

### Project Data

**CURRENT ZONING:** SU-2/R-2; Uptown Sector Plan (June 1995)  
**DENSITY NORM:** .50 F.A.R. / 30 D.U.A.  
**PROPOSED DENSITY:** (164,374 / 284,447) = 578 F.A.R. (196 units / 6.53 ac.) = 30 D.U.A.  
**PERMISSIVE USES:** Apartment  
 Varies across site, see Zoning Sheet Z001  
**MAX. HEIGHT:** No setback requirements along Uptown Loop, 30'-0" LANDSCAPE BUFFER ALONG ESPANOLA STREET  
**MIN. SETBACKS:** 284,351 SF / 6.53 ACRES  
**LOT AREA:** 284,447 SF  
**BUILDING AREA:**  
 TOTAL HEATED FLOOR AREA - 164,374 SF  
 UNHEATED CORRIDORS - 21,842 SF  
 UNHEATED BALCONIES - 15,944 SF  
 TOTAL GROSS AREA - 201,610 SF (Per Section 502 IBC)  
**Construction Type:** V-A (Fully Sprinklered)  
**Occupancy Group:** R-2  
**OPEN SPACE:**  
 REQUIRED OPEN SPACE: 400 SF PER 1 BEDROOM DWELLING UNIT / 500 SF PER 2 BEDROOM DWELLING UNIT  
 400 SF x 141 UNITS = 56,400 SF  
 500 SF x 55 UNITS = 27,500 SF  
 TOTAL OPEN SPACE REQUIRED = 83,900 SF  
**LOT AREA:** 284,447 SF  
**BUILDING FOOTPRINT:** 79,219 SF  
**GARAGES / MAINTENANCE:** 3,994 SF  
**PARKING:** 100,921 SF  
**PROVIDED OPEN SPACE:** 106,314 SF (16,634 SF LANDSCAPED INCLUDED IN OPEN SPACE)  
 BALCONIES HAVE NOT BEEN INCLUDED IN OPEN SPACE CALCULATIONS.

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1. SITE DEVELOPMENT PLAN - A001
2. SITE DETAILS - A002
3. LANDSCAPE PLAN - L001
4. PRELIMINARY GRADING PLAN - G200
5. BUILDING ELEVATIONS - A301
6. BUILDING ELEVATIONS - A302
7. BUILDING ELEVATIONS - A303
8. BUILDING ELEVATIONS - A304
9. CONCEPTUAL UTILITY PLAN - C100

### KEYED NOTES

1. PROPERTY LINE
2. EXISTING 10' F.U.E. TYPICAL
3. 30' LANDSCAPE BUFFER ALONG ESPANOLA STREET NE AS PRESCRIBED BY UPTOWN SECTOR DEVELOPMENT PLAN.
4. 3'-0" HIGH STEEL PICKET FENCE
5. 6'-0" HIGH STEEL PICKET FENCE, SEE C3/A002
6. CONCRETE PATIO SLAB
7. 3'-0" HIGH PATIO ENCLOSURE, PAINTED CMU WALL, COLOR TO MATCH BUILDING.
8. 4'-0" HIGH REFUSE ENCLOSURE, PAINTED CMU WALL, COLOR TO MATCH BUILDINGS. STEEL PICKET GATE(S) WITH PERFORATED METAL PANELS. SEE D2/A303.
9. LANDSCAPED AREA, REFER TO LANDSCAPE PLAN.
10. GATE OPERATOR / CALL BOX PEDESTAL.
11. DECORATIVE PAVING
12. 34'-0" UTILITY EASEMENT.
13. BUS STOP LOCATION. PROVIDE TRANSIT SHELTER, SEATING AND REFUSE CONTAINER.
14. 5'-0" PARKWAY ALONG UPTOWN LOOP AS PRESCRIBED BY UPTOWN SECTOR DEVELOPMENT PLAN, SEE LANDSCAPING.
15. 10'-0" SIDEWALK ALONG UPTOWN LOOP AND INDIAN SCHOOL AS PER UPTOWN SECTOR PLAN.
16. T-0' CONCRETE SIDEWALK.
17. VEHICULAR ACCESS GATE, SEE G1/A002.
18. PEDESTRIAN ACCESS GATE, SEE C2/A002.
19. ASPHALT PAVING OVER BASE COURSE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
20. TYPICAL 9'-0" X 18'-0" PARKING SPACES WITH 4" WIDE PAINTED PARKING STRIPE EQUALLY SPACED.
21. TYPICAL 8'-0" X 18'-0" VAN ACCESS ISLE WITH 4" WIDE PAINTED STRIPE AT 2'-0" O.C.
22. TYPICAL POST / WALL MOUNTED ACCESSIBLE PARKING SIGNAGE.
23. MAILBOXES KIOSK, SEE D2/A303.
24. TYPICAL 9'-0" X 20'-0" PARKING SPACES WITH 4" WIDE PAINTED PARKING STRIPE EQUALLY SPACED.
25. ELECTRICAL TRANSFORMER LOCATION.
26. REFUSE COMPACTOR IN FULLY ENCLOSED 40 YD. ROLL OFF CONTAINER.
27. 8'-8" HIGH PAINTED CMU SCREEN WALL, COLOR TO MATCH BUILDINGS. BERMED GRADING AND LANDSCAPING TO REDUCE OVERALL APPARENT HEIGHT, SEE D2/A303.
28. 8'-0" HIGH STEEL GATES WITH PERFORATED METAL PANELS, SEE C4/A002.
29. HANDICAPPED ACCESSIBLE CURB RAMP.
30. WALK EDGE FLUSH WITH DRIVE SURFACE.
31. TRAFFIC CONTROL DEVICES (BOLLARDS) WITH WALKWAY LIGHTING.
32. 6'-0" CONCRETE SIDEWALK.
33. SURFACE MOUNTED LIGHT FIXTURE AT THE UNDERSIDE OF THE CANOPY.
34. BIKE RACK WITH SPACES FOR (8) BIKES.
35. UPLIGHT TREES AT THIS LOCATION.
36. 16' HIGH LIGHT POLE.
37. FIRE HYDRANT, SEE CIVIL UTILITIES PLAN.
38. 3" PAINTED CMU WALL, COLOR TO MATCH BUILDINGS.
39. 15' RADIUS - CONCRETE CURB.
40. 5' RADIUS - CONCRETE CURB.
41. STOP SIGN PER COA STANDARD SPECIFICATION.
42. 25'x25' GUEST EASEMENT.
43. 5'-0" PARKWAY ALONG INDIAN SCHOOL AS PRESCRIBED BY EPC CONDITIONS, SEE LANDSCAPING.

### General Notes

1. Site lighting shall consist of a combination of building mounted HPS fixtures, walkway area lights and post-mounted light fixtures in entry and parking areas. To the greatest extent possible, lighting shall be building mounted. Building entry and porch lighting shall be controlled by photo-cells and/or time clocks, as may be appropriate. Post lighting shall be 16' maximum height. All lighting shall be shielded from surrounding properties and public right-of-way. All site lighting shall comply with the New Mexico Night Sky Ordinance.
2. All signage shall conform to the City of Albuquerque sign code, (14-6-3-5)  
 The project shall have two project identification signs (monument) (1,750 of public street frontage). A two sided externally illuminated project identification signage will be located at the main entry on Uptown Loop Road, as shown. Maximum signage area shall be twenty four square feet, each face. The project shall have a second externally lit project identification sign attached to a site wall on the southeast corner of the property at the corner of Indian School Road and Espanola Street. Maximum signage area shall be twenty four square feet. Each building will have a wall mounted identification sign no more than 10 s.f. per building and no more than 100 s.f. total for the entire project.
3. All mechanical/electrical equipment shall be screened from view to the greatest extent practical. Equipment shall be roof mounted and screened from view by building parapet. All yard mounted equipment shall be screened by fencing or stucco walls.
4. Perimeter fence to be 6'-0" high painted steel picket. Yard walls and fences at exterior patios facing Indian School Road and Espanola Street to be 3'-0" high. Walls to be painted CMU to match buildings and fences to be painted steel picket.

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ARCHITECT

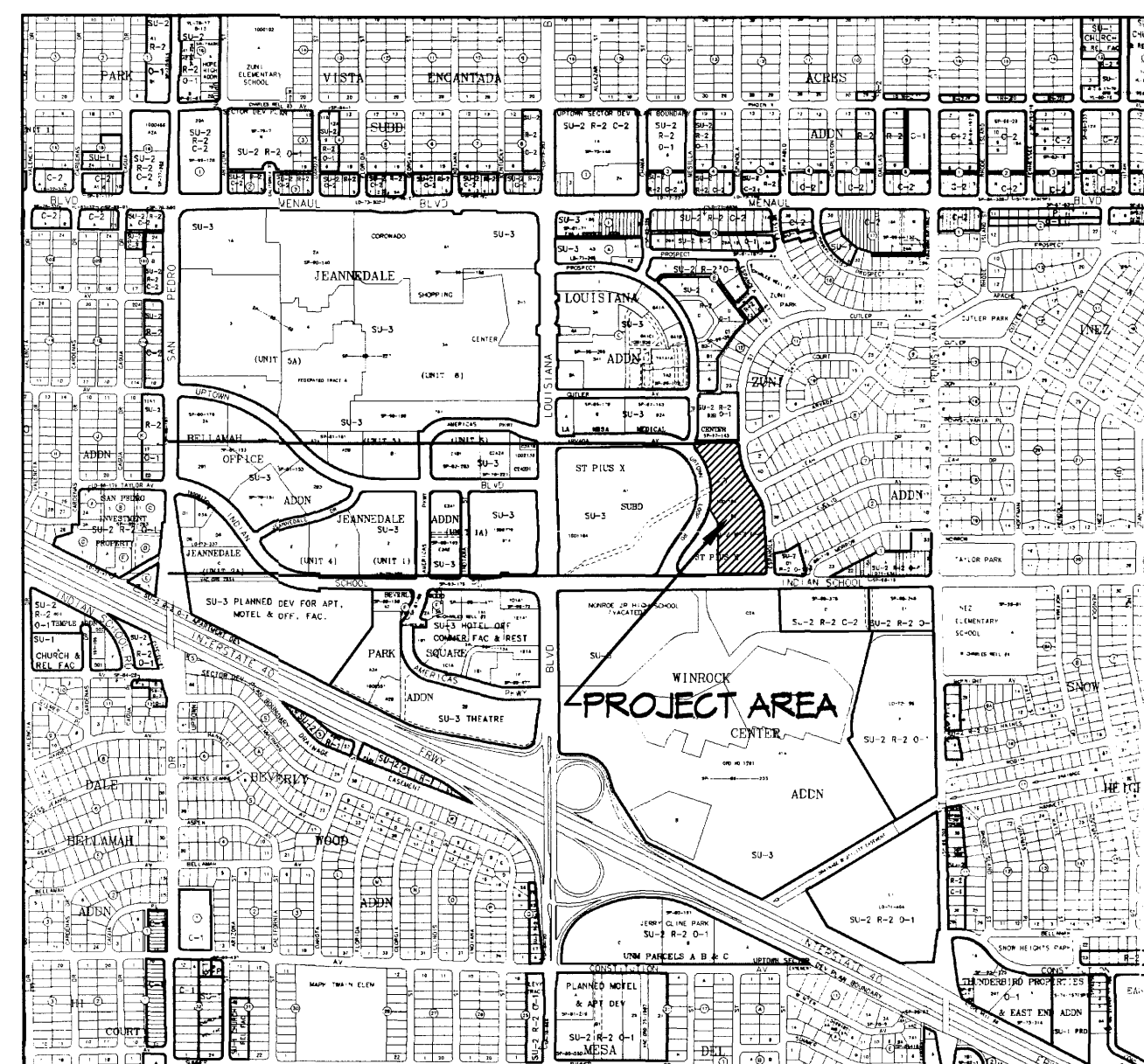
ENGINEER

PROJECT

**UPTOWN VILLAGE**  
**Apartments**  
 2220 Uptown Loop Road  
 Albuquerque, New Mexico

### Legal Description

Tract B-2; Plat of Tracts A-1, B-1 & B-21; St. Plus X Subdivision, City of Albuquerque, Bernalillo County, New Mexico



## DRB SIGN-OFF

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 2/10/06, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date _____
Water Utility Department	Date _____
Parks and Recreation Department	Date _____
City Engineer	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

REVISIONS

- △
- △
- △

DRAWN BY ANN, BEB  
 REVIEWED BY RAM, MAB, JB  
 DATE June 16, 2006  
 PROJECT NO. 05100  
 DRAWING NAME

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SHEET NO.

**A001**  
1 OF 4

INDIAN SCHOOL ROAD NE  
 (103' R/W)  
 EXISTING BUS ROUTE / EXISTING BIKE LANE EACH SIDE

SU-3 ZONING  
 VACANT TRACT B-1  
 1.8507 AC.  
 (NOT PART OF THIS SUBMITTAL)

UPTOWN LOOP ROAD  
 (96' R/W)

5' BIKE LANE BOTH SIDES, PROPOSED BUS ROUTE PER SECTOR PLAN

ILLUMINATED MONUMENT SIGN  
 4' HIGH CMU WALL WITH STUCCO TO MATCH BUILDINGS. 6" HIGH CAST METAL LETTERS SIGN AREA LIMITED TO 24 S.F. EACH FACE. SEE D2/A302.

SHARED ACCESS EASEMENT

LARGE ITEM PICK-UP & RECYCLE AREA

ESPANOLA STREET NE  
 (60' R/W)

REMOVE AND REPLACE EXISTING 3'-6" WIDE CONCRETE SIDEWALK AT BACK OF CURB WITH NEW 6'-0" WIDE CONCRETE SIDEWALK AT BACK OF CURB

### SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

#### PARKING DATA

1 BATH UNITS < 1000 SF = 1.5 SPACES PER UNIT (AS PER CITY STANDARD)  
 2 BATH UNITS > 1000 SF = 2 SPACES PER UNIT (AS PER CITY STANDARD)  
 15 x 141 UNITS = 212 SPACES  
 2 x 55 UNITS = 110 SPACES  
 322 SPACES  
 -10% TRANSIT = -32 SPACES (ADJACENT TO TRANSIT LINE)  
 290 PARKING SPACES REQUIRED  
 -5% TRANSIT = -14 SPACES (PROVISION OF SHELTER)  
 276 PARKING SPACES REQUIRED (City Norm)

TOTAL PARKING PROVIDED: 261 TOTAL PARKING SPACES PROVIDED  
 UPTOWN SECTOR DEVELOPMENT PLAN ENCOURAGES THE REDUCTION OF SURFACE PARKING THROUGH PROXIMITY TO PUBLIC TRANSIT AND THE CREATION OF PEDESTRIAN FRIENDLY ENVIRONMENTS.

ACCESSIBLE PARKING SPACES REQUIRED = 8 TOTAL (1) VAN ACCESSIBLE  
 ACCESSIBLE PARKING SPACES PROVIDED = 8 TOTAL (4) VAN ACCESSIBLE

BIicycle PARKING:  
 ONE SPACE PER EACH TWO DWELLING UNITS  
 196 / 2 = 98 BIicycle SPACES REQUIRED

(6) 10-SPACE BIicycle RACKS PROVIDED. 60 BIicycle SPACES PROVIDED  
 RACKS ARE DISPersed ACROSS SITE AND ASSOCIATED WITH ENTRIES INTO BUILDINGS. QUANTITY OF BIicycle SPACES HAS BEEN REDUCED BASED ON PROXIMITY TO PUBLIC TRANSIT, SHOPPING WITHIN WALKING DISTANCE, AND AVAILABILITY OF ALTERNATIVE STORAGE AREAS SUCH AS UNIT BALCONIES AND GARAGES.

#### Apartment Data

Efficiency/Studio Units: 35 (18%)  
 1 Bedroom/1 Bath Units: 106 (54%)  
 2 Bedroom/2 Bath Units: 55 (28%)  
 Total Units: 196

**PLANTING LEGEND**

Broadleaf Deciduous

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
⊙	18	24" Box @ 6'x3'	LUCRETIA HAMILTON DESERT WILLOW	Chilopsis linearis 'Lucretia Hamilton'	18.00	20.00	Low Water Use
⊙	44	2"-Cal @ 9'x4'	CHITALPA	Chitalpa x taskentensis	25.00	30.00	Medium Water Use
⊙	2	5'-6" @ 3'x2'	DESERT OLIVE	Forestiera neomexicana	12.00	12.00	Medium Water Use
⊙	34	2"-Cal @ 9'x4'	CHINESE PISTACHE	Pistacia chinensis	35.00	30.00	Low Water Use
⊙	7	24" Box @ 9'x4'	ESCARPMENT LIVE OAK	Quercus fusiformis	25.00	30.00	Low Water Use
⊙	36	2"-Cal	TEXAS RED OAK	Quercus texana	70.00	60.00	Medium Water Use
⊙	13	24" Box @ 6'x3'	CHASTE TREE	Vitex agnus-castus	25.00	20.00	Medium Water Use

Ground Cover

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
△	24	1'-6" @ 4'x6"	BLUE PLUMBAGO	Ceratostigma plumbaginoides	0.50	2.00	Medium Water Use
△	575	1'-6" @ 6'x6"	FEATHER DALEA	Dalea formosa	2.00	3.00	Low Water Use
△	90	1'-6" @ 6'x6"	ANGELITA DAISY	Hymenoxys acaulis	1.50	2.00	Low Water Use
△	4	1'-6" @ 6'x6"	DESERT FOUR O'CLOCK	Mirabilis multiflora	1.50	4.00	Low Water Use
△	370	5'-6" @ 15'x15"	LINDHEIMER MUHLEY	Muhlenbergia lindheimeri 'Autumn Glow'	4.00	4.00	Medium Water Use
△	75	5'-6" @ 15'x15"	DEER GRASS	Muhlenbergia rigens	3.00	4.00	Medium Water Use
△	104	1'-6" @ 1'x1'	DWARF FOUNTAIN GRASS	Femisetum alopecuroides	3.00	3.00	Medium Water Use
△	304	1'-6" @ 1'x1'	GIANT SACATON	Sporobolus wrightii	4.00	5.00	Low Water Use
△	103	1'-6" @ 6'x6"	TRAILING GERMANDER	Teucrium chamaedrys 'Prostratum'	0.50	2.00	Medium Water Use

Shrub

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
⊙	61	5'-6" @ 15'x15"	BIG SAGE	Artemisia tridentata	4.00	4.00	Low Water Use
⊙	26	1'-6" @ 1'x6"	BLUE MIST SPIREA	Caryopteris x cladonensis	5.00	5.00	Medium Water Use
⊙	78	1'-6" @ 1'x6"	FERNBUSH	Chamaebatia millefolium	5.00	6.00	Low Water Use
⊙	146	5'-6" @ 12'x12"	BLACK DALEA	Dalea frutescens 'Sierra Nigra'	3.00	4.00	Low Water Use
⊙	13	5'-6" @ 2'x1'	SILVERBERRY	Elaeagnus pungens	12.00	15.00	Low Water Use
⊙	219	1'-6" @ 9'x6"	TURPENTINE BUSH	Ericameria laricifolia	3.00	4.00	Low Water Use
⊙	45	1'-6" @ 1'x6"	APACHE PLUME	Fallugia paradoxa	5.00	6.00	Low Water Use
⊙	54	1'-6" @ 9'x4"	PROVENCE LAVENDER	Lavandula angustifolia 'Provence'	3.00	3.00	Medium Water Use
⊙	45	1'-6"	Collingwood Ingram Rosemary	Rosmarinus officinalis 'Collingwood Ingram'	2.50	4.00	Medium Water Use
⊙	14	5'-6" @ 18'x1'	ARIZONA ROSEWOOD	Vauqueinia californica	18.00	8.00	Medium Water Use
⊙	74	5'-6"	GRO-LON SUMAC	Rhus aromatica	3.00	6.00	Medium Water Use

Succulent

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
⊙	100	5'-6" @ 12'x12"	BLUE SOTOL	Dasylirion wheeleri	5.00	6.00	Low Water Use
⊙	67	5'-6" @ 12'x12"	YELLOW HESPERALOE	Hesperaloe parviflora 'Yellow'	3.00	4.00	Low Water Use
⊙	24	1'-6" @ 9'x1'	BEARGRASS	Nolina texana	4.00	5.00	Low Water Use
⊙	14	5'-6" @ 4 PAD MIN	DESERT PRICKLY PEAR	Opuntia engelmannii	4.00	5.00	Low Water Use
⊙	6	5'-6" @ 4 PAD MIN	PURPLE PRICKLY PEAR	Opuntia macrocentra	3.00	4.00	Low Water Use
⊙	12	5'-6" @ 15'x15"	BANANA YUCCA	Yucca baccata	3.00	4.00	Low Water Use

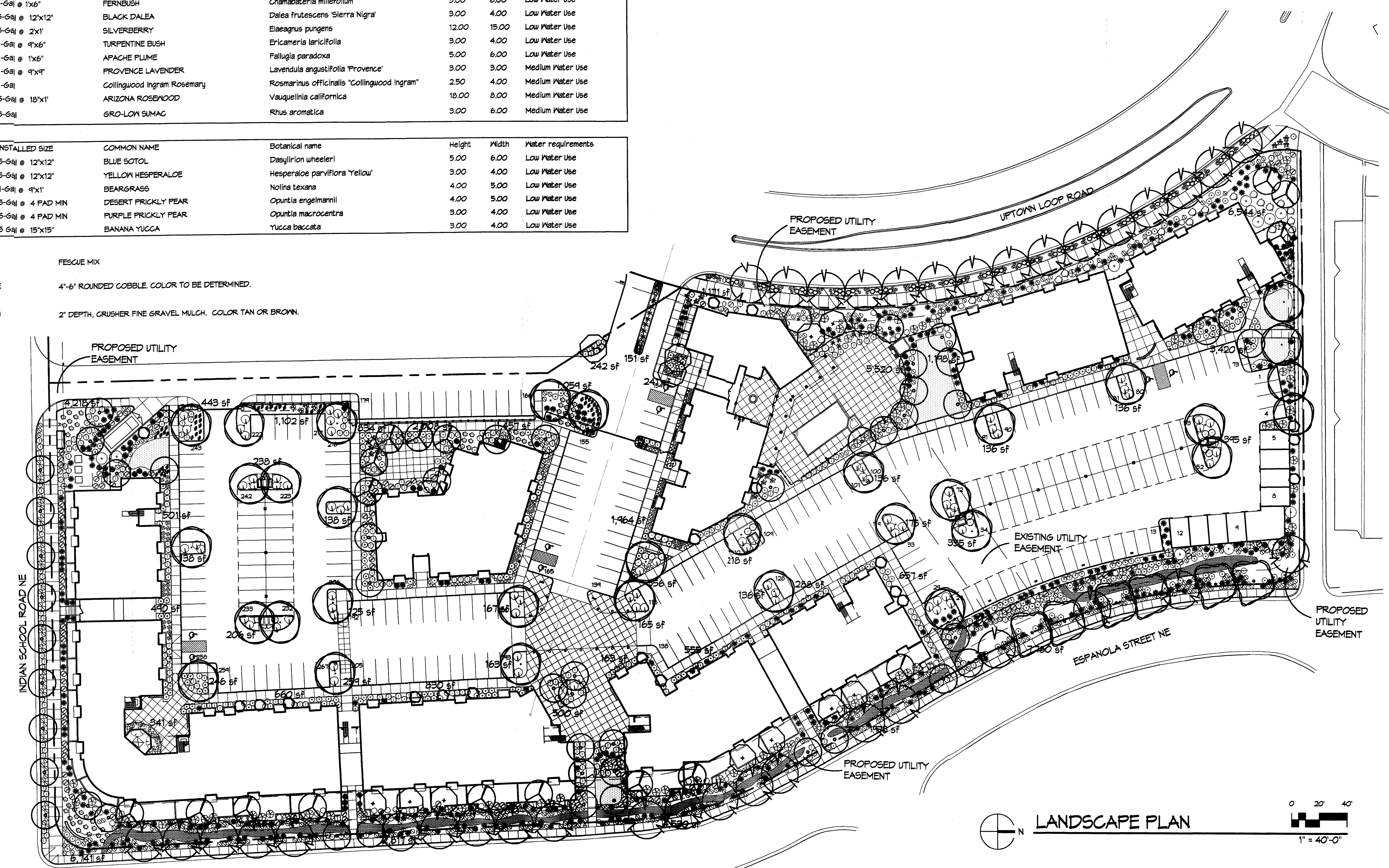
▨	TURF	FESCUE MIX
▩	COBBLE SWALE	4'-6" ROUNDED COBBLE. COLOR TO BE DETERMINED.
□	GRAVEL MULCH	2" DEPTH, CRUSHER FINE GRAVEL MULCH. COLOR TAN OR BROWN.

**LANDSCAPE CALCULATIONS**

SITE AREA: 284,351 SF  
BUILDING FOOTPRINT: 70,946 SF  
NET SITE AREA: 213,405 SF  
REQUIRED LANDSCAPE AREA: 32,012 SF (15% OF NET LOT AREA)  
PROVIDED LANDSCAPE AREA: 64,265 SF (30% OF NET LOT AREA)  
PROVIDED HIGH WATER USE TURF AREA: 3,775 SF (6%)  
ALLOWED HIGH WATER USE TURF AREA: 12,853 SF (20%)

**PLANTING NOTES**

1. LANDSCAPE DESIGN: THE PLANTING DESIGN INCLUDES A DIVERSE PALETTE OF DESERT AND HIGH DESERT PLANTS THAT WILL COMPLIMENT THE ARCHITECTURE OF THE PROJECT. THE INTENT IS TO REINFORCE A SENSE OF PLACE WITH PLANTS THAT ARE APPROPRIATE TO ALBUQUERQUE'S CLIMATE AND LOCALE. GRASSES AND ACCENT PLANTS SUCH AS YUCCA AND SOTOL WILL BE USED IN HIGHLY VISIBLE AND APPROPRIATE LOCATIONS.
2. PLANTING AND IRRIGATION DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
3. LANDSCAPE BEDS SHALL ACHIEVE A MINIMUM 75% LIVE VEGETATIVE COVERAGE UPON PLANT MATURITY.
4. PLANTING AND IRRIGATION DETAILS SHALL MEET CITY OF ALBUQUERQUE REQUIREMENTS.
5. INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME SHALL BE ADJUSTED ACCORDING TO SEASON, LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT SOG AND POSSIBLY PERENNIAL GROUNDCOVERS. THESE AREAS SHALL BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
7. THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED.
8. MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
9. LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH. COLOR: TAN OR BROWN.



LANDSCAPE PLAN  
1" = 40'-0"

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38. 3' PAINTED CMU WALL, COLOR TO MATCH BUILDINGS.
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43. 5'-0" PARKWAY ALONG INDIAN SCHOOL AS PRESCRIBED BY EPC CONDITIONS, SEE LANDSCAPING.

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engineering

# Dekker Perich Sabatini

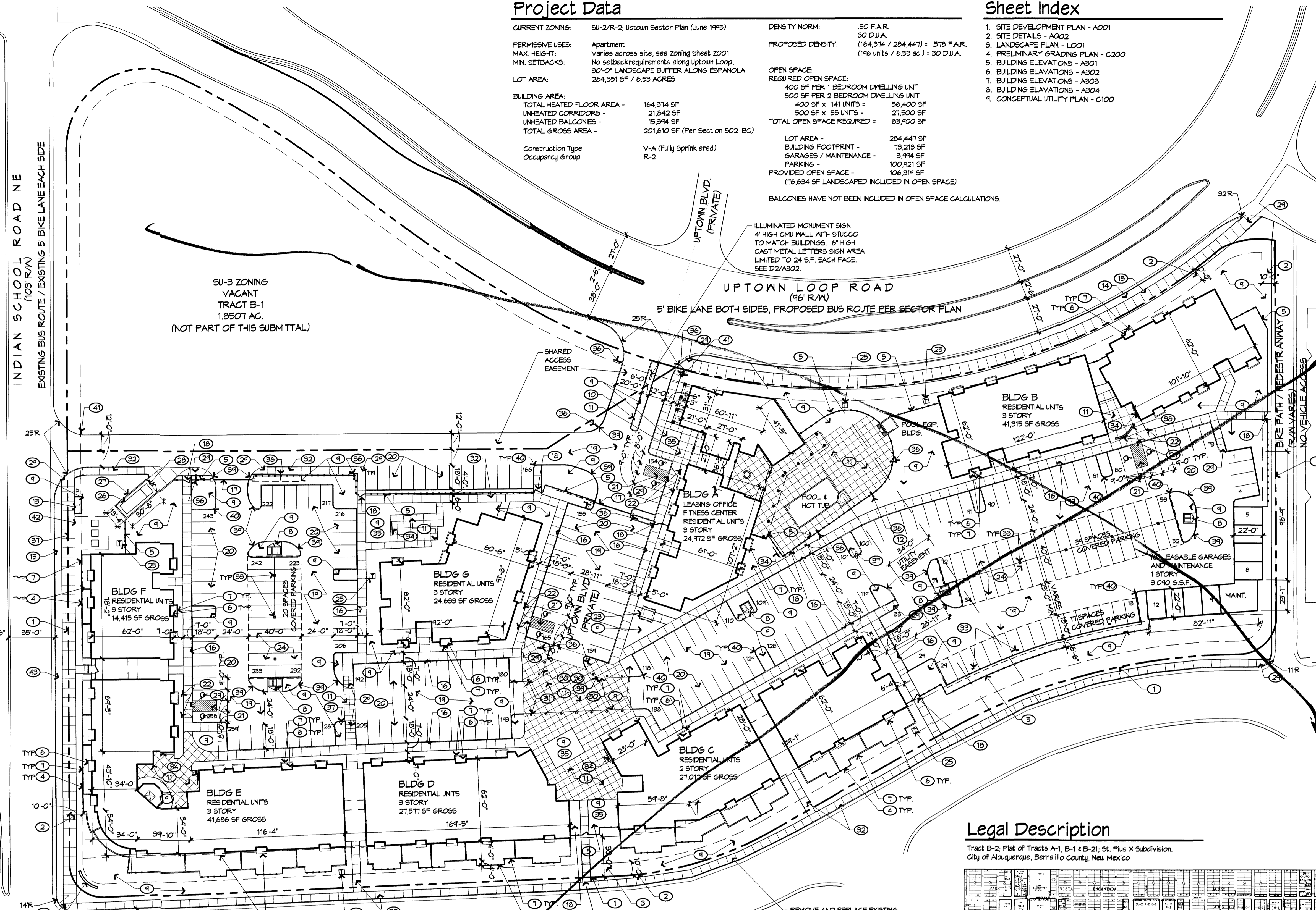
6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax 761-4222  
dps@dpsabq.com

ARCHITECT

ENGINEER

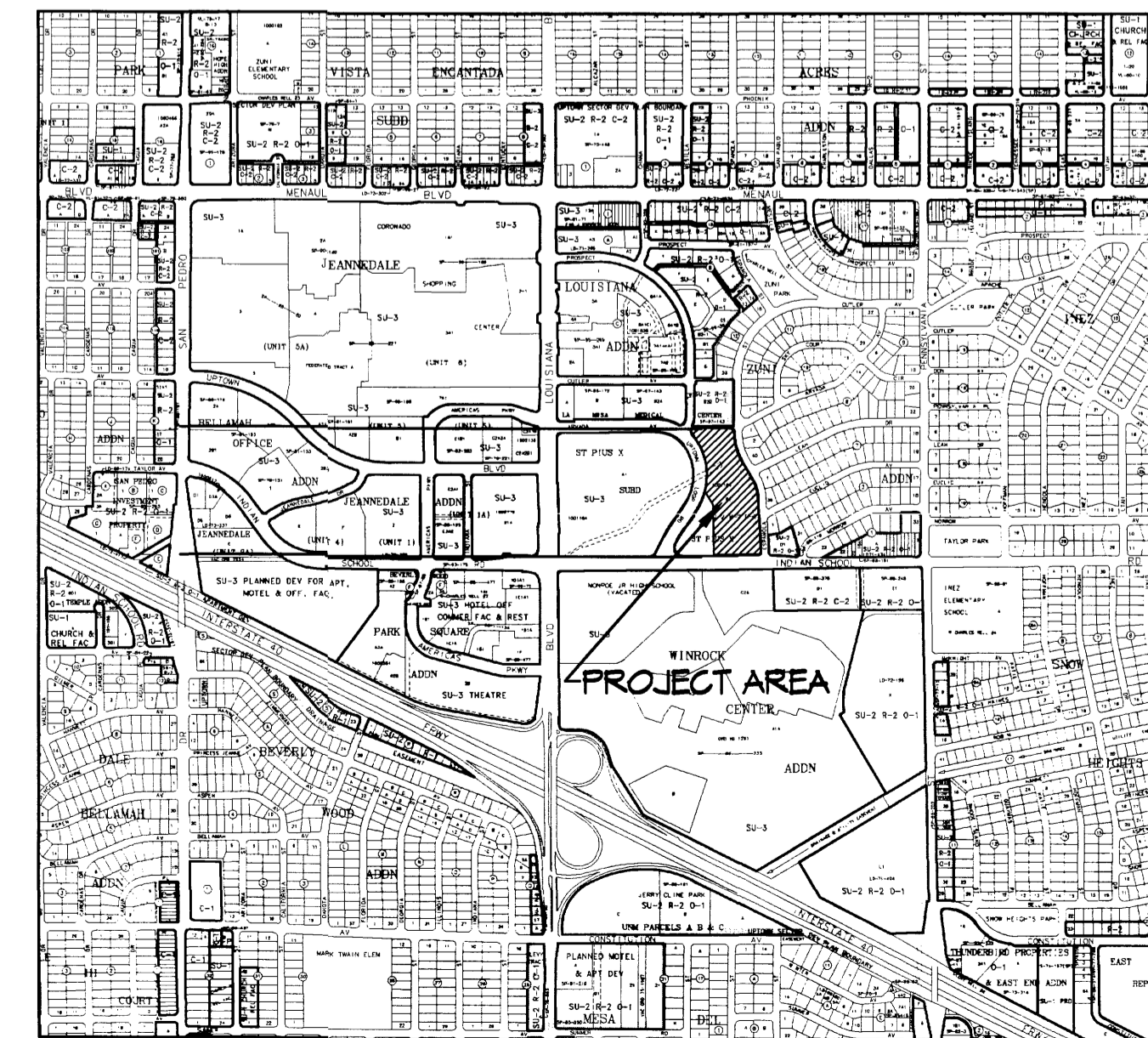
PROJECT

**TOWN VILLAGE**  
Apartments  
2220 Uptown Loop Road  
Albuquerque, New Mexico



### Legal Description

Tract B-2, Plat of Tracts A-1, B-1 & B-21, St. Plus X Subdivision, City of Albuquerque, Bernalillo County, New Mexico



### SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

#### PARKING DATA

- 1 BATH UNITS < 1000 SF = 1.5 SPACES PER UNIT (AS PER CITY STANDARD)
- 2 BATH UNITS > 1000 SF = 2 SPACES PER UNIT (AS PER CITY STANDARD)
- 1.5 x 141 UNITS = 212 SPACES
- 2 x 55 UNITS = 110 SPACES
- 322 SPACES
- 10% TRANSIT = -32 SPACES (ADJACENT TO TRANSIT LINE)
- 240 PARKING SPACES REQUIRED
- 5% TRANSIT = -14 SPACES (PROVISION OF SHELTER)
- 216 PARKING SPACES REQUIRED (City Norm)

ACCESSIBLE PARKING SPACES REQUIRED = 8 TOTAL (1) VAN ACCESSIBLE  
ACCESSIBLE PARKING SPACES PROVIDED = 8 TOTAL (4) VAN ACCESSIBLE

BIKE CYCLE PARKING:  
ONE SPACE PER EACH TWO DWELLING UNITS  
146 / 2 = 73 BIKE CYCLE SPACES REQUIRED

(6) 10-SPACE BIKE CYCLE RACKS PROVIDED, 60 BIKE CYCLE SPACES PROVIDED  
RACKS ARE DISPERSED ACROSS SITE AND ASSOCIATED WITH ENTRIES INTO BUILDINGS. QUANTITY OF BIKE CYCLE SPACES HAS BEEN REDUCED BASED ON PROXIMITY TO PUBLIC TRANSIT, SHOPPING WITHIN WALKING DISTANCE, AND AVAILABILITY OF ALTERNATIVE STORAGE AREAS SUCH AS UNIT BALCONIES AND GARAGES.

#### Apartment Data

Efficiency/Studio Units:	35 (18%)
1 Bedroom/1 Bath Units:	106 (54%)
2 Bedroom/2 Bath Units:	55 (28%)
Total Units:	196

TOTAL PARKING PROVIDED: 267 TOTAL PARKING SPACES PROVIDED

UPTOWN SECTOR DEVELOPMENT PLAN ENCOURAGES THE REDUCTION OF SURFACE PARKING THROUGH PROXIMITY TO PUBLIC TRANSIT AND THE CREATION OF PEDESTRIAN FRIENDLY ENVIRONMENTS.

## DRB SIGN-OFF SHEET

APPROVED BY DRB

PROJECT NUMBER: 1184624

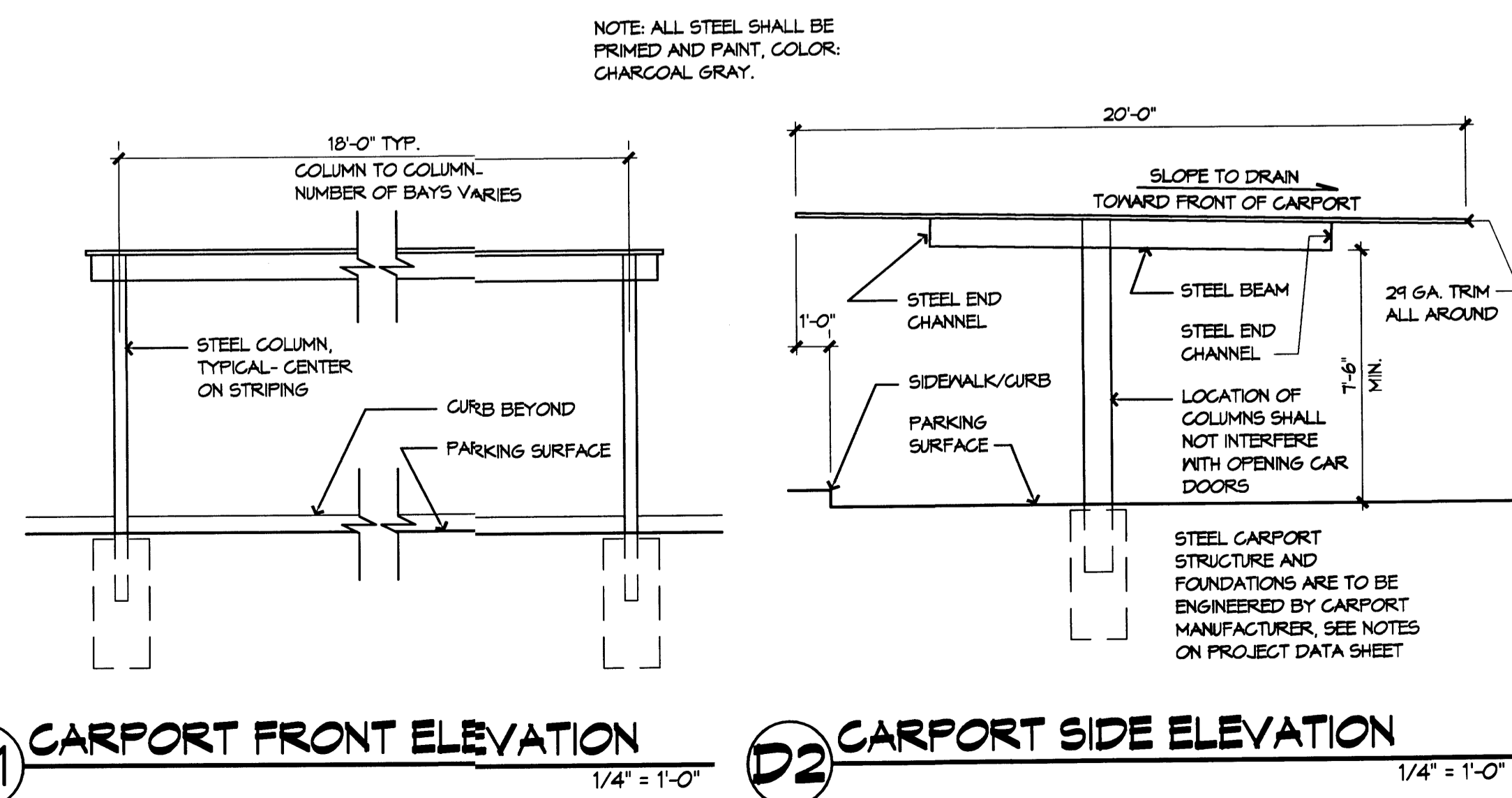
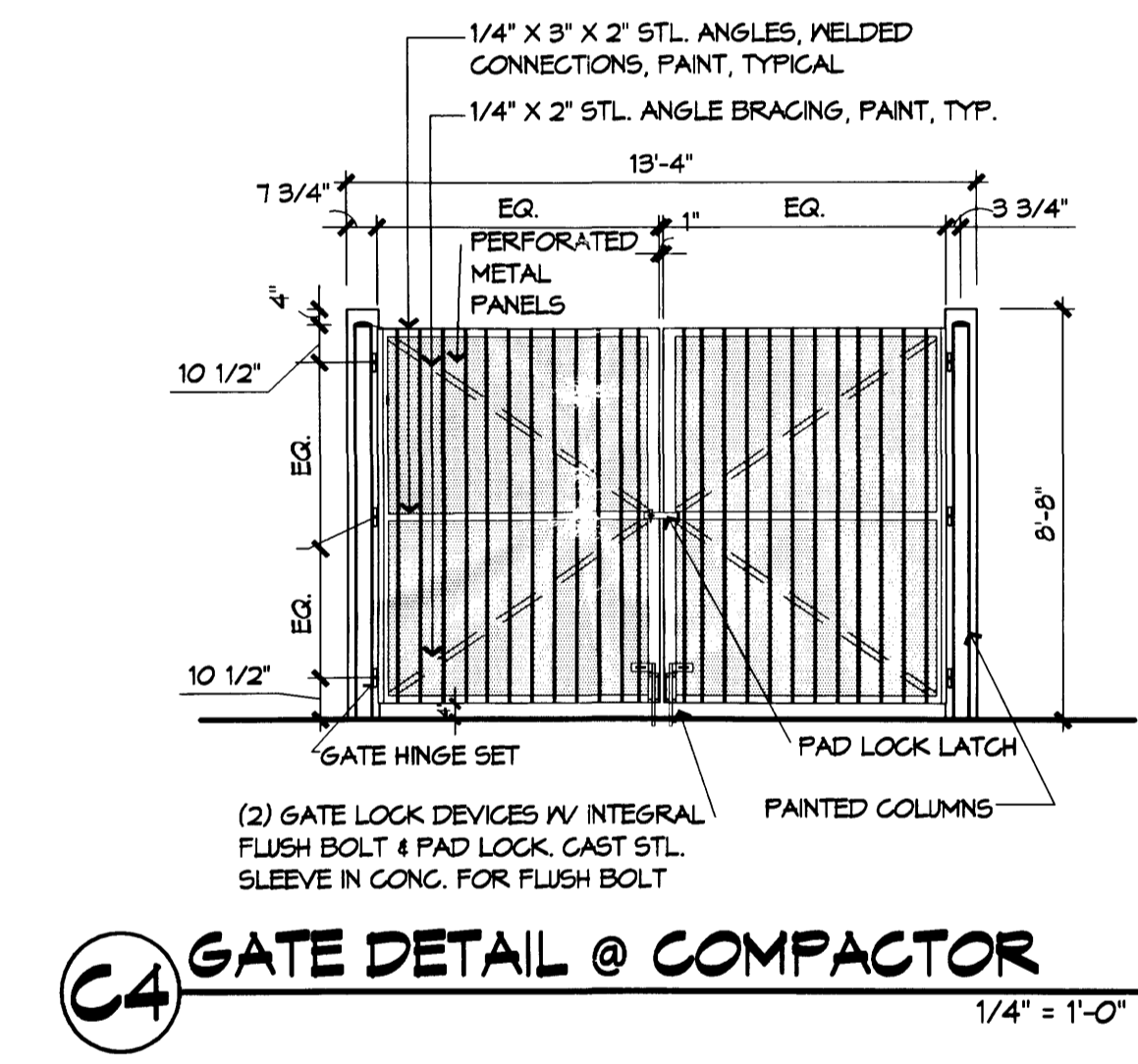
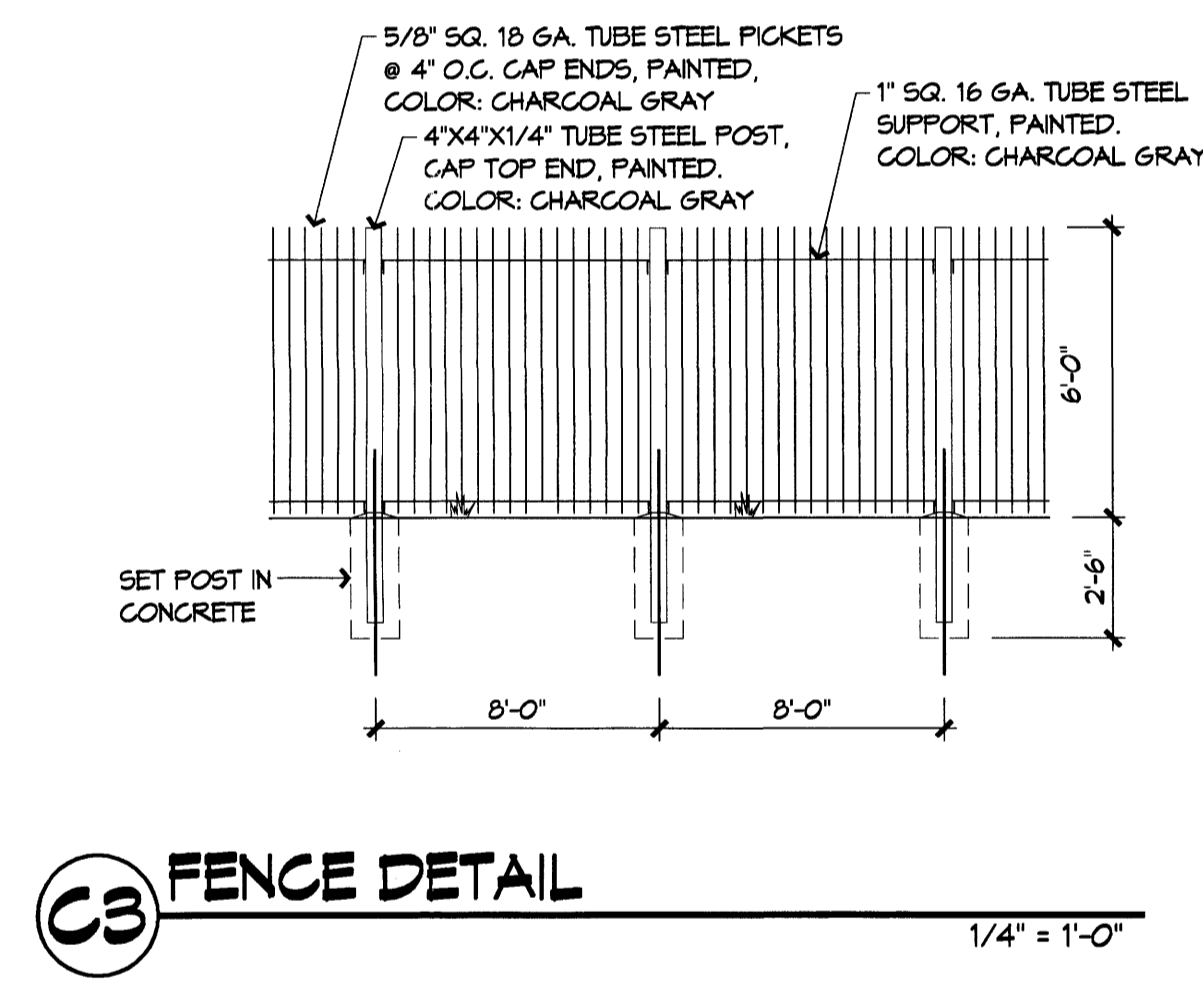
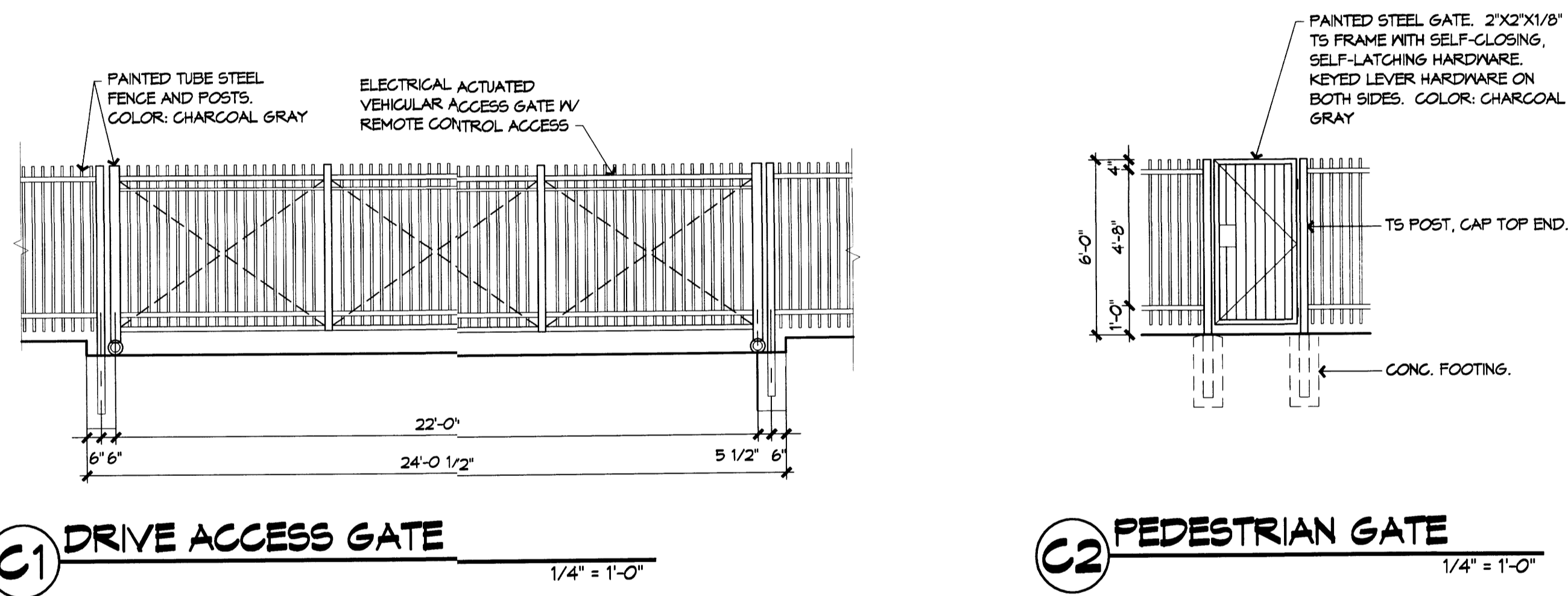
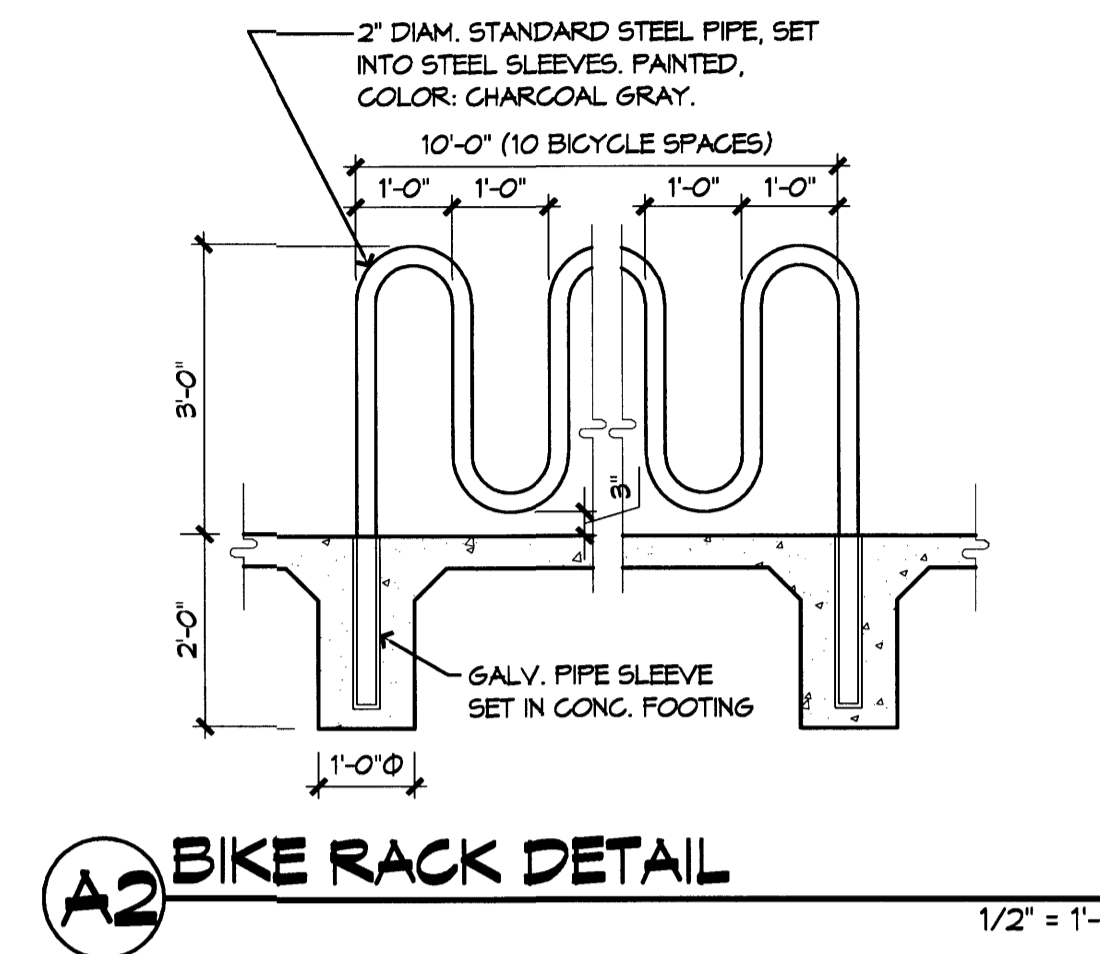
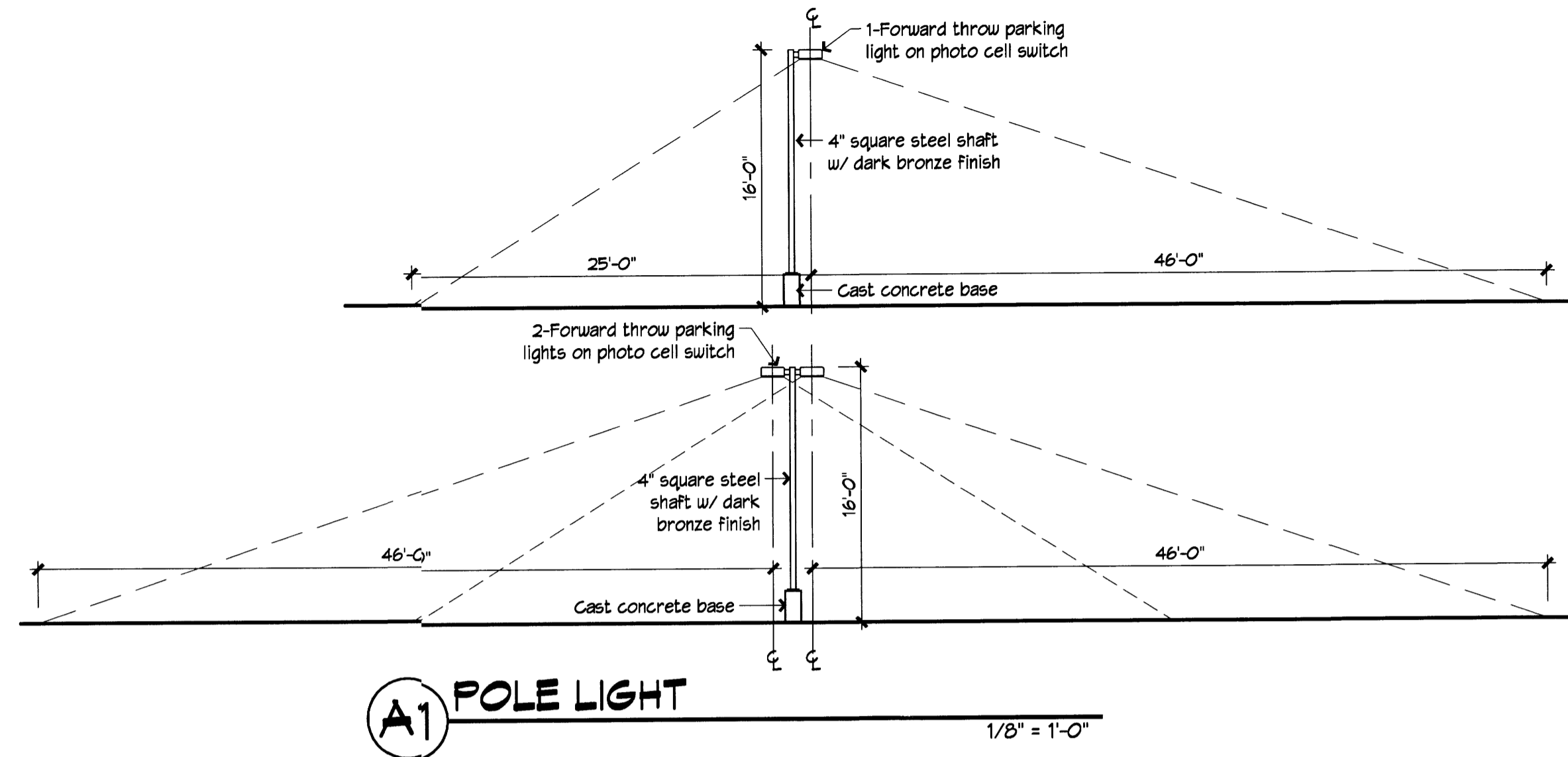
Application Number: ON

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision satisfied.

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date: A001	DRAWN BY: ANN, BEB
Water Utility Department	Date: 2006	REVIEWED BY: RAW, MAB, JIB
Parks and Recreation Department	Date:	DATE: June 16, 2006
City Engineer	Date:	PROJECT NO. 05100
Environmental Health Department (conditional)	Date:	DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Solid Waste Management	Date:	SHEET NO. A001
DRB Chairperson, Planning Department	Date:	1 OF 9



**PLANTING LEGEND**

Broadleaf Deciduous							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
⊙	10	24"-Box @ 6'x3'	LUCRETIA HAMILTON DESERT WILLOW	Chilopsis linearis 'Lucretia Hamilton'	18.00	20.00	Low Water Use
⊙	49	2"-Gal @ 9'x4'	CHITALPA	Chitalpa X taskentensis	25.00	30.00	Medium Water Use
⊙	2	5-Gal @ 3'x2'	DESERT OLIVE	Forestiera neomexicana	12.00	12.00	Medium Water Use
⊙	32	2"-Gal @ 9'x4'	CHINESE PISTACHE	Pistacia chinensis	35.00	30.00	Low Water Use
⊙	7	24"-Box @ 9'x4'	ESCARPMENT LIVE OAK	Quercus fusiformis	25.00	30.00	Low Water Use
⊙	36	2"-Gal	TEXAS RED OAK	Quercus texana	10.00	60.00	Medium Water Use
⊙	6	24"-Box @ 6'x3'	CHASTE TREE	Vitex agnus-castus	25.00	20.00	Medium Water Use

Ground Cover							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
△	29	1-Gal @ 4'x6'	BLUE PLUMBAGO	Ceratostigma plumbaginoides	0.50	2.00	Medium Water Use
△	575	1-Gal @ 6'x6'	FEATHER DALEA	Dalea formosa	2.00	3.00	Low Water Use
△	90	1-Gal @ 6'x6'	ANGELITA DAISY	Hymenoxys acaulis	1.50	2.00	Low Water Use
△	4	1-Gal @ 6'x6'	DESERT FOUR O'CLOCK	Mirabilis multiflora	1.50	4.00	Low Water Use
△	370	5-Gal @ 15'x15'	LINDHEIMER MUHLEY	Muhlenbergia lindheimeri 'Autumn Glow'	4.00	4.00	Medium Water Use
△	75	5-Gal @ 15'x15'	DEER GRASS	Muhlenbergia rigens	3.00	4.00	Medium Water Use
△	109	1-Gal @ 1'x1'	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides	3.00	3.00	Medium Water Use
△	304	1-Gal @ 1'x1'	GIANT SACATON	Sporobolus wrightii	4.00	5.00	Low Water Use
△	103	1-Gal @ 6'x6'	TRAILING GERMANDER	Teucrium chamaedrys 'Prostratum'	0.50	2.00	Medium Water Use

Shrub							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
⊙	61	5-Gal @ 15'x15'	BIG SAGE	Artemisia tridentata	4.00	4.00	Low Water Use
⊙	26	1-Gal @ 1'x6'	BLUE MIST SPIREA	Caryopteris x cladonensis	5.00	5.00	Medium Water Use
⊙	76	1-Gal @ 1'x6'	FERNBUSH	Chamaebatia millefolium	5.00	6.00	Low Water Use
⊙	146	5-Gal @ 12'x12'	BLACK DALEA	Dalea frutescens 'Sierra Nigra'	3.00	4.00	Low Water Use
⊙	13	5-Gal @ 2'x1'	SILVERBERRY	Elaeagnus pungens	12.00	15.00	Low Water Use
⊙	219	1-Gal @ 9'x6'	TURPENTINE BUSH	Ericameria laricifolia	3.00	4.00	Low Water Use
⊙	45	1-Gal @ 1'x6'	APACHE PLUME	Fallugia paradoxa	5.00	6.00	Low Water Use
⊙	54	1-Gal @ 9'x4'	PROVENCE LAVENDER	Lavandula angustifolia 'Provence'	3.00	3.00	Medium Water Use
⊙	45	1-Gal	Collingwood Ingram Rosemary	Rosmarinus officinalis 'Collingwood Ingram'	2.50	4.00	Medium Water Use
⊙	14	5-Gal @ 18'x1'	ARIZONA ROSEWOOD	Vauquelinia californica	18.00	8.00	Medium Water Use
⊙	79	5-Gal	GRO-LOW SUMAC	Rhus aromatica	3.00	6.00	Medium Water Use

Succulent							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical name	Height	Width	Water requirements
⊙	100	5-Gal @ 12'x12'	BLUE SOTOL	Dasylirion wheeleri	5.00	6.00	Low Water Use
⊙	67	5-Gal @ 12'x12'	YELLOW HESPERALOE	Hesperaloe parviflora 'Yellow'	3.00	4.00	Low Water Use
⊙	24	1-Gal @ 9'x1'	BEARGRASS	Nolina texana	4.00	5.00	Low Water Use
⊙	19	5-Gal @ 4 PAD MIN	DESERT PRICKLY PEAR	Opuntia engelmannii	4.00	5.00	Low Water Use
⊙	6	5-Gal @ 4 PAD MIN	PURPLE PRICKLY PEAR	Opuntia macrocentra	3.00	4.00	Low Water Use
⊙	12	5-Gal @ 15'x15'	BANANA YUCCA	Yucca baccata	3.00	4.00	Low Water Use

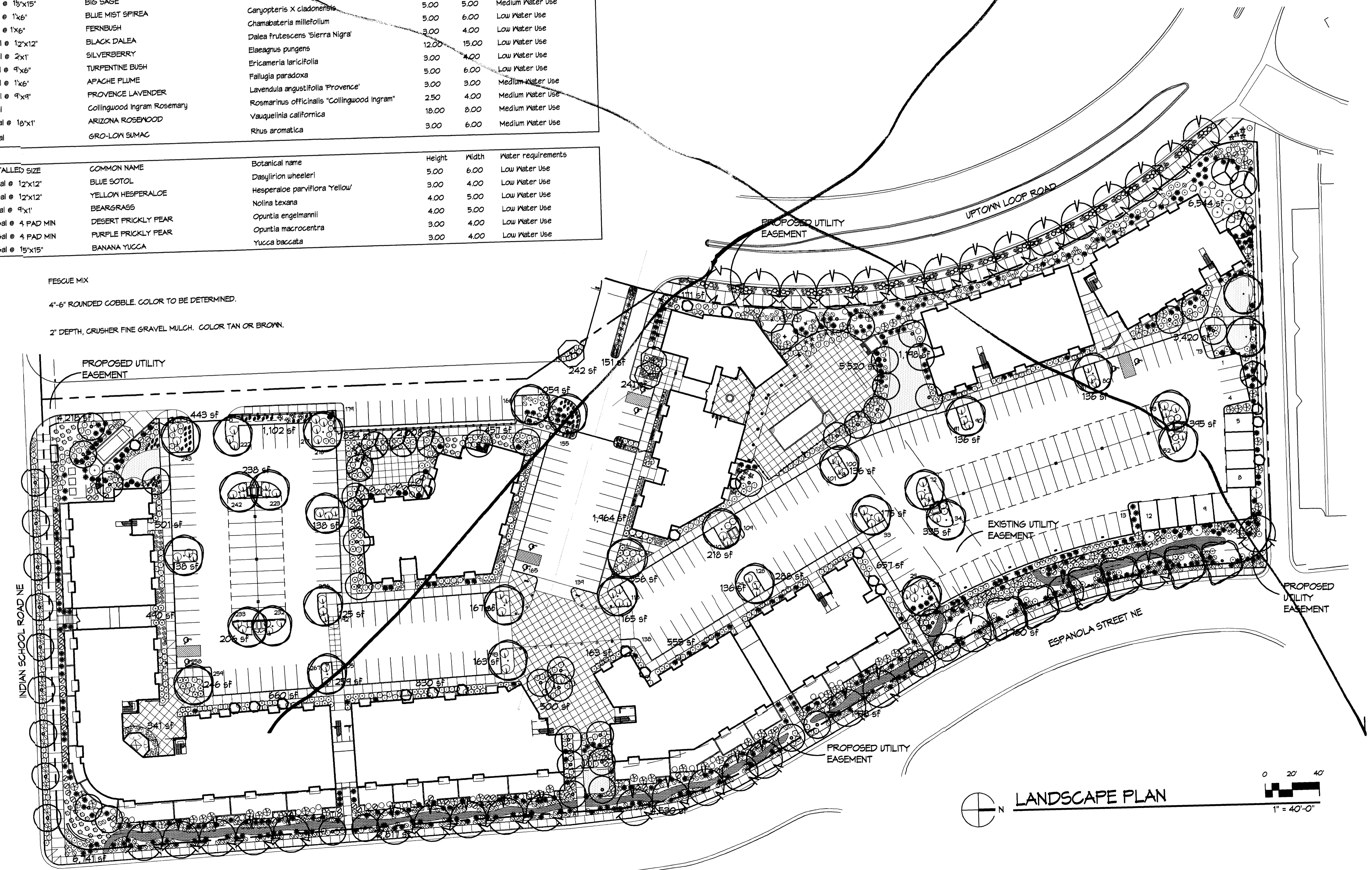
TURF	
▨	FESCUE MIX
▩	COBBLE SHALE
▧	4"-6" ROUNDED COBBLE. COLOR TO BE DETERMINED.
▦	GRAVEL MULCH
▤	2' DEPTH, CRUSHER FINE GRAVEL MULCH. COLOR TAN OR BROWN.

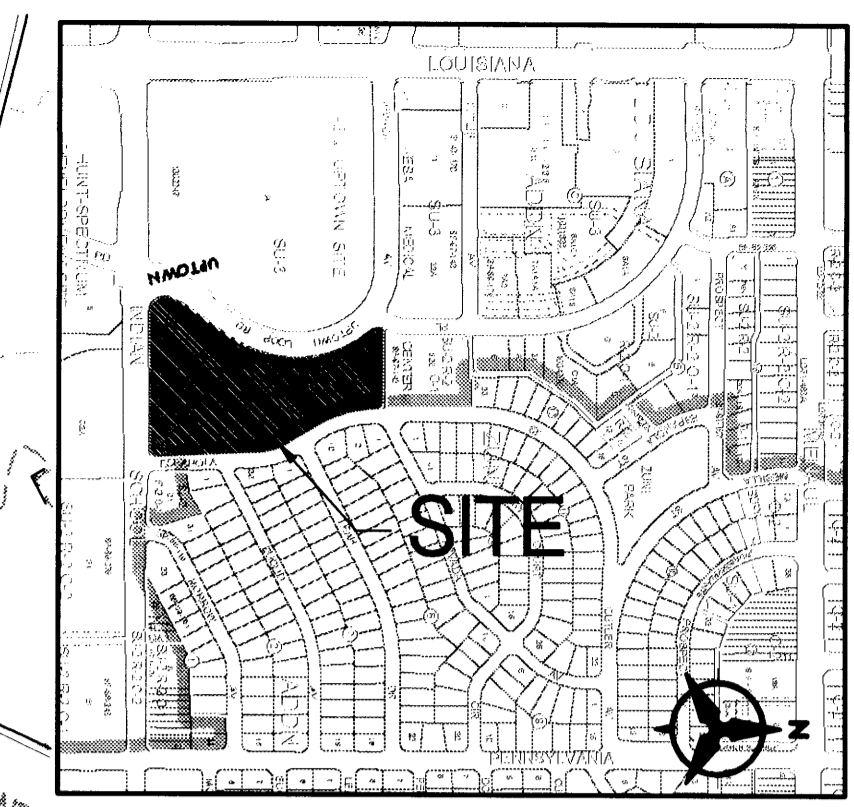
**LANDSCAPE CALCULATIONS**

SITE AREA: 284,351 SF  
BUILDING FOOTPRINT: 70,946 SF  
NET SITE AREA: 213,405 SF  
REQUIRED LANDSCAPE AREA: 32,012 SF (15% OF NET LOT AREA)  
PROVIDED LANDSCAPE AREA: 64,265 SF (30% OF NET LOT AREA)  
PROVIDED HIGH WATER USE TURF AREA: 3,775 SF (6%)  
ALLOWED HIGH WATER USE TURF AREA: 12,855 SF (20%)

**PLANTING NOTES**

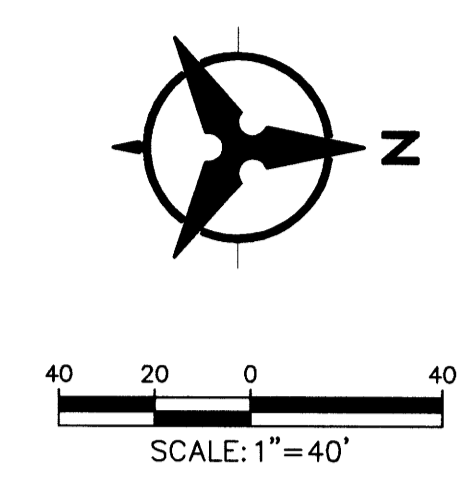
- LANDSCAPE DESIGN: THE PLANTING DESIGN INCLUDES A DIVERSE PALETTE OF DESERT AND HIGH DESERT PLANTS THAT WILL COMPLEMENT THE ARCHITECTURE OF THE PROJECT. THE INTENT IS TO REINFORCE A SENSE OF PLACE WITH PLANTS THAT ARE APPROPRIATE TO ALBUQUERQUE'S CLIMATE AND LOCAL. GRASSES AND ACCENT PLANTS SUCH AS YUCCA AND SOTOL WILL BE USED IN HIGHLY VISIBLE AND APPROPRIATE LOCATIONS.
- PLANTING AND IRRIGATION DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPE BEDS SHALL ACHIEVE A MINIMUM 75% LIVE VEGETATIVE COVERAGE UPON PLANT MATURITY.
- PLANTING AND IRRIGATION DETAILS SHALL MEET CITY OF ALBUQUERQUE REQUIREMENTS.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION AND CONTROLLER. RUN TIME SHALL BE ADJUSTED ACCORDING TO SEASON, LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT SOD AND POSSIBLY PERENNIAL GROUNDCOVERS. THESE AREAS SHALL BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
- THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED.
- MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
- LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH. COLOR: TAN OR BROWN.





VICINITY MAP  
ZONE ATLAS PAGE H-19-Z

TRACT B-2  
ST. PIUS X SUBDIVISION



**KEYED NOTES**

- A. INSTALL NEW MANHOLE W/SLOTTED COVER ON EXISTING STORM DRAIN.
- B. INSTALL TYPE "D" SINGLE GRATE INLET.
- C. INSTALL 8" PVC CULVERT UNDER SIDEWALK.
- D. INSTALL 18" SIDEWALK CULVERT AS PER COA STD DWG 2236.
- E. EXIT ONLY
- F. GATE

ARCHITECT

ENGINEER

**DRB  
SUBMITTAL**

PROJECT

**UPTOWN VILLAGE**  
Apartments  
2220 Uptown Loop Road  
Albuquerque, New Mexico

REVISIONS

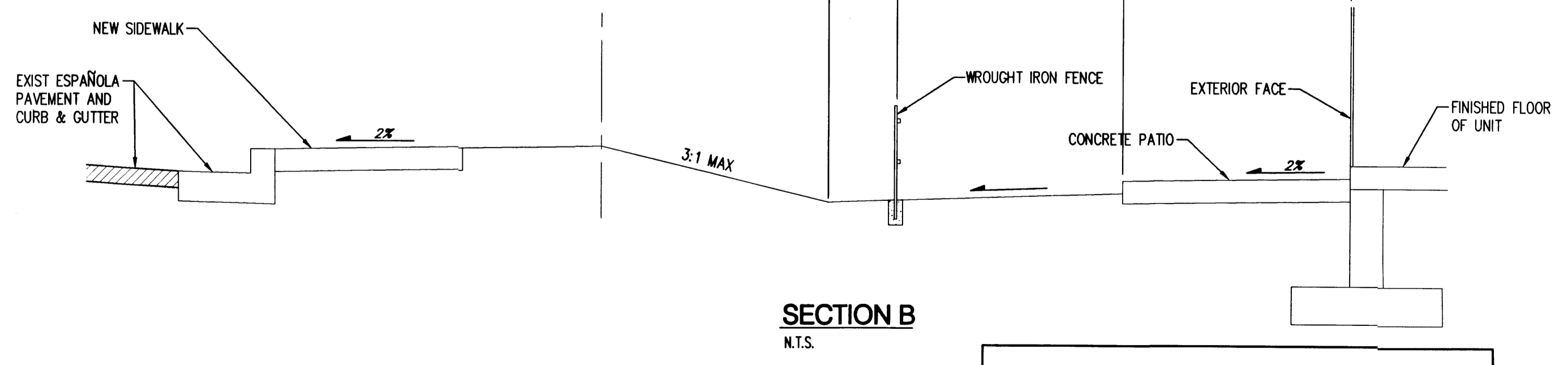
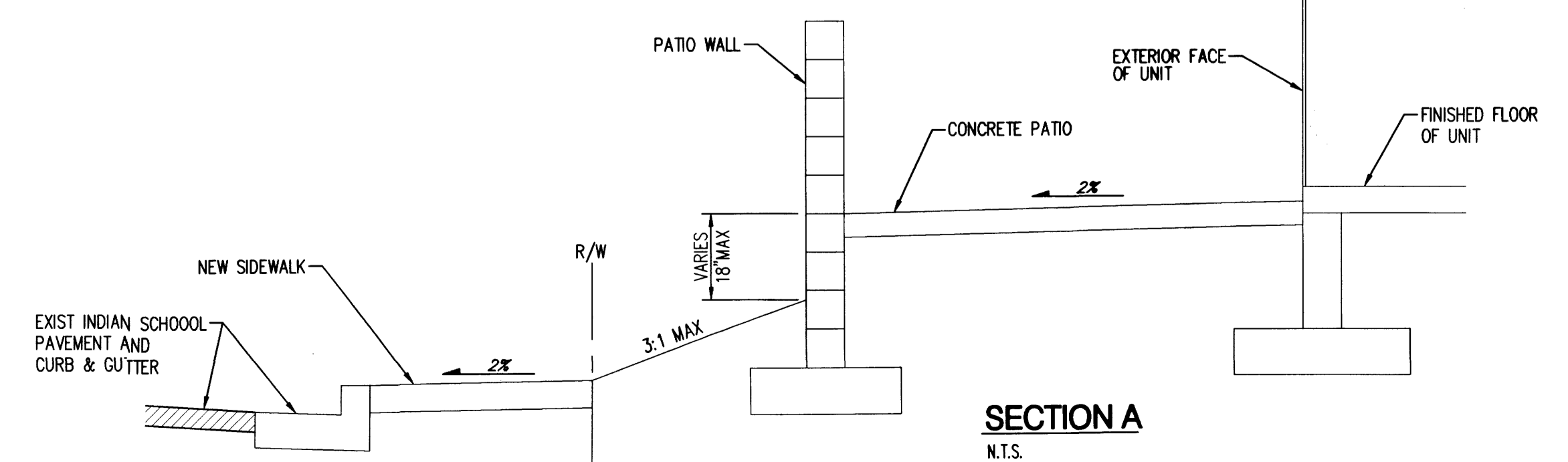
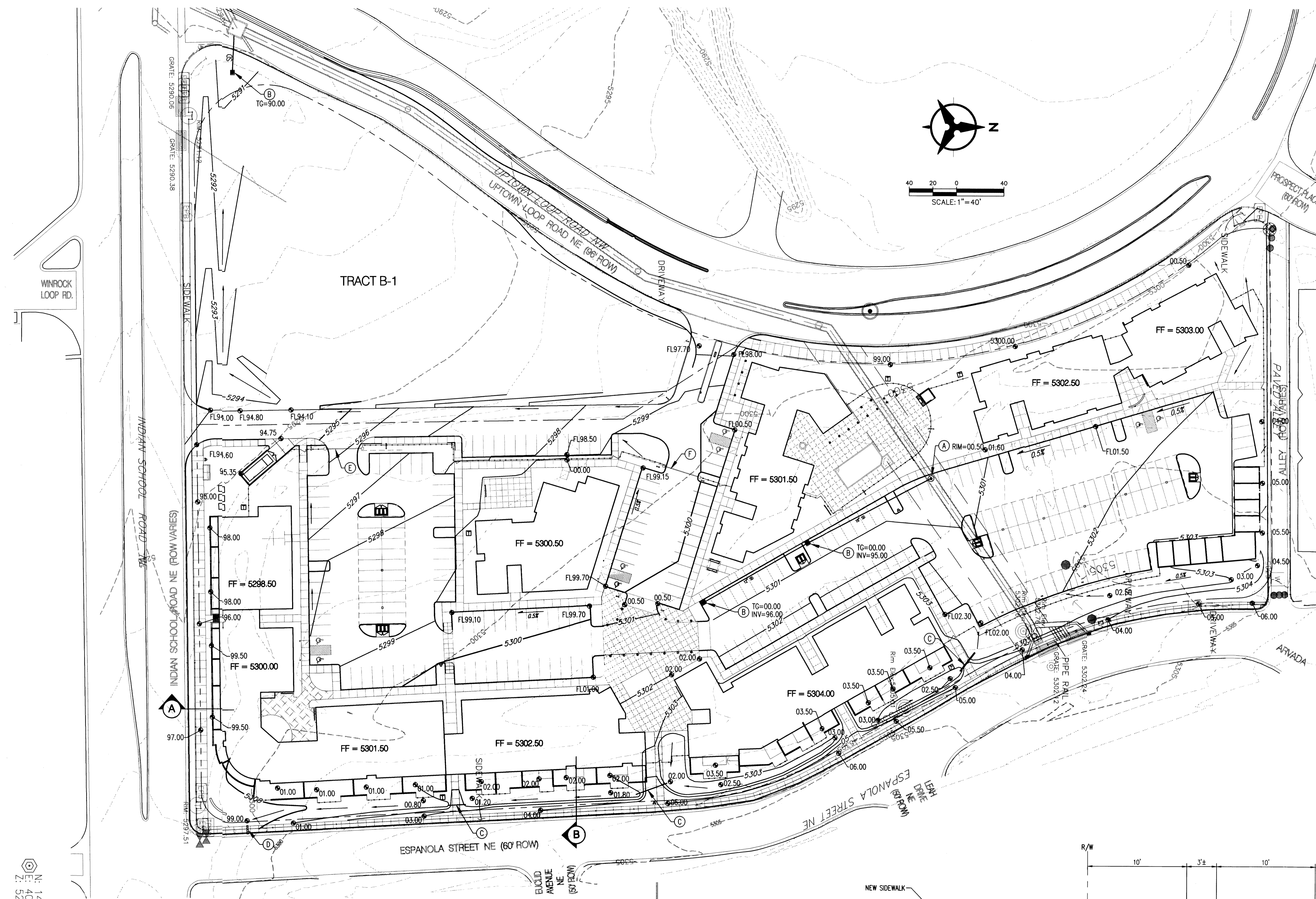
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DRAWN BY	CM
REVIEWED BY	JLM
DATE	06.13.06
PROJECT NO.	05100
DRAWING NAME	CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.

**C100**

4 of 9



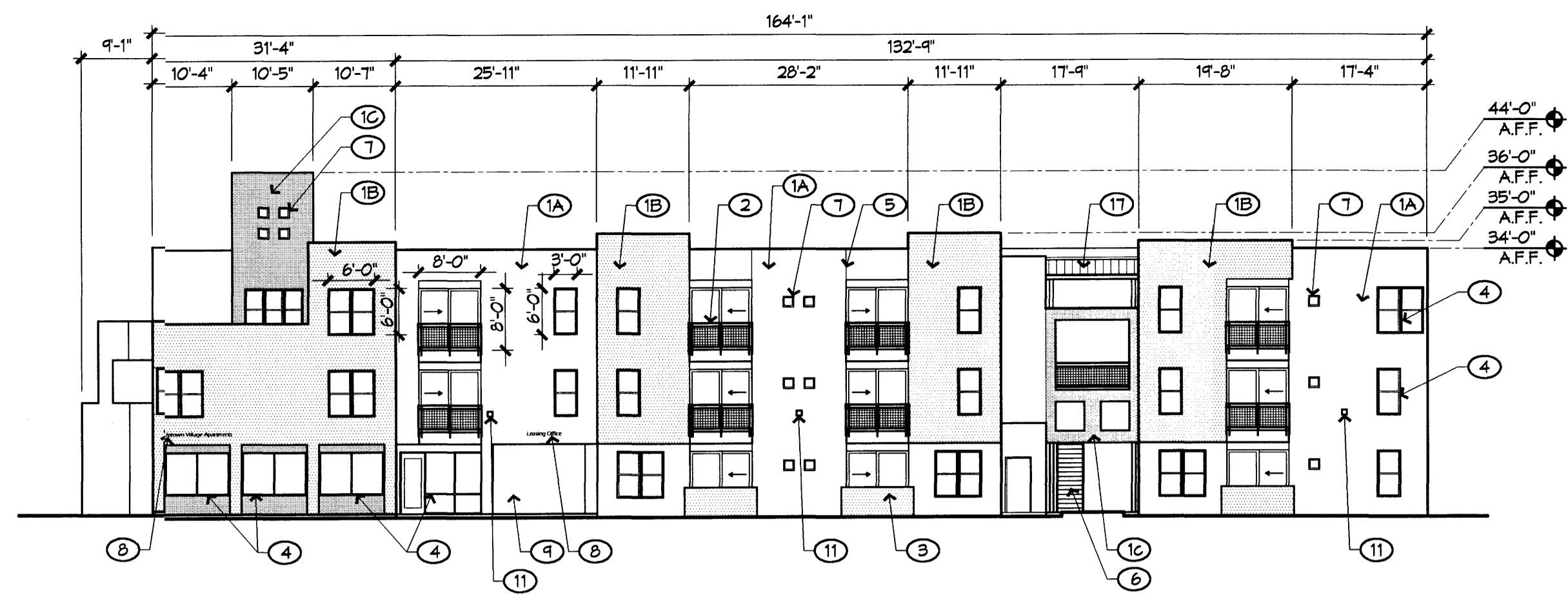
**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE | Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**UPTOWN VILLAGE**  
Apartments  
2220 Uptown Loop Road  
Albuquerque, New Mexico

**KEYED NOTES**

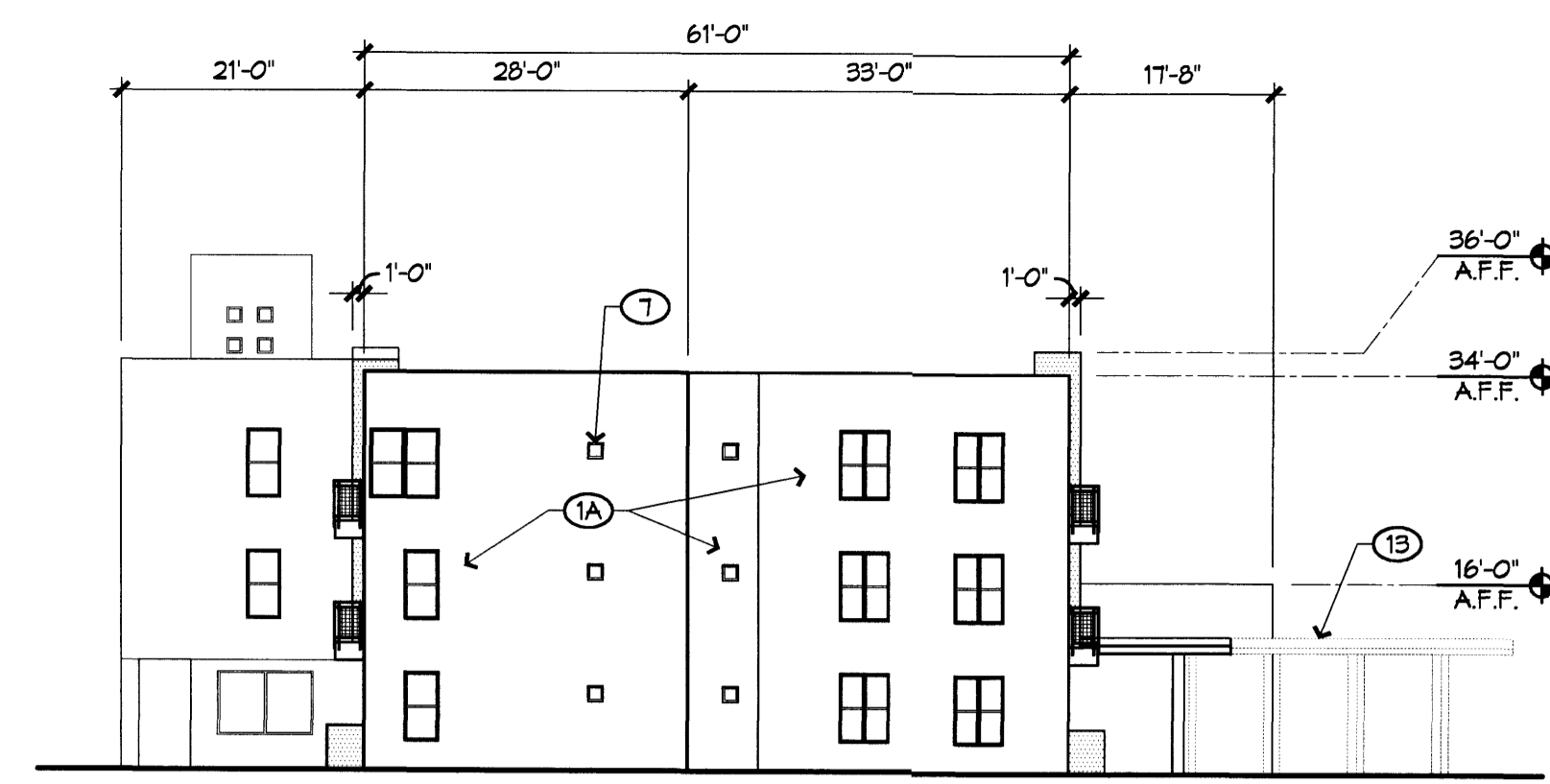
**ELEVATIONS**

1. STUCCO FINISH, TYPICAL
- 1A. STUCCO FIELD COLOR: SAND (LIGHT TAN)
- 1B. STUCCO ACCENT COLOR #1: MEDIUM BROWN OR WARM GRAY
- 1C. STUCCO ACCENT COLOR #2: OLIVE/BROWN OR RED/BROWN
2. PAINTED STEEL BALCONIES, TYP. COLOR: CHARCOAL GRAY
3. PAINTED CMU PATIO WALLS, 3'-4" MAX., TYP. COLOR MATCHES EITHER RED/BROWN OR OLIVE/BROWN STUCCO, DEPENDENT ON LOCATION.
4. METAL FINISH (ALUM. MILL FINISH) WINDOW SYSTEM, SEE TYPICAL DIMS IN ELEVATIONS. GRAY GLASS.
5. CONTROL JOINT, TYP.
6. PAINTED STEEL STAIR, COLOR: CHARCOAL GRAY
7. 18" PUNCHED WINDOW OPENINGS, TYP.
8. BUILDING MOUNTED SIGNAGE, 6" HIGH LETTERS
9. OPEN PEDESTRIAN WAY, TYP.
10. ENTRY PORTAL
11. WALL MOUNTED LIGHTING, DARK BRONZE FINISH, TYP.
12. SOFFIT MOUNTED PORTAL LIGHTING
13. PATIO TRELLIS STRUCTURE
14. PAINTED STEEL GATE, COLOR: CHARCOAL GRAY
15. 3'-0" HIGH PAINTED STEEL PICKET FENCE, COLOR: CHARCOAL GRAY.
16. PEDESTRIAN WAY, TYP. 6'-0" HIGH PAINTED STEEL PICKET FENCE W/ GATE, COLOR: CHARCOAL GRAY.
17. GALVALUME METAL ROOFING.



**A1 SOUTH ELEVATION**  
BUILDING A

1/16" = 1'-0"



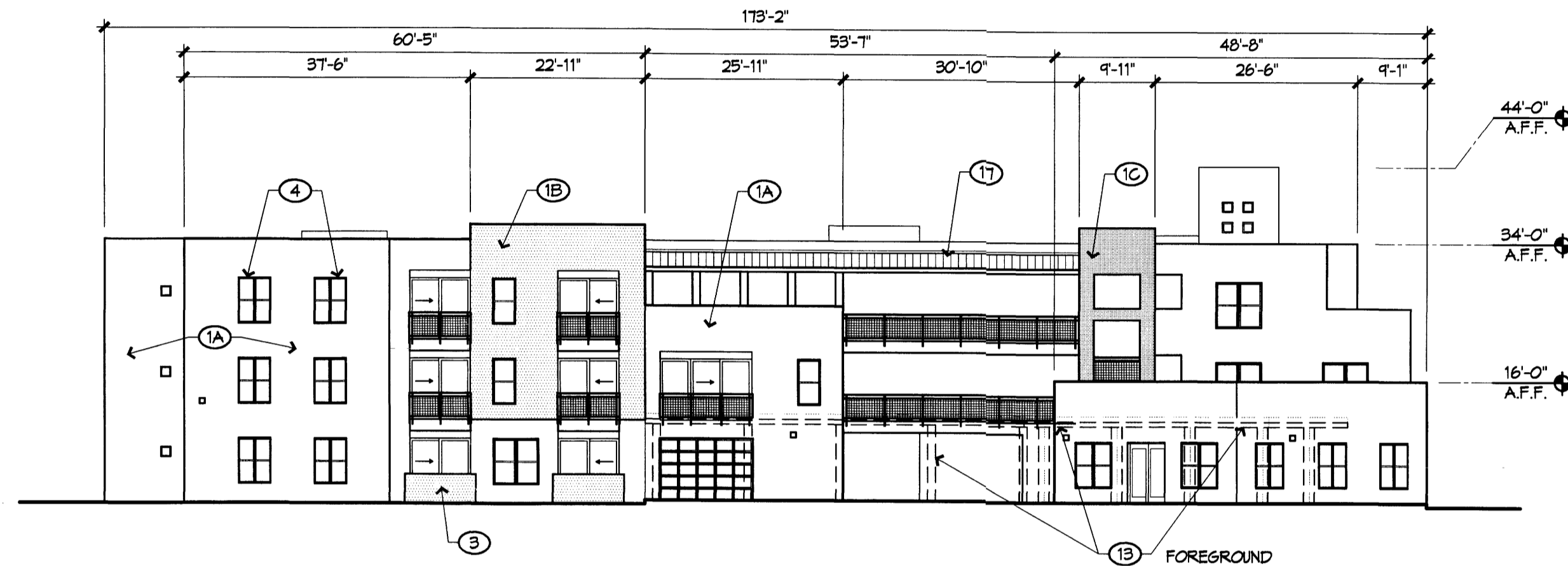
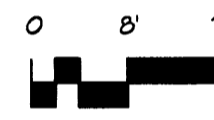
**A2 EAST ELEVATION**  
BUILDING A

1/16" = 1'-0"



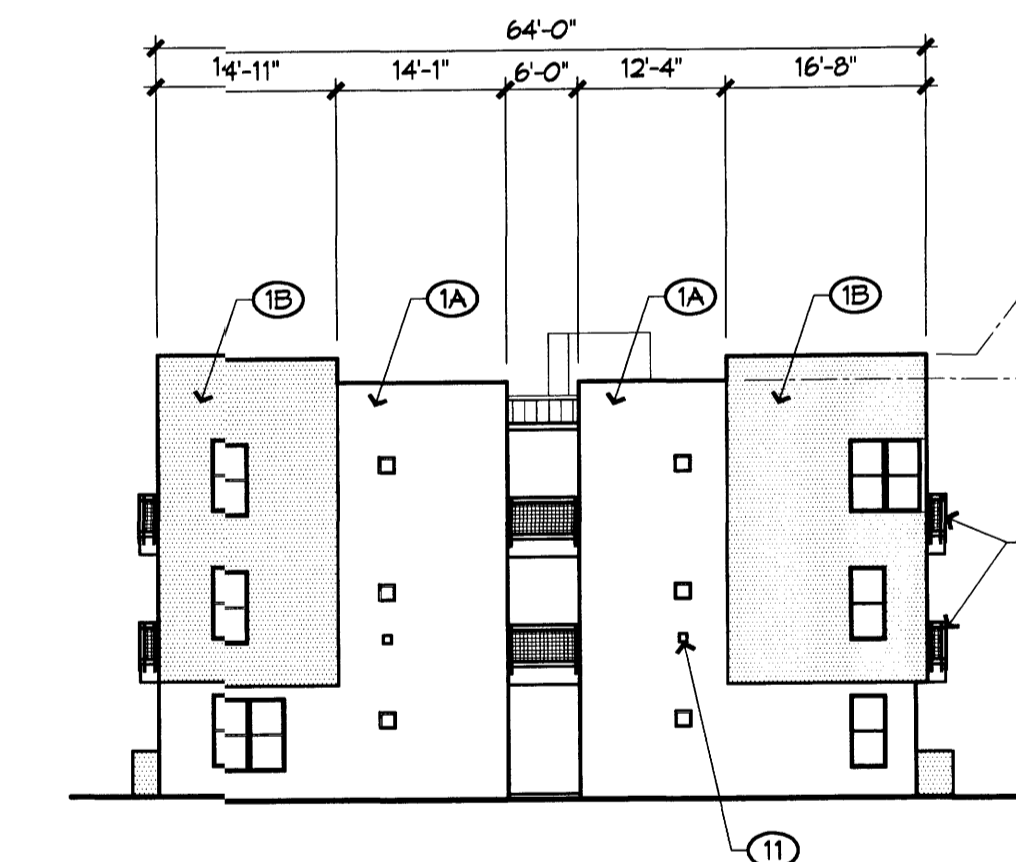
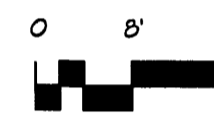
**B1 WEST ELEVATION**  
BUILDING A

1/16" = 1'-0"



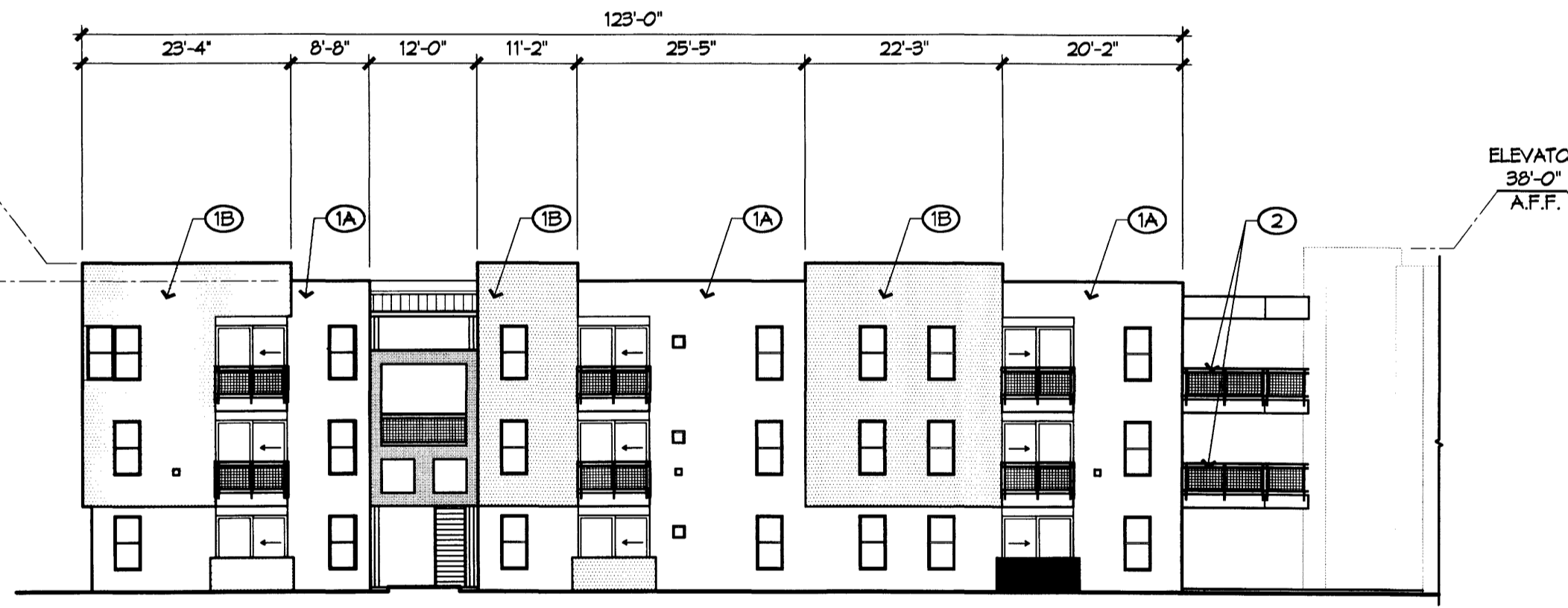
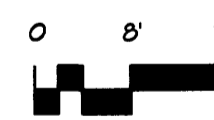
**B2 NORTH ELEVATION**  
BUILDING A

1/16" = 1'-0"



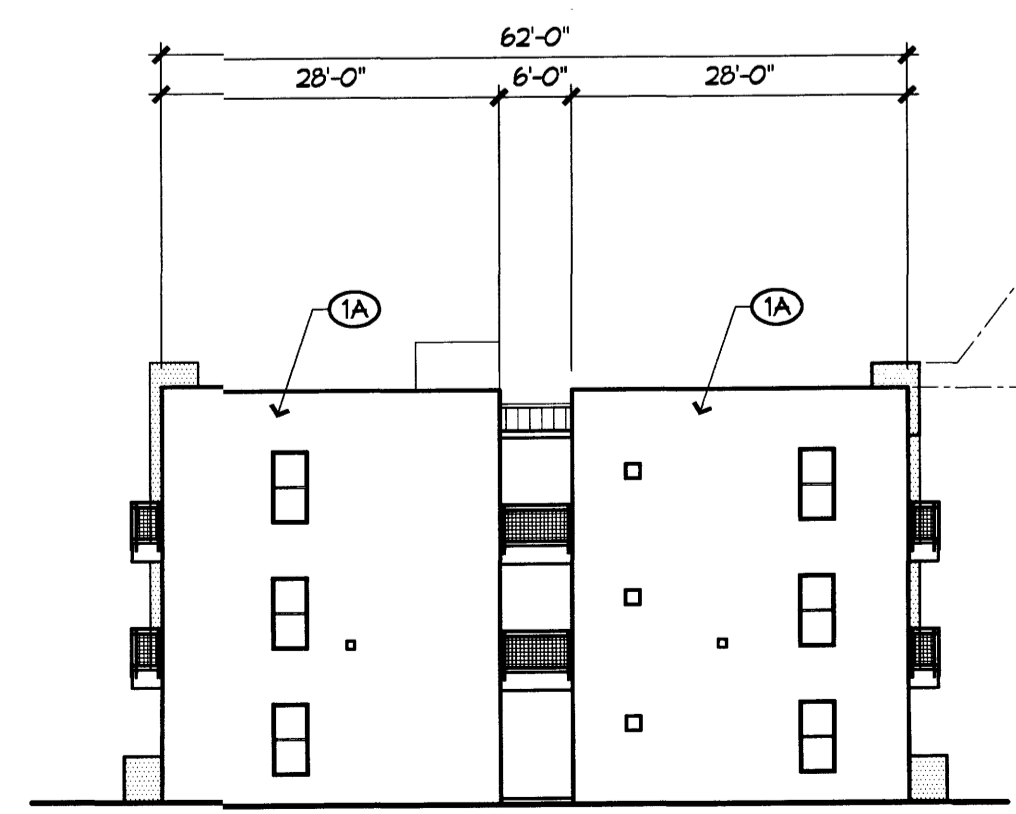
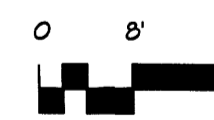
**C1 NORTH ELEVATION**  
BUILDING B

1/16" = 1'-0"



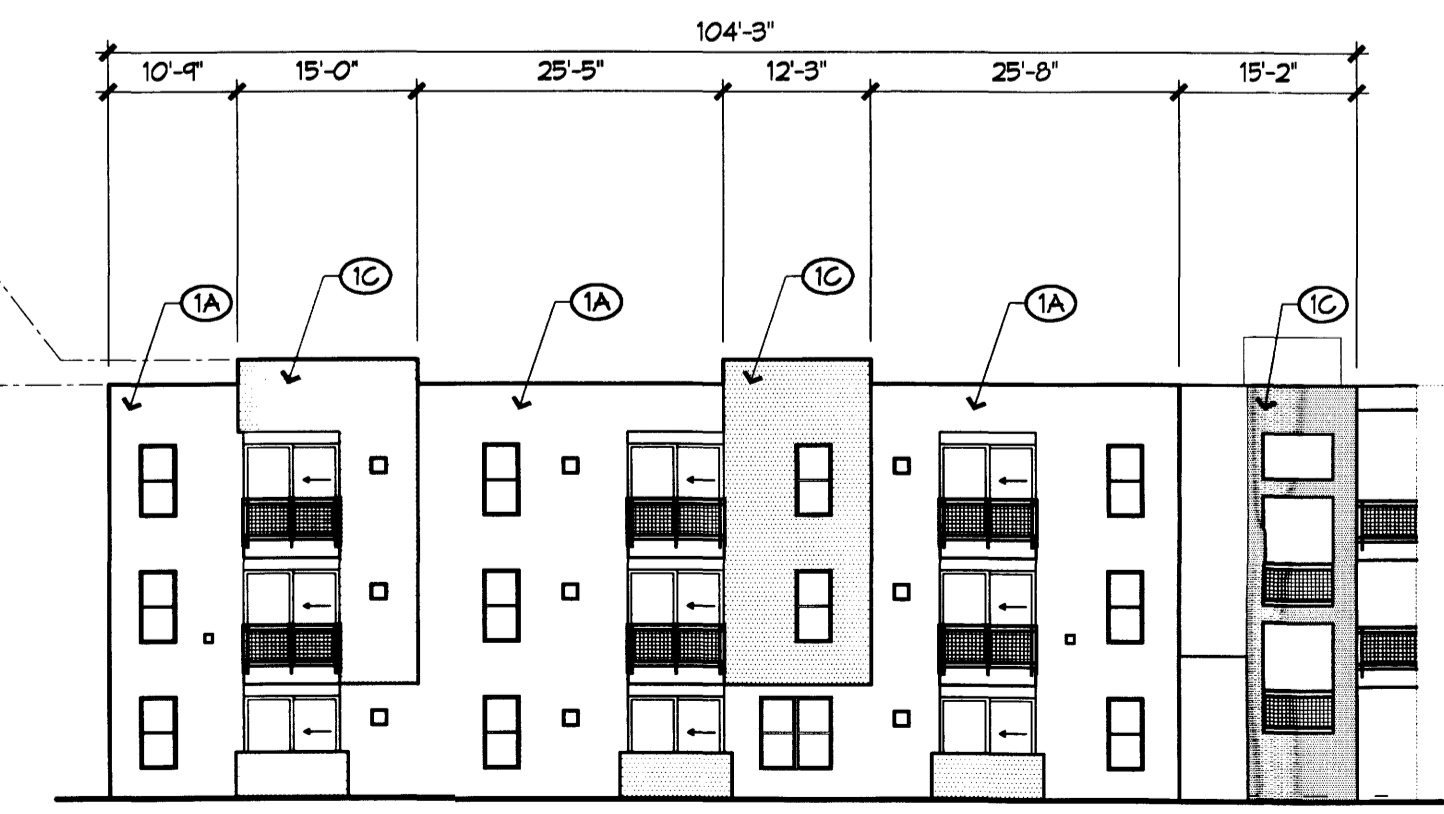
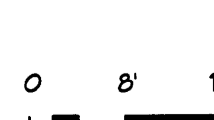
**C2 EAST ELEVATION**  
BUILDING B

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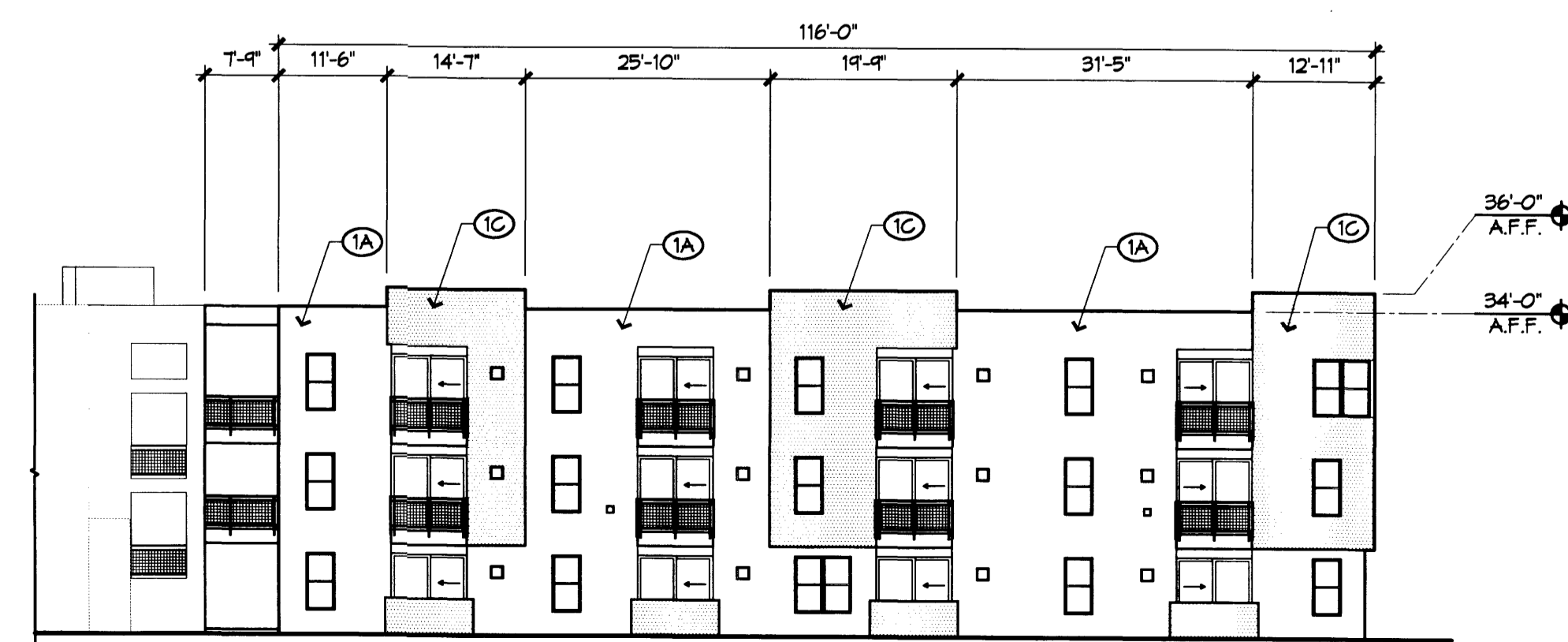
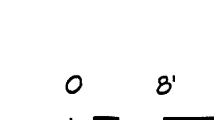
**D1 NORTH ELEVATION**  
BUILDING B

1/16" = 1'-0"



**D2 WEST ELEVATION - NORTH**  
BUILDING B

1/16" = 1'-0"



**D3 WEST ELEVATION - SOUTH**  
BUILDING B

1/16" = 1'-0"



REVISIONS

- △
- △
- △
- △

DRAWN BY

BEB

REVIEWED BY

DATE

June 16, 2006

PROJECT NO.

05100

DRAWING NAME

**BUILDING  
ELEVATIONS**

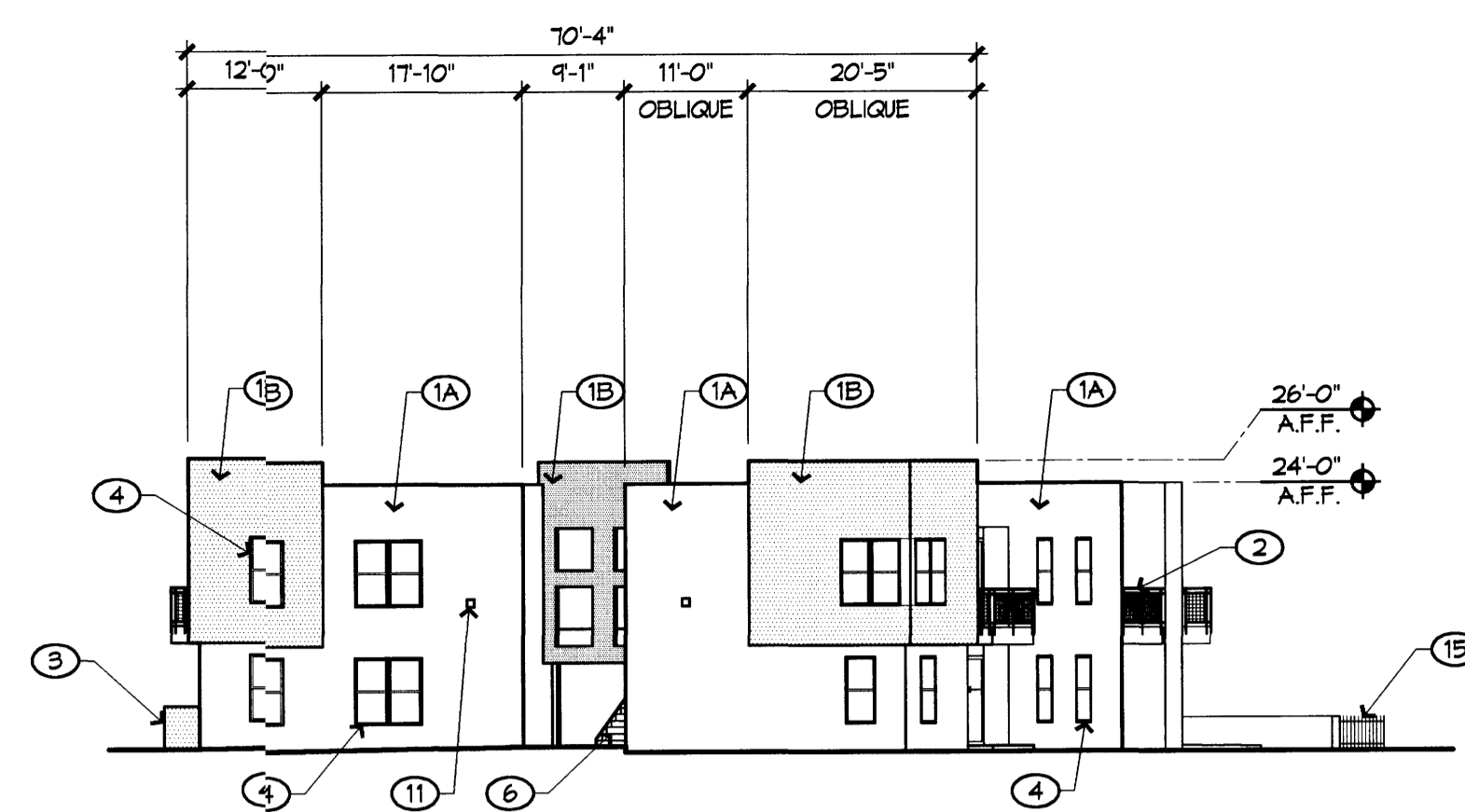
SHEET NO.

**A301**  
5 OF 9

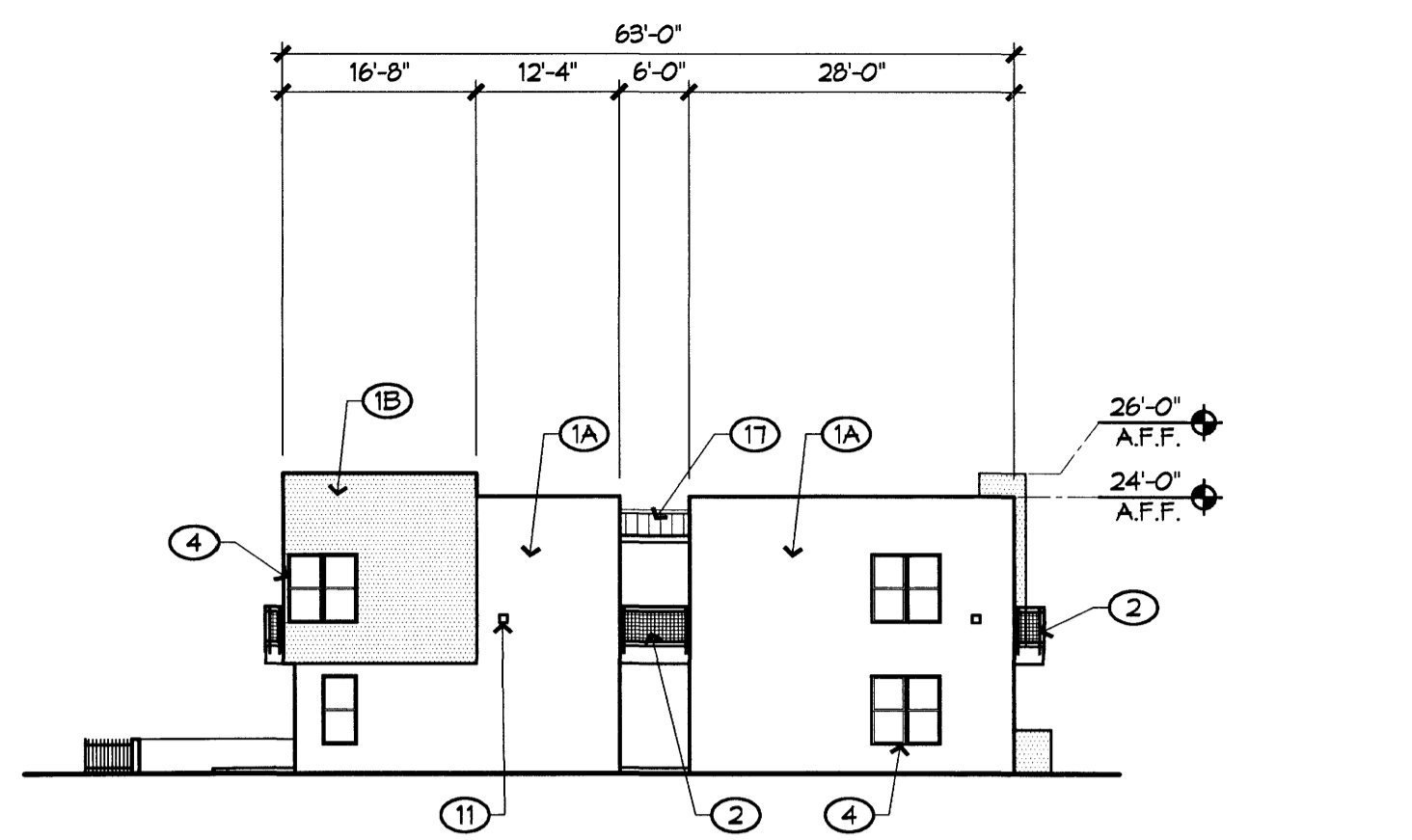
**KEYED NOTES**

**ELEVATIONS**

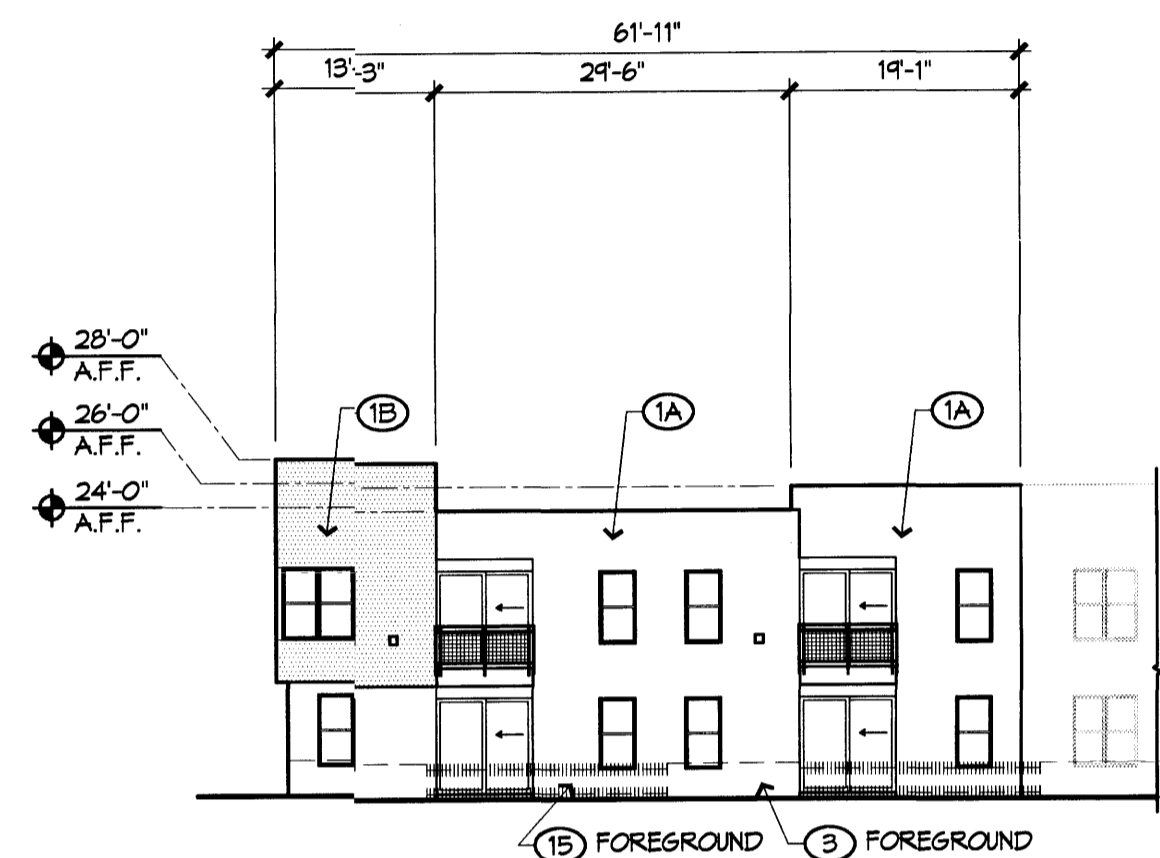
1. STUCCO FINISH, TYPICAL
- 1A. STUCCO FIELD COLOR: SAND (LIGHT TAN)
- 1B. STUCCO ACCENT COLOR #1: MEDIUM BROWN OR WARM GRAY
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3. PAINTED CMU PATIO WALLS, 3'-4" MAX. TYP. COLOR MATCHES EITHER RED/BROWN OR OLIVE/BROWN STUCCO, DEPENDENT ON LOCATION.
4. METAL FINISH ALUM. MILL FINISH WINDOW SYSTEM, SEE TYPICAL DIMS IN ELEVATIONS. GRAY GLASS.
5. CONTROL JOINT, TYP.
6. PAINTED STEEL STAIR. COLOR: CHARCOAL GRAY
7. 18" PUNCHED WINDOW OPENINGS, TYP.
8. BUILDING MOUNTED SIGNAGE, 6" HIGH LETTERS
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16. PEDESTRIAN WAY, TYP. 6'-0" HIGH PAINTED STEEL PICKET FENCE W/ GATE. COLOR: CHARCOAL GRAY.
17. GALVALUME METAL ROOFING.



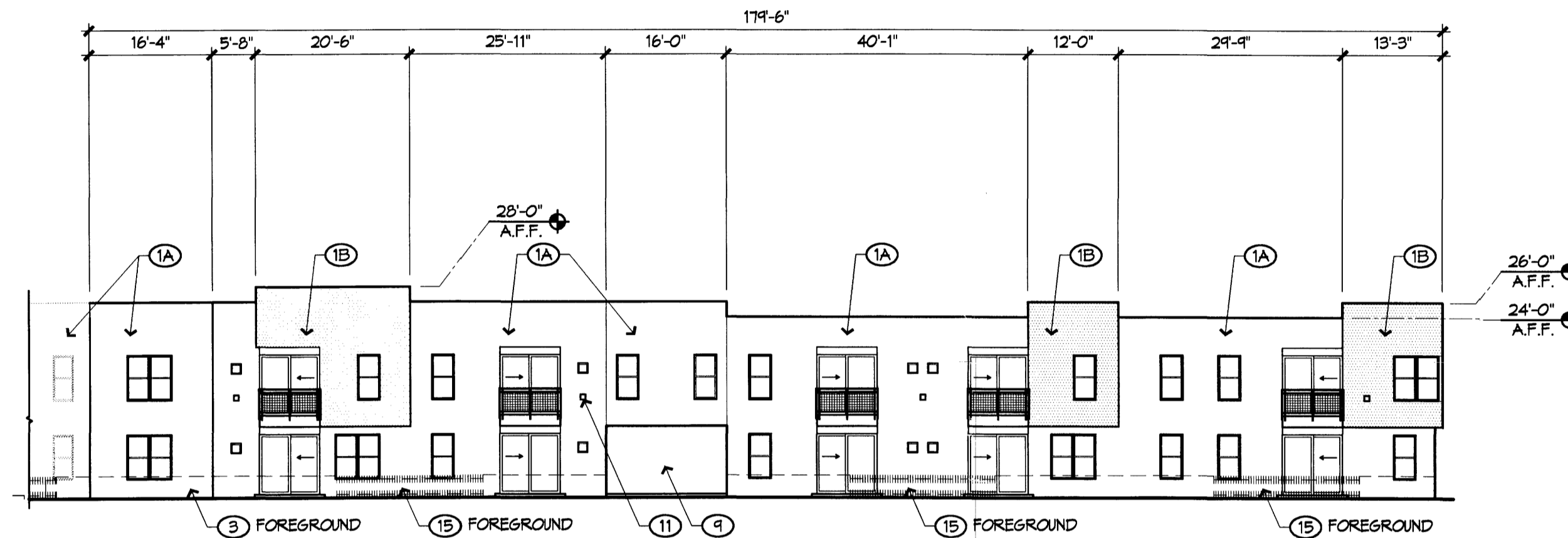
**A1 SOUTH ELEVATION**  
BUILDING C  
1/16" = 1'-0"  
0 8' 16'



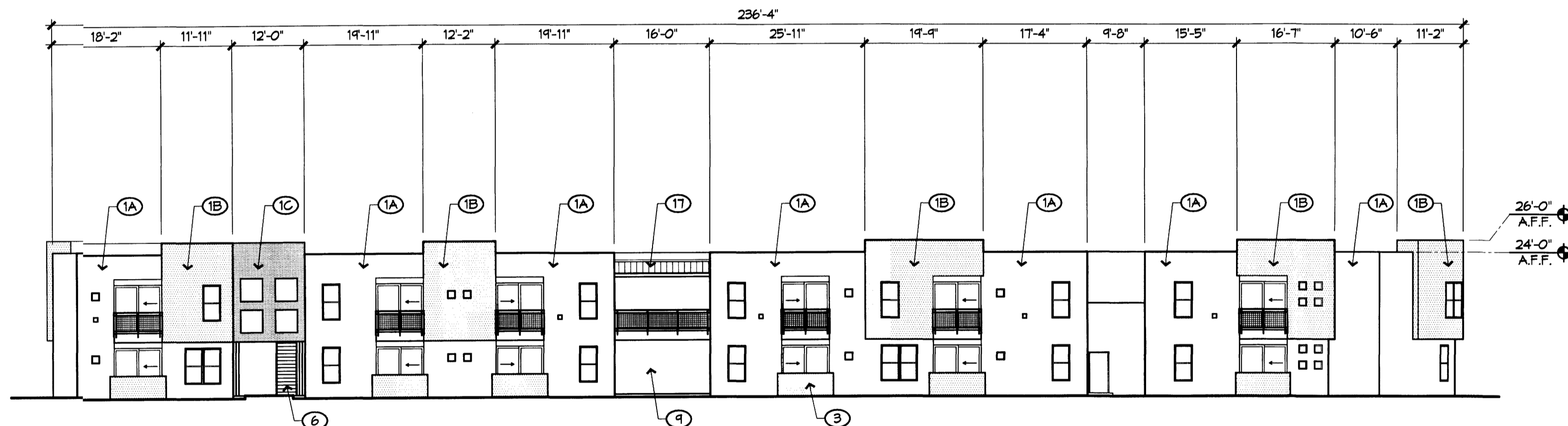
**A2 NORTH ELEVATION**  
BUILDING C  
1/16" = 1'-0"  
0 8' 16'



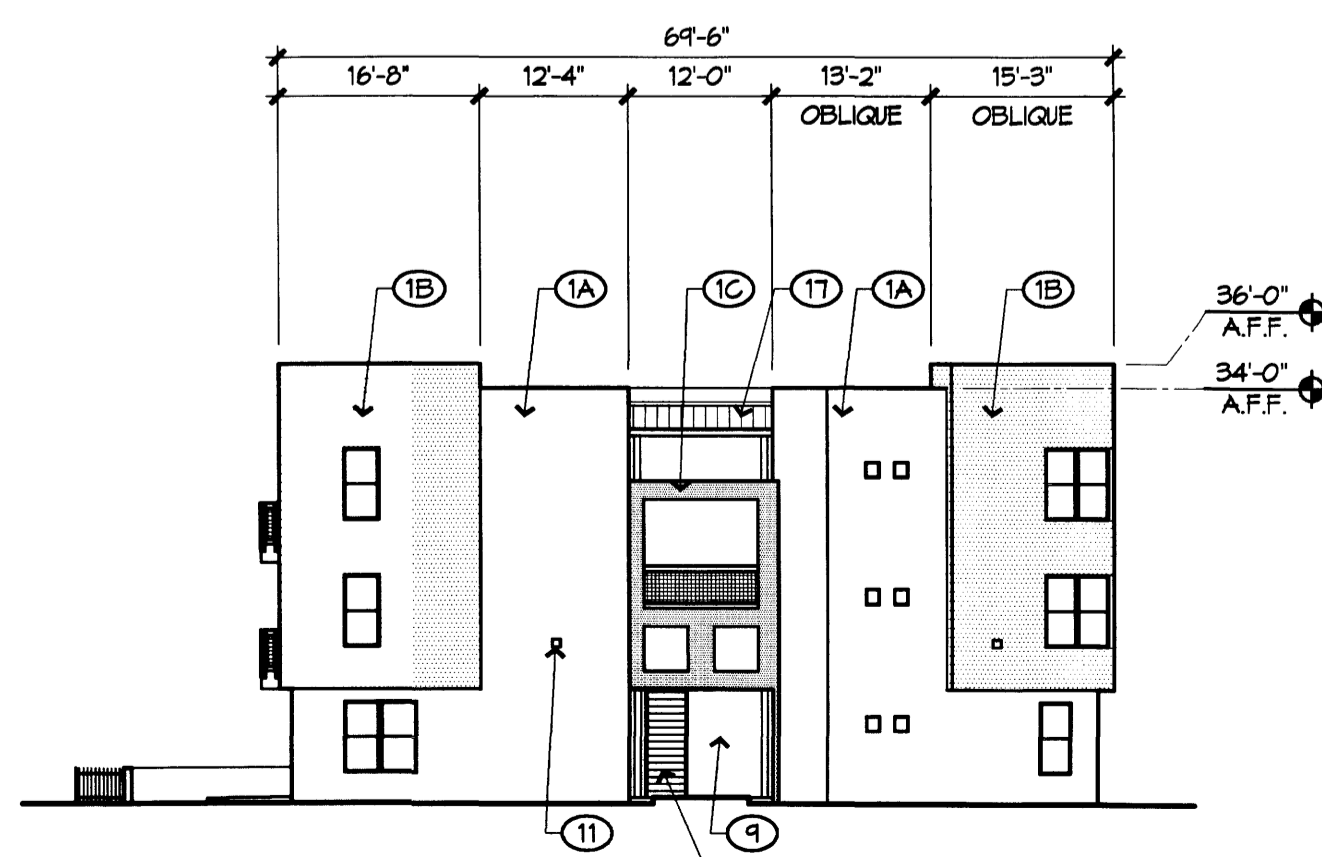
**B1 EAST ELEVATION**  
BUILDING C  
1/16" = 1'-0"  
0 8' 16'



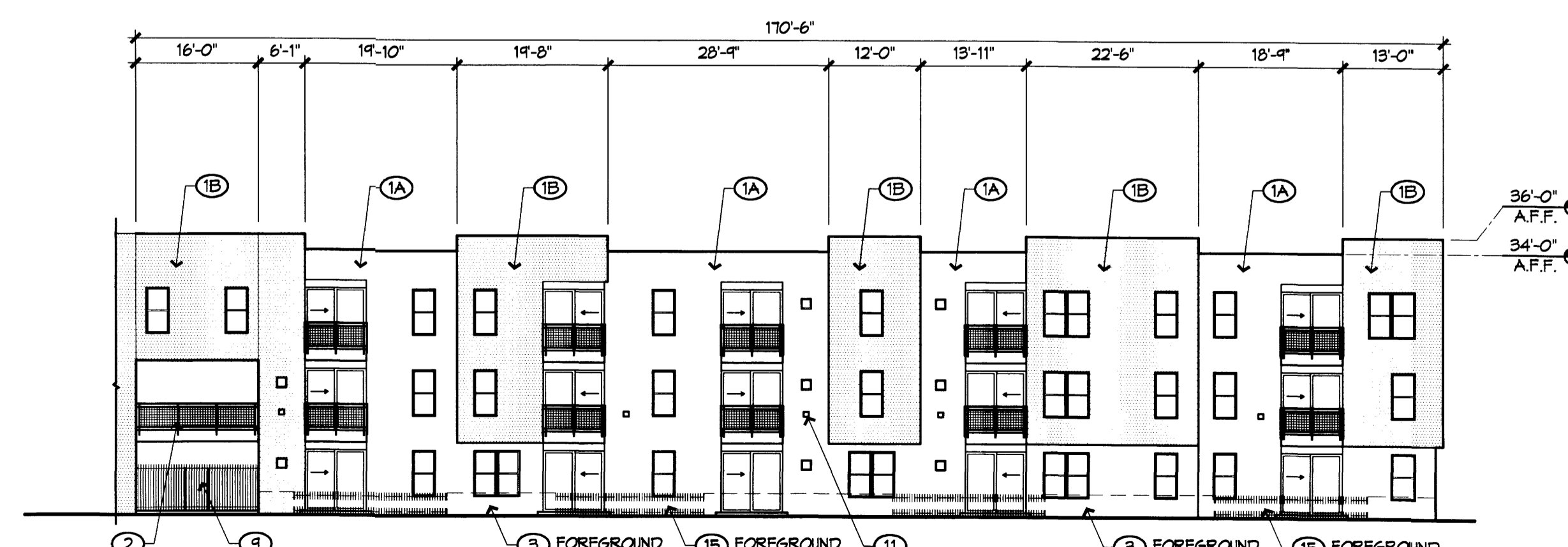
**C1 WEST ELEVATION**  
BUILDING C  
1/16" = 1'-0"  
0 8' 16'



**D1 SOUTH ELEVATION / SECTION**  
@ CARRIAGE WAY  
BUILDING D  
1/16" = 1'-0"  
0 8' 16'



**D2 NORTH ELEVATION**  
BUILDING D  
1/16" = 1'-0"  
0 8' 16'



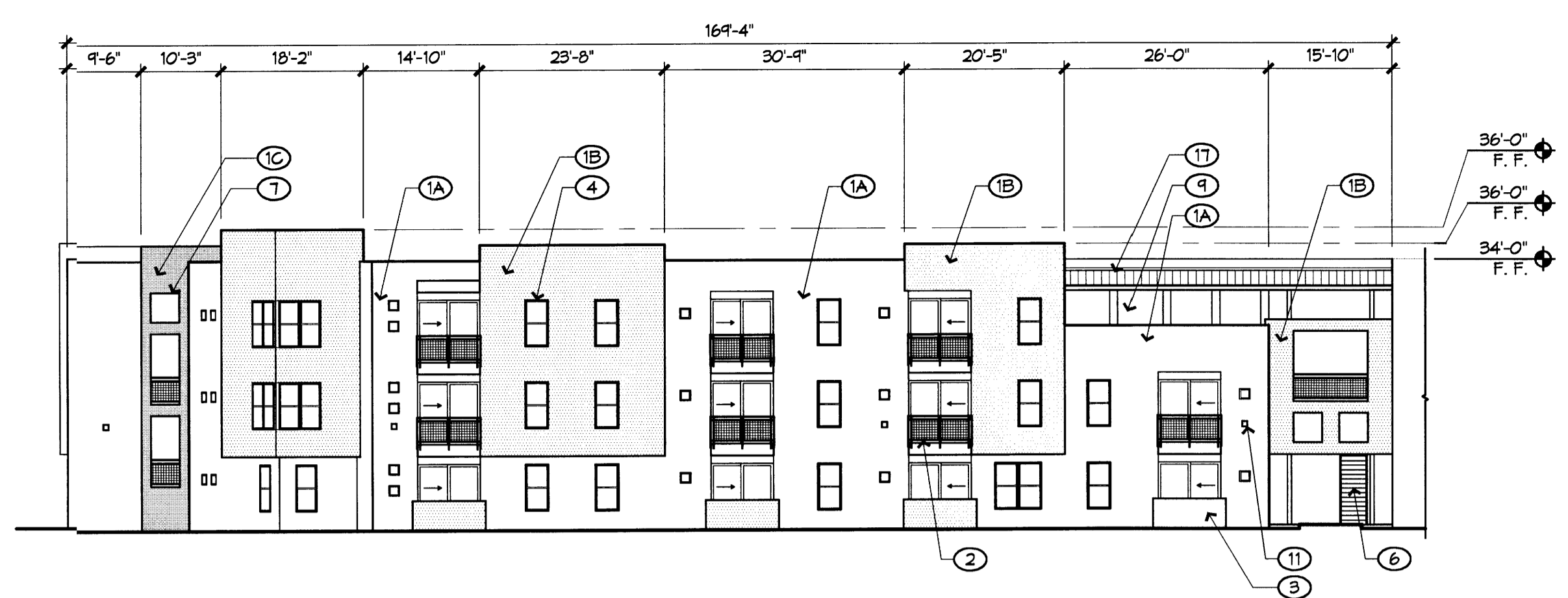
**D3 EAST ELEVATION**  
BUILDING D  
1/16" = 1'-0"  
0 8' 16'



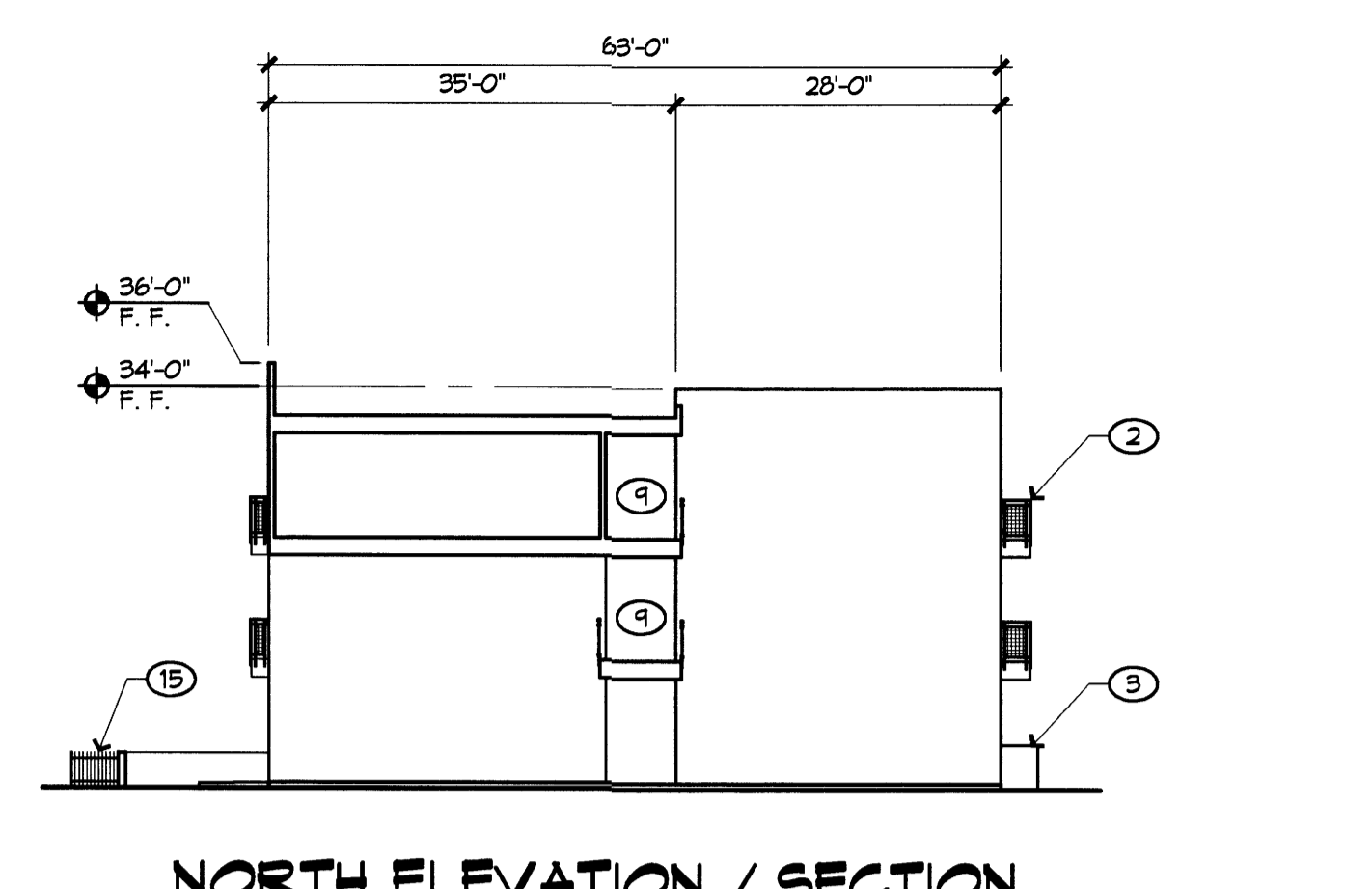
**KEYED NOTES**

**ELEVATIONS**

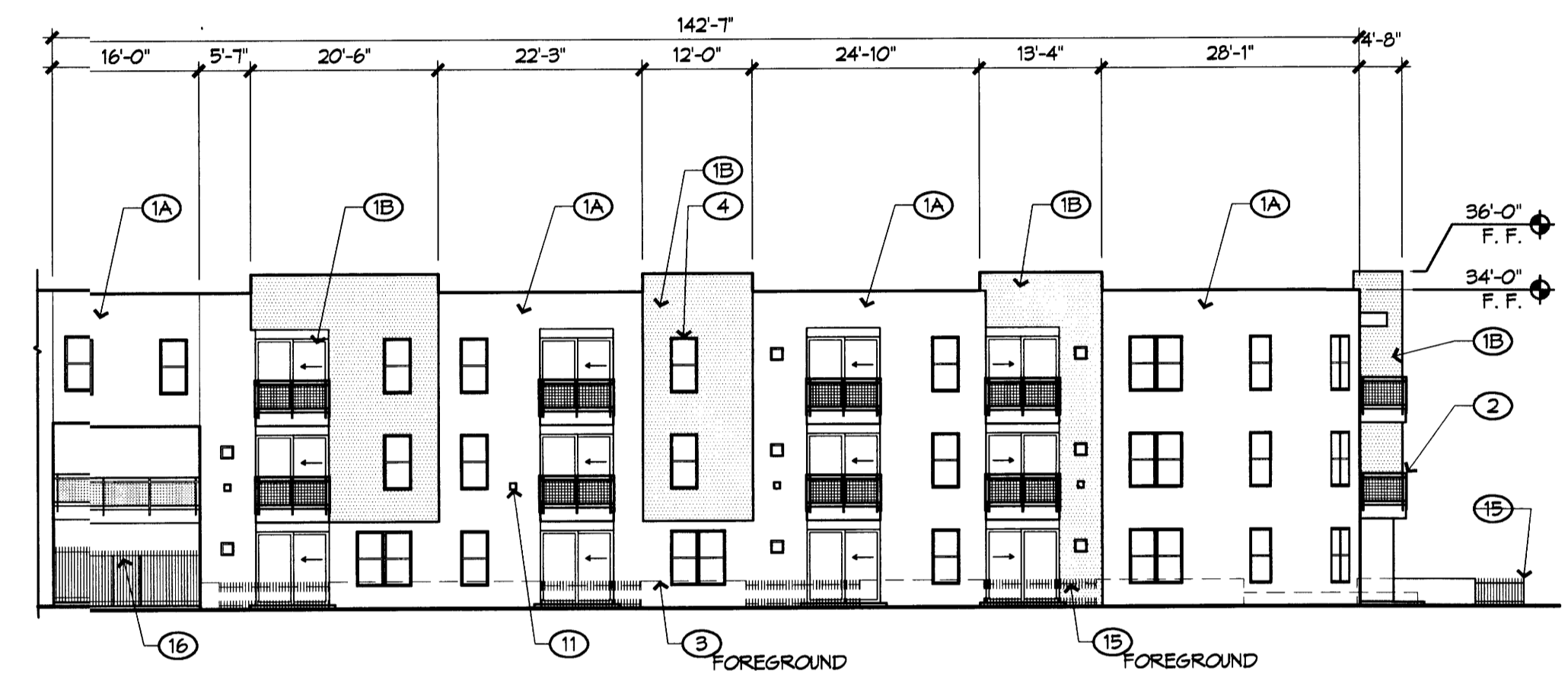
1. STUCCO FINISH, TYPICAL
- 1A. STUCCO COLOR: SAND (LIGHT TAN)
- 1B. STUCCO COLOR: TAN/LIGHT BROWN
- 1C. STUCCO COLOR: MEDIUM BROWN
- 1D. STUCCO COLOR: OLIVE/BROWN
- 1E. STUCCO COLOR: RED/BROWN
2. PAINTED STEEL BALCONIES, TYP. COLOR: CHARCOAL GRAY
3. PAINTED CMU PATIO WALLS, 3'-4" MAX. TYP. COLOR MATCHES EITHER RED/BROWN OR MEDIUM BROWN STUCCO, DEPENDENT ON LOCATION.
4. METAL FINISH (ALUM. MILL FINISH) WINDOW SYSTEM, SEE TYPICAL DMS IN ELEVATIONS, GRAY GLASS.
5. CONTROL JOINT, TYP.
6. PAINTED STEEL STAIR. COLOR: CHARCOAL GRAY
7. 18" PUNCHED WINDOW OPENINGS, TYP.
8. 3'-0" X 1'-0" BUILDING MOUNTED SIGNAGE: "LEASING OFFICE"
9. OPEN PEDESTRIAN WAY, TYP.
10. ENTRY PORTAL
11. WALL MOUNTED LIGHTING, DARK BRONZE FINISH, TYP.
12. SOFFIT MOUNTED PORTAL LIGHTING
13. PATIO TRELLIS STRUCTURE
14. 18" PUNCHED OPENING
15. PAINTED STEEL GATE. COLOR: CHARCOAL GRAY.
16. 3'-0" HIGH PAINTED STEEL PICKET FENCE. COLOR: CHARCOAL GRAY.
17. PEDESTRIAN WAY, TYP. 6'-0" HIGH PAINTED STEEL PICKET FENCE W/ GATE. COLOR: CHARCOAL GRAY.



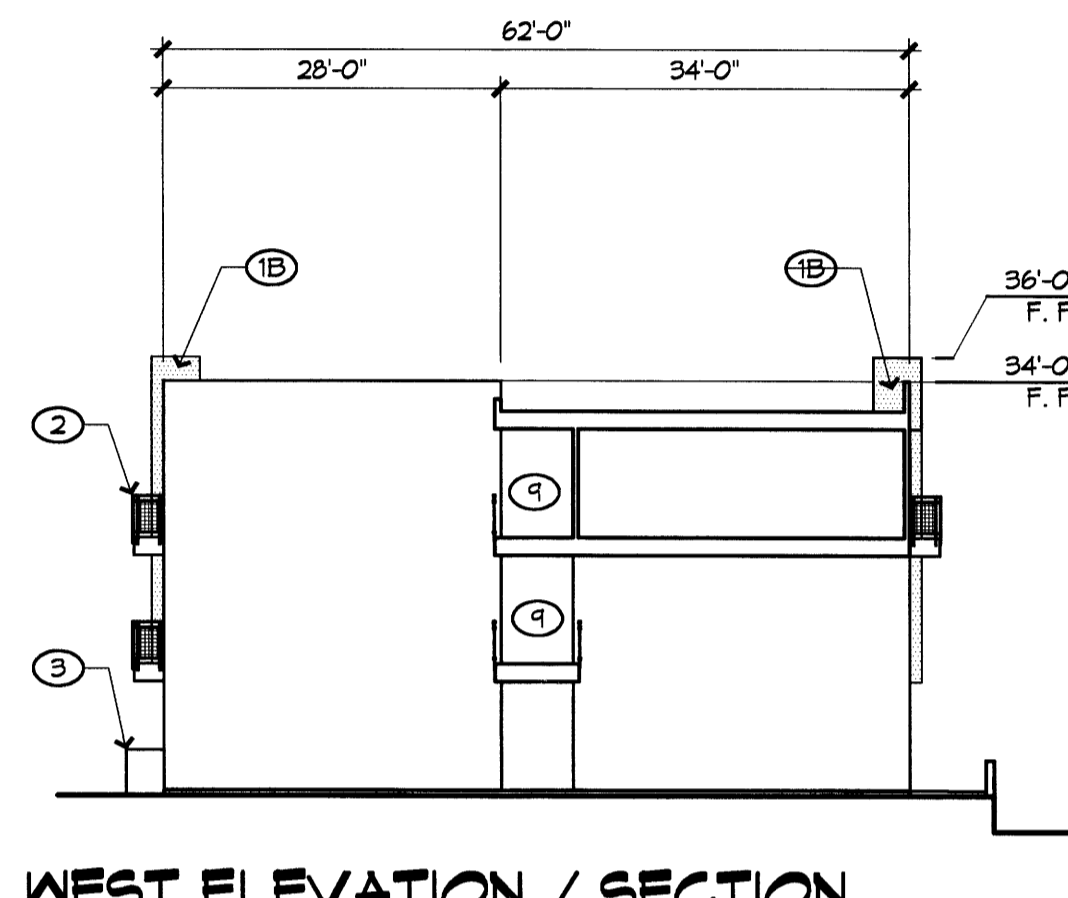
**A1 WEST ELEVATION**  
BUILDING D  
1/16" = 1'-0"



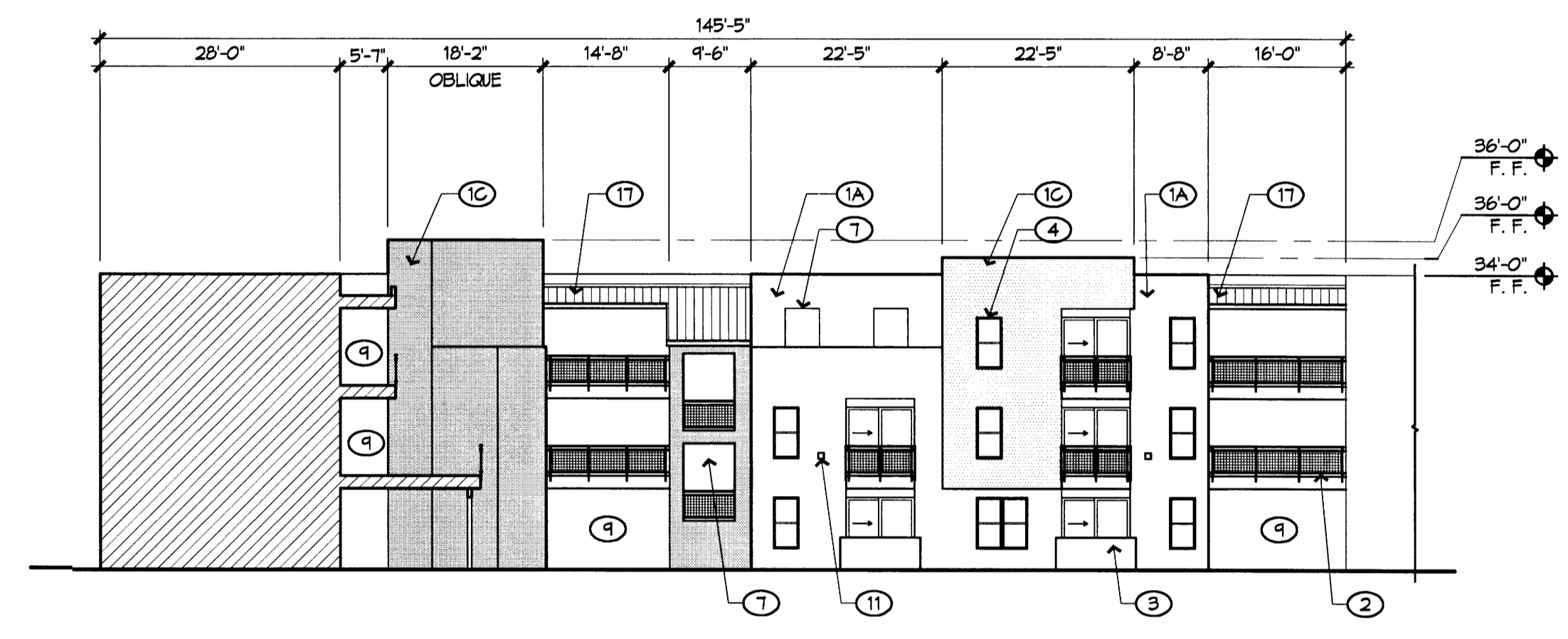
**A2 NORTH ELEVATION / SECTION**  
@ CARRIAGE WAY  
BUILDING E  
1/16" = 1'-0"



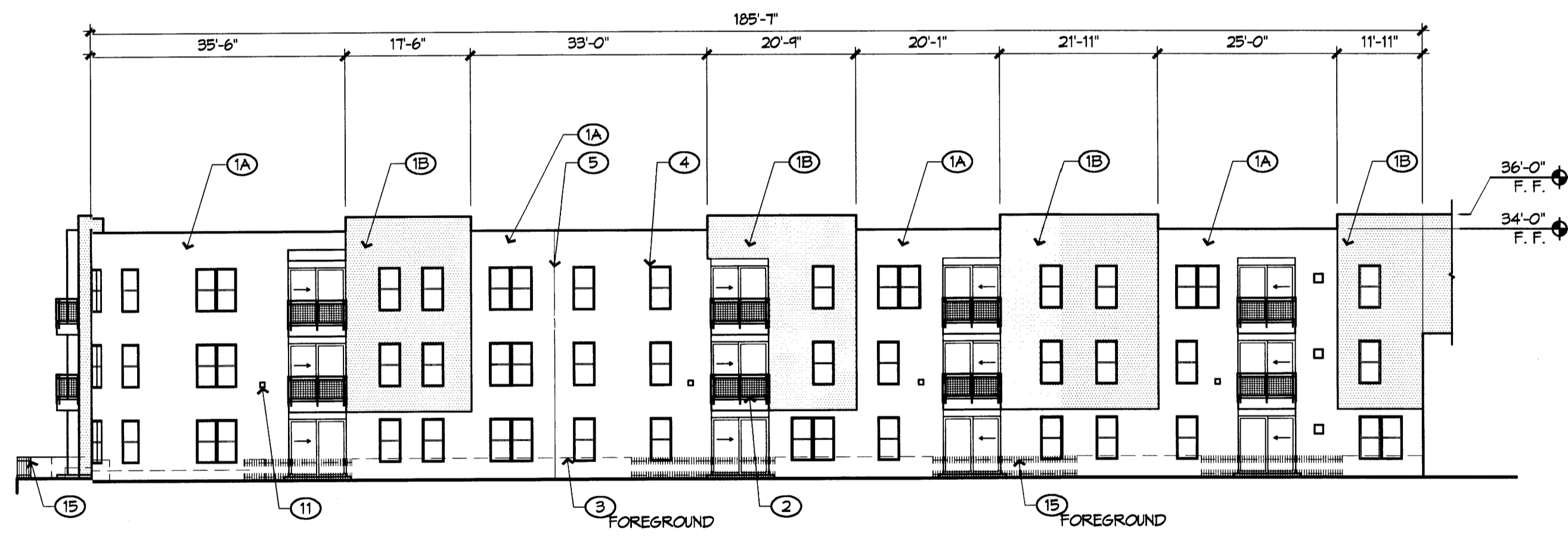
**B1 SOUTH ELEVATION**  
BUILDING E  
1/16" = 1'-0"



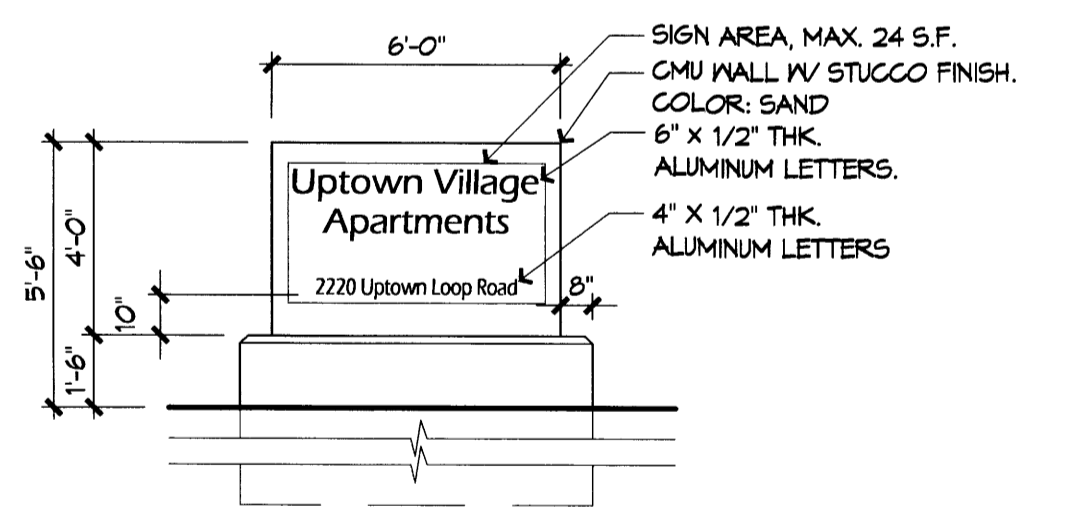
**B2 WEST ELEVATION / SECTION**  
@ CARRIAGE WAY  
BUILDING E  
1/16" = 1'-0"



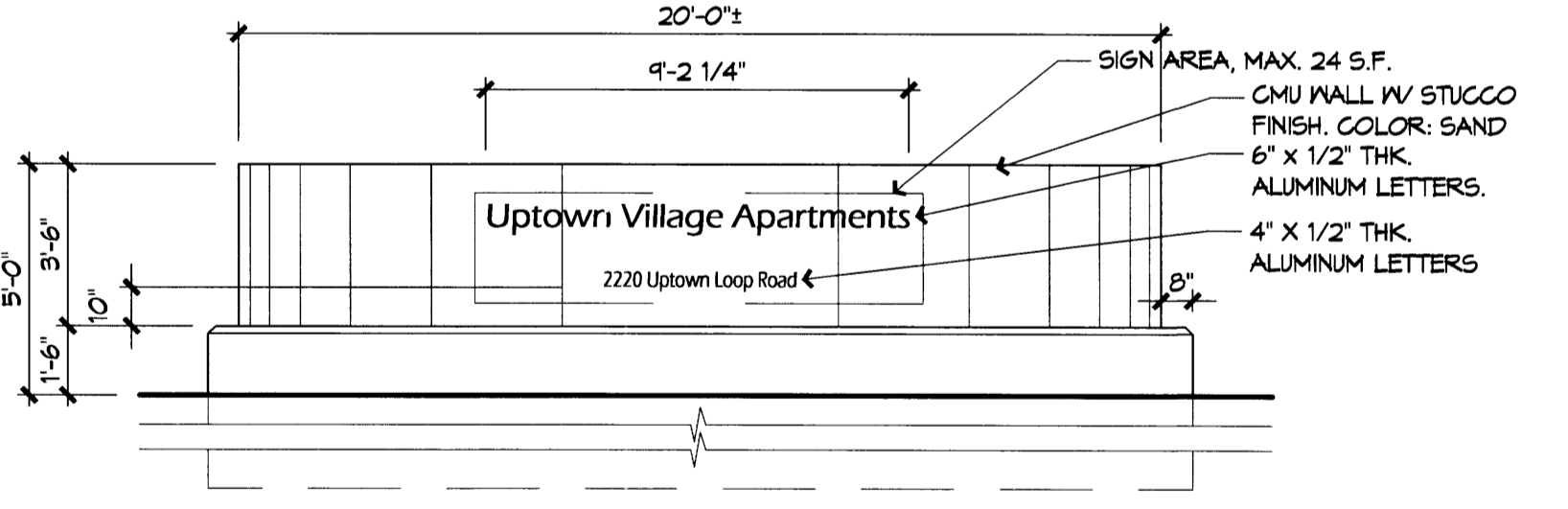
**C2 NORTH ELEVATION**  
BUILDING E  
1/16" = 1'-0"



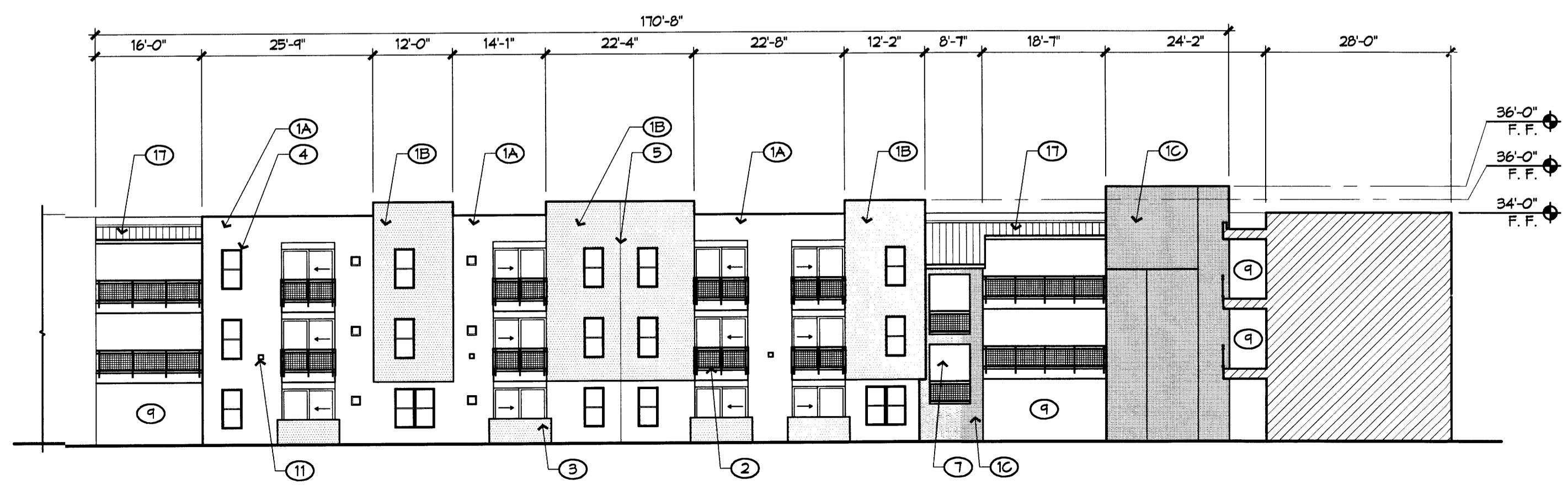
**C1 EAST ELEVATION**  
BUILDING E  
1/16" = 1'-0"



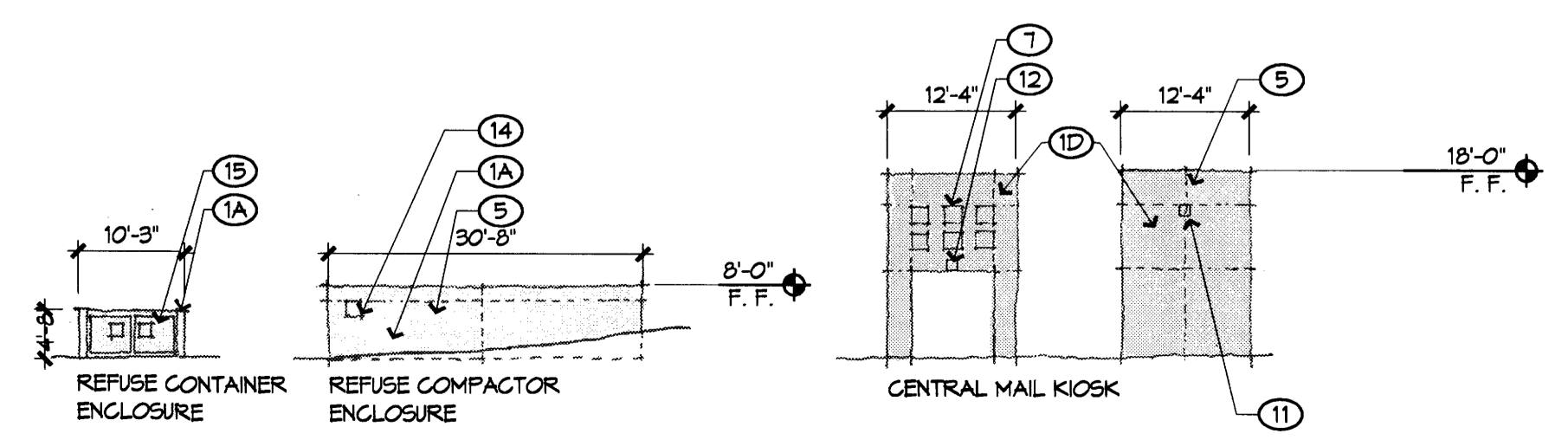
**C2 MONUMENT SIGN**  
AT UPTOWN LOOP ROAD  
0 2 4



**C3 MONUMENT SIGN**  
AT INDIAN SCHOOL / ESPANOLA  
0 2 4



**D1 WEST ELEVATION**  
BUILDING E  
1/16" = 1'-0"

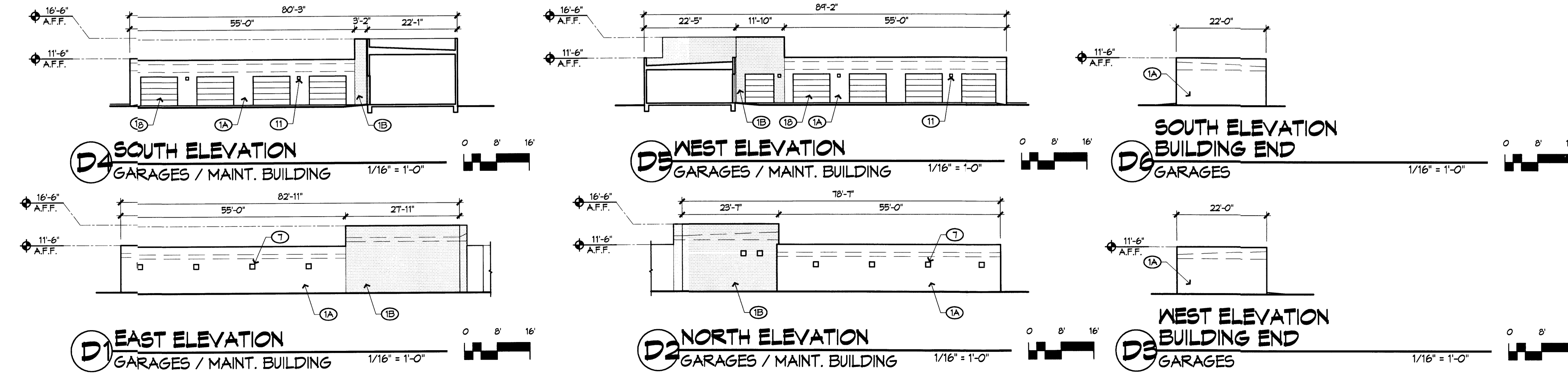
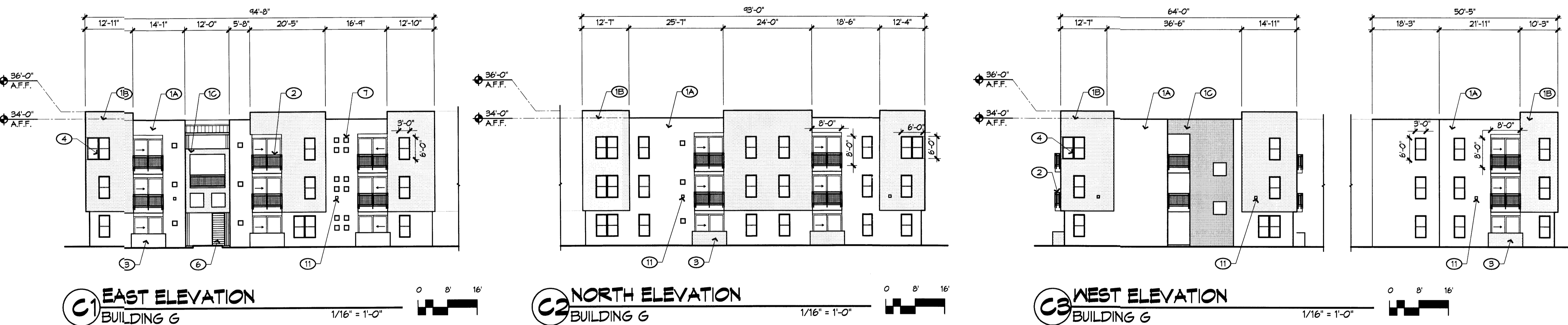
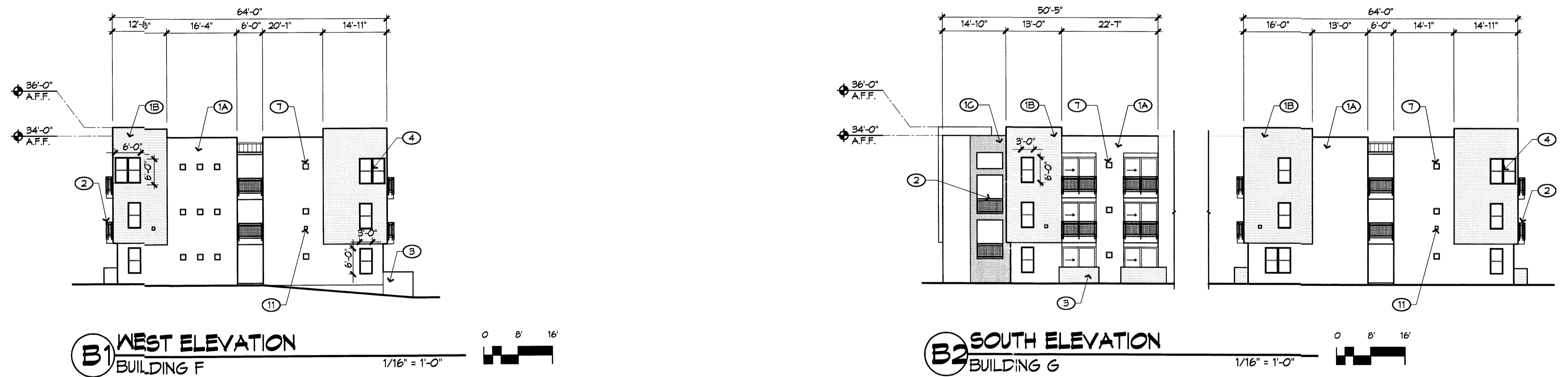
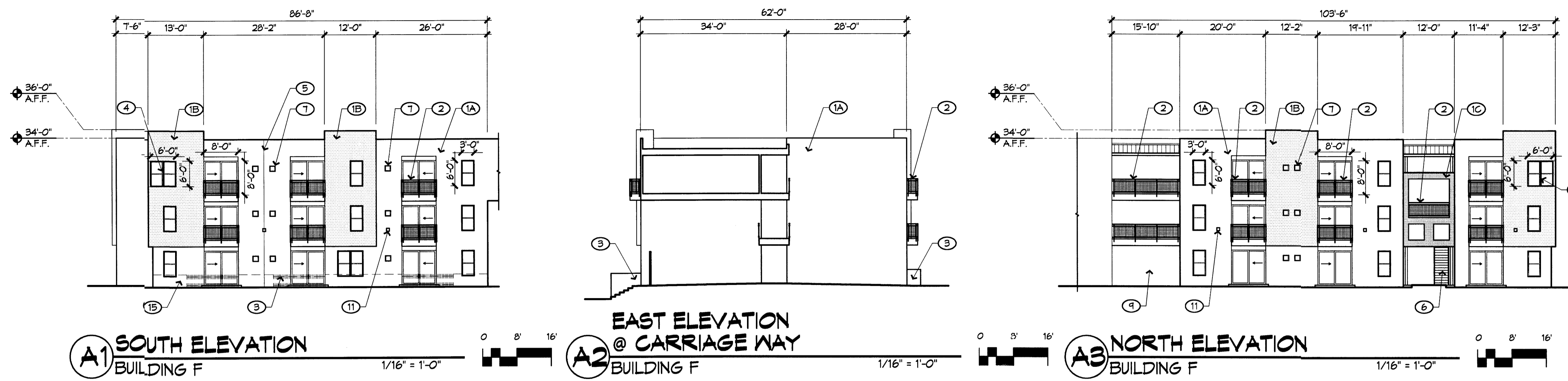


**D2 WALLS**  
ELEVATIONS  
0 8 16

**KEYED NOTES**

**ELEVATIONS**

1. STUCCO FINISH, TYPICAL
- 1A. STUCCO FIELD COLOR: SAND (LIGHT TAN)
- 1B. STUCCO ACCENT COLOR #1: MEDIUM BROWN OR WARM GRAY
- 1C. STUCCO ACCENT COLOR #2: OLIVE/BROWN OR RED/BROWN
2. PAINTED STEEL BALCONIES, TYP. COLOR: CHARCOAL GRAY
3. PAINTED CMU PATIO WALLS, 3'-4" MAX. TYP. COLOR MATCHES EITHER RED/BROWN OR OLIVE/BROWN STUCCO, DEPENDENT ON LOCATION.
4. METAL FINISH (ALUM. MILL FINISH) WINDOW SYSTEM, SEE TYPICAL DIMS IN ELEVATIONS. GRAY GLASS.
5. CONTROL JOINT, TYP.
6. PAINTED STEEL STAIR. COLOR: CHARCOAL GRAY
7. 18" FUNCHED WINDOW OPENINGS, TYP.
8. BUILDING MOUNTED SIGNAGE, 6" HIGH LETTERS
9. OPEN PEDESTRIAN WAY, TYP.
10. ENTRY PORTAL
11. WALL MOUNTED LIGHTING, DARK BRONZE FINISH, TYP.
12. SOFFIT MOUNTED PORTAL LIGHTING
13. PATIO TRELIS STRUCTURE
14. PAINTED STEEL GATE. COLOR: CHARCOAL GRAY.
15. 3'-0" HIGH PAINTED STEEL PICKET FENCE. COLOR: CHARCOAL GRAY.
16. PEDESTRIAN WAY, TYP. 6'-0" HIGH PAINTED STEEL PICKET FENCE IV GATE. COLOR: CHARCOAL GRAY.
17. GALVALUME METAL ROOFING.
18. GARAGE DOOR, PAINT TO MATCH STUCCO.



**UPTOWN VILLAGE**  
Apartments  
2220 Uptown Loop Road  
Albuquerque, New Mexico

REVISIONS

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- △
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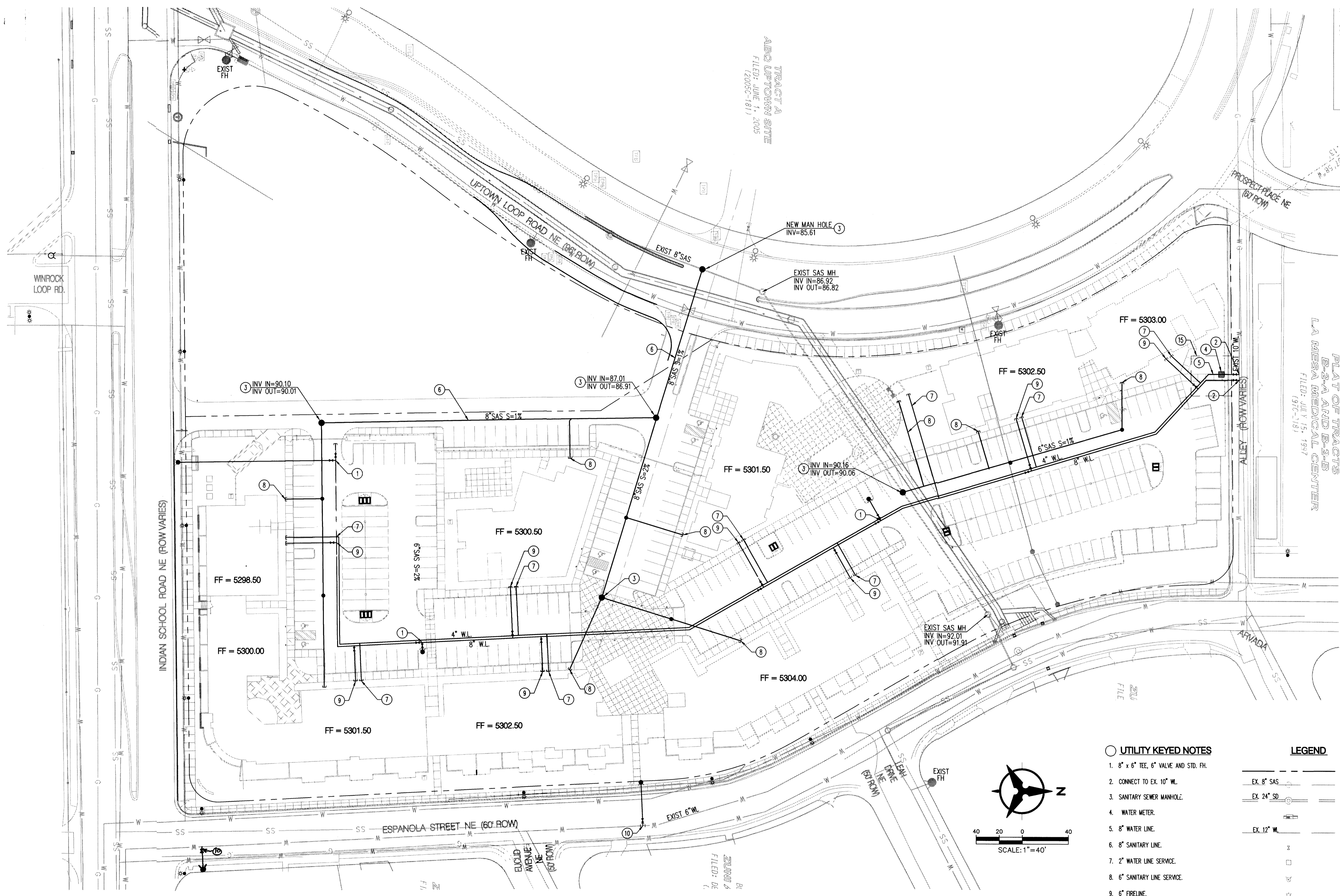
DRAWN BY	CJK
REVIEWED BY	JLM
DATE	06.19.06
PROJECT NO.	05100
DRAWING NAME	

**CONCEPTUAL  
UTILITY  
PLAN**

1 PARTLY 12'-0" TO 13'-0"  
N (MAD) 1977  
ADJACENT (CENTRAL ZONE)  
TSS-0193-23  
0193-01-93965691  
N = 5300.769

TRACT B-2-F  
PLAT OF TRACTS  
B-2-A AND B-2-B  
LA MERZA MEDICAL CENTER  
FILED: JUL 15, 1997

TRACT A  
ABC UPTOWN SITE  
FILED: JUNE 1, 2003  
(2005C-181)



UTILITY KEYED NOTES

1. 8" x 6" TEE, 6" VALVE AND STD. FH.
2. CONNECT TO EX. 10" WL.
3. SANITARY SEWER MANHOLE.
4. WATER METER.
5. 8" WATER LINE.
6. 8" SANITARY LINE.
7. 2" WATER LINE SERVICE.
8. 6" SANITARY LINE SERVICE.
9. 6" FIRELINE.
10. 6"x6" TEE, 6" VALVE, AND STANDARD FIRE HYDRANT.
11. 4" DOMESTIC WATER LINE.
12. 35'x35' WATER EASEMENT.

LEGEND

---	PROPERTY LINE
EX. 8" SAS	EX. SANITARY SEWER & MANHOLE
EX. 24" SD	EX. STORM DRAIN & MANHOLE
---	EX. INLET
EX. 12" WL	EX. WATER LINE
---	EX. VALVE
---	EX. METER
---	EX. FIRE HYDRANT
---	EX. STREET LIGHT
SAS	PROPOSED SANITARY SEWER
---	PROPOSED CLEANOUT
WL	PROPOSED WATERLINE
---	VALVE

