

**Towne Place SUITES**  
91 Room - 4 Story  
1.90 Acres  
53,331 sf  
FF = 5132.50

QTY.	SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	INSTALLED MATURE SIZE	WATER USE
7	⊗	TREES CERCIS OCCIDENTALIS WESTERN REDBUD	15-GAL.	8' HT. X 4' SPR. 20' HT. X 20' SPR.	MED.
4	⊗	CHILOPSIS LINEARIS LUCRETIA HAMILTON DESERT WILLOW	15-GAL.	8' HT. X 4' SPR. 20' HT. X 20' SPR.	LOW +
6	⊗	ROBINIA X AMBIGUA PURPLE ROBE LOCUST	2" B&B	14' HT. X 6" SPR. 30' HT. X 30" SPR.	MED +
11	⊗	PINUS EDULIS PINON PINE	B&B	10' HT. MIN. HT. 20' HT. X 15" SPR.	MED.
4	⊗	CELTIS OCCIDENTALIS COMMON HACKBERRY	B&B	14' HT. X 6" SPR. 40' HT. X 40" SPR.	MED.
5	⊗	SAPINDUS DRUMMONDII WESTERN SOAPBERRY	2" B&B	14' HT. X 6" SPR. 30' HT. X 30" SPR.	LOW +
15	⊗	LAGERSTROEMIA INDICA PURPUREA PURPLE GRAPE MYRTLE	15-GAL.	5' HT. X 2" SPR. 15HT. X 10" SPR.	MED.
26	○	SHRUBS/GROUNDCOVERS ARTEMISIA FONS CASTLE POWIS CASTLE SAGE	1-GAL.	3" O.C. 3' HT. X 3" SPR.	MED.
30	○	BUDDEIA DAVIDII NANHOEBIS BUTTERFLY BUSH	5-GAL.	4 O.C. 4' HT. X 4" SPR.	MED.
34	○	CARYOPTERIS CLANDONENSIS BLUE MIST	5-GAL.	3 O.C. 4' HT. X 3" SPR.	LOW
31	○	CHRYSOTHAMUS NAUSEOSUS RABBITBUSH	5-GAL.	3 O.C. 5' HT. X 3" SPR.	LOW
45	○	CYTISUS DECUMBENS CREEPING BROOM	1-GAL.	3 O.C. 1' HT. X 3" SPR.	MED.
20	○	ERICACERIA LARICIFOLIA DWARF TURPENTINE BUSH	1-GAL.	3 O.C. 3' HT. X 3" SPR.	LOW +
40	○	PENSTEMON AMBIGUUS BUSH PENSTEMON	1-GAL.	2 O.C. 2' HT. X 2" SPR.	LOW
26	○	KNIPHOFIA LIVARIA RED HOT POKER	1-GAL.	3 O.C. 3' HT. X 3" SPR.	LOW
27	○	PEROVSKIA ATRIPLEXIFOLIA RUSSIAN SAGE	1-GAL.	6 O.C. 3' HT. X 3" SPR.	MED.
24	○	RAPIHOLEPSIS INDICA INDIAN HAWTHORN	5-GAL.	3 O.C. 3' HT. X 3" SPR.	MED +
22	○	PINUS MUSO COMPACTA COMPACT MUGO PINE	5-GAL.	3 O.C. 5' HT. X 3" SPR.	MED.
38	○	ROSMARINUS OFFICINALIS CREEPING ROSEMARY	1-GAL.	3 O.C. 2' HT. X 3" SPR.	LOW +
30	○	SALVIA GREGGII CHERRY SAGE	5-GAL.	3 O.C. 3' HT. X 3" SPR.	MED.
40	○	ORNAMENTAL GRASSES MISCANTHUS SINENSIS MAIDEN HAIR GRASS	5-GAL.	3 O.C. 5' HT. X 3" SPR.	MED +
38	○	MILEBERGIA CAPILLARIS REAL MIST	1-GAL.	4 O.C. 3' HT. X 4" SPR.	LOW
10	*	DESERT ACCENTS HESPERALOE PARVIFLORA RED/YELLOW FLOWERING YUCCA	5-GAL.	3 O.C. 3' HT. X 3" SPR.	LOW
10,105 SF	□	GROUND COVERS/BOULDERS 7" / 16" SANTA FE BROWN GRAVEL MULCH (3-INCH DEPTH OVER DE MITT PRO-3 NEED CONTROL FABRIC)			
2,214 SF	□	2"-4" SANTA ANA COBBLE MULCH (OVER DE MITT PRO-3 NEED CONTROL FABRIC)			
65	⊗	MOSS ROCK BOULDERS (3' X 3' MINIMUM)			

**LANDSCAPE PLAN**

**PNM COORDINATION**

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGN TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**GENERAL LANDSCAPE NOTES**

**LANDSCAPE DESIGN**  
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH A COMBINATION OF SANTA ANA TAN ROCK MULCH, SANTA FE BROWN ROCK MULCH AND 2"-4" BUILDLOGY BROWN COBBLE.

**IRRIGATION SYSTEM**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

**MAINTENANCE RESPONSIBILITY**  
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

**WATER CONSERVATION ORDINANCE COMPLIANCE**  
THE LANDSCAPE PLAN FOR THIS SITE SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

**LANDSCAPE COVERAGE**  
PLANTING BEDS SHALL HAVE 75% LIVING GROUNDCOVER AT FULL MATURITY.

**LANDSCAPE CALCULATIONS**

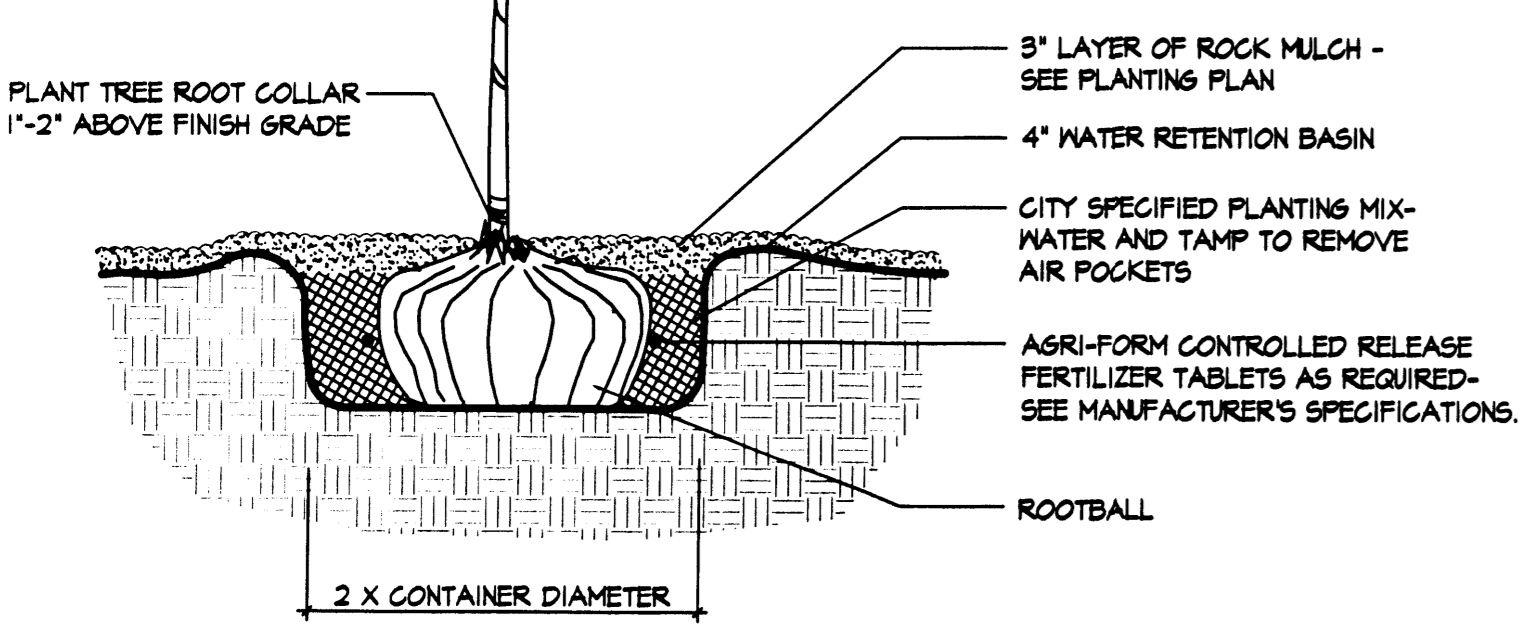
SITE AREA: (1.9 AC)	82,617 SF
BUILDING AREA:	14,113 SF
TOTAL NET:	68,504 SF
REQUIRED LANDSCAPE (15%):	10,275 SF
PROVIDED LANDSCAPE:	10,288 SF
ON-SITE:	16,480 SF (24%)
OFF-SITE/ R.O.W.:	3,344 SF
	20,824 SF

PROVIDED ON-SITE LANDSCAPE: 16,480 SF  
LESS USEABLE UNPLANTED COBBLE AREAS: -2,250 SF  
TOTAL PROVIDED LANDSCAPE BEDS: 14,230 SF  
REQUIRED LIVE VEGETATIVE COVER (15%): 10,275 SF  
PROVIDED LIVE VEGETATIVE COVER (15%): 10,288 SF

**STREET TREES**  
OFFICE BOULEVARD N.E. FRONTAGE IS 200'. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.  
REQUIRED: 6.67 (30' CANOPY TREES) = 200' LF OF TREE CANOPY  
PROVIDED: 5 (40' CANOPY TREES) = 200' LF OF TREE CANOPY

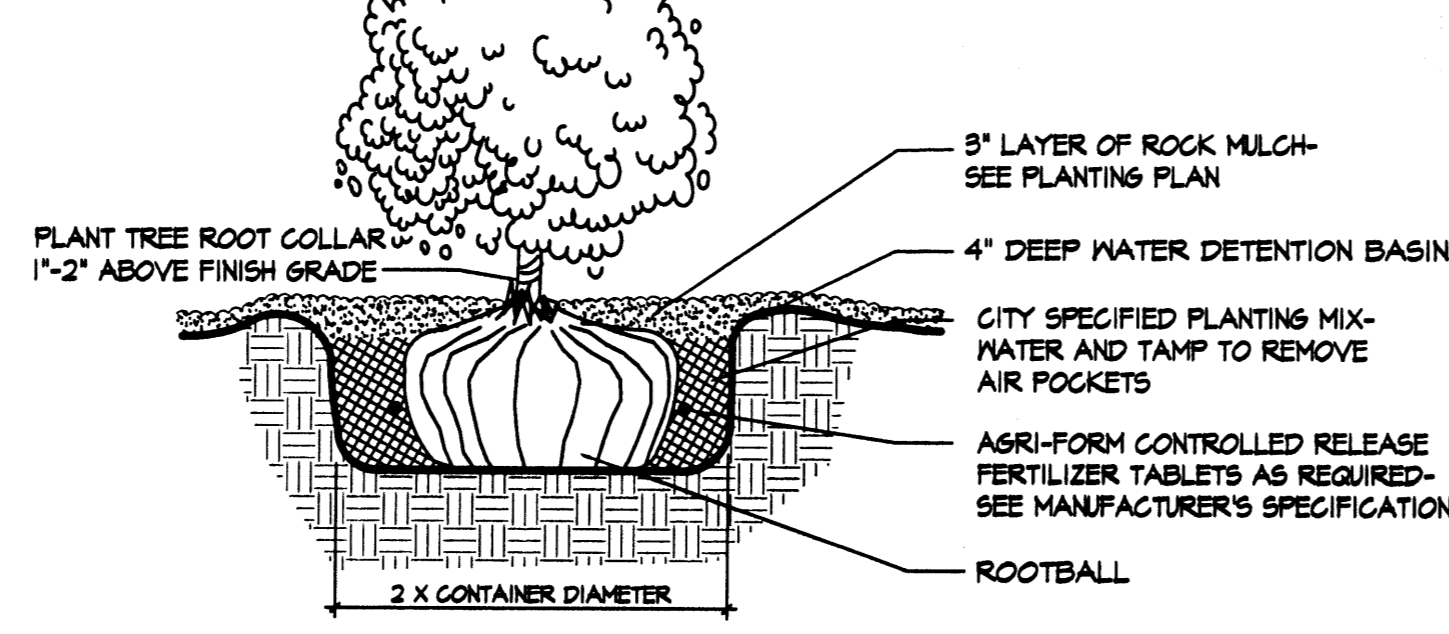
**PARKING LOT TREES**  
TOWNEPLACE SUITES IS PROVIDING 42 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON ONE TREE PER 10 SPACES.  
REQUIRED: 4  
PROVIDED: 10

NOTES:  
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.  
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

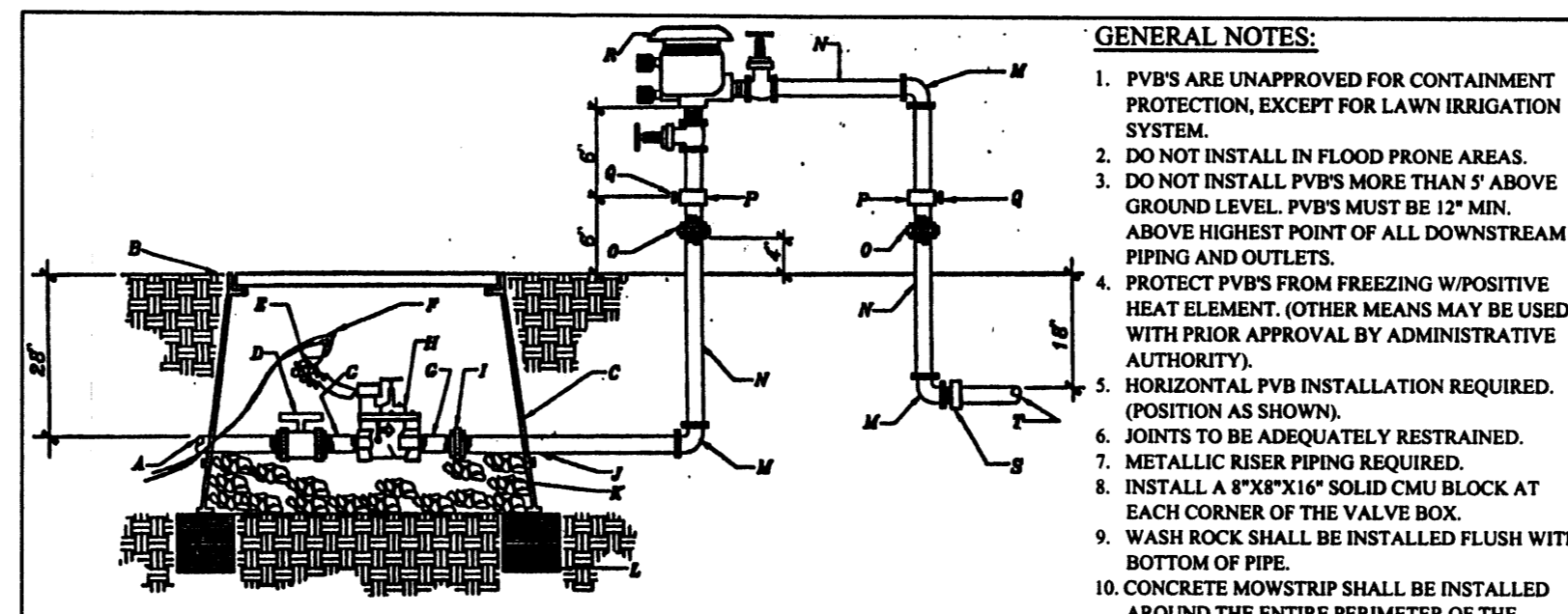


1 TREE PLANTING @ GRADE

NOTES:  
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.  
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.

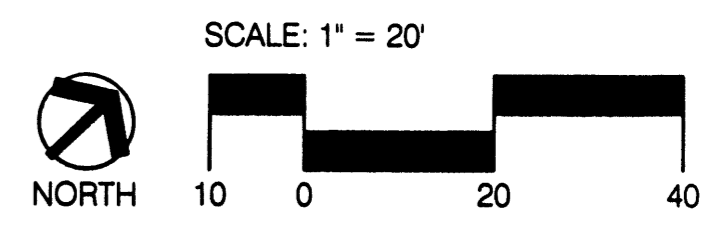


2 SHRUB PLANTING @ GRADE



- GENERAL NOTES:**
- PVBS ARE UNAPPROVED FOR CONTAINMENT PROTECTION, EXCEPT FOR LAWN IRRIGATION SYSTEM.
  - DO NOT INSTALL IN FLOOD PRONE AREAS.
  - DO NOT INSTALL PVBS MORE THAN 5' ABOVE GROUND LEVEL. PVBS MUST BE 12" MIN. ABOVE HIGHEST POINT OF ALL DOWNSTREAM PIPING AND OUTLETS.
  - PROTECT PVBS FROM FREEZING W/ POSITIVE HEAT ELEMENT. (OTHER MEANS MAY BE USED WITH PRIOR APPROVAL BY ADMINISTRATIVE AUTHORITY.)
  - HORIZONTAL PVB INSTALLATION REQUIRED. (POSITION AS SHOWN).
  - JOINTS TO BE ADEQUATELY RESTRAINED.
  - METALLIC RISER PIPING REQUIRED.
  - INSTALL A 8"x8" VALVE BOX, (OPTIONAL, DEPENDING ON APPLICATION).
  - WASH ROCK SHALL BE INSTALLED FLUSH WITH BOTTOM OF PIPE.
  - CONCRETE MOWSTRIP SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE MASTER VALVE AND PVB ASSEMBLY. MOWSTRIP SHALL BE A MIN. OF 12" FROM PIPING AND VALVE BOX. (OPTIONAL, DEPENDING ON APPLICATION).
- CONSTRUCTION NOTES:**
- SERVICE LINE TO WATER METER, NO OUTLETS ALLOWED.
  - FINISH GRADE, MATERIAL VARIES.
  - BROOK PRODUCTS INC. 1730 PB-18 BODY (ABS) VALVE BOX W/O BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION.
  - SPEARS TRUE UNION SCHEDULE 80 PVC BALL VALVE.
  - 3/4" WIRE EXPANSION COIL.
  - 3M SKOTCH LOK.
  - SCHEDULE 80 PVC 4" NIPPLE.
  - ELECTRIC VALVE (REFERENCE DRAWINGS FOR SIZE).
  - SPEARS SCHEDULE 80 PVC UNION.
  - SCHEDULE 80 PVC NIPPLE 3 MIN.
  - 1" DIAMETER WASHED ROCK.
  - 8"x8"x16" SOLID CMU BLOCK.
  - GALVANIZED UEL.
  - GALVANIZED NIPPLE.
  - GALVANIZED UNION (MIN. 4" ABOVE GRADE).
  - GALVANIZED TEE.
  - BALL DRAIN, CHAMPION DV550 1/2" (REFERENCE DRAWINGS).
  - PVB BACKFLOW PREVENTER.
  - PVC MIP ADAPTER.
  - NON-CONSTANT PRESSURE IRRIGATION MAINLINE.

CITY OF ALBUQUERQUE  
LANDSCAPE MASTER VALVE W/ PVB DWG. 2702 JAN. 1991



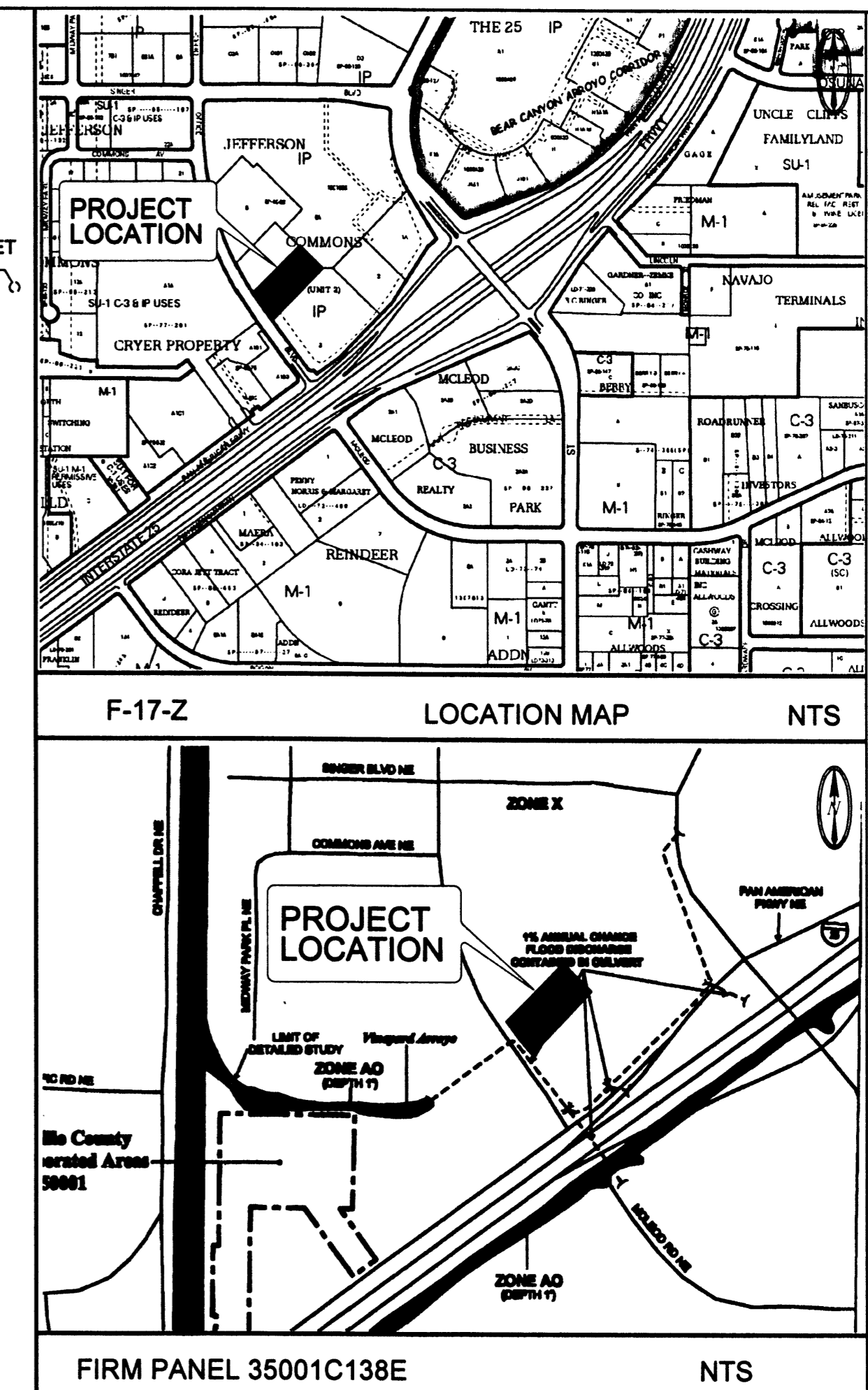
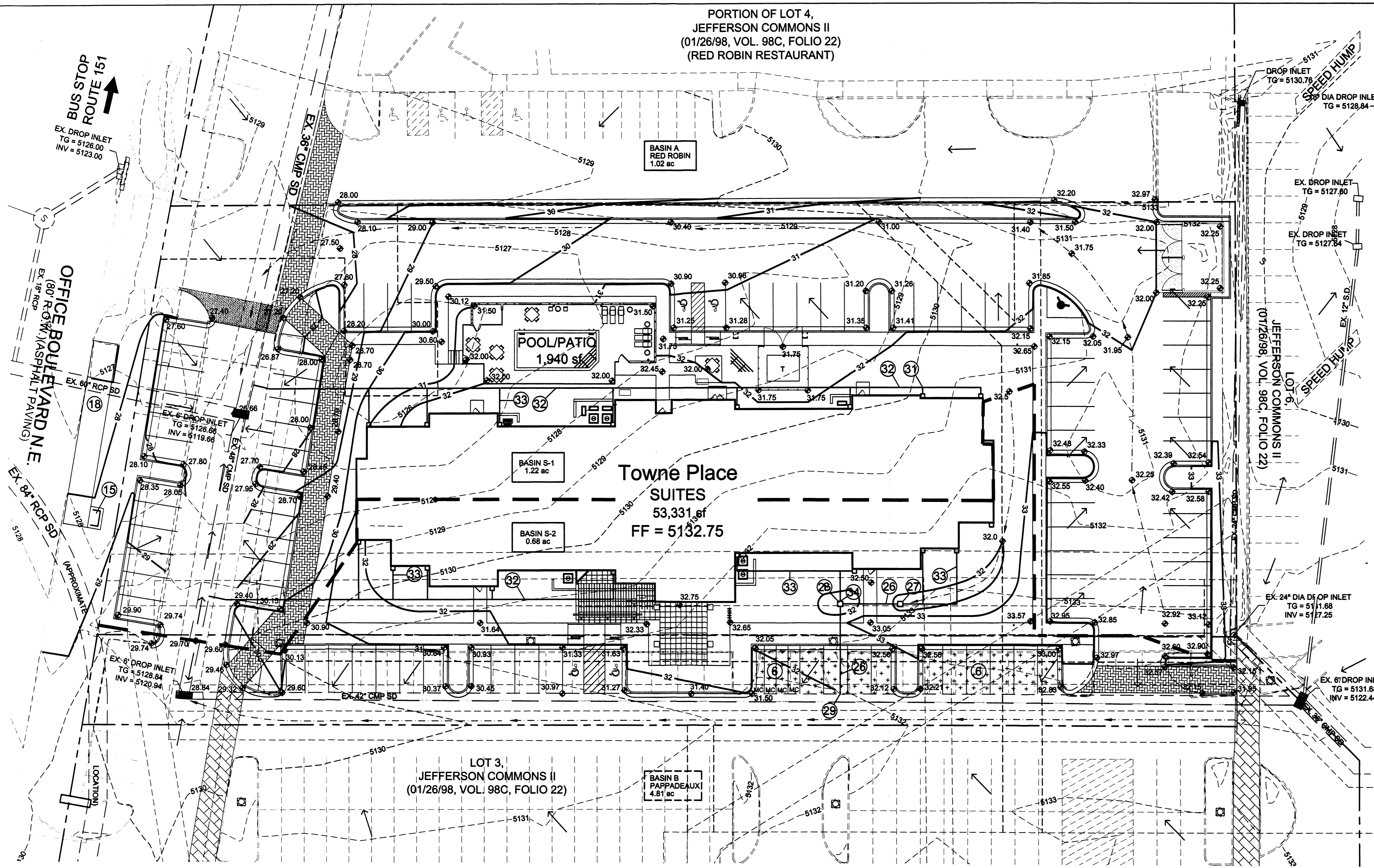
**Architecture+**  
Architecture Planners  
A Professional Corporation  
Washington Plaza, Suite 400  
300 Washington Street  
Monroe Louisiana 71201

**Towneplace Suites By Marriott**  
91 Unit, 4 Story  
Albuquerque, New Mexico

Job No. 10033  
Date April 21, 2011  
Revisions

No. Date  
ISSUED FOR BUILDING PERMIT 3-15-11  
Sheet  
1  
LANDSCAPE PLAN

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street, NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com



DRAWING LEGEND	EXISTING	PROPOSED
RETAINING WALL	-----	-----
DRAINAGE BASIN DIVIDE	-----	-----
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
SPOT ELEV.	X 16.7	X 87.26
CURB	-----	-----
FLOWLINE ELEV.	FL 0.14	FL 0.14
TOP OF CURB ELEV.	TC 99.3	TC 99.31
CONTOUR	-5166	66
SWALE	-----	-----
DIRECTION OF FLOW	-----	-----
STORM SEWER	EX36" CMP SD	24" SD
DROP INLET	-----	-----
RIGHT OF WAY	-----	-----
EASEMENT LINE	-----	-----
PROPERTY LINE	-----	-----
DOWNSPOUT	-----	-----

**PROJECT DATA**

**LEGAL DESCRIPTION:**  
Lot 4, Jefferson Commons II

**PROPERTY ADDRESS:**  
5531 Office Boulevard NE  
Albuquerque, New Mexico 87109

**SURVEY:**  
Topographic Mapping prepared by Brasher & Lorenz, Inc.  
December 2010.  
Lenore Armijo, NMPS 15511

**SITE AREA:**  
1.90 Acres (82,764 Square Feet)

**PROJECT BENCHMARK:**  
ACS Control Station "I-25-18"  
Elevation 5128.340 feet  
NMSP Central Zone  
NAD 83, NAVD 88

**CONCEPTUAL GRADING & DRAINAGE PLAN**

**PURPOSE AND SCOPE**

THIS CONCEPTUAL GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 91 ROOM TOWNEPLACE SUITES HOTEL AND RELATED IMPROVEMENTS FOR JW MARRIOTT. PROPOSED SITE IMPROVEMENTS TO SUPPORT THE PROJECT INCLUDE PAVING, UTILITY, LANDSCAPING, GRADING AND DRAINAGE IMPROVEMENTS. THIS PLAN IS PRESENTED TO ILLUSTRATE CONCEPTUAL GRADING AND DRAINAGE CRITERIA IN SUPPORT OF A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

**DRAINAGE MASTER PLAN**

THE DRAINAGE CRITERIA FOR THIS SITE WAS ESTABLISHED BY THE JEFFERSON COMMONS II DRAINAGE REPORT, PREPARED BY C.L. WEISS ENGINEERING, NOV 1997. THE DMP IMPROVEMENTS INCLUDED PRIVATE INTERNAL SOTEM SEWER SYSTEM DESIGNED TO ACCEPT FULLY DEVELOPED FLOWS FROM THE MASTERPLAN AREA. FREE DISCHARGE WAS FACILITATED BY THE EXISTING STORM DRAINAGE SYSTEM AND CBC THAT SERVES THE JEFFERSON/25 INTERCHANGE AND SURROUNDING PROPERTIES. THE DRAINAGE SYSTEM CULMINATES IN A 8'X12' CBC THAT DISCHARGES TO THE VINEYARD CHANNEL, A TRIBUTARY TO THE NORTH DIVERSION CHANNEL. THE PROJECT SITE IS PROGRAMMED TO DRAIN TO THE PRIVATE INTERNAL STORM SEWER SYSTEM.

**EXISTING CONDITIONS**

THE SITE IS A PORTION OF LOT 4, JEFFERSON COMMONS II. AN EXISTING RED ROBIN RESTAURANT IS LOCATION ON THE NORTHWESTERN PORTION OF THE PROPERTY. THE SITE IS PRESENTLY UNDEVELOPED WITH THE EXCEPTION OF THE EXISTING PRIVATE STORM SEWER SYSTEM AND THE PAVED FRONTAGE ROAD ALONG OFFICE BLVD. ALL ONSITE FLOWS DRAIN SOUTH TO THE EXISTING AREA DRAINS. OFF-SITE FLOWS ARE ALL MANAGED BY THE PRIVATE STORM SEWER SYSTEM AROUND THE SITE PERIMETER. NO OFF-SITE FLOWS ENTER THE SITE.

AS SHOWN BY THE ATTACHED FIRM PANEL, THIS PROPERTY IS LOCATED WITHIN A DESIGNATED ZONE 'X' (500 YEAR) FLOOD HAZARD ZONE.

**PROPOSED CONDITIONS**

IN ACCORDANCE WITH THE DMP, ALL SITE FLOWS WILL DRAIN TO THE EXISTING PRIVATE STORM SEWER AND AREA DRAINS LOCATED AT THE SOUTHERN END OF THE SITE. A PLATTING PROPOSAL WILL ADJUST THE EXISTING PROPERTY LINES TO CREATE A PARCEL FOR RED ROBIN, AND RECONFIGURE THE HOTEL SITE. DUE TO THE LOT LINE ADJUSTMENTS, A PORTION OF THE RED ROBIN SITE WILL DRAIN ONTO THE PROJECT SITE TO AN EXISTING AREA DRAIN. THE EAST LOT LINE ADJUSTMENT PLACES THE PAPPADAEUX'S AREA DRAIN (LOT 3) ON THE SUBJECT SITE. PRIVATE STORM DRAINAGE EASEMENTS EXIST FOR THE EXISTING PRIVATE STORM SEWER. ADDITION EASEMENTS WILL BE GRANTED FOR SURFACE FLOWS.

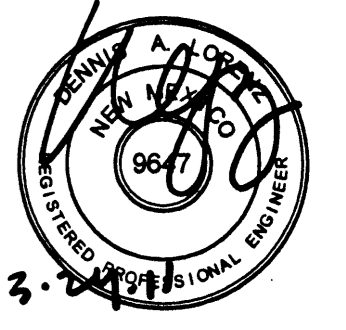
PROJECT HYDROLOGY								
AHYMO								
ZONE:	2							
P <sub>24</sub> HOUR:	2.35							
P <sub>10</sub> DAY:	3.95							
EXISTING CONDITIONS								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	1.90	0.00	0.70	0.70	0.50	1.26	6.1	0.120
A	1.02	0.00	0.07	0.08	0.87	1.95	4.5	0.188
B	4.81	0.00	0.36	0.36	4.09	1.95	21.2	0.782
DEVELOPED CONDITIONS								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	1.90	0.00	0.14	0.28	1.48	1.88	8.1	0.032
S-1	1.22	0.00	0.09	0.18	0.95	1.88	5.2	0.021
S-2	0.68	0.00	0.05	0.10	0.53	1.88	2.9	0.011
A	1.02	0.00	0.07	0.08	0.87	1.95	4.5	0.188
B	4.81	0.00	0.36	0.36	4.09	1.95	21.2	0.782

- KEYED NOTES**
- EXISTING CONCRETE CURBS TO REMAIN
  - EXISTING ASPHALT TO REMAIN
  - EXISTING CONCRETE PAVEMENT TO REMAIN
  - REMOVE AND DISPOSE EXISTING CONCRETE CURB
  - REMOVE AND DISPOSE EXISTING TEMP AC CURB
  - REMOVE AND DISPOSE CONCRETE PAVEMENT TO LIMITS AND GRADES SHOWN
  - EXISTING BRICK PEDESTRIAN WALK TO REMAIN
  - REMOVE AND DISPOSE EXISTING SIDEWALK AND HC RAMPS
  - EXISTING CONCRETE SIDEWALK TO REMAIN
  - EXISTING HC RAMP TO REMAIN
  - NEW 6" CONCRETE CURB
  - NEW CONCRETE SIDEWALK
  - NEW HANDICAP RAMP. SEE SHEET C3.
  - PROPOSED MONUMENT SIGN
  - NEW TRANSIT STOP.
  - NEW ASPHALT PAVING
  - NEW REFUSE ENCLOSURE. SEE SHEET C3.
  - NEW 6" WIDE CONCRETE SIDEWALK.
  - BICYCLE RACK
  - LANDSCAPE AREA
  - LOT LINE TO BE ELIMINATED
  - PROPOSED LINE LINE
  - EX. PARKING TO BE RE-STRIPED
  - NEW PEDESTRIAN WAY
  - REMOVE AND DISPOSE EXIST. LIGHT POLE
  - NEW 8" SD @ S = 2.0%
  - INSTALL ACO-630.F CATCH BASIN. TG = 31.75 INV = 28.50
  - INSTALL ACO-630.F CATCH BASIN. TG = 31.75 INV = 28.00
  - CONNECT NEW STORM DRAIN TO EXISTING CMP WITH WITH FABRICATED 90° SADDLE.
  - CONNECT DOWNSPROUT TO 4" STORM DRAIN WITH DOWNSPROUT ADAPTER - TYP.
  - INSTALL 4" X 8" TEE - TYP.
  - INSTALL 8" STORM DRAIN AT 1.0% MIN. SLOPE.
  - INSTALL 4" STORM DRAIN AT 1.0% MIN. SLOPE.
  - CONNECT 4" STORM DRAIN TO CATCH BASIN.

# Architecture+

Architecture+  
Architects Planners  
A Professional Corporation  
Washington Plaza, Suite 400  
300 Washington Street  
Monroe Louisiana 71201

**Townplace Suites By Marriott**  
91 Unit, 4 Story  
Albuquerque, New Mexico

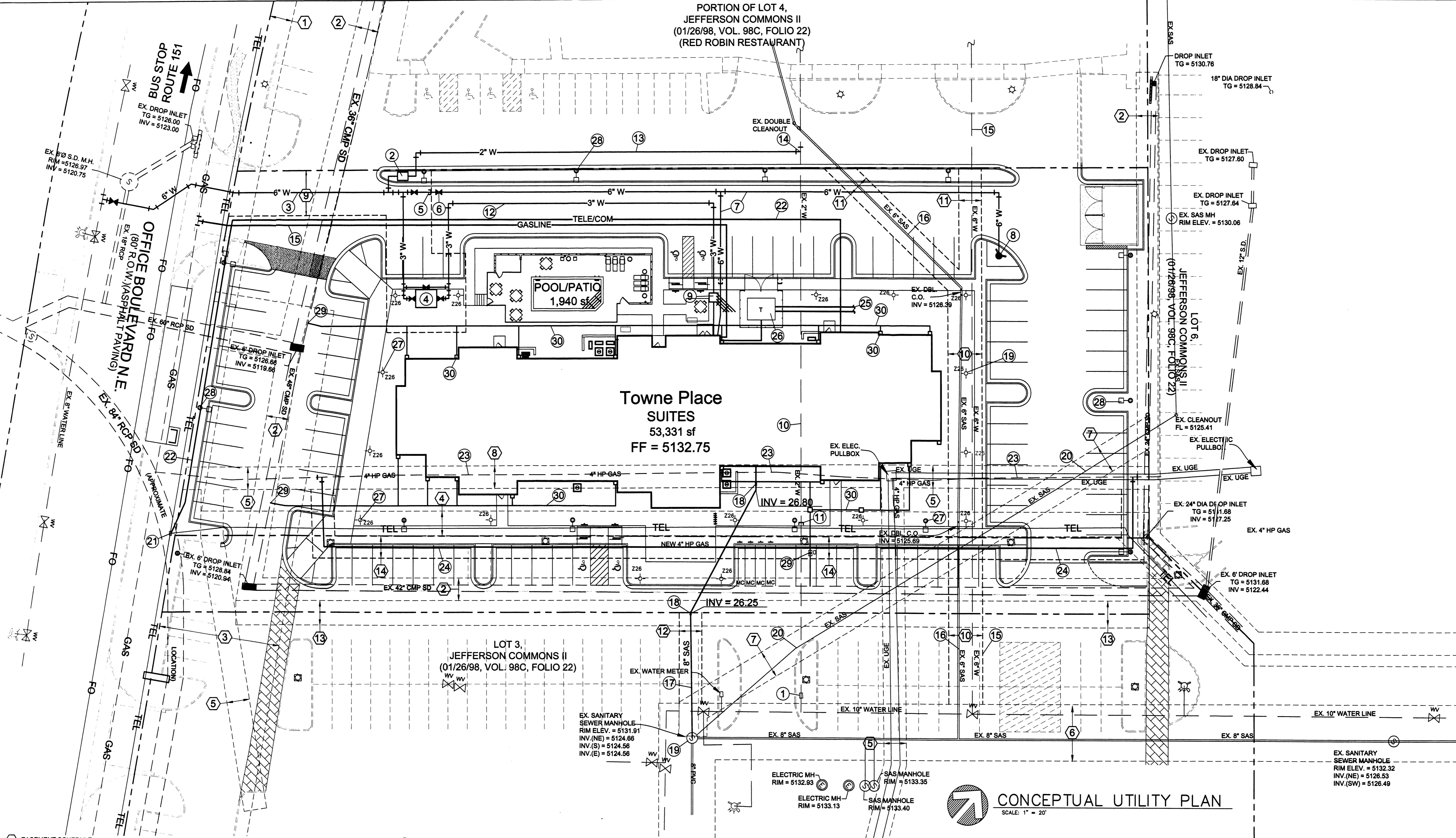


Job No.  
Date April 11, 2011  
Revisions  
No. Date  
1 DNL REFUSE ENCLOSURE 4-11-11  
Sheet

**CONCEPTUAL GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 20'

**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2201 San Pedro NE, Building 1, Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

C1



**Towne Place  
SUITES**  
53,331 sf  
FF = 5132.75

**LOT 3,  
JEFFERSON COMMONS II**  
(01/26/98, VOL. 98C, FOLIO 22)

**PORTION OF LOT 4,  
JEFFERSON COMMONS II**  
(01/26/98, VOL. 98C, FOLIO 22)  
(RED ROBIN RESTAURANT)

**CONCEPTUAL UTILITY PLAN**  
SCALE: 1" = 20'

- EASEMENT SCHEDULE**
- EXISTING 10' PNM & U.S. WEST UNDERGROUND POWER & TELE. EASEMENT (01/26/98, VOL. 98C, FOLIO 22)
  - EXISTING 10' PRIVATE STORM SEWER EASEMENT (01/26/98, VOL. 98C, FOLIO 22)
  - EXISTING STORM SEWER EASEMENT (02/27/95, VOL. 98C, FOLIO 89)
  - EXISTING 10' QWEST EASEMENT (07/09/2004, Bk. A80, Pg. 6048)
  - EXISTING GAS & ELECTRIC EASEMENT (01/22/2002, Bk. A30, Pg. 8567)
  - EXISTING 25' PUBLIC SANITARY SEWER & WATERLINE EASEMENT (01/26/98, VOL. 98C, FOLIO 22)
  - EXISTING 12.5' SANITARY SEWER EASEMENT (10/09/2003, Bk. A66, Pg. 6276)
  - A PORTION OF AN EXISTING 10' GAS AND ELECTRIC EASEMENT TO BE VACATED (SHADED)
  - PROPOSED 20' PUBLIC WATER EASEMENT
  - PROPOSED 15' SANITARY SEWER & WATERLINE EASEMENT
  - PROPOSED 10' SANITARY SEWER & WATERLINE EASEMENT
  - PROPOSED 10' PRIVATE SANITARY SEWER EASEMENT
  - PROPOSED 10' PRIVATE SURFACE STORM DRAINAGE EASEMENT
  - PROPOSED 10' GAS AND ELECTRIC EASEMENT

- KEYED NOTES**
- EXISTING 2" METERED WATER SERVICE TO BE TERMINATED AND SALVAGED. COORDINATE WITH THE WATER AUTHORITY.
  - NEW 2" PUBLIC METERED WATER SERVICE PER PUBLIC WORK ORDER. UTILIZE SALVAGED 2" METER. COORDINATE WITH THE WATER AUTHORITY.
  - NEW 6" PUBLIC WATER LINE EXTENSION BY PUBLIC WORK ORDER.
  - NEW 3" METERED WATER SERVICE BY PUBLIC WORK ORDER.
  - CONNECT NEW 6" PRIVATE FIRELINE TO 6" PUBLIC STUBOUT.
  - INSTALL NEW PRIVATE 6" GATE VALVE AND VALVE BOX. NEW 6" PVC PRIVATE FIRELINE PER CODE.
  - NEW 6" PRIVATE FIRELINE PER CODE.
  - NEW FIRE HYDRANT PER COA STD DWG 2340.
  - NEW 3" PRIVATE PRV AND BACKFLOW PREVENTER PER COA STD DWG 2385.
  - REMOVE AND DISPOSE APPROX 160 LF EXISTING 2" WATERKINE TO LIMITS SHOWN.
  - CAP EXISTING 2" WATERLINE. ABANDON IN PLACE UNER EXISTING CONCRETE PAVING.
  - NEW 3" PVC PRIVATE WATERLINE PER CODE.
  - NEW 2" PVC PRIVATE WATERLINE FOR RED ROBIN PER CODE.
  - CONNECT NEW 2" PVC WATER TO EXISTING 2" WATER. CONTRACTOR TO VERIFY LOCATION.
  - EXISTING 6" FIRELINE TO RED ROBIN TO REMAIN IN SERVICE.
  - EXISTING 8" SANITARY SEWER SERVICE TO RED ROBIN TO REMAIN IN SERVICE.
  - NEW 8" PVC PRIVATE SANITARY SEWER PER CODE.
  - NEW SINGLE OR DOUBLE CLEANOUT PER CODE.
  - CONNECT NEW 8" PVC PRIVATE SANITARY SEWER TO EXISTING PUBLIC MANHOLE PER COA STD DWG 2118. INV=5124.89.
  - EXISTING 8" PRIVATE SANITARY SEWER TO REMAIN IN SERVICE.
  - EXISTING QWEST SERVICE PEDISTAL.
  - INSTALL 2-4" PVC CONDUIT PER QWEST SPECIFICATION. COORDINATE SERVICE EXTENSION WITH QWEST.
  - EXISTING 4" HP GAS TO BE RELOCATED BY NEW MEXICO GAS CO.
  - RELOCATED 4" HP GAS BY NEW MEXICO GAS CO.
  - NEW ELECTRIC SERVICE EXTENSION BY PUBLIC SERVICE CO. NEW MEXICO.
  - INSTALL NEW TRANSFORMER PAD, METER PEDESTAL AND ENCLOSURE PER PNM SPECIFICATION. COORDINATE SERVICE EXTENSION WITH PNM.
  - NEW PEDESTRIAN LIGHTING WITH Z26 FIXTURE. SEE SHEET A006.
  - NEW PARKING LOT LIGHTING WITH Z04 FIXTURE. SEE SHEET A006.
  - REMOVE AND SALVAGE EXISTING IRRIGATION VALVES.
  - NEW STORM DRAIN. SEE SHEET C1.

DRAWING LEGEND	EXISTING	PROPOSED
WATERLINE	6"W	6"W
SANITARY SEWER	8"SAS	8"SAS
STORM SEWER	36"SD	24"SD
FIRE HYDRANT	⊙	⊙
VALVE	⊞	⊞
WATER SERVICE (SINGLE)	—	—
WATER SERVICE (DOUBLE)	—	—
MANHOLE	⊙	⊙
SEWER SERVICE	—	—
POWER POLE (GUYED)	PP	PP
DROP INLET	⊞	⊞
UNDERGROUND ELEC. GAS, TEL, TV	—	—
TEL. PEDESTAL	⊙	⊙

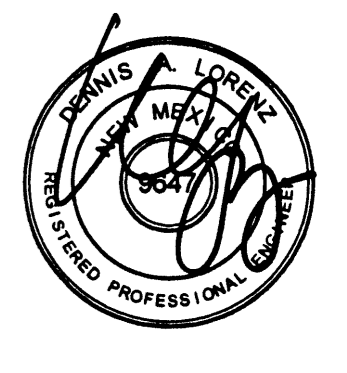
DRAWING LEGEND	EXISTING	PROPOSED
LIGHT POLE	⊙	Z04 ⊙ Z26
RIGHT OF WAY	—	—
EASEMENT LINE	—	—
PROPERTY LINE	—	—
FIRE HYDRANT	⊙	⊙
GAS	2"GAS	2"GAS

**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2201 San Pedro NE, Building 1, Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

**Architecture+**

**Architecture+**  
Architects Planners  
A Professional Corporation  
Washington Plaza, Suite 400  
300 Washington Street  
Monroe Louisiana 71201

**Towneplace Suites By Marriott**  
91 Unit, 4 Story  
Albuquerque, New Mexico

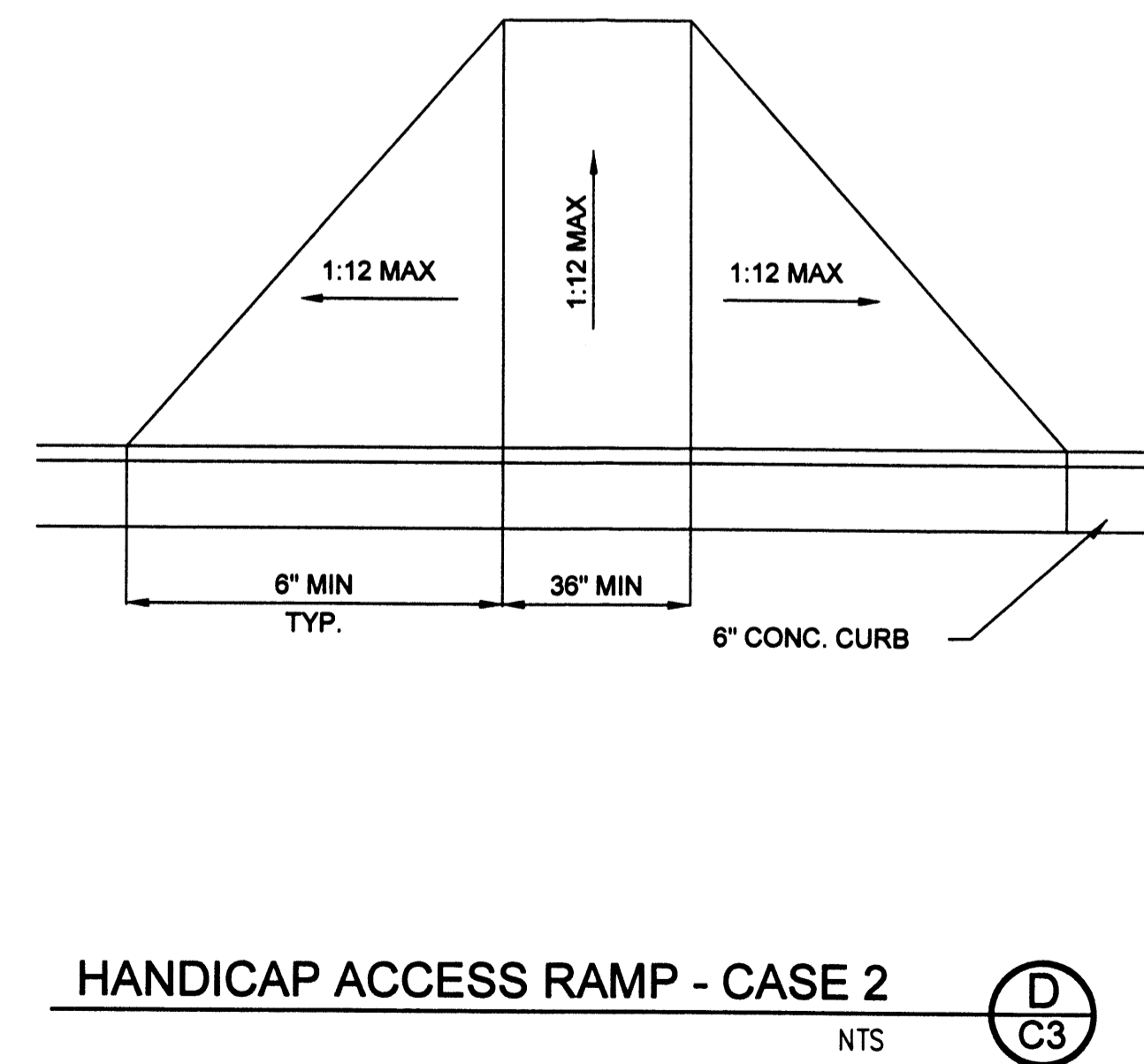
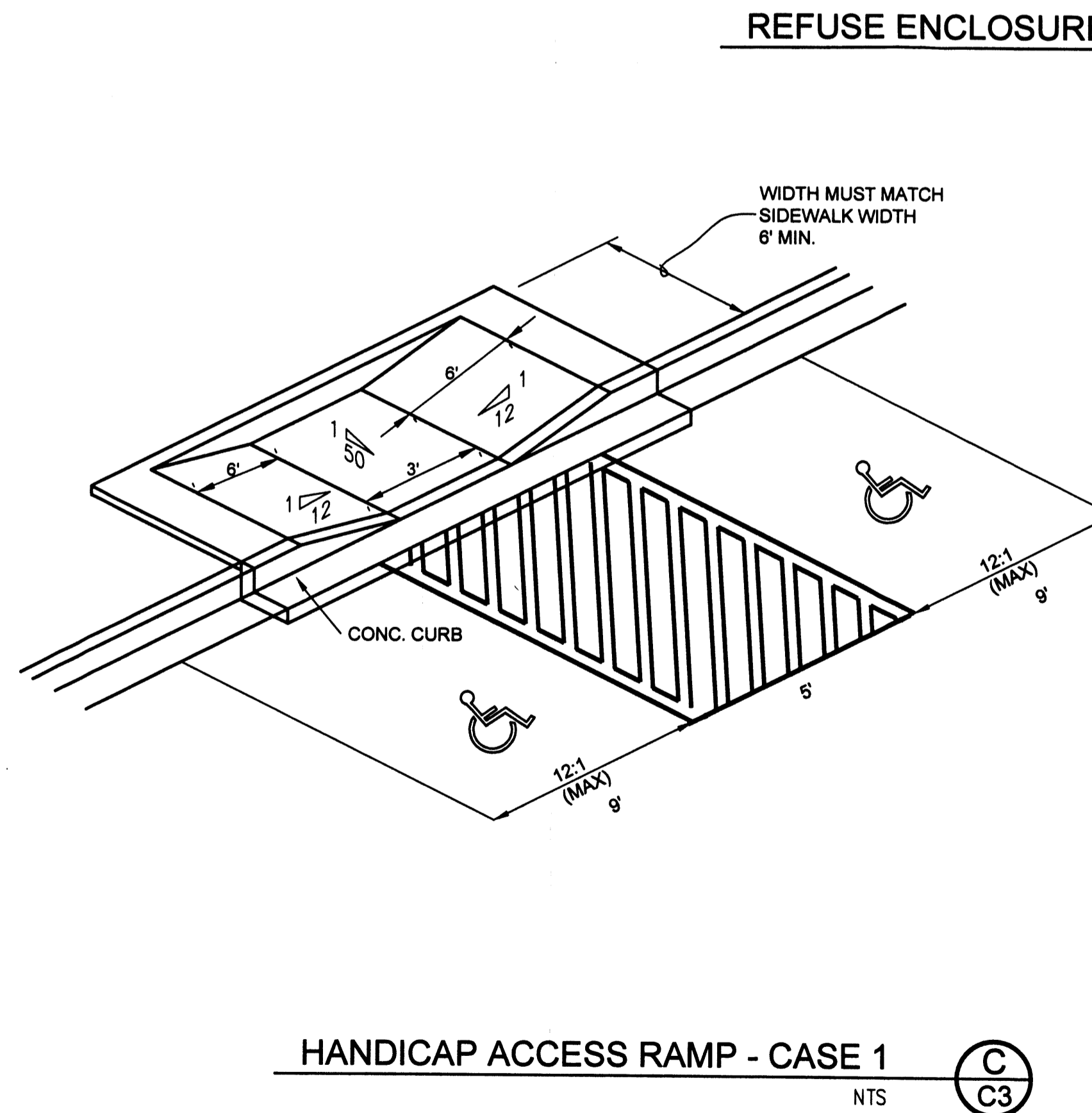
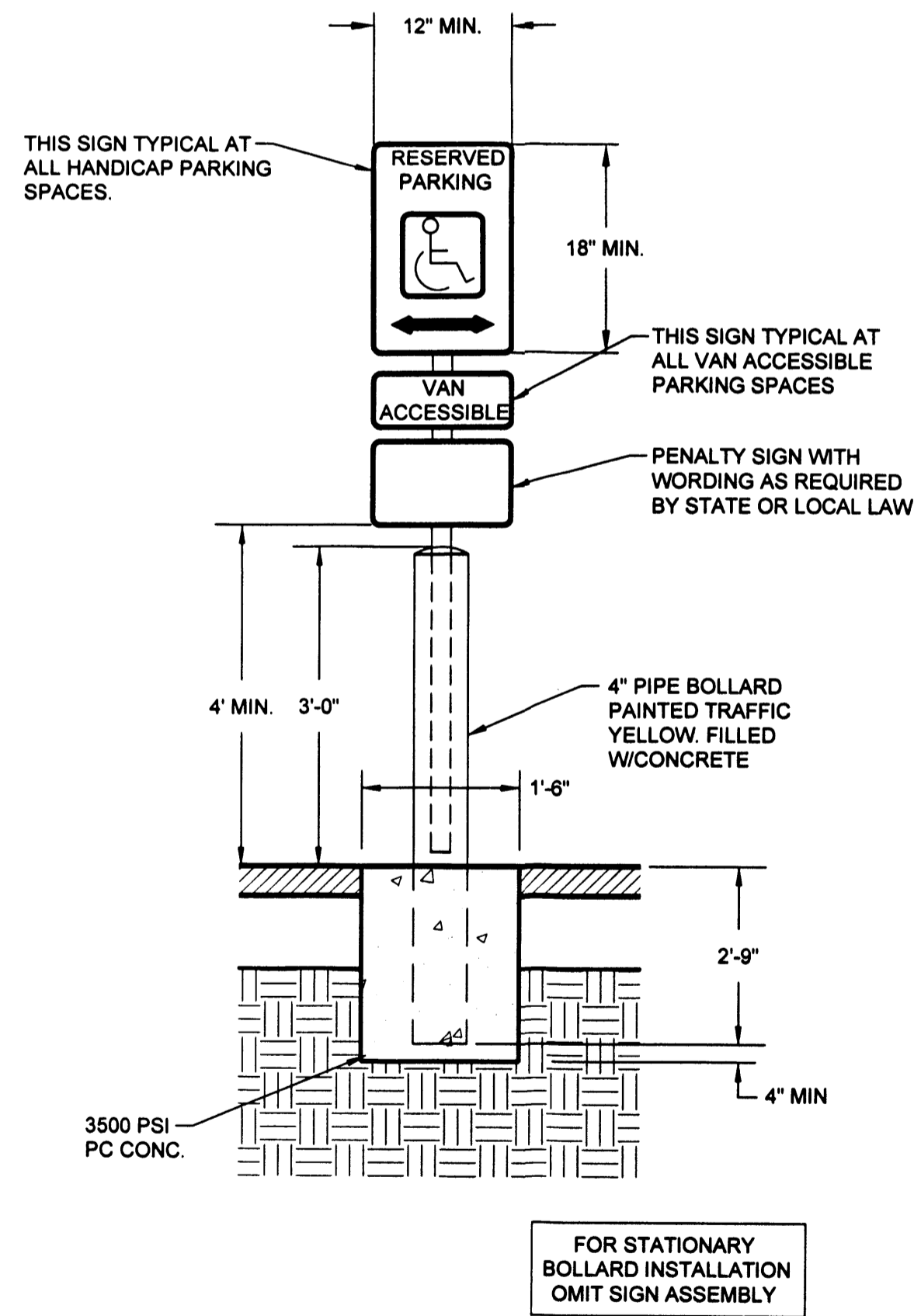
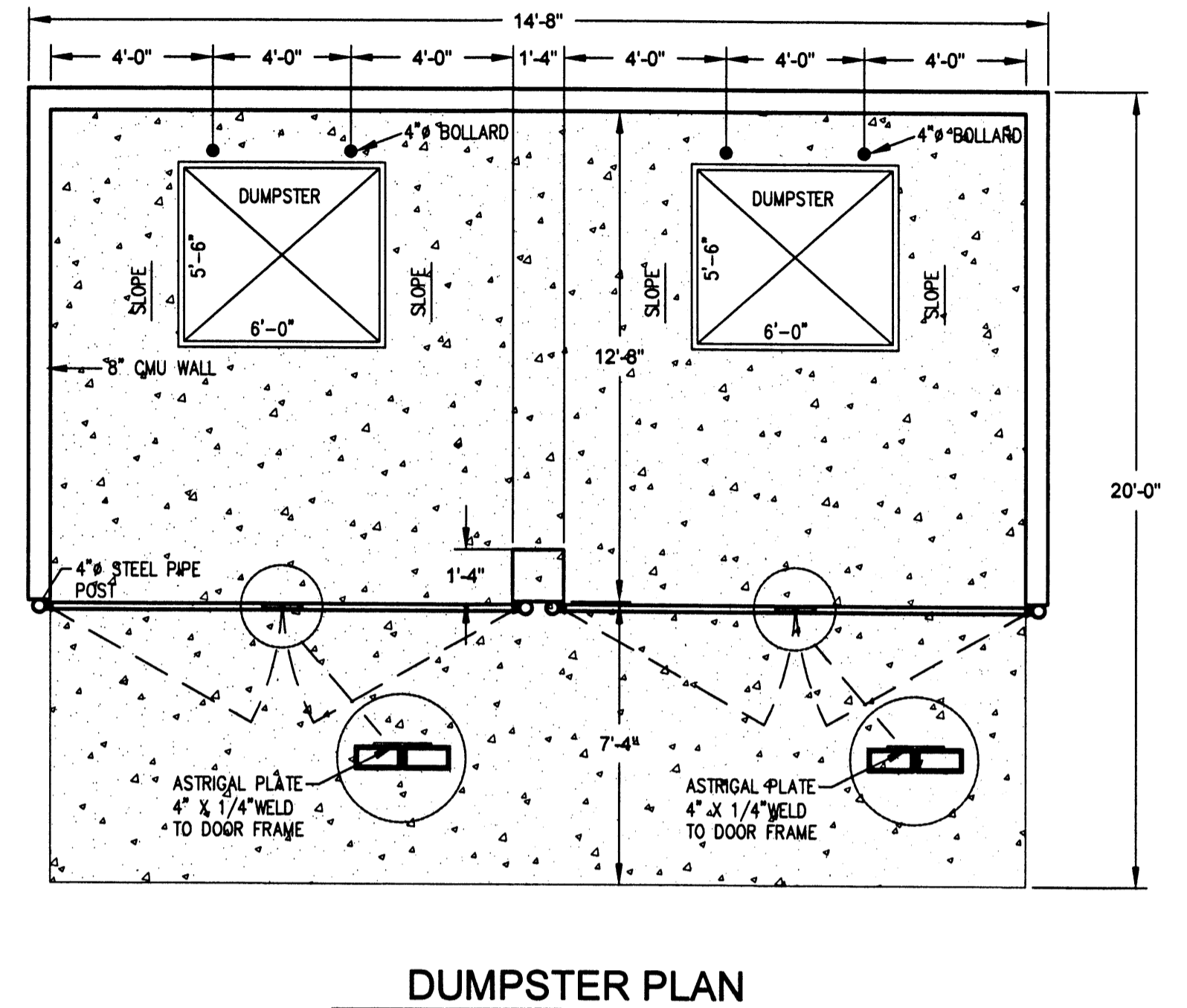
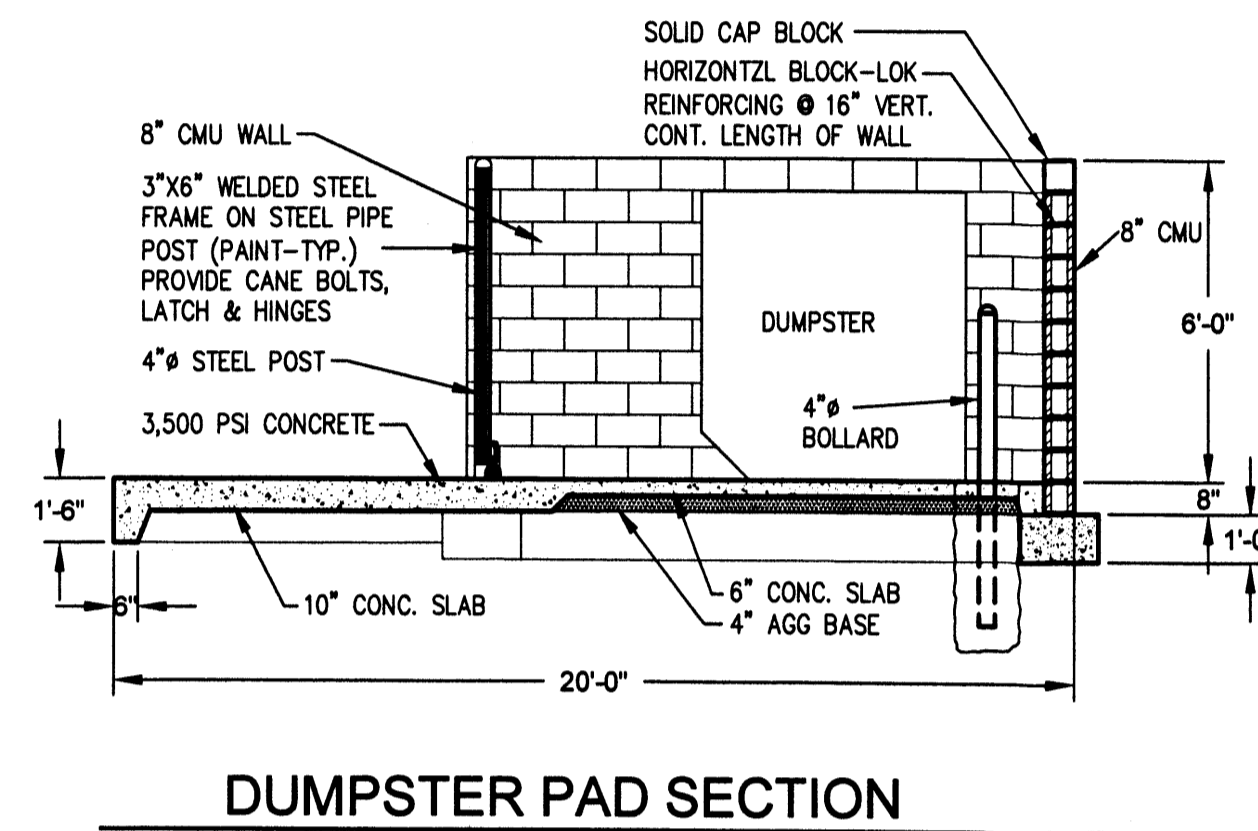
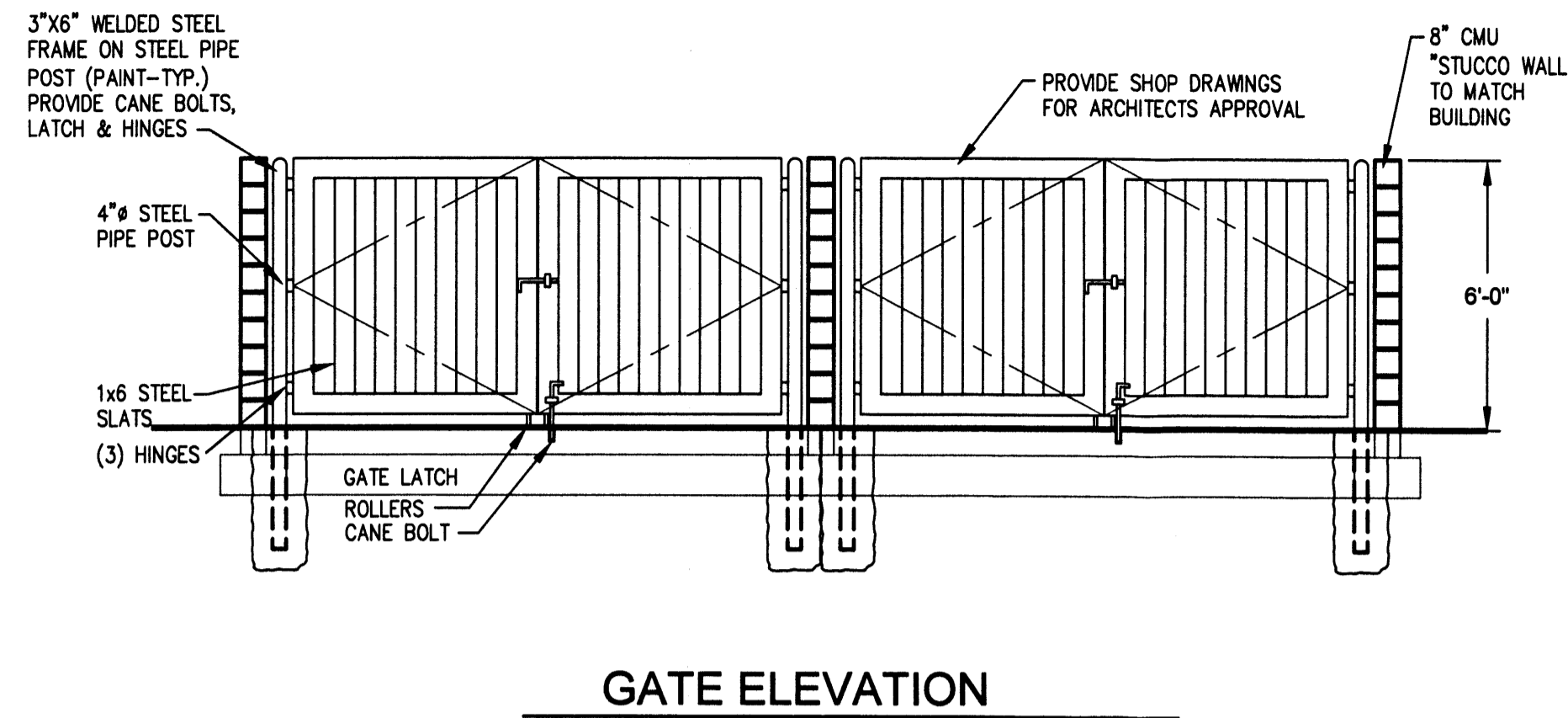
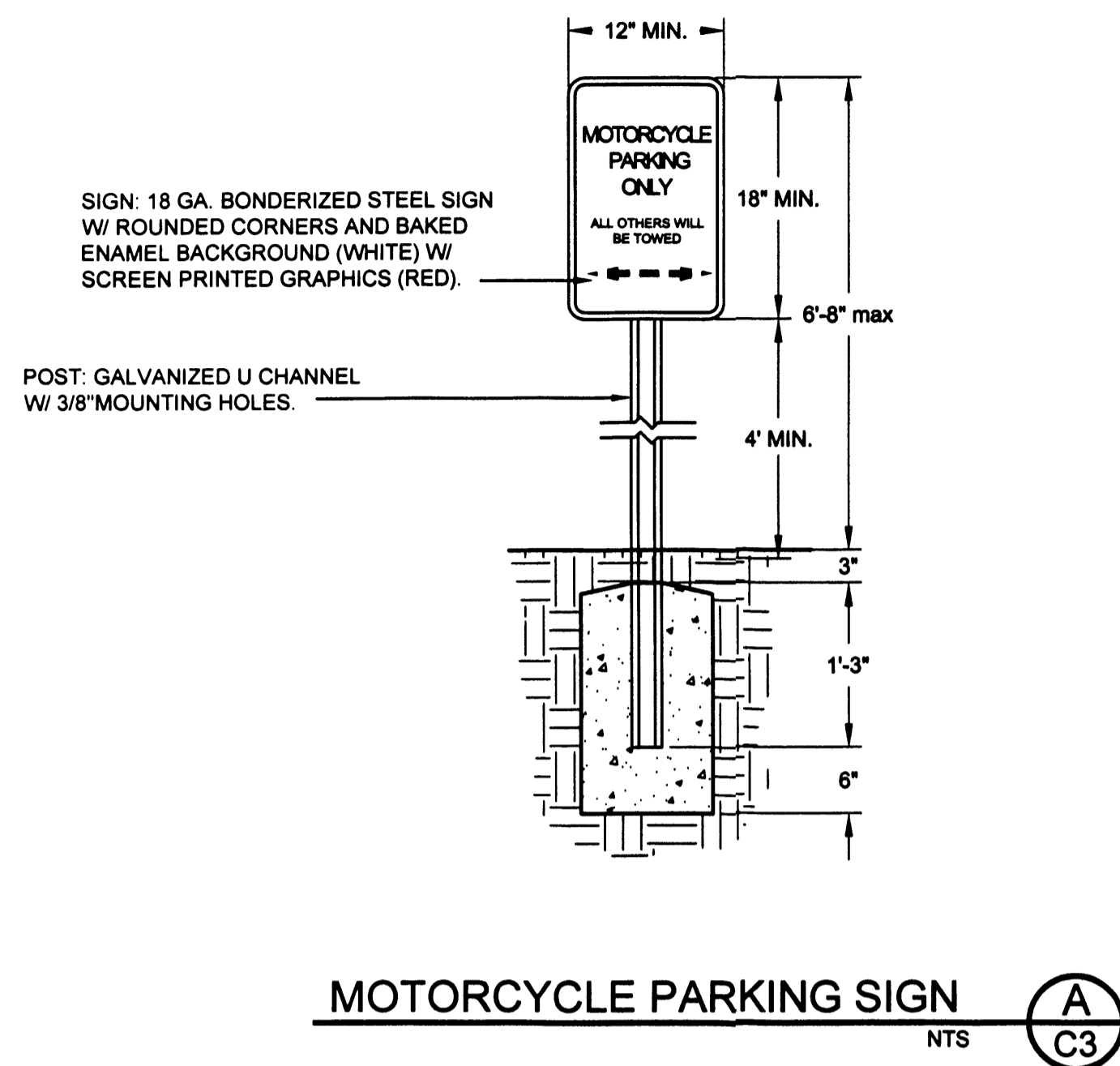


Job No. \_\_\_\_\_  
Date April 11, 2011

Revisions

No.	Date	Description
1	04-11-11	DATE REVISION

Sheet **C2**



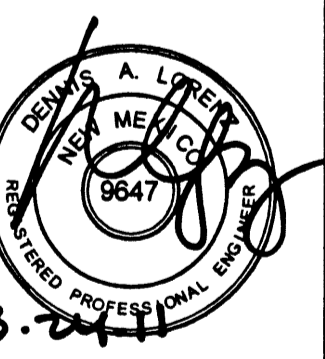
SITE DETAILS

**BRASHER & LORENZ**  
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Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188

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A Professional Corporation  
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Monroe Louisiana 71201

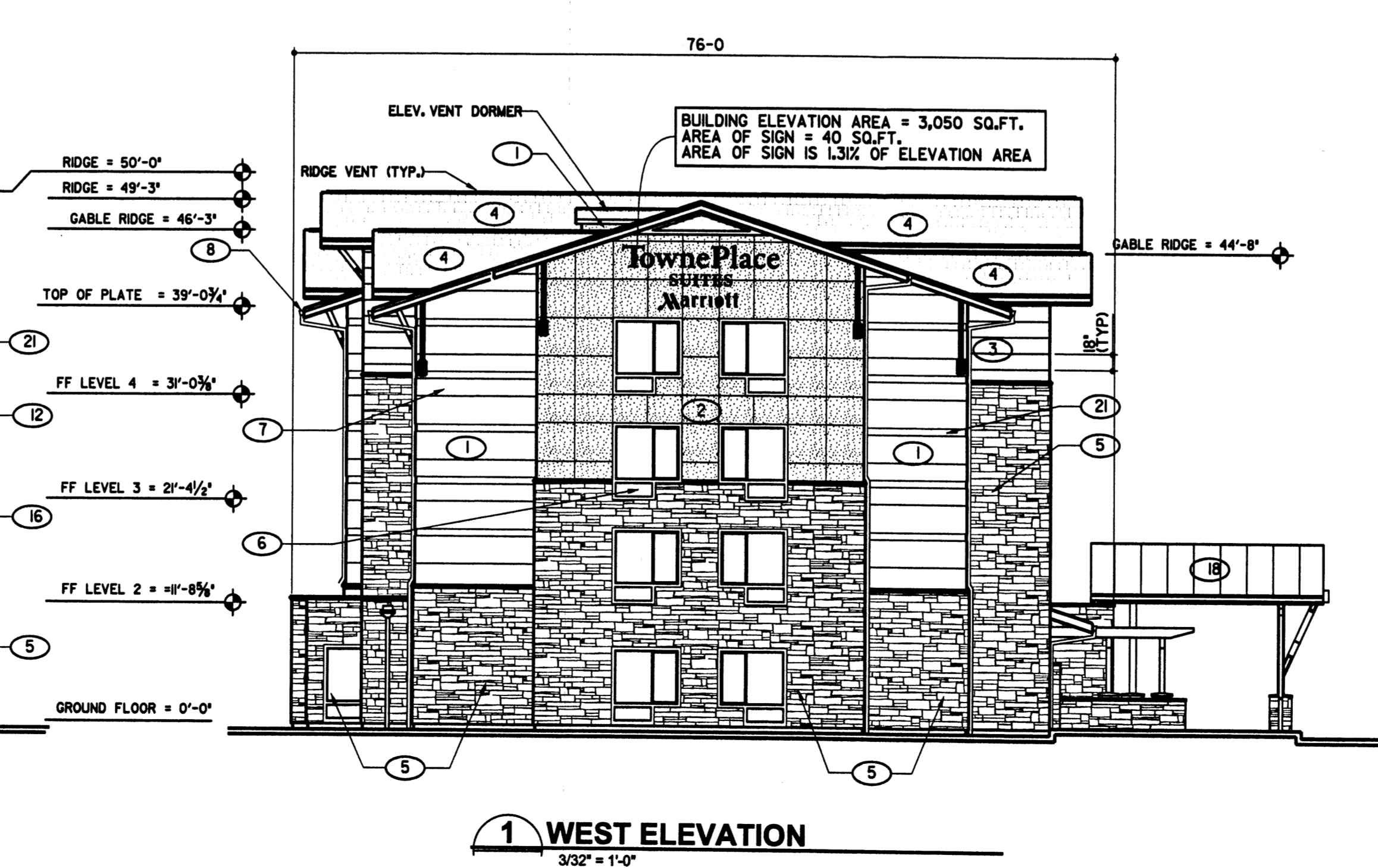
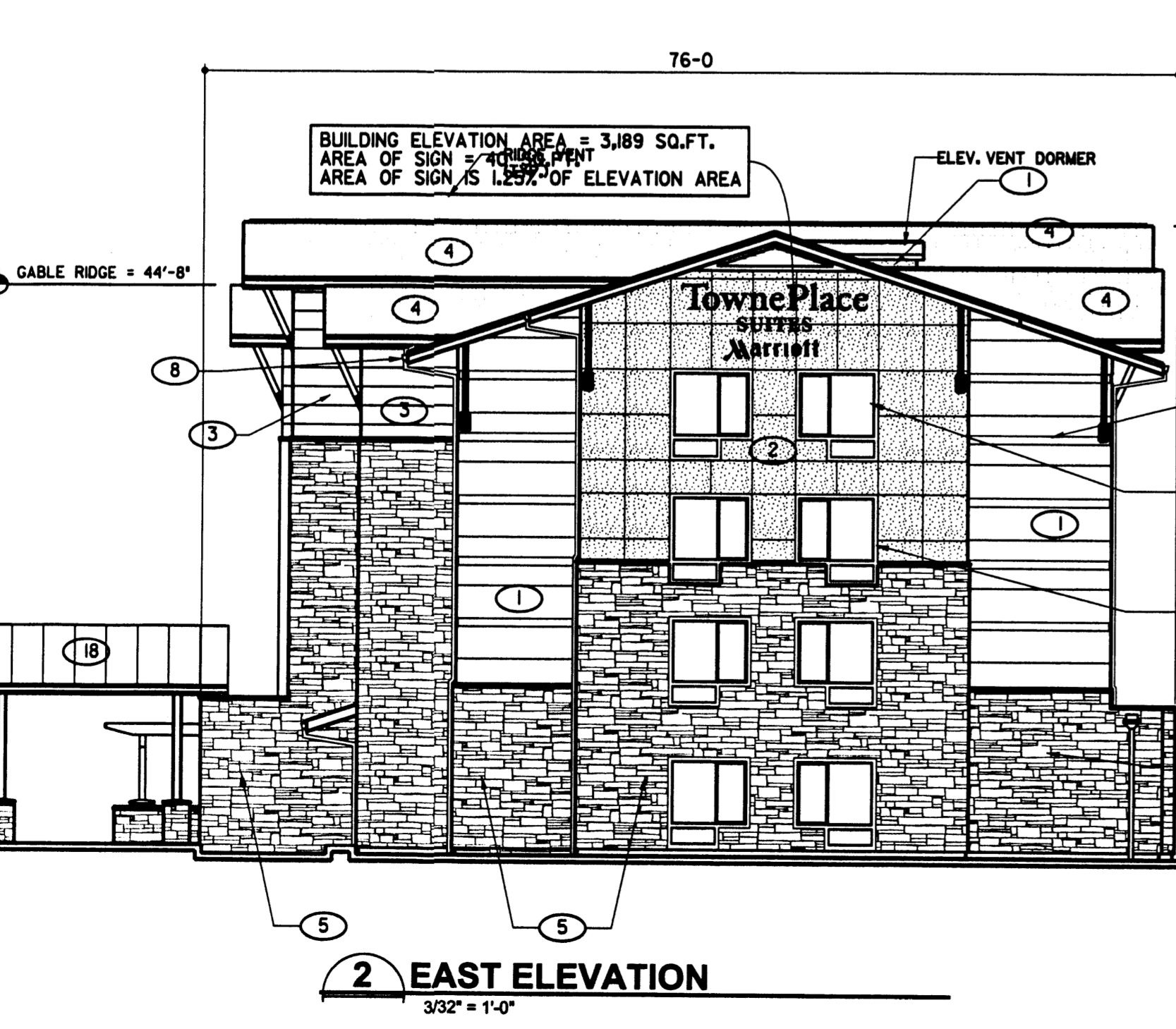
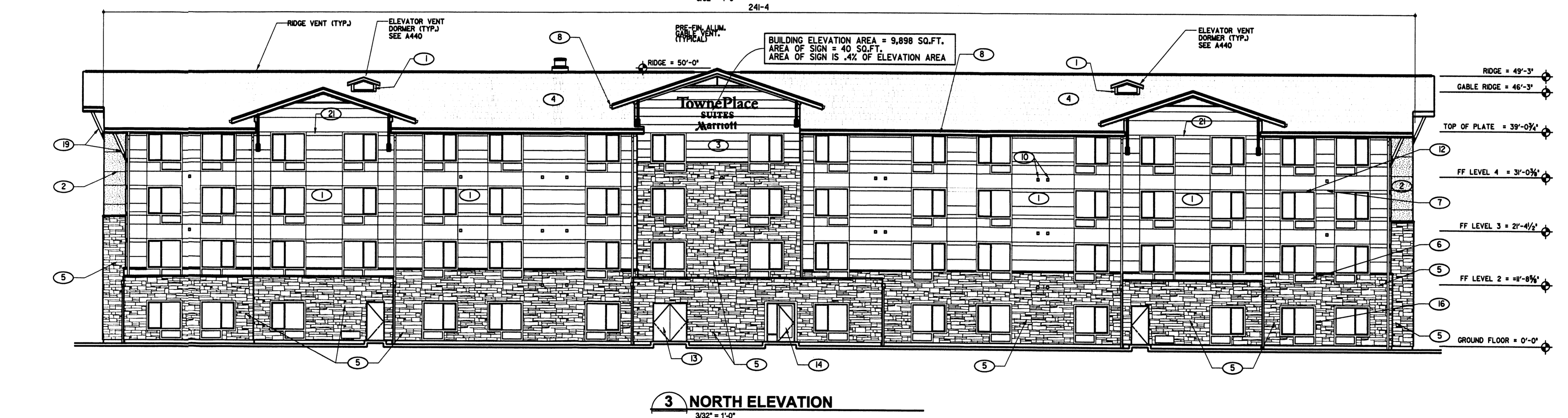
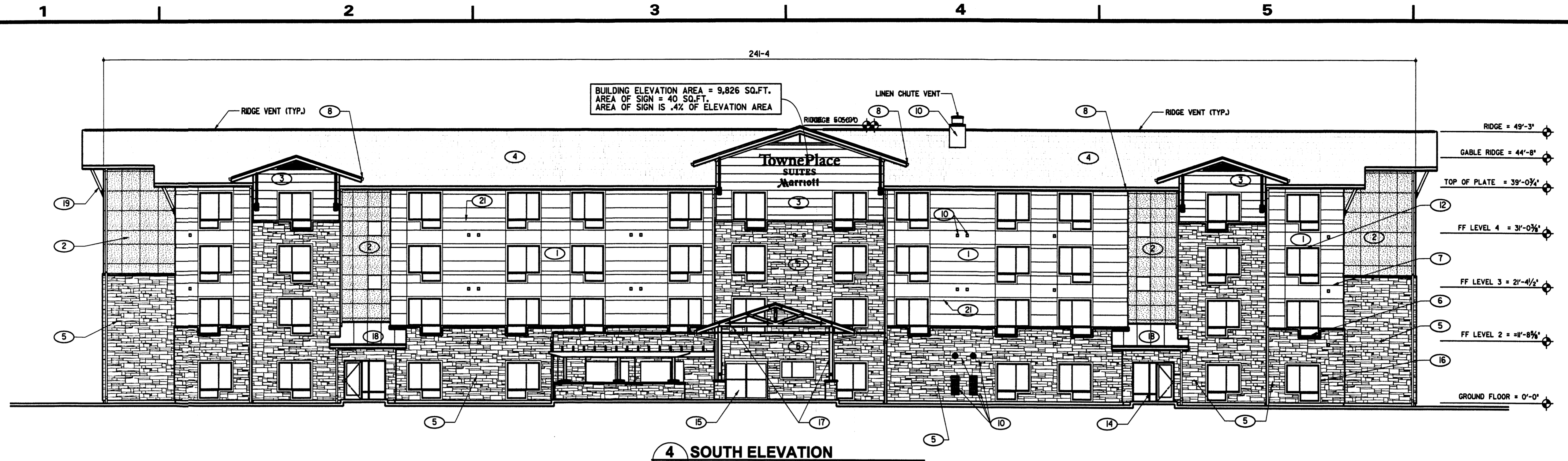
Townplace Suites By Marriott  
91 Unit, 4 Story  
Albuquerque, New Mexico



Job No.	
Date	April 29, 2011
Revisions	
No.	Date
1	DAL REFUSE ENCL. 4-11-11

Sheet

C3

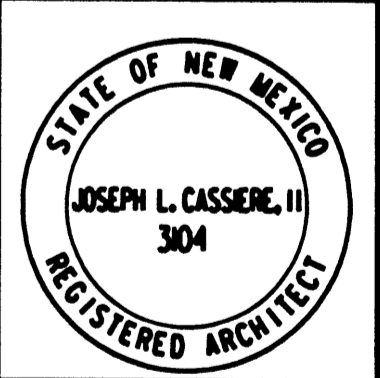


EXTERIOR FINISH SCHEDULE		
ITEM	MATERIAL	COLOR
1	E.I.F.S. FIELD	STO MEDIUM FINISH MATCH: BENJAMIN MOORE HC-8 "WESTON FLAX"
2	E.I.F.S. ACCENT	STO MEDIUM FINISH MATCH: BENJAMIN MOORE HC-9 "DORSET GOLD"
3	E.I.F.S. ACCENT	STO MEDIUM FINISH MATCH: BENJAMIN MOORE HC-111 "HANTUCKET GRAY"
4	SHINGLE ROOF	OWENS CORNING SHINGLES "DRIFTWOOD" OAKRIDGE SERIES
5	MASONRY	OWENS CORNING CULTURED STONE "CARAMEL" COUNTRY LEDGESTONE CSV-20007
6	PTAC GRILL	PRE-FINISHED ALUM. "DARK BRONZE" TO MATCH WINDOWS
7	ROUTED "V" JOINT	STO MEDIUM FINISH TO MATCH ADJACENT
8	FASCIA/BARGE BOARD	PAINTED WOOD WHITE
9	GUTTERS	PRE-FINISHED ALUMINUM WHITE
10	VENTS AND LOUVERS	PRE-FINISHED "DARK BRONZE" TO MATCH WINDOWS
11	SOFFIT	CEMENTITIOUS BOARD WHITE
12	WINDOWS	ANODIZED ALUMINUM "DARK BRONZE"
13	DOORS/FRAMESET	HOLLOW METAL "DARK BRONZE"
14	VISION DOOR & SIDELITE	ANODIZED ALUMINUM "DARK BRONZE"
15	SLIDING ENTRY DOOR	ANODIZED ALUMINUM "DARK BRONZE"
16	E.I.F.S. WINDOW TRIM	STO MEDIUM FINISH MATCH: BENJAMIN MOORE HC-8 "WESTON FLAX"
17	ENTRY CANOPY & TRELLIS	ROUGH SAWN CEDAR STAINED TO BE SELECTED
18	LOW ROOF	PRE FINISHED METAL ROOF "TERRA COTTA"
19	KNEE - BRACE	ROUGH SAWN CEDAR STAINED TO BE SELECTED
20	DOWNSPOUTS	PRE-FINISHED ALUMINUM "DARK BRONZE" TO MATCH WINDOWS
21	8" REVEAL	STO MEDIUM FINISH MATCH: BENJAMIN MOORE (TO BE DETERMINED)

# Architecture+

Joseph L. Cassiere II,  
Architect  
Washington Plaza, Suite 400  
500 Washington Street  
Monroe, Louisiana 71201

Towneplace Suites By Marriott  
91 Unit, 4 Story  
Albuquerque, New Mexico

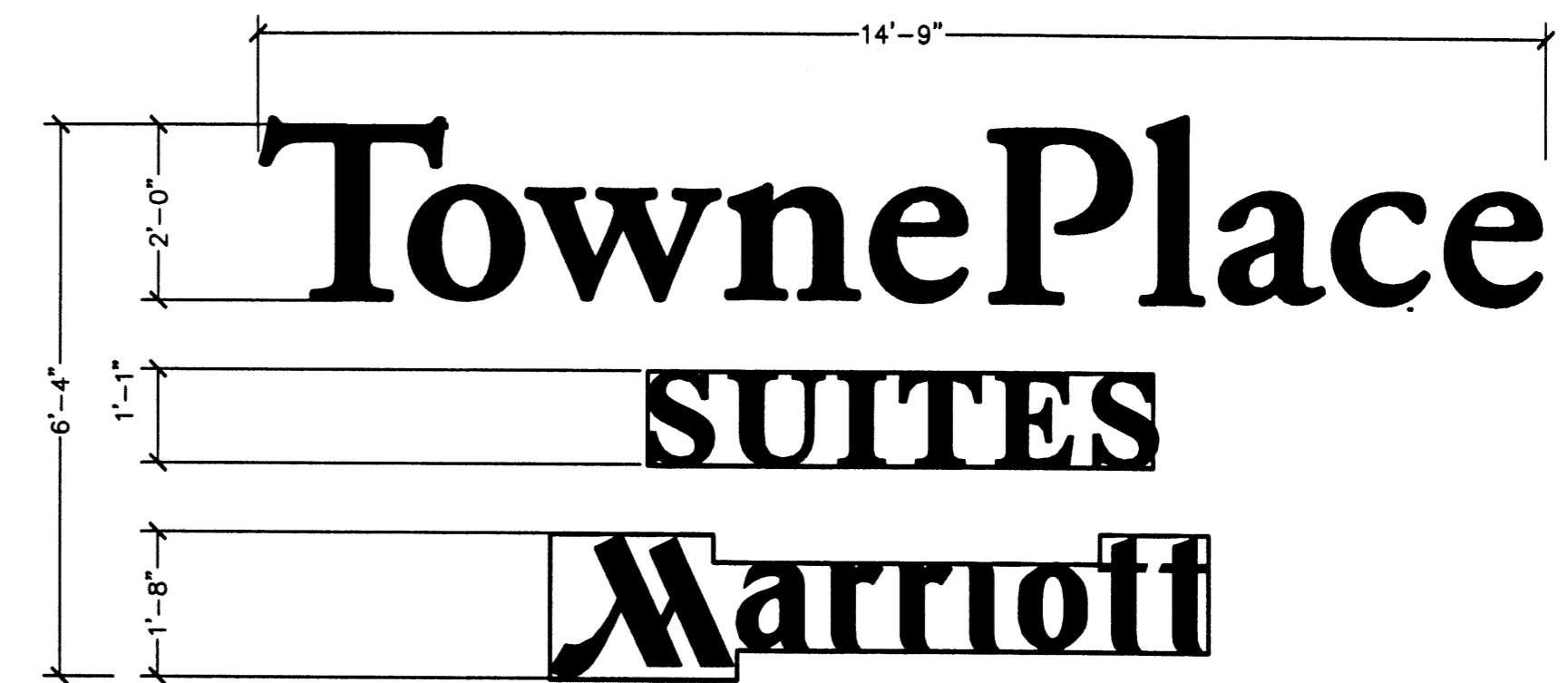


Job No. 10093  
Date DECEMBER, 2010  
Revisions  
No. Date  
ISSUED FOR BIDDING FEMT 1-1

Sheet

## A200

EXTERIOR ELEVATIONS



**BUILDING FACADE SIGN**  
SCALE 1/2" = 1'-0"

**COLORS**

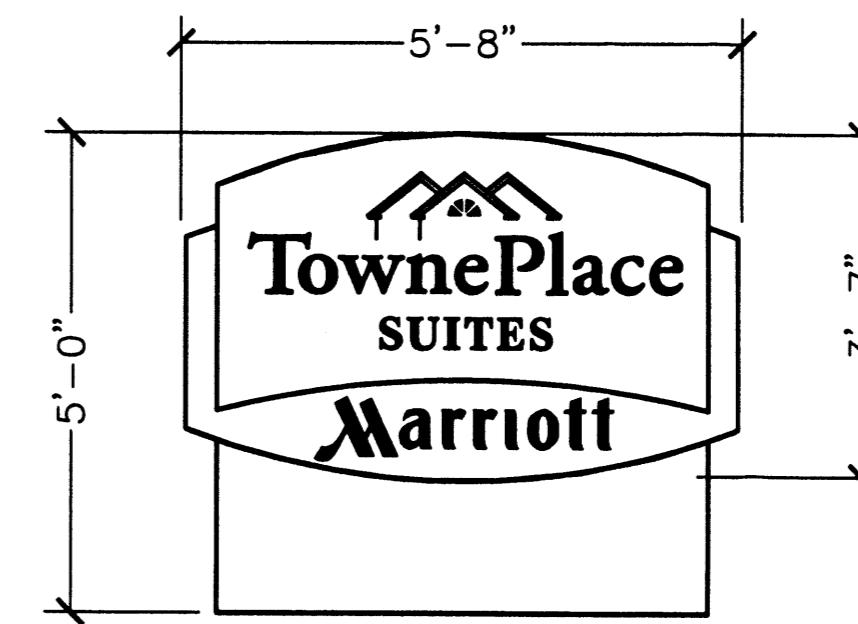
TownePlace Suites  
Letter faces: Dual color film teal  
#VDN11872.  
Returns and trimcap: painted teal  
#MP08339 Matthews, satin finish.

Marriott  
Letter faces: red vinyl #VT11331.  
Returns and trimcap: painted red  
#MP08337 Matthews, satin finish.

**MATERIALS**

TownePlace Suites  
8" depth aluminum returns, painted teal.  
Letter backs from computer cut aluminum.  
3/16" thk Acrysteel faces, pigmented  
white #2447, vinyl graphic applied on  
first surface by cold transfer.  
1" teal Jewelite trimcap.  
15mm 8500 white neon CL Designer.

Marriott  
5" depth aluminum returns, painted red.  
Letter backs from computer cut aluminum.  
3/16" thk Acrysteel faces, pigmented  
white #2447, vinyl graphic applied on  
first surface by cold transfer.  
1" red Jewelite trimcap.  
Red LED lighting system.



**MONUMENT SIGN**  
SCALE 1/2" = 1'-0"

**Sign Face Area**

18 S.F.

**LOCATION**

South West Corner of Property

**ELECTRICAL REQUIREMENTS**

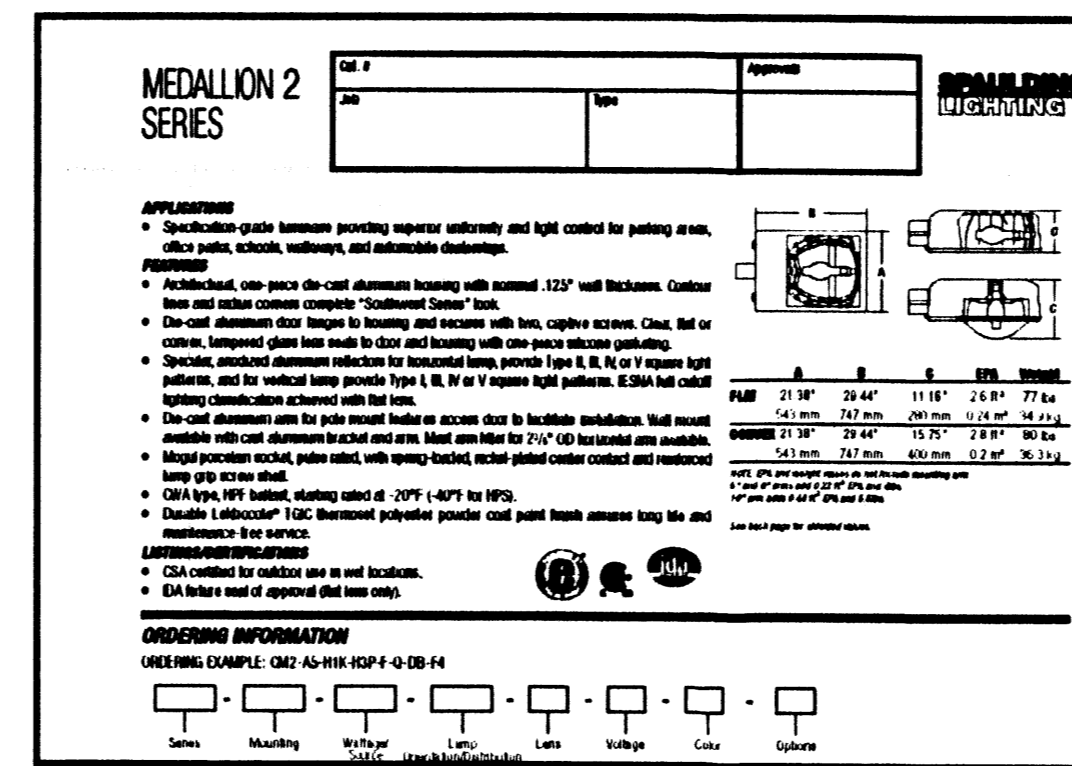
120 VOLTS 2.8 AMPS, 1 CIRCUIT

**COLORS**

Filler, retainer and trimcap: painted teal #MP08339 and red #MP08937,  
Matthews, satin finish.  
Background teal #VT11701 and red #VT11331.  
All other copy is white.  
Cladding painted grey #MP20140, Matthews, gloss finish.

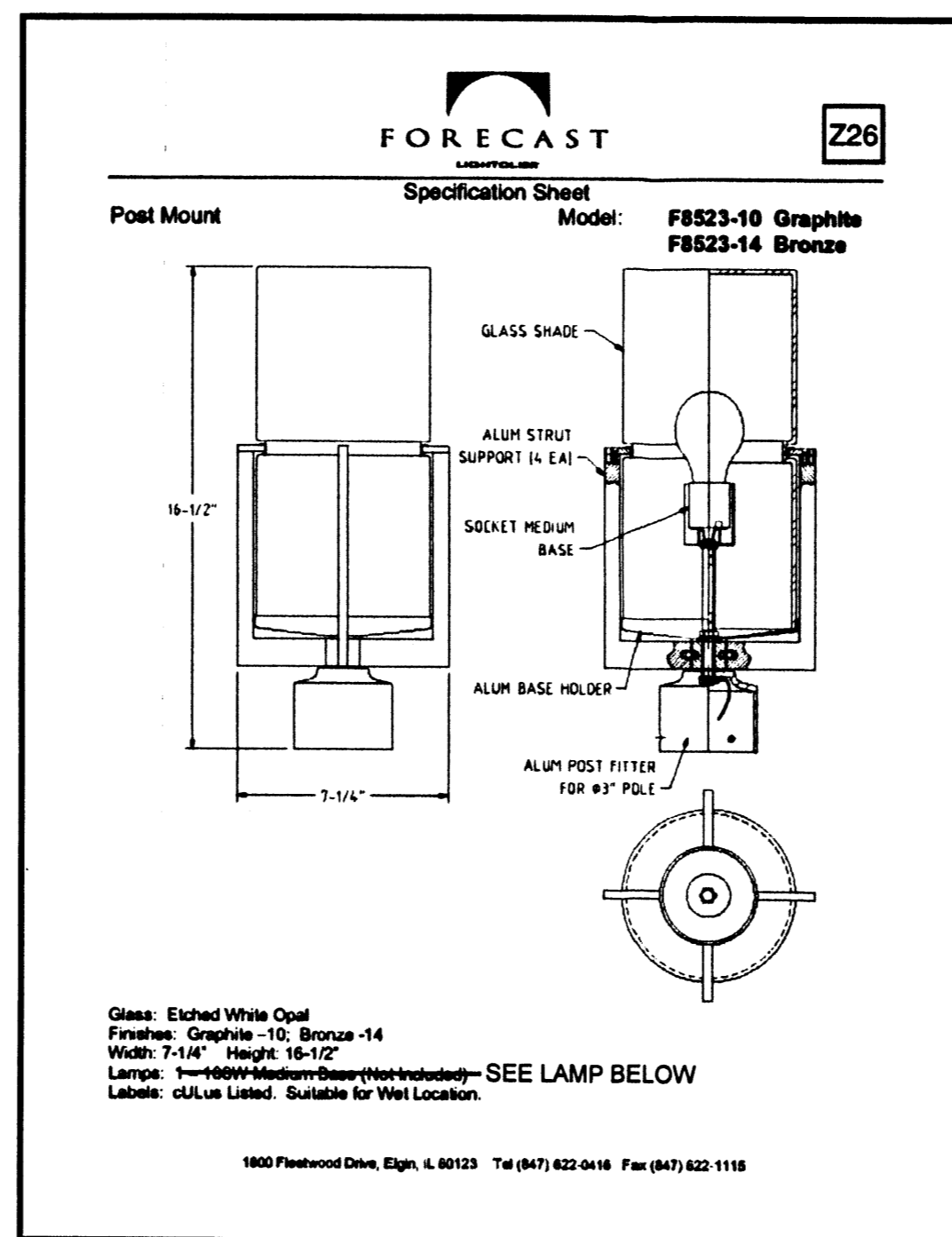
**MATERIALS**

.081 thk aluminum filler, 8" overall depth, painted teal and red.  
3/16" thk Lexan faces, pigmented white #7328, vinyl graphic applied on  
first surface by cold transfer.  
1" Jewelite trimcap, cimented to Lexan faces and painted teal and red.  
Illuminated by fluorescent lamps, H/O.  
.081 thk aluminum cladding painted grey.



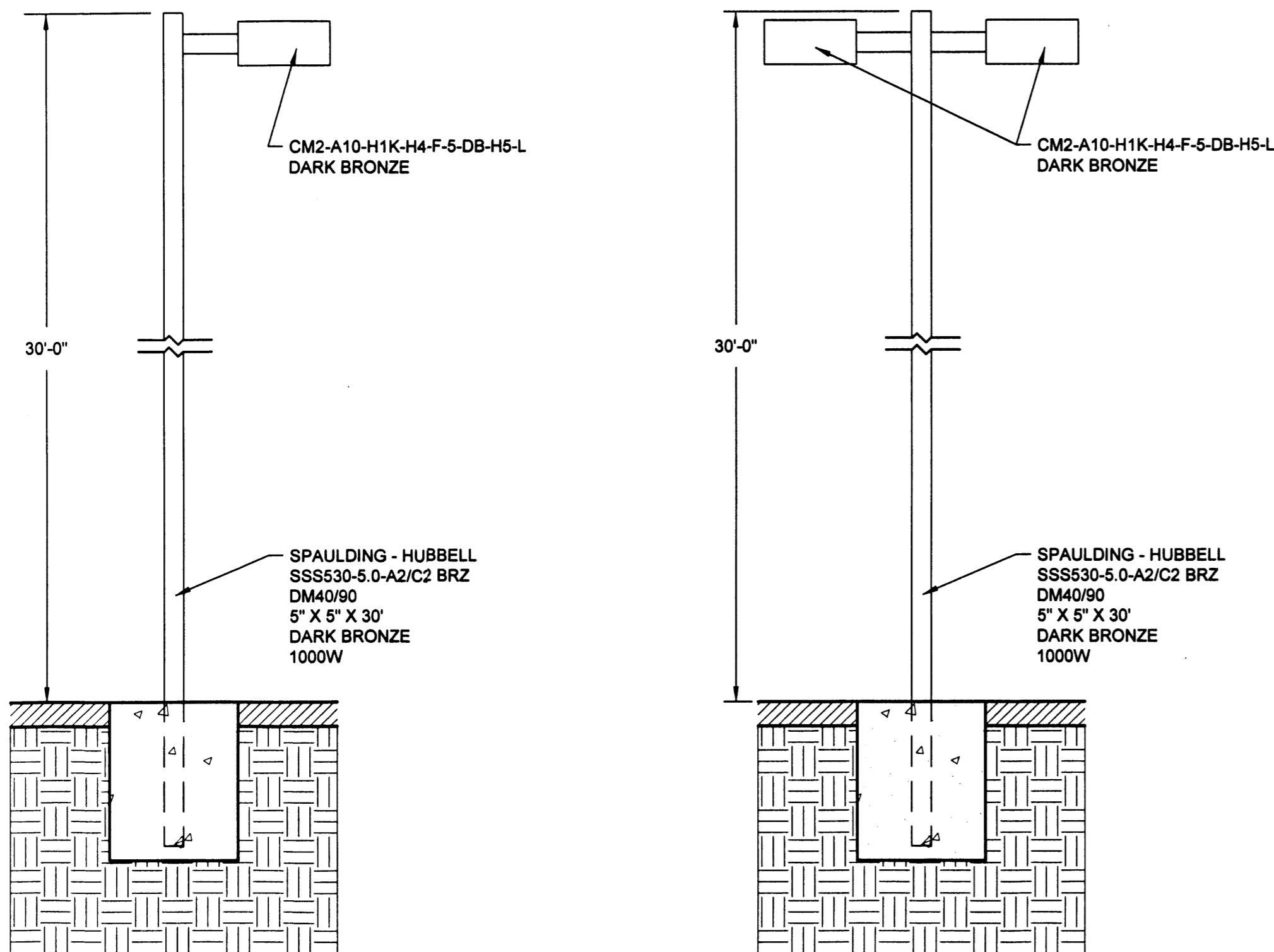
**Z04 LIGHT ASSEMBLY DETAIL**  
NTS

C  
A006



**Z26 LIGHT ASSEMBLY DETAIL**  
NTS

D  
A006

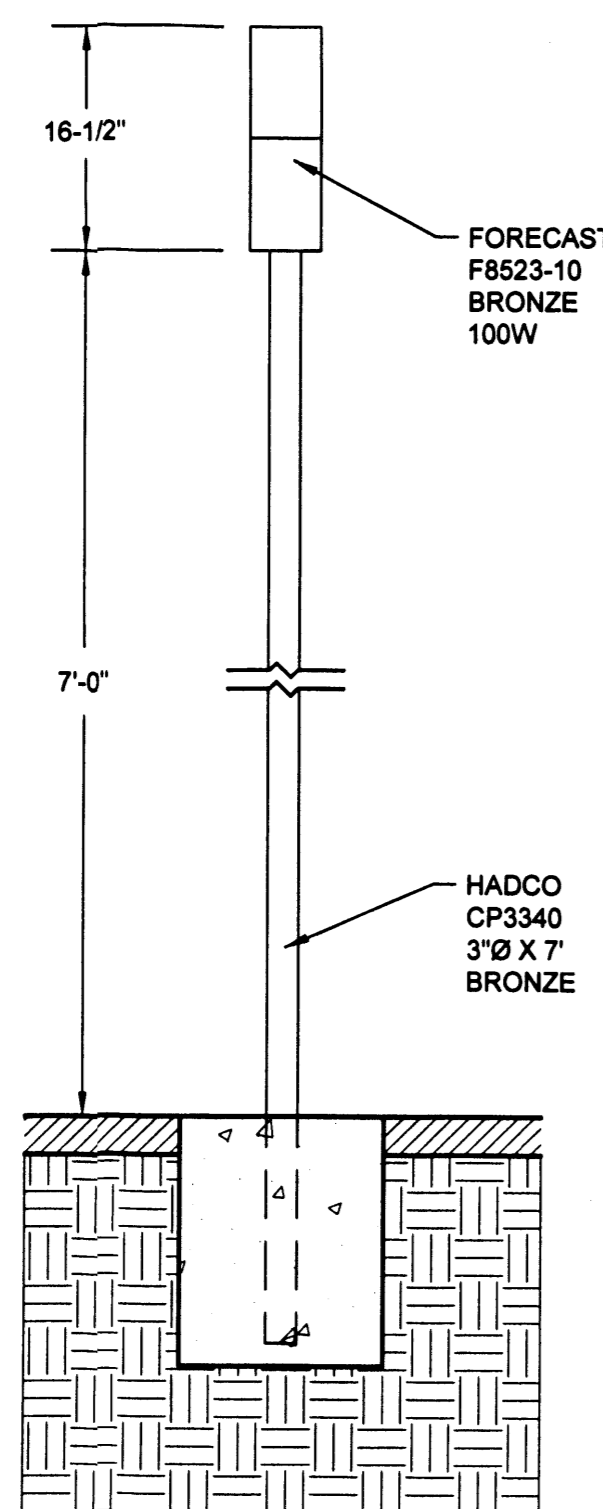


**SINGLE FIXTURE**

**DOUBLE FIXTURE**

**MEDALLION 2 SERIES Z04 PARKING LOT LIGHTING**  
NTS

A  
A006



**MEDALLION 2 SERIES Z26 PEDESTRIAN LIGHTING**  
NTS

B  
A006

**Energy Saver Twisters**  
23W E40/DT 18C

Looking for an energy saver that does not look like one? The Philips EnergySaver Twister provides energy efficient lighting systems that don't just provide double light in your standard incandescent light bulb, they also have the same classic shape. Try the Philips EnergySaver and see how they truly provide advanced lighting designed around your needs.

**PHILIPS**  
sense and simplicity

Product Data:  
Product Code: 9294770010  
Order code: 9294770010  
Full product name: 23W E40/DT 18C  
23W EnergySaver  
Price per unit: \$1.00  
Price per 100 units: \$100.00  
SKU: 9294770010  
UPC: 9294770010

Light Characteristics:  
Base: Medium Base Compact Fluorescent  
Ball: Energy Saver  
Rated Life (L70): 10000 hr  
Energy Saving: Energy Saving

Light Characteristics:  
Color: Clear  
Color Rendering: 80 CRI  
Color Temperature: 2700 K  
Beam Spread: 180°  
Power Factor: 0.95  
Dimmable: No  
Voltage: 120V  
Frequency: 60 Hz

Light Characteristics:  
Color: Clear  
Color Rendering: 80 CRI  
Color Temperature: 2700 K  
Beam Spread: 180°  
Power Factor: 0.95  
Dimmable: No  
Voltage: 120V  
Frequency: 60 Hz

