

Completed
Site plans
5-29-12
RS

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS] AMENDED
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1002202 Application #: 12DRB-70106
 Project Name: Winrock Center Addition
 Agent: Huitt-Zollars Inc. Phone #:

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA: OK Shared Service provided

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): OK Revise Ped crossing; Interim Landscape Plan; 15 day appeal period

PLATS:

Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

3 copies of the approved site plan. Include all pages.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS] *AMENDED*
- Site Plan - Building Permit [SBP]

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Project #: 1002207 Application #: 12DRB-70106
Project Name: Winrock Center Addition
Agent: Huitt-Zollars Inc. Phone #:

Your request was approved on 8-9-12 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

TRANSPORTATION:

ABCWUA: shovel service agreement

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): Resolve Red X-in; Indian
Endorse Plan 15 days

PLATS:

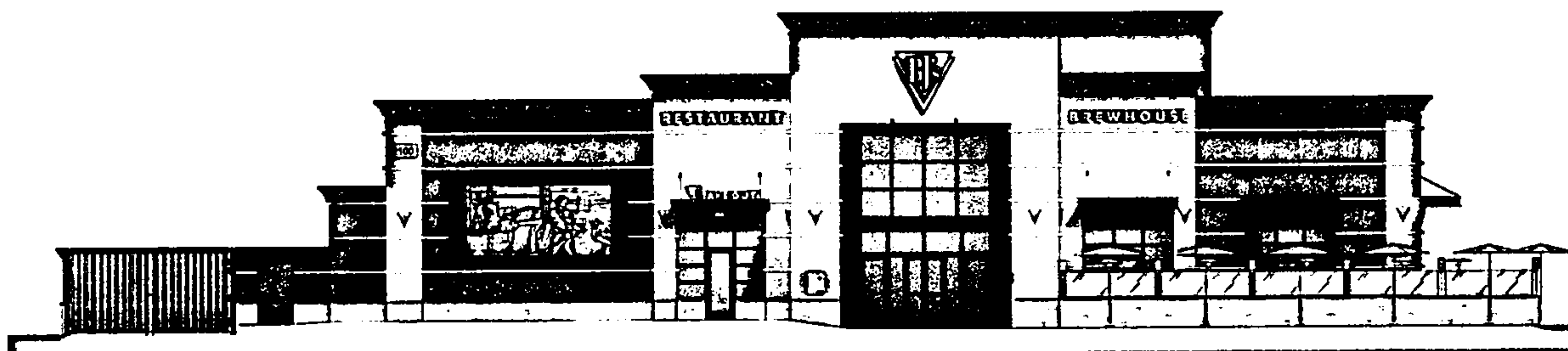
Planning must record this plat. Please submit the following items:

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
- Tax printout from the County Assessor.
- County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.

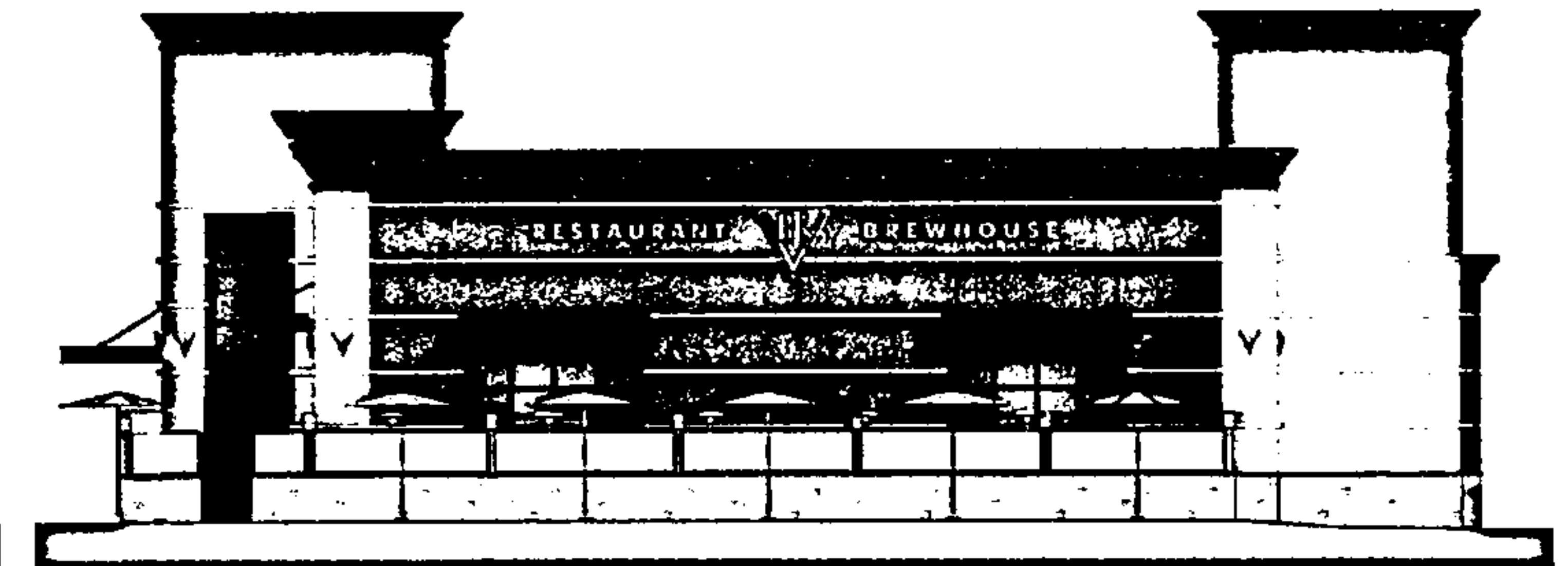
- Property Management's signature must be obtained prior to Planning Department's signature.
- AGIS DXF File approval required.
- Copy of recorded plat for Planning.

ALL SITE PLANS:

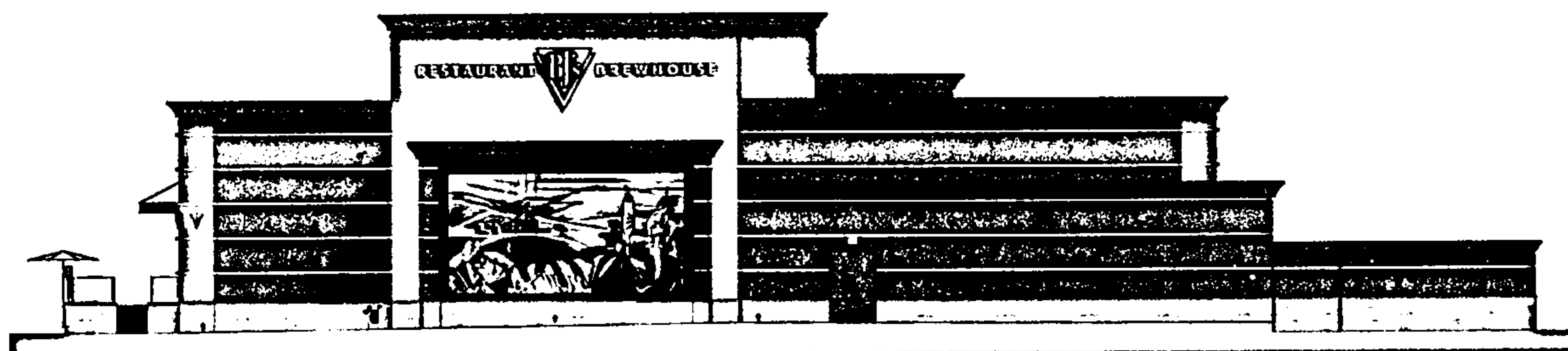
- 3 copies of the approved site plan. Include all pages.



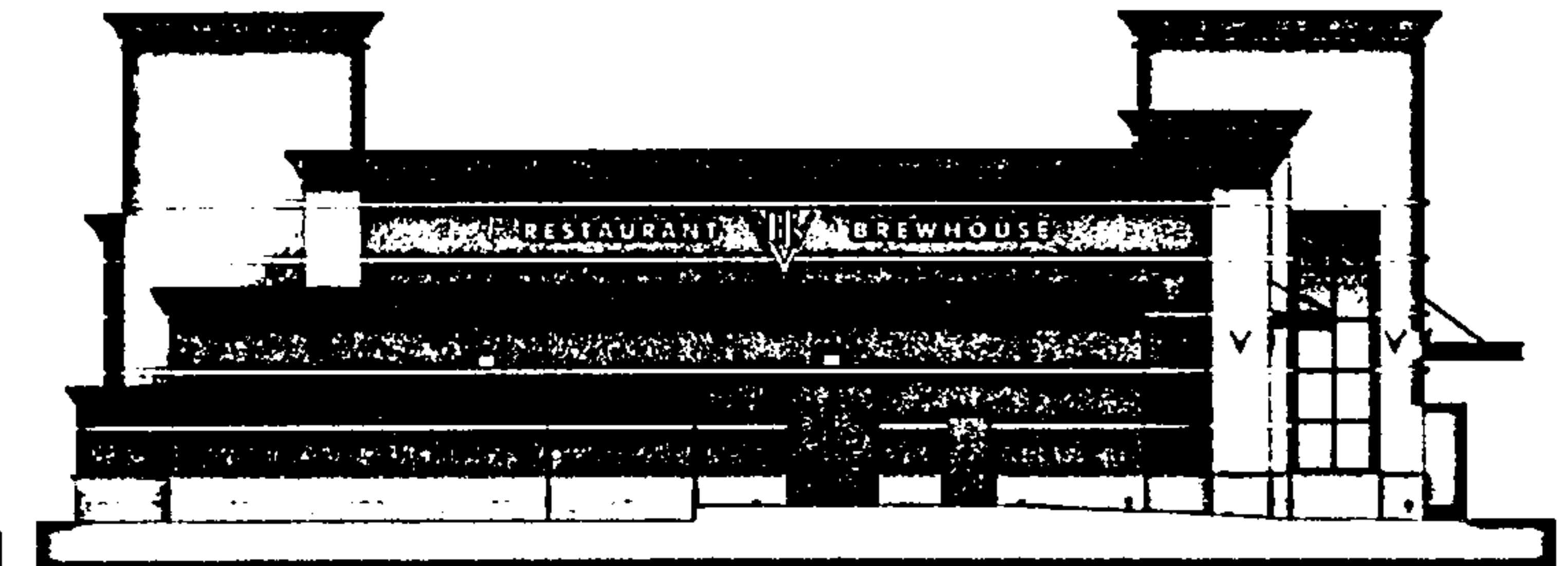
FRONT ENTRY ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RESOURCE BUILDING MATERIALS
ROSE LIMESTONE
16"x16" TILE VENEER
TOWER AND PILASTERS

RESOURCE BUILDING MATERIALS
AMBER GOLD
WAINSCOT

BUCKSKIN STONE CAP
COLOR: BUCKSKIN
WATERTABLE

STUCCO
DUNN-EDWARDS
COLOR: ARABIAN RED
MAIN BUILDING FIELD

COLOR: BLACK
METAL CANOPIES

CORNICE
DUNN EDWARDS DE 6014
COLOR: CHOCOLATE

NOTE: BUILDING MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND DO NOT REFLECT ENVIRONMENTAL VARIABLES.



BJ's Restaurant & Brewhouse

'Winrock Town Center' 2100 Louisiana Blvd.
Albuquerque, New Mexico



Copyright information: BJBLS100 02.16.2012



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Stephen Dunbar (modulus ARCHITECTS) PHONE: 338-1499 x116
 ADDRESS: 220 COPPER AVE N.W FAX: _____
 CITY: Albu STATE NM ZIP 87102 E-MAIL: _____

APPLICANT: Winrock Partners LLC PHONE: 505-881-0100
 ADDRESS: 100 Sun Ave NE, Suite 100 FAX: 505-881-0101
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: sande.goodman@reality.com
 Proprietary interest in site: owner List all owners: Winrock Partners LLC

DESCRIPTION OF REQUEST: Site development plan for building permit for Winrock Center - BJ's restaurant, pad south of BJ's and new entrance.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Parcel 1-A-1 Winrock Center Addition Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: SU-3 MU-UPT Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): J-19 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.):
DRB - 1002202

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 50 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Louisiana Blvd
 Between: Indian School and Uptown Loop Rd

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PET) Review Date: _____

SIGNATURE Stephen A. Dunbar DATE 4/16/12
 (Print Name) STEPHEN A. DUNBAR Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 6/2011

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 DRB- 76121</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>April 25, 2012</u>				Total <u>\$ 405.00</u>

Staff signature & Date 4-16-12

Project # 1002202

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Darin Sand 4/12/12
 Applicant name (print)
Darin Sand
 Applicant signature / date




- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
12 - DRB - 70121

Form revised October 2007
[Signature] 4-16-12
 Planner signature / date
 Project # 1002202

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMO

April 18, 2012

To: Jack Cloud, DRB Chair
From: Christopher Hyer, Senior Planner 
RE: Winrock Town Center, Phase 2 Development

The purpose of this memo is to inform you that the Site Development Plan for Building Permit for Phase 2 development at Winrock Town Center complies with the general requirements of the City and the Zoning and Design requirements of the Uptown Sector Development Plan per Section VII.B.4, Review and Approval Process, of the Uptown SDP. This approval should be contingent upon approval of the amended Site Development Plan for Subdivision that is currently in front of the DRB.

If you have any questions regarding this matter, please do not hesitate to contact me.

April 13, 2012

City of Albuquerque Planning Dept.
Development Review Division

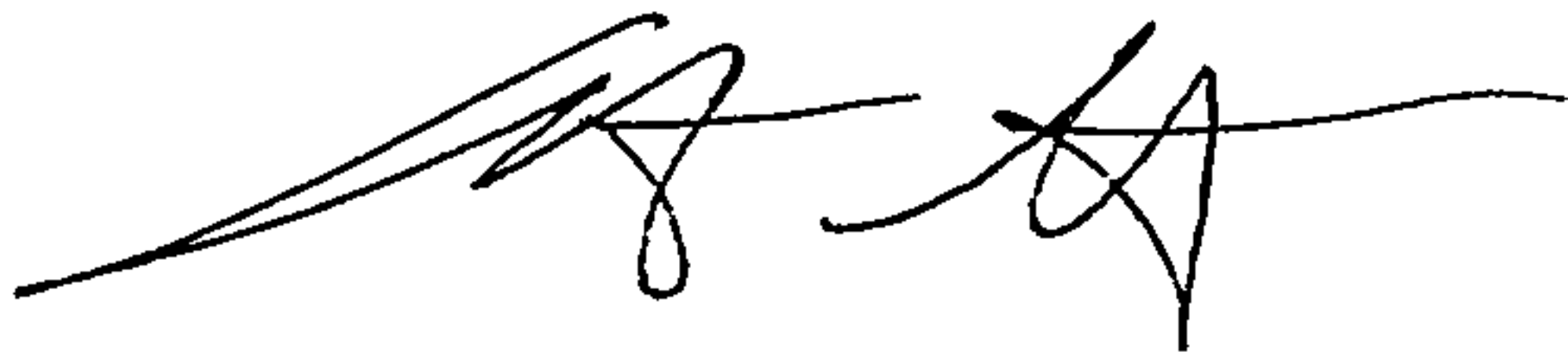
Re: DRB submittal for Proposed Restaurant at Winrock Center

To Whom It May Concern:

On behalf of the owner, this application is being submitted to the Design Review Board for approval of Site Plan For Building Permit for a proposed 9,156 square foot restaurant and associated phased development at Winrock Center. Existing zoning is SU-3 MU-UPT.

Sincerely,

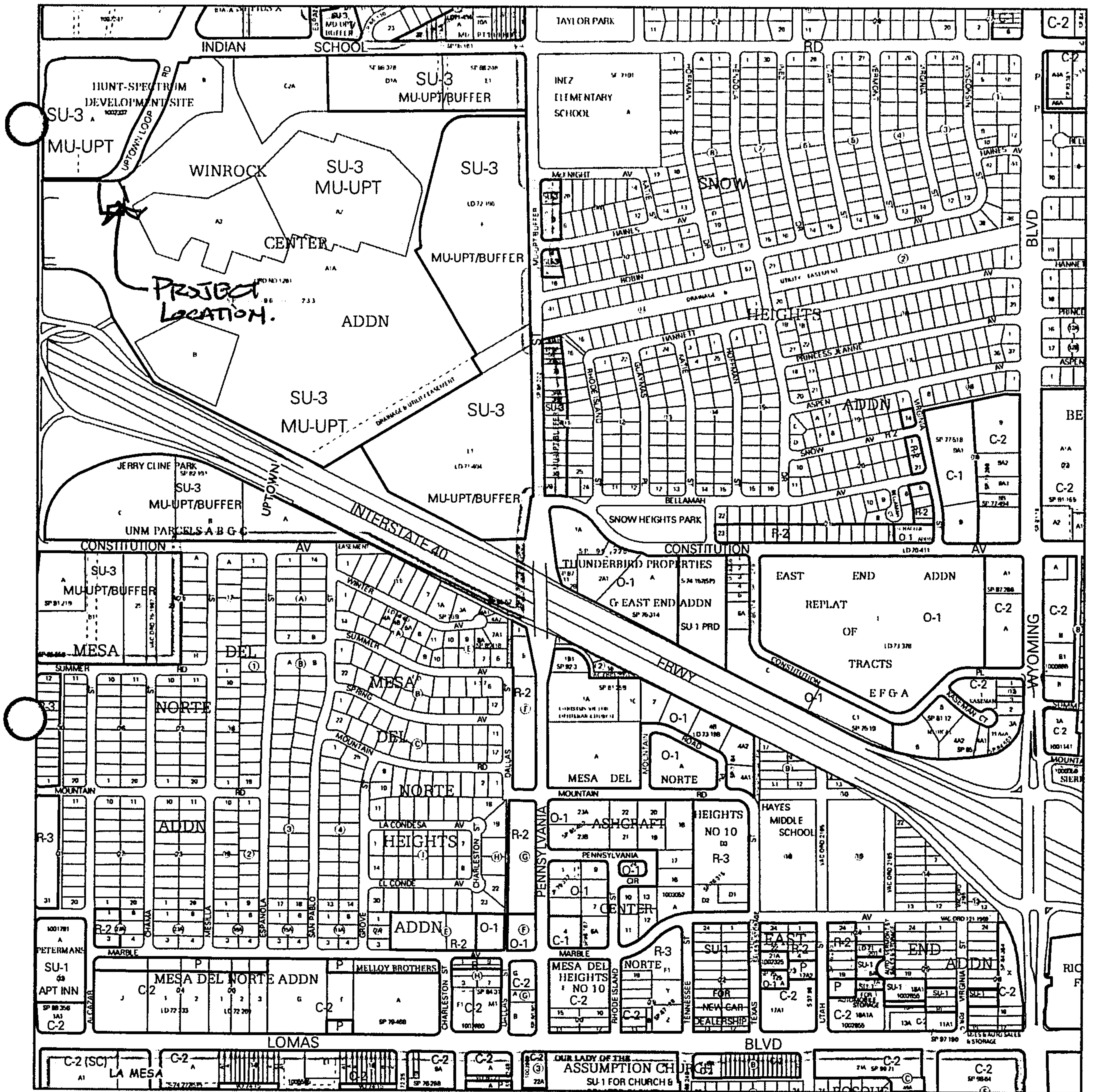
Modulus Architects, Inc.



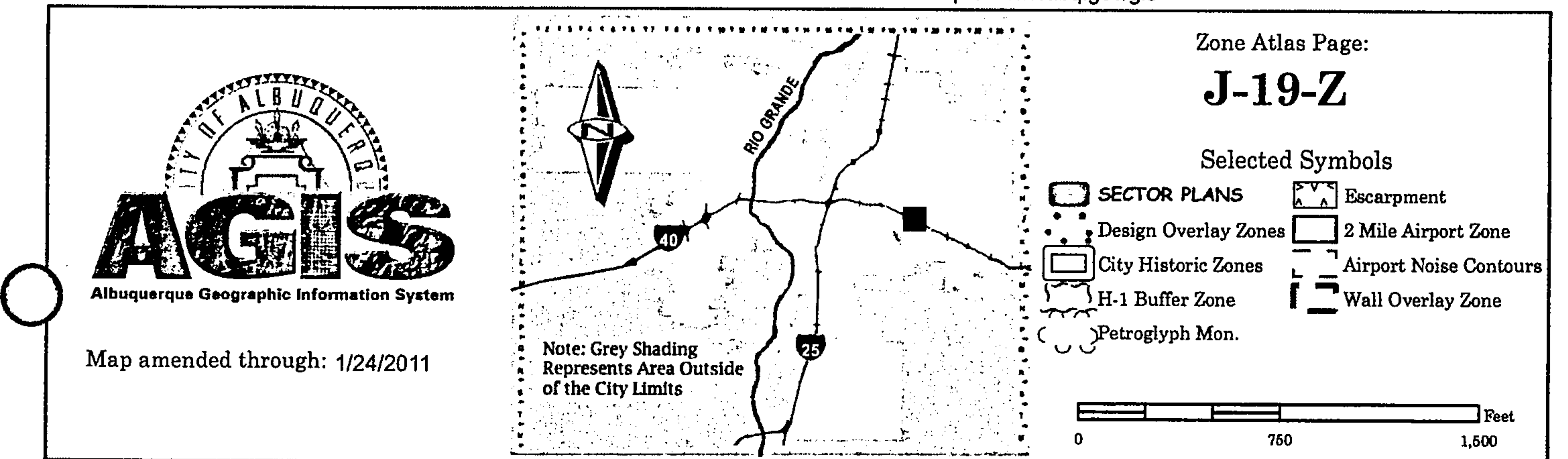
Jonathan Stern
Stephen Dunbar



220 Copper Ave. NW, Suite 350
Albuquerque, New Mexico 87102
p 505.338.1499 f 505.338.1498



For more current information and more details visit: <http://www.cabq.gov/gis>



LOUISIANA BLVD (R/W VARIES)

INDIAN SCHOOL ROAD (103' R/W)

PROPOSED FUTURE 350 SF MINIMUM TRANSIT STOP LOCATION

PROPOSED BJ'S RESTAURANT LOCATED WITHIN LOT 6

PROPOSED 7,000 SF BUILDING LOCATED WITHIN LOT 5 PHASE 2

RE: BP1 FOR ENLARGED PLAN

UPTOWN LOOP Rd.

PROPOSED BJ'S 9,156 SF LOT 6

PROPOSED FUTURE BLDG 7,000 SF

LOT-5

LOT-2

LOT-3

LOT-4

TOYS R US EXISTING RETAIL 42,469 SF

LOT-1

DILLARD'S EXISTING / RETAIL 105,849 SF

DILLARD'S EXISTING RETAIL 177,399 SF

MALL SPACE EXISTING RETAIL 555,575 SF

LOT-5

EXISTING WINROCK INN (TO BE DEMOLISHED)

PROPOSED RETAIL/RESTAURANT/OFFICE 26,950 SF

PROPOSED RETAIL/RESTAURANT/OFFICE 94,720 SF

PROPOSED THEATRE 73,550 SF

LOT-5 PHASE 1

LOT-5 PHASE 2

INTERSTATE 40

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

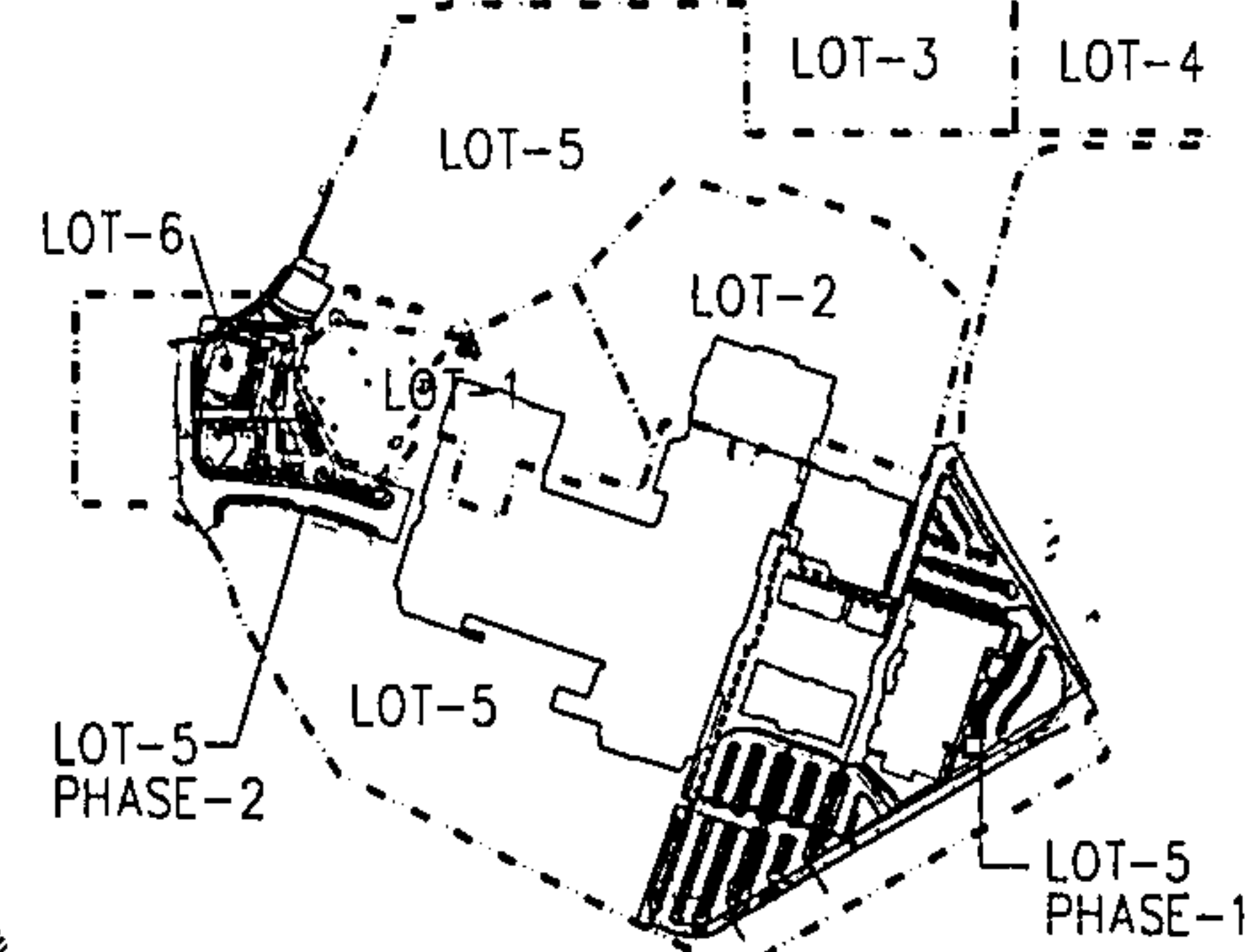
Is an Infrastructure Lbl required? (YES / NO) If yes, then a set of approved CIRC plans with a work order is required for any construction when Public Right-of-Way or for construction of public improvements.

CIRB SITE DEVELOPMENT PLAN APPROVAL

Traffic Engineering / Transportation Division	Date
CIRB ASCE/AE ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
CIRB Corporation / Planning Department	Date

* Environmental Health, if necessary

PHASING PLAN



SCALE: 1" = 100' SU-3 / MU-UPT BUFFER

SITE VICINITY



GRAPHIC SCALE MAP NO. J-19

REV	DATE	BY	REVISION

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



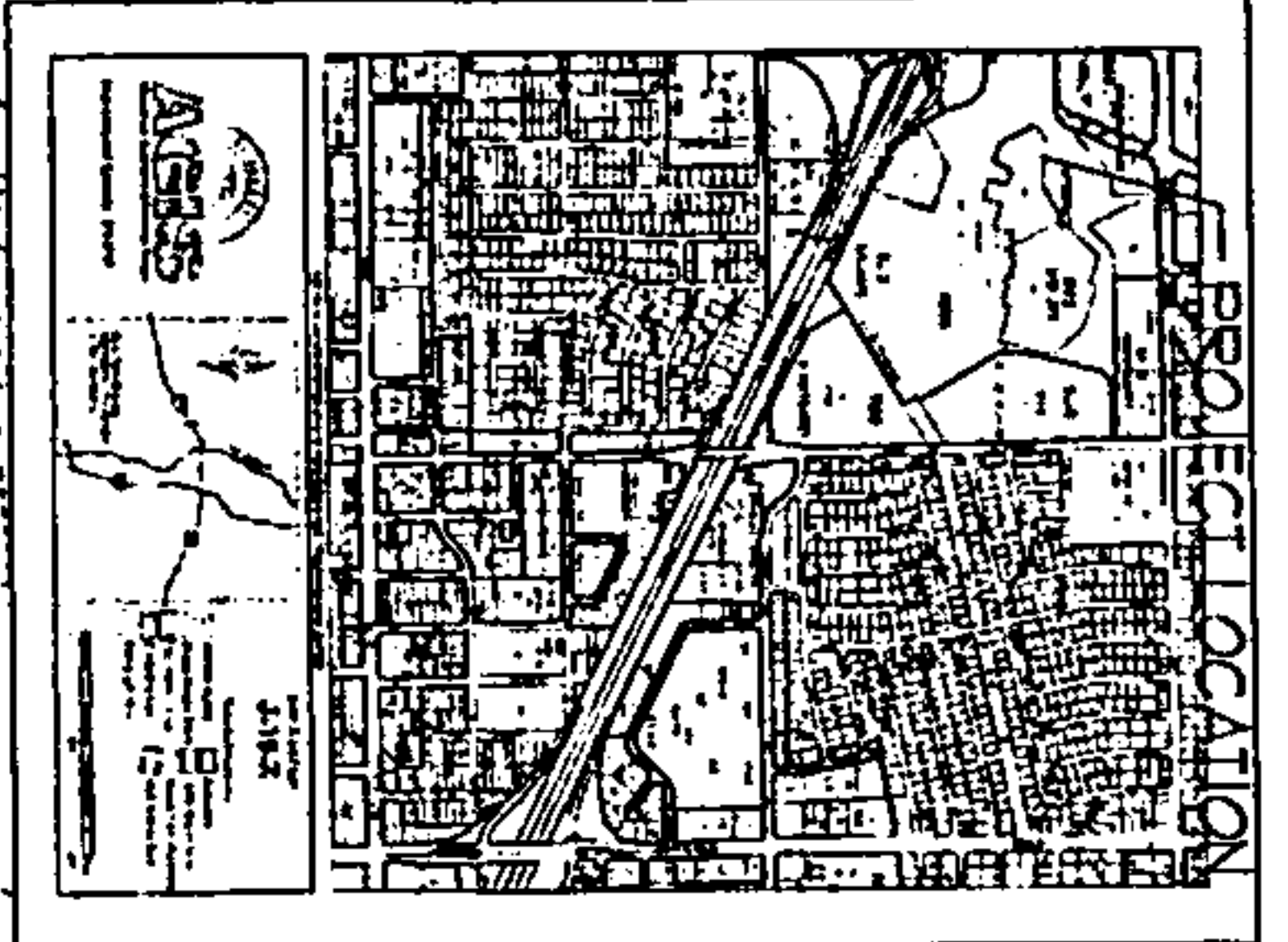
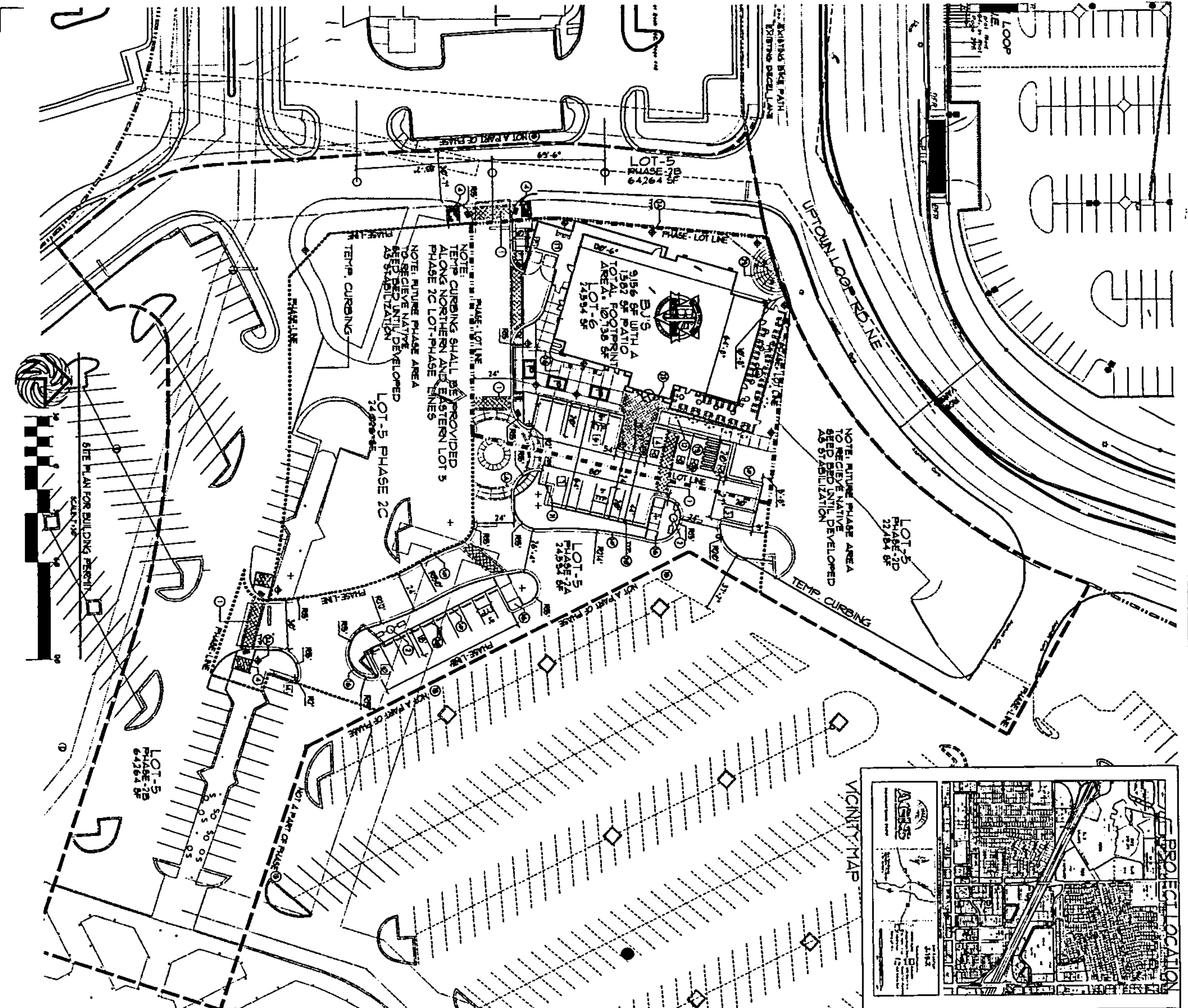
PROJECT NO: WINROCK TOWN CENTER
 2200 LOUISIANA BLVD AVE
 ALBUQUERQUE, NEW MEXICO

DESIGNER: STEPHEN CONEAS AIA
 JOB NO.: 08-05
 DRAWN BY: S-J

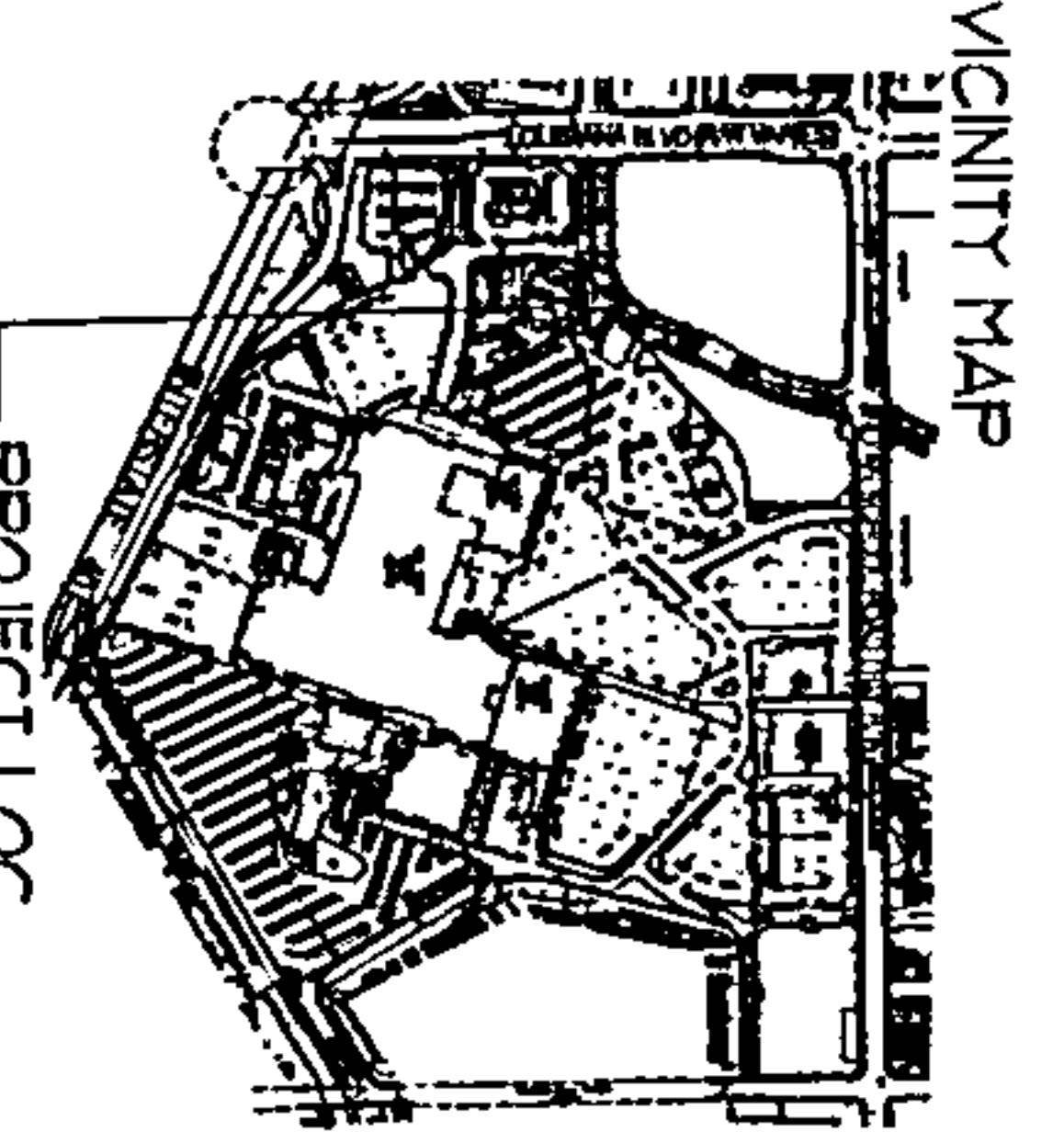
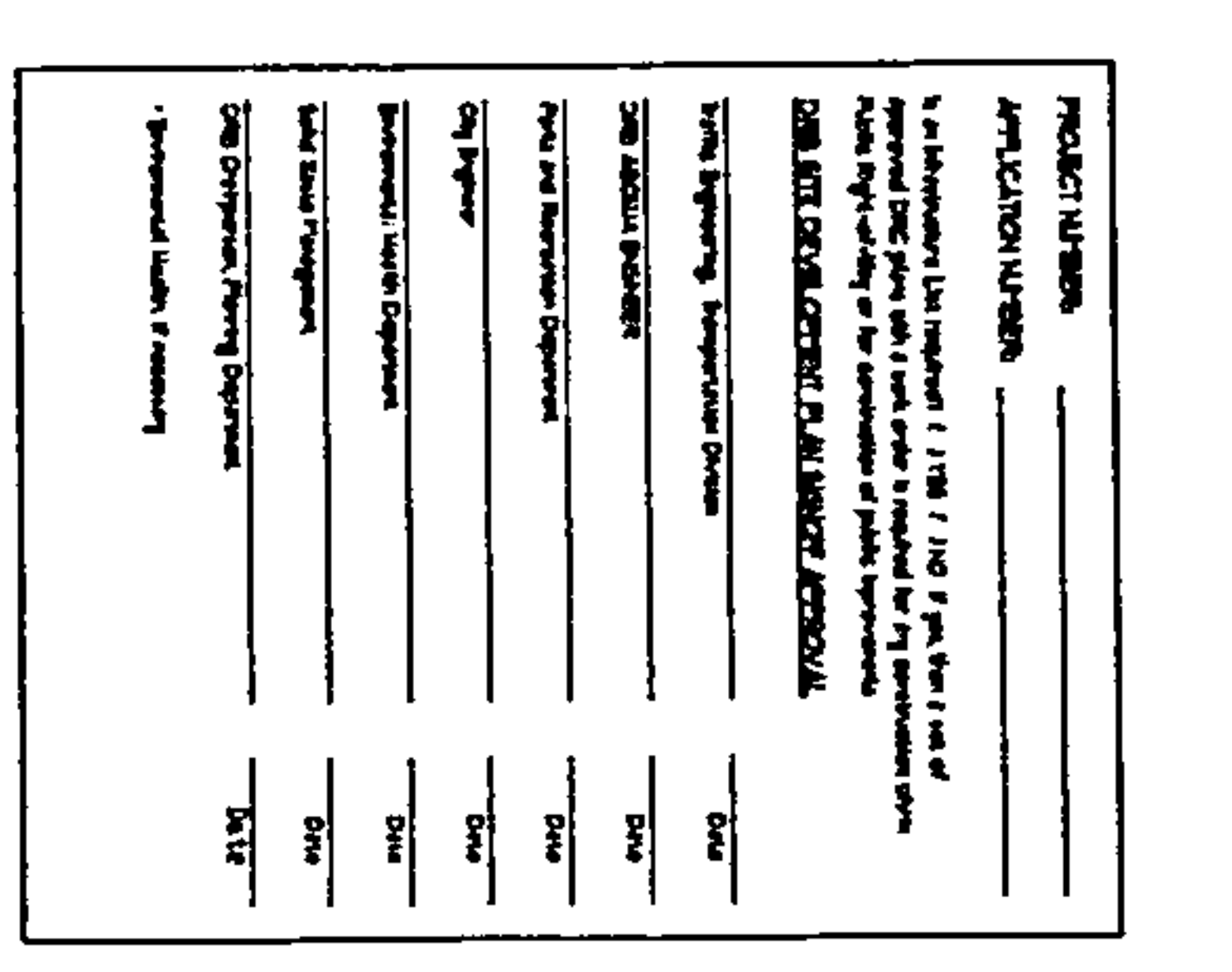
DATE: 4/6/02
 SCALE: AS NOTED

OVERALL SITE PLAN FOR BUILDING PERMIT

DATE: 4/6/02
 SCALE: AS NOTED



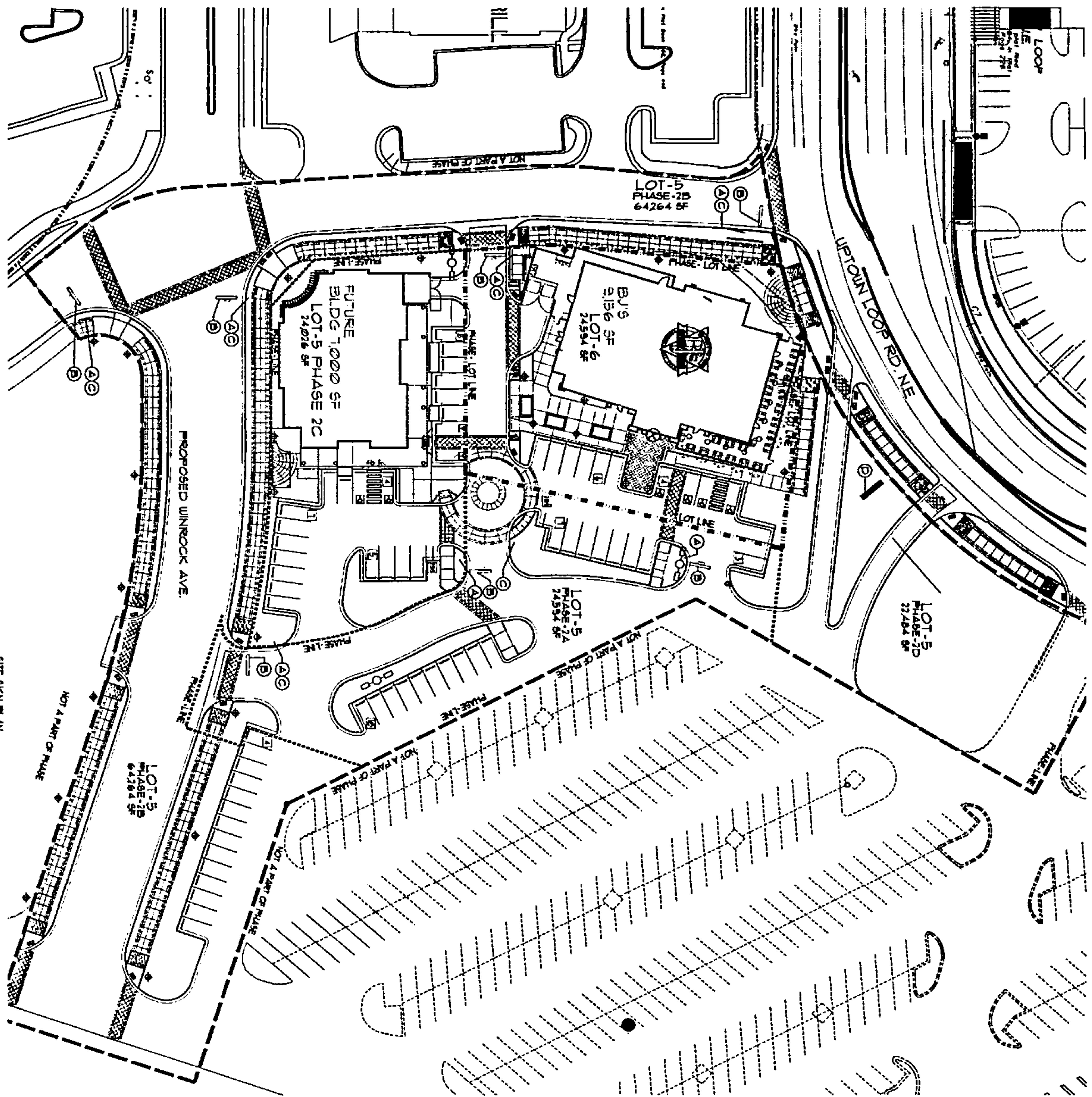
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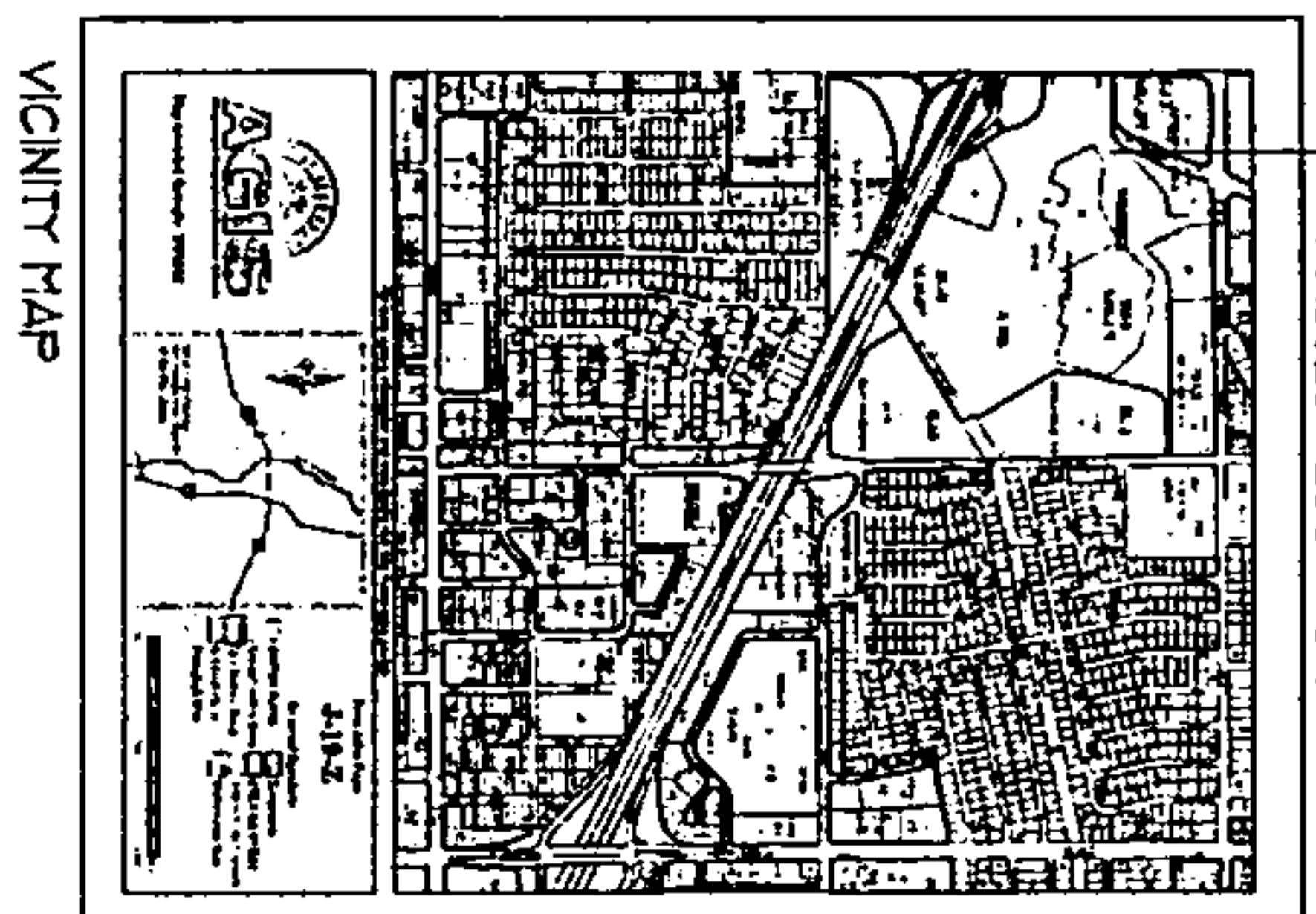
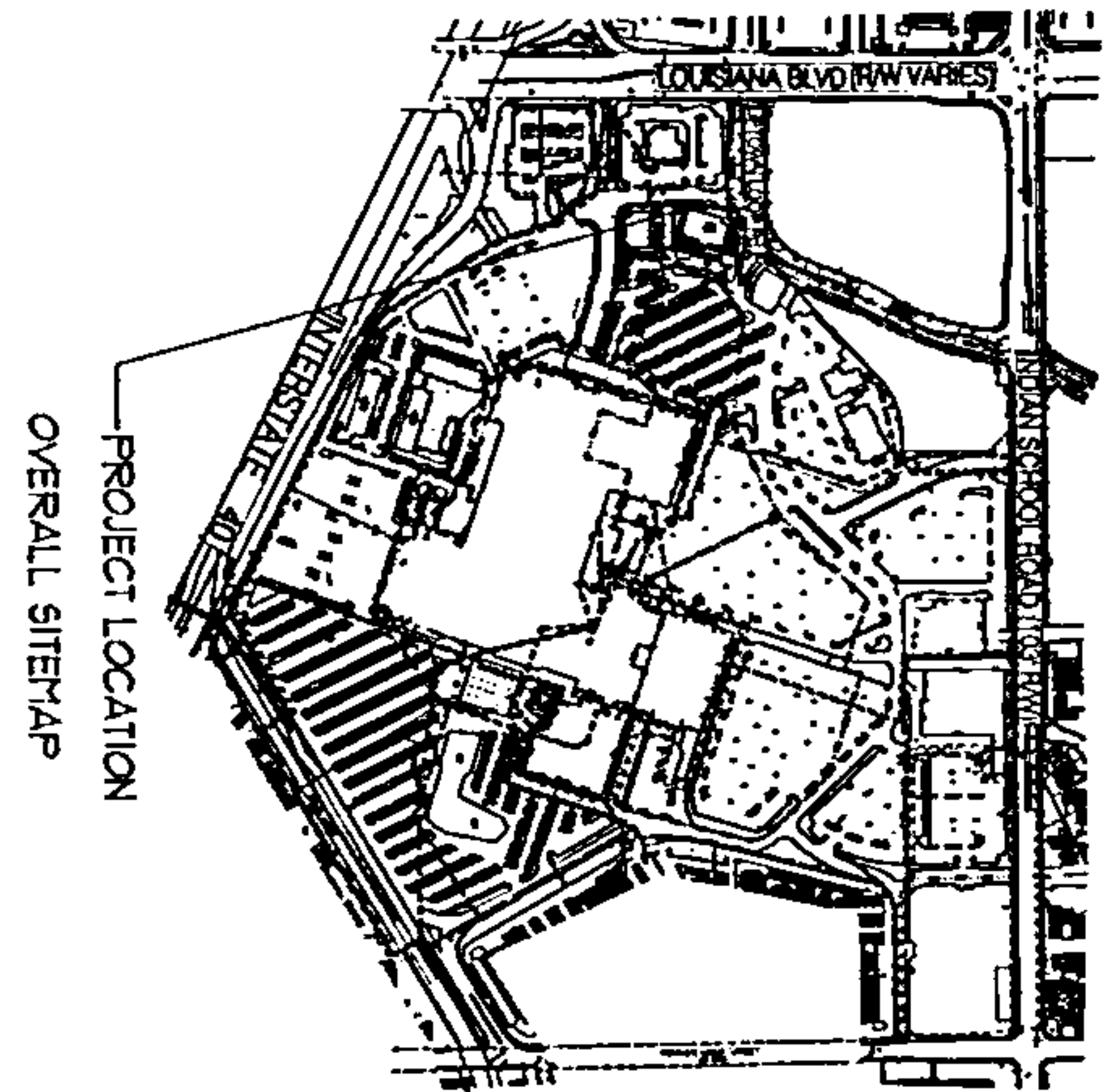
- NOTES:**
1. INTERIALLY COLORED AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL V111
 2. INTERIALLY COLORED AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL V112
 3. INTERIALLY COLORED AND TEXTURED CONC. PEDESTRIAN STREET SIDEWALK RE: DETAIL V113
 4. LIGHT POLE LOCATION RE: DETAIL V114
 5. 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL V115
 6. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V116
 7. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V117
 8. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V118
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 56. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V166
 57. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V167
 58. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V168
 59. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V169
 60. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V170
 61. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V171
 62. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V172
 63. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V173
 64. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V174
 65. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V175
 66. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V176
 67. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V177
 68. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V178
 69. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V179
 70. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V180
 71. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V181
 72. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V182
 73. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V183
 74. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V184
 75. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V185
 76. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V186
 77. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V187
 78. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V188
 79. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V189
 80. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V190
 81. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V191
 82. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V192
 83. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V193
 84. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V194
 85. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V195
 86. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V196
 87. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V197
 88. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V198
 89. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V199
 90. TYPICAL SIDEWALK GEOMETRIC SYMBOL RE: DETAIL V200

TABLE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONC. SIDEWALK	10,000	SQ. FT.
2	CONC. SIDEWALK	5,000	SQ. FT.
3	CONC. SIDEWALK	2,500	SQ. FT.
4	CONC. SIDEWALK	1,250	SQ. FT.
5	CONC. SIDEWALK	625	SQ. FT.
6	CONC. SIDEWALK	312.5	SQ. FT.
7	CONC. SIDEWALK	156.25	SQ. FT.
8	CONC. SIDEWALK	78.125	SQ. FT.
9	CONC. SIDEWALK	39.0625	SQ. FT.
10	CONC. SIDEWALK	19.53125	SQ. FT.
11	CONC. SIDEWALK	9.765625	SQ. FT.
12	CONC. SIDEWALK	4.8828125	SQ. FT.
13	CONC. SIDEWALK	2.44140625	SQ. FT.
14	CONC. SIDEWALK	1.220703125	SQ. FT.
15	CONC. SIDEWALK	0.6103515625	SQ. FT.
16	CONC. SIDEWALK	0.30517578125	SQ. FT.
17	CONC. SIDEWALK	0.152587890625	SQ. FT.
18	CONC. SIDEWALK	0.0762939453125	SQ. FT.
19	CONC. SIDEWALK	0.03814697265625	SQ. FT.
20	CONC. SIDEWALK	0.019073486328125	SQ. FT.
21	CONC. SIDEWALK	0.0095367431640625	SQ. FT.
22	CONC. SIDEWALK	0.00476837158203125	SQ. FT.
23	CONC. SIDEWALK	0.002384185791015625	SQ. FT.
24	CONC. SIDEWALK	0.0011920928955078125	SQ. FT.
25	CONC. SIDEWALK	0.00059604644775390625	SQ. FT.
26	CONC. SIDEWALK	0.000298023223876953125	SQ. FT.
27	CONC. SIDEWALK	0.0001490116119384765625	SQ. FT.
28	CONC. SIDEWALK	0.00007450580596923828125	SQ. FT.
29	CONC. SIDEWALK	0.000037252902984619140625	SQ. FT.
30	CONC. SIDEWALK	0.0000186264514923095703125	SQ. FT.
31	CONC. SIDEWALK	0.00000931322574615478515625	SQ. FT.
32	CONC. SIDEWALK	0.000004656612873077392578125	SQ. FT.
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37	CONC. SIDEWALK	0.0000001455191522836685556640625	SQ. FT.
38	CONC. SIDEWALK	0.00000007275957614183427783203125	SQ. FT.
39	CONC. SIDEWALK	0.000000036379788070917138916015625	SQ. FT.
40	CONC. SIDEWALK	0.0000000181898940354585694580078125	SQ. FT.
41	CONC. SIDEWALK	0.00000000909494701772928472900390625	SQ. FT.
42	CONC. SIDEWALK	0.000000004547473508864642364501953125	SQ. FT.
43	CONC. SIDEWALK	0.0000000022737367544323211822509765625	SQ. FT.
44	CONC. SIDEWALK	0.00000000113686837721616059112548828125	SQ. FT.
45	CONC. SIDEWALK	0.000000000568434188608080295562744140625	SQ. FT.
46	CONC. SIDEWALK	0.0000000002842170943040401477813720703125	SQ. FT.
47	CONC. SIDEWALK	0.00000000014210854715202007389068603515625	SQ. FT.
48	CONC. SIDEWALK	0.000000000071054273576010036945343017578125	SQ. FT.
49	CONC. SIDEWALK	0.0000000000355271367880050184726715087890625	SQ. FT.
50	CONC. SIDEWALK	0.00000000001776356839400252423633754439453125	SQ. FT.
51	CONC. SIDEWALK	0.0000000000088817841970012621211687722197265625	SQ. FT.
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53	CONC. SIDEWALK	0.0000000000022204460492503153041944305469453125	SQ. FT.
54	CONC. SIDEWALK	0.00000000000111022302462515765209721527347265625	SQ. FT.
55	CONC. SIDEWALK	0.00000000000055511151231263287826045763671878125	SQ. FT.
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58	CONC. SIDEWALK	0.00000000000006938893903904098478257220459765625	SQ. FT.
59	CONC. SIDEWALK	0.0000000000000346944695195204923633754439453125	SQ. FT.
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61	CONC. SIDEWALK	0.000000000000008673617379510123080838861093878125	SQ. FT.
62	CONC. SIDEWALK	0.00000000000000433680868975506153041944305469453125	SQ. FT.
63	CONC. SIDEWALK	0.000000000000002168404344877531265209721527347265625	SQ. FT.
64	CONC. SIDEWALK	0.000000000000001084202172438765626045763671878125	SQ. FT.
65	CONC. SIDEWALK	0.0000000000000005421010862193828278257220459765625	SQ. FT.
66	CONC. SIDEWALK	0.00000000000000027105054310969141363671878125	SQ. FT.
67	CONC. SIDEWALK	0.00000000000000013552527154984570681839390625	SQ. FT.
68	CONC. SIDEWALK	0.0000000000000000677626357749428534196953125	SQ. FT.
69	CONC. SIDEWALK	0.000000000000000033881317887471426709765625	SQ. FT.
70	CONC. SIDEWALK	0.0000000000000000169406589437357133881839390625	SQ. FT.
71	CONC. SIDEWALK	0.00000000000000000847032947186786669196953125	SQ. FT.
72	CONC. SIDEWALK	0.000000000000000004235164735933933349765625	SQ. FT.
73	CONC. SIDEWALK	0.0000000000000000021175823679669666749765625	SQ. FT.
74	CONC. SIDEWALK	0.00000000000000000105879118398348333749765625	SQ. FT.
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78	CONC. SIDEWALK	0.00000000000000000006617444899896770833749765625	SQ. FT.
79	CONC. SIDEWALK	0.0000000000000000000330872244994838541668749765625	SQ. FT.
80	CONC. SIDEWALK	0.0000000000000000000165436122497419270833749765625	SQ. FT.
81	CONC. SIDEWALK	0.000000000000000000008271806124870963541668749765625	SQ. FT.
82	CONC. SIDEWALK	0.000000000000000000004135903062435481668749765625	SQ. FT.
83	CONC. SIDEWALK	0.000000000000000000002067951531217740833749765625	SQ. FT.
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85	CONC. SIDEWALK	0.00000000000000000000051698788280443541668749765625	SQ. FT.
86	CONC. SIDEWALK	0.00000000000	



- NOTED NOTE:**
- ① STOP SIGN RE DETAIL 3A/13
 - ② PAINTED STOP BAR RE DETAIL 1A/13
 - ③ PEDESTRIAN CROSSING SIGN RE DETAIL 3A/13
 - ④ PROPOSED CENTER IS SIGN RE: DETAIL 1A/13 FOR SIGN II.



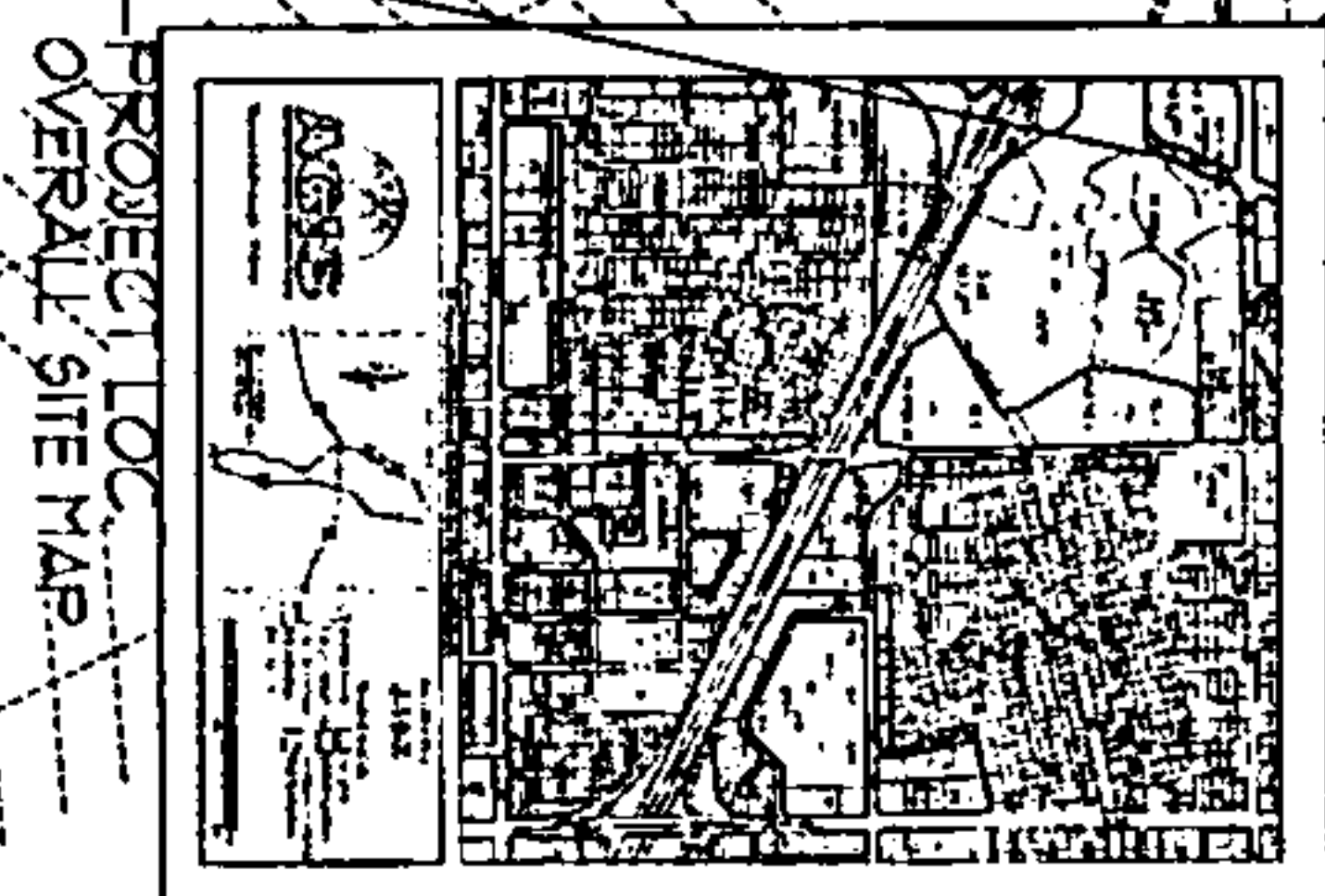
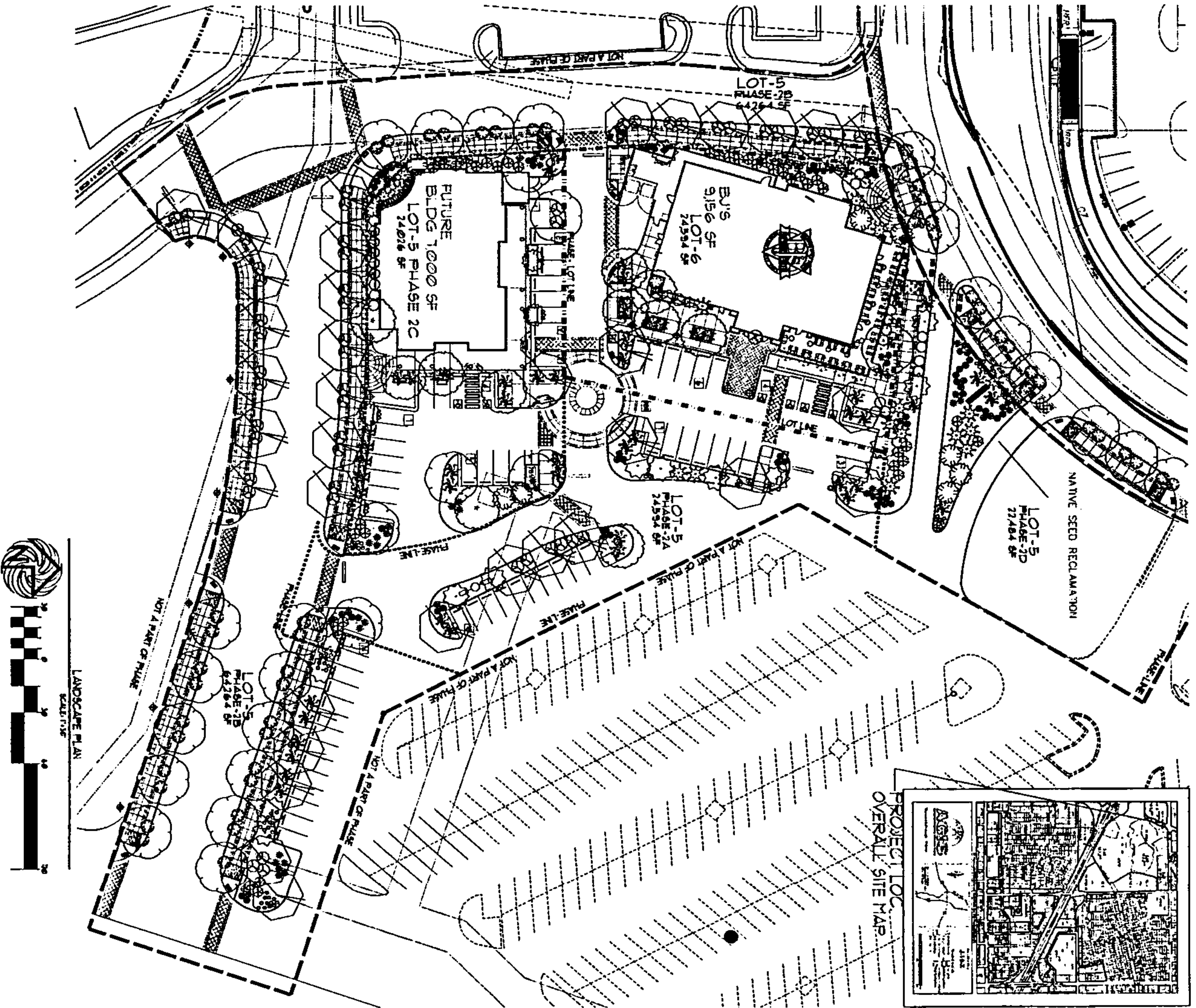
PROJECT NUMBER	
APPLICATION NUMBER	
DATE	
BY	
REVISION	

DATE	4/14/13
BY	AS NOTED
PROJECT TITLE	WINROCK TOWN CENTER 2000 LOUISIANA BLVD NE ALBUQUERQUE NEW MEXICO
PROJECT NUMBER	STEPHEN DUNBAR, A.A.
JOB NO.	EN-23
DRAWN BY:	S-J
SHEET NO.	1
SHEET TITLE	SITE SIGN PLAN

MODULUS ARCHITECTS

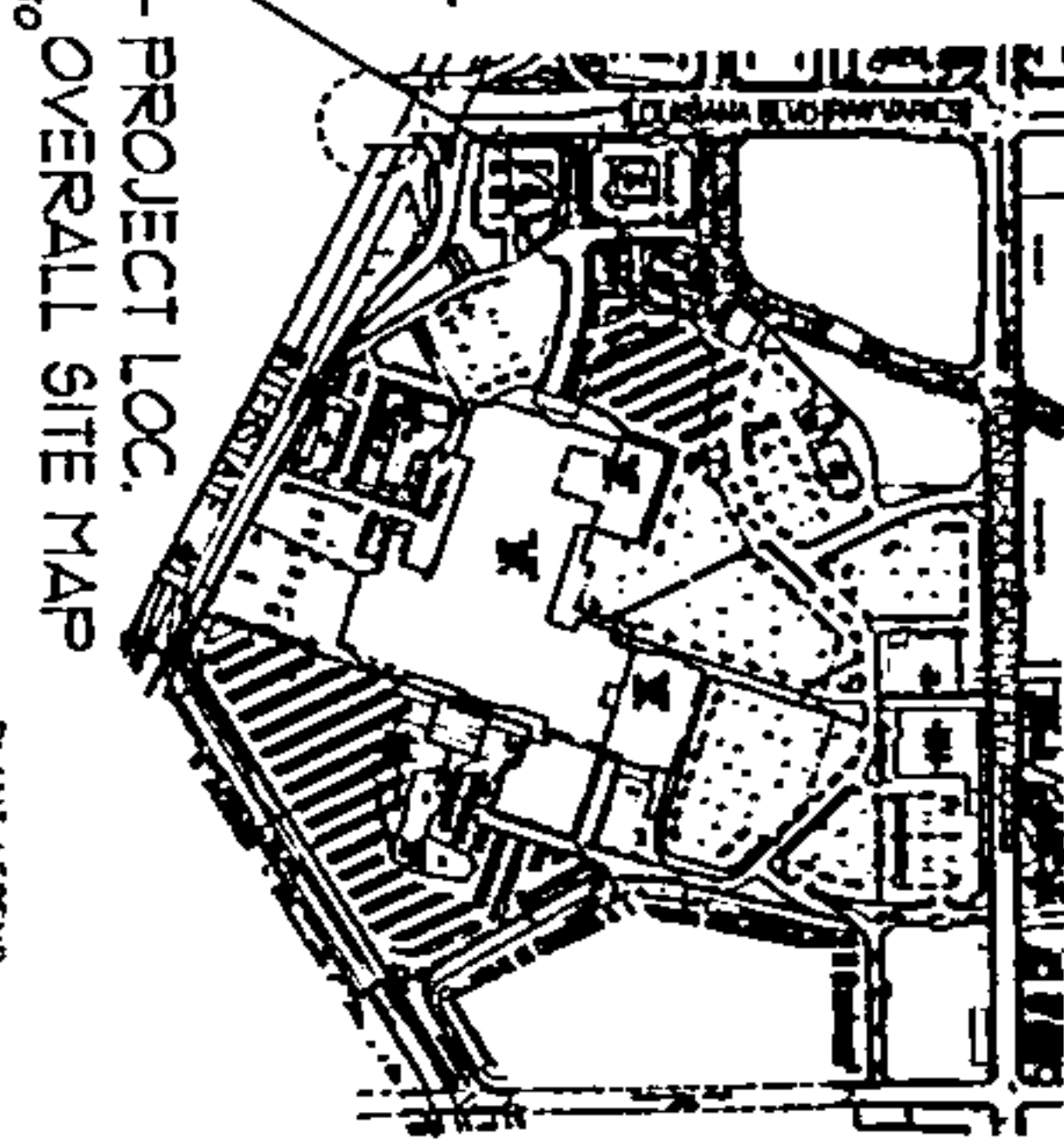
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

REV	DATE	BY	REVISION
1			
2			
3			
4			



LANDSCAPE CALCULATIONS:

LOT 5 AND 6 PHASE AREAS	REQUIRED 10% OPEN SPACE:	REQUIRED 40% LANDSCAPING AREA WITHIN 50' OPEN SPACE:	PROVIDED 40% LANDSCAPING WITHIN 50' OPEN SPACE:	PROVIDED DEVELOPED OPEN SPACE WITHIN 50' OPEN SPACE:	REQUIRED 5% SHADE WITHIN DEVELOPED OPEN SPACE:	PROVIDED 5% SHADE WITHIN DEVELOPED OPEN SPACE:	NOTE: ASSUMED ALL TREE CANOPY AT HEIGHT
LOT 5 PHASE 2A AREA	6,400 SF	6,400 SF	2,115 SF	4,285 SF	631 SF	1,940 SF	
LOT 5 PHASE 2B AREA	18,429 SF	18,429 SF	5,829 SF	12,600 SF	1,940 SF		
LOT 5 PHASE 2C AREA	21,894 SF	21,894 SF	6,844 SF	15,050 SF	2,240 SF		
LOT 5 PHASE 2D AREA	21,894 SF	21,894 SF	6,844 SF	15,050 SF	2,240 SF		
LOT 6 PHASE 2A AREA	1,940 SF	1,940 SF	600 SF	1,340 SF	200 SF		
LOT 6 PHASE 2B AREA	1,940 SF	1,940 SF	600 SF	1,340 SF	200 SF		
LOT 6 PHASE 2C AREA	1,940 SF	1,940 SF	600 SF	1,340 SF	200 SF		
LOT 6 PHASE 2D AREA	1,940 SF	1,940 SF	600 SF	1,340 SF	200 SF		
TOTAL	64,000 SF	64,000 SF	20,948 SF	42,052 SF	6,311 SF	19,400 SF	



PROJECT INFORMATION:

PROJECT NUMBER	DATE	BY	REVISION

LANDSCAPE CALCULATIONS:

LOT 5 AND 6 PHASE AREAS

REQUIRED 10% OPEN SPACE:

REQUIRED 40% LANDSCAPING AREA WITHIN 50' OPEN SPACE:

PROVIDED 40% LANDSCAPING WITHIN 50' OPEN SPACE:

PROVIDED DEVELOPED OPEN SPACE WITHIN 50' OPEN SPACE:

REQUIRED 5% SHADE WITHIN DEVELOPED OPEN SPACE:

PROVIDED 5% SHADE WITHIN DEVELOPED OPEN SPACE:

NOTE: ASSUMED ALL TREE CANOPY AT HEIGHT

RESERVED EXCESS OPEN SPACE FOR FUTURE PHASES: 11,715 SF

NOTE: THE 10% OF SITE OPEN SPACE WAS ACHIEVED BY: 1. ALL LANDSCAPING AREAS OTHER THAN "TYPICAL" EXCLUDED UNLESS OTHERWISE NOTED. 2. "TYPICAL" EXCLUDED UNLESS OTHERWISE NOTED. 3. "TYPICAL" EXCLUDED UNLESS OTHERWISE NOTED. 4. "TYPICAL" EXCLUDED UNLESS OTHERWISE NOTED.

NOTE: A MINIMUM OF 5% OF DEVELOPED OPEN SPACE SHALL BE SHADED WITH LANDSCAPING (TREES OR SHADE STRUCTURES).

NOTE: PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURETY. 75% OF THE REQUIRED 75% LIVE GROUND COVER LANDSCAPING AREA SHALL BE PLANTED IN NATIVE FLORES AND ROLESBERG PLANTS.

NOTE: REFER TO SITE CIVIL, GRADING AND DRAINAGE PLANS FOR GRADE CONTROL INFORMATION.

NOTE: EACH PHASED LANDSCAPE BED SHALL RECEIVE LANDSCAPING WITHIN ITS BED FOR EACH PHASE AREA AND TERMINATED ALONG PHASE LINE WITH A TYPICAL "TYPICAL" LANDSCAPE EDGE.

NOTE: ALL UNDEVELOPED AREAS TO BE DEGRADED BELOW ADJACENT PAVING TO ALLOW FOR NATIVE SHEET FLOW WATER INFILTRATION INTO LANDSCAPE AREAS THROUGH CONCRETE CURB NOTCHES.

LANDSCAPE PHASE AREA CALCULATIONS:

LOT 6 SITE AREA	LOT 6 OPEN SPACE AREA	LOT 5 PHASE 2A SITE AREA	LOT 5 PHASE 2B OPEN SPACE AREA	LOT 5 PHASE 2C SITE AREA	LOT 5 PHASE 2D OPEN SPACE AREA	LOT 5 PHASE 2E SITE AREA	LOT 5 PHASE 2F OPEN SPACE AREA
1,940 SF	1,940 SF	21,894 SF	6,844 SF	21,894 SF	6,844 SF	21,894 SF	6,844 SF

LANDSCAPE NOTES:

1. LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREE IN A HEALTHY, VIGOROUS AND ATTRACTIVE CONDITION.

2. IN THE EVENT OF THE CITY OF ALBUQUERQUE'S REQUEST FOR LANDSCAPING AND WATER WITHIN THE PHASED AREAS, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF THE LANDSCAPING AND WATER WITHIN THE PHASED AREAS.

PROJECT INFORMATION:

WINROCK TOWN CENTER
2200 LOUISIANA BLVD. NE
ALBUQUERQUE NEW MEXICO

PROJECT NUMBER: JOE NO. 104-104
STEPHEN DUNBAR, AIA

DRAWN BY: S-J

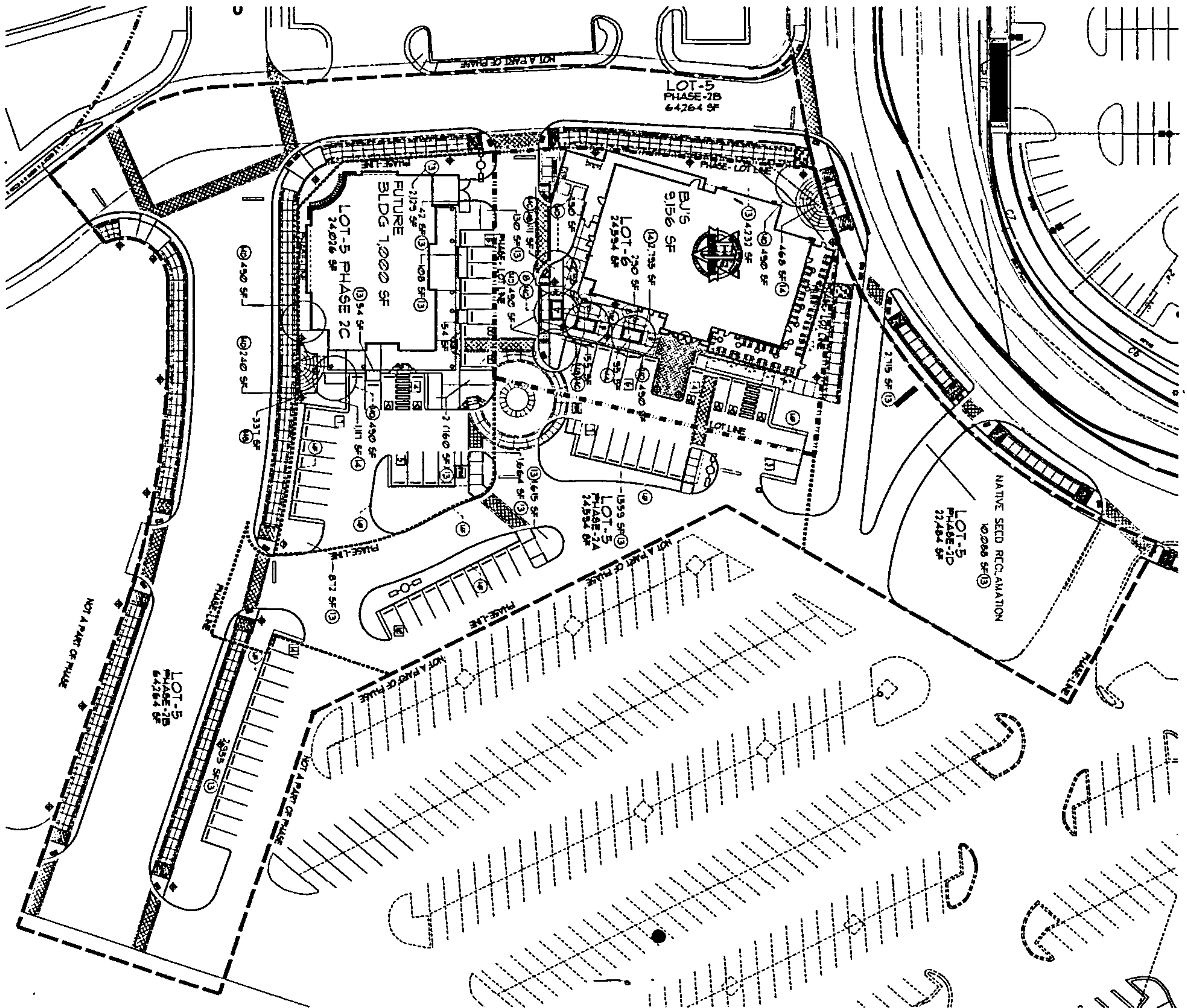
DATE: 11/11/11

SCALE: AS NOTED

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

REVISIONS:

REV	DATE	BY	REVISION



LANDSCAPE CALCULATIONS:

TOTAL LOT 5 AND 6 PHASE AREAS

REQUIRED OPEN SPACE:	16,400 SF
REQUIRED AS P. LANDSCAPE AREA WITHIN OPEN SPACE:	4,560 SF
PROVIDED AS P. LANDSCAPE WITHIN OPEN SPACE:	7,875 SF
PROVIDED DEVELOPED OPEN SPACE WITHIN OPEN SPACE:	4,360 SF
REQUIRED BY SHADE WITHIN DEVELOPED OPEN SPACE:	631 SF
PROVIDED BY SHADE WITHIN DEVELOPED OPEN SPACE:	2,340 SF
NOTE: ASSUMED FULL TREE CANOPY AT PLANTING	

AS PROPOSED LOT 4 AND LOT 5 PHASE 1 A AREA

TOTAL LOT 6 AREA (PROPOSED BUS LOT 6)	28,445 SF
TOTAL LOT 5 PHASE 1 A AREA	13,934 SF
TOTAL LOT 5 PHASE 1 A AREA	32,379 SF
REQUIRED LOT 5 PHASE 1 A AND LOT 6 OPEN SPACE:	17,965 SF
PROVIDED: 17,965 SF	

REQUIRED PHASE 1 LOT AREA 40 & LANDSCAPE AREA WITHIN OPEN SPACE: 4,363 SF
 REQUIRED BUS LOT 6 BY SHADE WITHIN DEVELOPED OPEN SPACE: 480 SF
 PROVIDED BY LOT 6 BY SHADE WITHIN DEVELOPED OPEN SPACE: 1,340 SF
 NOTE: ASSUMED FULL TREE CANOPY AT PLANTING

RESERVED EXCESS OPEN SPACE FOR FUTURE PHASES: 1,175 SF

NOTE: THE LOT 6 OPEN SPACE WAS ACQUIRED BY ALL LANDSCAPE AREAS OTHER THAN THOSE SPECIFICALLY EXCLUDED WITHIN CHARTER V, SECTION 2 NUMBER 5 OF THE 2007 7 FEET RAIN PLAIN DEVELOPED OPEN SPACE.

NOTE: A MINIMUM OF 25% OF DEVELOPED OPEN SPACE SHALL BE SHADED WITH LANDSCAPING, TREES, OR SHADE STRUCTURES.

NOTE: PLANT BEDS SHALL ACQUIRE 25% LIVE GROUND COVER AT PLANTING BY OF THE REQUIRED 25% LIVE GROUND COVER LANDSCAPE AREA SHALL BE PLANTED IN NATIVE FLOWERS AND FLOWERING PLANTS.

NOTE: REFER TO SITE CIVIL GRADING AND DRAINAGE PLANS FOR GRADE CONTROL INFORMATION.

NOTE: EACH PHASED LANDSCAPE BED SHALL RECEIVE LANDSCAPING WITH ITS BED FOR EACH PHASE AREA AND TERMINATED EDGE WITHIN PHASE LINE WITH A TROPICAN TAIL LANDSCAPE EDGE.

NOTE: ALL LANDSCAPE AREAS TO BE DEPRESSSED BELOW ADJACENT PARKING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS THROUGH CONCRETE CURB HOLES.

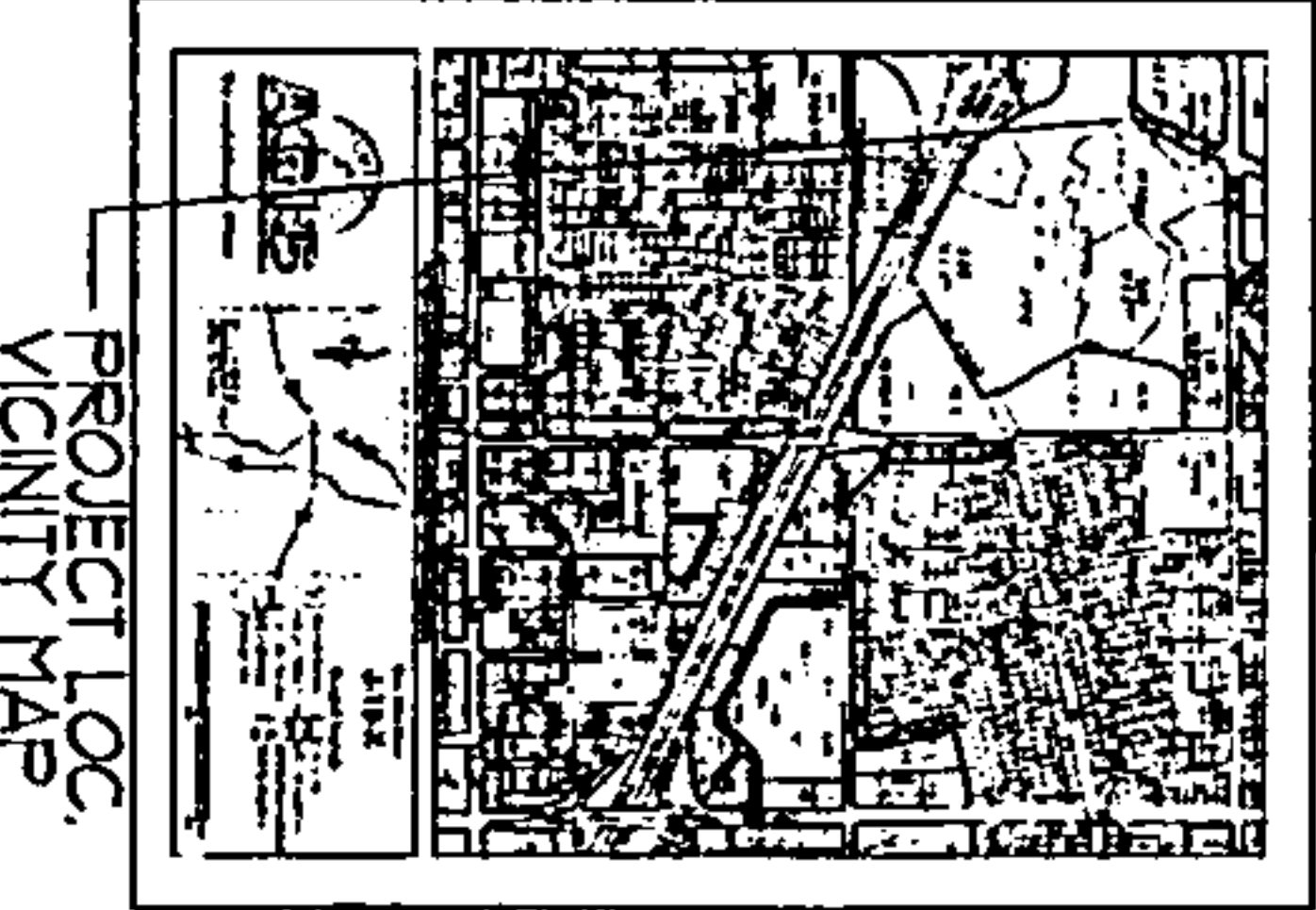
LANDSCAPE PHASE AREA CALCULATIONS:

LOT 6 SITE AREA	18,443 SF
LOT 6 OPEN SPACE AREA	1,311 SF
LOT 5 PHASE 1A SITE AREA	24,934 SF
LOT 5 PHASE 1A OPEN SPACE AREA	3,114 SF
LOT 5 PHASE 1B SITE AREA	6,484 SF
LOT 5 PHASE 1B OPEN SPACE AREA	1,755 SF
LOT 5 PHASE 1C SITE AREA	14,678 SF
LOT 5 PHASE 1C OPEN SPACE AREA	6,443 SF
LOT 5 PHASE 1D SITE AREA	17,444 SF
LOT 5 PHASE 1D OPEN SPACE AREA	17,903 SF

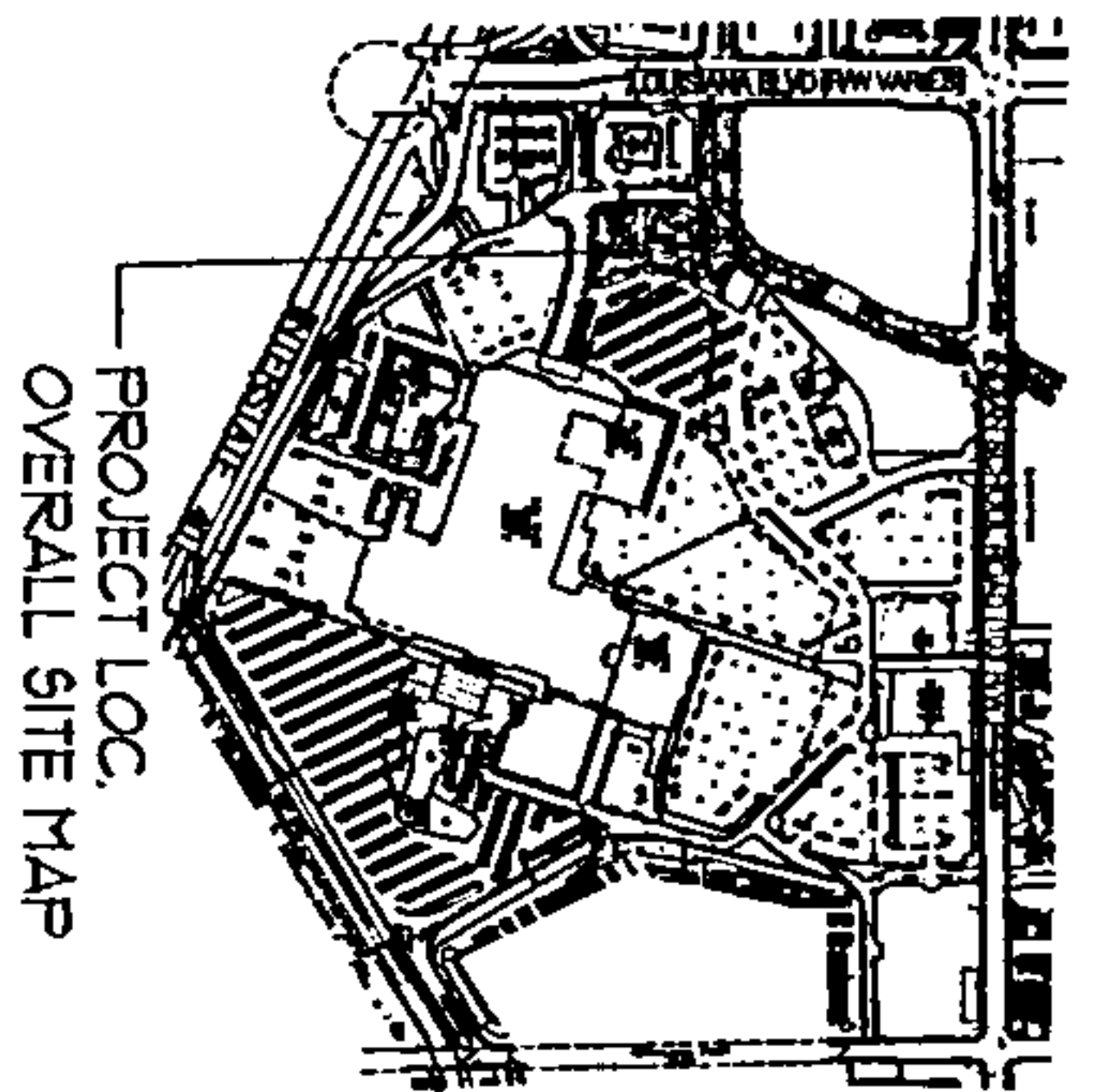
- 1) WITH INTEGRALLY COLORED CONC. WALL RAISED BED
- 2) LANDSCAPE AREA RE: DETAIL 80/13
- 3) NOTE: EACH BED PROVIDES 2 SEATIS
- 4) INDICATES OPEN SPACE LANDSCAPE AREAS
- 5) GC TO PROVIDE COORDINATE REO. SLEEVING FOR EA WELL
- 6) INDICATES RE: LANDSCAPE PLAN FOR INFO
- 7) INDICATES DEVELOPED OPEN SPACE AREA LOCATION RE: PLAN AND LANDSCAPE PLAN FOR INFO
- 8) INDICATES DEVELOPED OPEN SPACE 40% INTEGRATED LANDSCAPE / SEATING AREA RE: RETIRED NOTE 8
- 9) INDICATES DEVELOPED OPEN SPACE 40% INTEGRATED LANDSCAPE AREA
- 10) INDICATES DEVELOPED OPEN SPACE BY LANDSCAPE SHADE TREE LOCATION
- 11) INDICATES LANDSCAPE PLAN FOR SHADE TREE INFO
- 12) INDICATES DEVELOPED OPEN SPACE BY CANOPY SHADE STRUCTURE OF TREE
- 13) INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PARKING SURFACE TO PROVIDED LANDSCAPE PLANT BEDS RE: DETAIL 10/1 FOR NOTCH DETAIL
- 14) NOTE: LANDSCAPE AREAS TO BE DEPRESSSED BELOW ADJACENT PARKING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS



LANDSCAPE AREA CALCULATION PLAN



PROJECT LOC. VICINITY MAP



PROJECT LOC. OVERALL SITE MAP

PROJECT NUMBER:	
APPLICATION NUMBER:	
DATE:	
SCALE:	
DESIGNED BY:	
CHECKED BY:	
DATE:	
SCALE:	
DATE:	
SCALE:	
DATE:	
SCALE:	
DATE:	
SCALE:	
DATE:	
SCALE:	

PROJECT NAME: WINROCK TOWN CENTER
 2200 LOUISIANA BLVD. NE
 ALBUQUERQUE, NEW MEXICO

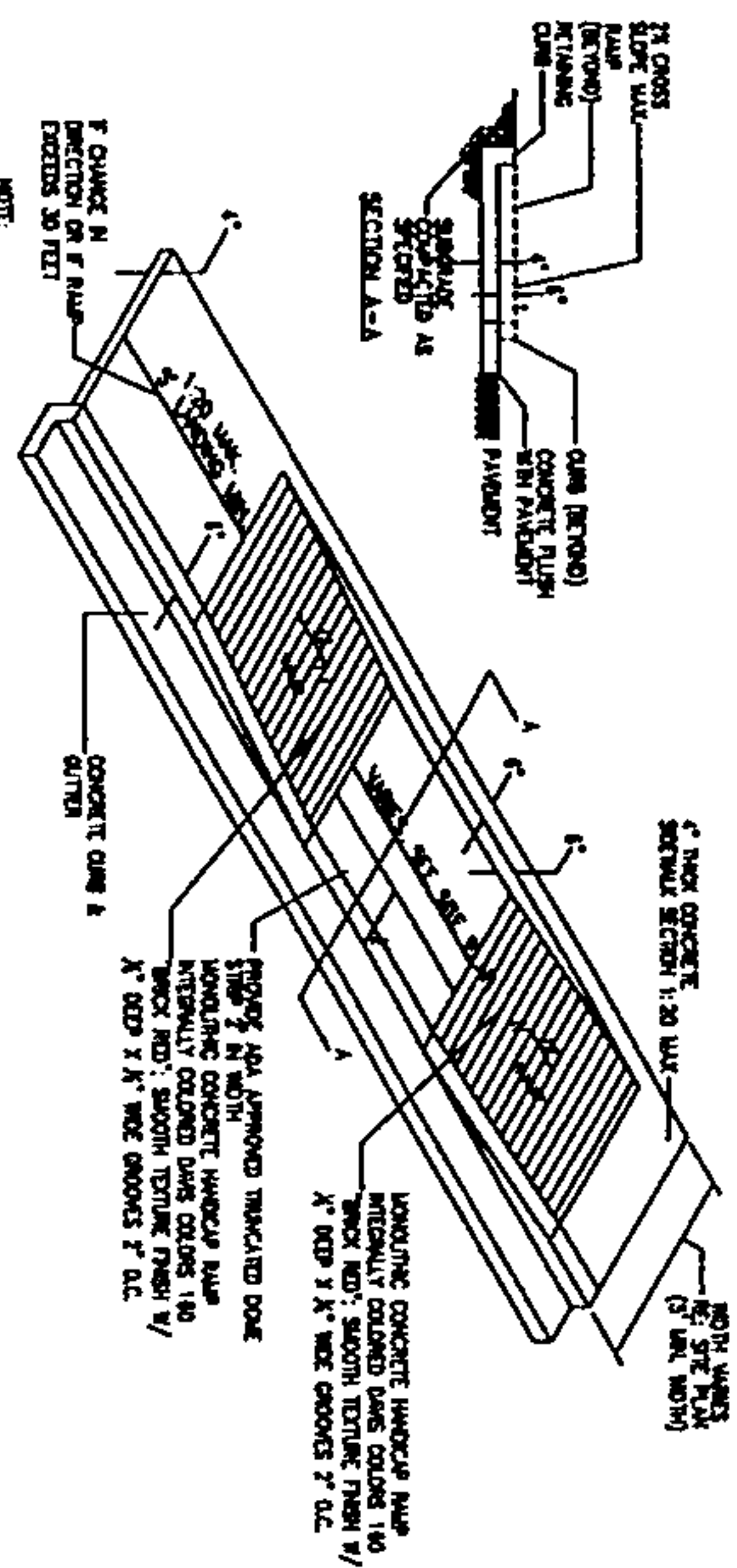
PROJECT NUMBER: LIA
DATE: 4/6/17
SCALE: AS NOTED

JOB NO.: UN-EJ
DRAWN BY: S-J
CHECKED BY: STEPHEN DUNBAR, AIA

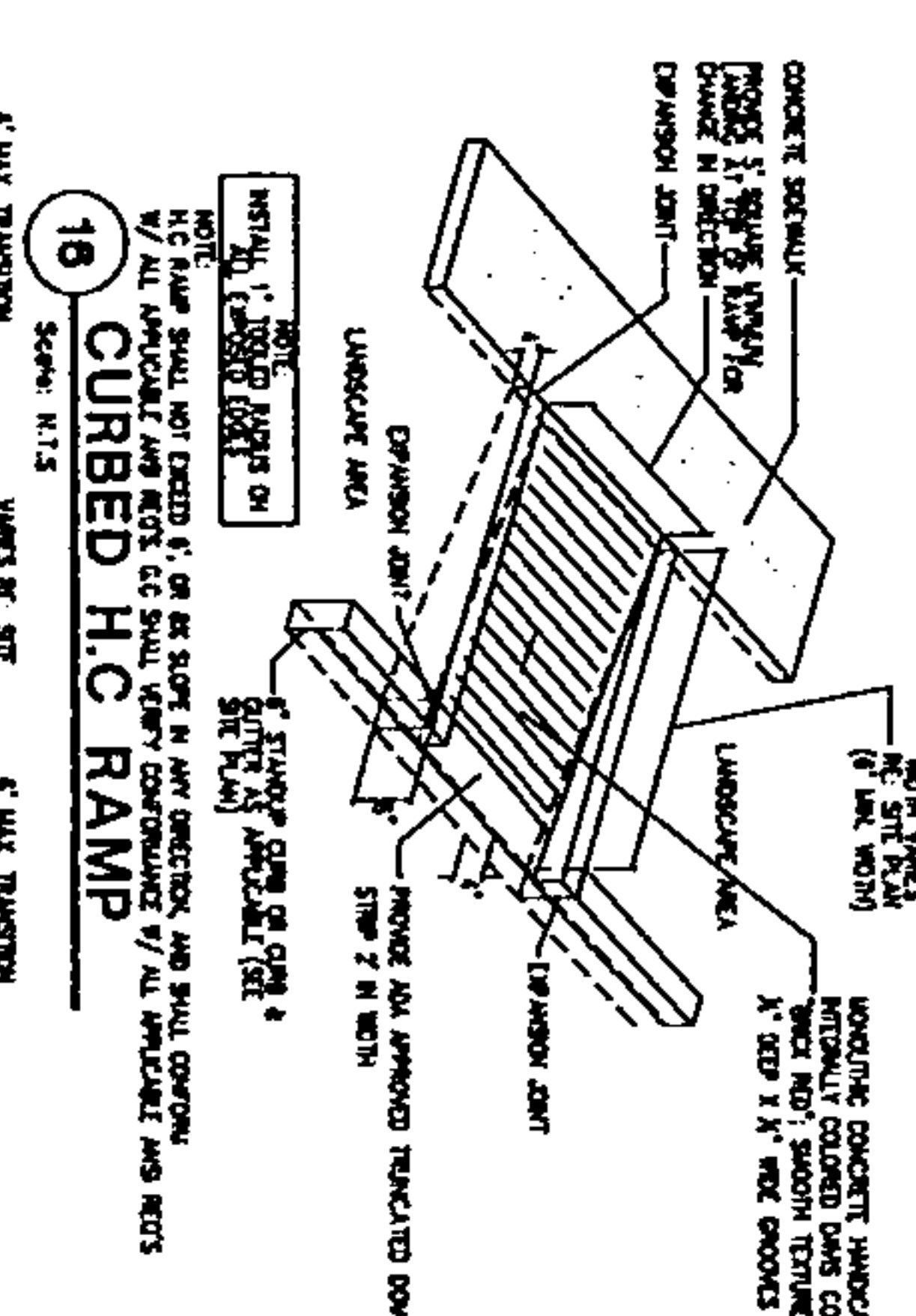
TITLE: LANDSCAPE PLAN AREA CALCULATIONS

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

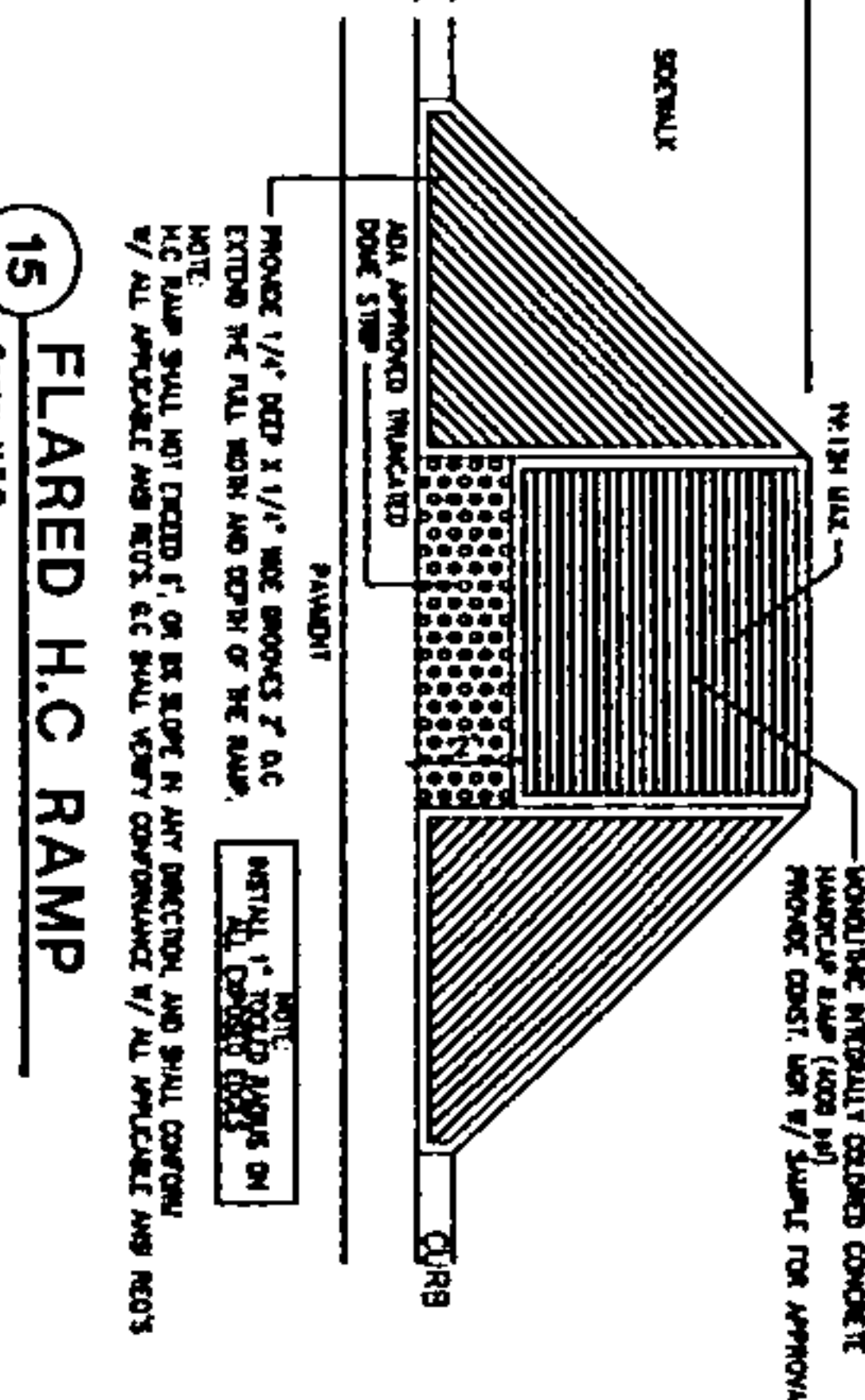
REV	DATE	BY	REVISION



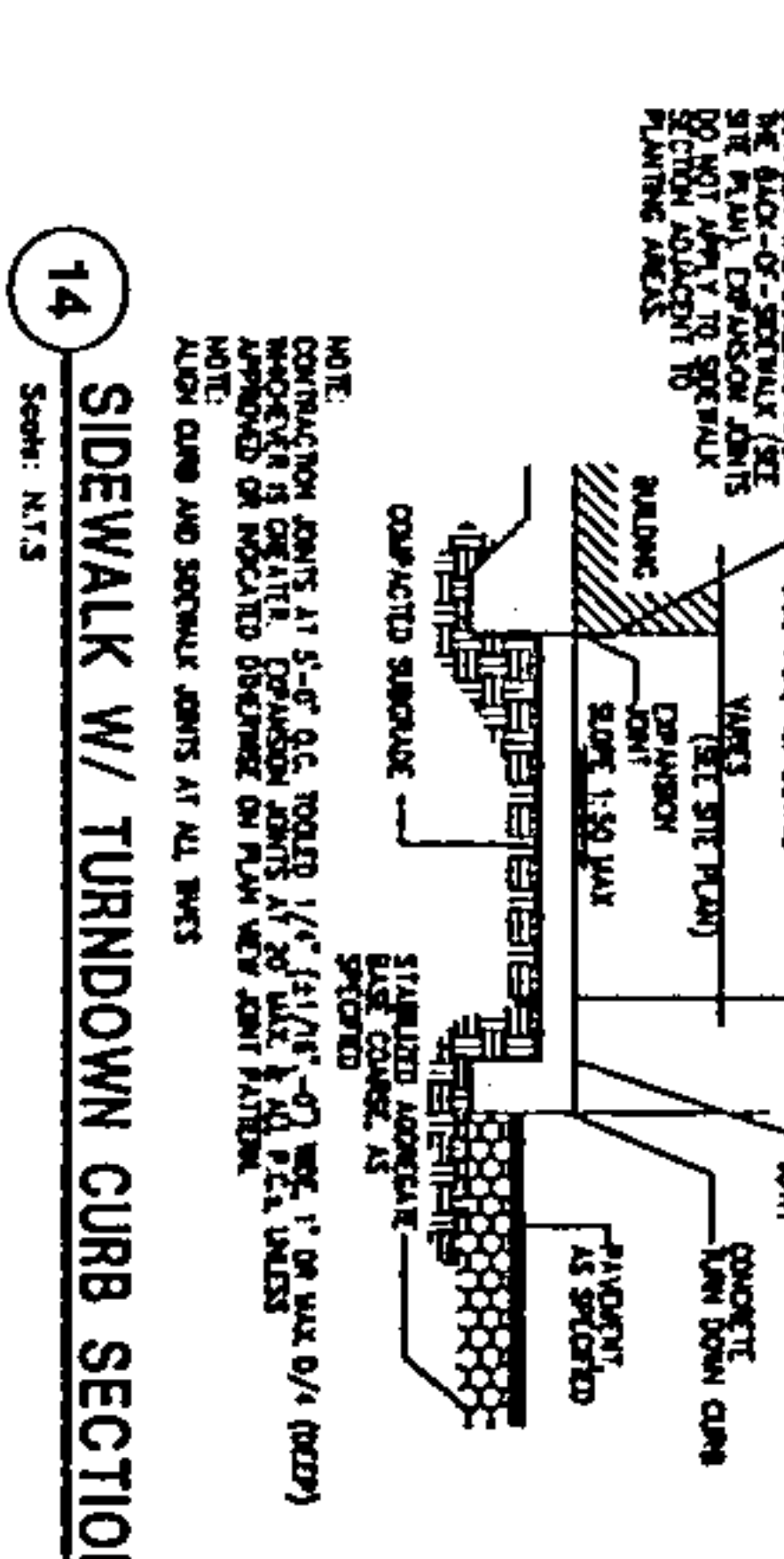
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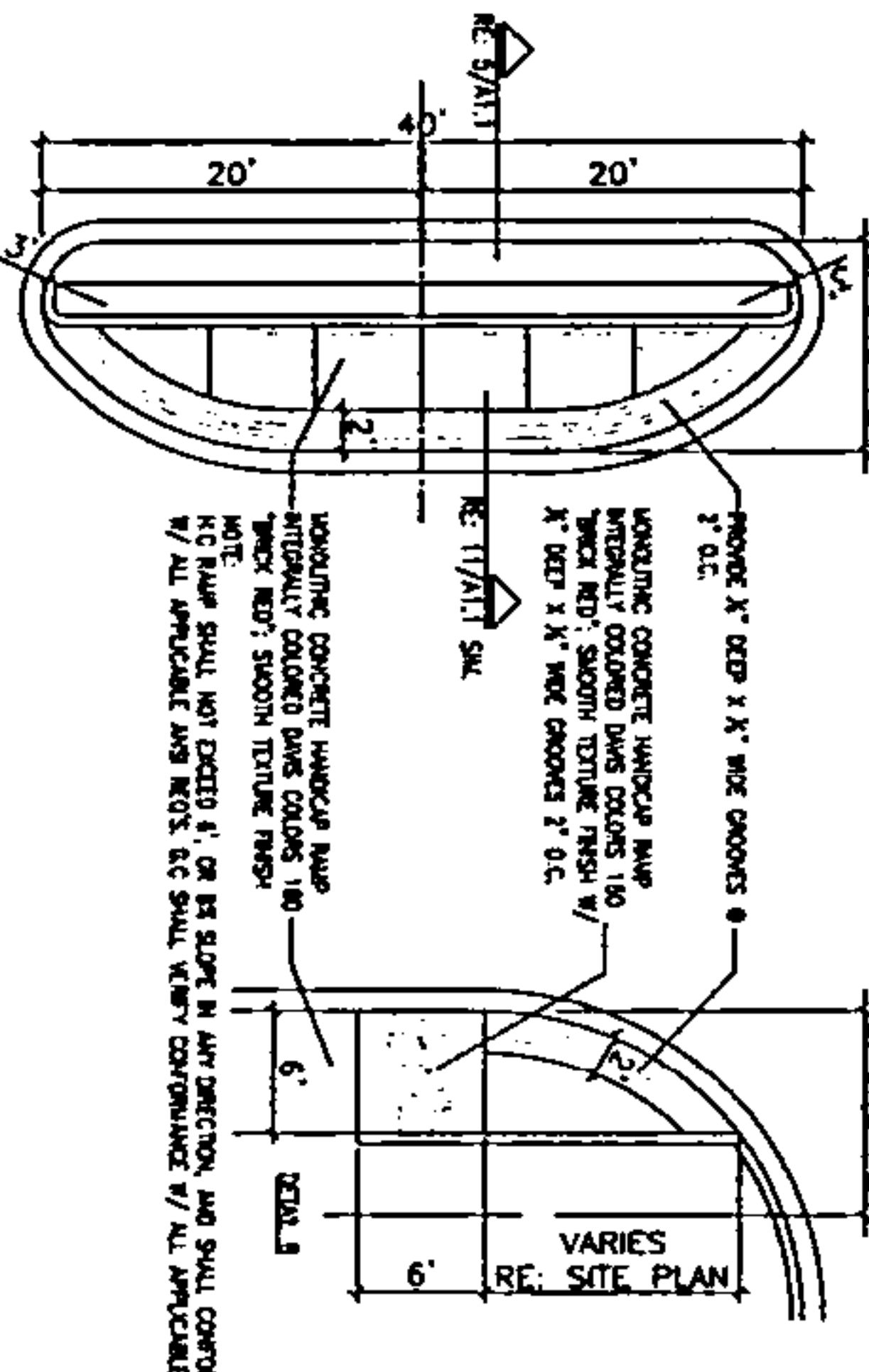
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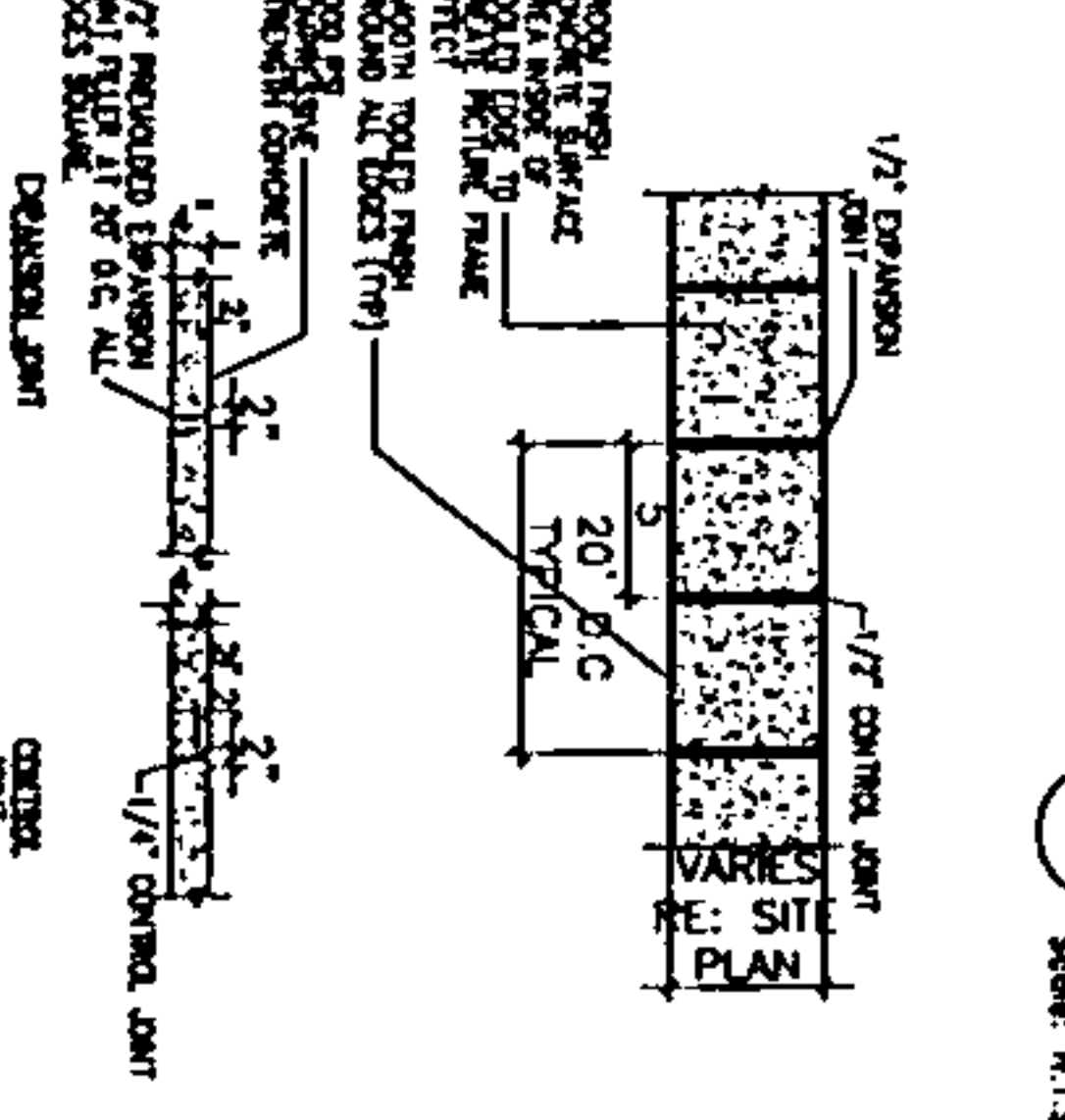
15 FLARED H.C RAMP
Scale: N.T.S.



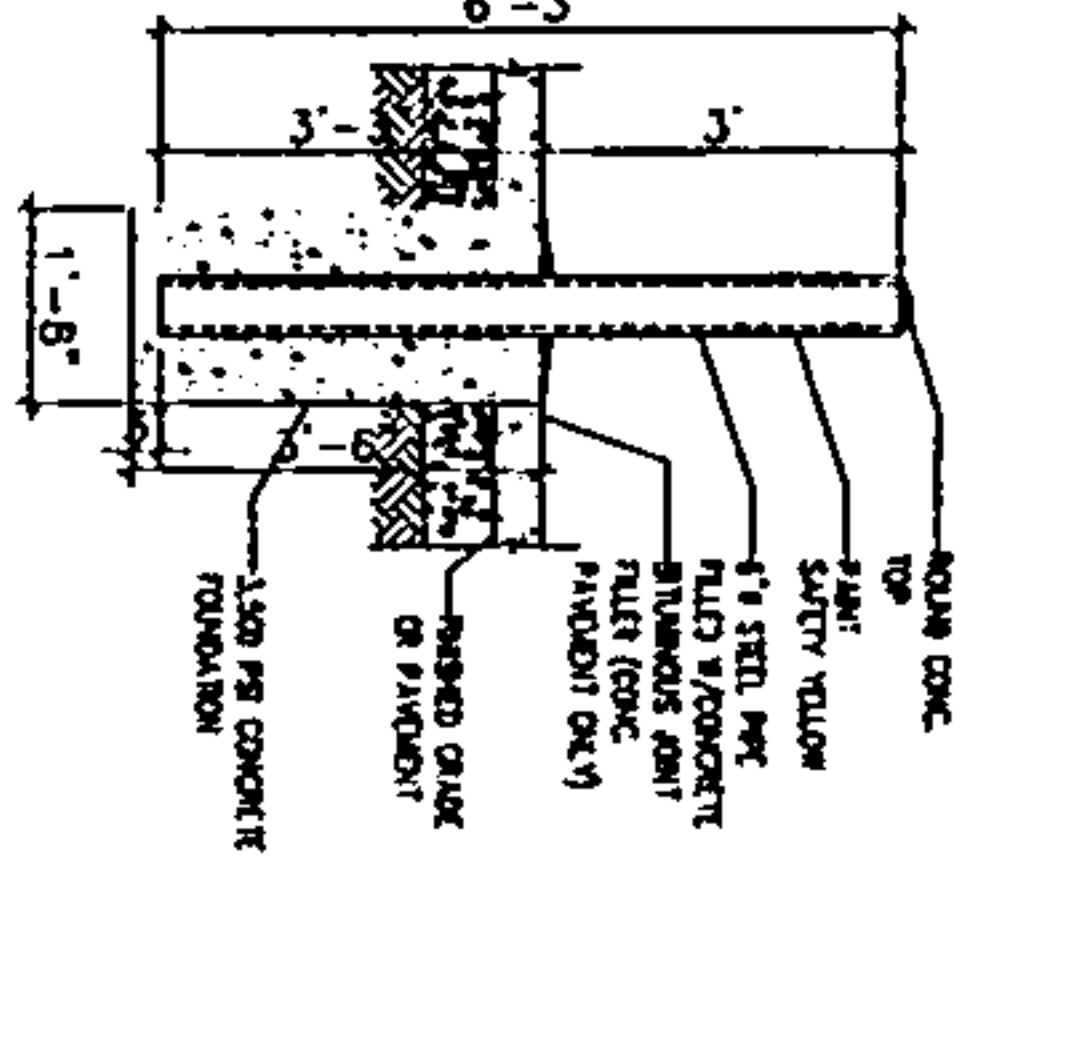
14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S.



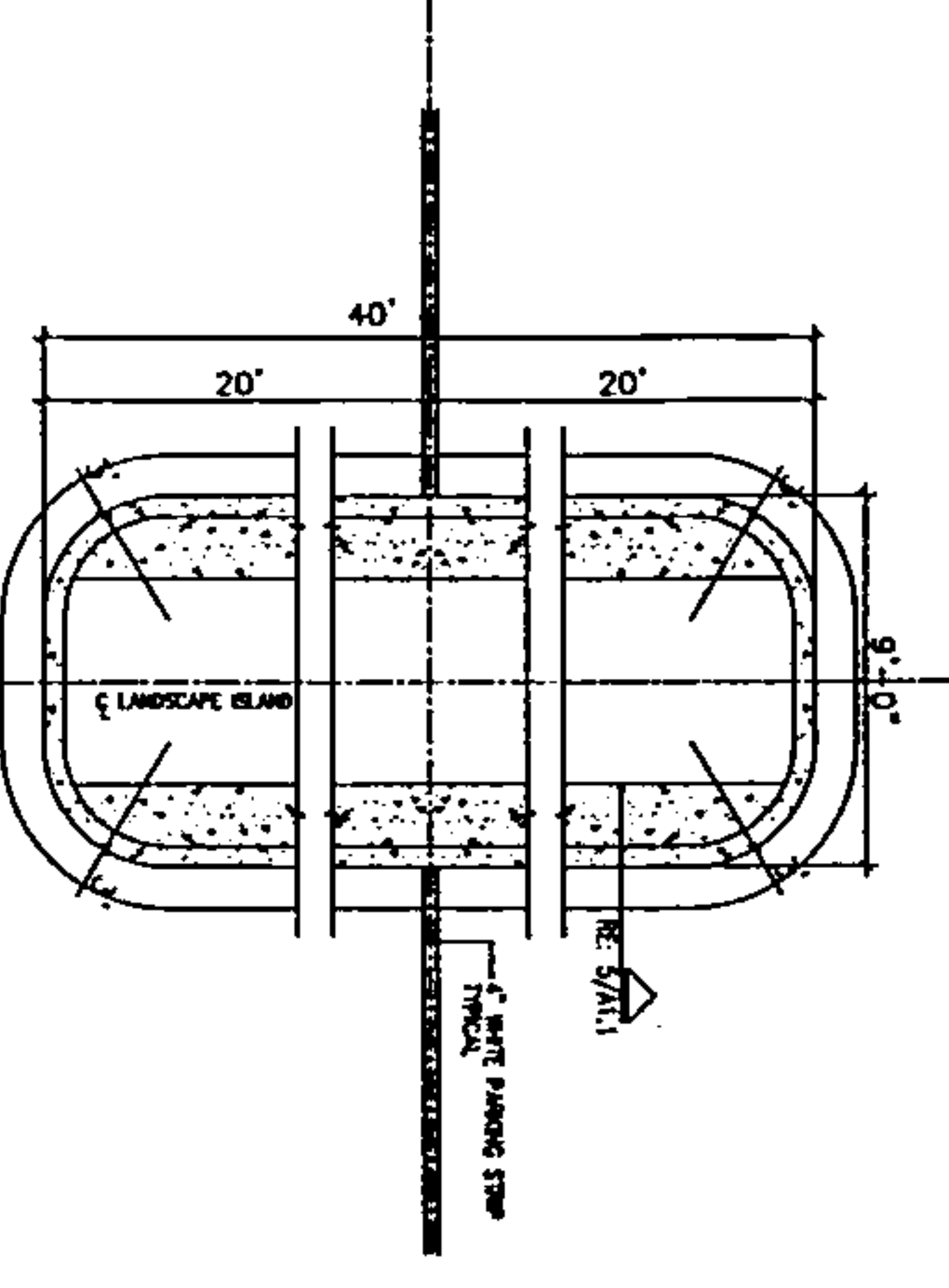
12 TYP. END ISLAND W/ WALK
Scale: N.T.S.



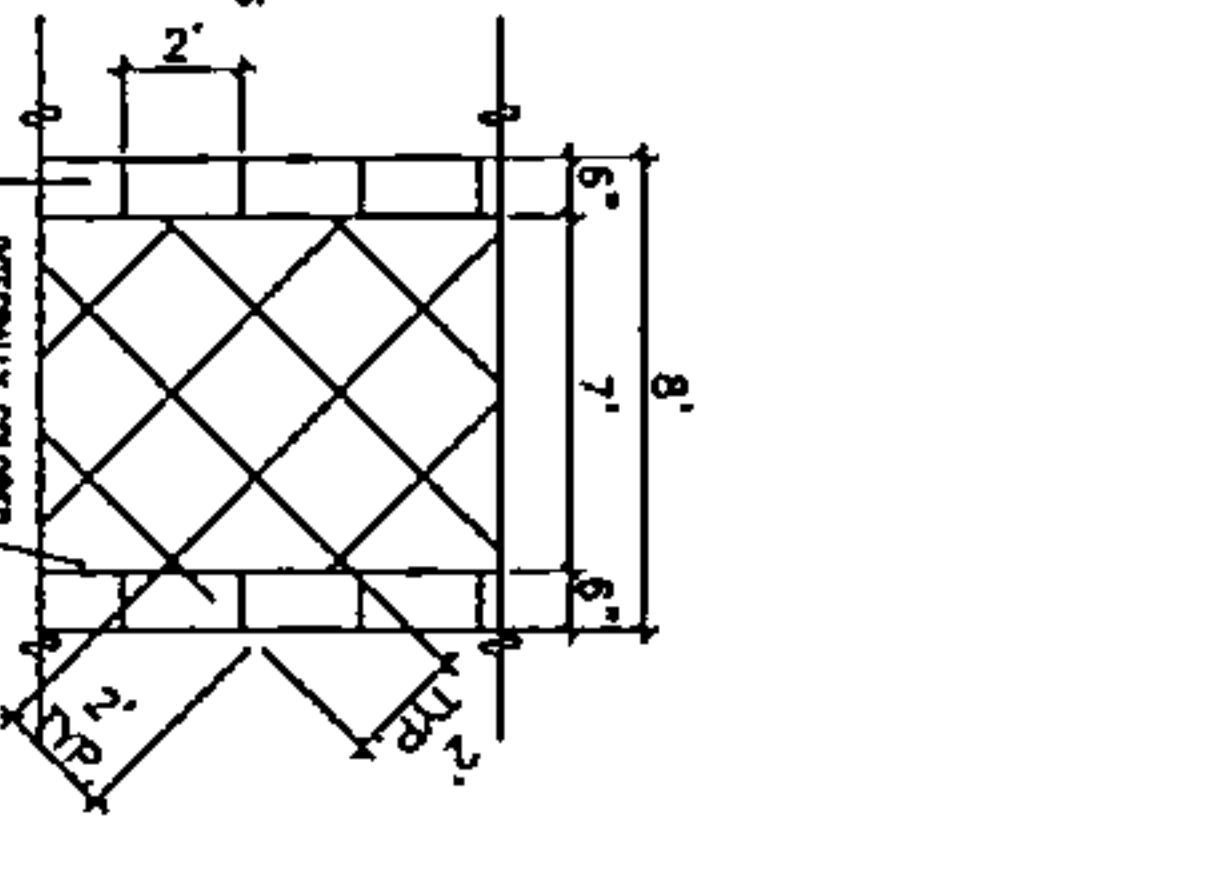
11 TYPICAL SIDEWALK
Scale: N.T.S.



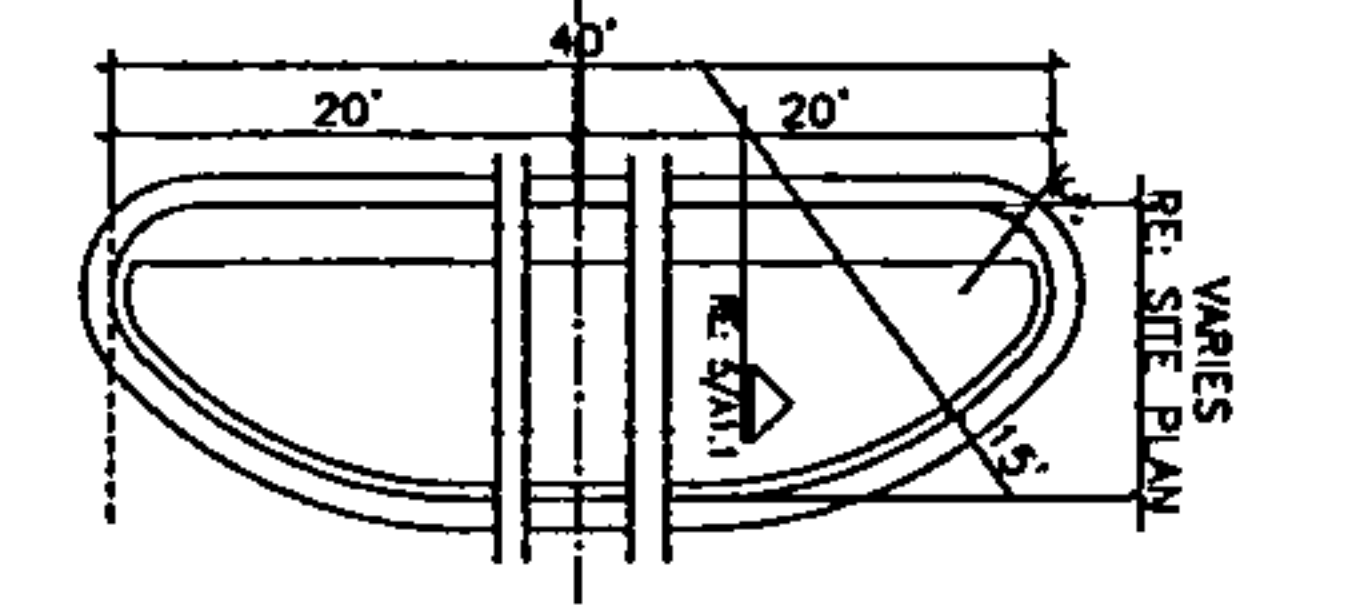
10 BOLLARD DETAIL
Scale: 1/2\"/>



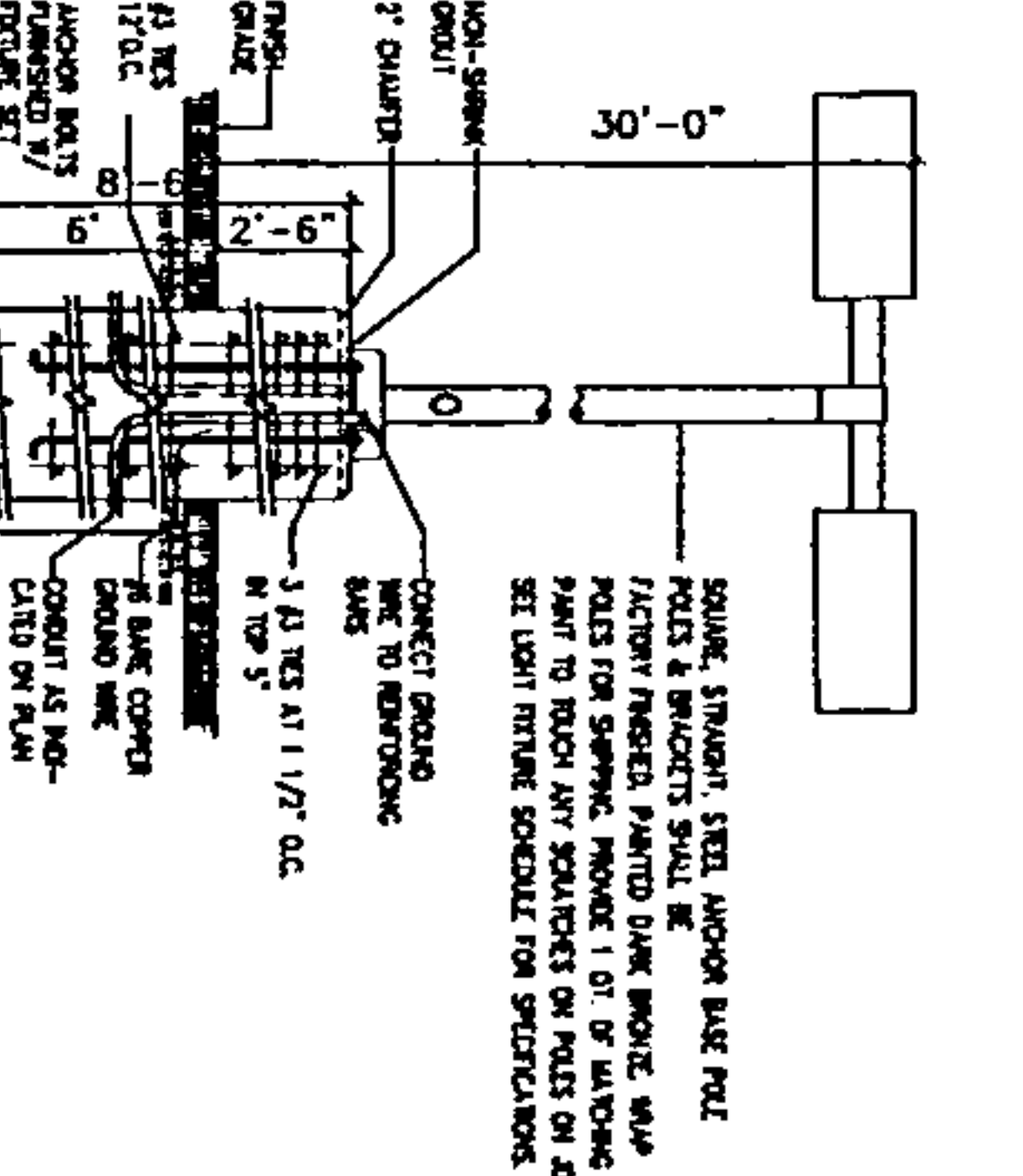
8 ISLAND DETAIL
Scale: N.T.S.



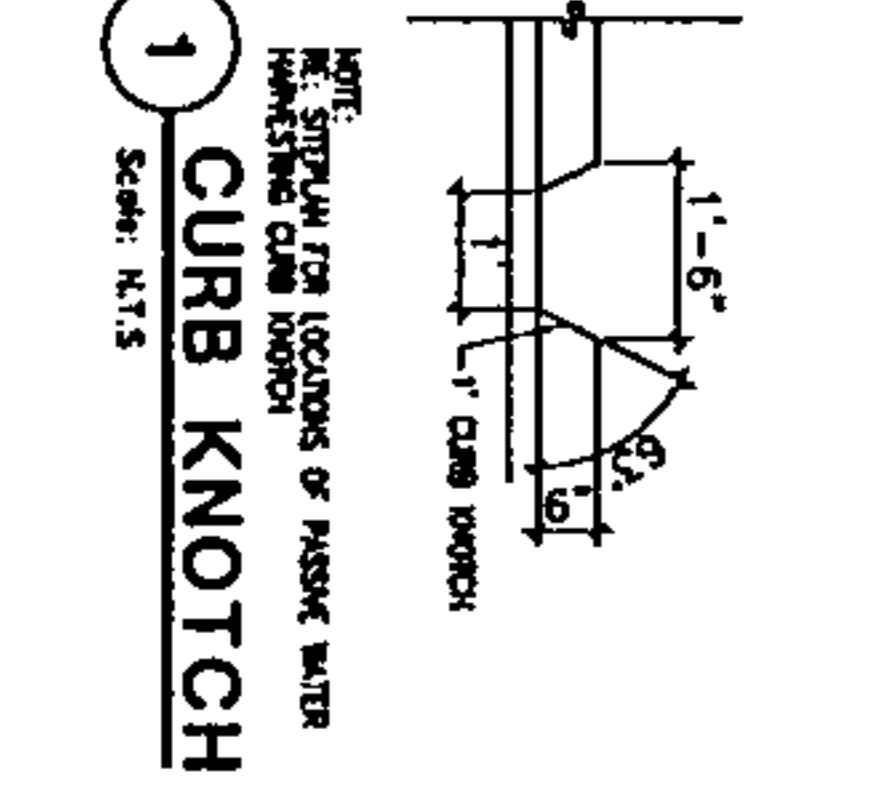
7 CONC. CROSSWALK
Scale: N.T.S.



4 END ISLAND DETAIL
Scale: N.T.S.



3 LIGHT POLE DETAIL
Scale: N.T.S.

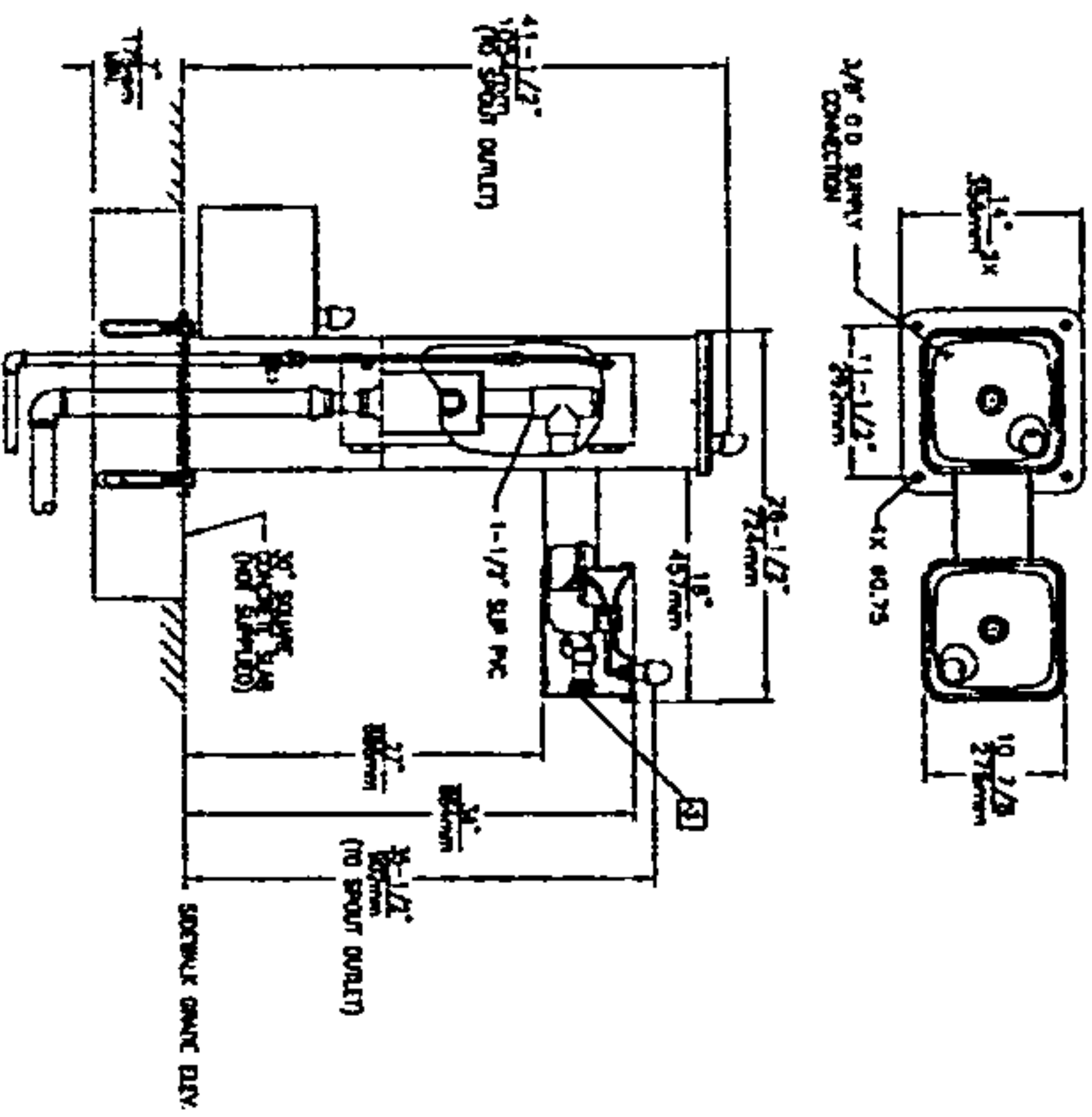


1 CURB KNOTCH
Scale: N.T.S.

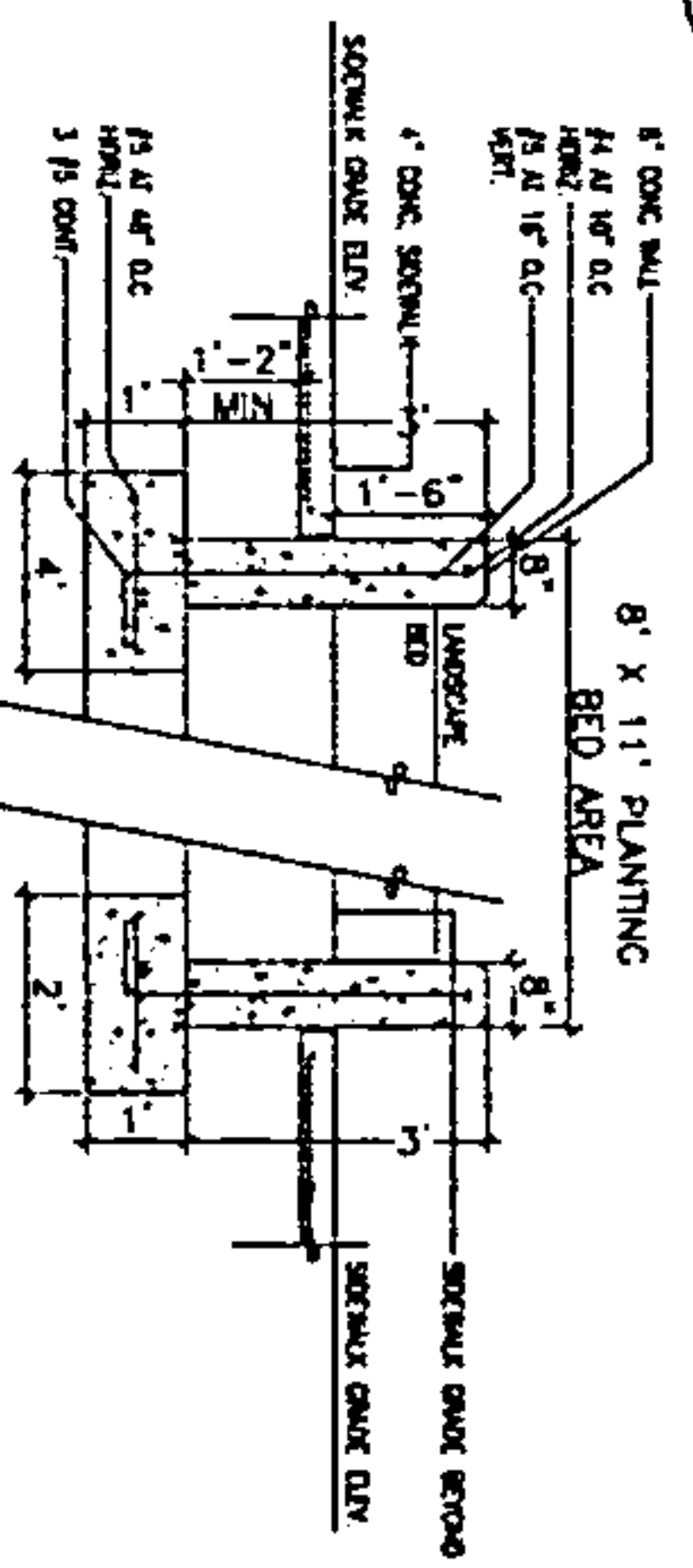
PROJECT NO.	DATE	BY	REVISION
WINROCK TOWN CENTER	4/16/07		
2200 LOUISIANA BLVD NE			
ALBUQUERQUE NEW MEXICO			
PROJECT NUMBER	JOB NO.	DRAWN BY	
STEPHEN DUNBAR, AIA	EN-EJ	5-J	
SHEET NO.	SITE DETAILS		
4	A11		

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

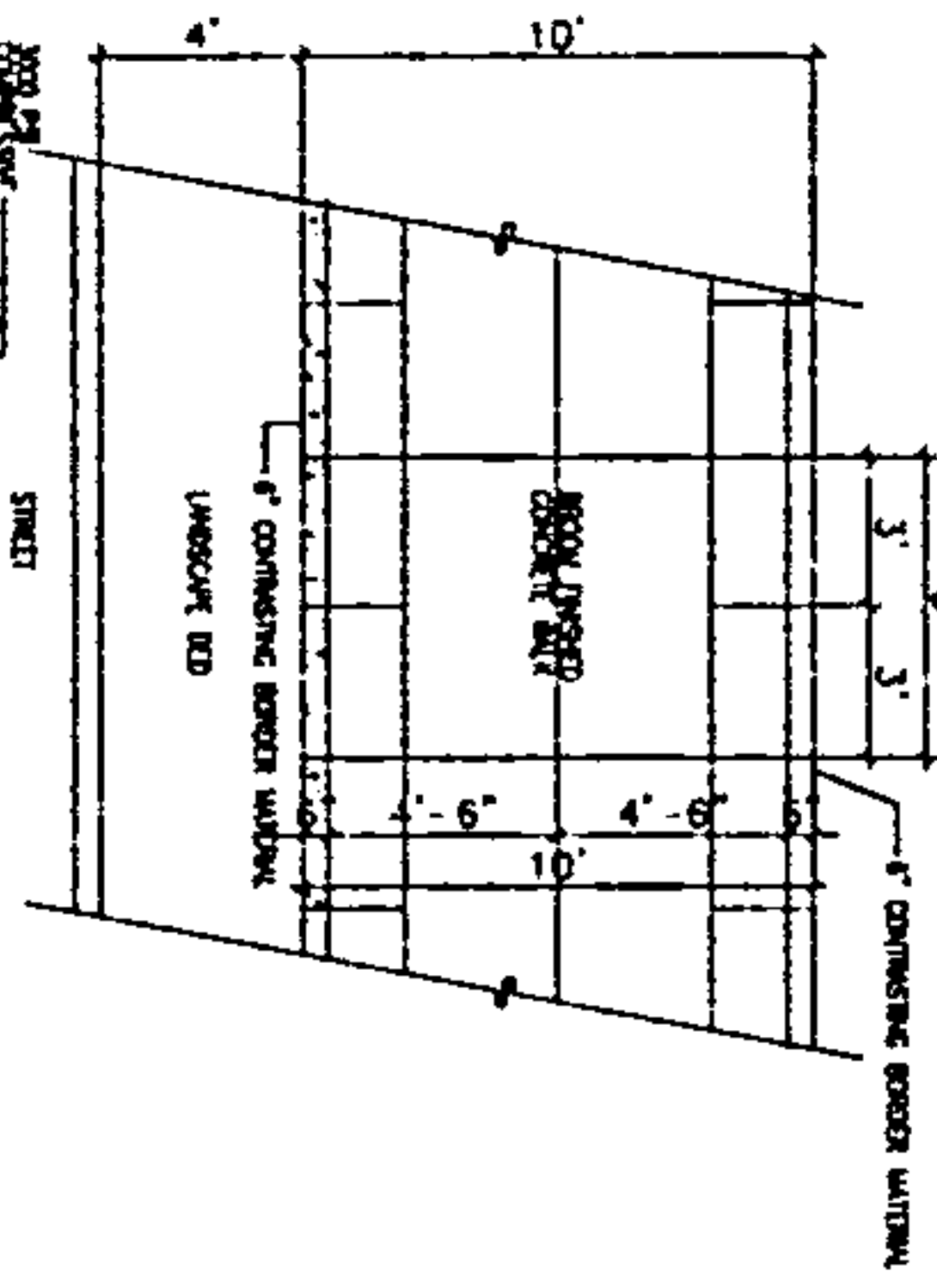
REV	DATE	BY	REVISION



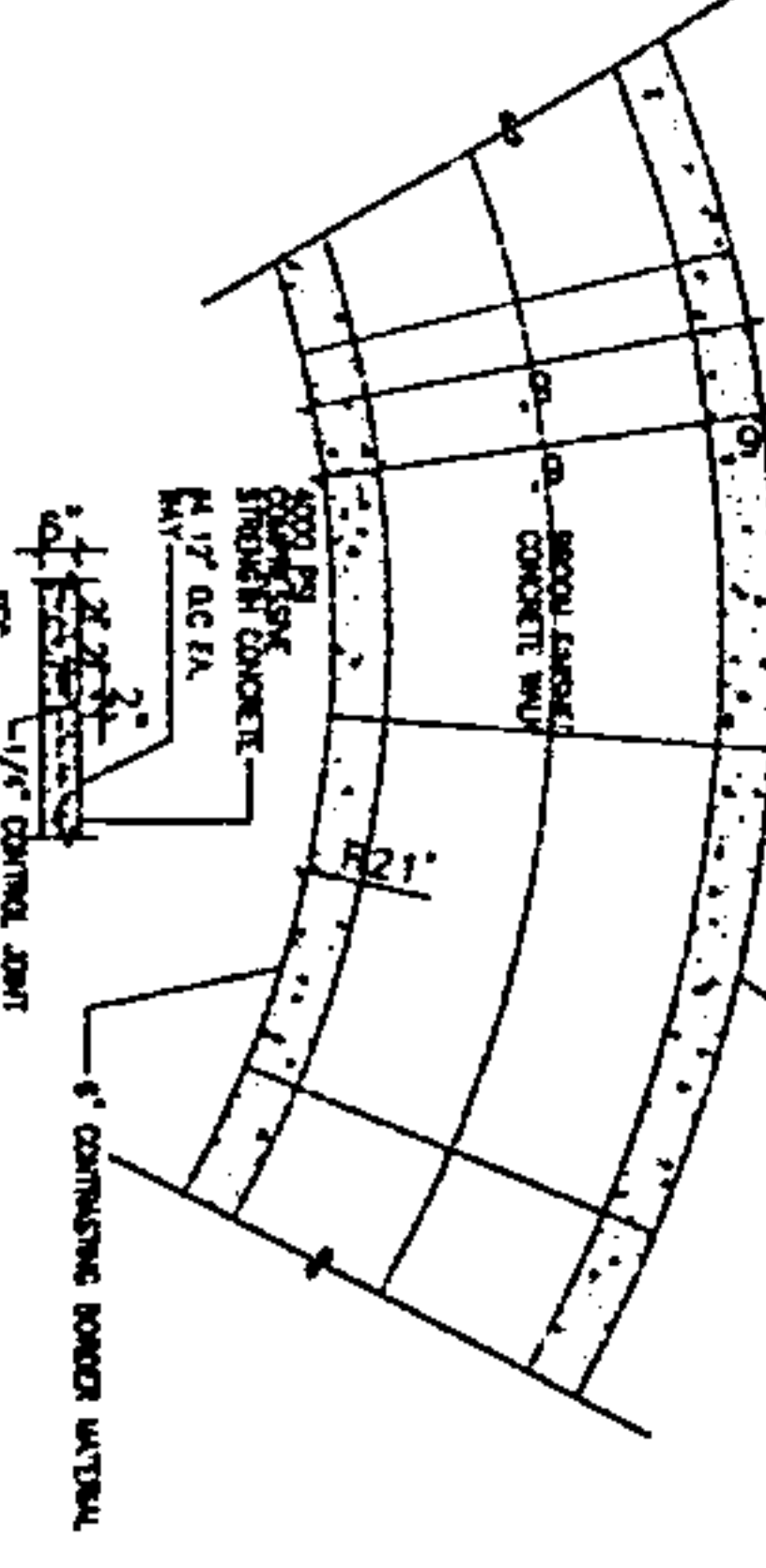
11 COMBINATION PET/HUMAN DRINKING FOUNTAIN
Scale: N.T.S.



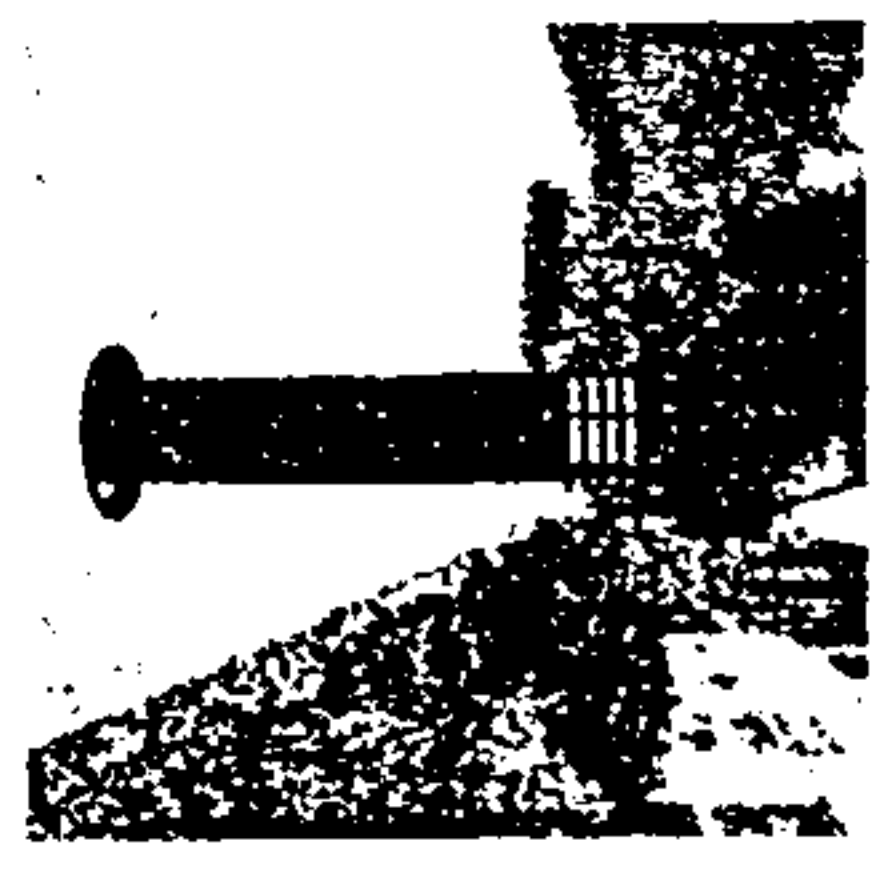
10 RAISED PLANTING BED DETAIL
Scale: N.T.S.



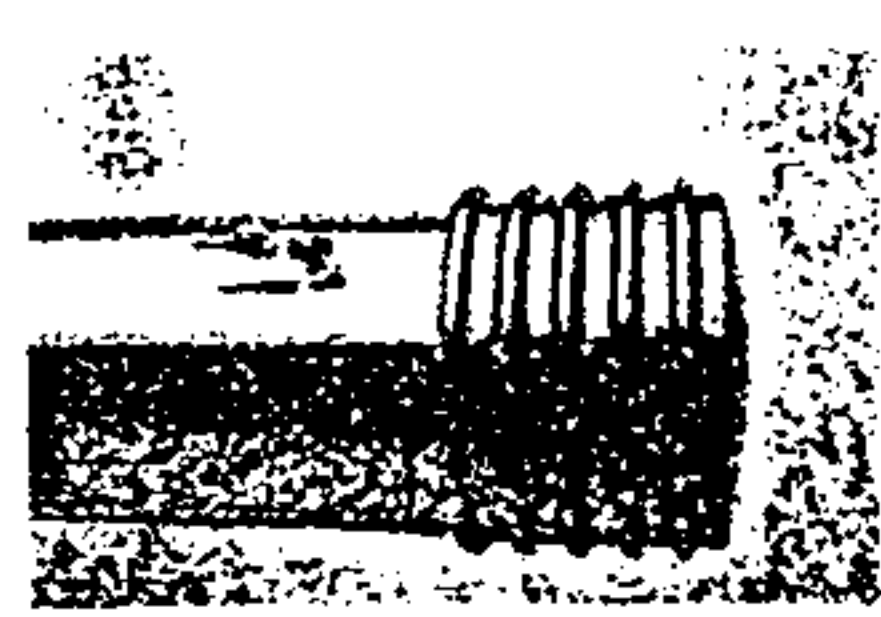
9 TYPICAL STREET SIDEWALK
Scale: N.T.S.



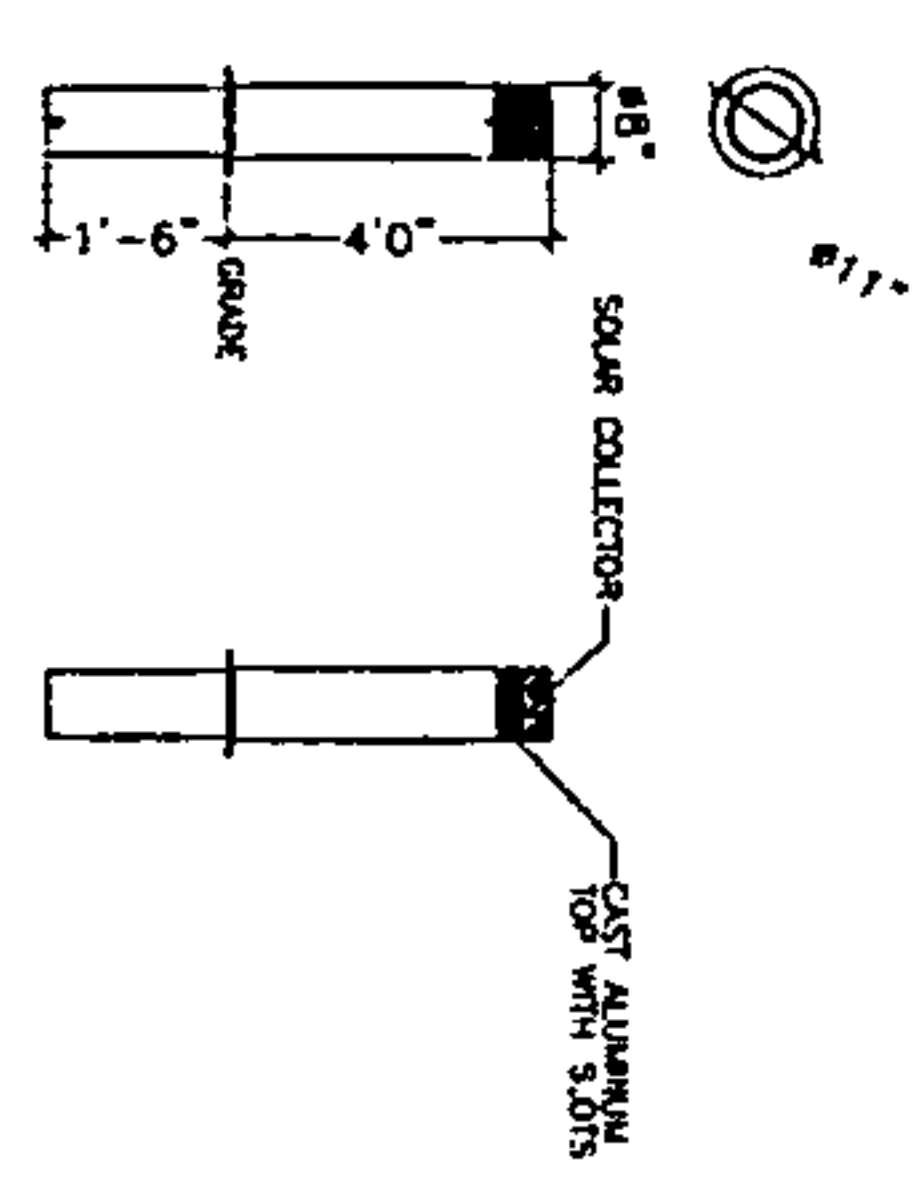
8 RADIUS CONC. CROSSWALK
Scale: N.T.S.



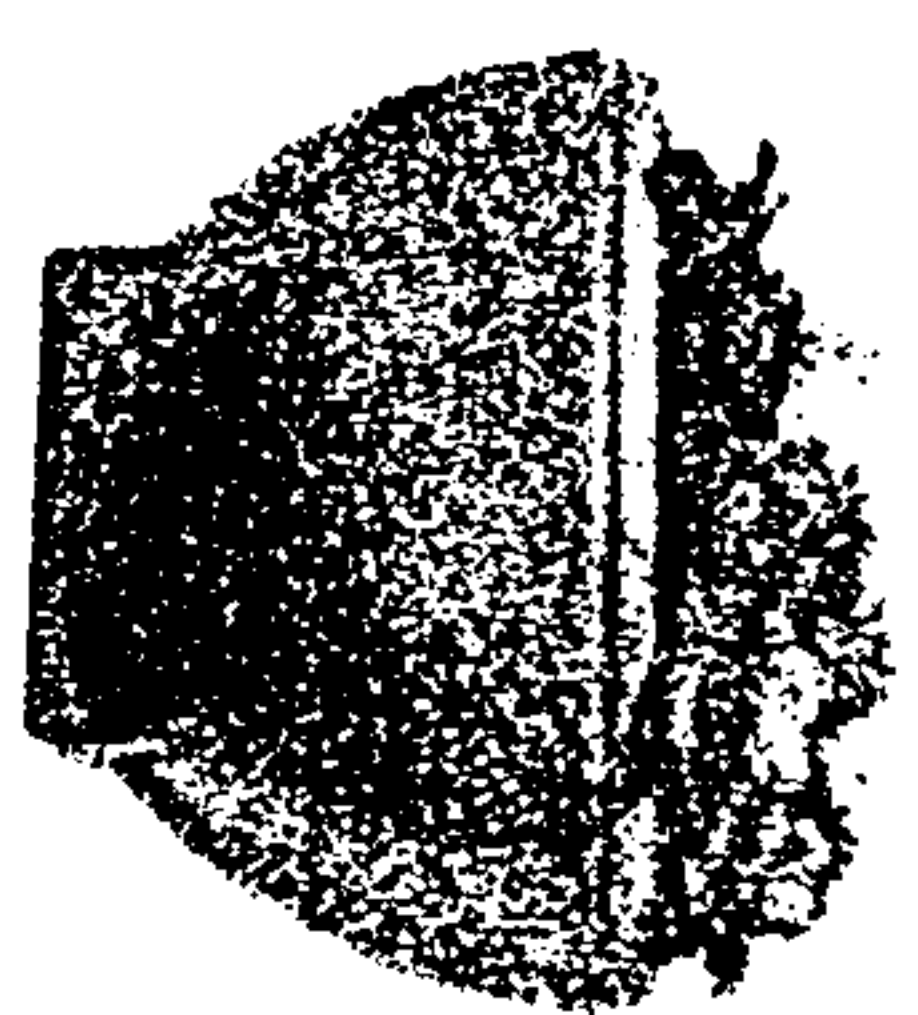
7B PERSPECTIVE VIEW
Scale: N.T.S.



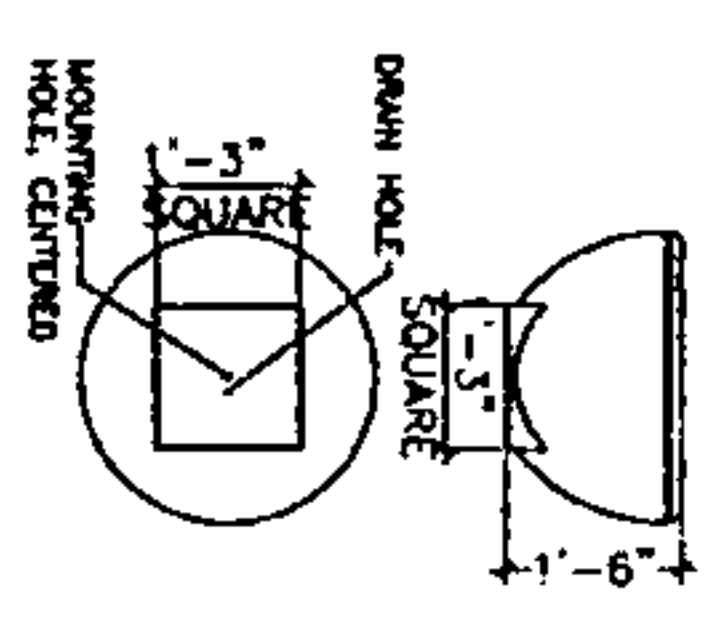
7A PERSPECTIVE VIEW
Scale: N.T.S.



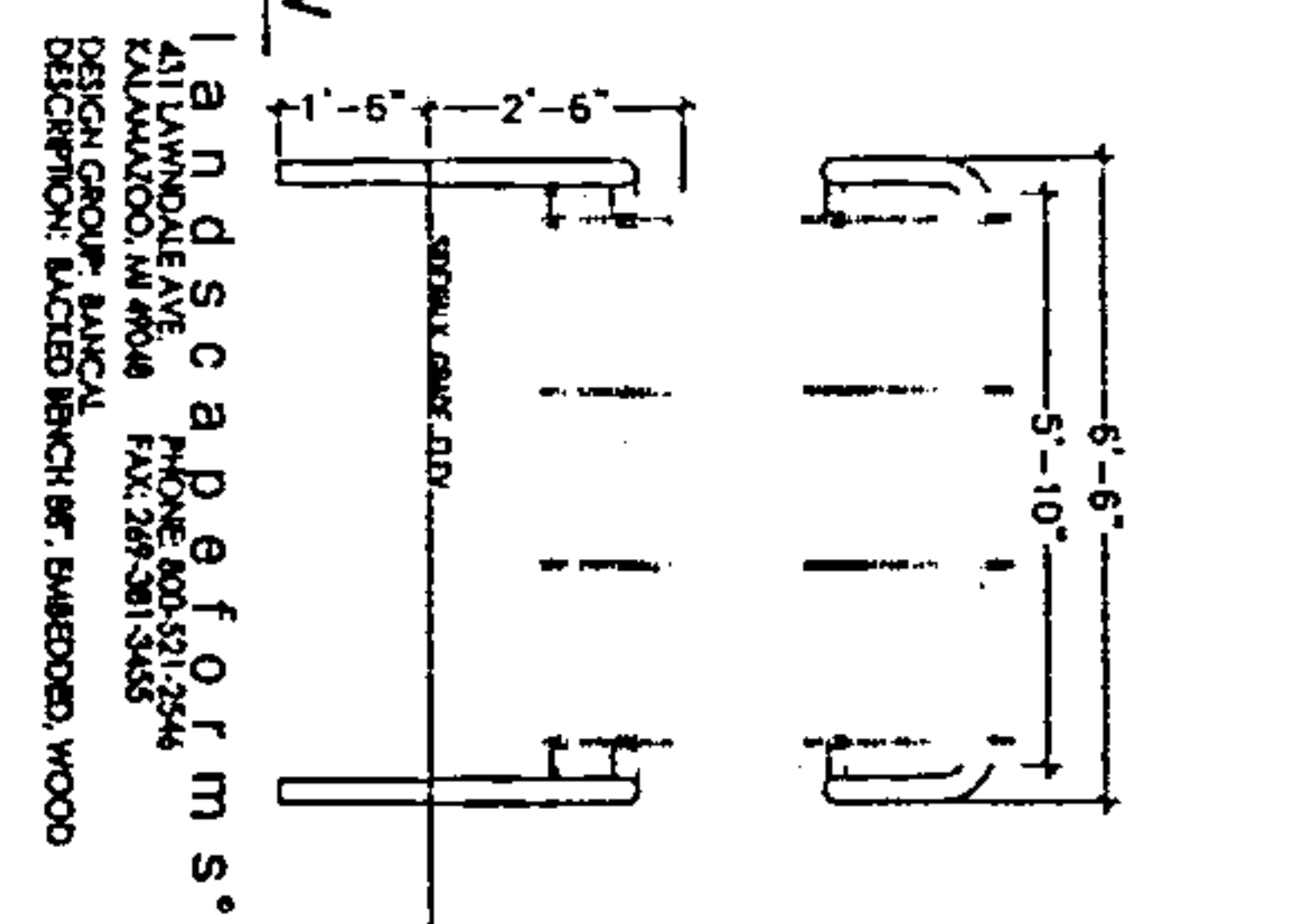
7 PEDESTRIAN LIGHTING DETAIL
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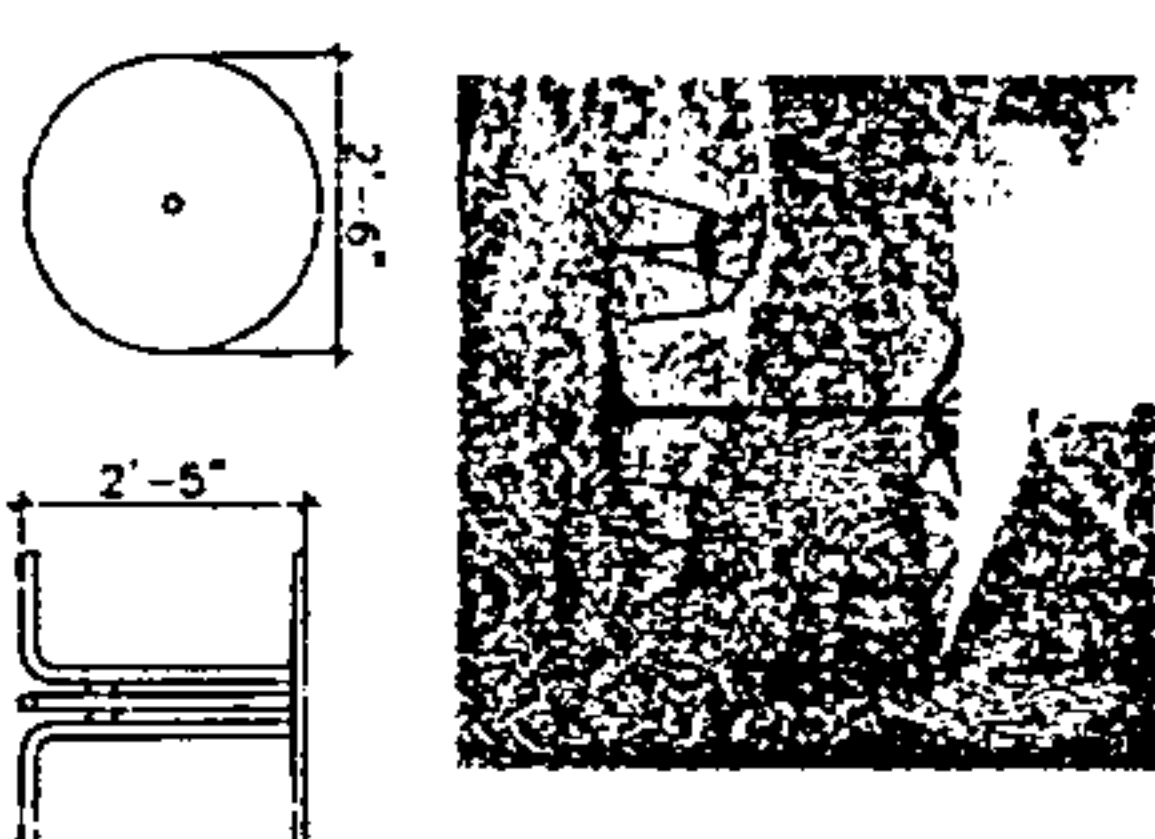
6A PERSPECTIVE VIEW
Scale: N.T.S.



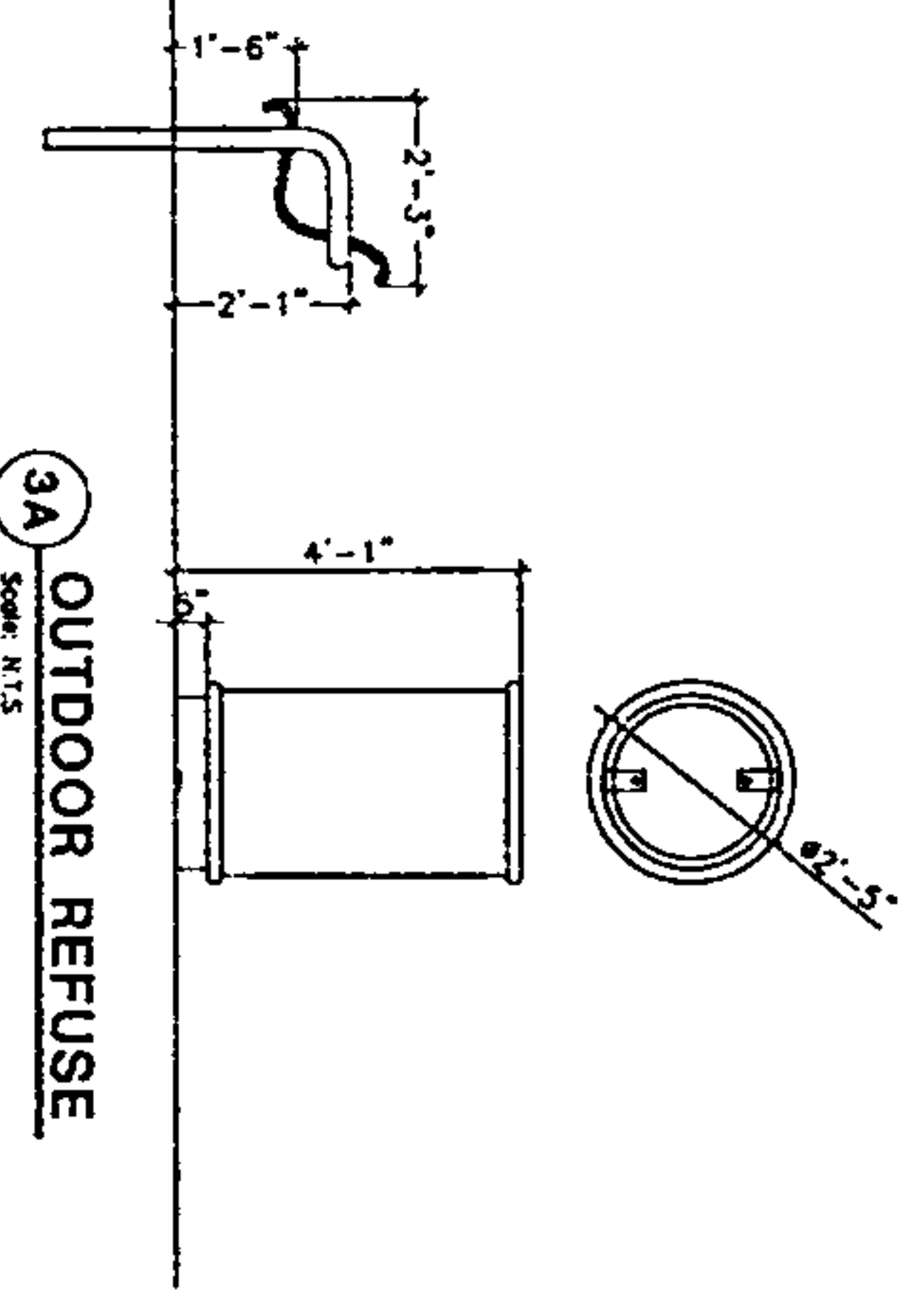
6 PLANTER DETAIL
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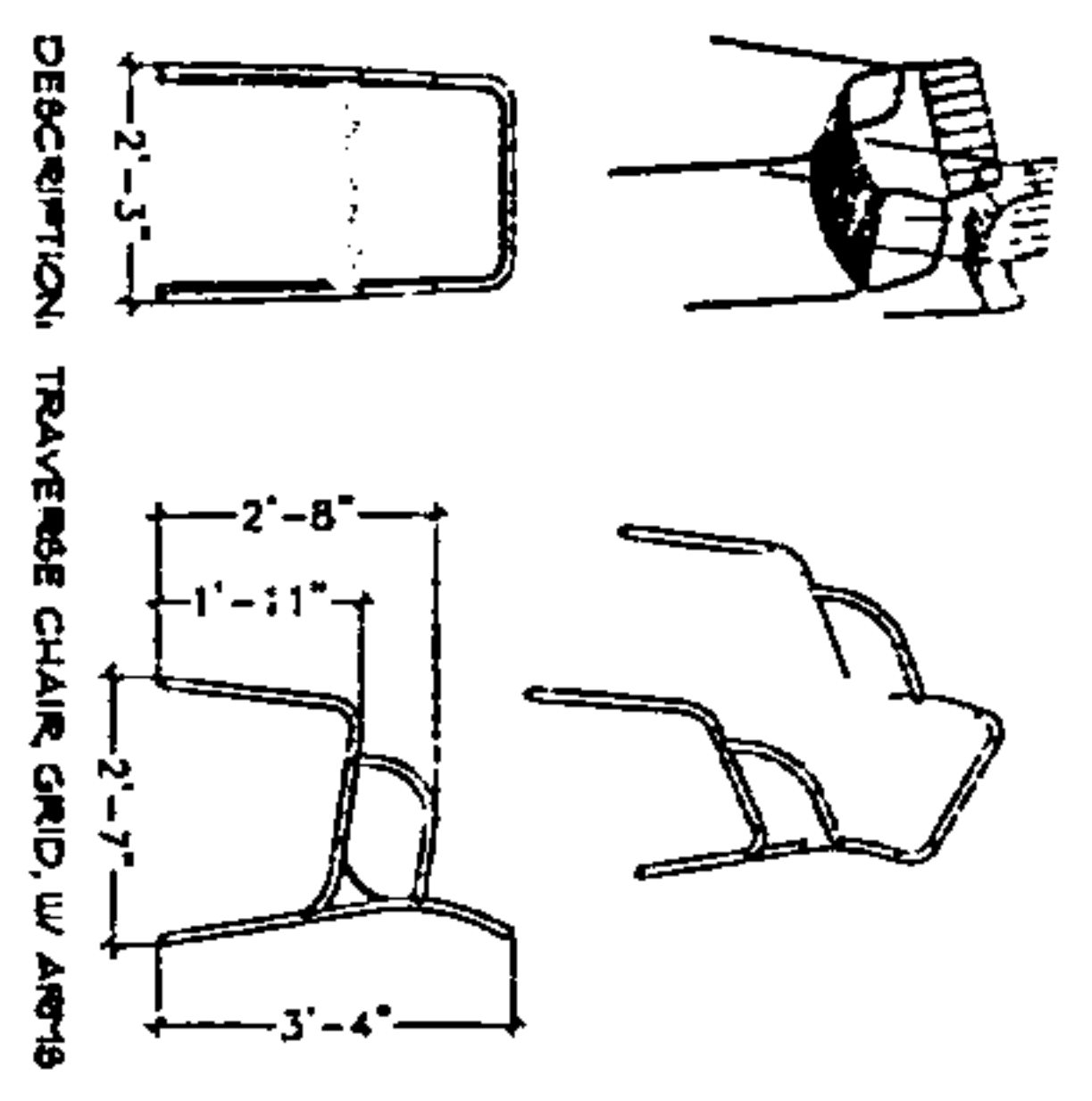
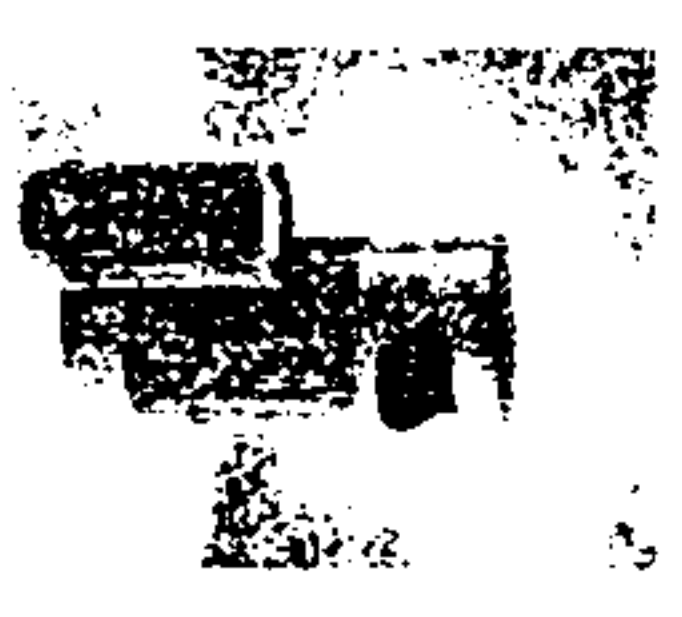
5 OUTDOOR DENCH
Scale: N.T.S.



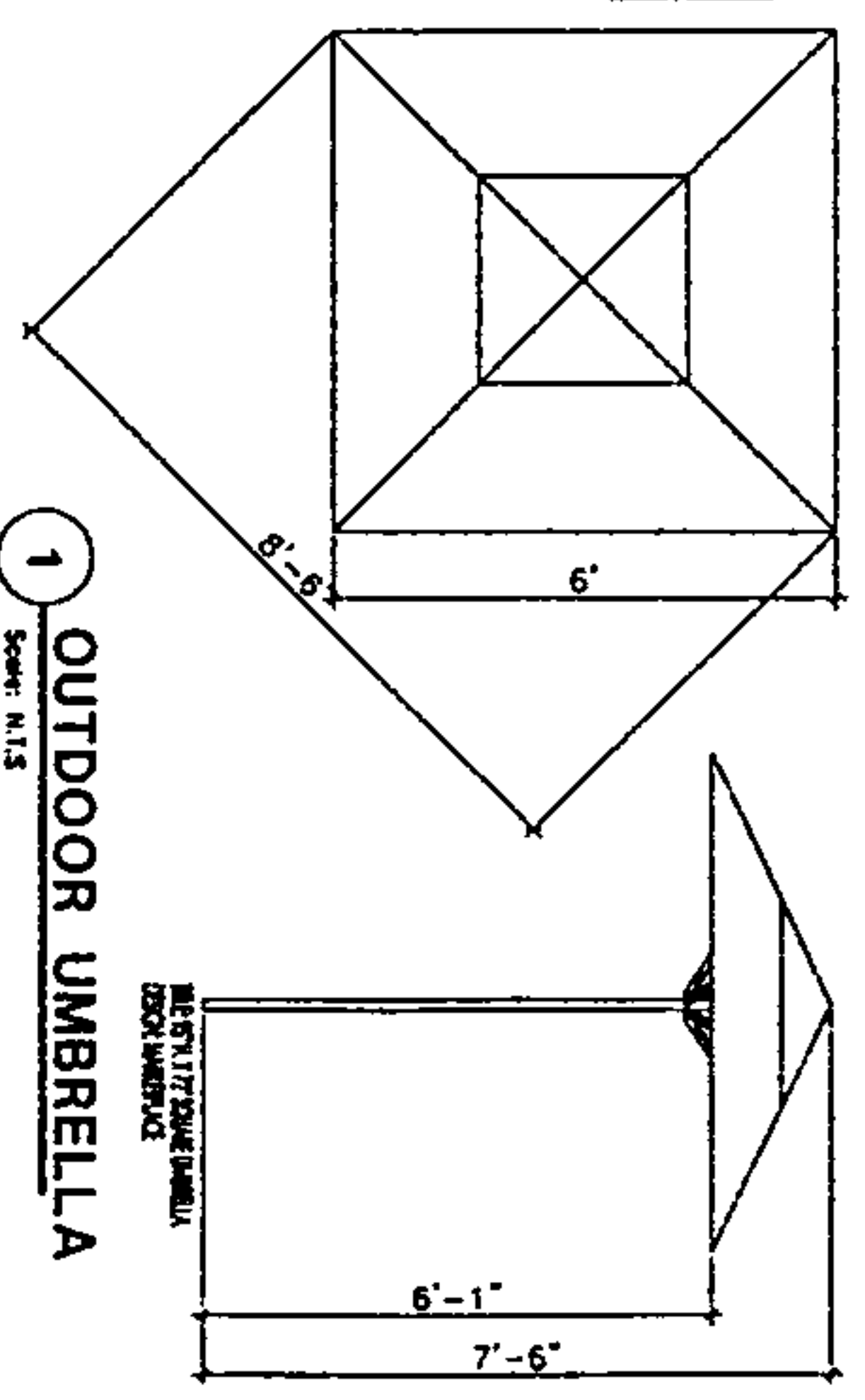
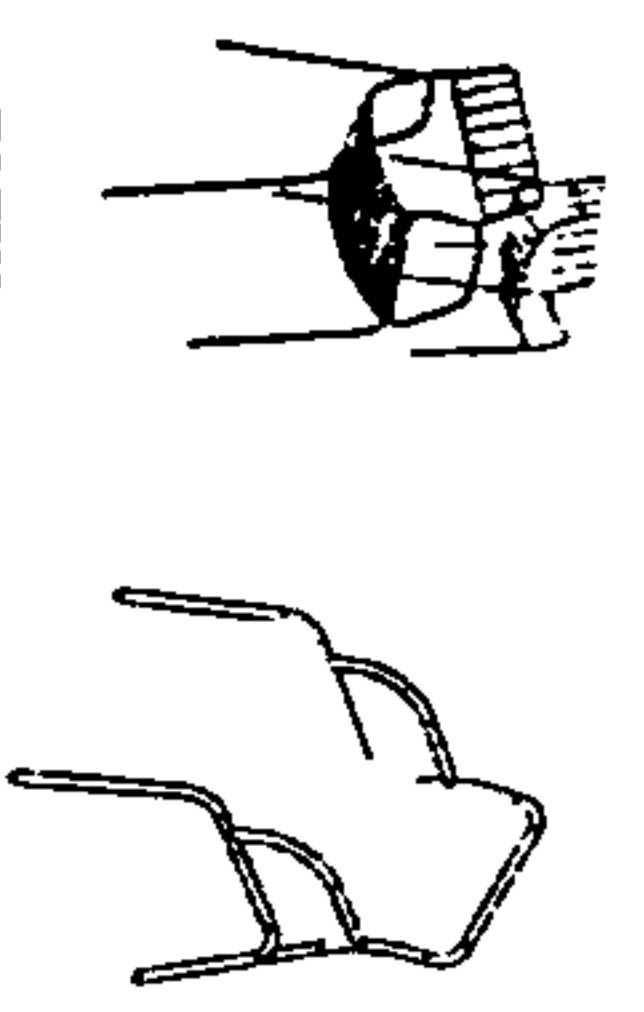
4 OUTDOOR TABLE
Scale: N.T.S.



3A OUTDOOR REFUSE
Scale: N.T.S.



3 OUTDOOR SEATING
Scale: N.T.S.



1 OUTDOOR UMBRELLA
Scale: N.T.S.

1A OUTDOOR UMBRELLA
Scale: N.T.S.

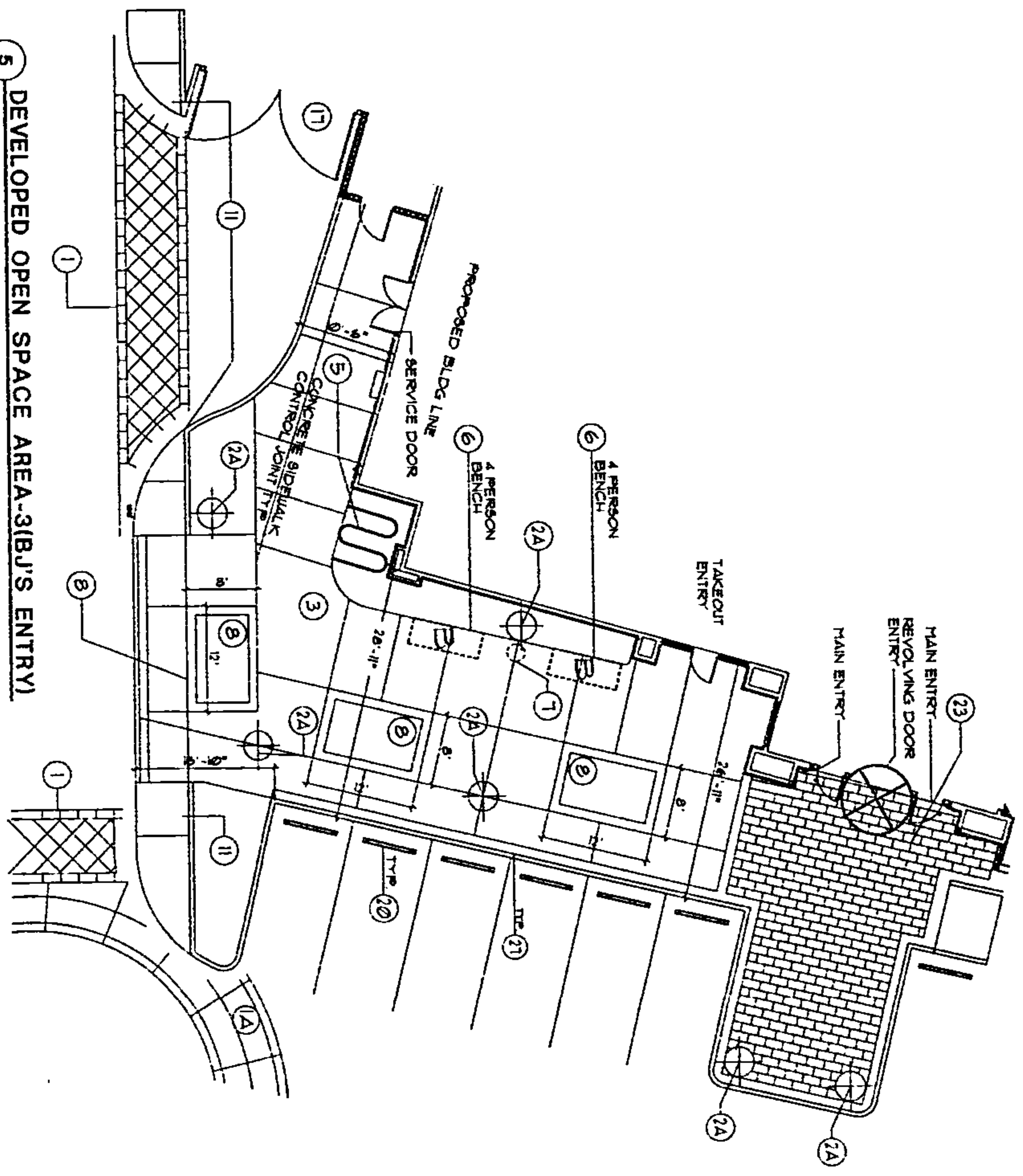
Landscaping of m.s.
411 LAWRENCE AVE. PHONE 262-3124
FALMOUTH, IA 50401 FAX 262-3813455
DESIGN GROUP: LANDSCAPE ARCHITECTURE
DESCRIPTION: BACKED BENCH BT. BARRIQUADE WOOD

PROJECT TITLE	UNROCK TOWN CENTER		
DATE	4/8/03		
SCALE	AS NOTED		
PROJECT NUMBER	JOB NO.	DRAWN BY:	
STEPHEN DUNBAR, AIA	UN-BJ	S-J	
PROJECT TITLE	SITE DETAILS		
SCALE	N.T.S.		
DATE	4/13		

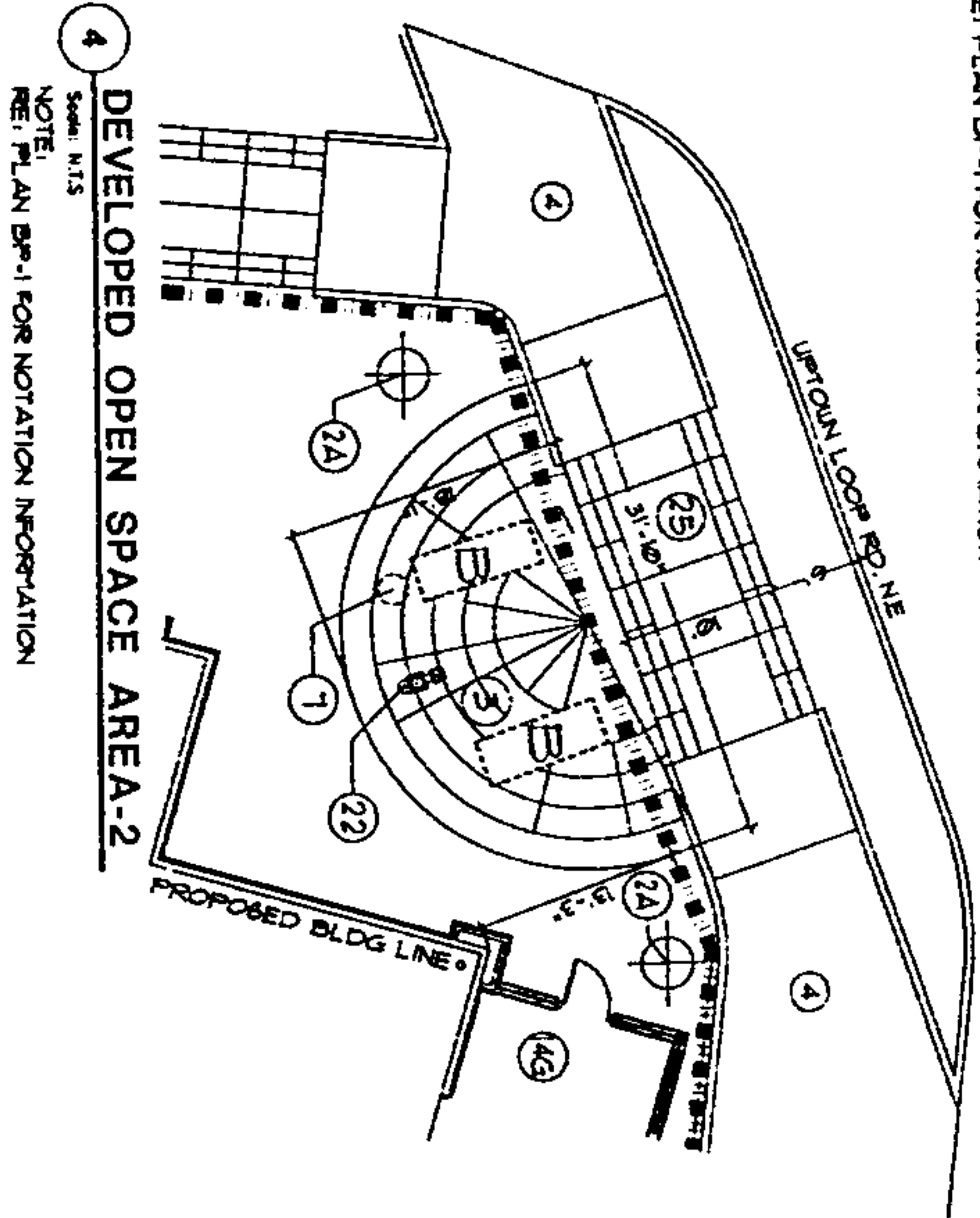


MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

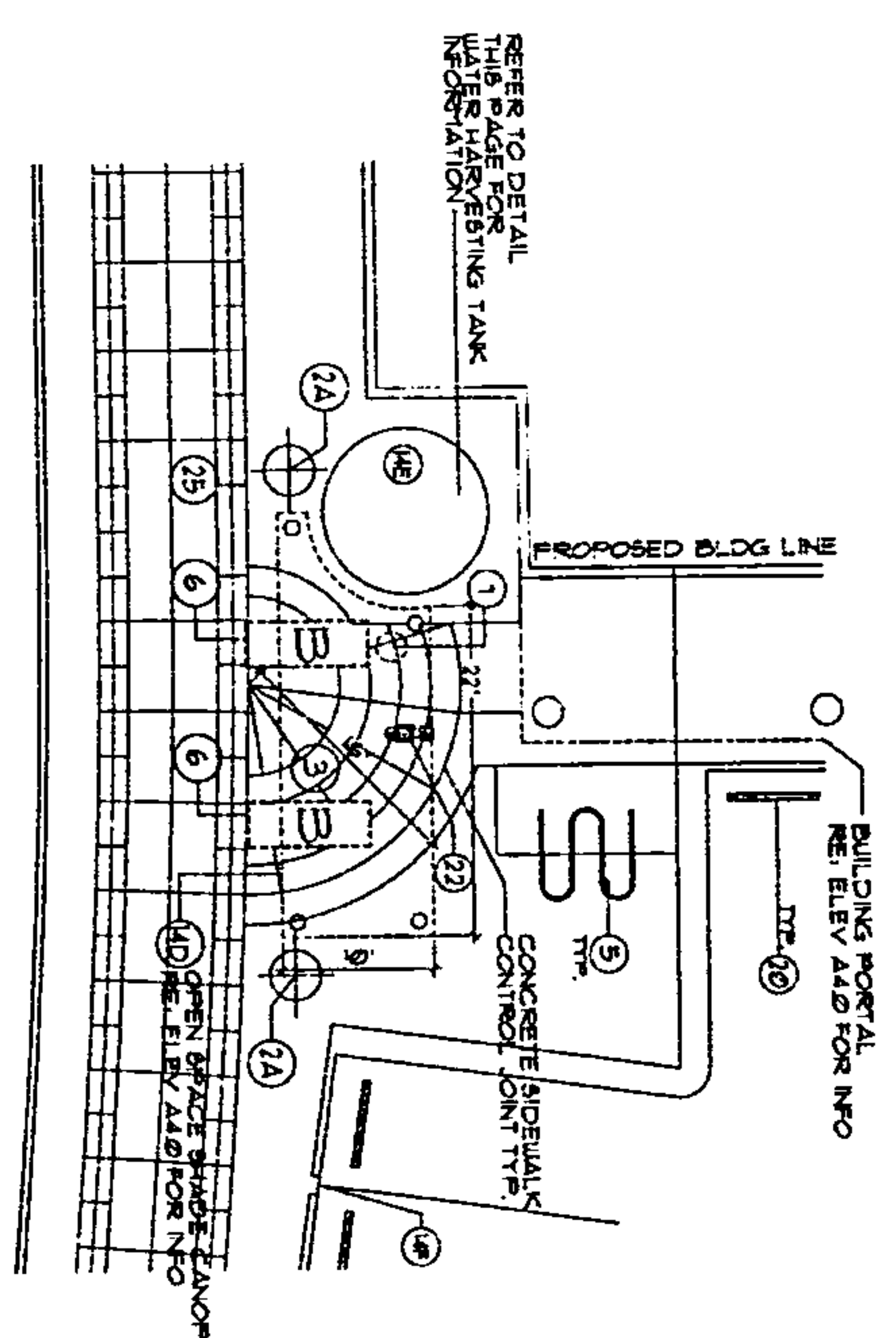
REV	DATE	BY	REVISION
△			
△			
△			
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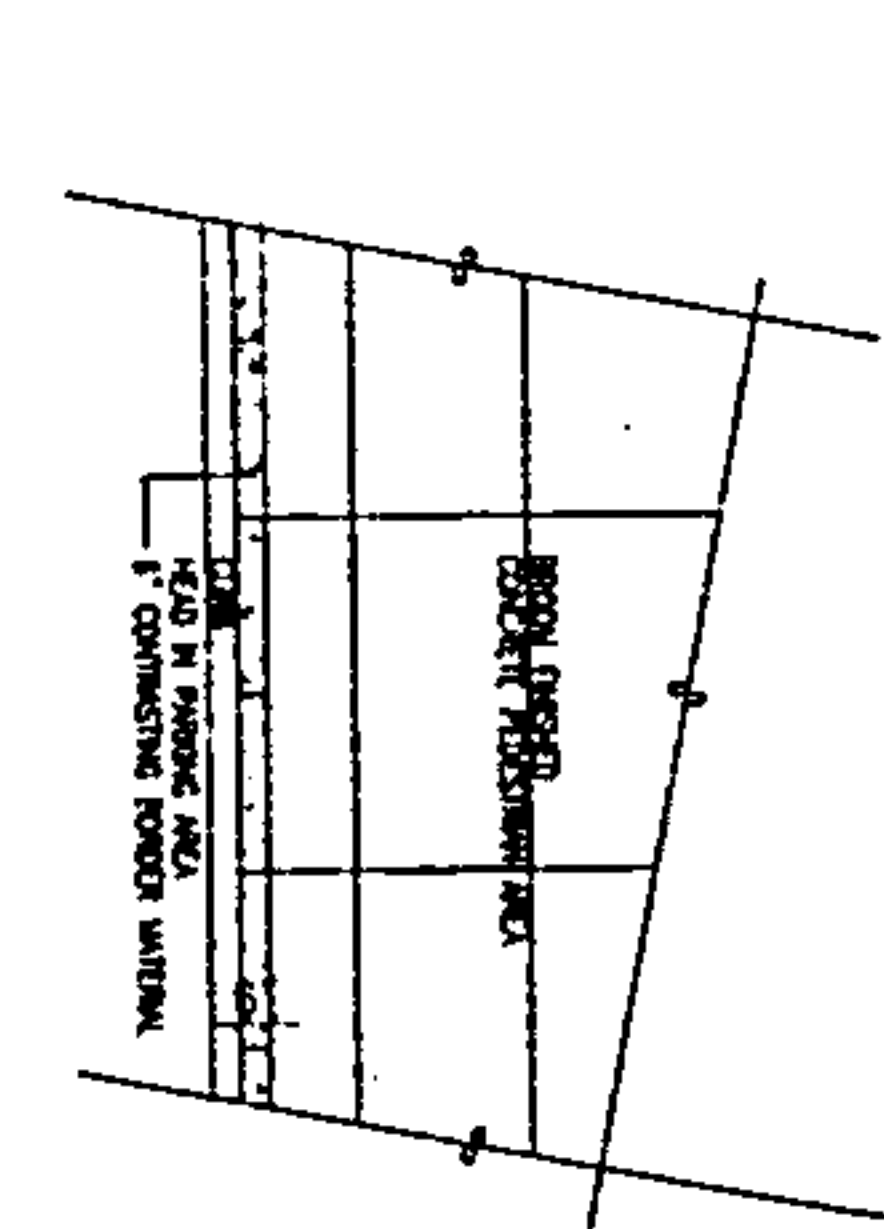
5 DEVELOPED OPEN SPACE AREA-3(BU'S ENTRY)
 Scale: N.T.S.
 NOTE:
 RE: PLAN BP-1 FOR NOTATION INFORMATION



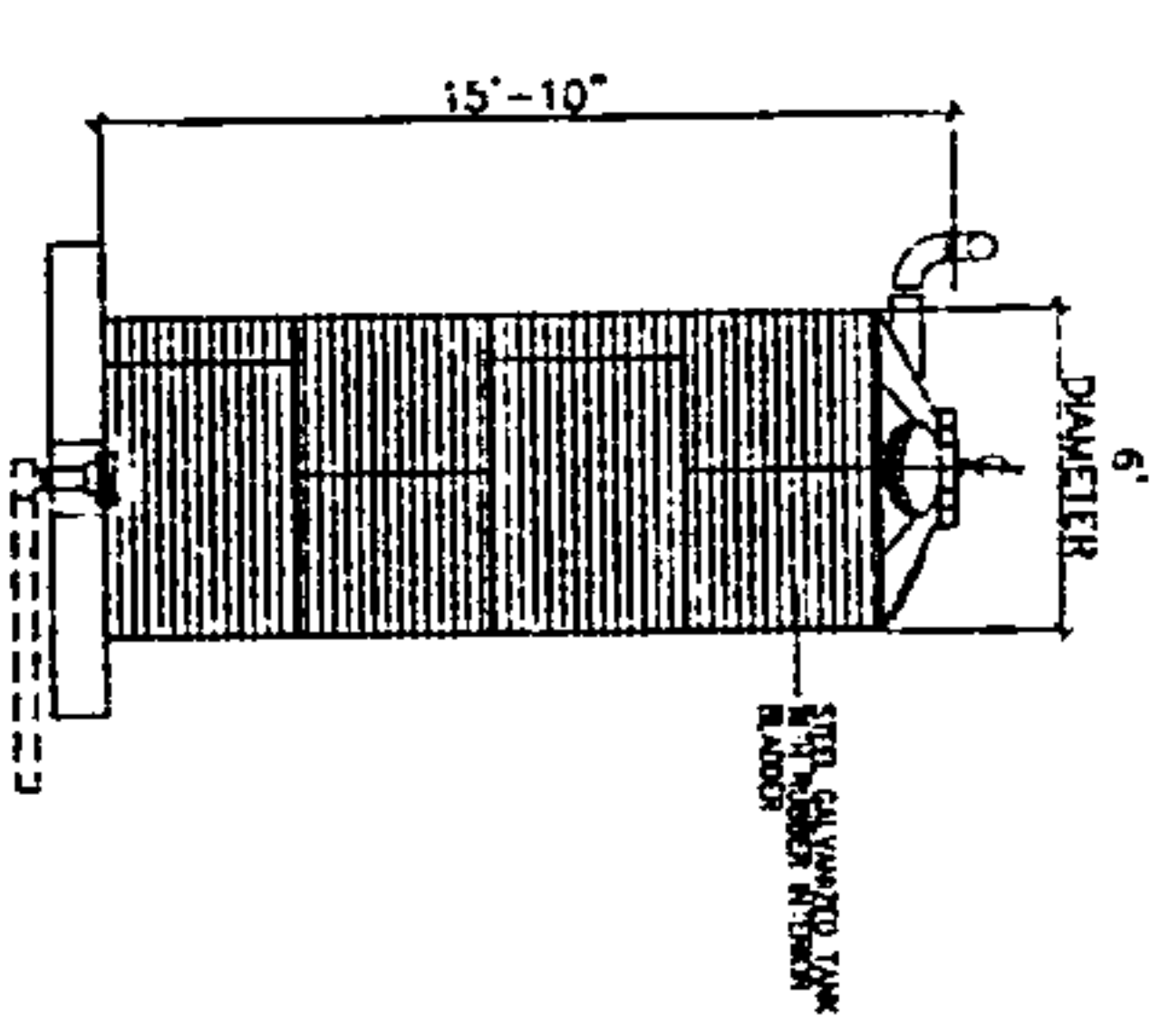
4 DEVELOPED OPEN SPACE AREA-2
 Scale: N.T.S.
 NOTE:
 RE: PLAN BP-1 FOR NOTATION INFORMATION



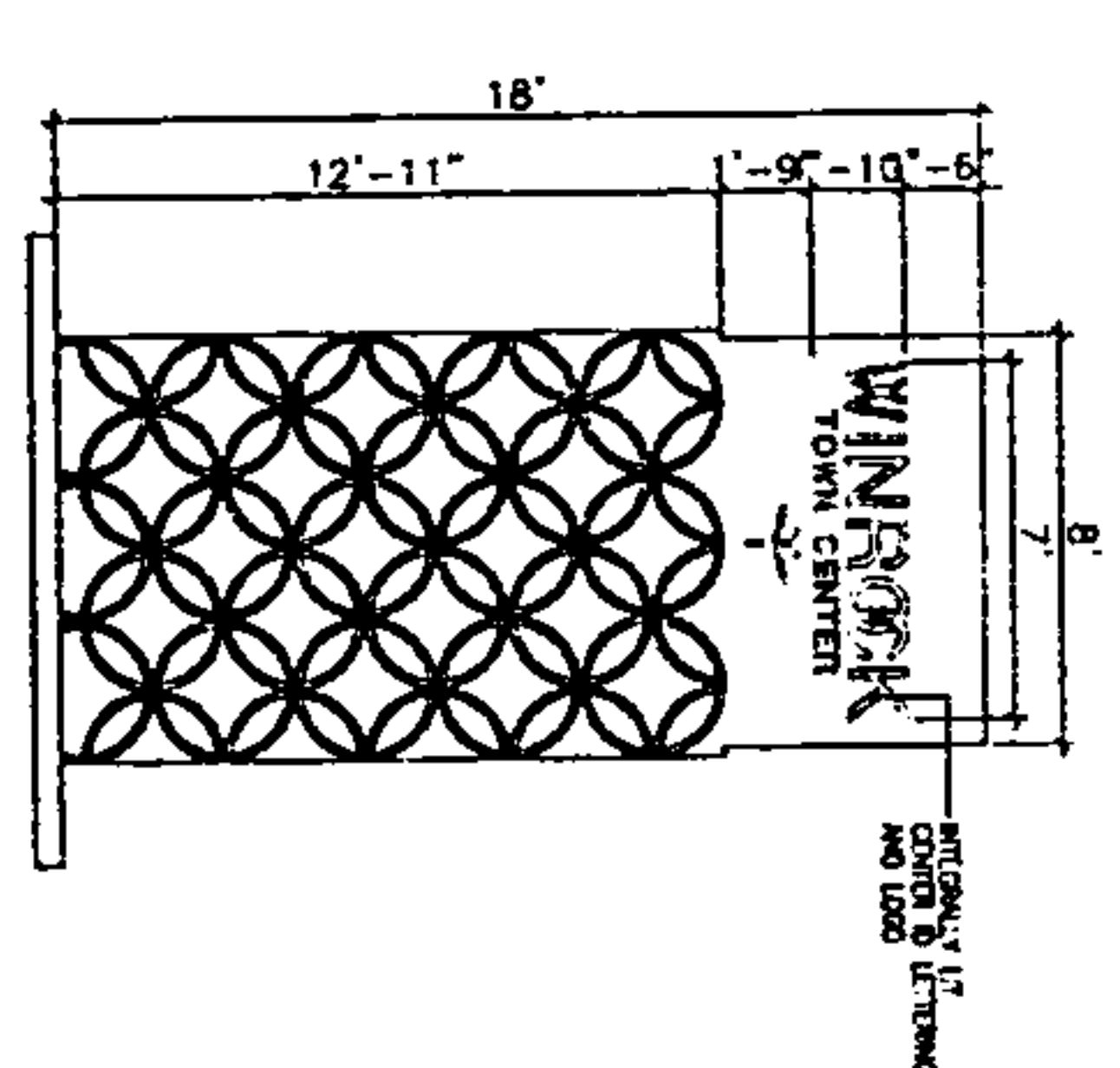
3 DEVELOPED OPEN SPACE AREA-1
 Scale: N.T.S.
 NOTE:
 RE: PLAN BP-1 FOR NOTATION INFORMATION



2 TYPICAL EDGE DETAIL
 Scale: N.T.S.



6 WATER HARVESTING TANK
 Scale: N.T.S.



1 CENTER ID MONUMENT SIGN
 Scale: N.T.S.

DATE	4/6/07	PROJECT TITLE	WINROCK TOWN CENTER
SCALE	AS NOTED	PROJECT NUMBER	2200 LOUISIANA BLVD. NE ALBUQUERQUE NEW MEXICO
DESIGNER	AS NOTED	FILED NUMBER	STEPHEN CUNEAR, AIA
DATE	4/14	JOB NO.	WIN-EJ
SCALE	AS NOTED	DRAWN BY:	5-J
		SHEET TITLE	SITE DETAILS

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

REV	DATE	BY	REVISION
△			
△			
△			
△			

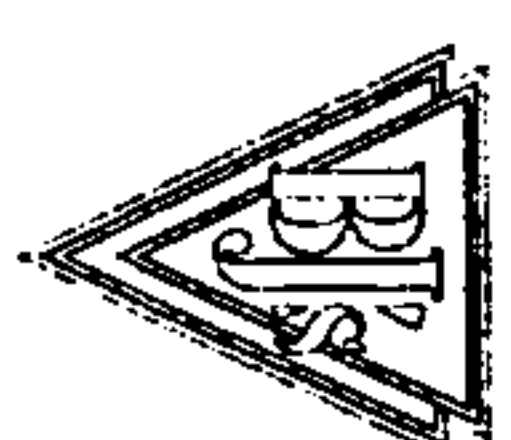


Brand | operations | build

W&J PARTNERS
 1000 LANTANA AVE
 SUITE 100
 BOSTON, MA 02111
 WWW.WJPS.COM

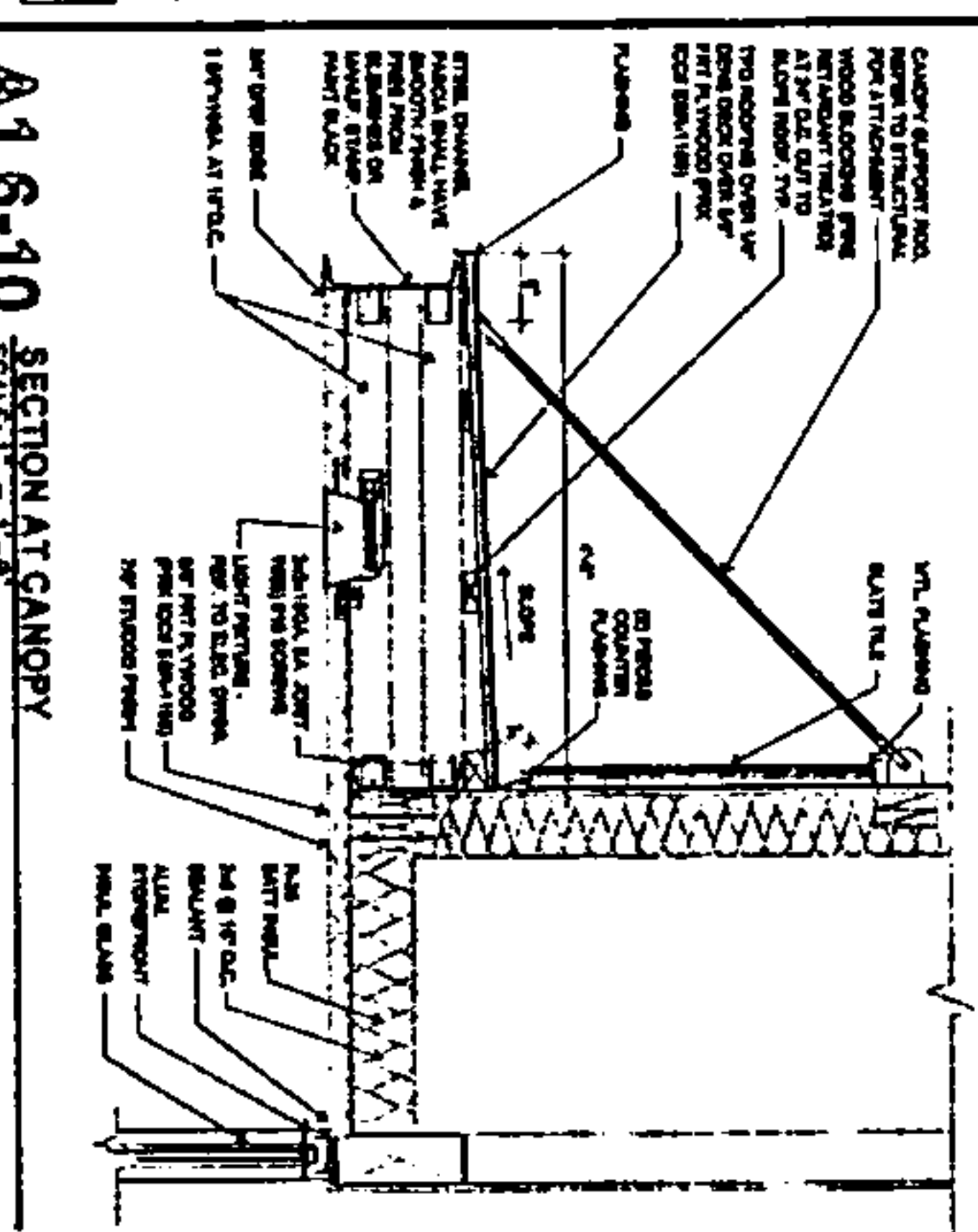
LA ARCHITECTURE
 OPEN DESIGN

BJ'S RESTAURANT & BREWHOUSE
 'WINROCK TOWN CENTER'
 2100 LOUISIANA BLVD.
 ALBUQUERQUE, NM

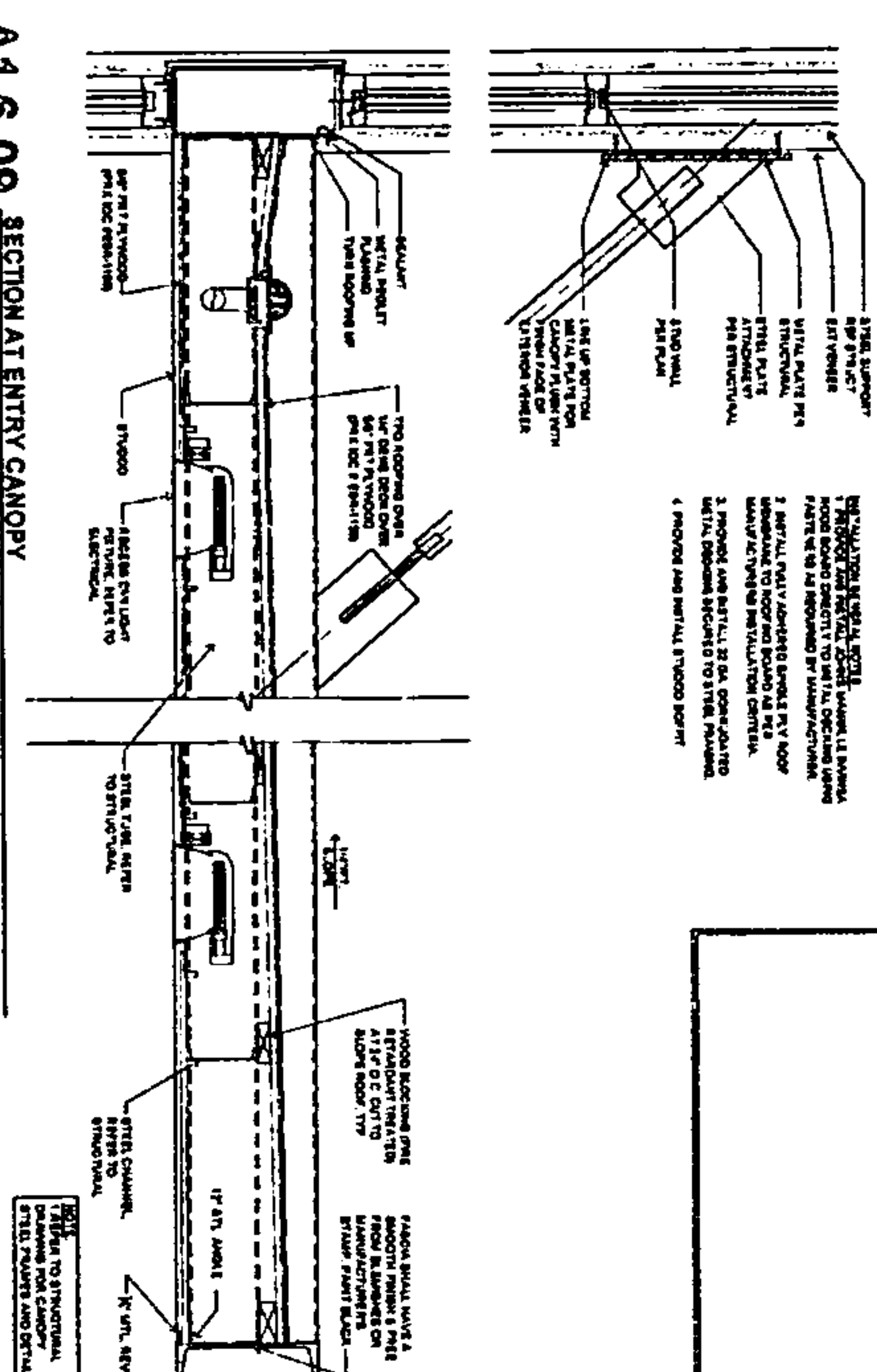


NO. PROJECT: 14-0000
 PROJECT NAME: BJ'S RESTAURANT & BREWHOUSE
 PROJECT ADDRESS: 2100 LOUISIANA BLVD., ALBUQUERQUE, NM 87102
 DATE: 11/11/14
 DRAWING NO.: A1.6-08

A1.6
 ENLARGED FLOOR PLANS

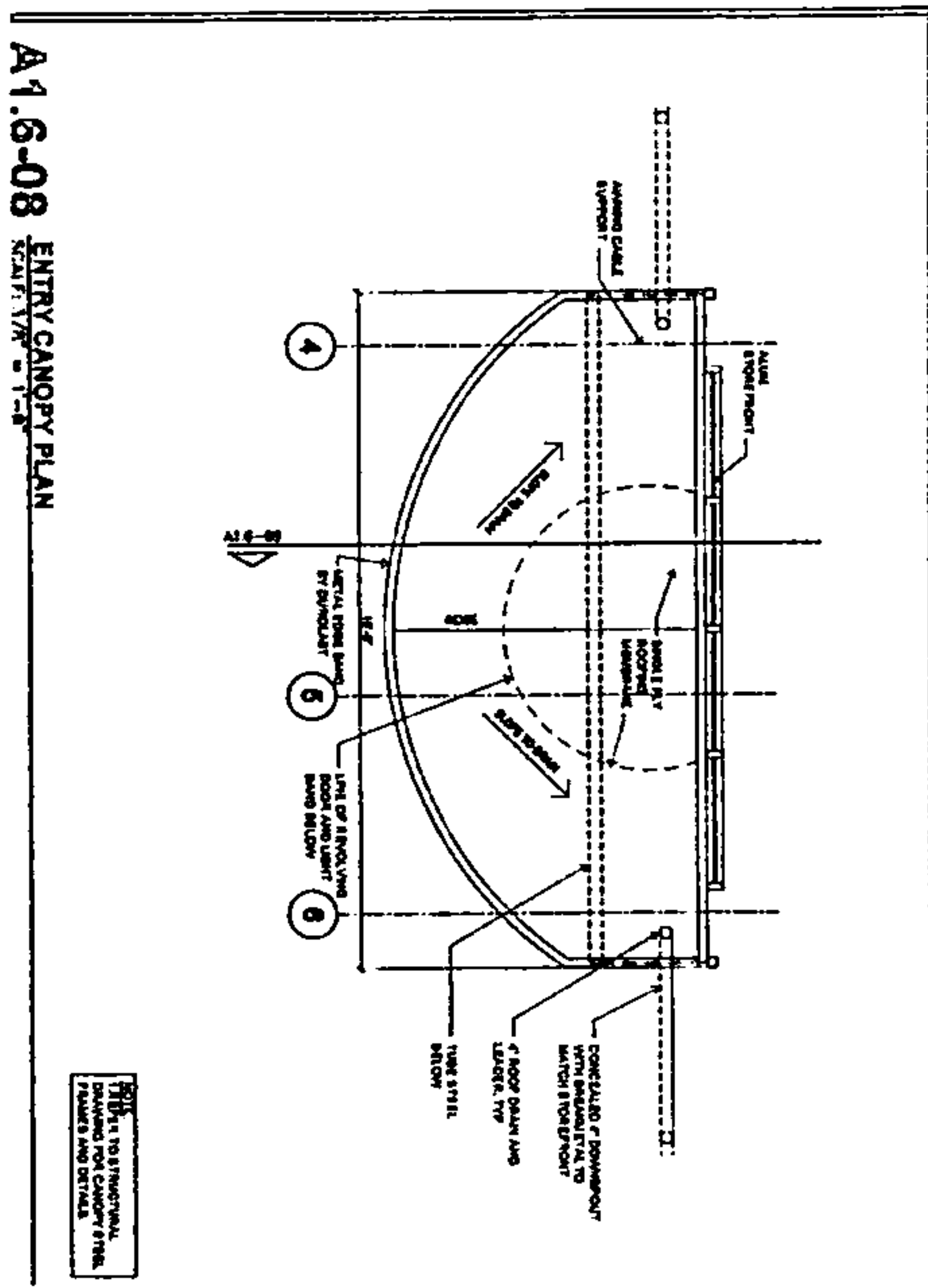
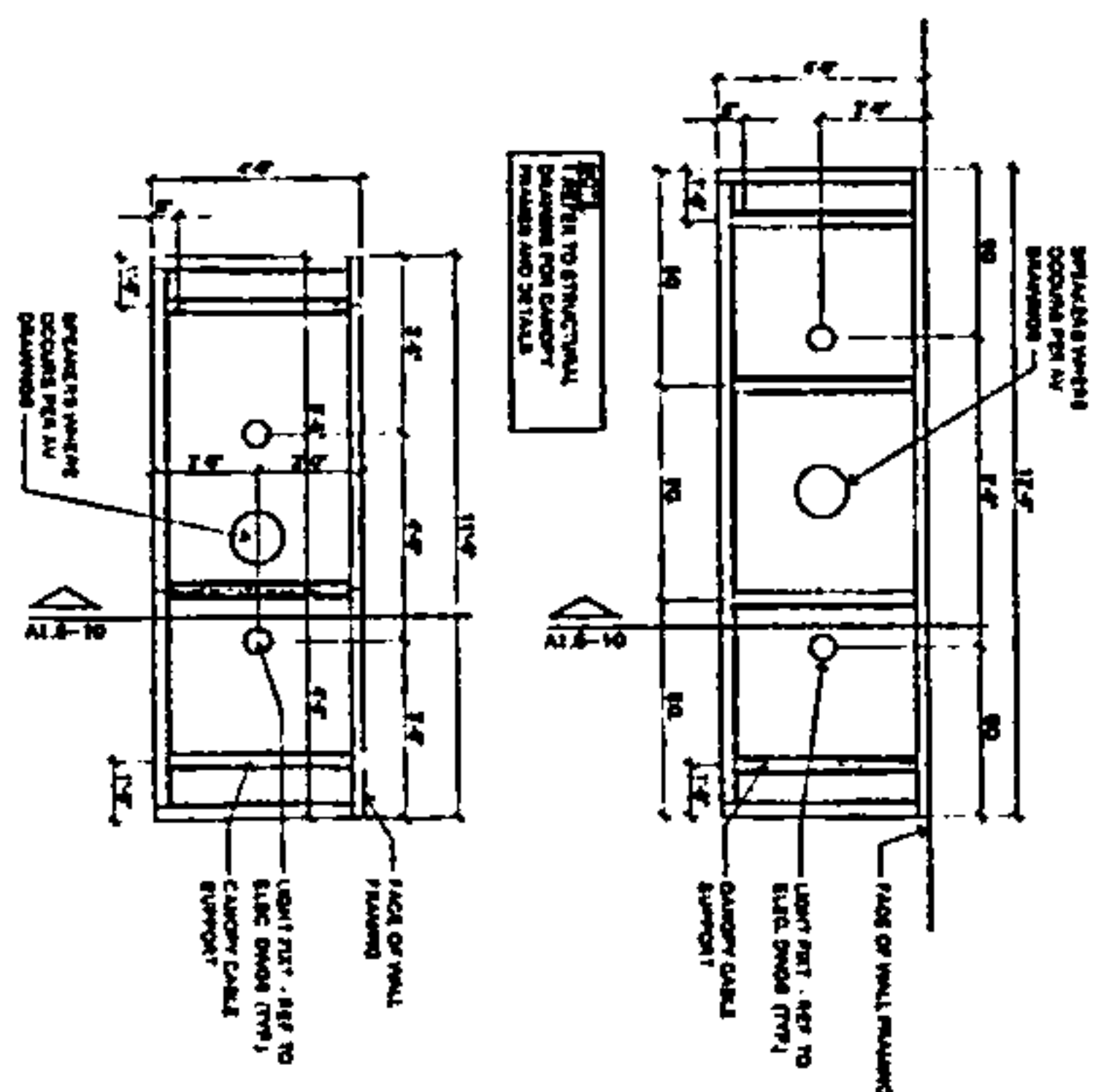


A1.6-10 SECTION AT CANOPY

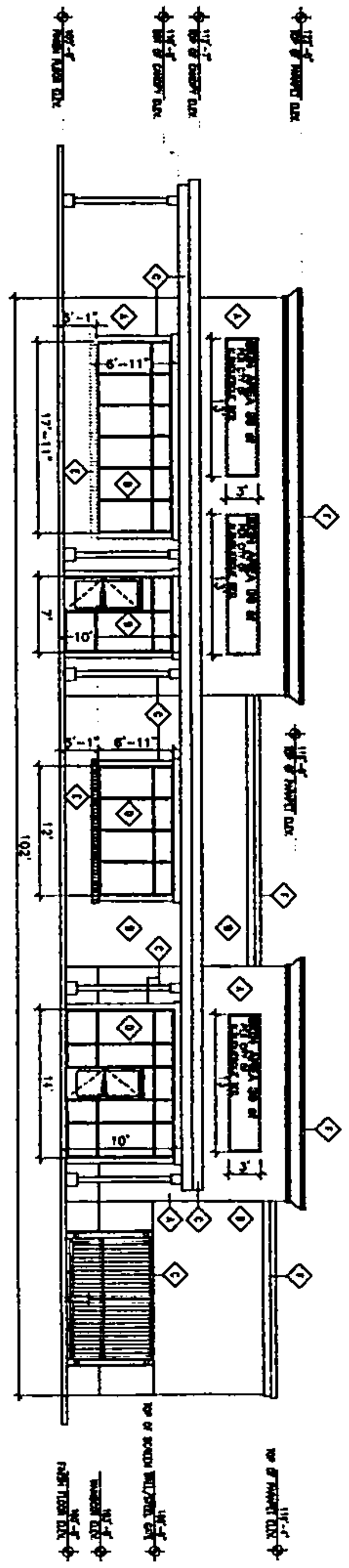


A1.6-09 SECTION AT ENTRY CANOPY

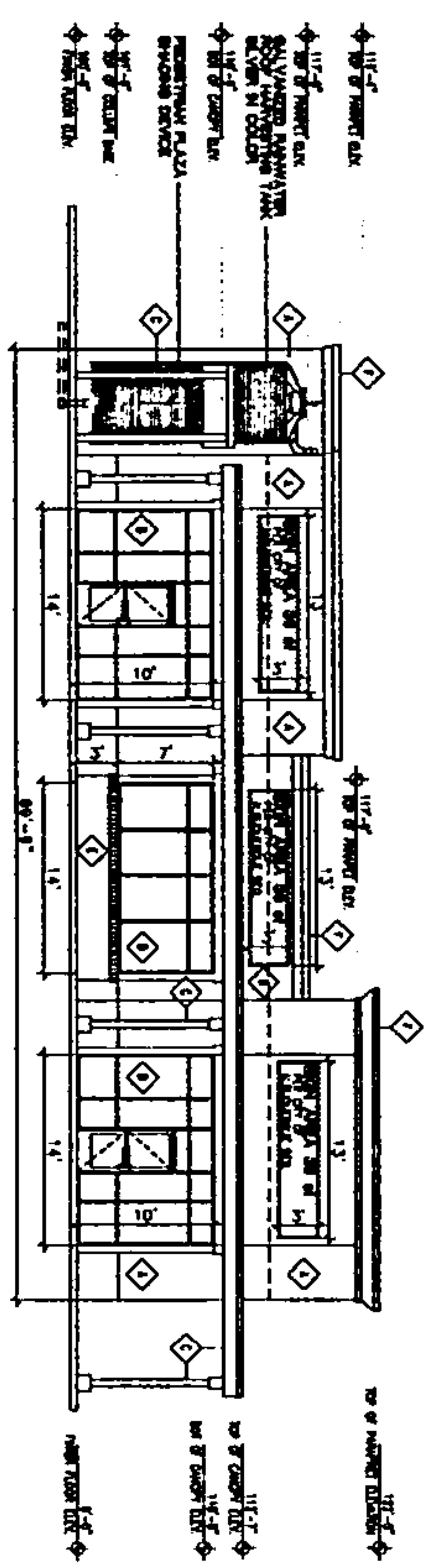
A1.6-06 CANOPY PLAN DETAILS



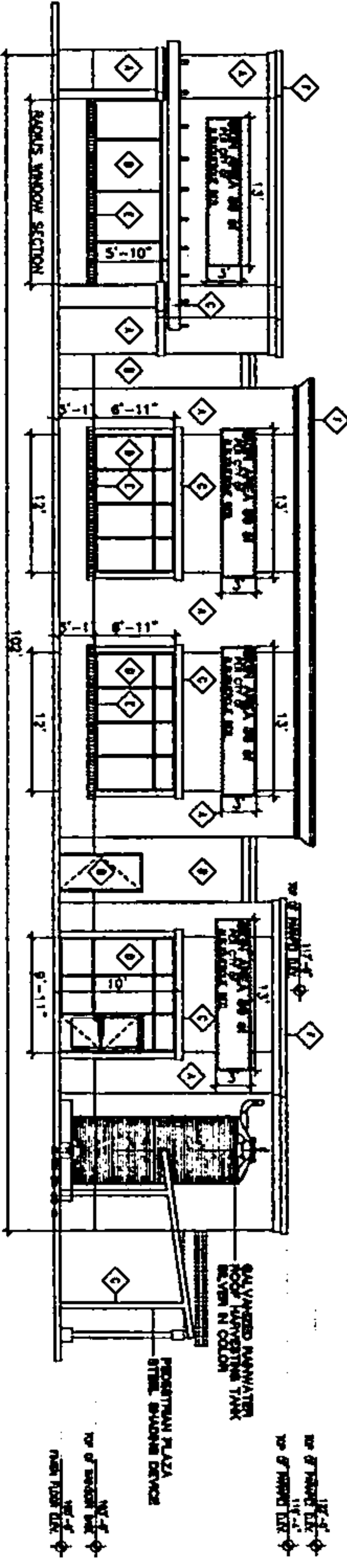
A1.6-08 ENTRY CANOPY PLAN



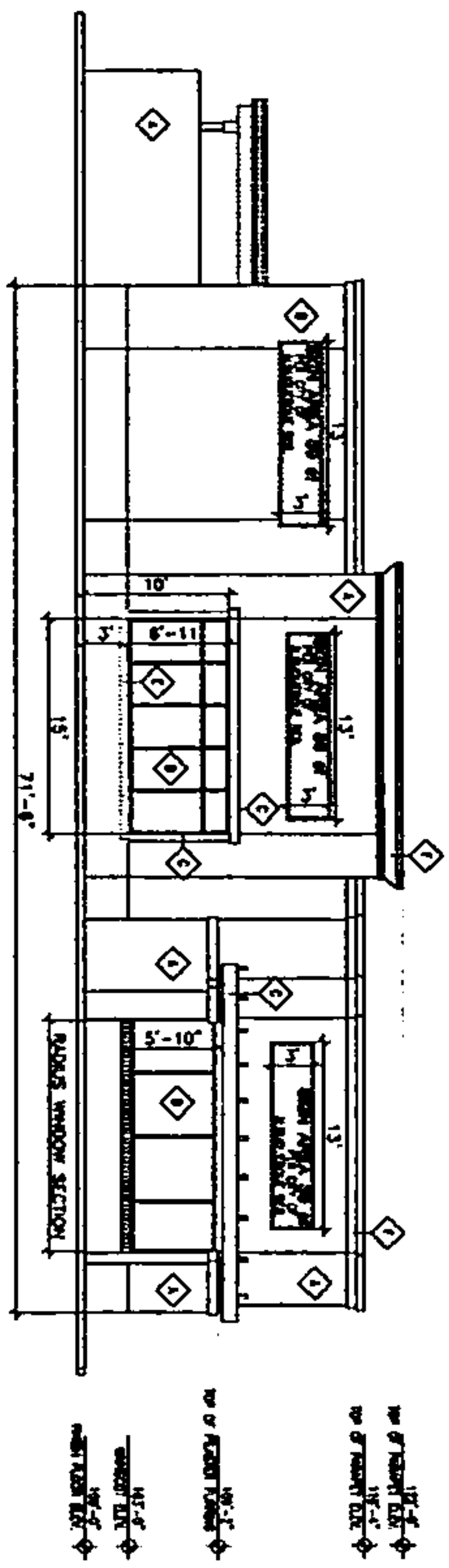
1 NORTH ELEVATION
 Scale: 1/8"=1'-1"
 NOTE: ALL BUILDING LOCATIONS SHOWN IN SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION. TOTAL ALLOWABLE SERVICE: 17' 0"



2 EAST ELEVATION
 Scale: 1/8"=1'-1"
 NOTE: ALL BUILDING LOCATIONS SHOWN IN SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION. TOTAL ALLOWABLE SERVICE: 17' 0"



3 SOUTH ELEVATION
 Scale: 1/8"=1'-1"
 NOTE: ALL BUILDING LOCATIONS SHOWN IN SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION. TOTAL ALLOWABLE SERVICE: 17' 0"



4 WEST ELEVATION
 Scale: 1/8"=1'-1"
 NOTE: ALL BUILDING LOCATIONS SHOWN IN SUBJECT TO CITY OF ALBUQUERQUE APPROVALS PRIOR TO INSTALLATION. TOTAL ALLOWABLE SERVICE: 17' 0"

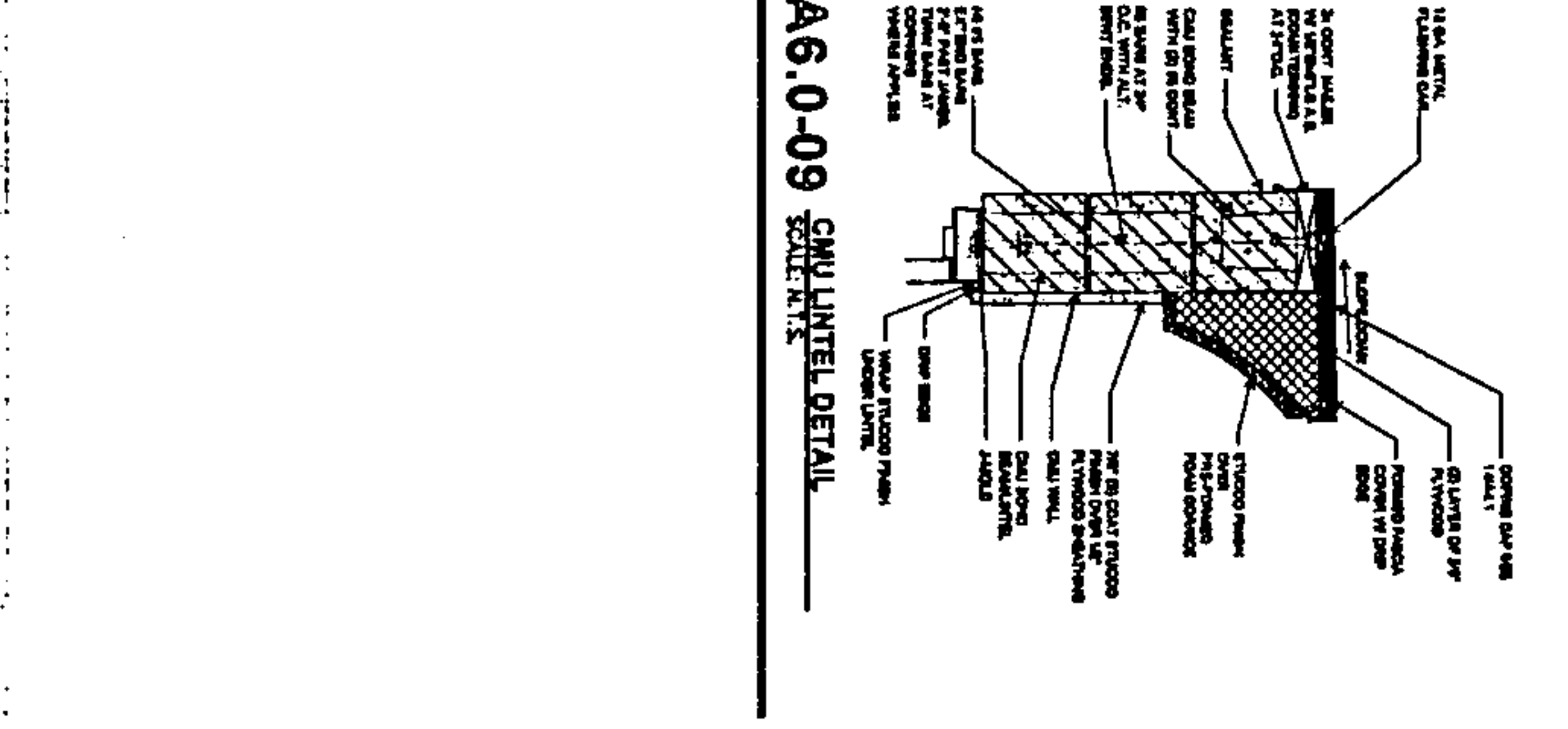
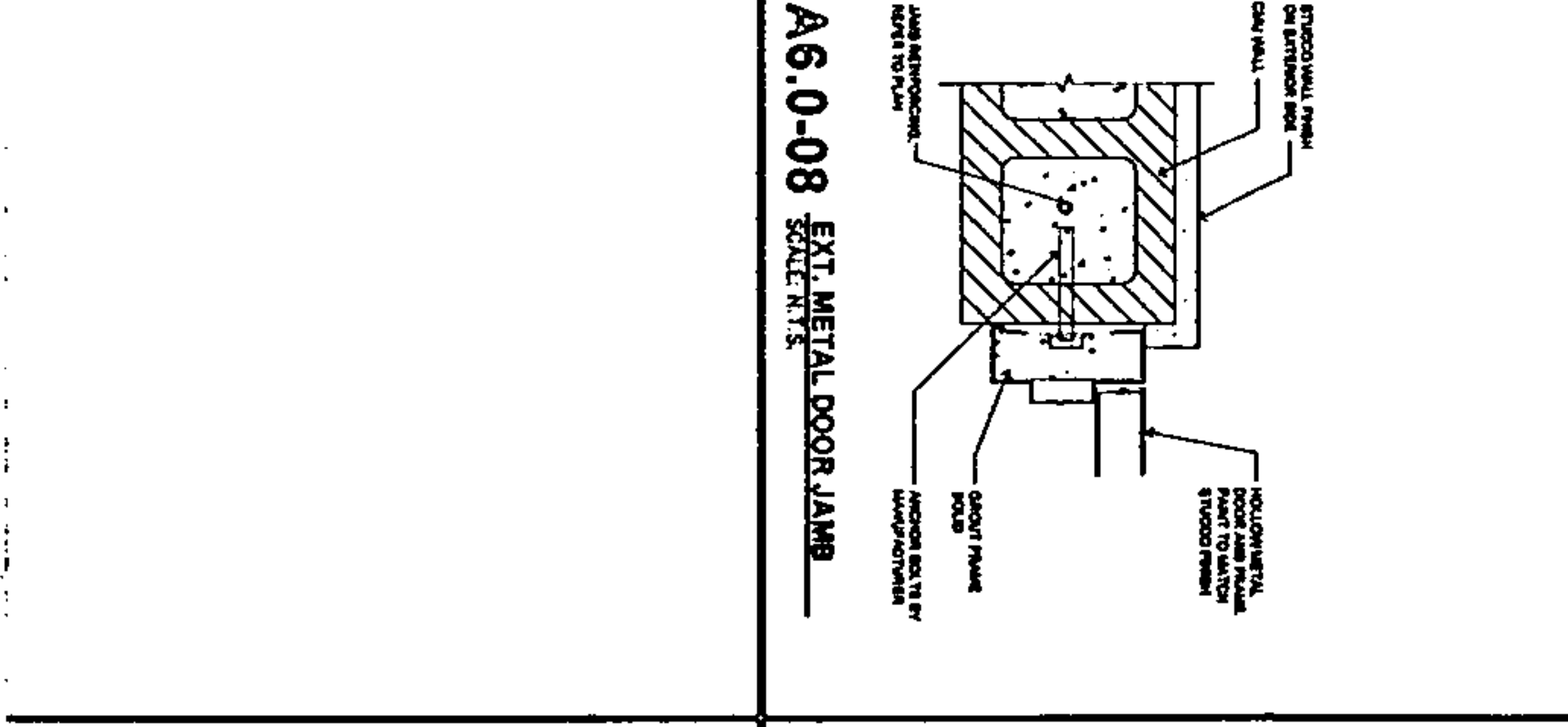
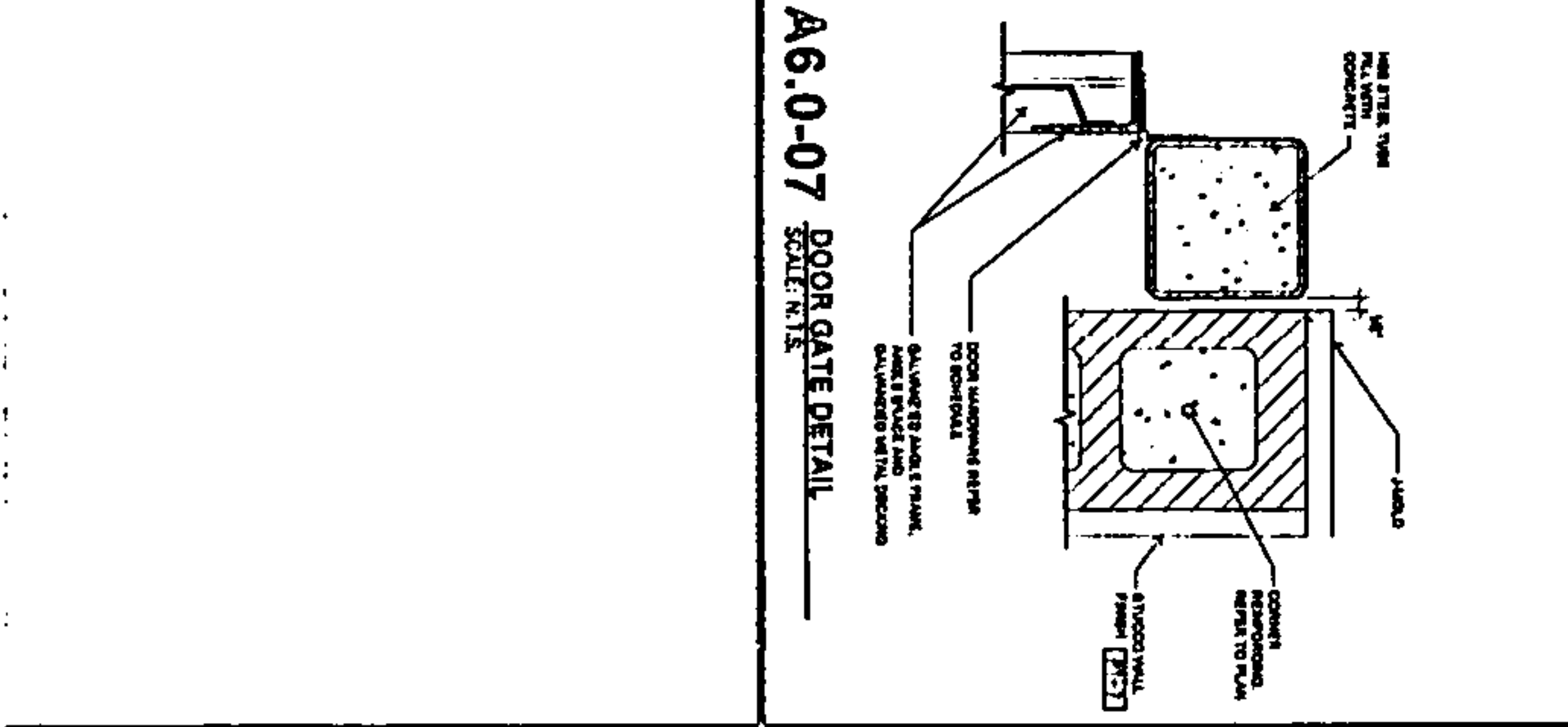
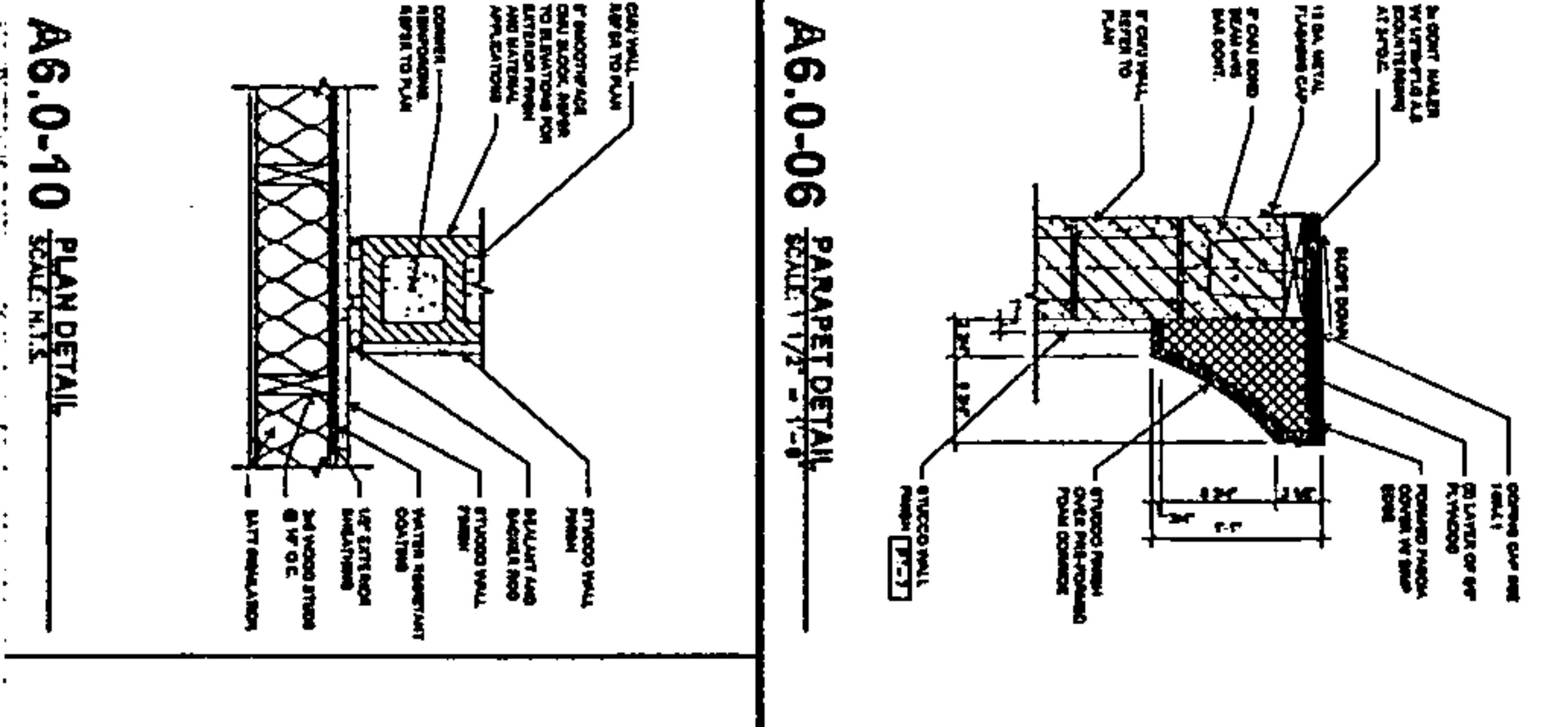
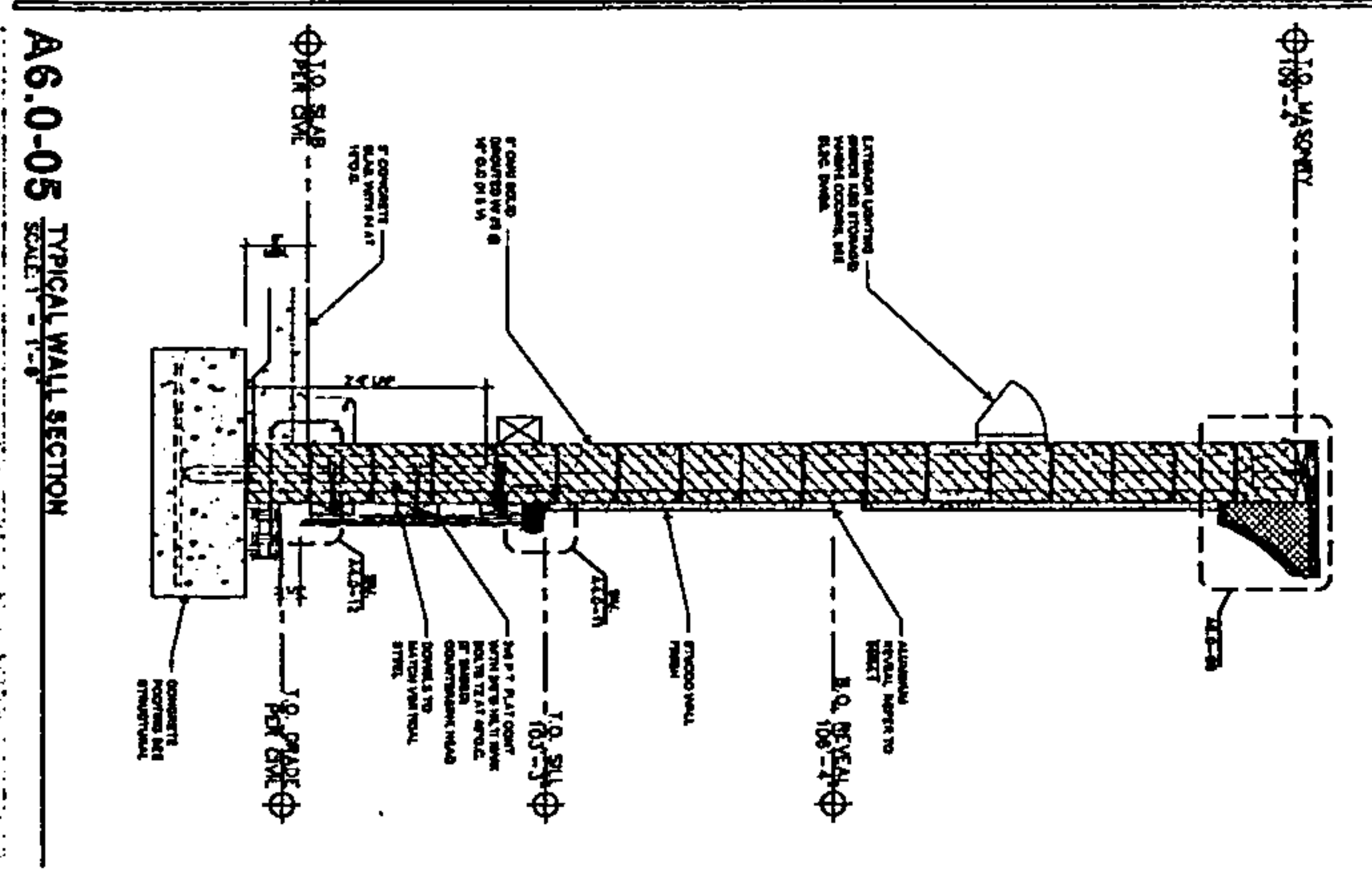
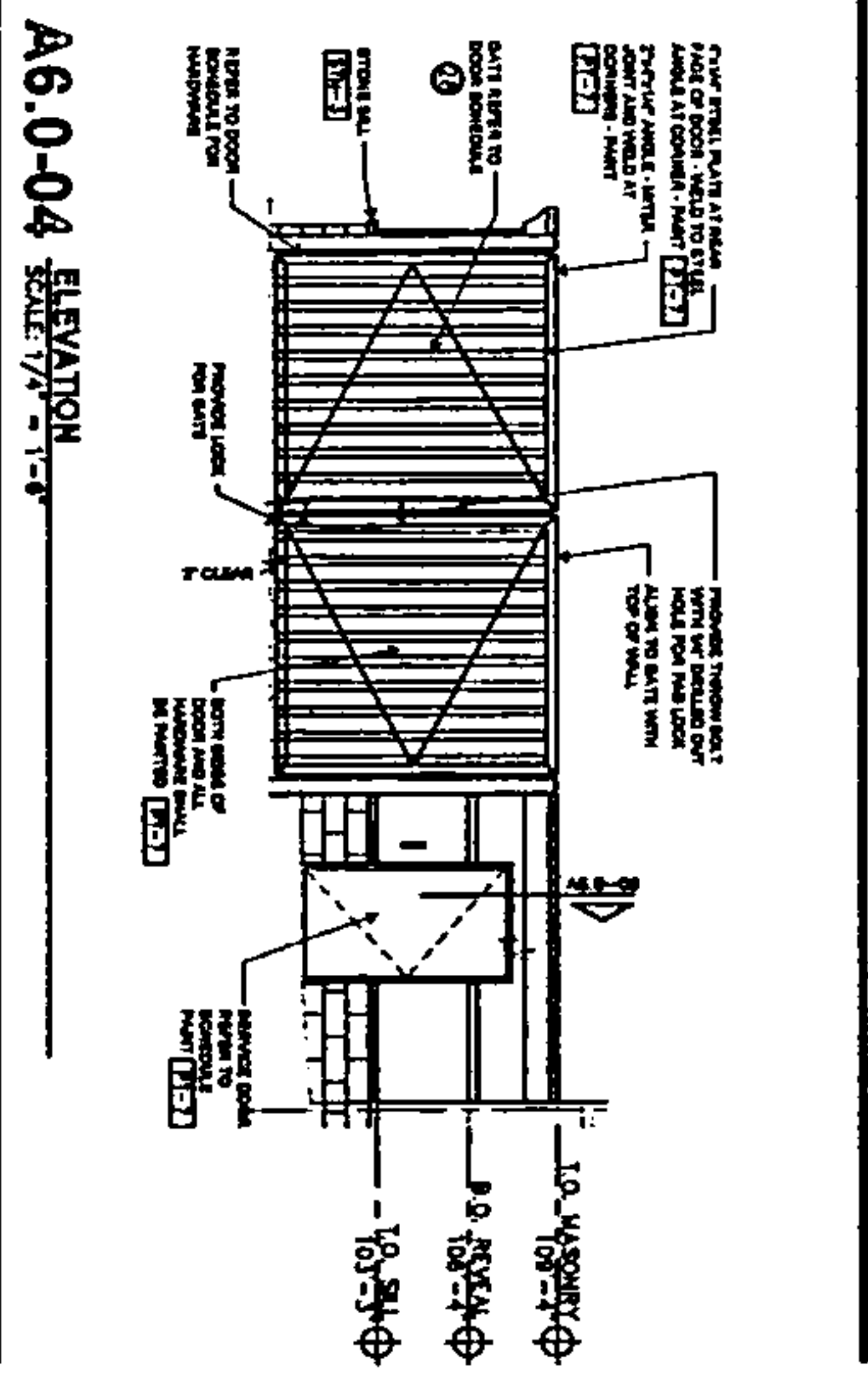
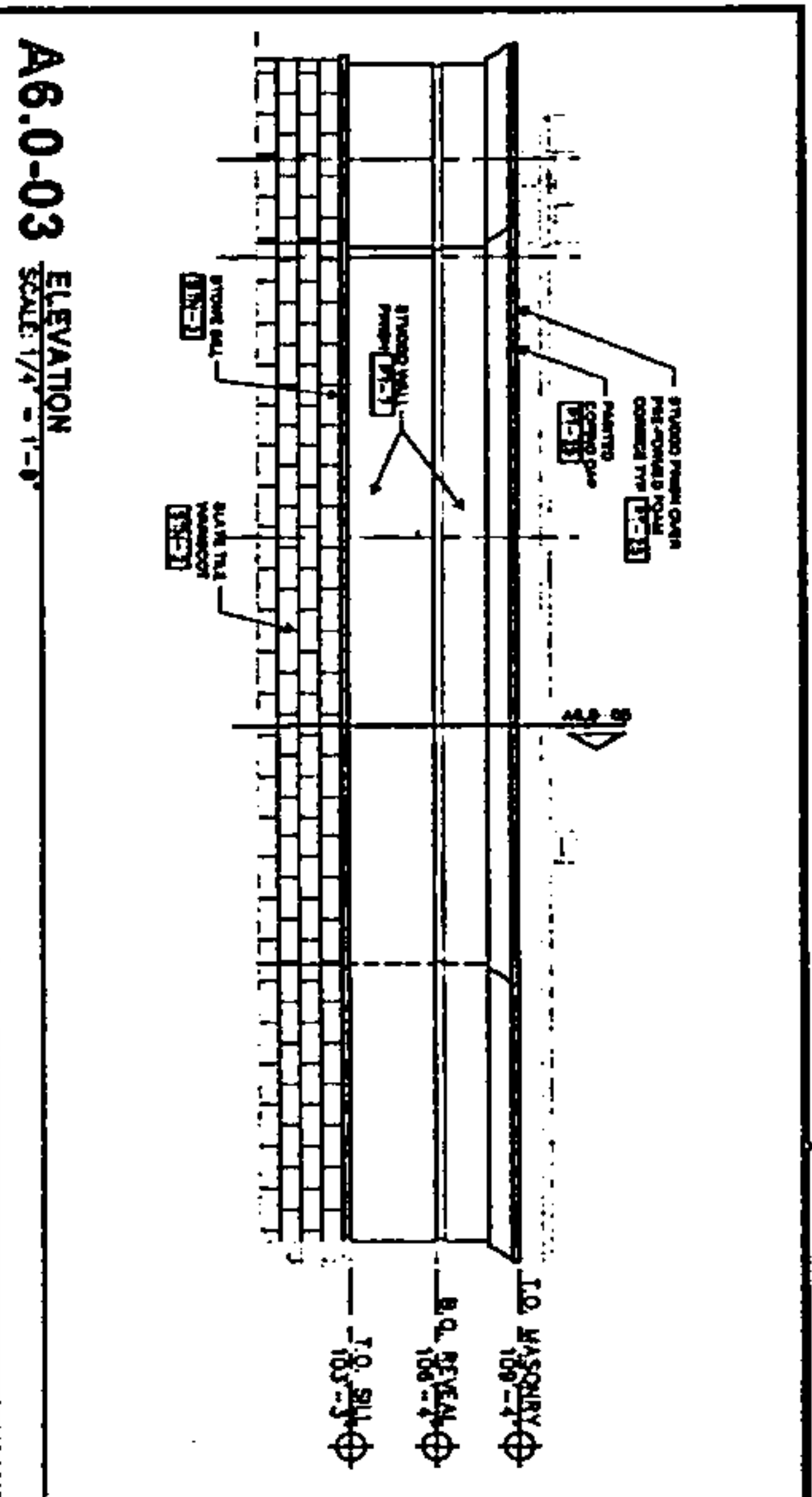
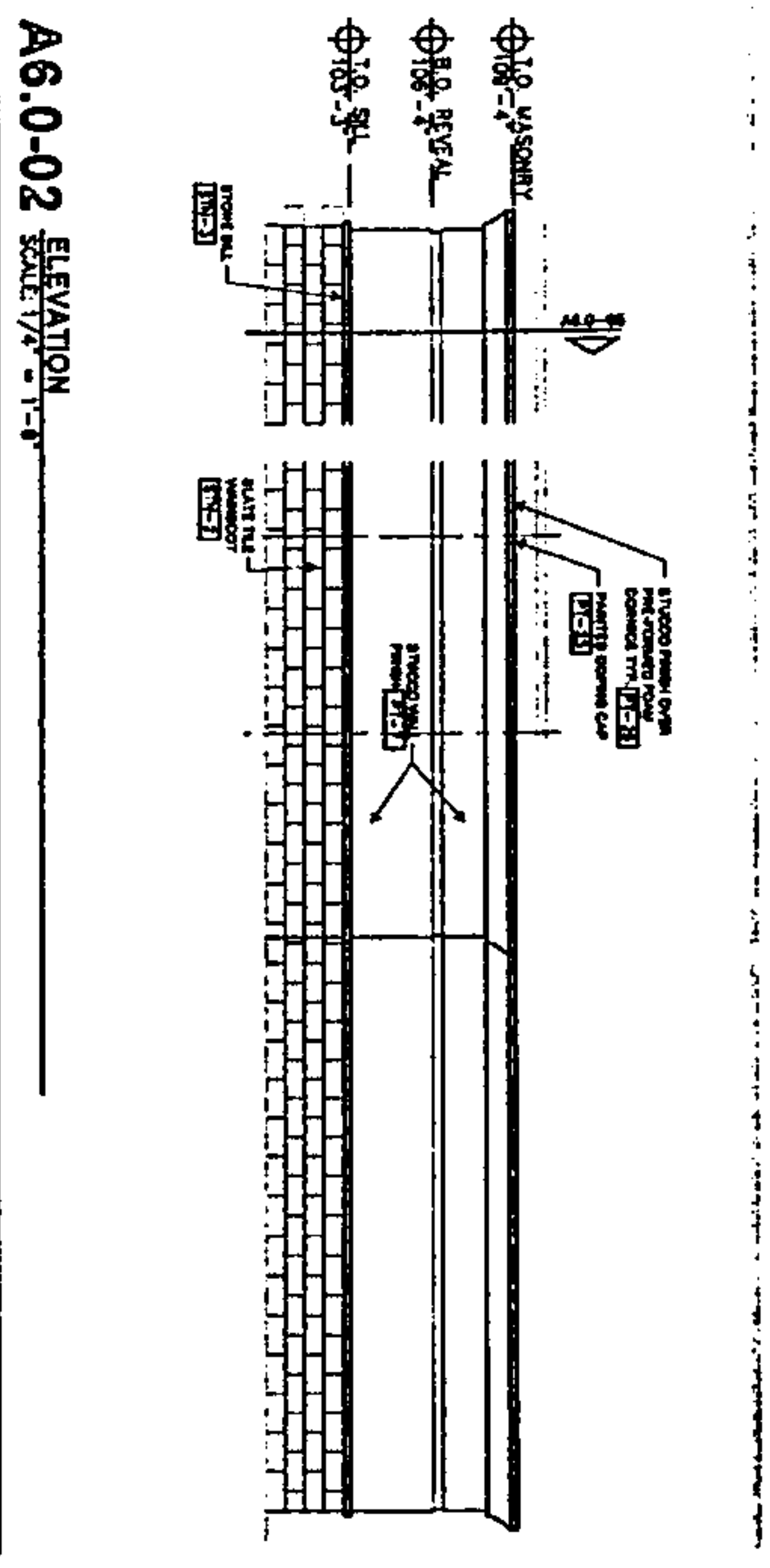
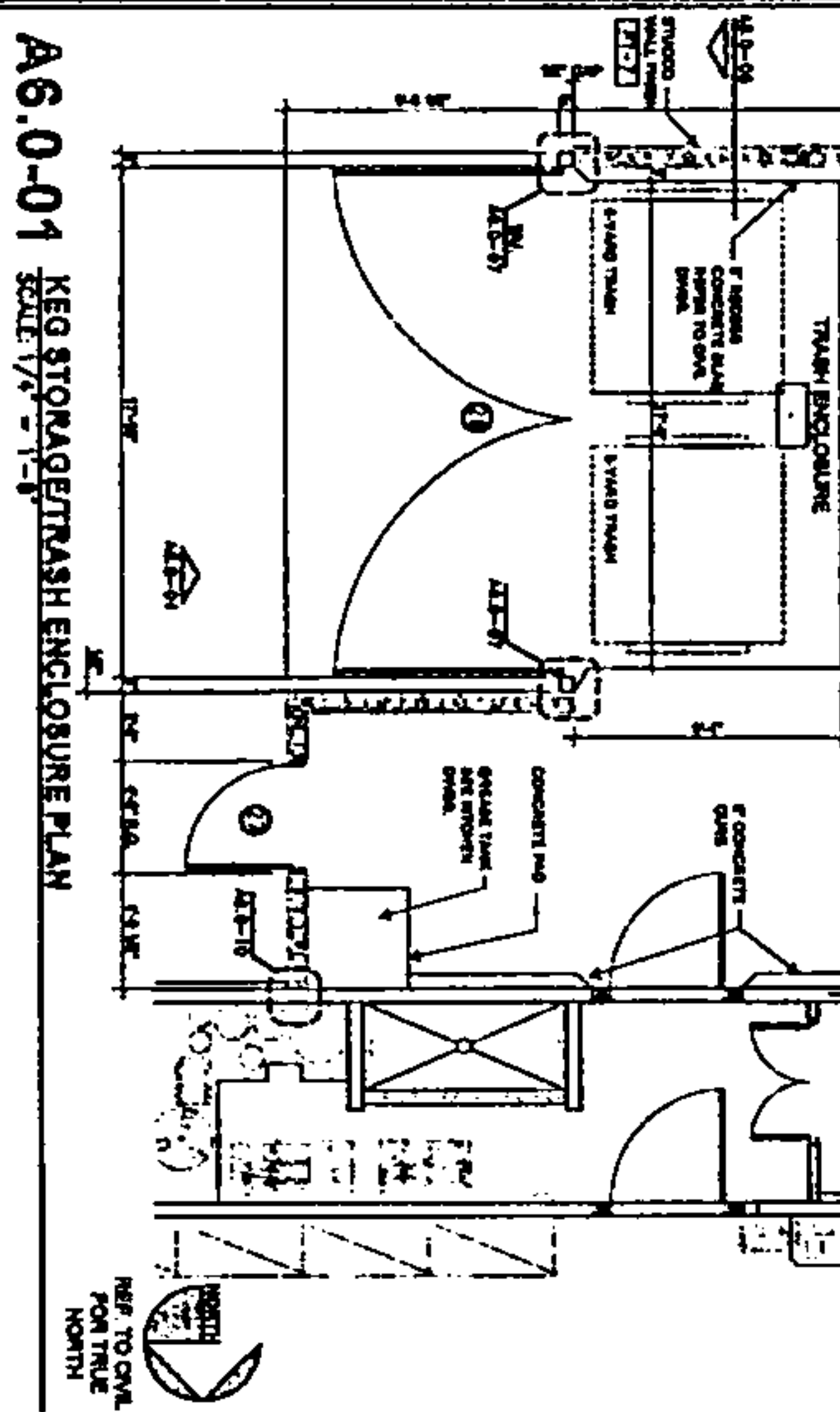
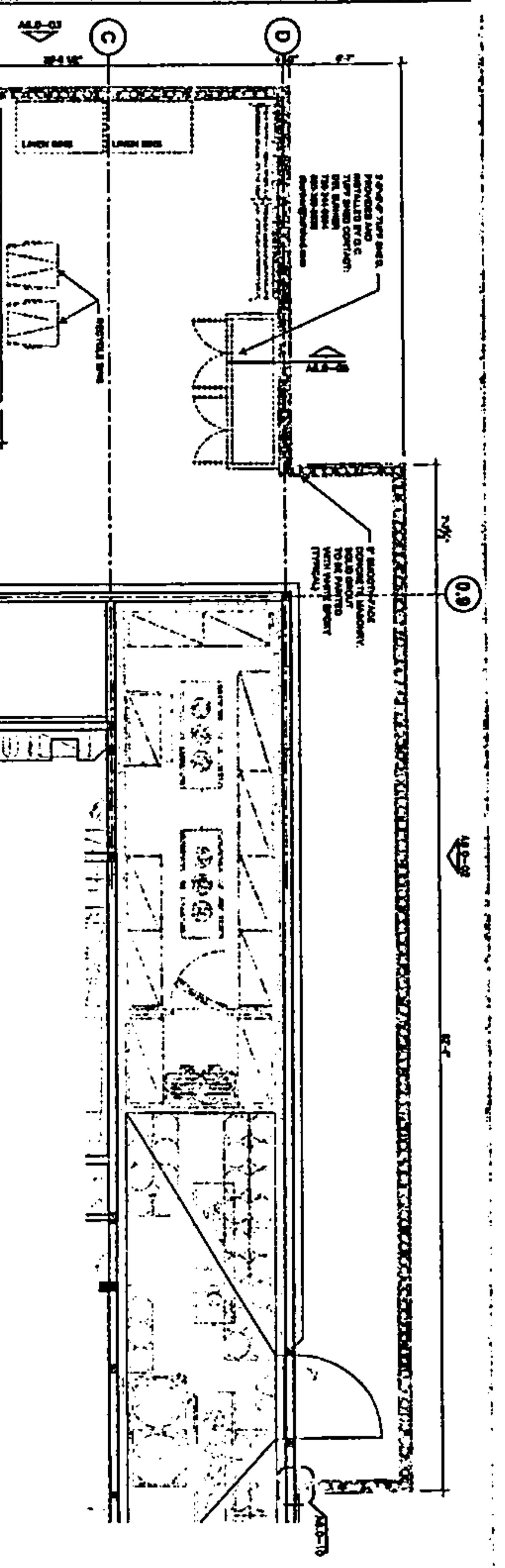
Keyed Color / Material Schedule		
1	STUCCO SYSTEM	DARK BROWN TO MATCH EXISTING 8"X8" BROWN COLOR
2	STUCCO SYSTEM	LIGHT TAN
3	WOOD FINISH	WHITE W/ OIL
4	SPONGED SYSTEM	LYNCHWOOD STAIN (FROM 300 PPM)
5	WOOD FINISH	SLATE BROWN ALUMINUM (NO. 1) (NO. 2) (NO. 3) (NO. 4) (NO. 5) (NO. 6) (NO. 7) (NO. 8) (NO. 9) (NO. 10) (NO. 11) (NO. 12) (NO. 13) (NO. 14) (NO. 15) (NO. 16) (NO. 17) (NO. 18) (NO. 19) (NO. 20) (NO. 21) (NO. 22) (NO. 23) (NO. 24) (NO. 25) (NO. 26) (NO. 27) (NO. 28) (NO. 29) (NO. 30) (NO. 31) (NO. 32) (NO. 33) (NO. 34) (NO. 35) (NO. 36) (NO. 37) (NO. 38) (NO. 39) (NO. 40) (NO. 41) (NO. 42) (NO. 43) (NO. 44) (NO. 45) (NO. 46) (NO. 47) (NO. 48) (NO. 49) (NO. 50) (NO. 51) (NO. 52) (NO. 53) (NO. 54) (NO. 55) (NO. 56) (NO. 57) (NO. 58) (NO. 59) (NO. 60) (NO. 61) (NO. 62) (NO. 63) (NO. 64) (NO. 65) (NO. 66) (NO. 67) (NO. 68) (NO. 69) (NO. 70) (NO. 71) (NO. 72) (NO. 73) (NO. 74) (NO. 75) (NO. 76) (NO. 77) (NO. 78) (NO. 79) (NO. 80) (NO. 81) (NO. 82) (NO. 83) (NO. 84) (NO. 85) (NO. 86) (NO. 87) (NO. 88) (NO. 89) (NO. 90) (NO. 91) (NO. 92) (NO. 93) (NO. 94) (NO. 95) (NO. 96) (NO. 97) (NO. 98) (NO. 99) (NO. 100)
6	CONCRETE	SLATE BROWN (NO. 1) (NO. 2) (NO. 3) (NO. 4) (NO. 5) (NO. 6) (NO. 7) (NO. 8) (NO. 9) (NO. 10) (NO. 11) (NO. 12) (NO. 13) (NO. 14) (NO. 15) (NO. 16) (NO. 17) (NO. 18) (NO. 19) (NO. 20) (NO. 21) (NO. 22) (NO. 23) (NO. 24) (NO. 25) (NO. 26) (NO. 27) (NO. 28) (NO. 29) (NO. 30) (NO. 31) (NO. 32) (NO. 33) (NO. 34) (NO. 35) (NO. 36) (NO. 37) (NO. 38) (NO. 39) (NO. 40) (NO. 41) (NO. 42) (NO. 43) (NO. 44) (NO. 45) (NO. 46) (NO. 47) (NO. 48) (NO. 49) (NO. 50) (NO. 51) (NO. 52) (NO. 53) (NO. 54) (NO. 55) (NO. 56) (NO. 57) (NO. 58) (NO. 59) (NO. 60) (NO. 61) (NO. 62) (NO. 63) (NO. 64) (NO. 65) (NO. 66) (NO. 67) (NO. 68) (NO. 69) (NO. 70) (NO. 71) (NO. 72) (NO. 73) (NO. 74) (NO. 75) (NO. 76) (NO. 77) (NO. 78) (NO. 79) (NO. 80) (NO. 81) (NO. 82) (NO. 83) (NO. 84) (NO. 85) (NO. 86) (NO. 87) (NO. 88) (NO. 89) (NO. 90) (NO. 91) (NO. 92) (NO. 93) (NO. 94) (NO. 95) (NO. 96) (NO. 97) (NO. 98) (NO. 99) (NO. 100)

PROJECT NAME	SUNROCK TOWN CENTER		
PROJECT ADDRESS	2200 LOUISIANA BLVD. NE ALBUQUERQUE NEW MEXICO		
PROJECT NUMBER	JOB NO.	DRAWN BY:	
STEPHEN DUNBAR, AIA	184-BJ	S-J	
SHEET NAME			
FUTURE BUILDING ELEVATIONS			



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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



BJ'S RESTAURANT & BREWHOUSE
'WINROCK TOWN CENTER'
 2100 LOUISIANA BLVD.
 ALBUQUERQUE, NM


 WPI PARTNERS
 Special Operations Division
 1000 UNIVERSITY AVENUE
 SUITE 1000
 ALBUQUERQUE, NM 87102
 (505) 263-1111
 WWW.WPI.COM

10 PROJECTS
 OPEN ORDERS



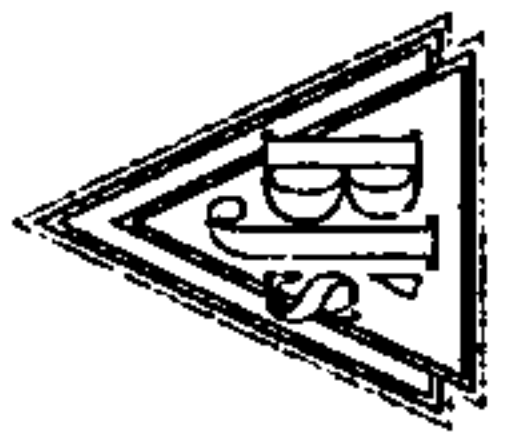
A6.0
 KEG STORAGE, TRASH ENCLOSURE



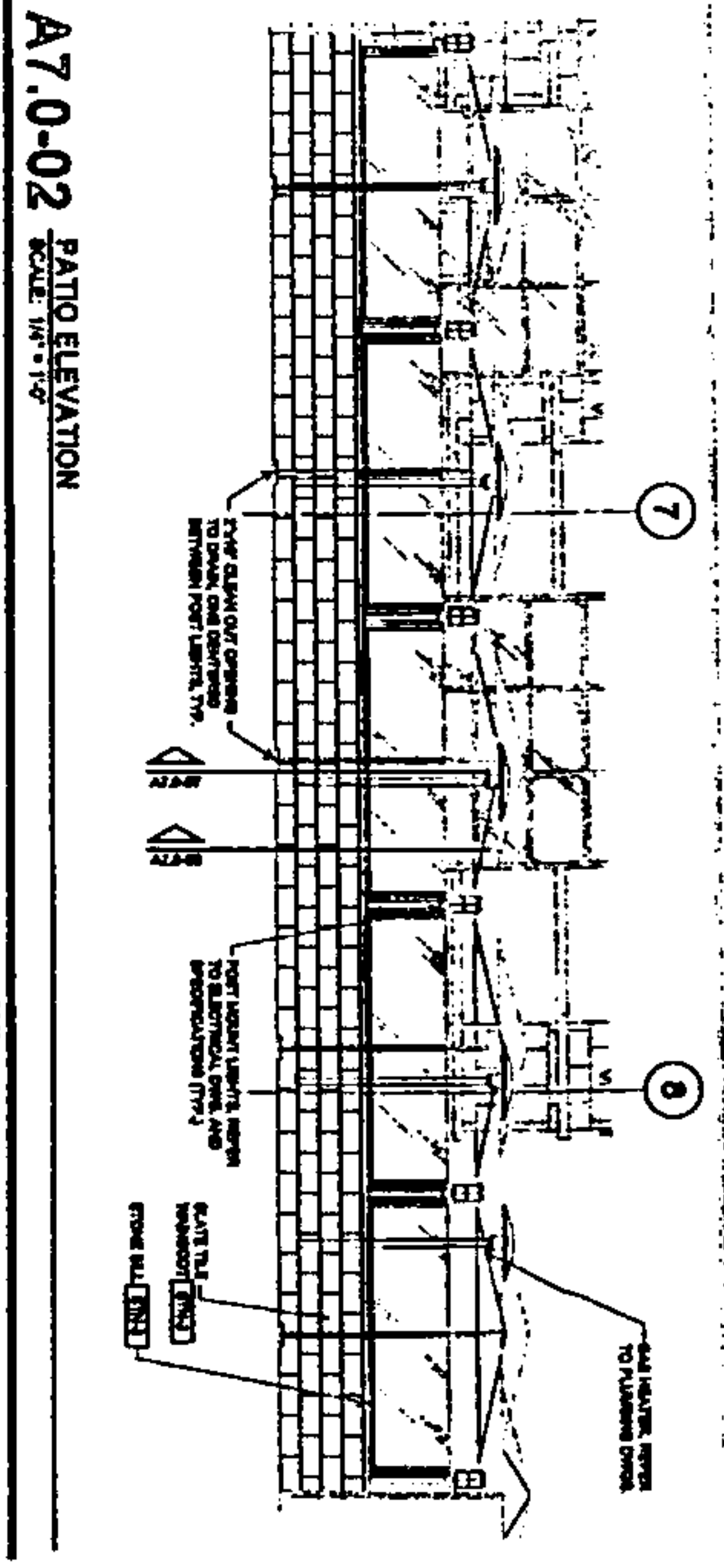
brand + operations + build
W&J PARTNERS
1000 UNIVERSITY AVENUE
SUITE 1000
ALBUQUERQUE, NM 87102
WWW.WANDJ.COM

1:8 DRAWING
DATE: 08/11/15

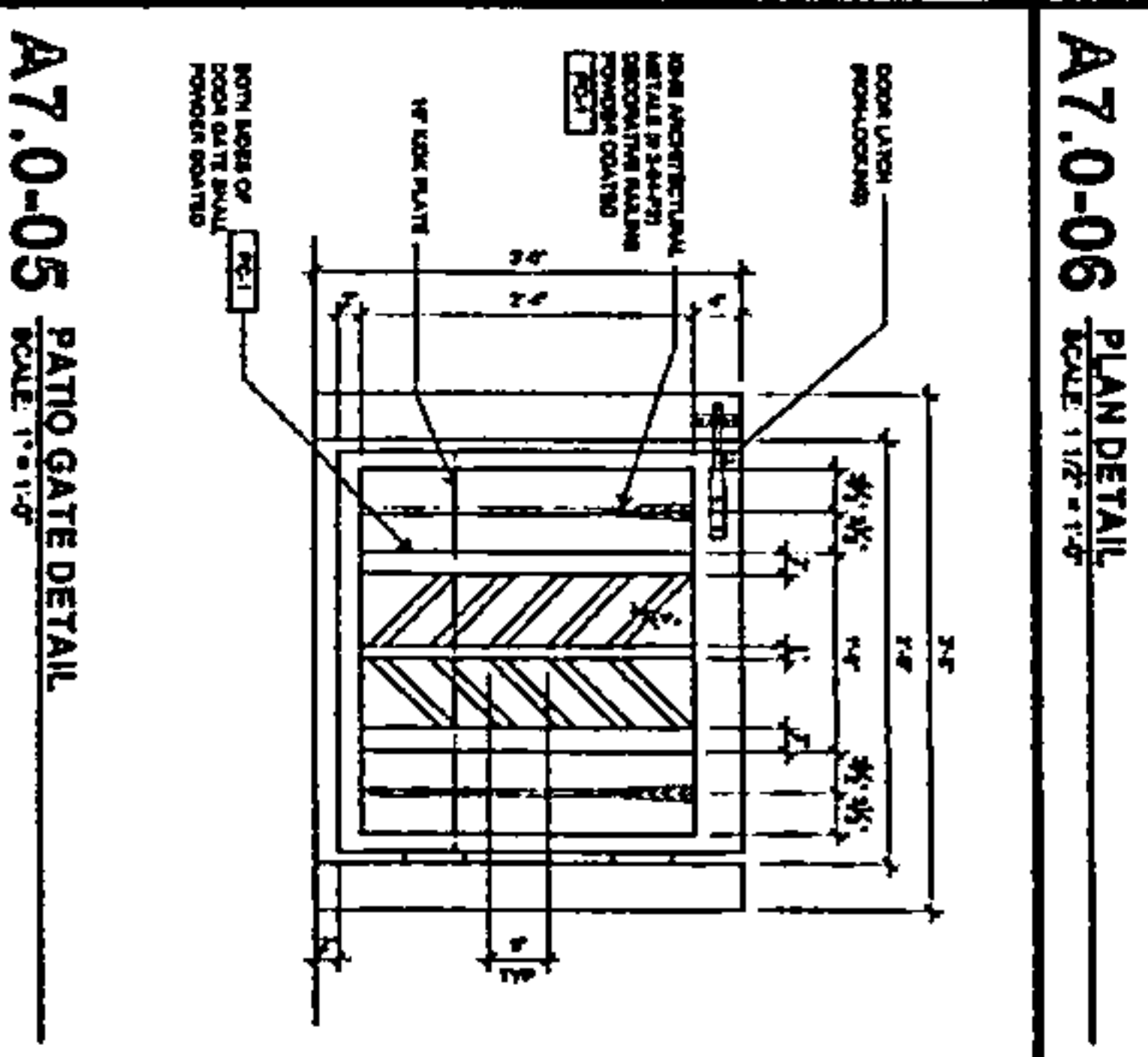
B.J'S RESTAURANT & BREWHOUSE
'WINROCK TOWN CENTER'
2100 LOUISIANA BLVD.
ALBUQUERQUE, NM



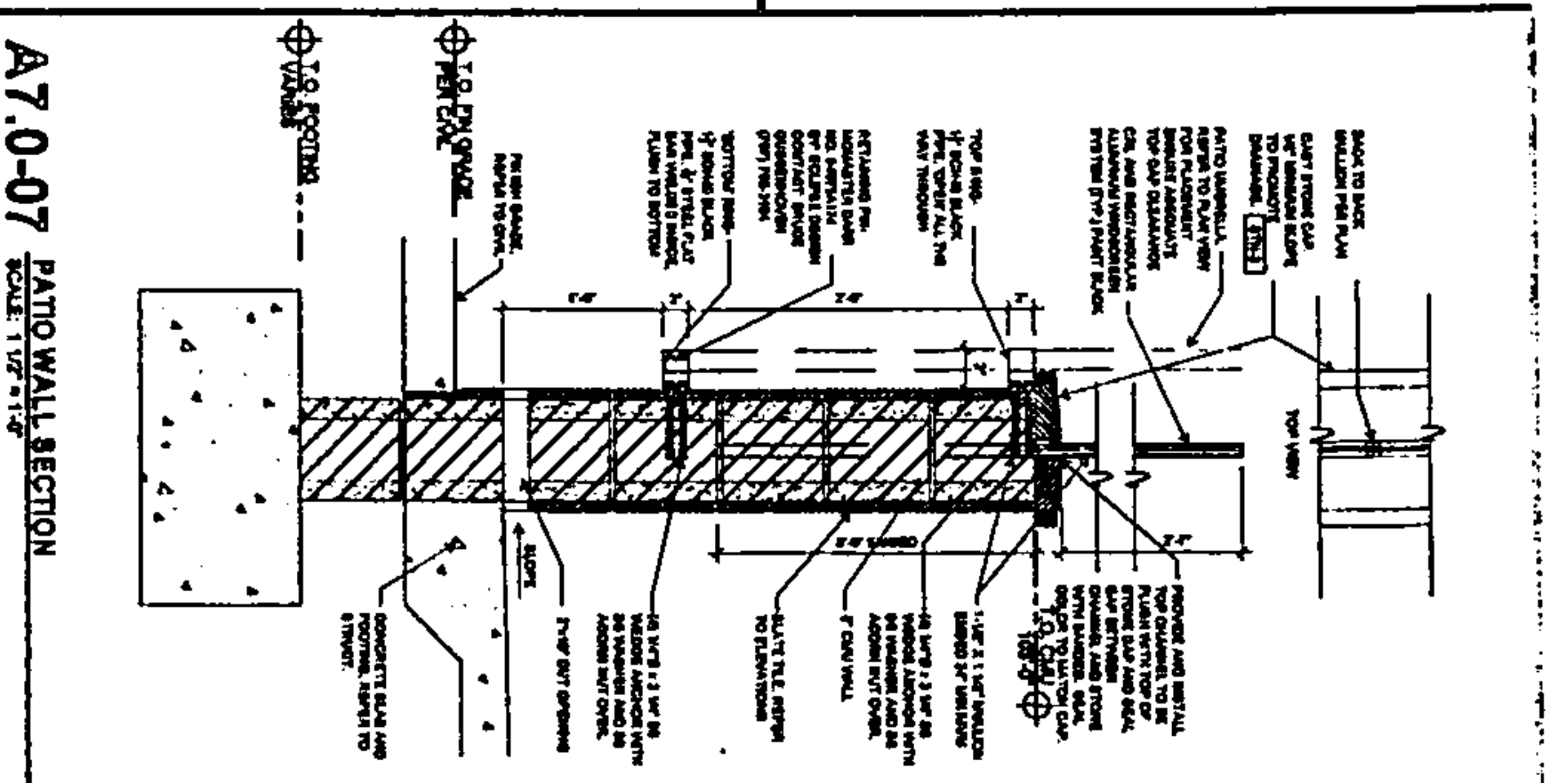
A7.0
DINING PATIO



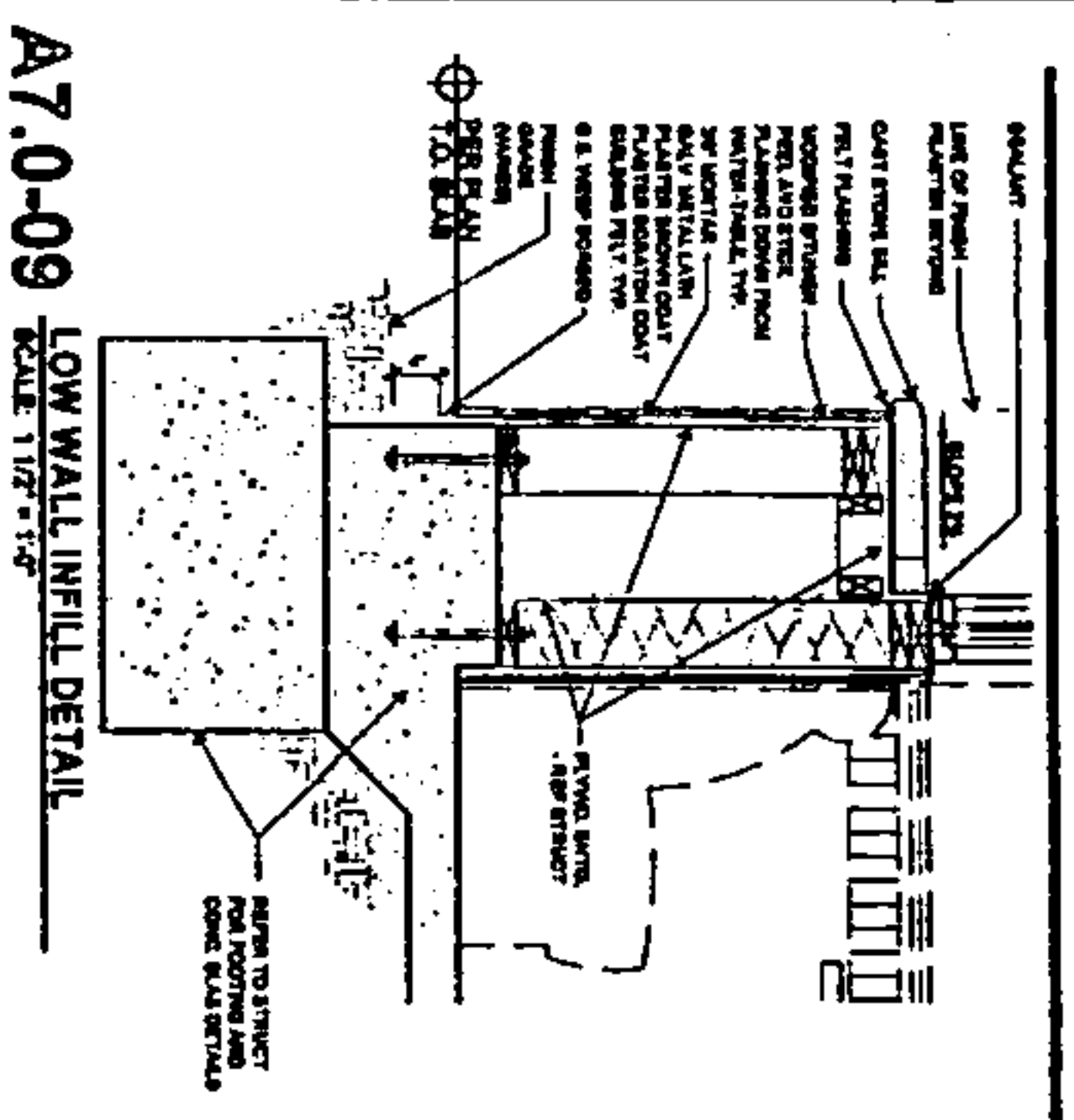
A7.0-02 PATIO ELEVATION
SCALE 1/8" = 1'-0"



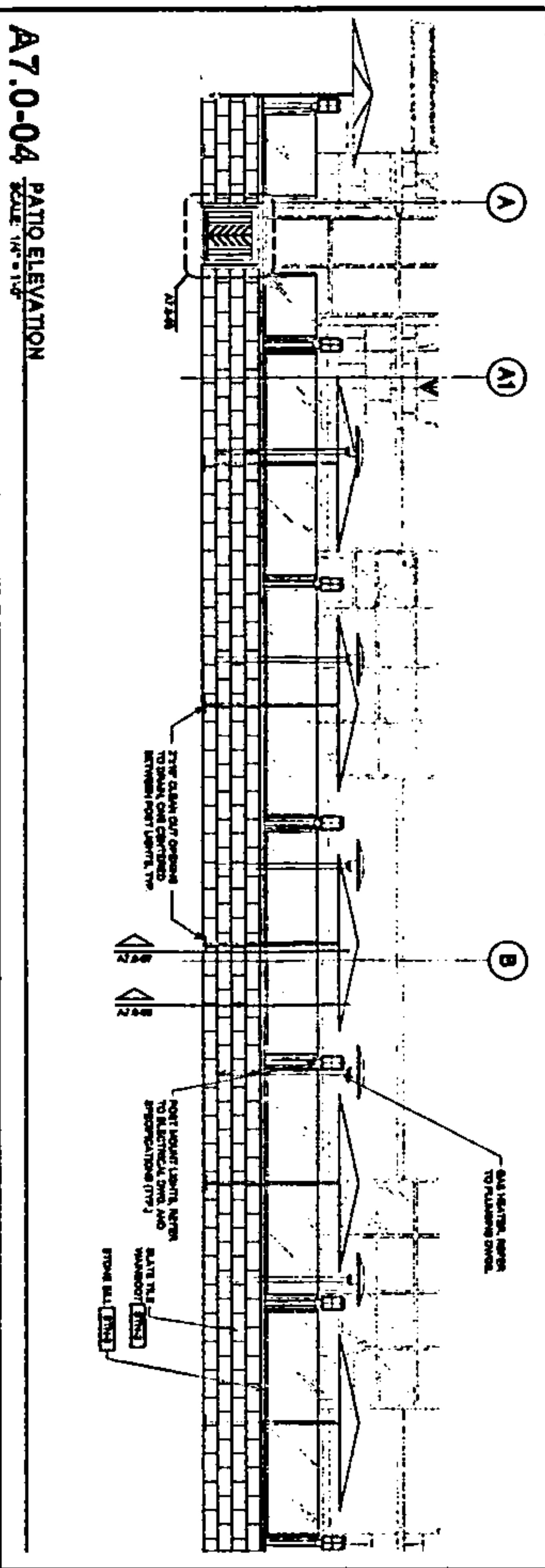
A7.0-06 PLAN DETAIL
SCALE 1/2" = 1'-0"



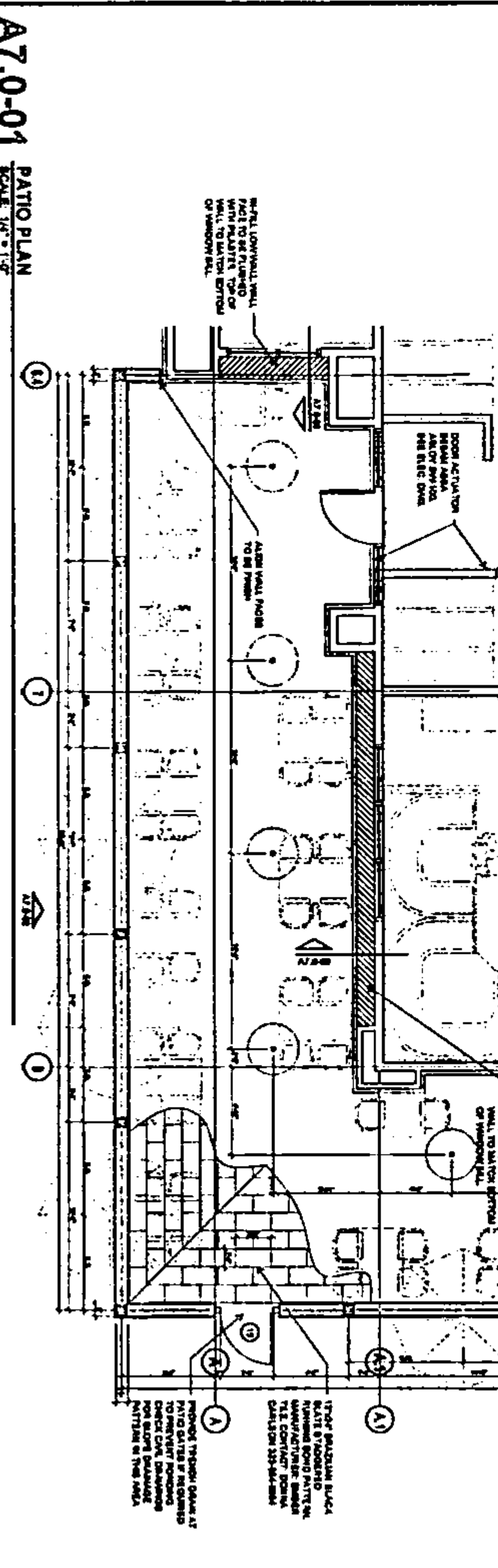
A7.0-07 PATIO WALL SECTION
SCALE 1/2" = 1'-0"



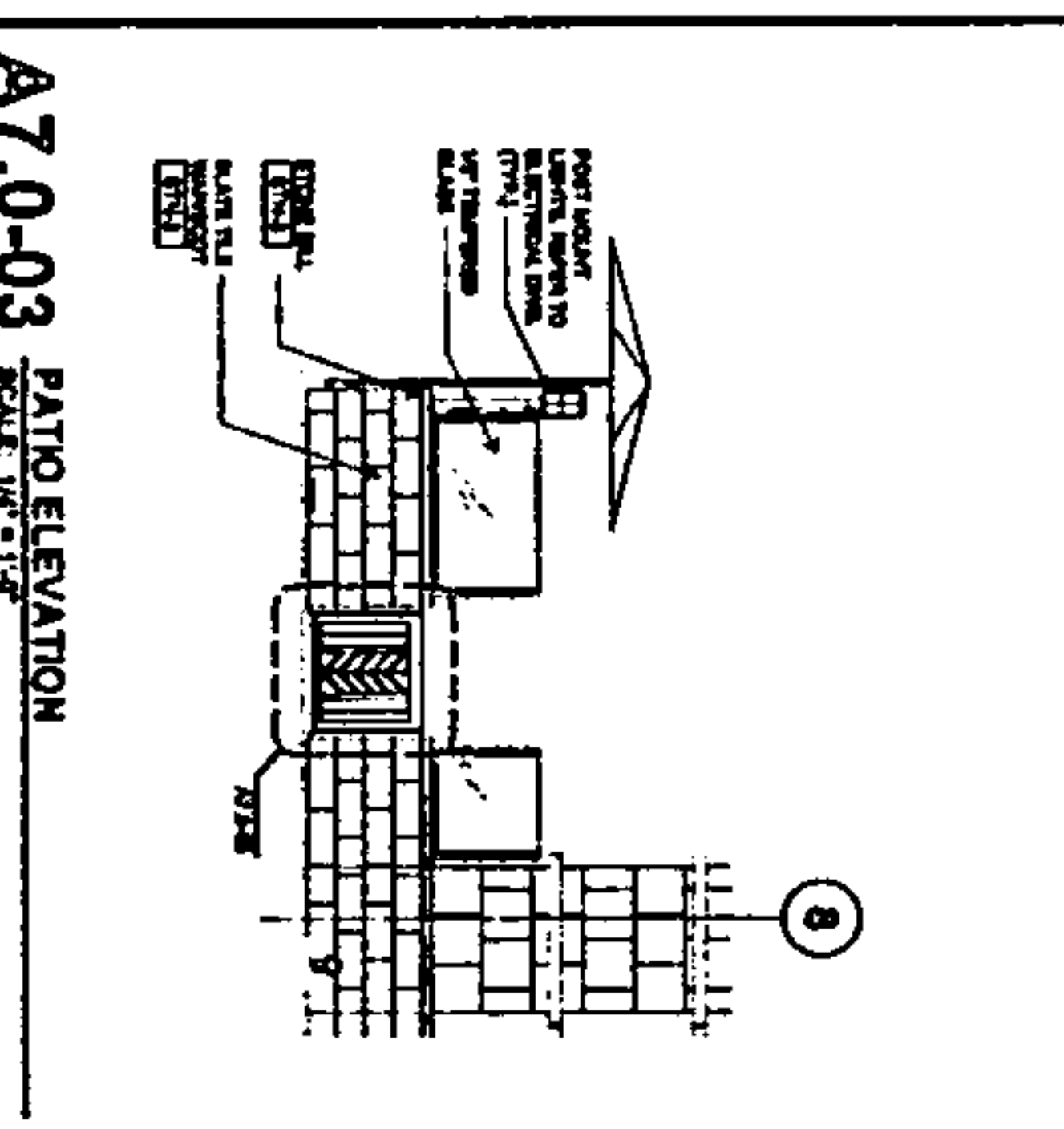
A7.0-09 LOW WALL INFILL DETAIL
SCALE 1/2" = 1'-0"



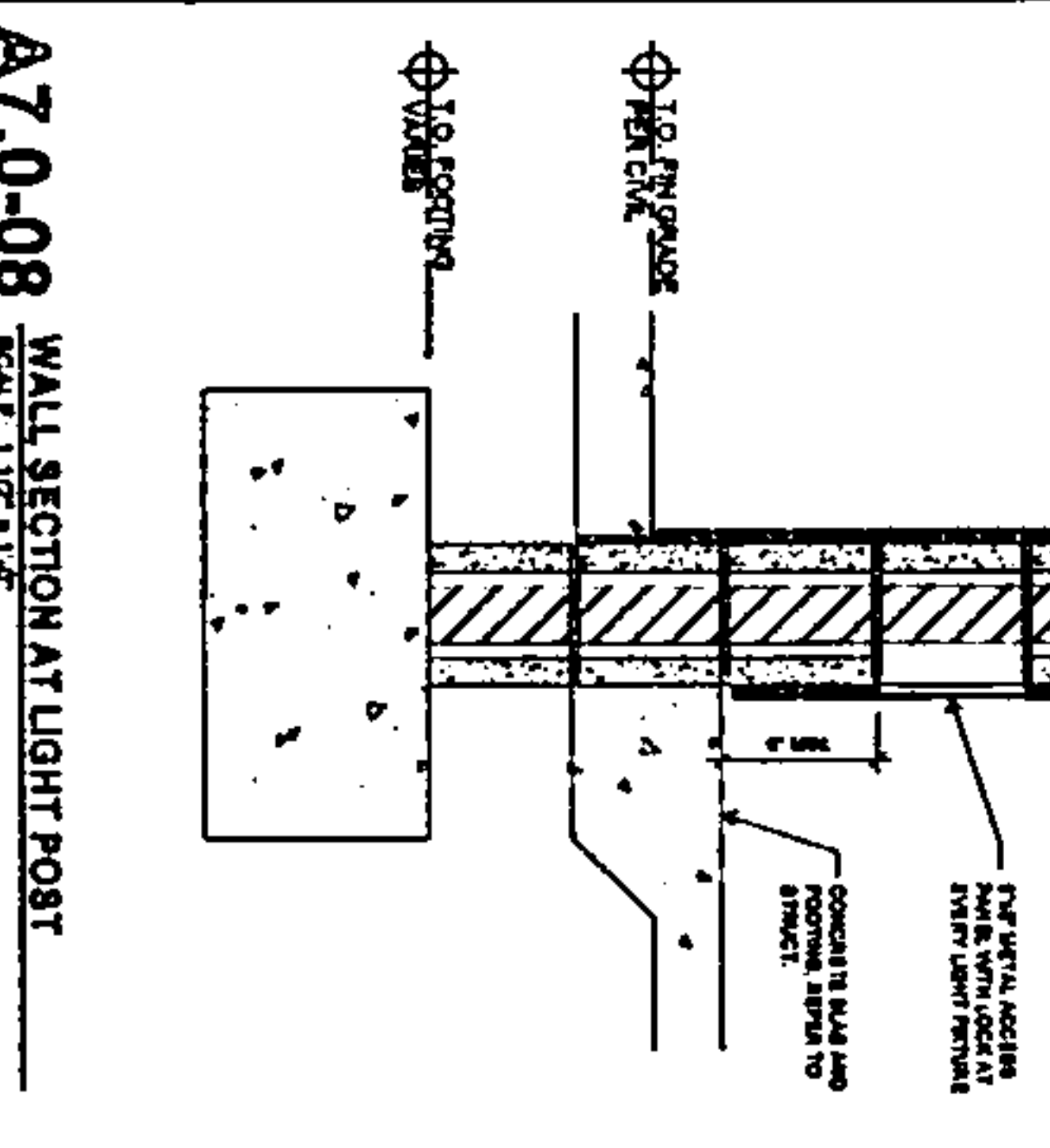
A7.0-04 PATIO ELEVATION
SCALE 1/8" = 1'-0"



A7.0-01 PATIO PLAN
SCALE 1/8" = 1'-0"



A7.0-03 PATIO ELEVATION
SCALE 1/8" = 1'-0"



A7.0-08 WALL SECTION AT LIGHT POST
SCALE 1/2" = 1'-0"

**FIRST AMENDMENT TO
INTERSTATE 40/LOUISIANA BOULEVARD
INTERCHANGE AND ROAD IMPROVEMENTS AGREEMENT**

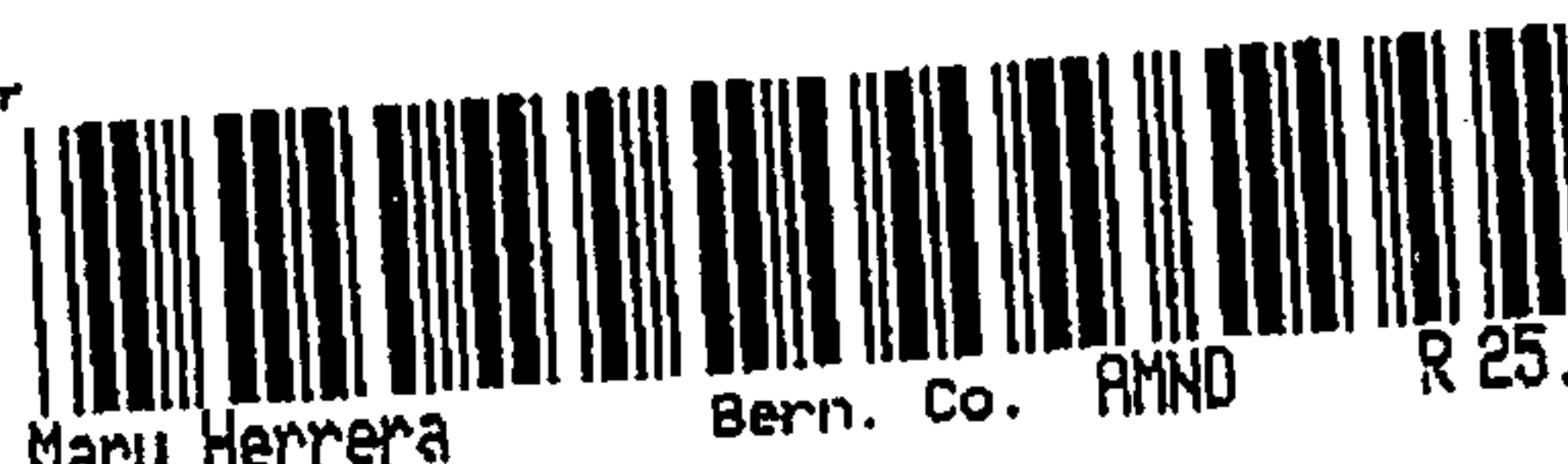
The Interstate 40/Louisiana Boulevard Interchange and Road Improvements Agreement ("Agreement") was made and entered into on January 22, 2002 by and between the Prudential Insurance Company of America, a New Jersey corporation ("Prudential"), the then owner of Winrock Shopping Center, the Regents of the University of New Mexico, a body corporate of the State of New Mexico (the "University"), the then owner of the land upon which Winrock Center is located, the New Mexico State Highway and Transportation Department, a department of the Executive Branch of State Government (the "Department"), operator of Interstate 40, and the City of Albuquerque, New Mexico, a New Mexico municipal corporation (the "City"), collectively (the "Parties").

PruWinrock LLC, a Delaware limited liability company ("PruWinrock"), the successor-in-interest to Prudential and the University and the Department and the City now desire to amend the Agreement in light of changed circumstances and pursuant to that certain Settlement Mutual Release and Non-Interference Agreement ("Settlement Agreement") in settlement of United States District Court Action for the District of New Mexico Cause No. CIV 02-01520 BB/RLP.

IT IS THEREFORE AGREED that the Agreement shall be amended as follows:

1. Delete and remove Exhibit A-1 to the Agreement and substitute and insert in its place substitute Exhibit A-1 ("Substitute Exhibit A-1"), a copy of which is attached as Attachment A to this First Amendment.
2. The language of the Agreement and the exhibits thereto shall be considered to be and is hereby amended to the extent necessary to be consistent with and reflect the substitution of Substitute Exhibit A-1 for Exhibit A-1 to the Agreement.
3. The language of the Agreement and the exhibits thereto shall be considered to be and is hereby amended to delete references to Prudential and the University and to substitute PruWinrock in the place and stead of Prudential and of the University.
4. The time frame for performance by the City, the Department, and PruWinrock, as to each other, set forth at paragraphs 12, 14, 15 and 16 shall be amended by deletion and substitution as follows: delete "Within 15 days after advertising for construction of either the City Project and/or the Interim Improvements or the Department Project, by either the City or the Department...." and substitute in its place:

On or before the date on which PruWinrock is to convey to the City the Modified Winrock Property Interests and to the



Department the property interests which the Department is seeking to acquire in the condemnation action in Bernalillo County Cause CV-200307942 styled *State of New Mexico ex. rel New Mexico Department of Transportation v. PruWinrock LLC, et al.* ("Condemnation Action"), pursuant to that certain Settlement, Mutual Release and Non-Interference agreement entered into on May 19, 2004, and as may subsequently be amended, by and between the City, PruWinrock, Cousins Properties, Inc., a Georgia corporation ("Cousins"), and Hunt Uptown LLC, a New Mexico limited liability company ("Hunt I"), and Hunt Uptown II LLC, a New Mexico limited liability company ("Hunt II") (Hunt I and Hunt II are collectively referred to here as "Hunt").

5. Paragraph 19 of the Agreement is hereby deleted in its entirety. A new paragraph 19 is substituted as follows: Any adjustment to the New Street A alignment shown on Substitute Exhibit A-1 shall be subject to the prior written approval of the Federal Highway Administration and the Department.

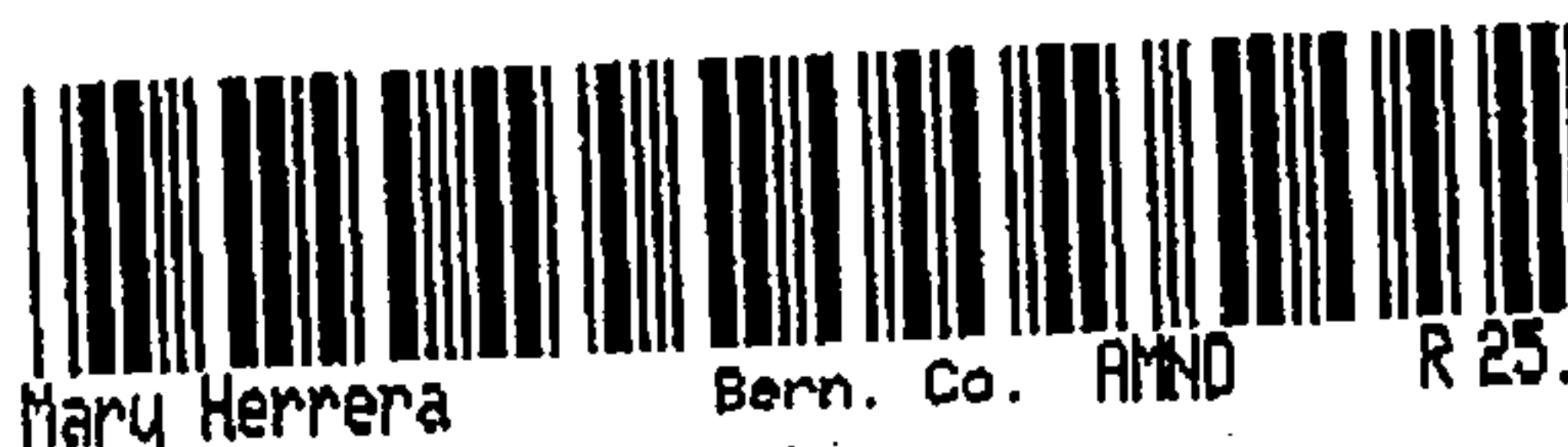
6. PruWinrock and the City acknowledge and agree that the Agreement and the new I-40/Louisiana/Loop Road Project alignment as defined in the Settlement Agreement and also as shown on Substitute Exhibit A-1 to this First Amendment is not inconsistent with, or contrary to, the City's Uptown Sector Development Plan, (the "Uptown Plan") and in fact implements the G-5 alignment as contained in the Uptown Plan and that a sector plan amendment to the Uptown Plan is not required to effectuate the road alignments shown on Substitute Exhibit A-1 to this Amendment. Furthermore, PruWinrock agrees, after consultation with its counsel, to expressly waive, relinquish and abandon any claim or argument whether ascertained now or in the future that the Agreement and this Amendment, 1) constitute an amendment to the Uptown Plan, or 2) require City Council approval, or 3) modify in any way the G-5 alignment as contained in the Uptown Plan, or 4) is an illegal or void contract.

7. The City's responsibility to reimburse PruWinrock for the costs of removing and replacing the signage specified at paragraphs 8(r)(iii) and 8(r)(iv) of the Agreement is deleted in its entirety.

8. The City's responsibility to construct sidewalks, pedestrian walkways, replacement landscaping and to maintain lighting under the City's Project is deleted in its entirety. The language of the Agreement and Exhibits thereto shall be considered to be and are herein, amended to delete any responsibility of the City to construct sidewalks, construct pedestrian walkways, replacement of landscaping, and maintaining of lighting.

9. The City's responsibility to reimburse PruWinrock \$20,000 under paragraph 11 of the Agreement is hereby deleted in its entirety.

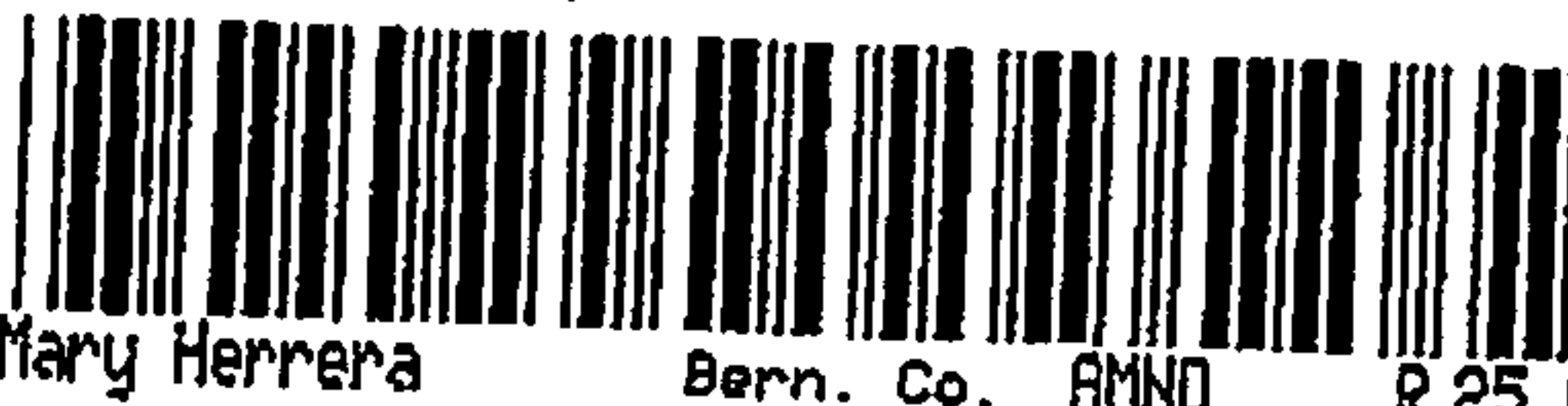
10. The City's responsibility to repave and re-stripe the Postal Area concrete slab under paragraph 8(v) of the Agreement is hereby deleted in its entirety.



2004069961
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Page: 2 of 9
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R 25.00

11. Paragraph 8(e) of the Agreement is hereby deleted in its entirety.
12. The City's responsibility to provide necessary drawings and other reasonable documentation indicating that the parking space count at Winrock will not be reduced under paragraph 8(u) of the Agreement is hereby deleted in its entirety.
13. Paragraph 7(a) of the Agreement is deleted in its entirety and replaced with the following language:
 - a. Designing and constructing and/or having the Department Project designed and constructed at its cost or as otherwise provided for in the Settlement Agreement.
14. Paragraph 7(j) of the Agreement is hereby deleted in its entirety.
15. PruWinrock agrees that all monies deposited pursuant to the Condemnation Action shall not be withdrawn by PruWinrock and that PruWinrock shall make no further claims for compensation or damages for the property interests to be conveyed to the Department. Furthermore, PruWinrock has no objection to the return of the deposit and accrued interest to the Department.
16. PruWinrock and the Department agree to enter into a stipulated judgment in the Condemnation Action in which PruWinrock agrees to convey to the Department the property interests sought to be acquired in the Condemnation Action by the Department and agrees to waive any claim for compensation or damages for the property interests conveyed to the Department and PruWinrock and the Department agree to the dismissal of the Condemnation Action in which PruWinrock and the Department agree that each shall bear its own litigation costs and attorney fees.
17. PruWinrock agrees to cooperate with the Department to amend the property descriptions in the Condemnation Action, if necessary, to comply with the revised alignments shown on Substitute Exhibit A-1 to this Amendment and to pay the cost of revised property descriptions, construction design revisions, and construction change orders in the amount and to the extent the cost of the revised property descriptions, construction design revisions, and construction change orders is over and above the cost of implementing Exhibit A-1 to the Agreement.
18. Except as provided herein, the provisions, terms, and conditions of the Agreement shall otherwise remain in full force and effect including, but not limited to, the responsibility of the Department to construct the park and ride facility south of Macaroni Grill shown on Attachment A, at its cost, and to convey the park and ride facility to the City which shall, in turn, grant to PruWinrock a non-exclusive permanent easement for vehicular parking within the park and ride facility at no cost to PruWinrock other than the consideration provided to the City and the Department pursuant to the Agreement and this First Amendment to the Agreement.



19. This Agreement may be executed in separate counterparts. It shall be fully executed when each party whose signature is required has signed at least one counterpart even though no one counterpart contains the signatures of all of the parties to this Agreement.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the date indicated next to their respective signatures with the effective date of this First Amendment being the date of the last signature affixed hereto.



Mary Herrera

Bern. Co. AMND

R 25.00

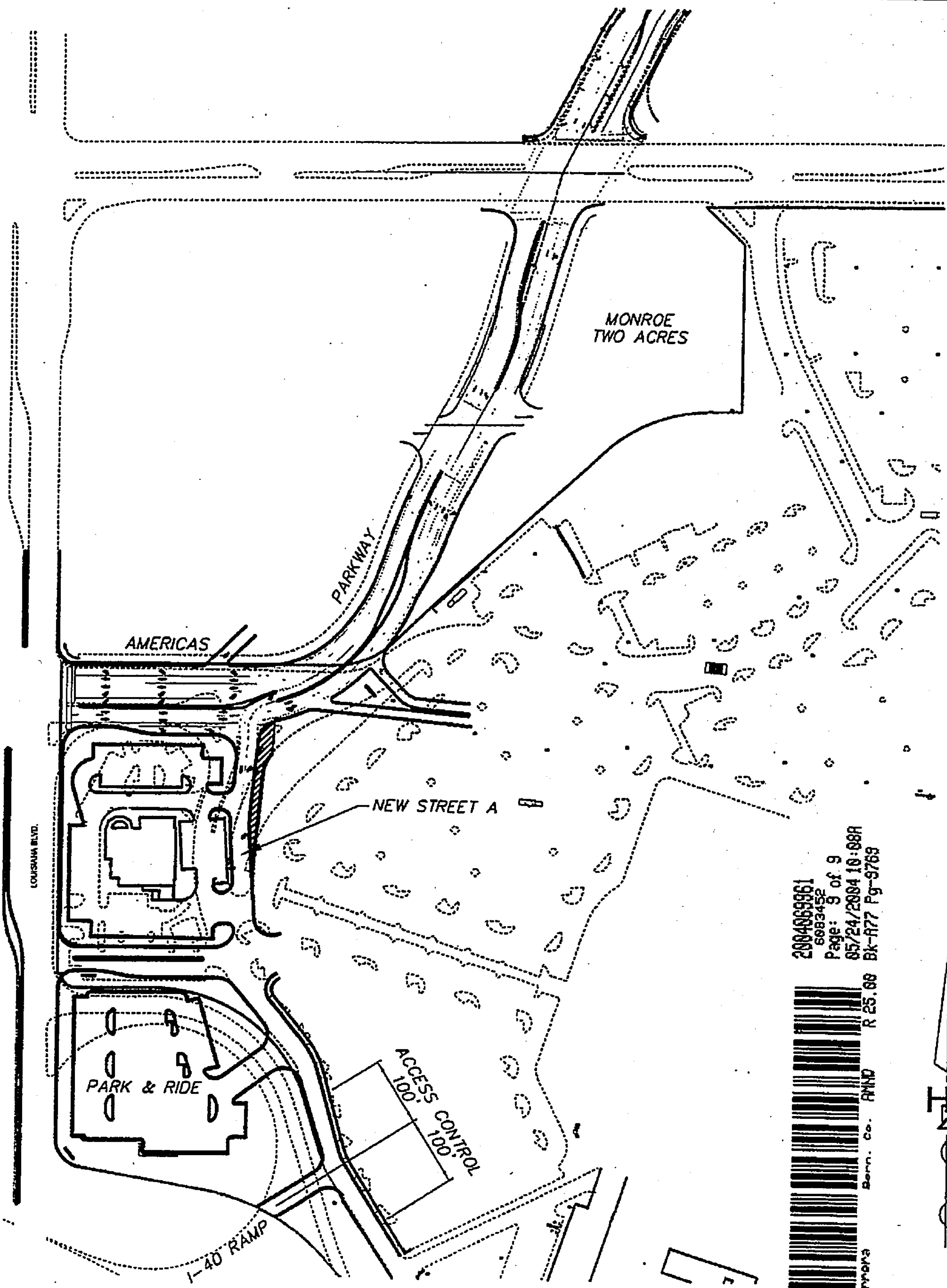
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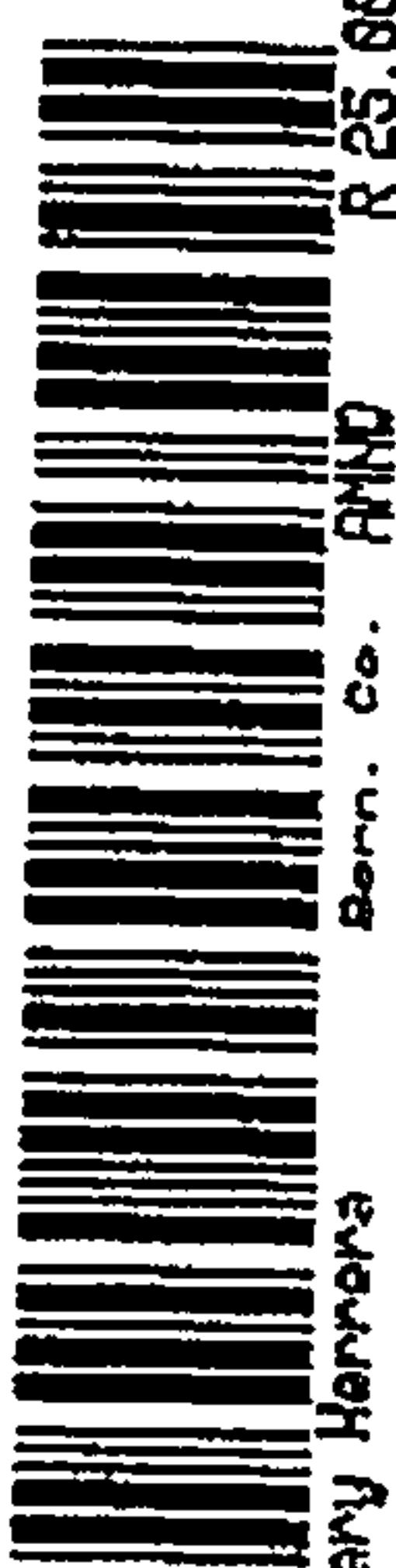
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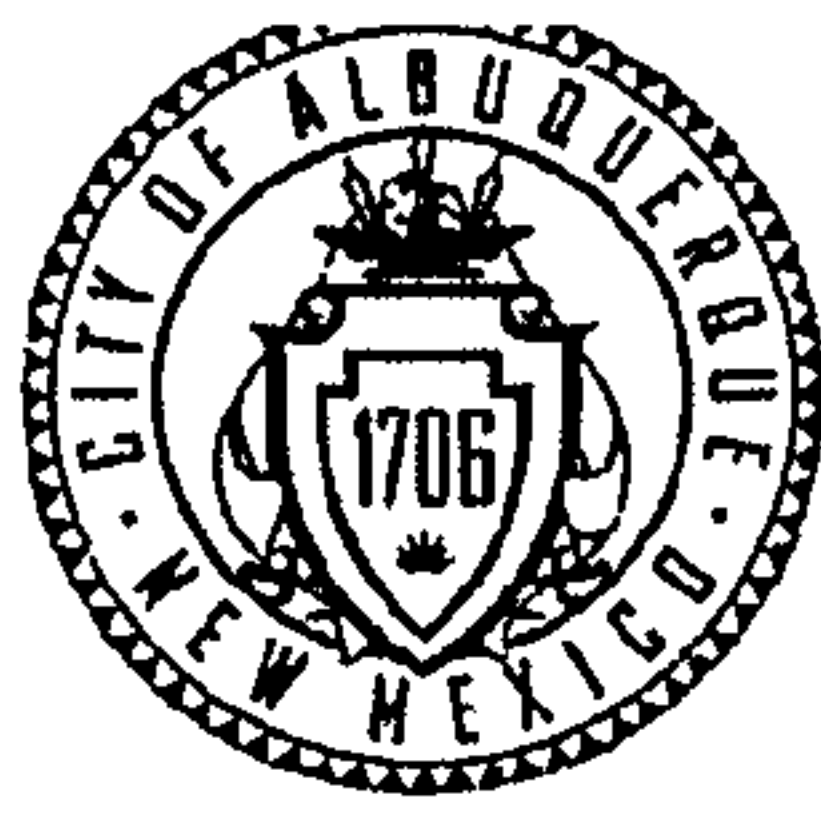
2004069961
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 Page: 9 of 9
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 Bk-A77 Pg-9769



HUETT-ZOLLARS INC.
 1440 THE COMMONS DR., SUITE 200
 THE WOODBRIDGE, TEXAS 75077
 (800) 968-8100

PROPOSED LAYOUT
 WINROCK

SUBSTITUTE A-1
 May 18, 2004



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

March 28, 2012

Darin Sand
Winrock Partners, LLC
100 Sun Avenue NE, Suite 100
Phone: 505-881-0100/Fax: 505-881-0101

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

Dear Darin:

Thank you for your inquiry of March 28, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – WINROCK CENTER ADDITION – PARCEL A-1-A, LOCATED ON LOUISIANA BOULEVARD NE BETWEEN LOUISIANA BOULEVARD NE, INDIAN SCHOOL ROAD NE, PENNSYLVANIA STREET NE AND I-40 FREEWAY** Zone Map: **J-19**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

See “Attachment A” for names of neighborhood associations to contact in regards to this DRB Submittal.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

“ATTACHMENT A”

Darin Sand
Winrock Partners, LLC
100 Sun Avenue NE, Suite 100
Phone: 505-881-0100/Fax: 505-881-0101
Zone Map – J-19

ABQ-Park Neighborhood Association “R”

Sandra Jamison
7615 Leah Dr. NE/87110 410-1207 (h)

Alex Morgan
7414 Leah Dr. NE/87110 883-6996 (h)

Alvarado Park Neighborhood Association “R”

Dori Millner
5819 Aspen NE/87110
948-1234 (h)

Jane Cohn
1931 Palomas NE/87110
265-71790 (h)

Classic Uptown Neighborhood Association “R”

Stephen Verchinski
2700 Espanola NE/87110 888-1370 (h)
238-2398 (c)

Cara Gregory
2812 Alcazar St. NE/87110 417-7434 (h)

Inez Neighborhood Association “R”

Evelyn B. Feltner
2014 Utah St. NE/87110 271-9027 (h)

Donna Yetter
2111 Hoffman Dr. NE/87110 292-8102 (h)

Jerry Cline Park Neighborhood Association “R”

Julie Jones
7625 Winter Ave. NE/87110 232-4638 (h)

Ron Goldsmith
1216 Alcazar St. NE/87110 232-9516 (h)

Mark Twain Neighborhood Association “R”

Barbara Lohbeck
1402 California NE/87111 254-0285 (h)

Charlotte Rode
1409 California St. NE/87110 440-6635 (h)

Quigley Park Neighborhood Association “R”

Winnie Schmidt
2916 Cuervo Dr. NE/87110-3106 881-2155 (h)

Maureen Maher
2935 Cardenas Dr. NE/87110 888-5181 (h)

Snow Heights Neighborhood Association “R”

Laura Heitman
8011 Princess Jeanne NE/87110 507-8834 (c)

Shirley Marquez
7905 Hannett NE/87110 235-0722 (h)

Uptown Progress Team, Inc. “R”

William Steadman
2424 Louisiana Blvd. NE, Ste. 300/87110
880-7070 (w)

Kim Corcoran
P.O. Box 93488/87199 342-2797 (w)

Winrock South Neighborhood Association “R”

Richard Peterson
7110 Constitution Ave. NE/87110-7122
321-5432 (message #)

Virginia Kinney
7110 Constitution Ave. NE/87110-7122
321-5432 (message)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **03/28/12** Time Entered: **8:45 a.m.** ONC Rep. Initials: **siw**



Goodman

REALTY GROUP

Via Certified Mail – Return Receipt Requested

April 11, 2012

Sandra Jamison
ABQ-Park Neighborhood Association
7615 Leah Dr. NE
Albuquerque, NM 87110

RE: Site Development Plan for Building Permit BJ's Restaurant

Dear Ms. Jamison:

This letter serves as notification that Winrock Mall, located at 2100 Louisiana Blvd. NE, is submitting an application to the City of Albuquerque's Development Review Board (DRB) requesting approval on a Site Development Plan for Building Permit. The Site Development Plan for Building Permit comprises BJ's Restaurant and Brewhouse, a smaller building pad just south of BJ's and a previously approved Winrock entrance north of BJ's. The project is phased in sequence to build BJ's and their parking first.

The hearing for this request is scheduled April 25, 2012, in the Plaza Del Sol lower level hearing room located at 600 Second Street NW. Please check the DRB schedule prior to the proposed hearing date to ensure that this request is still on the April 25 schedule.

If you have any questions or comments, please contact Darin Sand at the below number.

Thank you.

Darin Sand
Goodman Realty Group
sand@goodmanrealty.com
505-881-0100 ext. 111

Enclosures



3. BJ's / "Red Robin" Site Development

3.1. DRB – Site Plan for Subdivision Amendment – Parcel A-1-A-1

- 3.1.1. Assist with the Site Plan for Subdivision Amendment to/through the City of Albuquerque.
 - 3.1.1.1. This package will include the following elements:
 - 3.1.1.1.1. Site Plan (prepared by others).
 - 3.1.1.1.2. Grading Plans - also process through the City of Albuquerque Hydrology Division
 - 3.1.1.1.3. A Drainage Study per City of Albuquerque criteria and process through the City of Albuquerque Hydrology Division
 - 3.1.1.1.4. Proposed Infrastructure List
 - 3.1.1.1.5. A Concept Utility Plan
 - 3.1.1.1.6. Geotechnical Report (to be prepared by others – not included in this proposal)
 - 3.1.1.1.7. Preliminary Landscape Plan (to be prepared by others – not included in this proposal)
 - 3.1.1.2. Prepare Engineer's Opinion of Probable Cost
 - 3.1.1.3. Attend the DRB public hearing (proposal includes two DRB meetings)

3.2. DRB – Major Subdivision Preliminary / Final Plat

- 3.2.1. Perform necessary field work and office data reduction for platting of Tract B.
- 3.2.2. Create tax identification parcels for the referenced projects.
- 3.2.3. Prepare, submit and process a Preliminary Plat Submittal to/through the City of Albuquerque.
 - 3.2.3.1. This package will include the following elements:
 - 3.2.3.1.1. Preliminary Plat of Tract B and Parcel A-1-A-1 pursuant to TIDD and referenced projects.
 - 3.2.3.1.2. Grading Plans - also process through the City of Albuquerque Hydrology Division
 - 3.2.3.1.3. A Drainage study per City of Albuquerque criteria and process through the City of Albuquerque Hydrology Division
 - 3.2.3.1.4. Proposed Infrastructure List
 - 3.2.3.1.5. A Concept Utility Plan
 - 3.2.3.1.6. Geotechnical Report (to be prepared by others – not included in this proposal)
 - 3.2.3.1.7. Preliminary Landscape Plan (to be prepared by others – not included in this proposal)
 - 3.2.4. Prepare Engineer's Opinion of Probable Cost
 - 3.2.5. Prepare DRB application package
 - 3.2.6. Attend the DRB public hearing (proposal includes two DRB meetings)
 - 3.2.7. Prepare, submit and process Final Plat to/through the City of Albuquerque.
 - 3.2.7.1. This package will include the following elements
 - 3.2.7.1.1. Final Plat of Tract B and Parcel A-1-A-1
 - 3.2.7.1.2. Executed Subdivision Improvement Agreement
 - 3.2.7.1.3. DXF File and hard copy of final plat for AGIS
 - 3.2.8. Prepare an easement exhibit for the waterline relocation required by the revised site plan

3.3. Site Plan for Building Permit

- 3.3.1. Prepare, submit and process drainage plan for approval by the City Hydrologist.
- 3.3.2. Prepare, submit and process grading plans for approval by the City Hydrologist.
- 3.3.3. Prepare, submit and process site utility plans for approval by the ABCWUA.

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 Street, or PO: Classic Uptown Neighborhood Association
 City, State: 2700 Espanola NE
 Albuquerque, NM 87110

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Sent To: Sandra Jamison
 Street, or PO: ABQ-Park Neighborhood Association
 City, State: 7615 Leah Dr. NE
 Albuquerque, NM 87110

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Sent To: Virginia Kinney
 Street, or PO: Winrock South Neighborhood Association
 City, State: 7110 Constitution Ave. NE
 Albuquerque, NM 87110

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Sent To: Jane Cohn
 Street, or PO: Alvarado Park Neighborhood Association
 City, State: 1931 Palomas NE
 Albuquerque, NM 87110

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Sent To: Dori Millner
 Street, or PO: Alvarado Park Neighborhood Association
 City, State: 5819 Aspen NE
 Albuquerque, NM 87110

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Sent To: Alex Morgan
 Street, or PO: ABQ-Park Neighborhood Association
 City, State: 7414 Leah Dr. NE
 Albuquerque, NM 87110

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Sent To: Shirley Marquez
 Street or PO: Snow Heights Neighborhood Association
 City, St: 7905 Hannett NE
 Albuquerque, NM 87110

PS Form 3800, August 2000 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Cara Gregory
 Street or PO: Classic Uptown Neighborhood Association
 City, St: 2812 Alcazar St. NE
 Albuquerque, NM 87110

PS Form 3800, August 2000 See Reverse for Instructions

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Sent To: Evelyn Feltner
 Street or PO: Inez Neighborhood Association
 City, St: 2014 Utah St. NE
 Albuquerque, NM 87110

PS Form 3800, August 2000 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Richard Peterson
 Street or PO: Winrock South Neighborhood Association
 City, St: 7110 Constitution Ave. NE
 Albuquerque, NM 87110

PS Form 3800, August 2000 See Reverse for Instructions

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Sent To: Kim Corcoran
 Street or PO: Uptown Progress Team, Inc.
 City, St: PO Box 93488
 Albuquerque, NM 87199

PS Form 3800, August 2000 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
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Sent To: William Steadman
 Street or PO: Uptown Progress Team, Inc.
 City, St: 2424 Louisiana Blvd NE
 Albuquerque, NM 87110

PS Form 3800, August 2000 See Reverse for Instructions

0269 5225 1000 0002 7011 2000 0001 3735 6970

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Sent To: Julie Jones
 Street or PO: Jerry Cline Park Neighborhood Association
 City: 7625 Winter Ave. NE
 City: Albuquerque, NM 87110
 PS Form 3800, August 2000 See Reverse for Instructions

6969 5225 1000 0002 7011 2000 0001 3735 6965

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Donna Yetter
 Street or PO: Inez Neighborhood Association
 City: 2111 Hoffman Dr. NE
 City: Albuquerque, NM 87110
 PS Form 3800, August 2000 See Reverse for Instructions

4669 5225 1000 0002 7011 2000 0001 3735 6994

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Return Receipt Fee (Endorsement Required)	2.35	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Barbara Lohbeck
 Street or PO: Mark Twain Neighborhood Association
 City: 1402 California NE
 City: Albuquerque, NM 87111
 PS Form 3800, August 2000 See Reverse for Instructions

4969 5225 1000 0002 7011 2000 0001 3735 6987

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Return Receipt Fee (Endorsement Required)	2.35	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Ron Goldsmith
 Street or PO: Jerry Cline Park Neighborhood Association
 City: 1216 Alcazar St. NE
 City: Albuquerque, NM 87110
 PS Form 3800, August 2000 See Reverse for Instructions

4702 5225 1000 0002 7011 2000 0001 3735 7014

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Return Receipt Fee (Endorsement Required)	2.35	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Winnie Schmidt
 Street or PO: Quigley Park Neighborhood Association
 City: 2916 Cuervo Dr. NE
 City: Albuquerque, NM 87110
 PS Form 3800, August 2000 See Reverse for Instructions

4702 5225 1000 0002 7011 2000 0001 3735 7007

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Return Receipt Fee (Endorsement Required)	2.35	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.95	

Sent To: Charlotte Rode
 Street or PO: Mark Twain Neighborhood Association
 City: 1409 California St. NE
 City: Albuquerque, NM 87110
 PS Form 3800, August 2000 See Reverse for Instructions

7011 2000 0001 3735 7021

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.40	

Sent To **Maureen Maher**
 Street, A **Quigley Park Neighborhood Association**
 or PO B **2935 Cardenas Dr. NE**
 City, Sta **Albuquerque, NM 87110**

PS Form 3800, August 2006 See reverse for instructions

7011 2000 0001 3735 7021

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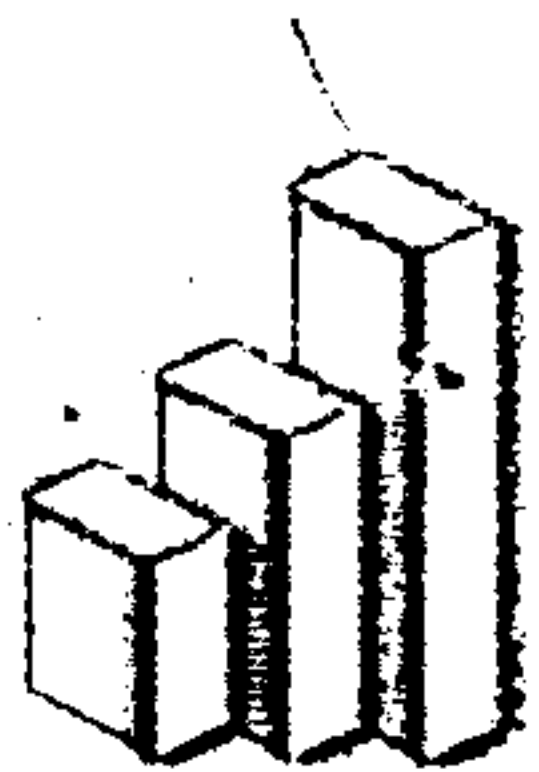
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.65	
Certified Fee	2.05	
Return Receipt Fee (Endorsement Required)	2.35	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 5.40	

Sent To **Laura Heitman**
 Street, A **Snow Heights Neighborhood Association**
 or PO B **8011 Princess Jeanne NE**
 City, Sta **Albuquerque, NM 87110**

PS Form 3800, August 2006 See reverse for instructions



Goodman

REALTY GROUP

April 11, 2012

Jack Cloud
Chairman, Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit

Dear Chairman Cloud:

Winrock Partners LLC, owner of Winrock Mall located at 2100 Louisiana Boulevard NE, authorizes Modulus Architects to act as its agent on the request for a Site Development Plan for Building Permit for the Winrock property as it relates to the BJ's Restaurant, the building pad south of BJ's and the entrance north of BJ's.

Sincerely,

Darin Sand
Winrock Partners LLC





Goodman

REALTY GROUP

100 Sun Avenue NE, Suite 100

Albuquerque, NM 87109



Jack Cloud

Chairman, Planning Department

City of Albuquerque

600 Second Street NW

Albuquerque, NM 87102

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

B. Proposed Development (If supplemental Sheets are used please indicate sheet #)

1. Structural

- A. Location of existing & proposed structures (distinguish between existing & proposed, include phasing)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Site amenities including patios, benches, tables, (indicating square footage of patios/ plazas).

2. Parking and Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 32 provided: 68
Handicapped spaces (included in required total) required: 5 provided: 8
Motorcycle spaces (in addition to required total) required: 3 provided: 4
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 3 provided: 5
 - 2. Bikeways and other bicycle facilities, if applicable
- C. Public Transit
 - 1. Bus facilities, including routes, bays and shelters existing or required
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
- E. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
 - 6. Existing and proposed street widths, right-of-way widths and curve radii
 - 7. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 8. Location of traffic signs and signals related to the functioning of the proposal
 - 9. Identify existing and proposed medians and median cuts

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

3. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Backflow prevention detail
- 10. Planting Beds, indicating square footage of each bed
- 11. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 12. Responsibility for Maintenance (statement)
- 13. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 14. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 15. Landscaped area provided; square footage and percent (specify clearly on plan)
- 16. Planting or tree well detail
- 17. Street Tree Plan as defined in the Street Tree Ord.

SHEET # 3 PRELIMINARY GRADING PLAN

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1 with written approval from the Planning Department Staff.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 UTILITY PLAN

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

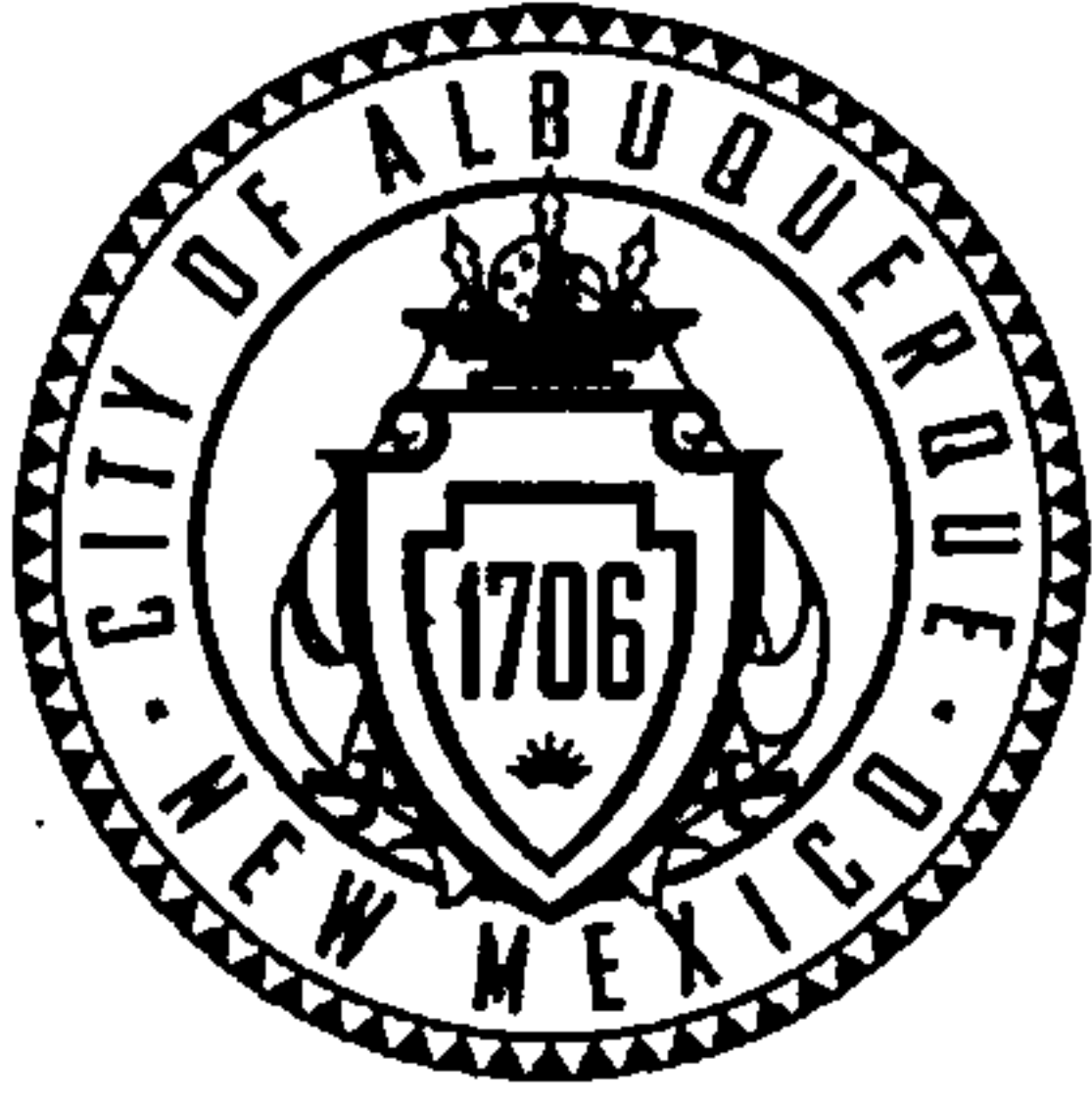
SHEET #5 BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation (north, south, east, & west).
 - 2. Facade dimensions including overall height and width
 - 3. Location, dimensions, materials, and colors of principle façade elements- windows, doors, etc.
 - 4. For EPC and DRB submittals only – Color renderings or similar (12 copies) illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Deborah Stover, Director

Richard J. Berry, Mayor
DATE March 22, 2012

Robert J. Perry, CAO

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation

Project Number(s): 1002202
Case Number(s):
Agent: Huitt-Zollars, Inc.
Applicant: Goodman Realty Group
Legal Description: Tract A-1-A Winrock Center Addition
Zoning: SU-3
Acreage: 81.4 ac
Zone Atlas Page: J-19

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).**

NOTE: Overexcavation of materials in excess of 6 feet in depth will require additional consultation and more specific locational information due to past discoveries of paleontological / skeletal remains when Winrock was originally constructed.

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist