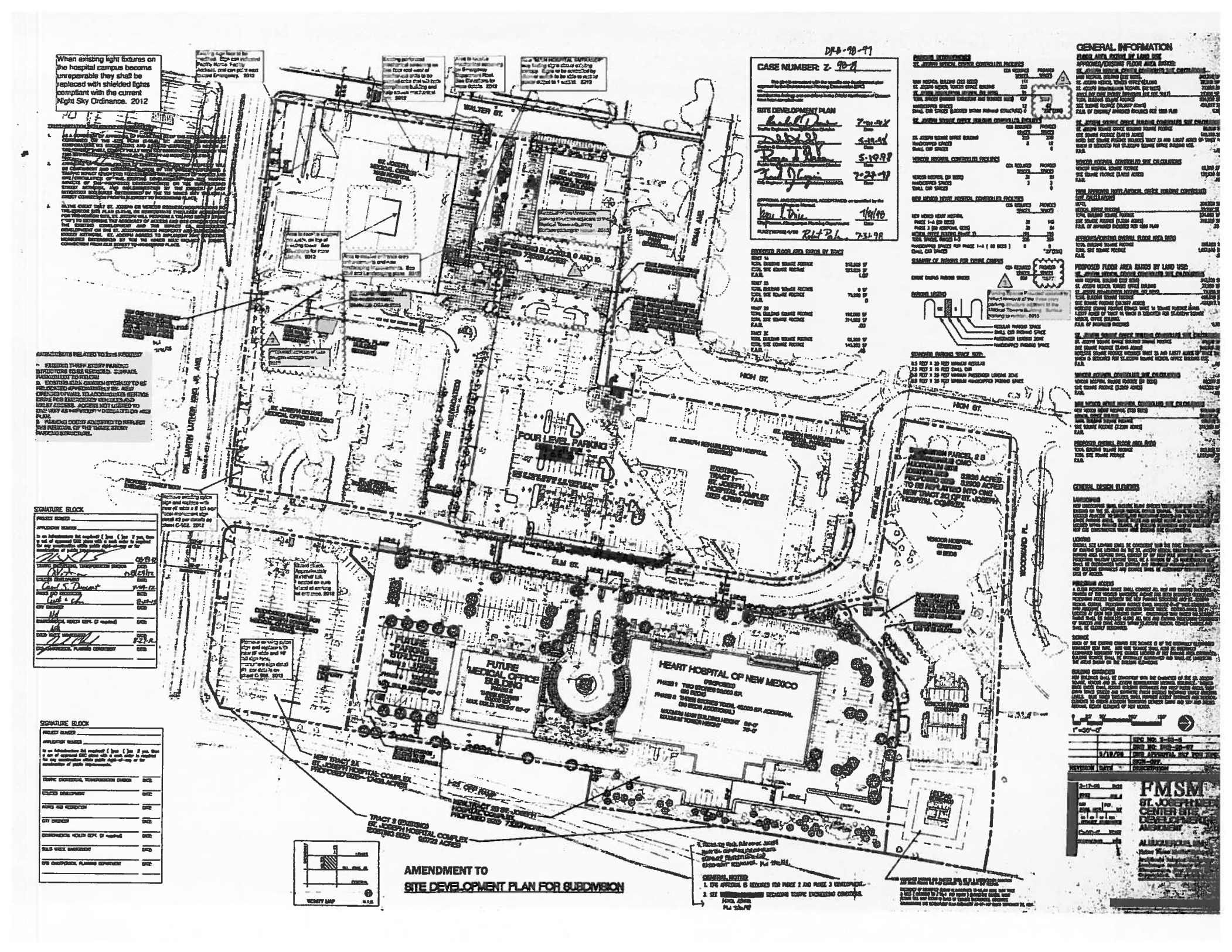
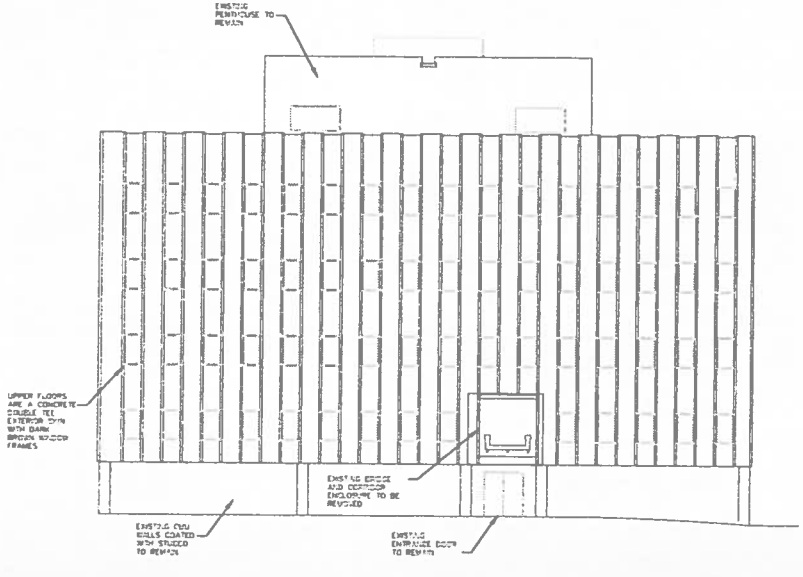
SITE DEVELOPMENT PLAN REDUCTIONS- proposed


When existing light fixtures on the hospital campus become unrepairable they shall be replaced with shielded lights compliant with the current Night Sky Ordinance. 2012
DRB-98-97
CASE NUMBER: Z-98-8
SITE DEVELOPMENT PLAN
GENERAL INFORMATION
WALTER ST.
HIGH ST.
ELM ST.
ROMA AVE.
DR. MARTIN LUTHER KING JR. AVE.
WOODWARD PL.
FOUR LEVEL PARKING STRUCTURE
FUTURE MEDICAL OFFICE BUILDING
HEART HOSPITAL OF NEW MEXICO
ST. JOSEPH REHABILITATION HOSPITAL
ST. JOSEPH MEDICAL OFFICE BUILDING
NEW TRACT 2A ST. JOSEPH HOSPITAL COMPLEX
TRACT 2 (EXISTING) ST. JOSEPH HOSPITAL COMPLEX
SIGNATURE BLOCK
AMENDMENT TO
SITE DEVELOPMENT PLAN FOR SUBDIVISION
FMSM
ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT AMENDMENT
ALBUQUERQUE, NM

BELOW IS THE EXISTING EASTERN ELEVATION OF THE EXISTING MEDICAL TOWERS PHYSICIANS BUILDING. THE ELEVATION IS DRAWN AS IF VIEWING THE BUILDING FROM 5' AWAY FROM THE BUILDING FACE

AN EXISTING PEDESTRIAN ACCESS BRIDGE WILL BE REMOVED WHERE THE BRIDGE WAS REMOVED AN INFILL PANEL WILL NEED TO BE CREATED TO COMPLETE THE BUILDING ENVELOPE

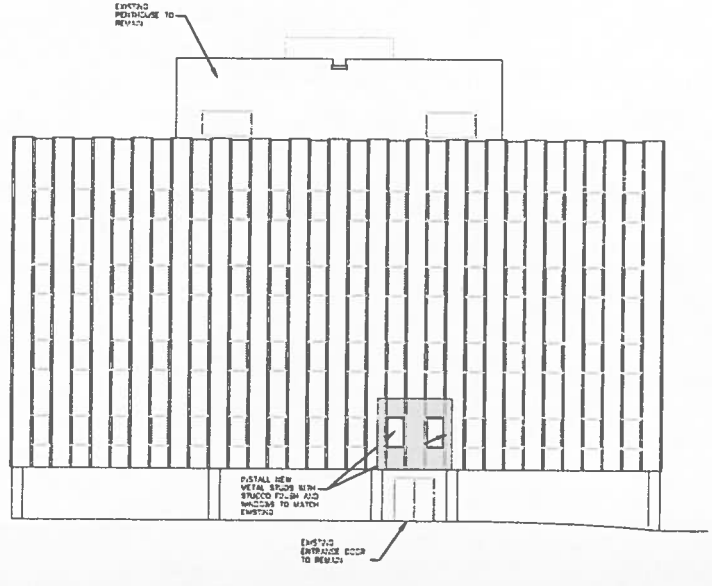


A1 EXISTING EAST ELEVATION

BELOW IS THE PROPOSED EASTERN ELEVATION OF THE EXISTING MEDICAL TOWERS PHYSICIANS BUILDING. THE ELEVATION IS DRAWN AS IF VIEWING THE BUILDING FROM 5' AWAY FROM THE BUILDING FACE.

THE NEW INFILL PANEL WILL BE DESIGNED TO MATCH (AS CLOSELY AS POSSIBLE) THE EXISTING DOUBLE TEE EXTERIOR STRUCTURE AND WINDOWS.

NO OTHER MODIFICATIONS ARE PROPOSED FOR THE ELEVATIONS OF THE BUILDING TENANT IMPROVEMENTS PLANS WILL BE CREATED TO RECONFIGURE THE INTERIOR SPACES TO ABSORB THE EXIT CORRIDOR INTO THE TENANT SPACES. THIS INTERIOR TENANT IMPROVEMENT WILL NOT ALTER THE EXTERIOR OF THE BUILDING.



A4 PROPOSED EAST ELEVATION

THE NATIONAL • MAJESTIC
DESIGN GROUP
Architects • Engineers • Interior Design
Planners • Urban Designers • LEEDS

120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP

PROJECT NAME

LOVELACE MEDICAL TOWER PARKING STRUCTURE RENOVATION

601 MARTIN LUTHER KING AVE NE, ALBUQUERQUE, NM 87102

LOVELACE HEALTH SYSTEMS, INC.

REVISIONS

No	Description	Date
1	ELEV. NARRATIVE	1.30.15

Copyright Design Group

Drawn by: Author
Checked by: Checker
Date: February 12, 2015
Project number: 4159
CAD File:

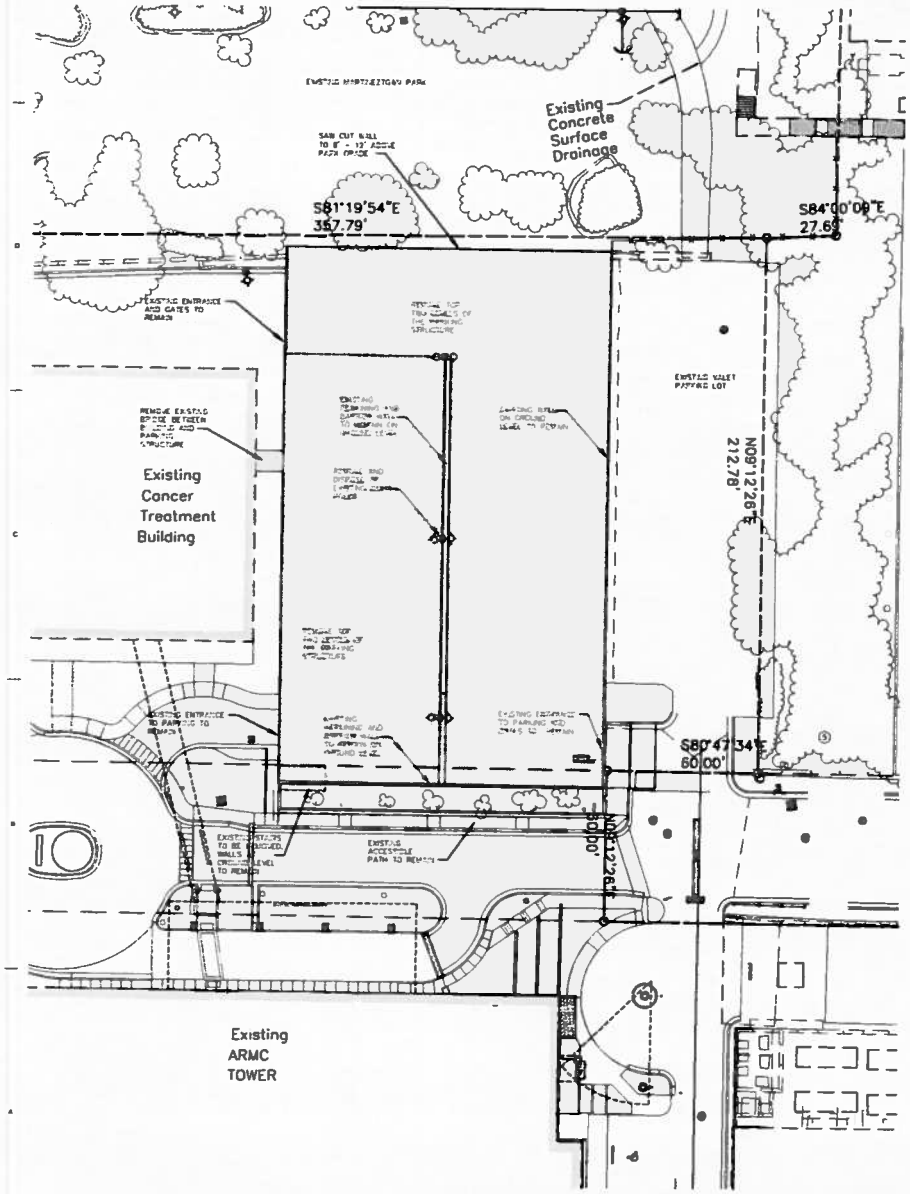
SHEET TITLE

EAST ELEVATIONS OF MEDIAL TOWERS BUILDING

SHEET NUMBER

SDP for SUB-2

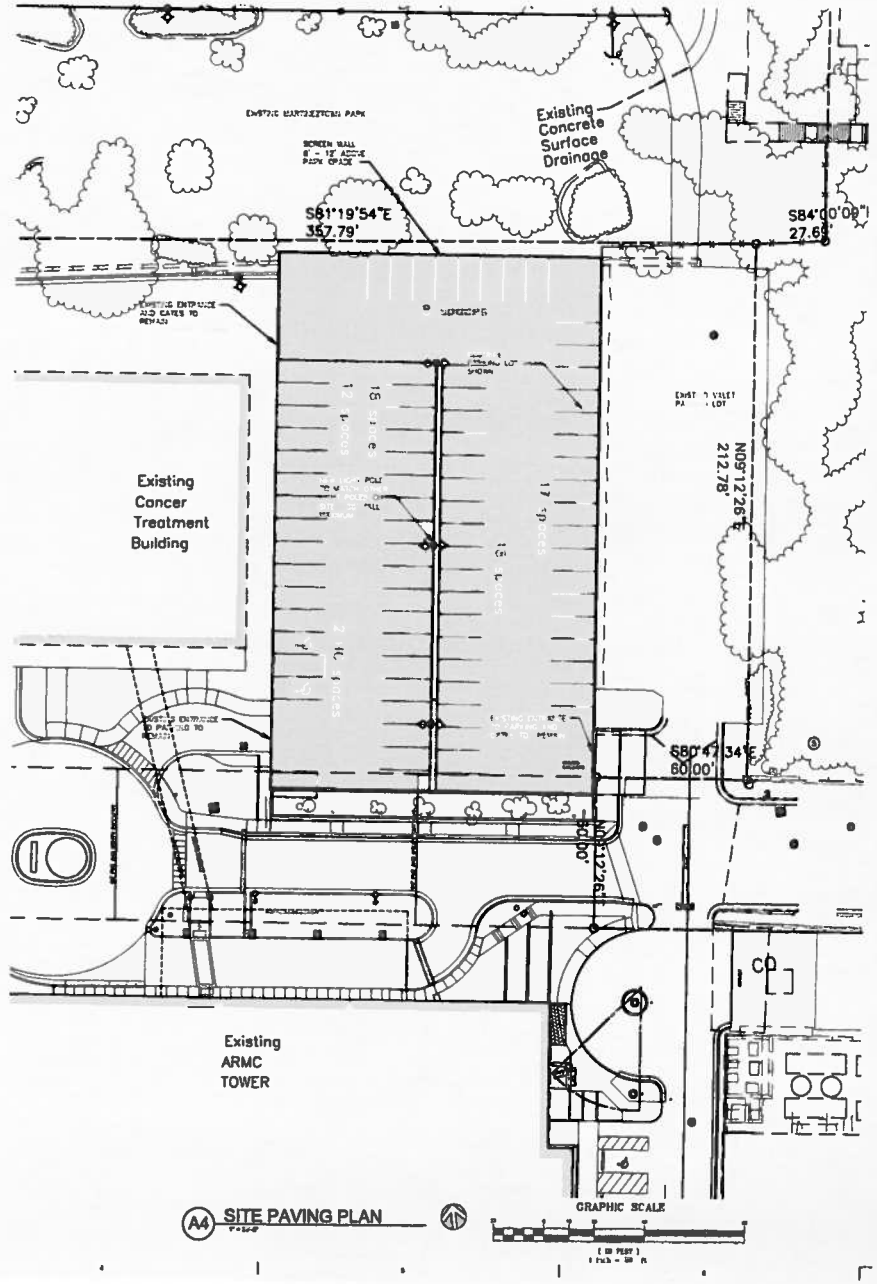
PARKING IN EXISTING STRUCTURE
80± PARKING SPACES PER DECK
3 FLOORS = 223 SPACES



A1 SITE DEMOLITION PLAN

GRAPHIC SCALE

PARKING ON SURFACE LOT
75 TOTAL PARKING SPACES
2 HC SPACES



A4 SITE PAVING PLAN

GRAPHIC SCALE

DESIGN GROUP
Architecture • Engineering • Interior Design
Planning • Urban Design • LEED®
120 Vassar Drive SE Suite 100
Albuquerque New Mexico 87106
T 505 348 4000 • F 505 348 4001

CONSULTANT

STAMP

PROJECT NAME
LOVELACE MEDICAL TOWER PARKING STRUCTURE RENOVATION

601 MARTIN LUTHER KING AVE NE
ALBUQUERQUE, NM 87102

LOVELACE HEALTH SYSTEMS, INC.

REVISIONS

No.	Description	Date
1	PLANNING SUBMITTAL	2.20.15

Copyright Design Group

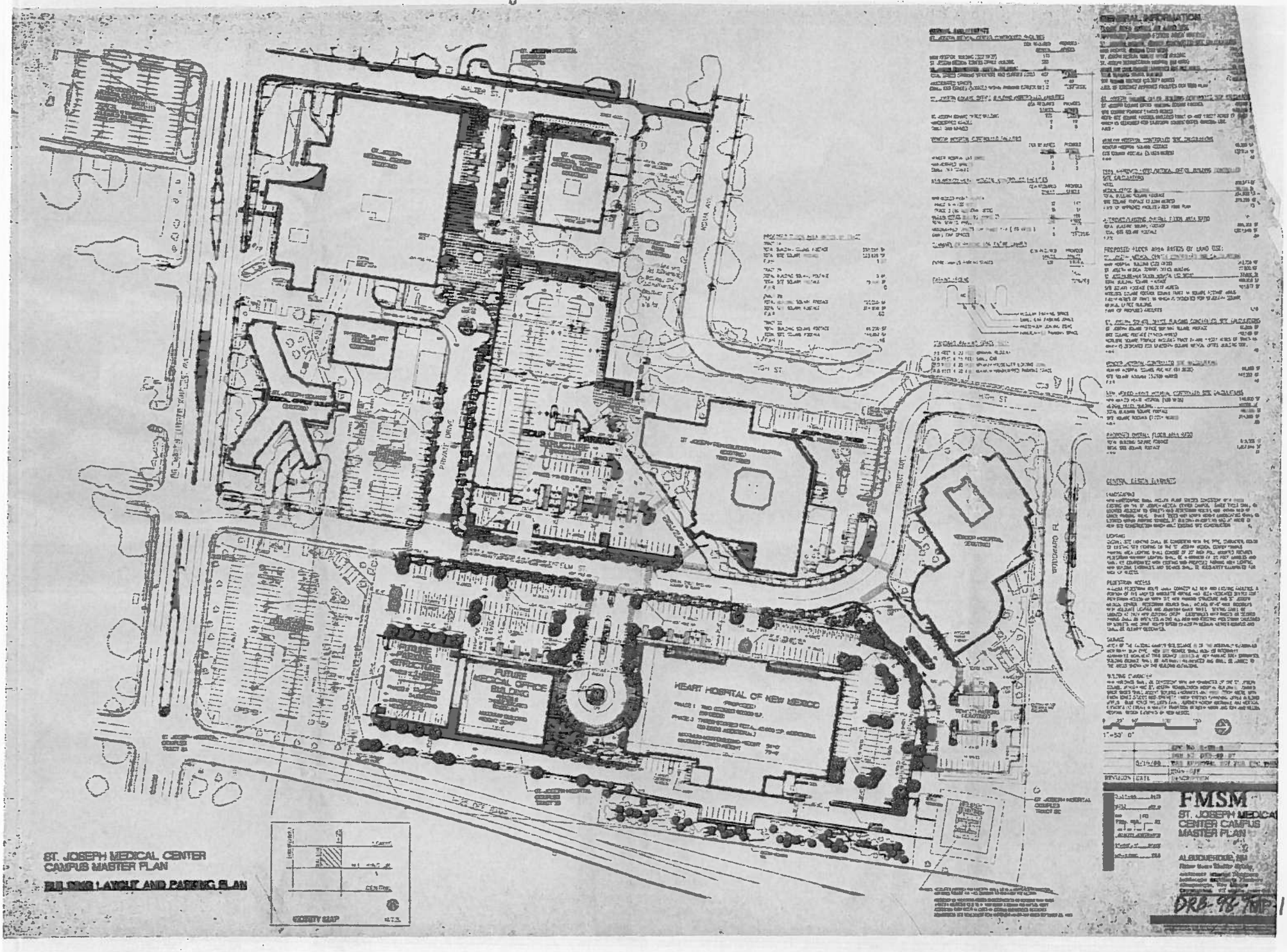
Drawn by: Author
Checked by: Checker
Date: February 20, 2015
Project number: 0000
CAD file name:

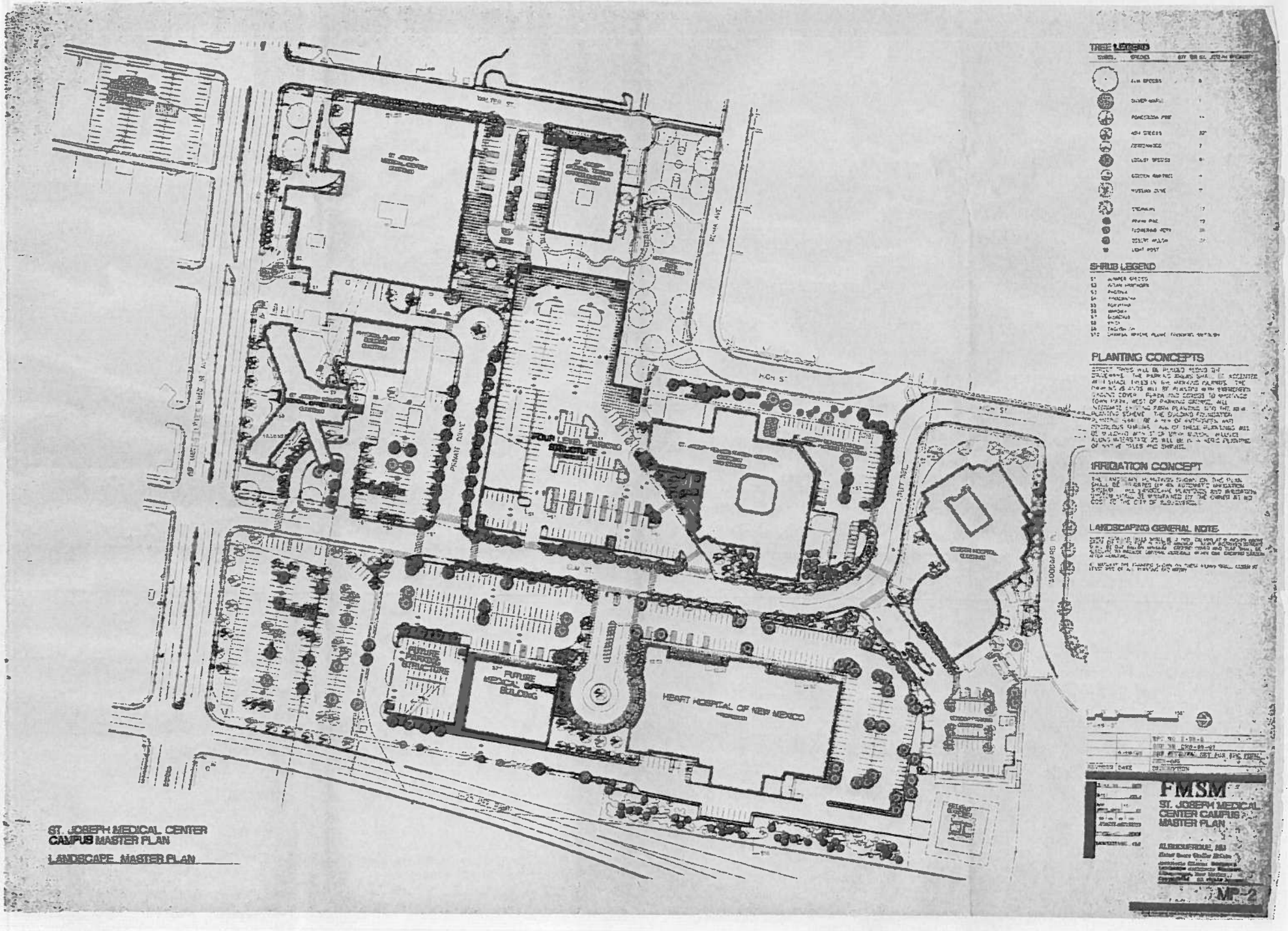
SHEET TITLE
SITE DEMOLITION AND PAVING PLANS

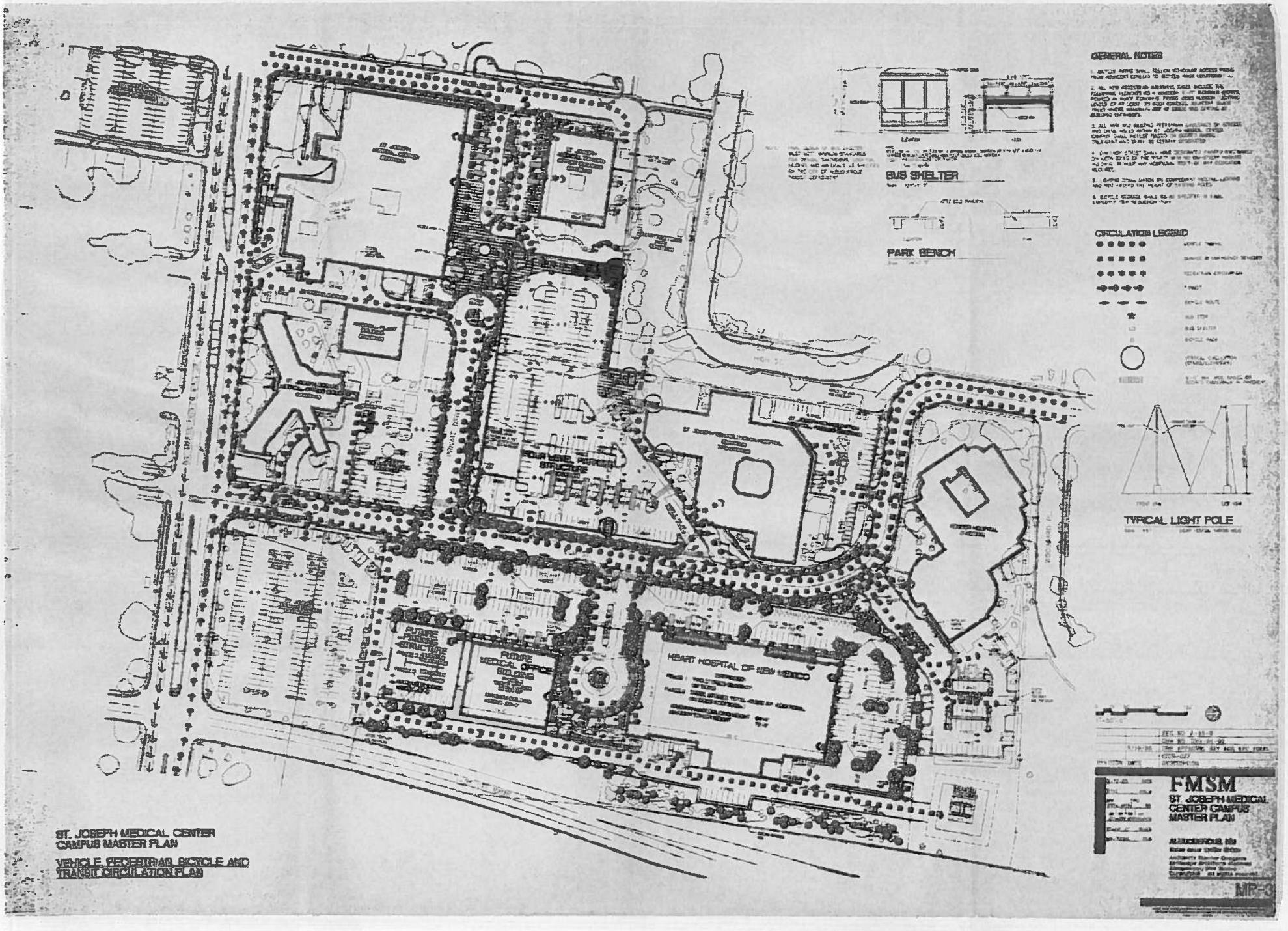
SHEET NUMBER
SDP for SUB-1

SITE DEVELOPMENT PLAN REDUCTIONS-

1998 Master Development Plan


ST. JOSEPH MEDICAL CENTER
CAMPUS MASTER PLAN
BUILDING LAYOUT AND PARKING PLAN
VICINITY MAP
FUTURE MEDICAL OFFICE BUILDING
HEART HOSPITAL OF NEW MEXICO
GENERAL INFORMATION
FMSM
ST. JOSEPH MEDICAL CENTER CAMPUS MASTER PLAN
ALBUQUERQUE, NM
DRB-98-


TREE LEGEND
SHRUB LEGEND
PLANTING CONCEPTS
IRRIGATION CONCEPT
LANDSCAPING GENERAL NOTE
FOUR LEVEL PARKING STRUCTURE
FUTURE PARKING STRUCTURE
FUTURE MEDICAL OFFICE BUILDING
HEART HOSPITAL OF NEW MEXICO
FMSM
ST. JOSEPH MEDICAL CENTER CAMPUS MASTER PLAN
ALBUQUERQUE, NM
MP-2
ST. JOSEPH MEDICAL CENTER
CAMPUS MASTER PLAN
LANDSCAPE MASTER PLAN



GENERAL NOTES

1. BICYCLE PARKING SHALL REQUIRE SCHEDULED ACCESS FROM ADJACENT STREETS TO BICYCLE RACK LOCATIONS.

2. ALL NEW ACCESSIBLE OBSTACLES SHALL INCLUDE THE FOLLOWING ELEMENTS AS A MINIMUM: 1. 11' RUNNING SLOPES, MEASURED AT ANY CONSTANT PHYSICAL CODE ALLOWED SLOPING LENGTH OF NO LESS THAN EIGHT CONSECUTIVE RUNNING SLOPES WHERE ADDITIONAL ADA OR CODE HAS BEEN APPLIED AT BUILDING ENTRANCES.

3. ALL NEW BUS SHELTERS, PEDESTRIAN LANDSCAPED BY ADDED AND DRIVE AISLES WITHIN 81' ADJACENT MEDIAN. STREET CONCRETE SHALL MATCH PLACED IN ADJACENT AREAS. TRUE GRAY AND SHALL BE CONCRETE DEMOLITED.

4. ONE NEW STREET SHALL HAVE DESIGNATED PARKING ENCHANCE ON EACH SIDE OF THE STREET AS TO BE DETERMINED WITH ADJACENT BUILDING. BUILDING ADDITIONAL PARKING AS MAY BE REQUIRED.

5. EXISTING STRUCTURES OR COMPONENTS INCLUDING LANDINGS AND RAMPS WITHIN THE RIGHT OF WAY SHALL BE REMOVED.

6. BICYCLE RACKS SHALL BE AS SHOWN IN THE DETAILS.

FMSM

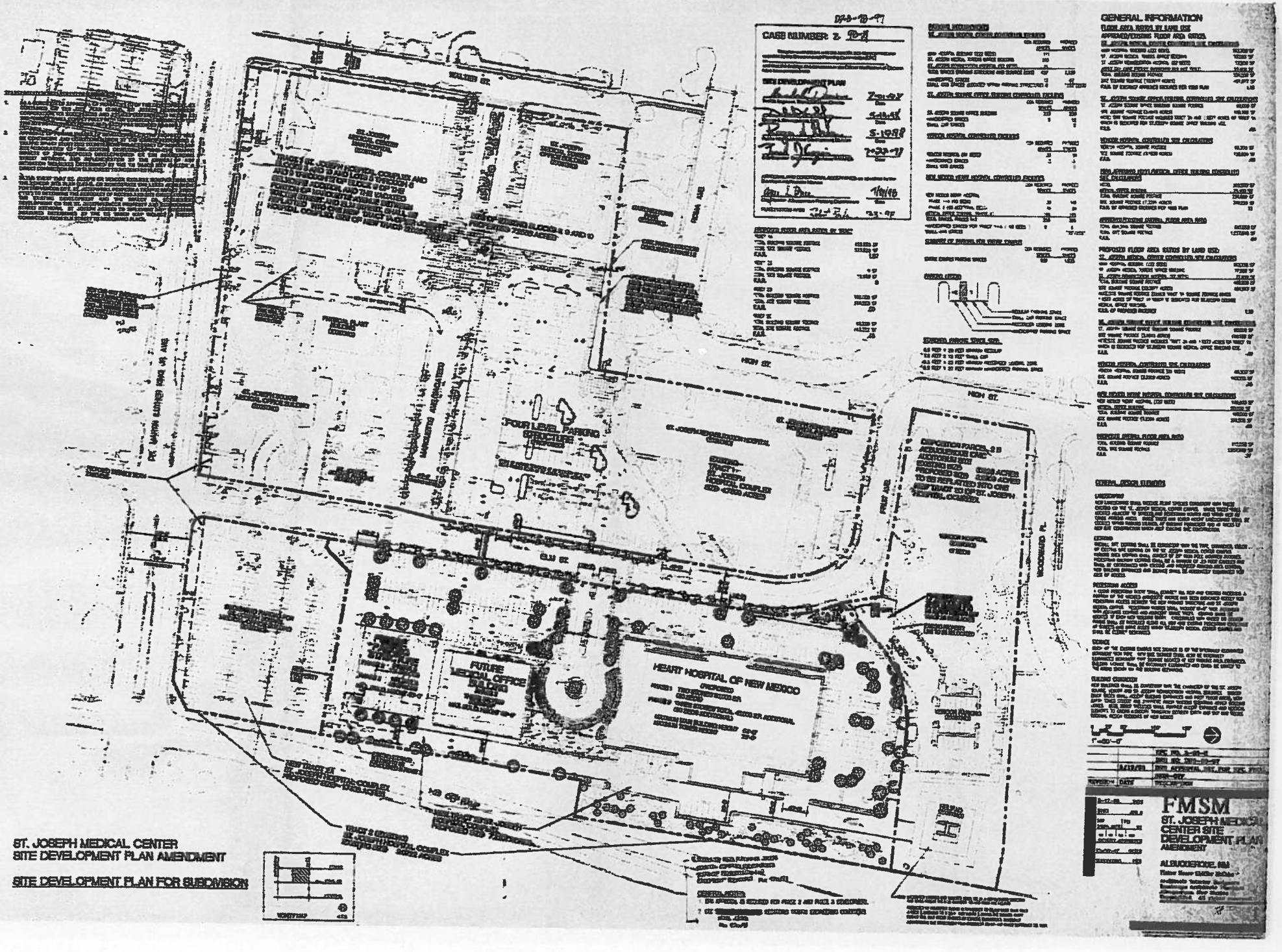
ST. JOSEPH MEDICAL CENTER CAMPUS MASTER PLAN

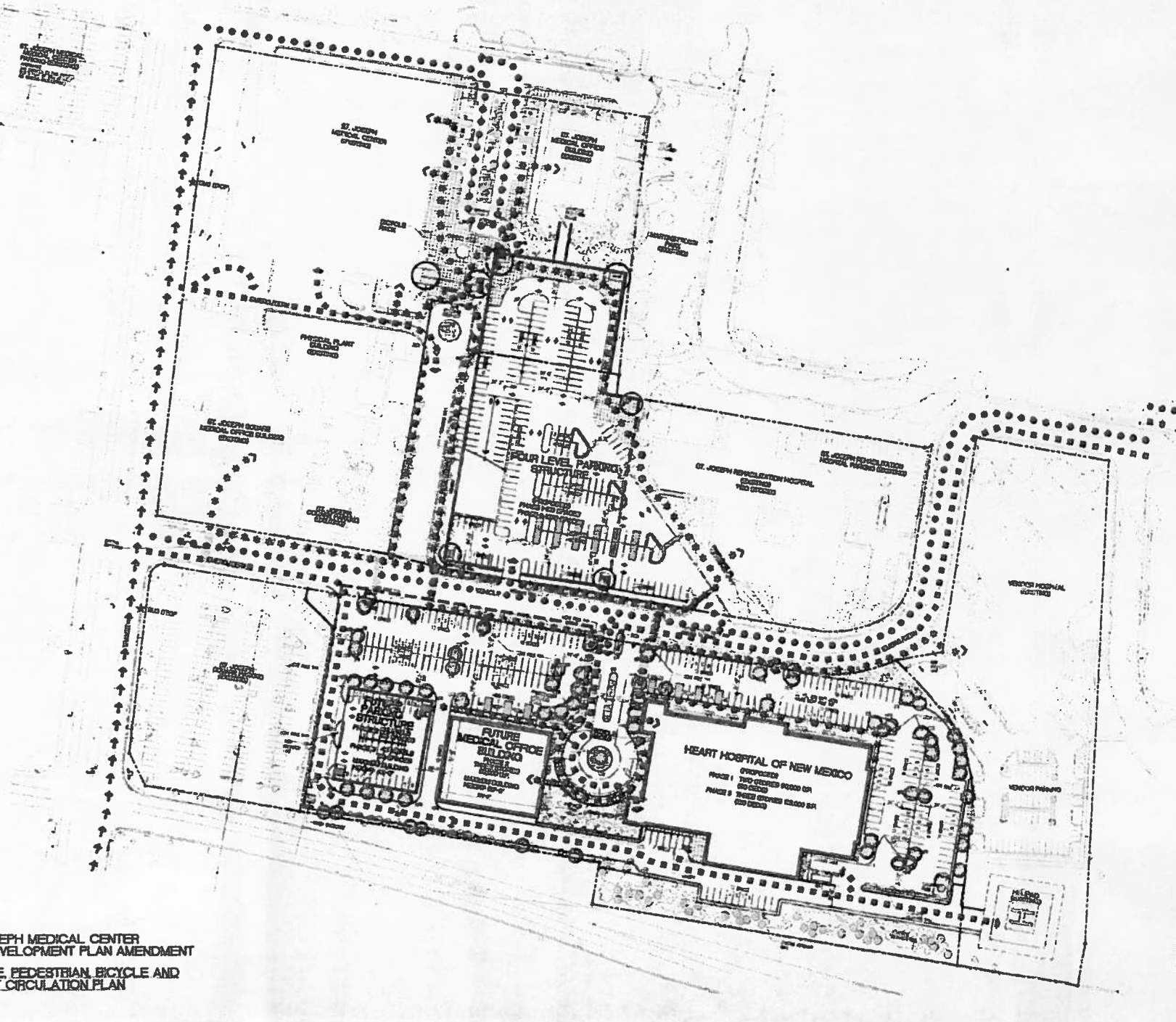
ALBUQUERQUE, NM

MP-3

ST. JOSEPH MEDICAL CENTER
CAMPUS MASTER PLAN

VEHICLE, PEDESTRIAN, BICYCLE AND TRANSIT CIRCULATION PLAN


CASE NUMBER: Z-
SITE DEVELOPMENT PLAN
GENERAL INFORMATION
HIGH ST.
FOUR LEVEL PARKING STRUCTURE
HEART HOSPITAL OF NEW MEXICO
FUTURE MEDICAL OFFICE BUILDING
ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT
SITE DEVELOPMENT PLAN FOR SUBDIVISION
FMSM
ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT
ALBUQUERQUE, NM



GENERAL NOTES

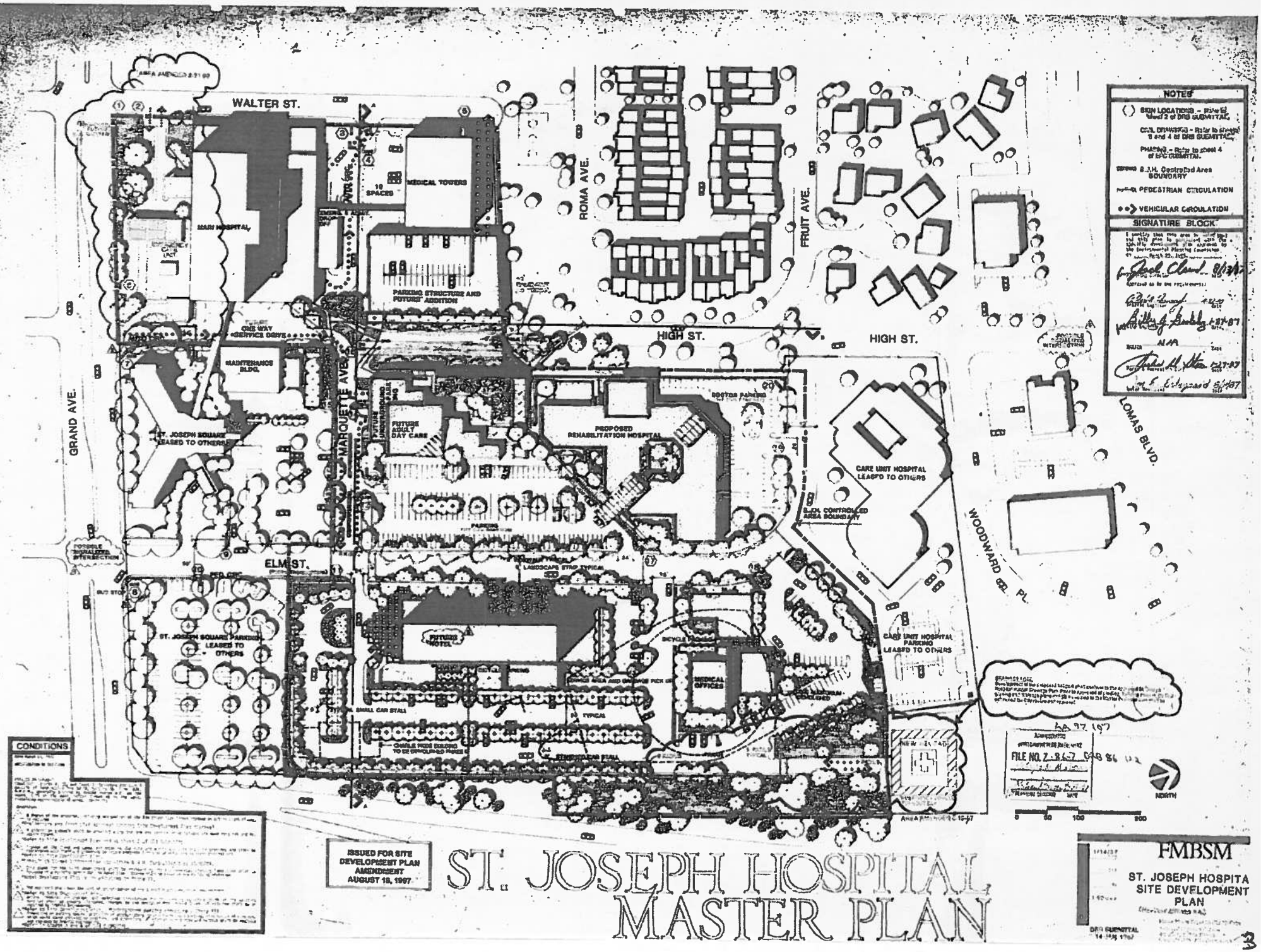
CIRCULATION LEGEND

FMSM

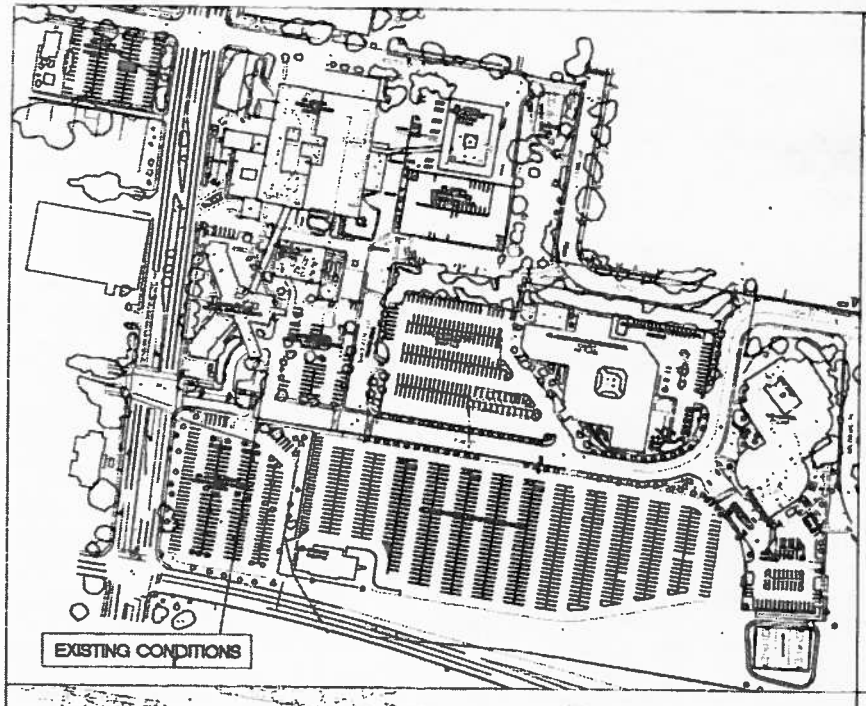
ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT

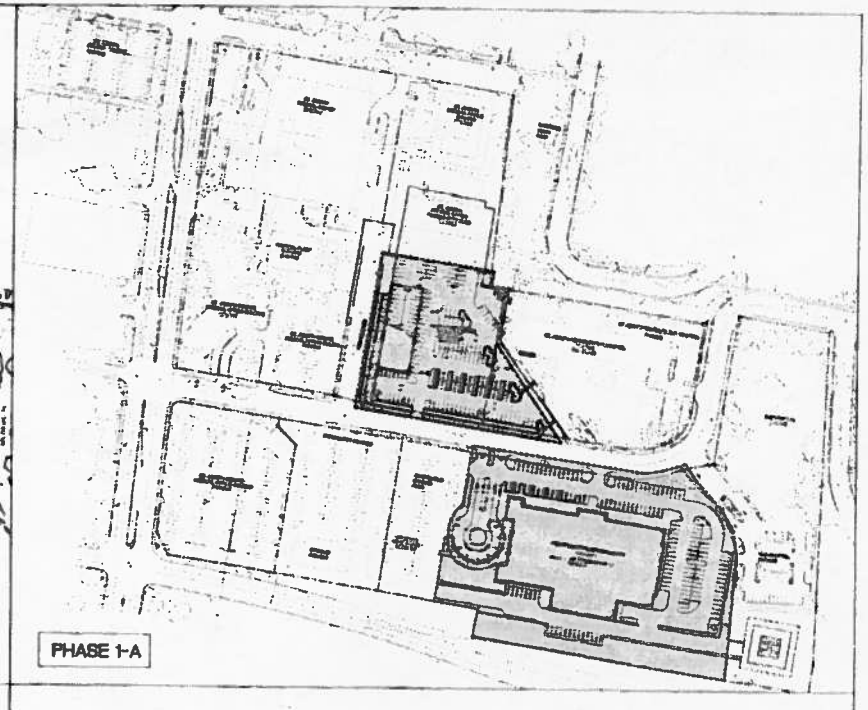
VEHICLE, PEDESTRIAN, BICYCLE AND TRANSIT CIRCULATION PLAN

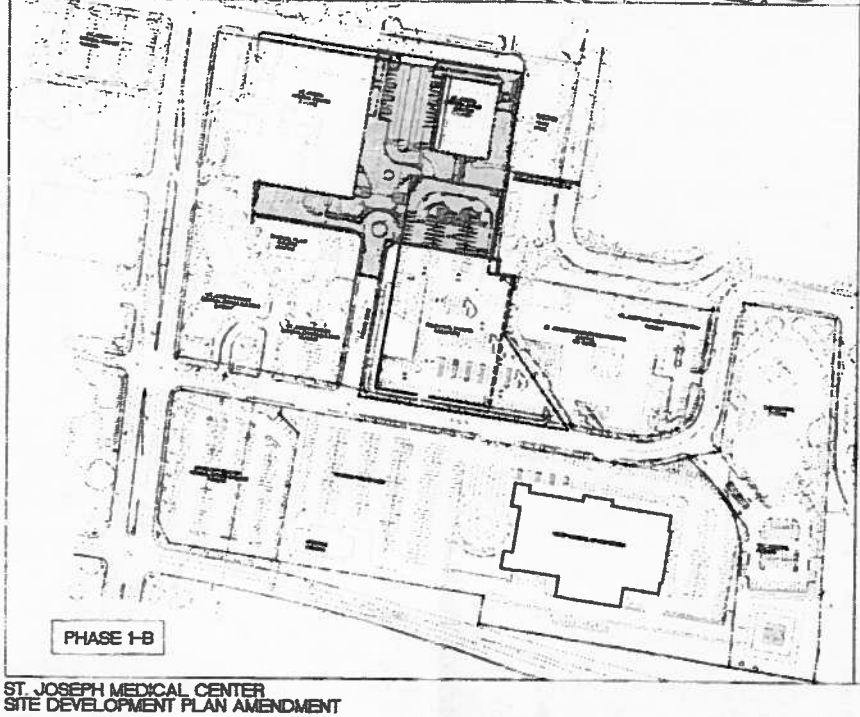
1986 Master Plan (superseded by 1998 Master Plan)

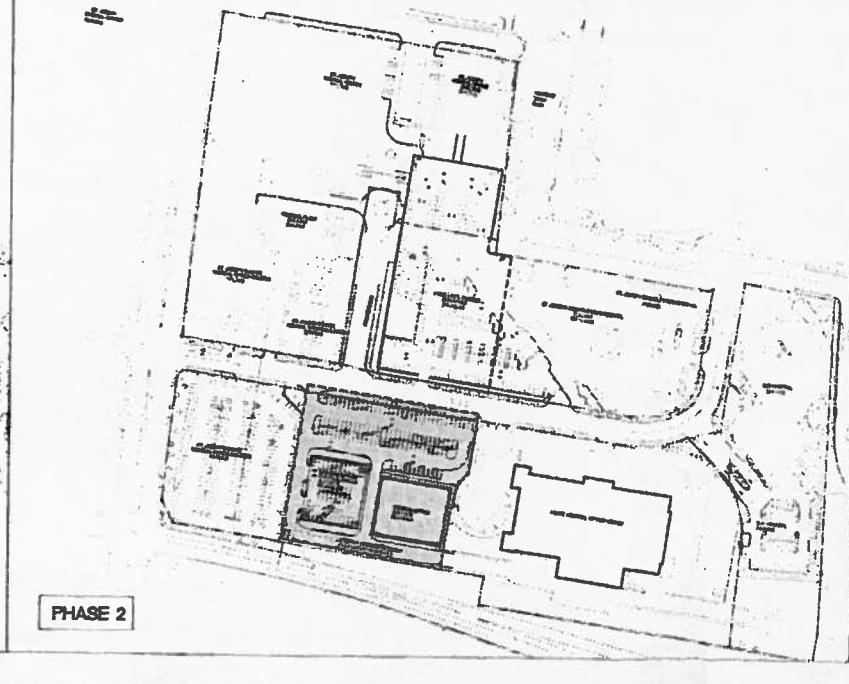


ST. JOSEPH HOSPITAL MASTER PLAN









1. PHASE 1-A AND 1-B WILL OCCUR CONCURRENTLY
2. PHASE 2 (FUTURE)
   - EXPAND HOSPITAL TO 120 BEDS AND THREE STORIES (45,000 ADDITIONAL S.F.)
   - ADD 60 ADDITIONAL PARKING SPACES TO NEW MEXICO HEART HOSPITAL MEDICAL OFFICE BUILDING PARKING STRUCTURE (1.5 ADDITIONAL LEVELS)

FMSM

ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT

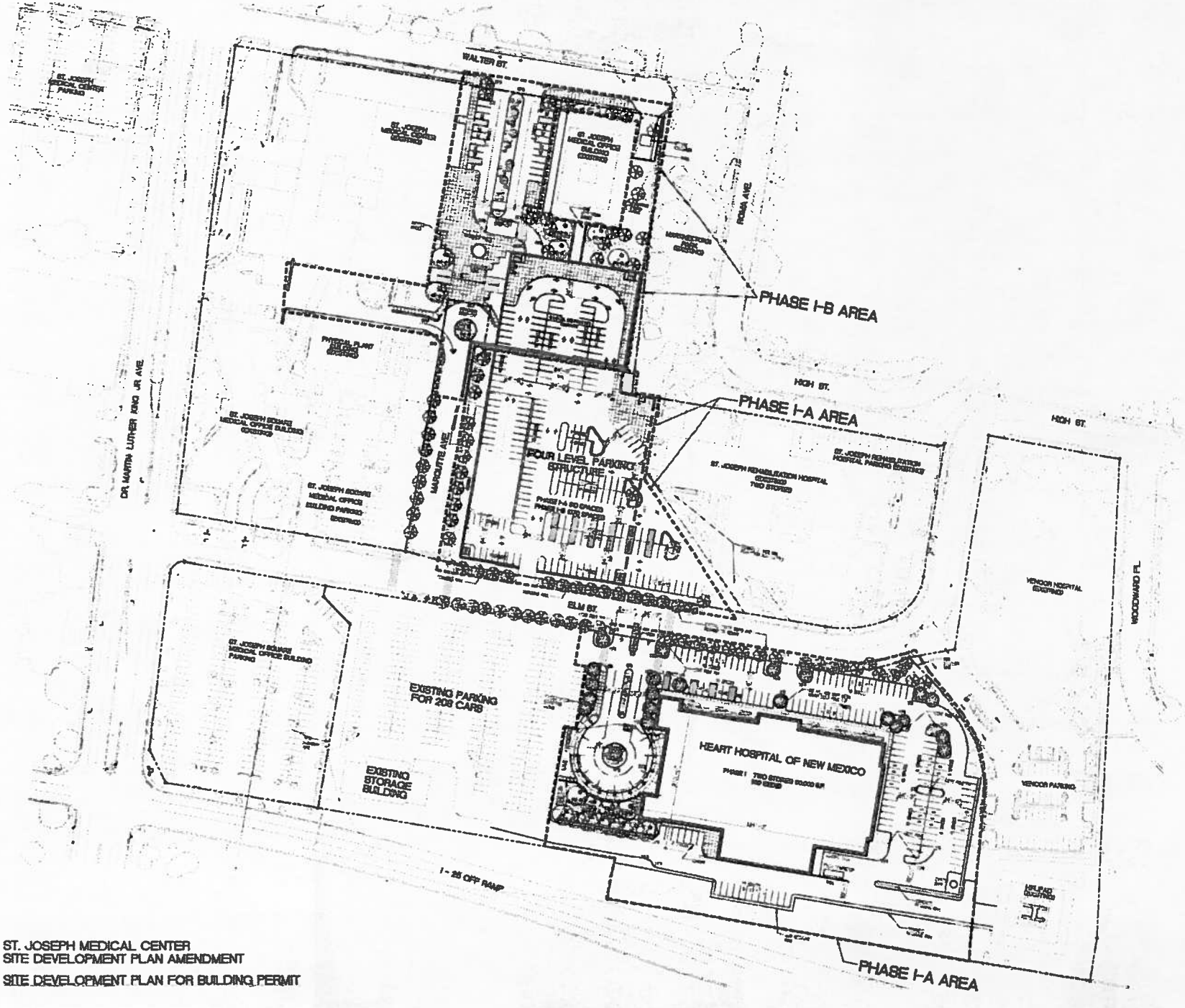
ALBUQUERQUE, NM

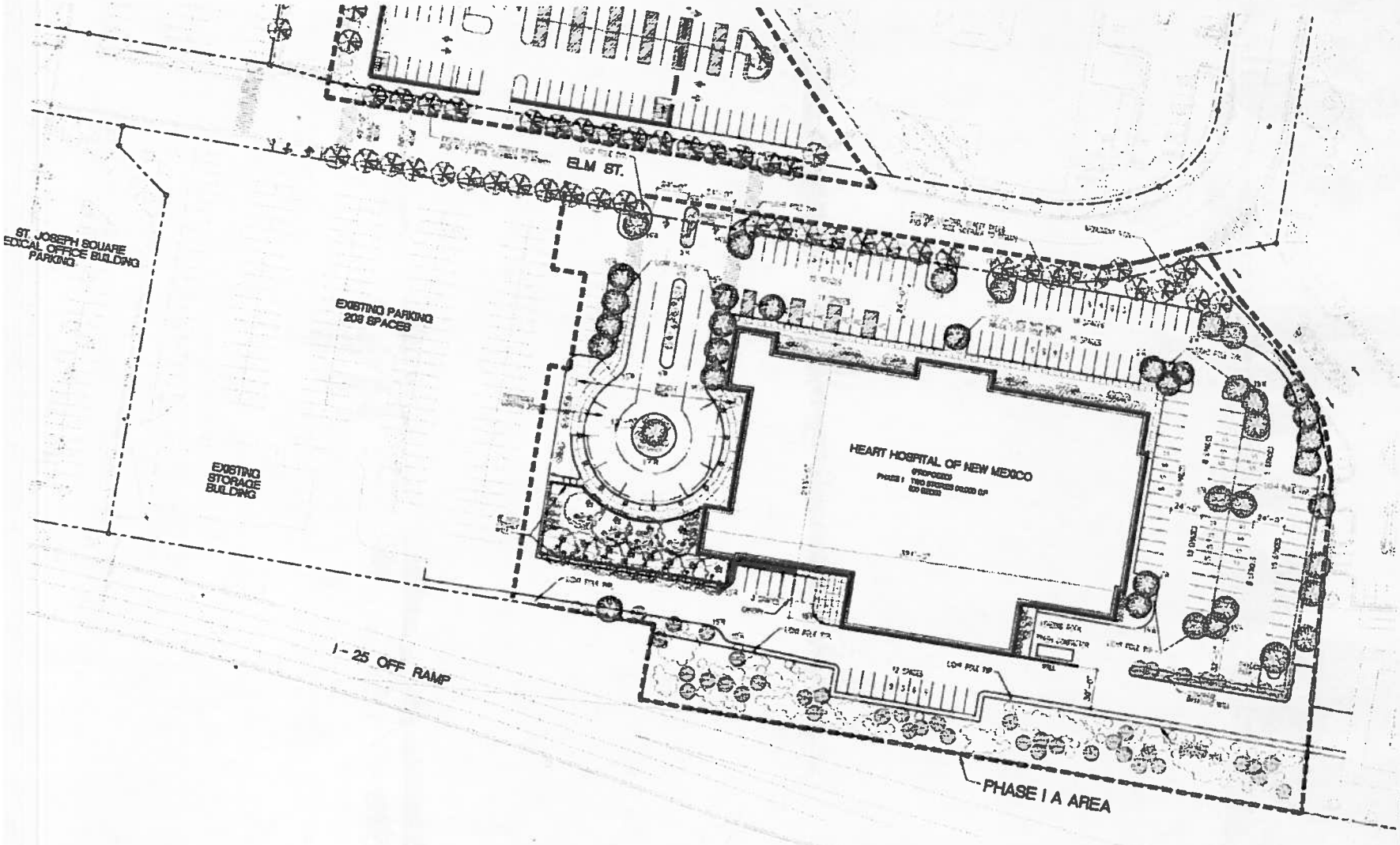
ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT

PHASING PLAN

Exhibit to show location of phase 1B area

(part of 1998 Master Plan).





GENERAL INFORMATION

MONUMENT SIGN ELEVATION(TYP.BOTH SID

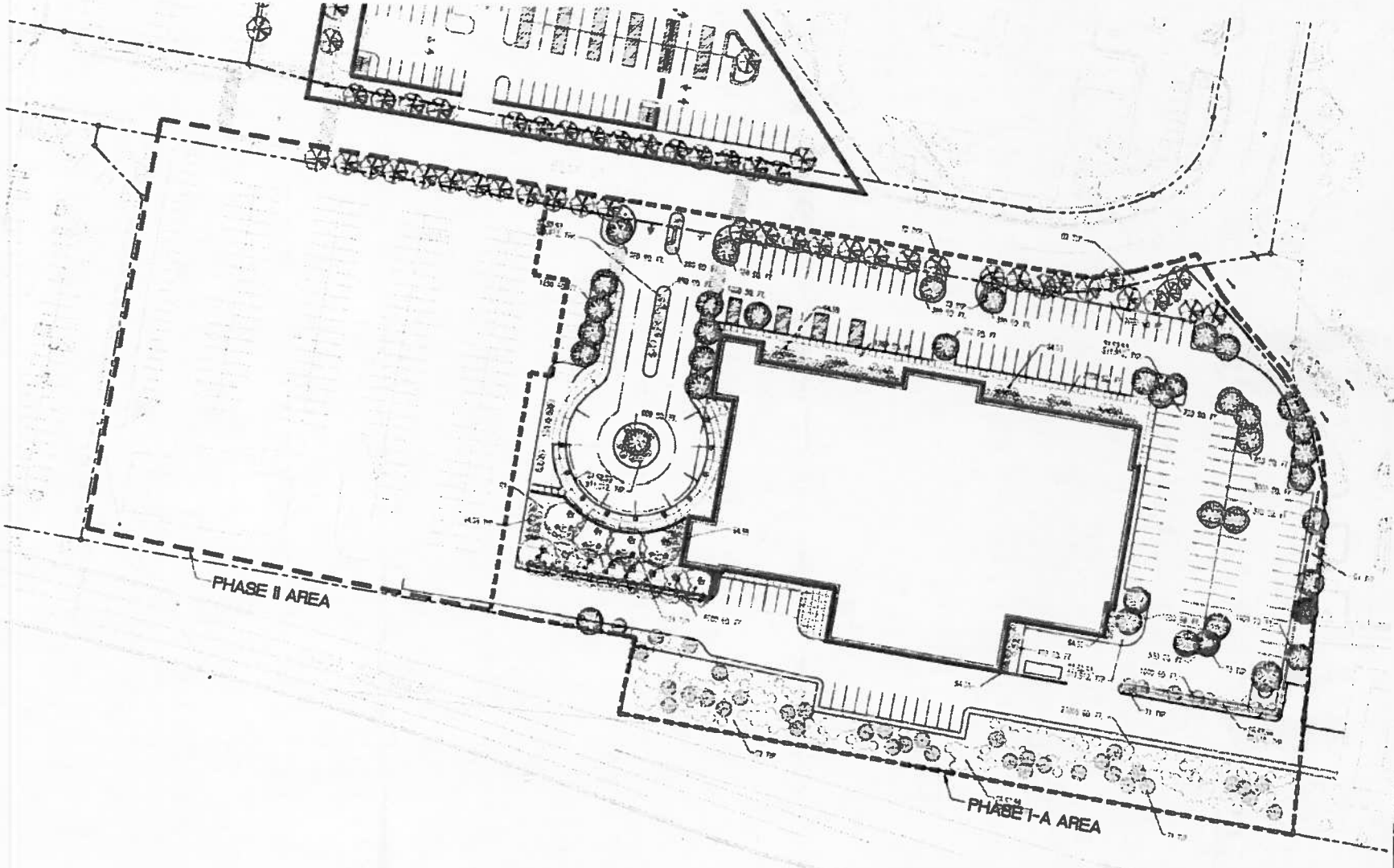
FMSM

ST. JOSEPH MEDICA
CENTER SITE
DEVELOPMENT PLAN
AMENDMENT

ALBUQUERQUE, NM

ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT

HEART_HOSPITAL_SITE_PLAN_PHASE_I-A



PLANTING CONCEPTS

SHRUBS TREES WILL BE PLANTED ALONG THE DRIVEWAYS. THE PARKING AREAS SHALL BE ACCE WITH SHADE TREES IN THE PARKING ISLANDS. THE PARKING ISLANDS WILL BE PLANTED WITH EVERGREE GROUND COVER. PLAZA AND EGRESS TO MARTINEZ TOWN PARK, WEST OF PARKING GARAGE, WILL INTEGRATE EXISTING PARK PLANTING INTO THE NEW PLANTING SCHEME. THE BUILDING FOUNDATION PLANTING SHALL BE A MIX OF EVERGREEN AND DECIDUOUS SHRUBS. ALL OF THESE PLANTINGS WI BE MULCHED WITH 3" OF BARK MULCH. ALLEGOF ALONG INTERSTATE 25 WILL BE IN A MIXED PLANTIN OF NATIVE TREES AND SHRUBS.

TOTAL LANDSCAPE AREA REQUIRED
[illegible] SQUARE FEET
(15% OF THE TOTAL PROJECT AREA)

TOTAL LANDSCAPE AREA PROVIDED
[illegible] SQUARE FEET
([illegible]% OF THE TOTAL PROJECT AREA)

PLANT LEGEND

KEY	COMMON NAME	SIZE
TREES		
T1	DESERT WILLOW	30" BOX
T2	MODESTO ASH	30" BOX
T3	HONEY LOCUST	30" BOX
T4	LONDON PLANE TREE	30" BOX
SHRUBS		
S1	COTONEASTER	5 GAL
S2	SEA GREEN JUNIPER	5 GAL
S3	BUFFALO JUNIPER	5 GAL
S4	INDIAN HAWTHORN	5 GAL
S5	PHOTINIA	5 GAL
S6	CHAMISA	5 GAL
S7	FOUR-WING SALTBRUSH	5 GAL
S8	FRUGGED SAGE	5 GAL
S9	APACHE PLUME	5 GAL
S10	RED YUCCA	1 GAL
S11	DAY LILIES	1 GAL
S12	LAVENDER COTTON	1 GAL
GRASSES		
G1	KENTUCKY BLUEGRASS	SOD
G2	GRAMA / INDIAN RICE GRASS	SEED
MULCHES		
M1	SANTA ANA TAN GRAVEL MULCH	3/4"
M2	BARK MULCH	3"

IRRIGATION CONCEPT

THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATI SYSTEM SHALL BE MAINTAINED BY THE OWNER AT N COST TO THE CITY OF ALBUQUERQUE.

WATER USE BY LANDSCAPE CATEGORIES

HIGH WATER USE = 6,000 S.F. (0.13 A)
TURF GRASS AREA
(12% OF THE TOTAL LANDSCAPED AREA)

MEDIUM WATER USE = 4,100 S.F. (.10 A)
SHRUB AREAS
(8% OF THE TOTAL LANDSCAPED AREA)

LOW WATER USE = 40,700 S.F. (0.97 A)
NATIVE GRASSES AND WILDFLOWER AREAS
([illegible]% OF THE TOTAL LANDSCAPED AREA)

WATER USE CLASSIFICATION BASED ON "ALBUQUERQUE PLANT LIST" BY J.O.A.

THIS PLAN CONFORMS TO THE CITY OF ALBUQUERQUE WATER CONSERVATION AND WATER WASTE ORDINANCE.

REVISION	DATE	DESCRIPTION

FMSM
ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT

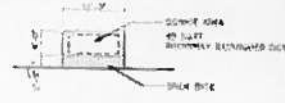
ALBUQUERQUE, NM

ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT
HEART HOSPITAL LANDSCAPE PLAN

ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT

PARKING STRUCTURE PHASE 1A - 1B

GENERAL INFORMATION

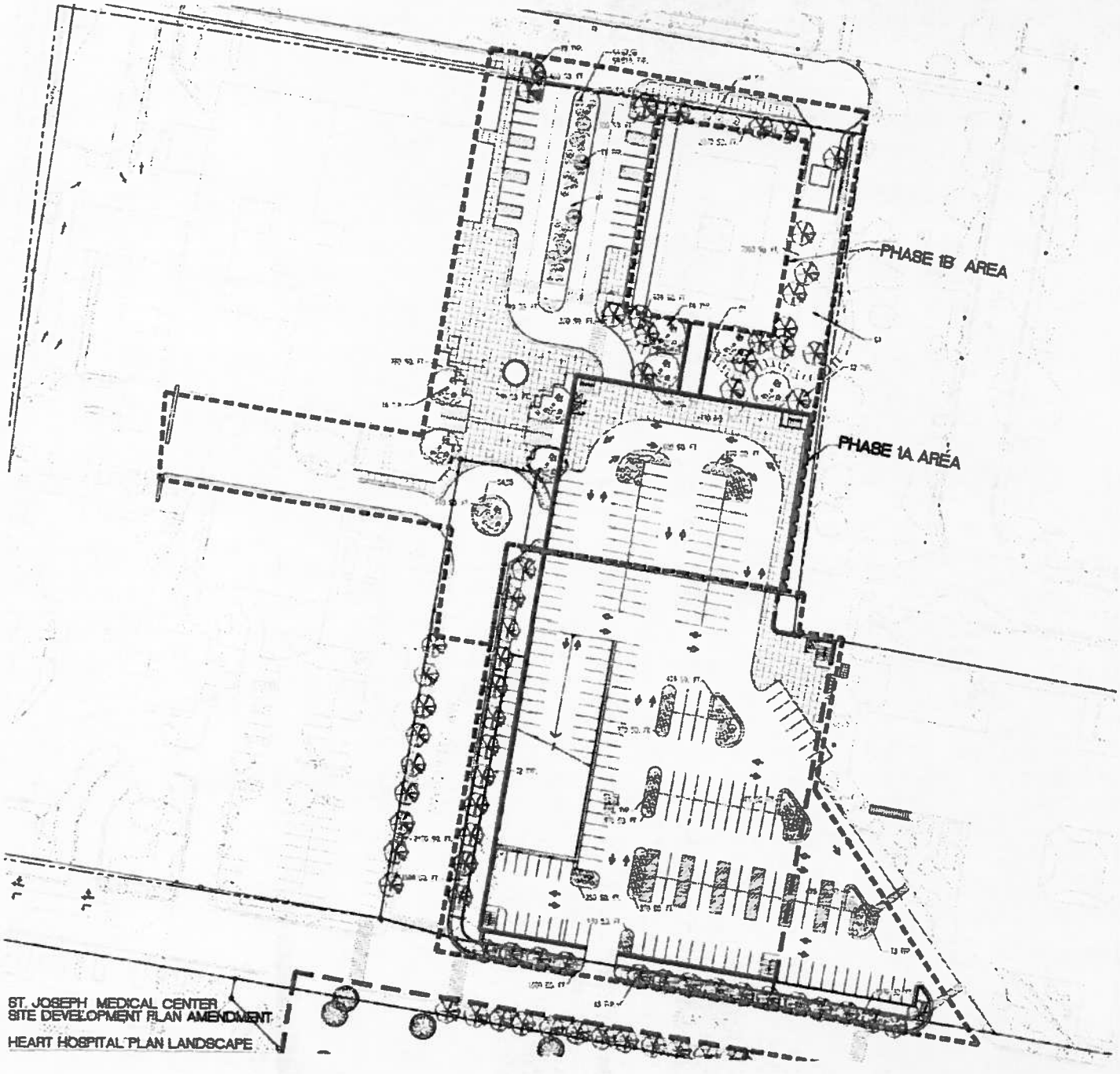


MONUMENT SIGN ELEVATION(TYP.BOTH SIDE

FMSM

ST. JOSEPH MEDICA CENTER SITE DEVELOPMENT PLAI AMENDMENT

ALBUQUERQUE, NM



PLANTING CONCEPTS

STREET TREES WILL BE PLACED ALONG THE ROADWAYS. THE PARKING AREAS SHALL BE AFFORDED WITH SHADE TREES IN THE PARKING ISLANDS. THE PARKING ISLANDS WILL BE PLANTED WITH EVERGREEN GROUND COVER. PLAZA AND PATIO TO MAINTAIN TOWN PARK. WEST OF PARKING GARAGE, WILL INTEGRATE EXISTING PARK PLANTING INTO THE NEW PLANTING SCHEME. THE BERMED PERIMETER PLANTING SHALL BE A MIX OF EVERGREEN AND DECIDUOUS SHRUBS. ALL OF THESE PLANTINGS WILL BE MULCHED WITH 3" OF DARK MULCH. ROLLSIDE ALONG INTERSTATE 25 WILL BE IN A NATURALIZED PLANTING OF NATIVE TREES AND SHRUBS.

TOTAL LANDSCAPE AREA REQUIRED
37,525 SQUARE FEET
(15% OF THE TOTAL PROJECT AREA)

TOTAL LANDSCAPE AREA PROVIDED
91,800 SQUARE FEET
(32% OF THE TOTAL PROJECT AREA)

PLANT LEGEND

KEY	COMMON NAME	SIZE
TREES		
T1	DESERT WILLOW	36" BOX
T2	MODESTO ASH	36" BOX
T3	HONEY LOCUST	36" BOX
T4	LONDON PLANE TREE	36" BOX
SHRUBS		
S1	COTONEASTER	5 GAL
S2	SEA GREEN JUNIPER	5 GAL
S3	BUFFALO JUNIPER	5 GAL
S4	INDIAN HAWTHORN	5 GAL
S5	PHOTINIA	5 GAL
S6	CHAMISA	5 GAL
S7	FERN-LEAF BALTIMORE	5 GAL
S8	FRAGRO SAGE	5 GAL
S9	APACHE PLUME	5 GAL
S10	RED YUCCA	1 GAL
S11	DAY LILIES	1 GAL
S12	LAVENDER COTTON	1 GAL
GRASSES		
G1	KENTUCKY BLUEGRASS	SOD
G2	GRAMA / INDIAN RICE GRASS	HYDRO
MULCHES		
M1	SANTA ANA TAN GRAVEL MULCH	3/4"
M2	BARK MULCH	3"

IRRIGATION CONCEPT

THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEMS SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.

WATER USE BY LANDSCAPE CATEGORIES

HIGH WATER USE = 6,250 S.F. (0.14 A)
TURF GRASS AREA
(20% OF THE TOTAL LANDSCAPED AREA)

MEDIUM WATER USE = 1,650 S.F. (.04 A)
SHRUB AREAS
(6% OF THE TOTAL LANDSCAPED AREA)

LOW WATER USE = 23,700 S.F. (0.54 A)
NATIVE GRASSES AND WILDFLOWER AREAS
(74% OF THE TOTAL LANDSCAPED AREA)

WATER USE CLASSIFICATION BASED ON "ALBUQUERQUE PLANT LIST" BY C.O.A.

THIS PLAN CONFORMS TO THE CITY OF ALBUQUERQUE WATER CONSERVATION AND WATER WASTE ORDINANCE.

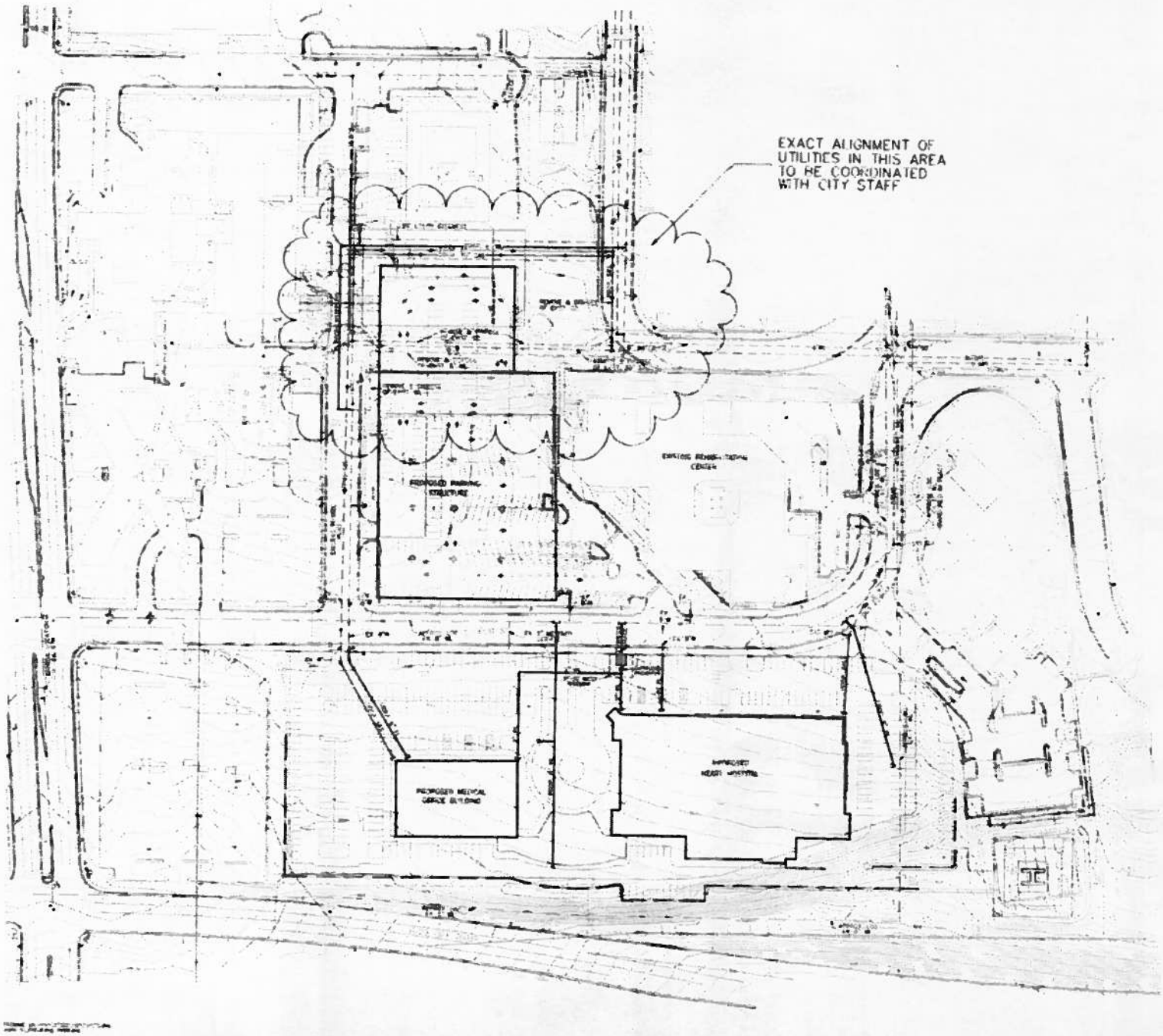
1"=30'-0"

NO.	DATE	DESCRIPTION

FMSM

ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT

ALBUQUERQUE, NM



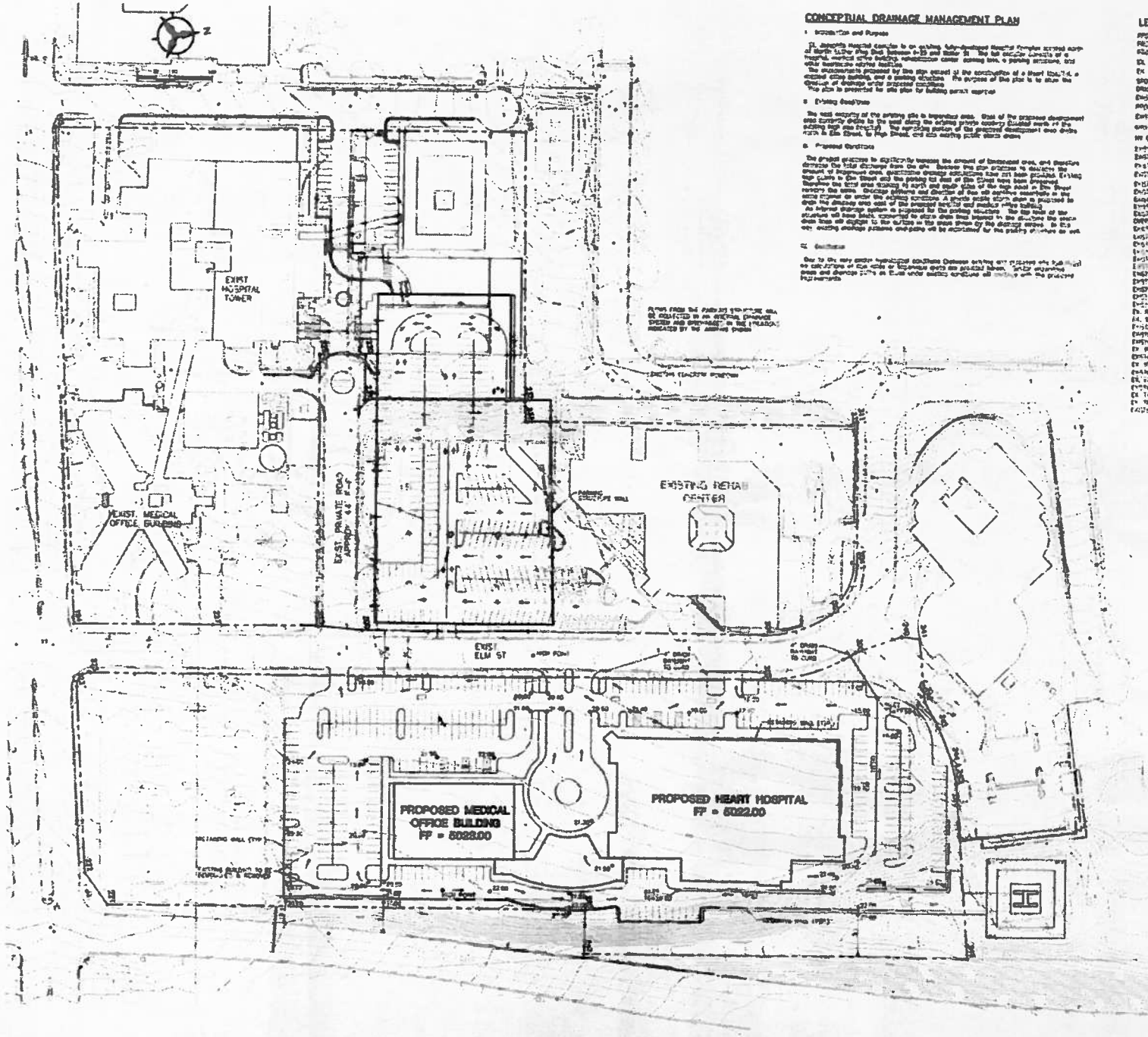
LEGEND

FMSM

ST. JOSEPH HOSPITA
SITE DEVELOPMENT
PLAN AMENDMENT

ALBUQUERQUE, NM

10 CONCEPTUAL UTILITY PLAN



CONCEPTUAL DRAINAGE MANAGEMENT PLAN

1. Introduction and Purpose

St. Joseph's Hospital campus is an existing fully-developed hospital complex located south of Lomas Blvd. NE between I-25 and Walter St. The site campus consists of a hospital tower, existing medical office building, existing rehab center, parking structure, and other healthcare related facilities.

The improvements proposed by this plan consist of the construction of a short term, a proposed medical office building, and a proposed structure. The purpose of this plan is to show the drainage of drainage under proposed conditions.

This plan is presented for site plan for building permit approval.

2. Existing Conditions

The west boundary of the property site is undeveloped area. Most of the proposed development area currently drains to the west along the existing private roadway (Lassetter) north of the existing rear site boundary. The remaining portion of the proposed development area drains north to Elm Street, to Yale Street, and into existing public storm drains.

3. Proposed Conditions

The proposed improvements will affect by increasing the amount of impervious area, and therefore increase the total discharge from the site. Because this site proposes to decrease the amount of impervious area, construction drainage calculations have not been provided. Existing high points in the street and the parking lot east of the street have been preserved. Therefore, the total area draining to north and south sides of the site have not been changed. Therefore the same. Drainage patterns and direction of flow on existing roadways in the street system or under the existing conditions. A private inlet storm drain is proposed to drain the driveway area west of the proposed medical office building.

An internal drainage system is proposed for the parking structure. The low point of the structure will have inlets connected to storm drain lines located in the structure. The storm drain lines will connect to the outfall in the street drain by the northeast corner. No new existing drainage problems are known will be encountered by the proposed structure as well.

4. Conclusion

Due to the very similar hydrological conditions between existing and proposed, no calculations of flow rates or volumes of stormwater runoff are required. Grades and drainage paths on these under existing conditions will remain with the proposed improvements.

LEGEND

VICINITY MAP

FLOOD MAP

LEGAL DESCRIPTION

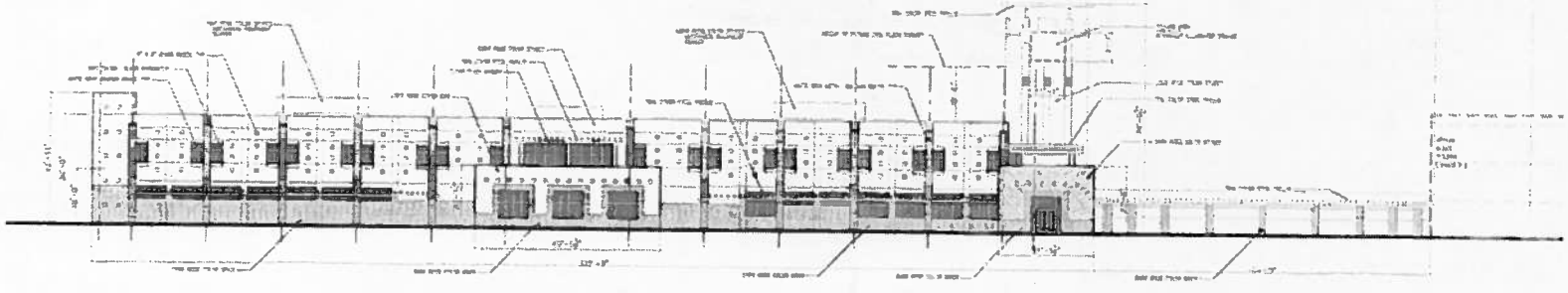
FMSM

ST. JOSEPH HOSPI
CONCEPTUAL GRAD
AND DRAINAGE PL

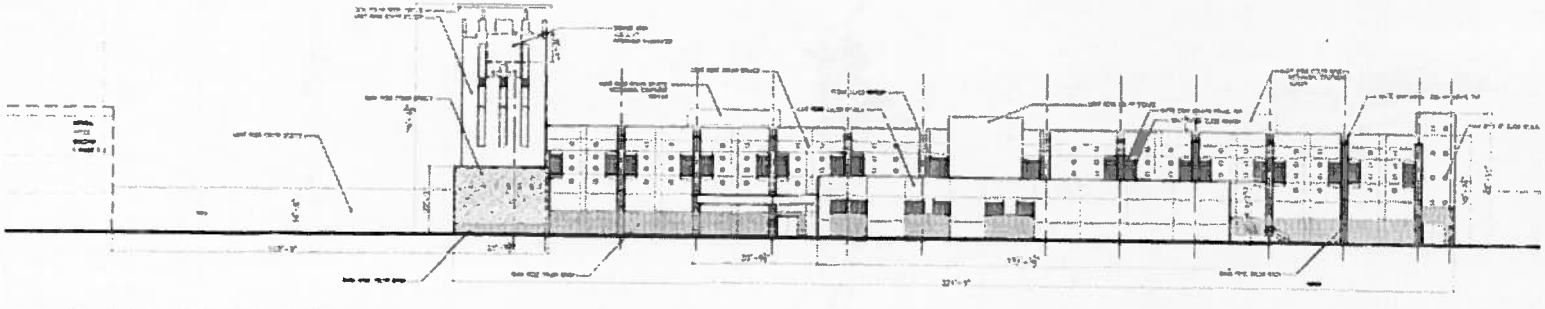
ALBUQUERQUE, NM

NOT FOR CONSTRUCTION

11

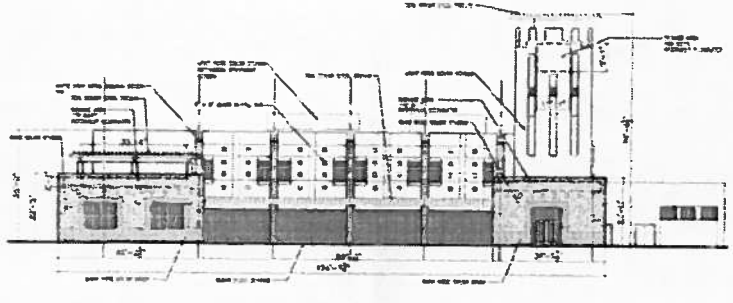


HEART HOSPITAL OF NEW MEXICO - WEST ELEVATION 1

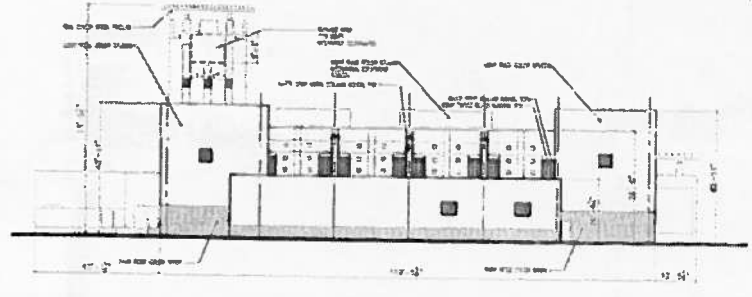


HEART HOSPITAL OF NEW MEXICO - EAST ELEVATION 2

REFUSE CONTAINER ENCLOSURE 5



HEART HOSPITAL OF NEW MEXICO - SOUTH ELEVATION 4



HEART HOSPITAL OF NEW MEXICO - NORTH ELEVATION 3

ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT

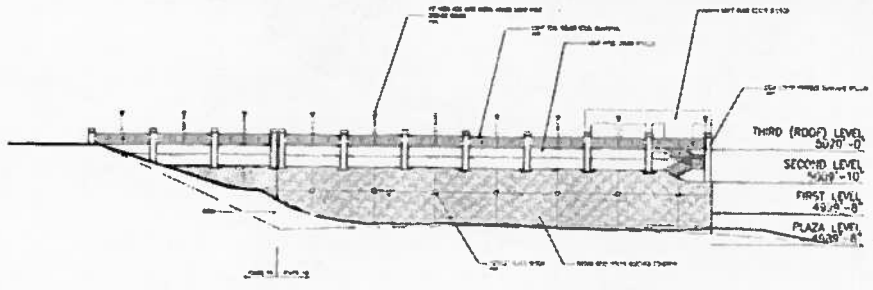
HEART HOSPITAL EXTERIOR ELEVATIONS

1/16" = 1' - 0"

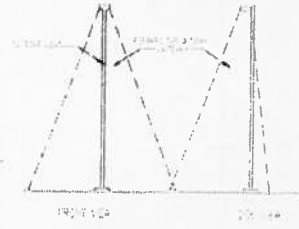
FMSM

ST. JOSEPH MEDICA
CENTER SITE
DEVELOPMENT PLAI
AMENDMENT

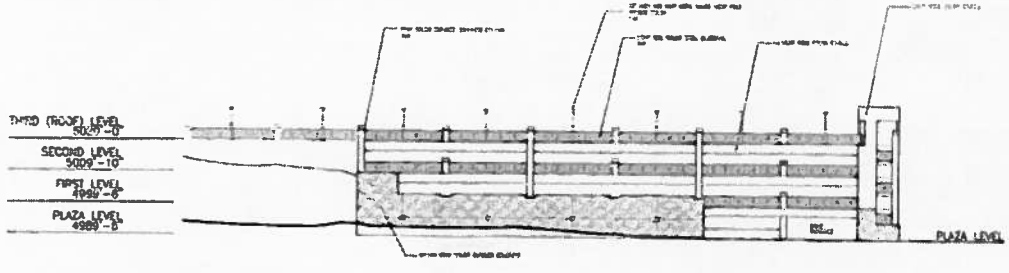
ALBUQUERQUE, NM



PARKING STRUCTURE - NORTH ELEVATION 1



TYPICAL / PERIMETER LIGHT POLE



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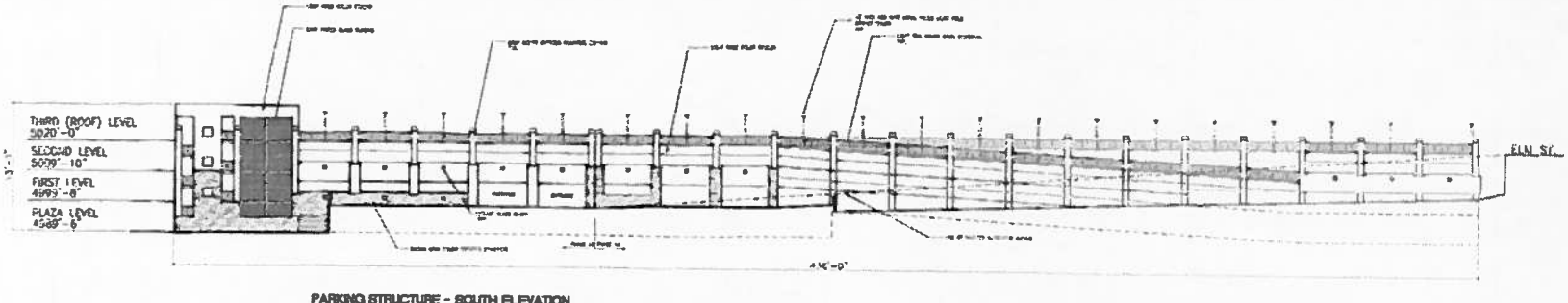

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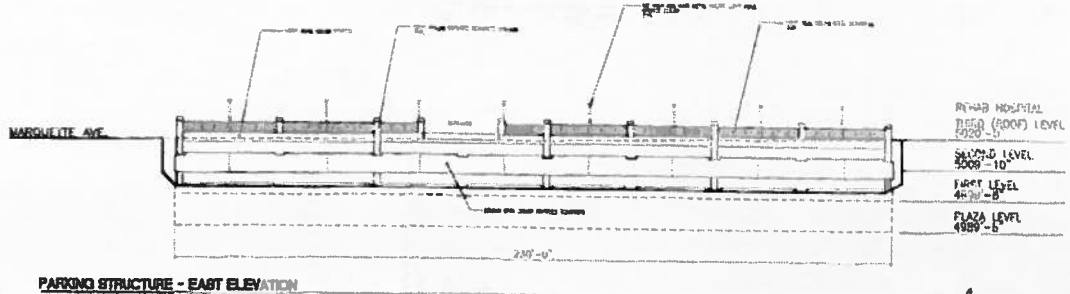

PARKING STRUCTURE - EAST ELEVATION 4

ST. JOSEPH MEDICAL CENTER
SITE DEVELOPMENT PLAN AMENDMENT

PARKING STRUCTURE EXTERIOR ELEVATIONS

FMSM
ST. JOSEPH MEDICAL CENTER SITE DEVELOPMENT PLAN AMENDMENT
ALBUQUERQUE, NM