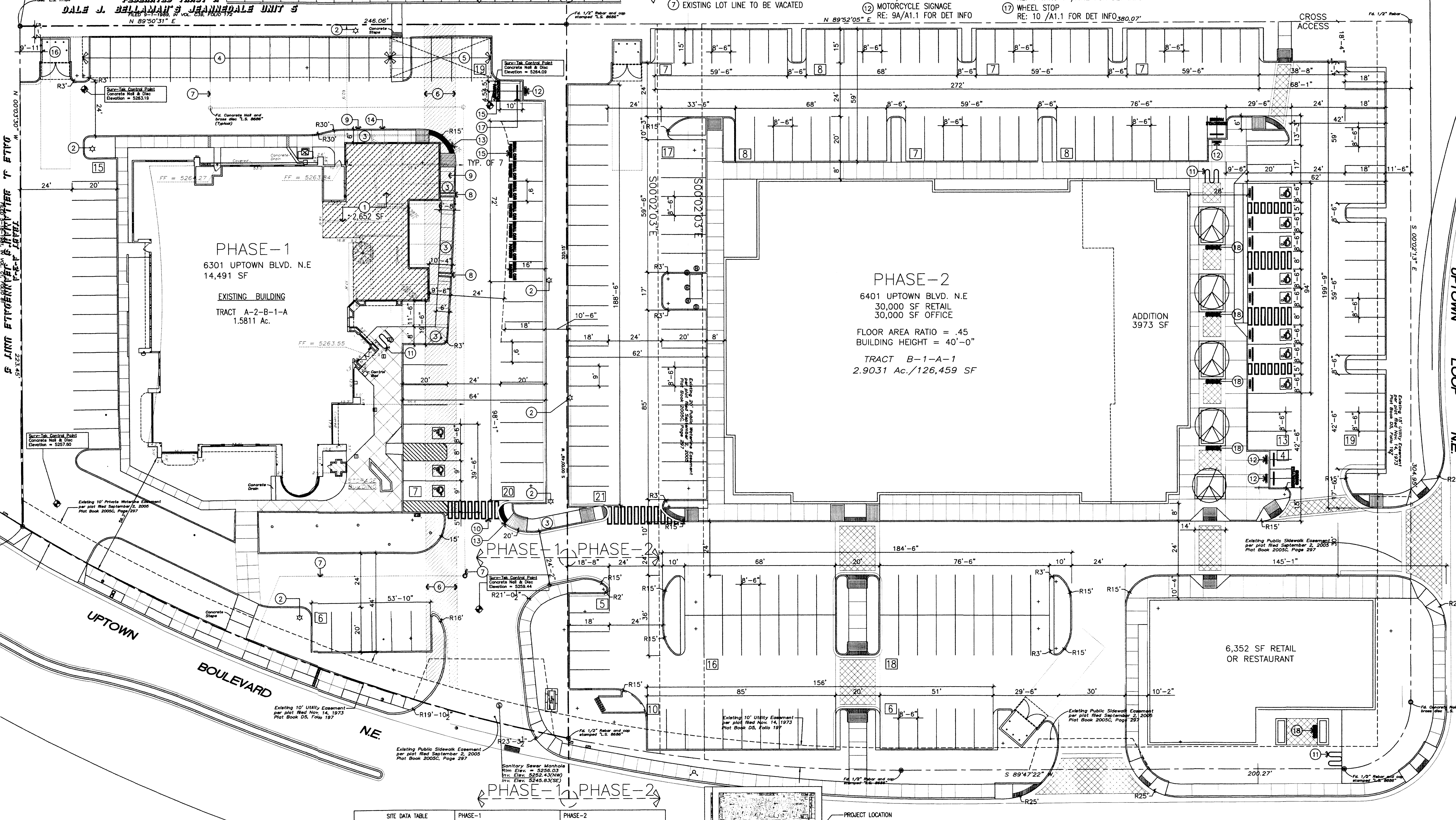


Albuquerque Control Survey Monument "16-H18"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
X = 1,543,820.222
Y = 1,493,120.722
Datum: Algiers - 0011107
Elevation = 5283.415 (NAVD83)

LEGEND
WALL
SANITARY SEWER MANHOLE
DRAIN INLET
TELEPHONE PEDESTAL
GROUND LIGHT PEDESTAL
CATV PEDESTAL

KEYED NOTE:
① INDICATES PROPOSED AREA OF ADDITION
② EXISTING LIGHT POLE LOCATION TO REMAIN
③ CONC. SIDEWALK RE: DET 13/A1.1 RE: SITE PLAN FOR JOINT LAYOUT
④ INDICATES EXISTING CAR PARKING CANOPY TO REMAIN
⑤ INDICATES PROPOSED CAR PARKING CANOPY ADDITION TO MATCH EXISTING CANOPY
⑥ EXISTING 14' UTILITY EASEMENT PER PLAT FILED MAY 18, 1981 PLAT BOOK C18, FOLIO 81 TO BE VACATED
⑦ EXISTING LOT LINE TO BE VACATED
⑧ SIDEWALK FLUME RE: 3/A1.1 FOR DET INFO
⑨ SIDEWALK/CURB DETAIL RE: 8/A1.1 FOR DET INFO
⑩ CROSSWALK PAINT DESIGNATION RE: 12/A1.1 FOR DET INFO
⑪ BIKE RACK LOCATION RE: 1/A1.1 FOR DET INFO
⑫ MOTORCYCLE SIGNAGE RE: 9A/A1.1 FOR DET INFO
⑬ CONC. PEDESTRIAN END ISLAND RAMP RE: 8/A1.2 FOR DET INFO
⑭ CONC. PEDESTRIAN TAPERED RAMP RE: 6A/A1.1 FOR DET INFO
⑮ PAINTED SIGNING AS INDICATED WITHIN SITE PLAN - MIN 16" HIGH LETTERING
⑯ REFUSE ENCLOSURE RE: 1 THRU 7/A1.2 FOR DET INFO
⑰ WHEEL STOP RE: 10/A1.1 FOR DET INFO
⑱ BANCH LOCATION RE: 4/A1.1 FOR DET INFO



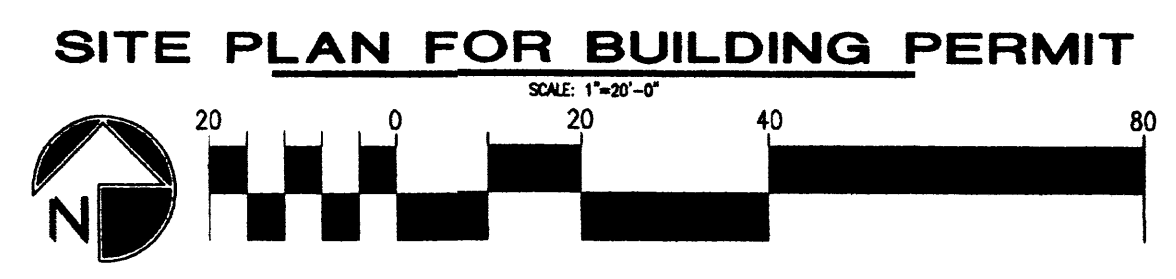
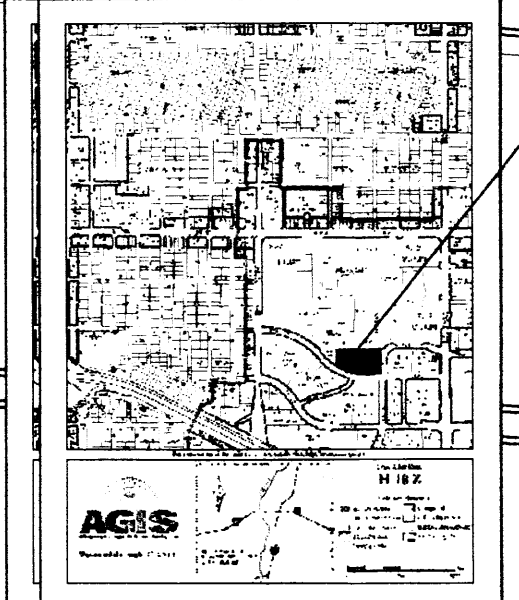
PHASE-1
6301 UPTOWN BLVD. N.E.
14,491 SF
EXISTING BUILDING
TRACT A-2-B-1-A
1.5811 Ac.

PHASE-2
6401 UPTOWN BLVD. N.E.
30,000 SF RETAIL
30,000 SF OFFICE
ADDITION
3973 SF
FLOOR AREA RATIO = .45
BUILDING HEIGHT = 40'-0"
TRACT B-1-A-1
2.9031 Ac./126,459 SF

6,352 SF RETAIL OR RESTAURANT

ADMINISTRATIVE AMENDMENT
File # 9811-1409/B1 Project # 1000631
Vacation of easement, lot line relocation, 2,600 sq. ft. bldg. addition.
Russell Bents 24 Nov '09
APPROVED BY DATE

SITE DATA TABLE	PHASE-1	PHASE-2
LEGAL DESCRIPTION	TRACT A-2-B-1-A	TRACT B-1-A-1
TOTAL ACREAGE:	1.5811 Acres±	2.9031 Acres±
EXISTING ZONING:		
BUILDING SIZE:	RE: SITE	RE: SITE
FAR:	EXISTING FAR= 21%	EXISTING FAR= 45%
EXISTING USES:	OFFICE	OFFICE/RETAIL
TOTAL PARKING PROVIDED:	67 SPACES	177 SPACES
TOTAL PARKING REQ.:	67 SPACES	177 SPACES
H.C. REQ.:	3 H.C. (INCLUDING 2 VAN ACCESSIBLE)	8 H.C. (INCLUDING 4 VAN ACCESSIBLE)
H.C. PROVIDED:	11 H.C. (INCLUDING 6 VAN ACCESSIBLE)	11 H.C. (INCLUDING 6 VAN ACCESSIBLE)
BIKE SPACES PROVIDED:	5 BIKE SPACES	10 BIKE SPACES
BIKE SPACES REQUIRED:	4 BIKE SPACES	8 BIKE SPACES
MOTORCYCLE PARKING PRON.:	6 BIKE SPACES	6 BIKE SPACES
MOTORCYCLE PARKING REQ.:	3 BIKE SPACES	5 BIKE SPACES



REV	DATE	BY	REVISION
6			
5			
4			
3			
2			

MODULUS ARCHITECTS
2825 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

PROJECT TITLE
6301-6401 UPTOWN BLVD. N.E.
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
STEPHEN DUNBAR, AIA 6301-UPTOWN

DRAWN BY
S

JOB NO.
6301-UPTOWN

SHEET TITLE
SP-BUILDING PERMIT

DATE

SCALE
AS NOTED

BP1

AA-1000631

FEDERATED TRACT A
DALE J. BELLAMAN'S JEANNE DALE UNIT 5
N 89°50'31" E

PHASE-1 PHASE-2

N 89°52'05" E 380.07'

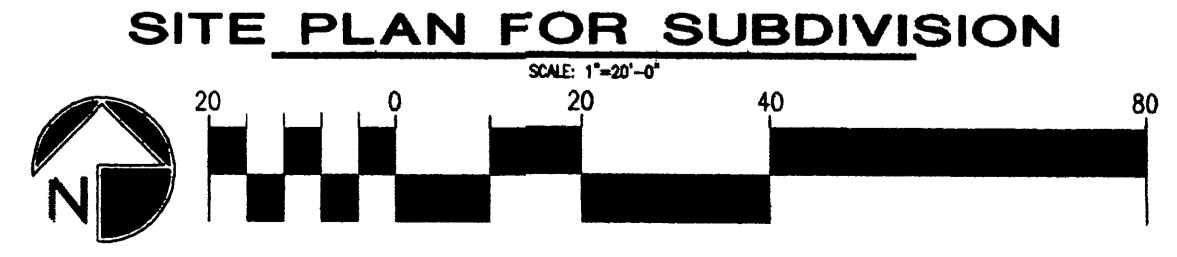
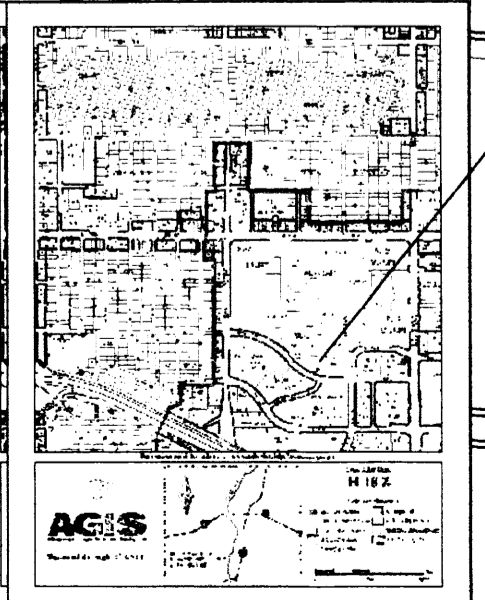
PHASE-1
6301 UPTOWN BLVD. N.E.
14,491 SF
EXISTING BUILDING
TRACT A-2-B-1-A
1.5811 Ac.

PHASE-2
6401 UPTOWN BLVD. N.E.
30,000 SF RETAIL
30,000 SF OFFICE
FLOOR AREA RATIO = .39
BUILDING HEIGHT = 40'-0"
TRACT B-1-A-1
2.9031 Ac.

ADDITION
3973 SF

6,352 SF RETAIL
OR RESTAURANT

- ⑥ EXISTING 14' UTILITY EASEMENT PER PLAT FILED MAY 18, 1981 PLAT BOOK C18, FOLIO 81 TO BE VACATED
- ⑦ EXISTING LOT LINE TO BE VACATED



REV	DATE	BY	REVISION
1			
2			
3			
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5			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT TITLE
6301-6401 UPTOWN BLVD. N.E.
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR, AIA

JOB NO.
6301-UPTOWN

DRAWN BY
S

SHEET TITLE
SP-SUBDIVISION

DATE

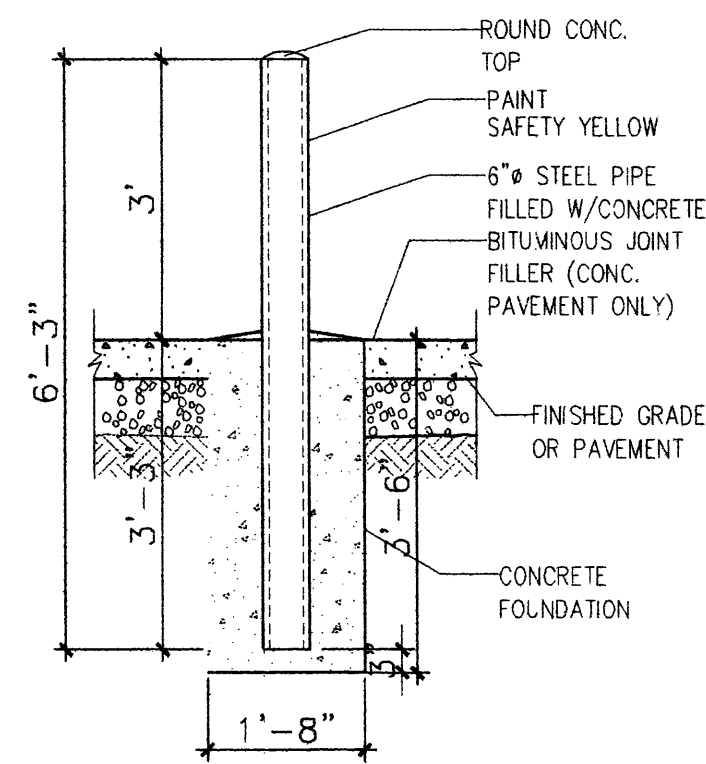
SCALE
AS NOTED

SD1

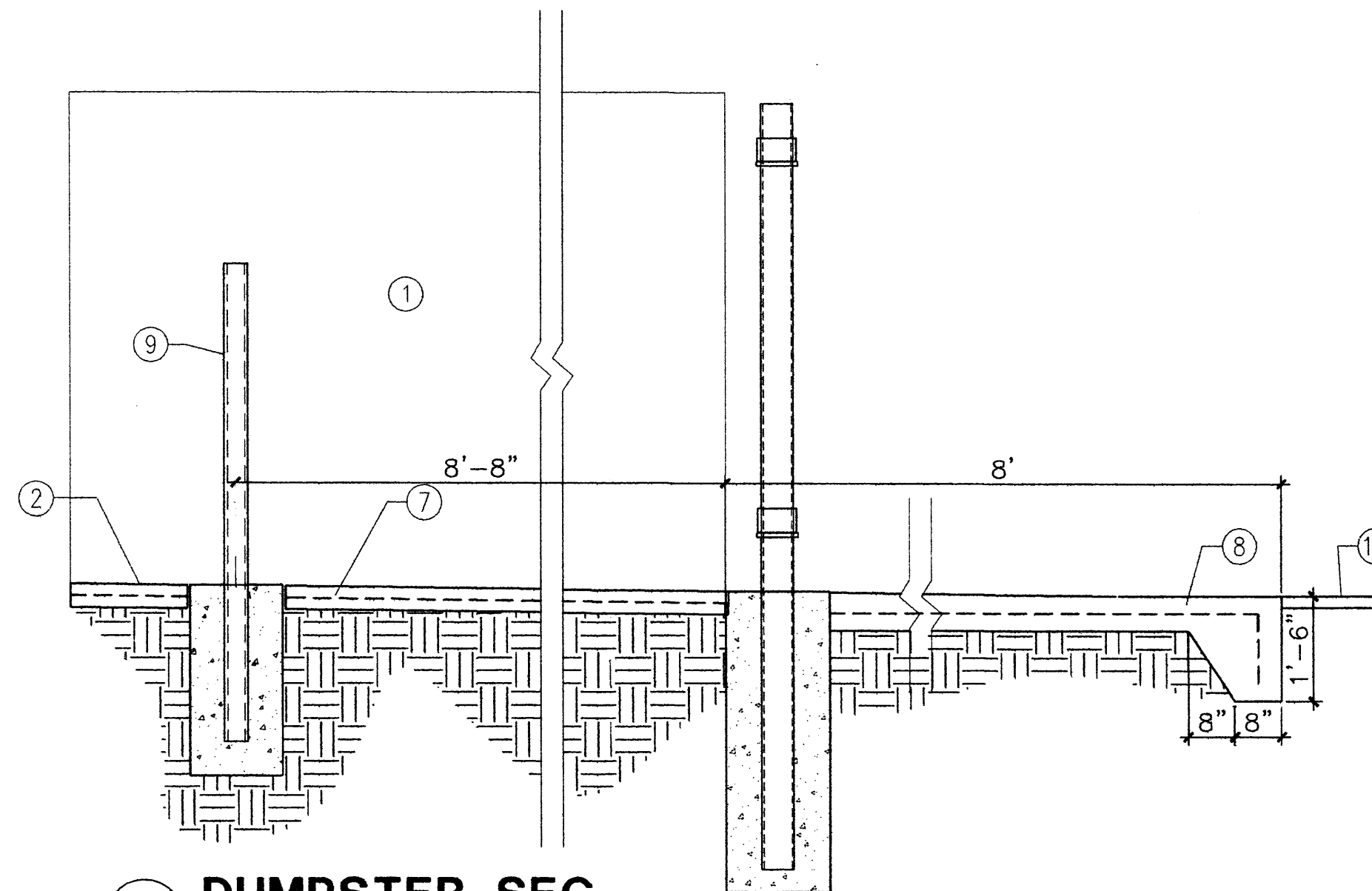
S LINE PROPERTY & FRONTIER T' ETNG
1/4 SEC 12
1/4 SEC 13
1/4 SEC 14
1/4 SEC 15

UPTOWN LOOP N.E.

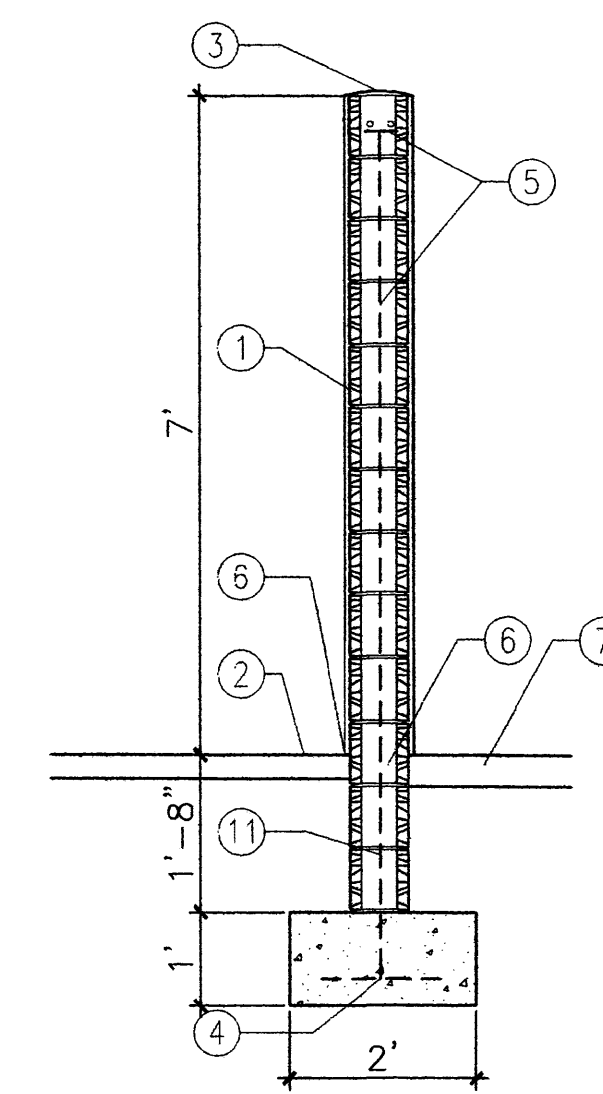
VICINITY MAP



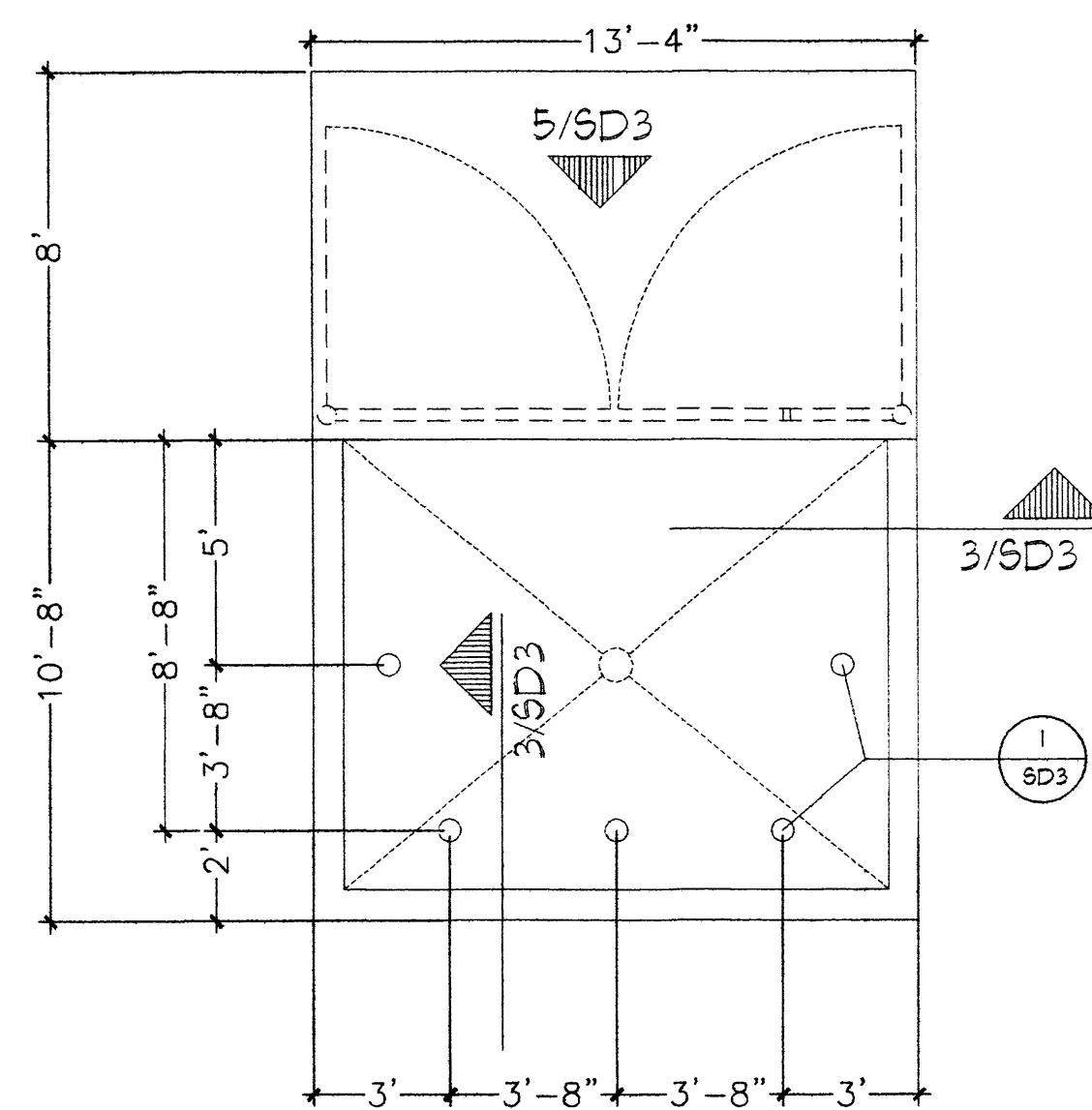
1 BOLLARD DETAIL
Scale: 1/2"=1'-0"



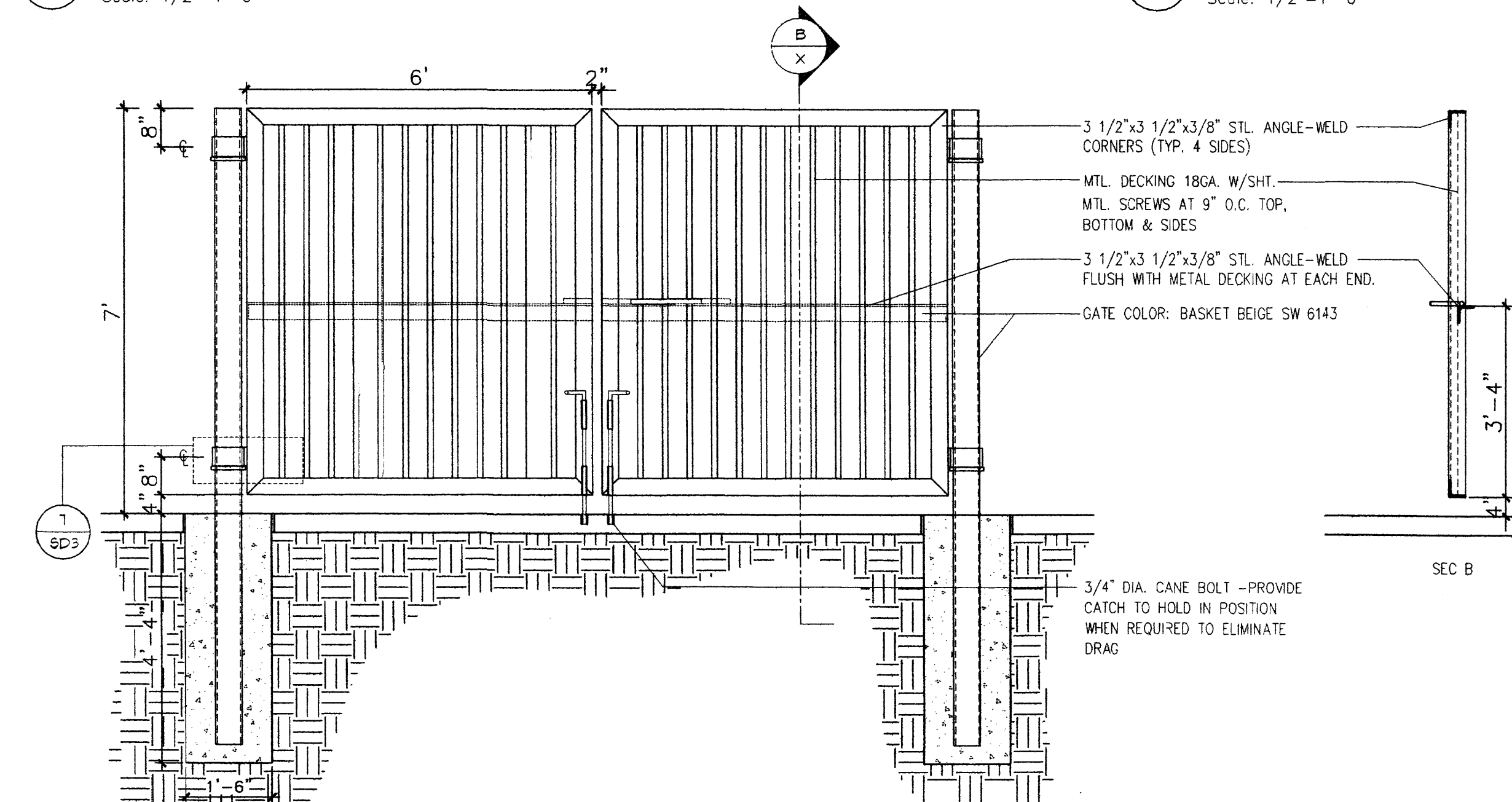
2 DUMPSTER SEC
Scale: 1/2"=1'-0"



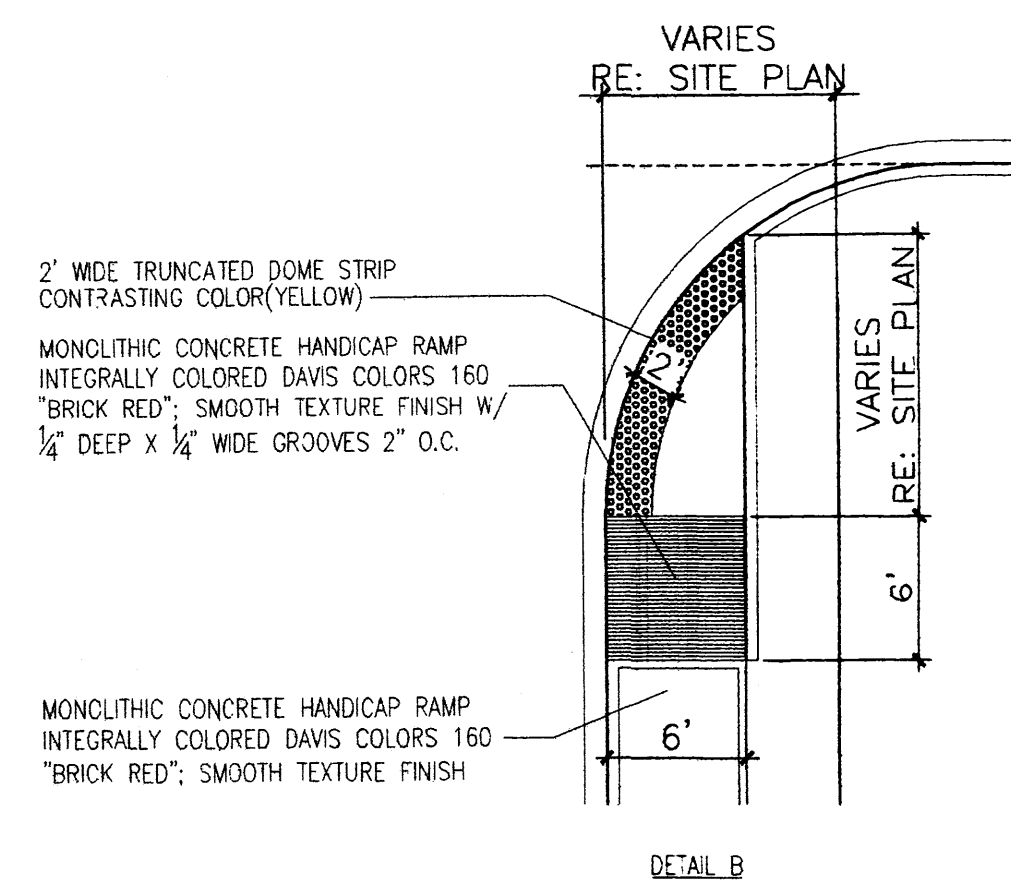
3 DUMPSTER SEC
Scale: 1/2"=1'-0"



4 DUMPSTER PLAN
Scale: 1/2"=1'-0"



5 GATE ELEV.
Scale: 1/2"=1'-0"

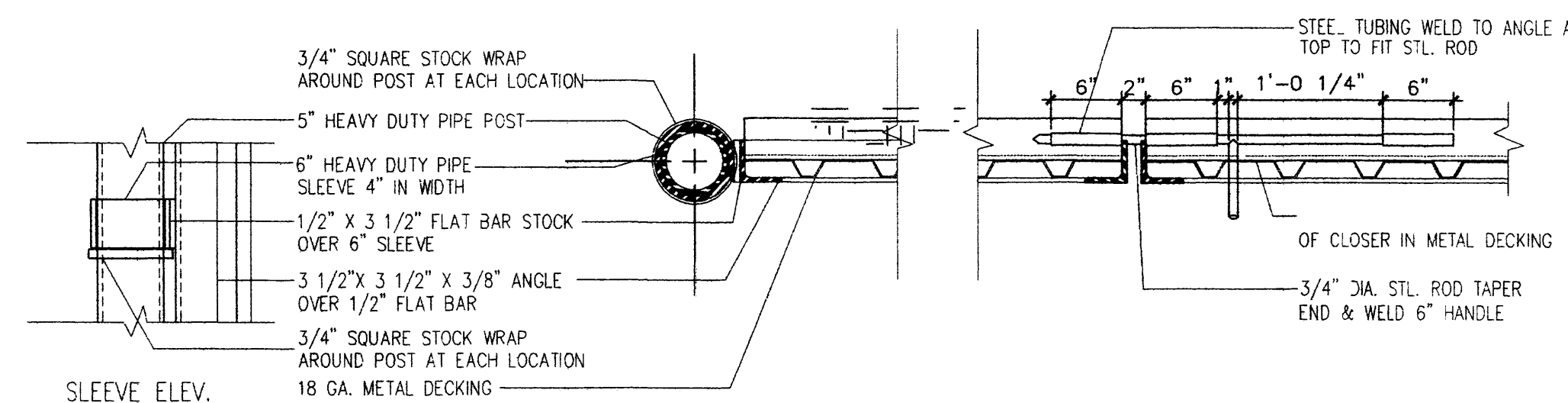


8 TAPERED RAMP @ END ISLAND
Scale: N.T.S

KEYED NOTES

- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: BASKET BEIGE SW 6143
- FINISH GRADE.
- SLOPE STUCCO CAP.
- 4-#4 BARS CONT. @ BOTTOM OF FOOTING. #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
- 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
- 1/2" EXPANSION JOINT MATERIAL
- 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M.
- 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 W/M W/ TURN-DOWN 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.

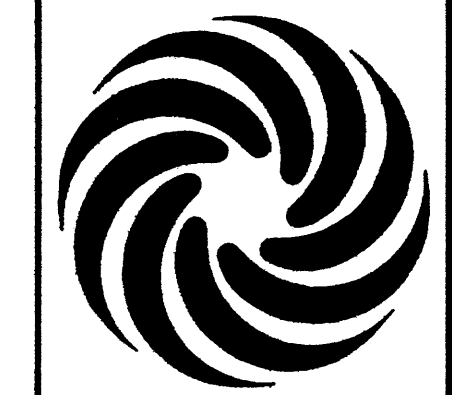
6 ENCLOSURE NOTES
Scale: N.T.S



7 GATE POST/SLIDE BOLT DET.
Scale: 1"=1'-0"

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT TITLE
6301-6401 UPTOWN BLVD. NE
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR, AIA 6301-UPTOWN

DRAWN BY:
S

JOB NO.
6301-UPTOWN

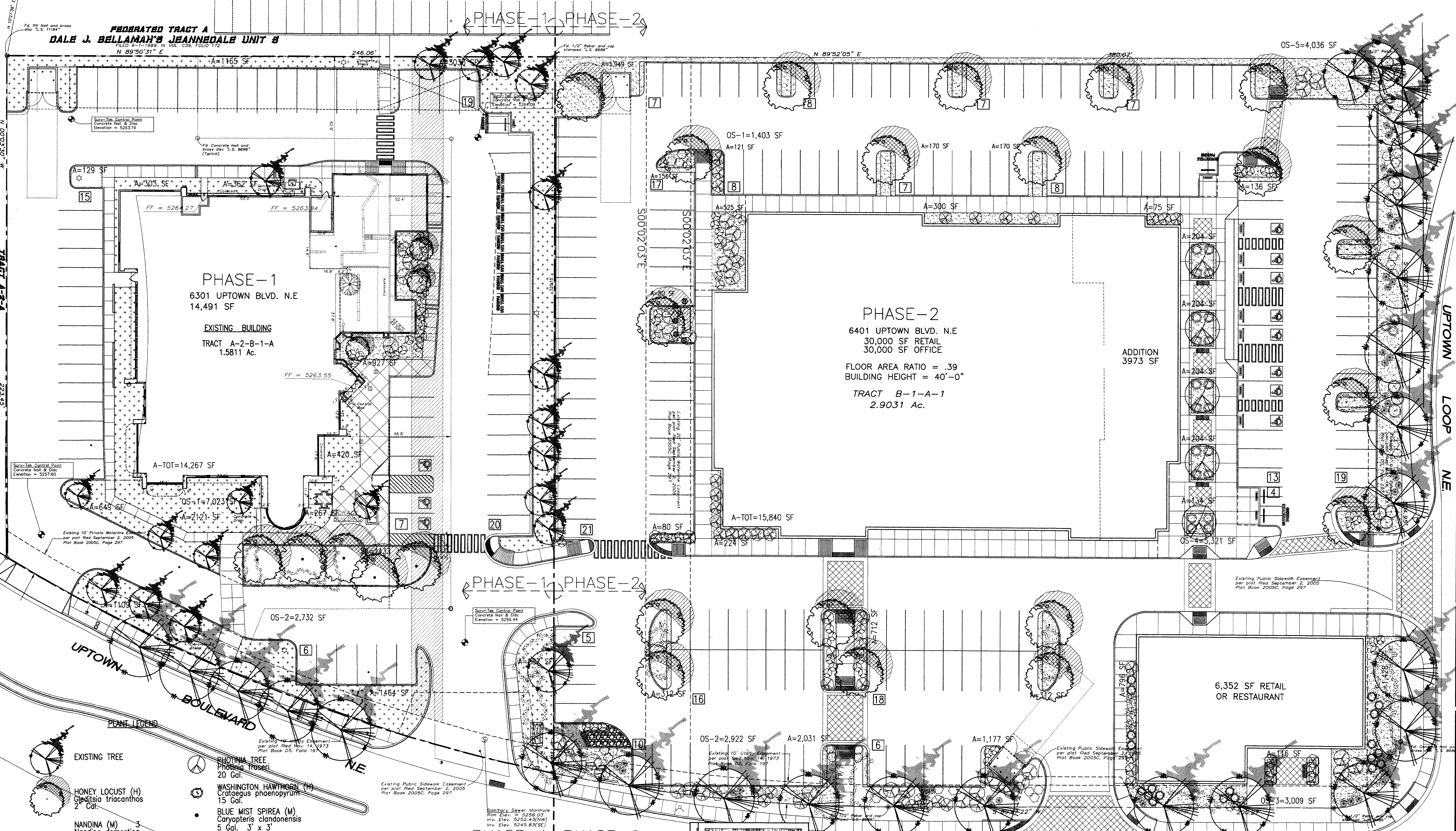
SHEET TITLE
SITE DETAILS

DATE: _____

SCALE: **A1.2**

AS NOTED

Albuquerque Control Survey Monument "18-1118"
 New Mexico State Plane Coordinates, Central
 Zone (NAD83) as provided:
 X= 1,495,150.704
 Y= 1,543,620.222
 Ground to grid factor= 0.999661845
 Delta Alpha= -0.011109"
 Elevation= 5293.415 (NAVD88)



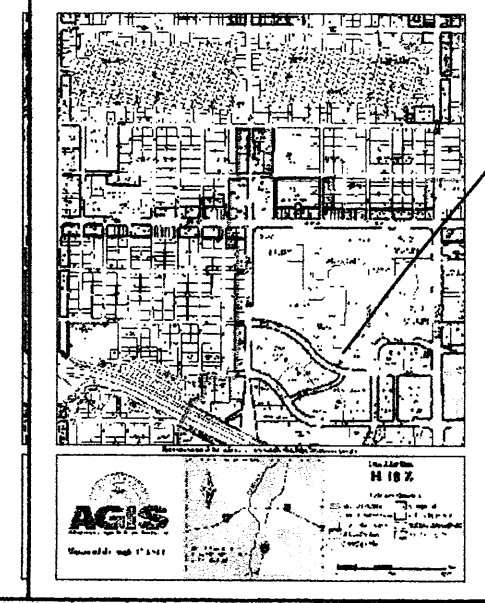
PHASE-1
 6301 UPTOWN BLVD. N.E.
 14,491 SF
 EXISTING BUILDING
 TRACT A-2-B-1-A
 1.5811 Ac.

PHASE-2
 6401 UPTOWN BLVD. N.E.
 30,000 SF RETAIL
 30,000 SF OFFICE
 FLOOR AREA RATIO = .39
 BUILDING HEIGHT = 40'-0"
 TRACT B-1-A-1
 2.9031 Ac.

ADDITION
 3973 SF

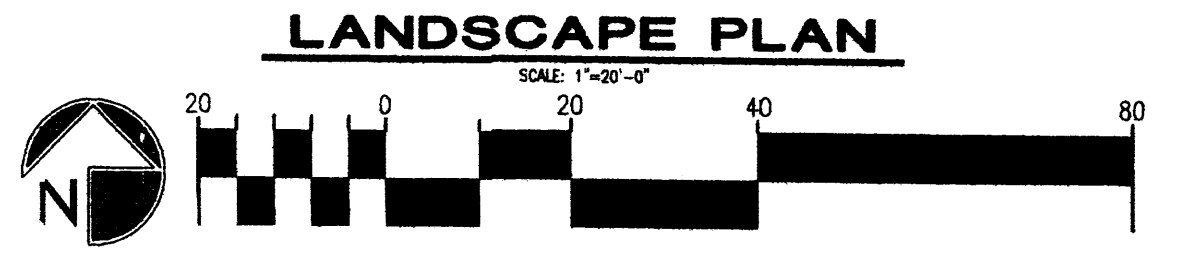
6,352 SF RETAIL
 OR RESTAURANT

- PLANT LEGEND**
- EXISTING TREE
 - HONEY LOCUST (H)
Gleditsia triacanthos
2" Cal.
 - NANDINA (M)
Nandina domestica
5 Gal. 8" x 5"
 - INDIAN HAWTHORN (M)
Raphiolepis indica
5 Gal. 3' x 4'
 - RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 Gal. 5' x 5'
 - BUFFALO JUNIPER/
GREYLEAF COTONEASTER
Juniperus sabina
3' x 75"
Cotoneaster buxifolius
1' x 9"
 - SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
 - EXISTING LANDSCAPING TO REMAIN
 - SHOTGUN TREE
Phoenix trosseri
20 Gal.
 - WASHINGTON HAWTHORN (H)
Crataegus phoenopyrum
15 Gal.
 - BLUE MIST SPIREA (M)
Caryopteris clandonensis
5 Gal. 3' x 3'
 - LANAS/ SCOTCH BROOM (M)
Cytisus scoparius/
Genista hispanica
5 Gal. 4' x 4'
 - ROSEMARY (M)
Rosmarinus officinalis
2 Gal. 6' x 6'
 - AUTUMN SAGE (M)
Salvia greggii, 3' x 3'
 - HONEYSUCKLE (M)
Lonicera sempervirens
1 Gal. 12" x 12"
Unstaked-Groundcover
 - WILDFLOWER
1 Gal. 2' x 2'



LANDSCAPE CALCULATIONS

	PHASE-1	PHASE-2
TOTAL LOT AREA	68,893 SF	126,480 SF
10 PERCENT OPEN SPACE REQ.	6,889 SF	12,648 SF
10 PERCENT OPEN SPACE PROV.	9,755 SF	15,288 SF
40 PERCENT OPEN SPACE LANDSCAPE REQ.	3,902 SF	6,115 SF
40 PERCENT OPEN SPACE LANDSCAPE PROV.	4,938 SF	11,446 SF
15 PERCENT TREE CANOPY SHADING REQ.	1,463 SF	2,293 SF
15 PERCENT TREE CANOPY SHADING PROV.	2,800 SF	5,800 SF
TOTAL LANDSCAPE AREA PROVIDED	14,267 SF	15,840 SF



REV	DATE	BY	REVISION
1			
2			
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MODULUS ARCHITECTS
 2925 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

PROJECT TITLE
 6301-6401 UPTOWN BLVD. N.E.
 N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
 ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
 STEPHEN DUNBAR, AIA 6301-UPTOWN

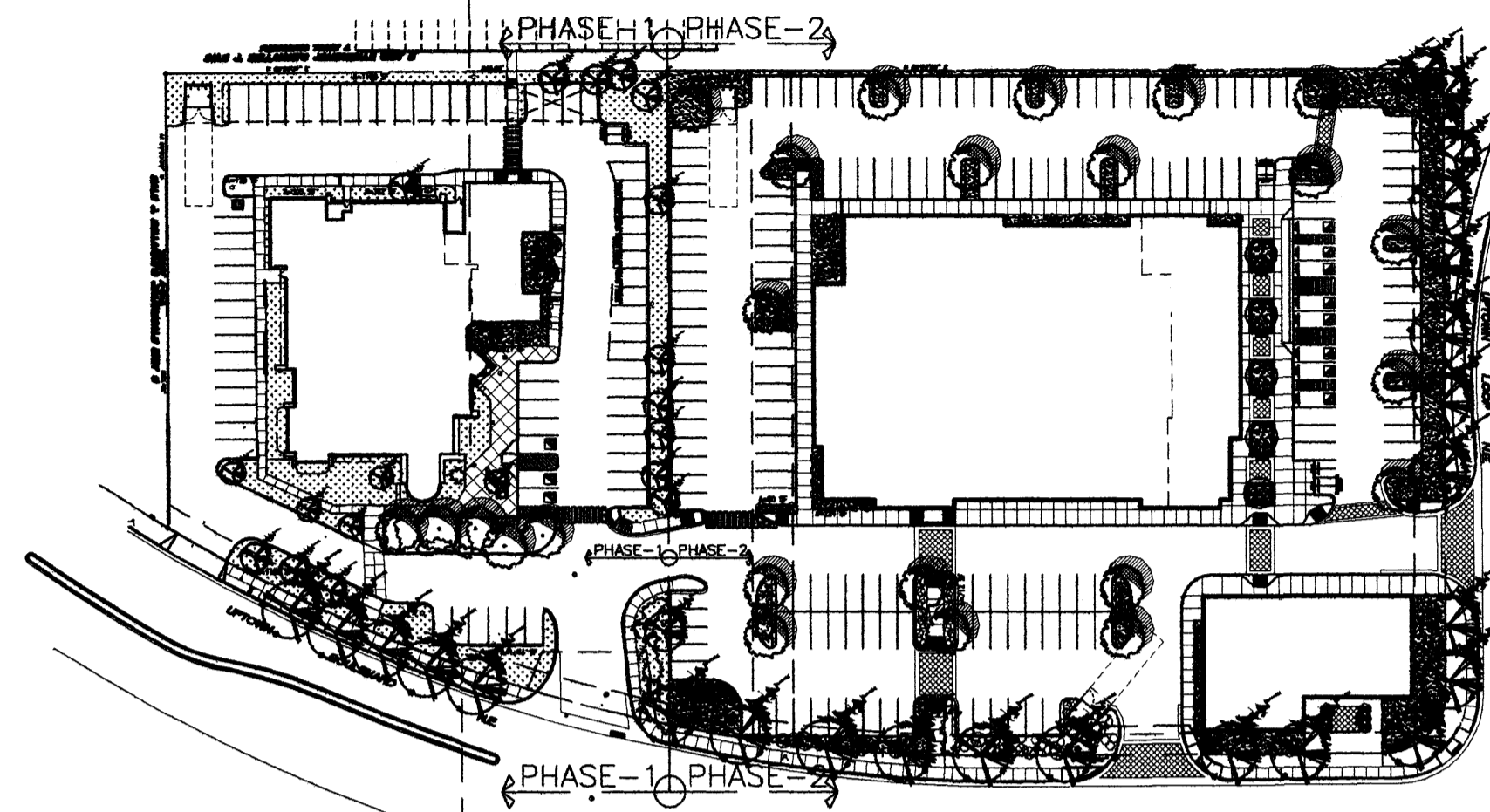
DRAWN BY
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SHEET TITLE
 LANDSCAPE PLAN

DATE
 AS NOTED

SCALE
 L-1

OS-1=7,023 SF



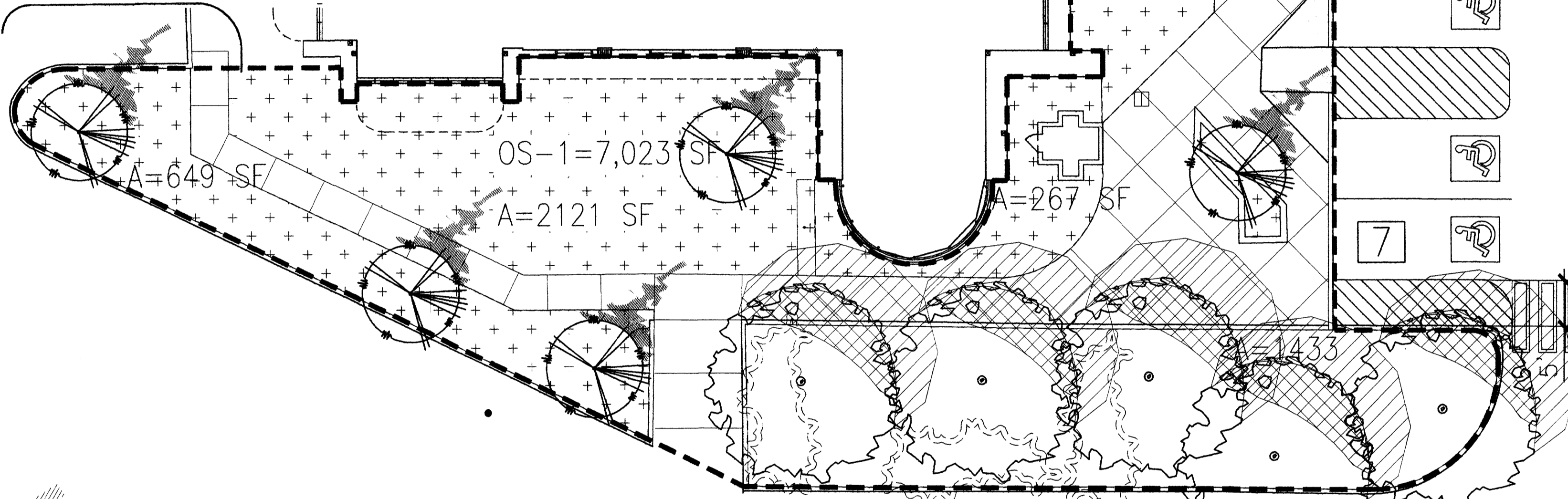
OS-2=2,732 SF

1 OPENSACE LEGEND PHASE-1

Scale: N.T.S

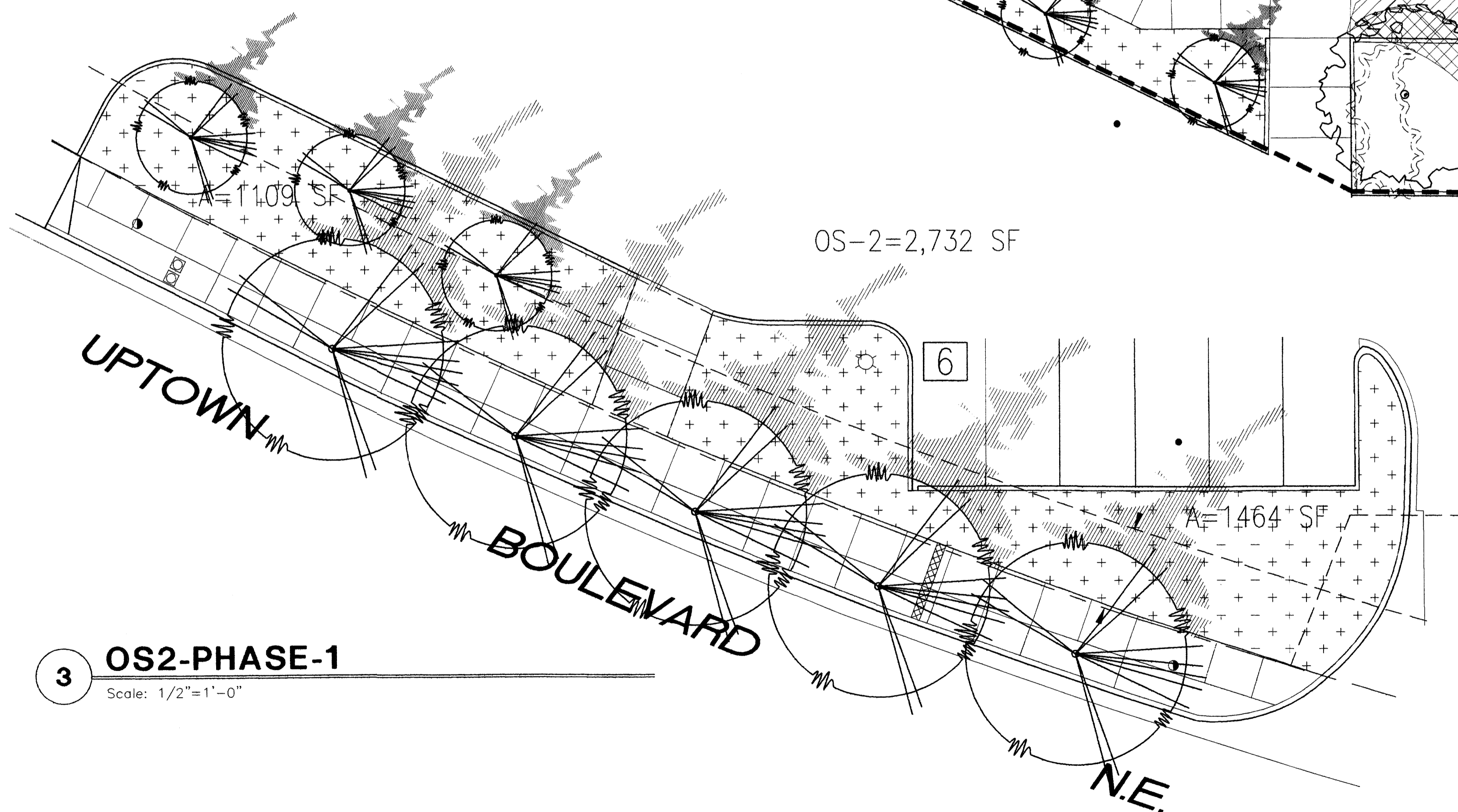
PLANT LEGEND

- EXISTING TREE
- HONEY LOCUST (H)
Gleditsia triacanthos
2' Gal.
- NANDINA (M) 3
Nandina domestica,
5 Gal. 8' X 5'
- INDIAN HAWTHORN (M)
Raphiolepis indica
5 Gal. 3' X 4'
- RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 Gal. 5' X 5'
- BUFFALO JUNIPER/
GREYLEAF COTONEASTER
Juniperus sabin 3' X 7.5'
Cotoneaster buxifolius 1' X 9'
5 Gal.
- SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
- EXISTING LANDSCAPING TO REMAIN
- PHOTINIA TREE
Photinia fraseri
20 Gal.
- WASHINGTON HAWTHORN (H)
Crataegus phaenopyrum
15 Gal.
- BLUE MIST SPIREA (M)
Caryopteris clandonensis
5 Gal. 3' x 3'
- LANAI/ SCOTCH BROOM (M)
Cytisus scoparius/
Genista hispanica
5 Gal. 4' x 4'
- ROSEMARY (M)
Rosmarinus officinalis
2 Gal. 6' x 6'
- AUTUMN SAGE (M)
Salvia greggii, 3' x 3'
2 Gal.
- HONEYSUCKLE (M)
Lonicera sempervirens
1 Gal. 12' x 12'
Unstaked-Groundcover
- WILDFLOWER
1 Gal. 2' x 2'



2 OS1-PHASE-1

Scale: 1/2"=1'-0"



3 OS2-PHASE-1

Scale: 1/2"=1'-0"

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161

PROJECT TITLE
6301-6401 UPTOWN BLVD. N.E.
 N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
 ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
 STEPHEN DUNBAR, AIA 6301-UPTOWN

JOB NO.
 6301-UPTOWN

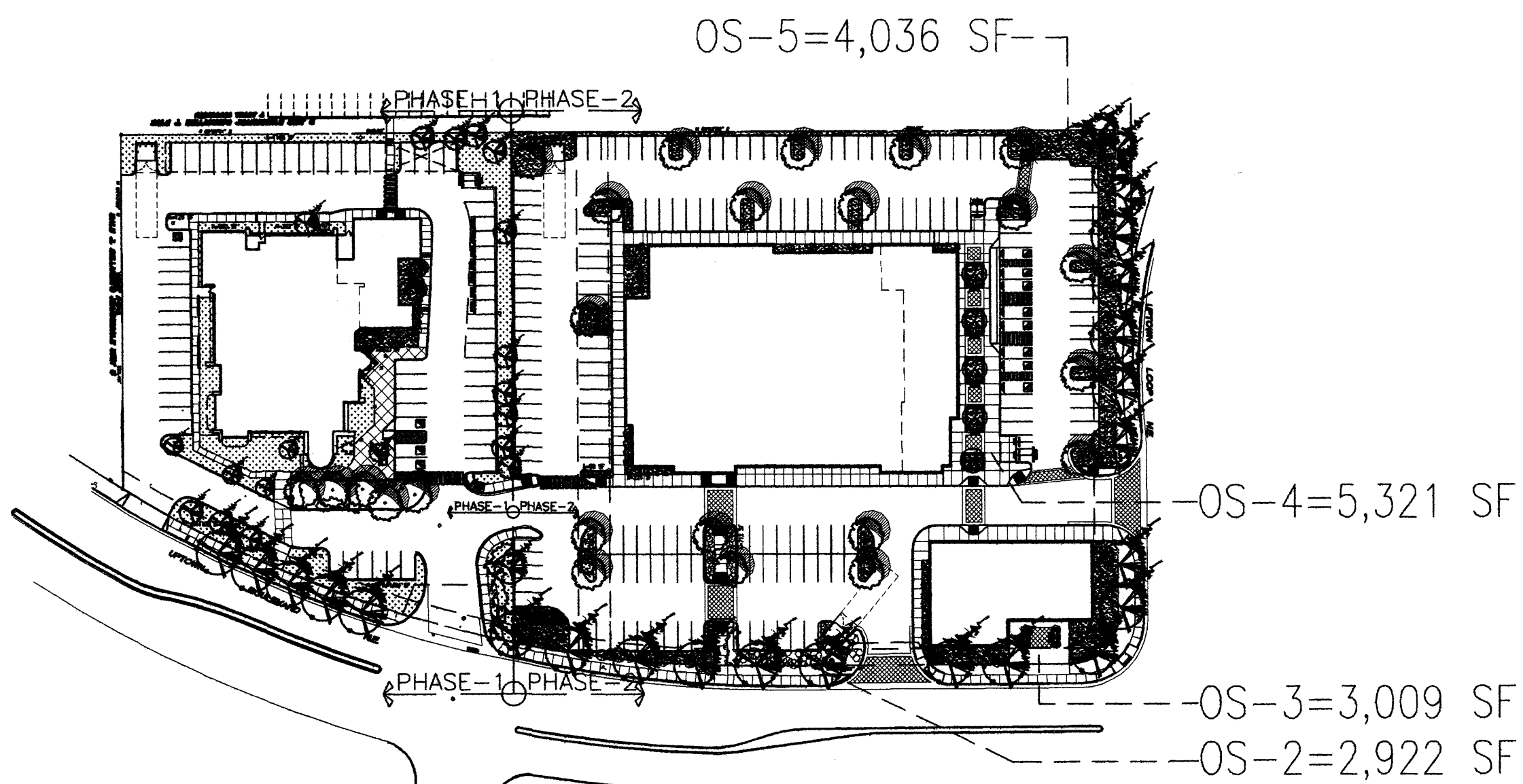
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 S

SHEET TITLE
OPENSACE-ENLARGED PLAN

DATE
 11/11/08

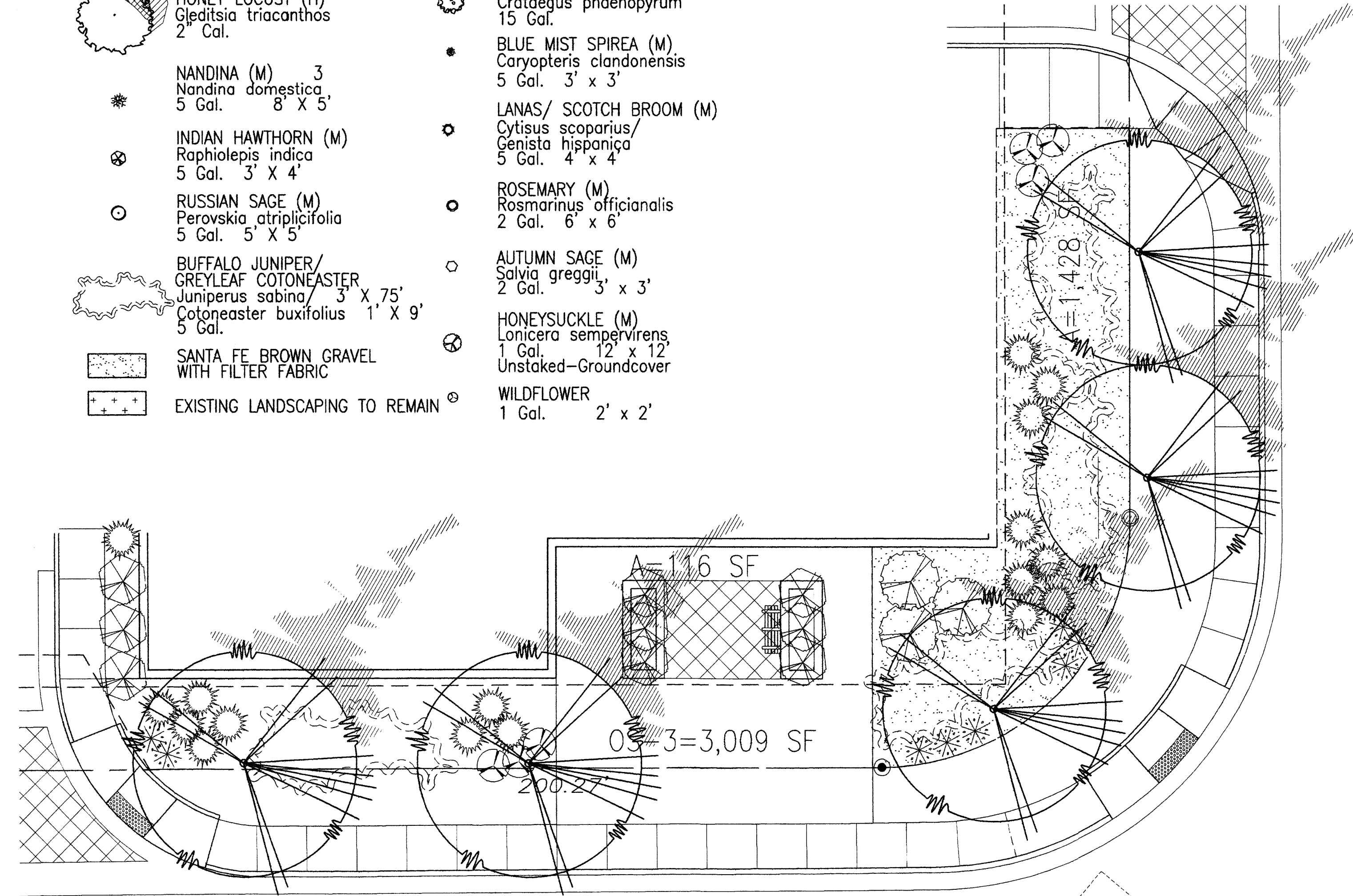
SCALE
 AS NOTED

A1.3

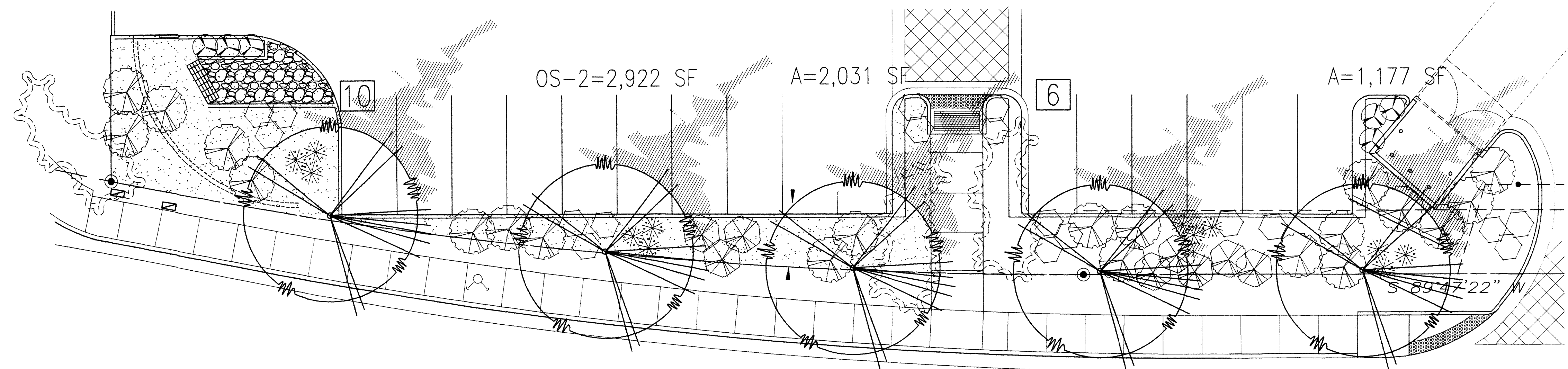


1 **OPENSACE LEGEND- PHASE2**
Scale: N.T.S

- PLANT LEGEND**
- EXISTING TREE
 - HONEY LOCUST (H)
Gleditsia triacanthos
2" Gal.
 - NANDINA (M) 3
Nandina domestica
5 Gal. 8' X 5'
 - INDIAN HAWTHORN (M)
Raphiolepis indica
5 Gal. 3' X 4'
 - RUSSIAN SAGE (M)
Perovskia atriplicifolia
5 Gal. 5' X 5'
 - BUFFALO JUNIPER/
GREYLEAF COTONEASTER
Juniperus sabin 3' X 75'
Cotoneaster buxifolius 1' X 9'
 - SANTA FE BROWN GRAVEL
WITH FILTER FABRIC
 - EXISTING LANDSCAPING TO REMAIN
 - PHOTINIA TREE.
Photinia fraseri
20 Gal.
 - WASHINGTON HAWTHORN (H)
Crataegus phaenopyrum
15 Gal.
 - BLUE MIST SPIREA (M)
Caryopteris clandonensis
5 Gal. 3' x 3'
 - LANAS/ SCOTCH BROOM (M)
Cytisus scoparius/
Genista hispanica
5 Gal. 4' x 4'
 - ROSEMARY (M)
Rosmarinus officianalis
2 Gal. 6' x 6'
 - AUTUMN SAGE (M)
Salvia greggii,
2 Gal. 3' x 3'
 - HONEYSUCKLE (M)
Lonicera sempervirens
1 Gal. 12' x 12'
Unstaked-Groundcover
 - WILDFLOWER
1 Gal. 2' x 2'



1 **OS3- PHASE2**
Scale: N.T.S



1 **OS2- PHASE2**
Scale: N.T.S

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



PROJECT TITLE
6301-6401 UPTOWN BLVD. NE
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
STEPHEN DUNBAR, AIA 6301-UPTOWN

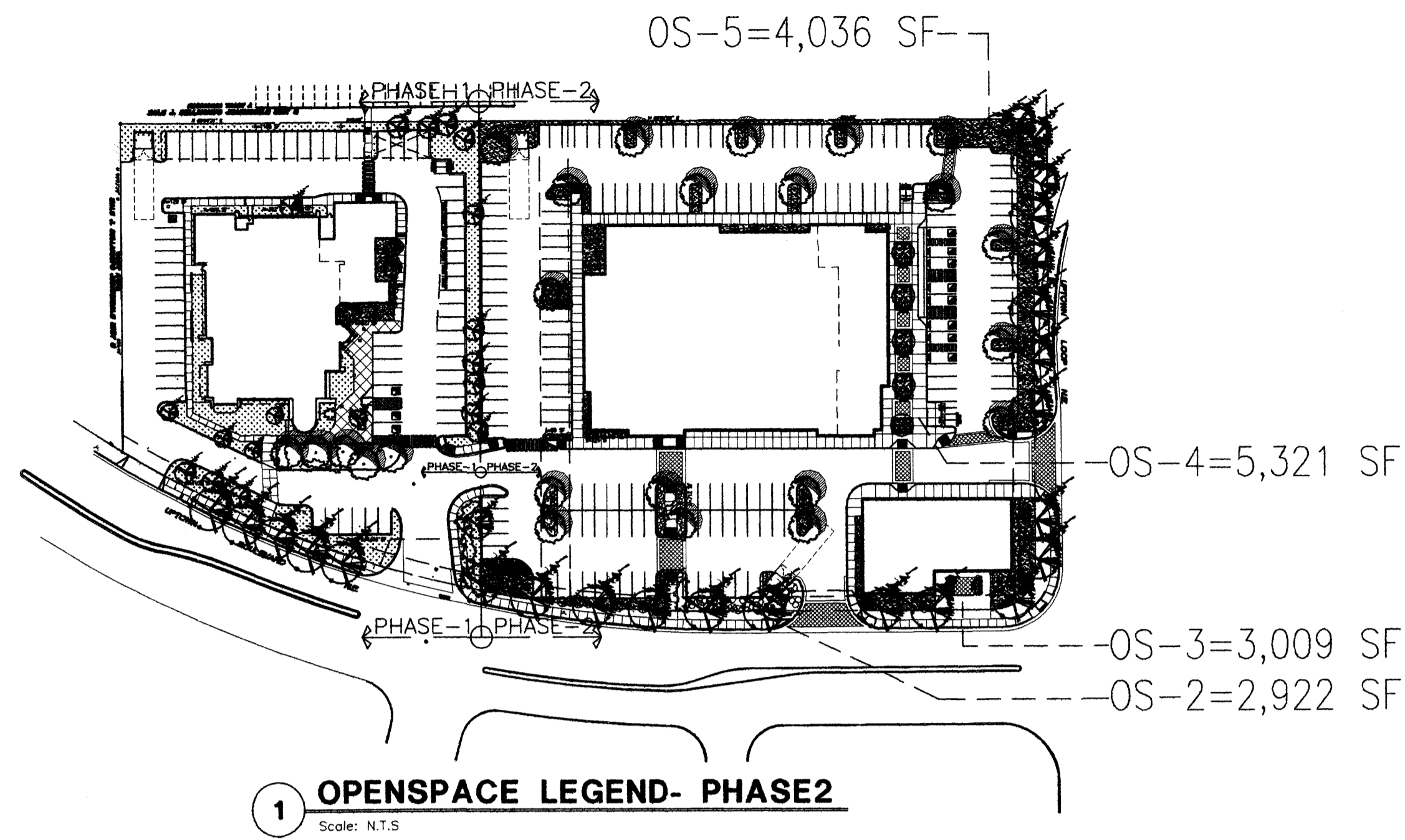
DRAWN BY:
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SHEET TITLE
OPENSACE-ENLARGED PLAN

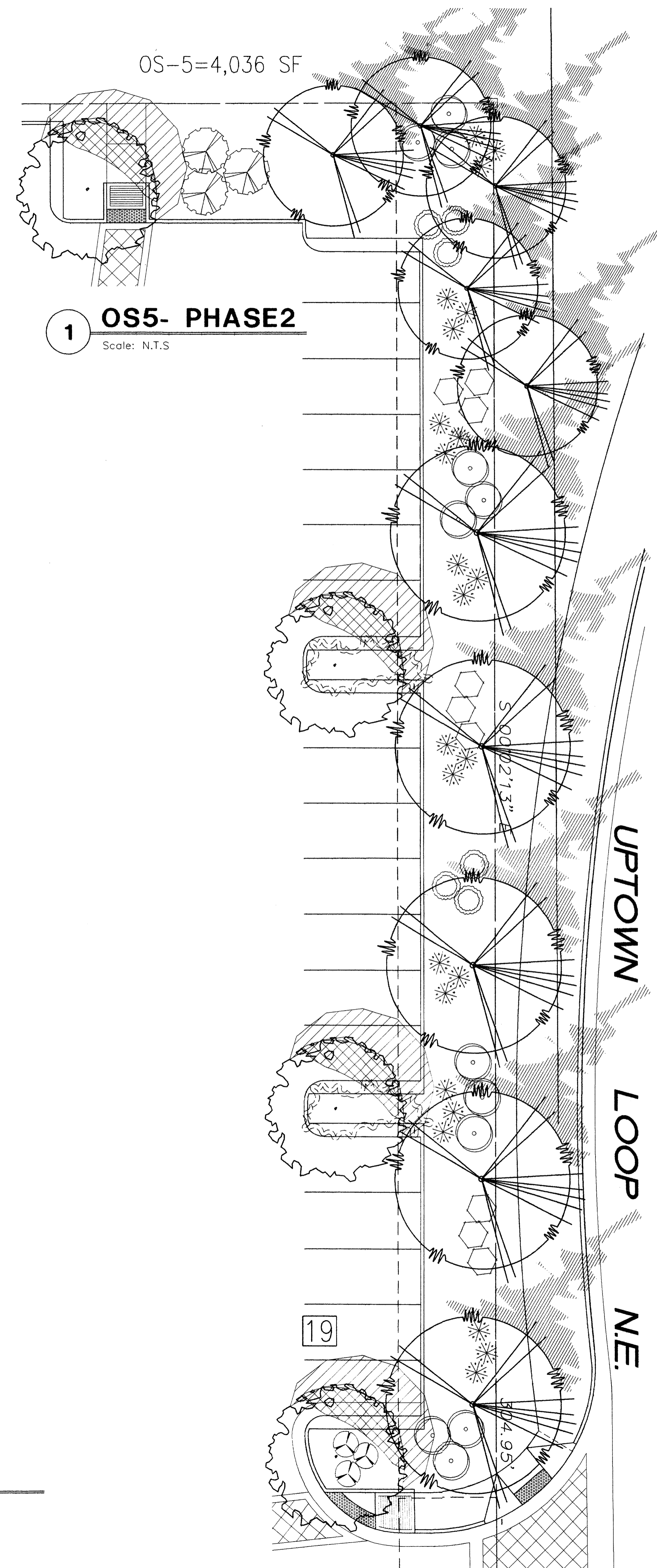
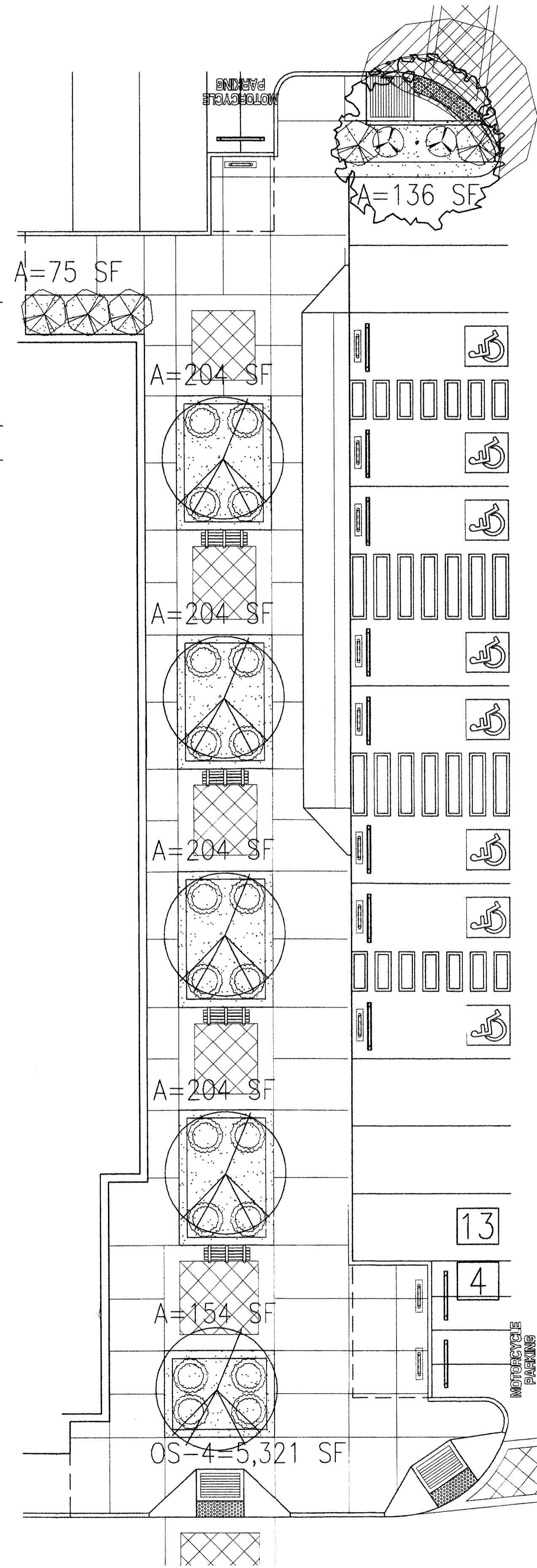
DATE

SCALE
AS NOTED

A1.4

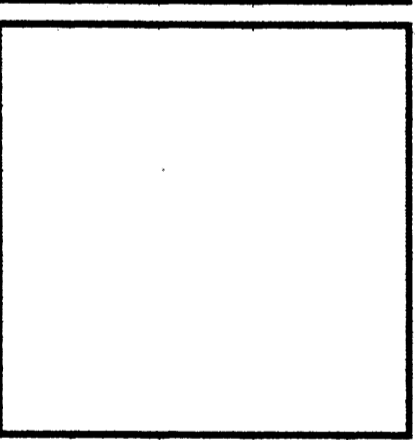


- PLANT LEGEND**
- | | | | |
|--|---|--|---|
| | EXISTING TREE | | PHOTINIA TREE,
<i>Photinia fraseri</i>
20 Gal. |
| | HONEY LOCUST (H)
<i>Gleditsia triacanthos</i>
2" Gal. | | WASHINGTON HAWTHORN (H)
<i>Crataegus phaenopyrum</i>
15 Gal. |
| | NANDINA (M) 3
<i>Nandina domestica</i> ,
5 Gal. 8' X 5' | | BLUE MIST SPIREA (M)
<i>Caryopteris clandonensis</i>
5 Gal. 3' x 3' |
| | INDIAN HAWTHORN (M)
<i>Raphiolepis indica</i>
5 Gal. 3' X 4' | | LANAS/ SCOTCH BROOM (M)
<i>Cytisus scoparius</i> /
<i>Genista hispanica</i>
5 Gal. 4' x 4' |
| | RUSSIAN SAGE (M)
<i>Perovskia atriplicifolia</i>
5 Gal. 5' X 5' | | ROSEMARY (M)
<i>Rosmarinus officianalis</i>
2 Gal. 6' x 6' |
| | BUFFALO JUNIPER/
GREYLEAF COTONEASTER
<i>Juniperus sabina</i> 3' X 75'
<i>Cotoneaster buxifolius</i> 1' X 9'
5 Gal. | | AUTUMN SAGE (M)
<i>Salvia greggii</i> 3' x 3'
2 Gal. |
| | SANTA FE BROWN GRAVEL
WITH FILTER FABRIC | | HONEYSUCKLE (M)
<i>Lonicera sempervirens</i>
1 Gal. 12' x 12'
Unstaked-Groundcover |
| | EXISTING LANDSCAPING TO REMAIN | | WILDFLOWER
1 Gal. 2' x 2' |



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161



PROJECT TITLE
 6301-6401 UPTOWN BLVD. N.E.
 N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
 ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
 6301-UPTOWN

JOB NO.
 6301-UPTOWN

DRAWN BY:
 S

DATE:
 10/1/04

DATE:
 10/1/04

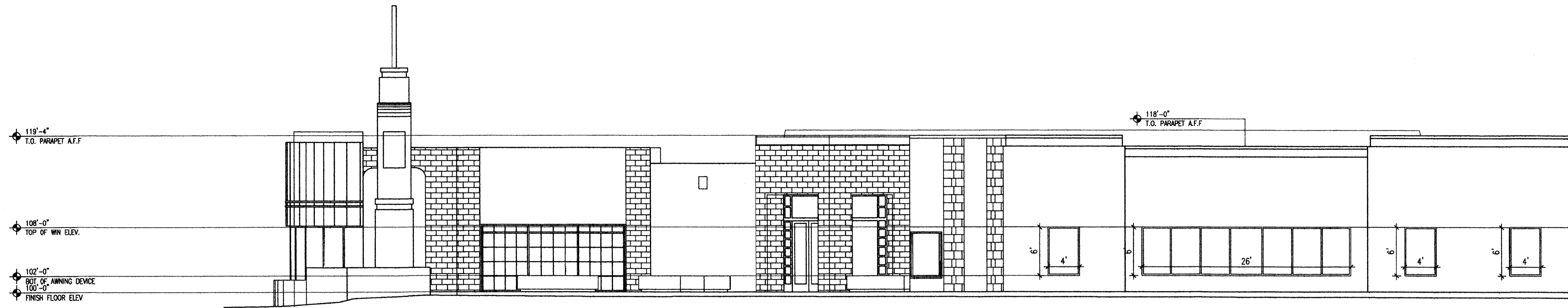
SCALE:
 AS NOTED

DATE:
 10/1/04

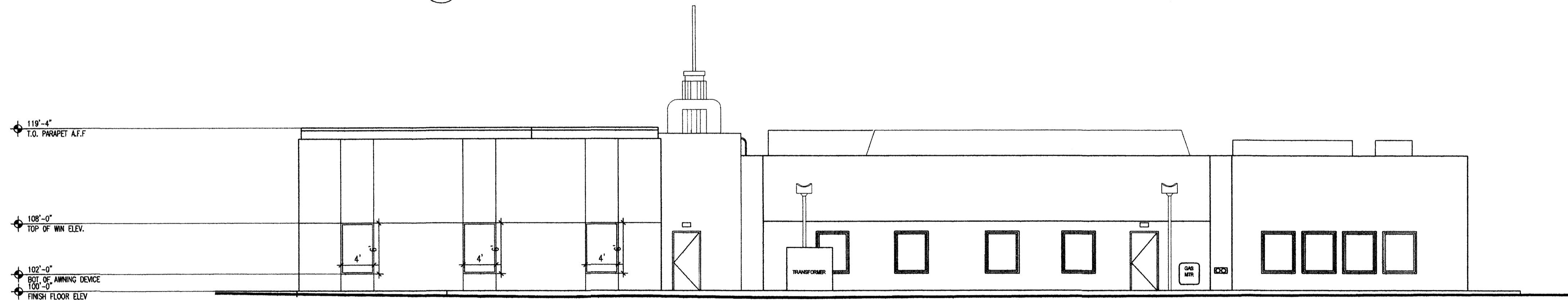
SCALE:
 AS NOTED

OPENSPACE-ENLARGED PLAN

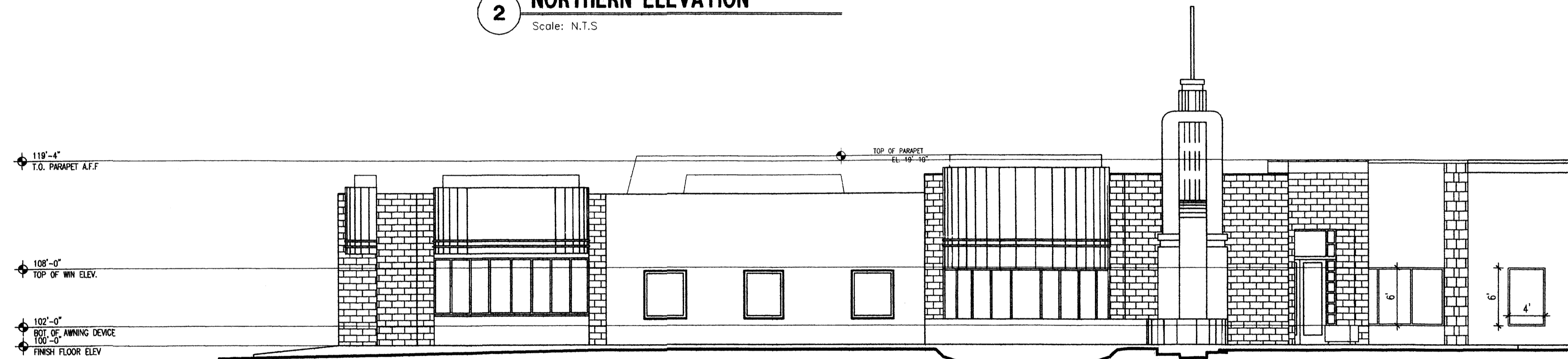
SCALE:
 A1.5



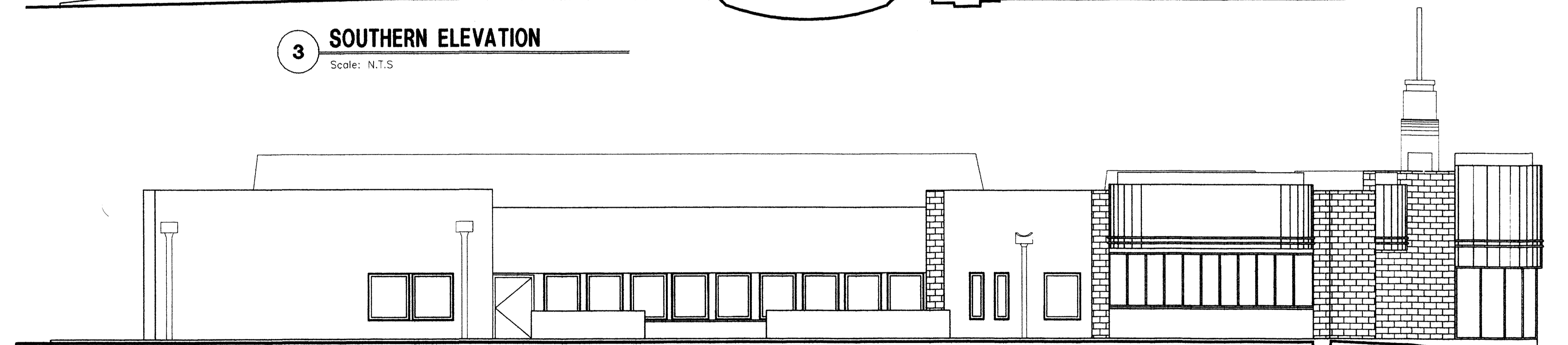
1 EASTERN ELEVATION
Scale: N.T.S



2 NORTHERN ELEVATION
Scale: N.T.S



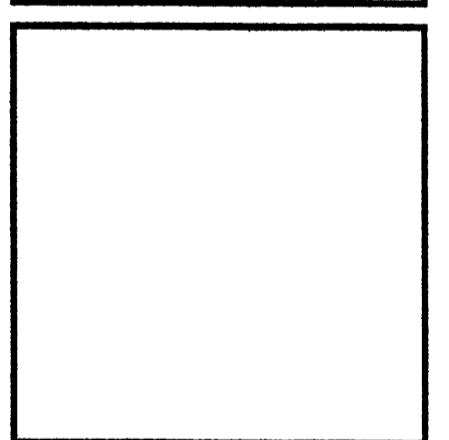
3 SOUTHERN ELEVATION
Scale: N.T.S



4 WESTERN ELEVATION
Scale: N.T.S

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

MODULUS ARCHITECTS
 2325 SAN PEDRO N.E. SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 338-1499 FAX (505) 338-1498
 TOLL FREE 1-866-224-2161



PROJECT TITLE
6301 UPTOWN BLVD. NE
N.W.C. OF UPTOWN LOOP BLVD. AND UPTOWN LOOP N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT NUMBER
STEPHEN DUNBAR, AIA 6301-UPTOWN

JOB NO.
6301-UPTOWN

DRAWN BY:
S

SHEET TITLE
DESIGN ELEVATIONS

DATE
#

SCALE
AS NOTED

SHEET NO.
A4.0