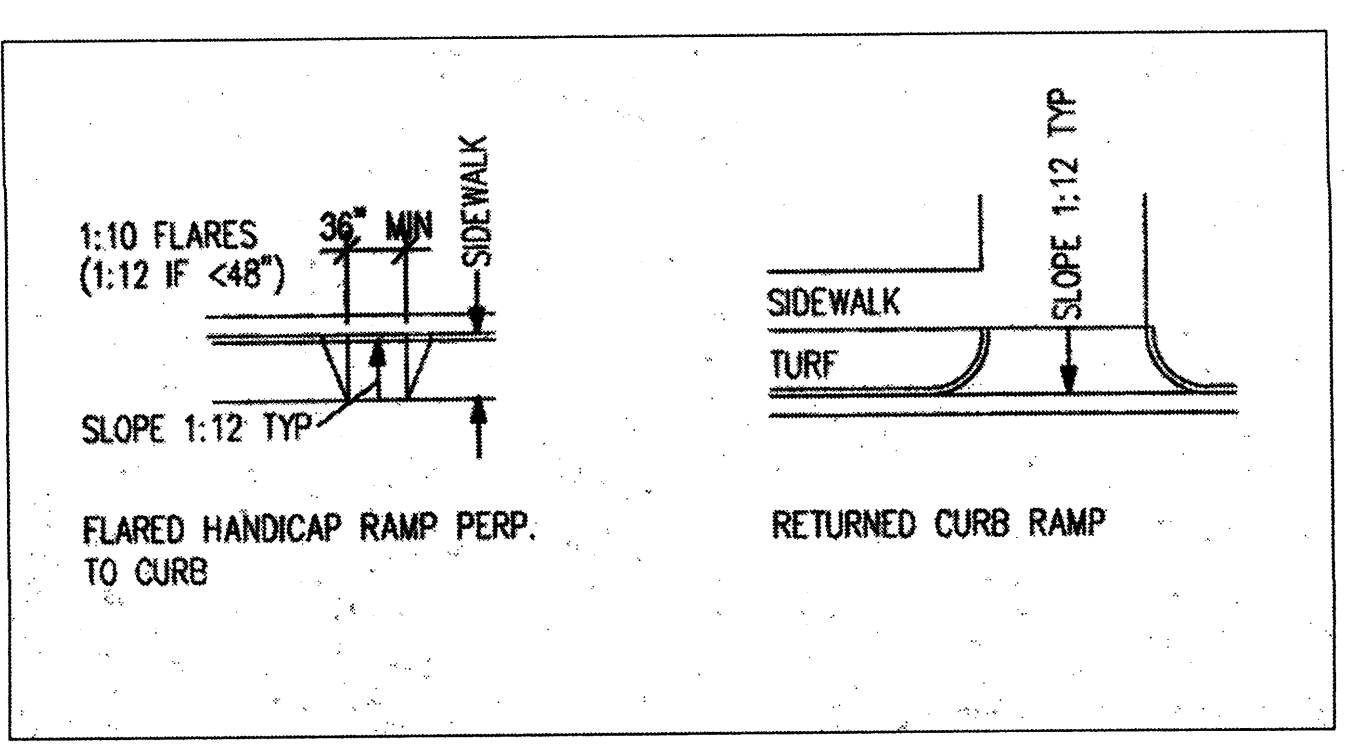
Existing Grading, Drainage, & Utility Plan
PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN



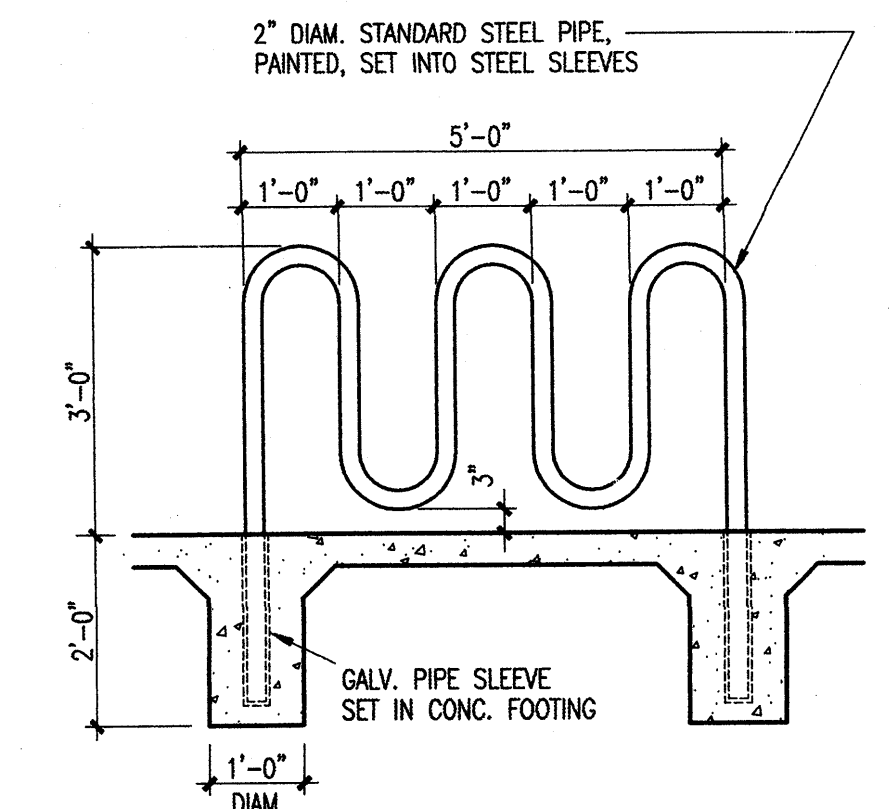
PROJECT: Presbyterian Hospital/Albuquerque (020) Job: October 24, 2001 - 10:53am 10/24/01



1 EXISTING LIGHT FIXTURES TYPES
 NTS

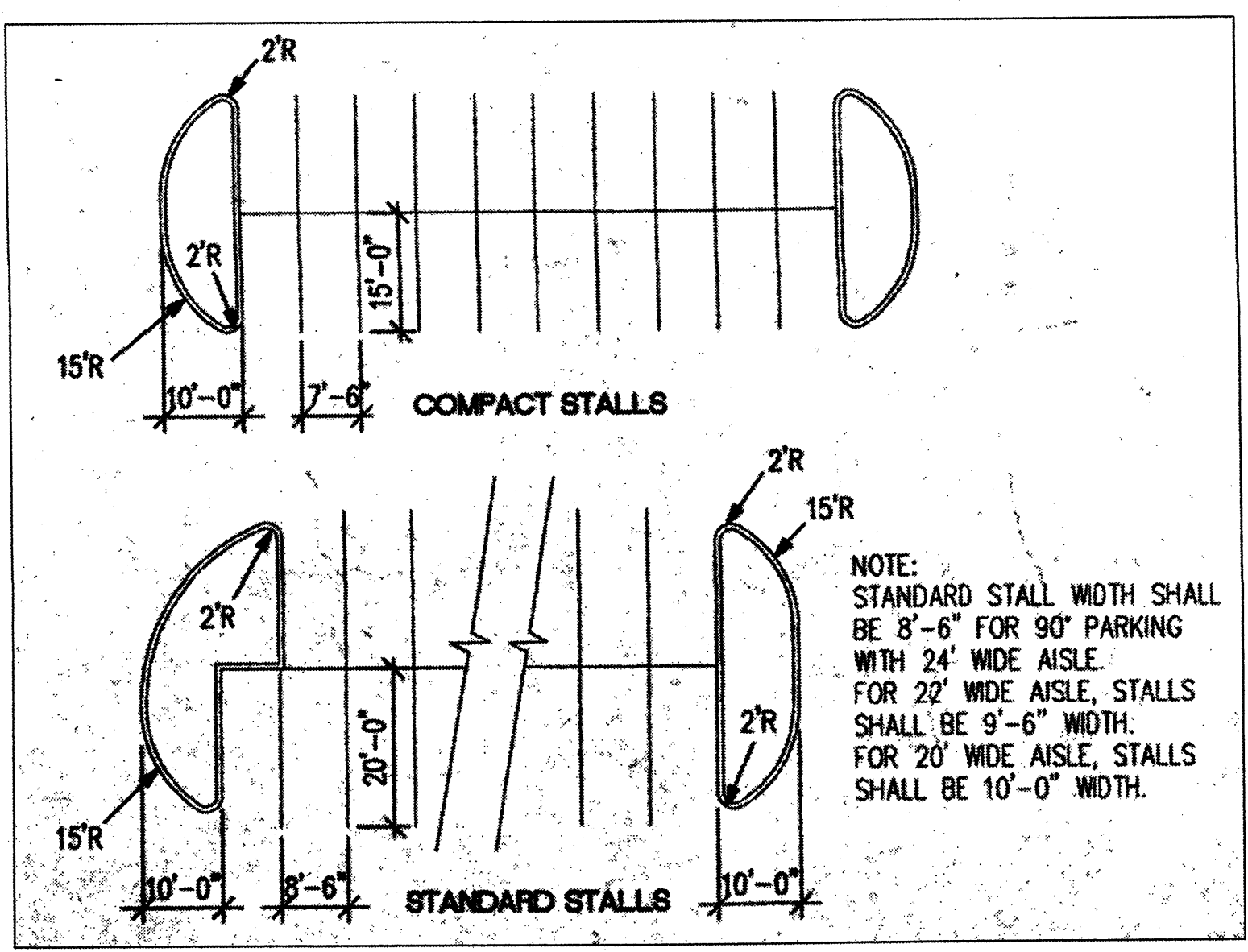


2 EXISTING HANDICAP CURBCUT DETAILS
 1/2"=20'-0"



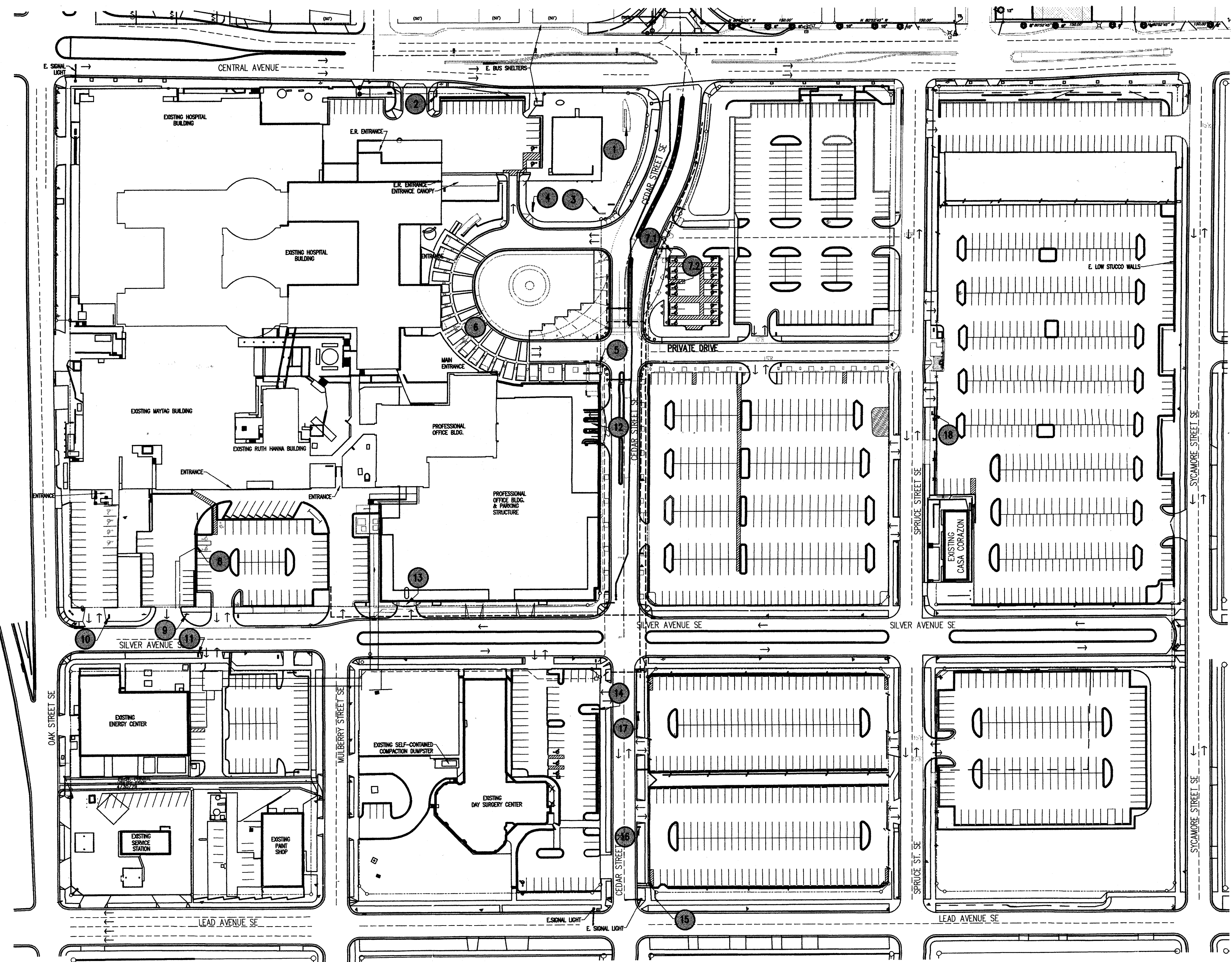
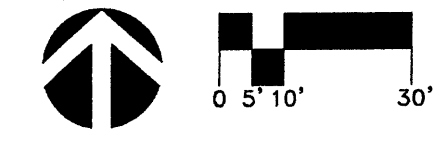
3 Bike Rack Detail
 1/2"=1'-0"

4 TYPICAL EXISTING HANDICAP STRIPING DETAIL
 1"=20'-0"



5 TYPICAL EXISTING CURBED ISLAND DETAIL
 1"=20'-0"

EXISTING SITE SIGNAGE
PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN



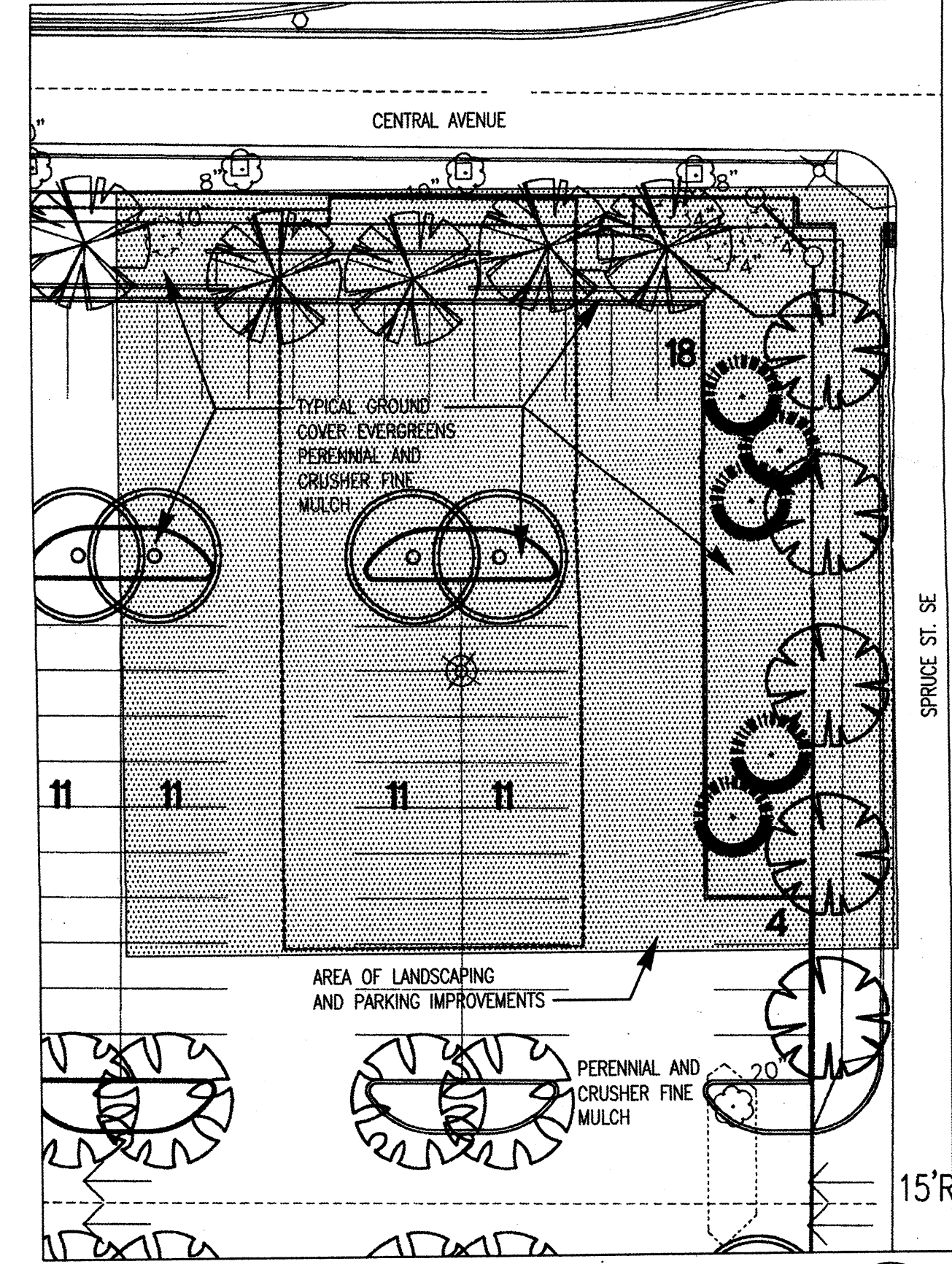
LEGEND
 ● EXISTING SIGNAGE

SIGN SCHEDULE
 OCTOBER 25TH, 2001

NO.	MESSAGE	DESCRIPTION	REMARKS
1	(W) PRESBYTERIAN HOSPITAL > MAIN ENTRANCE (E) PRESBYTERIAN HOSPITAL < MAIN ENTRANCE	PRIMARY SITE ID (INTERNALLY ILLUMINATED)	
2	(EMERGENCY ID)		EXISTING SIGN NO WORK REQUIRED
3	(EMERGENCY DIRECTIONAL)		EXISTING SIGN (INTERNALLY ILLUMINATED)
4	(EMERGENCY DIRECTIONAL)		EXISTING SIGN NO WORK REQUIRED
5	(DO NOT ENTER)	STANDARD TRAFFIC SIGN	
6	PRESBYTERIAN HOSPITAL	MAIN ENTRANCE ID	SEE ARCHITECTURAL DRAWINGS
7A	(DO NOT ENTER)	STANDARD TRAFFIC SIGN	
7B	(DISABLED PARKING ID)	STANDARD STATE REQUIRED SIGN; 14 SIGN REQUIRED	
8	(DISABLED PARKING ID)	STANDARD STATE REQUIRED SIGN; 3 SIGN REQUIRED	
9	(DO NOT ENTER)	STANDARD TRAFFIC SIGN	
10	OUTPATIENT PARKING	PARKING LOT ID	EXISTING SIGN; COPY TO BE VERIFIED
11	(FACILITY ID)	PARKING LOT ID	SIGN IS TWO-SIDED; COPY TO BE DETERMINED
12	PARKING GARAGE	BUILDING MOUNTED SIGN	SEE ARCHITECTURAL DRAWINGS
13	PHYSICIANS PARKING (CLEARANCE)	BUILDING MOUNTED SIGN	SEE ARCHITECTURAL DRAWINGS
14	SEE DRAWING		EXISTING SIGN; REQUIREMENTS TO BE DETERMINED
15	(W) PRESBYTERIAN HOSPITAL (E) PRESBYTERIAN HOSPITAL	SECONDARY SITE ID (INTERNALLY ILLUMINATED)	
16	STAFF PARKING ONLY	PARKING LOT ID	SIGN IS TWO-SIDED
17	STAFF PARKING ONLY	PARKING LOT ID	SIGN IS TWO-SIDED
18	EMPC. PARKING ONLY	PARKING LOT ID	SIGN IS TWO-SIDED

PLANTING SCHEDULE - TREES

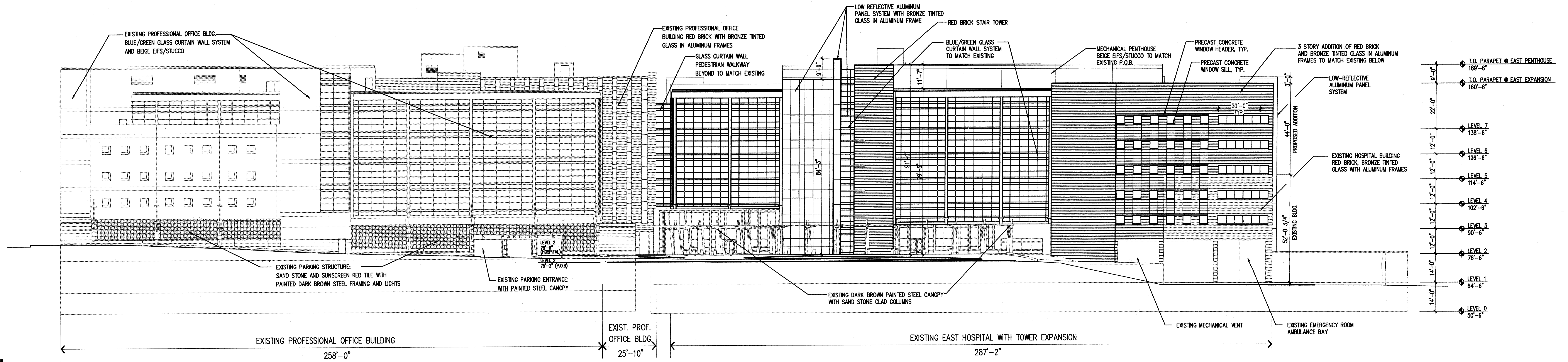
Symbol	Quantity	Species	Size	Notes
☐	4	GLEDITSIA TRICANTHOS INERMIS	'MORANE' HONEYLOCUST	2.5' - CAL
○	3	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	2.5' - CAL
⊗	5	PINUS THUNBERGIANA	JAPANESE BLACK PINE	10' USA USE IN SEASHORE AREAS
⊕		PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2.5' - CAL



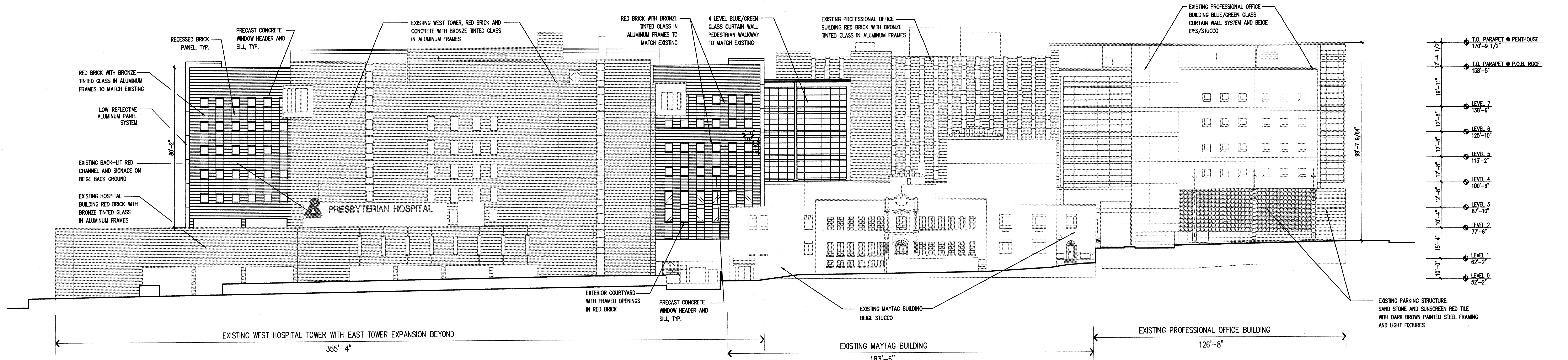
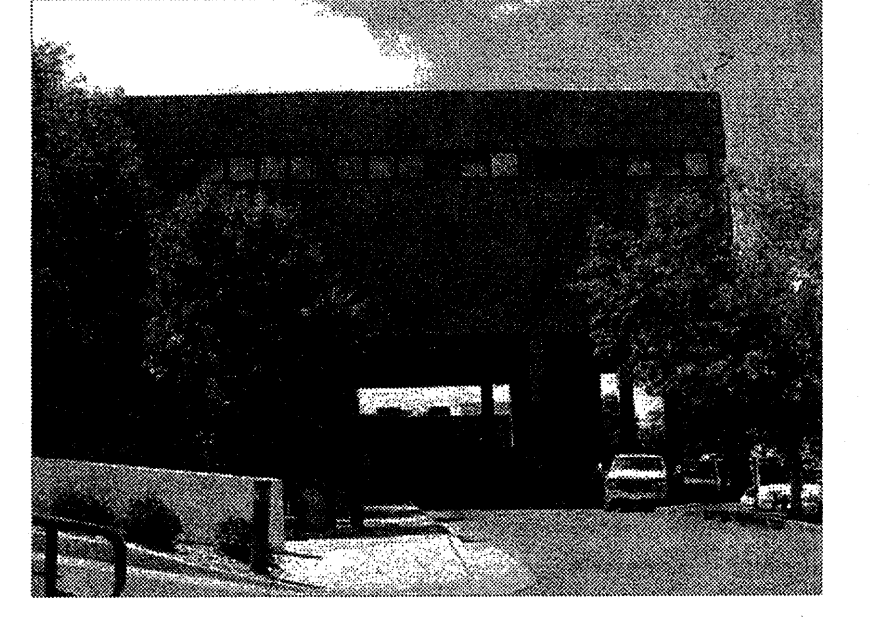
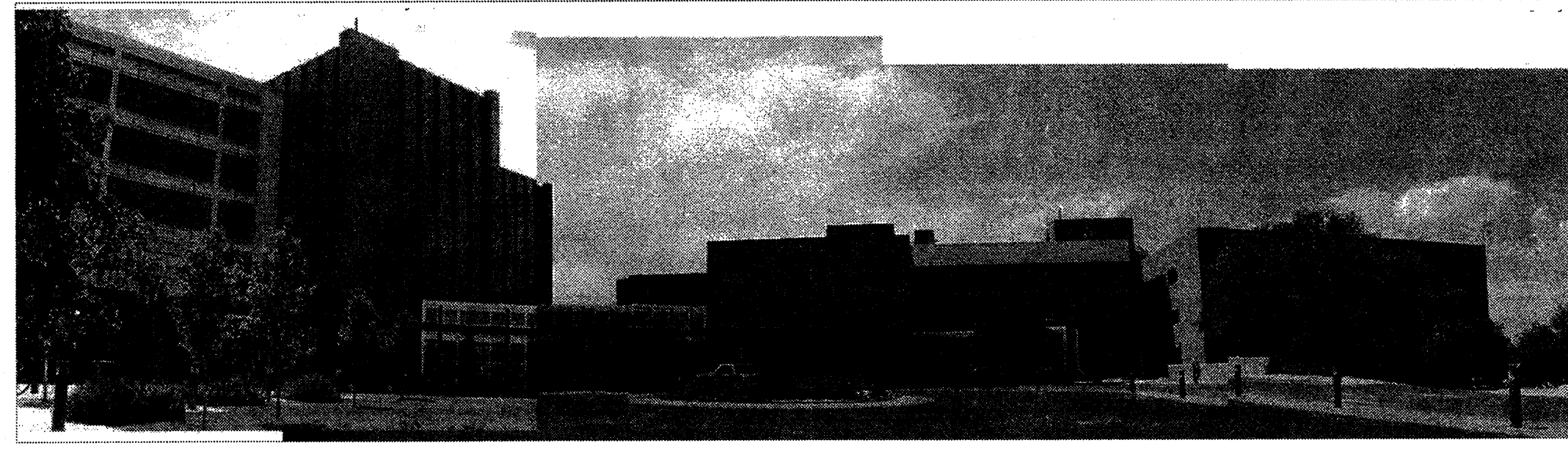
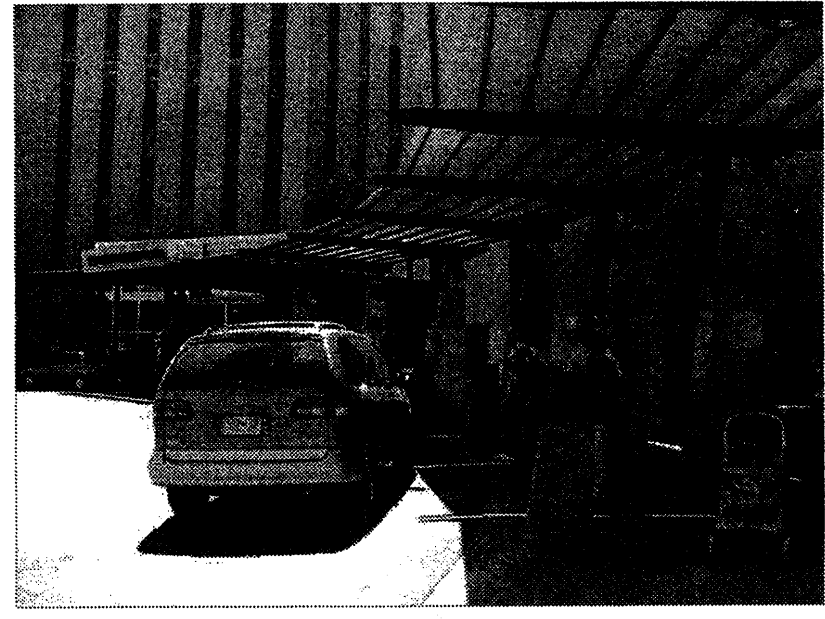
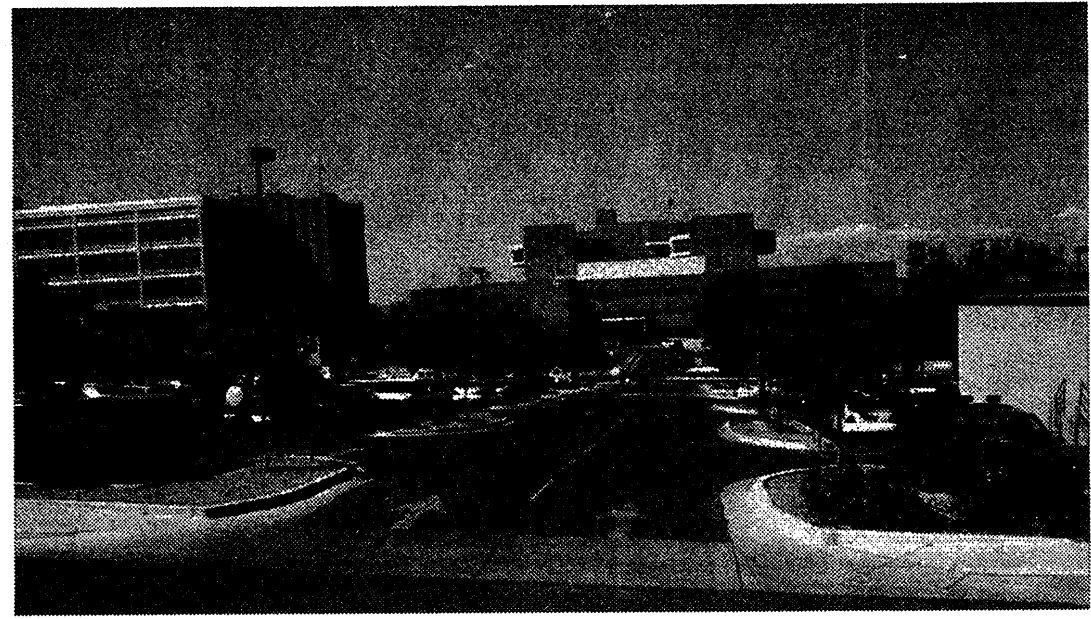
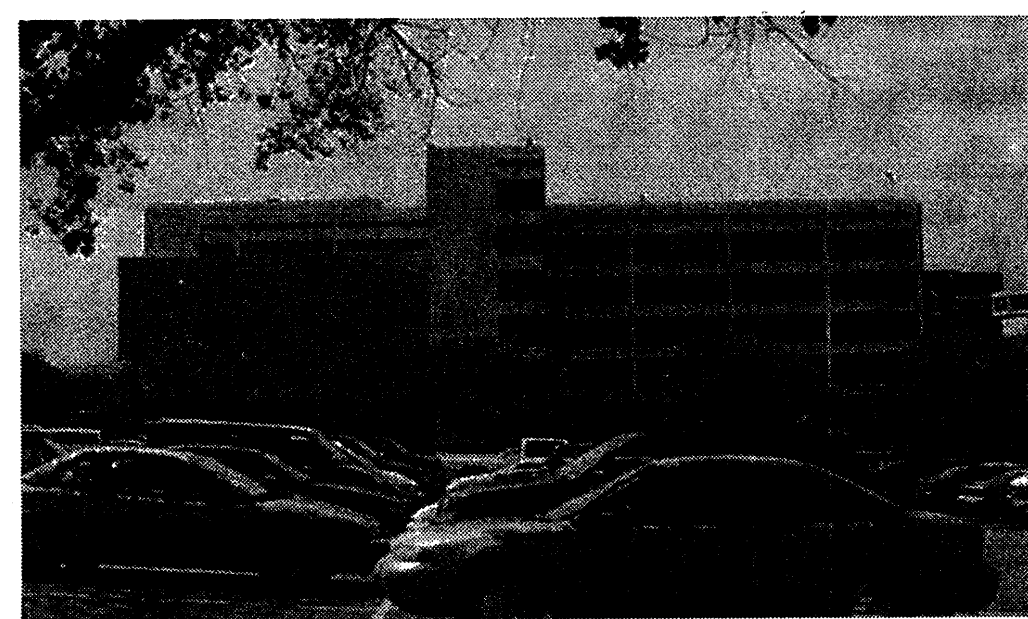
6 ENLARGED PARTIAL LANDSCAPE PLAN
 NTS

EXISTING SITE DETAILS
PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN

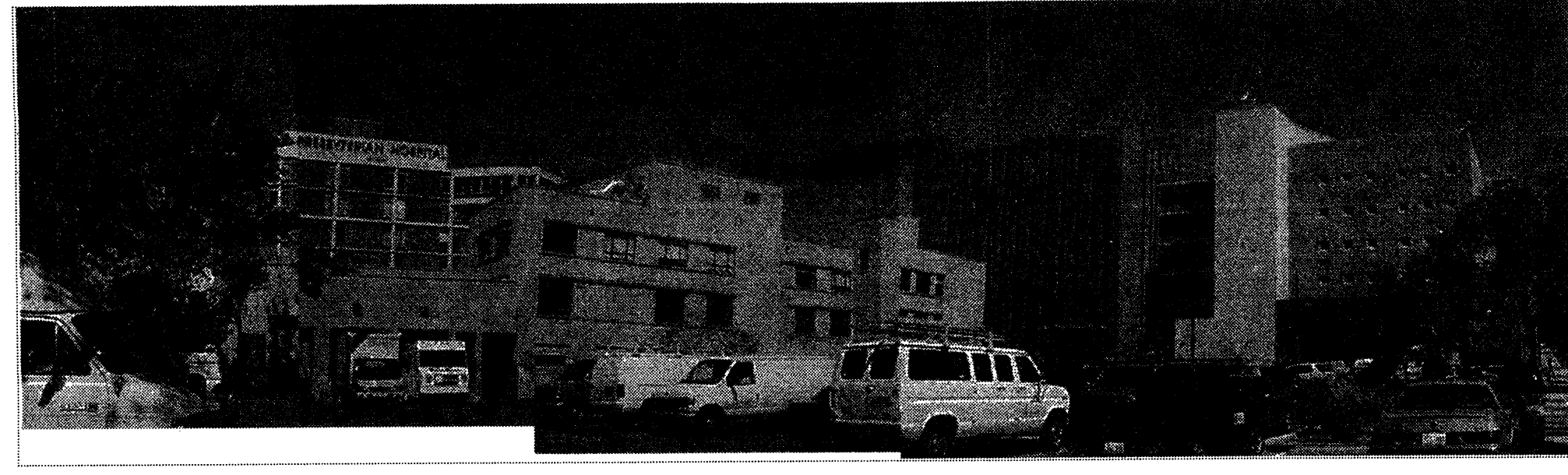
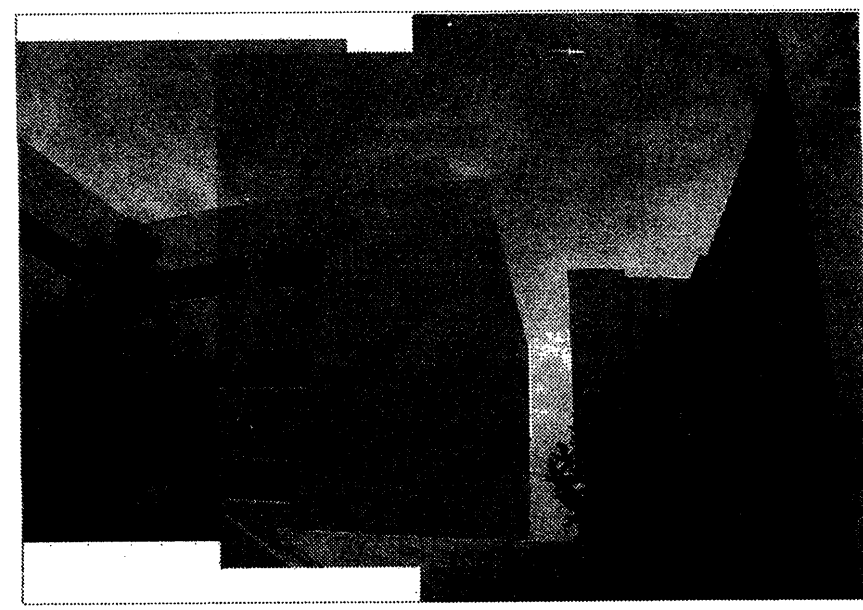
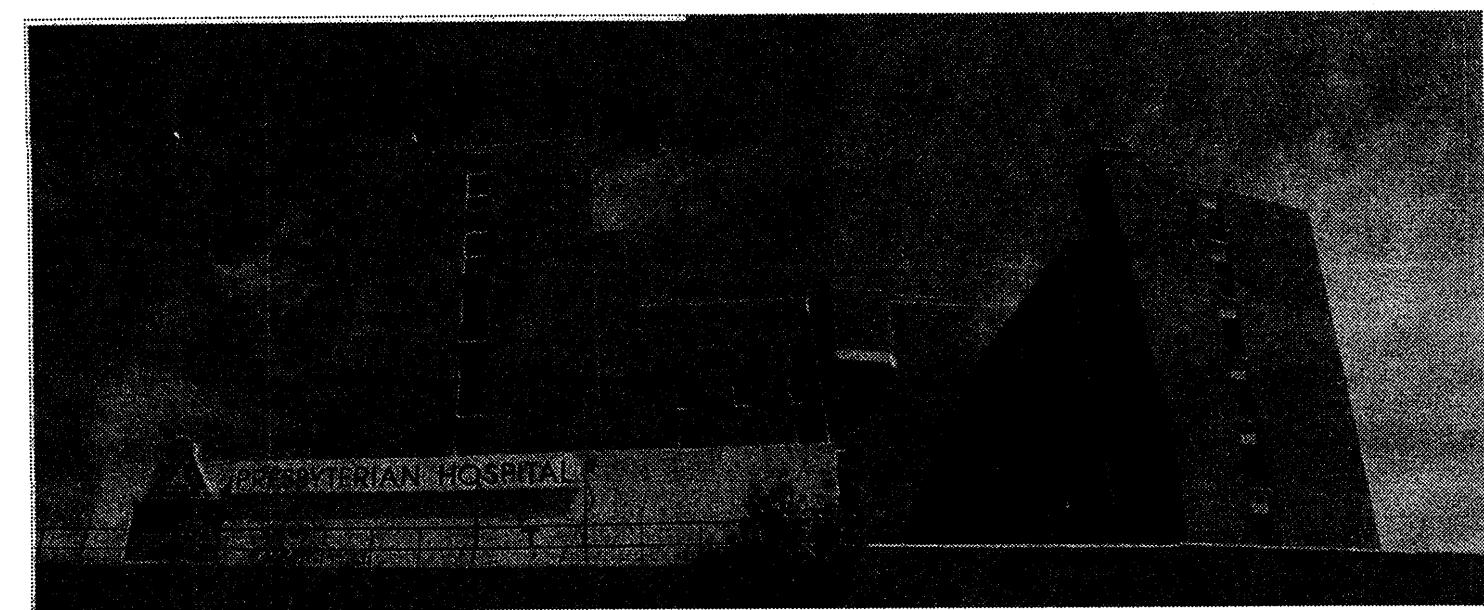
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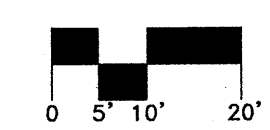
East Elevation
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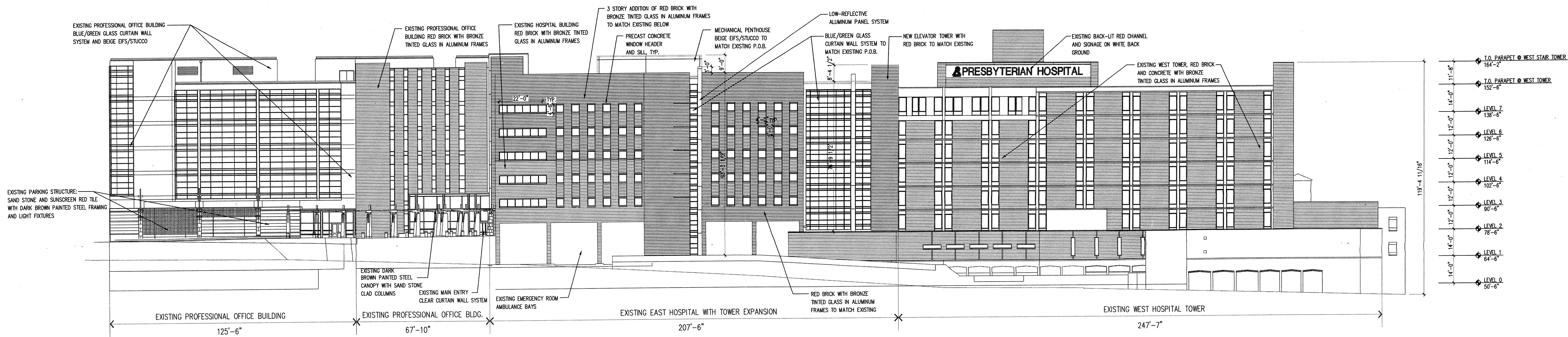


West Elevation
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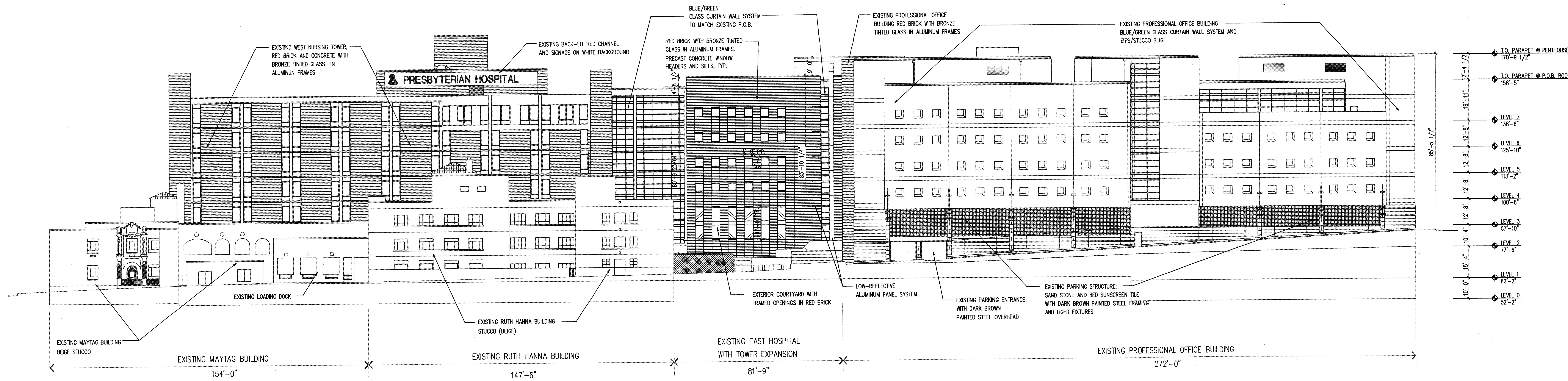
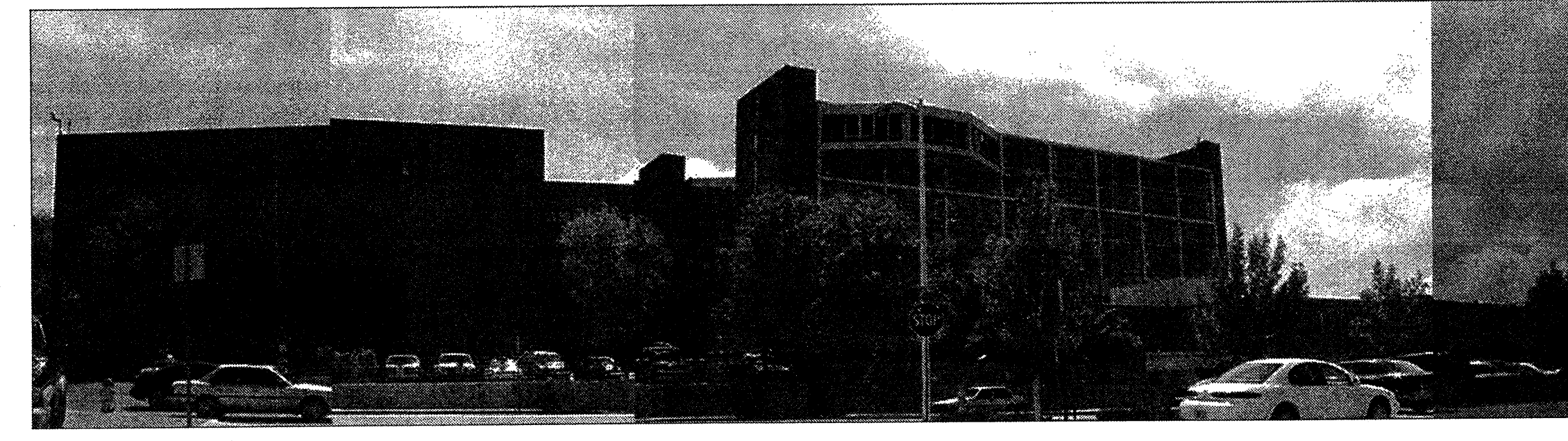
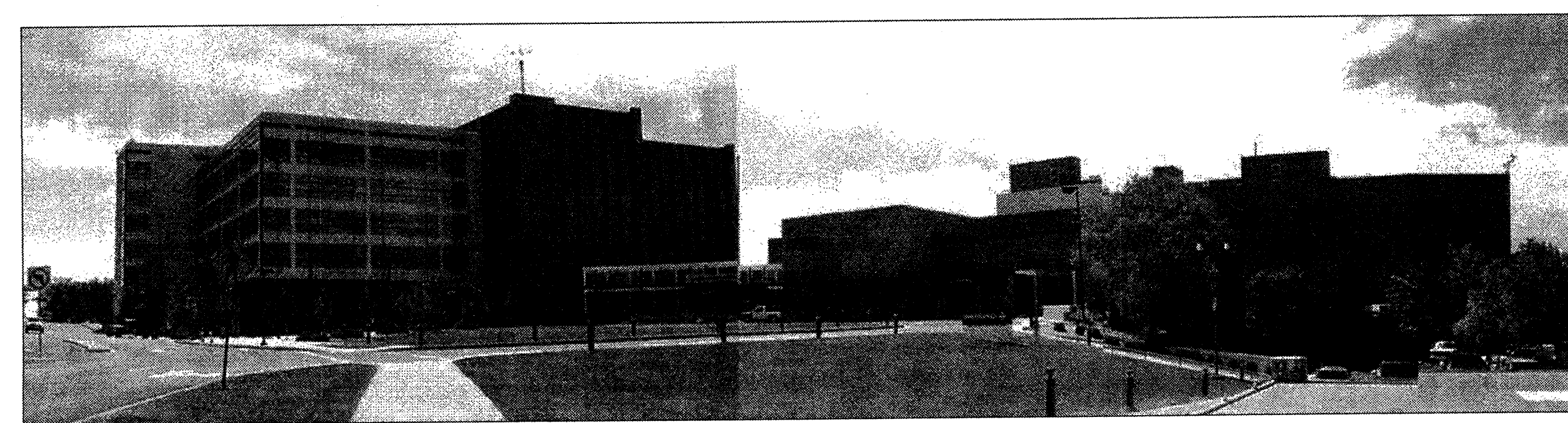
PRESBYTERIAN HOSPITAL - SITE DEVELOPMENT PLAN
Albuquerque, NM





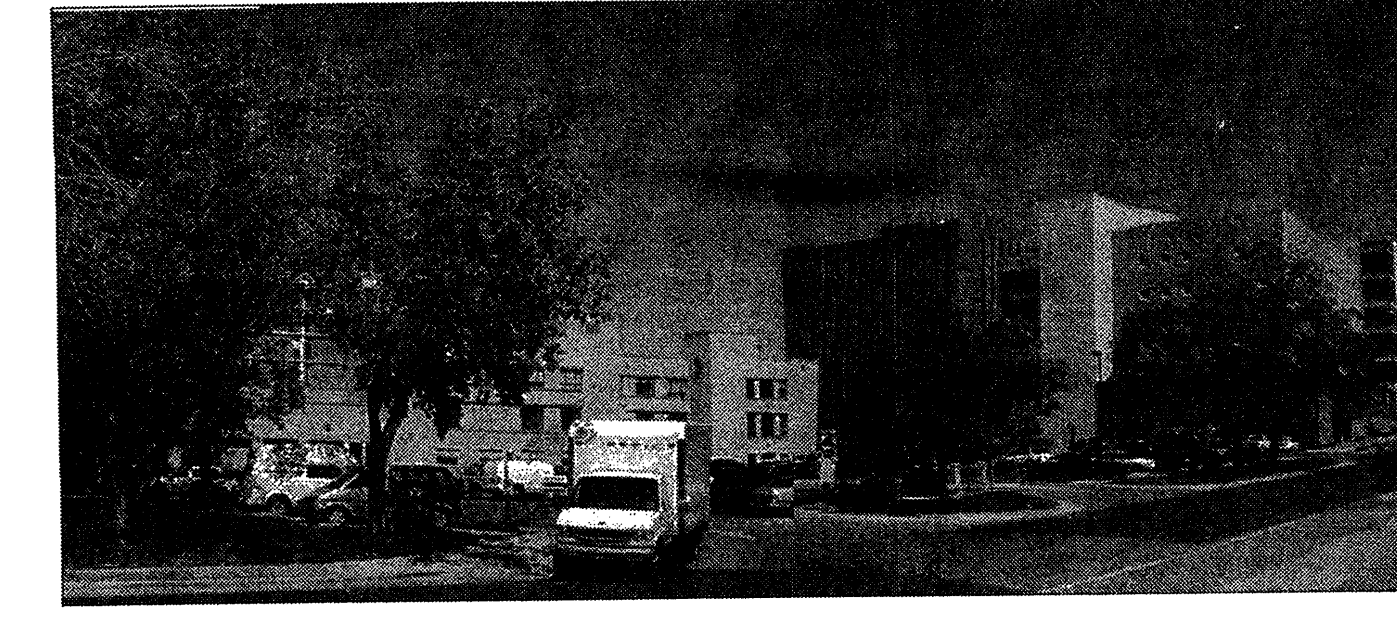
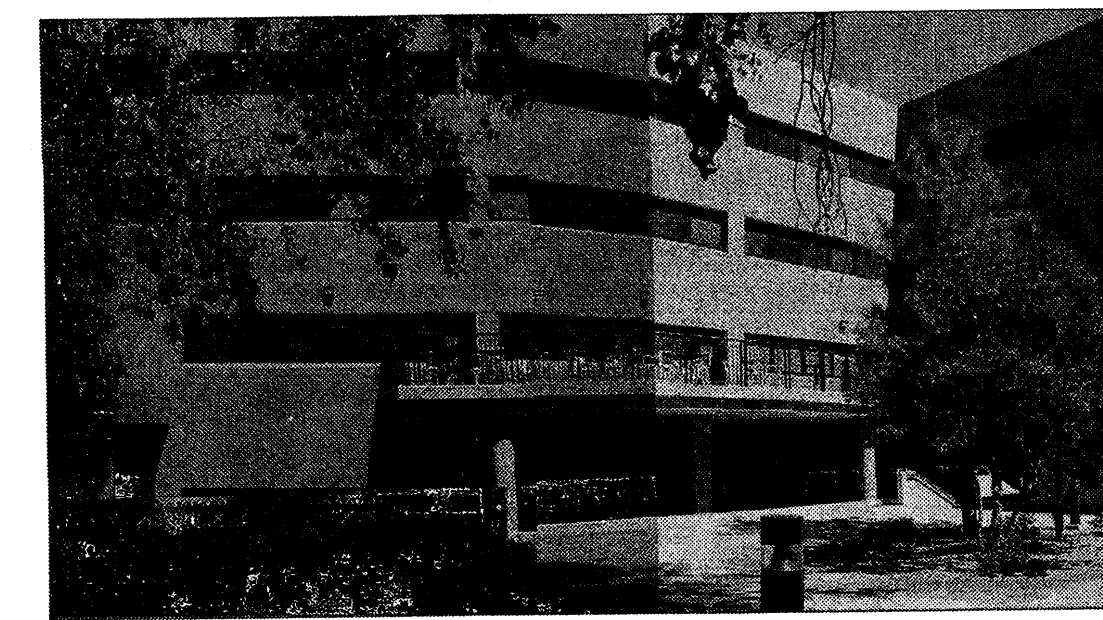
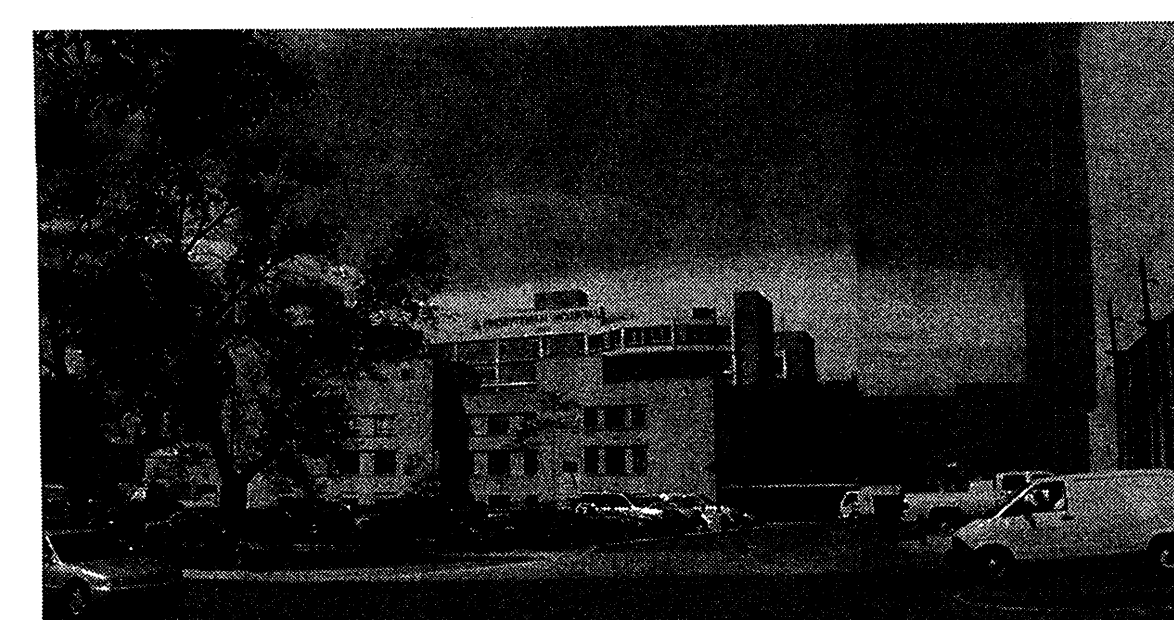
North Elevation

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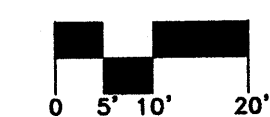
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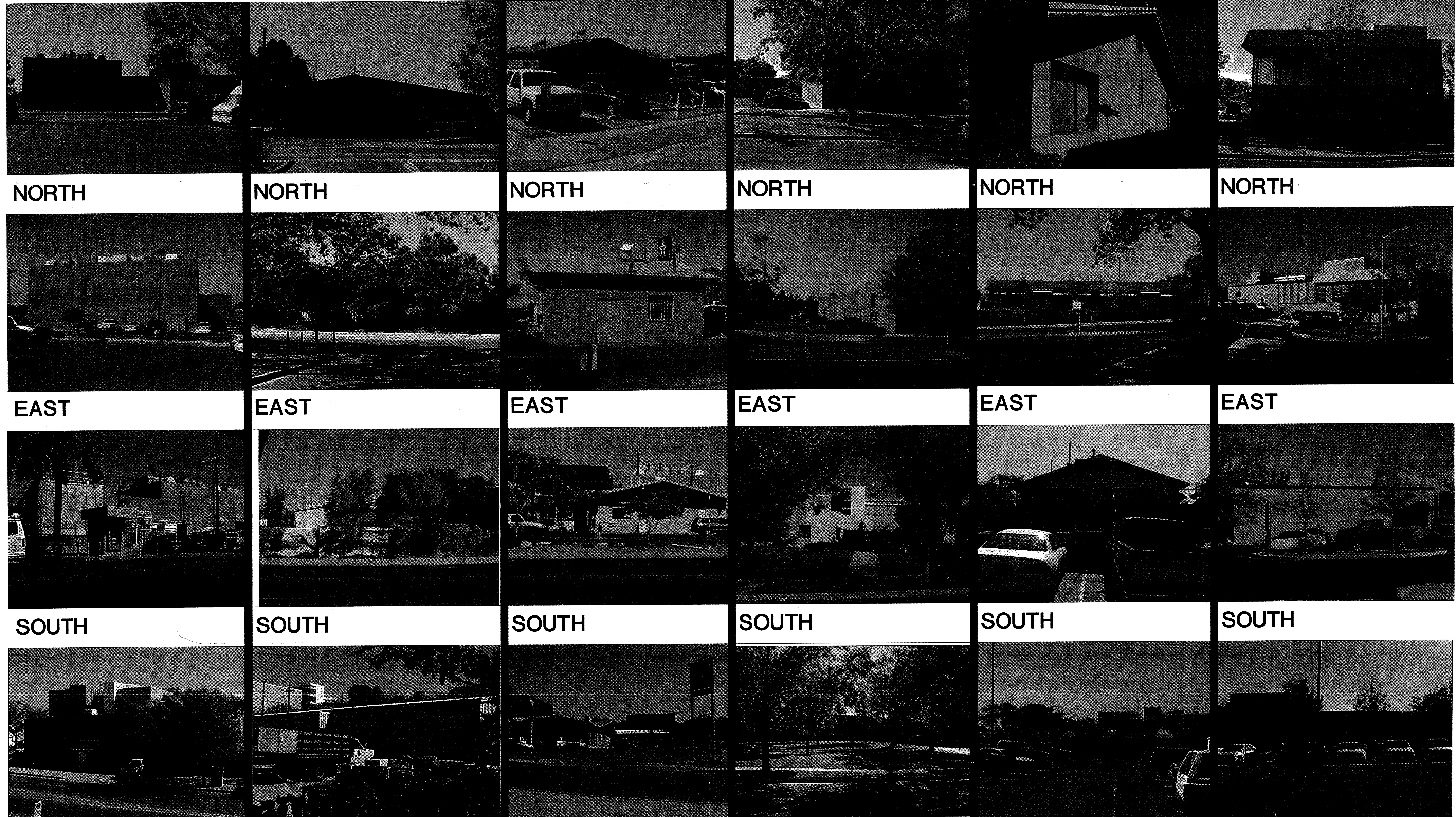
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Albuquerque, NM



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10-25-2001 3:08 PM \\PRESBYTERIAN\01045.001 EAST EXPANSION\EPD\N-5-CLOUDING



WEST 1 ENERGY PLANT
 HEIGHT: 25' +/-
 MATERIALS / COLOR: LIGHT RED BRICK, DOORS AND TRIM PAINTED TO MATCH

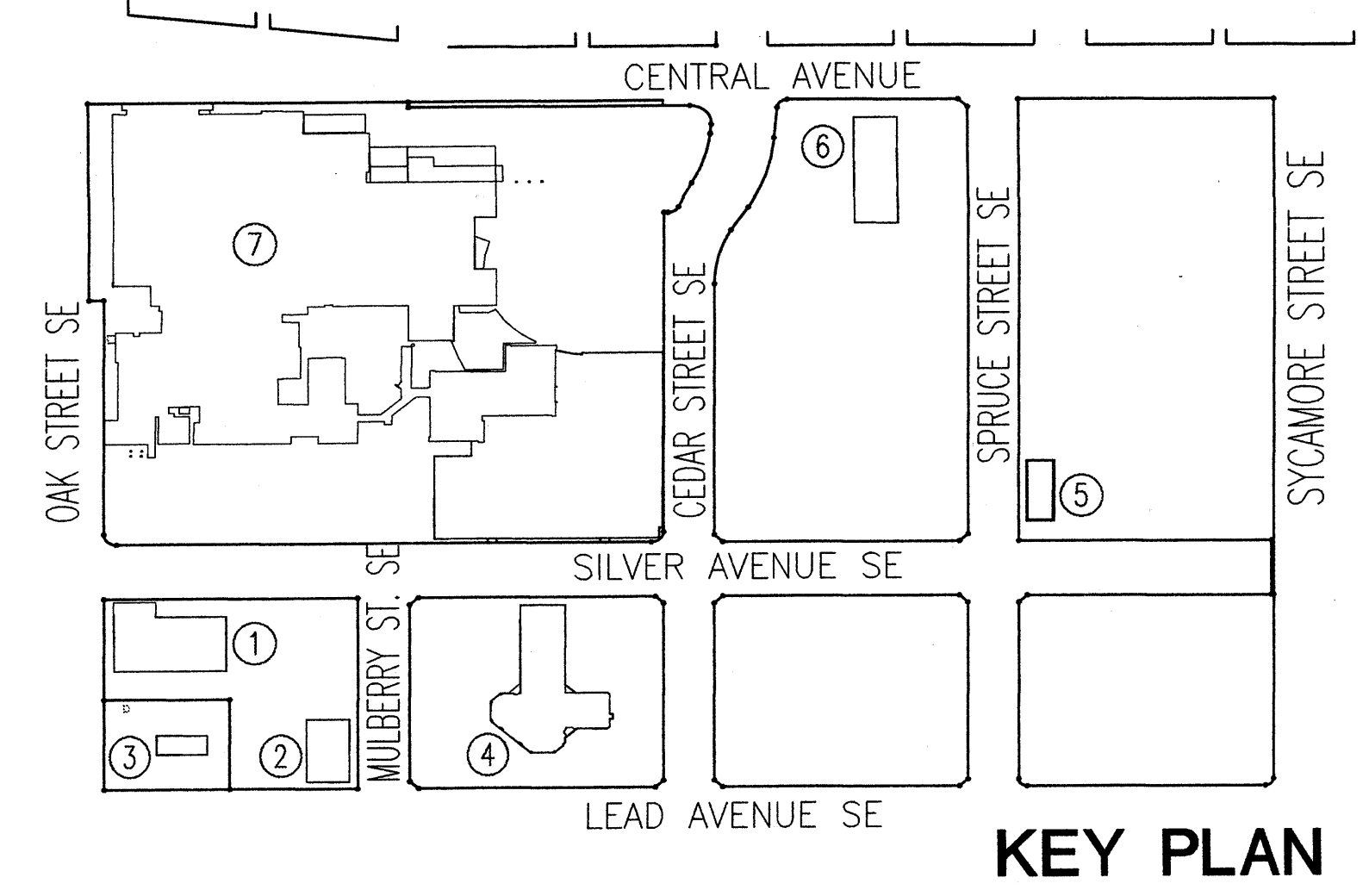
WEST 2 PAINT SHOP
 HEIGHT: 15' +/-
 MATERIALS / COLORS: LIGHT TAN METAL WALLS AND ROOF PANELS (RIBBED), AND TAN METAL GABLE AND EAVE TRIM.

WEST 3 GAS STATION
 HEIGHT: 16 +/-
 MATERIALS: BUILDING GREY PAINTED BLOCK, DARK GREY PAINTED GABLES, LIGHT GREY ASPHALT SHINGLES.
 ISLAND CANOPIES, BLACK STEEL COLUMNS AND FASCIA PANELS, RED AND WHITE SIGNAGE.

WEST 4 DAY SURGERY
 HEIGHT: VARIES 15' TO 22'
 MATERIALS / COLOR: LIGHT TAN EXTERIOR INSULATION AND FINISH SYSTEM, BRONZE WINDOW AND STOREFRONTS, BRONZE METAL DOORS AND LOUVERS.

WEST 5 CASA CORAZON
 HEIGHT: 14 +/-
 MATERIALS / COLORS: LIGHT TAN STUCCO, TAN TRIM, GREY-BROWN ASPHALT SHINGLES, RED AND WHITE SIGNAGE.

WEST 6 ZIA BUILDING
 HEIGHT: 32'
 MATERIALS / COLOR: TAN STUCCO, BRONZE WINDOW WALL WITH TAN AND BLUE PANELS.



EXISTING ON CAMPUS BUILDING ELEVATIONS
 PRESBYTERIAN HOSPITAL SITE DEVELOPMENT PLAN

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 SHEET 7 OF 7

10-25-2001 2:34P 01045 14/PRESBYTERIAN/HOSPITAL/EXISTING ON CAMPUS BUILDING ELEVATIONS