

**Site Data**

SITE AREA: 11.6124 ACRES 164,031,524 SF  
 FIRM: MIN. 01 MAX. 157 ACTUAL: 1,023,100 GSF/154,882 SF ± 1.33  
 NOTE: GROSS SQUARE FOOTAGE (GSF) INCLUDES CORRIDORS, VERTICAL CIRCULATION AND INTERIOR RETAIL SERVICE AREAS. THE GSF IS SHOWN FOR THE PURPOSE OF CALCULATING THE FLOOR AREA RATIO (FAR) - GROSS HEATED FLOOR AREA/PREMISE AREA. NET LEASABLE SQUARE FOOTAGE (NSLF) IS USED FOR ALL OTHER CALCULATIONS.

**Building Data**

BUILDING	USE	GSF	NSLF	DUS
BUILDING 1	RETAIL OR RESTAURANT	25,800	12,000	110
BUILDING 2	OFFICE	154,100	68,000	16
BUILDING 3	RETAIL OR RESTAURANT	39,800	18,000	141
BUILDING 4	MULTI-FAMILY OR OFFICE	48,000	22,000	110
BUILDING 5	RETAIL OR RESTAURANT	28,000	13,000	16
BUILDING 6	MULTI-FAMILY OR OFFICE	68,000	32,000	141
BUILDING 7	RETAIL OR RESTAURANT	150,000	68,000	110
BUILDING 8	MULTI-FAMILY OR OFFICE	120,000	55,000	141
BUILDING 9	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 10	RETAIL OR RESTAURANT	8,000	4,000	110
BUILDING 11	RETAIL OR RESTAURANT	23,800	11,000	94
BUILDING 12	RETAIL OR RESTAURANT	1,800	900	85
BUILDING 13	RETAIL OR RESTAURANT	24,800	11,500	119
TOTALS		1,023,100	464,000	1,023,100

(1) MAXIMUM RETAIL AREA PERMITTED BASED UPON NET AREA OF DEVELOPMENT APPROVED BY THIS PLAN.  
 (2) OF THE TOTAL NO MORE THAN AN AGGREGATE TOTAL OF 21,600 NSF CAN BE PERMITTED FOR OFFICE USES BEFORE A REVISION TO THE TRAFFIC IMPACT STUDY IS REQUIRED. THE PLANNING DIRECTOR MUST RECEIVE WRITTEN CONCURRENCE FROM THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT BEFORE CONSIDERING PERMITTING OFFICE DEVELOPMENT EXCEEDING 21,600 NSF IN THIS CATEGORY OR 54,000 NSF TOTAL FOR THE SITE.  
 (3) ASSUMES AVERAGE OF 850SF PER DWELLING UNIT.

**Parking**

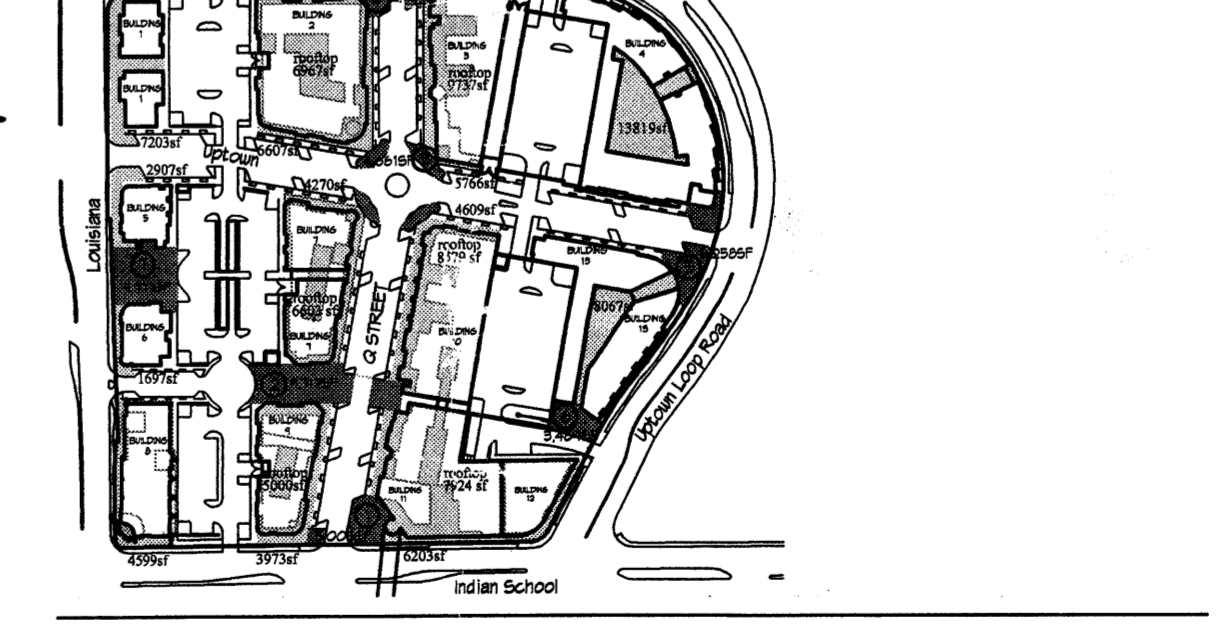
VEHICULAR PARKING REQUIRED	USES	RATIO	SPACES/DUS	REQUIRED
RETAIL OR RESTAURANT	1,800	150	12	21,600
RESTAURANT	1,500	150	10	15,000
SERVICE RETAIL	1,250	50	25	31,250
OFFICE	1,500	50	10	15,000
MULTI-FAMILY OR OFFICE	1.5/DU	464	24	36,160
MULTI-FAMILY	1.5/DU	284	24	6,816

VEHICULAR PARKING PROVIDED	USES	RATIO	PARKING/DUS	REQUIRED
RETAIL OR RESTAURANT	1,200	150	8	21,600
RESTAURANT	1,200	150	8	15,000
SERVICE RETAIL	1,200	25	2	31,250
OFFICE	1,200	25	2	15,000
MULTI-FAMILY OR OFFICE	1.5/DU	464	24	36,160
MULTI-FAMILY	1.5/DU	284	24	6,816

BIKE PARKING PROVIDED	USES	RATIO	PARKING/DUS	REQUIRED
RETAIL OR RESTAURANT	1/20	594	29	21,600
RESTAURANT	1/20	25	2	15,000
SERVICE RETAIL	1/20	25	2	31,250
OFFICE	1/20	180	9	15,000
MULTI-FAMILY OR OFFICE	1.5/DU	464	24	36,160
MULTI-FAMILY	1.5/DU	284	24	6,816

OPEN SPACE/ PLAZA DIAGRAM	Upper Component - 100% Residential (most stringent)	Provided	N.T.S.
Open Space	150 x 125 DUS = 18,750 SF	150 x 125 DUS = 18,750 SF	110,824 SF
Plazas	156 / non-res. parking spaces = 14,400 SF	123 units x 206 SF (balcony average) = 25,218 SF	66,666 SF
	15 SF x 488 spaces = 7,320 SF	residential rooftops & courtyards = 66,666 SF	41,889 SF
	(after Uptown Sector Plan Section 18), in intense core plaza req. credits toward open space req.)	Plazas = 41,889 SF	129,999 SF

The Site Plan satisfies the USPCF requirement of one (1) linear foot of seating for each foot of plaza perimeter.  
 Total Plaza Area Required = 14,400 SF  
 USOP Recommended Amount of Plaza Seating = 1020 LF\*  
 (\*calculated by taking the perimeters from Plazas 2 and 4 which have a total area of 14,400 SF)  
 Total Plaza Seating Provided = 2,311 LF



PROJECT NUMBER: #1002247  
 DRB NUMBER: 01-00928  
 DRB SITE DEVELOPMENT PLAN APPROVAL:  
 TRANSPORTATION DIVISION: 7-7-04  
 UTILITIES DIVISION: 6/23/04  
 PARKS AND RECREATION DEPARTMENT: 2-16-05  
 CITY ENGINEER: 10-22-04  
 SOLID WASTE MANAGEMENT: 6/25/04  
 DRB CHAIRPERSON, PLANNING DEPARTMENT: 6/25/04

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- 12 Directional Signage and Art
- 13 Grading and Drainage Plan
- 14 Utility Plan

**General Notes**

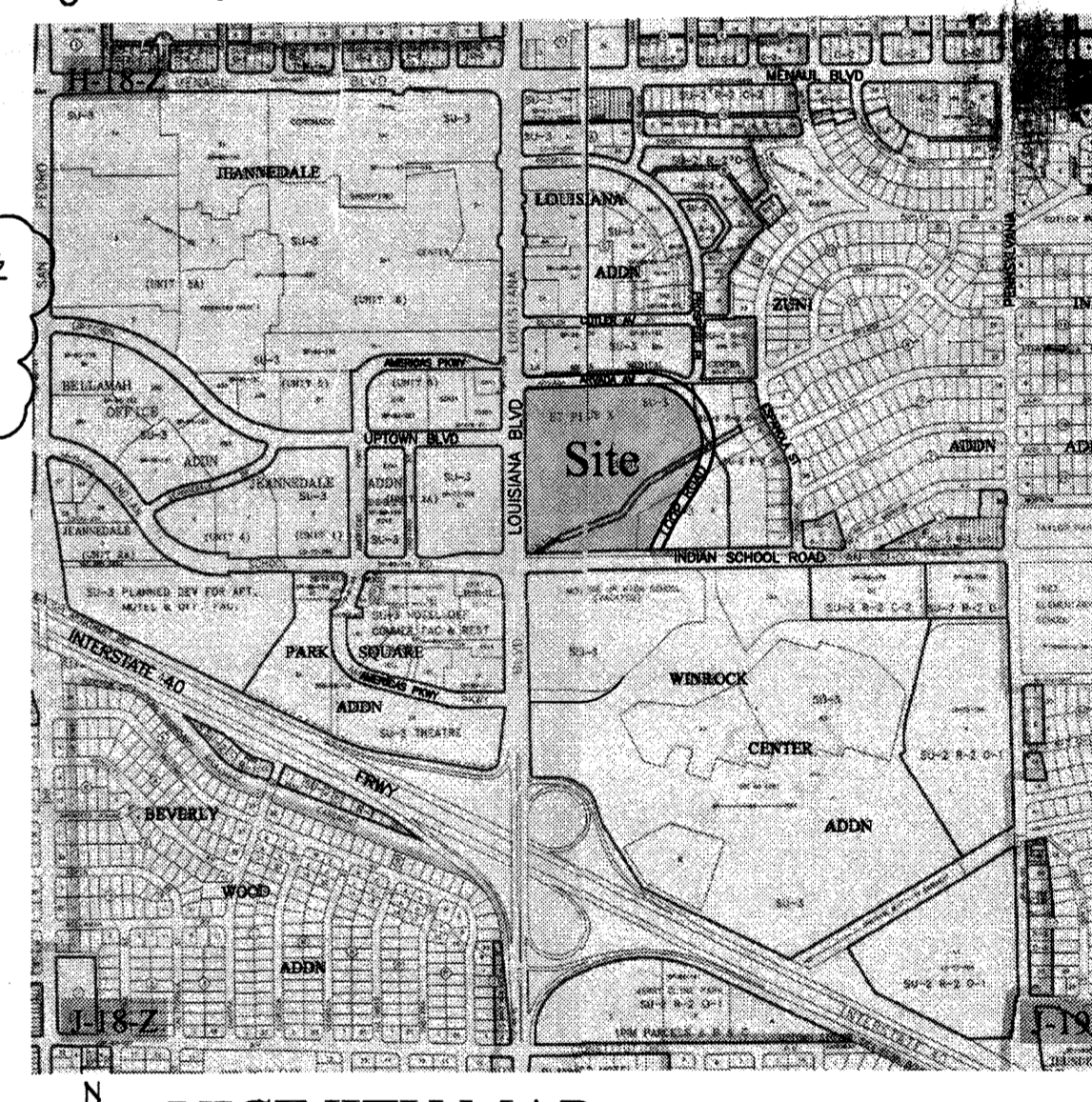
- A. Approval of development proposals consistent with this Site Plan for Building Permit shall be by the Planning Director or his/her designee, and the City Engineer.
- B. No Single Retail: Retail shall exceed 28,000 net leasable area per establishment.
- C. Refer to the Utility Plan for Fire Hydrant Distribution Lines, Proposed and Existing Water/Sewer Storm Drainage Facilities and Proposed PUEs.
- D. 20 Total Spaces to be dedicated to employee Carpool Parking located in employee designated parking areas in each garage.
- E. The site plan complies with the Traffic Mitigation Plan agreed to by the Applicant and Transit Department.
- F. Streets, Parking Spaces and Associated Drives to be Asphalt Unless Noted Otherwise.
- G. Sidewalks to be Segregated Concrete Interlocking Concrete Pavers.
- H. The Design of the Fountains will comply with the intent of 6-11-14 (Design Regulations for Water Features, Landscaping and Water Paves) of the Albuquerque Code of Ordinances, which is to minimize the evaporation of municipal water being used for water features.

**Keyed Notes**

1. EXISTING 3'-6" HIGH BRICK RETAINING WALL TO BE REMOVED.
2. EXISTING DRAINAGE EASEMENT TO BE VACATED, WIDTH VARIES.
3. EXISTING ABANDONED 10' SANITARY SEWER EASEMENT TO BE VACATED.
4. EXISTING 6' METI.
5. EXISTING 10' PUE TO BE VACATED.
6. HATCHED AREA DESIGNATES EXISTING FPM AND METI EASEMENT.
7. EXISTING 12' TALL METI PANEL SCREEN WALL.
8. CENTRAL TRASH COMPACTOR AND RECYCLE COLLECTION FOR ENTIRE DEVELOPMENT, ENCLOSED IN ALLEY. REFER TO ELEVATIONS FOR DECORATIVE GATE ENCLOSURE.
9. INDIVIDUAL COLLECTION CARTS LOCATED INTERNALLY AT EACH BUILDING.
10. RELOCATE EXISTING STREET POLE LIGHT FIXTURE AS INDICATED.
11. EXISTING MEDIAN.
12. RAISED PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
13. EXISTING FIRE HYDRANT.
14. PROPOSED FIRE HYDRANT.
15. STOP SIGN, REFER DIRECTIONAL SIGNAGE AND ART, SHEET 12.
16. EXISTING CONCRETE DRIVE PAVES TO BE REMOVED.
17. MODIFY EXISTING MEDIAN AS INDICATED.
18. PEDESTRIAN SKY BRIDGE OVER INDIAN SCHOOL ROAD, SHOWN FOR ILLUSTRATIVE PURPOSES, NOT PART OF THIS REQUEST.
19. PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
20. 10' WIDE MEANDERING SIDEWALK ALONG UPTOWN LOOP ROAD, TYP.
21. WATER FEATURE REFER TO GENERAL NOTE 1.
22. DIRECTIONAL SIGNAGE REFER TO ART, SHEET 12.
23. PROPOSED CITY BUS STOP.
24. BREEZEWAY AT GROUND FLOOR, COVERED BY UPPER FLOORS ABOVE.
25. COURTYARD VERT TO SANDALS.
26. ROOFTOP TERRACE (TO BE USED SOLELY AS OPEN SPACE).
27. BOLLARDS, TYP.
28. ROCK GARDEN.
29. OUTDOOR DINING.
30. EXISTING 10' PUE.
31. ENTRY SIGN/ FREE STANDING MONUMENT SIGN, REFER BUILDING ELEVATIONS, SHEET 10.
32. SEATWALL.
33. ANY PROPOSAL BY THE APPLICANT TO CHANGE ACCESS, MOVEMENTS PERMITTED, OR TRAFFIC CONTROL AT UPTOWN BLVD/LOUISIANA BLVD OR 111 Q STREET/INDIAN SCHOOL RD. INTERSECTIONS WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS, MUNICIPAL DEVELOPMENT AND PLANNING PRIOR TO APPROVAL. ADDITIONAL TRAFFIC STUDIES MAY BE REQUIRED BEFORE SUCH CHANGES ARE CONSIDERED. THE CITY MAY MAKE SUCH MODIFICATIONS AS A PART OF ITS AUTHORITY TO MANAGE THE SYSTEM. SUCH CHANGES BY THE CITY WILL NOT REQUIRE AMENDMENTS TO THE SURROUNDING SITE DEVELOPMENT PLANS BUT WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT.

**Furnishings Legend**

- Pedestrian Scale Pole Light
- 15' Bench
- 15' to 20' City of Dark Sides Ordinance
- Table and Chairs
- Refer Directional Signage, Art, Sheet 12
- Height 15'-0"
- 20' City of Dark Sides Ordinance
- Refer Directional Signage and Art, Sheet 12
- Height 20'-0"
- Existing Street Pole Light



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

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

**ABQ**  
 uptown  
 DRB Submittal  
 Site Development Plan for Building Permit  
 Site Plan 01 of 14  
 23 June 2004  
 Project #1002247

**APPROVED SITE PLAN**

1002247

PROJ 1002247

1002247



**General Notes**

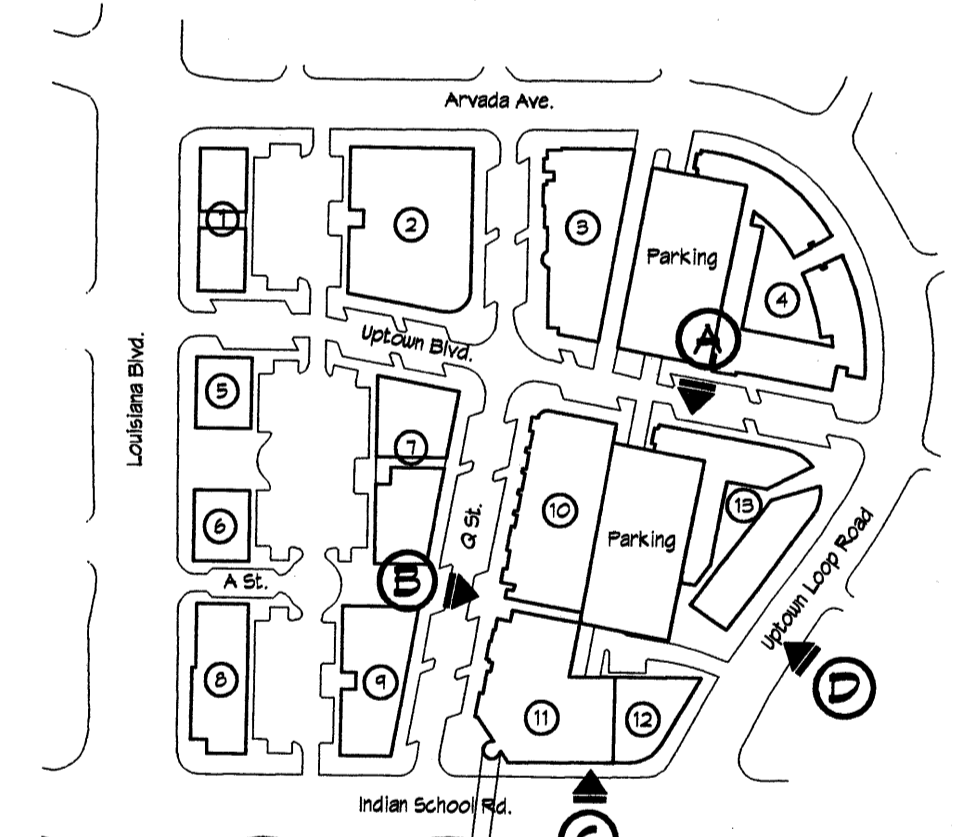
- A. All building facades shall be composed of a combination of the design elements shown or described in this plan. Design elements include, as examples, the building colors, massing, windows and doors, trellises and porches. These design elements need not be arranged as shown on this plan, but may be freely interchanged to accommodate future tenants.
- 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 building as shown and must be compatible with the building facades in terms of quality of materials and systems.
- C. Signage as shown is for illustrative purposes and may change to meet future tenant requirements.

**Keyed Notes**

1. STACKED STONE OR CULTURED STONE VENEER
2. STACKED STONE OR CULTURED STONE VENEER COLUMN
3. PAINTED STEEL TRELLIS
4. PAINTED STEEL RAILING
5. STUCCO OR STONE COPING
6. STUCCO OR STONE WINDOW SILL
7. STUCCO OR STONE LINTEL
8. STUCCO OR WOOD CORBEL
9. PRE-FINISHED METAL VERTICAL BRACKETS
10. TRANSLUCENT WINDOW GLAZING SYSTEM
11. METAL ROOF FINISH
12. PRE-FINISHED METAL ROOF COPING
13. RECESSED OPENING IN PARAPET
14. BATTERED WALL ELEMENT
15. CANTILEVERED BALCONY WITH PAINTED METAL RAIL
16. BALCONY STRUCTURE
17. STUCCO
18. OPENING IN WALL PLANE
19. TYPICAL ALUMINUM WINDOW UNIT, SIZE AS NOTED ON DRAWING
20. TYPICAL PATIO DOOR/WINDOW UNIT SIZE AS NOTED ON DRAWING
21. TYPICAL COMMERCIAL ALUMINUM STOREFRONT DOOR/WINDOW SYSTEM SIZE AS NOTED ON DRAWING
22. ALUMINUM SHADE FIN
23. PARKING SIGNAGE
24. OPENING BETWEEN BUILDINGS
25. STAIRS WITH PAINTED METAL RAIL
26. WALL MOUNTED SIGNAGE, INTERNALLY OR EXTERNALLY LIT TO COMPLY WITH DARK SKIES ORDINANCE
27. PEDESTRIAN BRIDGE, DESIGN AS SHOWN IS FOR ILLUSTRATIVE PURPOSE ONLY.
28. STUCCO CONTROL JOINT
29. PEDESTRIAN WALKWAY BETWEEN BUILDINGS
30. PAINTED METAL GRILLE AT OPENING IN WALL
31. 5'x8' RESIDENTIAL DOOR
32. PARKING GARAGE AUTOMOBILE DOOR
33. HORIZONTAL METAL ROOF STRUCTURE
34. GLASS OVERHEAD GARAGE DOOR
35. DISPLAY WINDOW
36. TENSILE SHADE STRUCTURE
37. EXPOSED BEAMS
38. BLADE SIGN
39. WAGON WHEELED ALUMINUM WINDOW

**Exterior Color Notes**

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



Key Plan N.T.S.

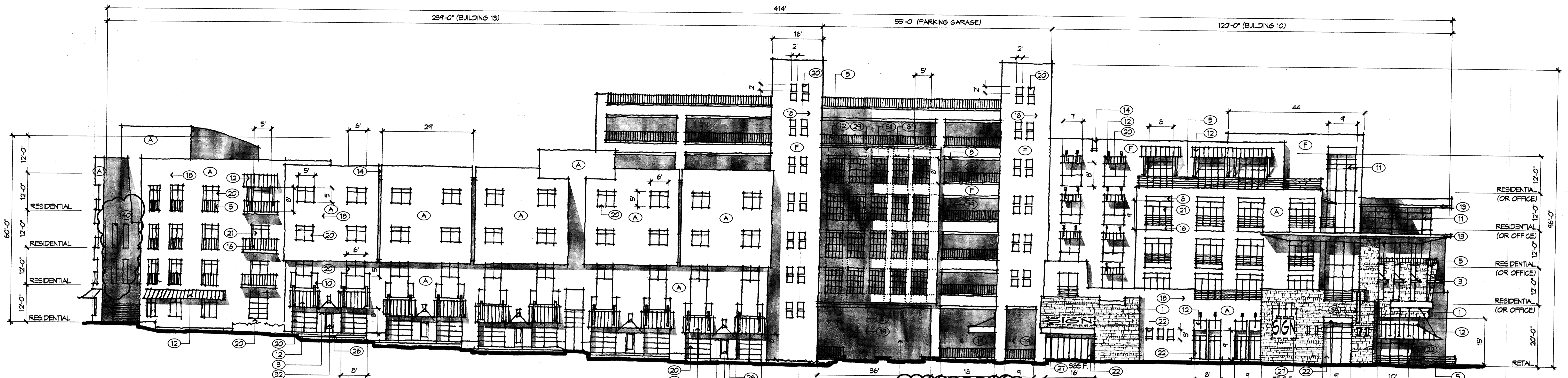
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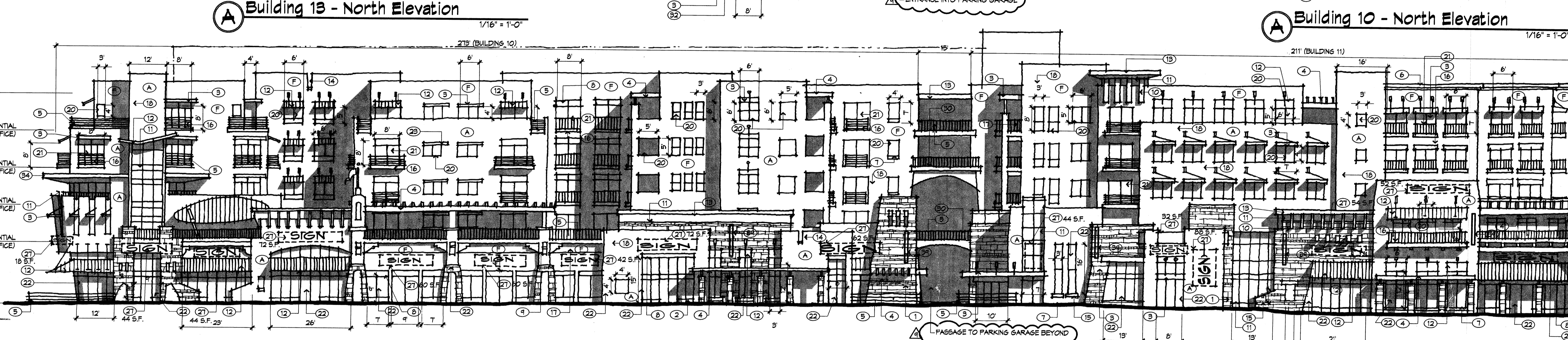
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Building Elevations 3 09 of 14

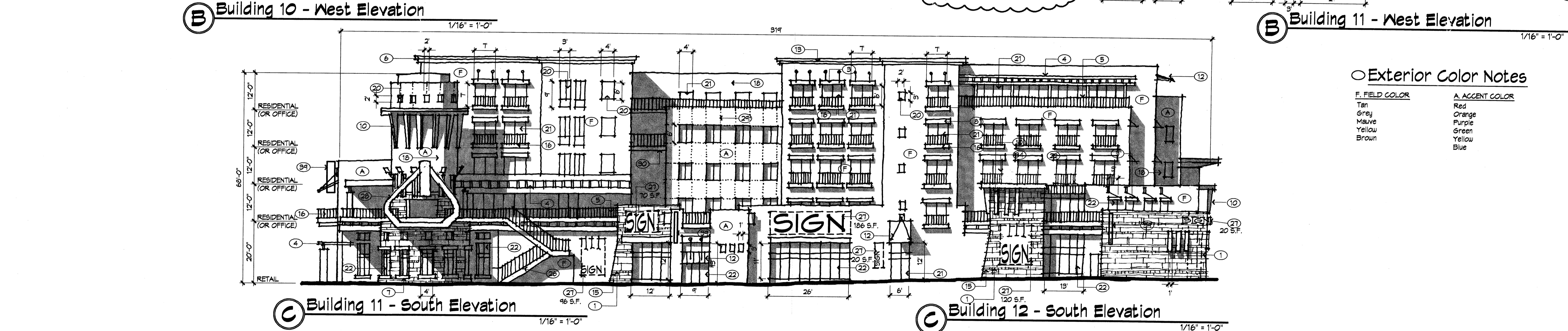
23 June 2004  
 Project #1002247



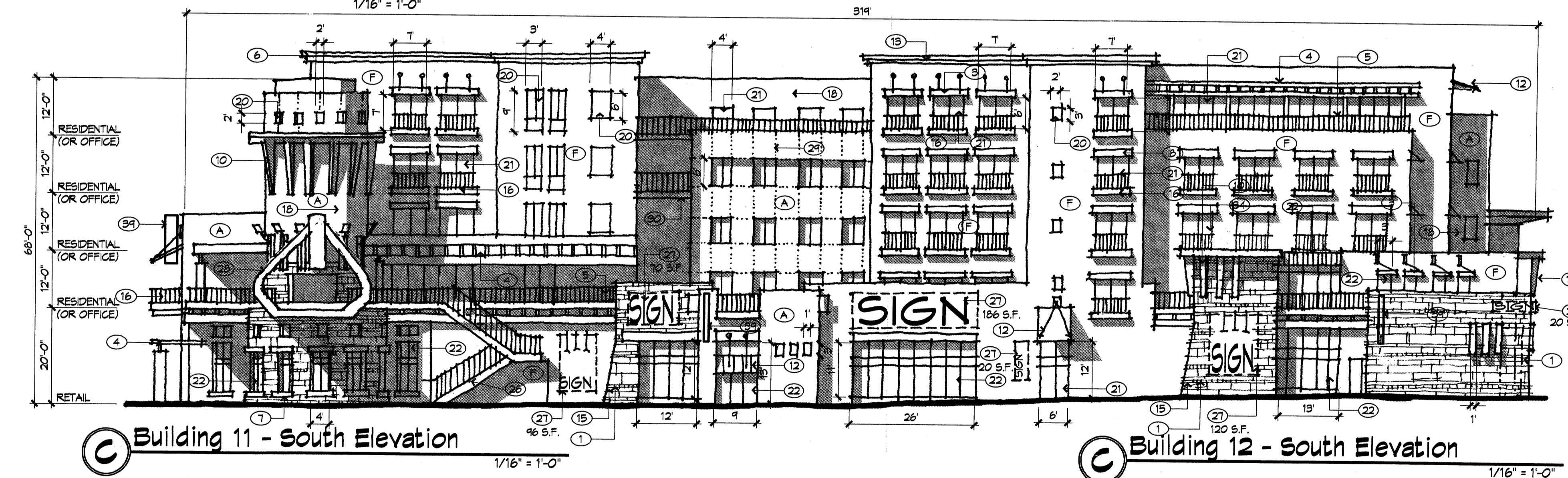
**A Building 13 - North Elevation**  
 1/16" = 1'-0"



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

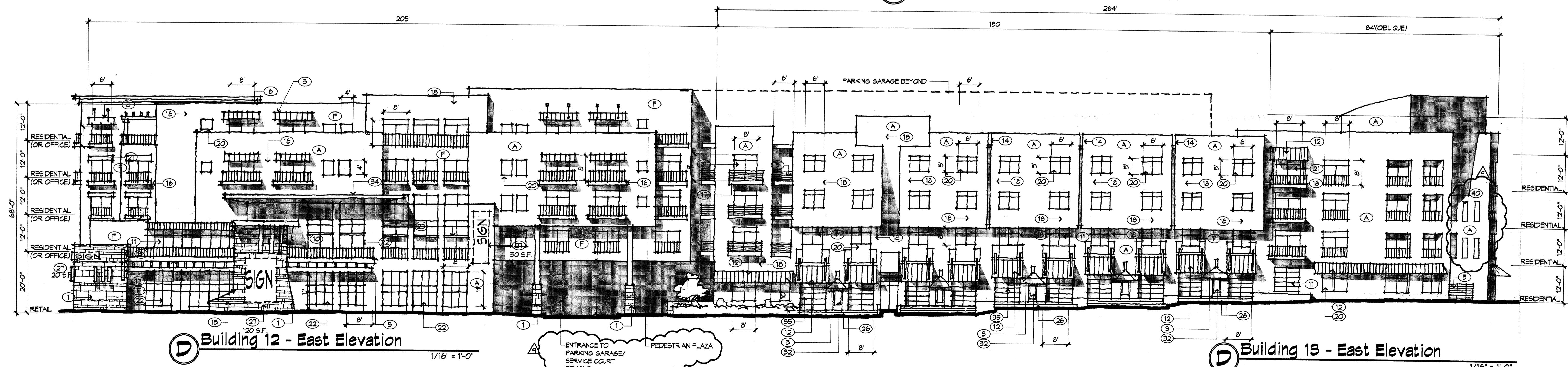


**B Building 11 - West Elevation**  
 1/16" = 1'-0"



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

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



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

**APPROVED ELEVATION**

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