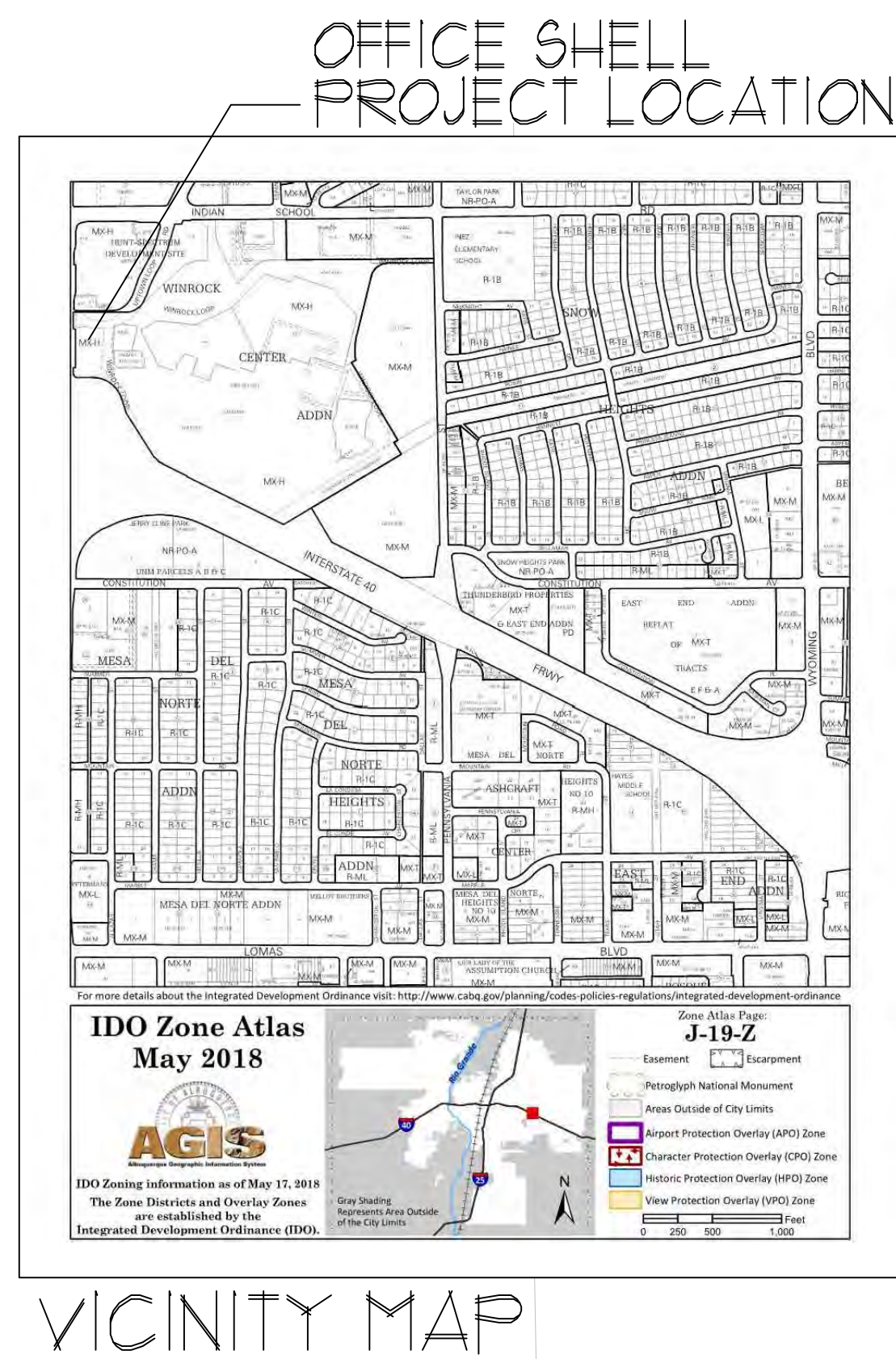
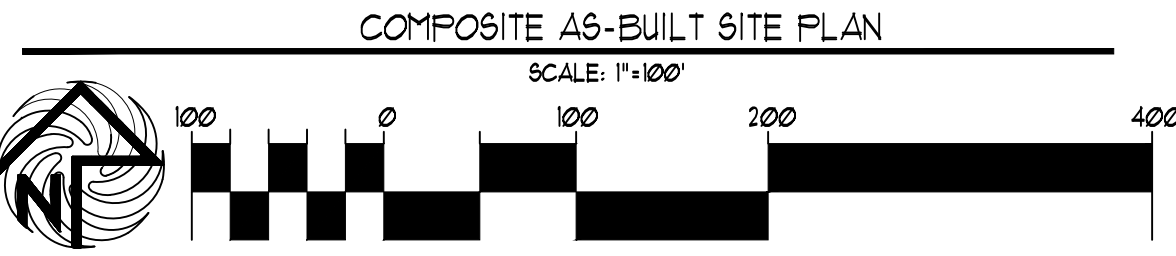
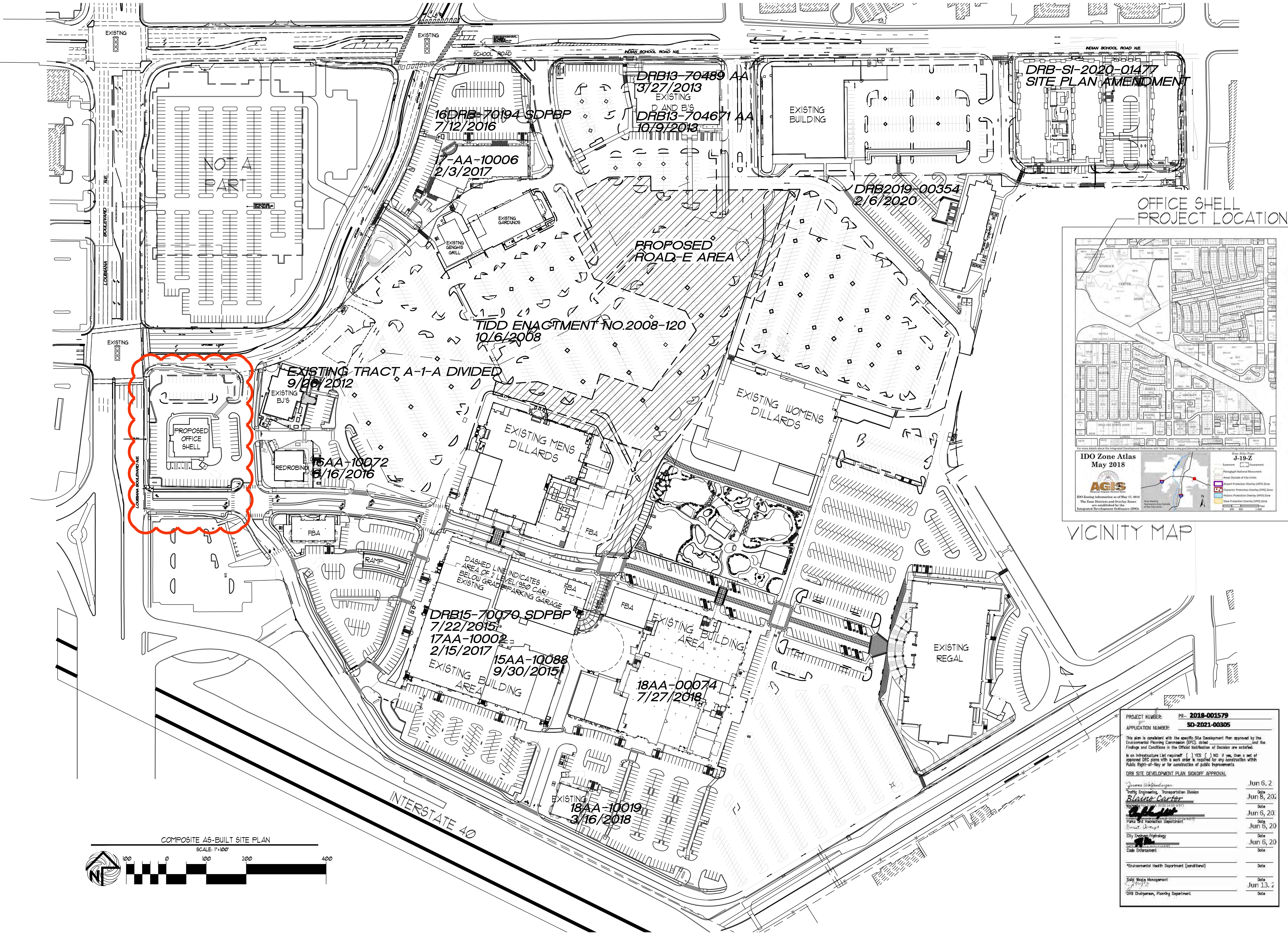


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



PROJECT NUMBER:	PR- 2018-001579
APPLICATION NUMBER:	SD-2021-00305
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an infrastructure list required? () YES () NO If yes, when a set of approved DPC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
James W. Henderson Traffic Engineering, Transportation Division	Jun 6, 2021
Blaine Carter Public Works (Roads & Bridges)	Jun 8, 2021
Paula M. Hernandez Public Works (Roads & Bridges)	Jun 6, 2021
Scott J. Smith City Engineer/Hydrology	Jun 6, 2021
Code Enforcement	Jun 13, 2021
*Environmental Health Department (conditional)	
Solid Waste Management	Jun 13, 2021
DRB Chairperson, Planning Department	

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS

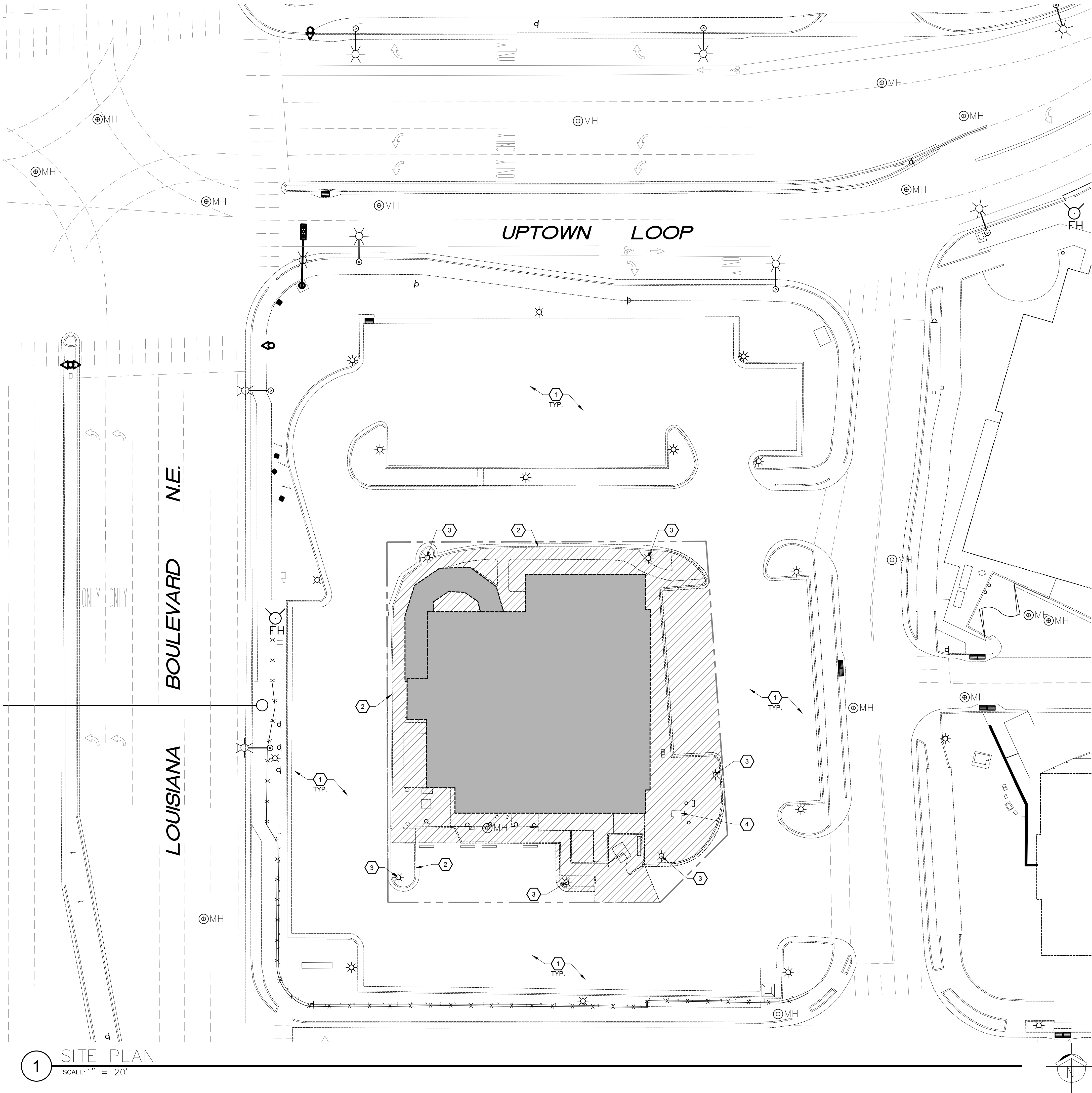
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT

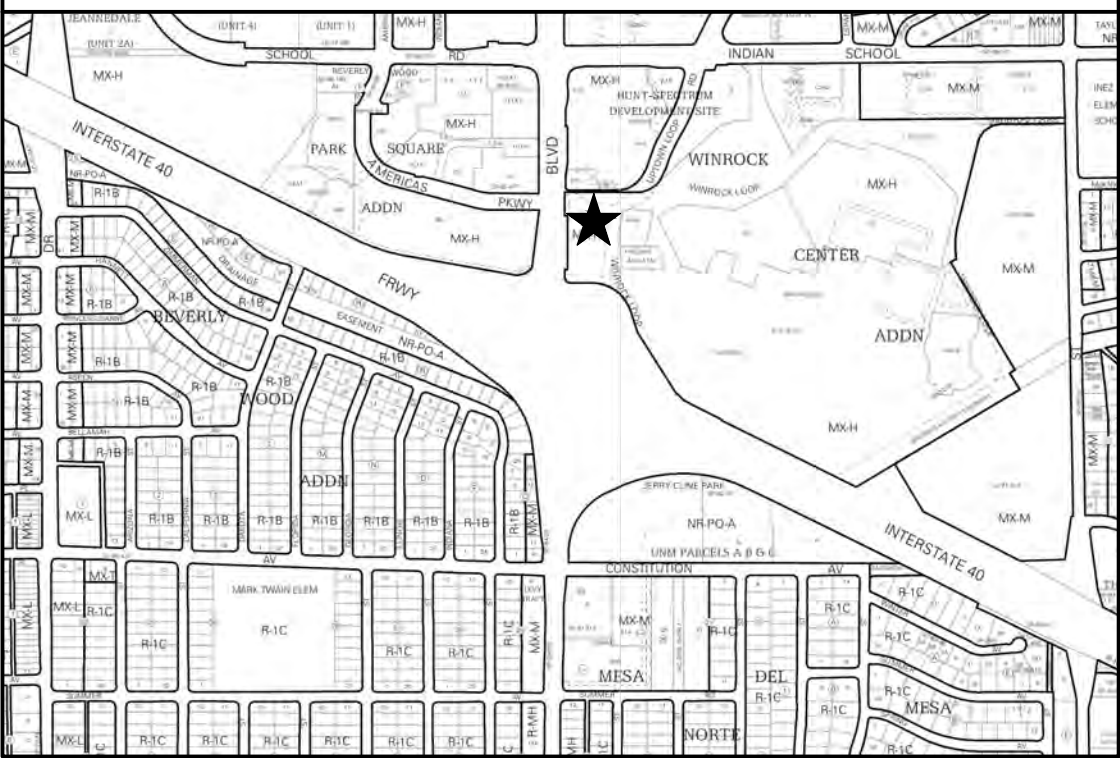
PROJECT TITLE	WINROCK TOWN CENTER 2000 LOUISIANA BLVD NE ALBUQUERQUE, NEW MEXICO	DRAWN BY:	S
PROJECT MANAGER	STEPHEN DUNBAR, AIA	JOB NO.	WIN-PARK
SHEET TITLE	COMPOSITE AS-BUILT SITE PLAN		

DATE:	01/03/2023	Sheet:	SP-1
SCALE:	RE: SCALE		



1 SITE PLAN
SCALE: 1" = 20'

VICINITY MAP:



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:

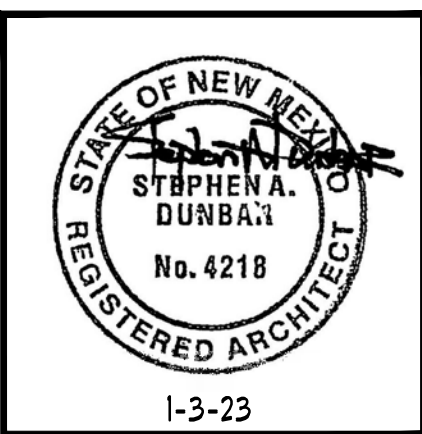
- EXISTING PARKING & SITE FEATURES TO REMAIN AS IS.
- EXISTING CONCRETE CURB & GUTTER TO REMAIN AS IS.
- EXISTING LIGHT POLE AND BASE TO REMAIN. CONTRACTOR TO REMOVE & STORE LIGHT AND POLE AS NEEDED FOR CONSTRUCTION. PROTECT CONCRETE BASE AND REINSTALL LIGHT AND POLE PRIOR TO COMPLETION OF NEW CONSTRUCTION.
- 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
- [Hatched Box] EXISTING 1-STORY BUILDING TO BE DEMOLISHED
- [Solid Box] DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS WITHIN HATCHED AREA UNLESS NOTED OTHERWISE

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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 87109	PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. --	DRAWN BY: CDC
SHEET TITLE SITE DEMOLITION PLAN			DATE: 01/03/2023
SCALE: AS NOTED			SHEET: AD101



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

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

A. ALL IMPROVEMENTS LOCATED IN THE PUBLIC RIGHT OF WAY MUST COMPLY WITH ALL CITY OF ALBUQUERQUE STANDARDS AND REQUIREMENTS FOR CONSTRUCTION.

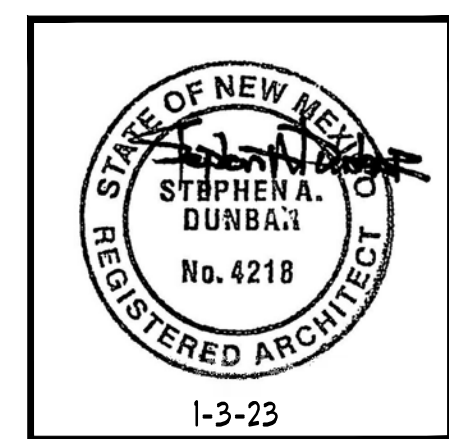
B. LANDSCAPING, FENCING & SIGNAGE SHALL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES & SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

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

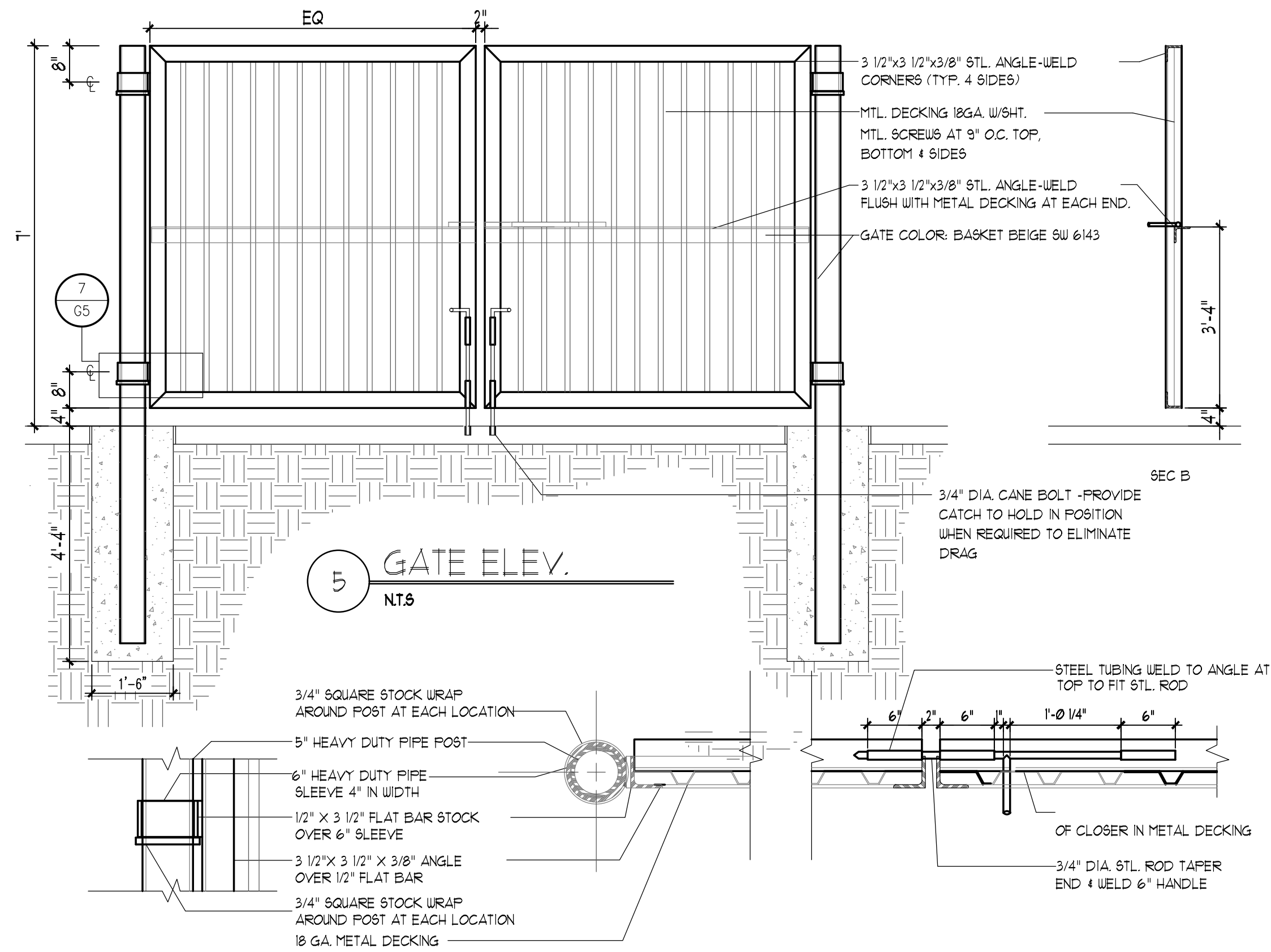
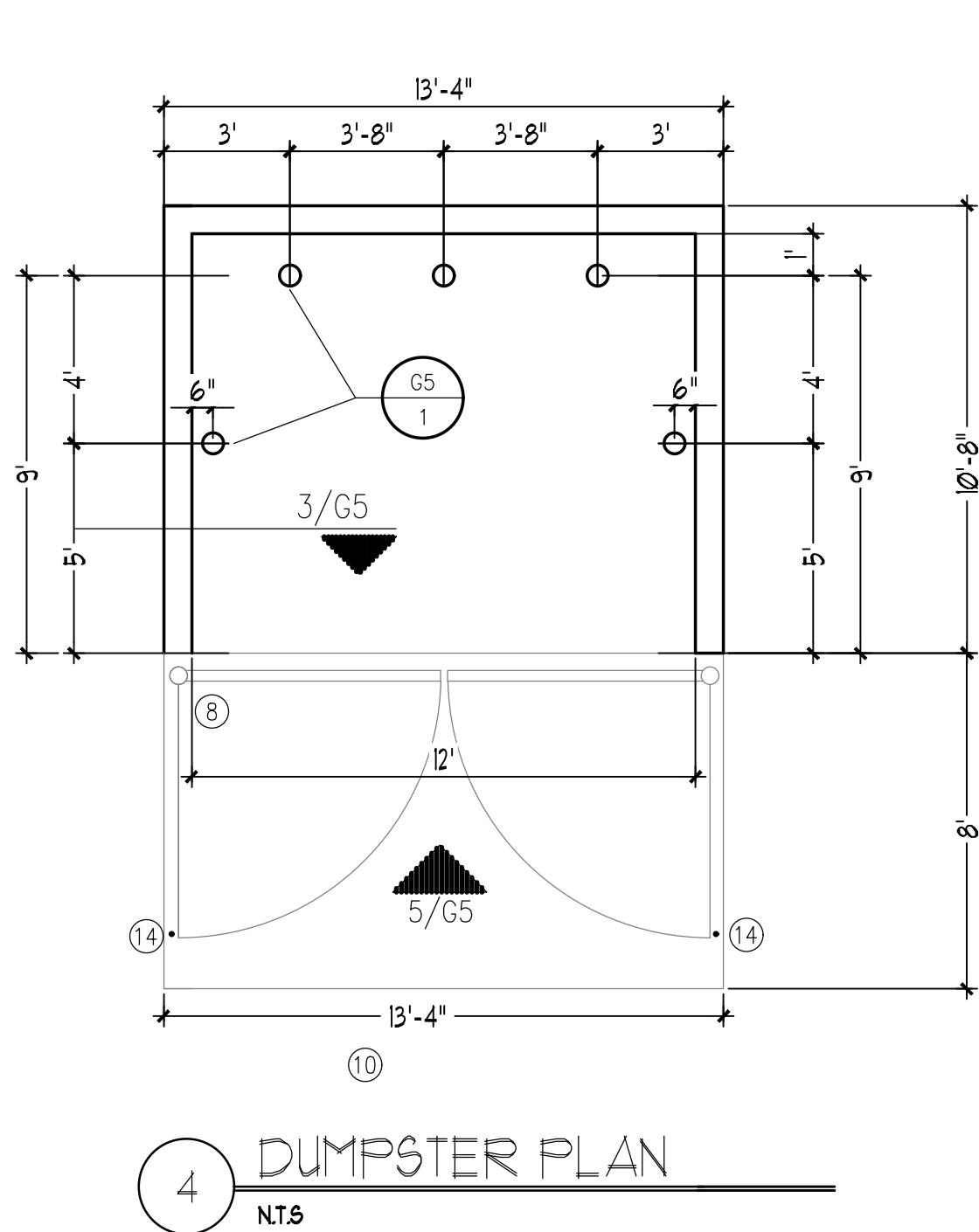
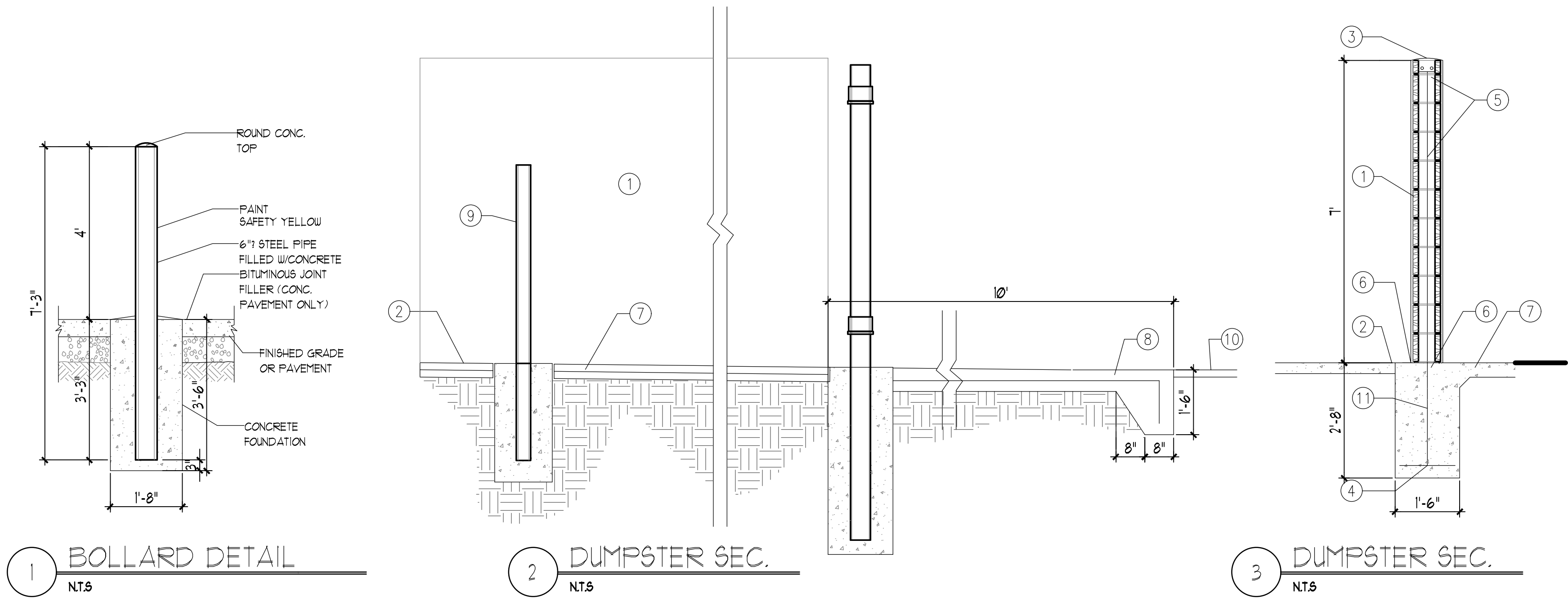
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



ADMINISTRATIVE AMENDMENT SITE PLAN	PROJECT TITLE FIDELITY INVESTMENT'S OFFICE BLDG. 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NT 87100		DRAWN BY: CDC	
	PROJECT MANAGER STEPHEN DUNBAR, AIA		JOB NO. --	SITE PLAN
	SHEET TITLE			
	DATE: 01/03/2023	sheet-		
	SCALE: AS NOTED	AS OI		
		of.		

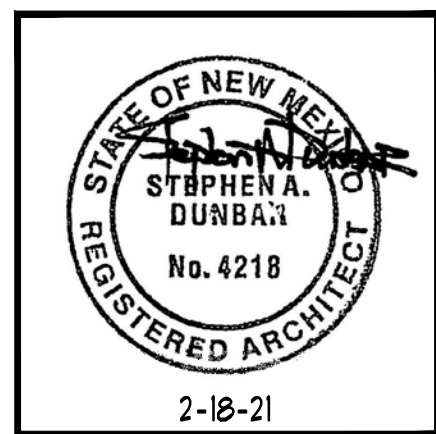


- KEYED NOTES
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR TO MATCH BLDG. BASE
 - FINISH GRADE.
 - SLOPE STUCCO CAP.
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING 14" @ 16" O.C. ACROSS BOTTOM OF FOOTING.
 - 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REIN.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

6 ENCLOSURE NOTES
NTS

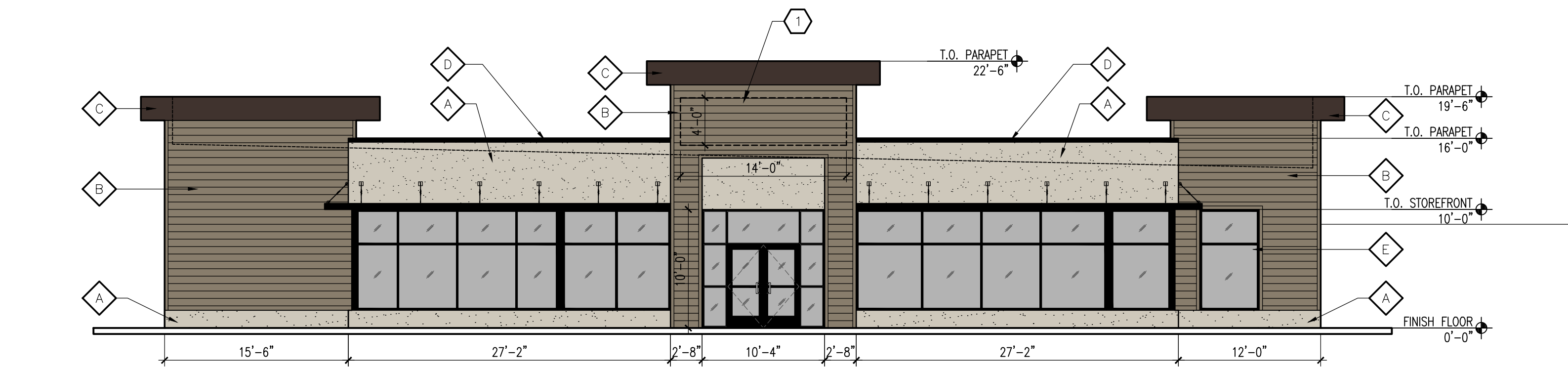
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

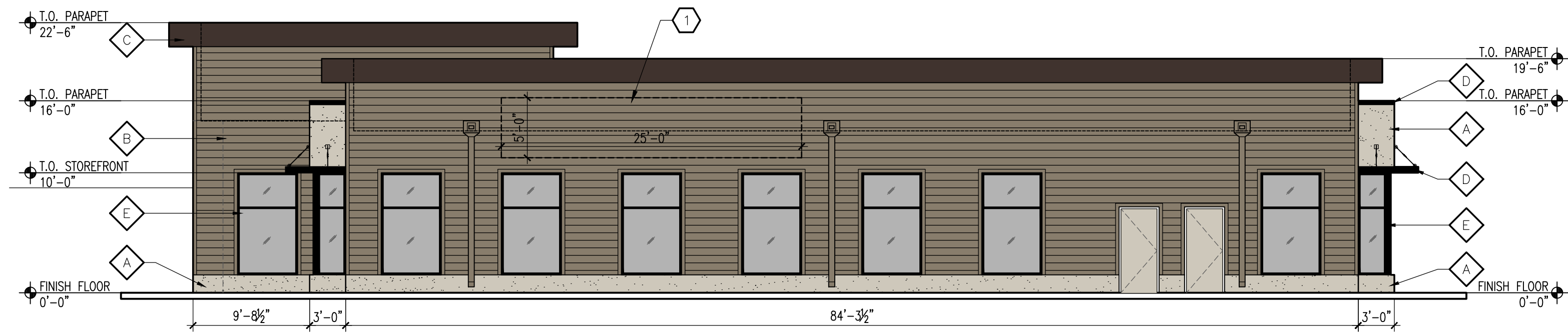


PROJECT TITLE FIDELITY INVESTMENTS OFFICE BLDG. 2000 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110	DRAWN BY: CDC
PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. --
SHEET TITLE 5ITE DETAILS	

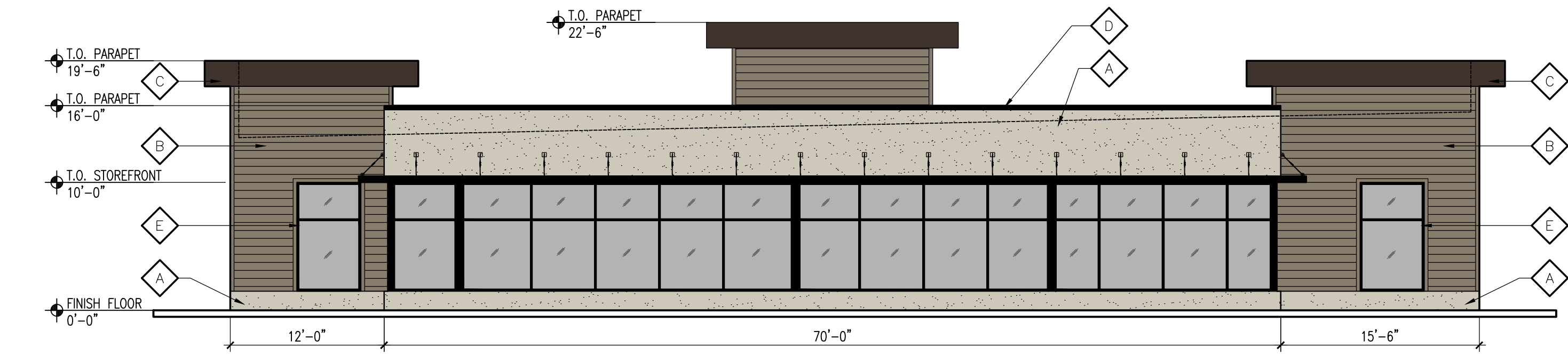
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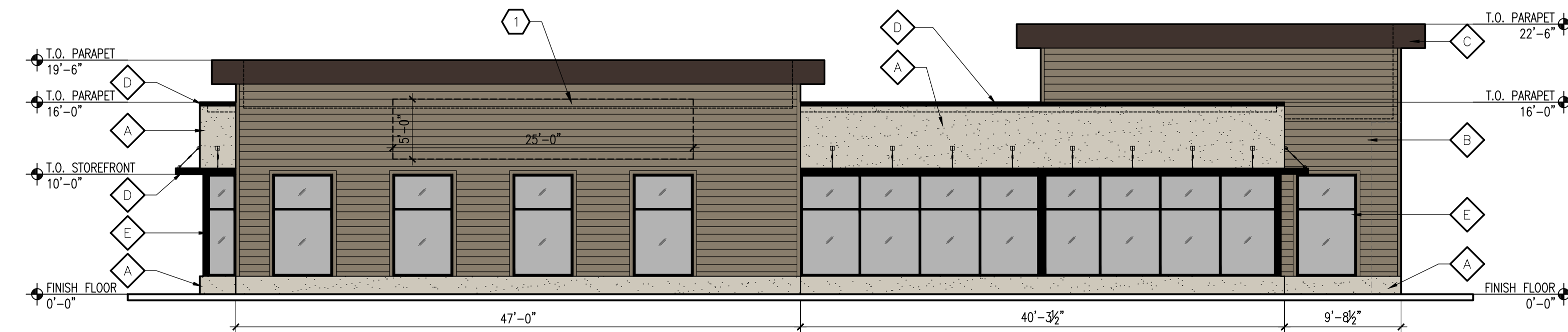
1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



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"

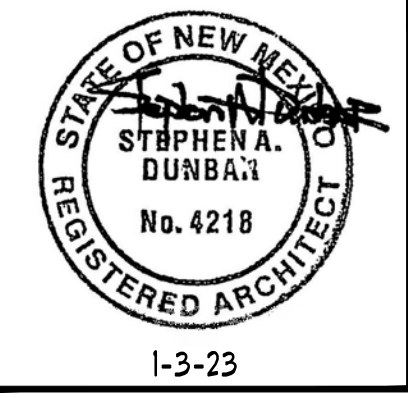
KEYED NOTES:

- BUILDING MOUNTED SIGNAGE TO BE PERMITTED SEPARATELY.
- WEST WALL: 1,458 SF x 0.15 = 219 SF SIGN ALLOWED
- SOUTH WALL: 1,740 SF x 0.15 = 261 SF SIGN ALLOWED
- NORTH WALL: 1,609 SF x 0.15 = 541 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			

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.
2000 LOUISIANA BLVD. NE
ALBUQUERQUE, NM 87110

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
--

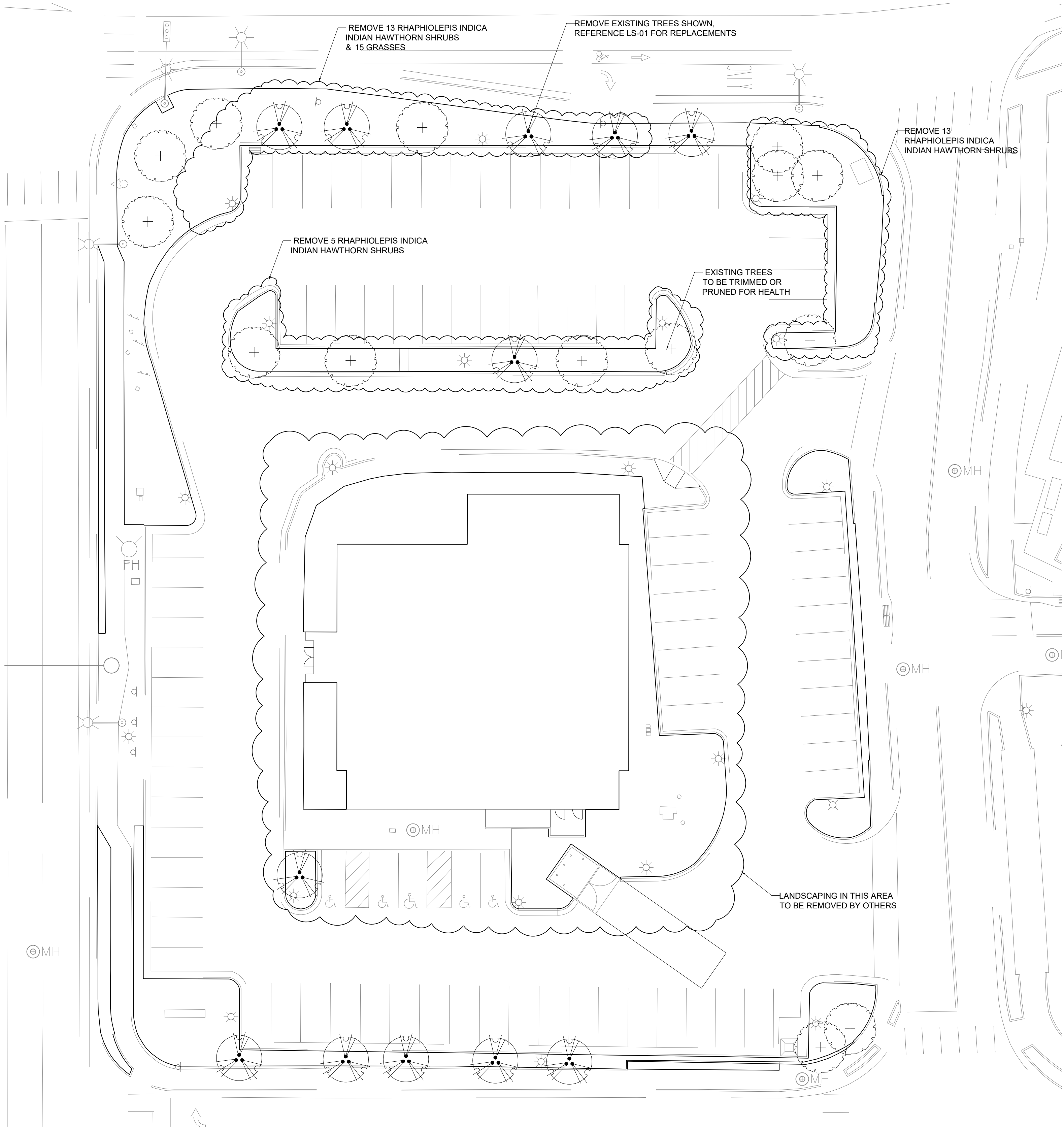
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SHEET TITLE
EXTERIOR ELEVATIONS

DATE:
01/03/2023

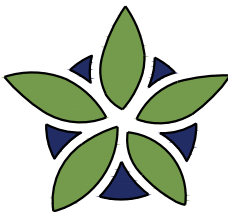
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EXISTING TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	14	EXISTING TREE TO REMAIN
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	12	EXISTING TREE TO BE REMOVED



YELLOWSTONE
LANDSCAPE

www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape.com



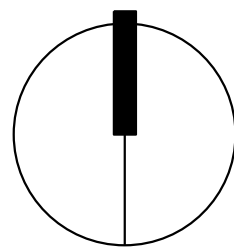
Date: 12/12/2022
Revisions:

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Drawn by: HA
Reviewed by: CM

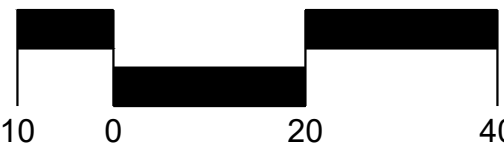
Winrock Fidelity

Albuquerque, NM



NORTH

Scale: 1" = 20'

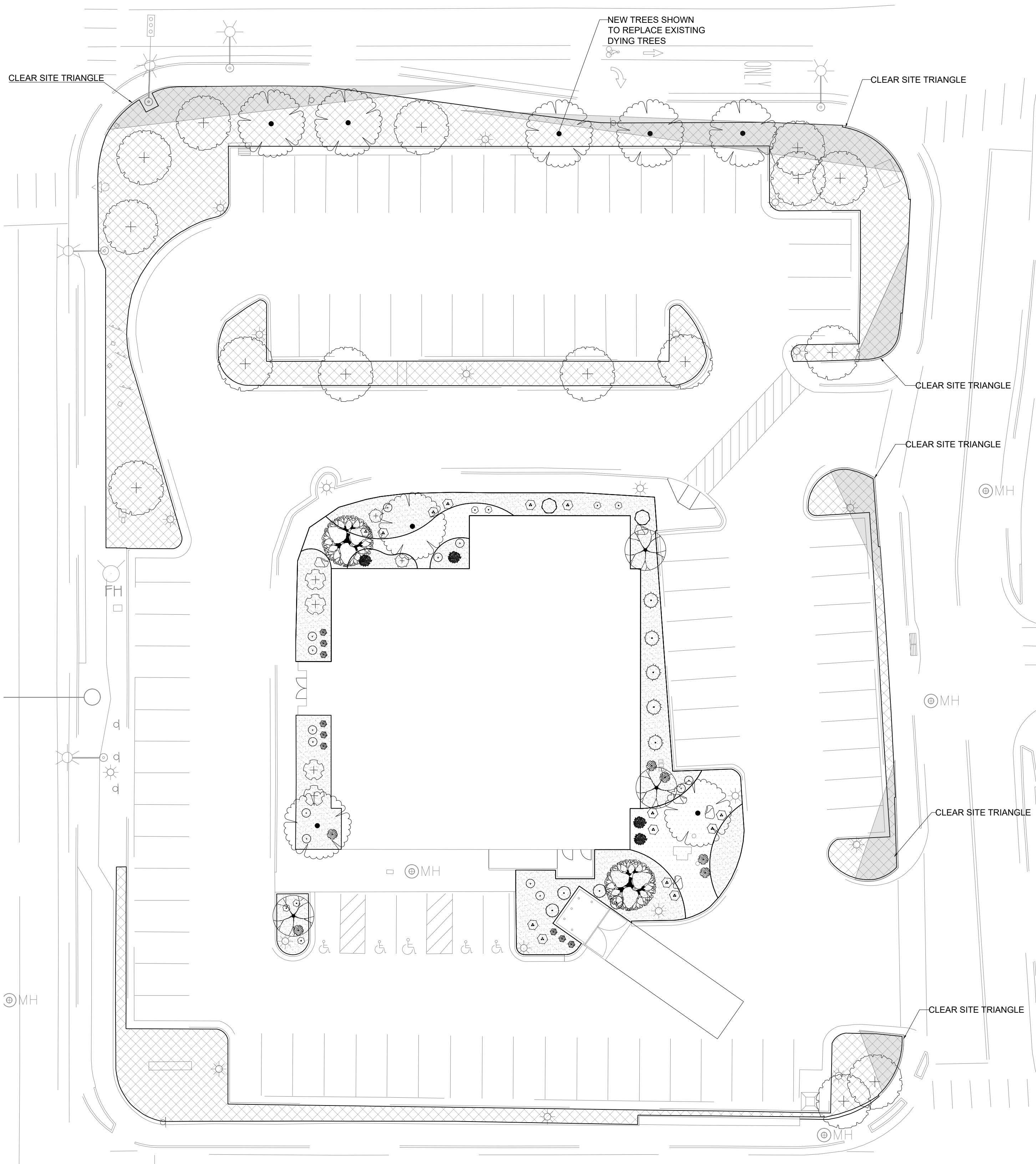


Sheet Title:

Landscape
Removal Plan

Sheet Number:

LS-02



GENERAL NOTES:

1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
2. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
3. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.

PLANTINGS NOTES:

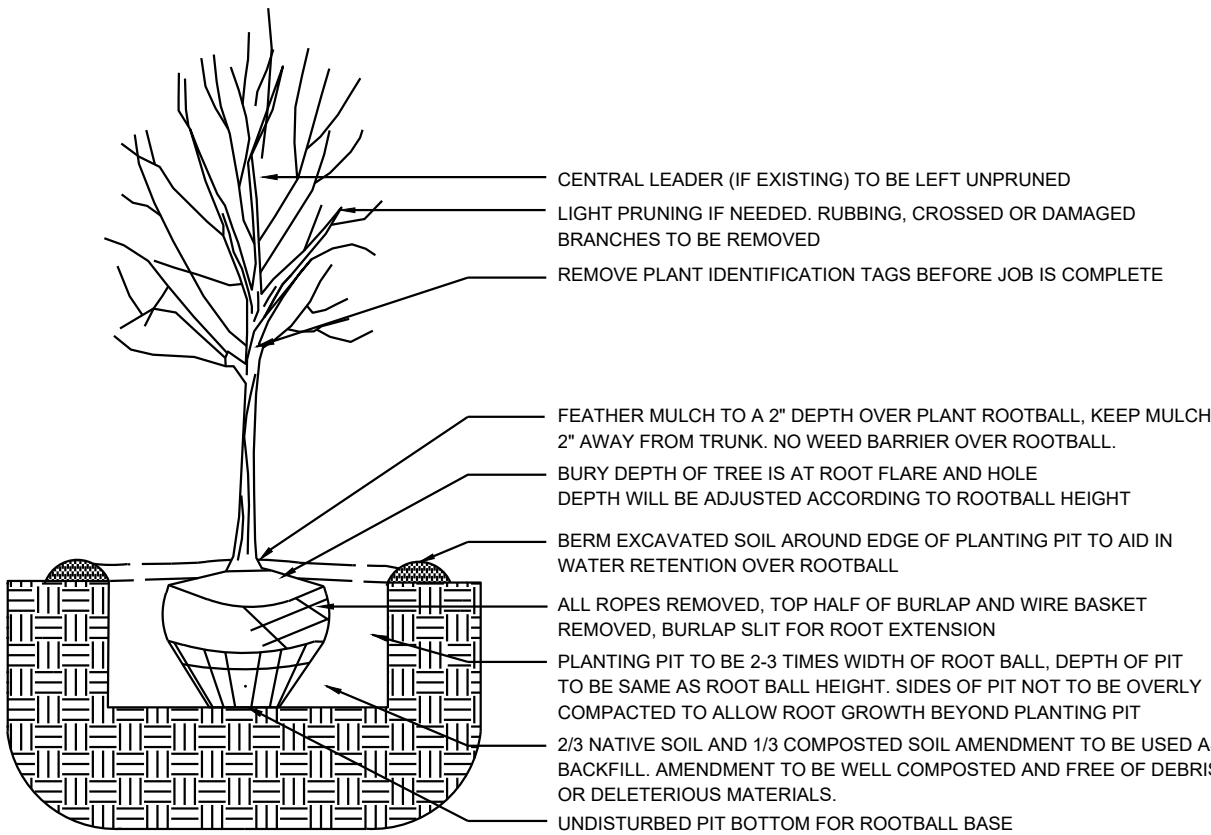
1. ALL PLANTINGS WILL BE UNDER WARRANTY BY CONTRACTOR FOR 1 YEAR.
2. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
3. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
- 4.THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
5. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
6. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
7. PLANTINGS IN CLEAR SIGHT TRIANGLE NOT TO OBSTRUCT LINE OF VISION FROM 3' HEIGHT TO 8' HEIGHT'.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	15	EXISTING TREE	VARIES
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	15 GAL
	3	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2" B&B
	8	PROSOPIS GLANDULOSA / HONEY MESQUITE	15 GAL
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	5	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	5 GAL
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL
	6	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	2	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL
	7	NEPETA X FAASSENII 'SELECT BLUE' / CATMINT	1 GAL
	2	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	5 GAL
	4	PRUNUS BESSEYI 'PAWNEE BUTTES' / PROSTRATE SAND CHERRY	5 GAL
	4	RHUS AROMATICA 'GRO-Low' / GRO-LOW FRAGRANT SUMAC	5 GAL
	4	ROSA X 'KNOCKOUT' TM / ROSE	5 GAL
	13	SALVIA GREGGII / AUTUMN SAGE CHERRY	1 GAL
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	14	AGAVE PARRYI / PARRY'S AGAVE	5 GAL

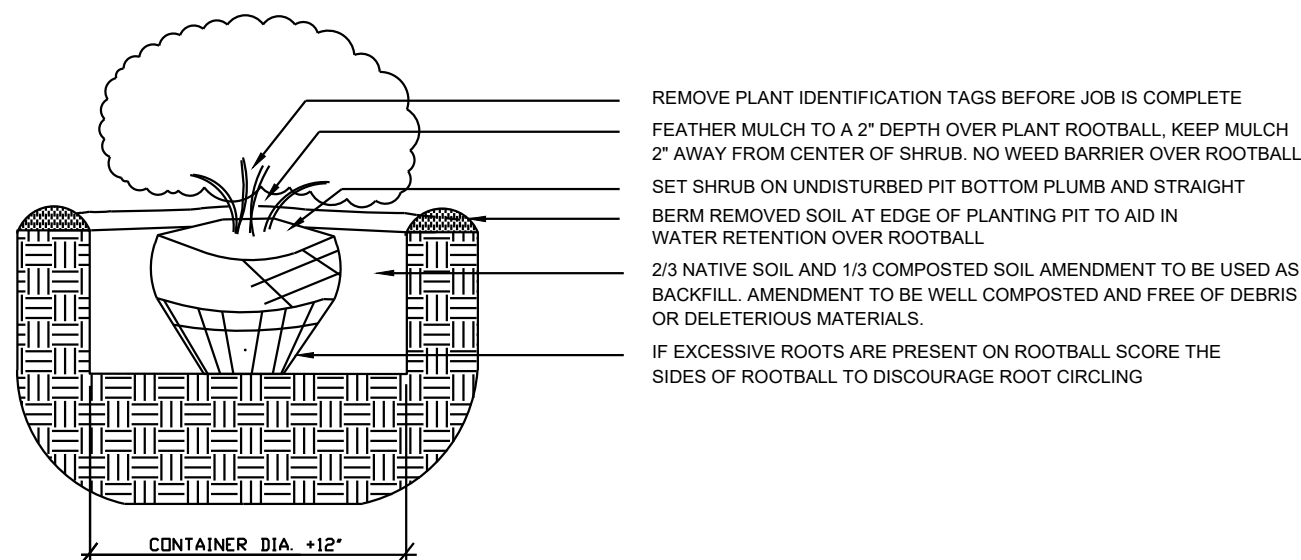
MATERIAL SCHEDULE

SYMBOL	DESCRIPTION
	LARGE BOULDER
SYMBOL	DESCRIPTION
	TOP-DRESS EXISTING GRAVEL
	1" MOUNTAINAIR SUNRISE GOLD GRAVEL
	2-4" WALLIN COBBLE



1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.



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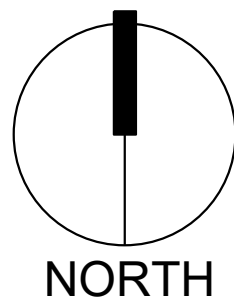
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Revisions:

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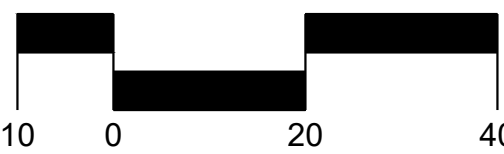
Drawn by: HA
Reviewed by: CM

Winrock Fidelity

Albuquerque, NM



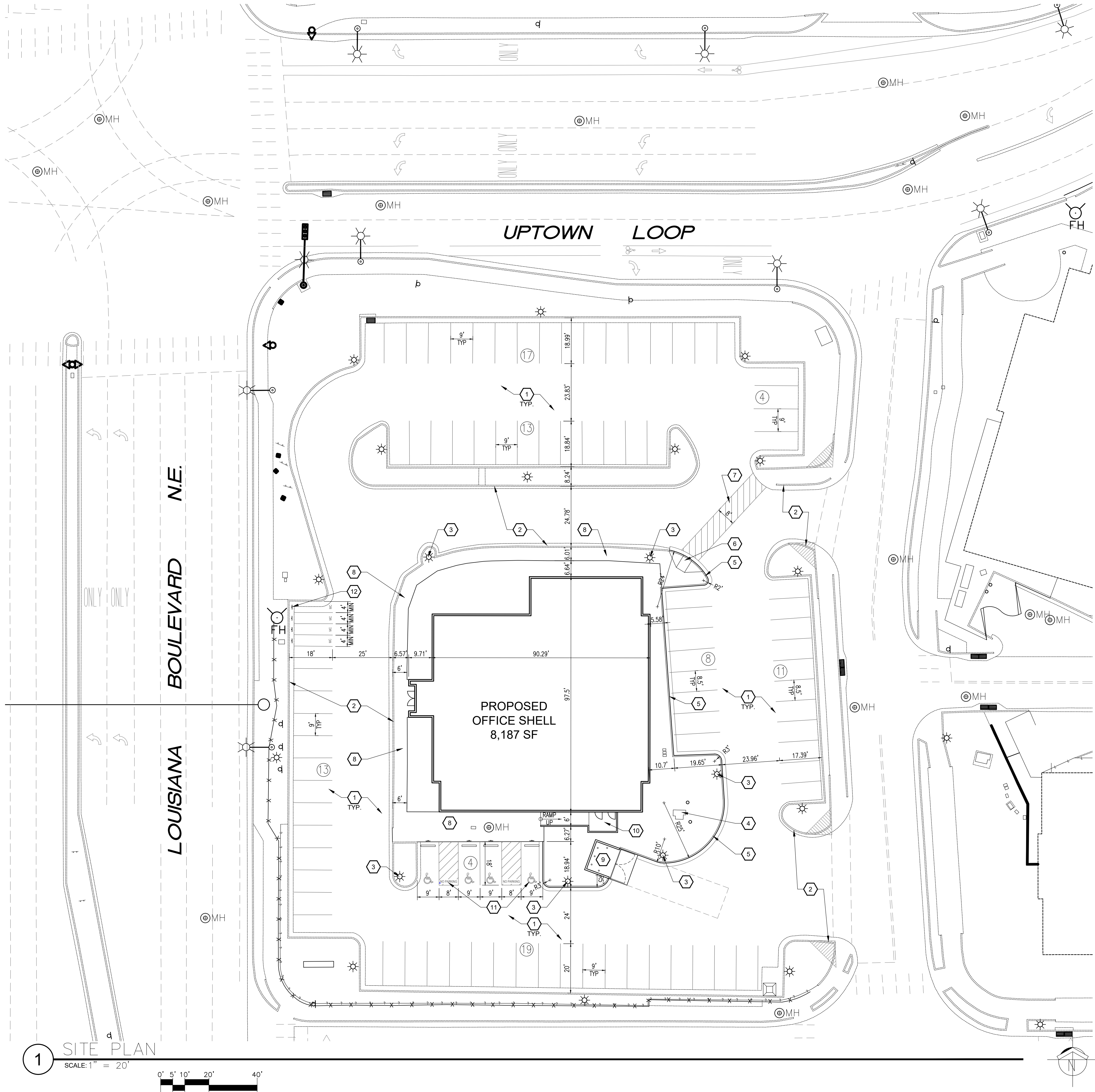
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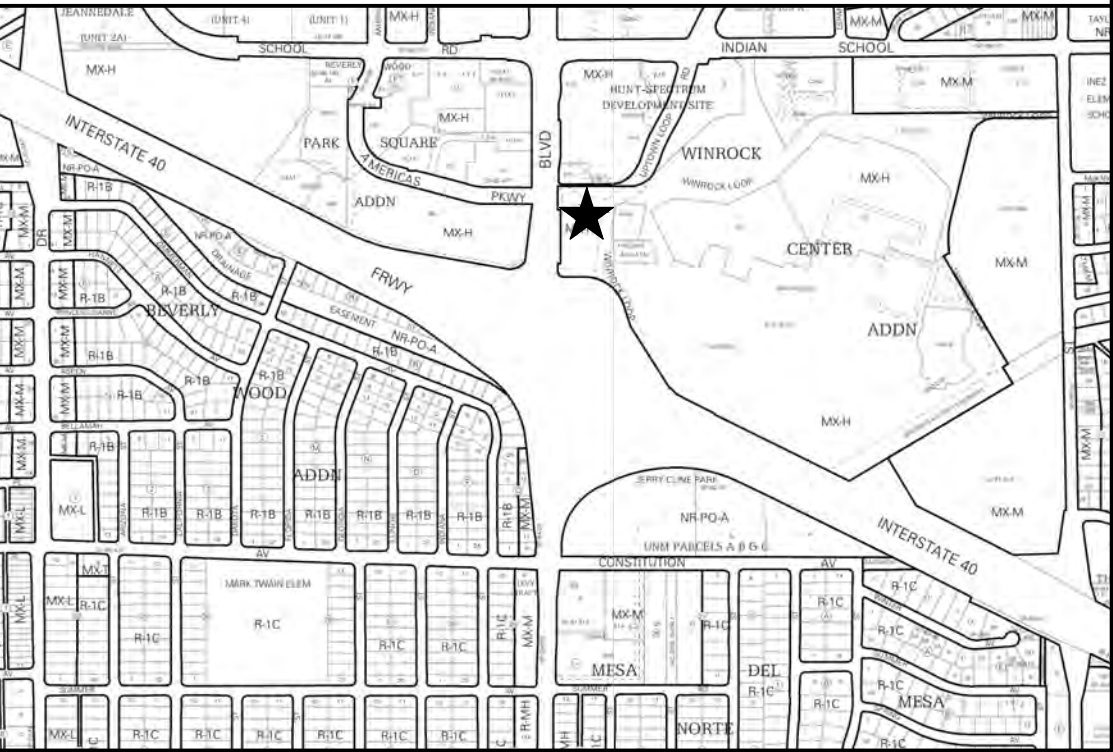
Sheet Title:
**Landscape
Plan**

Sheet Number:

LS-01



VICINITY MAP:



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

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- 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.

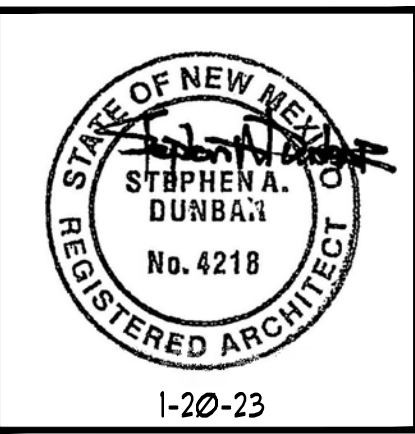
KEYED NOTES:

- 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.

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

REV	DATE	BY	REVISION
1	01/20/2023		
2			
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4			
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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 87102	PROJECT MANAGER STEPHEN DUNBAR, AIA	JOB NO. --	DRAWN BY: CDC
SHEET TITLE SITE PLAN			

DATE: 01/20/2023	SHEET: AS101
SCALE: AS NOTED	OF: