

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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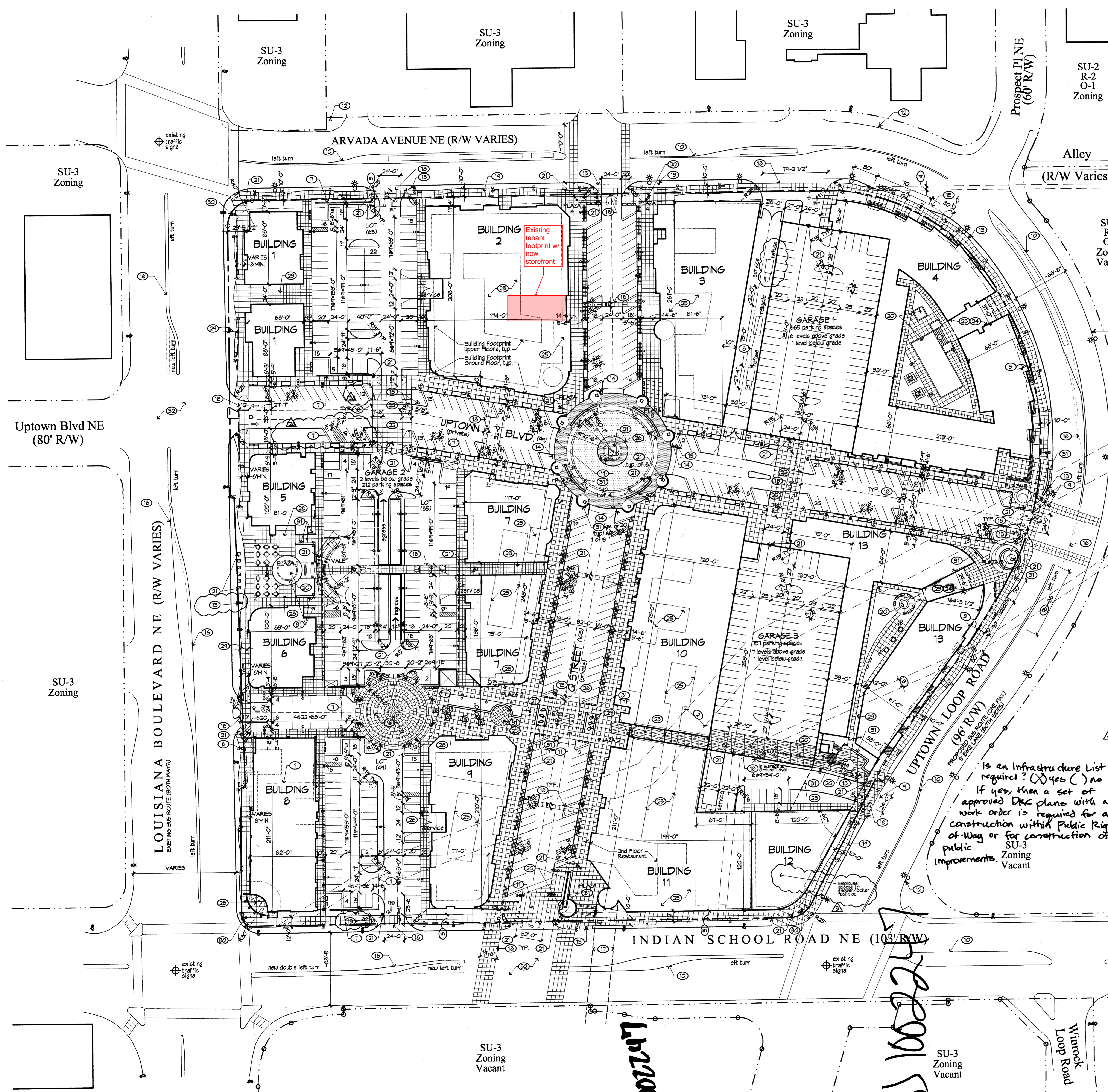
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**APPROVED BY**

\_\_\_\_\_  
**DATE**



**Site Data**

SITE AREA: 11.6124 ACRES 164,031,524 SF  
 FIRM: MIN. 01 MAX. 157 ACTUAL: 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	68,000	16
BUILDING 3	RETAIL OR RESTAURANT	39,800	18,000	141
BUILDING 4	MULTI-FAMILY OR OFFICE	150,000	68,000	141
BUILDING 5	MULTI-FAMILY	120,000	55,000	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	8,000	4,000	110
BUILDING 9	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 10	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 11	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 12	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 13	RETAIL OR RESTAURANT	8,000	4,000	110
TOTALS		1,023,100	468,000	1,023,100

(1) MAXIMUM RETAIL AREA PERMITTED BASED UPON NET AREA OF DEVELOPMENT APPROVED BY THIS PLAN.  
 (2) OF THE 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.  
 (3) ASSUMES AVERAGE OF 850SF PER DWELLING UNIT.

**Parking**

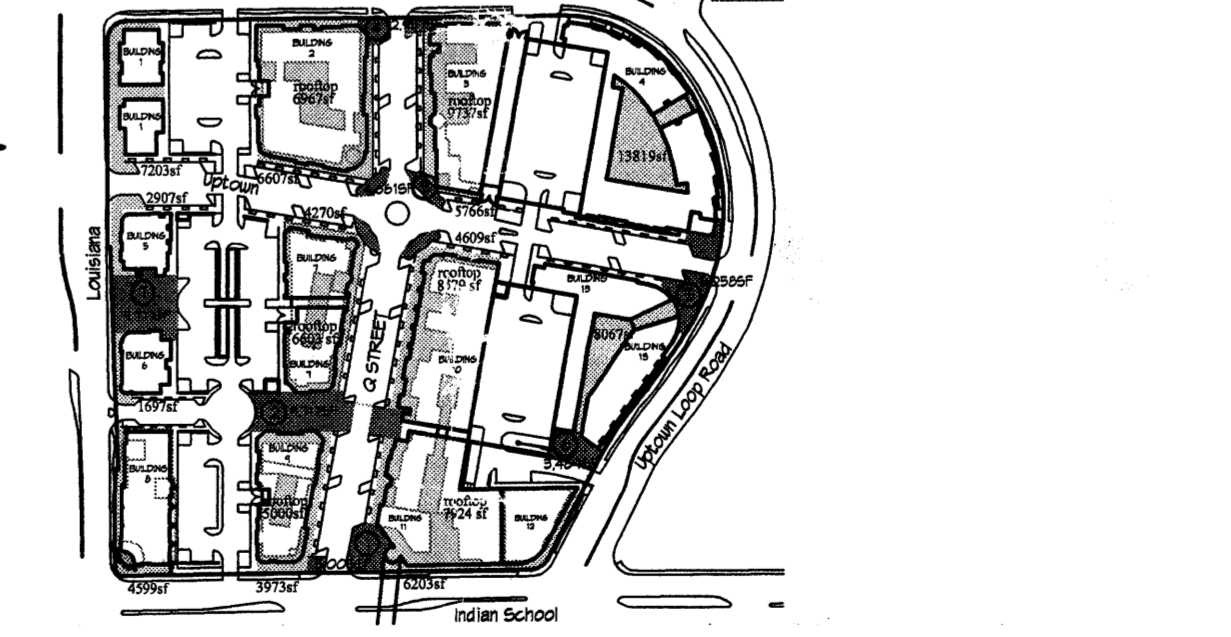
VEHICULAR PARKING REQUIRED	USES	RATIO	SPACES	REQUIRED
RETAIL OR RESTAURANT	1,900	1:100	19	25
RESTAURANT	1,250	1:100	12	20
SERVICE RETAIL	1,250	1:100	12	20
OFFICE	1,250	1:100	12	20
MULTI-FAMILY OR OFFICE	1,500	1:100	15	24
MULTI-FAMILY	1,500	1:100	15	24
TOTALS			78	127

VEHICULAR PARKING PROVIDED	USES	RATIO	SPACES	REQUIRED
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MULTI-FAMILY	1,500	1:100	15	24
TOTALS			78	127

**Open Space/ Plaza Diagram**  
 Upper Component - 100% Residential (most stringent) N.T.S.  
 Required: 108,450sf  
 Provided: 128,000sf (open space) + 41,890sf (plaza) = 170,890sf  
 Open Space: 180sf/DU = 150 x 1235DU = 108,450sf  
 Plazas: 156/Non-res. parking spaces = 14,400sf  
 residential rooftops & courtyards = 66,690sf  
 (after Uptown Sector Plan Section 18), in intense core plaza req. credits toward open space req.) Plazas: 41,890sf

The Site Plan surpasses the UPSDF requirement of one (1) linear foot of seating for each foot of plaza perimeter.  
 Total Plaza Area Required = 14,400 SF  
 UPSDF Recommended Amount of Plaza Seating = 1020 LF\*  
 (Calculated by taking the perimeters from Plazas 2 and 4 which have a total area of 14,400 SF)  
 Total Plaza Seating Provided = 2,311 LF



PROJECT NUMBER: #1002247	DATE: 1-23-04
DRB NUMBER: 01-00928	DATE: 7-7-04
TRANSPORTATION DIVISION	DATE: 6/23/04
UTILITIES DIVISION	DATE: 2-16-05
PARKS AND RECREATION DEPARTMENT	DATE: 10-22-04
CITY ENGINEER	DATE: 6/25/04
SOLID WASTE MANAGEMENT	DATE: 6/25/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE: 6/25/04

**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**

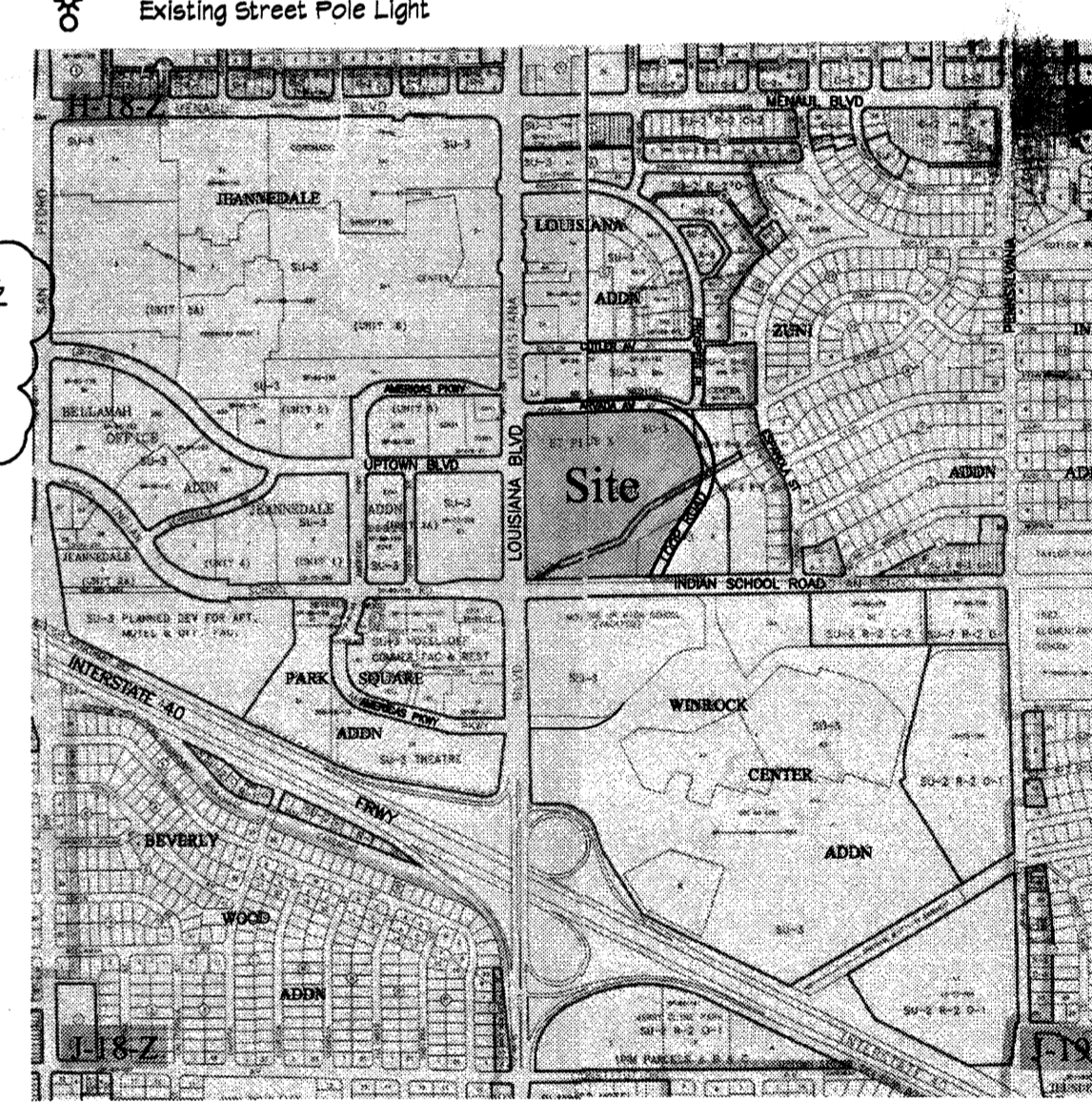
- A. Approval of development proposals consistent with this Site Plan for Building Permit shall be by the Planning Director or his/her designee, and the City Engineer.
- B. No Single Retail: Retail shall exceed 28,000sf net leasable area per establishment.
- C. Refer to the Utility Plan for Fire Hydrant 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 Mitigation 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 and Segregated 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 Paves) 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' MS1T.
5. EXISTING 10' PUE TO BE VACATED.
6. HATCHED AREA DESIGNATES EXISTING FPM AND MS1T EASEMENT.
7. EXISTING 12' TALL METAL 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 1.
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 VERT 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 STUDY 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  
 23 June 2004  
 Project #1002247

SU-3 Zoning

SU-3 Zoning Vacant

SU-3 Zoning Vacant

Wimrock Loop Road

Uptown Blvd NE (80' R/W)

LOUISIANA BOULEVARD NE (R/W VARIES)

INDIAN SCHOOL ROAD NE (103' R/W)

Prospect Pkwy (60' R/W)

Alley (R/W VARIES)

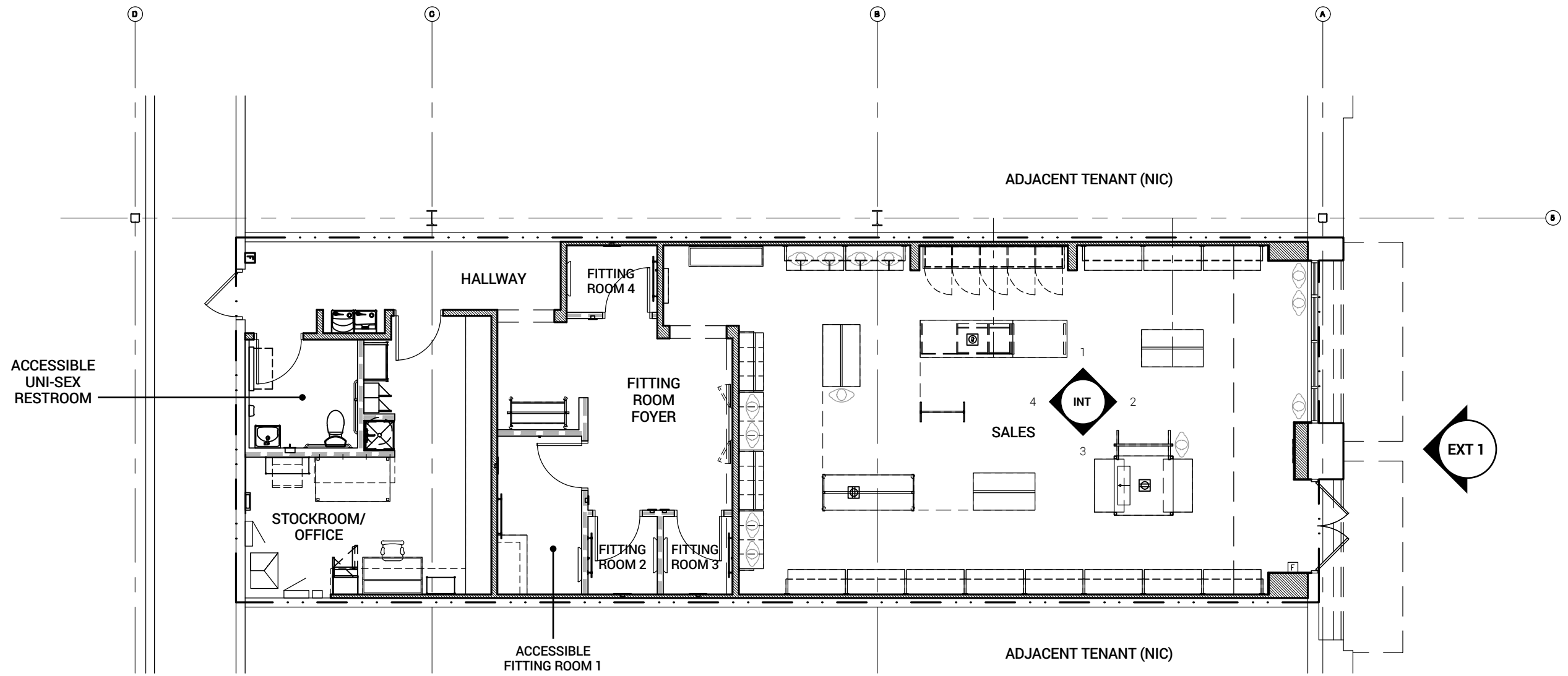
Is an Infrastructure List required? (X) yes ( ) no  
 If yes, then a set of approved DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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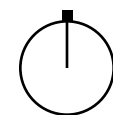
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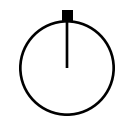
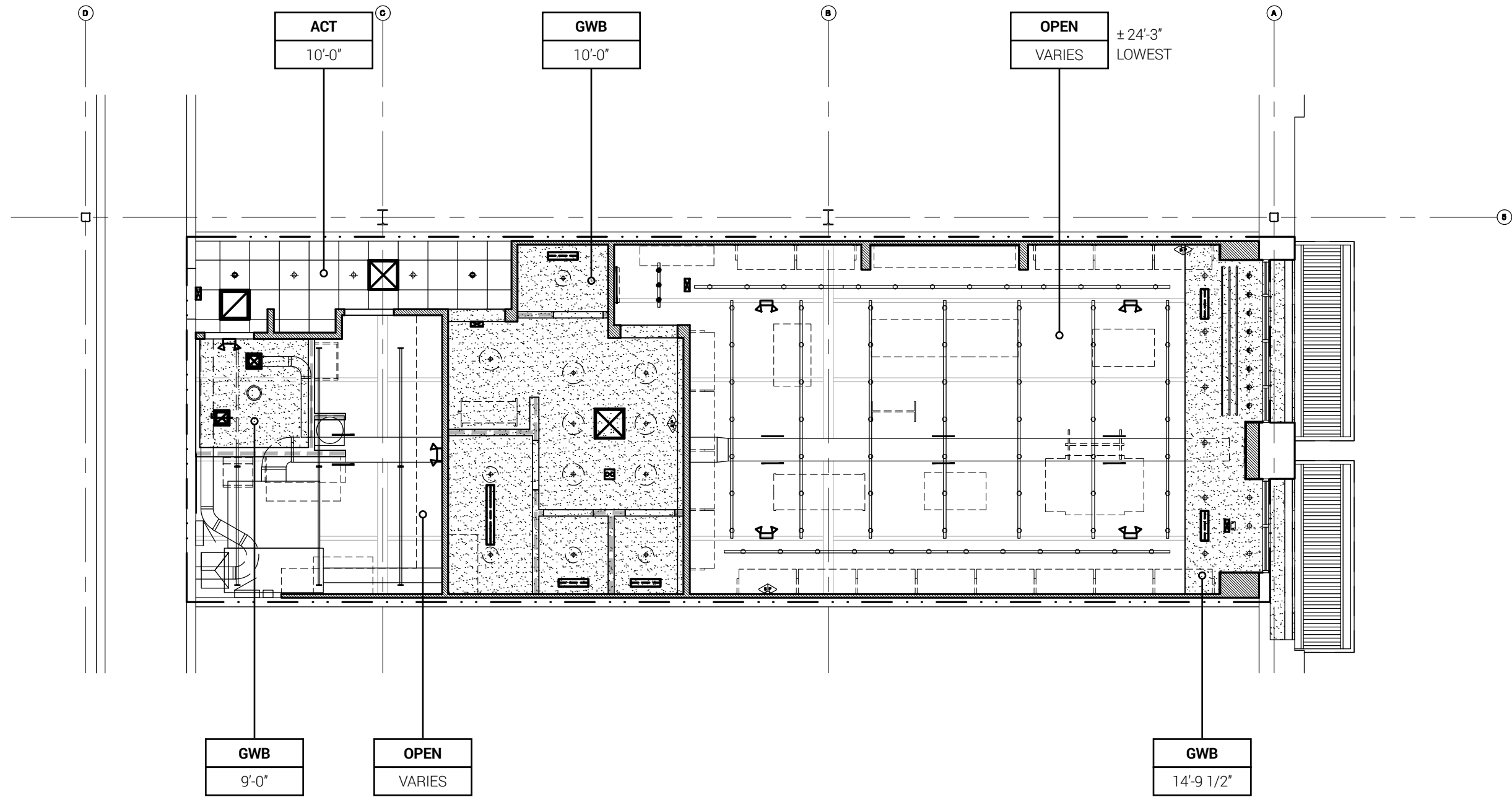
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#	FREE STANDING FIXTURES	#	WALL FIXTURES	#	ROOMS	ROOM NAME	AREA	
1	CASHWRAP	11	STANDARDS - 4'	1	STOCKROOM / OFFICE	ENTRY ALCOVE	0 SF	
1	CASHWRAP CABINET	0	FIN (CONNECTED FITNESS)	1	ACCESSIBLE UNI-SEX RESTROOM	SALES AREA	927 SF	
1	NESTING TABLE(S)	1	MIRROR WALL MTD	4	FITTING ROOMS	FITTING ROOMS FOYER / FITTING ROOMS	323 SF	
3	GONDOLAS - 4'	4	YOGA	0	PIPP SHELVES	STOCKROOM / OFFICE	236 SF	
1	GONDOLAS - 6'	1	BRA			UNI-SEX RESTROOM	54 SF	
1	ACCESSORIES					HALLWAY / ELEC	112 SF	
0	DRESS HANGER							
<b>ROOM AREA CALCULATIONS ARE BASED ON NET FLOOR AREA</b>								
<b>TOTAL NET FLOOR AREA</b>							<b>1652 SF</b>	
<b>TOTAL GROSS LEASABLE AREA</b>							<b>1803 SF</b>	



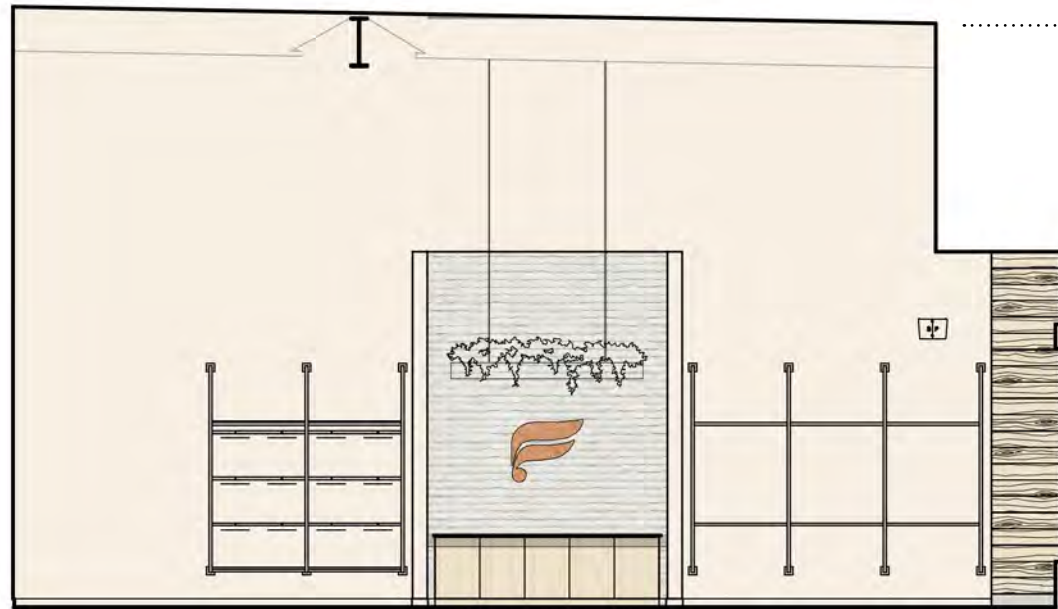


**B/ CEILING**

VARIES  
±24'-3" LOWEST

**FINISH FLOOR**

0'-0"

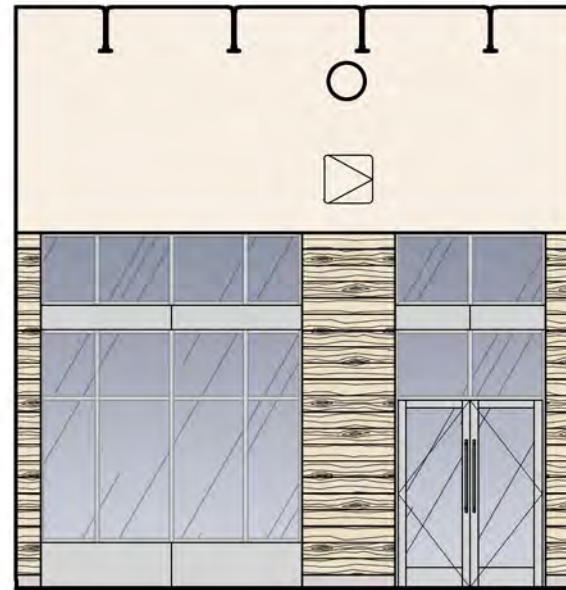


**1**

BRA

CASHWRAP

STANDARD



**2**

DISPLAY

ENTRANCE

**B/ CEILING**

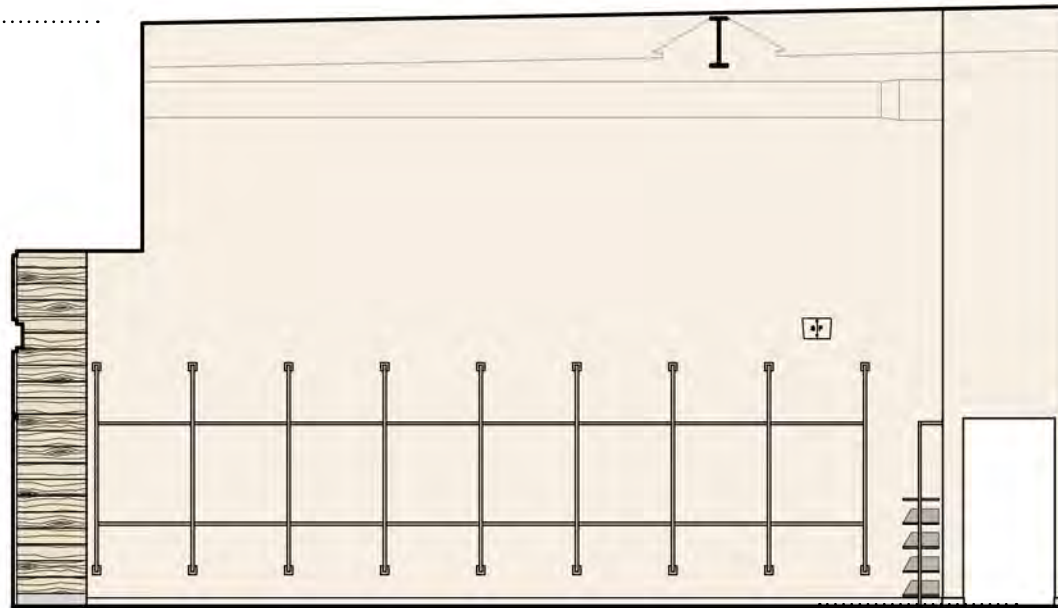
VARIES  
±24'-3" LOWEST

**B/ SOFFIT**

14'-9 1/2"

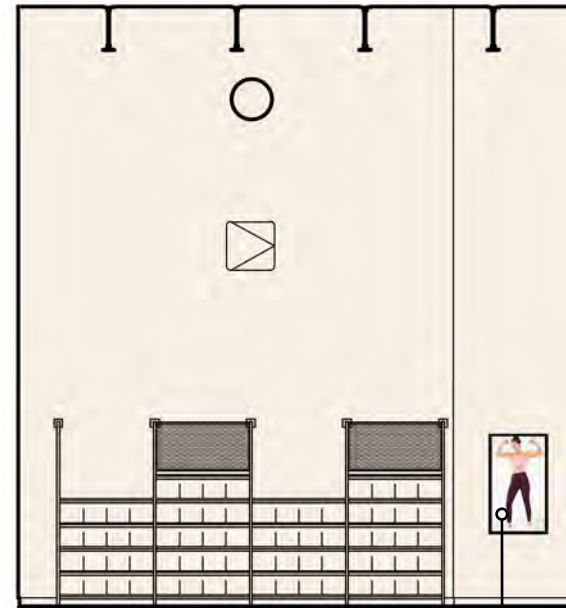
**FINISH FLOOR**

0'-0"



**3**

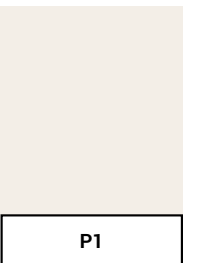
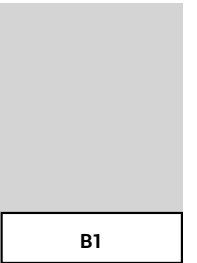
STANDARD



**4**

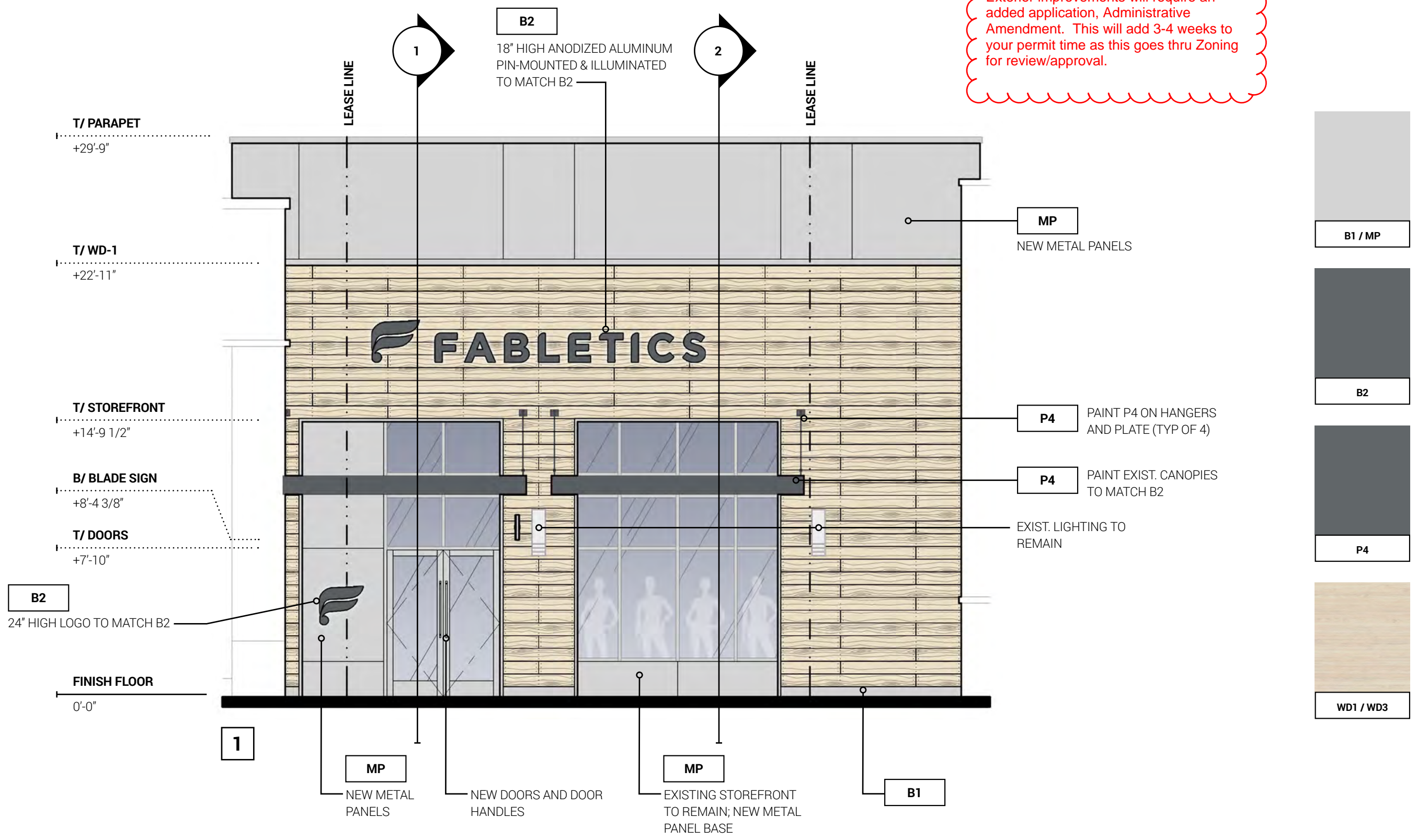
YOGA

TV WALL

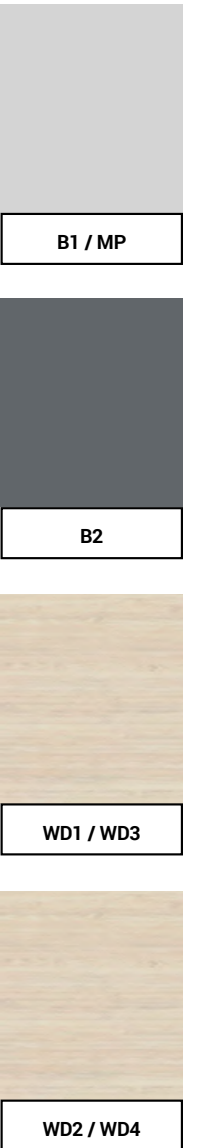
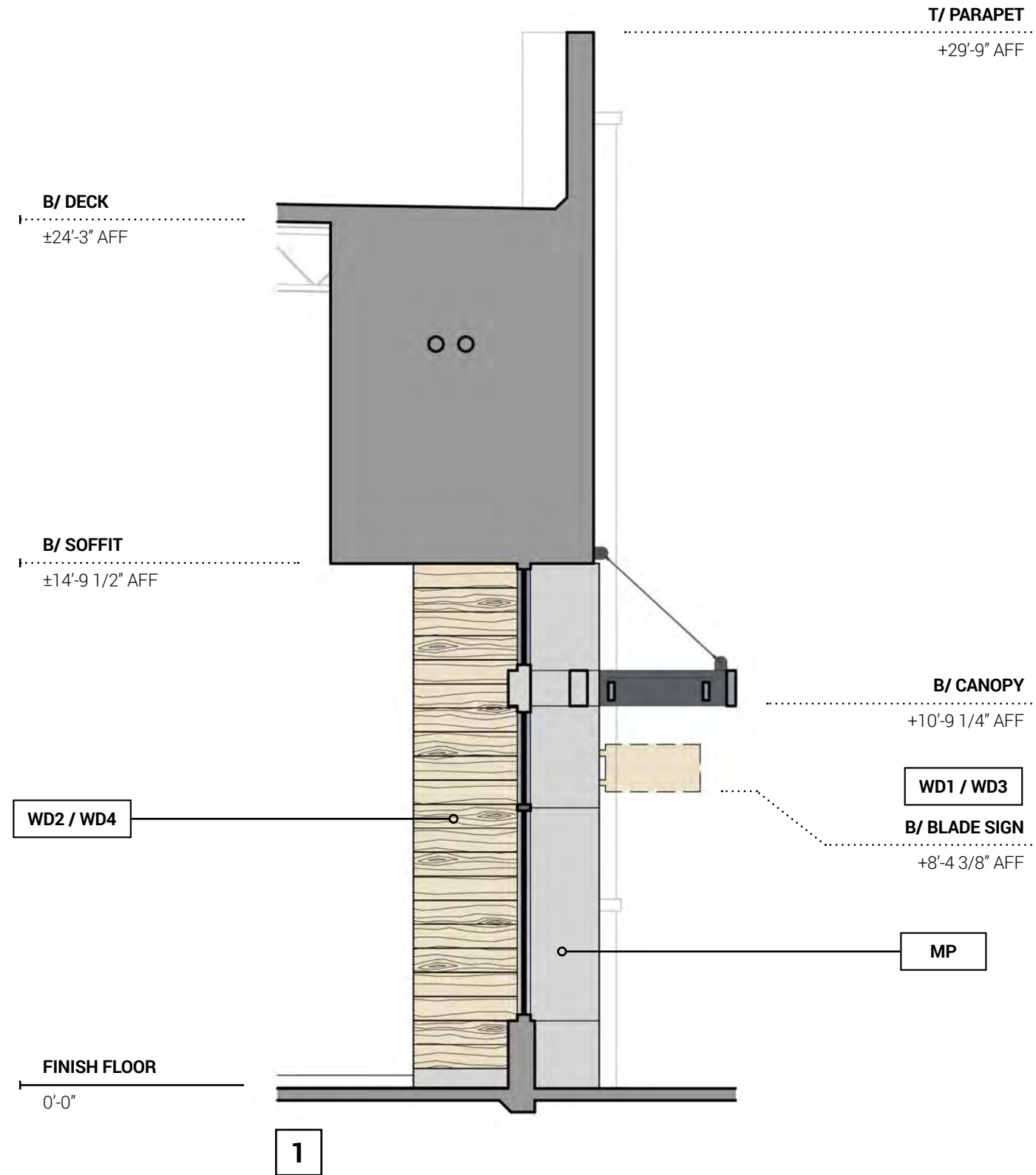


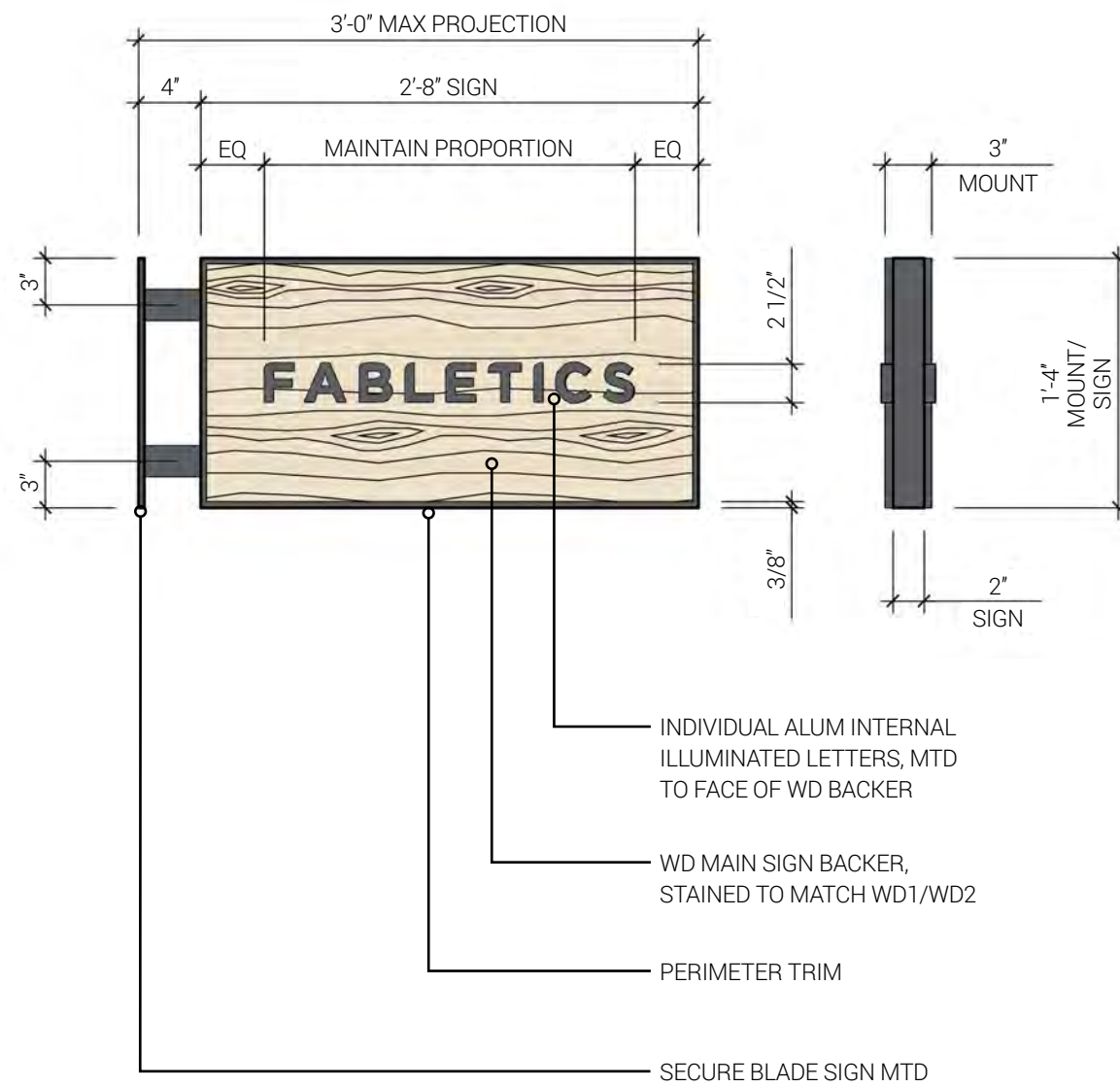


LL Comment (CMS):  
 Exterior improvements will require an added application, Administrative Amendment. This will add 3-4 weeks to your permit time as this goes thru Zoning for review/approval.



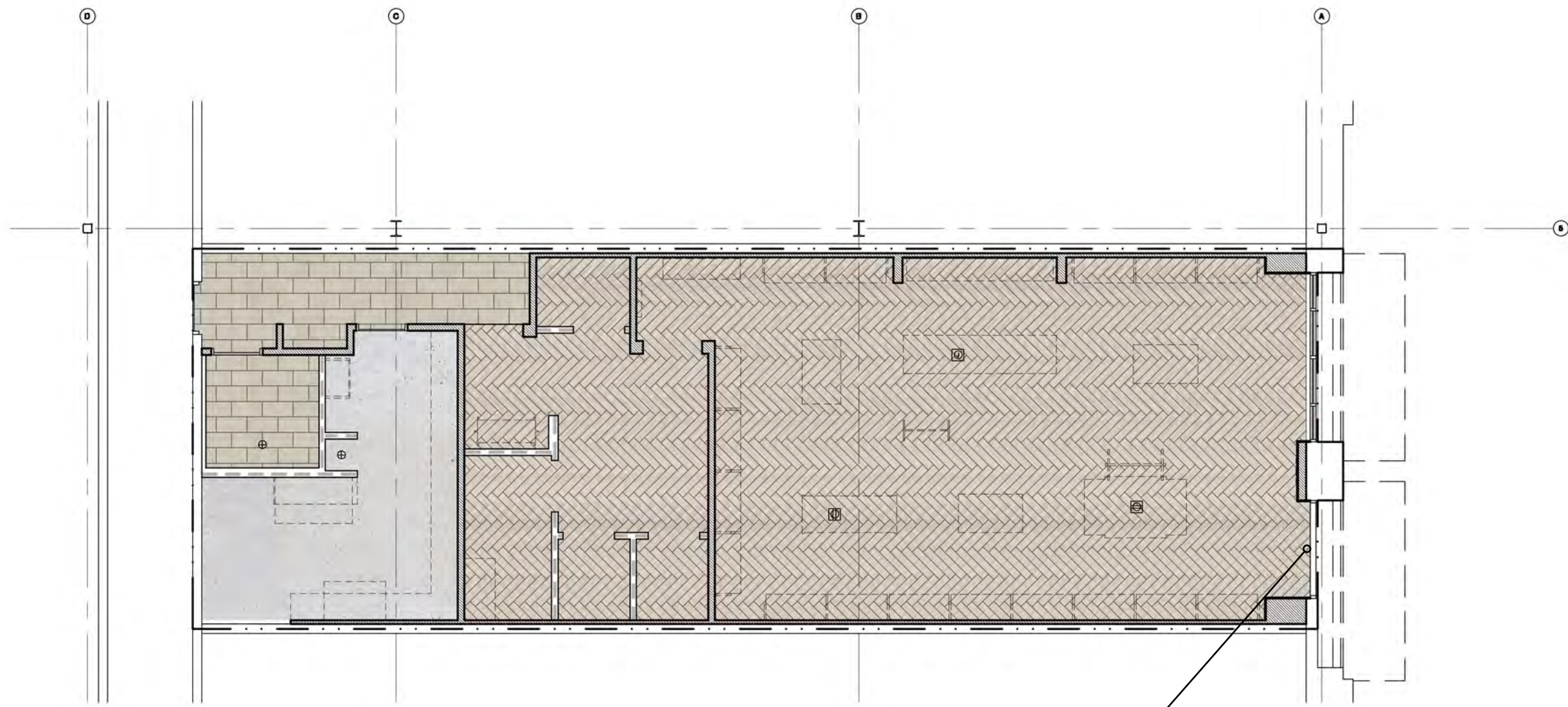






BLADE SIGN REFERENCE





TILE START POINT  
CENTERED ON ALCOVE



CONCRETE

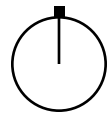


CT1



CT3

HERRINGBONE  
PATTERN

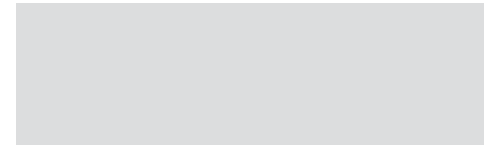




**WD1**  
**EXTERIOR 8" ASH PLANKING**  
STAIN COLOR TO MATCH 7952 ASIAN SAND  
BY WILSON ART

**WD3**  
**EXTERIOR 48" X 48" ASH PANEL**  
STAIN COLOR TO MATCH 7952 ASIAN SAND  
BY WILSON ART

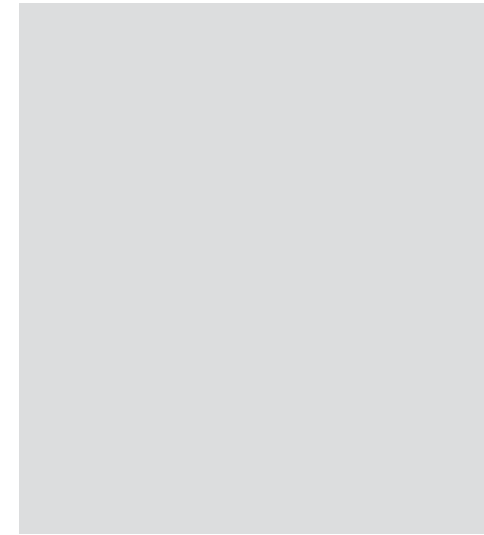
**EXTERIOR WOOD FINISH**  
ML CAMPBELL - POLARION X  
ACRYLIC EXTERIOR POLYURETHANE FINISH  
REFERENCE PAGES 15-19



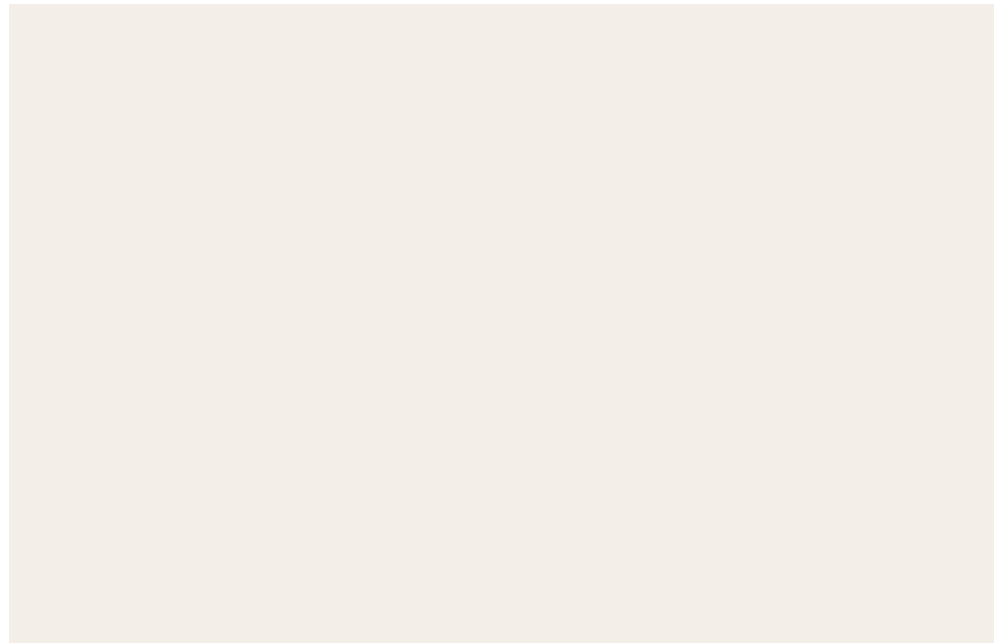
**B1**  
**ALUMINUM FINISH**



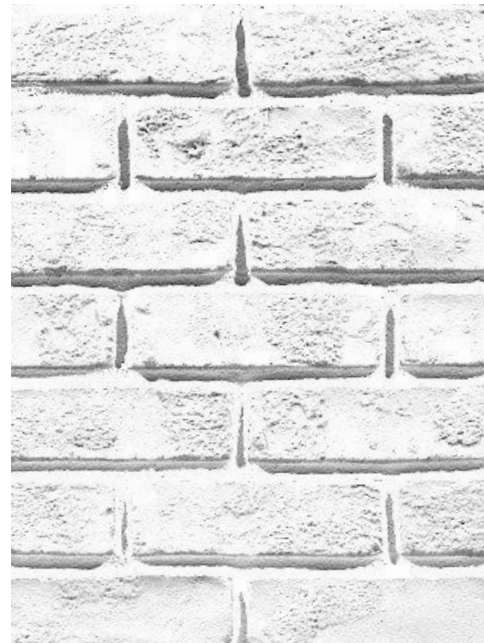
**B2**  
**ALUMINUM SIGN FINISH**  
MATCH SW7075 WEB GRAY



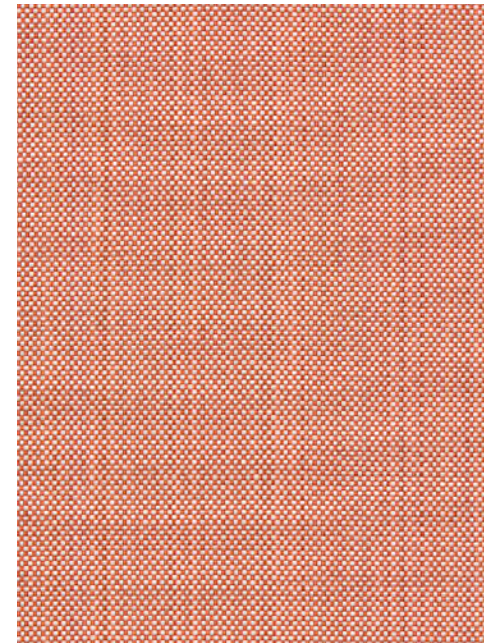
**MP**  
**METAL PANEL SYSTEM**  
COLOR TO MATCH ALUM FINISH



**P1**  
**WALL PAINT COLOR**  
SW7101 FUTON



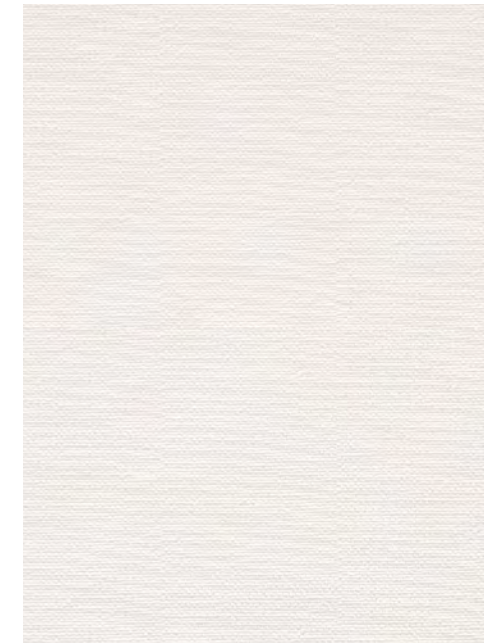
**FB1**  
**FAUX BRICK TEXTURE**  
TEXTURE PLUS BRICK RUSTIC WHITE



**UP1**  
**LOUNGE SEATING FABRIC**  
MAHARAM PRIME POPSICLE



**C1**  
**CASHWRAP QUARTZ COUNTERTOP**  
WILSON ART HAIDA Q4008



**WC1**  
**FITTING ROOM WALLCOVERING**  
MAHARAM FIX 399441 001 ATRIUM



**CT1**  
**PORCELAIN TILE FLOORING**  
DATILE ACACIA VALLEY ASH



**CT3**  
**PORCELAIN TILE FLOORING**  
DAL TILE VOLUME 1.0 DEGRESS SILVER

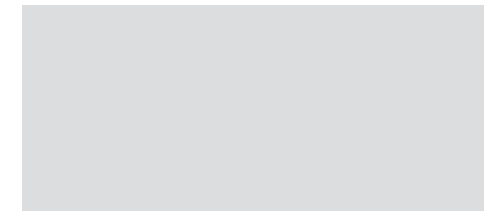


**UNFINISHED CONCRETE FLOOR**

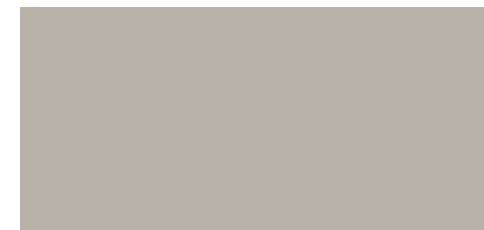


**WD2**  
**INTERIOR 8" ASH PLANKING**  
MATCH 7952 ASIAN SAND BY WILSONART

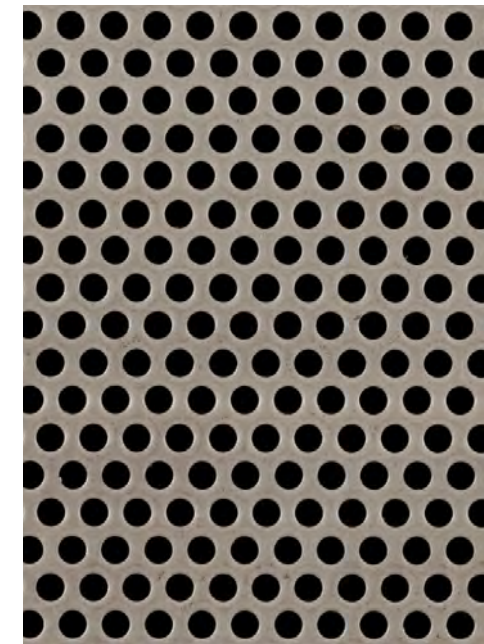
**WD4**  
**INTERIOR 48" X 48" ASH PANEL**  
MATCH 7952 ASIAN SAND BY WILSONART



**B1**  
**ALUMINUM FINISH**



**PC1**  
**FIXTURE METAL COLOR**  
MATCH RAL 7044 SILK GRAY



**MM1 METAL MESH**  
MCNICHOLS PERFORATED ALUMINUM  
1/4" ROUND ON 3/8" STAGGERED

