

Site Development Plan for Building Permit

Plan Submission Date:
Thursday 29 December 2011
Revised Submission 14 February 2012

Project Summary

The Project is an Existing Specialty Hospital and a Psychiatric Treatment Facility.

Project Data

Legal Description:
Huning's Highland Addition Block 45, Tract A
City of Albuquerque
Bernalillo County, New Mexico

Project Address:
239 Elm Street NE
Albuquerque, New Mexico

Zoning Atlas Page:
K.15.Z

Zoning:
Tract A
SU-1 for Hospital

Allowed Uses:

Special Hospital; Long Term Acute Care Hospital
Psychiatric Hospital; Outpatient Psychiatric Services
and other Ancillary Services related to the aforementioned Hospital Types
Higher Intensity Hospital Uses are excluded, including Emergency Services &
Trauma Care

Approximate Areas:

Tract A
Site: .9568 Acres/41,679 square feet
Building: Approximately 31,128 square feet
Specialty Hospital of Albuquerque = 16,005
26 Unit Psychiatric Treatment Facility = 15,123 sf

Total Building = 31,178 sf
Floor Area Ratio = 28334/41679 = 0.6798

Building Data:

Occupancy Group: L2
Construction Type: VA (1 Hour)
Fire Protection System: Full Sprinkler Coverage
Year Built: Unknown

Building Heights, Setbacks:

Building Heights: Existing Building Complies with the Sector Development Requirements
Maximum Building Height is 15' 0" at South Entry Parapet
and is below Zoning Allowed 26' Maximum Building Height
Setbacks: All Setbacks reflect Existing Building and its placement on the Site

Tract B
SU-2 RO
Site: .279 Acres/12157 square feet
Building: 0 square feet

Total Building = 0 sf
Floor Area Ratio = 0/12157 = 0.0000

Bicycle & Trail Access

Trail Access exists along Martin Luther King Boulevard

Transit

Mass Transit service exists to the Site.

Parking

Parking is Provided at the following Ratio Using the
Cross Lot Parking & Access Agreement for Tracts A & B:
Required: 1 space per each 2 Beds
51 Beds = 26 Total Spaces
Van Spaces Required 1 - Provided = 1
Standard Spaces Required 24 - Provided = 25
Total Parking Spaces Provided = 26

Cross Lot Access & Parking Agreement between Tracts A, B, and C
for benefit of Tracts A, B, and C

Landscaping General Notes:

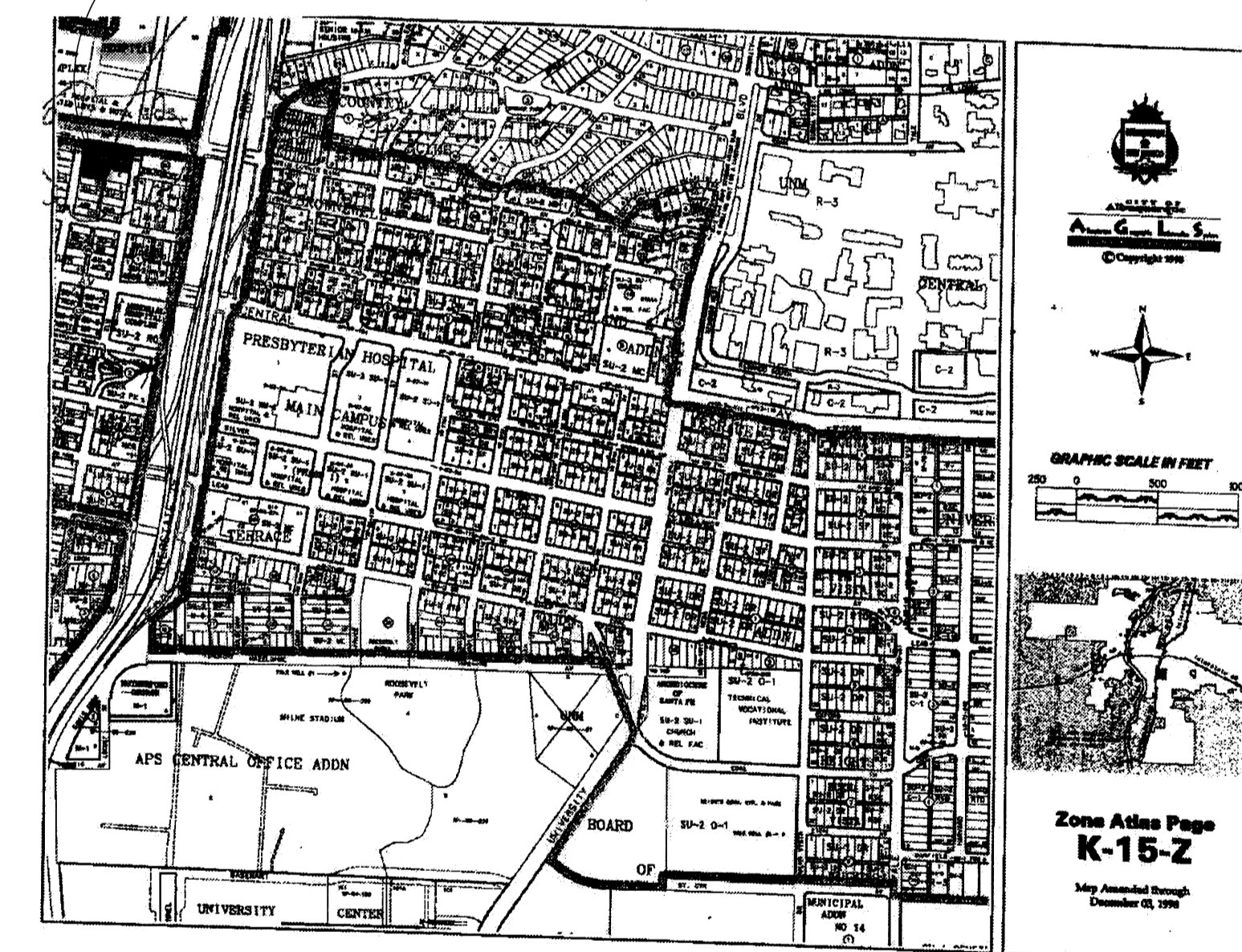
Tract A's Landscaping exists. No changes are planned for the Landscaping
Total Site Landscaping consisting of Mature Trees, Shrubs, and Ground Covering
= 5543 sf Exterior Landscaping + 2844 sf Internal Courtyards = 8387 sf

Landscape Coverage

Total Site = 41679 sf
Total Net Building = 28334 sf
Net Lot Area = 13345 sf
Total Paving = 3324 sf

Total Landscaping = 8387 sf
Landscaping Ratio = 8387/13345 = 62.9%

Project Area Location



Project No.: _____

Application No.: _____

EPC Approval: _____

Traffic Engineering Transportation Division _____ date

ABCWUA _____ date

Parks and Recreation Department _____ date

City Engineer _____ date

Environmental Health Department _____ date

Solid Waste Management Department _____ date

EPC Chairperson Planning Department _____ date

Resubmitted 14 February 2012

CAUWELS & STUVE
Construction & Design

800 West Broadway NE
Suite 400
Albuquerque, New Mexico 87113
Voice: 505.266.5711
Fax: 505.255.9922
www.cauwels-stuve.com

Specialty Hospital of Albuquerque Building
Albuquerque, NM

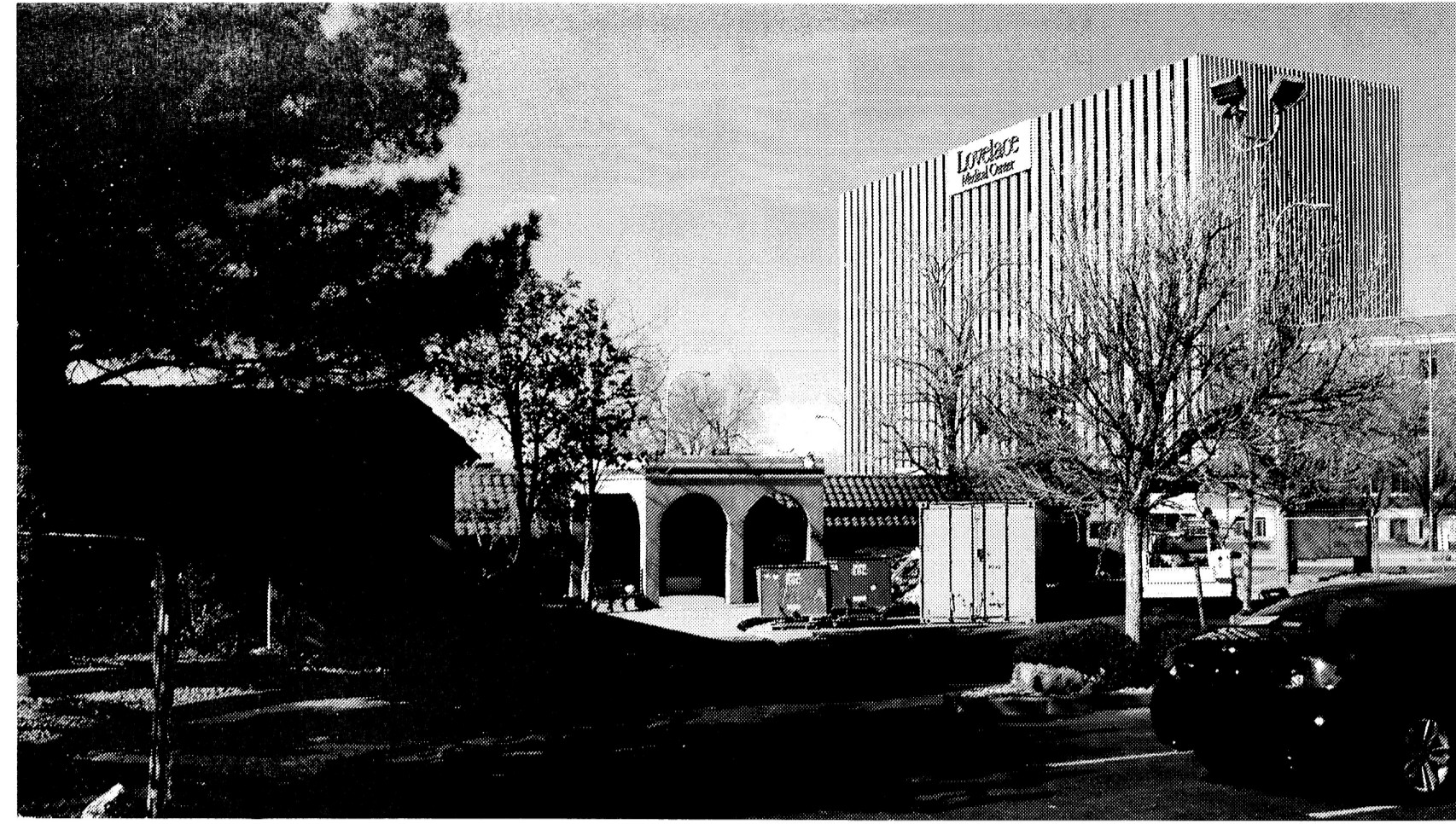
Site Development Plan for Building Permit

PROJECT #:
N/A

Site Plan A 1.0



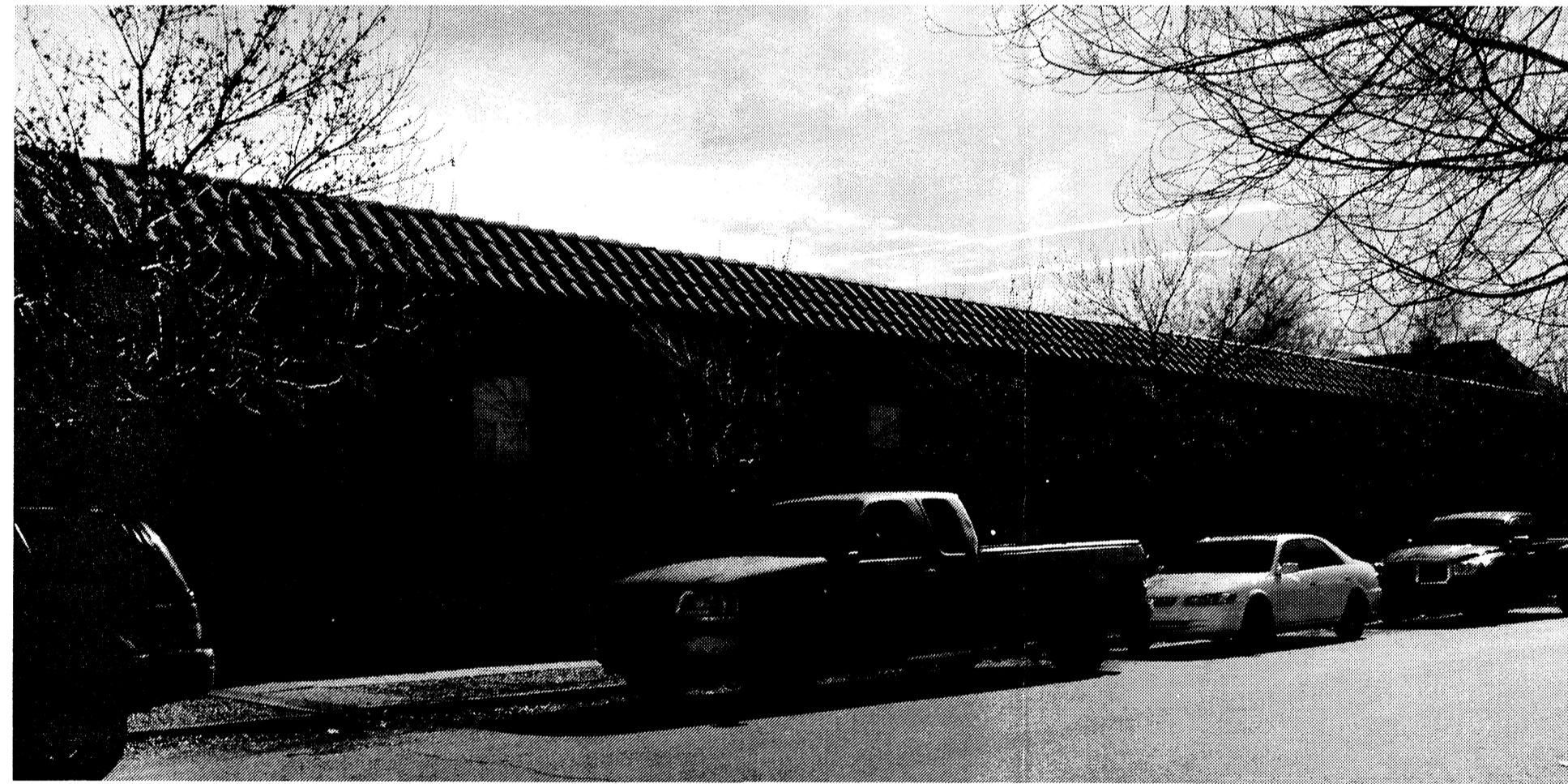
Specialty Hospital of Albuquerque: East Entry



Psychiatric Care Facility East Entry



Building North Elevation



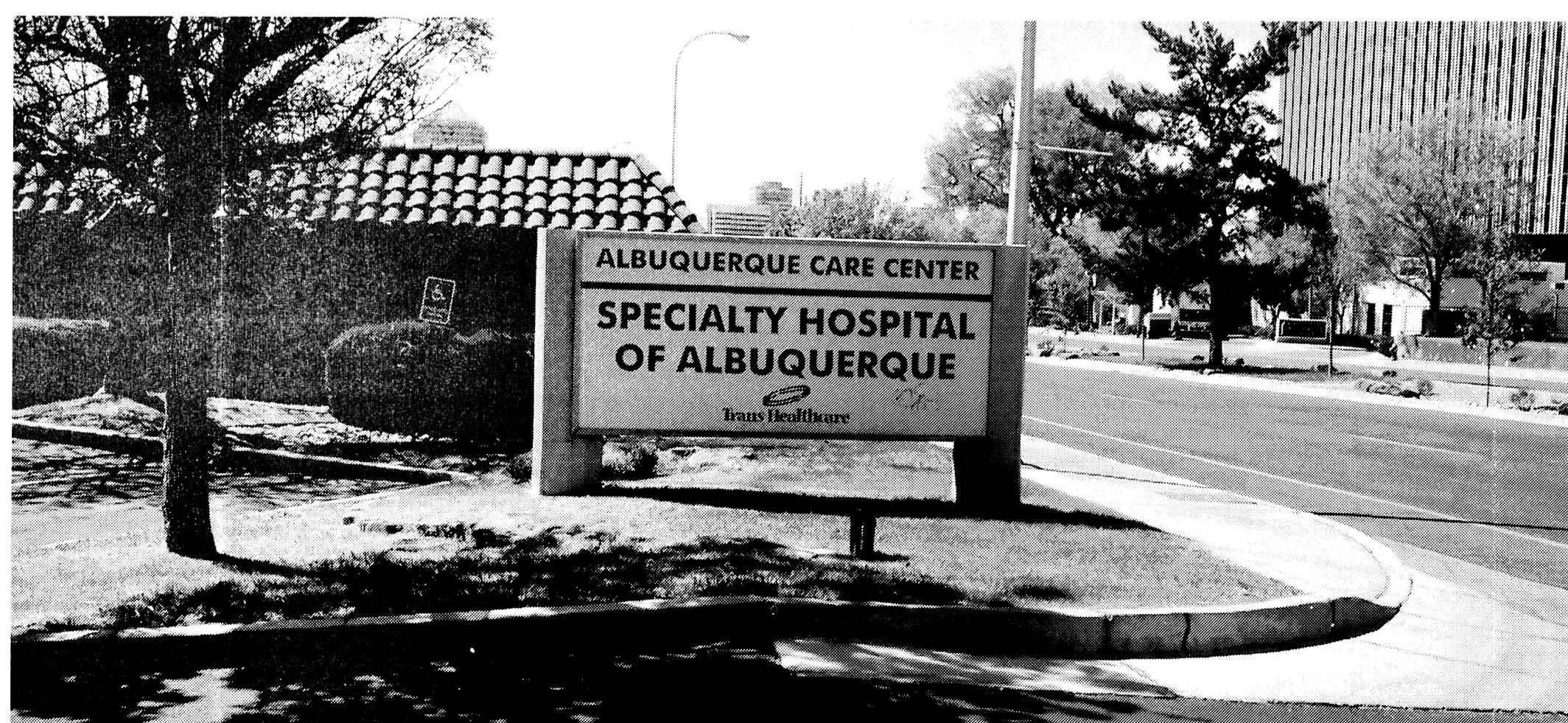
Building Partial West Elevation 1



Building Partial West Elevation 2



Laundry & Maintenance Building: South Elevation



Facility Signage at North Entry at Martin Luther King Boulevard

Resubmitted 14 February 2012

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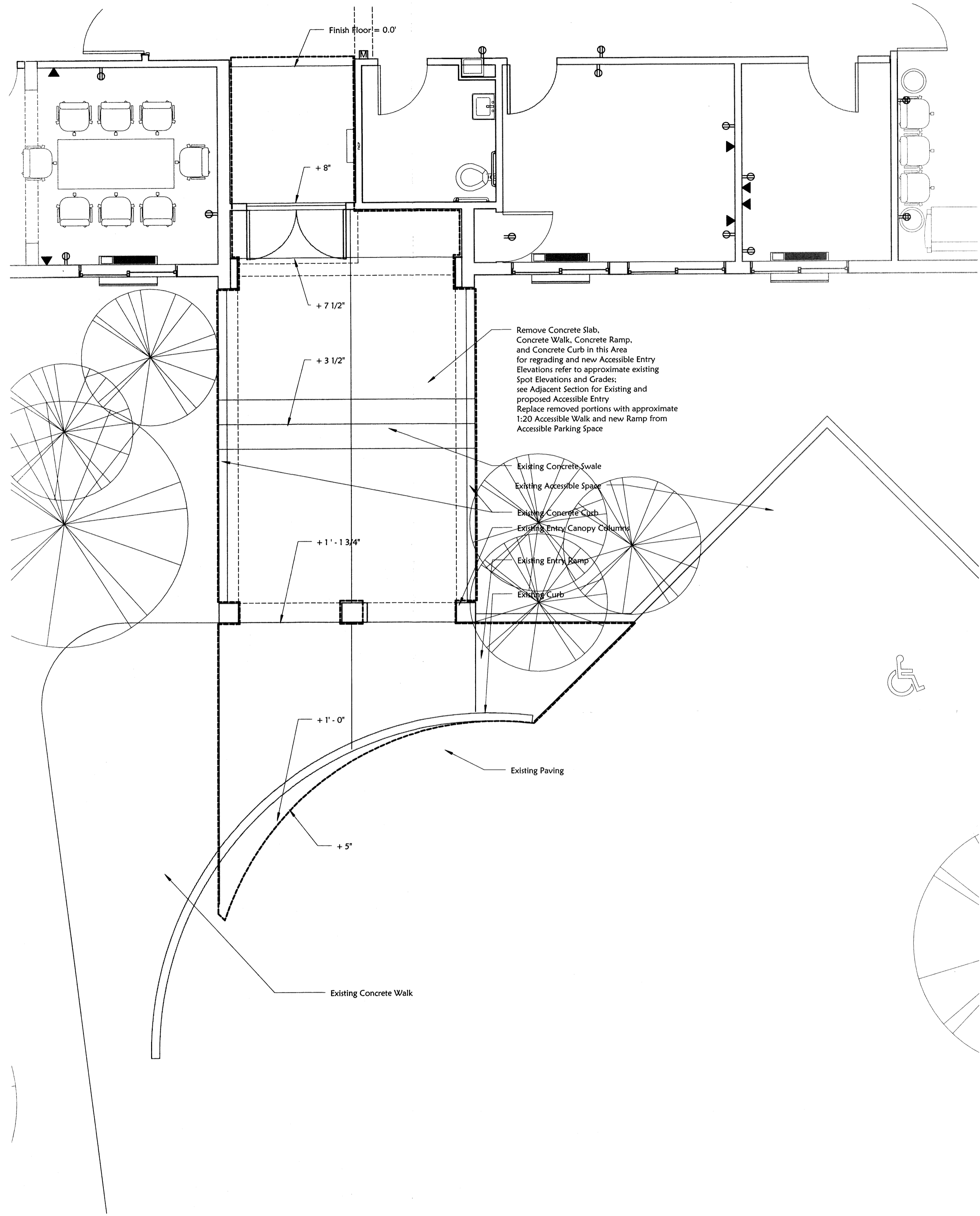
8914 Horizon Boulevard NE
Suite 400
Albuquerque, New Mexico 87113
Voice: 505.266.5711
Fax: 505.255.9922
www.cauwels-stuve.com

PROJECT:
**Specialty Hospital of
Albuquerque Building
Albuquerque, NM**
Site Development Plan for Building Permit

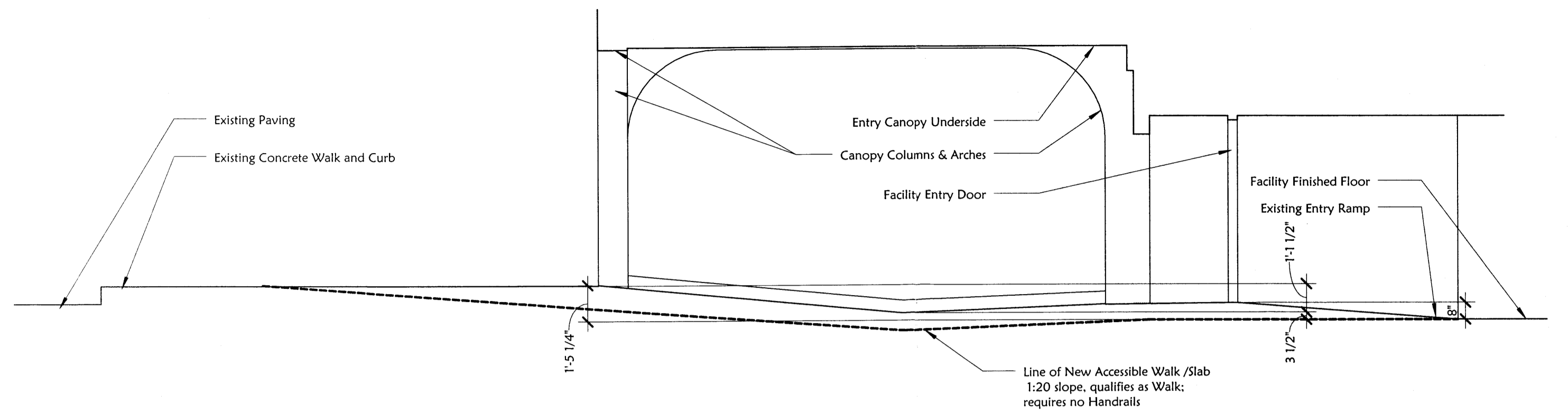
PROJECT #:
N/A

Building Photographs **A 1.1**

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1 Revised Entry Plan
Scale: 1/4" = 1'-0"



2 Entry Grading Section
Scale: 1/4" = 1'-0"

Issued 13 April 2011

CAUWELS & STUVE
Construction & Design

691 Horizon Boulevard NE
Suite 400
Albuquerque, New Mexico 87113
Phone: 505.266.5711
Fax: 505.255.9922
www.cauwels-stuve.com

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Specialty Hospital of
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Albuquerque, NM

PROJECT #:
N/A

Entry Grading Section SD.5

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