TARGET®

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB RE-SUBMITTAL - 11/10/11

Notice of Decision Planning Conditions addressed 12/12/11

1007316

TARGET @ ABQ UPTOWN
Albuquerque, New Mexico

HUNT
DEVELOPMENT GROUP

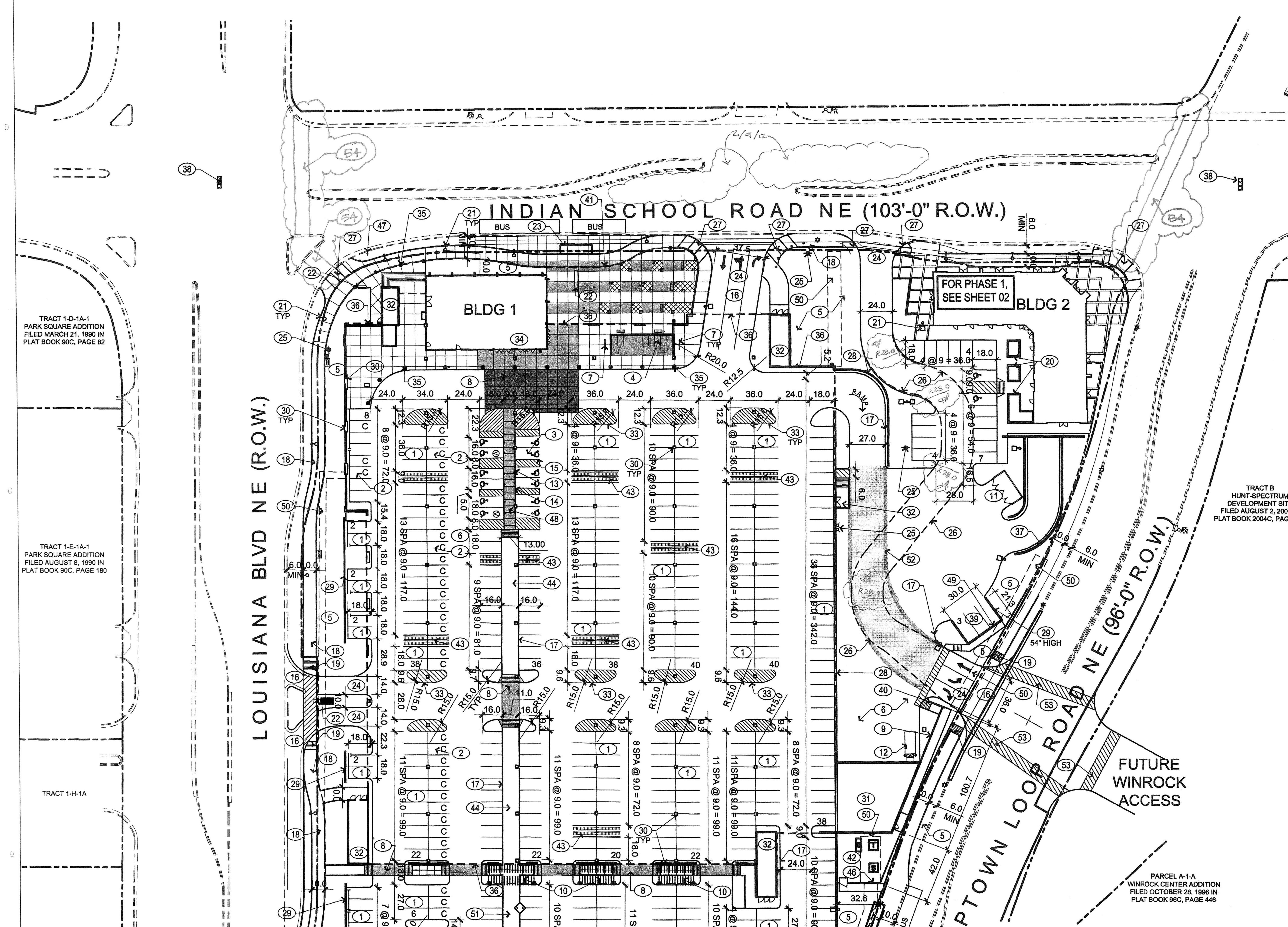
Dekker/Perich/Sabatini

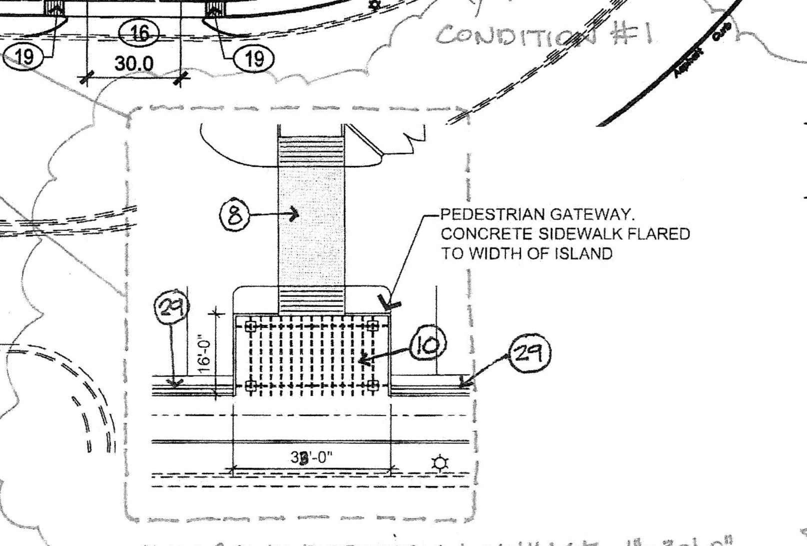
LCA
Lawrence A. Cates & Associates, LLP
Consulting Engineers

EIDAHL ENVIRONMENTAL
design, inc.

INDEX of DRAWINGS

COVER SHEET





SITE PLAN - PHASE 2 (FULL BUILD-OUT)

1" = 50'-0"

CPTED PRINCIPLES

- WELL DEFINED SITE ENTRANCES WITH SIGNS, PLANTINGS, BOLLARDS AND LIGHTS
- CLEARLY MARKED PUBLIC PATHS
- MAXIMIZED VISIBILITY WITH FULLY ILLUMINATED PARKING AREAS AND DRIVING LANES USING LIGHTING THAT IS EVEN, UNIFORM AND DOES NOT PRODUCE DARK AREAS.
- NATURAL LIGHTING AND OPENNESS IN PARKING AREA
- ALL SURFACES CLEAN AND LIGHT IN COLOR TO REFLECT LIGHT
- NO ACCESS TO ROOF FROM PARKING AREA
- STAIRWELLS ARE NOT ACCESSIBLE FROM PARKING AREA
- MONITORED STORE ENTRANCE
- ELEVATORS ARE LOCATED WITHIN THE STORE ENTRY
- BUILDINGS AND WALKWAYS WILL BE KEPT CLEAN AND REPAIRED. PLANTINGS WILL BE KEPT IN GOOD CONDITION.
- DEVELOPMENT WILL BE MAINTAINED TO TARGET'S HIGH COMPANY STANDARDS.
- VISIBILITY IN THE PARKING AREA IS AVAILABLE IN MULTIPLE LOCATIONS AROUND THE BUILDING PERIMETER
- ENHANCED TARGET VIDEO SOLUTIONS (TVS) WILL BE INSTALLED FOR SECURITY CAMERAS UNDER THE BUILDING.

FURNISHINGS LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, A3 / SHEET 3
- 30'-0" HIGH AREA POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE (20'-0" WHERE OCCURS), A4 & A5 / SHEET 3
- EXISTING STREET POLE LIGHT
- LIGHT BOLLARD AND SPHERE BOLLARD, A2 & A3 / SHEET 3
- 1' WIDE SEAT WALL
- 6' BENCH, D2 / SHEET 3 AND TRASH RECEPTACLES
- C COMPACT PARKING SPACE, "COMPACT" ON PAVEMENT
- TRASH RECEPTACLES

SITE DATA

LEGAL DESCRIPTION:		ZONE:	SU-3
TRACK A, HUNT - SPECTRUM DEVELOPMENT SITE			
BUILDING 1 AREA:	155,629 SF		
BUILDING 2 AREA - RETAIL:	6,200 SF		
BUILDING 2 AREA - HOUSING:	21,600 SF (3 FLOORS @ 7,200 SF, 18 DU)		
BUILDING 3 AREA:	4,740 SF		
TOTAL:			
BUILDING AREA:	188,169 SF		
SITE AREA:	320,480 SF (7.36 ACRES)		
F.A.R. (188,169 SF / 320,480 SF):	0.59		

PARKING

BUILDING 1:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	155,629 SF / 500 = 312 SPACES
PARKING PROVIDED		451 SPACES
ACCESSIBLE REQ'D / PROVIDED		12 SPACES / 12 SPACES

BUILDING 2:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	6,200 SF / 500 = 13 SPACES
HOUSING	1.5/DU	1.5 X 18 DU = 27 SPACES
PARKING PROVIDED		41 SPACES (11 SURFACE, 30 BELOW)
ACCESSIBLE REQ'D / PROVIDED		2 SPACES / 2 SPACES

BUILDING 3:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	4,740 SF / 500 = 10 SPACES
PARKING PROVIDED		22 SPACES
ACCESSIBLE REQ'D / PROVIDED		2 SPACES / 2 SPACES

TOTAL:

PARKING REQUIRED:	362 SPACES
PARKING PROVIDED:	538 SPACES (36 - COMPACT)
ACCESSIBLE REQ'D / PROVIDED	16 SPACES / 16 SPACES

MOTORCYCLE PARKING:

REQUIRED:	501-750 PARKING SPACES = 7 SPACES
PROVIDED:	10 SPACES

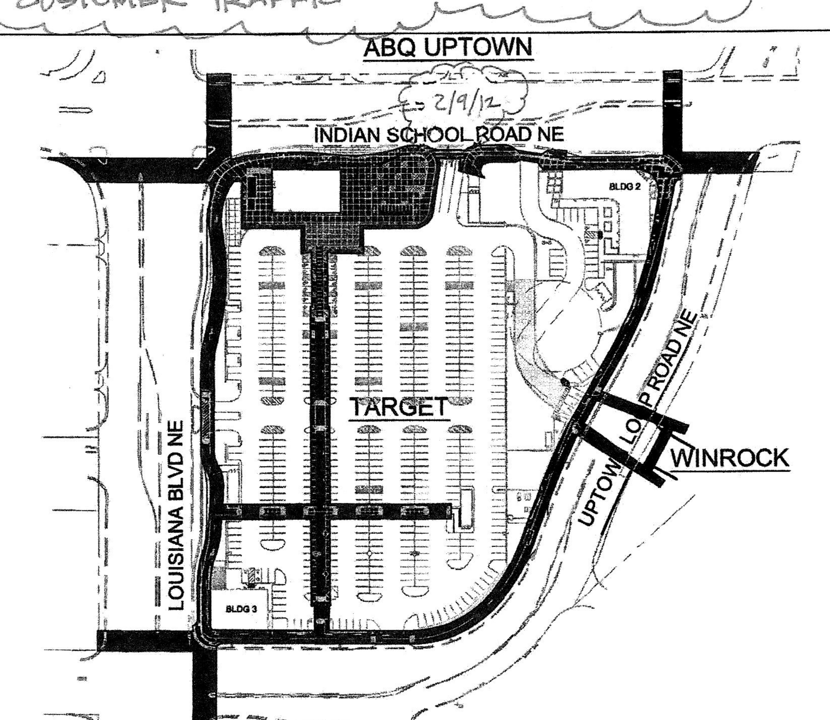
BICYCLE PARKING:

REQUIRED:	1:20 AUTOMOBILE, (538 / 20) = 27 SPACES
PROVIDED:	30 SPACES

CONDITION #3

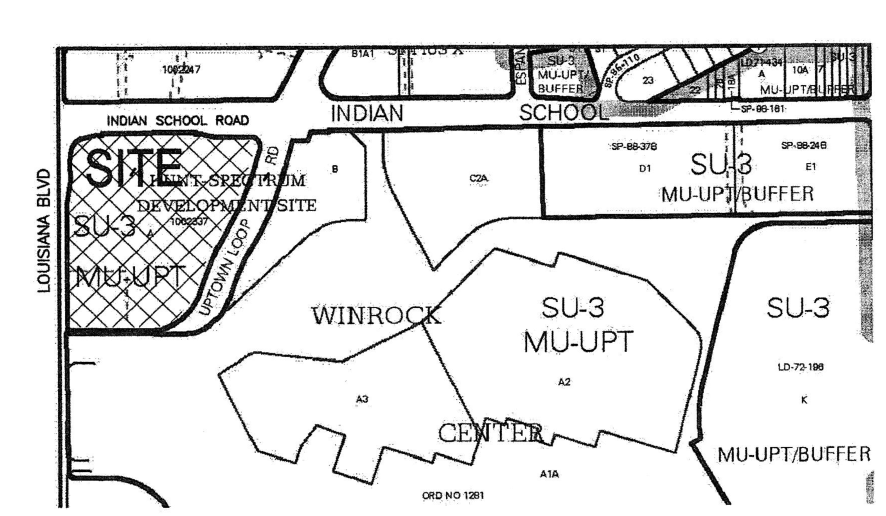
DELIVERY NOTE

TRUCK DELIVERY TIMES WILL OCCUR BETWEEN 6AM AND 12AM. EFFORTS WILL BE MADE TO COORDINATE DELIVERIES WITH OFF-PEAK CUSTOMER TRAFFIC



CONNECTIVITY PLAN

NOT TO SCALE



VICINITY MAP

Zone Atlas Map J-19-Z

1" = 500'-0"

GENERAL NOTES

A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
B. SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION.
C. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
E. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
F. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
H. SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS.
I. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES.
J. PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES AND TRASH RECEPTACLES.
K. TARGET WILL MAINTAIN THE PEDESTRIAN CROSSWALK AT DRIVEWAYS WITHIN THE PARKING AREAS.

KEYED NOTES

1. TYPICAL PARKING SPACE; 9'-0"x18'-0" (UNLESS NOTED OTHERWISE).
2. TYPICAL COMPACT PARKING SPACE; 8'-0"x16'-0"
3. TYPICAL ADA PARKING SPACE; 9'-0"x18'-0"
4. TYPICAL MOTORCYCLE PARKING SPACE; 5'-0"x8'-0", REFER DETAIL C2 / SHEET 4
5. LANDSCAPED AREA; REFER TO LANDSCAPE PLAN
6. CONCRETE PAVING
7. METAL BIKE RACK; REFER DETAIL D1 / SHEET 3
8. PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING CONCRETE PAVING.
9. 16' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING, REFER DETAIL A1 / SHEET 4
10. STEEL TRELLIS ABOVE
11. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; REFER DETAIL B5 / SHEET 3
12. TRASH COMPACTOR
13. POLE MOUNTED ADA SIGNAGE, RE: C5 / SHEET 03
14. 6" Ø BOLLARD, TYP.
15. PAINTED ADA PAVEMENT SIGNAGE TYP.
16. AUTOMOBILE INGRESS/EGRESS.
17. CONCRETE CURB
18. 10' SIDEWALK, RE: A4 / SHEET 4
19. NEW CONCRETE ADA RAMP WITH. 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD DRAWING 2440
20. RAISED LANDSCAPE PLANTER, RE A3 / SHEET 5
21. LIGHT POLE TYP; REFER DETAIL A3, A4 & A5 / SHEET 3
22. MONUMENT SIGN; REFER WAYFINDING SHEETS 20 - 21
23. PROPOSED BUS OR RAPID RIDE SHELTER STOPS, RE: B2 & C2 / SHEET 04
24. CONCRETE DRIVEPAD, SEE COA STANDARD DRAWING #2426
25. PROPOSED FIRE HYDRANT LOCATION
26. FIRE LANE
27. ACCESSIBLE RAMP, RE: A2 / SHEET 4
28. RETAINING WALL
29. PARKING LOT SCREEN WALL, 36" HIGH CAST-IN-PLACE CONCRETE, UNO. REFER DETAIL A1 / SHEET 4
30. BUILDING STRUCTURE
31. SERVICE DOCK
32. EGRESS FROM STORE ABOVE
33. STRIPED ISLAND
34. STORE ENTRY
35. TARGET SPHERICAL BOLLARDS, REFER DETAIL B2 / SHEET 3
36. LINE OF TARGET STORE ABOVE
37. 42" HIGH CAST-IN-PLACE CONCRETE WALL
38. EXISTING TRAFFIC SIGNAL
39. TYPICAL LOADING PARKING SPACE; 10'-0"x20'-0"
40. LOCATION OF SCREEN WALL WILL COMPLY WITH LINE-OF-SIGHT TRIANGLE
41. LIGHT BOLLARD, RE: C4 / SHEET 03
42. SERVICE YARD
43. SHOPPING CART CORRALS
44. PEDESTRIAN WALKWAY (WITHOUT BORDER), REFER DETAIL B4 / SHEET 4
45. NOT USED 2/9/12
46. 12' HIGH SCREEN WALL, CONSTRUCTION & COLOR TO MATCH BUILDING
47. PROPOSED STOP SIGN
48. ACCESSIBLE SIDEWALK, RE: A5 / SHEET 4
49. TARGET VAN DELIVERY SIGNAGE AT EACH 10'-0"x20'-0" SPACE
50. P.U.E. LOCATIONS, RE: SHEETS 12 & 13
51. PEDESTRIAN WALKWAY, SEE DETAIL B4 / SHEET 4
52. 2" COLORED CONCRETE ROLLED CURB
53. FUTURE PEDESTRIAN CROSSWALK
54. ENHANCED PEDESTRIAN CROSSWALK: THERMOPLASTIC WITH BRICK PATTERN 2/16/12

AFD PLANS CHECKING OFFICE 924-3611 APPROVED/DISAPPROVED 11.10.11

SIGNATURE & DATE

HYDRANT AND ACCESS APPROVED

FORMER PROJECT NUMBER: 1007316

PROJECT NUMBER: 1007316

APPLICATION NUMBER:

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

SITE DEVELOPMENT PLAN APPROVAL:

Approval	Date
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	11-16-11
ABCWUA	11/16/11
PARKS AND RECREATION DEPARTMENT	11/16/11
CITY ENGINEER	3-27-12
SOLID WASTE MANAGEMENT	11-10-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	3-27-12

architecture interiors landscape planning engineering

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ARCHITECT

ENGINEER

PROJECT

TARGET @ ABQ Uptown Albuquerque, New Mexico

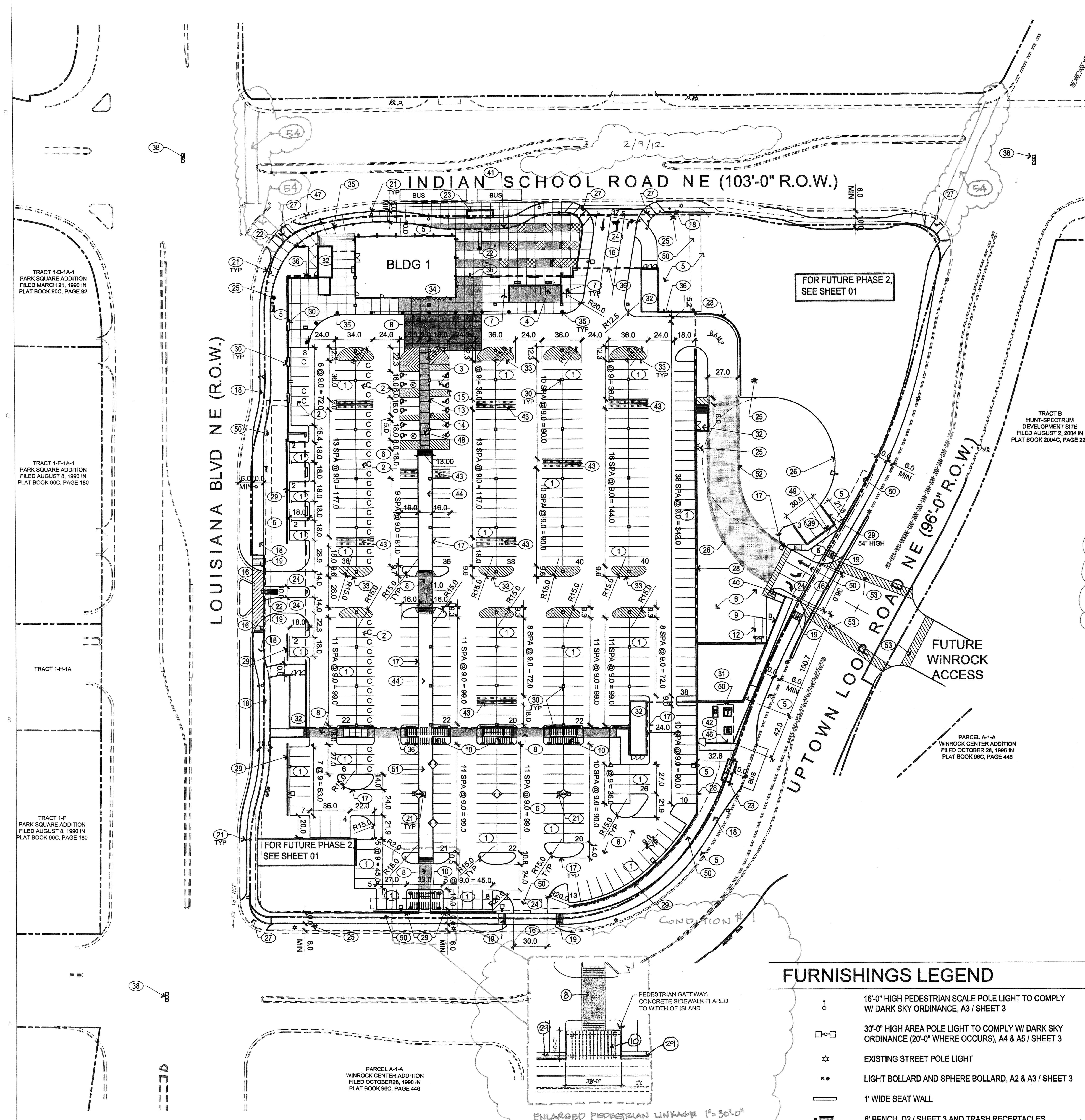
DRB SUBMITTAL

REVISIONS

DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/11/2011
PROJECT NO.	10-0135

DRAWING NAME

SITE DEVELOPMENT PLAN PHASE 2 (FULL BUILD-OUT)



SITE PLAN - PHASE I
1" = 50'-0"

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BUILDING 1 AREA:	155,629 SF
SITE AREA:	320,480 SF (7.36 ACRES)
F.A.R. (155,629 SF / 320,480 SF):	0.49

(BUILDINGS 2 & 3 FUTURE)

PARKING

BUILDING 1:

USE:	RATIO:	REQUIRED:
RETAIL	2/1000	155,629 SF / 500 = 312 SPACES
PARKING PROVIDED		466 SPACES (36 - COMPACT)
ACCESSIBLE REQ'D / PROVIDED		10 SPACES / 12 SPACES

MOTORCYCLE PARKING:

REQUIRED:	301-500 PARKING SPACES = 6 SPACES
PROVIDED:	10 SPACES

BICYCLE PARKING:

REQUIRED:	1:20 AUTOMOBILE, (466 / 20) = 24 SPACES
PROVIDED:	30 SPACES

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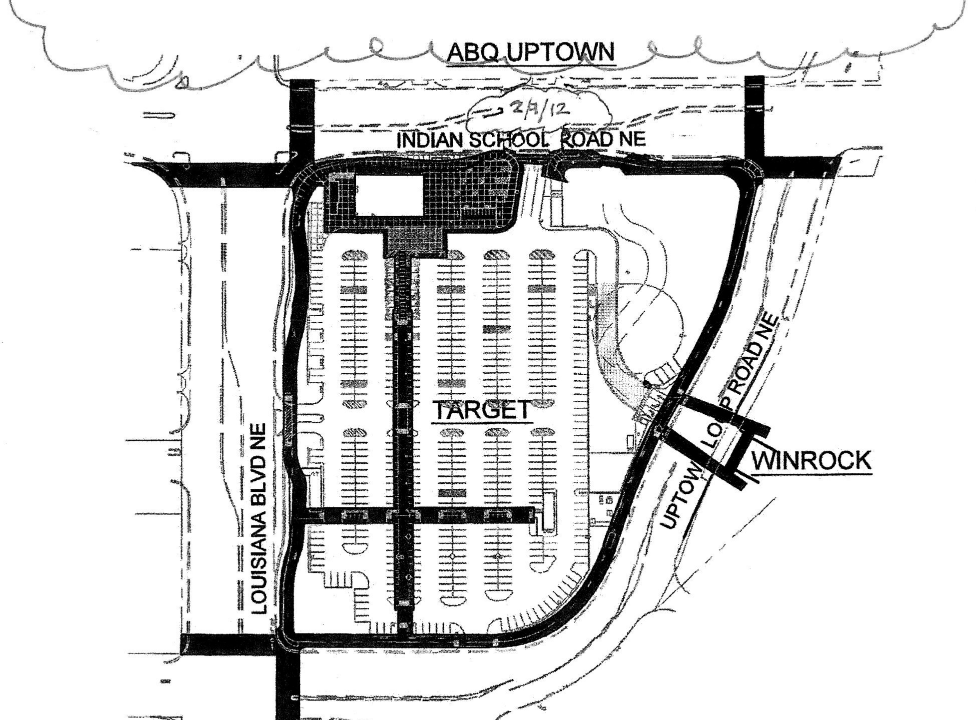
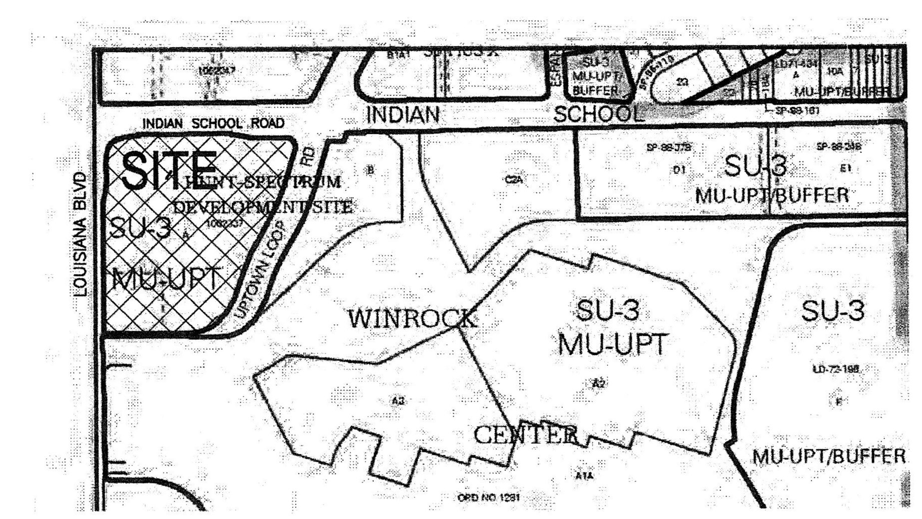


CONNECTIVITY PLAN
NOT TO SCALE



VICINITY MAP
Zone Atlas Map J-19-Z
1" = 500'-0"

FURNISHINGS LEGEND

- 16'-0" HIGH PEDESTRIAN SCALE POLE LIGHT TO COMPLY W/ DARK SKY ORDINANCE, A3 / SHEET 3
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- C — COMPACT PARKING SPACE, "COMPACT" ON PAVEMENT
- TRASH RECEPTACLES

architecture
interiors
landscape
planning
engineering

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ARCHITECT

ENGINEER

PROJECT

TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS

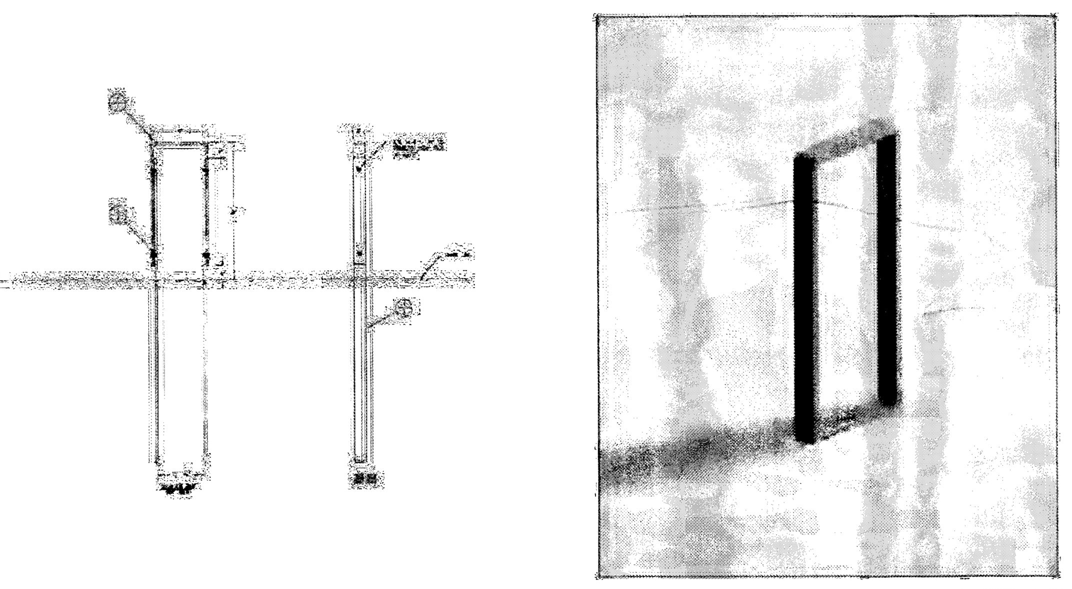
DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/10/2011
PROJECT NO.	10-0135

DRAWING NAME

SITE DEVELOPMENT PLAN PHASE I

BIKE RACK ASSEMBLY
CHARACTERISTICS

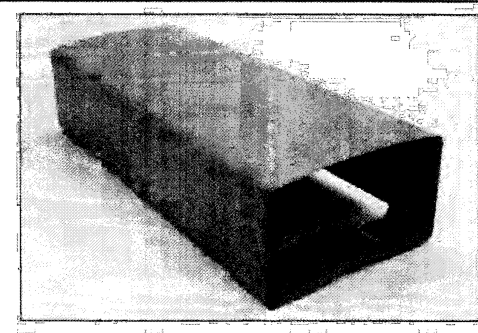
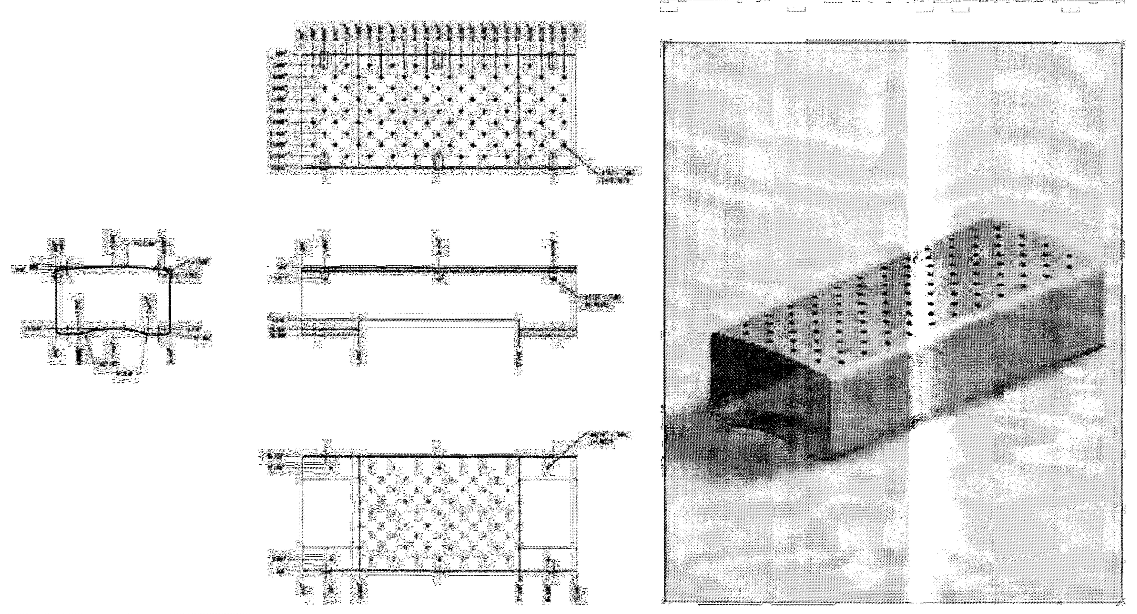
MATERIAL	11 Ga. Plate Steel
COLOR	Champagne
FINISH	Armour Coat
FIXING	Free-standing
WEIGHT	
PALLET	
DESIGN	Target Corporation / Wasau Tile Inc.



(D1) BIKE RACK
NO SCALE

72" EXTERIOR BENCH
CHARACTERISTICS

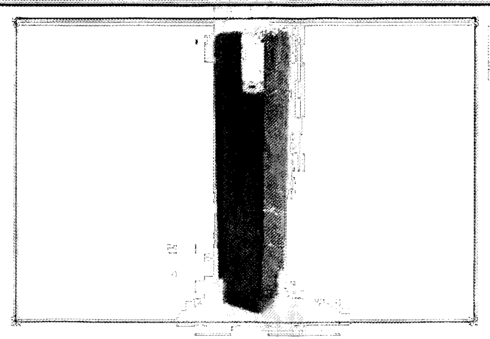
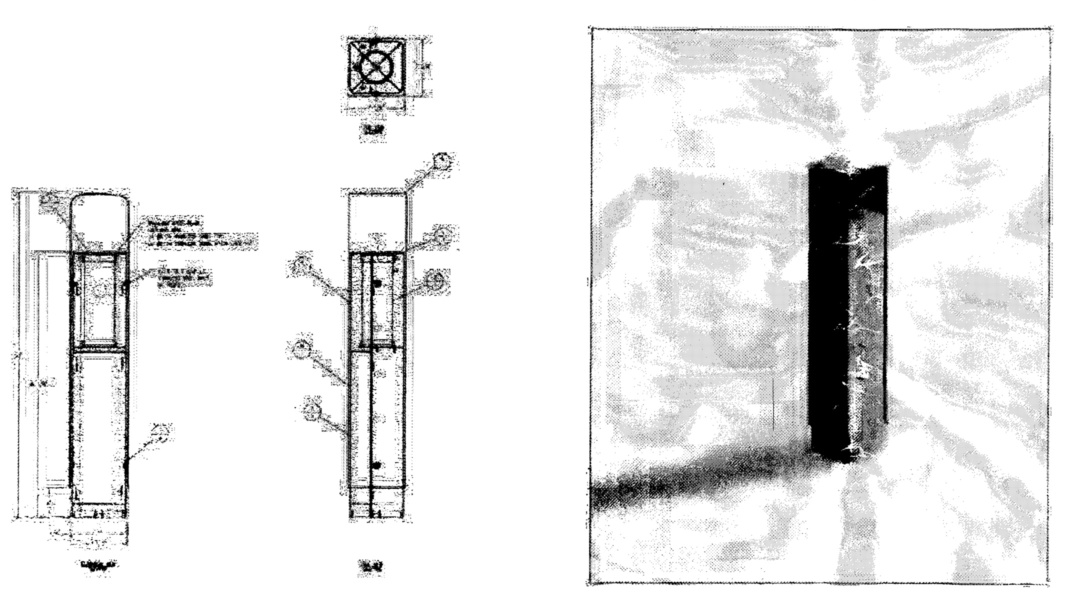
MATERIAL	7 Ga. Plate Steel
COLOR	Champagne
FINISH	Armour Coat
FIXING	4 - 3/8" anchor bolts
WEIGHT	290 lbs
PALLET	
DESIGN	Target Corporation / Wasau Tile Inc.

(D2) BENCH
NO SCALE

ASH SNUFFER
CHARACTERISTICS

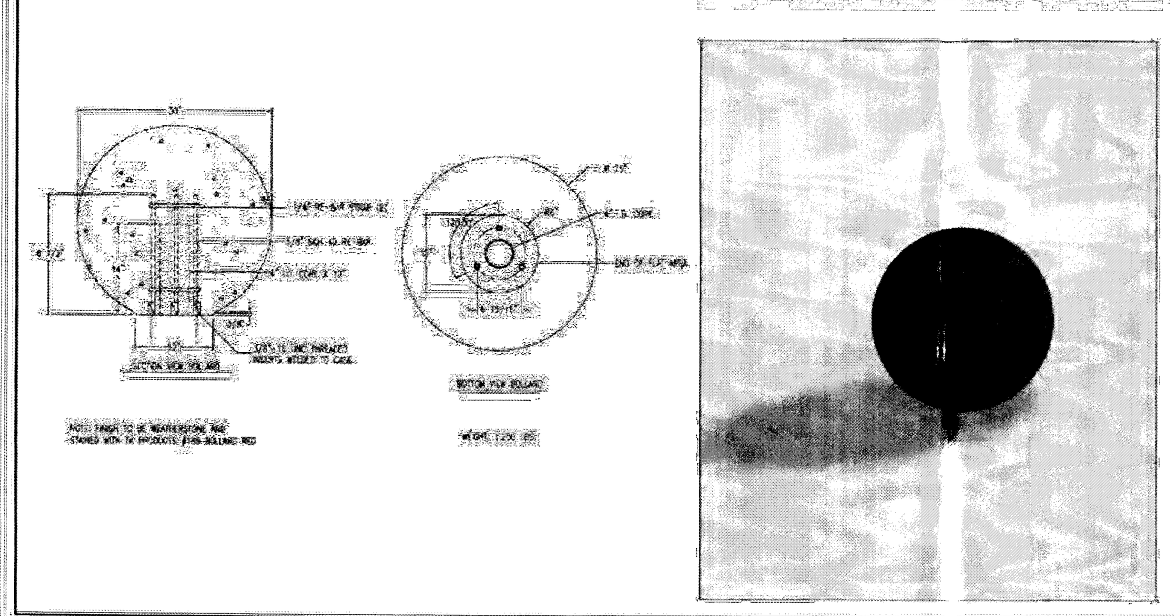
MATERIAL	7 & 14 Ga. Plate Steel
COLOR	Champagne
FINISH	Armour Coat
FIXING	1 - 3/8" anchor bolt
WEIGHT	75 lbs
PALLET	
DESIGN	Target Corporation / Wasau Tile Inc.

(B1) ASH SNUFFER
NO SCALE

30" DIAMETER SPHERE BOLLARD
CHARACTERISTICS

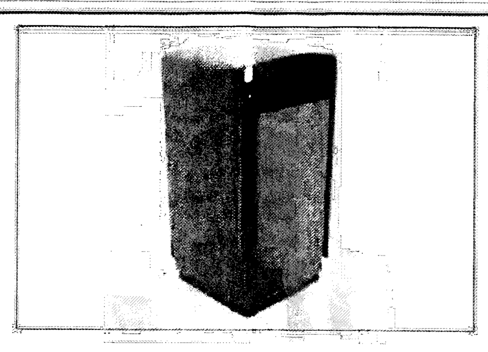
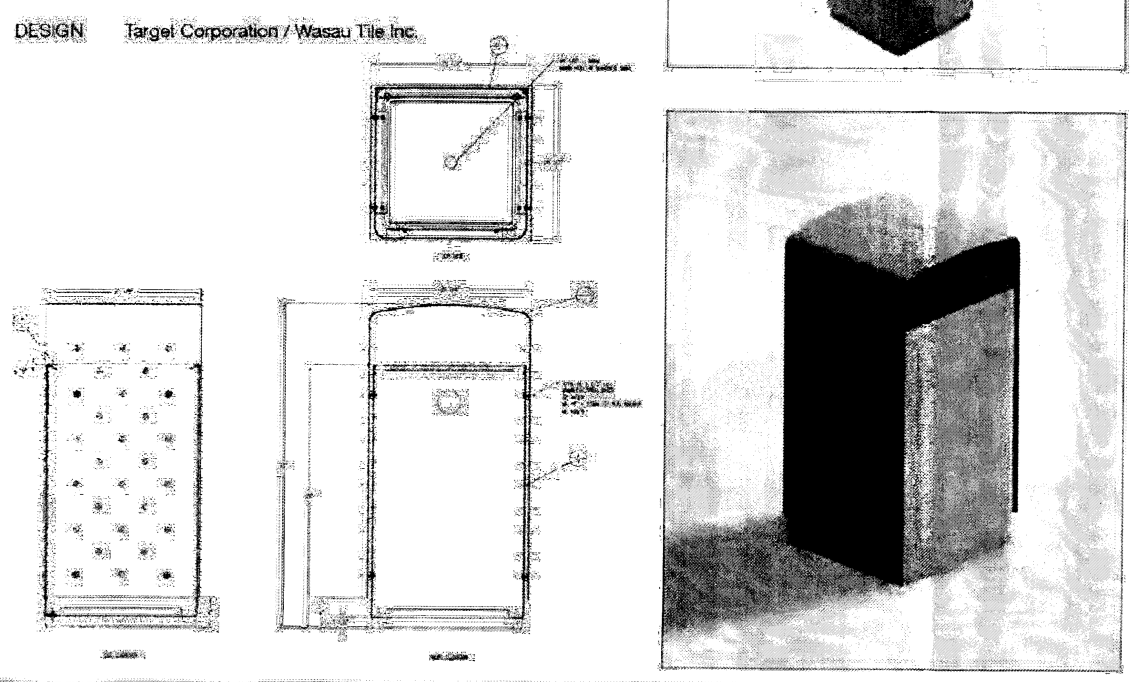
MATERIAL	Concrete
COLOR	TK #186 Bollard Red
FINISH	Weatherstone
FIXING	Free-standing
WEIGHT	1,200 pounds
PALLET	
DESIGN	Target Corporation / Wasau Tile Inc.

(B2) SPHERE BOLLARD
NO SCALE

WASTE CONTAINER
CHARACTERISTICS

MATERIAL	7 Ga. Plate Steel
COLOR	Champagne
FINISH	Armour Coat
FIXING	Free-standing
WEIGHT	250 lbs
PALLET	
DESIGN	Target Corporation / Wasau Tile Inc.

(A1) TRASH RECEPTACLE
NO SCALE

TECHLIGHT

Catalog Number BOLLARD _ _ _ _ _	
Notes	Type

FEATURES & SPECIFICATIONS

Application
Bollards by Techlight provide 360 Degrees of low-level lighting and are excellent for use on pathways, parking lots, plazas, wing wall and as landscape accents.

Housing
A heavy wall extruded aluminum housing with a multi-stage powdercoat paint in Bronze, White and Black. Consult factory for availability of other colors.

Ballast
Fixtures supplied with a multi-tap, high power factor ballast standard, with an internal formed ballast tray for easy installation and a flush mounted base.

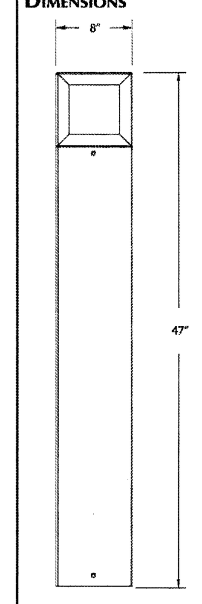
Lamps
Bollard fixture supplied with 50W Metal Halide. Consult factory for other wattage availability.

Lens/Gasket
The lens is clear tempered glass with the interior baked-on white ceramic coating.

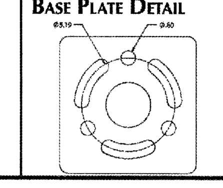
Listing
ETL listed suitable for wet locations.

Warranty
Two year warranty on the ballast and painted finish.

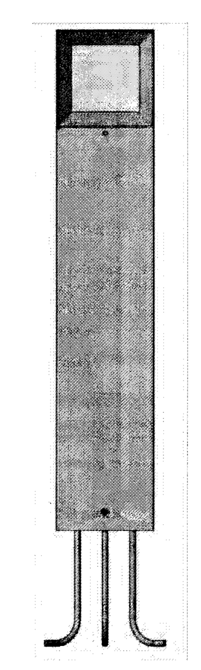
DIMENSIONS



BASE PLATE DETAIL



BOLLARD SERIES 8" SQUARE

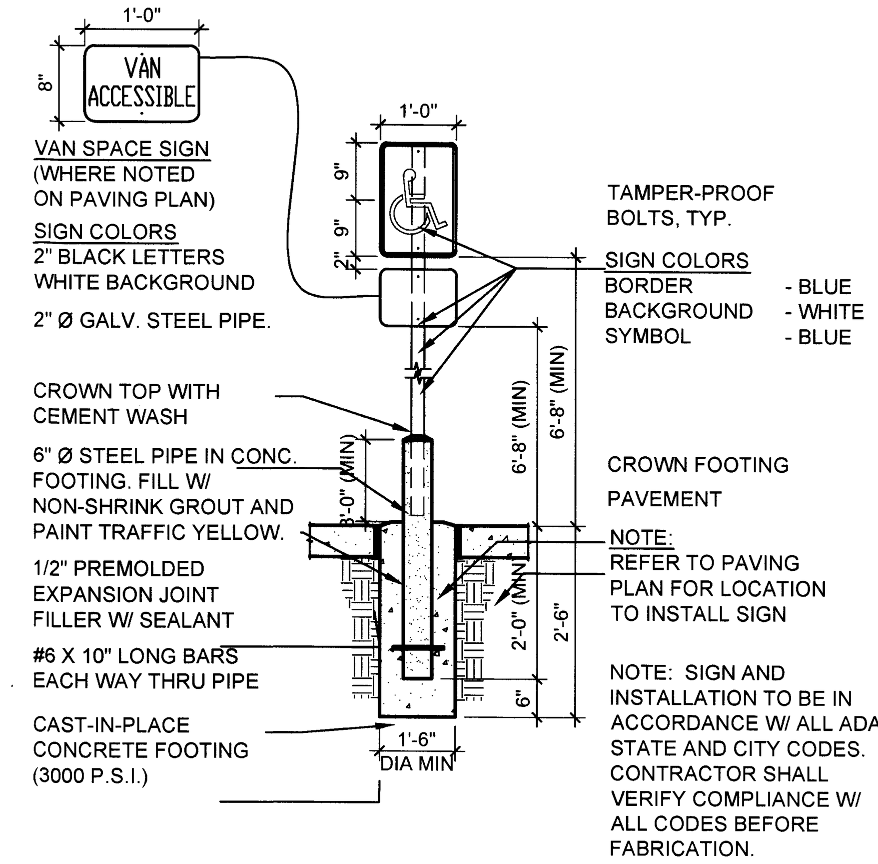


ORDERING NOMENCLATURE

BOLLARD	6	8	3	1	3
SERIES	OPTIC	Length	Ballast	Lamp	Color
BOLLARD	6 = SQ8 (8" Square x 47" w/lamp)	8 = PBL-SQ8BODY - 47"	3 = BLSQ-50MHQ	1 = 50W MH	1 = White 2 = Black 3 = Bronze 4 = Custom

TECHLIGHT INC. 214.350.0591 — 2707 SATSUMA DRIVE 800.225.0727 — DALLAS, TX 75229 WWW.TECHLIGHTUSA.COM

(C4) SQUARE LIGHT BOLLARD
NO SCALE

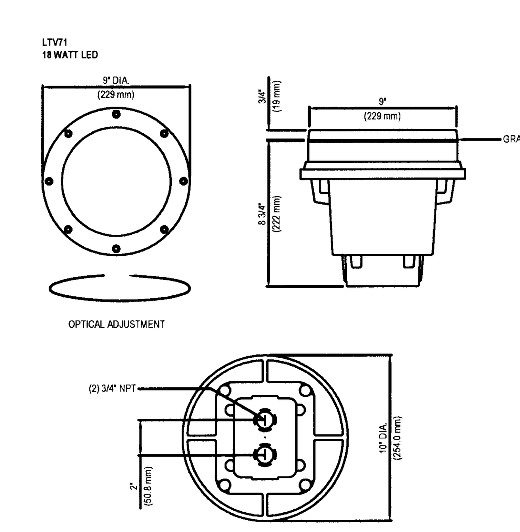


(C5) ADA PARKING SIGNAGE
1/2" = 1'-0"

KIM LIGHTING

KIM LIGHTING
P.O. BOX 60080
CITY OF INDUSTRY, CA 91745-1788
1-626-968-5666
www.kimlighting.com

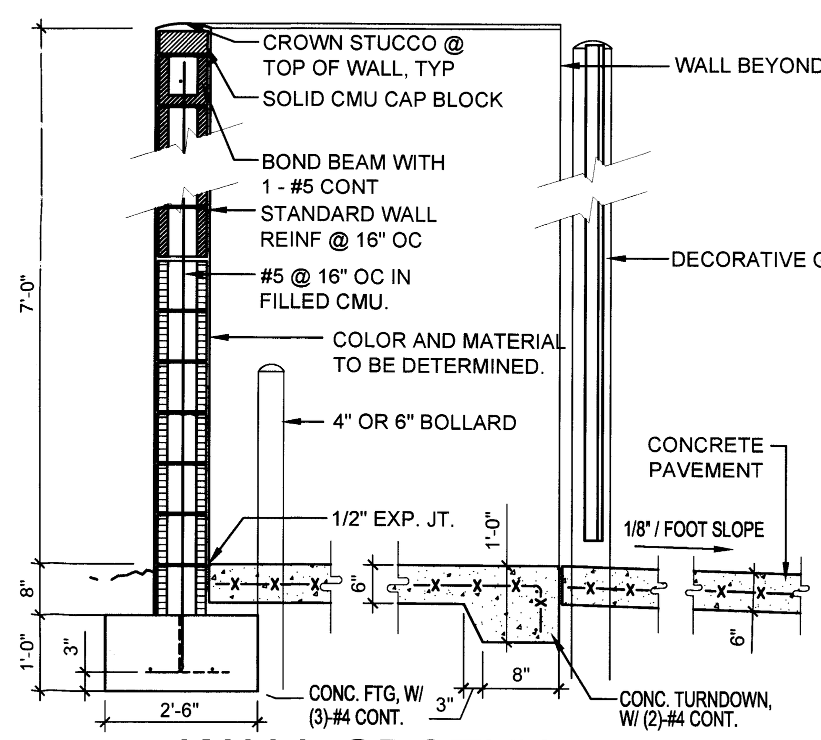
LTV71
18 WATT LED



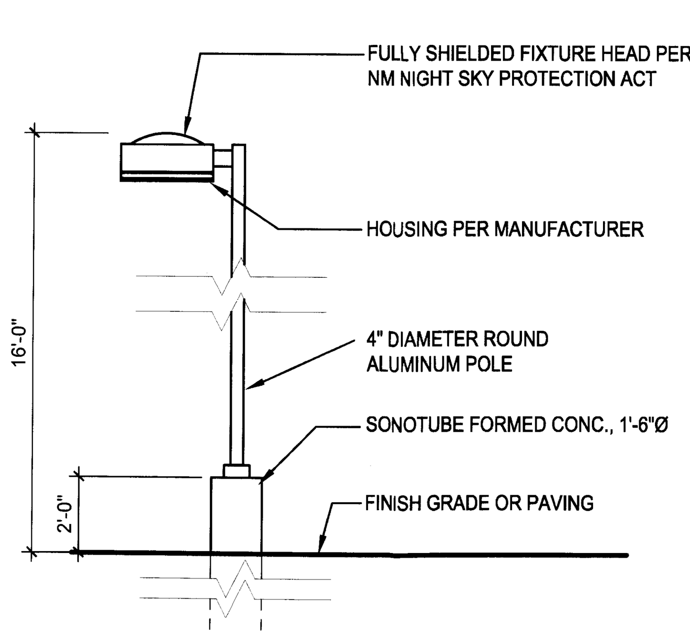
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 433-103.

COA NOTE: WATTAGE WILL NOT EXCEED 75 WATTS TO COMPLY W/ NEW MEXICO NIGHT SKY ORDINANCE

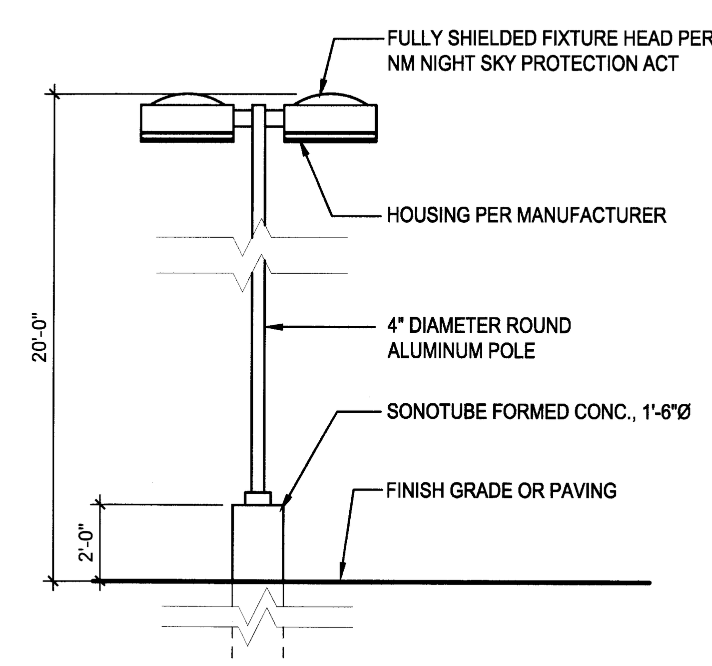
(B4) LANDSCAPE UPLIGHT
NO SCALE



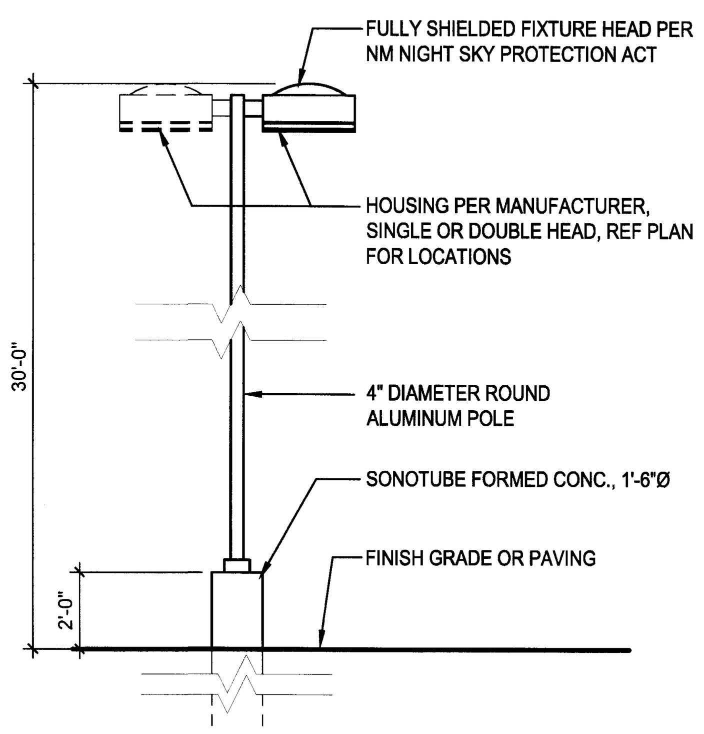
(B5) WALL SECTION @ TRASH ENCLOSURE
1/2" = 1'-0"



(A3) LIGHT POLE ELEVATION
1/4" = 1'-0"



(A4) LIGHT POLE ELEVATION
1/4" = 1'-0"



(A5) LIGHT POLE ELEVATION
1/4" = 1'-0"

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

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fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

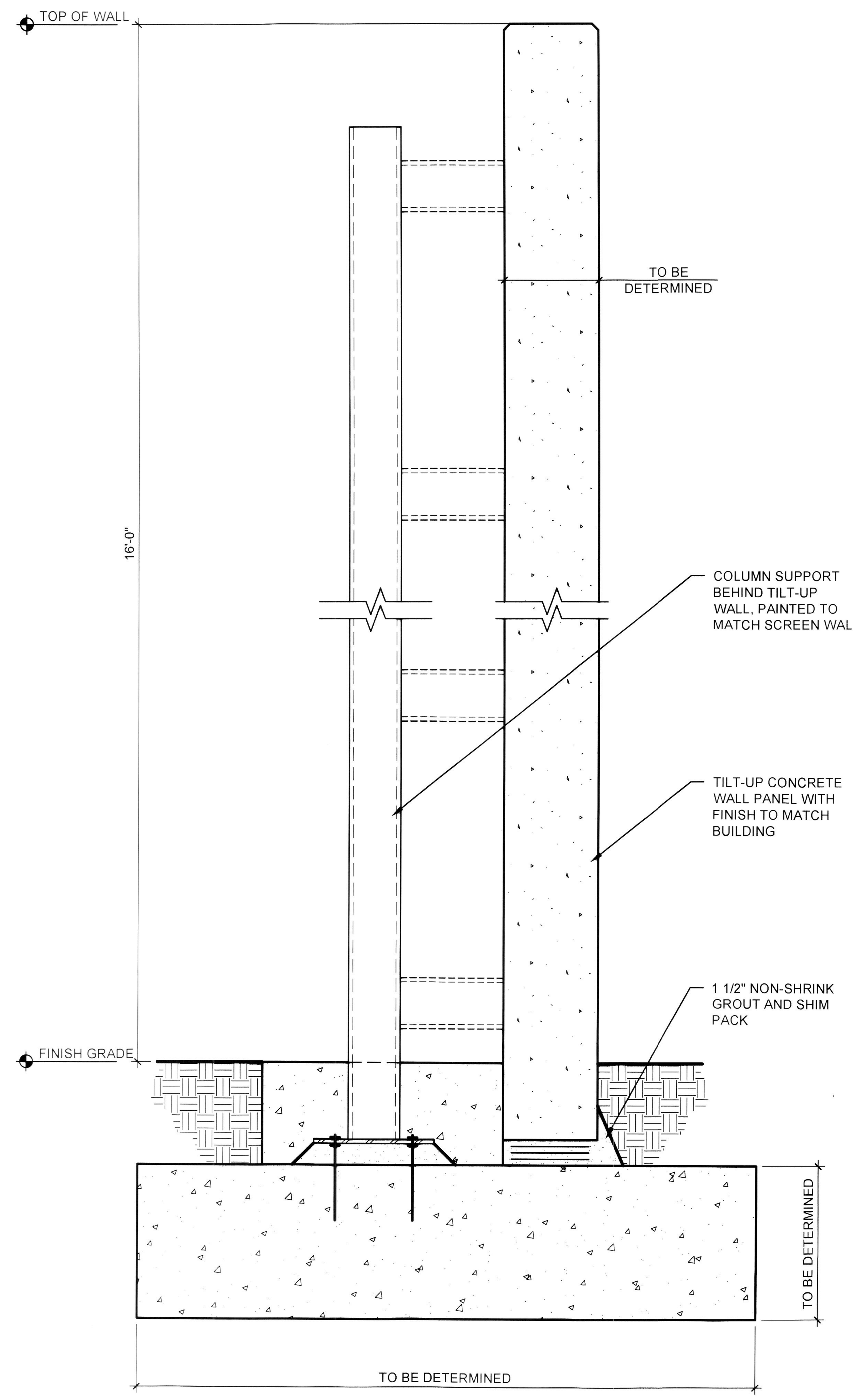
TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

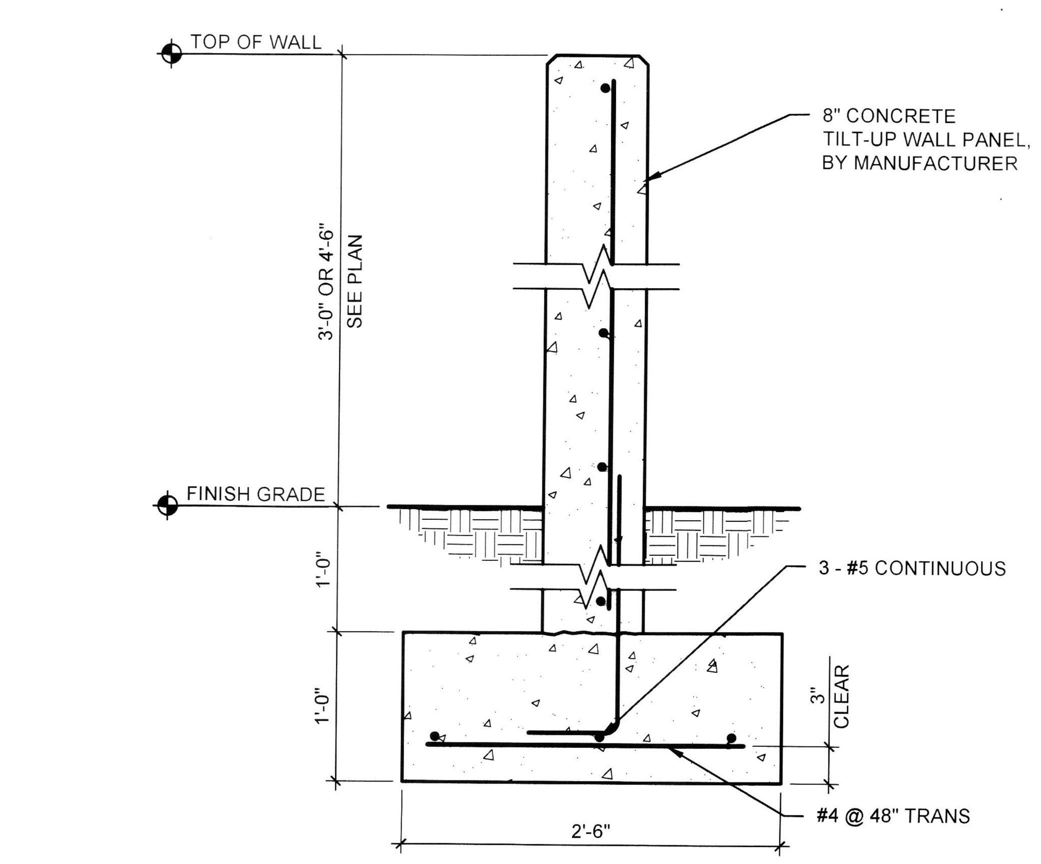
REVISIONS

DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/10/2011
PROJECT NO.	10-0135
DRAWING NAME	

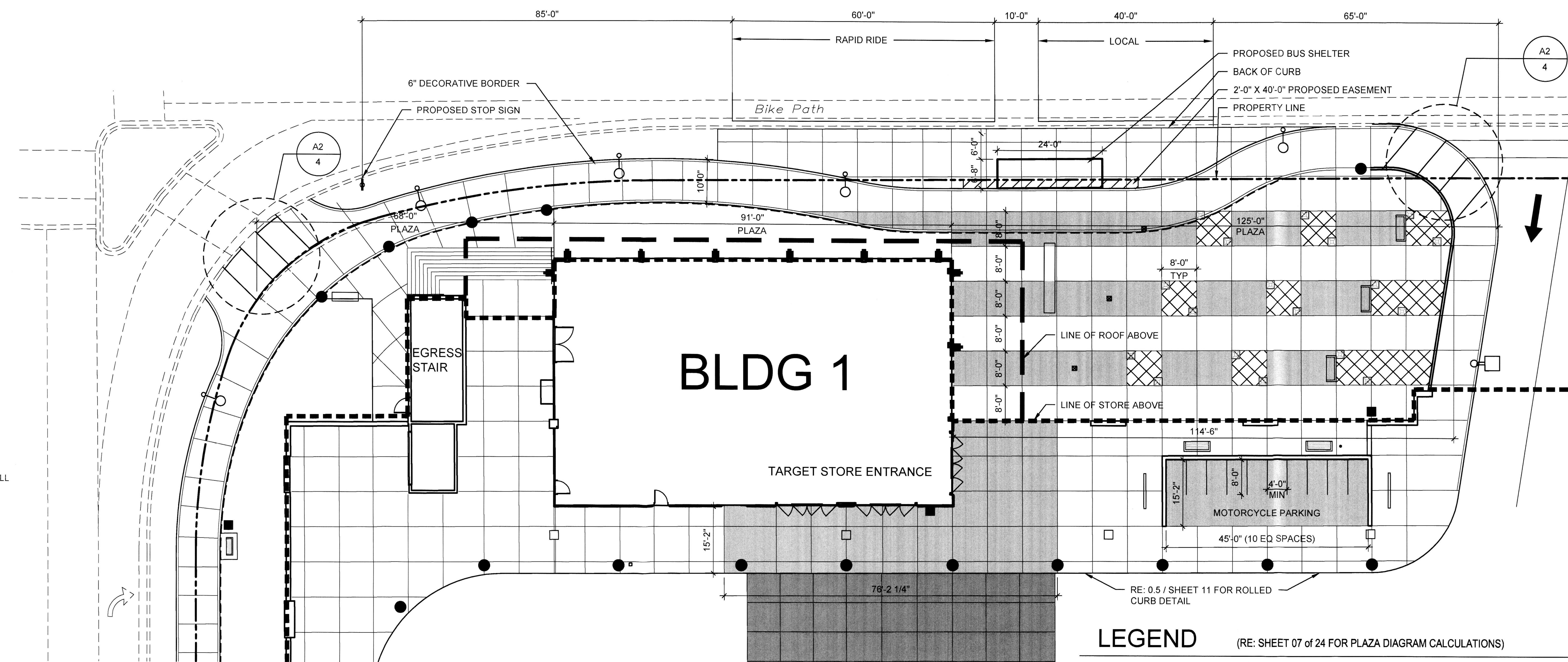
SITE DETAILS



B1 CONCRETE SCREEN WALL
1" = 1'-0"



A1 CONCRETE SCREEN WALL
1" = 1'-0"

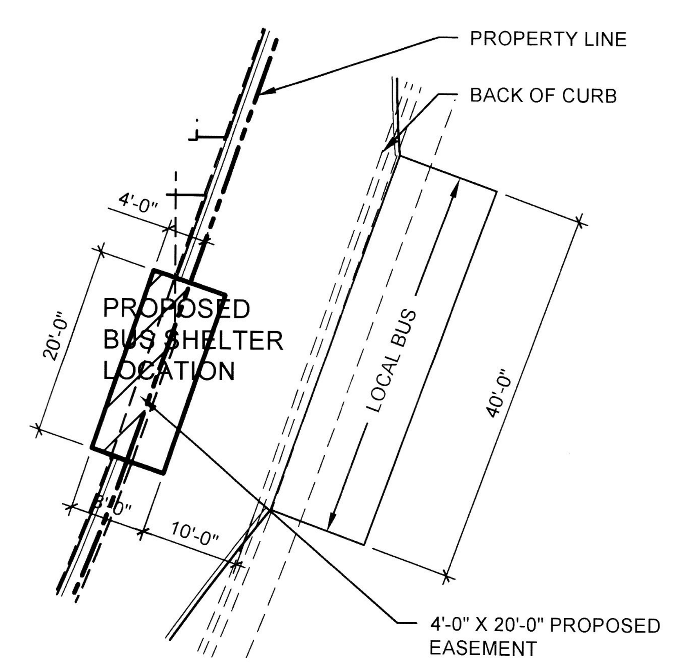


LEGEND

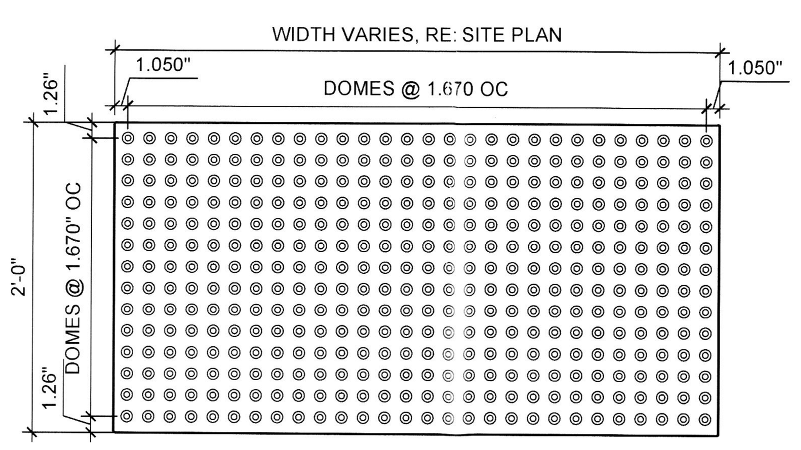
(RE: SHEET 07 of 24 FOR PLAZA DIAGRAM CALCULATIONS)

6' BENCH, D2 / SHEET 3	LIGHT BOLLARD, A2 / SHEET 3
BIKE RACK, D1 / SHEET 3	LANDSCAPE UPLIGHT, B4 / SHEET 3
SPHERE BOLLARD, B2 / SHEET 3	TRASH RECEPTACLE, A1 / SHEET 3
ASH SNUFFER, B1 / SHEET 3	TREE WELL
CHARCOAL GREY CONCRETE	16'-0" PEDESTRIAN SCALE LIGHT POLE
TAN CONCRETE	

C2 ENLARGED PLAZA PLAN
1/16" = 1'-0"

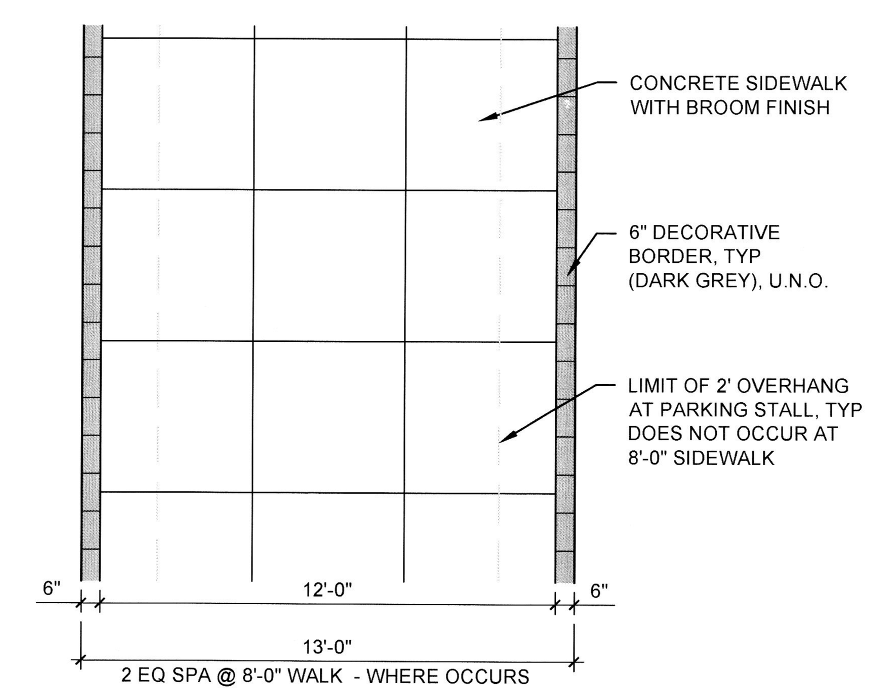


B2 ENLARGED LOOP ROAD SHELTER
1/16" = 1'-0"

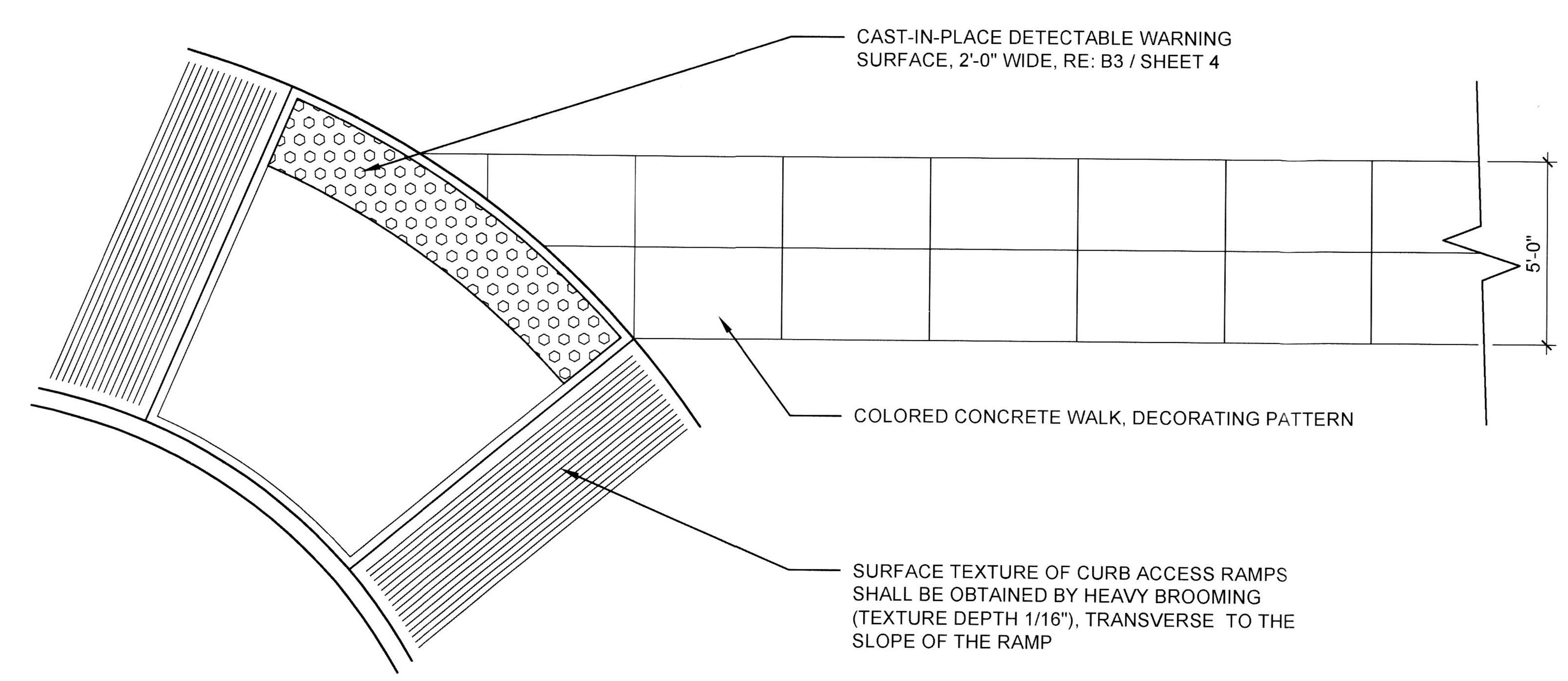


MANUFACTURER: ARMOR-TILE ADA
24" X 48" INLINE DOME TACTILE TILE OR APPROVED EQUAL
PART NO. : ADA-C-2448-CR
COLOR: DARK GREY
DISTRIBUTOR: WHITE CAP CONSTRUCTION SUPPLY
(505) 872-2244 - WWW.ARMOR-TILE.COM

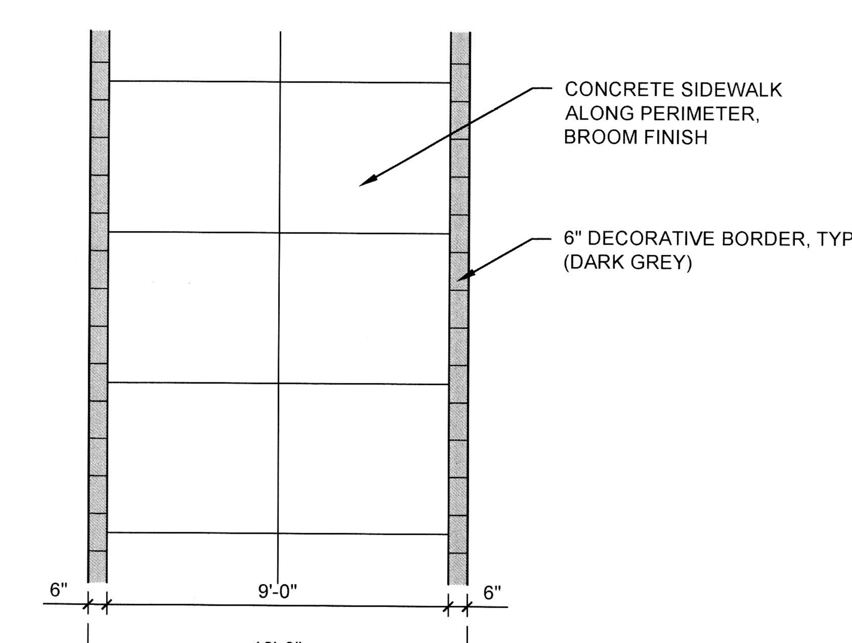
B3 DETECTABLE/TACTILE WARNING SURFACE TILE
1" = 1'-0"



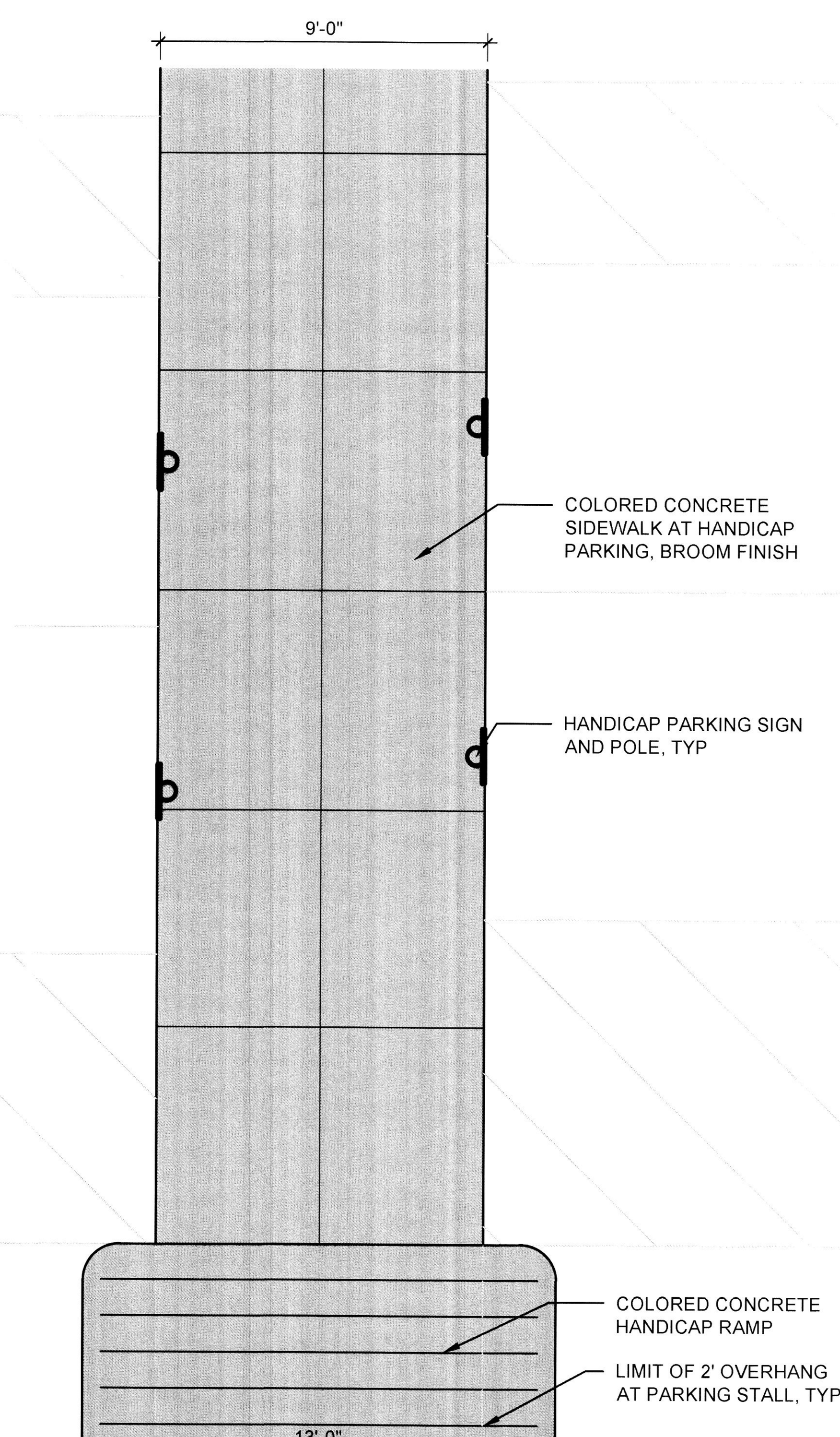
B4 8' & 13' SIDEWALK DETAIL
1/4" = 1'-0"



A2 SIDEWALK AT PEDESTRIAN CROSSING
1/4" = 1'-0"



A4 10' SIDEWALK DETAIL
1/4" = 1'-0"



A5 HDCP SIDEWALK DETAIL
1/4" = 1'-0"

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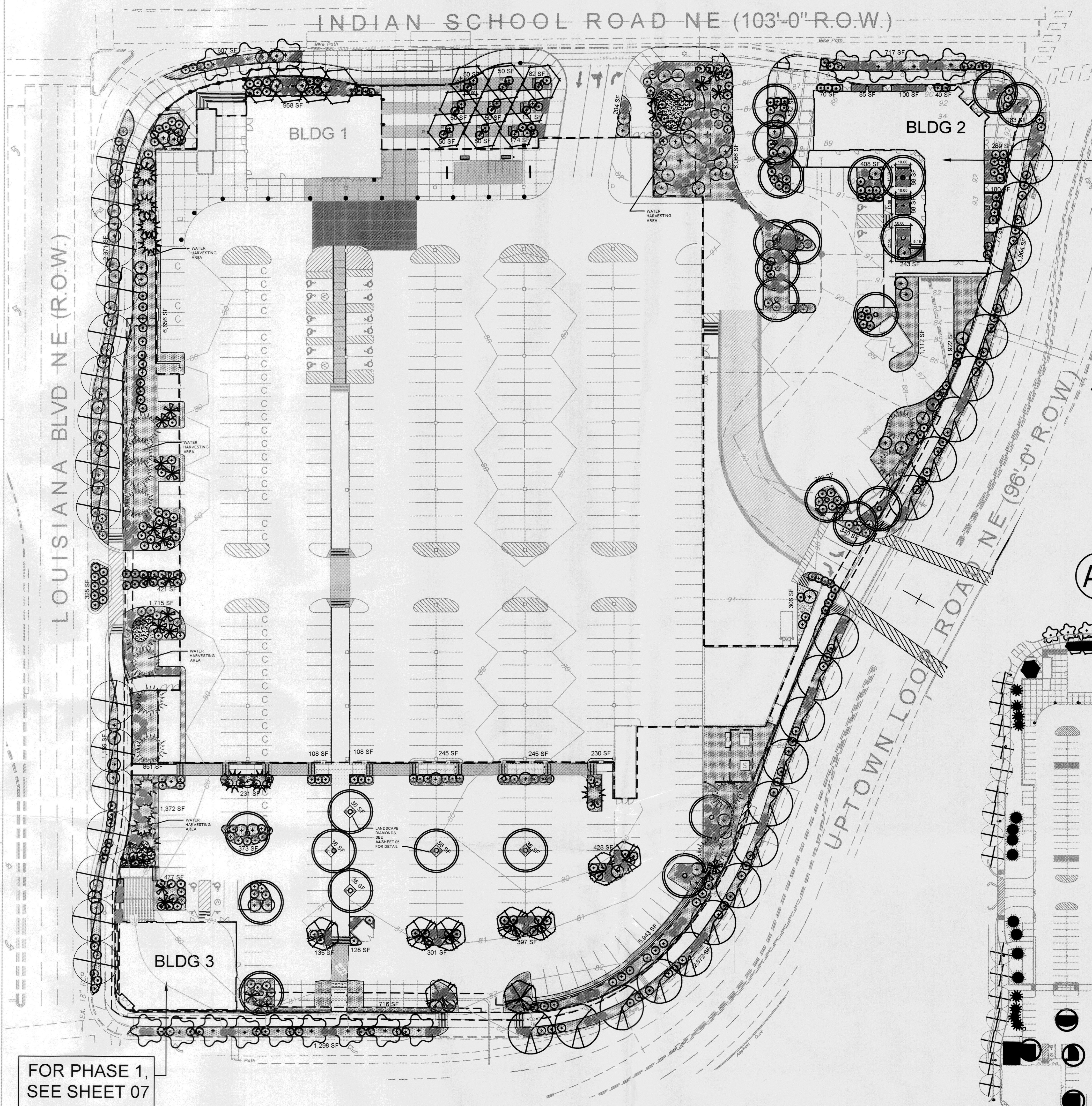
DRB SUBMITTAL

REVISIONS

DRAWN BY	TB
REVIEWED BY	SJT
DATE	11/10/2011
PROJECT NO.	10-0135
DRAWING NAME	

ENLARGED PLAZA PLAN, SITE DETAILS

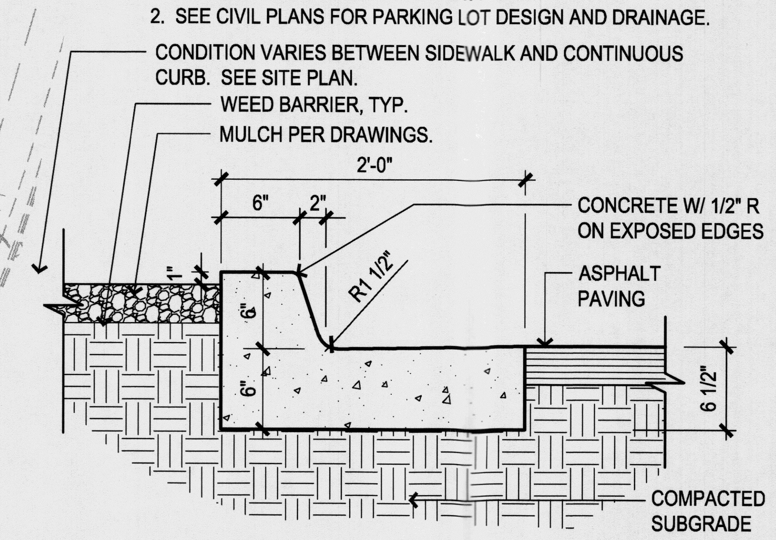


LANDSCAPE PLAN

1" = 50'-0"

0 25' 50'

NOTES:
1. PROVIDE CONTROL JOINTS @ 6'-0" O.C. MAX. AND EXPANSION JOINTS @ 18'-0" O.C. MAX. UNLESS SHOWN OTHERWISE, CURB AND GUTTER JOINTING SHALL REFLECT THE JOINTING OF ADJACENT FLATWORK.
2. SEE CIVIL PLANS FOR PARKING LOT DESIGN AND DRAINAGE.

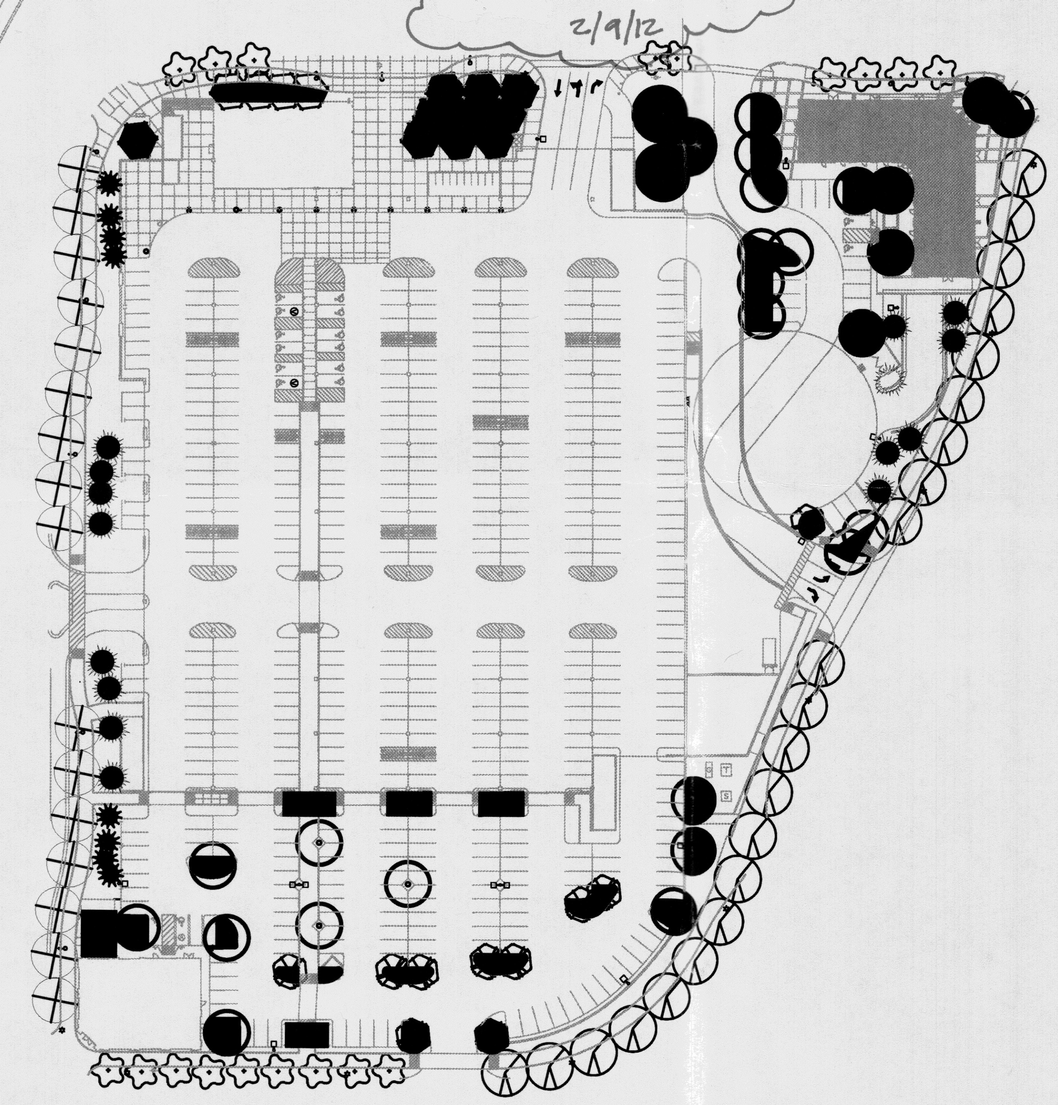


A4 DIAMOND PLANTERS IN PARKING LOT

SECTION

1" = 1'-0"

2/9/12



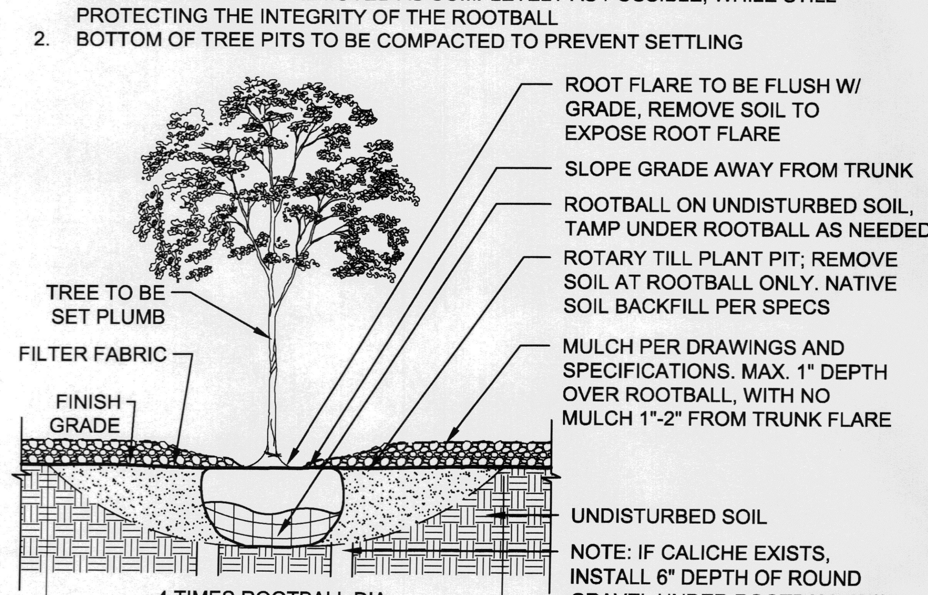
SHADED OPEN SPACE - 21,312 SF (52% OF TOTAL OPEN SPACE AREA)

OPEN SPACE SHADE DIAGRAM

1" = 100'-0"

0 50' 100'

NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP, AND ROPE SHALL BE REMOVED AS COMPLETELY AS POSSIBLE, WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL
2. BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING

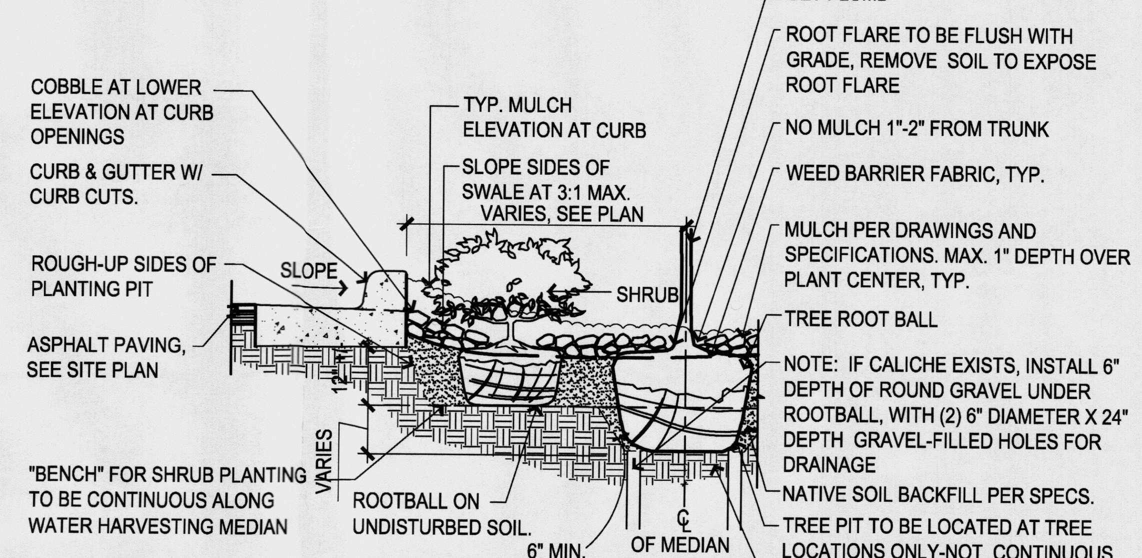


A1 TREE

3/4" = 1'-0"

0 1' 2' 3'

NOTES:
1. PLANTER BACKFILL IS FOR USE AROUND SHRUB AND TREE PLANTINGS - TYPICALLY TO WITHIN 2'-0" OF ROOTBALLS.
ROCK MULCH TO BE USED AS BACKFILL IN ALL OTHER AREAS OF WATER HARVESTING MEDIAN.
2. PLANTING "BENCH" AND BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING.
3. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, AND ROPE SHALL BE COMPLETELY REMOVED.
4. PRIOR TO BACKFILLING, REMOVE ALL BURLAP.

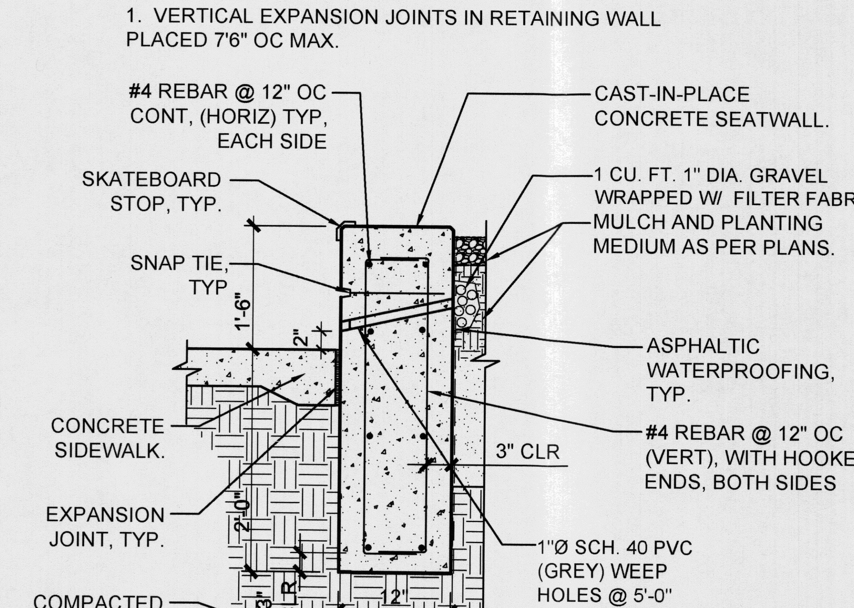


A2 WATER HARVESTING AREA

1/2" = 1'-0"

0 1' 2' 4'

NOTES:
1. VERTICAL EXPANSION JOINTS IN RETAINING WALL PLACED 7'6" OC MAX.



A3 CONC. SEAT PLANTER

3/4" = 1'-0"

0 1' 2' 3'

PLANTING LEGEND

TREES

SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	26	Pistacia chinensis/ CHINESE PISTACHE	3" Cal.	35'x30'/ Medium
	15	Cercis reniformis/ WESTERN REDBUD	2" Cal./B&B Multi-trunked	25'x18'/ Medium
	23	Chilopsis linearis 'Art's Seedless'/ DESERT WILLOW	48" Box/ Multi-trunked	25'x35'/ Low
	3	Populous deltoides wislizenii RIO GRANDE VALLEY COTTONWOOD	2" Cal./B&B	60'x60'/ High
	22	Quercus buckleyi/ TEXAS RED OAK	2" Cal./B&B	25'x25'/ Medium
	16	Quercus muhlenbergia/ CHINQUAPIN OAK	2" Cal./B&B	30'x30'/ Medium
	12	Tilia cordata LITTLELEAF LINDEN	2" Cal./B&B	35'x30'/ Medium
	11	Juniperus chinensis 'Spartan' SPARTAN JUNIPER	6' High/B&B	15'x8'/ Low
	16	Pinus strobiformis/ SOUTHWESTERN WHITE PINE	6' High/B&B	60'x20'/ Low

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	Ericameria laricifolia/ TURPENTINE BUSH	1 Gal. Cont.	36"x36"/ Low
	Baccharis x "Centennial"/ CENTENNIAL BROOM	1 Gal. Cont.	36"x42"/ Low
	Caryopteris clandonensis "Dark Klnght"/ DARK NIGHT BLUE MIST SPIREA	1 Gal. Cont.	48"x48"/ Medium
	Mahonia aquifolia "Compactum"/ COMPACT MAHONIA	1 Gal. Cont.	24"x48"/ Medium
	Rosmarinus officinalis/ UPRIGHT ROSEMARY	1 Gal. Cont.	60"x48"/ Low
	Rhus aromatica "Gro-low"/ GRO-LO FRAGRANT SUMAC	1 Gal. Cont.	24"x72"/ Medium
	Salvia greggii/ AUTUMN SAGE	1 Gal. Cont.	30"x36"/ Low
	Verbena bipinnatifida/ PRAIRIE VERBENA	1 Gal. Cont.	6"x36"/ Low
	Callirhoe involucrata/ WINECUPS	1 Gal. Cont.	18"x18"/ Low
	Ceratostigma plumbaginoides/ DWARF PLUMBAGO	1 Gal. Cont.	12"x18"/ Medium
	Gallardia aristata/ BLANKETFLOWER	1 Gal. Cont.	30"x30"/ Low
	Hymenoxys acaulis/ ANGELITA DAISY	1 Gal. Cont.	12"x12"/ Low
	Lavandula angustifolia "Hidcote Superior"/ HIDCOTE SUPERIOR LAVENDER	1 Gal. Cont.	16"x18"/ Medium
	Mirabilis multiflora/ DESERT FOUR-O'CLOCK	1 Gal. Cont.	18"x30"/ Medium
	P. barbatus/ RED PENSTEMON	1 Gal. Cont.	50"x36"/ Low
	Teucrium chamaedrys/ TRAILING GERMANDER	1 Gal. Cont.	12"x24"/ Medium

GRASSES

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	Festuca idahoensis "Siskiyou Blue"/ SISKIYOU BLUE FESCUE	1 Gal. Cont.	18"x15"/ Medium
	Muhlenbergia capillaris "Regal Mist"/REGAL MIST MUHLENBERGIA	1 Gal. Cont.	36"x42"/ Medium
	Muhlenbergia rigens/ DEER GRASS	1 Gal. Cont.	42"x48"/ medium
	Nolina microcarpa/ BEARGRASS	1 Gal. Cont.	36"x48"/ medium
	Miscanthus sinensis/ MAIDEN GRASS	1 Gal. Cont.	60"x48"/ medium

ACCENTS

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
*	Agave parryi/ PARRY'S AGAVE	1 Gal. Cont.	36"x36"/ Low
	Dasylirion wheeleri/ SOTOL	1 Gal. Cont.	48"x60"/ Low
	Hesperaloe parviflora/ RED HESPERALOE	1 Gal. Cont.	48"x48"/ Medium
	Opuntia basilaris/ BEAVERTAIL PRICKLY PEAR	1 Gal. Cont.	12"x48"/ Low
	Opuntia engelmannii/ ENGELMANN'S PRICKLY PEAR	1 Gal. Cont.	48"x60"/ Low
	Yucca glauca/ Soapweed	1 Gal. Cont.	36"x60"/ Low
	Yucca rupicola/ TWISTED LEAF YUCCA	1 Gal. Cont.	36"x36"/ Low

MULCHES

SYMBOL	
	ROCK MULCH
	ORGANIC PECAN SHELL MULCH

LANDSCAPE CALCULATIONS

SITE AREA: 7.3572 AC (AFTER R.O.W. DEDICATION)
OPEN SPACE REQUIREMENT (10% OF THE SITE): 32,048 SF
OPEN SPACE PROVIDED: 41,036 SF
LANDSCAPE REQUIREMENT (40% OF OPEN SPACE): 16,414 SF
LANDSCAPE AREA PROVIDED: 39,179 SF
*NET LOT AREA WAS NOT USED IN THESE CALCULATIONS.

OPEN SPACE CALCULATIONS DO NOT INCLUDE REQUIRED LANDSCAPE STRIPS ALONG THE STREET OR WALKWAYS EXCEPT ANY PORTION OF A WALKWAY THAT IS WIDER THAN 10 FEET.

A MINIMUM OF 75% OF LANDSCAPE AREAS AND 60%-75% OF PLANTING STRIPS SHALL BE COVERED WITH LIVE VEGETATIVE MATERIALS.

A MINIMUM OF 10% OF LANDSCAPE AREAS WILL HAVE FLOWERING PLANTS OR SHRUBS.

TOTAL SHADE TREES: 80 (2/3 OF TREES)
TOTAL SIGNATURE TREES: 38 (1/3 OF TREES)

ROCK MULCH HAS BEEN LIMITED TO LESS THAN 5% OF ANY OPEN SPACE AREA AND USED ONLY WHERE NECESSARY AROUND DRAINAGE INLETS. ALL OTHER MULCH AREAS UTILIZE ORGANIC PECAN SHELL MULCH.

LANDSCAPE NOTES

A. DESIGN: THE PLANTING DESIGN INCLUDES A DIVERSE PALETTE OF DESERT AND HIGH DESERT PLANTS THAT WILL COMPLEMENT THE ARCHITECTURE OF THE PROJECT. THE INTENT IS TO LANDSCAPE THIS MIXED-USE, URBAN ENVIRONMENT WITH DESERT AND HIGH DESERT PLANTS THAT REINFORCE A SENSE OF PLACE AND ARE APPROPRIATE TO ALBUQUERQUE'S CLIMATE.
A.A. GRASSES AND ACCENT PLANTS SUCH AS YUCCA, SOTOL AND PRICKLY PEAR CACTUS WILL BE USED IN HIGHLY VISIBLE AND APPROPRIATE LOCATIONS. THE USE OF REGIONALLY NATIVE TREES FOR STREET TREES, WHILE UNORTHODOX, WILL REINFORCE THE SENSE OF PLACE, BUFFER PEDESTRIANS FROM VEHICULAR AREAS AND PROVIDE A COMFORTABLE PEDESTRIAN SCALE TO THE STREETS.
B. PLANTING AND IRRIGATION INSTALLATION DETAILS SHALL MEET CITY OF ALBUQUERQUE REQUIREMENTS AND THE USDP REQUIREMENTS. EACH TREE SHALL HAVE A MINIMUM OF 36 SQUARE FEET OF PLANTING SPACE.
C. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
D. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIME FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 45 MINUTES FOR THE DRIP ZONES. RUN TIME WILL BE ADJUSTED ACCORDING TO SEASON, LOCATION, AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.
E. POINT OF CONNECTION: THERE IS LIKELY TO BE MORE THAN ONE POINT OF CONNECTION FOR THIS PROJECT. THE WATER CONNECTION LOCATIONS WILL BE COORDINATED WITH THE OVERALL WATER SERVICE DESIGN FOR THE SITE. THE EXACT LOCATIONS FOR CONNECTIONS AND CONTROLLERS IN UNKNOWN AT THIS TIME.
F. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH. GRAVEL, BARK AND PECAN SHELL MULCHES WILL BE USED APPROPRIATELY TO ADD VISUAL INTEREST AND PROTECT SOIL MOISTURE.
G. THE PARKING AREA TREES SELECTED FOR USE AT TARGET @ TREE AND SHRUB PITS TO BE 4 TIMES THE ROOTBALL DIAMETER.
H. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
I. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION , LANDSCAPING AND WATER WASTE ORDINANCE.
J. SOIL PREPARATION AND AERATION WITHIN ROW IS REQUIRED TO DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING.
K. PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORM WATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE AND CAPTURED IN SWALES.
L. SOIL AMENDMENTS WILL BE USED FOR PLANT MATERIAL.
M. PLANT AND IRRIGATION MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER FOLLOWING SUBSTANTIAL COMPLETION OR ANY MAINTENANCE PERIODS .
N. THE LANDSCAPE DESIGN REQUIRES A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE PLANT MATERIAL.
O. THE IRRIGATION SYSTEM WILL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION WILL CONSIST OF A WATER METER, BACKFLOW PREVENTER AND MASTERVALVE, SEE COA STD DETAIL #2701.
P. THE CONTRACTOR SHALL CREATE AN IRRIGATION PLAN TO PERMANENTLY IRRIGATE THE PROPOSED PLANTINGS, AND SHALL SUBMIT THIS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE A PIPING AND EMITTER LAYOUT WITH SIZING, VALVE SCHEDULE AND CONSTRUCTION DETAILS.
Q. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
R. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.
S. REFER TO DRAINAGE PLAN FOR GRADING INFORMATION AND WATER HARVESTING LOCATIONS.

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Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

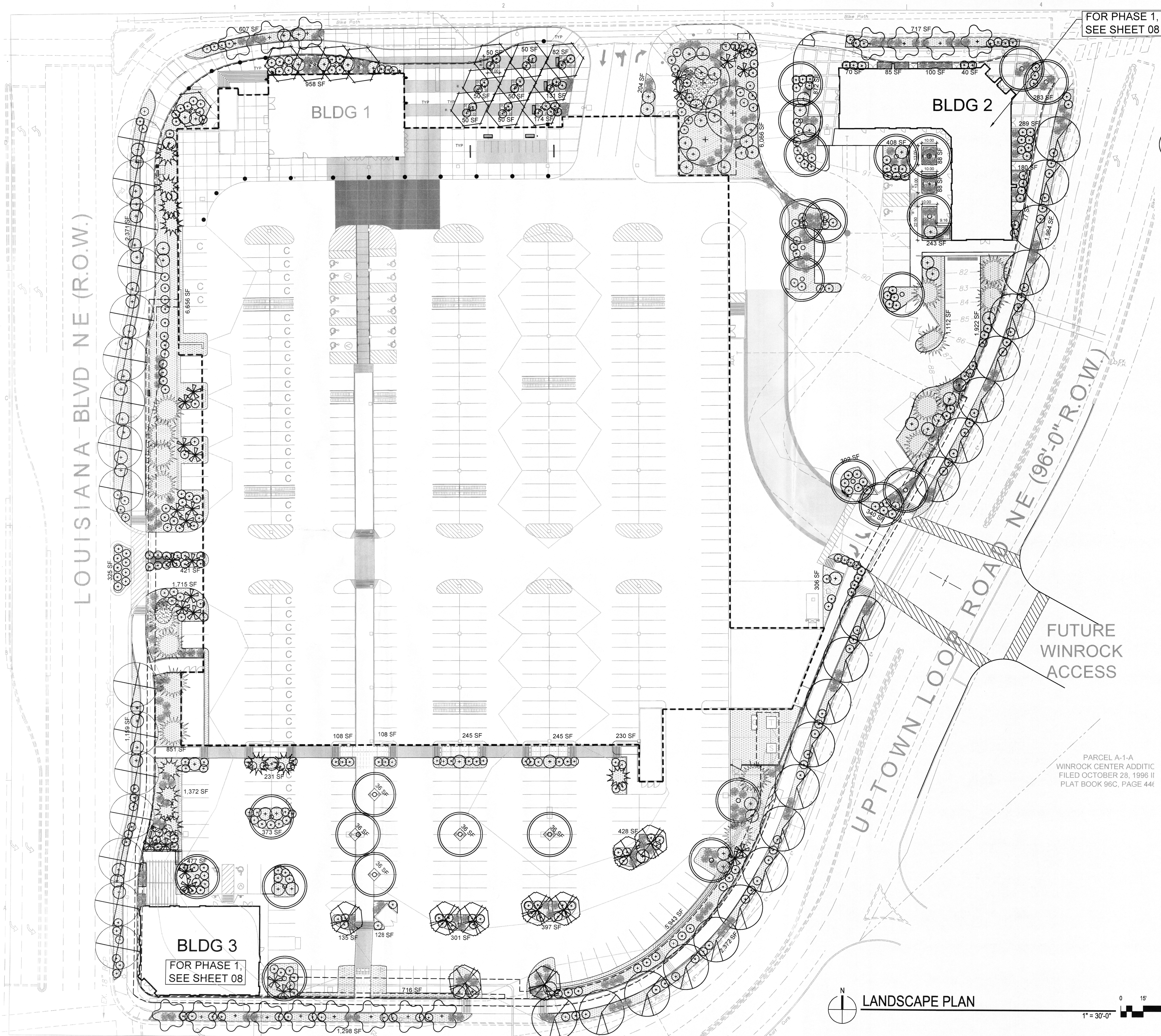
PROJECT

TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS

DRAWN BY	JG
REVIEWED BY	MB
DATE	11/10/2011
PROJECT NO.	10-0135
DRAWING NAME	LANDSCAPE PLAN - PHASE II



LANDSCAPE PLAN

1" = 30'-0"

PLANTING LEGEND

TREES

SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
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	23	Chilopsis linearis 'Art's Seedless'/ DESERT WILLOW	48" Box/ Multi-trunked	25'x35'/ Low
	3	Populous deltoides wislizenii RIO GRANDE VALLEY COTTONWOOD	2" Cal./B&B	60'x60'/ High
	22	Quercus buckleyi/ TEXAS RED OAK	2" Cal./B&B	25'x25'/ Medium
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	16	Pinus strobiformis/ SOUTHWESTERN WHITE PINE	6' High/B&B	60'x20'/ Low

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	Ericameria laricifolia/ TURPENTINE BUSH	1 Gal. Cont.	36"x36"/ Low
	Baccharis x "Centennial"/ CENTENNIAL BROOM	1 Gal. Cont.	36"x42"/ Low
	Caryopteris clandonensis "Dark KIng!ht"/ DARK NIGHT BLUE MIST SPIREA	1 Gal. Cont.	48"x48"/ Medium
	Mahonia aquifolia "Compactum"/ COMPACT MAHONIA	1 Gal. Cont.	24"x48"/ Medium
	Rosmarinus officinalis/ UPRIGHT ROSEMARY	1 Gal. Cont.	60"x48"/ Low
	Rhus aromatica "Gro-low"/ GRO-LO FRAGRANT SUMAC	1 Gal. Cont.	24"x72"/ Medium
	Salvia greggii/ AUTUMN SAGE	1 Gal. Cont.	30"x36"/ Low
	Verbena bipinnatifida/ PRAIRIE VERBENA	1 Gal. Cont.	6"x36"/ Low
	Callirhoe involucrata/ WINECUPS	1 Gal. Cont.	18"x18"/ Low
	Ceratostigma plumbaginoides/ DWARF PLUMBAGO	1 Gal. Cont.	12"x18"/ Medium
	Gallardia aristata/ BLANKETFLOWER	1 Gal. Cont.	30"x30"/ Low
	Hymenoxys acaulis/ ANGELITA DAISY	1 Gal. Cont.	12"x12"/ Low
	Lavandula angustifolia "Hidcote Superior"/ HIDCOTE SUPERIOR LAVENDER	1 Gal. Cont.	16"x18"/ Medium
	Mirabilis multiflora/ DESERT FOUR-O'CLOCK	1 Gal. Cont.	18"x30"/ Medium
	P. barbatus/ RED PENSTEMON	1 Gal. Cont.	50"x36"/ Low
	Teucrium chamaedrys/ TRAILING GERMANDER	1 Gal. Cont.	12"x24"/ Medium

GRASSES

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	Festuca idahoensis "Siskiyou Blue"/ SISKIYOU BLUE FESCUE	1 Gal. Cont.	18"x15"/ Medium
	Muhlenbergia capillaris "Regal Mist"/REGAL MIST MUHLENBERGIA	1 Gal. Cont.	36"x42"/ Medium
	Muhlenbergia rigens/ DEER GRASS	1 Gal. Cont.	42"x48"/ medium
	Nolina microcarpa/ BEARGRASS	1 Gal. Cont.	36"x48"/ medium
	Miscanthus sinensis/ MAIDEN GRASS	1 Gal. Cont.	60"x48"/ medium

ACCENTS

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	Agave parryi/ PARRY'S AGAVE	1 Gal. Cont.	36"x36"/ Low
	Dasylirion wheeleri/ SOTOL	1 Gal. Cont.	48"x60"/ Low
	Hesperaloe parviflora/ RED HESPERALOE	1 Gal. Cont.	48"x48"/ Medium
	Opuntia basilaris/ BEAVERTAIL PRICKLY PEAR	1 Gal. Cont.	12"x48"/ Low
	Opuntia engelmannii/ ENGELMANN'S PRICKLY PEAR	1 Gal. Cont.	48"x60"/ Low
	Yucca glauca/ Soapweed	1 Gal. Cont.	36"x60"/ Low
	Yucca rupicola/ TWISTED LEAF YUCCA	1 Gal. Cont.	36"x36"/ Low

MULCHES

SYMBOL	
	ROCK MULCH
	ORGANIC PECAN SHELL MULCH

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ARCHITECT

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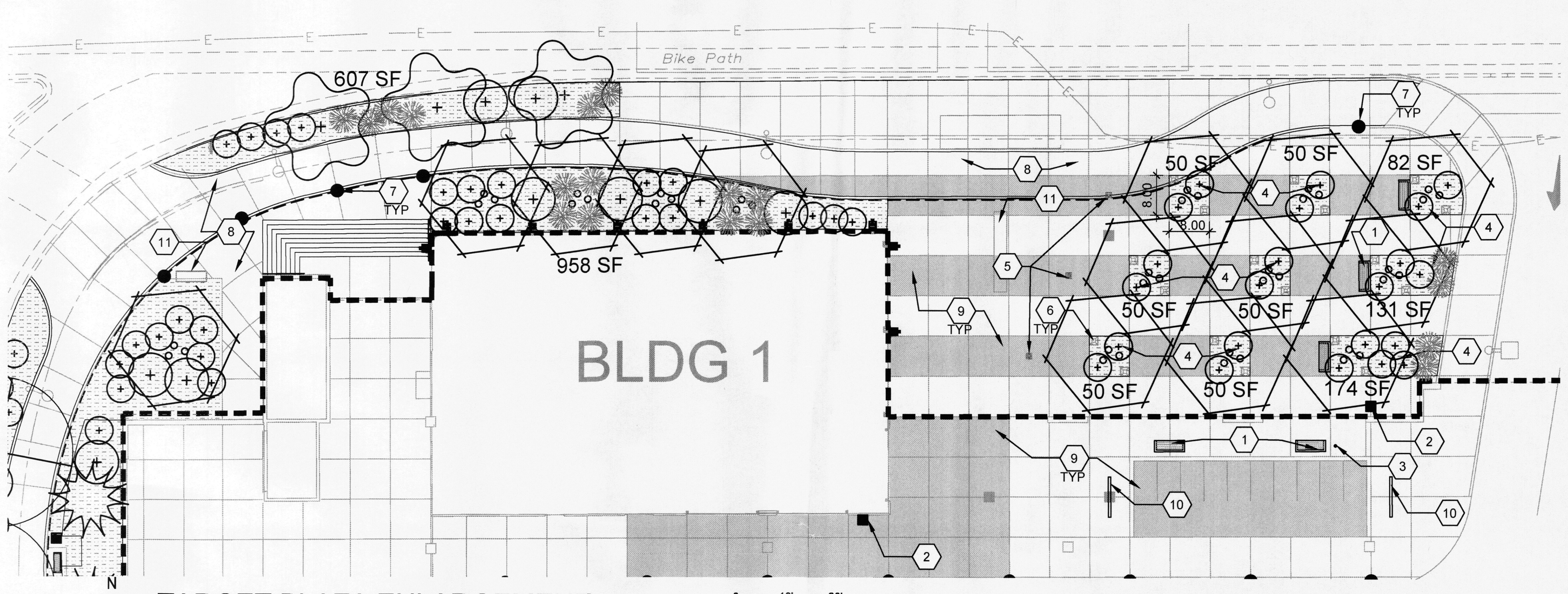
TARGET @ ABQ Uptown
Albuquerque, New Mexico
DRB SUBMITTAL

REVISIONS

DRAWN BY	JG
REVIEWED BY	MB
DATE	11/10/2011
PROJECT NO.	10-0135
DRAWING NAME	

ENLARGED LANDSCAPE PLAN - PHASE II



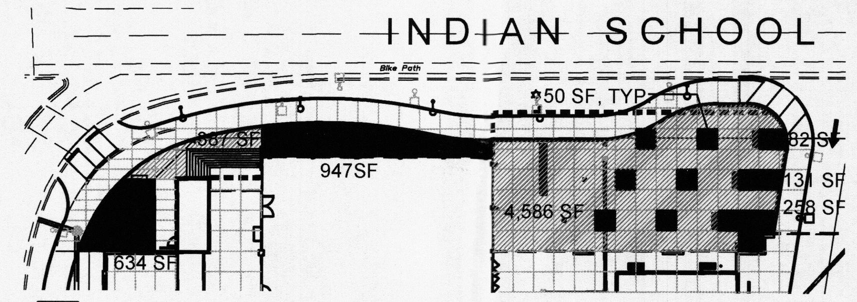
TARGET PLAZA ENLARGEMENT
1" = 20'-0"

PLAZA KEYED NOTES

1. BENCHES, QTY 5. SEE DETAIL SHEET.
2. TRASH RECEPTACLE. SEE DETAIL SHEET.
3. ASH URN. SEE DETAIL SHEET.
4. FLOWER GARDEN.
5. BOLLARD LIGHTING. SEE DETAIL SHEET.
6. IN-GRADE LIGHTING. SEE DETAIL SHEET.
7. SPHERICAL TARGET BOLLARD. SEE DETAIL SHEET.
8. CONCRETE PAVING WITH DECORATIVE BORDER. SEE DETAIL SHEET.
9. COLORED CONCRETE.
10. BICYCLE RACKS. SEE DETAIL SHEET.
11. MONUMENT SIGN. SEE WAYFINDING AND SIGNAGE PLANS.

PLAZA NOTES

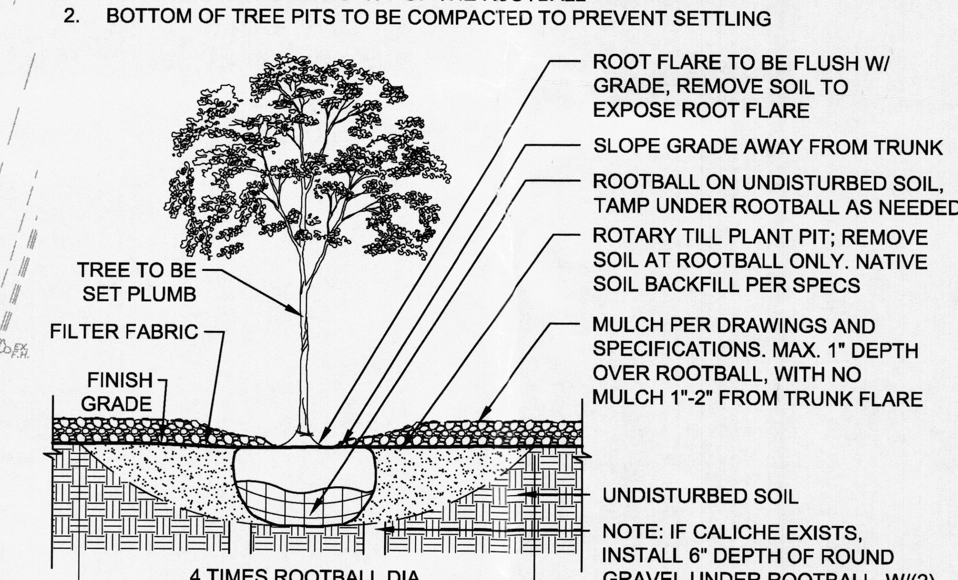
1. PEDESTRIAN PLAZA AMENITIES HAVE BEEN PROVIDED IN THE WAY OF COVERED BICYCLE PARKING AND FLOWER GARDENS.



PEDESTRIAN PLAZA - 4,973 SF
PEDESTRIAN PLAZA LANDSCAPE - 2,352 SF (47.3%)

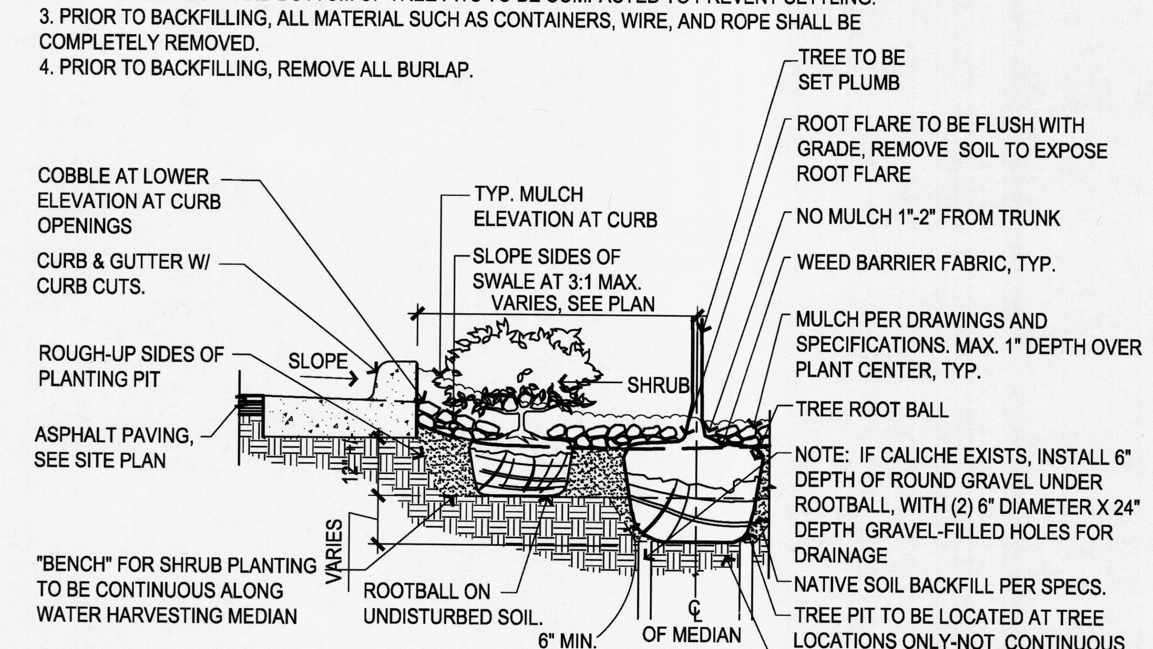
TARGET PLAZA LANDSCAPE DIAGRAM
1" = 60'

NOTES:
1. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP, AND ROPE SHALL BE REMOVED AS COMPLETELY AS POSSIBLE, WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL
2. BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING

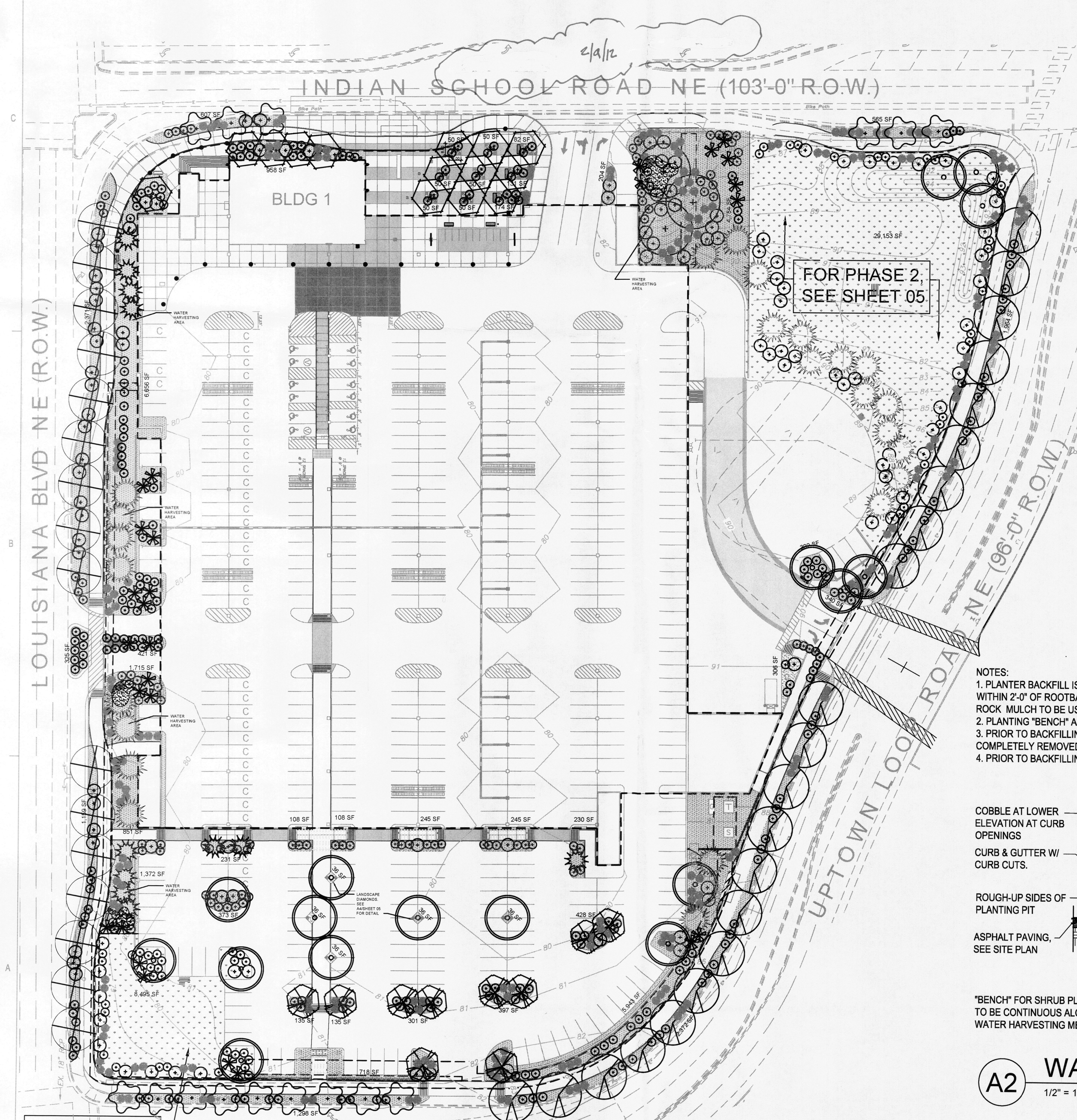


A1 TREE
3/4" = 1'-0"

NOTES:
1. PLANTER BACKFILL IS FOR USE AROUND SHRUB AND TREE PLANTINGS - TYPICALLY TO WITHIN 2'-0" OF ROOTBALLS.
ROCK MULCH TO BE USED AS BACKFILL IN ALL OTHER AREAS OF WATER HARVESTING MEDIAN.
2. PLANTING "BENCH" AND BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING.
3. PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, AND ROPE SHALL BE COMPLETELY REMOVED.
4. PRIOR TO BACKFILLING, REMOVE ALL BURLAP.



A2 WATER HARVESTING AREA
1/2" = 1'-0"



FOR PHASE 2, SEE SHEET 05

LANDSCAPE PLAN
1" = 50'-0"

PLANTING LEGEND

TREES

SYM	QTY	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	16	Pistacia chinensis/ CHINESE PISTACHE	3" Cal.	35'x30'/ Medium
	15	Cercis reniformis/ WESTERN REDBUD	2" Cal./B&B Multi-trunked	25'x18'/ Medium
	23	Chilopsis linearis 'Art's Seedless'/ DESERT WILLOW	48" Box/ Multi-trunked	25'x35'/ Low
	3	Populous deltoides wislizenii RIO GRANDE VALLEY COTTONWOOD	2" Cal./B&B	60'x60'/ High
	27	Quercus buckleyi/ TEXAS RED OAK	2" Cal./B&B	25'x25'/ Medium
	16	Quercus muhlenbergia/ CHINQUAPIN OAK	2" Cal./B&B	30'x30'/ Medium
	11	Tilia cordata LITTLELEAF LINDEN	2" Cal./B&B	35'x25'/ Medium
	11	Juniperus chinensis 'Spartan' SPARTAN JUNIPER	6' High/B&B	15'x8'/ Low
	17	Pinus strobiformis/ SOUTHWESTERN WHITE PINE	6' High/B&B	60'x20'/ Low

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
	Ericameria laricifolia/ TURPENTINE BUSH	1 Gal. Cont.	36"x36"/ Low
	Baccharis x "Centennial"/ CENTENNIAL BROOM	1 Gal. Cont.	36"x42"/ Low
	Caryopteris clandonensis "Dark Knight"/ DARK NIGHT BLUE MIST SPIREA	1 Gal. Cont.	48"x48"/ Medium
	Mahonia aquifolia "Compactum"/ COMPACT MAHONIA	1 Gal. Cont.	24"x48"/ Medium
	Rosmarinus officinalis/ UPRIGHT ROSEMARY	1 Gal. Cont.	60"x48"/ Low
	Rhus aromatica "Gro-low"/ GRO-LO FRAGRANT SUMAC	1 Gal. Cont.	24"x72"/ Medium
	Salvia greggii/ AUTUMN SAGE	1 Gal. Cont.	30"x36"/ Low
	Verbena bipinnatifida/ PRAIRIE VERBENA	1 Gal. Cont.	6"x36"/ Low
	Callirhoe involucrata/ WINECUPS	1 Gal. Cont.	18"x18"/ Low
	Ceratostigma plumbaginoides/ DWARF PLUMBAGO	1 Gal. Cont.	12"x18"/ Medium
	Gallardia aristata/ BLANKETFLOWER	1 Gal. Cont.	30"x30"/ Low
	Hymenoxys acaulis/ ANGELITA DAISY	1 Gal. Cont.	12"x12"/ Low
	Lavandula angustifolia "Hidcote Superior"/ HIDCOTE SUPERIOR LAVENDER	1 Gal. Cont.	16"x18"/ Medium
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	Miscanthus sinensis/ MAIDEN GRASS	1 Gal. Cont.	60"x48"/ medium

ACCENTS

SYMBOL	BOTANICAL NAME/ COMMON NAME	INSTALLATION SIZE	MATURE SIZE (HXW)/ WATER USE
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	Hesperaloe parviflora/ RED HESPERALOE	1 Gal. Cont.	48"x48"/ Medium
	Opuntia basilaris/ BEAVERTAIL PRICKLY PEAR	1 Gal. Cont.	12"x48"/ Low
	Opuntia engelmannii/ ENGELMANN'S PRICKLY PEAR	1 Gal. Cont.	48"x60"/ Low
	Yucca glauca/ Soapweed	1 Gal. Cont.	36"x60"/ Low
	Yucca rupicola/ TWISTED LEAF YUCCA	1 Gal. Cont.	36"x36"/ Low

MULCHES

SYMBOL	
	ROCK MULCH
	ORGANIC PECAN SHELL MULCH
	IRRIGATED NATIVE SEED

LANDSCAPE CALCULATIONS

SITE AREA: 7.3572 AC (AFTER R.O.W. DEDICATION)
REQUIRED OPEN SPACE: 32,048 SF (10% OF THE SITE)
PROVIDED OPEN SPACE: 72,143 SF
REQUIRED LANDSCAPE AREA: 28,857 SF (40% OF REQ. OPEN SPACE)
PROVIDED LANDSCAPE AREA: 67,239 SF
*NET LOT AREA WAS NOT USED IN THESE CALCULATIONS.

OPEN SPACE CALCULATIONS DO NOT INCLUDE REQUIRED LANDSCAPE STRIPS ALONG THE STREET OR WALKWAYS EXCEPT ANY PORTION OF A WALKWAY THAT IS WIDER THAN 10 FEET.

A MINIMUM OF 75% OF LANDSCAPE AREAS AND 60%-75% OF PLANTING STRIPS SHALL BE COVERED WITH LIVE VEGETATIVE MATERIALS.

A MINIMUM OF 10% OF LANDSCAPE AREAS WILL HAVE FLOWERING PLANTS OR SHRUBS.

TOTAL SHADE TREES: 71 (⅔ OF TREES)
TOTAL SIGNATURE TREES: 41 (⅓ OF TREES)

ROCK MULCH HAS BEEN LIMITED TO LESS THAN 5% OF ANY OPEN SPACE AREA AND USED ONLY WHERE NECESSARY AROUND DRAINAGE INLETS. ALL OTHER MULCH AREAS UTILIZE ORGANIC PECAN SHELL MULCH.

LANDSCAPE NOTES

A. DESIGN: THE PLANTING DESIGN INCLUDES A DIVERSE PALETTE OF DESERT AND HIGH DESERT PLANTS THAT WILL COMPLEMENT THE ARCHITECTURE OF THE PROJECT. THE INTENT IS TO LANDSCAPE THIS MIXED-USE, URBAN ENVIRONMENT WITH DESERT AND HIGH DESERT PLANTS THAT REINFORCE A SENSE OF PLACE AND ARE APPROPRIATE TO ALBUQUERQUE'S CLIMATE.
A.A. GRASSES AND ACCENT PLANTS SUCH AS YUCCA, SOTOL AND PRICKLY PEAR CACTUS WILL BE USED IN HIGHLY VISIBLE AND APPROPRIATE LOCATIONS. THE USE OF REGIONALLY NATIVE TREES FOR STREET TREES, WHILE UNORTHODOX, WILL REINFORCE THE SENSE OF PLACE, BUFFER PEDESTRIANS FROM VEHICULAR AREAS AND PROVIDE A COMFORTABLE PEDESTRIAN SCALE TO THE STREETS.
B. PLANTING AND IRRIGATION INSTALLATION DETAILS SHALL MEET CITY OF ALBUQUERQUE AND THE USDP REQUIREMENTS. EACH TREE SHALL HAVE A MINIMUM OF 36 SQUARE FEET OF PLANTING SPACE.
C. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
D. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIME FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 45 MINUTES FOR THE DRIP ZONES. RUN TIME WILL BE ADJUSTED ACCORDING TO SEASON, LOCATION, AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.
E. POINT OF CONNECTION: THERE IS LIKELY TO BE MORE THAN ONE POINT OF CONNECTION FOR THIS PROJECT. THE WATER CONNECTION LOCATIONS WILL BE COORDINATED WITH THE OVERALL WATER SERVICE DESIGN FOR THE SITE. THE EXACT LOCATIONS FOR CONNECTIONS AND CONTROLLERS IN UNKNOWN AT THIS TIME.
F. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH. GRAVEL, BARK AND PECAN SHELL MULCHES WILL BE USED APPROPRIATELY TO ADD VISUAL INTEREST AND PROTECT SOIL MOISTURE.
G. TREE AND SHRUB PITS TO BE 4 TIMES THE ROOTBALL DIAMETER.
H. THERE IS NO HIGH WATER USE TURF USED ON THIS PROJECT.
I. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION , LANDSCAPING AND WATER WASTE ORDINANCE.
J. SOIL PREPARATION AND AERATION WITHIN ROW IS REQUIRED TO DE-COMPACT LANDSCAPE ZONE PRIOR TO PLANTING.
K. PASSIVE WATER HARVESTING, SUCH AS HARVESTING OF STORM WATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE AND CAPTURED IN SWALES.
L. SOIL AMENDMENTS WILL BE USED FOR PLANT MATERIAL.
M. PLANT AND IRRIGATION MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER FOLLOWING SUBSTANTIAL COMPLETION OR ANY MAINTENANCE PERIODS .
N. THE LANDSCAPE DESIGN REQUIRES A PERMANENT, FULLY AUTOMATIC IRRIGATION SYSTEM TO SUPPORT THE PLANT MATERIAL.
O. THE IRRIGATION SYSTEM WILL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION WILL CONSIST OF A WATER METER, BACKFLOW PREVENTER AND MASTERVALVE, SEE COA STD DETAIL #2701.
P. THE CONTRACTOR SHALL CREATE AN IRRIGATION PLAN TO PERMANENTLY IRRIGATE THE PROPOSED PLANTINGS, AND SHALL SUBMIT THIS TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE A PIPING AND EMITTER LAYOUT WITH SIZING, VALVE SCHEDULE AND CONSTRUCTION DETAILS.
Q. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
R. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL.
S. REFER TO DRAINAGE PLAN FOR GRADING INFORMATION AND WATER HARVESTING LOCATIONS.
T. THE LANDSCAPE BERM WILL BE CONSTRUCTED A MINIMUM OF 5'-0" AWAY FROM THE SIDEWALK AND WILL HAVE A MAXIMUM SLOPE OF 4:1. IRRIGATION SPRAY HEADS WILL BE LOCATED A MINIMUM OF 2'-0" AWAY FROM THE SIDEWALK. THE LANDSCAPE AREA WILL NOT BE IRRIGATED IN THE WINTER. THESE DESIGN OPERATION PARAMETERS SHOULD ELIMINATE ANY ICING, OVERSPRAY AND DRAINAGE ISSUES.

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REVISIONS

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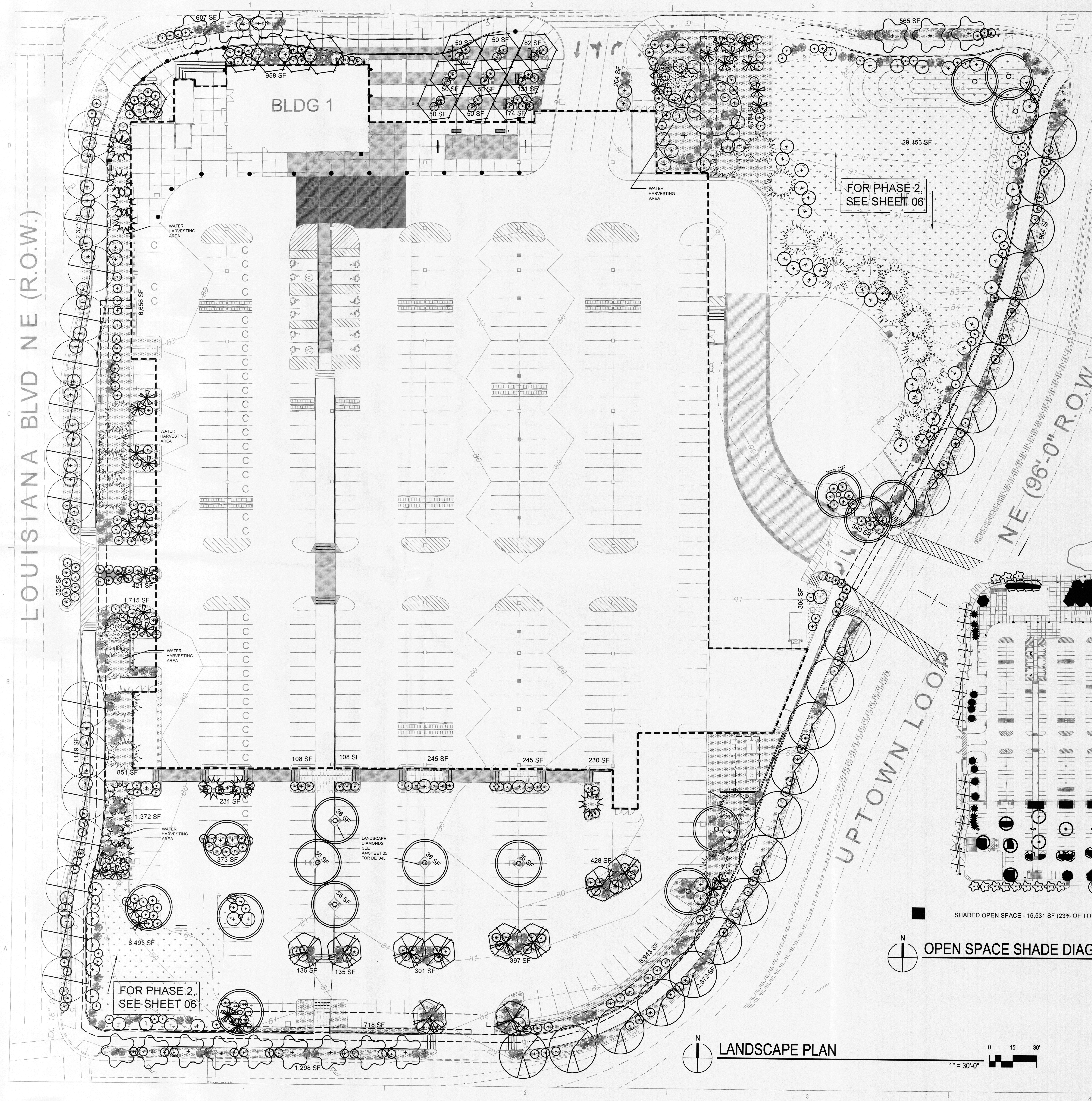
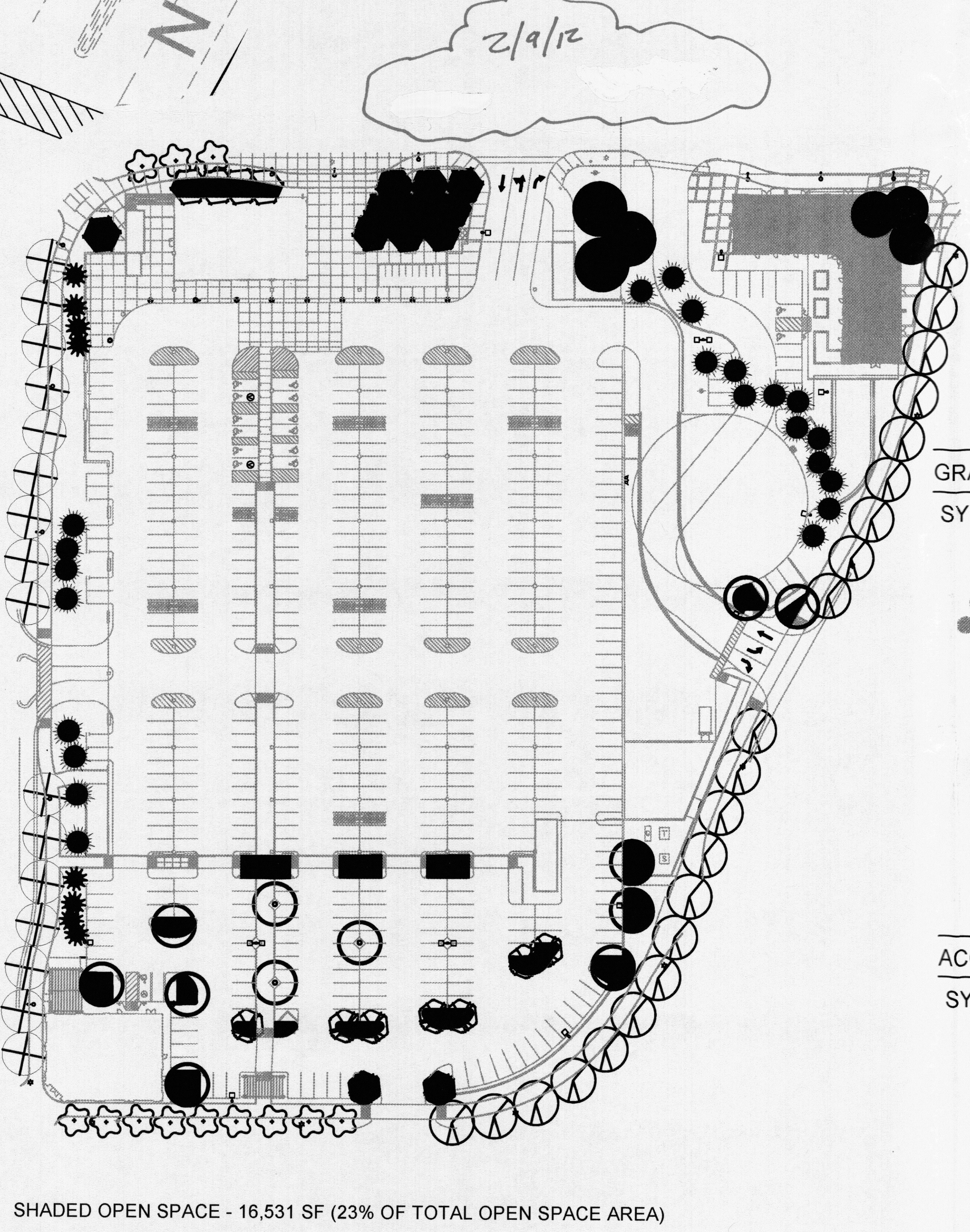
LANDSCAPE PLAN - PHASE I



LANDSCAPE PLAN

1" = 30'-0"



OPEN SPACE SHADE DIAGRAM

1" = 100'-0"

0 50' 100'

PLANTING LEGEND

TREES

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MULCHES

SYMBOL

- ROCK MULCH
- ORGANIC PECAN SHELL MULCH
- IRRIGATED NATIVE SEED

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REVISIONS

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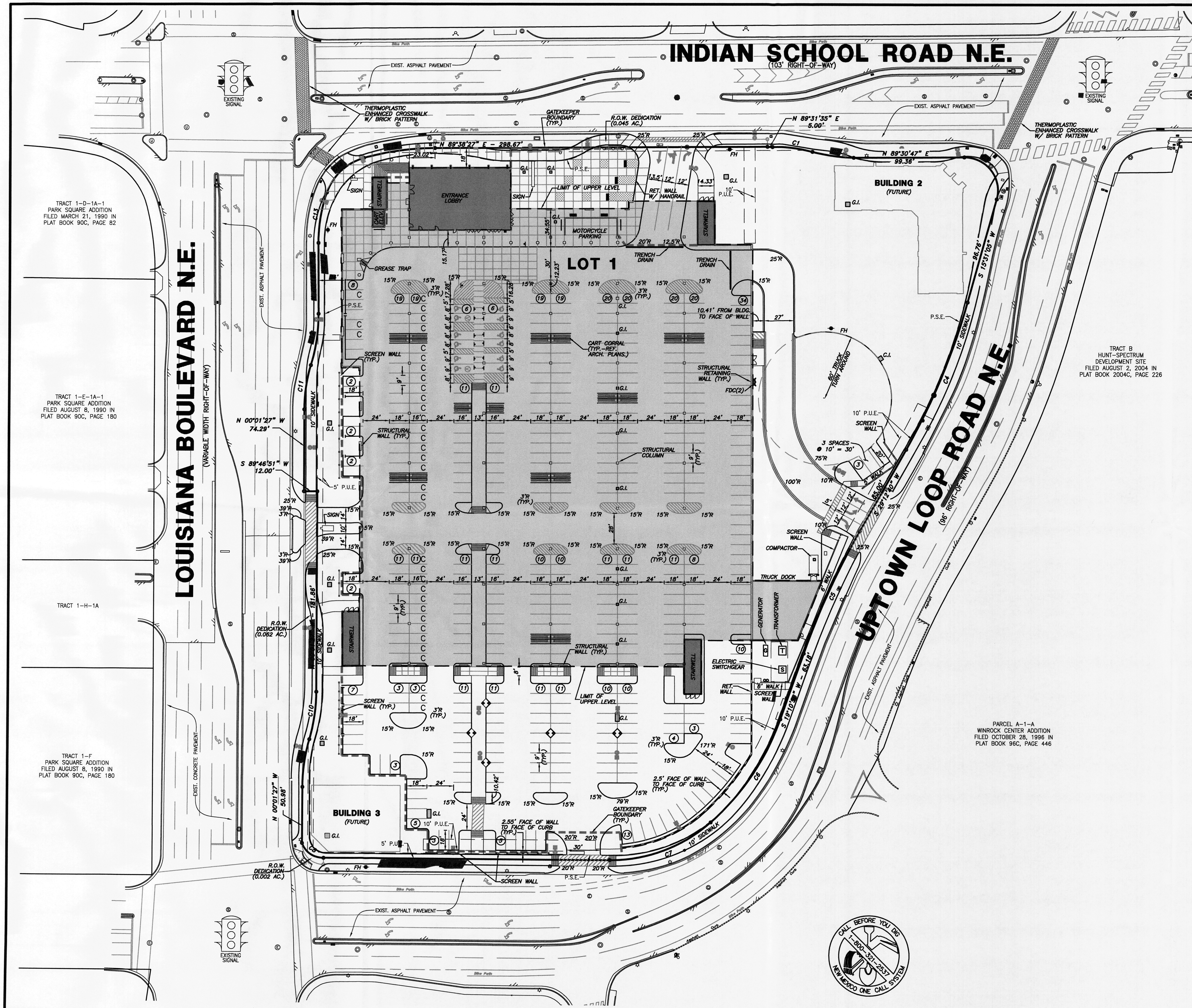

LEGEND

C.I.	PROP. CURB INLET
G.I.	PROP. GRATE INLET
☼	EXIST. LP
	PROP. LP
- - -	GATEKEEPER BOUNDARY
C	COMPACT CAR PARKING

~ PROPERTY LINE CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	138.90'	15°01'00"	36.40'	N 83°00'08" W	36.30'
C2	161.10'	13°22'02"	37.59'	S 82°10'33" E	37.50'
C3	30.00'	106°00'21"	55.50'	N 37°29'04" W	47.92'
C4	602.00'	13°41'35"	143.87'	N 22°21'53" E	143.53'
C5	698.00'	10°00'00"	121.82'	S 24°12'40" W	121.67'
C6	226.98'	28°42'27"	113.73'	N 33°30'11" E	112.54'
C7	135.00'	42°07'39"	99.26'	N 68°55'14" E	97.04
C8	20.00'	72°01'55"	25.14	S 55°44'57" E	23.52'
C9	160.00'	15°44'26"	43.96'	S 07°50'46" W	43.82'
C10	160.00'	15°44'26"	43.96'	N 07°50'46" E	43.82'
C11	139.33'	16°35'51"	40.36'	S 08°09'55" W	40.22'
C12	160.67'	16°54'26"	47.41'	N 08°06'34" E	47.24'
C13	139.33'	19°11'27"	46.67'	S 09°09'47" W	46.45'
C14	49.33'	55°19'58"	47.64'	S 46°34'41" W	45.81'
C15	239.33'	15°34'14"	65.04'	S 81°54'05" W	64.84'

T-2813 ALBUQUERQUE UPTOWN, NM

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DIMENSION CONTROL PLAN
TARGET - UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO.	001-002	MAP NO.	J-19-Z	SHEET	DRB-C1

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AS BUILT INFORMATION

CONTRACTOR DATE
WORK STARTED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION

RECORDED BY DATE
NO.

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18", ELEVATION 5283.222 (NAVD 1988)

NORTHING:
EASTING:
ELEVATION:

SURVEY INFORMATION

FIELD NOTES
NO. BY DATE

ENGINEERS SEAL

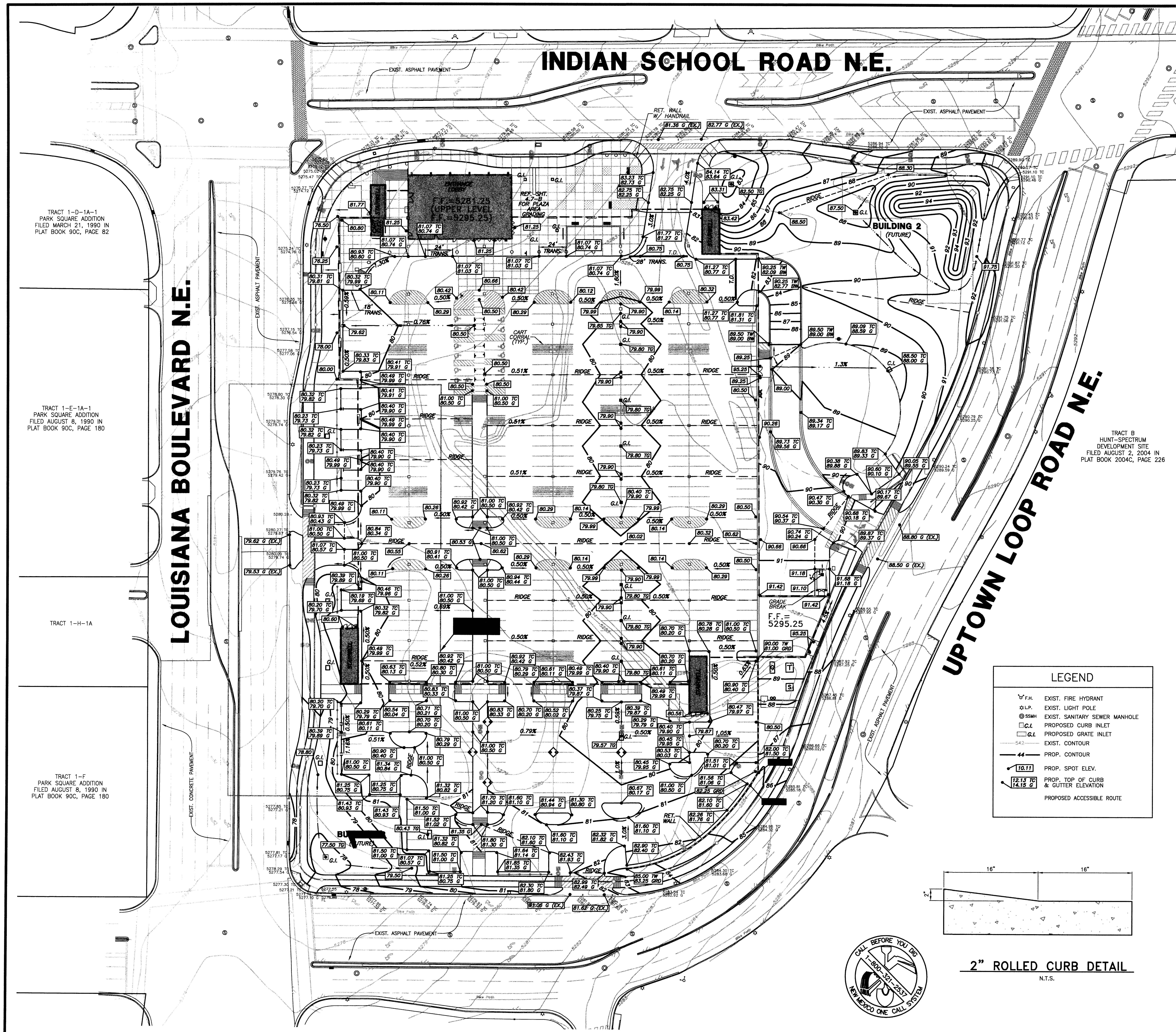
PRELIMINARY
REVIEW/COORDINATION
PURPOSES ONLY

REVISIONS

NO.	DATE	REMARKS	BY

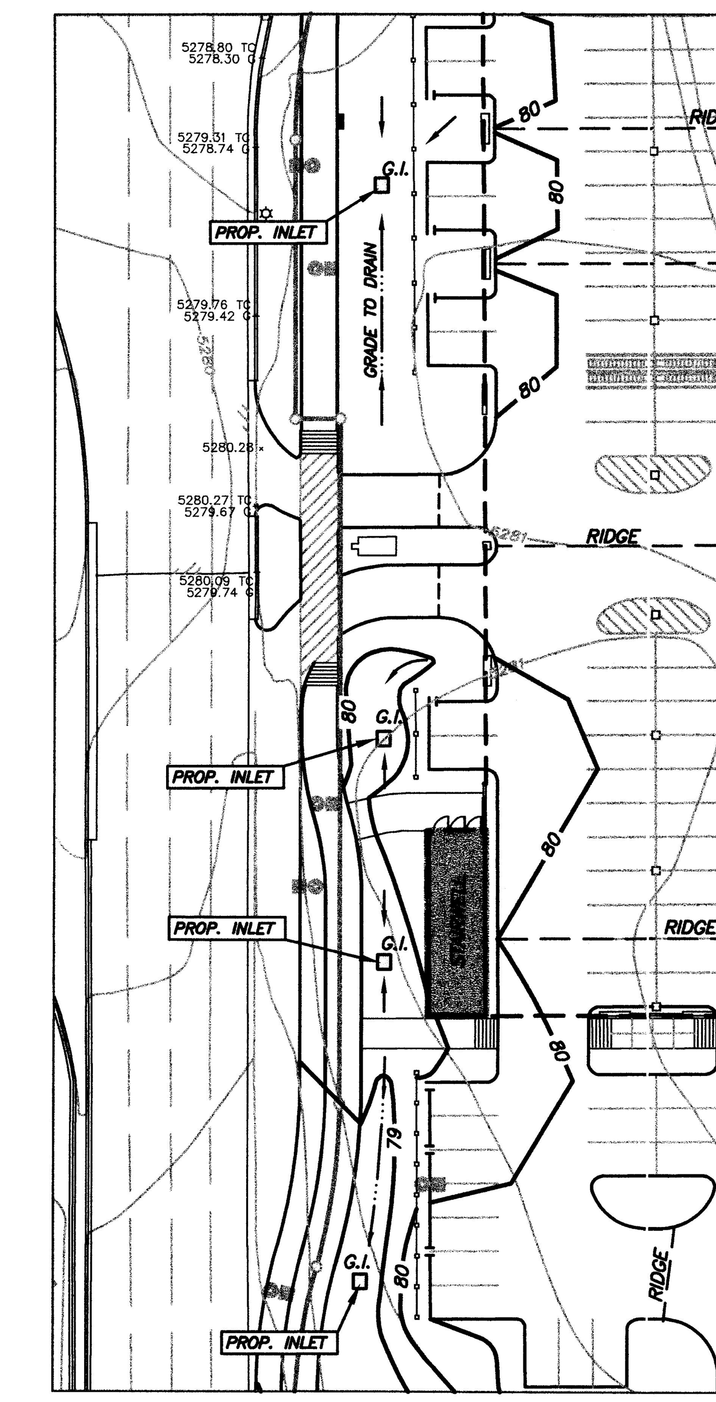
DESIGN		
DESIGNED BY LAC	DATE	09.22.11
DRAWN BY CAC	DATE	09.22.11
CHECKED BY LAC	DATE	09.22.11

9 OF 21



LEGEND

F.H.	EXIST. FIRE HYDRANT
L.P.	EXIST. LIGHT POLE
SSMH	EXIST. SANITARY SEWER MANHOLE
C.I.	PROPOSED CURB INLET
G.I.	PROPOSED GRATE INLET
542	EXIST. CONTOUR
44	PROP. CONTOUR
10.11	PROP. SPOT ELEV.
12.13 TC / 14.15 G	PROP. TOP OF CURB & GUTTER ELEVATION
	PROPOSED ACCESSIBLE ROUTE



LANDSCAPE AREA GRADING

SCALE: 1"=40'

LAWRENCE A. CATES & ASSOC., LLP, (THE "CONSULTANT") CONFIRMS TO TARGET THAT CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY AND IN THEIR PROFESSIONAL OPINION THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY AND STATE ACCESSIBILITY CODES AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), AS AMENDED.

2" ROLLED CURB DETAIL

N.T.S.

T-2813 ALBUQUERQUE UPTOWN, NM

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: GRADING PLAN
TARGET – UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO. 001-002 | MAP NO. J-19-Z | SHEET DRB-C2

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	LAC	DATE	09.22.11
DRAWN BY	CAC	DATE	09.22.11
CHECKED BY	LAC	DATE	09.22.11

ENGINEERS SEAL

PRELIMINARY
REVIEW/COORDINATION
PURPOSES ONLY

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18", ELEVATION 5283.222 (NAVD 1988)

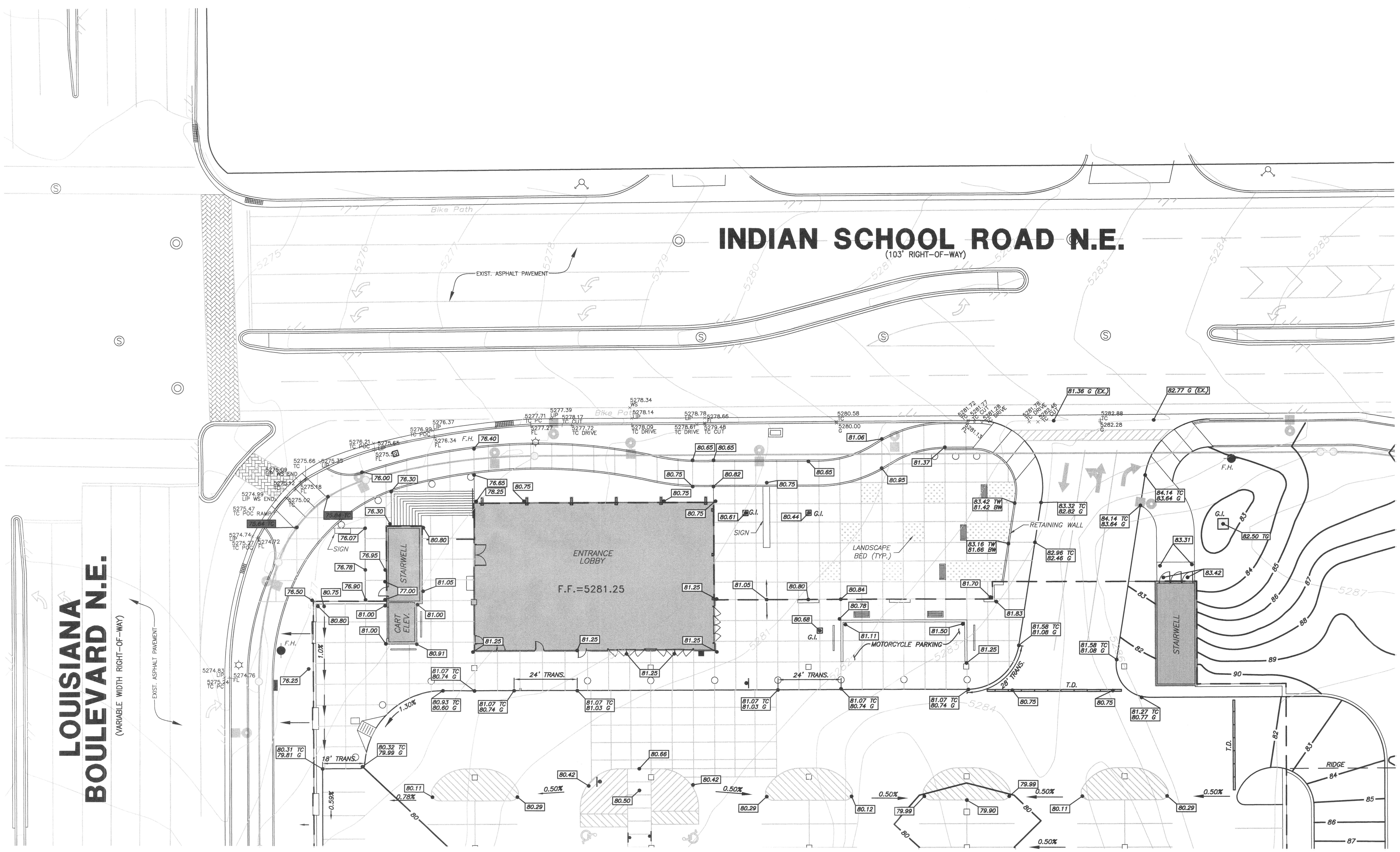
NORTHING:
EASTING:
ELEVATION:

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	



N

0 10' 20' 40'
1"=20'

LEGEND	
	EXIST. FIRE HYDRANT
	EXIST. LIGHT POLE
Ⓢ	EXIST. SANITARY SEWER MANHOLE
C.I.	PROPOSED CURB INLET
G.I.	PROPOSED GRATE INLET
5283	EXIST. CONTOUR
	PROP. CONTOUR
10.11	PROP. SPOT ELEV.
12.13 TC 14.15 G	PROP. TOP OF CURB & GUTTER ELEVATION

LAWRENCE A. CATES & ASSOC., LLP, (THE "CONSULTANT") CONFIRMS TO TARGET THAT CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY AND IN THEIR PROFESSIONAL OPINION THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY AND STATE ACCESSIBILITY CODES AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), AS AMENDED.

T-2813 ALBUQUERQUE UPTOWN, NM

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Dallas, Texas 75254
Office: 972-385-2272 Fax: 972-980-1627

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18", ELEVATION 5283.222 (NAVD 1988)

NORTHING:
EASTING:
ELEVATION:

SURVEY INFORMATION

FIELD NOTES

NO. | BY | DATE

ENGINEERS SEAL

PRELIMINARY REVIEW/COORDINATION PURPOSES ONLY

REVISIONS

NO.	DATE	BY	REMARKS

DESIGN		
DESIGNED BY	LAC	DATE 09.22.11
DRAWN BY	CAC	DATE 09.22.11
CHECKED BY	LAC	DATE 09.22.11

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: PLAZA AREA GRADING PLAN
TARGET – UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO.	001–002	MAP NO.	J-19-Z	SHEET	DRB-C3

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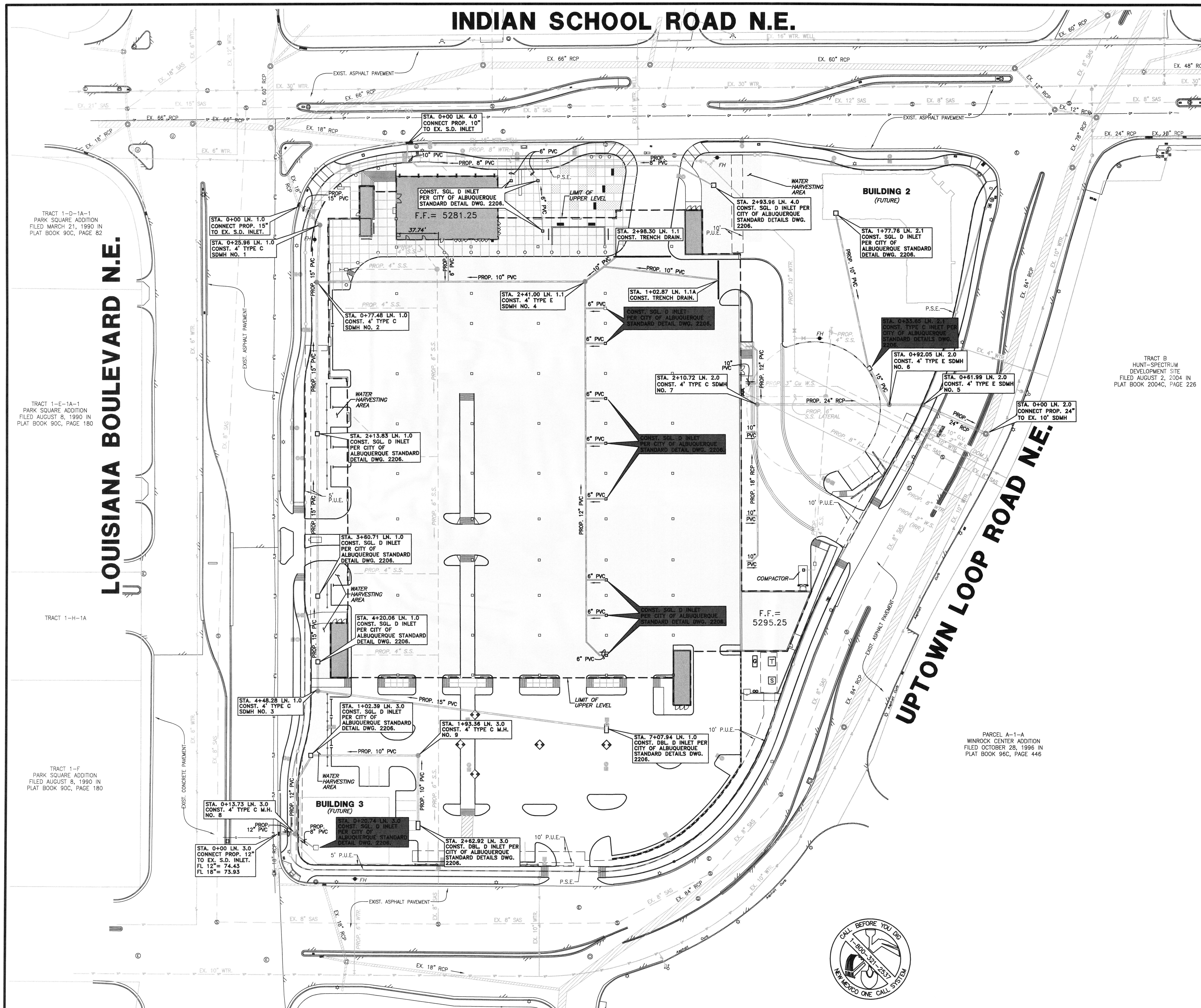

LEGEND

C.I.	PROP. CURB INLET
G.I.	PROP. GRATE INLET
	PROP. WATER LINE
	PROP. WATER METER
FH	PROP. FIRE HYDRANT
	PROP. GATE VALVE
	EXIST. WATER LINE
	EXIST. GATE VALVE
	EXISTING FIRE HYDRANT
	PROP. SANITARY SEWER LINE
	PROP. SANITARY SEWER MANHOLE
	EXIST. SANITARY SEWER LINE (SAS)
	EXIST. SANITARY SEWER MAHNOLE
	PROP. STORM SEWER LINE
	PROP. STORM SEWER MANHOLE
	EXIST. STORM SEWER LINE
	EXIST. STORM SEWER MANHOLE
T	PROPOSED ELECTRIC TRANSFORMER
S	PROPOSED ELECTRIC SWITCHGEAR
G	PROPOSED ELECTRIC GENERATOR
	EXIST. UNDERGROUND ELECTRIC
	EXIST. GAS LINE
	EXIST. FIBER OPTIC
	EXIST. CABLE TELEVISION LINE

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18", ELEVATION 5283.222 (NAVD 1988)

NORTHING:
EASTING:
ELEVATION:

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

PRELIMINARY REVIEW/COORDINATION PURPOSES ONLY

NO.	DATE	REMARKS	BY

REVISIONS

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DESIGNED BY	LAC	DATE	09.22.11
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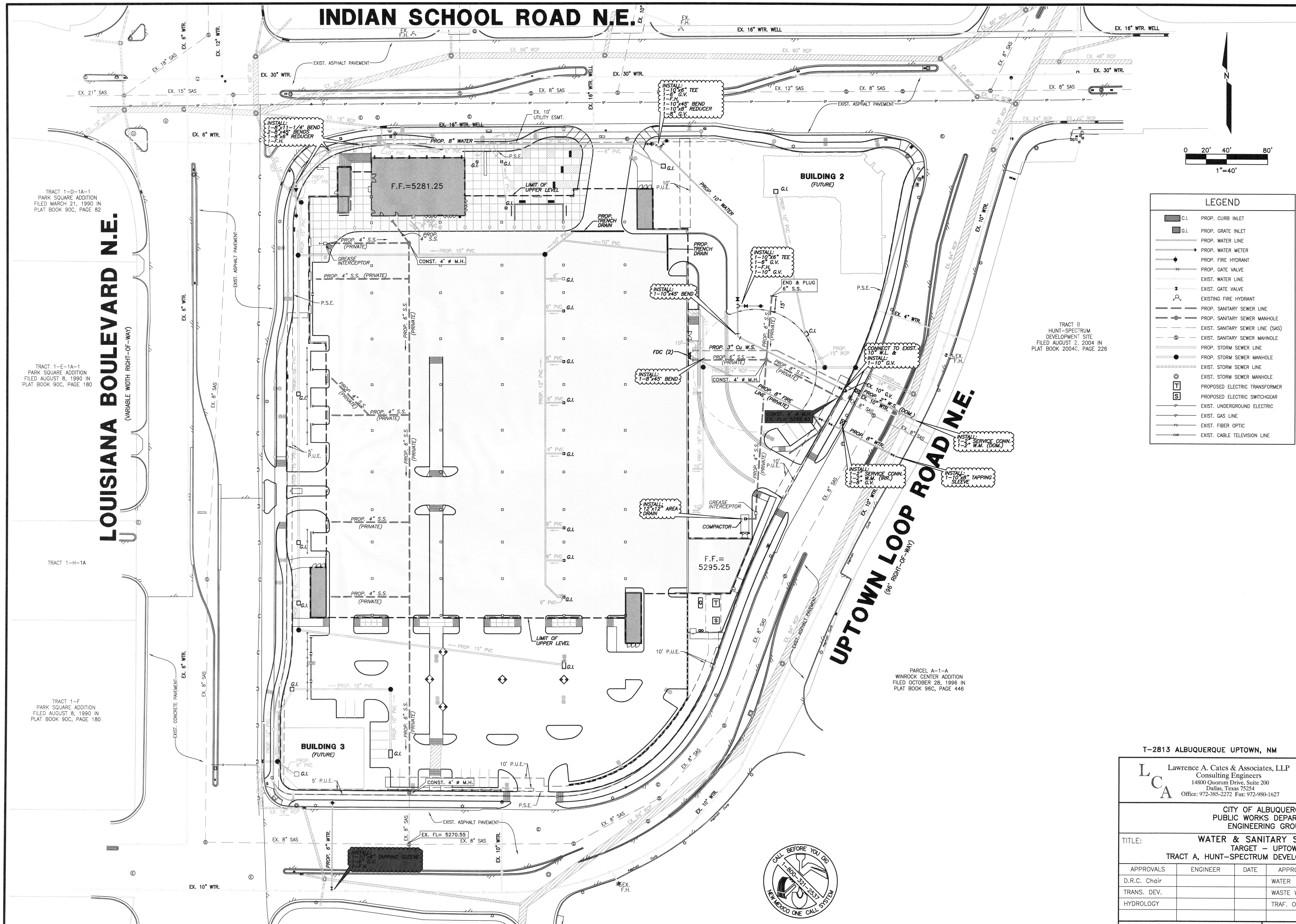
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DRAINAGE PLAN**
TARGET – UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO. 001-002	MAP NO. J-19-Z	SHEET DRB-C4



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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WATER & SANITARY SEWER PLAN
TARGET – UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO. 001-002 | MAP NO. J-19-Z | SHEET DRB-C5

13 OF 21

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

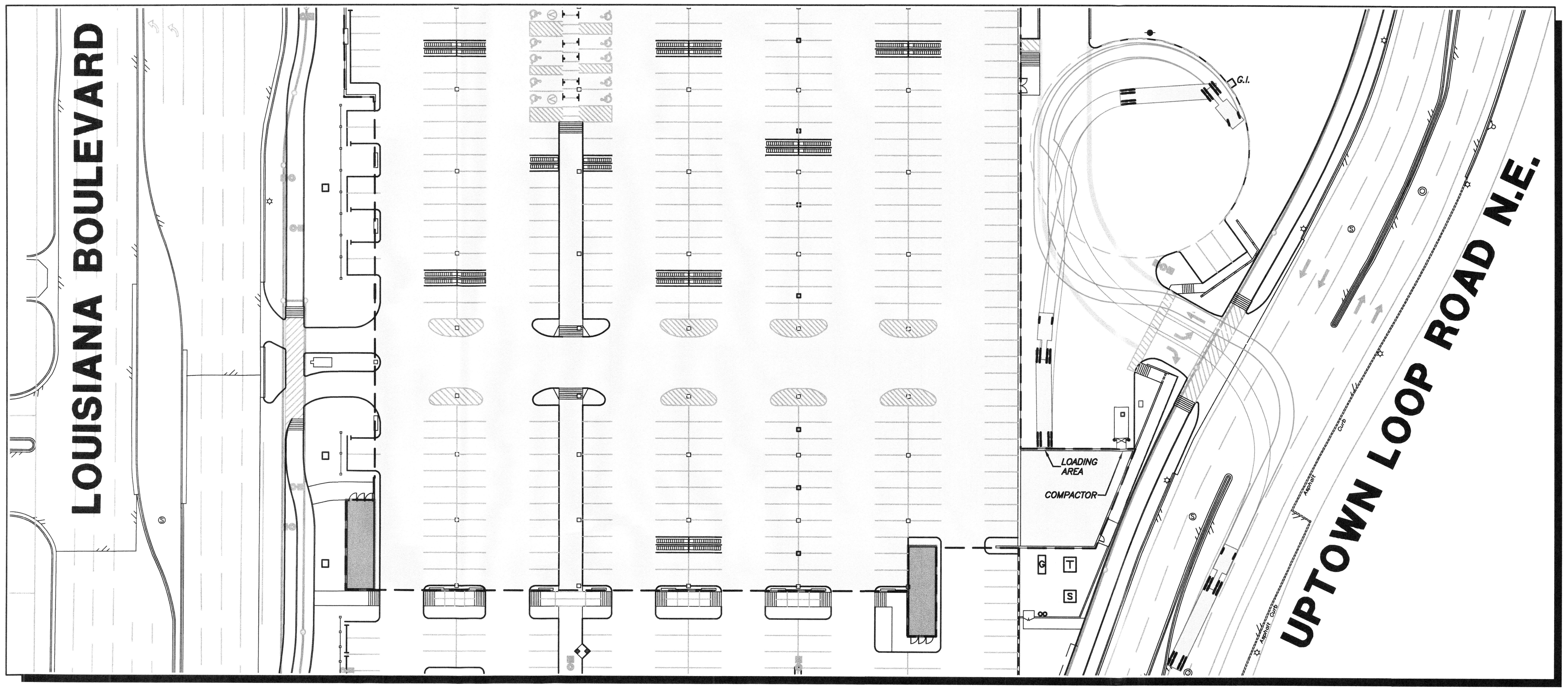
BENCH MARKS
1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18" ELEVATION 5283.222 (NAVD 1988)
NORTHING:
EASTING:
ELEVATION:

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

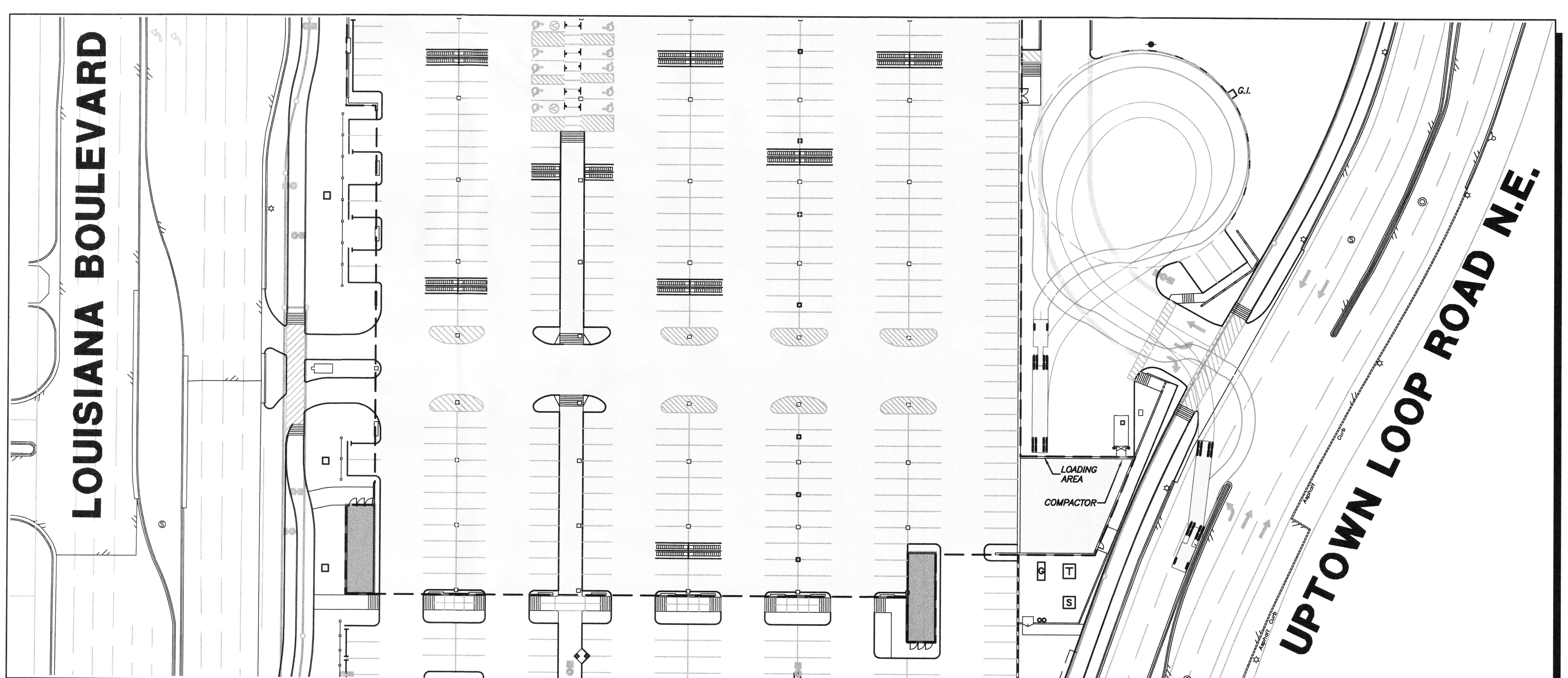
ENGINEERS SEAL
PRELIMINARY
REVIEW/COORDINATION
PURPOSES ONLY

REVISIONS
NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY	LAC	DATE 09.22.11
DRAWN BY	CAC	DATE 09.22.11
CHECKED BY	LAC	DATE 09.22.11



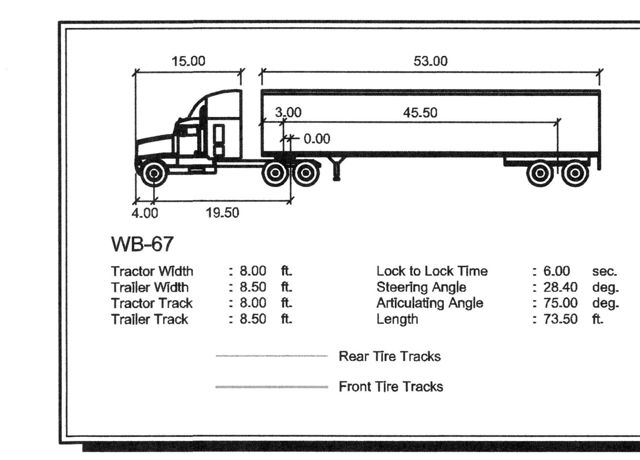
ARRIVAL



DEPARTURE

N

0 20' 40' 80'
1"=40'



VEHICLE

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

1. VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "20-H18", ELEVATION 5283.222 (NAVD 1988)

NORTHING:
EASTING:
ELEVATION:

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEERS SEAL

PRELIMINARY REVIEW/COORDINATION PURPOSES ONLY

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN		
DESIGNED BY LAC	DATE	09.22.11
DRAWN BY CAC	DATE	09.22.11
CHECKED BY LAC	DATE	09.22.11

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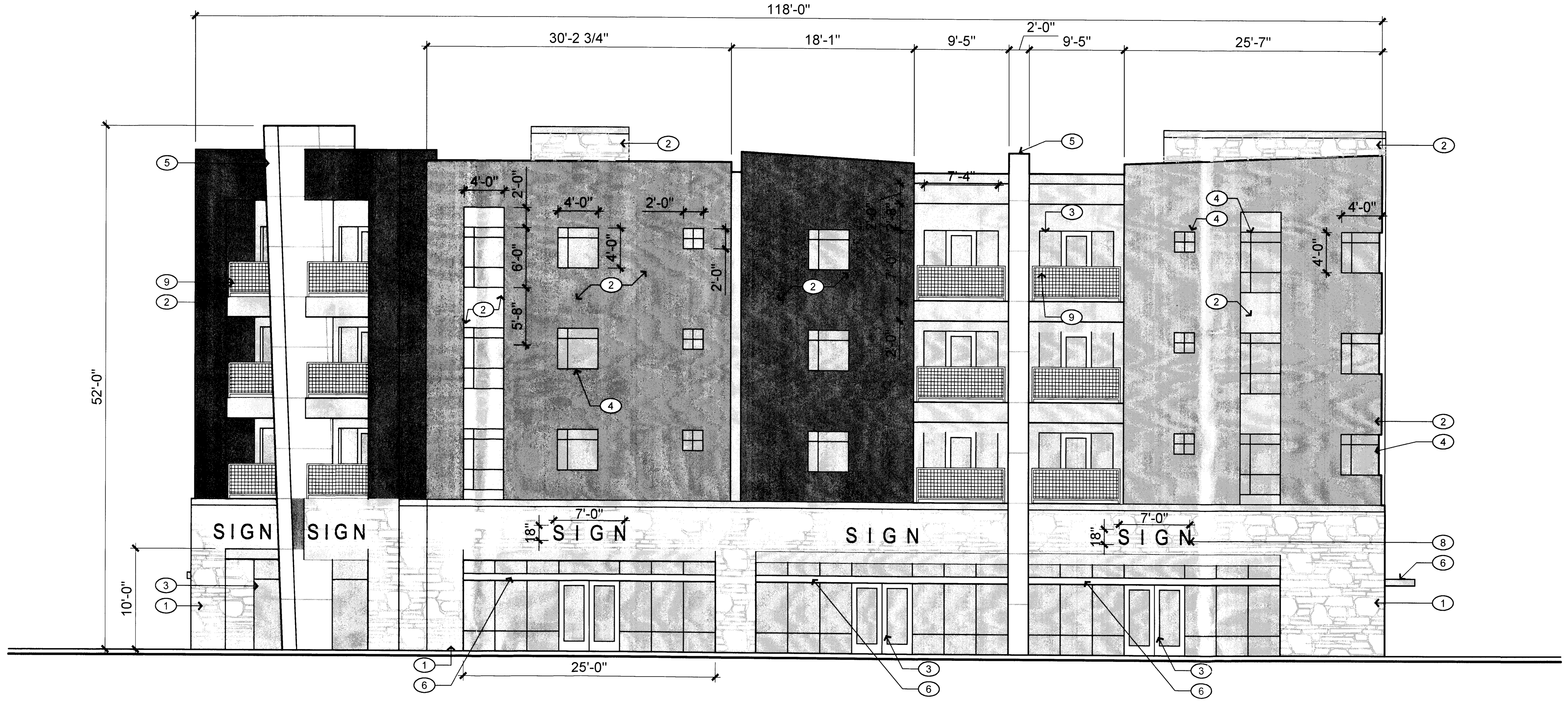
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: TRUCK ACCESS PLAN
TARGET – UPTOWN
TRACT A, HUNT-SPECTRUM DEVELOPMENT SITE PLAN

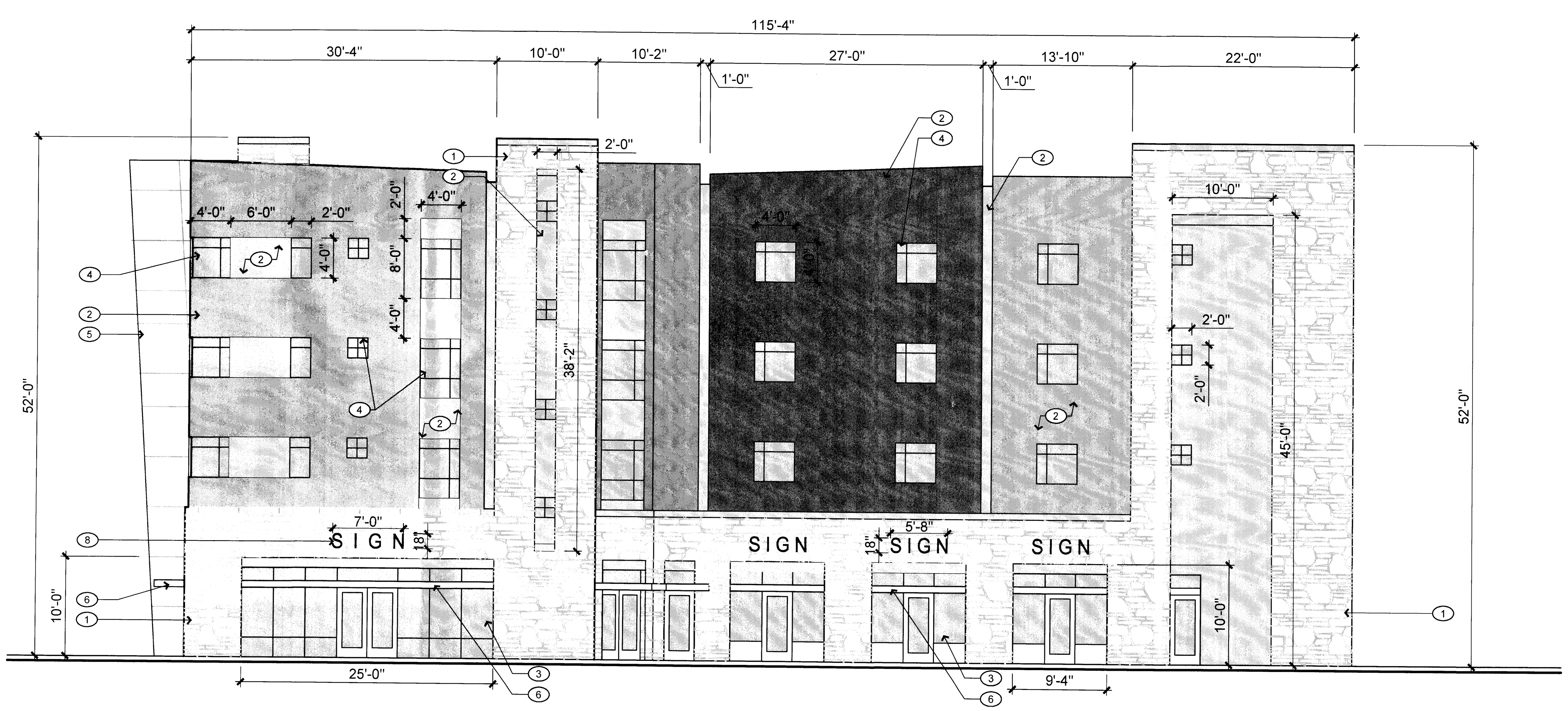
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

PROJECT NO.	001-002	MAP NO.	J-19-Z	SHEET	DRB-C6



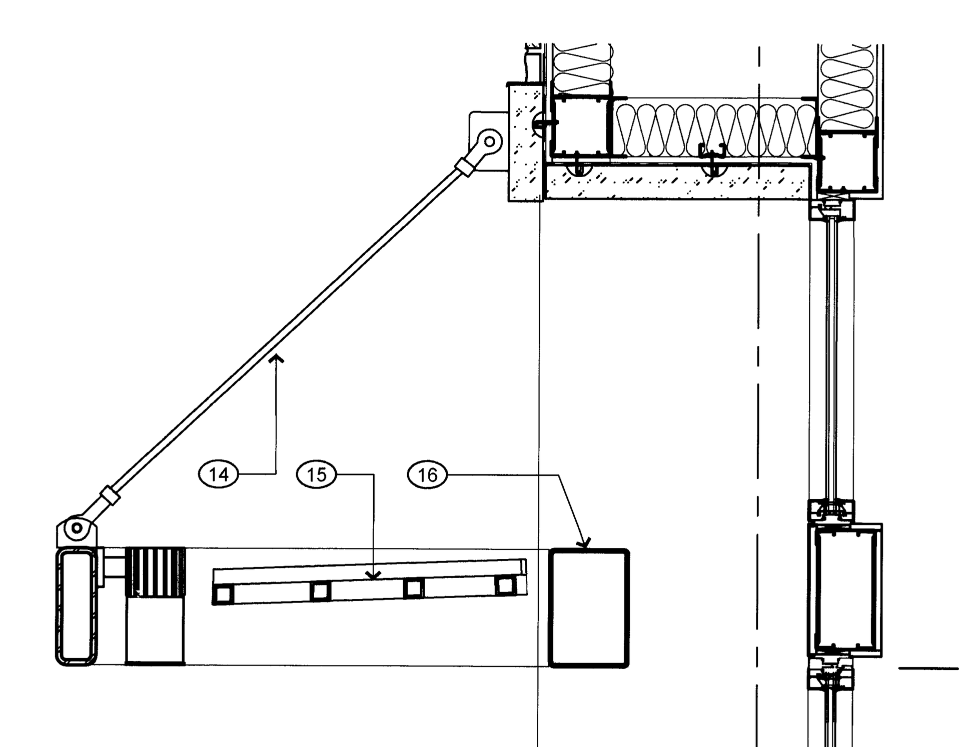
NORTH ELEVATION

EAST ELEVATION SIMILAR OPPOSITE HAND 1/8" = 1'-0"



WEST ELEVATION

SOUTH ELEVATION SIMILAR OPPOSITE HAND 1/8" = 1'-0"



AWNING DETAIL

NTS

GENERAL NOTES

A. ALL BUILDING FACADES SHALL BE COMPOSED OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, WINDOWS, DOORS, TRELLIS AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.

B. ENTRY STOREFRONTS TO THE BUILDING MAY BE MODIFIED TO ACCOMMODATE SPECIFIC NEEDS OF FUTURE TENANTS. THESE STOREFRONTS ARE TO MAINTAIN THE OVERALL DESIGN INTENT OF THE BUILDINGS AS SHOWN AND MUST BE COMPATIBLE WITH THE BUILDING FACADES IN TERMS OF QUALITY OF MATERIALS AND SYSTEMS.

C. SIGNAGE AS SHOWN IS FOR ILLUSTRATION PURPOSES AND MAY CHANGE TO MEET FUTURE TENANT REQUIREMENTS.

KEYED NOTES

1. CULTURED STONE
2. EXTERIOR INSULATION AND FINISH SYSTEM (STUCCO), SEE FINISH LEGEND FOR COLORS.
3. ALUMINUM STOREFRONT
4. OPERABLE ALUMINUM WINDOWS
5. METAL PANELS
6. METAL AWNING
7. EIFS HEADER
8. SIGNAGE: INTERNALLY ILLUMINATED INDIVIDUAL LETTERS. BOX SIGNS NOT ALLOWED , EXCEPT FOR LOGOS. INDICATED SIZE IS APPROXIMATE.
9. BALCONY WITH METAL GUARD RAILING AND WOVEN WIRE MESH.
10. ALUMINUM OVERHEAD DOOR
11. STANDING SEAM METAL ROOF, GALVANIZED
12. HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT EIFS
13. STEEL TRELLIS - PAINTED TO MATCH STUCCO 4
14. PAINTED STEEL SUPPORT RODS
15. PAINTED STEEL DECKING
16. PAINTED STEEL STRUCTURE

FINISH LEGEND

- CULTURED STONE
- STUCCO 1: LIGHT GREY
- STUCCO 2: LIGHT BROWN
- STUCCO 3: MEDIUM BROWN
- STUCCO 4: DARK BROWN
- GLAZING
- ALUMINUM STOREFRONT AND METAL AWNINGS: WHITE
- METAL PANELS - CLEAR ANODIZED ALUMINUM

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Sabatini

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Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

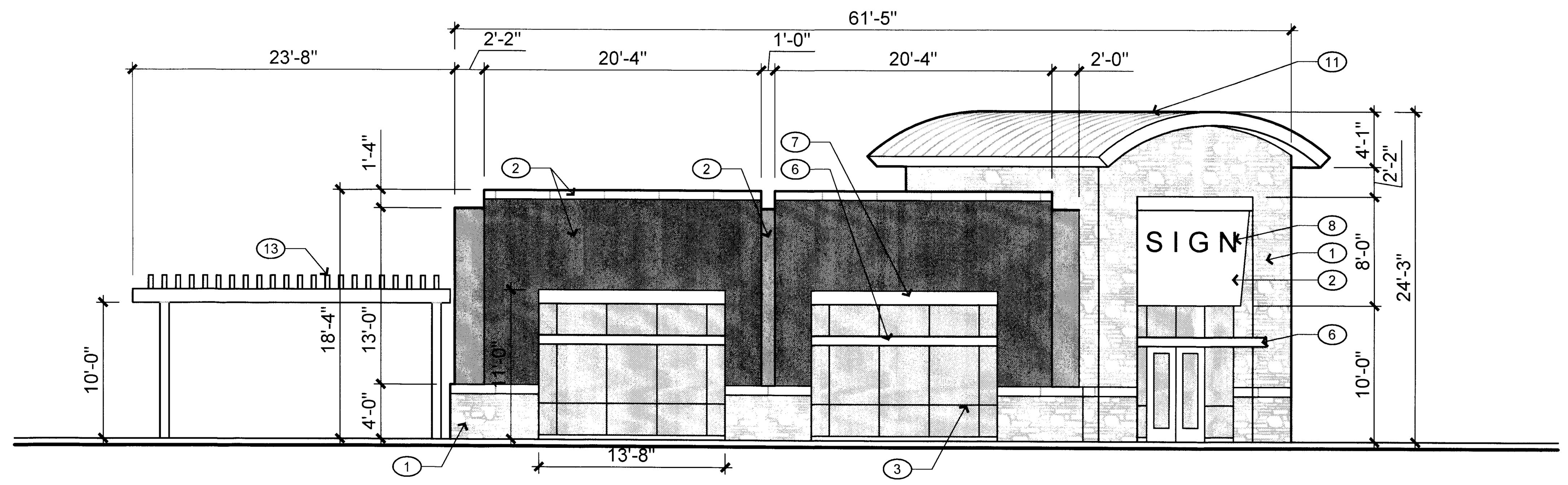
TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS

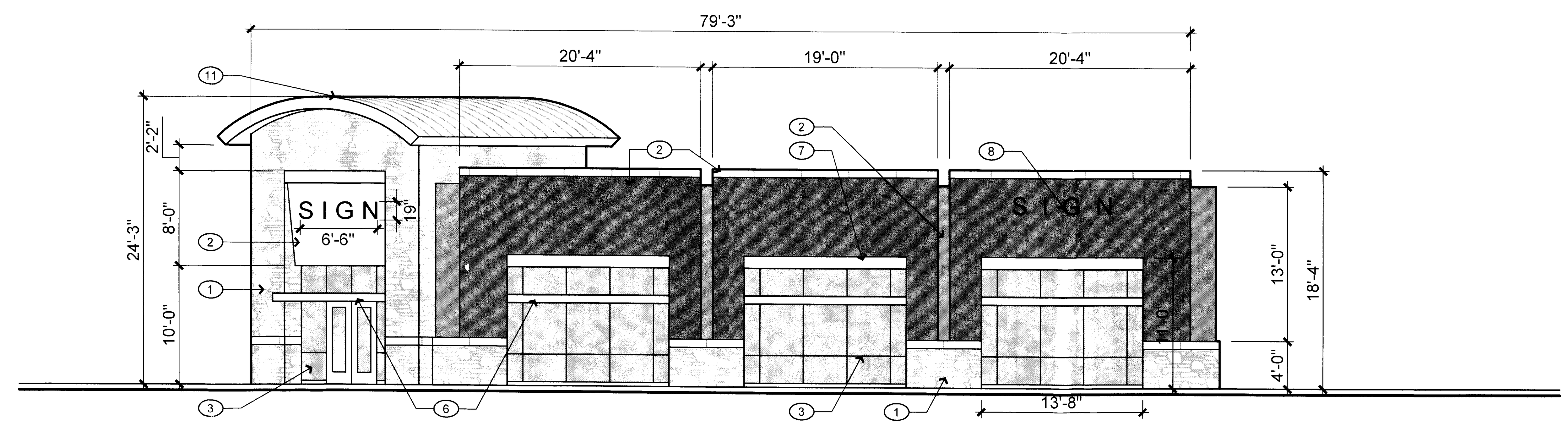
DRAWN BY	CRG, TGB
REVIEWED BY	CRG
DATE	11/10/2011
PROJECT NO.	10-0135
DRAWING NAME	

LOT 2
MIXED USE
ELEVATIONS



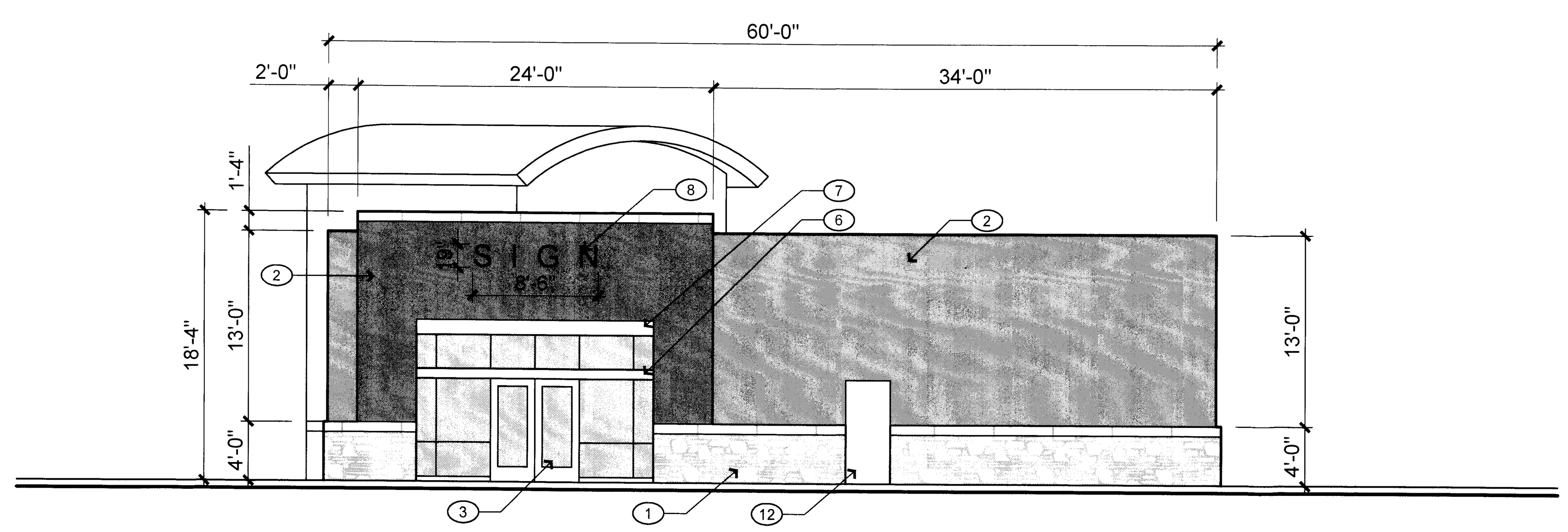
WEST ELEVATION

1/8" = 1'-0"



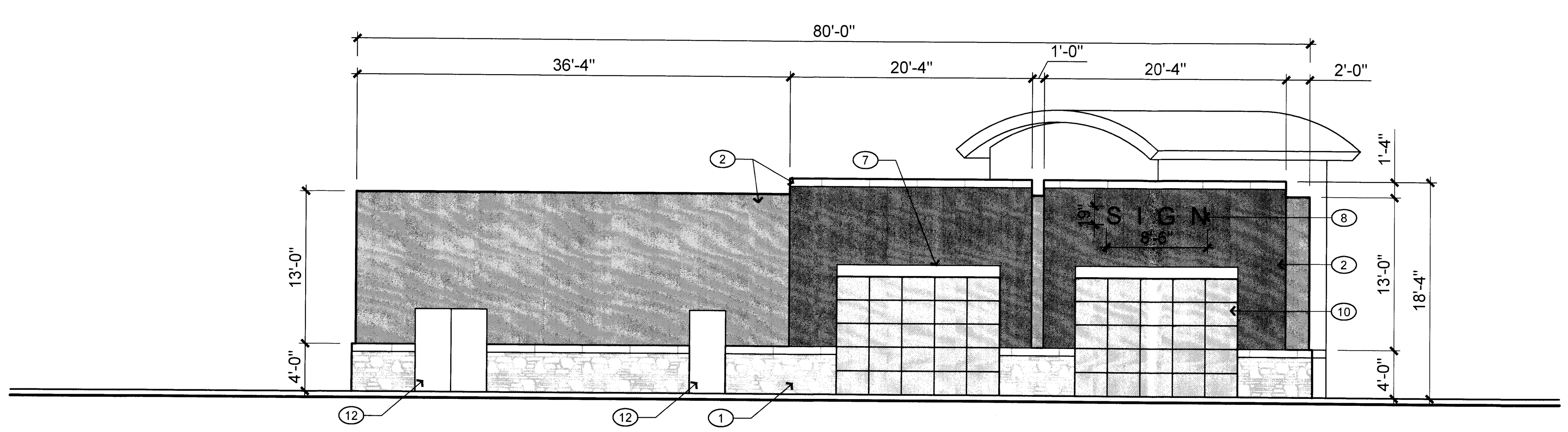
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

GENERAL NOTES

A. ALL BUILDING FACADES SHALL BE COMPOSED OF THE DESIGN ELEMENTS SHOWN OR DESCRIBED IN THIS PLAN. DESIGN ELEMENTS INCLUDE, AS EXAMPLES, THE BUILDING COLORS, MASSING, WINDOWS, DOORS, TRELLIS AND PORTALS. THESE DESIGN ELEMENTS NEED NOT BE ARRANGED AS SHOWN ON THIS PLAN, BUT MAY BE FREELY INTERCHANGED TO ACCOMMODATE FUTURE TENANTS.

B. ENTRY STOREFRONTS TO THE BUILDING MAY BE MODIFIED TO ACCOMMODATE SPECIFIC NEEDS OF FUTURE TENANTS. THESE STOREFRONTS ARE TO MAINTAIN THE OVERALL DESIGN INTENT OF THE BUILDINGS AS SHOWN AND MUST BE COMPATIBLE WITH THE BUILDING FACADES IN TERMS OF QUALITY OF MATERIALS AND SYSTEMS.

C. SIGNAGE AS SHOWN IS FOR ILLUSTRATION PURPOSES AND MAY CHANGE TO MEET FUTURE TENANT REQUIREMENTS.

KEYED NOTES

1. CULTURED STONE
2. EXTERIOR INSULATION AND FINISH SYSTEM (STUCCO), SEE FINISH LEGEND FOR COLORS.
3. ALUMINUM STOREFRONT
4. OPERABLE ALUMINUM WINDOWS
5. METAL PANELS
6. METAL AWNING
7. EIFS HEADER
8. SIGNAGE: INTERNALLY ILLUMINATED INDIVIDUAL LETTERS. BOX SIGNS NOT ALLOWED , EXCEPT FOR LOGOS. INDICATED SIZE IS APPROXIMATE.
9. BALCONY WITH METAL GUARD RAILING AND WOVEN WIRE MESH.
10. ALUMINUM OVERHEAD DOOR
11. STANDING SEAM METAL ROOF, GALVANIZED
12. HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT EIFS
13. STEEL TRELLIS - PAINTED TO MATCH STUCCO 4
14. PAINTED STEEL SUPPORT RODS
15. PAINTED STEEL DECKING
16. PAINTED STEEL STRUCTURE

FINISH LEGEND

- CULTURED STONE
- STUCCO 1: LIGHT GREY
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- GLAZING
- ALUMINUM STOREFRONT AND METAL AWNINGS: WHITE
- METAL PANELS - CLEAR ANODIZED ALUMINUM

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dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

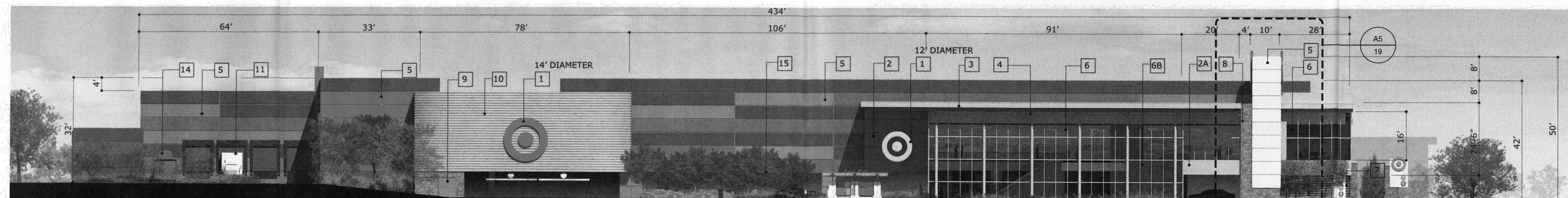
TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

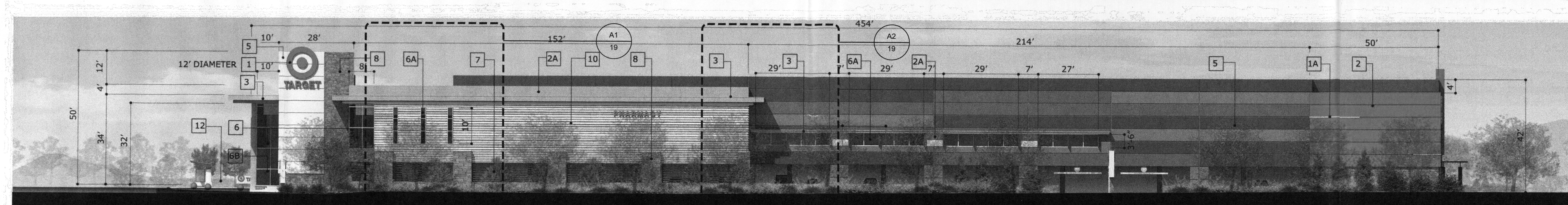
REVISIONS

DRAWN BY	CRG, TGB
REVIEWED BY	CRG
DATE	11/10/2011
PROJECT NO.	10-0135
DRAWING NAME	

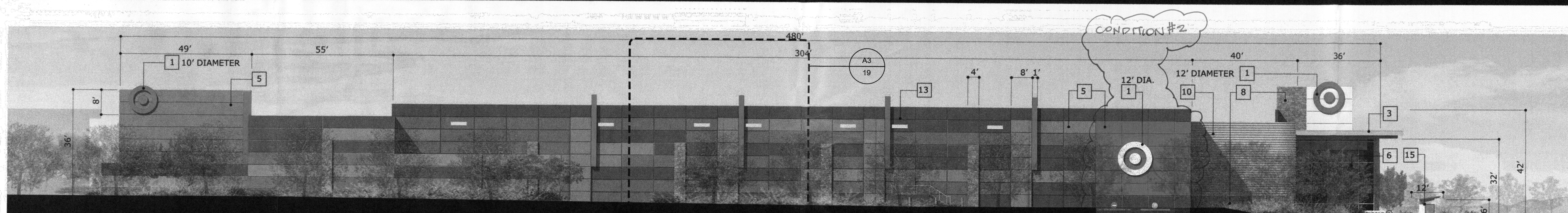
LOT 3
PAD BUILDING
ELEVATIONS



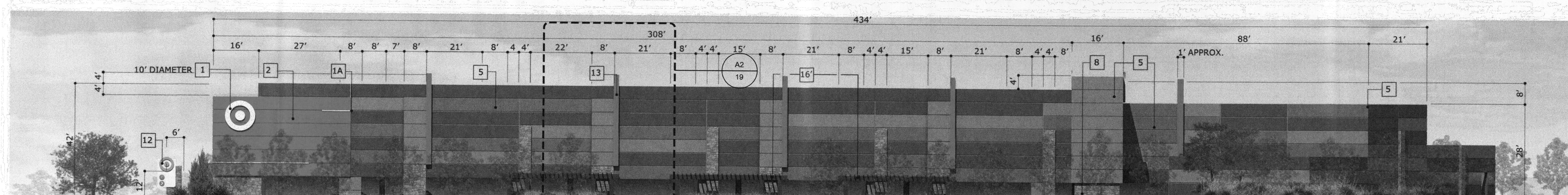
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

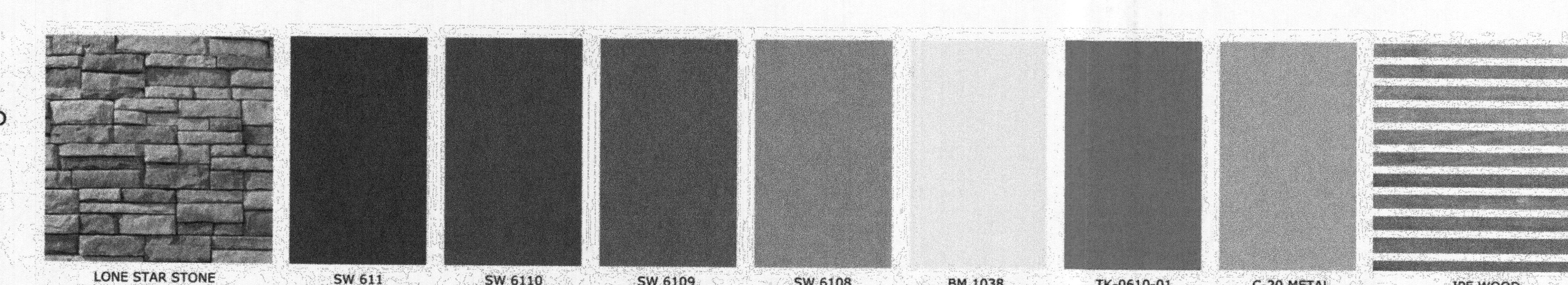


SOUTH ELEVATION

KEY NOTES

1 INTERNALLY ILLUMINATED SIGN
1A INTERNALLY ILLUMINATED ACCENT
2 SMOOTH METAL PANEL C-1 RED
2A SMOOTH METAL PANEL C-20 CHAMPAGNE
3 METAL CANOPY
4 METAL COLUMNS C-20 CHAMPAGNE
5 PRE-CAST CONCRETE WITH CAST REVEALS AND TEXTURED PAINT
6 GLASS CURTAIN WALL W/ VISION GLASS
6A VISION GLASS WINDOWS
6B SPANDREL GLASS
7 IPE WOOD SCREEN
8 MANUFACTURED STONE
9 HOLLOW METAL EXIT DOORS
10 RIBBED METAL PANEL C-20 CHAMPAGNE
11 LOADING DOCK DOORS
12 MONUMENT SIGN - INTERNALLY ILLUMINATED
13 EIFS ACCENT "FIN"
14 COMPACTOR CONTAINER
15 BUS SHELTER
15 TIMBER AND STEEL PERGOLA

NOTE: DIMENSIONS ROUNDED TO THE NEAREST FOOT



SCALE 0 10 15 30

ALBUQUERQUE UPTOWN, NM

ELEVATIONS

TARGET STORE DESIGN
JANUARY 25, 2012

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Dekker Perich Sabatini

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TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

REVISIONS

DRAWN BY	TARGET
REVIEWED BY	TARGET
DATE	11/10/2011
PROJECT NO.	10-0135

DRAWING NAME

TARGET ELEVATIONS

ALBUQUERQUE UPTOWN, NM

PERSPECTIVE VIEW

TARGET STORE DESIGN
OCTOBER 28, 2011

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REVIEWED BY	TARGET
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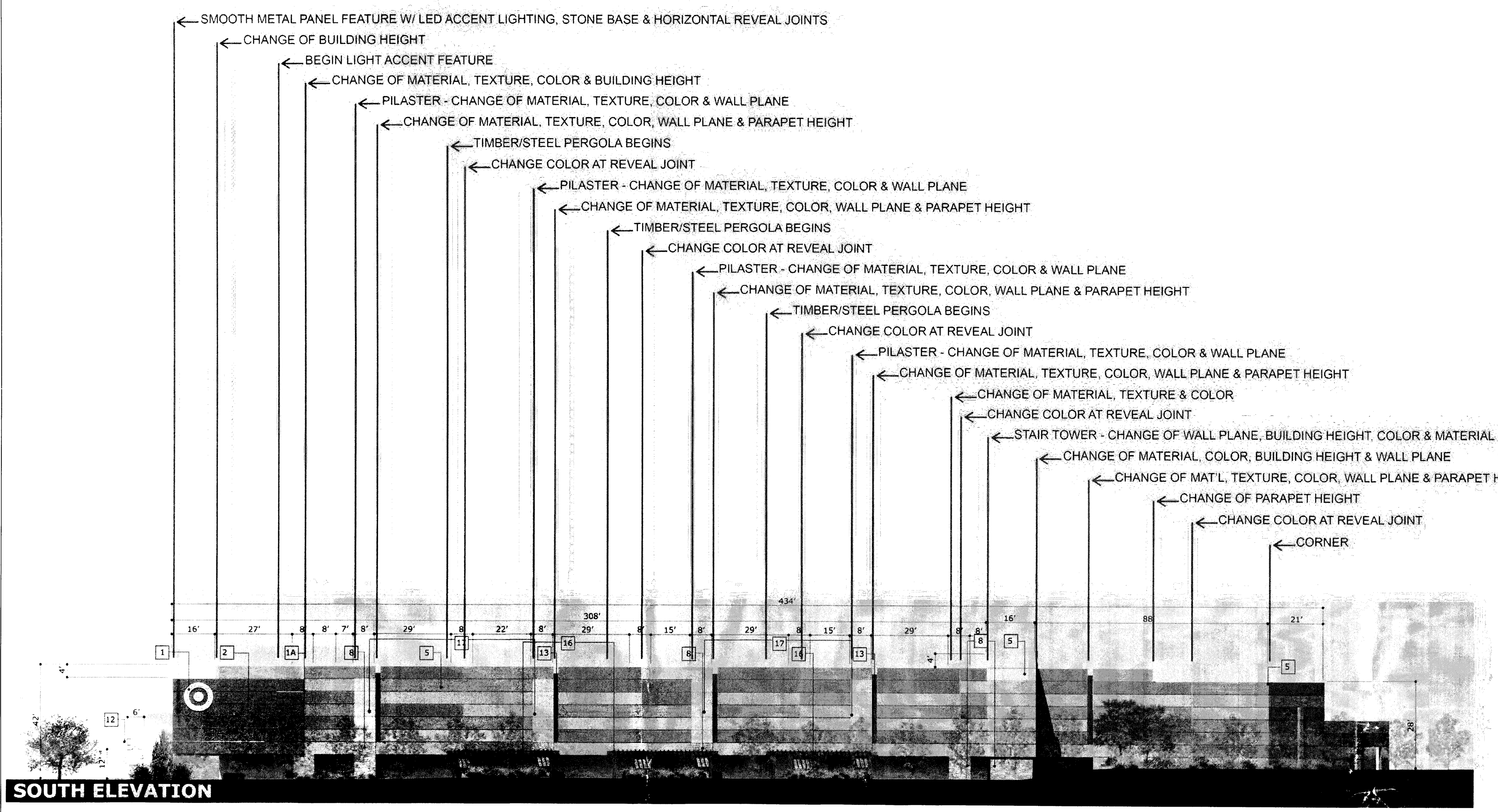
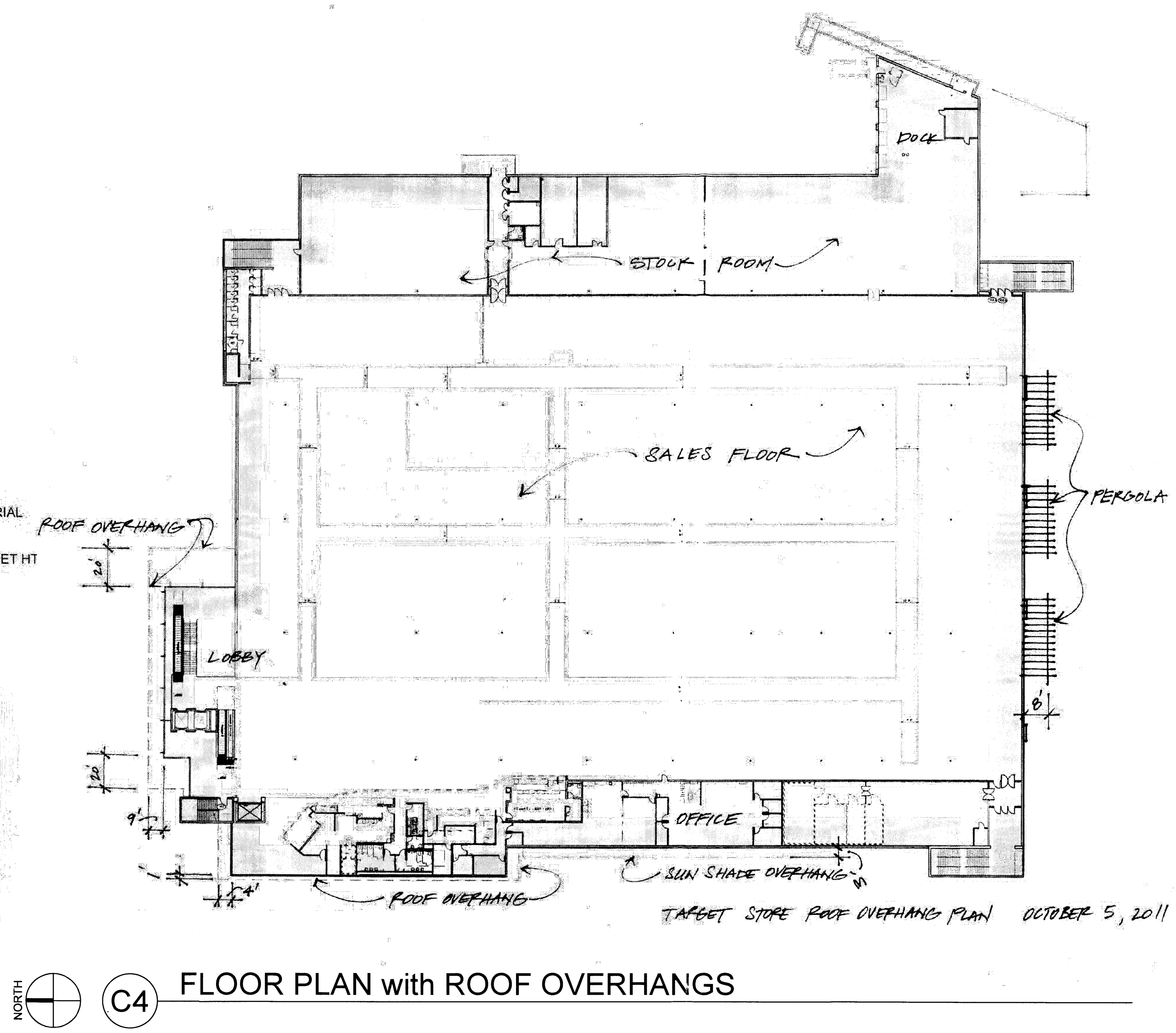
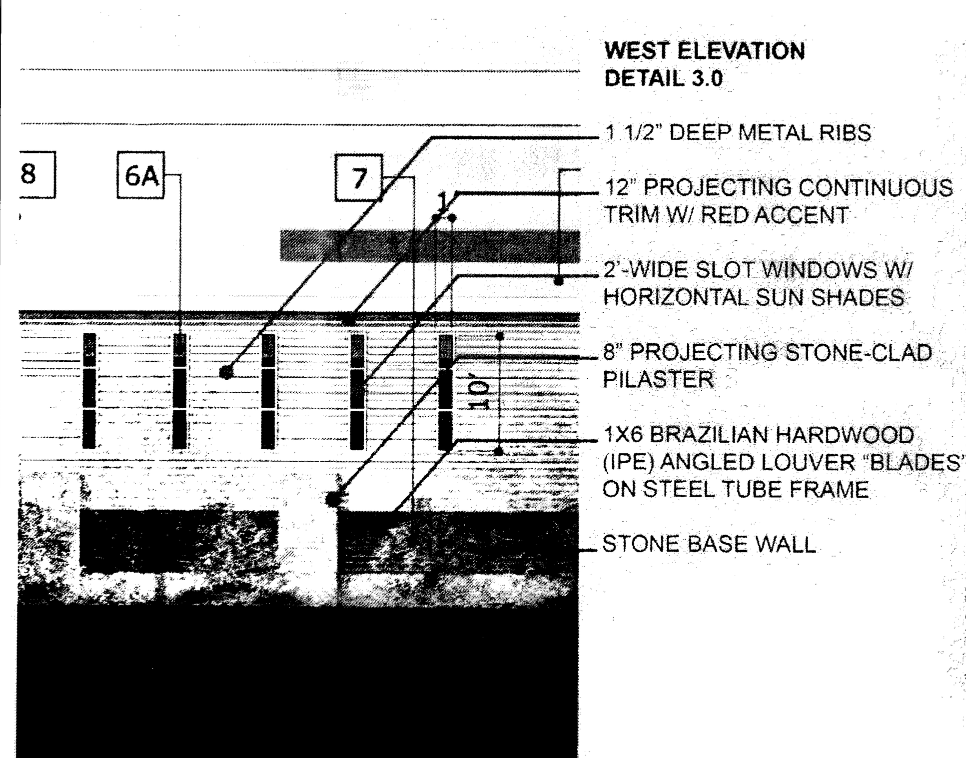
DRAWING NAME	

TARGET PERSPECTIVES

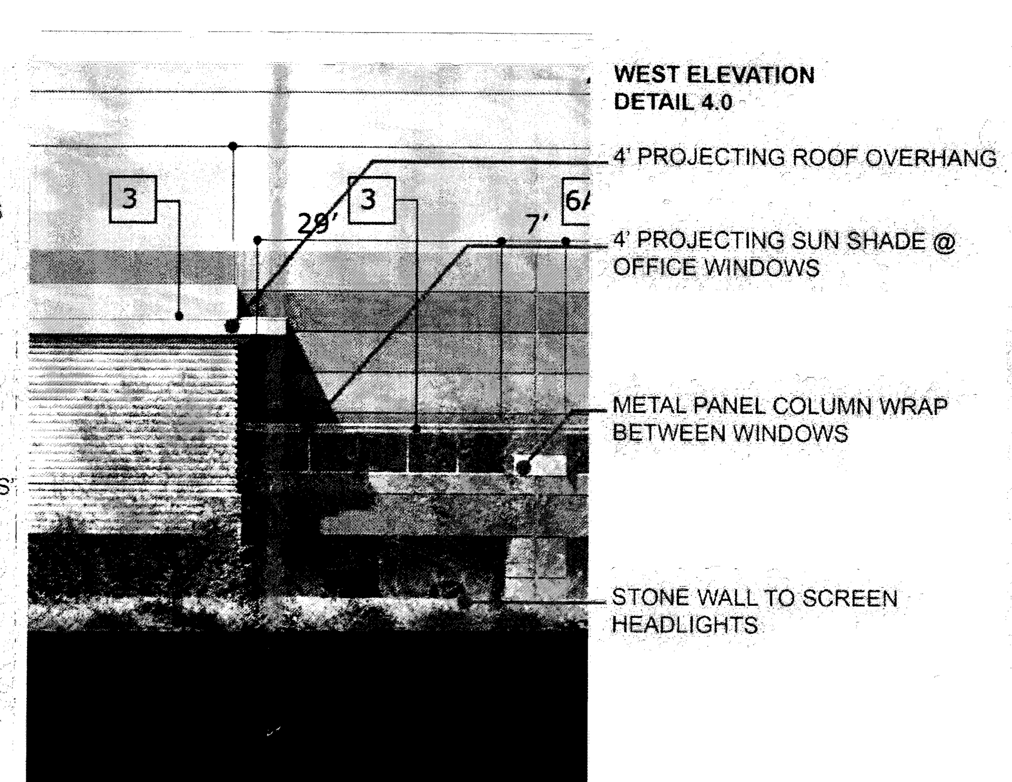




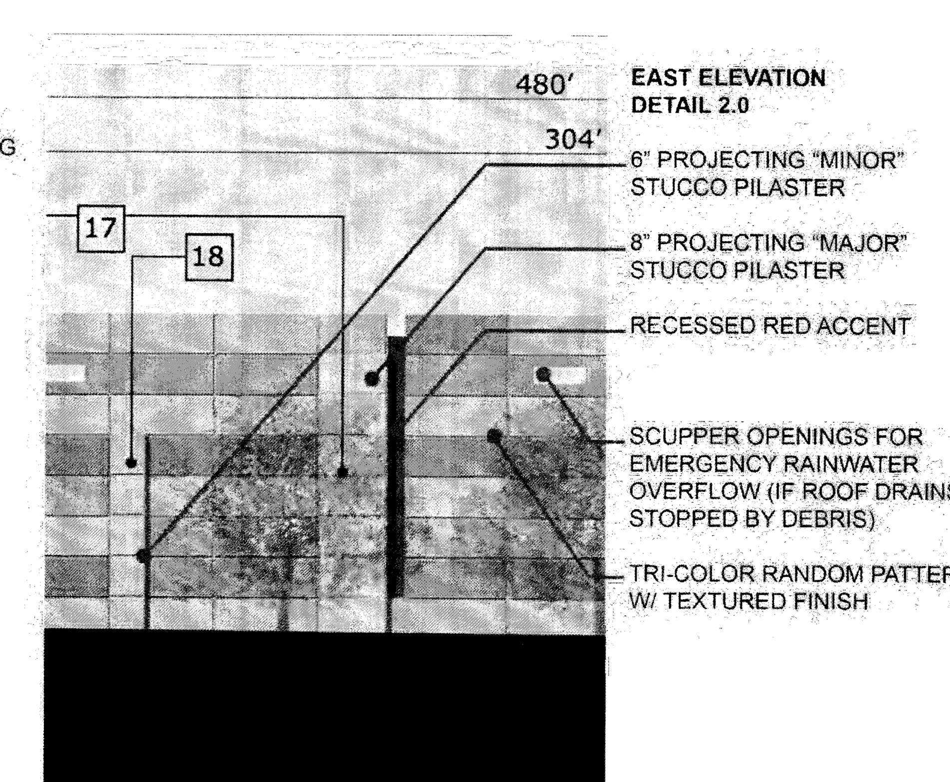
C4 FLOOR PLAN with ROOF OVERHANGS



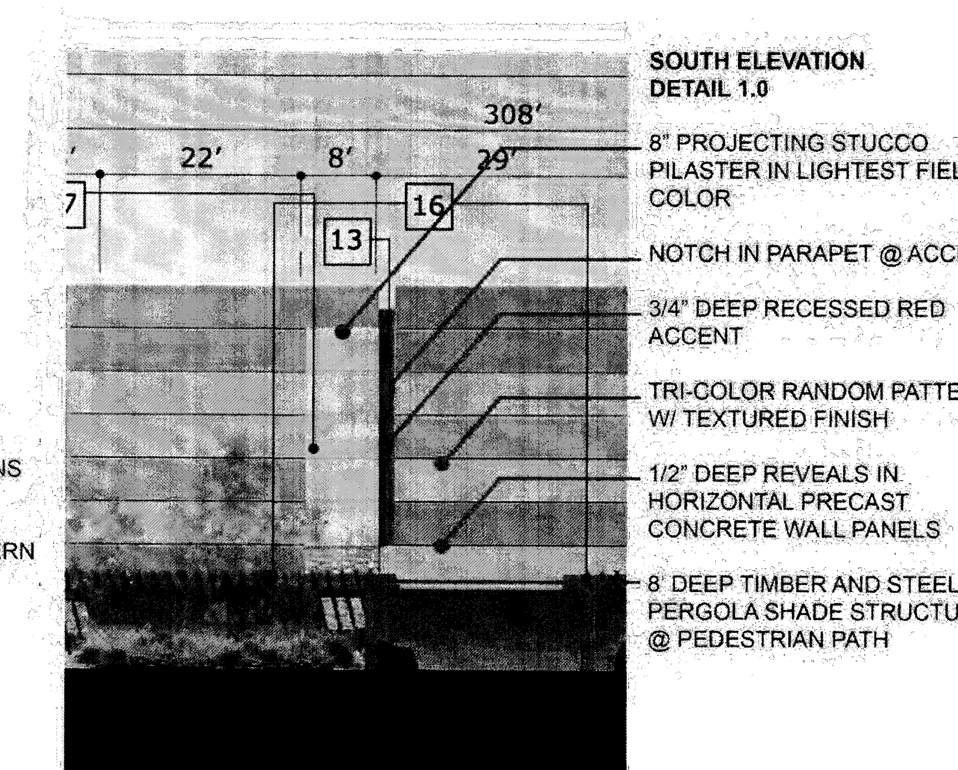
A1 WEST ELEVATION DETAIL



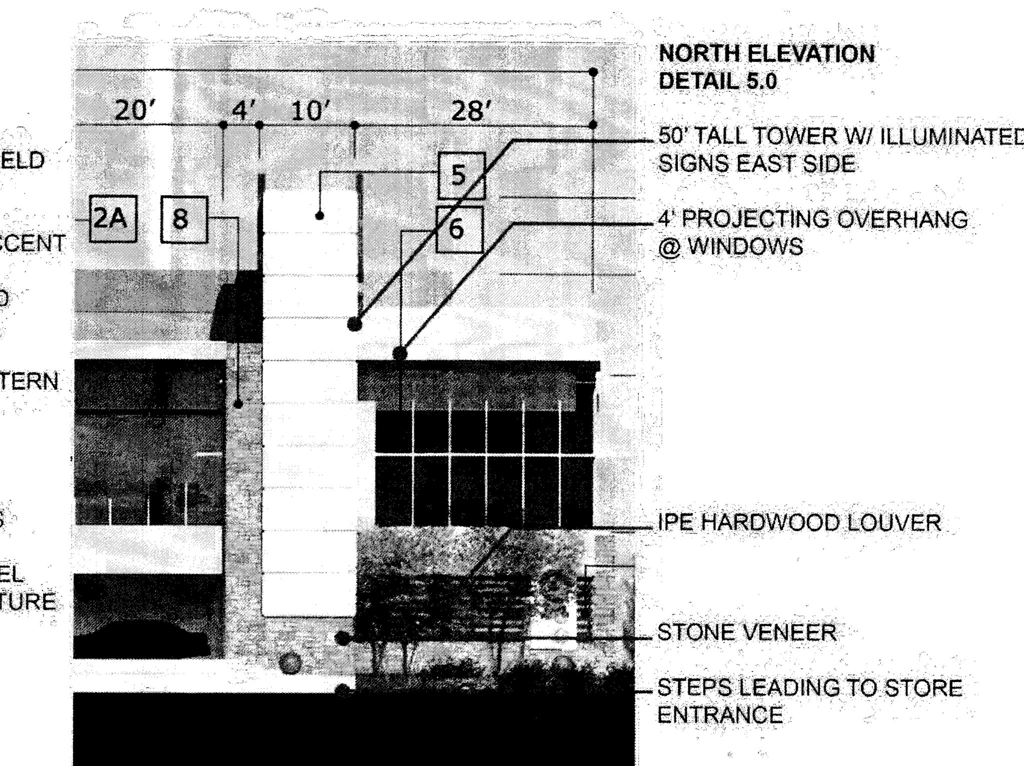
A2 WEST ELEVATION DETAIL



A3 EAST ELEVATION DETAIL



A4 SOUTH ELEVATION DETAIL



A5 NORTH ELEVATION DETAIL

ALBUQUERQUE UPTOWN, NM ELEVATION DETAILS **TARGET STORE DESIGN** OCTOBER 4, 2011

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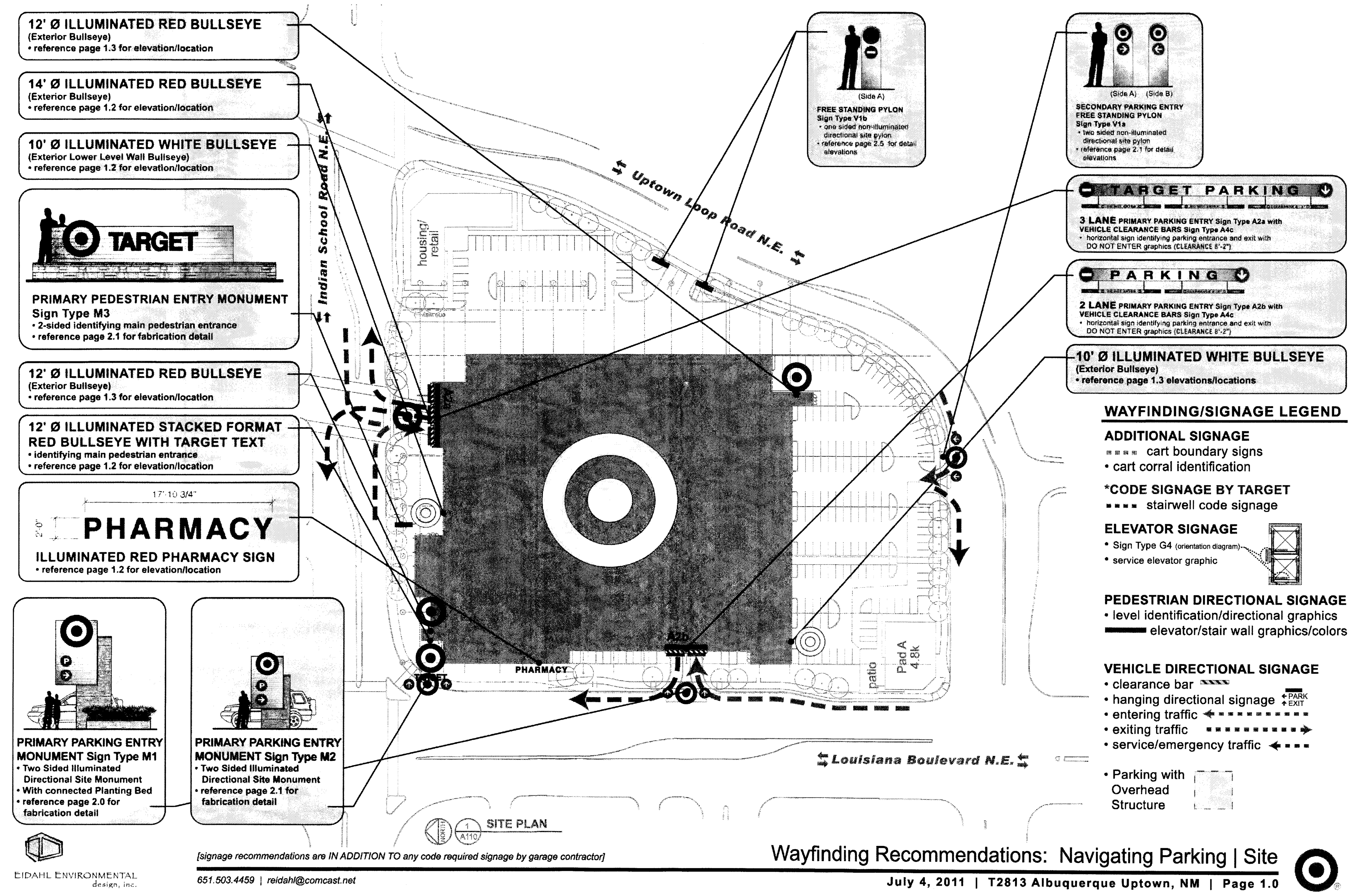
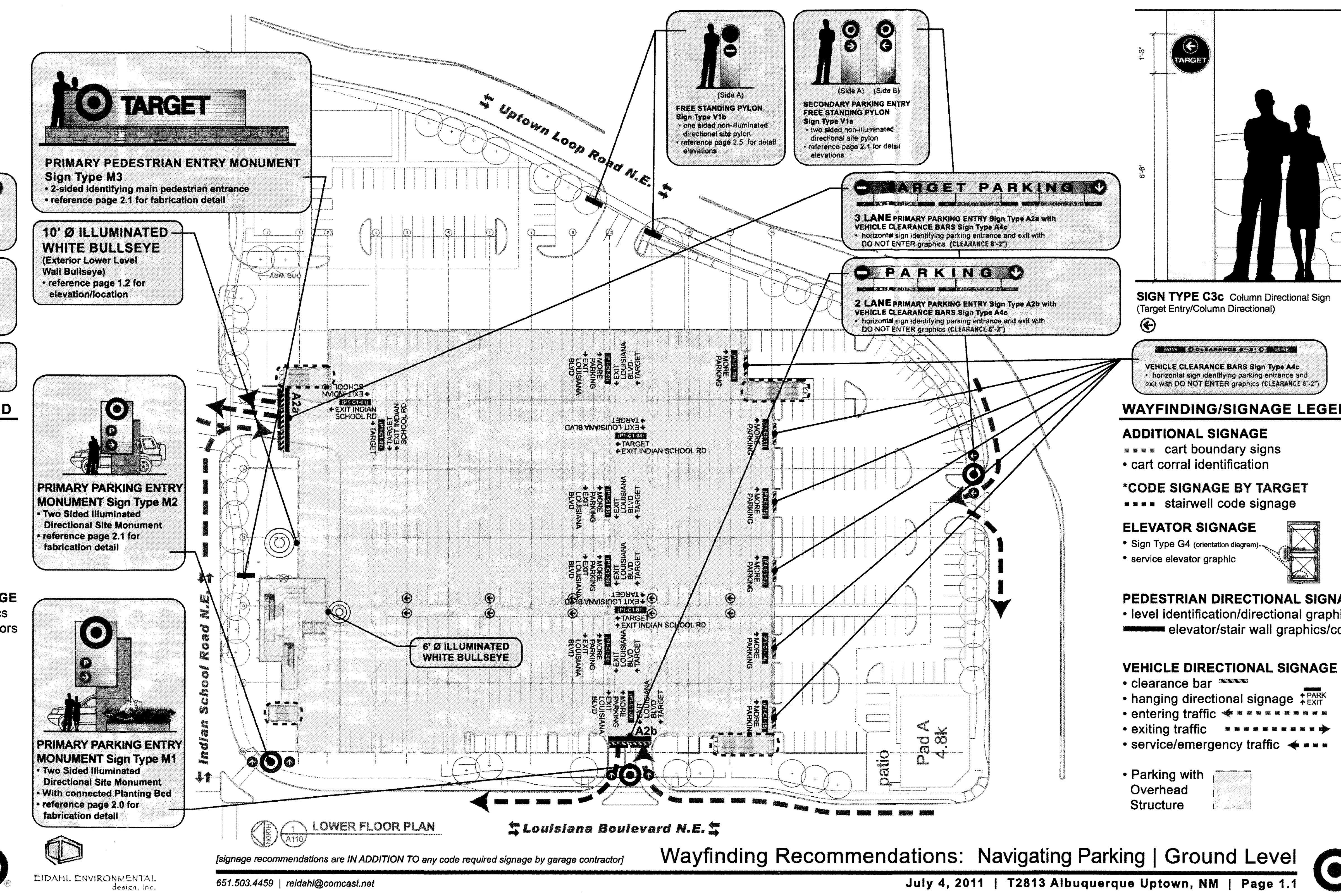
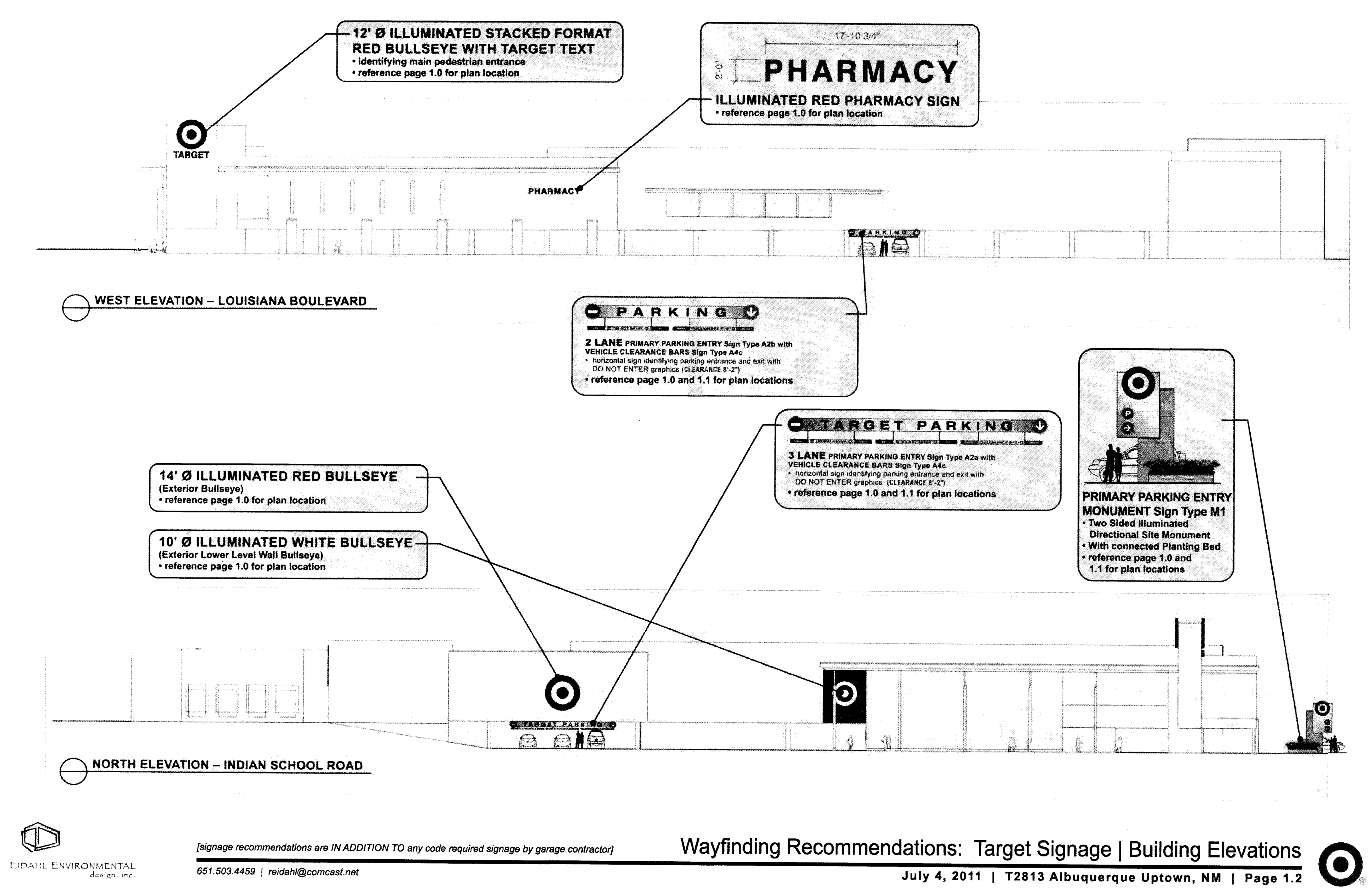
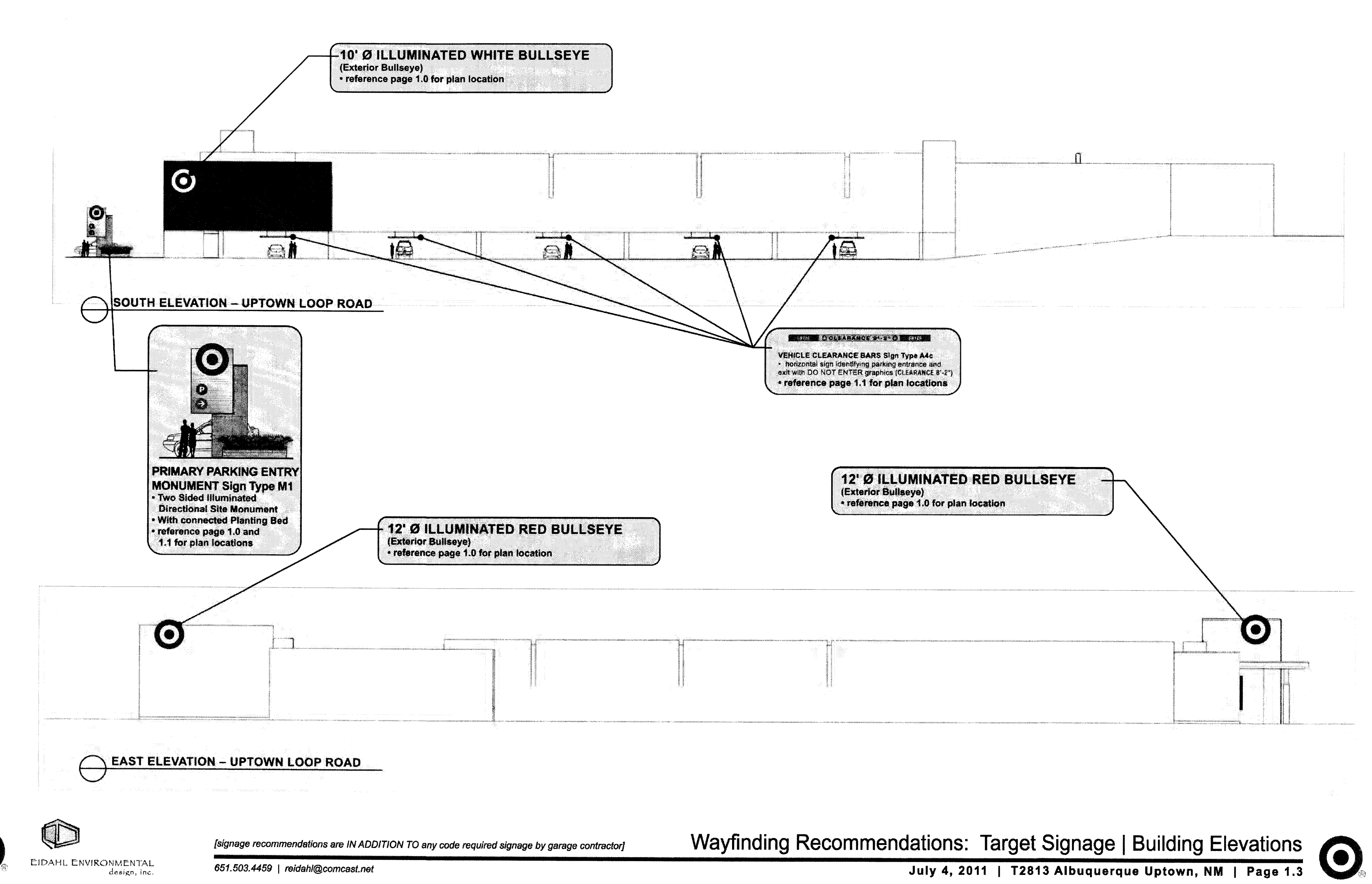
ARTICULATION COMPLIANCE









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TARGET @ ABQ Uptown
Albuquerque, New Mexico

DRB SUBMITTAL

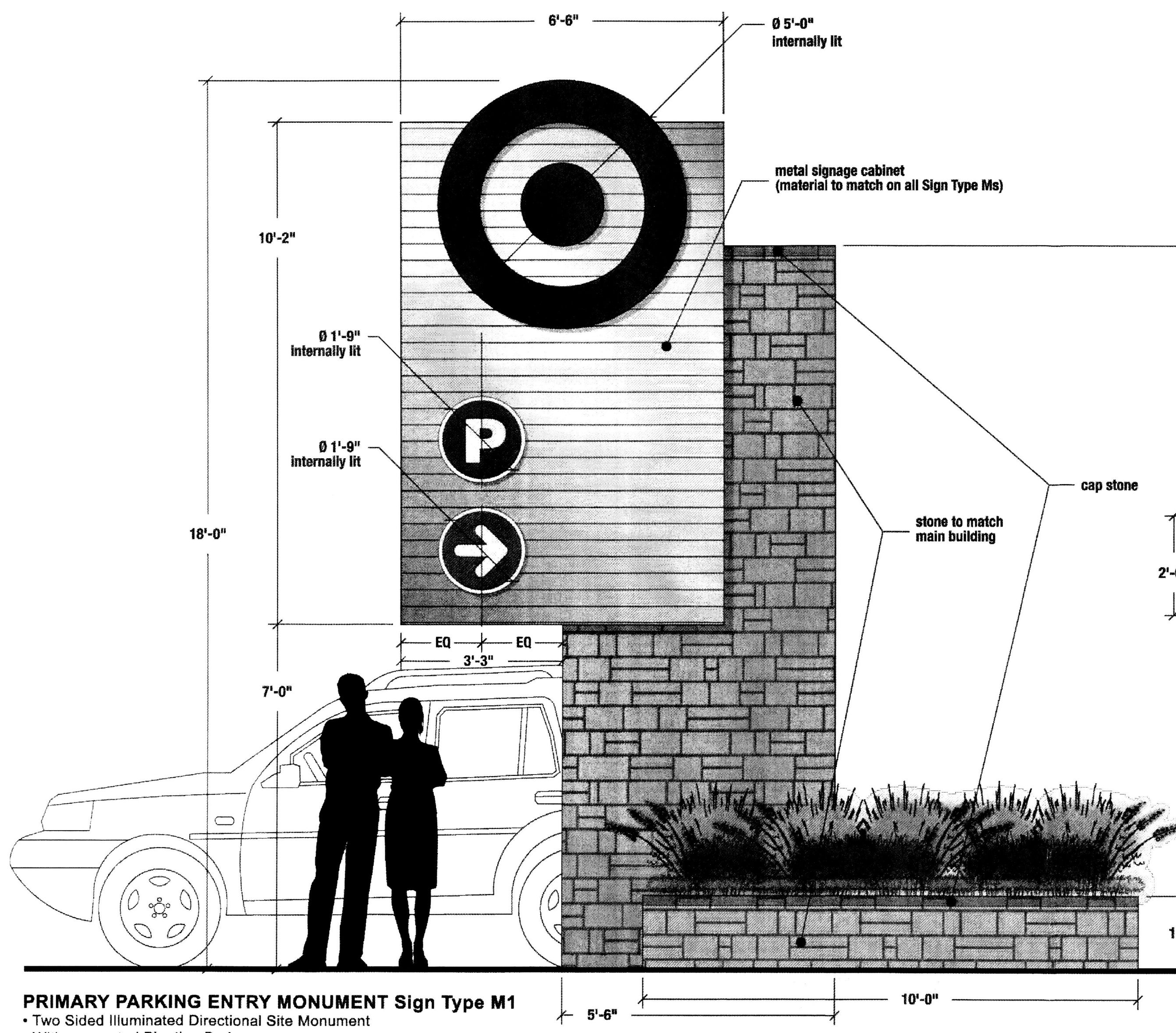
REVISIONS

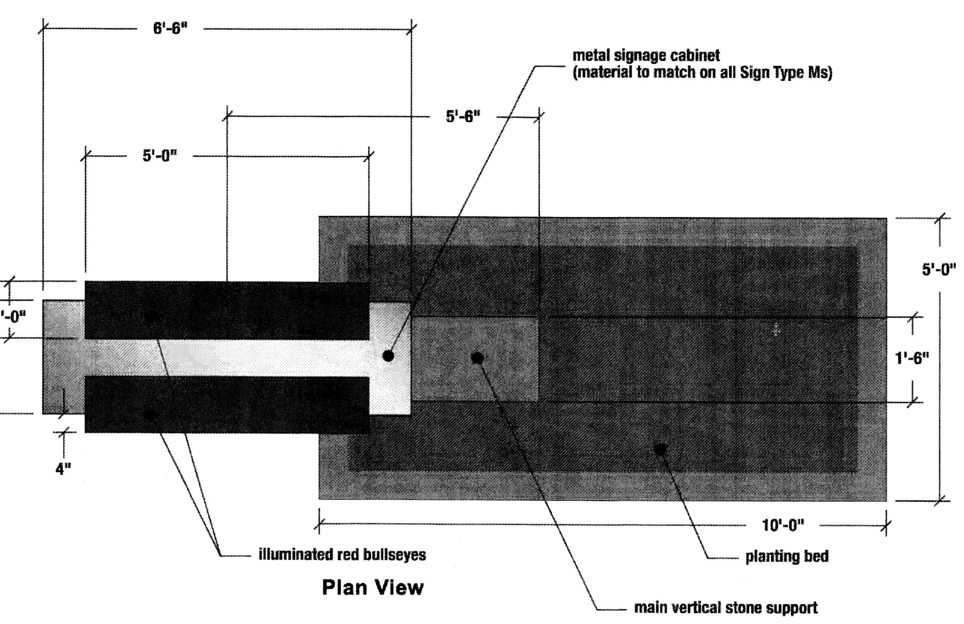
DRAWN BY	EIDHAL
REVIEWED BY	TARGET
DATE	11/10/2011
PROJECT NO.	10-0135

DRAWING NAME

WAYFINDING SITE, ELEVATIONS, AND SIGNAGE PLANS

Proposed Sign Type M1





PRIMARY PARKING ENTRY MONUMENT Sign Type M1
• Two Sided Illuminated Directional Site Monument
• With connected Planting Bed
(SCALE: 3/8" = 1'-0")

EIDAHL ENVIRONMENTAL design, inc.

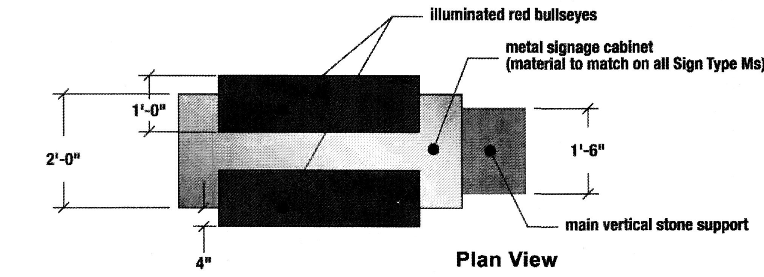
[signage recommendations are IN ADDITION TO any code required signage by garage contractor]

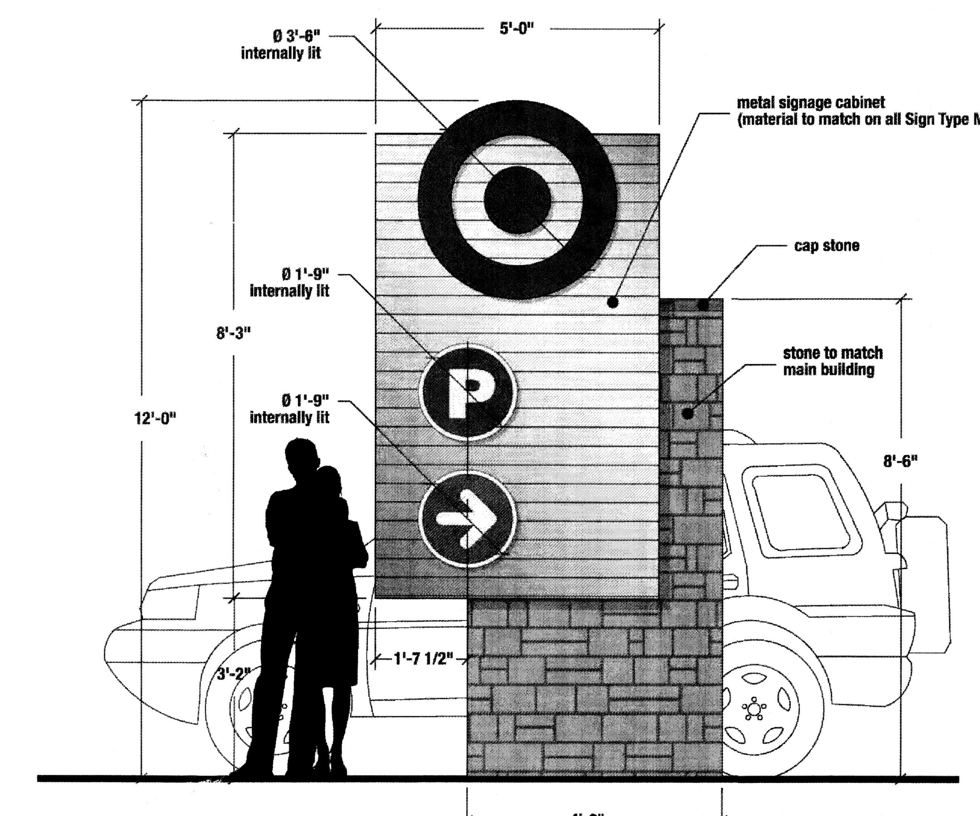
651.503.4459 | reidahl@comcast.net

Wayfinding Recommendations: Sign Types | Entry

July 4, 2011 | Target T2813 Albuquerque Uptown, NM | Page 2.0

Proposed Sign Type M2





PRIMARY PARKING ENTRY MONUMENT Sign Type M2
• Two Sided Illuminated Directional Site Monument
(SCALE: 3/8" = 1'-0")

EIDAHL ENVIRONMENTAL design, inc.

[signage recommendations are IN ADDITION TO any code required signage by garage contractor]

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Wayfinding Recommendations: Sign Types | Entry

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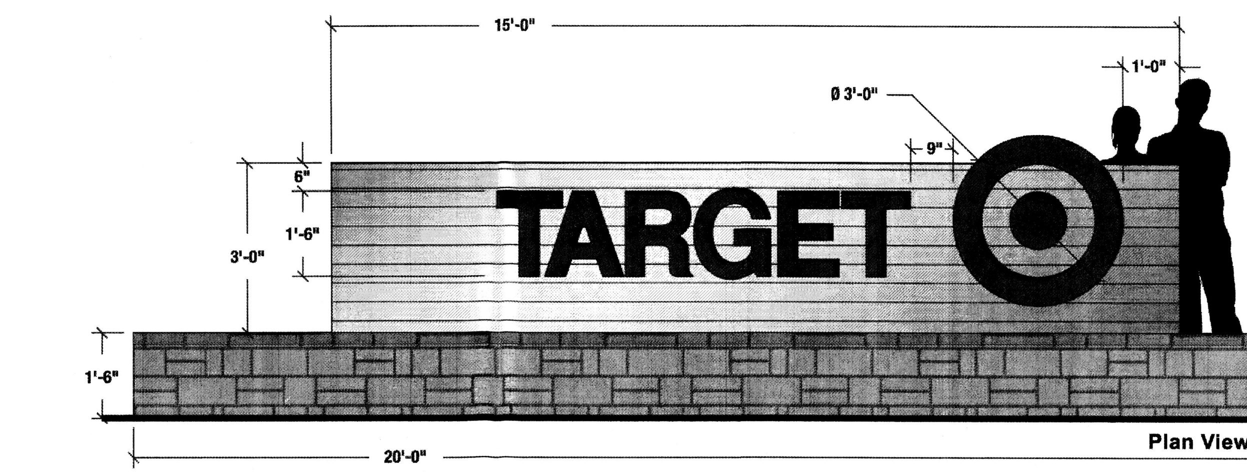
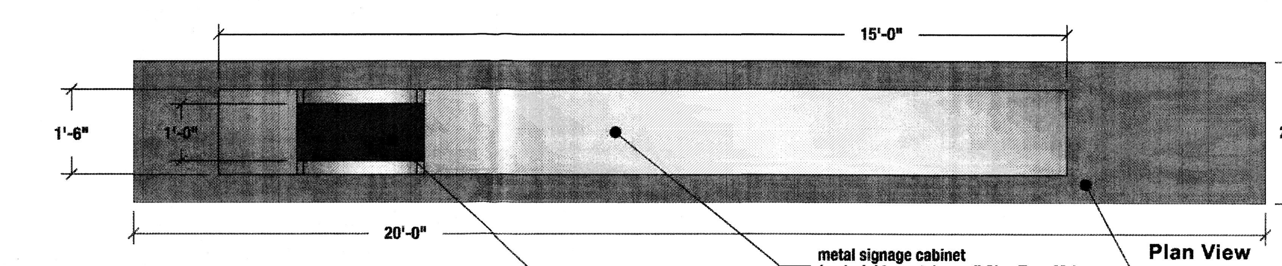
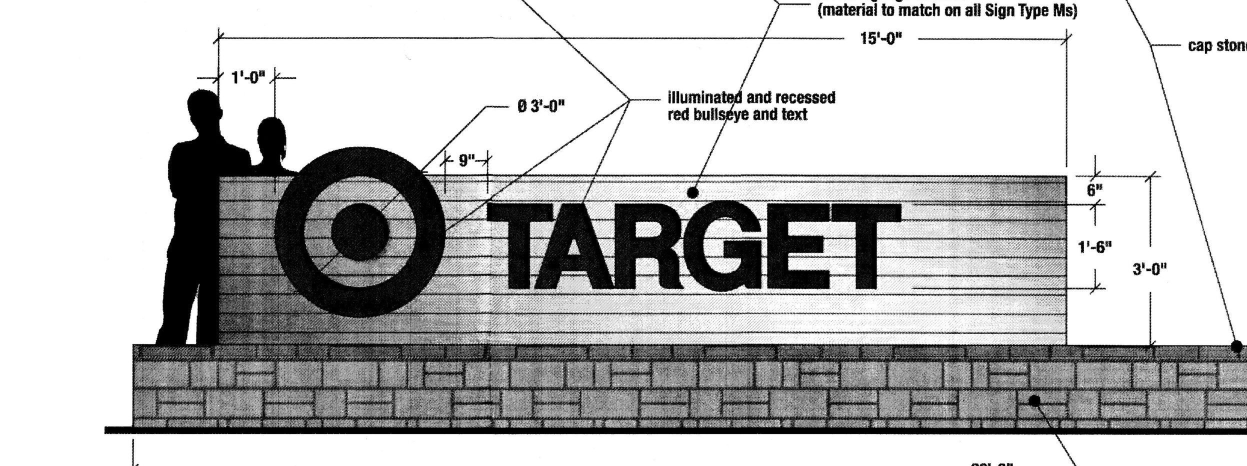
Proposed Sign Type M3







PRIMARY PEDESTRIAN ENTRY MONUMENT Sign Type M3
• Two Sided Illuminated Site Monument
(SCALE: 3/8" = 1'-0")

EIDAHL ENVIRONMENTAL design, inc.

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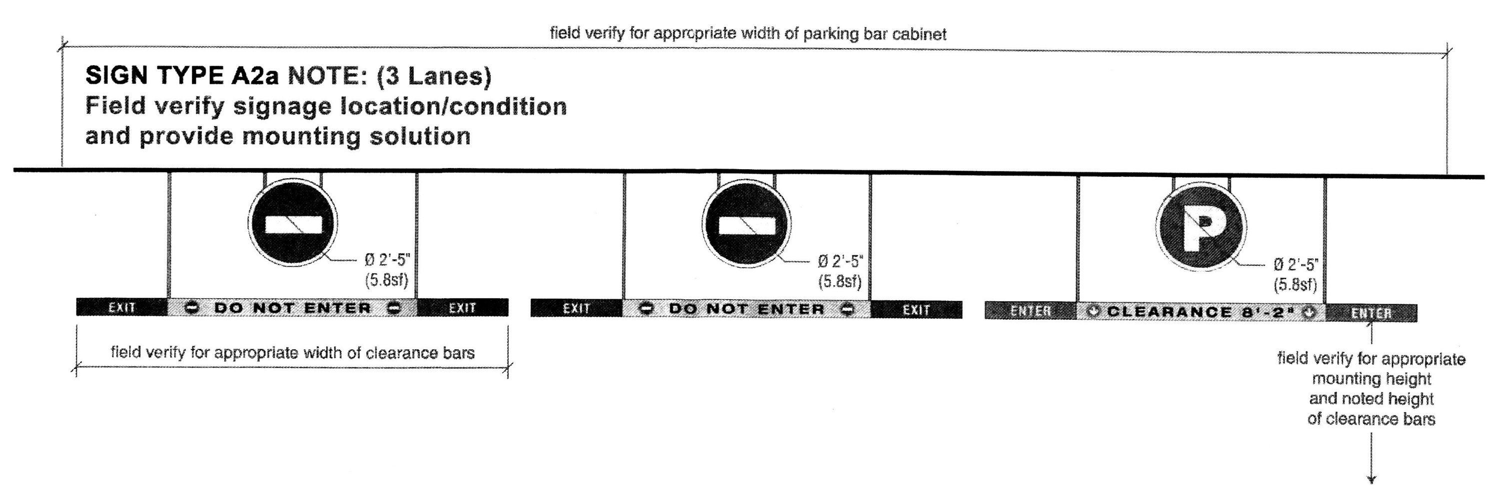
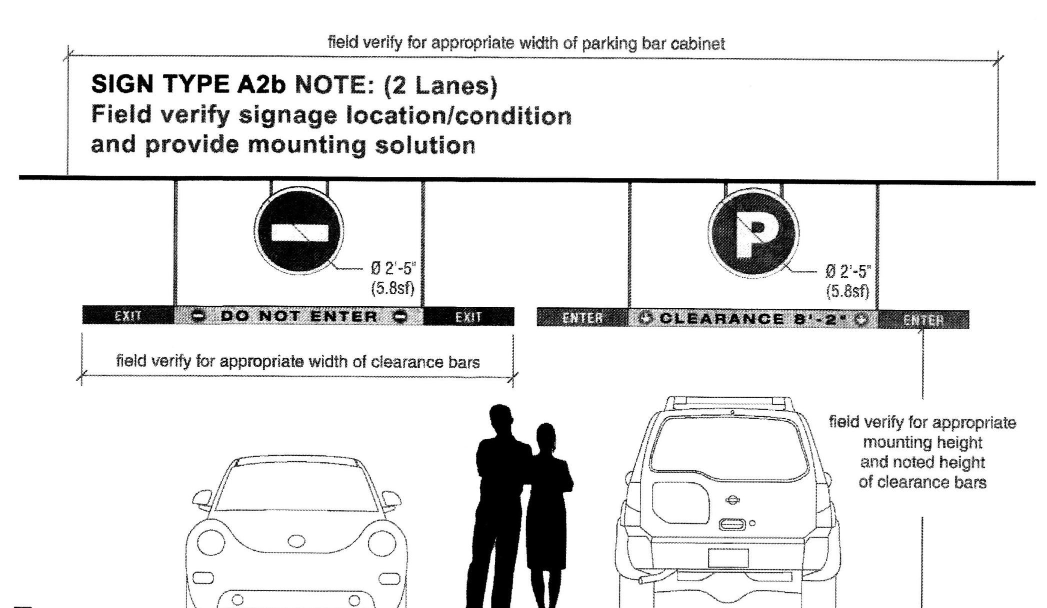
Wayfinding Recommendations: Sign Types | Entry

July 4, 2011 | Target T2813 Albuquerque Uptown, NM | Page 2.1





PRIMARY PARKING ENTRY Sign Type A2
with VEHICLE CLEARANCE BARS Sign Type A4c
• signs identifying parking entrance (circular "P" parking graphic) and exit (circular "DO NOT ENTER" graphic)
SIGN TYPE A2 Illuminated Circular Garage Entry I.D. for Primary Ingress
SIGN TYPE A4c Entry/Exit Vehicle Clearance Bars
(SCALE: 1/4" = 1'-0")

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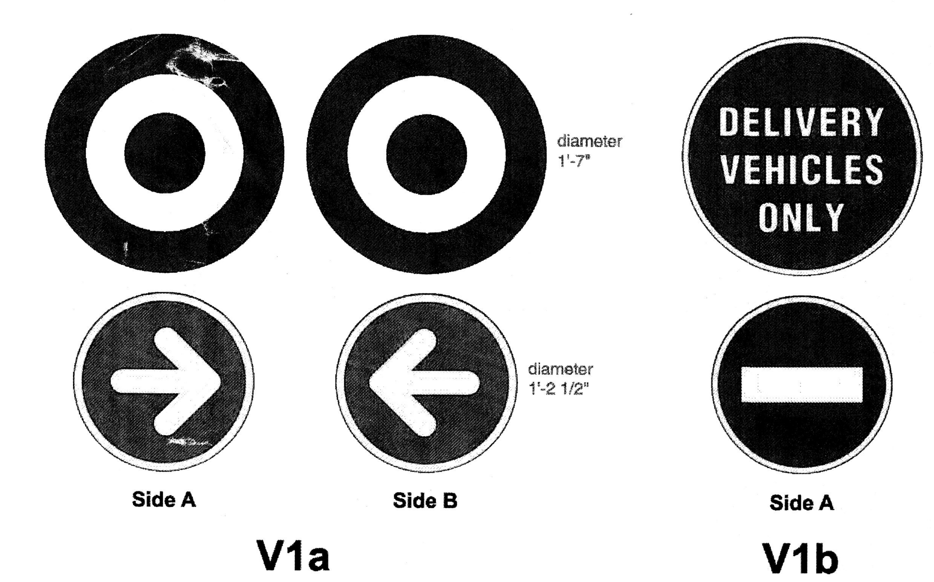
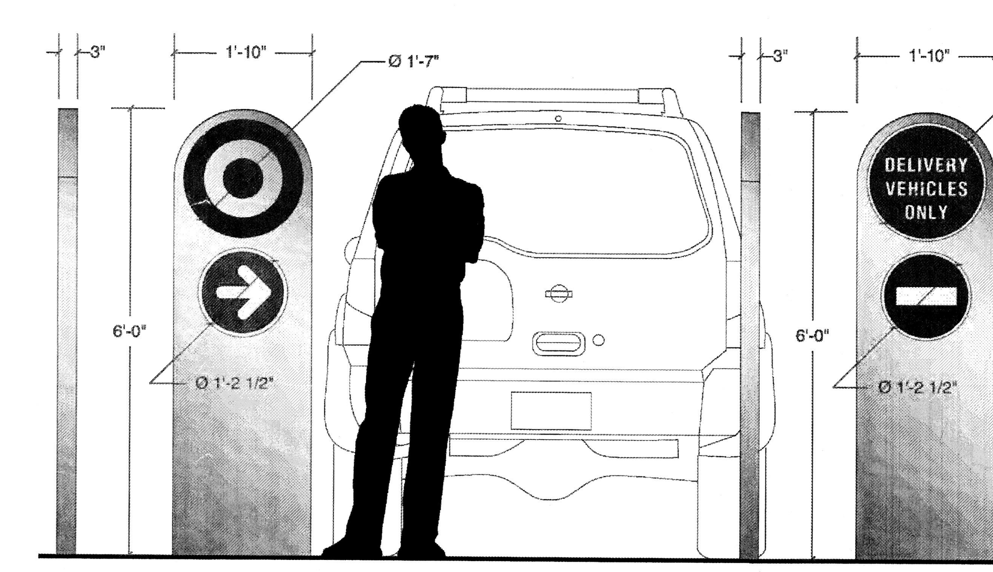
Wayfinding Recommendations: Sign Types | Entry

October 4, 2011 | Target T2813 Albuquerque Uptown, NM | Page 2.2

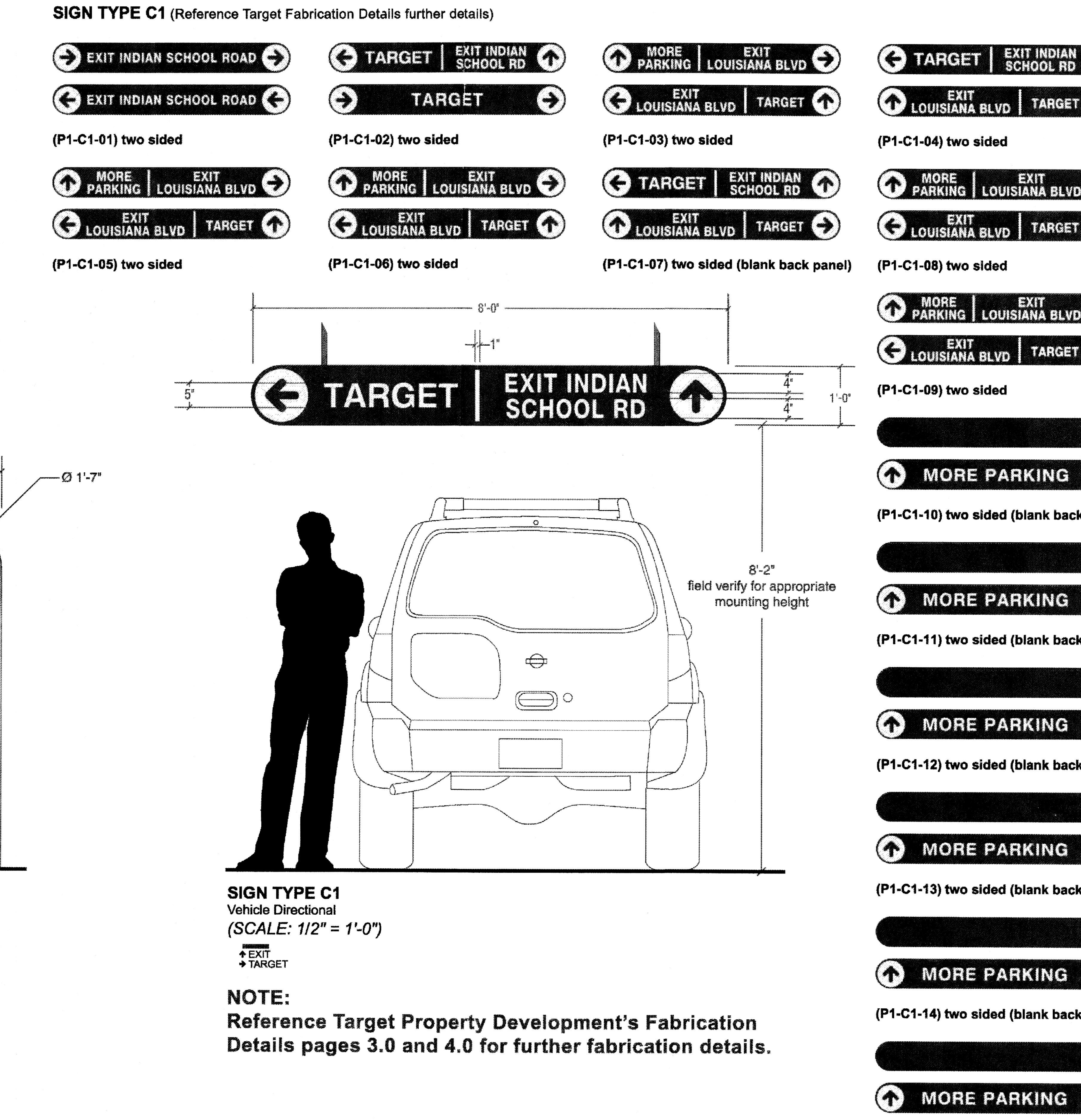




SIGN TYPE V1 One and Two Sided Non-Illuminated Directional Site Pylons
(SCALE: 1/2" = 1'-0")

V1 Freestanding Pylon
Sign scale may be adjusted depending on site requirements. Text and directional arrows are a combination of color and white reflective vinyl.

SIGN TYPE C1 (Reference Target Fabrication Details further details)



SIGN TYPE C1
Vehicle Directional
(SCALE: 1/2" = 1'-0")

NOTE:
Reference Target Property Development's Fabrication Details pages 3.0 and 4.0 for further fabrication details.

EIDAHL ENVIRONMENTAL design, inc.

[signage recommendations are IN ADDITION TO any code required signage by garage contractor]

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Wayfinding Recommendations: Sign Types | Navigation

July 4, 2011 | Target T2813 Albuquerque Uptown, NM | Page 2.3

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DRB SUBMITTAL

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REVIEWED BY	TARGET
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DRAWING NAME

WAYFINDING SIGN TYPES AND FABRICATION DETAILS