



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: LULULEMON USA INC C/O (TYLER CROMPTON)		Phone: +1 (778) 997-6296
Address: PO BOX 1875		Email: TCROMPTON2@LULULEMON.COM
City: COCKEYSVILLE	State: MD	Zip: 21030
Professional/Agent (if any): KENNETH PARK ARCHITECT (C/O KENNETH YAP)		Phone: (212) 599-0044 EXT. 212
Address: 360 LEXINGTON AVE., 7TH FLOOR		Email: KYAP@KENNETHPARK.COM
City: NEW YORK	State: NY	Zip: 10017
Proprietary Interest in Site: LEASEHOLD ONLY		List all owners: ABQ UPTOWN LLL SIMON PROPERTY TAX DEPT

BRIEF DESCRIPTION OF REQUEST

FACADE/STOREFRONT MODIFICATION: NEW PLASTER FINISH TO REPLACE EXISTING STONE CLADDING AND STUCCO; NEW METAL PURLINS ABOVE EXISTING DISPLAY WINDOW TO MATCH EXISTING TRELLIS STRUCTURE; NEW PAINT FINISHES; ALL OTHER DETAILS TO REMAIN AS-IS.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: A1	Block: 0000	Unit:
Subdivision/Addition: ABQ UPTOWN SITE	MRGCD Map No.: N/A	UPC Code: 101905905506030134
Zone Atlas Page(s): H-19-Z	Existing Zoning: MIX-H	Proposed Zoning: MIX-H (NO CHANGE)
# of Existing Lots: 1	# of Proposed Lots: 1 (NO CHANGE)	Total Area of Site (acres): 17.6729

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2261 Q ST. NE, SPACE 02E Between: ARVADA AVE. NE and: UPTOWN BLVD NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date:
Printed Name: KENNETH YAP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

_ ALTERNATIVE LANDSCAPING PLAN

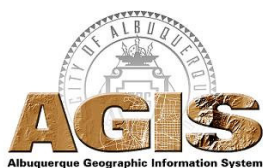
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

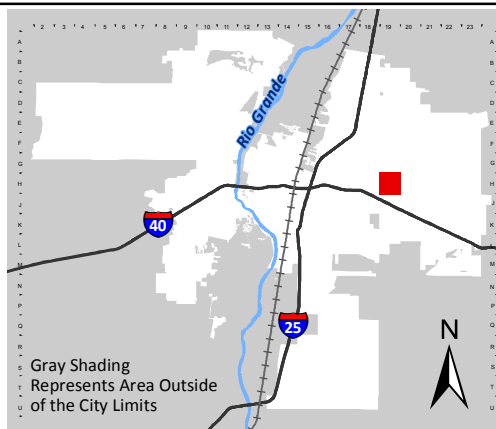


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-19-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



May 16, 2023

To: City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102


Re: Owner Approval for Lululemon, Space #02E

This letter is intended to provide necessary approval so that the City of Albuquerque staff may properly apply regulations relevant to this permit application at ABQ Uptown, 2261 Q Street, Suite 02E.

We approve Lululemon and their agent(s) to apply for an Administrative Amendment to the previously approved Site Plan for the development. We have reviewed and approved their drawings included in their application. Said drawings indicate changes within the space and to the exterior storefront that are compliant with our existing design criteria for the center.

Please let me know if there are any questions.

Best,

 Digitally signed by Brian Hostetler
DN: C=US,
E=brian.hostetler@simon.com,
O=Simon Property Group,
OU=Tenant Coordination,
CN=Brian Hostetler
Date: 2023.05.16 16:29:19-04'00'

Brian Hostetler
Sr. Tenant Coordinator
Simon Property Group



May 16, 2023

**City of Albuquerque
Planning Department
Development Review Services
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102**

**Re: Minor Administrative Amendment to Originally Approve Site Plan (1002247)
Lululemon at ABQ Uptown
2261 Q Street NE, Space 02E
Albuquerque, NM 87110**

To Whom It May Concern:

We are writing in relation to the application for minor administrative amendment to the previously approved site plan pertaining to the above-mentioned site/project. The scope of the proposed amendment involves the façade modification of the specified tenant space only.

Space 02E is located at ABQ Uptown Building 2. Similar to the adjacent tenant spaces, space 02E is being used for retail. The current façade is characterized by a symmetrical elevation---double entry doors are centered on the storefront and flanked on both sides by a display window in a wall that is set-backed from and shorter than the central part of the façade. Existing finishes include stacked stone cladding, cast stone base and accents, EIFs, as well as storefront doors and windows with dark bronze anodized aluminum framing. A metal trellis above the entry doors and metal framed awnings over the display windows are some of the distinct architectural elements of the façade.

Part of the overall tenant improvements for space 02E proposed by the future tenant, Lululemon, is the modification of the existing storefront. The existing building form and massing will remain the same. The existing storefront system, cast stone base and crown molding, as well as the metal trellis will also remain. However, new exterior finishes will be installed to create a store façade that is in line with Lululemon's brand aesthetic. The main finish material is a natural concrete lime plaster with exposed aggregates which is currently used in some of the newer Lululemon stores across the country. This material is chosen not only for its durability, but also for its unique textural characteristics. The exposed aggregates in particular will provide an interesting visual and tactile quality to the overall façade. In addition, the existing cast stone base will be painted gray to match the proposed plaster finish. The existing storefront framing will be painted a soft black paint. Further, the existing awnings over the display windows will be removed and replaced with metal purlins mimicking the existing ones on the trellis above the entry doors. The new metal purlins along with the existing trellis will also be painted black.

Please note that the surrounding areas (i.e., sidewalk pavement, curbs, planting strips, lamp posts, adjacent storefront, etc.) are not part of the scope. Also, new signage shown in the drawings---one (1) 36" illuminated wall-mounted wordmark, one (1) 18" illuminated wordmark on suspended raceway, and two (2) 12"x38" illuminated cabinet sign---are for reference only. Approvals and permit will be obtained separately by Lululemon's sign vendor.

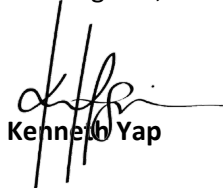
Considering the proposed façade modification is mostly limited to the installation of new exterior finishes, we strongly believe that this will not create any negative impact to the originally approved Site Plan as it is purely cosmetic. Majority of the existing exterior elements especially those that are present in and relates to other areas of ABQ Uptown, such as doors and windows, cast stone base and crown moldings, as well as metal trellis, will be kept.

The proposed façade modification meets all the requirements for amendments to site development plans for pre-IDO approvals in accordance with Subsection 14-16-6-4(Z)(1)(a) as outlined below.

- The requested change still meets the requirements of the original Site Plan which was approved on June 23rd, 2004 and specifies that (a) all building facades must be composed of a combination of the design elements that include, as examples, the building colors, massing, windows and doors, trellises and portals; (b) storefronts may be modified to accommodate specific needs of future tenants as long as they maintain the overall design intent of the buildings and must be compatible with the building facades in terms of quality of materials and; (c) signage may change to meet future tenant requirements.
- The requested change is within the thresholds for minor amendments established in Table 6-4-4. As such it will not affect the building gross floor area, setbacks and building height. The proposed revisions meet the requirements specified in the approved Site Plan as mentioned above.
- The requested change is confined to the existing façade only. Hence, there will be no major public infrastructure or significant changes to access or circulation patterns on site, which would warrant additional review by the original decision-making body.
- The requested change does not require any application for deviations, variances, or waivers.

We trust that this information is satisfactory, however if you require any further details, please do not hesitate to contact us.

Kind regards,



Kenneth Park Architects
Senior Project Manager

General Notes

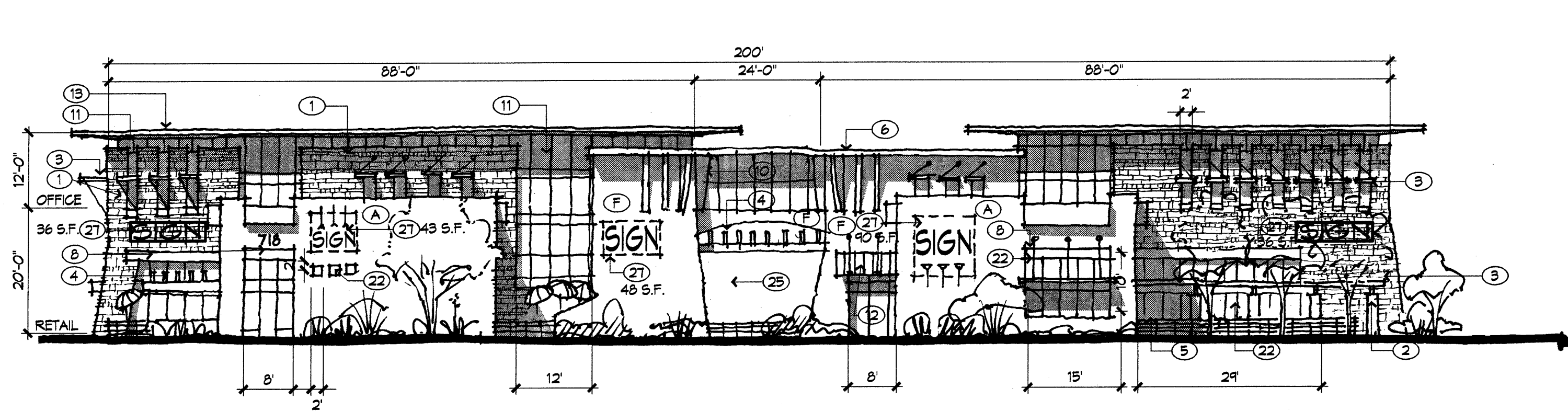
- A. All building facades shall be composed of a combination of the design elements shown or described in this plan. Design elements include, as examples, the building colors, masonry, windows and doors, trellises and porches. These design elements need not be arranged as shown on this plan, but may be freely interchanged to accommodate future tenants.
- B. Entry storefronts to the building may be modified to accommodate specific needs of future tenants. These storefronts are to maintain the overall design intent of the buildings as shown and must be compatible with the building facades in terms of quality of materials and systems.
- C. Signage as shown is for illustrative purposes and may change to meet future tenant requirements.

Keyed Notes

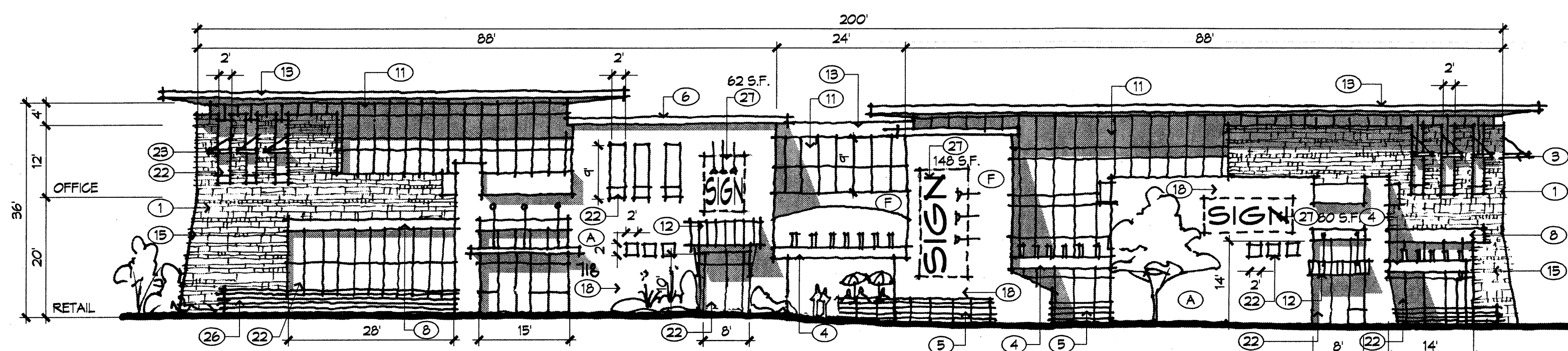
1. STACKED STONE OR CULTURED STONE VENEER
2. STACKED STONE OR CULTURED STONE VENEER COLUMN
3. PAINTED STEEL SHADE CANOPY
4. PAINTED STEEL TRELLIS
5. PAINTED STEEL RAILING
6. STUCCO OR STONE COPING
7. STUCCO OR STONE WINDOW SILL
8. STUCCO OR STONE LINTEL
9. STUCCO OR WOOD CORBEL
10. PRE-FINISHED METAL VERTICAL BRACKETS
11. TRANSLUCENT WINDOW GLAZING SYSTEM
12. METAL ROOF/awning
13. PRE-FINISHED METAL ROOF COPING
14. RECESSED OPENING IN PARAPET
15. BATTERED WALL ELEMENT
16. CANTILEVERED BALCONY WITH PAINTED METAL RAIL
17. BALCONY STRUCTURE
18. STUCCO
19. OPENING IN WALL PLANE
20. TYPICAL ALUMINUM WINDOW UNIT, SIZE AS NOTED ON DRAWING
21. TYPICAL PATIO DOOR/WINDOW UNIT, SIZE AS NOTED ON DRAWING
22. TYPICAL COMMERCIAL ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM, SIZE AS NOTED ON DRAWING
23. ALUMINUM SHADE FIN
24. PARKING SIGNAGE
25. OPENING BETWEEN BUILDINGS
26. STAIRS WITH PAINTED METAL RAIL
27. STUCCO CONTROL JOINT
28. WALL MOUNTED SIGNAGE, INTERNALLY OR EXTERNALLY LIT TO COMPLY WITH DARK SKIES ORDINANCE
29. PEDESTRIAN BRIDGE, DESIGN AS SHOWN IS FOR ILLUSTRATIVE PURPOSE ONLY.
30. PEDESTRIAN WALKWAY BETWEEN BUILDINGS
31. PAINTED METAL GRILLE AT OPENING IN WALL
32. 36"x36" RESIDENTIAL DOOR
33. PARKING GARAGE AUTOMOBILE DOOR
34. HORIZONTAL METAL ROOF STRUCTURE
35. GLASS OVERHEAD GARAGE DOOR
36. DISPLAY WINDOW
37. TENSILE SHADE STRUCTURE
38. EXPOSED BEAMS
39. BLADE SIGN

Exterior Color Notes

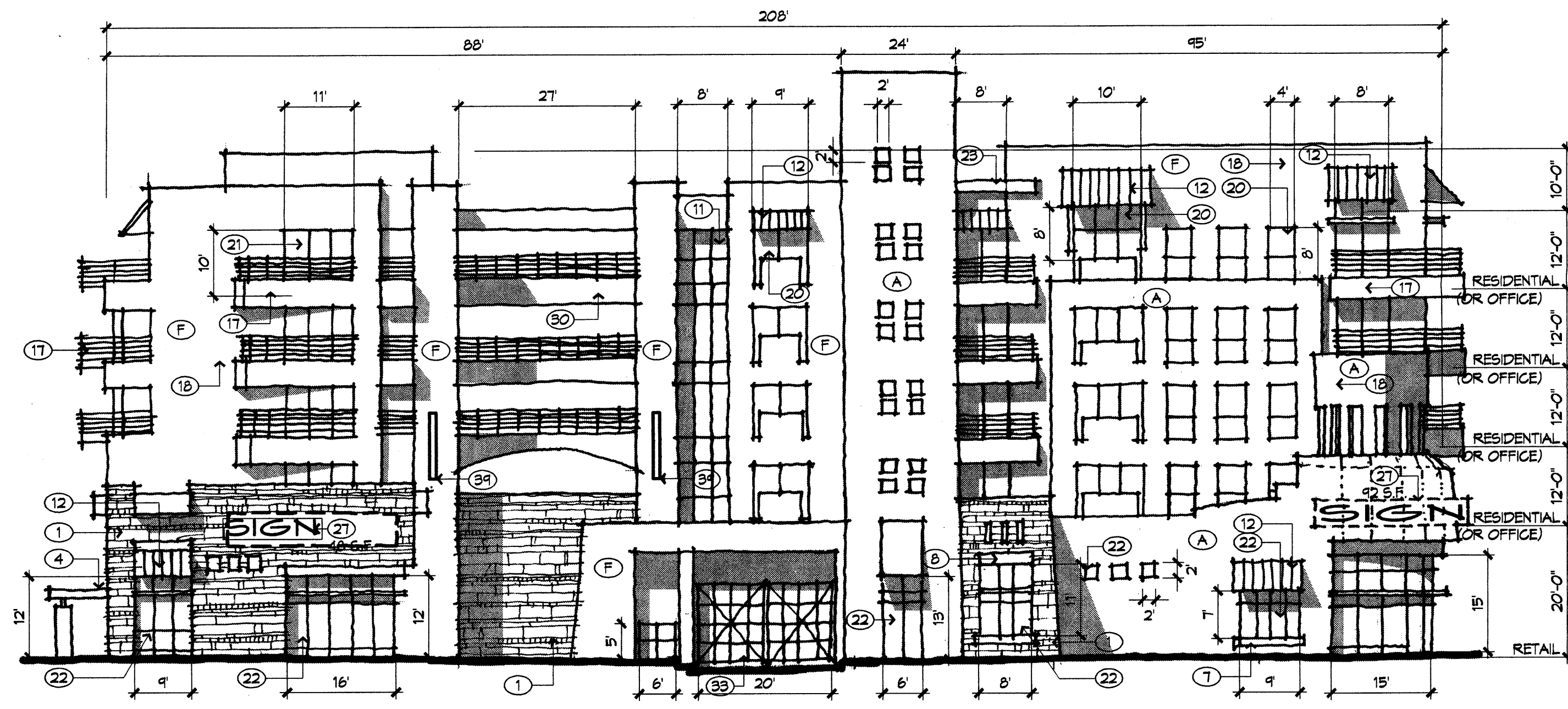
F. FIELD COLOR	A. ACCENT COLOR
Tan	Red
Grey	Orange
Maize	Purple
Yellow	Green
Brown	Blue



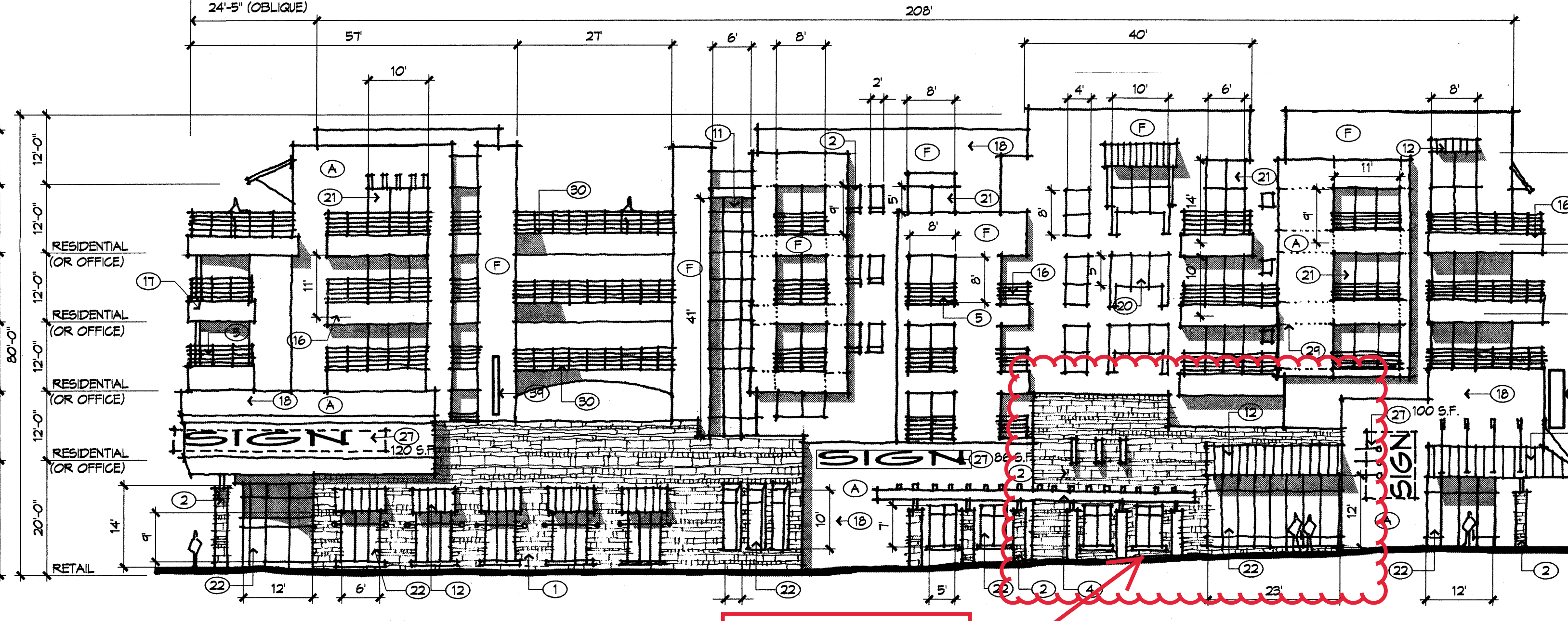
A Building 1 - West Elevation



B Building 1 - East Elevation

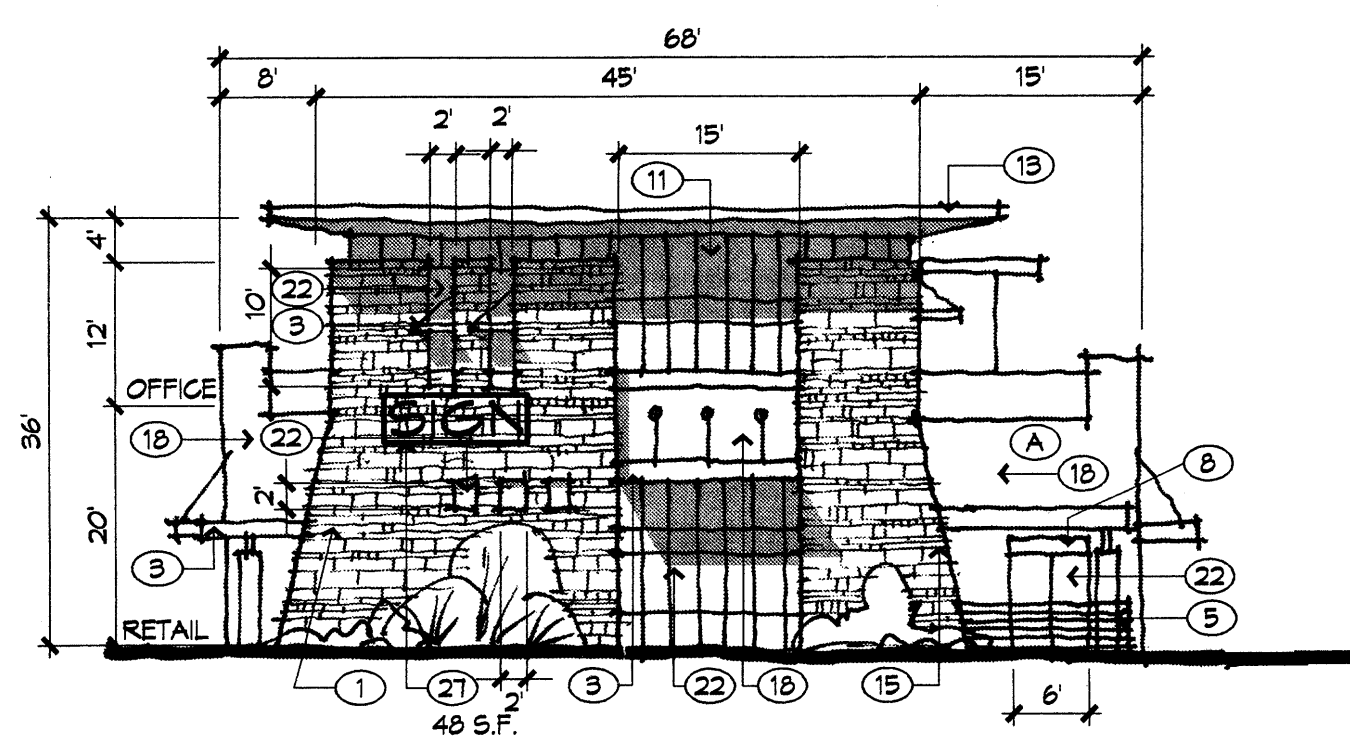


C Building 2 - West Elevation

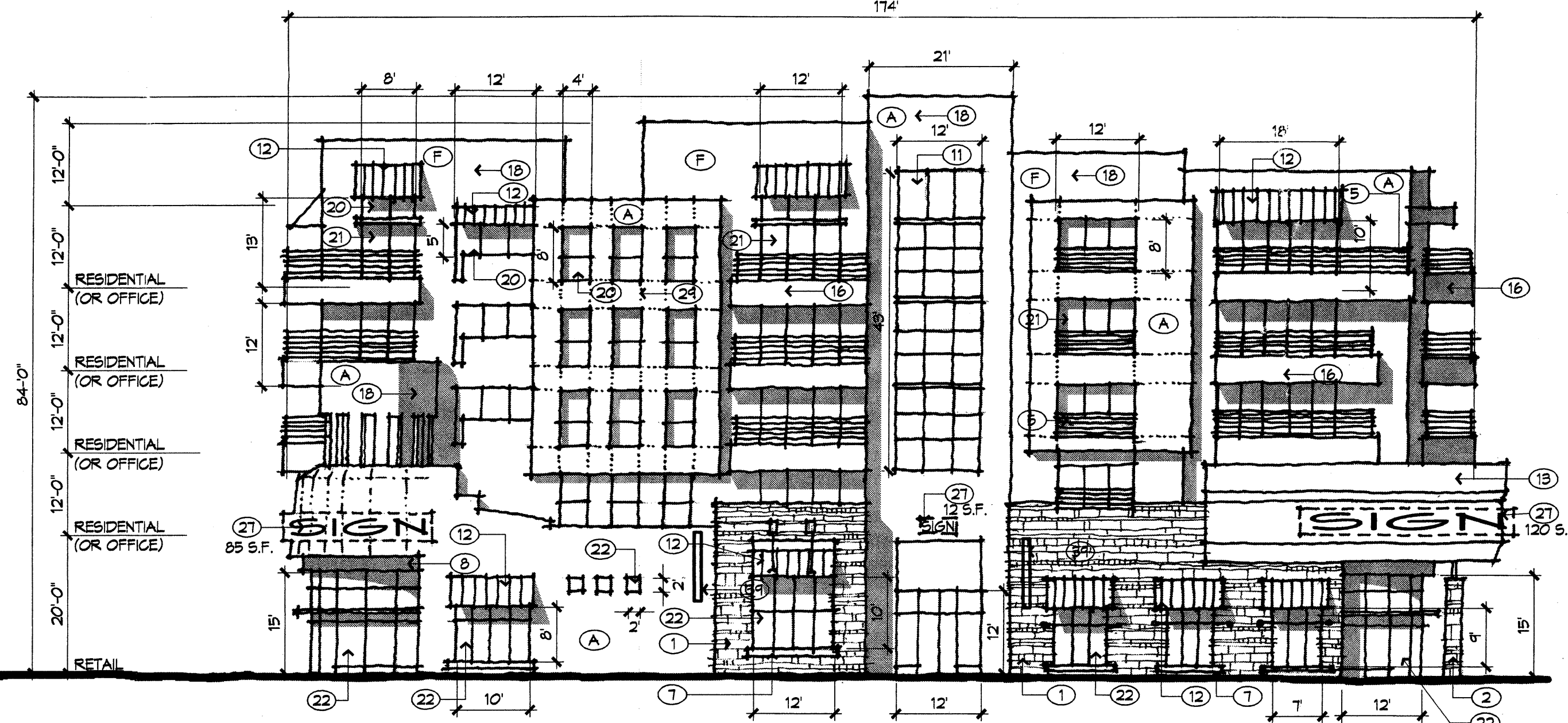


D Building 2 - East Elevation

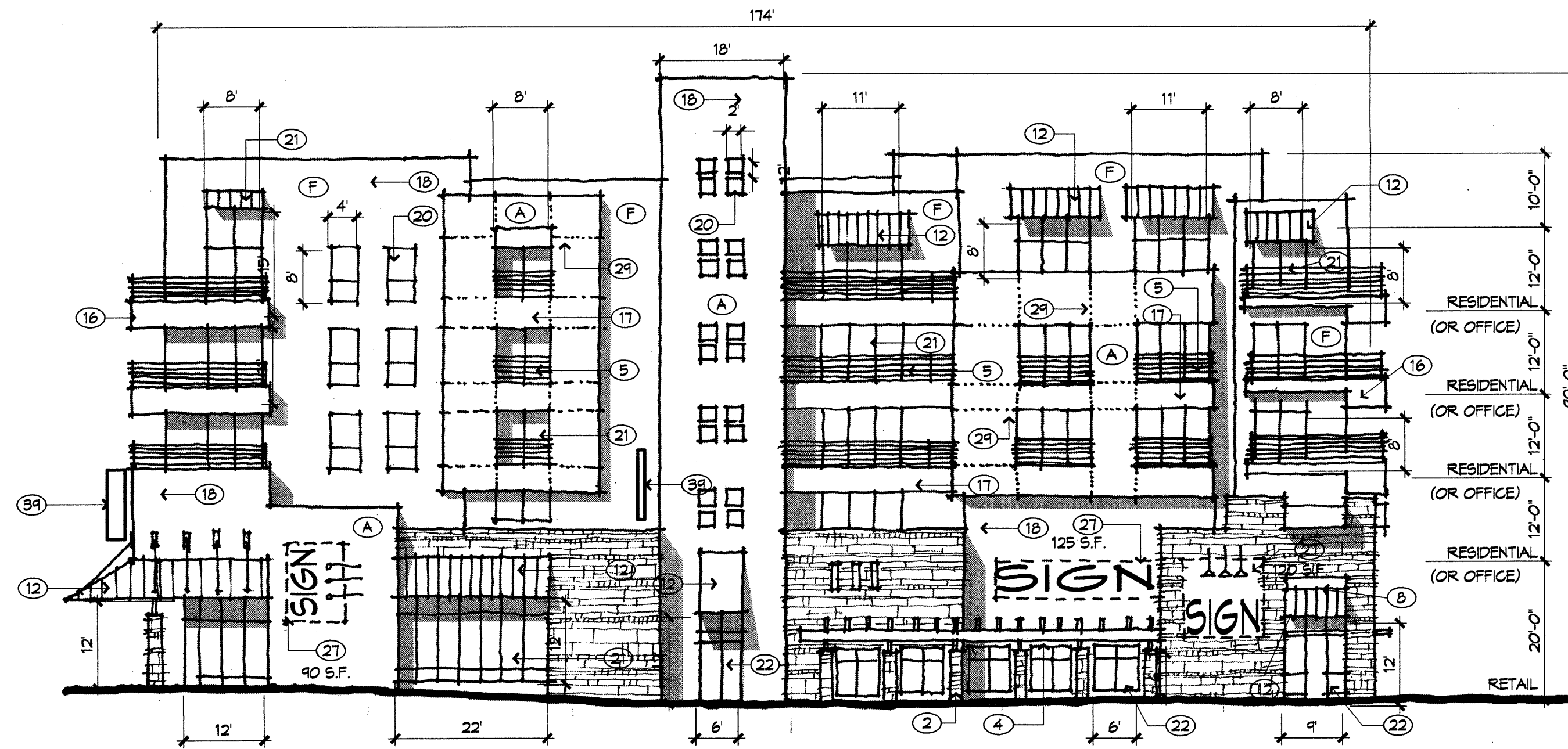
LOCATION OF PROPOSED CHANGES



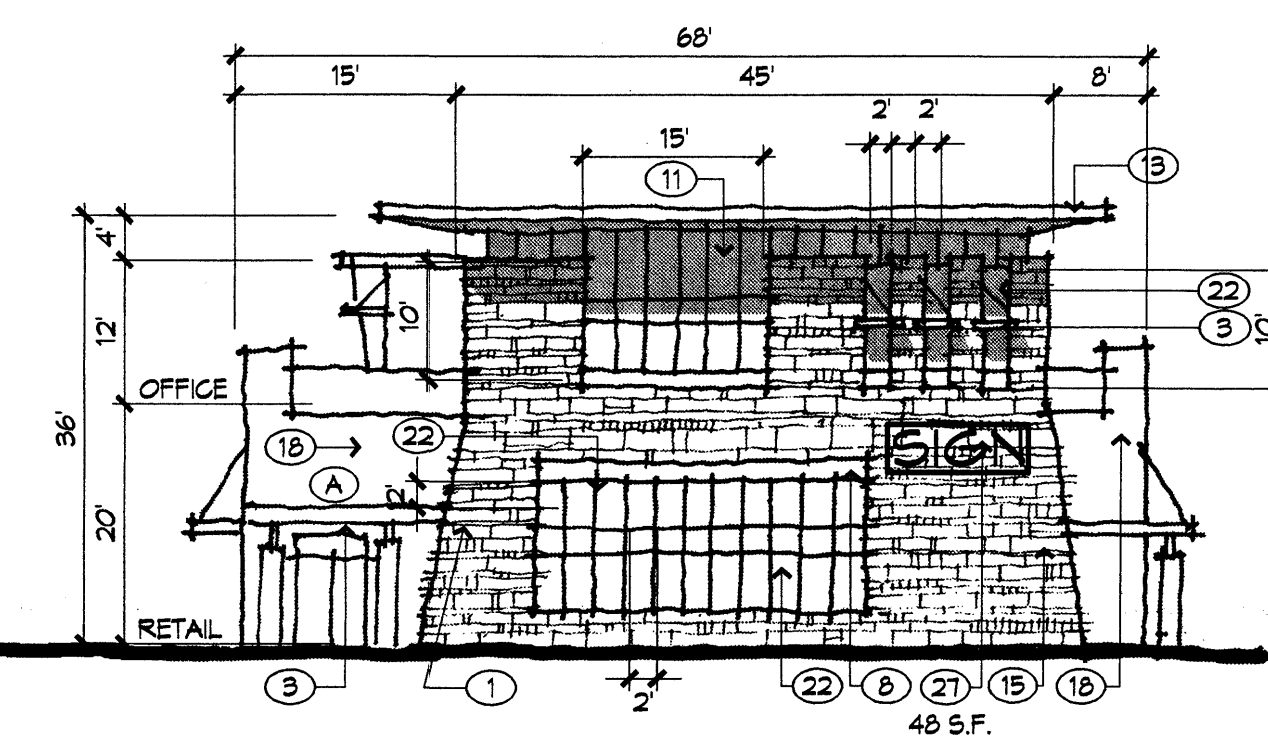
E Building 1 - South Elevation



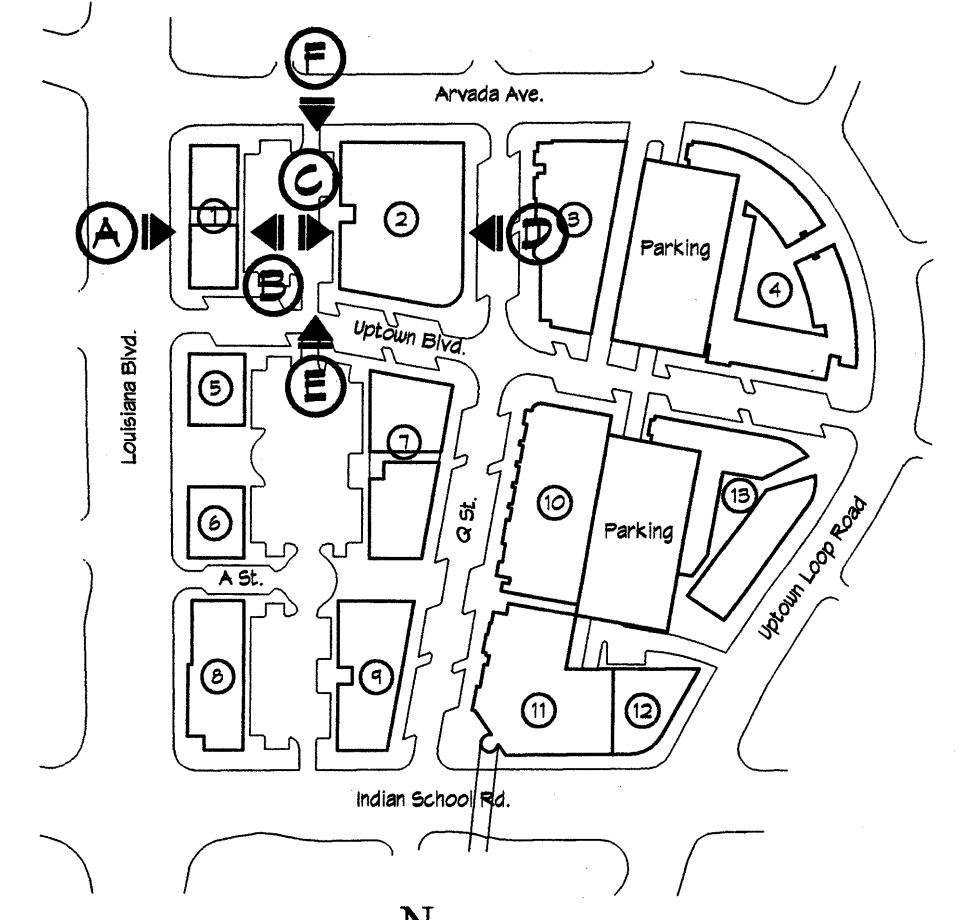
E Building 2 - South Elevation



F Building 2 - North Elevation



F Building 1 - North Elevation



Key Plan

N.T.S.

Owner	Hunt-Uptown, LLC
Planning Consultant	Denish + Kline Assoc., Inc.
Project Architect	Dekker/Perich/Sabatini
Project Engineer	Bohannan-Huston
Project Identity	Vaughn Wedeen Creative

ABQ
u p t o w n

DRB Submittal
Site Development Plan for Building Permit

Building Elevations 1 07 of 14

SCALE: 1/16" = 1'-0"

23 June 2004
Project #1002247



OFFICIAL NOTICE OF DECISION



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 4, 2006

2. Project # 1002247
05DRB-01815 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ABQ UPTOWN SITE**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 04DRB-00830, 04DRB-00831, 04DRB-00832, 04EPC-00914] (H-19)

At the January 4, 2006, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file with following conditions of final plat approval:

-  Replace the easement being narrowed with a new easement that will result in a 20-foot easement.
-  On the portion of Indian School Road being vacated a minimum of 5-feet from the existing Well Collection Line to the proposed vacation is required.

If you wish to appeal this decision, you must do so by January 19, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



OFFICIAL NOTICE OF DECISION

PAGE 2

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in blue ink, reading "Claire Sedora", is positioned above the typed name.

for Sheran Matson, AICP, DRB Chair

Cc: Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

June 23, 2004

2. Project # 1002247

04DRB-00830 Major-Vacation of Public Easements
04DRB-00831 Major-Vacation of Public Easements
04DRB-00832 Major-Vacation of Public Easements

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract A1, **ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 03EPC-00914, 02EPC-01472, Z-81-87, Z-94-133, ZA96-379] (H-19)

At the June 23, 2004, Development Review Board meeting, the vacations were approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.
2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
2. Affected utility companies shall acknowledge the vacation by their signatures on the replat.

04DRB-00928 Minor-SiteDev Plan BldPermit/EPC

DENISH KLINE ASSOCIATES, INC. agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A1, **ST PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on LOUISIANA BLVD NE, between ARVADA AVE NE and INDIAN SCHOOL RD NE containing approximately 18 acre(s). [REF: 1002124, 1001164] (H-19)



OFFICIAL NOTICE OF DECISION

PAGE 2

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 the site plan for building permit was approved with final sign off delegated to City Engineer for SIA and public sidewalk easements around site and Utilities Development for a revised utility plan and provide Fire Marshal fire flow requirements.

04DRB-00890 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON, INC agent(s) for HUNT UPTOWN, LLC request(s) the above action(s) for all or a portion of Tract(s) A, **ALBUQUERQUE UPTOWN SITE, ST. PIUS X SUBDIVISION**, zoned SU-3 special center zone, located on INDIAN SCHOOL RD NE, between LOUISIANA BLVD NE and ESPANOLA ST NE containing approximately 18 acre(s). [REF: 1001164, 04DRB-00830] (*Deferred from 6/16/04*) (H-19)

At the June 23, 2004, Development Review Board meeting, with the signing of the infrastructure list dated 6/23/04 and approval of the grading plan engineer stamp dated 6/11/04 the preliminary plat was approved with the following conditions of final plat:

The final plat must be signed by PNM before the Development Review Board's approval. The final plat must reflect the sidewalk easements.

The final plat was indefinitely deferred for the Subdivision Improvements Agreement (SIA).

If you wish to appeal this decision, you must do so by July 8, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.



OFFICIAL NOTICE OF DECISION

PAGE 3

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Sheran Matson, AICP, DRB Chair

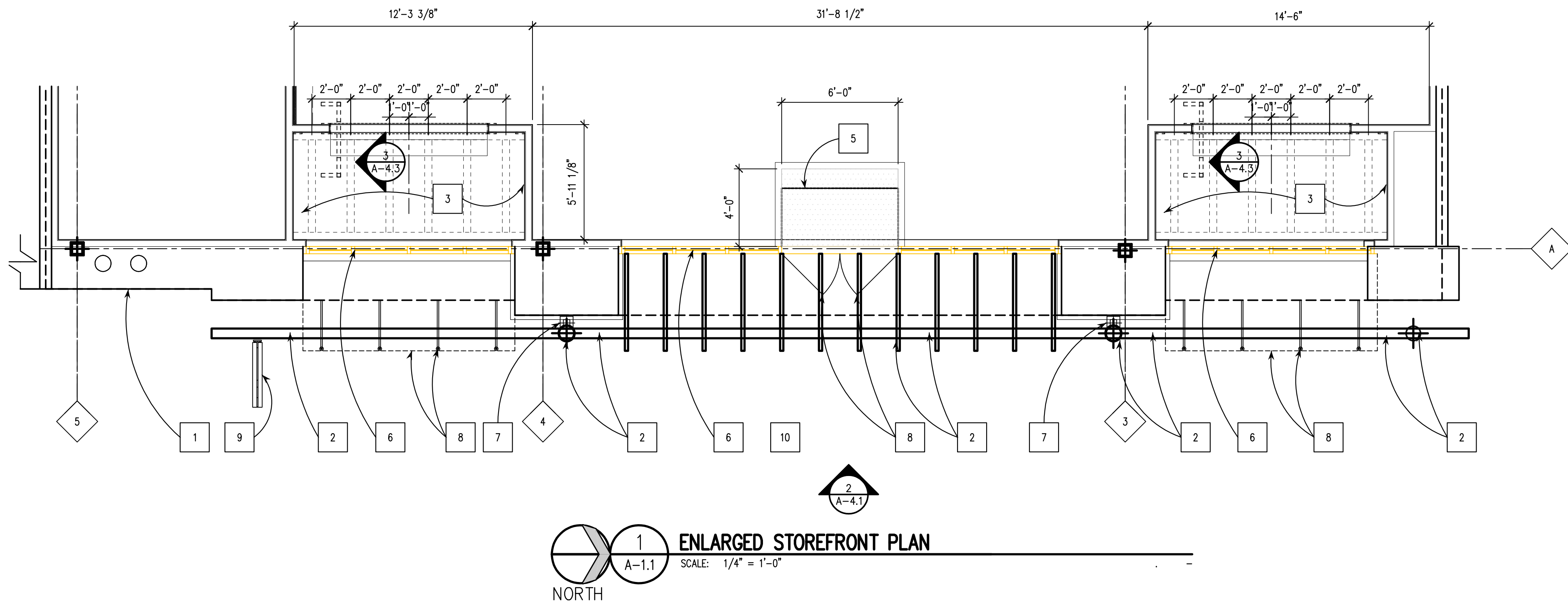
cc: Hunt Uptown LLC, 500 Marquette NW, Suite 350, 87102
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Denish-Kline Associates Inc., 500 Marquette NW, Suite 350, 87102
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg
File

SOFT SURROUNDINGS
STORE FRONT INSTALLATION STANDARDS

1. ALL CUT PARTS ARE TO BE SEALED WITH PRIMER / PAINT SUPPLIED BY MILLWORK VENDOR.
2. APPLY A CONTINUOUS BEAD OF CAULK TO THE BACK OF EVERY EXTERIOR COMPONENT PRIOR TO INSTALLATION. CAULK SUPPLIED BY MILLWORK VENDOR.
3. USE STAINLESS STEEL FASTENERS ONLY.
4. ALL SEAMS / JOINTS AND NAIL HOLES ARE TO BE CAULKED / FILLED AFTER INSTALLATION. CAULK SUPPLIED BY MILLWORK VENDOR.

SOFT SURROUNDINGS
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STOREFRONT KEY NOTES

- 1 TENANT LEASE LINE
- 2 EXISTING METAL PERGOLA ELEMENTS AT STOREFRONT TO REMAIN. PAINT OLD COPPER (MATTHEWS PAINT 41314SP OLD COPPER LRV 11.6) OR APPROVED EQUAL.
- 3 FABRICATED HOLLOW "BATTENS " MOUNTED TO CEILING SURFACE BY TENANTS GENERAL CONTRACTOR. BATTENS PROVIDED BY TENANTS FIXTURE CONTRACTOR.
- 4 NEW SENSORMATIC AMS 3004 EAS LOOP SYSTEM. G.C. TO VERIFY LOOP SYSTEM PLACEMENT AND COORDINATE WITH MILLWORK INSTALLER. G.C. TO ALSO ROUTE INTO STOREFRONT ENTRY FRAMING A WIRE CHASE TO FOR LOWER LOOP WIRE TO CONTROL BOX ABOVE CEILING.
- 5 EXISTING DOORS TO BE REPLACED WITH NEW SPECIAL-LITE METAL "FRENCH" ENTRY DOORS IN DARK BRONZE. DOOR HARDWARE: FIRST IMPRESSIONS INTERNATIONAL/SAN JUAN 1/36A: SOLID SCROLL GRIP WITH INTEGRATED MOUNTS/DUROBRONZE PC (DBZ)
- 6 EXISTING GLAZING TO REMAIN. GLAZING CHANNELS TO BE RE-CLAD IN DARK BRONZE.
- 7 NEW EXTERIOR SCONCE LIGHTS (TYPE P) MOUNTED 12'-9" AFF. SEE DD-2.1 FOR DETAILS.
- 8 NEW BRANDED FABRIC AWNINGS PROJECT 5'-0" WITH AWNING LIGHTING ABOVE.
- 9 NEW NON-ILLUMINATED BLADE SIGN ON SCROLL BRACKET MOUNTED TO VERTICAL METAL PERGOLA ELEMENT AT 8'-0" AFF.

my time. my place. my self.

INTERIOR APPLIED VINYL APPLIQUES --"PREMIUM VINYL" COLOR TO BE DETERMINED LARGER WINDOW-CENTERED ON GLASS PANE WITH VINYL INSIGNA PLACED BETWEEN TBD

misses • petites • women's

INTERIOR APPLIED VINYL APPLIQUES --"PREMIUM VINYL" COLOR TO BE DETERMINED SMALLER WINDOW-CENTERED ON GLASS PANE WITH VINYL INSIGNA PLACED BETWEEN TBD

• INTERIOR GLASS FILM MANUFACTURED BY ARLON 5000-007 ETCHED SILVER GENERAL SPECIFICATION DATED 04-03-14

INTERIOR WINDOW VINYL WORDING 6 WORD 2 INSIGNAS

SCALE: NTS



SOFT SURROUNDINGS ILLUMINATED BLADE SIGN APPEARANCE.

SIGN AND BRACKET APPROVED BY LANDLORD. BLADE SIGN SHOP DRAWINGS TO FOLLOW FOR CITY REVIEW AND APPROVAL.

NON-ILLUMINATED BLADE SIGN WITH LOGO_BOTH SIDES

SCALE: NTS

Soft Surroundings

EXTERIOR FACIA AND STOREFRONT LOGO

ART WORK PROVIDED AT A LATER DATE

SCALE: NTS

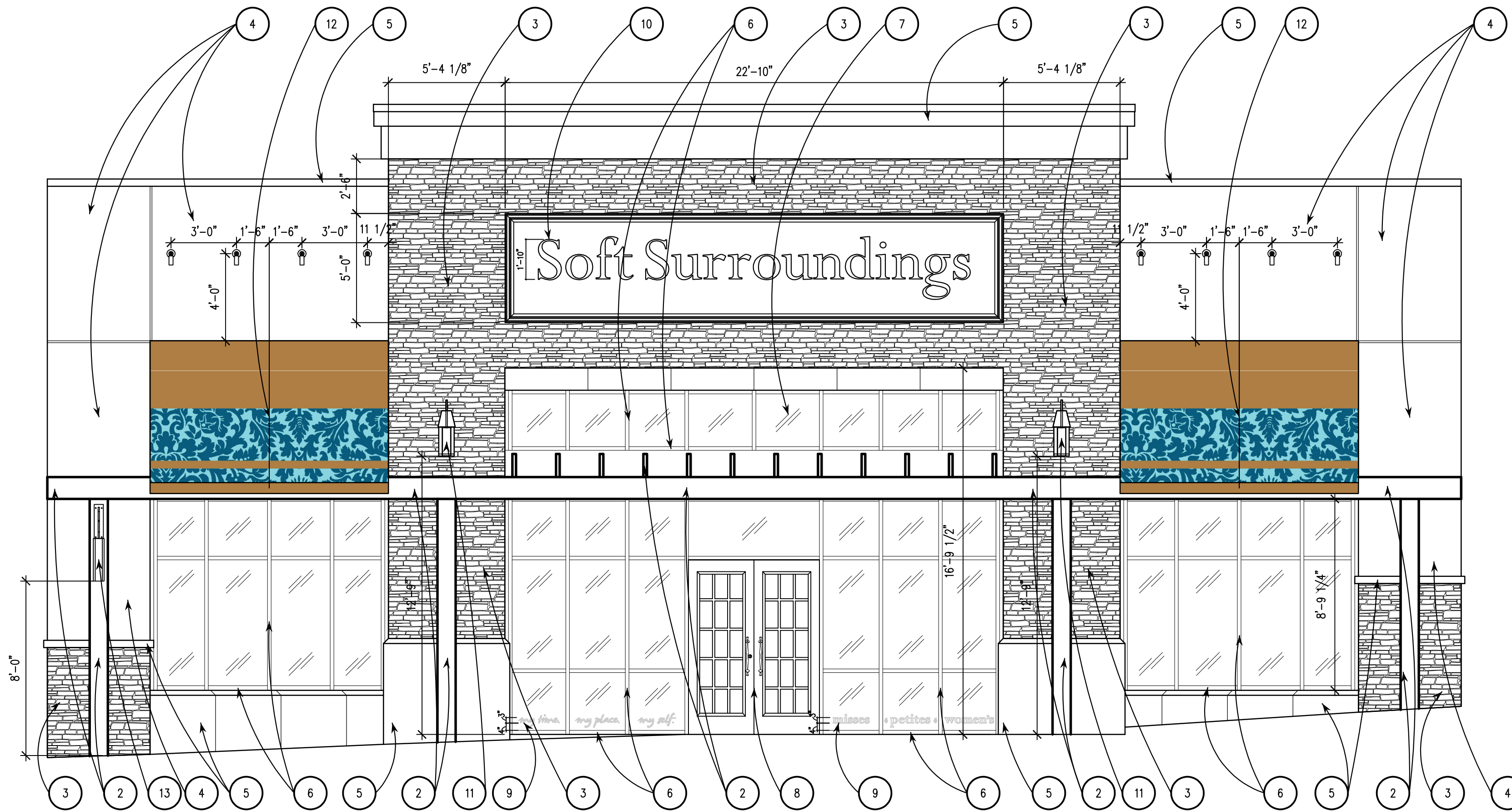
- LOGO STYLE IS BASIS FOR ALL STOREFRONT SIGNAGE
- PRIOR TO ANY AND ALL SIGNAGE BEING INSTALLED SIGN CONTRACTOR AND GENERAL CONTRACTOR WILL DEMONSTRATE ALL NECESSARY; ARCHITECT, LANDLORDS, CITY AND APPROVED PERMIT DOCUMENTATION
- SHOP DRAWINGS TO BE SUBMITTED IN A TIMELY FASHION
- SEE ELEVATIONS FOR LOCATIONS AND QUANTITIES

SOLID ACRYLIC --WITH LED-EMBEDDED LAMPS WITH FACE OF LETTERS LIGHT ANTIQUE BRONZE SIMILAR AND/OR EQUAL TOIN COLOR. EXPOSED ACRYLIC PERIMETER CHANNEL OF LETTER TO BE WHITE. LETTER STROKE ON ACRYLIC FACE TO BE BRUSHED TO MATCH LIGHT ANTIQUE BRONZE

LETTER ON 2" STANDOFFS

3 EXTERIOR FASCIA AND STOREFRONT LOGO

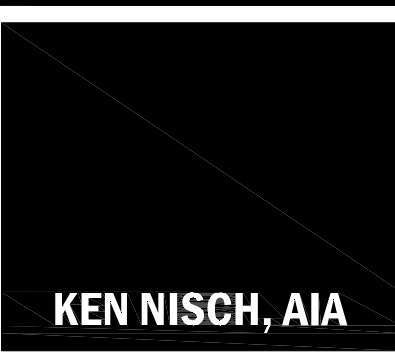
A-4.1 SCALE: NTS



STOREFRONT ELEVATION KEY NOTES

- 1 TENANT LEASE LINE
- 2 EXISTING METAL PERGOLA ELEMENTS AT STOREFRONT TO REMAIN. PAINT OLD COPPER (MATTHEWS PAINT 41314SP OLD COPPER LRV 11.6) OR APPROVED EQUAL.
- 3 EXISTING STACKED STONE STOREFRONT TO REMAIN. PAINT P-1 ANTIQUE WHITE RM.
- 4 EXISTING EIFS STOREFRONT TO REMAIN. PAINT P-5 ONLINE.
- 5 EXISTING CAST STONE BASE, ACCENTS & CROWN TO REMAIN. CLEAN/BRING FINISH UP TO LIKE NEW.
- 6 EXISTING GLAZING TO REMAIN. GLAZING CHANNELS TO BE RE-CLAD IN DARK BRONZE.
- 7 ANTIQUE WHITE GRAPHIC FILM (3M SCOTCHCAL ELECTROCLUT GRAPHIC FILM -- ANTIQUE WHITE 7725-90, 7125-90 -- PANTONE 9060 C) TO BE APPLIED TO TRANSOM WINDOWS ABOVE METAL PERGOLA ELEMENTS AT STOREFRONT. GC TO VERIFY GLASS COLOR & ADVISE ARCHITECT IF FIRST SURFACE OR SECOND SURFACE APPLICATION IS NECESSARY. SAMPLE MOCK-UP MAY BE REQUIRED.
- 8 EXISTING DOORS TO BE REPLACED WITH NEW SPECIAL-LITE METAL "FRENCH" ENTRY DOORS IN DARK BRONZE. DOOR HARDWARE: FIRST IMPRESSIONS INTERNATIONAL/SAN JUAN 1/36A: SOLID SCROLL GRIP WITH INTEGRATED MOUNTS/DUROBRONZE PC (DBZ)
- 9 3" HIGH FROSTED VINYL LETTERS INSTALLED ON INTERIOR OF GLASS AS SHOWN BY SIGN CONTRACTOR.
- 10 NEW REVERSE/EDGE LIT LED CHANNEL LETTERS PIN-MOUNTED TO DECORATIVE BACKER PANEL. "S" IS 22" HIGH. SEE SIGN PACKAGE FOR DETAILS.
- 11 NEW EXTERIOR SCONCE LIGHTS (TYPE P) MOUNTED 12'-9" AFF.
- 12 STOREFRONT METAL FRAMED AWNINGS PROJECT 5'-0" WITH FIRE RATED BRANDED SUMBRELLA MATERIAL WITH AWNING LIGHTING ABOVE. SHOP DRAWINGS AND FIELD VERIFICATION REQUIRED.
- 13 NEW NON-ILLUMINATED BLADE SIGN ON SCROLL BRACKET MOUNTED TO VERTICAL METAL PERGOLA ELEMENT AT 8'-0" AFF.
- 14 PEDESTAL SIDEWALK SIGN

EXISTING / CURRENT STOREFRONT



29110 Inkster Road
Suite 200
Southfield, MI 48034 USA
248 355 0890
248 355 0895 Fax

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Certification:
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO CODES AND ORDINANCES OF THE MUNICIPALITY



ARCHITECTURAL REG.....002912
EXP. DATE DEC 31, 2017

Consultants:

RETAL DESIGN CONSULTANT

JGA INC
29110 Inkster Rd.
Suite 200
Southfield, MI 48034 USA
248 355 0890
248 355 0895 Fax
www.jga.com

JGA Prj #: 1-216-158

Project Location:
Soft Surroundings
ABQ UPTOWN
2260 Q STREET
SPACE #02E
ALBUQUERQUE, NM 87110
5,286 SQUARE FEET

DRAWINGS ISSUED FOR:
☐ programming
☐ schematic des.
☒ design dev.
☒ bidding
☒ permits
☒ construction
☒ to landlord

REVISIONS:

Prj. no. 8-217-026
Drawn KR - EK- MPW
Checked MPW - KR
Approved KN

Do not scale this print. Use figured dimensions only.

Drawing title:
ENLARGED STOREFRONT PLAN AND ELEVATION

Sheet no.

A-4.1



STOREFRONT RENDERING SHOWN FOR REFERENCE ONLY

GENERAL NOTES	KEYNOTES
<p>A. SEE SHEET A-120 FINISH SCHEDULE FOR SPECIFICATIONS, PROCUREMENT AND INSTALLATION RESPONSIBILITIES OF ALL STOREFRONT MATERIAL.</p> <p>B. SEE SHEET A-180 DOOR SCHEDULE FOR SIZES AND SPECIFICATION OF STOREFRONT DOORS.</p> <p>C. ARTWORK PROVIDED BY OWNER</p> <p>D. SEE STRUCTURAL DWGS FOR STOREFRONT FRAMING</p>	<p>[H] - KEYNOTE SYMBOL</p> <p>1 NEW SIGNAGE FURNISHED AND INSTALLED BY SIGN VENDOR. GC TO COORDINATE WITH SIGN VENDOR ALL ELECTRICAL AND STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION.</p> <p>2 INSTALL BLOCKING AS REQUIRED FOR SIGNAGE. SEE VENDOR SHOP DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>3 JUNCTION BOX FOR STOREFRONT SIGNAGE CONCEALED ABOVE CEILING, SEE SHEET A-420 STOREFRONT SECTIONS AND ELECTRICAL SHEET E-110 FOR ADDITIONAL INFORMATION.</p> <p>4 EAS SENSORS RECESSED INTO SLAB, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.</p> <p>5 EAS CONTROLLER LOCATED BEHIND ACCESS PANEL AT STOREFRONT VOID, 100AC OUTLET REQUIRED FOR EAS CONTROLLER, SEE ELECTRICAL DWGS FOR MORE INFORMATION.</p> <p>6 CONCRETE PLASTER FINISH APPLIED OVER CEMENTITIOUS BACKER BOARD OVER EXISTING SHEATHING PER DETAILS, UOM, INSTALL PER MANUFACTURER'S INSTRUCTIONS, SEE SHEET A-120 FINISH SCHEDULE. PROVIDE U-V RESISTANT SEALER AT EXTERIOR LOCATIONS, GC TO PATCH, REPAIR AND/OR REPLACE EXISTING SHEATHING AS REQUIRED PRIOR TO NEW WALL FINISH APPLICATION AS APPLICABLE.</p> <p>7 3/8" FRY-REGLET REVEAL CONTROL JOINT AT CONCRETE PLASTER, MATCH CONCRETE COLOR.</p> <p>8 POWDER-COATED 3/4"W REVEAL, SEE A-400 SERIES DETAILS, COLOR: AS NOTED.</p> <p>9 POWDER-COATED BRASS METAL "A" REVEAL, SEE A-430 FOR MORE INFO, COLOR: AS NOTED.</p> <p>10 2 3/8" BACK-LIT CUSTOM PERFORATED METAL PANEL ASSEMBLY SECURED ON GC PROVIDED 7/8" HAT CHANNELS TO STOREFRONT WALL ASSEMBLY, GC TP RUN HAT CHANNELS IN PARALLEL TO LONG SIDE OF PANEL AND PROVIDE GAPS AS NEEDED TO ROUTE WIRING BETWEEN CHANNELS, GC TO COORDINATE POWER REQUIREMENTS AND ACCESS FOR REMOTE DRIVERS, FINAL PATTERN TO BE PROVIDED BY LLL FOR EACH LOCATION.</p> <p>11 DASHED LINE INDICATES LOCATION OF LED STRIP LIGHTS INSIDE STOREFRONT PERFORATED PANEL, SEE SHEET A-150 RCP AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.</p> <p>12 INTERIOR WOOD VENEER PORTAL WITH FLUSH SOLID WOOD BASE AND SOLID WOOD FACE TRIMS AT STOREFRONT ENTRY, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.</p> <p>13 INTERIOR WOOD VENEER EMBLEM WALL WITH FLUSH SOLID WOOD BASE AND METAL BASE REVEAL TRIMS, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.</p> <p>14 PROVIDE DUPLEX OUTLET WITH WHITE COVERPLATE AT GWB SOFFIT WITHIN 18" OF TOP OF STOREFRONT WINDOW.</p> <p>15 PROVIDE DUPLEX OUTLET BRUSHED STAINLESS COVERPLATE AT WOOD PORTAL CEILING WITHIN 18" OF TOP OF STOREFRONT WINDOW.</p> <p>16 EXISTING COLUMN. LOCATION TO BE VERIFIED BY GC, ENSURE FIRE RATING IS MAINTAINED.</p> <p>17 INTERIOR BRASS METAL BASE, CORNER PIECES TO BE SHOP WELDED, AND SCRIBE IN FIELD, TYP.</p> <p>18 INTERIOR GLAZING ASSEMBLY, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.</p> <p>19 1/8" MAX BUTT-JOINT. POLISH AND BEVEL ALL EXPOSED GLASS EDGES AND SEAMS, TYP.</p> <p>20 INTERIOR STOREFRONT GLAZING CHANNEL USE 1"x1" AT SILL AND 1"x1 1/2" RECESSED INTO WOOD PORTAL AT HEAD, PROVIDE GRAY GASKETING, NEOPRENE SETTING PADS, AND MATTE GRAY SILICONE SEALANT AS REQUIRED, FINISH BRUSHED STAINLESS STEEL.</p> <p>21 INTERIOR SIDE-FOLDING GRILLE AND INTEGRATED LOCKING EGRESS DOOR, SEE SECTIONS A-420.</p> <p>22 INTERIOR OVERHEAD GRILLE WITH EQUIPMENT CONCEALED ABOVE PORTAL, SEE SECTIONS A-420, PROVIDE POWER FOR KEYED OPERATING SWITCH AND EMERGENCY RELEASE AT 48" AFF.</p> <p>23 INTERIOR TEMPERED GLASS DOOR WITH BRUSHED STAINLESS STEEL PATCH FITTINGS, SEE SHEET A-180 FOR DOOR AND HARDWARE SCHEDULE.</p> <p>24 EXISTING EXTERIOR STOREFRONT DOOR TO REMAIN, GC TO POWDERCOAT EXTERIOR AND INTERIOR SIDES BLACK AS SCHEDULED. SEE A-180 FOR DOOR AND HARDWARE SCHEDULE.</p> <p>25 EXTERIOR STOREFRONT SYSTEM TO REMAIN, GC TO POWDER COAT EXTERIOR AND INTERIOR SIDES BLACK AS SCHEDULED.</p> <p>26 EXTERIOR GLAZING ASSEMBLY TO REMAIN.</p> <p>27 EXTERIOR CONTINUOUS FLASHING, COLOR AS NOTED TO MATCH ADJACENT FINISH.</p> <p>28 EXTERIOR PORCELAIN BASE OVER 3/8" THK MORTAR BED OVER 5/8" CEMENTITIOUS BACKER BOARD, WITER CORNERS IN FIELD. SEE A-120 FOR SPEC.</p> <p>29 EXTERIOR TAG SIDING AT STOREFRONT ENTRY WOOD PORTAL WITH FLUSH SOLID WOOD BASE AND SOLID WOOD FACE TRIMS, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.</p> <p>30 EXTERIOR AWNINGS BY AWNING VENDOR. GC TO COORDINATE WITH VENDOR ALL ELECTRICAL AND STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION.</p> <p>31 EXISTING TRELLIS STRUCTURE, GC TO PAINT BLACK AS SCHEDULED.</p> <p>32 CONCRETE PLASTER FINISH APPLIED OVER EXISTING WALL FINISH, GC TO SCRAPE ALL HIGH POINTS, V-GROVE ALL CRACKS IN THE OLD BROWN COAT, CLEAN AND COVER WITH 4.5-OUNCE DETAIL FIBER MESH EMBEDDED IN ACRYLIC MODIFIED CEMENT, ORTEX OR EIFS BASECOAT, LEVEL ALL LOW POINTS WITH ACRYLIC MODIFIED CEMENT, ORTEX OR EIFS BASECOAT; EMBED A FULL 4.5-OUNCE EIFS FIBER MESH IN THE BASECOAT OVER THE WHOLE SURFACE; APPLY 2 COATS OF TEXPREP PRIMER LET DRY; APPLY COLOR COAT.</p>



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2260 Q STREET, SPACE #02E
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ARCHITECT

kpa kenneth park
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SEAL

LICENSED NAME, ARCHITECT

ARCHITECT: KENNETH PARK, AIA

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED/LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF NEW MEXICO

ARCHITECTURAL REG. #2896
REGISTRATION EXPIRES: 12/31/2024

BID/PERMIT SET
03/17/2023

DATE	DESCRIPTION
01/23/2023	DD SET
02/24/2023	CD SET
03/17/2023	BID/PERMIT SET

DRAWING INFORMATION

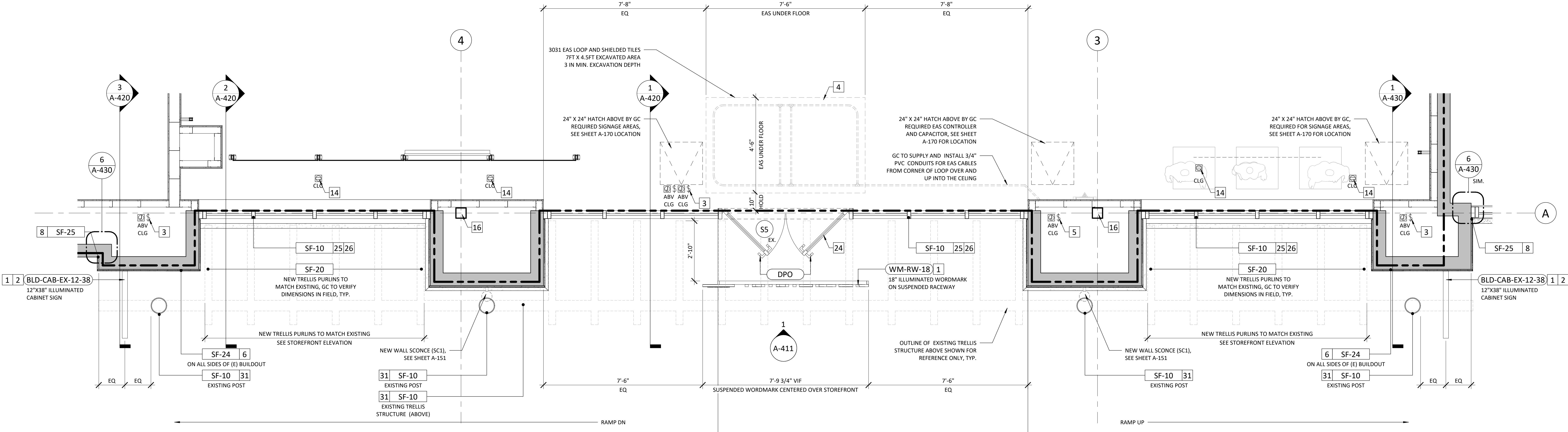
PROJECT #: 22-111

CHECKED BY: SL

DRAWN BY: KY

(EXTERIOR)
STOREFRONT PLANS
AND ELEVATIONS

DRAWING NUMBER
A-410



1 STOREFRONT PLAN - EXTERIOR
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- A. SEE SHEET A-120 FINISH SCHEDULE FOR SPECIFICATIONS, PROCUREMENT AND INSTALLATION RESPONSIBILITIES OF ALL STOREFRONT MATERIAL.
- B. SEE SHEET A-180 DOOR SCHEDULE FOR SIZES AND SPECIFICATION OF STOREFRONT DOORS.
- C. ARTWORK PROVIDED BY OWNER
- D. SEE STRUCTURAL DWGS FOR STOREFRONT FRAMING

KEYNOTES

- KEYNOTE SYMBOL

- 1 NEW SIGNAGE FURNISHED AND INSTALLED BY SIGN VENDOR. GC TO COORDINATE WITH SIGN VENDOR ALL ELECTRICAL AND STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION.
- 2 INSTALL BLOCKING AS REQUIRED FOR SIGNAGE. SEE VENDOR SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 JUNCTION BOX FOR STOREFRONT SIGNAGE CONCEALED ABOVE CEILING, SEE SHEET A-420 STOREFRONT SECTIONS AND ELECTRICAL SHEET E-110 FOR ADDITIONAL INFORMATION.
- 4 EAS SENSORS RECESSED INTO SLAB, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 5 EAS CONTROLLER LOCATED BEHIND ACCESS PANEL AT STOREFRONT VOID, 100AC OUTLET REQUIRED FOR EAS CONTROLLER, SEE ELECTRICAL DWGS FOR MORE INFORMATION.
- 6 CONCRETE PLASTER FINISH APPLIED OVER CEMENTITIOUS BACKER BOARD OVER EXISTING SHEATHING PER DETAILS. UON, INSTALL PER MANUFACTURER'S INSTRUCTIONS, SEE SHEET A-120 FINISH SCHEDULE. PROVIDE U-V RESISTANT SEALER AT EXTERIOR LOCATIONS, GC TO PATCH, REPAIR AND/OR REPLACE EXISTING SHEATHING AS REQUIRED PRIOR TO NEW WALL FINISH APPLICATION AS APPLICABLE.
- 7 3/8" FRY-REGLET REVEAL CONTROL JOINT AT CONCRETE PLASTER, MATCH CONCRETE COLOR.
- 8 POWDER-COATED 3/4" W REVEAL, SEE A-400 SERIES DETAILS, COLOR: AS NOTED.
- 9 POWDER-COATED BRASS METAL 1" AT REVEAL, SEE A-430 FOR MORE INFO, COLOR: AS NOTED.
- 10 2 3/8" BACK-LIT CUSTOM PERFORATED METAL PANEL ASSEMBLY SECURED ON GC PROVIDED 7/8" HAT CHANNELS TO STOREFRONT WALL ASSEMBLY, GC TP RUN HAT CHANNELS IN PARALLEL TO LONG SIDE OF PANEL AND PROVIDE GAPS AS NEEDED TO ROUTE WIRING BETWEEN CHANNELS, GC TO COORDINATE POWER REQUIREMENTS AND ACCESS FOR REMOTE DRIVERS, FINAL PATTERN TO BE PROVIDED BY LLL FOR EACH LOCATION.
- 11 DASHED LINE INDICATES LOCATION OF LED STRIP LIGHTS INSIDE STOREFRONT PERFORATED PANEL, SEE SHEET A-150 RCP AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 12 INTERIOR WOOD VENEER PORTAL WITH FLUSH SOLID WOOD BASE AND SOLID WOOD FACE TRIMS AT STOREFRONT ENTRY, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 13 INTERIOR WOOD VENEER EMBLEM WALL WITH FLUSH SOLID WOOD BASE AND METAL BASE REVEAL TRIMS, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 14 PROVIDE DUPLEX OUTLET WITH WHITE COVERPLATE AT GWB SOFFIT WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 15 PROVIDE DUPLEX OUTLET BRUSHED STAINLESS COVERPLATE AT WOOD PORTAL CEILING WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 16 EXISTING COLUMN. LOCATION TO BE VERIFIED BY GC, ENSURE FIRE RATING IS MAINTAINED.

- 17 INTERIOR BRAKE METAL BASE, CORNER PIECES TO BE SHOP WELDED, AND SCRIBE IN FIELD, TYP.
- 18 INTERIOR GLAZING ASSEMBLY, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 19 1/8" MAX BUTT-JOINT. POLISH AND BEVEL ALL EXPOSED GLASS EDGES AND SEAMS, TYP.
- 20 INTERIOR STOREFRONT GLAZING CHANNEL USE 1"x1" AT SILL AND 1"x1 1/2" RECESSED INTO WOOD PORTAL AT HEAD, PROVIDE GRAY GASKETING, NEOPRENE SETTING PADS, AND MATTE GRAY SILICONE SEALANT AS REQUIRED, FINISH BRUSHED STAINLESS STEEL.
- 21 INTERIOR SIDE-FOLDING GRILLE AND INTEGRATED LOCKING EGRESS DOOR, SEE SECTIONS A-420.
- 22 INTERIOR OVERHEAD GRILLE WITH EQUIPMENT CONCEALED ABOVE PORTAL, SEE SECTIONS A-420, PROVIDE POWER FOR KEYED OPERATING SWITCH AND EMERGENCY RELEASE AT 48" AFF.
- 23 INTERIOR TEMPERED GLASS DOOR WITH BRUSHED STAINLESS STEEL PATCH FITTINGS, SEE SHEET A-180 FOR DOOR AND HARDWARE SCHEDULE.
- 24 EXISTING EXTERIOR STOREFRONT DOOR TO REMAIN, GC TO POWDERCOAT EXTERIOR AND INTERIOR SIDES BLACK AS SCHEDULED. SEE A-180 FOR DOOR AND HARDWARE SCHEDULE.
- 25 EXTERIOR STOREFRONT SYSTEM TO REMAIN, GC TO POWDER COAT EXTERIOR AND INTERIOR SIDES BLACK AS SCHEDULED.
- 26 EXTERIOR GLAZING ASSEMBLY TO REMAIN.
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- 28 EXTERIOR PORCELAIN BASE OVER 3/8" THK MORTAR BED OVER 5/8" CEMENTITIOUS BACKER BOARD, MITER CORNERS IN FIELD. SEE A-120 FOR SPEC.
- 29 EXTERIOR TAG SIDING AT STOREFRONT ENTRY WOOD PORTAL WITH FLUSH SOLID WOOD BASE AND SOLID WOOD FACE TRIMS, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 30 EXTERIOR AWNING BY AWNING VENDOR. GC TO COORDINATE WITH VENDOR ALL ELECTRICAL AND STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION.
- 31 EXISTING TRELIS STRUCTURE, GC TO PAINT BLACK AS SCHEDULED.
- 32 CONCRETE PLASTER FINISH APPLIED OVER EXISTING WALL FINISH; GC TO SCRAPE ALL HIGH POINTS, V-GROVE ALL CRACKS IN THE OLD BROWN COAT, CLEAN AND COVER WITH 4.5-OUNCE DETAIL FIBER MESH EMBEDDED IN ACRYLIC MODIFIED CEMENT, ORTEX OR EFS BASECOAT, LEVEL ALL LOW POINTS WITH ACRYLIC MODIFIED CEMENT, ORTEX OR EFS BASECOAT; EMBED A FULL 4.5-OUNCE EFS FIBER MESH IN THE BASECOAT OVER THE WHOLE SURFACE; APPLY 2 COATS OF TEXPREP PRIMER LET DRY; APPLY COLOR COAT.



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kpa kennethpark
architect

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SEAL
LICENSED NAME, ARCHITECT
ARCHITECT: KENNETH PARK, AIA
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DRAWING INFORMATION
PROJECT #: 22-111
CHECKED BY: SL
DRAWN BY: KY

(EXTERIOR)
**STOREFRONT PLAN
AND ELEVATIONS**

DRAWING NUMBER
A-411

1 **STOREFRONT ELEVATION - EXTERIOR**
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- A. SEE SHEET A-120 FINISH SCHEDULE FOR SPECIFICATIONS, PROCUREMENT AND INSTALLATION RESPONSIBILITIES OF ALL STOREFRONT MATERIAL.
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- C. ARTWORK PROVIDED BY OWNER
- D. SEE STRUCTURAL DWGS FOR STOREFRONT FRAMING

KEYNOTES

- KEYNOTE SYMBOL

- 1 NEW SIGNAGE FURNISHED AND INSTALLED BY SIGN VENDOR. GC TO COORDINATE WITH SIGN VENDOR ALL ELECTRICAL AND STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION.
- 2 INSTALL BLOCKING AS REQUIRED FOR SIGNAGE. SEE VENDOR SHOP DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 JUNCTION BOX FOR STOREFRONT SIGNAGE CONCEALED ABOVE CEILING, SEE SHEET A-420 STOREFRONT SECTIONS AND ELECTRICAL SHEET E-110 FOR ADDITIONAL INFORMATION.
- 4 EAS SENSORS RECESSED INTO SLAB, SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 5 EAS CONTROLLER LOCATED BEHIND ACCESS PANEL AT STOREFRONT VOID, 100AC OUTLET REQUIRED FOR EAS CONTROLLER, SEE ELECTRICAL DWGS FOR MORE INFORMATION.
- 6 CONCRETE PLASTER FINISH APPLIED OVER CEMENTITIOUS BACKER BOARD OVER EXISTING SHEATHING PER DETAILS, UON, INSTALL PER MANUFACTURER'S INSTRUCTIONS, SEE SHEET A-120 FINISH SCHEDULE. PROVIDE U-V RESISTANT SEALER AT EXTERIOR LOCATIONS, GC TO PATCH, REPAIR AND/OR REPLACE EXISTING SHEATHING AS REQUIRED PRIOR TO NEW WALL FINISH APPLICATION AS APPLICABLE.
- 7 3/8" FRY-REGLET REVEAL CONTROL JOINT AT CONCRETE PLASTER, MATCH CONCRETE COLOR.
- 8 POWDER-COATED 3/4"W REVEAL, SEE A-400 SERIES DETAILS, COLOR: AS NOTED.
- 9 POWDER-COATED BRASS METAL "L" AT REVEAL, SEE A-480 FOR MORE INFO, COLOR: AS NOTED.
- 10 2 3/8" BACK-LIT CUSTOM PERFORATED METAL PANEL ASSEMBLY SECURED ON GC PROVIDED 7/8" HAT CHANNELS TO STOREFRONT WALL ASSEMBLY, GC TP RUN HAT CHANNELS IN PARALLEL TO LONG SIDE OF PANEL AND PROVIDE GAPS AS NEEDED TO ROUTE WIRING BETWEEN CHANNELS, GC TO COORDINATE POWER REQUIREMENTS AND ACCESS FOR REMOTE DRIVERS, FINAL PATTERN TO BE PROVIDED BY LLL FOR EACH LOCATION.
- 11 DASHED LINE INDICATES LOCATION OF LED STRIP LIGHTS INSIDE STOREFRONT PERFORATED PANEL, SEE SHEET A-150 RCP AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 12 INTERIOR WOOD VENEER PORTAL WITH FLUSH SOLID WOOD BASE AND SOLID WOOD FACE TRIMS AT STOREFRONT ENTRY, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 13 INTERIOR WOOD VENEER EMBLEM WALL WITH FLUSH SOLID WOOD BASE AND METAL BASE REVEAL TRIMS, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 14 PROVIDE DUPLEX OUTLET WITH WHITE COVERPLATE AT GWB SOFFIT WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 15 PROVIDE DUPLEX OUTLET BRUSHED STAINLESS COVERPLATE AT WOOD PORTAL CEILING WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 16 EXISTING COLUMN, LOCATION TO BE VERIFIED BY GC, ENSURE FIRE RATING IS MAINTAINED.

NOT USED

- 17 INTERIOR BRAKE METAL BASE, CORNER PIECES TO BE SHOP WELDED, AND SCRIBE IN FIELD, TYP.
- 18 INTERIOR GLAZING ASSEMBLY, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 19 1/8" MAX BUTT-JOINT, POLISH AND BEVEL ALL EXPOSED GLASS EDGES AND SEAMS, TYP.
- 20 INTERIOR STOREFRONT GLAZING CHANNEL USE 1"x1" AT SILL AND 1"x1 1/2" RECESSED INTO WOOD PORTAL AT HEAD, PROVIDE GRAY GASKETING, NEOPRENE SETTING PADS, AND MATTE GRAY SILICONE SEALANT AS REQUIRED, FINISH BRUSHED STAINLESS STEEL.
- 21 INTERIOR SIDE-FOLDING GRILLE AND INTEGRATED LOCKING EGRESS DOOR, SEE SECTIONS A-420.
- 22 INTERIOR OVERHEAD GRILLE WITH EQUIPMENT CONCEALED ABOVE PORTAL, SEE SECTIONS A-420, PROVIDE POWER FOR KEYED OPERATING SWITCH AND EMERGENCY RELEASE AT 48" AFF.
- 23 INTERIOR TEMPERED GLASS DOOR WITH BRUSHED STAINLESS STEEL PATCH FITTINGS, SEE SHEET A-180 FOR DOOR AND HARDWARE SCHEDULE.
- 24 EXISTING EXTERIOR STOREFRONT DOOR TO REMAIN, GC TO POWDERCOAT EXTERIOR AND INTERIOR SIDES BLACK AS SCHEDULED, SEE A-180 FOR DOOR AND HARDWARE SCHEDULE.
- 25 EXTERIOR STOREFRONT SYSTEM TO REMAIN, GC TO POWDER COAT EXTERIOR AND INTERIOR SIDES BLACK AS SCHEDULED.
- 26 EXTERIOR GLAZING ASSEMBLY TO REMAIN.
- 27 EXTERIOR CONTINUOUS FLASHING, COLOR AS NOTED TO MATCH ADJACENT FINISH.
- 28 EXTERIOR PORCELAIN BASE OVER 3/8" THK MORTAR BED OVER 5/8" CEMENTITIOUS BACKER BOARD, MITER CORNERS IN FIELD, SEE A-120 FOR SPEC.
- 29 EXTERIOR TAG SIDING AT STOREFRONT ENTRY WOOD PORTAL WITH FLUSH SOLID WOOD BASE AND SOLID WOOD FACE TRIMS, SEE SHEET A-120 FINISH SCHEDULE FOR SPEC AS NOTED.
- 30 EXTERIOR AWNINGS BY AWNING VENDOR. GC TO COORDINATE WITH VENDOR ALL ELECTRICAL AND STRUCTURAL REQUIREMENTS PRIOR TO INSTALLATION.
- 31 EXISTING TRELIS STRUCTURE, GC TO PAINT BLACK AS SCHEDULED.
- 32 CONCRETE PLASTER FINISH APPLIED OVER EXISTING WALL FINISH, GC TO SCRAPE ALL HIGH POINTS, V-GROVE ALL CRACKS IN THE OLD BROWN COAT, CLEAN AND COVER WITH 4.5-OUNCE DETAIL FIBER MESH EMBEDDED IN ACRYLIC MODIFIED CEMENT, ORTEX OR EIFS BASECOAT, LEVEL ALL LOW POINTS WITH ACRYLIC MODIFIED CEMENT, ORTEX OR EIFS BASECOAT; EMBED A FULL 4.5-OUNCE EIFS FIBER MESH IN THE BASECOAT OVER THE WHOLE SURFACE; APPLY 2 COATS OF TEXPREP PRIMER LET DRY; APPLY COLOR COAT.



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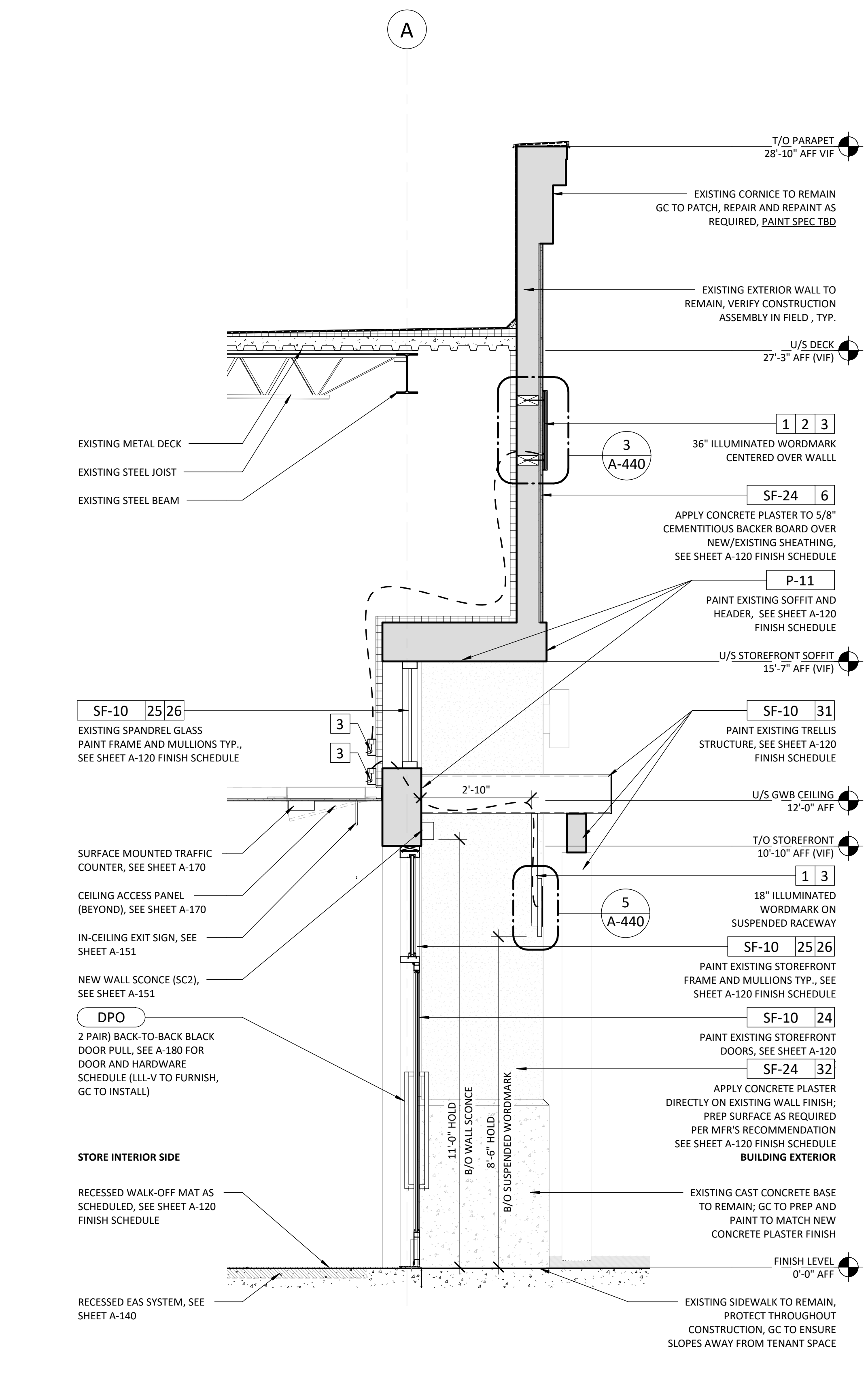
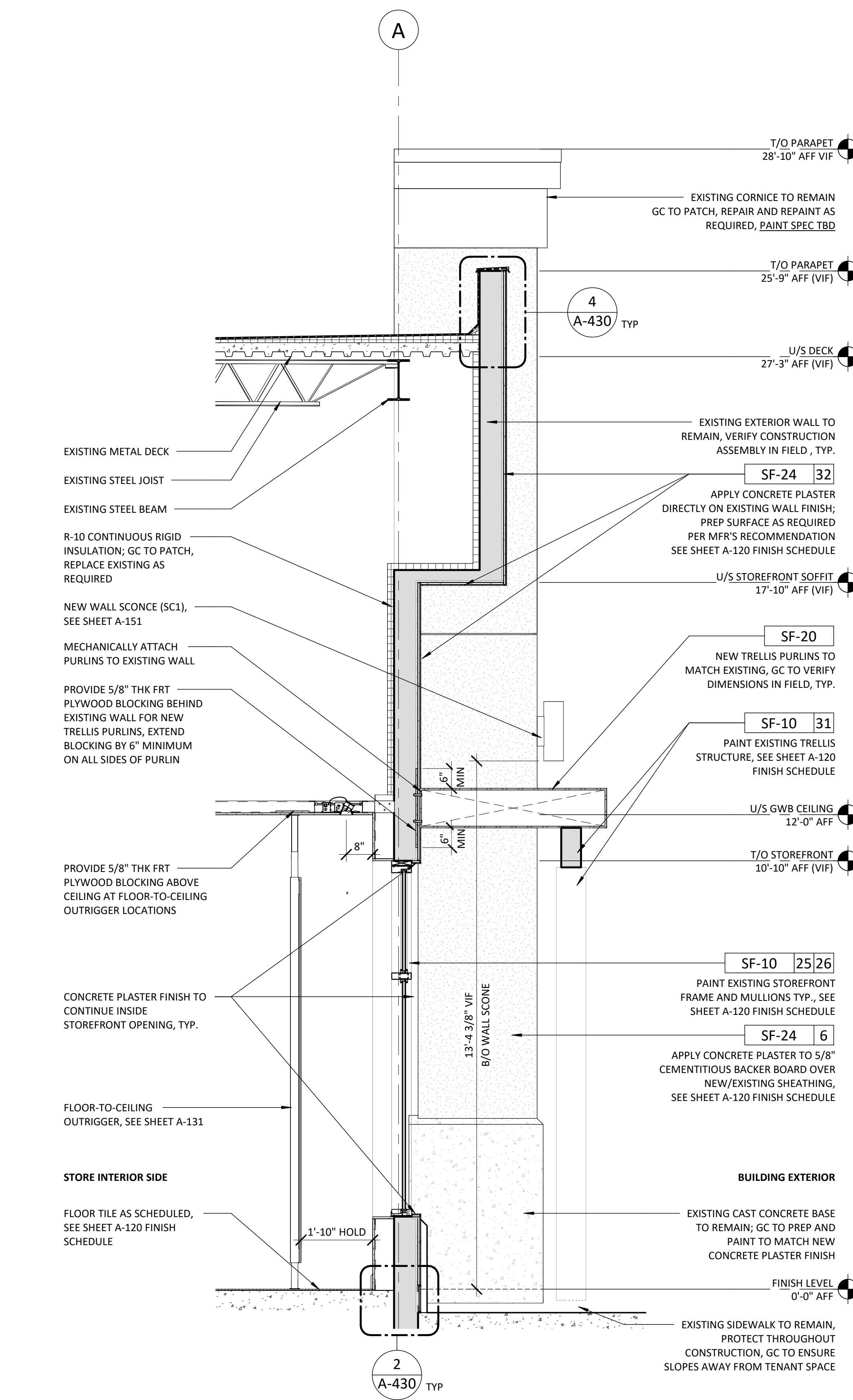
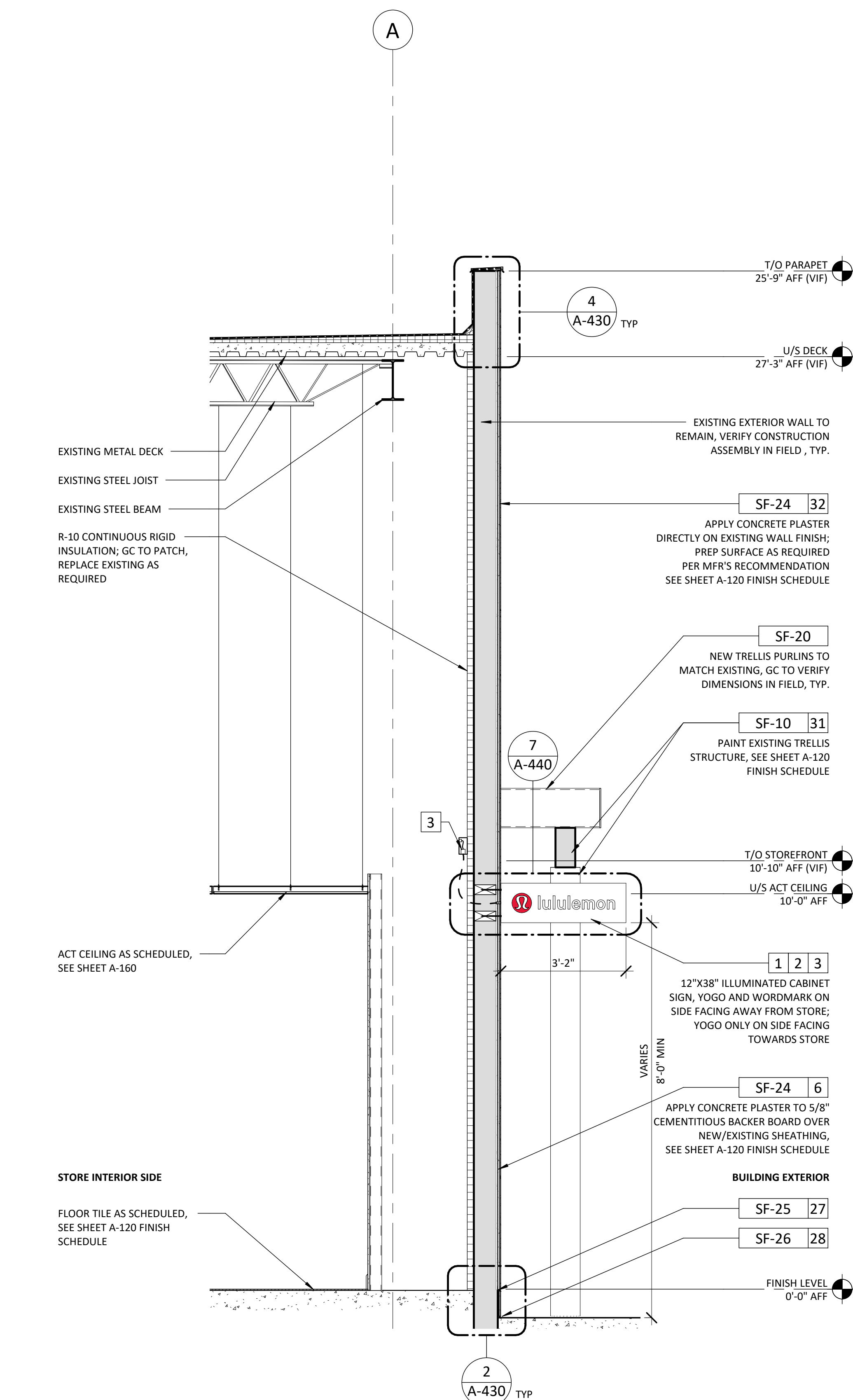
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DRAWING INFORMATION
PROJECT #: 22-111
CHECKED BY: SL
DRAWN BY: KY

STOREFRONT SECTIONS

DRAWING NUMBER
A-420

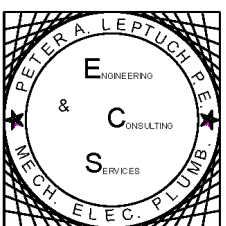




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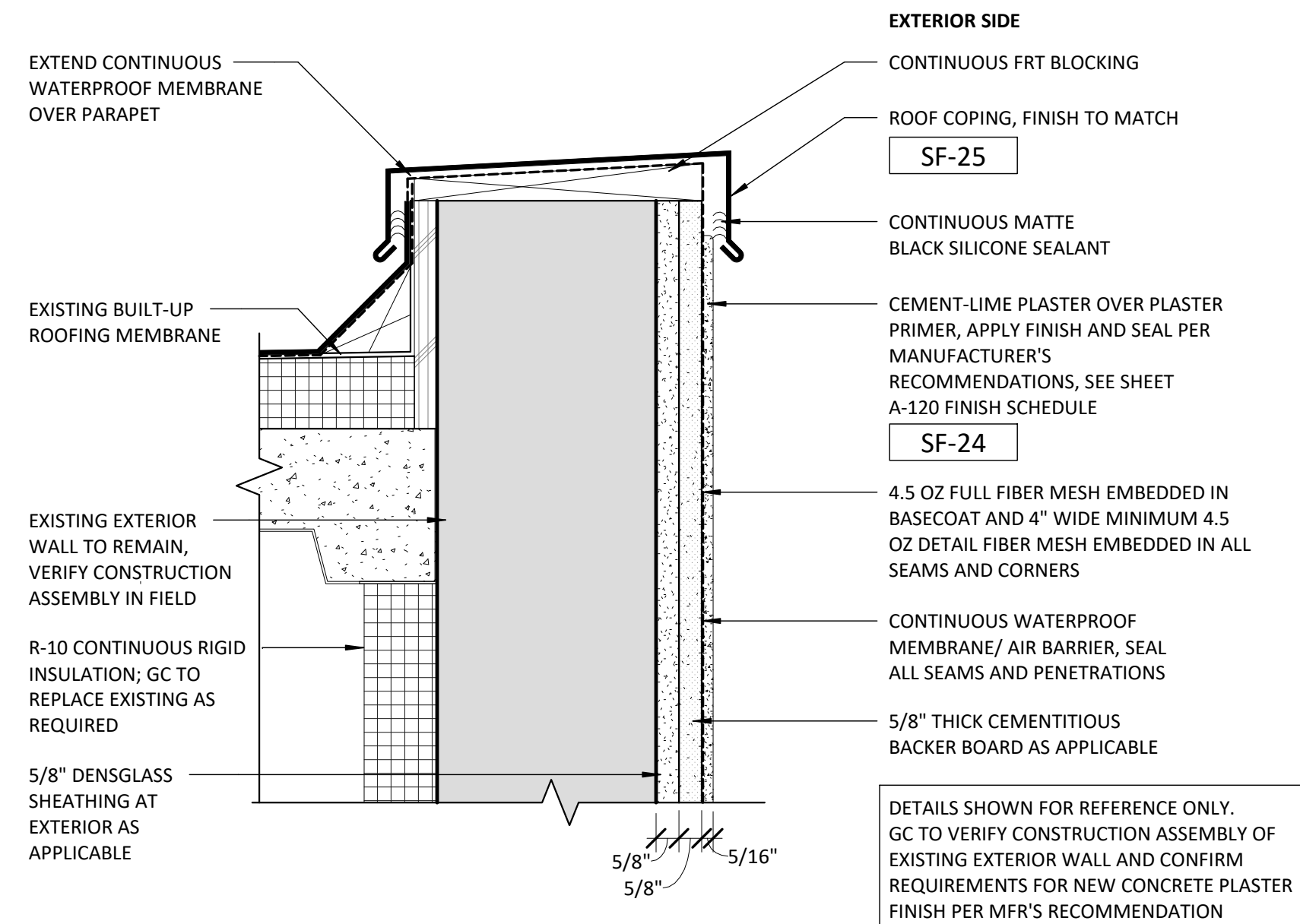
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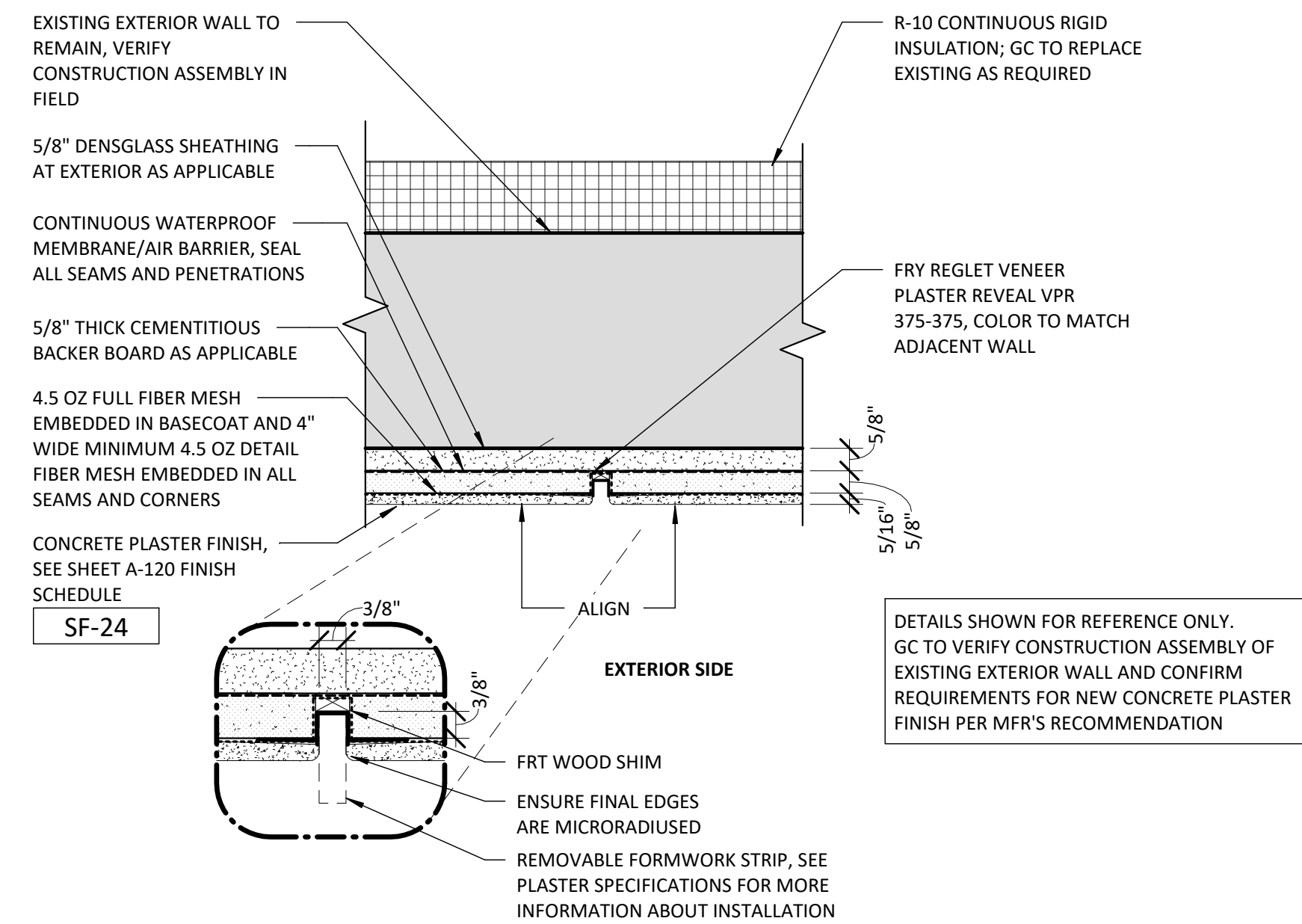
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STOREFRONT SECTIONS AND DETAILS

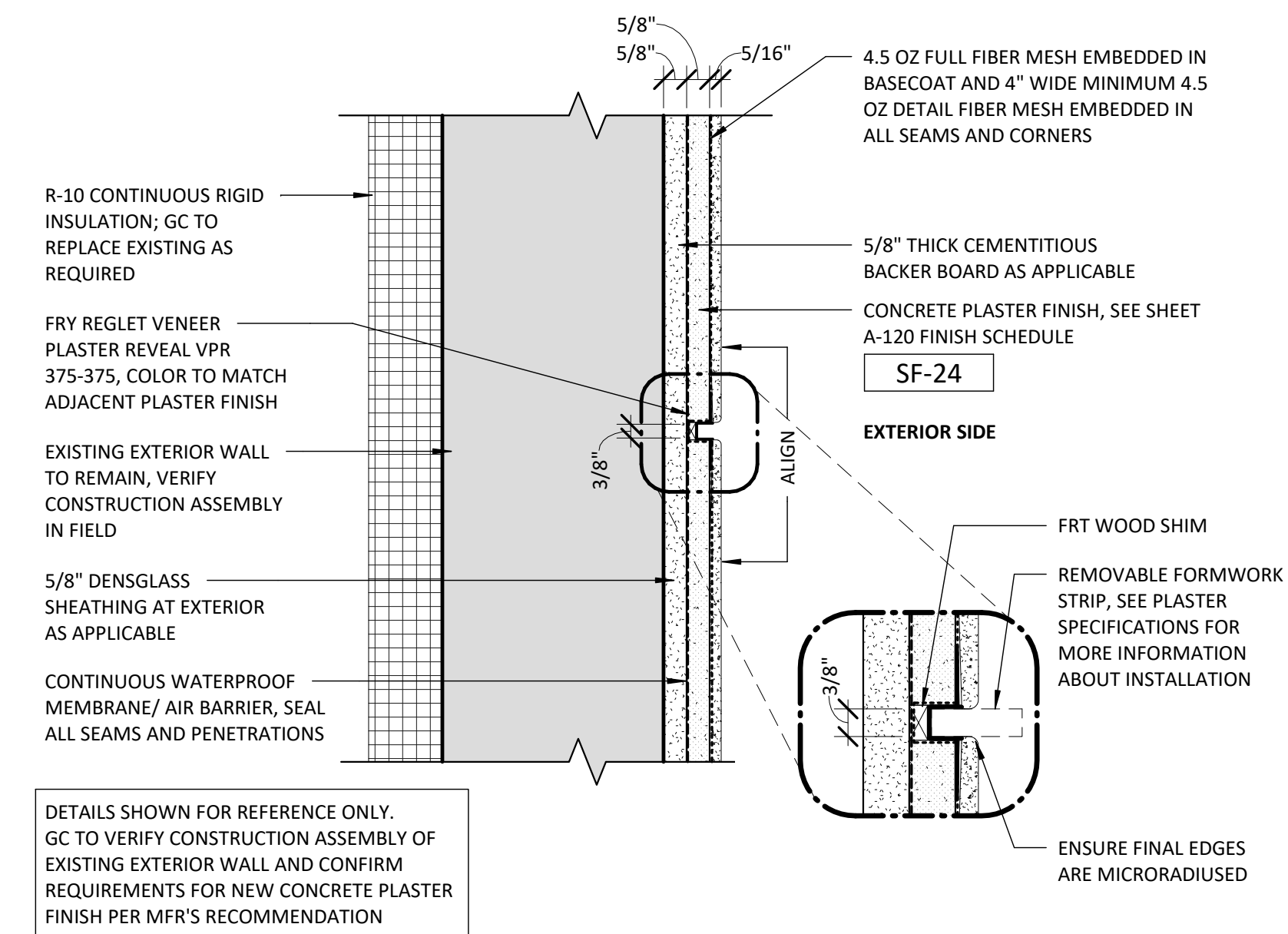
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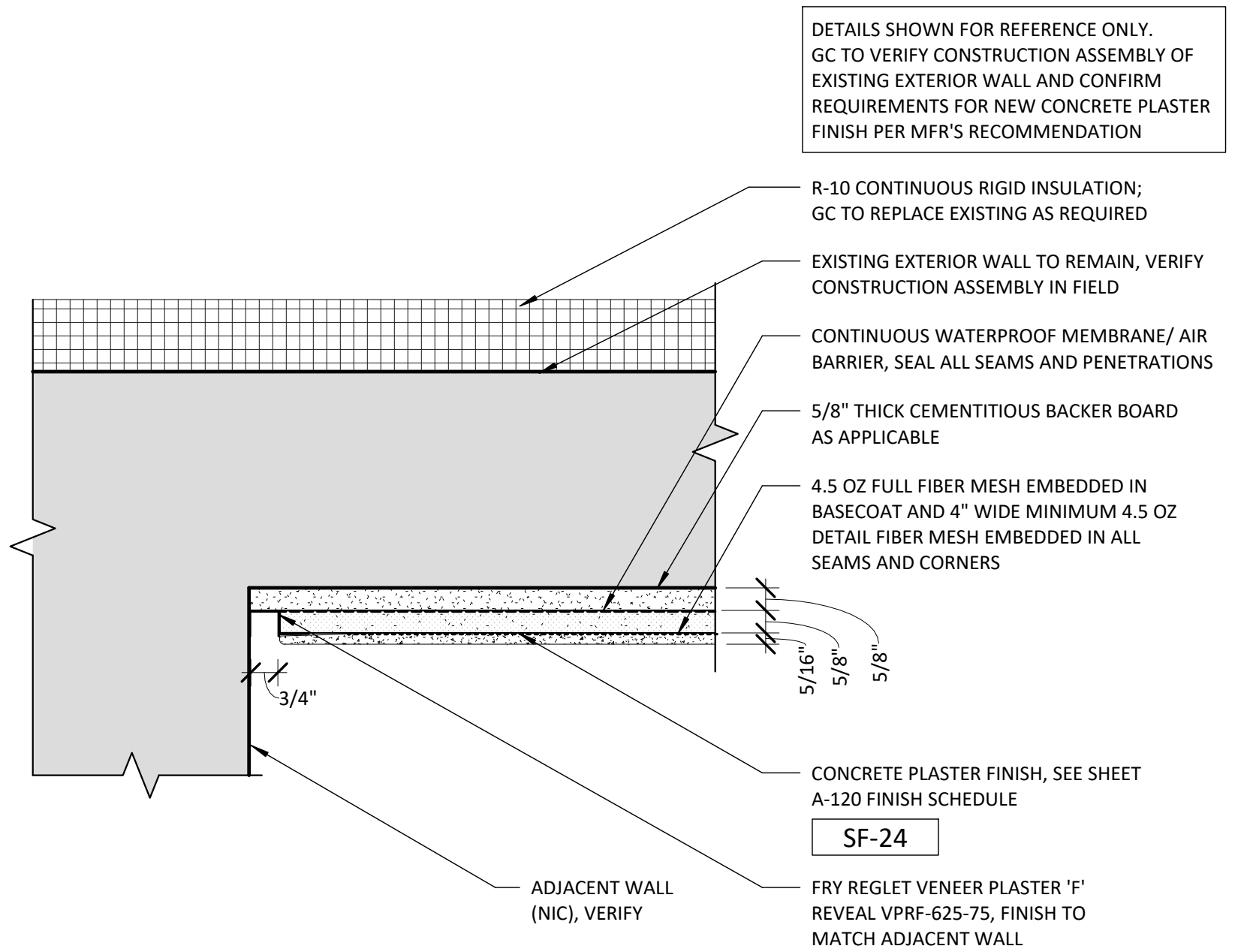
4 SECTION AT CONCRETE PLASTER / PARAPET (EXTERIOR)
SCALE: 3" = 1'-0"



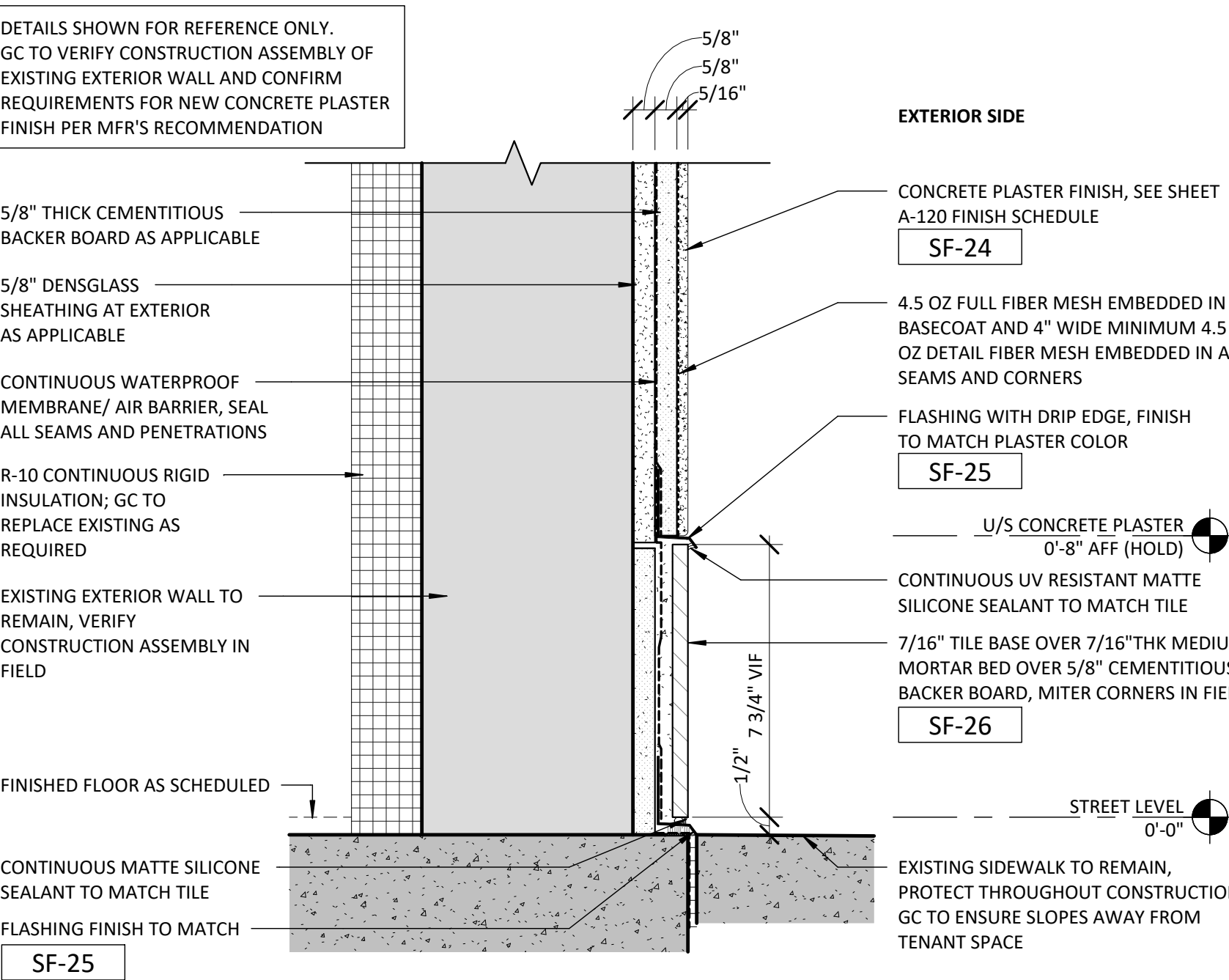
7 PLAN AT CONCRETE PLASTER - VERTICAL SEAM (EXTERIOR)
SCALE: 3" = 1'-0"



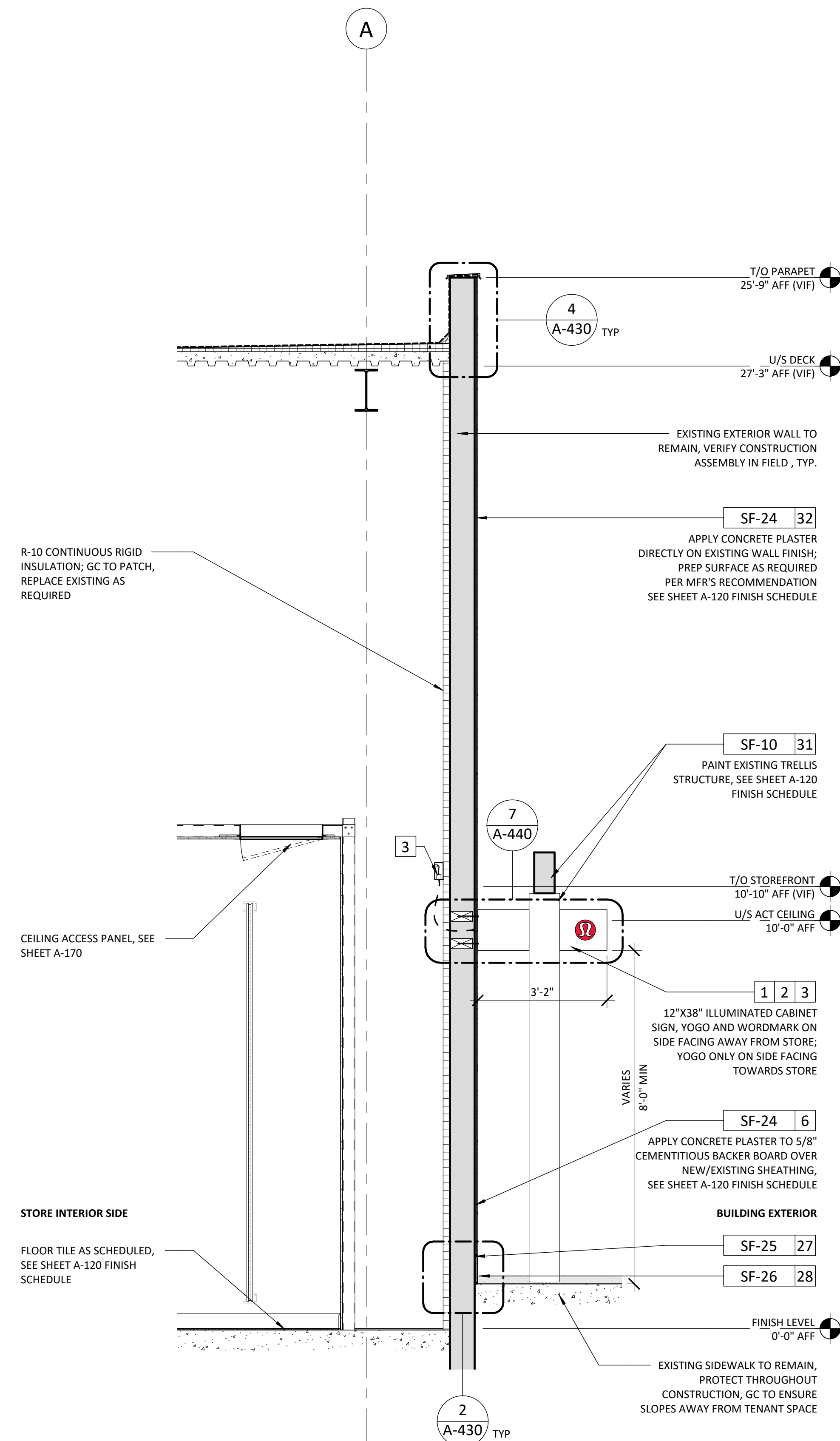
3 SECTION AT CONCRETE PLASTER HORIZONTAL SEAM (EXTERIOR)
SCALE: 3" = 1'-0"



6 PLAN AT CONCRETE PLASTER / NEUTRAL PIER (EXTERIOR)
SCALE: 3" = 1'-0"



2 SECTION AT CONCRETE PLASTER / CONCRETE CURB (EXTERIOR)
SCALE: 3" = 1'-0"



1 SECTION THRU CABINET SIGN
SCALE: 1/2" = 1'-0"