

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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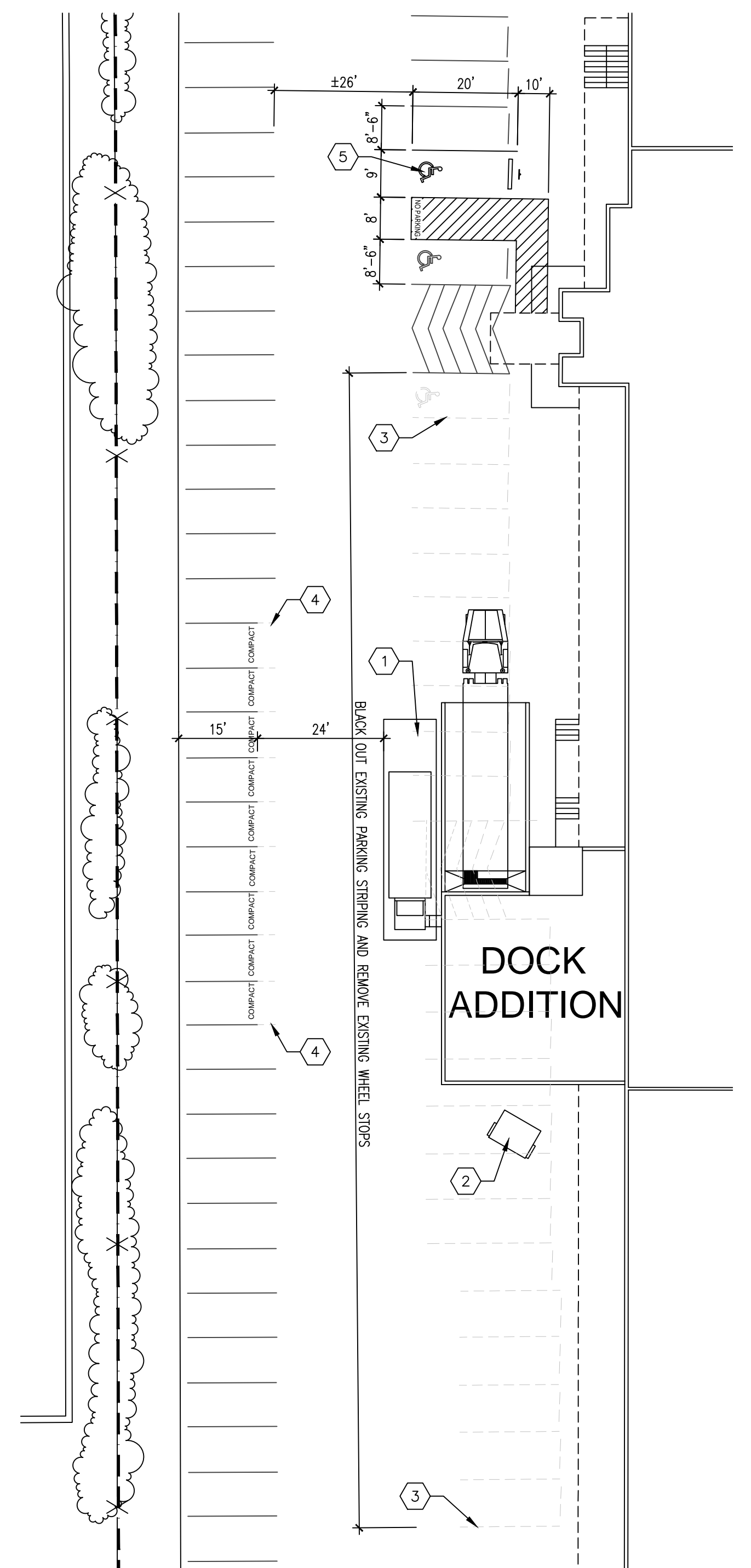
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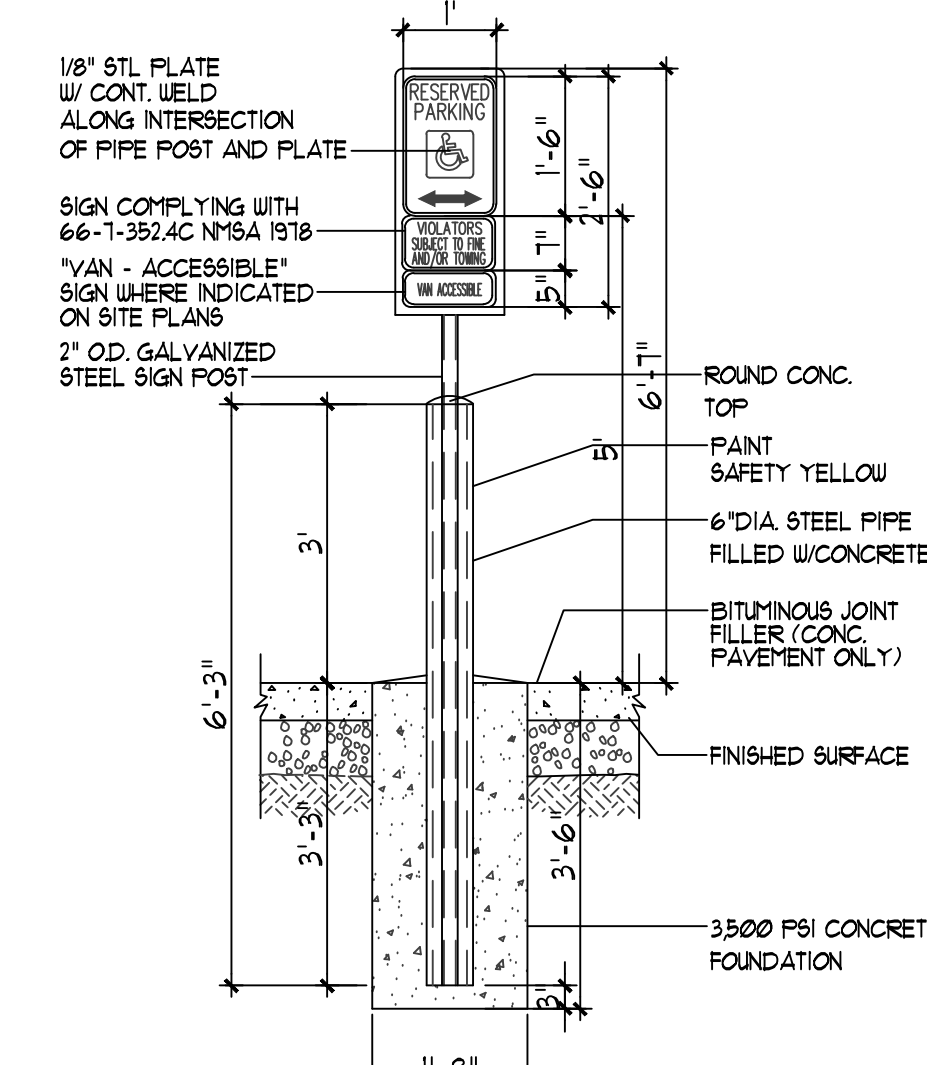
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**APPROVED BY**

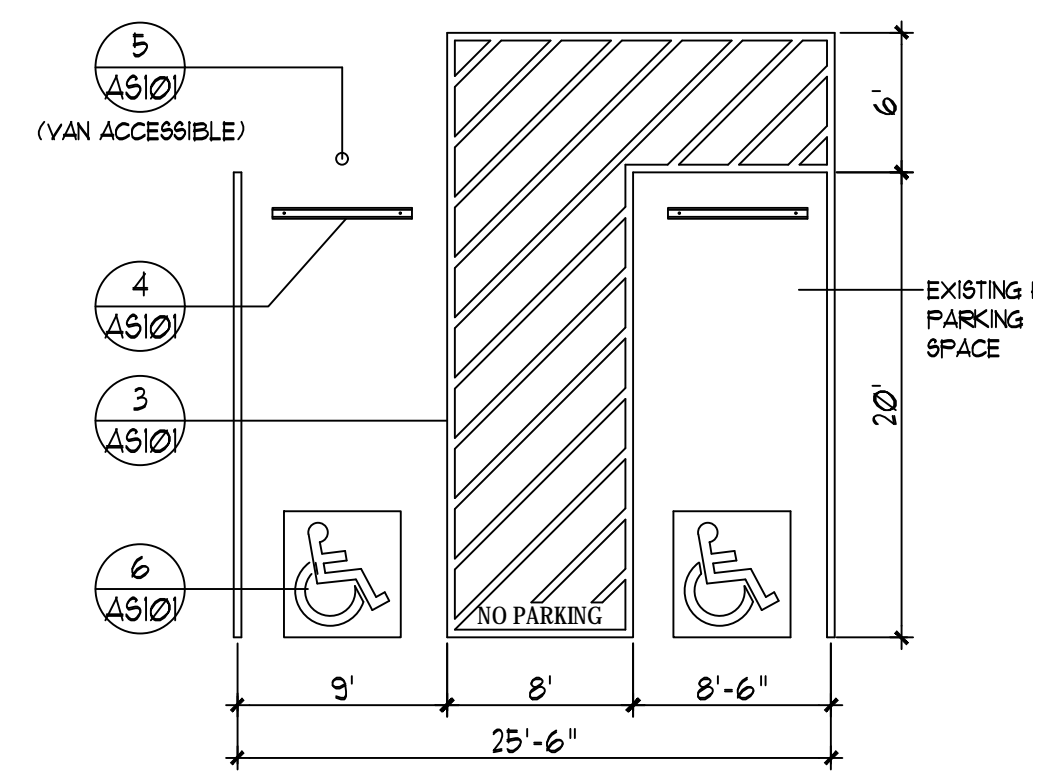
\_\_\_\_\_  
**DATE**



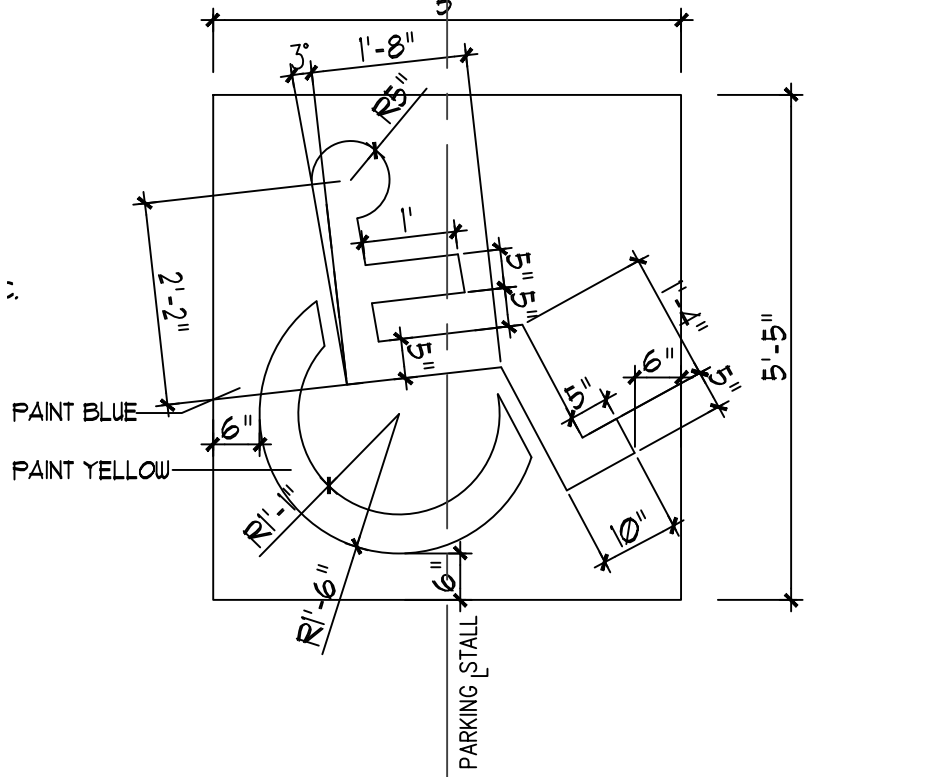
2 ENLARGED SITE PLAN  
SCALE: 1" = 20'



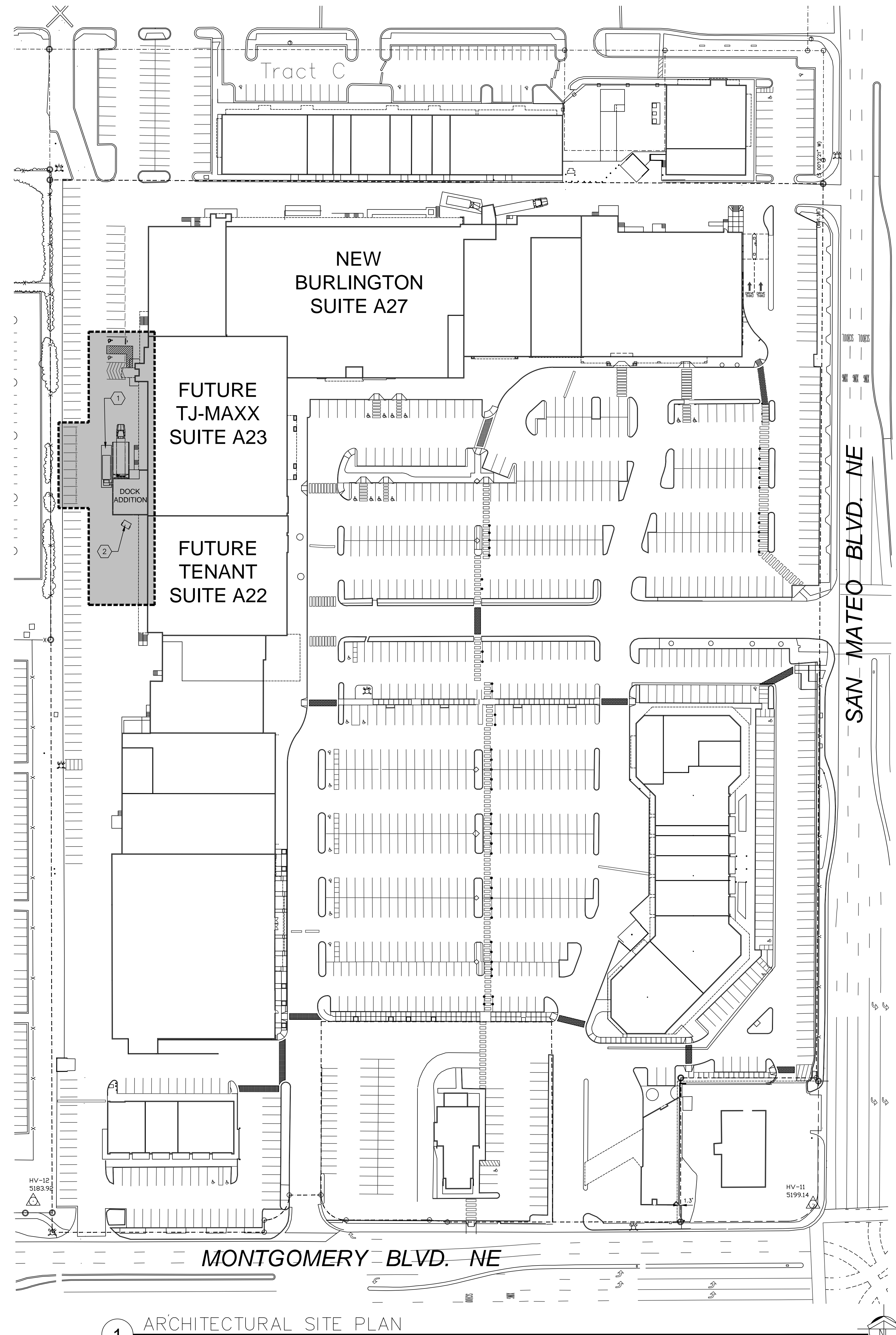
5 H.C. SIGNAGE  
NTS



7 H.C. PARKING PLAN DETAIL  
NTS



6 H.C. SIGNAGE  
NTS



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'

VICINITY MAP:



**SITE DATA:**

PROJECT ADDRESS: 5100 MONTGOMERY BLVD. NE  
 LEGAL DESCRIPTION: TRACT D-1-A OF TRACTS D-1-A & D-1-B MONTGOMERY PLAZA  
 PROPERTY SIZE: 16.77 ACRES  
 CURRENT ZONING: MX-M (MODERATE INTENSITY)  
 PROPOSED USE: COMMERCIAL RETAIL  
 TOTAL BUILDING SIZE: 191,200 SF  
 TOTAL RENOVATION AREA: 40,038 SF  
 TOTAL ADDITION AREA: 2,260 SF

**GENERAL NOTES**

A. "G" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.

**PARKING REQUIREMENTS**

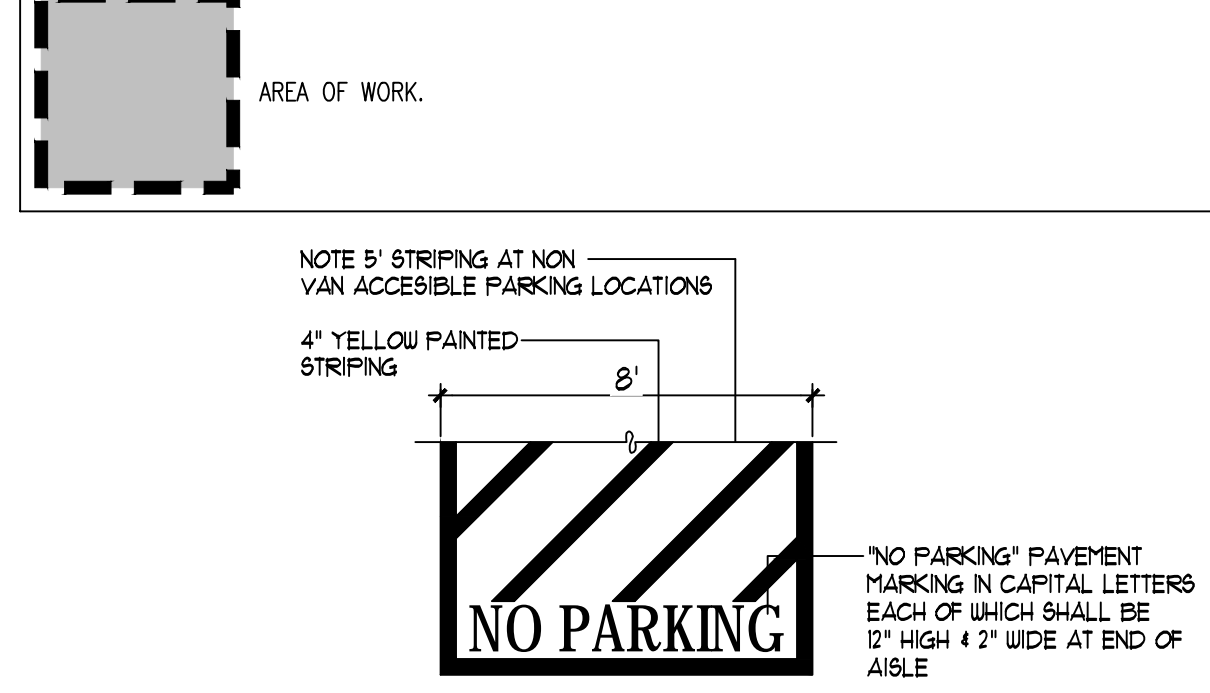
MONTGOMERY PLAZA USE(S)	SQ. FT.	REQUIRED RATIO	TOTAL PARKING REQ'D	TOTAL PARKING PROVIDED
A - SHOPS	27,022	4 SPACES/1,000 SQ.FT. GFA	108	
B - COMMERCIAL	6,722	4 SPACES/1,000 SQ.FT. GFA	28	
C - BANK	3,872	3 SPACES/1,000 SQ.FT. GFA	10	
D - RESTAURANT	2,979	8 SPACES/1,000 SQ.FT. GFA	24	
E - RETAIL	140,108	4 SPACES/1,000 SQ.FT. GFA	560	
F - LOWER LEVEL STORAGE*	51,092	1 SPACES/3,000 SQ.FT. GFA	17	
<b>TOTAL SQUARE FOOTAGE</b>	<b>231,550</b>		<b>747</b>	<b>1,100</b>

\* LOWER LEVEL STORAGE IS NON-LEASEABLE SPACE

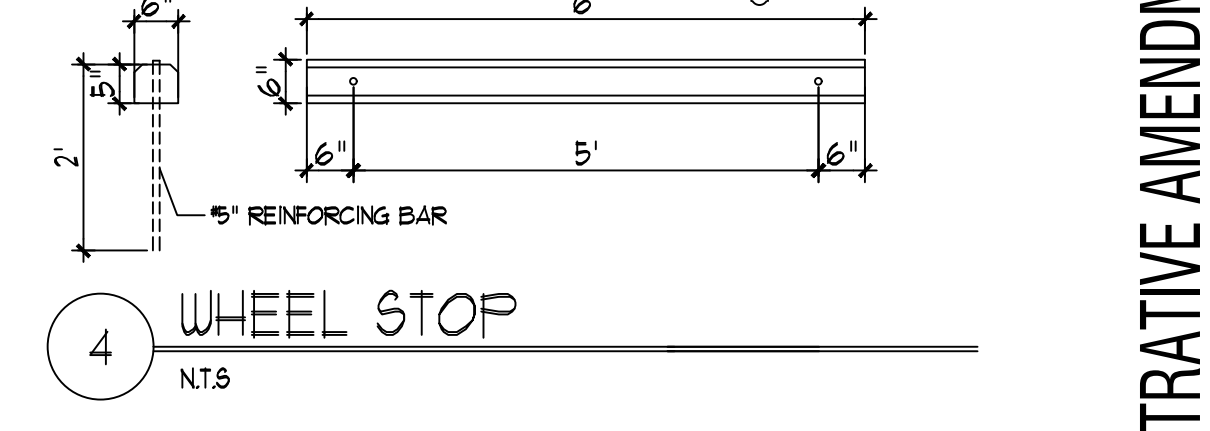
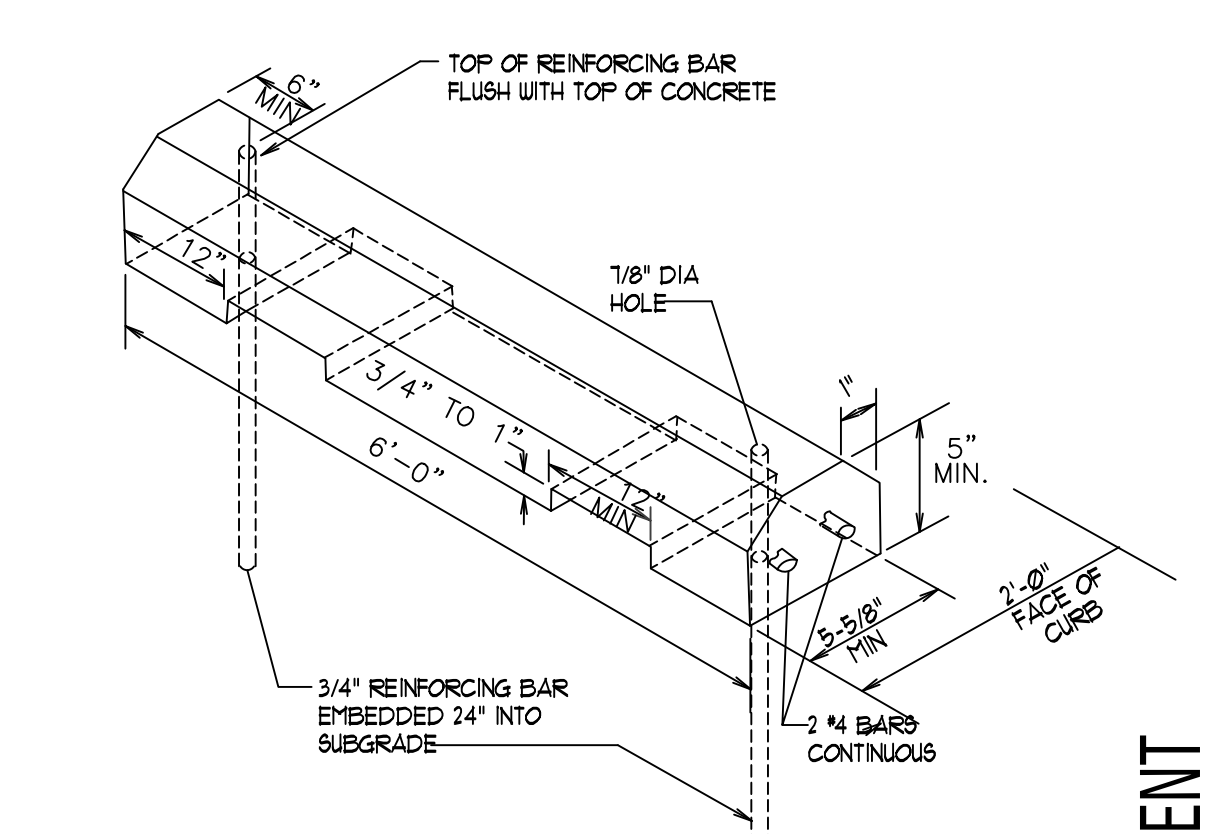
**KEYED NOTES**

- NEW LOADING DOCK ADDITION, RECYCLE COMPACTOR AND CONCRETE PAD, SEE ENLARGED PLAN 1/A102 FOR DETAILS.
- EXISTING TRASH DUMPSTER TO REMAIN FOR USE BY TJ-MAXX OR SUITE A23 TENANT.
- EXISTING PARKING SPACES TO BE REMOVED/BLACKED OUT, TYPICAL OF 23 SPACES.
- EXISTING PARKING SPACES TO BE REDUCED TO 15' LENGTH, BLACK OUT STRIPING AND ADD "COMPACT" PAVEMENT MARKING 12" HIGH AT END OF PARKING SPACE, TYPICAL OF 9 SPACES.
- ADD NEW ACCESSIBLE PARKING SPACE PER DETAIL 7/AS101.

**GRAPHIC LEGEND**



3 H.C. PARKING AISLE PAINT DETAIL  
NTS

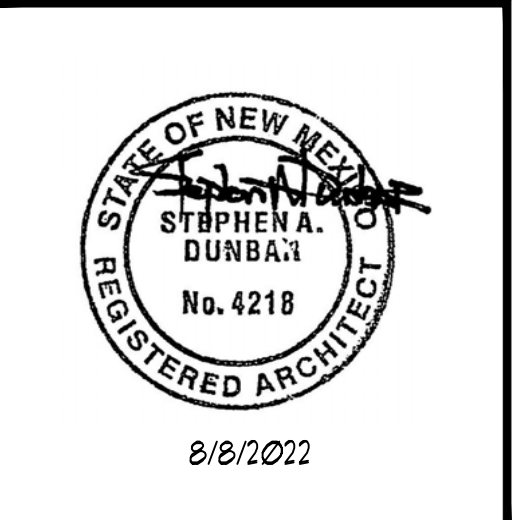
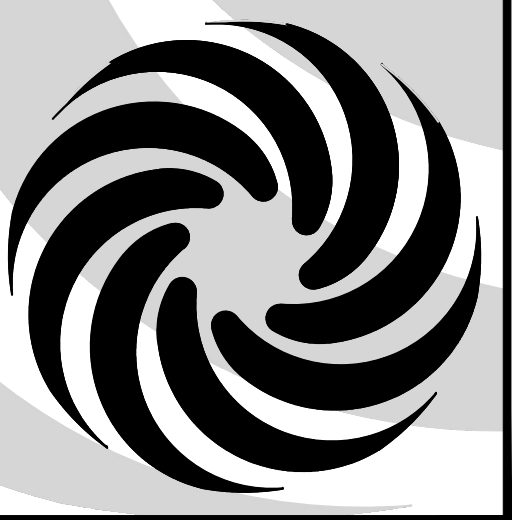


4 WHEEL STOP  
NTS

**REVISION**

REV	DATE	BY
1		
2		
3		
4		

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



**ADMINISTRATIVE AMENDMENT**

PROJECT TITLE: LL SHELL ALTERATIONS & ADDITION  
 5001 MONTGOMERY BLVD. NE, SUITES A22 & A23  
 ALBUQUERQUE, NM

PROJECT MANAGER: STEPHEN DUNBAR, AIA  
 JOB NO.: ...  
 DRAWN BY: CDC  
 SHEET TITLE: ARCHITECTURAL SITE PLAN

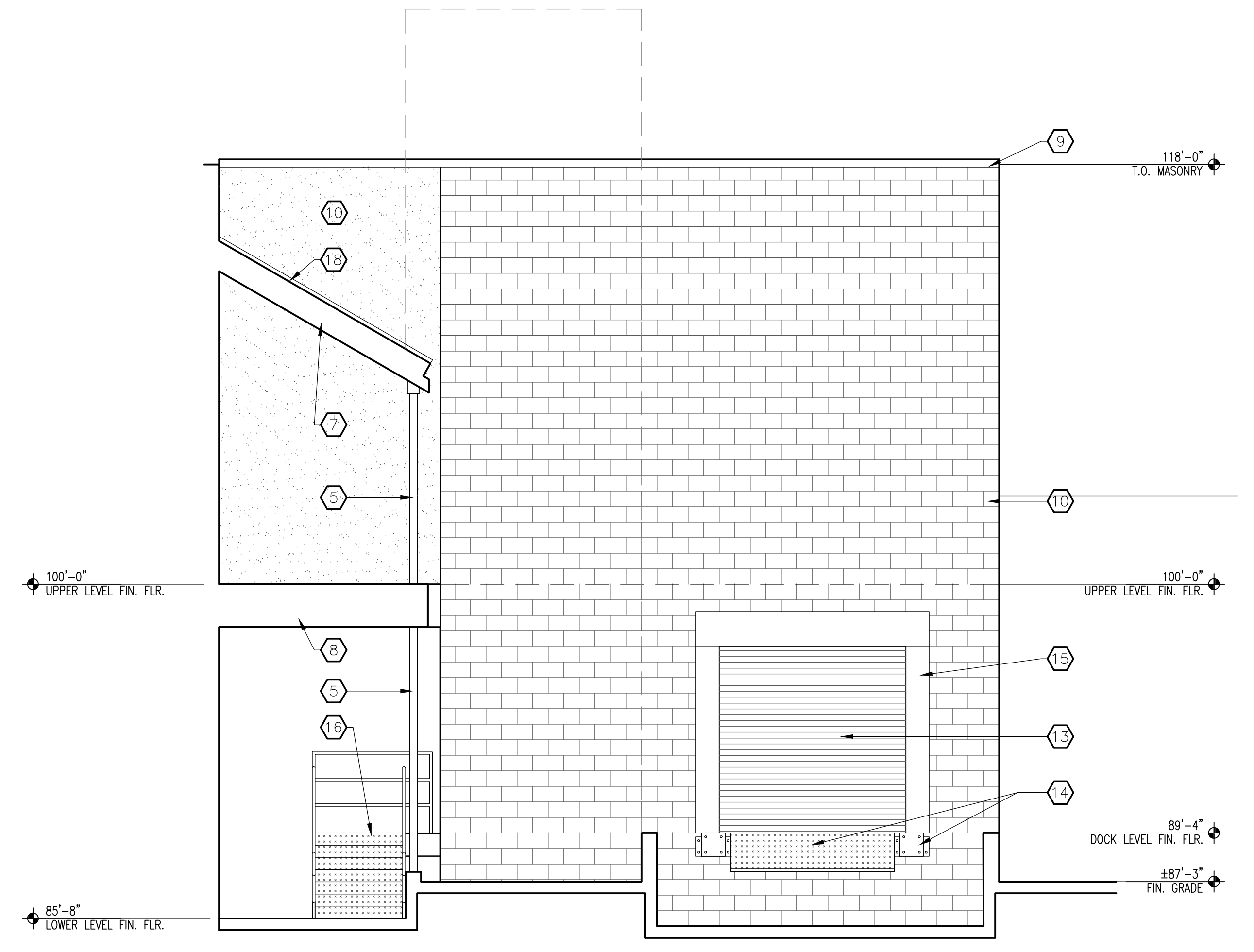
DATE: 08/08/2022  
 SCALE: AS NOTED  
 SHEET: AS101

**GENERAL NOTES:**

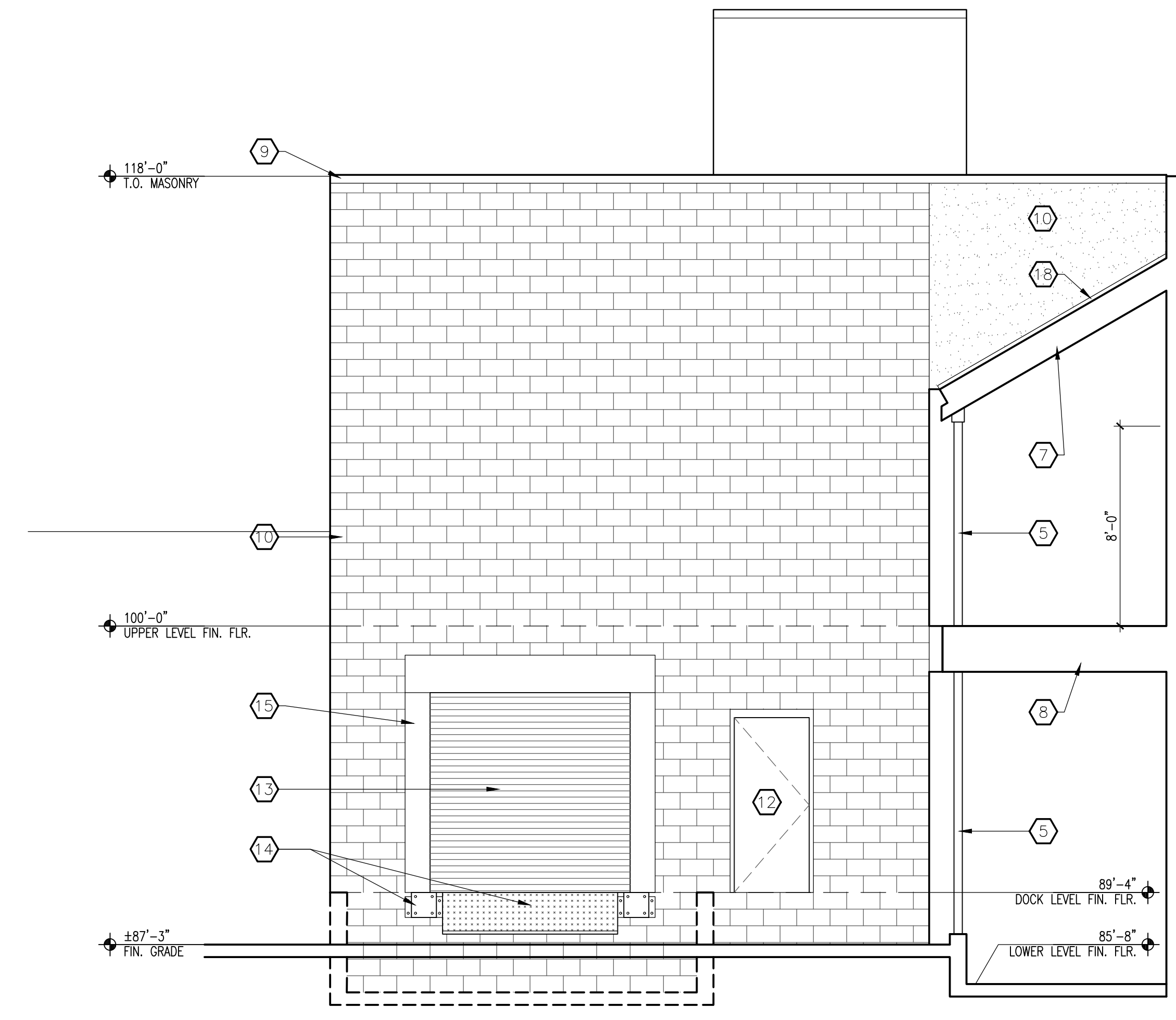
- A. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CMU UNLESS NOTED OTHERWISE.
- B. REFER TO SHEET G-001 FOR REFERENCE SYMBOLS.
- C. DARK DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE DEMOLISHED.

**KEYED NOTES:**

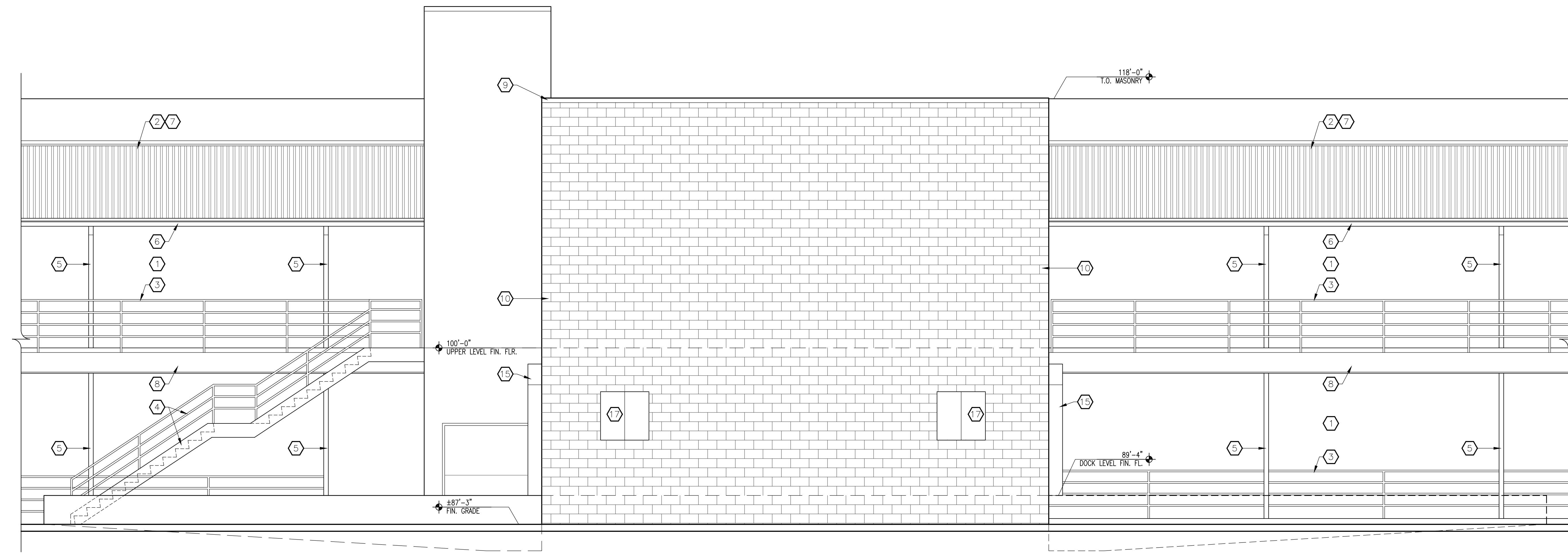
- 1. EXISTING CMU TO REMAIN
- 2. EXISTING METAL ROOF TO REMAIN.
- 3. EXISTING PIPE RAIL TO REMAIN.
- 4. EXISTING METAL STAIR AND RAILING TO REMAIN.
- 5. EXISTING STEEL COLUMNS TO REMAIN
- 6. EXISTING METAL GUTTER TO REMAIN.
- 7. EXISTING ROOF STRUCTURE TO REMAIN.
- 8. EXISTING CATWALK STRUCTURE TO REMAIN.
- 9. PRE-FINISHED METAL PARAPET COPING, COLOR TO MATCH ADJACENT FINISH.
- 10. PAINTED CMU, COLOR TO MATCH ADJACENT BUILDING
- 11. 2-COAT STUCCO SYSTEM, COLOR TO MATCH ADJACENT BUILDING
- 12. HOLLOW METAL DOOR AND FRAME AS SCHEDULED, PAINT TO MATCH ADJACENT FINISH.
- 13. ROLLING METAL SERVICE DOOR AS SCHEDULED, PAINT TO MATCH ADJACENT FINISH.
- 14. DOCK BUMPER AND EDGE-OF-DOCK LEVELER.
- 15. DOCK SEAL
- 16. METAL STAIR WITH DIAMOND PLATE TREADS AND RISERS, REFER TO STRUCTURAL FOR DETAILS.
- 17. BI PARTING COMPACTOR DOORS AS SCHEDULED, PAINT TO MATCH ADJACENT FINISH
- 18. METAL RAKE FLASHING @ TRANSITION TO EXISTING METAL ROOFING.



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



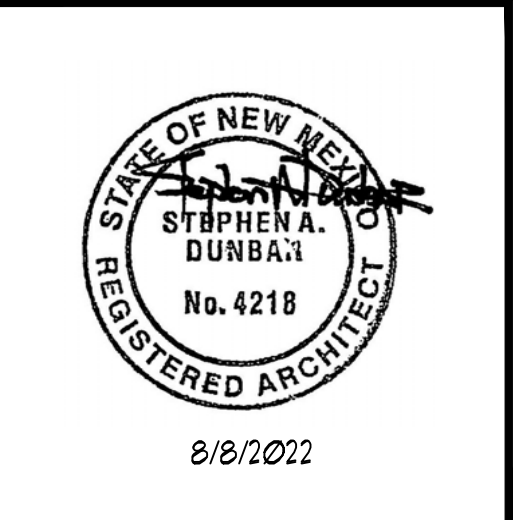
**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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 <b>LL SHELL ALTERATIONS &amp; ADDITION</b> 5001 MONTGOMERY BLVD. NE, SUITES A22 & A23 ALBUQUERQUE, NM	JOB NO. ..	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET NO. ..	SHEET TITLE <b>EXTERIOR ELEVATIONS</b>

DATE: 08/08/2022	sheet: -
SCALE: AS NOTED	A201
of: -	of: -