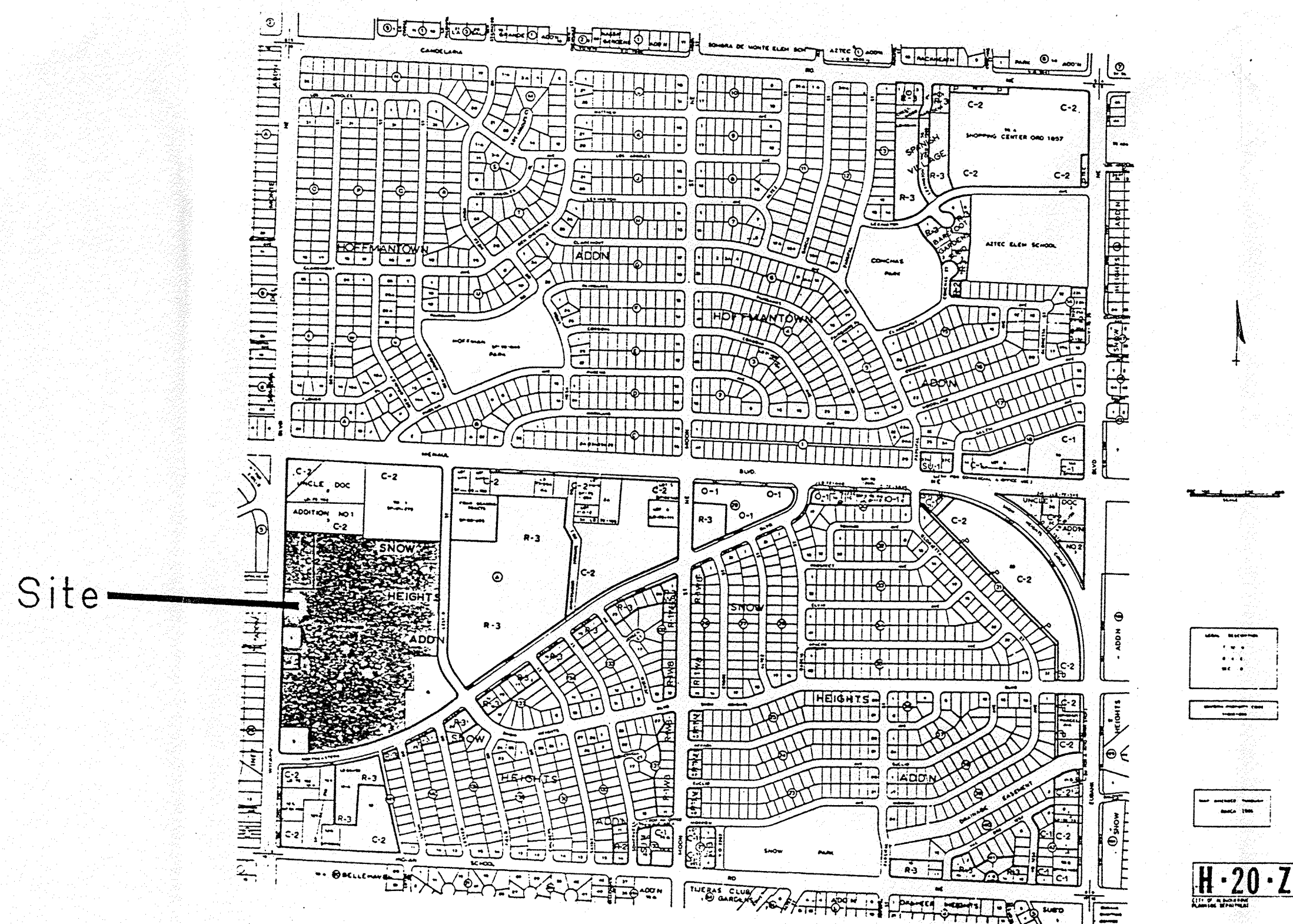


WYOMING MALL

Site Plan Amendment



Location Map

PARKING ANALYSIS

SPACE	TENANT	GROSS S.F.	Net s.f. or Occupants	Parking Factor	Parking Spaces
A	Black Angus Restaurant/Bar	11,931	250	1.3 Occ.	84
B	Furns Cafeteria Restaurant	11,402	338	1.4 Occ.	84
C	Winchells Retail	1,500	1,200	1/200 s.f.	6
D-1	Furns Grocery Retail	42,739	40,603	1/200 s.f.	203
	Furns Grocery Storage	10,685	10,150	1/2000 s.f.	6
D-2	Service Merch. Retail	30,047	28,545	1/2000 s.f.	143
	Service Merch. Storage	20,011	19,029	1/2000 s.f.	10
E	Sandra's Dance Retail/Service	4,492	4,267	1/200 s.f.	22
F1-F4	Steinmart Retail	36,600	32,000	1/200 s.f.	163
G-1	Vacant	5,310	5,045	1/200 s.f.	25
G-2	Vacant	5,310	5,045	1/200 s.f.	25
H-1	Southwest Hobby Retail	3,726	3,428	1/200 s.f.	18
H-2	Dental Store Retail/Service	2,676	2,462	1/200 s.f.	13
H-3	Vacant	1,692	1,523	1/200 s.f.	8
J	Tom Young Spa Exercise/Health	43,261	38,935	1/200 s.f.	195
K-1	Vacant	1,810	1,629	1/200 s.f.	9
K-2	Vacant	3,940	3,625	1/200 s.f.	19
K-3	Vacant	1,800	1,620	1/200 s.f.	9
K-4	Antonios Hair Retail/Service	2,821	2,595	1/200 s.f.	13
K-5	Radio Shack Retail	3,071	2,825	1/200 s.f.	15
K-6	Flooring Retail	687	653	1/200 s.f.	3
L-1	Printing Retail/Service	1,040	936	1/200 s.f.	5
L-2	Mail Office Offices	1,175	1,058	1/200 s.f.	6
L-3	Vacant	1,065	959	1/200 s.f.	5
L-4	Bengal Comm. Retail/Service	1,030	927	1/200 s.f.	5
L-5	Bengal Comm. Retail/Service	4,742	4,505	1/200 s.f.	23
L-6	Acme Environ. Offices	4,741	4,504	1/200 s.f.	23
M-1	Hancock Fabric Retail/Service	16,000	14,550	1/200 s.f.	73
M-2	Everything 99 Retail	6,200	5,890	1/200 s.f.	30
N-1	Computer Corner Retail	6,713	6,277	1/200 s.f.	42
N-2	Mailboxes etc. Retail/Service	1,800	1,620	1/200 s.f.	9
N-3	Party Barn Retail	13,637	12,228	1/200 s.f.	67
					1358
					136
					61
					1161
					22
					1584
					40
					1370
					22
					37

LAND USE

LAND USE	EXISTING	PROPOSED
Total Land Area	= 1,309,414 s.f. (30.06 ac)	1,309,414 s.f. (30.06 ac)
Existing Building Area	= 321,100 s.f.	321,000 s.f.
Building Area Demolished	=	<29,200 s.f.>
New Building Area	=	36,600 s.f.
Rental Storage	= 22,300 s.f.	22,300 s.f.
Total Building Area	= 343,400 s.f.	350,800 s.f.
Building Area is increased by	= 7,400 s.f.	
Net Lot Area	= 966,014 s.f.	958,614 s.f.
Existing Landscape Area	= 58,000 s.f.	75,000 s.f.

DRAWING INDEX

DRB 1	Cover Sheet
	+Zoning Map
	+Land Use
	+Parking Analysis
	+Signoff
DRB 2.1	Site Plan
DRB 2.2	Enlarged Site Plan
	+Monument sign
DRB 3.1	West Elevations
DRB 3.2	North Elevations
	+Enlarged portal detail
DRB 4.1	Conceptual Utility Plan
DRB 4.2	Conceptual Landscape Plan
DRB 4.3	Existing Conditions Map
DRB 3.0	Existing Elevations

SIGN OFF - SEE SHEET DRB 2.1

CASE NUMBER: Z- DRB 97319

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN AMENDMENT

Traffic Engineer, Transportation Division _____ Date _____

Design & Development, CIP _____ Date _____

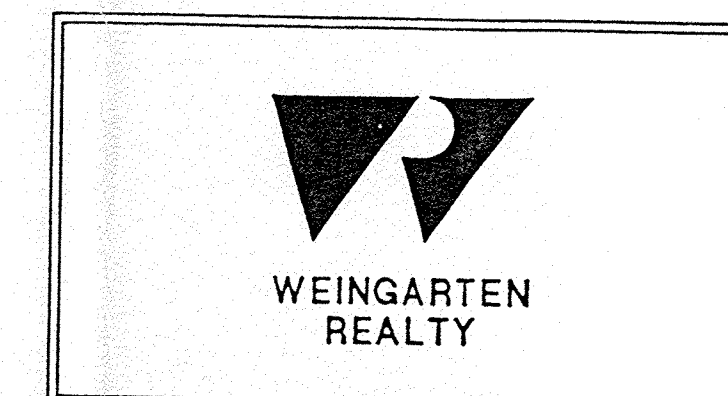
Public Works, Utilities Development Division _____ Date _____

City Engineer, Engineering Division/AMAFCA _____ Date _____

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque Planning Department _____ Date _____

LNZ (10706) 4/96



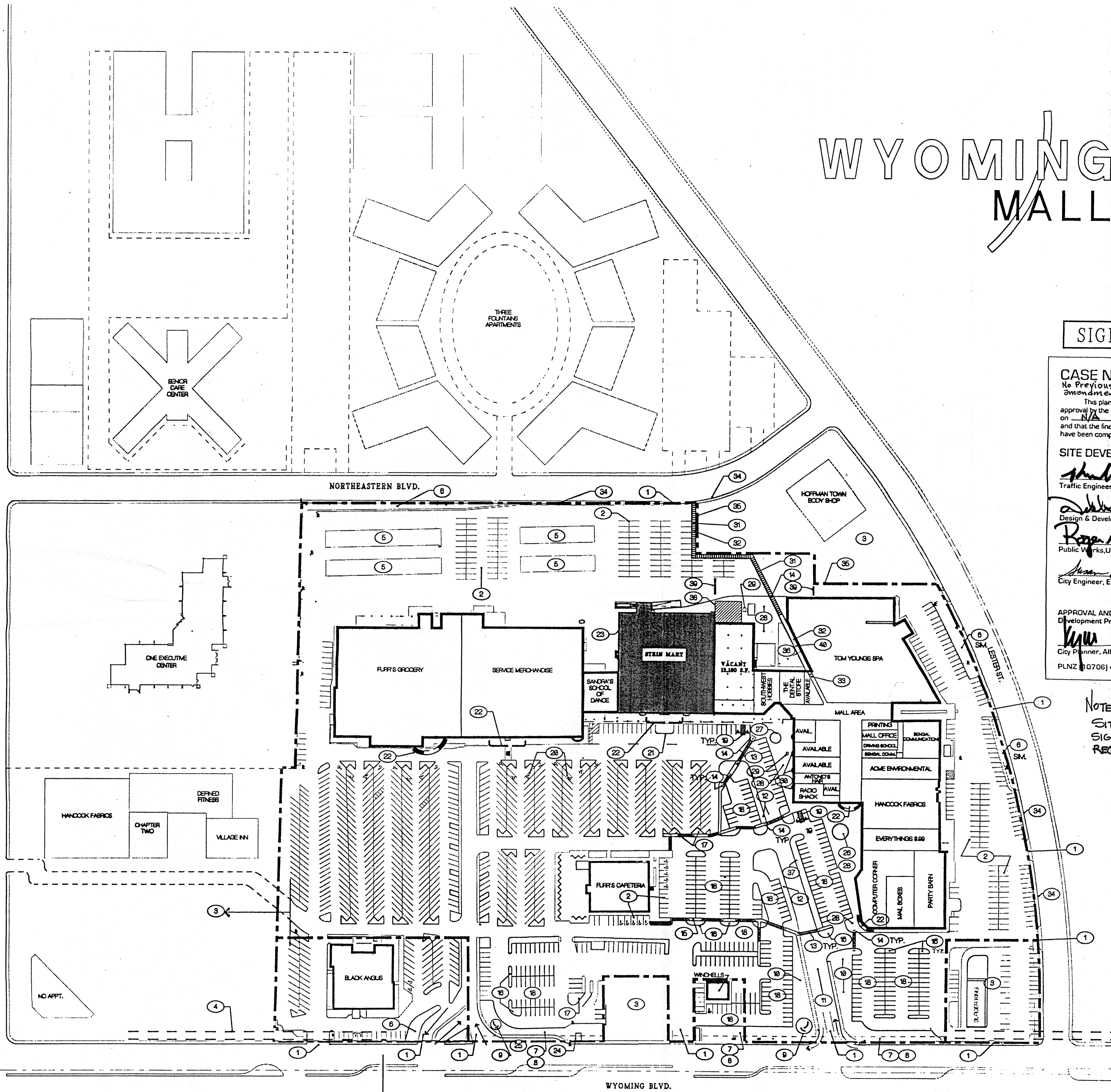
file no. DRB-21FCD
plot scale 1" = 100'-0"
date 7/11/97
project no. 9670

ernest ulibarri & associates
architects

WYOMING MALL
albuquerque, new mexico

sheet no. DRB • 1
of

121 tijeras ave. n.e.
suite 2000
albuquerque
new mexico
87102
505-242-1552



WYOMING MALL

<p>WEINGARTEN REALTY</p>	file no. DRB-21-FCD plot scale 1" = 100'-0" date 7/11/97 project no. 9670	ernest ulibarri & associates architects
	sheet no. DRB-2.1 of	121 Tijeras ave. n.e. suite 2000 albuquerque new mexico 87102 505-242-1552
	WYOMING MALL albuquerque, new mexico	

SIGN OFF

CASE NUMBER: Z- DRB 97319
 No Previous Approved Plan Exists. This is an amendment to existing conditions.
 This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on N/A and that the findings and conditions in the Official Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN AMENDMENT:

<i>Shirley Donde</i>	8-21-97
Traffic Engineer, Transportation Division	Date
<i>Robert Kelly</i>	8-12-97
Design & Development CIP	Date
<i>Roger A. Shean</i>	8-12-97
Public Works, Utilities Development Division	Date
<i>John Calmon</i>	8-12-97
City Engineer, Engineering Division/AMAFCA	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Professional.

<i>Kevin J. Mc...</i>	9/9/97
City Planner, Albuquerque Planning Department	Date

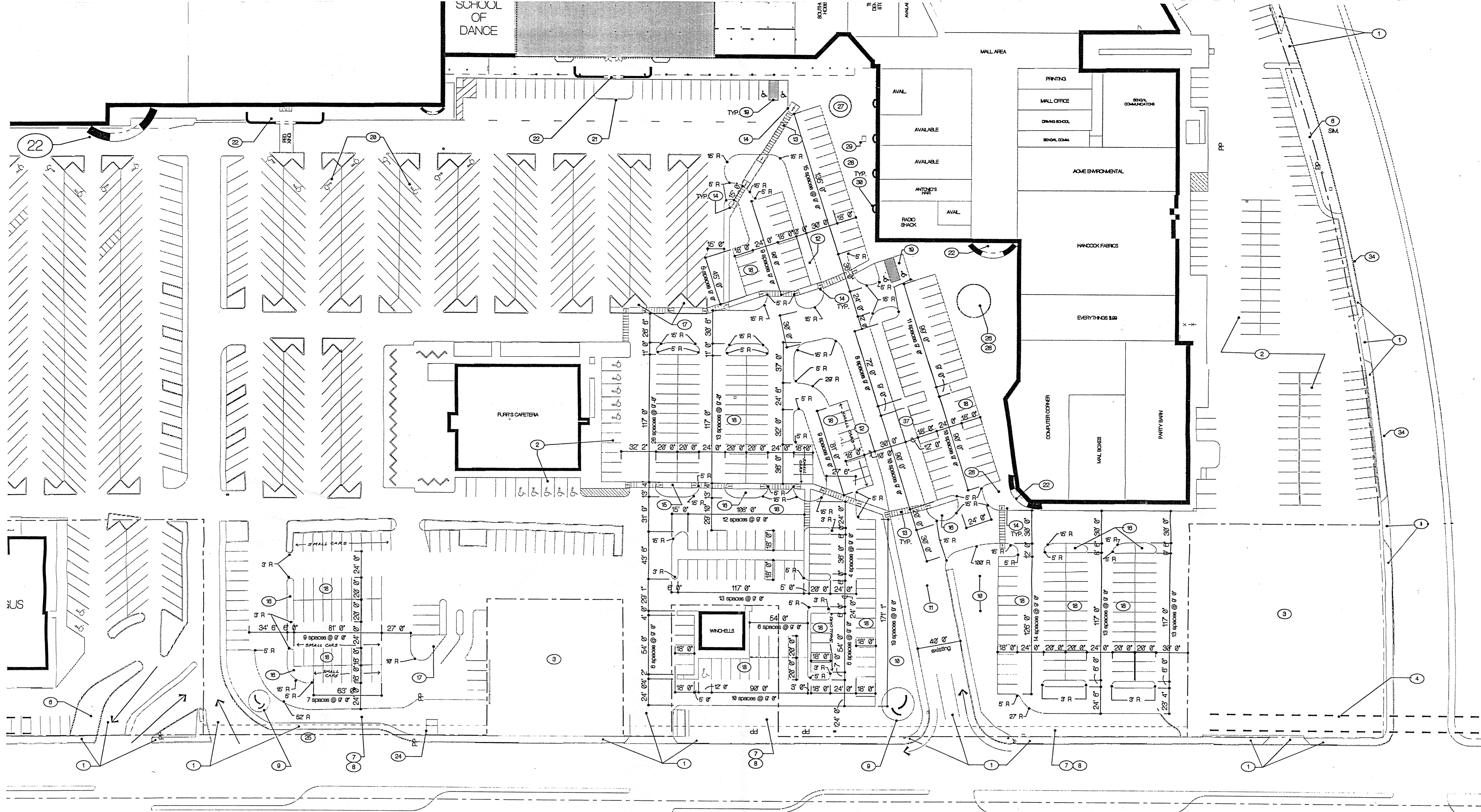
PLNZ 107061 4/96

KEYED NOTES

1. Existing entry and curb-cut.
2. Existing parking layout and striping to remain.
3. Separate parcel, not a part of Wyoming Mall.
4. Existing overhead power line and casement.
5. Existing storage unit buildings.
6. Existing landscape island to remain.
7. New 20' landscape buffer, see Landscape Plan.
8. New low height plantings in this area.
9. New monument sign to replace existing sign tower, see sheet DRB 3.2.
10. New enlarged entry landscape area, see Landscape Plan.
11. Existing entry drive.
12. New 10' concrete walk and curb.
13. New 8' wide painted crosswalk.
14. New concrete H.C. curb ramp.
15. New 4' concrete walk and curb.
16. New landscape island, curbed by 18" drive side radius.
17. Modified existing landscape island.
18. Revised parking layout.
19. New H.C. parking.
20. Existing H.C. parking to remain.
21. New concrete entry walk.
22. New monument tower, see elevations.
23. New building shell enclosure over demolished building of approximately 36,000 s.f.
24. Existing Sun Tran bus stop. (Not to be modified per Sun Tran.)
25. Existing declaration lane to remain.
26. New landscape island, 20' diameter.
27. New landscape island, 15' diameter.
28. New concrete plaza.
29. Existing transformer to remain.
30. New meter enclosures, see elevations.
31. New 8' wide painted pedestrian walkway.
32. New wall mounted lighting to light pedestrian way.
33. Existing pedestrian entry into mall area.
34. Existing concrete walk to remain.
35. Existing masonry wall to approximately 8' high.
36. Existing grassed area to remain.
37. New 12' concrete walk and curb.
38. New Future Office Building addition of approximately 2,000 s.f.
39. New asphalt speed bump (painted).
40. New 8' wide concrete walk.

NOTE:
 SITE IS ZONED C-2. ALL SIGNAGE MUST MEET THE REQUIREMENTS OF ZONE C-2.

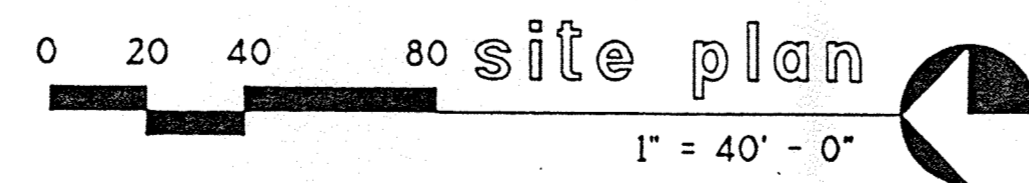
SEE ENLARGED
 PLAN SHEET DRB 2.2




KEYED NOTES

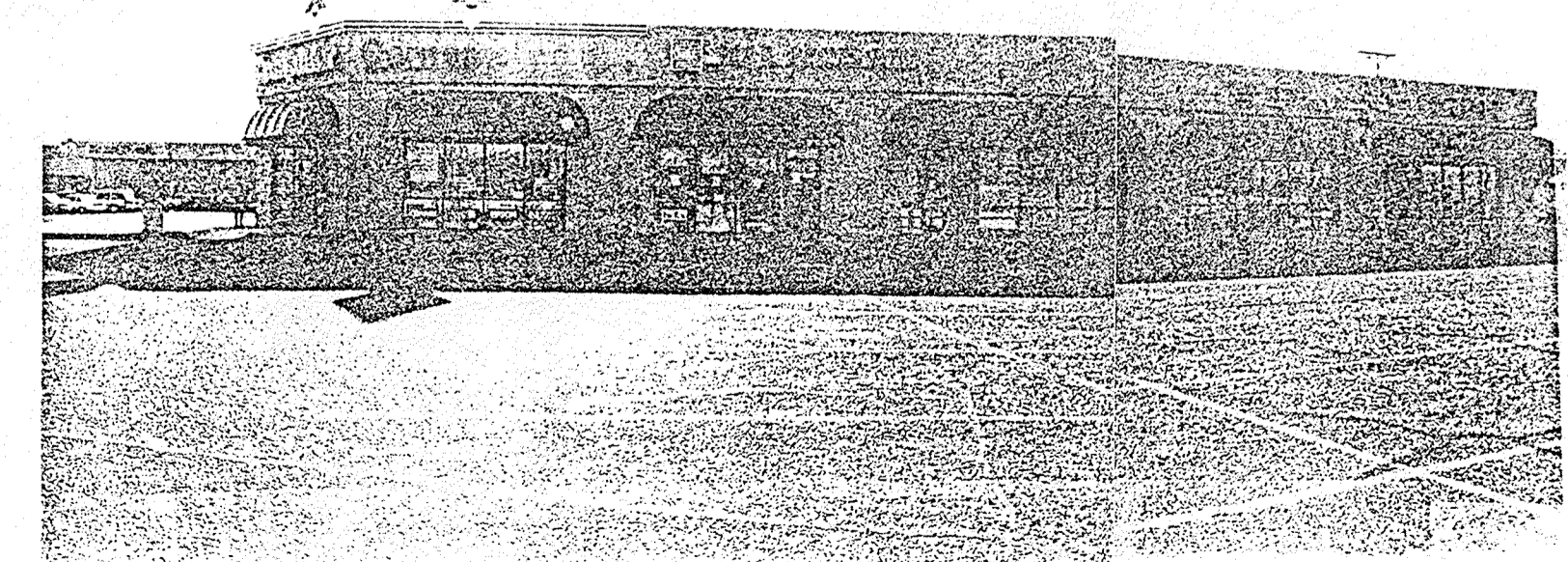
- | | |
|---|--|
| 1. Existing entry and curb-cut, 4' c' R.O.W. sidewalk. | 19. New H.C. parking. |
| 2. Existing parking layout and striping to remain. | 20. Existing H.C. parking to remain. |
| 3. Separate parcel, not a part of Wyoming Mall. | 21. New concrete entry walk. |
| 4. Existing overhead power line and easement. | 22. New monument tower, see elevations. |
| 5. Existing storage unit buildings. | 23. New building shell enclosure over demolished building. |
| 6. Existing landscape island to remain. | 24. Existing Sun Tran bus stop. (Not to be modified per Sun Tran) with new Type A shelter per COA std. Aug. # 2533 |
| 7. New 20' landscape buffer, see Landscape Plan. | 25. Existing deceleration lane to remain. |
| 8. New low height plantings in this area. | 26. New landscape island, 20' diameter. |
| 9. New monument sign to replace existing sign tower, see sheet DRB 2.2. | 27. New landscape island, 15' diameter. |
| 10. New enlarged entry landscape area, see Landscape Plan. | 28. New concrete plaza. |
| 11. Existing entry drive. | 29. Existing transformer to remain. |
| 12. New 10' concrete walk and curb. | 30. New meter enclosures, see elevations. |
| 13. New 8' wide painted crosswalk. | 31. New 8' wide painted pedestrian walkway. |
| 14. New concrete H.C. curb ramp. | 32. New wall mounted lighting to light pedestrian way. |
| 15. New 4' concrete walk and curb. | 33. Existing pedestrian entry into mall area. |
| 16. New landscape island, 14' stand-up curb; 15' R & drive side. | 34. Existing concrete walk to remain. |
| 17. Modified existing landscape island. | 35. Existing masonry wall to approximately 8' high. |
| 18. Revised parking layout. | 36. Existing grassed area to remain. |
| | 37. New 12' concrete walk and curb. |

WYOMING BLVD.




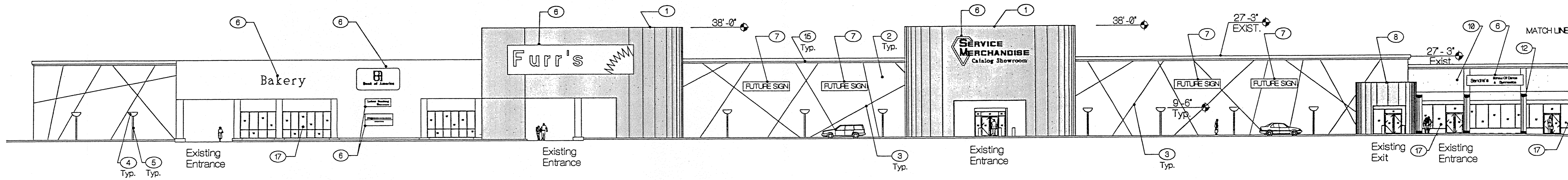
WYOMING MALL

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	plot scale 1" = 100'-0"	
	date 7/11/97	
	project no. 9670	
	sheet no. DRB-2.2	
	of	
WYOMING MALL albuquerque, new mexico		121 tjerias ave. n.e. suite 2000 albuquerque new mexico 87102 505-242-1552



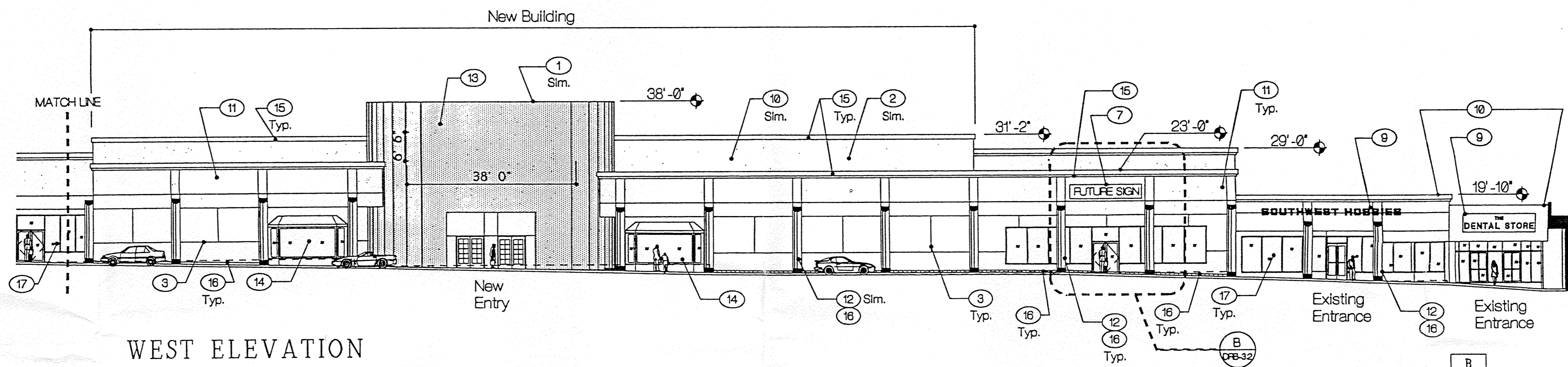
WYOMING MALL

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	sheet no. DRB-3.0	121 S. KERR AVE. N.E. SUITE 2000 ALBUQUERQUE NEW MEXICO 87102 505-242-4552



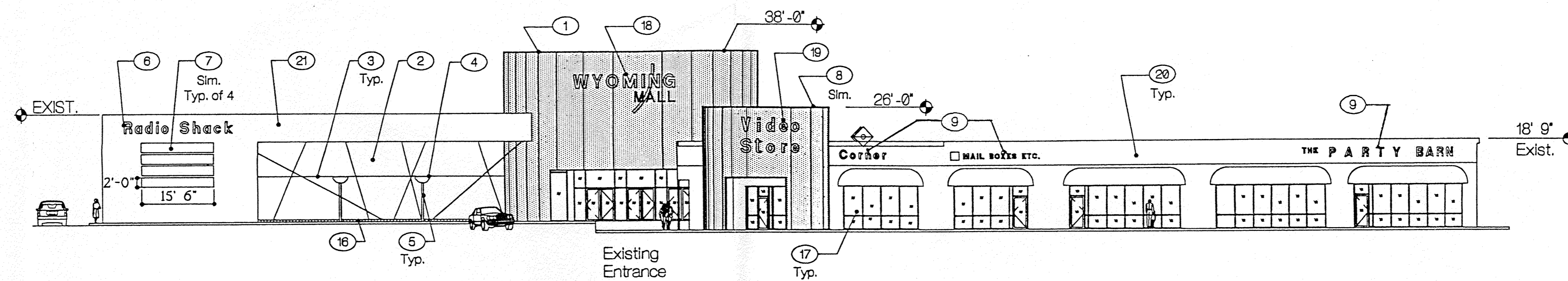
WEST ELEVATION

1/16" = 1' - 0"
A
DRB-3.1



WEST ELEVATION

1/16" = 1' - 0"
B
DRB-3.1



WEST ELEVATION

1/16" = 1' - 0"
C
DRB-3.1

KEYED NOTES

1. New ornamental tower over existing store entrance (color No. 2).
2. New synthetic stucco system over existing masonry. Color No. 1.
3. Metal control joints (Color No. 2).
4. New wall sconce.
5. Recessed reveal in synthetic stucco (color No. 2).
6. Relocated existing backlit signage.
7. Future backlit sign panel, size: 3' X 16'.
8. New mini tower over existing exitway, (color No. 2).
9. Existing backlit signage to remain.
10. New synthetic stucco system over existing portal, (color No. 1).
11. New synthetic stucco portal, 12' deep, (color No. 1).
12. New column enclosure over existing steel column, see enlarged detail, sheet DRB 3.2.
13. New building signage, individual channel backlit letters, 6" high x 38" long.
14. Franchise standard window unit.
15. Head cove detail, synthetic stucco over formed polystyrene.
16. Continuous 6" ceramic tile base, (blue).
17. Existing aluminum store front.
18. New mall building signage, individual backlit letters, 8" high x 24" long.
19. New mall building signage, individual backlit letters, 8" high x 12" long.
20. New stucco color No. 1 over existing stucco.
21. New synthetic stucco color over new metal framing out over existing wall.
22. New synthetic stucco enclosure over existing utility clusters. (Color No. 2).
23. 12" high individual channel backlit letters.

Color No. 1 = Sto 20522 TAN
Color No. 2 = Sto 20602 BROWN

WYOMING
MALL

WYOMING MALL
albuquerque, new mexico

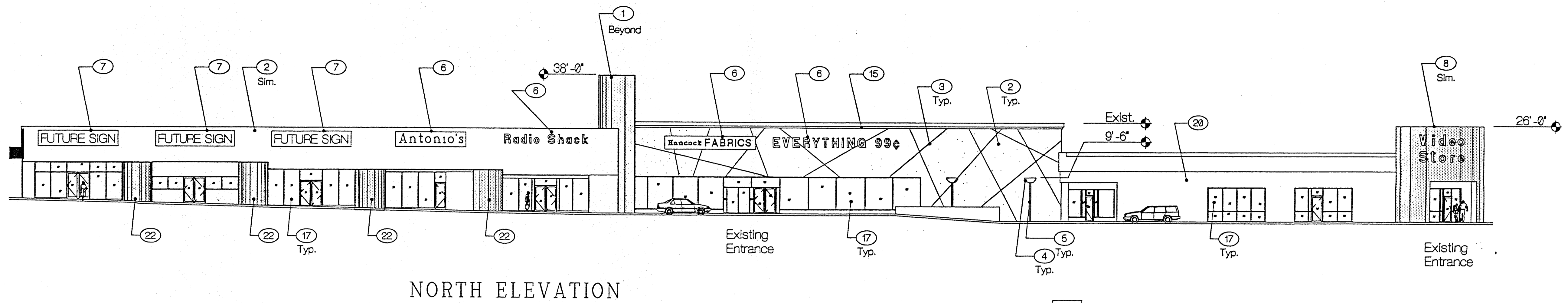
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plot scale 1" = 100'-0"
date 7/11/97
project no. 9670

sheet no. DRB-3.1
of

ernest ulibarri & associates
architects

121 Tijeras ave. n.e. suite 2000
albuquerque new mexico 87102
505-242-1552

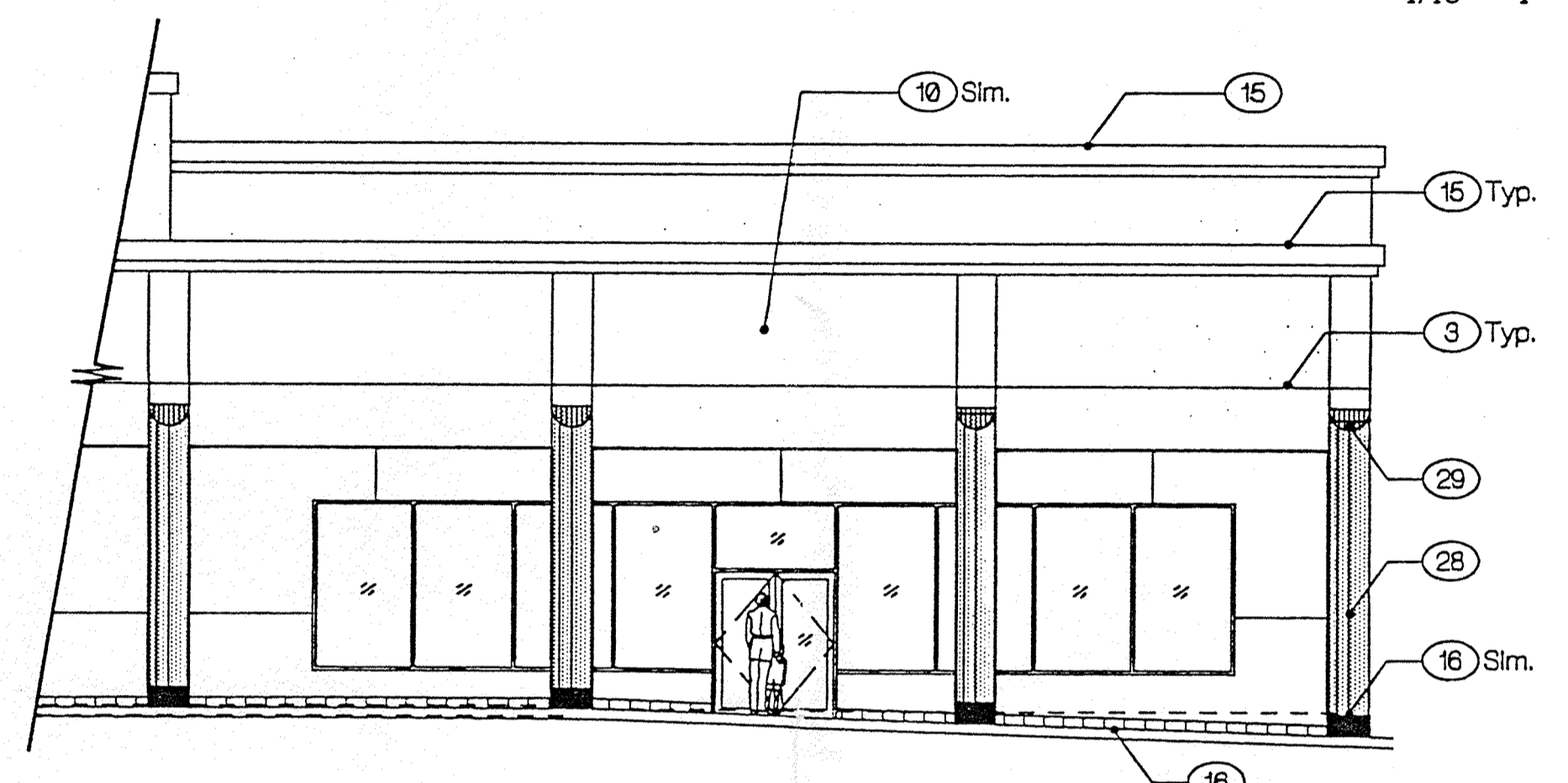
For Continuation See B/DRB 3.1



NORTH ELEVATION

A
DRB-3.2

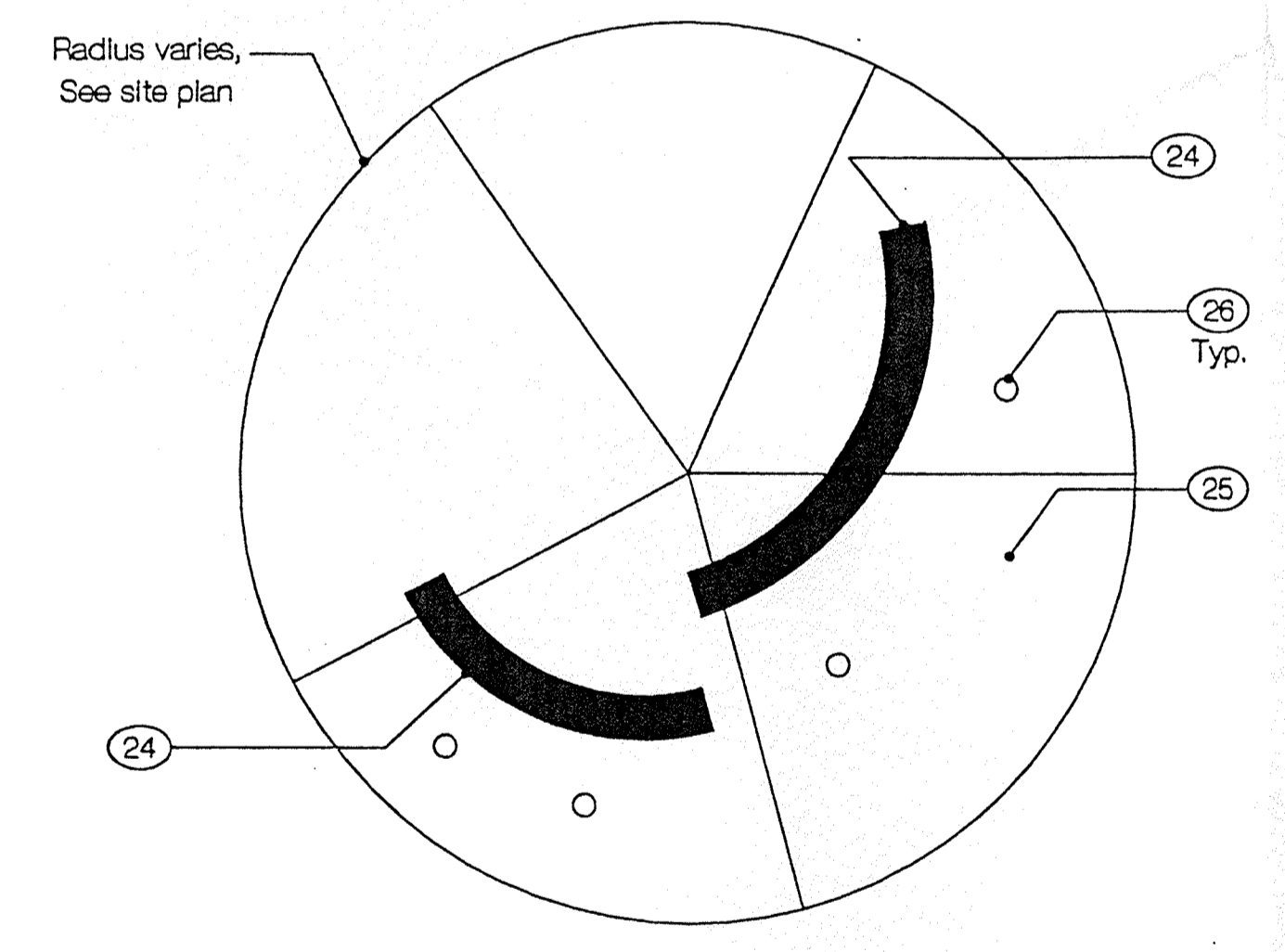
1/16" = 1' - 0"



ENLARGED PORTAL DETAIL

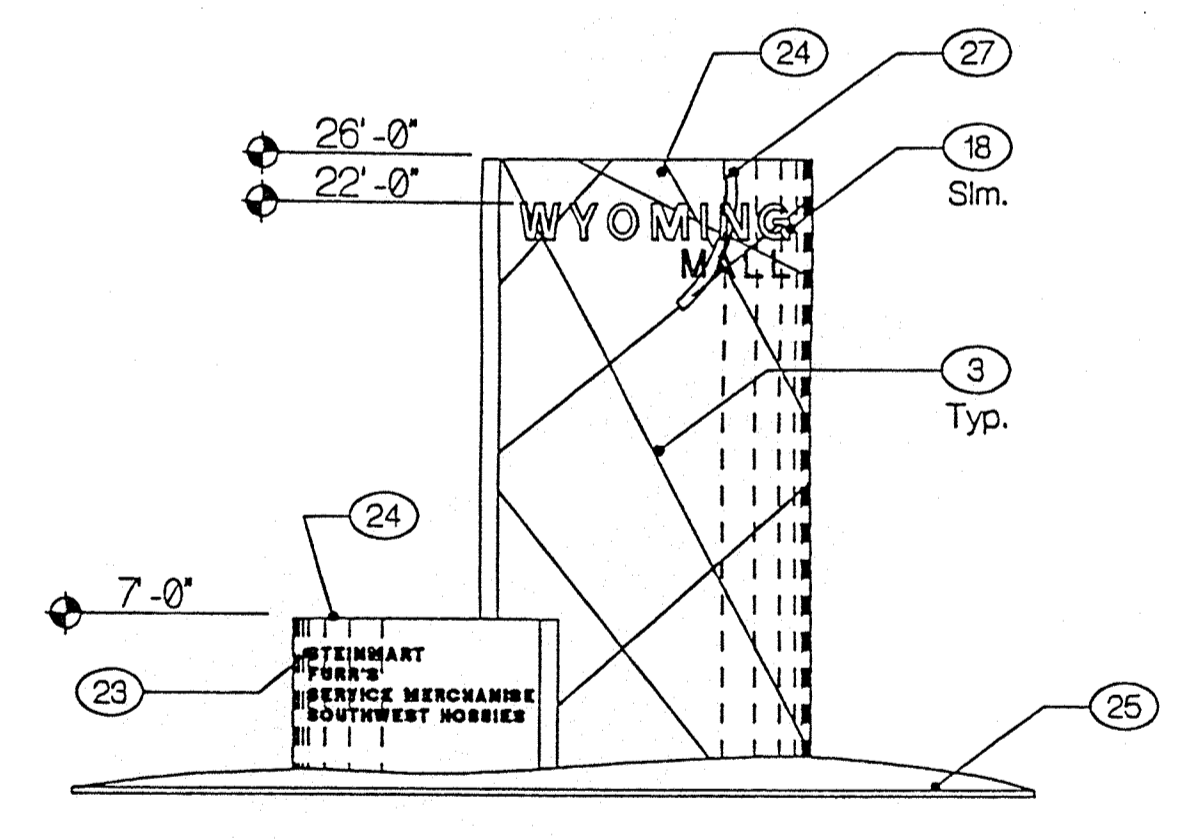
B
DRB-3.2

1/8" = 1' - 0"



PLAN

MONUMENT SIGN



ELEVATION

C
DRB-3.2

1/8" = 1' - 0"

WYOMING
MALL

KEYED NOTES

1. New ornamental tower over existing store entrance. (color No. 2).
2. New synthetic stucco system over existing masonry. Color No. 1.
3. Metal control joints (Color No. 2).
4. New wall sconce.
5. Recessed reveal in synthetic stucco (color No. 2).
6. Relocated existing backlit signage.
7. Future backlit sign panel, size: 3' X 16'.
8. New mini tower over existing exitway. (color No. 2).
9. Existing backlit signage to remain.
10. New synthetic stucco system over existing porta. (No. 1).
11. New synthetic stucco portal, 12' deep. (color No. 1).
12. New column enclosure over existing steel column, see enlarged detail, sheet DRB 3.2.
13. New building signage, individual channel backlit letters, 6'-6" high X 38'-0" long.
14. Franchise standard window unit.
15. Head cove detail, synthetic stucco over formed polystyrene.
16. Continuous 6" ceramic tile base, (blue).
17. Existing aluminum store front.
18. New mall building signage, individual backlit letters, 8'-0" high X 24'-0" long.
19. New mall building signage, individual backlit letters, 8'-0" high X 12'-0" long.
20. New stucco color No. 1 over existing stucco.
21. New synthetic stucco color over new metal framing, out over existing wall.
22. New synthetic stucco enclosure over existing utility clusters. (Color No. 2).
23. 12" high individual channel backlit letters.
24. New crescent-shaped concrete tower (color no. 2).
25. New raised concrete base with uplights.
26. New uplights.
27. Crescent shaped opening in tower with neon lights and uplights.
28. New round column enclosure (color no. 2).
29. Sloping column top detail, (blue) 2 x 2 ceramic tile or similar material.

<p>WEINGARTEN REALTY</p>	<p>file no. DRB-21.FCD plot scale 1" = 100'-0"</p>	<p>ernest ulibbarri & associates architects</p>
	<p>date 7/11/97</p>	
<p>WYOMING MALL albuquerque, new mexico</p>	<p>project no. 9670</p>	<p>121 tijeras ave. n.e. suite 2000 albuquerque new mexico 87102</p>
	<p>sheet no. DRB-3.2</p>	

LEGAL DESCRIPTION:
PARCELS 1, 2 AND 4 OF THE WYOMING MALL,
WITHIN PROJECTED SECTION 8, T10N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK:
ACS BRASS CAP "10-H19", LOCATED AT THE SOUTHWEST
RETURN OF THE INTERSECTION OF MANUAL BLVD. AND
WYOMING BLVD.
X= 410146.43
Y= 1495067.04
ELEVATION= 5389.701

ADDRESS:
THE INTERSECTION OF WYOMING BLVD. AND
NORTHEASTERN BLVD. NE,
ALBUQUERQUE, NEW MEXICO

KEYED NOTES:

- ① EXIST FIRE HYDRANT
- ② EXIST SIAMESE INLET (FIRE DEPT CONNECTION TO BUILDING SPRINKLERS)
- ③ PROPOSED NEW FIRE HYDRANT

LEGEND:

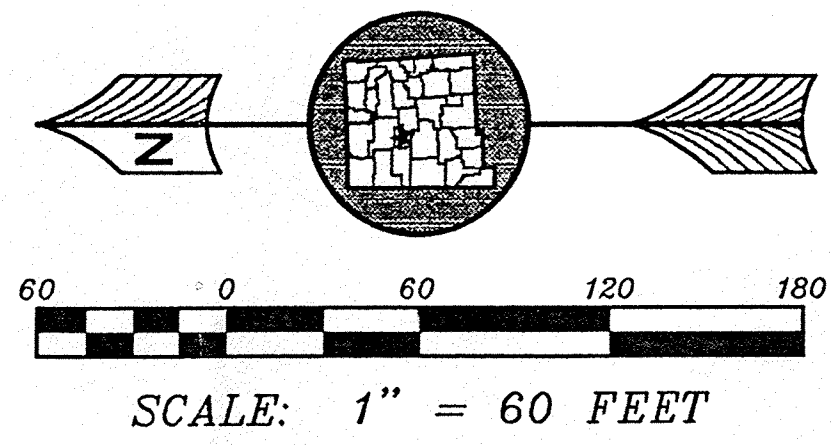
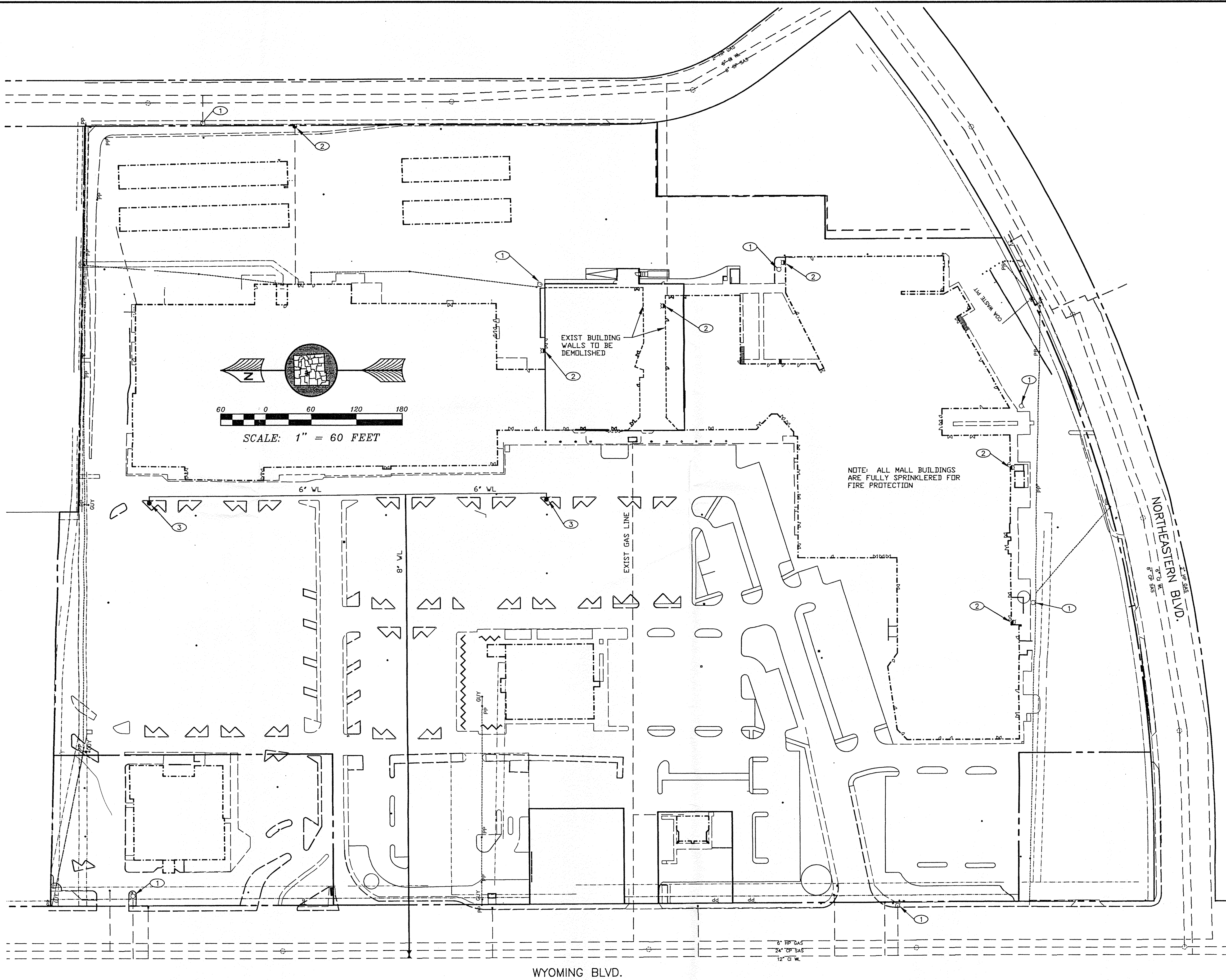
DESCRIPTION	PROPOSED	EXISTING
SANITARY SEWER LINE	—8" SAS—	—8" SAS—
SANITARY SEWER MANHOLE	●	○
WATER LINE	—W-6"—	—W-6"—
GATE VALVE	⊥	⊥
FIRE HYDRANTS	⊕	⊕
WATER SERVICE/ METER	⊥	⊥

JUNE 27, 1997

**WYOMING MALL
SHOPPING CENTER**
2280 WYOMING BLVD.
ALBUQUERQUE, NEW MEXICO

DRB 4.

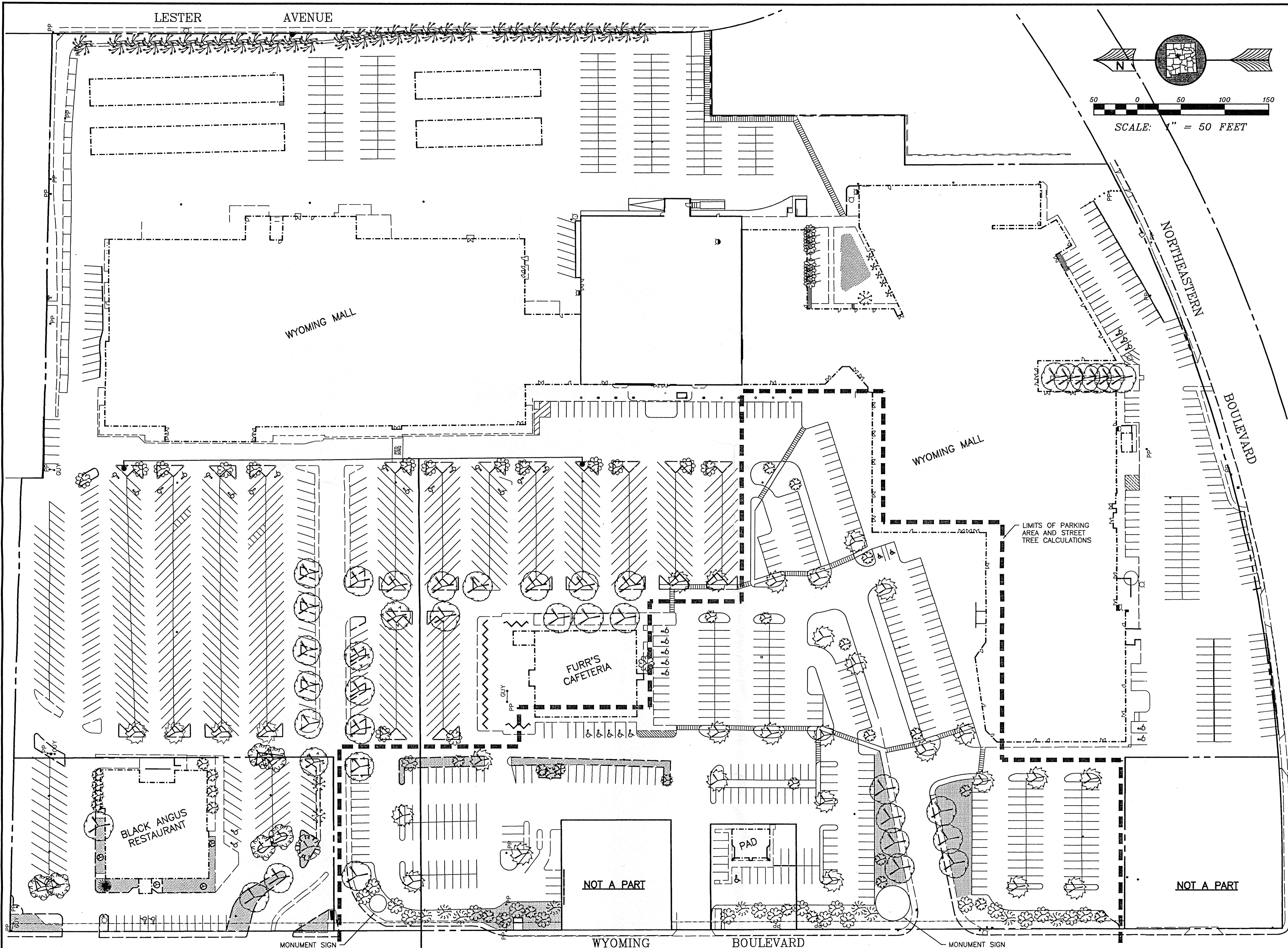
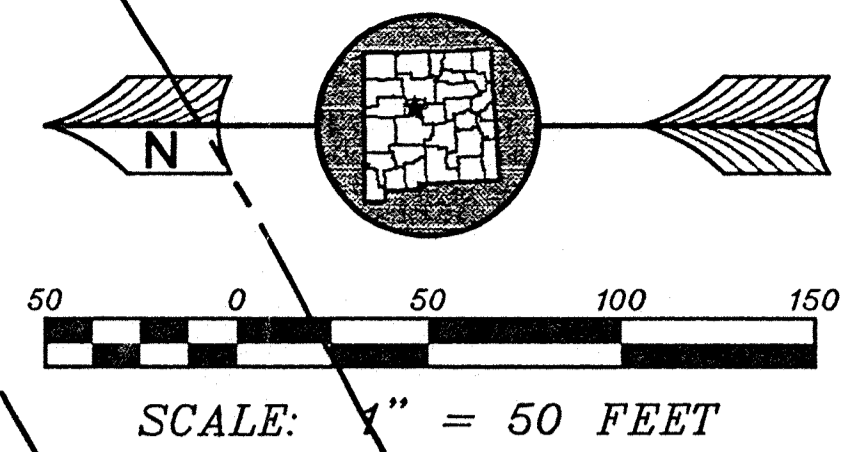
CONCEPTUAL UTILITY PLAN



NOTE: ALL MALL BUILDINGS
ARE FULLY SPRINKLERED FOR
FIRE PROTECTION

00704PU1.DWG PLOT DATE: JUNE 25, 1997

Stephen L. Crawford, P.E.



GENERAL NOTES:
 A) ALL LANDSCAPING SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER AND IRRIGATED VIA AN AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM.
 B) ALL PLANTER AREAS NOT SHOWN AS GRASS, CONTAIN GRAVEL, SCORIA OR BUFFALO JUNIPER GROUND COVER. SOME COMBINATION, WITH LANDSCAPE HIGHLIGHT AREAS OF INDIAN HAWTHORNE AND ANNUAL COLOR BEDS.

- LANDSCAPE AREA CALCULATIONS:**
1. ORIGINAL (1978) CENTER SITE PLAN SHOWED APPROX 40,000 SQFT
 2. EXISTING LS AREA = 58,000 SQFT
 3. PROPOSED LS AREA = 75,000 SQFT
 4. PARKING LOT TREES (REMODELED AREA):
 - a) 388 SPACES AT 1 PER 10 = 39 TREES REQ'D
 - b) 75% DECIDUOUS SHADE TREES = 30 REQ'D
 - c) 18 EVERGREENS PROVIDED
33 SHADE TREES PROVIDED
 5. STREET TREES (REMODELED AREA):
 - a) 970LF AT 1 PER 30LF = 33 TREES REQ'D
 - b) OVERHEAD POWERLINES PROHIBIT FULL SIZE TREES WYOMING FRONTAGE
 - c) 5 EVERGREENS PROVIDED
30 ORNAMENTAL SHADE TREES PROVIDED

LEGEND:

= GRASS	= COTTONWOOD
= LONDON PLANE SYCAMORE	= GREEN ASH
= SILVER MAPLE	= ARIZONA CYPRESS
= PURPLE ROBE LOCUST	= PONDEROSA PINE
= KV FLOWERING PLUM	= BRADFORD PEAR
= FLOWERING CRABAPPLE	= ONE SEED JUNIPER
= SPRUCE	= ORNAMENTAL SHRUB

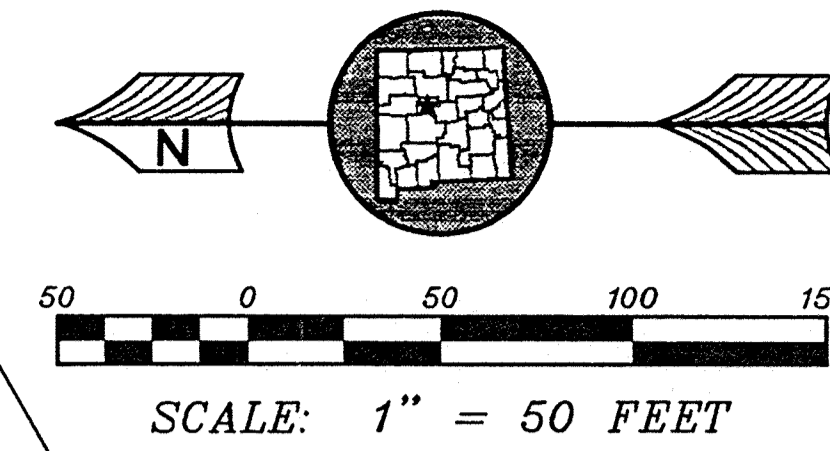
JUNE 27, 1997

WYOMING MALL
 2280 WYOMING BLVD
 ALBUQUERQUE, NEW MEXICO

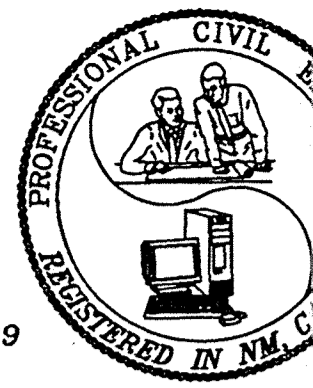
DRB 4.1
 CONCEPTUAL LANDSCAPE PLAN

00704PL1.DWG PLOT DATE: 6/23/97

LESTER AVENUE



Crawford
Development
Services
Founded 1989



Stephen L. Crawford, P.E.

WYOMING MALL

NORTHEASTERN BOULEVARD

WYOMING MALL

LIMITS OF PARKING AREA RECONSTRUCTION

FURR'S CAFETERIA

BLACK ANGUS RESTAURANT

MAIL BOX

WICHELLE'S DONUTS

WYOMING BOULEVARD

LEGEND:

- GRASS
- = LONDON PLANE SYCAMORE
- = SILVER MAPLE
- = HONEY LOCUST
- = KV FLOWERING PLUM
- = FLOWERING CRABAPPLE
- = SPRUCE
- = ORNAMENTAL SHRUB
- = COTTONWOOD
- = GREEN ASH
- = ARIZONA CYPRUS
- = PONDEROSA
- = BRADFORD PEAR
- = ONE SEED JUNIPER

AUGUST 5, 1997

WYOMING MALL
2280 WYOMING BLVD
ALBUQUERQUE, NEW MEXICO

DRB 4.3

EXISTING CONDITIONS MAP

00704PS2.DWG PLOT DATE: 8/05/97