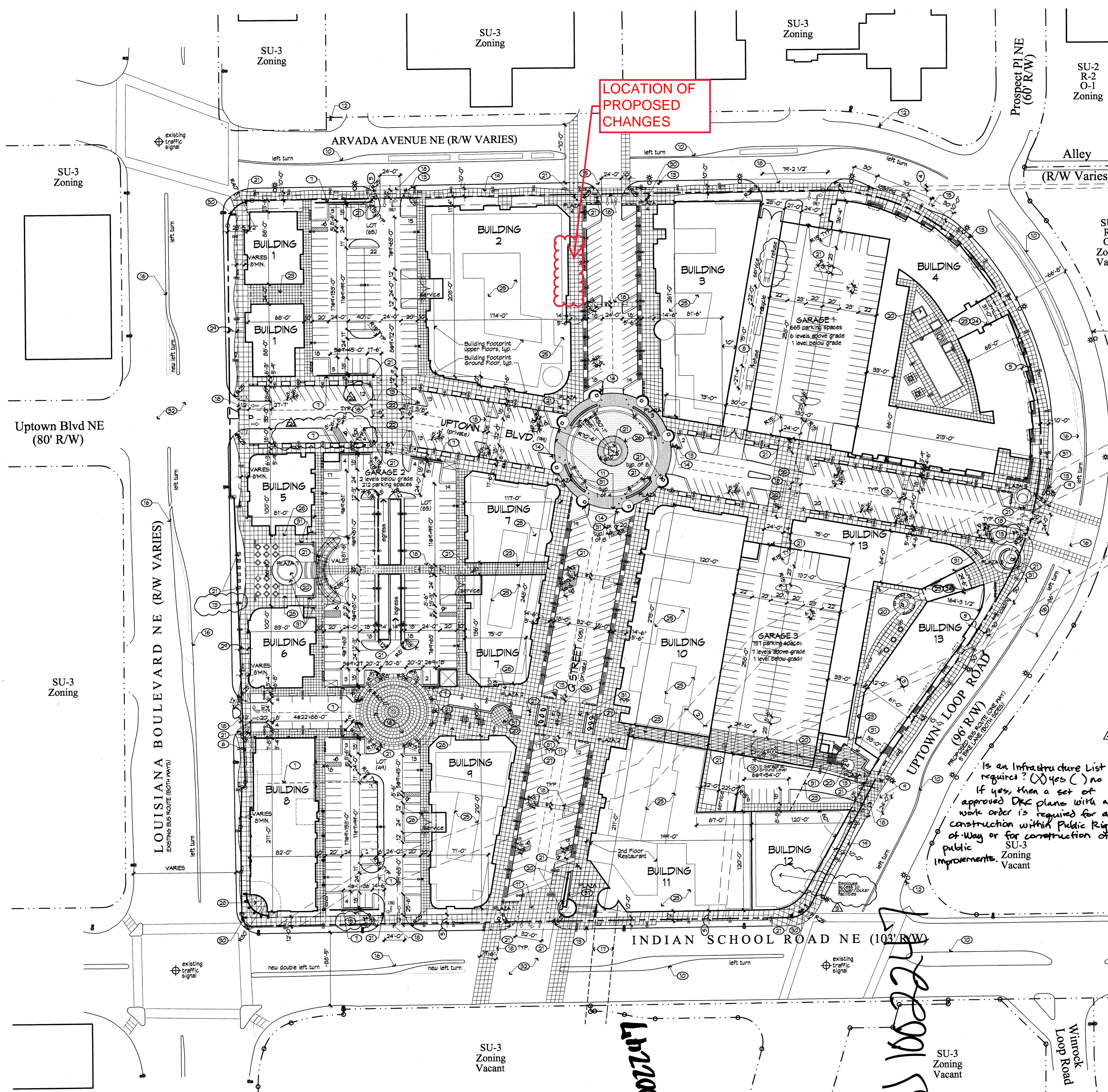


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



Site Data

SITE AREA: 11.6124 ACRES 164,031,524 SF
 FIRM: MIN. 01 MAX. 15 ACTUAL FIRM: 1,023,100 GSF/154,882 SF = 1.33
 NOTE: GROSS SQUARE FOOTAGE (GSF) INCLUDES CORRIDORS, VERTICAL CIRCULATION AND INTERIOR RETAIL SERVICE AREAS. THE GSF IS SHOWN FOR THE PURPOSE OF CALCULATING THE FLOOR AREA RATIO (FAR). GROSS HEATED FLOOR AREA/PREMISE AREA. NET LEASABLE SQUARE FOOTAGE (NSLF) IS USED FOR ALL OTHER CALCULATIONS.

Building Data

BUILDING	USE	GSF	NSLF	DUS
BUILDING 1	RETAIL OR RESTAURANT	25,800	12,000	110
BUILDING 2	OFFICE	154,100	75,000	16
BUILDING 3	RETAIL OR RESTAURANT	39,800	19,000	110
BUILDING 4	RETAIL OR RESTAURANT	25,000	12,000	16
BUILDING 5	MULTI-FAMILY OR OFFICE	150,000	75,000	141
BUILDING 6	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 7	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 8	RETAIL OR RESTAURANT	23,800	11,900	51
BUILDING 9	MULTI-FAMILY OR OFFICE	32,000	16,000	51
BUILDING 10	RETAIL OR RESTAURANT	14,400	7,200	50
BUILDING 11	RETAIL OR RESTAURANT	28,400	14,200	49
BUILDING 12	RETAIL OR RESTAURANT	14,800	7,400	85
BUILDING 13	SERVICE RETAIL (SYM)	20,000	10,000	119
TOTALS		1,023,100	511,550	1,023,100

(1) MAXIMUM RETAIL AREA PERMITTED BASED UPON NET AREA OF DEVELOPMENT APPROVED BY THIS PLAN.
 (2) (3) (4) (5) TOTAL NO. MORE THAN AN AGGREGATE TOTAL OF 21,600 NSF CAN BE PERMITTED FOR OFFICE USES BEFORE A REVISION TO THE TRAFFIC IMPACT STUDY IS REQUIRED. THE PLANNING DIRECTOR MUST RECEIVE WRITTEN CONCURRENCE FROM THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT BEFORE CONSIDERING PERMITTING OFFICE DEVELOPMENT EXCEEDING 21,600 NSF IN THIS CATEGORY OR 54,000 NSF TOTAL FOR THE SITE.
 (6) ASSUMES AVERAGE OF 850SF PER DWELLING UNIT.

Parking

VEHICULAR PARKING REQUIRED	RATIO	SPACES	REQUIRED
RETAIL OR RESTAURANT	1/300	161,600	539
RESTAURANT	1/200	15,000	75
SERVICE RETAIL	1/250	50,500	202
OFFICE	1/1,000	51,155	51
MULTI-FAMILY OR OFFICE	1.5/DU	464	104
MULTI-FAMILY	1.5/DU	284	361
TOTALS		284,259	1,021

VEHICULAR PARKING PROVIDED:
 SURFACE PARKING: 412 (INCLUDES 13 ACCESSIBLE, 3 VAN)
 GARAGE 1: 667 (INCLUDES 7 ACCESSIBLE, 2 VAN)
 GARAGE 2: 114 (INCLUDES 4 ACCESSIBLE, 2 VAN)
 GARAGE 3: 758 (INCLUDES 7 ACCESSIBLE, 3 VAN)
 TOTAL: 2,011 (INCLUDES 31 ACCESSIBLE & 20 CAR POOL, REFER GENERAL NOTE D)

Bicycle Parking

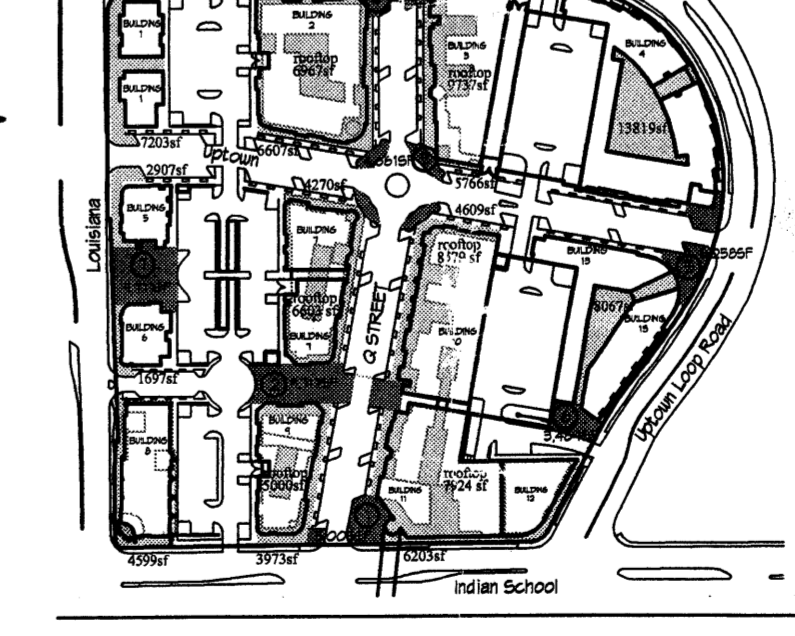
VEHICULAR PARKING REQUIRED	RATIO	PARKING/DUS	REQUIRED
RETAIL OR RESTAURANT	1/20	594	29
RESTAURANT	1/20	25	2
SERVICE RETAIL	1/20	242	10
OFFICE	1/20	180	8
MULTI-FAMILY OR OFFICE	3-1/2	464	235
MULTI-FAMILY	3/DU	284	121
TOTALS		1,411	411

BICYCLE PARKING PROVIDED:
 SURFACE PARKING: 111 REFER BIKE RING DETAIL ON BUILDING ELEVATIONS, SHEET 10
 BUILDING 2: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 3: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 4: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 7: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 8: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 10: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 11: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 12: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 13: 30 3600F ROOM IN MULTI-FAMILY
 TOTAL: 411

Open Space/ Plaza Diagram

Upper Component - 100% Residential (most stringent) N.T.S.
 Required: 108,450SF
 Provided: 126,000 (open space) + 41,894 (plaza) = 170,894SF
 Open Space: 150 x 200 x 200 = 108,450SF
 Plazas: 156 (non-res. parking spaces) residential rooftops & courtyards = 66,666SF
 15 SF x 488 spaces = 14,440SF (includes amenity, pedestrian zone = 41,894SF (minus 10' wide sidewalk) Plazas: 41,894SF
 (After Uptown Sector Plan Section 18), in intense core plaza req. credits toward open space req.)

The Site Plan surpasses the USPOF requirement of one (1) linear foot of seating for each foot of plaza perimeter.
 Total Plaza Area Required = 14,440 SF
 USPOF Recommended Amount of Plaza Seating = 1020 LF*
 (Calculated by taking the perimeters from Plazas 2 and 4 which have a total area of 14,440 SF)
 Total Plaza Seating Provided = 2,311 LF



Index to Drawings

- 01 Site Development Plan for Building Permit
- 02 Landscape Plan
- 03 Enlarged Landscape and Plaza Plans (NW Quadrant)
- 04 Enlarged Landscape and Plaza Plans (NE Quadrant)
- 05 Enlarged Landscape and Plaza Plans (SW Quadrant)
- 06 Enlarged Landscape and Plaza Plans (SE Quadrant)
- 07 Building Elevations 1
- 08 Building Elevations 2
- 09 Building Elevations 3
- 10 Building Elevations 4
- 11 Building Elevations 5
- 12 Directional Signage and Art
- 13 Grading and Drainage Plan
- 14 Utility Plan

General Notes

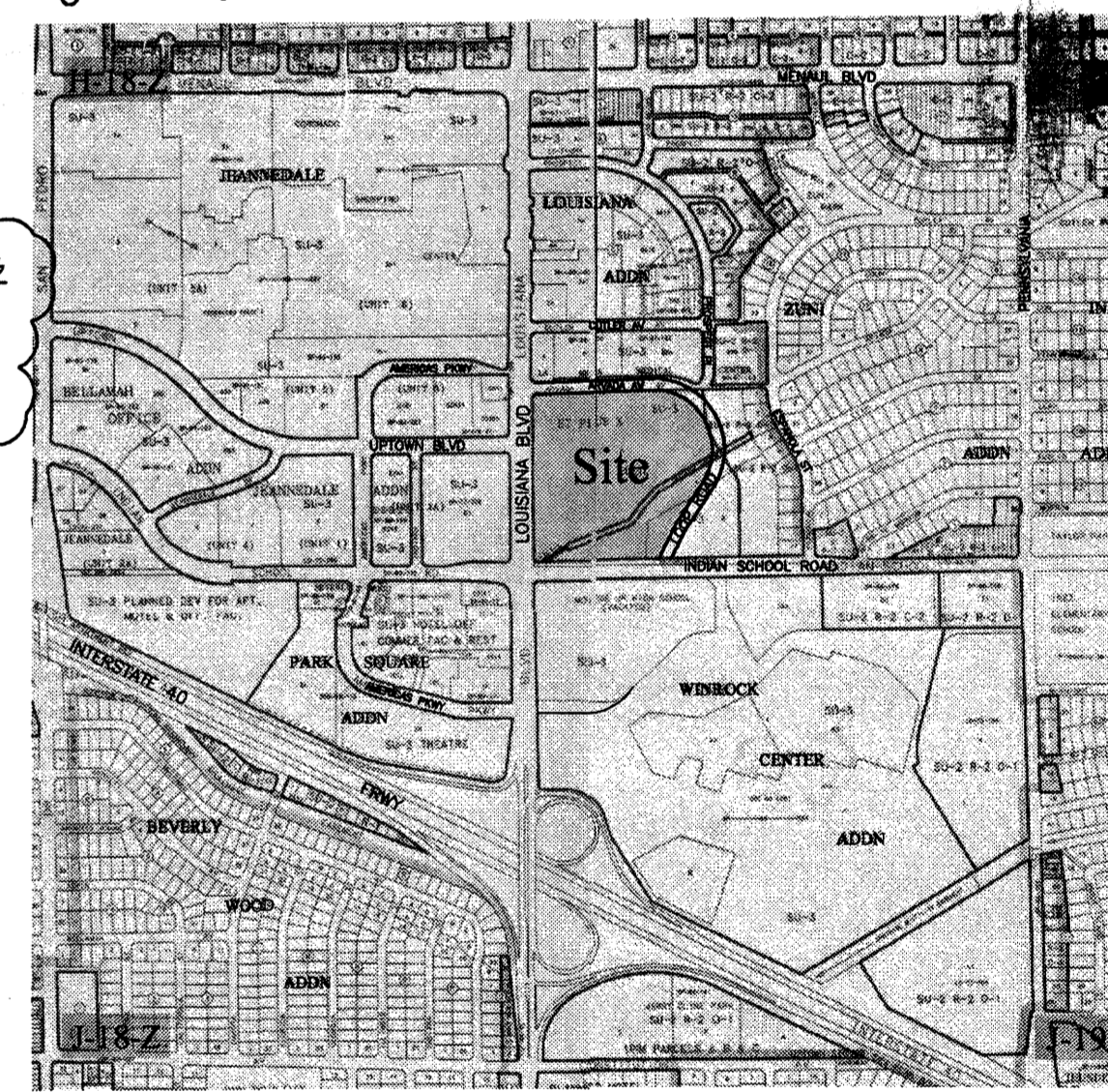
- A. Approval of development proposals consistent with this Site Plan for Building Permit shall be by the Planning Director or his/her designee, and the City Engineer.
- B. No Single Retail Store shall exceed 25,000sf net leasable area per establishment.
- C. Refer to the Utility Plan for Fire Hydrant Distribution Lines, Proposed and Existing Water/Sewer Storm Drainage Facilities and Proposed PUEs.
- D. 20 Total Spaces to be dedicated to Employee Carpool Parking located in employee designated parking areas in each garage.
- E. The site plan complies with the Traffic Navigation Plan agreed to by the Applicant and Transit Department.
- F. Streets, Parking Spaces and Associated Drives to be Asphalt Unless Noted Otherwise.
- G. Sidewalks to be Segregated Grit Scored Concrete Unless Noted Otherwise.
- H. The Design of the Fountains will comply with the intent of 6-11-14 (Design Regulations for Water Conservation, Landscaping and Water Waste) of the Albuquerque Code of Ordinances, which is to minimize the evaporation of municipal water being used for water features.

Keyed Notes

- 1. EXISTING 3'-6" HIGH BRICK RETAINING WALL TO BE REMOVED.
- 2. EXISTING DRAINAGE EASEMENT TO BE VACATED, WIDTH VARIES.
- 3. EXISTING ABANDONED 10' SANITARY SEWER EASEMENT TO BE VACATED.
- 4. EXISTING 6' METI.
- 5. EXISTING 10' PUE TO BE VACATED.
- 6. HATCHED AREA DESIGNATES EXISTING FPM AND METI EASEMENT.
- 7. EXISTING 12' TALL METI PANEL SCREEN WALL.
- 8. CENTRAL TRASH COMPACTOR AND RECYCLE COLLECTION FOR ENTIRE DEVELOPMENT, ENCLOSED IN ALLEY. REFER TO ELEVATIONS FOR DECORATIVE GATE ENCLOSURE.
- 9. INDIVIDUAL COLLECTION CARTS LOCATED INTERNALLY AT EACH BUILDING.
- 10. RELOCATE EXISTING STREET POLE LIGHT FIXTURE AS INDICATED.
- 11. EXISTING MEDIAN.
- 12. RAISED PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
- 13. EXISTING FIRE HYDRANT.
- 14. PROPOSED FIRE HYDRANT.
- 15. STOP SIGN, REFER DIRECTIONAL SIGNAGE AND ART, SHEET 12.
- 16. EXISTING CONCRETE DRIVE PAVES TO BE REMOVED.
- 17. MODIFY EXISTING MEDIAN AS INDICATED.
- 18. PEDESTRIAN SKY BRIDGE OVER INDIAN SCHOOL ROAD, SHOWN FOR ILLUSTRATIVE PURPOSES, NOT PART OF THIS REQUEST.
- 19. PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
- 20. 10' WIDE MEANDERING SIDEWALK ALONG UPTOWN LOOP ROAD, TYP.
- 21. WATER FEATURE REFER TO GENERAL NOTE H.
- 22. DIRECTIONAL SIGNAGE REFER TO ART, SHEET 12.
- 23. PROPOSED CITY BUS STOP.
- 24. BREEZEWAY AT GROUND FLOOR, COVERED BY UPPER FLOORS ABOVE.
- 25. COURTYARD VEST TO SANDALS.
- 26. ROOFTOP TERRACE (TO BE USED SOLELY AS OPEN SPACE).
- 27. BOLLARDS, TYP.
- 28. ROCK GARDEN.
- 29. OUTDOOR DINING.
- 30. EXISTING 10' PUE.
- 31. ENTRY SIGN/ FREE STANDING MONUMENT SIGN, REFER BUILDING ELEVATIONS, SHEET 10.
- 32. SEATWALL.
- 33. ANY PROPOSAL BY THE APPLICANT TO CHANGE ACCESS, MOVEMENTS PERMITTED, OR TRAFFIC CONTROL AT UPTOWN BLVD/LOUISIANA BLVD, OR 111 Q STREET/INDIAN SCHOOL RD, INTERSECTIONS WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS, MUNICIPAL PLANNING AND PLANNING PRIOR TO APPROVAL. ADDITIONAL TRAFFIC SIGNALS MAY BE REQUIRED BEFORE SUCH CHANGES ARE CONSIDERED. THE CITY MAY MAKE SUCH MODIFICATIONS AS A PART OF ITS AUTHORITY TO MANAGE THE SYSTEM. SUCH CHANGES BY THE CITY WILL NOT REQUIRE AMENDMENTS TO THE SURROUNDING SITE DEVELOPMENT PLANS BUT WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT.

Furnishings Legend

- Pedestrian Scale Pole Light
- 12' conical Dark Sides Ordinance
- Refer Directional Signage, Art, Sheet 12
- Height 15'-0"
- Area Pole Light
- 12' conical Dark Sides Ordinance
- Refer Directional Signage and Art, Sheet 12
- Height 20'-0"
- Existing Street Pole Light
- 5' Bench
- Table and Chairs



VICINITY MAP
 COA Zone Atlas Index Maps H-18-Z, J-18-Z, H-19-Z, J-19-Z
 1"=1000' 0 250 750 1000

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

ABQ
 uptown
 DRB Submittal
 Site Development Plan for Building Permit
 Site Plan 01 of 14

PROJECT NUMBER: #1002247	DATE: 1-23-04
DRB NUMBER: 01-00928	DATE: 7-7-04
DRB SITE DEVELOPMENT PLAN APPROVAL:	DATE: 6/23/04
TRANSPORTATION DIVISION	DATE: 2-16-05
UTILITIES DIVISION	DATE: 10-22-04
PARKS AND RECREATION DEPARTMENT	DATE: 6/23/04
CITY ENGINEER	DATE: 6/23/04
SOLID WASTE MANAGEMENT	DATE: 6/23/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE: 6/23/04

SU-3 Zoning

SU-3 Zoning Vacant

SU-3 Zoning Vacant



STOREFRONT RENDERING SHOWN FOR REFERENCE ONLY

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

[K] - 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, 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.
- 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.
- 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" X 1" AT SILL AND 1" X 1 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 KEYS 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 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 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.



lululemon
1818 CORNWALL AVE.
VANCOUVER, B.C., V6J1C7

ABQ UPTOWN
2260 Q STREET, SPACE #02E
ALBUQUERQUE, NM 87110

ARCHITECT
kpa kenneth park
architect

MEP ENGINEER
Peter A. Leptuch, P.E.
300 N. Carroll Blvd.
Suite #200
Denton, TX 76201
(940) 735-5127

STRUCTURAL ENGINEER

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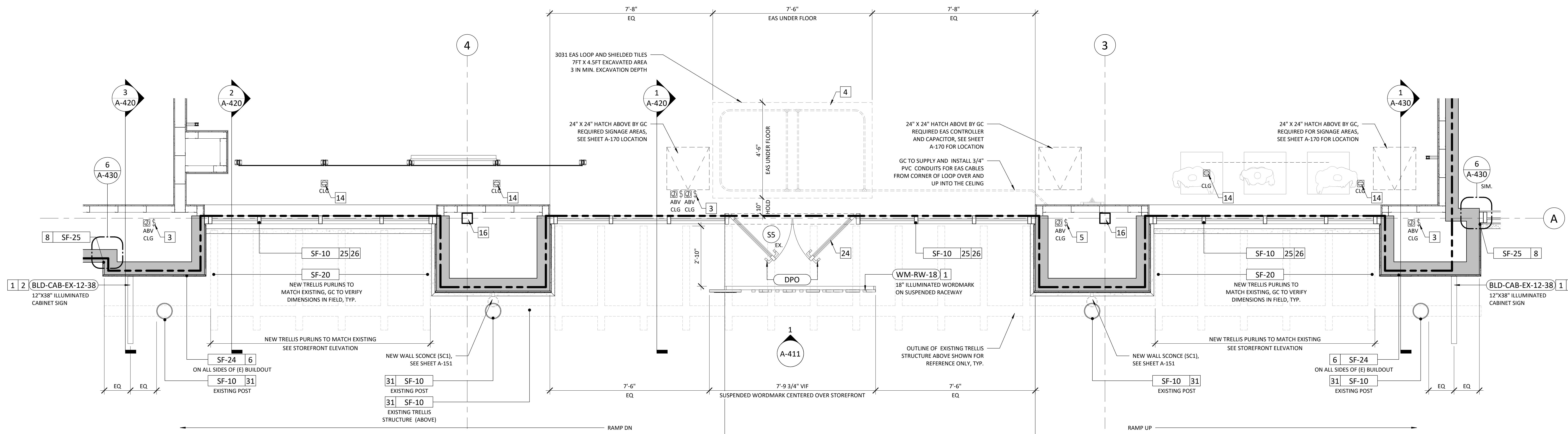
SEAL
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ARCHITECT: KENNETH PARK, AIA
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ARCHITECTURAL REG. #2896
REGISTRATION EXPIRES: 12/31/2024

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"

3/17/2023 1:33:35 PM

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

[K] - 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.
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- 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, LION, 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.
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- 10 DASHED LINE INDICATES LOCATION OF LED STRIP LIGHTS INSIDE STOREFRONT PERFORATED PANEL, SEE SHEET A-150 RCP AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 11 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.
- 12 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.
- 13 PROVIDE DUPLEX OUTLET WITH WHITE COVERPLATE AT GWB SOFFIT WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 14 PROVIDE DUPLEX OUTLET BRUSHED STAINLESS COVERPLATE AT WOOD PORTAL CEILING WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 15 EXISTING COLUMN, LOCATION TO BE VERIFIED BY GC, ENSURE FIRE RATING IS MAINTAINED.



lululemon
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VANCOUVER, B.C., V6J1C7

ABQ UPTOWN
2260 Q STREET, SPACE #02E
ALBUQUERQUE, NM 87110

ARCHITECT



MEP ENGINEER
Peter A. Leptuch, P.E.
300 N. Carroll Blvd.
Suite #220
Denton, TX 76201
(940) 735-5127

STRUCTURAL ENGINEER

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SEAL
LICENSED NAME, ARCHITECT
ARCHITECT: KENNETH PARK, AIA
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ARCHITECTURAL REG. #2896
REGISTRATION EXPIRES: 12/31/2024

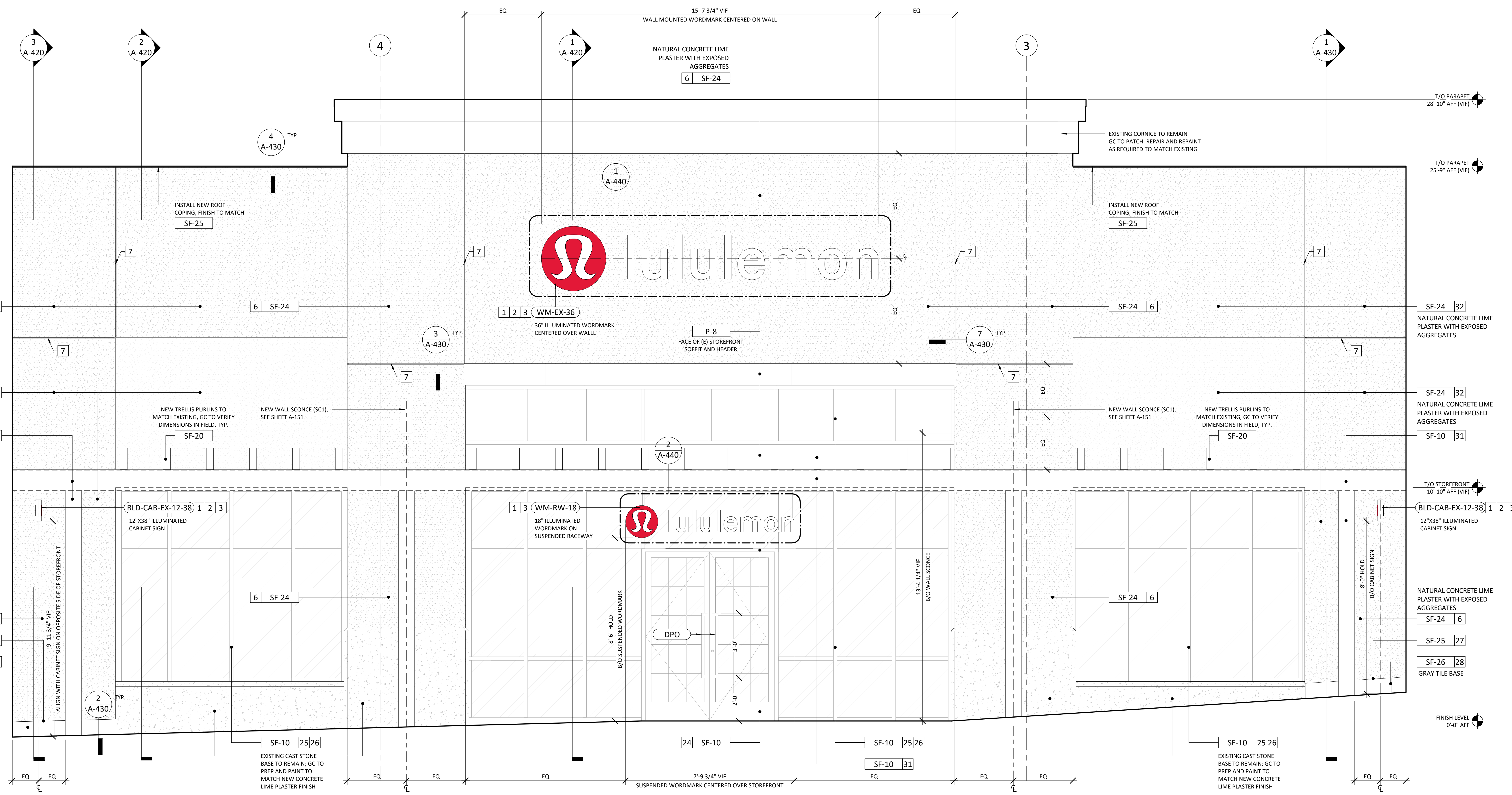
BID/PERMIT SET
03/17/2023

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 PLAN AND ELEVATIONS

DRAWING NUMBER
A-411



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

3/17/2023 1:33:43 PM

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. 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.
- 7 3/8" FRY-REGLET REVEAL CONTROL JOINT AT CONCRETE PLASTER, MATCH CONCRETE COLOR.
- 8 POWDER-COATED BRAKE METAL "A" REVEAL. SEE A-400 SERIES DETAILS. COLOR: AS NOTED.
- 9 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.
- 10 DASHED LINE INDICATES LOCATION OF LED STRIP LIGHTS INSIDE STOREFRONT PERFORATED PANEL. SEE SHEET A-150 RCP AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 11 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.
- 12 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.
- 13 PROVIDE DUPLEX OUTLET WITH WHITE COVERPLATE AT GWB SOFFIT WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 14 PROVIDE DUPLEX OUTLET BRUSHED STAINLESS COVERPLATE AT WOOD PORTAL CEILING WITHIN 18" OF TOP OF STOREFRONT WINDOW.
- 15 EXISTING COLUMN. LOCATION TO BE VERIFIED BY GC, ENSURE FIRE RATING IS MAINTAINED.

NOT USED

- 17 INTERIOR BRAKE METAL BASE, CORNER PIECES TO BE SHIP 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" X 1" AT SILL AND 1" X 1 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 KEVED 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 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 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.



lululemon
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VANCOUVER, B.C., V6J1C7

ABQ UPTOWN
2260 Q STREET, SPACE #02E
ALBUQUERQUE, NM 87110

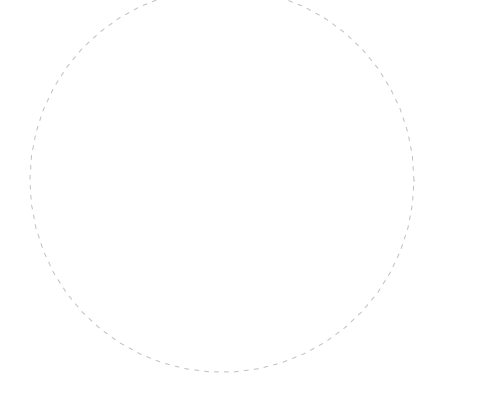
ARCHITECT
kpa kennethpark architect

MEP ENGINEER
Peter A. Leptuch, P.E.
300 N. Carroll Blvd.
Suite #220
Denton, TX 76201
(940) 735-5127

STRUCTURAL ENGINEER

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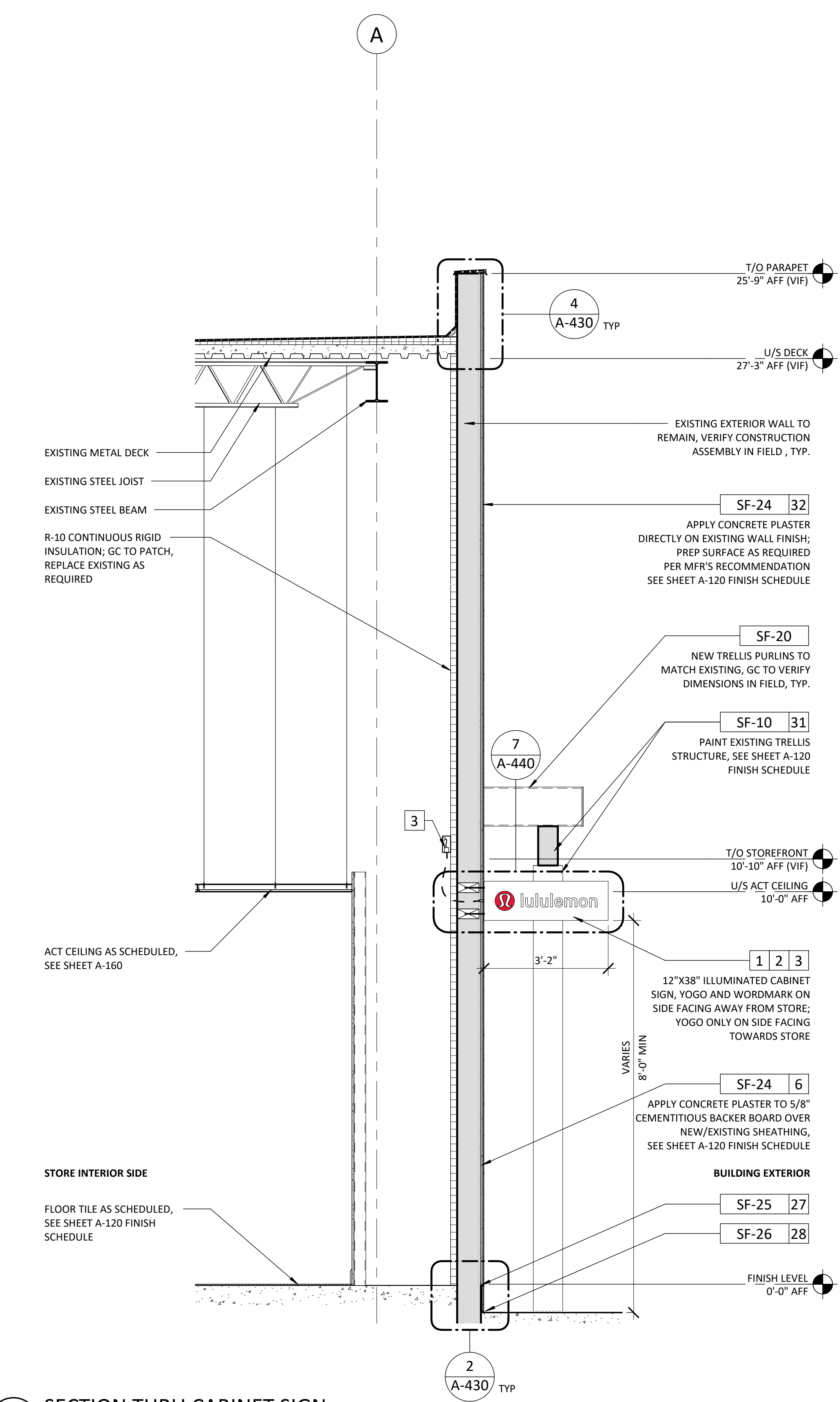


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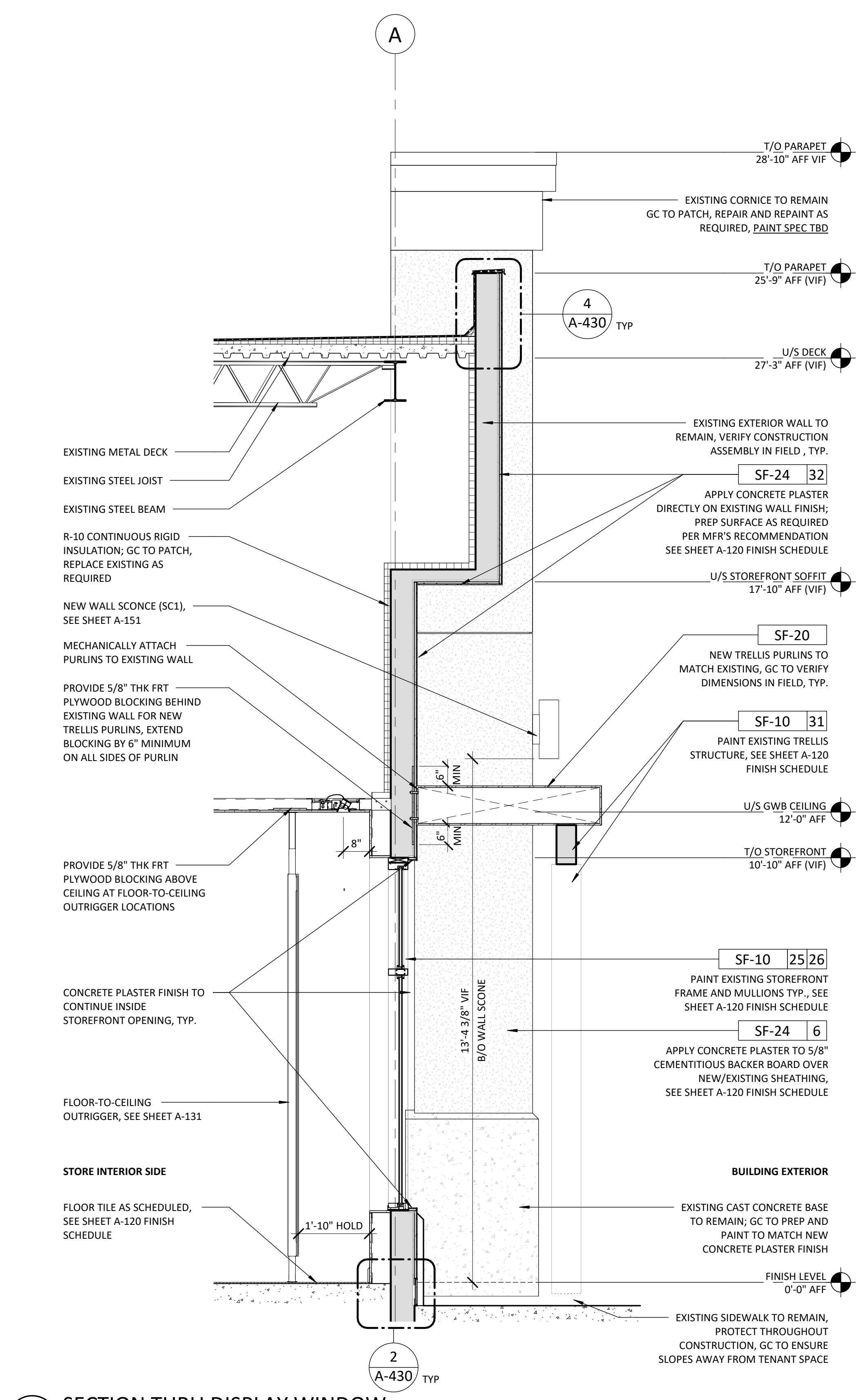
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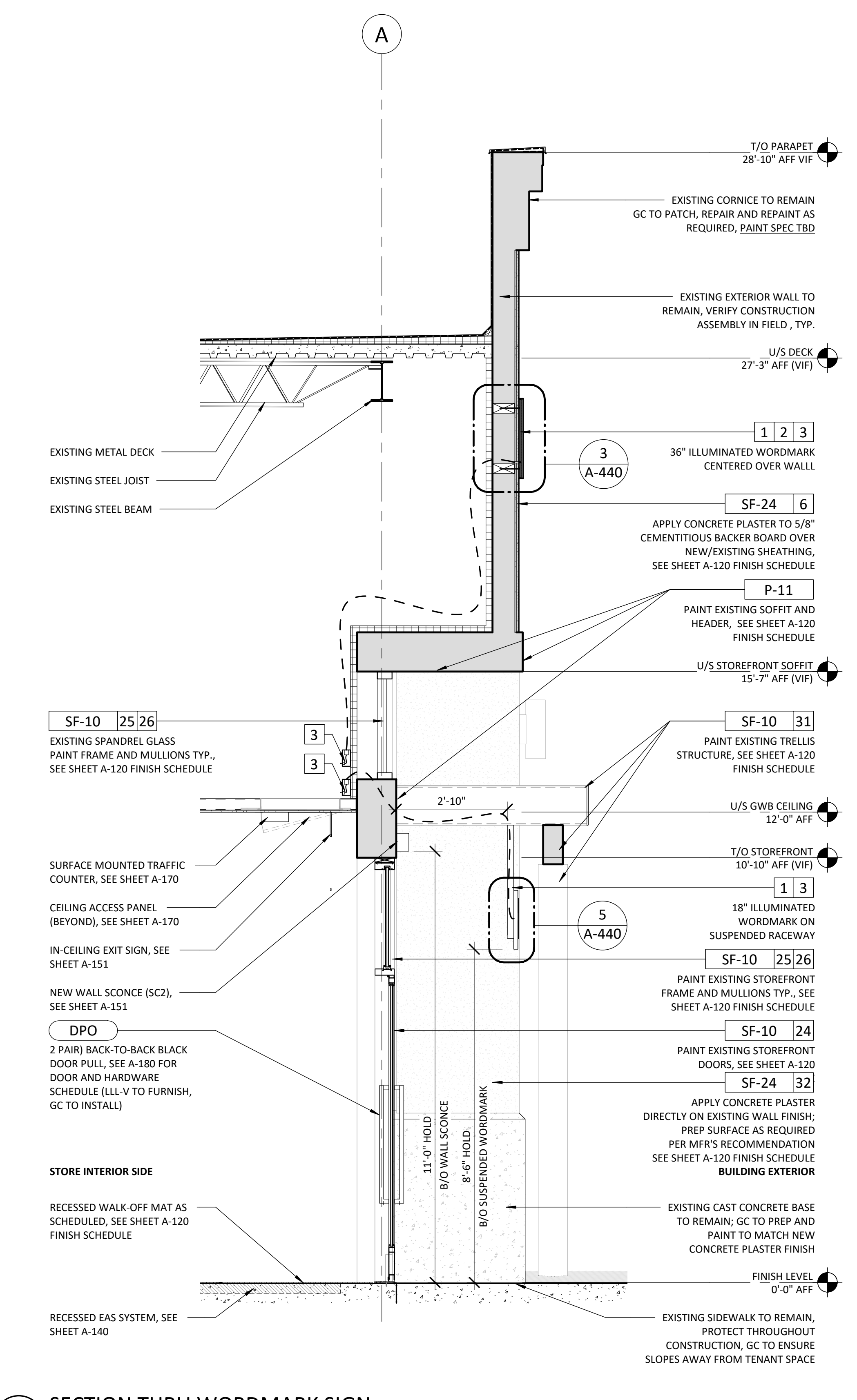
STOREFRONT SECTIONS
DRAWING NUMBER
A-420



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



2 SECTION THRU DISPLAY WINDOW
SCALE: 1/2" = 1'-0"



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

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1818 CORNWALL AVE.
VANCOUVER, B.C., V6J1C7

ABQ UPTOWN
2260 Q STREET, SPACE #02E
ALBUQUERQUE, NM 87110

ARCHITECT
kpa kennethpark
architect

MEP ENGINEER
 Peter A. Leptuch, P.E.
300 N. Carroll Blvd.
Suite #220
Denton, TX 76201
(940) 735-5127

STRUCTURAL ENGINEER

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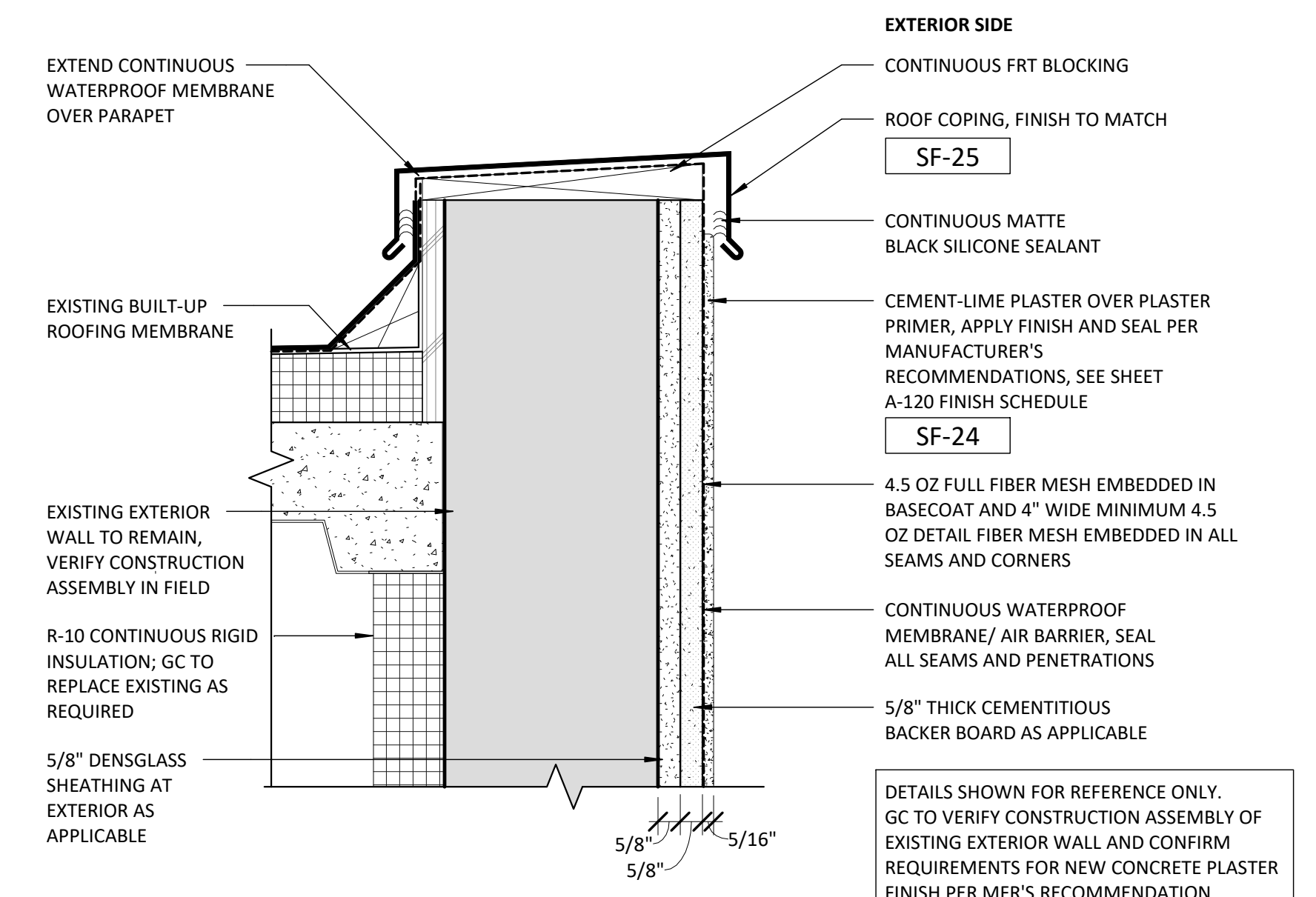
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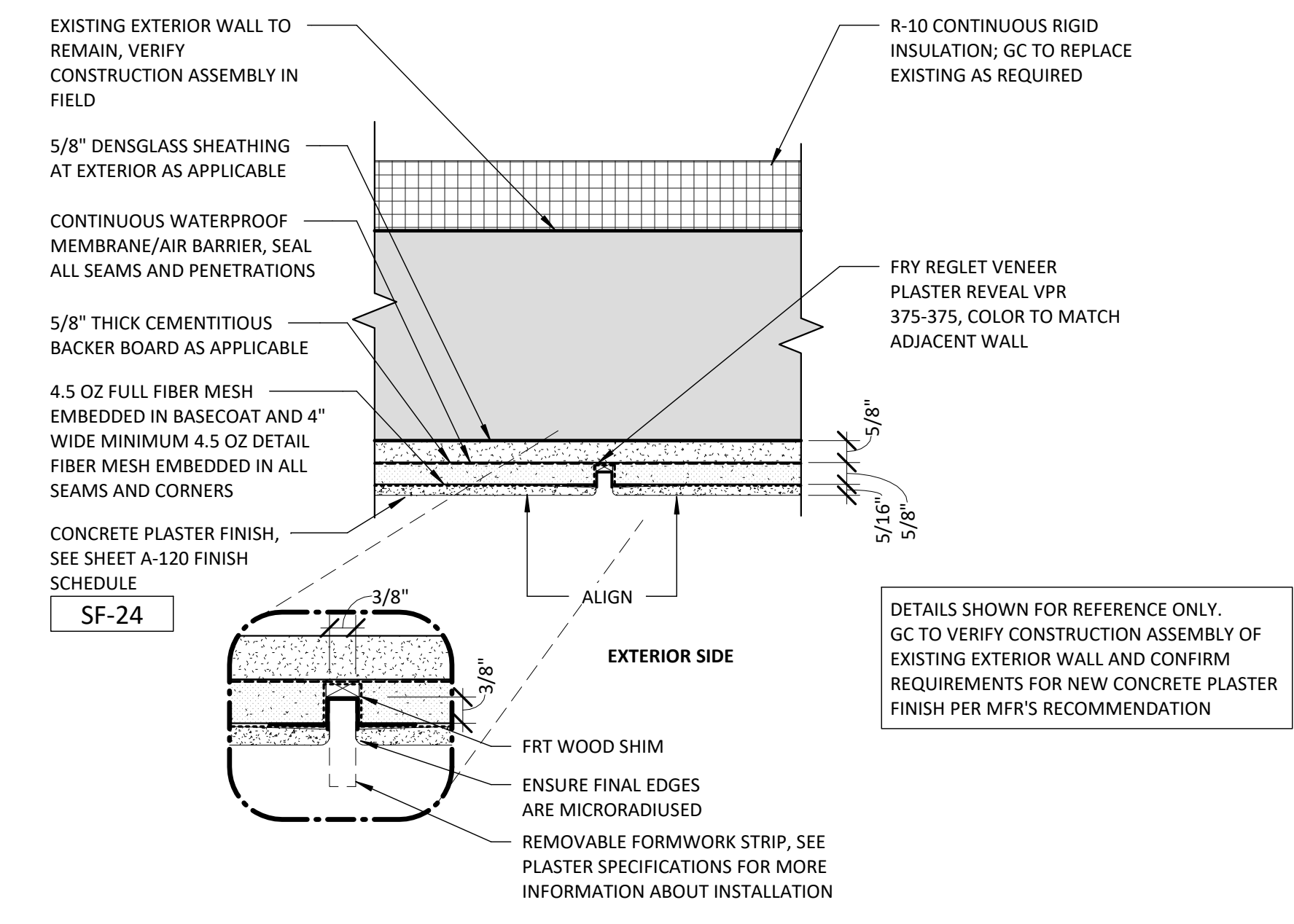
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STOREFRONT SECTIONS AND DETAILS

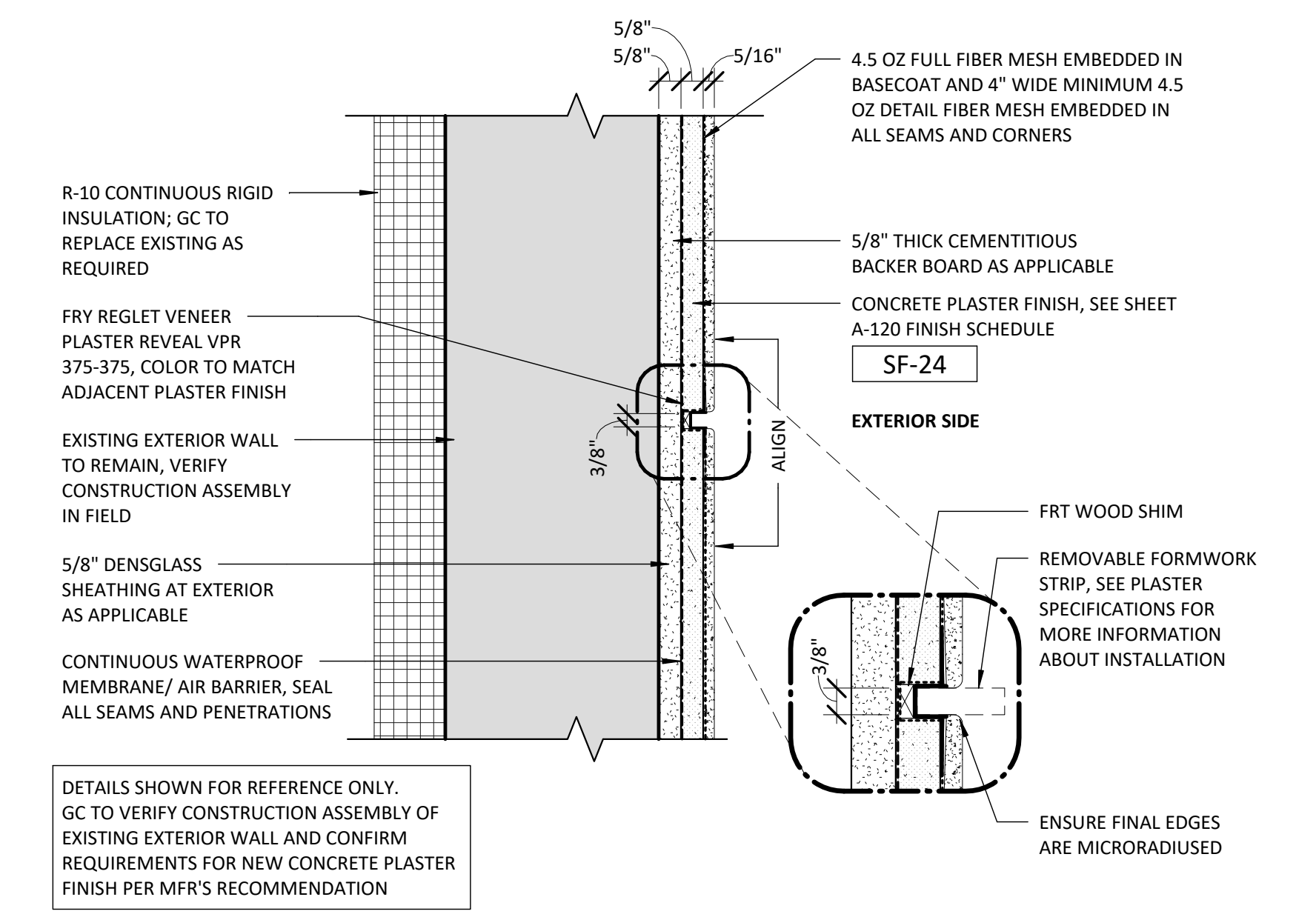
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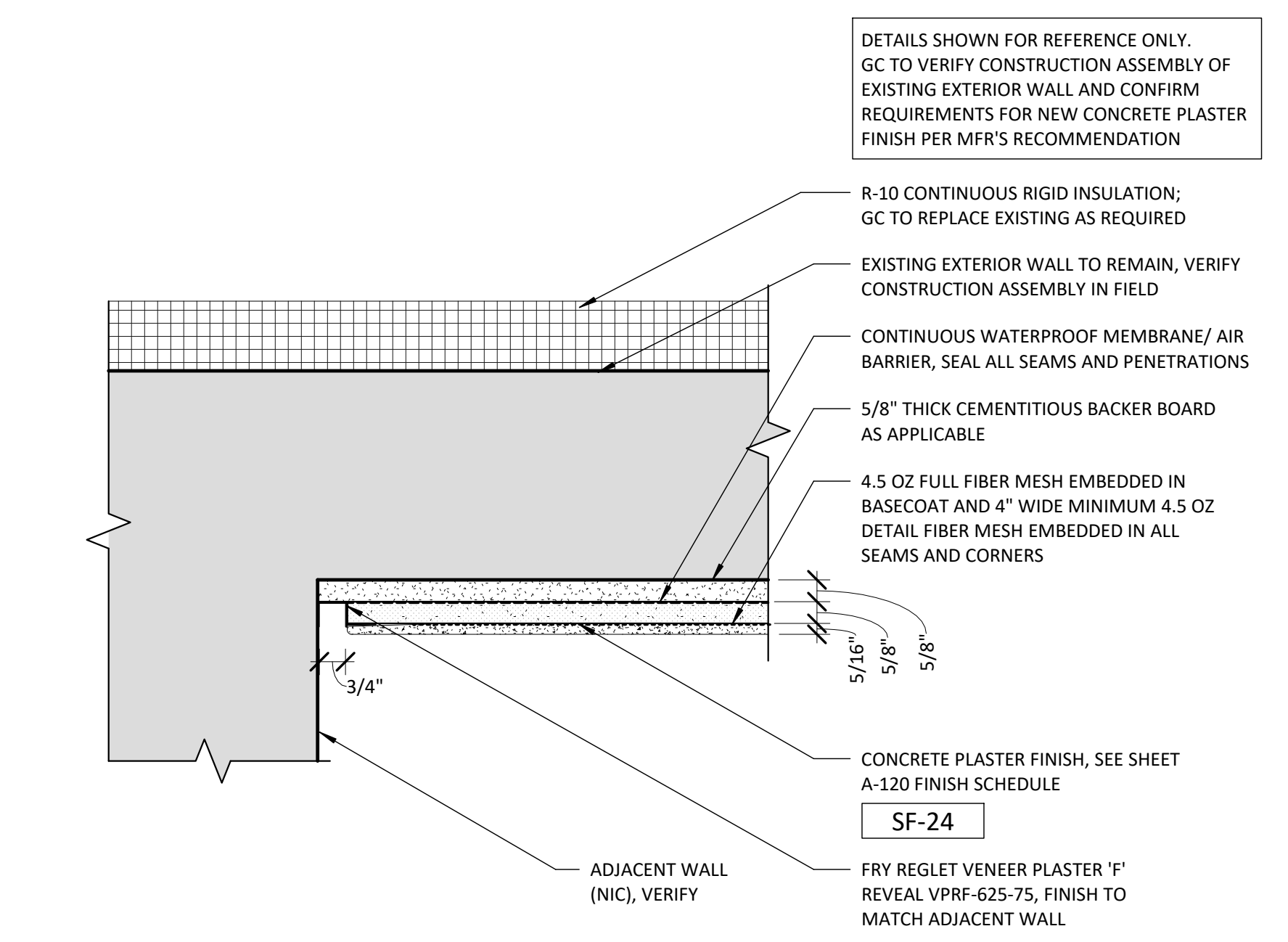
4 SECTION AT CONCRETE PLASTER / PARAPET (EXTERIOR)
SCALE: 3" = 1'-0"



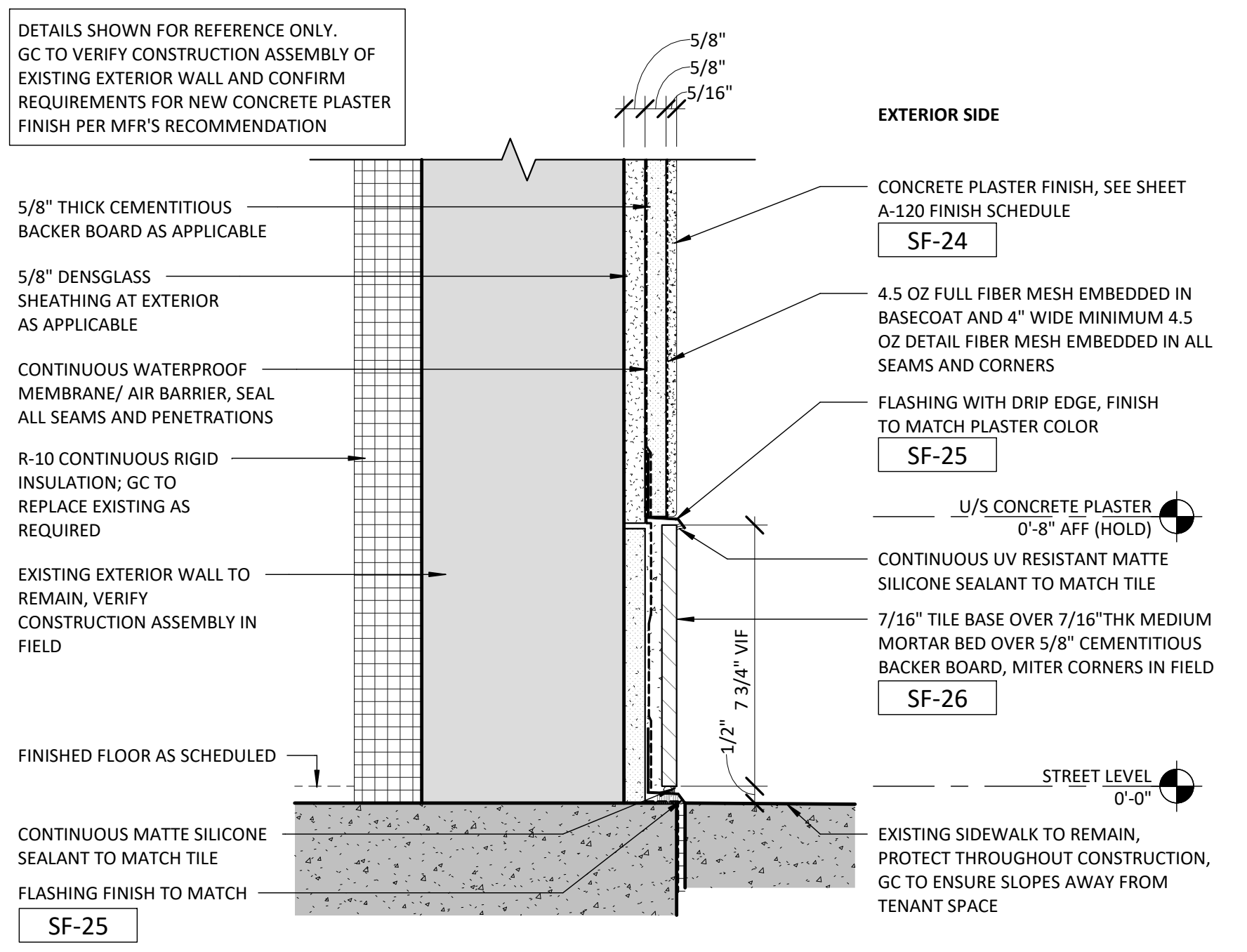
7 PLAN AT CONCRETE PLASTER - VERTICAL SEAM (EXTERIOR)
SCALE: 3" = 1'-0"



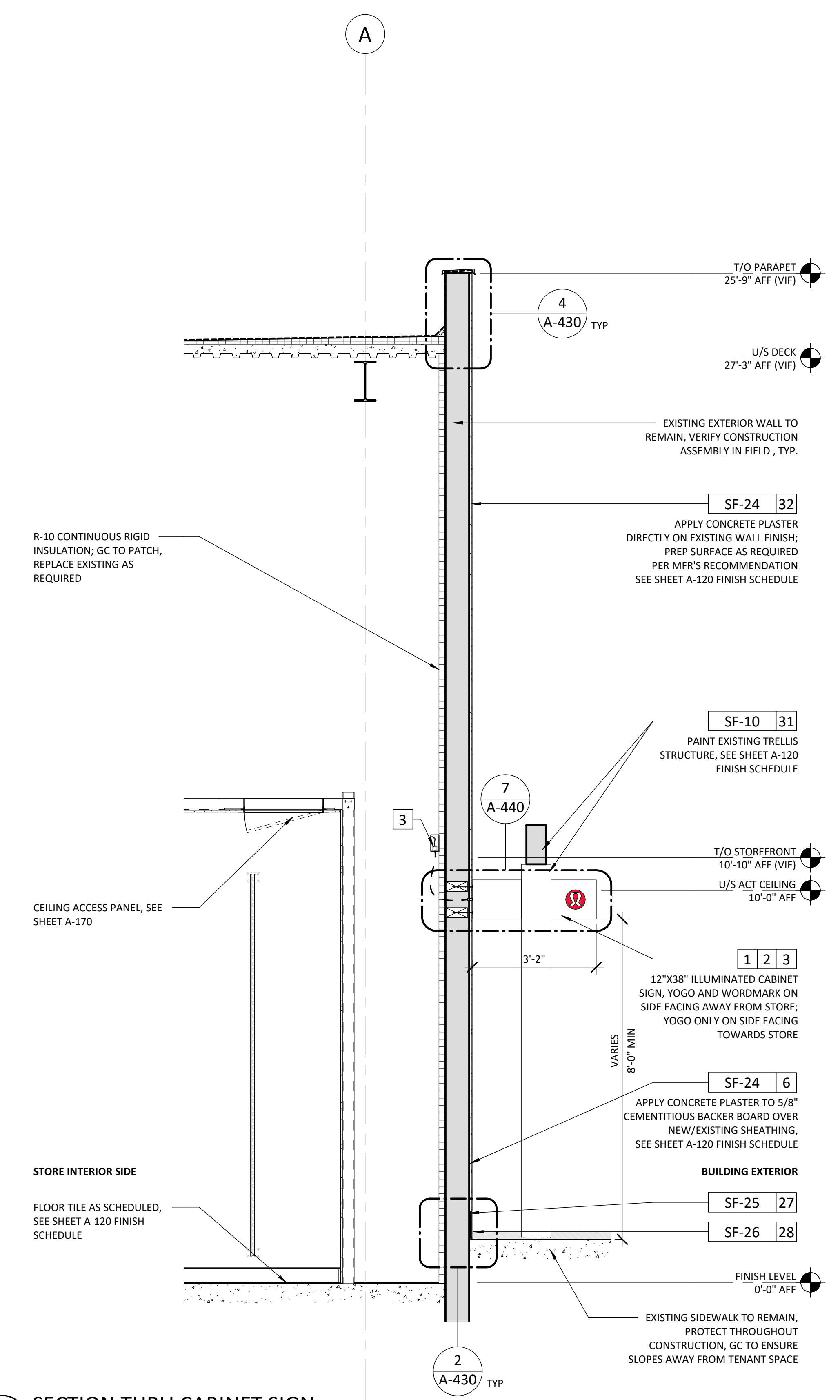
3 SECTION AT CONCRETE PLASTER HORIZONTAL SEAM (EXTERIOR)
SCALE: 3" = 1'-0"



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"

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