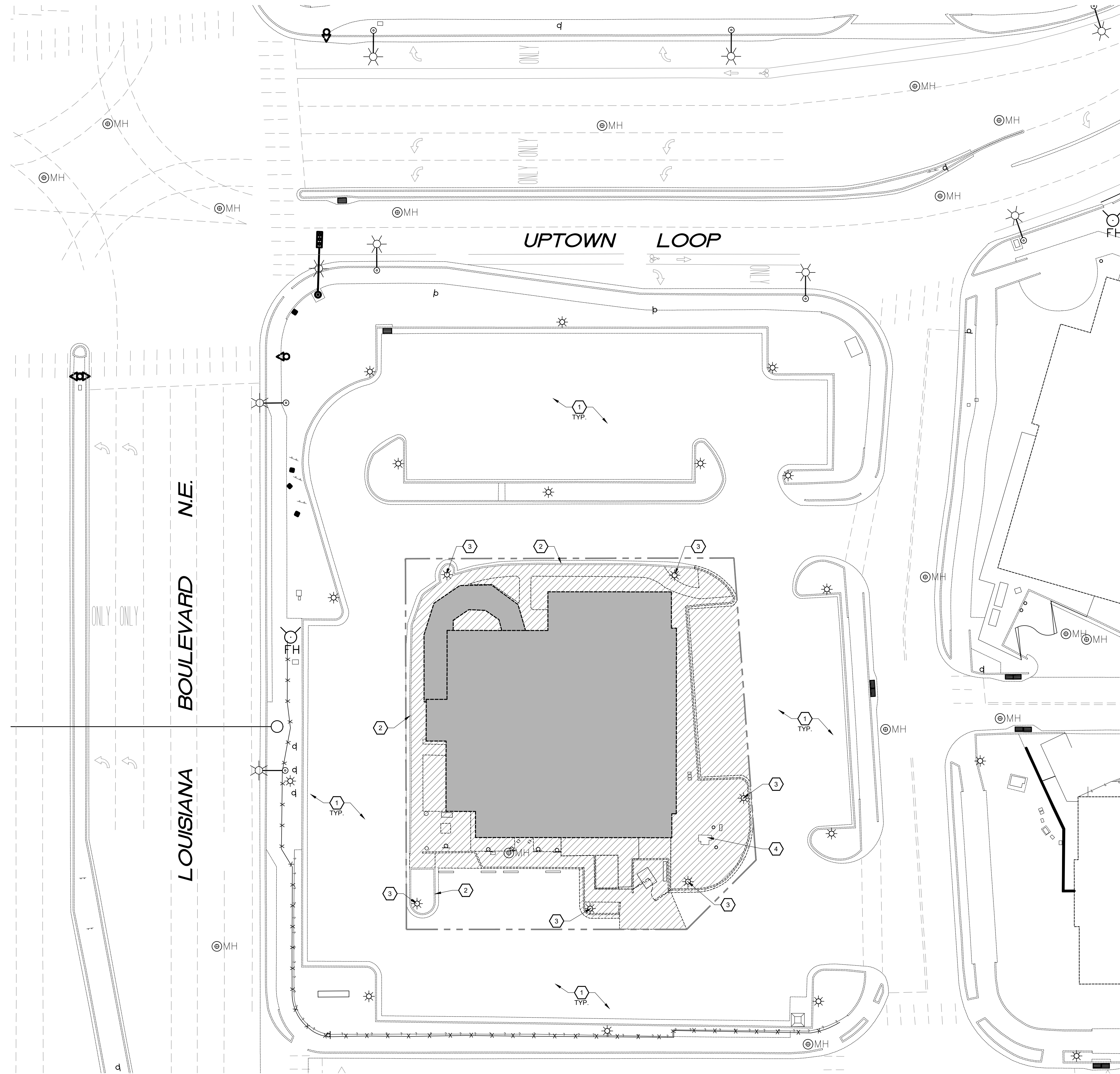


ADMINISTRATIVE AMENDMENT

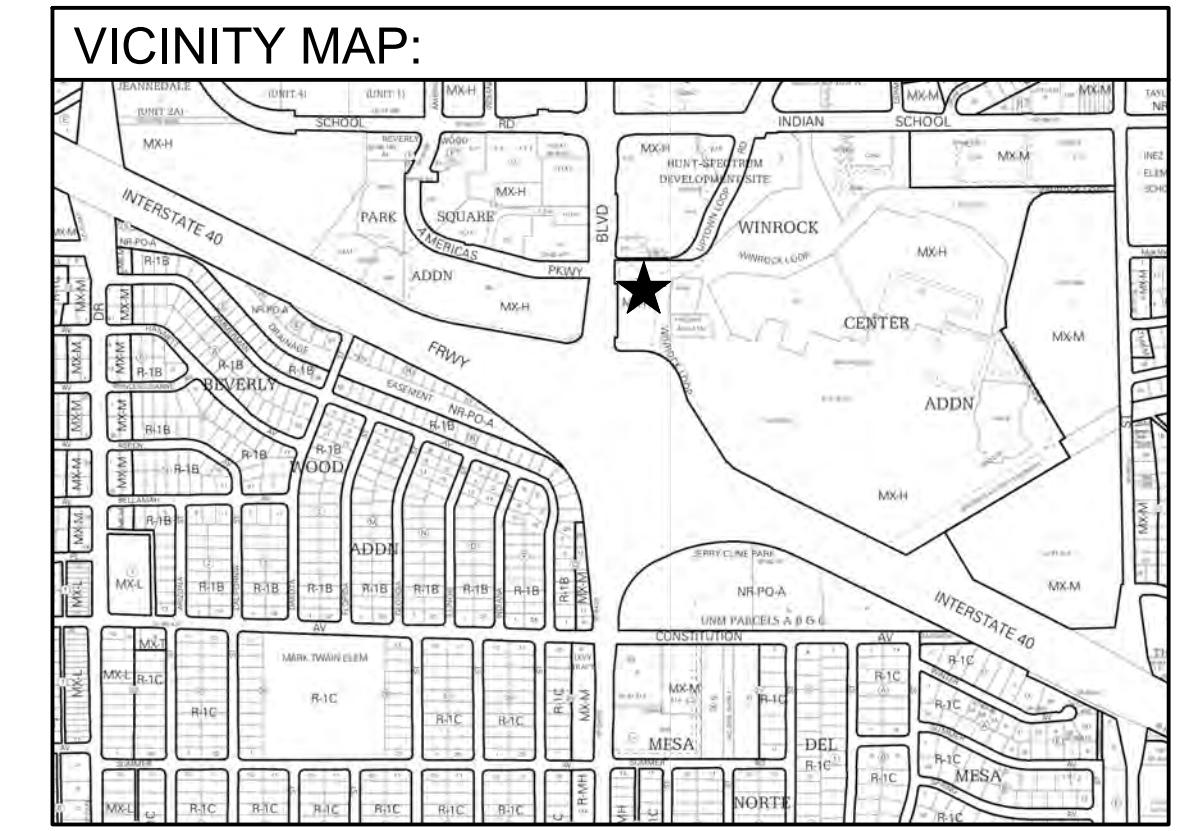
FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



1 SITE PLAN
SCALE: 1" = 20'



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

- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL ON-SITE UTILITIES AND PROTECT AS NECESSARY.
 - CONTRACTOR IS TO PERFORM ALL DEMOLITION, REMOVAL AND DISPOSAL TO PREPARE THE SITE FOR NEW CONSTRUCTION.
 - EXISTING UTILITY SERVICE LINES TO BE REMOVED AND CAPPED/TERMINATED BEYOND THE LIMITS OF CONSTRUCTION. SEE CIVIL, PLUMBING AND ELECTRICAL PLANS FOR MORE INFORMATION ON THE REMOVAL AND REINSTALLATION OF SERVICE UTILITIES.

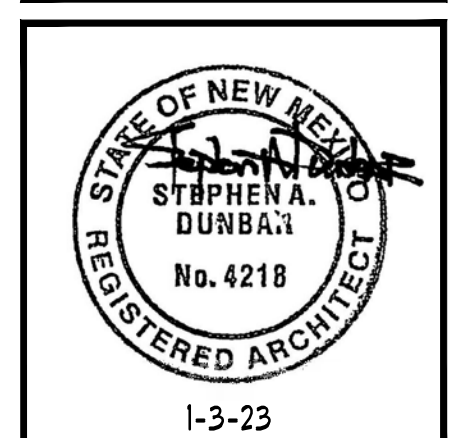
- KEYED NOTES:**
- EXISTING PARKING & SITE FEATURES TO REMAIN AS IS.
 - EXISTING CONCRETE CURB & GUTTER TO REMAIN AS IS.
 - EXISTING LIGHT POLE AND BASE TO REMAIN. CONTRACTOR TO REMOVE & STORE LIGHT AND POLE AS NEEDED FOR CONSTRUCTION. PROTECT CONCRETE BASE AND REINSTALL LIGHT AND POLE PRIOR TO COMPLETION OF NEW CONSTRUCTION.
 - EXISTING ELECTRICAL TRANSFORMER TO REMAIN. CONTRACTOR TO PROTECT FOR THE DURATION OF CONSTRUCTION.

GRAPHIC LEGEND:

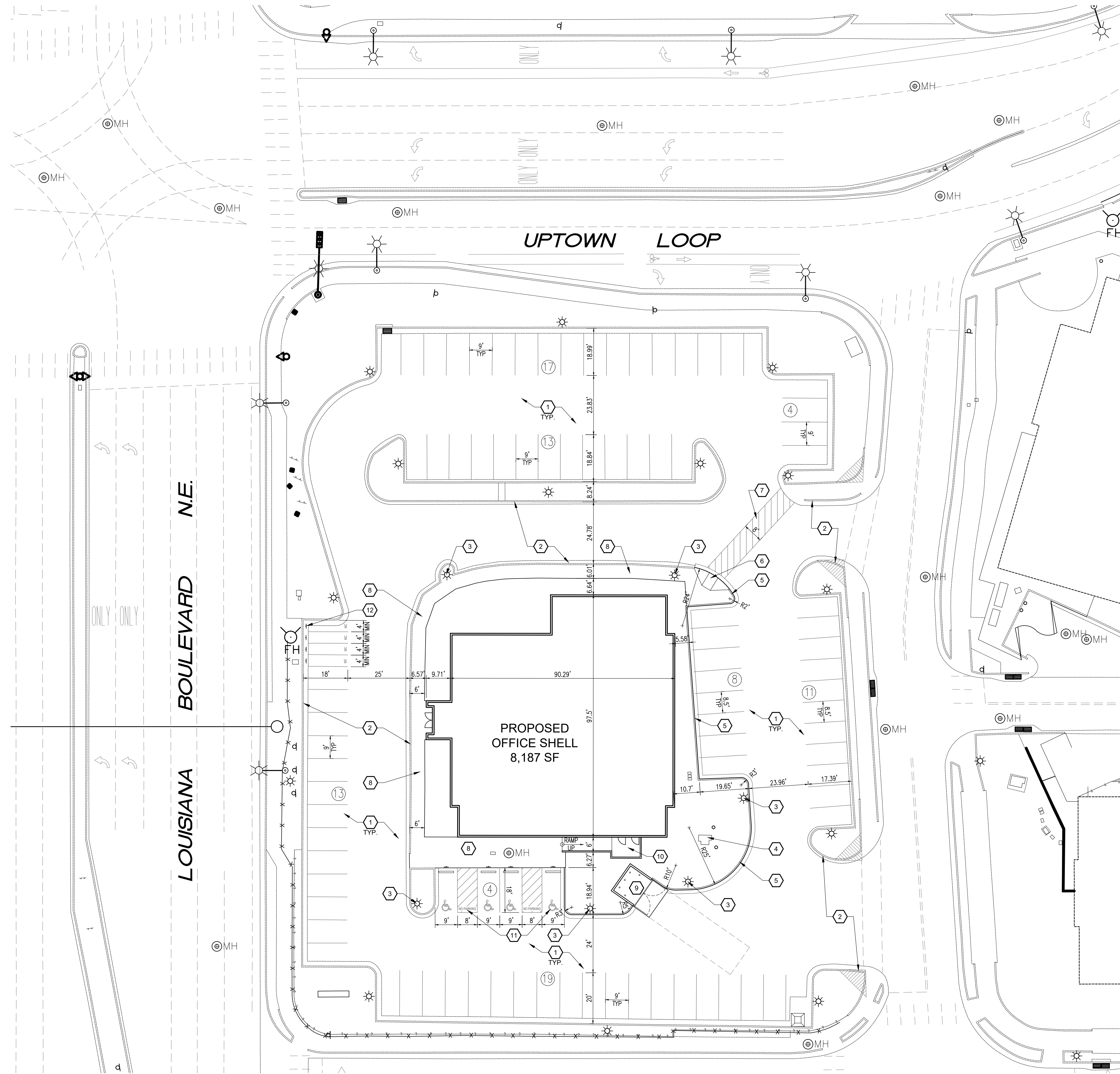
- LIMITS OF DEMOLITION & NEW CONSTRUCTION
- - - - - EXISTING CONC CURB/PAVING TO BE DEMOLISHED
- ===== EXISTING CMU WALL TO BE DEMOLISHED
- EXISTING 1-STORY BUILDING TO BE DEMOLISHED
- ▨ DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS WITHIN HATCHED AREA UNLESS NOTED OTHERWISE

REV	DATE	BY	REVISION

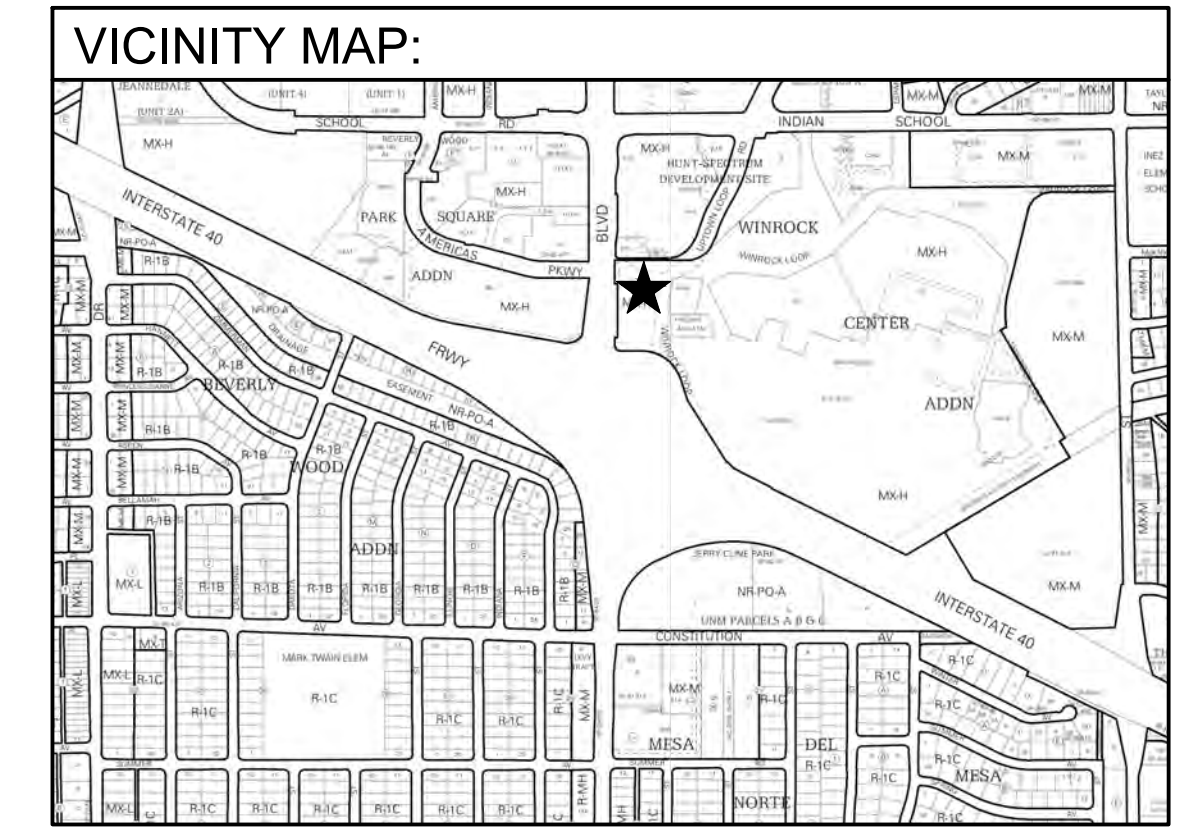
MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE FIDELITY INVESTMENTS OFFICE BLDG. 2100 LOUISIANA BLVD. NE ALBUQUERQUE, NT 87109	DATE 01/03/2023	sheet- AD101
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. ..	DRAWN BY: CDC
SHEET TITLE SITE DEMOLITION PLAN		
SCALE: AS NOTED		



1 SITE PLAN
SCALE: 1" = 20'



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:

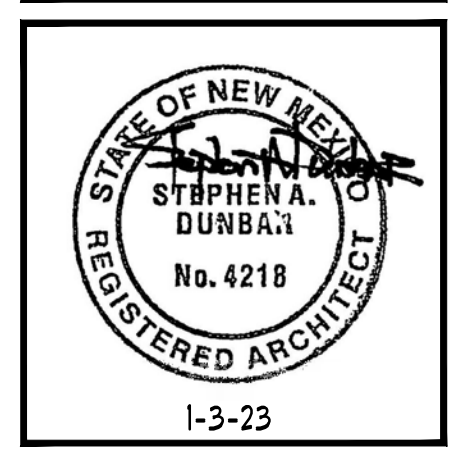
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
- LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM 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 STRIPES.
- EXISTING CONCRETE CURB & GUTTER REMAIN.
- EXISTING LIGHT POLE AND BASE TO REMAIN.
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
- NEW CONCRETE CURB & GUTTER, SEE DETAIL 2/ASS01.
- NEW FLARED ACCESSIBLE CURB RAMP, SEE DETAIL 12/ASS01.
- NEW STRIPED CROSSWALK, SEE DETAIL 6/ASS01 (SIM).
- NEW CONCRETE SIDEWALK, SEE DETAIL 3/ASS01.
- NEW REFUSE ENCLOSURE, SEE DETAILS ON SHEET ASS02.
- NEW ACCESSIBLE RAMP TO BUILDING, SEE A101 AND STRUCTURAL FOR DETAILS.
- NEW ACCESSIBLE PARKING SYMBOL, ACCESS AISLE AND SIGN - SEE DETAIL 9/ASS01.
- NEW MOTORCYCLE PARKING SIGN, TYPICAL OF 4 - SEE DETAIL 11/ASS01.

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



ADMINISTRATIVE AMENDMENT SITE PLAN

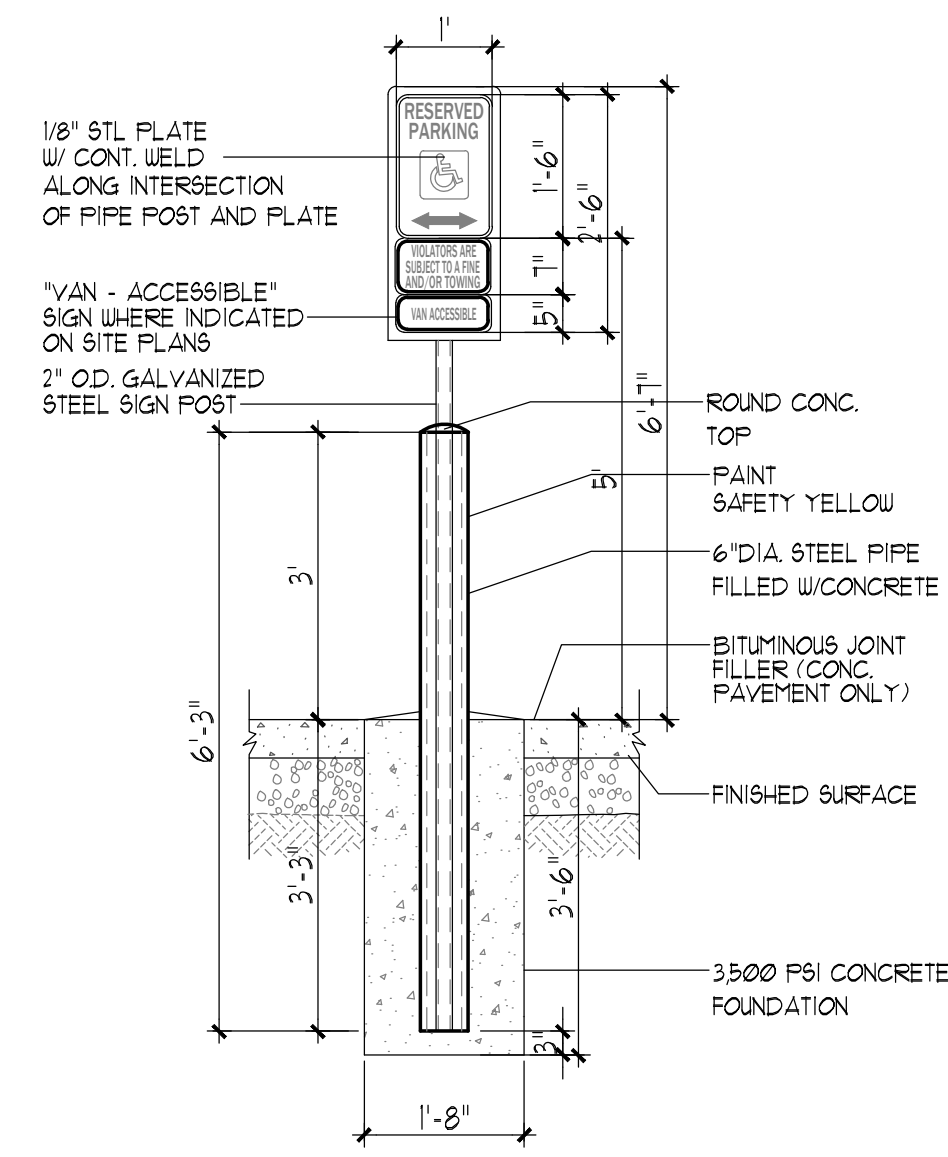
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 2100 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87109

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO. ..

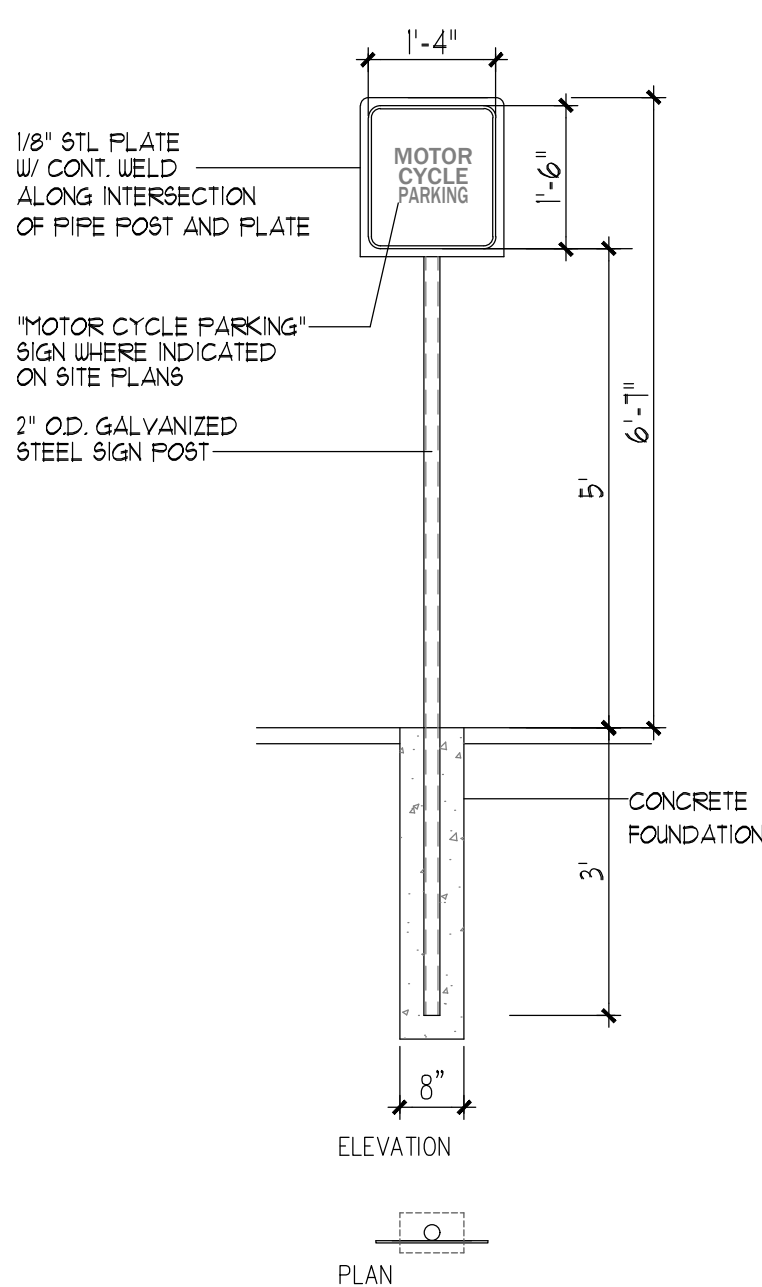
DRAWN BY: CDC
 SHEET TITLE: SITE PLAN

DATE: 01/03/2023
 SCALE: AS NOTED

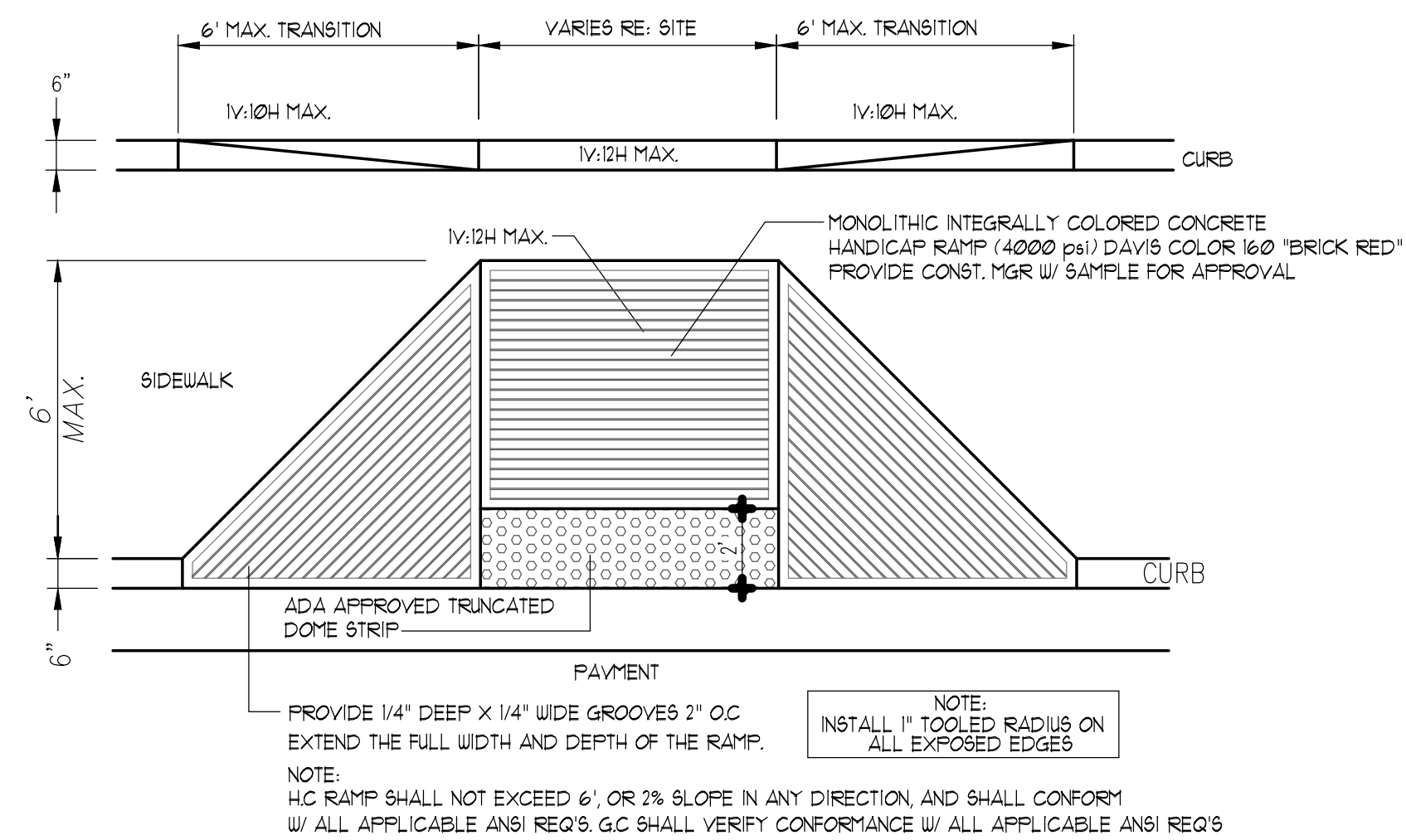
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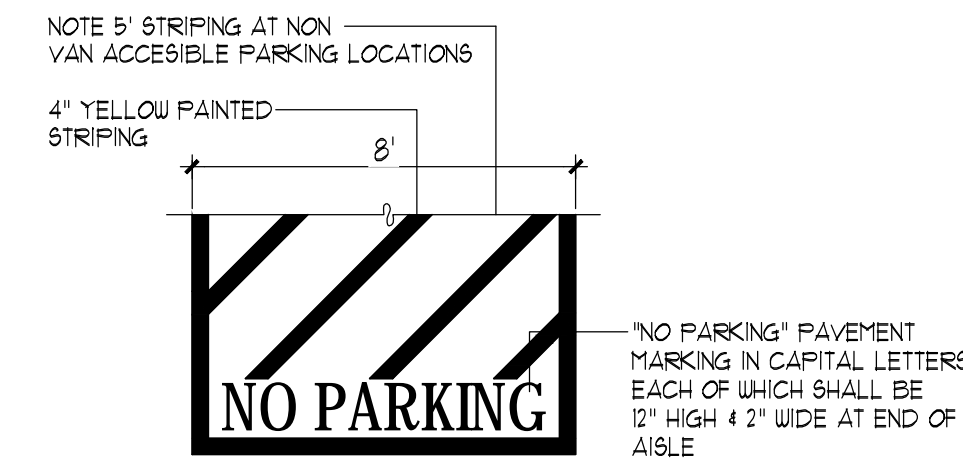
10 H.C. SIGNAGE
NTS



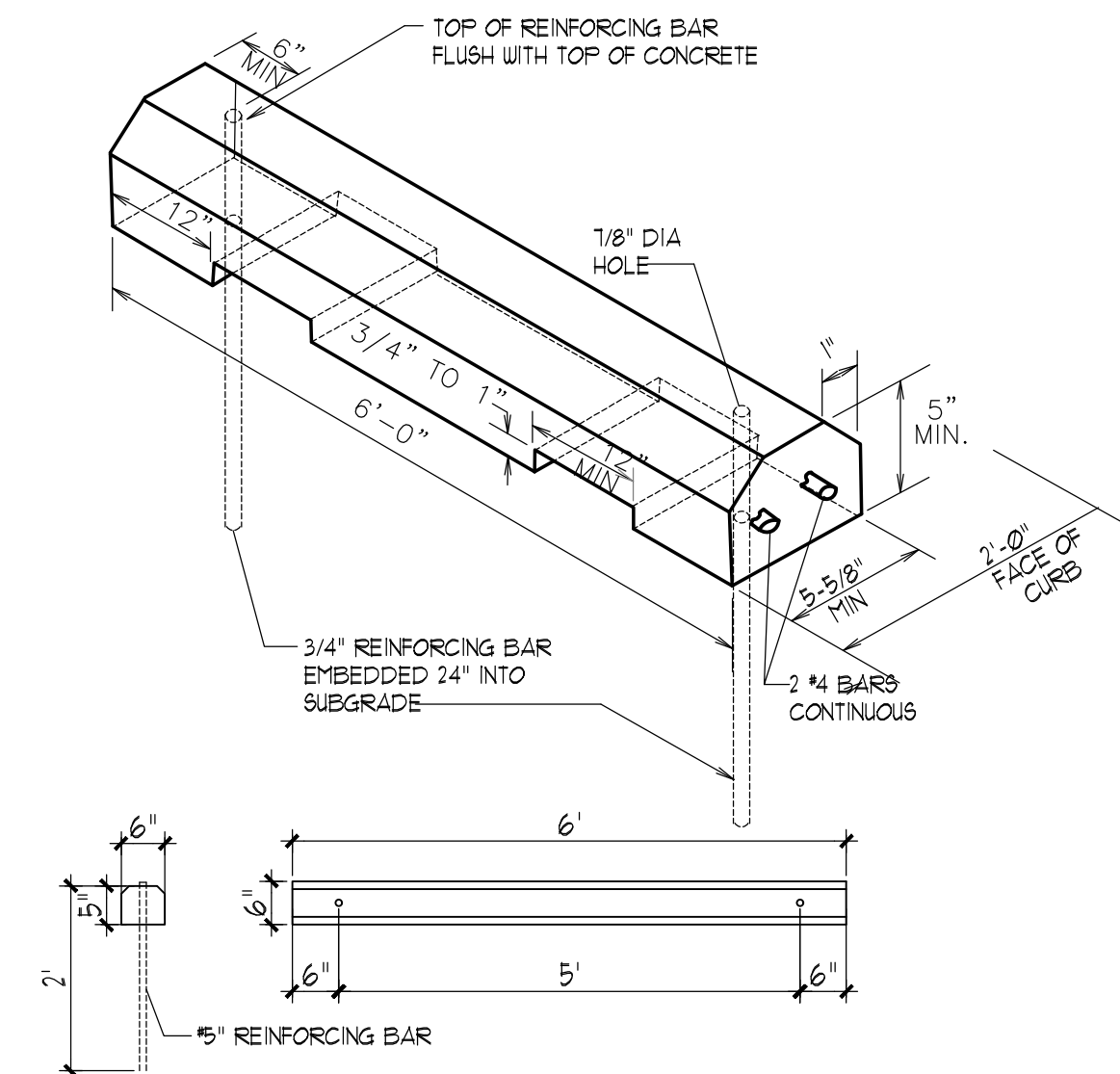
11 MISC. SIGNAGE
NTS



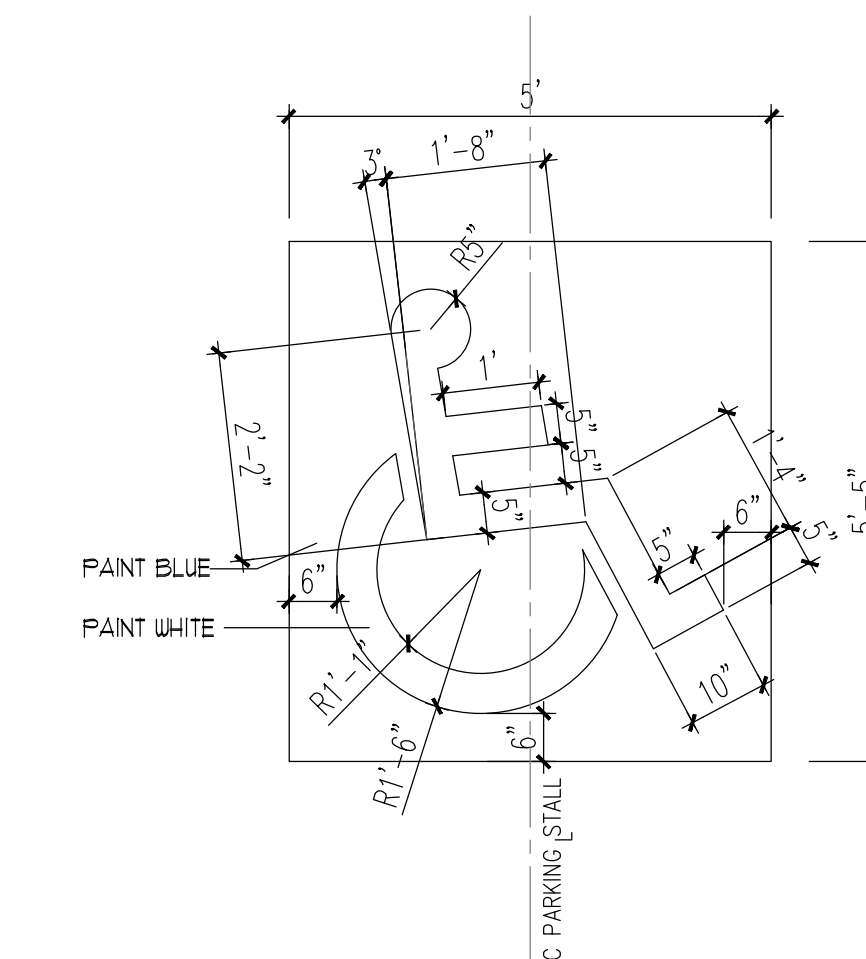
12 FLARED H.C. RAMP
NTS



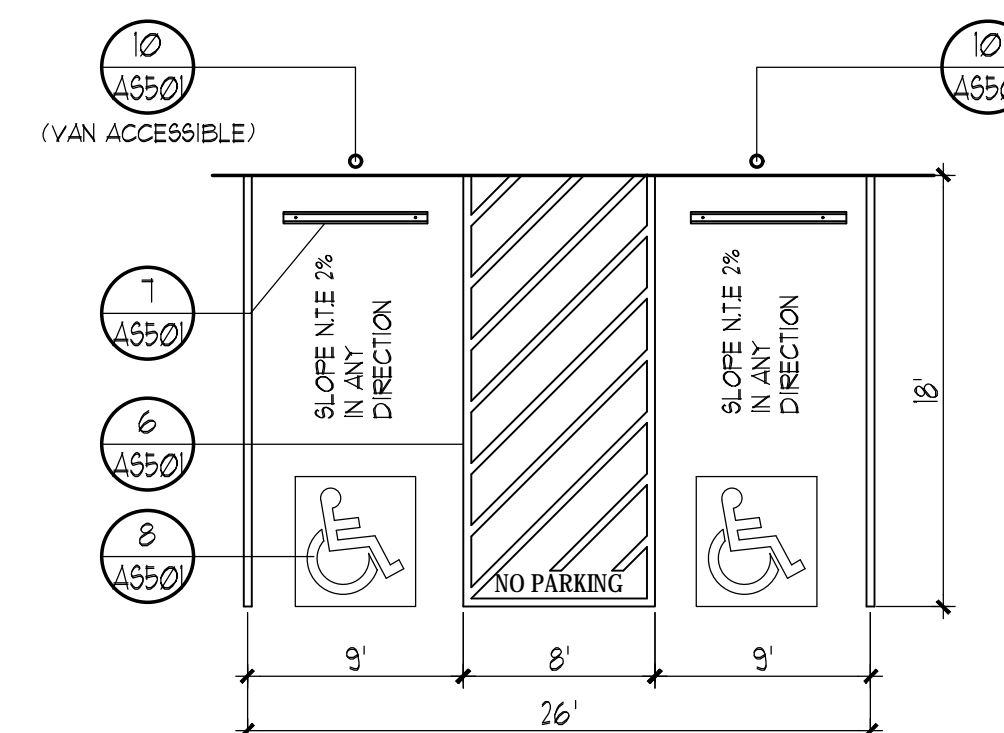
6 H.C. PARKING AISLE PAINT DETAIL
NTS



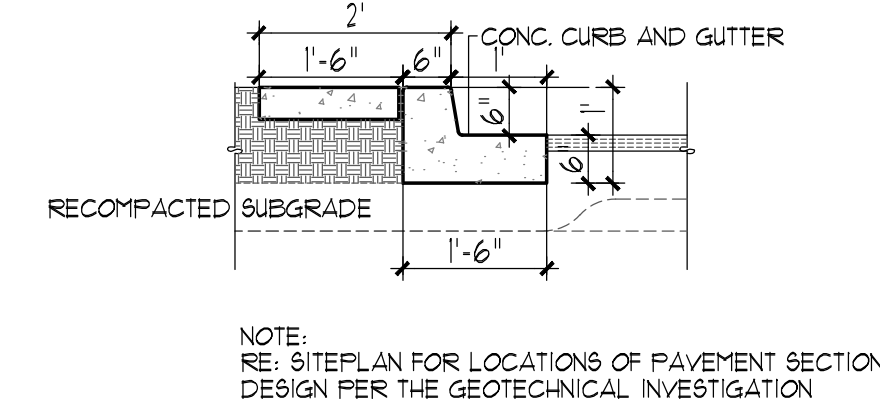
7 WHEEL STOP
NTS



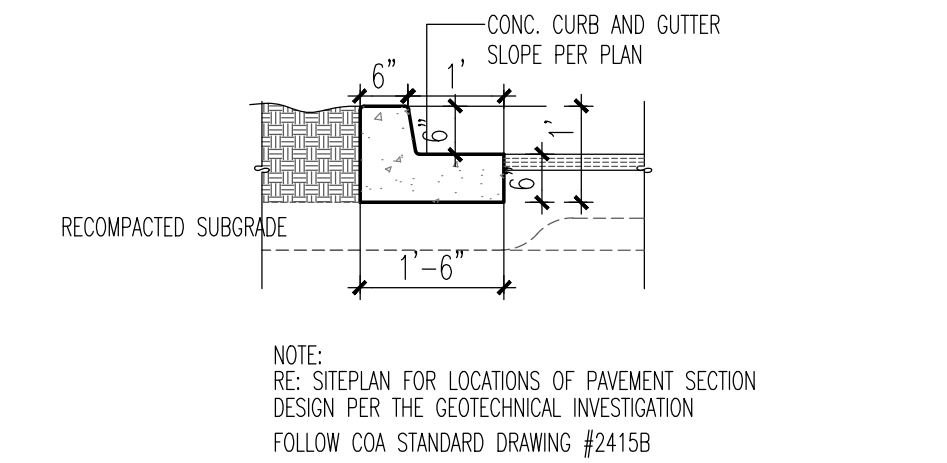
8 H.C. SIGNAGE
NTS



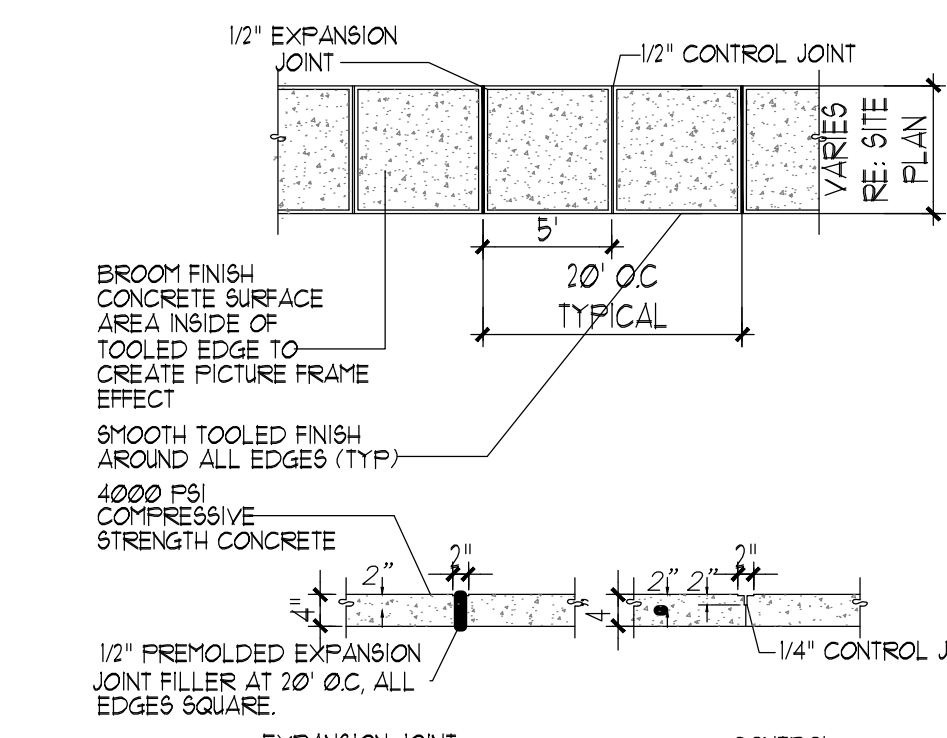
9 H.C. PARKING PLAN DETAIL
NTS



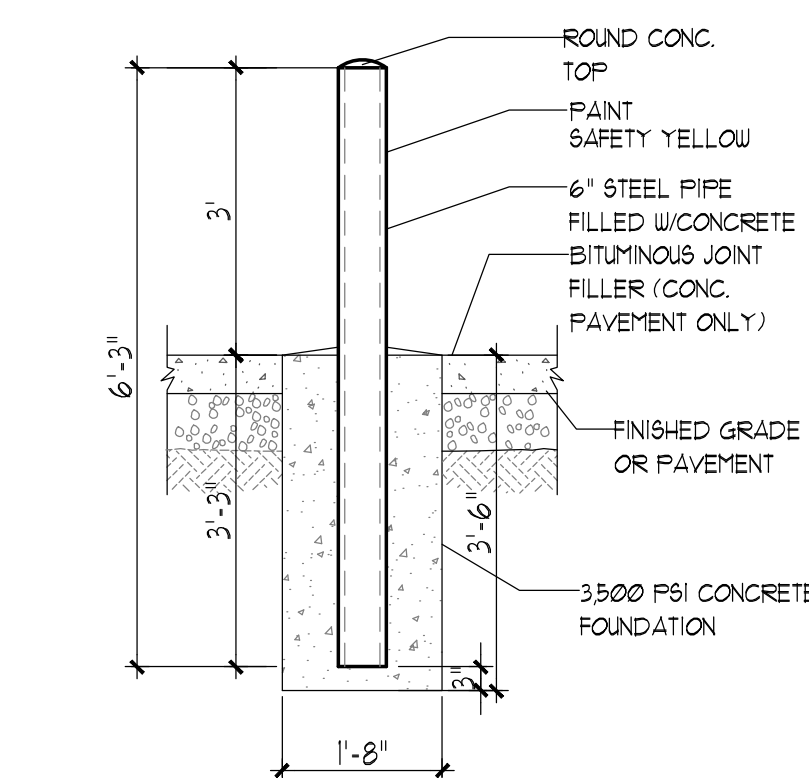
1 ISLAND CURB DETAIL
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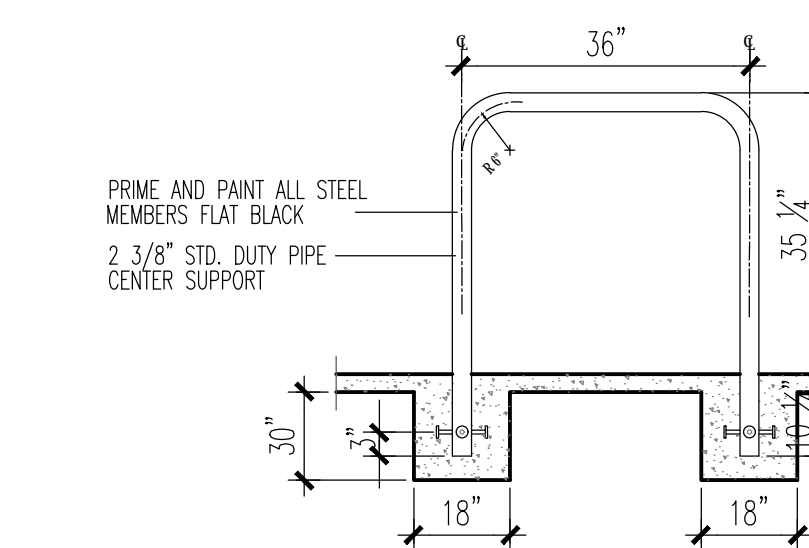
2 TYPICAL CURB DETAIL
NTS



3 TYPICAL SIDEWALK
NTS



4 BOLLARD DETAIL
NTS



5 BIKE RACK
NTS

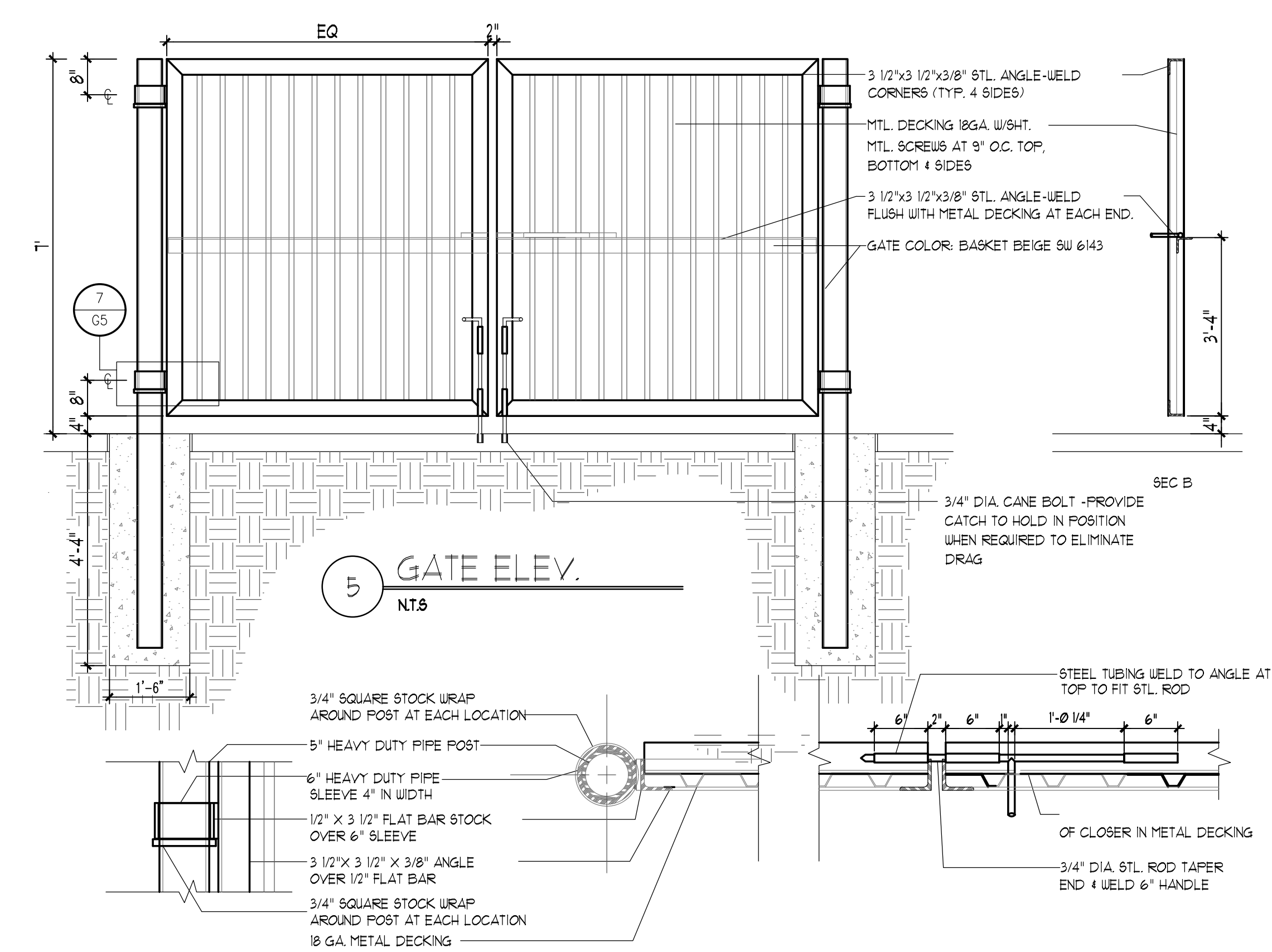
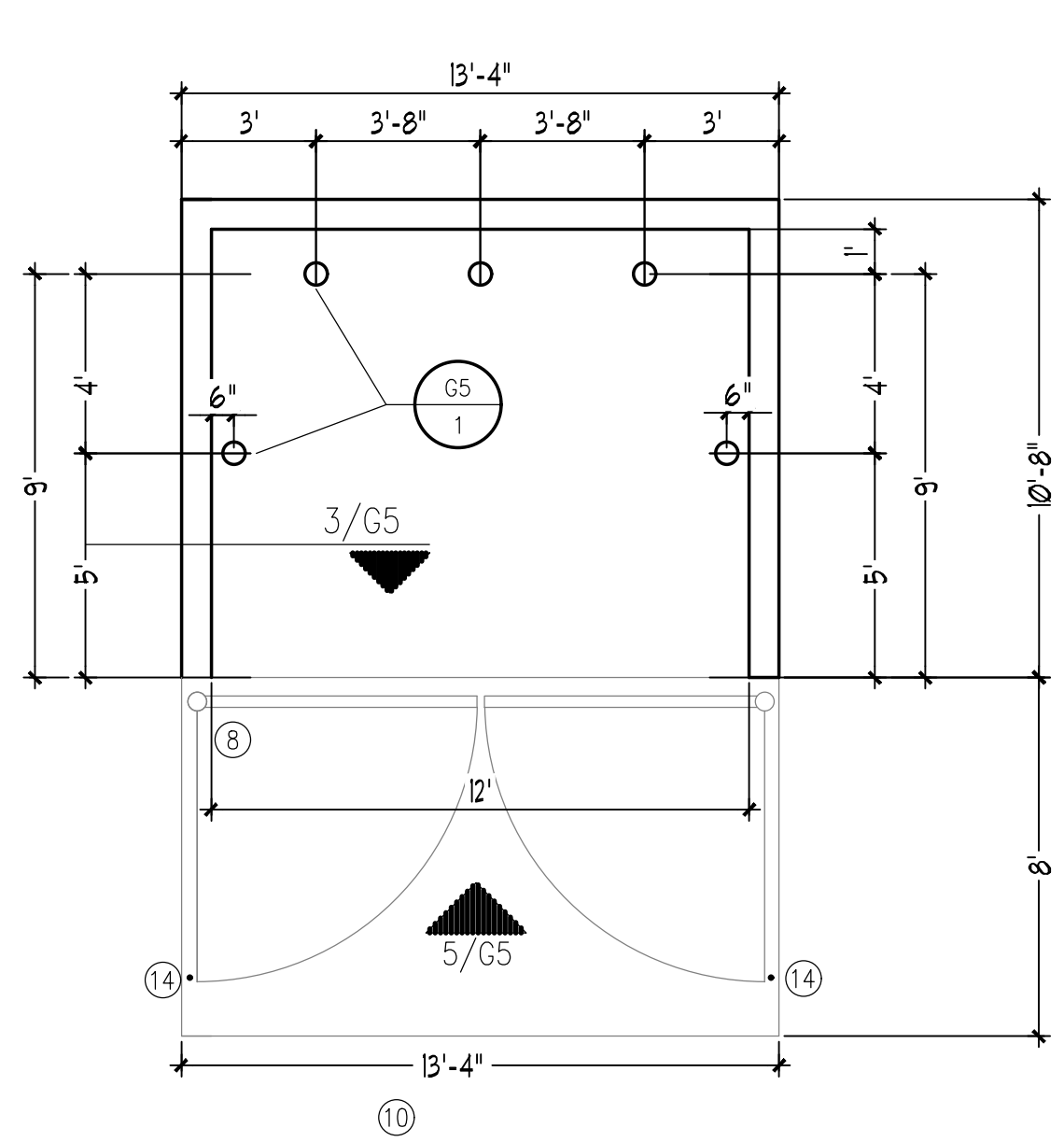
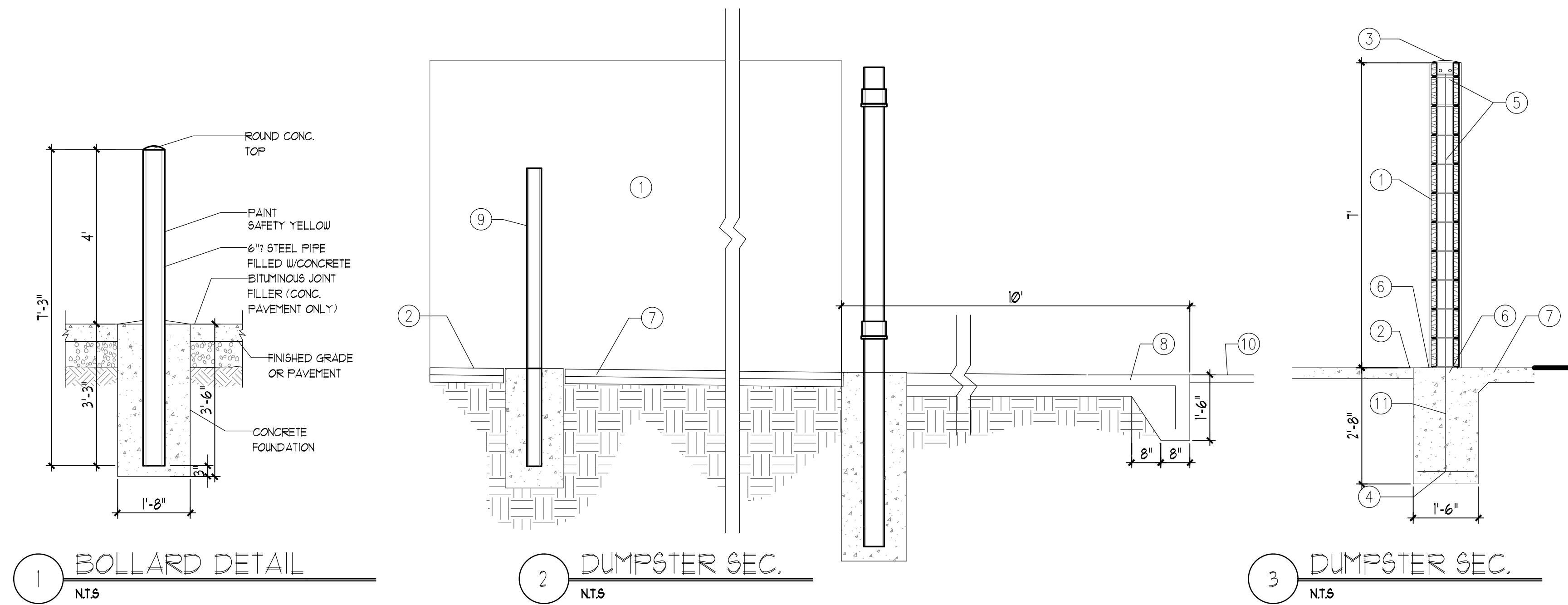
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MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 STEPHEN A. DUNBAR
 No. 4218
 2-18-21

PROJECT TITLE: FIDELITY INVESTMENTS OFFICE BLDG.
 2100 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87110
 DRAWN BY: CDC
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: ..
 SHEET TITLE: SITE DETAILS

DATE: 12/29/2012
 SCALE: AS NOTED
 SHEET: A6501



- KEYED NOTES
- ① 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
 - ② FINISH GRADE.
 - ③ SLOPE STUCCO CAP.
 - ④ 4-#4 BARS CONT. @ BOTTOM OF FOOTING 14" @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - ⑤ 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REIN. FORCED CELLS, DURA-WALL @ 16" O.C. HORIZONTAL.
 - ⑥ 1/2" EXPANSION JOINT MATERIAL
 - ⑦ 6" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
 - ⑧ 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURN-DOWN EDGE.
 - ⑨ 6" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
 - ⑩ ASPHALT PAVING
 - ⑪ GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.
 - ⑫ 2" VENT TO 16" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP.
 - ⑬ PROVIDE PIN HOLE TO CATCH CANE BOLT IN OPEN POSITION

6 ENCLOSURE NOTES
NT5

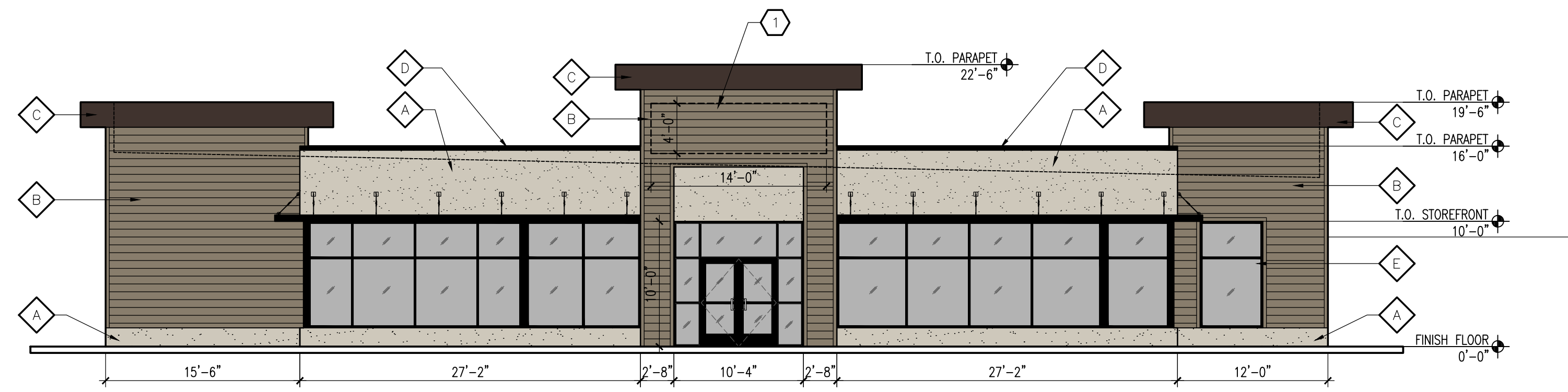
MODULUS ARCHITECTS
 100 SUN AVENUE NE SUITE 600
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
 REGISTERED ARCHITECT
 STEPHEN A. DUNBAR
 No. 4218
 2-18-21

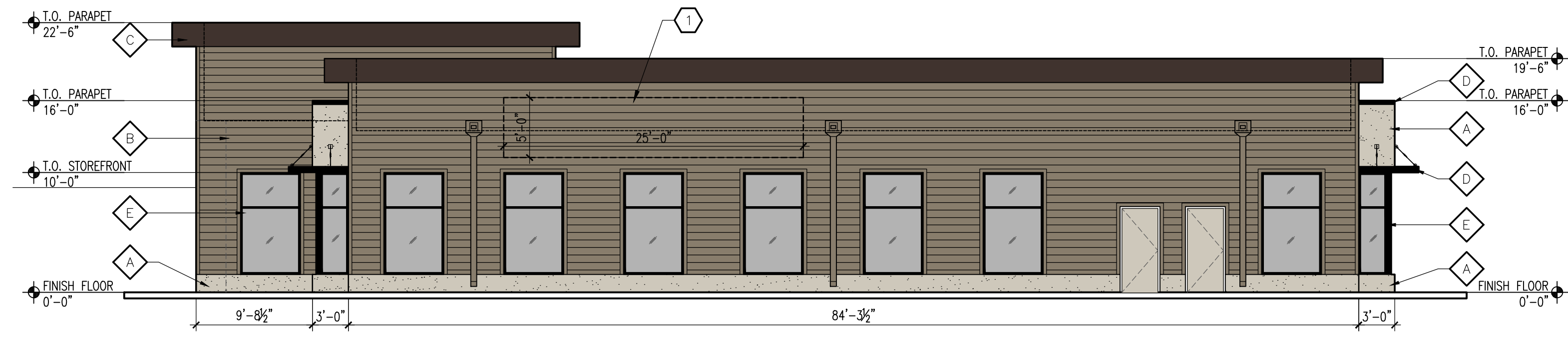
PROJECT TITLE: FIDELITY INVESTMENTS OFFICE BLDG.
 2100 LOUISIANA BLVD. NE
 ALBUQUERQUE, NT 87110
 PROJECT MANAGER: STEPHEN DUNBAR, AIA
 DRAWN BY: CDC
 JOB NO.: ..
 SHEET TITLE: SITE DETAILS

DATE: 12/29/2012
 SCALE: AS NOTED
 SHEET: AS502

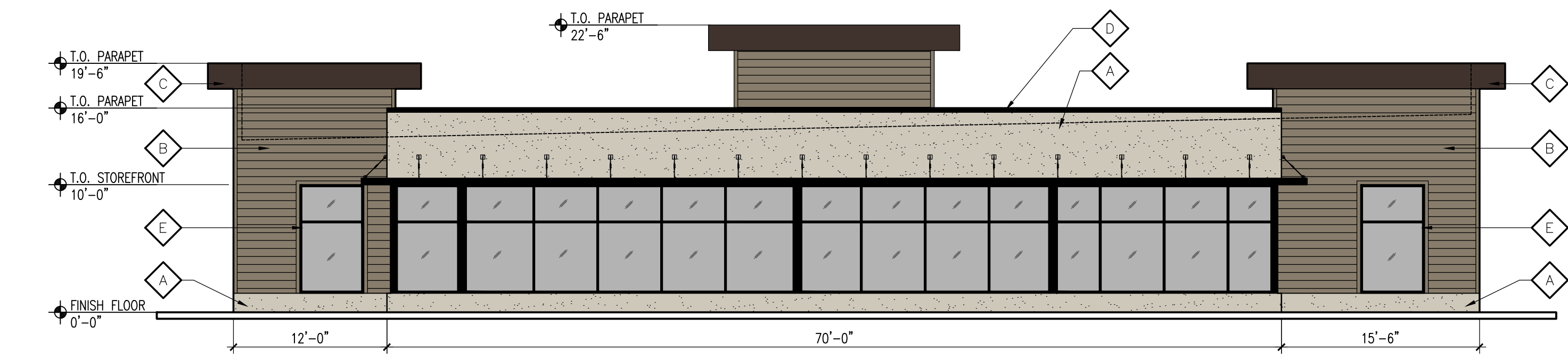
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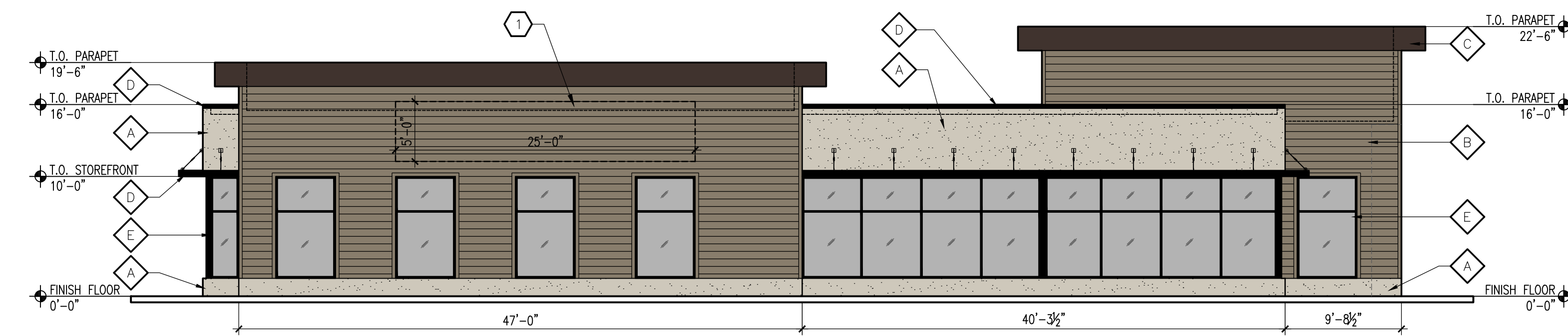
1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (RIGHT SIDE)
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'-0"

KEYED NOTES:

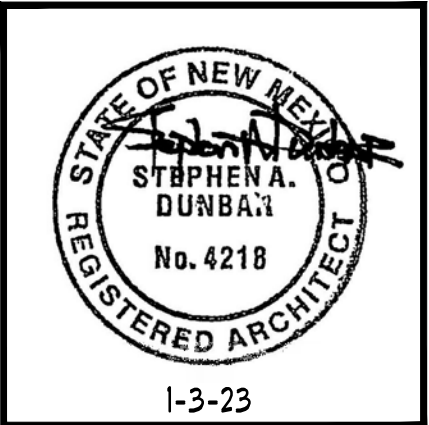
1. BUILDING MOUNTED SIGNAGE TO BE PERMITTED SEPARATELY.
- 1.1. WEST WALL: 1,458 SF x 0.15 = 219 SF SIGN ALLOWED
- 1.2. SOUTH WALL: 1,740 SF x 0.15 = 261 SF SIGN ALLOWED
- 1.3. NORTH WALL: 1,609 SF x 0.15 = 241 SF SIGN ALLOWED

EXTERIOR FINISHES

MARK	MATERIAL	COLOR	PRODUCT COLOR NAME
A	EIFS SYSTEM WITH ACRYLIC FINISH	WARM GRAY	SW 7030 - WORLDLY GRAY
B	HARDIE PLANK SELECT CEDARMILL SIDING	WARM STONE	TIMBER BARK
C	STUCCO SYSTEM WITH ACRYLIC FINISH	DARK BROWN	SW 6006 - BLACK BEAN
D	PRE-FINISHED METAL COPING & CANOPY	BLACK	SW 6993 - BLACK OF NIGHT
E	ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLASS	BLACK	KAWNEER #29 BLACK
F			
G			

REV	DATE	BY	REVISION
A			
B			
C			
D			
E			
F			
G			

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



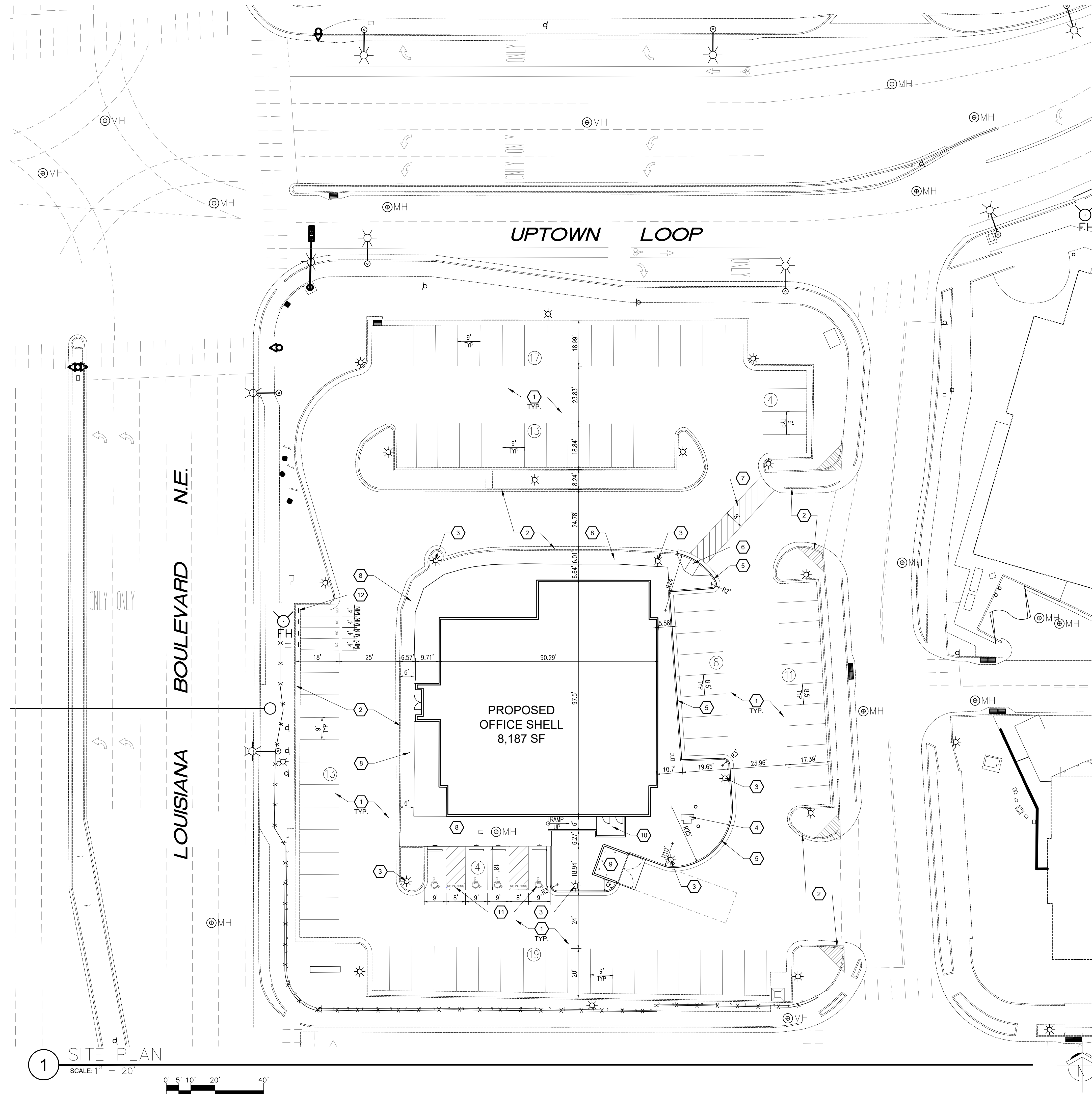
PROJECT TITLE: FIDELITY INVESTMENTS OFFICE BLDG.
 2100 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87110

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: ..

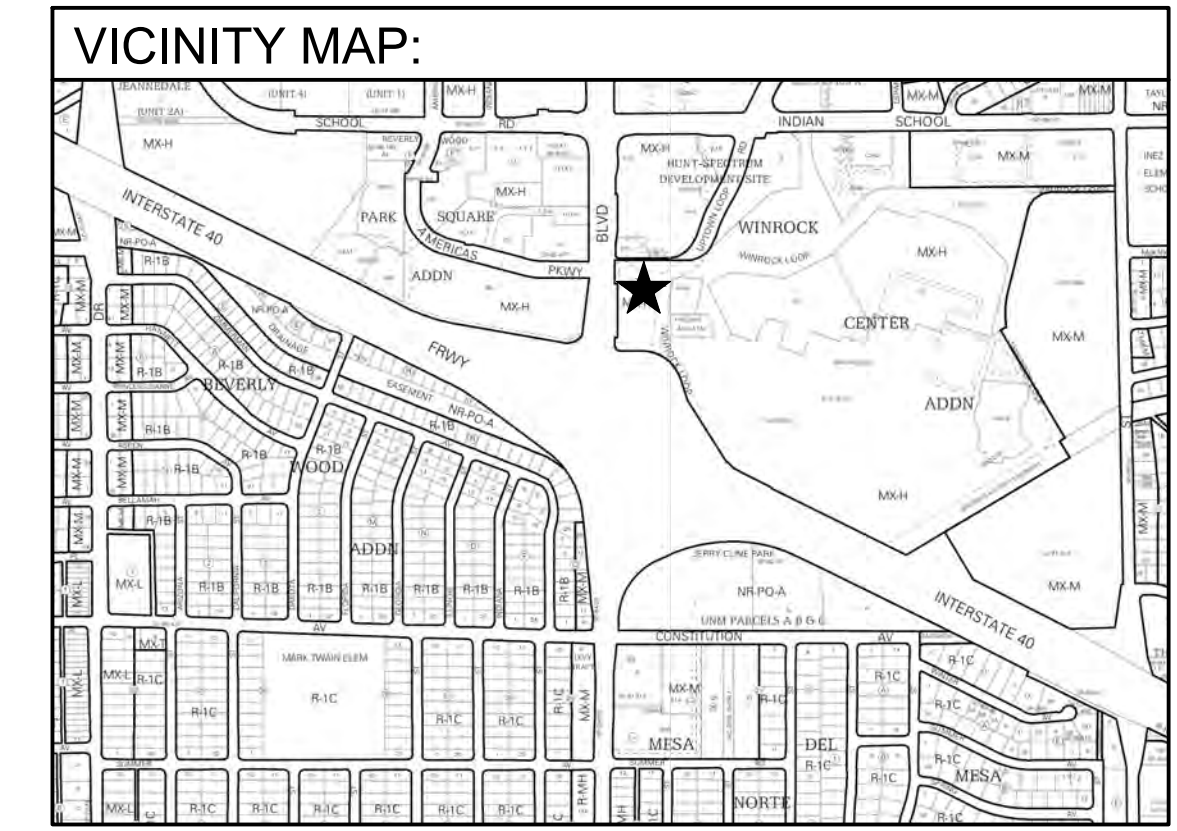
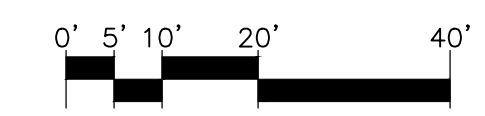
DRAWN BY: CDC

SHEET TITLE: EXTERIOR ELEVATIONS

DATE: 01/03/2023
 SCALE: AS NOTED
 SHEET: A201



1 SITE PLAN
SCALE: 1" = 20'



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

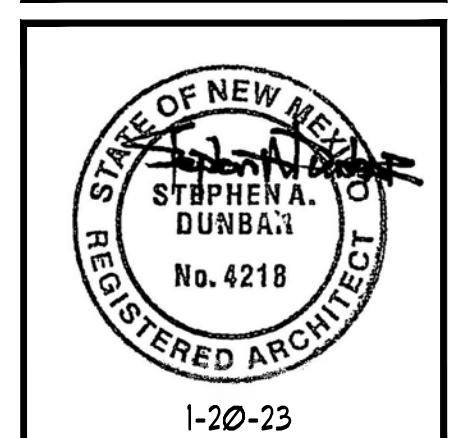
- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.
 - LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (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 STRIPES.
 - EXISTING CONCRETE CURB & GUTTER REMAIN.
 - EXISTING LIGHT POLE AND BASE TO REMAIN.
 - EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
 - NEW CONCRETE CURB & GUTTER, SEE DETAIL 2/ASS01.
 - NEW FLARED ACCESSIBLE CURB RAMP, SEE DETAIL 12/ASS01.
 - NEW STRIPED CROSSWALK, SEE DETAIL 6/ASS01 (SIM).
 - NEW CONCRETE SIDEWALK, SEE DETAIL 3/ASS01.
 - NEW REFUSE ENCLOSURE, SEE DETAILS ON SHEET ASS02.
 - NEW ACCESSIBLE RAMP TO BUILDING, SEE A101 AND STRUCTURAL FOR DETAILS.
 - NEW ACCESSIBLE PARKING SYMBOL, ACCESS AISLE AND SIGN - SEE DETAIL 9/ASS01.
 - NEW MOTORCYCLE PARKING SIGN, TYPICAL OF 4 - SEE DETAIL 11/ASS01.

Approved for access by the Solid Waste Department for 1 trash enclosure
 Tenant will use a private service provider for recycling
 Herman Gallegos 01-26-23 *Herman Gallegos*

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



PROJECT TITLE: FIDELITY INVESTMENTS OFFICE SHELL
 2100 LOUISIANA BLVD. NE
 ALBUQUERQUE, NM 87110

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO. ..

DRAWN BY: CDC

SHEET TITLE: SITE PLAN

DATE: 01/26/23
 SCALE: AS NOTED

sheet: AS101