PROJECT NUMBER: PROJECT #PR-2021-006237

Application Number: SI-2021-01915

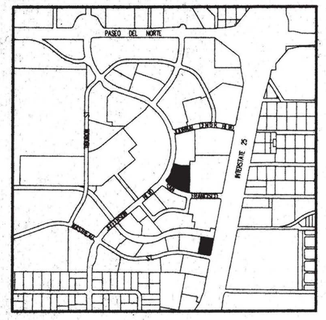
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC 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 APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

2/16/18



VICINITY MAP

INDEX OF DRAWINGS:

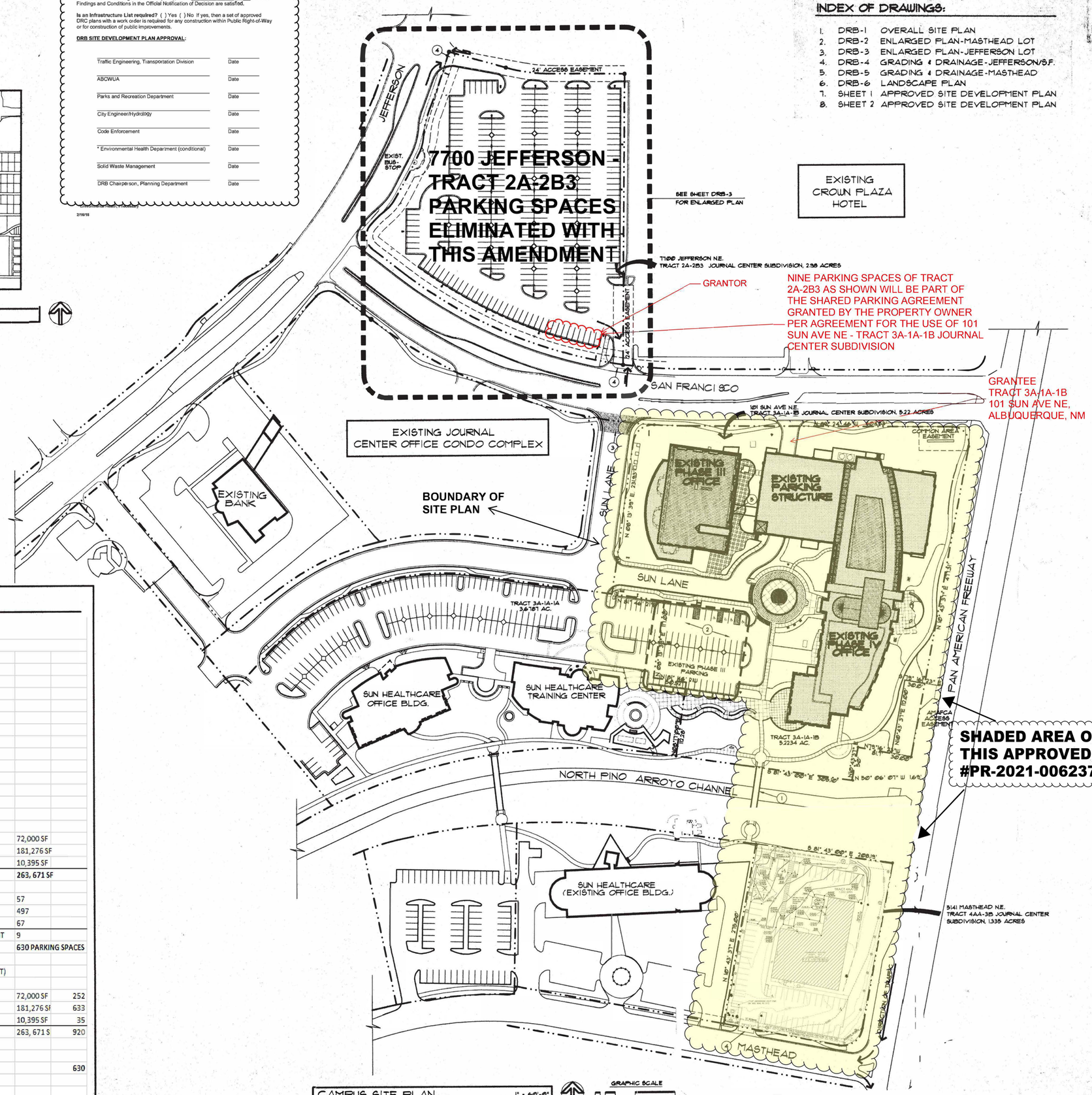
1. DRB-1 OVERALL SITE PLAN
2. DRB-2 ENLARGED PLAN-MASTHEAD LOT
3. DRB-3 ENLARGED PLAN-JEFFERSON LOT
4. DRB-4 GRADING & DRAINAGE-JEFFERSON/S.F.
5. DRB-5 GRADING & DRAINAGE-MASTHEAD
6. DRB-6 LANDSCAPE PLAN
7. SHEET 1 APPROVED SITE DEVELOPMENT PLAN
8. SHEET 2 APPROVED SITE DEVELOPMENT PLAN

KEYED NOTES

1. EXISTING PEDESTRIAN BRIDGE.
2. EXISTING SURFACE PARKING FOR PHASES III AND IV.
3. EXISTING BRICK PAVERS
4. INGRESS/EGRESS 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 SHOWN ARE DEVELOPED IN THE FUTURE, THE REQUIRED NUMBER OF PARKING SPACES TO SERVE THE BUILDINGS SHALL BE ACCOUNTED FOR.



CAMPUS SITE PLAN 1" = 60'-0"

GRAPHIC SCALE 0 15' 30' 60' 120 FT.

DESIGN DATA:

SUN HEALTH CAMPUS
DESIGN DATA/ PARKING CALCUATIONS

LEGAL DESCRIPTION:	TRACT 3A-1A-1B - 5.223 ACRES (100 SUN AVENUE)		
	TRACT 4AA-3B - 1.3 ACRES (5141 MASTHEAD)		
	TRACT 2A-2B3 (PER SHARED PARKING AGREEMENT)		
COA ZONE CODE: NR-BP (BUSINESS PARK) (IP) PRIOR TO IDO			
COMPREHENSIVE PLAN CENTER: JOURNAL CENTER			
COMPREHENSIVE PLAN CENTER TYPE: EMPLOYMENT CENTER			
CITY DEVELOPMENT AREA: AREA OF CHANGE			
TRANSIT DESIGNATION: JEFFERSON/ PREMIUM TRANSIT CORRIDOR			
EXISTING STRUCTURES:	FOUR-STORY OFFICE BUILDING	72,000 SF	
	SIX-STORY OFFICE BUILDING	181,276 SF	
	SINGLE STORY OFFICE BUILDING	10,395 SF	
	TOTAL SQUARE FOOTAGE:	**263, 671 SF**	
PARKING SPACES PROVIDED:	FOUR STORY OFFICE BUILDING	57	
	SIX STORY OFFICE BUILDING	497	
	SINGLE STORY BUILDING	67	
	SPACES PER SHARED PARKING AGREEMENT	9	
	TOTAL PARKING PROVIDED:	**630 PARKING SPACES**	
PARKING SPACES REQUIRED:	(3.5 SPACES / 1,000 SQ. FT. GFA (UC-MS-PT)		
	FOUR-STORY OFFICE BUILDING	72,000 SF	252
	SIX-STORY OFFICE BUILDING	181,276 SF	633
	SINGLE STORY OFFICE BUILDING	10,395 SF	35
	TOTAL PARKING REQUIRED:	263, 671 S	920
Per IDO 5-5(C)(5)(e) Parking Study Reduction	TOTAL PARKING REQUIRED		630
(Approved April 25, 2022 by City of Albuquerque)			

SITE DEVELOPMENT APPROVAL FOR PHASE 4

THIS PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISION ON AUGUST 16, 1980(AX-79-13, Z-79-80-2) AND THE IP ZONE.

IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON 4/24, 2002 AS REFLECTED BY DRB 96-389.

PLANNING DIRECTOR — DATE 4/24/02

02400-00480

DRB APPROVAL #96-389

PLANNING DIRECTOR	DATE 4/24/02
CITY ENGINEER/AMAFCA DESIGNEE	DATE 4/24/02
TRANSPORTATION DEVELOPMENT DEPT.	DATE 4-24-02
UTILITY DEVELOPMENT DEPT.	DATE 4-24-02
PARKS & GENERAL SERVICES Recreation	DATE 4/24/02

PROJ #1000389

FANNING BARD TATUM III
ARCHITECTS | AIA
6100 Indian School Rd. NE — SUITE 200
Albuquerque NM — 87110
505-883-5200 — PHONE
505-884-5590 — FACSIMILE

Project: SUN HEALTHCARE GROUP, INC. WORLD HEADQUARTERS BUILDING AND PARKING STRUCTURE, 101 SUN AVE NE, ALBUQUERQUE, NEW MEXICO

Date: March 2002

Sheet Title: OVERALL CAMPUS SITE PLAN

Sheet DRB-1

CORRECTION TO DRB SITE PLAN AMENDMENT - PROJECT #1000389 / SI-2021-01915 | NEW PROJECT #PR-2021-006237