

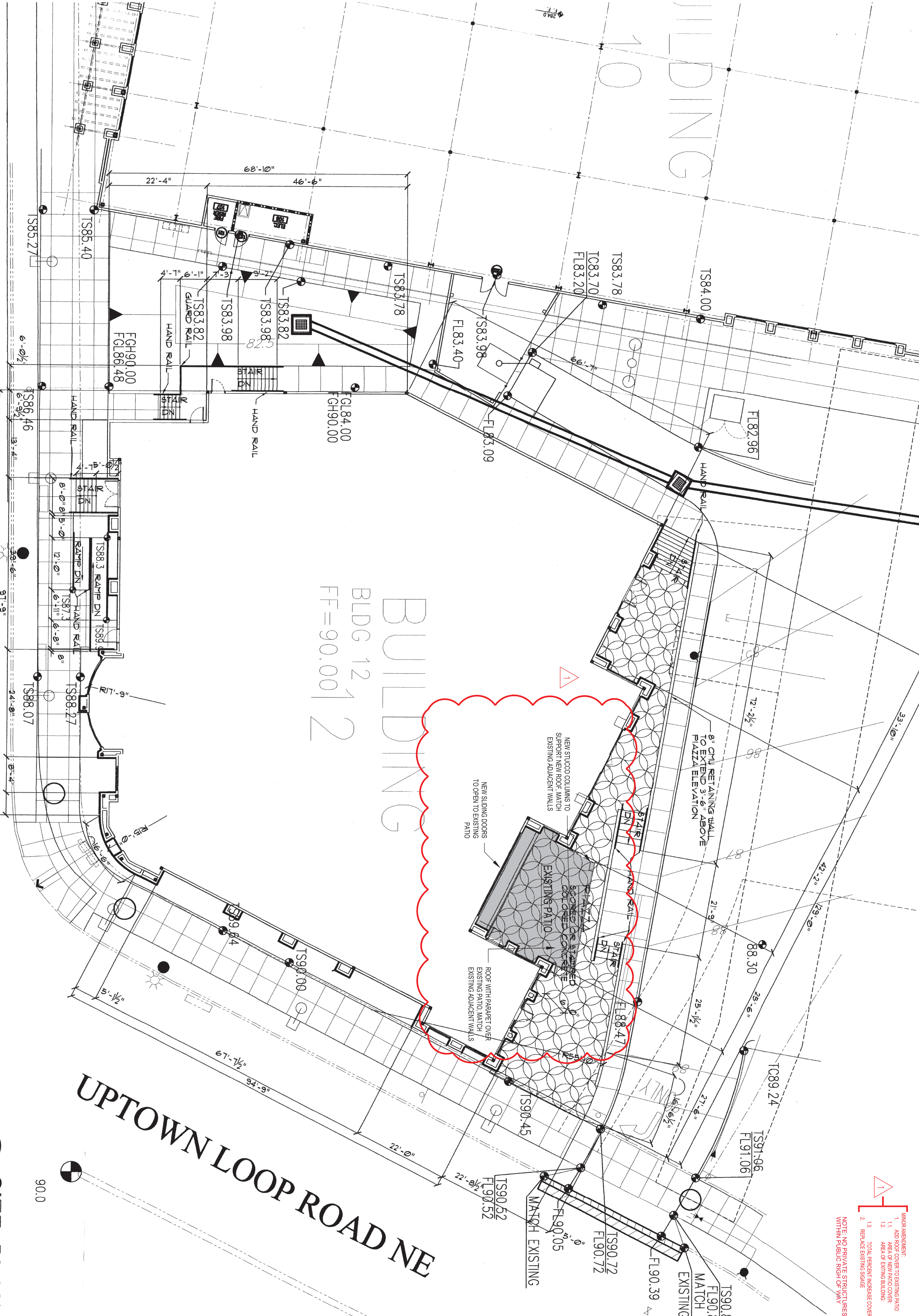
ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

INDIAN SCHOOL ROAD NE (103' R/W)



BLDG 12
FF = 90.00

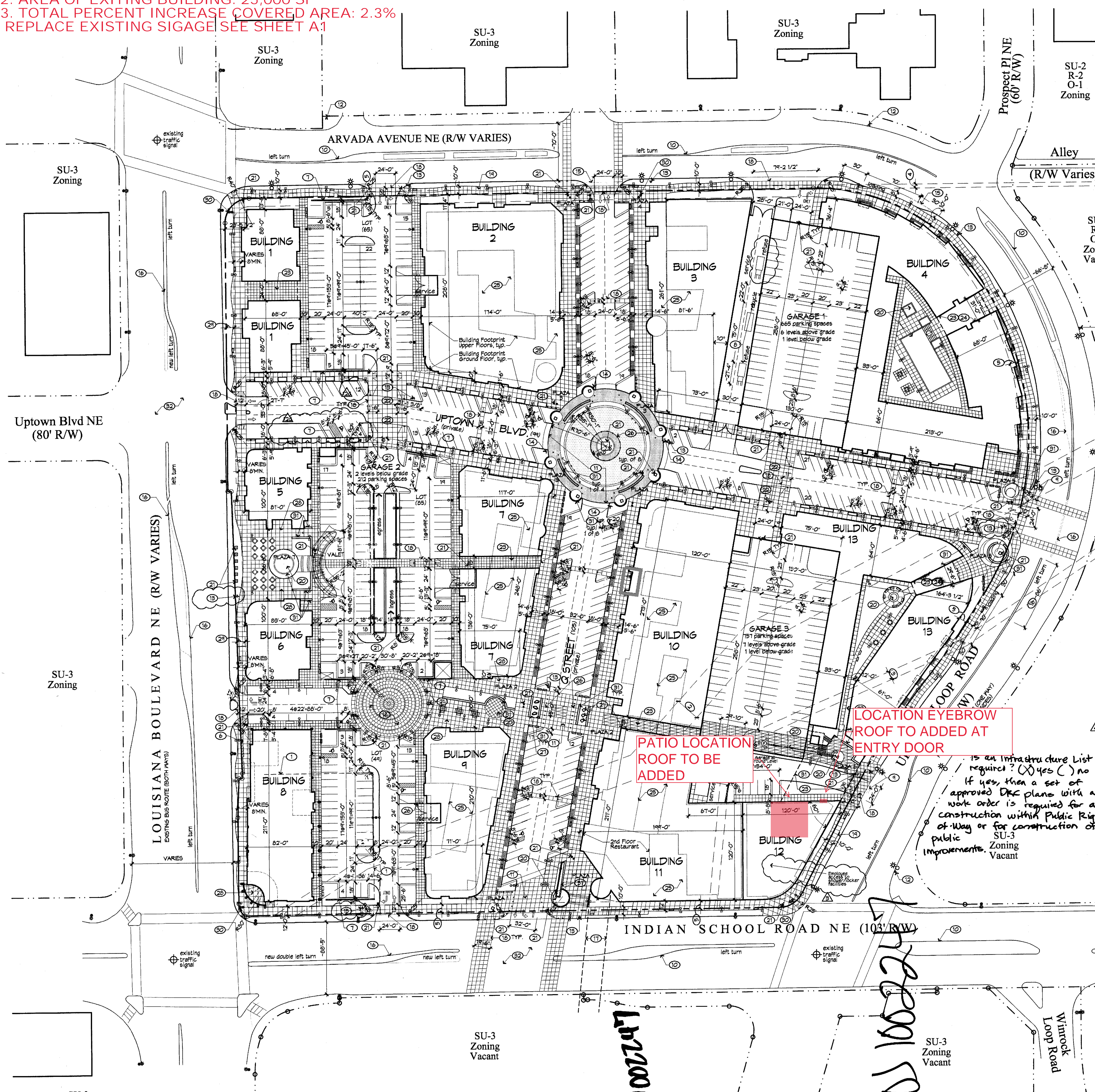
UPTOWN LOOP ROAD NE

1 SITE PLAN
SCALE 1" = 10'-0"

- AMENDMENT**
- 1. ADD NEW COVERED PATIO
 - 11. AREA OF NEW PATIO COVER
 - 12. AREA OF EXISTING BUILDING
 - 13. TOTAL PERCENT INCREASE COVERED AREA
- 23%
SEE SHEET A1
- NOTE: NO PRIVATE STRUCTURES AND/OR SIGNS WILL BE LOCATED WITHIN PUBLIC RIGHT OF WAY**

<p>DATE: _____</p> <p>SCALE: 1" = 10'-0"</p> <p style="font-size: 24pt; font-weight: bold;">A10</p>	<p>PROJECT TITLE</p> <p>LA BELLA SPA UPTOWN</p> <p>UPTOWN LOOP ROAD AND INDIAN SCHOOL ROAD N.E. ALBUQUERQUE, NEW MEXICO</p> <p>PROJECT MANAGER STEPHEN DUNBAR AIA</p> <p>JOB NO.</p> <p>DRAWN BY S</p> <p>SHEET TITLE</p> <p>ENLARGED SITE PLAN</p>		<p>GEORGE RAINHART ARCHITECT AND ASSOCIATES P</p> <p>2325 SAN PEDRO N.E. SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	BY	REVISION																
REV	DATE	BY	REVISION																					

- MINOR AMENDMENT:**
- 1. ADD ROOF COVER TO EXISTING PATIO
 - 1.1. AREA OF NEW PATIO COVER: 568 S.F.
 - 1.2. AREA OF EXISTING BUILDING: 25,000 SF
 - 1.3. TOTAL PERCENT INCREASE COVERED AREA: 2.3%
 - 2. REPLACE EXISTING SIGAGE SEE SHEET A1



Site Data

SITE AREA: 11.6124 ACRES 764,031.524 SF
 PARK MIN. LOT MAX. 15' ACTUAL PARK: 1,023,100 GSF (754,082 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	25,000	12,000	110
BUILDING 2	RETAIL OR RESTAURANT	154,100	75,000	16
BUILDING 3	RETAIL OR RESTAURANT	39,800	20,000	141
BUILDING 4	RETAIL OR RESTAURANT	48,000	25,000	110
BUILDING 5	RETAIL OR RESTAURANT	25,000	12,000	16
BUILDING 6	RETAIL OR RESTAURANT	68,000	35,000	141
BUILDING 7	RETAIL OR RESTAURANT	150,000	75,000	110
BUILDING 8	RETAIL OR RESTAURANT	25,000	12,000	16
BUILDING 9	RETAIL OR RESTAURANT	120,000	60,000	141
BUILDING 10	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 11	RETAIL OR RESTAURANT	8,000	4,000	16
BUILDING 12	RETAIL OR RESTAURANT	23,800	12,000	91
BUILDING 13	RETAIL OR RESTAURANT	32,000	16,000	51
BUILDING 14	RETAIL OR RESTAURANT	14,400	7,200	51
BUILDING 15	RETAIL OR RESTAURANT	69,800	35,000	110
BUILDING 16	RETAIL OR RESTAURANT	19,200	9,600	50
BUILDING 17	RETAIL OR RESTAURANT	42,400	21,200	50
BUILDING 18	RETAIL OR RESTAURANT	118,100	59,050	91
BUILDING 19	RETAIL OR RESTAURANT	28,400	14,200	91
BUILDING 20	RETAIL OR RESTAURANT	1,800	900	65
BUILDING 21	RETAIL OR RESTAURANT	48,500	24,250	65
BUILDING 22	RETAIL OR RESTAURANT	20,000	10,000	115
BUILDING 23	RETAIL OR RESTAURANT	21,800	10,900	115
BUILDING 24	RETAIL OR RESTAURANT	120,200	60,100	115
BUILDING 25	RETAIL OR RESTAURANT	42,200	21,100	115
BUILDING 26	RETAIL OR RESTAURANT	234,180	117,090	115
BUILDING 27	RETAIL OR RESTAURANT	167,600	83,800	115
BUILDING 28	RETAIL OR RESTAURANT	1,900	950	115
BUILDING 29	RETAIL OR RESTAURANT	50,500	25,250	115
BUILDING 30	RETAIL OR RESTAURANT	26,400	13,200	115
BUILDING 31	RETAIL OR RESTAURANT	42,510	21,255	115
BUILDING 32	RETAIL OR RESTAURANT	15,200	7,600	115
BUILDING 33	RETAIL OR RESTAURANT	94,800	47,400	115
TOTALS		1,023,100	511,550	1,023,100

Parking

VEHICLE PARKING REQUIRED	VEHICLE PARKING PROVIDED
RETAIL OR RESTAURANT: 1,900	RETAIL OR RESTAURANT: 1,900
RESTAURANT: 1,500	RESTAURANT: 1,500
SERVICE RETAIL: 1,250	SERVICE RETAIL: 1,250
OFFICE: 1,600	OFFICE: 1,600
MULTI-FAMILY OR OFFICE: 1,500	MULTI-FAMILY OR OFFICE: 1,500
MULTI-FAMILY: 1,500	MULTI-FAMILY: 1,500

Open Space/ Plaza Diagram

Upper Component - 100% Residential (most stringent)
 Provided: 120,450 SF
 Required: 108,450 SF
 Open Space: 150 x 125 DUS = 108,450 SF
 Plazas: 15 ft x 15 ft spaces = 14,400 SF
 (Per Uptown Sector Plan Section 1B). In these core plaza req. credits toward open space req. Plazas: 41,800 SF

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

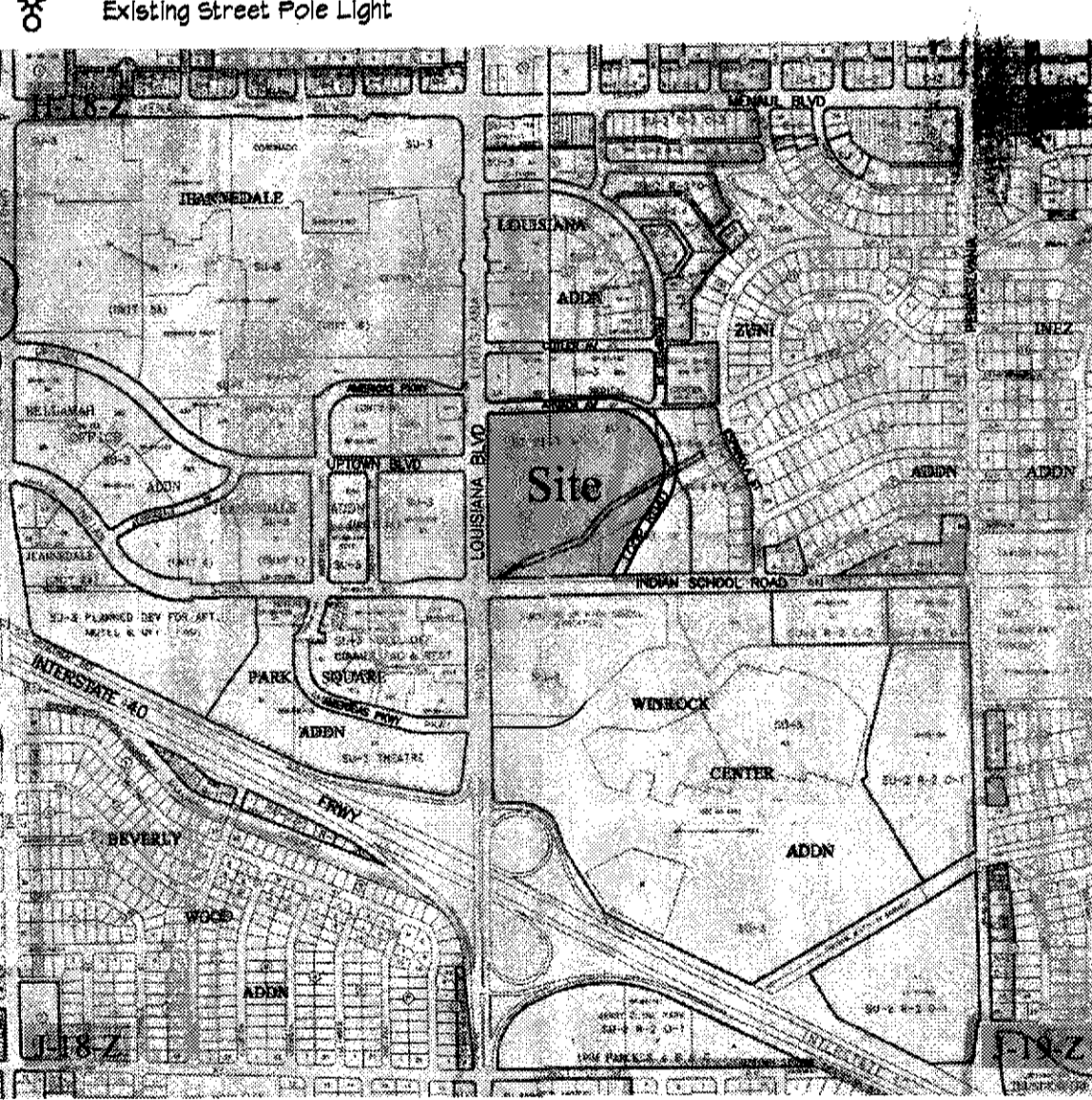
- A. Approval of development proposals consistent with this Site Plan for Building Permit shall be by the Planning Director or his/her designee, and the City Engineer.
- B. No single retail sign shall exceed 28,000 sq. ft. net leasable area per establishment.
- C. Refer to the Utility Plan for Fire Hydrant Distribution Lines, Proposed and Existing Water/Sewer Storm Drainage Facilities and Proposed PUE's.
- 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, Gravel, Concrete Intersecting Concrete.
- H. The Design of the Fountain will comply with the height of 6-11.4'.
- I. (Design Regulations for Water Conservation, Landscaping and Water Pasts) 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 EASEMENT TO BE VACATED.
- 4. EXISTING 6' MET.
- 5. EXISTING 10' PUE TO BE VACATED.
- 6. HATCHED AREA DESIGNATES EXISTING FPM AND MSET 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 LOOP ROAD, TYP.
- 21. WATER FEATURE REFER TO GENERAL NOTE I.
- 22. DIRECTIONAL SIGNAGE REFER TO SHEET 12.
- 23. PROPOSED CITY BUS STOP.
- 24. BREEZEWAY AT GROUND FLOOR, COVERED BY UPPER FLOORS ABOVE.
- 25. COURTYARD VIEW TO SANDALS.
- 26. ROOFTOP TERRACES (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. SEATALL.
- 33. ANY PROPOSAL BY THE APPLICANT TO CHANGE ACCESS, MOVEMENTS PERMITTED, OR TRAFFIC CONTROL AT UPTOWN BLVD/LOUISIANA BLVD, OR H+Q STREET/INDIAN SCHOOL RD. INTERSECTIONS WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS, MUNICIPAL PLANNING AND CITY 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
- 20' Cony of Dark Scale Ornament
- Refer to General Note I, Sheet 12
- 15' Pole Light
- 20' Cony of Dark Scale Ornament
- Refer to General Note I, Sheet 12
- Existing Street Pole Light
- 5' Bench
- ◆ Table and Chairs



VICINITY MAP

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

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

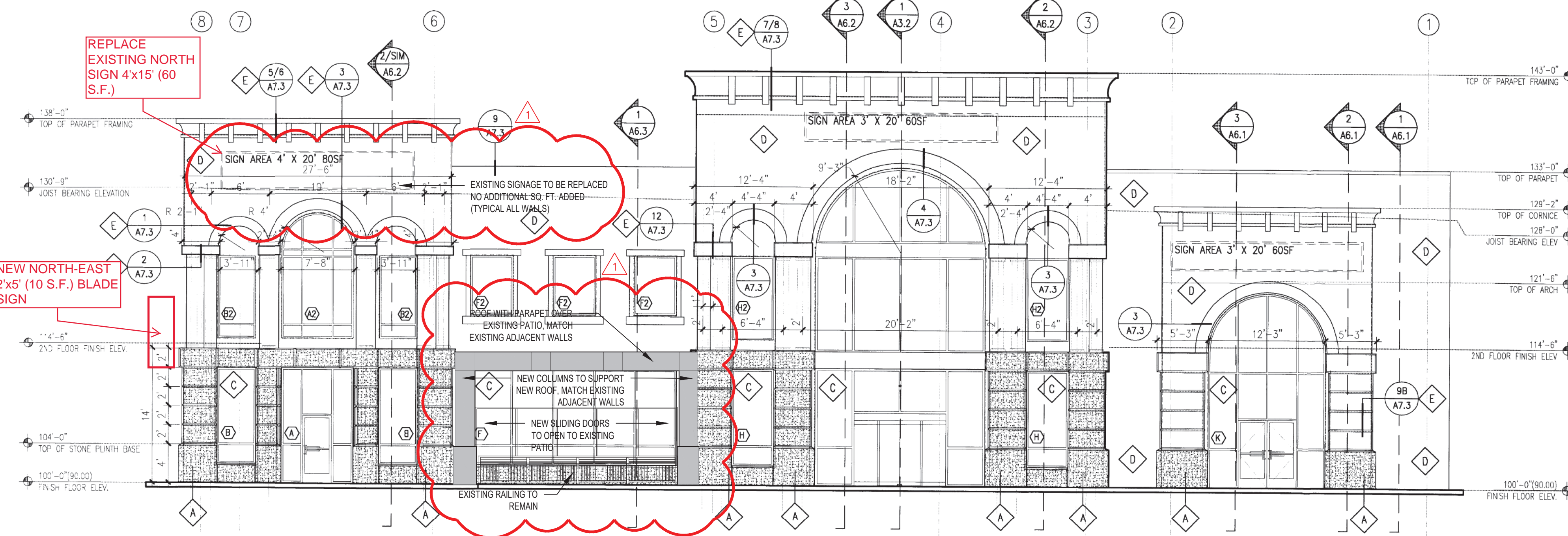
ABQ
 uptown
 DRB Submittal
 Site Development Plan for Building Permit
 Site Plan 01 of 14

PROJECT NUMBER: #1002247
 DRB NUMBER: 01-00928
 DRB SITE DEVELOPMENT PLAN APPROVAL:

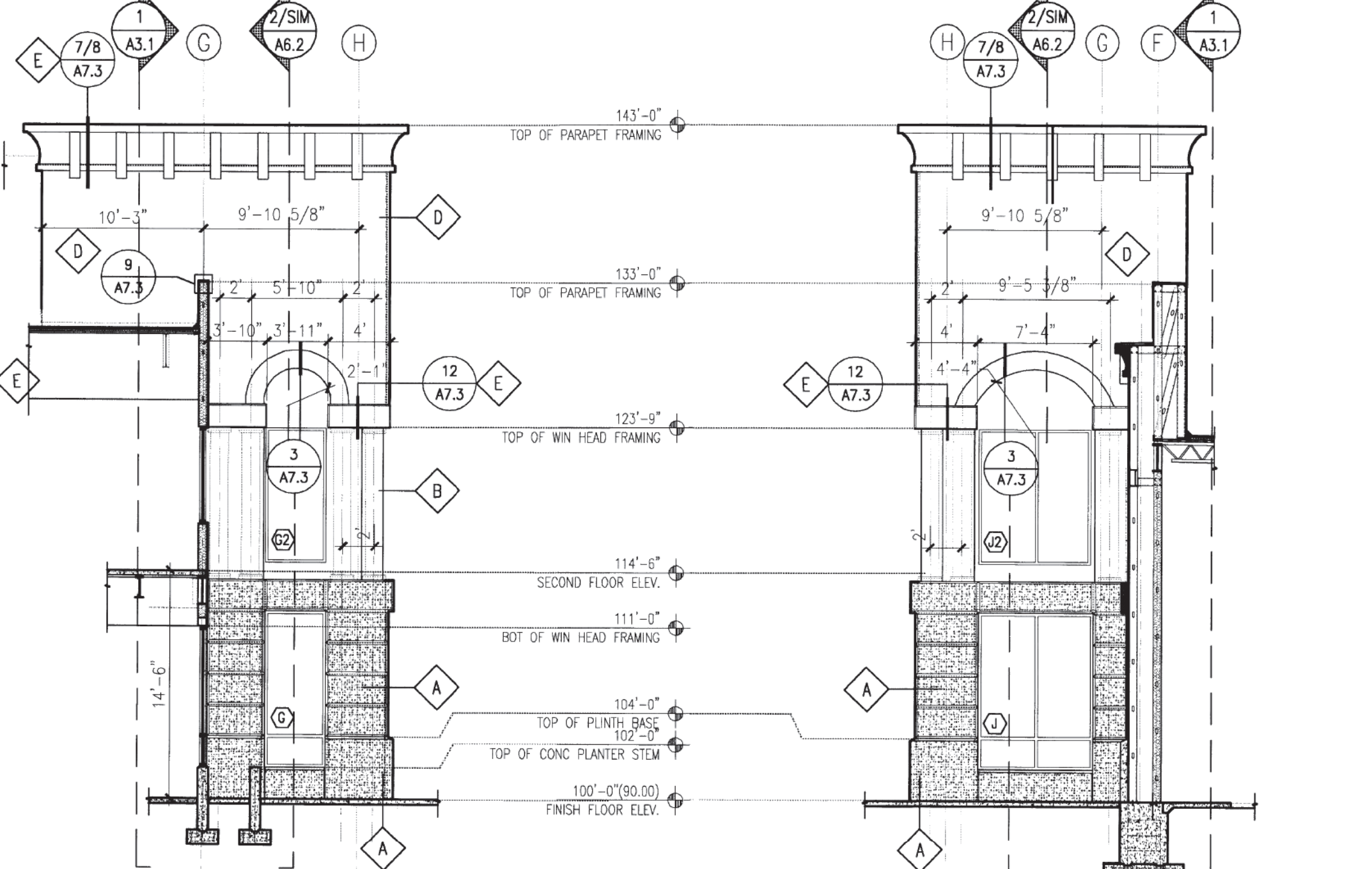
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UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

LOCATION OF PROPOSED CHANGES

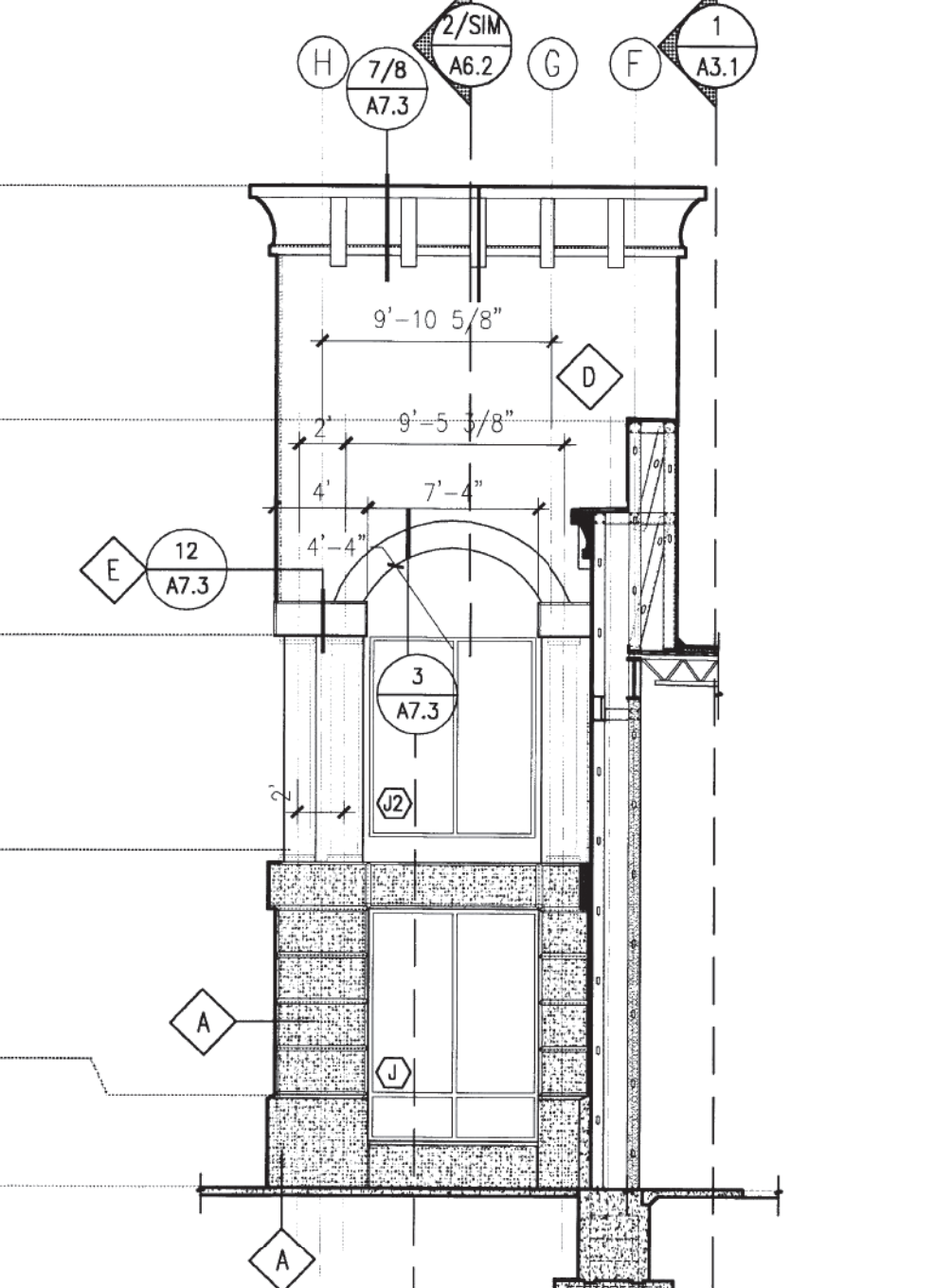
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 10/23/04
 2-16-05
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 6/25/04



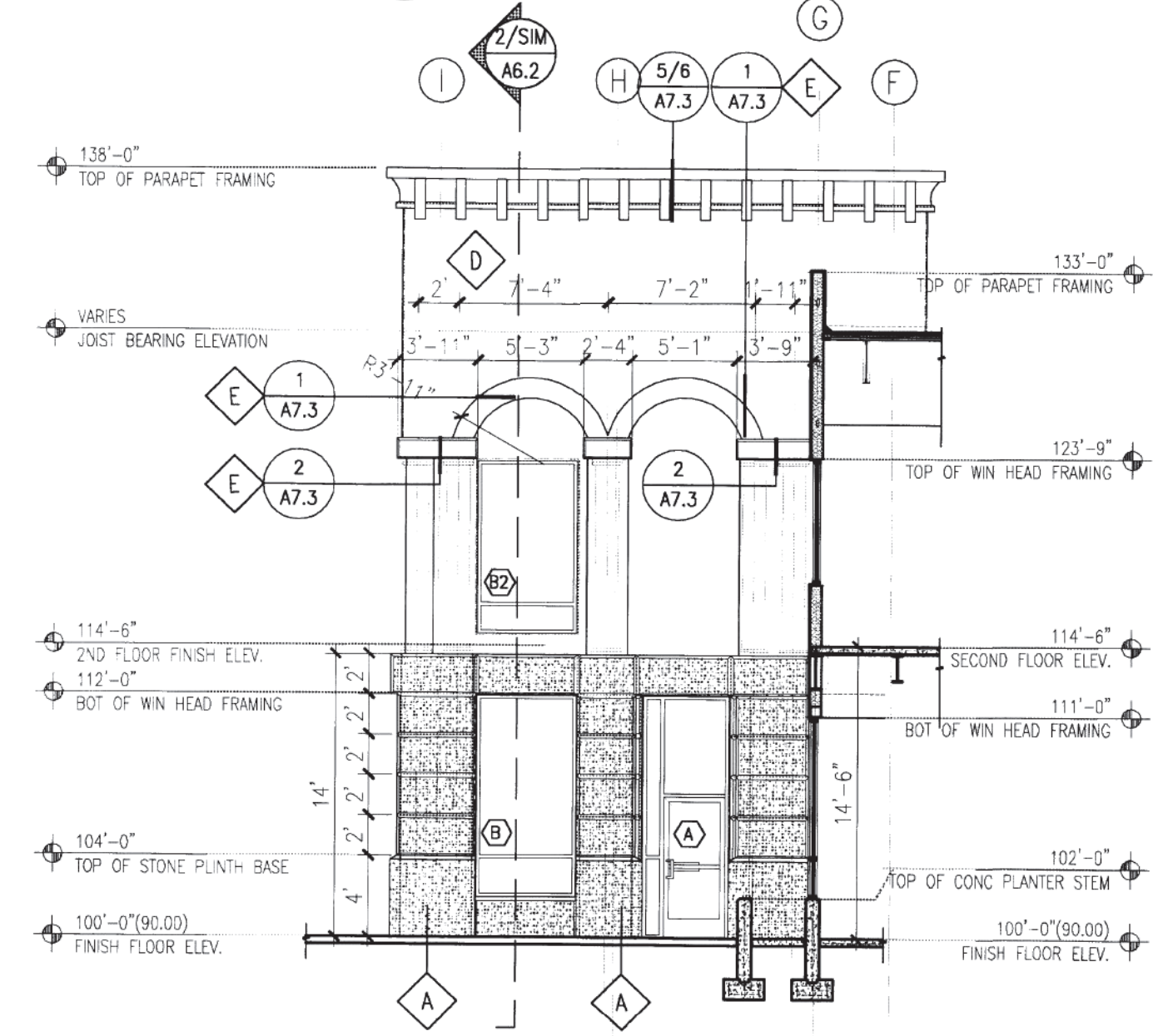
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Scale: 1/8"=1'



2 EASTERN ELEVATION
Scale: 1/8"=1'

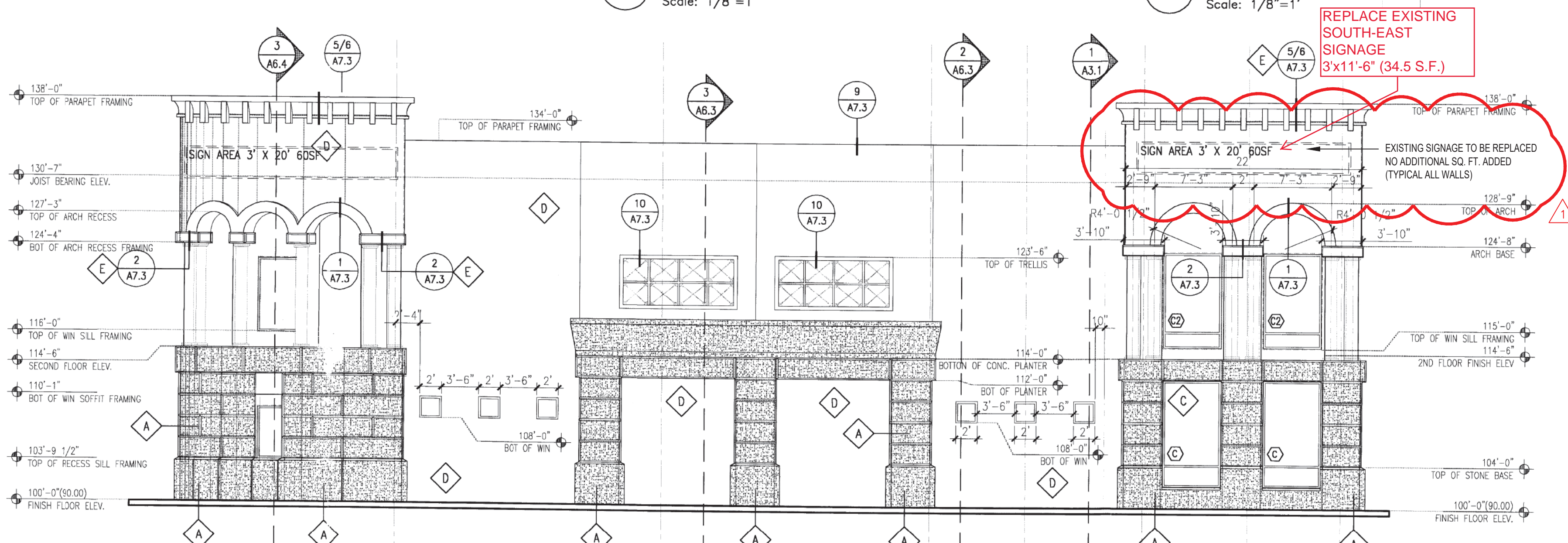


3 WESTERN ELEVATION
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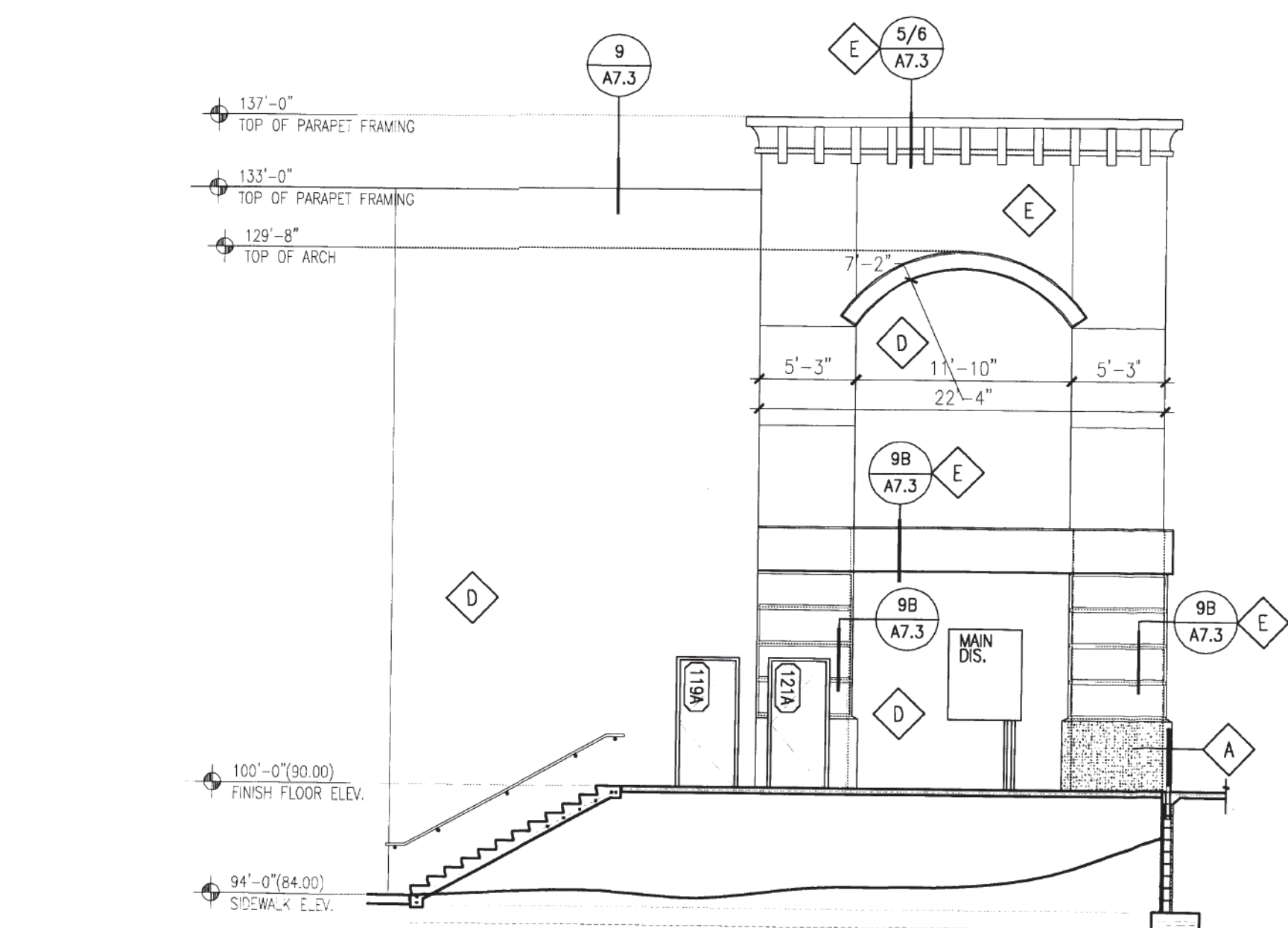


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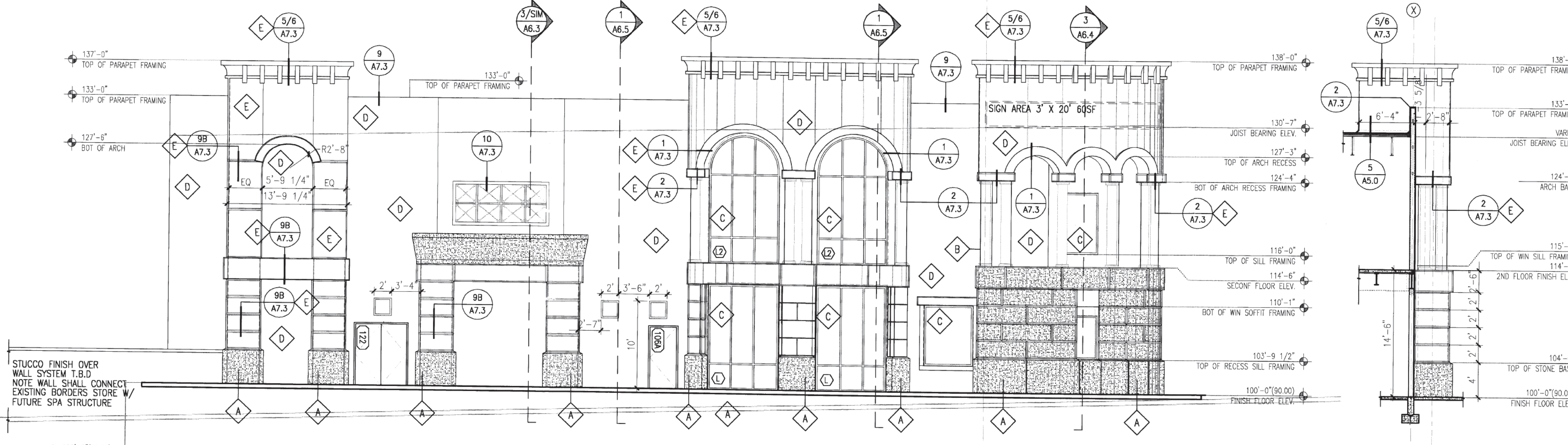
Keyed Color / Material Schedule	
A CAST STONE BASE / VENEER	DORIC WHITE SW 1151 COLOR MATCH TO CAST STONE BASE NOTE: ALL VENEER MATERIALS REPRESENTED GRAPHICALLY AS
B CAST STONE COLUMN	DORIC WHITE SW 1151 COLOR MATCH TO CAST STONE BASE
C STOREFRONT	CLEAR ANODIZED ALUMINUM REF. FINISH SCHEDULE FOR MANUFACTURE AND TYPE
D ONE-COAT STUCCO SYSTEM	EL-REY FAST WALL ONE COAT FIBER REINFORCED STUCCO SYSTEM W/ MEDIUM CLASSIQUE FINISH COLOR SW 1114 CROSSANT
E EIFS SYSTEM EPS FOAM SHAPE	EL-REY INSUL FLEX SYSTEM W/ MEDIUM CLASSIQUE FINISH COLOR SW 1114 CROSSANT
F MISC. ITEMS ENTRY CANOPY	SW 2024 COBI BEIGE



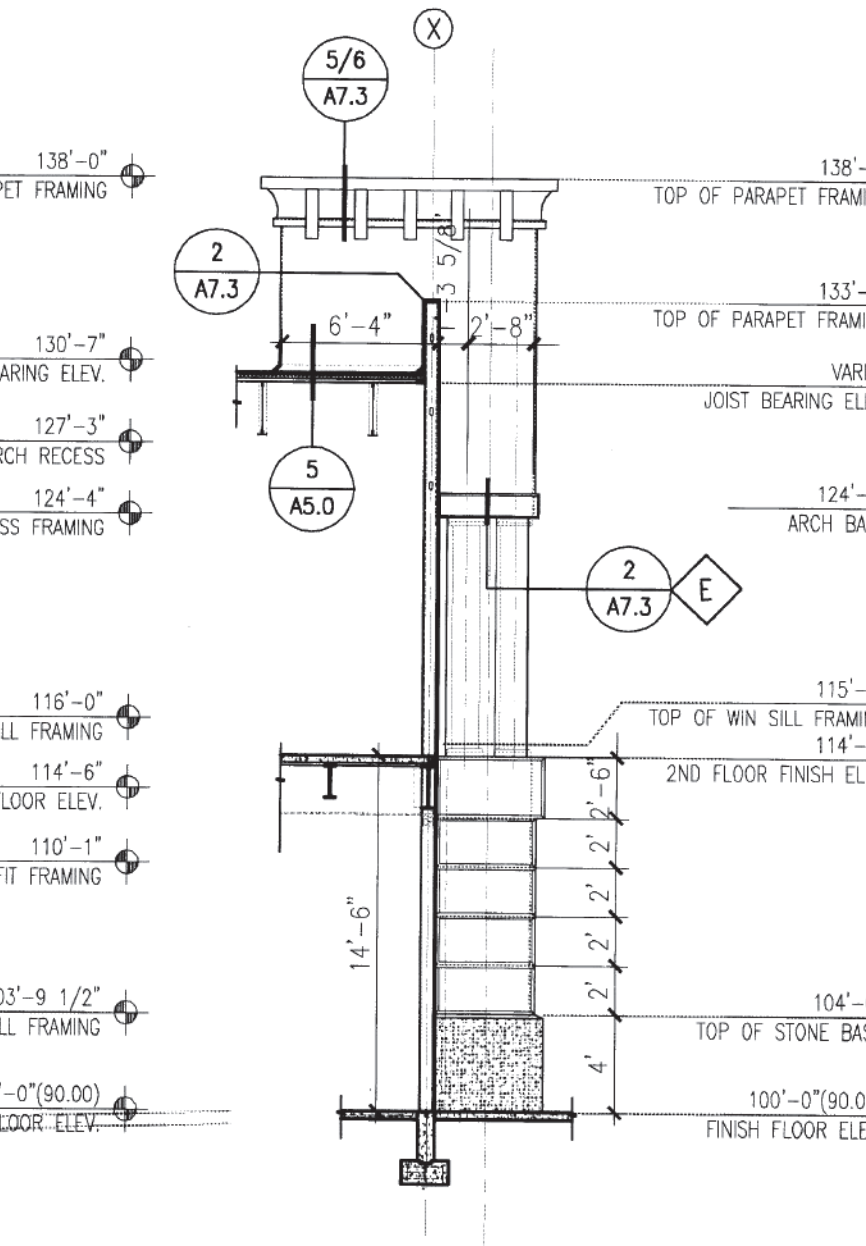
5 EASTERN ELEVATION
Scale: 1/8"=1'



6 WESTERN ELEVATION
Scale: 1/8"=1'



7 SOUTHERN ELEVATION
Scale: 1/8"=1'



8 WESTERN ELEVATION
Scale: 1/8"=1'

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
LA BELLA SPA UPTOWN
UPTOWN LOOP ROAD AND INDIAN SCHOOL ROAD N.E.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNGAR AIA

DRAWN BY:
S

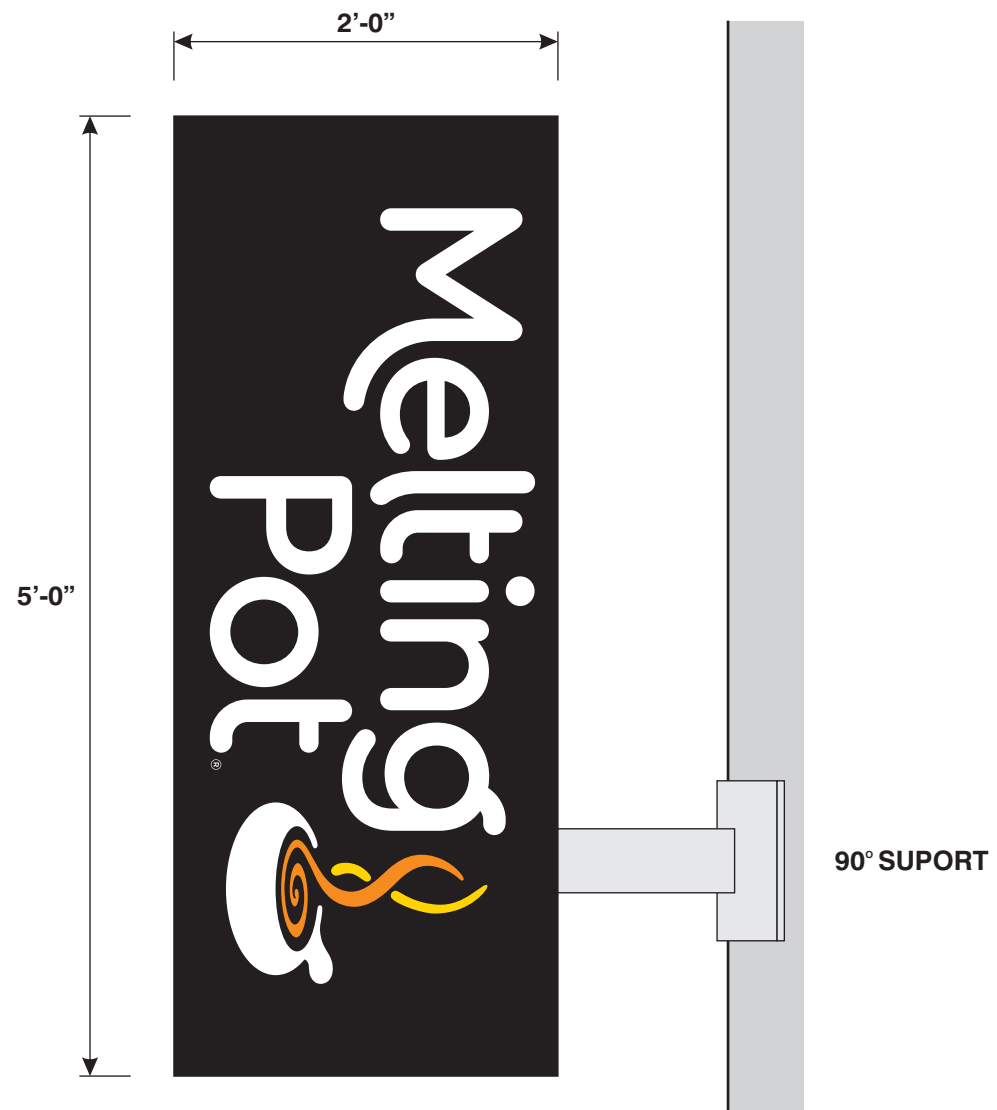
JOB NO.

SHEET TITLE
ELEVATIONS

DATE:
6/30/06

SCALE:
1/8"=1'

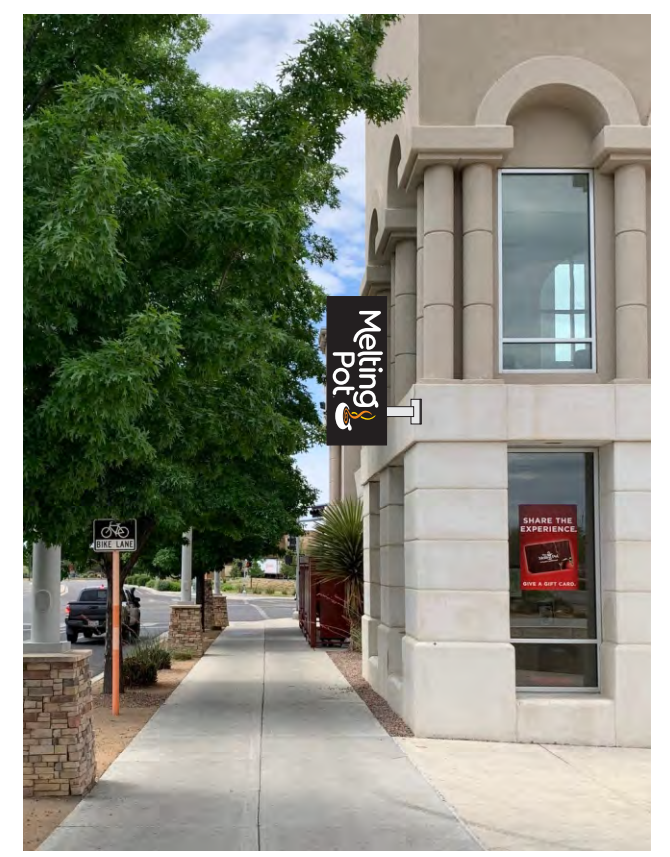
sheet-
A3.0
of-



Pantone® PMS 138C
Black
Pantone® PMS 134C
White

**NEW DOUBLE FACE NON ILLUMINATED
BLADE TYPE DISPLAY**

- BLACK ALUMINUM CABINET W/ 3" BLACK ALUMINUM RETURNS.
- BLACK ALUMINUM FACE OVERLAID W/ CUT OUT PAINTED ACRYLIC GRAPHICS.



LOCATION

ZEON signs
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

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PIPE SIZES(S) AND/OR SPLICES MAY CHANGE THE ARTIST CONCEPT DEPENDING ON ENGINEERING CALCULATIONS FOR FINAL INSTALLATION.

ACTUAL SIZE OF SIGN AND COPY FROM SCALED DRAWING MAY VARY 1"±
COLOR ON THIS PRESENTATION DOES NOT REPRESENT THE EXACT MATERIAL COLOR SPECIFIED. SEE CHART(S) FOR EXACT APPEARANCE OF COLORS SPECIFIED.

TITLE: MELTING POT		
SCALE: 1"=1'-0"	DRWG NO: 522-145	APPROVED FOR PRODUCTION:
SALES: CURTIS MOTT	CUSTOMER APPROVAL:	
DESIGN BY: H. ANG		

REVISED				



- Pantone PMS 138C
- Black
- Pantone PMS 134C
- White

DIGITALLY PRINTED VINYL
"STEAM", COLORS NOTED

SIGNAGE AREA

ILLUMINATED REVERSE CHANNEL LETTERS DISPLAY



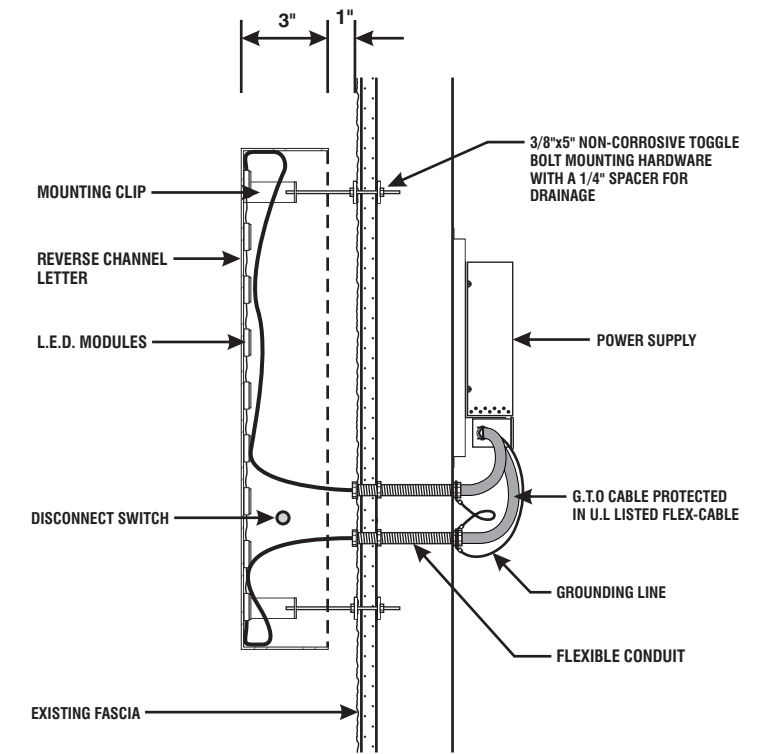
- BLACK ALUMINUM FACES WITH 3" BLACK ALUMINUM RETURNS.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FOR HALO EFFECT.



- REVERSE LOGO WITH 3" BLACK ALUMINUM RETURNS.
- WHITE PLEX FACE OVERLAID WITH VINYL GRAPHICS, 1" BLACK TRIM CAP.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FRONT AND BACK FOR HALO EFFECT.



NIGHT VIEW



CHANNEL LETTERS DETAIL



EXISTING



PROPOSED

NORTH ELEVATION

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AL-
ZEON signs
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3771 Toll Free: 800-444-7407
Fax: (505) 243-3575

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TITLE: MELTING POT
SCALE: 1/2"=1'-0"
SALES: CURTIS MOTT
DESIGN BY: H. ANG

DRWG NO: 522-146
APPROVED FOR PRODUCTION:
CUSTOMER APPROVAL:

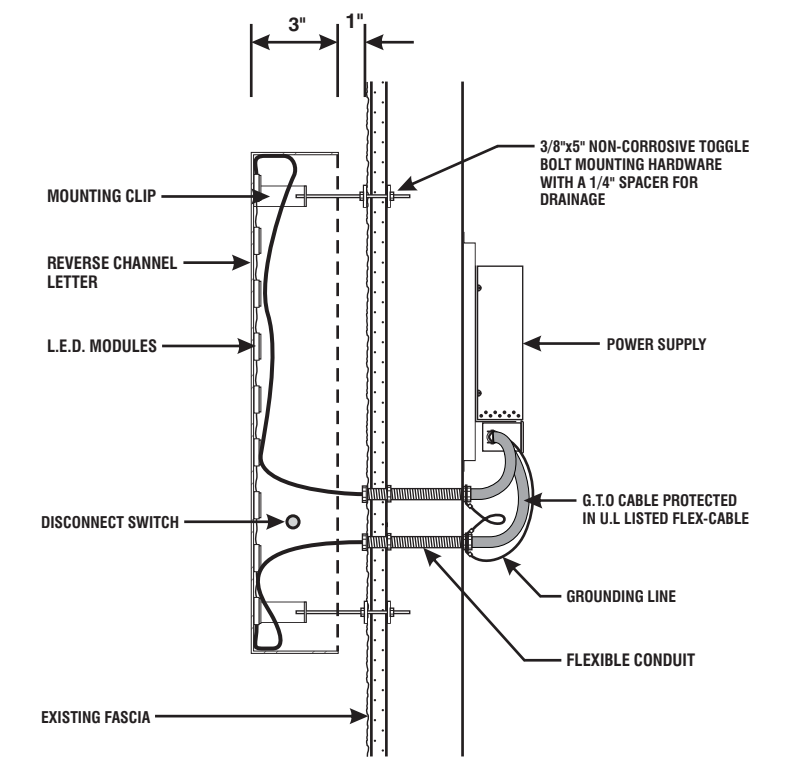
REVISED				



- Pantone PMS 138C
- Black
- Pantone PMS 134C
- White

DIGITALLY PRINTED VINYL
"STEAM", COLORS NOTED

SIGNAGE AREA



CHANNEL LETTERS DETAIL

ILLUMINATED REVERSE CHANNEL LETTERS DISPLAY



- BLACK ALUMINUM FACES WITH 3" BLACK ALUMINUM RETURNS.
- INTERNALLY ILLUMINATED WITH WHITE LEDs FOR HALO EFFECT.



- REVERSE LOGO WITH 3" BLACK ALUMINUM RETURNS.
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- INTERNALLY ILLUMINATED WITH WHITE LEDs FRONT AND BACK FOR HALO EFFECT.



NIGHT VIEW



EXISTING



PROPOSED

SOUTHEAST ELEVATION

AL-
ZEON signs
EPNM, INC.
ELECTRICAL PRODUCTS COMPANY
2024 5th St. NW Albuquerque, NM 87102
(505) 243-3774 Toll Free: 800-444-7407
Fax: (505) 243-3575

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TITLE: MELTING POT
SCALE: 1/2"=1'-0"
SALES: CURTIS MOTT
DESIGN BY: H. ANG

DRWG NO: 522-147
APPROVED FOR PRODUCTION:
CUSTOMER APPROVAL:

REVISED				