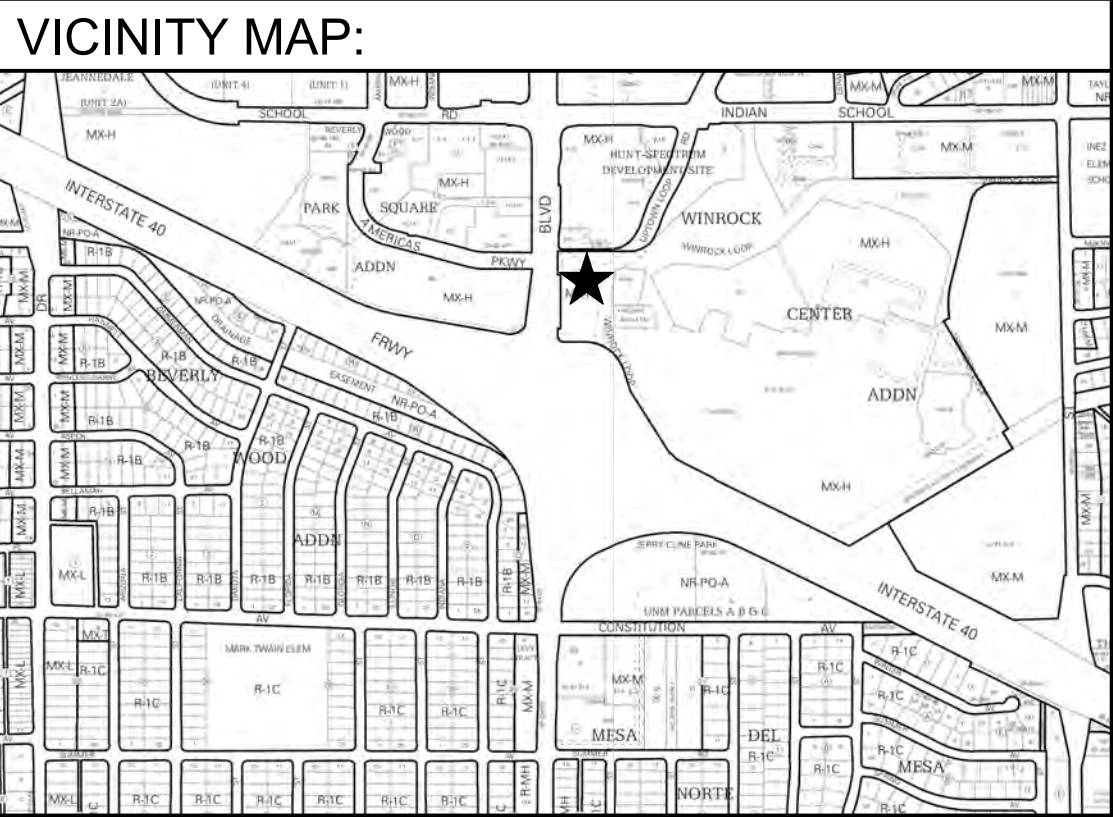
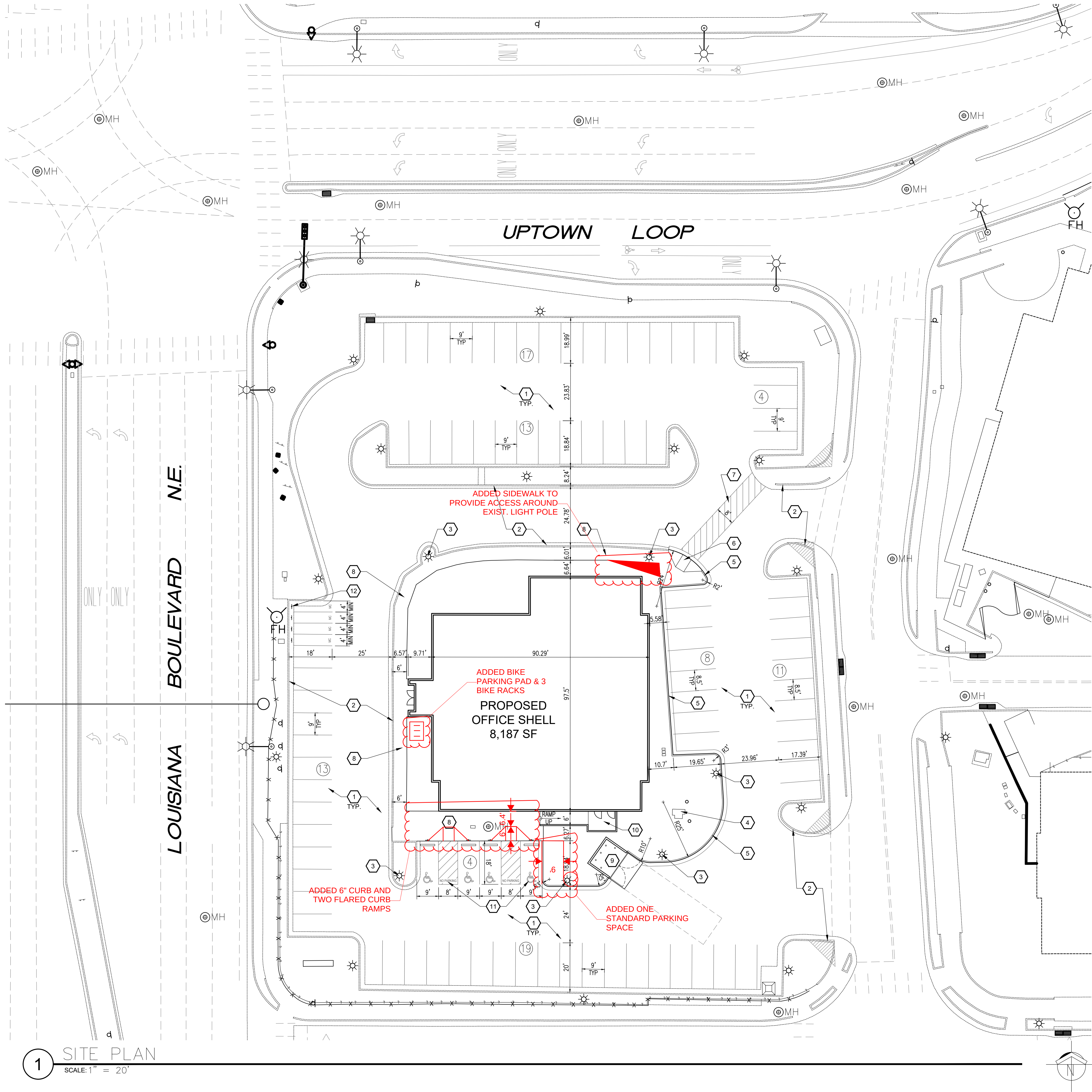




SITE DATA:	
PROJECT ADDRESS:	2100 LOUISIANA BLVD. NE
LEGAL DESCRIPTION:	LOT A, WINROCK CENTER ADDN
PROPERTY SIZE:	1.47 ACRES
CURRENT ZONING:	MX-H
PROPOSED USE:	COMMERCIAL OFFICE
BUILDING SIZE:	8,187 SF

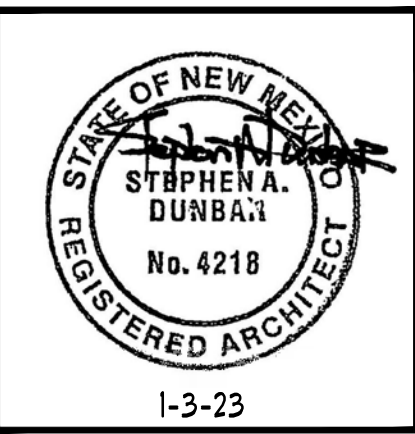
PARKING DATA:			
BUILDING DATA			
TOTAL BUILDING AREA: 8,187 SF			
PARKING REQUIREMENTS	RATIO	REQUIRED	PROVIDED
OFF-STREET PARKING SPACES (OFFICE)	2.5 PER 1,000 SF	20	85
ACCESSIBLE PARKING SPACES	1-25 SPACES	1	4
MOTORCYCLE PARKING	1-25 SPACES	1	4
BICYCLE PARKING SPACES	3 OR 10% REQUIRED	3	3

- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
 - LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

- KEYED NOTES:**
- EXISTING ASPHALT PARKING AND DRIVE AISLES TO RECEIVE 1.5" HOT MIX ASPHALT OVERLAY PAVING AND NEW PARKING LOT STRIPING.
 - EXISTING CONCRETE CURB & GUTTER REMAIN.
 - EXISTING LIGHT POLE AND BASE TO REMAIN.
 - EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
 - NEW CONCRETE CURB & GUTTER, SEE DETAIL 2/AS501.
 - NEW FLARED ACCESSIBLE CURB RAMP, SEE DETAIL 12/AS501.
 - NEW STRIPED CROSSWALK, SEE DETAIL 6/AS501 (SIM.).
 - NEW CONCRETE SIDEWALK, SEE DETAIL 3/AS501.
 - NEW REFUSE ENCLOSURE, SEE DETAILS ON SHEET AS502.
 - NEW ACCESSIBLE RAMP TO BUILDING, SEE A101 AND STRUCTURAL FOR DETAILS.
 - NEW ACCESSIBLE PARKING SYMBOL, ACCESS AISLE AND SIGN - SEE DETAIL 9/AS501.
 - NEW MOTORCYCLE PARKING SIGN, TYPICAL OF 4 - SEE DETAIL 11/AS501.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



ADMINISTRATIVE AMENDMENT SITE PLAN			
PROJECT TITLE	FIDELITY INVESTMENTS OFFICE BLDG.	DRAWN BY:	CDC
DATE	01/03/2023	JOB NO.	--
SCALE	AS NOTED	PROJECT MANAGER	STEPHEN DUNBAR, AIA
SHEET TITLE		SITE PLAN	