

1002202



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB RESUBMITTAL - 10/9/13

Dave & Buster's at Winrock Town Center

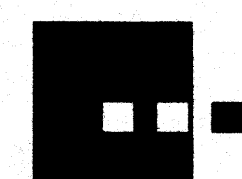
Albuquerque, New Mexico



WINROCK
TOWN CENTER

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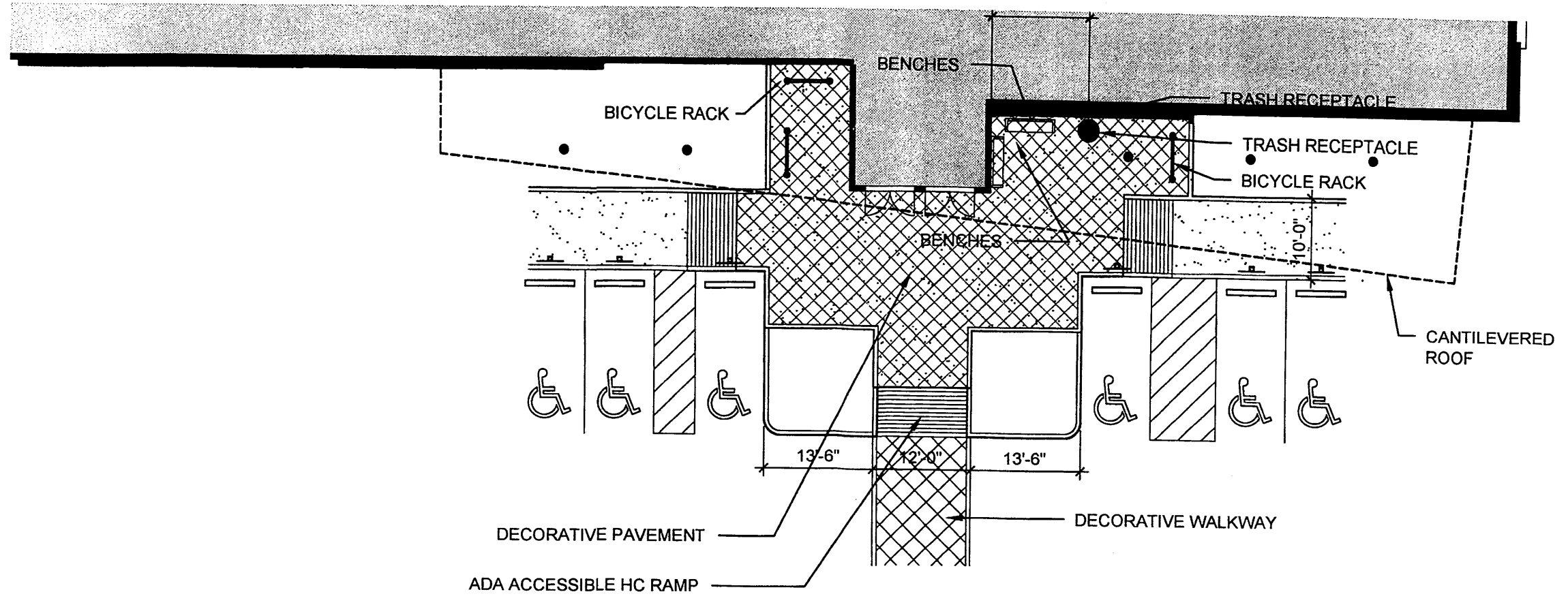
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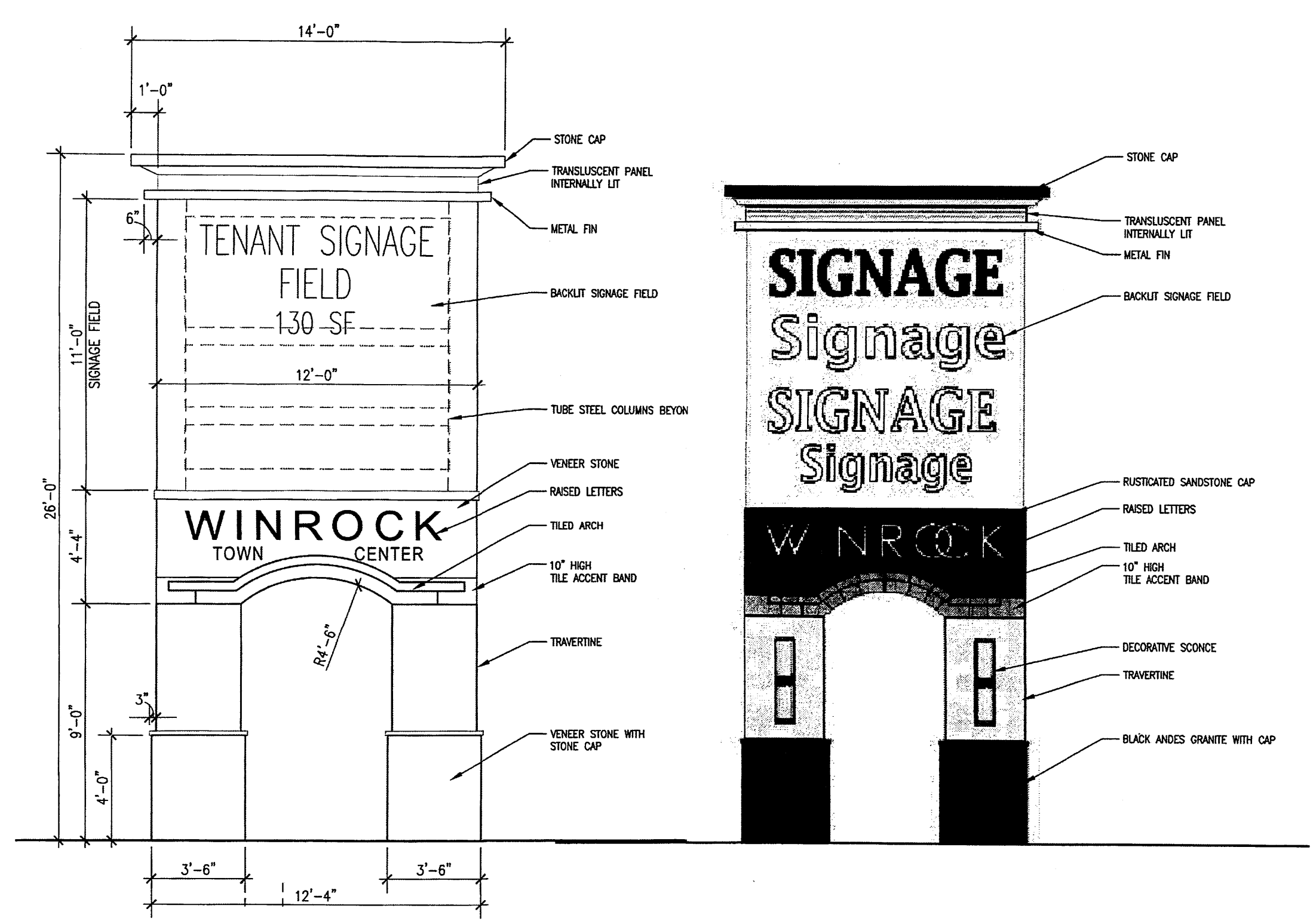
Dekker/Perich/Sabatini



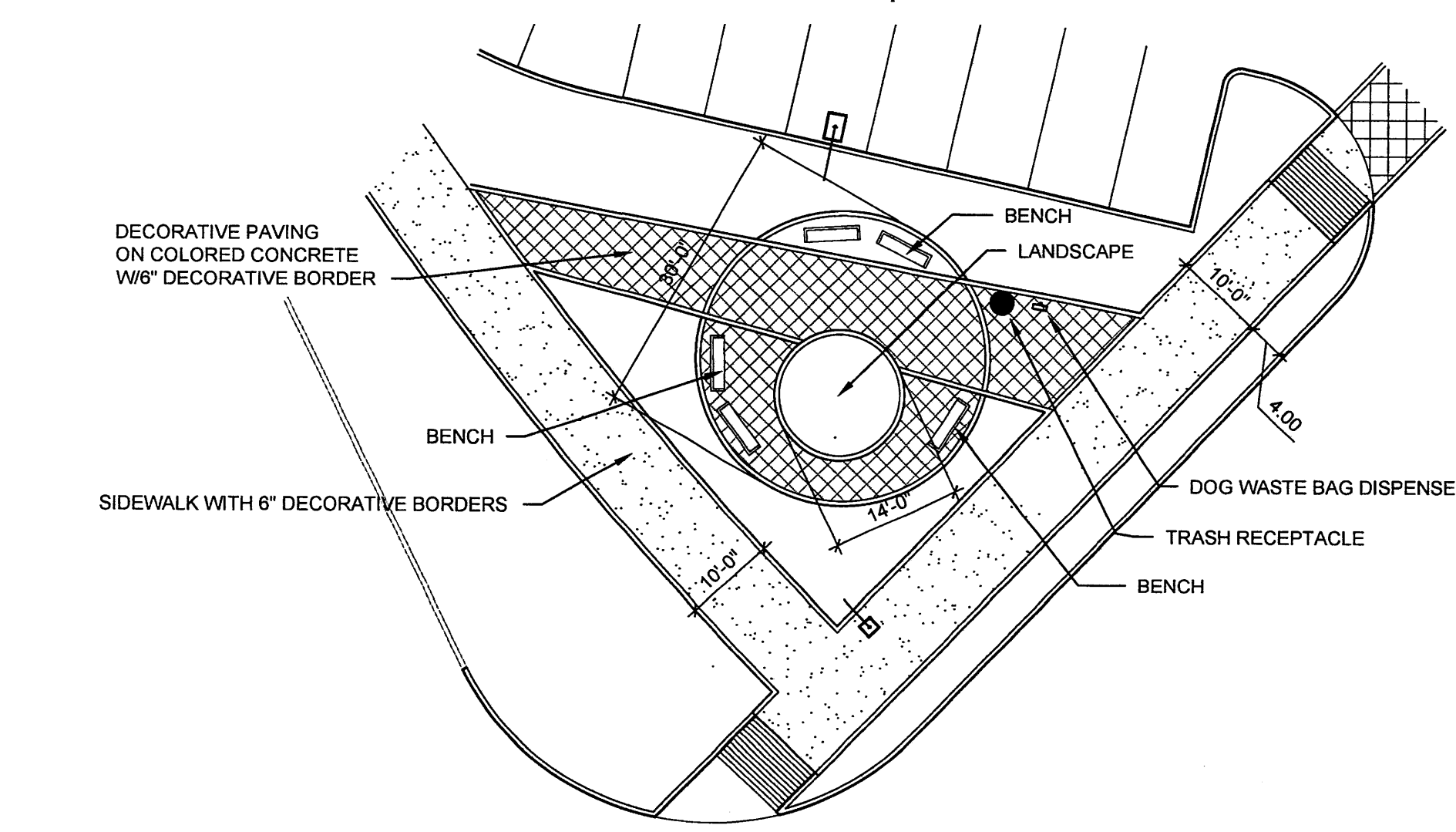
HUITT-ZOLIARS



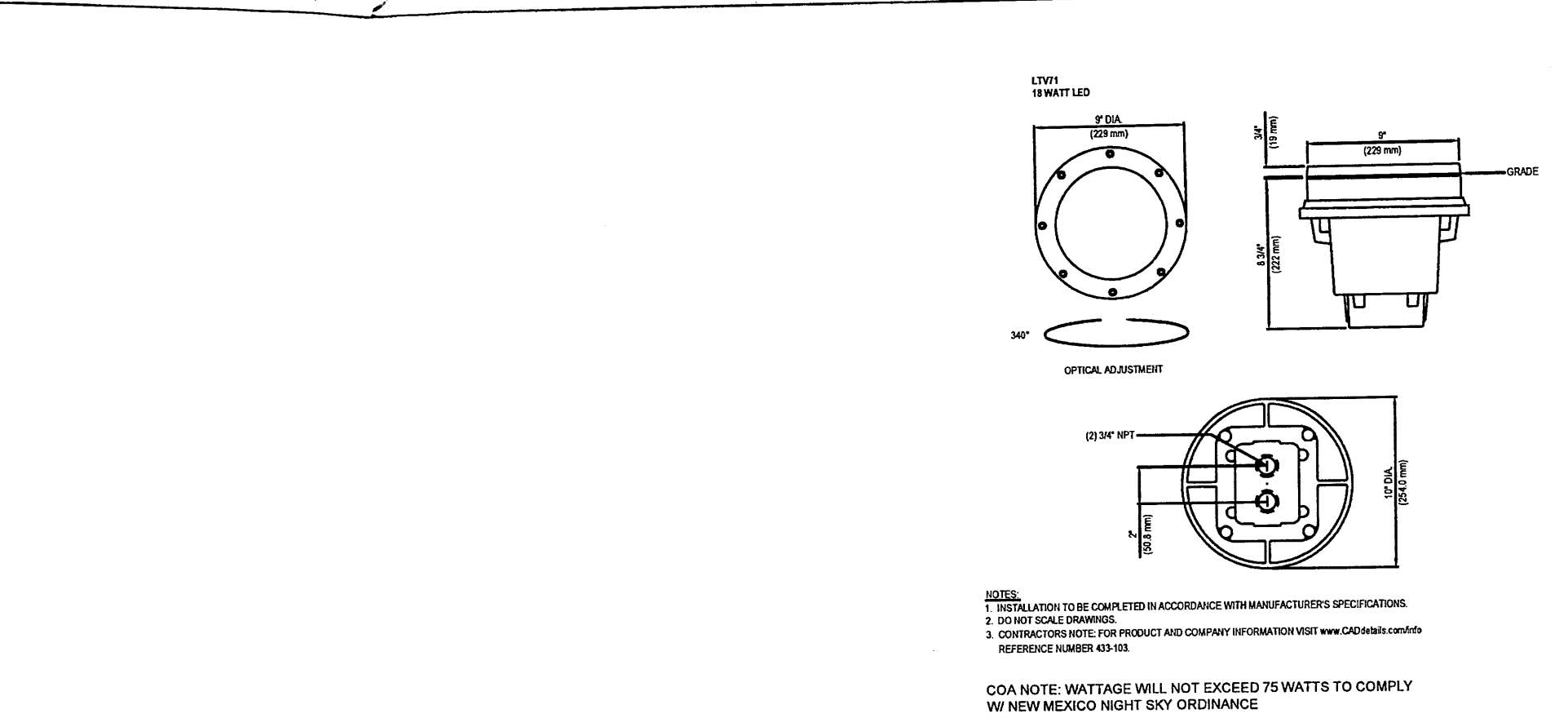
D1 ENLARGED RESTAURANT ENTRY - DEVELOPED OPEN SPACE
1/16" = 1'-0"



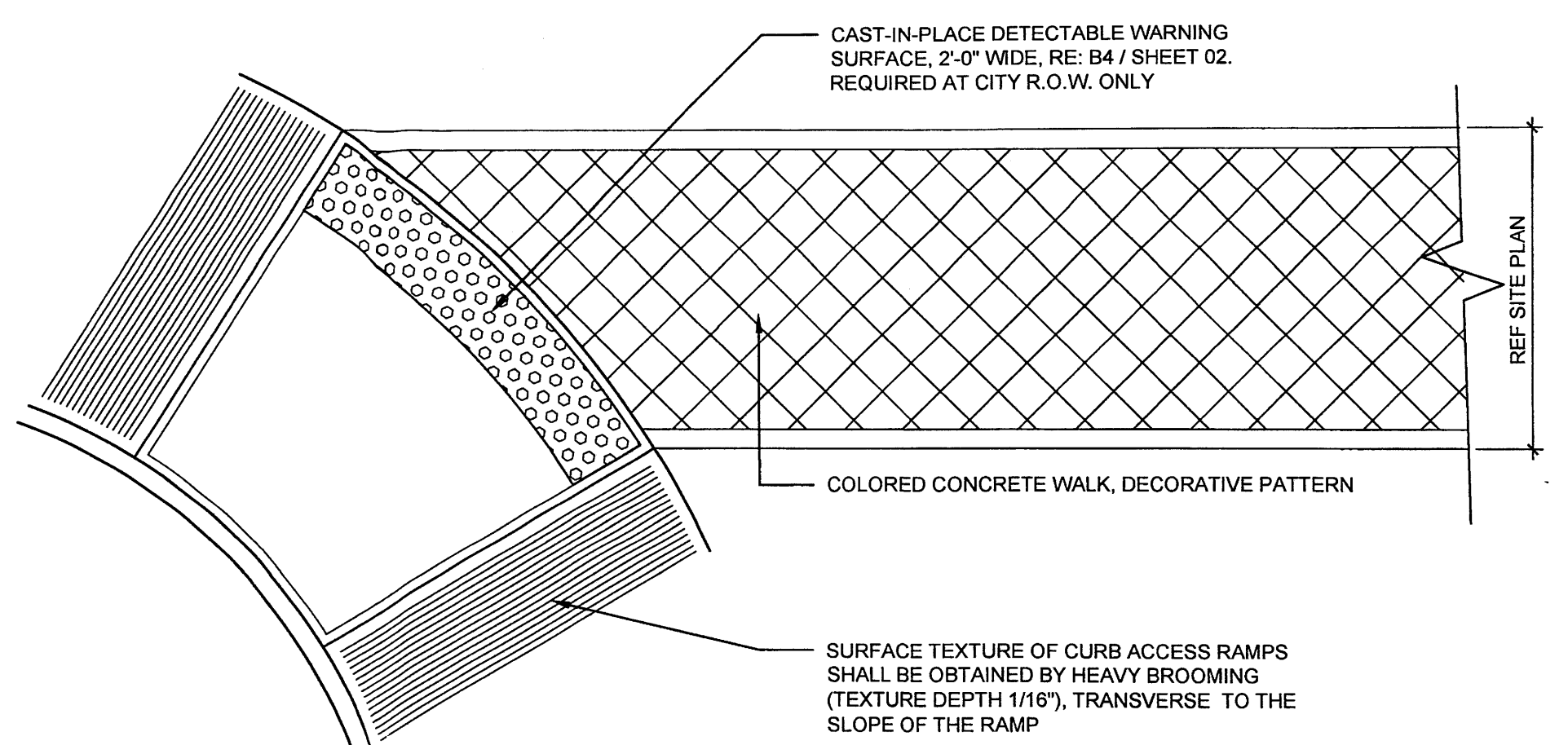
B1 PYLON SIGN 1/4" = 1'-0"
B2 PYLON RENDERING 1/4" = 1'-0"



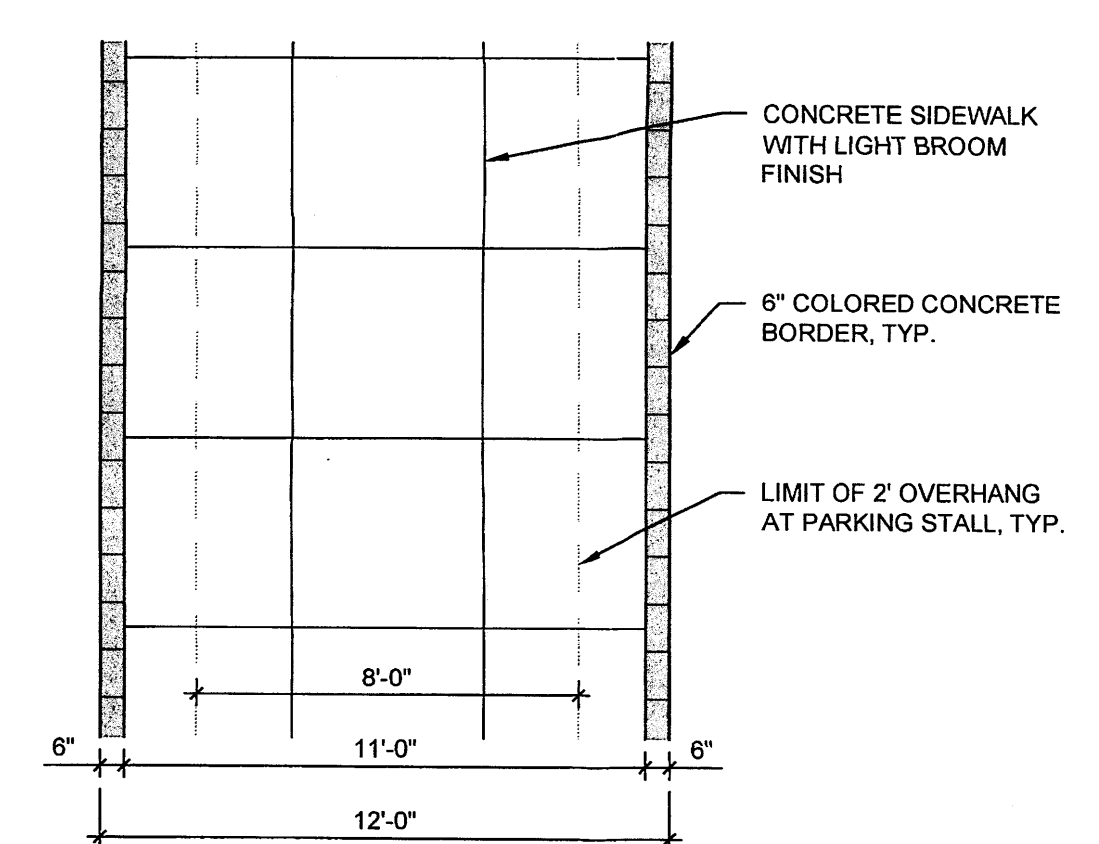
A1 ENLARGED PEDESTRIAN PLAZA
1/4" = 1'-0"



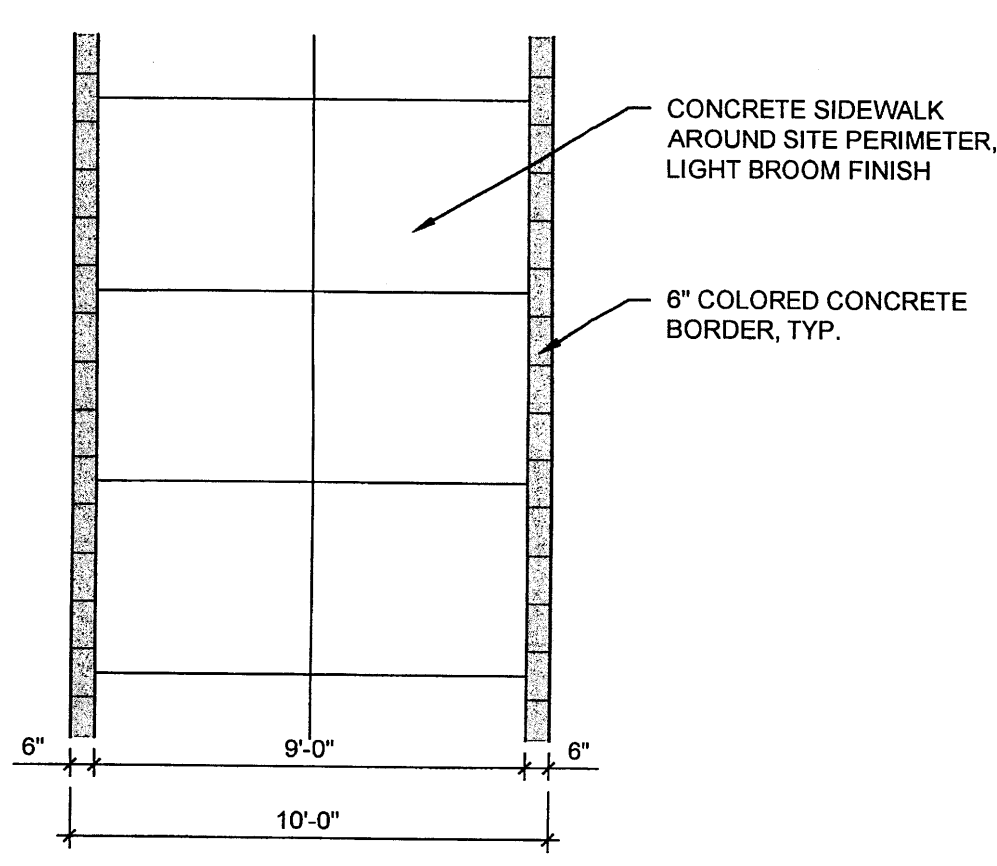
D4 LANDSCAPE UPLIGHT
NO SCALE



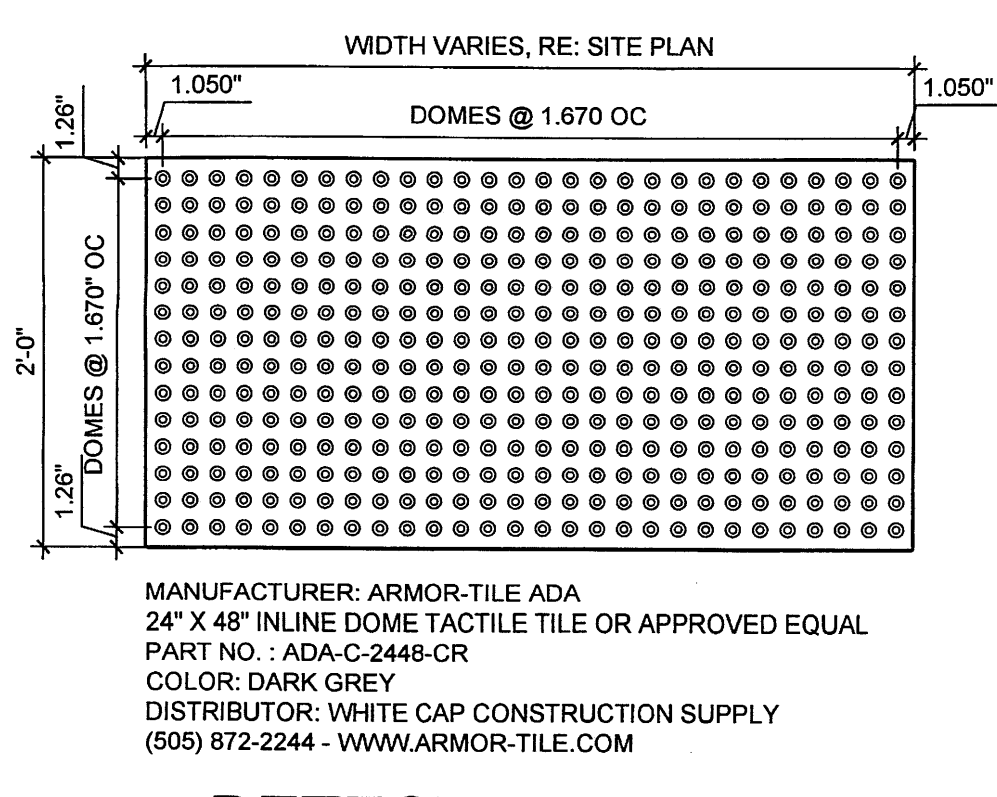
C3 SIDEWALK AT PEDESTRIAN CROSSINGS
1/4" = 1'-0"



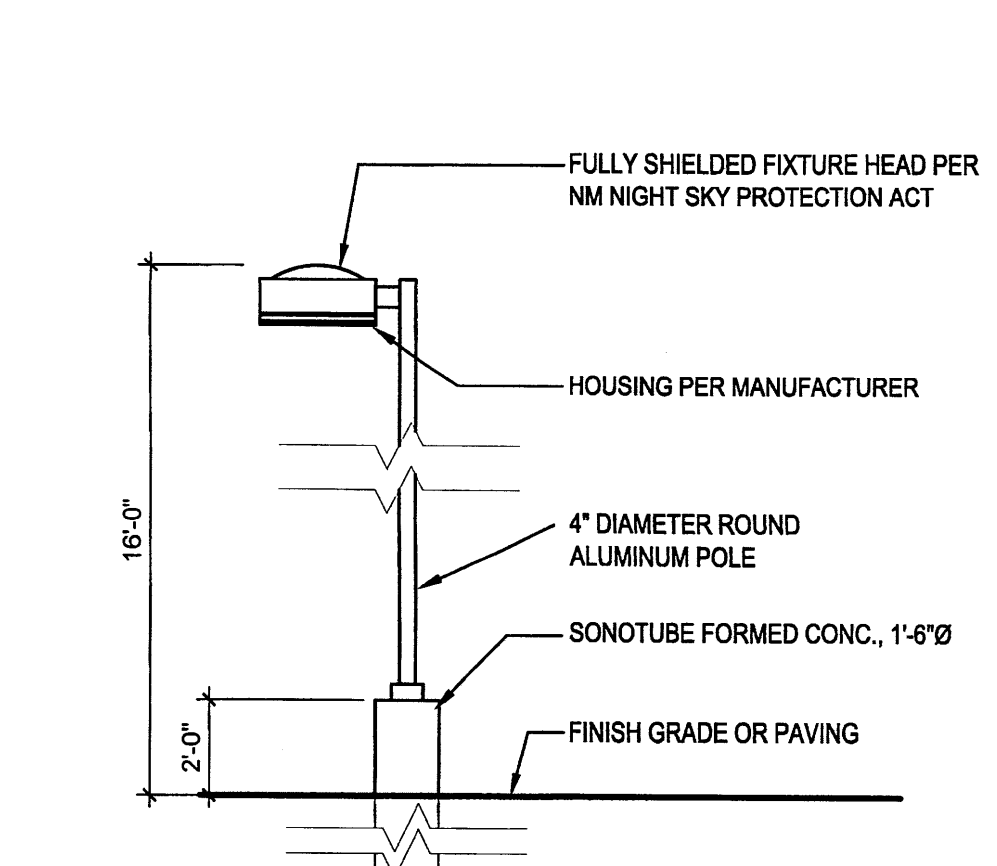
B3 12' SIDEWALK DETAIL
1/4" = 1'-0"



A3 10' SIDEWALK DETAIL
1/4" = 1'-0"

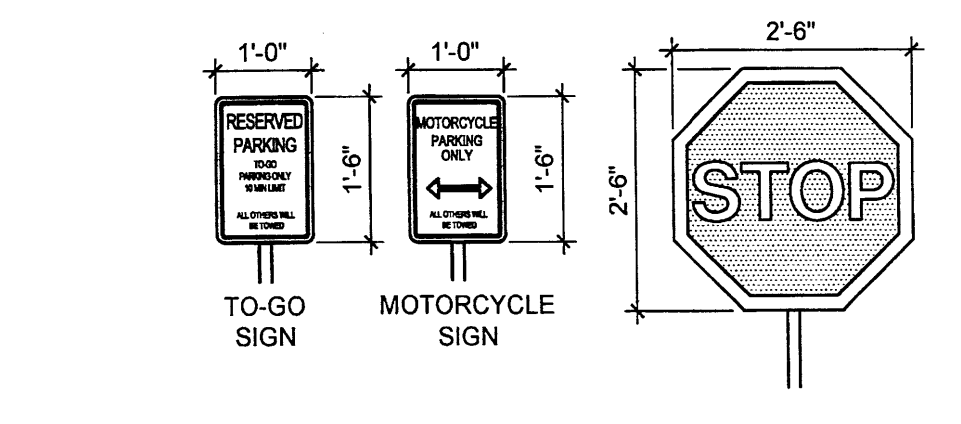


B4 DETECTABLE/TACTILE WARNING SURFACE TILE
1" = 1'-0"

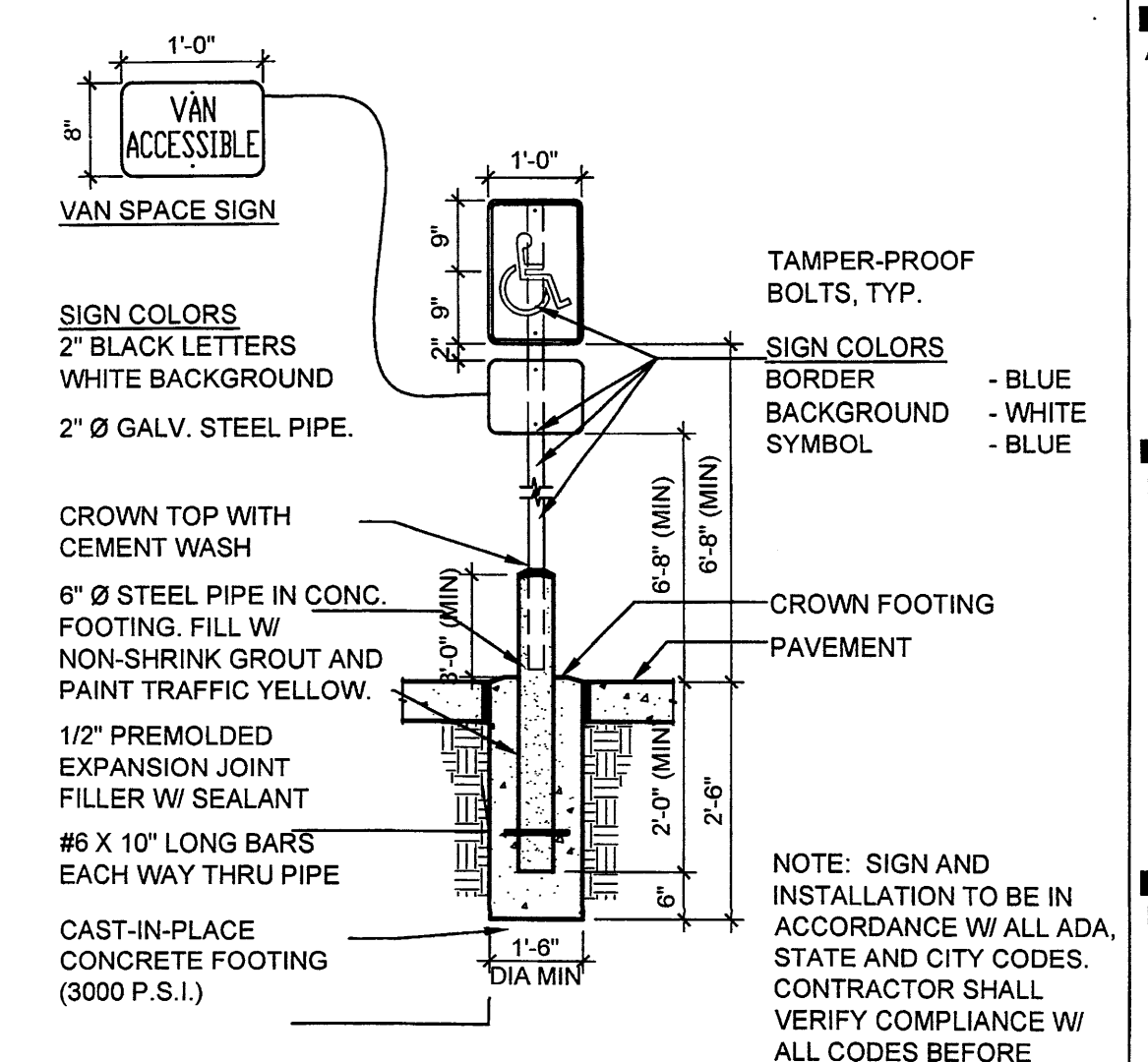


A4 LIGHT POLE ELEVATION
1/4" = 1'-0"

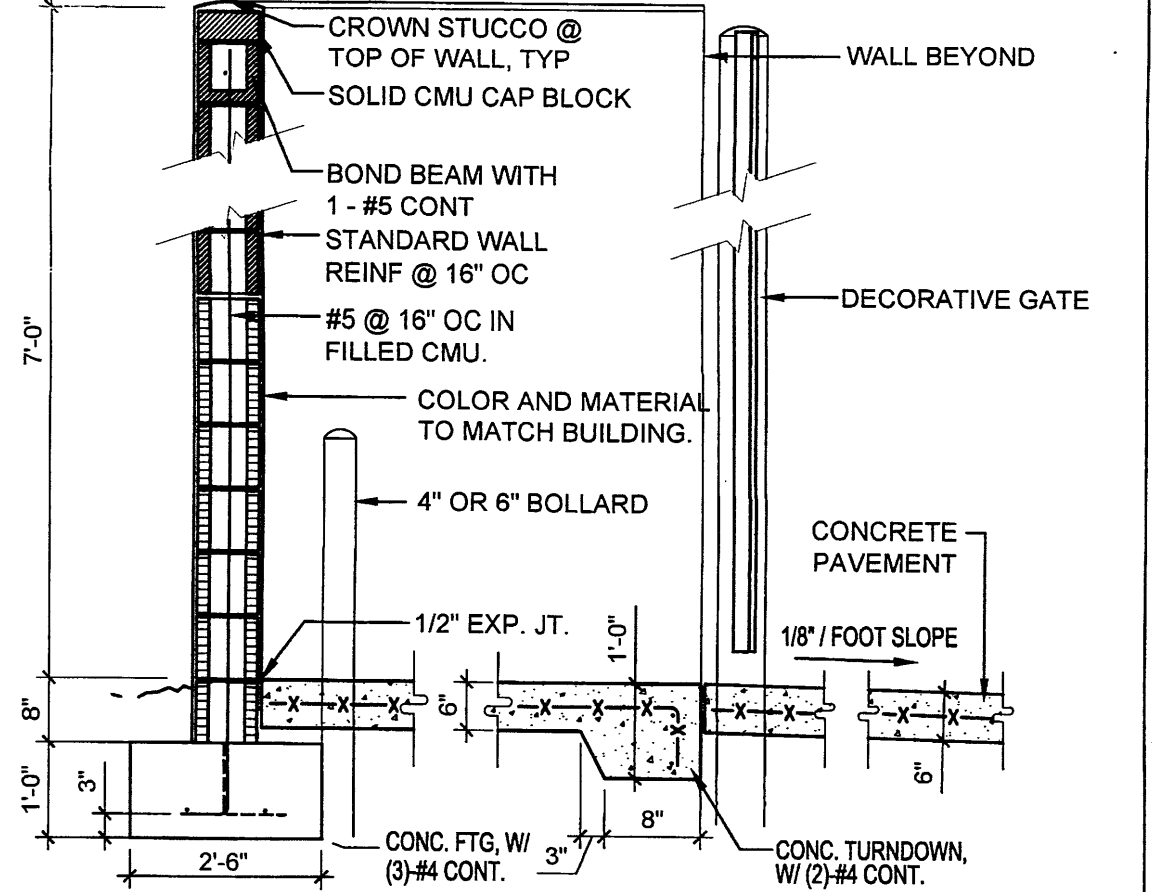
NOTE: ALL SIGNS SHOWN HERE WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN, SEE C5/SHEET 02



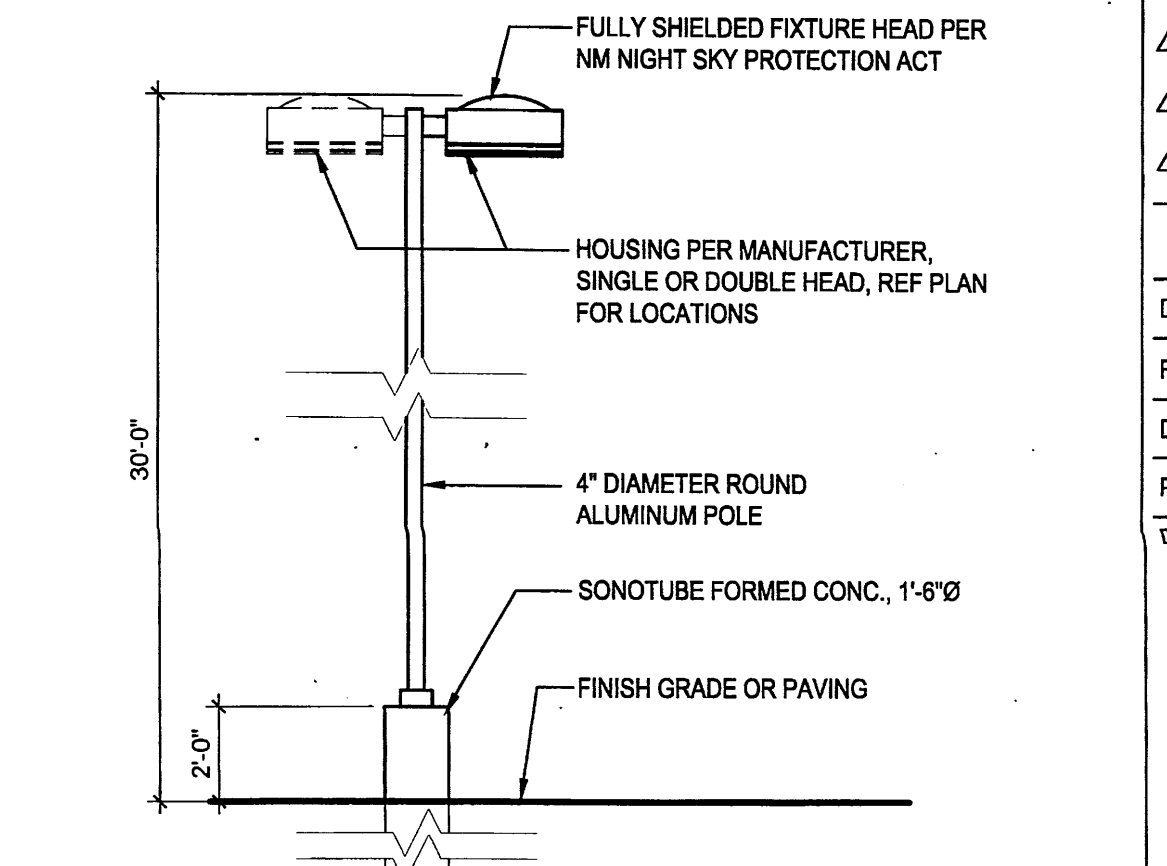
D5 SITE AND PARKING SIGNS
1/2" = 1'-0"



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



B5 WALL SECTION at COMPACTOR ENCLOSURE
1/2" = 1'-0"



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

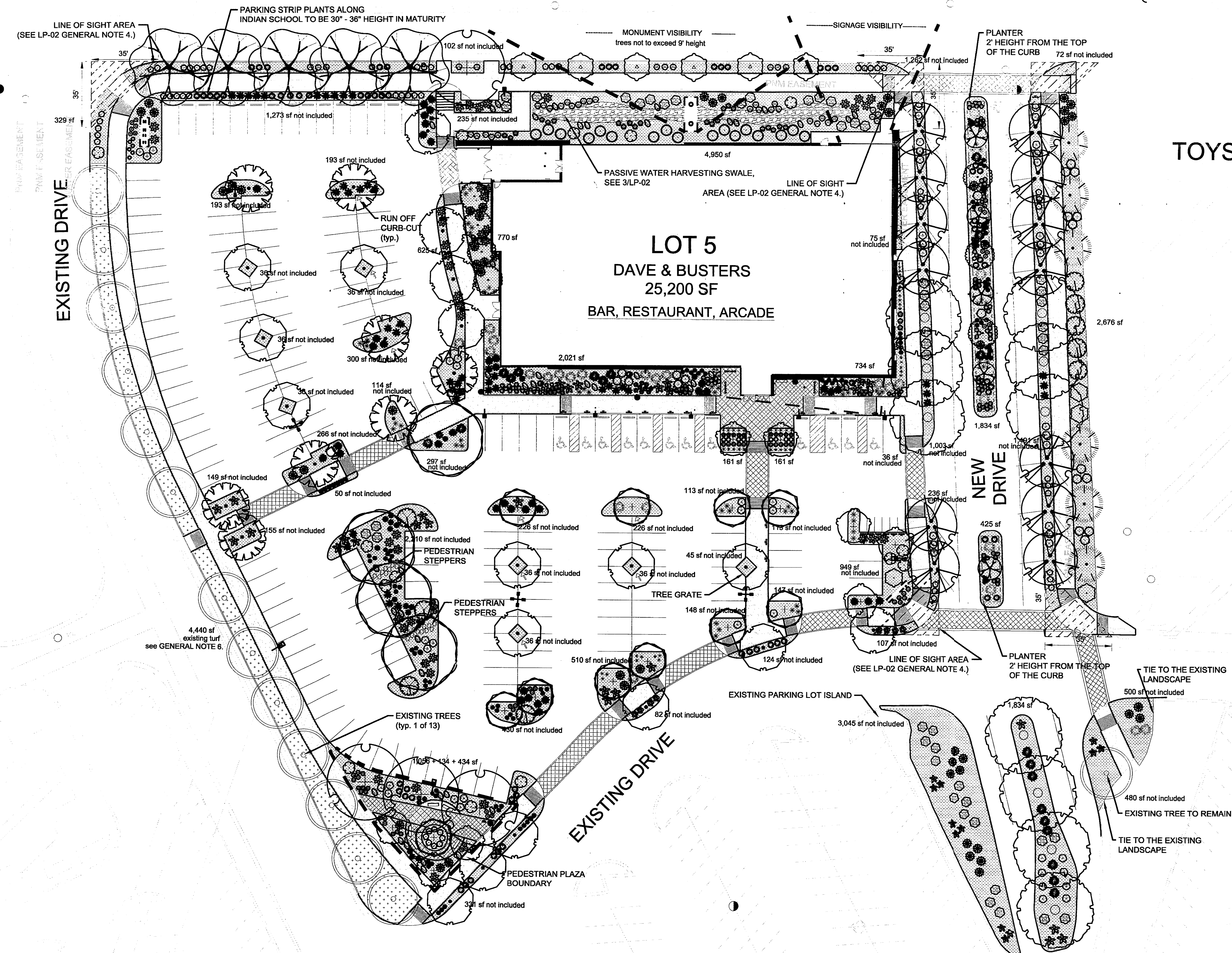
HATCH SCHEDULE

SYMBOL	DESCRIPTION
	PECAN MULCH AT 3" DEPTH
	2" - 4" COBBLE AT 4" DEPTH
	TURF (EXISTING)
	MOSSROCK BOULDER (47)
	DECORATIVE POT (9) WITH DRIP IRRIGATION

INDIAN SCHOOL ROAD NE

ESPAÑOLA NE

TOYS

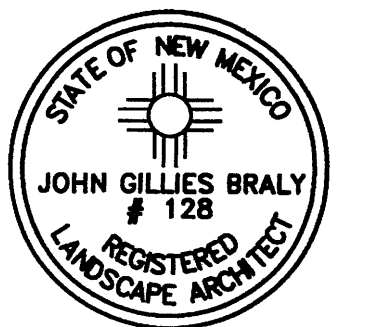


PLANT SCHEDULE LP 01

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	6	Pinus leucodermis / Bosnian Pine	6'-8"	Medium	20'
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	8	Cercis occidentalis / Western Redbud	2" B&B	Medium	15'
	6	Cercis reniformis / Oklahoma Red Bud	2" B&B	Medium	15'
	7	Forestiera neomexicana / New Mexican Privet	15 gal	Medium	15'
	5	Vitex agnus-castus / Chaste Tree	15 gal	Medium	20'
SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	18	Celtis reticulata / Nettleleaf Hackberry	2" B&B	Low +	25'
	11	Crataegus laevigata / English Hawthorn	2" B&B	Medium +	20'
	10	Gleditsia triacanthos inermis / Thornless Honeylocust	2" B&B	Medium	45'
	4	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45'
	13	Quercus buckleyi / Texas Red Oak	2" B&B	Medium	40'
	4	Quercus muhlenbergii / Chinkapin Oak	2" B&B	Medium	40'
	8	Robinia x ambigua 'Purple Robe' / Pink Flowering Locust	2" B&B	Medium	25'
	5	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	66	Caryopteris x clandonensis / Blue Mist Spirea	5 gal	Low+	3'
	41	Cotoneaster congestus / Pyrenees Cotoneaster	5 gal	Medium	3'
	14	Fallugia paradoxa / Apache Plume	5 gal	Low	7'
	58	Lavandula x intermedia 'Grosso' / Grosso Lavender	5 gal	Medium	3'
	3	Pinus mugo mugo / Dwarf Mugo Pine	5 gal	Low+	5'
	48	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	5'
	14	Rhus trilobata / Three leaf Sumac	5 gal	Low+	6'
	54	Salvia leucophylla / Purple Leaf Sage	5 gal	Low+	4'
	4	Vauquelinia californica / Arizona Rosewood	5 gal	Low+	10'
	17	Viburnum x burkwoodii / Burkwood Viburnum	5 gal	Medium	5'
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	22	Achillea x taygetaea / Yarrow Moonshine	1 gal	Medium	2'
	6	Agastache mexicana / Mexican Giant Hyssop	1 gal	Medium	3'
	73	Baileya multiradiata / Desert Marigold	1 gal	Low+	2'
	27	Berlandiera lyrata / Chocolate Flower	1 gal	RW	2'
	12	Iris spp. / Bearded Iris	1 gal	Medium	2'
	32	Narcissus spp. / Daffodil	1 gal	Medium	1'
	24	Nepeta x faassenii / Catmint	1 gal	Low+	2'
	8	Palaestrophe tagetina / Woolly Paperflower	1 gal	RW	2'
	20	Zinnia grandiflora / Desert Zinnia	1 gal	RW	2'
DESERT ACCENT	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	20	Agave parryi / Parry's Agave	5 gal	RW	2'
	20	Dasylistron wheeleri / Desert Sotol	5 gal	RW	5'
	41	Hesperaloe parviflora / Red Yucca	5 gal	Low+	4'
	40	Yucca baccata / Banana Yucca	5 gal	RW	5'
	55	Yucca glauca / Soapweed	1 gal	RW	3'
	6	Yucca rostrata / Beaked Yucca	5 gal	RW	5'
	13	Yucca x schottii / Mountain Yucca	5 gal	Low+	2'
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	49	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	1 gal	Low	5'
	25	Mahonia repens / Creeping Mahonia	5 gal	Medium	2'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	100	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5 gal	Medium	2'
	56	Helictotrichon sempervirens / Blue Avena Grass	5 gal	Medium	2'
	43	Miscanthus sinensis / Maiden Grass	5 gal	Medium	5'
	46	Muhlenbergia rigens / Deer Grass	5 gal	Low+	4'
	25	Nolina microcarpa / Beargrass	5 gal	RW	6'
	8	Panicum virgatum / Switch Grass	5 gal	Medium	3'

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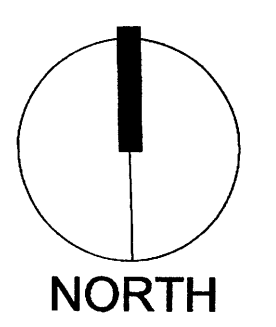
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Date: 06/07/2013
Revisions:
▲ 06/28/2013 09/25/2013
▲ 07/18/2013 10/04/2013
▲ 08/06/2013 10/14/2013
▲ 08/13/2013
▲ 09/04/2013

Drawn by: Jitka Dekojova
Reviewed by: HULC

Dave & Buster's
WINROCK TOWN CENTER
2100 Louisiana Blvd NE
Albuquerque, New Mexico



Scale: 1" = 30'
15 0 30 60

Sheet Title:
Landscape Plan

Sheet Number:
LP-01

LEGAL DESCRIPTION:
 PARCEL C-2A PLAT OF PARCELS A-1 THRU A-3 7 PARCEL C-2A WINROCK CENTER ADDN CONT
 3.8468 AC M/L OR 167,567 SQ FT M/L. ZONE SU-3 FOR MU-UPT.

- GENERAL NOTES:**
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION PROVIDED BY THE PROPERTY OWNER.
 2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. THE CURB CUTS MARKED ON THE PLAN (LP-01) ARE CONCEPTUAL ONLY. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION.
 3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND USDP REQUIREMENTS.
 4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS §14-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WASTE §6-1-1-1, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.
 6. THE EXISTING TURF IS CURRENTLY IRRIGATED BY AN IRRIGATION SYSTEM OFF THE SITE. IF, DURING CONSTRUCTION, THIS IRRIGATION SYSTEM IS DISTURBED AND THE TURF DIES, IT SHALL BE REMOVED AND REPLACED WITH 3" DEPTH OF PECAN MULCH AND FORTY 5 GAL SHRUBS, COMBINATION OF *Juniperus horizontalis* 'Blue Rug', *Lavandula intermedia*, *Muhlenbergia rigens*, AND *Salvia leucophylla*. TURF REMOVAL SHALL BE DONE BY HAND TO PROTECT THE SURFACING TREE ROOTS.

- PLANTINGS NOTES:**
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE AND UPTOWN SECTOR DEVELOPMENT PLAN (USDP).
 2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE. EXISTING TURF IS PROPOSED TO REMAIN (SEE GENERAL NOTE 6.).
 3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG INDIAN SCHOOL ROAD. SEE STREET TREE PLAN LP-02. PRESERVE 13 EXISTING TREES ALONG EXISTING DRIVEWAY AS SHOWN ON THE PLAN. THE INDIAN SCHOOL R.O.W. (WHEN/IF DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES.
 4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE PECAN SHELL MULCH AT 3" DEPTH OVER FILTER FABRIC.
 5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
 6. SEE 1/LP-02 FOR TREE PLANTING DETAIL.

- IRRIGATION NOTES:**
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
 2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE DETAIL 2/LP-02.
 4. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
 5. THE INDIAN SCHOOL R.O.W. PLANTINGS SHALL BE IRRIGATED BY BUBBLERS. FOLLOW COA STANDARD GUIDELINES. USE ONE 0.5 GPM BUBBLER PER TREE AND ONE 0.25 GPM BUBBLER PER SHRUB. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS. CREATE INFILTRATION BASINS AROUND EACH TREE.

LANDSCAPE CALCULATIONS:

SITE AREA 169,338 sf = 3.89 ac
BUILDING 25,200 sf
REQUIRED OPEN SPACE 16,934 sf (10% of the site)
PROVIDED OPEN SPACE 24,577 sf (15% of the site)
REQUIRED LANDSCAPE AREAS 9,831 sf (40% of open space)
PROVIDED LANDSCAPE AREAS 22,584 sf (92% of open space)
DEVELOPED OPEN SPACE 2,128 sf
REQUIRED SHADE 319 sf (15% of developed open space)
PROVIDED SHADE (building overhang and tree canopy) 820 sf (39% of developed open space)

Open space calculations does not include any landscape strips along streets, parking lot islands without walkways, or areas of less than 4' width as stated in the USDP. Landscape areas excluded from the calculations are marked on the plan as "xxx sf not included". Landscape areas included in the calculations are marked on the plan as "xxx sf". In addition to landscape areas, open space calculations also includes the hardscape portion of the pedestrian plaza and the building entry.

EXISTING TURF AREA 4,440 sf (19.6% of provided landscape areas)
 Existing turf is not included in landscape coverage calculations.

LIVE COVERAGE REQUIRED 16,938 sf (75% of provided landscape areas)
 A minimum of 75% provided landscape areas shall be covered with live plant material measured at full maturity.
 LIVE COVERAGE PROVIDED 18,975 sf (84% of provided landscape areas)

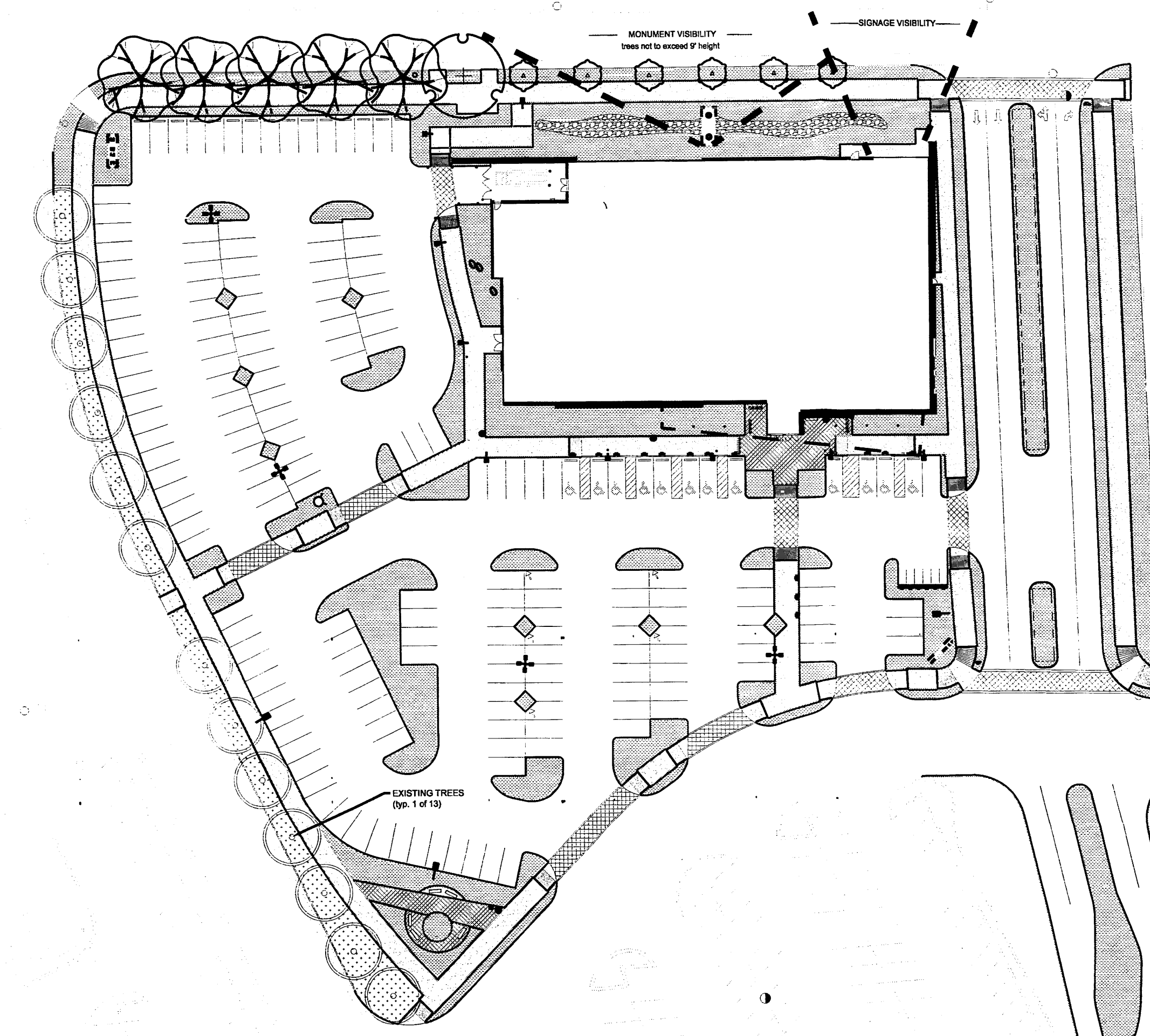
FLOWERING PLANTS REQUIRED 1,898 sf (10% of provided live coverage)
 A minimum of 10% landscape areas shall have flowering plants or shrubs.
 FLOWERING PLANTS PROVIDED 9,600 sf (51% of provided live coverage)

GRAVEL MULCH ALLOWED 1,229 sf (5% of provided open space)
 Gravel mulch is limited to 5% or less of any planting area.
 COBBLE MULCH PROVIDED 1,160 sf (5% of open space)
 Additional cobble might be placed at the the curb cuts for site run off.

NUMBER OF PARKING SPACES 188
 REQUIRED PARKING LOT TREES 32 (1 per 6 spaces)
 PROVIDED PARKING LOT TREES 39
 No parking space shall be more than 60 feet from a tree.

TOTAL NUMBER OF TREES 105 + 14 existing trees
 SHADE TREES 87
 SIGNATURE TREES 32
 The proportion of trees shall be: 1/3 signature trees and 2/3 shade trees.

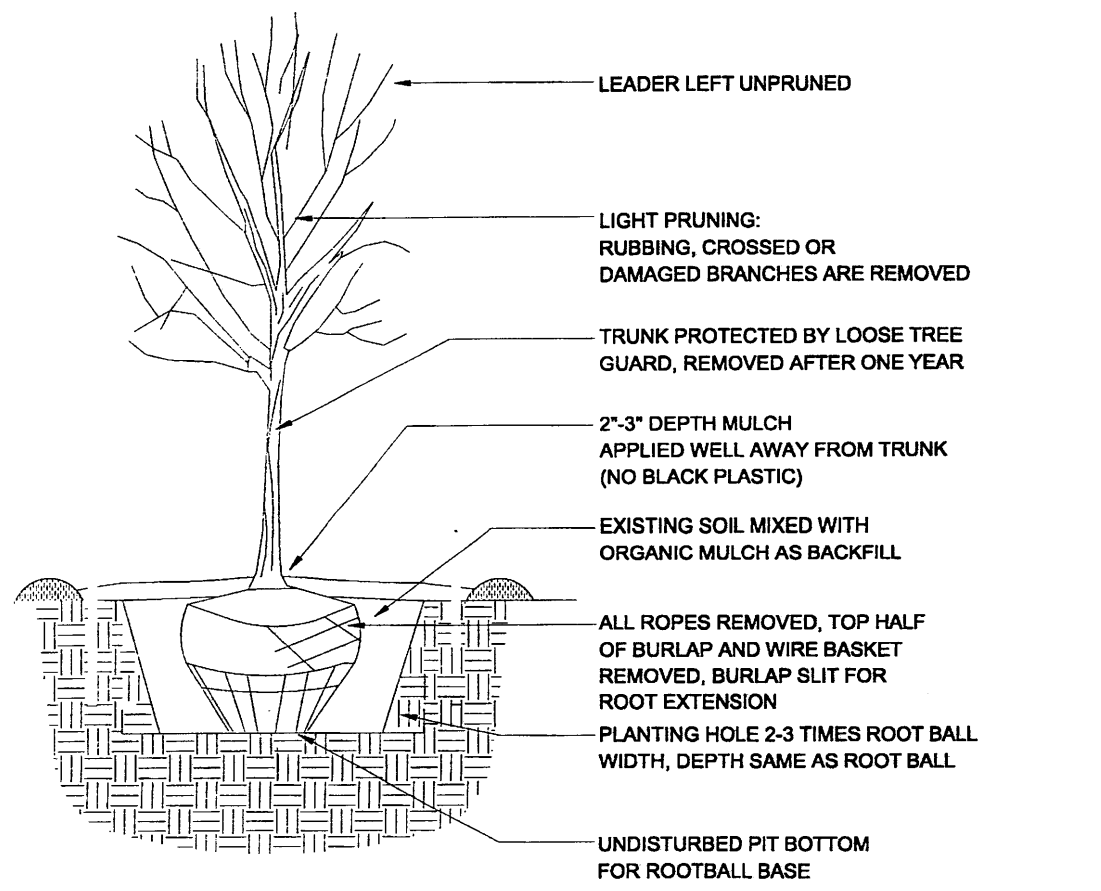
PEDESTRIAN PLAZA 2,540 sf (see LP-01 for the boundary)
 SHADE REQUIRED 381 sf (15% of pedestrian plaza)
 SHADE PROVIDED (tree canopy) approx. 1450 sf (57% of pedestrian plaza)
 LANDSCAPE AREA REQUIRED 1,016 sf (40% of pedestrian plaza)
 LANDSCAPE AREA PROVIDED 1,520 sf (60% of pedestrian plaza)



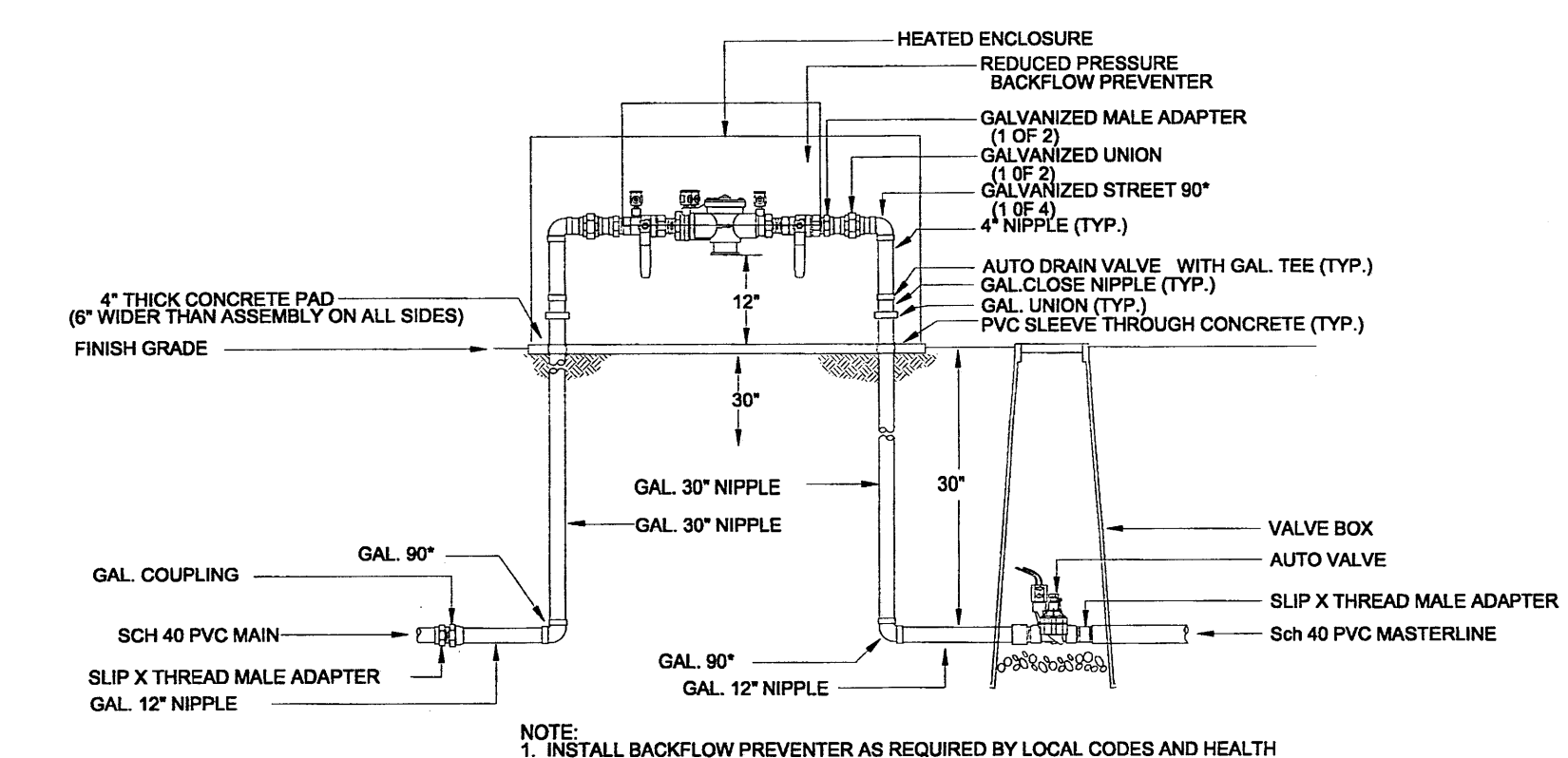
STREET TREE PLAN 1" = 50'

PLANT SCHEDULE STREET TREES

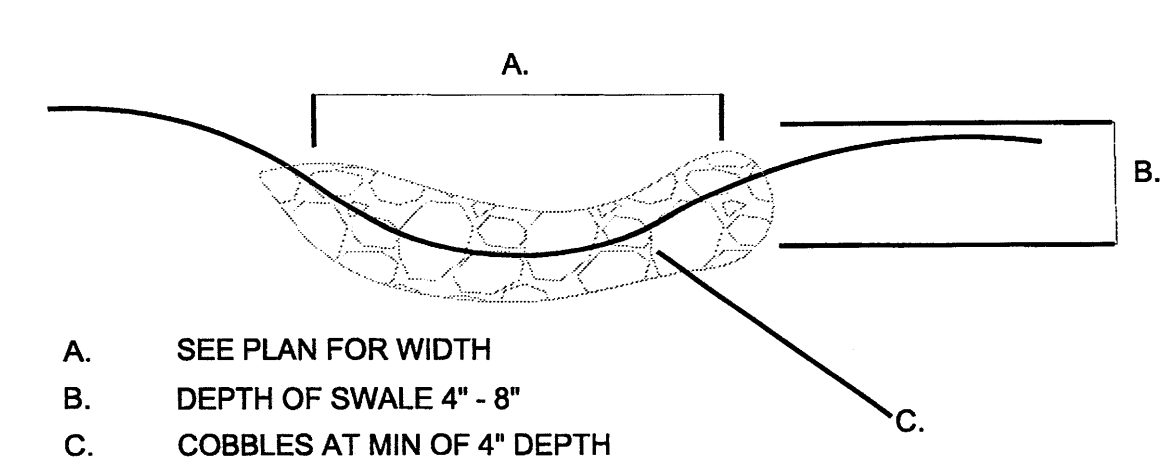
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SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	1	<i>Quercus muehlenbergii</i> / Chinkapin Oak	2" B&B	Medium	40'
	5	<i>Ulmus parvifolia</i> / Lacebark Elm	2" B&B	Medium	40'



1 TREE PLANTING DETAIL



2 RP BACKFLOW/MASTER VALVE DETAIL



3 PASSIVE WATER HARVESTING SWALE

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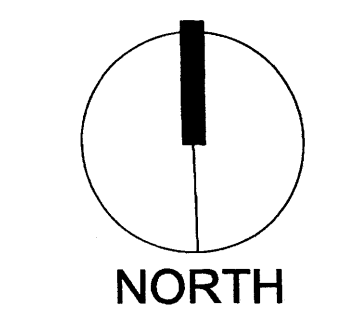
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 Reviewed by: HULC

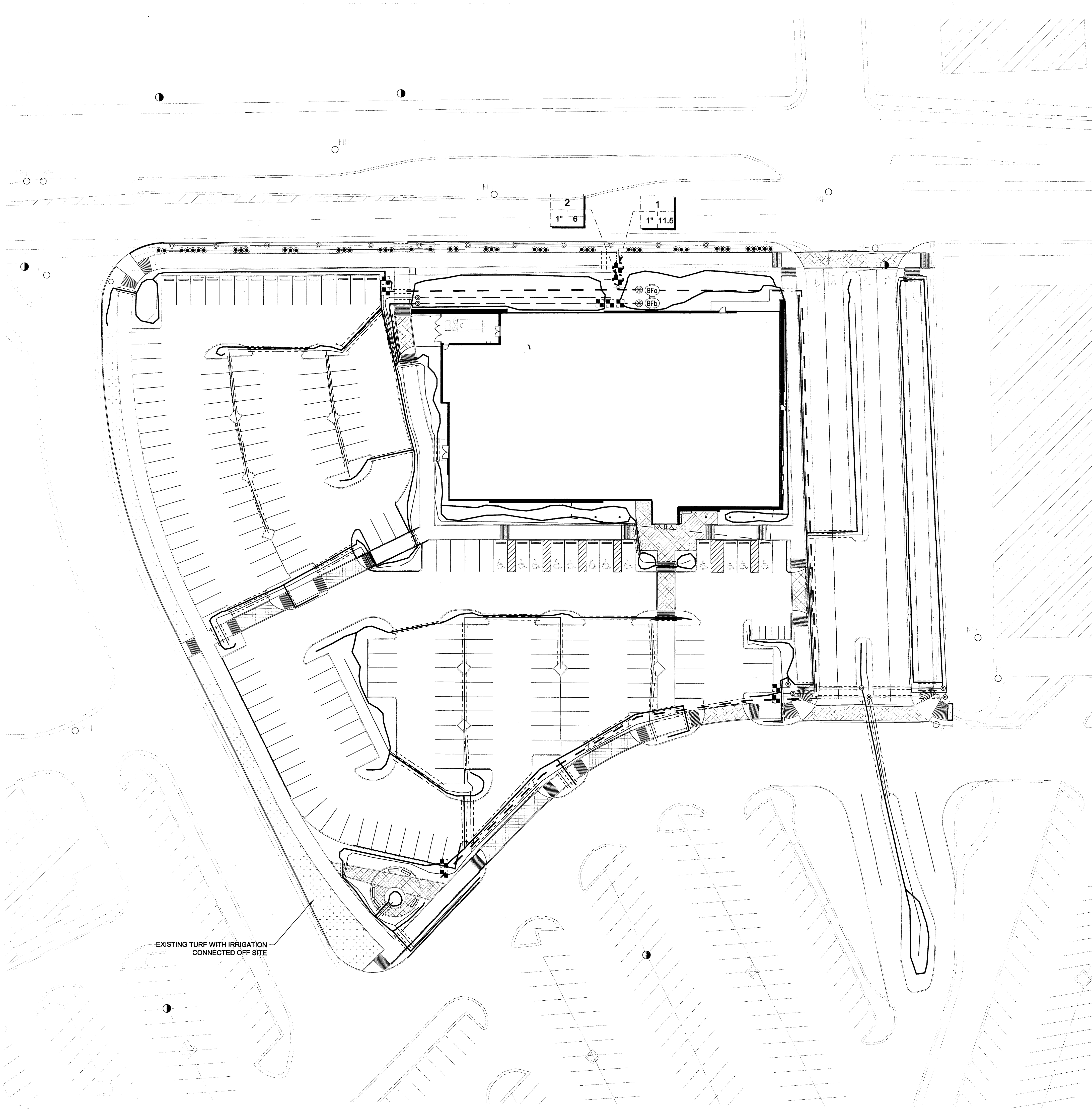
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Scale: 1" = 50'

Sheet Title:
Landscape Notes/Details

Sheet Number:
LP-02



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Hunter 1" ICV Drip Valve with pressure regulation	9
	Hunter ICV Electric remote control valve	2
	Gate / Tap Valve	2
	Febco 825YA 1" Reduced Pressure Backflow Preventer (Dave and Buster's building area)	1
	Febco 825YA 1.5" Reduced Pressure Backflow Preventer (common areas)	1
	Isolation valve	1

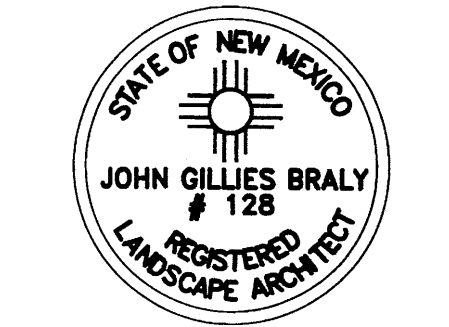
Valve Callout

- # - Valve Number
- #"/# - Valve Flow GPM
- - - Valve Size

SYMBOL	DESCRIPTION	QTY
	Bubbler 0.5 gpm	12
	Bubbler 0.25 gpm	46
	Drip emitters (not shown on plan) six 2 gph per tree, two 2 gph per shrub	
	3/4" Poly drip line end each segment with a flush cap	see plan
	Poly to PVC connection	8
	1" Mainline SCH40	see plan
	1" PVC pipe SCH40	see plan
	1/2" - 1" PVC pipe SCH40	see plan
	Sleeving CL200 two sizes bigger than pipe enclosed	see plan

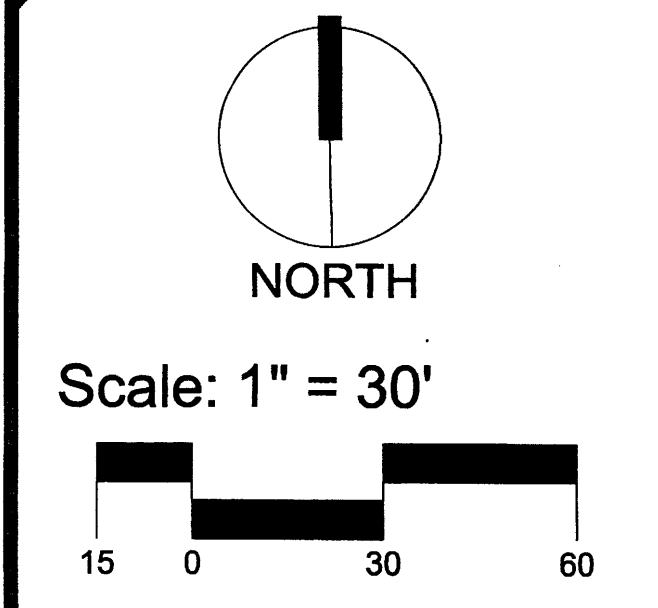
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 6. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
 7. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
 8. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
 9. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY.

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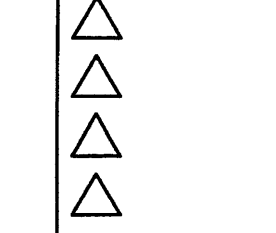
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Drawn by: Jitka Dekojova
Reviewed by: HULC

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Sheet Title:
Irrigation Plan

Sheet Number:
LI-01



CONSTRUCTION NOTES

- WATER**
- PRESSURE CONNECT TO EXISTING 6" MAIN. FIELD VERIFY LOCATION. INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS. INSTALL 6" PUBLIC GATE VALVE WITH VALVE BOX IN ACCORDANCE WITH COA STD. DWG. 2362, BY LANDLORD.
 - INSTALL 6"x6"x6" TEE WITH RESTRAINED JOINTS, BY LANDLORD.
 - INSTALL 6" 90° BEND.
 - INSTALL 6" POST INDICATOR VALVE ON PRIVATE FIRE LINE.
 - INSTALL 1/2" WATER METER SERVICE LINE, IN ACCORDANCE WITH COA STD. DWG. 2362 FOR IRRIGATION LINE, BY LANDLORD.
 - INSTALL 1" WATER METER, FOR LANDSCAPE. SEE COA STD. DWG. 2362.
 - INSTALL 2" WATER METER SERVICE LINE, IN ACCORDANCE WITH COA STD. DWG. 2363 FOR IRRIGATION LINE, BY LANDLORD.
 - INSTALL 2" METER FOR BUILDING SERVICE.
 - INSTALL 2" 45° BEND.
 - INSTALL FIRE HYDRANT ASSEMBLY IN ACCORDANCE WITH COA STD. DWG. 2340, BY LANDLORD.
 - INSTALL 6" END CAP, BY LANDLORD.
 - INSTALL 6" WATER VALVE, BY LANDLORD.
 - INSTALL 6" WATER LINE.
 - INSTALL 6" PVC WATER LINE.
 - SEE MECH. PLANS FOR CONTINUATION.

- SANITARY SEWER**
- CONNECT NEW 8" SAS LINE TO EXISTING SAS MANHOLE, BY LANDLORD.
 - INSTALL 6" SERVICE CONNECTION INTO NEW 8" SAS LINE WITH 8"x8"x6" TEEWYE.
 - INSTALL DOUBLE CLEAN-OUTS. SEE B/C4.2.
 - INSTALL 6" PVC SDR 35 SANITARY SEWER LINE. SLOPE YARD LINE AT A MINIMUM OF 1/4" PER FOOT - RE: MECH. PLANS FOR CONTINUATION.
 - BUILD NEW 4" DIA SAS MANHOLE, BY LANDLORD.
 - INSTALL 6" BEND - 90°.
 - CONNECT TO EXISTING SAS LINE, BY LANDLORD.
 - GREASE TRAP RE: MECHANICAL PLANS.
 - INSTALL 8" PVC SANITARY SEWER LINE (PUBLIC), BY LANDLORD.
 - INSTALL 6"x6"x6" TEE.

- STORM DRAIN**
- INSTALL 6" CONNECTION AND 6"x6"x6" TEE FOR BUILDING ROOF DRAINS.
 - INSTALL 3" CONNECTION AND 12"x12"x6" TEE FOR BUILDING ROOF DRAINS.
 - INSTALL 12" STORM DRAIN 90° BEND.
 - INSTALL 6"x6"x3" TEE AND 6"x12" REDUCER.
 - CONNECT TO EXISTING STORM DRAIN MANHOLE.
 - INSTALL 12" CORRUGATED HDPE STORM DRAIN, BY LANDLORD.
 - INSTALL 24" RCP STORM DRAIN, BY LANDLORD.
 - INSTALL DOUBLE, TYPE 'C' STORM DRAIN INLET, BY LANDLORD.
 - REPLACE TYPE 'D' STORM DRAIN INLET, RECONNECT TO EXISTING 12" SD, BY LANDLORD.

- OTHER UTILITIES**
- INSTALL GAS YARD LINE - RE: MECHANICAL PLANS FOR SIZE & CONTINUATION, BY NEW MEXICO GAS COMPANY.
 - INSTALL ELECTRIC YARD LINE, BY LANDLORD.
 - NEW ELECTRIC TRANSFORMER.
 - REROUTE TELECOMMUNICATIONS CONDUIT, CONNECT TO EXISTING MANHOLES.
 - 2" PVC WITH PULLSTRING FOR TELEPHONE.
 - 2" PVC WITH PULLSTRING FOR CABLE.

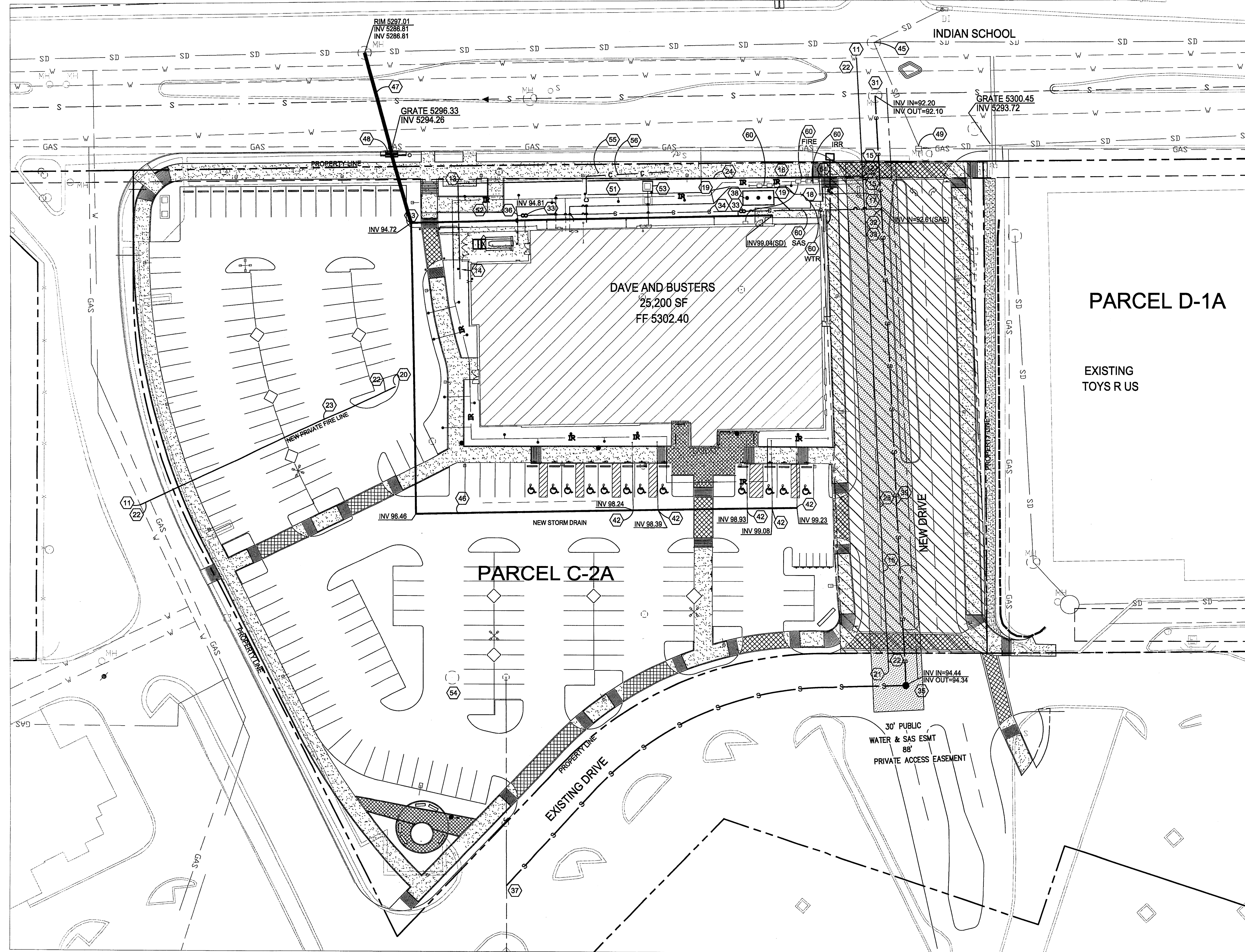
- MISCELLANEOUS**
- POINT OF CONNECTION.

GENERAL NOTE

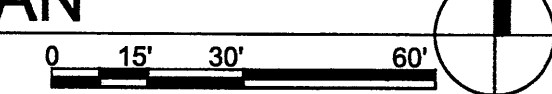
ALL WORK BY DAVE & BUSTERS WITHIN LEASE LIMITS, UNLESS NOTED IS LANDLORD RESPONSIBILITY.

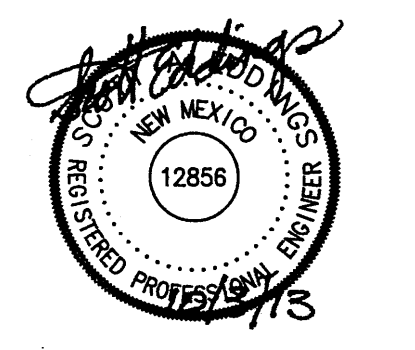
LEGEND

- EX. RIGHT-OF-WAY
- EX. CURB & GUTTER
- EX. STREET LIGHT
- EX. WTR VALVE
- EX. SAS MANHOLE
- EX. FIRE HYDRANT
- EX. STORM DRAIN LINE
- EX. ELECTRIC LINE
- EX. TELECOMM LINE
- EX. GAS LINE
- EX. WATER
- EX. SEWER LINE
- NEW CURB AND GUTTER
- NEW CONCRETE VALLEY GUTTER
- NEW SIDEWALK
- NEW TELECOMMUNICATIONS CONDUIT
- NEW STORM DRAIN LINE
- NEW GAS LINE
- NEW WATER LINE & WATER BOX
- NEW FIRE HYDRANT
-



A1 UTILITY PLAN
SCALE 1"=30'



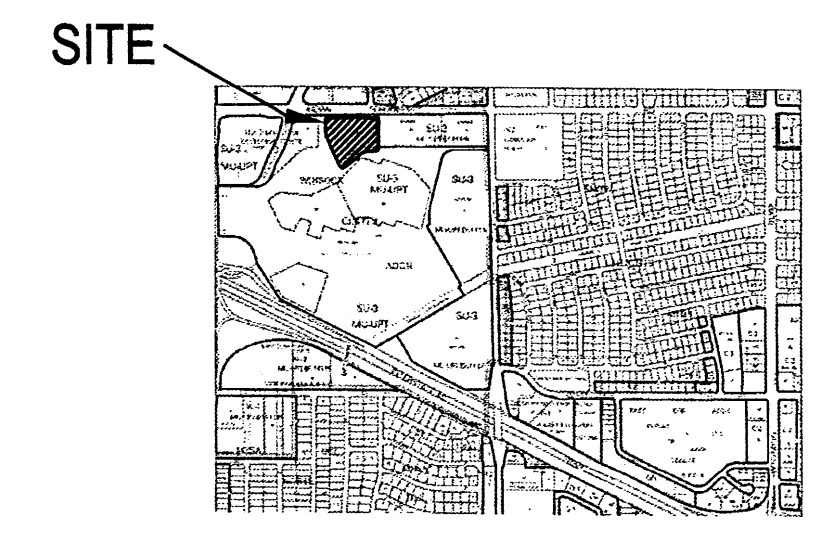


**Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico**

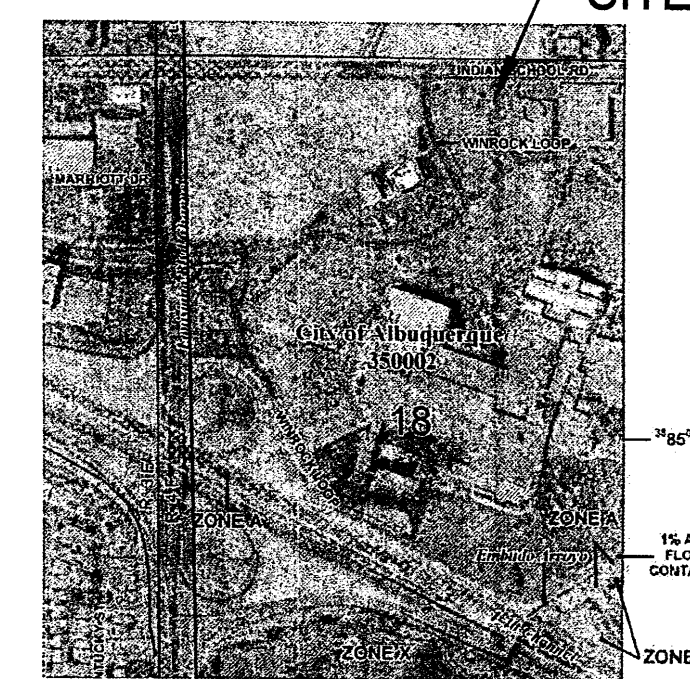
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DRAWN BY	KLS
REVIEWED BY	SE
DATE	
PROJECT NO.	12-0023
DRAWING NAME	

CONCEPTUAL GRADING &
DRAINAGE PLAN



ZONE ATLAS PAGE J-19-Z



FIRM PANEL 35001C0352G

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001 C0352G DATED SEPTEMBER 26, 2008 SHOWS THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AREA.

ENGINEER'S CERTIFICATION

I PERSONALLY INSPECTED THIS SITE AND NO GRADING, FILLING, OR EXCAVATION HAS OCCURRED SINCE THE PREPARATION OF THE TOPOGRAPHY SHOWN ON THIS PLAN.

PROPOSED DRAINAGE CONDITIONS

REDEVELOPMENT SHALL BE IN ACCORDANCE WITH EXISTING DRAINAGE PATTERNS. LANDSCAPE AREAS SHALL BE DEPRESSED AND GRADES SHALL BE DESIGNED TO PROVIDE POSITIVE DRAINAGE TOWARD DEPRESSED LANDSCAPE AREAS. STORM WATER DESIGN EVENT SHALL DISCHARGE ONTO INDIAN SCHOOL ROAD IN NEARLY THE SAME LOCATION AS EXISTS TODAY AT SIMILAR RATE.

SITE DEVELOPMENT WILL BE SIMILAR TO EXISTING CONDITIONS. THE TOTAL SITE AREA IS APPROXIMATELY 3.8 ACRES WITH THE FOLLOWING ESTIMATED LAND TREATMENTS:
A: 0% B: 3% C: 6% D: 91%

THE PROPOSED SITE PLAN INCREASES THE LANDSCAPE AREAS BY APPROXIMATELY 15,000 SQUARE FEET WITH THE SAME REDUCTION IN ASPHALT PAVEMENT. THE ESTIMATED LAND TREATMENTS FOR THE SITE PLAN ARE AS FOLLOWS:
A: 0% B: 11% C: 6% D: 83%

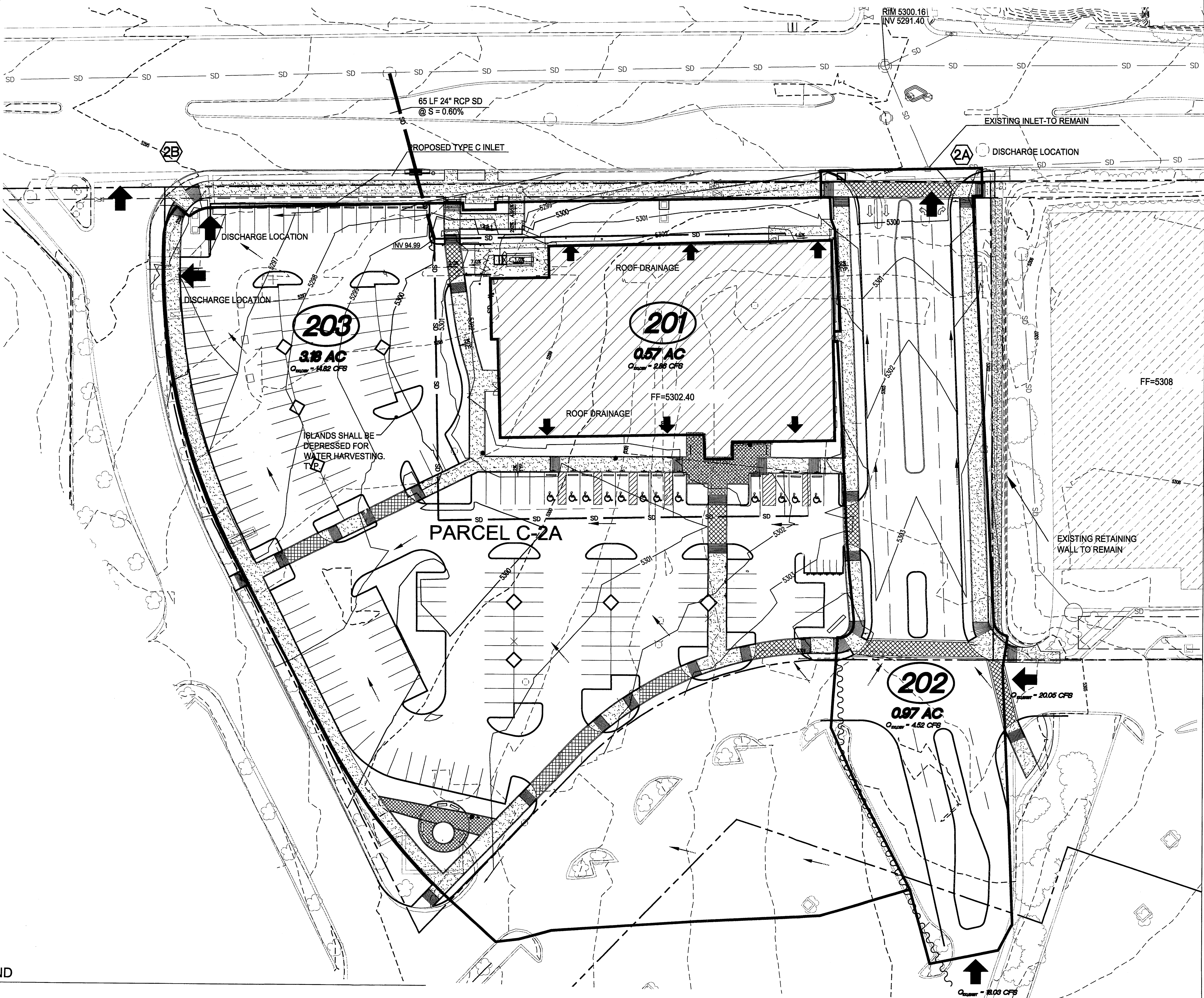
EXISTING BASIN 101D DISCHARGES TO BASIN 202 AT TWO LOCATIONS. BASIN 202 AND RUNOFF FROM BASIN 101D DISCHARGE ONTO INDIAN SCHOOL ROAD AT ANALYSIS POINT A.

BASIN 201 (DAVE AND BUSTERS BUILDING) IS CONVEYED TO THE DROP INLET AT ANALYSIS POINT A IN INDIAN SCHOOL IN A PROPOSED STORM DRAIN.

BASIN 203 DISCHARGES THRU EXISTING SIDEWALK CULVERTS ONTO INDIAN SCHOOL ROAD AND THE WINROCK SITE ENTRANCE AT ANALYSIS POINT B.

ANALYSIS POINT	100 YEAR - 6 HR EVENT
2A	14.82 CFS
2B	42.60 CFS

HUITT-ZOLIARS
Huitt-Zoliars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259

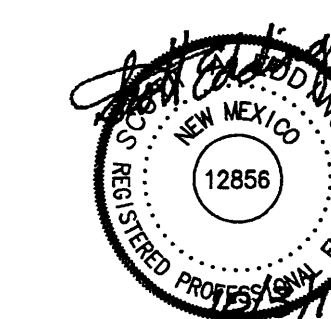


LEGEND

- EXISTING BUILDING
- - - BASIN BOUNDARY LINE
- - - EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- 5285 — PROPOSED CONTOUR (5' INTERVAL)
- FLOW DIRECTION
- TYPE 'C' DRAINAGE INLET
- STORM DRAIN MANHOLE
- ← DISCHARGE LOCATION
- - - 5285 — EXISTING CONTOURS

GRADING AND DRAINAGE PLAN
A1 SCALE 1"=30'
0 15' 30' 60'

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Dave & Buster's
Winrock Town Center
2100 Louisiana Blvd NE
Albuquerque, New Mexico

EXISTING DRAINAGE CONDITIONS

THE PROJECT'S EXISTING DRAINAGE BASINS ARE SUBSTANTIALLY IN ACCORDANCE WITH THE CURRENT "FINAL DRAINAGE STUDY FOR WINROCK REDEVELOPMENT WINROCK MARKET CENTER" DATED MARCH 2006, PREPARED BY HUITT-ZOLLARS, INC. SIX SEPARATE BASINS DISCHARGE STORM WATER ONTO INDIAN SCHOOL ROAD. BASIN 101A SURFACE FLOWS ONTO BASIN 101B THROUGH DRIVEWAY ENTRANCES AT ANALYSIS POINT 1A. THE COMBINED FLOW ENTERS THE STORM DRAIN SYSTEM VIA PARKING LOT INLETS AT ANALYSIS POINT 1B. BASIN 101C DISCHARGES TO THE SAME STORM DRAIN SYSTEM WEST OF TOYS 'R' US AT ANALYSIS POINT 1C AND ENTERS THE STORM DRAIN SYSTEM IN INDIAN SCHOOL ROAD. BASIN 101D SHEET FLOWS TO ANALYSIS POINT 1D AND ENTERS INDIAN SCHOOL ROAD BY MEANS OF AN ASPHALT SWALE FLOWING THROUGH A SIDEWALK CULVERT AT ANALYSIS POINT 1E AND COMBINES WITH THE FLOW FROM BASIN 101E. BASIN 101F DRAINS TO THE NORTHWEST SIDE OF THE BASIN AND DISCHARGES ONTO INDIAN SCHOOL ROAD THROUGH TWO DIFFERENT SIDEWALK CULVERTS AT ANALYSIS POINT 1F.

ANALYSIS POINT	100 YEAR - 6 HR EVENT
1A	13.88 CFS
1B	26.36 CFS
1C	32.29 CFS
1D	38.08 CFS
1E	5.49 CFS
1F	21.30 CFS

LEGEND

- EXISTING BUILDING
- BASIN BOUNDARY LINE
- EXISTING STORM DRAIN
- PROPOSED CURB AND GUTTER
- PROPOSED CONTOUR (5' INTERVAL)
- FLOW DIRECTION
- TYPE 'C' DRAINAGE INLET
- STORM DRAIN MANHOLE
- EXISTING CONTOURS
- ANALYSIS POINT

REVISIONS

- △
- △
- △
- △

DRAWN BY KLS

REVIEWED BY SE

DATE

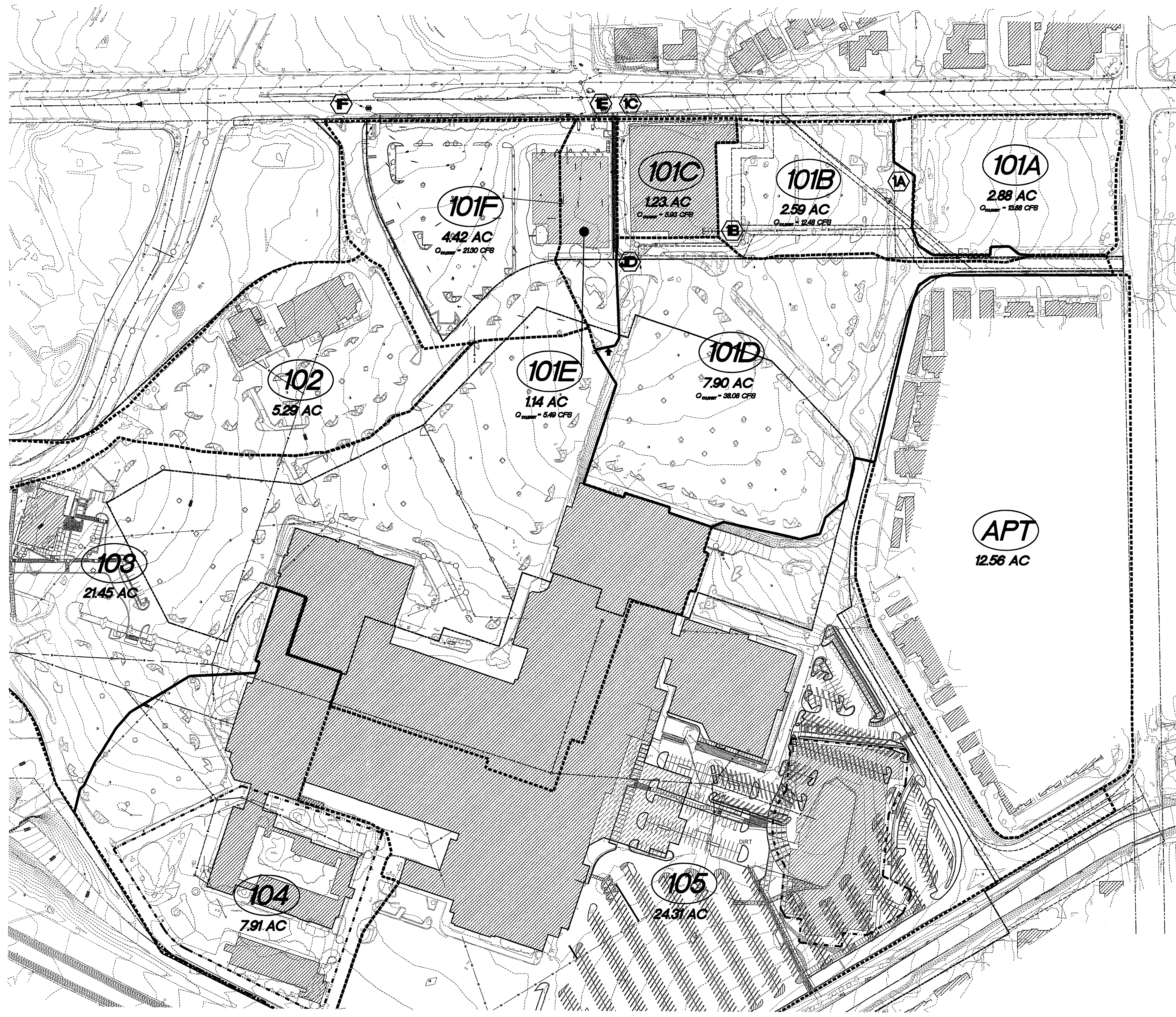
PROJECT NO. 12-0023

DRAWING NAME

EXISTING DRAINAGE
BASINS

SDP-6

HUITT-ZOLLARS
Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259



A1 EXISTING BASIN MAP
SCALE 1"=100'
0 50' 100' 200'



- △
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DRAWN BY	KLS
REVIEWED BY	SE
DATE	
PROJECT NO.	12-0023
DRAWING NAME	

BASIN 203

PARCEL C-2A	AREA = 3.18 ac.
DRAINAGE ZONE 3	
PRECIPITATION:	360 = 2.60 in. 1140 = 3.10 in. 10day = 4.90 in.
EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.66 in. 1.87 cfs/ac.
TREATMENT B	0.92 in. 2.60 cfs/ac.
TREATMENT C	1.29 in. 3.45 cfs/ac.
TREATMENT D	2.36 in. 5.02 cfs/ac.
EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A	0.00 ac. 0.00 ac.
TREATMENT B	0.10 ac. 0.35 ac.
TREATMENT C	0.19 ac. 0.19 ac.
TREATMENT D	2.89 ac. 2.64 ac.
EXISTING EXCESS PRECIPITATION:	
Weighted E =	(0.66)x(0.00)+(0.92)x(0.10)+(1.29)x(0.19)+(2.36)x(2.89) = 3.18 ac. = 2.25 in.
V100-360 =	(2.25)x(3.18) / 12 = 0.596939 ac-ft = 26003 cf
EXISTING PEAK DISCHARGE:	
Q100 =	(1.87)x(0.00)+(2.60)x(0.10)+(3.45)x(0.19)+(5.02)x(2.89) = 15.43 cfs
PROPOSED EXCESS PRECIPITATION:	
Weighted E =	(0.66)x(0.00)+(0.92)x(0.35)+(1.29)x(0.19)+(2.36)x(2.64) = 3.18 ac. = 2.14 in.
V100-360 =	(2.14)x(3.18) / 12.0 = 0.566411 ac-ft = 24673 cf
V100-1440 =	(0.57)+(2.64)x(3.10 - 2.60) / 12 = 0.676386 ac-ft = 29463 cf
V100-10day =	(0.57)+(2.64)x(4.90 - 2.60) / 12 = 1.072296 ac-ft = 46709 cf
PROPOSED PEAK DISCHARGE:	
Q100 =	(1.87)x(0.00)+(2.60)x(0.35)+(3.45)x(0.19)+(5.02)x(2.64) = 14.82 cfs

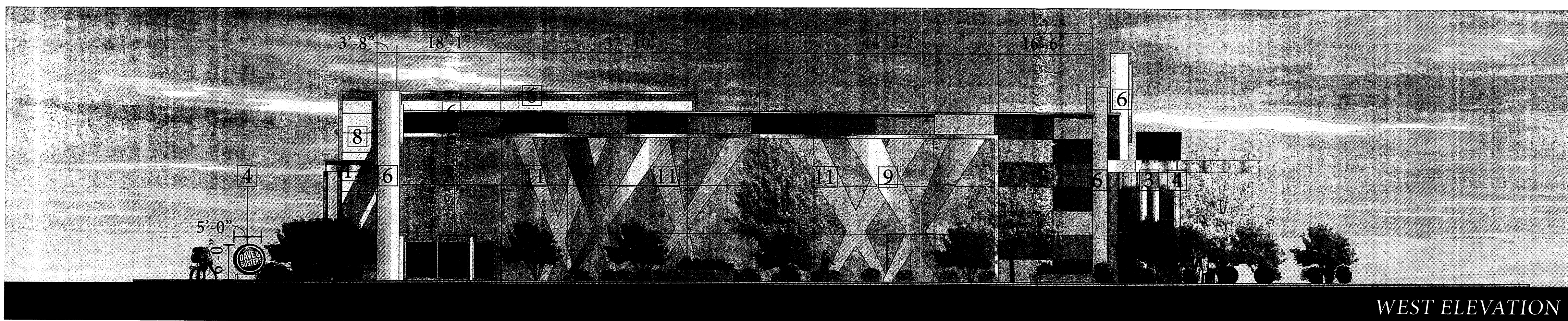
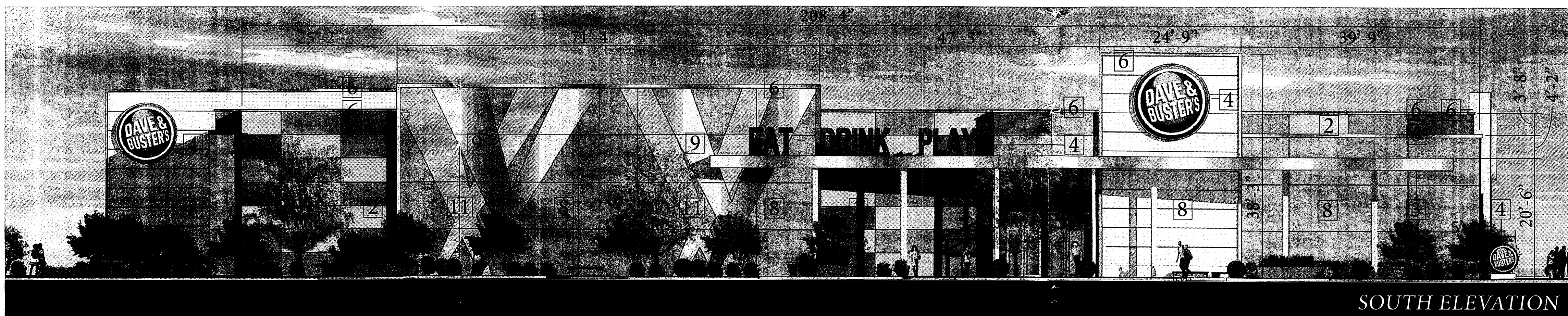
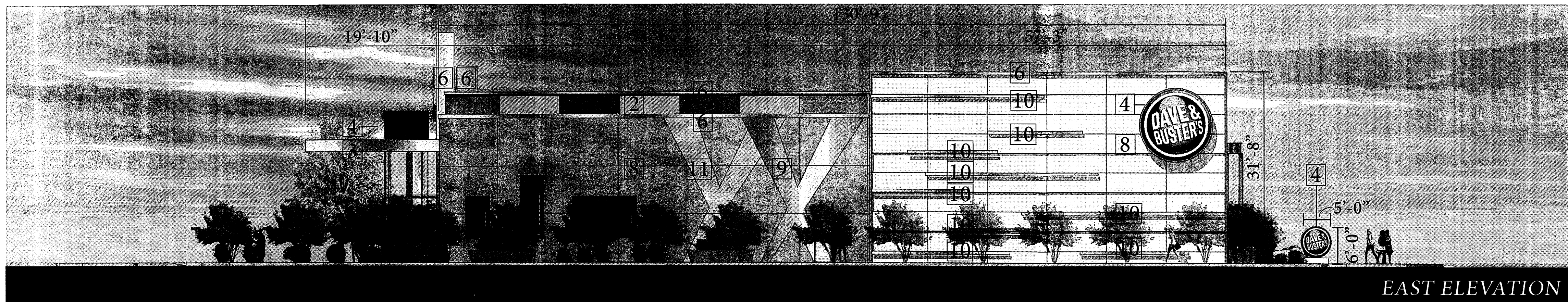
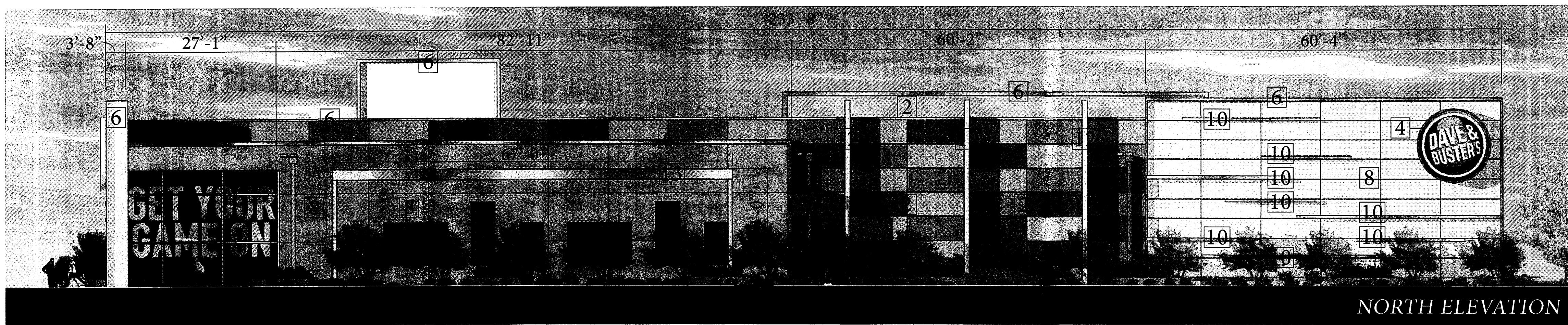
BASIN 202

PARCEL C-2A	AREA = 0.97 ac.
DRAINAGE ZONE 3	
PRECIPITATION:	360 = 2.60 in. 1140 = 3.10 in. 10day = 4.90 in.
EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.66 in. 1.87 cfs/ac.
TREATMENT B	0.92 in. 2.60 cfs/ac.
TREATMENT C	1.29 in. 3.45 cfs/ac.
TREATMENT D	2.36 in. 5.02 cfs/ac.
EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A	0.00 ac. 0.00 ac.
TREATMENT B	0.03 ac. 0.11 ac.
TREATMENT C	0.06 ac. 0.06 ac.
TREATMENT D	0.88 ac. 0.81 ac.
EXISTING EXCESS PRECIPITATION:	
Weighted E =	(0.66)x(0.00)+(0.92)x(0.03)+(1.29)x(0.06)+(2.36)x(0.88) = 0.97 ac. = 2.25 in.
V100-360 =	(2.25)x(0.97) / 12 = 0.182085 ac-ft = 7932 cf
EXISTING PEAK DISCHARGE:	
Q100 =	(1.87)x(0.00)+(2.60)x(0.03)+(3.45)x(0.06)+(5.02)x(0.88) = 4.71 cfs
PROPOSED EXCESS PRECIPITATION:	
Weighted E =	(0.66)x(0.00)+(0.92)x(0.11)+(1.29)x(0.06)+(2.36)x(0.81) = 0.97 ac. = 2.14 in.
V100-360 =	(2.14)x(0.97) / 12.0 = 0.172773 ac-ft = 7526 cf
V100-1440 =	(0.17)+(0.81)x(3.10 - 2.60) / 12 = 0.206319 ac-ft = 8987 cf
V100-10day =	(0.17)+(0.81)x(4.90 - 2.60) / 12 = 0.327084 ac-ft = 14248 cf
PROPOSED PEAK DISCHARGE:	
Q100 =	(1.87)x(0.00)+(2.60)x(0.11)+(3.45)x(0.06)+(5.02)x(0.81) = 4.52 cfs

BASIN 201

PARCEL C-2A	AREA = 0.57 ac.
DRAINAGE ZONE 3	
PRECIPITATION:	360 = 2.60 in. 1140 = 3.10 in. 10day = 4.90 in.
EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.66 in. 1.87 cfs/ac.
TREATMENT B	0.92 in. 2.60 cfs/ac.
TREATMENT C	1.29 in. 3.45 cfs/ac.
TREATMENT D	2.36 in. 5.02 cfs/ac.
EXISTING CONDITIONS:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A	0.00 ac. 0.00 ac.
TREATMENT B	0.02 ac. 0.00 ac.
TREATMENT C	0.03 ac. 0.00 ac.
TREATMENT D	0.52 ac. 0.57 ac.
EXISTING EXCESS PRECIPITATION:	
Weighted E =	(0.66)x(0.00)+(0.92)x(0.02)+(1.29)x(0.03)+(2.36)x(0.52) = 0.57 ac. = 2.25 in.
V100-360 =	(2.25)x(0.57) / 12 = 0.106999 ac-ft = 4661 cf
EXISTING PEAK DISCHARGE:	
Q100 =	(1.87)x(0.00)+(2.60)x(0.02)+(3.45)x(0.03)+(5.02)x(0.52) = 2.77 cfs
PROPOSED EXCESS PRECIPITATION:	
Weighted E =	(0.66)x(0.00)+(0.92)x(0.00)+(1.29)x(0.00)+(2.36)x(0.57) = 0.57 ac. = 2.36 in.
V100-360 =	(2.36)x(0.57) / 12.0 = 0.112100 ac-ft = 4883 cf
V100-1440 =	(0.11)+(0.57)x(3.10 - 2.60) / 12 = 0.135850 ac-ft = 5918 cf
V100-10day =	(0.11)+(0.57)x(4.90 - 2.60) / 12 = 0.221350 ac-ft = 9642 cf
PROPOSED PEAK DISCHARGE:	
Q100 =	(1.87)x(0.00)+(2.60)x(0.00)+(3.45)x(0.00)+(5.02)x(0.57) = 2.86 cfs

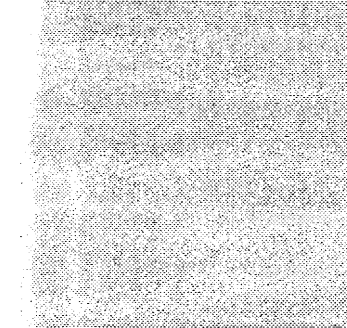
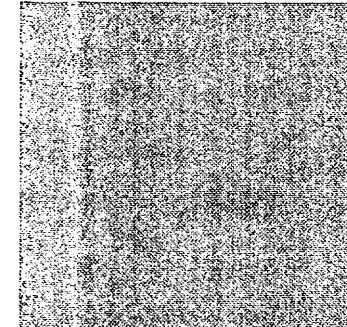
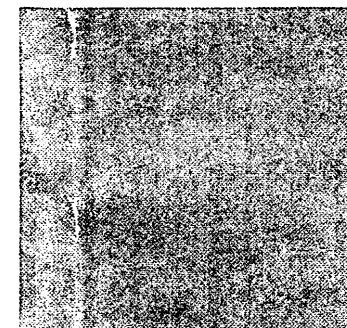
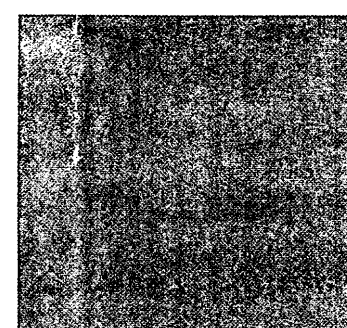
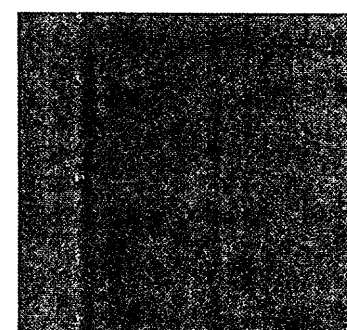
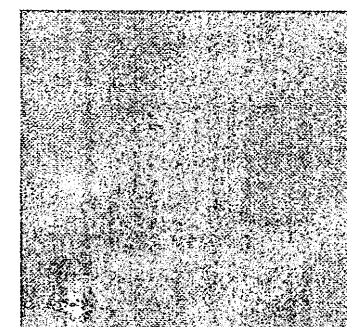
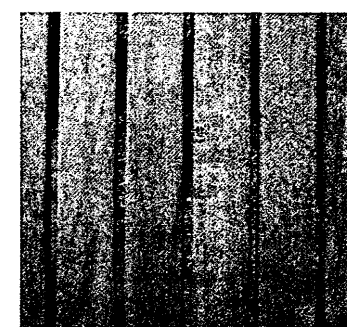
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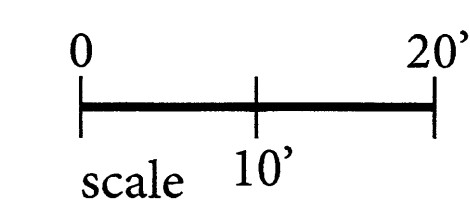


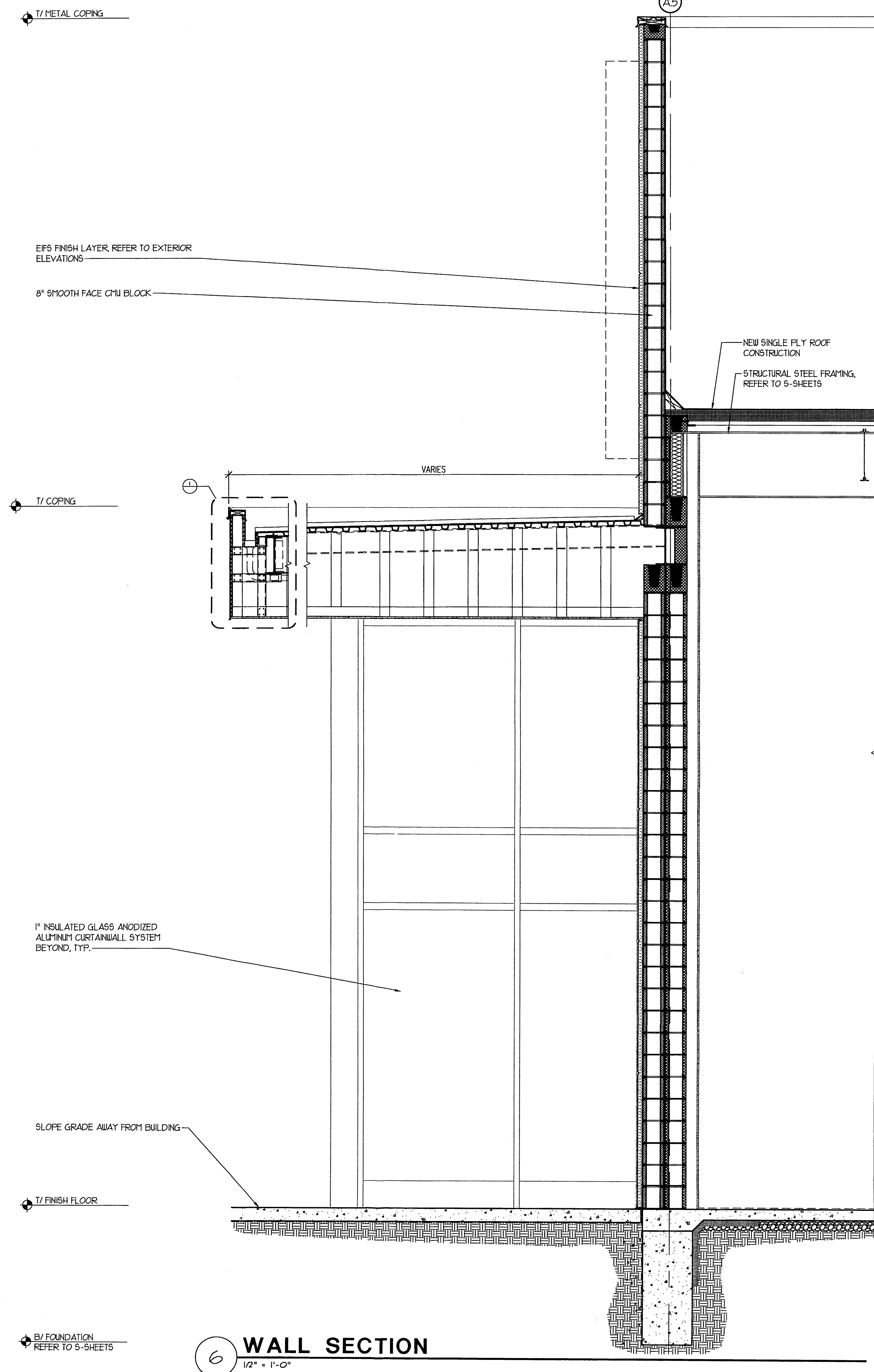
KEY NOTES

- 1 Aluminum Storefront with Vision Glass
- 2 Synthetic Stucco
- 3 Metal Canopy
- 4 Internally Lit Signage
- 5 Spandrel Glass Window with 8" Extruded Frame
- 6 Metal Coping
- 7 Wood Plank Gate Enclosure
- 8 EIFS with V-Groove Reveals
- 9 Metal Panel with 12" Stand Off
- 10 Metal Bands with 9" Stand Off
- 11 EIFS, Recessed 2"
- 12 Metal Fins
- 13 Metal Trellis Canopy and Framing

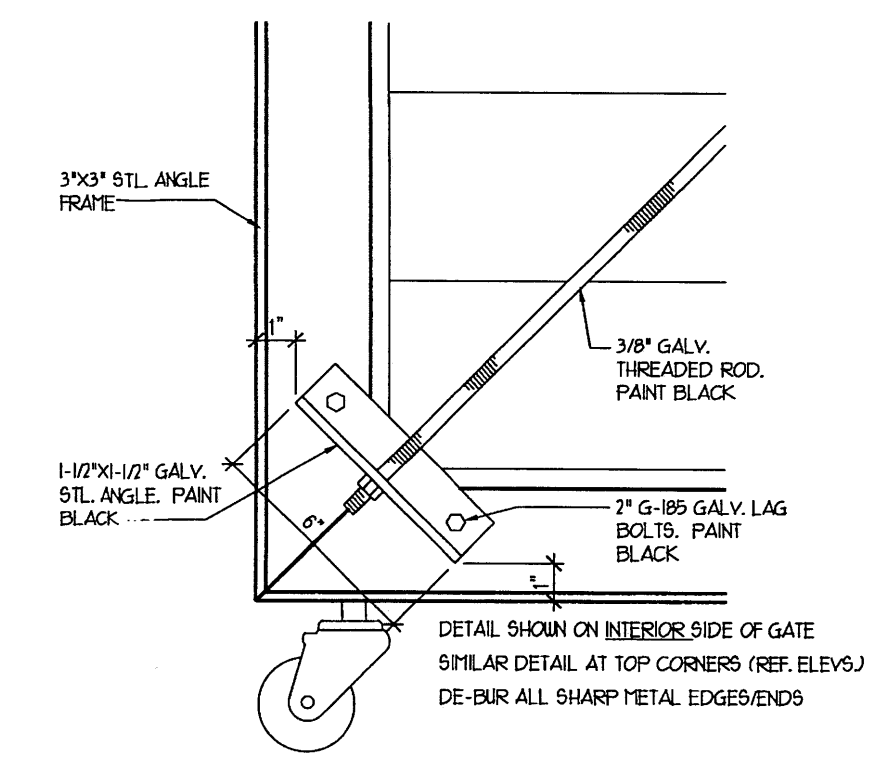
FINISHES

-  Light Tan
-  Tan
-  Light Orange
-  Orange
-  Dark Orange
-  Metal
-  Wood Plank at Gate Enclosure

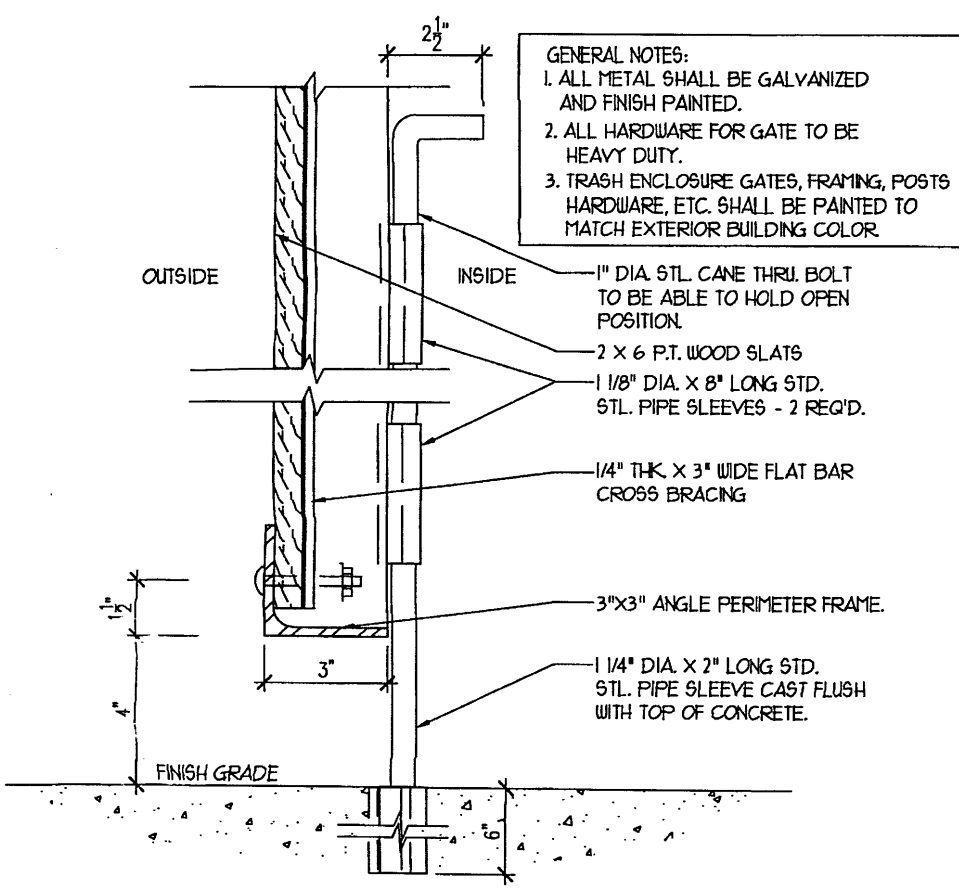




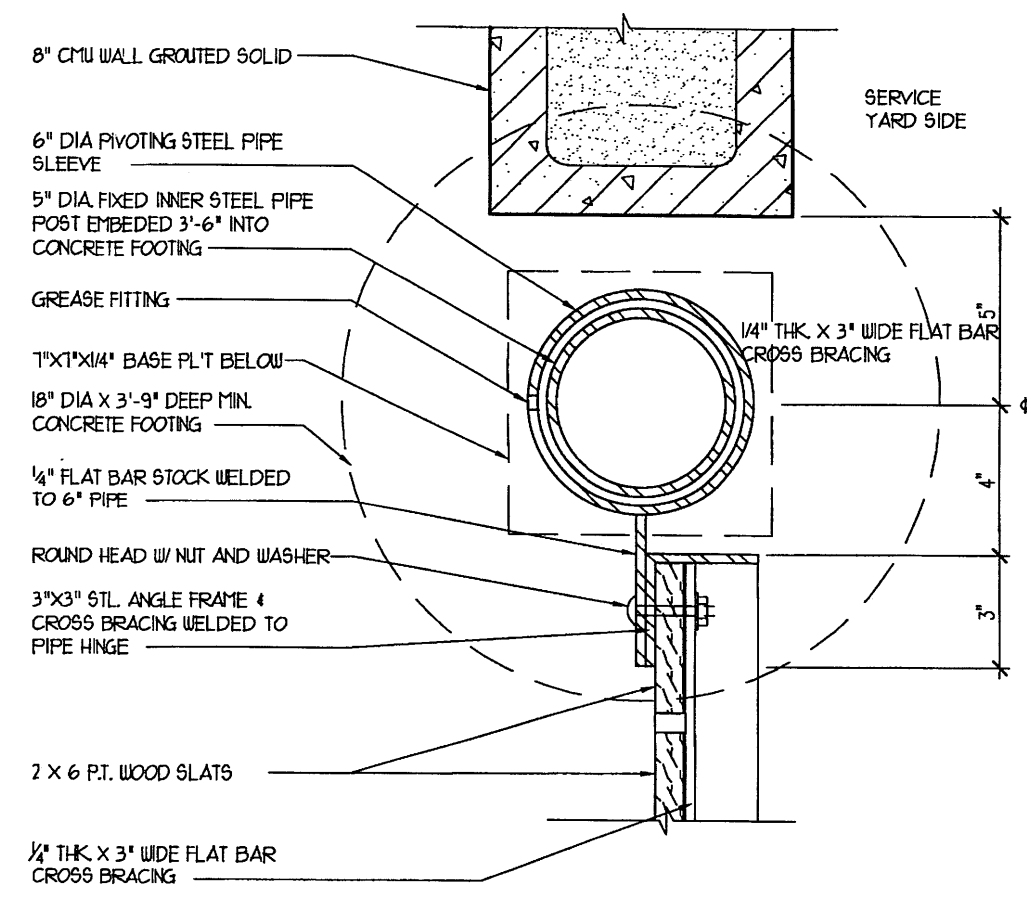
6 WALL SECTION
1/2" = 1'-0"



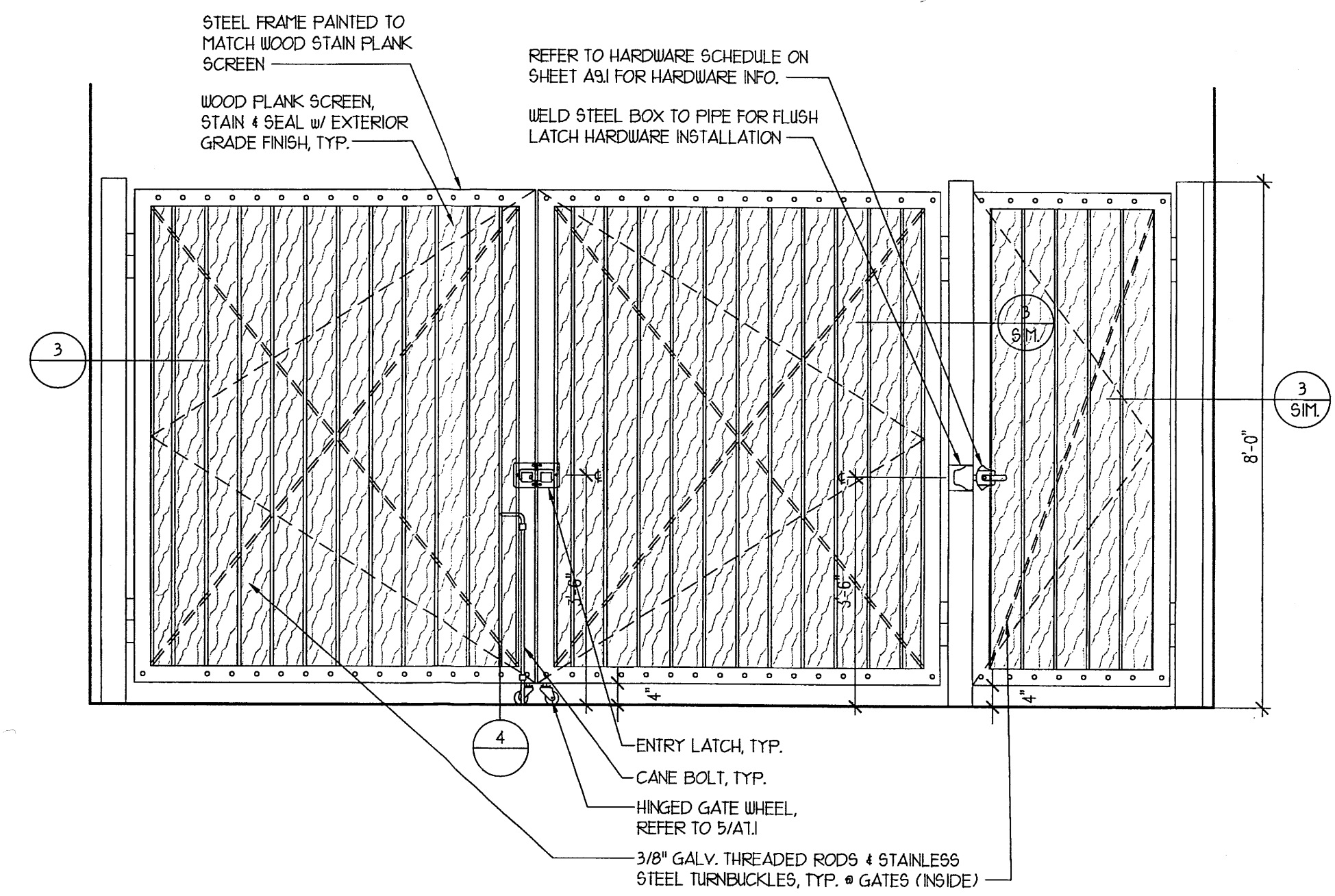
5 HINGED GATE WHEEL DETAIL
3" = 1'-0"



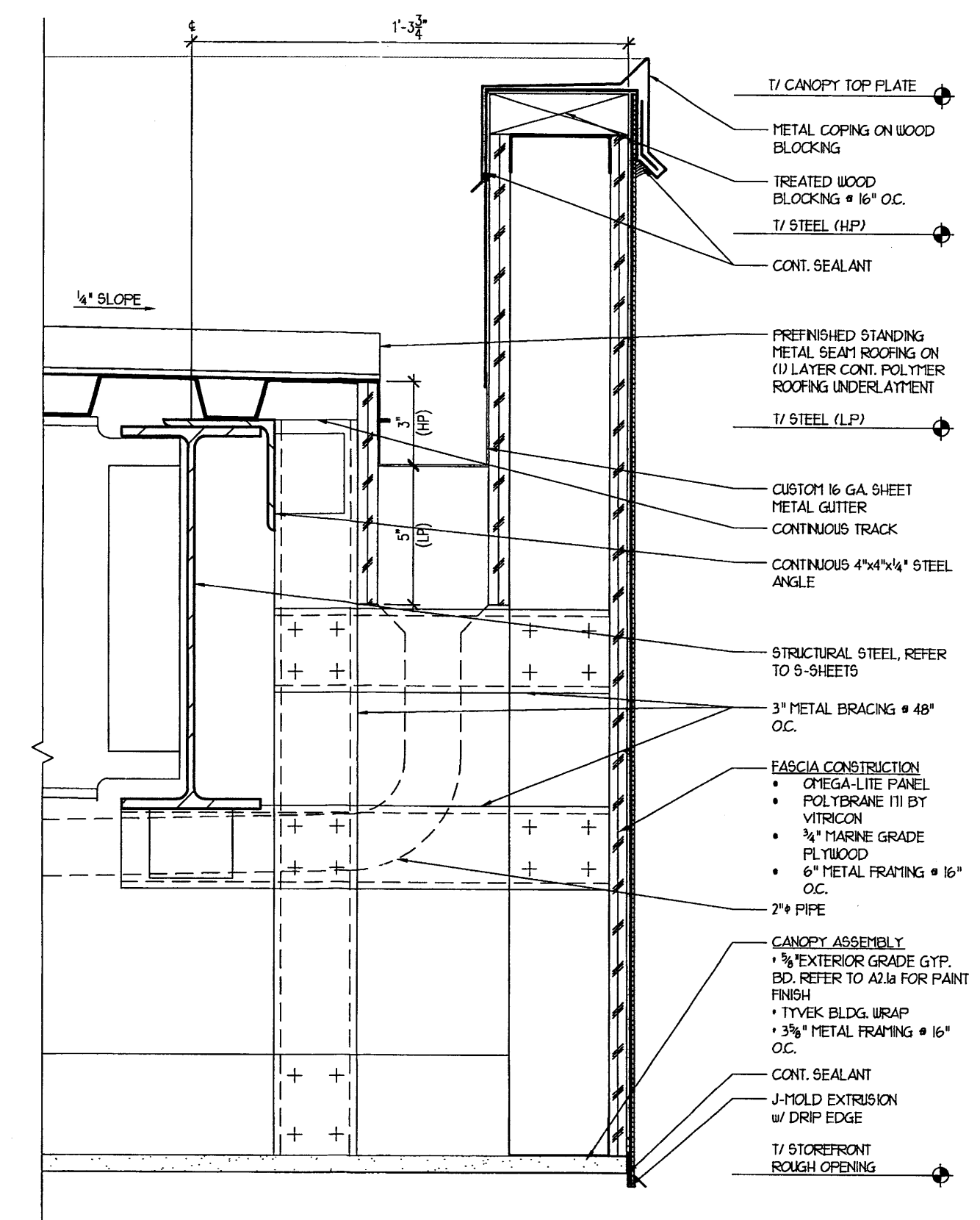
4 SERVICE GATE SECTION
3" = 1'-0"



3 SERVICE GATE JAMB
3" = 1'-0"



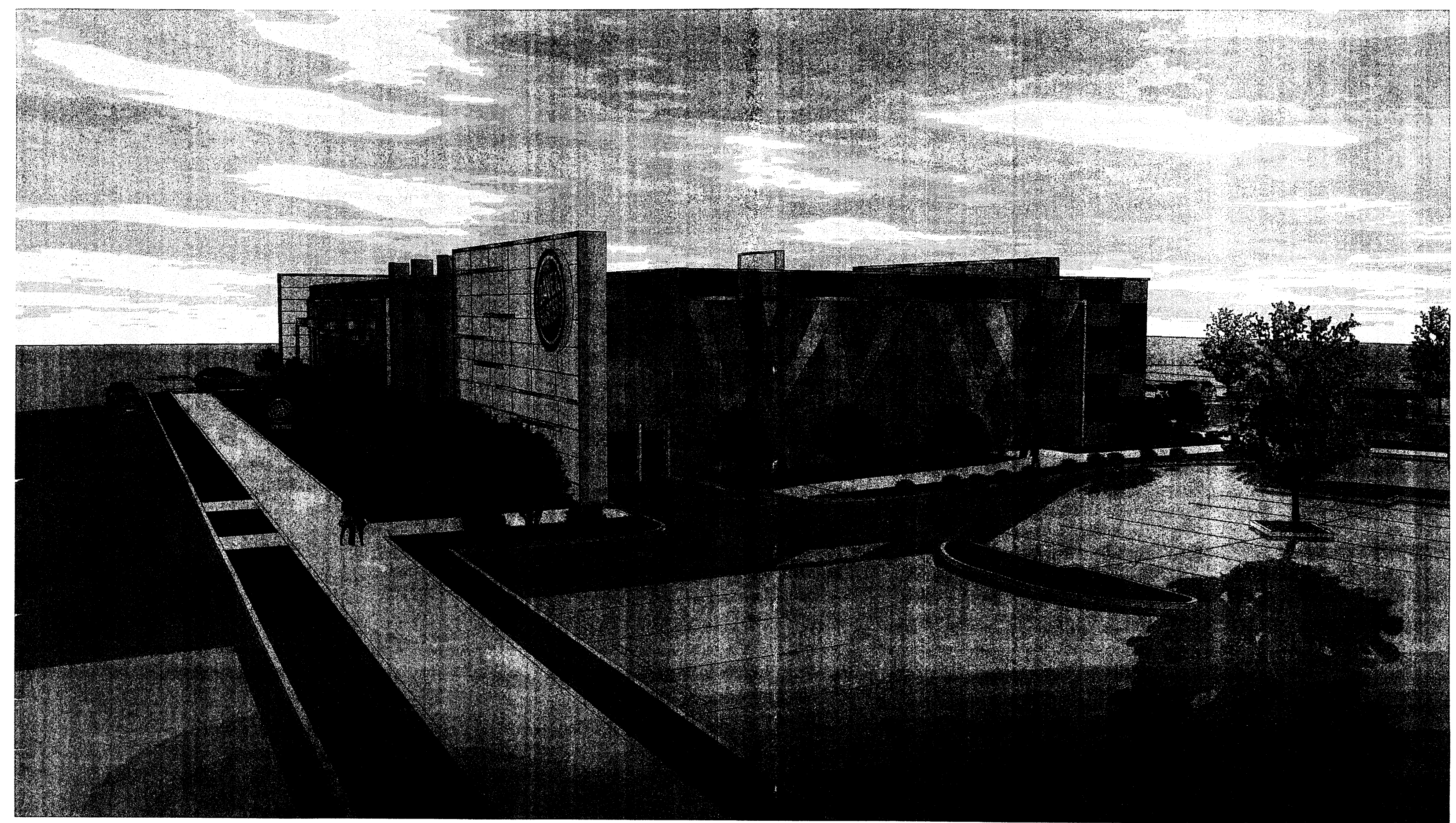
2 SERVICE YARD ELEVATION
1/2" = 1'-0"



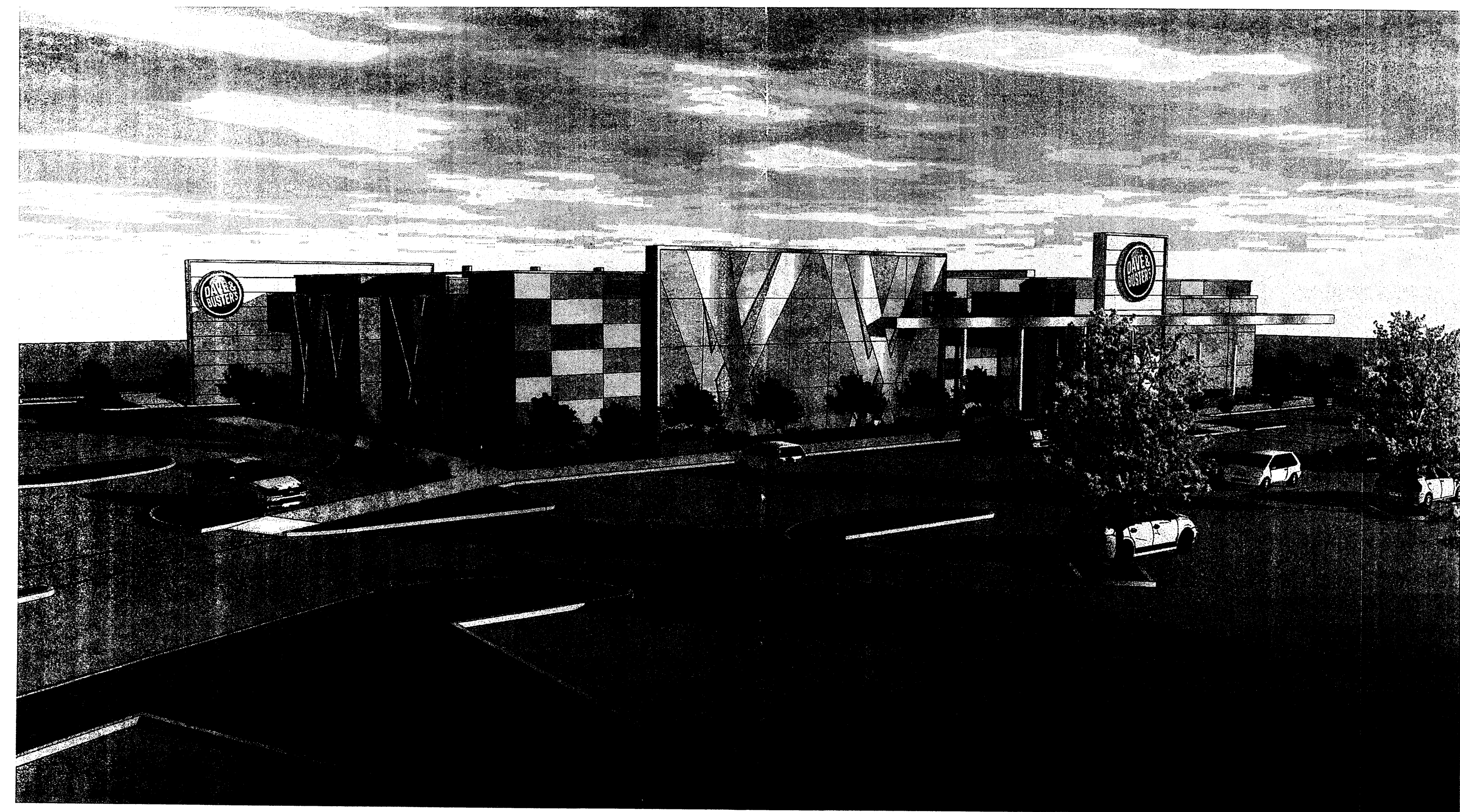
1 FASCIA DETAIL
3" = 1'-0"



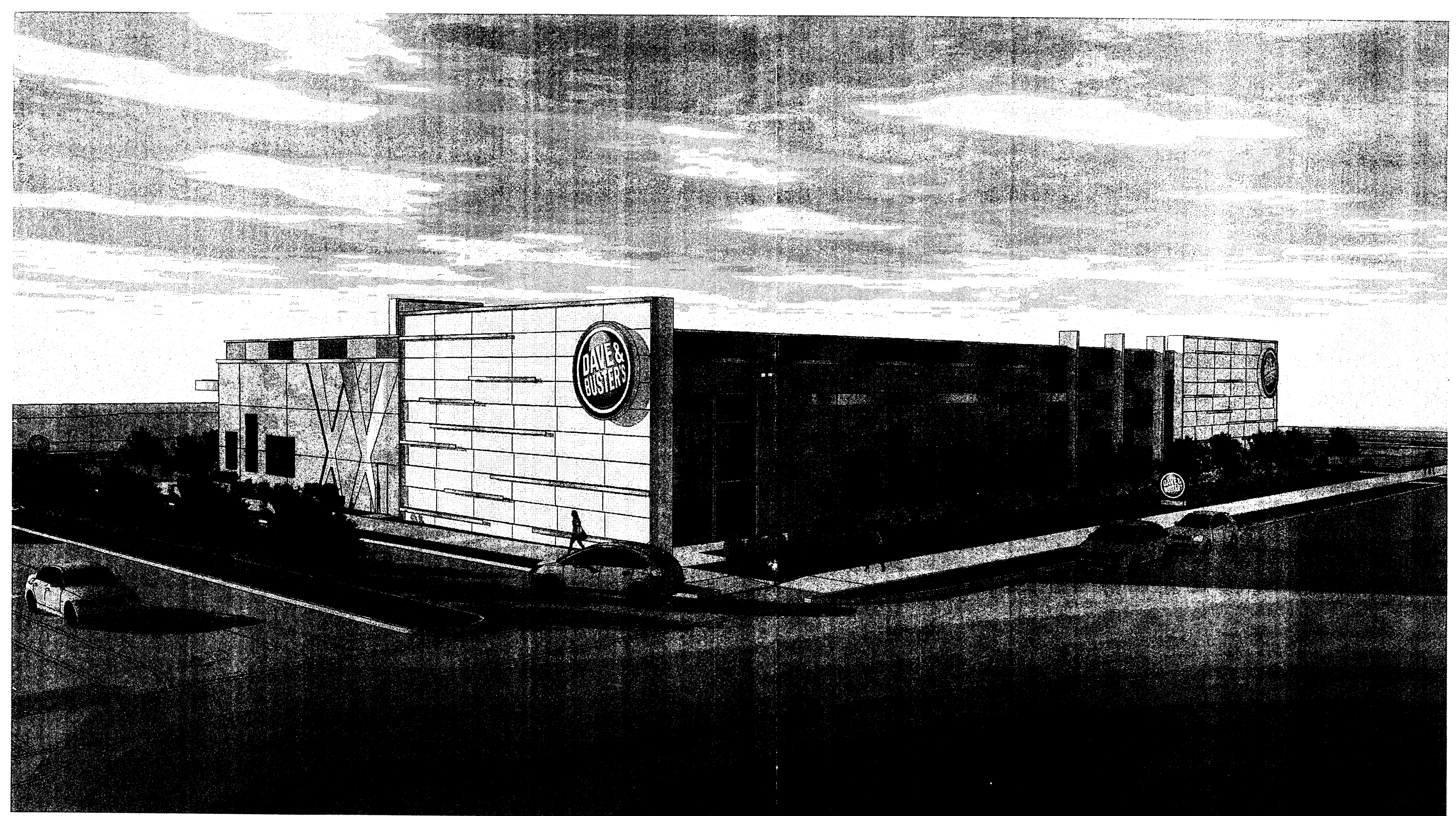
VIEW 1



VIEW 3



VIEW 2



VIEW 4





Client

DAVE & BUSTER'S

Design #

C131468R4_LL

Sheet 1 of 1

Address

ALBUQUERQUE, NM

Account Rep.

J MUELLER

Designer

E SIMON

Date

06/05/13

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision / Date

R1:HG:8/26/13:REVISE ALL W/

NEW LOGO; RESCALE

ELEVATIONS & RESIZE SIGNS AS

SHOWN

R2:JH:8/13/13: REVISED W/ NEW

ELEVATIONS.

R3:AG:08/14/13: UPDATE

DIMS/LAYOUT (C).

R4:HG:9/30/13:REMOVE C1 FROM

SCOPE OF WORK



www.chandler signs.com

3201 Manor Way Dallas, TX 75235

214.902.2000 Fax 214.902.2044

12106 Valliant San Antonio, TX 78216

210.349.3804 Fax 210.349.8724

1335 Park Center Dr. Vista, CA 92081

760.967.7003 Fax 760.967.7033

2584 Sand Hill Point Cir. Davenport, FL 33837

863-420-1100 Fax 863.424.1160

37 Waterfront Park Ct. Dawsonville, GA 30534

800-851-7062 Fax 210.349.8724

P.O. Box 125

206 Dorla Drive Portland, TX 78374

361-563-5599 Fax 361-643-6533

963 Baxter Ave., Suite 200 Louisville, KY 40204

502-479-3075 Fax 502-412-0013

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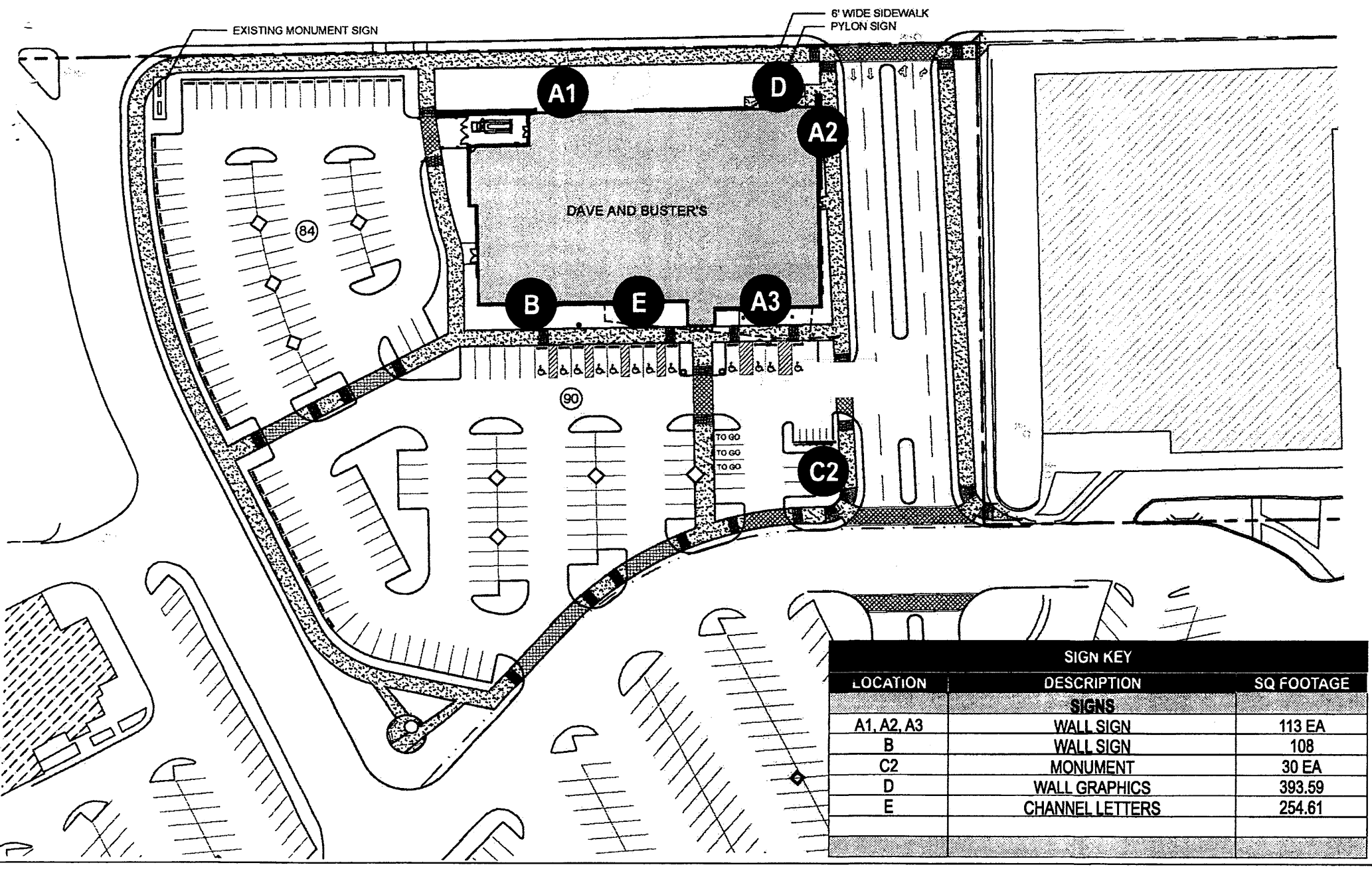
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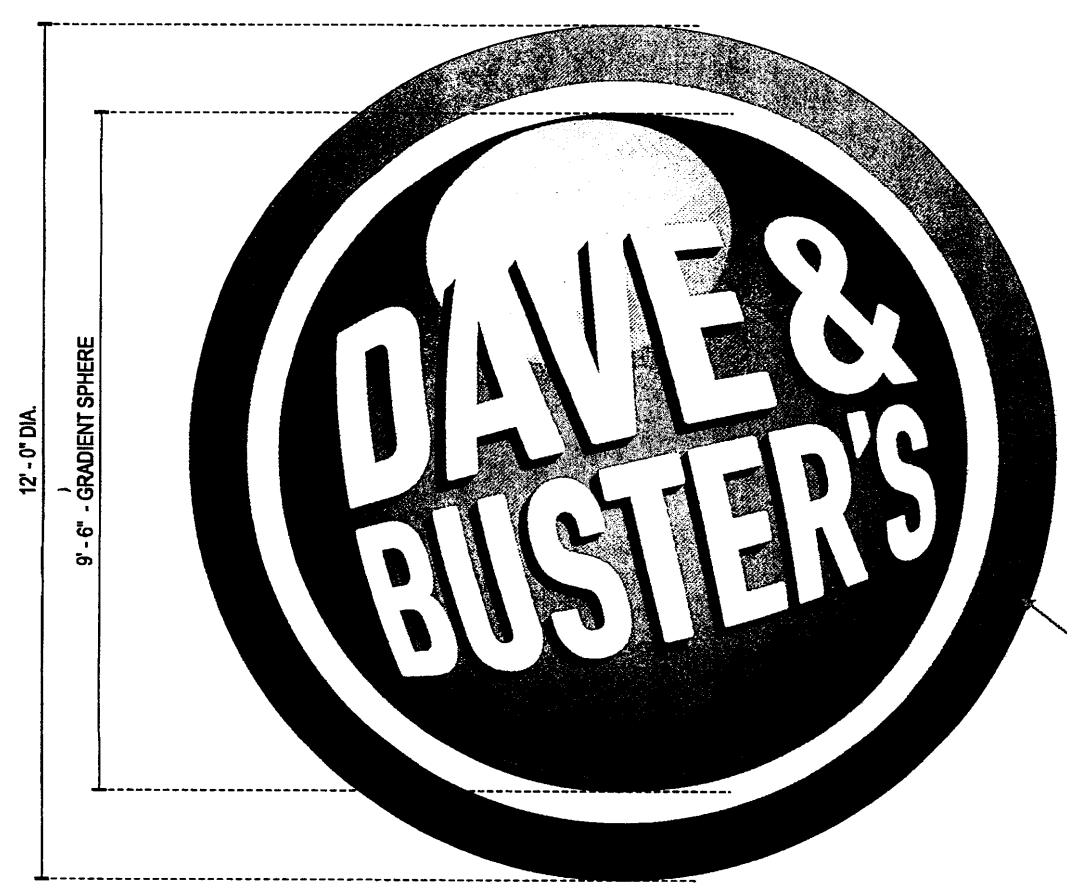
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

UL



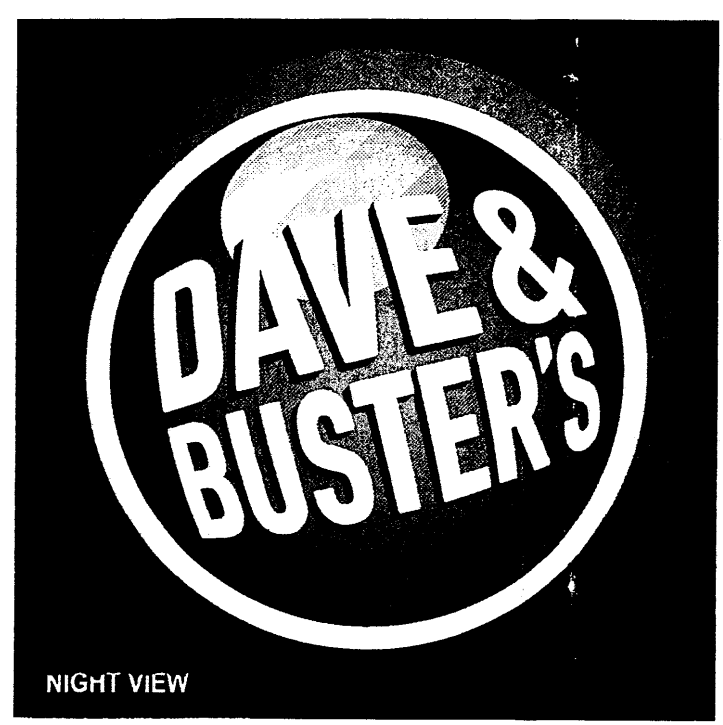
LOCATION	DESCRIPTION	SQ FOOTAGE
A1, A2, A3	WALL SIGNS	113 EA
B	WALL SIGN	108
C2	MONUMENT	30 EA
D	WALL GRAPHICS	393.59
E	CHANNEL LETTERS	254.61



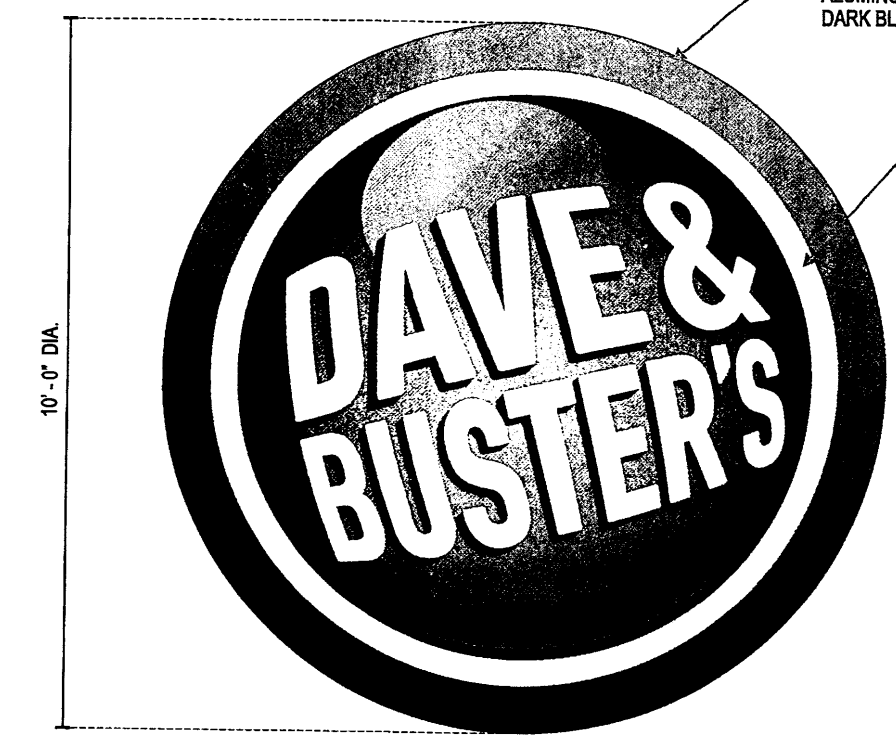
ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED DARK BLUE TO MATCH PMS 654C SATIN FINISH.

WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC). ILLUMINATE W/ H.O. FLUORESCENT LAMPS.

A1 A2 A3 EXTERIOR S/F LOGO SCALE 113 SQ. FT. 38" = 1'-0"



NIGHT VIEW

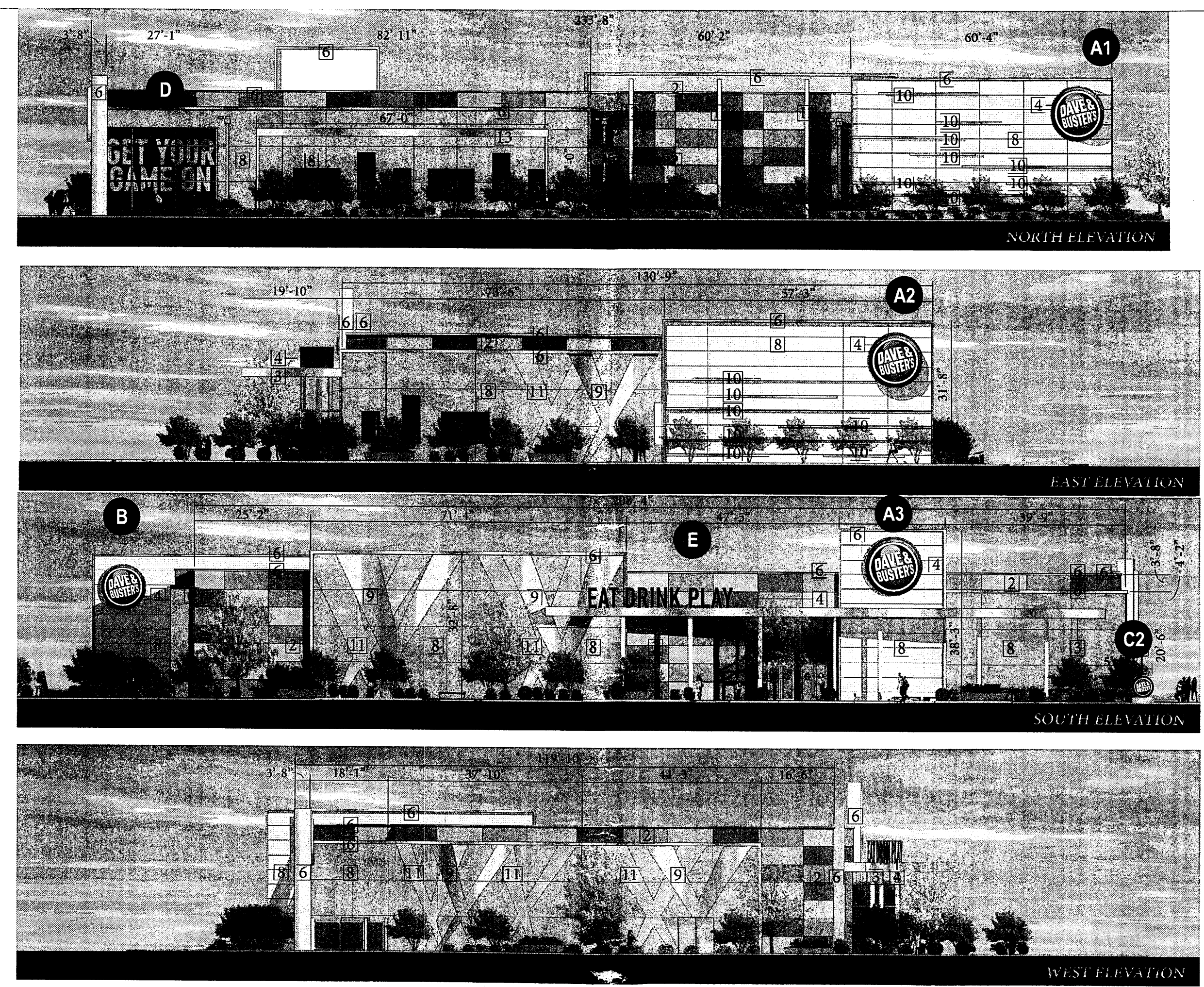


ALUMINUM CABINET W/ BLEED RETAINER, RETURN PAINTED DARK BLUE TO MATCH PMS 654C SATIN FINISH.

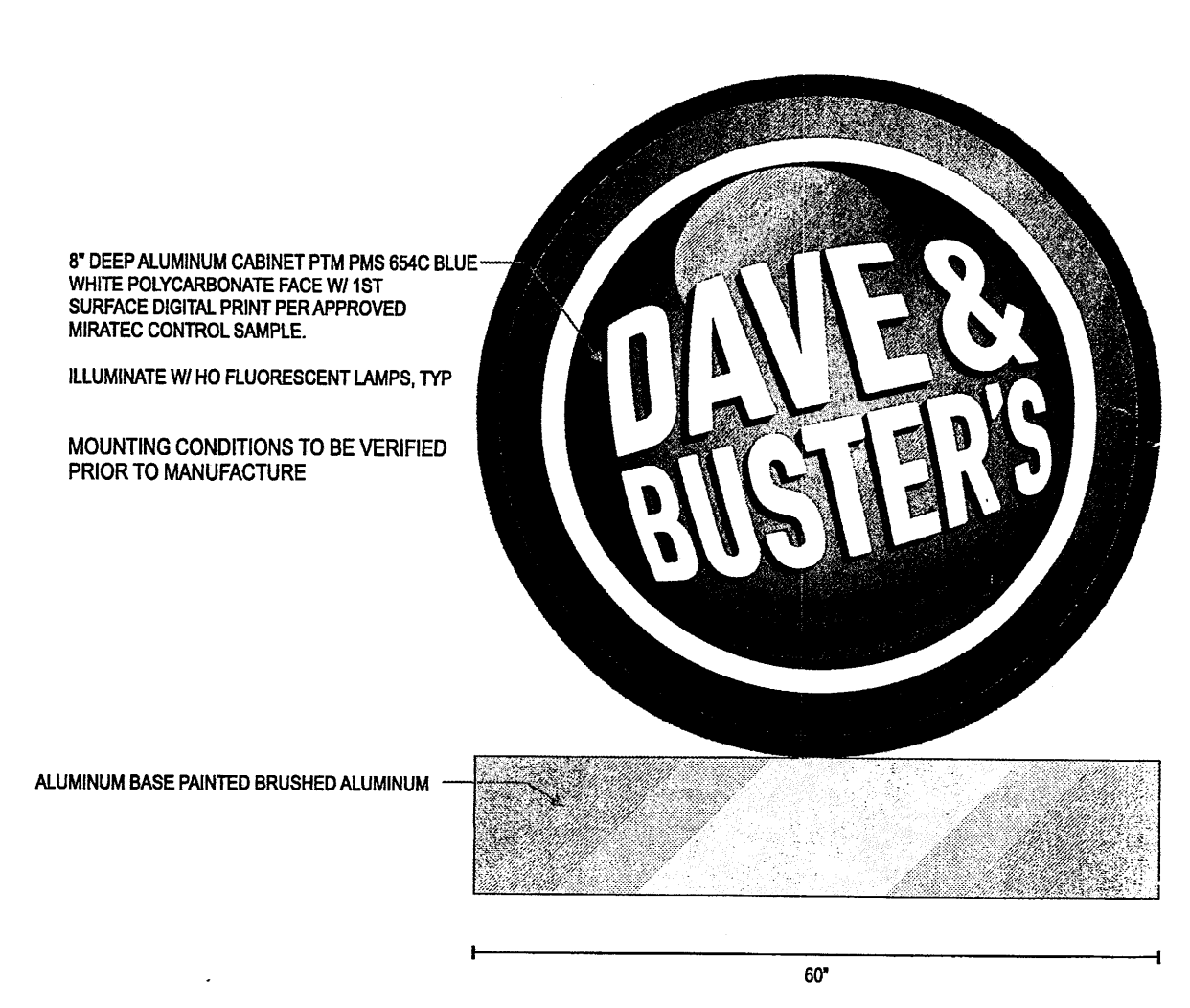
WHITE FLEX FACE W/ 1ST SURFACE DIGITAL PRINT TO MATCH D&B CONTROL SAMPLE (MIRATEC). ILLUMINATE W/ H.O. FLUORESCENT LAMPS.

B WALL SIGN SCALE 78 SQ. FT. 38" = 1'-0"

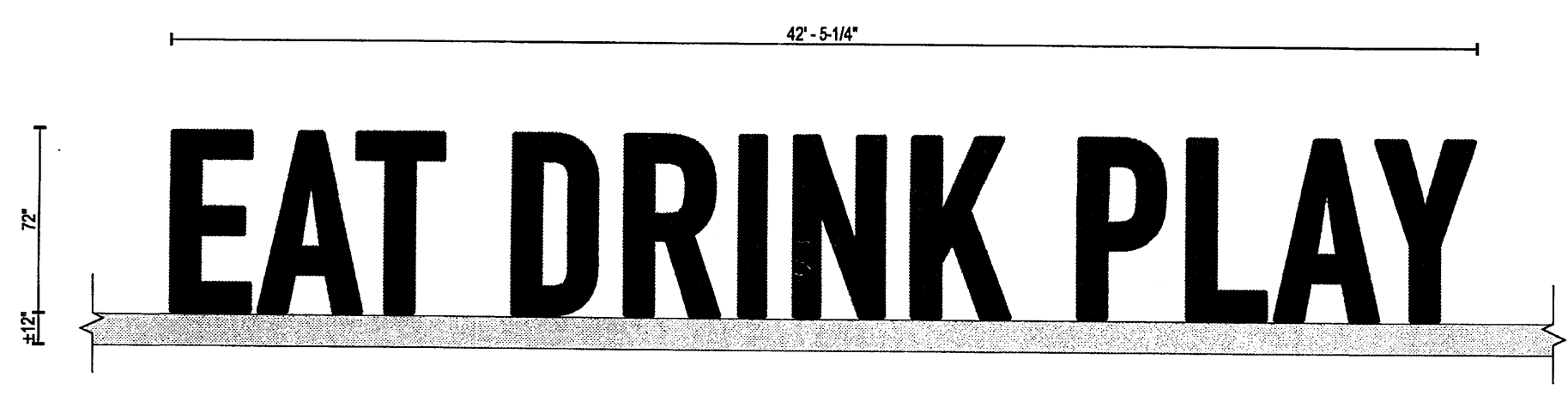
SIDE VIEW



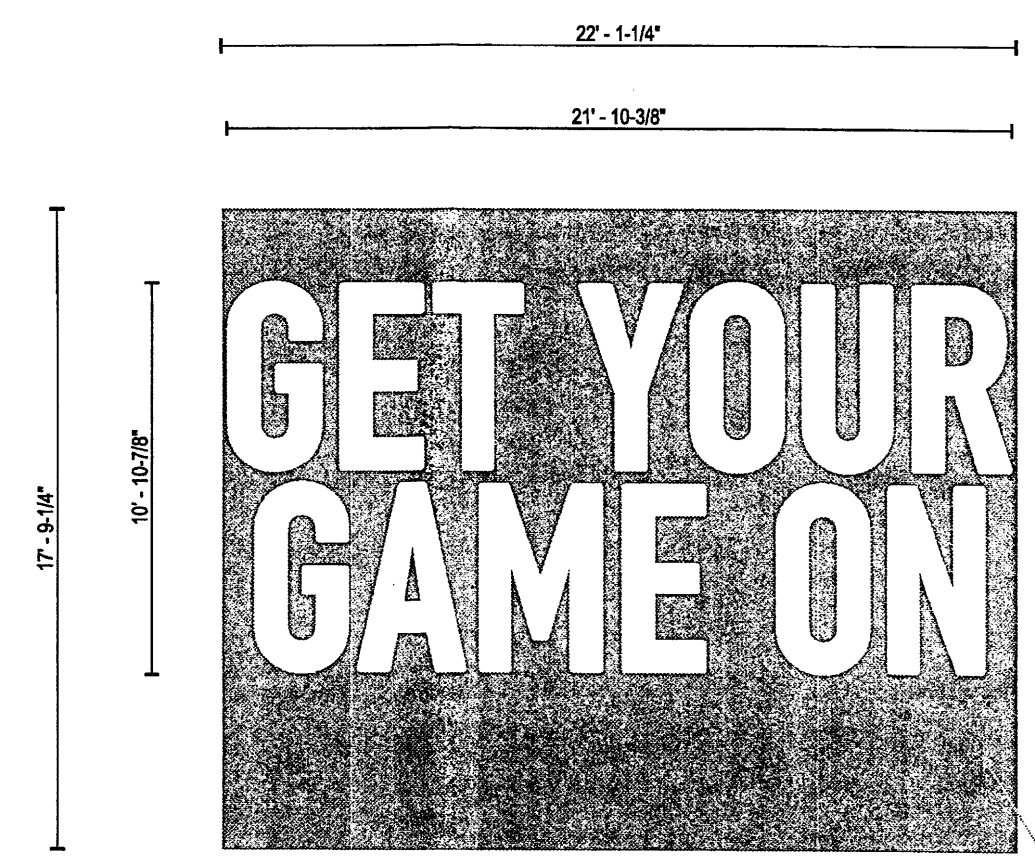
ELEVATION SCALE 364" = 1'-0"



C2 D/E MONUMENT SCALE 30 SQ. FT. 34" = 1'-0"

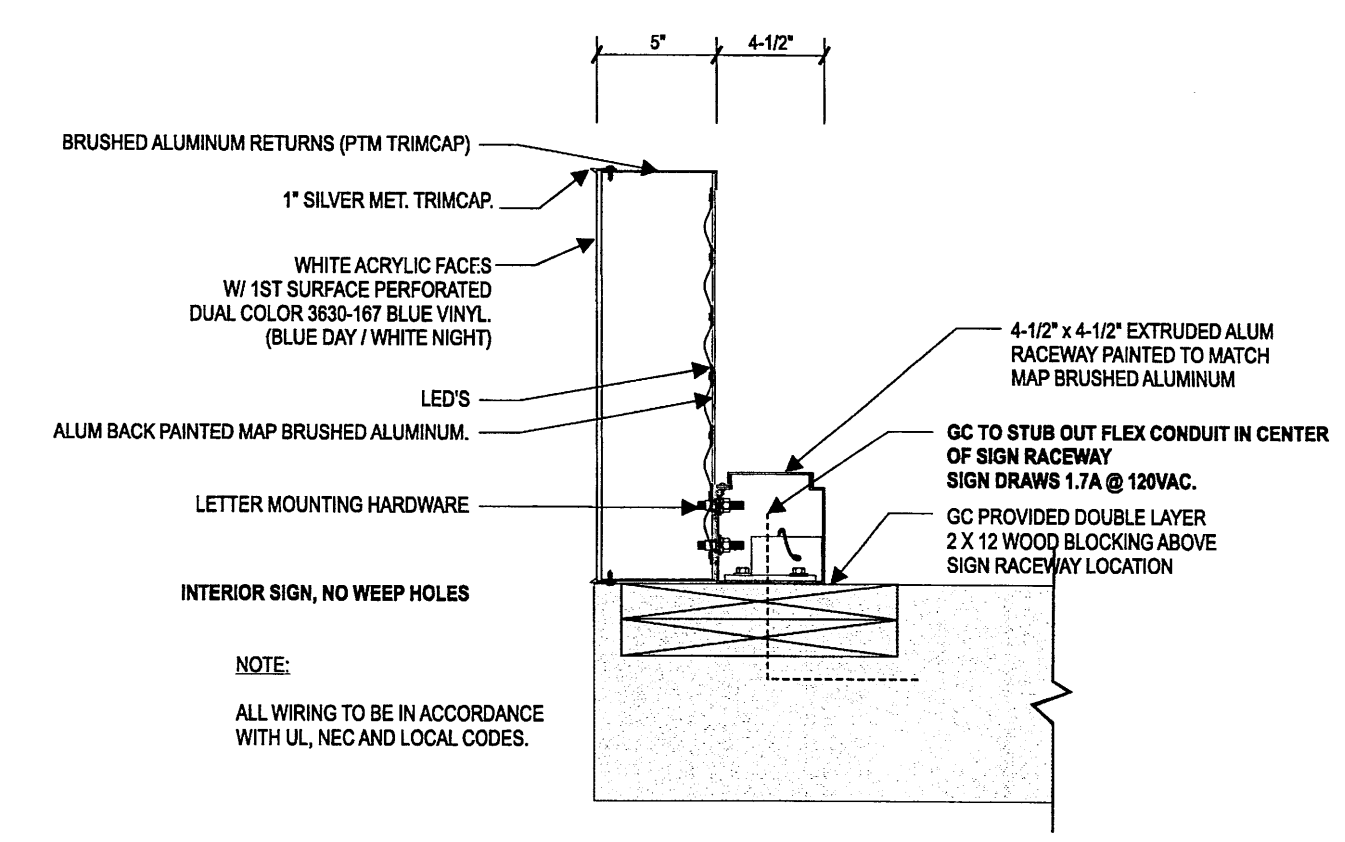


E CHANNEL LETTERS ON CANOPY SCALE 254.61 SQ. FT. VARIES

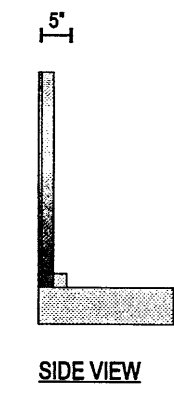


D WALL GRAPHICS 393.59 SQFT SCALE: VARIES

DIGITALLY PRINTED WALL MURAL. FINAL GRAPHICS TO BE PROVIDED BY CUSTOMER.



PRELIMINARY LETTER DETAIL



SIDE VIEW

NOTE: ALL WIRING TO BE IN ACCORDANCE WITH UL, NEC AND LOCAL CODES.