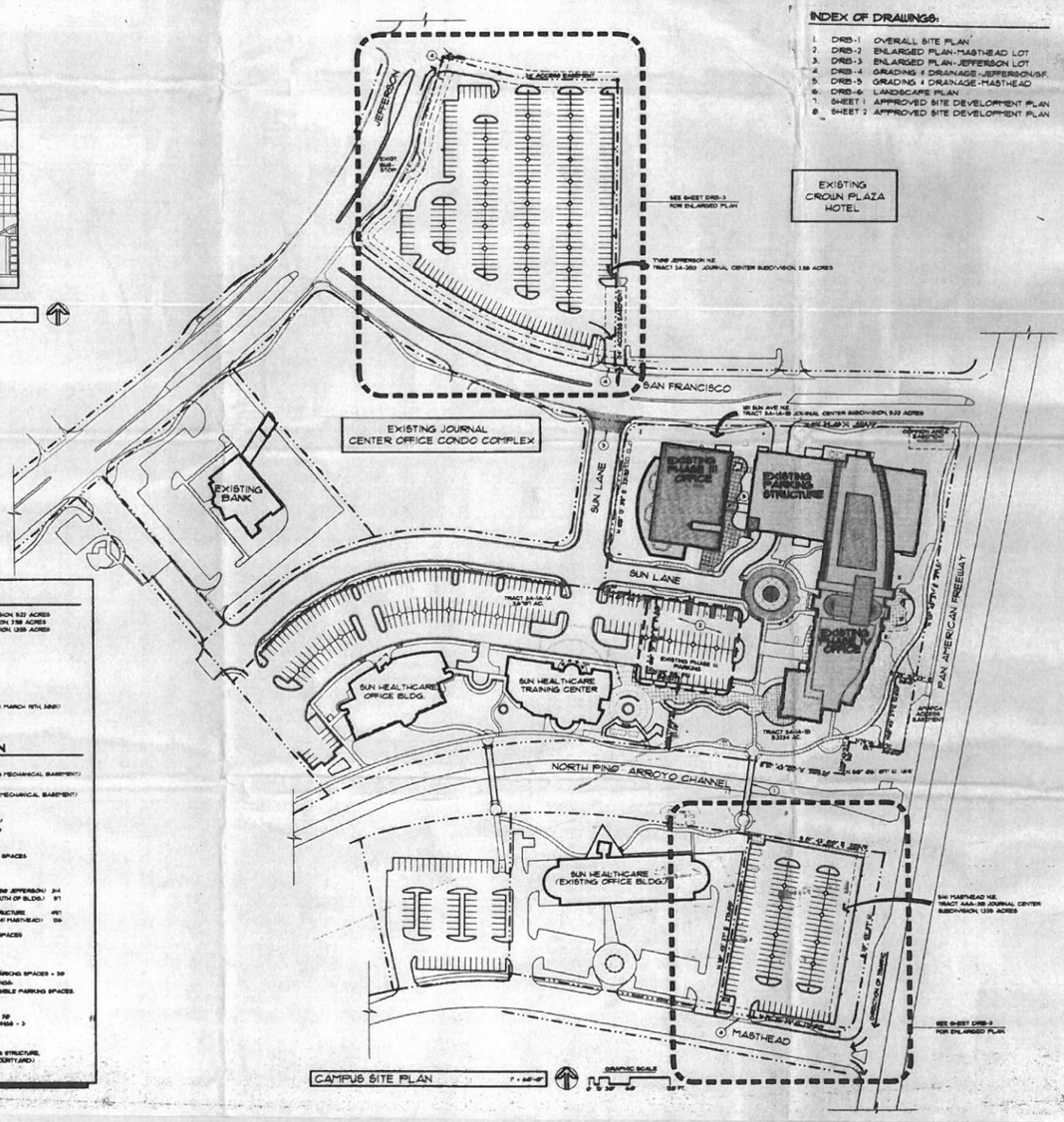
VICINITY MAP



CAMPUS SITE PLAN

INDEX OF DRAWINGS:

1. DRB-1 OVERALL SITE PLAN
2. DRB-2 ENLARGED PLAN-MASTHEAD LOT
3. DRB-3 ENLARGED PLAN-JEFFERSON LOT
4. DRB-4 GRADING & DRAINAGE-JEFFERSON/S.F.
5. DRB-5 GRADING & DRAINAGE-MASTHEAD
6. DRB-6 LANDSCAPE PLAN
7. SHEET 1 APPROVED SITE DEVELOPMENT PLAN
8. SHEET 2 APPROVED SITE DEVELOPMENT PLAN

KEYED NOTES

1. EXISTING PEDESTRIAN BRIDGE.
2. EXISTING SURFACE PARKING FOR PHASES II AND IV.
3. EXISTING BRICK PAVERS
4. INTERLOCKING TO PARKING LOT
5. BICYCLE RACK

GENERAL NOTES

A. HANDICAP PARKING SHALL BE CONTAINED WITHIN THE EXISTING PARKING STRUCTURE AND SURFACE PARKING DIRECTLY SOUTH OF THE PHASE III OFFICE BUILDING.
B. PARKING STRIPING SHALL BE 4" WIDE COLOR WHITE-TYP.
C. THE NEW PARKING LOTS WILL REMAIN AS SHOWN, IF LOTS BEGIN ARE DEVELOPED IN THE FUTURE, THE REQUIRED NUMBER OF PARKING SPACES TO SERVE THE BUILDINGS SHALL BE ACCOUNTED FOR.

SHC DRB APPROVAL

CITY DEVELOPMENT APPROVAL PER PHASE 4

THIS PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1982(EA-79-13, Z-79-82-3) AND THE SP ZONE

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON 4/24 AND HAS BEEN REVISED BY DRB 96-389.

PLANNING DIRECTOR 4/24/02 DATE

DRB 02-400 - EC-480

DRB APPROVAL #96-389
1000 SW

[illegible]	4/29/02 DATE
[illegible] CITY ENGINEER	4/26/02 DATE
[illegible] TRANSPORTATION DEVELOPMENT DEPT.	4-24-02 DATE
[illegible] UTILITY DEVELOPMENT DEPT.	4-24-02 DATE
[illegible] PARKS & GENERAL SERVICES DEPT.	4/24/02 DATE

FANDING DARD TATUM S
A R C H I T E C T S | A I A
6100 Indian School Rd. NE
Albuquerque NM
505-883-5300
505-884-5390

Project	SUN HEALTHCARE GROUP, INC. WORLD HEADQUARTERS BUILDING AND PARKING STRUCTURE 101 SUN AVE NE ALBUQUERQUE, NEW MEXICO — Project Number 96-389
Sheet Title	OVERALL CAMPUS SITE PLAN — Date

Sheet DRB-1 1 of 8

DESIGN DATA:

LEGAL DESCRIPTIONS: TRACT 3A-1A-1B JOURNAL CENTER SUBDIVISION 5.23 ACRES
TRACT 3A-2B3 JOURNAL CENTER SUBDIVISION 1.58 ACRES
TRACT 4AA-3B JOURNAL CENTER SUBDIVISION 1.339 ACRES

ZONE MAP: D-11-Z (JUNE 1986)

C.O.A. ZONE CODE: IP (ALBUQ. ZONE CODE 1989)

PH II: FOUR-STORY OFFICE BUILDING: (EXISTING)
OCCUPANCY GROUP: B2 (1985 UBC)
CONSTRUCTION TYPE: I-ONE HOUR (1985 UBC)

PH IV: SIX-STORY OFFICE BUILDING: (EXISTING, OBTAINED "SHELL" C.O. MARCH 15TH, 2000)
OCCUPANCY GROUP: B2 (1985 UBC)
CONSTRUCTION TYPE: I-FR (1985 UBC)

PROJECT BREAKDOWN

PH II: FOUR-STORY OFFICE BUILDING: GROSS SQUARE FEET 72,000 SF. (EXCLUDING MECHANICAL BASEMENT)

PH IV: SIX-STORY OFFICE BUILDING: GROSS SQUARE FEET 97,76 SF. (EXCLUDING MECHANICAL BASEMENT)

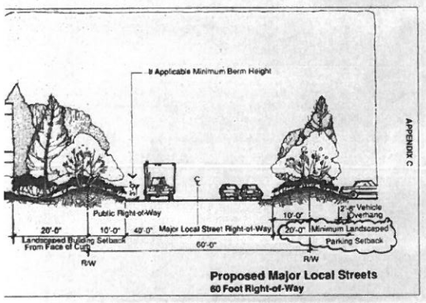
PARKING SPACES REQUIRED:
(1 PER 300 GROSS SF. REQUIRED PER JOURNAL CENTER REQUIREMENTS)
PH II: FOUR-STORY OFFICE BUILDING: 72,000 SF. / 300 = 240
PH IV: SIX-STORY OFFICE BUILDING: 97,76 SF. / 300 = 326
TOTAL REQUIRED: 566 SPACES

PARKING SPACES PROVIDED:
PHASE II: FOUR-STORY OFFICE BUILDING: 37 SURFACE PARKING (TRIM JEFFERSON) 34
SURFACE PARKING (SOUTH OF BLDG.) 97
PH IV: SIX-STORY OFFICE BUILDING: 423 EXISTING PARKING STRUCTURE 451
SURFACE PARKING (NW MASTHEAD) 56
TOTAL PARKING SPACES PROVIDED FOR BOTH BUILDINGS: 634 SPACES

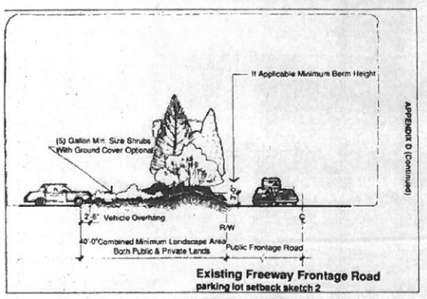
ACCESSIBLE PARKING SPACES: (1991 NEW MEXICO BUILDING CODE)
TOTAL HANDICAP PARKING SPACES REQUIRED FOR BOTH BUILDINGS:
PER SECTION 3-13, TABLE NO. A-3-1-A: 601-1000 PARKING SPACES = 30
TOTAL "VAN" HANDICAP PARKING SPACES REQUIRED FOR BOTH BUILDINGS:
PER SECTION 3-13: ONE FOR EVERY EIGHT ACCESSIBLE PARKING SPACES.
REQUIRED = 3

TOTAL HANDICAP PARKING SPACES PROVIDED FOR BOTH BUILDINGS = 30
TOTAL "VAN" HANDICAP PARKING SPACES PROVIDED FOR BOTH BUILDINGS = 3

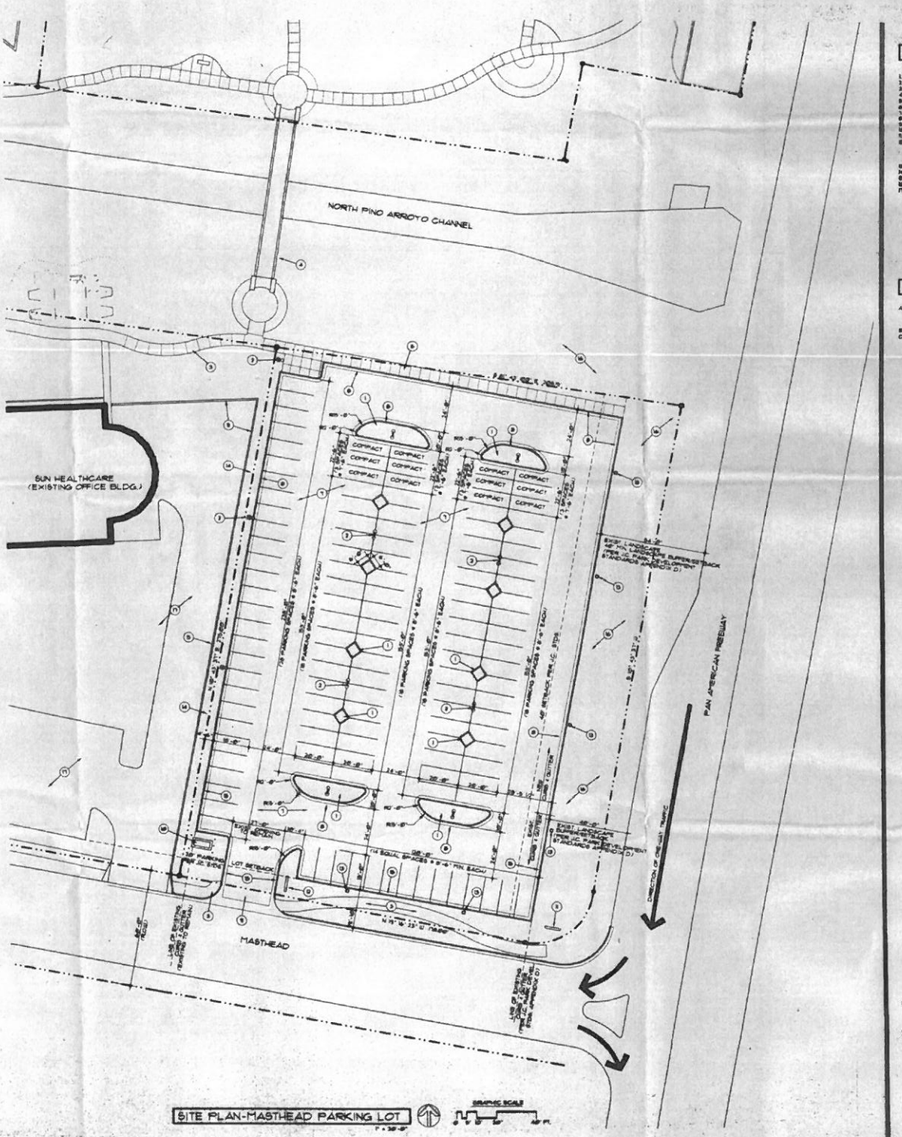
BICYCLE RACKS/STORAGE: (1991 NEW MEXICO BUILDING CODE)
TOTAL PROVIDED: 16 (8 LOCKERS LOCATED IN THE 5-STORY PARKING STRUCTURE, 8-CAPACITY BIKE RACK, LOCATED IN PHASE II COURTYARD)



JOURNAL CENTER'S "PARK DEVELOPMENT STANDARDS"
(Page 39, Appendix C)



JOURNAL CENTER'S "PARK DEVELOPMENT STANDARDS"
(Page 31, Appendix D)



SITE PLAN-MASTHEAD PARKING LOT

KEYED NOTES

1. PLANTER
2. 20' TALL ADD 'S METAL HALIDE POLE MOUNTED LIGHT FIXTURE
3. EXISTING PEDESTRIAN SIDEWALK
4. EXISTING PEDESTRIAN BRIDGE
5. EXISTING RETAINING WALL TO REMAIN
6. NEW & VIDE SIDEWALK-CONNECT TO EXISTING AT BRIDGE
7. NEW CURB & GUTTER
8. NEW CONCRETE CURB AND GUTTER TO TIE IN TO EXISTING
9. EXISTING BUS SHELTER
10. NEW BUS SHELTER PLANTER
11. NEW LIMITED PERMANENT SIGN
12. NEW LIMITED PERMANENT SIGN-TO READ "PARKING ENTRANCE" THE SIGN SHALL ALSO INDICATE THAT THIS PARKING LOT IS FOR THE USE OF THE 4-STORY ABOVE THE SIGN-SIGNS SHALL BE LOCATED ON BY SUN LAND.
13. BOLLARD LIGHTING
14. EXISTING LANDSCAPE PLANTER
15. EXISTING CURB AND GUTTER TO REMAIN
16. EXISTING LANDSCAPING TO REMAIN
17. EXISTING SUN HEALTHCARE PARKING LOT

GENERAL NOTES

A. HANDICAP PARKING SHALL BE CONTAINED WITHIN THE EXISTING PARKING STRUCTURE AND SURFACE PARKING DIRECTLY SOUTH OF THE PHASE II OFFICE BUILDING.
B. PARKING STRIPING SHALL BE 4" WIDE COLOR WHITE.
C. THE NEW PARKING LOTS WILL REMAIN AS SHOWN. IF LOTS SHOWN ARE DEVELOPED IN THE FUTURE, THE REQUIRED NUMBER OF PARKING SPACES TO SERVE THE BUILDINGS SHALL BE ACCOUNTED FOR.

SOUTH PARKING LOT COUNT:

TOTAL NUMBER OF PARKING SPACES: 56
TOTAL NUMBER OF COMPACT PARKING SPACES: 9 (16 % OF TOTAL FOR THIS LOT)

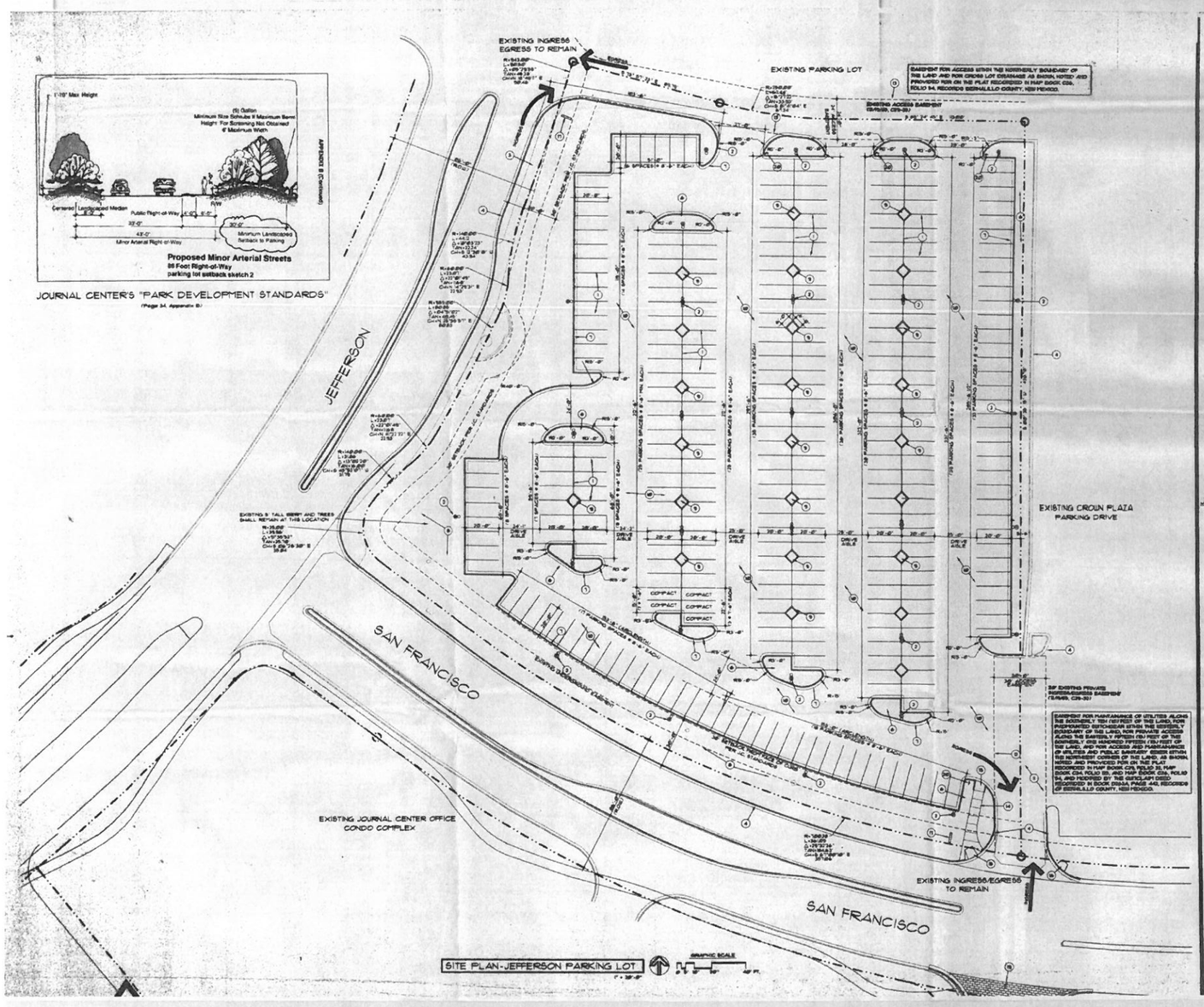
FANNING BARD TATUM
ARCHITECTS AIA
6300 Indian School Rd. NE
Albuquerque, NM
505-883-5300
505-884-5396 FACSIMILE

Project	SUN HEALTHCARE GROUP, INC. WORLD HEADQUARTERS BUILDING AND PARKING STRUCTURE 55 SUN AVE NE ALBUQUERQUE, NEW MEXICO	Project 3001
Sheet Title	SITE PLAN-MASTHEAD	Date

Sheet
DRB-2
2 of 8

JOURNAL CENTER'S "PARK DEVELOPMENT STANDARDS"

(Page 34, Appendix B)



KEYED NOTES

1. 4" WIDE PAINTED STRIPING-WHITE
2. 8' TALL ARM/ METAL HALOID, POLE MOUNTED LIGHT FIXTURE
3. EXISTING SIDEWALK
4. EXISTING CURB & GUTTER
5. EXISTING CURB
6. LANDSCAPED PLANTER
7. EXISTING ASPHALT
8. BUILDING ENTRANCE TO REMAIN
9. 6' X 6' LANDSCAPE PLANTER-TYPICAL
10. ASPHALT PAVING
11. EXISTING ASPHALT PAVING
12. NEW ASPHALT TO TIE OF EXISTING ASPHALT
13. LINE OF ACCESS EASEMENT
14. NEW 6' WIDE CONCRETE SIDEWALK
15. NEW HANDICAP RAMP
16. EXISTING LANDSCAPE BUFFER
17. EXISTING SIGN TO BE CHANGED TO READ "PARKING ENTRANCE" THE SIGN SHALL ALSO INDICATE THAT THIS PARKING LOT IS FOR THE USE OF THE 4-STORY AND/OR THE 200-STORY OFFICE BUILDINGS LOCATED ON SP SUN LANE.
18. EXISTING SIGN STOP
19. EXISTING BRICK PAVER CROSSWALK
20. STOP SIGN

GENERAL NOTES

A. HANDICAP PARKING SHALL BE CONTAINED WITHIN THE EXISTING PARKING STRUCTURE AND SURFACE PARKING DIRECTLY SOUTH OF THE PHASE III OFFICE BUILDING.
B. THE EXISTING PARKING LOTS WILL REMAIN AS SHOWN IN PT. 2. THE NEW PARKING LOTS WILL REMAIN AS SHOWN. IF LOTS SHOWN ARE DEVELOPED IN THE FUTURE, THE REQUIRED NUMBER OF PARKING SPACES TO SERVE THE BUILDINGS SHALL BE ACCOUNTED FOR.

JEFFERSON PARKING LOT COUNT:

TOTAL NUMBER OF PARKING SPACES: 318
TOTAL NUMBER OF COMPACT PARKING SPACES: 9

FARNING BARD TATUM

ARCHITECTS | AIA

6100 Indian School Rd. NE — 505-883-5300
Albuquerque NM — 505-884-5990

Project	SUN HEALTHCARE GROUP, INC. WORLD HEADQUARTERS BUILDING AND PARKING STRUCTURE 98 SUN AVE NE ALBUQUERQUE, NEW MEXICO
Sheet Title	SITE PLAN-JEFFERSON

Date | Description

Sheet

DRB-3

3 of 8

GENERAL NOTES
KEYED NOTES
JEFFERSON PARKING LOT COUNT:
ADMINISTRATIVE AMENDMENT
1000389
Goodman Realty Group
Sun Parking Addition
101 Sun Ave.
Albuquerque, NM
Dekker
Perich
Sabatini
Key Plan
Enlarged Site Plan
North Lot
A001
EXISTING CROWN PLAZA
PARKING DRIVE
EXISTING PARKING LOT
JEFFERSON
SAN FRANCISCO
Enlarged Site Plan - North Lot

GENERAL NOTES

KEYED NOTES

Dekker
Perich
Sabatini

MASTHEAD PARKING LOT COUNT:

ADMINISTRATIVE AMENDMENT

Goodman Realty Group
Sun Parking Addition
101 Sun Ave.
Albuquerque, NM

Key Plan

Enlarged Site Plan - South Lot

PAN AMERICAN FREEWAY

NORTH PINO ARROYO CHANNEL

MASTHEAD

(A1) SECTION DETAIL

(B1) CONCRETE CURB & GUTTER

(B2) CONCRETE CURB DETAIL

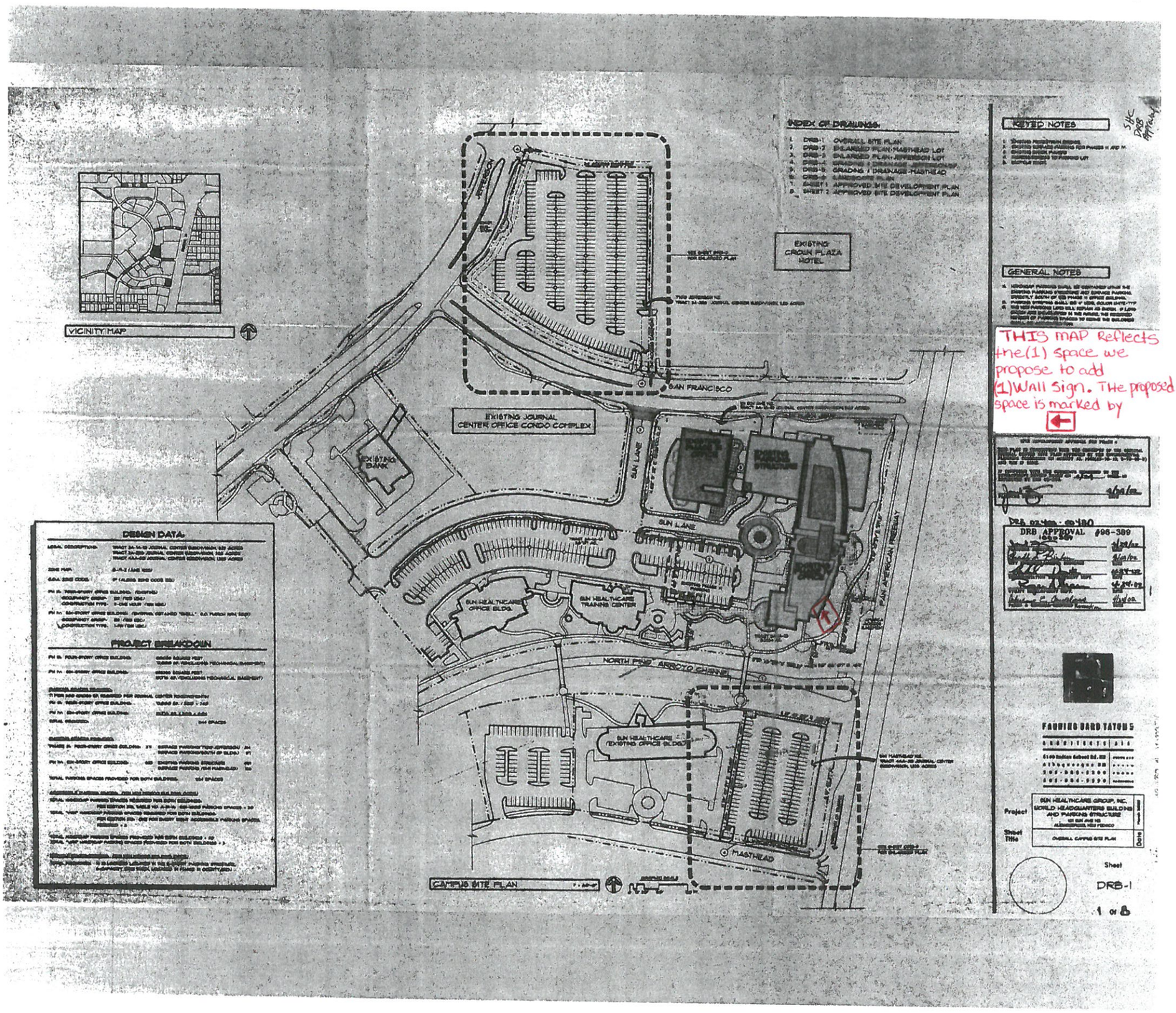
(C1) PLAN DETAIL

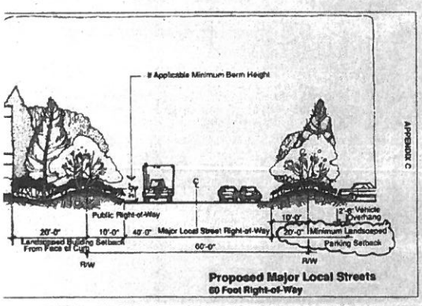
(C2) CONCRETE CURB @ RAMP

(D1) PLAN DETAIL

(D2) SECTION DETAIL

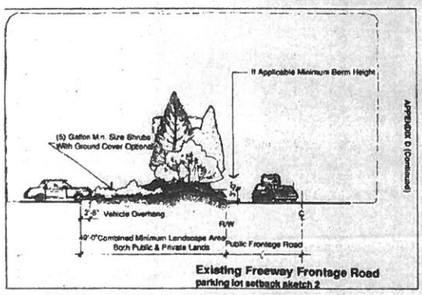
(E2) LIGHT POLE BASE


VICINITY MAP
INDEX OF DRAWINGS
DRB-1 OVERALL SITE PLAN
DRB-2 ENLARGED PLAN-MASTHEAD LOT
DRB-3 ENLARGED PLAN-JEFFERSON LOT
DRB-5 GRADING / DRAINAGE-MASTHEAD
DRB-6 LANDSCAPE PLAN
SHEET 1 APPROVED SITE DEVELOPMENT PLAN
SHEET 2 APPROVED SITE DEVELOPMENT PLAN
EXISTING CROWN PLAZA HOTEL
EXISTING JOURNAL CENTER OFFICE CONDO COMPLEX
EXISTING BANK
SAN FRANCISCO
SUN LANE
SUN HEALTHCARE OFFICE BLDG.
SUN HEALTHCARE TRAINING CENTER
NORTH FRIO ARROYO CHICO
SUN HEALTHCARE (EXISTING OFFICE BLDG)
MASTHEAD
PAN AMERICAN FREEWAY
CAMPUS SITE PLAN
DESIGN DATA
PROJECT BREAKDOWN
KEYED NOTES
GENERAL NOTES
THIS MAP Reflects the (1) space we propose to add (1) Wall Sign. The proposed space is marked by
DRB APPROVAL #96-389
PARKING CARD TATOS
SUN HEALTHCARE GROUP, INC.
WORLD HEADQUARTERS BUILDING AND PARKING STRUCTURE
Project
Sheet Title
OVERALL CAMPUS SITE PLAN
Sheet
DRB-1
1 of 8



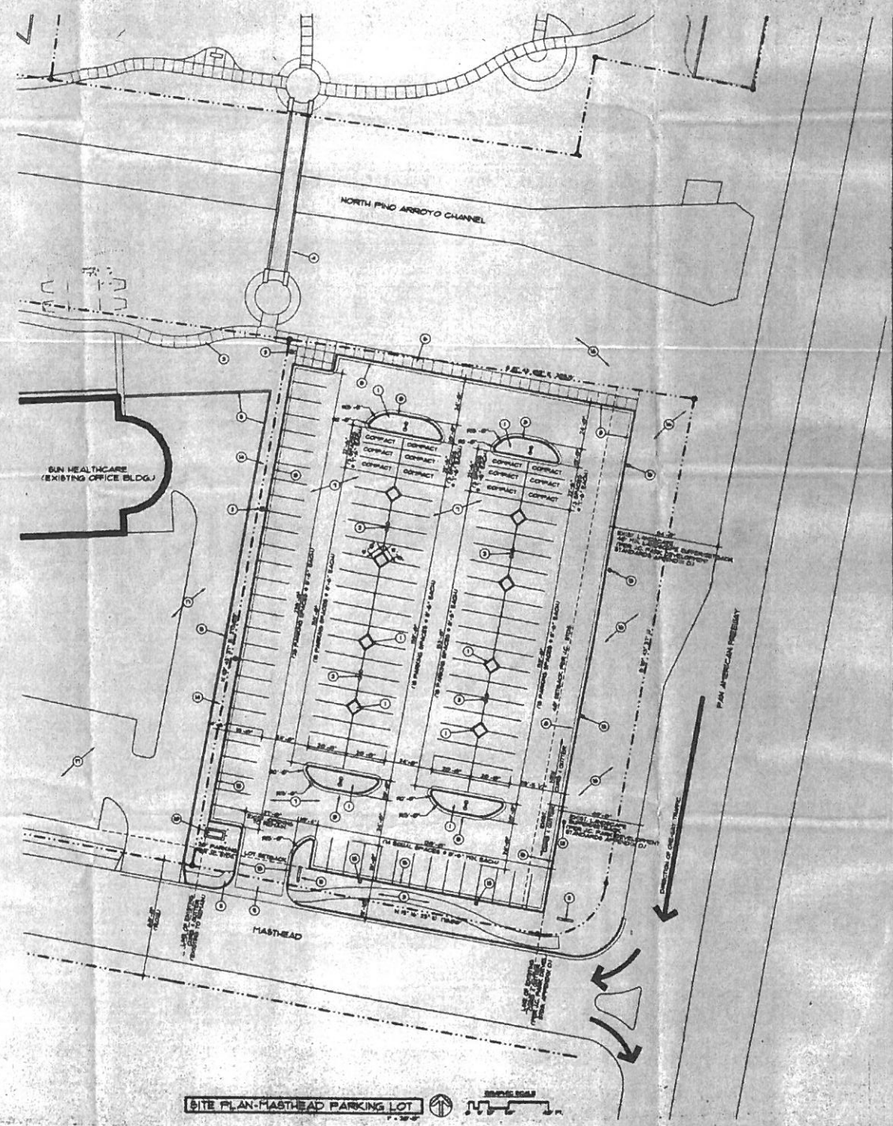
JOURNAL CENTER'S "PARK DEVELOPMENT STANDARDS"
(Page 38, Appendix C)

APPENDIX C



JOURNAL CENTER'S "PARK DEVELOPMENT STANDARDS"
(Page 37, Appendix D)

APPENDIX D (continued)



SITE PLAN-MASTHEAD PARKING LOT

DRAWING SCALE

KEYED NOTES

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GENERAL NOTES

A. HANDICAP PARKING SHALL BE CONTAINED WITHIN THE EXISTING PARKING STRUCTURE AND SURFACE PARKING DIRECTLY SOUTH OF THE PHASE III OFFICE BUILDING.
B. PARKING STRIPING SHALL BE 4" WIDE GOLDEN GATE.
C. THE NEW PARKING LOTS WILL REMAIN AS SHOWN. IF LATER SHOWN ARE DEVELOPED IN THE FUTURE, THE REQUIRED NUMBER OF PARKING SPACES TO SERVE THE BUILDINGS SHALL BE ACCOMMODATED.

SOUTH PARKING LOT COUNT:

TOTAL NUMBER OF PARKING SPACES: 264
TOTAL NUMBER OF COMPACT PARKING SPACES: 13 (12 % OF TOTAL FOR THIS LOT)

FANNING DARD TATUM S

A R C H I T E C T S | A I A

6100 Indian School Rd. NE
Albuquerque NM
505-883-5500
505-884-9500 FAX/PHONE

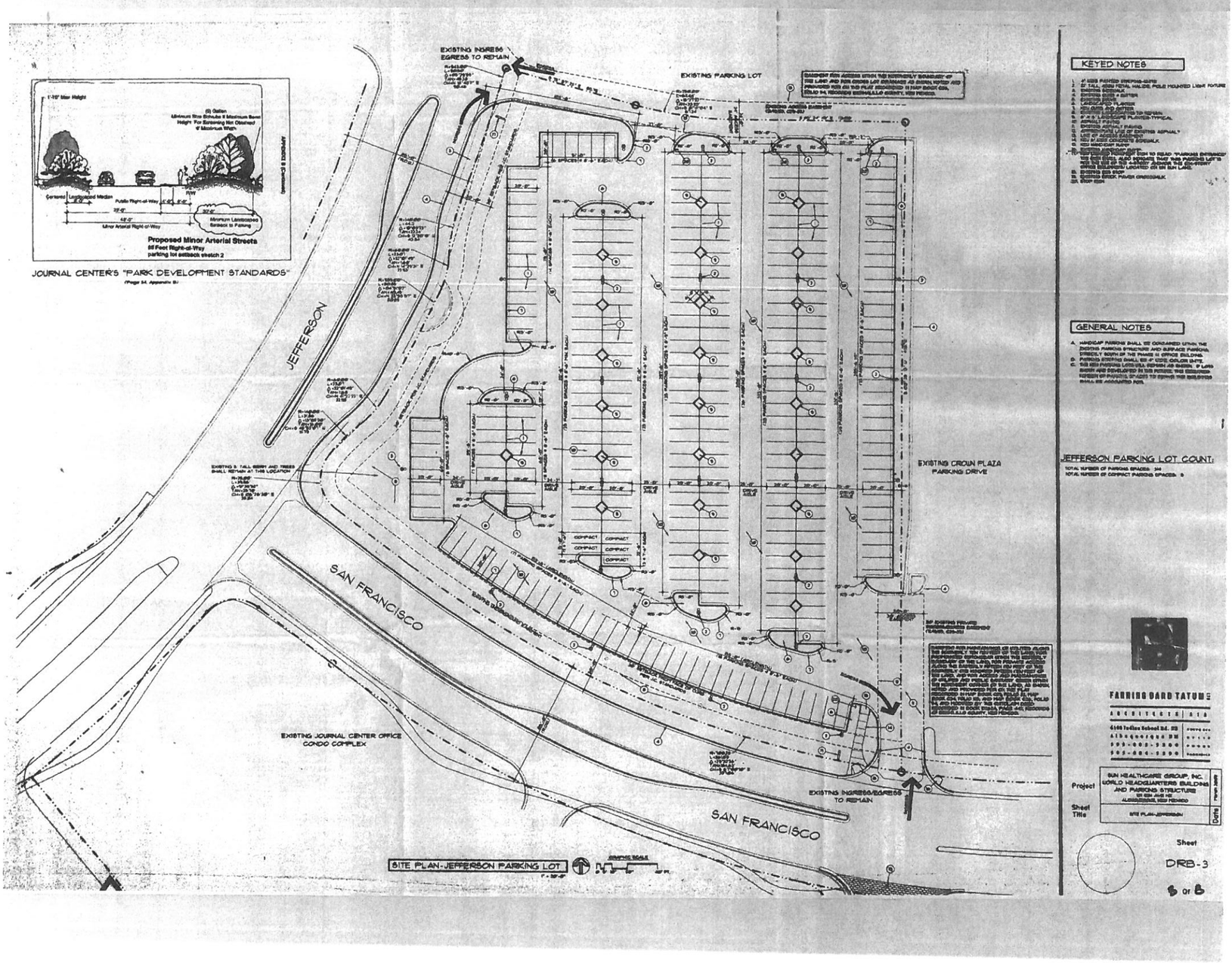
Project	SUN HEALTHCARE GROUP, INC. WORLD HEADQUARTERS BUILDING AND PARKING STRUCTURE SE NAN AND NE ALBUQUERQUE, NEW MEXICO
Sheet Title	SITE PLAN-MASTHEAD

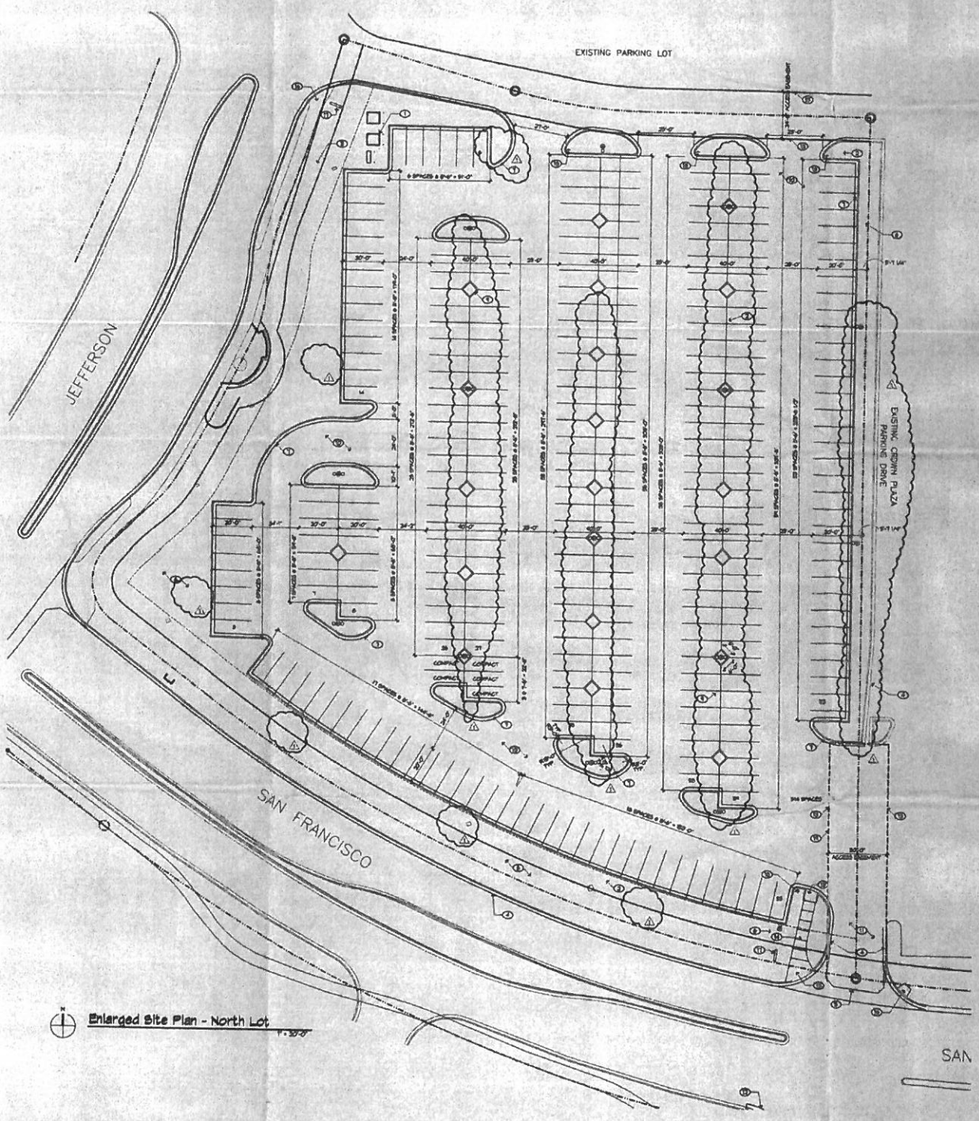
Date | Revisions

Sheet

DRB-2

2 of 8


JOURNAL CENTER'S "PARK DEVELOPMENT STANDARDS"
Proposed Minor Arterial Streets
JEFFERSON
SAN FRANCISCO
SAN FRANCISCO
EXISTING PARKING LOT
EXISTING INGRESS EGRESS TO REMAIN
EXISTING CROWN PLAZA PARKING DRIVE
EXISTING JOURNAL CENTER OFFICE CONDO COMPLEX
EXISTING INGRESS/EGRESS TO REMAIN
SITE PLAN-JEFFERSON PARKING LOT
KEYED NOTES
GENERAL NOTES
JEFFERSON PARKING LOT COUNT:
FARRING DARD TATUM
Project
Sheet Title
Sheet
DRB-3



Enlarged Site Plan - North Lot

GENERAL NOTES

A. DESIGN SHALL AND PARKING EXACERATIONS TO BE AS SPECIFIED IN THE APPROVED DRB PROJECT # 2006D-0BRD, PR-NR, 1000389.

KEYED NOTES

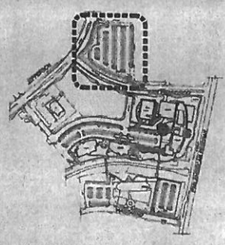
1. NEW TRANSFORMER PAD LOCATION PER PNM STANDARDS. PROTECTIVE BOLLARD PER DETAIL A/A0001.
2. LIGHT POLE, REFERENCE DRAWING FOR BASE DETAIL.
3. EXISTING SIDEWALK.
4. EXISTING CURB AND GUTTER
5. EXISTING DRIVE.
6. LANDSCAPED PLANTER.
7. NEW CURB AND GUTTER PER STANDARD.
8. NEW SIDEWALK CONNECTION TO EXISTING.
9. 6' X 6' VEHICLE SAFETY SIGHT - TYP. PER DETAIL, DRAWING C2. ASPHALT PATCHING.
11. EXISTING ASPHALT PARKING, VERIFY EXTENTS AND HATCH.
12. EXISTING SPACE PAVER CROSSWALK.
13. LINE OF ACCESS EASEMENT.
14. NEW 4' WIDE CONCRETE SIDEWALK PER DETAIL DRAWING.
15. NEW PEDESTRIAN RAMP PER DETAIL DRAWING.
16. SIGN PER DETAIL DRAWING.
17. NON-LIMITED HORIZONTAL SIGN TO READ: "PARKING ENTRANCE THE SIGN SHALL ALSO INDICATE THAT THE PARKING LOT IS FOR THE USE OF THE HISTORY ADDITION, THE 4 STORE SUN HEALTH BUILDINGS. SIGN DESIGN PER CARPIO STANDARDS.
18. STOP SIGN.
19. APPROXIMATE EDGE OF EXISTING ASPHALT, VERIFY EXTENTS AND MATCH GRADES.

JEFFERSON PARKING LOT COUNT:

214 TOTAL SPACES, 5 TO BE COMPACT

ADMINISTRATIVE AMENDMENT
File #1000389 Project # 1000389
Parking lot changes
APPROVED BY DATE

1000389



Key Plan

Dekker Perich Sabatini
6601 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
Fax 761-4222
dps@dpsdesign.com
ARCHITECT

STATE OF NEW MEXICO
DEKKER & PERICH
No. 3203
REGISTERED ARCHITECT

ENGINEER

PROJECT

Goodman Realty Group
Sun Parking Addition
101 Sun Ave.
Albuquerque, NM

REVISIONS
1 01-05-06
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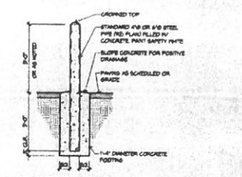
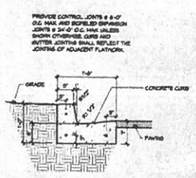
DRAWN BY
REVIEWED BY
DATE November 18, 200
PROJECT NO.
DRAWING NAME
Enlarged Site Plan
North Lot

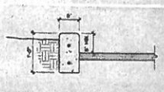
SHEET NO.
A001
OF



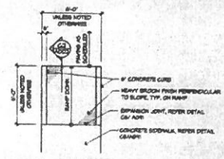
A1 SECTION DETAIL



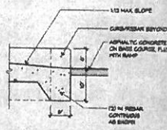
B1 CONCRETE CURB & GUTTER



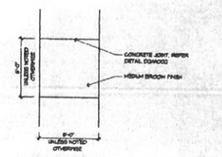
B2 CONCRETE CURB DETAIL



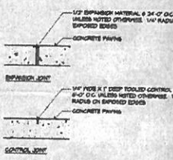
C1 PLAN DETAIL



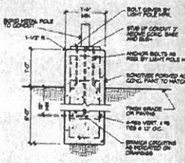
C2 CONCRETE CURB @ RAMP



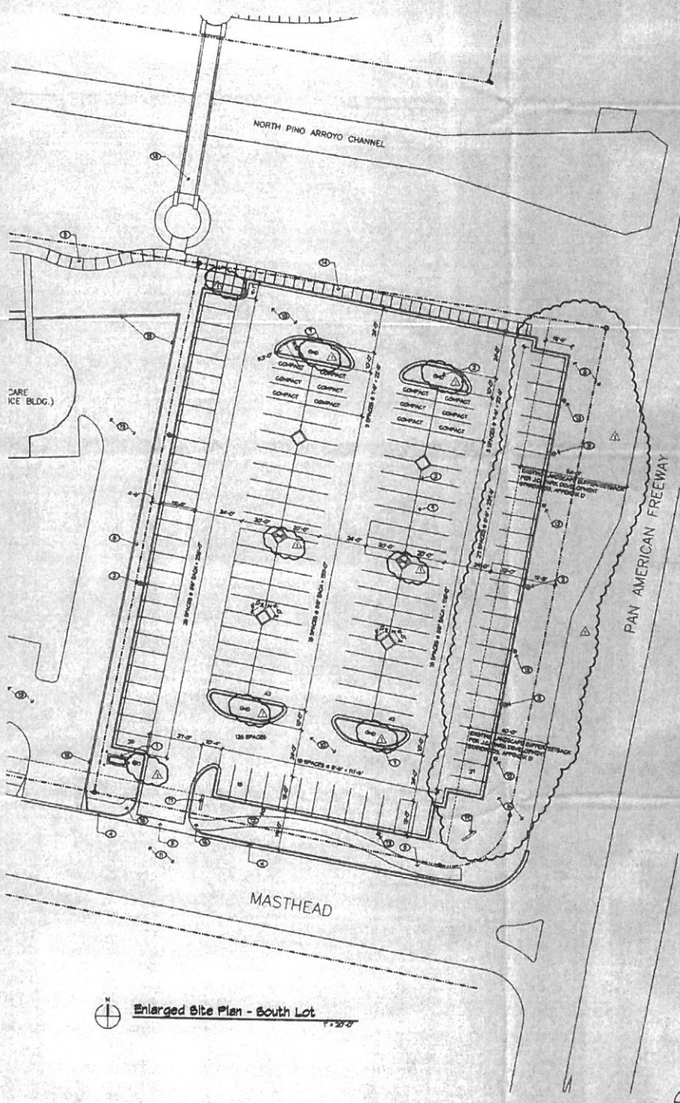
D1 PLAN DETAIL



D2 SECTION DETAIL



E2 LIGHT POLE BASE



Enlarged Site Plan - South Lot

GENERAL NOTES

A. DESIGN DATA AND PARKING CALCULATIONS TO BE AS SPECIFIED IN THE APPROVED DRB PACKAGE 1 DRB20-00060, 99-DR, 1000024

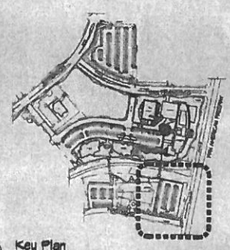
KEYED NOTES

1. EXISTING TRANSFORMER
2. LIGHT POLE REFERENCE EDWARDS FOR BASE DETAIL.
3. EXISTING SIDEWALK
4. EXISTING CURB AND GUTTER
5. EXISTING PAVING
6. NOT USED
7. NEW CURB AND GUTTER PER EDWARDS.
8. EXISTING LANDSCAPING TO REMAIN.
9. 3' W X 8' LANDSCAPE PLANTER - TYP. PER DETAIL EDWARDS
10. ASPHALT PAVING
11. EXISTING ASPHALT PAVING, VERIFY EXISTS AND PATCH GRADED.
12. NEW CONCRETE
13. EXISTING SUN HEALTH PARKING LOT TO REMAIN
14. NEW 4' WIDE CONCRETE SIDEWALK PER DETAIL EDWARDS. CONNECT TO EXISTING WHERE AT ASPHALT PAVING
15. EXISTING RETAINING WALL TO REMAIN
16. EXISTING HANDICAP RAMP
17. NEW LIMITED HEIGHT SIGN TO READ "PARKING ENTRANCE" THE SIGN SHALL ALSO INDICATE THAT THIS PARKING LOT IS FOR THE USE OF THE 4-STORY AND/OR THE 2 STORY SUN HEALTH BUILDINGS. SIGN DESIGN PER EDWARDS STANDARDS.
18. CONTROL EXPANSION BRACE
19. NEW HEADHEAT SIGN PER CABRINI STANDARDS

MASTHEAD PARKING LOT COUNT:

153 TOTAL SPACES, 13 TO BE COMPACT

ADMINISTRATIVE AMENDMENT
File # DRB-00060 Project # 1000024
Parking lot changes
APPROVED BY 11/14/00 DATE



Key Plan

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dpsinfo@dpsinfo.com

ARCHITECT

STATE OF NEW MEXICO
CHRISTOPHER S. GUNDERS
No. 3353
REGISTERED ARCHITECT

ENGINEER

PROJECT

Goodman Realty Group
Sun Parking Addition
101 Sun Ave.
Albuquerque, NM

REVISIONS

DRAWN BY
REVIEWED BY
DATE November 14, 20
PROJECT NO.
DRAWING NAME
Enlarged Site Plan
South Lot

SHEET NO. A002