

**SITE CALCULATIONS**

SITE AREA	9.63 ACRES
PHASE I SITE AREA	7.52 ACRES
VACANT PARCEL SITE AREA	2.11 ACRES
ALLOWABLE BUILDING AREA	43,560 sf x 7.52 ACRES = 327,572 sf min.
	327,572 sf x 1.5 F.A.R. = 491,358 sf max.
ALLOWABLE RETAIL AREA	491,358 sf x .2 = 98,272 sf (max 20%)

\*VACANT PARCEL\* IS A PART OF THIS SUBMITTAL FOR 'SITE PLAN FOR SUBDIVISION' ONLY.  
 \*VACANT PARCEL\* WILL BE SUBMITTED TO CITY PLANNING FOR 'SITE PLAN BUILDING PURPOSES' AT A LATER DATE. AS OUTLINED IN THE UPTOWN SECTOR PLAN

**BUILDING AREAS**

THEATER (INCLUDES LOBBY & AUDITORIUMS)	70,000 sf
HOTEL (300 ROOMS)	300,000 sf
RESTAURANT 1	8,500 sf
RESTAURANT 2	10,500 sf
RETAIL 1	26,000 sf
RETAIL 2	12,500 sf
RETAIL 3	5,000 sf
RETAIL 4	4,200 sf
RETAIL 5	2,700 sf
RETAIL 6	2,020 sf
RETAIL 7	2,925 sf
SHOPS (IN THEATER)	8,000 sf
SHOPS	3,225 sf
TOTAL AREA	455,570 sf
TOTAL RETAIL AREA	85,570 sf

RESIDENTIAL RETAIL PROVIDED OVER 10% IS 37,790sf/2,000=19 UNITS REQUIRED  
 24 RESIDENTIAL UNITS CALCULATED

**PARKING CALCULATIONS**

THEATER (3,000 SEATS 2 FLOORS)	3,000 SEATS/4= 750 CARS
1 CAR/4 SEATS	1 CAR/ROOM= 300 CARS
HOTEL (300 ROOMS)	85,570 sf/300= 286 CARS
RETAIL USES	
RETAIL 1 THRU 7	
SHOPS BLDG.	
REST. 1 & 2	

HOUSING 24 units = 24 CARS  
 LESS 15% BUS CREDIT - 1,360 x .85=  
 TOTAL REQUIRED PARKING 1,156 CARS  
 TOTAL HANDICAP SPACES REQUIRED (23 CARS)  
 TOTAL PARKING PROVIDED 1,156 CARS  
 IF THE DEMAND FOR MOV INCREASES THEN THE NUMBER OF MOV SPACES SHALL BE INCREASED TO (1) MOV PARKING SPACE FOR EVERY (10) REQUIRED PARKING SPACES.

BICYCLE PARKING  
 TOTAL PROVIDED 116 BICYCLE SPACES  
 20/ PLAZA = 80  
 REMAINDER IN PARKING STRUCTURES 35  
 20% (24 SPACES) WILL BE PROVIDED IN LOCKERS LOCATED IN PARKING STRUCTURES

**PARKING NOTES**

TYPICAL STANDARD SPACES ARE 8'-6" x 18'-0" + 2' OVERHANG  
 TYPICAL SMALL CAR SPACES ARE 7'-6" x 15'-0"  
 TYPICAL HANDICAP SPACES ARE 8'-0" x 18'-0"  
 WITH A 5' WIDE ACCESS AISLE  
 ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED.  
 TOTAL STANDARD PARKING SPACES 1,047 CARS  
 TOTAL SMALL CAR SPACES 107 CARS

**NOTES**

THE TRAFFIC MITIGATION PLAN, AGREED TO BY THE APPLICANT, ENVIRONMENTAL HEALTH DEPARTMENT, TRANSPORTATION DEVELOPMENT DIVISION, CONTAINS ELEMENTS WHICH ARE INTEGRAL TO THE SITE DESIGN, AND IT SHALL BE USED DURING EACH PHASE OF SITE DEVELOPMENT.  
 THERE SHALL BE NO MORE THAN 98,272 SQUARE FEET OF RETAIL/RESTAURANT USES ON THIS SITE.

SITE PLAN FOR BLDG. PERMIT  
 SITE PLAN FOR SUBDIVISION

**UPTOWN SPECTRUM DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
 A LIMITED LIABILITY COMPANY  
 500 Marquette, NW Suite 350  
 Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

**GROUND LEVEL**

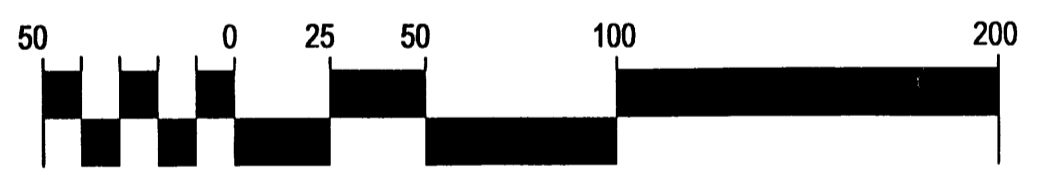
**RADIUS LEGEND**

- ① RADIUS = 3'-0"
- ② RADIUS = 5'-0"
- ③ RADIUS = 6'-0"
- ④ RADIUS = 10'-0"
- ⑤ RADIUS = 12'-0"
- ⑥ RADIUS = 15'-0"
- ⑦ RADIUS = 25'-0"
- ⑧ RADIUS = 27'-0"
- ⑨ RADIUS = 50'-0"
- ⑩ RADIUS = 95'-0"
- ⑪ RADIUS = 180'-0"
- ⑫ RADIUS = 30'-0"

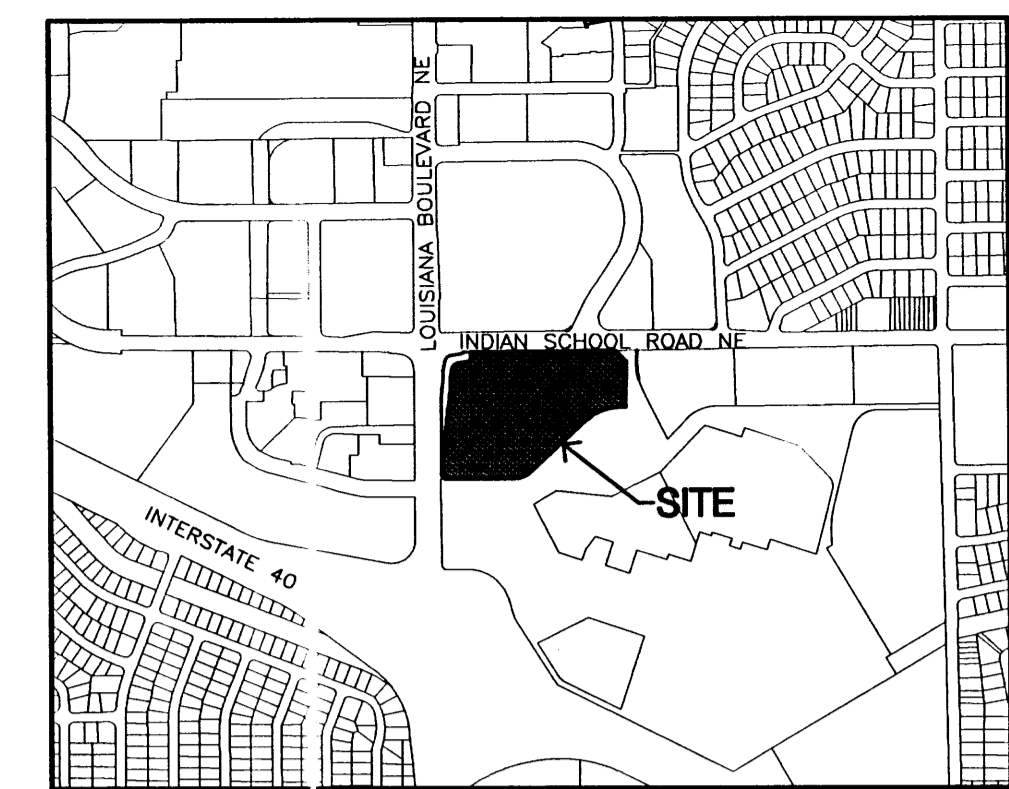
**LIGHTING LEGEND**

- ⊕ Pedestrian Scale Pole Light  
Height: 15'-5"
- + Area Pole Light  
Height: 20'-10"
- ⊛ Street Pole Light  
(to match existing)

1 Site Plan - Main Ground Level  
 Scale: 1"=50'-0"







LOCATION MAP  
ZONE ATLAS INDEX MAP No. J-19-Z  
NOT TO SCALE

**Uptown Spectrum  
Drainage Management Plan**

**Site Location and Background Information**

This site is located on the southeast corner of Indian School and Louisiana, in Northeast Albuquerque. The site is known as the Monroe School Site, and was formerly owned by APS. The Spectrum site is bounded on the east and south by the proposed Uptown Loop Road, and on the north and west by Indian School and Louisiana respectively. A portion of the Monroe School Site is located east of the proposed Uptown Loop Road; that portion is not a part of this submittal. The site is in precipitation zone 3 as defined by Figure A-1 of the DPM section 22.2.A.1. The legal description of the site is Tract A Monroe Jr. High School. Please see the vicinity map on this sheet for a graphic depiction of the site location.

The development plan proposed with this submittal is known as Uptown Spectrum. Both the Site Plan for Subdivision Purposes and the Site Plan for Building Permit purposes have been approved through the EPC process (EPC Case No Z-98-123). This Conceptual Grading and Drainage Plan is submitted to support DRB final sign-off of the Site Plan for Subdivision and the Site Plan for Building permit.

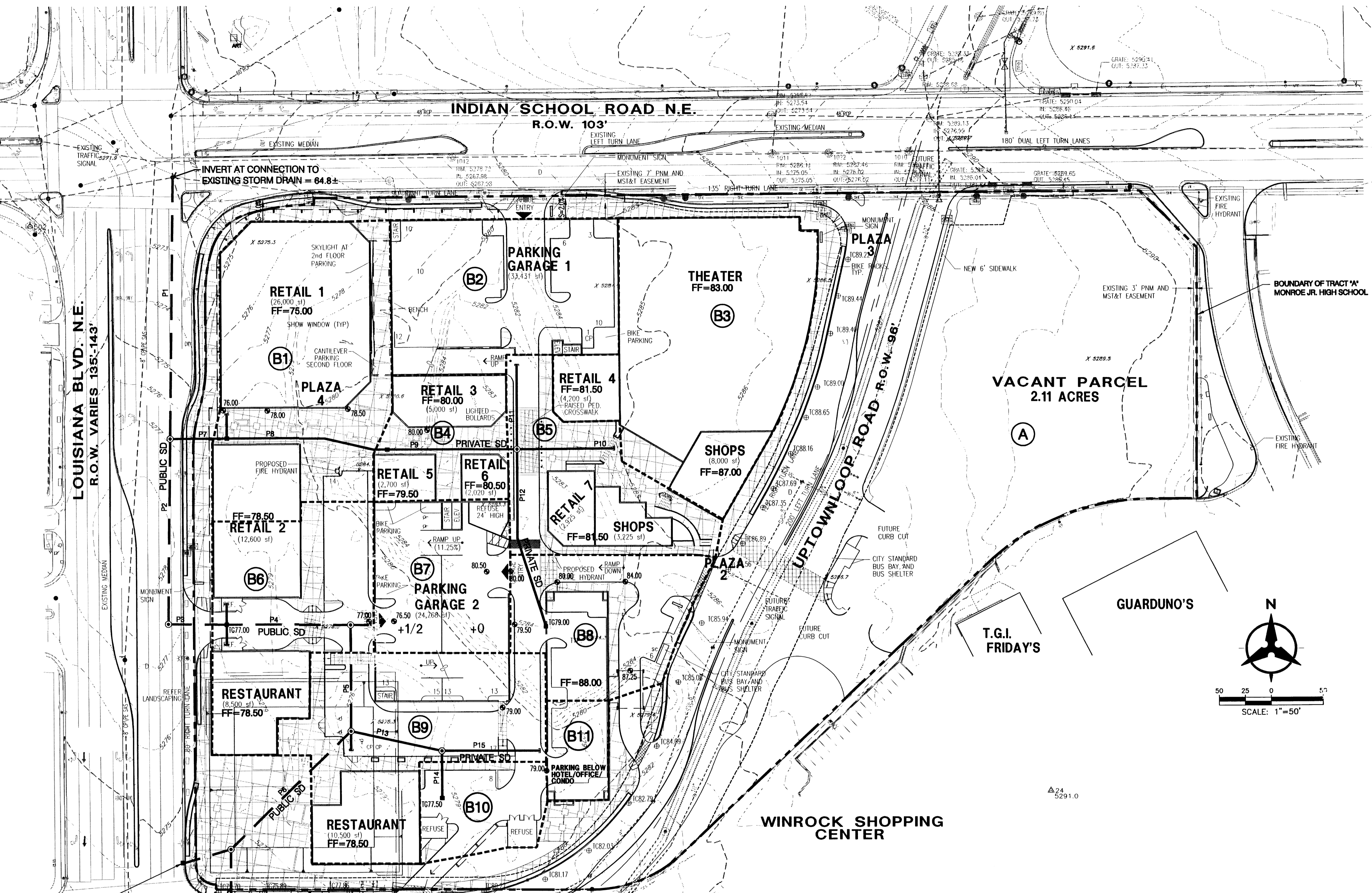
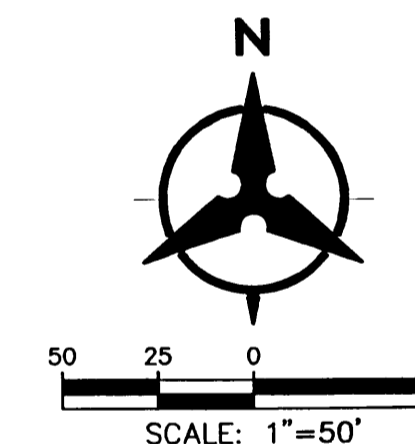
The most recent drainage report to address drainage of this site and the surrounding area is entitled "Drainage Study for the ABQ Uptown Area", dated August 13, 2002, and prepared by Bohannon Huston. That drainage report has been approved (see letter dated August 30<sup>th</sup>, 2002 from Carlos Montoya to Elizabeth Smith) and can be found in hydrology file H19/D72. This submittal is in full compliance with the guidance and recommendations set forth in that report.

**Existing Conditions**

The site under existing conditions drains to the west at a slope of approximately 1.7%. Since the site was previously developed, it may be considered 100% land treatment C as defined by Table A-4, Section 22.2.A.3 of the DPM. As such, the existing runoff from the 11.75 acre site in the 100 year storm is 40.5cfs (11.75 acres x 3.34 cfs/acre). This runoff enters Indian School and Louisiana mainly by sheet flow. Note that the 11.75 acres calculated above includes the portion of Tract A which is to be dedicated to the city for Uptown Loop Road, as well as the portion east of the Loop Road.

**Proposed Conditions**

Under proposed conditions the site is virtually 100% impervious. Accordingly, the developed discharge from the entirety of Tract A is 59cfs (11.75 acres x 5.02 cfs/acre). All of the runoff from the Spectrum site will drain to the public storm drain at the intersection of Louisiana and Indian School. Small portions of the site around the perimeter of the site (Basin B12, 1.06acre) will drain to the surface of the surrounding public streets. These flows will then be conveyed by the public streets to proposed inlets located at the intersection of Uptown Loop Road and Louisiana and existing inlets located at the corner of Indian School and Louisiana. Basin A shown on this drawing is composed of the portion of Tract A which is to become dedicated Uptown Loop Road right-of-way, as well as Tract A east of Uptown Loop Road. Basin A will drain to the proposed inlets at the intersection of Uptown Loop Road and Louisiana via the surface of Uptown Loop Road, in



Q100 TO THESE INLETS IS LESS THAN 46.9cfs FROM PORTIONS OF WINROCK AND BASINS 'A' & 'B12'

NOTE: THIS DRIVE IS EXISTING ONLY ON THE RIGHT SIDE OF PARKWAY

**UPTOWN SPECTRUM BASIN CALCULATIONS**  
Ultimate Development Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 3											
BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages			Q(100) (cfs/acre)	Q(100) (cfs)	WTE (inches)	V(100) <sub>300</sub> (CF)	V(100) <sub>1400</sub> (CF)	
			A	B	C	D					
Basin A	186873	4.29	0.0%	0.0%	0.0%	100.0%	5.02	21.84	2.36	36762	43916
Basin B	324628	7.46	0.0%	0.0%	0.0%	100.0%	5.02	37.40	2.36	63824	76264
B1	44772	1.03	0.0%	0.0%	0.0%	100.0%	5.02	5.16	2.36	8805	10522
B2	30010	0.69	0.0%	0.0%	0.0%	100.0%	5.02	3.46	2.36	5902	7062
B3	48121	1.10	0.0%	0.0%	0.0%	100.0%	5.02	5.65	2.36	9464	11308
B4	14694	0.34	0.0%	0.0%	0.0%	100.0%	5.02	1.69	2.36	2889	3453
B5	22128	0.52	0.0%	0.0%	0.0%	100.0%	5.02	2.62	2.36	4469	5341
B6	28927	0.66	0.0%	0.0%	0.0%	100.0%	5.02	3.33	2.36	5689	6798
B7	18608.4	0.43	0.0%	0.0%	0.0%	100.0%	5.02	2.14	2.36	3659	4372
B8	20503.2	0.47	0.0%	0.0%	0.0%	100.0%	5.02	2.36	2.36	4032	4818
B9	34932	0.80	0.0%	0.0%	0.0%	100.0%	5.02	4.03	2.36	6810	8209
B10	10174.09	0.23	0.0%	0.0%	0.0%	100.0%	5.02	1.17	2.36	2001	2381
B11	5588.87	0.13	0.0%	0.0%	0.0%	100.0%	5.02	0.84	2.36	1099	1313
B12	48174	1.08	0.0%	0.0%	0.0%	100.0%	5.02	5.32	2.36	9081	10851

PIPE #	Size in.	Slope	PIPE Capacity	ACTUAL FLOW	LENGTH	INVERT IN	INVERT OUT
P15	8	0.0100	1.21	0.64	94.44	69.02	68.08
P14	8	0.0100	1.21	1.17	45.28	68.53	68.08
P13	18	0.0100	10.50	1.82	89.43	68.08	67.18
P12	18	0.0100	10.50	2.36	168.48	70.69	69.01
P11	18	0.0100	10.50	3.46	78.39	69.79	69.01
P10	18	0.0100	10.50	5.55	90.55	69.92	69.01
P9	24	0.0100	22.62	13.99	119.70	68.91	67.71
P8	24	0.0100	22.62	15.68	151.85	67.71	66.19
P7	24	0.0100	22.62	20.84	54.37	66.19	65.65
*P6	36	0.0049	46.69	48.95	161.98	67.98	67.18
*P5	42	0.0027	52.28	52.70	102.23	67.08	66.81
*P4	42	0.0030	55.11	54.84	119.15	66.71	66.35
*P3	42	0.0035	59.52	58.18	55.94	66.25	66.05
*P2	48	0.0017	59.23	58.18	177.49	65.95	65.65
*P1	48	0.0030	78.68	79.02	250.27	65.55	64.80

\* DENOTES PUBLIC STORM DRAIN



12/10/02 - UPDATED TO SHOW REVISED ARCHITECTURAL SITE PLAN

**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE | Albuquerque, NM 87108-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

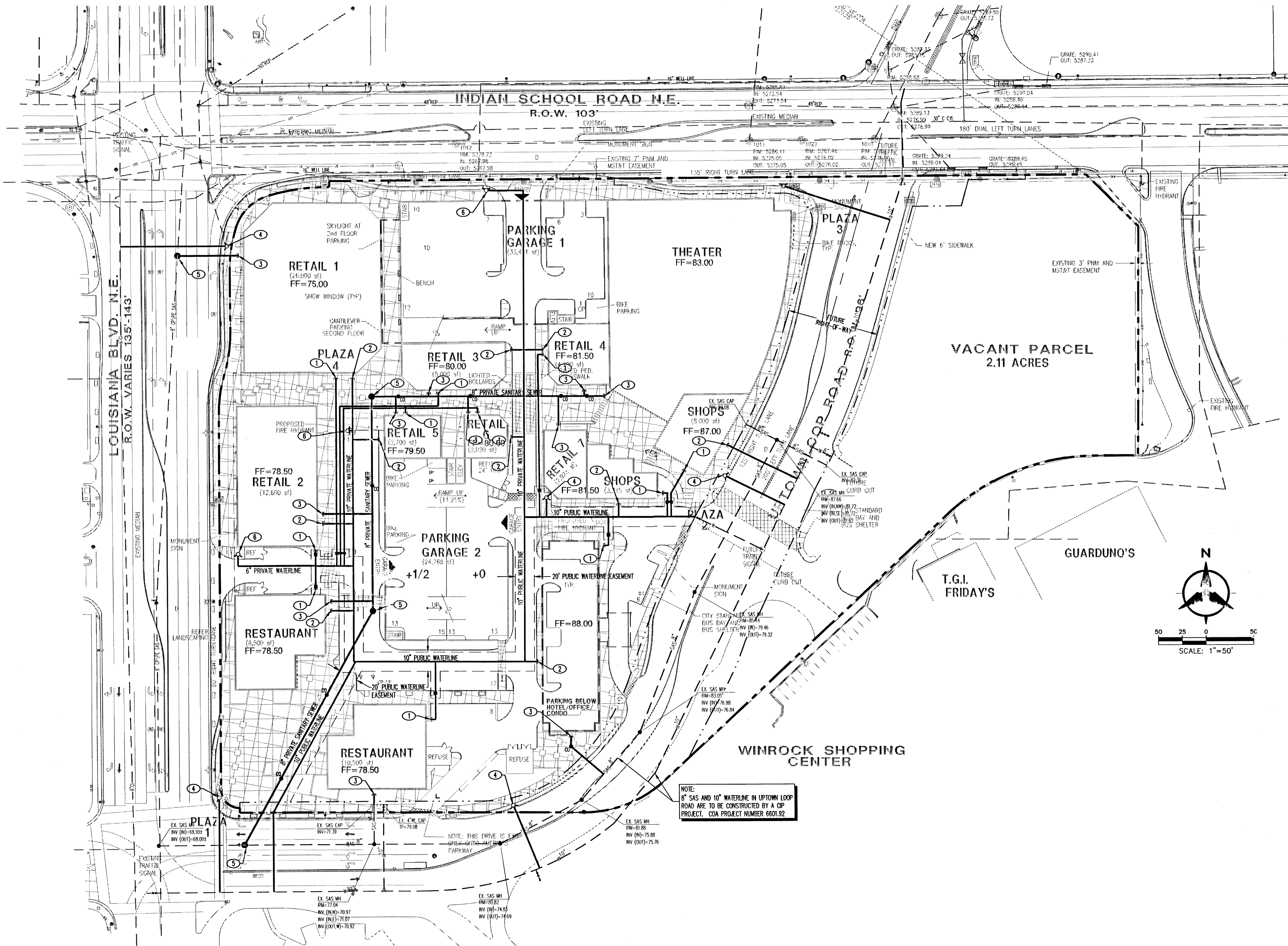
**UPTOWN SPECTRUM  
DRB SUBMITTAL**

HUNT- UPTOWN, LLC  
500 Marquette NW Suite 350  
Albuquerque, New Mexico 87102

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**CONCEPTUAL GRADING  
& DRAINAGE PLAN**  
11/05/2002  
sheet 3 of 21

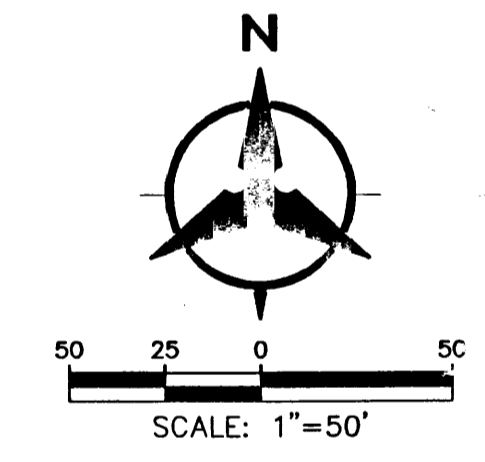




① UTILITY KEYED NOTES

1. DOMESTIC METERED SERVICE (2" OR SMALLER)
2. FIRE SERVICE (SPRINKLERS)
3. SANITARY SEWER SERVICE LINE (4", 6" OR 8" AS REQUIRED)
4. PUBLIC FIRE HYDRANT
5. SANITARY SEWER MANHOLE
6. PRIVATE FIRE HYDRANT

NOTE:  
ALL LINE SIZES ARE APPROXIMATE. FINAL LINE SIZES WILL BE BASED ON THE REQUIREMENTS OF THE WATER & SEWER AVAILABILITY STATEMENT AND UPON FINAL DESIGN CALCULATIONS.



NOTE:  
8" SAS AND 10" WATERLINE IN UPTOWN LOOP ROAD ARE TO BE CONSTRUCTED BY A CP PROJECT. COA PROJECT NUMBER 6601.92

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**UPTOWN SPECTRUM  
DRB SUBMITTAL**

HUNT-UPTOWN, LLC  
 500 Marquette NW Suite 350  
 Albuquerque, New Mexico 87102

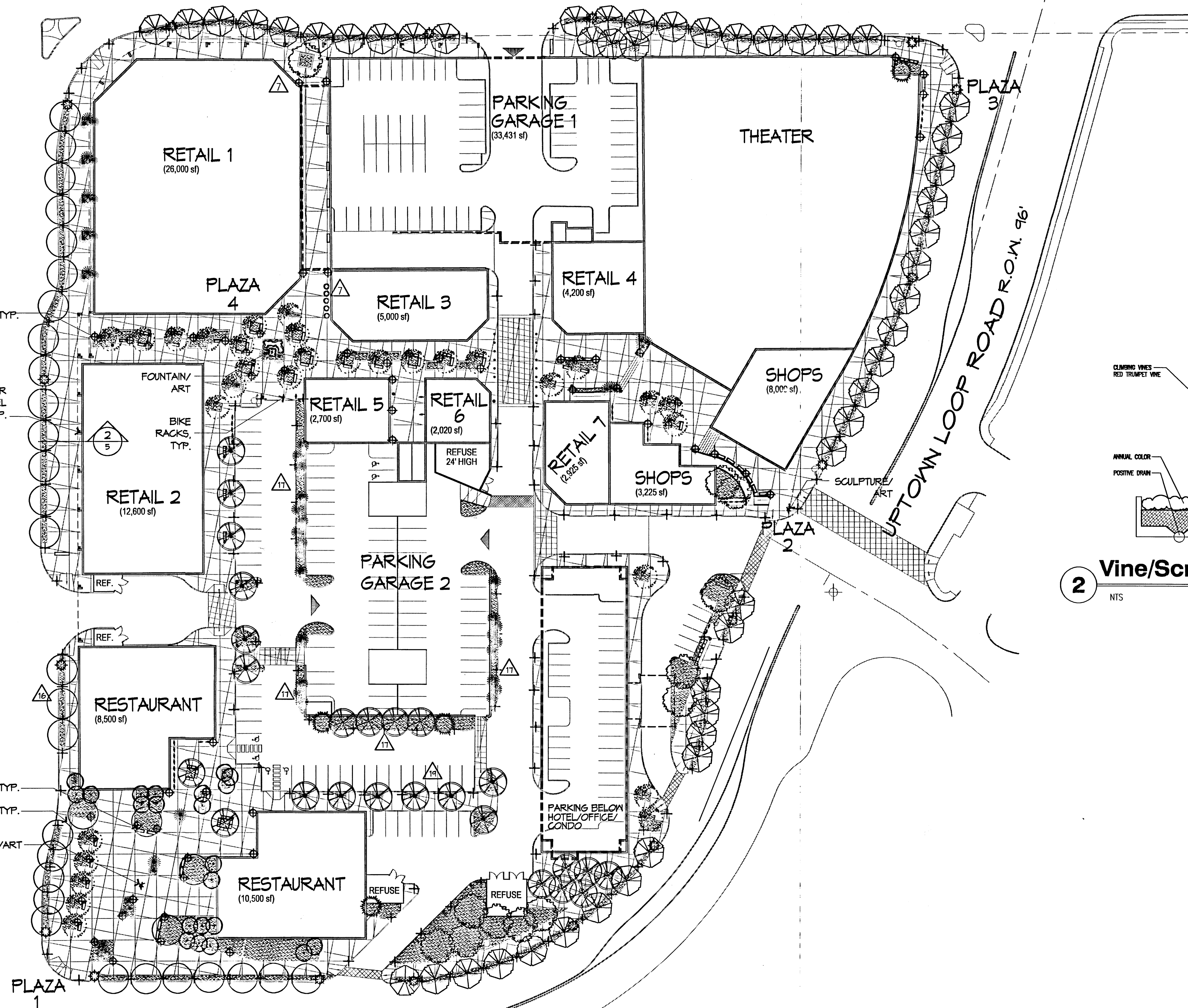
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

**CONCEPTUAL UTILITY PLAN**



INDIAN SCHOOL ROAD N.E.  
R.O.W. 103'

LOUISIANA BLVD. N.E.  
R.O.W. VARIES 135'-143'



RESPONSE TO CONDITIONS

- 3 The Landscape Plan consists of three sheets - one 40-scale site plan and two sheets of 10-scale Plaza enlargement plans. Locations for site furnishings, including benches, waste receptacles, portable planters, tree guards and art, are illustrated on the landscape plans. Plant materials are illustrated on the plans and keyed to plant schedules located on each Landscape sheet.
- 3 Planting and Irrigation installation details shall be per City of Albuquerque standards.
- 7 Additional landscaping has been added at several locations around the site. Portable plantings have been added at an entrance to the north-south pedestrian walkway east of Retail 1. A fountain is now illustrated in the center of the pedestrian mall between retail buildings 1, 2, 3 and 5.
- 16 Street trees at 30' o.c. have been added to the west side of the restaurant building located on Louisiana.
- 17 The walkways on the east, south and west of Garage 2 have been converted to landscaping.
- 19 The east-west sidewalk on the north side of the restaurant has been widened. At grade planters and shade trees at approximately 25 feet o.c. have also been added to the plan.

LANDSCAPE NOTES

Irrigation system to be comprised of a combination of drip and spray zones. Drip emitters shall be used for all plant material except sod areas. Sod areas shall be irrigated with a spray emitters appropriately designed to avoid overspray onto impermeable surfaces and adjacent property.

The run time for the various zones shall be approximately 30 minutes for drip zones and 15 minutes for spray zones. Run times shall be adjusted according to season.

The point of connection for irrigation system shall be coordinated with overall water service to be delivered to the property. Exact location is unknown at this time.

Planting and Irrigation maintenance shall be the responsibility of the Property Owner.

Planting and Irrigation shall comply with the intent of the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance.

All planting beds shall be covered by Santa Ana Tan gravel mulch with filter fabric.

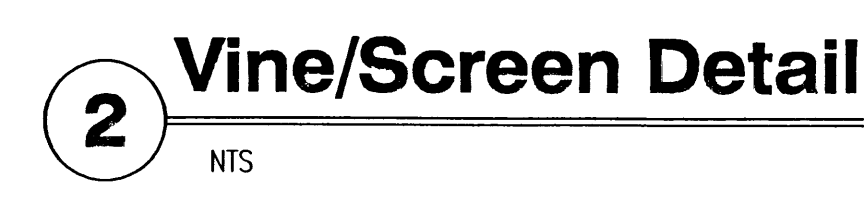
LANDSCAPE CALCULATIONS

Total Phase 1 Area: 1.52 acres= 327,511 SF  
Total Building Area (Footprint Area): 141,316 SF  
Offsite Area: 0 SF  
Net Lot Area: 327,511-141,316= 186,255 SF  
Landscape Requirement: 15%  
Total Landscape Required: 20,437 SF

Total Landscape Provided: 26,136 SF  
Total Planter Area Provided: 16,648 SF  
(Max. allowable High Water Use Plantings: 20% of required landscape area = 20 x 20,437 SF = 4,087 SF)  
Total Vertical Screening Provided: 4,438 SF

PLANT SCHEDULE

symbol	botanical name/ common name	condition	mature size (HxW)/ water use
(Tree symbol)	Trees		
(Symbol)	Chilopsis linearis/ Desert Willow	48" Box/ Large, Multi-trunked	20'x25'/ Low
(Symbol)	Chitalpa tashkentensis/ Chitalpa	48" Box/ Large, Multi-trunked	30'x30'/ Medium
(Symbol)	Cupressocyparis leylandii/ Leland Falsecypress	12" High/B&B	50'x20'/ Medium
(Symbol)	Fraxinus angustifolia "Raywood"/ Raywood Ash	2 1/2" Cal/B&B	35'x30'/ Medium
(Symbol)	Fraxinus velutina "Modesto"/ Modesto Ash	2 1/2" Cal/B&B	40'x40'/ Medium
(Symbol)	Lagerstroemia Indica/ Grape Myrtle (tree form)	24" Box/ Large, Multi-trunked	18'x10'/ High
(Symbol)	Pinus eldarica/ Afghan Pine	12" High/B&B	40'x15'/ Medium
(Symbol)	Platanus acerifolia/ London Plane Tree	3 1/2" Cal/ B&B	50'x25'/ High
(Symbol)	Populus fremontii "Wislizenii"/ Rio Grande Valley Cottonwood	4" Cal/B&B	50'x30'/ High
(Symbol)	Yucca elata/ Scaoptree Yucca	24" Box/ Large, Multi-trunked	24" Box/ Large, Multi-trunked
(Symbol)	Landscape Area/ (See Other Landscape Sheets for Plaza Enlargements)		



FURNISHINGS

- 6' Bench w/ Back
- 6' Sofa-style Bench
- Waste Receptable
- Sculpture/Art
- Tree Guard
- Planter - portable
- Bike Rack
- Pedestrian Scale Pole Light  
Height: 13'-5"
- Area Pole Light  
Height: 20'-10"
- Street Pole Light  
(to match existing)

1 Landscape Plan  
Scale: 1"=40'-0"  
0 20' 40'

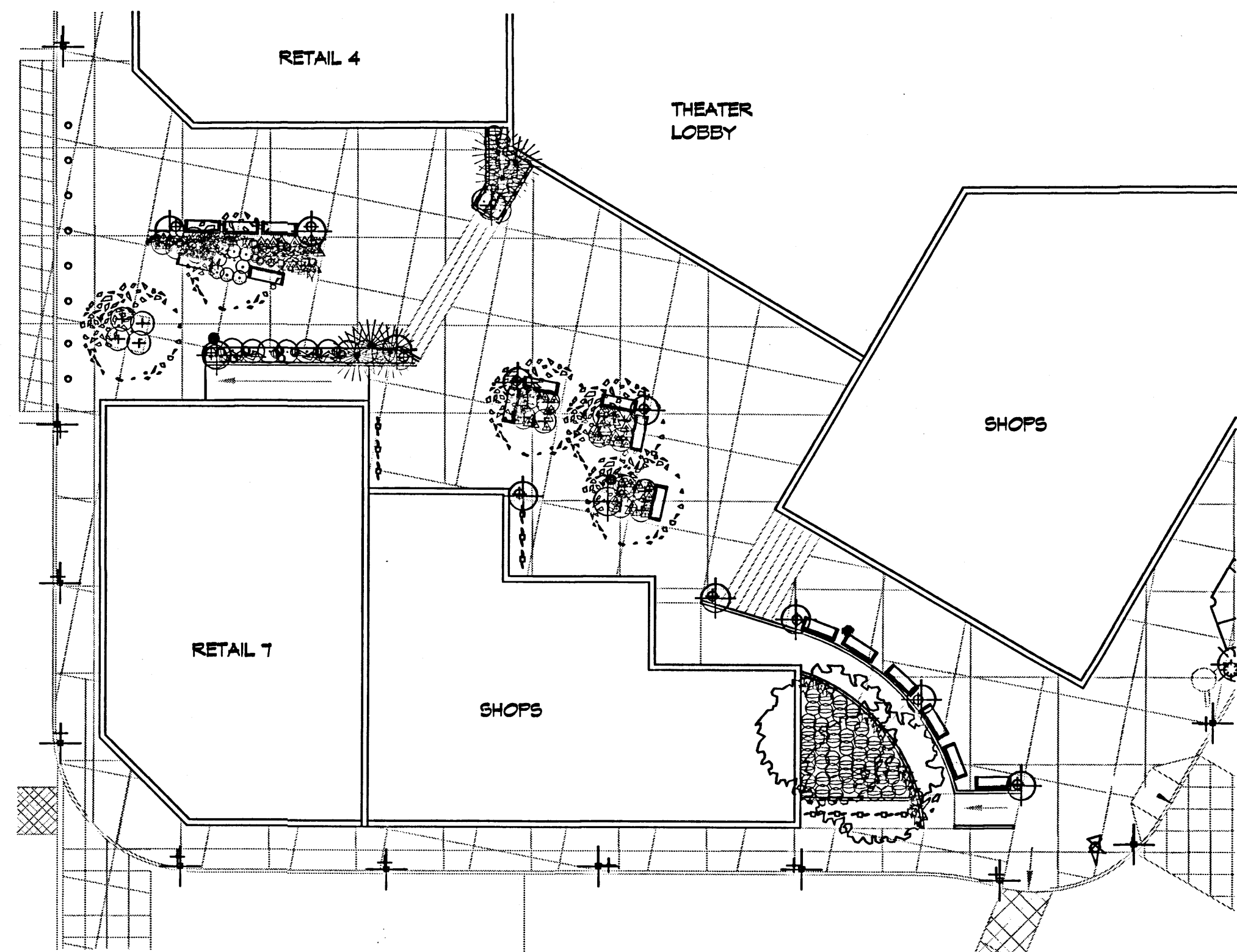
Dekker/Perich/Sabatini  
architecture • interiors • planning • engineering

UPTOWN SPECTRUM  
DRB SUBMITTAL

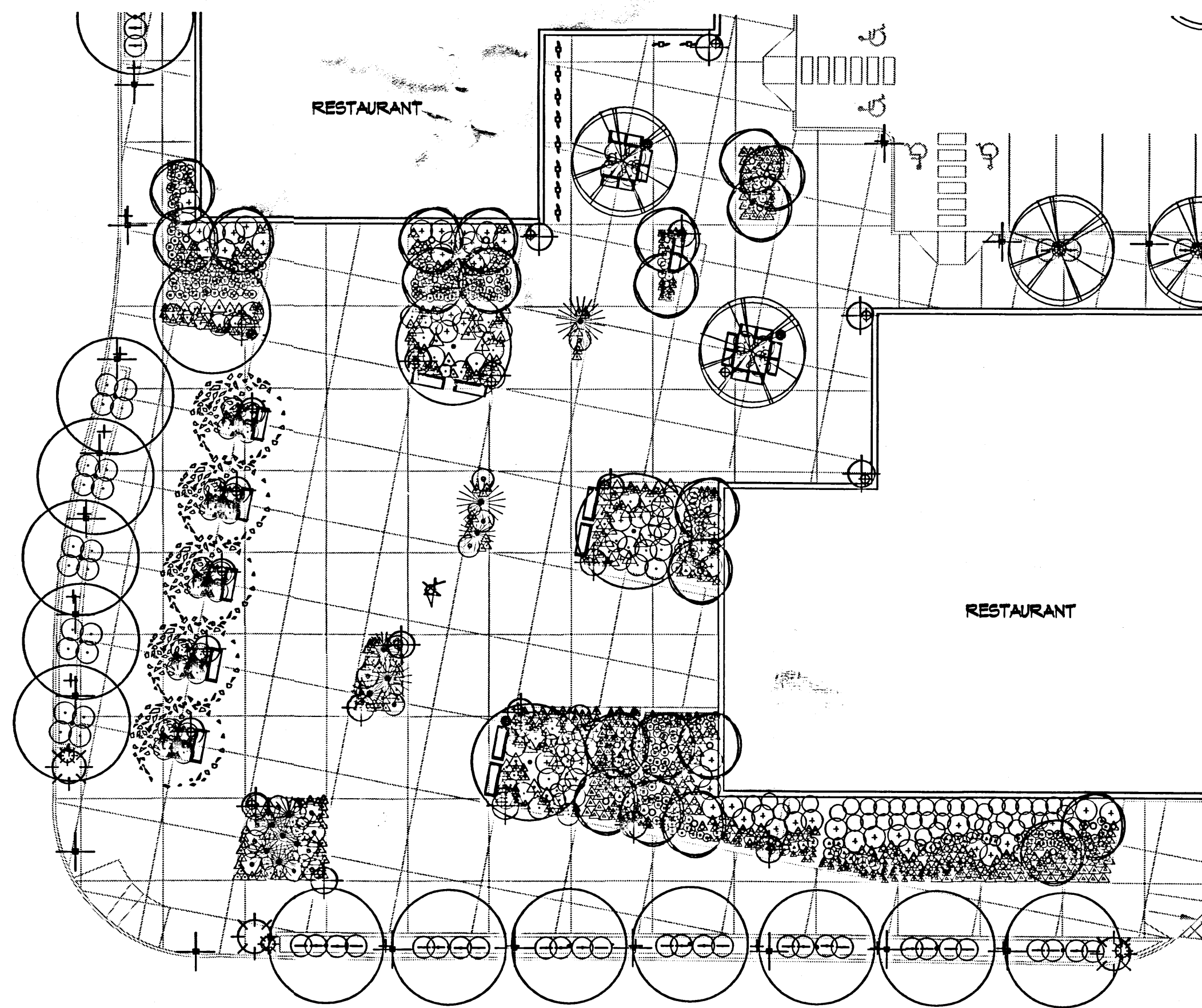
HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877





**2 Plaza 2: Enlarged Landscape Plan**  
 Scale: 1"=20'-0"  
 0 10' 20'



**1 Plaza 1: Enlarged Landscape Plan**  
 Scale: 1"=20'-0"  
 0 10' 20'

**PLANT SCHEDULE**

symbol	botanical name/ common name	condition	mature size (HxW)/ water use	botanical name/ common name	condition	mature size (HxW)/ water use
	Trees			Grasses		
	Chilopsis linearis/ Desert Willow	48" Box/ Large, Multi-trunked	20'x25'/ Low		Festuca Idahoensis "Siskiyou Blue"/ Siskiyou Blue Fescue	1 Gal. Cont. 18'x15'/ Medium
	Chitalpa tashkentensis/ Chitalpa	48" Box/ Large, Multi-trunked	30'x30'/ Medium		Helictotrichon sempervirens/ Blue Avena Grass	1 Gal. Cont. 48'x24'/ Medium
	Cupressocyparis leylandii/ Leland Falsecypress	12' High/B&B	50'x20'/ Medium		Miscanthus sinensis "Gracillimus"/ Malden Grass	1 Gal. Cont. 60'x36'/ Medium
	Fraxinus angustifolia "Raywood"/ Raywood Ash	2 1/2" Cal./B&B	35'x30'/ Medium		Miscanthus sinensis "Purpurea"/ Purple Malden Grass	1 Gal. Cont. 36'x18'/ Medium
	Fraxinus velutina "Modesto"/ Modesto Ash	2 1/2" Cal./B&B	40'x40'/ Medium		Muhlenbergia capillaris "Regal Mist"/ Regal Mist Muhlenbergia	1 Gal. Cont. 36'x42'/ Medium
	Lagerstroemia Indica/ Grape Myrtle (tree form)	24" Box/ Large, Multi-trunked	18'x10'/ High	Perennials/Vines		
	Pinus eldarica/ Afghan Pine	12' High/B&B	40'x15'/ Medium		Achillea x "Moonshine"/ Moonshine Yarrow	1 Gal. Cont. 18'x24'/ Medium
	Platanus acerifolia/ London Plane Tree	3 1/2" Cal./ B&B	50'x25'/ High		Agastache cana/ Hummingbird Mint	1 Gal. Cont. 30'x18'/ Medium
	Populus fremontii "Mitsizenii"/ Rio Grande Valley Cottonwood	4" Cal./B&B	50'x30'/ High		Anemopsis californica/ Yerba de Mansa	1 Gal. Cont. 18'x24'/ Medium
	Yucca elata/ Soaptree Yucca	24" Box/ Large, Multi-trunked	24" Box/ Large, Multi-trunked		Artemisia x "Fouls Castle"/ Fouls Castle Sage	1 Gal. Cont. 36'x30'/ Medium
	Shrubs				Campsis radicans "Flava"/ Yellow Trumpet vine	1 Gal. Cont. Vine/ Medium
	Juniperus horizontalis sp./ Prostrate Juniper	5 Gal. Cont.	12'x56'/ Low		Caryopteris clandonensis "Dark Knight"/ Dark Night Blue Mist Spirea	1 Gal. Cont. 48'x48'/ Medium
	Rosmarinus officinalis sp./ Prostrate Rosemary	5 Gal. Cont.	24'x12'/ Medium		Cerastium plumbaginoides/ Dwarf Plumbago	1 Gal. Cont. 12'x18'/ Medium
	Succulents				Hymenoxys acaulis/ Angelita Daisy	1 Gal. Cont. 12'x12'/ Low
	Hesperaloe parviflora/ Red Hesperaloe	5 Gal. Cont.	48'x48'/ Medium		Lavandula angustifolia "Hidcote Superior"/ Hidcote Superior Lavender	1 Gal. Cont. 16'x18'/ Medium
	Hesperaloe parviflora "Yellow"/ Yellow Hesperaloe	5 Gal. Cont.	48'x48'/ Medium		Linum lewisii "Appar"/ Appar Blue Flax	1 Gal. Cont. 18'x18'/ Medium
	Opuntia engelmannii/ Engelmann's Prickly Pear	1 Gal. Cont.	48'x60'/ Low		Penstemon strictus/ Rocky Mountain Penstemon	1 Gal. Cont. 24'x36'/ Medium
	Opuntia santa-rita/ Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		Salvia greggii "Wild Thing"/ Wild Thing Bush Sage	1 Gal. Cont. 30'x36'/ Low
	FURNISHINGS				Salvia nemerosa "May Night"/ May Night Sage	1 Gal. Cont. 18'x18'/ Medium
	6' Bench w/ Back				Teucrium chamaedrys/ Trailing Germander	1 Gal. Cont. 12'x24'/ Medium
	6' Sofa-style Bench				Mistaria sinensis/ Chinese Mistaria	1 Gal. Cont. Vine/ Medium
	Waste Receptacle					
	Sculpture/Art					
	Tree Guard					
	Planter - portable, with annuals					
	Bike Rack					
	Pedestrian Scale Pole Light Height: 13'-5"					
	Area Pole Light Height: 20'-10"					
	Street Pole Light (to match existing)					

**Dekker/Perich/Sabatini**  
 architecture • interiors • planning • engineering

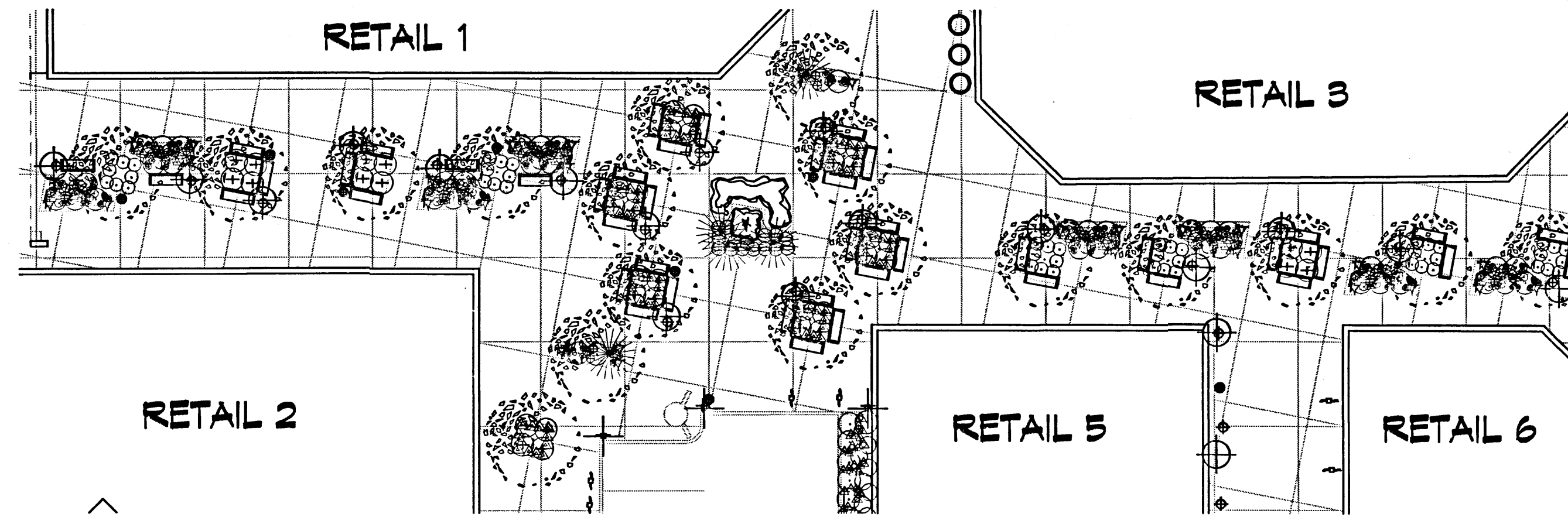
**UPTOWN SPECTRUM  
 DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
 A LIMITED LIABILITY COMPANY  
 500 Marquette, NW Suite 350  
 Albuquerque, New Mexico 87103

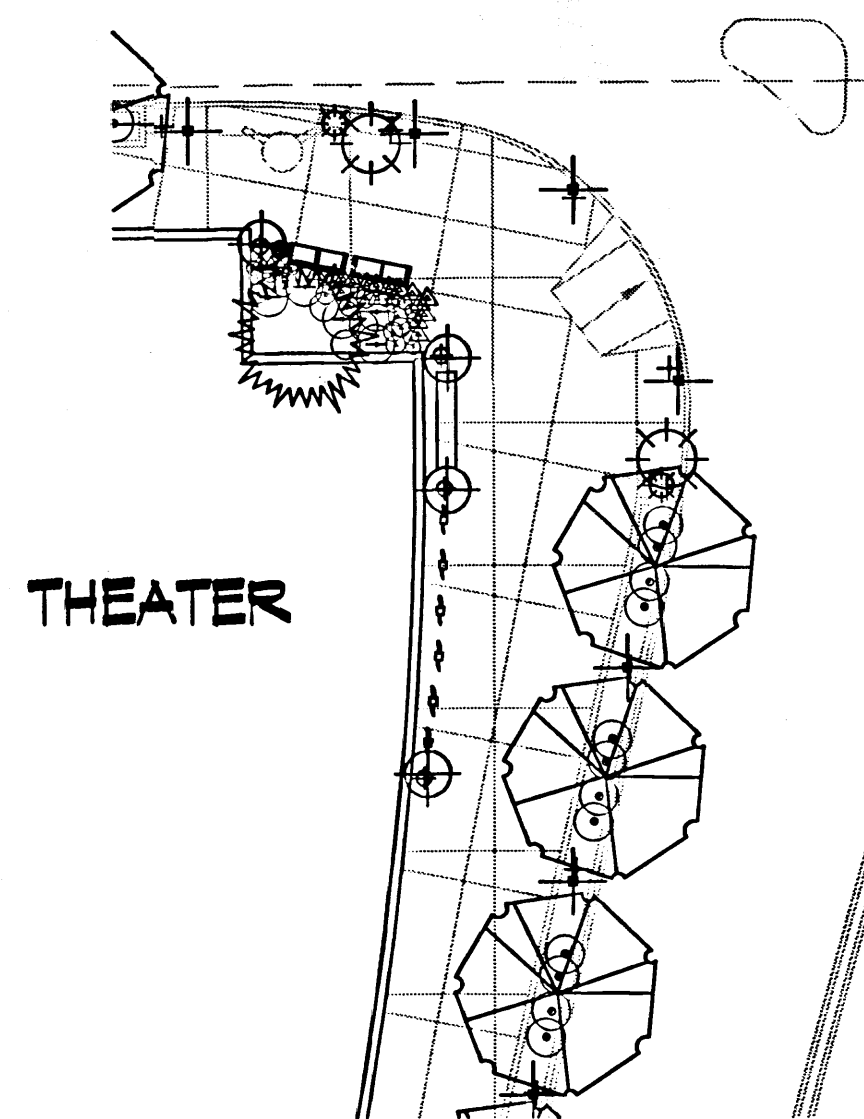
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

**Enlarged Landscape Plans**





**Plaza 4: Enlarged Landscape Plan**  
 Scale: 1"=20'-0"  
 0 10' 20'



**Plaza 3: Enlarged Landscape Plan**  
 Scale: 1"=20'-0"  
 0 10' 20'

**PLANT SCHEDULE**

symbol	botanical name/ common name	condition	mature size (HxW)/ water use	botanical name/ common name	condition	mature size (HxW)/ water use
<b>Trees</b>						
	<i>Chilopsis linearis</i> / Desert Willow	48" Box/ Large, Multi-trunked	20'x25'/ Low		<i>Festuca Idahoensis</i> "Siskiyou Blue"/ Siskiyou Blue Fescue	1 Gal. Cont. 18'x15'/ Medium
	<i>Chitalpa tashkentensis</i> / Chitalpa	48" Box/ Large, Multi-trunked	30'x30'/ Medium		<i>Helictotrichon sempervirens</i> / Blue Avena Grass	1 Gal. Cont. 48'x24'/ Medium
	<i>Cupressocyparis leylandii</i> / Leland Falsecypress	12" High/B&B	50'x20'/ Medium		<i>Miscanthus sinensis</i> "Gracillimus"/ Malden Grass	1 Gal. Cont. 60'x36'/ Medium
	<i>Fraxinus angustifolia</i> "Raywood"/ Raywood Ash	2 1/2" Gal./B&B	35'x30'/ Medium		<i>Miscanthus sinensis</i> "Purpurea"/ Purple Maiden Grass	1 Gal. Cont. 36'x18'/ Medium
	<i>Fraxinus velutina</i> "Modesto"/ Modesto Ash	2 1/2" Gal./B&B	40'x40'/ Medium		<i>Muhlenbergia capillaris</i> "Regal Mist"/ Regal Mist Muhlenbergia	1 Gal. Cont. 36'x42'/ Medium
	<i>Lagerstroemia indica</i> / Crape Myrtle (tree form)	24" Box/ Large, Multi-trunked	18'x10'/ High	<b>Perennials/Vines</b>		
	<i>Pinus eldarica</i> / Afghan Pine	12" High/B&B	40'x15'/ Medium		<i>Achillea</i> x "Moonshine"/ Moonshine Yarrow	1 Gal. Cont. 18'x24'/ Medium
	<i>Platanus acerifolia</i> / London Plane Tree	3 1/2" Gal./B&B	50'x25'/ High		<i>Agastache cana</i> / Hummingbird Mint	1 Gal. Cont. 30'x18'/ Medium
	<i>Populus fremontii</i> "Mistizeni"/ Rio Grande Valley Cottonwood	4" Gal./B&B	50'x30'/ High		<i>Anemopsis californica</i> / Yerba de Mansa	1 Gal. Cont. 18'x24'/ Medium
	<i>Yucca elata</i> / Soaptree Yucca	24" Box/ Large, Multi-trunked	24" Box/ Large, Multi-trunked		<i>Artemisia</i> x "Fowls Castle"/ Fowls Castle Sage	1 Gal. Cont. 36'x30'/ Medium
<b>Shrubs</b>						
	<i>Juniperus horizontalis</i> sp./ Prostrate Juniper	5 Gal. Cont.	12'x56'/ Low		<i>Campsis radicans</i> "Flava"/ Yellow Trumpet vine	1 Gal. Cont. Vine/ Medium
	<i>Rosmarinus officinalis</i> sp./ Prostrate Rosemary	5 Gal. Cont.	24'x12'/ Medium		<i>Caryopteris clandonensis</i> "Dark Knight"/ Dark Night Blue Mist Spirea	1 Gal. Cont. 48'x48'/ Medium
<b>Succulents</b>						
	<i>Hesperaloe parviflora</i> / Red Hesperaloe	5 Gal. Cont.	48'x48'/ Medium		<i>Ceratostigma plumbaginoides</i> / Dwarf Plumbago	1 Gal. Cont. 12'x18'/ Medium
	<i>Hesperaloe parviflora</i> "Yellow"/ Yellow Hesperaloe	5 Gal. Cont.	48'x48'/ Medium		<i>Hymenoxys scoullis</i> / Angelita Daisy	1 Gal. Cont. 12'x12'/ Low
	<i>Opuntia engelmannii</i> / Engelmann's Prickly Pear	1 Gal. Cont.	48'x60'/ Low		<i>Lavandula angustifolia</i> "Hidcote Superior"/ Hidcote Superior Lavender	1 Gal. Cont. 16'x18'/ Medium
	<i>Opuntia santa-rita</i> / Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		<i>Linum lewisii</i> "Appar"/ Appar Blue Flax	1 Gal. Cont. 18'x18'/ Medium
	<i>Opuntia santa-rita</i> / Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		<i>Penstemon strictus</i> / Rocky Mountain Penstemon	1 Gal. Cont. 24'x36'/ Medium
	<i>Opuntia santa-rita</i> / Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		<i>Salvia greggii</i> "Wild Thing"/ Wild Thing Bush Sage	1 Gal. Cont. 30'x36'/ Low
	<i>Opuntia santa-rita</i> / Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		<i>Salvia nemerosa</i> "May Night"/ May Night Sage	1 Gal. Cont. 18'x18'/ Medium
	<i>Opuntia santa-rita</i> / Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		<i>Teucrium chamaedrys</i> / Trailing Germander	1 Gal. Cont. 12'x24'/ Medium
	<i>Opuntia santa-rita</i> / Santa Rita Prickly Pear	1 Gal. Cont.	60'x48'/ Low		<i>Mysteria sinensis</i> / Chinese Mysteria	1 Gal. Cont. Vine/ Medium

**FURNISHINGS**

- 6' Bench w/ Back
- 6' Sofa-style Bench
- Waste Receptacle
- Sculpture/Art
- Tree Guard
- Planter - portable, with annuals
- Bike Rack
- Pedestrian Scale Pole Light  
Height: 13'-5"
- Area Pole Light  
Height: 20'-10"
- Street Pole Light  
(to match existing)

**Dekker/Perich/Sabatini**  
 architecture • interiors • planning • engineering

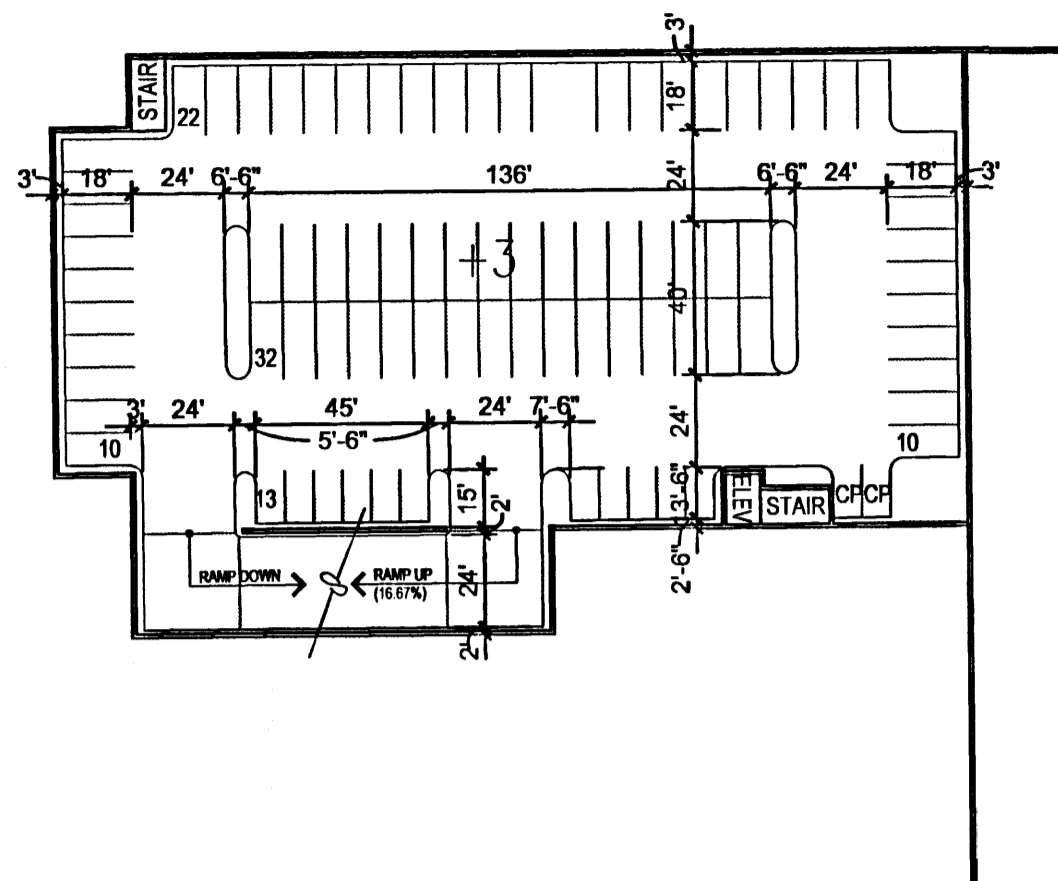
**UPTOWN SPECTRUM  
 DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
 A LIMITED LIABILITY COMPANY  
 500 Marquette, NW Suite 350  
 Albuquerque, New Mexico 87103

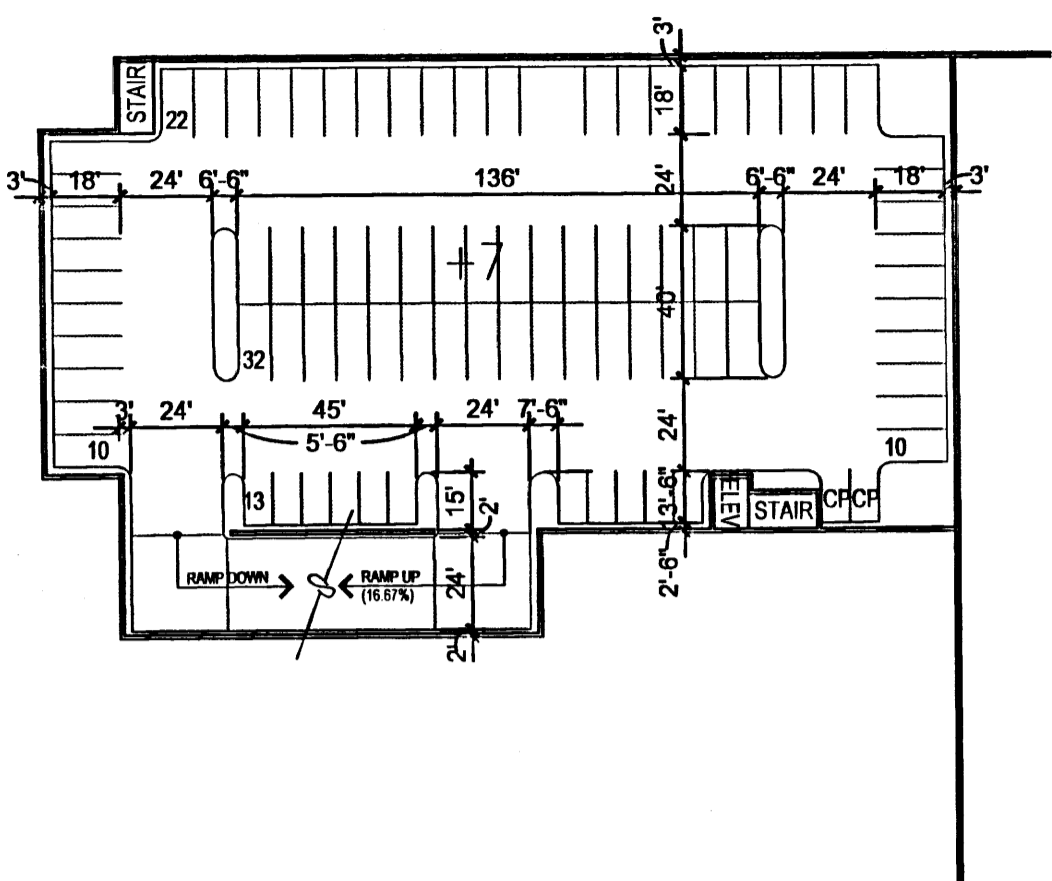
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

**Enlarged Landscape Plans**

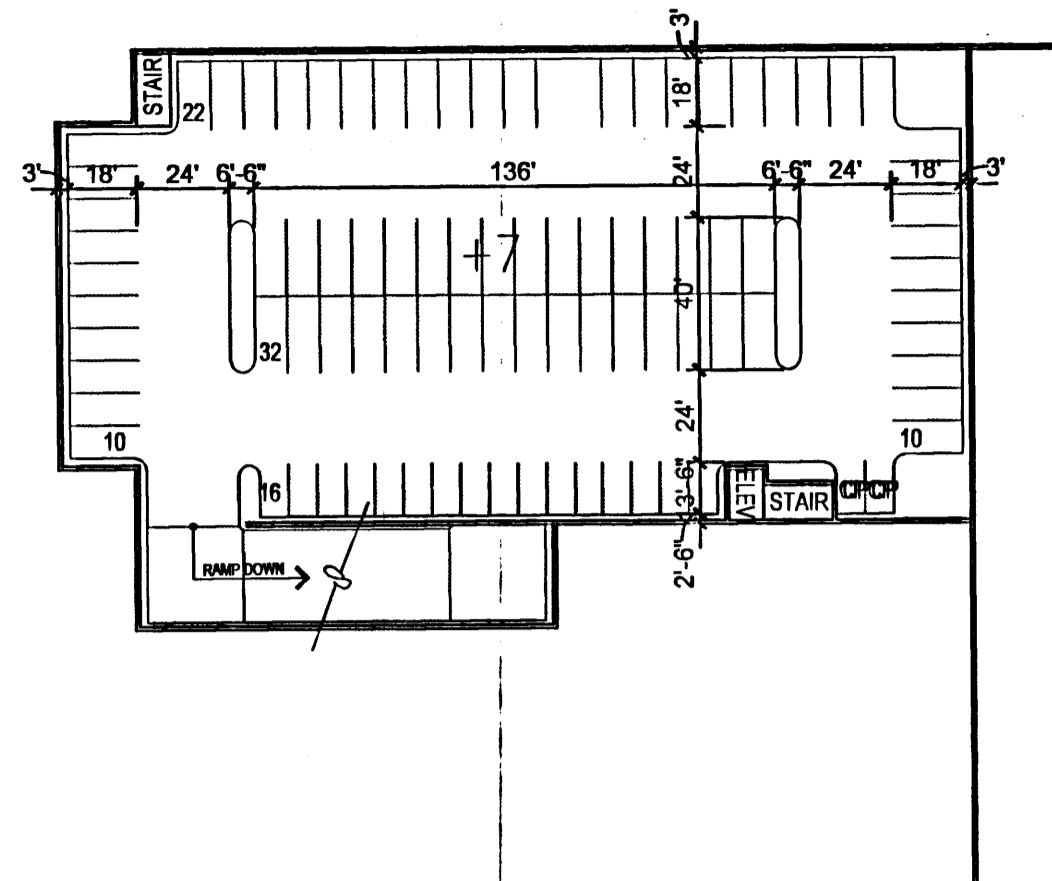




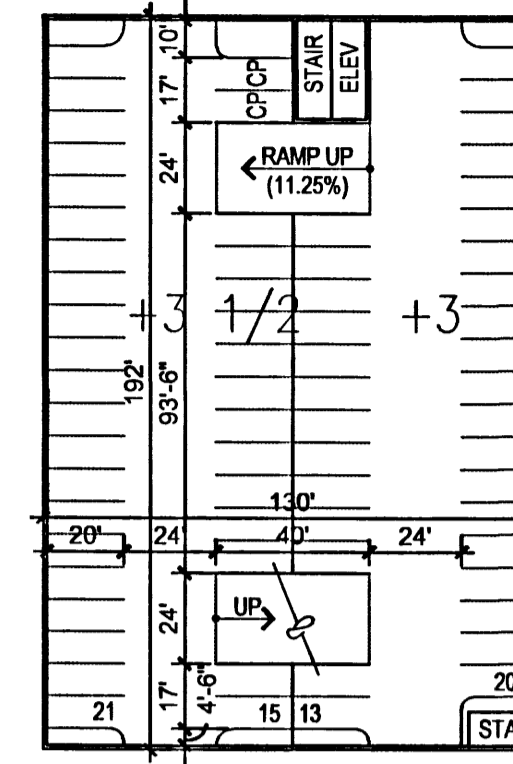
3 Garage 1 Plan—Level 4  
Scale: 1"=50'-0"  
87 SPACES



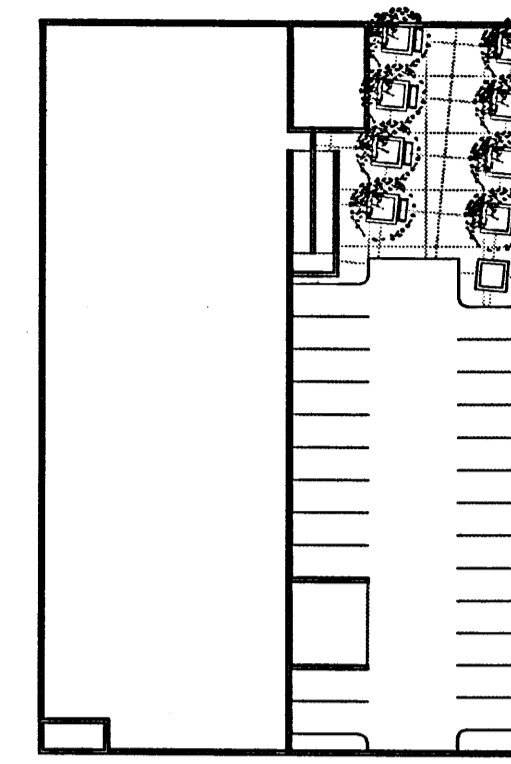
6 Garage 1 Plan—Level 7  
Scale: 1"=50'-0"  
87 SPACES



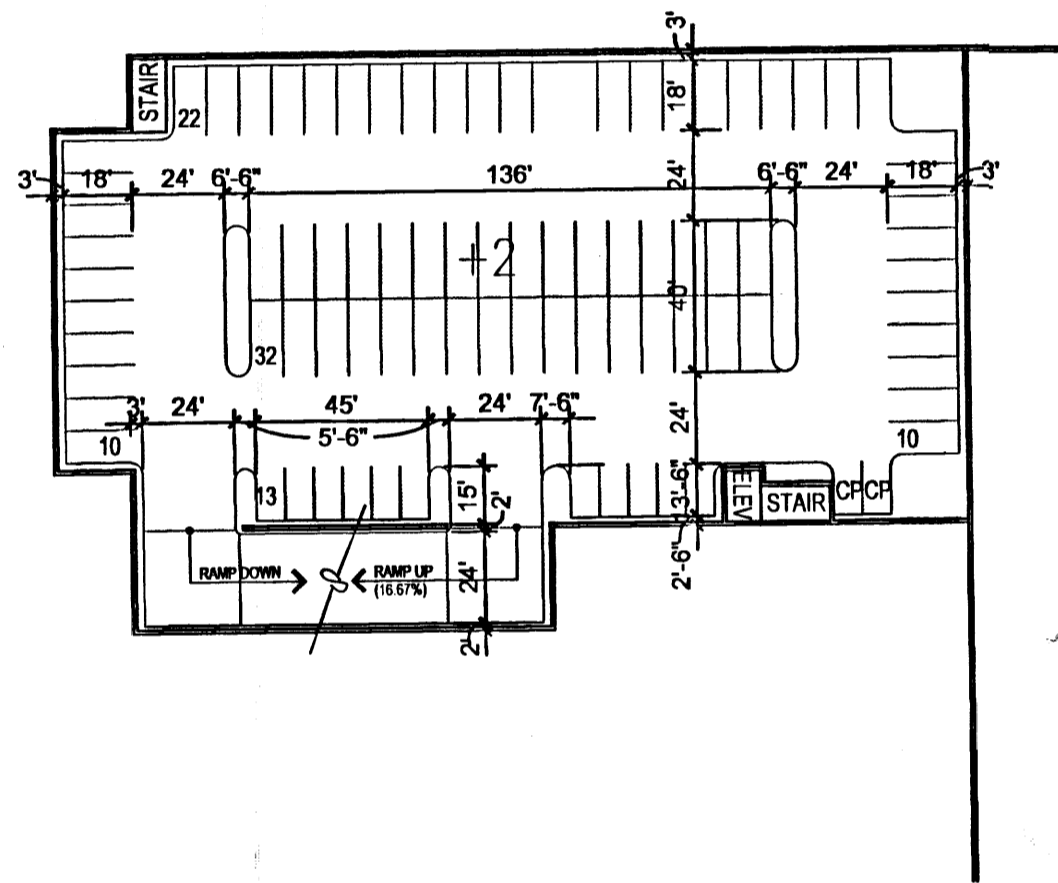
6a Garage 1 Plan—Level 8  
Scale: 1"=50'-0"  
90



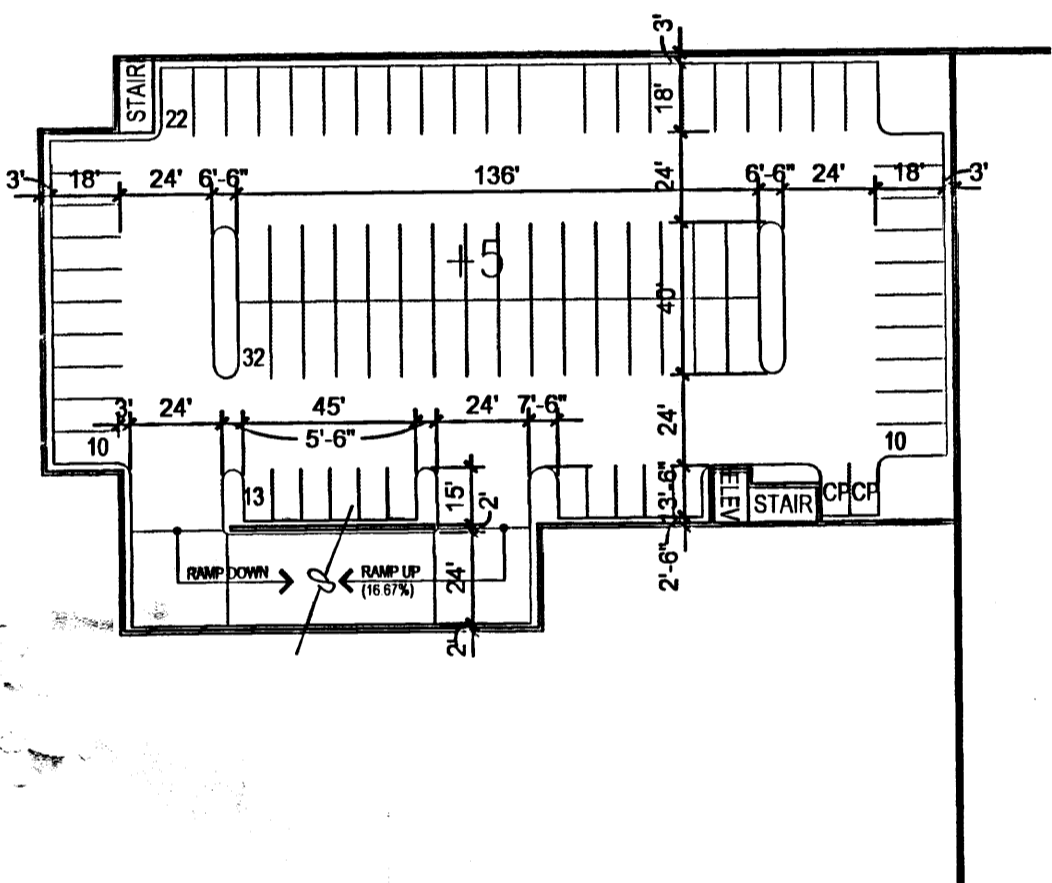
9 Garage 2 Plan—Level 4  
Scale: 1"=50'-0"  
69 SPACES



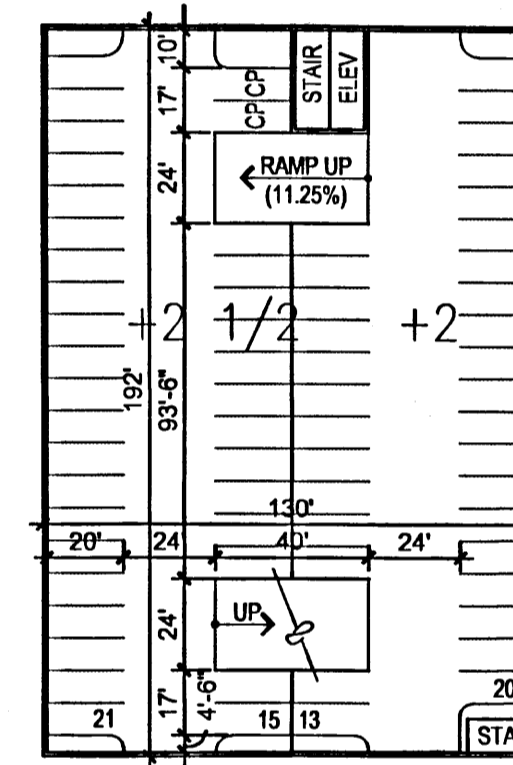
12 Garage 2 Plan—Level 7  
Scale: 1"=50'-0"  
24 SPACES



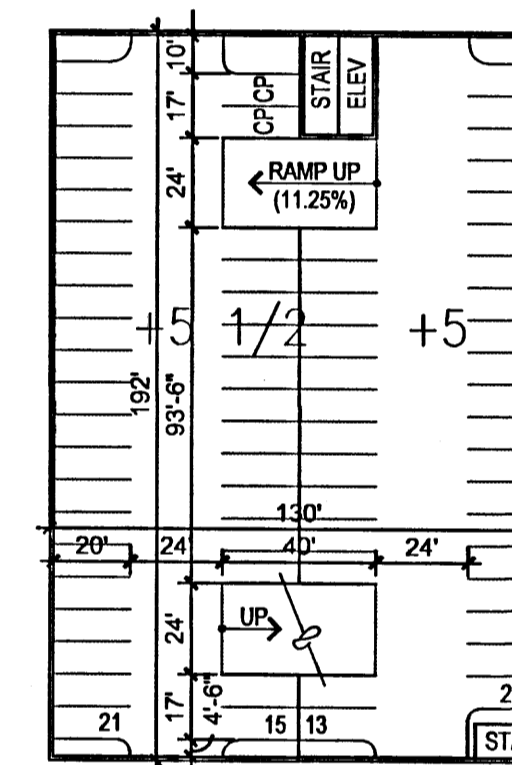
2 Garage 1 Plan—Level 3  
Scale: 1"=50'-0"  
87 SPACES



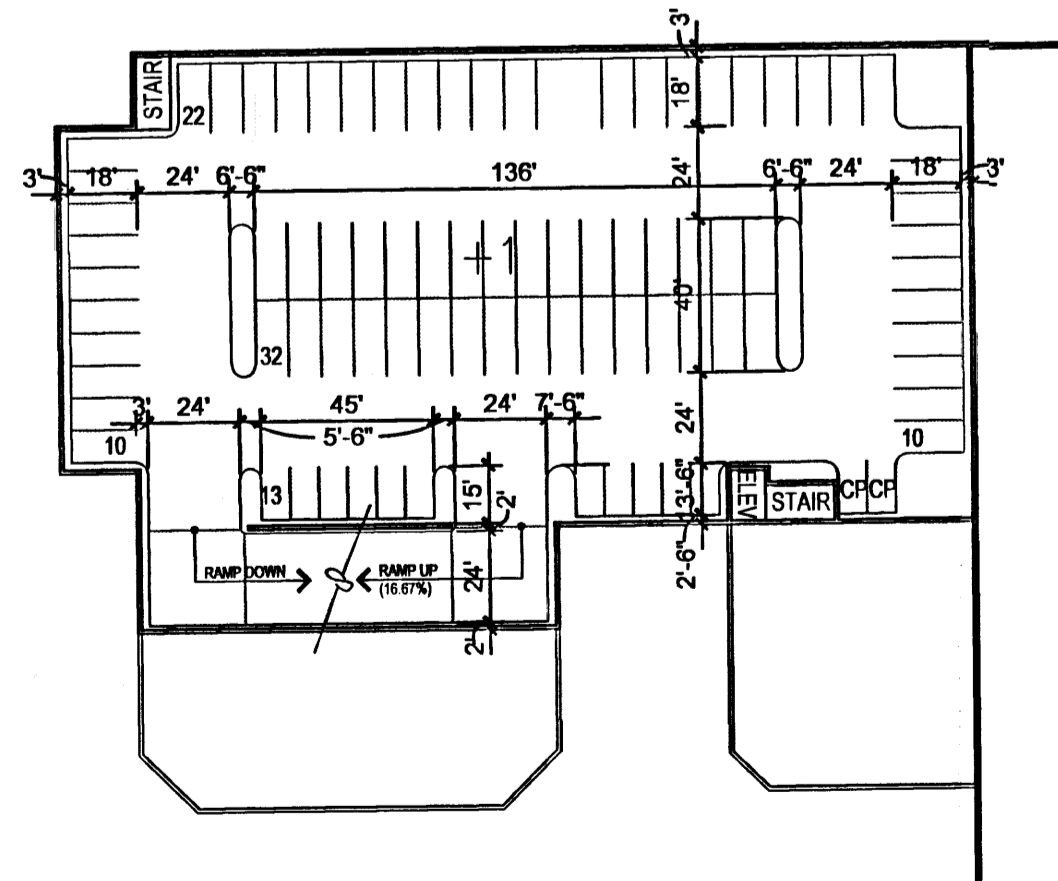
5 Garage 1 Plan—Level 6  
Scale: 1"=50'-0"  
87 SPACES



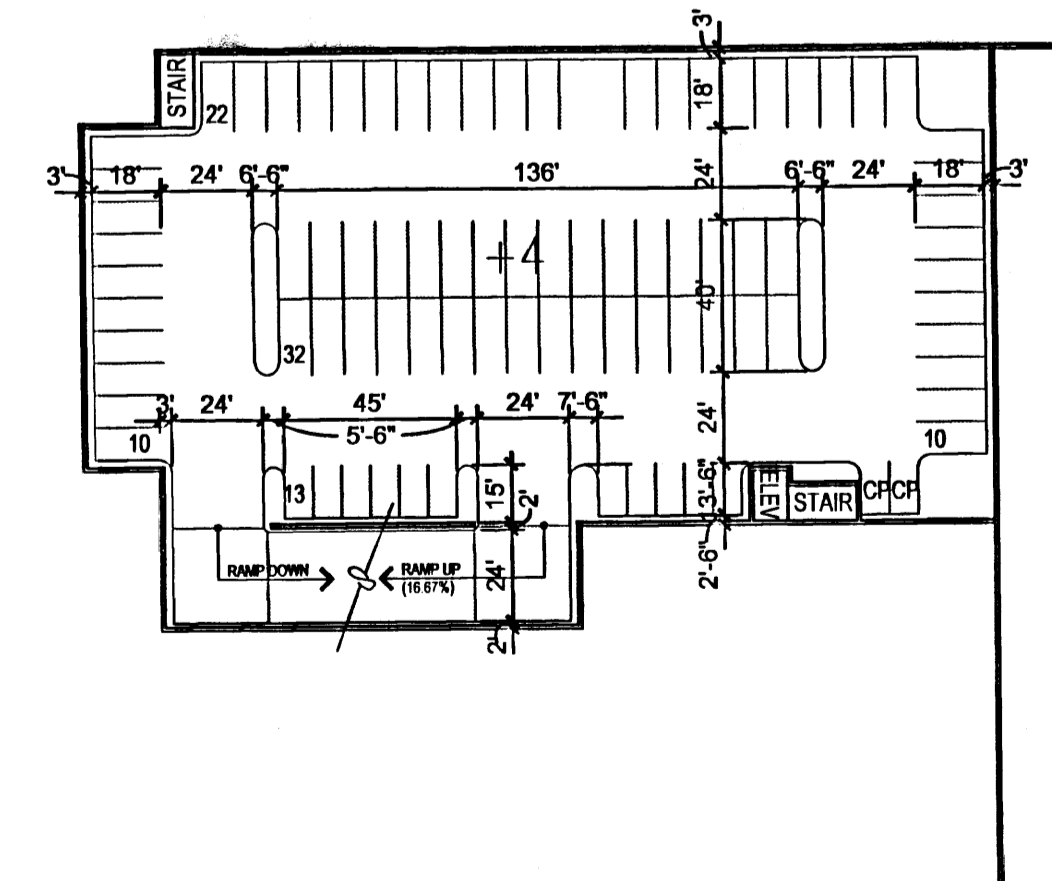
8 Garage 2 Plan—Level 3  
Scale: 1"=50'-0"  
69 SPACES



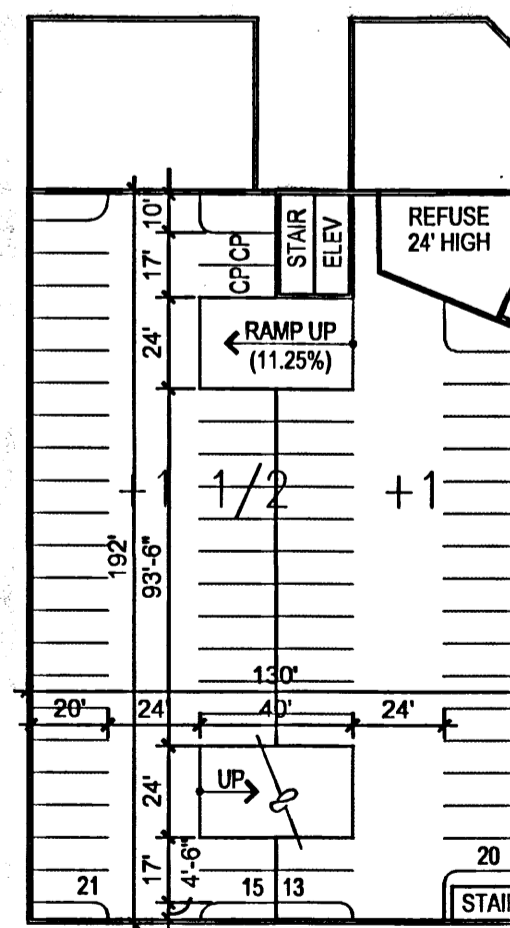
11 Garage 2 Plan—Level 6  
Scale: 1"=50'-0"  
69 SPACES



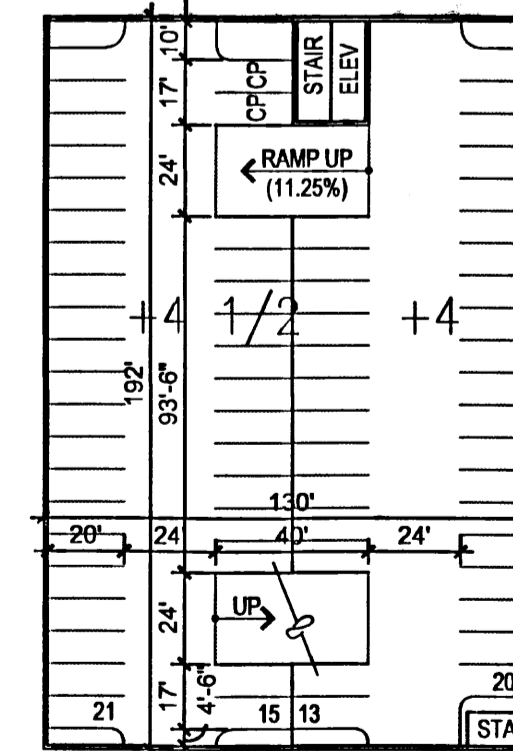
1 Garage 1 Plan—Level 2  
Scale: 1"=50'-0"  
87 SPACES



4 Garage 1 Plan—Level 5  
Scale: 1"=50'-0"  
87 SPACES



7 Garage 2 Plan—Level 2  
Scale: 1"=50'-0"  
69 SPACES



10 Garage 2 Plan—Level 5  
Scale: 1"=50'-0"  
69 SPACES



**UPTOWN SPECTRUM  
DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

PARKING GARAGE PLANS



**UPTOWN SPECTRUM**  
**DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

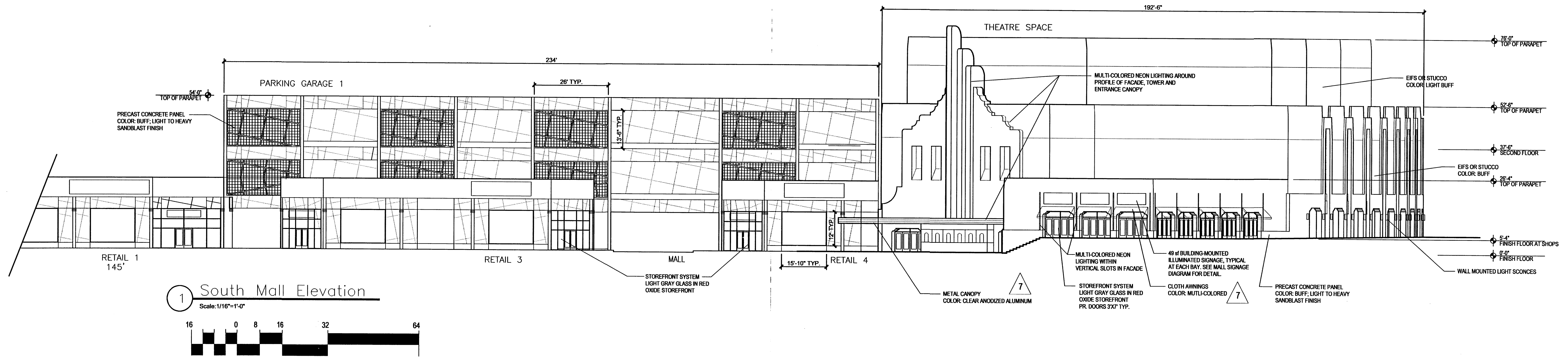
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877



SHEET NOT USED

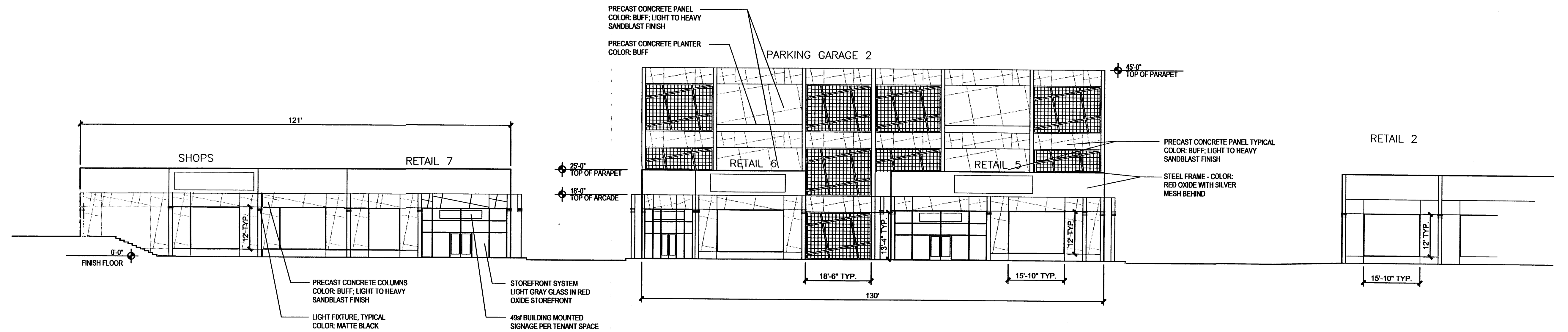
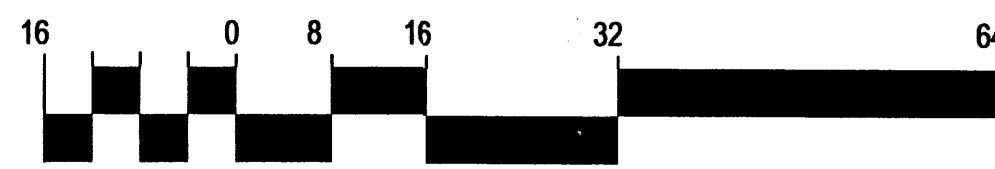
8/10/02 10:58 AM Hunt\_UptownII\_09.dwg 11/05/2002 10:58 AM





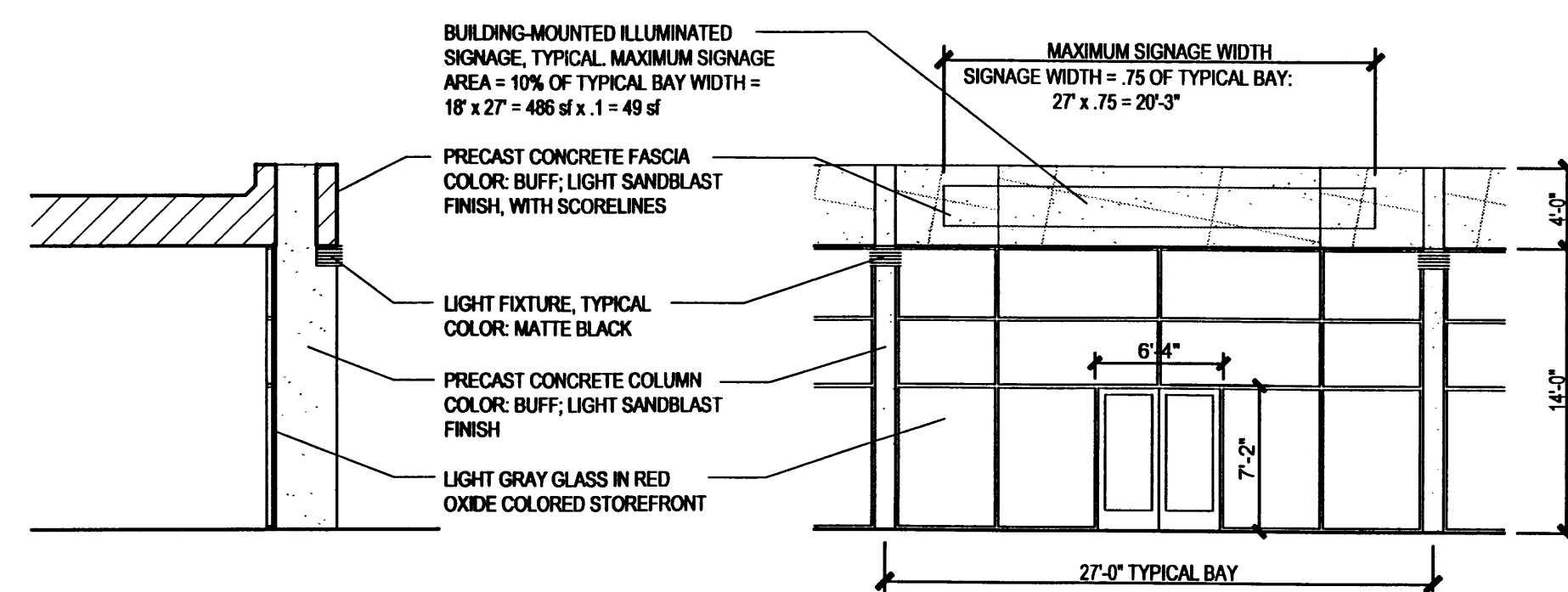
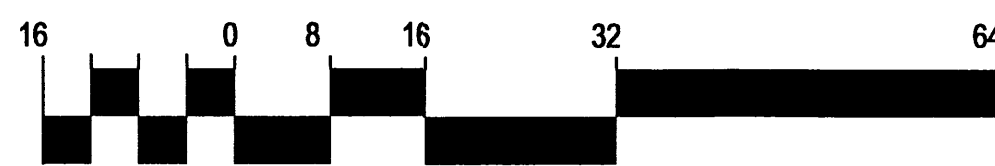
1 South Mall Elevation

Scale: 1/16"=1'-0"



2 North Mall Elevation

Scale: 1/16"=1'-0"



3 Typical Mall Bay and Section

Scale: 1/8"=1'-0"

**Dekker/Perich/Sabatini**  
 architecture ■ interiors ■ planning ■ engineering

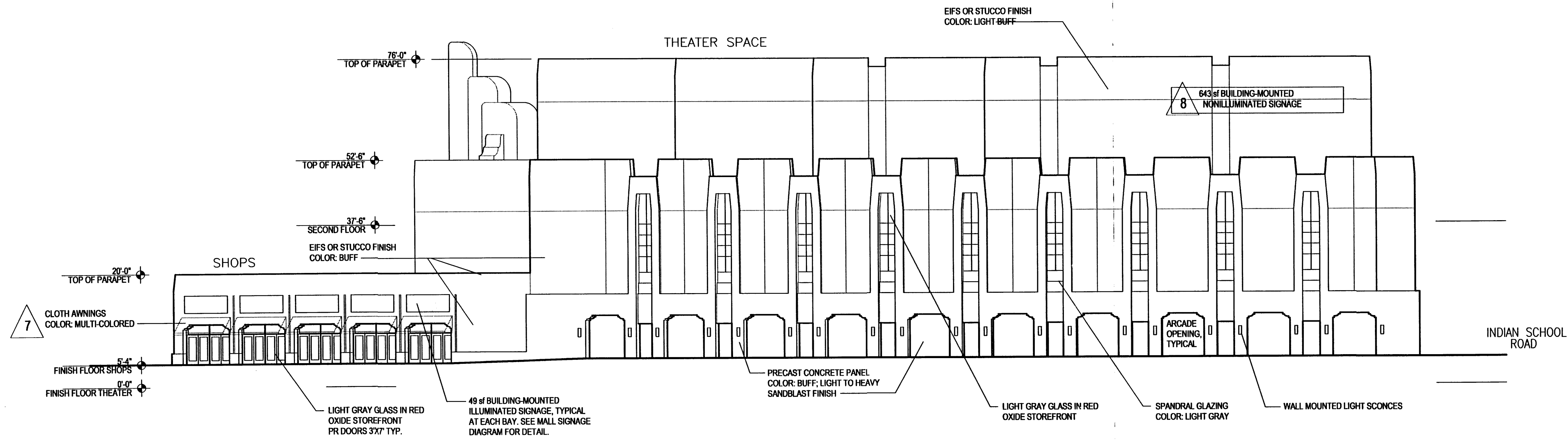
**UPTOWN SPECTRUM**  
 DRB SUBMITTAL

HUNT UPTOWN II, LLC  
 A LIMITED LIABILITY COMPANY  
 500 Marquette, NW Suite 350  
 Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

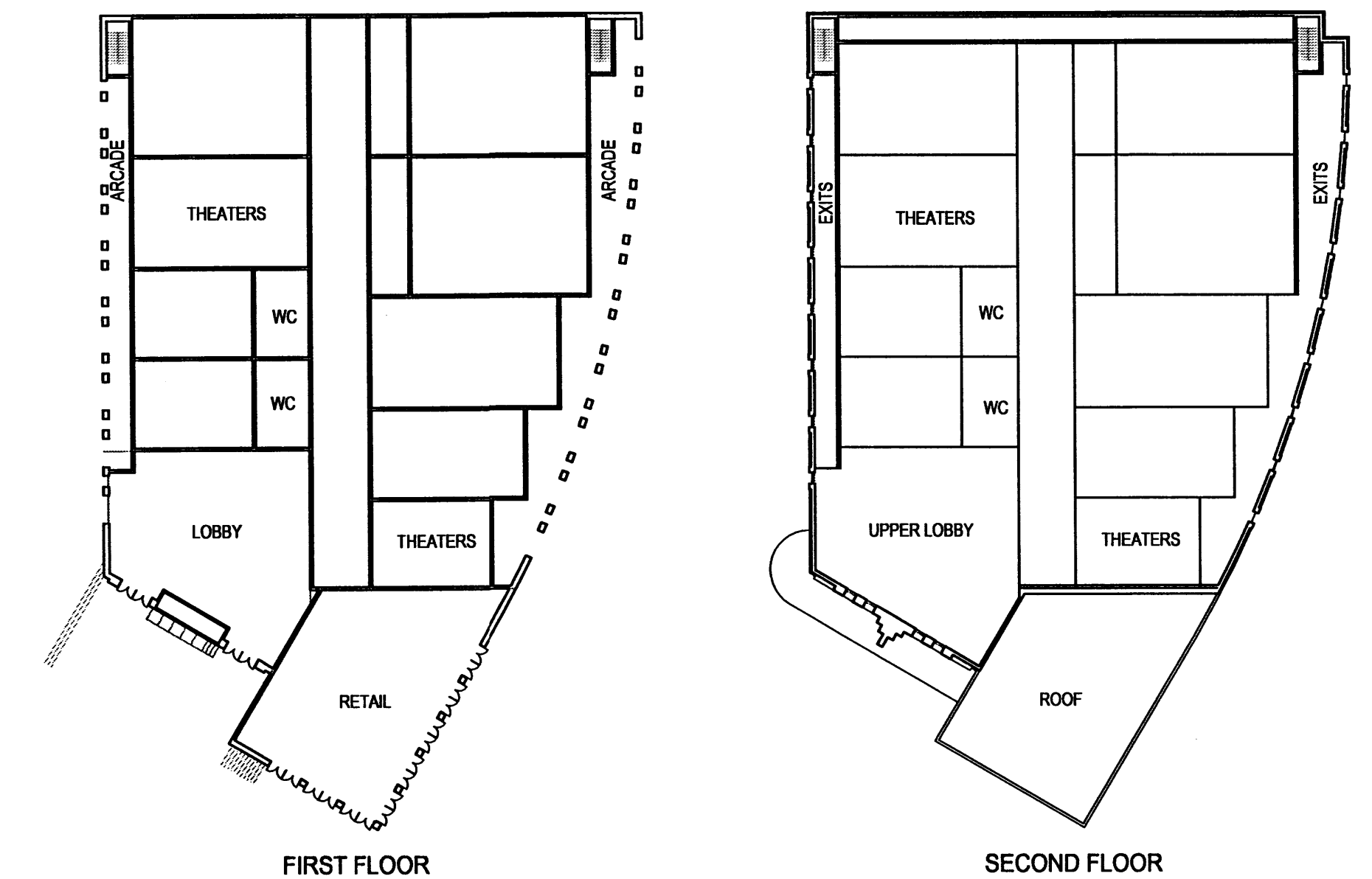
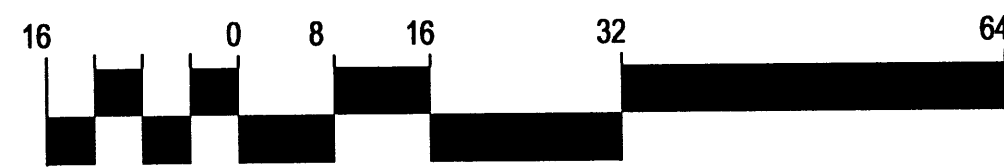
THEATER + RETAIL 5/6/7





1 East Elevation @ Theater

Scale: 1/16"=1'-0"

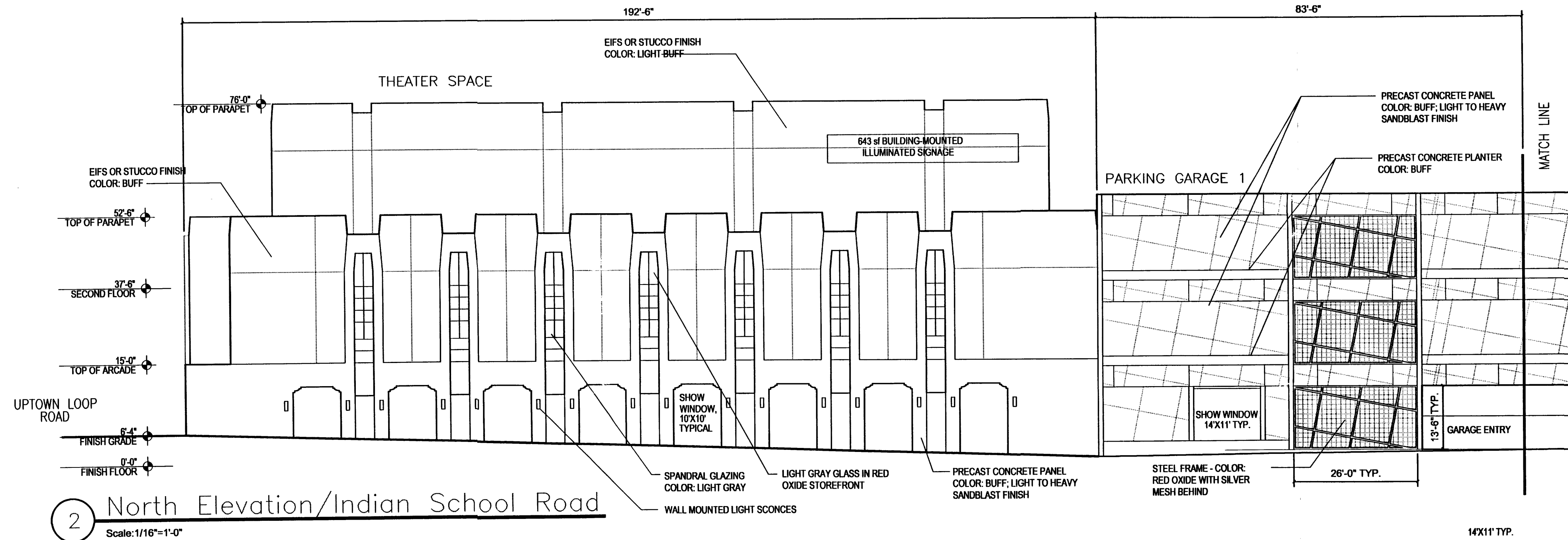


FIRST FLOOR

SECOND FLOOR

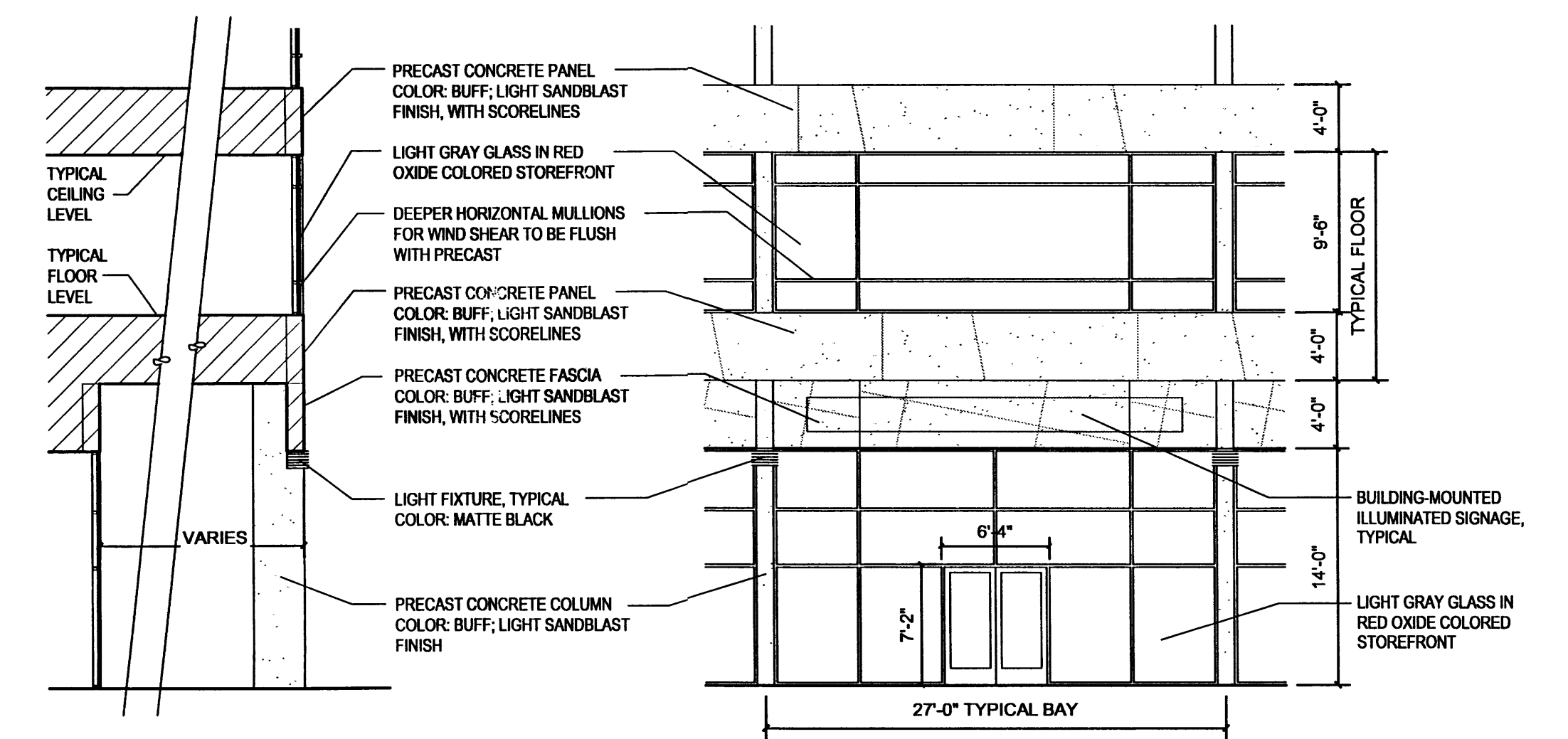
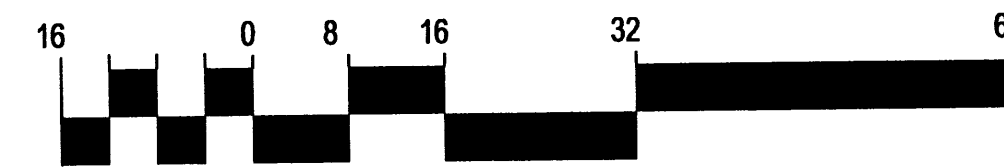
4 Conceptual Theater Floor Plan

Scale: 1"=50'



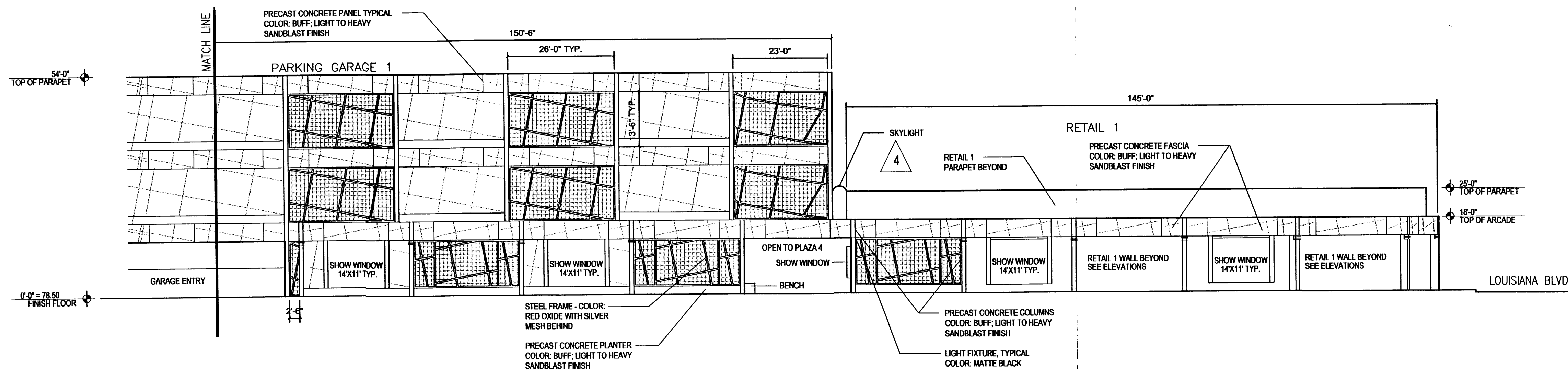
2 North Elevation/Indian School Road

Scale: 1/16"=1'-0"



3 Typical Bay and Section

Scale: 1/8"=1'-0"



NOTE:  
THE ELEVATIONS GIVEN ARE RELATIVE FROM THE "0'-0" FINISH FLOOR" ELEVATION GIVEN ON EACH ELEVATION AND/OR SECTION, AND DIFFER FROM ONE ANOTHER.

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering

**UPTOWN SPECTRUM**  
DRB SUBMITTAL

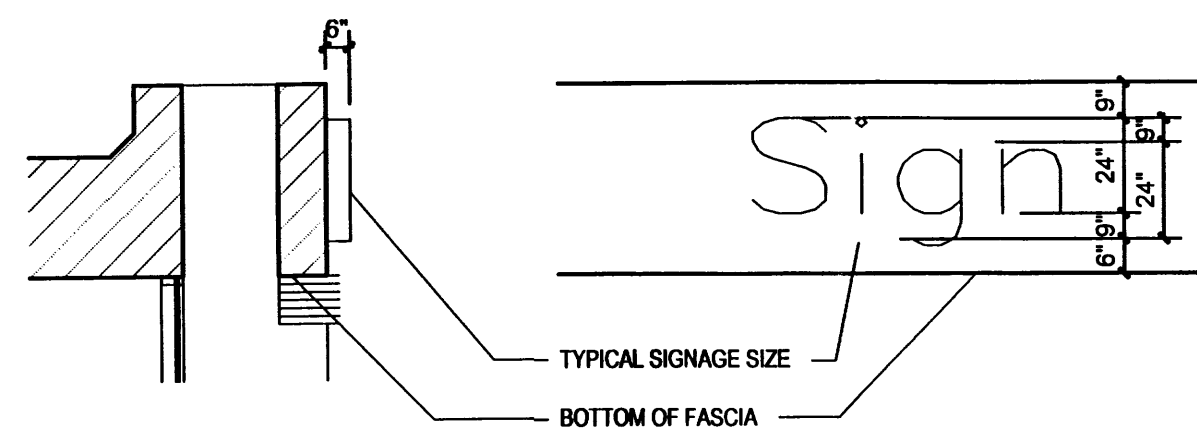
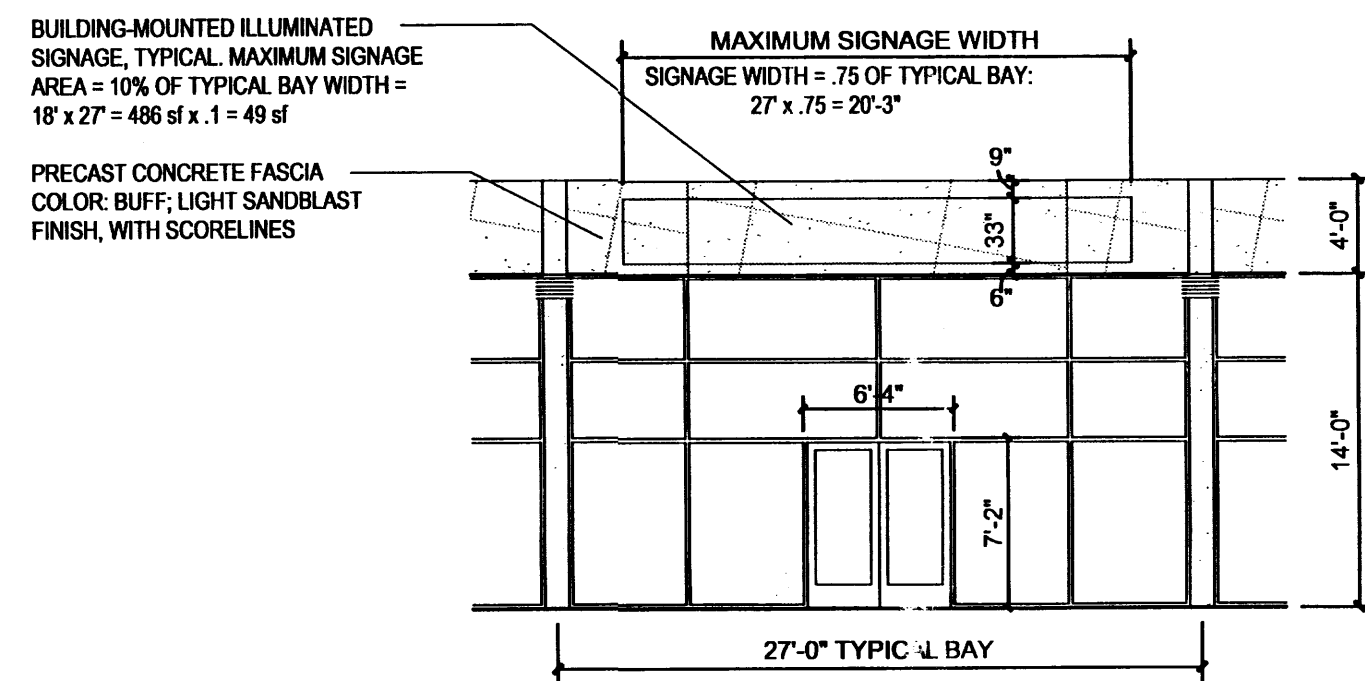
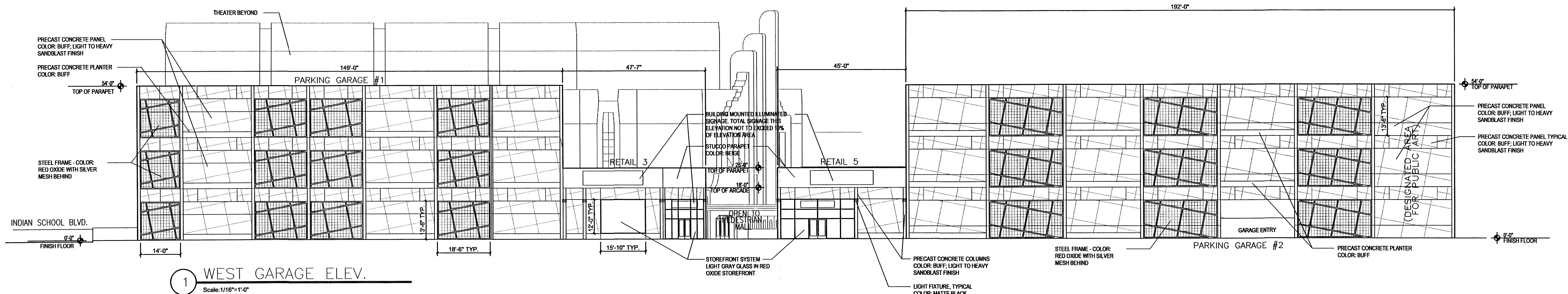
HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

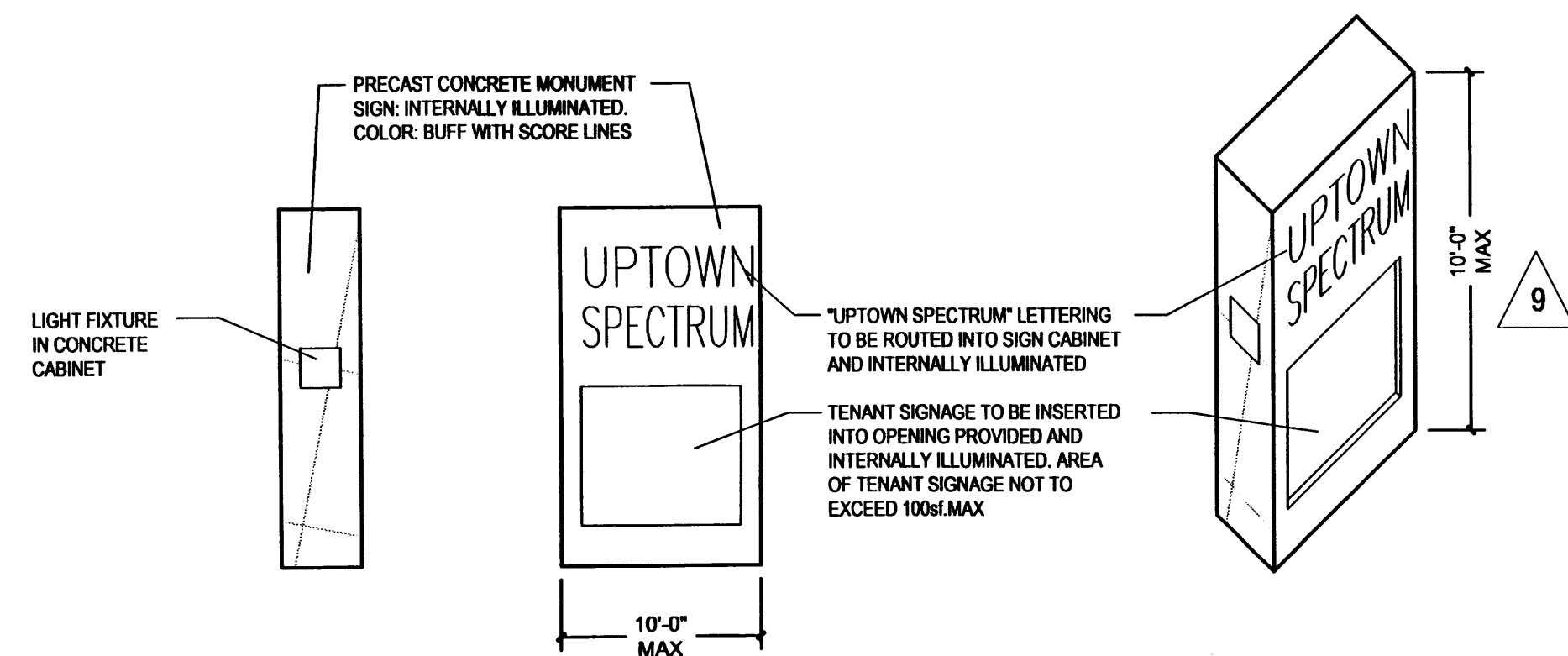
THEATER + GARAGE

11/05/2002  
sheet: 11 of 21

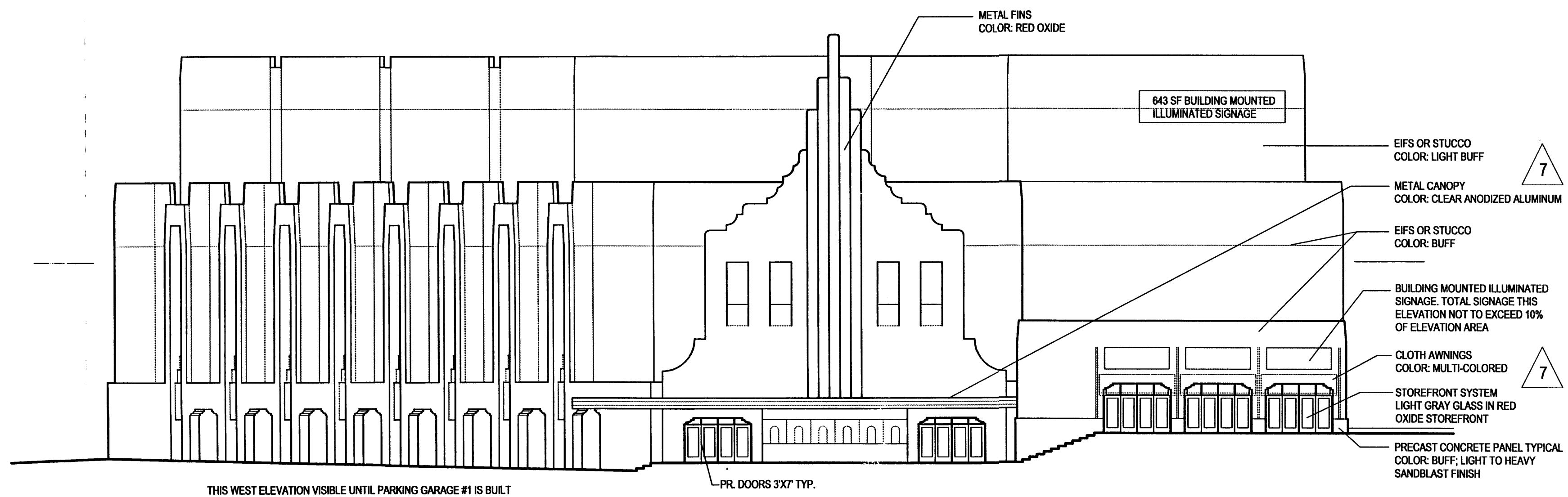




2 Signage for Mall Shops  
Scale: 1/4"=1'-0"



3 Monument Signage  
Scale: 1/4"=1'-0"



10 SIGNAGE CRITERIA for UPTOWN PLAZA  
SIGNS FOR STRUCTURES OTHER THAN THE MALL SHOPS

- A. WORDING SHALL BE LIMITED TO THE NAME OF THE USER; HOWEVER, EACH PARTY'S CUSTOMARY SIGNATURE OR LOGO, HALLMARK, INSIGNIA, OR OTHER TRADE IDENTIFICATION WILL BE RESPECTED.
- B. ALL SIGNS MUST BE INTERNALLY ILLUMINATED, AND CONNECTED TO TENANT'S ELECTRIC SERVICE.
- C. LIGHT BOXES WILL NOT BE PERMITTED.
- D. SIGNS WITH INDIVIDUALLY ILLUMINATED LETTERS SHOULD HAVE LAMPS OR TUBES ENTIRELY CONCEALED WITHIN THE DEPTH OF THE LETTER WITH TRANSLUCENT PLASTIC FACE WITH NO VISIBLE OPENINGS.
- E. REVERSE CHANNEL LETTER SIGNS ARE NOT PERMITTED.
- F. SIGNS SHALL NOT PROJECT MORE THAN 6" FROM THE FACE OF THE SIGNBAND.
- G. NO ANIMATED COMPONENTS, FLASHING LIGHTS, FORMED PLASTIC, OR INJECTION MOLDED PLASTIC SIGNS ARE PERMITTED.
- H. THERE SHALL BE NO EXPOSED CONDUITS, TRANSFORMERS, OR OTHER ELECTRICAL CONNECTIONS.
- I. BANNERS MAY BE USED PER THE REGULATIONS IN THE CITY ZONING CODE.
- J. TENANT SHALL NOT INSTALL ANY ROOF TOP SIGNS.
- K. LETTERING ON DOORS IN WINDOWS, OR ON SHOW WINDOWS MAY NOT BE ILLUMINATED ON EITHER EXTERIOR OR INTERIOR, SHALL NOT EXCEED 2" IN HEIGHT AND SHALL BE SUBMITTED FOR APPROVAL. EACH TENANT WILL BE PERMITTED TO PLACE UPON EACH ENTRANCE OF ITS LEASED PREMISES NOT MORE THAN 144 SQUARE INCHES (RECTANGLE ENCLOSED EACH GROUP OF LETTERS, SYMBOLS OR LOGOS) OF GOLD LEAF OR DECAL APPLICATIONS LETTERING, NOT TO EXCEED 3" IN HEIGHT, INDICATING HOURS OF BUSINESS, EMERGENCY PHONE NUMBERS, AND ADDRESS AS REQUIRED BY LOCAL AUTHORITIES. NO TEMPORARY OR PERMANENT PAPER SIGNS OR DECALS SHALL BE PERMITTED TO BE APPLIED TO THE INTERIOR OR EXTERIOR FACES OF THE STOREFRONT GLASS OR OTHER STOREFRONT MATERIALS.
- L. MAXIMUM SIZE OF INDIVIDUAL LETTERS AREA AS FOLLOWS (SEE ATTACHED DIAGRAM):  
72" FOR CAPITALS ABOVE 30"  
60" FOR LOWER CASE ABOVE 30"  
48" FOR LOWER CASE BELOW 30"
- M. SEE PLANS FOR MAXIMUM OVERALL SIGN SIZE.

SIGNAGE NOTES

- A. NO ILLUMINATED SIGNAGE IS PERMITTED ON THE EAST BUILDING FACADES FROM 26' ABOVE FINISH GRADE TO THE UPPERMOST BUILDING ELEVATION.
- B. SIGNAGE SHALL BE PER THE UPTOWN SECTOR PLAN AND PER THE SIGNAGE CRITERIA APPROVED BY THE EPC.
- C. AWNINGS: AWNINGS MAY BE LOCATED ON THE RETAIL ATTACHED TO THE THEATER AND ON THE HOTEL.

SIGNAGE CRITERIA for UPTOWN PLAZA  
SIGNS FOR THE MALL SHOPS

- A. WORDING SHALL BE LIMITED TO THE NAME OF THE USER; HOWEVER, EACH PARTY'S CUSTOMARY SIGNATURE OR LOGO, HALLMARK, INSIGNIA, OR OTHER TRADE IDENTIFICATION WILL BE RESPECTED.
- B. ALL SIGNS MUST BE COMPATIBLE TO COLOR AND MATERIALS OF TENANT'S STOREFRONT.
- C. ALL SIGNS MUST BE INTERNALLY ILLUMINATED, AND CONNECTED TO TENANT'S ELECTRIC SERVICE.
- D. LIGHT BOXES WILL NOT BE PERMITTED.
- E. SIGNS WITH INDIVIDUALLY ILLUMINATED LETTERS SHOULD HAVE LAMPS OR TUBES ENTIRELY CONCEALED WITHIN THE DEPTH OF THE LETTER WITH TRANSLUCENT PLASTIC FACE WITH NO VISIBLE OPENINGS.
- F. REVERSE CHANNEL LETTER SIGNS ARE NOT PERMITTED.
- G. SIGNS SHALL NOT PROJECT MORE THAN 6" FROM THE FACE OF THE SIGNBAND.
- H. NO ANIMATED COMPONENTS, FLASHING LIGHTS, FORMED PLASTIC, OR INJECTION MOLDED PLASTIC SIGNS ARE PERMITTED.
- I. EXCEPT AS OTHERWISE APPROVED BY LANDLORD, ONLY ONE SIGN PER TENANT WILL BE PERMITTED
- J. THERE SHALL BE NO EXPOSED CONDUITS, TRANSFORMERS, OR OTHER ELECTRICAL CONNECTIONS.
- K. BANNERS MAY BE USED PER THE REGULATIONS IN THE CITY ZONING CODE.
- L. TENANT SHALL NOT INSTALL ANY ROOF TOP SIGNS.
- M. LETTERING ON DOORS IN WINDOWS, OR ON SHOW WINDOWS MAY NOT BE ILLUMINATED ON EITHER EXTERIOR OR INTERIOR, SHALL NOT EXCEED 2" IN HEIGHT AND SHALL BE SUBMITTED FOR APPROVAL. EACH TENANT WILL BE PERMITTED TO PLACE UPON EACH ENTRANCE OF ITS LEASED PREMISES NOT MORE THAN 144 SQUARE INCHES (RECTANGLE ENCLOSED EACH GROUP OF LETTERS, SYMBOLS OR LOGOS) OF GOLD LEAF OR DECAL APPLICATIONS LETTERING, NOT TO EXCEED 3" IN HEIGHT, INDICATING HOURS OF BUSINESS, EMERGENCY PHONE NUMBERS, AND ADDRESS AS REQUIRED BY LOCAL AUTHORITIES. NO TEMPORARY OR PERMANENT PAPER SIGNS OR DECALS SHALL BE PERMITTED TO BE APPLIED TO THE INTERIOR OR EXTERIOR FACES OF THE STOREFRONT GLASS OR OTHER STOREFRONT MATERIALS.
- N. TENANT SIGNS SHALL NOT EXCEED SEVENTY-FIVE PERCENT (75%) OF THE TENANT'S FOOTAGE IN LENGTH. LETTERS SHALL CONFORM TO THE FOLLOWING MAXIMUM SIZES:  
33" FOR CAPITALS  
24" FOR LOWER CASE  
5" LETTER DEPTH  
1 1/2" MINIMUM STROKE
- O. SEE PLANS FOR MAXIMUM OVERALL SIGN SIZE.

NOTE:  
THE ELEVATIONS GIVEN ARE RELATIVE FROM THE "0'-0" FINISH FLOOR" ELEVATION GIVEN ON EACH ELEVATION AND/OR SECTION, AND DIFFER FROM ONE ANOTHER.

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering  
**UPTOWN SPECTRUM**  
DRB SUBMITTAL

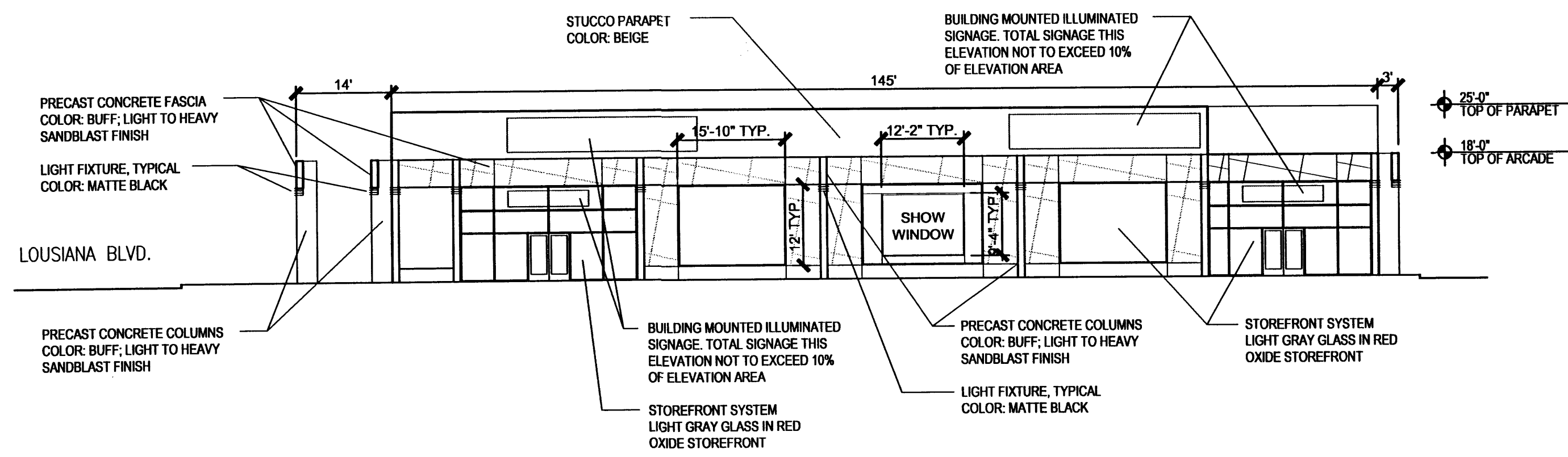
HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

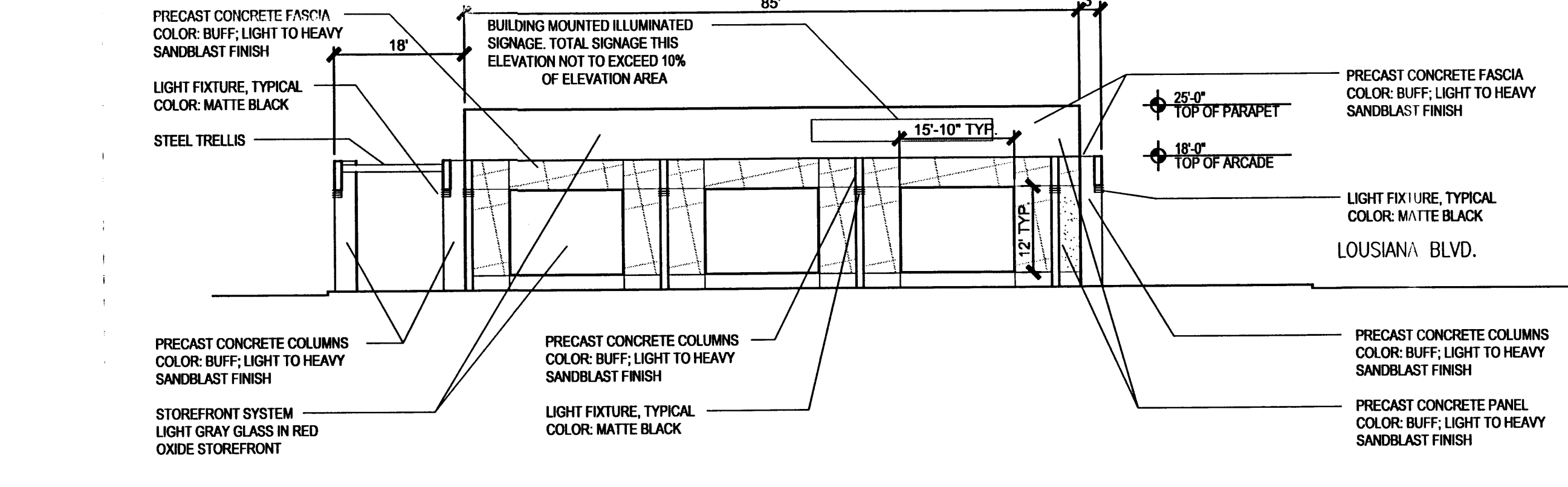
WEST GARAGE ELEV.

11/05/2002  
sheet: 12 of 21

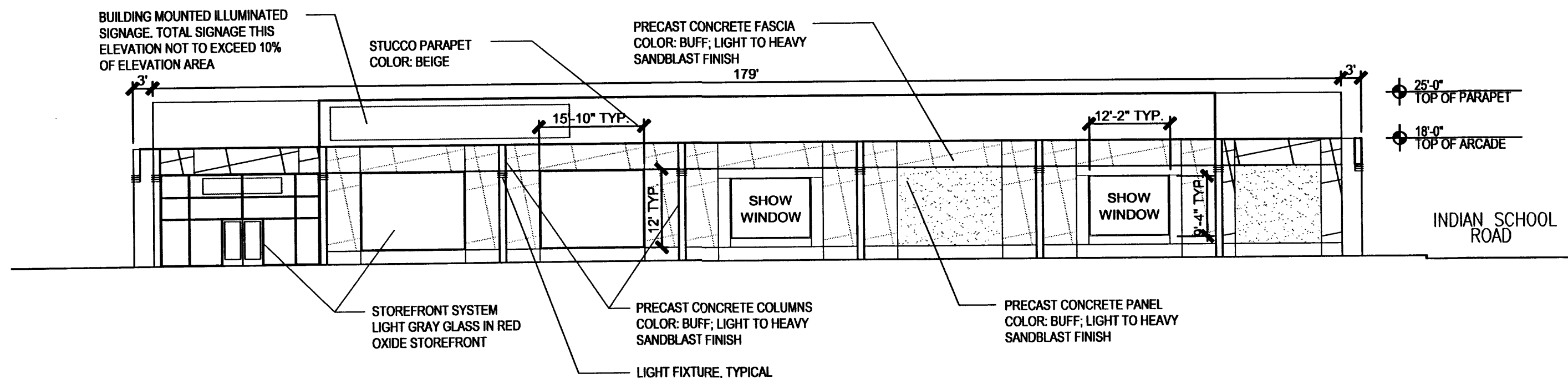




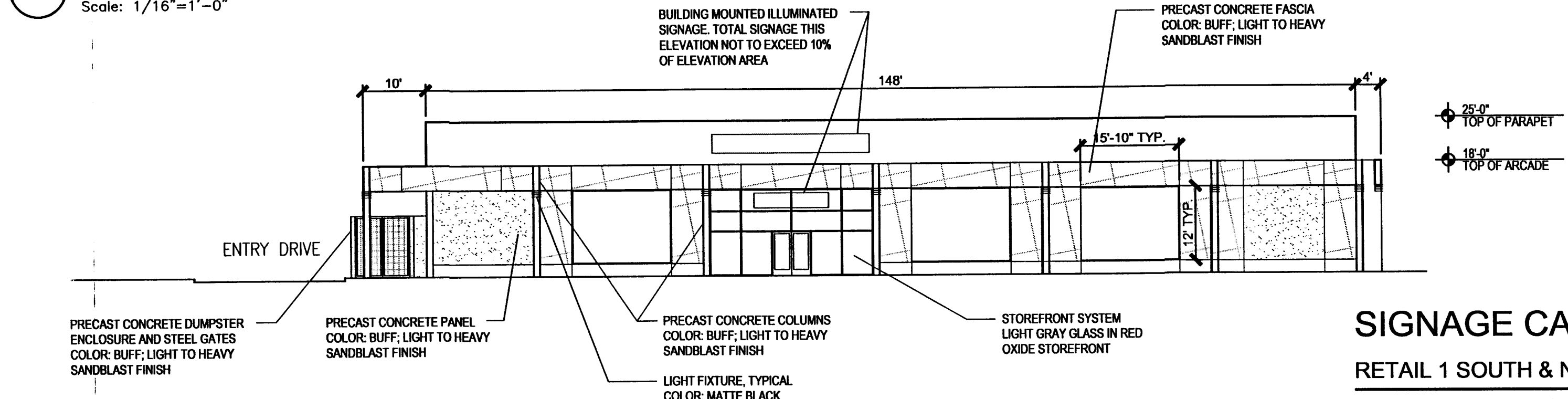
1 Retail 1 South Elevation  
 Scale: 1/16"=1'-0"



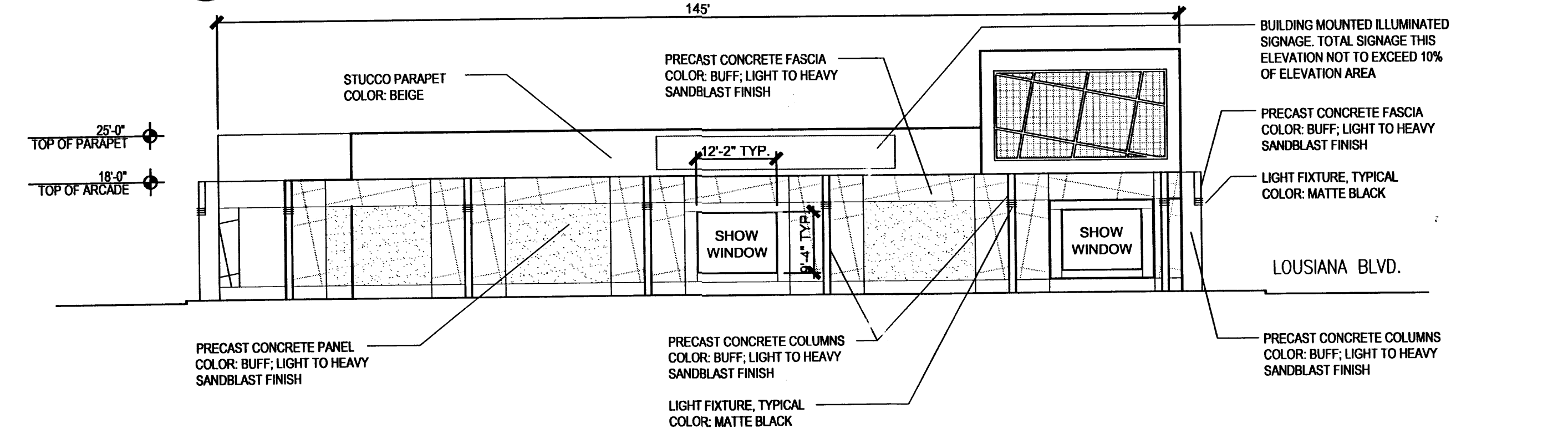
4 Retail 2 North Elevation  
 Scale: 1/16"=1'-0"



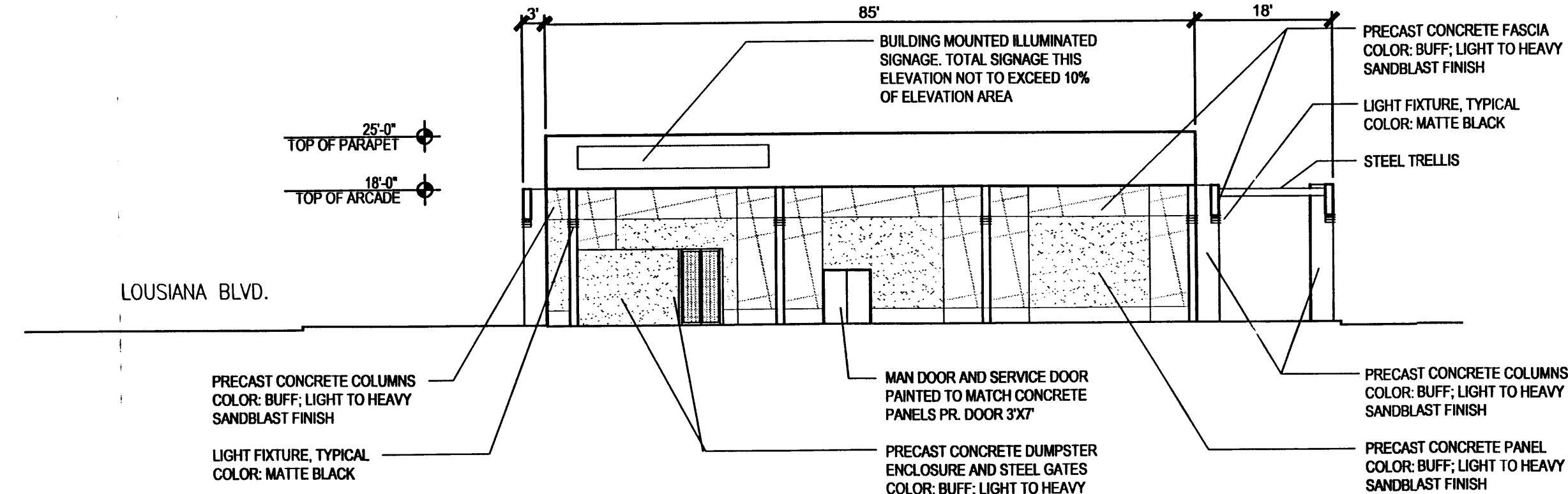
2 Retail 1 East Elevation  
 Scale: 1/16"=1'-0"



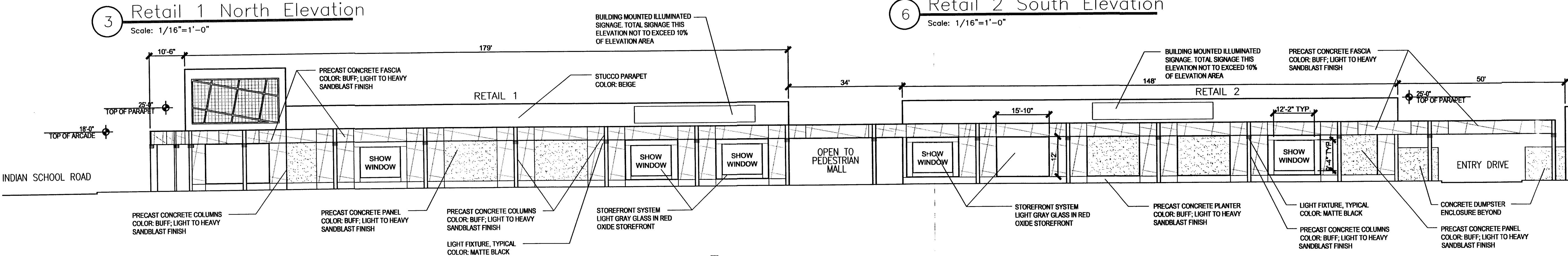
5 Retail 2 East Elevation  
 Scale: 1/16"=1'-0"



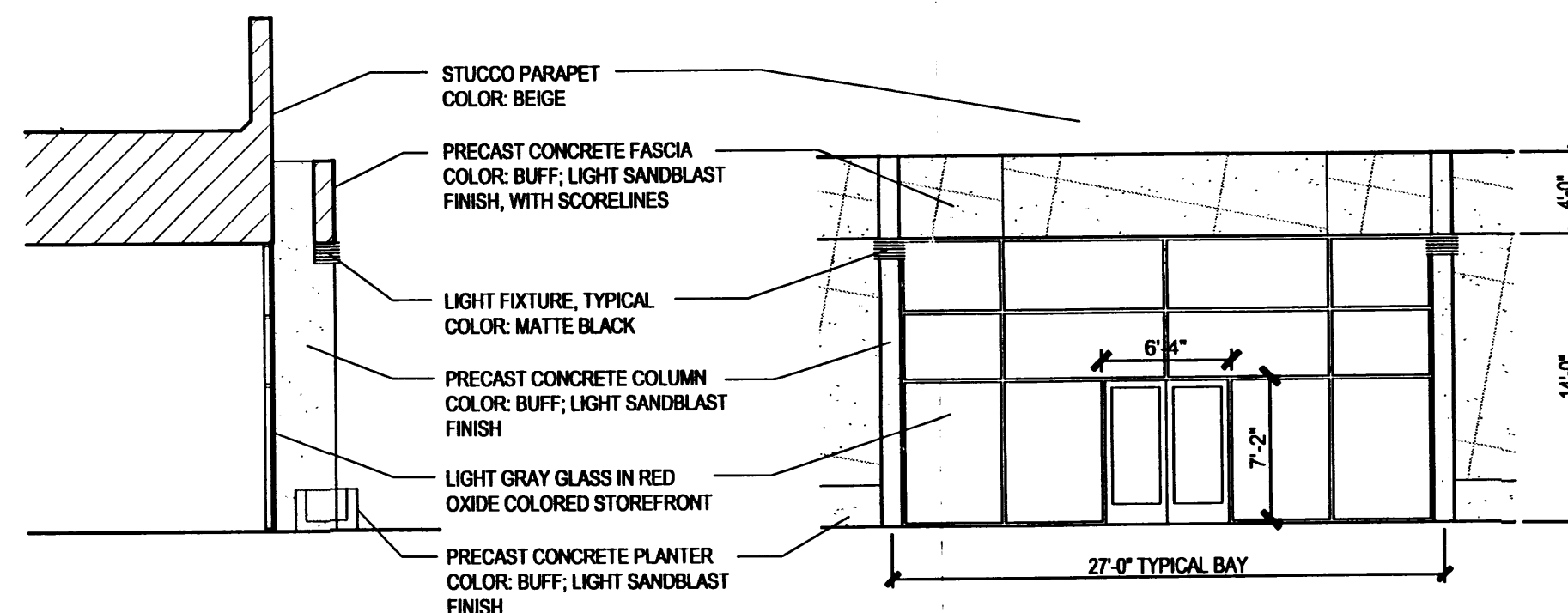
3 Retail 1 North Elevation  
 Scale: 1/16"=1'-0"



6 Retail 2 South Elevation  
 Scale: 1/16"=1'-0"



7 Louisiana Blvd. Elevation  
 Scale: 1/16"=1'-0" Office/Retail 1 and 2 West Elevation



8 Retail 1 & 2 Bay and Section  
 Scale: 1/8"=1'-0"

**SIGNAGE CALCULATIONS**

**RETAIL 1 SOUTH & NORTH ELEVATIONS**

FAÇADE AREA - EACH ELEVATION	3,450 sf
AREA BELOW 30'	3,450 sf
SIGNAGE PERMITTED - EACH ELEVATION 10% OF 3,450 SF (BELOW 30') =	345 sf
SIGNAGE PROPOSED - EACH ELEVATION BELOW 30' =	345 sf

**RETAIL 1 EAST & WEST ELEVATION**

FAÇADE AREA - EACH ELEVATION	3,625 sf
AREA BELOW 30'	3,625 sf
SIGNAGE PERMITTED - EACH ELEVATION 10% OF 3,625 SF (BELOW 30') =	363 sf
SIGNAGE PROPOSED - EACH ELEVATION BELOW 30' =	363 sf

**RETAIL 2 SOUTH & NORTH ELEVATION**

FAÇADE AREA - EACH ELEVATION	2,866 sf
AREA BELOW 30'	2,730 sf
SIGNAGE PERMITTED - EACH ELEVATION 10% OF 2,730 SF (BELOW 30') =	273 sf
SIGNAGE PROPOSED - EACH ELEVATION BELOW 30' =	273 sf

**RETAIL 2 EAST & WEST ELEVATION**

FAÇADE AREA - EACH ELEVATION	3,118 sf
AREA BELOW 30'	2,970 sf
SIGNAGE PERMITTED - EACH ELEVATION 10% OF 2,970 SF (BELOW 30') =	297 sf
SIGNAGE PROPOSED - EACH ELEVATION BELOW 30' =	297 sf

**UPTOWN SPECTRUM  
 DRB SUBMITTAL**

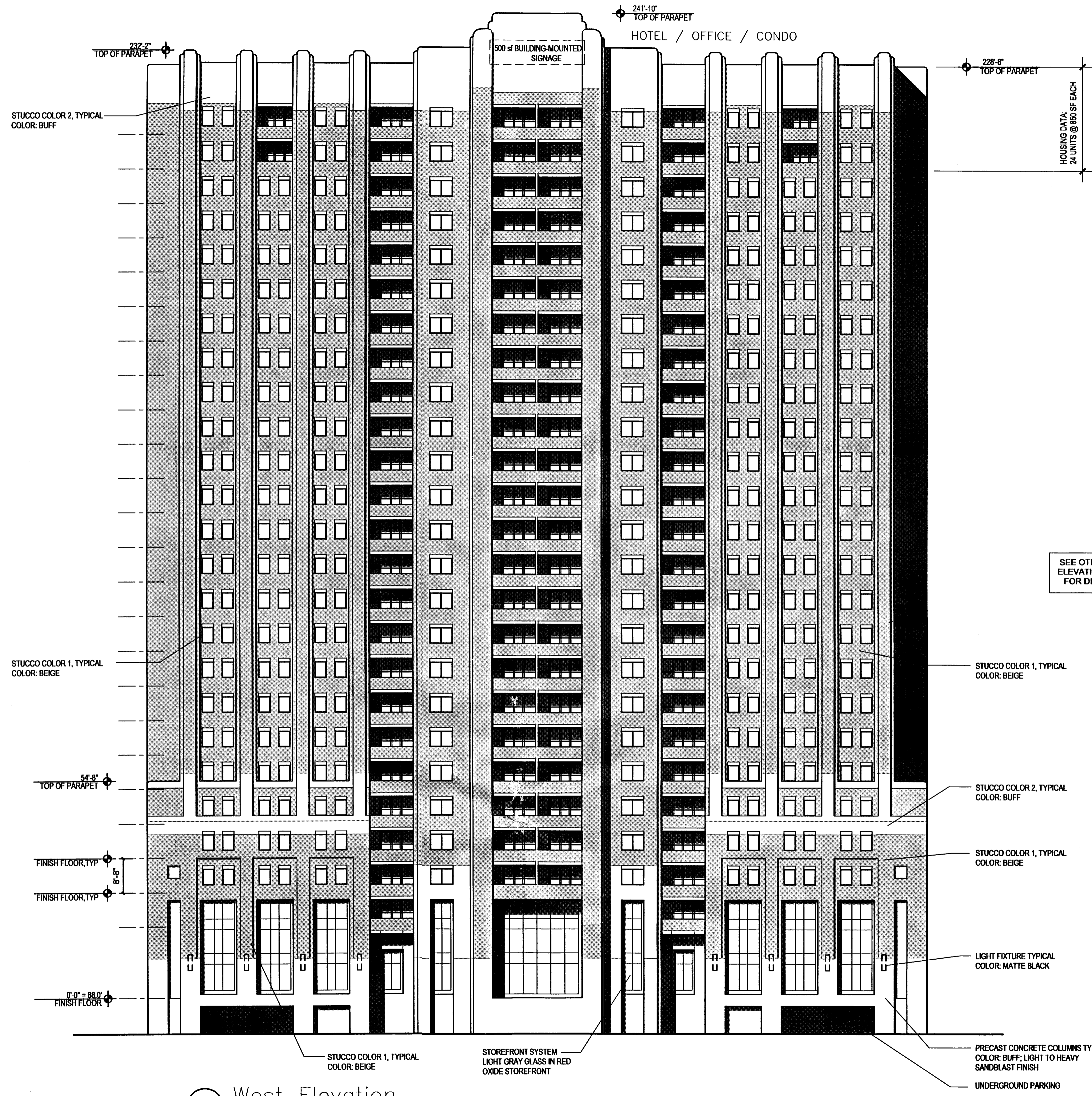
HUNT UPTOWN II, LLC  
 A LIMITED LIABILITY COMPANY  
 500 Marquette, NW Suite 350  
 Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 2-B  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE (505) 884-9110 FAX (505) 837-9877

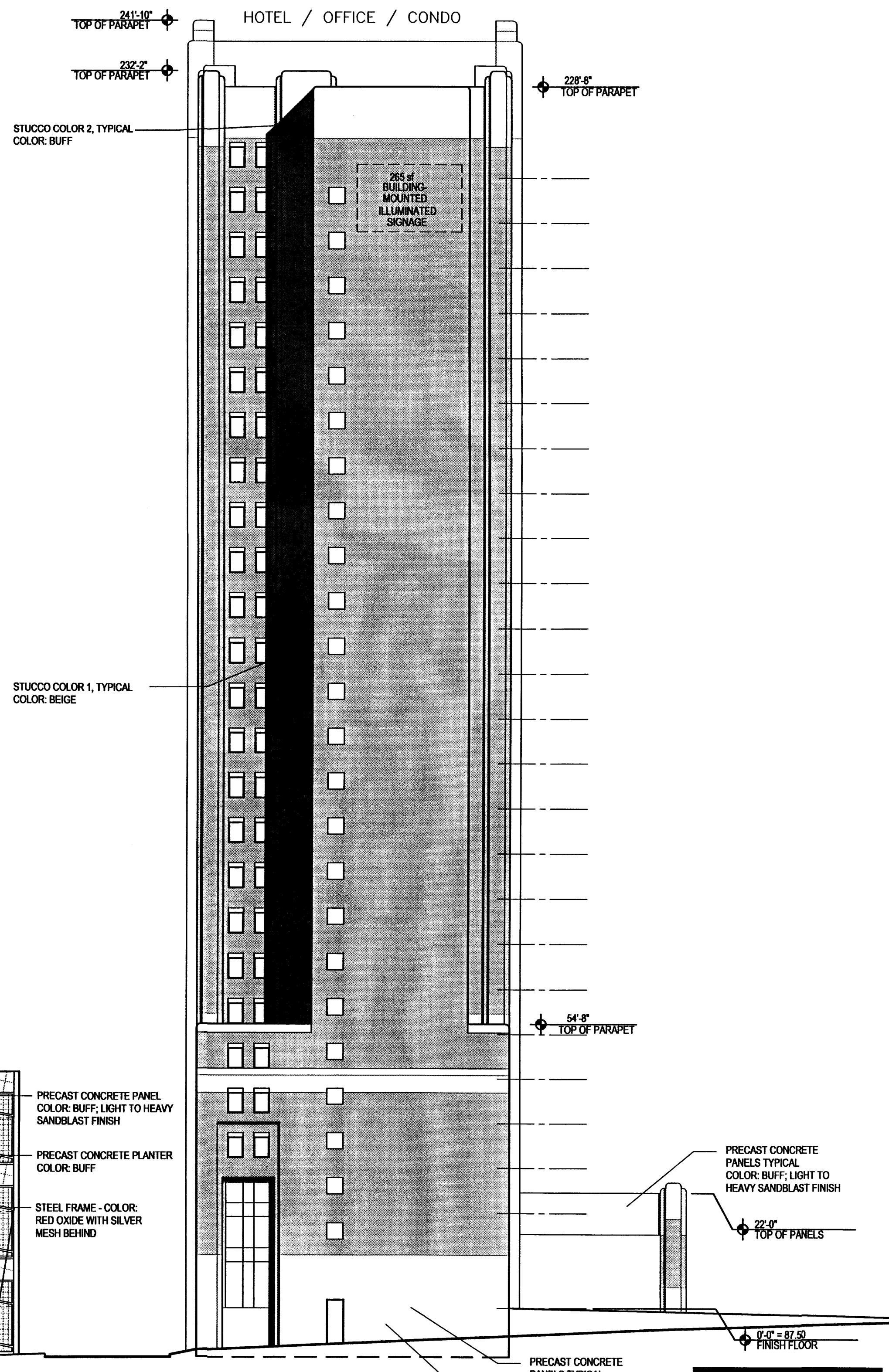
**RETAIL 1+2 ELEVATIONS**

NOTE:  
 THE ELEVATIONS GIVEN ARE RELATIVE  
 FROM THE "0'-0" FINISH FLOOR"  
 ELEVATION GIVEN ON EACH ELEVATION  
 AND/OR SECTION, AND DIFFER FROM  
 ONE ANOTHER.

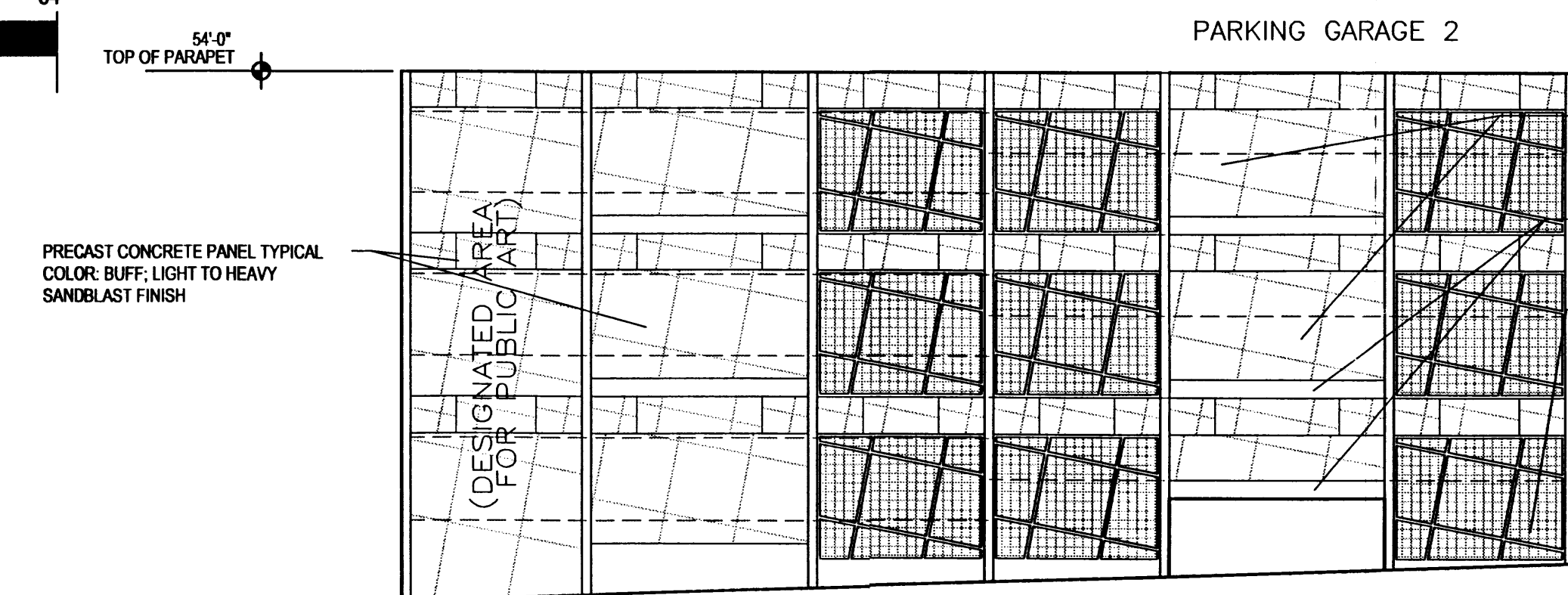




1 West Elevation  
Scale: 1/16" = 1'-0"



2 South Elevation  
Scale: 1/16" = 1'-0"



- Notes:
1. The hotel/office/condo tower shall provide showers and lockers for employees desiring to bicycle or walk to work. There shall be a reasonable number of lockers and they shall be reasonably accessible to employees. At a minimum, one shower per gender shall be provided for each 50,000 sf of office use.
  2. A publicly accessible ATM shall be provided on site.
  3. The hotel/office/condo shall incorporate a seating area within the ground floor lobby area, open to the public using the city transit system.

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering

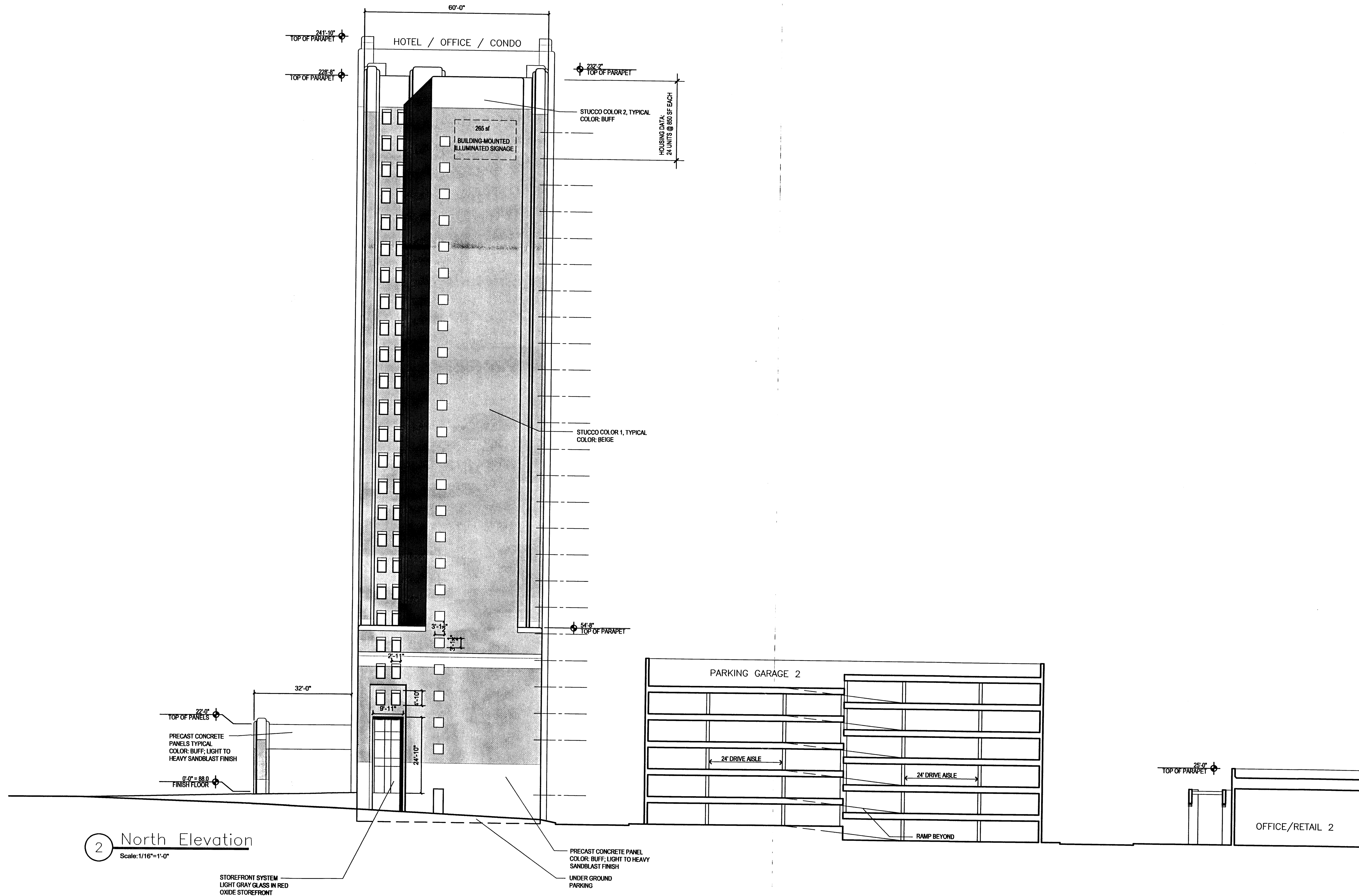
**UPTOWN SPECTRUM**  
DRB SUBMITTAL

HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

HOTEL WEST/SOUTH ELEV.





2 North Elevation  
Scale: 1/16"=1'-0"

NOTE:  
THE ELEVATIONS GIVEN ARE RELATIVE  
FROM THE '0'-0" FINISH FLOOR  
ELEVATION GIVEN ON EACH ELEVATION  
AND/OR SECTION, AND DIFFER FROM  
ONE ANOTHER.

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering

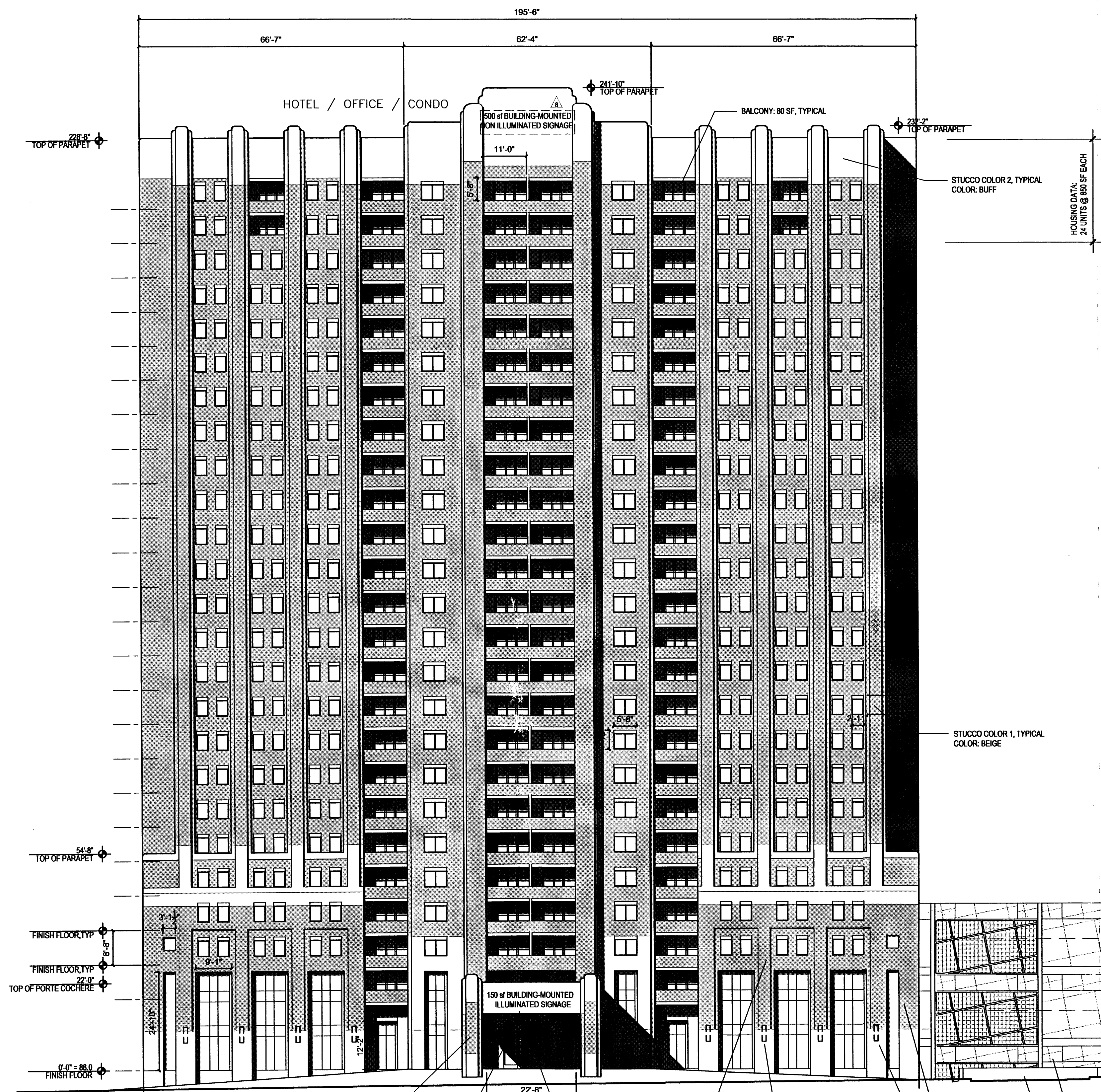
**UPTOWN SPECTRUM  
DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

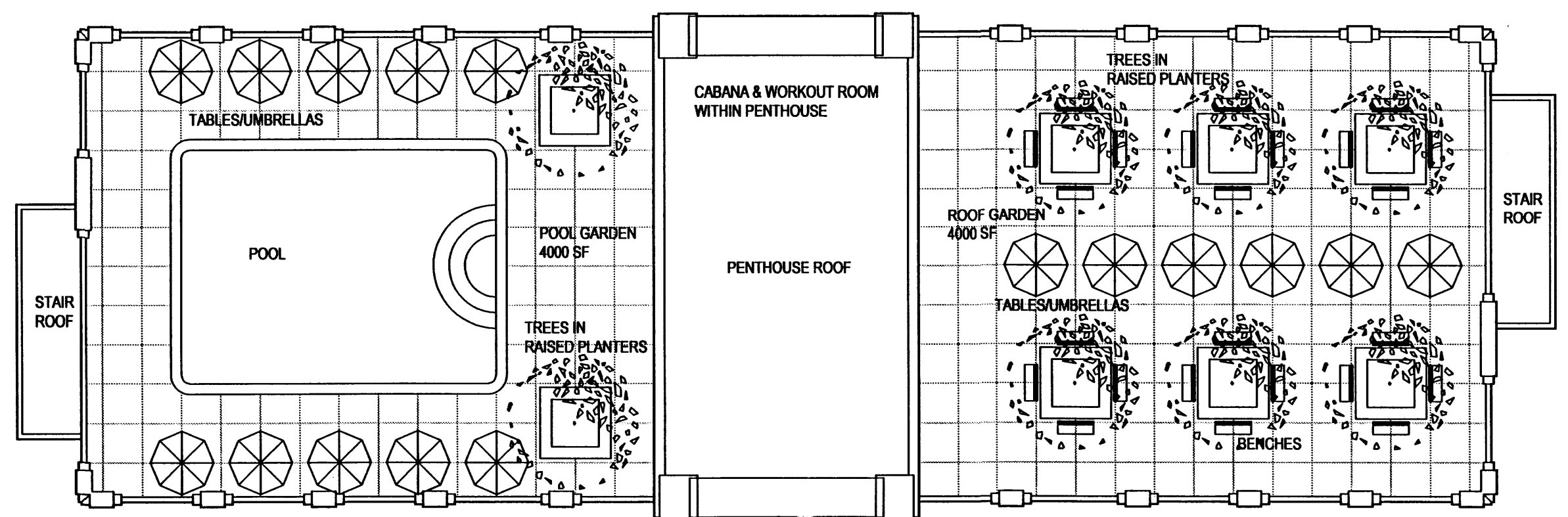
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

HOTEL NORTH ELEV.

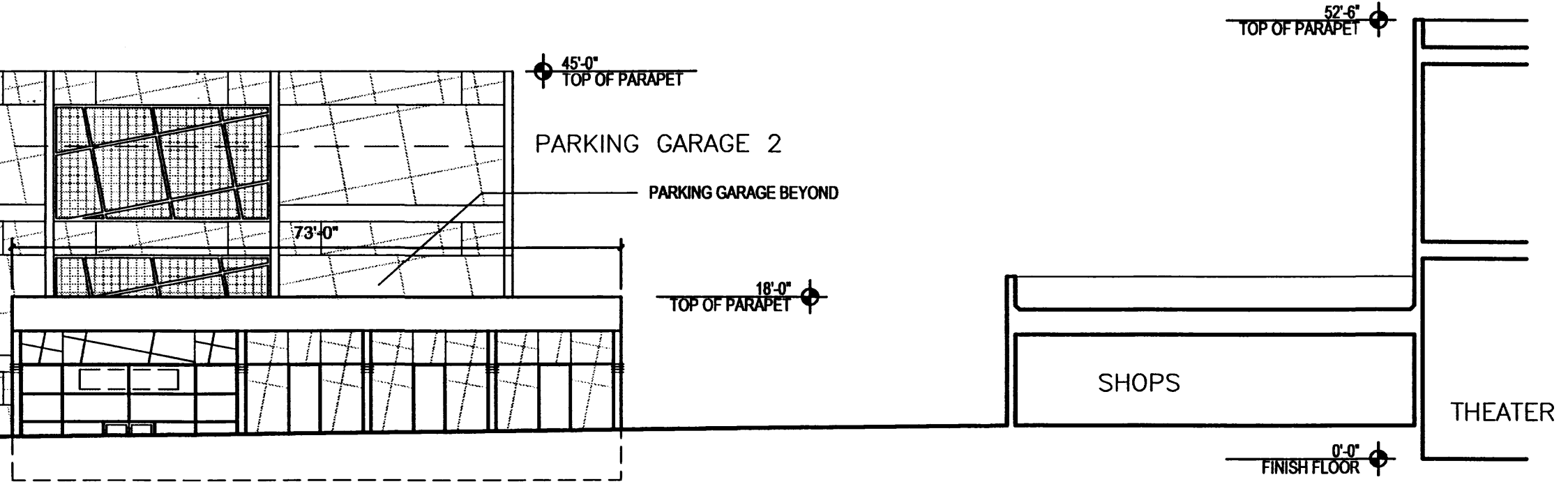
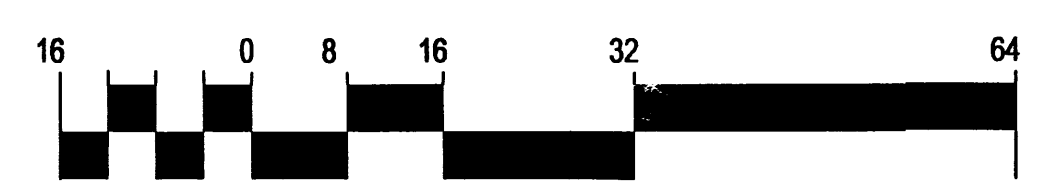




1 East Elevation  
Scale: 1/16"=1'-0"



2 Roof Garden Plan  
Scale: 1/16"=1'-0"



NOTE:  
THE ELEVATIONS GIVEN ARE RELATIVE  
FROM THE '0'-0" - FINISH FLOOR  
ELEVATION GIVEN ON EACH ELEVATION  
AND/OR SECTION, AND DIFFER FROM  
ONE ANOTHER.

**Dekker/Perich/Sabatini**  
architecture • interiors • planning • engineering

**UPTOWN SPECTRUM  
DRB SUBMITTAL**

HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

HOTEL EAST ELEV.



Building Design Standards

Background

Most memorable and successful cities provide not only a unique urban experience, but also a cultural experience identifiable with their location. New Mexico is world renowned as a one of a kind, special place. Uptown Spectrum will capitalize on that reputation by integrating New Mexican iconographic elements in its architecture. The authenticity associated with the various New Mexico architectural styles, art and natural materials will be used to create urban texture and celebrate our diversity while also providing continuity with this enchanted place.

These standards are provided to facilitate the evolution of a rich urban texture within Uptown Spectrum. Individual buildings shall be designed based on one of the listed architectural styles and according to the following standards.

Architectural Styles of New Mexico:

**Northern New Mexico:** Light tan stucco with pitched corrugated metal roof and oversized window trim appointments. Deep overhung, roofed and trellised outdoor patio space.

**Santa Fe Railroad:** Industrial brick warehouse with oversized exposed structure, precast architectural concrete parapets and sills, and exposed steel lintels. Deep overhung, soffitted outdoor spaces. Awnings over punched windows.

**Spanish Mission:** Very light earth-colored stucco with curved and stepped wall forms. Heavy window and door lintels. A mix of pitched and flat roofs, and precast architectural concrete parapet caps. Light trellising and terraced patio elements, and inwardly focused courtyard spaces. Awnings over windows.

**Mountain timber:** Oversized timber frame with pitched metal roof and natural stone veneer. Oversized trellising elements.

**New Mexico Territorial:** Earth toned stucco wall surfaces with brick copings and white painted wood trim with pediments and dentals at openings.

**Pueblo Deco:** An eclectic mix of art deco and pueblo styles with monotone field and localized saturated accent color, in a more formal manner. High play of figure/ground.

**Northern New Mexico Pueblo:** Medium to darker earth-toned stucco with simple stepped parapet walls and protruding structural members expressed beyond wall plane.

**Anasazi:** Very simple circular, rectangular and arced organizational forms in unit masonry with structural protrusion expressed beyond wall plane. Heavy use of multi-level terracing.

**National Labs Tech:** Metal panels, stucco, glass, metal awnings, with a horizontal nature influenced by modern architecture, materials and technologies.

**Route 66 Deco:** Art deco influenced forms with a streamlined appearance reminiscent of 1930's diners. Brightly colored metallic trim with neon lighting accents.

Intent:

To celebrate the uniqueness of New Mexico's culture through utilization of its various architectural styles and iconography.

To create an architecturally diverse urban texture by varying the styles of individual buildings within Uptown Spectrum.

Standards:

1. Building architecture shall relate to one of New Mexico's indigenous architectural styles. Designs may be based on prototypical "trade dress" of national tenants with changes of materials or roof forms to reflect one of the architectural styles listed above. Each individual building shall be designed to reflect only one of the styles, not a conglomeration of several.

2. Building exteriors shall be constructed of high quality, long lasting materials, particularly where people come in contact with them. The use and location of materials shall be consistent with their inherent qualities and relationship to the selected architectural style.

3. All building faces shall be architecturally treated to compliment the selected architectural style. Blank building facades are not allowed.

4. Service areas and ground mounted mechanical/utility devices shall be screened from view with architecturally compatible screening elements such as walls or mature landscaping. Rooftop mounted mechanical equipment shall be concealed with architecturally compatible screens at least as tall as the highest part of the equipment.

5. Fenestration shall reflect the activities within the building. Glazing is encouraged on all sides of buildings. Windowless facades enclosing service and utility spaces shall be architecturally detailed to compliment the overall design of the building.

6. Building entries shall be architecturally articulated to make their presence obvious to pedestrians on the street.

7. Shading of outdoor gathering spaces is encouraged through the use of architecturally compatible shading devices or mature landscaping.

8. Roof forms shall be an integral part of the overall building design.

9. Signage shall comply with the City of Albuquerque Zoning Ordinance and the Uptown Sector Plan.

10. Sustainability shall be considered in the design of all buildings within Uptown Spectrum.

Landscape Design Standards

Intent:

To reinforce the project identity

To provide visual and physical relief from large buildings, expanses of paving and their effects on microclimate.

To provide order and continuity in coordination with the project's organizational structure.

To reinforce the sense of project quality.

To provide buffers, transitions and screens between uses.

To be sensitive to water conservation.

Standards:

General

1. The configuration and design of planting areas shall be compatible with landscaping on adjacent properties.
2. Earth berms shall have a maximum slope of 3:1 and shall be stabilized with plant materials and mulch.
3. All disturbed areas without paving or structures shall be stabilized with natural materials dominated by plant material.

Landscape Plan

1. All landscape areas shall receive irrigation via a fully automated irrigation system.
2. All irrigation systems shall be designed to accommodate non-potable water.
3. Low-flow irrigation techniques shall be utilized.

Plant Material

1. Regional native plants from the Southwestern U.S. and Northern Mexico shall be featured in the landscape design.
2. Low water use, heat and drought tolerant plant material shall be included in the landscape design.
3. Landscaping shall provide seasonal color, texture and shade.

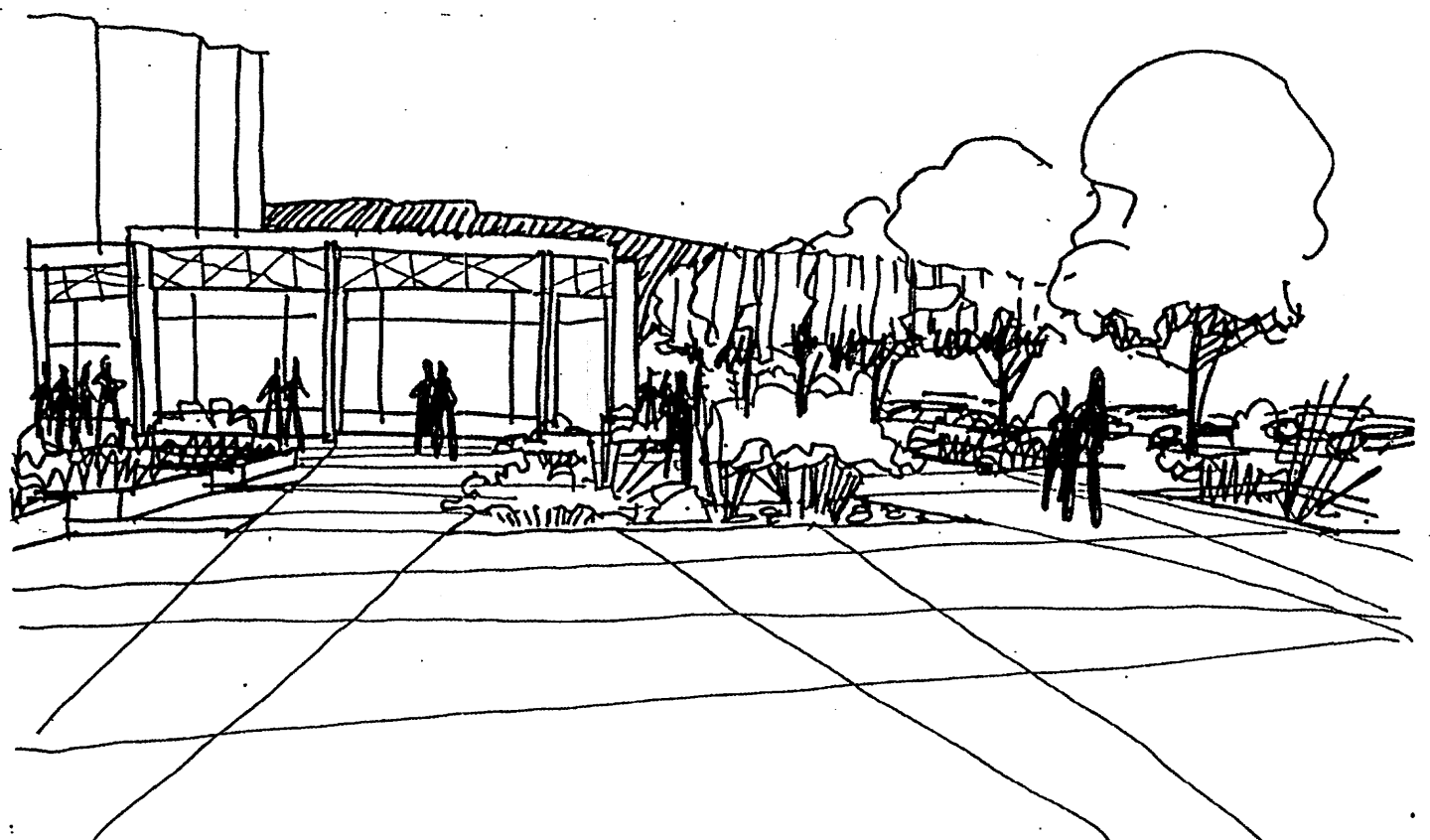
**Dekker/Perich/Sabatini**  
architecture ■ interiors ■ planning ■ engineering

**UPTOWN SPECTRUM**  
DRB SUBMITTAL

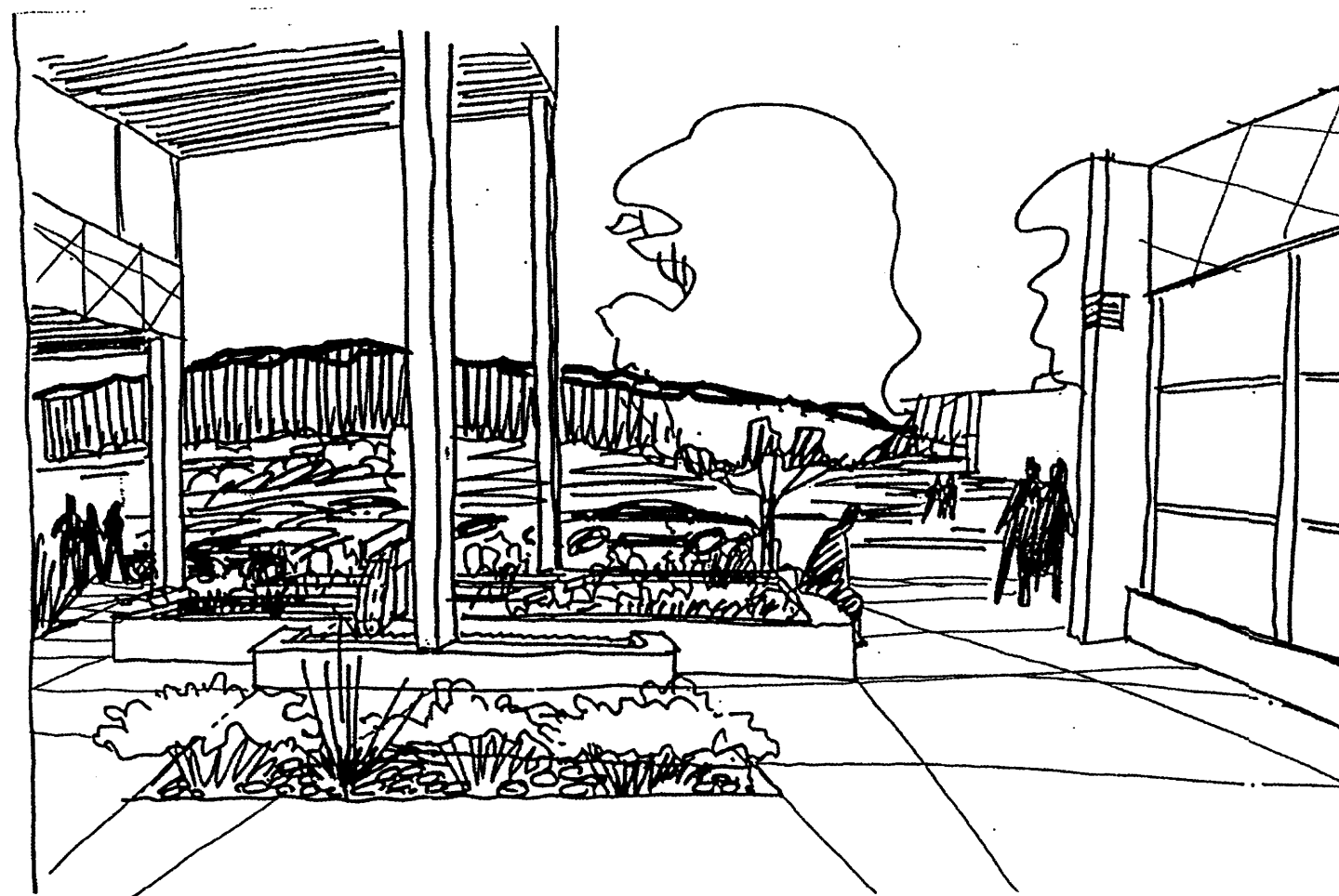
HUNT UPTOWN II, LLC  
A LIMITED LIABILITY COMPANY  
500 Marquette, NW Suite 350  
Albuquerque, New Mexico 87103

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877





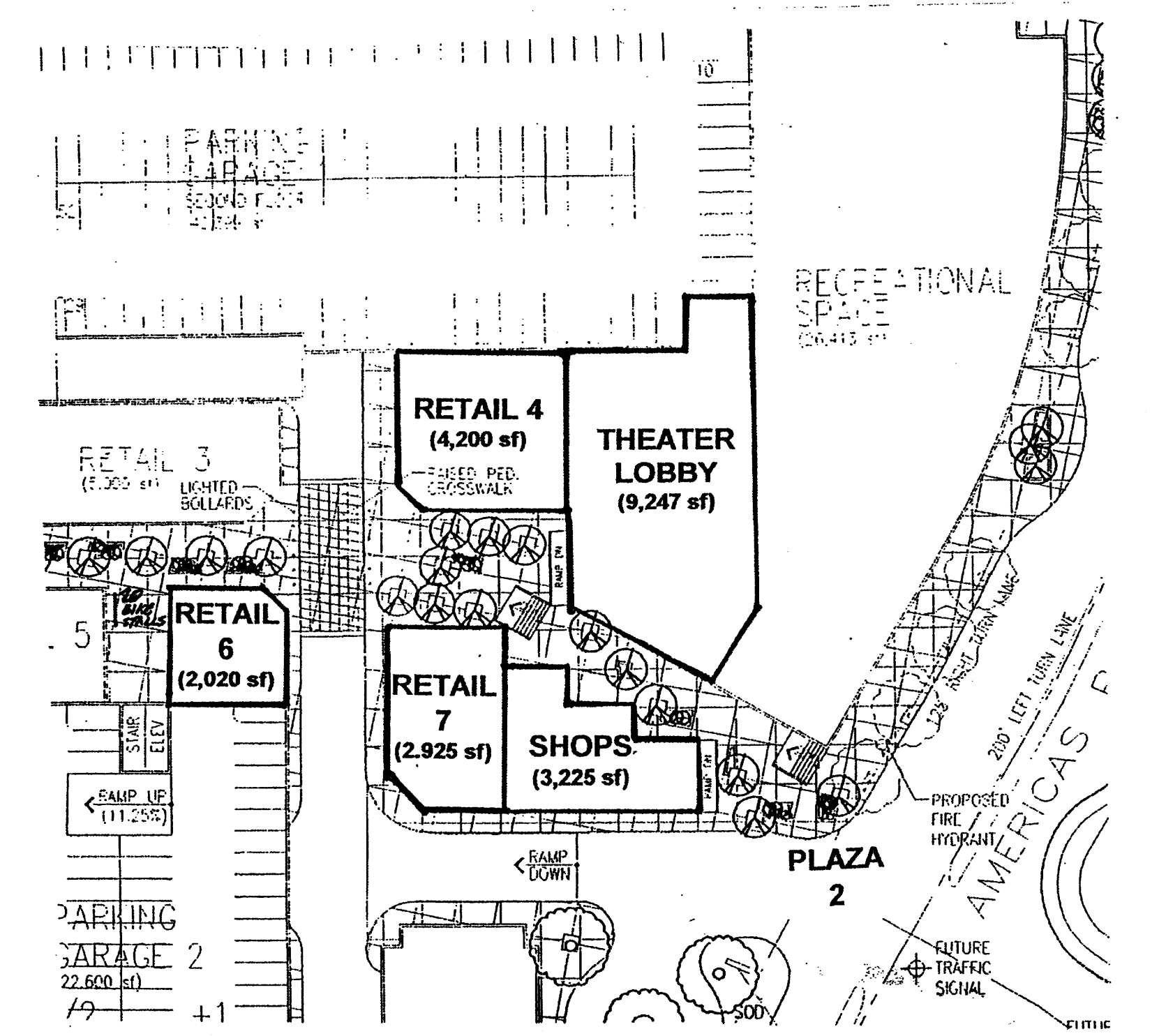
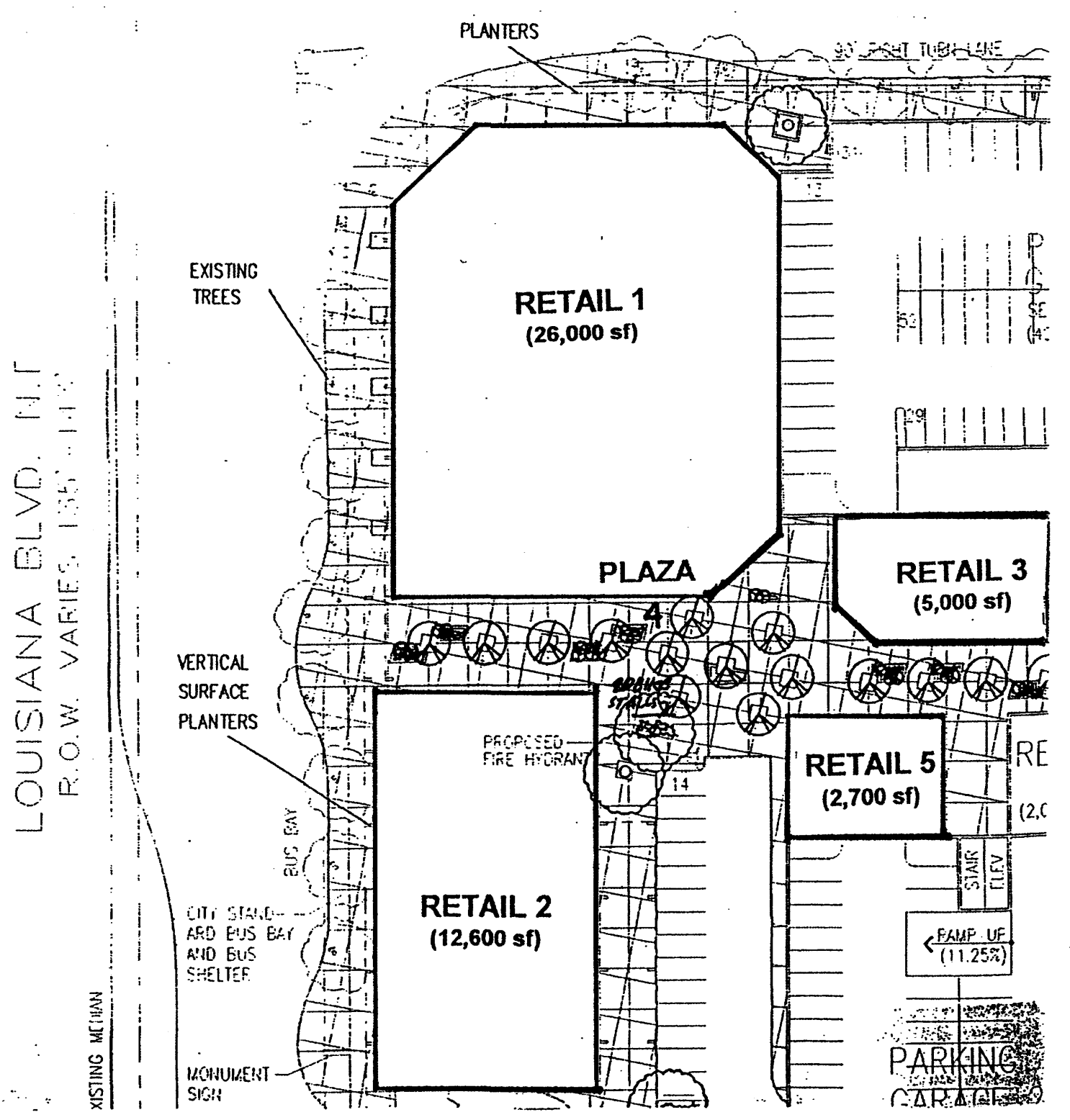
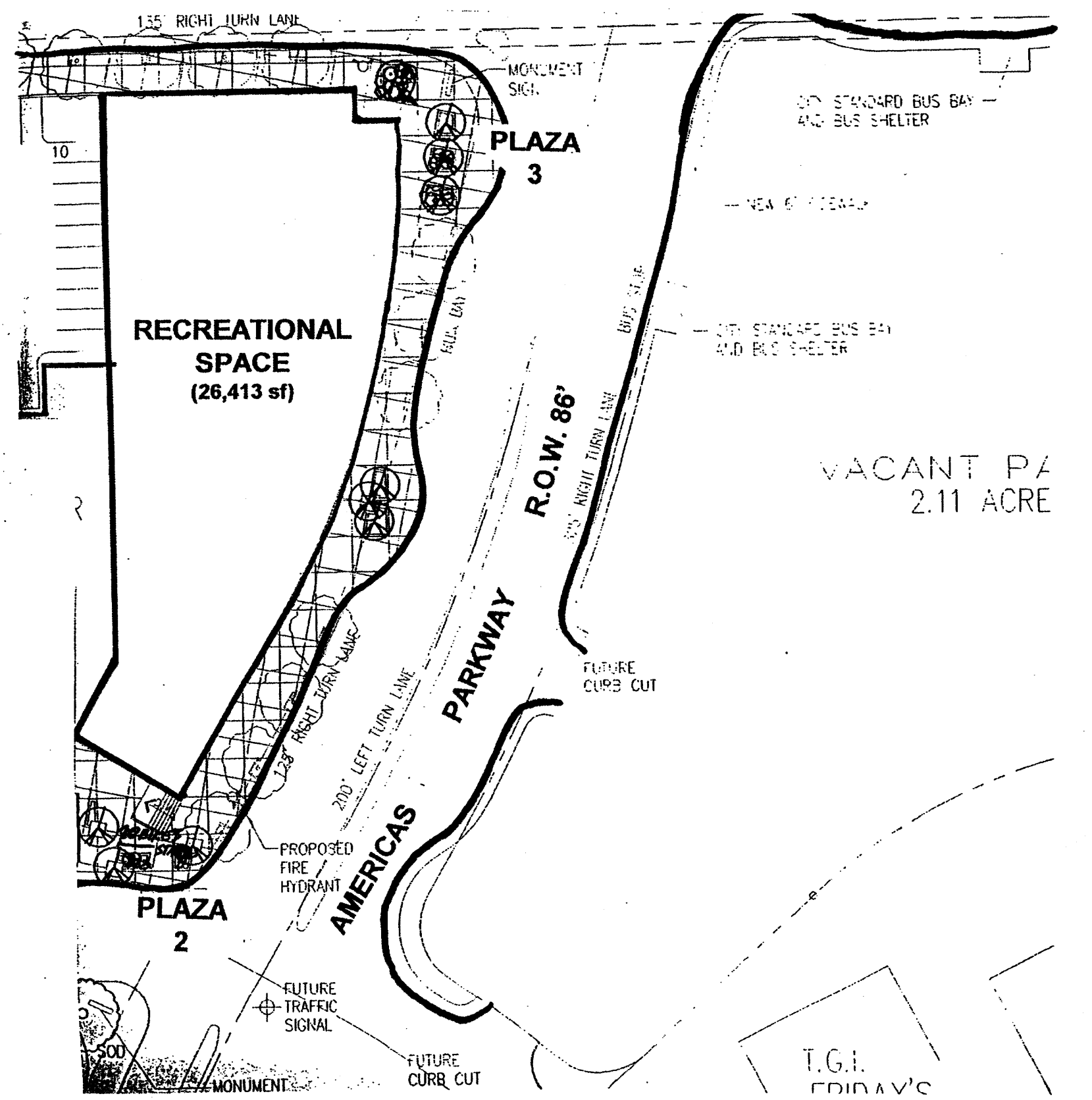
Plaza 1



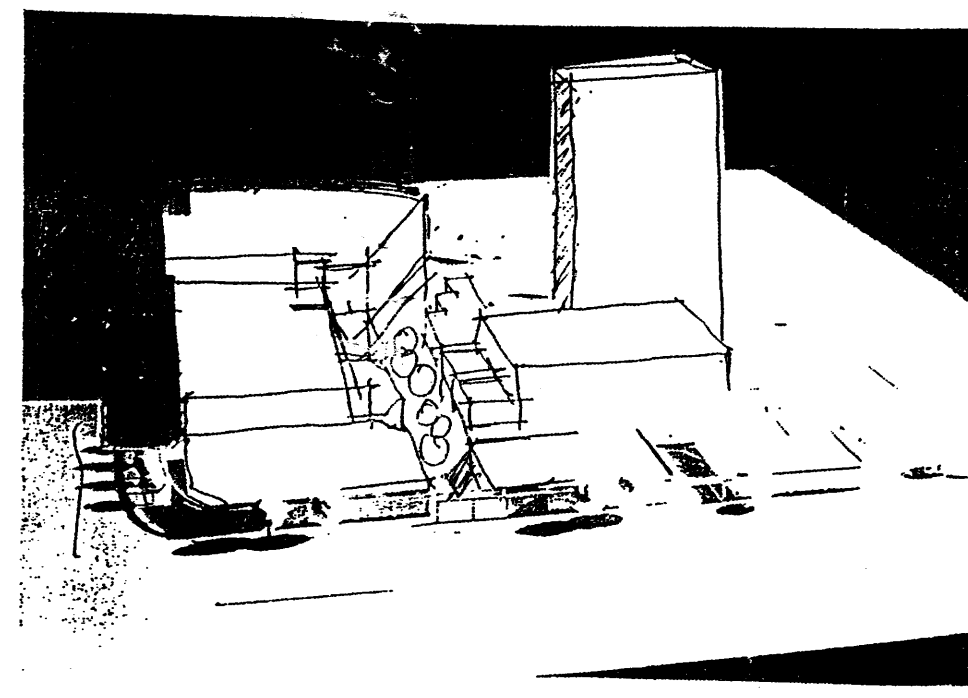
Plaza 2



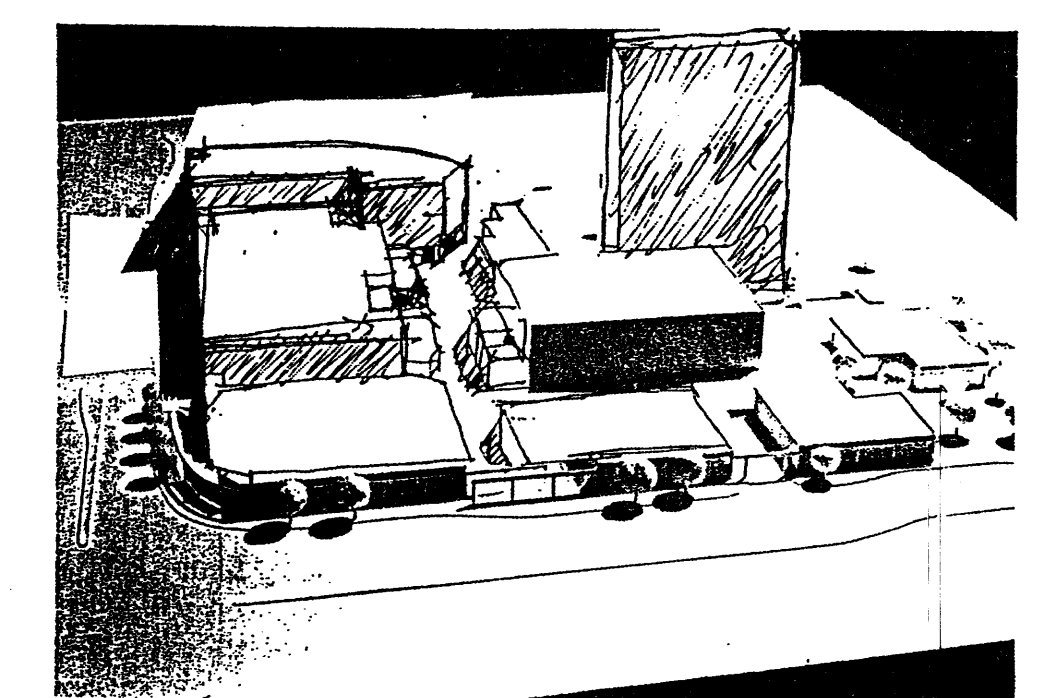
Plaza 3



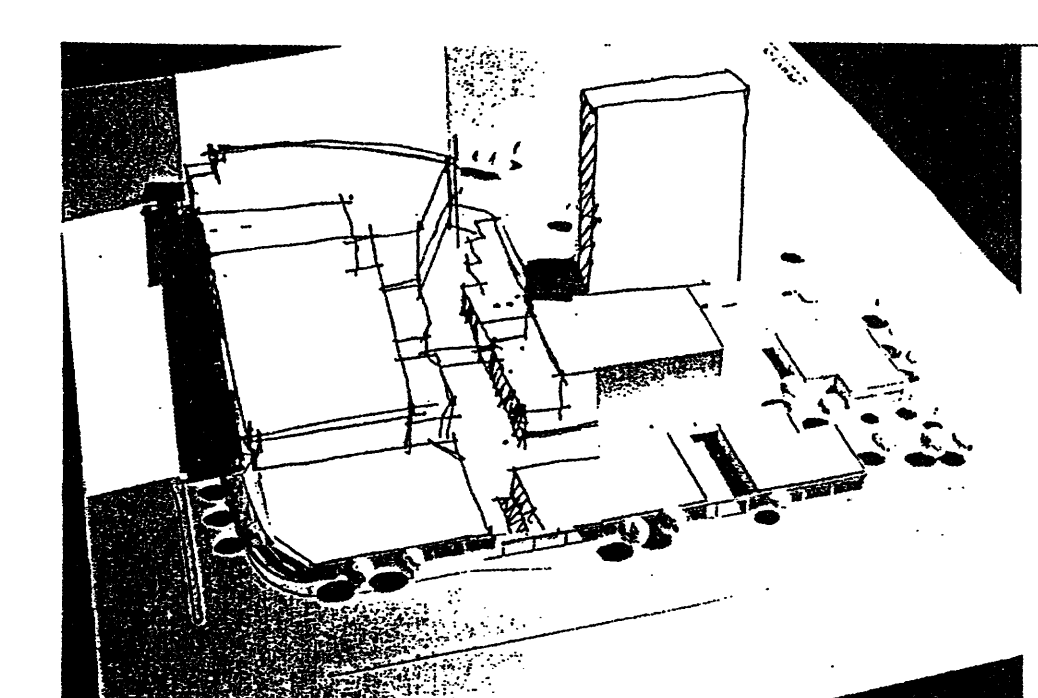
Perspectives  
Plazas  
Building Elements



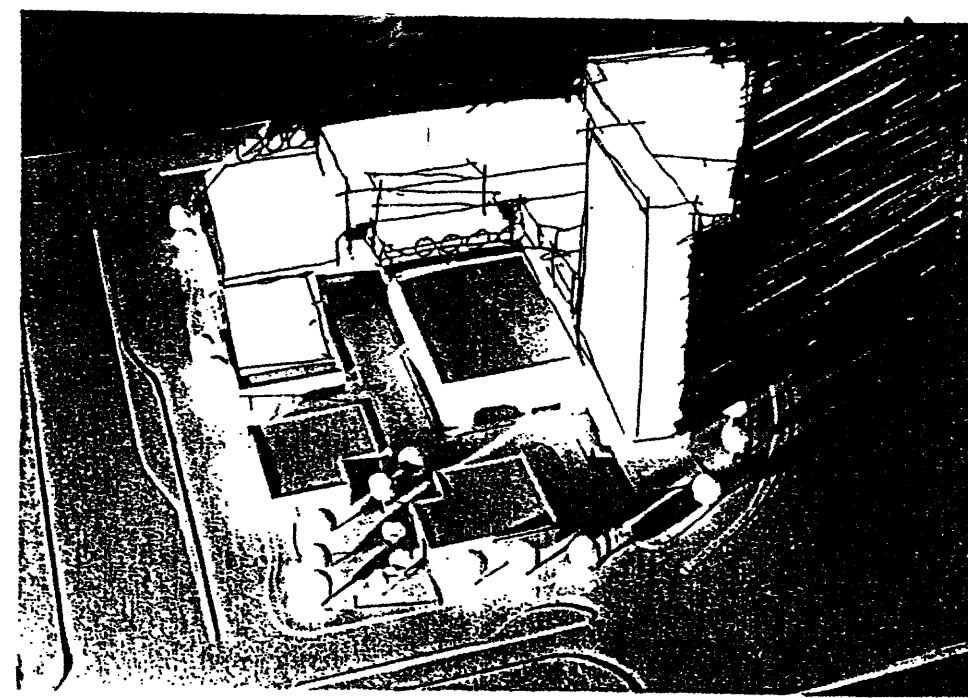
December 21: Noon



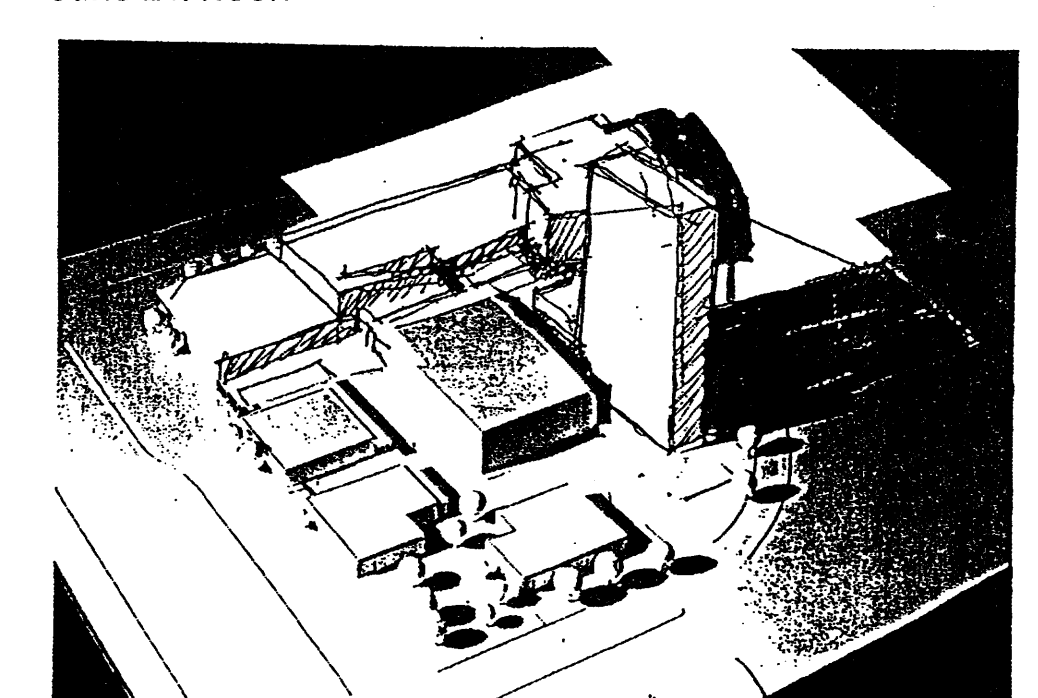
June 21: Noon



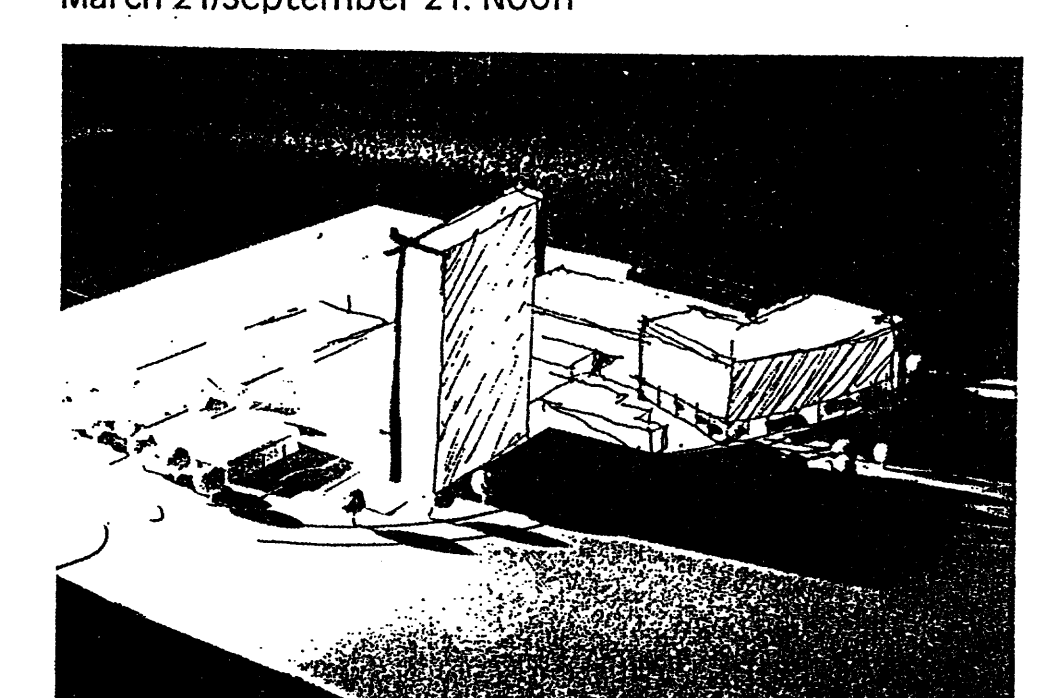
March 21/September 21: Noon



December 21: 4 pm



June 21: 4 pm

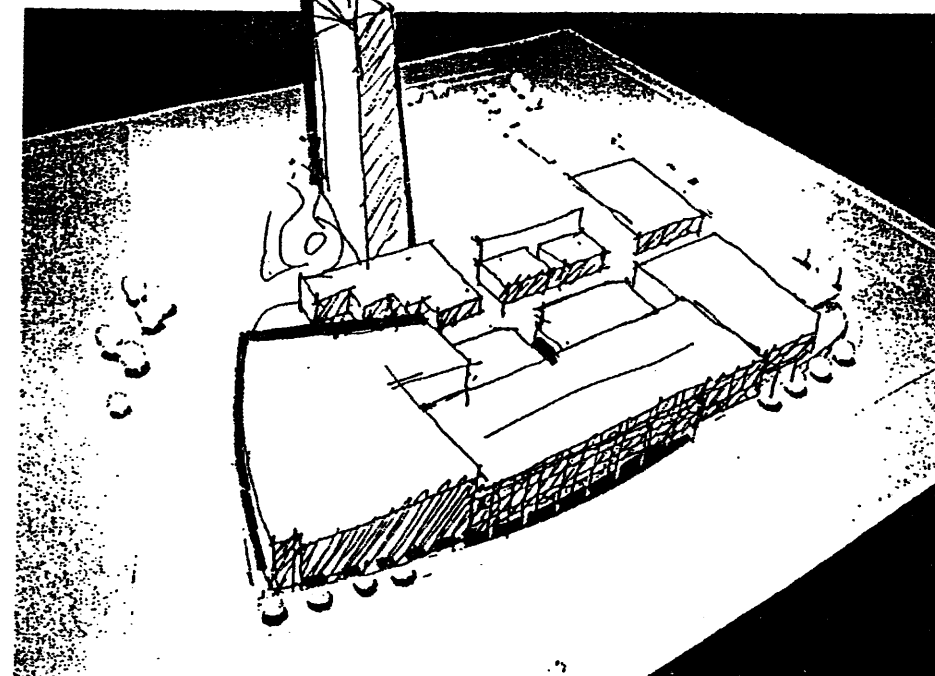
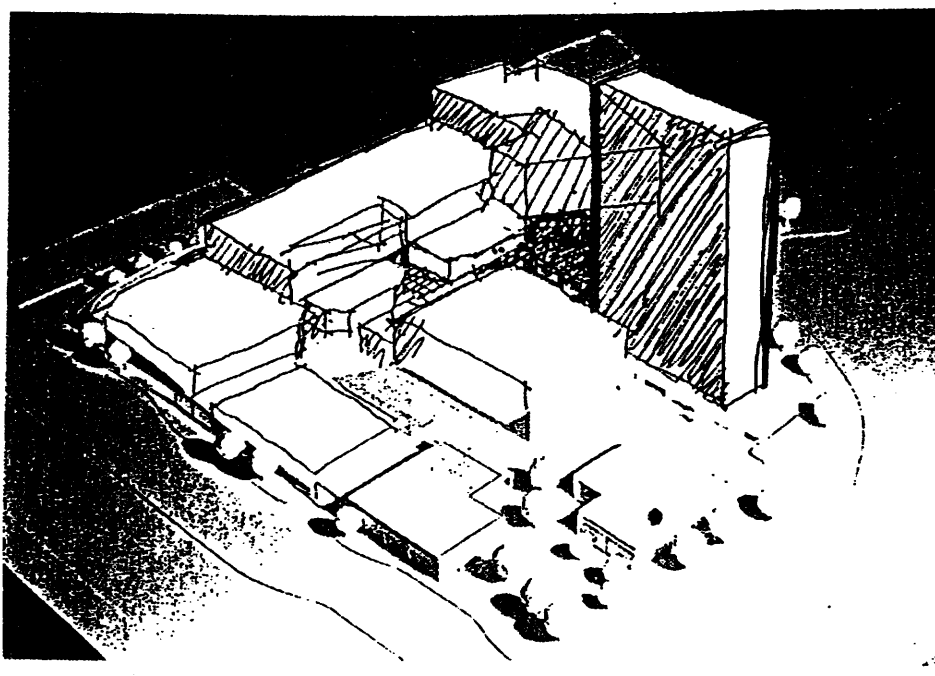
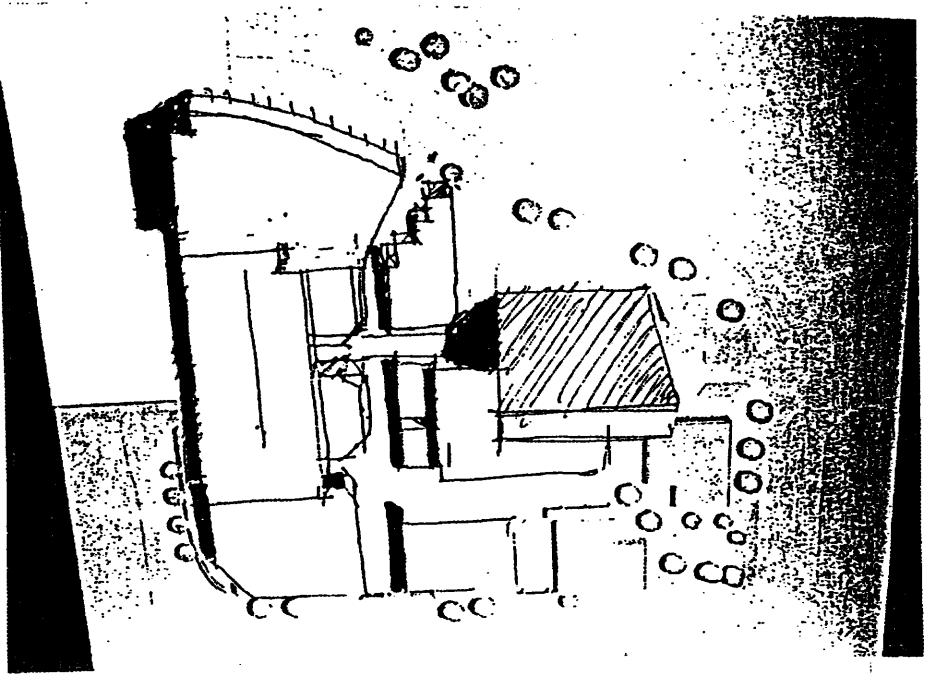
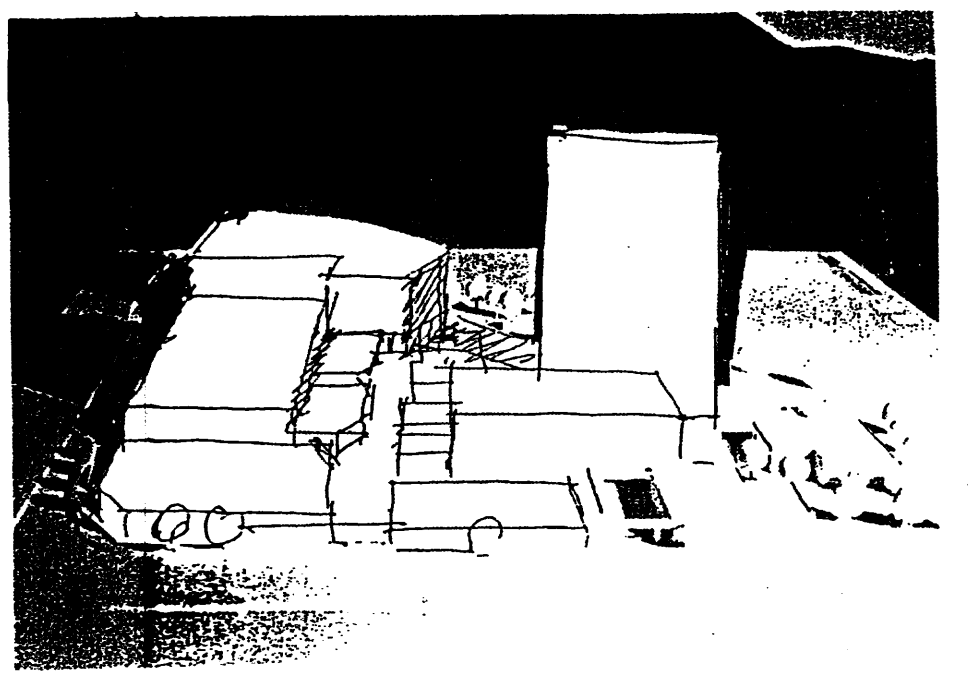
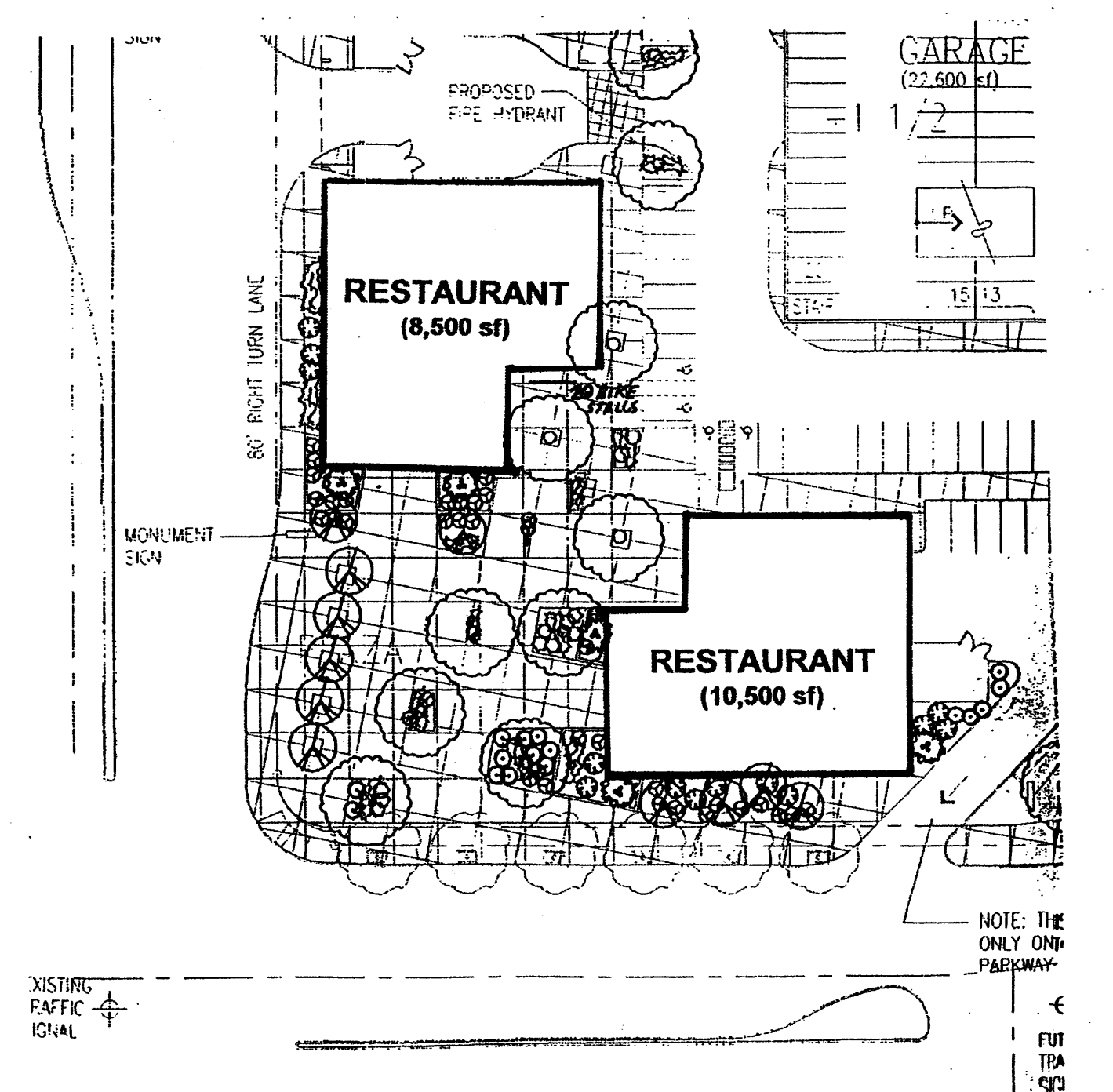


March 21/September 21: 4 pm

Solar Angles

Solar Angles

Solar Angles



Site Photos

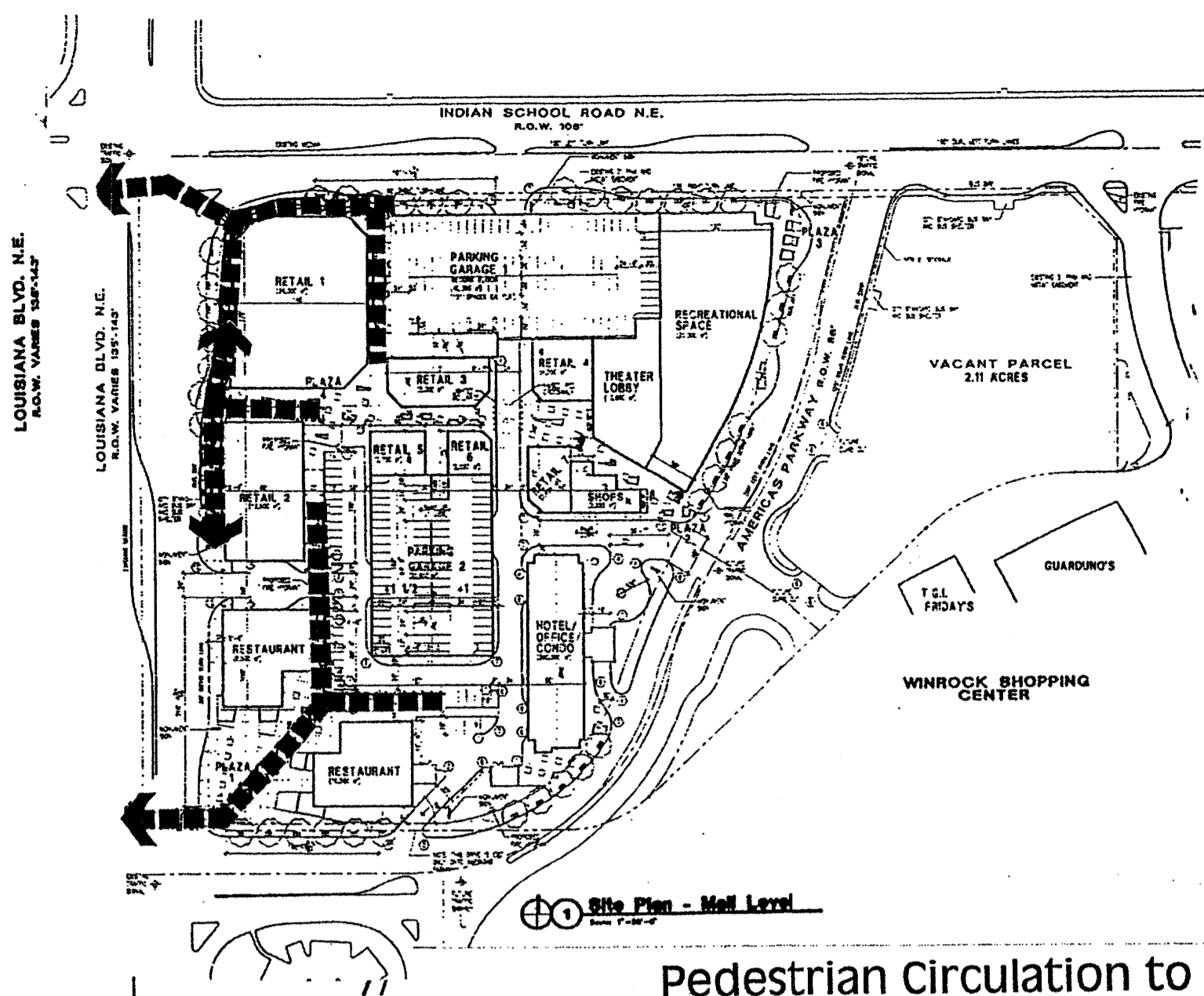
**UPTOWN SPECTRUM  
EPC SUBMITTAL**

HUNT- UPTOWN, LLC  
500 Marquette NW Suite 350  
Albuquerque, New Mexico 87102

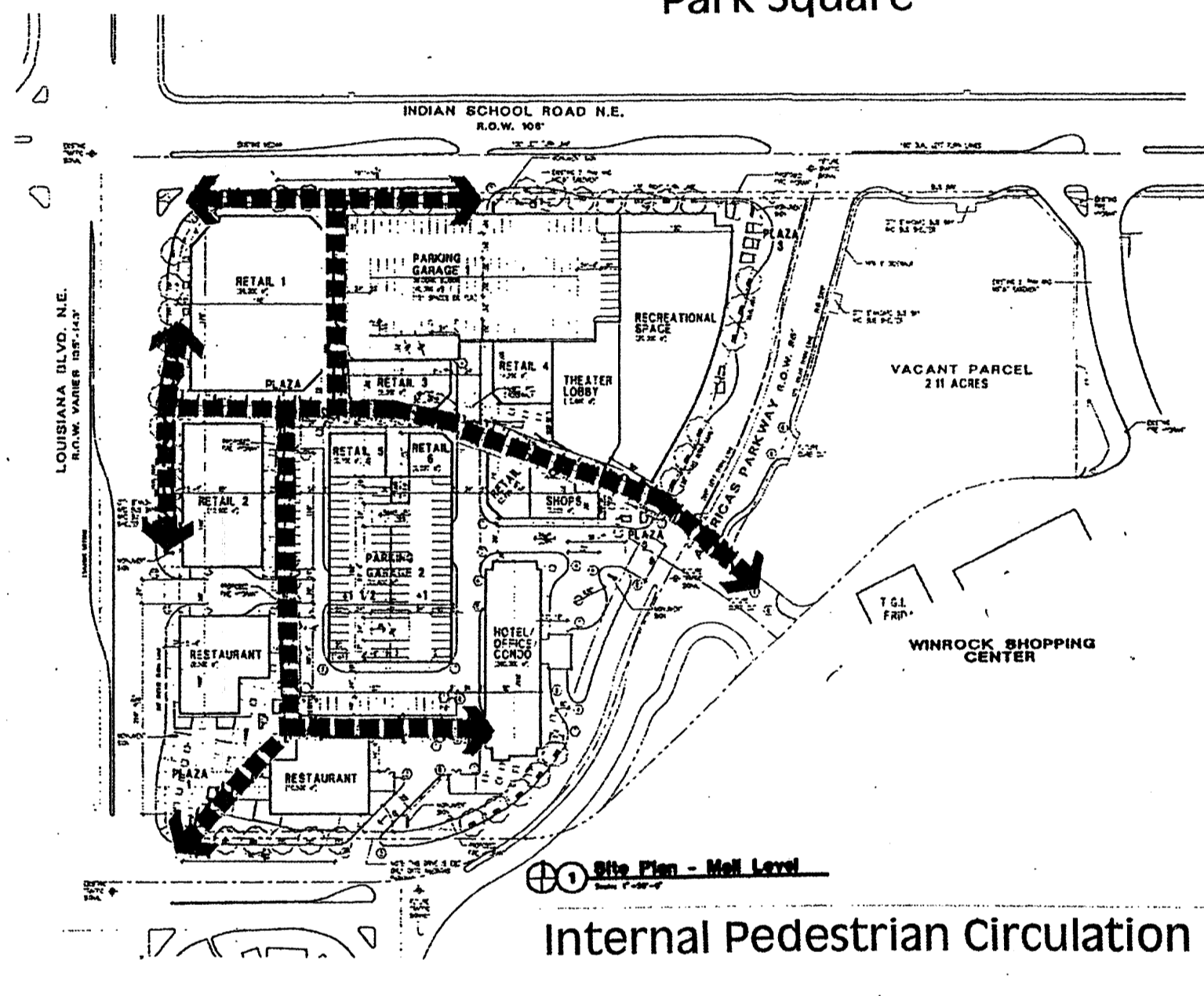
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**DESIGN ELEMENTS**

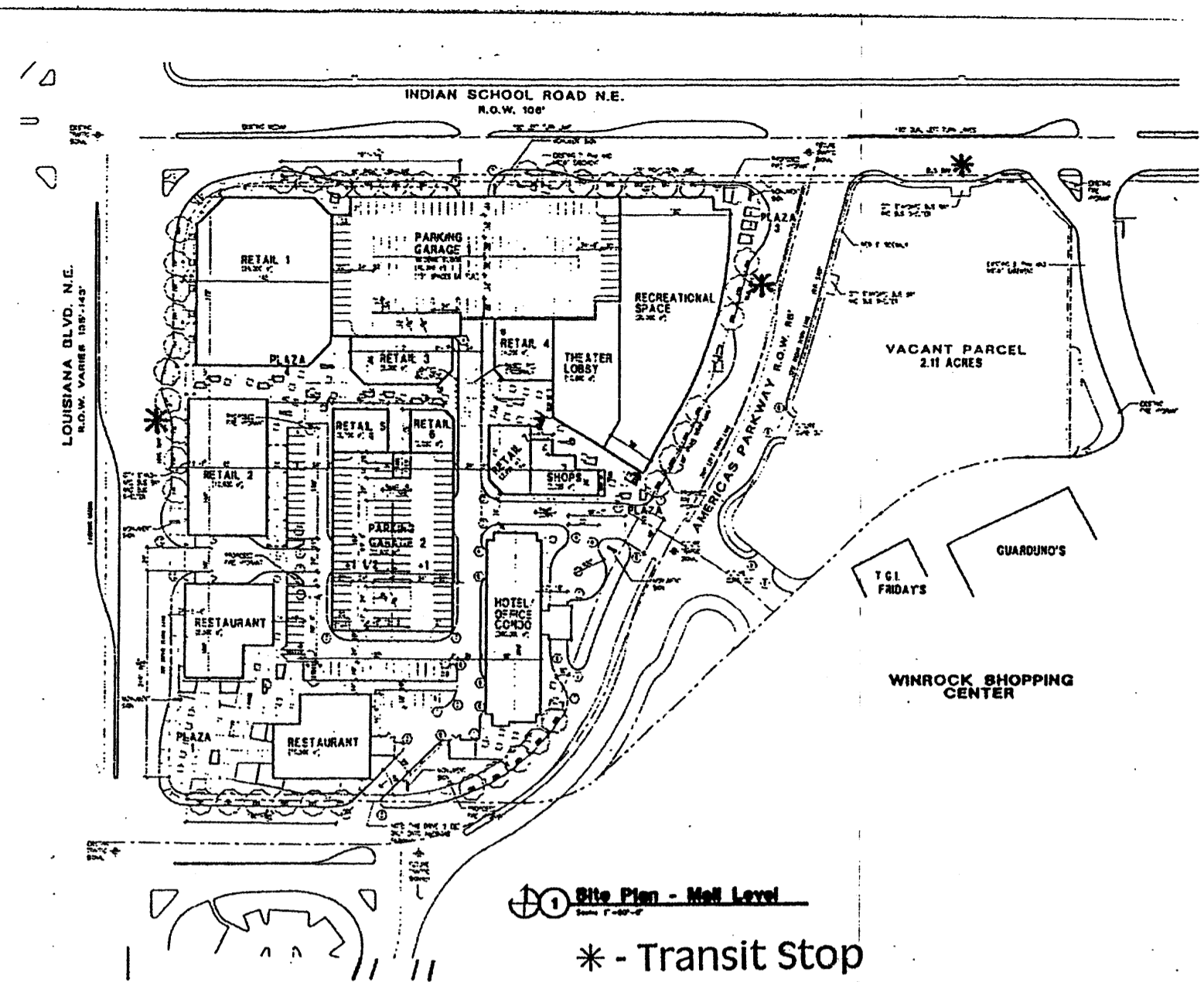




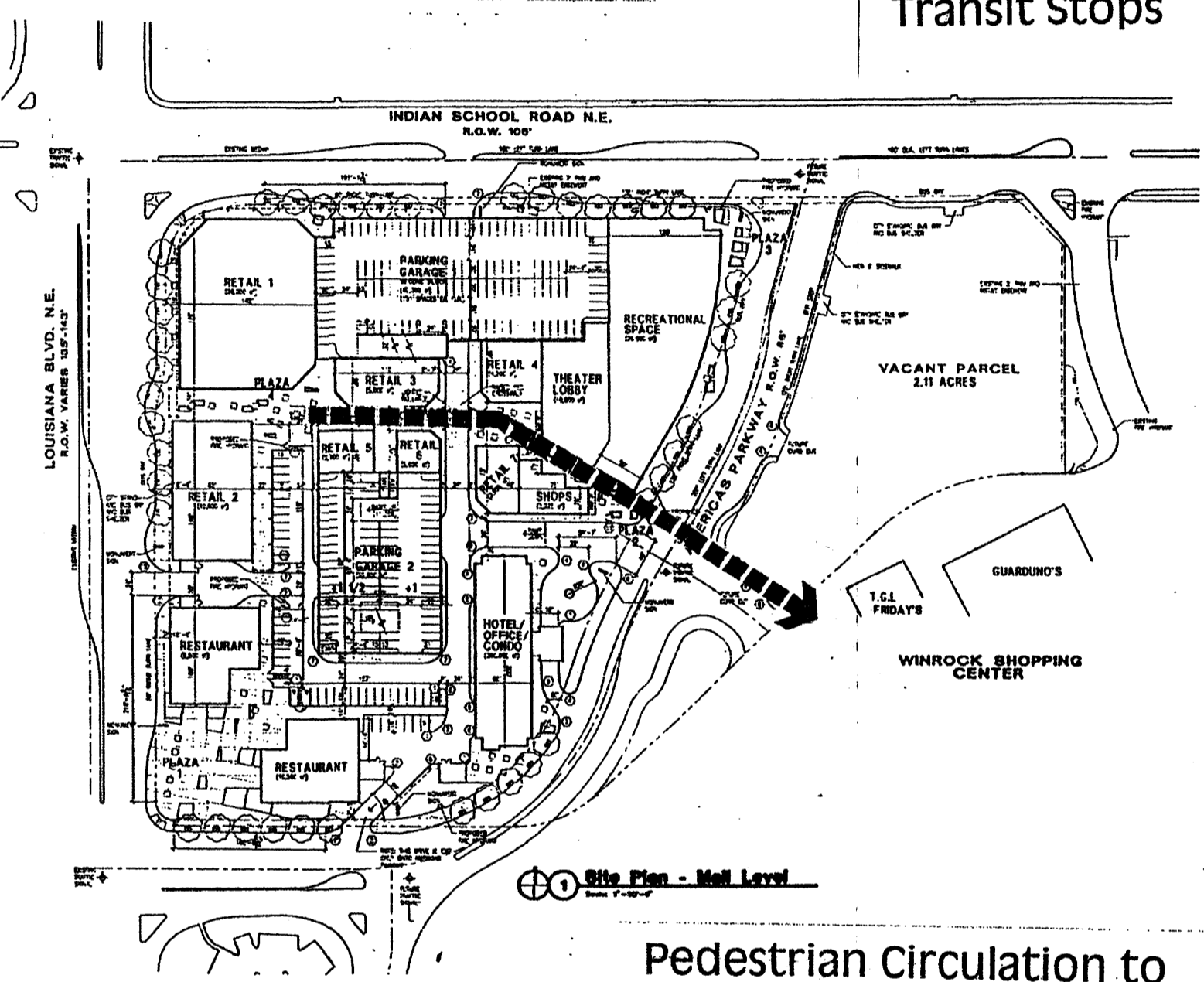
Pedestrian Circulation to Park Square



Internal Pedestrian Circulation



Transit Stops



Pedestrian Circulation to Winrock Shopping Center

### Information

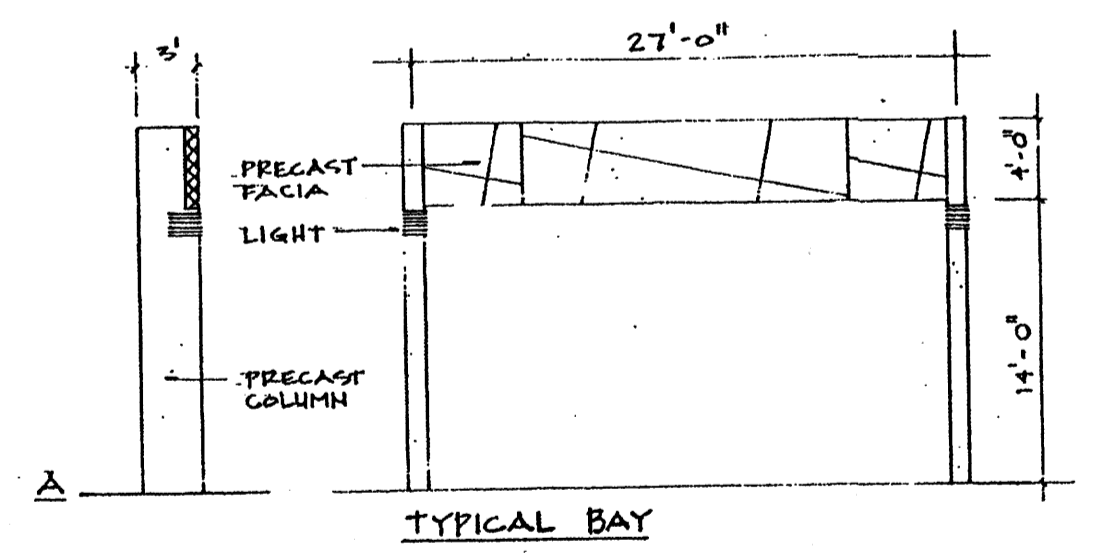
MONTH	DIRECTION	AVERAGE	AVERAGE SPEED
MARCH	SE	10 MPH	77 MPH
JUNE	S	9.9 MPH	68 MPH
SEPT	SE	8.5 MPH	61 MPH
DEC	N	7.7 MPH	71 MPH

PREVAILING WINDS FOR YEAR FROM SE

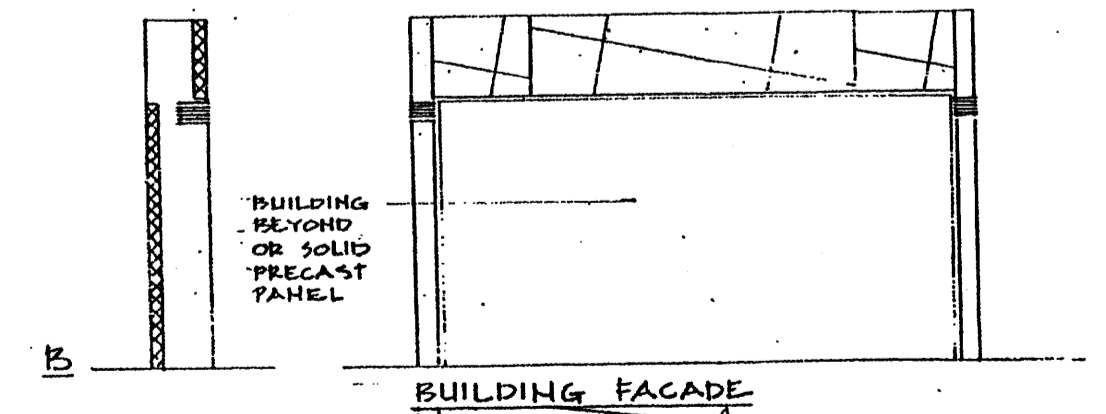
### Uptown Spectrum Prevailing Wind Patterns

Precast	Buff or Cream, light to heavy sandblast finish
EIFS	Cool gray
Metal Screens/Grills	Silver and Red Oxide
Lights in Precast	Matte Black
Concrete Paving	Gray (std.) and Buff
Benches, Light Fixtures, Other Site Furnishings	Matte Black
Glass in Storefront	Clear or Light Gray
Glass in Midrise	Light Gray
Glass in Hotels	Light Gray

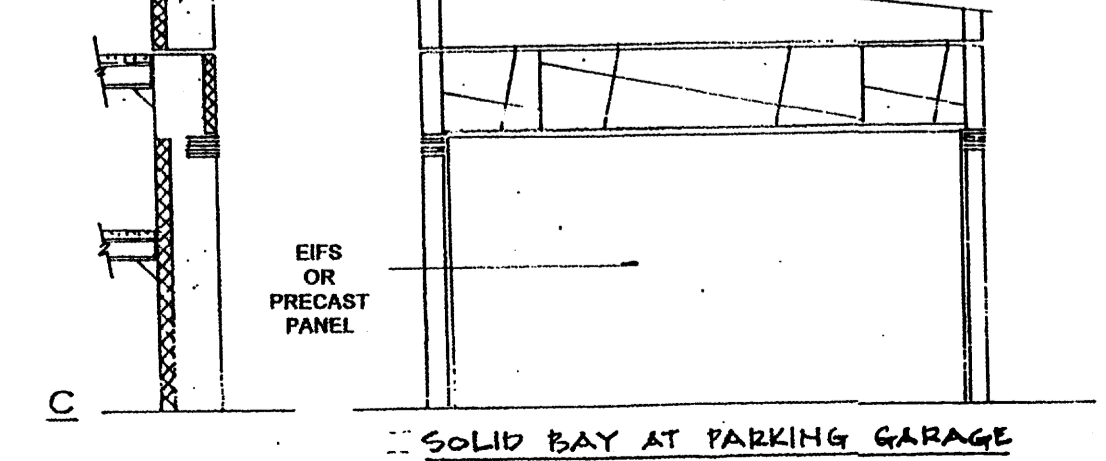
### Colors



TYPICAL BAY

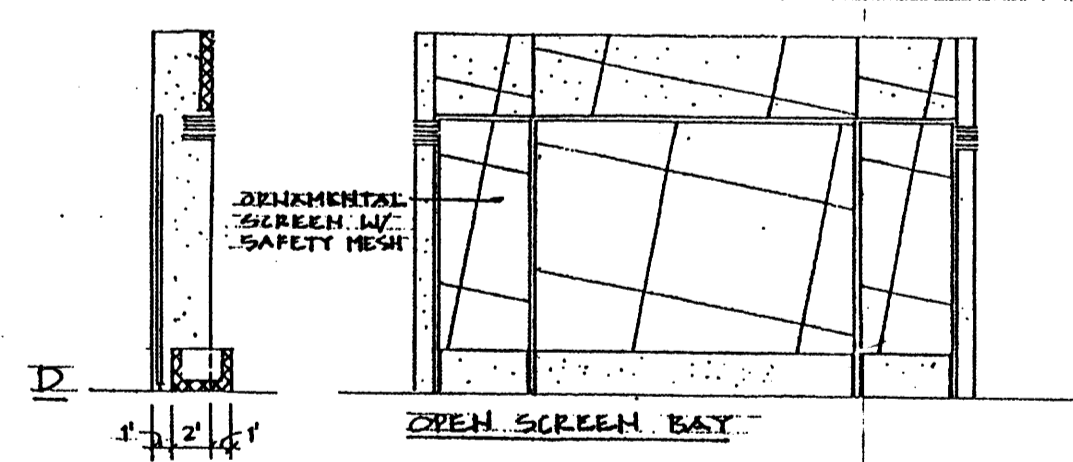


BUILDING FACADE

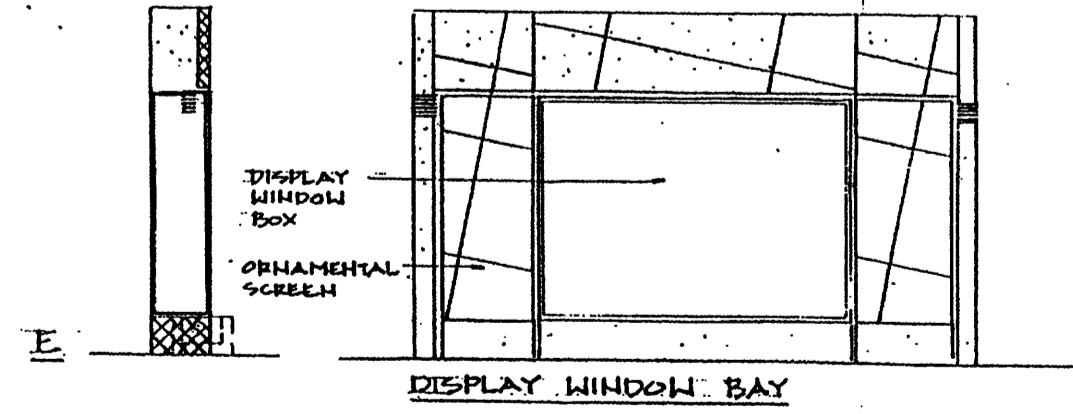


SOLID BAY AT PARKING GARAGE

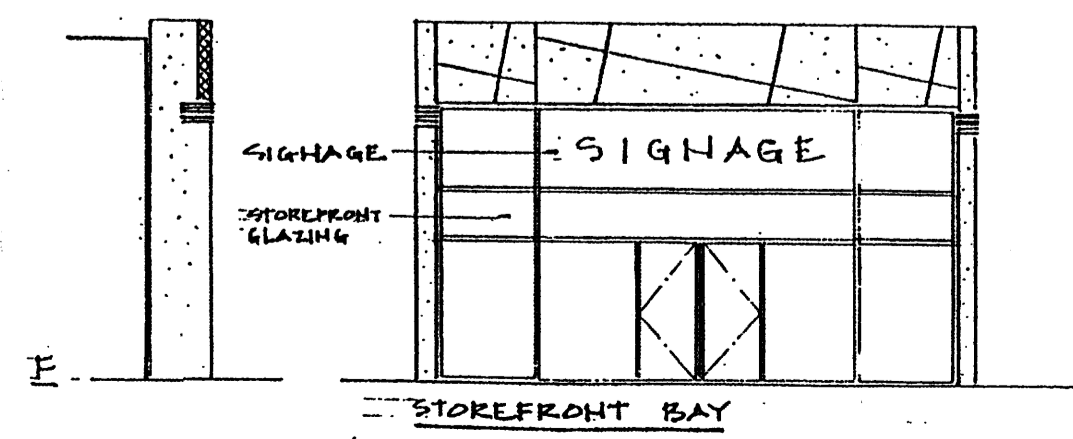
Portal or Precast Site & Building Components



GREEN SCREEN BAY



DISPLAY WINDOW BAY



STOREFRONT BAY

Portal or Precast Site & Building Components

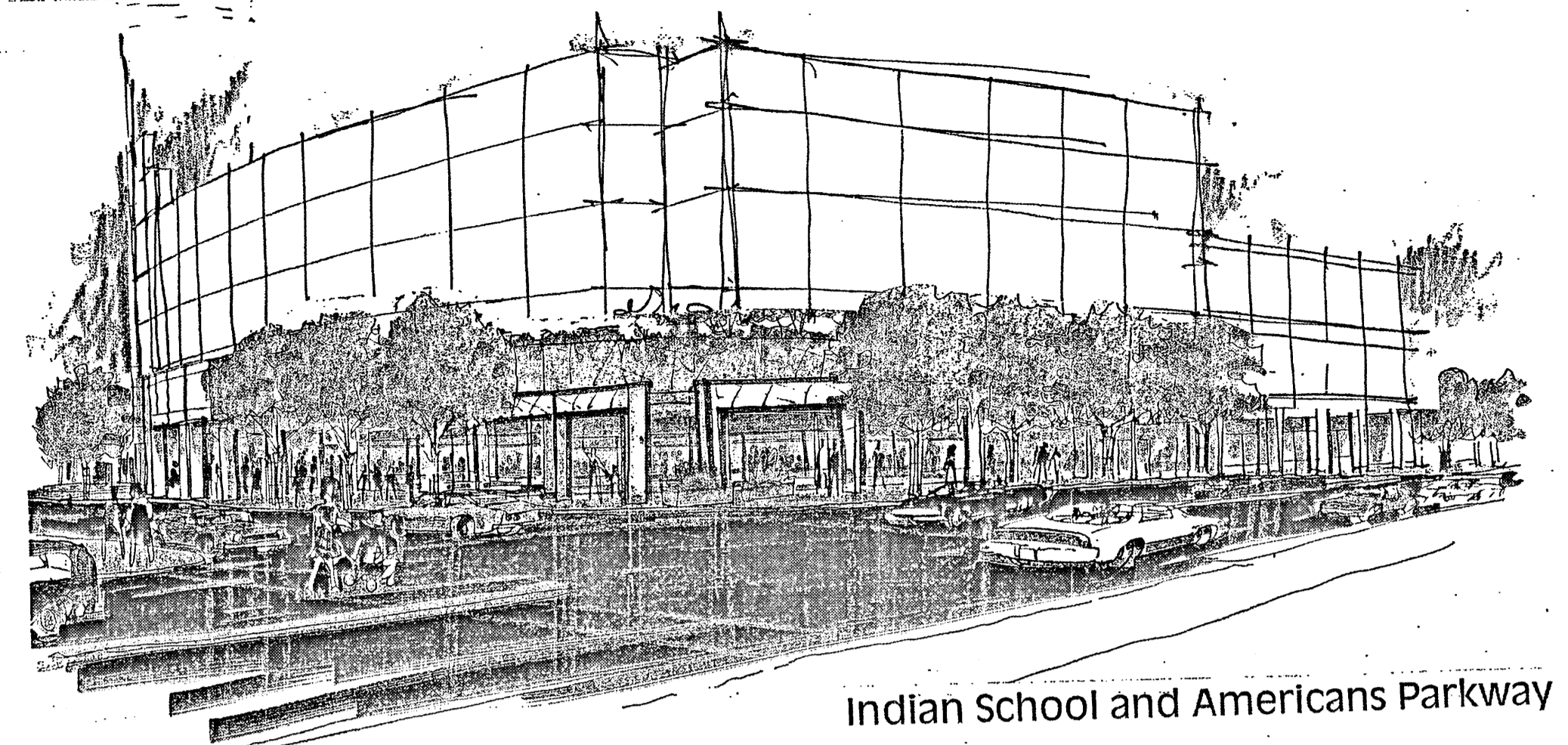
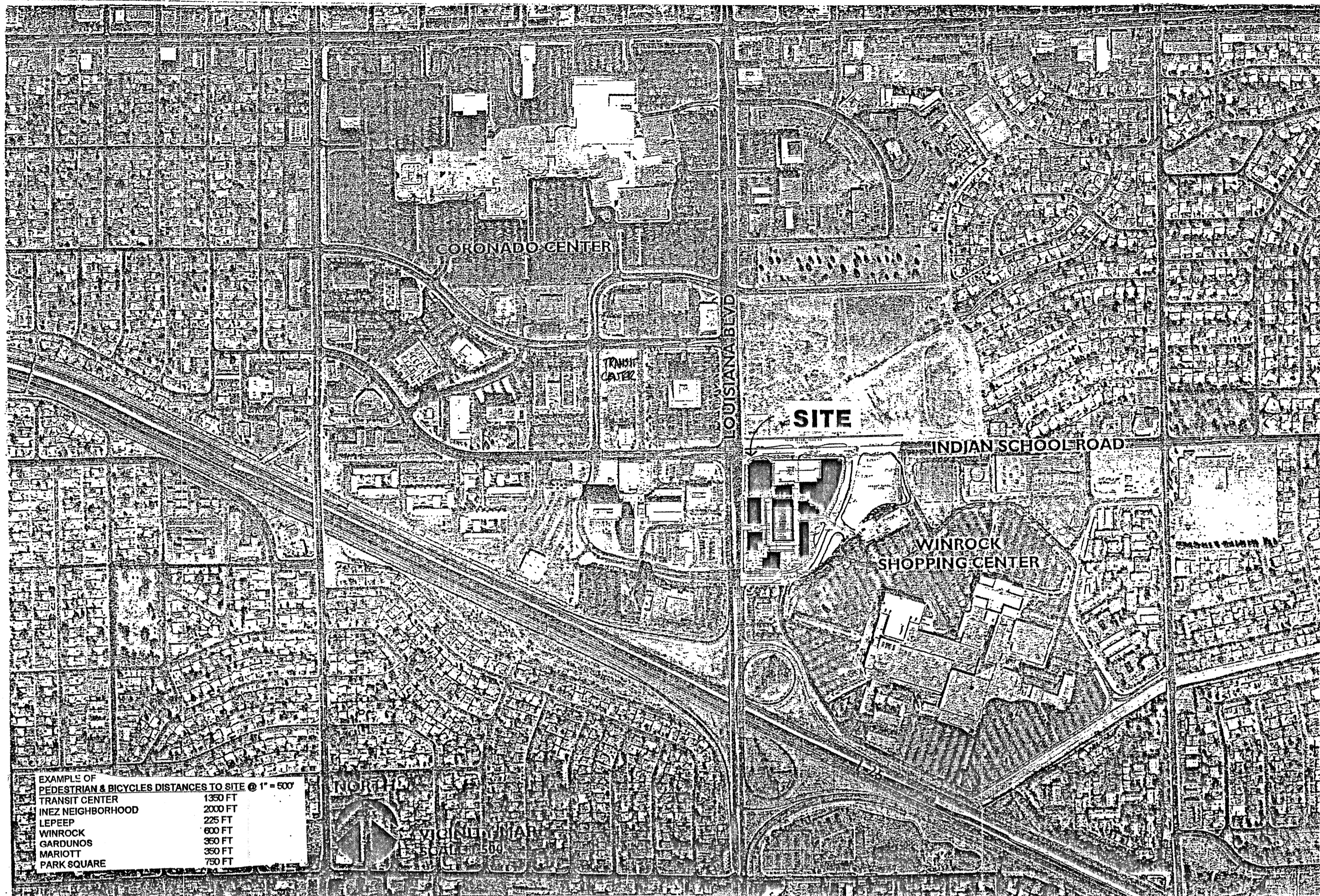
### UPTOWN SPECTRUM EPC SUBMITTAL

HUNT- UPTOWN, LLC  
500 Marquette NW Suite 350  
Albuquerque, New Mexico 87102

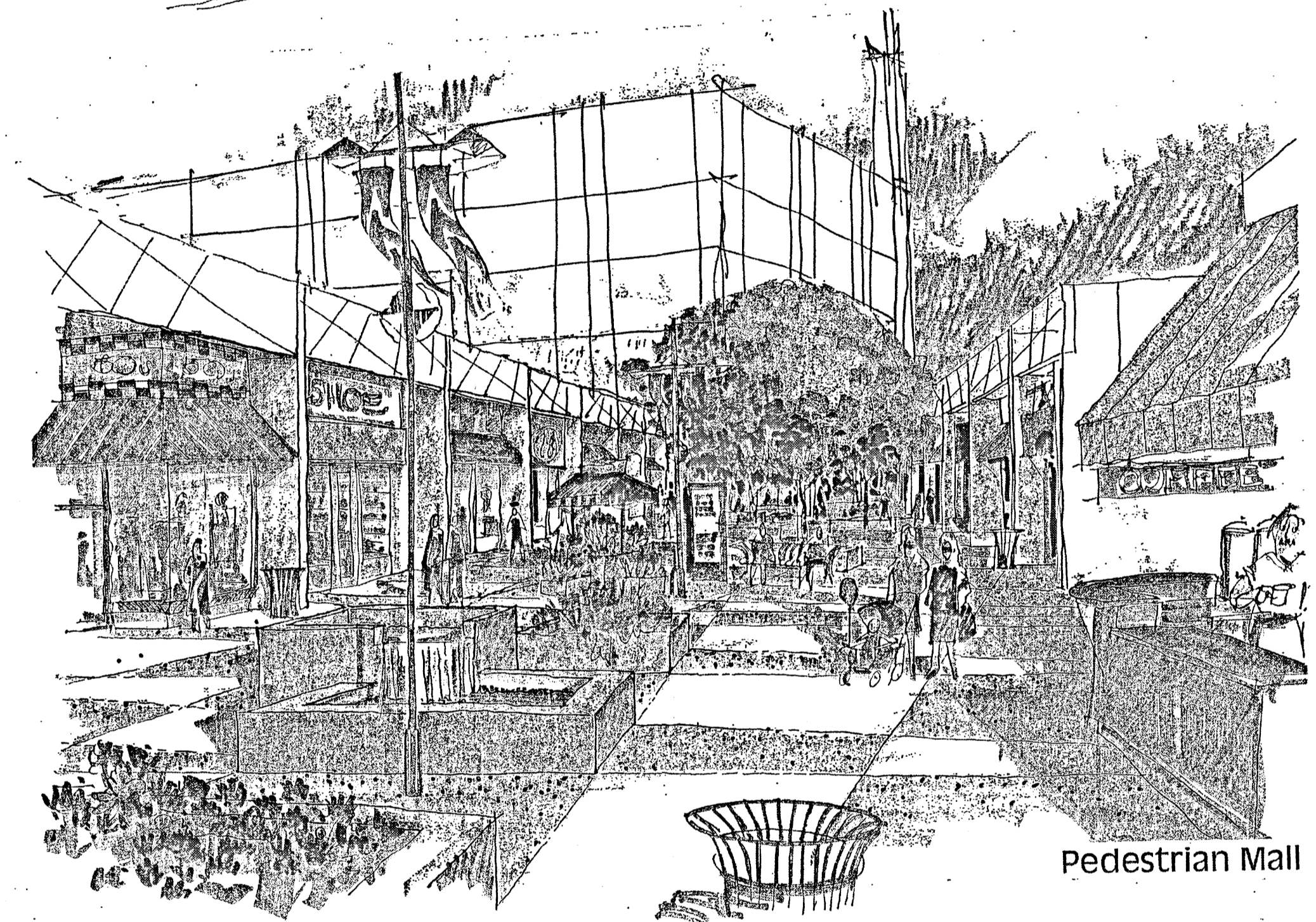
GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

### DESIGN ELEMENTS

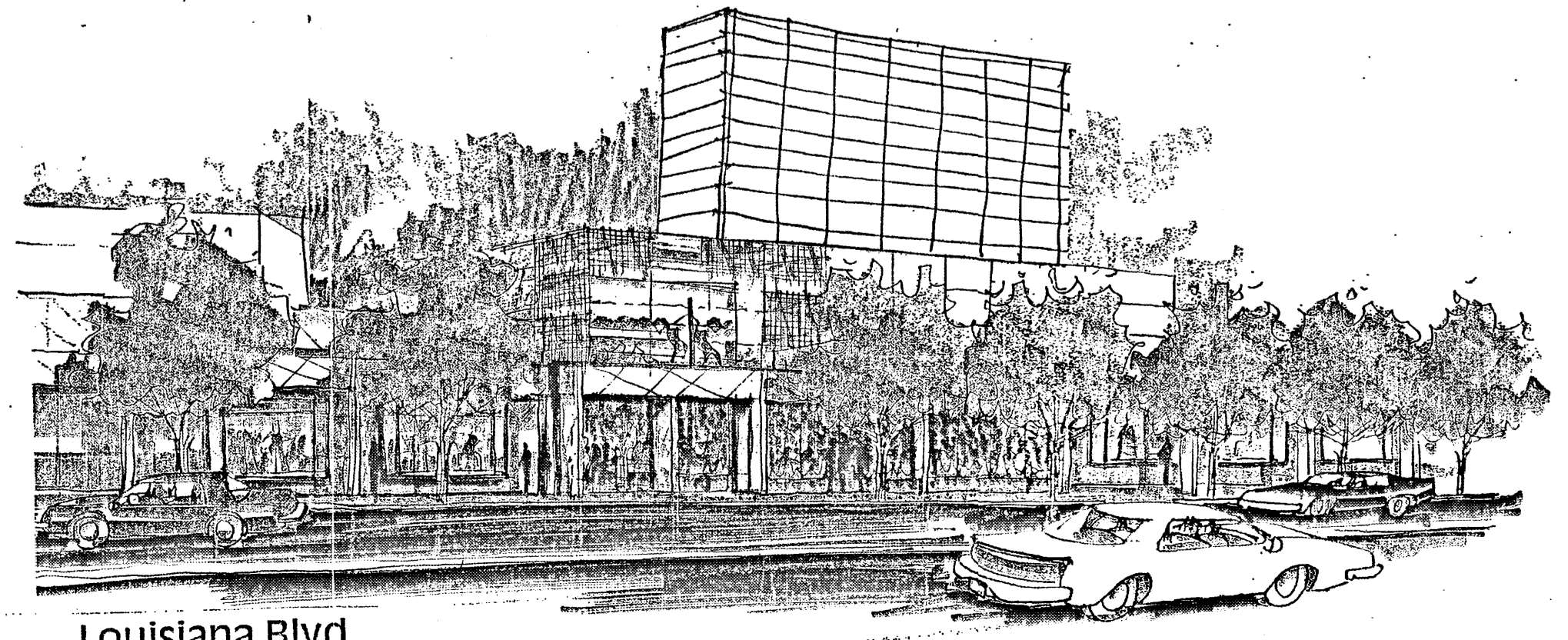
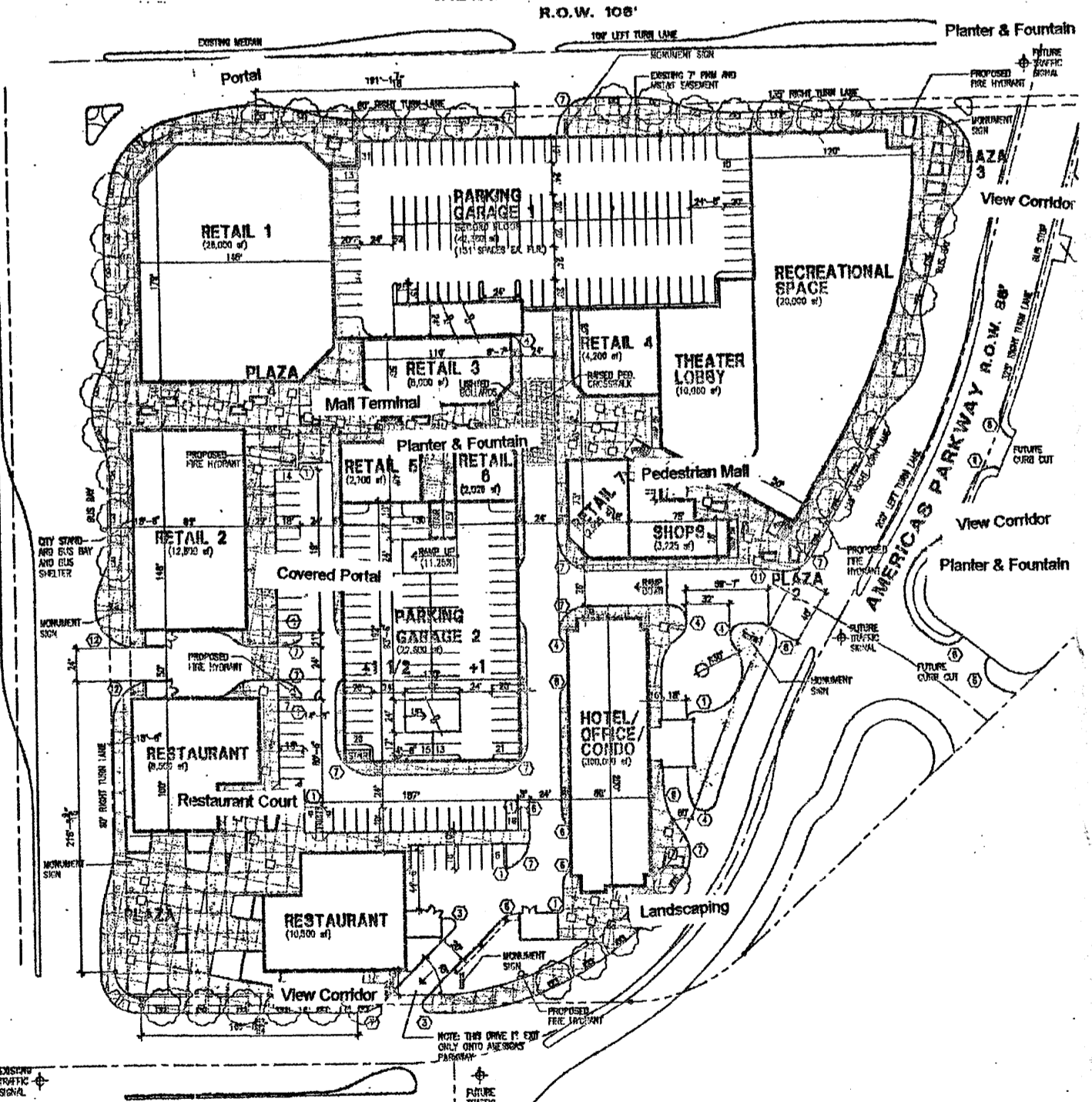
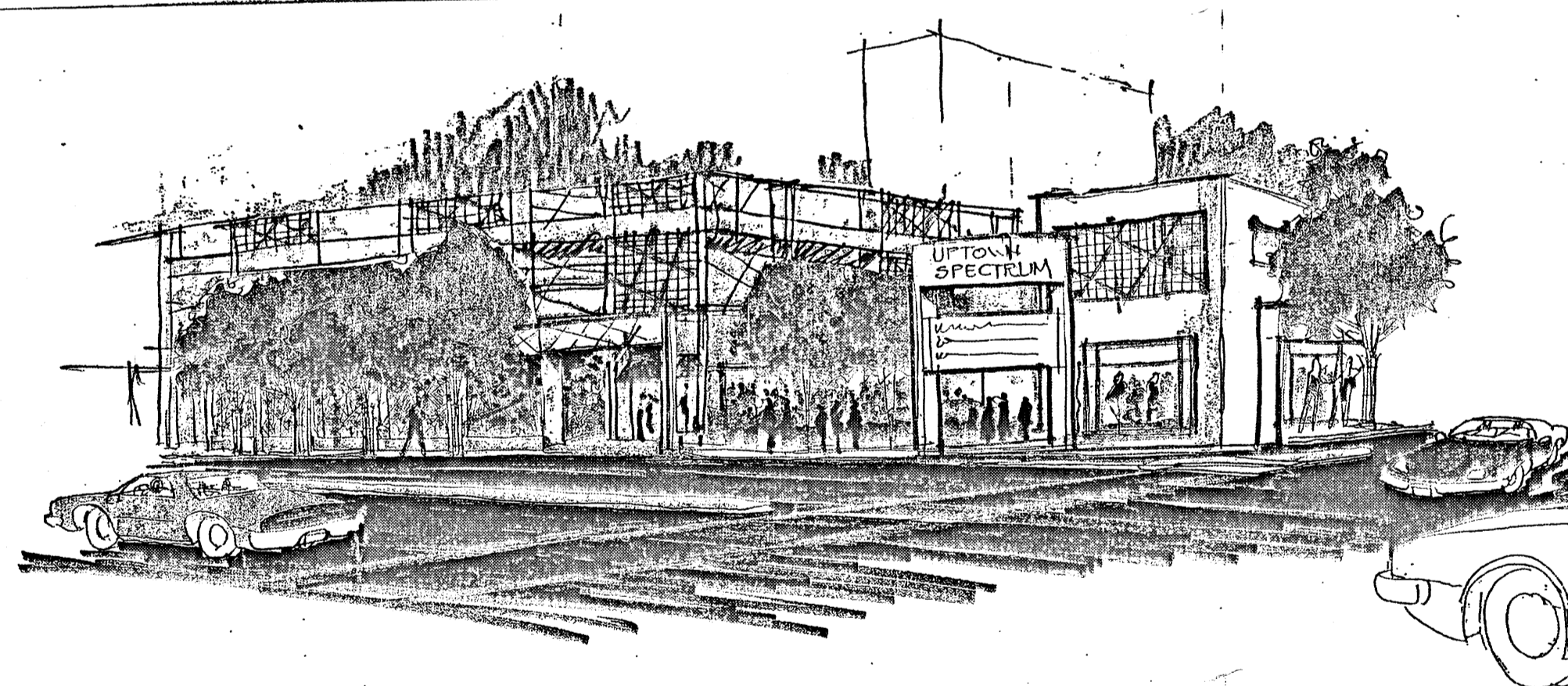




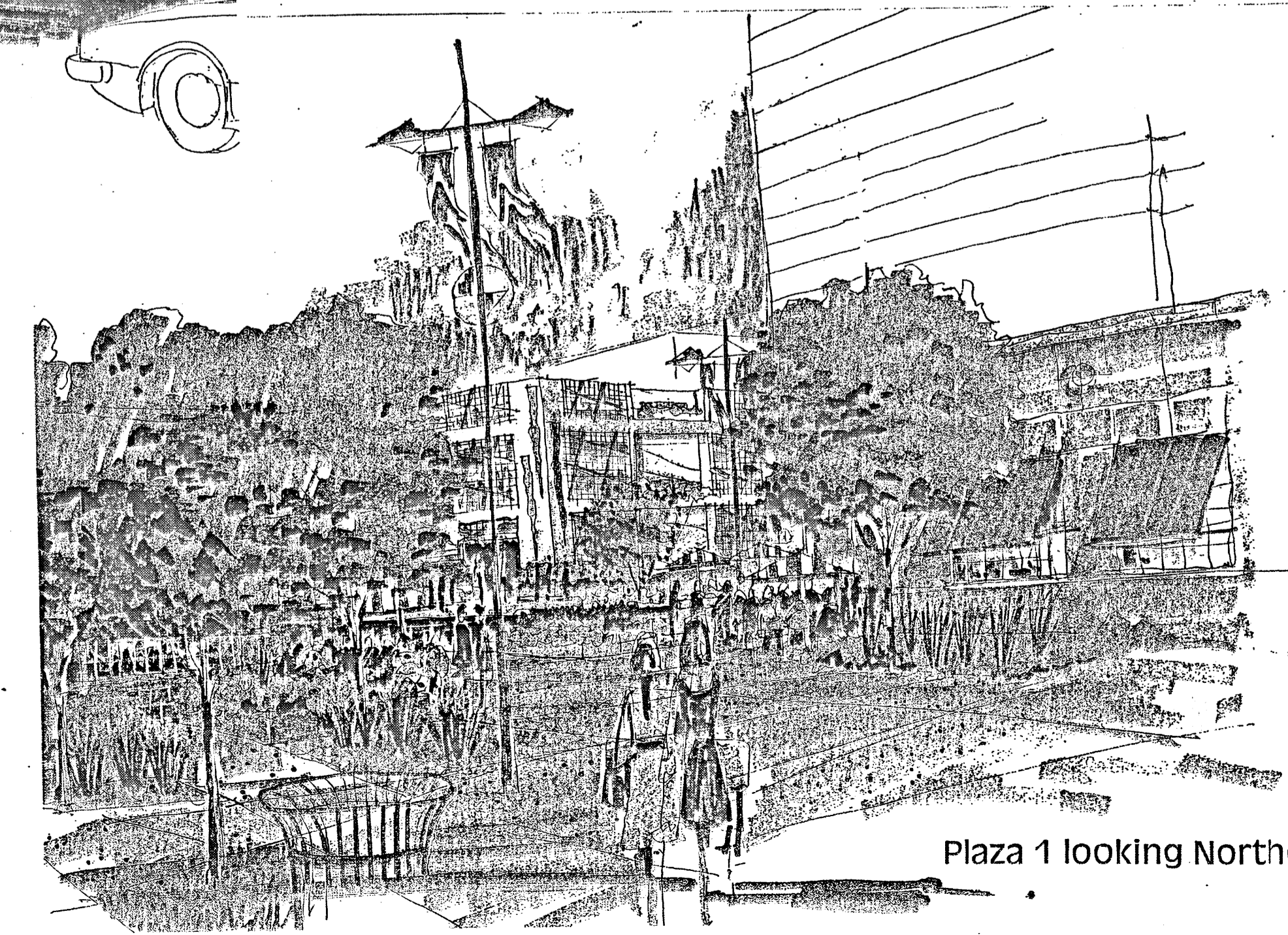
Indian School and Americans Parkway



Pedestrian Mall



Louisiana Blvd.



Plaza 1 looking Northeast

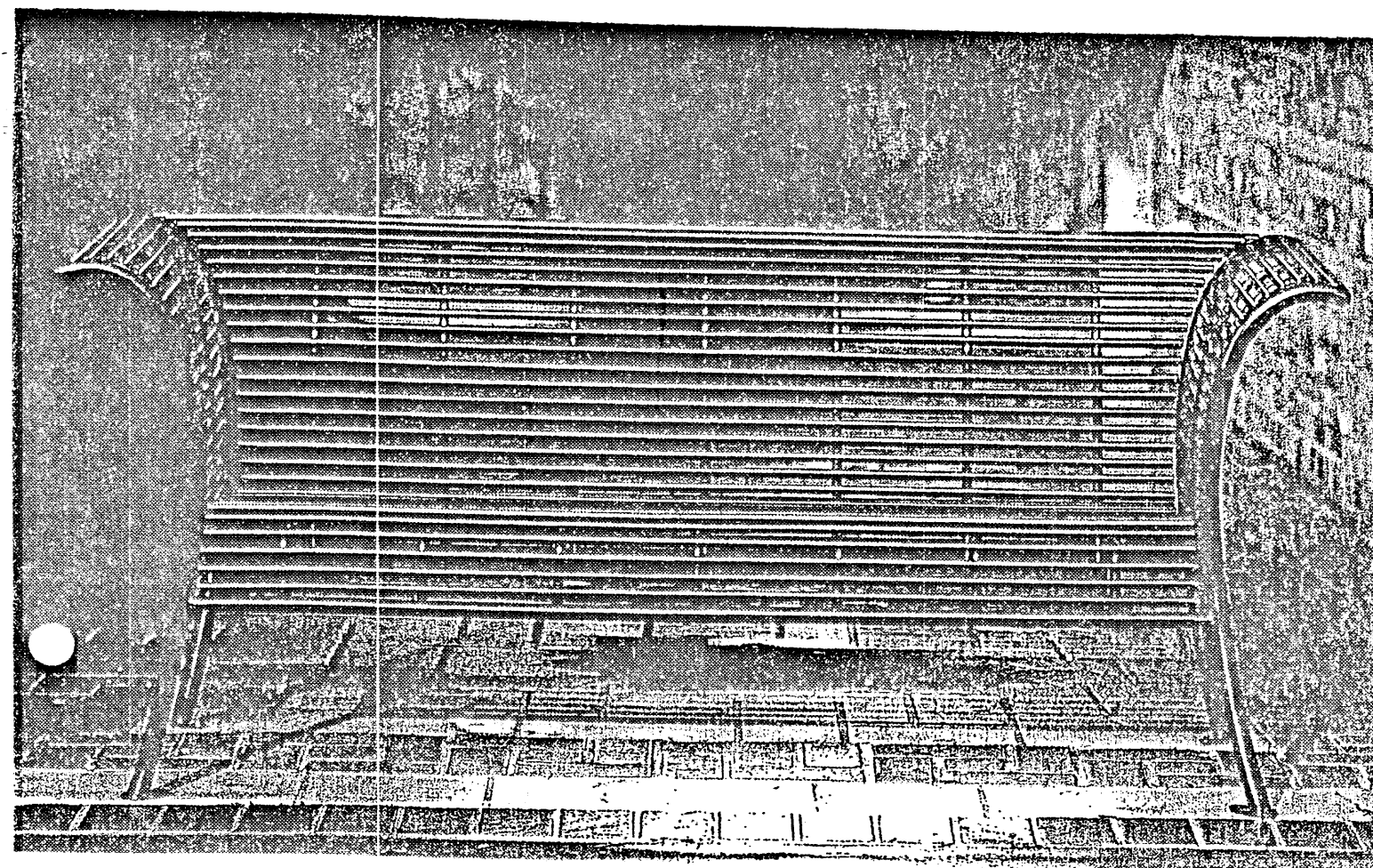
**UPTOWN SPECTRUM  
EPC SUBMITTAL**

HUNT- UPTOWN, LLC  
500 Marquette NW Suite 350  
Albuquerque, New Mexico 87102

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**DESIGN ELEMENTS**





Bench

Tempered ribbed glass lens with mask. Asymmetrical reflector. Integral 120V-11.6V electronic transformer. Lamp supplied with luminaire.	
Lamp	Lumen A B C
1120 QD5 1 20W G4.12V	350 4% 3% 4
1121 W/Guard QD5 1 20W G4.12V	350 4% 3% 4
1220 QD5 1 50W GY6.35 12V 1000	6% 5% 4
1222 W/Guard QD5 1 50W GY6.35 12V 1000	6% 5% 4
500 C.P.C., Concrete Protection Cover for 1120, 1121	
510 C.P.C., Concrete Protection Cover for 1220, 1222	

Molsted borosilicate glass spread lens. Asymmetrical reflector with lamp shield. Integral 120V-11.6V electronic transformer. Lamp supplied with luminaire.	
Lamp	Lumen A B C
1122 QD5 1 20W G4.12V	350 4% 3% 4
1123 W/Guard QD5 1 20W G4.12V	350 4% 3% 4
1230 QD5 1 50W GY6.35 12V 1000	6% 5% 4
1232 W/Guard QD5 1 50W GY6.35 12V 1000	6% 5% 4
500 C.P.C., Concrete Protection Cover for 1122, 1123	
510 C.P.C., Concrete Protection Cover for 1230, 1232	

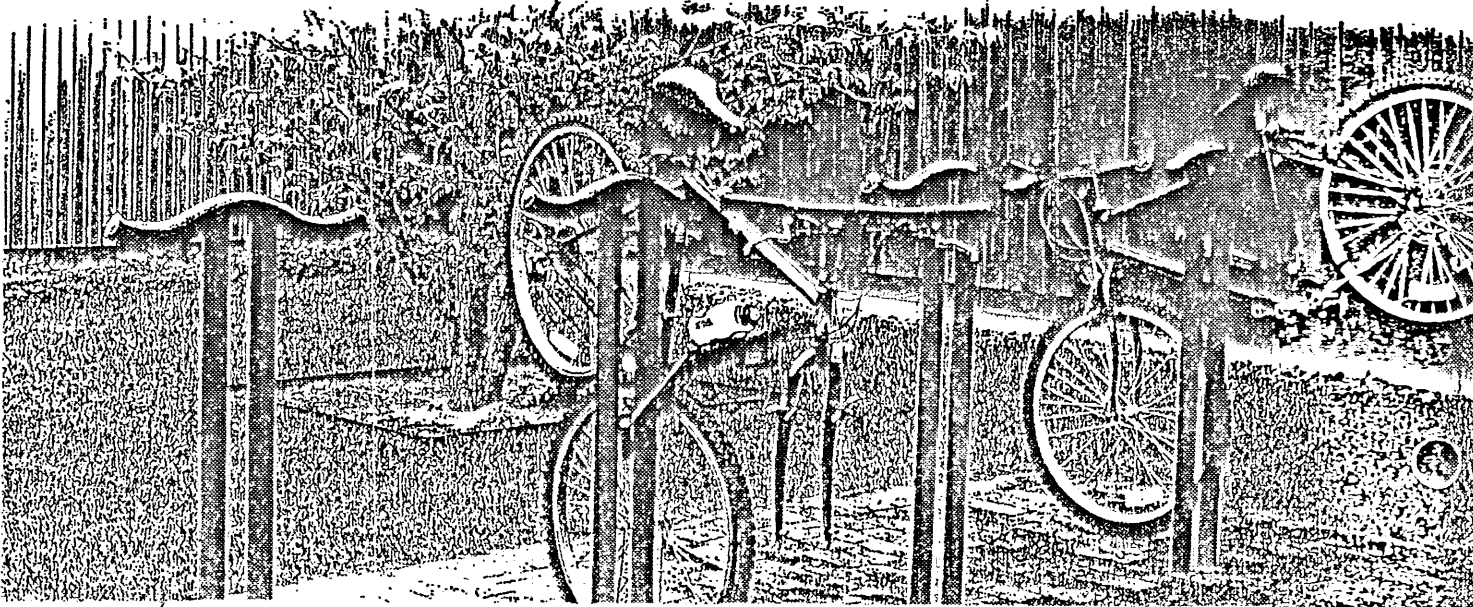
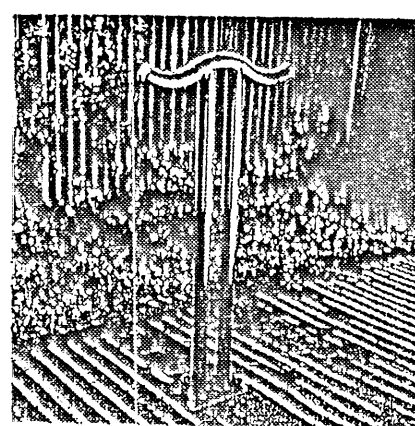
  

Tempered clear glass. Asymmetrical reflector with lamp shield. Integral 120V-11.6V electronic transformer. Lamp supplied with luminaire.	
Lamp	Lumen A B C
1225 QD5 2 20W G4.12V	700 6% 5% 4
1228 W/Guard QD5 2 20W G4.12V	700 6% 5% 4
510 C.P.C., Concrete Protection Cover for 1225, 1228	

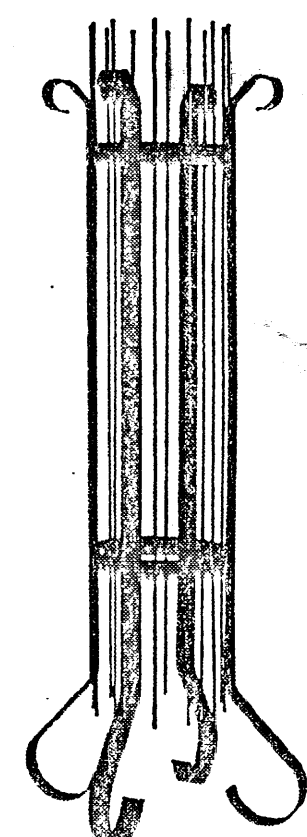
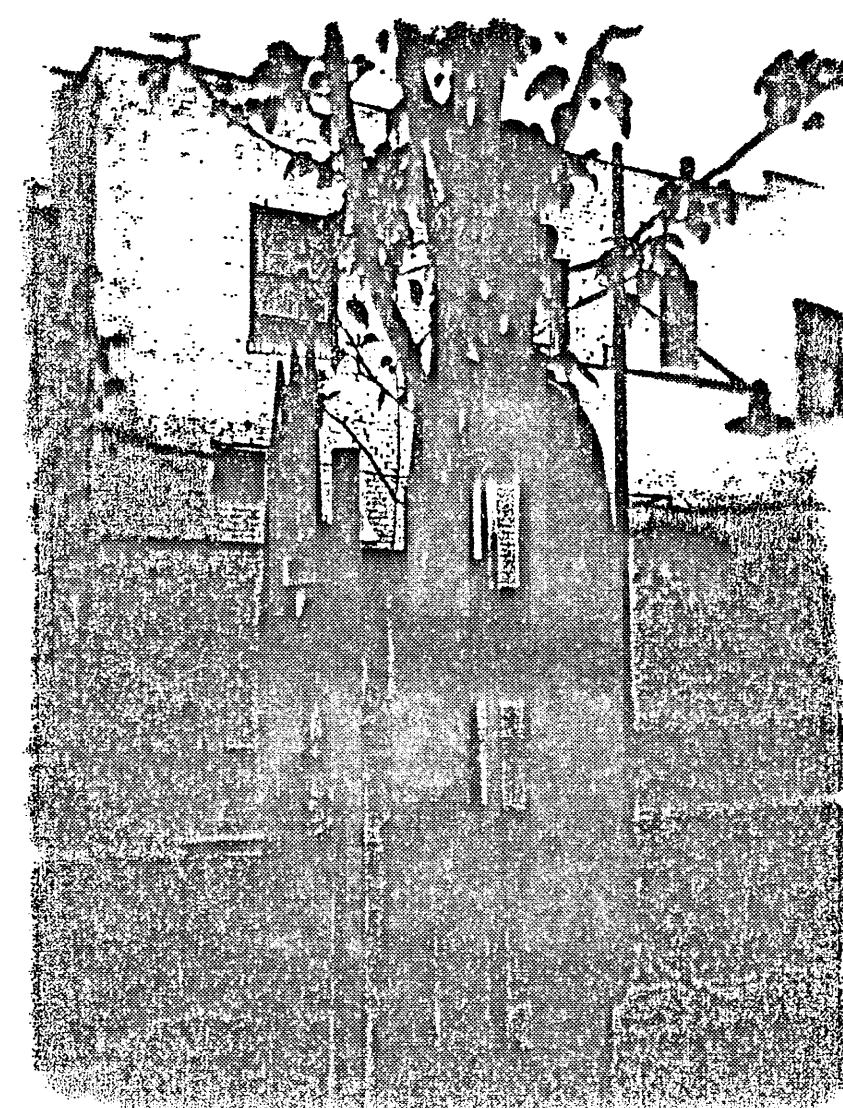
  

White tempered glass diffuser. Integral 120V, IFF ballast. 277V available - specify. Lamp not supplied.	
Lamp	Lumen A B C
2915P QD5 1 9W FLC	575 6% 5% 4
2916P W/Guard QD5 1 9W FLC	575 6% 5% 4
510 C.P.C., Concrete Protection Cover for 2915, 2916	

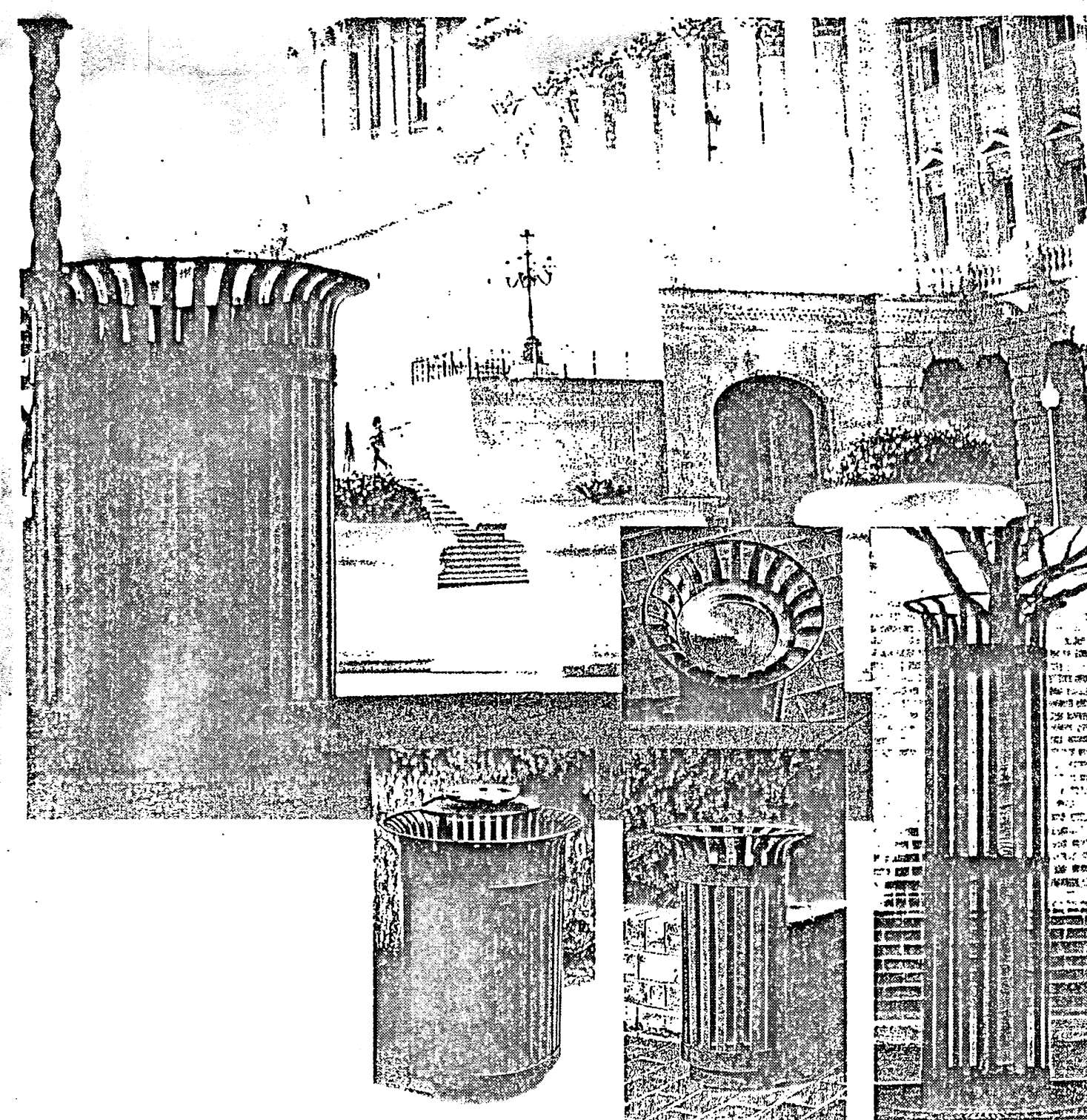
Recessed Lights



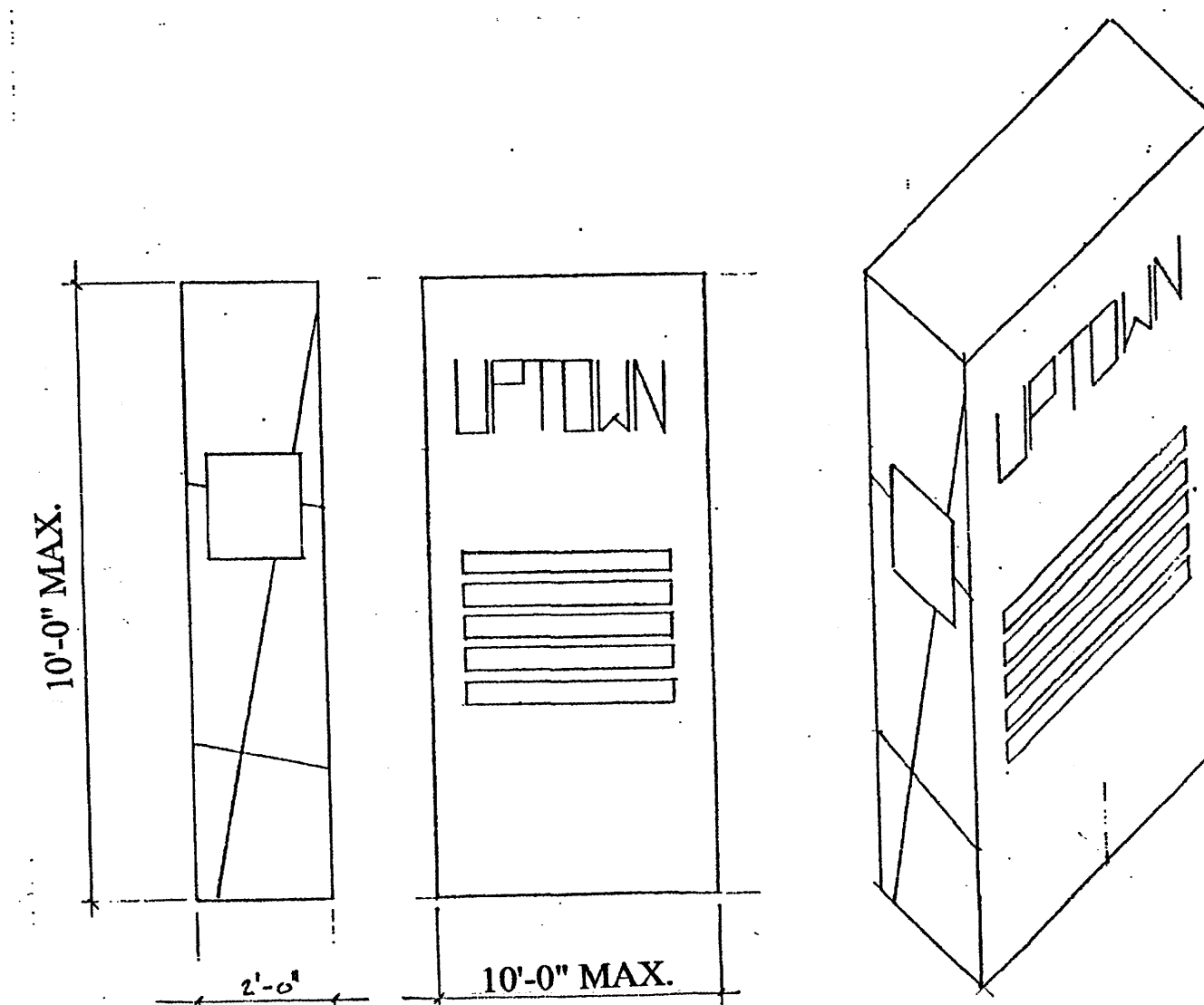
Bicycle Rack



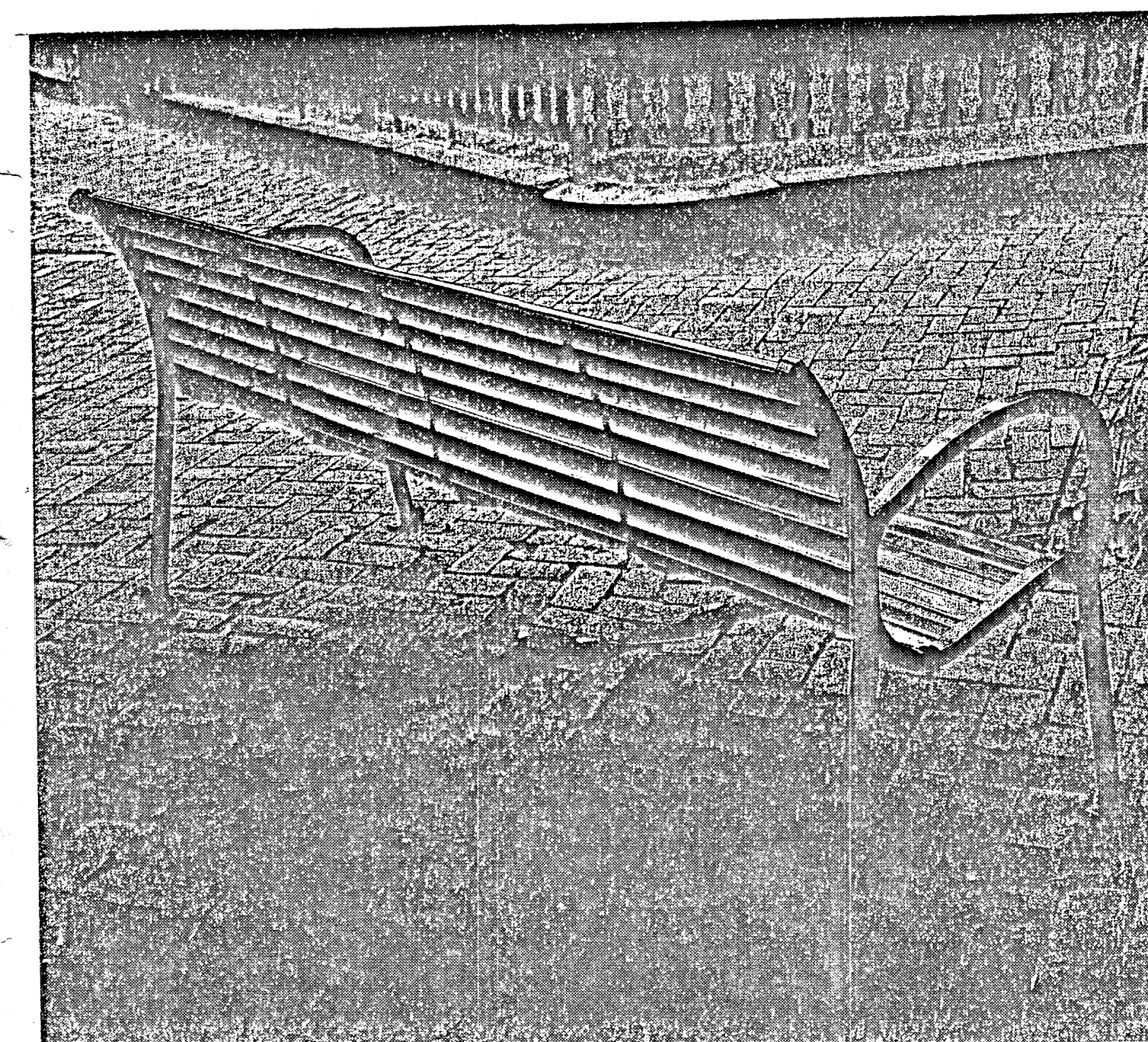
Tree Guards



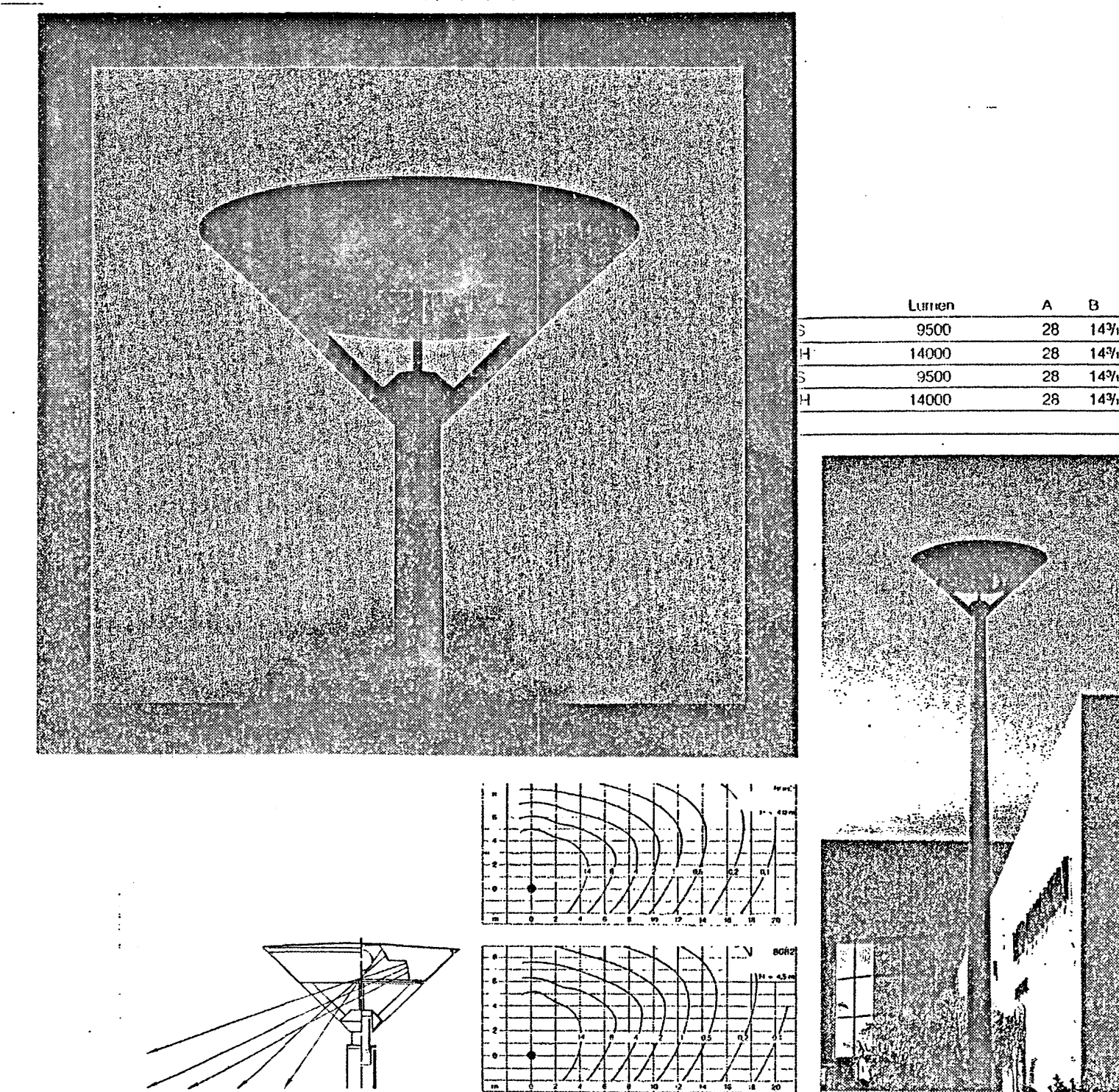
Trash Receptacles / Tree Guards



Monument Signage

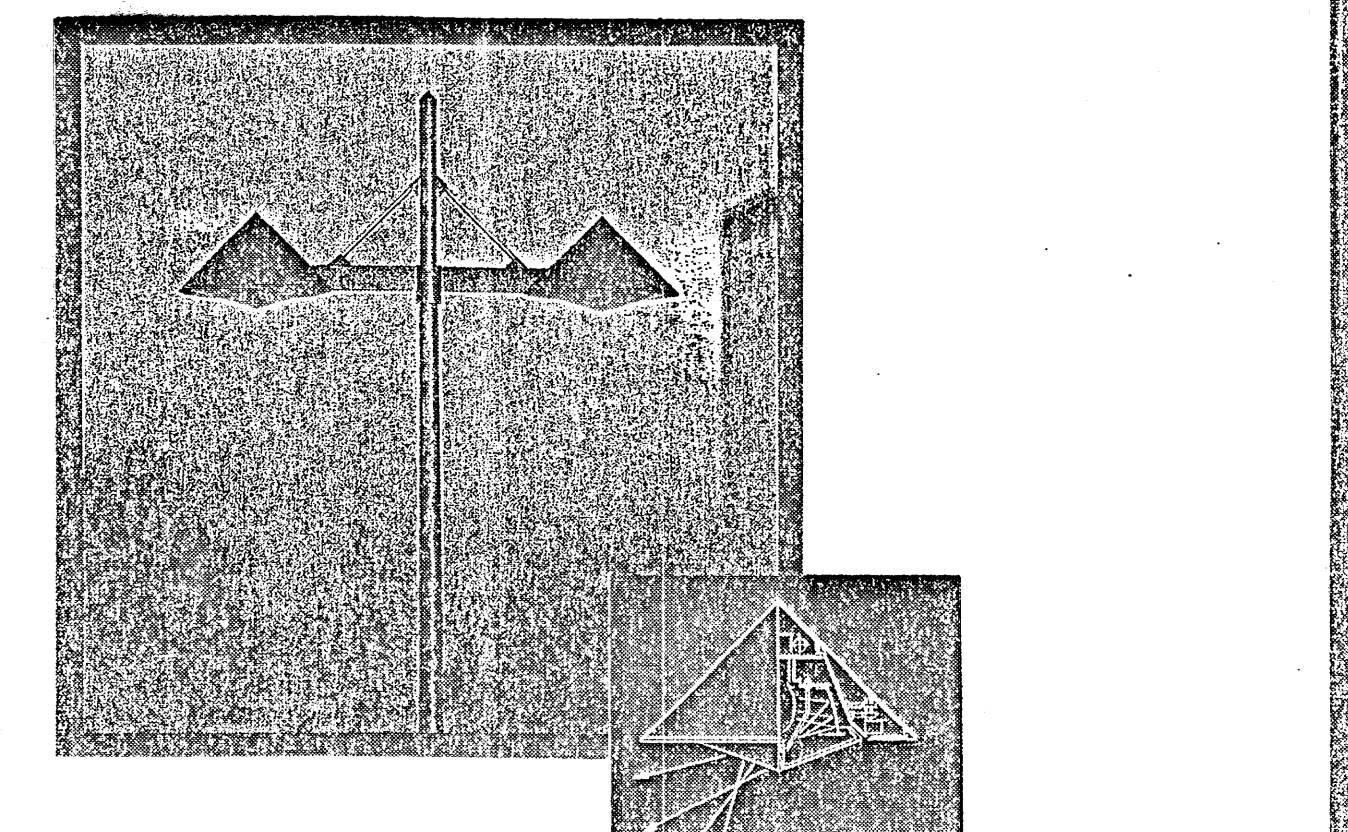


Bench



Pole Top Luminaires

FOR AREA LIGHTING ON PRIVATE PROPERTY  
HEIGHT 20'-10"



Pole Top Luminaires

FOR PEDESTRIAN LIGHTING ON PRIVATE PROPERTY  
HEIGHT 13'-5"

**UPTOWN SPECTRUM**  
EPC SUBMITTAL

HUNT- UPTOWN, LLC  
500 Marquette NW Suite 350  
Albuquerque, New Mexico 87102

GEORGE RAINHART, ARCHITECT + ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 894-9110 FAX (505) 837-9877

**DESIGN ELEMENTS**

Site Furnishings