

NEW MEXICO

Mixed-Use Development

Albuquerque, New Mexico · Schematic Design Set, Corner Plaza Scheme · October 15, 2026



Design reference: dusk aerial rendering of the corner plaza, looking northwest from the street corner. The drawings in this set follow it.

SYMBOLS

- 1

Column grid line and bubble
- LOBBY

101
- Room name, number and area

Door swing

Window in exterior wall

Structural column

3

Keynote

1

A-101

Drawing title: number / sheet

+8.00

Level marker

ABBREVIATIONS

- ACC.

Accessible
- BOH

Back of house
- BR

Bedroom
- ELEC

Electrical
- EXT.

Exterior
- GFA

Gross floor area
- MEP

Mechanical, electrical, plumbing
- NTS

Not to scale
- T.O.

Top of
- TYP.

Typical
- WC

Water closet

SHEET INDEX

G-001	Cover Sheet and Sheet Index
A-100	Architectural Site Plan
A-101	Building A, Residential Tower: Typical and Crown Level Plans
A-111	Building B, Mid-Rise: Level 1 and Typical Plans, Longitudinal Section
A-121	Building A, Terraced Podium: Level 1, 2 and 3 Plans
A-131	Transit Station, Market Pavilion and Forecourt
A-141	Galleria G and Garden Residences C Plans
A-150	Roof Plan
A-160	Corner Plaza Plan and Fountain Details
A-201	South Elevation, from the Arterial
A-202	East Elevation, Galleria Portal and Tower Crown
A-203	Plaza and Podium Sections

PROJECT DATA

Site area	36,000 m² (8.90 ac), 240 × 150 m
Context	Commuter rail to the west, arterial to the south, East Street to the east
Building A	Terraced podium, 3 levels, and tower, 24 levels, ridge +91.30, 160 units, 30,407 m²
Galleria G	Inside-corner galleria with portal arch, 3 levels, 1,392 m²
Building B	Stepped mid-rise over arched storefronts, 10 levels, 58 units, 9,644 m²
Building C	Garden residences, 5 levels, 108 units, 10,400 m²
D / F	Transit station and open-air market pavilion
Corner plaza	3,904 m², fountain on the diagonal axis, open to both streets
Gross floor area	52,195 m² (561,819 sf)
FAR / lot coverage	1.45 / 28%
Dwelling units	326 total
Parking	2 levels below the podium, plaza and B, approx. 800 stalls

GENERAL NOTES

Revision 2 replaces the courtyard block with an L-shaped plan around a public plaza at the corner of the arterial and East Street, following the dusk rendering on this sheet. Site edges, rail, platform and station follow masterplan_v3.blend.

Building A: a podium stepping back 6.0 m per level in dining terraces, with the tower rising behind it to an arched crown.

Building B steps down toward the galleria in planted terraces. The galleria's chamfered face carries the portal on the plaza axis.

Vocabulary: limestone-tone cast stone and stucco, tall arched storefronts, a balcony on every residential floor with black steel rails, black steel pergolas over the terraces, cornices and string courses, clay tile hip roofs.

Dimensions in metres to structural grid or face of wall unless noted. Gross floor area is plate area times level count.

This set is schematic. Code analysis, egress calculations, structural sizing and MEP design are not included.

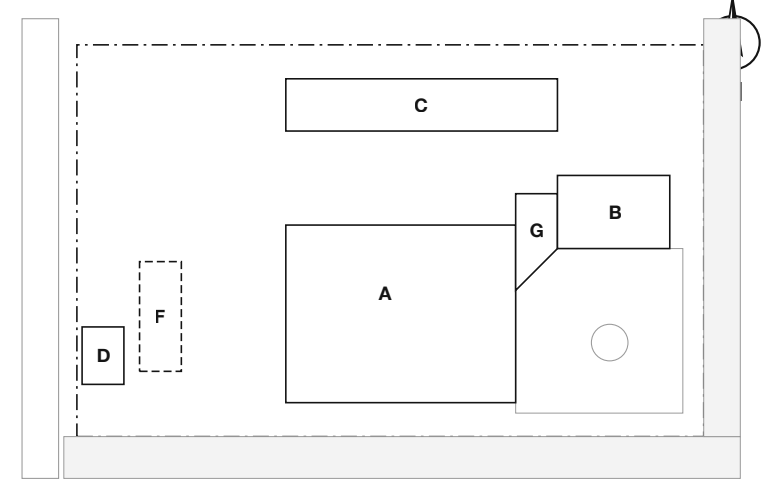
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PROJECT
**New Mexico
Mixed-Use Development**
Albuquerque, New Mexico

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

ISSUES AND REVISIONS		
NO.	DESCRIPTION	DATE
0	Schematic Design Issue	10.15.2026
1	Courtyard Scheme Revision	10.15.2026
2	Corner Plaza Scheme Revision	10.15.2026

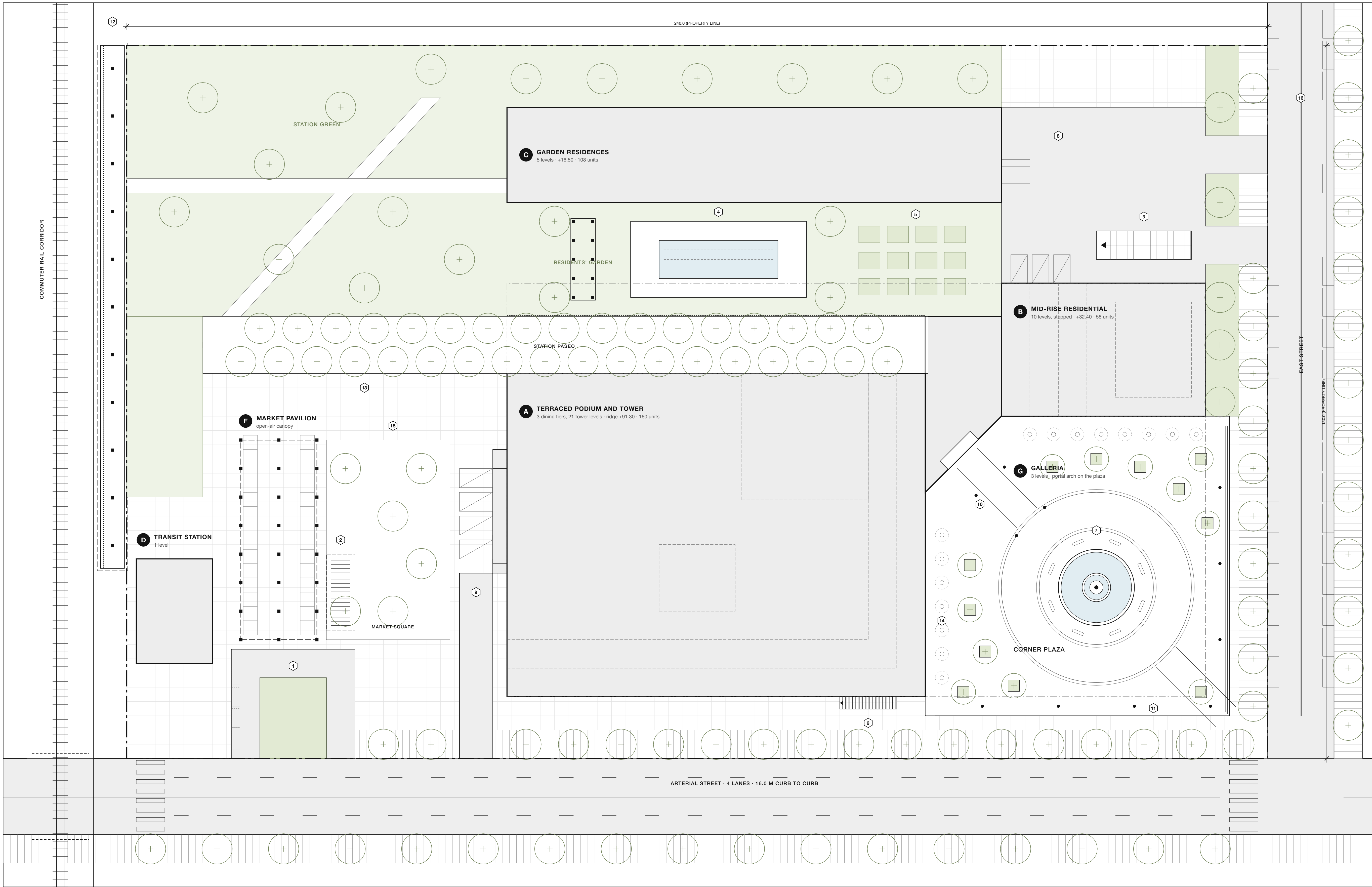
KEY PLAN



SOURCE

Corner plaza scheme developed from the dusk aerial rendering (G-001). Site, rail and arterial from masterplan_v3.blend.

Dimensions in metres unless noted.



1 ARCHITECTURAL SITE PLAN
SCALE: 1:400 AT ARCH D

KEYNOTES

- 1 Station drop-off loop, one-way, four stalls
- 2 Covered bike hub, 36 spaces
- 3 Garage ramp to two below-grade levels
- 4 Residents' pool and deck
- 5 Community garden, 12 raised beds
- 6 Exterior stairs to the dining terraces
- 7 Tiered fountain, 16.0 m basin
- 8 Service court and loading, B and C
- 9 Podium service drive and loading dock
- 10 Portal arch into the gallery, 8.0 m
- 11 Plaza steps, three risers to +0.45
- 12 Commuter rail platform, 110 m canopy

- 13 Station paseo to the gallery, 12.0 m
- 14 Café terraces with umbrellas
- 15 Market square
- 16 East Street, 14.0 m, parking both sides

SITE DATA

Site area	36,000 m ² (8.90 ac)
Corner plaza	3,904 m ² , open on two streets
Building footprint	10,084 m ² (28%)
Gross floor area	52,195 m ² (FAR 1.45)
Dwelling units	326
Parking	2 below-grade levels, approx. 800 stalls

LEGEND

- Property line
- Building footprint at grade
- Upper tier or tower (above)
- Canopy (above)
- Lawn
- Planting bed or tree planter
- Tree canopy
- Below-grade parking limit
- Water
- Café umbrella
- Steps
- Drive or street

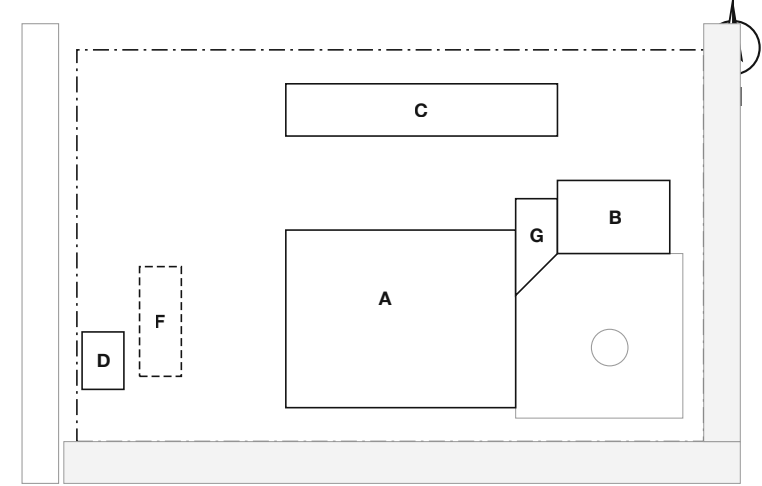
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KEY PLAN



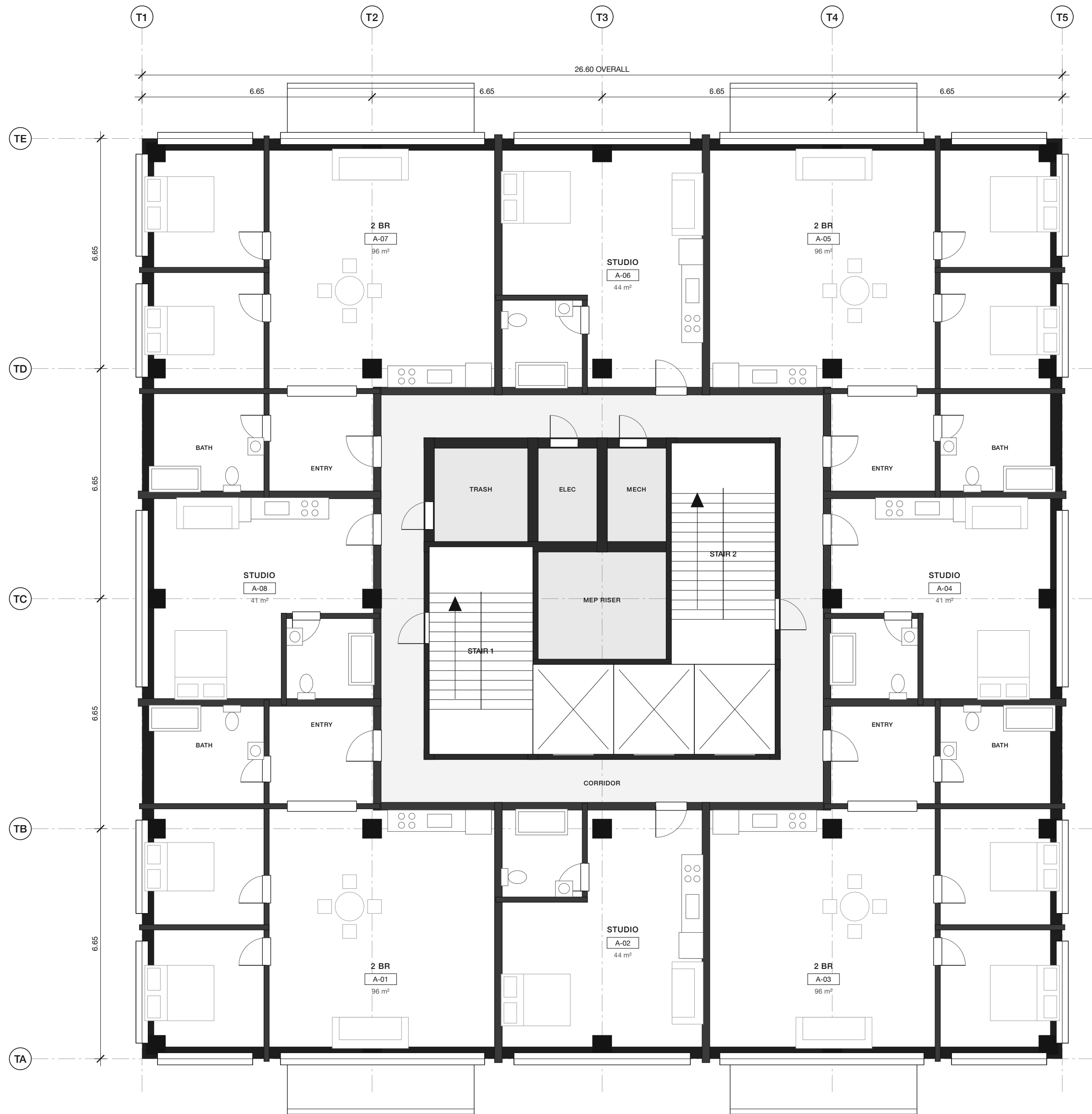
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SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

SCALE 1:400
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

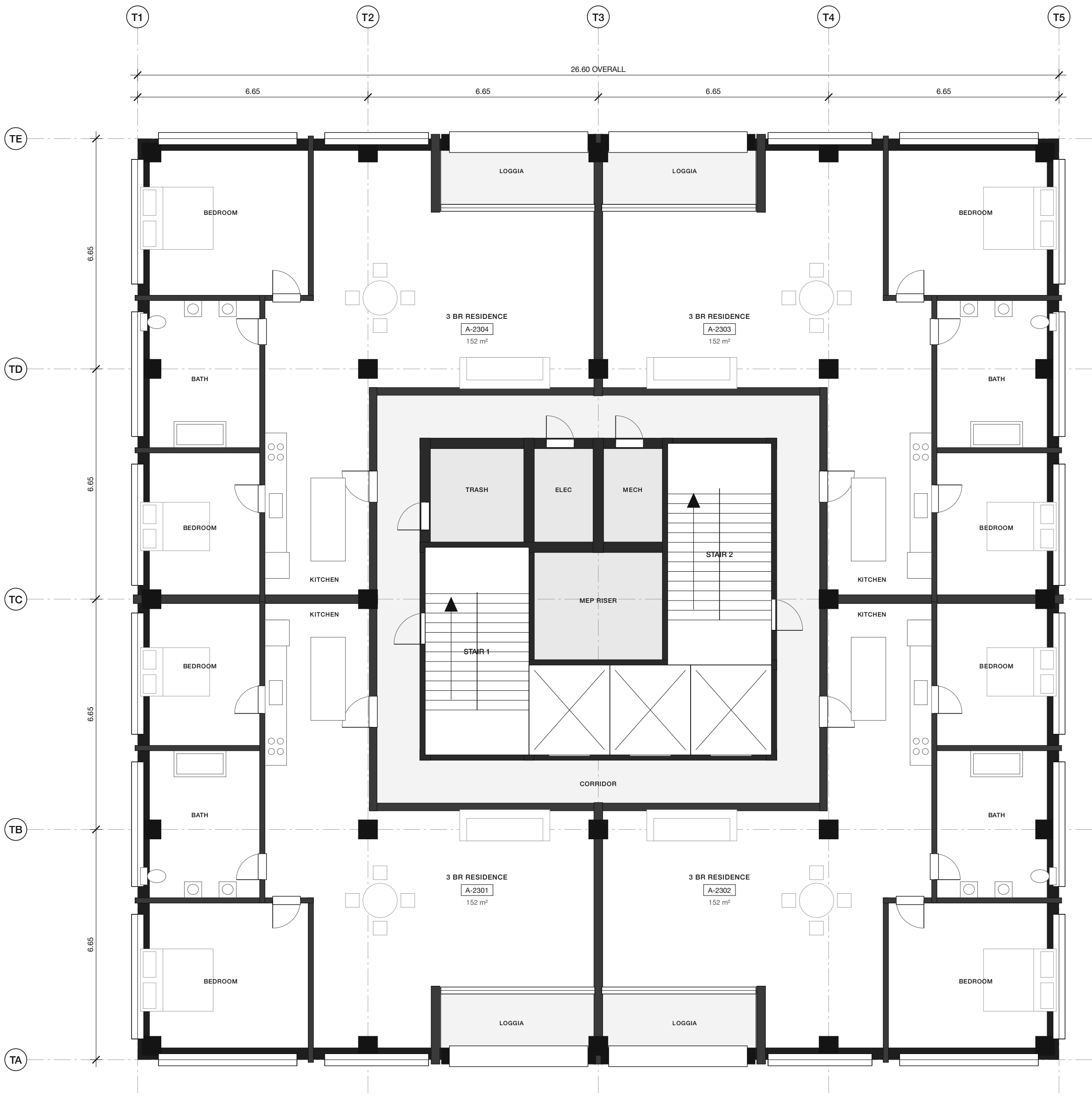
SHEET NUMBER

A-100



1 TYPICAL LEVEL PLAN, LEVELS 4–22
A-101 SCALE: 1:100

- PLAN NOTES
1. The tower rises from the podium's third tier at +15.00. Levels 4–22 are typical: eight units around a three-car core, 152 units.
 2. Every unit has a balcony; corner two-bedroom units carry 1.6 m balconies on the long face, as in the rendering.
 3. Levels 23–24 form the crown: four three-bedroom residences per level behind tall arched openings, with 2.0 m arched loggias on the centre bays.
 4. The tower lobby, mail and leasing sit at grade inside the podium (A-121) and connect to the Galleria (A-141).
 5. Floor-to-floor 3.30 m. Cornice at +84.30; clay tile hip roof to +91.30 houses the mechanical penthouse.



2 CROWN LEVEL PLAN, LEVELS 23–24
A-101 SCALE: 1:100

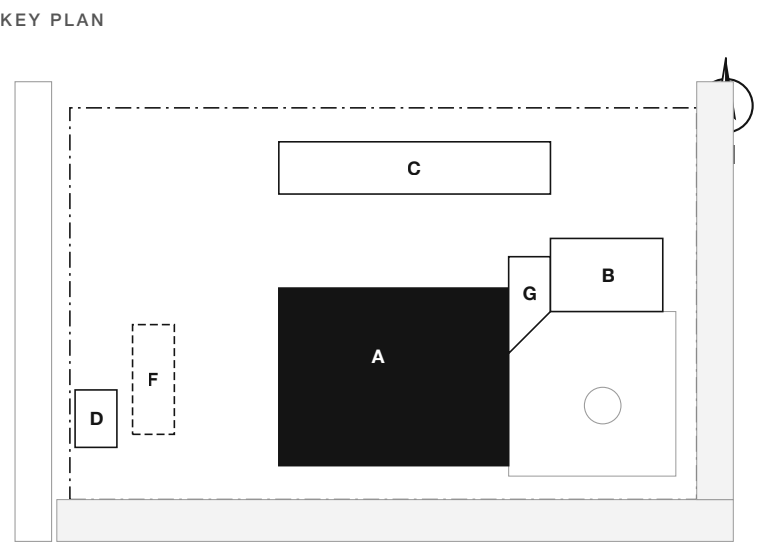
LEVEL SCHEDULE, TOWER				
LEVELS	ELEVATION	USE	PLATE	UNITS
Roof	+84.30	Hip roof, ridge +91.30	–	–
23–24	+77.70, +81.00	Crown residences, 4 per level	708 m²	8
4–22	+15.00 to +74.40	Residential, 8 per level	708 m²	152
1–3	±0.00 to +10.50	Podium (A-121)	–	–
Total				160

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Dimensions in metres unless noted.

SHEET TITLE
**BUILDING A, RESIDENTIAL TOWER
TYPICAL AND CROWN LEVEL PLANS**

SCALE 1:100
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER

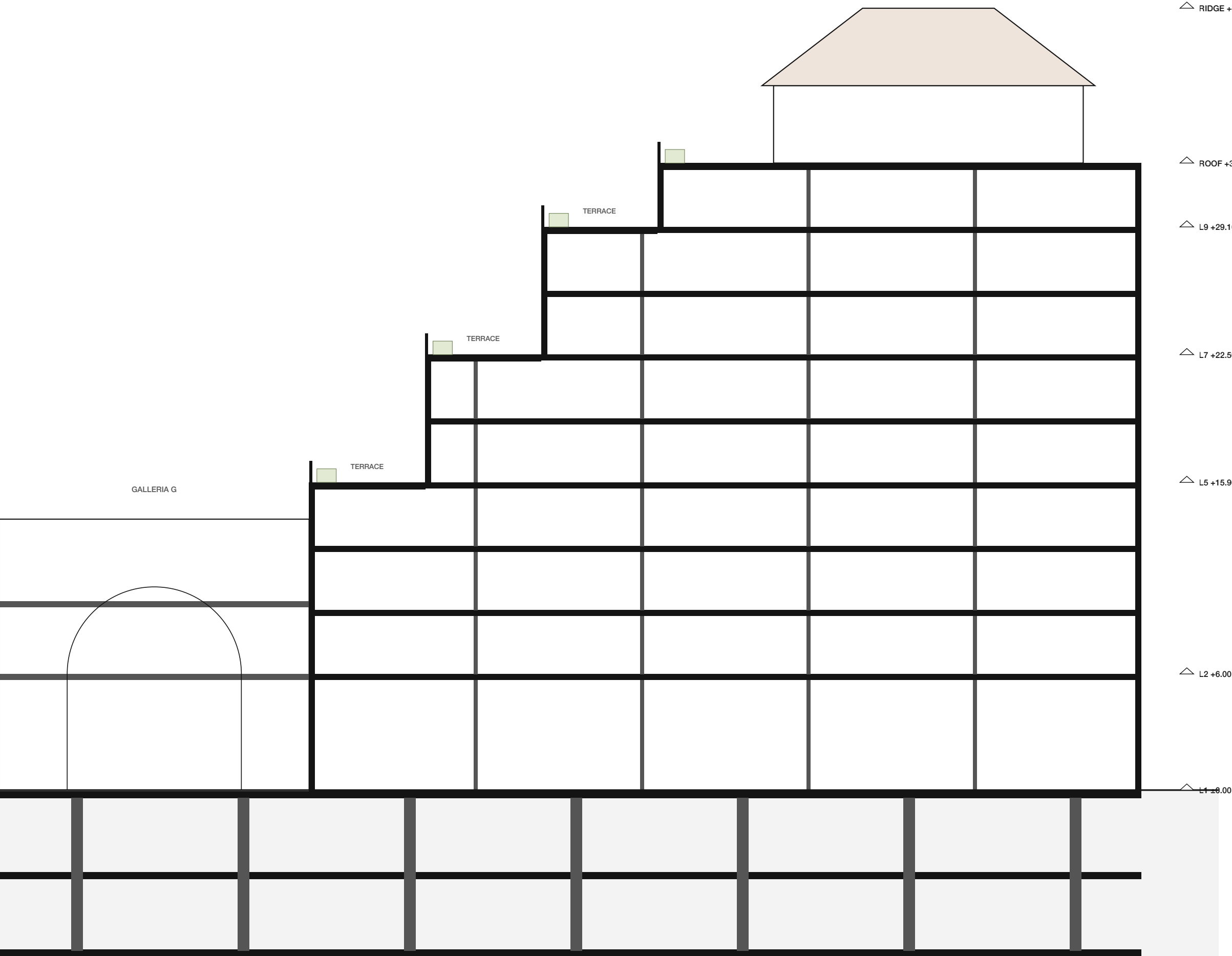
A-101



1 LEVEL 1 PLAN, ARCHED STOREFRONTS AND LOBBY
A-111 SCALE: 1:150



2 TYPICAL LEVEL PLAN, LEVELS 2-4
A-111 SCALE: 1:150



3 LONGITUDINAL SECTION AT GRID BB, LOOKING NORTH
A-111 SCALE: 1:200

UNIT MATRIX, BUILDING B

LEVELS	PLATE	PER LEVEL	UNITS
Levels 2-4	Full plate, 43.0 m	9	27
Levels 5-6	Steps back 6.0 m	7	14
Levels 7-8	Steps back 12.0 m	6	12
Level 9	Steps back 18.0 m	5	5
Total			58

PLAN NOTES

- Level 1 is 6.00 m tall with one 5.0 m arched storefront per 8.6 m bay on the plaza, as in the rendering. Café seating spills onto the plaza.
- The residential lobby is entered from the galleria; loading, trash and bikes open to the service court on the north side.
- Typical levels: nine units on a double-loaded corridor. South units face the plaza; every unit on the plaza and East Street has a balcony.
- The west end steps down toward the galleria in three 6.0 m terraces (Levels 5, 7 and 9), each planted at the edge.
- The penthouse under the hip roof is resident amenity, with a roof garden and palms around it.
- Floor-to-floor: Level 1 6.00 m, Levels 2-9 3.30 m. Unit numbers read B-[level][unit].

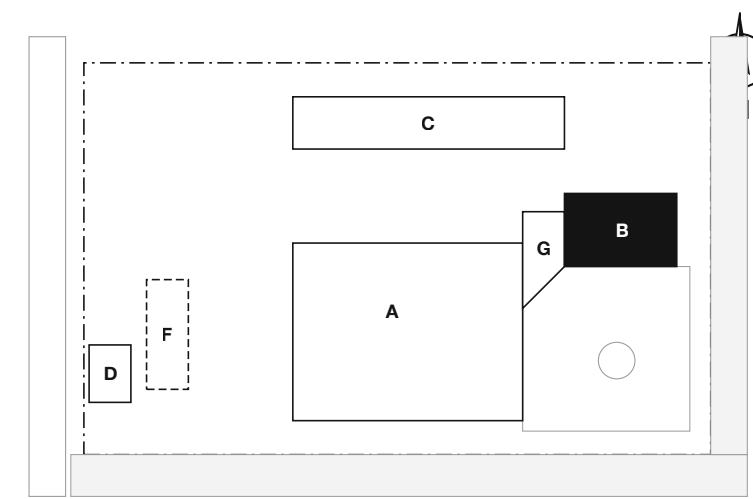
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KEY PLAN



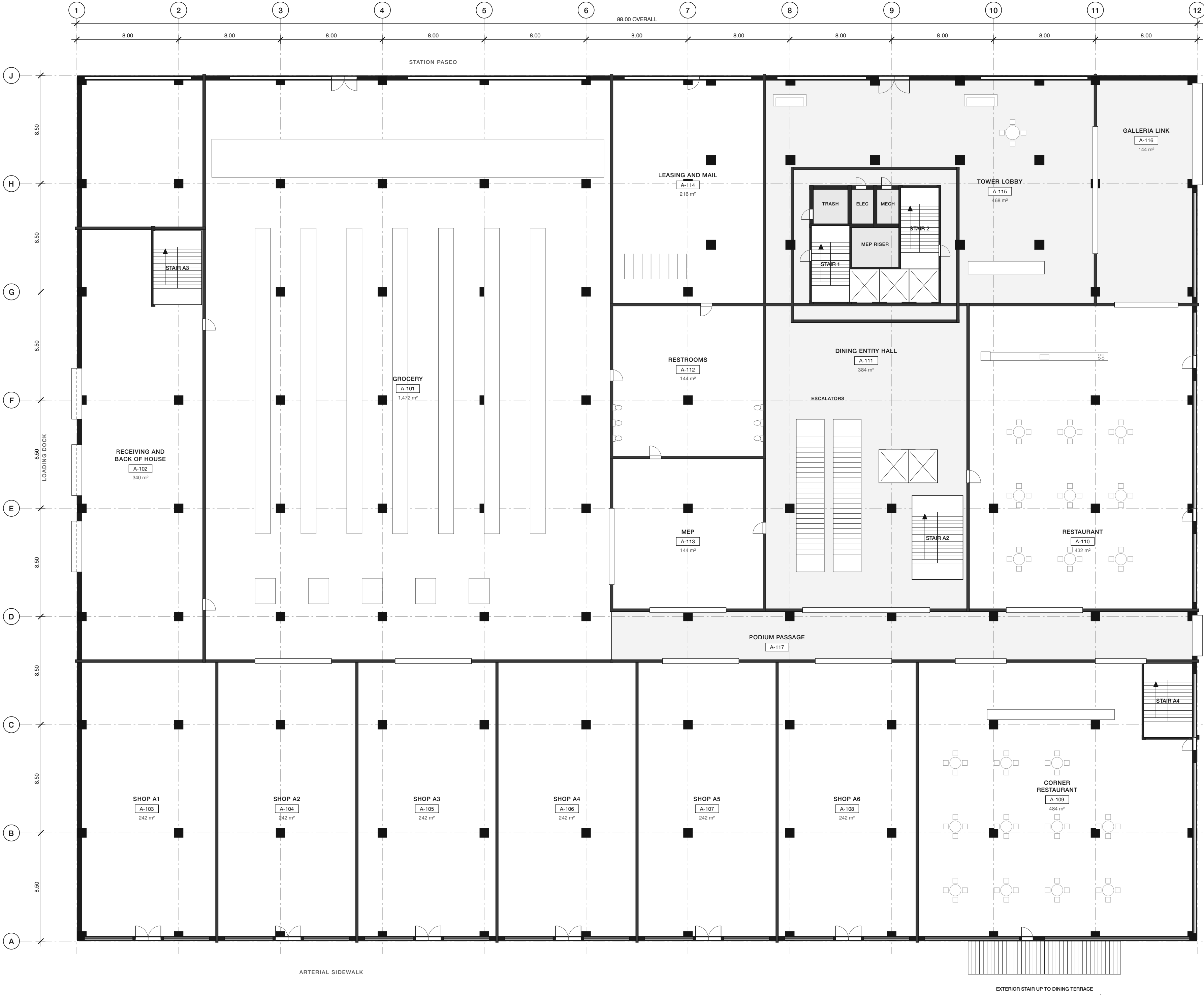
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SHEET TITLE
**BUILDING B, MID-RISE
PLANS AND LONGITUDINAL SECTION**

SCALE 1:150, 1:200
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

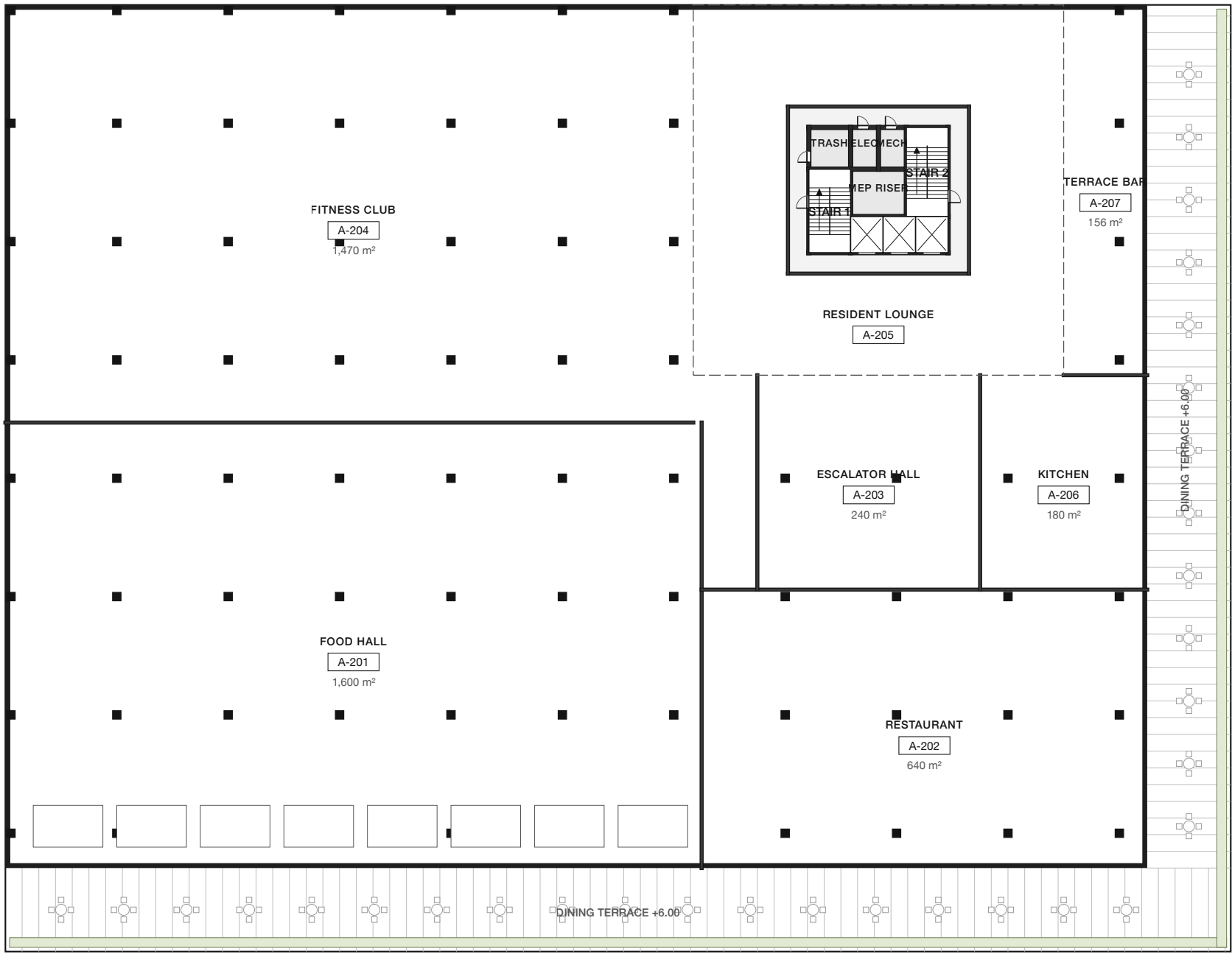
SHEET NUMBER

A-111

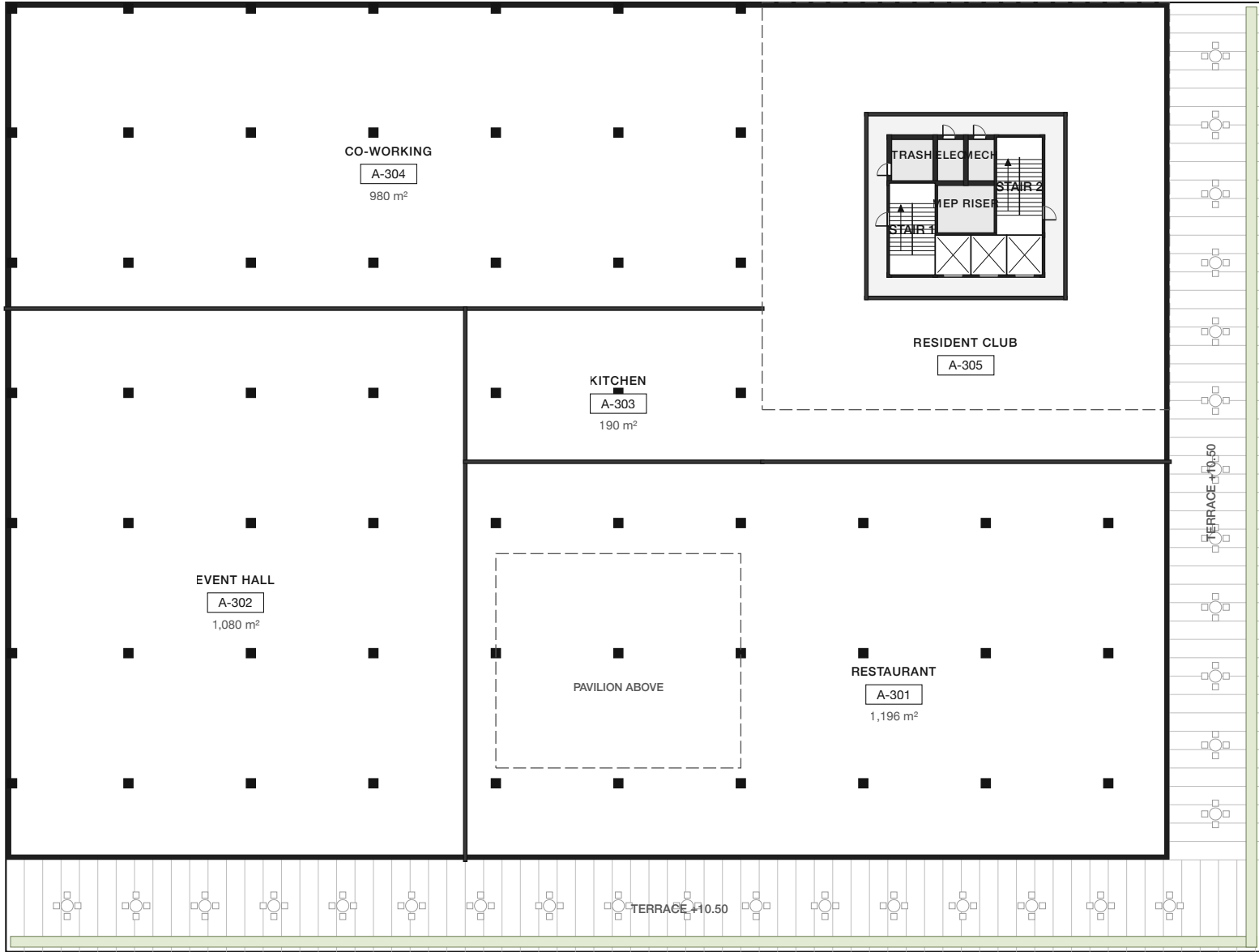


1 LEVEL 1 PLAN, SHOPS, GROCERY, RESTAURANTS AND TOWER LOBBY
A-121 SCALE: 1:200

- PLAN NOTES**
1. The podium steps back 6.0 m on its street (south) and plaza (east) faces at each level, as in the rendering: Level 1 shops, Level 2 food hall, Level 3 restaurant.
 2. Each setback is an occupied dining terrace. Exterior stairs on the arterial face climb from the sidewalk to the Level 2 terrace and on to Level 3.
 3. A 4.0 m passage links the plaza to the grocery and the escalator hall; the tower lobby opens to the station paseo and to the Galleria.
 4. Storefronts are tall arched openings at 8.0 m bays (A-201). Loading and receiving are on the west service drive, off the arterial.
 5. Level 1 floor-to-floor 6.00 m; Levels 2 and 3 4.50 m. The tile-roofed pavilion on the Level 3 roof is a private dining room.



2 LEVEL 2 PLAN, FOOD HALL AND DINING TERRACE
A-121 SCALE: 1:400



3 LEVEL 3 PLAN, RESTAURANT AND UPPER TERRACE
A-121 SCALE: 1:400

LEVEL SCHEDULE, PODIUM

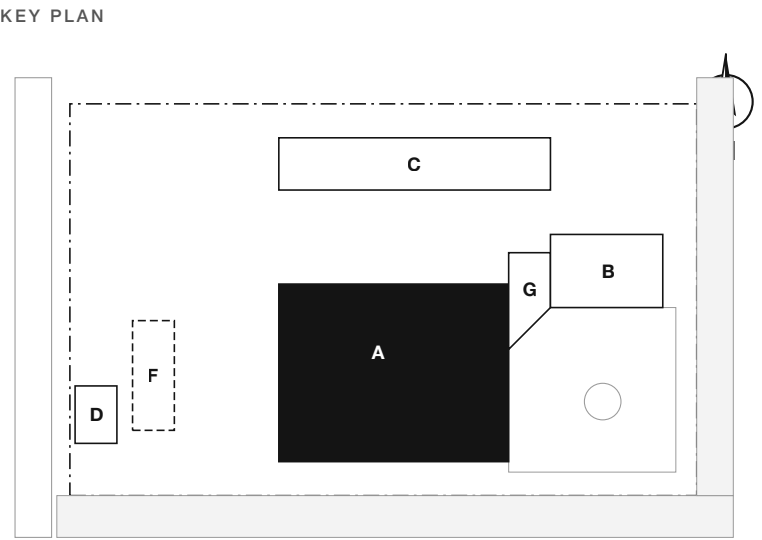
LEVEL	ELEVATION	PLATE	GROSS AREA
Pavilion	+15.00	16 x 14 m	224 m²
Level 3	+10.50	76 x 56 m	4,256 m²
Level 2	+6.00	82 x 62 m	5,084 m²
Level 1	±0.00	88 x 68 m	5,984 m²
Total			15,548 m²

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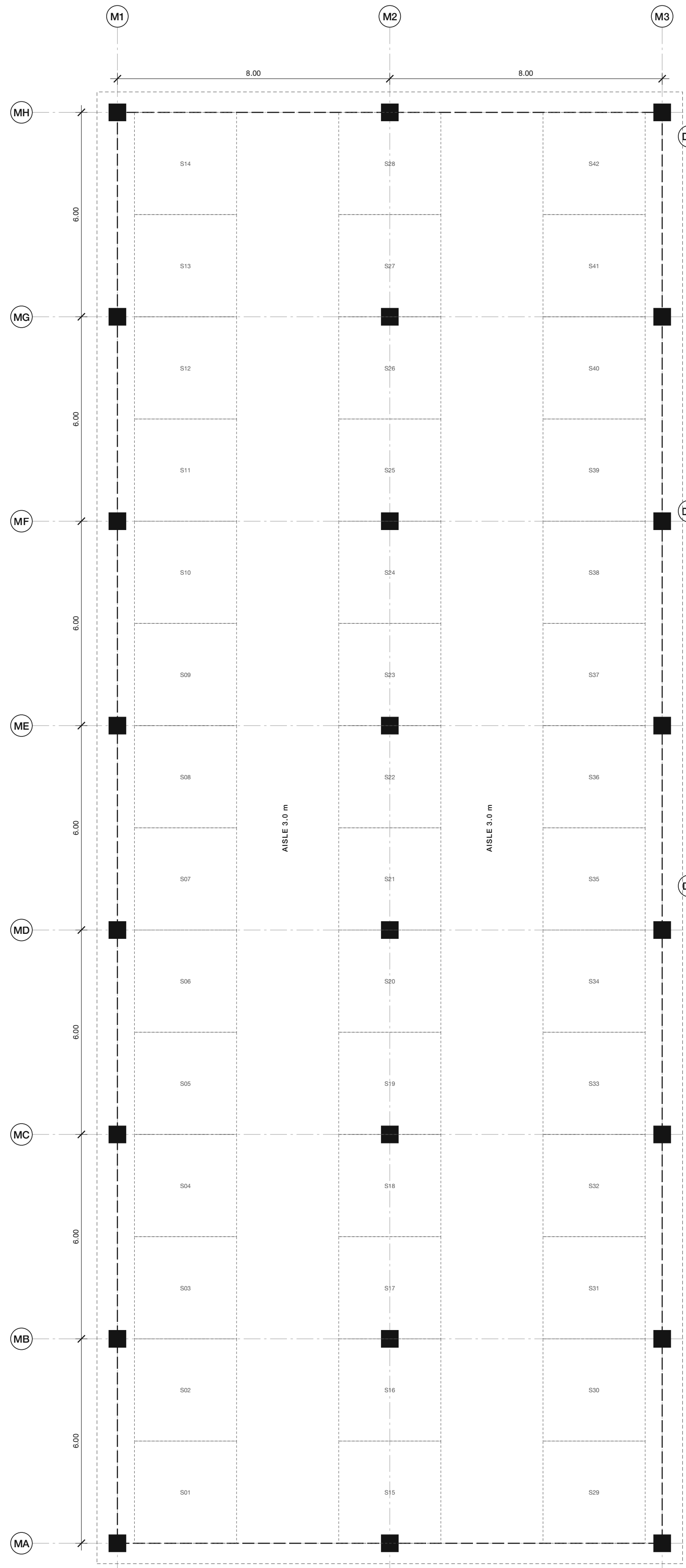
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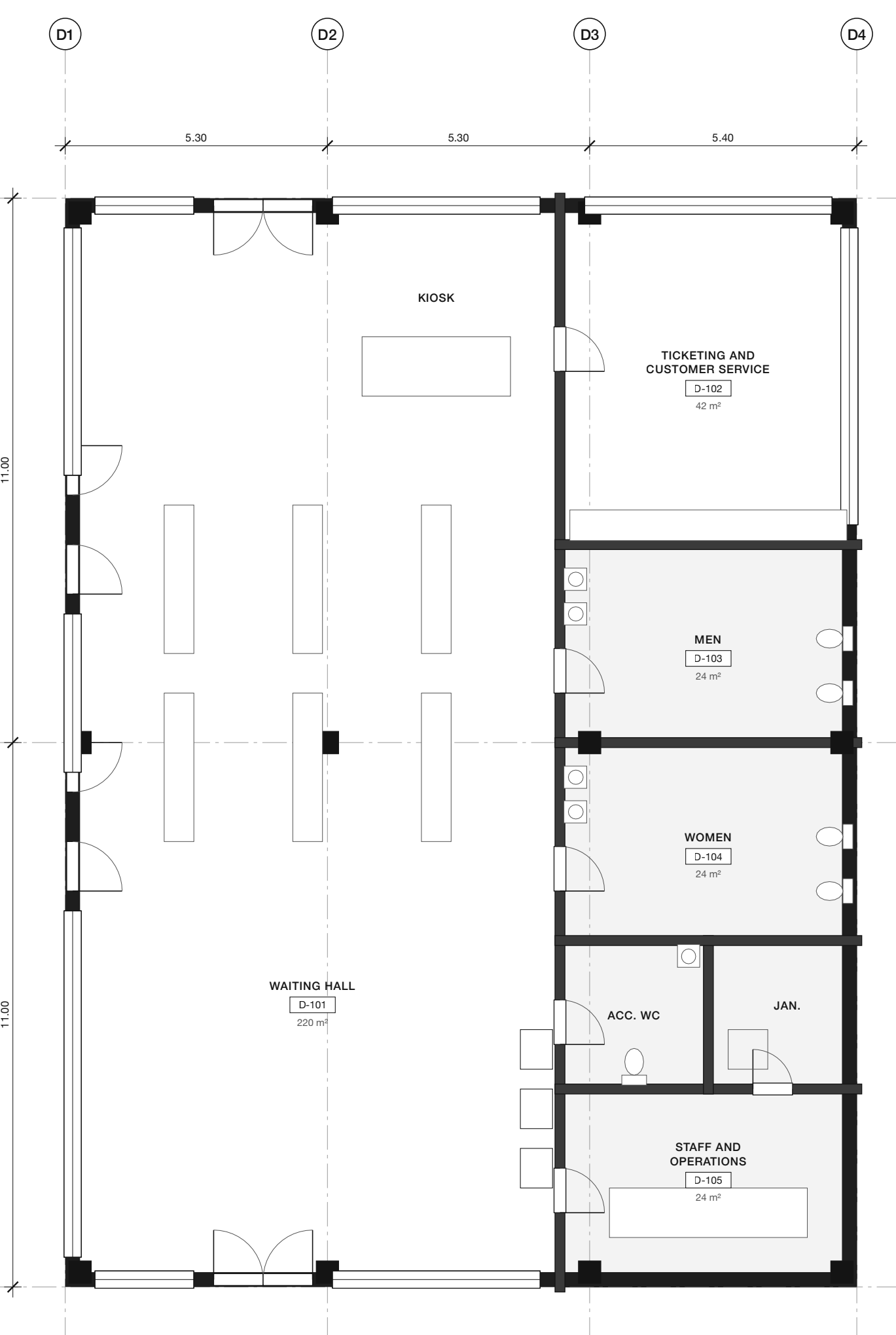
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Dimensions in metres unless noted.



1 MARKET PAVILION PLAN
SCALE: 1:100



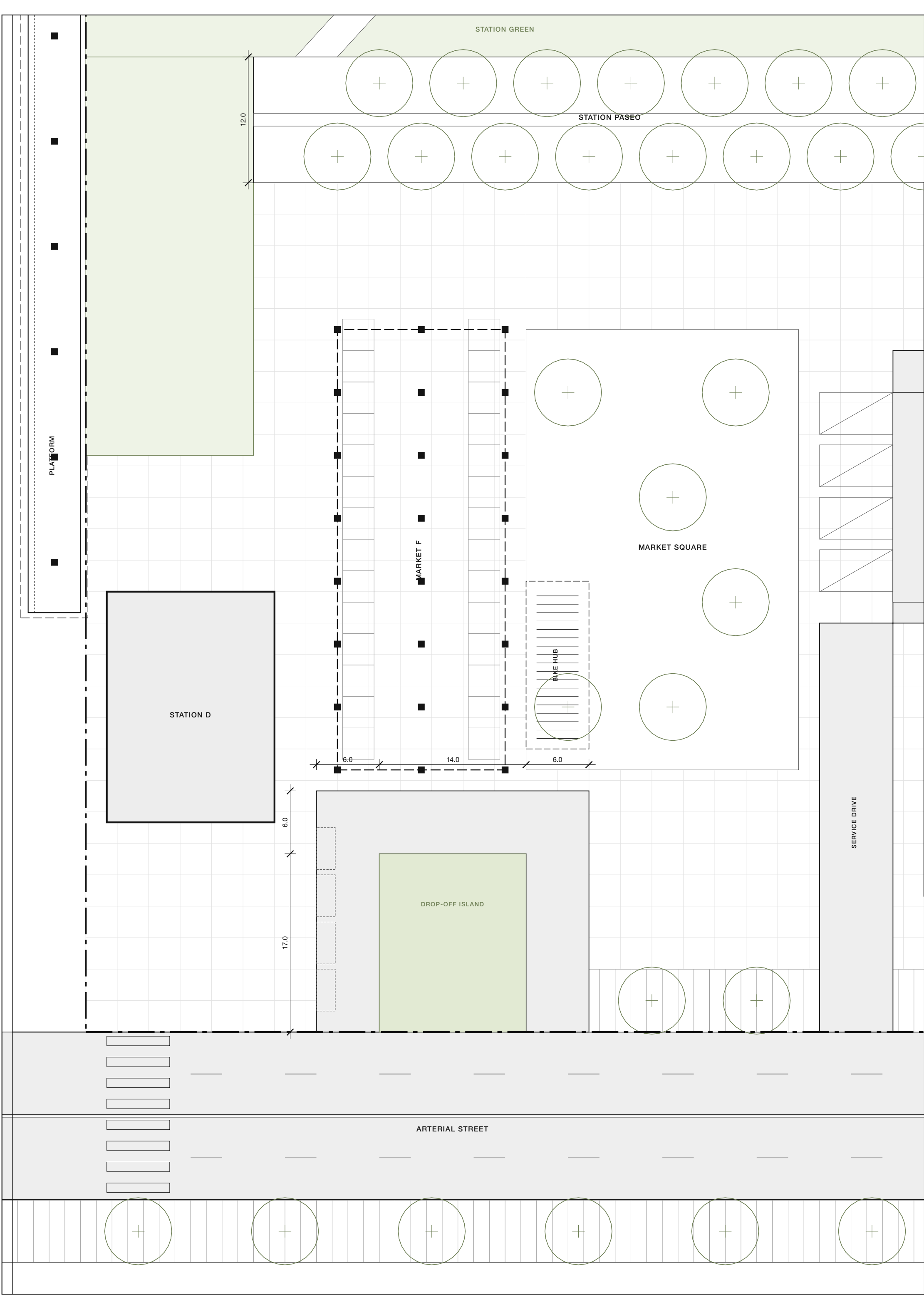
2 TRANSIT STATION PLAN
SCALE: 1:100

PLAN NOTES

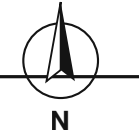
Market pavilion: 16 × 42 m tile-roofed canopy on 21 columns (8 × 6 m grid), 42 stalls in three rows of 3 × 3 m with two 3.0 m aisles, between the platform and the market square.

Transit station: glazed waiting hall under a clay tile hip roof. West doors open to the platform, south doors to the drop-off loop. Restrooms and ticketing along the east wall.

The station paseo (12.0 m, two rows of trees) runs east from the platform to the galleria portal, past the lower lobby.



3 STATION FORECOURT AND PASEO, ENLARGED SITE PLAN
SCALE: 1:300

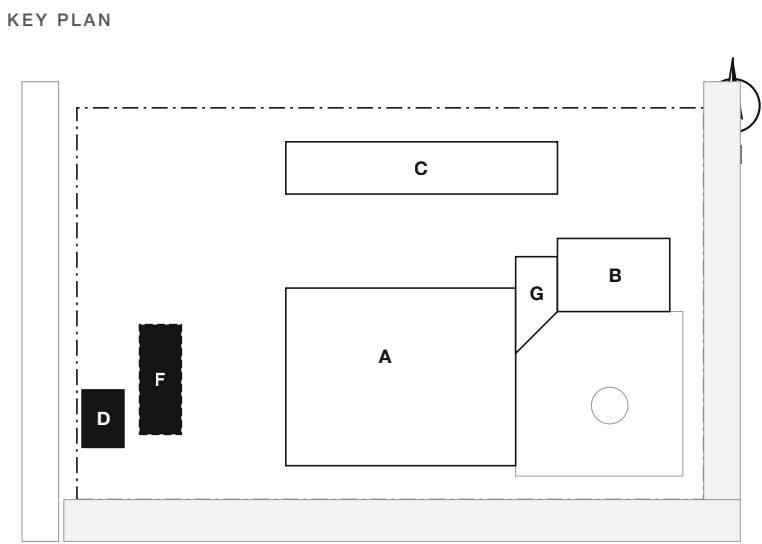


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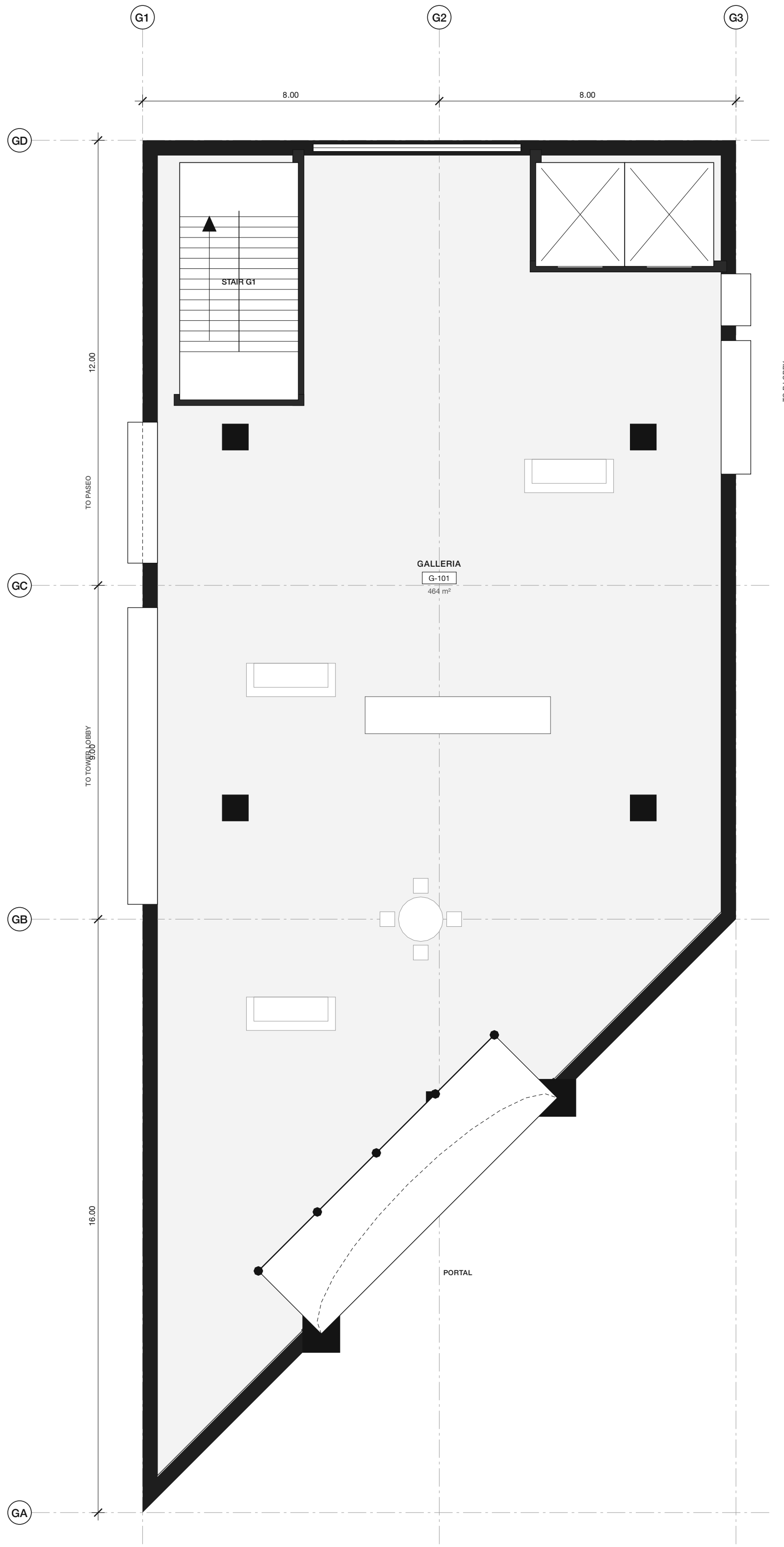
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Dimensions in metres unless noted.

SHEET TITLE
**TRANSIT STATION, MARKET
PAVILION AND FORECOURT**

SCALE 1:100, 1:300
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER

A-131



1
A-141
GALLERIA, LEVEL 1 PLAN
SCALE: 1:100

GALLERIA NOTES

The galleria fills the inside corner of the L. Its chamfered face carries the 8.0 m portal arch on the plaza diagonal; the hall inside is double height (6.00 m) and leads through to the station paseo, the tower lobby (A-121) and the B residential lobby (A-111). Levels 2 and 3 hold the resident club and a co-working room. Signage band in cast stone above the arch, as in the rendering.



2
A-141
LEVEL 1 PLAN, GARDEN UNITS AND LOBBY
SCALE: 1:250



3
A-141
TYPICAL LEVEL PLAN, LEVELS 2-5
SCALE: 1:250

UNIT MATRIX, BUILDING C			
LEVEL	SOUTH (GARDEN)	NORTH	UNITS
Level 1	10 + lobby	10	20
Levels 2-5	12	10	88
Total			108

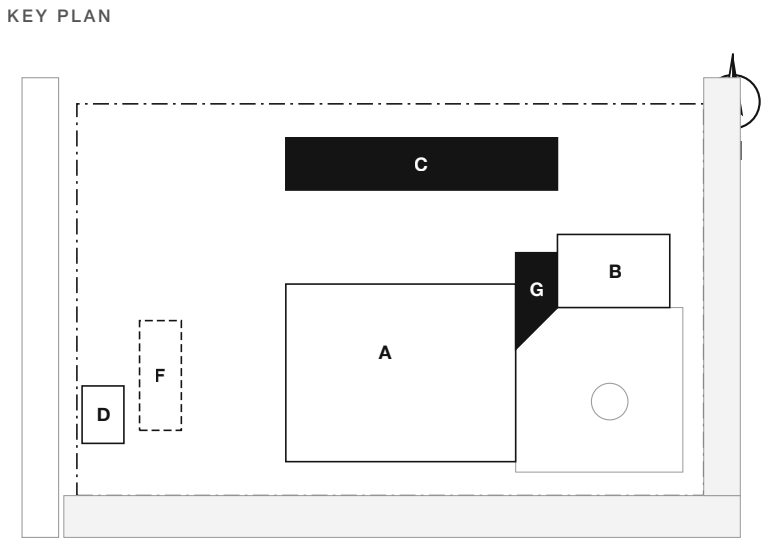
- PLAN NOTES**
- Building C closes the residents' garden on the north: five levels of one-bedroom units on a double-loaded corridor, 3.30 m floor-to-floor, under a clay tile hip roof.
 - South units look onto the garden and pool, each with a 1.4 m balcony; north units open to private patios along the north property line.
 - Two exit stairs at the ends and a two-car elevator core at the centre.
 - The Level 1 lobby opens to the garden and is reached from the paseo through it.

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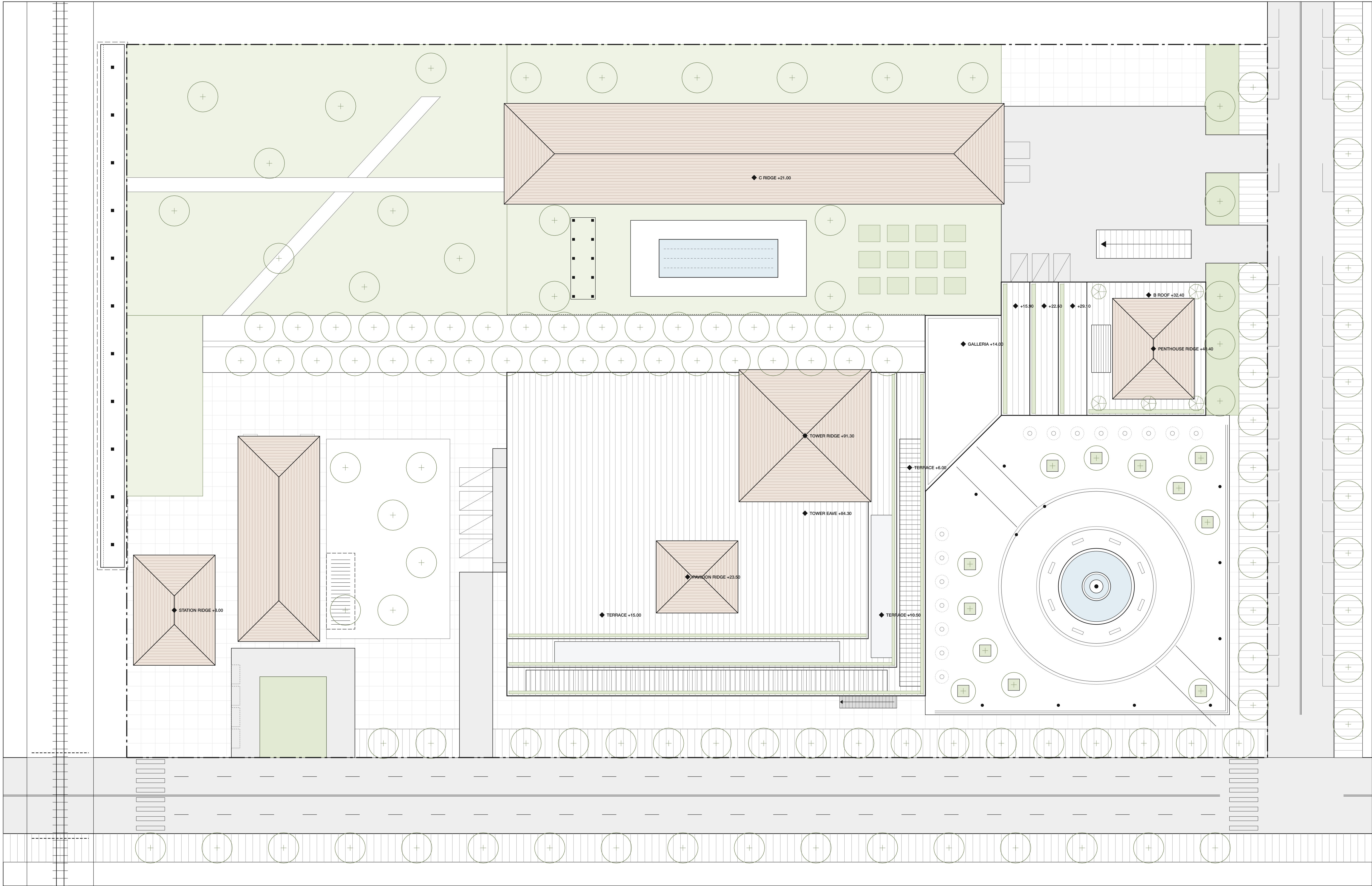
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SHEET TITLE
**GALLERIA G AND
GARDEN RESIDENCES C PLANS**

SCALE 1:100, 1:250
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER

A-141



1 ROOF PLAN
SCALE: 1:400 AT ARCH D

ROOF NOTES

Clay barrel-tile hip roofs, 25° pitch, 0.6 m eaves, over the tower crown, the podium pavilion, the B penthouse, Building C, the station and the market canopy.

Each podium tier is an occupied dining terrace on pedestals: steel pergolas over the first terrace, glazed canopies over the second, planters on every edge.

Building B steps down toward the galeria in three 6.0 m terraces, each planted at its edge; the B roof is a resident garden with palms around the penthouse.

The galeria roof is a flat terrace behind a cast-stone parapet. Tower mechanical equipment is housed in the hip roof volume; B equipment sits in a screened yard.

Roof drains and overflows on every flat roof; tile courses at 0.6 m are diagrammatic, hips and ridges drawn heavy.



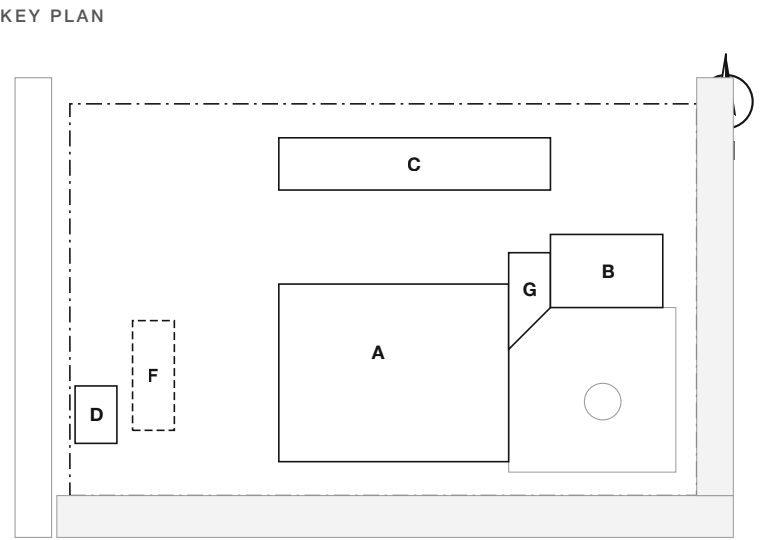
- LEGEND**
- Clay tile hip roof (courses diagrammatic)
 - Occupied terrace, pavers on pedestals
 - Steel pergola or glazed canopy
 - Planter
 - Screened mechanical
 - Palm in planter

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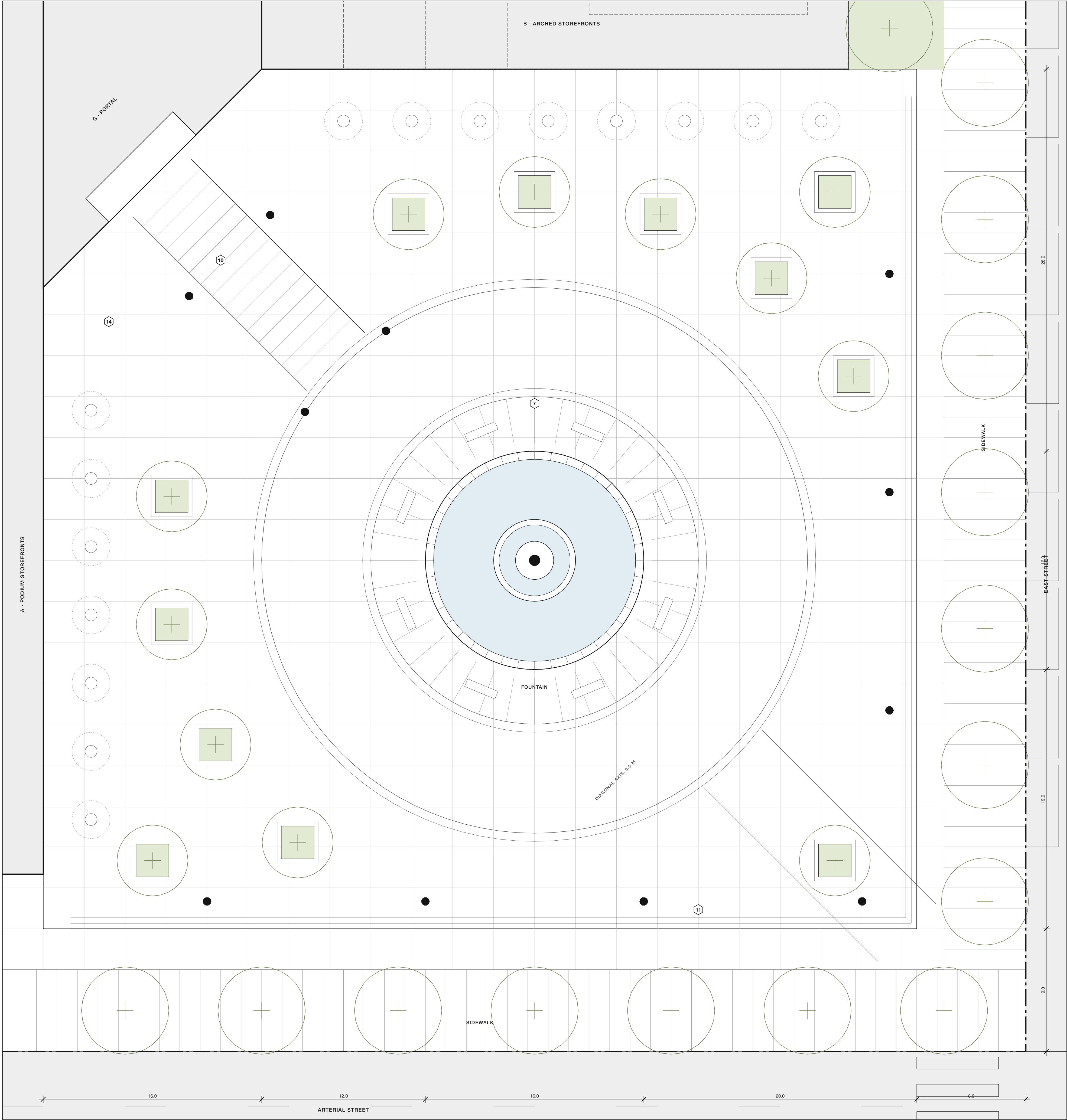
Dimensions in metres unless noted.

SHEET TITLE
ROOF PLAN

SCALE 1:400
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER

A-150

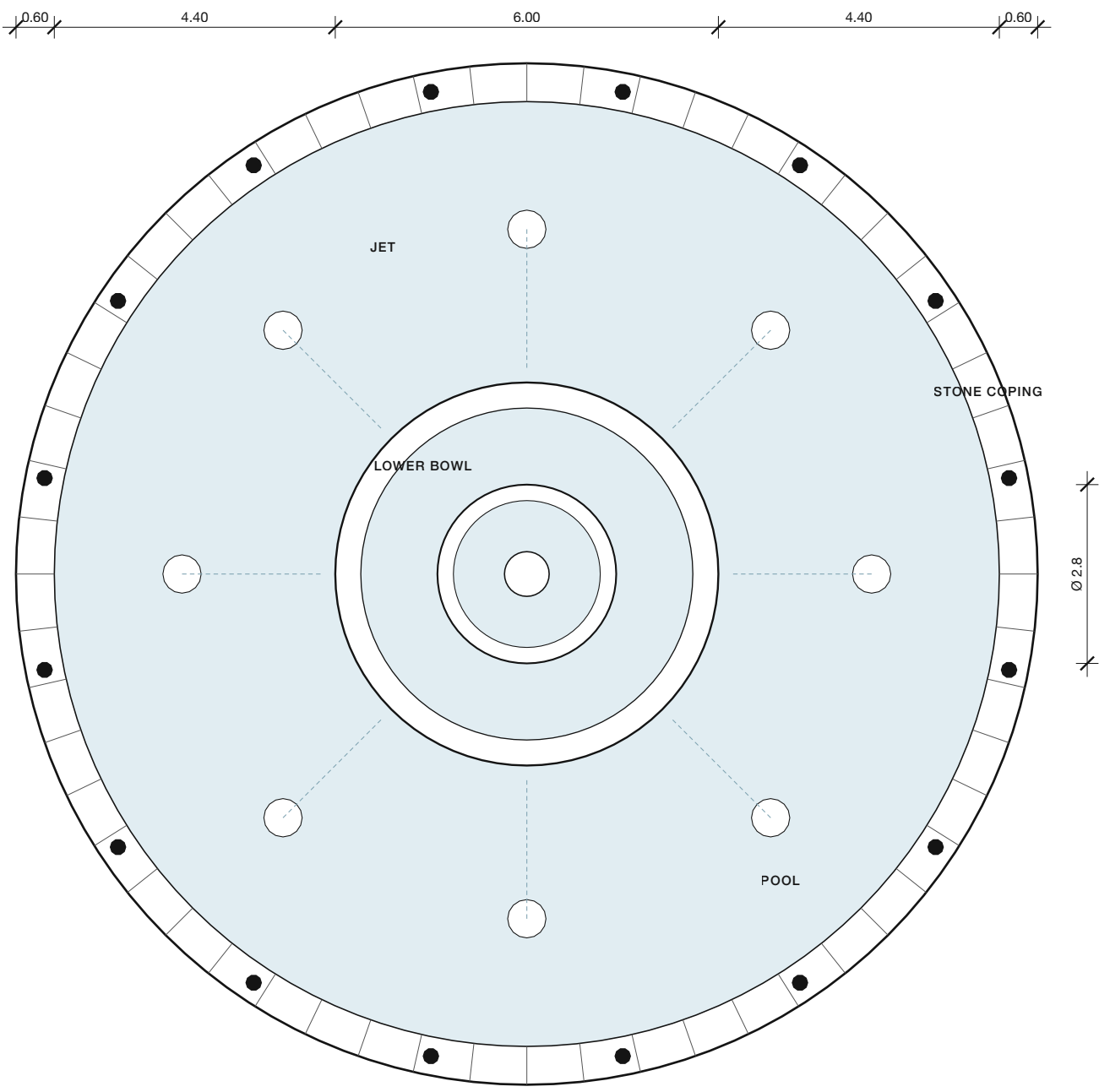


1 CORNER PLAZA, ENLARGED PLAN
SCALE: 1:150

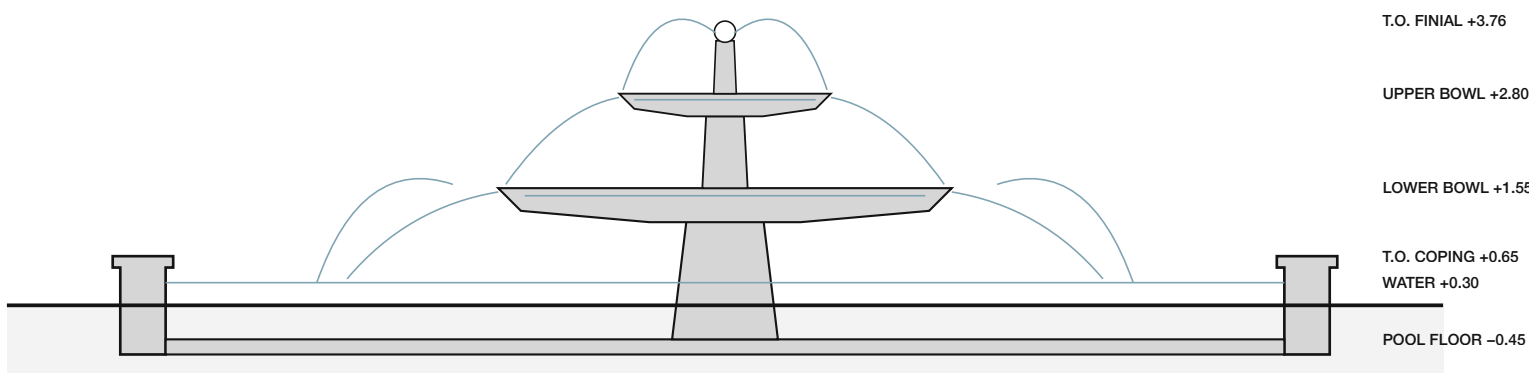


DESIGN NOTES

The plaza (3,904 m²) fills the corner of the arterial and East Street. Buildings A and B frame it on two sides; the Galleria's chamfered face closes the inside corner. A 6.0 m paved axis runs on the diagonal from the portal arch, through the fountain, to the street corner. Rings at 12 and 20 m radius set out the fountain court. The plaza sits at +0.45, three risers above the sidewalks, with ramps at both ends. 12 trees on a 9.0 m grid stand in 2.4 m planters with seat edges and uplights. Café terraces line the podium storefronts and the arched storefronts of Building B. Paving: 600 x 600 mm sandstone in a 3.0 m grid; rings and axis in darker granite.



2 FOUNTAIN PLAN
SCALE: 1:100



3 FOUNTAIN SECTION
SCALE: 1:100

PLAZA AREAS

ELEMENT	AREA
Plaza between building faces and steps	3,904 m²
Fountain basin	201 m²
Diagonal axis, 6.0 m	379 m²
Café terraces	470 m²
Sidewalks inside the property line	2,172 m²

PLANTING AND FURNISHINGS

ITEM	COUNT
Plaza trees in planters	12
Street trees, arterial and East Street	29
Benches on the fountain ring	8
Café tables with umbrellas	15
Light standards	11

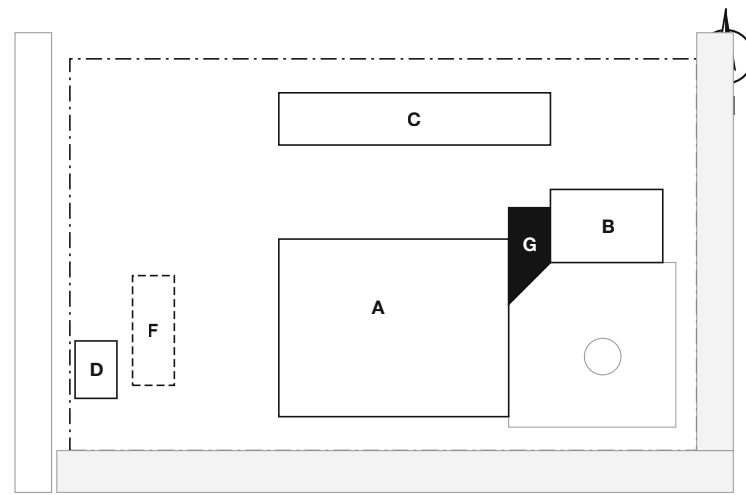
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KEY PLAN



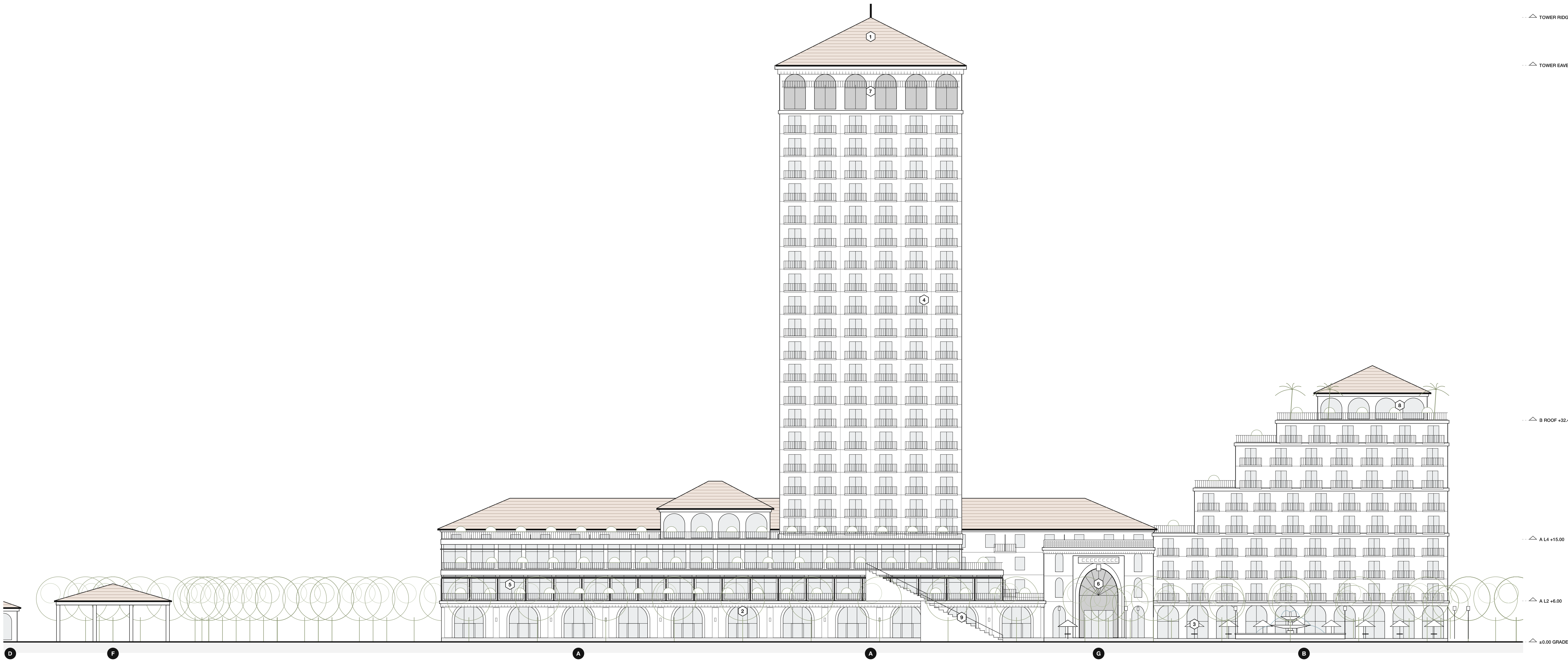
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SHEET TITLE
**CORNER PLAZA PLAN
AND FOUNTAIN DETAILS**

SCALE 1:150, 1:100
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SHEET NUMBER

A-160



1 SOUTH ELEVATION, FROM THE ARTERIAL
SCALE: 1:300

2 PARTIAL SOUTH ELEVATION AT THE PLAZA
SCALE: 1:200

MATERIAL KEYNOTES

- 1 Clay barrel-tile hip roof, 25° pitch, 0.6 m eaves
2 Cast stone and smooth stucco in a warm limestone tone
3 Tall arched storefronts, bronze steel frames
4 Balcony on every residential floor, black steel picket rail
5 Dining-terrace glazing under black steel pergolas

- 6 Portal arch, cast-stone surround, keystone and signage band
7 Cornice, string courses and arched crown loggia
8 Planted terrace edges; roof garden with palms on B
9 Exterior stairs with steel rails up the podium tiers

NOTES

The elevation is taken looking north from the far side of the arterial. The Galleria's chamfered face is seen at 45° and drawn foreshortened; its true elevation is on A-202. Left to right: transit station D and market pavilion F; the terraced podium of Building A with the tower behind it; the Galleria portal; the stepped mid-rise B at the plaza. Street and plaza trees are shown in outline so the facades behind them stay legible. Garden residences C sit behind the podium and show only at the roofline. Heights are to top of structure; the plaza and its steps sit at +0.45 above the sidewalk.



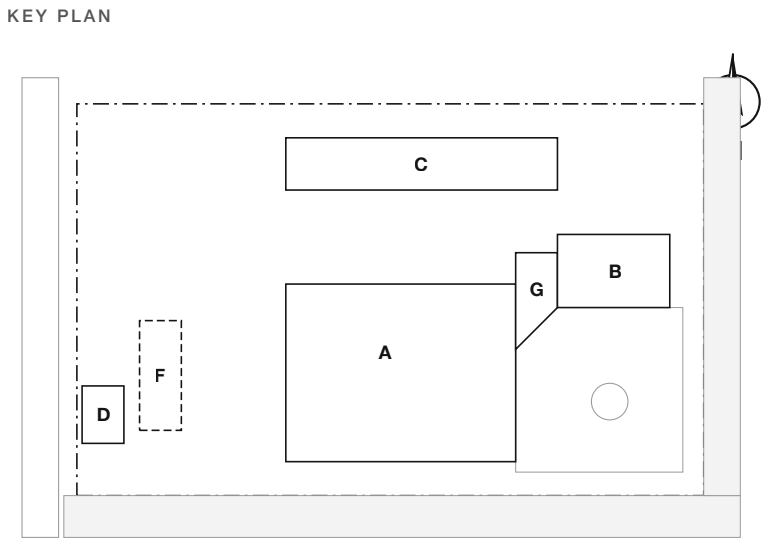
TOWER RIDGE +91.30
TOWER EAVE +84.30
B ROOF +32.40
A L4 +15.00
A L2 +6.00
±0.00 GRADE

PREPARED BY
Kyle Tran
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PROJECT
**New Mexico
Mixed-Use Development**
Albuquerque, New Mexico

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

ISSUES AND REVISIONS		
NO.	DESCRIPTION	DATE
0	Schematic Design Issue	10.15.2026
1	Courtyard Scheme Revision	10.15.2026
2	Corner Plaza Scheme Revision	10.15.2026

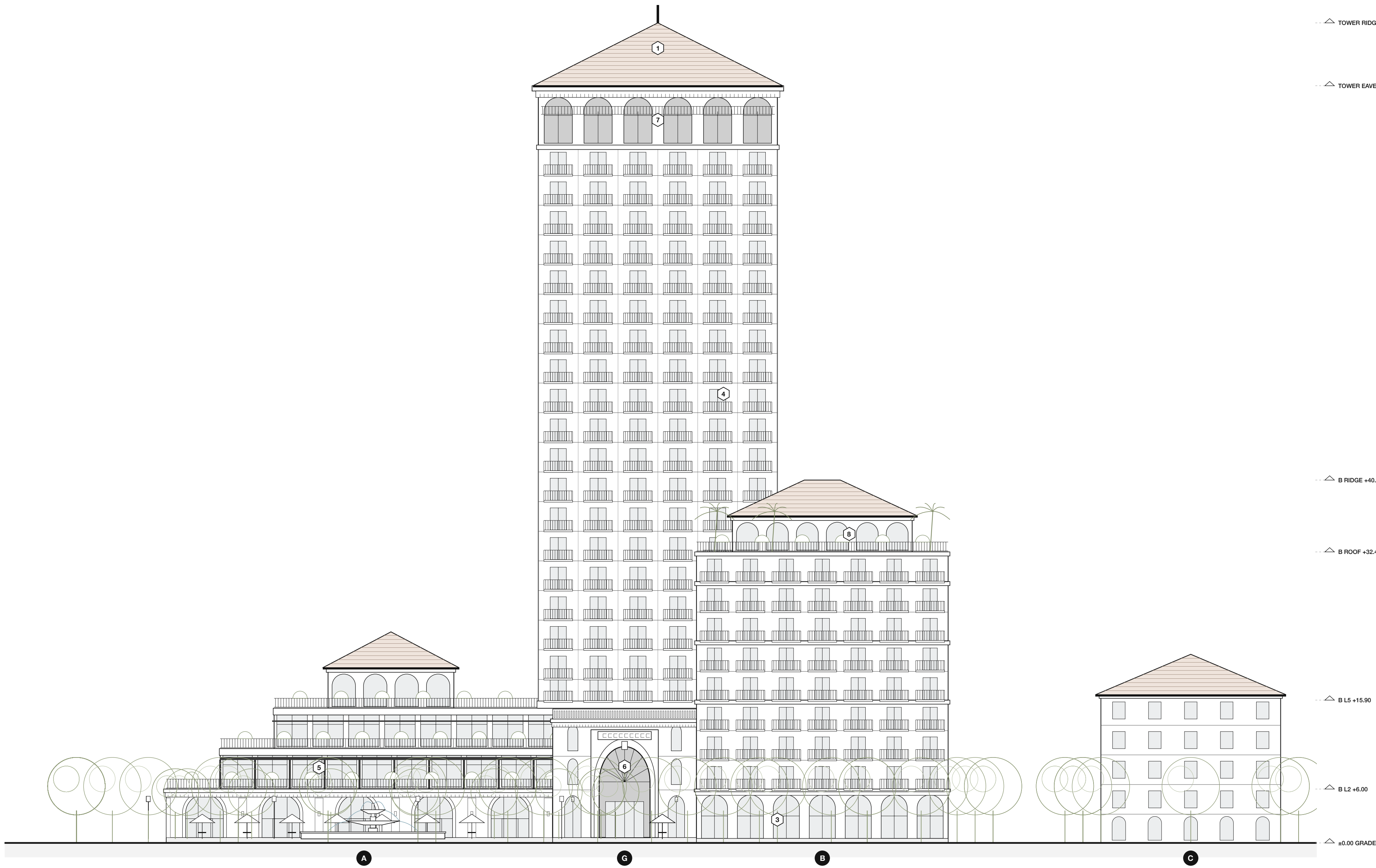


SOURCE
Corner plaza scheme developed from the dusk aerial rendering (G-001). Site, rail and arterial from masterplan_v3.blend.
Dimensions in metres unless noted.

SHEET TITLE
**SOUTH ELEVATION
FROM THE ARTERIAL**

SCALE 1:300, 1:200
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER
A-201



1 EAST ELEVATION, FROM EAST STREET
SCALE: 1:300

MATERIAL KEYNOTES

- 1 Clay barrel-tile hip roof, 25° pitch, 0.6 m eaves
2 Cast stone and smooth stucco in a warm limestone tone
3 Tall arched storefronts, bronze steel frames
4 Balcony on every residential floor, black steel picket rail
5 Dining-terrace glazing under black steel pergolas

- 6 Portal arch, cast-stone surround, keystone and signage band
7 Cornice, string courses and arched crown loggia
8 Planted terrace edges; roof garden with palms on B
9 Exterior stairs with steel rails up the podium tiers

NOTES

The elevation is taken looking west from East Street. Building B's East Street face, its balconies and the roof garden are in front; the plaza opens to the left of B, with the Galleria portal seen at 45°, the podium's dining tiers beyond it and the tower behind them. Garden residences C and the service court entry are to the right. Street trees are drawn in outline; café umbrellas and light standards follow A-160.

TOWER RIDGE +91.30

TOWER EAVE +84.30

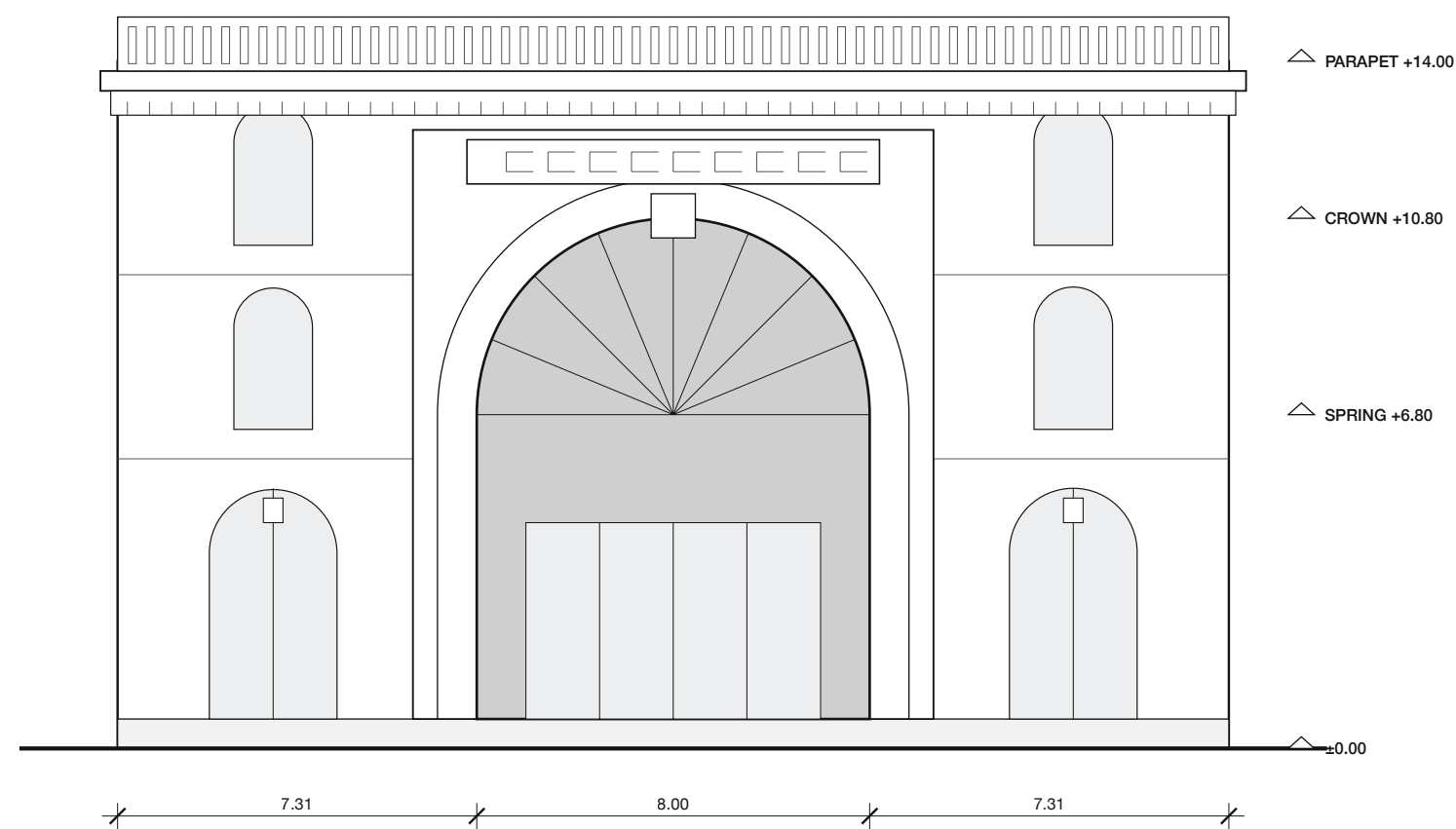
B RIDGE +40.40

B ROOF +32.40

B L5 +15.90

B L2 +8.00

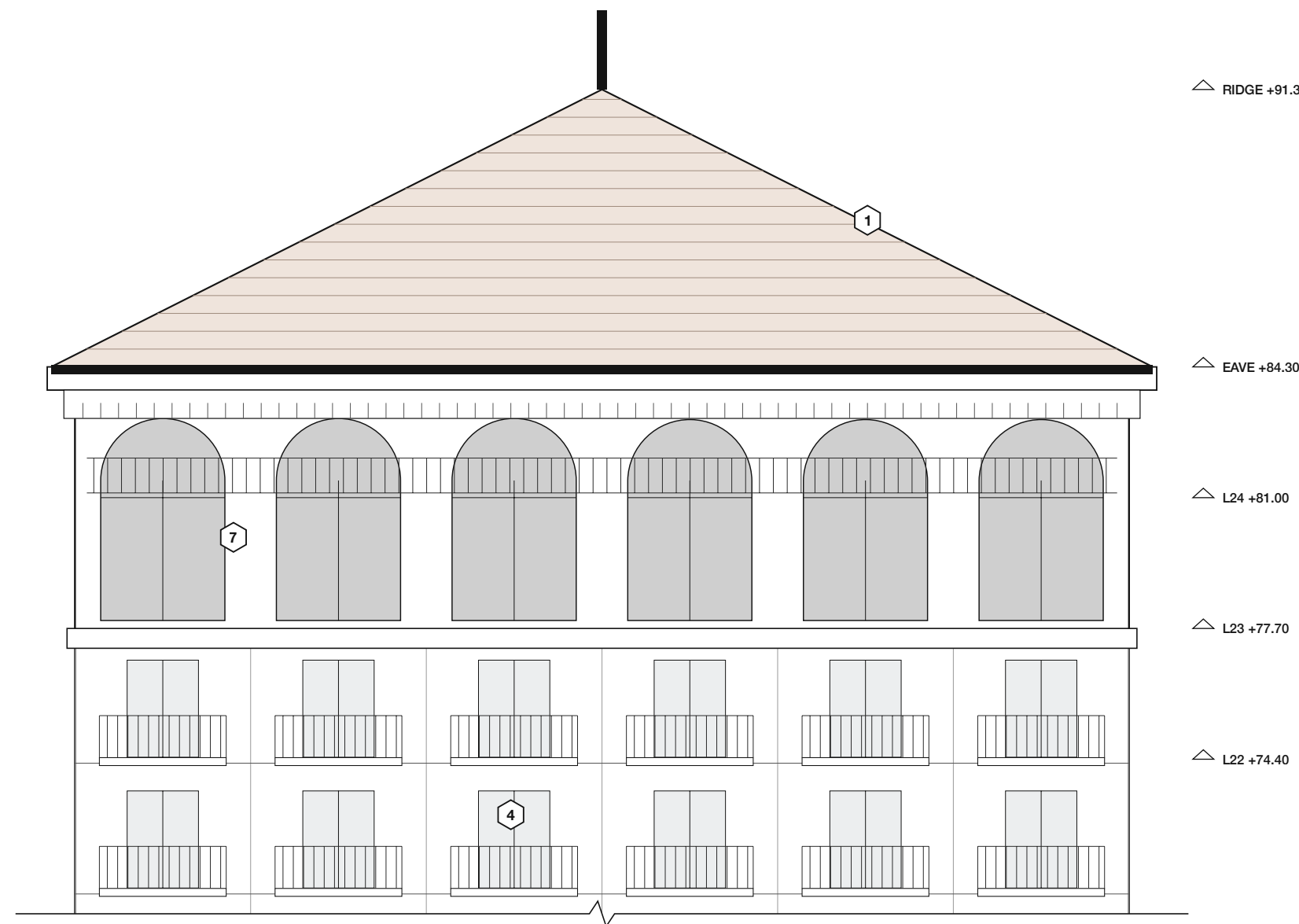
±0.00 GRADE



2 GALLERIA PORTAL, TRUE ELEVATION
SCALE: 1:150

PORTAL NOTES

Seen square-on to the chamfered face (22.6 m long).
8.0 m round arch, spring +6.80, crown +10.80, in a cast-stone surround with keystone. Glazed doors and a fanlight with radial bars. Signage band above.
Arched windows at Level 1 and the upper levels flank the portal; balustraded parapet at +14.00.



3 TOWER CROWN, PARTIAL ELEVATION
SCALE: 1:150

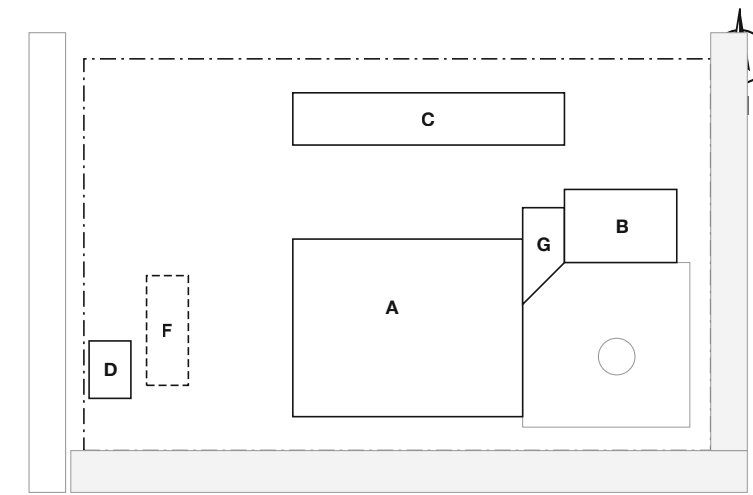
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KEY PLAN



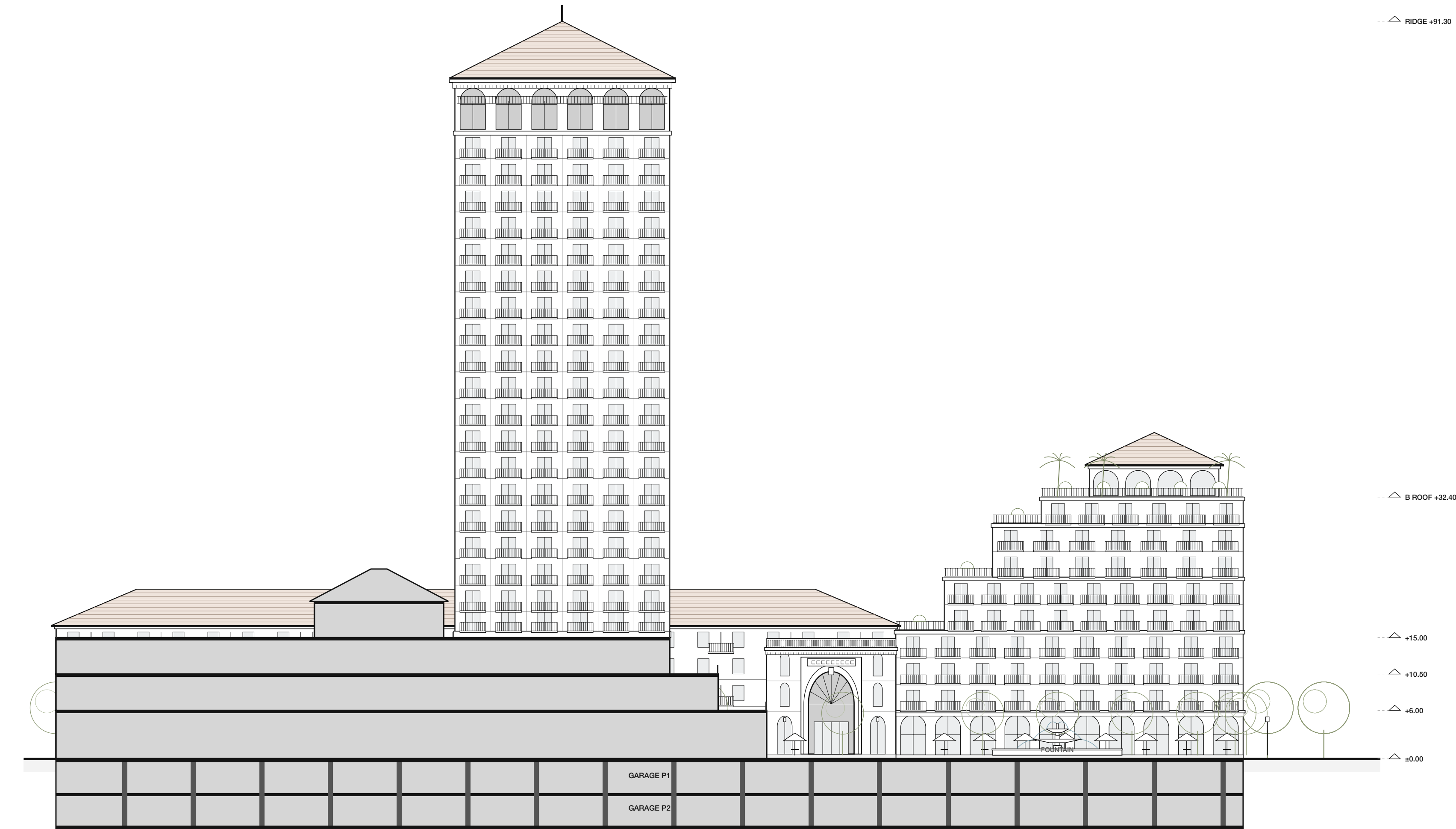
SOURCE
Corner plaza scheme developed from the dusk aerial rendering (G-001). Site, rail and arterial from masterplan_v3.blend.
Dimensions in metres unless noted.

SHEET TITLE
**EAST ELEVATION, GALLERIA
PORTAL AND TOWER CROWN**

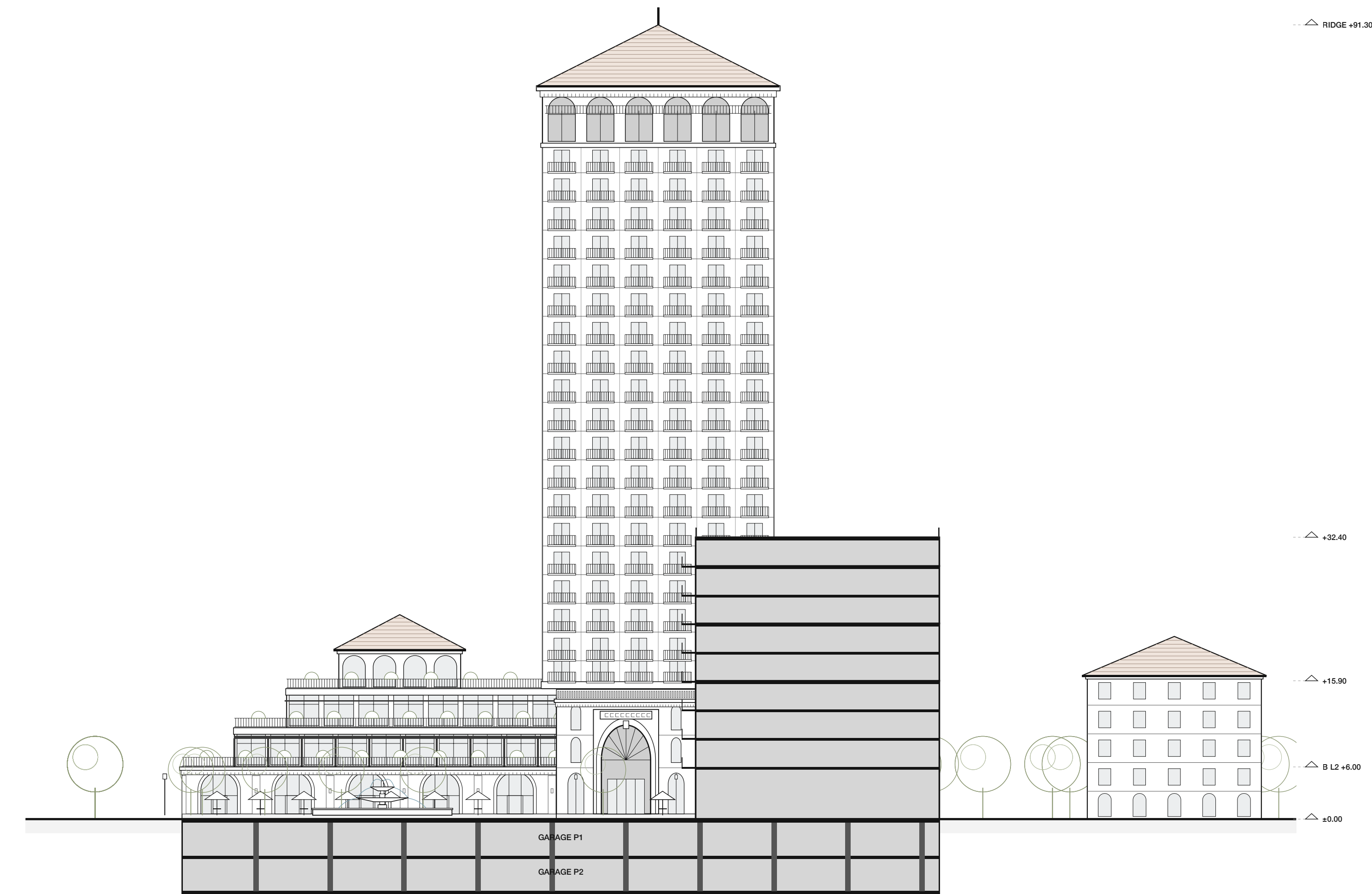
SCALE 1:300, 1:150
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER

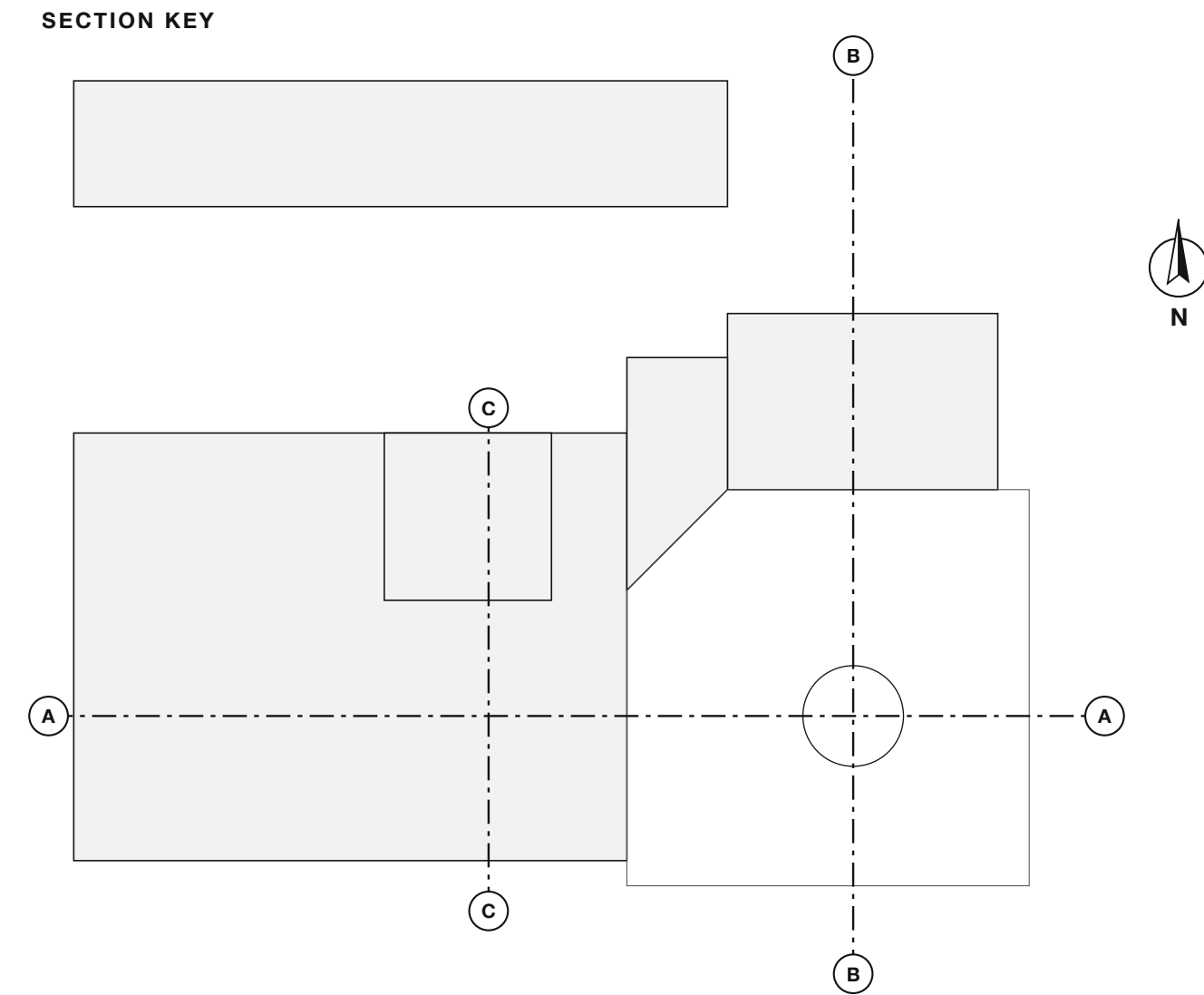
A-202



1 SECTION A-A THROUGH THE FOUNTAIN, LOOKING NORTH
A-203 SCALE: 1:400



2 SECTION B-B THROUGH THE FOUNTAIN, LOOKING WEST
A-203 SCALE: 1:400



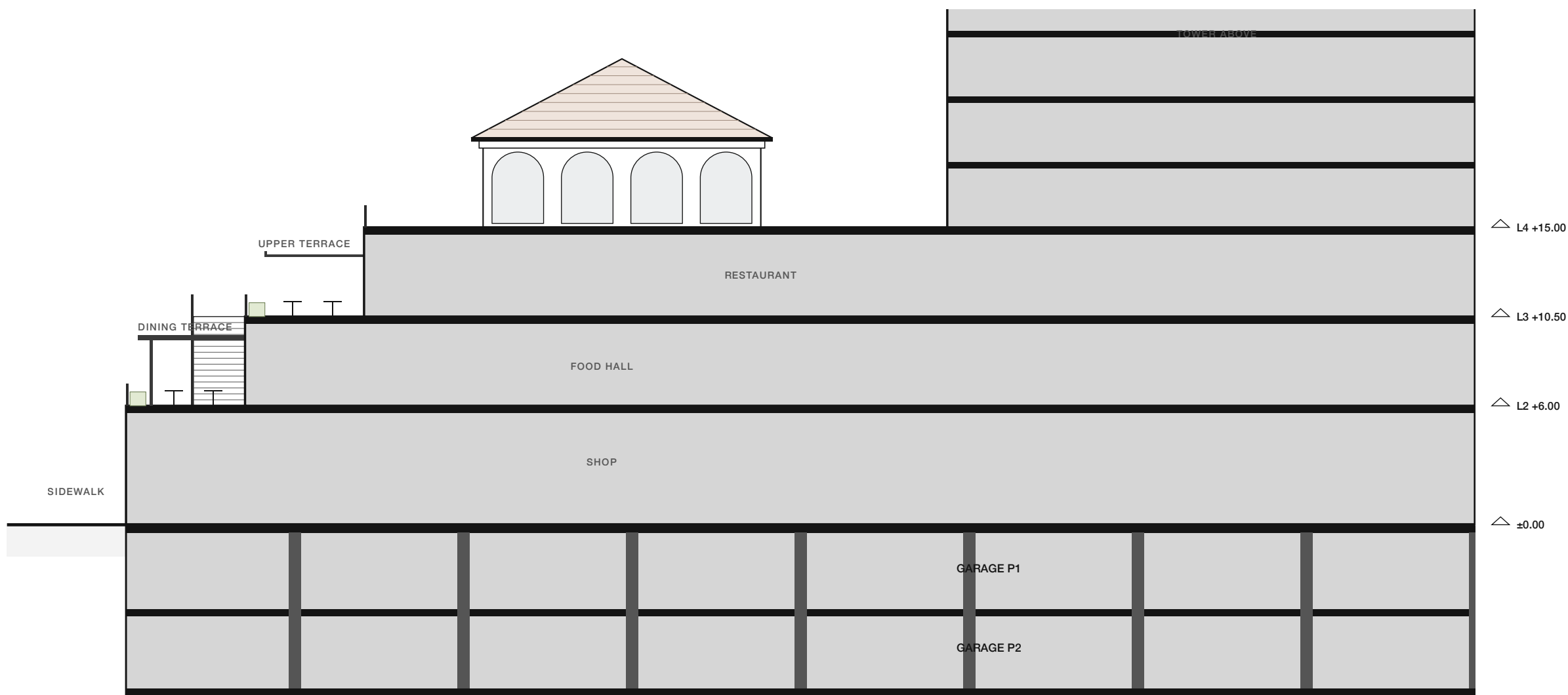
NOTES

Section A-A cuts east-west through the fountain at $y = -39.0$. The terraced podium is cut: three tiers stepping back 6.0 m, each an occupied dining terrace, with the pavilion on top. The tower, galleria portal and Building B are in elevation beyond, across the plaza.

Section B-B cuts north-south through the fountain at $x = 84.0$, through Building B and its plaza balconies. The podium's plaza face, the galleria portal at 45° and the tower are in elevation beyond.

Section C-C cuts the podium at $x = 26.0$ through the second exterior stair: shops, food hall and restaurant tiers, the pergola over the first terrace and the tower base.

Both garage levels run below the podium, plaza and B. The plaza sits at +0.45 above the street sidewalks.



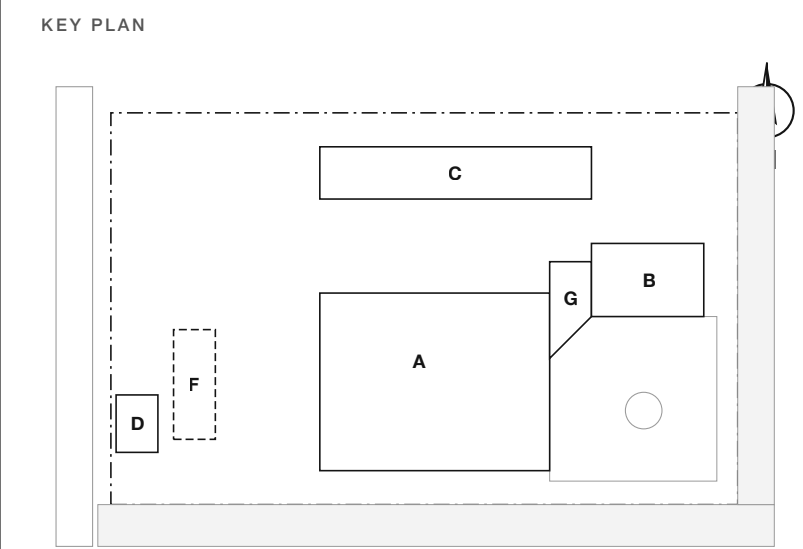
3 SECTION C-C THROUGH THE DINING TERRACES, LOOKING WEST
A-203 SCALE: 1:250

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SOURCE

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SHEET TITLE
**PLAZA AND PODIUM
SECTIONS**

SCALE 1:400, 1:250
DATE October 15, 2026
DRAWN BY K. Tran
PHASE Schematic Design

SHEET NUMBER
A-203