



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Wireless Telecommunications Facility Waiver (Form W2)
☐ Archaeological Certificate (Form P3)	☐ Historic Design Standards and Guidelines (Form L)	Policy Decisions
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ WTF Approval (Form W1)	☐ Site Plan – DRB (Form P2)	☐ Amendment of IDO Text (Form Z)
☒ Minor Amendment to Site Plan (Form P3)	☐ Subdivision of Land – Minor (Form S2)	☐ Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – Major (Form S1)	☐ Amendment to Zoning Map – EPC (Form Z)
☐ Conditional Use Approval (Form ZHE)	☐ Vacation of Easement or Right-of-way (Form V)	☐ Amendment to Zoning Map – Council (Form Z)
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form V)	Appeals
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	☐ Variance – ZHE (Form ZHE)	☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: WINROCK PARTNERS LLC	Phone: 505.346.0023
Address: 100 Sun AVE NE Suite 100	Email: sgoodman@goodmanrealty.com
City: Albuquerque	State: NM
Professional/Agent (if any): Modulus Architects, Inc.	Phone: (505) 338-1499
Address: 100 Sun Ave NE. Suite 600	Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM
Proprietary Interest in Site: Agent	List all owners: WINROCK PARTNERS LLC

BRIEF DESCRIPTION OF REQUEST

Amend an approved Site Plan for Building Permit to modify the existing elevations to include an office building. Elevations only

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR F-3	Block:	Unit:
Subdivision/Addition: WINROCK CENTER ADDN	MRGCD Map No.:	UPC Code: 101905812139220426
Zone Atlas Page(s): J-19-Z	Existing Zoning: MX-H	Proposed Zoning: N/A
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): +/- 0.2145 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2100 LOUISIANA BLVD NE	Between: Winrock Loop	and:
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2018-001579	
Signature: Regina Okoye	Date: 9/9/2022
Printed Name: Regina Okoye	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☒ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ ARCHEOLOGICAL CERTIFICATE

- ___ Archaeological Compliance Documentation Form with property information section completed
- ___ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ___ Copy of the Official Notice of Decision associated with the prior approval
- ___ Three (3) copies of the proposed Site Plan, with changes circled and noted
- ___ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☒ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- ☒ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- ___ Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ALTERNATIVE SIGNAGE PLAN

- ___ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Regina Okoye

Date: 9/9/2022

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

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Staff Signature:

Date:



City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Agent Authorization Notice – 2100 Louisiana Blvd. NE (Winrock Town Center)

To Whom It May Concern,

Winrock Partners c/o Gary Goodman, hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at: 2100 Louisiana Blvd. and legally described as: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H WINROCK CENTER ADDITION CONT 28.8654 AC.

This authorization is valid until further written notice from Winrock Partners or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for an Administrative Amendment.

Sincerely,



Goodman Realty Group
c/o Gary Goodman
100 Sun Avenue NE, Suite 210
Albuquerque, NM 87109
Email: goodman@goodmanrealty.com
Office: 505.881.0100
www.goodmanrealty.com



James Aranda
City of Albuquerque
Plaza Del Sol, 600 Second NW
Albuquerque, New Mexico 87102

September 9, 2022

**RE: Project – Winrock Town Center (Portland Building)
2100 Louisiana Blvd. NE – Albuquerque, NM 87110 - TR F-3 FINAL PLAT PARCEL Z-1 & Z-2 AND
TRACTS E-1, E-2, F-2,F-3 & J WINROCK CENTER ADDITION CONT .2145 AC**

Dear Mr. Aranda,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Winrock Partners. Hereafter referred to as “Applicant”. We, “Agent” are requesting approval to amend the approved Site Plan for Building Permit. The parcel (the “subject site”) is 0.2145 acres in size, zoned MX-H is located at 2100 Louisiana Blvd NE. This portion of Winrock Town Center is legally described as TR F-3 FINAL PLAT PARCEL Z-1 & Z-2 AND TRACTS E-1, E-2, F-2,F-3 & J WINROCK CENTER ADDITION CONT .2145 AC.

Winrock Town Center is planned as an integrated mixed-use project in which innovative planning techniques encourage a diverse mix of land uses with appropriate densities located within a Major Activity Center. It promotes multi-modal transportation and live-work play opportunities.

The Winrock Town Center project consist of an 83-acre mixed use development with future planning endeavors for retail, office, restaurants, IMAX theater complex and public parks. This is a redevelopment of an infill site identified be the City of Albuquerque as having the highest priority for receiving City services, incentives and financial partnerships.

At this time, we are requesting an Administrative Amendment to the approved Site Plan for Building Permit that was approved through the Development Review Board (Project Number: 1002202, Application Number: 15-70070) in 2015. The approved Site Plan shows the existing approved building footprint that deals with this AA. There was also approved elevations that coincide with the building footpoint. We are proposing to amended the approved elevations only to include an office building use. We will not be changing the building footprint that has been approved.

This minor amendment request falls within the thresholds established in IDO Table 6-4-5. We are only amended the building elevations.

Our submittal includes the original approved plans, the amended Elevations and the Renderings of the proposed office building. All changes meet the approved design standards. The minor changes are listed below. Changes to the overall Site Development Plan package are identified in the AA drawings via bubbled areas.

Site Plan for Building Permit:

1. No changes are being proposed. The area of the existing building foot print has been bubbled.

Proposed Elevation Plan:

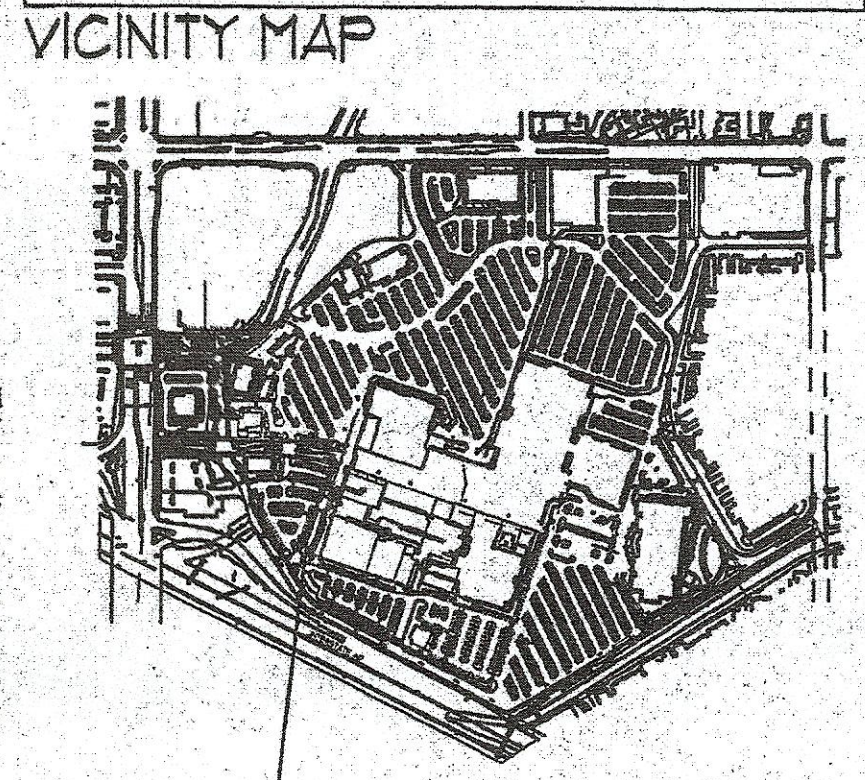
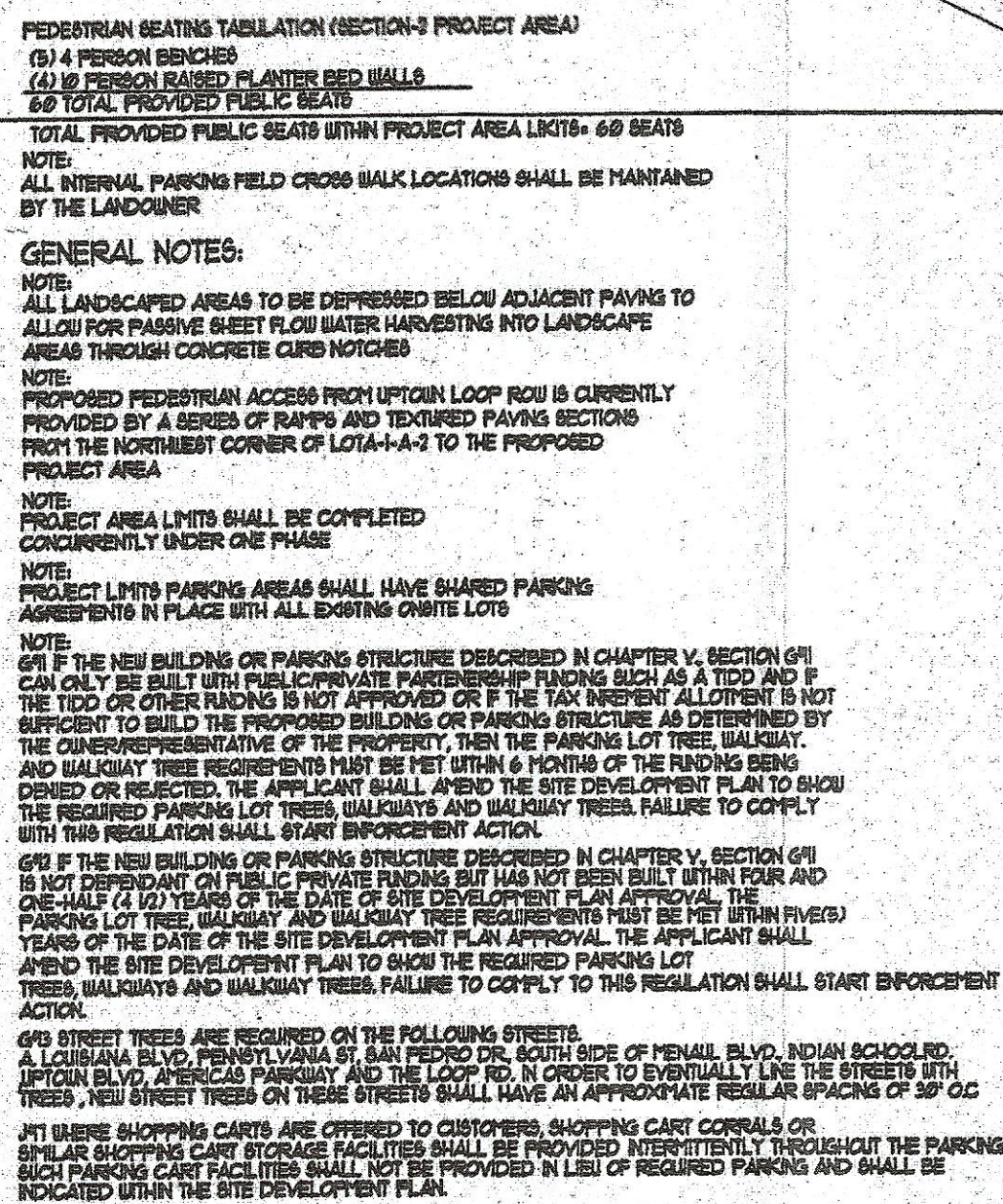
1. The proposed elevations are being shown for an office use.

I look forward to reviewing our submittal with you. If you have any additional questions regarding this submittal please feel free to contact me directly at (505) 338-1499 or email at: rokoye@modulusarchitects.com

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



PROJECT NUMBER 1002202

APPLICATION NUMBER 15-70070

Is an Infrastructure List required? (YES / NO) If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRP SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>Rogers M. Davis</i>	<i>3/25/15</i>
Traffic Engineering, Transportation Division	Date
<i>Barbara Tedna</i>	<i>07/30/15</i>
DRP ACQUA ENGINEER	Date
<i>Carol S. Dement</i>	<i>3-25-15</i>
Parks and Recreation Department	Date
<i>Kenzie Chen</i>	<i>3-25-15</i>
City Engineer	Date
	<i>7-22-15</i>
Environmental Health Department	Date
<i>Barbara Davis</i>	<i>07-20-15</i>
Solid Waste Management	Date
<i>Kenzie Chen</i>	<i>7-22-15</i>
DRP Chairperson, Planning Department	Date

* Environmental Health, if necessary

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-I-A-I-A-I)
LEGAL DESCRIPTION	PARCEL I-A-I MINORCK CENTER ADDITION
TOTAL ACREAGE:	RE: SITE PLAN FOR SUBDIVISION
EXISTING ZONING:	BL-3 MI-UP
PROPOSED USE:	GENERAL RETAILING
BUILDING ADDITION SIZE:	60,000 SF MAIN BLDG. AREA/ 6,000 SF RUMOR (TOTAL) 66,000 SF TOTAL
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	SURFACE PARKS - WESTERN PARKING FIELD= 140 SURFACE PARKS - SOUTHERN PARKING FIELD= 140 LOUISER LEVEL 1-L2 GARDEN PARK= 184 TOTAL PROJECT AREA PARKS= 106 PARKS
TOTAL PARKING REQ. HC PROVIDED:	2 PER 1,000 SF REQUIRED SPACES
HC REQUIRED:	10 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
BIKE SPACES PROVIDED:	6 SPACES
BIKE SPACES REQUIRED:	5 SPACES
MOTORCYCLE SPACES PROVIDED:	0 SPACES
MOTORCYCLE SPACES REQUIRED:	0 SPACES

- KEYED NOTE:
- ① INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A/1
 - ② 30' LIGHT POLE LOCATION RE: DETAIL 3/A/1
 - ②A 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 18/A/1
TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL = 
 - ③ CONC. SIDEWALK RE: DET 2/A/1
 - ④ RE: SITE PLAN FOR JOINT LAYOUT
 - ④ HANDICAP RAMP PER COA STD DUE 2426
AT 1:2 MAX SLOPE WITH TRUNCATED DOTS PER COA STANDARDS
 - ④A INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
 - ⑤ INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY)
RE: DETAIL 1/A/2
 - ⑤ TYPICAL BIKE RACK GRAPHIC SYMBOL = 
 - ⑥ BENCH LOCATION
 - ⑥ TYPICAL BENCH GRAPHIC SYMBOL = 
 - ⑦ TRASH RECEPTACLE
 - ⑧ 18" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING
LANDSCAPE AREA RE: DETAIL 9/A/1
TYPICAL PLANTING BED GRAPHIC SYMBOL = 
 - ⑨ HANDICAP RAMP RE: 15/A/1
 - ⑩ HANDICAP RAMP RE: 16/A/1
 - ⑪ HANDICAP RAMP RE: 21/A/1
 - ⑫ HANDICAP RAMP RE: 11/A/1
 - ⑬ INDICATES "OPEN SPACE" LANDSCAPE AREAS
GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. UELL
LOCATION RE: LANDSCAPE PLAN FOR INFO
 - ⑭ INDICATES "DEVELOPED" OPEN SPACE AREA
LOCATION RE: LANDSCAPE PLAN FOR LANDSCAPING INFO
 - ⑭A INDICATES 1 CURB CUT TO ALLOW FOR PASSIVE WATER SHEET
FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO
PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A/1 FOR KNOTCH DETAIL.
NOTE: FINAL LOCATIONS SHALL BE COORDINATED WITH APPROVED
GRADING PLAN
 - ⑮ NOT A PART-FUTURE REDEVELOPMENT PHASE
 - ⑮ 6" HIGH CONC. ISLAND RE: DET 4/A/1
 - ⑮ RE: SITE GRADING PLAN FOR INFO
 - ⑮ SERVICE YARD.
 - ⑮ PROPOSED PADMOUNT TRANSFORMER LOCATION
 - ⑮ DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A/2
 - ⑮ WHEELSTOP RE: DET 9/A/2
 - ⑮ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A/2
FOR "MOTOR CYCLE PARKING" SIGN DETAIL
 - ⑮ EXTERIOR DECORATIVE CONCRETE ENTRY AREA
ALONG MAIN BUILDING ENTRY PATHWAY
 - ⑮ INDICATES PROPOSED OUTDOOR DEVELOPED FLAZA AREA ON THE EASTERN AND SOUTH
WEST CORNERS OF THE RUBENS PAD BLDG AREA. AREA SHALL CONTAIN
LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS.
 - ⑮ FLAZA SIDEWALK EDGE DETAIL. RE: DETAIL 2/A/2
 - ⑮ PROPOSED FIRE HYDRANT LOCATION
 - ⑮ INDICATES PROPOSED CURBS TO RECEIVE FIRE STRIPE
PAINT CURB RED IN COLOR AND "NO PARKING FIRE LANE"
INDICATED ON VERTICAL FACE OF CURB WITH 4" HIGH LETTERING
 - ⑮ INDICATES OVERHEAD VEHICLE CLEARANCE BAR
 - ⑮ EXISTING ASPHALT DRIVE
 - ⑮ PROPOSED ASPHALT DRIVE
 - ⑮ NOTE: WALL PROTECTION AT ALL RAMP ACCESS POINTS SHALL BE
MIN 4" ABOVE HIGH SIDE GRADE ELEVATION.
 - ⑮ INDICATES RETAINING WALL STRUCTURE. RE: CIVIL FOR WALL DETAILS
- GENERAL NOTES:
1. LANDSCAPE IRRIGATION PLAN SHALL BE PROVIDED WITH
LANDSCAPE PLAN DURING BUILDING PERMIT SUBMITTAL
 2. MULCH SHALL BE PROVIDED IN AREAS AROUND LIVING PLANTS
TO REDUCE HEAT AND CONSERVE MOISTURE
 - NOTE: ROCK SHALL BE USED AS MULCH ALTERNATIVE IN AREAS
OF DRAINAGE AND SEVERE SLOPES
 3. 10% PERCENT OF ALL LANDSCAPE PLANTING STRIPS SHALL CONTAIN
FLOWERING PLANTS AND SHRUBS.
 4. MINIMUM ACCEPTABLE SIZES OF PLANTS, TREES, OR AMOUNTS OF SEED AT
THE TIME OF PLANTING ARE AS FOLLOWS:
 - A. DECIDUOUS TREES SHALL BE TWO INCHES IN CALIFER. CONIFEROUS TREES
SHALL BE A MIN OF 6" TALL
 - B. SHRUBS AND LOW GROWING EVERGREENS SHALL BE A MIN. OF 1'
CALIFER IN SIZE
 - C. GRASS COVER AND TURF MUST BE ADEQUATE TO PROVIDE 75% GROUND
COVERAGE WITHIN TWO GROWING SEASONS AFTER PLANTING.
 5. ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS
AND LANDSCAPING MATERIALS SUCH AS GRASS SEED, MULCH, OR SHRUBS
AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LOWER THAN 60 DAYS AFTER BEING
MADE AWARE OF THE ISSUE BY THE CITY OF ALBUQUERQUE.
 6. NOT USED
1. PLANTING STRIPS:
- A. PLANTING STRIPS SHALL BE A MIN OF 4' WIDE AND COVERED WITH LIVE VEGETATIVE
MATERIALS OR MULCH. LOCATIONS OF PLANTING STRIPS SHALL BE 40% OF THE
OF THE PLANTING STRIP IF IT IS DIRECTLY BETWEEN PARKING AND A WALKWAY.
IF THE PLANTING STRIP IS REQUIRED FOR STREET TREES IT SHALL BE COVERED WITH
LIVABLES SUCH AS GRASS, MULCH, OR TURF. MULCH SHALL BE REPLACED BY THE OWNER
OVER 10% OF THE PLANTING STRIP. COVERAGE SHALL BE CALCULATED FROM THE ANTICIPATED
SIZE OF THE PLANTS AT MATURITY.
 - B. IN ORDER TO FACILITATE THE TRANSITION BETWEEN PARKING SPACES, AND ADJACENT WALKWAYS
AND DRIVEWAYS, PLANTING STRIPS SHALL BE USED WITHIN 40% OF THE PLANTING STRIP.
 - C. ALL REQUIRED TREES SHALL BE PLANTED PRIOR TO FINAL BUILDING INSPECTION.
 9. DECIDUOUS TREES SHALL BE A MIN OF 2" IN CALIFER AT THE TIME OF PLANTING. CONIFEROUS TREES
SHALL BE A MIN OF 6" TALL AT THE TIME OF PLANTING.
 10. TREES SHALL BE PLANTED IN TREE UELLS OR PERMEABLE PAVEMENT TO MAXIMIZE THE OPPORTUNITY
TO THRIVE. THE MINIMUM TREE WELL SIZE SHALL BE 36 SQUARE FEET.
 11. TREES SHALL BE IRRIGATED TO SO AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL
PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY.

LINE TYPE LEGEND	
INTERNAL PHASE LINE	—
PROPOSED LOT LINE	—
PROJECT AREA AND OUTER PHASE AREA LIMITS	—
EXISTING PROPERTY LINE	—
EXISTING CURB LINE	—
PROPOSED CURB LINE	—

City of Albuquerque
Building & Safety
JUN 2 1985
I.B.C.
Plan Check Section

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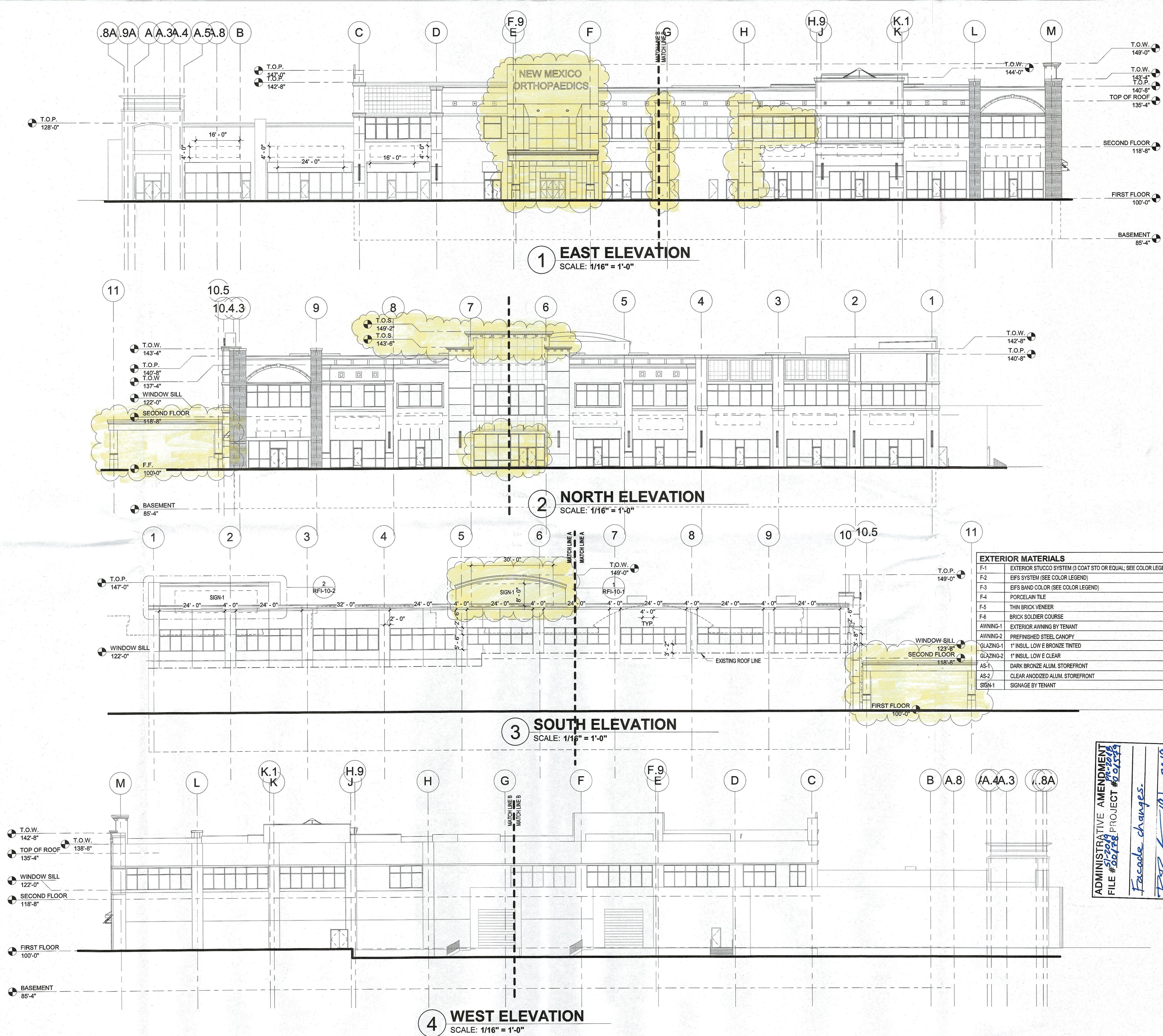
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



DRB SUBMITTAL-FINAL SIGNATURE

PROJECT TITLE WINROCK TOWN CENTER SEC-2 WINROCK TOWN CENTER ALBUQUERQUE, NEW MEXICO		JOB NO. WINROCK TOWN CENTER SECTION#		DRAWN BY	
PROJECT NUMBER 0		SHEET TITLE OVERALL SITE PLAN FOR BUILDING PERMIT		DATE 1/27/15	
SCALE 1"=40'		A100			

6/13/2019 1:41:43 PM H:\DWG_ACTIVE\WINROCK-1\INWARDS BLDG-NMO(Recovery).rvt 6/13/2019 1:41:43 PM H:\DWG_ACTIVE\WINROCK-1\INWARDS BLDG-NMO(Recovery).rvt



EXTERIOR MATERIALS	
F-1	EXTERIOR STUCCO SYSTEM (3 COAT STO OR EQUAL; SEE COLOR LEGEND)
F-2	EIFS SYSTEM (SEE COLOR LEGEND)
F-3	EIFS BAND COLOR (SEE COLOR LEGEND)
F-4	PORCELAIN TILE
F-5	THIN BRICK VENEER
F-6	BRICK SOLDIER COURSE
AWNING-1	EXTERIOR AWNING BY TENANT
AWNING-2	REFINISHED STEEL CANOPY
GLAZING-1	1" INSUL. LOW E BRONZE TINTED
GLAZING-2	1" INSUL. LOW E CLEAR
AS-1	DARK BRONZE ALUM. STOREFRONT
AS-2	CLEAR ANODIZED ALUM. STOREFRONT
SIGN-1	SIGNAGE BY TENANT

ADMINISTRATIVE AMENDMENT
FILE # 2019-018 PROJECT # 2019-018
Facade changes.
APPROVED: [Signature] DATE: 19 June 2019

REV

DATE

BY

REVISION

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

STATE OF NEW MEXICO

STEPHEN A. DUNBAR

No. 4218

REGISTERED ARCHITECT

ADMINISTRATIVE AMENDMENT

PROJECT TITLE
WARDS RENOVATION
2100 LOUISIANA BLVD. NE.

JOB NO.
ORTHOPA

DRAWN BY:

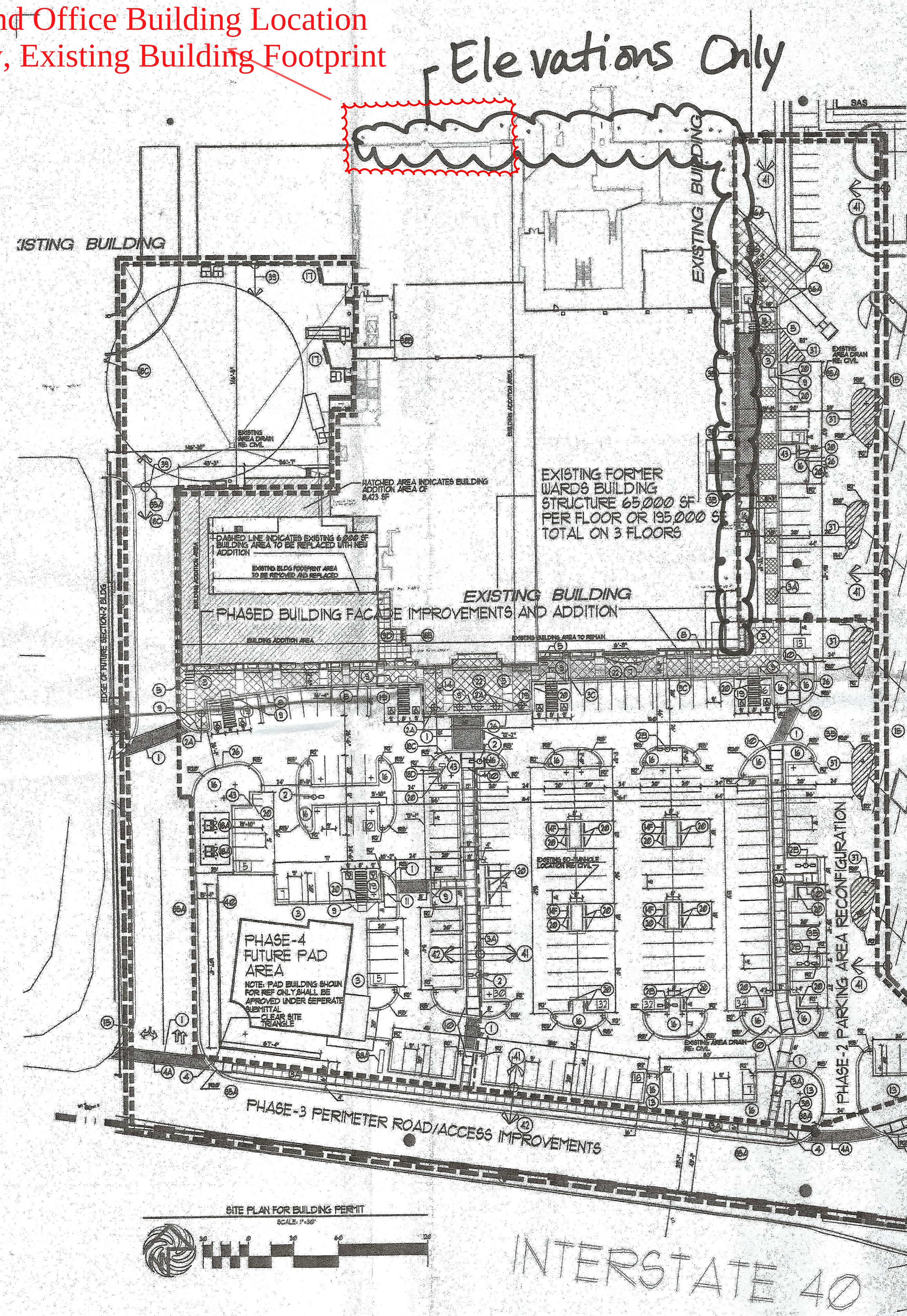
SHEET TITLE
OVERALL BUILDING ELEVATIONS

DATE
02/25/19

SCALE:

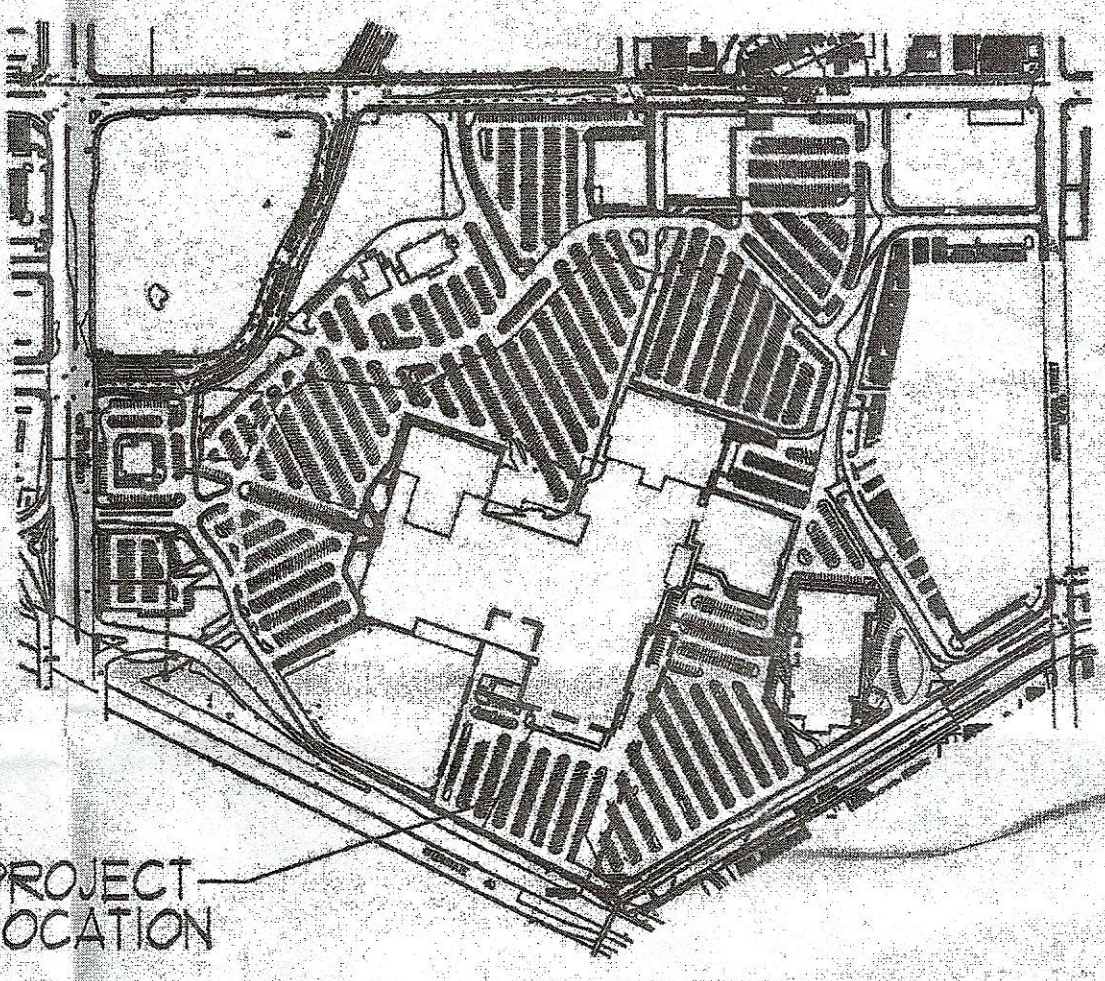
SHEET
A20

Proposed AA and Office Building Location
Elevations Only, Existing Building Footprint
9-9-2022.



Elevations Only

- KEYED NOTE:
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A11
 - 2 30' LIGHT POLE LOCATION RE: DETAIL 3/A11
 - 3 4' FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 18/A11
 - 4 INTEGRALLY CONC. SIDEWALK RE: DET 2/A12
 - 5 INTEGRALLY CONC. SIDEWALK RE: DET 2/A11
 - 6 INDICATES EXISTING SIDEWALK SLAB AREA TO REMAIN
 - 7 INDICATES NEW CONC. SIDEWALK FLUME WITH STEEL COVER PLATE RE: DETAIL 12/A12
 - 8 INDICATES NEW CONC. STANDARD GREY 4" CONC WALK WITHIN SERVICE YARD AREA
 - 9 HANDICAP RAMP PER COA STD. DUG 2426
 - 10 AT 1/2 MAX SLOPE WITH TRUNCATED DORIES PER COA STANDARDS
 - 11 INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
 - 12 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 11/A12
 - 13 TYPICAL BIKE RACK GRAPHIC SYMBOL
 - 14 BENCH LOCATION
 - 15 TYPICAL BENCH GRAPHIC SYMBOL
 - 16 TRASH RECEPTACLE



NOTE: 244 TOTAL PARKS WITHIN PROPOSED AA AREA

- 17 6" STEEL BOLLARD WITH CUSTOM CAP RE: THE SPORTS AUTHORITY DRAWINGS FOR DETAIL 1/A11
- 18 OWNER INSTALLED RAISED PLANTER BOX TYPICAL PLANTING BOX GRAPHIC SYMBOL
- 19 HANDICAP RAMP RE: 15/A11
- 20 HANDICAP RAMP RE: 16/A11
- 21 HANDICAP RAMP RE: 17/A11
- 22 HANDICAP RAMP RE: 17/A11
- 23 INDICATES "OPEN SPACE" LANDSCAPE AREAS GC TO PROVIDE COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- 24 INDICATES "DEVELOPED OPEN SPACE AREA" LOCATION RE: LANDSCAPE PLAN FOR INFO
- 25 INDICATES 1" CURE CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A11 FOR KNOTCH DETAIL
- 26 NOT A PART-FUTURE REDEVELOPMENT PHASE
- 27 6" HIGH CONC. ISLAND RE: DET 4/A11
- 28 RE: SITE GRADING PLAN FOR INFO
- 29 SERVICE YARD/ NEW RECEIVING AREA STRUCTURE
- 30 EXISTING PADMOUNT TRANSFORMER LOCATION
- 31 PROPOSED PADMOUNT TRANSFORMER LOCATION
- 32 NM GAS METER BANK LOCATION-BLDG SECTION-4
- 33 PROPOSED FIRE HYDRANT LOCATION
- 34 PROPOSED LANDSCAPE IRRIGATION METER LOCATION
- 35 PROPOSED FPM VAULT LOCATION
- 36 DUAL CONFIGURATION HC PARKING STALL RE: DET 5/A12
- 37 WHEELSTOP RE: DET 5/A12
- 38 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
- 39 EXTERIOR DECORATIVE CONCRETE ENTRY AREA MAIN BUILDING ENTRY PATHWAY
- 40 INDICATES PROPOSED OUTDOOR DEVELOPED PLAZA AREA ON THE NORTHWEST CORNER OF THE FUTURE PAD BLDG AREA. AREA SHALL CONTAIN LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS. THE CENTER PORTION OF THE PLAZA AREA SHALL CONTAIN RAISED CONCRETE PLANTERS.
- 41 PLAZA SIDEWALK EDGE DETAIL RE: DETAIL 2/A12
- 42 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURE RED IN COLOR
- 43 EXISTING ASPHALT DRIVE
- 44 PROPOSED ASPHALT DRIVE
- 45 PROPOSED TEMPORARY LOADING AREA
- 46 6" CONCRETE SLAB W/ 4" EA. WAY AT 18" OC
- 47 NEW ROLL-OVER CURB AT EDGE OF TEMP. TRUCK LOADING AREA
- 48 TIE EXISTING SIDEWALK INTO FACE OF NEW 6" CONC. LOADING AREA SLAB
- 49 NEW END ISLAND STRIPPING
- 50 EXISTING PYLON SIGN TO REMAIN
- 51 PROPOSED PYLON SIGN LOCATION UNDER SEPARATE APPROVAL (RE: 15AAA-10018 FOR APPROVED FREESTANDING SIGNAGE) NOTE: PROVIDE 2 1/2" CONDUITS FROM SIGN LOCATION/TERMINATE AT FUTURE BLDG-SECTION-4 ELECTRICAL ROOM LOCATION ON INTERIOR FACE OF BUILDING (600).
- 52 INDICATES NEW 6" REINFORCED CONCRETE SLAB W/ 4" EA. WAY AT 12" OC WITHIN NEW SERVICE YARD
- 53 NEW 6" IT FACED 8" CMU BLOCK RETAINING WALL. NOTE: WALL HEIGHT SHALL NOT EXCEED 3' IN HEIGHT FROM ADJACENT FINISHED GRADE LEVEL ELEVATION
- 54 INDICATES CONTRACTOR-1 SCOPE OF WORK AREA
- 55 INDICATES CONTRACTOR-2 SCOPE OF WORK AREA
- 56 INDICATES MOTORCYCLE PARKING LOCATION (4' X 8' PER STALL) RE: DETAIL 1/A12 FOR SIGNAGE REQUIREMENTS

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-A-A-A-A)
LEGAL DESCRIPTION	PARCEL 1-A-1-UNROCK CENTER ADDITION
TOTAL ACRES	RE AA SITE PLAN FOR BUILDING PERMIT
EXISTING ZONING	SUS TUNP
PROPOSED USE	OFFICE, RETAIL
EXISTING BUILDING SIZE	EXISTING BUILDING AREA-201,000 SF BLDG. AREA
BUILDING ADDITION SIZE	FUTURE PAD-ADDITION AREA-8,423 SF TOTAL
TOTAL PARKS PROVIDED WITHIN PROJECT AREA	TOTAL AA PROJECT AREA PARKS 244 PARKS
TOTAL PARKS REQ.	2 PER 1,000-SF REQUIRED SPACES
IC PROVIDED	18 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
IC REQUIRED	2 SPACES
BIKE SPACES PROVIDED	5 SPACES
BIKE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	15 SPACES
MOTORCYCLE SPACES REQUIRED	5 SPACES

ADMINISTRATIVE AMENDMENT
FILE # 15AAA-10018 PROJECT # 1002202
REVISED BLDG. ELEVATIONS,
ADDITIONAL INFRASTRUCTURE SUCH AS WALKWAYS RE:
UPDATING SDP + PARKING LOT REDESIGN
APPROVED BY DATE 9-30-18

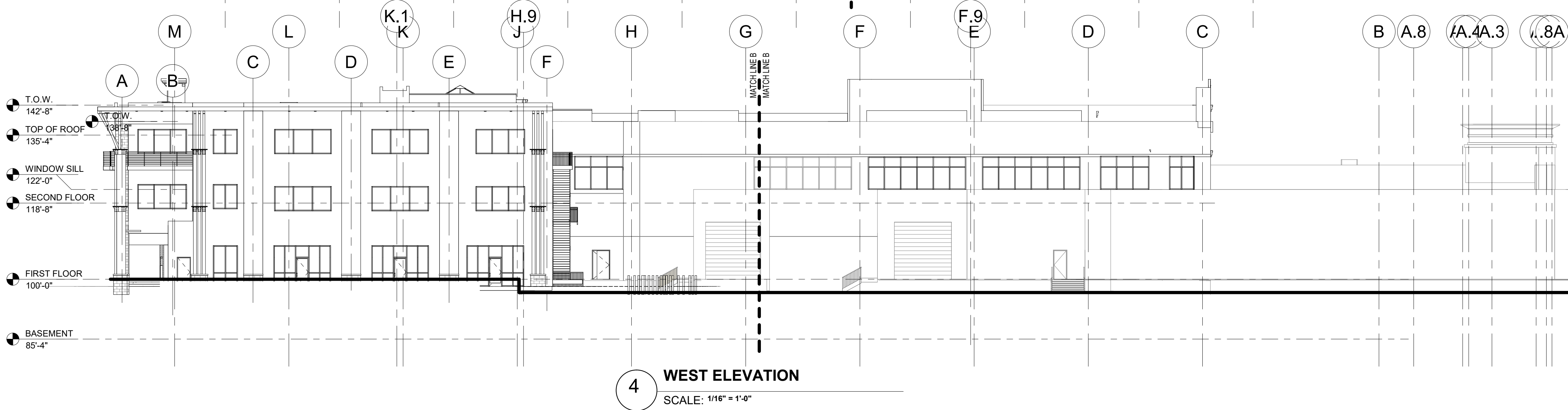
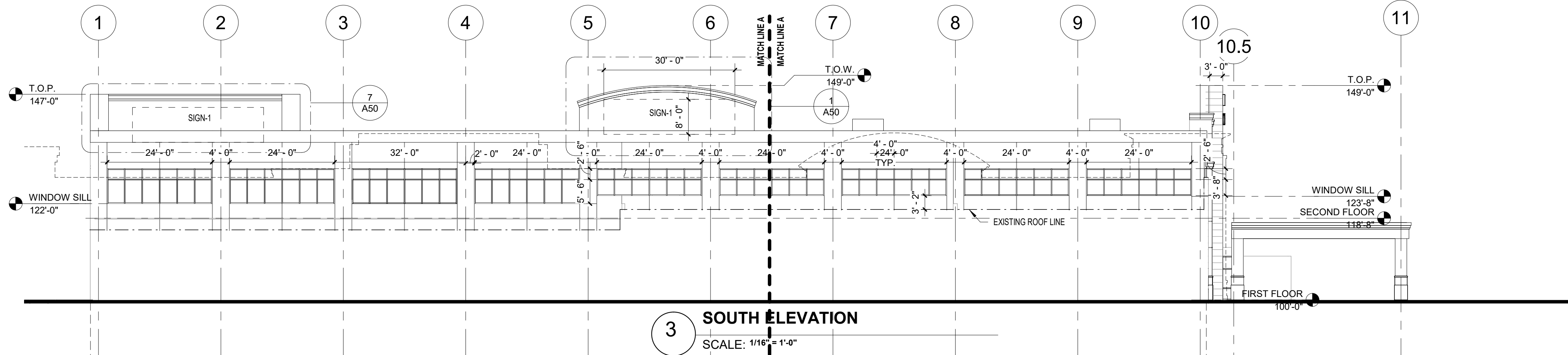
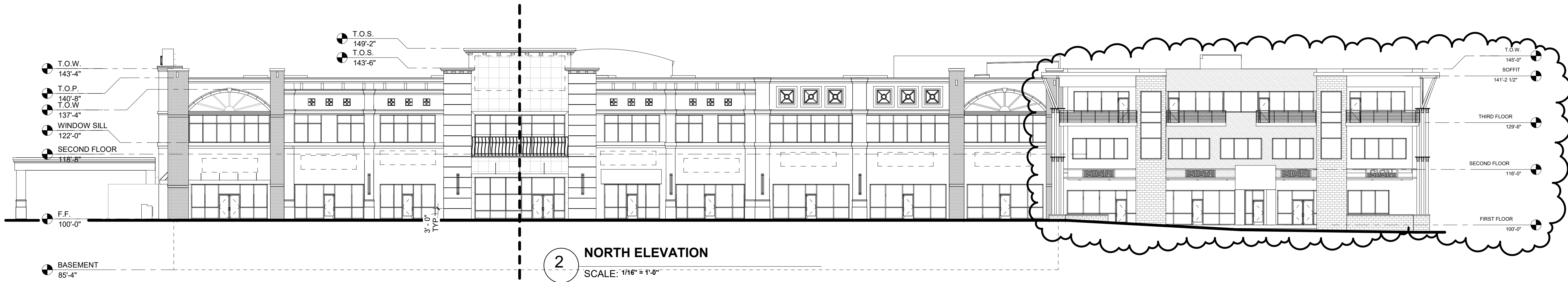
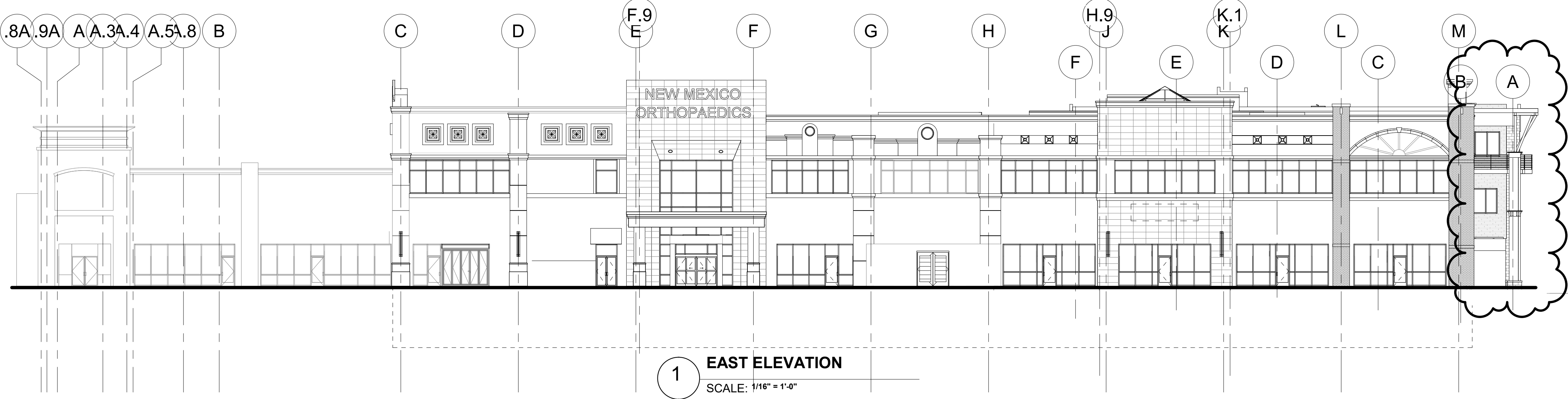
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
P-4 EXTERIOR IMPROVEMENTS
UNROCK TOWN CENTER
ALBUQUERQUE, NEW MEXICO
PROJECT NUMBER
STEPHEN DUNBAR, AIA
JOB NO.
P-4
DRAWN BY
S
DATE
7/16/14
SCALE
AS NOTED

SITE PLAN FOR BUILDING PERMIT

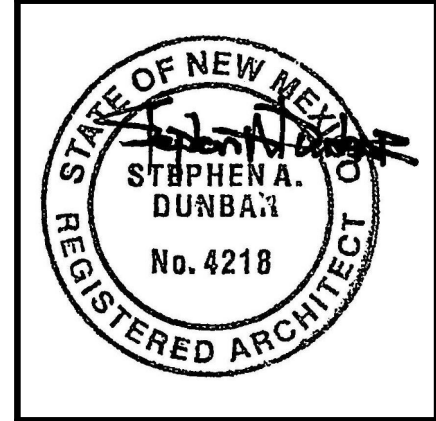
ADMINISTRATIVE AMENDMENT
FILE # 15AAA-10018 PROJECT # 1002202
New north & east facades
for the former Montgomery
Wards building.
APPROVED BY DATE 7-17-2018



REV	DATE	BY	REVISION
10	9-8-22	AA	

MODULUS ARCHITECTS

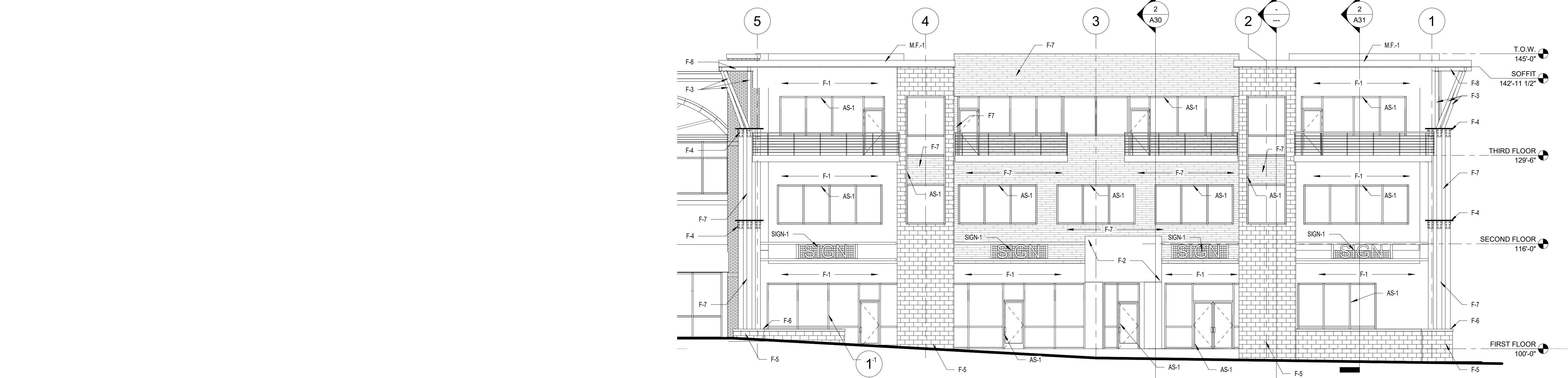
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



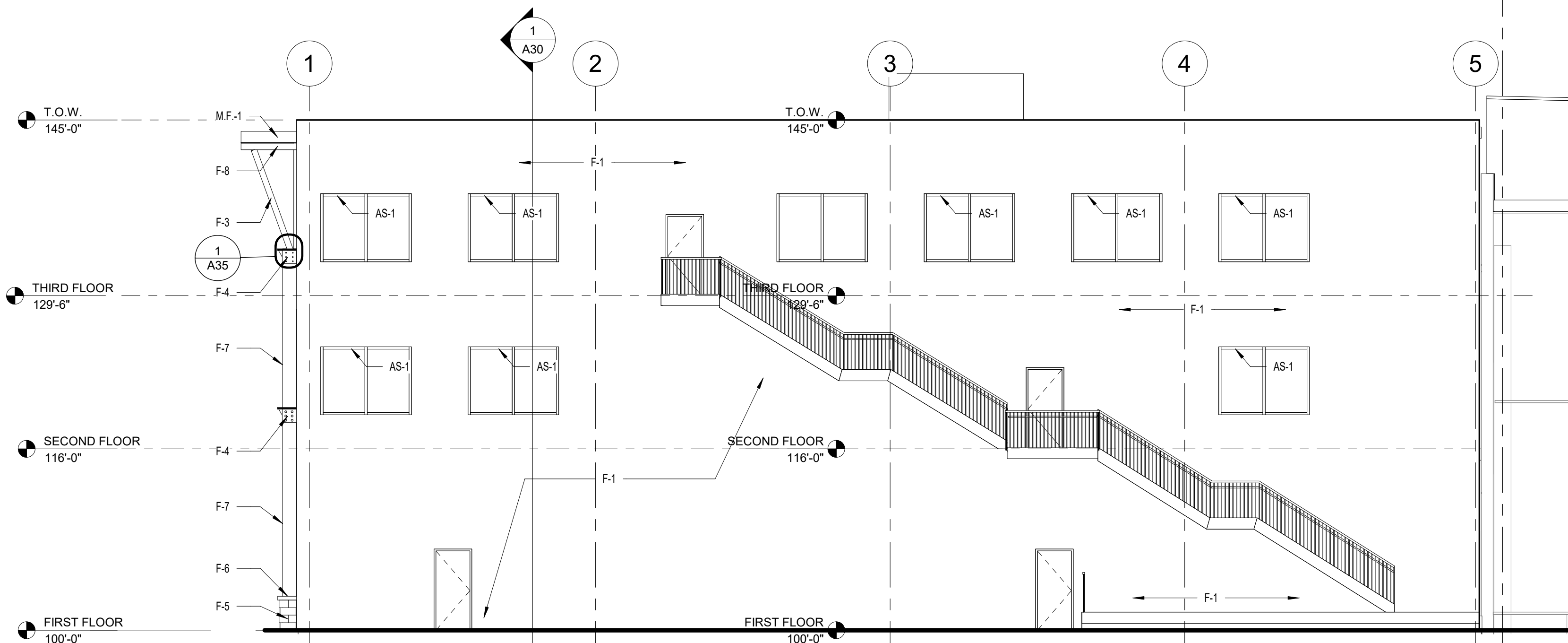
ADMINISTRATIVE AMENDMENT

PROJECT TITLE WARDS RENOVATION	JOB NO. MED SPA	DRAWN BY:
2100 LOUISIANA BLVD. NE.		
PROJECT MANAGER		
SHEET TITLE OVERALL BUILDING ELEVATIONS		

DATE 2/25/19	SHEET A20
SCALE:	

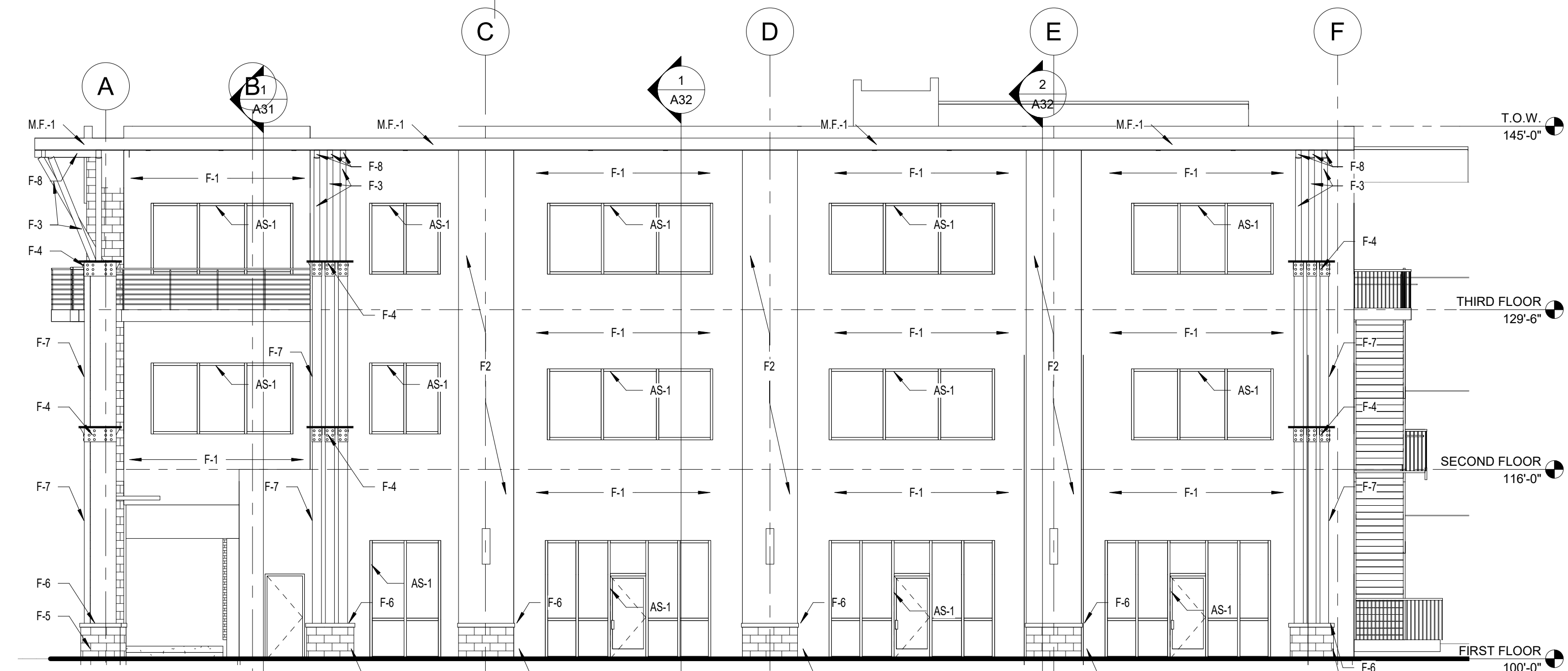


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS	
F-1	EXTERIOR STUCCO SYSTEM (3 COAT STO OR EQUAL; WHITE)
F-2	EIFS SYSTEM (GRAY)
F-3	DECORATIVE STL PIPE: COLOR KYNAR 500 MATTE BLACK
F-4	DECORATIVE MTL CUSTOM BAND: COLOR KYNAR 500 MATTE BLACK
F-5	SPLITFACE CMU: COLOR GRAY
F-6	CAST STONE CAP: COLOR GRAY
F-7	T&G HARD WOOD VENEER - BROWN
F-8	WOOD BEAM COLOR BROWN
AS-1	DARK BRONZE ALUM. STOREFRONT
M.F.-1	METAL FACIA COLOR MATTE BLACK
SIGN-1	SIGNAGE BY TENANT

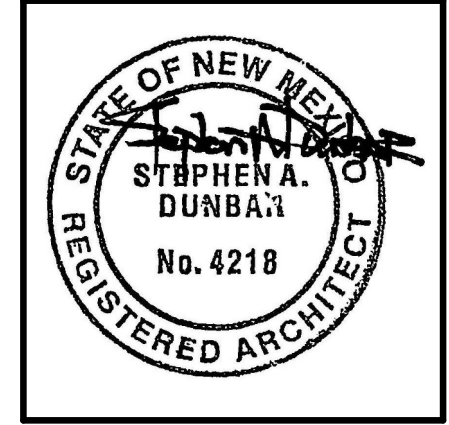


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

REV	DATE	BY	REVISION

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



CONSTRUCTION DOCUMENTS

PROJECT TITLE
PORTLAND OFFICE BLDG.
2100 LOUISIANA BLVD. NE ALBUQUERQUE, NM.

PROJECT MANAGER
JOB NO.
DRAWN BY:

SHEET TITLE
BUILDING ELEVATIONS

DATE
9/06/2022
SCALE:

SHEET
A20



