

VICINITY MAP
J14,J15,K14,K15 1"=750'-0"

GENERAL DESIGN ELEMENTS (FOR TRACT 2B1 ONLY)

LANDSCAPING
NEW LANDSCAPING SHALL INCLUDE PLANT SPECIES CONSISTENT WITH THOSE EXISTING ON THE ST. JOSEPH MEDICAL CAMPUS. SHADE TREES SHALL BE LOCATED ADJACENT TO THE STREETS AND PEDESTRIAN ROUTE AND WITHIN NEW AT GRADE PARKING AREAS. SHADE TREES AND LOWER HEIGHT LANDSCAPING WITHIN PARKING ISLANDS, AT BUILDING PERIMETERS AND AT AREAS OF NEW SITE CONSTRUCTION WHICH ADJUT EXISTING SITE CONSTRUCTION.

LIGHTING
OVERALL SITE LIGHTING SHALL BE CONSISTENT WITH THE TYPE, CHARACTER, COLOR OF EXISTING SITE LIGHTING ON THE ST. JOSEPH MEDICAL CAMPUS. PARKING AREA LIGHTING SHALL CONSIST OF 20' FOOT HIGH POLE MOUNTED FIXTURES. PEDESTRIAN WALKWAY LIGHTING SHALL BE A MINIMUM OF 25 FOOT CANDLES, AND SHALL BE COORDINATED WITH EXISTING AND PROPOSED PARKING AREA LIGHTING. NEW BUILDING ENTRANCES SHALL BE ADEQUATELY ILLUMINATED FOR EASE OF ACCESS.

PEDESTRIAN ACCESS
A CLEAR PEDESTRIAN ROUTE SHALL CONNECT ALL NEW AND EXISTING FACILITIES. A PORTION OF THE VACATED MARQUETTE AVE. HAS BEEN DEDICATED SOLELY FOR PEDESTRIAN ACCESS BETWEEN THE NEW PARKING STRUCTURE AND THE ST. JOSEPH MEDICAL CENTER. PEDESTRIAN ROUTES SHALL INCLUDE 6'-0" WIDE SIDEWALKS WITH ADEQUATE LIGHTING AND ADJACENT SHADE TREES. SEATING SHALL BE LOCATED AT EACH NEW BUILDING ENTRY. CROSSWALKS WITH RAISED OR SCORED PAVING SHALL BE INSTALLED ALONG ALL NEW AND EXISTING PEDESTRIAN CROSSINGS OF STREETS AND DRIVE AISLES WITHIN ST. JOSEPH MEDICAL CAMPUS AND SHALL BE CLEARLY DESIGNATED.

SIGNAGE
MUCH OF THE EXISTING CAMPUS SIGNAGE IS OF THE INTERNALLY ILLUMINATED MONUMENT SIGN TYPE. NEW SITE SIGNAGE SHALL BE INTERNALLY ILLUMINATED MONUMENT SIGN TYPE SIGNAGE LOCATED AT KEY PARKING AREA ENTRANCES. BUILDING SIGNAGE SHALL BE INTERNALLY ILLUMINATED AND SHALL BE LIMITED TO THE AREAS SHOWN ON THE BUILDING ELEVATIONS. BUILDING SIGNAGE SHALL BE NON-ILLUMINATED, AND LIMITED TO AREAS SHOWN ON ELEVATIONS.

BUILDING CHARACTER
NEW BUILDINGS SHALL BE CONSISTENT WITH THE CHARACTER OF THE ST. JOSEPH SQUARE VENDOR, AND THE ST. JOSEPH REHABILITATION HOSPITAL BUILDINGS. DARKER BRICK BASES ACCENTING BUILDING ENTRANCES IS STRONGLY ENCOURAGED AND SHALL ACCENT FIRST FLOOR AREAS, WITH EARTH TONED STUCCO AND SYNTHETIC FINISH SYSTEMS SHEATHING UPPER BUILDING LEVELS. BLUE TONED TRILLESSES SHALL FURTHER ACCENT ENTRANCE & VERTICAL ELEMENTS TO CREATE A SMOOTH TRANSITION BETWEEN EARTH & SKY AND RECALL TRADITIONAL DESIGN ELEMENTS OF NEW MEXICO.

2. The Site Development Plan for Subdivision that was approved by the Environmental Planning Commission in 1992 (EPC 92-01) shall only be amended to accommodate development of the Heart Office Building. Otherwise, the various components of the site plan for subdivisions shall remain intact. Amendments are limited to the following:
TRACT 2B
1. The lot line shall be adjusted to reflect a re-plot of the entire site.
2. The maximum office building height shown, at 50' shall be modified to show a maximum office building height of 60'.
3. The maximum parking structure height shown, at 45' shall be modified to show a maximum parking structure height of 60'.
4. The General Design Elements shall be modified as follows:
a. Building Character: "Darker brick bases shall accent building entrances and first floor areas, with upper building levels" shall be replaced with "Darker brick bases accenting building entrances and first floor areas, with upper building levels" shall be properly reworded and shall appear on the floor plan, with appropriate notes and details, upper building levels.

EXIST. MONUMENT SIGN ON TRACT 2B1 SHALL BE MODIFIED TO REFER TO PROPERTY ON TRACT 2B1 ONLY

TRANSPORTATION REQUIREMENTS NOTE #25 #3 HAS BEEN MODIFIED BY THIS SECOND AMENDED SITE PLAN FOR SUBDIVISION REFER TO SHEET 9.6.9

PARKING INFORMATION

HEART HOSPITAL PARKING CALCULATIONS (TRACT 2B2)	
REQUIRED SPACES (60 BED HOSPITAL)	30
CONFIRMED EXISTING SPACES	125
HEART INSTITUTE OFFICE BUILDING (TRACT 2B1) PARKING REQUIREMENTS	
OFFICES (CITY ZONING CODE PART 3, SECTION 14-16-3-1, PARAGRAPH A(2))	
FIRST FLOOR: 6,150 GSF x .85 = 5,227.5 NSF/200 = 26	
SECOND FLOOR: 15,600 GSF x .85 = 13,260 NSF/300 = 44	
THIRD FLOOR: 14,800 GSF x .85 = 12,580 NSF/300 = 42	
PARKING SPACES REQUIRED	112
10% ALBUQUERQUE TRANSIT SYSTEM REDUCTION	10%
TOTAL PARKING SPACES REQUIRED (INCLUDING, 8 ACCESSIBLE, WITH 1 VAN ACCESSIBLE)	101
TOTAL PARKING SPACES PROVIDED: (183 + 83)	266
(INCLUDING, 8 ACCESSIBLE, WITH 4 VAN ACCESSIBLE)	
COMPACT SPACES ALLOWED: 266 x 25%	66
COMPACT SPACES PROVIDED:	45
ALL COMPACT PARKING SPACES WILL BE 8'-0"W x 20'-0"L MIN. FOR TRACT 2B1.	
BICYCLE PARKING REQUIREMENTS	
TOTAL BICYCLE SPACES REQUIRED: 101/20 = 5	
TOTAL BICYCLE SPACES PROVIDED:	5

SITE INFORMATION

HEART HOSPITAL SITE CALCULATIONS (TRACT 2B2)	
TOTAL BUILDING SQUARE FOOTAGE	57,328
TOTAL SITE SQUARE FOOTAGE: 213,494.4 SF (4.9 ACRES)	
FAR	.27
HEART INSTITUTE MEDICAL OFFICE BUILDING (TRACT 2B1)	
TOTAL BUILDING SQUARE FOOTAGE	36,550
TOTAL SITE SQUARE FOOTAGE: 101,285.5 SF (2.32 ACRES)	
FAR	.36
PARKING DECK SQUARE FOOTAGE	28,765

SITE LIGHTING
PEDESTRIAN WALKWAY LIGHTING SHALL BE A MINIMUM OF 25 FOOTCANDLES AND SHALL BE COORDINATED WITH EXISTING & PROPOSED PARKING AREA LIGHTING.

LANDSCAPING
REFER TO SHEET 7 OF THIS SUBMITTAL FOR ADDITIONAL INFORMATION ON EXISTING LANDSCAPING CONDITIONS

LEGEND

- EXISTING PROPERTY LINES AS PER LATEST PLAT
- - - PROPOSED PROPERTY LINE

02.EPC - 00140
02.DRB - 00533

CASE NUMBER: 1000596

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE MAY 17, 2002 ENVIRONMENTAL PLANNING COMMISSION HEARING.

[Signatures] 7/17/02
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

[Signatures] 6/26/02
CITY ENGINEER/AM/FCA

[Signatures] 6/26/02
PUBLIC WORKS, UTILITY DIVISION

[Signatures] 6/26/02
DESIGN AND DEVELOPMENT DEPARTMENT, CP PARKS AND RECREATION

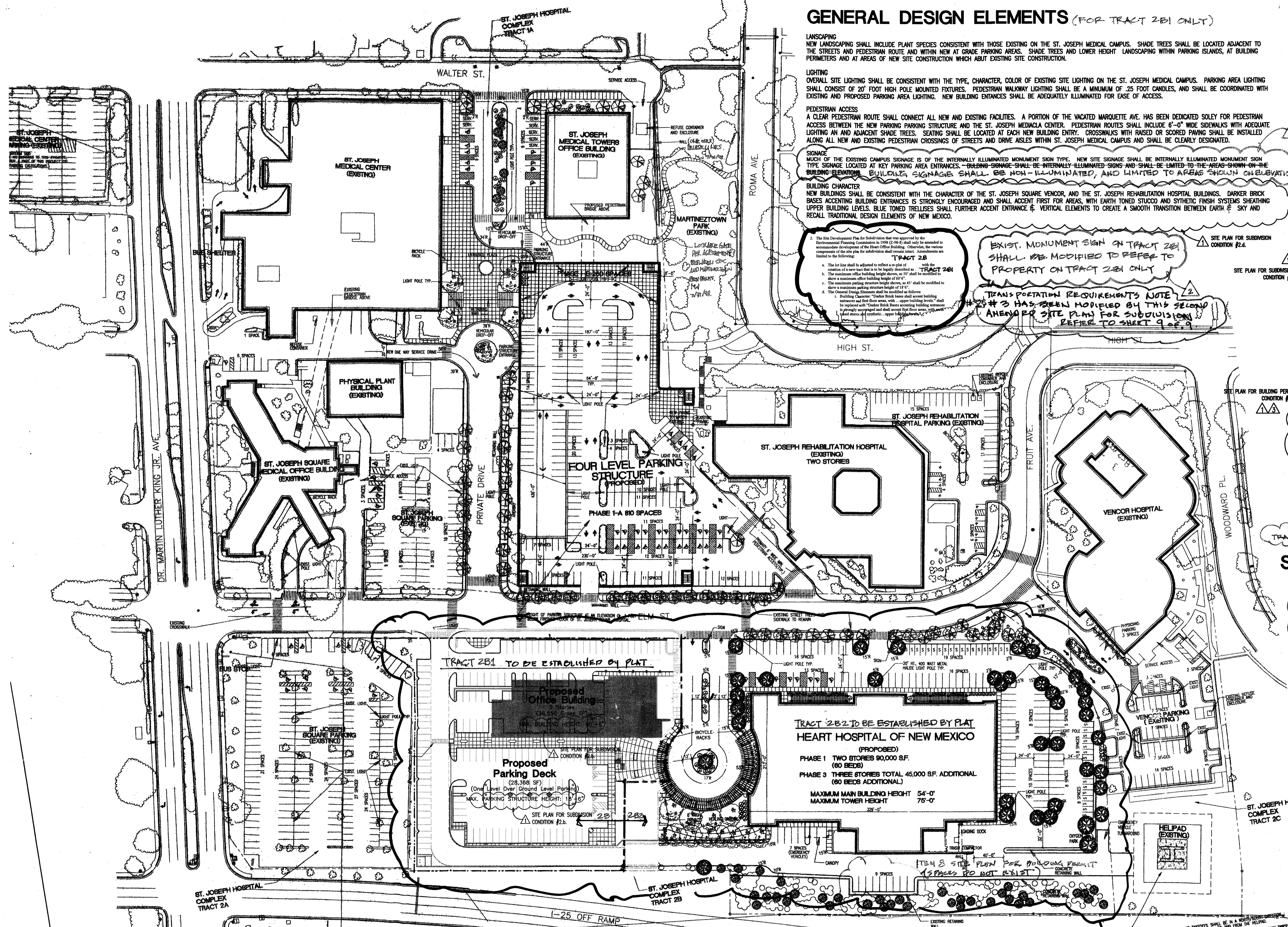
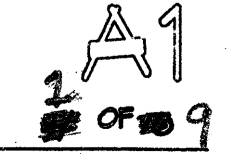
[Signatures] 7/26/02
CITY PLANNER, PLANNING DIVISION

REVISIONS

4-4-02	EPC FINISHES and CONDITIONS 9-22-02
6-19-02	NEIGHBORHOOD ASSES. COMMENTS
6-26-02	ARCHITECTURAL REVISIONS TO EPC APPROVED DRAWINGS

DRAWN BY
REVIEWED BY
DATE 6-26-02
PROJECT NO. 6 of A # 1000596
DRAWING NAME
SITE PLAN
FOR SUBDIVISION

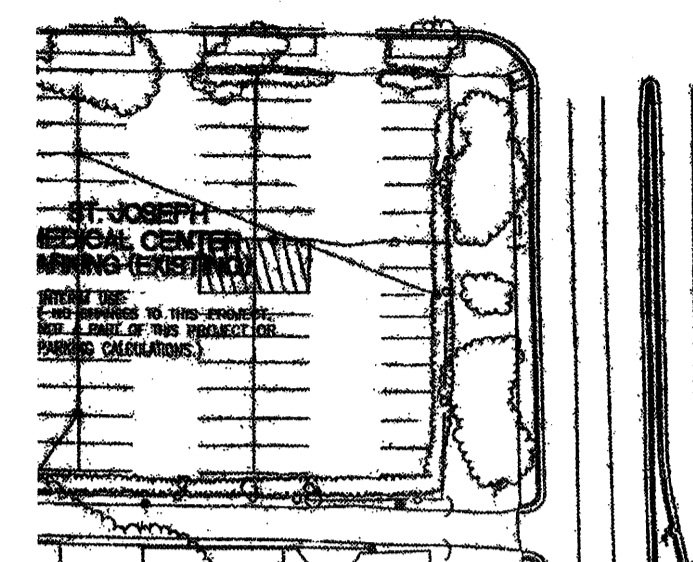
SHEET NO.



**SECOND AMENDED
SITE PLAN FOR SUBDIVISION**

Proposal for new Tract 2B1

1"=50'-0"



DR. MARTIN LUTHER KING JR. AVE.

ST. JOSEPH HOSPITAL COMPLEX TRACT 2A

ST. JOSEPH HOSPITAL COMPLEX TRACT 2B

I-25 OFF RAMP

ST. JOSEPH HOSPITAL COMPLEX TRACT 2C

HELPAD (EXISTING)

AREA AMENDED BY THIS ACTION

GENERAL DESIGN ELEMENTS (TRACT 2 ONLY)

LANDSCAPING
NEW LANDSCAPING SHALL INCLUDE PLANT SPECIES CONSISTENT WITH THOSE EXISTING ON THE ST. JOSEPH MEDICAL CAMPUS. SHADE TREES SHALL BE LOCATED ADJACENT TO THE STREETS AND PEDESTRIAN ROUTE AND WITHIN NEW AT GRADE PARKING AREAS. SHADE TREES AND LOWER HEIGHT LANDSCAPING WITHIN PARKING SQUARES, AT BUILDING PERIMETER AND AT AREAS OF NEW SITE CONSTRUCTION WHICH ADJACENT EXISTING SITE CONSTRUCTION.

LIGHTING
OVERALL SITE LIGHTING SHALL BE CONSISTENT WITH THE TYPE, CHARACTER, COLOR OF EXISTING SITE LIGHTING ON THE ST. JOSEPH MEDICAL CAMPUS. PARKING AREA LIGHTING SHALL CONSIST OF 20' TALL HIGH POLE MOUNTED FIXTURES. PEDESTRIAN WALKWAY LIGHTING SHALL BE A MINIMUM OF 25 FOOT CANDLES AND SHALL BE COORDINATED WITH EXISTING AND PROPOSED PARKING AREA LIGHTING. NEW BUILDING ENTRANCES SHALL BE ADEQUATELY ILLUMINATED FOR EASE OF ACCESS.

PEDESTRIAN ACCESS
A CLEAR PEDESTRIAN ROUTE SHALL CONNECT ALL NEW AND EXISTING FACILITIES. A PORTION OF THE VACATED MARQUETTE AVE. HAS BEEN DESIGNATED SOLELY FOR PEDESTRIAN ACCESS BETWEEN THE NEW PARKING STRUCTURE AND THE ST. JOSEPH MEDICAL CAMPUS. PEDESTRIAN ROUTES SHALL INCLUDE 6'-0" WIDE SIDEWALKS WITH ADEQUATE LIGHTING AND ADJACENT SHADE TREES. SEATING SHALL BE LOCATED AT EACH NEW BUILDING ENTRY. CROSSWALKS WITH RAISED OR SCORED PAVING SHALL BE INSTALLED ALONG ALL NEW AND EXISTING PEDESTRIAN CROSSINGS OF STREETS AND DRIVE AXLES WITHIN ST. JOSEPH MEDICAL CAMPUS AND SHALL BE CLEARLY DESIGNATED.

SIGNAGE
MUCH OF THE EXISTING CAMPUS SIGNAGE IS OF THE INTERNALLY ILLUMINATED MONUMENT SIGN TYPE. NEW SIGNAGE SHALL BE INTERNALLY ILLUMINATED MONUMENT SIGN TYPE. SIGNAGE LOCATED AT THE PARKING AREA ENTRANCES IS STRONGLY ENCOURAGED AND SHALL ACCESS FIRST FOR AREAS WITH EXISTING LIMITED SIGNAGE AND SYNTHETIC FISH SYSTEMS (SHARKING UPPER BUILDING LEVELS). BLUE TONED TRULITES SHALL FURTHER ACCENT ENTRANCE. VERTICAL ELEMENTS TO CREATE A SMOOTH TRANSITION BETWEEN EXISTING SKY AND RECAL TRADITIONAL DESIGN ELEMENTS OF NEW BUILDING.

BUILDING CHARACTER
NEW BUILDINGS SHALL BE CONSISTENT WITH THE CHARACTER OF THE ST. JOSEPH SQUARE VENUE, AND THE ST. JOSEPH REHABILITATION HOSPITAL BUILDINGS. BRICKER BRICK FINISHES ACCESSING BUILDING ENTRANCES IS STRONGLY ENCOURAGED AND SHALL ACCESS FIRST FOR AREAS WITH EXISTING LIMITED SIGNAGE AND SYNTHETIC FISH SYSTEMS (SHARKING UPPER BUILDING LEVELS). BLUE TONED TRULITES SHALL FURTHER ACCENT ENTRANCE. VERTICAL ELEMENTS TO CREATE A SMOOTH TRANSITION BETWEEN EXISTING SKY AND RECAL TRADITIONAL DESIGN ELEMENTS OF NEW BUILDING.

PARKING INFORMATION

HEART HOSPITAL PARKING CALCULATIONS (TRACT 2B2)

HEART HOSPITAL OFFICE BUILDING (TRACT 2B1) PARKING REQUIREMENTS	
OFFICE (OFF ZONING CODE PART 3, SECTION 14-113-3-1, PARAGRAPH 42)	30
FIRST FLOOR: 8,150 GSF x .85 = 6,927.5 NSF/200 = 35	
SECOND FLOOR: 15,600 GSF x .85 = 13,260 NSF/200 = 66	
THIRD FLOOR: 14,800 GSF x .85 = 12,580 NSF/200 = 63	
TOTAL PARKING SPACES REQUIRED	162
10X ALBUQUERQUE TRANSIT SYSTEM REDUCTION	10X
TOTAL PARKING SPACES PROVIDED (183 + 83)	266
(INCLUDING 8 ACCESSIBLE WITH 4 VAN ACCESSIBLE)	
COMPACT SPACES ALLOWED: 266 + 25%	46
COMPACT SPACES PROVIDED:	46

HEART HOSPITAL OFFICE BUILDING (TRACT 2B2)

OFFICES	30
FIRST FLOOR: 8,150 GSF x .85 = 6,927.5 NSF/200 = 35	
SECOND FLOOR: 15,600 GSF x .85 = 13,260 NSF/200 = 66	
THIRD FLOOR: 14,800 GSF x .85 = 12,580 NSF/200 = 63	
TOTAL PARKING SPACES REQUIRED	162
10X ALBUQUERQUE TRANSIT SYSTEM REDUCTION	10X
TOTAL PARKING SPACES PROVIDED (183 + 83)	266
(INCLUDING 8 ACCESSIBLE WITH 4 VAN ACCESSIBLE)	
COMPACT SPACES ALLOWED: 266 + 25%	46
COMPACT SPACES PROVIDED:	46

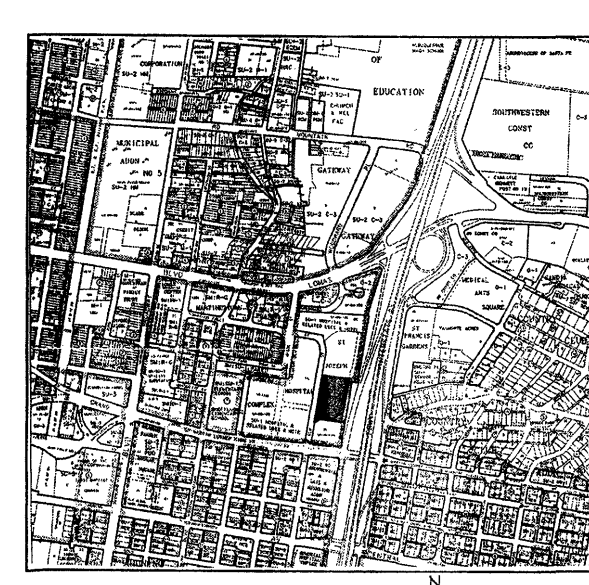
SITE INFORMATION

HEART HOSPITAL OFFICE BUILDING (TRACT 2B1)

TOTAL BUILDING SQUARE FOOTAGE	36,550
TOTAL SITE SQUARE FOOTAGE	101,255.5 SF (2.32 ACRES)
FAR	58
PARKING DECK SQUARE FOOTAGE	28,715

HEART HOSPITAL OFFICE BUILDING (TRACT 2B2)

TOTAL BUILDING SQUARE FOOTAGE	36,550
TOTAL SITE SQUARE FOOTAGE	101,255.5 SF (2.32 ACRES)
FAR	58
PARKING DECK SQUARE FOOTAGE	28,715



CASE NUMBER: 100596
02 D2B - 00535 02EPC - 00141

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE MARCH 2002 ENVIRONMENTAL PLANNING COMMISSION HEARING.

Richard Davis 7-17-02
TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Brady L. Byle 6/26/02
CITY ENGINEER/AM/CA

Deborah Wilbur 6/26/02
REGIONAL DEVELOPMENT DEPARTMENT, CIP

James P. ... 7/25/02
CITY PLANNER, PLANNING DIVISION

SITE LIGHTING
PEDESTRIAN WALKWAY LIGHTING SHALL BE A MINIMUM OF 25 FOOT CANDLES AND SHALL BE COORDINATED WITH EXISTING & PROPOSED PARKING AREA LIGHTING.

SITE DESIGN
SITE SHALL CONFORM TO DPM STANDARDS

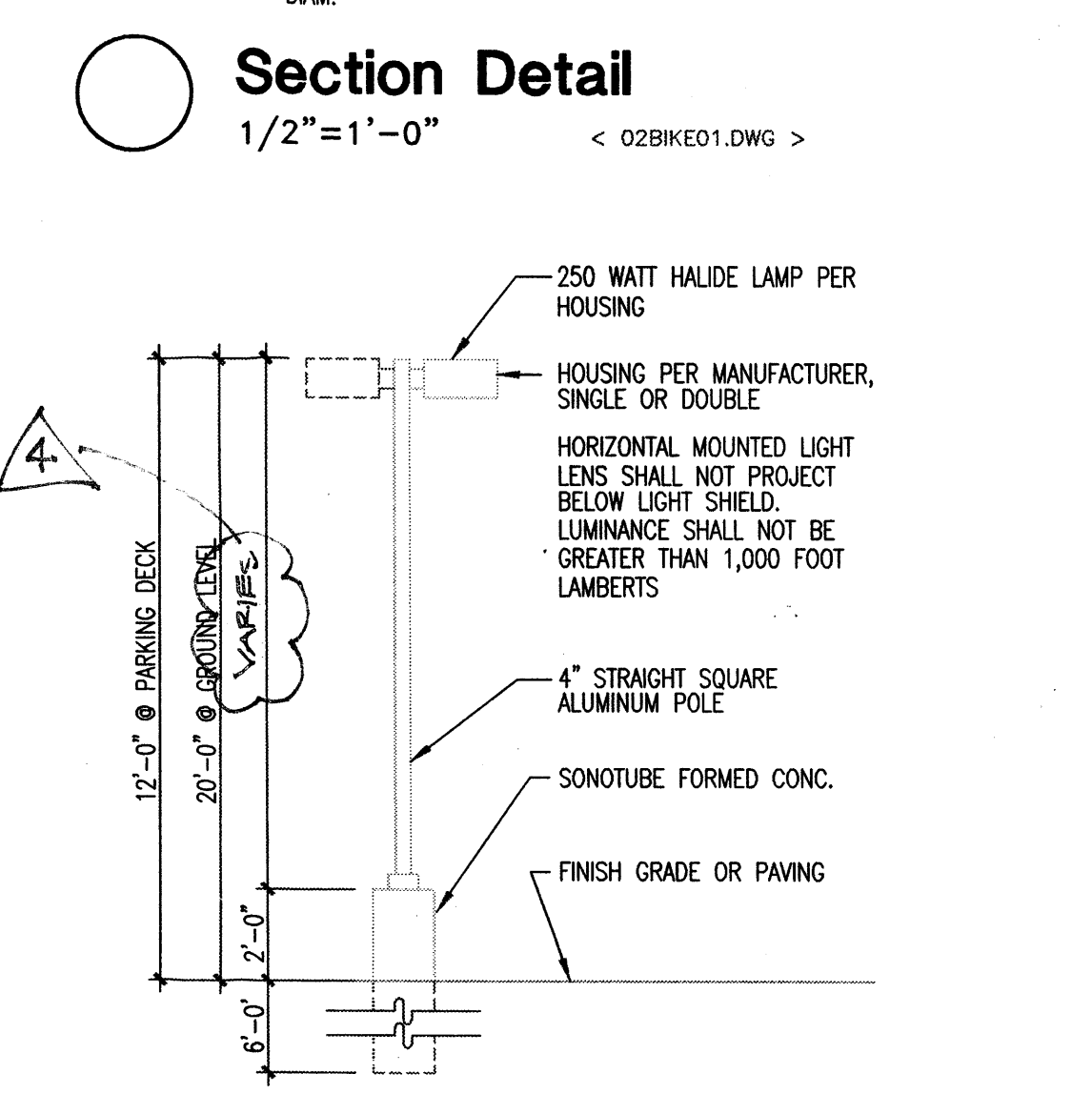
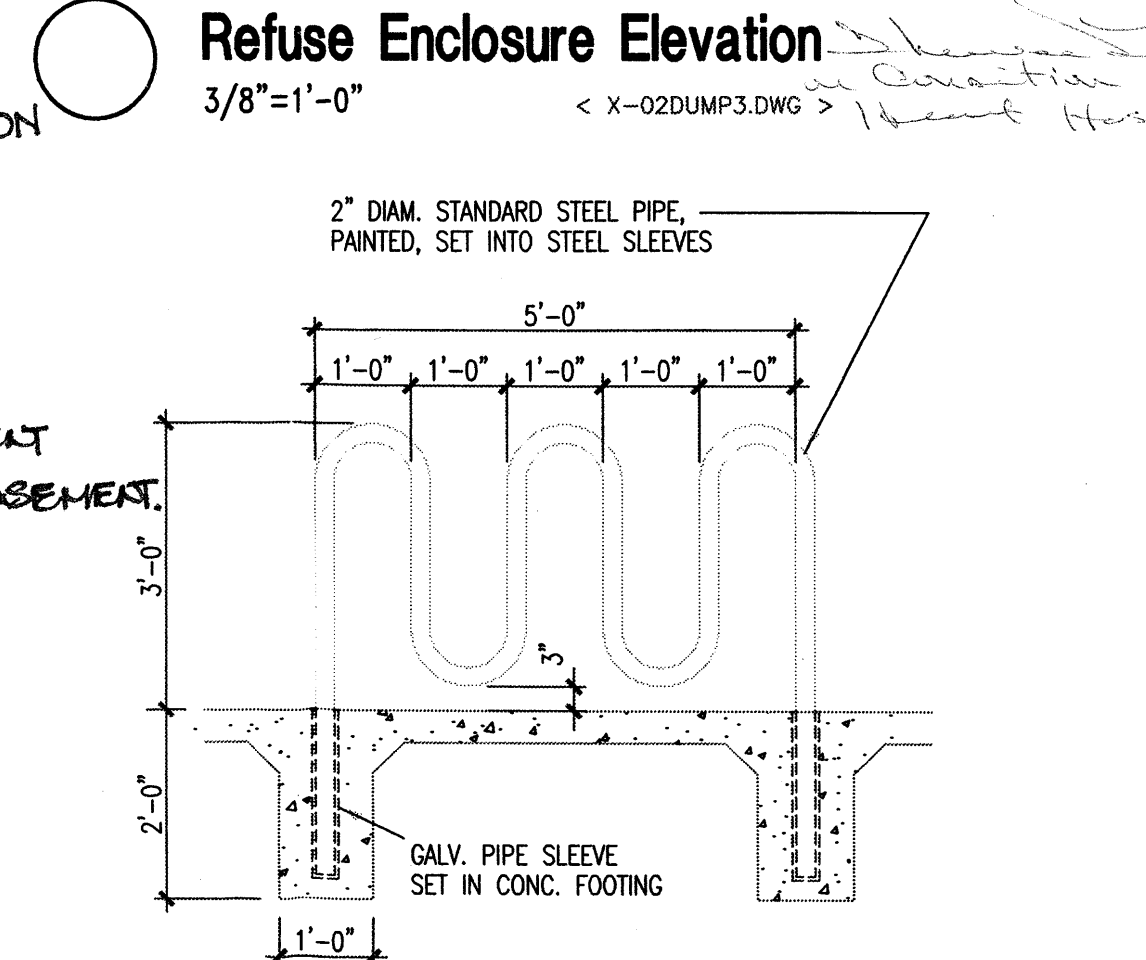
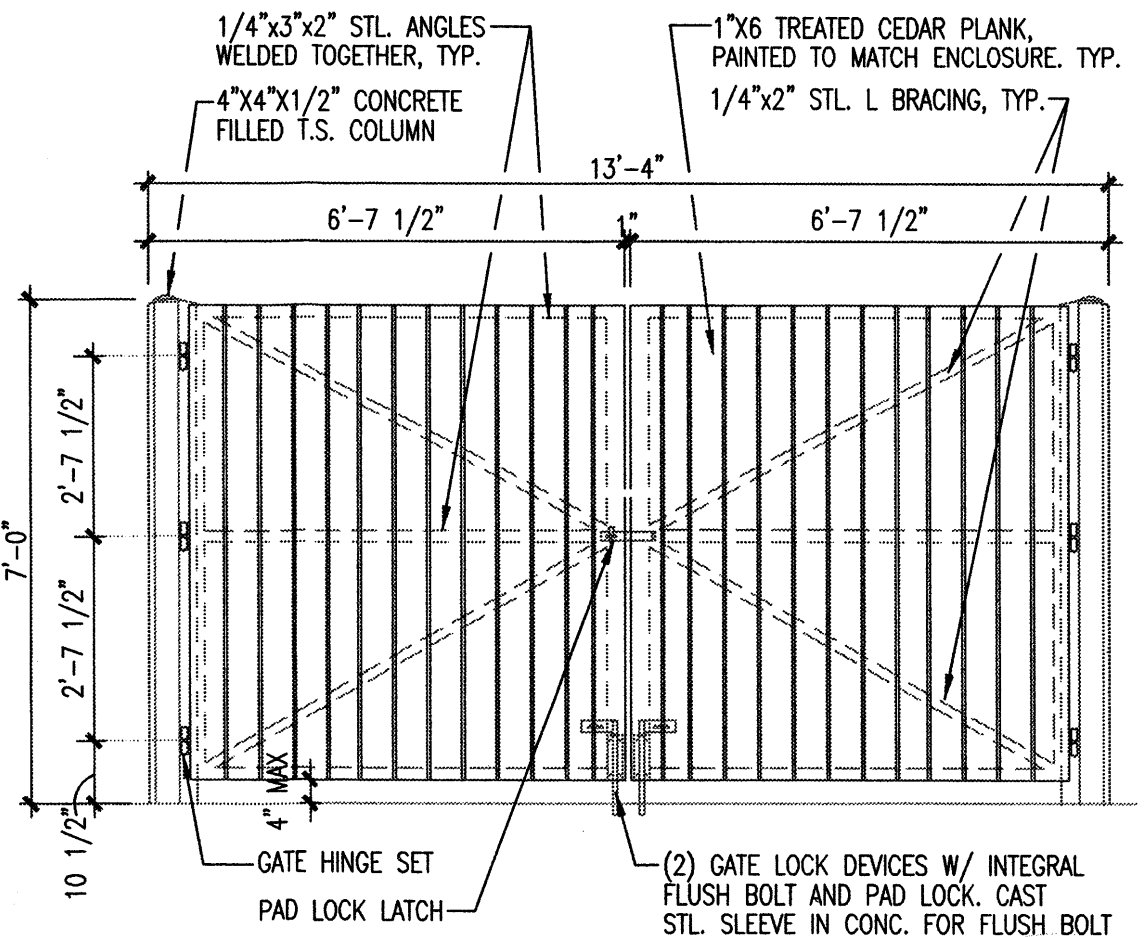
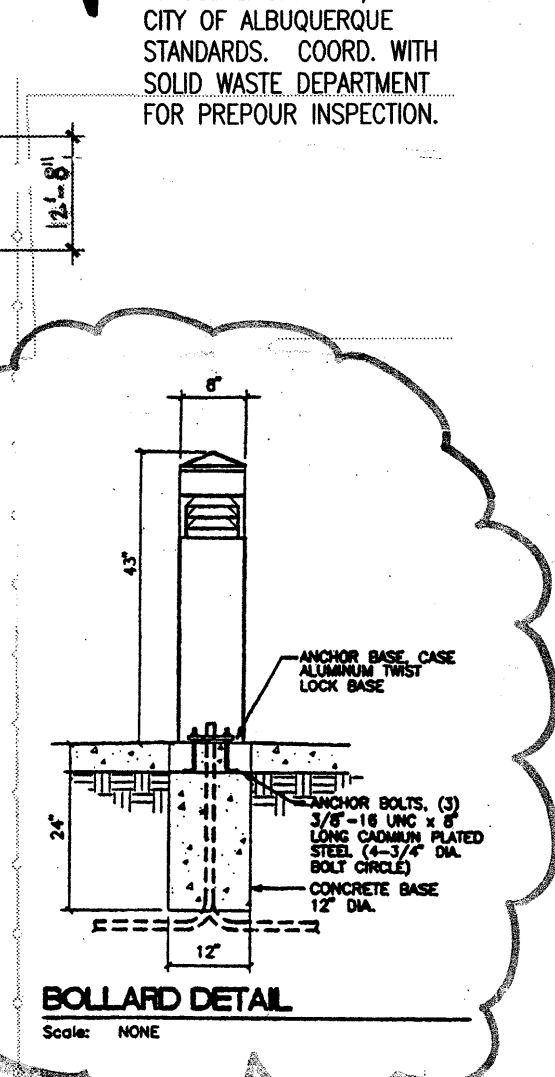
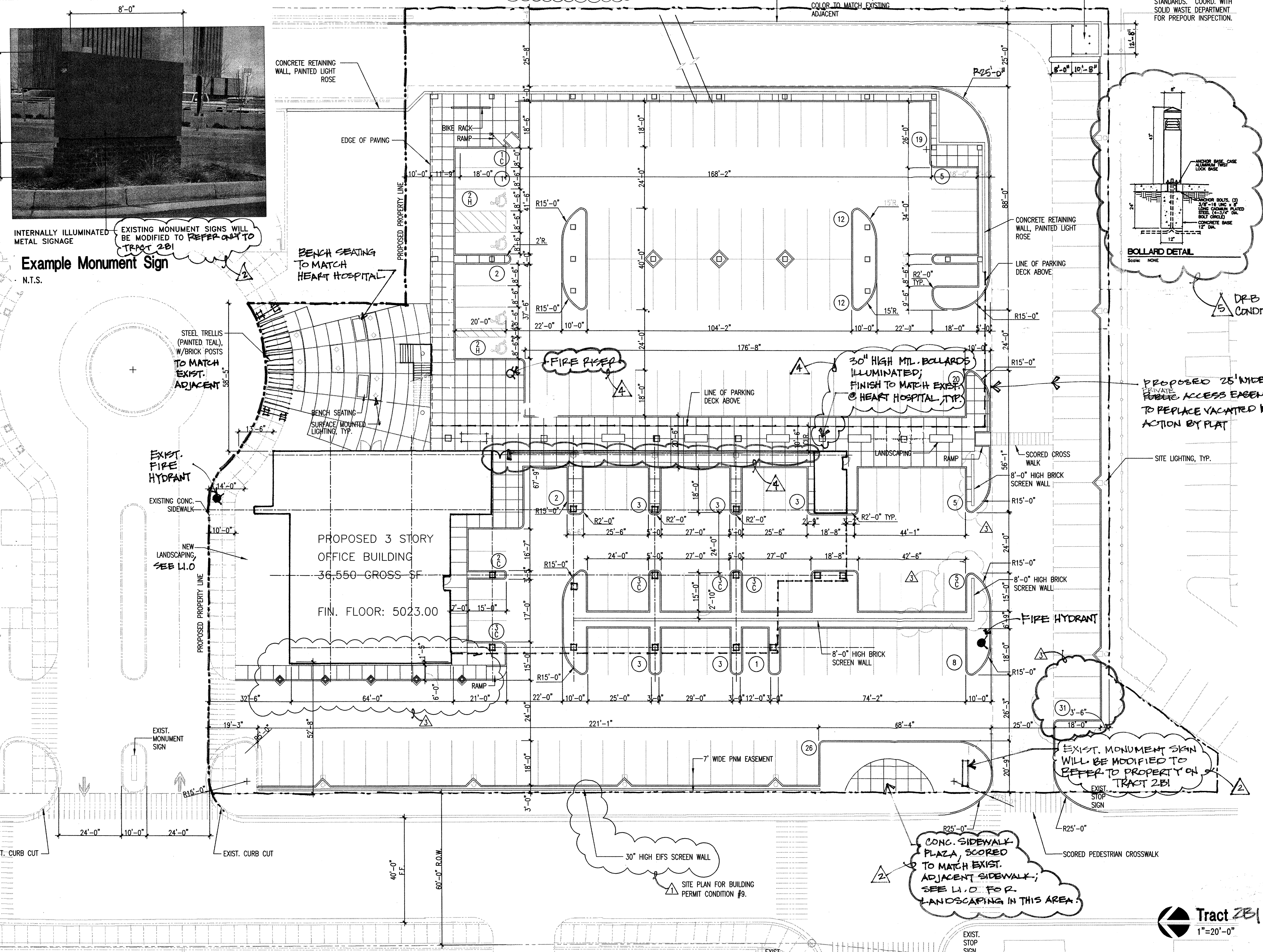
△ SITE PLAN FOR BUILDING PERMIT CONDITION #78.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE

architecture
interiors
planning
engineering

Dekker Perich Sabatini

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architect

DRB Submittal
JUNE 20, 2002

engineer

project

**Heart Institute
Medical Office Building**

Albuquerque, NM 87102

revisions

4-9-02	EPC FINDINGS AND CONDITIONS 3-22-02
6-19-02	NEIGHBORHOOD ASSOC. COMMENTS
6-19-02	DRB REVIEW COMMENTS
6-25-02	ARCHITECTURAL REVISION TO EPC APPROVED DRAWINGS

plotted: 01-24-2002 9:36A
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drawn by
reviewed by
date 6-26-02
project no. 100596
drawing name

**Tract 2B1
Site Development Plan
for Building Permit**

sheet no.

GENERAL DESIGN ELEMENTS (TRACT 2B1 ONLY)

LANDSCAPING: NEW LANDSCAPING SHALL INCLUDE PLANT SPECIES CONSISTENT WITH THOSE EXISTING ON THE ST. JOSEPH MEDICAL CAMPUS. SHADE TREES SHALL BE LOCATED ADJACENT TO THE STREETS AND PEDESTRIAN ROUTES WITHIN NEW AND EXISTING PARKING AREAS. SHADE TREES AND LOWER HEIGHT LANDSCAPING WITHIN PARKING ISLANDS, AT BUILDING PERIMETERS AND AT AREAS OF NEW SITE CONSTRUCTION WHICH ADJACENT EXISTING SITE CONSTRUCTION.

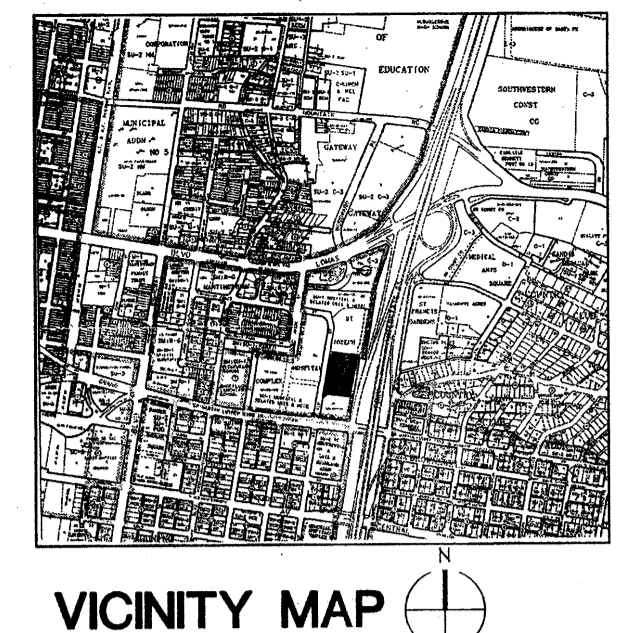
LIGHTING: OVERALL SITE LIGHTING SHALL BE CONSISTENT WITH THE TYPE, CHARACTER, COLOR OF EXISTING SITE LIGHTING ON THE ST. JOSEPH MEDICAL CAMPUS. PARKING AREA LIGHTING SHALL CONSIST OF 20 FOOT HIGH POLE MOUNTED FIXTURES. PEDESTRIAN WALKWAY LIGHTING SHALL BE A MINIMUM OF 25 FOOT CANDLES, AND SHALL BE COORDINATED WITH EXISTING AND PROPOSED PARKING AREA LIGHTING. NEW BUILDING ENTRANCES SHALL BE ADEQUATELY ILLUMINATED FOR EASE OF ACCESS.

PEDESTRIAN ACCESS: A PORTION OF THE VACATED MARQUETTE AVE. HAS BEEN DEDICATED SOLELY FOR PEDESTRIAN ACCESS. PEDESTRIAN ROUTES SHALL INCLUDE 4'-0" WIDE SIDEWALKS WITH ADEQUATE CROSSINGS WITHIN NEW AND EXISTING PARKING AREAS. PEDESTRIAN ROUTES SHALL BE CLEARLY DESIGNATED. SEATING SHALL BE LOCATED AT EACH NEW BUILDING ENTRY. CROSSINGS WITHIN NEW AND EXISTING PARKING AREAS SHALL BE CLEARLY DESIGNATED.

SIGNAGE: BUILDING SIGNAGE SHALL BE HIGH ILLUMINATED AND LIMITED TO AREA SHOWN ON ELEVATIONS.

INTERNAL ILLUMINATION: NEW BUILDING SIGNAGE SHALL BE INTERNALLY ILLUMINATED MONUMENT SIGN.

LANDSCAPING: NEW LANDSCAPING SHALL BE CONSISTENT WITH THE CHARACTER OF THE ST. JOSEPH SQUARE VENDOR AND THE ST. JOSEPH REHABILITATION HOSPITAL BUILDINGS. DARKER BRICK ROSES ACCORDING BUILDING ENTRANCES IS STRONGLY ENCOURAGED AND SHALL ACCENT FIRST FLOOR AREAS WITH EARTH TONED STUCCO AND SYNTHETIC FINISH SYSTEMS SHEADING UPPER BUILDING LEVELS. BLUE TONED TRILITES SHALL FORMER ACCENT ENTRANCE. VERTICAL ELEMENTS TO CREATE A SMOOTH TRANSITION BETWEEN EXIST. & NEW. LOCAL TRADITIONAL DESIGN ELEMENTS OF NEW MEXICO.



SITE INFORMATION

HEART HOSPITAL SITE CALCULATIONS (TRACT 2B1)

REQUIRED SPACES (60' MIN. W/SPACED)	30
COMPROVED EXISTING SPACES	125
TOTAL BUILDING SQUARE FOOTAGE	37,328
TOTAL SITE SQUARE FOOTAGE	219,494.41 SF (4.9 ACRES)
FAR	.27

HEART INSTITUTE MEDICAL OFFICE BUILDING (TRACT 2B1)

TOTAL BUILDING SQUARE FOOTAGE	36,550
TOTAL SITE SQUARE FOOTAGE	101,285.5 SF (2.3 ACRES)
FAR	.28
PARKING DECK SQUARE FOOTAGE	29,114

LEGEND

- EXISTING PROPERTY LINES
- PROPOSED PROPERTY LINE

PARKING INFORMATION

HEART HOSPITAL PARKING CALCULATIONS (TRACT 2B1)

REQUIRED SPACES (60' MIN. W/SPACED)	30
COMPROVED EXISTING SPACES	125

HEART INSTITUTE MEDICAL OFFICE BUILDING (TRACT 2B1) (PARKING REQUIREMENTS)

CITY ZONING CODE PART 3, SECTION 14-16-3-1, PARAGRAPH A21	
FIRST FLOOR: 6,150 GSF x .85 = 5,227.5 NSF/200 = 26	
SECOND FLOOR: 15,000 GSF x .85 = 12,750 NSF/200 = 64	
THIRD FLOOR: 14,800 GSF x .85 = 12,580 NSF/200 = 63	

PARKING SPACES REQUIRED: 112

PARKING SPACES PROVIDED: 102

NET AVAILABLE SPACES: 10

NET AVAILABLE SPACES (INCLUDING 2 ACCESSIBLE, WITH 1 VAN ACCESSIBLE): 101

NET AVAILABLE SPACES (INCLUDING 2 ACCESSIBLE, WITH 4 VAN ACCESSIBLE): 266

COMPACT SPACES ALLOWED: 248 x 25'4"

COMPACT SPACES PROVIDED: 65

ALL COMPACT PARKING SPACES WILL BE 8'-0" W x 20'-0" L MIN. FOR TRACT 2B1!

BICYCLE PARKING REQUIREMENTS:

TOTAL BICYCLE SPACES REQUIRED: 101/20 = 5	
TOTAL BICYCLE SPACES PROVIDED: 5	

CASE NUMBER:

THIS SITE DEVELOPMENT PLAN IS CONSISTENT WITH THE PLAN APPROVED AT THE 2002 ENVIRONMENTAL PLANNING COMMISSION HEARING:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

CITY ENGINEER/AMAFCA

PUBLIC WORKS, UTILITY DIVISION

DESIGN AND DEVELOPMENT DEPARTMENT, CIP

CITY PLANNER, PLANNING DIVISION

architecture
interiors
planning
engineering

Dekker Perich Sabatini

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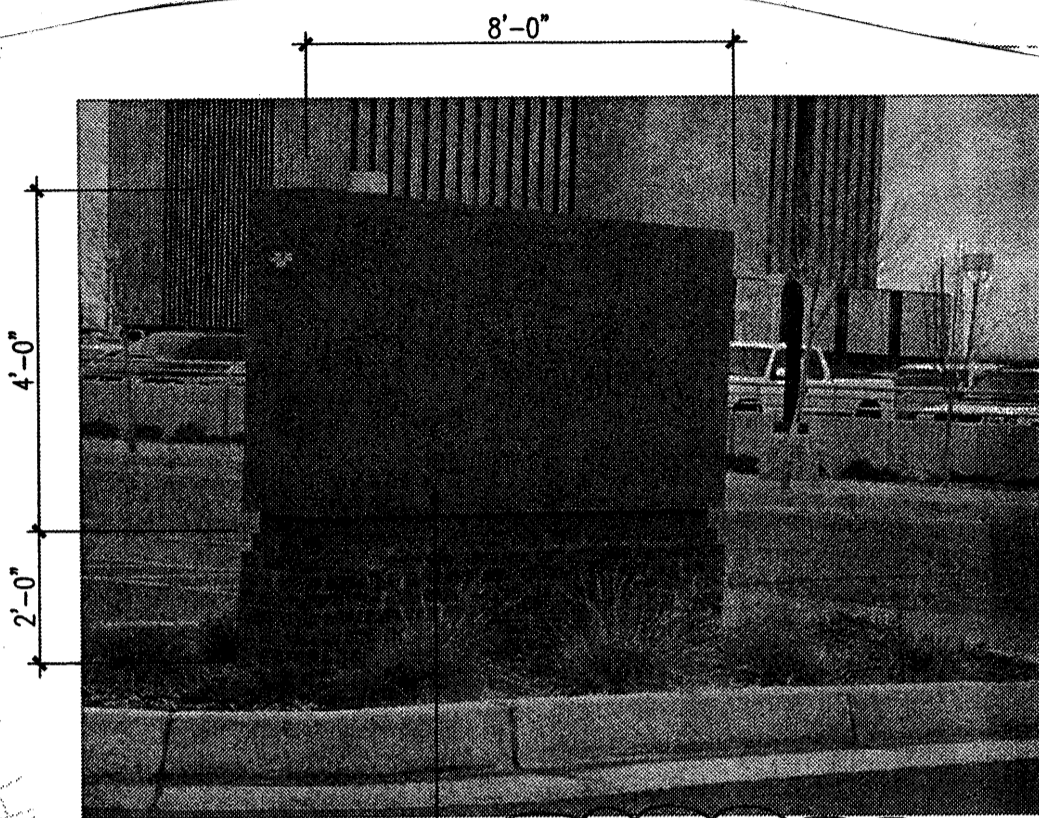
architect

engineer

DRB Submittal

JUNE 26, 2002

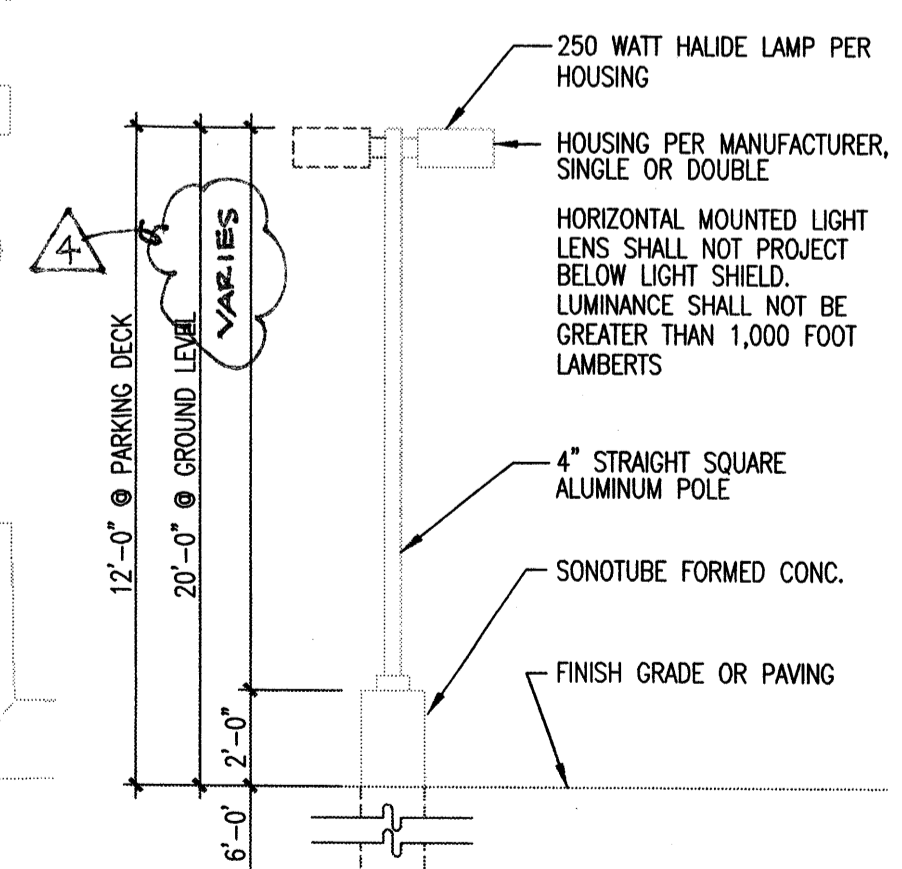
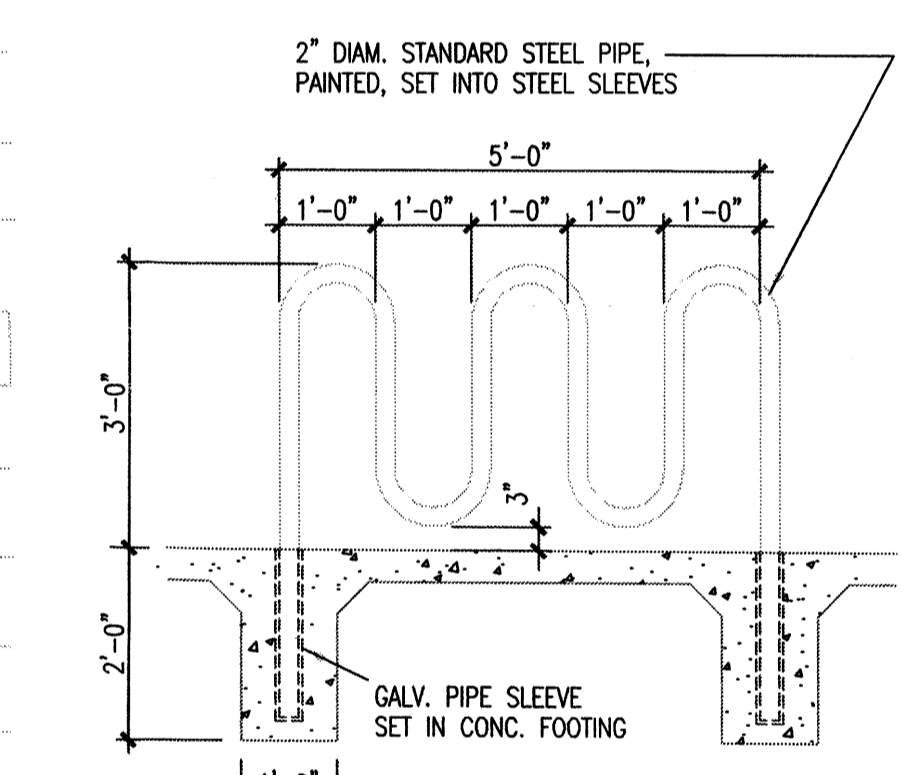
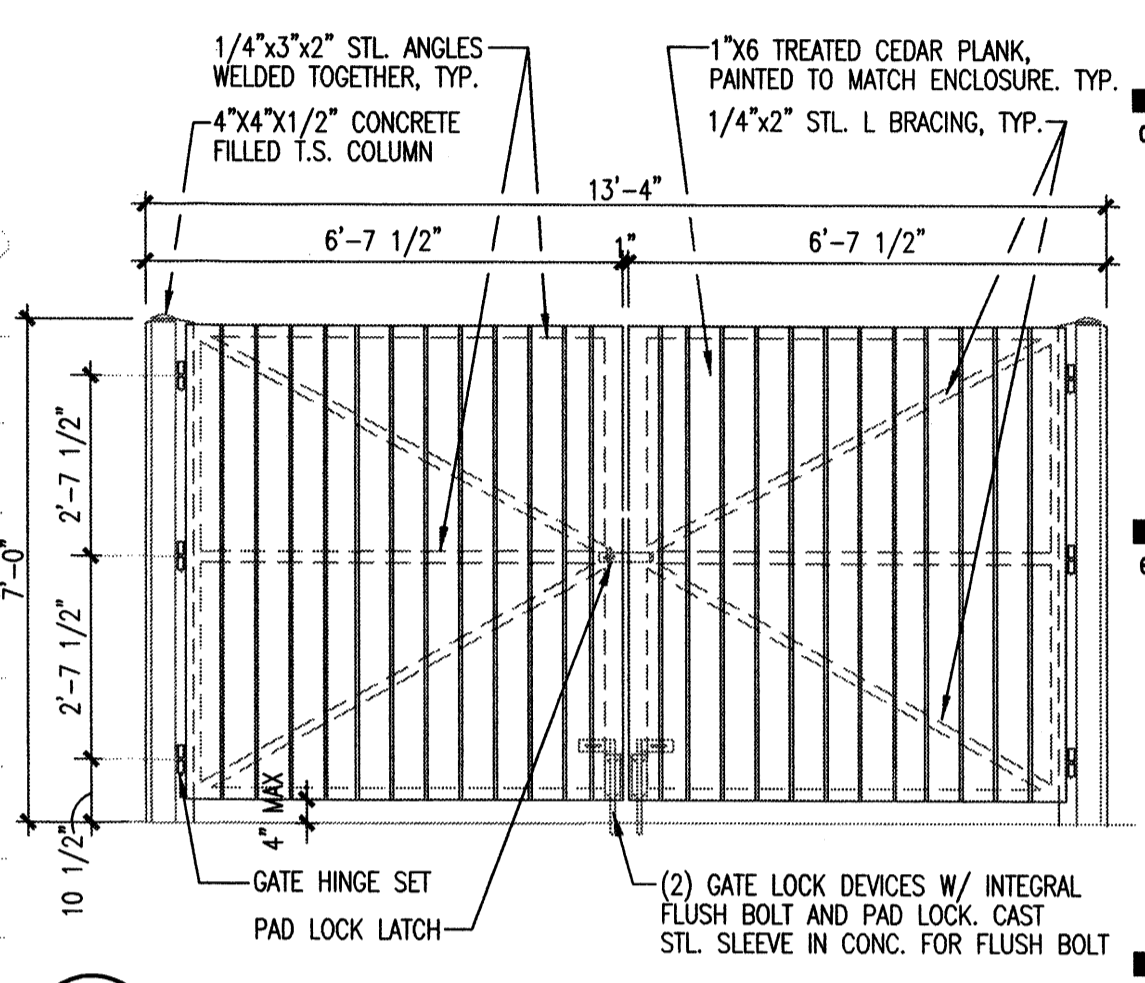
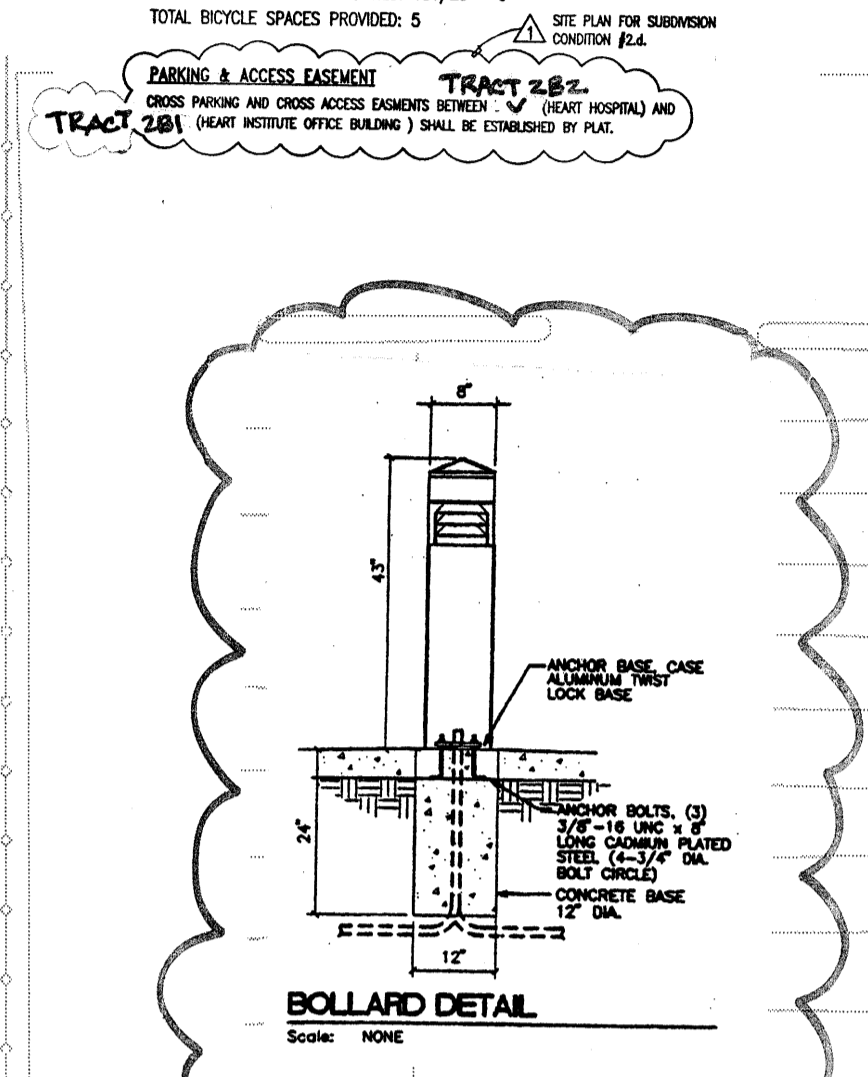
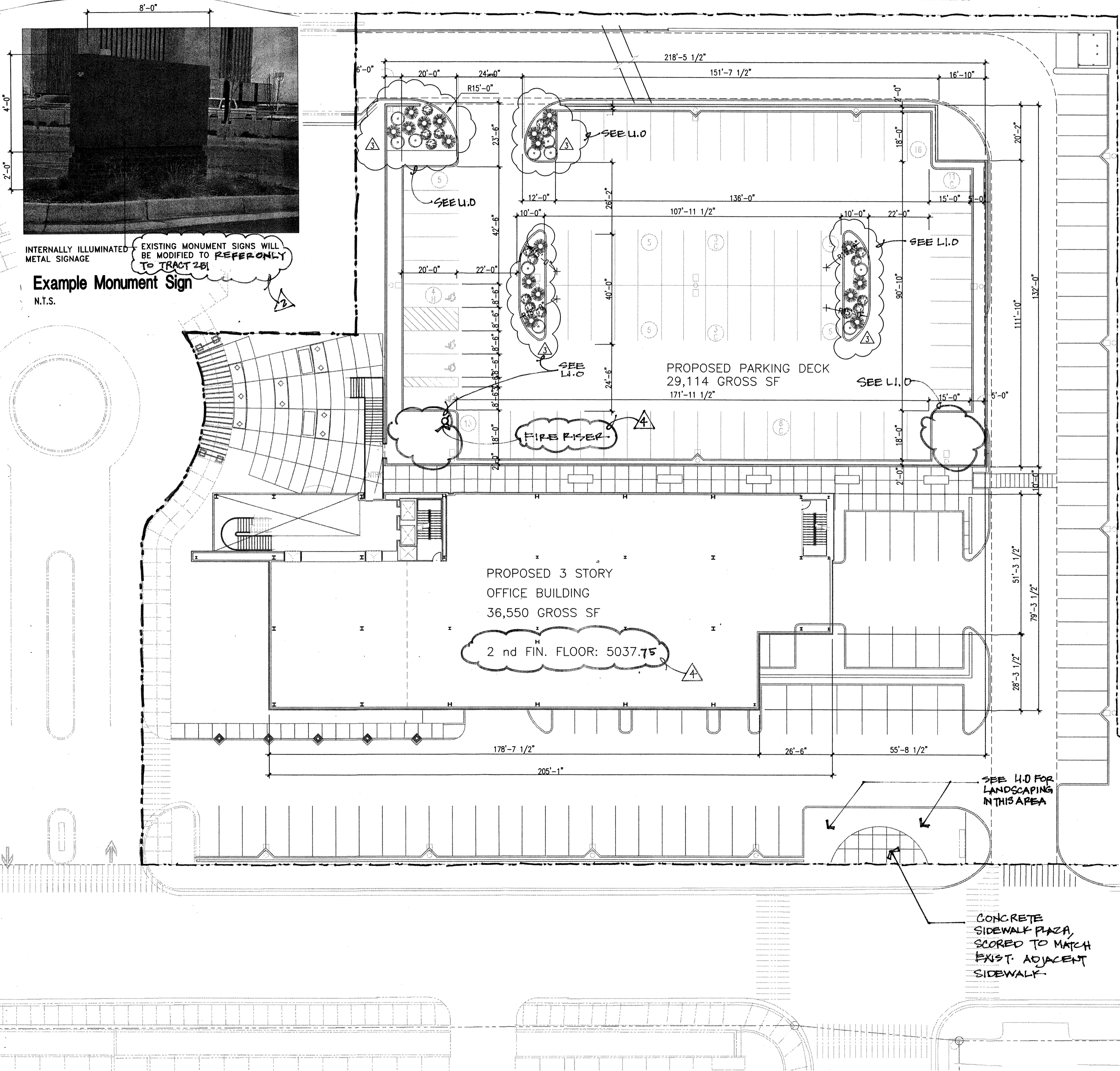
project



EXISTING MONUMENT SIGNS WILL BE MODIFIED TO REFER ONLY TO TRACT 2B1

Example Monument Sign

N.T.S.



Heart Institute
Medical Office Building

Albuquerque, NM 87102

Revisions

6-19-02	NEIGHBORHOOD ASSOC. COMMENTS
6-25-02	ARCHITECTURAL REVISION TO EPC APPROVED DRAWINGS

plotted: 01-24-2002 9:36A
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drawn by

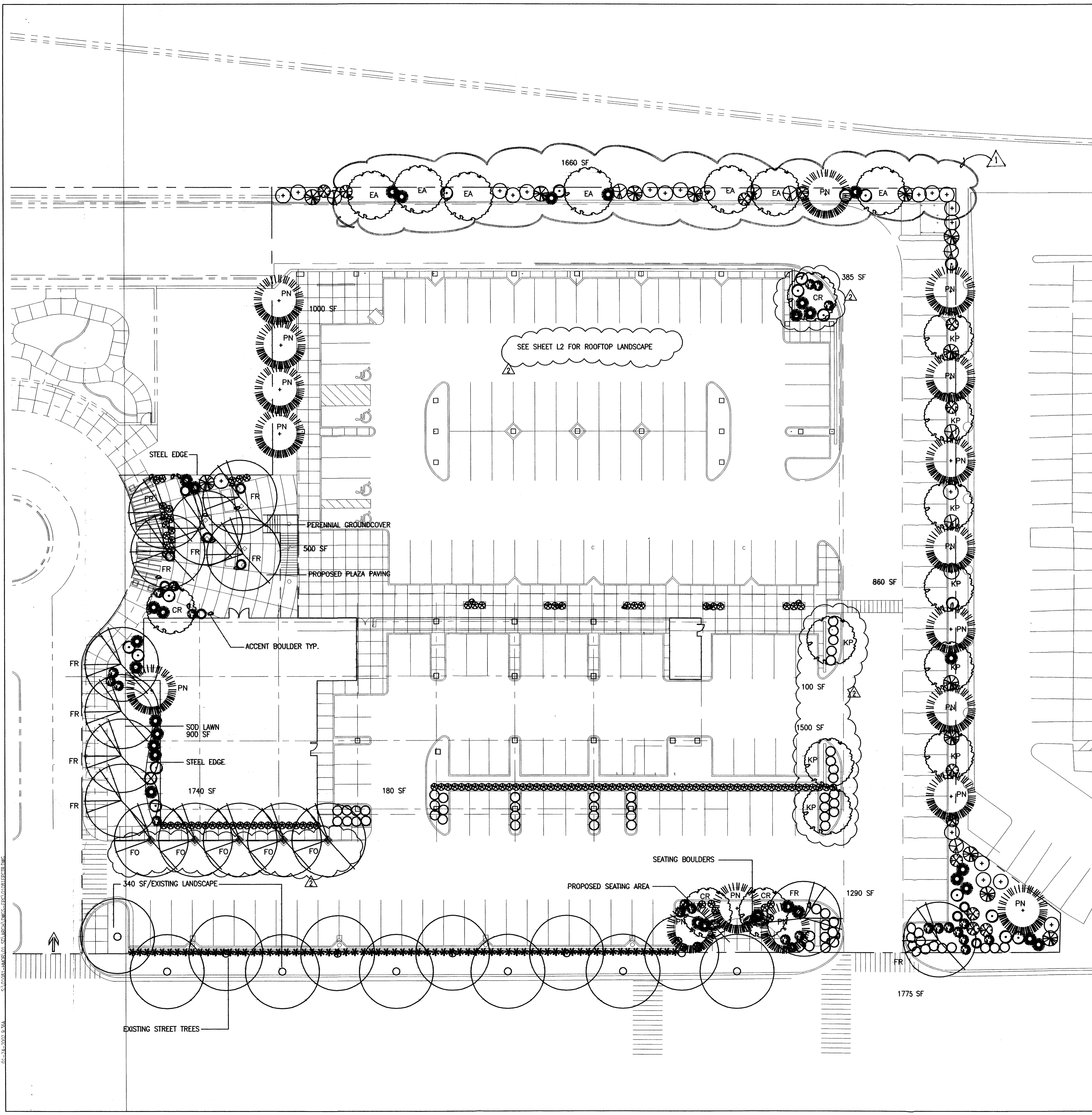
reviewed by

date: 6-26-02

project no. #100596

drawing name

Tract 2B1
Site Development Plan for Building Permit



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	11	FRAXINUS	MODESTO ASH	2" CAL	H
FO	5	FRAXINUS OXYCARPA	RAYWOOD ASH	2" CAL	H
CR	4	CRATAEGUS	HAWTHORN	15 GAL	M
EA	7	ELEAEGNUS ANGUSTIFOLIA	RUSSIAN OLIVE	15 GAL	H
KP	9	KOELREUTERIA PAN.	GOLDEN RAIN TREE	15 GAL	M
PN	17	PINUS INSRA	AUSTRIAN PINE	5-6' HT.	M
+	22	ELEAEGNUS PUNGENS	SILVERBERRY	5 GAL	M
○	66	JUNIPERUS SABINA	BUFFALO JUNIPER		M
⊗	120	RAPHIOLEPIS INDICA	INDIA HAWTHORN		M
⊗	8	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA		L
⊗	13	BUDDLEIA DAVIDII	BUTTERFLY BUSH		M
⊗	12	PEROVSKIA	RUSSIAN SAGE		M
⊗	19	ROSMARINUS OFFICINALIS	ROSEMARY		M
⊗	30	MISCANTHUS SINENSIS	MAIDEN GRASS		M
⊗	10	PINUS MUGHO	MUGHO PINE		M
⊗	25	LAVANDULA	LAVENDER	1 GAL	M
*	69	HELICTOTRICHON	BLUE AVENA GRASS	1 GAL	M

SITE DATA

GROSS LOT AREA	101,645 SF
LESS BUILDING	34,534 SF
NET LOT AREA	67,111 SF
REQUIRED LANDSCAPE	10,067 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	11,350 SF
PERCENT OF NET LOT AREA	17%
HIGH WATER USE TURF	2,070 SF
MAX. 20% OF LANDSCAPE AREA	
PROPOSED HIGH WATER USE TURF	900 SF
PERCENT OF LANDSCAPE AREA	9%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE - PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH SANTA ANA TAN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

HeadUp
 LANDSCAPE CONTRACTORS
 7525 SECOND ST. NW
 ALBUQUERQUE, NM
 (505) 896-0615
 LICENSE 18890
 www.headuplandscape.com

Landscape Plan
 1"=20'-0"
 0 5' 10' 20'

architecture
interiors
planning
engineering

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

architect

STATE OF NEW MEXICO
 JOHN GILLIES BRALY
 # 128
 REGISTERED
 LANDSCAPE ARCHITECT

engineer

DRB Submittal

JUNE 26, 2002

project

**Heart Institute
 Medical Office Building**

Albuquerque, NM 87102

revisions

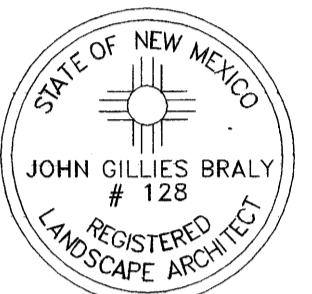
4-9-02	Site Plan For Building Permit Condition #6
6-19-02	Neighborhood Assoc. Comment

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 drawn by JRC
 reviewed by
 date 6-26-02
 project no. #1000596
 drawing name

Landscape Plan

sheet no.

L1.0
 4 of 9



DRB Submittal

JUNE 26, 2002

Heart Institute
Medical Office Building
Albuquerque, NM 87102

- △ 4-9-02 Site Plan For Building Permit Condition #5
- △ 6-19-02 Neighborhood Assoc. Comments
- △
- △

plotted: 01-24-2002 9:36A
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drawn by JRC

reviewed by

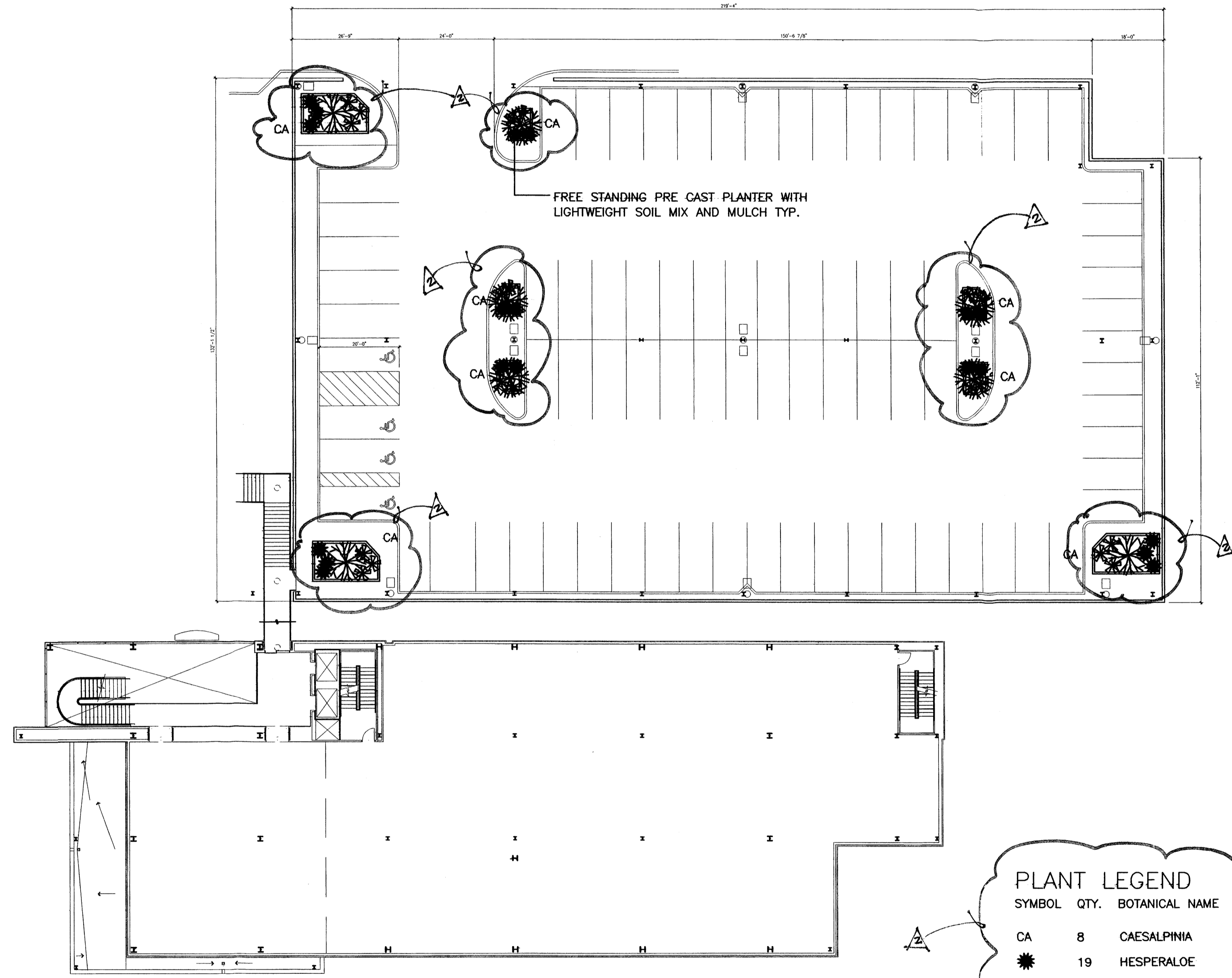
date 6-26-02

project no. #100596

drawing name

Landscape Plan
Parking Deck

L2.0
5 of 9



LEGEND

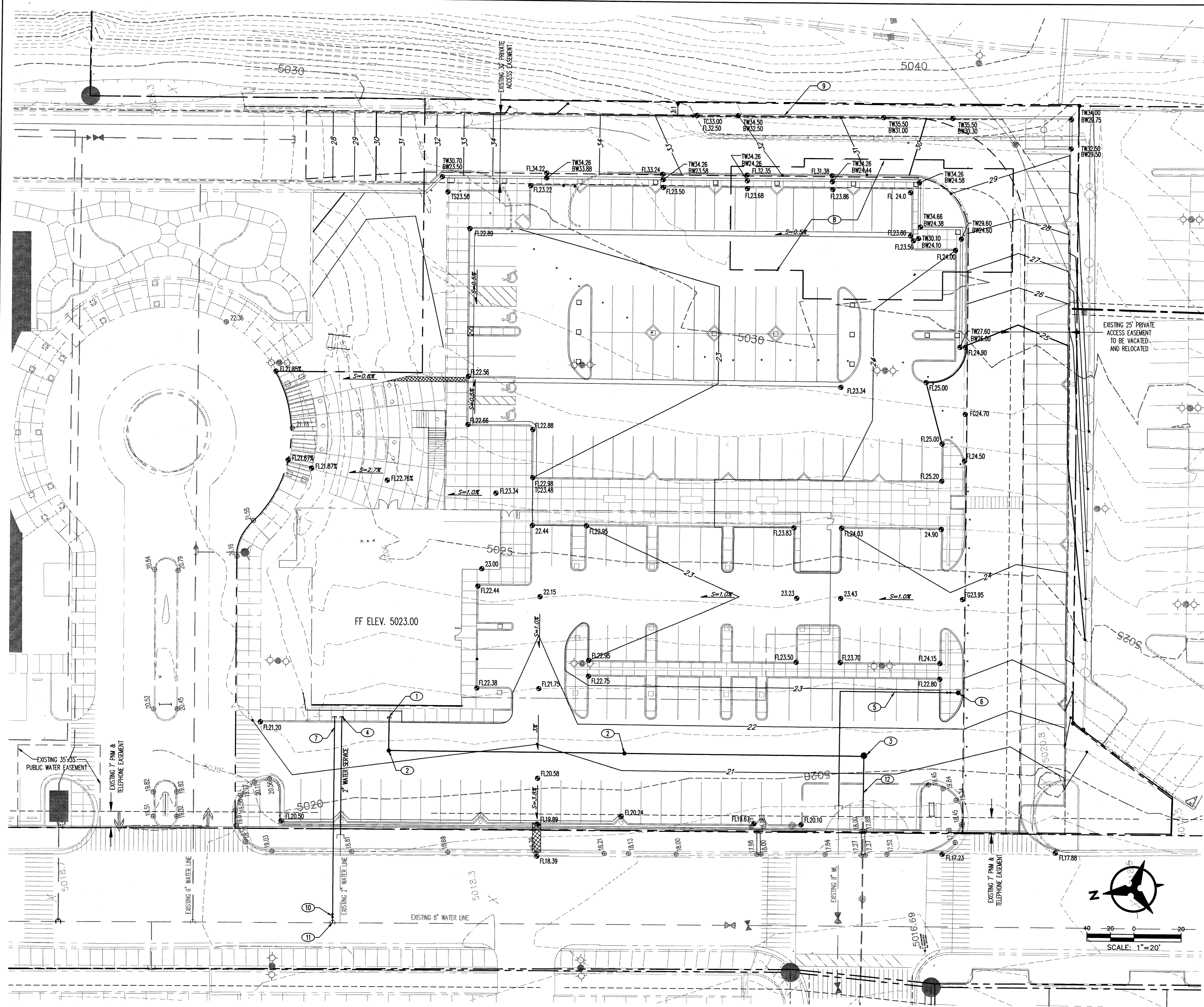
- PROPERTY LINE
- - - - - 5301 --- EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- EXISTING LIGHTING
- EXISTING STORM DRAIN MANHOLE
- 65.23 PROPOSED SPOT ELEVATION
○ TOP OF CURB, FL=BELOW LINE
○ TW=TOP OF WALL, BW=BOTTOM OF WALL
○ EX=EXISTING, TG=TOP OF GRATE
- S=2.0% PROPOSED DIRECTION OF FLOW
- 5305 PROPOSED INDEX CONTOURS
- PROPOSED CURB
- SD PROPOSED STORM DRAIN LINE
- SAS PROPOSED SAS LINE
- WL PROPOSED WATER SERVICE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SAS MANHOLE
- SITE WALL (SEE ARCHITECTURAL)

CONCEPTUAL GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL 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).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. 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.
6. 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 BERMS AT THE PROPERTY LINES PER DETAIL ON SHEET C203 AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE 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.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

KEYED NOTES

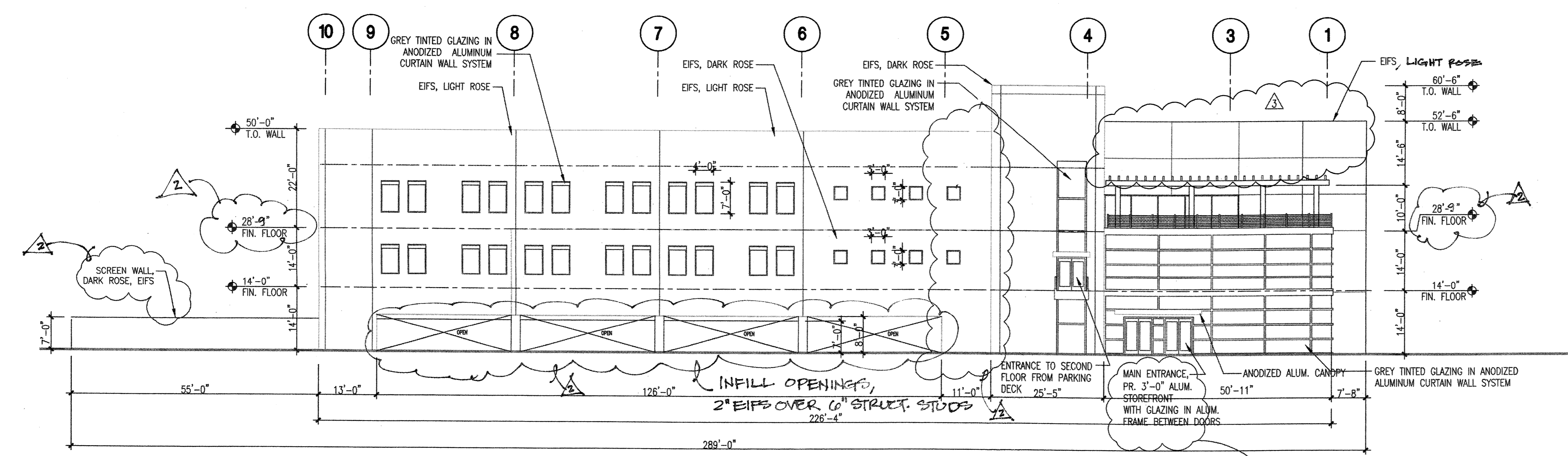
1. 6" SAS, STUB TO WITHIN 5' OF BUILDING.
2. 6" SAS CLEAN OUT.
3. NEW SAS MANHOLE TYPE 'C' PER COA. STD. DWG. 2101.
4. 2" WATER SERVICE, STUB TO WITHIN 5' OF BUILDING.
5. 6" FIRE LINE.
6. NEW FIRE HYDRANT PER COA. STD. DWG. 2340.
7. NEW 4" FIRELINE, STUB TO WITHIN 5' OF BUILDING. BACKFLOW PREVENTER TUBE LOCATED WITHIN BUILDING.
8. EXISTING BUILDING TO BE DEMOLISHED.
9. NEW RETAINING WALL.
10. 4" GATE VALVE W/ BLOCKING PER COA. STD. DWG. 2333. BOX & COVER PER COA. STD. DWGS. 2236 & 2328.
11. 8"x4" TEE W/ BLOCKING
12. EXTEND EXISTING 8" SAS TO NEW SAS MANHOLE



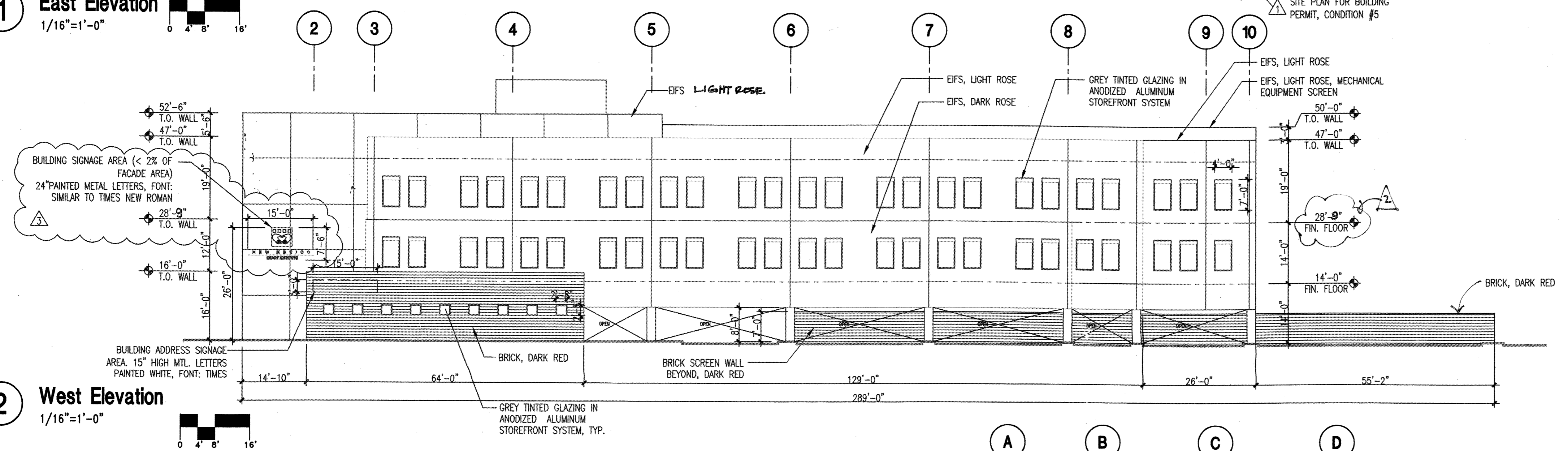
**Heart Institute
Medical Office Building**
Albuquerque, NM 87102

General Notes

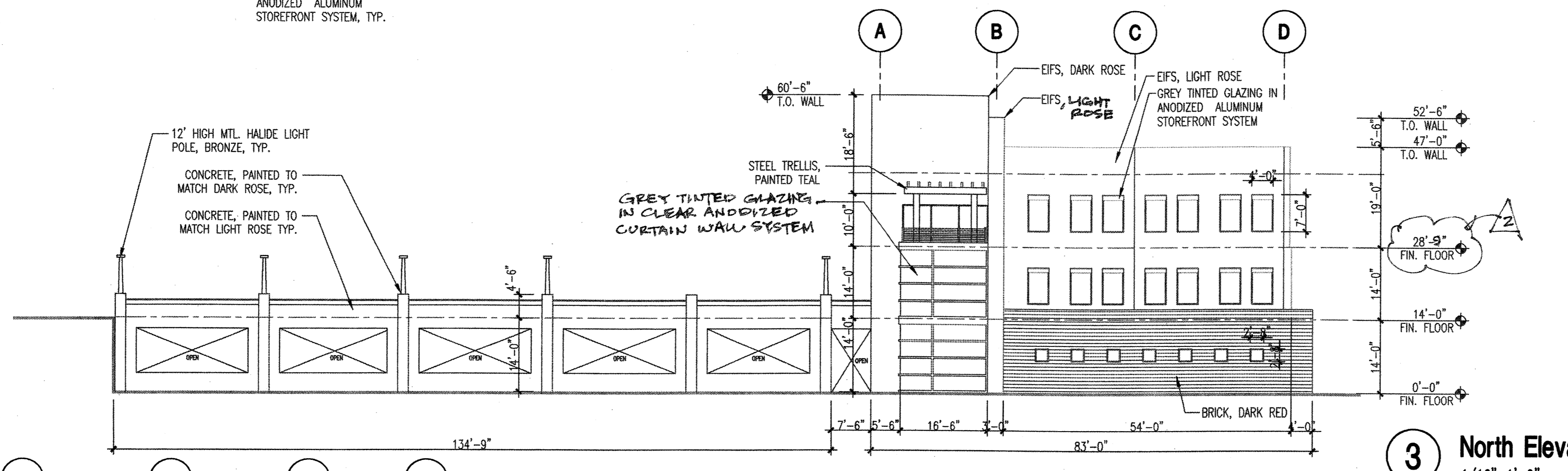
A. BUILDING COLORS WILL MATCH EXISTING ADJACENT HOSPITAL.



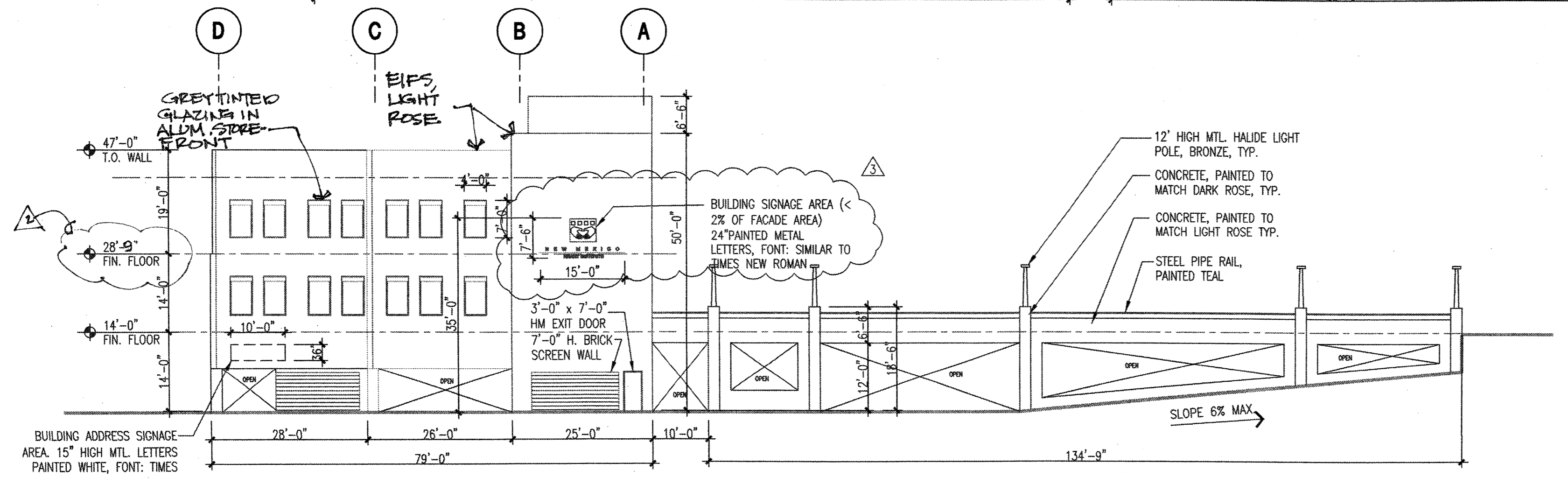
1 East Elevation
1/16"=1'-0"



2 West Elevation
1/16"=1'-0"



3 North Elevation
1/16"=1'-0"



4 South Elevation
1/16"=1'-0"

revisions

4-9-02	ERC FINDINGS AND CONDITIONS 3-22-02
6-25-02	ARCH. REVISIONS TO APPROVED ERC DRAWINGS
6-19-02	NEIGHBORHOOD ASSOC. COMMENTS

plotted: 04-03-2002 5:00P

drawn by
reviewed by
date 6-26-02
project no. #1000596
drawing name

Elevations

sheet no.

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04-03-2002 5:00P

CASE NUMBER: Z-98-8

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN
Traffic Engineer, Transportation Division
Design & Development, CIP
Public Works Utilities Development Division
City Engineer, Engineering Division/AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
City Planner, Albuquerque Planning Department

Table with 2 columns: PROPOSED FLOOR AREA RATIOS BY TRACT and TRACT. Rows include Tract 1A, 2A, 2B, 2C with building square footage, site square footage, and F.A.R.

PARKING REQUIREMENTS

Table for ST. JOSEPH MEDICAL CENTER CONTROLLED FACILITIES showing COA Required, Provided, and Spaces for various buildings.

Table for ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED FACILITIES showing COA Required, Provided, and Spaces.

Table for VENCOR HOSPITAL CONTROLLED FACILITIES showing COA Required, Provided, and Spaces.

Table for NEW MEXICO HEART HOSPITAL CONTROLLED FACILITIES showing COA Required, Provided, and Spaces.

Table for SUMMARY OF PARKING FOR ENTIRE CAMPUS showing COA Required, Provided, and Spaces.

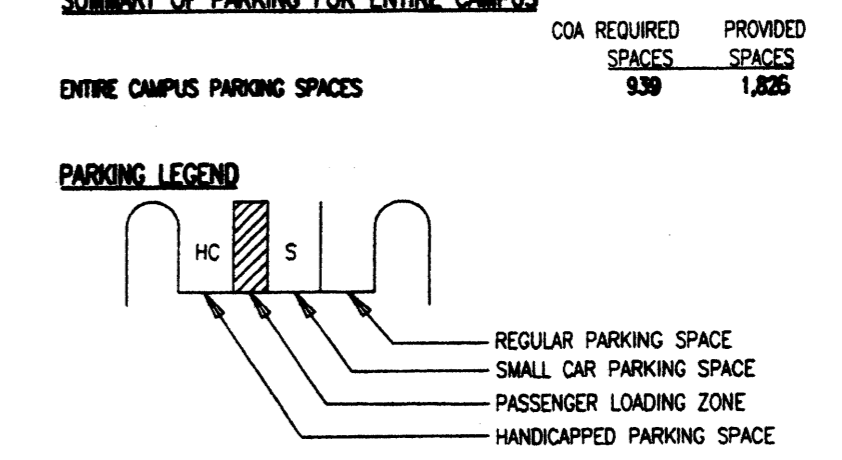


Table for STANDARD PARKING SPACE SIZE listing dimensions for Regular, Small Car, Passenger Loading Zone, and Handicapped Parking Space.

GENERAL INFORMATION

Table for APPROVED/EXISTING FLOOR AREA RATIOS and ST. JOSEPH MEDICAL CENTER CONTROLLED SITE CALCULATIONS.

Table for VENCOR HOSPITAL CONTROLLED SITE CALCULATIONS.

Table for 1986 APPROVED HOTEL/MEDICAL OFFICE BUILDING CONTROLLED SITE CALCULATIONS.

Table for APPROVED/EXISTING OVERALL FLOOR AREA RATIO.

Table for PROPOSED FLOOR AREA RATIOS BY LAND USE and ST. JOSEPH MEDICAL CENTER CONTROLLED SITE CALCULATIONS.

Table for ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED SITE CALCULATIONS.

Table for VENCOR HOSPITAL CONTROLLED SITE CALCULATIONS.

Table for NEW MEXICO HEART HOSPITAL CONTROLLED SITE CALCULATIONS.

Table for PROPOSED OVERALL FLOOR AREA RATIO.

GENERAL DESIGN ELEMENTS

LANDSCAPING: NEW LANDSCAPING SHALL INCLUDE PLANT SPECIES CONSISTENT WITH THOSE EXISTING ON THE ST. JOSEPH MEDICAL CENTER CAMPUS.

LIGHTING: OVERALL SITE LIGHTING SHALL BE CONSISTENT WITH THE TYPE, CHARACTER, COLOR OF EXISTING SITE LIGHTING ON THE ST. JOSEPH MEDICAL CENTER CAMPUS.

PEDESTRIAN ACCESS: A CLEAR PEDESTRIAN ROUTE SHALL CONNECT ALL NEW AND EXISTING FACILITIES. A PORTION OF THE VACATED MARQUETTE AVENUE HAS BEEN DEDICATED TO PEDESTRIAN ACCESS.

SIGNAGE: MUCH OF THE EXISTING CAMPUS SITE SIGNAGE IS OF THE INTERNALLY ILLUMINATED MONUMENT SIGN TYPE.

BUILDING CHARACTER: NEW BUILDINGS SHALL BE CONSISTENT WITH THE CHARACTER OF THE ST. JOSEPH SQUARE, VENCOR AND ST. JOSEPH REHABILITATION HOSPITAL BUILDINGS.

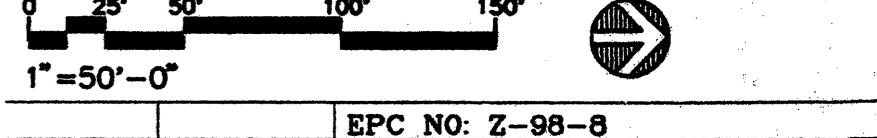


Table with columns: REVISION, DATE, DESCRIPTION. Includes revisions for EPC No. Z-98-8, DRB No. DRB-98-97, and SIGN-OFF.

FMSM ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT. Includes contact information for Albuquerque, NM and project details.

#1000596 8 of 9 1

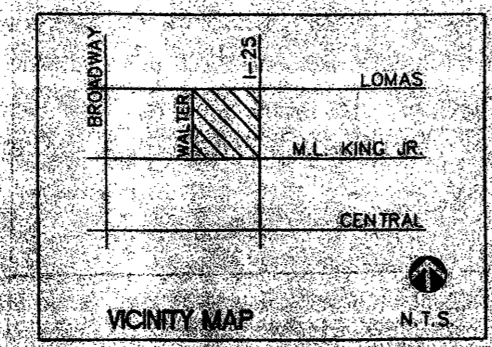
TRANSPORTATION IMPACTMENT STUDY... AS A CONDITION OF APPROVAL OF PHASE 2 AND 3 OF THE DEVELOPMENT, AS CONTAINED ON THE SITE PLAN (Z-98-8), ST. JOSEPH DEVELOPMENT CORPORATION...

THIS NOTE WAS INCLUDED ON THE SITE PLAN FOR SUBDIVISION IN ANTICIPATION OF A HIGHWAY CONSTRUCTION ON THIS SITE. ANY FUTURE DEVELOPMENT THAT EXCEEDS DPH TIS THRESHOLDS WILL REQUIRE A TRAFFIC IMPACT STUDY.

NEW ONE-WAY EMERGENCY CONCOURSE ONE (EXISTING) AND NEW ONE-WAY EMERGENCY CONCOURSE TWO (EXISTING) AND NEW ONE-WAY EMERGENCY CONCOURSE THREE (EXISTING) AND NEW ONE-WAY EMERGENCY CONCOURSE FOUR (EXISTING).

PROPOSED VARIABLE WIDTH EASMENT.

ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT SITE DEVELOPMENT PLAN FOR SUBDIVISION



3. REFERRED FINAL PLAN OF ST. JOSEPH HOSPITAL DEVELOPMENT FOR COMPLETE SCOPE OF PROJECT LINE AND EASEMENT REVISIONS. MAJ 7/21/98.

GENERAL NOTES: 1. EPC APPROVAL IS REQUIRED FOR PHASE 2 AND PHASE 3 DEVELOPMENT. 2. SEE [redacted] REGARDING TRAFFIC ENGINEERING CONDITIONS.

NOTE: HELICOPTER LANDING AND TAKEOFFS SHALL BE IN A NORTH/SOUTH DIRECTION AND SHALL FOLLOW THE I-25 CORRIDOR TO AND FROM THE HELIPAD. FREQUENCY OF HELICOPTER FLIGHTS IS ANTICIPATED TO BE NO MORE THAN THREE A WEEK (INCLUDING TO 3 TO 4 PER MONTH) DURING THE DAYTIME. NIGHT FLIGHTS WILL ONLY OCCUR IN CASES OF EXTREME EMERGENCIES. REFERENCE ADMINISTRATIVE SITE DEVELOPMENT PLAN AMENDMENT 87-107 DATED SEPTEMBER 22, 1997.

CASE NUMBER: Z-98-8

The plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

Robert Davis 7-01-98
Traffic Engineer, Transportation Division

Robert Davis 5-19-98
Design & Development, Inc.

Paul J. Logan 5-19-98
Public Works Utilities Development Division

Paul J. Logan 7-27-98
City Engineer, Engineering Division/AMAFCA

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
Yvonne Davis 1/19/98
City Planner, Albuquerque Planning Department

PLMZ(10706) 4/98 *Robert Davis* 7-31-98

PARKING REQUIREMENTS

ST. JOSEPH MEDICAL CENTER CONTROLLED FACILITIES

COA REQUIRED	PROVIDED
SPACES	SPACES
MAIN HOSPITAL BUILDING (222 BEDS)	111
ST. JOSEPH MEDICAL TOWERS OFFICE BUILDING	285
ST. JOSEPH REHABILITATION HOSPITAL (62 BEDS)	31
ADULT DAY CARE FACILITY (APPROVED BUT NOT BUILT)	25,400
TOTAL BUILDING SQUARE FOOTAGE	524,258
ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED FACILITIES	
COA REQUIRED	PROVIDED
SPACES	SPACES
ST. JOSEPH SQUARE OFFICE BUILDING	228
HANDICAPPED SPACES	8
SMALL CAR SPACES	0

VENDOR HOSPITAL CONTROLLED FACILITIES

COA REQUIRED	PROVIDED
SPACES	SPACES
VENDOR HOSPITAL (61 BEDS)	31
HANDICAPPED SPACES	3
SMALL CAR SPACES	0

NEW MEXICO HEART HOSPITAL CONTROLLED FACILITIES

COA REQUIRED	PROVIDED
SPACES	SPACES
NEW MEXICO HEART HOSPITAL	143
PHASE 1-A (60 BEDS)	30
PHASE 3 (60 ADDITIONAL BEDS)	30
MEDICAL OFFICE BUILDING (PHASE 2)	198
TOTAL SPACES, PHASES 1-3	256
HANDICAPPED SPACES FOR PHASE 1-A (60 BEDS)	8
SMALL CAR SPACES	0

GENERAL INFORMATION

FLOOR AREA RATIOS BY LAND USE

APPROVED/EXISTING FLOOR AREA RATIOS:

ST. JOSEPH MEDICAL CENTER CONTROLLED SITE CALCULATIONS	PROVIDED
SPACES	SPACES
MAIN HOSPITAL BUILDING (222 BEDS)	343,758
ST. JOSEPH MEDICAL TOWERS OFFICE BUILDING	77,500
ST. JOSEPH REHABILITATION HOSPITAL (62 BEDS)	77,600
ADULT DAY CARE FACILITY (APPROVED BUT NOT BUILT)	25,400
TOTAL BUILDING SQUARE FOOTAGE	524,258
ST. JOSEPH SQUARE OFFICE BUILDING CONTROLLED SITE CALCULATIONS	
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE	60,000
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE	148,189
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1.6577 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.	40

VENDOR HOSPITAL CONTROLLED SITE CALCULATIONS

COA REQUIRED	PROVIDED
SPACES	SPACES
VENDOR HOSPITAL SQUARE FOOTAGE	66,200
VENDOR HOSPITAL SQUARE FOOTAGE	138,634
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1.6577 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.	48

1986 APPROVED HOTEL/MEDICAL OFFICE BUILDING CONTROLLED SITE CALCULATIONS

COA REQUIRED	PROVIDED
SPACES	SPACES
HOTEL	209,500
MEDICAL OFFICE BUILDING	25,100
TOTAL BUILDING SQUARE FOOTAGE	234,600
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE	319,228
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1.6577 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.	73

APPROVED/EXISTING OVERALL FLOOR AREA RATIO

COA REQUIRED	PROVIDED
SPACES	SPACES
TOTAL BUILDING SQUARE FOOTAGE	895,058
TOTAL SITE SQUARE FOOTAGE	1,057,646
F.A.R.	.84

PROPOSED FLOOR AREA RATIOS BY LAND USE:

ST. JOSEPH MEDICAL CENTER CONTROLLED SITE CALCULATIONS

COA REQUIRED	PROVIDED
SPACES	SPACES
MAIN HOSPITAL BUILDING (222 BEDS)	343,758
ST. JOSEPH MEDICAL TOWERS OFFICE BUILDING	77,500
ST. JOSEPH REHABILITATION HOSPITAL (62 BEDS)	77,600
TOTAL BUILDING SQUARE FOOTAGE	498,858
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE	451,617
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1.6577 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.	1.10

VENDOR HOSPITAL CONTROLLED SITE CALCULATIONS

COA REQUIRED	PROVIDED
SPACES	SPACES
VENDOR HOSPITAL SQUARE FOOTAGE (61 BEDS)	66,200
VENDOR HOSPITAL SQUARE FOOTAGE (61 BEDS)	143,352
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1.6577 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.	46

NEW MEXICO HEART HOSPITAL CONTROLLED SITE CALCULATIONS

COA REQUIRED	PROVIDED
SPACES	SPACES
NEW MEXICO HEART HOSPITAL (120 BEDS)	140,000
MEDICAL OFFICE BUILDING	50,000
TOTAL BUILDING SQUARE FOOTAGE	190,000
ST. JOSEPH SQUARE OFFICE BUILDING SQUARE FOOTAGE	314,900
NOTE: SITE SQUARE FOOTAGE INCLUDES TRACT 2A AND 1.6577 ACRES OF TRACT 1A WHICH IS DEDICATED FOR ST. JOSEPH SQUARE OFFICE BUILDING USE.	.80

PROPOSED OVERALL FLOOR AREA RATIO

COA REQUIRED	PROVIDED
SPACES	SPACES
TOTAL BUILDING SQUARE FOOTAGE	815,058
TOTAL SITE SQUARE FOOTAGE	1,057,646
F.A.R.	.77

PROPOSED FLOOR AREA RATIOS BY TRACT

TRACT	TOTAL BUILDING SQUARE FOOTAGE	TOTAL SITE SQUARE FOOTAGE	F.A.R.
TRACT 1A	558,858	523,826	1.07
TRACT 2A	0	0	0
TRACT 2B	190,000	314,508	.60
TRACT 2C	66,200	143,352	.46

SUMMARY OF PARKING FOR ENTIRE CAMPUS

COA REQUIRED	PROVIDED
SPACES	SPACES
ENTIRE CAMPUS PARKING SPACES	839
HANDICAPPED SPACES	1,826

PARKING LEGEND

- REGULAR PARKING SPACE
- SMALL CAR PARKING SPACE
- PASSENGER LOADING ZONE
- HANDICAPPED PARKING SPACE

STANDARD PARKING SPACE SIZE:

- 8.5 FEET X 20 FEET MINIMUM REGULAR
- 7.5 FEET X 15 FEET SMALL CAR
- 9.0 FEET X 20 FEET MINIMUM PASSENGER LOADING ZONE
- 8.0 FEET X 20 FEET MINIMUM HANDICAPPED PARKING SPACE

SEE SHIT. A1 OF THIS SUBMITTAL FOR AMENDMENTS PERTAINING TO TRACT 2B ONLY

AS A CONDITION OF APPROVAL OF PHASE 1B OF THE DEVELOPMENT, THE CONTAINERS OF THE SITE PLAN (DRAWING) ST. JOSEPH DEVELOPMENT CORPORATION ITS SUCCESSORS AND ASSIGNS (REFERRED TO HEREIN AS THE "OWNER") WILL COMPLY FULLY WITH THE CONDITIONS IMPOSED ON THE SITE PLAN BY THE EPC AND THE EPC'S APPROVED DECISION.

APPROVAL OF PHASE 1B OF THE DEVELOPMENT WILL BE CONTINGENT AND CONDITIONAL UPON THE OWNER PERFORMING TRAFFIC IMPACT STUDY (TIS) TO DETERMINE THE ADEQUACY OF ACCESS AND SITE CIRCULATION OF THE EXISTING DEVELOPMENT AND THE TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT(S) ON THE SURROUNDING STREET NETWORK, AND IMPLEMENTATION BY THE OWNER OF ANY MITIGATION MEASURES DETERMINED BY THE TIS WHICH MAY INCLUDE A DIRECT CONNECTION FROM ELM STREET TO WOODWARD PLACE.

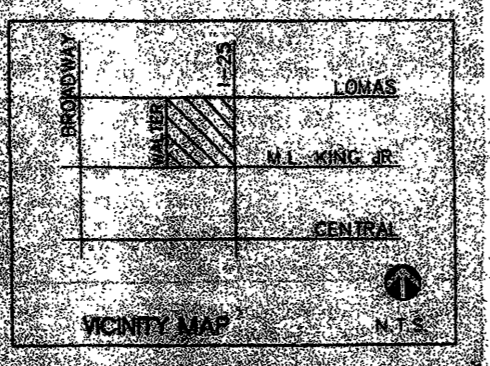
IN THE EVENT THAT ST. JOSEPH OR VENDOR REQUEST MODIFICATIONS TO THE VENDOR SITE PLAN (2-75-8) OR RENEGOTIATE THE LEASE AGREEMENT FOR THE VENDOR SITE, ST. JOSEPH WILL PERFORM A TRAFFIC IMPACT STUDY (TIS) TO DETERMINE THE ADEQUACY OF ACCESS AND SITE CIRCULATION OF THE EXISTING DEVELOPMENT AND THE TRAFFIC IMPACTS OF THE PROPOSED DEVELOPMENT(S) ON THE SURROUNDING STREET NETWORK. ST. JOSEPH AGREES TO IMPLEMENT ANY MITIGATION MEASURES DETERMINED BY THE TIS WHICH MAY INCLUDE A DIRECT CONNECTION FROM ELM STREET TO WOODWARD PLACE.

This Note was included on the site plan for subdivision in anticipation of a hotel being constructed on this site.

Any future development that exceeds the O.P.M. TIS threshold will require a traffic impact study.

ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT

SITE DEVELOPMENT PLAN FOR SUBDIVISION



3. REFER TO FULL PLAN OF ST. JOSEPH HOSPITAL COMPLEX FOR COMPLETE SCOPE, PROVISIONS AND ASSEMBLY REVISIONS. MW 7/9/98.

GENERAL NOTES:

1. EPC APPROVAL IS REQUIRED FOR PHASE 2 AND PHASE 3 DEVELOPMENT.
2. SEE [REDACTED] REGARDING TRAFFIC ENGINEERING CONDITIONS.

NOTE: HELICOPTER LANDING AND TAKEOFF SHALL BE IN A NORTH/SOUTH DIRECTION AND SHALL FOLLOW THE I-25 CORRIDOR TO AND FROM THE HELIPAD.

NOTE: FREQUENCY OF HELICOPTER FLIGHTS IS ANTICIPATED TO BE NO MORE THAN TWICE A WEEK (MORNING TO 2:30 P.M. PER MONTH) DURING THE DAYTIME. NIGHT FLIGHTS WILL ONLY OCCUR IN CASES OF EXTREME EMERGENCIES. REFER TO ADMINISTRATIVE SITE DEVELOPMENT PLAN AMENDMENT #A-97-10 DATED SEPTEMBER 22, 1997.

SEE SHIT. A1 OF THIS SUBMITTAL FOR AMENDMENTS PERTAINING TO TRACT 2B ONLY

REVISION DATE DESCRIPTION

REVISION	DATE	DESCRIPTION
3-17-98	DATE	
9752	JOB #	
MW	FILE	
BY	BY	
100	100	
QUALITY ASSURANCE		
1"=50'-0"	SCALE	
SHERIDAN.DWG	FILE	

FMSM
ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT

Albuquerque, NM
Flatow Moore Shaffer McCabe
Architects Interior Designers
Landscape Architects Planners
Albuquerque, New Mexico
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