

Site Data

SITE AREA: 11.6124 ACRES 164,031,524 SF
 FIRM: MIN. 07 MAX. 157 ACTUAL: 1,023,100 GSF/154,892 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	48,000	24,000	110
BUILDING 5	RETAIL OR RESTAURANT	28,000	14,000	16
BUILDING 6	RETAIL OR RESTAURANT	68,000	34,000	141
BUILDING 7	RETAIL OR RESTAURANT	150,000	75,000	141
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	22,800	11,400	51
BUILDING 11	RETAIL OR RESTAURANT	43,700	21,850	51
BUILDING 12	RETAIL OR RESTAURANT	32,000	16,000	51
BUILDING 13	RETAIL OR RESTAURANT	14,400	7,200	50
BUILDING 14	RETAIL OR RESTAURANT	68,800	34,400	50
BUILDING 15	RETAIL OR RESTAURANT	18,200	9,100	50
BUILDING 16	RETAIL OR RESTAURANT	28,400	14,200	49
BUILDING 17	RETAIL OR RESTAURANT	1,800	900	49
BUILDING 18	RETAIL OR RESTAURANT	24,800	12,400	49
BUILDING 19	RETAIL OR RESTAURANT	1,800	900	49
BUILDING 20	RETAIL OR RESTAURANT	14,400	7,200	49
BUILDING 21	RETAIL OR RESTAURANT	48,500	24,250	85
BUILDING 22	RETAIL OR RESTAURANT	20,000	10,000	85
BUILDING 23	RETAIL OR RESTAURANT	21,600	10,800	85
BUILDING 24	RETAIL OR RESTAURANT	120,000	60,000	119
BUILDING 25	RETAIL OR RESTAURANT	42,200	21,100	119
BUILDING 26	RETAIL OR RESTAURANT	234,180	117,090	119
BUILDING 27	RETAIL OR RESTAURANT	161,600	80,800	119
BUILDING 28	RETAIL OR RESTAURANT	1,800	900	119
BUILDING 29	RETAIL OR RESTAURANT	50,500	25,250	119
BUILDING 30	RETAIL OR RESTAURANT	26,400	13,200	119
BUILDING 31	RETAIL OR RESTAURANT	216,000	108,000	119
BUILDING 32	RETAIL OR RESTAURANT	216,000	108,000	119
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BUILDING 99	RETAIL OR RESTAURANT	216,000	108,000	119
BUILDING 100	RETAIL OR RESTAURANT	216,000	108,000	119

(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	RATIO	SPACES	REQUIRED
RETAIL OR RESTAURANT	1/300	161,600 NSF	54
RESTAURANT	1/300	1,500 NSF	5
SERVICE RETAIL	1/250	50,500 NSF	202
OFFICE	1/100	54,000 NSF	540
MULTI-FAMILY OR OFFICE	1.5/DU	464 DUS	104
MULTI-FAMILY	1.5/DU	284 DUS	361
TOTALS		1,023,100 GSF	1,023,100 GSF
RETAIL OR RESTAURANT		161,600 NSF (1)	19%
RESTAURANT		1,500 NSF	1%
SERVICE RETAIL		50,500 NSF	5%
OFFICE		54,000 NSF (2)	5%
MULTI-FAMILY OR OFFICE		464 DUS	4%
MULTI-FAMILY		284 DUS	3%
TOTALS		694,500 NSF	100%

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 Provided

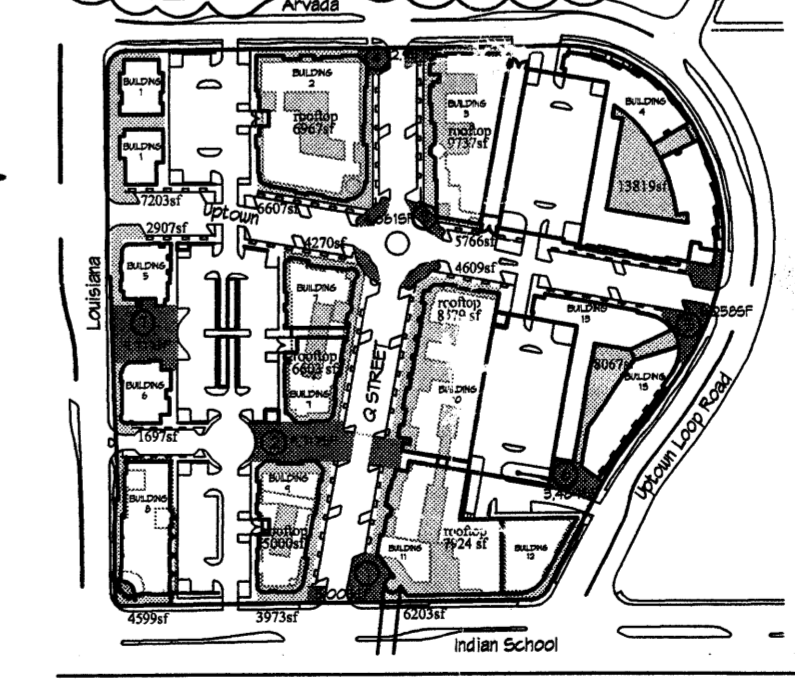
VEHICULAR PARKING REQUIRED	RATIO	PARKING/DUS	REQUIRED
RETAIL OR RESTAURANT	1/20	594 SPACES	29
RESTAURANT	1/20	25 SPACES	2
SERVICE RETAIL	1/20	200 SPACES	10
OFFICE	1/20	180 SPACES	9
MULTI-FAMILY OR OFFICE	3-1/2	464 DUS	235
MULTI-FAMILY	3/DU	284 DUS	121
TOTALS			411

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 5: 30 3600F ROOM IN MULTI-FAMILY
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 BUILDING 99: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 100: 30 3600F ROOM IN MULTI-FAMILY

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 = 30,000 SF
 Plazas: 156 (non-res. parking spaces) + 14,400 (residential rooftops & courtyards) = 170,400 SF
 (after Uptown Sector Plan Section 18), in intense core plaza req. credits toward open space req.) Plazas: 41,894 SF

The Site Plan surpasses the USPOD requirement of one (1) linear foot of seating for each foot of plaza perimeter.
 Total Plaza Area Required = 14,400 SF
 USPOD 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
 DRB NUMBER: 01-00928
 DRB SITE DEVELOPMENT PLAN APPROVAL:
 TRANSPORTATION DIVISION: 1-23-04
 UTILITIES DIVISION: 7-7-04
 PARKS AND RECREATION DEPARTMENT: 6/23/04
 CITY ENGINEER: 2-16-05
 SOLID WASTE MANAGEMENT: 10-22-04
 DRB CHAIRPERSON, PLANNING DEPARTMENT: 6/23/04

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- 13 Grading and Drainage Plan
- 14 Utility Plan

General Notes

- 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.
- No Single Retail: Retail shall exceed 28,000sf net leasable area per establishment.
- Refer to the Utility Plan for Fire Hydrant Distribution Lines, Proposed and Existing Water/Sewer Storm Drainage Facilities and Proposed PUEs.
- 20 Total Spaces to be dedicated to employee Carpool Parking located in employee designated parking areas in each garage.
- The site plan complies with the Traffic Mitigation Plan agreed to by the Applicant and Transit Department.
- Streets, Parking Spaces and Associated Drives to be Asphalt Unless Noted Otherwise.
- Surveys to be signed by a Licensed Professional Surveyor.
- The Design of the Foundations 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



MASTER PLANT SCHEDULE

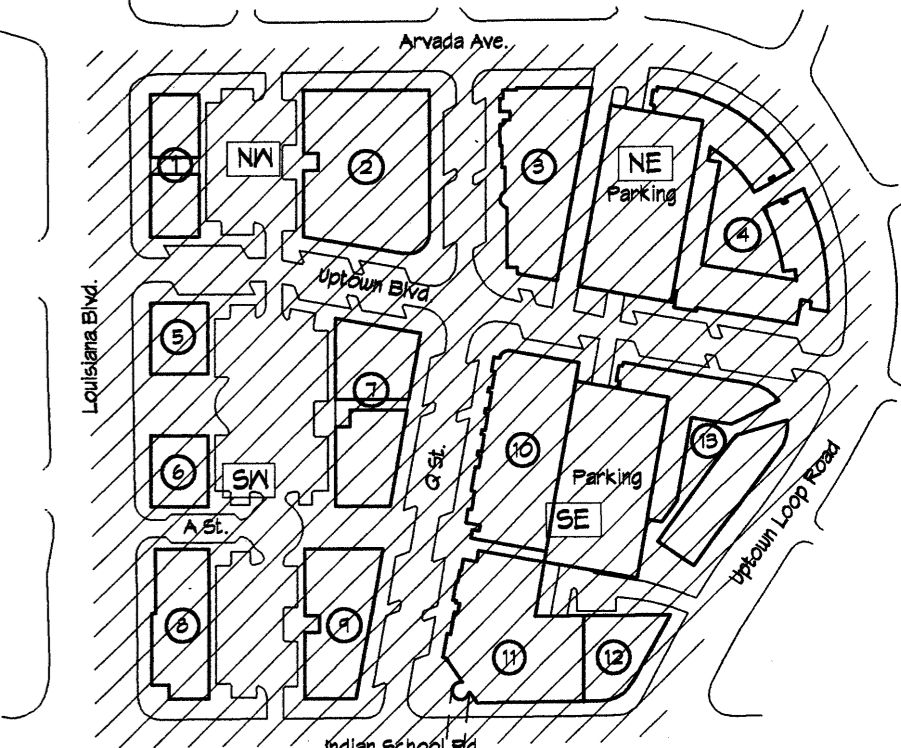
sym.	approx. qty.	botanical name/ common name	condition	mature size (HxW)/ water use	approx. qty.	botanical name/ common name	condition	mature size (HxW)/ water use
TREES								
21	21	Celtis reticulata/ Canyon Hackberry	48" Box/ Multi-trunked	30x30/ Medium	250	Achillea x 'Moonshine'/ Moonshine Yarrow	1 Gal. Cont.	18"x24"/ Medium
21	21	Cercis reniformis/ Oklahoma Redbud	2" Cal./B&B Multi-trunked	25x18/ Medium	100	Agastache cana/ Hummingbird Mint	1 Gal. Cont.	30"x18"/ Medium
37	37	Chilopsis linearis/ Desert Willow	48" Box/ Multi-trunked	25x35/ Medium	250	Anemopsis californica/ Terre de Manse	1 Gal. Cont.	18"x24"/ Medium
24	24	Chitipa laehkensis 'Pink Dawn'/ Pink Dawn Chitipa	48" Box/ Multi-trunked	25x35/ Medium	200	Artemisia ludoviciana/ Prairie Sage	1 Gal. Cont.	36"x30"/ Medium
36	36	Forestiera neomexicana/ New Mexico Olive	48" Box/ Multi-trunked	20x20/ Medium	200	Artemisia x 'Fossil Castle'/ Fossil Castle Sage	1 Gal. Cont.	36"x30"/ Medium
19	19	Fraxinus angustifolia 'Raywood'/ Raywood Ash	2" Cal./B&B	55x30/ Medium	300	Aster bigelovii/ Purple Aster	1 Gal. Cont.	36"x30"/ Low
4	4	Pinus edulis/ Afghan Pine	6" High/B&B	40x15/ Medium	80	Belleja multiradiata/ Desert Marigold	1 Gal. Cont.	18"x18"/ Low
3	3	Populus fremontii 'Nisilzenil'/ Rio Grande Valley Cottonwood	2" Cal./B&B	50x30/ High	80	Callimoe involucrata/ Minicups	1 Gal. Cont.	18"x18"/ Low
44	44	Prosopis glandulosa 'Maverick'/ Maverick-Thornless Texas Honey Mesquite	48" box minimum, Multi-trunked	30x35/ Low	75	Gallardia aristata/ Blanketflower	1 Gal. Cont.	30"x30"/ Low
46	46	Quercus buckleyi/ Texas Red Oak	2" Calliper	25x25/ Medium	125	Gaura lindheimeri/ Gaura	1 Gal. Cont.	36"x36"/ Medium
54	54	Quercus fuliformis/ Escarpment Live Oak	48" box minimum	40x35/ Medium	500	Hymenoxys acutifolia/ Angelita Daisy	1 Gal. Cont.	12"x12"/ Low
6	6	Quercus muhlenbergii/ Chinquapin Oak	48" box minimum	30x30/ Medium	300	Lavandula angustifolia 'Hidcote Superior'/ Hidcote Superior Lavender	1 Gal. Cont.	16"x18"/ Medium
26	26	Sophora secundiflora/ Texas Mountain Laurel	24" Box minimum	15x15/ Low	80	Liatris punctata/ Liatris (Gayfeather)	1 Gal. Cont.	18"x18"/ Low
9	9	Vauquelinia californica/ Arizona Rosewood	24" Box/ Multi-trunked	12x8/ Low	125	Linum lewisii 'Appar'/ Appar Blue Flax	1 Gal. Cont.	18"x18"/ Medium
22	22	Vitex agnus-caestus/ Chaste Tree	48" Box/ Multi-trunked	25x25/ Low	200	Mirabilis multiflora/ Desert Four-O'Clock	1 Gal. Cont.	18"x36"/ Medium
12	12	Yucca elata/ Sagebrush Yucca	24" Box/ Multi-trunked	12x8/ Low	300	Oenothera biennis/ Mexican Evening Primrose	1 Gal. Cont.	12"x24"/ Low
ACCENTS								
80	80	Agave parryi/ Parry's Agave	1 Gal. Cont.	36"x36"/ Low	40	Penstemon ambiguus/ Light Pink Penstemon	1 Gal. Cont.	36"x36"/ Low
200	200	Dasylirion wheeleri/ Sotol	1 Gal. Cont.	48"x60"/ Low	80	P. barbatulus/ Red Penstemon	1 Gal. Cont.	50"x36"/ Low
250	250	Hesperaloe parviflora/ Red Hesperaloe	1 Gal. Cont.	48"x48"/ Medium	80	P. palmeri/ Palmer's Penstemon	1 Gal. Cont.	48"x60"/ Medium
80	80	Opuntia basilaris/ Beavertail Prickly Pear	1 Gal. Cont.	12"x48"/ Medium	80	P. pseudospectabilis/ Desert Penstemon	1 Gal. Cont.	36"x36"/ Medium
80	80	Opuntia engelmannii/ Engelmann's Prickly Pear	1 Gal. Cont.	48"x60"/ Low	150	Penstemon strictus/ Rocky Mountain Penstemon	1 Gal. Cont.	24"x36"/ Medium
80	80	Opuntia lindheimeri/ Forma linguiformis/ Cous' Tongue Prickly Pear	1 Gal. Cont.	60"x48"/ Low	80	Salvia nemerosa 'May Night'/ May Night Sage	1 Gal. Cont.	18"x18"/ Medium
125	125	Yucca glauca/ Sagebrush	1 Gal. Cont.	36"x60"/ Low	300	Troscium chamaedrus/ Trailing Germanier	1 Gal. Cont.	12"x24"/ Medium
80	80	Yucca repens/ Twisted Leaf Yucca	1 Gal. Cont.	36"x36"/ Low	400	Thymus sp./ Thyme	4" Pots	6"x24"/ Medium
GRASSES								
80	80	Andropogon gerardii/ Big Bluestem	1 Gal. Cont.	60"x48"/ Low	60	Vines/VV Campsis radicans/ Orange Trumpet vine	1 Gal. Cont.	Vine/ Medium
80	80	Aristida purpurea/ Purple Three Ail	1 Gal. Cont.	24"x24"/ Low	30	P. tricuspidata/ Boston Ivy	1 Gal. Cont.	Vine/ Medium
150	150	Festuca idahoensis 'Biskijou Blue'/ Biskijou Blue Fescue	1 Gal. Cont.	18"x15"/ Medium	10	Wisteria sinensis/ Chinese Wisteria	1 Gal. Cont.	Vine/ Medium
150	150	Helictotrichon sempervirens/ Blue Avena Grass	1 Gal. Cont.	48"x24"/ Medium				
300	300	Muhlenbergia capillaris 'Regal Mist'/ Regal Mist Muhlenbergia	1 Gal. Cont.	36"x42"/ Medium				
500	500	Muhlenbergia rigens/ Deer Grass	1 Gal. Cont.	42"x48"/ medium				
200	200	Nolina microcarpa/ Beargrass	1 Gal. Cont.	36"x48"/ medium				
250	250	Stipa tenuissima/ Threadgrass	1 Gal. Cont.	24"x18"/ low				
GRASS SEED/SOD								
1500	1500	Buchloe dactyloides/ Buffalograss	Sod or Plugs	4'-6'/ low				
2300	2300	Sports Park Grass Blend/ Tall Fescue, Kent. Bluegrass, Ryegrass (not illustrated on 20 scale plans)	12"/ medium-high	12'/ medium-high				
SHRUBS								
15	15	Anisacanthus quadrifidus v. uprightii/ Mexican Flame/Mexican Flame Anisacanthus	1 Gal. Cont.	48"x48"/ Low				
50	50	Atriplex confertifolia/ Shadscale	1 Gal. Cont.	24"x30"/ Low				
250	250	Baccharis x 'Centennial'/ Centennial Broom	1 Gal. Cont.	36"x42"/ Low				
25	25	Buddleia davidii var./ Butterfly Bush	1 Gal. Cont.	48"x36"/ Medium				
30	30	Caesalpinia gilliesii/ Bird of Paradise	1 Gal. Cont.	48"x12"/ Low				
100	100	Caryopteris clandonensis 'Dark Knight'/ Dark Night Blue Mist Spirea	1 Gal. Cont.	48"x48"/ Medium				
15	15	Cercocarpus ledifolius/ Gulf-leaf Mountain Mahogany	1 Gal. Cont.	60"x60"/ Low				
125	125	Chrysothamnus nauseosus/ Chamisa	1 Gal. Cont.	54"x54"/ Low				
100	100	Cytisus x 'Lena'/ Lena Broom	1 Gal. Cont.	24"x36"/ Low				
30	30	Dalea capitata Sierra Gold/ Sierra Gold Dalea	1 Gal. Cont.	8"x36"/ Low				
75	75	Ephedra viridis/ Mormon Tea	1 Gal. Cont.	24"x42"/ Low				
75	75	Fulgia paradoxa/ Apache Plume	1 Gal. Cont.	48"x48"/ Low				
25	25	Juniperus horizontalis sp./ Prostrate Juniper	1 Gal. Cont.	12"x36"/ Low				
150	150	Mahonia aquifolia 'Compactum'/ Compact Mahonia	1 Gal. Cont.	24"x48"/ Medium				
15	15	Prunus besseyi/ Western Sand Cherry	1 Gal. Cont.	48"x48"/ Low				
50	50	Rhus aromatica 'Gro-low'/ Gro-low Fragrant Sumac	1 Gal. Cont.	24"x12"/ Medium				
50	50	Rhus trilobata/ Three-leaf Sumac	1 Gal. Cont.	48"x48"/ Medium				
300	300	Rosmarinus officinalis sp./ Prostrate Rosemary	1 Gal. Cont.	24"x12"/ Medium				
150	150	Salvia chamaedryoides/ Mexican Blue Sage	1 Gal. Cont.	30"x30"/ Low				
75	75	Salvia greggii/ Autumn Sage	1 Gal. Cont.	30"x36"/ Low				

LANDSCAPE CALCULATIONS

Total Area: 76,931 SF
 Building Area: 95,412 SF
 Net Area (including streets outside of ROW): 4,919 SF
 Net Area (minus 20% for streets): 3,935 SF
 Required Landscape Area (15% of Net Area): 4,914 SF
 Allowable High Water Use Turf (20% of Landscape Area): 982 SF
 Required Total Plaza Area = 14,430 SF
 Required Total Plaza Landscape Area = 40% of Required Plaza Area = 5,772 SF
 Provided Landscape Area: 5,200 SF
 Provided High Water Use Turf Area: 2,380 SF
 (This sum represents landscaped areas at street level only. This sum does not include landscape areas of plazas or upper level terrace landscaping.)
 Provided Total Plaza Area = 45,913 SF
 Provided Total Plaza Landscape Area = 65,974 SF
 Includes planter areas (12,601 SF) and tree canopies (50,748 SF)

LANDSCAPE NOTES

- Landscape design is illustrated on five (5) sheets - this 50-scale overall landscape plan and 4 sheets of 20-scale enlarged plans. Due to the property's large size, the 50-scale plan illustrates trees exclusively, and includes the Master Plant Schedule. The 20-scale plans illustrate high water use turf locations and the plant palette for specific landscape beds using a keyed note system. The plant palettes are listed on each sheet.
- Design: The planting design includes a diverse palette of desert and high desert plants that will complement the architecture of the project. The intent is to landscape this mixed-use, urban environment with desert and high desert plants that reinforce a sense of place and are appropriate to Albuquerque's climate. Grasses and accent plants such as yucca, sotol and prickly pear cactus will be used in highly visible and appropriate locations. The use of regionally native trees for street trees, while unorthodox, will reinforce the sense of place, buffer pedestrians from vehicular areas and provide a comfortable pedestrian scale to the streets.
- Planting and irrigation design and installation shall comply with the intent of the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance. Landscape beds shall achieve minimum 75% live vegetative coverage upon plant maturity. Noted plant quantities are approximate, and reflect the estimated number of plants necessary to achieve the design intent and the required coverage at plant maturity.
- Planting and irrigation installation details shall meet City of Albuquerque requirements. Each tree shall have a minimum of 36 feet of planting space.
- Planting and irrigation maintenance shall be the responsibility of the Property Owner.
- Controller: The irrigation system shall be run with a fully automated irrigation controller. The run time for the various zones shall be approximately 45 minutes for the drip zones and 20 minutes for the spray zones. Run time will be adjusted according to season, location, and plant performance. Drip emitters shall be used for all plant material except sod and perennial ground cover areas. These areas shall be irrigated with spray emitters appropriately designed to avoid overwatering on impermeable surfaces and adjacent paving.
- Point of Connection: There is likely to be more than one point of connection for this project. The water connection locations will be coordinated with the overall water service design for the site. The exact locations for connections and controllers is unknown at this time.
- Mulch: All planting beds shall be covered with mulch. Gravel, bark and pecan shell mulches will be used appropriately to add visual interest and protect soil moisture.
- The parking area trees selected for use at ABQ Uptown are appropriate to the challenges of arid, urban environments and will perform well in our climate and in the planting situations created at ABQ Uptown. These trees, which include deciduous and broad leaf evergreen species, have been chosen for their ability to withstand our environmental conditions (climate, soils, winds) and support the site program (shade, screening, color, scale) while reinforcing the desired high desert/southwest aesthetic. Due to the lack of empirical data on the pollution resistant qualities of trees native and adapted to the desert southwest, we have relied on our professional expertise and experience, and on the expertise of green industry (horticulture and plant nursery) professionals in choosing the trees for this arid, urban situation.



Key Plan N.T.S.

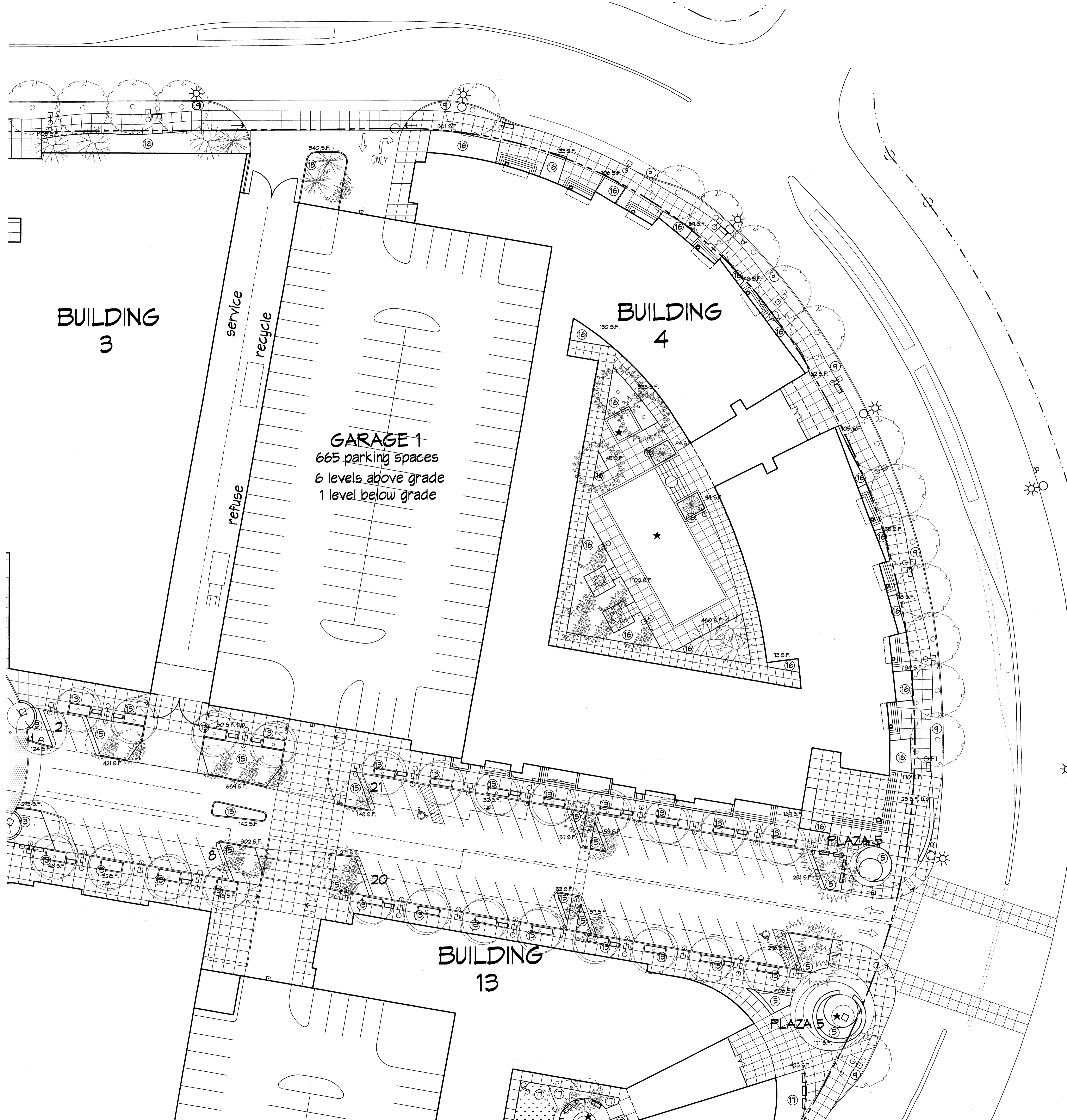
Owner	Hunt-Uptown, LLC
Planning Consultant	Denish + Kline Assoc., Inc.
Project Architect	Dekker/Perich/Sabatini
Project Engineer	Bohannon-Huston
Project Identity	Vaughn Wedden Creative



**DRB Submittal
Site Development Plan for Building Permit**

Furnishings Legend

- Pedestrian Scale Pole Light
- Area Pole Light height 20'-0"
- Existing Street Pole Light
- 5' Bench
- ★ 2' wide Fixed Seating
- ★ Water Feature
- Monument or Sign or Art
- ◇ Table and Chairs



Keyed Plant Palettes

- | | | | | | |
|--|---|--|---|---|---|
| <p>1 Palette 1 (Plaza 5)
Sagebrush Yucca
Parr's Agave
Prickly Pear Cactus
Sotol
Desertgrass
Threadgrass
Centennial Broom
Mexican Blue Sage
Angelia Daisy
Blue Flax
Desert Four-O'Clock
Gaura
Mexican Eve. Primrose
Moonshine Yarrow</p> | <p>2 Palette 2 (Plaza 2 and Access from Louisiana)
Chilapa
Raywood Ash
Parr's Agave
Prickly Pear Cactus
Tulsted Leaf Yucca
Regal Mist Muhlenbergia
Thread Grass
Mexican Blue Sage
Prostrate Rosemary
Angelia Daisy
Lavender
May Night Sage
Hummingbird Mint
Lavender
Mexican Eve. Primrose
Moonshine Yarrow</p> | <p>3 Palette 3 (Plaza 9 including Central Mesquite)
Escarpment Live Oak
Rio Grande Cottonwood
Sotol
Desertgrass
Centennial Broom
Mexican Blue Sage
Prostrate Rosemary
Angelia Daisy
Lavender
May Night Sage
Hummingbird Mint
Lavender
Mexican Eve. Primrose
Moonshine Yarrow</p> | <p>4 Palette 4 (Plaza 4)
Sagebrush Yucca
Parr's Agave
Desertgrass
Centennial Broom
Mexican Blue Sage
Angelia Daisy
Blue Flax
Desert Four-O'Clock
Gaura
Mexican Eve. Primrose
Moonshine Yarrow</p> | <p>5 Palette 5 (Plaza 5)
Chinquapin Oak
Desert Willow
Prickly Pear Cactus
Rosa Hesperosa
Desertgrass
Autumn Sage
Prostrate Rosemary
Angelia Daisy
Desert Four-O'Clock
Mexican Eve. Primrose
Gaura
Hummingbird Mint
Pouls Castle Sage
Thyme
Veronica
Trumpet Vine
Nistaria</p> | <p>6 Palette 6 (Plaza 6)
Chinquapin Oak
Desert Willow
Prickly Pear Cactus
Rosa Hesperosa
Desertgrass
Autumn Sage
Prostrate Rosemary
Angelia Daisy
Desert Four-O'Clock
Mexican Eve. Primrose
Gaura
Hummingbird Mint
Pouls Castle Sage
Thyme
Veronica
Trumpet Vine
Nistaria</p> |
| <p>7 Palette 7 (Plaza 7 and Service Area)
Arizona Rosewood
Texas Mountain Laurel
Parr's Agave
Prickly Pear Cactus
Blue Fescue
Autumn Sage
Shadscale
Boston Ivy
Dwarf Flumbago
Germander
Mexican Eve. Primrose
Penstemon
Prairie Sage
Pouls Castle Sage
White-tufted Eve. Prim.
Yerba Mansa
Trumpet Vine
Nistaria</p> | <p>8 Palette 8 (Louisiana Boulevard)
Canyon Hackberry
Parr's Agave
Prickly Pear Cactus
Sagebrush
Beargrass
Threadgrass
Apache Plume
Chamisa
Blue Flax
Desert Four-O'Clock
Desert Marigold
Hummingbird Mint
Lavender
Penstemon
White-tufted Eve. Prim.</p> | <p>9 Palette 9 (Uptown Loop Road)
Maverick Mesquite
Prickly Pear Cactus
Sagebrush
Beargrass
Purple Three Aun
Threadgrass
Apache Plume
Chamisa
Blanket Flower
Desert Four-O'Clock
Desert Marigold
Mexican Eve. Primrose
Penstemon
White-tufted Eve. Prim.</p> | <p>10 Palette 10 (Indian School Road)
Desert Willow
Agave
Prickly Pear Cactus
Sagebrush
Autumn Sage
Sotol
Big Bluestem
Buffalograss
Desertgrass
Regal Mist Muh.
Centennial Broom
Blue Mist Spirea
Rosemary
Angelia Daisy
Blue Flax
Desert Four-O'Clock
Gaura
Mexican Eve. Primrose
Moonshine Yarrow</p> | <p>11 Palette 11 (G Street Sidewalk)
Escarpment Live Oak
Blue Avena Grass
Regal Mist Muhlenbergia
Autumn Sage
Rosemary
Gaura
Mexican Eve. Primrose
Yerba Mansa</p> | <p>12 Palette 12 (G Street Parking Area Planters)
Lana Broom
Rosa Hesperosa
Regal Mist Muhlenbergia
Desert Four-O'Clock
Gaura
Mexican Eve. Primrose
Moonshine Yarrow
Penstemon
Prairie Sage</p> |
| <p>13 Palette 13 (Uptown Boulevard Sidewalk)
Texas Red Oak
Desertgrass
Blue Mist Spirea
Compact Mahonia
Dwarf Flumbago
Germander
Pouls Castle Sage</p> | <p>14 Palette 14 (Uptown Blvd. Parking Area Planters- West of Plaza 5)
Chaste Tree
New Mexico Olive
Tulsted Leaf Yucca
Bear Grass
Norman Tea
Angelia Daisy
Desert Four-O'Clock
Mexican Eve. Primrose
Penstemon</p> | <p>15 Palette 15 (Uptown Blvd. Parking Area Planters- East of Plaza 5)
New Mexico Olive
Tulsted Leaf Yucca
Blue Avena Grass
Sagebrush
Morman Tea
Angelia Daisy
Desert Four-O'Clock
Mexican Eve. Primrose
Penstemon</p> | <p>16 Palette 16 (Building 4)
Arizona Rosewood
Desert Willow
New Mexico Olive
New Mexico Olive
Oklahoma Redbud
Parr's Agave
Blue Avena Grass
Sagebrush
Autumn Sage
Sotol
Compact Mahonia
Butterfly Bush
Prostrate Rosemary
Sumac
Blue Flax
Desert Four-O'Clock
Dwarf Flumbago
Germander
Lavender
Moonshine Yarrow
Penstemon
Pouls Castle Sage</p> | <p>17 Palette 17 (Building 13)
Desert Willow
New Mexico Olive
Parr's Agave
Sagebrush
Blue Avena Grass
Sotol
Compact Mahonia
Butterfly Bush
Prostrate Rosemary
Sumac
Blue Flax
Desert Four-O'Clock
Dwarf Flumbago
Germander
Lavender
Moonshine Yarrow
Penstemon</p> | <p>18 Palette 18 (Foundation Planting)
Alger Pine
New Mexico Olive
Oklahoma Redbud
Blue Avena Grass
Sagebrush
Compact Mahonia
Curlyleaf Mountain Manogany
Juniper
Sumac
Western Sand Cherry
Litsea
Mexican Eve. Primrose
Penstemon
Prairie Sage
Nitecups</p> |
| <p>19 Palette 19 (NW Surface Parking Lot)
Chilapa
Prickly Pear Cactus
Tulsted Leaf Yucca
Bear Grass
Bird of Paradise
Centennial Broom
Lana Broom
Mexican Blue Sage
Angelia Daisy
Blue Flax
Mexican Eve. Primrose
Penstemon</p> | <p>20 Palette 20 (West Central Surface Parking Lot)
Oklahoma Redbud
Sotol
Prickly Pear Cactus
Tulsted Leaf Yucca
Bear Grass
Threadgrass
Bird of Paradise
Mexican Flame
Anisacanthus
Prostrate Rosemary
Angelia Daisy
Blanket Flower
Mexican Eve. Primrose
Penstemon</p> | <p>21 Palette 21 (East Central Surface Parking Lot)
Texas Mountain Laurel
Prickly Pear Cactus
Tulsted Leaf Yucca
Bear Grass
Autumn Sage
Bird of Paradise
Centennial Broom
Shadscale
Blanket Flower
Desert Four-O'Clock
Mexican Eve. Primrose
Penstemon</p> | | | |

Furnishings Legend

- Pedestrian Scale Pole Light
- Area Pole Light
- Existing Street Pole Light
- 5' Bench
- 2' wide Fixed Seating
- ★ Water Feature
- Monument or Sign or Art

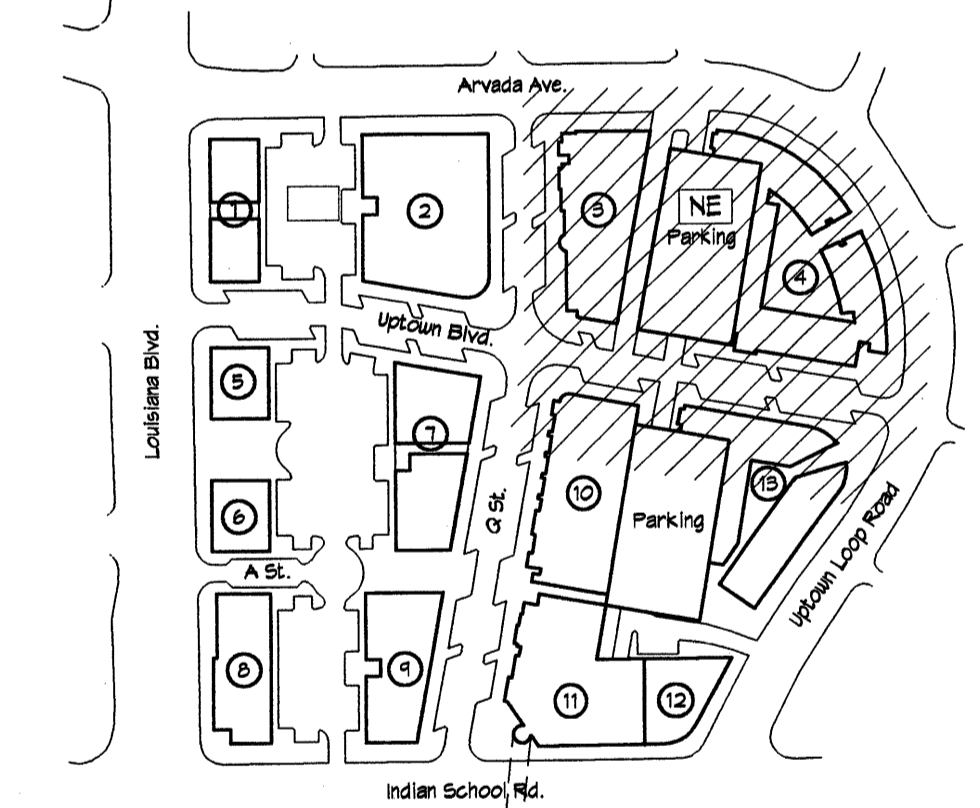
LANDSCAPE NOTES

1. Planning and irrigation installation details shall meet City of Albuquerque requirements. Each tree shall have a minimum of 36 feet of planting space.

2. The parking area trees selected for use at ABQ Uptown are appropriate to the challenges of arid, urban environments and will perform well in our climate and in the parking situations created at ABQ Uptown. These trees, which include deciduous and broad leaf evergreen species, have been chosen for their ability to withstand our environmental conditions (climate, soils, winds) and support the site program (shade, screening, color, scale) while reinforcing the desired high desert/southwest aesthetic. Due to the lack of empirical data on the pollution resistant qualities of trees native and adapted to the desert southwest, we have relied on our professional expertise and experience, and on the expertise of green industry (horticulture and plant nursery) professionals in choosing the trees for this arid, urban situation.

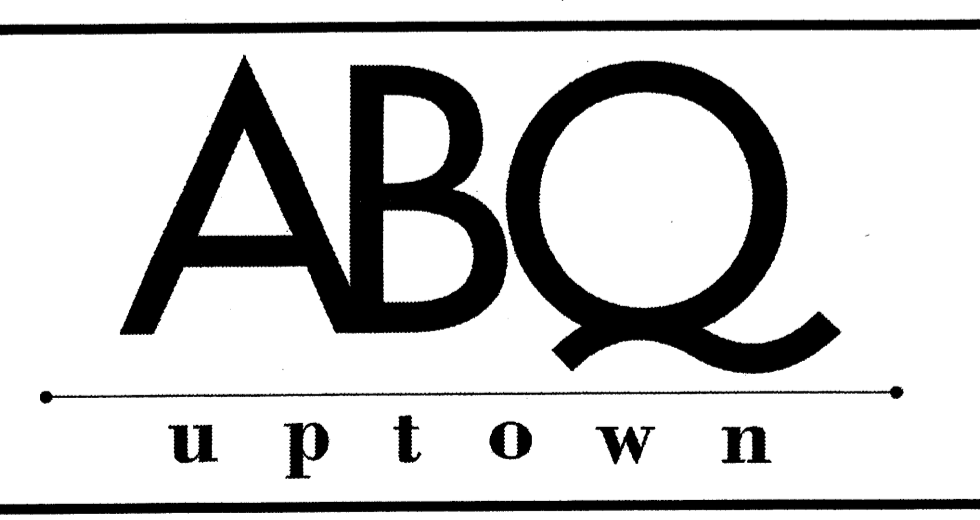
Tree Legend

- | sym. | botanical name/
common name |
|------|---|
| ● | TREES |
| ○ | Celtis reticulata/
Canyon Hackberry |
| ○ | Cercis reniformis/
Oklahoma Redbud |
| ○ | Chilopsis linearis/
Desert Willow |
| ○ | Chilatapa lachkentensis "Pink Dawn"/
Pink Dawn Chilatapa |
| ○ | Forestiera neomexicana/
New Mexico Olive |
| ○ | Fraxinus angustifolia "Raywood"/
Raywood Ash |
| ○ | Pinus eldarica/
Alghan Pine |
| ○ | Populus fremontii "Walizen"/
Rio Grande Valley Cottonwood |
| ○ | Prosopis glandulosa "Maverick"/
Maverick Thornless Texas
Honey Mesquite |
| ○ | Quercus buckleyi/
Texas Red Oak |
| ○ | Quercus fusiformis/
Escarpment Live Oak |
| ○ | Quercus muhlenbergia/
Chinquapin Oak |
| ○ | Sophora secundiflora/
Texas Mountain Laurel |
| ○ | Vauquelinia californica/
Arizona Rosewood |
| ○ | Vitex agnus-castus/
Chaste Tree |
| ○ | Yucca elata/
Sagebrush Yucca |

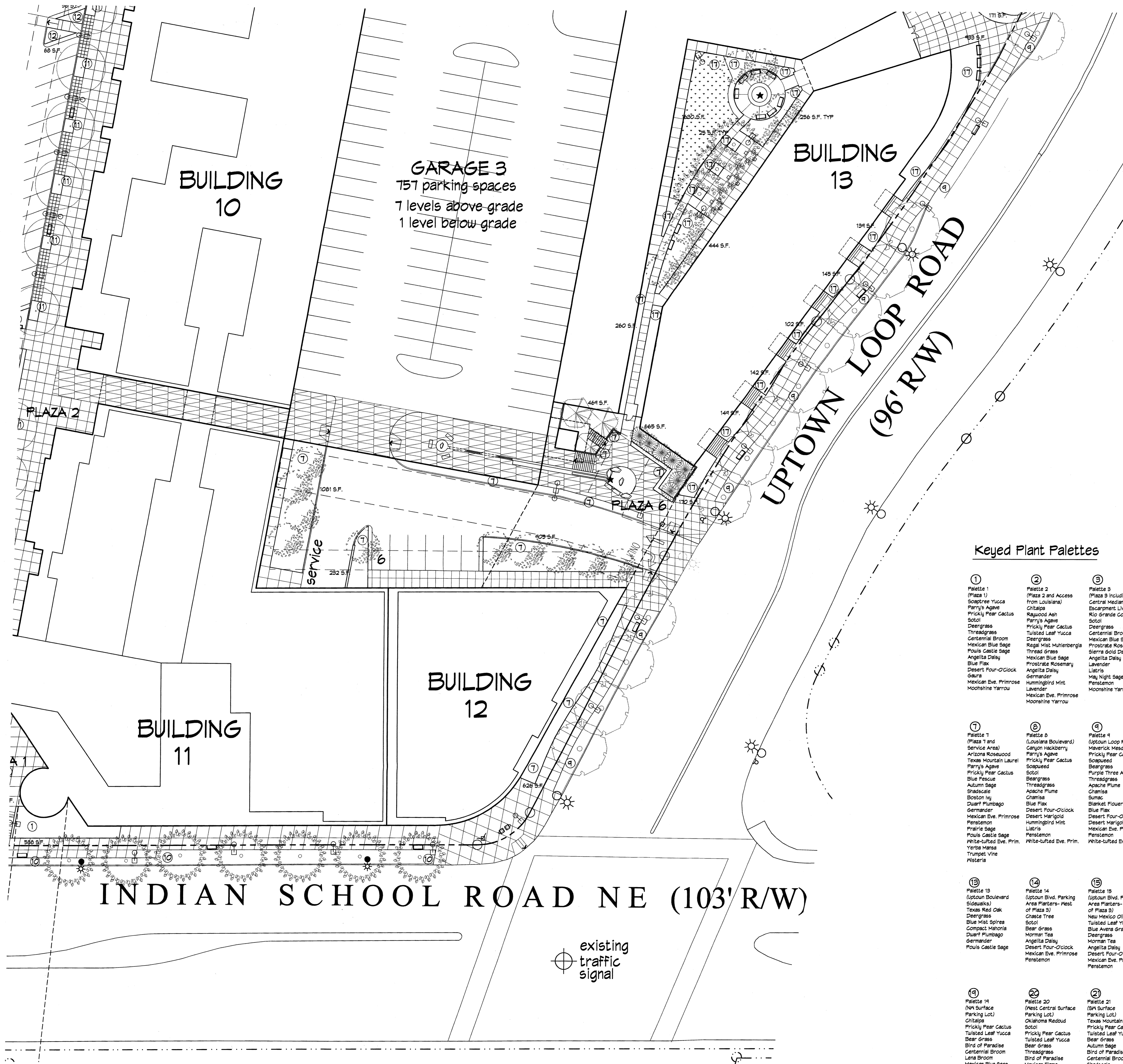


Key Plan N.T.S.

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



DRB Submittal
 Site Development Plan for Building Permit
 Enlarged Landscape and Plaza Plans (NE Quadrant) 04 of 14



Tree Legend

- | | |
|------|---|
| sym. | botanical name/
common name |
| | TREES |
| | Celtis reticulata/
Canyon Hackberry |
| | Cercia reniformis/
Oklahoma Redbud |
| | Chilopsis linearis/
Desert Willow |
| | Chilalpa tashkentensis 'Pink Dawn'/
Pink Dawn Chilalpa |
| | Forestiera neomexicana/
New Mexico Olive |
| | Fraxinus angustifolia 'Raywood'/
Raywood Ash |
| | Pinus eldarica/
Afghan Pine |
| | Populus fremontii 'Nielzenli'/
Rio Grande Valley Cottonwood |
| | Prosopis glandulosa 'Maverick'/
Maverick-Thornless Texas
Honey Mesquite |
| | Quercus buckleyi/
Texas Red Oak |
| | Quercus fusiformis/
Escarpment Live Oak |
| | Quercus muhlenbergii/
Chinoquapin Oak |
| | Sophora secundiflora/
Texas Mountain Laurel |
| | Vauquelinia californica/
Arizona Rosewood |
| | Vibex agnus-castus/
Chaste Tree |
| | Yucca elata/
Scaepree Yucca |

LANDSCAPE NOTES

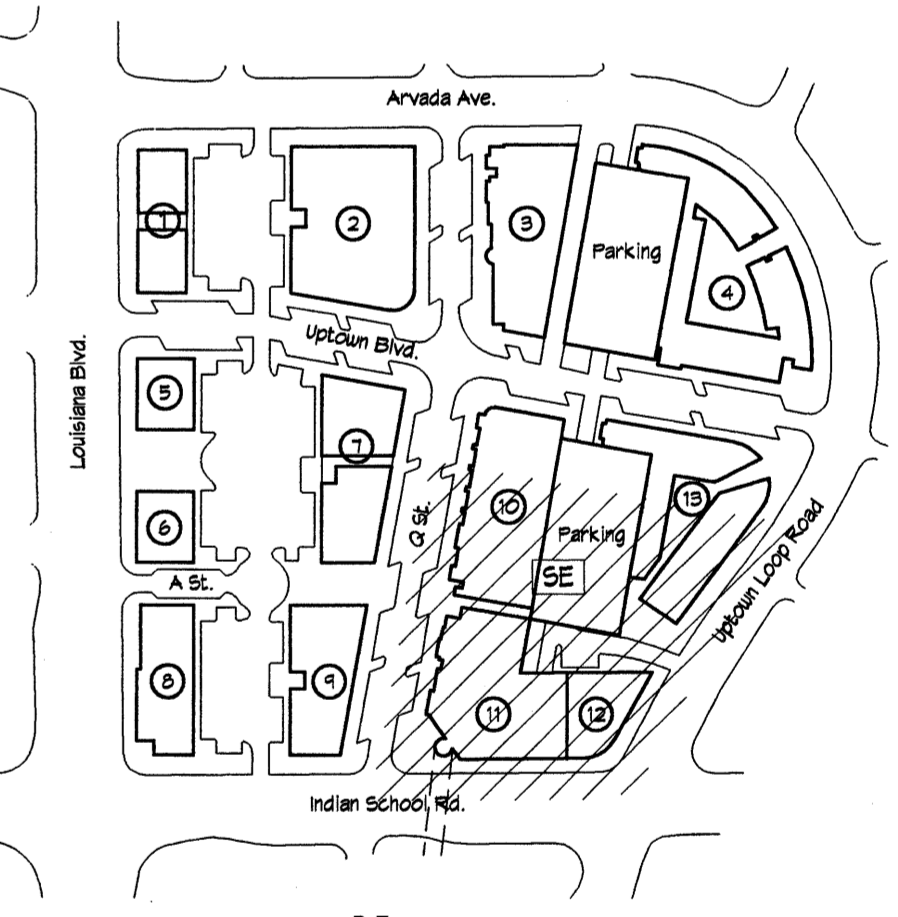
- Planting and irrigation installation details shall meet City of Albuquerque requirements. Each tree shall have a minimum of 96 feet of planting space.
- The parking area trees selected for use at ABQ Uptown are appropriate to the challenges of arid, urban environments and will perform well in our climate and in the planting situations created at ABQ Uptown. These trees, which include deciduous and broad leaf evergreen species, have been chosen for their ability to withstand our environmental conditions (climate, soils, winds) and support the site program (shade, screening, color, scale) while reinforcing the desired high desert/southwest aesthetic. Due to the lack of empirical data on the pollution resistant qualities of trees native and adapted to the desert southwest, we have relied on our professional expertise and experience, and on the expertise of green industry (horticulture and plant nursery) professionals in choosing the trees for this arid, urban situation.

Furnishings Legend

- | | | | |
|--|--|--|-------------------------|
| | Pedestrian Scale Pole Light
Height 15'-0" | | 5' Bench |
| | Area Pole Light
Height 20'-0" | | 2' wide Fixed Seating |
| | Existing Street Pole Light | | Water Feature |
| | | | Monument or Sign or Art |

Keyed Plant Palettes

- | | | | | | |
|--|--|---|--|--|---|
| <p>1
Palette 1
(Plaza 1)
Scaepree Yucca
Parrly's Agave
Prickly Pear Cactus
Sotol
Deergress
Threadgrass
Centennial Broom
Mexican Blue Sage
Pouls Castle Sage
Mexican Blue Sage
Angelita Daisy
Blue Flax
Desert Four-O'clock
Gaura
Mexican Eve, Primrose
Moonshine Yarrow</p> | <p>2
Palette 2
(Plaza 2 and Access
From Louisiana)
Chilalpa
Raywood Ash
Parrly's Agave
Prickly Pear Cactus
Threadgrass
Centennial Broom
Mexican Blue Sage
Pouls Castle Sage
Angelita Daisy
Blue Flax
Desert Four-O'clock
Gaura
Mexican Eve, Primrose
Moonshine Yarrow</p> | <p>3
Palette 3
(Plaza 3 including
Central Median)
Escarpment Live Oak
Rio Grande Cottonwood
Sotol
Deergress
Centennial Broom
Mexican Blue Sage
Prostrate Rosemary
Sierra Gold Daisy
Angelita Daisy
Lavender
Liatris
May Night Sage
Penstemon
Moonshine Yarrow</p> | <p>4
Palette 4
(Plaza 4)
Scaepree Yucca
Escarpment Live Oak
Deergress
Centennial Broom
Blue Flax
Desert Four-O'clock
Liatris
Moonshine Yarrow</p> | <p>5
Palette 5
(Plaza 5)
Chaste Tree
Prickly Pear Cactus
Deergress
Autumn Sage
Prostrate Rosemary
Angelita Daisy
Desert Four-O'clock
Mexican Eve, Primrose
Penstemon
Prairie Sage</p> | <p>6
Palette 6
(Plaza 6)
Chinoquapin Oak
Desert Willow
Deergress
Sports Blend Grass
Autumn Sage
Prostrate Rosemary
Butterfly Bush
Prostrate Rosemary
Blue Flax
Gaura
Germander
Hummingbird Mint
Pouls Castle Sage
Thyme
Veronica
Trumpet Vine
Nistaria</p> |
| <p>7
Palette 7
(Plaza 7 and
Service Area)
Canyon Hackberry
Arizona Rosewood
Texas Mountain Laurel
Parrly's Agave
Prickly Pear Cactus
Blue Flax
Autumn Sage
Shadescape
Boston Ivy
Dwarf Plumbeo
Germander
Mexican Eve, Primrose
Penstemon
Prairie Sage
Pouls Castle Sage
White-tufted Eve, Prim.
Yerba Mansa
Trumpet Vine
Nistaria</p> | <p>8
Palette 8
(Louisiana Boulevard)
Canyon Hackberry
Arizona Rosewood
Texas Mountain Laurel
Parrly's Agave
Prickly Pear Cactus
Scaepree Yucca
Deergress
Threadgrass
Apache Plume
Chamisa
Blanket Flower
Blue Flax
Desert Four-O'clock
Desert Marigold
Hummingbird Mint
Liatris
Penstemon
White-tufted Eve, Prim.
Yerba Mansa</p> | <p>9
Palette 9
(Uptown Loop Road)
Maverick Mesquite
Prickly Pear Cactus
Scaepree Yucca
Purple Three Aun
Deergress
Apache Plume
Chamisa
Blanket Flower
Blue Flax
Desert Four-O'clock
Desert Marigold
Hummingbird Mint
Liatris
Penstemon
White-tufted Eve, Prim.
Yerba Mansa</p> | <p>10
Palette 10
(Indian School Road)
Escarpment Live Oak
Agave
Prickly Pear Cactus
Scaepree Yucca
Sotol
Big Bluestem
Buffalograss
Deergress
Ragwort
Blue Flax
Angelita Daisy
Blue Flax
Desert Four-O'clock
Gears
Mexican Eve, Primrose
Moonshine Yarrow</p> | <p>11
Palette 11
(Q Street Sidewalks)
Escarpment Live Oak
Blue Avena Grass
Ragwort
Autumn Sage
Pouls Castle Sage
Yerba Mansa</p> | <p>12
Palette 12
(Q Street Parking
Area Planters)
Lena Broom
Ragwort
Autumn Sage
Deergress
Gaura
Mexican Eve, Primrose
Moonshine Yarrow
Penstemon
Prairie Sage</p> |
| <p>13
Palette 13
(Uptown Boulevard
Sidewalk)
Texas Red Oak
Deergress
Blue Mist Spirea
Compact Mahonia
Dwarf Plumbeo
Germander
Mexican Eve, Primrose
Penstemon
Prairie Sage
Pouls Castle Sage
White-tufted Eve, Prim.
Yerba Mansa
Trumpet Vine
Nistaria</p> | <p>14
Palette 14
(Uptown Blvd. Parking
Area Planter - West
of Plaza 3)
Chaste Tree
Sotol
Bear Grass
Mormon Tea
Angelita Daisy
Desert Four-O'clock
Mexican Eve, Primrose
Penstemon</p> | <p>15
Palette 15
(Uptown Blvd. Parking
Area Planter - East
of Plaza 3)
New Mexico Olive
Tulsted Leaf Yucca
Bear Grass
Deergress
Mormon Tea
Angelita Daisy
Desert Four-O'clock
Mexican Eve, Primrose
Penstemon</p> | <p>16
Palette 16
(Building 4)
Arizona Rosewood
Desert Willow
New Mexico Olive
Oklahoma Redbud
Parrly's Agave
Scaepree Yucca
Blue Avena Grass
Blue Fescue
Autumn Sage
Compact Mahonia
Butterfly Bush
Prostrate Rosemary
Suncor
Desert Four-O'clock
Dwarf Plumbeo
Germander
Lavender
Moonshine Yarrow
Penstemon</p> | <p>17
Palette 17
(Building 13)
Arizona Rosewood
New Mexico Olive
Parrly's Agave
Oklahoma Redbud
Blue Avena Grass
Sports Blend Grass
Autumn Sage
Compact Mahonia
Butterfly Bush
Prostrate Rosemary
Blue Flax
Desert Four-O'clock
Dwarf Plumbeo
Germander
Lavender
Moonshine Yarrow
Penstemon</p> | <p>18
Palette 18
(Foundation
Planting)
Afghan Pine
New Mexico Olive
Oklahoma Redbud
Blue Avena Grass
Buffalograss
Compact Mahonia
Ragwort
Juniper
Suncor
Western Sand Cherry
Liatris
Mexican Eve, Primrose
Penstemon
Prairie Sage
Winecups</p> |
| <p>19
Palette 19
(NVA Surface
Parking Lot)
Chilalpa
Prickly Pear Cactus
Tulsted Leaf Yucca
Bear Grass
Bird of Paradise
Centennial Broom
Lena Broom
Mexican Blue Sage
Angelita Daisy
Blue Flax
Mexican Eve, Primrose
Penstemon</p> | <p>20
Palette 20
(West Central Surface
Parking Lot)
Chilalpa
Sotol
Prickly Pear Cactus
Tulsted Leaf Yucca
Bear Grass
Mormon Tea
Angelita Daisy
Prostrate Rosemary
Blanket Flower
Mexican Eve, Primrose
Penstemon</p> | <p>21
Palette 21
(SA Surface
Parking Lot)
Texas Mountain Laurel
Prickly Pear Cactus
Tulsted Leaf Yucca
Bear Grass
Autumn Sage
Bird of Paradise
Centennial Broom
Shadescape
Blanket Flower
Desert Four-O'clock
Mexican Eve, Primrose
Penstemon</p> | <p>22
Palette 22
(SA Surface
Parking Lot)
Lavender
Moonshine Yarrow
Penstemon</p> | | |



Key Plan N.T.S.

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



DRB Submittal
 Site Development Plan for Building Permit

Enlarged Landscape and Plaza Plans (SE Quadrant) 06 of 14

SCALE: 1" = 20'-0" 23 June 2004 Project #1002247

General Notes

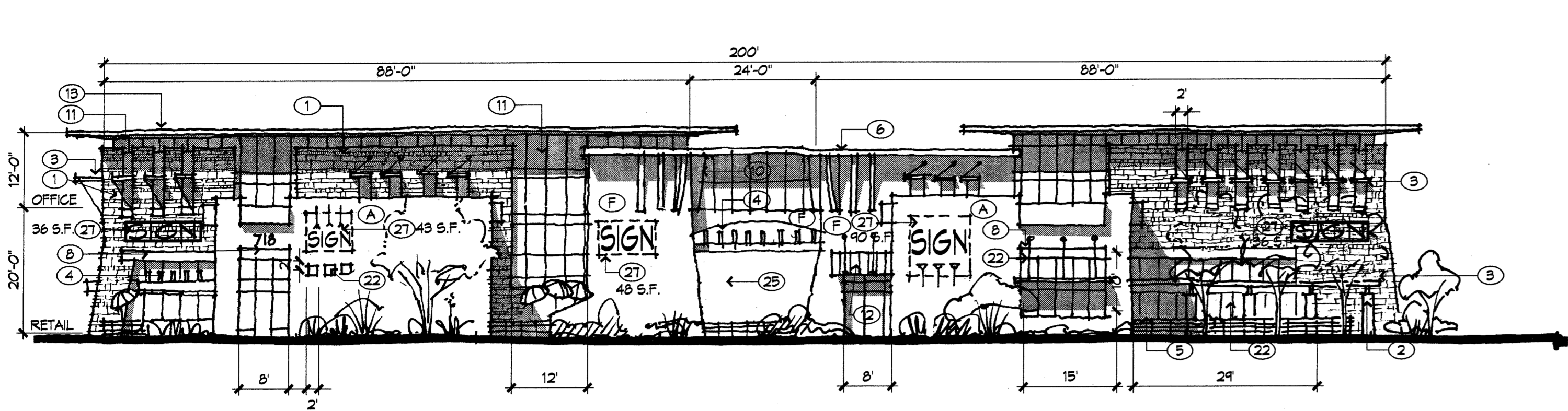
- A. All building facades shall be composed of a combination of the design elements shown or described in this plan. Design elements include, as examples, the building colors, masonry, windows and doors, trellises and portals. These design elements need not be arranged as shown on this plan, but may 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

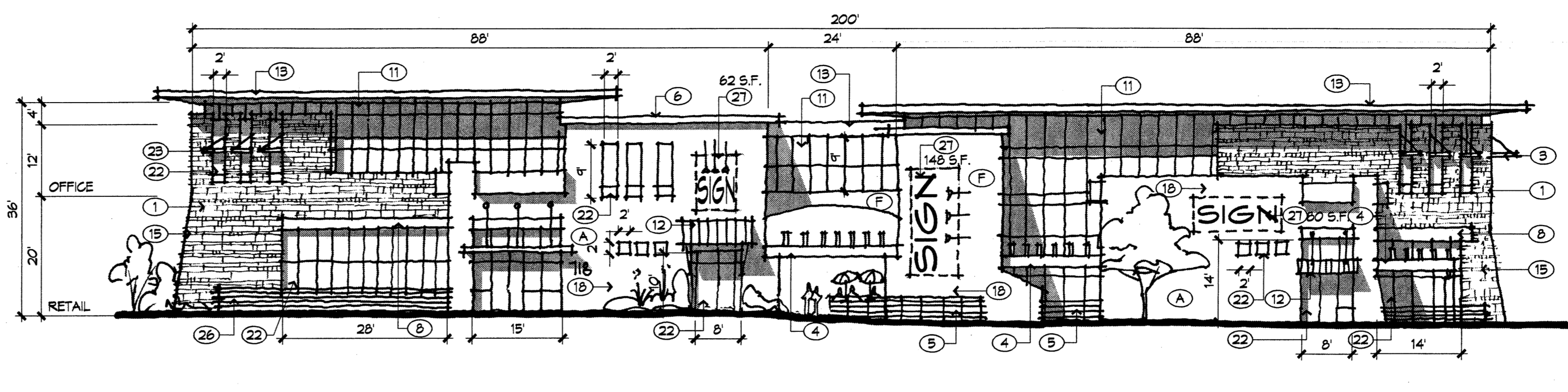
1. STACKED STONE OR CULTURED STONE VENEER
2. STACKED STONE OR CULTURED STONE VENEER COLUMN
3. PAINTED STEEL SHADE CANOPY
4. PAINTED STEEL TRELLIS
5. PAINTED STEEL RAILING
6. STUCCO OR STONE COPING
7. STUCCO OR STONE WINDOW SILL
8. STUCCO OR STONE LANTERN
9. STUCCO OR WOOD CORBEL
10. PRE-FINISHED METAL 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. WALL MOUNTED SIGNAGE, INTERNALLY OR EXTERNALLY LIT TO COMPLY WITH DARK SKIES ORDINANCE
28. FEDETRIAN BRIDGE, DESIGN AS SHOWN IS FOR ILLUSTRATIVE PURPOSE ONLY.
29. STUCCO CONTROL JOINT
30. FEDETRIAN WALKWAY BETWEEN BUILDINGS
31. PAINTED METAL GRILLE AT OPENING IN WALL
32. 8" x 10" 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

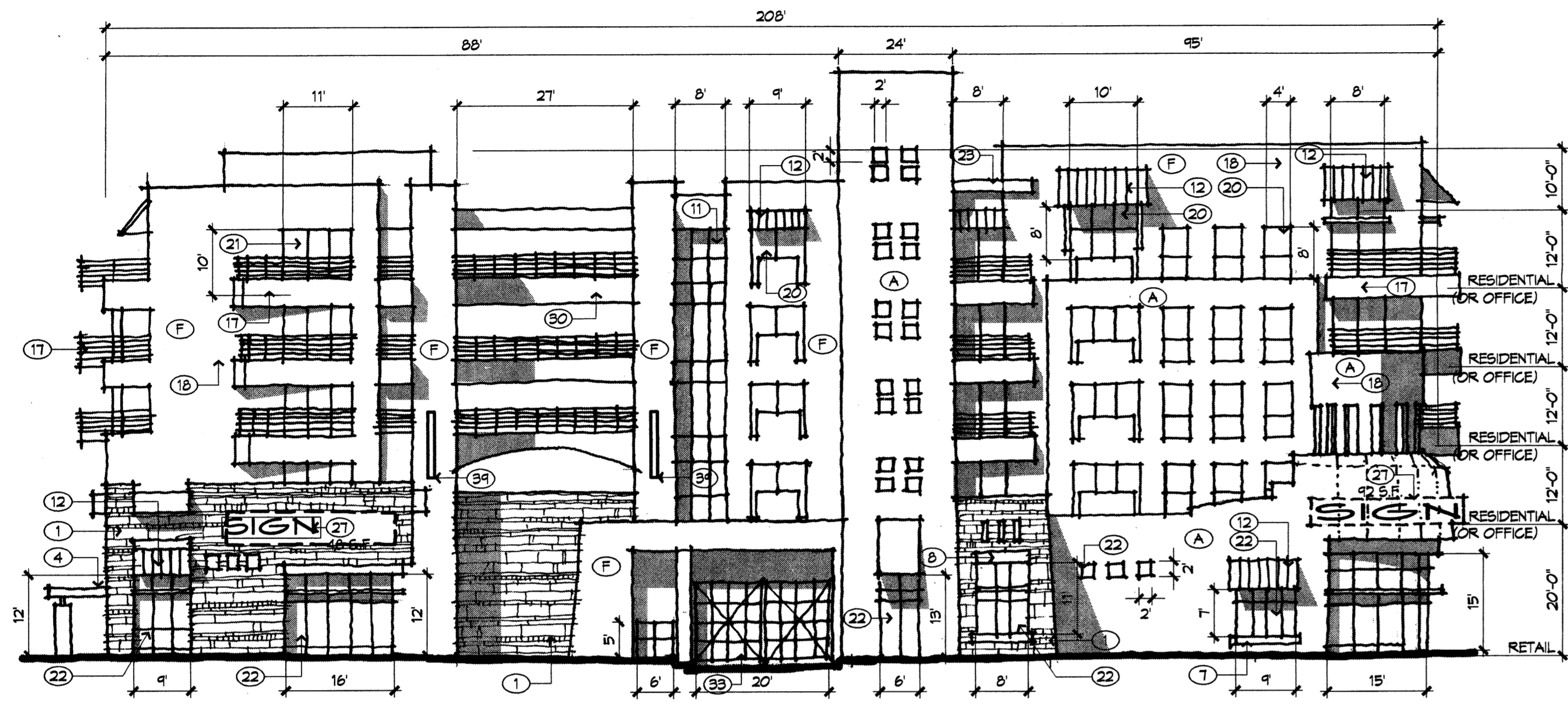
F. FIELD COLOR	A. ACCENT COLOR
Tan	Red
Grey	Orange
Mauve	Purple
Yellow	Green
Brown	Yellow
	Blue



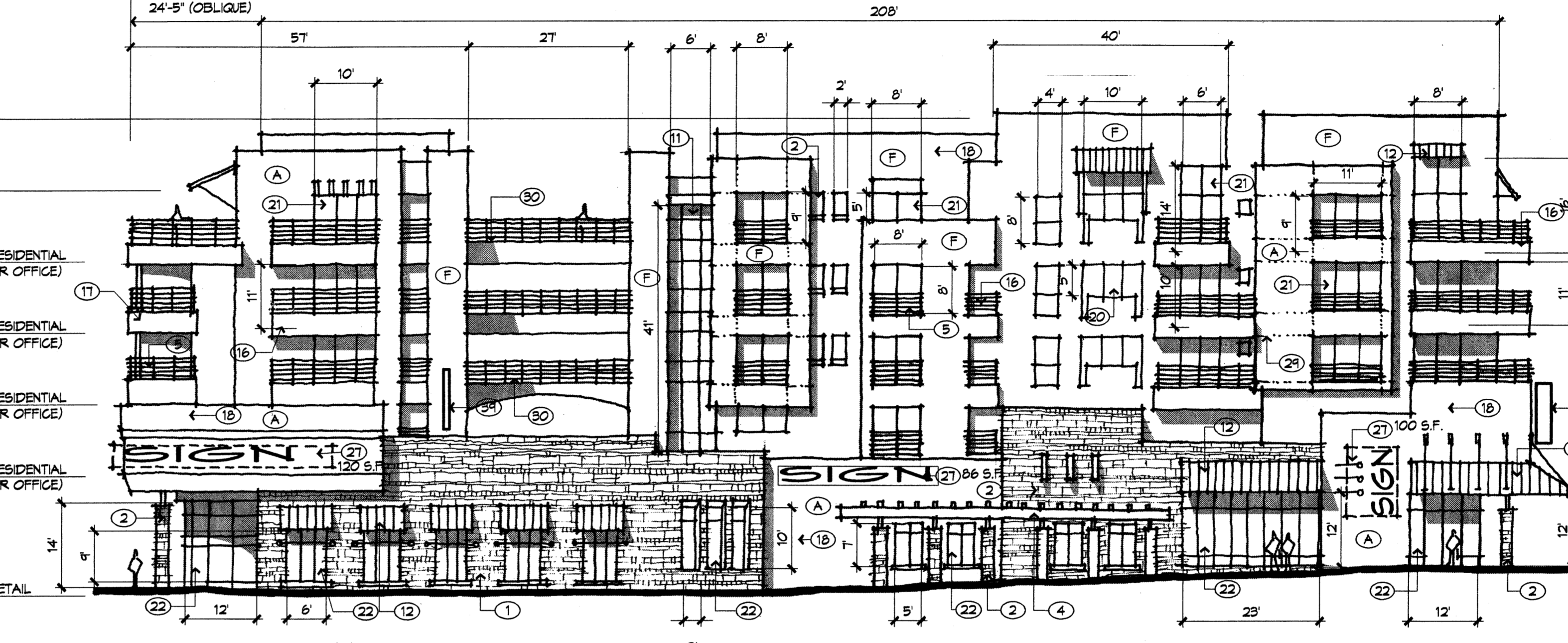
A Building 1 - West Elevation
1/16" = 1'-0"



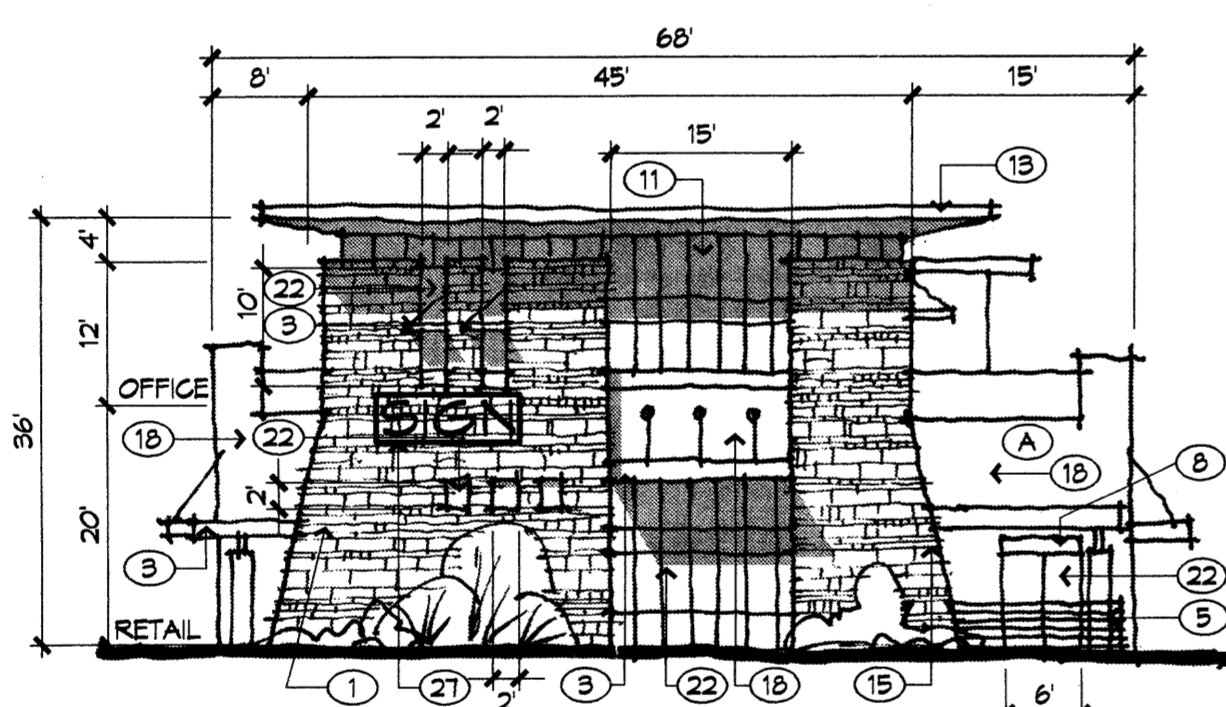
B Building 1 - East Elevation
1/16" = 1'-0"



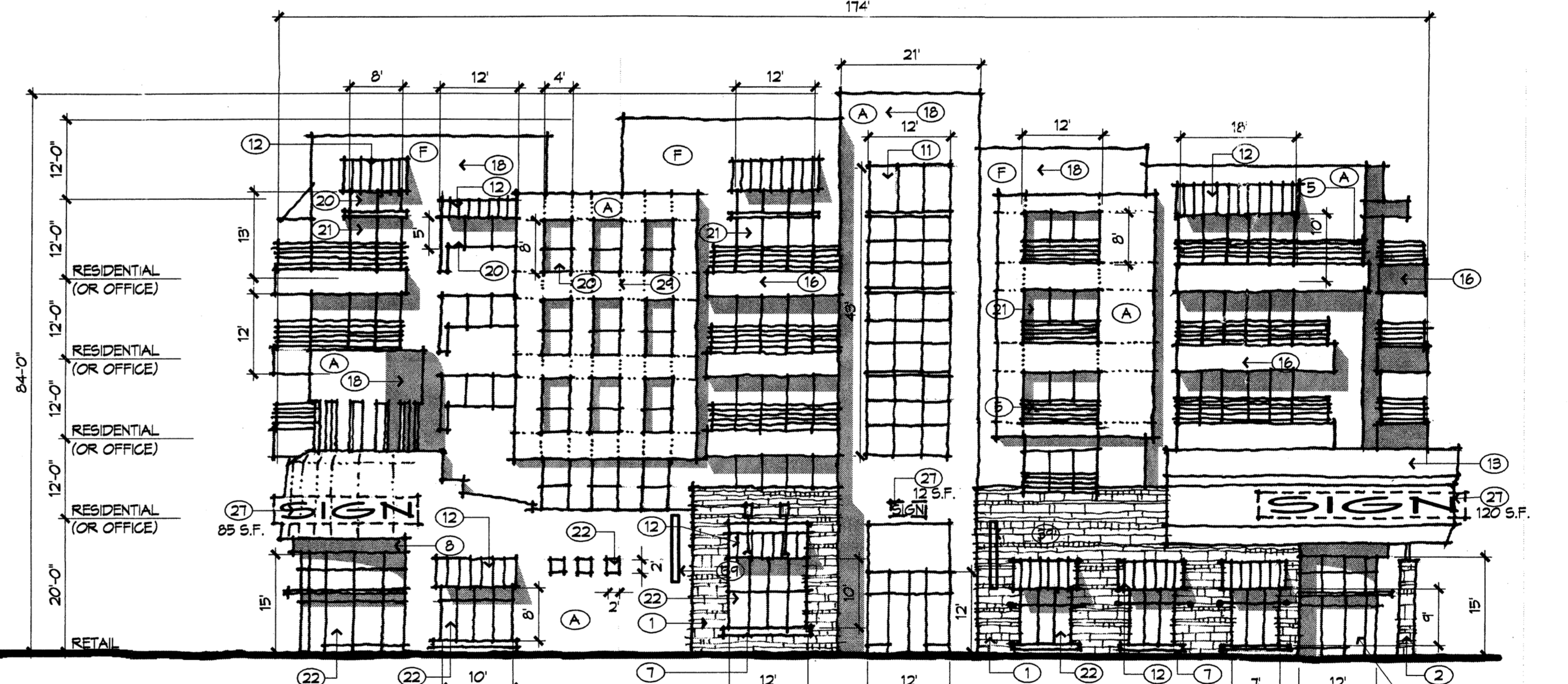
C Building 2 - West Elevation
1/16" = 1'-0"



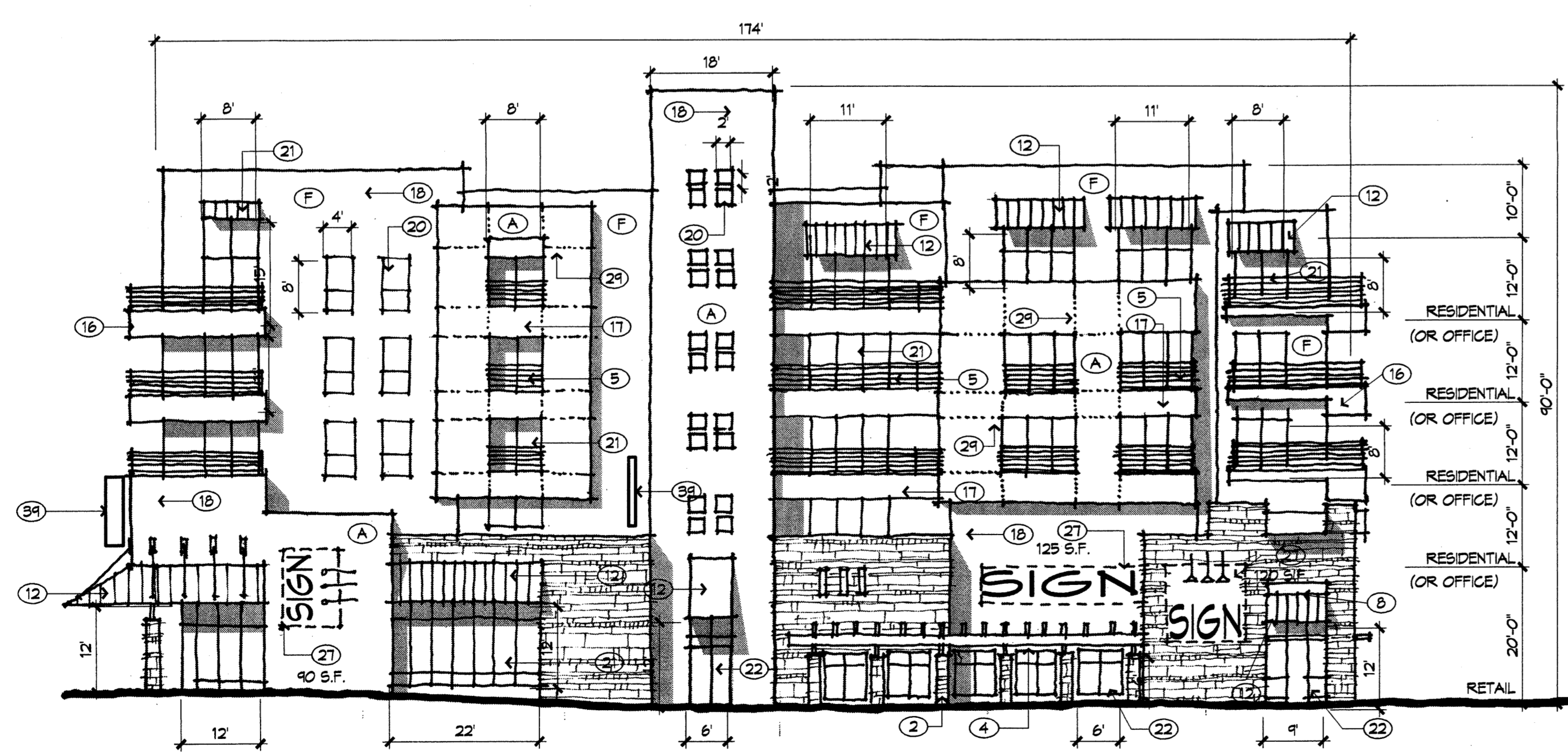
D Building 2 - East Elevation
1/16" = 1'-0"



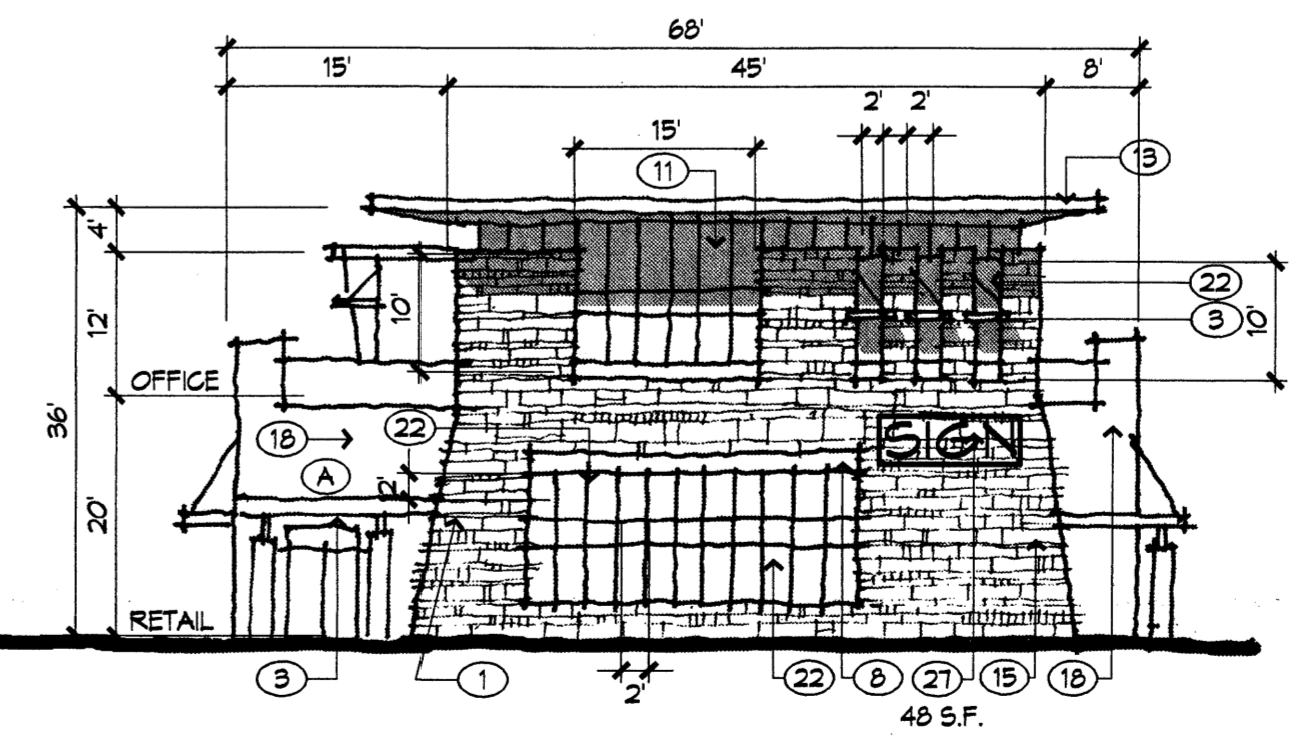
E Building 1 - South Elevation
1/16" = 1'-0"



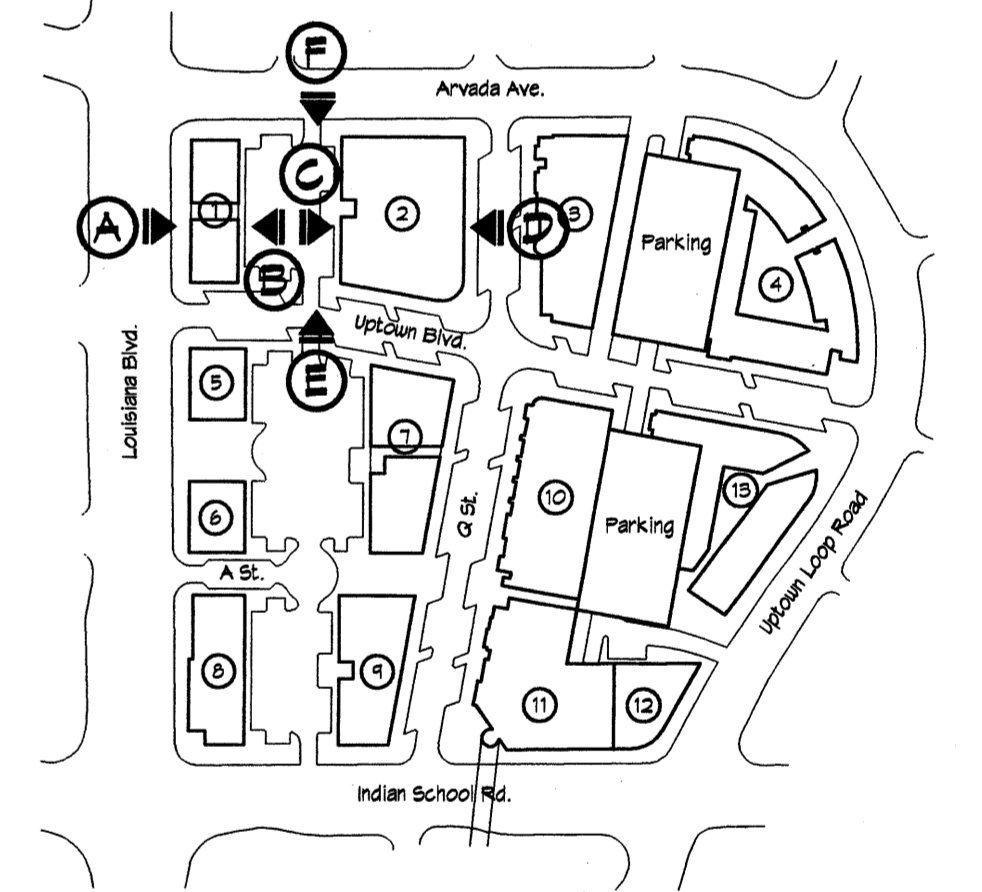
E Building 2 - South Elevation
1/16" = 1'-0"



F Building 2 - North Elevation
1/16" = 1'-0"



F Building 1 - North Elevation
1/16" = 1'-0"



Key Plan N.T.S.

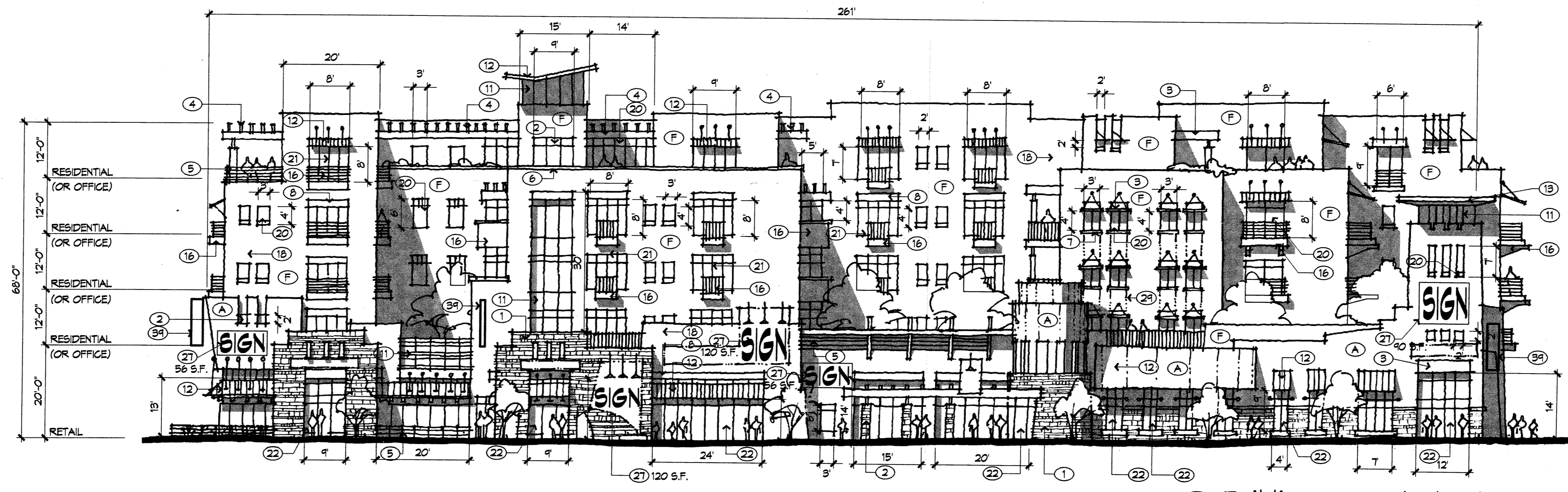
Owner	Hunt-Uptown, LLC
Planning Consultant	Denish + Kline Assoc., Inc.
Project Architect	Dekker/Perich/Sabatini
Project Engineer	Bohannon-Huston
Project Identity	Vaughn Wedeen Creative



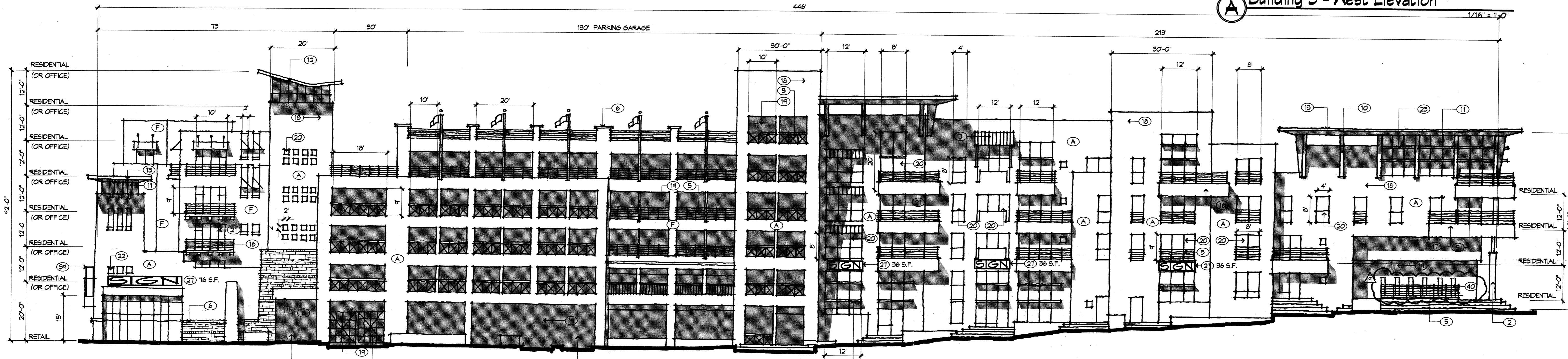
DRB Submittal
Site Development Plan for Building Permit

Building Elevations 1 07 of 14

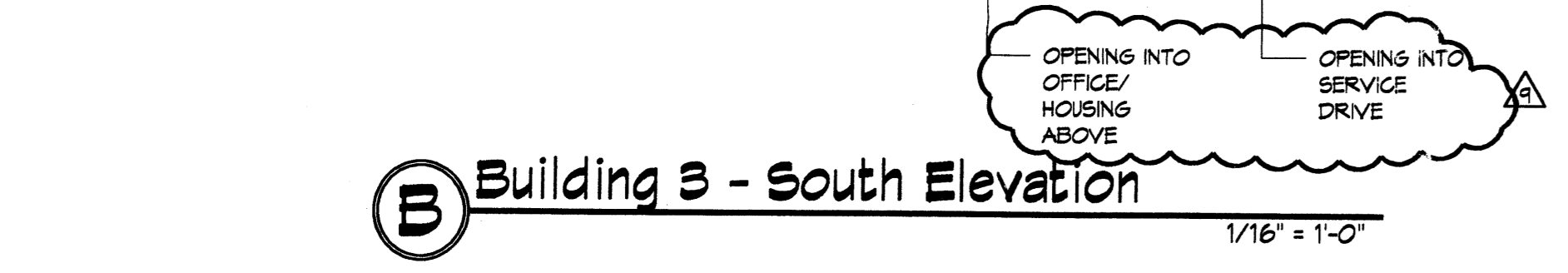
23 June 2004
Project #1002247



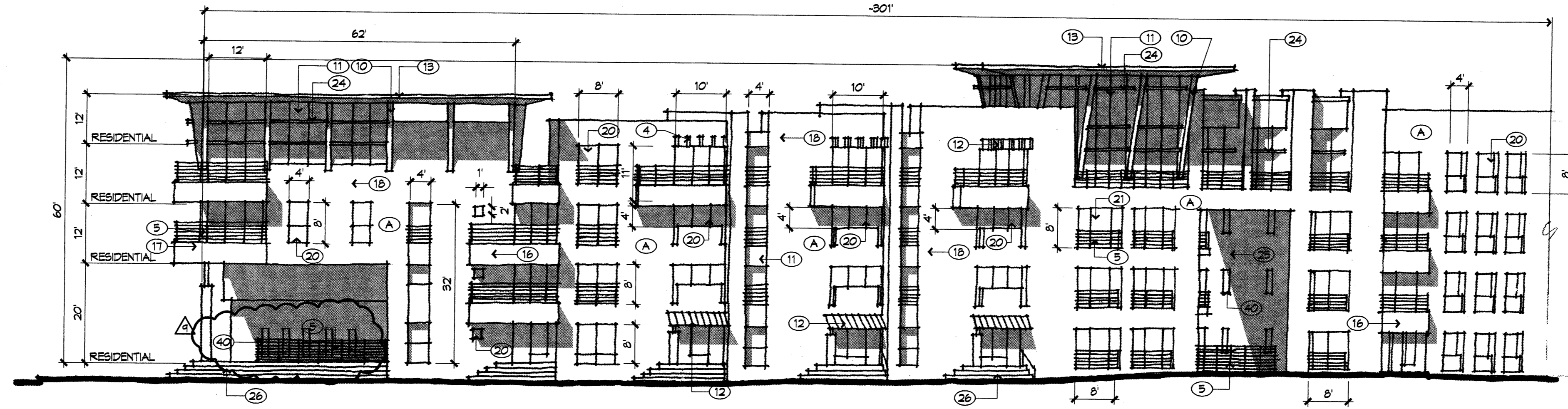
A Building 3 - West Elevation
1/16" = 1'-0"



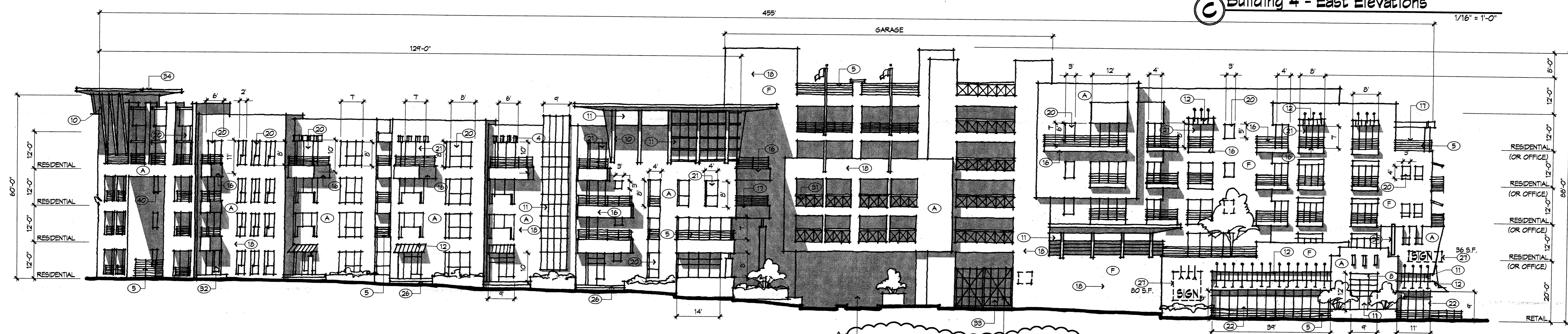
B Building 4 - South Elevation
1/16" = 1'-0"



B Building 3 - South Elevation
1/16" = 1'-0"



C Building 4 - East Elevation
1/16" = 1'-0"



D Building 4 - North Elevation
1/16" = 1'-0"



D Building 3 - North Elevation
1/16" = 1'-0"

General Notes

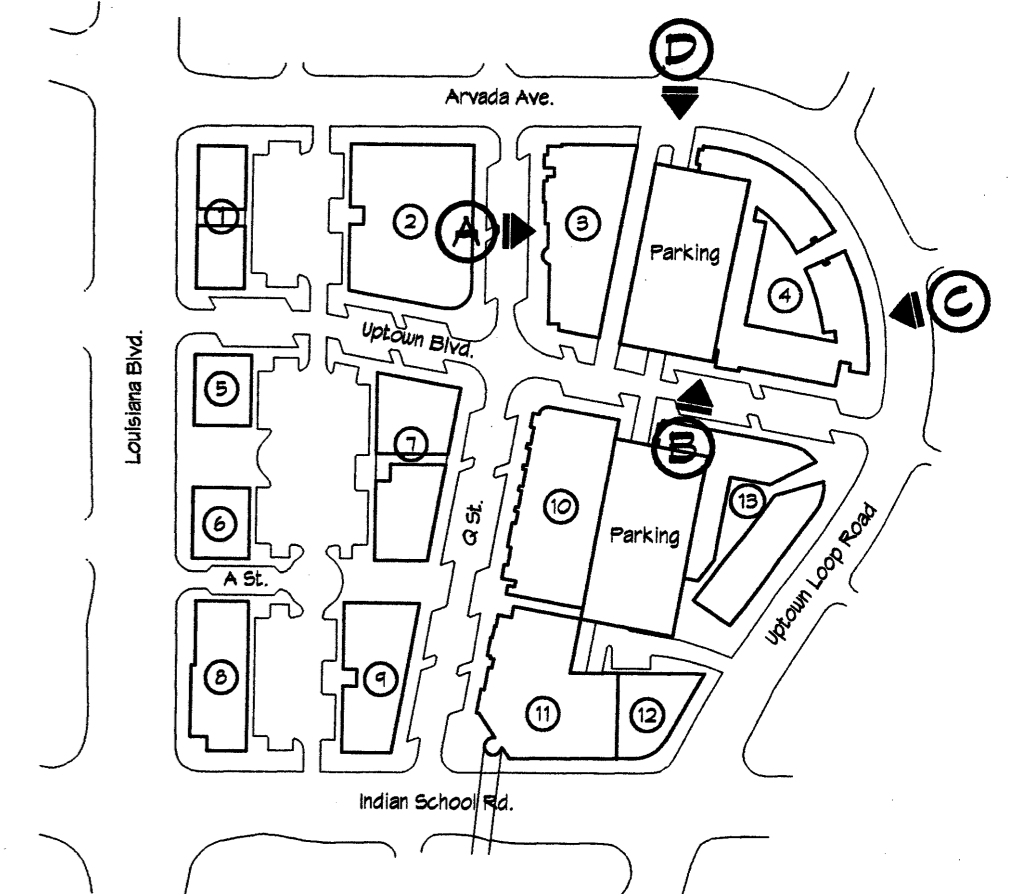
- A. All building facades shall be composed of a combination of the design elements shown or described in this plan. Design elements include, as examples, the building colors, masonry windows and doors, trellises and portals. These design elements need not be arranged as shown on this plan, but may be freely interchanged to accommodate future tenants.
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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 CORSEL
10. PRE-FINISHED METAL VERTICAL BRACKETS
11. TRANSLUCENT WINDOW GLAZING SYSTEM
12. METAL ROOF/ANNING
13. PRE-FINISHED METAL ROOF COPING
14. RECESSED OPENING IN PARAPET
15. BATTERED PALL 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
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27. WALL MOUNTED SIGNAGE; INTERNALLY OR EXTERNALLY LIT TO COMPLY WITH DARK SKIES ORDINANCE
28. PEDESTRIAN BRIDGE; DESIGN AS FOR ILLUSTRATIVE PURPOSE ONLY.
29. STUCCO CONTROL JOINT
30. PEDESTRIAN WALKWAY BETWEEN BUILDINGS
31. PAINTED METAL GRILLE AT OPENING IN WALL
32. 5X6'8" RESIDENTIAL DOOR
33. PARKING GARAGE AUTOMOBILE DOOR
34. HORIZONTAL METAL ROOF STRUCTURE
35. GLASS OVERHEAD GARAGE DOOR
36. DISPLAY WINDOW
37. TEMBLE SHADE STRUCTURE
38. EXPOSED BEAMS
39. BLADE SIGN
40. NARROW FLANGED ALUMINUM WINDOW

Exterior Color Notes

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



Key Plan N.T.S.

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



DRB Submittal
 Site Development Plan for Building Permit

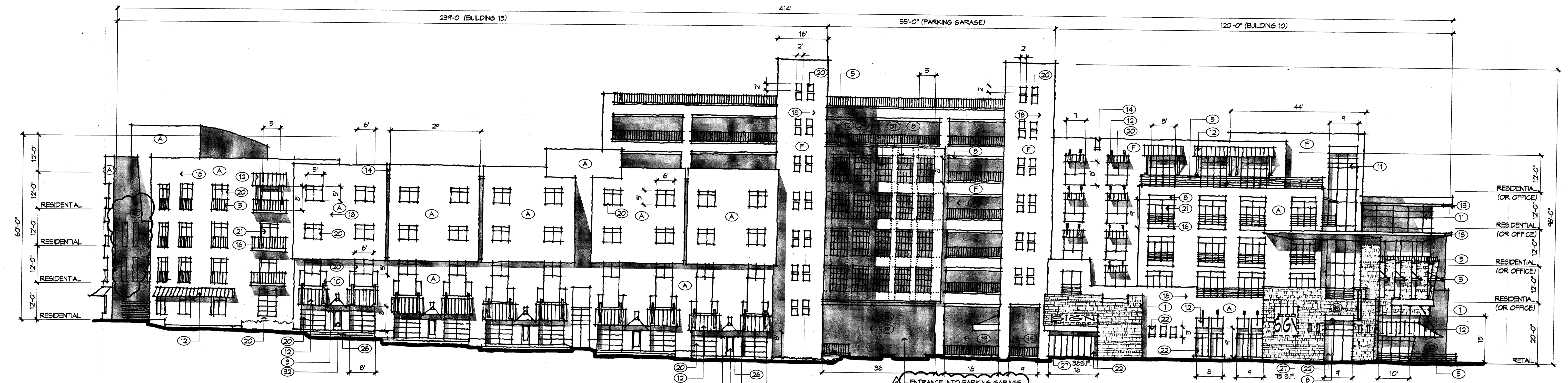
Building Elevations 2 08 of 14

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, massing, 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.
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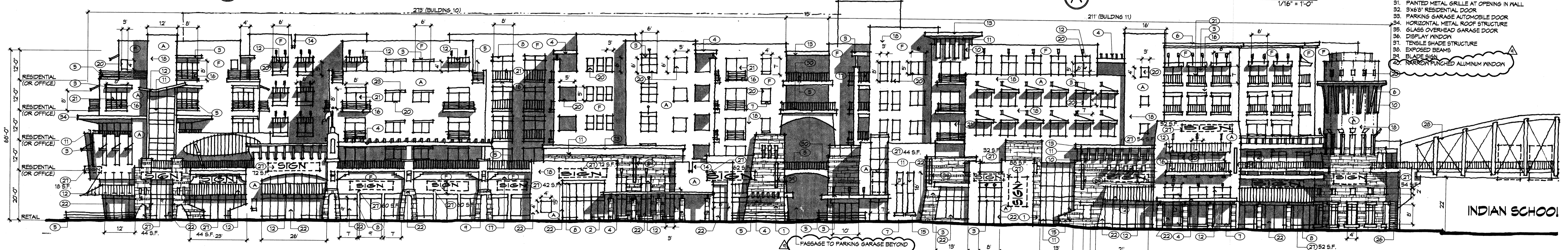
Keyed Notes

- 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 FINISHING
- 13. PRE-FINISHED METAL ROOF COPING
- 14. RECESSED OPENING IN PARAPET
- 15. BATTERED MALL ELEMENT
- 16. CANTILEVERED BALCONY WITH PAINTED METAL RAIL
- 17. BALCONY STRUCTURE
- 18. STUCCO
- 19. OPENING IN MALL 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
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- 30. PEDESTRIAN WALKWAY BETWEEN BUILDINGS
- 31. PAINTED METAL GRILLE AT OPENING IN WALL
- 32. 3'x6' 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
- 40. BLACK FINISHED ALUMINUM WINDOW



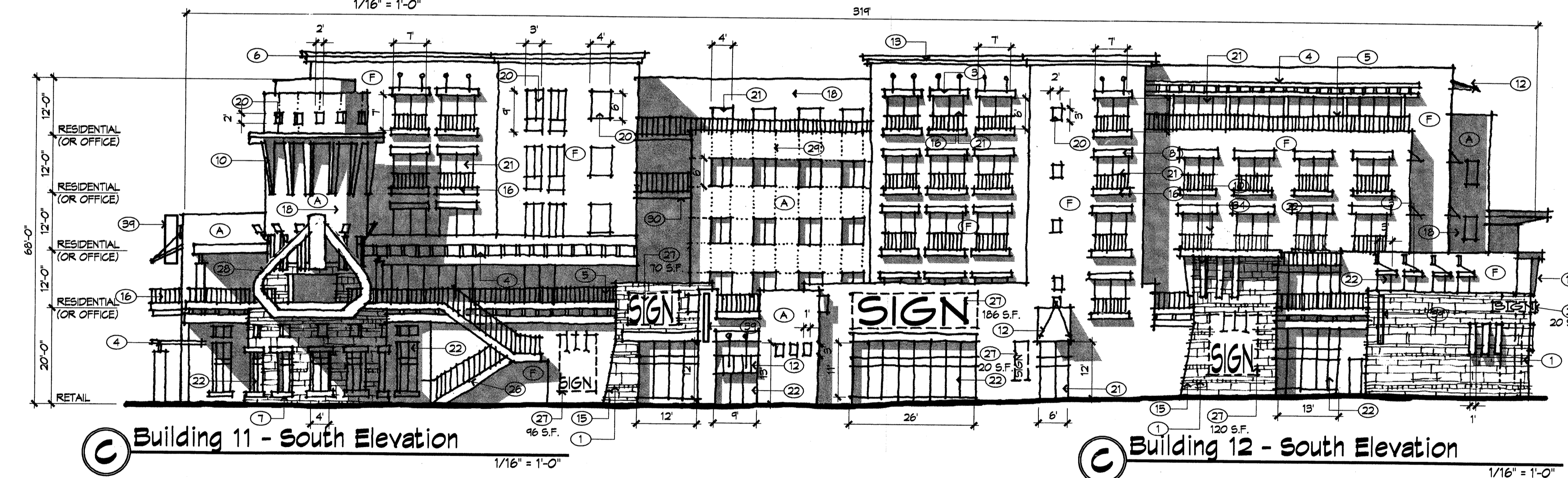
A Building 13 - North Elevation
1/16" = 1'-0"

A Building 10 - North Elevation
1/16" = 1'-0"



B Building 10 - West Elevation
1/16" = 1'-0"

B Building 11 - West Elevation
1/16" = 1'-0"

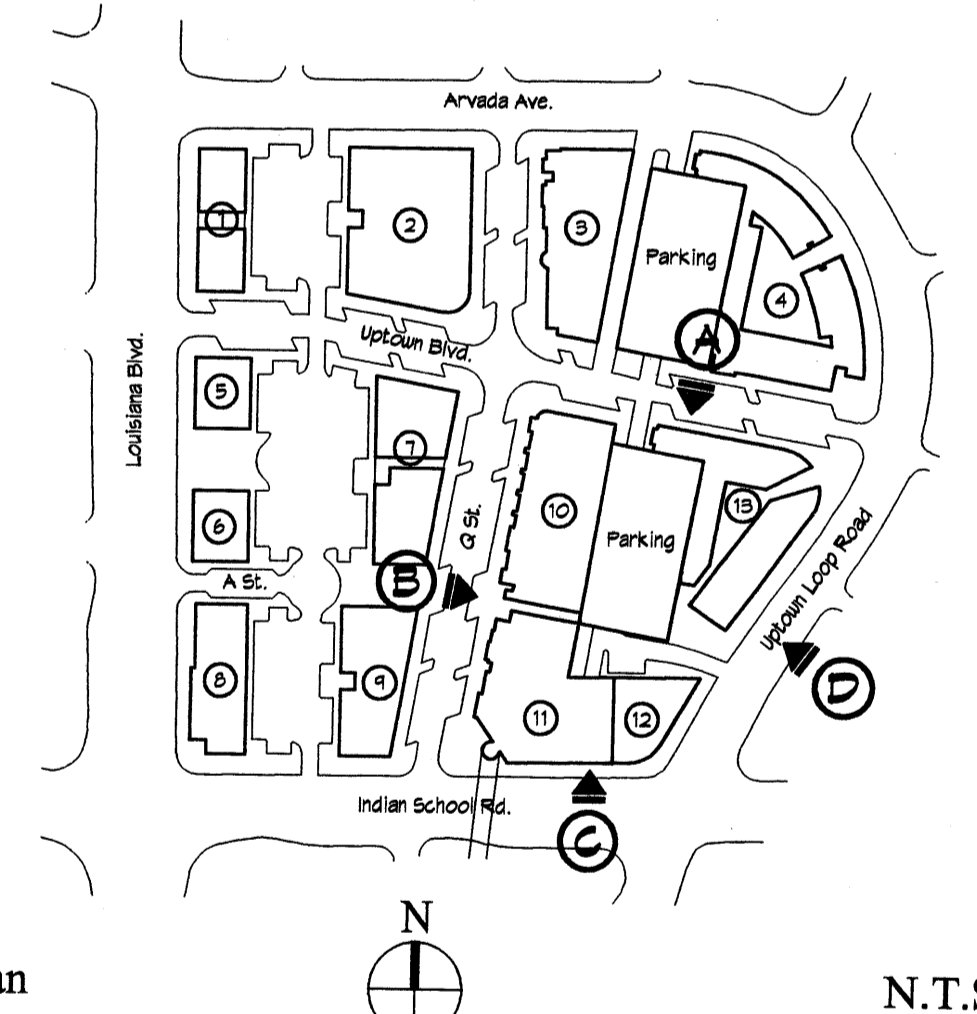


C Building 11 - South Elevation
1/16" = 1'-0"

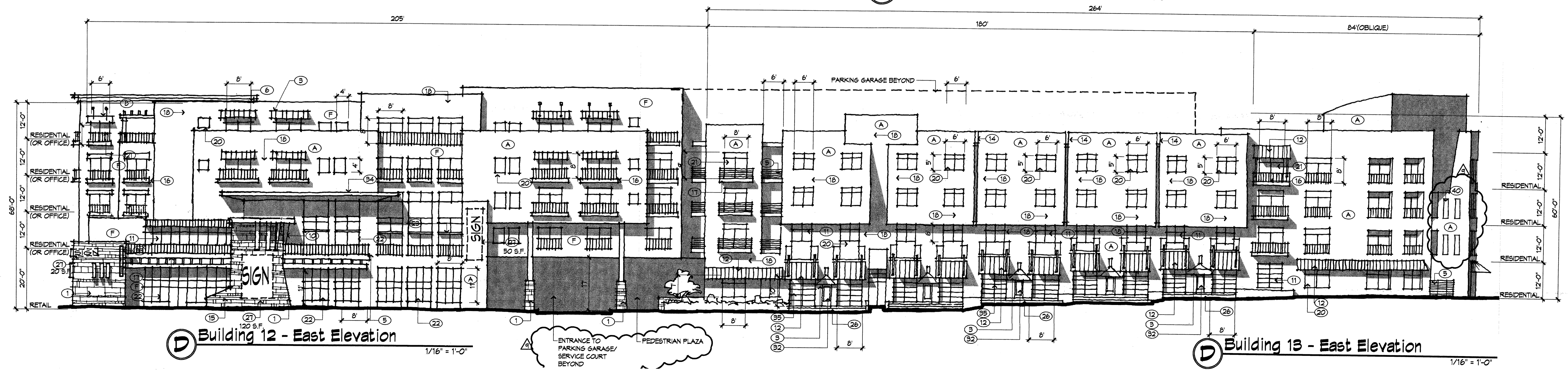
C Building 12 - South Elevation
1/16" = 1'-0"

Exterior Color Notes

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



Key Plan N.T.S.



D Building 12 - East Elevation
1/16" = 1'-0"

D Building 13 - East Elevation
1/16" = 1'-0"

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



DRB Submittal
 Site Development Plan for Building Permit

Building Elevations 3 09 of 14

23 June 2004
 Project #1002247

General Notes

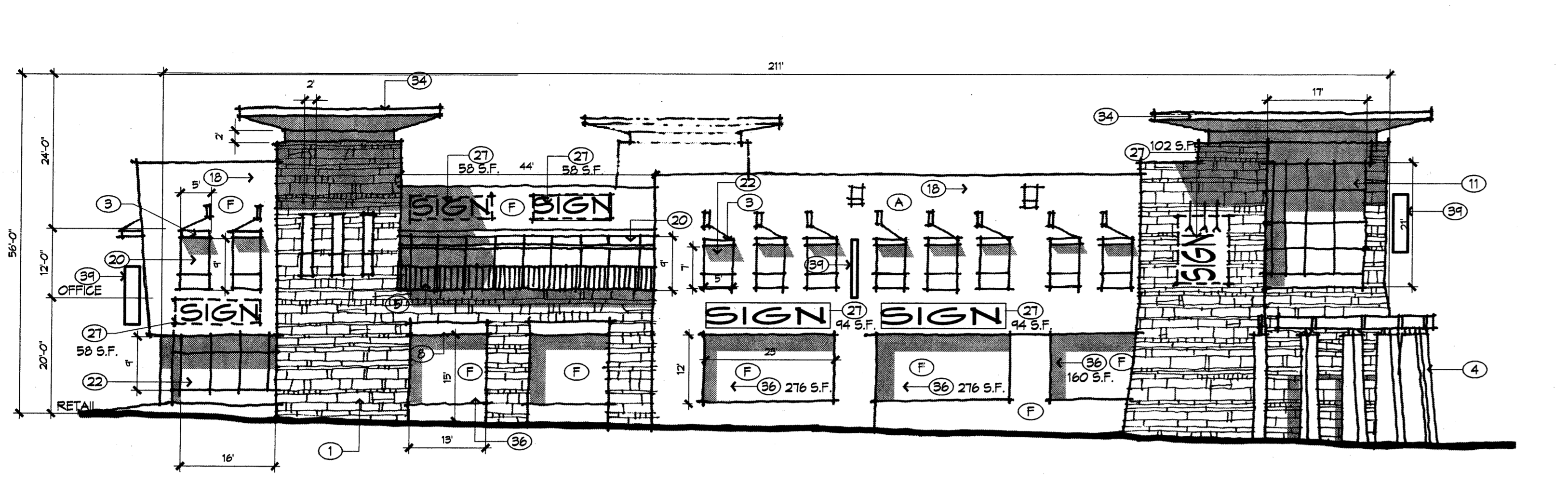
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Keyed Notes

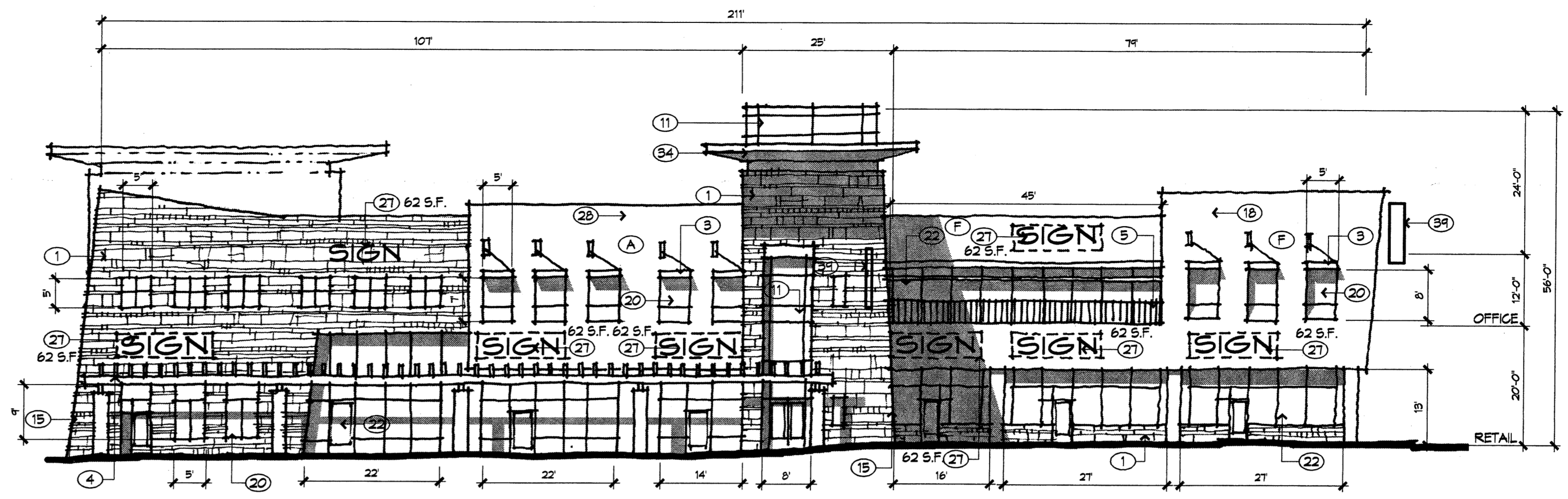
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2. STACKED STONE OR CULTURED STONE VENEER COLUMN
3. PAINTED STEEL SHADE CANOPY
4. PAINTED STEEL TRELLIS
5. PAINTED STEEL RAILING
6. STUCCO OR STONE COPING
7. STUCCO OR STONE WINDOW SILL
8. STUCCO OR STONE LINTEL
9. STUCCO OR WOOD CORBEL
10. PRE-FINISHED METAL VERTICAL BRACKETS
11. TRANSLUCENT WINDOW GLAZING SYSTEM
12. METAL ROOF/MANNING
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
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21. TYPICAL PATIO DOOR/WINDOW UNIT SIZE AS NOTED ON DRAWING
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34. HORIZONTAL METAL ROOF STRUCTURE
35. GLASS OVERHEAD GARAGE DOOR
36. DISPLAY WINDOW
37. TENSILE SHADE STRUCTURE
38. EXPOSED BEAMS
39. BLADE SIGN
40. NARROW PUNCHED ALUMINUM WINDOW

Exterior Color Notes

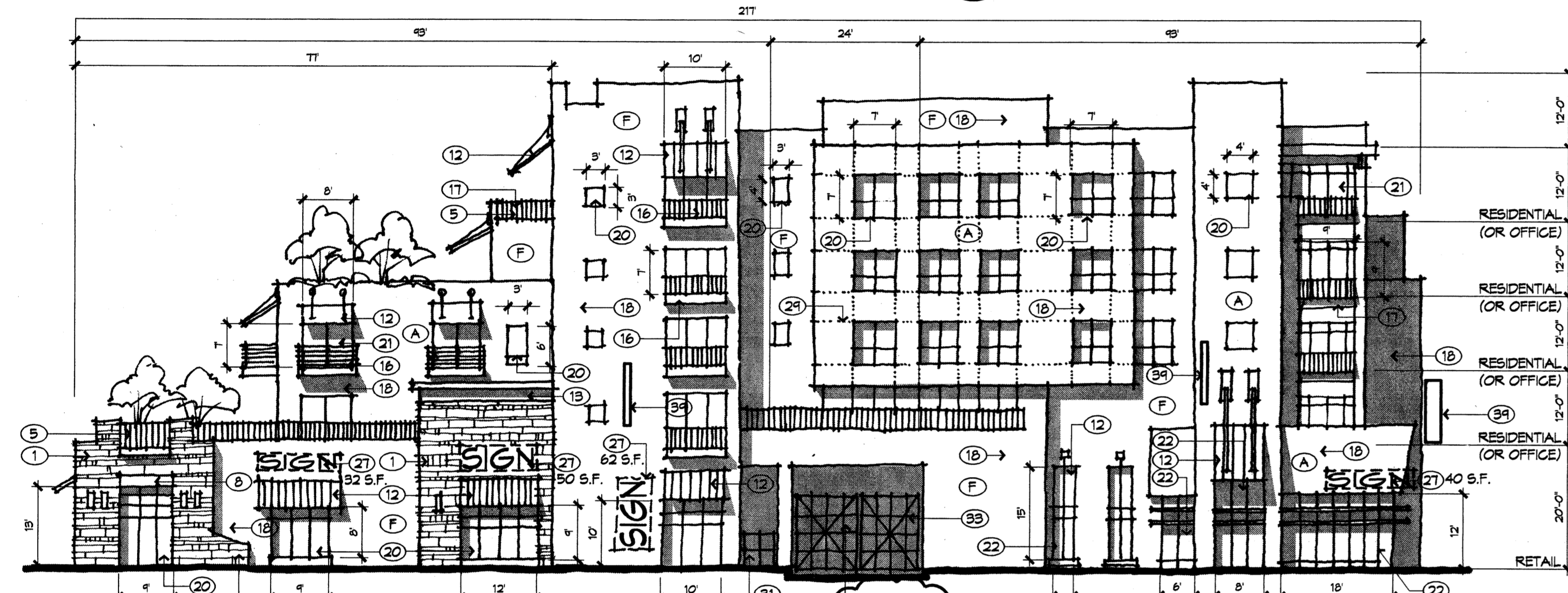
F. FIELD COLOR	A. ACCENT COLOR
Tan	Red
Grey	Orange
Mauve	Purple
Yellow	Green
Brown	Yellow
	Blue



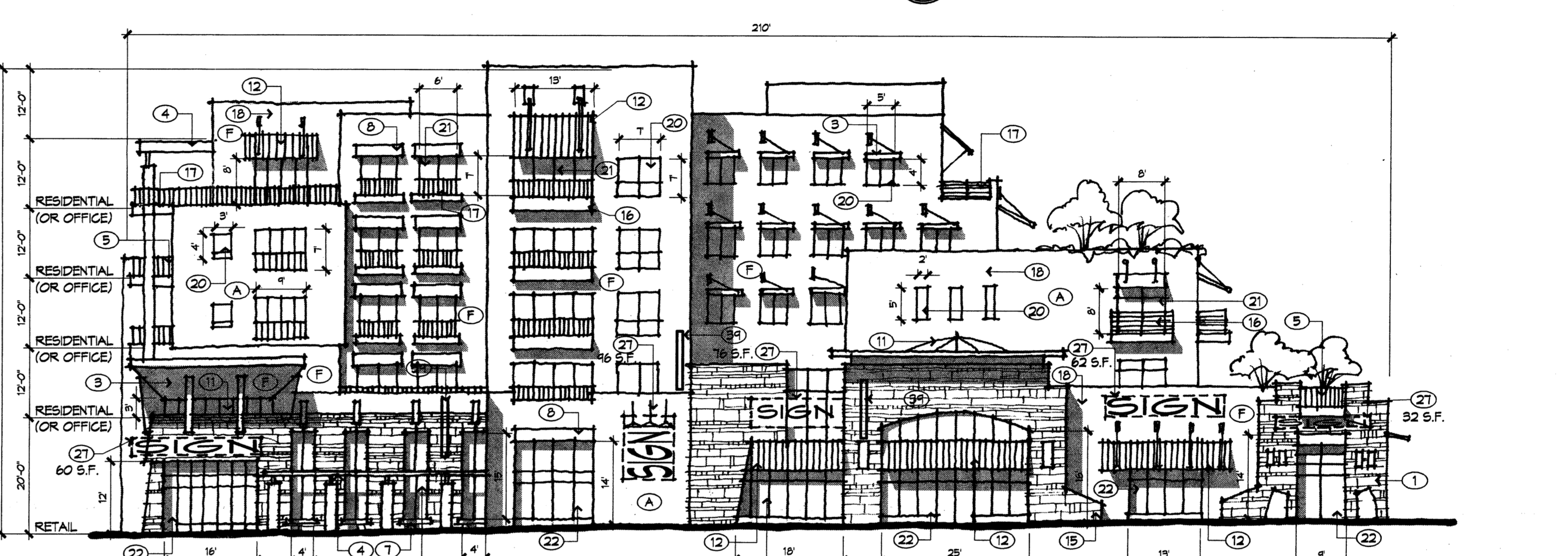
(A) Building 8 - West Elevation
1/16" = 1'-0"



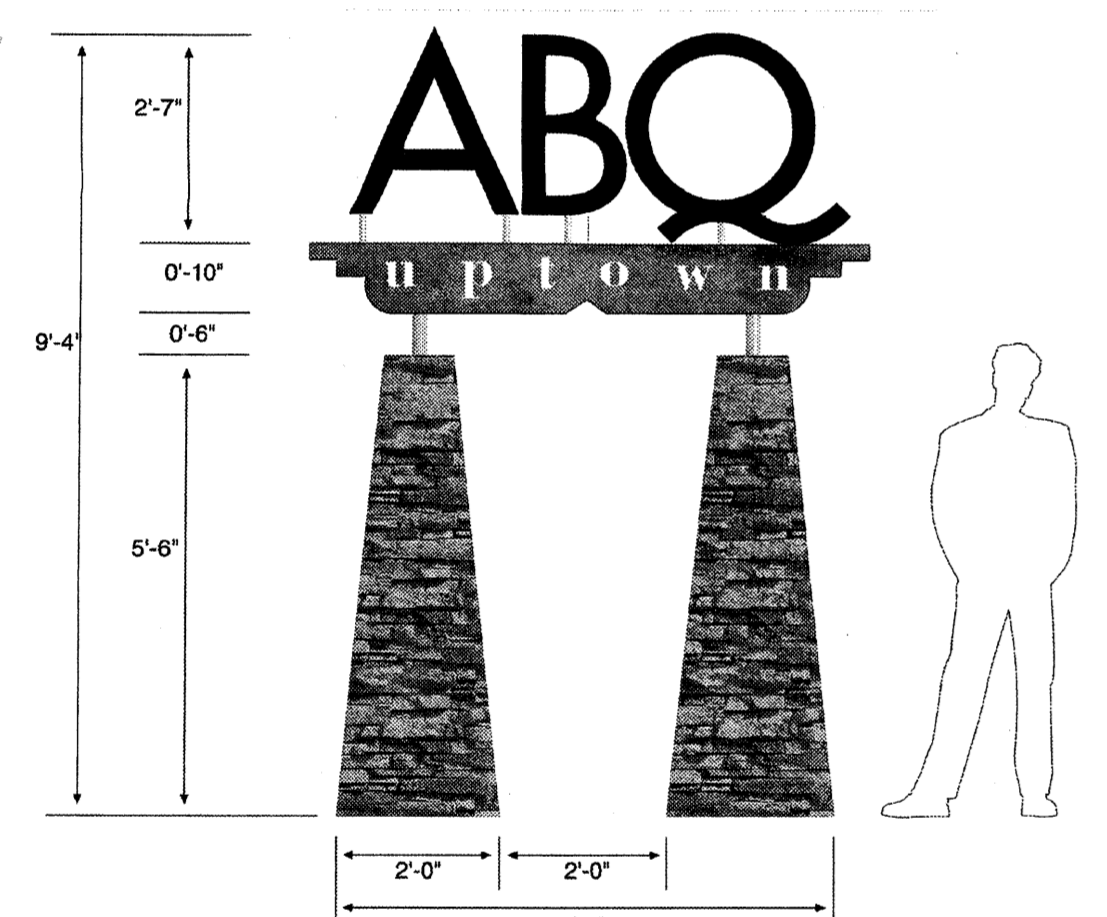
(B) Building 8 - East Elevation
1/16" = 1'-0"



(C) Building 9 - West Elevation
1/16" = 1'-0"



(D) Building 9 - East Elevation
1/16" = 1'-0"



(E) Elevations - Entry Sign / Free Standing Monument Sign
1/2" = 1'

Entry Sign

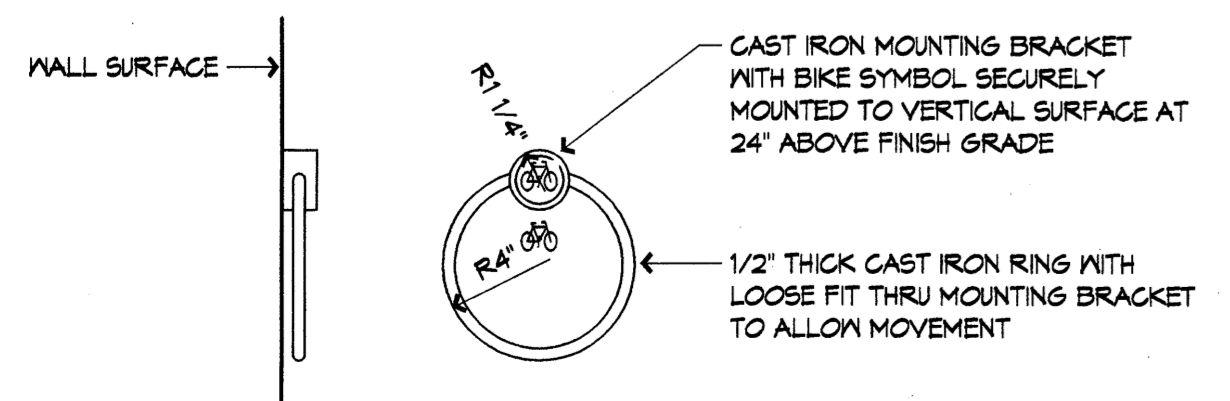
Overall Description:
The entry sign will welcome visitors to ABQ Uptown.

Materials:
The pylon base may be made with stacked stone. The support column may be made of metal. The "heads" may be made from wood. The letters may be made of metal. Other materials may include, but may not necessarily be limited to: stucco, tile, terra cotta, porcelain enamel, cast concrete, bricks, glass blocks, acrylic or fiberglass.

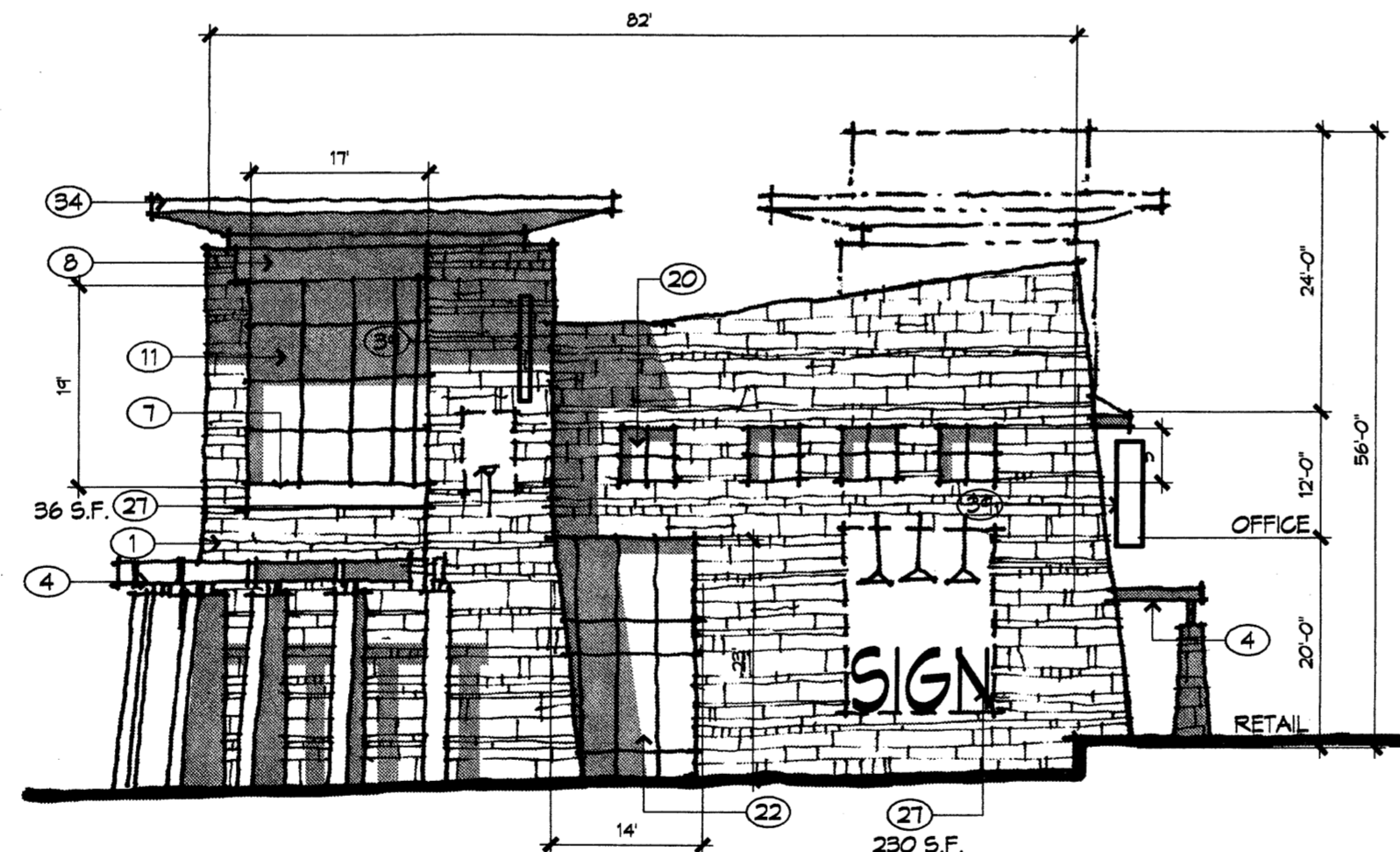
Lighting: (to comply with Dark Skies Ordinance)
The entry sign may be internally lit or externally lit from the ground. Neon lighting may be used to accent the pylon base, support column, header and logotype letters. Other lighting may include, but may not necessarily be limited to: LED light strips, projected light, exposed decorative bulbs or fiber optics.

Colors:
The colors used may include, but may not necessarily be limited to: brownish red, dark red, red, pink, reddish orange, orange, peach, light yellow, cream, yellow, green, grey green, light green, turquoise, dark blue, blue, purple, brown, tan, black, grey, white, silver, and gold. Wood may be either natural, stained or painted.

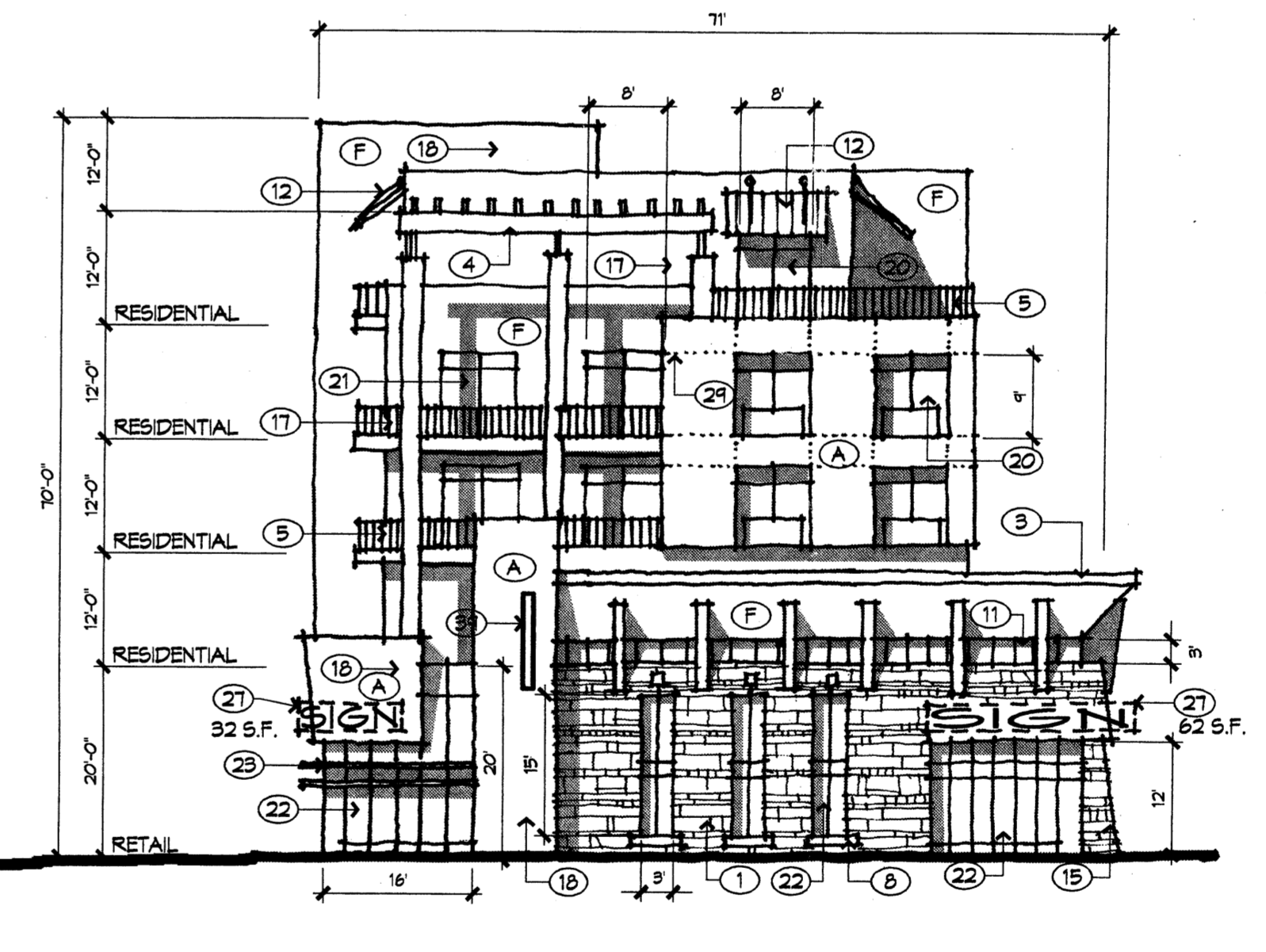
(F) Entry Sign/Free Standing Monument Sign
1/2" = 1'-0"



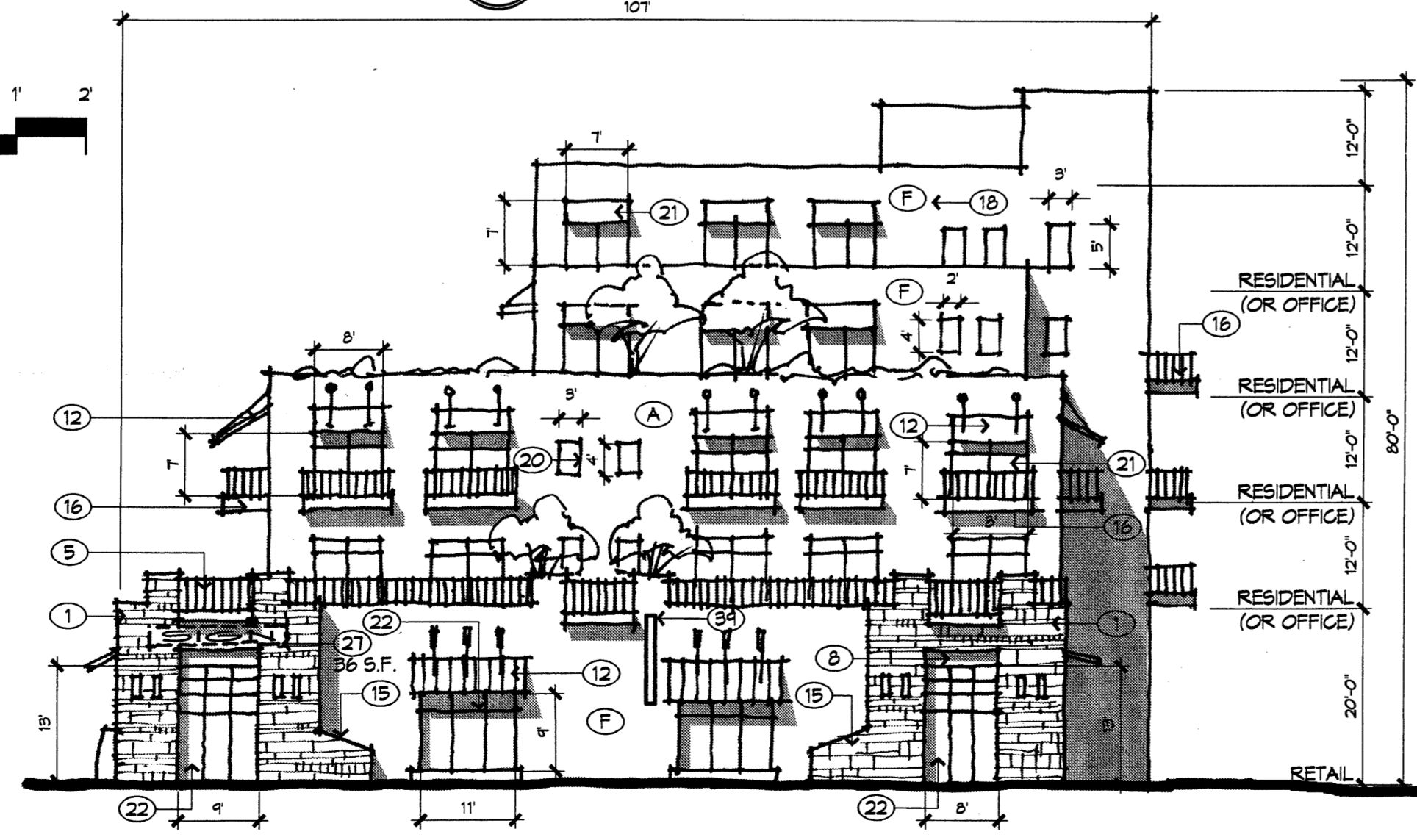
(G) BIKE LOCK RING
1 1/2" = 1'-0"



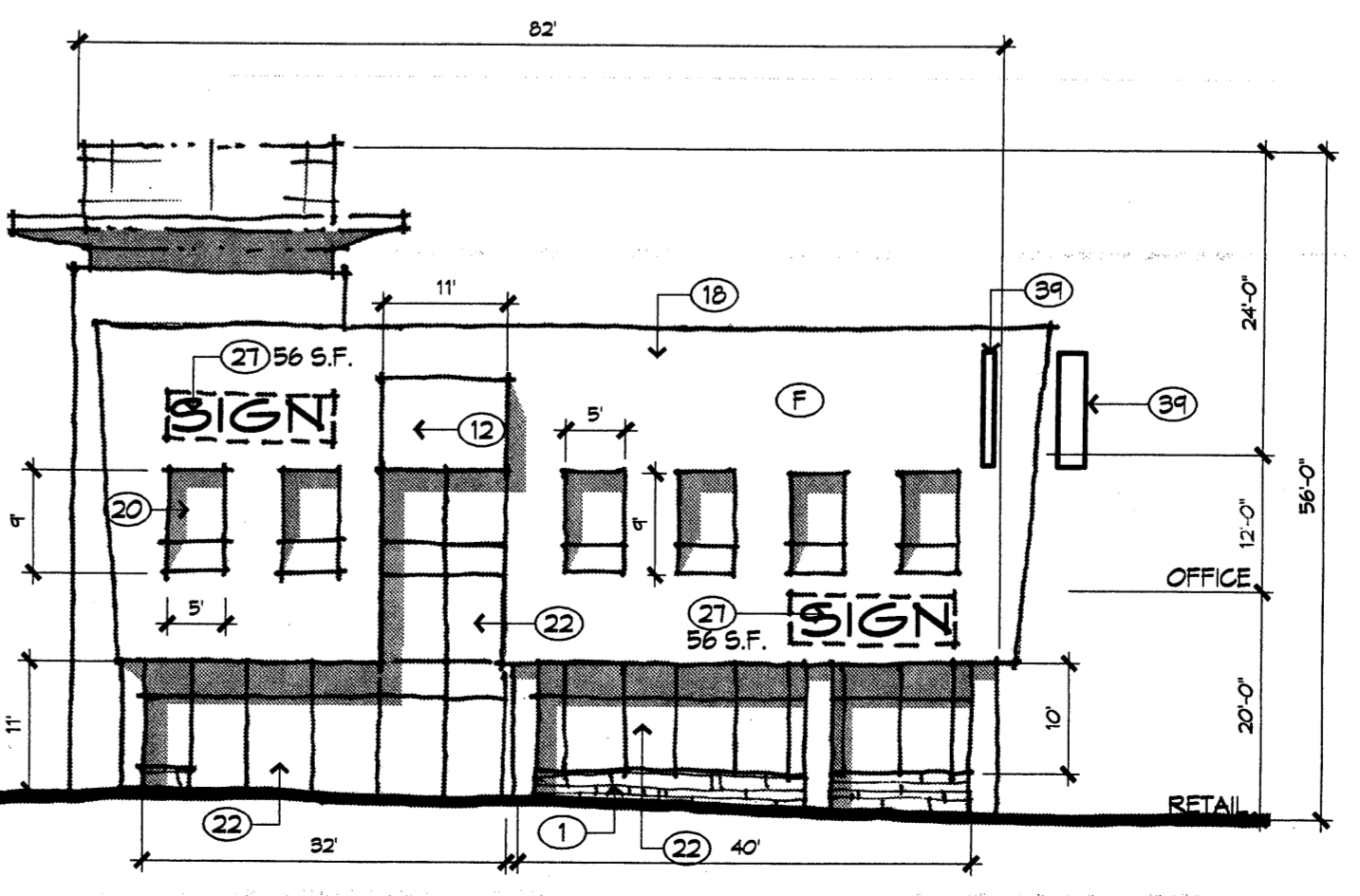
(H) Building 8 - South Elevation
1/16" = 1'-0"



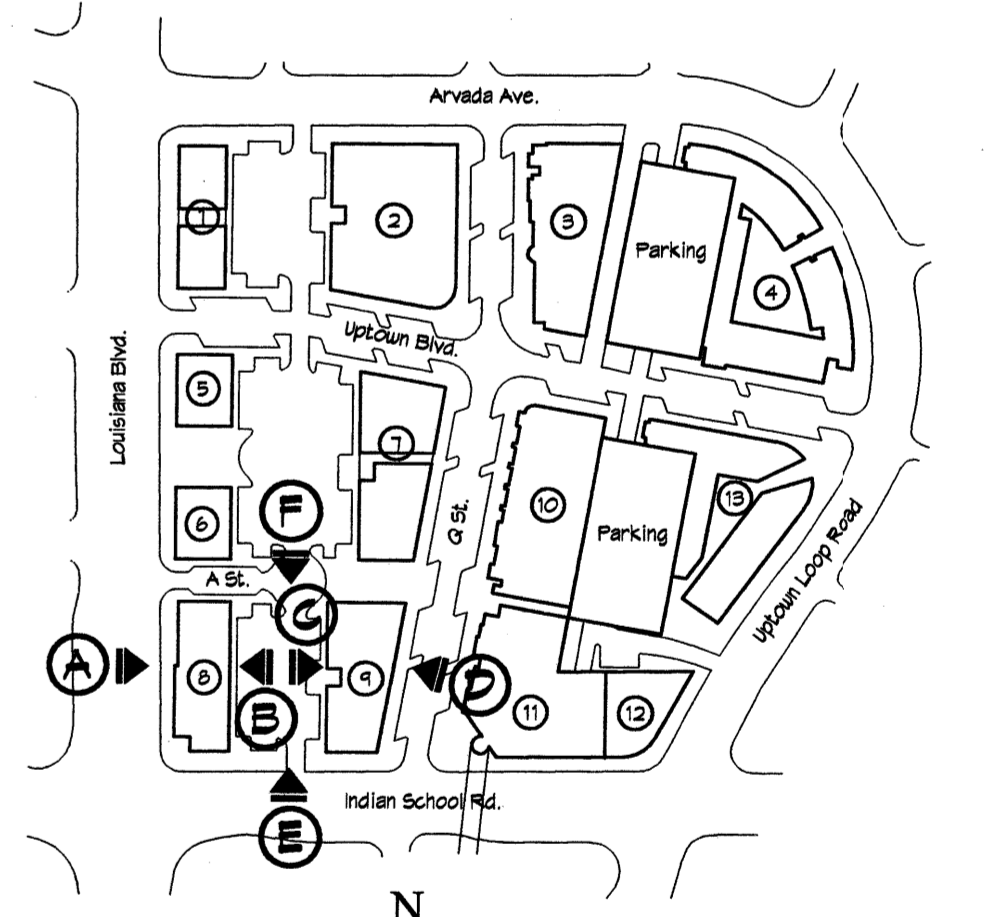
(I) Building 9 - South Elevation
1/16" = 1'-0"



(J) Building 9 - North Elevation
1/16" = 1'-0"

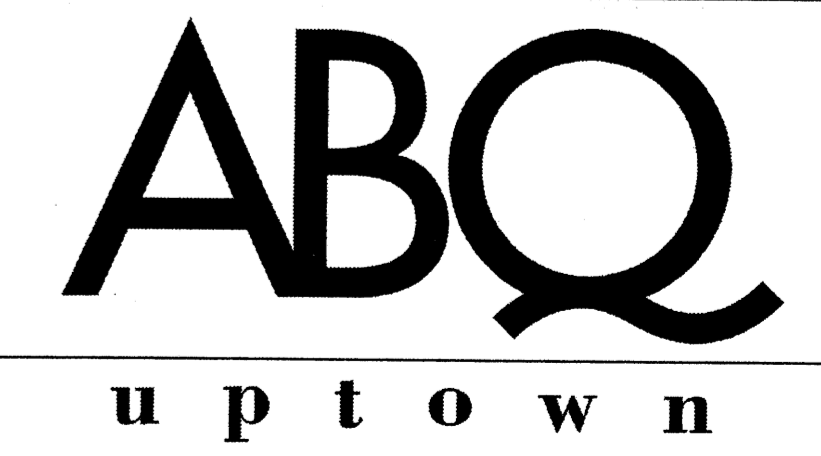


(K) Building 8 - North Elevation
1/16" = 1'-0"



Key Plan N.T.S.

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

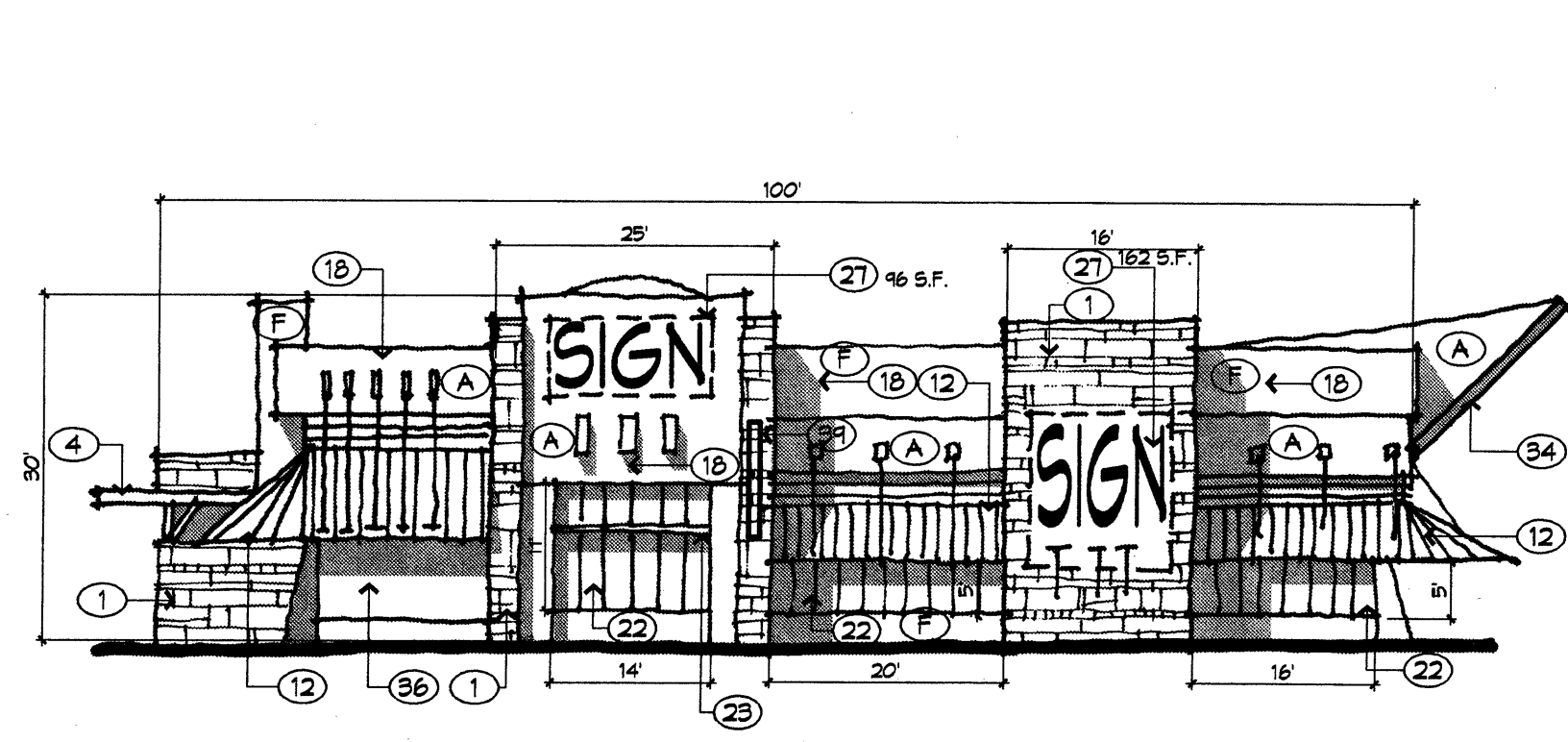


DRB Submittal
 Site Development Plan for Building Permit

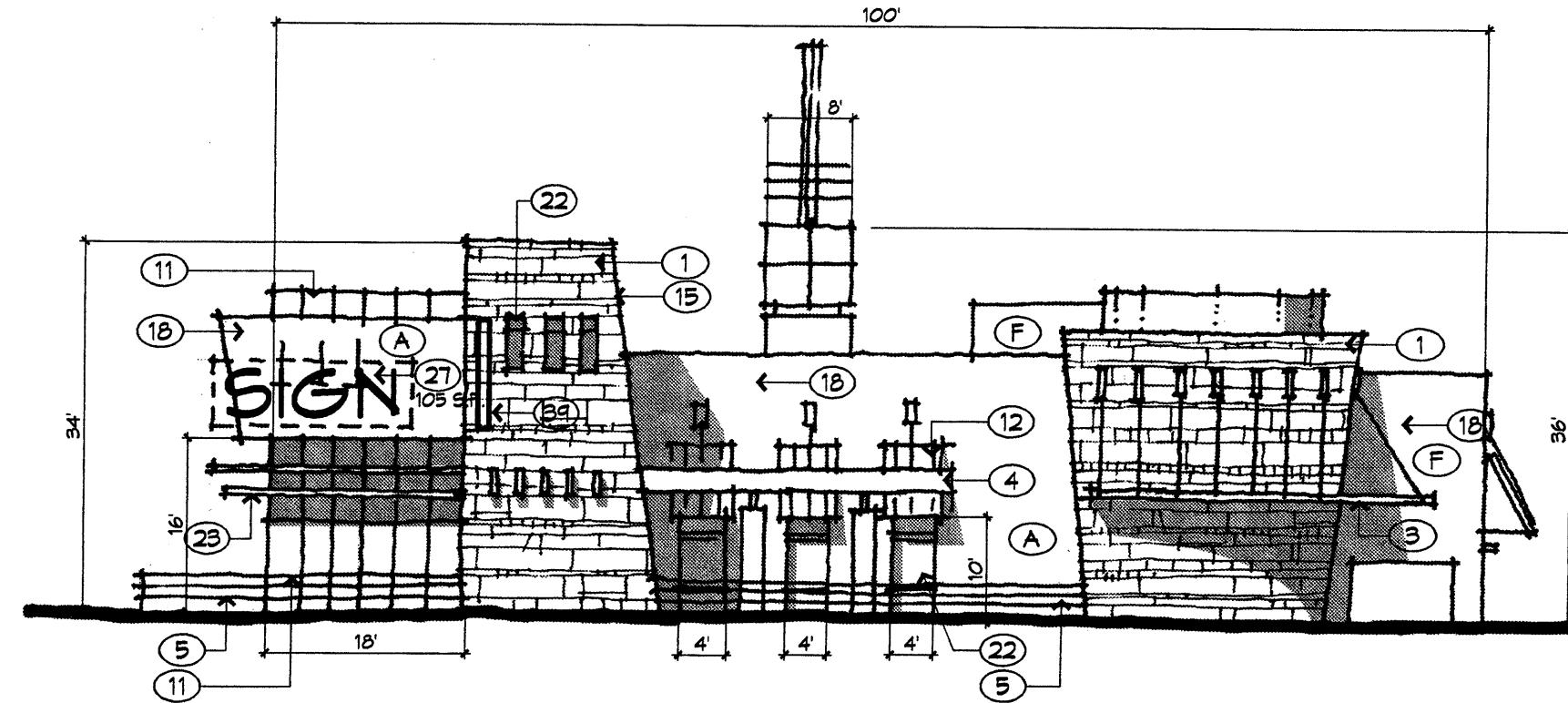
Building Elevations 4 10 of 14

General Notes

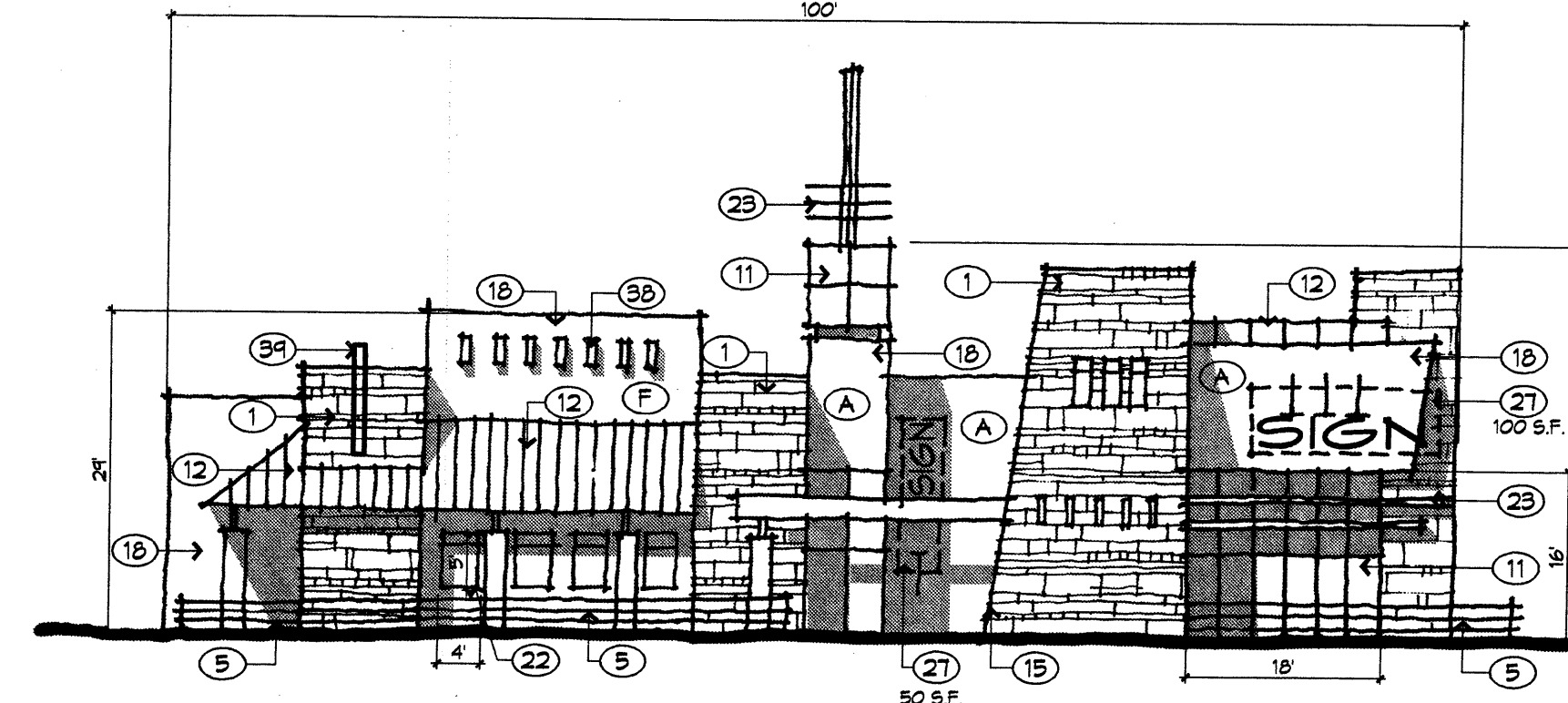
- A. All building facades shall be composed of a combination of the design elements shown or described in this plan. Design elements include, but are not limited to, the building colors, massing, windows and doors, trellises and portals. These design elements need not be arranged as shown on this plan, 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. Signage as shown is for illustrative purposes and may change to meet future tenant requirements.



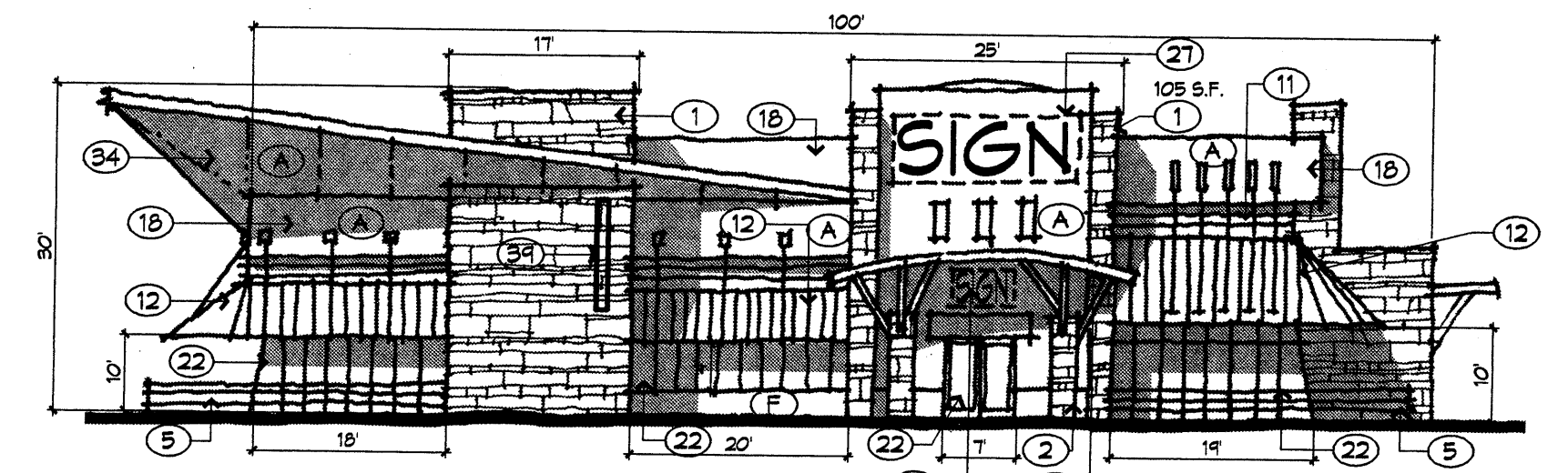
A Building 5 - West Elevation
1/16" = 1'-0"



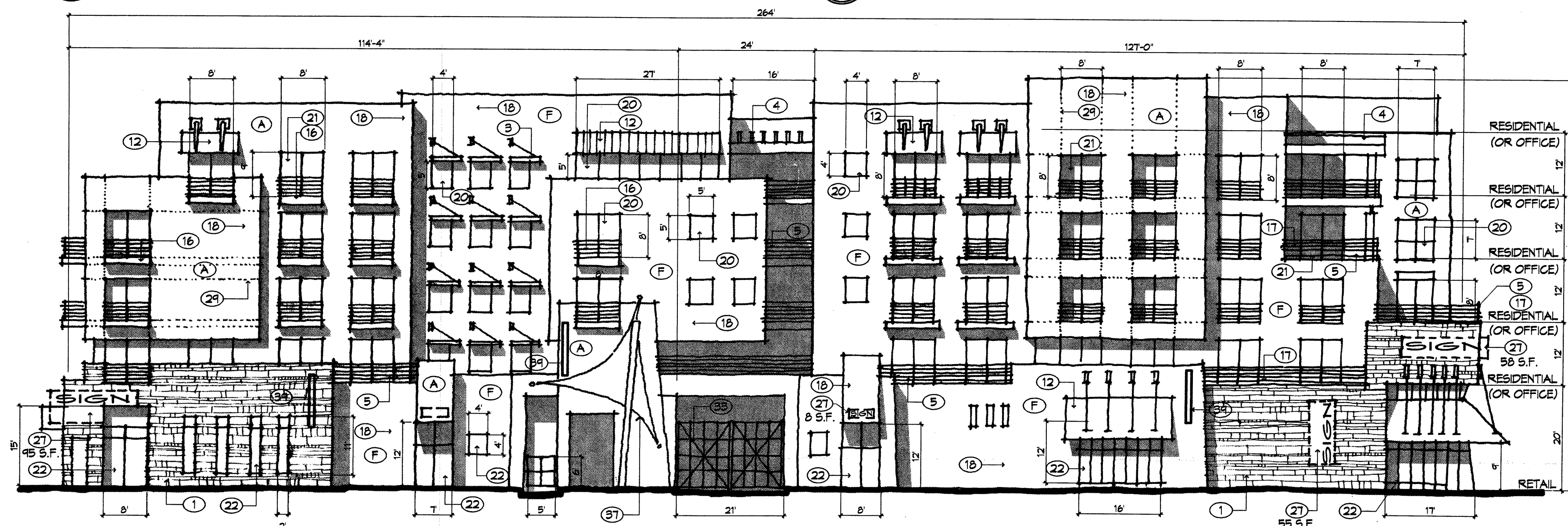
A Building 6 - West Elevation
1/16" = 1'-0"



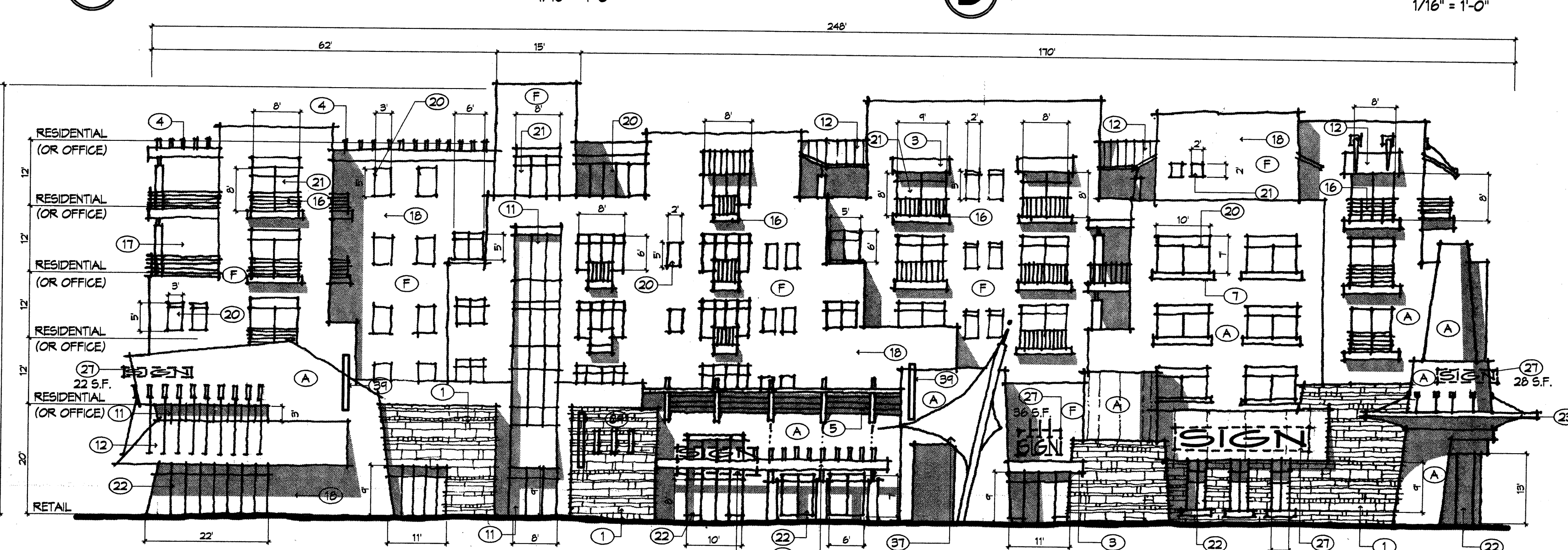
B Building 6 - East Elevation
1/16" = 1'-0"



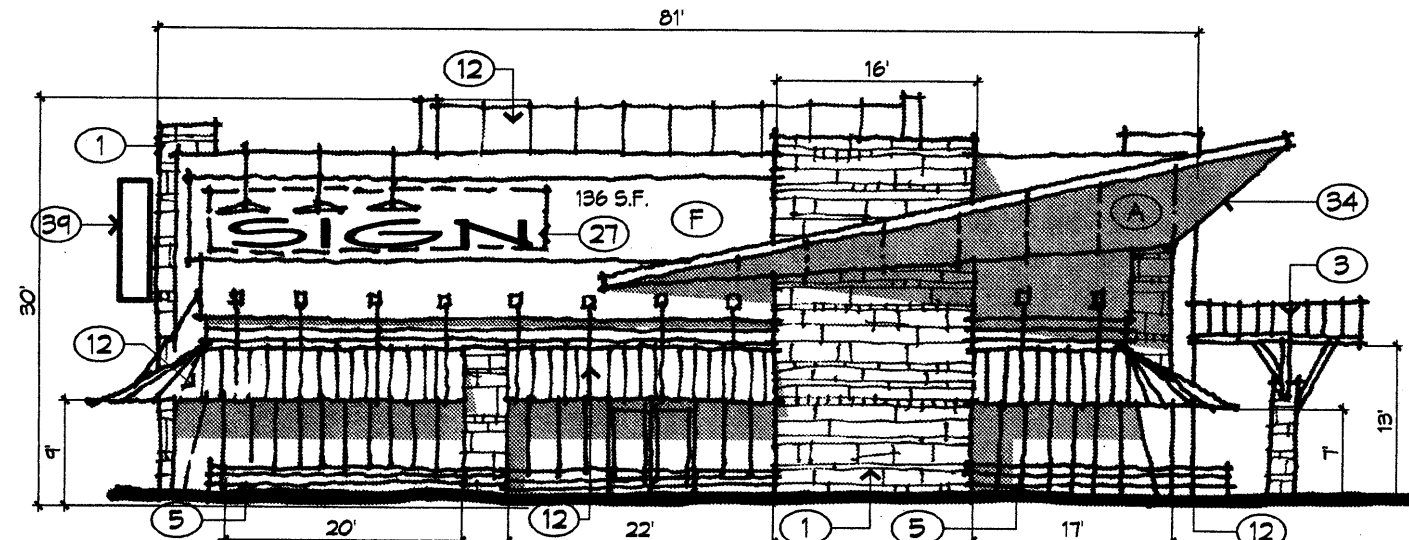
B Building 5 - East Elevation
1/16" = 1'-0"



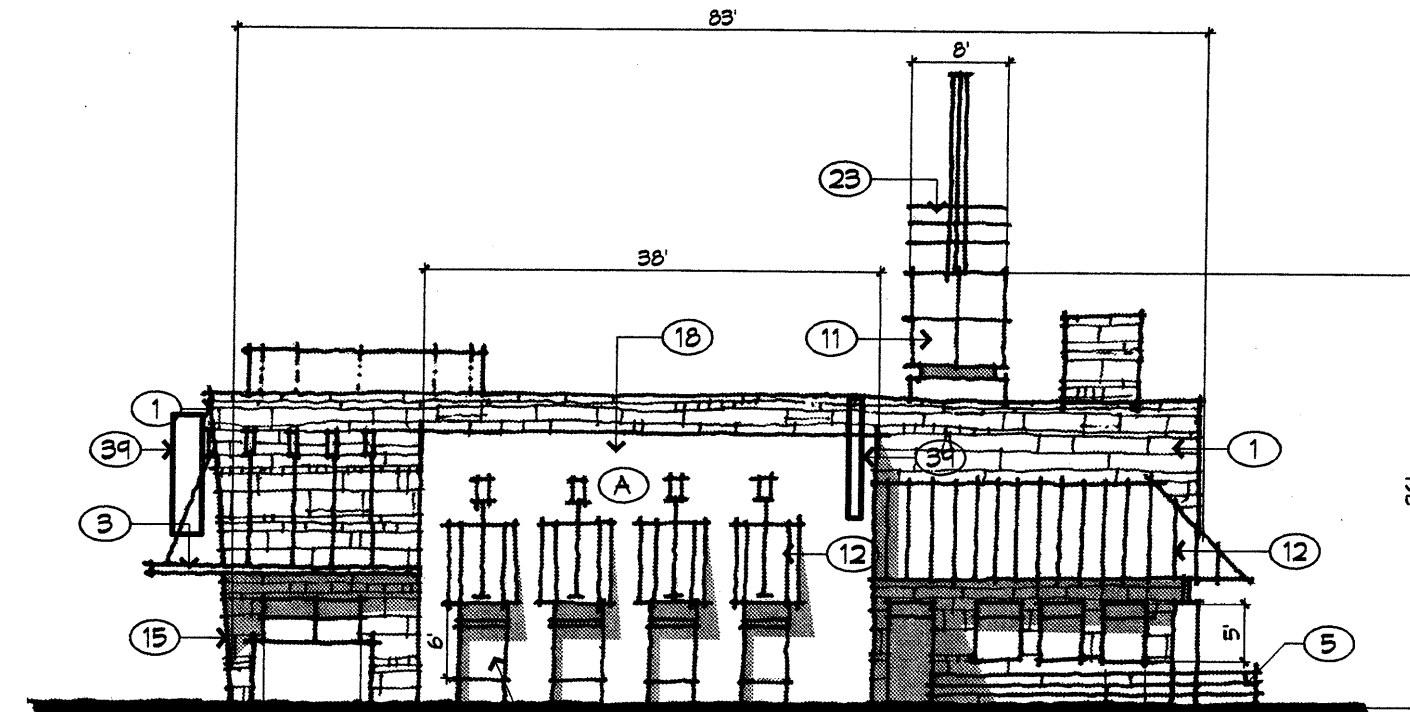
C Building 7 - West Elevation
1/16" = 1'-0"



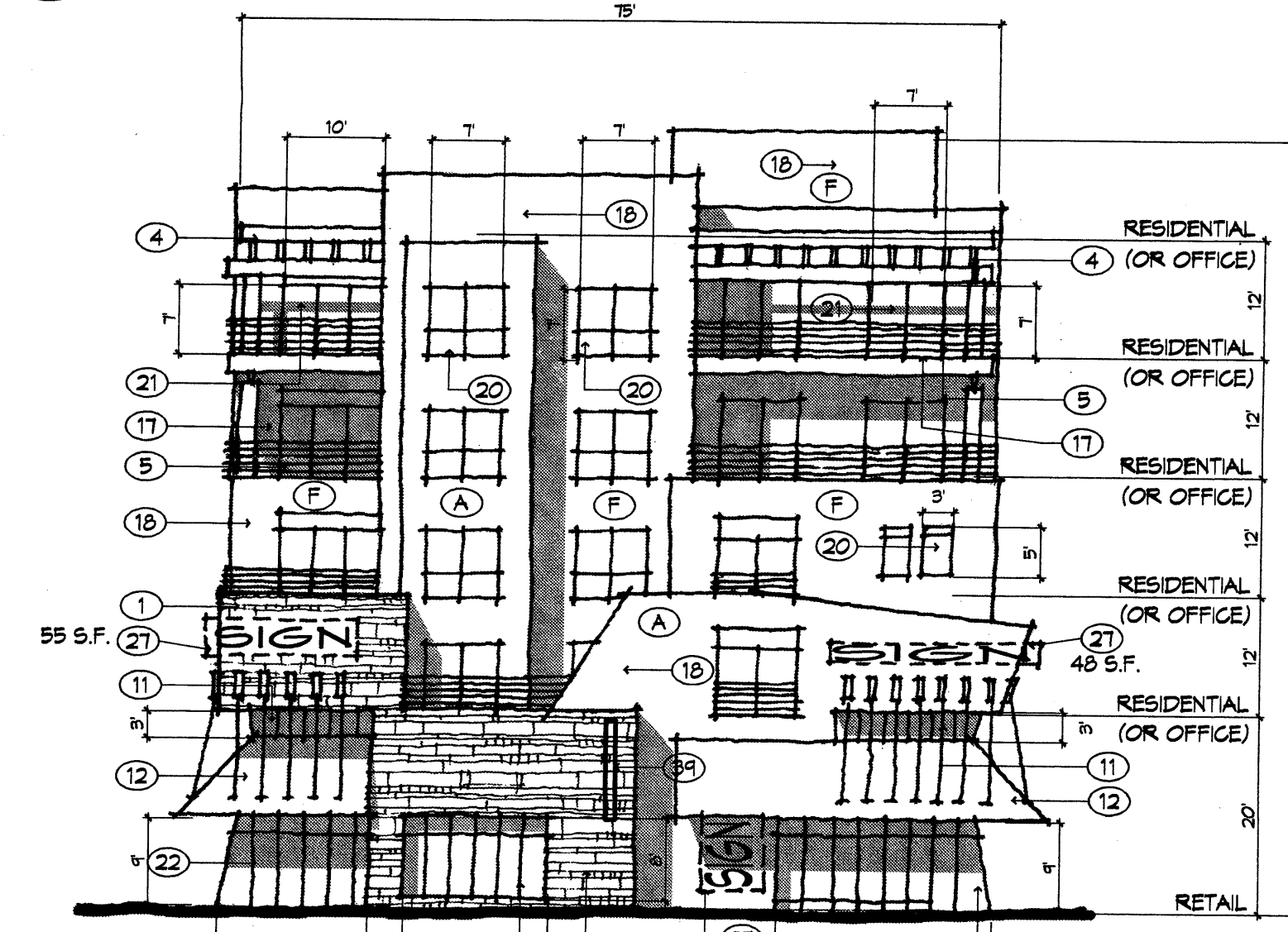
D Building 7 - East Elevation
1/16" = 1'-0"



E Building 5 - South Elevation
1/16" = 1'-0"



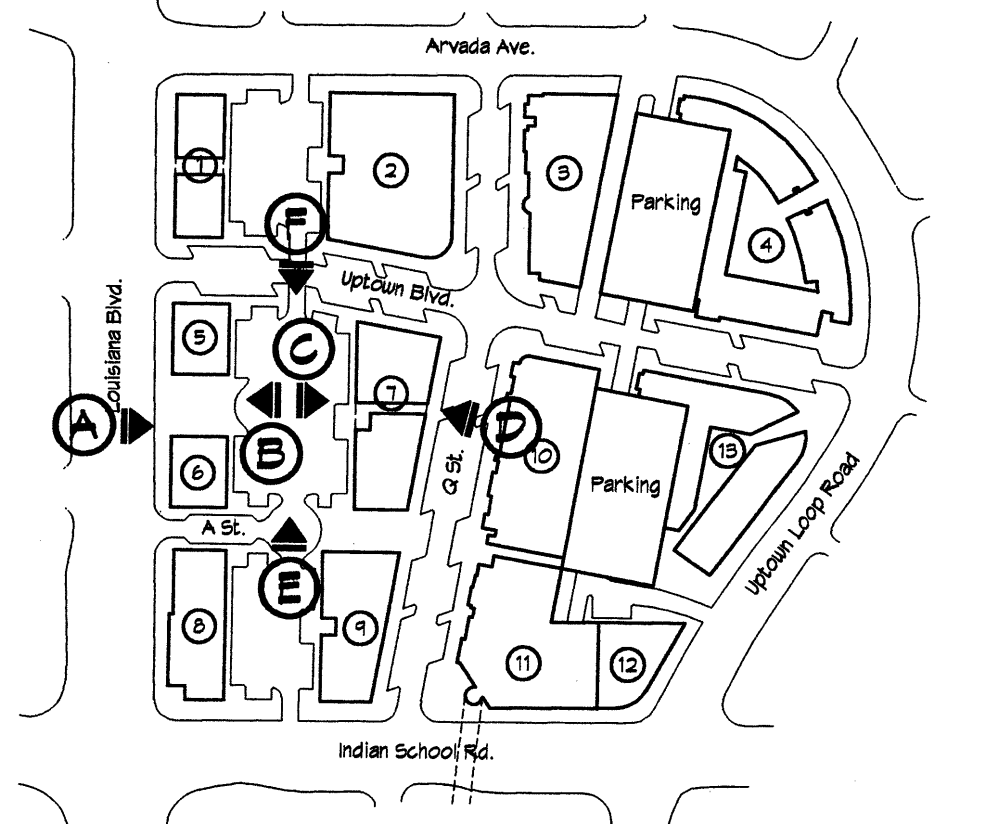
E Building 6 - South Elevation
1/16" = 1'-0"



E Building 7 - South Elevation
1/16" = 1'-0"

Exterior Color Notes

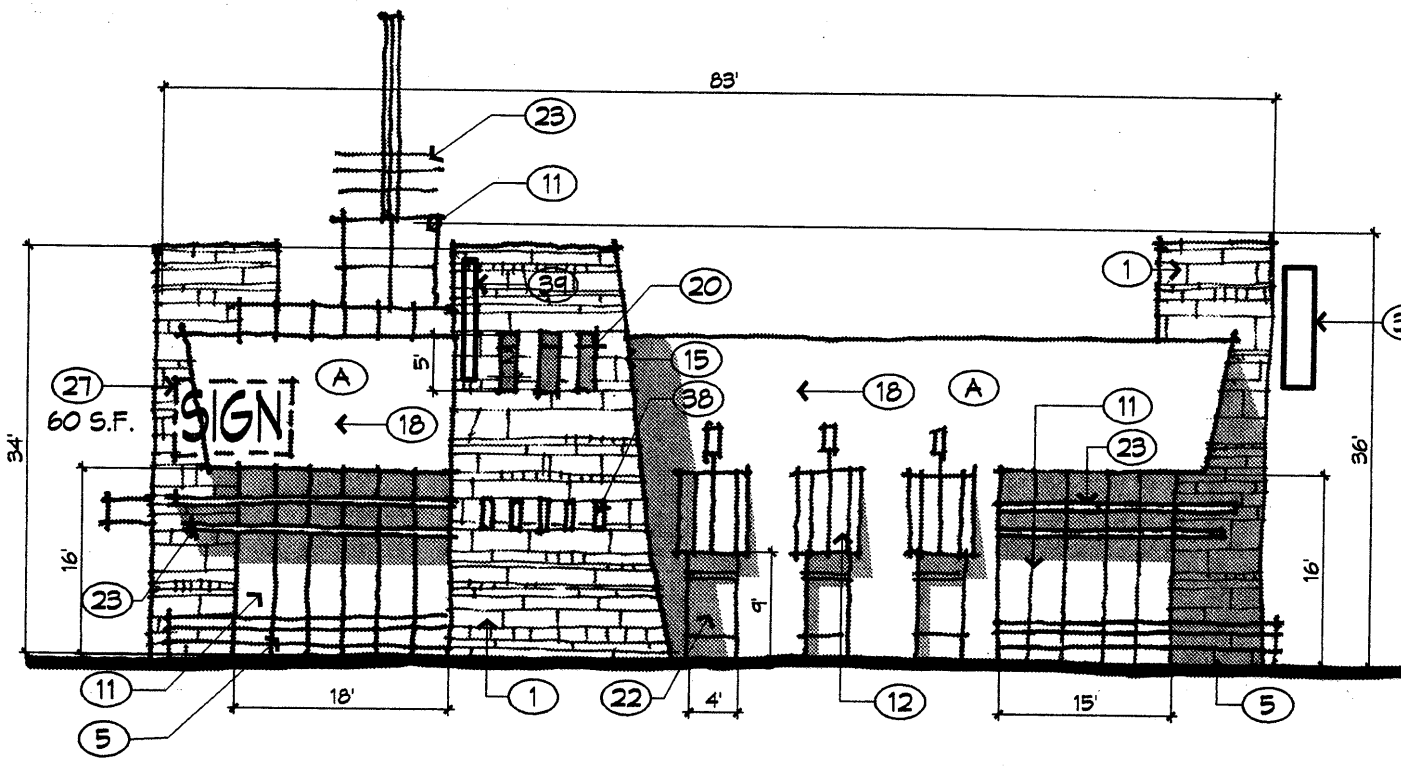
F. FIELD COLOR	A. ACCENT COLOR
Tan	Red
Gray	Orange
Mauve	Purple
Yellow	Green
Brown	Yellow
	Blue



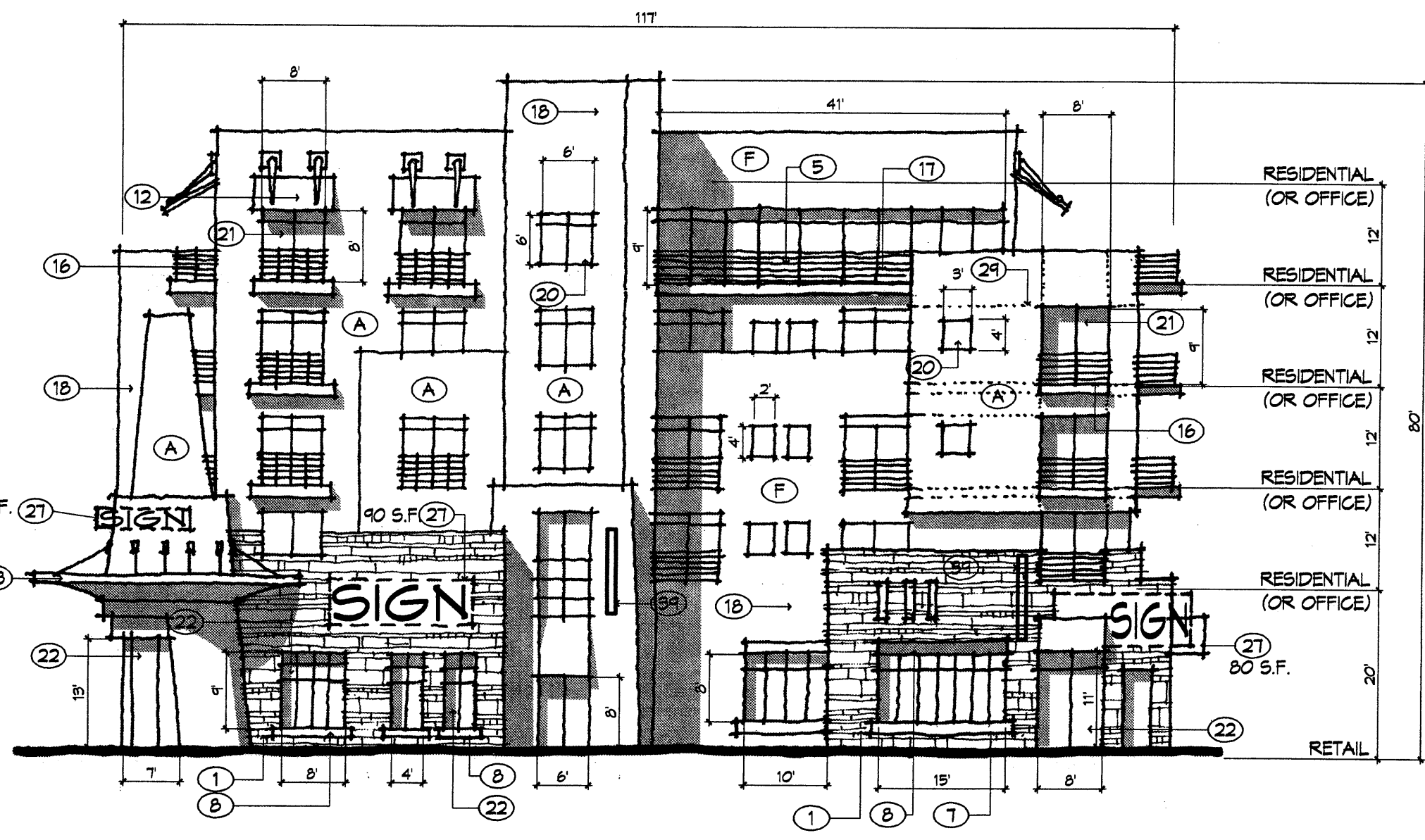
Key Plan N.T.S.

Keyed Notes

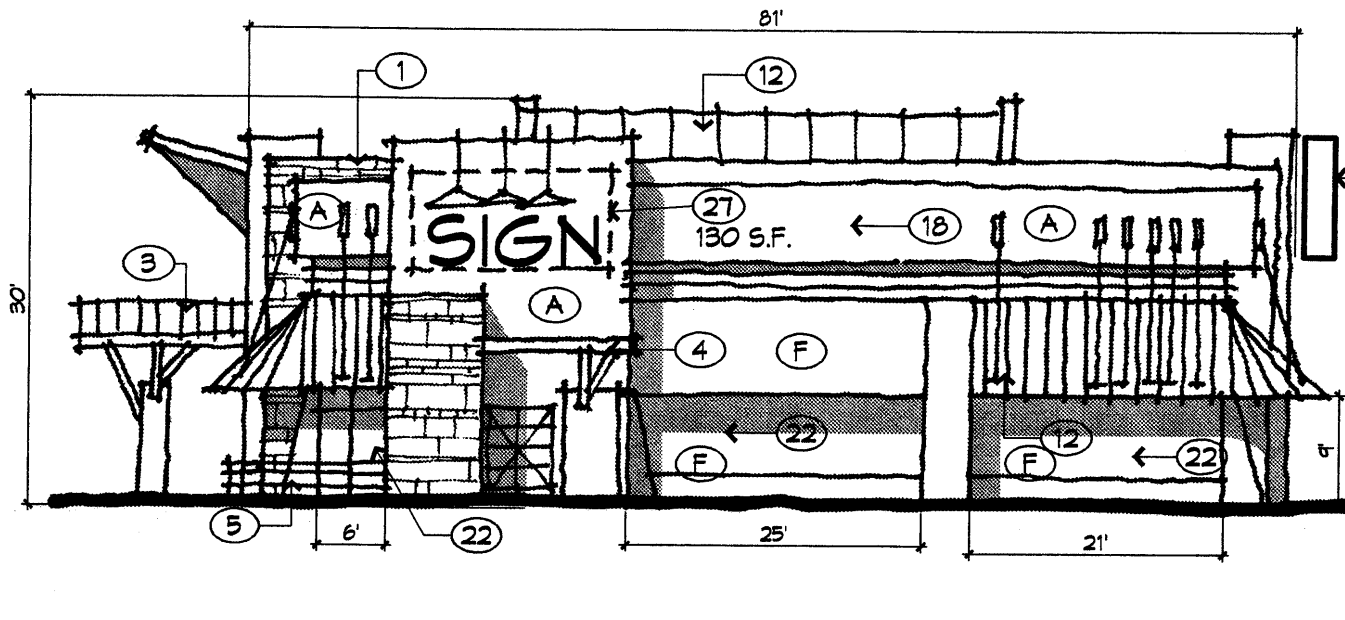
1. STACKED STONE OR CULTURED STONE VENEER
2. STACKED STONE OR CULTURED STONE VENEER COLUMN
3. PAINTED STEEL SHADE CANOPY
4. PAINTED STEEL TRELLIS
5. PAINTED STEEL RAILING
6. STUCCO OR STONE COPING
7. STUCCO OR STONE WINDOW SILL
8. STUCCO OR STONE LINTEL
9. STUCCO OR WOOD CORBEL
10. PRE-FINISHED METAL VERTICAL BRACKETS
11. TRANSLUCENT WINDOW GLAZING SYSTEM
12. METAL ROOF/AVENUE
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. STARS WITH PAINTED METAL RAIL
27. WALL MOUNTED SIGNAGE, INTERNALLY OR EXTERNALLY LIT TO COMPLY WITH DARK SKIES ORDINANCE
28. PEDESTRIAN BRIDGE, DESIGN AS SHOWN IS FOR ILLUSTRATIVE PURPOSE ONLY.
29. STUCCO CONTROL JOINT
30. PEDESTRIAN WALKWAY BETWEEN BUILDINGS
31. PAINTED METAL GRILLES AT OPENING IN WALL
32. 5'X6' 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. ROOFED BEAMS
39. BLADE SIGN
40. NARROW PUNCHED ALUMINUM WINDOW



F Building 7 - North Elevation
1/16" = 1'-0"



F Building 5 - North Elevation
1/16" = 1'-0"

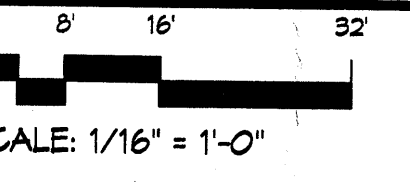


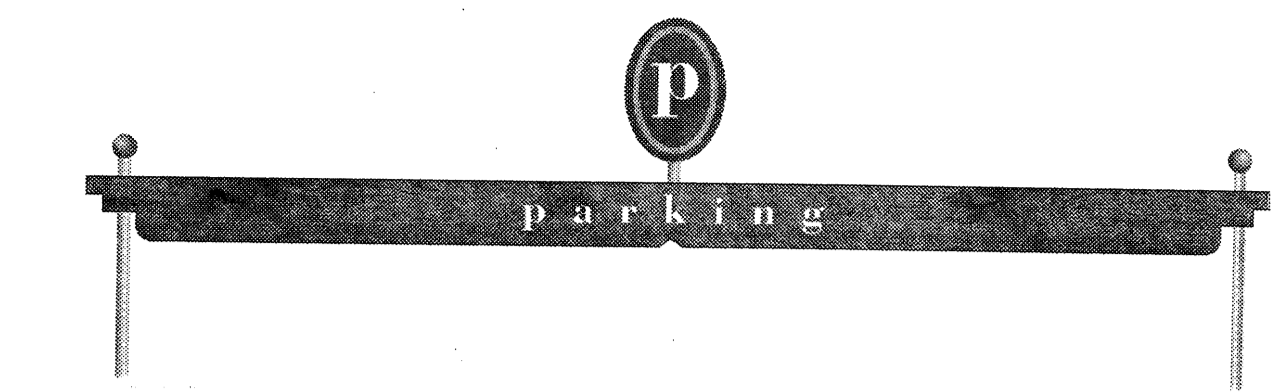
F Building 6 - North Elevation
1/16" = 1'-0"

ABQ uptown
DRB Submittal
Site Development Plan for Building Permit

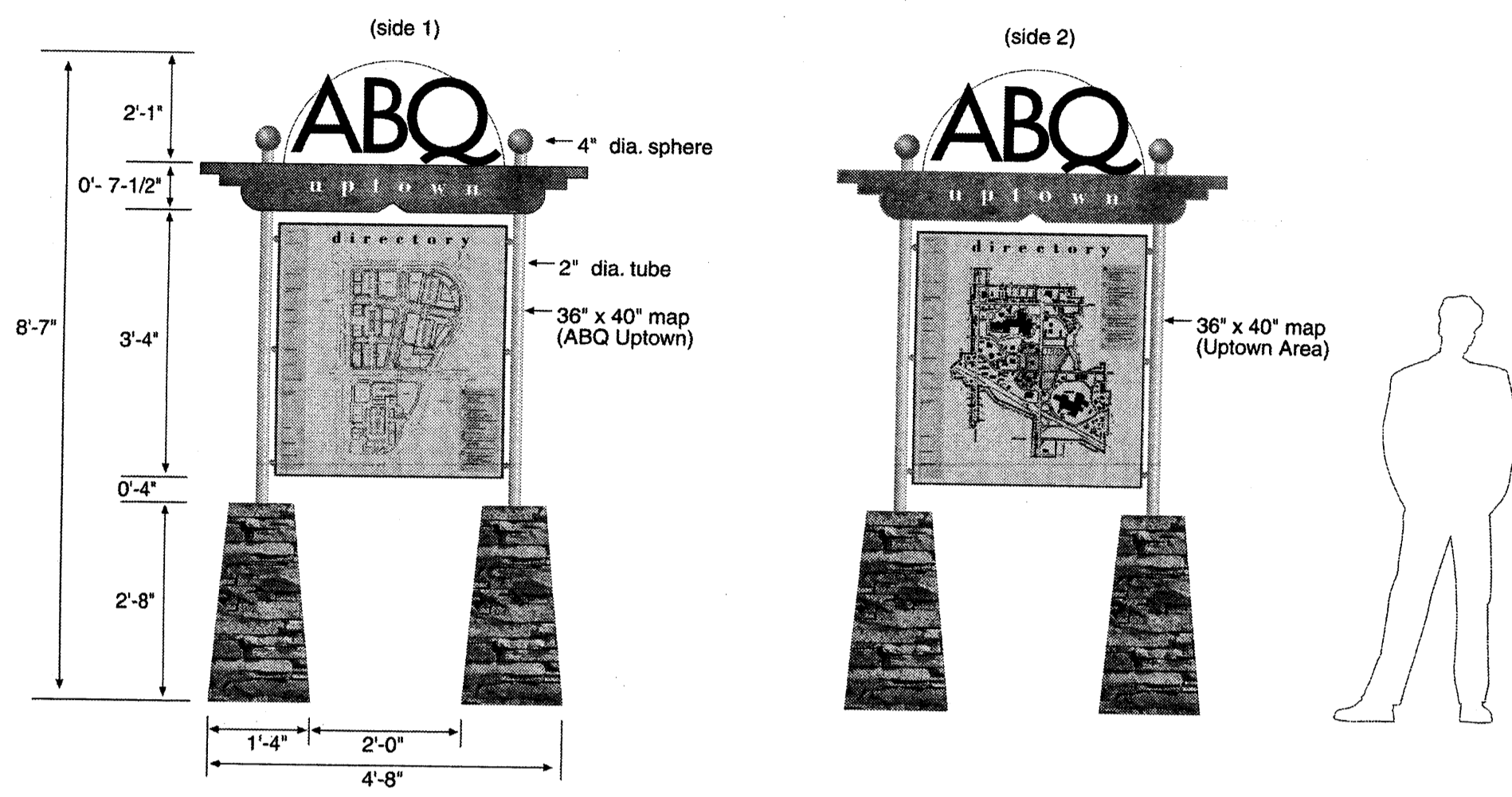
Building Elevations 5 11 of 14

23 June 2004
Project #1002247

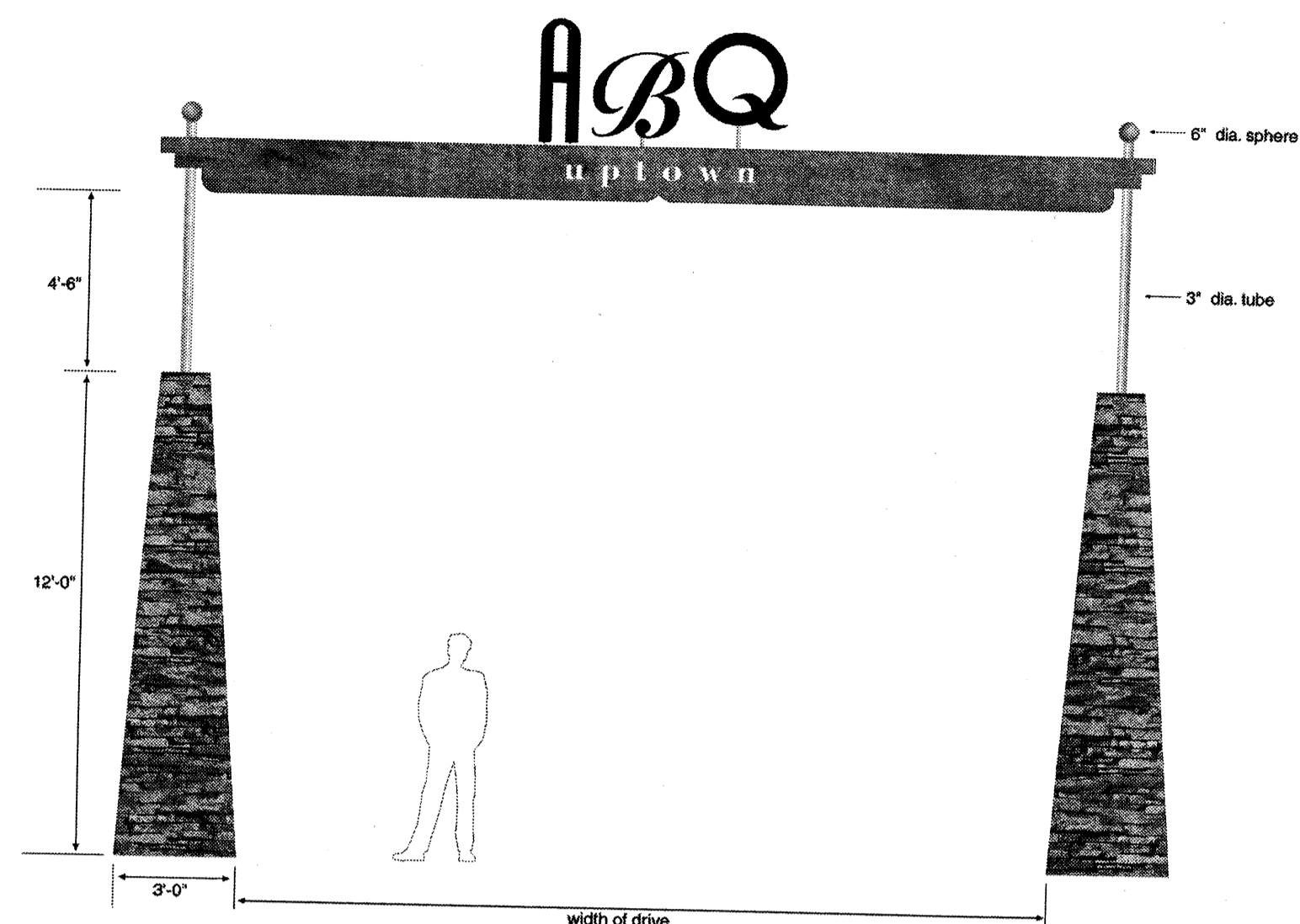




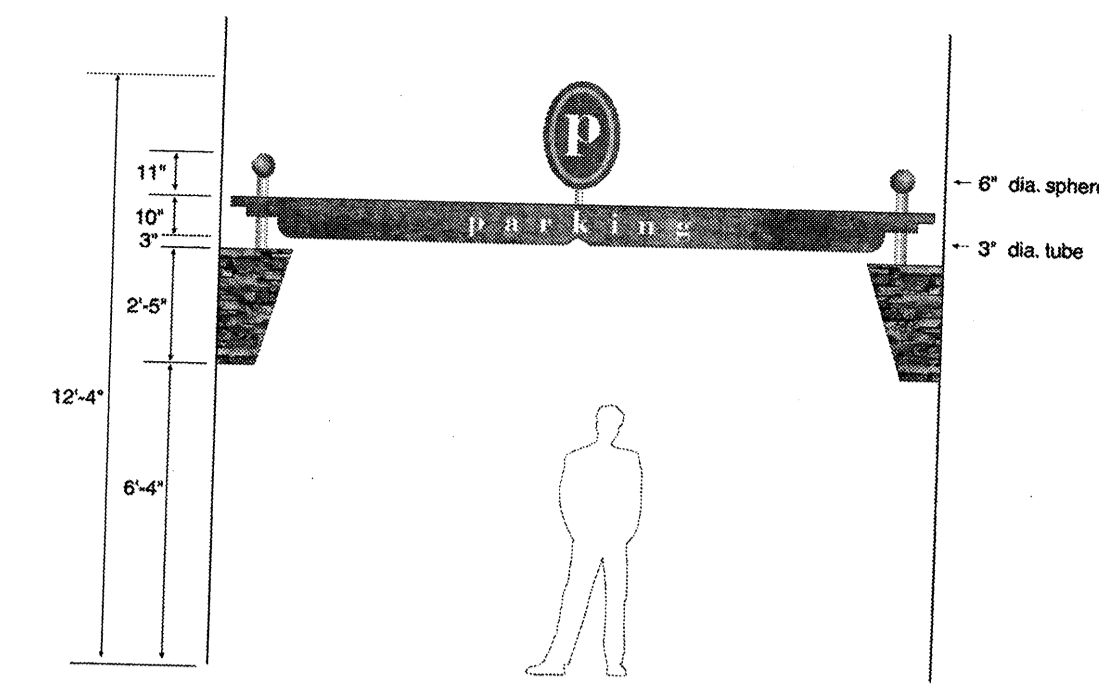
D Elevation - Parking Gateway
1/4" = 1'-0"



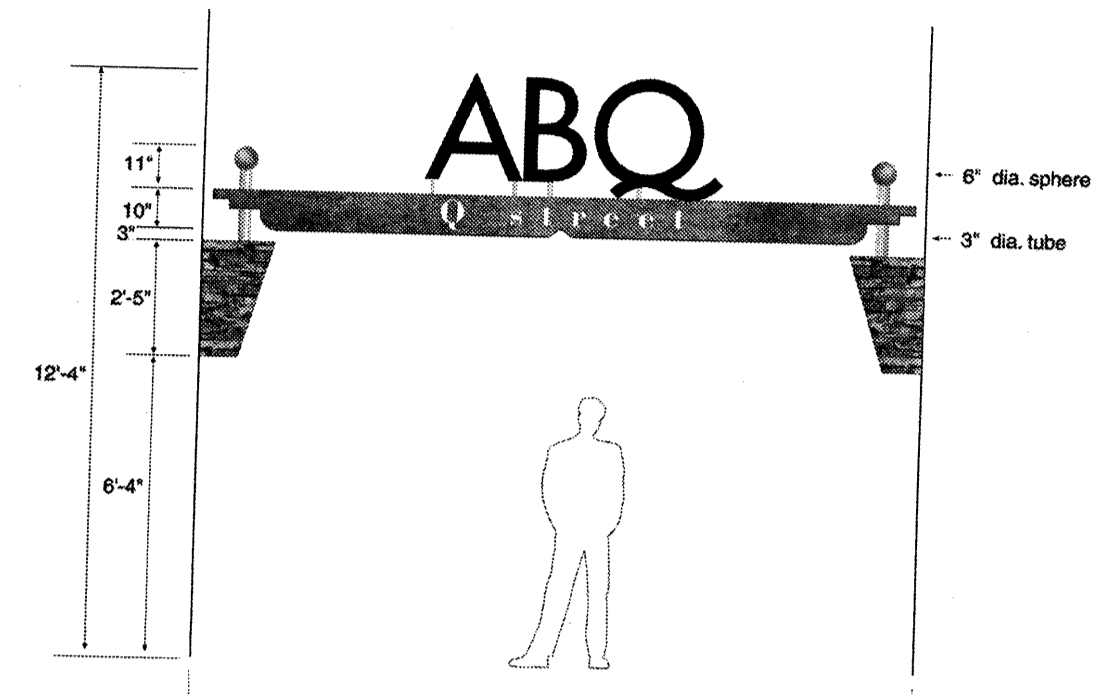
D Elevation - Kiosk Map/ Directory, Side 1 & Side 2
1/2" = 1'-0"



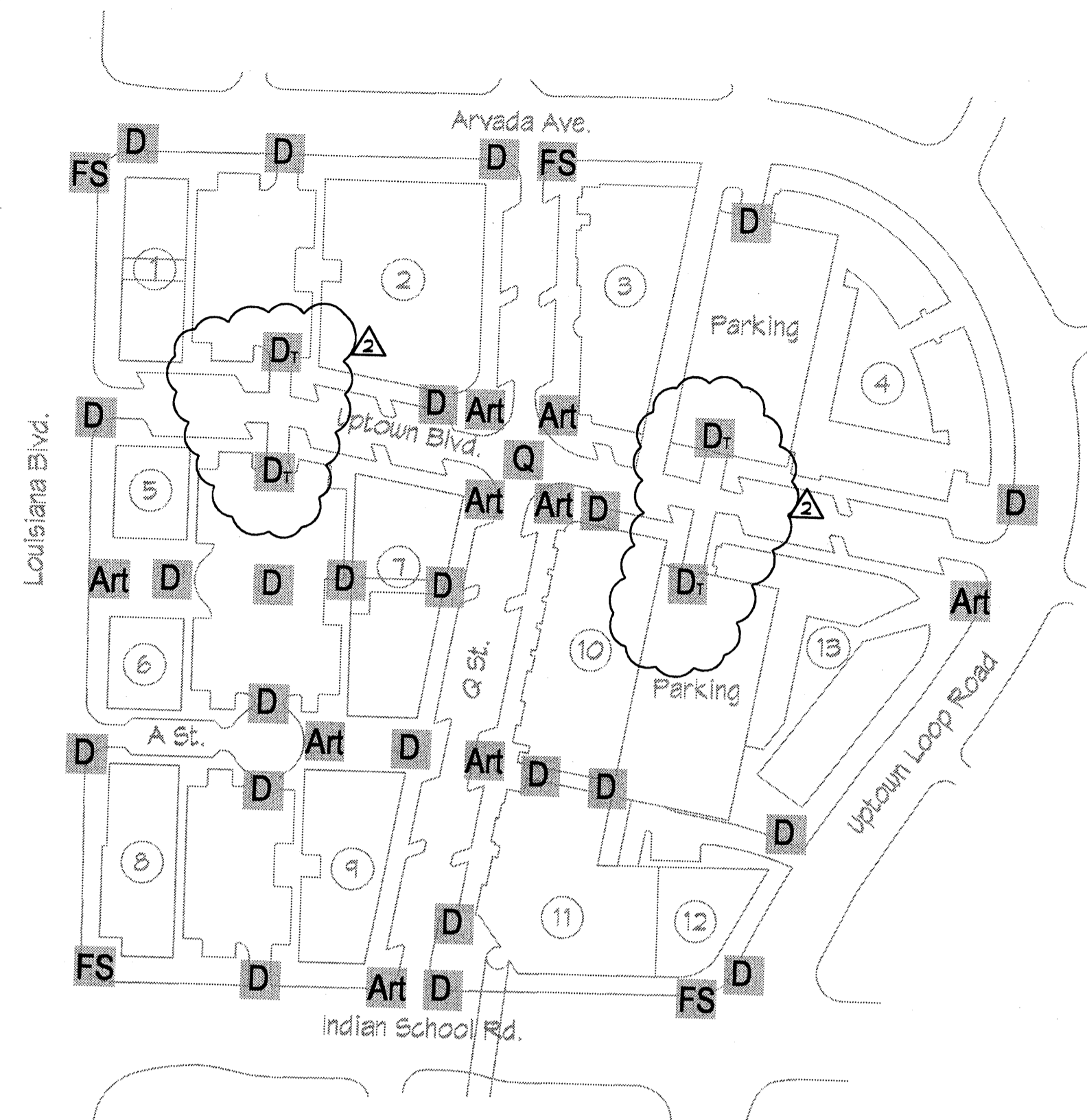
D Elevation - Vehicular Gateway
1/4" = 1'-0"



D Elevation - Pedestrian Gateway (to Parking)
1/4" = 1'-0"



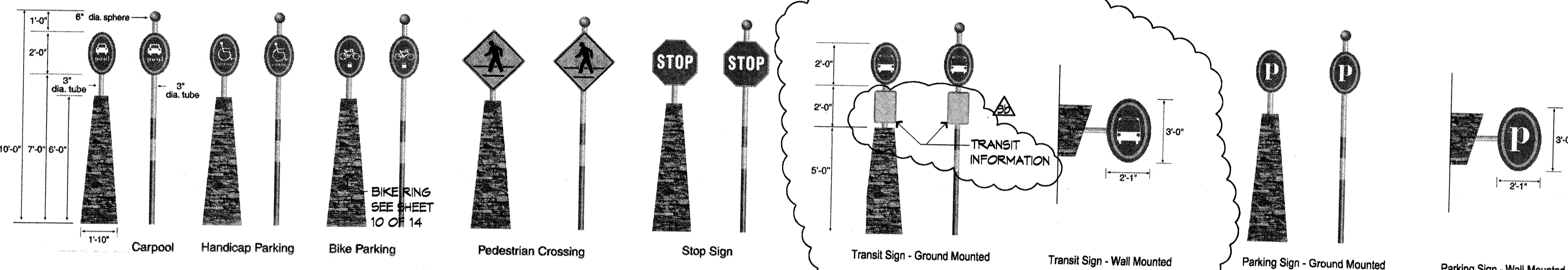
D Elevation - Pedestrian Gateway (to Q Street)
1/4" = 1'-0"



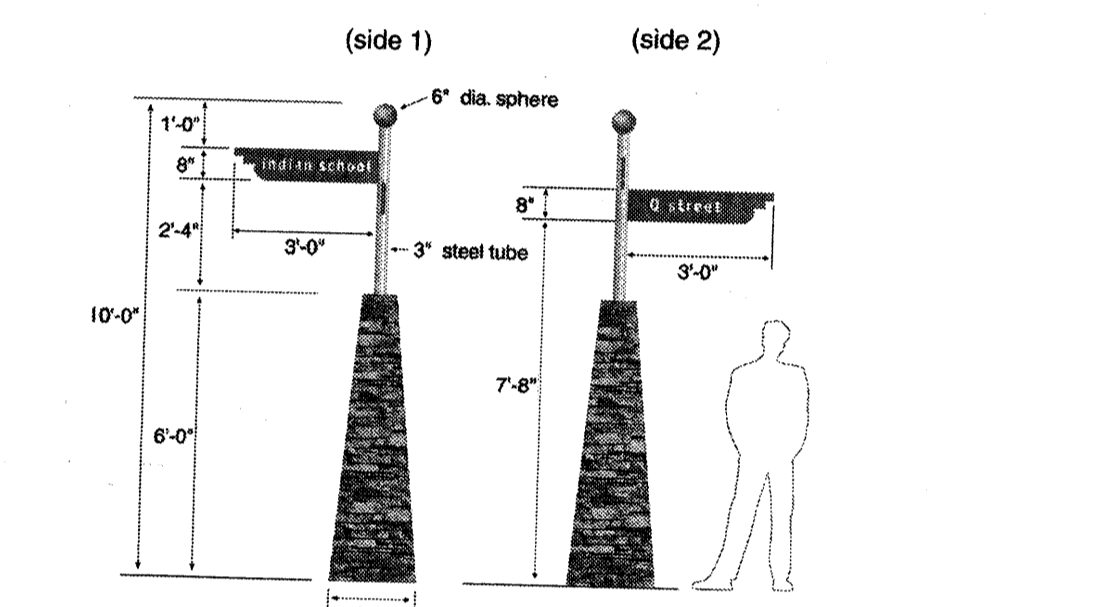
Signage Location Map
NTS

- Q "Q" Monument
- Art Art
- FS Free Standing Sign
- D Directional Signage
- Art Directional Transit

note: refer building elevation, sheet 10

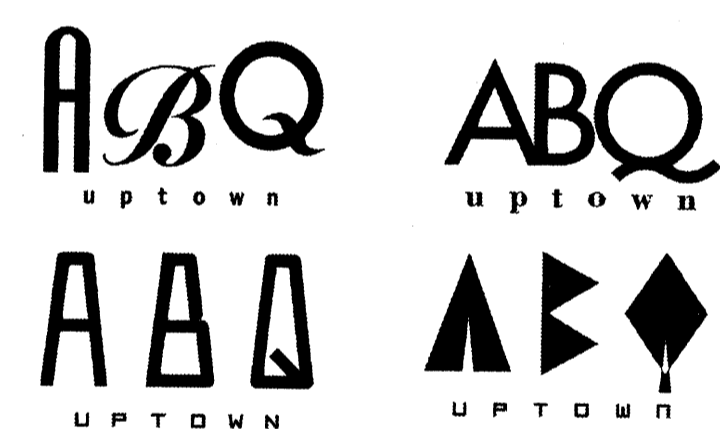


D Elevation - Directional Signage
1/4" = 1'-0"

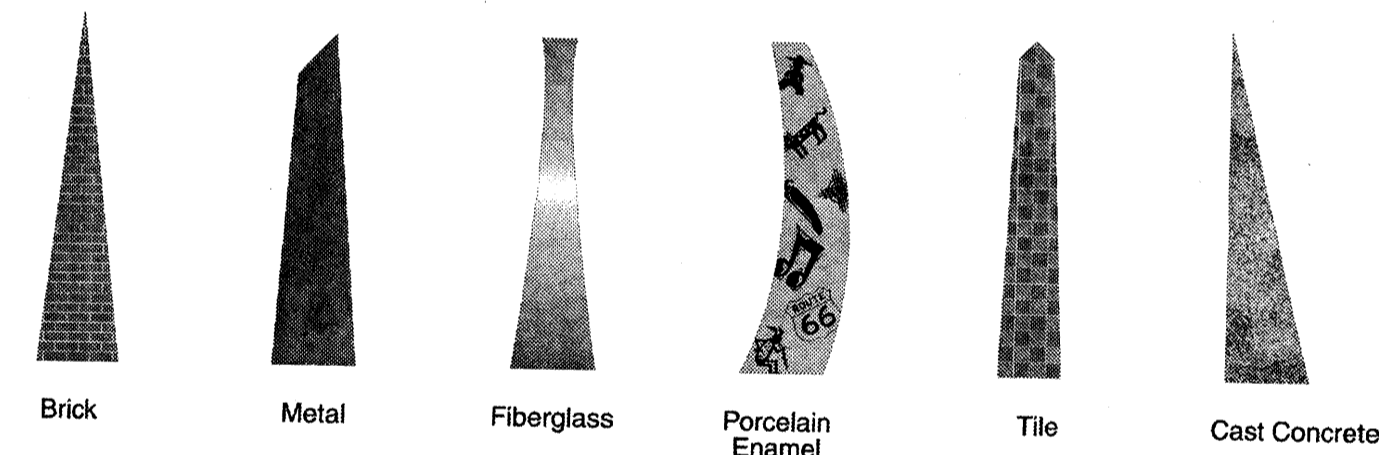


D Elevation - Directional Signage
1/4" = 1'-0"

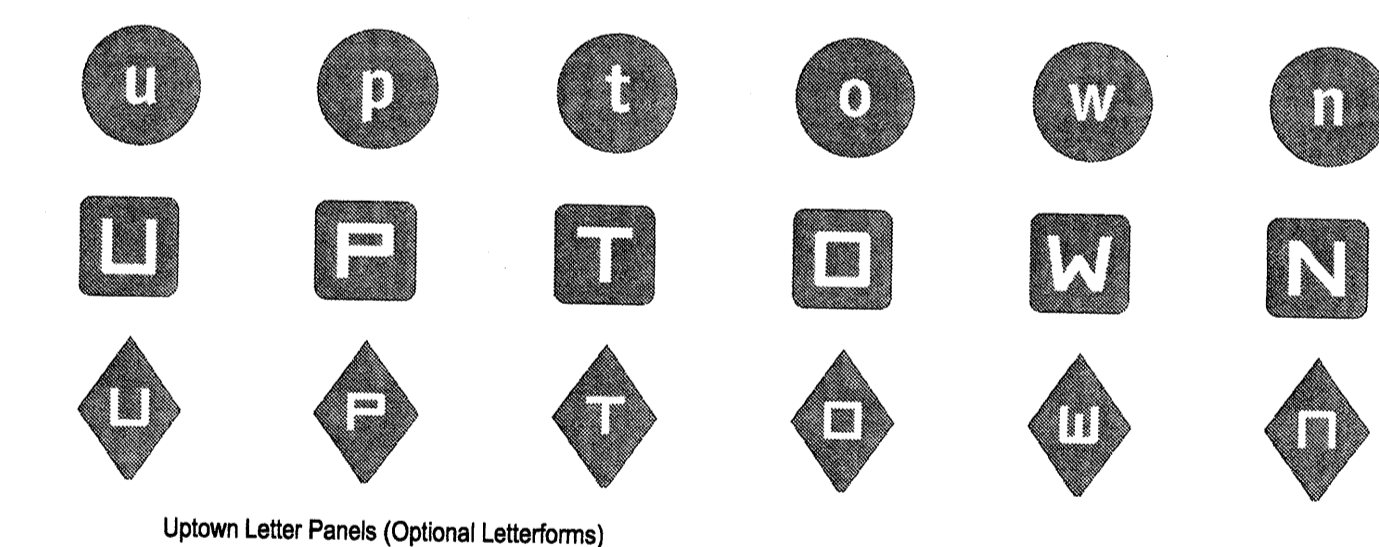
DIRECTIONAL SIGNAGE



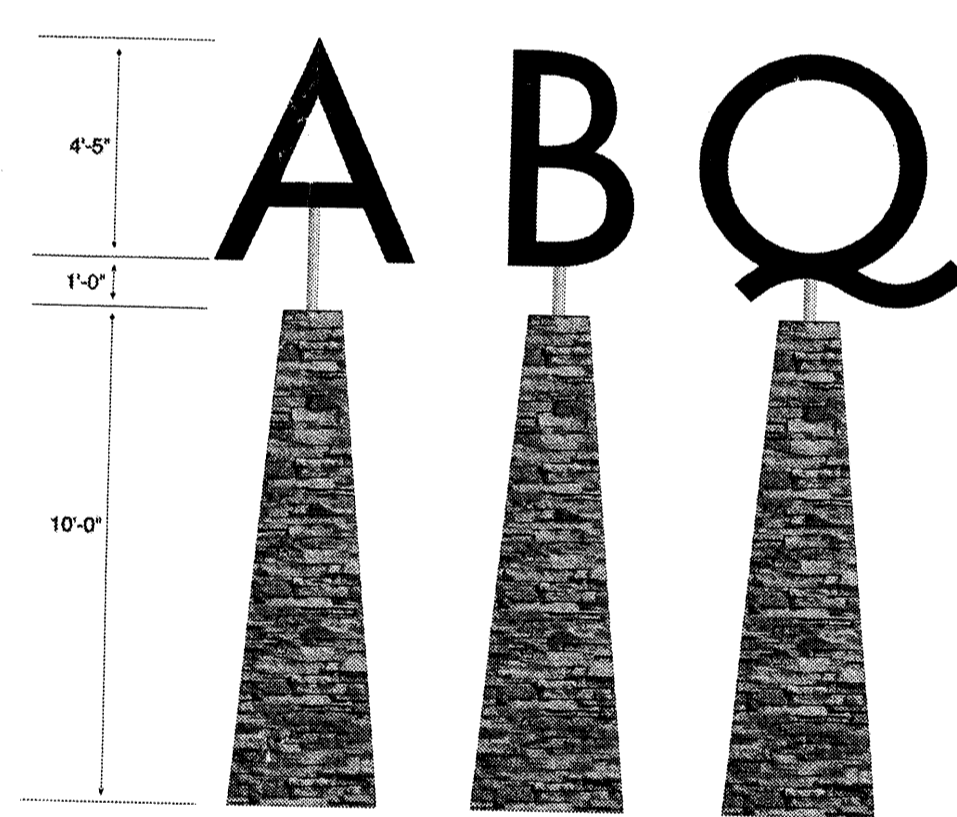
Art "ABQ Uptown" Text Options
NTS



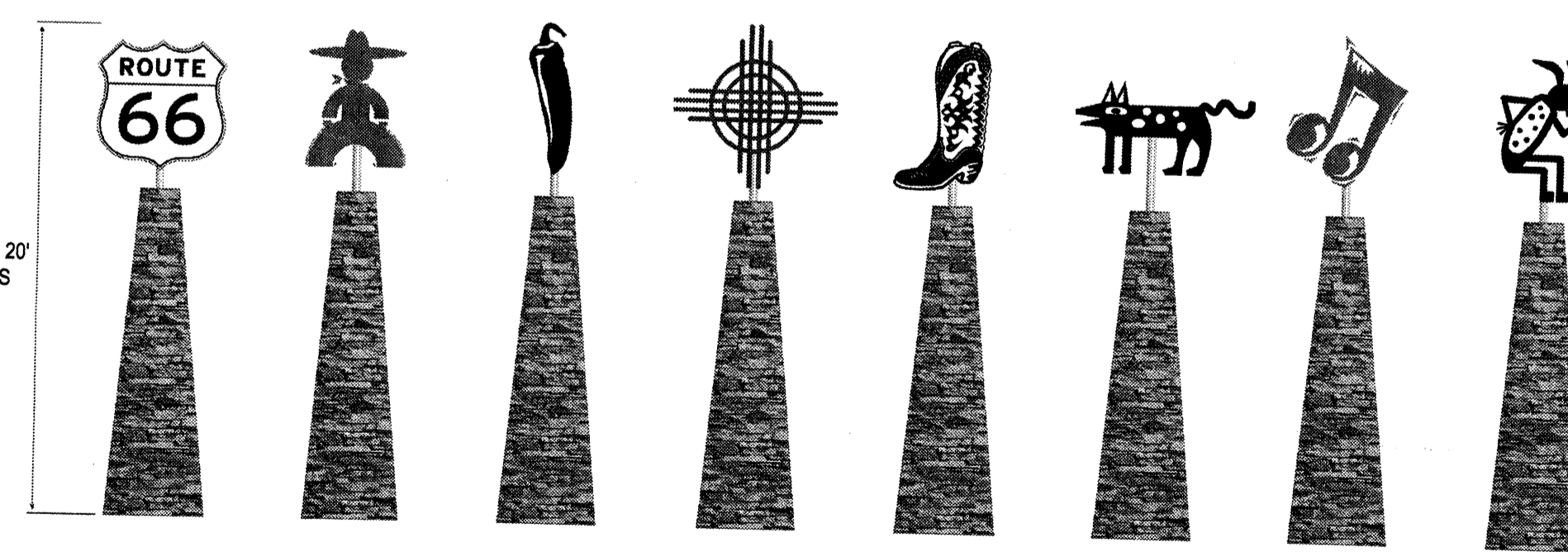
Art Pylon Material and Shape Options
NTS



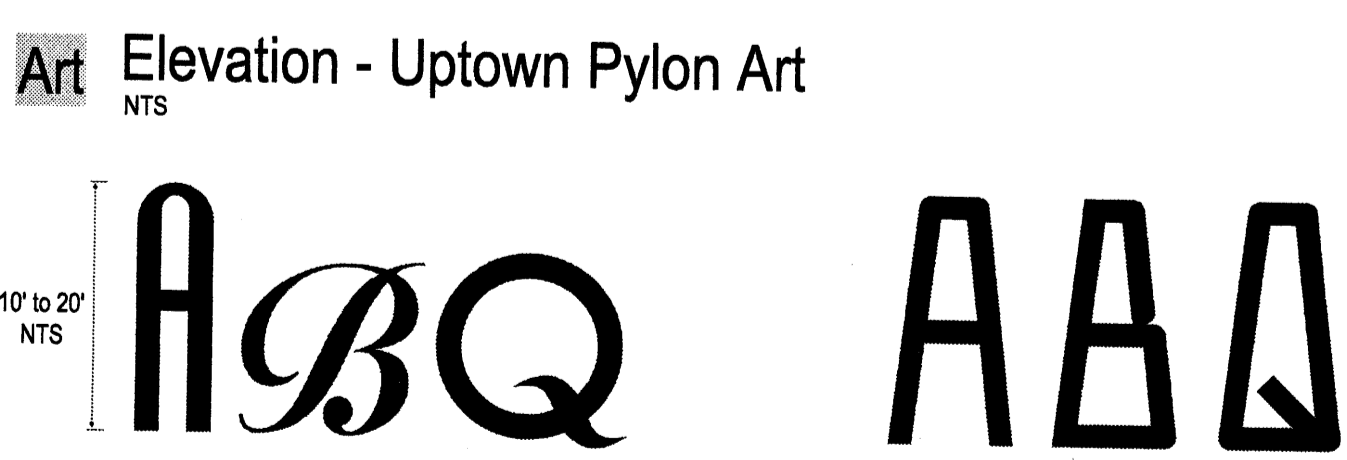
Uptown Letter Panels (Optional Letterforms)



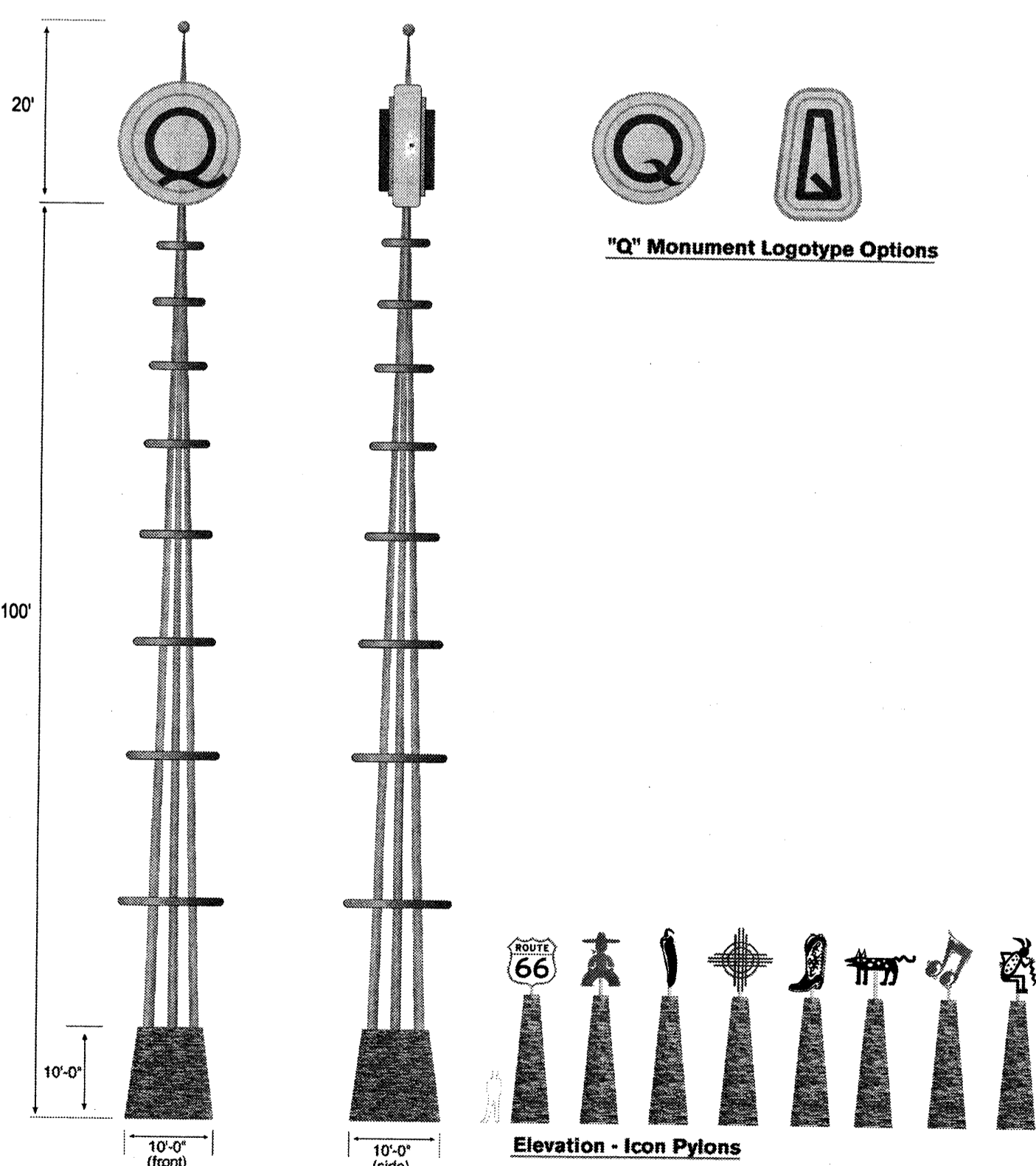
Art Elevation - Sculptural Monuments
1/4" = 1'-0"



Art Elevation - Icon Pylons
NTS



Art Elevation - Sculptural Letterforms
NTS



Q Elevation - "Q" Monument - at Plaza 3
1/16" = 1'-0"

ART

GENERAL NOTE
1. All Signage shall comply with USDP as set out on pages 21 and 22.

Directional Signage and Art Design Statement

In designing the ABQ Uptown directional signage and art elements, the design team worked with intentions of representing elements from New Mexico's ancient past, recent past, present, and future. From Chaco Canyon to Route 66 and beyond, our state has left its impression.

It is important to note that this thinking has influenced and affected not only the design, but also the selection of materials, lighting and colors. This being said, ABQ Uptown material lighting and colors include, but are not limited to the following:

Materials - stacked stone, metal, stucco, tile, terra-cotta, wood, porcelain enamel, cast concrete, bricks, glass blocks, acrylic, fiberglass, canvas or outdoor vinyl.

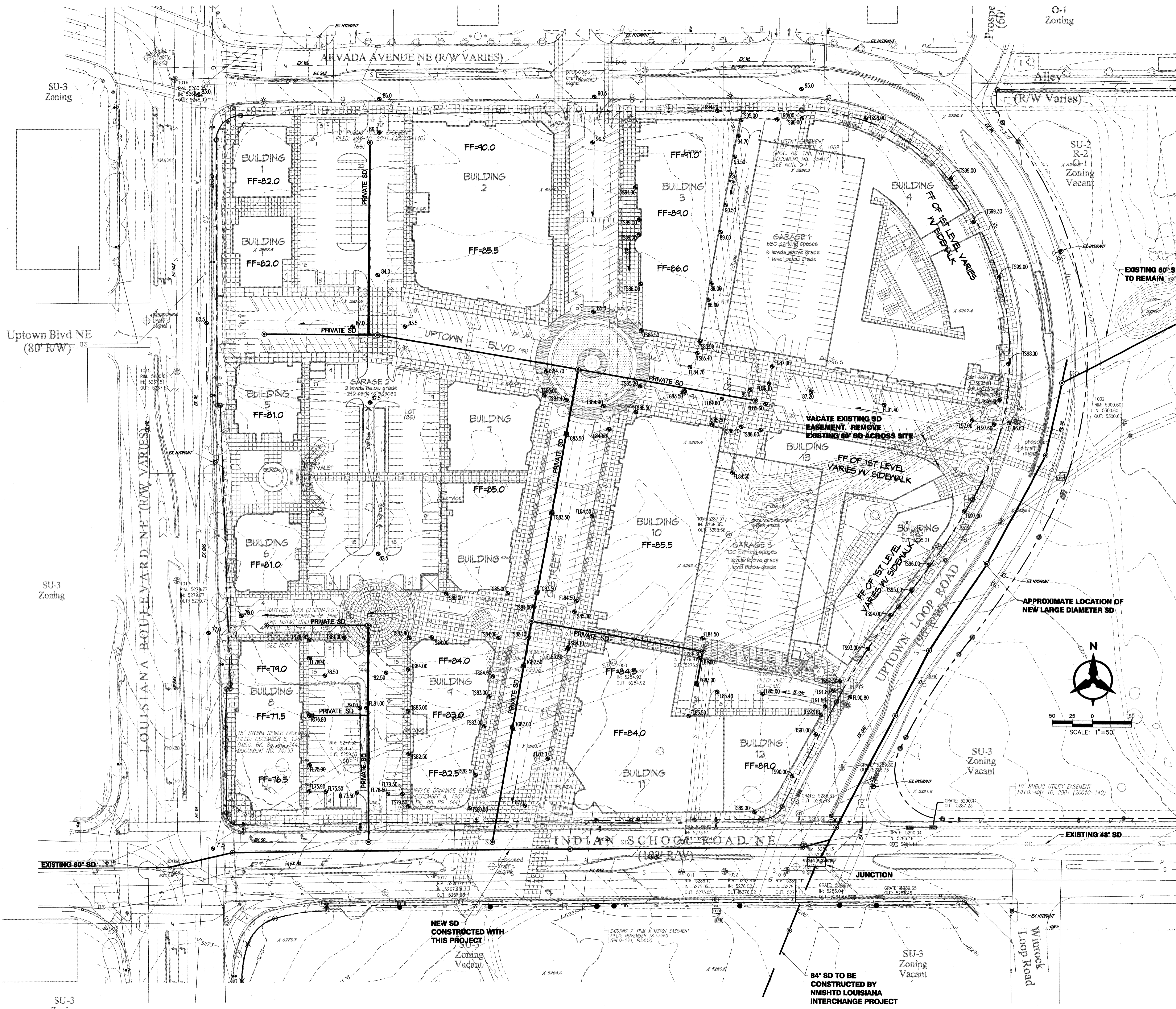
Lighting - street lamps, neon, internal, ground mounted, LED light strips, projected light, exposed decorative bulbs, or fiber optics. Lighting is to comply with relevant Dark Skies Ordinance.

Colors - brownish red, dark red, red, pink, reddish orange, orange, peach, light yellow, cream, yellow, grey, green, light green, turquoise, dark blue, blue, purple, brown, tan, black, grey, white, silver, and gold. Wood may be either natural, stained or painted.

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



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Site Development Plan for Building Permit
Directional Signage and Art 12 of 14



Topography and Grading Narrative

Existing Site Topography

The site currently slopes from east to west at approximately 2%. The highest point on the site is along Uptown Loop Road at the northeast corner of the site. The lowest point is at the corner of Louisiana and Indian School. The site is completely surrounded by public streets. Indian School on the south slopes from east to west. Uptown Loop Road on the east slopes from north to south, and on the north side of the site, the slope of Uptown Loop Road is from east to west. Louisiana, on the west edge of the site, also slopes from north to south.

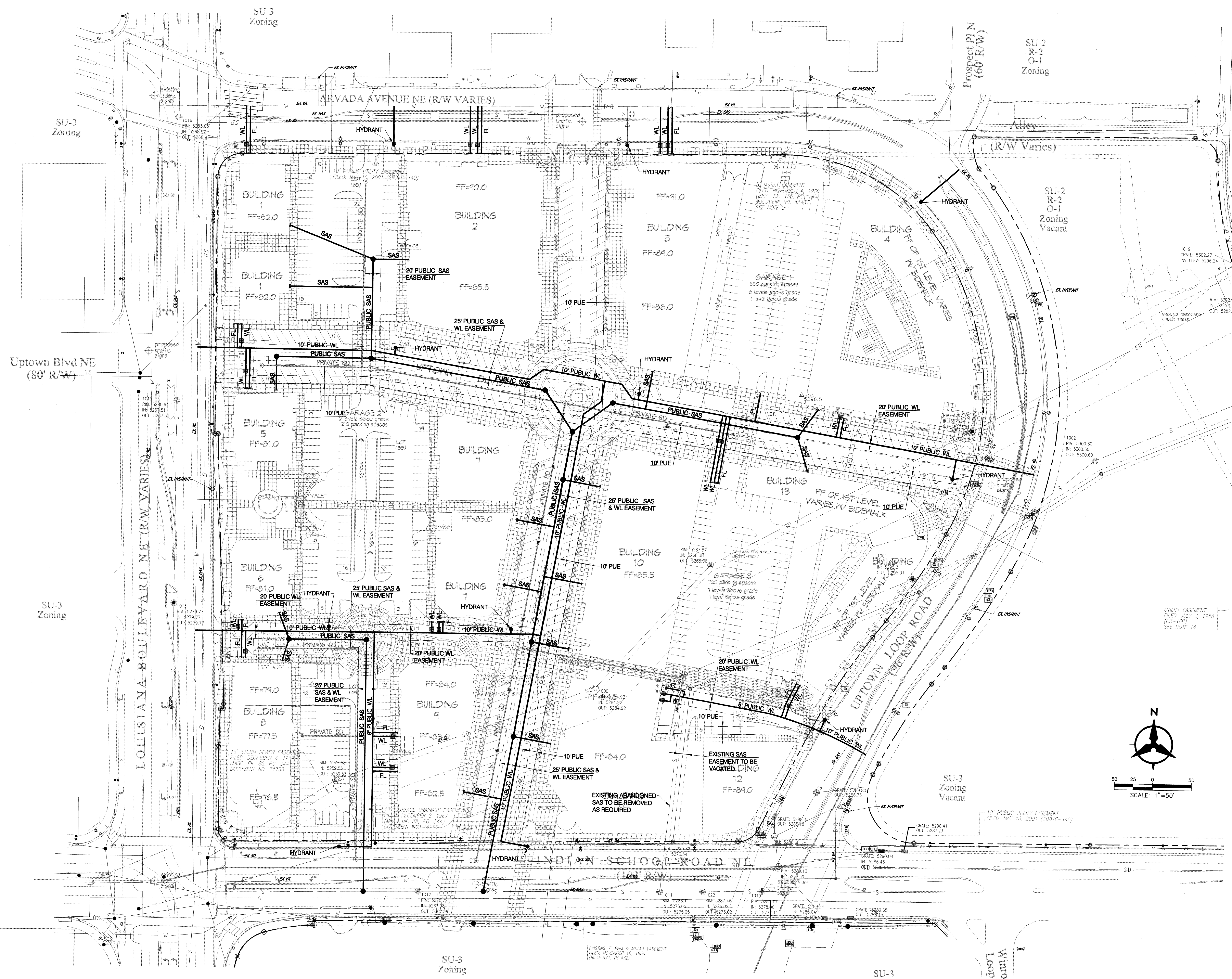
Proposed Site Grading

The slope of the site under proposed conditions is similar to existing. Most of the buildings around the perimeter of the site will be set up above the adjacent sidewalk grade - this is shown on the conceptual grading and drainage plan. No grading beyond the property lines is proposed with this project. The drainage from the project is addressed in the Uptown Drainage report prepared by Bohannon Huston Inc., and approved by city hydrology.

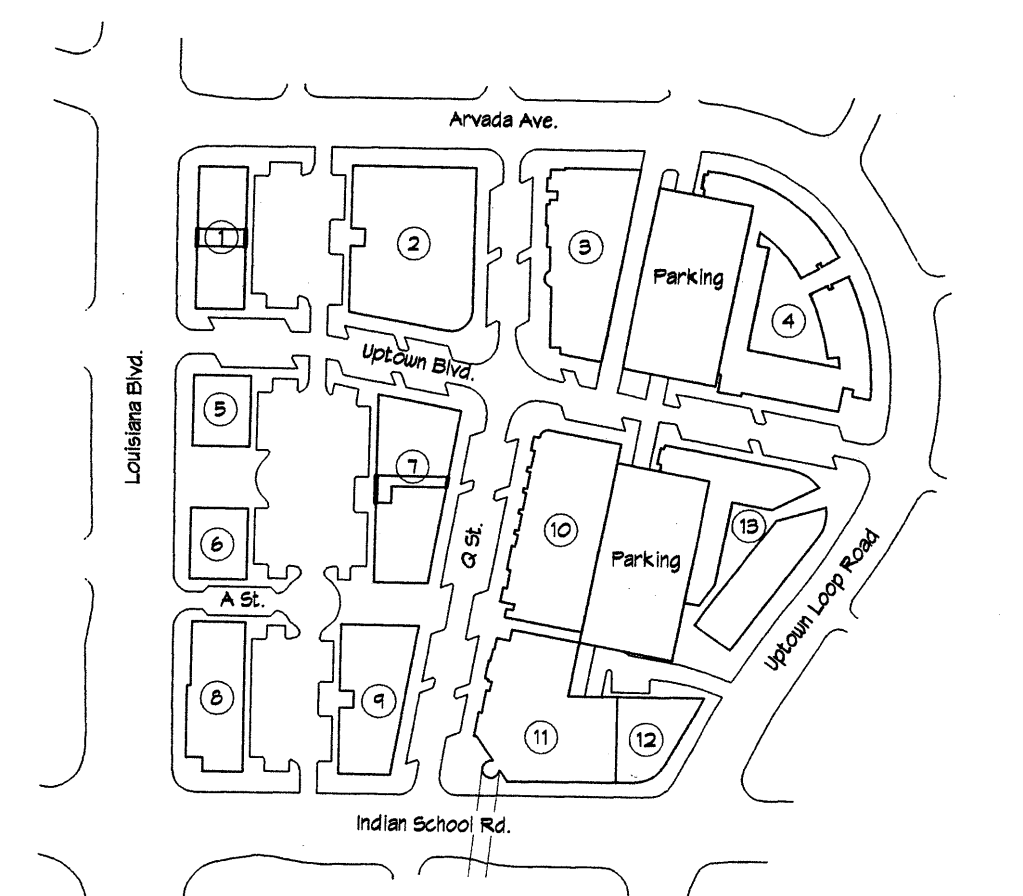
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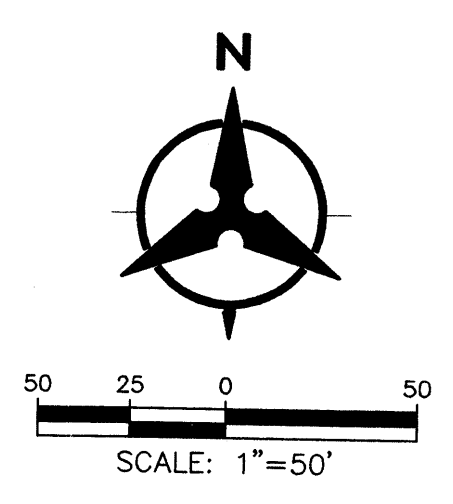
DRB Submittal
 Site Development Plan for Building Permit
 Grading & Drainage Plan 13 of 14



- General Notes**
1. This drawing constitutes the required submission for approval of a Site Plan for Subdivision.
 2. The attached "ABQ Uptown Design Standards" are attached to and made part of this Site Plan for Subdivision.
 3. The Site Plan for Subdivision is subject to the regulations of the Uptown Sector Plan and the ABQ Uptown "Design Standards" attached hereto.
 4. The Site Plan for Subdivision is subject to all other City Ordinances and regulations and the ABQ Uptown "Design Standards" attached hereto.
 5. Significant amendment of this Site Plan for Subdivision shall be by the Planning Commission; the Planning Director or his/her designee shall have the authority to make administrative amendments.
 6. All development on these sites must be in conformance with this Site Plan for Subdivision and Standards.
 7. Approval of development proposals consistent with this Site Plan for Subdivision and Standards shall be by the Planning Director or his/her designee, and the City Engineer.



Key Plan N.T.S.

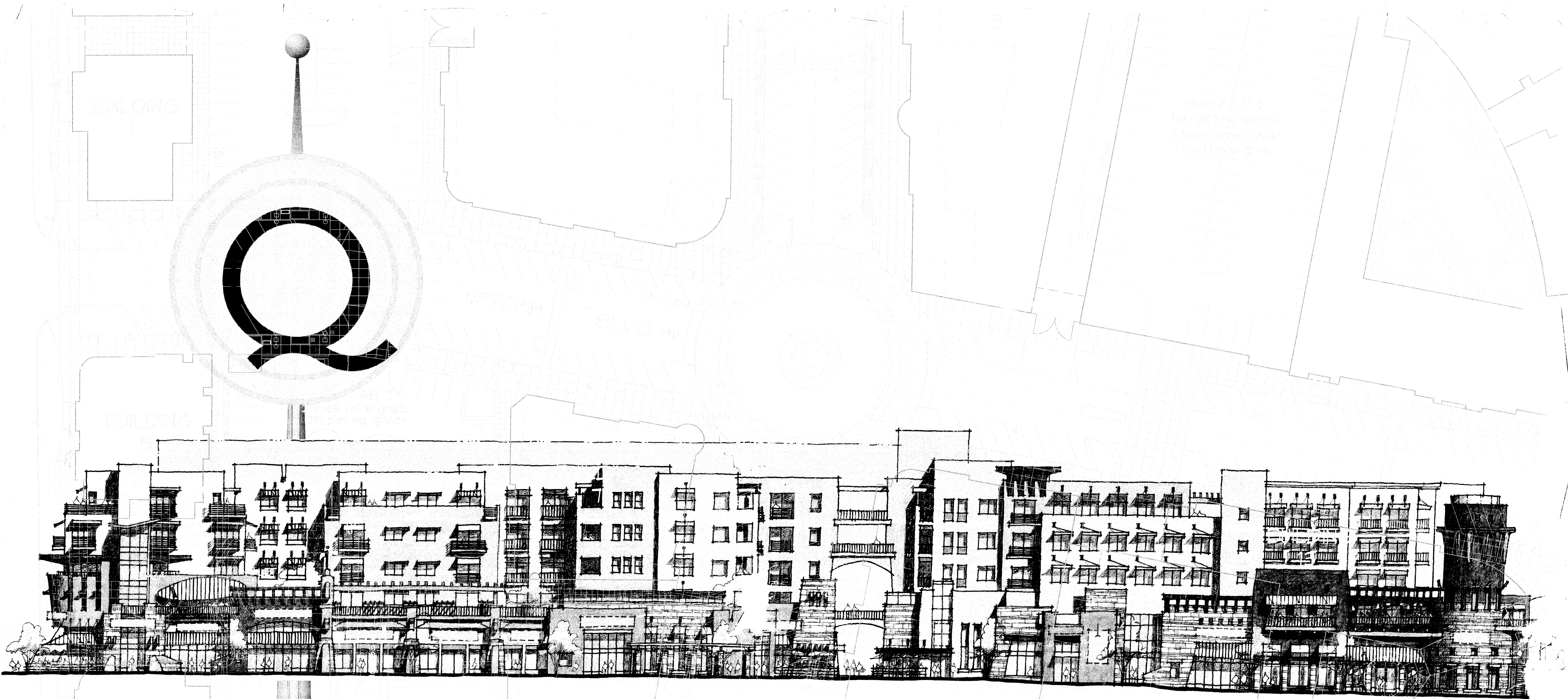


Owner	Hunt-Uptown, LLC
Planning Consultant	Denish + Kline Assoc., Inc.
Project Architect	Dekker/Perich/Sabatini
Project Engineer	Bohannon-Huston
Project Identity	Vaughn Wedeen Creative



EPC Submittal
Site Development Plan for Building Permit

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July 01, 2004 - 12:31pm
Layout



△ Conditions for Approval of Site Plan for Building Permit

Changes made to the original submittal per the findings and conditions Official Notification of Decision, August 15, 2023, project # 100227-02EPC-00114 Site Development Plan - Building Permit.

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- 05 Enlarged Landscape and Plaza Plans (SW Quadrant)
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- 14 Utility Plan

Owner	Hunt-Uptown, LLC
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DRB Submittal
Site Development Plan for Building Permit