

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



VICINITY MAP
SCALE: 1"=200'-0"

GENERAL SITE NOTES

- ALL SITE LIGHTING IS EXISTING TO REMAIN.
- ALL SIDEWALKS TO BE 4" THICK MINIMUM, 4000 PSI CONCRETE, BROOM FINISH WITH 1/8" PER 1'-0" MAXIMUM CROSS SLOPE, OVER COMPACTED GRADE. PROVIDE EXPANSION JOINTS EVERY 5'-0" LINEAR FEET TO MATCH EXISTING AND CONTROL JOINTS EVERY 20'-0" LINEAR FEET. TOOL EDGES WITH 1/4" Ø FINISHING TOOL. PROVIDE 6" WIDE X 12" DEEP TURN DOWN EDGE AT CURBS AND ADJACENT TO PAVING. REINFORCE TURNDOWNS WITH #4 BAR CONTINUOUS.
- ALL STRIPING TO BE PER MUTCD STANDARDS FOR TRAFFIC PAINT AND SHALL BE WHITE IN COLOR UNLESS NOTED OTHERWISE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED WHITE ON BLUE IN EACH ACCESSIBLE PARKING STALL. ALL STRIPING IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- ALL HEADER CURBS, MEDIAN AND STANDARD CURB & GUTTERS TO BE CONSTRUCTED PER C.O.A. STANDARD DRAWINGS #2415A AND #2415B.
- CONCRETE PARKING BUMPERS TO BE 7'-0" WIDE MINIMUM, SLOT BOTTOM AND REINFORCED WITH AT LEAST (2) #3 BARS TYPICAL. ANCHOR TO PAVING WITH WITH (2) 18" LONG #6 DOWELS TYPICAL.

CITY OF ALBUQUERQUE NOTES

- *THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
- THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN: (1) UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND (2) INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O., WILL BE SCHEDULED.
- ALL SIDEWALK AND C&G IN DISREPAIR WILL BE REMOVED AND REPLACED.
- CONTRACTOR MUST BE MADE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER, OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
- CERTIFICATION BY THE DESIGNER OF RECORD, REQUIRED BY THE TRANSPORTATION SECTION, NEEDS TO STATE THAT THIS SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE TRAFFIC CIRCULATION LAYOUT (TOL) BEFORE C.O. IS RELEASED.

SITE PLAN KEYED NOTES:

- REMOVE EXISTING WINDOWS AND WALLS SYSTEM AS REQUIRED FOR NEW COILING DOOR.
- REMOVE EXISTING LOWER HORIZONTAL BEAM AND SHADE AWNINGS.
- REMOVE EXISTING 25' WIDE X 10' DEEP SIDEWALK AND REPLACE WITH NEW 4' DEEP CONTINUOUS SIDEWALK AND 6' DEEP X 14' WIDE 1:12 SLOPE RAMP WITH 5.5' WIDE 1:10 FLARED SIDES. INSTALLATION SHALL MEET ALL ADA REQUIREMENTS. MAINTAIN 36" WIDE ACCESSIBLE ROUTE BEYOND THE EXTENT OF THE RAMP AND THE FLARED SIDES.
- NEW EIFS TO MATCH EXISTING TEXTURE AND COLOR.
- NEW COILING DOOR, PAINT TO MATCH EXISTING STUCCO COLOR.
- NEW RECTANGULAR TUBE FRAME, COLOR TO MATCH EXISTING STUCCO COLOR.
- STRIPE AND LABEL EXISTING (2) PARKING SPACES * NO PARKING* AS SHOWN. LETTERING SHALL BE 12" HIGH CHARACTERS MINIMUM.

PARKING CALCULATIONS:

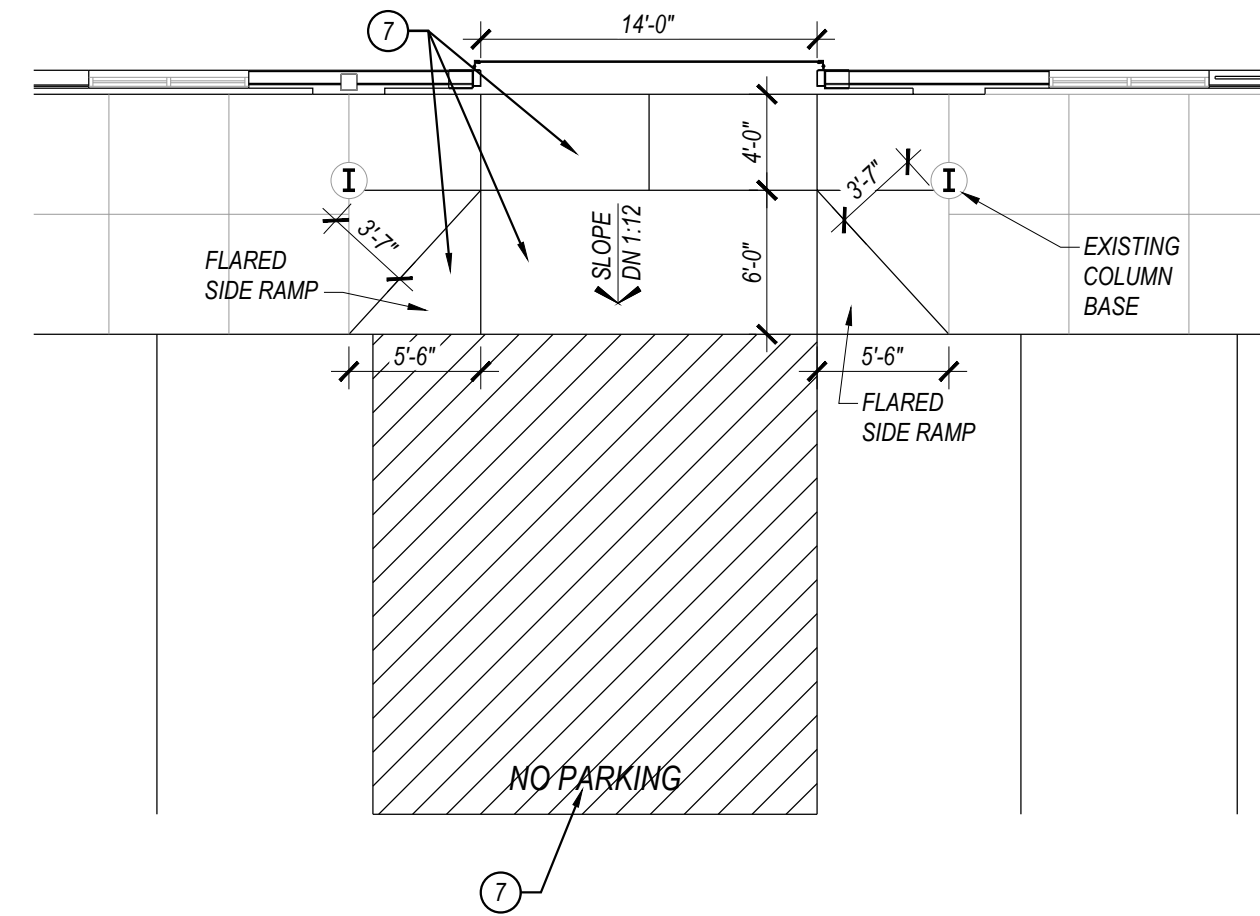
PARKING CALCULATIONS BELOW ARE BASED ON THE CURRENT IDO REQUIREMENTS OF 3.5 SPACES PER 1000 S.F. GFA FOR OFFICE SPACE PER 5-9(C)(2).

GROSS BUILDING AREA	244,020 S.F.
TOTAL PARKING REQUIRED:	3.5:1000 S.F. = 854 SPACES 21 ACCESSIBLE SPACES REQUIRED (20 PLUS ONE FOR EACH 100 OVER 1000 SPACES)
TOTAL PARKING PROVIDED:	1020 TOTAL SPACES PROVIDED 729 STANDARD SPACES (8.5x18 MIN.) 253 COMPACT SPACES (8x15 MIN.) 38 ACCESSIBLE SPACES (18 VAN SPACES)

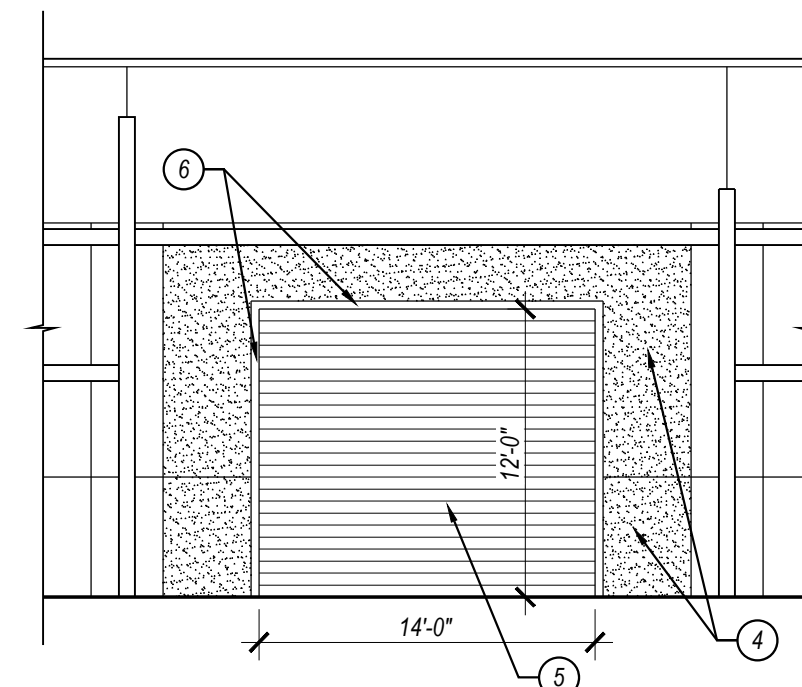
PROJECT INFORMATION:

Site Address: 4411 THE 25 WAY NE ALBUQUERQUE NM 87109
UPC: 10170226801640402
Owner: SNH MEDICAL OFFICE PROPERTIES TRUST
Owner Address: 400 CENTRE ST NEWTON MA 02458-2094
Legal Description: TR A-1 PLAT OF TRACTS A-1 & H1-A-1 THE 25CONT 17.7303 AC +/-
Acres: 17.7303
Tax Year: 2021
Zone Atlas Page: E-17 & F-17
IDO Zone District: NR-6P
Case History: Project #1000420, AA-95-141, Z-70-61

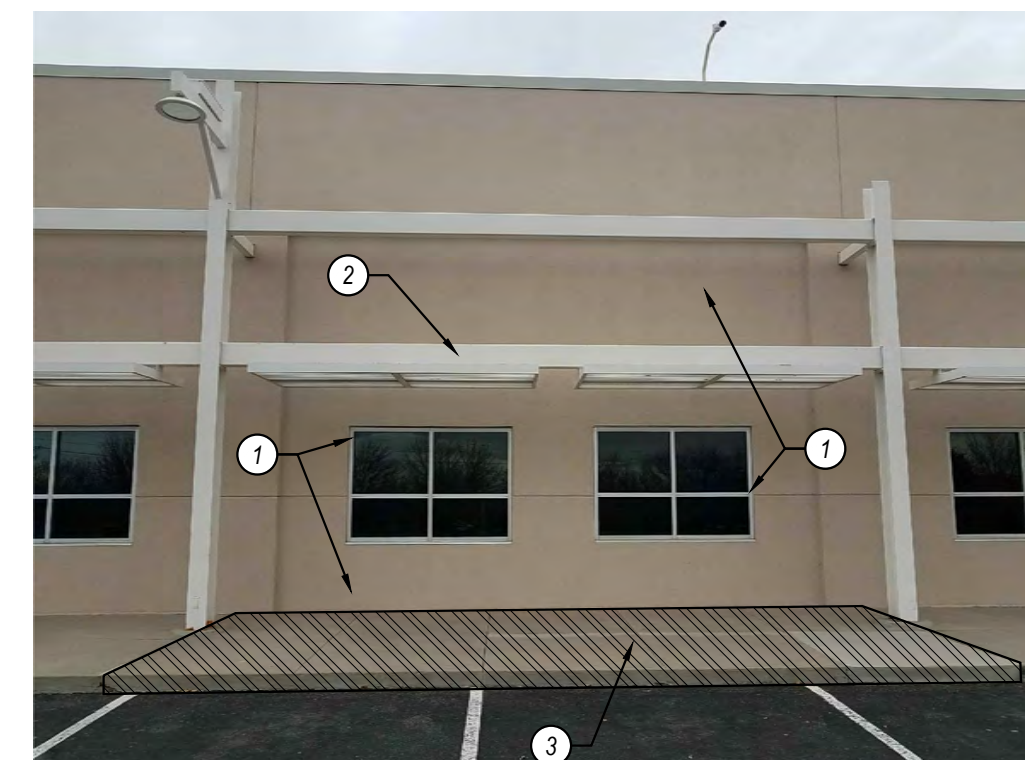
Existing construction: type II-B sprinklered
Existing Occupancies: B
Existing Gross Building Area: 244,020 S.F. (No change in area proposed)



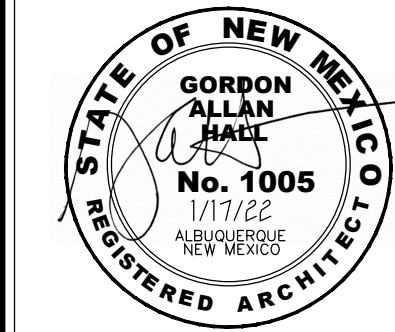
ENLARGED PLAN
SCALE: 1/8" = 1'-0"



PROPOSED EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



Raven Defense
Suite 200
4411 The 25 Way NE
ALBUQUERQUE, NM 87109

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DRAWING ISSUE DATES:
1/17/22 Administrative Amendment
2/17/22 Administrative Amendment Revisions

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
Site Development Plan
Administrative
Amendment

AA.1

SHEET: 1 OF 1