SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department**.** **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

James A. Favata November 10, 2025

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan (**including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale:

1.0 acre or less	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'

✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Legend
✓ 6. Scaled vicinity map
✓ 7. Property lines (clearly identify)
✓ 8. Existing and proposed easements (identify each)
✓ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
✓ D. Signs (freestanding) and other improvements
✓ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions
✓ G. Loading facilities
See Site Lighting Plan H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
N/A J. Elevation drawing of refuse container and enclosure, if applicable.
✓ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.
- ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- N/A 3. On street parking spaces

✓ B. Bicycle parking & facilities
- ✓ 1. Bicycle racks – location and detail
- ✓ 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to DPM and IDO)
- ✓ 1. Ingress and egress locations, including width and curve radii dimensions
- ✓ 2. Drive aisle locations, including width and curve radii dimensions
- ✓ 3. End aisle locations, including width and curve radii dimensions
- N/A 4. Location & orientation of refuse enclosure, with dimensions
- ✓ 5. Loading, service area, and refuse service locations and dimensions

✓ D. Pedestrian Circulation
- ✓ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

✓ 2. Location and dimension of drive aisle crossings, including paving treatment
✓ 3. Location and description of amenities, including patios, benches, tables, etc.

✓ E. Off-Street Loading
✓ 1. Location and dimensions of all off-street loading areas

✓ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
✓ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
N/A 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
✓ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

✓ A. Locate and identify adjacent public and private streets and alleys.
✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
✓ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
✓ 3. Location of traffic signs and signals related to the functioning of the proposal
✓ 4. Identify existing and proposed medians and median cuts
✓ 5. Sidewalk widths and locations, existing and proposed
N/A 6. Location of street lights
✓ 7. Show and dimension clear sight triangle at each site access point
✓ 8. Show location of all existing driveways fronting and near the subject site.

✓ B . Identify Alternate transportation facilities within site or adjacent to site
N/A 1. Bikeways and bike-related facilities
N/A 2. Pedestrian trails and linkages
✓ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
See SDP1.1 5 Existing and proposed easements
✓ 6. Identify nature of ground cover materials
✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
✓ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
N/A C. Ponding areas either for drainage or landscaping/recreational use

✓ 7. Identify type, location and size of plantings (common and/or botanical names).
- N/A A. Existing, indicating whether it is to preserved or removed.
- ✓ B. Proposed, to be established for general landscaping.
- ✓ C. Proposed, to be established for screening/buffering.

✓ 8. Describe irrigation system – Phase I & II . . .
✓ 9. Planting Beds, indicating square footage of each bed
✓ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
✓ 11. Responsibility for Maintenance (statement)
✓ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
N/A 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
✓ 14. Planting or tree well detail
✓ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
✓ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
✓ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan — Shown at larger scale than Sheet #1 in order to capture the full off-site context.
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5. Existing and proposed easements
✓ 6. Building footprints
✓ 7. Location of Retaining walls (Building Extended Stem Walls)

B. Grading Information

✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
✓ 3. Identify ponding areas, erosion and sediment control facilities.
4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

→ To be provided to Hydrology with more detailed plans for review prior to building permit.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

- ✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ✓ B. Distribution lines
- ✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
  - ✓ 1. Identify facade orientation
  - ✓ 2. Dimensions of facade elements, including overall height and width
  - ✓ 3. Location, material and colors of windows, doors and framing
  - ✓ 4. Materials and colors of all building elements and structures
  - ✓ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ✓ 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO

→ Only proposed possible locations for building signs at this time. Sign design still in development.

PLAN SNAPSHOT REPORT SP-2025-00094
FOR CITY OF ALBUQUERQUE

Plan Type:	Site Plan	**Project:**	PR-2022-006960 (PR-2022-006960)	**App Date:**	11/10/2025
Work Class:	Administrative DFT	**District:**	City of Albuquerque	**Exp Date:**	11/09/2028
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	

Description: The development of Uptown Connect, a mixed-use development with underground parking, retail, and multi-family residential.

Parcel:	**Address:**	**Zone:**
101805945505040410	6501 Indian School Rd Ne Albuquerque, NM	
101805945502140406 Main	2121 Indiana St Ne Albuquerque, NM 87110	
	6501 Indian School Rd Ne Main Albuquerque, NM 87110	

Engineer
Justin T Simenson
128 Monroe St Ne
Albuquerque, NM 87108
Business: (505) 268-8828

Engineer
IAN ANDERSON
128 MONROE ST NE
ALBUQUERQUE, NM 87108
Business: (505) 265-0057

Owner
CITY OF
ALBUQUERQUE-TRANSIT & PARKING
Business: (505) 235-9382

Applicant
Jessica Lawlis
7601 Jefferson St NE Suite 100
Albuquerque, NM 87109
Business: (505) 761-9700
Mobile: (505) 659-2674

Agent
Rebecca Shank
7601 Jefferson NE Suite 100
Suite 100
Albuquerque, NM 87109
Business: (505) 761-9700
Mobile: (575) 921-3051

Architect
Hannah Greenhood
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109
Business: (505) 761-9700

Plan Custom Fields

Existing Project Number	NA	Existing Zoning	MX-H - Mixed Use - High Intensity	Number of Existing Lots	1
Total Area of Site in Acres	2.93	Site Location Between Streets	2121 Indiana St NE and 6501 Indian School Rd NE, between Uptown Blvd and Indian School Rd.	Case History	NA
Number of Signs	1	Building Size (Sq. Ft.)	315018	Total Number of Dwelling Units	239
Lot and/or Tract Number	E2A2	Total Gross Square Footage	5 3146	Block Number	0000
Subdivision Name and/or Unit Number	JEANNEDALE ADDN UNIT 1A	Legal Description	TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L, TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L	Existing Zone District	MX-H
Zone Atlas Page(s)	H-18	Acreage	1.4802, 1.4507	Calculated Acreage	1.47933483, 1.44917301
Council District	7	Community Planning Area(s)	Mid Heights	Development Area(s)	Change
Current Land Use(s)	04 | Commercial Services	Corridor Type	Major Transit (MT) Area, Premium Transit (PT) Area Uptown Small Area	Center Type	Urban
IDO Use Development Standards Name	Uptown Small Area, Uptown (Urban Center),			IDO Use Development Standards Subsection	Signs (Design and Construction) (5-12),

PLAN SNAPSHOT REPORT (SP-2025-00094)

	Alternative Signage Plan (5-12), Off-premises Signs (Prohibitions) (5-12)	IDO Use Specific Standards Name	Uptown Small Area	IDO Use Specific Standards Subsection	WTF (Restrictions) (4-3(E)), Drive-through or Drive-up Facility (Restrictions) (4-3(F))
Pre-IDO Zoning District	SU-3	Pre-IDO Zoning Description	MU-UPT	Major Street Functional Classification	4 - urban major collector, 3 - urban minor arterial, 4 - urban major collector, 3 - urban minor arterial, 3 - urban minor arterial
Public Property Entity	CITY OF ALBUQUERQUE	FEMA Flood Zone	X, AO	Are you asking for a deviation?	No
Total Gross Square Footage3	0	Total Gross Square Footage4	0	Credit Multiplier6	2
Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4	Spaces Credited Towards Minimum Required	0
Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0	Credit Multiplier2	4
Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1	Spaces Credited Towards Minimum Required2	0
Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0	Total Gross Square Footage	0
Total Gross Square Footage2	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jessica_Lawlis_11/11/2025.jpg	11/10/2025 18:23	Lawlis, Jessica		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	11/12/2025 13:06
2. Submittal has been reviewed and is ready to be processed.	Renee Zamora	11/12/2025 13:15

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00059555	Technology Fee	$37.80	$37.80
	Site Plan Administrative Application Fee	$385.00	$385.00
	Posted Sign Fee	$30.00	$30.00
	Facilitated Meeting Fee for Public Hearing Cases	$50.00	$50.00
	Published Notice Fee	$75.00	$75.00
	Total for Invoice INV-00059555	**$577.80**	**$577.80**
	Grand Total for Plan	**$577.80**	**$577.80**

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	11/19/2025	Site Plan DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
~~Linked Project Plans v.1~~			11/12/2025 13:28
Application Intake v.1		11/12/2025 13:16	11/12/2025 13:29
~~Check for Threshold and Assign Case v.1~~	Generic Action		11/12/2025 13:28
Associate Project Number v.1	Generic Action		11/12/2025 13:16
Screen for Completeness v.1	Generic Action		11/12/2025 13:16
~~Sign Posting v.1~~	Generic Action		11/12/2025 13:29
~~Verify Payment v.1~~	Generic Action		11/12/2025 13:29
Application Review v.1		11/12/2025 13:29	
DFT Meeting v.1	Hold Meeting	11/12/2025 13:29	11/12/2025 13:30

Site Plan Administrative Application DFT v.1	Receive Submittal
Notice of Decision v.1	
Upload Notice of Decision v.1	Generic Action
Add in Conditions of Approval v.1	Generic Action
Linked Applications v.1	

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 9/12/2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2022-006960,AC-2025-00018
Agent:	Jessica Lawlis (Dekker)
Applicant:	City of Albuquerque Transit Department
Legal Description:	2 Parcels: (1) TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN
Zoning:	MX-H
Acreage:	2.9309
Zone Atlas Page(s):	H-18-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, City of Albuquerque Historic Aerial Photographs, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

The property was developed between 1972 and 1981 and has been surveyed under NMCRIS 153223 with no significant finds.

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

9-12-2025

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

Legal Description & Location: Tracts E-2A1 & E-2A2, Jeannedale Addition
2121 Indiana St NE & 6501 Indian School Rd NE, Albuquerque, NM 87110

Request Description: Redevelopment of existing Transit center to include new apartments and underground parking structure.

☒ ***Hydrology:***

• Sensitive Lands Analysis (5-2(C))	____ Approved	__x__ NA
• Grading and Drainage Plan	__x__ Approved	_____ NA
• AMAFCA	____ Approved	__x__ NA
• Bernalillo County	____ Approved	__x__ NA
• NMDOT	____ Approved	__x__ NA
• MRGCD	____ Approved	__x__ NA

Hydrology Department — Date: 10/08/2025

☐ ***Transportation:***

• Traffic Circulations Layout (TCL)	__x__ Approved	_____ NA
• Traffic Impact Study (TIS)	____ Approved	__x__ NA
• Neighborhood Impact Analysis (NIA)	____ Approved	__x__ NA
• Bernalillo County	____ Approved	__x__ NA
• MRCOG	____ Approved	__x__ NA
• NMDOT	____ Approved	__x__ NA
• MRGCD	____ Approved	__x__ NA

Ernest Armijo — Transportation Department — Date: 11/7/2025

☐ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

- Request for Availability submitted? ✓ Yes ___ No ___ NA
- Availability Statement/Serviceability Letter Number 240520
- Note: Commitment for service is required prior to application approval.

Aryam Hernandez — ABCWUA — Date: 11/05/2025

☐ Infrastructure Improvements Agreement (IIA*)	____ Approved	_____ NA
☐ Solid Waste Department Signature on the Plan	____ Approved	_____ NA
☐ Fire Marshall Signature on the Plan	____ Approved	_____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

Current DRC
Project Number: 660486

FIGURE 12

Date Submitted: **11/11/25**
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.:
DRB Application No.:

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

UPTOWN CONNECT
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS E-2A1 AND E-2A2, JEANNEDALE ADDITION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification Private Inspector	Private P.E.	City Cnst Engineer
		Varies	Arterial Half Street Removal & Reconstruction (Incl. C&G and SW)	America's Pkwy	Indian School Rd	Uptown Blvd	/	/	/
		Varies	Arterial Street Lane removal & reconstruction (Incl. C&G and SW)	Uptown Blvd	America's Pkwy	Indiana St	/	/	/
		Varies	Qtr street sidewalk and curb & gutter removal & reconstruction	Indiana St	Uptown Blvd	Indian School Rd	/	/	/
		Type A	Single curb inlet removal and reconstruction	Uptown Blvd	-	-	/	/	/
		Type C	Double curb inlet removal and reconstruction	Uptown Blvd	-	-	/	/	/
		18"	Storm Drain (~500-lf)	America's Pkwy	Indian School Rd	Uptown Blvd	/	/	/
		50-lf	Median curb & gutter removal and reconstruction	America's Pkwy	-	-	/	/	/
			New Driveway construction (9-total)	Varies	-	-	/	/	/
		1	Bus Stop	America's Pkwy (MidBlock)	-	-	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	Sanitary Sewer (~600-lf)	America's Pkwy	Indian School Rd	Uptown Blvd	/	/	/
		6"	Water Main Realignment (~280-lf)	Uptown Blvd	America's Pkwy	Indiana St	/	/	/
							/	/	/
							/	/	/
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							/	/	/
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(Rev. 2-16-18)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1 _____

2 _____

3 _____

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

November 11, 2025

Development Facilitation Team
City of Albuquerque
600 2nd St NW, Albuquerque, NM 87102

RE: Uptown Connect
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L
-and-
TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L
Site Plan – Administrative

Dear Development Facilitation Team,

Dekker, acting as the agent for City of Albuquerque Transit, is seeking Site Plan – Administrative approval for a project known as Uptown Connect, located at 2121 Indiana Street NE and 6501 Indian School Road NE in Albuquerque, New Mexico 87110. The property consists of two parcels, Tract E-2A1 and Tract E-2A2, totaling 2.93 acres and situated within the MX-H, Mixed-use – High Intensity Zone.

This development represents a strategic investment in the City of Albuquerque's transit infrastructure and surrounding community. By replacing the existing Uptown Transit Center, Uptown Connect aims to enhance mobility, support higher-density, transit-oriented development, and provide a mix of residential, retail, and community spaces that respond to current and future neighborhood needs. The project is designed to foster connectivity, encourage sustainable transportation options, and contribute to the vitality of the Uptown area, aligning with the City's broader goals for equitable growth and active urban centers.

Uptown Connect is a mixed-income, mixed-use development proposed to replace the current Uptown Transit Center for the City of Albuquerque's ABQ RIDE. The project features two primary buildings, currently referred to as the North Tower and the Plaza Building, with a possible South Tower proposed for future development. The North Tower will provide affordable housing, targeting families with children, and is designed to meet the requirements of the NMMFA LIHTC 4% program. The Plaza Building is envisioned as a short-term stay concept built over a ground-floor food hall. Together, the project anticipates 215 dwelling units in the North Tower and approximately 19 units in the Plaza Building, along with additional retail spaces, residential amenities, and an underground parking garage supporting an improved transit plaza that is designed to celebrate public transportation and promote its use.

The North Tower will consist of five levels of Type III construction above three levels of Type I construction, including a below-grade B1 level, a plaza level above grade, and a first residential level above the commercial program. The Plaza Building will include four levels of Type VA construction above two levels of Type I construction, with Type I construction at the B1 and plaza levels and Type VA above.

The project proposes two pull-through drive lanes with access from Americas Parkway and Plaza Tower, allowing ABQ RIDE buses to enter a north bus lane and a south bus lane. Given the property's location and the proposed transit plaza, the development qualifies for parking reductions, including 30 percent for Transit Proximity, 5 percent for Bus Stop Proximity, and a 1.2 Mixed Uses Multiplier, resulting in 125 required spaces.

In accordance with IDO Section 6-5(G), the proposed development is subject to Site Plan – Administrative procedures and the associated review and decision criteria. The site

plan has been prepared to comply with all criteria outlined in Section 6-5(G)(3), with responses provided for each criterion to demonstrate adherence to the regulatory requirements.

Compliance with Site Plan Approval Criteria (6-5(G)(3))

Criterion 6-5(G)(3)(a):

"The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."

Applicant Response:

The Site Plan has been prepared through a deliberate and comprehensive design process that carefully considered the dimensional standards, use standards, and development requirements set forth in the Integrated Development Ordinance (IDO). From the earliest stages of conceptual design, the IDO's zoning provisions for the subject parcels guided the layout, scale, and mix of uses to ensure full alignment with the intent and standards of the governing zone district. Permissive uses, height and setback requirements, parking standards, landscaping and open space requirements, pedestrian circulation, and building orientation have all been evaluated and incorporated in direct accordance with IDO provisions.

In addition, the Site Plan was developed with close reference to the City's Development Process Manual (DPM). Engineering standards for access, traffic circulation, drainage, grading, and utility connections have been applied to ensure that the site functions safely, efficiently, and in coordination with surrounding public systems. Other adopted City regulations, such as applicable building codes, fire codes, stormwater management requirements, and Americans with Disabilities Act (ADA) accessibility standards, were also reviewed and integrated into the design to guarantee full compliance and to safeguard public health, safety, and welfare.

The development team has approached this application in good faith, with the explicit intent of submitting a plan that is not only compliant, but also exemplary in its adherence to adopted standards. The plan has been designed to advance the City's goals for orderly, high-quality development while ensuring that no applicable regulation has been ignored, overlooked, or excluded.

The Site Plan was created with careful and intentional adherence to the IDO, the DPM, and all other applicable City regulations. It reflects a proactive commitment to regulatory compliance, responsiveness to City policies, and a recognition that such standards are essential to ensuring responsible growth. The applicant affirms that the Site Plan fully meets this criterion and is positioned for approval without the need for variances or exceptions.

Criterion 6-5(G)(3)(b):

"The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection. Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity."

Applicant Response:

As detailed in the draft Infrastructure List, the proposed improvements surrounding roadways, including sidewalk improvements, curb and gutter, stormwater, water and sanitary sewer improvements to ensure that the infrastructure and public improvements have adequate capacity to serve the proposed development. A recorded Infrastructure Improvements Agreement (IIA) will be completed following approval of the Infrastructure List and after the necessary financial guarantees and bonds are posted.

The subject parcels are both zoned Mixed-Use, High Intensity (MX-H). The IDO describes the purpose of the MX-H zone district as "to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations." (IDO, pg. 31). By definition, parcels designated MX-H are expected to be supported by adequate infrastructure and public systems, as this zoning district is specifically intended to accommodate higher-density and high-intensity development. If sufficient infrastructure did not already exist, it would be necessary for it to be available for installation, connection, or expansion in order for the area to be appropriately zoned MX-H in the first place.

The proposed Uptown Connect project conforms to the dimensional and use standards of the MX-H district and does not seek variances or zoning changes. As such, the project can reasonably be expected to operate within the capacity of existing infrastructure and public improvements, consistent with the intent of the zone. Furthermore, any additional capacity needs identified through the Infrastructure List will be addressed through the required IIA, ensuring no burden is placed on City systems.

The project is consistent with its governing zoning, does not require variances, and is being advanced in compliance with City infrastructure standards, zoning regulations, and other applicable requirements. No adverse impacts to City infrastructure or public systems are anticipated. All improvements are proposed in good faith with consideration for the quality of life of future users of the site as well as surrounding properties.

Criterion 6-5(G)(3)(c):

"If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in."

Applicant Response:

The subject property is **not** located within an approved Master Development Plan and is therefore not subject to its standards. This criterion does not apply in that regard. The Site Plan meets all applicable IDO standards for its zone district of Mixed-Use, High-Intensity (MX-H).

Criterion 6-5(G)(3)(d):

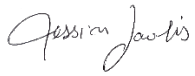
"If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development."

Applicant Response:

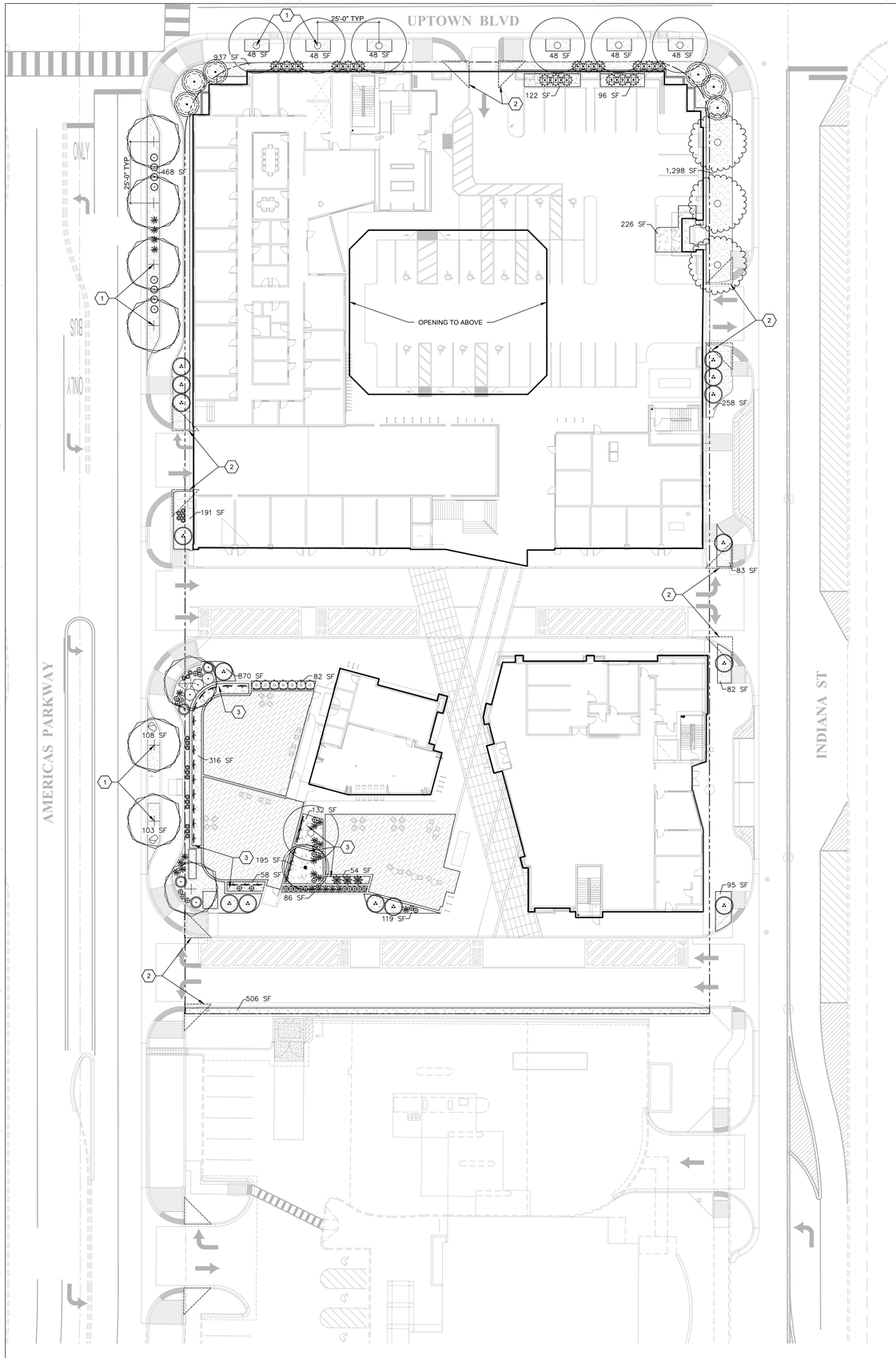
The subject property is **not** located within an approved Framework Plan and is therefore not subject to its standards. This criterion does not apply in that regard. The Site Plan meets all applicable IDO standards for its zone district of Mixed-Use, High-Intensity (MX-H).

Based on the information and responses provided in this letter, we respectfully request approval of the proposed Uptown Connect Site Plan. The project has been thoughtfully designed to align with all applicable IDO standards, the Development Process Manual, and other adopted City regulations, while advancing the City's objectives for high-quality, transit-oriented, mixed-use development. Uptown Connect is carefully planned to provide meaningful public benefits, including enhanced transit access, affordable housing opportunities, vibrant retail and community spaces, and a welcoming, well-activated plaza that supports pedestrian connectivity and encourages sustainable transportation. The development team has worked diligently to ensure that the project integrates seamlessly with existing infrastructure, meets all requirements for public improvements, and responds proactively to anticipated community needs. We believe Uptown Connect represents a responsible, forward-looking investment in the area that will serve residents, visitors, and the City alike, and we look forward to the Development Facilitation Team's favorable consideration. Please feel free to contact me directly at 505.761.9700 or at jessical@dekkerdesign.org, should additional information or clarification be needed to support the review process.

Sincerely,



Jessica Lawlis, AICP, Urban Planner
Dekker, agent for City of Albuquerque Transit



NORTH

A1 LANDSCAPE PLAN

1" = 20'-0"

0 10' 20' 40'

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
TREES				
	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" CAL, B&B	40.00	30.00
	STYPHNOLOBIUM JAPONICUM JAPANESE PAGODA TREE	2" CAL, B&B	40.00	30.00
	ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE® ELM	4" CAL, B&B	35.00	25.00
EVERGREEN TREES				
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	24" BOX	15.00	10.00
	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" CAL, B&B	30.00	30.00
	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT' CRIMSON SPIRE™ OAK	2" CAL, B&B	35.00	10.00
SHRUBS				
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUEBEARD	#5	3.00	5.00
	CHRYSACTINIA MEXICANA DAMIANITA	#2	1.50	2.00
	LEUCOPHYLLUM CANDIDUM 'MICROBURST' MICROBURST DWARF TEXAS SAGE	#5	3.00	3.00
ACCENTS				
	HESPERALOE PARVIFLORA 'LITTLE MISS SUNSHINE' LITTLE MISS SUNSHINE YELLOW YUCCA	#5	3.00	3.00
	HESPERALOE PARVIFLORA 'STOPLIGHTS' STOPLIGHTS DWARF RED YUCCA	#5	2.00	2.00
	HESPERALOE X FUNIFERA 'LITTLE GIANT' LITTLE GIANT DWARF HESPERALOE	#5	4.00	4.00
EVERGREEN SHRUBS				
	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	#5	1.50	4.00
	TAXUS X MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	#5	3.00	5.00
GRASSES				
	MUHLENBERGIA LINDHEIMERI LINDHEIMER'S MUHLY	#5	5.00	5.00
VINES				
	ROSA BANKSIAE `ALBA PLENA` WHITE LADY BANK`S ROSE	#5	8.00	9.00

GENERAL SHEET NOTES

A. PRIOR TO BEGINNING WORK ON PROJECT, REVIEW PROJECT IN THE FIELD WITH OWNER'S REPRESENTATIVE.
B. VERIFY OR COORDINATE EXISTING UTILITY LOCATIONS BEFORE EXCAVATION OR PLANTING. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE CIVIL AND ELECTRICAL DRAWINGS.
C. PLANTS WITHIN CLEAR SIGHT TRIANGLES SHALL NOT EXCEED A HEIGHT OF 24".
D. VERIFY PLANT QUANTITIES. PLANT QUANTITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

IRRIGATION NOTES

1. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
2. THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
4. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
5. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
6. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
7. IRRIGATION BACKFLOW PREVENTER TO BE LOCATED IN A HEATED OUTDOOR ENCLOSURE

LEGEND

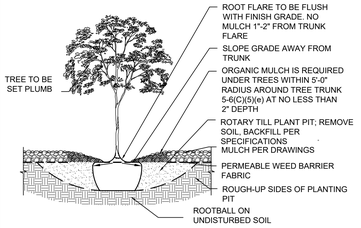
- PROPERTY LINE
- 5/8" DIA ROCK MULCH, 3" DEPTH WITHOUT WEED FABRIC, COLOR: AMARETTO BROWN
- SHREDDED WOOD ORGANIC MULCH, 4" DEPTH WITHOUT WEED FABRIC
- SYNTHETIC PET TURF, REFER TO ARCHITECTURAL SITE PLANS
- LANDSCAPE BOULDER

SHEET KEYED NOTES

1. STREET TREES AT 25'-0" O.C.
2. CLEAR SITE TRIANGLES
3. RAISED PLANTER

TREE PLANTING DETAIL

NOTE:
1. PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.



COA LANDSCAPE REQUIREMENTS

TOTAL SITE ACREAGE =1.90 ACRES / 82,764 SF
MINUS UNIMPROVED AREAS: 0.0 ACRES
SUBMITTED DEVELOPED SITE AREA: 1.90 ACRES / 82,764 SF
AREA OF LOT COVERED BY BUILDINGS = 47,663 SF
NET LOT AREA = 35,101 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA) = 3,510 SF
PROVIDED LANDSCAPE AREA = 3,713 SF = 10.5%
10% OF NET LOT AREA REQUIRED PER 14-16-3-22 FORM BASED ZONES

REQUIRED TREES
REQUIRED TREES = (1) TREE EVERY 25' O.C.
LINEAR FOOTAGE= 966 LF / 25 = 39 TREES REQUIRED
TREES PROVIDED = 40 TREES
2 TREES RELOCATED TO INTERIOR OF SITE DUE TO SPACE CONSTRAINTS

REQUIRED VEGETATIVE COVERAGE
REQUIRED VEGETATIVE COVERAGE = 75% OF PROVIDED LANDSCAPE =2,785 SF
A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS

assumed 500 sf per tree and 20 sf per shrub
TREE CANOPY COVERAGE = 20,000 SF (40 TREES)
= 718% OF VEGETATIVE COVERAGE
GROUND PLANT COVERAGE (137 SHRUBS)
= 2,740 SF = 98% OF VEGETATIVE COVERAGE

GROUND COVER MATERIAL
TOTAL ROCK MULCH GROUND COVER = 1,802 SF = 48.5%
TOTAL ORGANIC MULCH GROUND COVER = 1,911 SF = 51.5%
A MAXIMUM OF 50% GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

Dekker

SEAL

STATE OF NEW MEXICO
COURTNEY L. McKELVEY
521
REGISTERED LANDSCAPE ARCHITECT
11/11/2025

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
Albuquerque, NM 87110

DFT Site Plan Submittal

REVISIONS

DRAWN BY	CB
REVIEWED BY	BG
DATE	11/10/2025
PROJECT NO.	20-0010

DRAWING NAME
LANDSCAPE PLAN

SHEET NO.
SDP-2.1

Docusign Envelope ID: 59D740A6-0B08-4E05-AA52-05DC6EF6B57A

DOCUMENT REQUIRING MAYOR/CAO SIGNATURE

DEPARTMENT: Transit

DIVISION: Planning

CONTACT: Marilu Melendez **PHONE:** 505-724-3117

PLEASE SELECT:

☐ **MAYOR: TIM KELLER**

☒ **CAO: SAMANTHA SENGEL, EdD**

☐ **COO: PAT MONTOYA**

☐ **CFO: KEVIN SOURISSEAU**

DOCUMENT TYPE SELECT ONE:

☐ **Letter To:**

☒ **Memo To:** Dr. Samantha Sengel

☐ **MOU:**

☐ **Other:**

☐ **Contract:**

CCN Number:

Amount:

F CONTRACT AMOUNT EXCEEDS $100,000.00 CITY COUNCIL APPROVAL IS NEEDED

DESCRIPTION OF DOCUMENT:

Attached is a Letter of Authority written by the consultant to act on behalf of the City when engaging on items pertaining the Uptown Project.

Docusign Envelope ID: 59D740A6-0B08-4E05-AA52-05DC6EF6B57A

City of Albuquerque
Transit Department

Tim Keller, Mayor

Interoffice Memorandum **April 23, 2025**

To: Dr. Samantha Sengel

From: Leslie Keener, Transit Director

Subject: Uptown Connect-Letter of Authority Signature

I am writing to request your signature on the attached Letter of Authority, which pertains to the Uptown Connect project being undertaken on city property located at 2121 Indiana Street NE.

This letter is an essential step in formalizing our authorization for Dekker Ltd, the architecture firm designing the project and submitting all entitlement requests related to the Uptown Connect Project. The authorization includes but is not limited to platting actions, waivers or variances, site plan approvals, and building permits for the property. This letter is a city requirement in facilitating the execution of these applications.

Your approval and signature are critical to moving this initiative forward. If you have any questions or need further clarification, please do not hesitate to reach out to me directly 505-238-3435.

Uptown Project Background

Uptown Connect Project is the redevelopment of the existing Uptown Transit Center into a federal "Joint Development Project". This initiative includes creating a transit plaza, an underground parking structure, commercial spaces, and mixed-rate apartments. The city has partnered with a private developer to transform the transit area into a modern plaza. This collaboration will deliver 203 affordable units and 36 market rate units in a 6-story tower, along with 20 market-rate units in a separate 4-story tower. Following this phase, the developer plans to redevelop the adjacent property. The transit plaza will serve as a central feature, strategically located between two mixed-use developments.

A RAISE Grant of $25,000,000, fully awarded in June 2023, is funding the transit-related design and construction work. To obligate these funds, the Paper Grant Agreement and Joint Development Form, in line with Federal Transit Administration requirements must be executed. For the non-transit related portions of the project, the developer, in collaboration with Family Housing Development Corp and Palindrome Communities, has secured $9,456,656 from the Workforce Housing Trust Fund and private financing.

Thank you,

DocuSigned by:
Leslie Keener
FFB323DDFBE2427...
Leslie Keener, Transit Director

Docusign Envelope ID: 59D740A6-0B08-4E05-AA52-05DC6EF6B57A

April 23, 2025

City of Albuquerque Development Facilitation Team &
City of Albuquerque Development Hearing Officer
415 Silver Ave SW, Albuquerque, NM 87102

Re: Letter of Authorization as Agent
Uptown Connect Entitlements – 2121 Indiana NE

To Whom It May Concern,

This letter authorizes Dekker Ltd. to act as our agent on behalf of the City of Albuquerque Transit Department for all entitlement requests related to the Uptown Connect project at 2121 Indiana NE. This authorization includes, but is not limited to, platting actions, waivers or variances, site plan approvals, and building permits for the property identified as UPC #101805945505040410.

Please feel free to contact me with any questions.

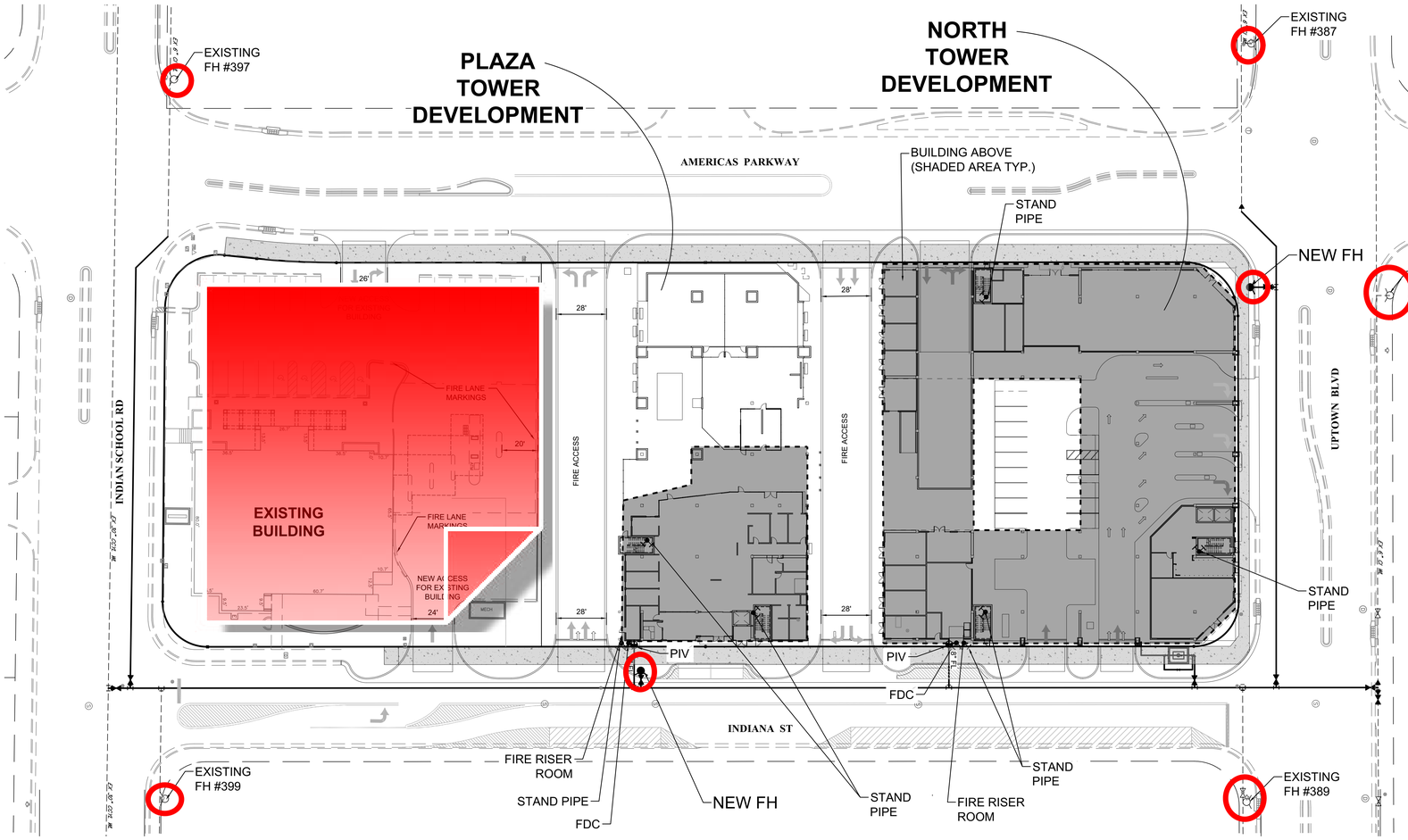
Sincerely,

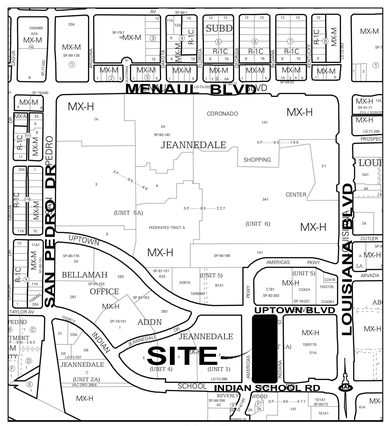
DocuSigned by:
BC2424C00B8741A...

Dr. Samantha Sengel

Chief Administrative Officer

City of Albuquerque





PLAZA TOWER:

MAX. BUILDING HEIGHT = 68'-0"

LEVEL 1 = 38,915 SF
OCCUPANCY TYPE = M
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,250 GPM /2 = 1,125 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVEL 2 = 8,387 SF
OCCUPANCY TYPE = A and R-2
CONSTRUCTION TYPE = V-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 1,500 GPM /2 = 750 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVELS 3-5 = 13,113 SF
OCCUPANCY TYPE = R-2
CONSTRUCTION TYPE = V-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,250 GPM /2 = 1,125 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

NORTH TOWER:

MAX. BUILDING HEIGHT = 85'-0"

LEVEL 1 = 46,833 SF
OCCUPANCY TYPE = B
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,250 GPM /2 = 1,125 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVEL 2 = 32,231 SF
OCCUPANCY TYPE = B
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,000 GPM /2 = 1,000 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVELS 3-7 = 144,715 SF
OCCUPANCY TYPE = R-2
CONSTRUCTION TYPE = III-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 6,750 GPM /2 = 3,375 GPM - MIN. 1,750 GPM
REQUIRED 4 FIRE HYDRANT
PROVIDED: 4 FIRE HYDRANT

BASEMENT GARAGE PARKING:

82,640 SF
OCCUPANCY TYPE = S-2
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW =3,000 GPM /2 = 1,500 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-24-019678
APPROVED DATE: 07/29/24

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 2750 GPM, 3 HYDRANTS, III-A

NOTES

ALL FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100' OF A FIRE HYDRANT, HAVE A MINIMUM DISTANCE OF 3' FROM ANY PERMANENT OBJECTS, AND HAVE INLETS BETWEEN 18" AND 48" ABOVE GRADE.

ALL FIRE DEPARTMENT CONNECTIONS, STAND PIPES AND POST INDICATOR VALVES ARE WALL MOUNT.

STAND PIPES ARE LOCATED IN ALL STAIR WELLS AT ALL LEVELS.

ALL BUILDINGS TO HAVE A PREMISS ID'S VISIBLE FROM UPTOWN BLVD.

ALL BUILDINGS HAVE KNOX BOXES AT ENTRANCES AND SHALL BE MOUNTED BETWEEN 4' AND 6' ABOVE GRADE AND BE ILLUMINATED.

ADDRESS / DIRECTION BOARDS TO BE INSTALLED AT ALL ENTRANCES TO INDICATE LOCATION AND ADDRESS OF ALL BUILDINGS.

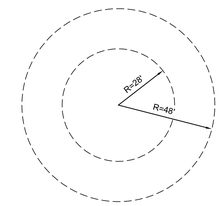
ALL ACCESS AND FIRE ROADS SHALL BE MARKED ON BOTH SIDES AS DIRECTED BY THE FIRE MARSHAL.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE PATHS WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS.



FIRE APPARATUS TURNING RADIUS
1" = 30'

0 15 30 60 90
SCALE 1"=30'

SEAL

PROJECT

UPTOWN CONNECT

UPTOWN BLVD.
ALBUQUERQUE, NM 87123

DESIGN DEVELOPMENT

REVISIONS

DRAWN BY	JTS/BJB/DEC
REVIEWED BY	FCA/IMA
DATE	06/04/2024
PROJECT NO.	IA 2625 XX-XXXX

DRAWING NAME
FIRE HYDRANT LOCATION & ACCESS PLAN

SHEET NO.
FIRE 1

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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NUSENDA CREDIT UNION
505-889-7755
800-347-2838
nusenda.org

July 1, 2025

City of Albuquerque Planning Department
415 Silver Ave. SW
Albuquerque, NM 87102

Re: Letter of Authorization as Agent
Uptown Connect Entitlements – 6501 INDIAN SCHOOL RD NE
UPC 101805945502140406

To Whom It May Concern:

This letter authorizes Dekker Ltd. to act as our agent on behalf of the NM Educators Federal Credit Union for all entitlement requests related to the Uptown Connect project at 2121 Indiana NE. This authorization includes, but is not limited to, platting actions, waivers or variances, site plan approvals, and building permits for the property identified as UPC #101805945505040410.

The ownership records reflect NM Educators Federal Credit Union which is the former name of Nusenda Federal Credit Union. Attached is a name change approval from our federal regulator, the National Credit Union Administration.

Please feel free to contact me with any questions.

Sincerely,

Michael Buehler
Executive Vice President/
Chief Administrative Officer

National Credit Union Administration
Office of Consumer Protection

CHARTER NO. 00948

CERTIFICATE OF NAME CHANGE

I, the undersigned, certify that in accordance with the prescribed procedures of the National Credit Union Administration, the name of the

New Mexico Educators
Federal Credit Union

was changed to

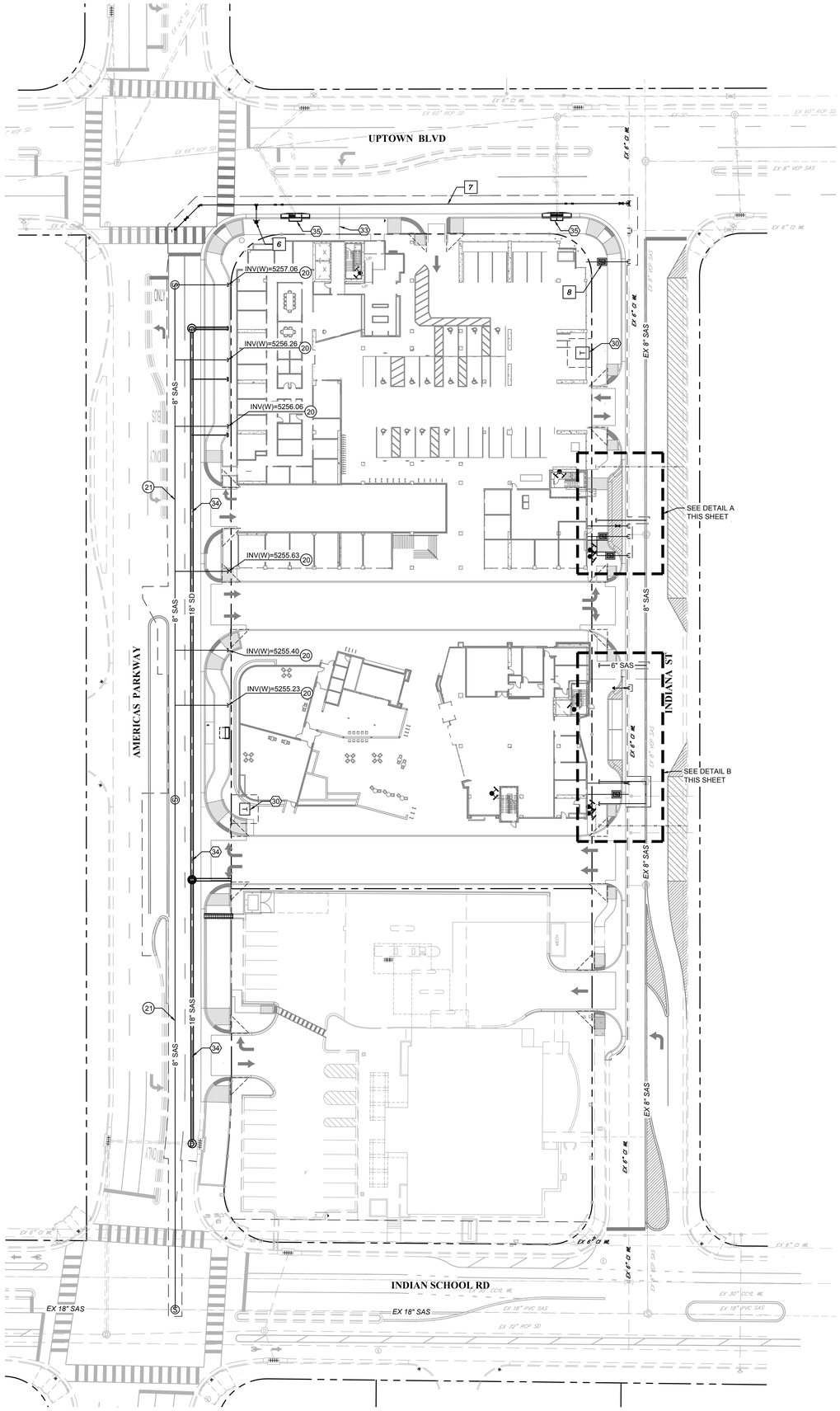
Nusenda
Federal Credit Union

The amendment of the charter changing the name of the credit union was approved on January 9, 2015.

Gail W. Laster
Director, Office of Consumer Protection
National Credit Union Administration

(NOTE: This certificate may be used to support the changing of the name of the credit union with the bank, the surety company, on investment certificates owned by the credit union, etc.)

NCUA 4106-II



0 15 30 60 90

SCALE 1"=30'

LEGEND

- EXISTING WATERLINE
- EXISTING FIRE HYDANT
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- NEW FIRE LINE
- NEW WATER VALVE
- NEW FIRE HYDANT
- NEW FDC (WALL MOUNT)
- NEW PIV (WALL MOUNT)
- NEW SEWER LINE
- NEW SEWER MANHOLE
- LIMITS OF DISTURBANCE

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGs PER KEYED NOTES THIS SHEET.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.5
MATERIAL:	PVC
SOIL TYPE:	GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

GENERAL NOTES

A. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.

B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.

C. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.

D. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.

E. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

F. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.

G. SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

H. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

J. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

K. REFER TO CITY PWO #660486 FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

KEYED NOTES

WATER KEYED NOTES

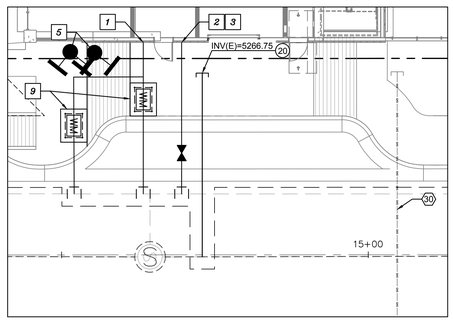
1. DOMESTIC WATER SERVICE LINE BLDG CONNECTION POINT. REMOVE EXISTING WATER SERVICE CAP AT PROPERTY LINE CONSTRUCTED UNDER PWO #660486 AND CONNECT NEW X" WATER SERVICE LINE.
2. 6" FIRE LINE BLDG CONNECTION POINT. REMOVE EXISTING CAP AT PROPERTY LINE CONSTRUCTED UNDER PWO #660486 AND EXTEND TO BLDG CONNECTION POINT. REFER TO PLUMBING PLANS FOR CONTINUATION.
3. WALL MOUNT PIV (POST INDICATOR VALVE).
4. NOT USED.
5. WALL MOUNT FDC (FIRE DEPARTMENT CONNECTION).
6. FIRE HYDRANT CONSTRUCTED UNDER PWO #660486. REFER TO PWO PLANS FOR ADDITIONAL INFO.
7. WATER MAIN REALIGNMENT UNDER PWO #660486. REFER TO PWO PLANS FOR ADDITIONAL INFO.
8. IRRIGATION METER CONSTRUCTED UNDER PWO #660486. REFER TO PWO PLANS FOR ADDITIONAL INFO AND IRRIGATION PLANS FOR CONTINUATION.
9. WATER METER CONSTRUCTED UNDER PWO #660486. REFER TO PWO PLANS FOR ADDITIONAL INFO.

SEWER KEYED NOTES

20. CONNECT 6" SITE SERVICE LINE TO 6" STUB CONSTRUCTED UNDER CITY PWO #660486. SEE MECHANICAL PLAN FOR CONTINUATION. REFER TO PLAN VIEW FOR CONNECTION INVERT.
21. SEWER MAIN EXTENSION CONSTRUCTED UNDER PWO #660486, REFER TO PWO PLANS FOR ADDITIONAL INFO.

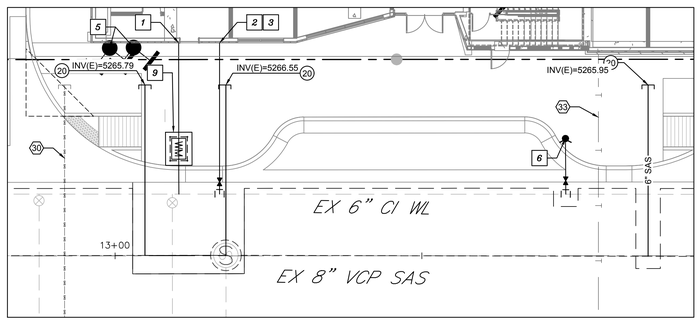
MISC. / DRY UTILITY KEYED NOTES

30. PNM TRANSFORMER. OWNER / CONTRACTOR TO COMPLETE AND SUBMIT A COMMERCIAL SERVICE APPLICATION TO PNM. PNM REPRESENTATIVE TO TO PROVIDE ONSITE ELECTRICAL SERVICE LINE LOCATION.
31. NEW MEXICO GAS COMPANY GAS MAIN. OWNER / CONTRACTOR TO COMPLETE AND SUBMIT A COMMERCIAL SERVICE APPLICATION TO NMGCO.
32. NOT USED.
33. TELCOM SERVICE CONNECTION LOCATION. FINAL LOCATION TO BE DETERMINED BY OWNER AND UTILITY SERVICE PROVIDER.
34. STORM DRAIN MAIN EXTENSION CONSTRUCTED UNDER PWO #660486. REFER TO PWO PLANS FOR ADDITIONAL INFO.
35. STORM DRAIN CURB INLET CONSTRUCTED UNDER PWO #660486. REFER TO PWO PLANS FOR ADDITIONAL INFO.



DETAIL A

SCALE: 1"=10'



DETAIL B

SCALE: 1"=10'

Know what's below. Call before you dig.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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UPTOWN CONNECT

UPTOWN BLVD.
ALBUQUERQUE, NM 87123

SEAL

PROJECT

SITE PLAN SUBMITTAL

REVISIONS

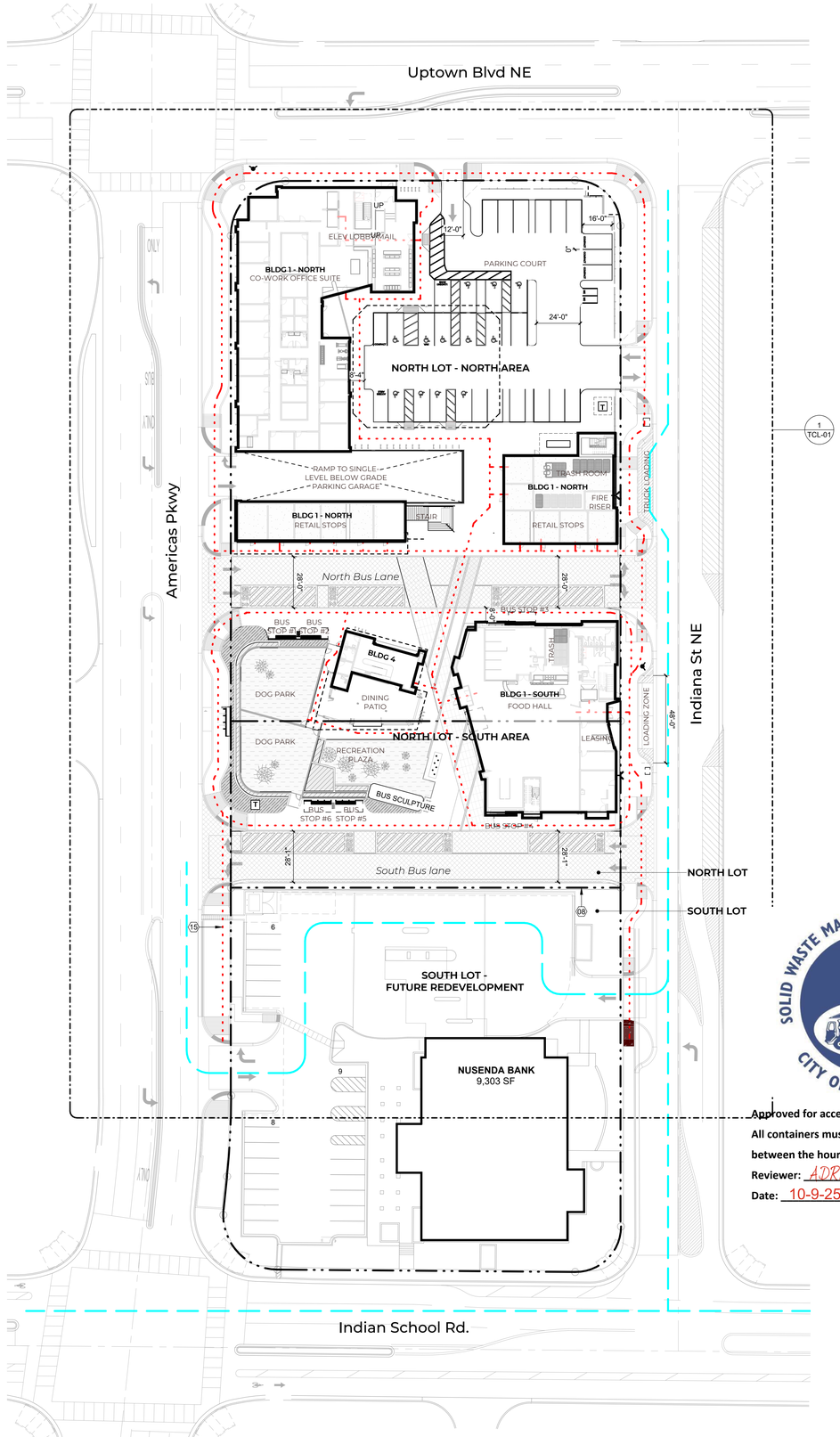
DRAWN BY	JTS/BJB/DEC
REVIEWED BY	FCA/MNA
DATE	11/7/2024
PROJECT NO.	IA 2625 / 22-0010

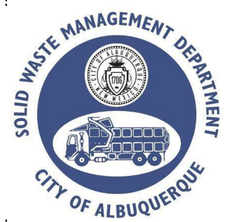
DRAWING NAME

UTILITY PLAN

SHEET NO.

CU101





Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 10-9-25

NORTH

A1 SITE PLAN - OVERALL
1" = 30'-0"

0 30' 60'

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE – HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROJECT WILL BE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION , INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY, REVISIONS TO SOLID WASTE ACCESS ROUTE (NO CHANGE TO SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:
FRONT - 0' MIN / 15' MAX
SIDE - 0' MIN / N.A. MAX
STREET SIDE -0' MIN / 15' MAX
REAR -0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:
NORTH AREA
LEVEL B1 (BLDG 1) = GROUP S-2
LEVEL 1 (BLDG 1) = GROUP S-2 & B
LEVELS 2-6 (BLDG 2) = GROUP R-2

SOUTH AREA
LEVEL B1 (BLDG 1) = GROUP S-2
LEVEL 1 (BLDG 1) = GROUP A-2, B
LEVEL 2 (BLDG 3) =GROUP A-3, R-2
LEVELS 3- 5 (BLDG 3) = GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)
BUILDING 1: LOWER LEVEL AND FIRST FLOOR: **TYPE 1A**
BUILDING 2: 2ND THROUGH 6TH FLOORS: **TYPE VA**
BUILDING 3: 2ND THROUGH 5TH FLOORS: **TYPE VA**
BUILDING 4: 1ST LEVEL **TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)
LEVEL B1	= 77,390 SF			
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,989 SF	LEVEL 1 = 820 SF
LEVEL 2	= 39,687 SF	LEVEL 2	= 4,527 SF	
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF	
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF	
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF	
LEVEL 6	= 39,600 SF			
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF	

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE). COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	*not used*	--	--	--
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
		TOTAL:	239*	151,400

*(*27 ARE ACCESSIBLE UNITS)*

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:
MULTIFAMILY: 1 SPACE / DU: 239 x 1 = 239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7.573 X 3 = 20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2.667 X 3 = 5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10.333 X 3 17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 = 29.0 SPACES
TOTAL REQUIRED: 311.2 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 311.2 X .30 = 93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 = 15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) = 24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE 12.0 SPACES
TOTAL REDUCTION = 145 SPACES

TOTAL REQUIRED PARKING: 166 SPACES
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 212 SPACES
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 184)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK. WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERUQE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SHEET KEYNOTES

08 PROPERTY LINE
15 ACCESSIBLE ROUTE

BANK PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:
BANK: 2 SPACES / 1,000 SF: 9,303 X 2 = 18 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 18 X .30 = - 6 SPACES
TOTAL REQUIRED PARKING: 12 SPACES

TOTAL PROVIDED PARKING: 23 SPACES

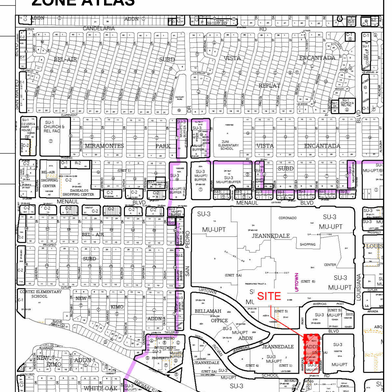
MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES **1 SPACES**

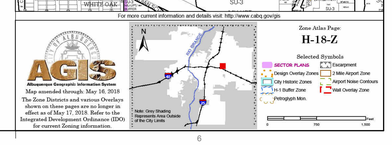
BICYCLE PARKING TABLE 5-5-5
REQUIRED SPACES: 3 SPACES
PROVIDED SPACES: **3 TOTAL SPACES PROVIDED**

SITE LEGEND

- LANDSCAPED AREA
- HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS





Dekker

SEAL

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

75% SUBMITTAL

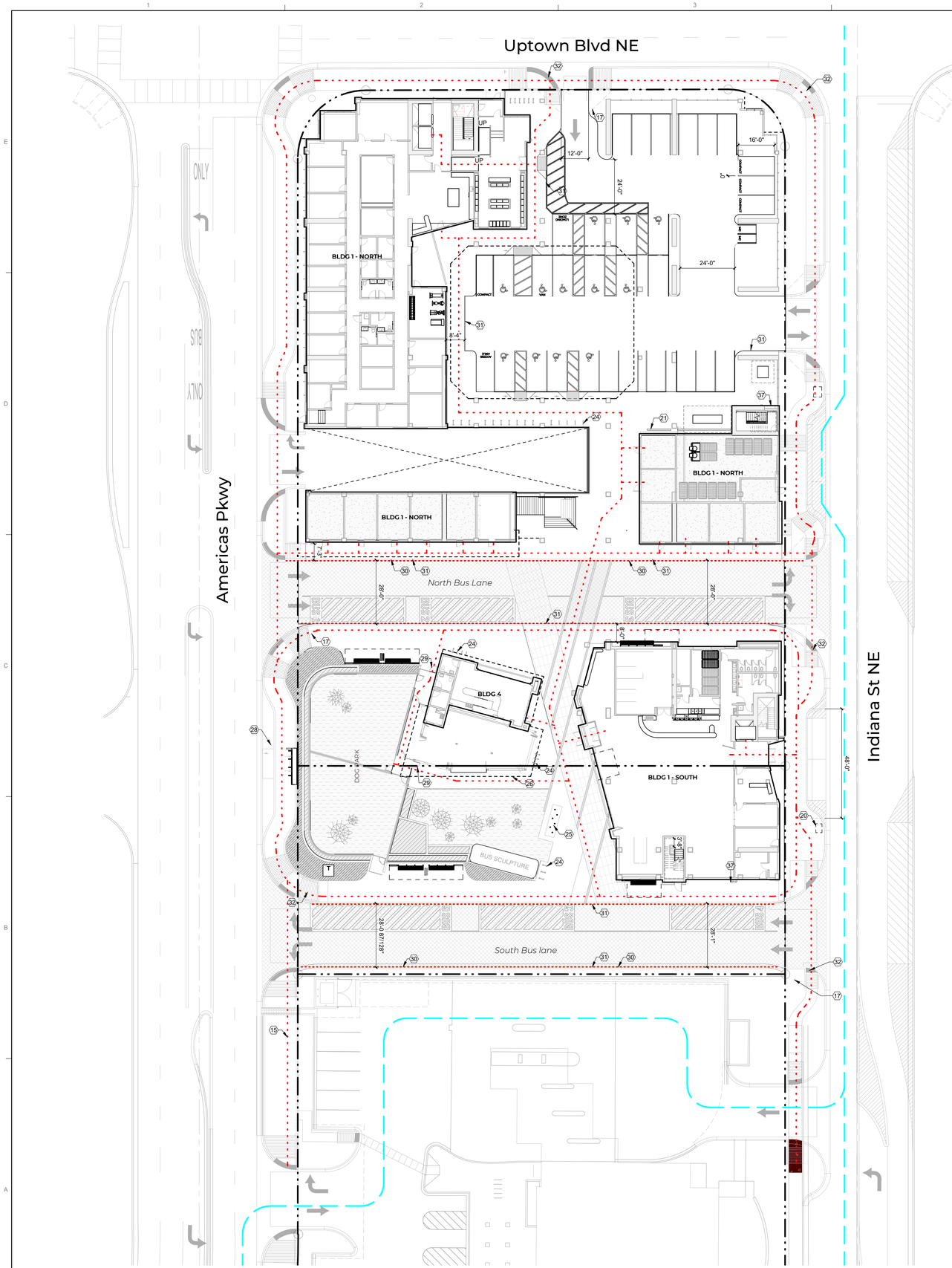
REVISIONS

DRAWN BY	MH
REVIEWED BY	JF
DATE	10/01/2025
PROJECT NO	20-0010

DRAWING NAME
TRAFFIC CIRCULATION LAYOUT - OVERALL SITE PLAN

SHEET NO
TCL-00

10/7/2025 10:53:02 AM



NORTH

1 SITE PLAN - ENLARGED
1" = 20'-0"

0 10' 20' 40'

10/7/2025 10:53:04 AM

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE – HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROJECT WILL BE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION , INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY, REVISIONS TO SOLID WASTE ACCESS ROUTE (NO CHANGE TO SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:

FRONT	- 0' MIN / 15' MAX	STREET SIDE	-0' MIN / 15' MAX
SIDE	- 0' MIN / N.A. MAX	REAR	-0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
LEVEL 2	= 39,687 SF	LEVEL 2	= 4,527 SF		
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF		
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	*not used*	--	--	--
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
		TOTAL:	239*	151,400

*(*27 ARE ACCESSIBLE UNITS)*

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7.573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2.667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10,333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: 166 SPACES
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 212 SPACES
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 184) (SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 (UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN. TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERUQE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SHEET KEYNOTES

15	ACCESSIBLE ROUTE	28	ABQ RIDE BUS STOP
17	CLEAR SITE TRIANGLE	29	GATE
20	NEW WATER METER BOX	30	NO PARKING - FIRE LANE CURB PAINT & MARKINGS
21	ELECTRIC METERS	31	6" CONCRETE CURB
24	BIKE RACKS	32	ACCESSIBLE PEDESTRIAN RAMP
25	WATER FEATURE - SPLASH PAD	37	GAS METER
26	LINE OF ROOF ABOVE		

BANK PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

BANK: 2 SPACES / 1,000 SF: 9.303 X 2 =	18 SPACES
PARKING REDUCTIONS & CREDITS:	
30% PROXIMITY TO TRANSIT: 18 X .30 =	- 6 SPACES
TOTAL REQUIRED PARKING:	**12 SPACES**
TOTAL PROVIDED PARKING:	**23 SPACES**

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:

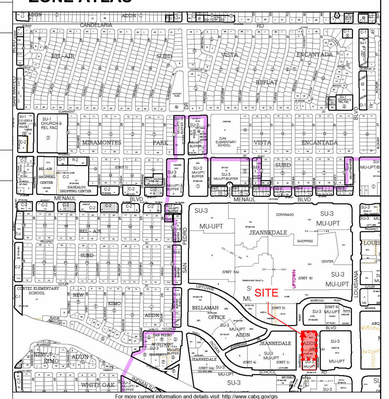
REQUIRED SPACES:	1 SPACES
PROVIDED SPACES	**1 SPACES**

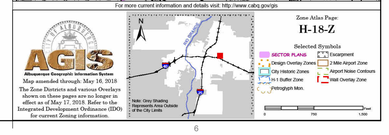
BICYCLE PARKING TABLE 5-5-5
REQUIRED SPACES: 3 SPACES
PROVIDED SPACES: **3 TOTAL SPACES PROVIDED**

SITE LEGEND

- LANDSCAPED AREA
- HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS





Dekker

SEAL

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

75% SUBMITTAL

REVISIONS

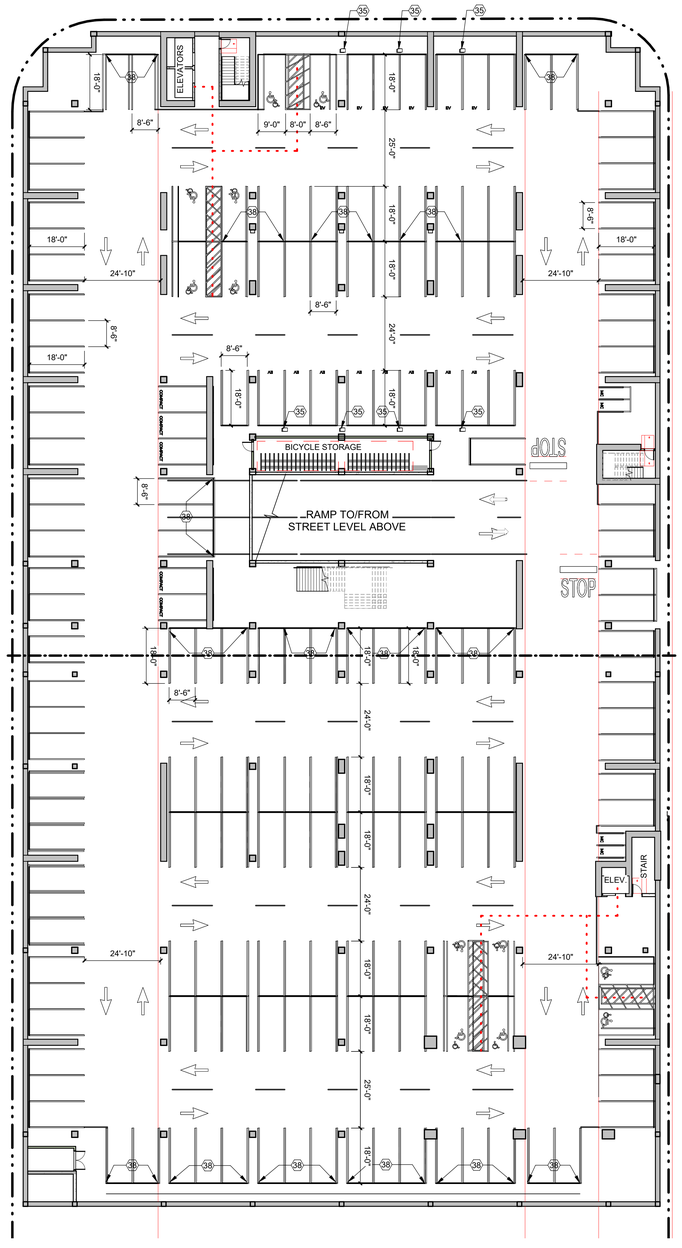
DRAWN BY	MH
REVIEWED BY	JF
DATE	10/01/2025
PROJECT NO	20-0010

DRAWING NAME

TRAFFIC CIRCULATION LAYOUT - ENLARGED NORTH LOT

SHEET NO

TCL-01



NORTH

A1 LOWER LEVEL PARKING PLAN
1" = 20'-0"

0 10' 20' 40'

10/7/2025 10:53:06 AM

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE – HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROJECT IS THE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION , INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY, REVISIONS TO SOLID WASTE ACCESS ROUTE (NO CHANGE TO SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:

FRONT	- 0' MIN / 15' MAX	STREET SIDE	-0' MIN / 15' MAX
SIDE	- 0' MIN / N.A. MAX	REAR	-0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
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LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE). COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
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S3	*not used*	--	--	--
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A1	1-BEDROOM	617	15	9,255
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A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
			TOTAL: 239*	151,400

*(*27 ARE ACCESSIBLE UNITS)*

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7,573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2,667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10,333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: **166 SPACES**
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: **212 SPACES**
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 184)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERUQE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.

SHEET KEYNOTES

35	ELECTRIC VEHICLE CHARGING STATION
38	EV CAPABLE PARKING SPACE

BANK PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

BANK: 2 SPACES / 1,000 SF: 9,303 X 2 =	18 SPACES
PARKING REDUCTIONS & CREDITS:	
30% PROXIMITY TO TRANSIT: 18 X .30 =	- 6 SPACES
TOTAL REQUIRED PARKING:	**12 SPACES**
TOTAL PROVIDED PARKING:	**23 SPACES**

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:

REQUIRED SPACES:	1 SPACES
PROVIDED SPACES	**1 SPACES**

BICYCLE PARKING TABLE 5-5-5

REQUIRED SPACES:	3 SPACES
PROVIDED SPACES:	**3 TOTAL SPACES PROVIDED**

SITE LEGEND

- LANDSCAPED AREA
- HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS

Dekker

SEAL

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

75% SUBMITTAL

REVISIONS

DRAWN BY	MH
REVIEWED BY	JF
DATE	10/01/2025
PROJECT NO	20-0010

DRAWING NAME

TRAFFIC CIRCULATION LAYOUT - BELOW GRADE PARKING

SHEET NO

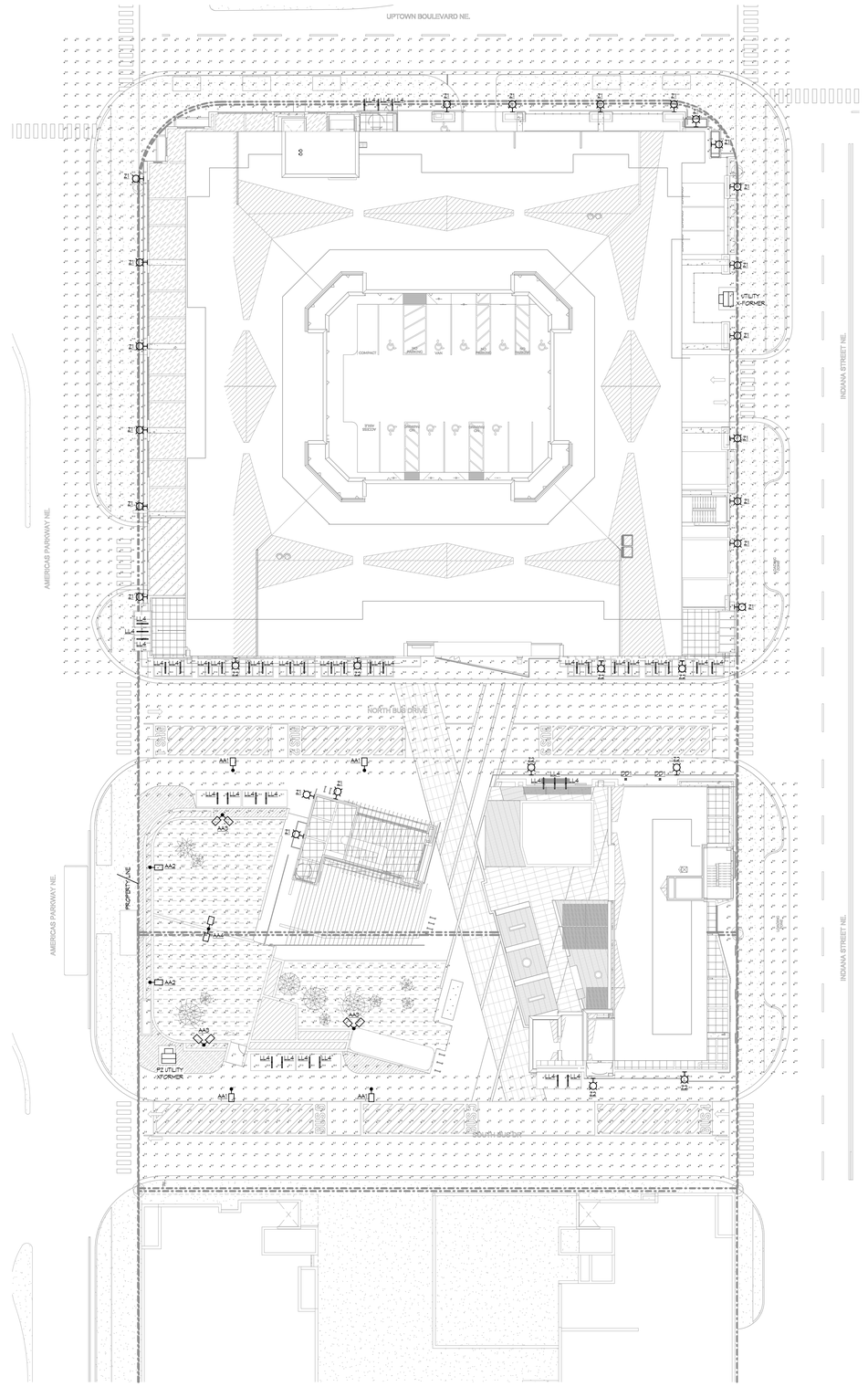
TCL-02

LIGHT FIXTURE SCHEDULE

GENERAL NOTES:
A. SEE SPEC SECTION 26 0000 AND 26 5100 FOR ADDITIONAL REQUIREMENTS AS REQUIRED.
B. EQUAL TO AND OR EQUAL: WHERE MATERIALS ARE SPECIFICALLY IDENTIFIED WITH EQUAL TO / OR EQUAL, SUBSTITUTE MANUFACTURERS COMPLYING WITH THE REQUIREMENTS OF THESE SPECIFICATIONS BUT NOT LISTED MAY BE INCORPORATED IN THE WORK. SUCH MATERIAL EQUAL TO OR SUPERIOR, IN ENGINEER'S OPINION, TO THAT SPECIFIED IN CONSTRUCTION, EFFICIENCY, APPEARANCE, AND UTILITY.
C. ALL DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
D. RATED LIFE OF LED LUMINARES SHALL BE 50,000 HOURS UNLESS OTHERWISE NOTED.
E. EMERGENCY LUMINARES SHALL BE EQUIPPED WITH SELF-DIAGNOSTIC BATTERIES UNLESS OTHERWISE NOTED.
F. COLOR TEMPERATURE OF LED LUMINARES IS NOMINAL UNLESS OTHERWISE NOTED.
G. SYSTEM WATTAGE SCHEDULED IS NOMINAL UNLESS NOTED OTHERWISE.
H. 0-10V LED DRIVERS TO BE FURNISHED WITH ISOLATED GROUNDS. COMMON WIRE SHALL BE ISOLATED FROM THE POWER SYSTEM GROUND WIRE OF THE POWER SUPPLY.
J. DIMMING COMPONENTS SHALL BE COMPATIBLE WITH SPECIFIED LIGHTING CONTROL SYSTEMS.
K. LINEAR LUMINAIRE LENGTHS GREATER THAN 5'-0": LENS & REFLECTOR SHALL BE CONTINUOUS FROM END TO END (WITHOUT VISIBLE JOINTS) FOR THE TOTAL RUN LENGTH.
L. REFER TO ARCHITECTURAL, LANDSCAPING, AND CIVIL PLANS FOR COORDINATION AND ADDITIONAL INFORMATION, DETAILS, MOUNTING, AND LOCATION OF EQUIPMENT.
M. FOR SITE POLE LIGHTING, PROVIDE ROUND, TAPERED, STEEL POLE WITH HANDHOLE, ANCHOR BOLTS, BOLT TEMPLATE, VIBRATION DAMPER, AND BASE COVER. SHALL BE FACTORY FINISHED TO MATCH LUMINAIRE. REFER TO POLE BASE DETAILS FOR ADDITIONAL INFORMATION.
N. PROVIDE T-GRID MOUNTING HARDWARE WHERE REQUIRED. REFER TO ARCHITECTURAL RCP PLANS FOR MORE INFORMATION.

NOTES:
1. PROVIDE FIXTURE MOUNTED BI-LEVEL MOTION SENSOR. POWER SUPPLY TO BE 0-10V DIMMING TO DIM WATTAGE DOWN IN 1% INCREMENTS TO REDUCE LIGHT LEVEL WHEN AREA IS UNOCCUPIED.
2. PROVIDE 9 WATT A19 (E26) SCREW-IN BASE LED REPLACEMENT LAMP EQUAL TO CONTECH LIGHTING (MEGAMAN) LG4509D (360 DEGREE DISTRIBUTION): 120V, 80CRI, (2700K,3000K,3500K,4000K) 800 LUMENS, 25,000 HOURS, DIMMABLE (REFER TO GENERAL DIMMING NOTE).

TYPE	MANUFACTURER	SERIES	VOLT	LIGHT SOURCE			POWER SUPPLY/DIMMING		DIMENSIONS	MOUNTING	FINISH	DESCRIPTION
				CCT	CRI	LUMENS	SYSTEM WATTAGE	DIMMING				
DD1	EQUAL TO: KIRLIN	LATITUDES	MVOLT	3000	80	1,000	0 W	1% 0-10V DIM	5-1/2" H 4-3/8" W	RECESSED	DARK BRONZE	LENSED 4" ROUND DOWNLIGHT, ALUMINUM HEAT SINK.
LL4	EQUAL TO: PRUDENTIAL	WET BIONGPROS	MVOLT	3000K	80	700 LM/FT	22.4 W	1% 0-10V DIM	4-3/8" H 3-1/2" W 4'-0" L	SURFACE	WHITE	SURFACE MOUNT LINEAR FIXTURE, EXTRUDED ALUMINUM HOUSING WITH SEAMLESS LENS. MEDIUM OUTPUT WITH BATWING DISTRIBUTION.
Z1	EQUAL TO: CONTECH LIGHTING	CYL6	MVOLT	3000K	80	1,605 UP/ 1,605 DN	25 W	30% 0-10V DIM	16-1/4"H 6-1/4"W 4-1/4"L	EXTERIOR WALL	DARK BRONZE	WALL MOUNTED CYLINDRICAL UP/DOWN LIGHT. ALUMINUM HOUSING, WET LOCATION LISTED. SILICONE SEALED CLEAR GLASS LENS. 54 DEGREE MEDIUM CLEAR ALZAK REFLECTOR BEAM.
Z2	EQUAL TO: LITHONIA	WDGE4	MVOLT	3000K	80	15,029	108 W	30% 0-10V DIM	9" H 25" W 10" D	EXTERIOR WALL	DARK BRONZE	WALL MOUNTED TRAPEZOIDAL FIXTURE. WET LOCATION LISTED. IP2 PACKAGE WITH TYPE IV DISTRIBUTION. MOTION SENSOR FOR DIMMING OPERATION & PHOTOCELL.
AA1	EQUAL TO: LSI	GSR-FLED	MVOLT	3000K	80	10,270	74 W	10% 0-10V DIM	HEAD PER MANUFACTURER 1" ARM	30'-0" POLE	DARK BRONZE	POLE MOUNTED SITE FIXTURE. LOW-PROFILE DESIGN HEAD W/ CURVED TOP. EXTRUDED ALUMINUM DRIVER & DIE CAST ALUMINUM ENCLOSED HOUSING. 1" ARM. WET LOCATION LISTED. SINGLE HEAD WITH TYPE IV DISTRIBUTION. INTEGRAL MOTION SENSOR FOR DIMMING OPERATION & PHOTOCELL.
AA2	EQUAL TO: LITHONIA	RAD1	MVOLT	3000K	80	7,000	54 W	10% 0-10V DIM	HEAD PER MANUFACTURER 6" ARM	18'-0" ROUND POLE	DARK BRONZE	LED ARM MOUNT LUMINAIRE, DIE-CAST ALUMINUM HOUSING. IP3 PERFORMANCE PACKAGE, ASYMMETRIC TYPE IV DISTRIBUTION, BUTTON PHOTOCELL. SINGLE LED FIXTURE MOUNTED AT 45 DEGREES.
AA3	EQUAL TO: LITHONIA	RAD1	MVOLT	3000K	80	14,000	108 W	10% 0-10V DIM	HEAD PER MANUFACTURER 6" ARM	18'-0" ROUND POLE	DARK BRONZE	LED ARM MOUNT LUMINAIRE, DIE-CAST ALUMINUM HOUSING. IP3 PERFORMANCE PACKAGE, ASYMMETRIC TYPE IV DISTRIBUTION, BUTTON PHOTOCELL. DOUBLE LED FIXTURE MOUNTED AT 90 DEGREES.
AA4	EQUAL TO: LITHONIA	RAD1	MVOLT	3000K	80	14,000	108 W	10% 0-10V DIM	HEAD PER MANUFACTURER 6" ARM	18'-0" ROUND POLE	DARK BRONZE	LED ARM MOUNT LUMINAIRE, DIE-CAST ALUMINUM HOUSING. IP3 PERFORMANCE PACKAGE, ASYMMETRIC TYPE IV DISTRIBUTION, BUTTON PHOTOCELL. DOUBLE LED FIXTURE MOUNTED AT 180 DEGREES



1 SITE PLAN - ELECTRICAL
SCALE: 1" = 20'-0"
NORTH

DEKKER PERICH SABATINI
Architecture in Progress
MAGNUM ELECTRIC
POWER HOUSE
CIVITA A Kimley-Horn Company
SEAL
NOT FOR CONSTRUCTION
PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY	BS
REVIEWED BY	DP
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME
ELECTRICAL SITE PLAN

SHEET NO
E100

11/10/2025 2:32:52 PM

EXPEDITED AVAILABILITY

QSR-PLED

SPECIFICATIONS

PROJECT NAME: AA1

PROJECT TYPE:

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

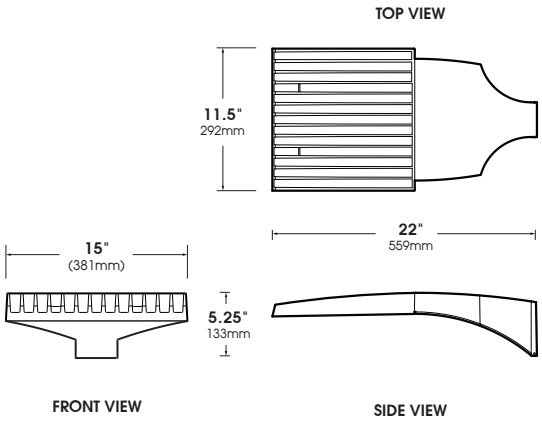
PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 3000K or 4000K CCT.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

QSR-LED

PATENT PENDING



c UL us LISTED

DLC

MADE IN THE USA

2021006

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www.usaltg.com

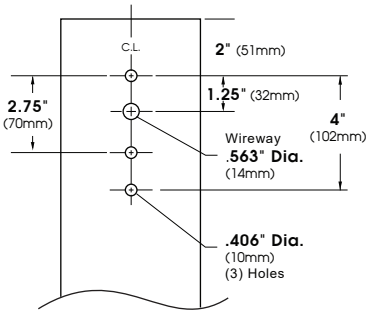
U.S. ARCHITECTURAL LIGHTING

QSR - PLED

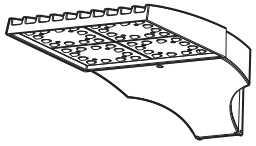
PROMOTION

SPECIFICATIONS

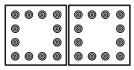
POLE DRILLING TEMPLATE



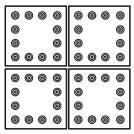
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



24 LED Array



48 LED Array

SPEC / ORDERING INFORMATION

CATALOG #	LED COUNT	VOLTAGE	WATTS	LUMENS	REPLACES HID	OPTIONS
		* = Specify Voltage				
☐ QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	24	☐ 120	68	7548	150W	☐ HOUSE SIDE SHIELD . . . .**HS-PLED**
☐ QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	24	☐ 208	68	7480	150W	
		☐ 240				
☐ QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ	48	☐ 277	79	10349	250W	SURGE PROTECTOR. . . . **SP**
☐ QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ	48		79	10270	250W	(Now included with luminaire for field installation)
☐ QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ	48		160	18240	400W	
☐ QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ	48		160	18040	400W	
		* = Specify Voltage				
☐ QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	24	☐ 347	68	7548	150W	
☐ QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	24	☐ 480	68	7480	150W	
☐ QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ	48		79	10349	250W	
☐ QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ	48		79	10270	250W	
☐ QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ	48		160	18240	400W	
☐ QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ	48		160	18040	400W	

NOTE:
(X) = indicate voltage **(CX)** = **WW (3000K)** or **NW (4000K)**

U.S. Architectural Lighting

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Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

EXPEDITED AVAILABILITY

Q S R - P L E D

w/ POLE RATED* FOR 100MPH (*AASHTO 2000)

PROJECT NAME:

FIXTURE TYPE:

S P E C I F I C A T I O N S

FIXTURE

HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ARM MOUNTING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 3000K or 4000K CCT.

LED DRIVERS

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

POLE

SHAFT

4" square, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501 - 68 specifications. Meets or exceeds minimum yield strength of 46,000 p.s.i. Wall thickness 11 Ga. (.120 wall). Reinforced hand hole is furnished with cover, shaft is furnished with ground lug located inside pole on wall opposite hand hole.

BASE PLATE

Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 p.s.i. base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1 " flexibility on either side of bolt circle centerline.

ANCHORAGE

(4) anchor bolts fabricated from hot rolled steel bar, minimum yield strength of 50,000 p.s.i. bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

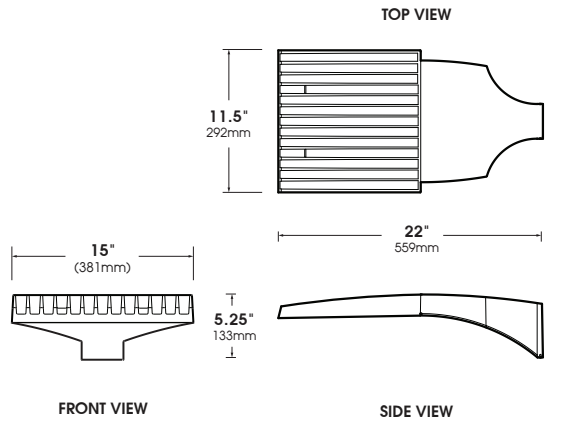
BASE COVER

Fabricated from heavy gauge quality carbon steel. Two piece cover conceals base.

FINISH (Applies to Luminaire and Pole)

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Smooth finish is standard.

PATENT PENDING



c UL us LISTED

DLC

MADE IN THE USA

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Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

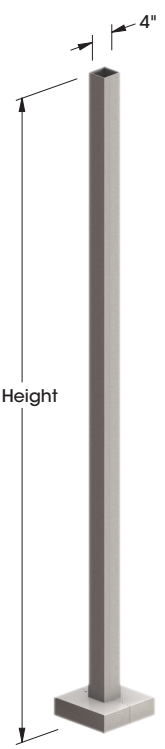
U.S. ARCHITECTURAL LIGHTING

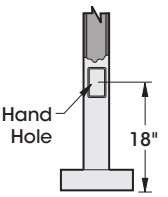
QSR - PLED

100 MPH PROMOTION

SPECIFICATIONS

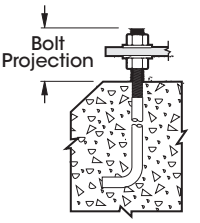
POLE



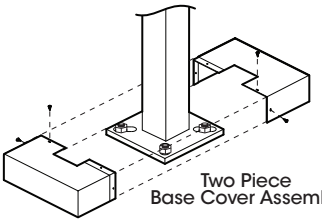


Bolt Circle

8" - 11" Dia.

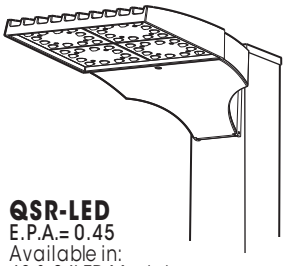


Bolt Projection Above Grade:
Minimum 3¼"
Maximum 3¾"

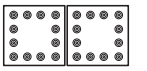


Two Piece
Base Cover Assembly

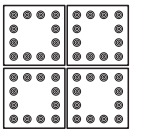
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



24 LED Array



48 LED Array

SPEC / ORDERING INFORMATION

POLE	CATALOG #	VOLTAGE	WATTS	LUMENS	REPLACES HID	LED COUNT	OPTIONS
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 120	68	7548	150W	24	☐ HOUSE SIDE SHIELD . . . . . **HS-PLED**
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 208	68	7480	150W	24	
		☐ 240					SURGE PROTECTOR . . . . . **SP** (Now included with luminaire for field installation)
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 277	79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 347	68	7548	150W	24	
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 480	68	7480	150W	24	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ		79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	

NOTE:
(X) = indicate voltage **(CX)** = **WW** (3000K) or **NW** (4000K)

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U.S. ARCHITECTURAL LIGHTING

EXPEDITED AVAILABILITY

QSR-PLED TWIN ASSEMBLY

w/ POLE RATED* FOR 100MPH (*AASHTO 2000)

SPECIFICATIONS

PROJECT NAME:

FIXTURE TYPE:

FIXTURE

HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ARM MOUNTING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 3000K or 4000K CCT.

LED DRIVERS

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

POLE

SHAFT

4" square, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501 - 68 specifications. Meets or exceeds minimum yield strength of 46,000 p.s.i. Wall thickness 11 Ga. (.120 wall). Reinforced hand hole is furnished with cover, shaft is furnished with ground lug located inside pole on wall opposite hand hole.

BASE PLATE

Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 p.s.i. base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1 " flexibility on either side of bolt circle centerline.

ANCHORAGE

(4) anchor bolts fabricated from hot rolled steel bar, minimum yield strength of 50,000 p.s.i. bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

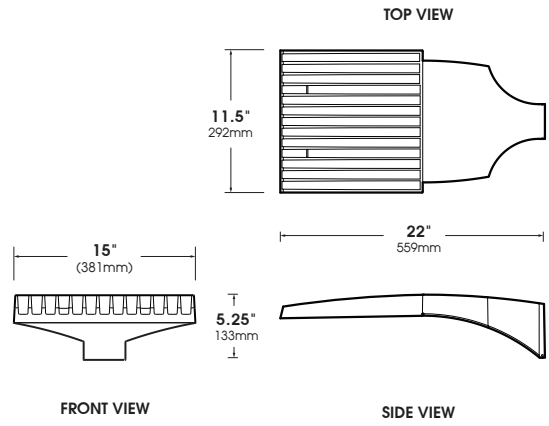
BASE COVER

Fabricated from heavy gauge quality carbon steel. Two piece cover conceals base.

FINISH (Applies to Luminaire and Pole)

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Smooth finish is standard.

PATENT PENDING



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2020174

U.S. Architectural Lighting

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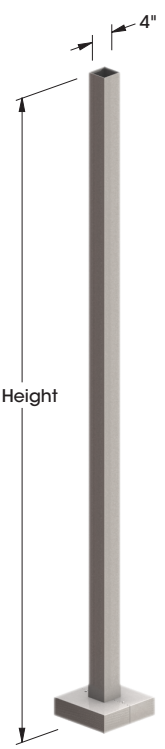
U.S. ARCHITECTURAL LIGHTING

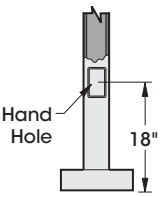
QSR - PLED TWIN ASSEMBLY

100 MPH PROMOTION

SPECIFICATIONS

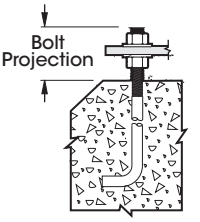
POLE



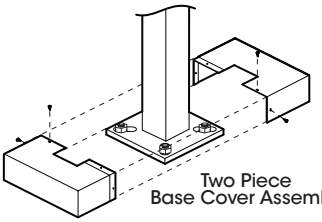


Bolt Circle

8" - 11" Dia.

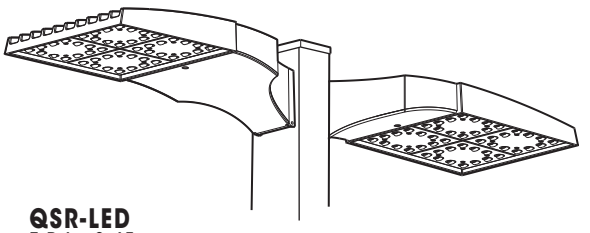


Bolt Projection Above Grade:
Minimum 3¼"
Maximum 3¾"

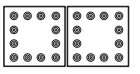


Two Piece
Base Cover Assembly

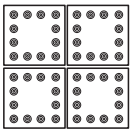
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



24 LED Array



48 LED Array

SPEC / ORDERING INFORMATION

POLE	CATALOG #	VOLTAGE	WATTS	LUMENS	REPLACES HID	LED COUNT	OPTIONS
		* = Specify Voltage		Lumens Per Fixture			
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 120	68	7548	150W	24	☐ HOUSE SIDE SHIELD . . . . . **HS-PLED**
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 208	68	7480	150W	24	
		☐ 240					SURGE PROTECTOR . . . . . **SP** (Now included with luminaire for field installation)
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 277	79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 347	68	7548	150W	24	
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 480	68	7480	150W	24	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ		79	10349	250W	48	
20'0"- 4" Sq - 11Ga	☐ SNTS-204-11-2180/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 11Ga	☐ SNTS-254-11-2180/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	

NOTE:
(X) = indicate voltage **(CX)** = **WW** (3000K) or **NW** (4000K)

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U.S. ARCHITECTURAL LIGHTING

EXPEDITED AVAILABILITY

Q S R - P L E D

w/ POLE RATED* FOR 140MPH (*AASHTO 2000)

S P E C I F I C A T I O N S

PROJECT NAME:

FIXTURE TYPE:

PATENT PENDING

FIXTURE

HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ARM MOUNTING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 3000K or 4000K CCT.

LED DRIVERS

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

POLE

SHAFT

4" square, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501 - 68 specifications. Meets or exceeds minimum yield strength of 46,000 p.s.i. Wall thickness for 15'0" is 11Ga. (.120"). Wall thickness for 20'0" and 25'0" is 7Ga. (.180"). Reinforced hand hole is furnished with cover, shaft is furnished with ground lug located inside pole on wall opposite hand hole.

BASE PLATE

Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 p.s.i. base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1 " flexibility on either side of bolt circle centerline.

ANCHORAGE

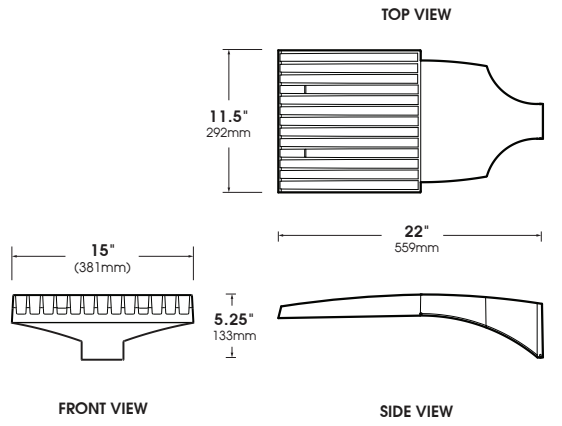
(4) anchor bolts fabricated from hot rolled steel bar, minimum yield strength of 50,000 p.s.i. bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

BASE COVER

Fabricated from heavy gauge quality carbon steel. Two piece cover conceals base.

FINISH (Applies to Luminaire and Pole)

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Smooth finish is standard.



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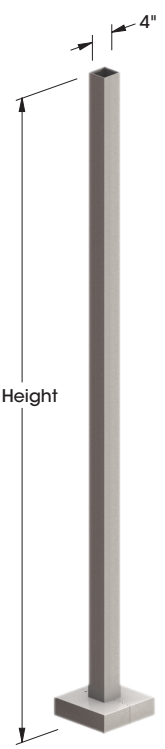
U.S. ARCHITECTURAL LIGHTING

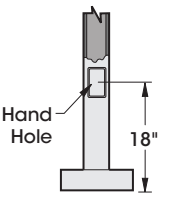
QSR - PLED

140 MPH PROMOTION

SPECIFICATIONS

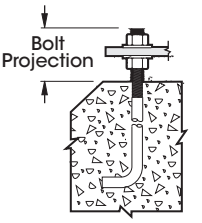
POLE



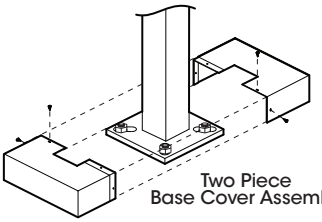


Bolt Circle

8" - 11" Dia.

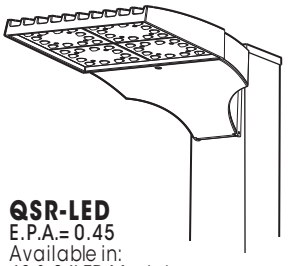


Bolt Projection Above Grade:
Minimum 3¼"
Maximum 3¾"

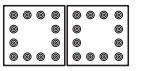


Two Piece
Base Cover Assembly

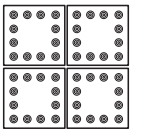
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



24 LED Array



48 LED Array

SPEC / ORDERING INFORMATION

POLE	CATALOG #	VOLTAGE	WATTS	LUMENS	REPLACES HID	LED COUNT	OPTIONS
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 120	68	7548	150W	24	☐ HOUSE SIDE SHIELD . . . . . **HS-PLED**
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 208	68	7480	150W	24	
		☐ 240					SURGE PROTECTOR . . . . . **SP** (Now included with luminaire for field installation)
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 277	79	10349	250W	48	
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 347	68	7548	150W	24	
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 480	68	7480	150W	24	
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ		79	10349	250W	48	
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	

NOTE:
(X) = indicate voltage **(CX)** = **WW** (3000K) or **NW** (4000K)

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U.S. ARCHITECTURAL LIGHTING

EXPEDITED AVAILABILITY

QSR-PLED TWIN ASSEMBLY

w/ POLE RATED* FOR 140MPH (*AASHTO 2000)

PROJECT NAME:

FIXTURE TYPE:

SPECIFICATIONS

FIXTURE

HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ARM MOUNTING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. A micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type III and Type IV site/area distributions. Panels are field replaceable and field rotatable in 90° increments. LED's are 3000K or 4000K CCT.

LED DRIVERS

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

POLE

SHAFT

4" square, fabricated from high grade structural steel tube. Shaft conforms to ASTM-A-501 - 68 specifications. Meets or exceeds minimum yield strength of 46,000 p.s.i. Wall thickness for 15'0" is 11Ga. (.120"). Wall thickness for 20'0" and 25'0" is 7Ga. (.180"). Reinforced hand hole is furnished with cover, shaft is furnished with ground lug located inside pole on wall opposite hand hole.

BASE PLATE

Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 p.s.i. base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1 " flexibility on either side of bolt circle centerline.

ANCHORAGE

(4) anchor bolts fabricated from hot rolled steel bar, minimum yield strength of 50,000 p.s.i. bolts have "L" bend on one end and are threaded on the other end. Bolts are fully galvanized and are furnished with two nuts and two washers.

BASE COVER

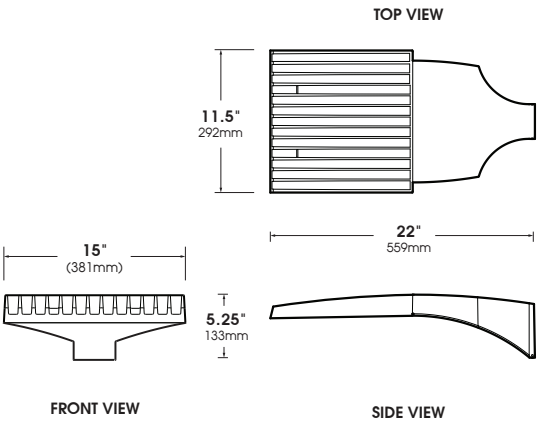
Fabricated from heavy gauge quality carbon steel. Two piece cover conceals base.

FINISH (Applies to Luminaire and Pole)

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Smooth finish is standard.

QSR-LED

PATENT PENDING



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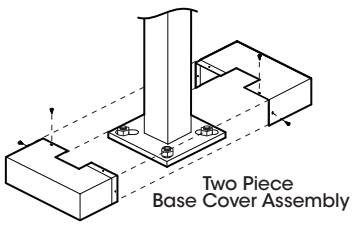
U.S. ARCHITECTURAL LIGHTING

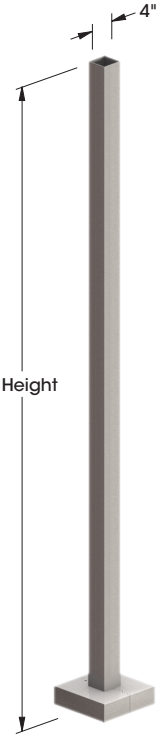
QSR - PLED TWIN ASSEMBLY

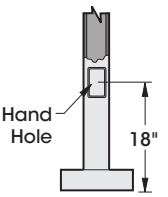
140 MPH PROMOTION

SPECIFICATIONS

POLE

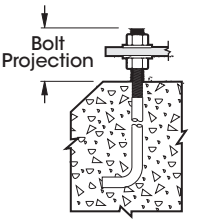






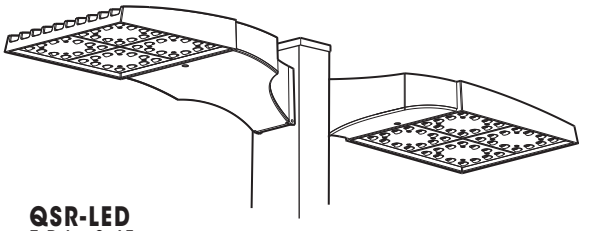
Bolt Circle

8" - 11" Dia.

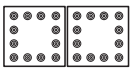


Bolt Projection
Above Grade:
Minimum 3¼"
Maximum 3¾"

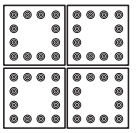
PLED™ MODULES



QSR-LED
E.P.A.= 0.45
Available in:
48 & 24LED Module



24 LED Array



48 LED Array

SPEC / ORDERING INFORMATION

POLE	CATALOG #	VOLTAGE	WATTS	LUMENS	REPLACES HID	LED COUNT	OPTIONS
		* = Specify Voltage		Lumens Per Fixture			
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 120	68	7548	150W	24	☐ HOUSE SIDE SHIELD . . . . . **HS-PLED**
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 208	68	7480	150W	24	
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7-2180/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 240 ☐ 277	79	10349	250W	48	SURGE PROTECTOR . . . . . **SP** (Now included with luminaire for field installation)
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7-2180/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7-2180/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7-2180/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	
		* = Specify Voltage					
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-III/(X)/(CX)/RAL-8019/DBZ	☐ 347	68	7548	150W	24	
15'0"- 4" Sq - 11Ga	☐ SNTS-154-11-2180/QSR/2480/PLED-IV/(X)/(CX)/RAL-8019/DBZ	☐ 480	68	7480	150W	24	
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7-2180/QSR/4850/PLED-III/(X)/(CX)/RAL-8019/DBZ		79	10349	250W	48	
20'0"- 4" Sq - 7Ga	☐ SNTS-204-7-2180/QSR/4850/PLED-IV/(X)/(CX)/RAL-8019/DBZ		79	10270	250W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7-2180/QSR/4810/PLED-III/(X)/(CX)/RAL-8019/DBZ		160	18240	400W	48	
25'0"- 4" Sq - 7Ga	☐ SNTS-254-7-2180/QSR/4810/PLED-IV/(X)/(CX)/RAL-8019/DBZ		160	18040	400W	48	

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

Wet BionicPro3 | Linear

LL4

PRUDENTIAL LTG.

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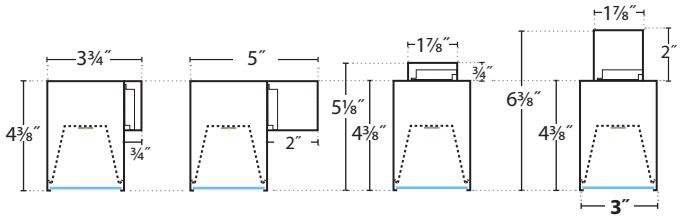
SEAMLESS

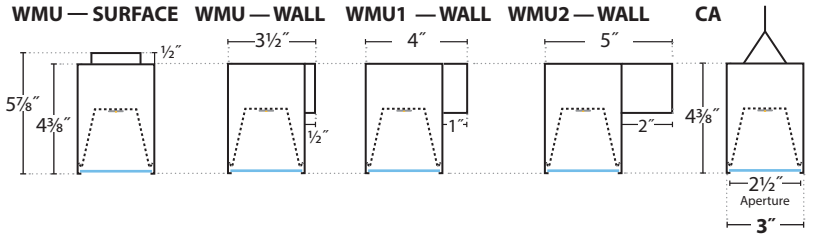
CHANNELS:

WMC — WALL | WMC2 — WALL | WMC — SURFACE | WMC2 — SURFACE



BRACKETS:

WMU — SURFACE | WMU — WALL | WMU1 — WALL | WMU2 — WALL | CA



BionicPro delivers again. You're welcome!

Continuous lines of clean, seamless light with an IP65 & 66 wet listed rating. No door frames or broken lines of light. Gasketed lens for fully protected fixture (not just LED array). Indoor aesthetics taken outdoors for a consistent look.

Batwing, Wall Wash, Graze, Room Fill Distributions with just a lens change. Wash walkways with light from the perimeter, wash or graze a building facade, with seamless lines of light.

Lumen output may vary +/– 5%

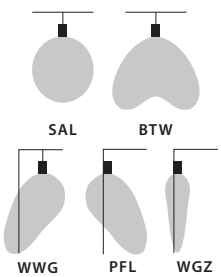
Light Loss Factor (LLF) for CCTs other than 3500K:
4000K +2%, 3000K -5%, 2700K -20% 90 CRI -15%
(3K, 3500K, 4K & 5K)

LUMEN CHART:

		LO	MO	SO	HO
SAL	Lm/Ft	475	700	975	1225
BTW	Lm/Ft	475	700	975	1225
WWG	Lm/Ft	475	700	975	1225
PFL	Lm/Ft	475	700	975	1225
WGZ	Lm/Ft	475	700	975	1225
	W	3.8	5.6	7.8	10.5

SMART SPECS

IK08 IMPACT PROTECTION | IP65 DUST +WATER PROOF (ROWS) | IP66 DUST +WATER PROOF (INDIVIDUALS) | BABAA BUILD AMERICA BUY AMERICA ACT | Declare. | 5 YEAR LED WARRANTY | Made in the USA

SERIES	LENS POS.	LED COLOR	OUT-PUT	LENGTH	FINISH COLOR	DISTRI-BUTION	CIRCU-ITING	VOLT-AGE	MOUNTING	CEILING TYPE	DRIVERS & CONTROLS	OPTIONS
WETBPRO3-LIN	FLSH						SC					
BionicPro 3″ Linear • **IP66** Wet Listed for Individual fixtures • **IP65** Wet Listed for Rows	FLSH Flush Lens	LED27 2700K (90CRI) LED3 3000K LED35 3500K LED4 4000K LED3-90 3000K (90CRI) LED35-90 3500K (90CRI) LED4-90 4000K (90CRI) LED5-90 5000K (90CRI) **PRUHUES:** BLU3S Static BLU3D* Dynamic BLU35S BLU35D* BLU4S BLU4D* * Dynamic BIOS, SkyBlue spike can be dimmed, CCT warms slightly TU TuHue 2700-6500K Tunable White TU2 TuHue 2200-5000K Tunable White AMB AmberHue Warm Dim 2200K-5000K CHR ChromaHue RGBW (DMX at HO only)	LO Low MO Medium SO Standard HO High PROG Programmable Light Output (Specify desired lm/ft or w/ft)	2′ 3′ 4′ 5′ 6′ 7′ 8′ R___ (Row Length, 1′ increments) SRL Symmetric Row Length **NOTE:** Individual fixtures are NOT intended for row mounting • **IP66** Wet Listed for Individual fixtures • **IP65** Wet Listed for Rows	WetTMW Wet Textured White Semi-gloss WetYBB Wet Black Semi-gloss WetYPE Wet Pewter Matte WetYBR Wet Bronze Semi-gloss	SAL Satin Lens BTW Batwing PFL Perimeter Room Fill WWG Focal Glow Wall Wash WGZ Wide Wall Graze 	SC Single Circuit	UNV (120-277) 347 (Emergency battery requires remote driver box)	**SPECIFY CEILING TYPE IN NEXT COLUMN ➡)** CA96″ Aircraft Cable (NOT for outside installs where wind can swing fixtures) RSC Rigid Stem Center SSC Swivel Stem Center (~30° of rotation) **(SPECIFY MOUNTING LOCATION IN NEXT COLUMN ➡)** WMC (Channel) .75″Tall Continuous Channel WMC2 (Channel) 2″Tall Continuous Channel WMU (Bracket) .5″Tall Bracket WMU1 (Bracket) 1″Tall Bracket WMU2 (Bracket) 2″Tall Bracket	**CEILING TYPE:** X3 Hard Ceiling **MOUNTING LOCATION:** WALL (For Wall or Mullion Mount) SUR Ceiling	ND Non-Dimming DM01 0-10v, 1% Dimming (Standard) LDE1 Hi-lume 1% EcoSystem LED (Soft fade on, fade-to-black dimming) ECO 1% 0-10v, EldoLED (Logarithmic dimming std) ECDA 1% DALI, EldoLED (Logarithmic dimming std) nLight-Air Acuity nLight Drivers nLight-Wired Acuity nLight Drivers SOLO 0.1% 0-10v, EldoLED (Dim-to-dark, Logarithmic dimming std) SODA 0.1% DALI, EldoLED (Dim-to-dark, Logarithmic dimming std) STEP Signify Advance Step Dimming 2WIRE ELV/Forward/Reverse Phase Driver **PRUHUES:** E10V 2 Channel Color Control EDALI 2 Channel Color Control EDMX ChromaHue or Static White	EMC Emergency Circuiting EF Power End Feed (NA: CA Aircraft Cable) COS Custom On-Center Spacing for Wall/Surface Brackets (See pages 7+8)

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Wet BionicPro3 | Linear

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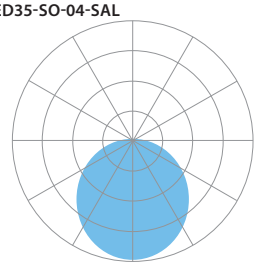
FLSH:

SATIN LENS

STANDARD OUTPUT:
WETBIOPRO3-LIN-FLSH-LED35-SO-04-SAL

3859 Delivered Lumens
32 Watts
122 lm/w
3500 CCT



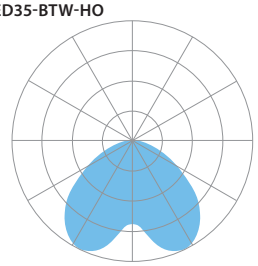
Zonal Lumen Summary:
0-90 = 100%

Vertical Angle	0°	25°	45°	65°	90°
0°	1619	1619	1619	1619	1619
5°	1614	1607	1600	1607	1610
15°	1538	1523	1502	1495	1493
25°	1393	1367	1326	1302	1294
35°	1192	1160	1103	1070	1059
45°	960	922	869	838	827
55°	715	685	644	618	609
65°	478	445	420	402	397
75°	247	224	212	205	203
85°	53	50	51	49	48
90°	0	0	0	0	0

BATWING

HIGH OUTPUT:
WETBIOPRO3-LIN-FLSH-LED35-BTW-HO

4931 Delivered Lumens
42 Watts
117 lm/w
3500 CCT



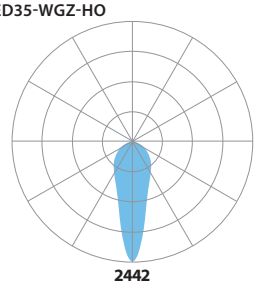
Zonal Lumen Summary:
0-90 = 100%

Vertical Angle	0°	22.5°	45°	67.5°	90°
0°	1327	1327	1327	1327	1327
5°	1323	1332	1360	1377	1399
15°	1212	1320	1535	1690	1759
25°	1030	1264	1651	1847	1894
35°	837	1152	1605	1767	1781
45°	674	982	1417	1500	1459
55°	536	771	729	673	615
65°	391	536	420	402	397
75°	222	293	368	330	298
85°	60	79	83	77	58
90°	0	0	0	0	0

WIDE WALL GRAZE

HIGH OUTPUT:
WETBIOPRO3-LIN-FLSH-LED35-WGZ-HO

4983 Delivered Lumens
42 Watts
119 lm/w
3500 CCT



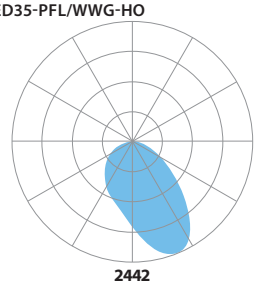
Zonal Lumen Summary:
0-90 = 100%

Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
45°	1339	1409	1595	1381	1051
55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

ROOM FILL / FOCAL GLOW WALL WASH

HIGH OUTPUT:
WETBIOPRO3-LIN-FLSH-LED35-PFL/WWG-HO

4983 Delivered Lumens
42 Watts
119 lm/w
3500 CCT



Zonal Lumen Summary:
0-90 = 100%

Vertical Angle	0°	25°	45°	65°	90°
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55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

LUMEN MAINTENANCE

L70 — 200,000+ Hours
L90 — 100,000+ Hours
(LO, MO & SO)
L90 — 60,000+ Hours (HO)

LED SYSTEM LED modules and drivers are field replaceable.

PROG (OPTIONAL) Programmable light output. Specify desired lumens or watts per linear foot.

LABELS CSA and ETL wet labeled (downlight only), IP65 for continuous rows, IP66 for individual fixtures (up to 8´), and I.B.E.W. manufactured. Impact rating of IK08.

ELECTRICAL Must specify LED dimming controls. LED fixtures have constant current driver(s) with less than 20% THD when loaded to a minimum of 60%. Drivers sink a maximum of 6mA per driver. DM01 LED drivers are 0-10V dimmable and are compatible with most 0-10V wall slide dimmers and direct 0-10V analog signal dimmers. Max driver size 1.65˝ w x 1.25˝ h.

CONSTRUCTION

Housing — Extruded aluminum housing and side wall >25% PC recycled, 100% recyclable.

Lens — Seamless lens up to 200´. Consult factory for longer lengths. Polymer, 100% recyclable.

Weight — 3.5 lbs/ft

MOUNTING Surface standoff mounted to walls or ceilings (downlight only) via channel or mullion, suspended by cable.

WARRANTY Single-source, 5 year limited warranty covers standard components and construction.

FINISH COLORS

WetTMW – White (Semi Gloss)
WetYBB – Black (Semi Gloss)
WetYPE – Pewter (Matte)
WetYBR – Bronze (Semi Gloss)

For paint chip samples, please email: **info@prulite.com**

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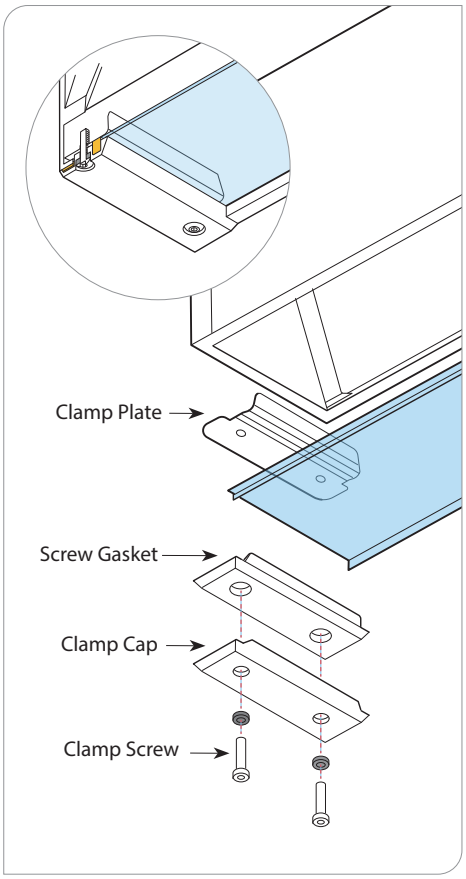
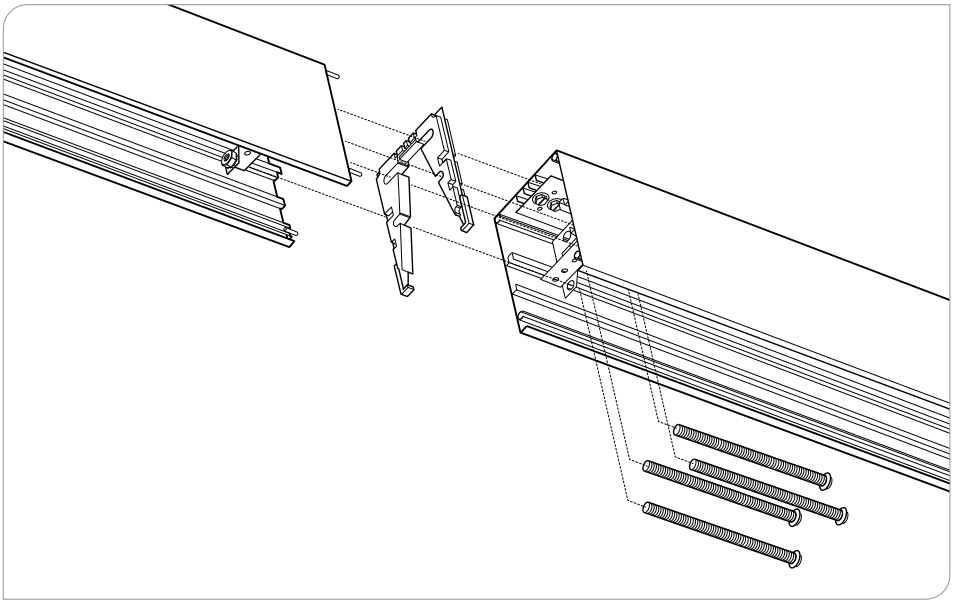
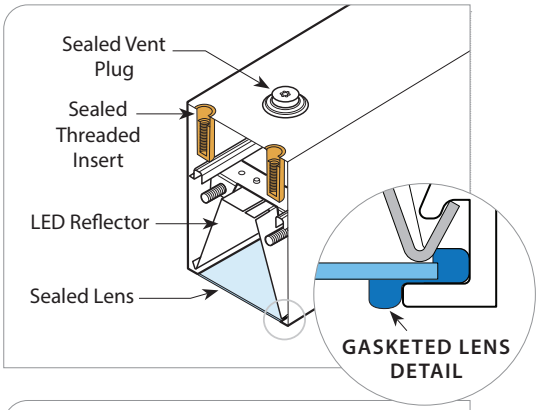
RUGGED DURABILITY

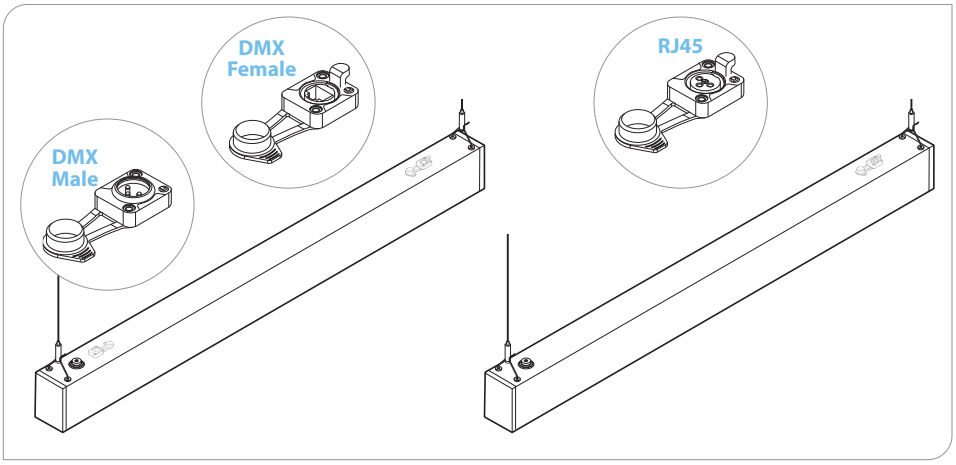


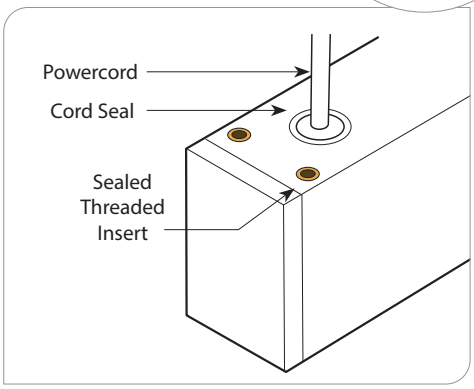
ADJOINING DETAIL





DMX / CAT5 CONNECTORS





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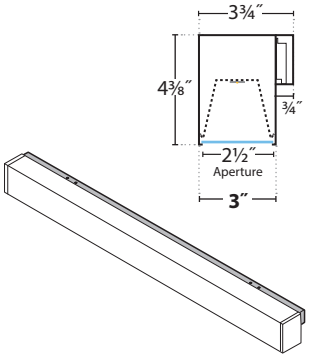
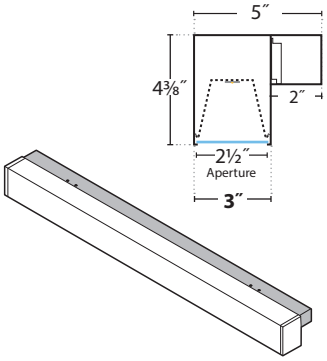
Why Channels?

Channels provide maximum flexibility in mounting points on the ceiling/wall (drilled in the field into structure).
2 mounting points per channel required, all channels are the length of the fixture. .75″ Channel accommodates Wet SOOW cord (8 foot, 6 conductor cord), 2″ Channel accommodates liquitite Flex with sealed connectors (6′ long 6′ conductor cord).

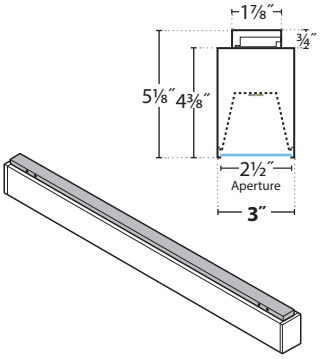
WMC — WALL



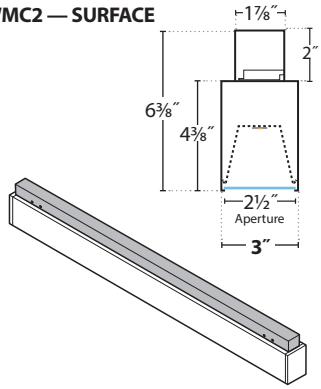
WMC2 — WALL



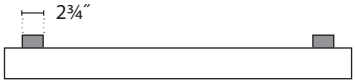
WMC — SURFACE



WMC2 — SURFACE



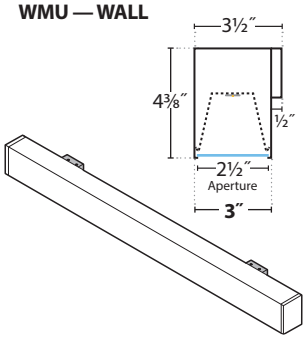
Why Brackets?



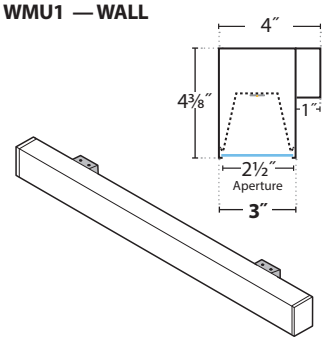
Clean look. Two options.

1. Installed at our standard dimensions (see page 8).
2. COS (Custom on-center spacing) —
   Provide dimensions and our factory will install bracket cleats at provided dimensions.

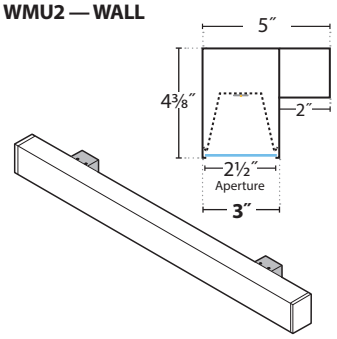
WMU — WALL



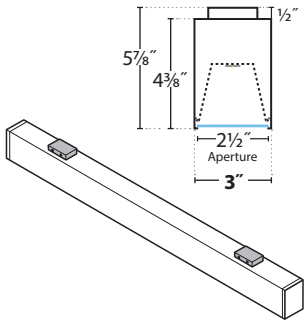
WMU1 — WALL



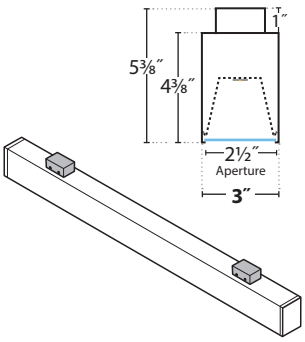
WMU2 — WALL



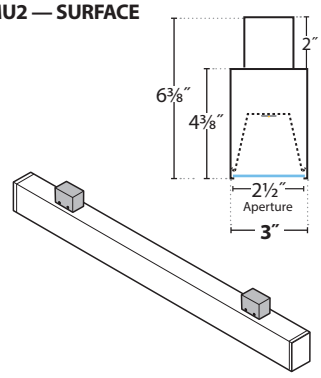
WMU — SURFACE



WMU1 — SURFACE

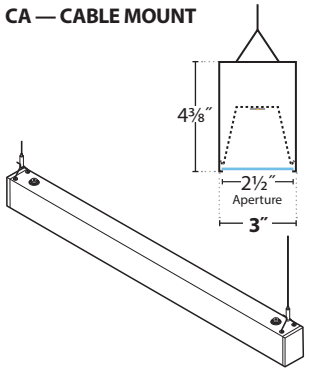


WMU2 — SURFACE



See page 9 for mounting dimensions.

CA — CABLE MOUNT



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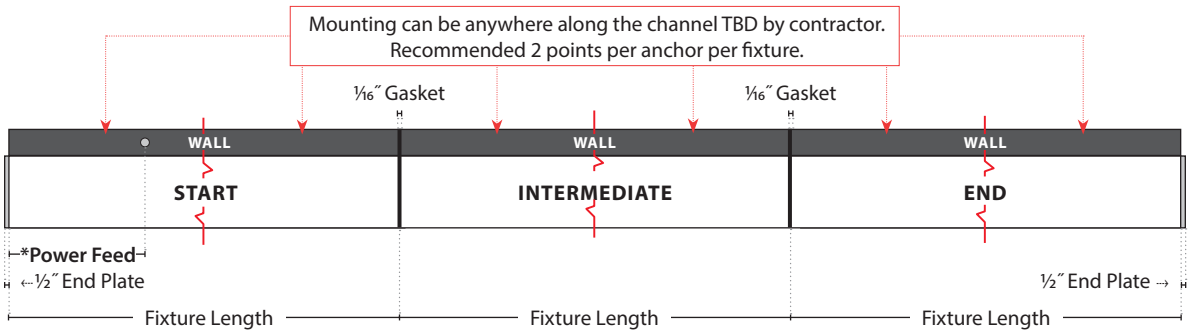
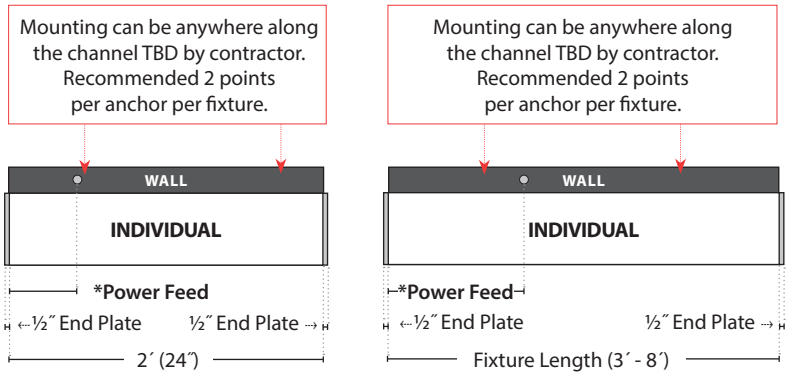
WMC/WMC2 (CHANNELS): WALL — MOUNTING

NOTE: 2′ ROW FIXTURES NOT AVAILABLE

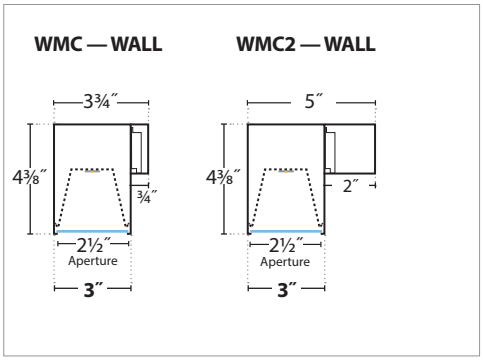
POWER FEED



INDIVIDUAL (2′):



	FIXTURE LENGTHS	
	*Power Feed	All
2′	4″	24″
3′	10″	36″
4′	10″	48″
5′	10″	60″
6′	36″	72″
7′	42″	84″
8′	48″	96″



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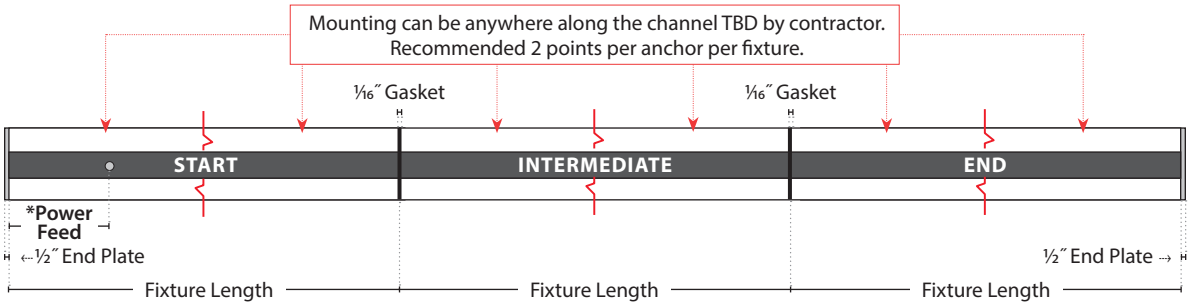
WMC/WMC2 (CHANNELS): SURFACE — MOUNTING

NOTE: 2′ ROW FIXTURES NOT AVAILABLE

POWER FEED



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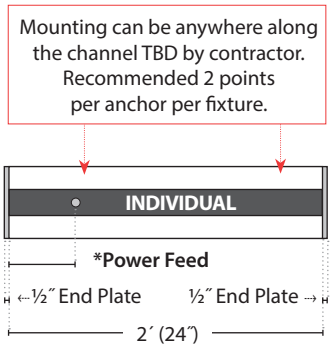
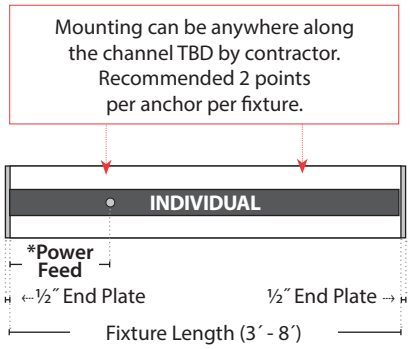
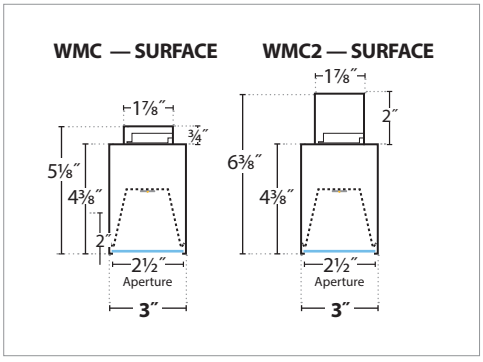




	FIXTURE LENGTHS	
	*Power Feed	All
2′	4″	24″
3′	6″	36″
4′	6″	48″
5′	6″	60″
6′	36″	72″
7′	42″	84″
8′	48″	96″



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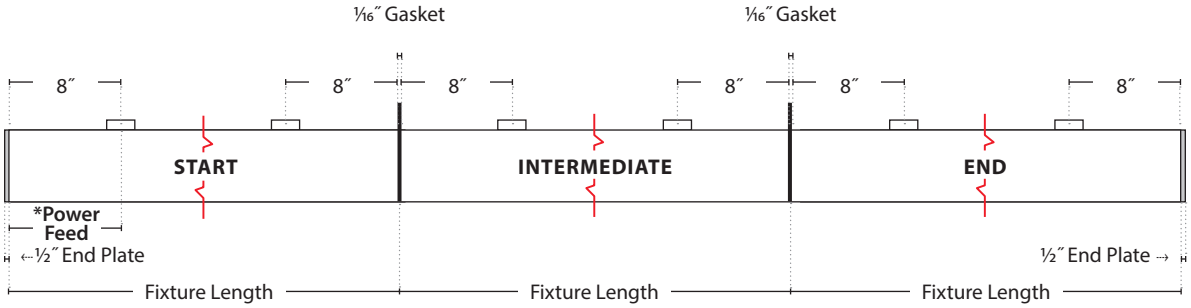
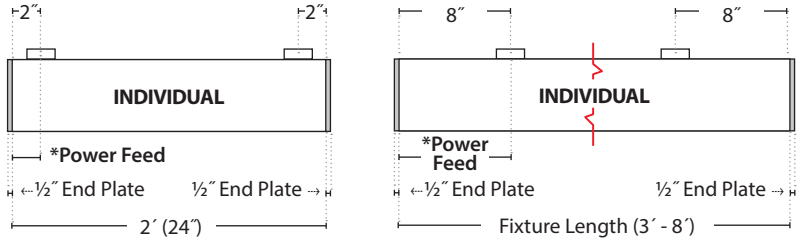
WMU/WMU1/WMU2 (BRACKETS): WALL — MOUNTING

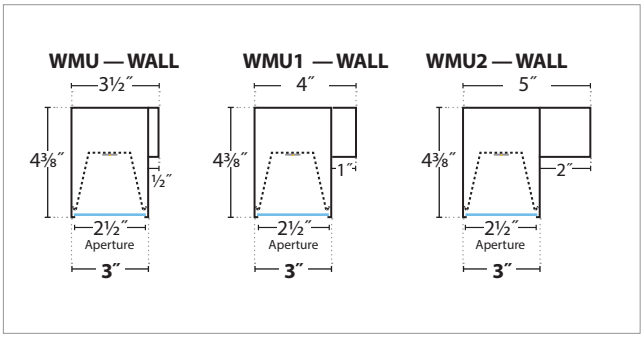
NOTE: 2′ ROW FIXTURES NOT AVAILABLE



INDIVIDUAL (2′):



	FIXTURE LENGTHS	MOUNTING LOCATIONS		
	*Power Feed	All	Start / Intermediate / End	Individual	COS (Custom On-Center Spacing)
2′	2″	24″	—	20″	Customer to provide on-center mounting dimensions, PRU will pre-drill and mount Brackets
3′	8″	36″	20″	20″	
4′	8″	48″	32″	32″	
5′	8″	60″	44″	44″	
6′	8″	72″	56″	56″	
7′	8″	84″	68″	68″	
8′	8″	96″	80″	80″	



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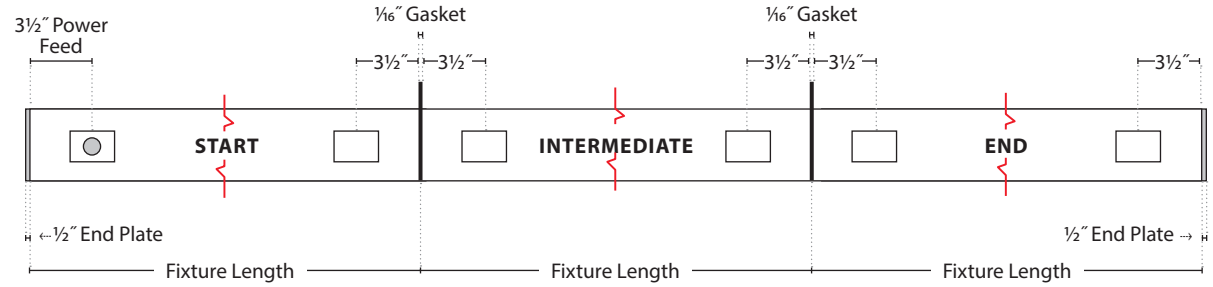
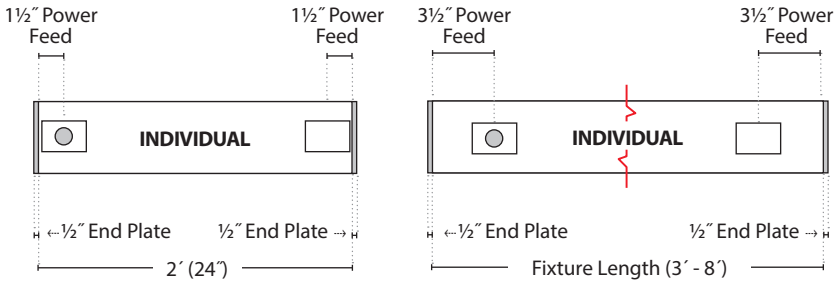
WMU/WMU1/WMU2 (BRACKETS): SURFACE — MOUNTING

NOTE: 2′ ROW FIXTURES NOT AVAILABLE

POWER FEED

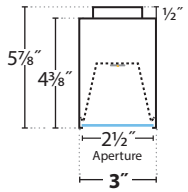


INDIVIDUAL (2′):

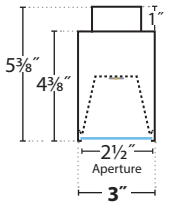


FIXTURE LENGTHS	MOUNTING LOCATIONS			
	All	Start / Intermediate / End	Individual	COS (Custom On-Center Spacing)
2′	24″	—	21″	Customer to provide on-center mounting dimensions, PRU will pre-drill and mount Brackets
3′	36″	29″	29″	
4′	48″	41″	41″	
5′	60″	53″	53″	
6′	72″	65″	65″	
7′	84″	77″	77″	
8′	96″	89″	89″	

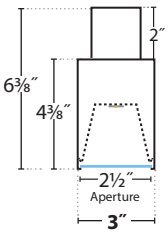
WMU — SURFACE



WMU1 — SURFACE



WMU2 — SURFACE



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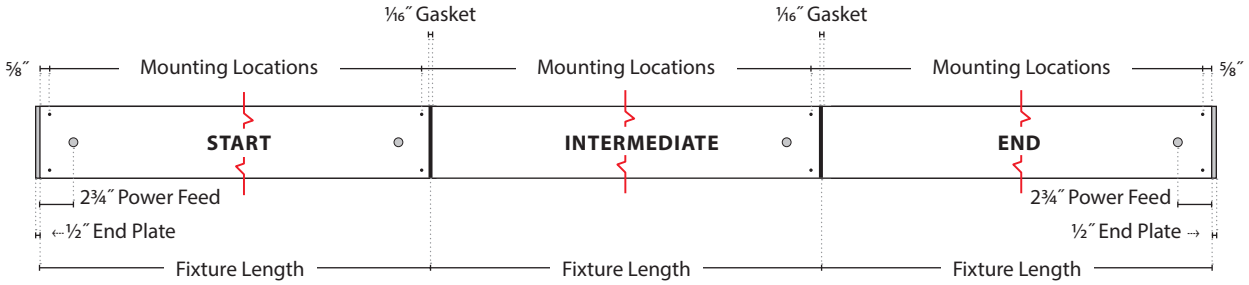
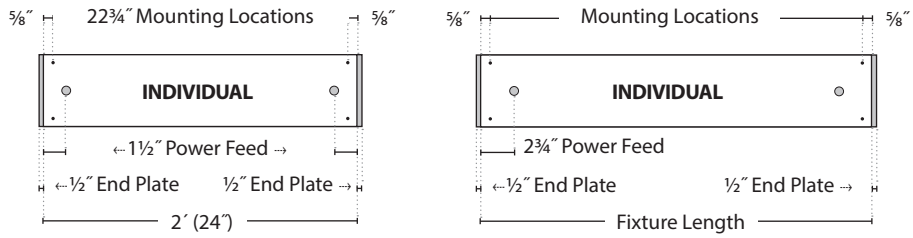
CABLE (CA) — MOUNTING

NOTE: 2′ ROW FIXTURES NOT AVAILABLE

POWER FEED

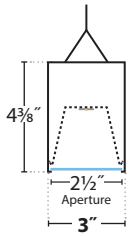


INDIVIDUAL (2′)



	FIXTURE LENGTHS	MOUNTING LOCATIONS		
	All	Start	Intermediate / End	Individual
2′	24″	—	—	22¾″
3′	36″	34¾″	36 1/16″	34¾″
4′	48″	46¾″	48 1/16″	46¾″
5′	60″	58¾″	60 1/16″	58¾″
6′	72″	70¾″	72 1/16″	70¾″
7′	84″	82¾″	84 1/16″	82¾″
8′	96″	94¾″	96 1/16″	94¾″

CA — CABLE MOUNT



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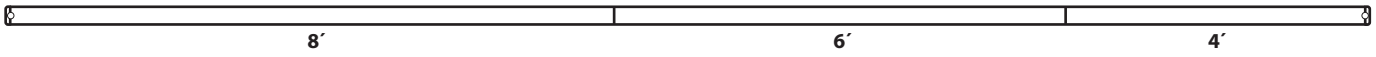
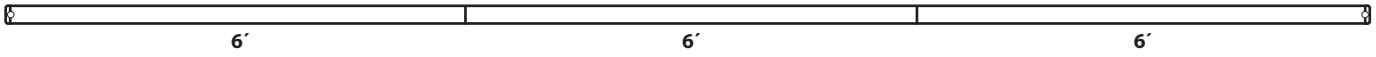
ROW BUILDER

18´ STANDARD ROW LENGTH:



18´ SYMMETRIC ROW LENGTH (SRL):



STANDARD

ROW LENGTH		
9´	5+4	5FT STR + 4FT END
10´	6+4	6FT STR + 4FT END
11´	7+4	7FT STR + 4FT END
12´	8+4	8FT STR + 4FT END
13´	8+5	8FT STR + 5FT END
14´	8+6	8FT STR + 6FT END
15´	8+7	8FT STR + 7FT END
16´	8+8	8FT STR + 8FT END
17´	8+5+4	8FT STR + 5FT INT + 4FT END
18´	8+6+4	8FT STR + 6FT INT + 4FT END
19´	8+7+4	8FT STR + 7FT INT + 4FT END
20´	8+8+4	8FT STR + 8FT INT + 4FT END
21´	8+8+5	8FT STR + 8FT INT + 5FT END
22´	8+8+6	8FT STR + 8FT INT + 6FT END
23´	8+8+7	8FT STR + 8FT INT + 7FT END
24´	8+8+8	8FT STR + 8FT INT + 8FT END
25´	8+8+5+4	8FT STR + 8FT INT + 5FT INT + 4FT END
26´	8+8+6+4	8FT STR + 8FT INT + 6FT INT + 4FT END
27´	8+8+7+4	8FT STR + 8FT INT + 7FT INT + 4FT END
28´	8+8+8+4	8FT STR + (2) 8FT INT + 4FT END
29´	8+8+8+5	8FT STR + (2) 8FT INT + 5FT END
30´	8+8+8+6	8FT STR + (2) 8FT INT + 6FT END
31´	8+8+8+7	8FT STR + (2) 8FT INT + 7FT END
32´	8+8+8+8	8FT STR + (2) 8FT INT + 8FT END
33´	8+8+8+5+4	8FT STR + (2) 8FT INT + 5FT INT + 4FT END
34´	8+8+8+6+4	8FT STR + (2) 8FT INT + 6FT INT + 4FT END
35´	8+8+8+7+4	8FT STR + (2) 8FT INT + 7FT INT + 4FT END
36´	8+8+8+8+4	8FT STR + (3) 8FT INT + 4FT END
37´	8+8+8+8+5	8FT STR + (3) 8FT INT + 5FT END
38´	8+8+8+8+6	8FT STR + (3) 8FT INT + 6FT END
39´	8+8+8+8+7	8FT STR + (3) 8FT INT + 7FT END
40´	8+8+8+8+8	8FT STR + (3) 8FT INT + 8FT END
41´	8+8+8+8+5+4	8FT STR + (3) 8FT INT + 5FT INT + 4FT END
42´	8+8+8+8+6+4	8FT STR + (3) 8FT INT + 6FT INT + 4FT END
43´	8+8+8+8+7+4	8FT STR + (3) 8FT INT + 7FT INT + 4FT END
44´	8+8+8+8+8+4	8FT STR + (4) 8FT INT + 4FT END
45´	8+8+8+8+8+5	8FT STR + (4) 8FT INT + 5FT END
46´	8+8+8+8+8+6	8FT STR + (4) 8FT INT + 6FT END
47´	8+8+8+8+8+7	8FT STR + (4) 8FT INT + 7FT END
48	8+8+8+8+8+8	8FT STR + (4) 8FT INT + 8FT END
49´	8+8+8+8+8+5+4	8FT STR + (4) 8FT INT + 5FT INT + 4FT END
50´	8+8+8+8+8+6+4	8FT STR + (4) 8FT INT + 6FT INT + 4FT END

SYMMETRICAL

ROW LENGTH		
9´	3+3+3	3FT STR + 3FT INT + 3FT END
10´	5+5	5FT STR + 5FT END
11´	4+3+4	4FT STR + 3FT INT + 4FT END
12´	6+6	6FT STR + 6FT END
13´	4+5+4	4FT STR + 5FT INT + 4FT END
14´	7+7	7FT STR + 7FT END
15´	5+5+5	5FT STR + 5FT INT + 5FT END
16´	8+8	8FT STR + 8FT END
17´	6+5+6	6FT STR + 5FT INT + 6FT END
18´	6+6+6	6FT STR + 6FT INT + 6FT END
19´	6+7+6	6FT STR + 7FT INT + 6FT END
20´	8+4+8	8FT STR + 4FT INT + 8FT END
21´	8+5+8	8FT STR + 5FT INT + 8FT END
22´	8+6+8	8FT STR + 6FT INT + 8FT END
23´	8+7+8	8FT STR + 7FT INT + 8FT END
24´	8+8+8	8FT STR + 8FT INT + 8FT END
25´	6+4+5+4+6	6FT STR + 4FT INT + 5FT INT + 4FT INT + 6FT END
26´	8+5+5+8	8FT STR + (2) 5FT INT + 8FT END
27´	6+5+5+5+6	6FT STR + (3) 5FT INT + 6FT END
28´	8+6+6+8	8FT STR + (2) 6FT INT + 8FT END
29´	8+4+5+4+8	8FT STR + 4FT INT + 5FT INT + 4FT INT + 8FT END
30´	8+7+7+8	8FT STR + (2) 7FT INT + 8FT END
31´	8+5+5+5+8	8FT STR + (3) 5FT INT + 8FT END
32´	8+8+8+8	8FT STR + (2) 8FT INT + 8FT END
33´	8+6+5+6+8	8FT STR + 6FT INT + 5FT INT + 6FT INT + 8FT END
34´	8+6+6+6+8	8FT STR + 6FT INT + 6FT INT + 6FT INT + 8FT END
35´	8+6+7+6+8	8FT STR + 6FT INT + 7FT INT + 6FT INT + 8FT END
36´	8+8+4+8+8	8FT STR + 8FT INT + 4FT INT + 8FT INT + 8FT END
37´	8+8+5+8+8	8FT STR + 8FT INT + 5FT INT + 8FT INT + 8FT END
38´	8+8+6+8+8	8FT STR + 8FT INT + 6FT INT + 8FT INT + 8FT END
39´	8+8+7+8+8	8FT STR + 8FT INT + 7FT INT + 8FT INT + 8FT END
40´	8+8+8+8+8	8FT STR + (3) 8FT INT + 8FT END
41´	8+6+4+5+4+6+8	8FT STR + 6FT INT + 4FT INT + 5FT INT + 4FT INT + 6FT INT + 8FT END
42´	8+8+5+5+8+8	8FT STR + 8FT INT + (2) 5FT INT + 8FT INT + 8FT END
43´	8+6+5+5+5+6+8	8FT STR + 6FT INT + (3) 5FT INT + 6FT INT + 8FT END
44´	8+8+6+6+8+8	8FT STR + 8FT INT + (2) 6FT INT + 8FT INT + 8FT END
45´	8+8+4+5+4+8+8	8FT STR + 8FT INT + 4FT INT + 5FT INT + 4FT INT + 8FT INT + 8FT END
46´	8+8+7+7+8+8	8FT STR + 8FT INT + (2) 7FT INT + 8FT INT + 8FT END
47´	8+8+5+5+5+8+8	8FT STR + 8FT INT + (3) 5FT INT + 8FT INT + 8FT END
48	8+8+8+8+8+8	8FT STR + (4) 8FT INT + 8FT END
49´	8+8+6+5+6+8+8	8FT STR + 8FT INT + 6FT INT + 5FT INT + 6FT INT + 8FT INT + 8FT END
50´	8+8+6+6+6+8+8	8FT STR + 8FT INT + (3) 6FT INT + 8FT INT + 8FT END

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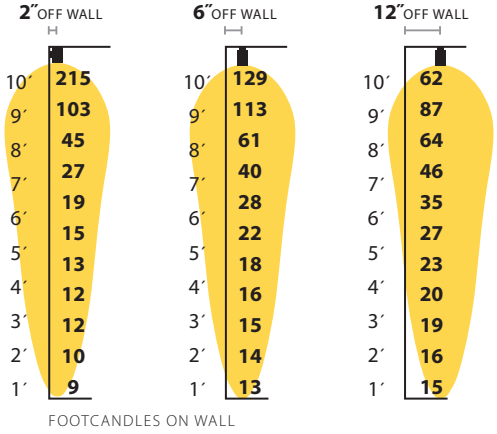
DISTRIBUTIONS

ALL FIXTURES AT SO OUTPUT, 10´ MOUNTING HEIGHT

Wide Wall Graze (WWG)

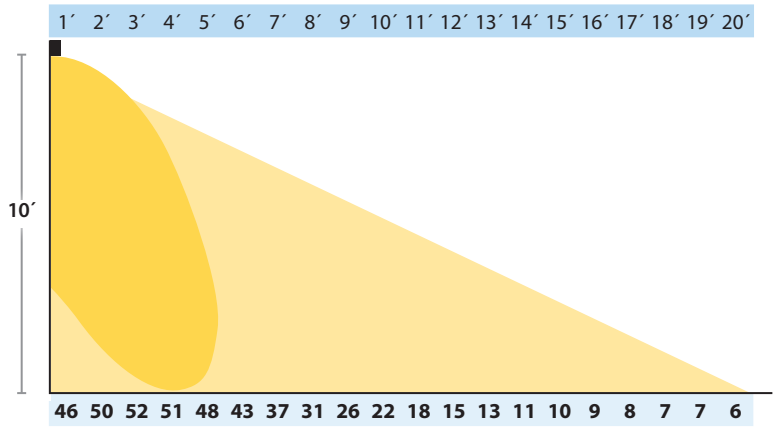
Wall grazing performance often better just off a wall.



FOOTCANDLES ON WALL

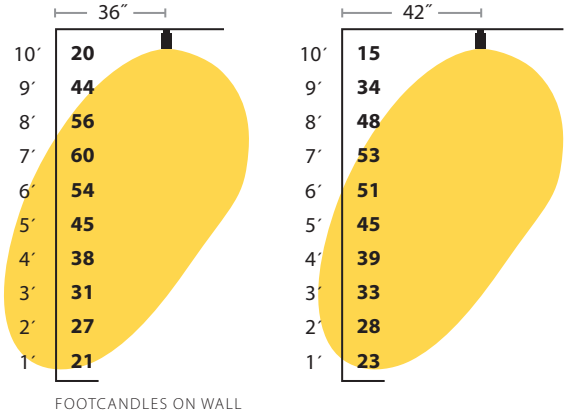
Perimeter Fill (PFL)

Wash a space in light from one side of the perimeter.



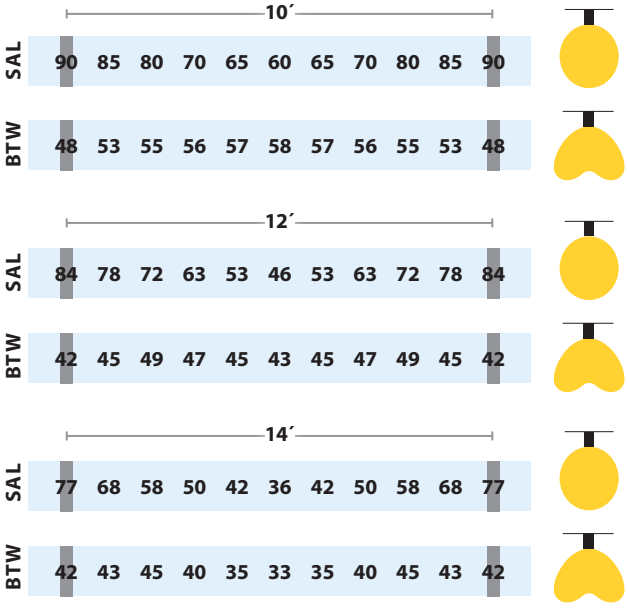
Focal Glow Wall Wash (WWG)

Pique interest by giving works of art 'pop' — more light at eye level.



FOOTCANDLES ON WALL

Satin (SAL) Vs. Batwing (BTW)



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Wet BionicPro3 | Linear

PRUDENTIAL LTG.
PRULITE.COM 213.746.0360

Lumen Outputs:

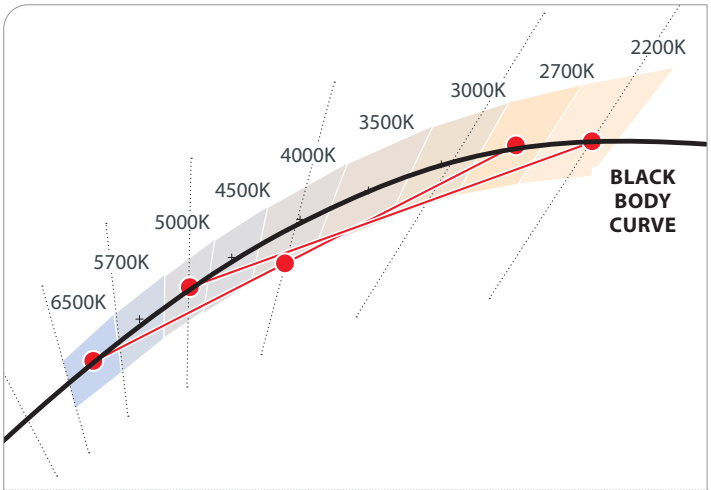
DIRECT:		BLUHUE, TUHUE, TUHUE2, AMBERHUE			
		LO	MO	SO	HO*
SAL	Lm/Ft	200	375	500	715
	W/Ft	3.8	5.6	7.8	10.5

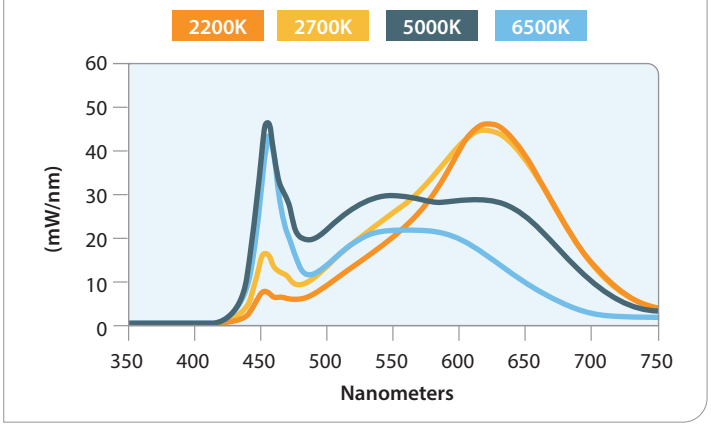
* TU2 + AMB NOT AVAILABLE HO / CHROMAHUE ONLY AVAILABLE ON HO

Tū Hue

Prudential Lighting's **TuHue** Tunable White provides warm to cool white light simulating sunlight. Controlling the light source color temperature offers differing design aesthetics with potential benefits via circadian rhythm support. Blue light for alertness while warm light conveys tranquility.

— 2700K-6500K or 2200K-5000K.
— Adjust the color temperate and brightness separately.
— Simulates warm to cool to warm transition of sunlight.



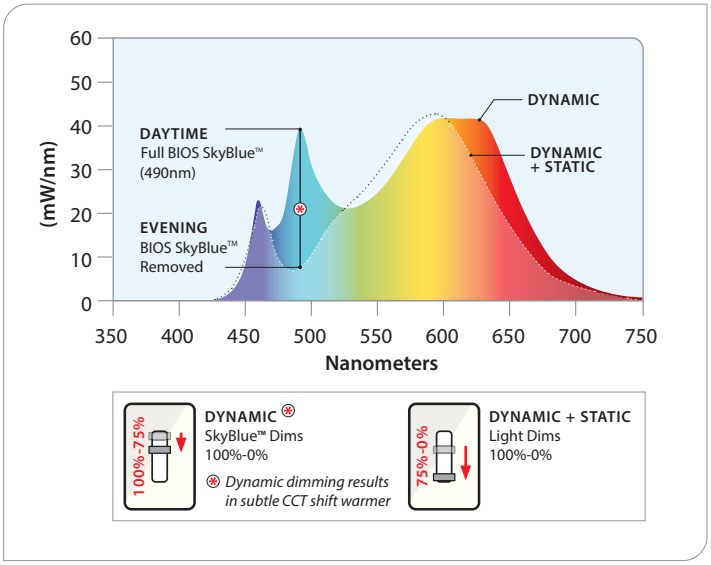


Blu Hue

bios ILLUMINATED

BluHue BIOS SkyBlue™ circadian LED lighting brings the benefits of blue skies inside. Newly discovered blue-sky receptors in our eyes drive improved daytime alertness, mood, brain function, and strengthens circadian rhythms leading to overall better health and well-being.

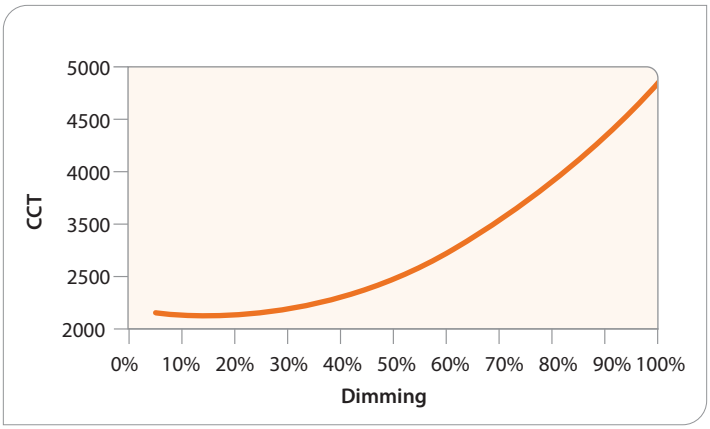
— Circadian rhythms play an integral role in physical and mental health.
— BluHue BIOS SkyBlue pinpoints peak 490nm sensitivity to provide the most benefit from an electric light source.
— At night, simply dim the lights to remove SkyBlue™ wavelengths (specify "Blu_D" to dim Cyan SkyBlue spike separately [night mode]).



Amber Hue

AmberHue is Prudential Lighting's Warm Dim offering. It transitions bright white light to warm amber light as brightness is dimmed, reflecting sunlight's transitioning from intense blue midday light to a dimmed golden hue near sunset, also reminiscent of soft glowing candlelight.

— Warm Dim 2200K-5000K.
— Color temperature warms as the luminaire is dimmed.
— Calm, relaxing mood communicated – hospitality, residential feel.



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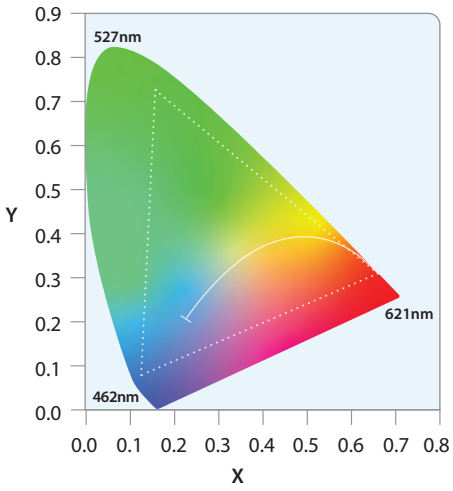
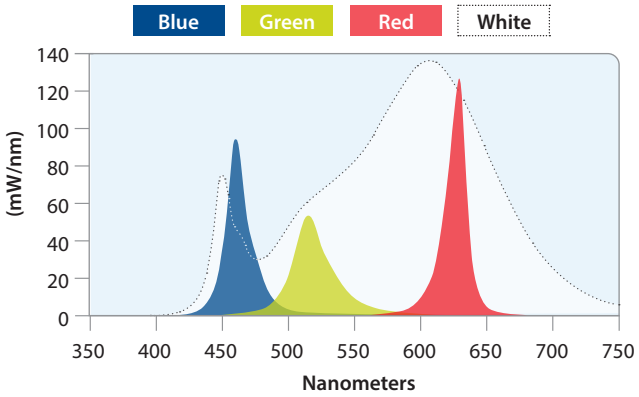
Chroma Hue

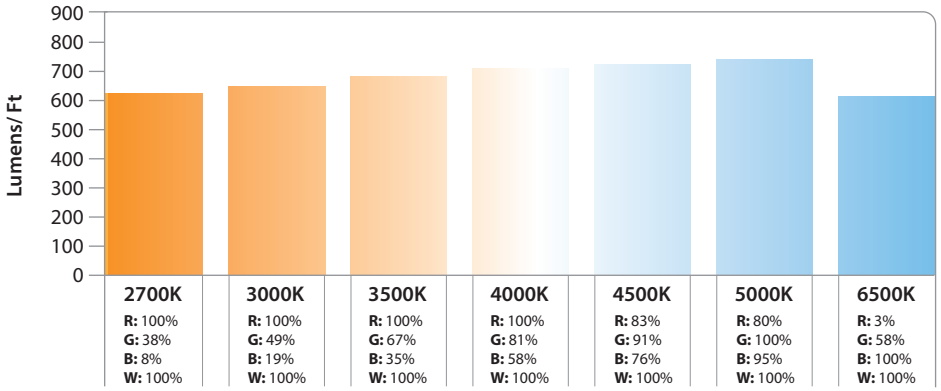
ChromaHue offers a vibrant full gamut of colors for seemingly endless architectural interior applications. Rich color-changing light offers tremendous design flexibility while white light can be achieved with the White chip, or mixing of Red, Green and Blue light. No longer just for the entertainment industry, ChromaHue can be intermixed on BionicPro luminaires for mood-creating indirect illumination combined with static white direct light.

— RGBW LED array (Red, Green, Blue, White) with full spectrum color and white light on the black body curve.
— Four-channel control, DMX drivers.
— Any color point within the triangle can be reached by setting the proper output levels for each individual red, green, blue and white channels.
— Standard DMX is one zone with one XLR drop at start, one XLR return at the end.





CONSTRUCTED WHITES



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Wet BionicPro3 | Linear

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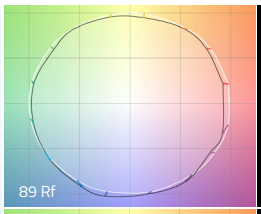
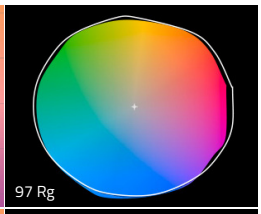
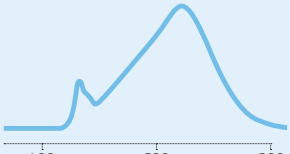
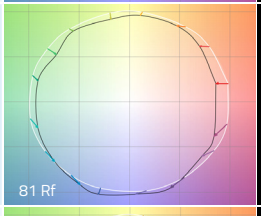
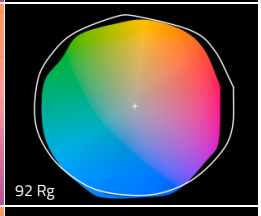
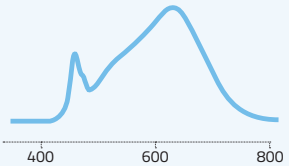
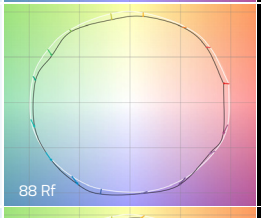
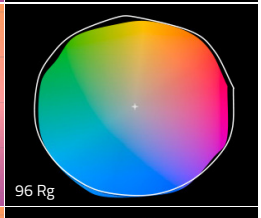
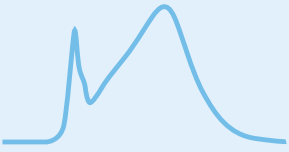
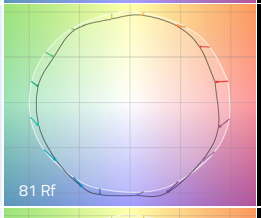
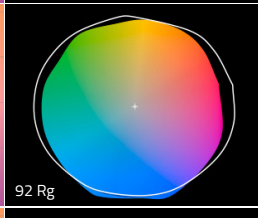
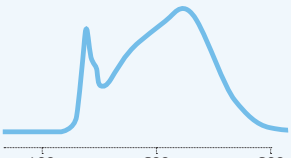
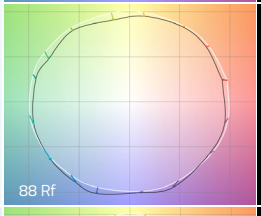
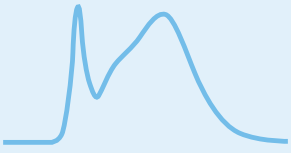
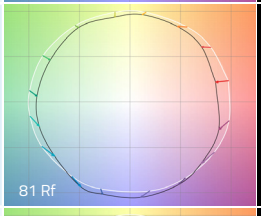
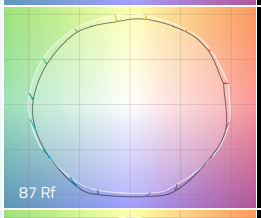
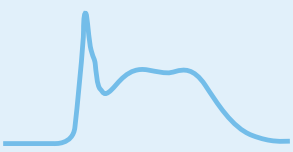
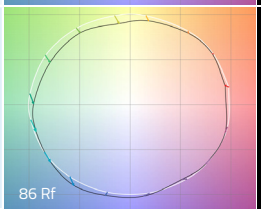
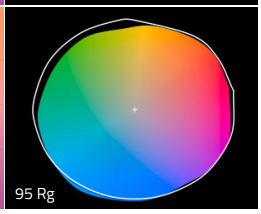
LM79 & TM30 DATA:

	MEASURED CCT	MEASURED LUMENS	CRI	R9	DuV	SPD	TM30 — COLOR VECTOR	TM30 — COLOR DISTORTION
LED27	2680	80%	93	58	0.001			
LED3	3042	95%	82	6	0.001			
LED3-90	3016	85%	93	61	0.000			
LED35	3482	100%	82	3	0.002			
LED35-90	3417	85%	93	67	0.000			
LED4	3952	102%	82	4	0.003			
LED4-90	3882	85%	92	67	0.003			
LED5-90	4889	85%	94	84	0.002			

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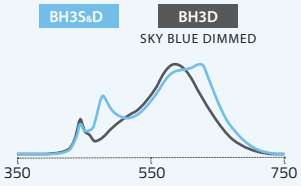
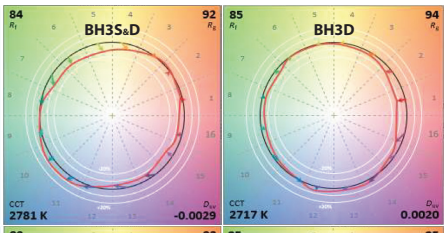
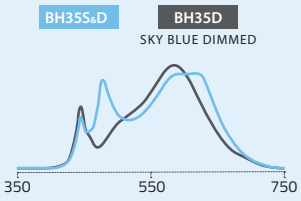
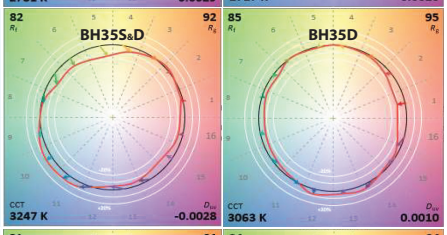
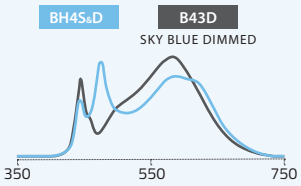
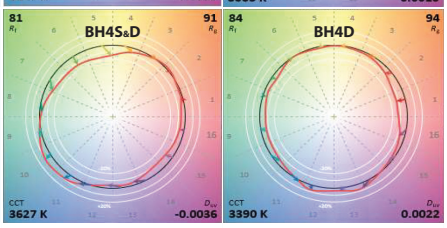
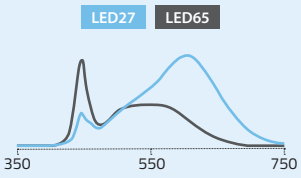
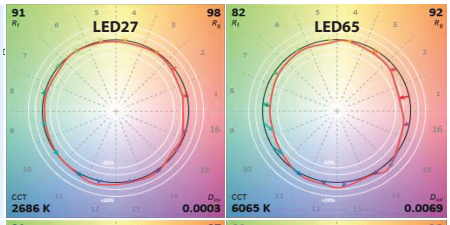
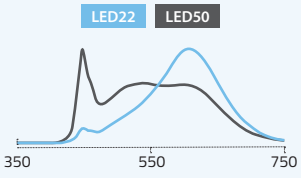
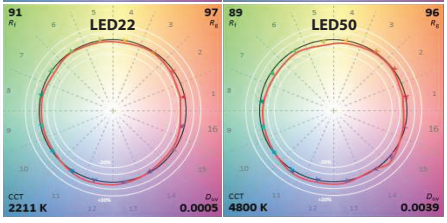
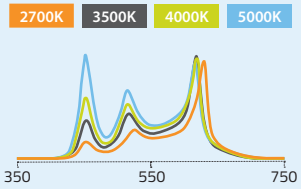
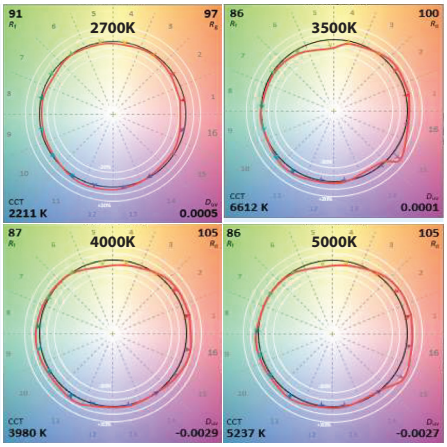
LM79 & TM30 DATA:

		MEASURED CCT	MEASURED LUMENS	CRI	R9	LED27	SPD	TM30 — COLOR VECTOR
BH3S&D	bios 3000K	2779	2758	87	81	0.003		
BH3D SKY BLUE DIMMED		2715	2425	82	3	0.002		
BH35S&D	bios 3500K	3245	2919	85	87	0.003		
BH35D SKY BLUE DIMMED		3061	2502	83	7	0.001		
BH4&D	bios 4000K	3624	2993	85	86	0.004		
BH4D SKY BLUE DIMMED		3388	2585	83	5	0.002		
TH	LED27	2684	2456	92	57	0.0001		
	LED65	6061	3292	82	-1	0.006		
TH2	LED22	2209	2112	92	52	0.0005		
	LED50	4796	2789	93	77	0.004		
CH	2700K	2632	2469	82	50	0.003		
	3500K	3388	2585	83	5	0.002		
	4000K	3977	2682	83	29	0.003		
	5000K	5233	2823	84	21	0.003		

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CATALOG #		TYPE DD1
JOB NAME	WATTAGE	VOLTAGE

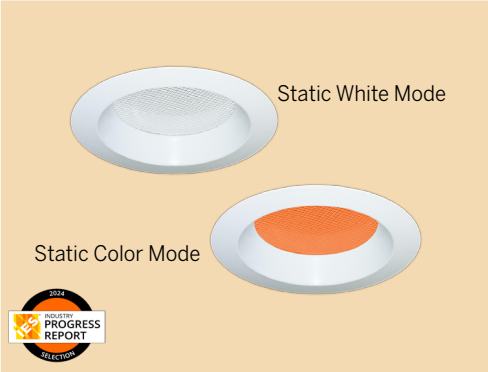
Latitudes Series

LRR-04404

Ambient+ Lensed 4" Downlight • White Flare • Two Color Switchable or Static Color LED

Six Static Colors Available • Up to 60,000 Hour Rated Life

Wet Listed • LM-79 Certified • LM-80 Qualified



Specifications

Delivered System Performance
- Nominal Lumens in static white mode, see page 3 for static color output: **Must Specify**
  Type IC
  -1000L
- Select trim: see chart
- Beam distribution: WFL
- Select static white color (CCT): see chart; 80+ CRI standard; Option -HC for 90+ (15% lumen loss)
- Select static color: see chart
- 60,000 hour rated life (L70)

Thermal Management System
- Aluminum heat sink and components for cool operation, long life, and low maintenance

LED Driver - INTERNAL
- Indoor/Outdoor: -30°C to 60°C (-22°F to 140°F)
- 0-10V CCR 1.0% dimming standard
- 120-277V / 50-60 Hz standard; load insensitive

Trim Assembly
- Seamless tapered aluminum self-flanged trim with white finish (field paintable)
- Regressed microprismatic spread lens

Acrylic Enameled Aluminum Housing
- Rustproof and corrosion resistant: exceeds 1000 hour ASTM 5% salt spray test
- Shallow depth fits restricted plenums
- Cool operation extends component life
- Modular design; visible and fully serviceable through aperture
- Built-in plaster flange

Outlet Box (Galvanized)
- UL Listed, 14GA, insulated, removable cover
- ½" and ¾" knockouts

Installation & Hardware
- Indoor/outdoor in ceilings up to 1⅛" thick or see Option -79
- Compatible with fire rated enclosures (by others)
- 27" hanger bars & adjusting brackets (2) supplied

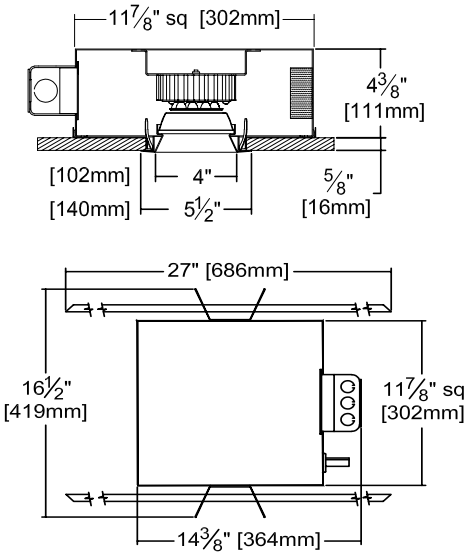
UL, C-UL (Canada)
- UL Listed: wet, damp or dry locations, covered ceilings
- Through-branch conductors (4 #12 AWG 90°C)

IEC & FCC Compliance
- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment
- FCC Part 15 certified for EMI/RFI emissions

FIVE YEAR Limited Warranty
- Complete standard fixture

Ambient+ *Two Color Switchable* | **Static Color** *6 Options* | **Made in the USA** *BABAA Compliant* | **Natatorium** *See Option -NAT* | **FCC Part 15 Certified** | **UL Listed Wet, Damp, Dry**

Dimensions



Static Color Options

OPTION	LED COLOR		TYPICAL APPLICATION
-465	Blue	(465nm)	Backstage Theater, Public Safety
-521	Green	(521nm)	Operating Rooms
-590	Yellow / Amber	(590nm)	Turtle Friendly, Sleep-Supporting Circadian
-617	Amber	(617nm)	Vivarium, Sleep-Supporting Circadian
-634	Red / Amber	(634nm)	Sleep-Supporting Circadian
-660	Red	(660nm)	Darkroom, Laboratories

Kirlin Lighting | 3401 E. Jefferson Ave., Detroit, MI 48207-4232, USA | P: 313.259.6400 | www.kirlinlighting.com

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KIRLIN ARCHITECTURAL LIGHTING

Ambient+ Two Color Options and Ordering Configuration

(Example: LRR-04404-1000L-UNV-35K-590-D2-79)

Must Specify					Optional			
Model	**Lumens**	**Volts**	**White CCT**	**Static Color**	**Driver Options**	**Trim Options**	**Emergency Options**	**Other Options**
LRR-04404								
	-1000L	**-UNV** **-97†:** Other Voltage †Consult factory	**80+ CRI*** **-27K:** 2700°K **-30K:** 3000°K **-35K:** 3500°K **-41K:** 4000°K **-50K:** 5000°K ***Note:** Lumen Factor = 0.93 for -27K **90+ CRI**** **-27K-HC:** 2700°K **-30K-HC:** 3000°K **-35K-HC:** 3500°K **-41K-HC:** 4000°K **-50K-HC:** 5000°K ****Note:** Lumen Factor = 0.79 for -27K-HC; All Others = 0.85; Consult Factory	**-465:** 465nm Blue; Theater and Public Safety **-521:** 521nm Green; Operating Rooms **-590:** 590nm Yellow/Amber; Turtle-friendly **-617:** 617nm Amber; Vivarium **-634:** 634nm Red/Amber; Circadian **-660:** 660nm Red; Darkrooms, Labs	**(Blank):** 0-10V 1.0% dim; 2 outputs - Static White and Static Color **-D2:** 0-10V 0.1% dim; 2 outputs - Static White and Static Color	**(Blank):** Seamless tapered aluminum self-flanged trim with white finish; microprismatic spread lens **Trim Finishes** **-35T:** Silver enamel (complete trim) **-37T:** Dark bronze enamel (complete trim) **-38T:** Black enamel (complete trim) **-94:** Custom color; consult factory **Other Trim Features** **-13:** Clear poly lens below lens. Photometric distribution unaffected **-23:** Frosted microprismatic lens **-32:** White trim extender, specify OD **-45:** Gasket between trim & ceiling **-WA:** White acrylic lens	**(Blank):** None **-EI:** Remote emergency inverter for 100% rated lumens; Run time: 90+ minutes; N/A for options -FS, -97	**(Blank):** None **Mounting** **-79:** Extension collar for ceilings up to 2" thick **-RH:** Joist mounting hardware instead **Other Options** **-99:** Special modification; consult factory **-FS:** Fused primary; One per fixture; N/A for option -EI **-TA:** Top access for servicing from above ceiling

Static Color Options and Ordering Configuration

(Example: LRR-04404-1000L-UNV-521-35T)

Must Specify				Optional			
Model	**Lumens**	**Volts**	**Static Color**	**Driver Options**	**Trim Options**	**Emergency Options**	**Other Options**
LRR-04404							
	-1000L	**-UNV** **-97†:** Other Voltage †Consult factory	**-465:** 465nm Blue; Theater and Public Safety **-521:** 521nm Green; Operating Rooms **-590:** 590nm Yellow/Amber; Turtle-friendly **-617:** 617nm Amber; Vivarium **-634:** 634nm Red/Amber; Circadian **-660:** 660nm Red; Darkrooms, Labs	**(Blank):** 0-10V 1.0% dim **-D2:** 0-10V 0.1% dim; Static color	**(Blank):** Seamless tapered aluminum self-flanged trim with white finish; microprismatic spread lens **Trim Finishes** **-35T:** Silver enamel (complete trim) **-37T:** Dark bronze enamel (complete trim) **-38T:** Black enamel (complete trim) **-94:** Custom color; consult factory **Other Trim Features** **-13:** Clear poly lens below lens. Photometric distribution unaffected **-23:** Frosted microprismatic lens **-32:** White trim extender, specify OD **-45:** Gasket between trim & ceiling **-WA:** White acrylic lens	**(Blank):** None **-EI:** Remote emergency inverter for 100% rated lumens; Run time: 90+ minutes; N/A for options -FS, -97 **-ERH:** Remote emergency battery pack; Delivers 1000 lumens; CEC Compliant; Run time: 90+ minutes	**(Blank):** None **Mounting** **-79:** Extension collar for ceilings up to 2" thick **-RH:** Joist mounting hardware instead **Other Options** **-99:** Special modification; consult factory **-AWN:** Athena Wireless Node; Consult Factory **-FS:** Fused primary; One per fixture; N/A for option -EI **-TA:** Top access for servicing from above ceiling ***Note:** For other integrated control solutions, such as nLight, contact factory

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KIRLIN ARCHITECTURAL LIGHTING

Photometry - Ambient+ Two Color Switchable - Installed Complete Fixture

LM-79 IES Certified Photometry from Independent Lab

Ambient+ Two Color

CCT-STATIC COLOR	COLOR LUMENS	COLOR LUMEN FACTOR	MAXIMUM WATTAGE†
-CCT-465	1015.7	2.31	20.6
-CCT-521	1640.1	3.73	19.8
-CCT-590	439.7	1.00	16.5
-CCT-617	804.7	1.83	17.0
-CCT-634	730.0	1.66	16.2
-CCT-660	343.0	0.78	16.3

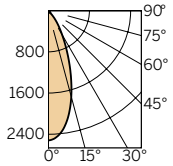
-1000L-35K-590

Cone of Light ▲

Dist.	FC	Dia.
6	62.6	3.9
8	35.2	5.2
10	22.5	6.5
12	15.7	7.8
14	11.5	9.1
16	8.8	10.4

Static White Mode

Watts: 15.3
Lumens: 1326.1
LPW: 86
Beam: ~40°
SC: 0.6
LLIA Test: LLIA002409-001



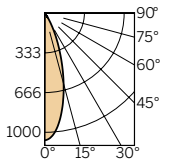
-1000L-35K-590

Cone of Light ▲

Dist.	FC	Dia.
6	29.2	3.3
8	16.4	4.4
10	10.5	5.5
12	7.3	6.6
14	5.4	7.7
16	4.1	8.8

Static Color Mode

Watts: 16.5
Lumens: 439.7
LPW: 27
Beam: ~34°
SC: 0.5
LLIA Test: LLIA002409-002



† *Maximum wattage is in static color mode. For static white wattage, please see photometry details.*
* *See notes on page 1 for additional info on Lumen Factors*

Photometry - Static Color - Installed Complete Fixture

LM-79 IES Certified Photometry from Independent Lab

Static Color

STATIC COLOR	COLOR LUMENS	COLOR LUMEN FACTOR	IES LUMEN FACTOR +	NOMINAL WATTS	LPW
-465	1109.1	2.15	2.58	22.1	50.3
-521	1702.4	3.30	3.96	22.1	77.1
-590	515.9	1.00	1.20	22.1	23.4
-617	944.0	1.83	2.20	22.1	42.8
-634	856.3	1.66	1.99	22.1	38.8
-660	402.4	0.78	0.94	22.1	18.2

+ *IES file are based on Ambient+ Static Color light output. Use this lumen factor for lighting calculations.*

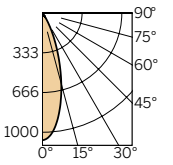
-1000L-590

Cone of Light ▲

Dist.	FC	Dia.
6	29.2	3.3
8	16.4	4.4
10	10.5	5.5
12	7.3	6.6
14	5.4	7.7
16	4.1	8.8

Static Color Only

Watts: 22.1
Lumens: 515.9
LPW: 27
Beam: ~34°
SC: 0.5
LLIA Test: LLIA002409-002



LED manufacturers maintain a tolerance of +/-7% on flux (lumens) and power (electrical) measurements.

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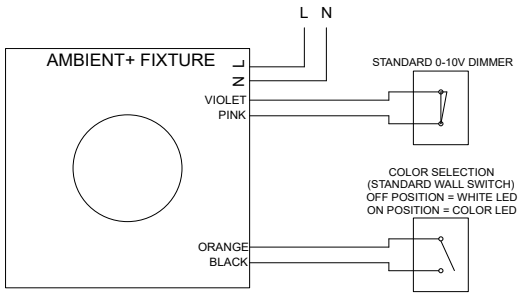
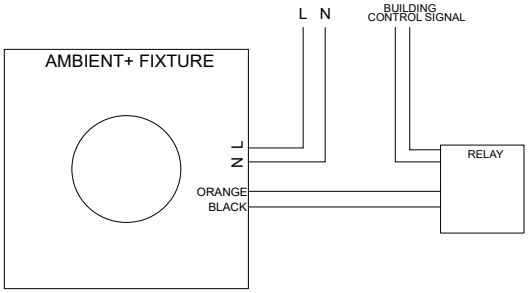
Ambient+ Two Color Switchable - Example Wiring Diagrams

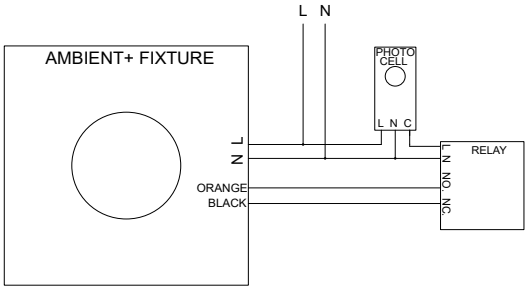
Basic Color Selection



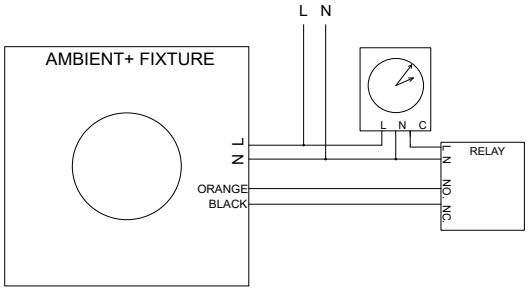
Building Control of White vs. Color



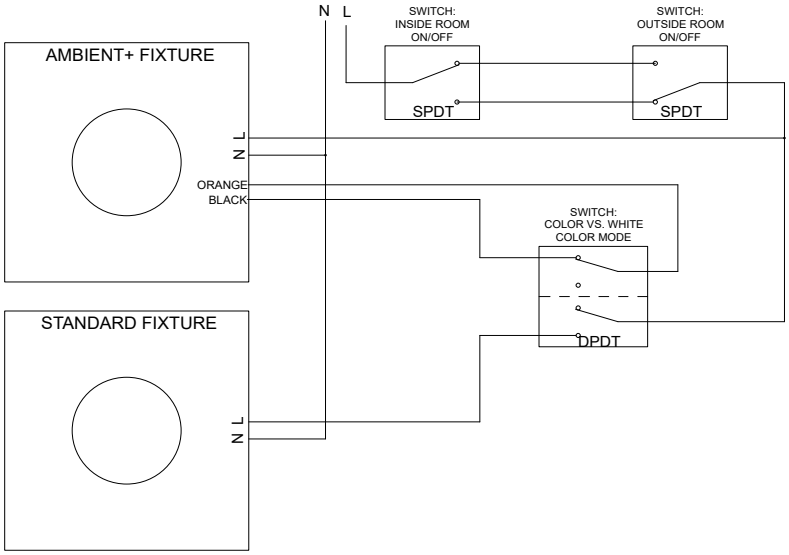
Photocell Control of White vs. Color



Timer Control of White vs. Color



Room Example with a Mix of Fixture Types



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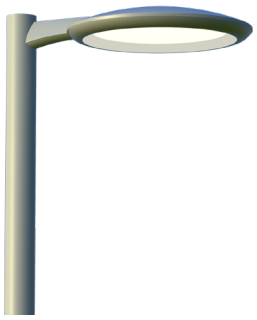


Radean Arm Mount
LED Area Luminaire

Catalog Number AA2, AA3, AA4

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

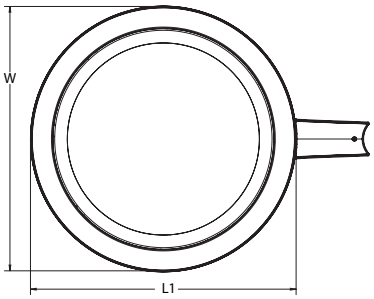
EPA: 0.75 ft² (0.05 m²)

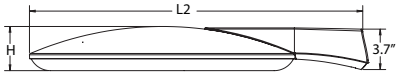
Length:
L1 24" (61cm)
L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight (max): 29lbs (13.15Kg)





Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

14'-0" to 16'-0" pole height

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 11,000 Lumens P5 16,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT [2] 120 [2] 208 [2] 240 [2] 277 [2] 347 480	SPA Square pole mounting (includes adapter) RPA Round pole mounting WBA Wall bracket

Control options	Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR 2.0 enabled [3] PE Button photocell [3] FAO Field adjustable output [3] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	SF Single Fuse [2] DF Double Fuse [2] L90 Left rotated optics R90 Right rotated optics **Shipped separately** HS Houseside shield [5]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

RADHS Houseside shield (shield is white)
RADFBC Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1. 2700K and 3500K may require extended lead-times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
3. NLTAIR2 not available with PE or FAO. Must link to external nLight Air network. Does not include occupancy sensor. For more information refer to rSBOR pole mount sensor.
4. DMG not available with NLTAIR2 or FAO.
5. Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

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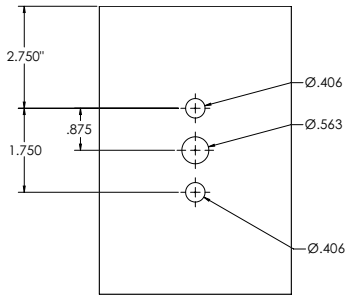
Mounting

Recommended Poles for use with RADEAN RAD1 LED Luminaires.			
Acuity Part Number	**Description**	**For luminaires:**	**Used with Mounting**
RSS 10 4B DM19RAD DDBXD	10' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 12 4B DM19RAD DDBXD	12' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 14 4B DM19RAD DDBXD	14' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 16 4B DM19RAD DDBXD	16' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 18 4B DM19RAD DDBXD	18' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 20 4B DM19RAD DDBXD	20' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 25 4B DM19RAD DDBXD	25' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
SSS 10 4C DM19RAD DDBXD	10' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 12 4C DM19RAD DDBXD	12' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 14 4C DM19RAD DDBXD	14' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 16 4C DM19RAD DDBXD	16' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 18 4C DM19RAD DDBXD	18' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 20 4C DM19RAD DDBXD	20' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA
SSS 25 4C DM19RAD DDBXD	25' Square Straight Steel -Template #20 Drilling	RAD1 LED	SPA

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Drilling Template #20



RAD1 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19RAD	Single unit	**DM29RAD**	2 at 90° [1,2]
DM28RAD	2 at 180°	**DM39RAD**	3 at 90° *
DM49RAD	4 at 90° [1]	**DM32RAD**	3 at 120°

Example: SSA 20 4C **DM19RAD** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

1. *Round pole top must be 4.25" O.D. minimum.*
2. *Square pole top must be 3.125" O.D. minimum.*

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A)					
					120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

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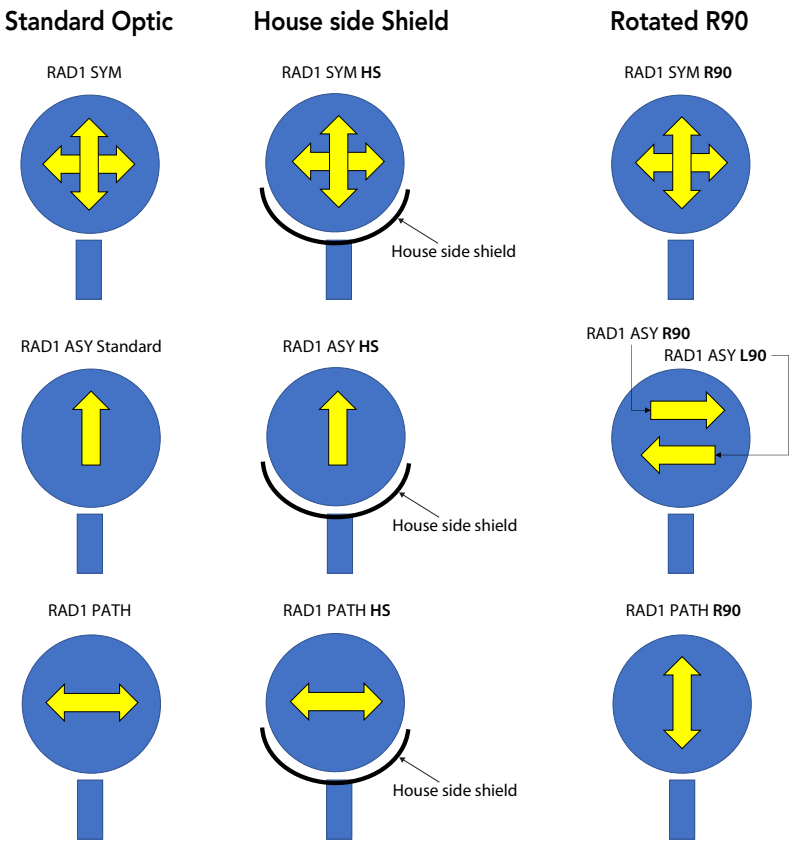
Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RAD1 LED homepage.



FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketd with a single piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (80CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Fixtures ship standard with 0-10v dimming driver (order option DMG for connection to exterior controls). Class 1 electronic driver has a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

September 22, 2025

Ian Anderson
Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

RE: Uptown Connect Mixed Use
2121 Indiana St NE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 9/15/25
Hydrology File: H18D076
Case # HYDR-2025-00331

Dear Mr. Anderson:

Based upon the information provided in your submittal received 09/15/2025, the Conceptual Grading & Drainage Plan **is approved** for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

DRAINAGE CONCEPT

BACKGROUND:

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A CONCEPTUAL GRADING / DRAINAGE CONCEPT FOR THE PROPOSED UPTOWN DEVELOPMENT FOR THE PROPERTY LOCATED AT 2121 INDIANA ST NE, ALBUQUERQUE, NM. THE PROPOSED USE OF THE SITE IS MIXED-USE CONSISTING OF RESIDENTIAL APARTMENTS, OFFICE SPACE, WITH COMMERCIAL AND MICRO-RETAIL SPACES AS WELL AS THE CONTINUED USE OF A PUBLIC TRANSIT STATION FOR THE ABQ RIDE BUS SERVICE.

ADDITIONALLY, AN UNDERGROUND PARKING STRUCTURE WILL BE A MAJOR COMPONENT OF THIS PROJECT. THE UNDERGROUND PARKING STRUCTURE WILL COVER A MAJORITY OF THE SITE WITH THE FOUNDATION WALL LIMITS SET TO 3-FT FROM THE PROPERTY BOUNDARY LIMITS ALONG ALL SIDES OF THE PROPERTY.

THIS CONCEPTUAL GRADING & DRAINAGE PLAN WILL DETAIL THE INTERIM CONDITIONS OF THE SOUTHERN NUSENDA LOT LOCATED AT 6501 INDIAN SCHOOL RD NE. THE NUSENDA WILL REMAIN ON SITE BUT SITE MODIFICATIONS WILL BE REQUIRED IN ORDER TO MAINTAIN ITS CURRENT USE. THE SITE MODIFICATIONS TO THE SOUTHERN LOT INCLUDES A NEW DRIVEWAY ENTRY OFF OF AMERICA'S PARKWAY AND A NEW DUMPSTER ENCLOSURE.

THE SITE IS IN RAINFALL ZONE 3 AS DEFINED BY TABLE 6.2.7 AND FIGURE 6.2.3 OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (PRINTED 9/4/2020).

THE RECORD INFORMATION AVAILABLE FOR THIS PROPERTY IS FOUND IN THE CITY OF ALBUQUERQUE HYDROLOGY FILE H18-D025A, PREPARED BY HUITT-ZOLLARS AND BY BPLW ARCHITECTS & ENGINEERS, INC. THE FINAL GRADING & DRAINAGE PLAN SUBMITTAL WILL BE IN COMPLIANCE WITH THE GUIDANCE AND RECOMMENDATIONS SET FORTH IN THE RECORD PLANS AND DOCUMENTS.

EXISTING CONDITIONS:

THE OVERALL SITE IS APPROXIMATELY 2.93-ACRES AND CURRENTLY INCLUDES THE ABQ RIDE TRANSIT STATION, AND THE NUSENDA CREDIT UNION. BASED ON OBSERVATION AND REVIEW OF THE AVAILABLE HYDROLOGY RECORD DOCUMENTS, THIS SITE IS PERMITTED FREE DISCHARGE TO THE SURROUNDING STREETS.

UNDER THE EXISTING CONDITION, THE OVERALL SITE IS APPROXIMATELY 90% IMPERVIOUS. REFERENCING THE RECORD GRADING & DRAINAGE PLAN FOR THE NM EDUCATORS FINANCIAL CENTER AND THE UPTOWN TRANSFER STATION, THE FULLY DEVELOPED SITE GENERATES A PEAK FLOW OF 13.5-CFS.

THE EXISTING SITE GENERALLY SLOPES SOUTHWESTERLY, FROM THE NORTHEAST TO SOUTHWEST. RUNOFF IS PASSED TO AMERICA'S PARKWAY RIGHT-OF-WAY ALONG THE WEST SIDE OF THE SITE. THERE ARE NO EXISTING RETENTION / DETENTION PONDS LOCATED ON THE OVERALL SITE.

PROPOSED CONDITIONS

IN THE PROPOSED CONDITION, THE SITE WILL BE DIVIDED INTO THREE OVERALL USES. THE NORTHERNMOST PORTION (BASINS 1, 2, & 6) WILL BE MIXED-USE DEVELOPMENT WITH THE MAIN USE BEING A RESIDENTIAL APARTMENT BUILDING AND SECONDARY MIRCO-RETAIL AND OFFICE USES.

THE CENTRAL PORTION (BASIN 3) WILL REMAIN AS AN ABQ RIDE TRANSIT STATION AND WILL ALSO INCLUDE TWO COMMERCIAL BUILDINGS FOR A BREWERY WITH A MEMBERSHIP-USE DOG PARK AND A SMALL HOTEL .

THE SOUTHERN PORTION (BASIN 4 & 5) WILL REMAIN AS A BANK USE WITH THE EXISTING NUSENDA REMAINING ON SITE. THERE WILL BE SOME MODIFICATION TO THE DRAINAGE PATTERN OF THE SOUTHERN LOT WITH A NEW DRIVEWAY BEING CONSTRUCTED.

THE OVERALL DRAINAGE PATTERN WILL BE MAINTAINED. SITE GENERATED RUNOFF AND THE RUNOFF GENERATED WITHIN AMERICA'S PARKWAY EAST HALF WILL CONTINUE TO PRIMARILY FLOW SOUTHWESTERLY (BASINS 1, 3, 4 & 7) TO PUBLIC RIGHT-OF-WAY THROUGH THE SIDEWALK CULVERTS AND THE NEW DRIVE ENTRY ALONG THE SITE'S FRONTAGE WITH AMERICA'S PARKWAY AND INDIAN SCHOOL ROAD. A PORTION OF THE NORTHERN HALF OF THE SITE (BASINS 2 & 6) WILL CONTINUE TO BE RELEASED TO UPTOWN BLVD RIGHT-OF-WAY UNTIL IT REACHES THE CURB INLETS IN UPTOWN BLVD.

THE SOUTHERNMOST PORTION OF THE SITE BEING THE EXISTING NUSENDA BUILDING (BASIN 5) WILL CONTINUE TO DRAIN OUT DIRECTLY TO INDIAN SCHOOL RD RIGHT-OF-WAY. THERE IS NO MAJOR DEVELOPMENT PLANNED WITHIN THE BASIN LIMITS.

STORM DRAINAGE

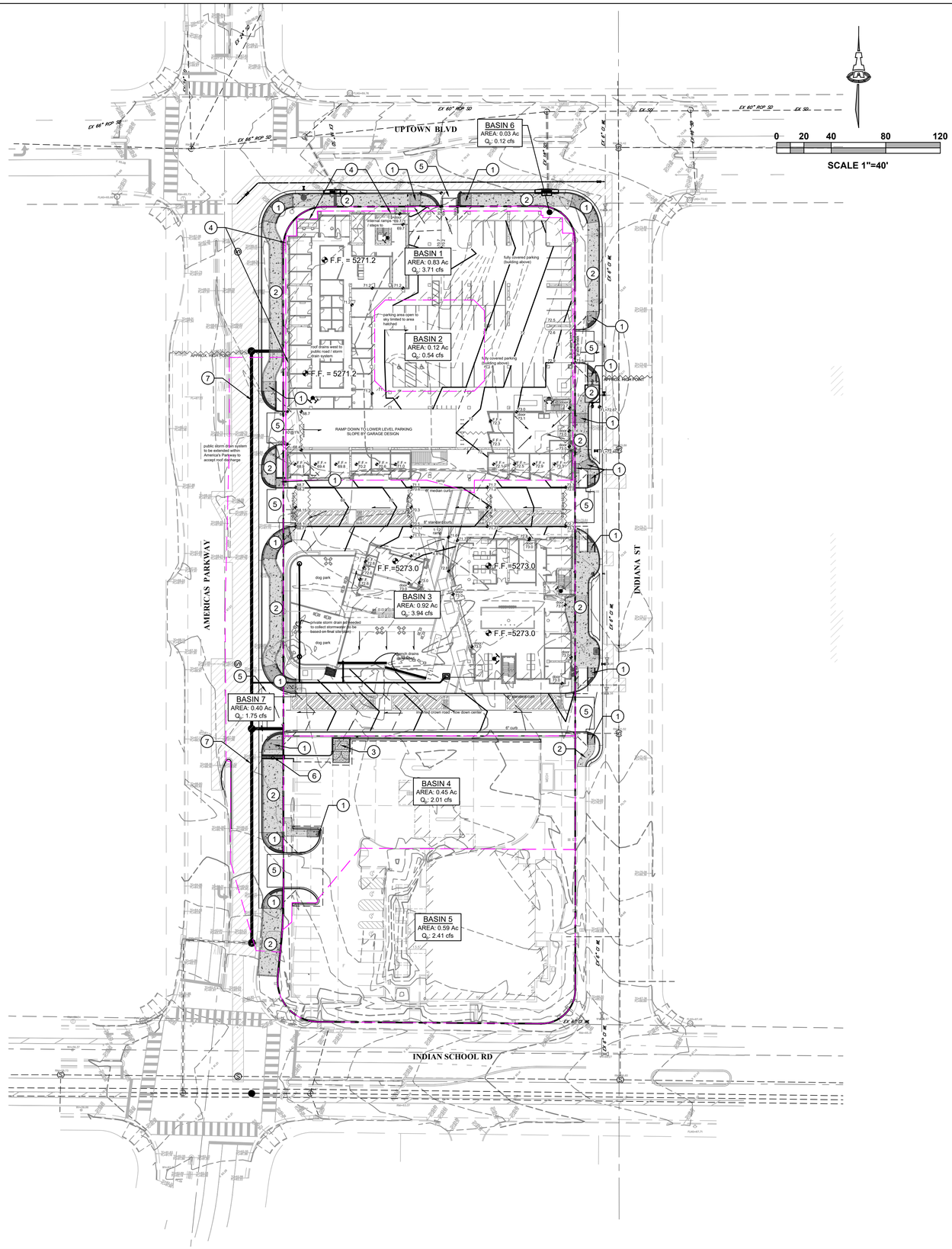
A NEW PUBLIC STORM DRAIN LINE WILL BE EXTENDED WITHIN AMERICA'S PARKWAY TO PICK-UP COLLECTED RUNOFF FROM THE NORTHERN AND CENTRAL PORTIONS OF THE SITE. WHERE POSSIBLE, RUNOFF WILL BE ALLOWED TO FREELY DISCHARGE TO AMERICA'S PARKWAY RIGHT-OF-WAY FOLLOWING THE EXISTING DRAINAGE PATTERN.

THE EXISTING DOWNSTREAM STORM DRAIN LINE WAS PREVIOUSLY SIZED BASED UPON THE FULLY DEVELOPED SITE CONDITIONS WHICH WILL BE MAINTAINED UNDER THIS DEVELOPMENT. THE RECORD CALCULATIONS WERE BASED OFF OF A PREVIOUS VERSION OF THE CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL (DPM) WHICH REFLECTED A PEAK DISCHARGE RATE EXCEEDING THE CURRENT DPM'S PEAK DISCHARGE RATES.

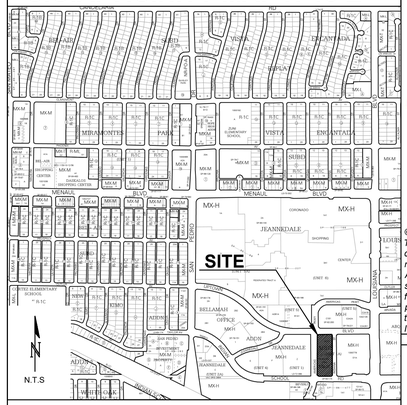
THE PROPOSED CALCULATED FLOW THAT ENTERS THE CURB INLET AND DOWNSTREAM EXISTING STORM DRAIN RUN WILL BE REDUCED FROM 12.77-CFS IN THE EXISTING CONDITION (SEE HUITT-ZOLLARS RECORD G&D) TO 11.42-CFS UNDER THE PROPOSED CONDITION. THE PROPOSED TOTAL FLOW WILL ENTER THE EXISTING DOWNSTREAM UNDERGROUND SYSTEM THROUGH THE PROPOSED STORM DRAIN LINE EXTENSION AND THROUGH AT-GRADE GUTTER FLOW FROM AMERICA'S PKWY.

FEMA MAP 35001C0352H

EFF. 8/16/2012



C.O.A. VICINITY MAP H-18-Z



PROJECT INFORMATION

PROPERTY: THE SITE IS A DEVELOPED COMMERCIAL PROPERTY BOUNDED TO THE NORTH BY UPTOWN BLVD, TO THE EAST BY INDIANA ST. NE, TO THE SOUTH BY INDIAN SCHOOL RD., AND TO THE WEST BY AMERICAS PKWY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENT INCLUDE THE CONSTRUCTION OF AN UNDERGROUND PARKING STRUCTURE, RESIDENTIAL LOFTS, FOOD HALL, PRIVATE DOG PARK, AND BREWERY.

LOT SIZE: 2.93 ACRES (

LEGAL: TRACTS E-2A1 AND E-2A2, WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: ELEVATIONS PROVIDED ARE BASED ON AGRS STATION STAMPED "20-H18". HAVING AN ELEVATION OF 5283.22.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM PANEL #35001C0352H EFF. 8/16/2012. THE SITE IS LOCATED PRIMARILY WITHIN FLOOD ZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. ADITIONALLY THE MOST SOUTHERN PORTION OF THE SITE IS LOCATED WITHIN FLOOD ZONE 'AO'. DEVELOPMENT WITHIN THE FLOOD ZONE 'AO' IS LIMITED TO A SEWER MAIN CONNECTION.

GENERAL NOTES

A. GRADES SHOWN ARE FINAL SURFACE GRADES (TOP OF CONCRETE, TOP OF LANDSCAPE MATERIAL, ETC. GRADES SHOWN WITHIN BUILDING LIMITS APPLY TO THE PLAZA LEVEL. REFER TO STRUCTURAL SHEETS FOR ELEVATIONS RELATED TO UNDERGROUND LID/STRUCTURE.

B. ALL DRAINAGE IMPROVEMENTS SHOWN ON THE APPROVED GRADING AND DRAINAGE PLAN MUST BE COMPLETED BEFORE ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE CAN BE ISSUED.

KEYED NOTES

1. CONSTRUCT ADA COMPLIANT SIDEWALK RAMP PER COA STANDARD DRAWING 2440-2448
2. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK. SEE SHEET CG 101 & 102 FOR DETAILED GRADES
3. PROPOSED DUMPSTER ENCLOSURE
4. BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN
5. CONSTRUCT PRIVATE ENTRANCE PER COA STANDARD DRAWING 2426
6. CONSTRUCT SIDEWALK CULVERT PER COA STANDARD DRAWING 2236
7. PROPOSED 18-IN PUBLIC STORM DRAIN

LEGEND

80	PROPOSED 5.0' CONTOUR
81.5	PROPOSED 1.0' CONTOUR
82.56	PROPOSED SPOT ELEVATION
	SURFACE FLOW DIRECTION
FF = 5330.6	FINISHED FLOOR ELEVATION
	GRAVEL
	PROPOSED DRAINAGE BASIN

ACCESSIBLE RAMPS, WALKS & PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%
ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

EXISTING SIDEWALKS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH ADA STANDARDS OR IT SHALL BE REPAIRED OR REPLACED.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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IAN M. N. ANDERSON
NEW MEXICO
26441
LICENSED PROFESSIONAL ENGINEER

Engineer 9/15/25

UPTOWN CONNECT MIXED USE

No	Description	Date

DESIGN
ISSUE: DEVELOPMENT

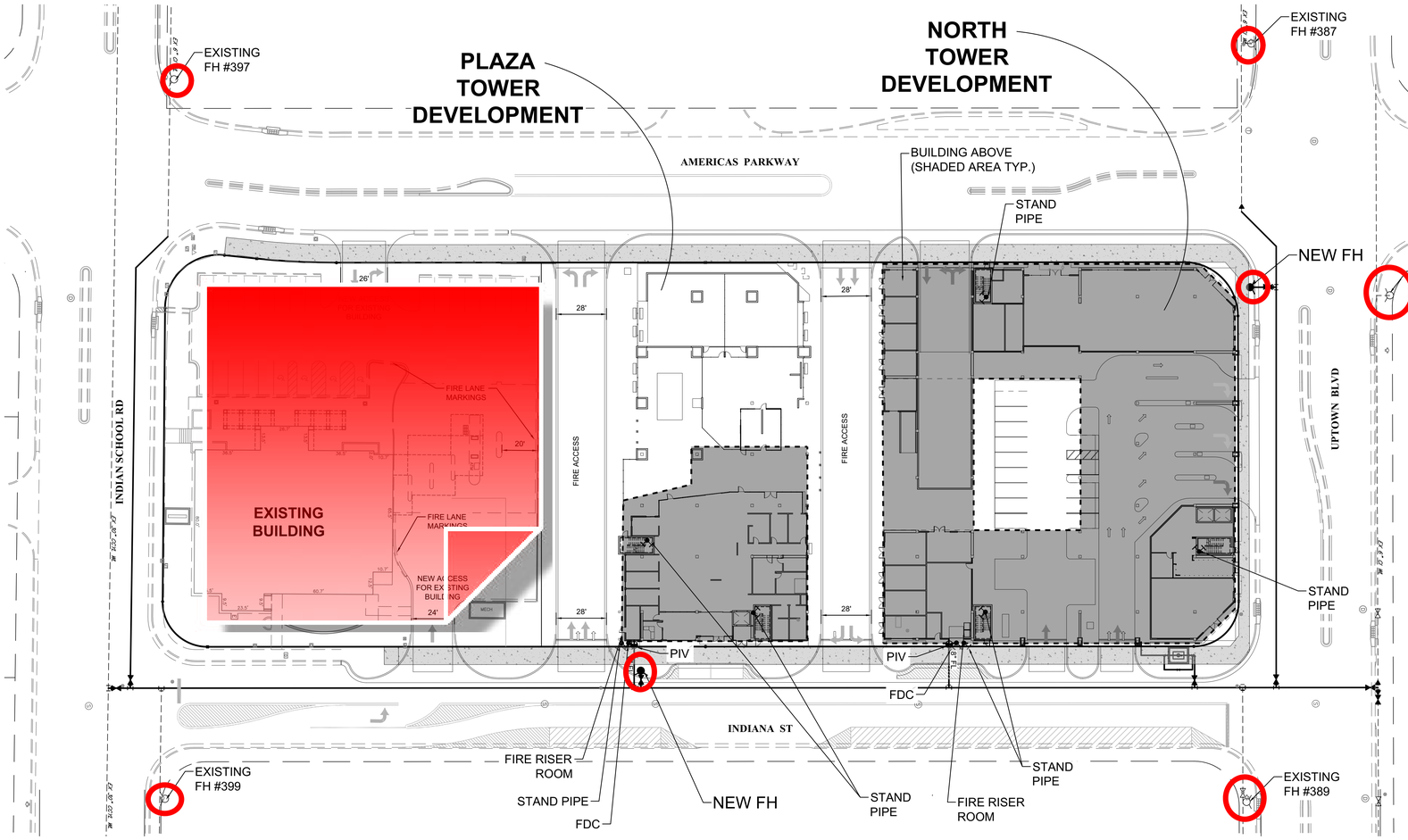
PROJECT NUMBER: IA 2825
FILE: 2825 CG-101.dwg
DRAWN BY: BJB
CHECKED BY: IMNA
DATE: 9/15/25

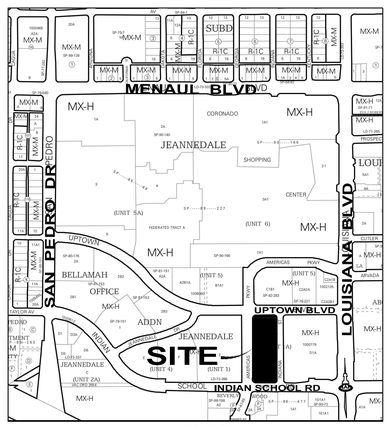
SHEET TITLE

OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER

CG100





PLAZA TOWER:

MAX. BUILDING HEIGHT = 68'-0"

LEVEL 1 = 38,915 SF
OCCUPANCY TYPE = M
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,250 GPM /2 = 1,125 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVEL 2 = 8,387 SF
OCCUPANCY TYPE = A and R-2
CONSTRUCTION TYPE = V-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 1,500 GPM /2 = 750 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVELS 3-5 = 13,113 SF
OCCUPANCY TYPE = R-2
CONSTRUCTION TYPE = V-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,250 GPM /2 = 1,125 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

NORTH TOWER:

MAX. BUILDING HEIGHT = 85'-0"

LEVEL 1 = 46,833 SF
OCCUPANCY TYPE = B
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,250 GPM /2 = 1,125 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVEL 2 = 32,231 SF
OCCUPANCY TYPE = B
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 2,000 GPM /2 = 1,000 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

LEVELS 3-7 = 144,715 SF
OCCUPANCY TYPE = R-2
CONSTRUCTION TYPE = III-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW = 6,750 GPM /2 = 3,375 GPM - MIN. 1,750 GPM
REQUIRED 4 FIRE HYDRANT
PROVIDED: 4 FIRE HYDRANT

BASEMENT GARAGE PARKING:

82,640 SF
OCCUPANCY TYPE = S-2
CONSTRUCTION TYPE = 1-A
SPRINKLER SYSTEM IN BLDG.
FIRE FLOW =3,000 GPM /2 = 1,500 GPM - MIN. 1,750 GPM
REQUIRED 1 FIRE HYDRANT
PROVIDED: 1 FIRE HYDRANT

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-24-019678
APPROVED DATE: 07/29/24

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINACE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 2750 GPM, 3 HYDRANTS, III-A

NOTES

ALL FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100' OF A FIRE HYDRANT, HAVE A MINIMUM DISTANCE OF 3' FROM ANY PERMANENT OBJECTS, AND HAVE INLETS BETWEEN 18" AND 48" ABOVE GRADE.

ALL FIRE DEPARTMENT CONNECTIONS, STAND PIPES AND POST INDICATOR VALVES ARE WALL MOUNT.

STAND PIPES ARE LOCATED IN ALL STAIR WELLS AT ALL LEVELS.

ALL BUILDINGS TO HAVE A PREMISS ID'S VISIBLE FROM UPTOWN BLVD.

ALL BUILDINGS HAVE KNOX BOXES AT ENTRANCES AND SHALL BE MOUNTED BETWEEN 4' AND 6' ABOVE GRADE AND BE ILLUMINATED.

ADDRESS / DIRECTION BOARDS TO BE INSTALLED AT ALL ENTRANCES TO INDICATE LOCATION AND ADDRESS OF ALL BUILDINGS.

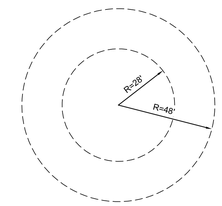
ALL ACCESS AND FIRE ROADS SHALL BE MARKED ON BOTH SIDES AS DIRECTED BY THE FIRE MARSHAL.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE PATHS WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS.



FIRE APPARATUS TURNING RADIUS
1" = 30'

0 15 30 60 90
SCALE 1"=30'

SEAL

PROJECT

UPTOWN CONNECT

UPTOWN BLVD.
ALBUQUERQUE, NM 87123

DESIGN DEVELOPMENT

REVISIONS

DRAWN BY	JTS/BJB/DEC
REVIEWED BY	FCA/IMA
DATE	06/04/2024
PROJECT NO.	IA 2625 XX-XXXX

DRAWING NAME
FIRE HYDRANT LOCATION & ACCESS PLAN

SHEET NO.
FIRE 1

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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PROJECT NUMBER: _____

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

UPTOWN CONNECT

D.F.T. SITE DEVELOPMENT PLAN SUBMITTAL

11.10.2025

DFT SHEET LIST	
Sheet Number	Sheet Name
SDP 1.1	SITE DEVELOPMENT PLAN
SDP 1.2	ENLARGED SITE PLAN
SDP 1.3	SITE DETAILS
SDP 4.1	BLDG #2 - EXTERIOR ELEVATIONS
SDP 4.2	BLDG #2 - EXTERIOR ELEVATIONS
SDP 4.3	BLDG #3 - EXTERIOR ELEVATIONS
SDP 4.4	BLDG #3 - EXTERIOR ELEVATIONS
SDP 4.5	BLDG #4 - EXTERIOR ELEVATIONS

OWNER AND OWNER'S CONSULTANTS

OWNER
PALINDROME COMMUNITIES
412 NW 5TH AVE, SUITE 200
PORTLAND, OR 97209
(480) 687-8966

GENERAL CONTRACTOR
PACIFICAP CONSTRUCTION
615 S. FARMER AVE. SUITE 1003
TEMPE, AZ 85281
(480) 687-8966

CIVIL ENGINEER
ISAACSON & ARFMAN, INC.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108
(505) 268-8828

MECHANICAL ENGINEER
TESTUDO ENGINEERING
7007 WYOMING BLVD NE STE E1
ALBUQUERQUE, NM 87109
(505) 554-1282

MECH. SUB-CONTRACTOR
INSTALLATION SERVICE HEATING & COOLING (ISHC)
7500 SECOND STREET NW
ALBUQUERQUE, NM 87107
505-792-5103

ELECTRICAL ENGINEER
CMTA
1331 TYLER ST NE, SUITE 201
MINNEAPOLIS, MN 55413
(612) 249-5600

ELEC. SUB-CONTRACTOR
MAGNUM ELECTRIC, INC.
471 CHRISTIANSON DR. W
WEST FARGO, NC 58078
(701) 551-3240

PLUMBING ENGINEER

PLUMBING SUB-CONTRACTOR
RODGERS PLUMBING & HEATING CO., INC
5105 WILLIAM ST SE.
ALBUQUERQUE, NM 87105
(505) 243-9703

ARCHITECT & ARCHITECT'S CONSULTANTS

ARCHITECT
DEKKER
7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700

LANDSCAPE ARCHITECT
DEKKER
7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700

STRUCTURAL ENGINEER
DEKKER
7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700

PARKING CONSULTANT
WGI
8910 PURDUE RD, SUITE 210
INDIANAPOLIS, IN 46268
(317) 735-3349

POOL CONSULTANT
AQUATICS ENGINEER CONSULTANTS
PO BOX 10836
FARGO, ND 58106
(710) 730-6370

Dekker

ARCHITECT

STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6686
11/10/2024
REGISTERED ARCHITECT

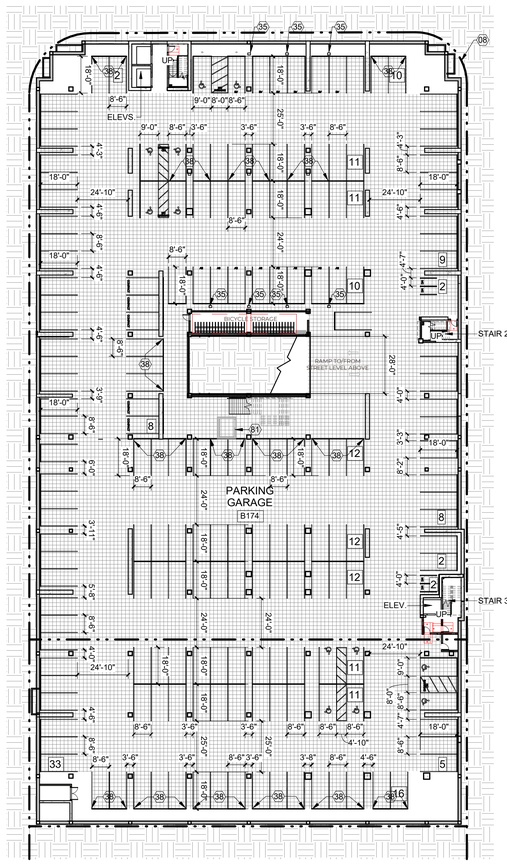
PROJECT

UPTOWN CONNECT
2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DATE: 11/10/2025
PROJECT NO: 20-0010

ISSUE PURPOSE
DFT SITE DEVELOPMENT PLAN

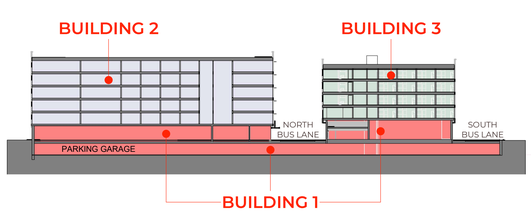
PLATTING ACTIONS
FOR ALL PLATTING-RELATED ACTIONS PLEASE REFER TO DHO PLAT PLAN APPLICATION PLT-2025-00059.



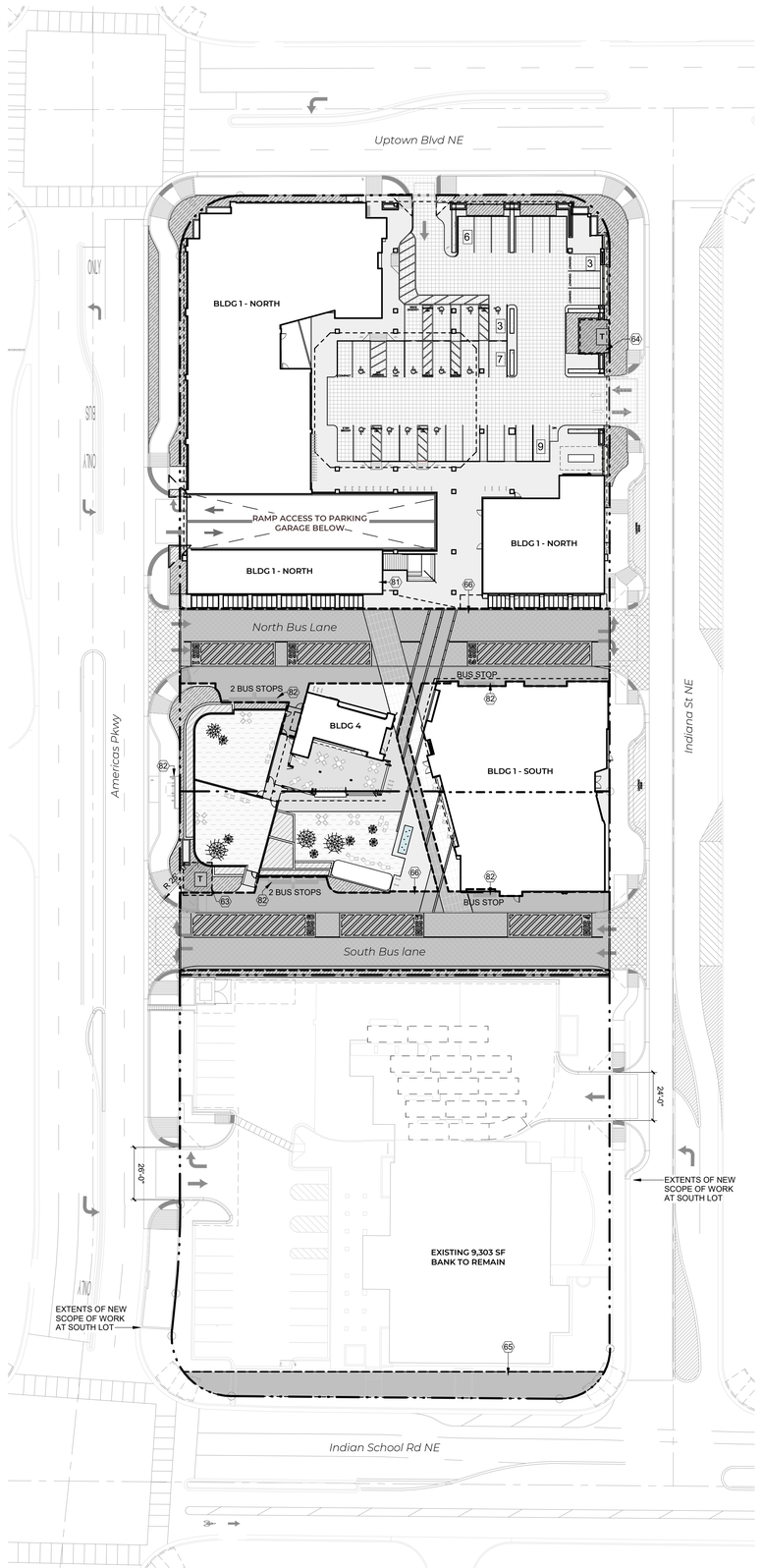
NORTH

B1 LOWER LEVEL PARKING PLAN
1" = 30'-0"

NORTH SOUTH SECTION THROUGH SOUTH LOOKING EAST



A1 BUILDING NUMBERING SCHEME - BLDGS 1-3
1" = 50'-0"



NORTH

A3 SITE PLAN - OVERALL
1" = 30'-0"

0 30' 60'

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTIFAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:

FRONT	- 0' MIN / 15' MAX	STREET SIDE	-0' MIN / 15' MAX
SIDE	- 0' MIN / N.A. MAX	REAR	-0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 24' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 99'-0" MAX ALLOWED HEIGHT

MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
LEVEL 2	= 39,687 SF	LEVEL 2	= 4,527 SF		
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF		
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	*not used*	--	--	--
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
*(*27 ARE ACCESSIBLE UNITS)*		TOTAL:	239*	151,400

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7,573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2,667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10,333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: **166 SPACES**
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: **211 SPACES**
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 183)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2025 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

BANK PARKING CALCULATIONS- FOR REFERENCE ONLY

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:
BANK: 2 SPACES / 1,000 SF: 9,303 X 2 = 18 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 18 X .30 = - 6 SPACES
TOTAL REQUIRED PARKING: 12 SPACES

TOTAL PROVIDED PARKING: 23 SPACES

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES: **1 SPACES**

BICYCLE PARKING TABLE 5-5-5
REQUIRED SPACES: 3 SPACES
PROVIDED SPACES: **3 TOTAL SPACES PROVIDED**

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERUQE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
R. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

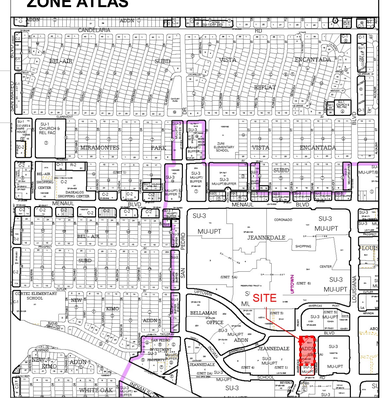
SHEET KEYNOTES

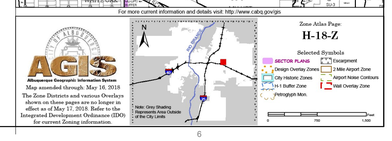
08	PROPERTY LINE
35	ELECTRIC VEHICLE CHARGING STATION
38	EV CAPABLE PARKING SPACE
63	PUBLIC SERVICE COMPANY OF NEW MEXICO 16' X 17' ELECTRIC TRANSFORMER EASEMENT
64	PUBLIC SERVICE COMPANY OF NEW MEXICO 15' X 17' ELECTRIC TRANSFORMER EASEMENT
65	CITY OF ALBUQUERQUE 13.5' PUBLIC DRAINAGE EASEMENT
66	CITY OF ALBUQUERQUE ABQ RIDE TRANSIT EASEMENT
81	LOCATION FOR POSSIBLE 2-STOP ELEVATOR
82	PLACE-HOLDER BUS STOP, DESIGN PENDING COORDINATION WITH ABQ RIDE

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- COLORED, STAMPED CONCRETE
- NEW EASEMENTS
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS





Dekker

SEAL
STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6686
11/10/2024
REGISTERED ARCHITECT

PROJECT

UPTOWN CONNECT
2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

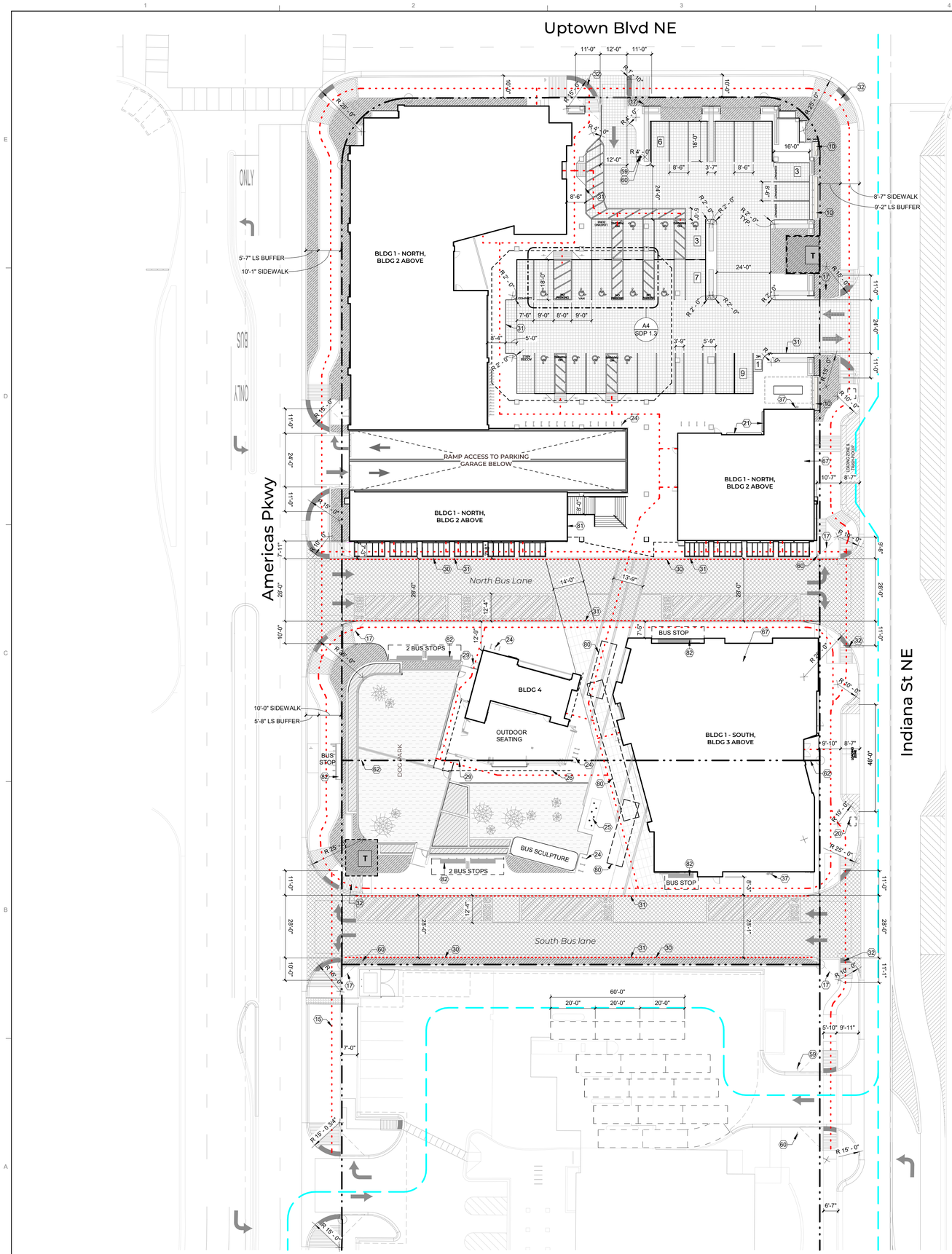
REVISIONS

DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME
SITE DEVELOPMENT PLAN

SHEET NO
SDP 1.1

11/10/2025 4:57:04 PM



NORTH

A1 SITE PLAN - ENLARGED

1" = 20'-0"

11/10/2025 4:57:11 PM

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTIFAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:

FRONT	- 0' MIN / 15' MAX	STREET SIDE	-0' MIN / 15' MAX
SIDE	- 0' MIN / N.A. MAX	REAR	-0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 24' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 99'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
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LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
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S2	STUDIO	513	35	17,955
S3	*not used*	--	--	--
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
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*(*27 ARE ACCESSIBLE UNITS)*		TOTAL:	239*	151,400

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7,573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2,667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10,333 X 3	17.6 SPACES
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TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: **166 SPACES**
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: **211 SPACES**
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 183)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2025 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

BANK PARKING CALCULATIONS- FOR REFERENCE ONLY

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:
BANK: 2 SPACES / 1,000 SF: 9,303 X 2 = 18 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 18 X .30 = -6 SPACES
TOTAL REQUIRED PARKING: 12 SPACES

TOTAL PROVIDED PARKING: 23 SPACES

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES **1 SPACES**

BICYCLE PARKING TABLE 5-5-5
REQUIRED SPACES: 3 SPACES
PROVIDED SPACES: **3 TOTAL SPACES PROVIDED**

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
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E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
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J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
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R. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

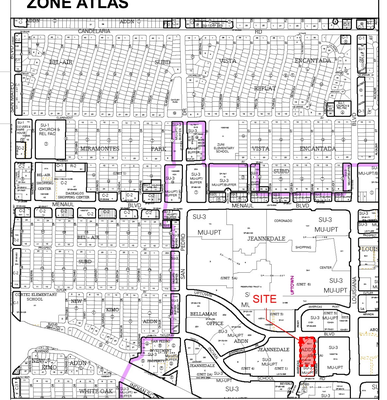
SHEET KEYNOTES

10	RAISED PLANTING AREA	31	6" CONCRETE CURB
15	ACCESSIBLE ROUTE	32	ACCESSIBLE PEDESTRIAN RAMP
17	CLEAR SITE TRIANGLE	37	GAS METER
20	NEW WATER METER BOX	59	ONE-WAY SIGNAGE
21	ELECTRIC METERS	60	DO NOT ENTER SIGNAGE
24	BIKE RACKS	62	EXISTING PROPERTY LINE TO BE RELOCATED, PER DHO PLAT APPLICATION PLT-2025-00059
25	WATER FEATURE - SPLASH PAD	67	REFUSE ROOM
26	LINE OF ROOF ABOVE	80	FREE-STANDING STEEL OVERHEAD SHADE STRUCTURE
29	GATE	81	LOCATION FOR POSSIBLE 2-STOP ELEVATOR
30	NO PARKING - FIRE LANE CURB PAINT	82	PLACE-HOLDER BUS STOP, DESIGN PENDING COORDINATION WITH ABQ RIDE

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- COLORED, STAMPED CONCRETE
- NEW EASEMENTS
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS



Dekker

SEAL

STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6686
11/10/2024
REGISTERED ARCHITECT

PROJECT

UPTOWN CONNECT
2121 INDIANA ST NE & 6501 INDIANA SCHOOL RD NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

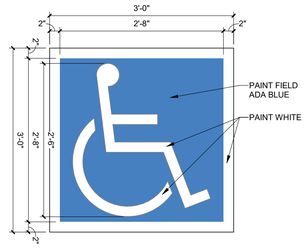
DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME

ENLARGED SITE PLAN

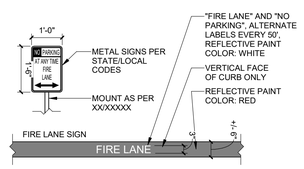
SHEET NO

SDP 1.2

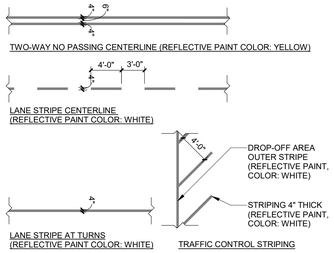


E1 ACCESSIBLE MARKING
1" = 1'-0"

NOTE:
1. SEE PLANS FOR EXTENTS OF CURB PAINT.

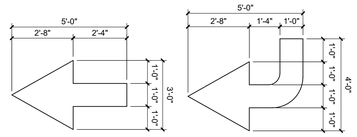


E2 FIRE LANE SIGNAGE
1/2" = 1'-0"

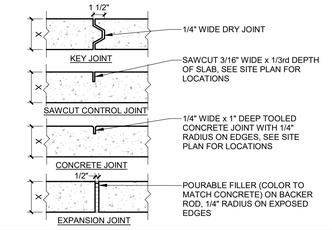


E3 ROADWAY STRIPING
1/8" = 1'-0"

NOTES:
1. PAINT ARROWS WHERE SHOWN ON PLANS. COLOR: WHITE.
2. WHERE CONDITION OCCURS IN RIGHT OF WAY, USE REFLECTIVE PAINT.

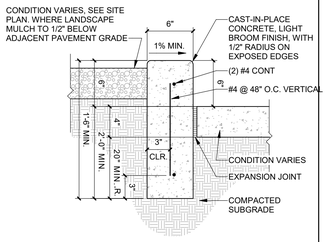


E4 DIRECTIONAL PAVEMENT ARROW
3/8" = 1'-0"

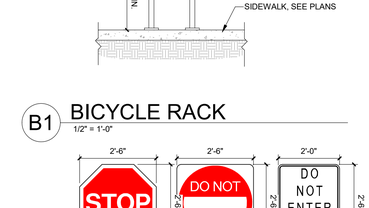


CONTROL AND EXPANSION JOINT SPACING -UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

E5 CONCRETE JOINTS
1 1/2" = 1'-0"

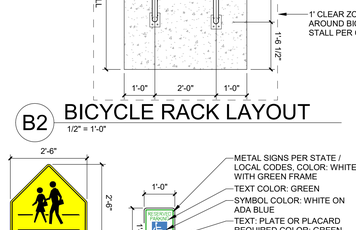


E6 CONCRETE HEADER CURB
1 1/2" = 1'-0"



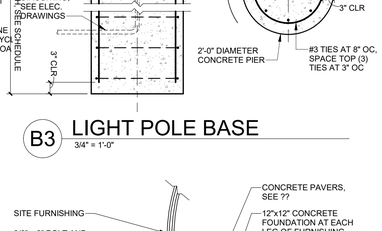
D1 DETECTABLE WARNING SURFACE
1" = 1'-0"

NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

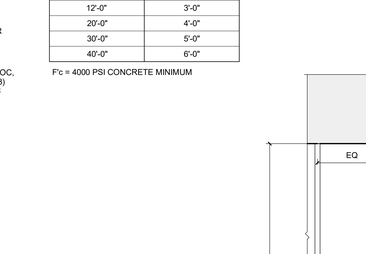


D2 CURB AND GUTTER
1 1/2" = 1'-0"

DESIGN NOTE:
1. ADD REBAR ONLY IF REQUIRED BY GEOTECH.

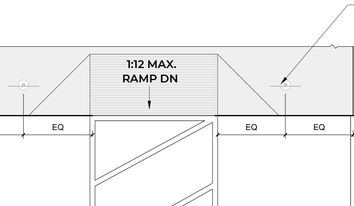


D3 RAMP TRANSITION
1 1/2" = 1'-0"

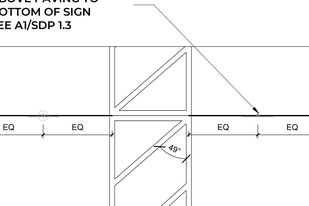


D4 PERMEABLE BRICK PAVERS
3/4" = 1'-0"

NOTES:
1. SEE SITE PLANS AND XX/XXX FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTEGRAL COLOR WHERE NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



D5 CONCRETE SIDEWALK
1 1/2" = 1'-0"



D6 PLAY SURFACE EDGE
3/4" = 1'-0"

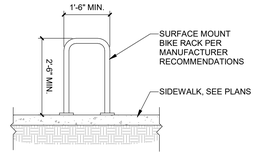
NOTES:
1. MANUFACTURER: SEE SPECIFICATIONS.
2. COLOR: SEE SPECIFICATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

C1 DETECTABLE WARNING SURFACE
1" = 1'-0"

C2 ACCESSIBLE CURB RAMP
1/4" = 1'-0"

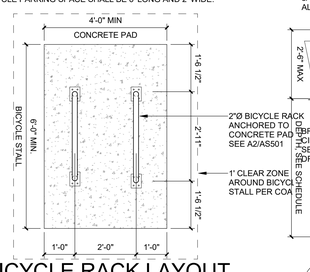
C3 ACCESSIBLE CURB RAMP
1/4" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. 2 BIKE CAPACITY PER RACK. 4 TOTAL PER PAD.

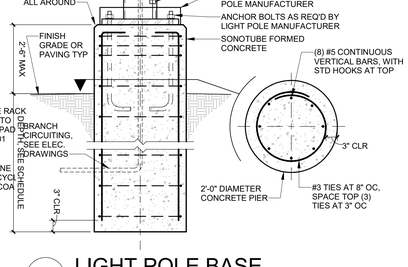


B1 BICYCLE RACK
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



B2 BICYCLE RACK LAYOUT
1/2" = 1'-0"



B3 LIGHT POLE BASE
3/4" = 1'-0"

DESIGN NOTES:
1. COORDINATE WITH STRUCTURAL TO CONFIRM THE FOOTING AND SCHEDULE WORKS WITH SPECIFIC SITE CONDITIONS.
2. CONFIRM HEIGHT OF PIER ABOVE GRADE.

LIGHT POLE FOOTING SCHEDULE	
MAXIMUM POLE HEIGHT	MINIMUM FOOTING DEPTH
8'-0"	2'-6"
12'-0"	3'-0"
20'-0"	4'-0"
30'-0"	5'-0"
40'-0"	6'-0"

F'c = 4000 PSI CONCRETE MINIMUM

A1 TRAFFIC SIGNAGE
1/2" = 1'-0"

NOTE: ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE.

A3 SITE FURNITURE MOUNT
1 1/2" = 1'-0"

B4 ACCESSIBLE PARKING STALL - UNDERGROUND GARAGE
1/4" = 1'-0"

A4 ACCESSIBLE PARKING STALL - NORTH PARKING COURTH
1/4" = 1'-0"

Dekker

SEAL

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NO. 6686
11/10/2024
REGISTERED ARCHITECT

PROJECT

UPTOWN CONNECT
2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME

SITE DETAILS

SHEET NO

SDP 1.3

11/10/2025 4:57:16 PM

C3 NORTH BUILDING - WEST ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

A1 NORTH BUILDING - SOUTH ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

GENERAL SHEET NOTES

A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPE AREAS.
C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING. RE: CIVIL PLANS
D. REFER TO FLOOR PLANS FOR WINDOW AND DOOR TYPES AND LOCATIONS.
E. ALL CHANGE IN COLOR PLANE SHALL HAPPEN AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
F. FINISH FLOOR INDICATED AS 100'-0". RE: CIVIL FOR FINISH GRADES. ALL VERTICAL DIMENSIONS ARE FROM 100'-0"
G. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE
H. PAINT WALL AND ROOF MOUNTED EQUIPMENT ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
I. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
J. LOCATE HORIZONTAL CONTROL JOINTS AT FLOOR DECK AT LEVELS 2, 3, 4, 5, & 6; LOCATE VERTICAL CONTROL JOINTS AT WINDOW AND DOOR EDGES.
K. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

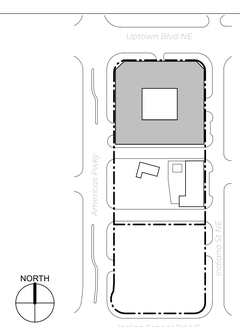
SHEET KEYNOTES

50	METAL SHADE CANOPY
68	L-SHAPED PERFORATED WINDOW AWNING/SHADE. TYPICAL ALL WINDOWS IN VERTICAL STACK.
69	SELF-ILLUMINATED METAL PARKING SIGN
70	METAL SHADE CANOPY. TYPICAL ALL WINDOWS IN VERTICAL STACK.
78	ALUMINUM STOREFRONT W/ CLEAR GLAZING
79	METAL GUARDRAIL
83	POSSIBLE LOCATION FOR BUILDING-MOUNTED SIGNAGE

BUILDING ELEVATION LEGEND

3-COAT PORTLAND CEMENT STUCCO - COLOR: S1	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC3
3-COAT PORTLAND CEMENT STUCCO - COLOR: S2	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC4
3-COAT PORTLAND CEMENT STUCCO - COLOR: S3	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC5
3-COAT PORTLAND CEMENT STUCCO - COLOR: S4	BOX CORRUGATED METAL PANEL - COLOR: MP1
3-COAT PORTLAND CEMENT STUCCO - COLOR: S5	COMPOSITE METAL PANEL - COLOR: MP2
BRICK VENEER - COLOR: B1	COMPOSITE METAL PANEL - COLOR: MP3
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC1	COMPOSITE METAL PANEL - COLOR: MP4
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC2	COMPOSITE METAL PANEL - COLOR: MP5

KEY PLAN



Dekker

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NO. 6686
11/10/2024
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ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME

BLDG #2 - EXTERIOR ELEVATIONS

SHEET NO

SDP 4.1

11/10/2025 4:57:26 PM

C1 NORTH BUILDING - NORTH ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

A1 NORTH BUILDING - EAST ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

GENERAL SHEET NOTES

A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPE AREAS.
C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING. RE: CIVIL PLANS
D. REFER TO FLOOR PLANS FOR WINDOW AND DOOR TYPES AND LOCATIONS.
E. ALL CHANGE IN COLOR PLANE SHALL HAPPEN AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
F. FINISH FLOOR INDICATED AS 100'-0". RE: CIVIL FOR FINISH GRADES. ALL VERTICAL DIMENSIONS ARE FROM 100'-0"
G. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE
H. PAINT WALL AND ROOF MOUNTED EQUIPMENT ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
I. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
J. LOCATE HORIZONTAL CONTROL JOINTS AT FLOOR DECK AT LEVELS 2, 3, 4, 5, & 6; LOCATE VERTICAL CONTROL JOINTS AT WINDOW AND DOOR EDGES.
K. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

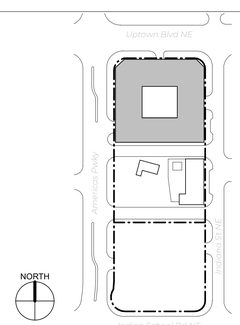
SHEET KEYNOTES

10	RAISED PLANTING AREA
39	SEMI-TRANSPARENT PERFORATED METAL SCREENING PANELS
50	METAL SHADE CANOPY
68	L-SHAPED PERFORATED WINDOW AWNING/SHADE. TYPICAL ALL WINDOWS IN VERTICAL STACK.
71	OVERHEAD COILING DOOR
83	POSSIBLE LOCATION FOR BUILDING-MOUNTED SIGNAGE

BUILDING ELEVATION LEGEND

3-COAT PORTLAND CEMENT STUCCO - COLOR: S1	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC3
3-COAT PORTLAND CEMENT STUCCO - COLOR: S2	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC4
3-COAT PORTLAND CEMENT STUCCO - COLOR: S3	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC5
3-COAT PORTLAND CEMENT STUCCO - COLOR: S4	BOX CORRUGATED METAL PANEL - COLOR: MP1
3-COAT PORTLAND CEMENT STUCCO - COLOR: S5	COMPOSITE METAL PANEL - COLOR: MP2
BRICK VENEER - COLOR: B1	COMPOSITE METAL PANEL - COLOR: MP3
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC1	COMPOSITE METAL PANEL - COLOR: MP4
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC2	COMPOSITE METAL PANEL - COLOR: MP5

KEY PLAN



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ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

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DATE	11/10/2025
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DRAWING NAME

BLDG #2 - EXTERIOR ELEVATIONS

SHEET NO

SDP 4.2

11/10/2025 4:57:35 PM

C3 PLAZA BUILDING - EAST ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

A3 PLAZA BUILDING - SOUTH ELEVATION

1/8" = 1'-0"

0 4' 8' 16'

GENERAL SHEET NOTES

A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPE AREAS.
C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING. RE: CIVIL PLANS
D. REFER TO FLOOR PLANS FOR WINDOW AND DOOR TYPES AND LOCATIONS.
E. ALL CHANGE IN COLOR PLANE SHALL HAPPEN AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
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I. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
J. LOCATE HORIZONTAL CONTROL JOINTS AT FLOOR DECK AT LEVELS 2, 3, 4, 5, & 6; LOCATE VERTICAL CONTROL JOINTS AT WINDOW AND DOOR EDGES.
K. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

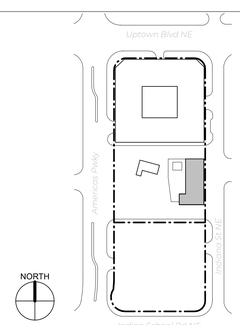
SHEET KEYNOTES

21	ELECTRIC METERS
28	ABQ RIDE BUS STOP
37	GAS METER
72	WOOD-LOOK 1.5" X 3.5" COMPOSITE BATTENS
73	GLASS GUARDRAIL
83	POSSIBLE LOCATION FOR BUILDING-MOUNTED SIGNAGE

BUILDING ELEVATION LEGEND

- 3-COAT PORTLAND CEMENT STUCCO - COLOR: S1
- 3-COAT PORTLAND CEMENT STUCCO - COLOR: S2
- 3-COAT PORTLAND CEMENT STUCCO - COLOR: S3
- 3-COAT PORTLAND CEMENT STUCCO - COLOR: S4
- 3-COAT PORTLAND CEMENT STUCCO - COLOR: S5
- BRICK VENEER - COLOR: B1
- OPEN JOINT FIBER CEMENT BOARD - COLOR: FC1
- OPEN JOINT FIBER CEMENT BOARD - COLOR: FC2
- OPEN JOINT FIBER CEMENT BOARD - COLOR: FC3
- OPEN JOINT FIBER CEMENT BOARD - COLOR: FC4
- OPEN JOINT FIBER CEMENT BOARD - COLOR: FC5
- BOX CORRUGATED METAL PANEL - COLOR: MP1
- COMPOSITE METAL PANEL - COLOR: MP2
- COMPOSITE METAL PANEL - COLOR: MP3
- COMPOSITE METAL PANEL - COLOR: MP4
- COMPOSITE METAL PANEL - COLOR: MP5

KEY PLAN



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ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME

BLDG #3 - EXTERIOR ELEVATIONS

SHEET NO

SDP 4.3

11/10/2025 4:57:41 PM

C3 PLAZA BULDING - WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

A1 PLAZA BUILDING - NORTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16'

GENERAL SHEET NOTES

A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPE AREAS.
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D. REFER TO FLOOR PLANS FOR WINDOW AND DOOR TYPES AND LOCATIONS.
E. ALL CHANGE IN COLOR PLANE SHALL HAPPEN AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
F. FINISH FLOOR INDICATED AS 100'-0". RE: CIVIL FOR FINISH GRADES. ALL VERTICAL DIMENSIONS ARE FROM 100'-0"
G. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE
H. PAINT WALL AND ROOF MOUNTED EQUIPMENT ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
I. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
J. LOCATE HORIZONTAL CONTROL JOINTS AT FLOOR DECK AT LEVELS 2, 3, 4, 5, & 6; LOCATE VERTICAL CONTROL JOINTS AT WINDOW AND DOOR EDGES.
K. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

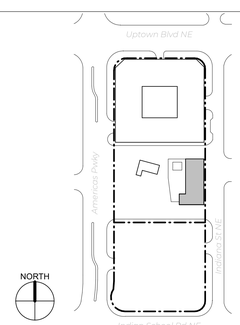
SHEET KEYNOTES

12	ABQ RIDE DIGITAL DISPLAY BOARD
28	ABQ RIDE BUS STOP
50	METAL SHADE CANOPY
71	OVERHEAD COILING DOOR
72	WOOD-LOOK 1.5" X 3.5" COMPOSITE BATTENS
73	GLASS GUARDRAIL
74	18" DEEP PERFORATED METAL SHADE FINS
83	POSSIBLE LOCATION FOR BUILDING-MOUNTED SIGNAGE

BUILDING ELEVATION LEGEND

3-COAT PORTLAND CEMENT STUCCO - COLOR: S1	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC3
3-COAT PORTLAND CEMENT STUCCO - COLOR: S2	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC4
3-COAT PORTLAND CEMENT STUCCO - COLOR: S3	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC5
3-COAT PORTLAND CEMENT STUCCO - COLOR: S4	BOX CORRUGATED METAL PANEL - COLOR: MP1
3-COAT PORTLAND CEMENT STUCCO - COLOR: S5	COMPOSITE METAL PANEL - COLOR: MP2
BRICK VENEER - COLOR: B1	COMPOSITE METAL PANEL - COLOR: MP3
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC1	COMPOSITE METAL PANEL - COLOR: MP4
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC2	COMPOSITE METAL PANEL - COLOR: MP5

KEY PLAN



Dekker

SEAL

STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6686
11/10/2024
REGISTERED ARCHITECT

PROJECT

UPTOWN CONNECT
2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

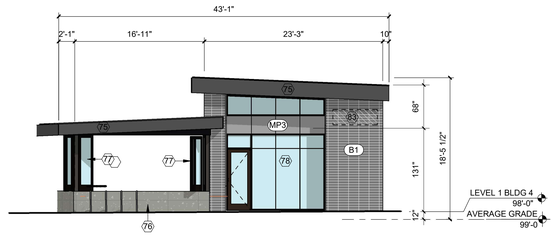
DRAWING NAME

BLDG #3 - EXTERIOR ELEVATIONS

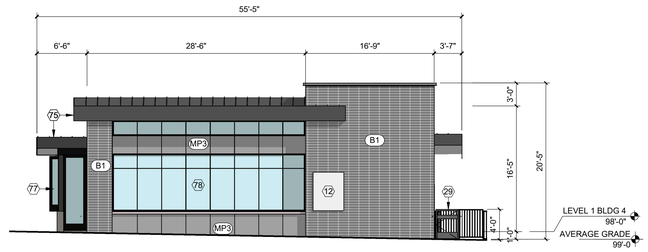
SHEET NO

SDP 4.4

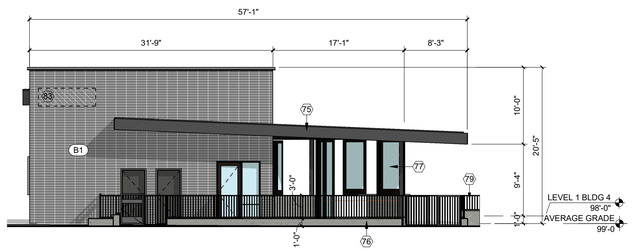
11/10/2025 4:57:48 PM



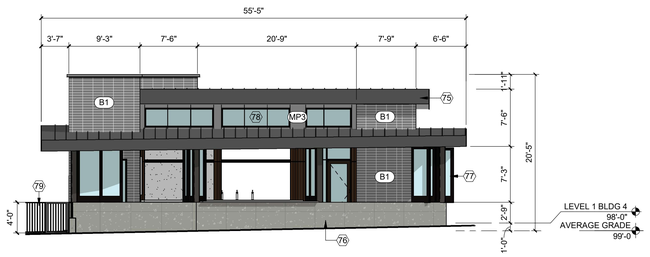
D3 BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"



C3 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"



B3 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"



A3 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"

GENERAL SHEET NOTES

A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPE AREAS.
C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING. RE: CIVIL PLANS
D. REFER TO FLOOR PLANS FOR WINDOW AND DOOR TYPES AND LOCATIONS.
E. ALL CHANGE IN COLOR PLANE SHALL HAPPEN AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
F. FINISH FLOOR INDICATED AS 100'-0". RE: CIVIL FOR FINISH GRADES. ALL VERTICAL DIMENSIONS ARE FROM 100'-0"
G. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE
H. PAINT WALL AND ROOF MOUNTED EQUIPMENT ITEMS THAT ARE NOT PRE-FINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
I. REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
J. LOCATE HORIZONTAL CONTROL JOINTS AT FLOOR DECK AT LEVELS 2, 3, 4, 5, & 6; LOCATE VERTICAL CONTROL JOINTS AT WINDOW AND DOOR EDGES.
K. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.

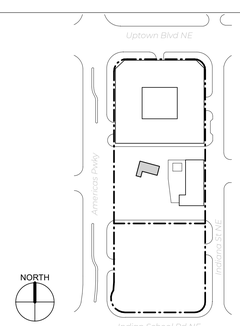
SHEET KEYNOTES

12	ABQ RIDE DIGITAL DISPLAY BOARD
29	GATE
75	METAL ROOF FASCIA
76	CAST CONCRETE SITE WALL
77	OPERABLE GLAZED WALL SHUTTERS
78	ALUMINUM STOREFRONT W/ CLEAR GLAZING
79	METAL GUARDRAIL
83	POSSIBLE LOCATION FOR BUILDING-MOUNTED SIGNAGE

BUILDING ELEVATION LEGEND

3-COAT PORTLAND CEMENT STUCCO - COLOR: S1	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC3
3-COAT PORTLAND CEMENT STUCCO - COLOR: S2	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC4
3-COAT PORTLAND CEMENT STUCCO - COLOR: S3	OPEN JOINT FIBER CEMENT BOARD - COLOR: FC5
3-COAT PORTLAND CEMENT STUCCO - COLOR: S4	BOX CORRUGATED METAL PANEL - COLOR: MP1
3-COAT PORTLAND CEMENT STUCCO - COLOR: S5	COMPOSITE METAL PANEL - COLOR: MP2
BRICK VENEER - COLOR: B1	COMPOSITE METAL PANEL - COLOR: MP3
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC1	COMPOSITE METAL PANEL - COLOR: MP4
OPEN JOINT FIBER CEMENT BOARD - COLOR: FC2	COMPOSITE METAL PANEL - COLOR: MP5

KEY PLAN



Dekker

SEAL

STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6686
11/10/2024
REGISTERED ARCHITECT

PROJECT

UPTOWN CONNECT
2121 INDIANA ST NE & 6501 INDIAN SCHOOL RD NE
ALBUQUERQUE NM 87110

DFT SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY	Dekker
REVIEWED BY	Dekker
DATE	11/10/2025
PROJECT NO	20-0010

DRAWING NAME

BLDG #4 - EXTERIOR ELEVATIONS

SHEET NO

SDP 4.5

11/10/2025 4:57:53 PM

Rebecca Shank

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 7, 2025 4:03 PM
To: Rebecca Shank
Subject: 2121 Indiana St NE_Public Notice Inquiry Sheet Submission
Attachments: 03_IDOZoneAtlasPage_H-18-Z.pdf

Dear Applicant:

As of October 7, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, October 7, 2025 12:35 PM
To: Office of Neighborhood Coordination <rebeccas@dekkerdesign.org>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Other (please specify in field below)
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

DFT meeting for site plan approval

Applicant Information

Contact Name

Rebecca Shank

Telephone Number

5057619700

Email Address

rebeccas@dekkerdesign.org

Company Name

Dekker

Company Address

7601 Jefferson NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

Physical address of subject site:

6501 INDIAN SCHOOL NE ALBUQUERQUE NM 87110

Subject site cross streets:

Between Indian School Rd and Uptown Blvd between Americas Pkwy and Indiana St

Other subject site identifiers:

UPC#101805945502140406

This site is located on the following zone atlas page:

H-18-Z

Link for map

Captcha

Rebecca Shank

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 7, 2025 4:01 PM
To: Rebecca Shank
Subject: 6501 INDIAN SCHOOL NE _ Public Notice Inquiry Sheet Submission
Attachments: 03_IDOZoneAtlasPage_H-18-Z.pdf

Dear Applicant:

As of October 7, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, October 7, 2025 12:36 PM
To: Office of Neighborhood Coordination <rebeccas@dekkerdesign.org>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Other (please specify in field below)
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

DFT meeting for site plan approval

Applicant Information

Contact Name

Rebecca Shank

Telephone Number

5057619700

Email Address

rebeccas@dekkerdesign.org

Company Name

Dekker

Company Address

7601 Jefferson NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L

Physical address of subject site:

2121 Indiana St NE, Albuquerque, NM 87110

Subject site cross streets:

Between Indian School Rd and Uptown Blvd between Americas Pkwy and Indiana St

Other subject site identifiers:

UPC#101805945505040410

This site is located on the following zone atlas page:

H-18-Z

Link for map

Captcha

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____To _____

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Jessica Lawlis Digitally signed by Jessica Lawlis DN: E=JessicaL@dekkerdesign.org, CN=Jessica Lawlis, OU=Albuquerque, OU=PS Staff, DC=lpsabq, DC=GPS Reason: I am approving this document Date: 2025.11.10 17:39:15-07'00'

Jessica Lawlis, Dekker (Agent) _____ 11/10/2025
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Rev. 1/11/05

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

November 6, 2025

James A. Favata, RA
Dekker
7601 Jefferson St NE
Albuquerque, NM 87109

Re: **UpTown Connect**
6501 Indian School Rd NE
Conceptual Traffic Circulation Layout for DFT Approval
Architect's Stamp 10-31-24 (H18D025A)
TRANS-2025-00294

Dear Mr. Favata,

The conceptual TCL submittal received 11-06-2025 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, the approved Plat must be provided.**

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to ABQ-Plan for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Service

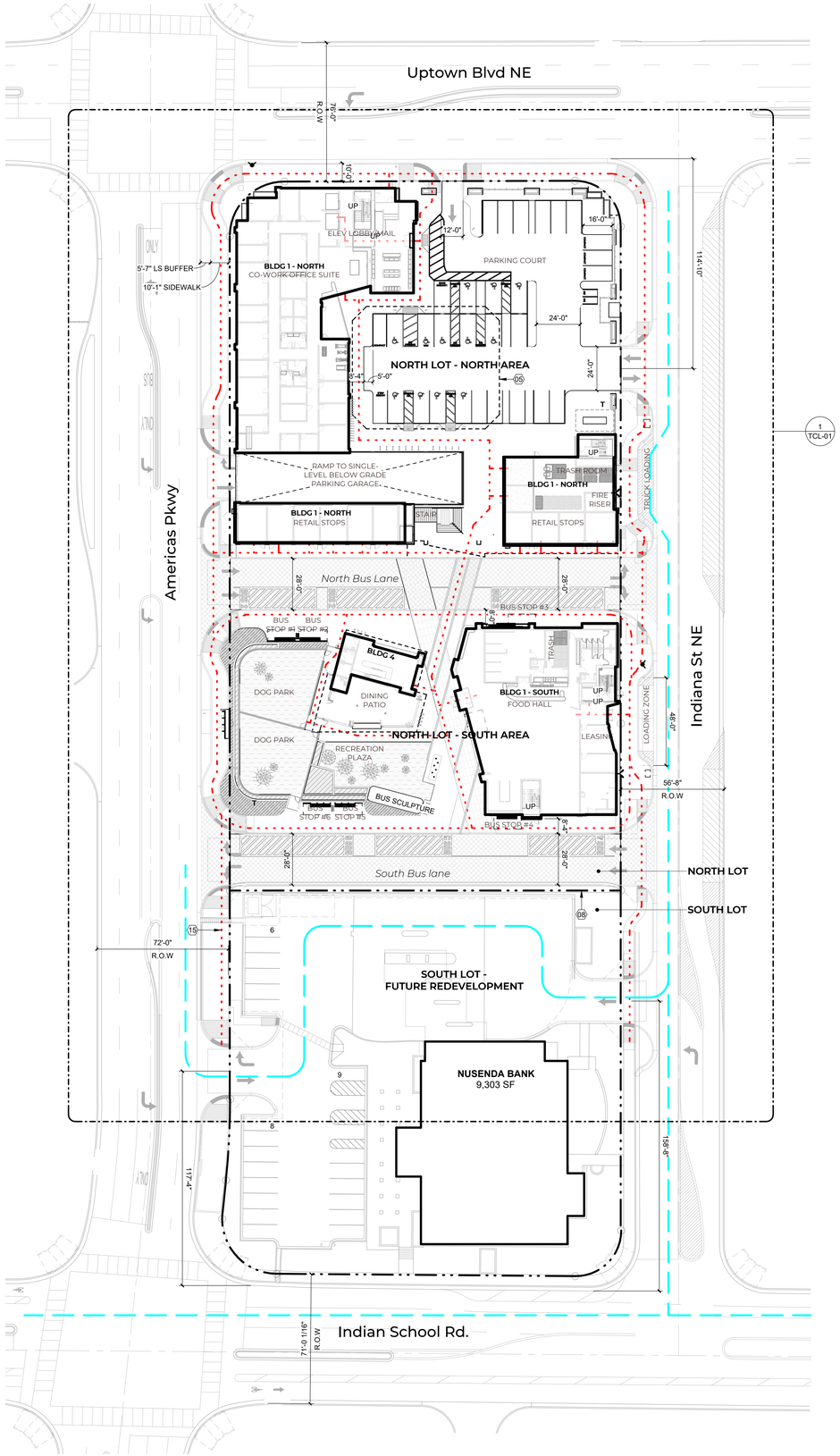
EA via: email

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



NORTH

A1 SITE PLAN - OVERALL

1" = 30'-0"

0 30' 60'

11/4/2025 12:55:43 PM

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE – HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROPERTY PLAT ARE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION , INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY, REVISIONS TO SOLID WASTE ACCESS ROUTE (NO CHANGE TO SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:

FRONT	- 0' MIN / 15' MAX	STREET SIDE	-0' MIN / 15' MAX
SIDE	- 0' MIN / N.A. MAX	REAR	-0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
LEVEL 2	= 39,687 SF	LEVEL 2	= 4,527 SF		
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF		
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	*not used*	--	--	--
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
		TOTAL:	239*	151,400

*(*27 ARE ACCESSIBLE UNITS)*

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7.573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2.667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10.333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2.679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: 166 SPACES
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: 212 SPACES
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 184)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
R. **ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.**

SHEET KEYNOTES

05	LINE OF BUILDING ABOVE
08	PROPERTY LINE
15	ACCESSIBLE ROUTE

BANK PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

BANK: 2 SPACES / 1,000 SF: 9.303 X 2 =	18 SPACES
PARKING REDUCTIONS & CREDITS:	
30% PROXIMITY TO TRANSIT: 18 X .30 =	- 6 SPACES
TOTAL REQUIRED PARKING:	**12 SPACES**
TOTAL PROVIDED PARKING:	**23 SPACES**

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:

REQUIRED SPACES:	1 SPACES
PROVIDED SPACES	**1 SPACES**

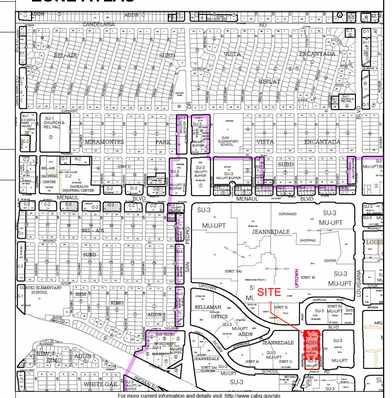
BICYCLE PARKING TABLE 5-5-5

REQUIRED SPACES:	3 SPACES
PROVIDED SPACES:	**3 TOTAL SPACES PROVIDED**

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS



Dekker

JAMES A. FAVATA NO. 6886 10/31/2024 REGISTERED ARCHITECT

SEAL

PROJECT

UPTOWN CONNECT

6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

CDs
PROGRESS
PRINT

REVISIONS

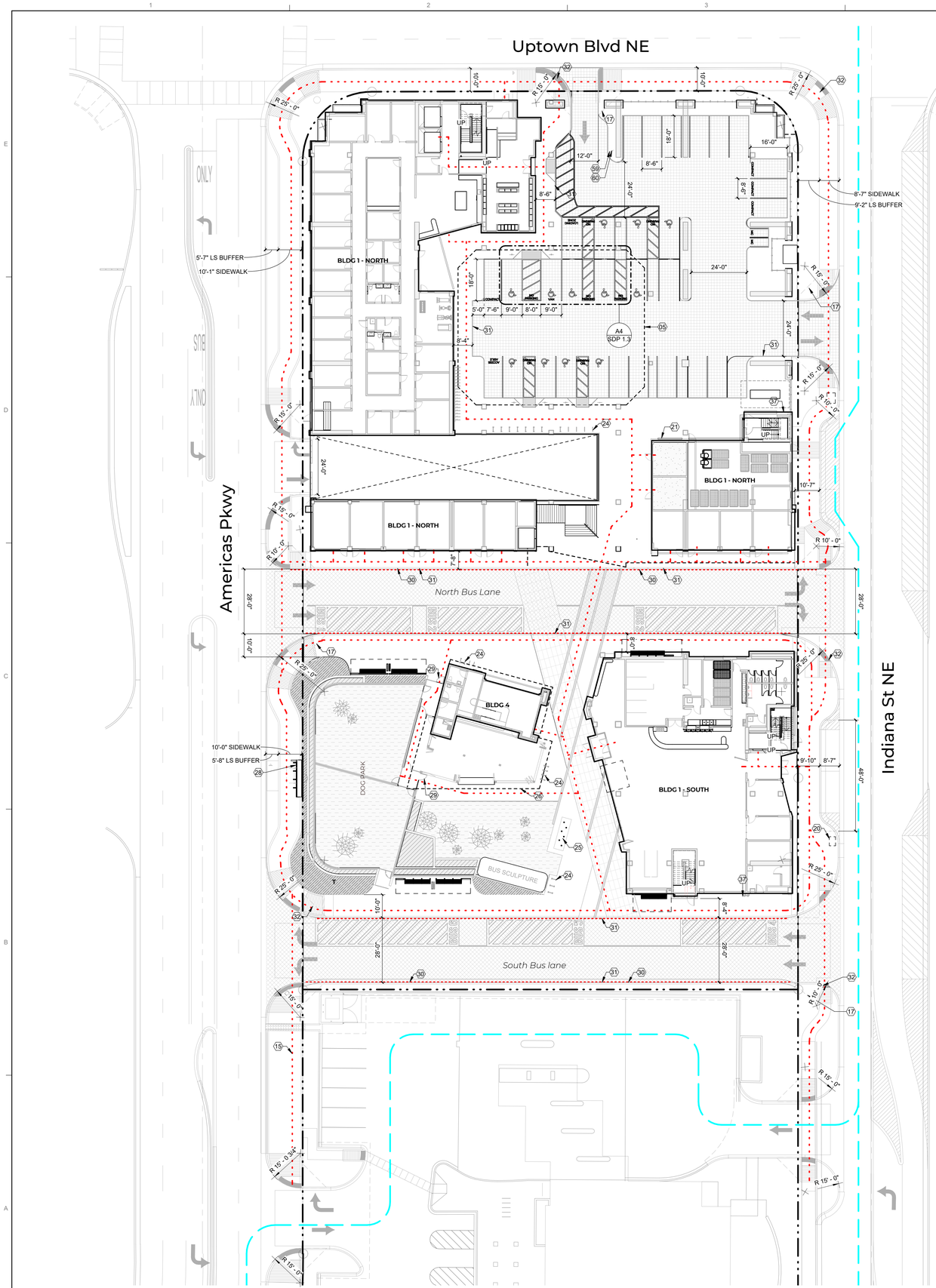
DRAWN BY	MH
REVIEWED BY	JF
DATE	10/31/2025
PROJECT NO	20-0010

DRAWING NAME

TRAFFIC CIRCULATION LAYOUT - OVERALL SITE PLAN

SHEET NO

TCL-00



NORTH

1 SITE PLAN - ENLARGED
1" = 20'-0"

0 10' 20' 40'

11/4/2025 12:55:45 PM

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE – HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROJECT WILL BE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION , INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY, REVISIONS TO BOLD WASTE ACCESS ROUTE (NO CHANGE TO SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:

FRONT	- 0' MIN / 15' MAX	STREET SIDE	-0' MIN / 15' MAX
SIDE	- 0' MIN / N.A. MAX	REAR	-0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
LEVEL 2	= 39,687 SF	LEVEL 2	= 4,527 SF		
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF		
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	*not used*	--	--	--
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
		TOTAL:	239*	151,400

*(*27 ARE ACCESSIBLE UNITS)*

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7.573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2.667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10.333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: **166 SPACES**
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: **212 SPACES**
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 184)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 (UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERUQE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE.
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
R. **ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.**

SHEET KEYNOTES

05	LINE OF BUILDING ABOVE	29	GATE
15	ACCESSIBLE ROUTE	30	NO PARKING - FIRE LANE CURB PAINT
17	CLEAR SITE TRIANGLE	31	6" CONCRETE CURB
20	NEW WATER METER BOX	32	ACCESSIBLE PEDESTRIAN RAMP
21	ELECTRIC METERS	37	GAS METER
24	BIKE RACKS	59	ONE-WAY SIGNAGE
25	WATER FEATURE - SPLASH PAD	60	DO NOT ENTER SIGNAGE
26	LINE OF ROOF ABOVE		
28	ABQ RIDE BUS STOP		

BANK PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

BANK: 2 SPACES / 1,000 SF: 9.303 X 2 =	18 SPACES
PARKING REDUCTIONS & CREDITS:	
30% PROXIMITY TO TRANSIT: 18 X .30 =	- 6 SPACES
TOTAL REQUIRED PARKING:	**12 SPACES**
TOTAL PROVIDED PARKING:	**23 SPACES**

MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:

REQUIRED SPACES:	1 SPACES
PROVIDED SPACES	**1 SPACES**

BICYCLE PARKING TABLE 5-5-5

REQUIRED SPACES:	3 SPACES
PROVIDED SPACES:	**3 TOTAL SPACES PROVIDED**

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS

Dekker

SEAL
JAMES A. FAVATA
NO. 6886
10/31/2024
REGISTERED ARCHITECT

PROJECT

UPTOWN CONNECT

6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

CDs
PROGRESS
PRINT

REVISIONS

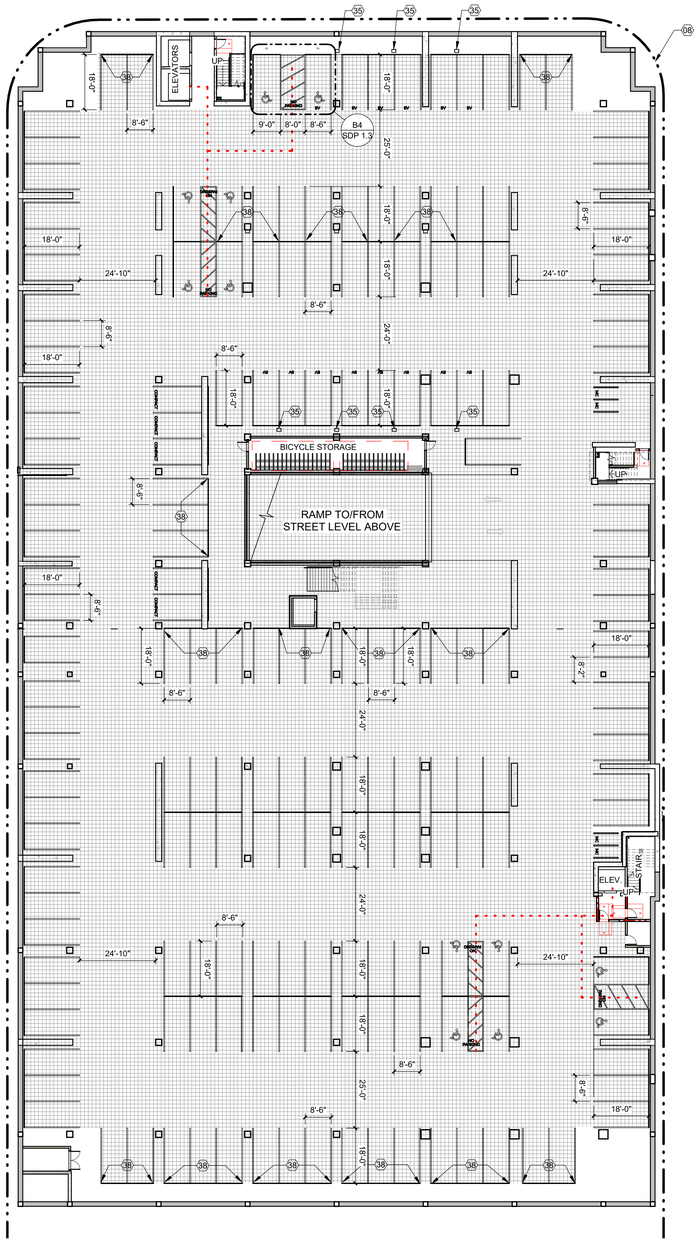
DRAWN BY	MH
REVIEWED BY	JF
DATE	10/31/2025
PROJECT NO	20-0010

DRAWING NAME

TRAFFIC CIRCULATION LAYOUT - ENLARGED NORTH LOT

SHEET NO

TCL-01



NORTH

A1 LOWER LEVEL PARKING PLAN

1" = 20'-0"

0 10' 20' 40'

11/4/2025 12:55:46 PM

PROJECT SUMMARY

THE SUBJECT PROPERTY CONSISTS OF TWO PARCELS, TRACT E-2A1 AND TRACT E-2A2, TOGETHER A COMBINED 2.93 ACRES, LOCATED WITHIN THE MX-H, MIXED-USE – HIGH INTENSITY ZONE, AND DESIGNATED AS AN URBAN CENTER, PREMIUM TRANSIT STATION AREA, AND A MAJOR TRANSIT CORRIDOR.

THE PROJECT, UPTOWN CONNECT, IS A MIXED-INCOME, MIXED-USE DEVELOPMENT THAT COMBINES REPLACEMENT OF THE CURRENT ABQ RIDE UPTOWN TRANSIT CENTER WITH A NEW TRANSIT CENTER, ALONG WITH NEW MULTI-FAMILY HOUSING AND COMMERCIAL USES. THE PROJECT INCLUDES TWO PRIMARY BUILDINGS ONE ON THE NORTH SIDE AND ONE ON THE SOUTH SIDE OF THE NORTH PARCEL. A POSSIBLE SOUTH TOWER IS PROPOSED FOR A LATER DATE ON THE SOUTH PARCEL. THE NORTH TOWER IS AN AFFORDABLE HOUSING COMMUNITY INTENDED TO ACHIEVE NMMFA LIHTC 4% APPLICATION TARGETING FAMILIES WITH CHILDREN. ADDITIONAL USES AT THE NORTH TOWER INCLUDE A CO-WORKING OFFICE SUITE AND SMALL RETAIL ESTABLISHMENTS. THE SOUTH BUILDING IS A MARKET-RATE RESIDENTIAL TOWER WITH AMENITIES, OVER A FOOD HALL & TAP ROOM. THE PROJECT IS TARGETING 217 DWELLING UNITS IN THE NORTH TOWER AND 22 UNITS IN THE SOUTH TOWER ALONG WITH RESIDENTIAL AMENITIES, RETAIL SPACES, FOOD/BEVERAGE SERVICE, A RECREATIONAL PLAZA WITH A MEMBERSHIP DOG PARK, ALL SUPPORTING THE TRANSIT PLAZA. A CONTINUOUS ONE-LEVEL BELOW GRADE PARKING GARAGE WITH PARKING FOR 184 VEHICLES IS LOCATED BELOW THE ENTIRE NORTH PARCEL.

THE SITE WILL INCLUDE SIX ABQ RIDE BUS STOPS SITUATED ALONG TWO BUS LANES CROSSING THE SITE EAST-TO-WEST. THE RECREATIONAL PLAZA WITH DOG PARK AND THE SOUTH TOWER WITH GROUND LEVEL FOOD HALL WILL BE LOCATED IN THE AREA BETWEEN THE TWO BUS LANES. ABQ RIDE INFRASTRUCTURE, INCLUDING DIGITAL DISPLAY BOARDS, BUS DRIVERS' FACILITIES, AND DATA AND SECURITY SERVICES WILL ALSO BE LOCATED IN THE PLAZA.

THE PLAT IMMEDIATELY SOUTH OF THE SITE, THE SOUTH PARCEL, IS BEING ACQUIRED BY THE SAME DEVELOPER, FOR FUTURE DEVELOPMENT. INCLUDED IN THE SUBJECT PROJECT WILL BE SOME MODIFICATIONS TO CIRCULATION INTO THE SOUTH PLAT TO ALLOW FOR OPERATION DURING CONSTRUCTION , INCLUDING NEW CURB CUTS & ACCESS AISLE INTO THE SITE FROM INDIANA ST & AMERICA'S PARKWAY, REVISIONS TO SOLID WASTE ACCESS ROUTE (NO CHANGE TO SERVICE), AS WELL AS NEW SIDEWALKS TO CONNECT TO THE NEW SIDEWALKS OF THE SUBJECT PROJECT.

VEHICULAR TRAFFIC SHALL MOVE IN A GENERALLY CLOCKWISE DIRECTION THROUGH AND AROUND THE SITE. AT THE NORTH TOWER, THE AMERICAS PARKWAY PARKING GARAGE RAMP SHALL BE RIGHT-IN/RIGHT-OUT ONLY AND THE PARKING COURT ACCESS ON UPTOWN BLVD SHALL BE RIGHT-IN ONLY. BUS TRAFFIC SHALL ENTER THE NORTH BUS LANE FROM THE WEST AND EXIT TO THE EAST. BUS TRAFFIC SHALL ENTER THE SOUTH LANE FROM THE EAST AND EXIT TO THE WEST.

PROJECT DATA

LEGAL DESCRIPTION:
TR E-2A1 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4507 AC M/L AND TR E-2A2 PLAT OF TRS E-2A1 & E-2A2JEANNEDALE ADDN CONT 1.4802 AC M/L

SITE AREA:
2.93 ACRES

ZONE ATLAS PAGE:
H-18-Z

ZONING:
MIXED USE - HIGH INTENSITY ZONE DISTRICT (MX-H)

LAND USE:
MIXED USE: MULTI-FAMILY RESIDENTIAL, RETAIL, OFFICE, RESTAURANT, PARKING, AND TRANSIT

ABC COMPREHENSIVE PLAN DESIGNATIONS:
UPTOWN URBAN CENTER (UC), PREMIUM TRANSIT STATION AREA (PT), MAJOR TRANSIT CORRIDOR AREA (MT)

BUILDING SETBACKS:
FRONT - 0' MIN / 15' MAX
SIDE - 0' MIN / N.A. MAX
STREET SIDE -0' MIN / 15' MAX
REAR -0' MIN / N.A. MAX

BUILDING HEIGHT:
MAX ALLOWED: 75'-0" PER I.D.O. TABLE 2-4-7 UC-MS-PT + 12' BLDG HEIGHT BONUS FOR STRUCTURED PARKING = 87'-0" MAX ALLOWED HEIGHT
MAX PROVIDED: 80'-0"

BUILDING OCCUPANCY:

NORTH AREA		SOUTH AREA	
LEVEL B1 (BLDG 1)	= GROUP S-2	LEVEL B1 (BLDG 1)	= GROUP S-2
LEVEL 1 (BLDG 1)	= GROUP S-2 & B	LEVEL 1 (BLDG 1)	= GROUP A-2, B
LEVELS 2-6 (BLDG 2)	= GROUP R-2	LEVEL 2 (BLDG 3)	=GROUP A-3, R-2
		LEVELS 3- 5 (BLDG 3)	= GROUP R-2

BLDG 4 (DOG PARK)
LEVEL 1 = GROUP B

CONSTRUCTION TYPE: (SECTION 602.2)

BUILDING 1:	LOWER LEVEL AND FIRST FLOOR:	**TYPE 1A**
BUILDING 2:	2ND THROUGH 6TH FLOORS:	**TYPE VA**
BUILDING 3:	2ND THROUGH 5TH FLOORS:	**TYPE VA**
BUILDING 4:	1ST LEVEL	**TYPE VB**

BUILDING AREAS:

(NORTH AREA)		(SOUTH AREA)		BLDG 4 (DOG PARK)	
LEVEL B1	= 77,390 SF				
LEVEL 1	= 13,851 SF	LEVEL 1	= 7,969 SF	LEVEL 1	= 820 SF
LEVEL 2	= 39,687 SF	LEVEL 2	= 4,527 SF		
LEVEL 3	= 39,687 SF	LEVEL 3	= 4,369 SF		
LEVEL 4	= 39,600 SF	LEVEL 4	= 4,369SF		
LEVEL 5	= 39,600 SF	LEVEL 5	= 4,369 SF		
LEVEL 6	= 39,600 SF				
TOTAL	= 289,415 SF	TOTAL	= 25,603 SF		

SPRINKLERED:
YES, NFPA 13

FIRE FLOW:
2750 GPM REQUIRED & ACHIEVED

HYDRANTS REQUIRED:
3 HYDRANTS REQUIRED; 5 EXISTING AVAILABLE, 2 NEW PROPOSED W/ PROJECT

SOLID WASTE NARRATIVE:
TRASH SHALL BE MANAGED ON SITE WITH AN INTERNAL MINI-MAC COMPACTOR AND TRASH CHUTE SERVING THE RESIDENTS IN THE NORTH TOWER. THE INTERNAL COMPACTOR SHALL BE SERVED WITH A TOTAL OF 16 ROLLING 2-YARD CARTS. AT THE SOUTH TOWER, VALET TRASH REMOVAL WILL BE PROVIDED TO RESIDENTS, WITH BUILDING MAINTENANCE STAFF DEPOSITING COLLECTED TRASH AT A GROUND-LEVEL TRASH ROOM SERVED BY 6 ROLLING 2-YARD CARTS. TRASH WILL BE WHEELED OUT TO THE COLLECTION AREA ALONG INDIANA STREET BY SOLID WASTE PERSONNEL AND BUILDING MAINTENANCE STAFF ON SERVICE DAYS.

AT THE NORTH BUILDING, RECYCLING SHALL BE MANAGED ON EACH LEVEL BY TWO 50 GALLON ROLLING RECYCLING BINS (12 TOTAL ON SITE), COLLECTED BY BUILDING MANAGEMENT AND PLACED AT THE STREET COLLECTION ZONE ON COLLECTION DAYS. AT THE SOUTH TOWER RECYCLING TO BE COLLECTED IN RECEPTACLES LOCATED THROUGHOUT THE PUBLIC AREAS, AND VIA VALET COLLECTION AT THE RESIDENTIAL UNITS.

UNIT DATA

UNIT TYPE	DESCRIPTION	GSF	#UNITS	TOTAL
S1	STUDIO	432	69	29,808
S2	STUDIO	513	35	17,955
S3	*not used*	--	--	
S4	STUDIO	485	16	7,760
A1	1-BEDROOM	617	15	9,255
A2	1-BEDROOM	793	40	31,720
A3	1-BEDROOM	497	6	2,982
B1	2-BEDROOM	810	38	30,780
C1	3-BEDROOM	1,057	20	21,140
			TOTAL: 239*	151,400

*(*27 ARE ACCESSIBLE UNITS)*

PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES:

MULTIFAMILY: 1 SPACE / DU: 239 x 1 =	239.0 SPACES
CO-WORK: 3 SPACES / 1,000 SF: 7,573 X 3 =	20.2 SPACES
RETAIL: 3 SPACES / 1,000 SF: 2,667 X 3 =	5.4 SPACES
AMENITY SPACE: 3 SPACES / 1,000 SF: 10.333 X 3	17.6 SPACES
RESTAURANT & TAP ROOM: 5.6 SPACES / 1,000 SF: 2,679 X 5.6 =	29.0 SPACES
TOTAL REQUIRED:	311.2 SPACES

PARKING REDUCTIONS & CREDITS:

30% PROXIMITY TO TRANSIT: 311.2 X .30 =	93.4 SPACES
5% TRANSIT SHELTER: 311.2 X .05 =	15.6 SPACES
MULTI-USE MULTIPLIER REDUCTION: (239 + 29) - ((239 + 29)/1.1) =	24.0 SPACES
2 PER EV CHARGER CREDIT = +1 EXTRA SPACE PER EV SPACE	12.0 SPACES
TOTAL REDUCTION =	145 SPACES

TOTAL REQUIRED PARKING: **166 SPACES**
(5%, OR 11 SPACES, RQD TO BE **EV SPACES**; 25%, OR 42,TO BE **EV CAPABLE**)
(24 RQD ACCESSIBLE SPACES - 1 PER AFFORDABLE ACCESSIBLE DWELLING UNIT)

TOTAL PROVIDED PARKING: **212 SPACES**
(12 EV SPACES, 42 EV CAPABLE SPACES PROVIDED) (GARAGE: 184)
(SURFACE: 28)

MOTORCYCLE PARKING CALCULATION:
REQUIRED SPACES: 5 SPACES
PROVIDED SPACES *(INCLUDED IN THE 218 PROVIDED ABV.)* **5 SPACES**

BICYCLE PARKING (PER HOUSING NEW MEXICO/MFA 2026 DESIGN STANDARDS)
REQUIRED SPACES: 0.5 / UNIT (239 X 0.5) = 120 BICYCLE PARKING SPACES)
PROVIDED SPACES: **120 TOTAL SPACES PROVIDED**
(24 SECURED SPACES REQ'D & PROVIDED)

GENERAL SHEET NOTES

A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
C. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
D. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION. SEE CIVIL
E. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
F. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED
G. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
H. REFER TO CIVIL FOR PAVING PLAN AND PAVING DETAILS.
I. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE. BUS LANES TO BE CONCRETE.
J. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
K. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
L. PROVIDE AIR ENTRAINED CONCRETE WITH MEDIUM BROOM FINISH AT ALL SITE CONCRETE. SLOPE ALL CONCRETE SIDEWALKS TO DRAIN, TYP. RE: CIVIL FOR SPOT ELEVATIONS, AND GRADING AND DRAINAGE REQUIREMENTS.
M. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
N. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE
O. ALL RAMPS, SIDEWALKS, CURBS AND GUTTERS IN THE R.O.W. SHALL BE INSTALLED PER CITY OF ALBUQUERUQE STANDARD DRAWINGS.
P. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH APPROVED PLANS PER CITY OF ALBUQUERQUE
Q. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
R. **ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.**

SHEET KEYNOTES

08	PROPERTY LINE
35	ELECTRIC VEHICLE CHARGING STATION
38	EV CAPABLE PARKING SPACE

BANK PARKING CALCULATIONS

TABLE 5-5-1, UC-MS-PT
REQUIRED PARKING SPACES.
BANK: 2 SPACES / 1,000 SF: 9,303 X 2 = 18 SPACES

PARKING REDUCTIONS & CREDITS:
30% PROXIMITY TO TRANSIT: 18 X .30 = - 6 SPACES
TOTAL REQUIRED PARKING: **12 SPACES**

TOTAL PROVIDED PARKING: **23 SPACES**

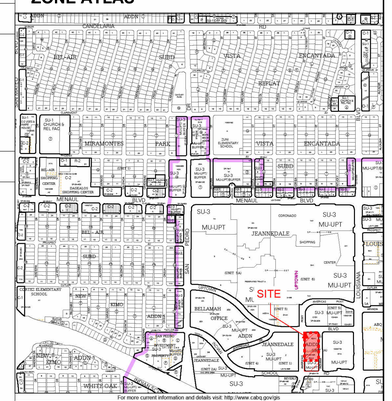
MOTORCYCLE PARKING CALCULATION TABLE 5-5-4:
REQUIRED SPACES: 1 SPACES
PROVIDED SPACES **1 SPACES**

BICYCLE PARKING TABLE 5-5-5
REQUIRED SPACES: 3 SPACES
PROVIDED SPACES: **3 TOTAL SPACES PROVIDED**

SITE LEGEND

- LANDSCAPED AREA
- EXTRA HEAVY DUTY CONCRETE (RATED FOR UP TO 75,000 LBS)
- HEAVY DUTY CONCRETE (<75,000 LBS)
- LIGHT DUTY ASPHALT
- COLORED, STAMPED CONCRETE
- PROPERTY LINE
- SETBACK (SEE DIMENSION FOR ADDITIONAL DETAILS)
- LINE OF BUILDING ABOVE
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING MARKING FIRE ACCESS LANE
- REFUSE TRUCK ROUTE
- EXISTING FIRE HYDRANT LOCATION
- FIRE HYDRANT LOCATION, RE: CIVIL
- FIRE DEPARTMENT CONNECTION (FDC) WALL MOUNTED
- TRANSFORMER, RE: ELECTRICAL
- PROPOSED 20' LIGHT POLE
- BIKE RACKS

ZONE ATLAS



Dekker

JAMES A. FAVATA NO. 6886 10/31/2024 REGISTERED ARCHITECT

SEAL

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

CDs
PROGRESS PRINT

REVISIONS

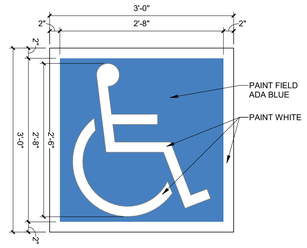
DRAWN BY	MH
REVIEWED BY	JF
DATE	10/31/2025
PROJECT NO	20-0010

DRAWING NAME

TRAFFIC CIRCULATION LAYOUT - BELOW GRADE PARKING

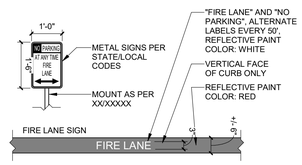
SHEET NO

TCL-02

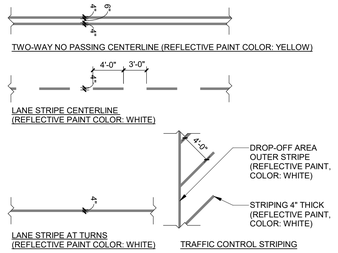


E1 ACCESSIBLE MARKING
1" = 1'-0"

NOTE:
1. SEE PLANS FOR EXTENTS OF CURB PAINT.

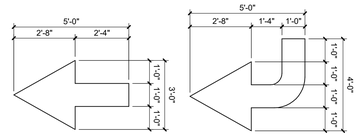


E2 FIRE LANE SIGNAGE
1/2" = 1'-0"

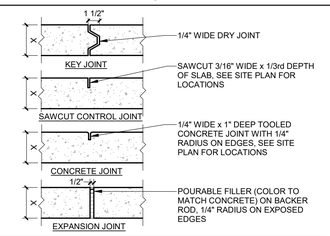


E3 ROADWAY STRIPING
1/8" = 1'-0"

NOTES:
1. PAINT ARROWS WHERE SHOWN ON PLANS. COLOR: WHITE.
2. WHERE CONDITION OCCURS IN RIGHT OF WAY, USE REFLECTIVE PAINT.

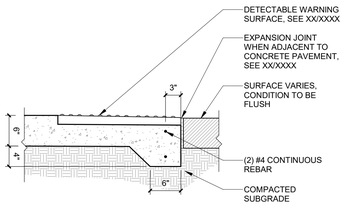


E4 DIRECTIONAL PAVEMENT ARROW
3/8" = 1'-0"



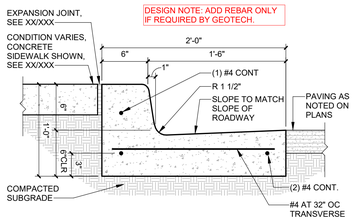
CONTROL AND EXPANSION JOINT SPACING -UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

E5 CONCRETE JOINTS
1 1/2" = 1'-0"



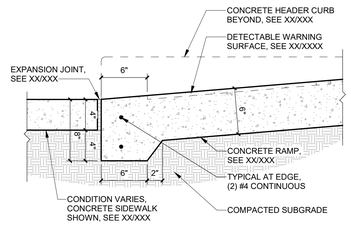
D1 DETECTABLE WARNING SURFACE
1" = 1'-0"

NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

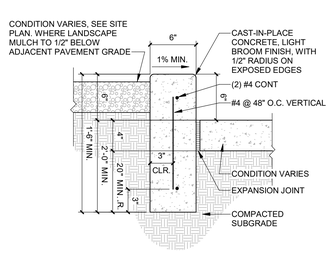


D2 CURB AND GUTTER
1 1/2" = 1'-0"

DESIGN NOTE:
1. ADD REBAR ONLY IF REQUIRED BY GEOTECH.

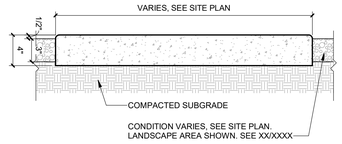


D3 RAMP TRANSITION
1 1/2" = 1'-0"



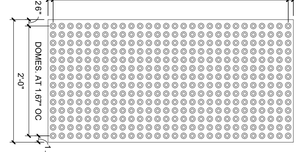
D4 CONCRETE HEADER CURB
1 1/2" = 1'-0"

NOTES:
1. SEE SITE PLANS AND XX/XXX FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTEGRAL COLOR WHERE NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.

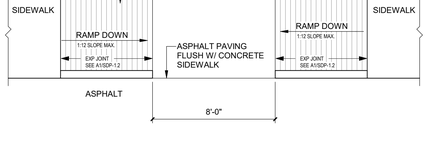


D5 CONCRETE SIDEWALK
1 1/2" = 1'-0"

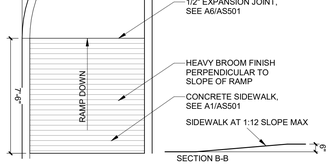
NOTES:
1. MANUFACTURER: SEE SPECIFICATIONS.
2. COLOR: SEE SPECIFICATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



C1 DETECTABLE WARNING SURFACE
1" = 1'-0"



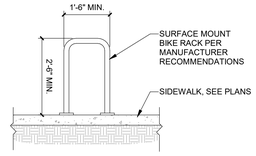
C2 ACCESSIBLE CURB RAMP
1/4" = 1'-0"



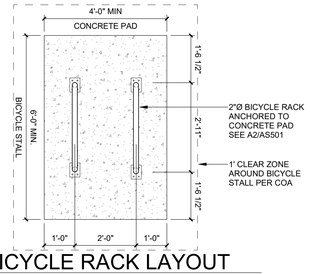
C3 ACCESSIBLE CURB RAMP
1/4" = 1'-0"

B4 ACCESSIBLE PARKING STALL - UNDERGROUND GARAGE
1/4" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. 2 BIKE CAPACITY PER RACK. 4 TOTAL PER PAD.

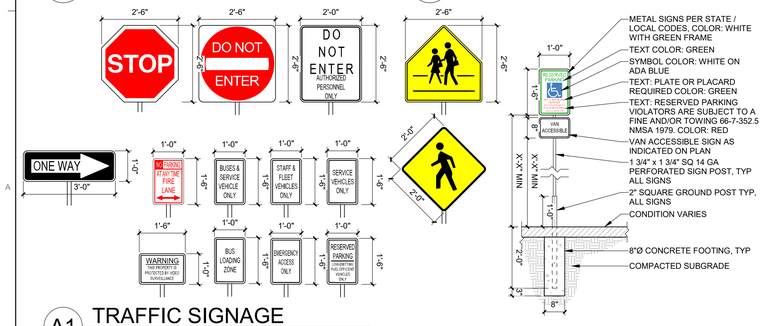


B1 BICYCLE RACK
1/2" = 1'-0"



B2 BICYCLE RACK LAYOUT
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



A1 TRAFFIC SIGNAGE
1/2" = 1'-0"

NOTE: ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE.

A4 ACCESSIBLE PARKING STALL - NORTH PARKING COURTH
1/4" = 1'-0"

Dekker

STATE OF NEW MEXICO
JAMES A. FAVATA
NO. 6886
10/31/2024
REGISTERED ARCHITECT

SEAL

PROJECT

UPTOWN CONNECT
6501 INDIAN SCHOOL NE
ALBUQUERQUE NM 87110

CDs
PROGRESS
PRINT

REVISIONS

DRAWN BY	Author
REVIEWED BY	Approver
DATE	10/31/2025
PROJECT NO	20-0010

DRAWING NAME
SITE DETAILS

SHEET NO
SDP 1.3

11/4/2025 2:13:18 PM

City of Albuquerque

Planning Department

Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Uptown Connect Mixed-use Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: H-18-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract E-2A1 and TR E-2A2 Jeanne Dale Addition

City Address: 6501 Indian School NE, Albuquerque, NM 87110

Applicant: Isaacson & Arfman, Inc. Contact: Ian Anderson

Address: 128 Monroe Street Ne - Albuquerque, NM 87108

Phone#: (505) 362-6824 Fax#: _____ E-mail: ian@iacivil.com

Development Information

Build out/Implementation Year: 2026 Current/Proposed Zoning: MX-H

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: (✓)

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: (✓)

Describe development and Uses:

The development will include the construction of four various use buildings including, residential apartments, commercial areas, and a new Nusenda building. The site will be mixed-use.

Days and Hours of Operation (if known): TBD

Facility

Building Size (sq. ft.): North Tower(296,881 SF), Plaza Building(58,520 SF), South Tower (172,578 SF). Total (527,979 SF)

Number of Residential Units: North Tower - 215 Units, Plaza Building - 19 Units, South Tower - 194 units. Total - 428 Units

Number of Commercial Units: TBD

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* TBD

Expected Number of Employees (if known):* TBD

Expected Number of Delivery Trucks/Buses per Day (if known):* TBD

Trip Generations during PM/AM Peak Hour (if known):* Total: AM Peak Trips - 317; PM Peak Trips - 399. See attached for additional info

Driveway(s) Located on: Uptown Blvd. NE, Americas Parkway NE, and Indiana Street NE

Adjacent Roadway(s) Posted Speed:

Uptown Blvd. NE	30 mph
Americas Parkway NE	30 mph
Indiana Street NE	25 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Uptown - Urban Major Collector
Americas Prkwy - Urban Major Collector
Indiana St - Local Urban
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: Urban Center
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City of Abluquerque

Adjacent Roadway(s) Traffic Volume: 3,921 (Uptown Blvd, 2016) Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Bus - On site Nearest Transit Stop(s): Uptown Transit Center - On site

Is site within 660 feet of Premium Transit?: Yes

Current/Proposed Bicycle Infrastructure: Americas Pkwy NE Bike Lane
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalk found along all property boundaries, public sidewalk to remain under proposed development

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation:https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)

Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [X] Borderline [ ]

Thresholds Met? Yes [X] No [ ]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes: Project is in an Urban Center. Per DPM Table 7.5.87 a TIS is not requried

Curtis A Cherne
TRAFFIC ENGINEER

6-14-24
DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
4. Location of nearby multi-use trails, if applicable *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

Uptown Connect Mixed-Use TSF Trip Generation by Use										
Bldg	**Land Use Code**	**Land Use Description**	**Bldg GFA**	**AM Trips**	**AM - In**	**AM - Out**	**PM Trips**	**PM - In**	**PM - Out**	**Notes**
North Tower	822	STRIP RETAIL PLAZA	5,688	20	12	8	52	26	26	
North Tower	221	MULTI-FAMILY	178,676	60	8	52	56	41	15	
North Tower	912	DRIVE-IN BANK	5,688	60	36	24	98	45	53	6 driving lanes
Plaza	822	STRIP RETAIL PLAZA	5,881	20	12	8	53	27	26	
Plaza	221	MULTI-FAMILY	22,296	10	1	9	5	4	1	
NT & Plaza	90	PARK-AND-RIDE LOT WITH BUS	25,600	113	88	25	117	30	87	
South Tower	221	MULTIFAMILY HOUSING (MID-RISE)	172,578	54	8	46	50	37	13	
		Total	**416,407**	**337**	**165**	**172**	**431**	**210**	**221**	

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

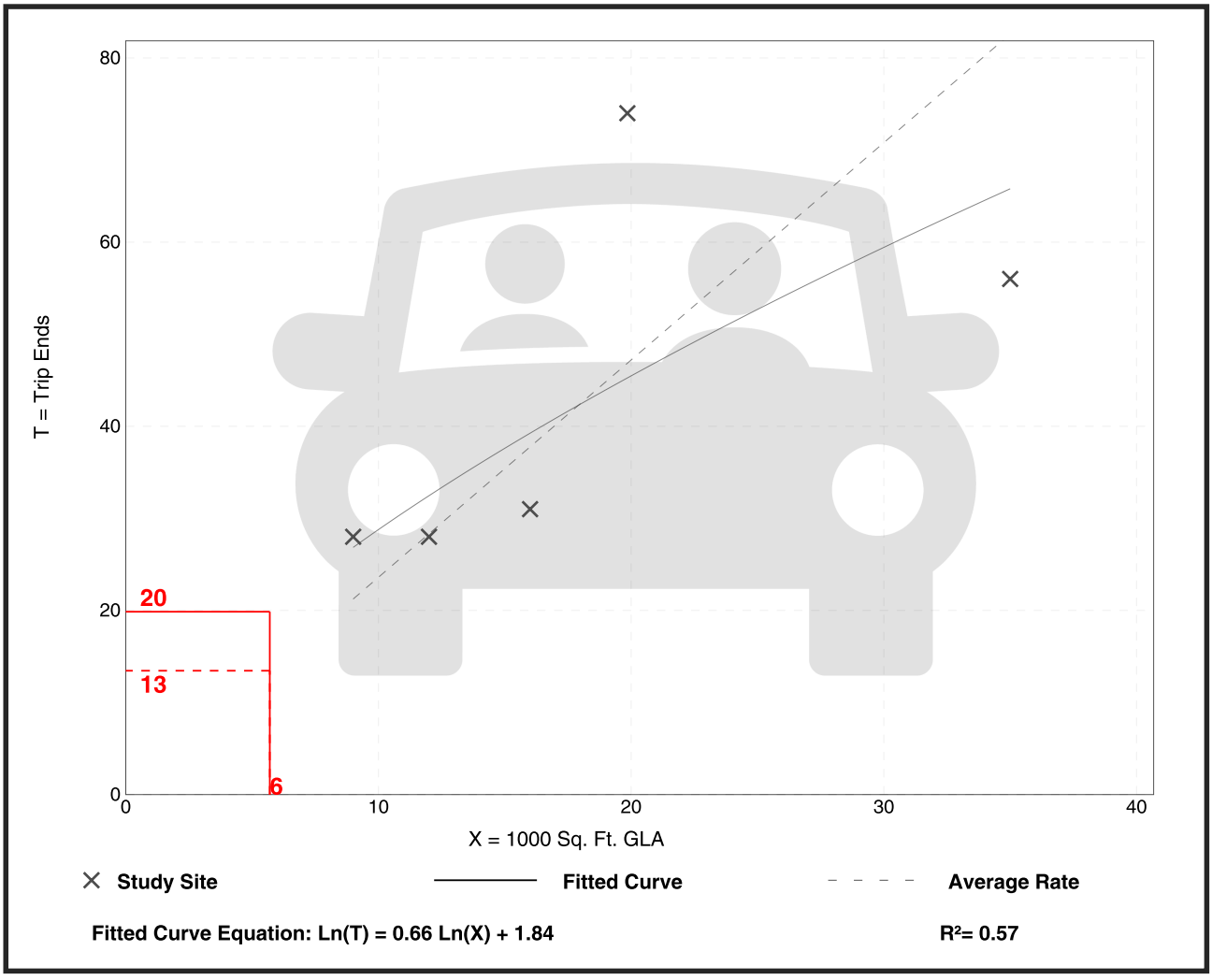
Calculated Trip Ends:
Average Rate: 13 (Total), 8 (Entry), 5 (Exit)
Fitted Curve: 20 (Total), 12 (Entry), 8 (Exit)

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



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Strip Retail Plaza (<40k)
(822)

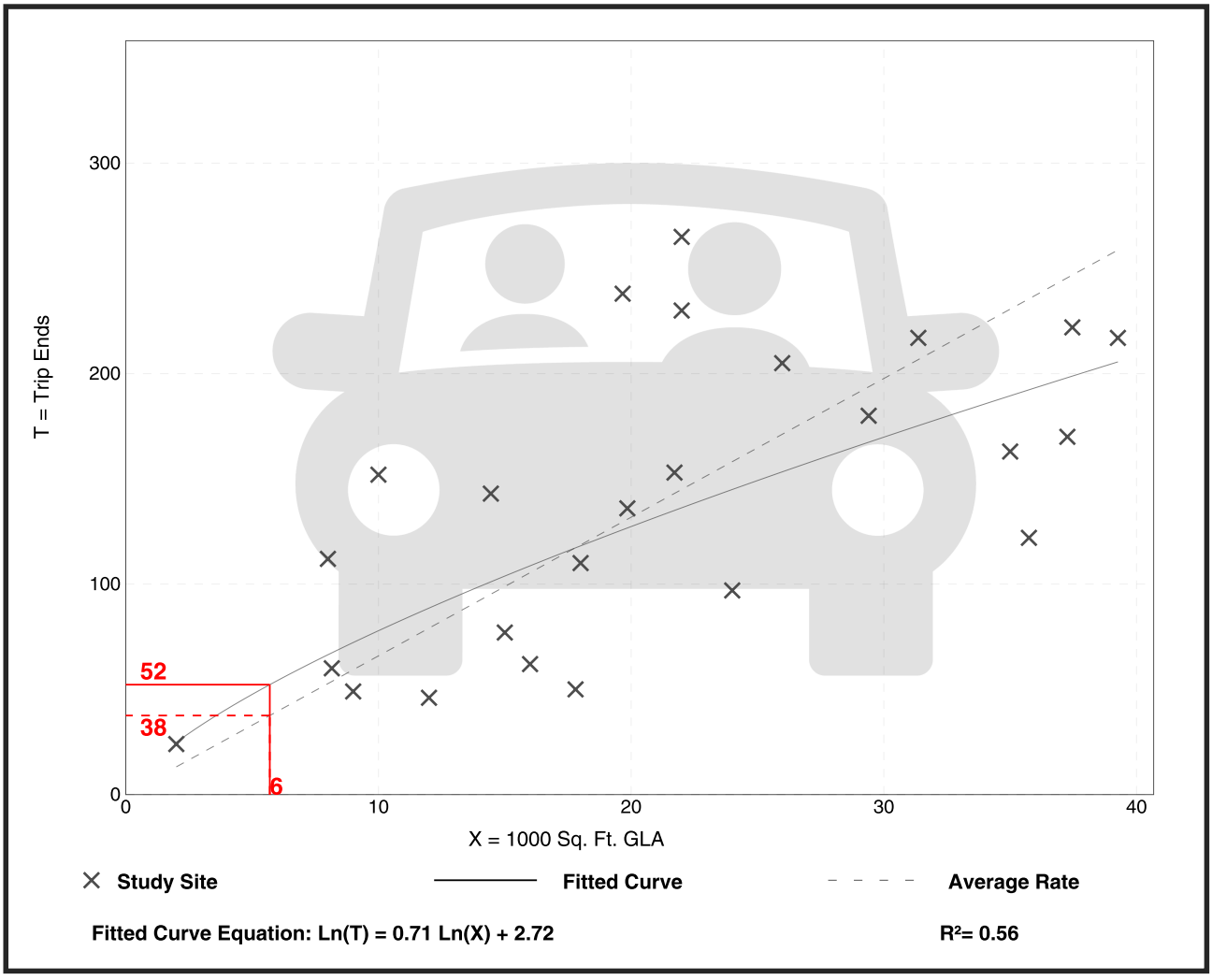
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 38 (Total), 19 (Entry), 19 (Exit)
Fitted Curve: 52 (Total), 26 (Entry), 26 (Exit)

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

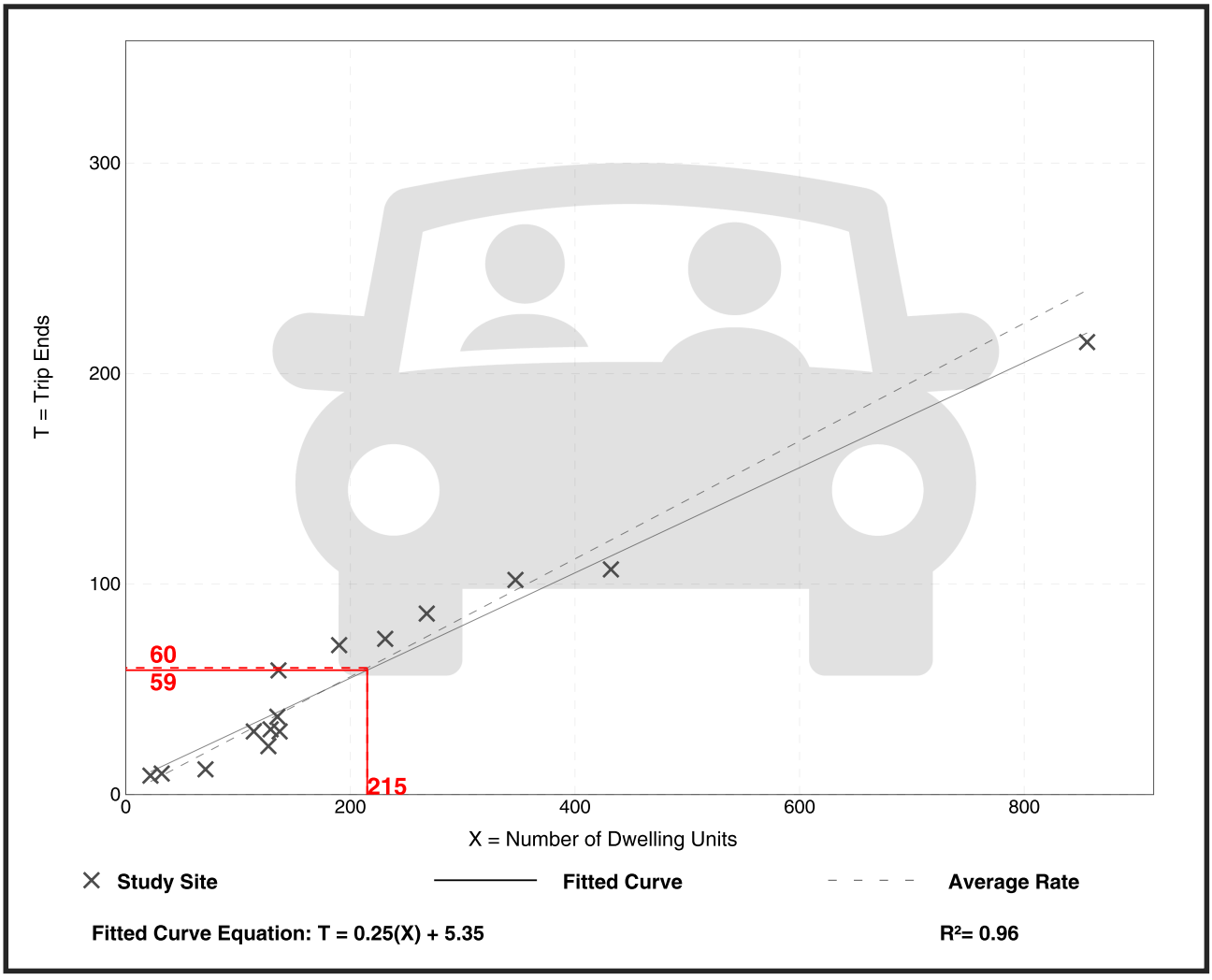
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 15
Avg. Num. of Dwelling Units: 215
Directional Distribution: 14% entering, 86% exiting

Calculated Trip Ends:
Average Rate: 60 (Total), 8 (Entry), 52 (Exit)
Fitted Curve: 59 (Total), 8 (Entry), 51 (Exit)

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.28	0.17 - 0.43	0.06

Data Plot and Equation



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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

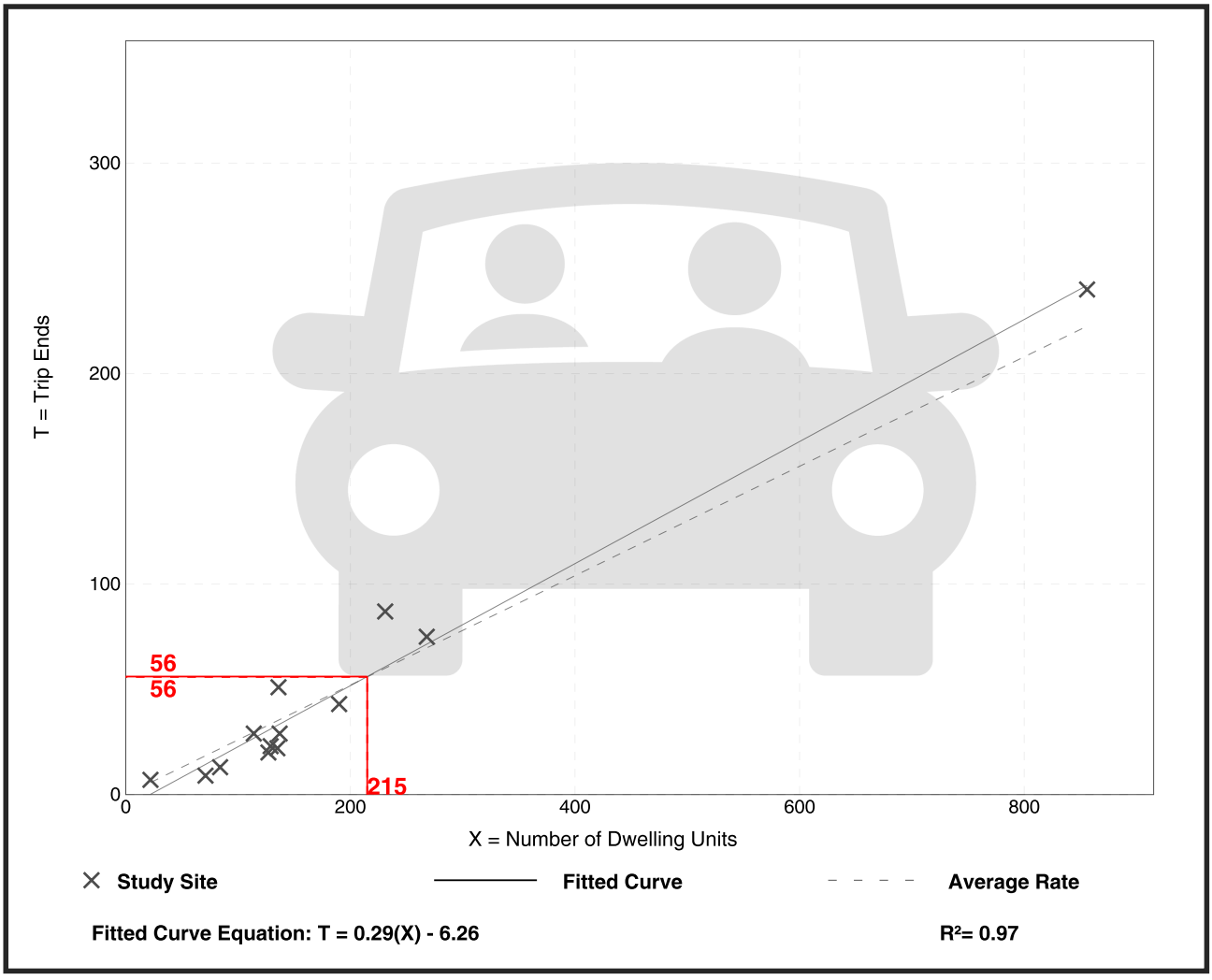
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 192
Directional Distribution: 74% entering, 26% exiting

Calculated Trip Ends:
Average Rate: 56 (Total), 41 (Entry), 15 (Exit)
Fitted Curve: 56 (Total), 42 (Entry), 14 (Exit)

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.13 - 0.38	0.07

Data Plot and Equation



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Drive-in Bank
(912)

Vehicle Trip Ends vs: **Drive-In Lanes**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **Center City Core**
Number of Studies: 1
Avg. Num. of Drive-In Lanes: 5
Directional Distribution: 60% entering, 40% exiting

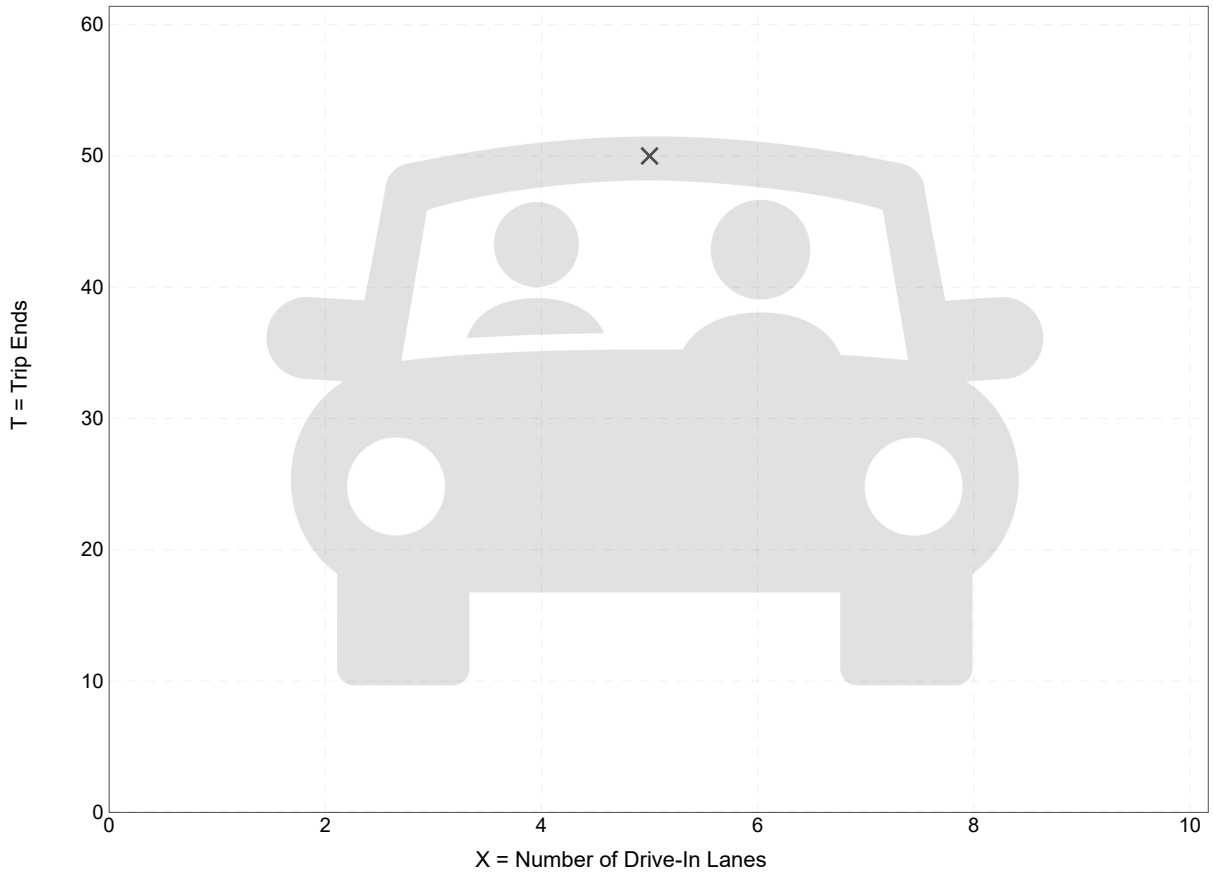
Calculated Trip Ends:
Average Rate: 60 (Total), 36 (Entry), 24 (Exit)

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
10.00	10.00 - 10.00	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Drive-in Bank
(912)

Vehicle Trip Ends vs: **Drive-In Lanes**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Center City Core**
Number of Studies: 1
Avg. Num. of Drive-In Lanes: 5
Directional Distribution: 46% entering, 54% exiting

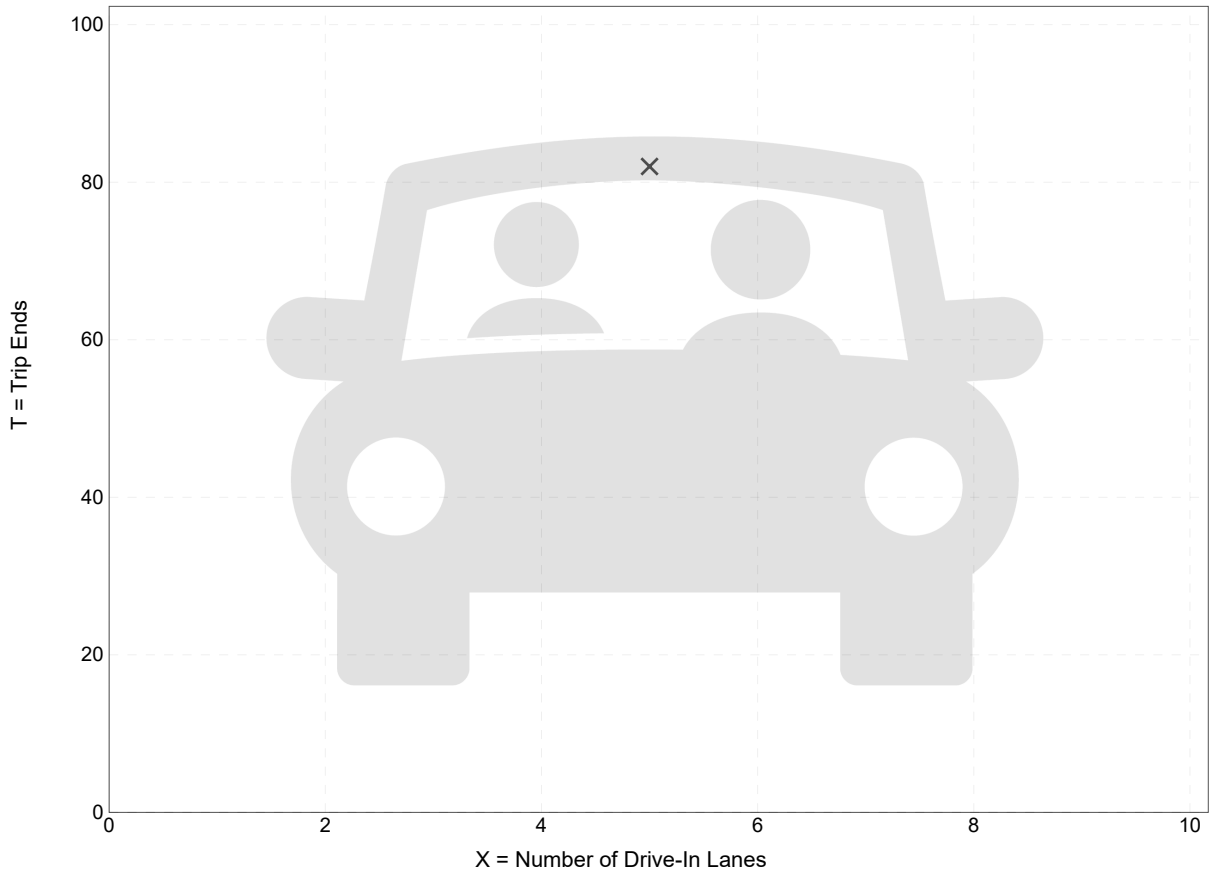
Calculated Trip Ends:
Average Rate: 98 (Total), 45 (Entry), 53 (Exit)

Vehicle Trip Generation per Drive-In Lane

Average Rate	Range of Rates	Standard Deviation
16.40	16.40 - 16.40	*

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= **

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

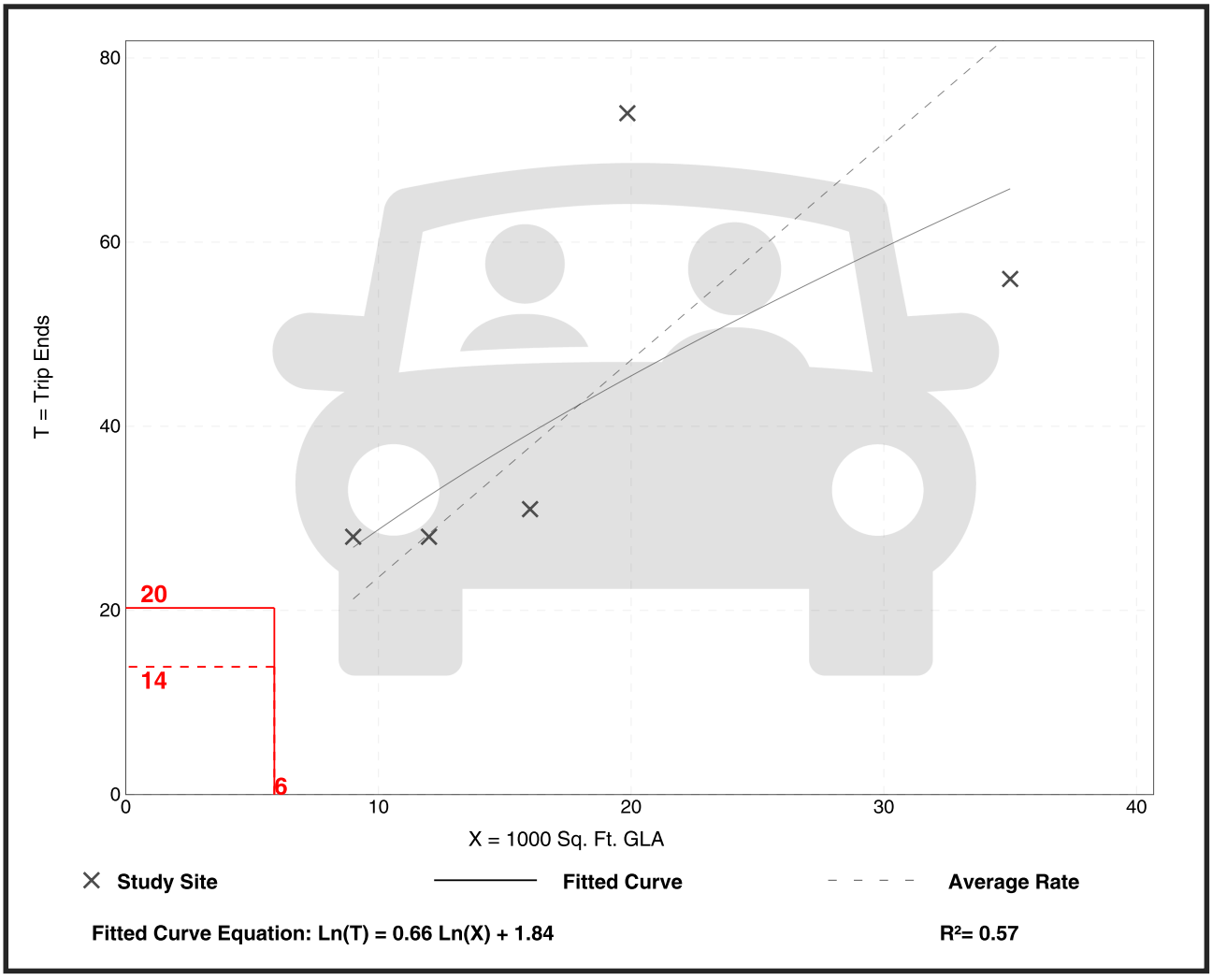
Calculated Trip Ends:
Average Rate: 14 (Total), 8 (Entry), 6 (Exit)
Fitted Curve: 20 (Total), 12 (Entry), 8 (Exit)

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



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Strip Retail Plaza (<40k)
(822)

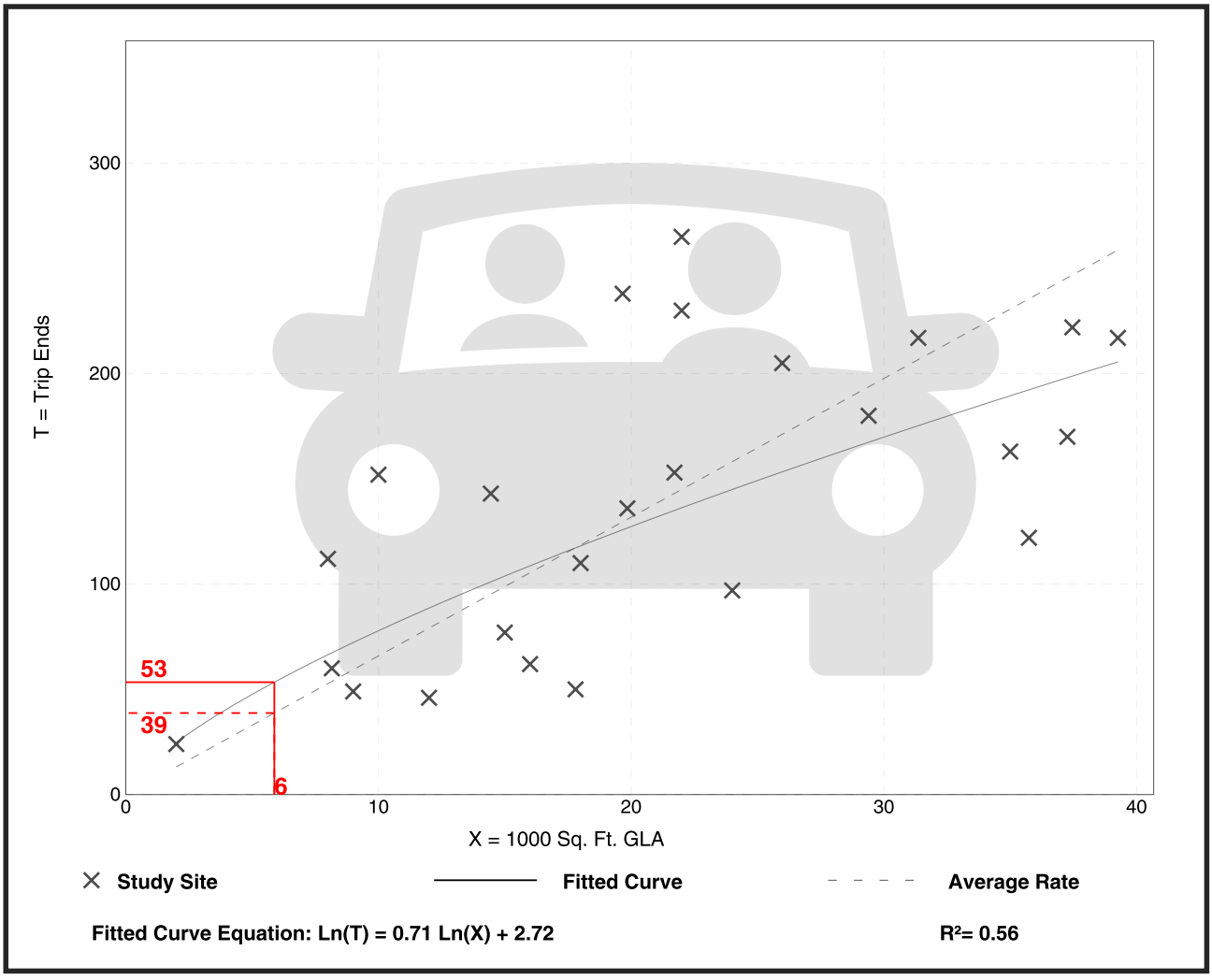
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 39 (Total), 19 (Entry), 20 (Exit)
Fitted Curve: 53 (Total), 27 (Entry), 26 (Exit)

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

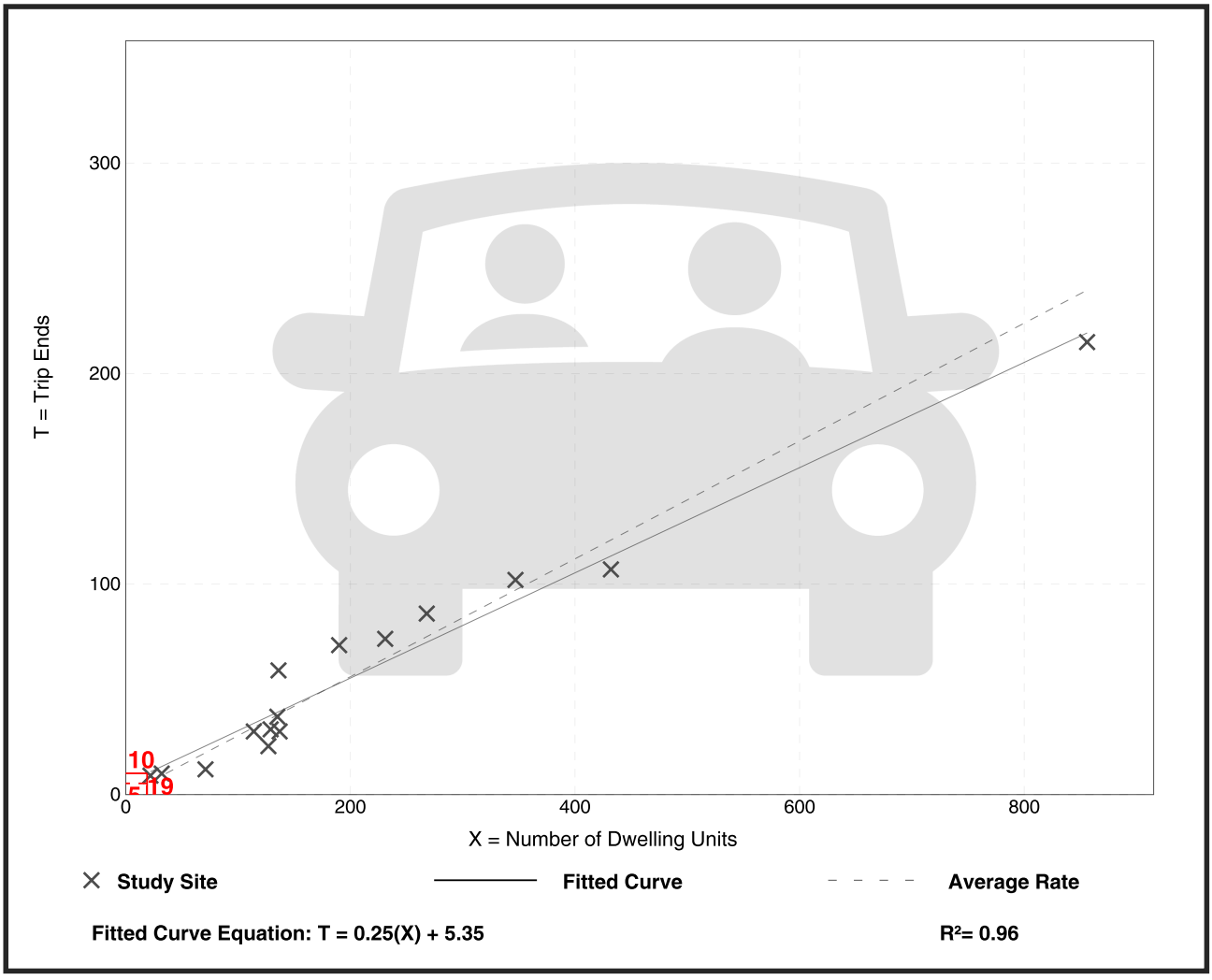
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 15
Avg. Num. of Dwelling Units: 215
Directional Distribution: 14% entering, 86% exiting

Calculated Trip Ends:
Average Rate: 5 (Total), 1 (Entry), 4 (Exit)
Fitted Curve: 10 (Total), 1 (Entry), 9 (Exit)

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.28	0.17 - 0.43	0.06

Data Plot and Equation



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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

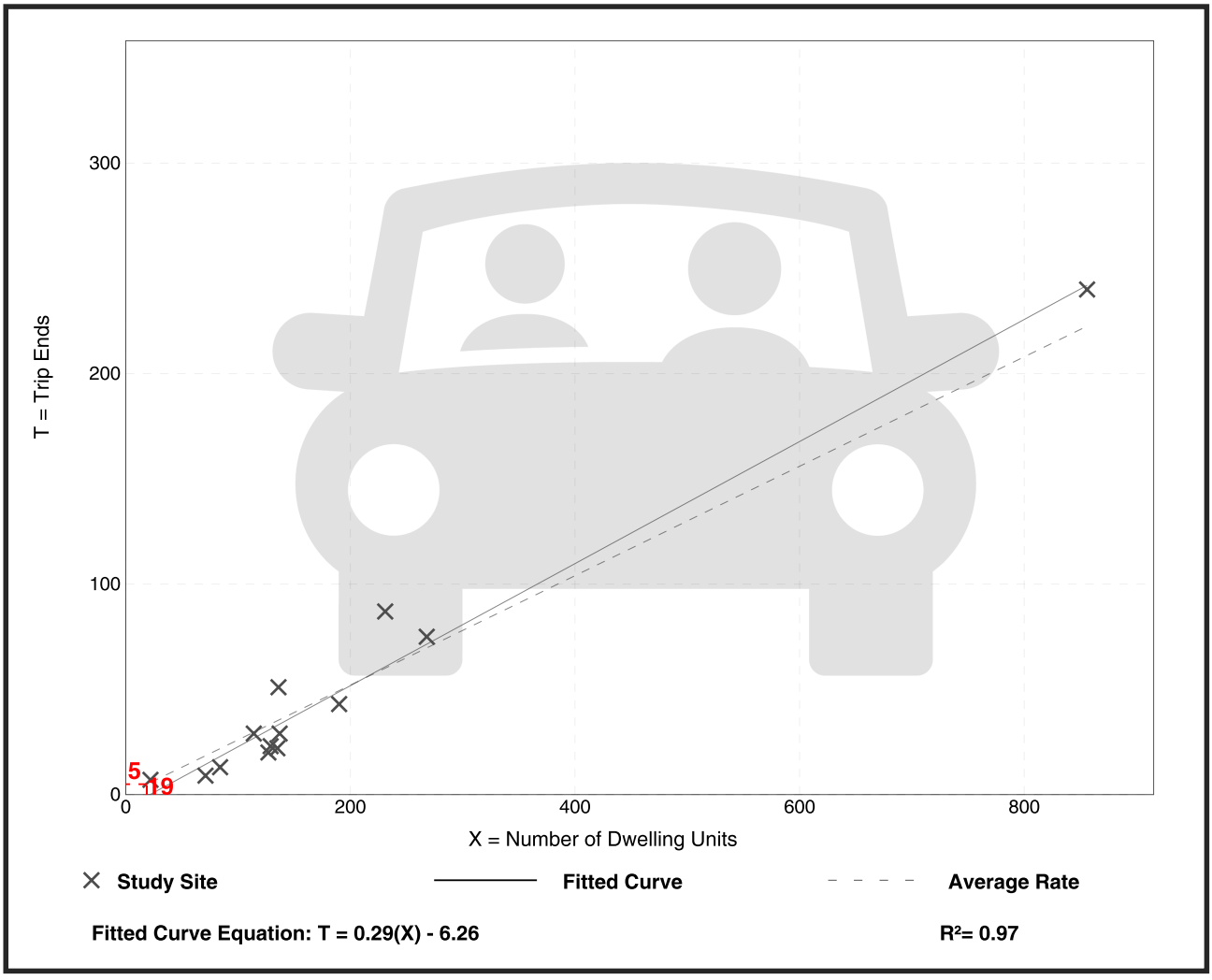
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 192
Directional Distribution: 74% entering, 26% exiting

Calculated Trip Ends:
Average Rate: 5 (Total), 4 (Entry), 1 (Exit)
Fitted Curve: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.13 - 0.38	0.07

Data Plot and Equation



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Park-and-Ride Lot with Bus or Light Rail Service
(090)

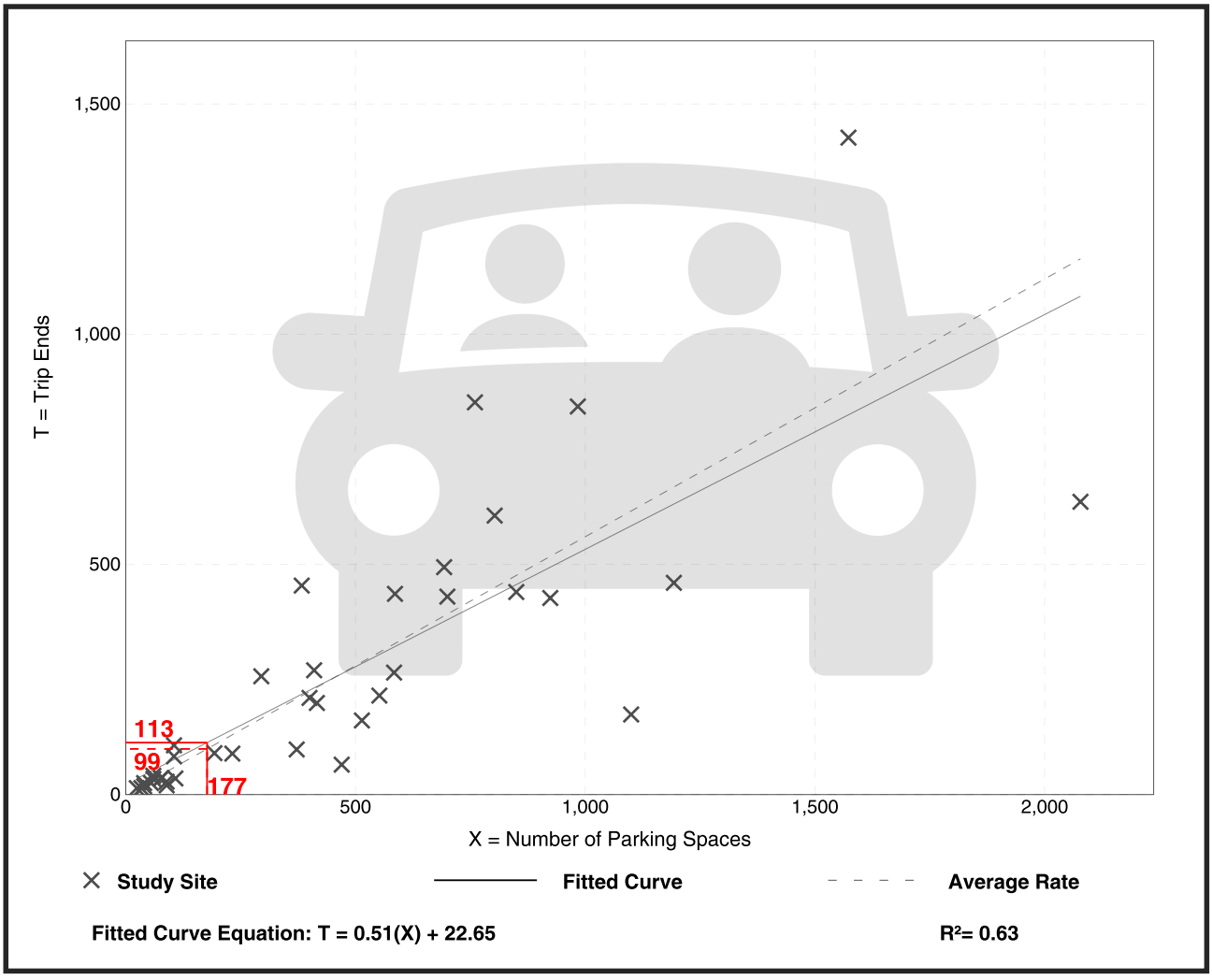
Vehicle Trip Ends vs: **Parking Spaces**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 38
Avg. Num. of Parking Spaces: 474
Directional Distribution: 78% entering, 22% exiting

Calculated Trip Ends:
Average Rate: 99 (Total), 77 (Entry), 22 (Exit)
Fitted Curve: 113 (Total), 88 (Entry), 25 (Exit)

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.56	0.14 - 1.19	0.28

Data Plot and Equation



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Park-and-Ride Lot with Bus or Light Rail Service
(090)

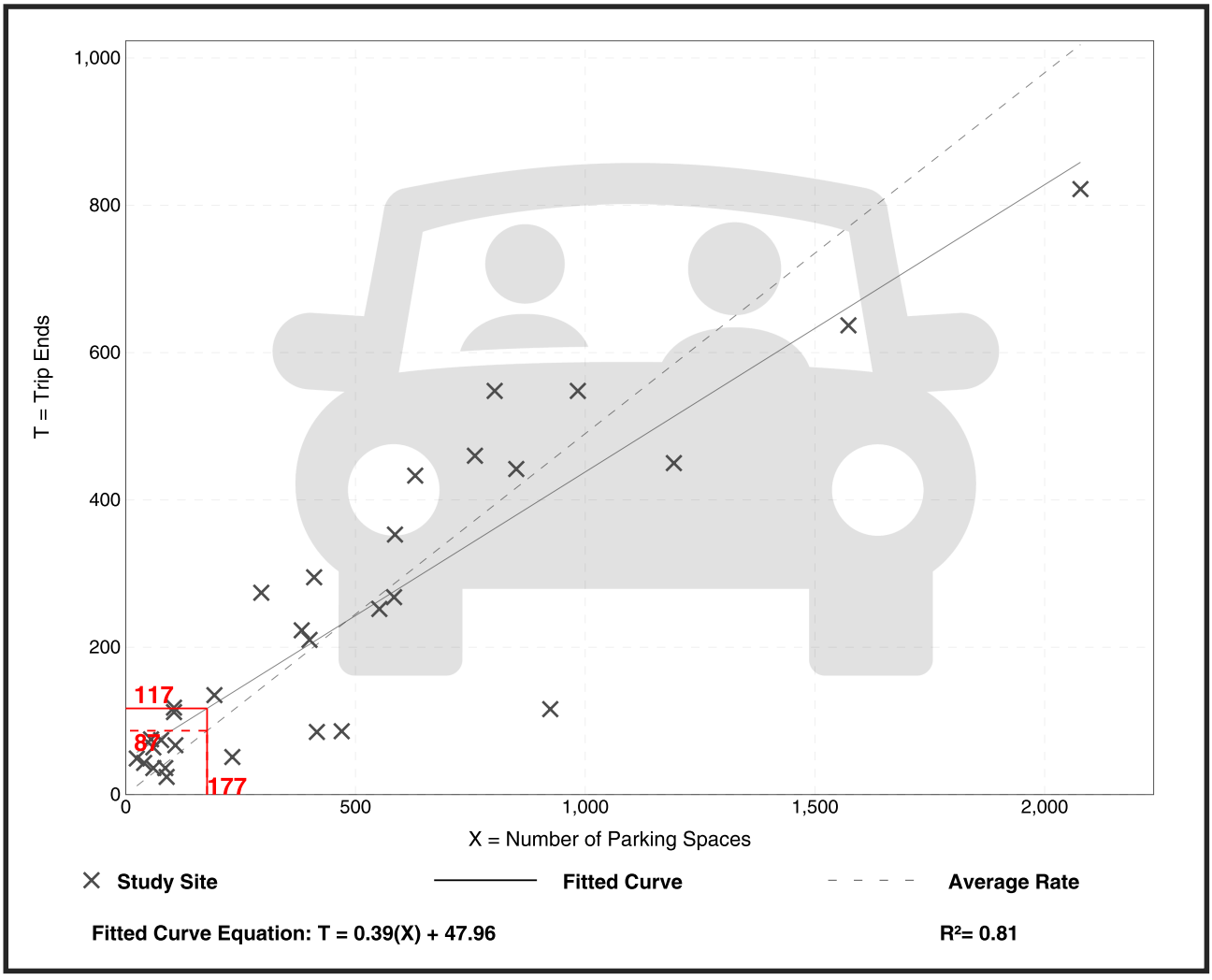
Vehicle Trip Ends vs: **Parking Spaces**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 31
Avg. Num. of Parking Spaces: 488
Directional Distribution: 26% entering, 74% exiting

Calculated Trip Ends:
Average Rate: 87 (Total), 23 (Entry), 64 (Exit)
Fitted Curve: 117 (Total), 30 (Entry), 87 (Exit)

Vehicle Trip Generation per Parking Space

Average Rate	Range of Rates	Standard Deviation
0.49	0.13 - 2.04	0.21

Data Plot and Equation



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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

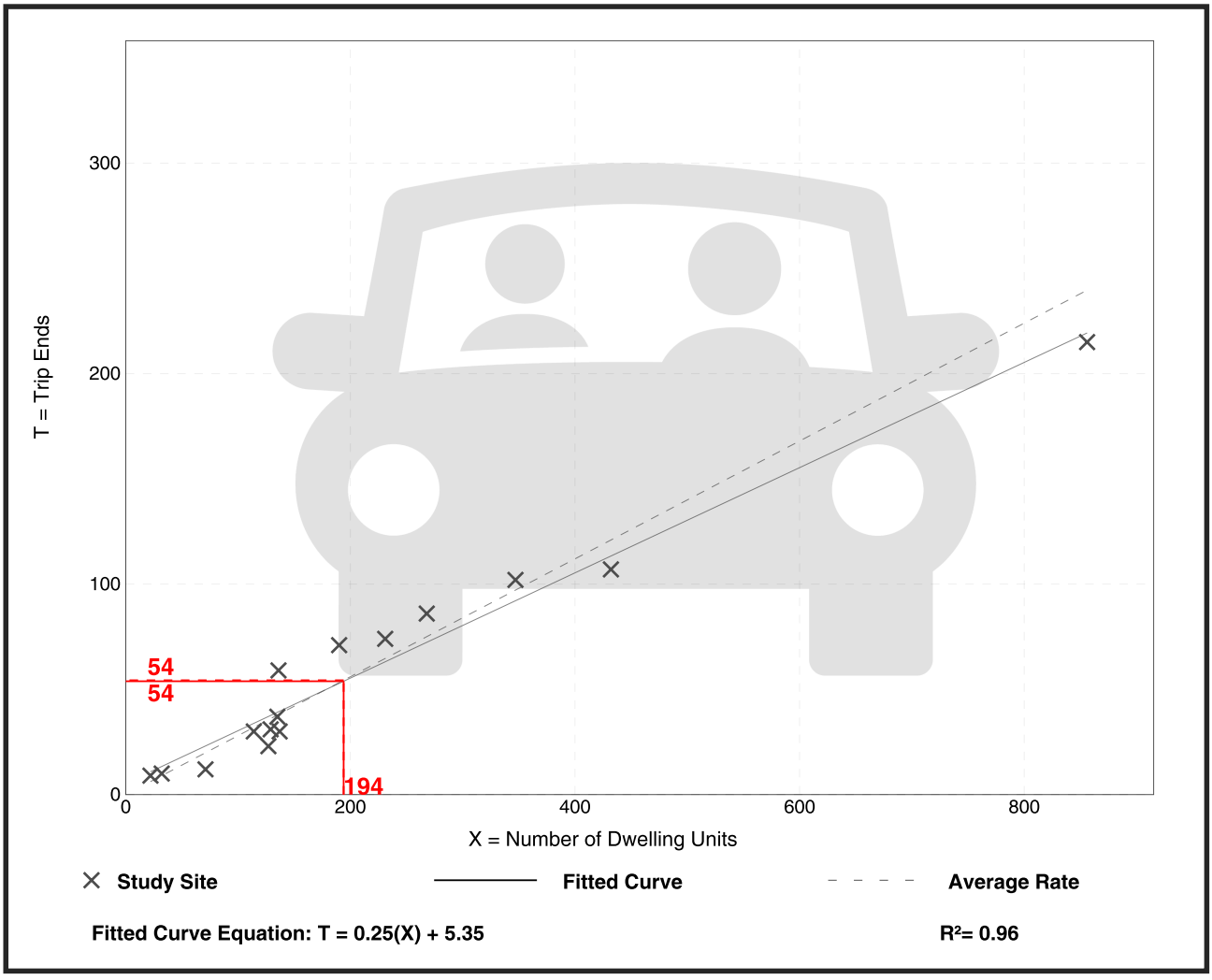
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 15
Avg. Num. of Dwelling Units: 215
Directional Distribution: 14% entering, 86% exiting

Calculated Trip Ends:
Average Rate: 54 (Total), 8 (Entry), 46 (Exit)
Fitted Curve: 54 (Total), 8 (Entry), 46 (Exit)

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.28	0.17 - 0.43	0.06

Data Plot and Equation



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Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

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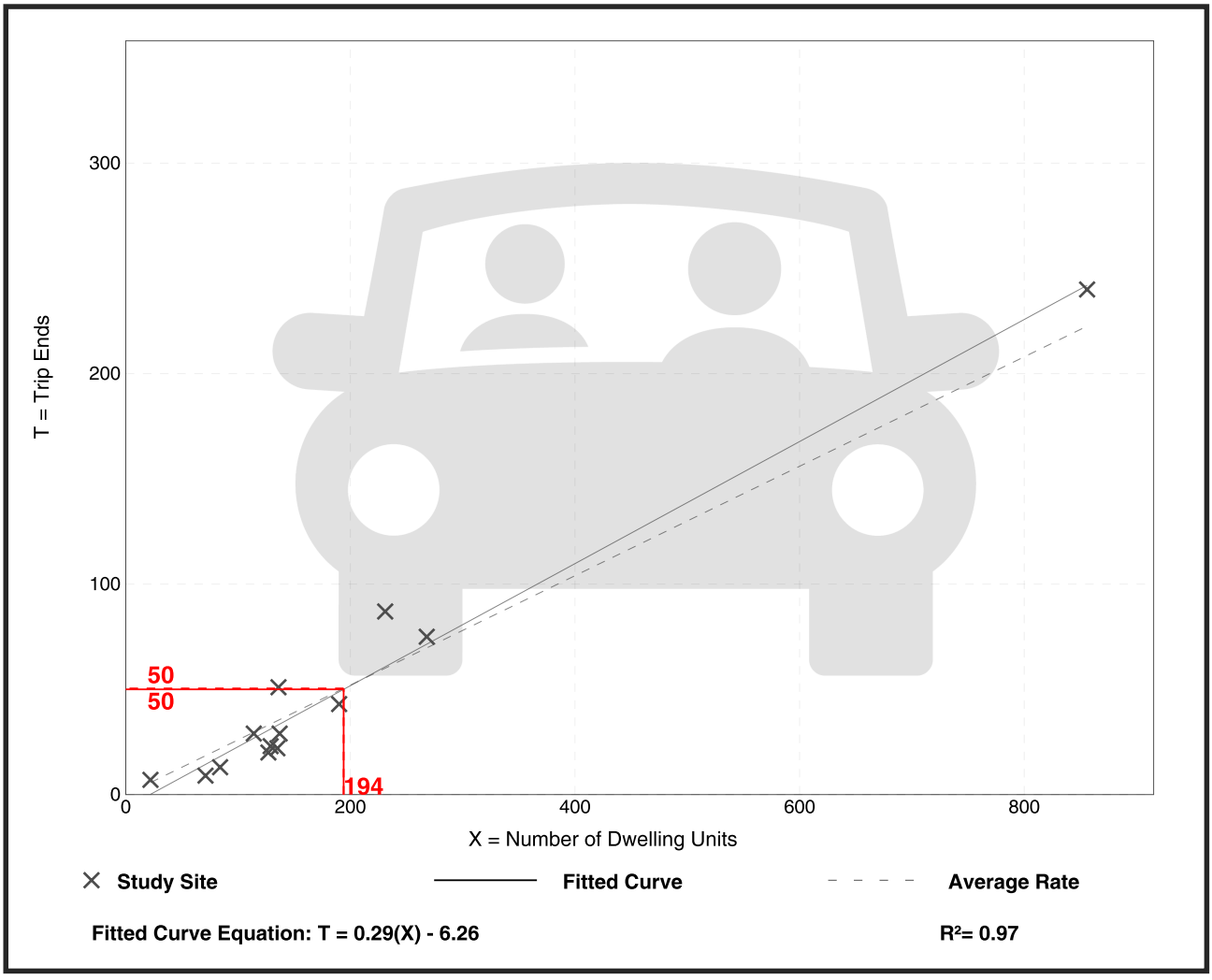
One Hour Between 4 and 6 p.m.
Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 192
Directional Distribution: 74% entering, 26% exiting

Calculated Trip Ends:
Average Rate: 50 (Total), 37 (Entry), 13 (Exit)
Fitted Curve: 50 (Total), 37 (Entry), 13 (Exit)

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.13 - 0.38	0.07

Data Plot and Equation



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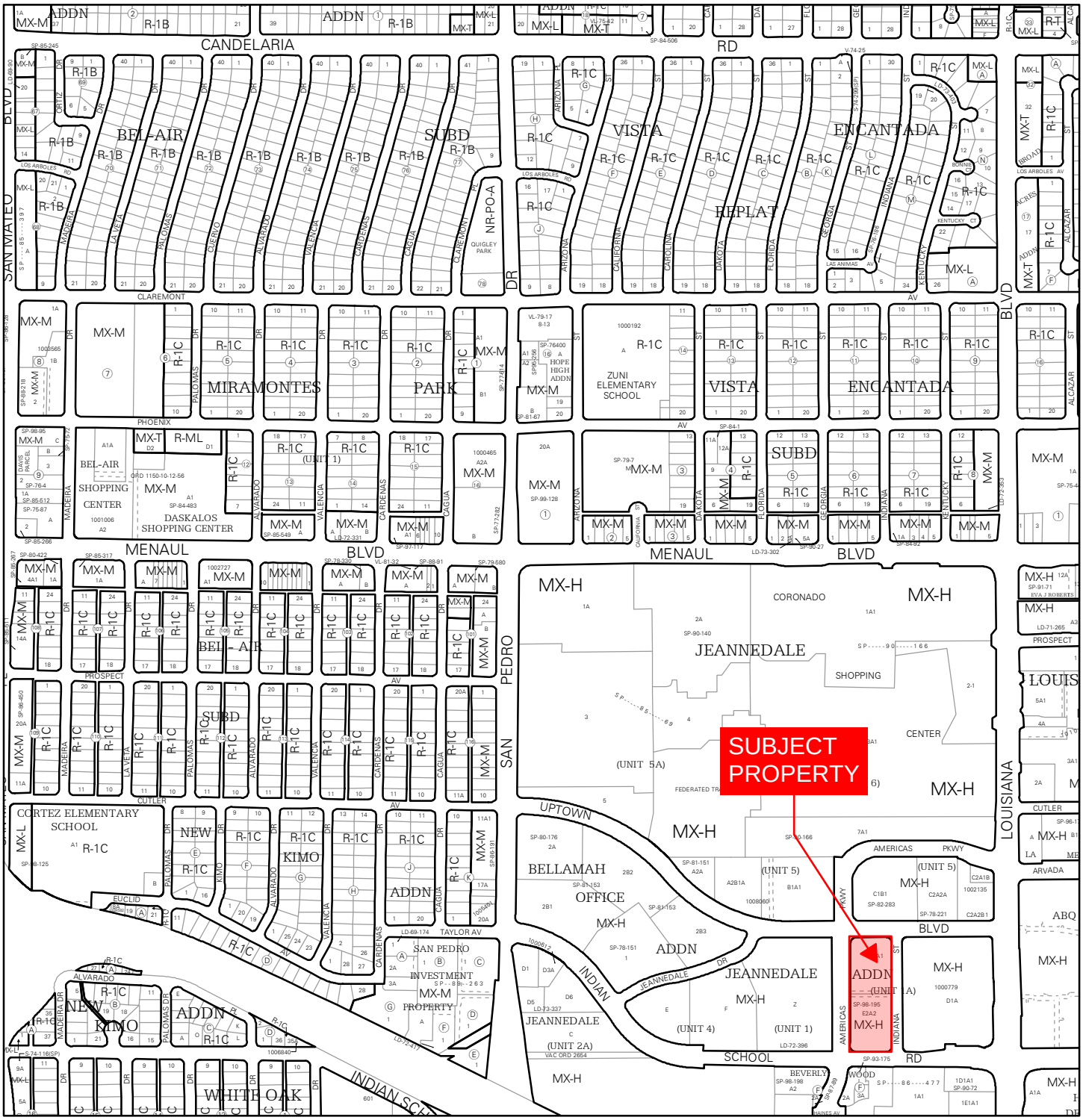


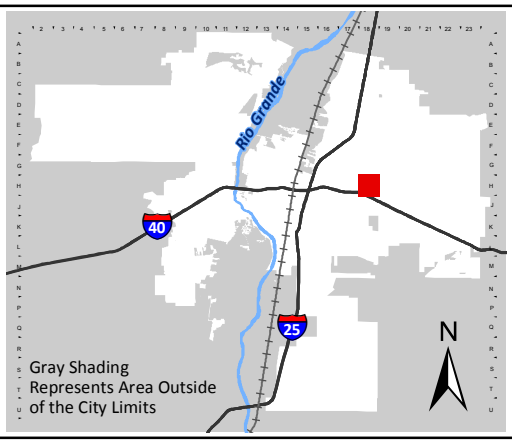
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

H-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet

0 250 500 1,000