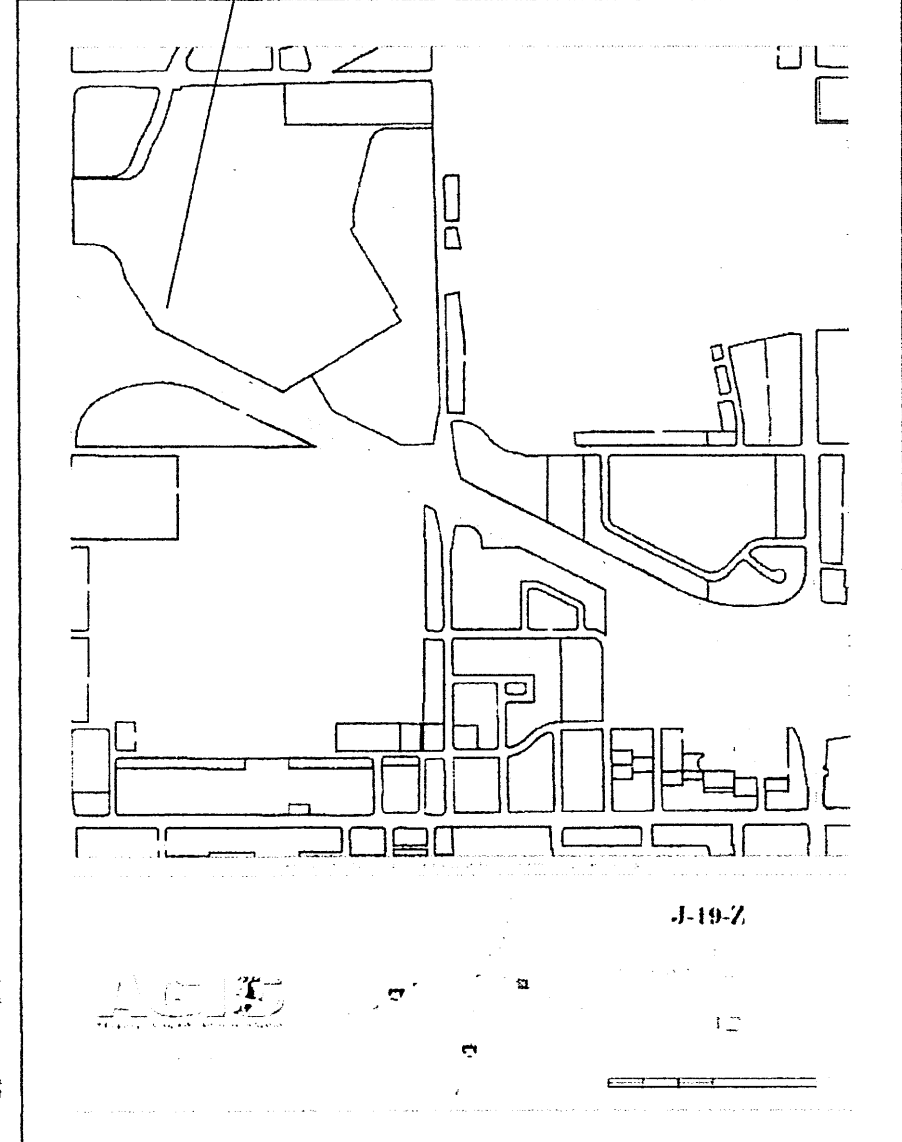
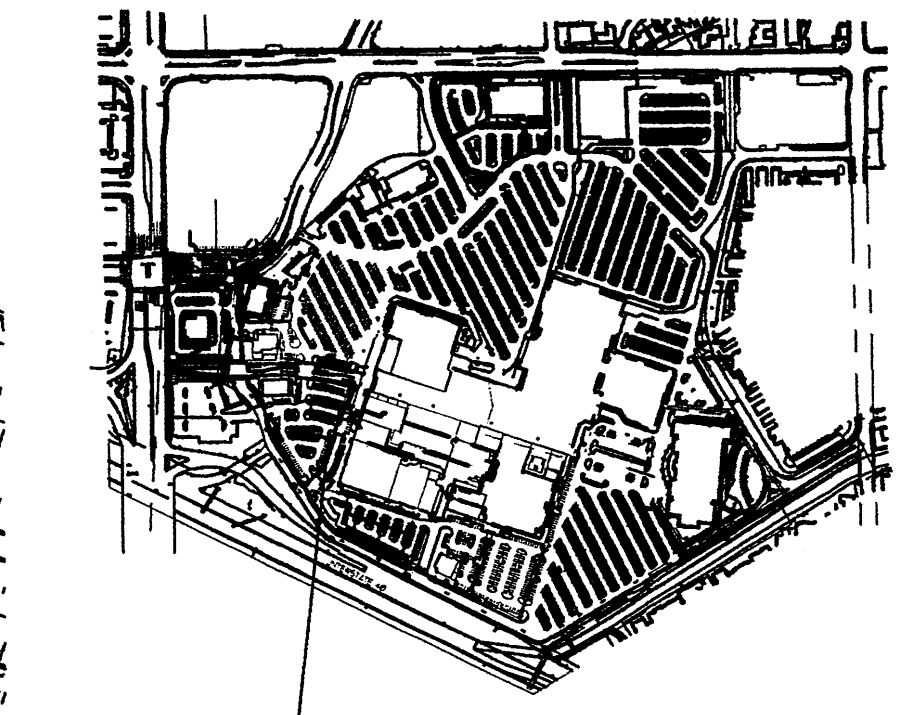


PROJECT LOCATION



VICINITY MAP



PROJECT LOC. OVERALL SITE MAP

PROJECT NUMBER: 1002202
 APPLICATION NUMBER: 15-70070

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNATURE APPROVAL

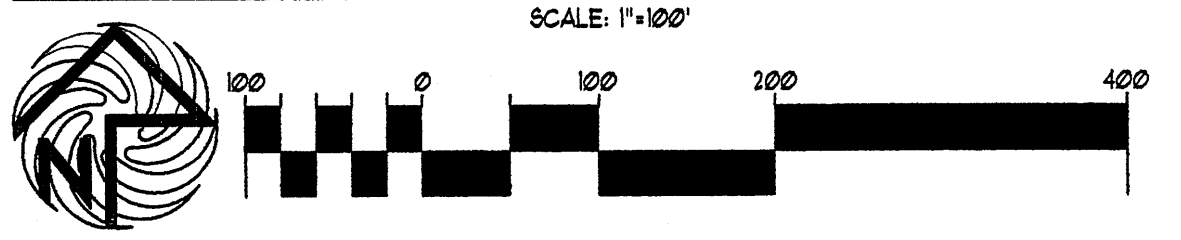
<i>Russell M. ...</i>	3/25/15	Date
Traffic Engineering, Transportation Division	07/23/15	Date
<i>... ..</i>	8-25-15	Date
DRB ABOVE ENGINEER	3-25-15	Date
<i>... ..</i>	7-22-15	Date
City Engineer	7-22-15	Date
<i>... ..</i>	07-20-15	Date
Environmental Health Department	7-22-15	Date
<i>... ..</i>	7-22-15	Date
DRB Chairperson, Planning Department		Date

* Environmental Health, if necessary

- KEYED NOTE:
- INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A/1
 - 30' LIGHT POLE LOCATION RE: DETAIL 3/A/1
 - 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 1/A/1
 - CONC. SIDEWALK RE: DET 2/A/1
 - HANDICAP RAMP PER COA STD DUG 2426 AT 1/2" MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
 - INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
 - INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 1/A/2
 - TYPICAL BIKE RACK GRAPHIC SYMBOL - []
 - BENCH LOCATION TYPICAL BENCH GRAPHIC SYMBOL - []
 - TRASH RECEPTACLE
 - 18" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING LANDSCAPE AREA RE: DETAIL 3/A/1
 - TYPICAL PLANTING BED GRAPHIC SYMBOL - []
 - HANDICAP RAMP RE: 15/A/1
 - HANDICAP RAMP RE: 16/A/1
 - HANDICAP RAMP RE: 17/A/1
 - HANDICAP RAMP RE: 11/A/1
 - INDICATES 'OPEN SPACE' LANDSCAPE AREAS TO PROVIDE COORDINATE REG. SLEEVING FOR EA. UEL. LOCATION RE: LANDSCAPE PLAN FOR INFO
 - INDICATES 'DEVELOPED OPEN SPACE AREA' LOCATION RE: LANDSCAPE PLAN FOR LANDSCAPING INFO
 - INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A/1 FOR KNOTCH DETAIL. NOTE: FINAL LOCATIONS SHALL BE COORDINATED WITH APPROVED GRADING PLAN.
 - NOT A PART-FUTURE REDEVELOPMENT PHASE
 - 6" HIGH CONC. ISLAND RE: DET 4/A/1
 - RE: SITE GRADING PLAN FOR INFO
 - SERVICE YARD.
 - PROPOSED PADMOUNT TRANSFORMER LOCATION
 - DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A/2
 - UNBELSTOP RE: DET 5/A/2
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION. NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE. RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A/2 FOR 'MOTOR CYCLE PARKING' SIGN DETAIL.
 - EXTERIOR DECORATIVE CONCRETE ENTRY AREA ALONG MAIN BUILDING ENTRY PATHWAY
 - INDICATES PROPOSED OUTDOOR DEVELOPED PLAZA AREA ON THE EASTERN AND SOUTH WESTERN CORNER OF THE FUTURE PAD BLDG AREA. AREA SHALL CONTAIN LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS. PLAZA SIDEWALK EDGE DETAIL RE: DETAIL 2/A/2
 - PROPOSED FIRE HYDRANT LOCATION
 - INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE. PAINT CURB RED IN COLOR AND 'NO PARKING FIRE LANE' INDICATED ON VERTICAL FACE OF CURB WITH 4" HIGH LETTERING. INDICATES OVERHEAD VEHICLE CLEARANCE BAR
 - EXISTING ASPHALT DRIVE
 - PROPOSED ASPHALT DRIVE
 - NOTE: WALL PROTECTION AT ALL RAMP ACCESS POINTS SHALL BE MIN 42" ABOVE HIGH SIDE GRADE ELEVATION.
 - INDICATES RETAINING WALL STRUCTURE. RE: CIVIL FOR WALL DETAILS

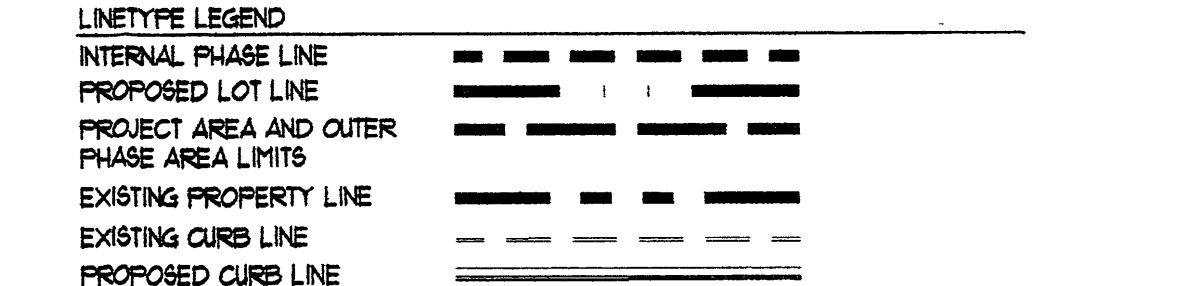
PEDESTRIAN SEATING TABULATION (SECTION-3) PROJECT AREA
 (5) 4 PERSON BENCHES
 (4) 16 PERSON RAISED PLANTER BED WALLS
 (6) TOTAL PROVIDED PUBLIC SEATING
 TOTAL PROVIDED PUBLIC SEATING WITHIN PROJECT AREA 10171+ 60 SEATING
 NOTE:
 ALL INTERNAL PARKING FIELD CROSSWALK LOCATIONS SHALL BE MAINTAINED BY THE LANDOWNER
 GENERAL NOTES:
 NOTE:
 ALL LANDSCAPED AREAS TO BE DEPRESSED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS THROUGH CONCRETE CURB NOTCHES
 NOTE:
 PROPOSED PEDESTRIAN ACCESS FROM UPTOWN LOOP ROW IS CURRENTLY PROVIDED BY A SERIES OF RAMPS AND TEXTURED PAVING SECTIONS FROM THE NORTHWEST CORNER OF LOT-1-A-3 TO THE PROPOSED PROJECT AREA
 NOTE:
 PROJECT AREA LIMITS SHALL BE COMPLETED CONCURRENTLY UNDER ONE PHASE
 NOTE:
 PROJECT LIMITS PARKING AREAS SHALL HAVE SHARED PARKING AGREEMENTS IN PLACE WITH ALL EXISTING OR SITE LOTS
 NOTE:
 G/F IF THE NEW BUILDING OR PARKING STRUCTURE DESCRIBED IN CHAPTER V, SECTION G/F CAN ONLY BE BUILT WITH PUBLIC-PRIVATE PARTNERSHIP PARKING SUCH AS A TPO AND IF THE TPO OR OTHER RAMPING IS NOT APPROVED OR IF THE TAX INCENTIVE ALLOTMENT IS NOT SUFFICIENT TO BUILD THE PROPOSED BUILDING OR PARKING STRUCTURE AS DETERMINED BY THE OWNER/REPRESENTATIVE OF THE PROPERTY, THEN THE PARKING LOT TREE, WALKWAY, AND WALKWAY TREE REQUIREMENTS MUST BE MET WITHIN 6 MONTHS OF THE RAMPING BEING DENIED OR REJECTED. THE APPLICANT SHALL AMEND THE SITE DEVELOPMENT PLAN TO SHOW THE REQUIRED PARKING LOT TREES, WALKWAYS AND WALKWAY TREES, FAILURE TO COMPLY WITH THIS REGULATION SHALL START ENFORCEMENT ACTION.
 G/F IF THE NEW BUILDING OR PARKING STRUCTURE DESCRIBED IN CHAPTER V, SECTION G/F IS NOT DEPENDANT ON PUBLIC-PRIVATE PARTNERSHIP PARKING BUT HAS NOT BEEN BUILT WITHIN FOUR AND ONE-HALF (4 1/2) YEARS OF THE DATE OF SITE DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL AMEND THE SITE DEVELOPMENT PLAN TO SHOW THE REQUIRED PARKING LOT TREES, WALKWAYS AND WALKWAY TREES, FAILURE TO COMPLY TO THIS REGULATION SHALL START ENFORCEMENT ACTION.
 G/F 3 STREET TREES ARE REQUIRED ON THE FOLLOWING STREETS:
 A. LOUISIANA BLVD., PENNSYLVANIA ST., INDIAN SCHOOL RD., SOUTH SIDE OF HENRI BLVD., INDIAN SCHOOL RD., JUPITER BLVD., ABERCROMBIE PARKWAY AND THE LOOP RD. IN ORDER TO EVENTUALLY LINE THE STREETS WITH TREES. NEW STREET TREES ON THESE STREETS SHALL HAVE AN APPROPRIATE REGULAR SPACING OF 30' O.C.
 J/TI WHERE SHOPPING CARTS ARE OFFERED TO CUSTOMERS, SHOPPING CART CORALS OR SIMILAR SHOPPING CART STORAGE FACILITIES SHALL BE PROVIDED INTERMITTENTLY THROUGHOUT THE PARKING FIELD. SUCH PARKING CART FACILITIES SHALL NOT BE PROVIDED IN LOTS OF REQUIRED PARKING AND SHALL BE INDICATED WITHIN THE SITE DEVELOPMENT PLAN.

OVERALL SITE PLAN FOR BUILDING PERMIT (KEYED PLAN)



SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 WINROCK CENTER ADDITION
TOTAL ACRES:	RE: SITE PLAN FOR SUBDIVISION
EXISTING ZONING:	SU-3 PLU-PT
PROPOSED USE:	GENERAL RETAILING
BUILDING ADDITION SIZE:	80,000 SF MAIN BLDG. AREA/ 6,500 SF FUTURE PAD AREA= 86,500 SF TOTAL
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	SURFACE PARKS- WESTERN PARKING FIELD= 140 SURFACE PARKS- SOUTHERN PARKING FIELD= 146 LOWER LEVEL-1/2 GARAGE PARKS= 184 TOTAL PROJECT AREA PARKS= 466 PARKS
TOTAL PARKING REQ.	2 PER 1000+175 REQUIRED SPACES
HC PROVIDED:	10 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
HC REQUIRED:	8 SPACES
BIKE SPACES PROVIDED:	15 SPACES
BIKE SPACES REQUIRED:	8 SPACES
MOTORCYCLE SPACES PROVIDED:	8 SPACES
MOTORCYCLE SPACES REQUIRED:	8 SPACES

- GENERAL NOTES:
- LANDSCAPE IRRIGATION PLAN SHALL BE PROVIDED WITH LANDSCAPE PLAN DURING BUILDING PERMIT SUBMITTAL
 - MULCH SHALL BE PROVIDED IN AREAS AROUND LIVING PLANTS TO REDUCE HEAT AND CONSERVE MOISTURE. NOTE: MULCH SHALL BE USED AS MULCH ALTERNATIVE IN AREAS OF DRAINAGE AND SERVICE SLOPE
 - 10% PERCENT OF ALL LANDSCAPE PLANTING STRIPS SHALL CONTAIN FLOWERING PLANTS AND SHRUBS.
 - MINIMUM ACCEPTABLE SIZES OF PLANTS, TREES, OR AMOUNTS OF SEED AT THE TIME OF PLANTING ARE AS FOLLOWS:
 A. DECIDUOUS TREES SHALL BE TWO INCHES IN CALIPER. CONIFEROUS TREES SHALL BE A MIN OF 6" TALL.
 B. SHRUBS AND LOW GROUNDING EVERGREENS SHALL BE A MIN OF 1 GALLON IN SIZE.
 C. GROUND COVER AND TURF MUST BE ADEQUATE TO PROVIDE 15% GROUND COVERAGE WITHIN TWO GROUNDING SEASONS AFTER PLANTING.
 - ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER BEING MADE AWARE OF THE ISSUE BY THE CITY OF ALBUQUERQUE.
 - NOT USED
 - PLANTING STRIPS
 A. PLANTING STRIPS SHALL BE A MIN OF 4' WIDE AND COVERED WITH LIVE VEGETATIVE MATERIALS SUCH AS GRASSES, VINES, FLOWERS AND/OR SHRUBS OVER 60% OF THE PLANTING STRIP IF IT IS DIRECTLY BETWEEN PARKING AND A WALKWAY. IF THE PLANTING STRIP IS REQUIRED FOR STREET TREES, IT SHALL BE COVERED WITH LIVING VEGETATIVE MATERIALS SUCH AS GRASSES, VINES, FLOWERS AND/OR SHRUBS OVER 15% OF THE PLANTING STRIP. COVERAGE SHALL BE CALCULATED FROM THE ANTICIPATED SIZE OF THE PLANTS AT MATURITY.
 B. IN ORDER TO FACILITATE THE TRANSITION BETWEEN PARKING SPACES, AND ADJACENT WALKWAYS DECORATIVE PAVERS SHALL BE USED WITHIN 40% OF THE PLANTING STRIP.
 C. ALL REQUIRED TREES SHALL BE PLANTED PRIOR TO FINAL BUILDING INSPECTION.
 - DECIDUOUS TREES SHALL BE A MIN OF 2" IN CALIPER AT THE TIME OF PLANTING. CONIFEROUS TREES SHALL BE A MIN OF 6" TALL AT THE TIME OF PLANTING.
 - TREES SHALL BE PLANTED IN TREE WELLS OR PERMEABLE PAVEMENT TO MAXIMIZE THE OPPORTUNITY TO THRIVE. THE MINIMUM TREE WELL SIZE SHALL BE 36 SQUARE FEET.
 - TREES SHALL BE IRRIGATED TO SO AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY.



REV	DATE	BY	REVISION

MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



DRB SUBMITTAL-FINAL SIGNATURE

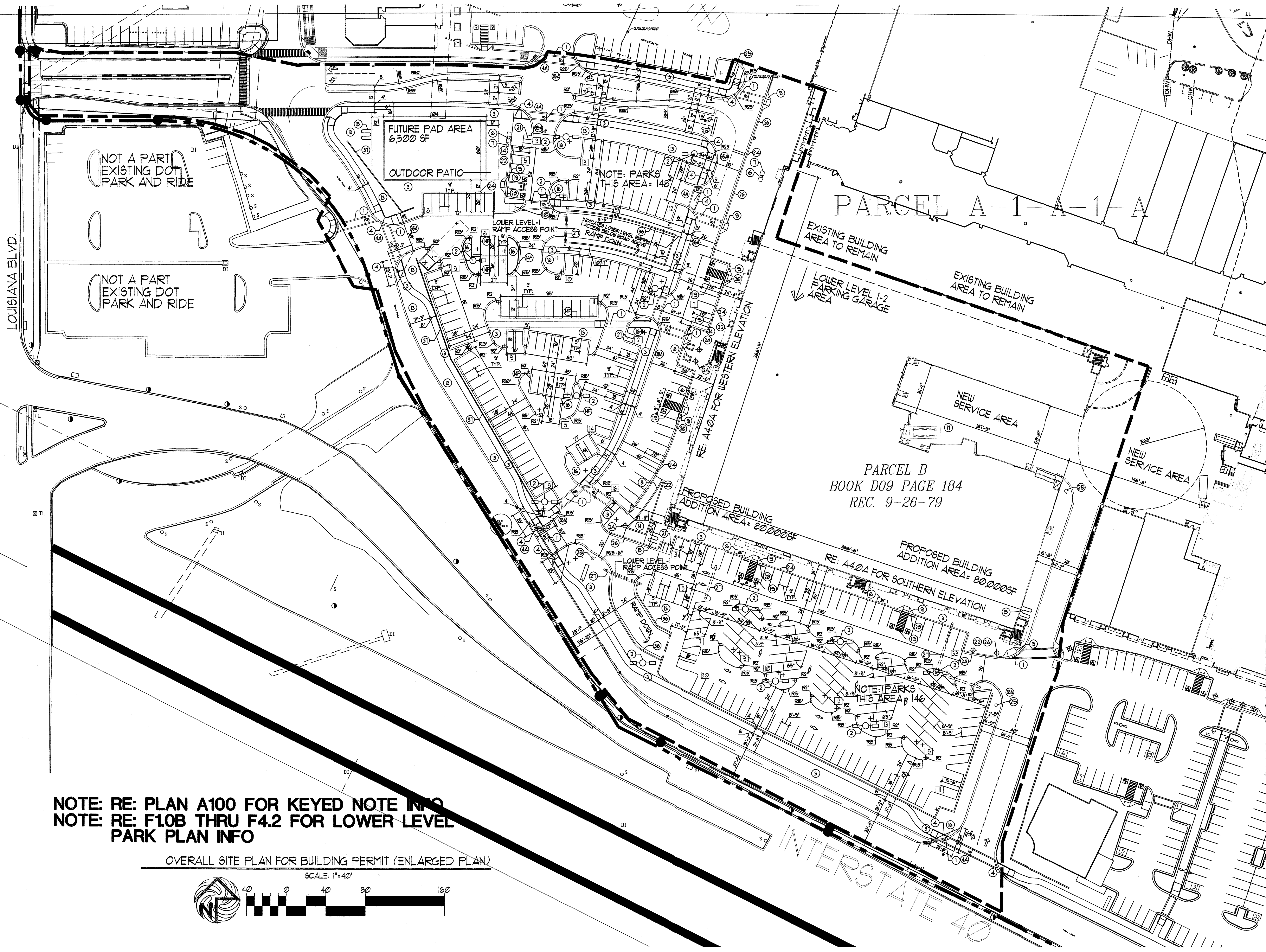
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 WINROCK TOWN CENTER
 ALBUQUERQUE, NEW MEXICO

DRAWN BY: [Signature]
 PROJECT NUMBER: 1002202
 JOB NO. 90
 WINROCK TOWN CENTER SECTION 2

SHEET TITLE: OVERALL SITE PLAN FOR BUILDING PERMIT

DATE: 1/27/15
 SCALE: AS SHOWN
 RE: SCALE

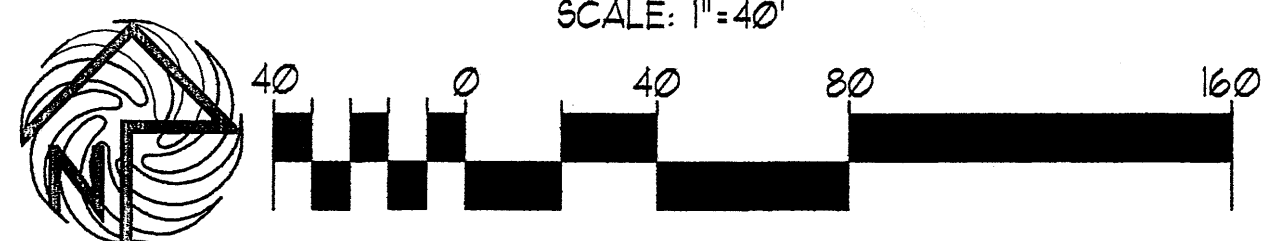
1002202



NOTE: RE: PLAN A100 FOR KEYED NOTE INFO
 NOTE: RE: F1.0B THRU F4.2 FOR LOWER LEVEL
 PARK PLAN INFO

OVERALL SITE PLAN FOR BUILDING PERMIT (ENLARGED PLAN)

SCALE: 1"=40'



PARCEL A-1-A-1-A

PARCEL B
 BOOK D09 PAGE 184
 REC. 9-26-79

INTERSTATE 40

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

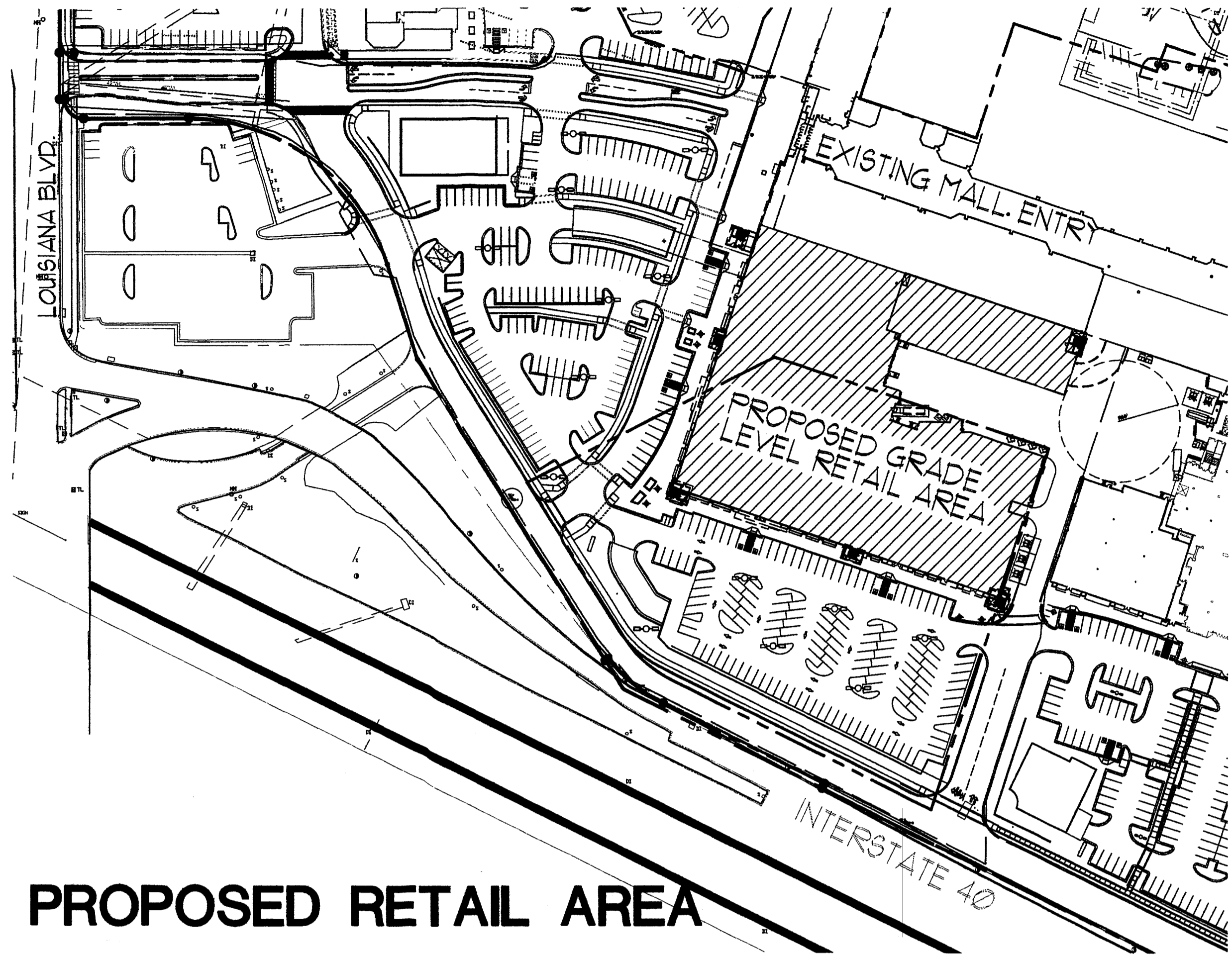
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 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



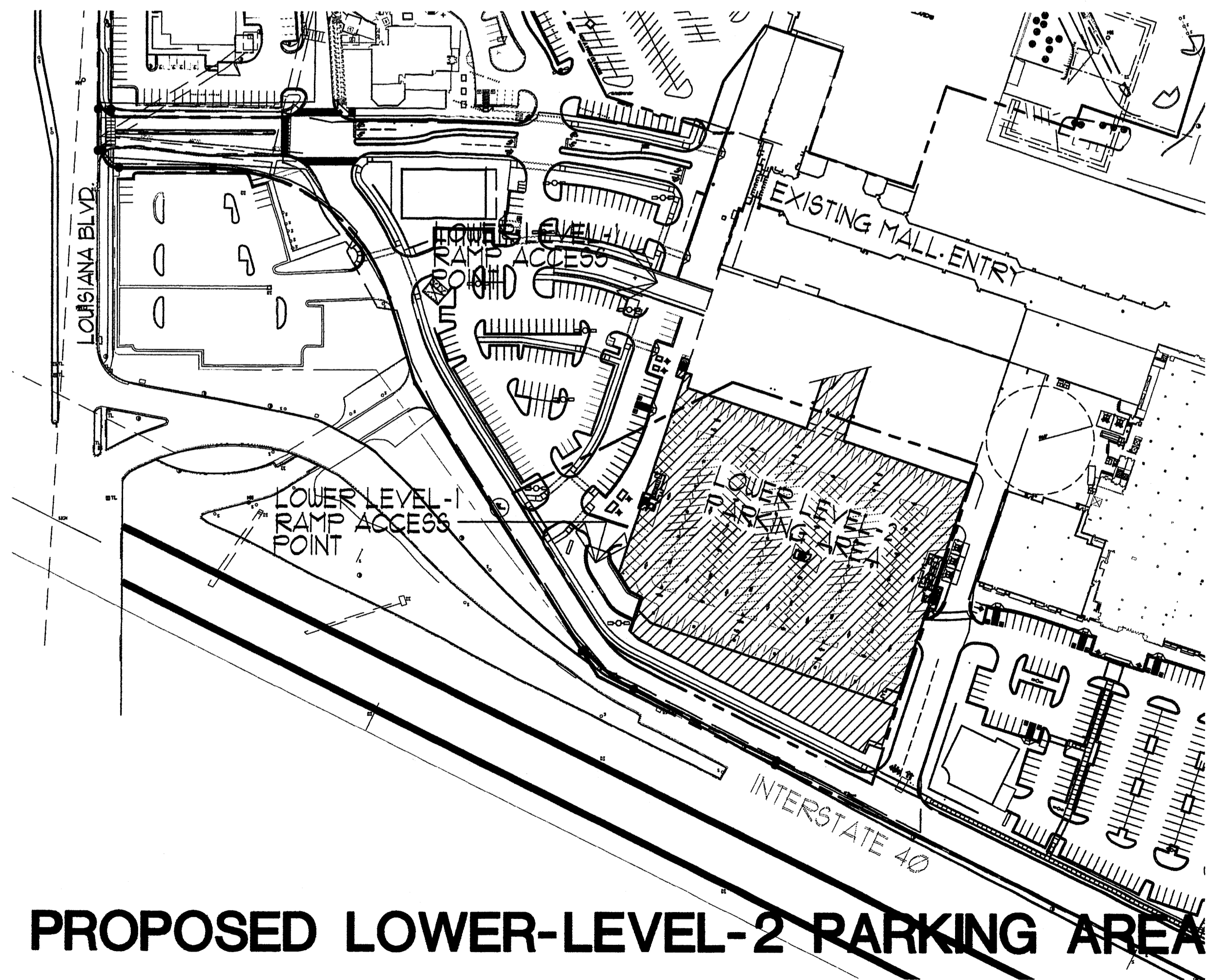
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PROJECT TITLE	WINROCK TOWN CENTER SEC-2
PROJECT NUMBER	WINROCK TOWN CENTER SECTION#
DATE	1/07/15
SCALE	RE: SCALE
DRAWN BY:	WINROCK TOWN CENTER SECTION#
SHEET TITLE	ENLARGED SITE PLAN FOR BUILDING PERMIT

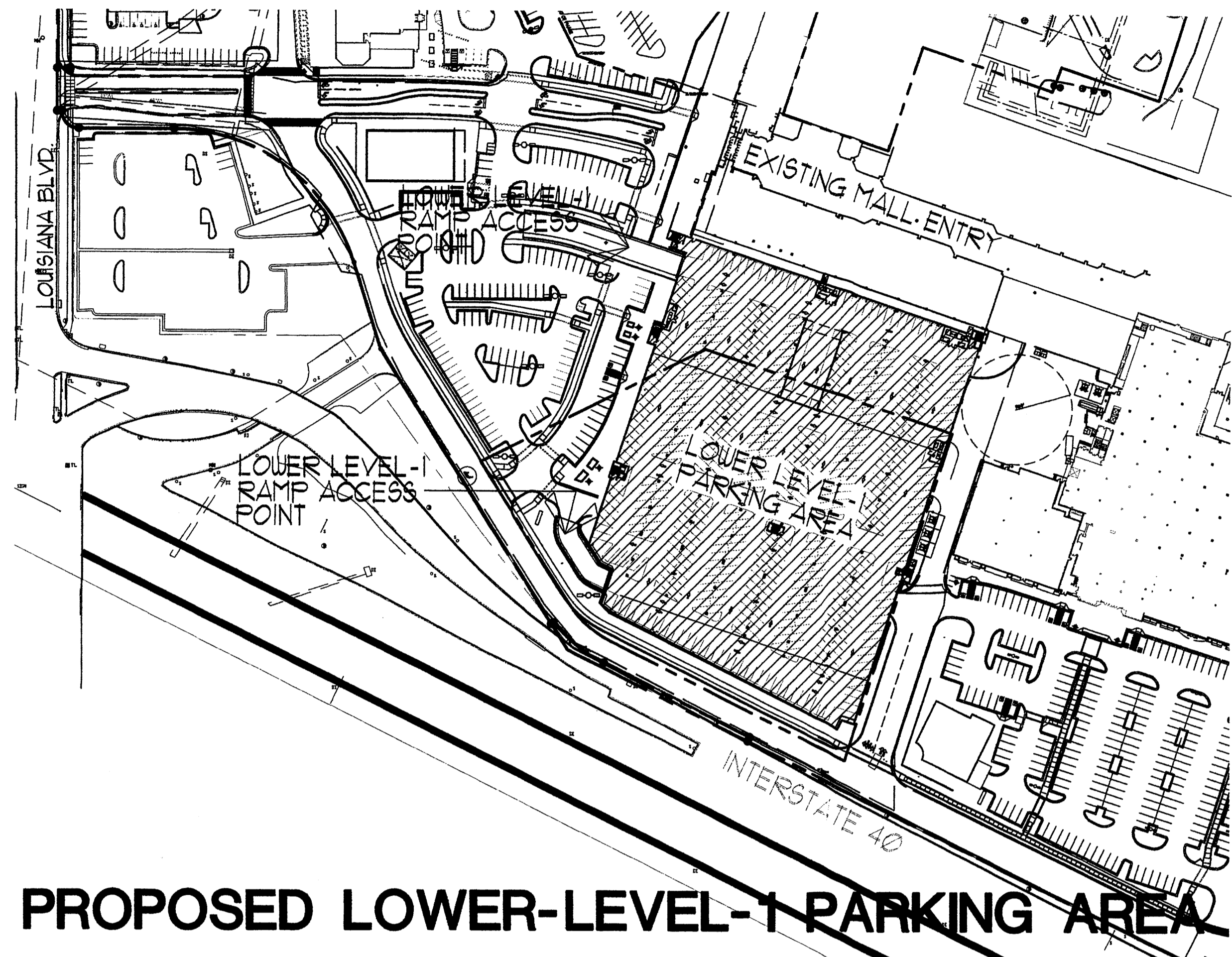
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SCALE	RE: SCALE
SHEET	A101



PROPOSED RETAIL AREA

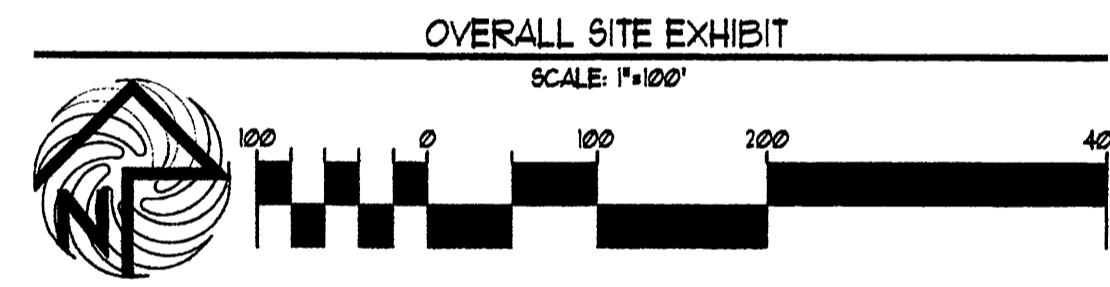


PROPOSED LOWER-LEVEL-2 PARKING AREA



PROPOSED LOWER-LEVEL-1 PARKING AREA

NOTE: RE: F1.0B THRU F4.2 FOR LOWER LEVEL PARK PLAN INFO



REV	DATE	BY	REVISION
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2			
3			
4			

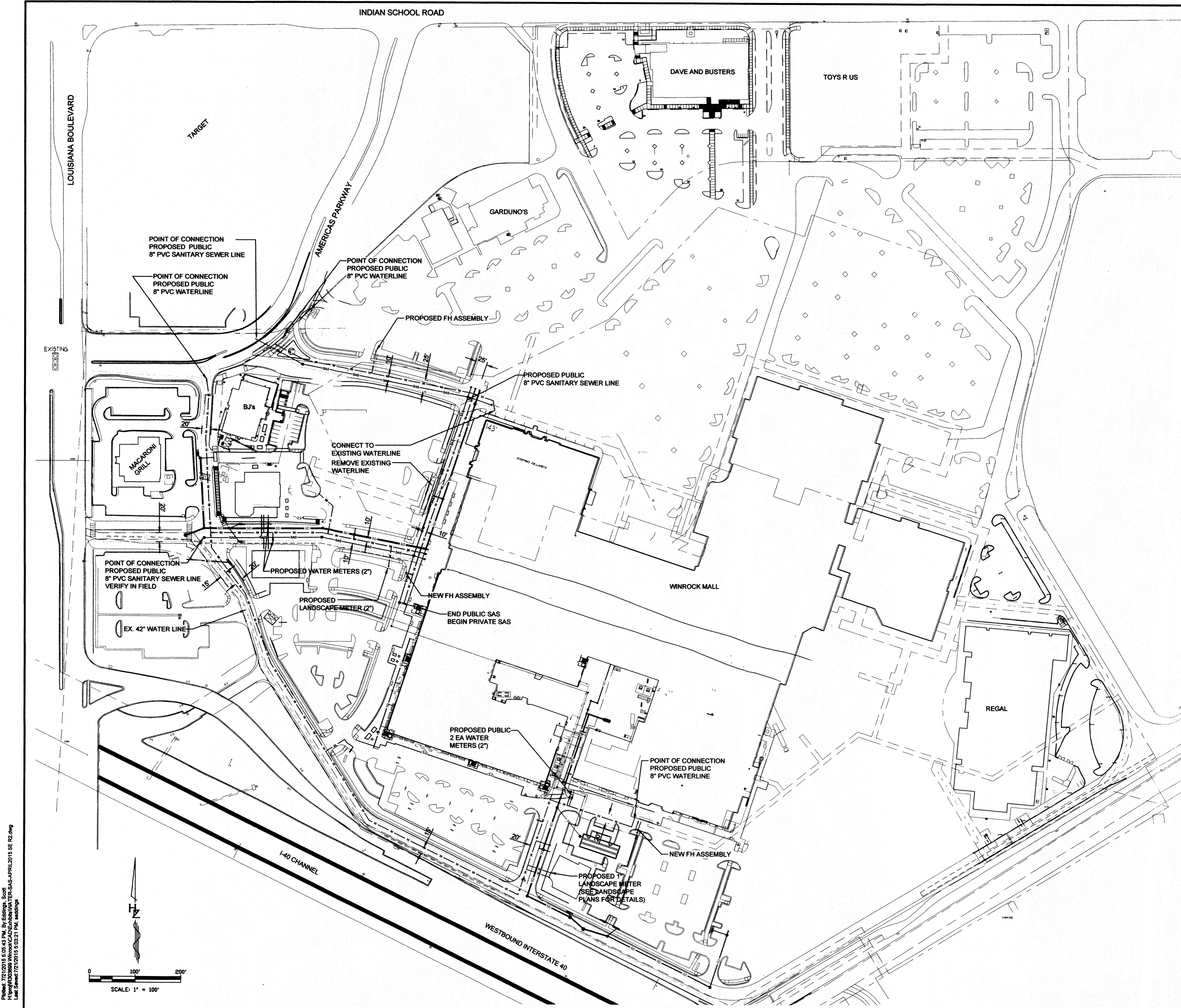
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 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



DRB SUBMITTAL-3A

PROJECT TITLE
 WINROCK TOWN CENTER SEC-2
 WINROCK TOWN CENTER
 ALBUQUERQUE, NEW MEXICO
 PROJECT NUMBER
 WINROCK TOWN CENTER SECTION#F
 SHEET TITLE
 ENLARGED SITE PLAN EXHIBITS

DATE
 1/07/15
 SCALE
 RE. SCALE
 A102



LEGEND

- - - - w - - - -	EXISTING WATER
—— W ——	PROPOSED WATER
- - - - sas - - - -	EXISTING SANITARY SEWER
—— S ——	PROPOSED SANITARY SEWER
- - - - sd - - - -	EXISTING STORM DRAIN
—— SD ——	PROPOSED STORM DRAIN

AS BUILT INFORMATION

CONTRACTOR	DATE

BENCH MARKS

CONTRACTOR	DATE

ENGINEER'S SEAL

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REVISIONS	BY

Designed By:

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

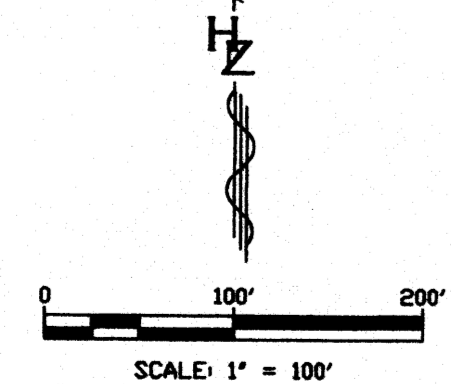
WINROCK TOWN CENTER SECTION 2

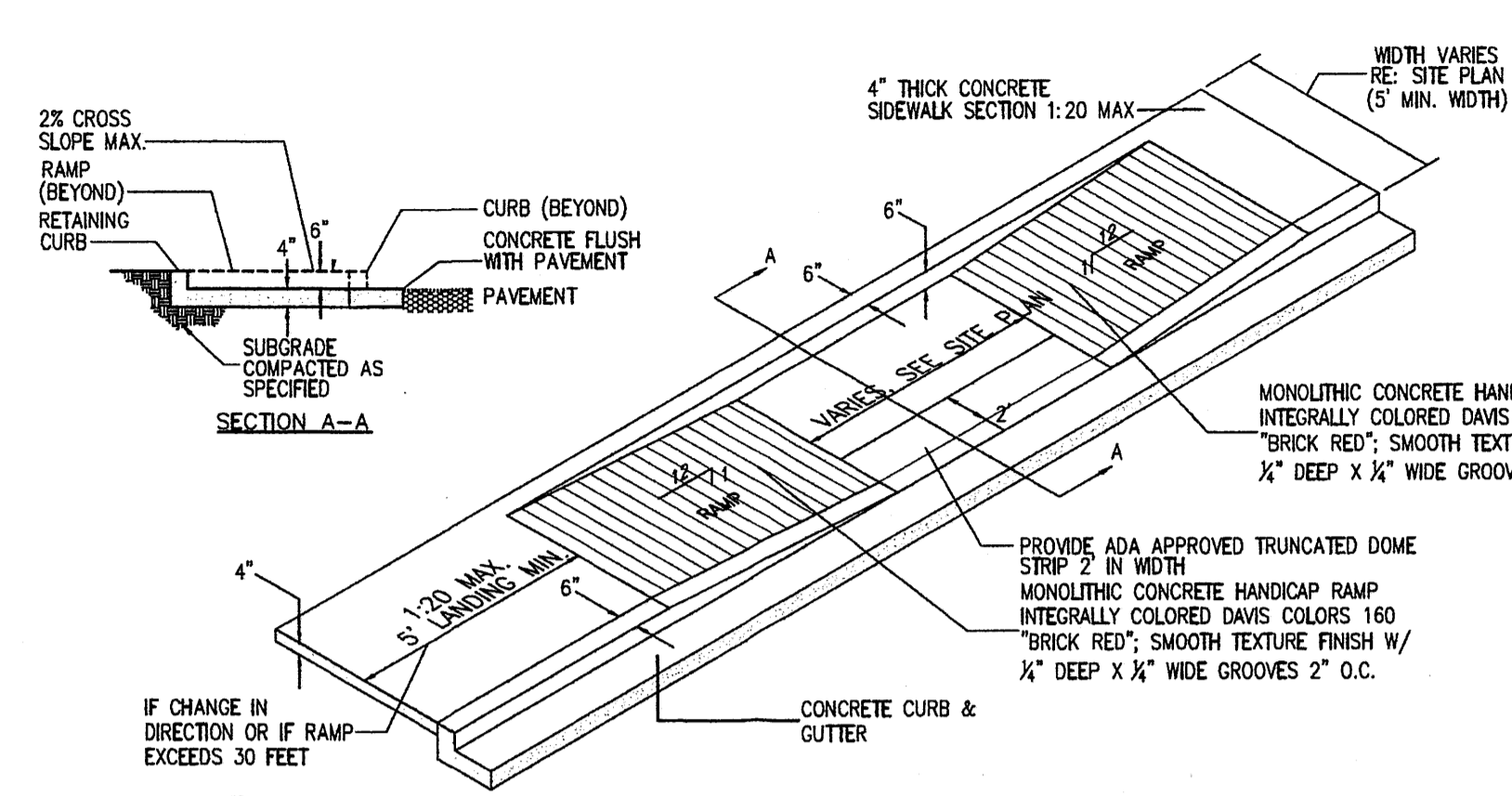
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Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

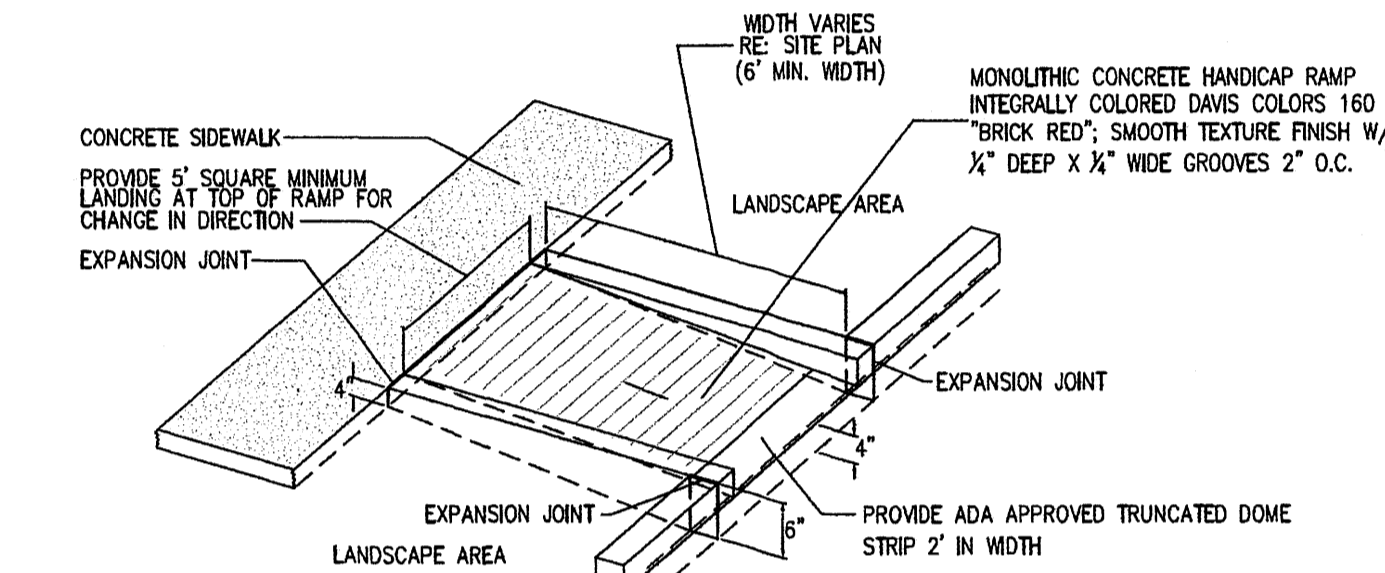
City Project No. XXXX.XX Zone Map No. J-19-Z Sheet 1 of 1

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 Last Saved: 7/21/2015 5:03:31 PM, Saved By: Edinger, Scott

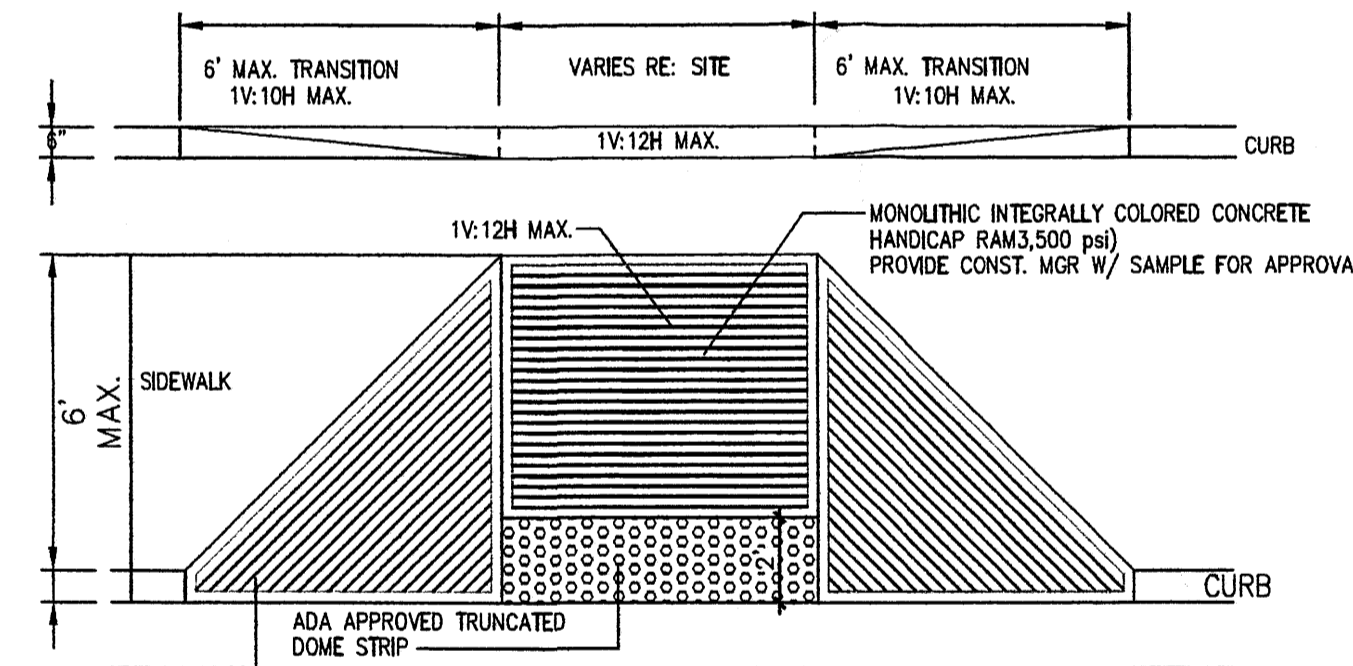




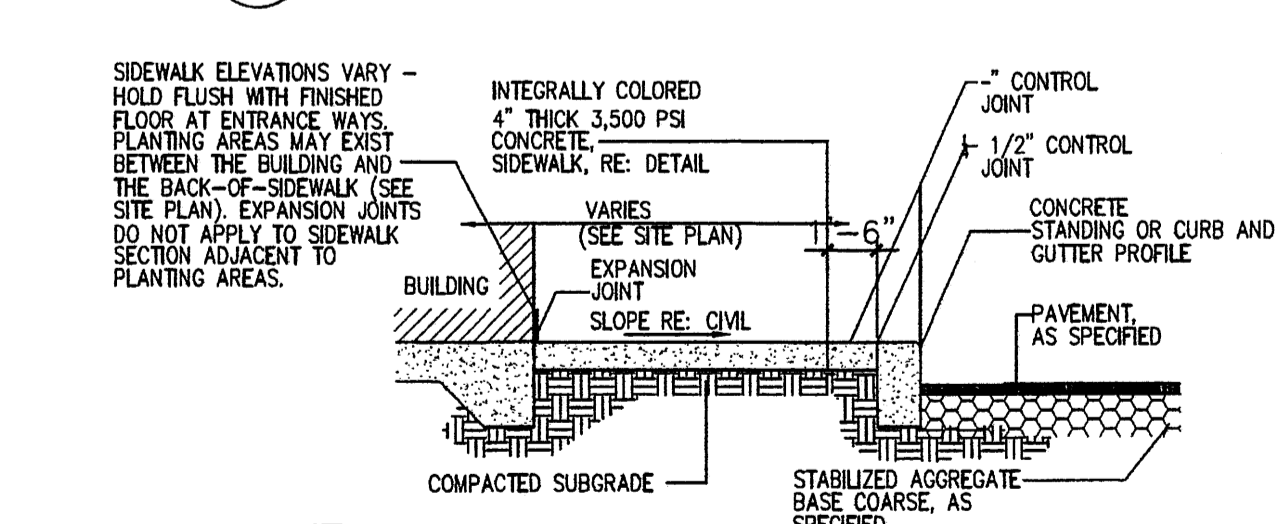
17 TAPERED H.C RAMP
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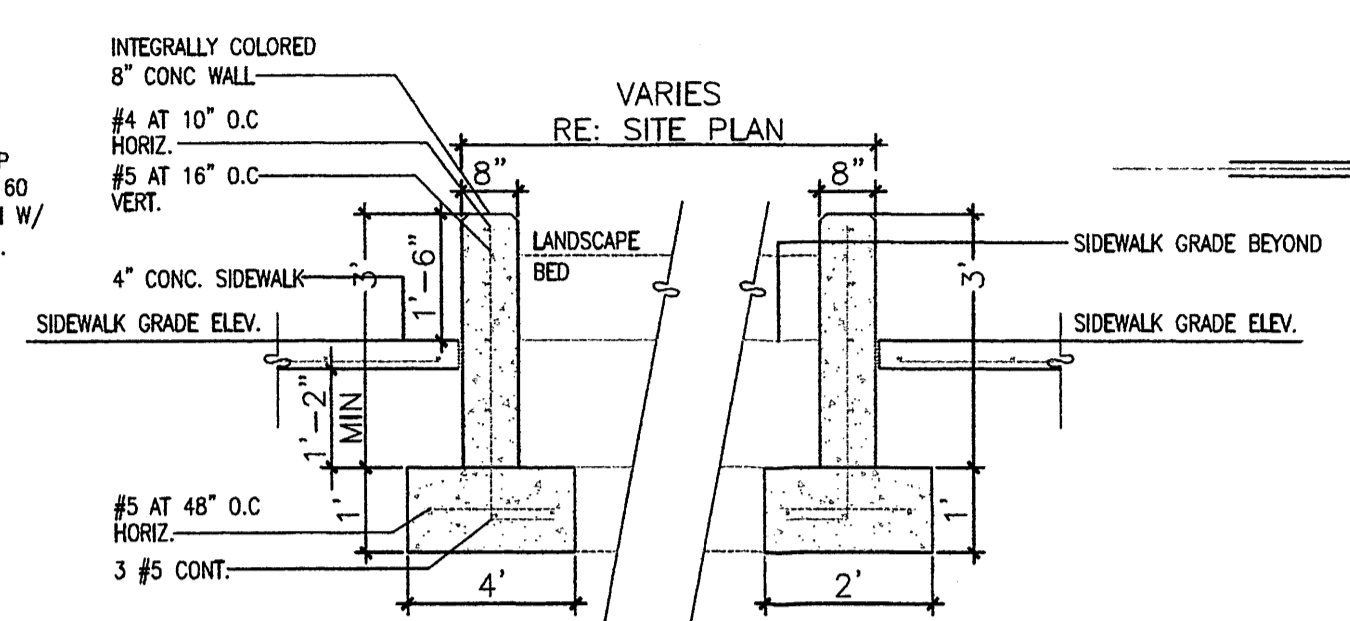
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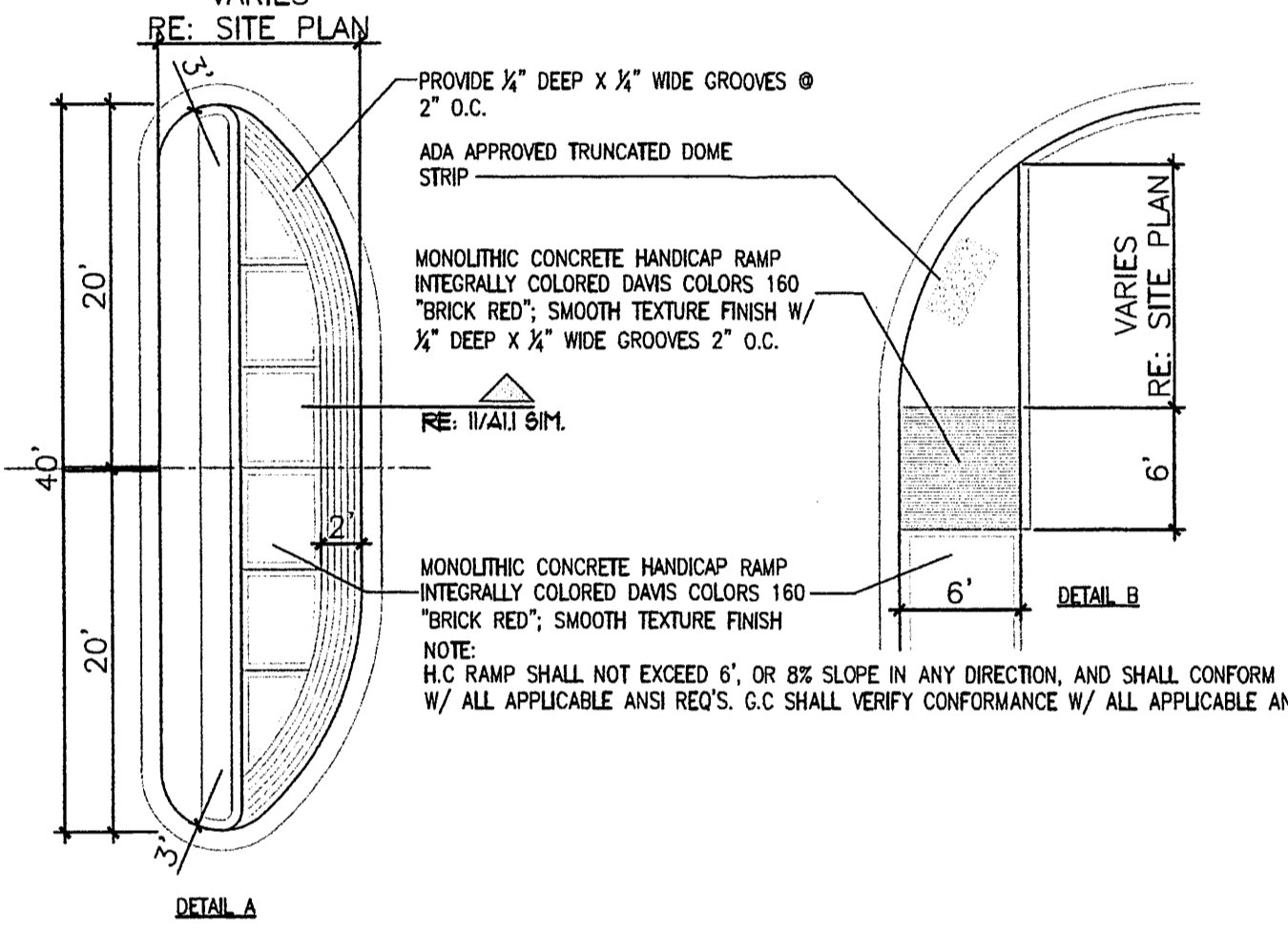
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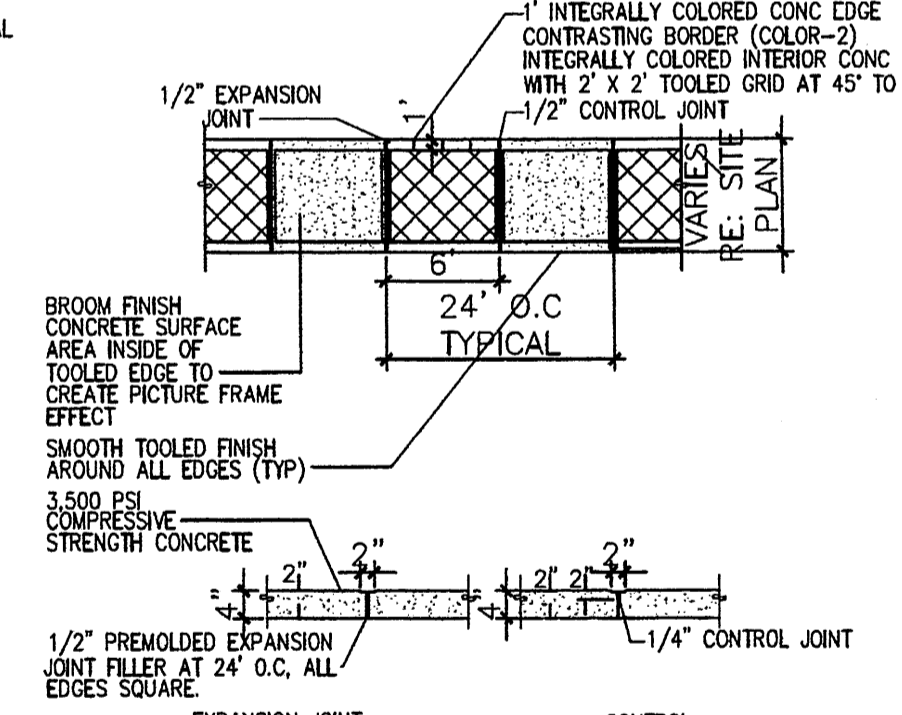
14 SIDEWALK W/ TURNDOWN CURB SECTION
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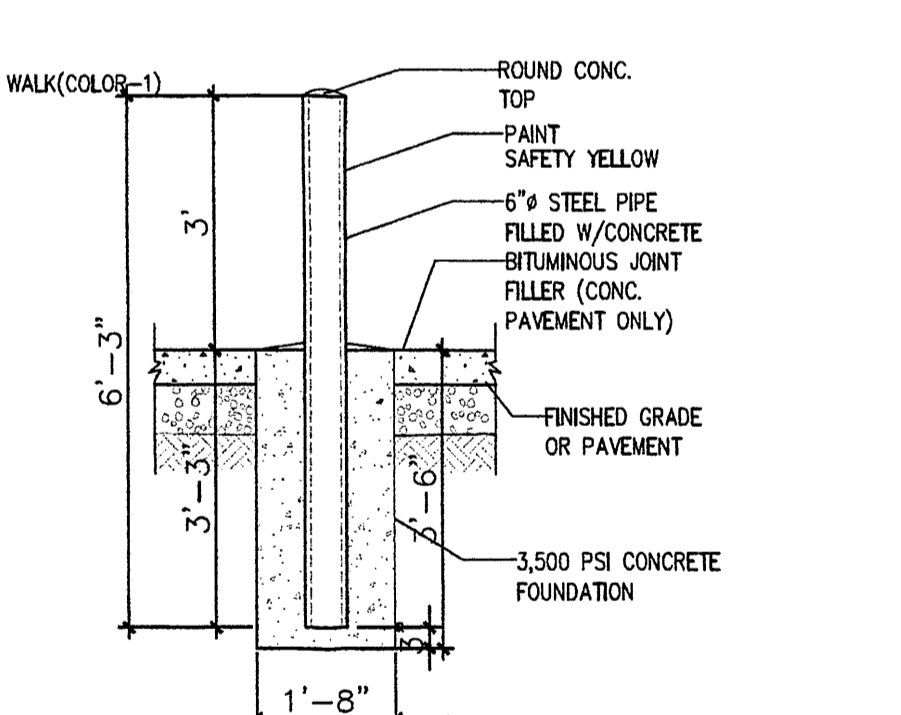
9 RAISED PLANTING BED DETAIL
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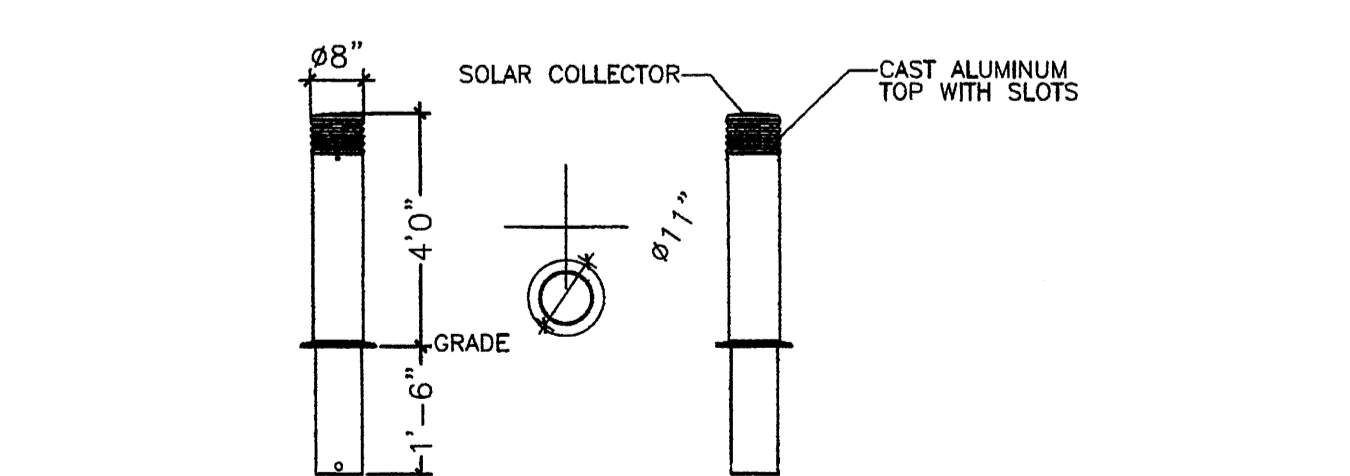
12 TYP. END ISLAND W/ WALK
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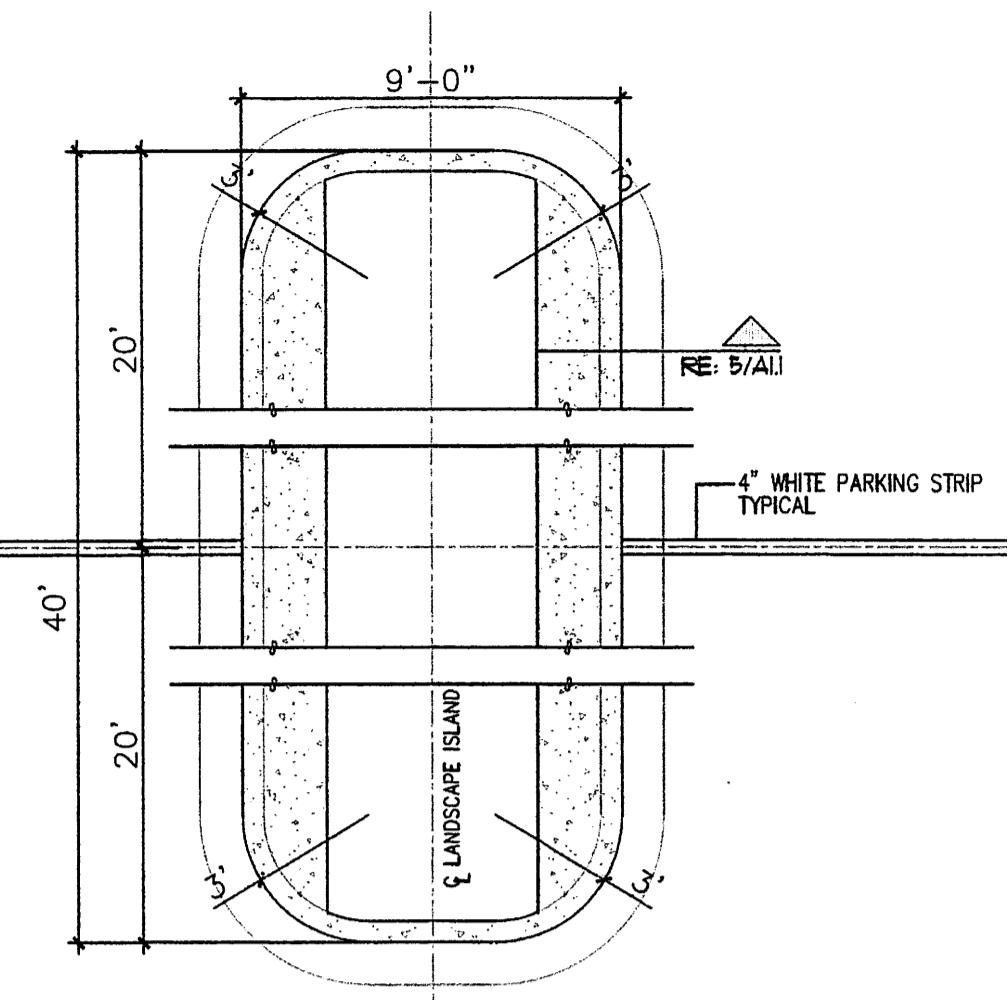
11 TYPICAL SIDEWALK
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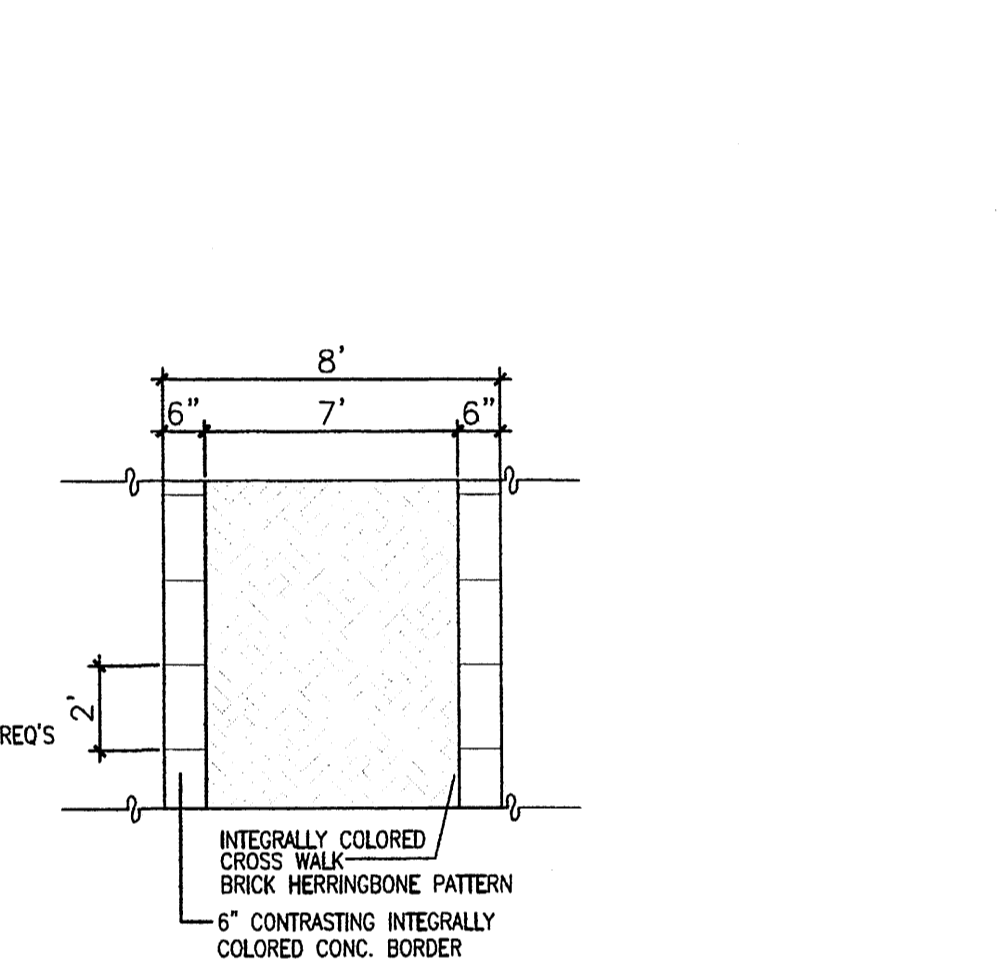
10 BOLLARD DETAIL
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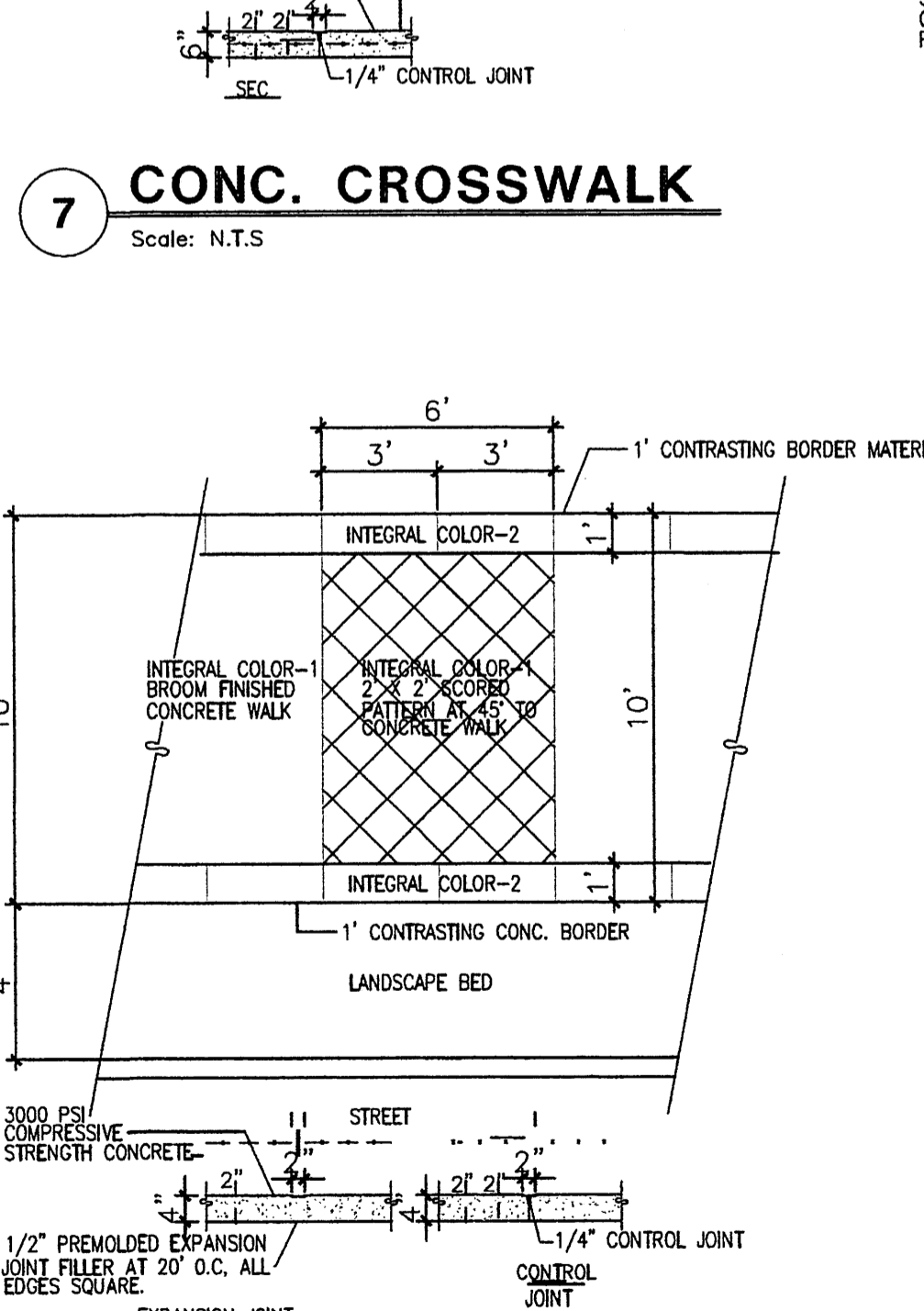
18 PEDESTRIAN LIGHTING DETAIL
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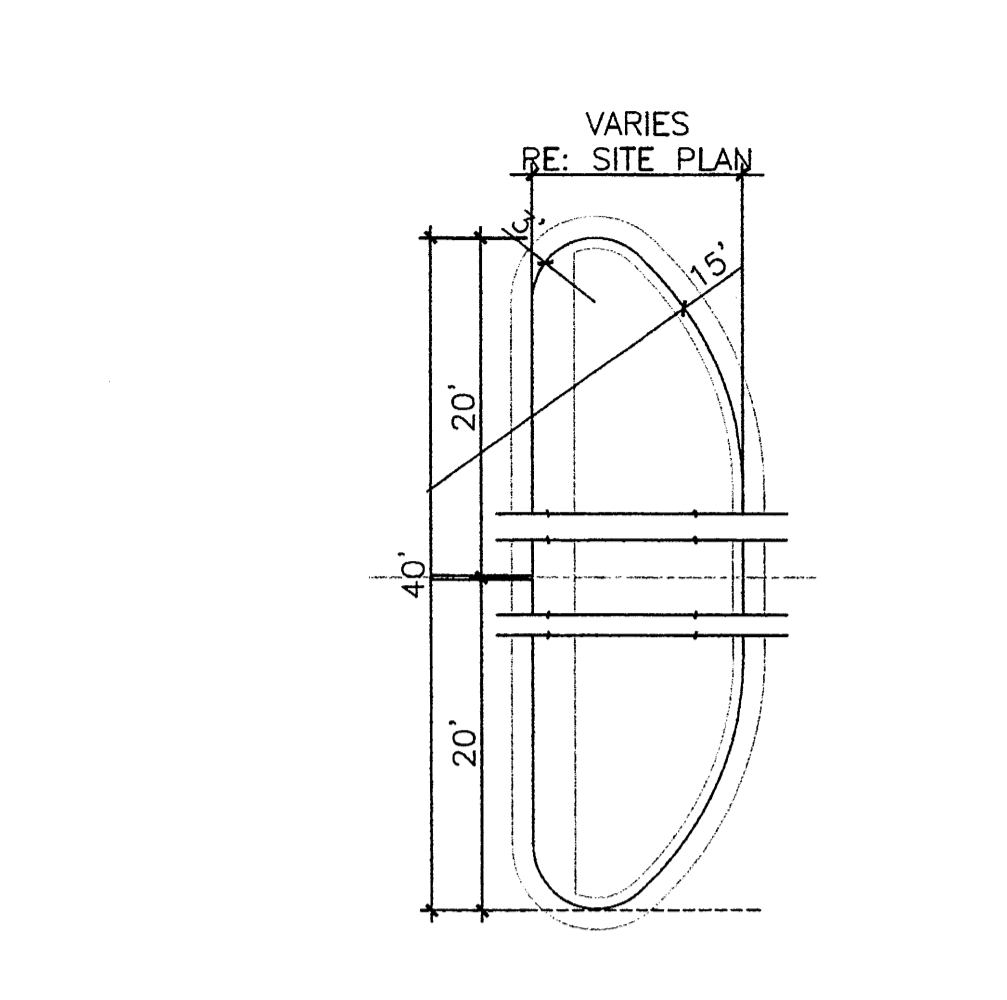
8 ISLAND DETAIL
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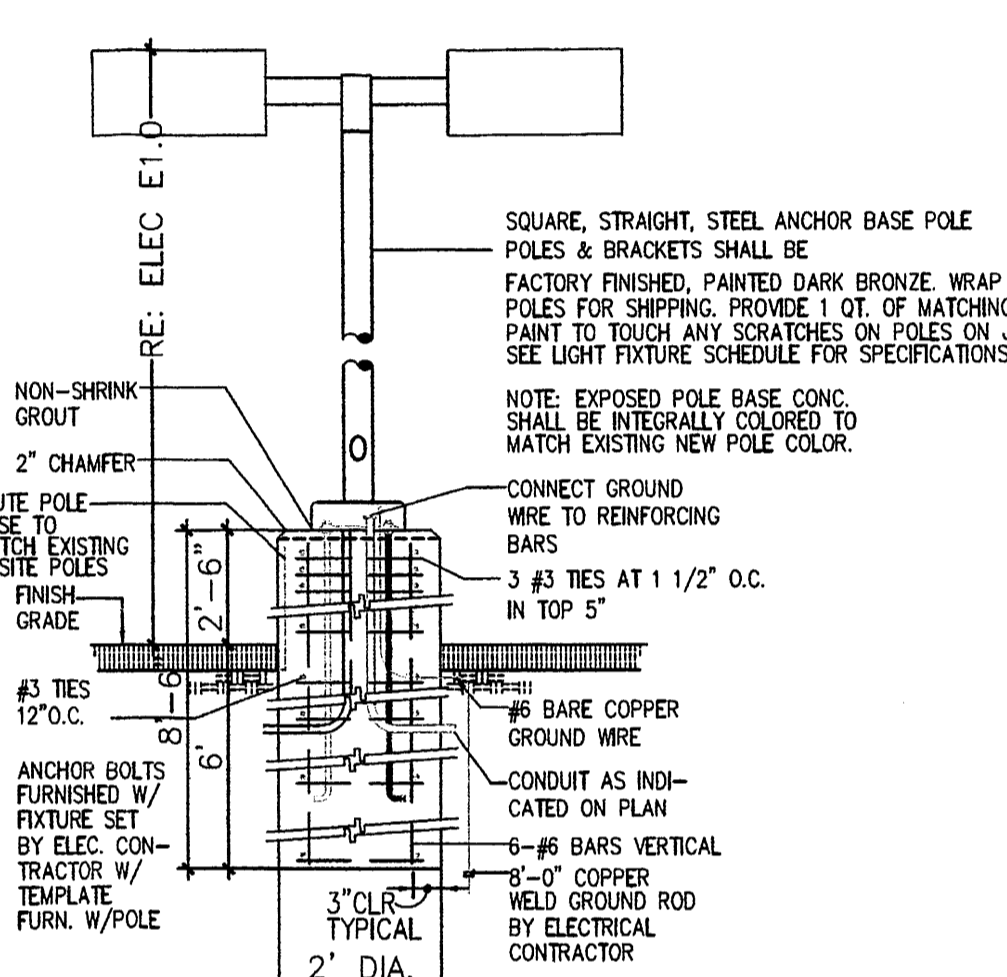
7 CONC. CROSSWALK
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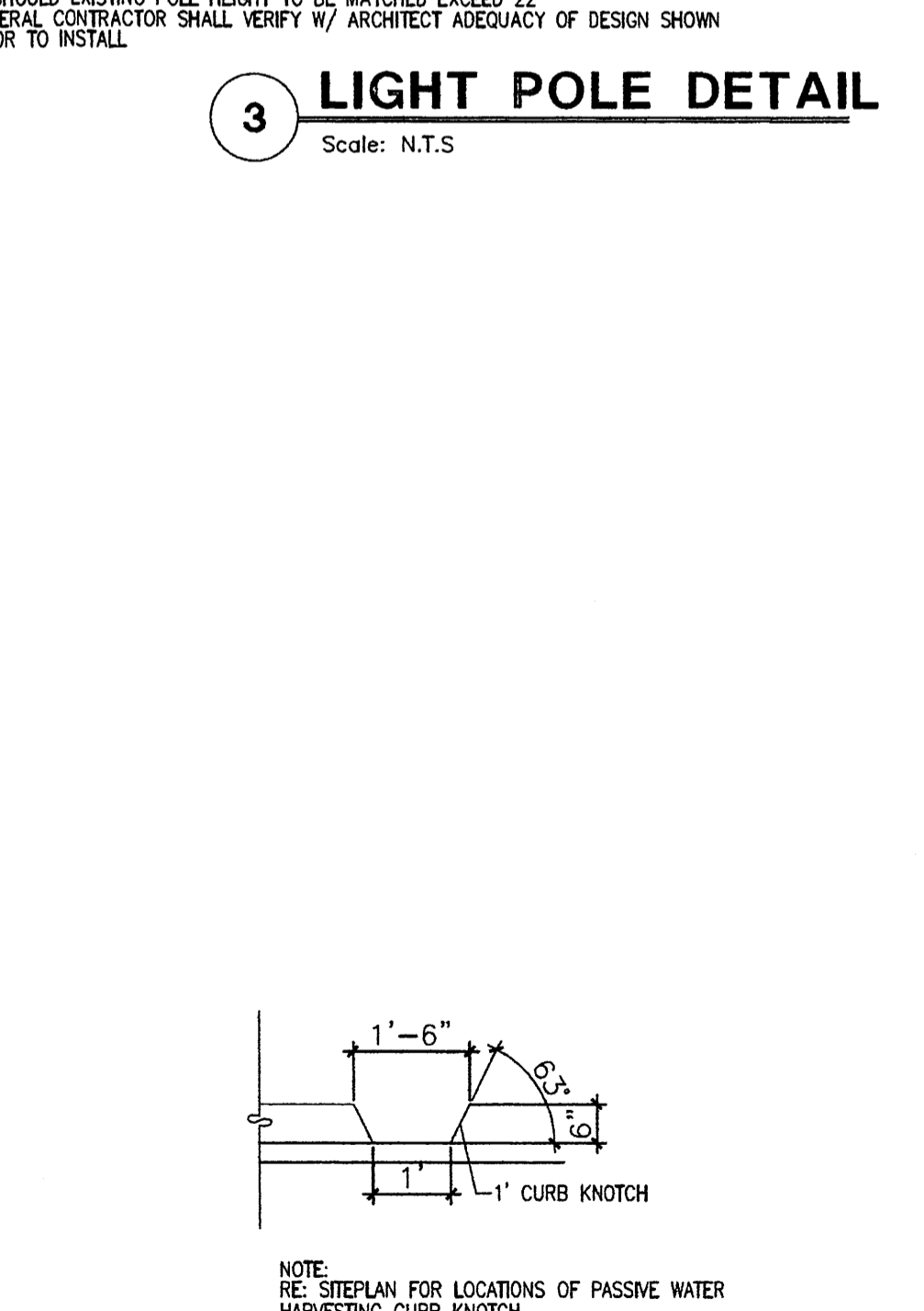
2 TYPICAL STREET SIDEWALK
Scale: N.T.S.



4 END ISLAND DETAIL
Scale: N.T.S.



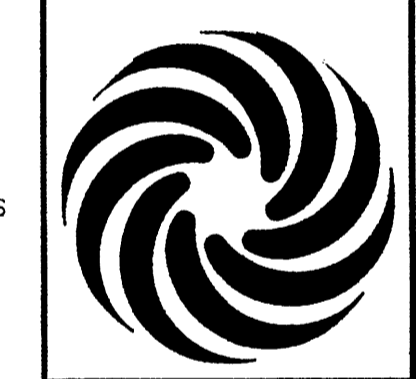
3 LIGHT POLE DETAIL
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1 CURB KNOTCH
Scale: N.T.S.

REV	DATE	BY	REVISION

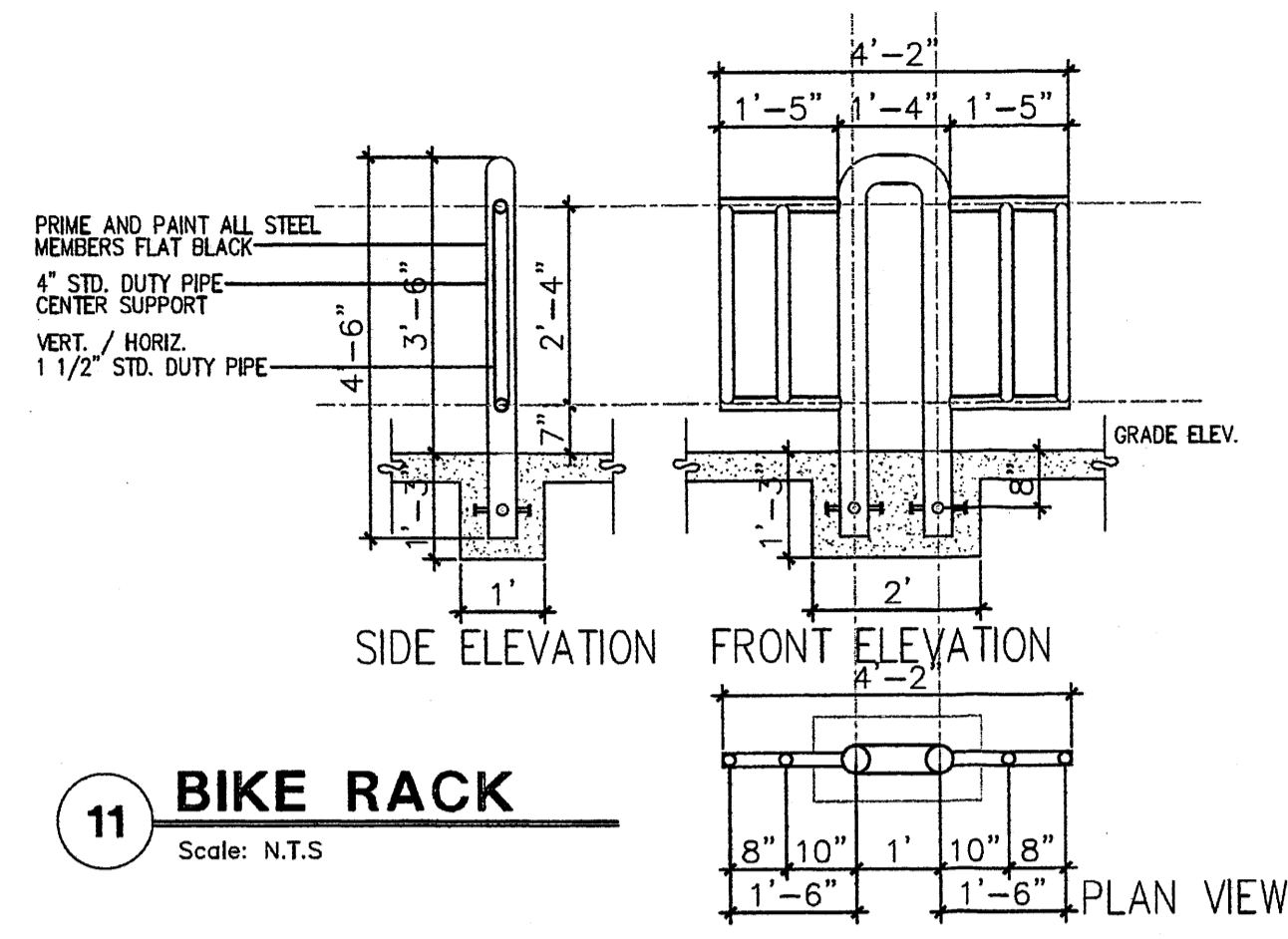
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



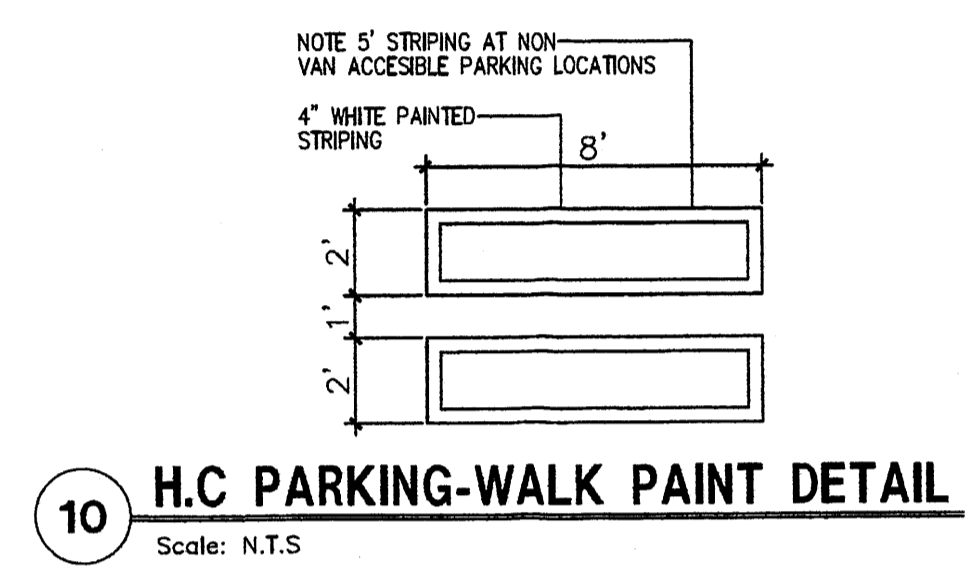
SECTION-2 SITE DETAILS
UNROCK TOWN CENTER
ALBUQUERQUE NEW MEXICO

PROJECT NUMBER: 408
JOB NO. (UN-BJ)
DRAWN BY: S-J
SHEET TITLE: SITE DETAILS

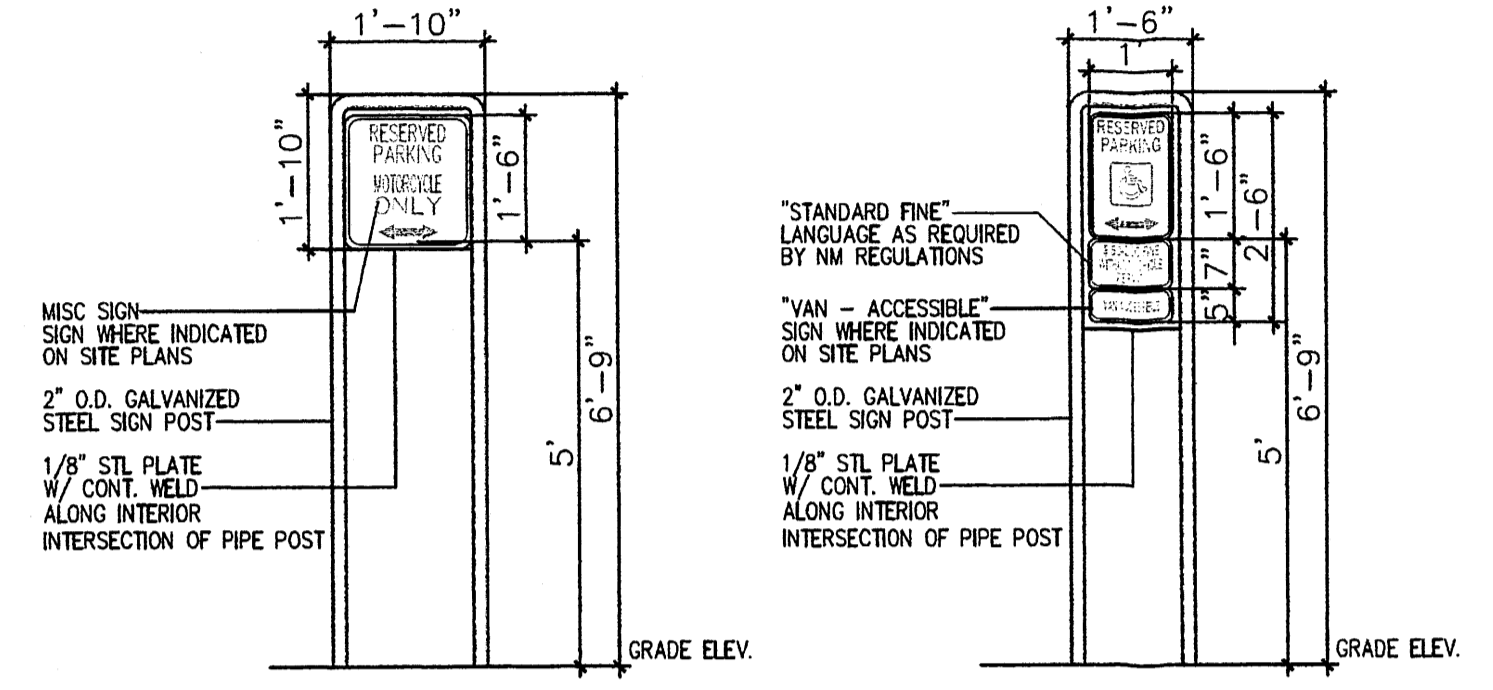
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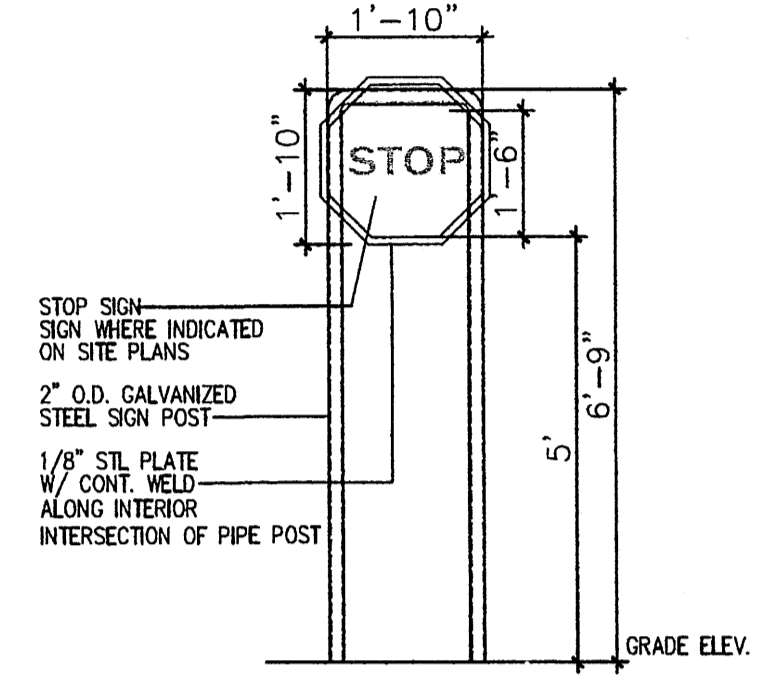
11 BIKE RACK
Scale: N.T.S



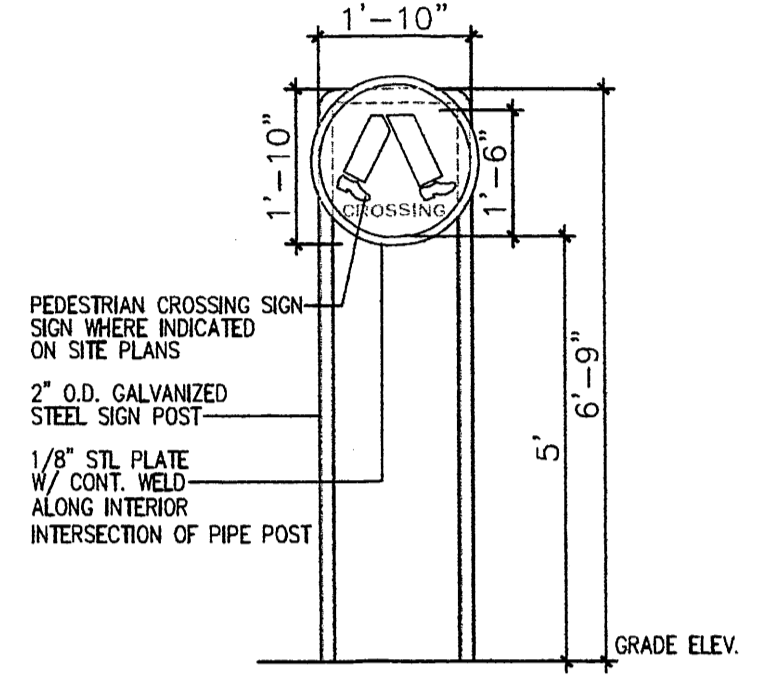
10 H.C PARKING-WALK PAINT DETAIL
Scale: N.T.S



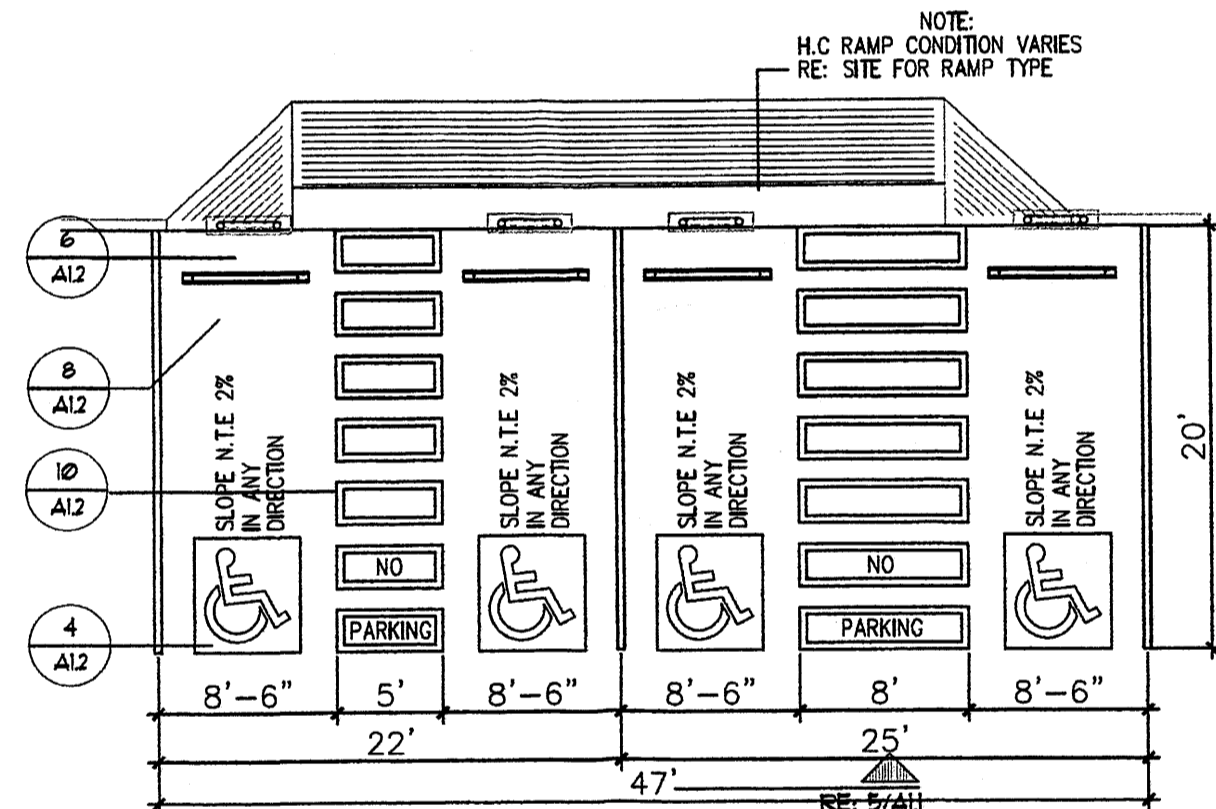
7 MISC SIGNAGE Scale: N.T.S
6 H.C SIGNAGE Scale: N.T.S



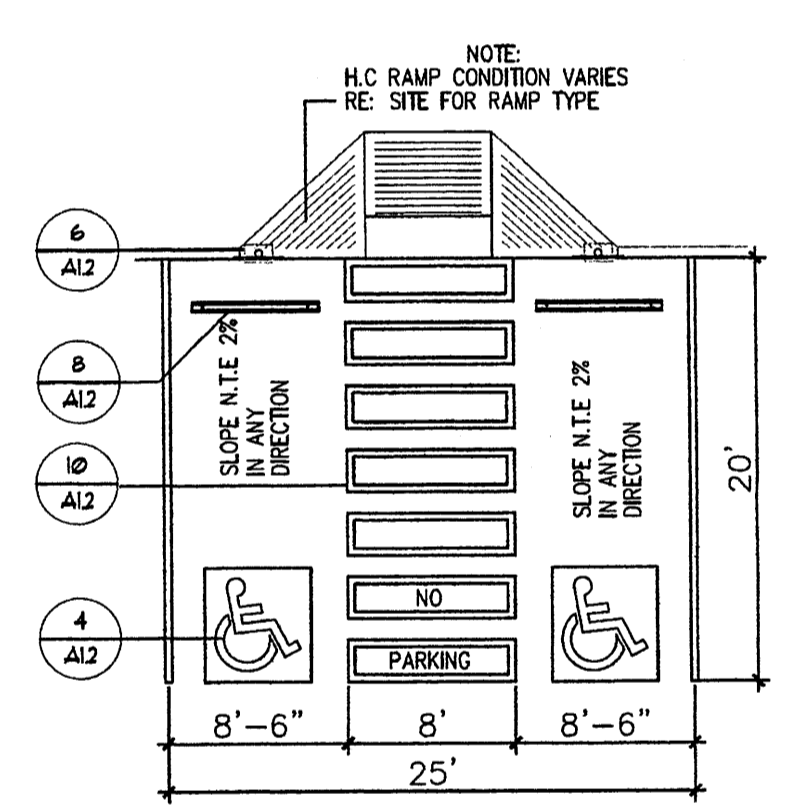
3A STOP SIGNAGE Scale: N.T.S



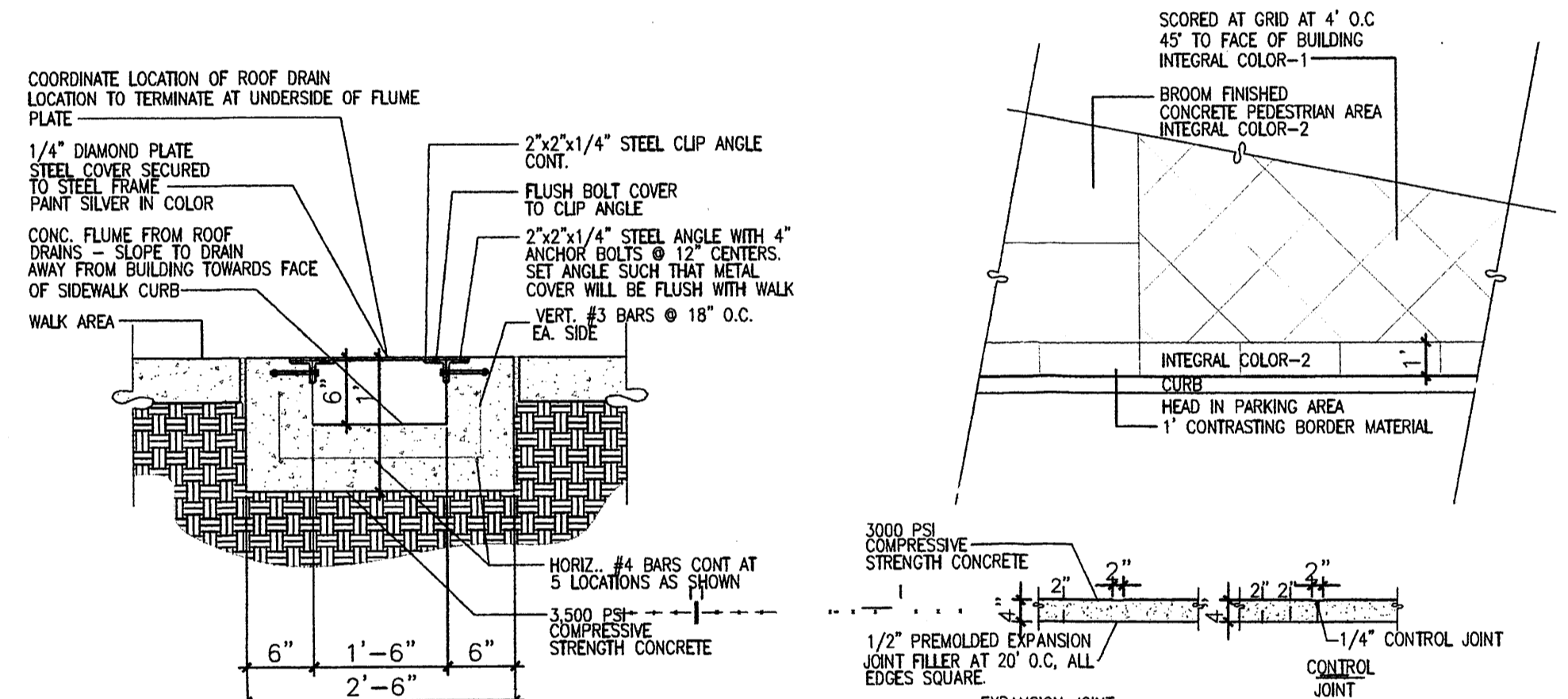
3 PEDESTRIAN SIGNAGE Scale: N.T.S



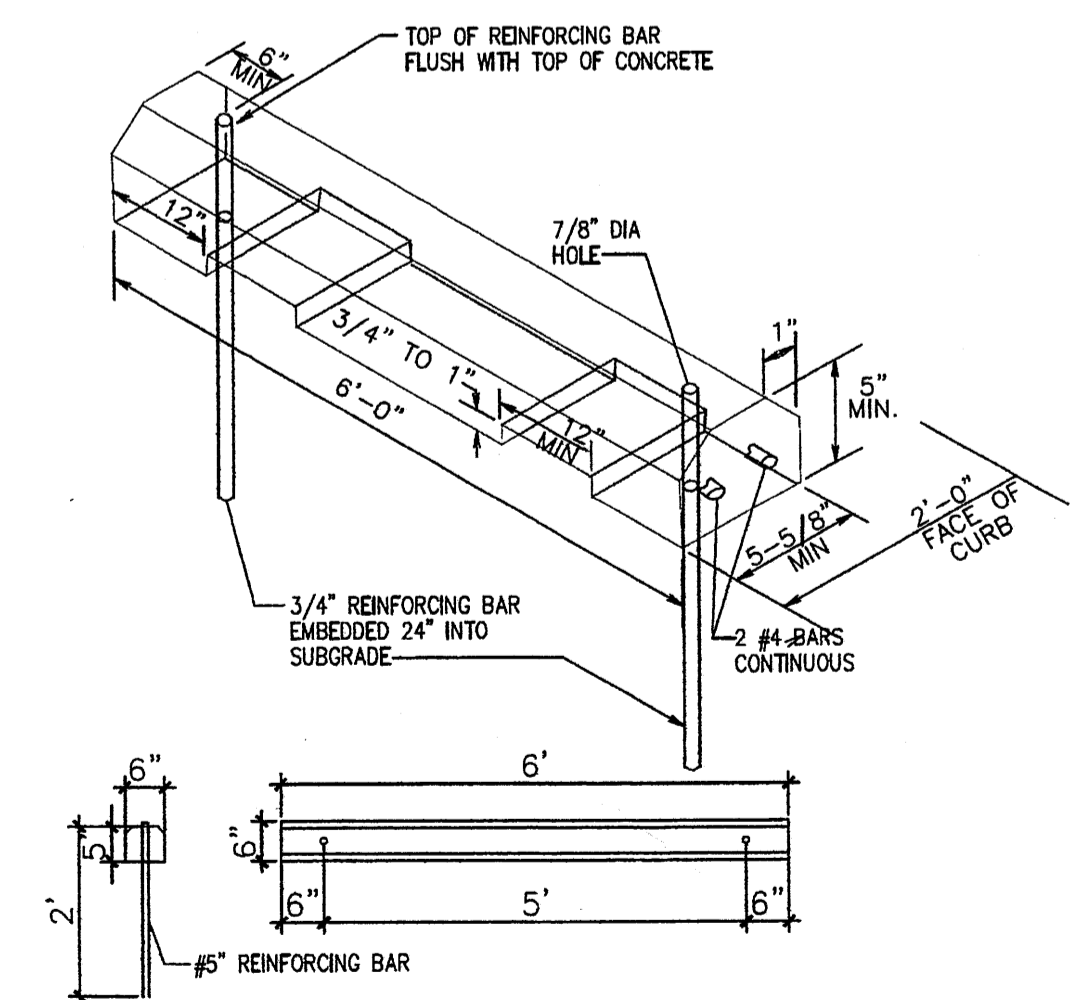
9 H.C PARKING(DUAL CONFIGURATION) Scale: N.T.S



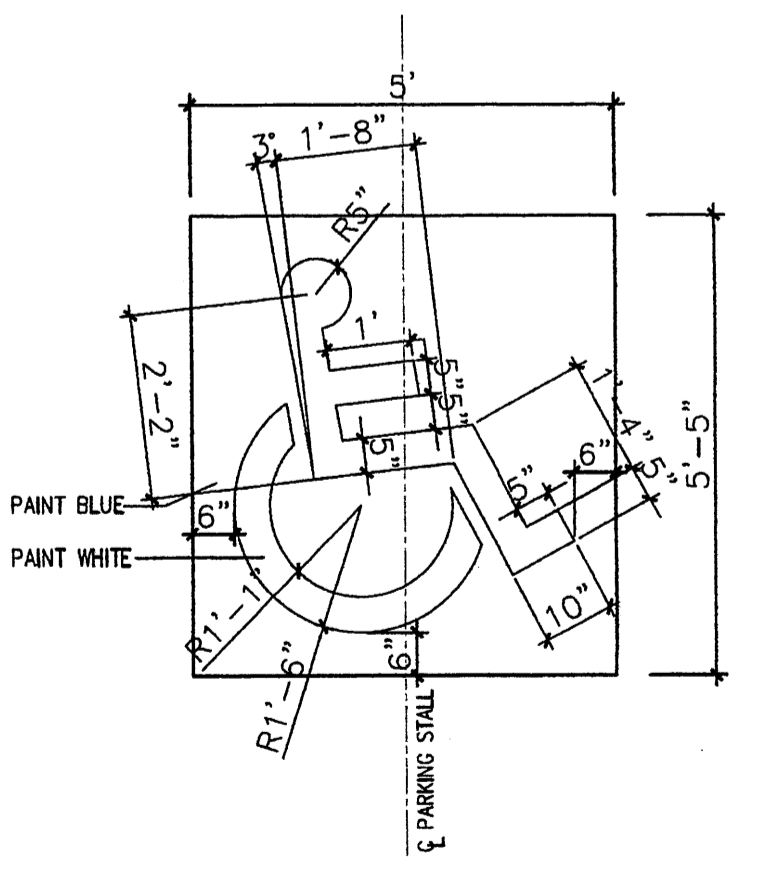
5 H.C PARKING(VAN ACCESIBLE ONLY) Scale: N.T.S



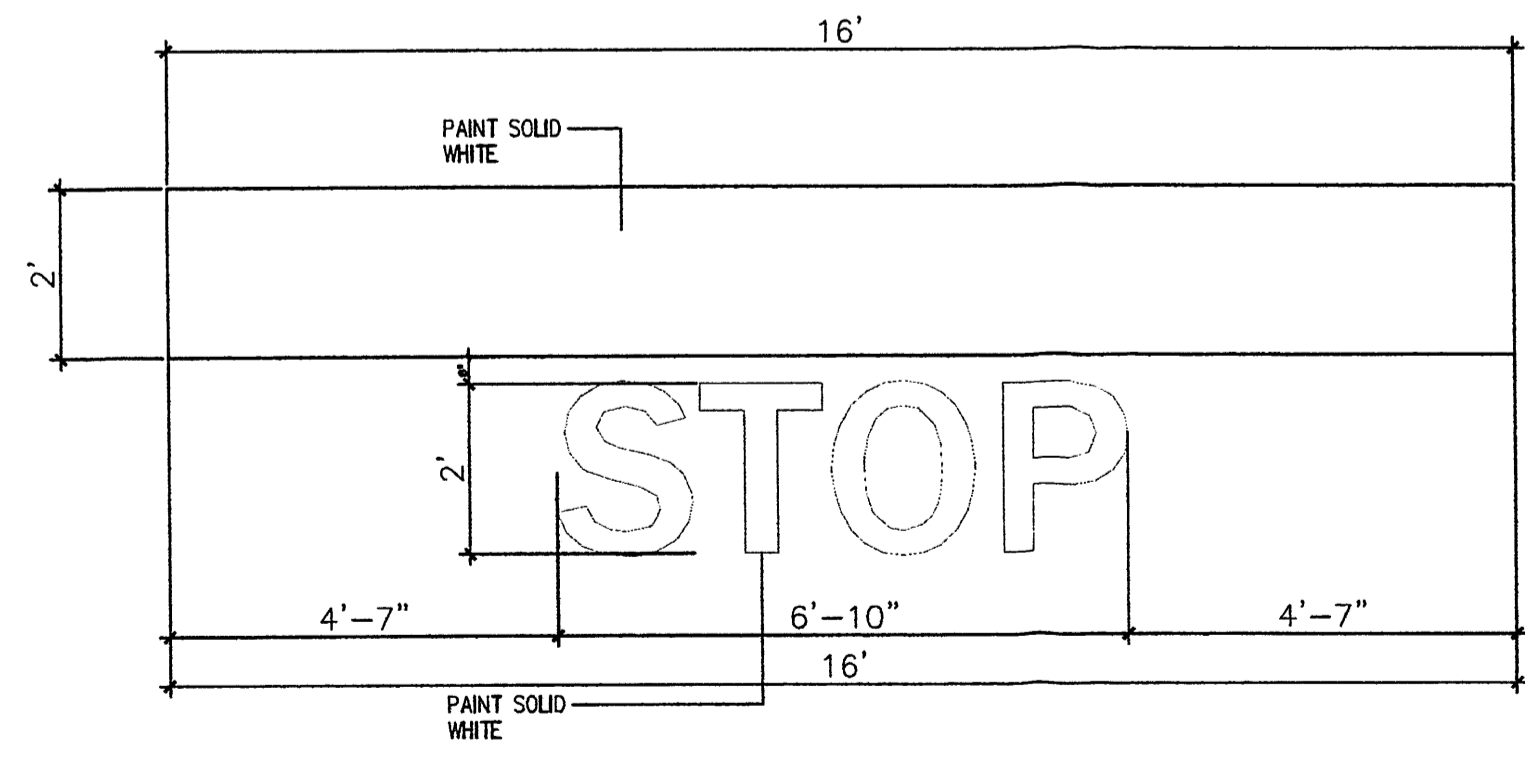
12 CONC. FLUME DETAIL Scale: N.T.S
2 TYPICAL EDGE-WALK DETAIL Scale: N.T.S



8 H.C WHEELSTOP
Scale: 1/2"=1'-0"



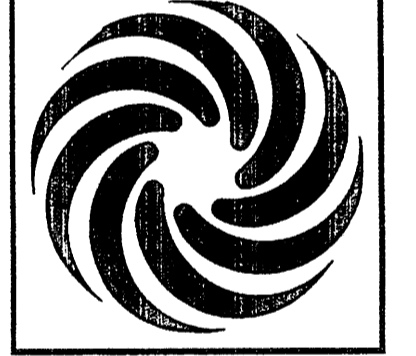
4 H.C SIGNAGE
Scale: 1/2"=1'-0"



1 STOP BAR DETAIL
Scale: N.T.S

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



SECTION 2 SITE DETAILS
WINROCK TOWN CENTER
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER	STEPHEN DUNBAR, AIA	DRAWN BY	S-U
JOB NO.	WIN-EU	SHEET TITLE	5 SITE DETAILS
DATE	4/6/12	SCALE	AS NOTED
			A12

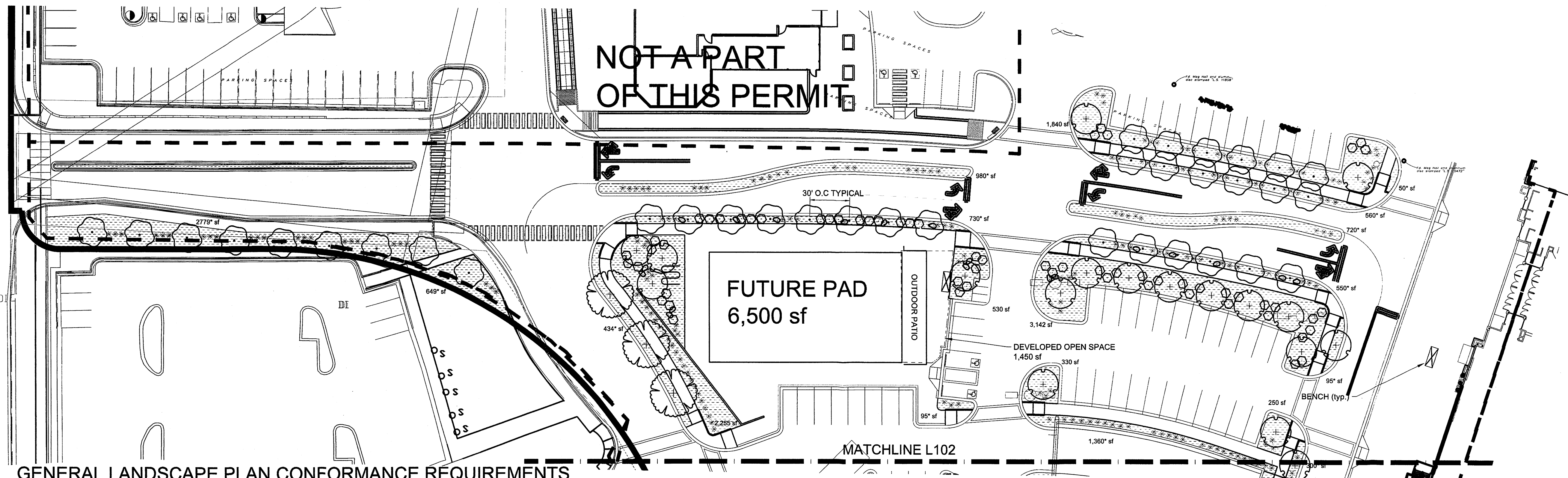


Date: 09/15/2014

- Revisions:
- ▲ 10/06/2014
 - ▲
 - ▲
 - ▲

Drawn by: Jitka Dekojoiva
Reviewed by: Eddie Padilla

**WINROCK
TOWN CENTER**
Section #2
Albuquerque, Uptown, New Mexico



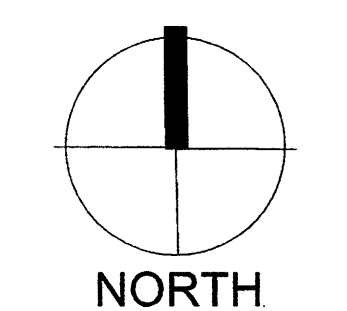
GENERAL LANDSCAPE PLAN CONFORMANCE REQUIREMENTS

- F. NEW CONSTRUCTION AND/OR REDEVELOPMENT SHALL APPLY THE FOLLOWING LANDSCAPE REGULATIONS AND REQUIREMENTS:
 - F.1. 40% OF THE "10% OF SITE" OPEN SPACE REQUIREMENT SHALL BE LANDSCAPE AREA. IN ADDITION, EVERY SITE SHALL HAVE A MINIMUM OF FOUR (4) FOOT WIDE PLANTING STRIP ABUTTING A TEN (10) FOOT WIDE WALKWAY.
 - F.2. A LANDSCAPE PLAN SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN FOR APPROVAL. REQUIREMENTS FOR THE LANDSCAPE PLAN ARE LISTED IN CHAPTER V, SECTION K.
 - F.3. ALL LANDSCAPES SHALL BE PLANTED AS SHOWN ON THE LANDSCAPE PLAN.
 - F.4. ALL LANDSCAPING SHALL BE PLANTED NO LATER THAN 30 DAYS AFTER COMPLETION OF CONSTRUCTION AND IN NO CASE LATER THAN THE FINAL INSPECTION.
 - F.5. ALL LANDSCAPING SHOULD BE PLANTED IN ACCORDANCE WITH INSTRUCTIONS PROVIDED IN MOST RECENT CITY STANDARDS NATIONALLY ACCEPTED STANDARDS BY NURSERY, LANDSCAPE, IRRIGATION, AND ARBORICULTURE INDUSTRIES. SEE APPENDIX B
 - F.7. IRRIGATION IS REQUIRED FOR ALL PLANTINGS. IRRIGATION SYSTEMS SHALL MEET THE DIFFERING NEEDS OF TREES AND OTHER VEGETATION TO ENSURE ALL PLANTINGS FLOURISH.
 - F.8. WATER HARVESTING CONSERVATION TECHNIQUES SHALL BE UTILIZED WHERE POSSIBLE AND AS APPROVED BY THE CITY HYDROLOGIST OR CITY ENGINEER. SUCH TECHNIQUES MAY INCLUDE WATER HARVESTING, GRAYWATER, WATER REUSE SYSTEMS AND PERMEABLE PAVEMENT. RAINWATER FROM ROOFS SHOULD BE DIRECTED OR STORED AND USED TO WATER TREES AND OTHER LANDSCAPING WHENEVER POSSIBLE.
 - F.9. ORGANIC MULCH SHALL BE PROVIDED IN AREAS AROUND THE LIVING PLANTS TO REDUCE HEAT AND CONSERVE MOISTURE. GRAVEL, ROCKS, CRUSHER FINE AND RUBBER ARE NOT ORGANIC MULCH.
 - F.10. THE USE OF RIVER STONES TO BE USED AS MULCH IN AREAS OF DRAINAGE AND WATER RUNOFF IS ALLOWED IN LANDSCAPE AREAS. THE USE OF GRAVEL, INCLUDING ROCKS AND CRUSHER FINES AS GROUND COVER IS LIMITED TO 5% PERCENT OR LESS OF ANY LANDSCAPE AREA, PLANTING STRIP OR OPEN SPACE.
 - F.13. THE MINIMUM ACCEPTABLE SIZES OF PLANT, TREES OR AMOUNTS OF SEEDS, AT THE TIME OF PLANTING, ARE AS FOLLOWS:
 - A. TREES MUST BE TWO INCHES IN CALIPER. CONIFEROUS TREES SHALL BE A MINIMUM OF 6' TALL.
 - B. SHRUBS, BUSHES AND LOW-GROWING EVERGREENS SHALL BE AT LEAST ONE GALLON IN SIZE.
 - C. GROUND COVER AND TURF MUST BE ADEQUATE TO PROVIDE 75% GROUND COVERAGE WITHIN TWO GROWING SEASONS AFTER PLANTING.
 - F.15. ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN (30) DAYS AFTER BEING MADE AWARE OF THE ISSUE.
 - F.16. FORTY (40%) PERCENT OF REQUIRED OPEN SPACE SHALL BE LANDSCAPED AREA.
 - A. LANDSCAPE AREAS SHALL BE COVERED WITH A MINIMUM OF SEVENTY-FIVE (75%) PERCENT LIVING, VEGETATIVE MATERIALS, SUCH AS TREES, GRASSES, VINES, FLOWERS AND/OR BRUSHES/SHRUBS. COVERAGE SHALL BE CALCULATED FROM THE ANTICIPATED SIZE OF MATURE PLANTS.
 - B. ALL OPEN SPACE AREAS THAT ARE NOT "DEVELOPED OPEN SPACE" AND ARE 25 SQUARE FEET IN SIZE OR LARGER SHALL BE PLANTED AS A LANDSCAPE AREA.
 - C. PLANTER BOXES OR LARGER PLANTING POTS MAY ALSO BE COUNTED AS THE LANDSCAPE AREA OF OPEN SPACE PROVIDED THEY ARE NOT WITHIN PLANTING STRIPS AND ARE SHOWN ON THE LANDSCAPE PLAN. THE SURFACE AREA OF PLANTER BOXES AND LARGE PLANTING POTS ARE MEASURED IN ORDER TO CALCULATE THE AMOUNT OF LANDSCAPE AREA THEY EQUAL.
 - D. TREES ARE STRONGLY ENCOURAGED IN LANDSCAPE AREAS.
 - E. REQUIRED PLANTING STRIPS ARE NOT CONSIDERED AS LANDSCAPE ARE FOR THE PURPOSE OF MEETING THE 40% OF THE "10% OF SITE" REQUIREMENT.

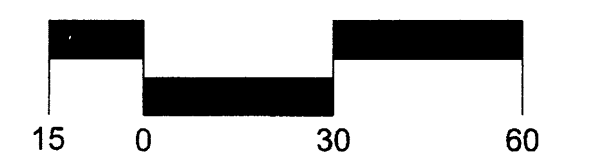
- G.7. TREES SHALL BE IRRIGATE SO AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY. TREES SHALL BE ON SEPARATE IRRIGATION ZONES FROM OTHER VEGETATION BECAUSE TREES REQUIRE WATER OVER A LARGER AREA THAN OTHER PLANTS, DEEPER INTO SOIL, AND LESS FREQUENTLY THAN OTHER VEGETATION.
- G.8. ALL TREES SHALL BE MAINTAINED TO ENSURE THAT THE TREES STAY HEALTHY. MAINTENANCE INCLUDING TRIMMING IS THE RESPONSIBILITY OF THE OWNER OF THE TREE. IN THE CASE OF STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY THE OWNER OF THE LOT ADJACENT AND CLOSEST TO THE TREE IS RESPONSIBLE FOR THE MAINTENANCE.
- G.9. THE REPLACEMENT OF DEAD TREES IS THE RESPONSIBILITY OF THE OWNER OF THE TREE. IN THE CASE OF STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGH-OF-WAY THE OWNER OF THE ADJACENT LOT CLOSEST TO THE TREE IS RESPONSIBLE FOR REPLACING THE DEAD TREE. DEAD TREES SHALL BE REPLACED WITH A TREE OF CONFORMING SPECIES AND LOCATION AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN SIXTY (30) DAYS AFTER BEING MADE AWARE OF THE ISSUE. SIGNATURE TREES MAY BE USED TO REPLACE SOME SHADE TREES IN ORDER TO ACHIEVE THE DESIRED SIGNATURE/SHADE TREE PROPORTIONS.
- G.14. PARKING LOT TREES ARE REQUIRED AS FOLLOWS:
 - A. TREES SHALL BE PLANTED AT A RATE OF ONE (1) TREE PER EIGHT (8) PARKING LOT SPACES.
 - B. EACH ROW OF PARKING SHALL HAVE AN END CAP WITH AT LEAST ONE (1) TREE
 - C. TREES SHALL BE PLANTED IN THIRTY SIX (36) SQUARE FOOT TREE WELLS.
 - D. NO PARKING SPACE SHALL BE MORE THAN SIXTY (60) FEET FROM A TREE TRUNK.
- G.15. WALKWAY TREES ARE REQUIRED AS FOLLOWS:
 - A. WALKWAY TREES SHALL BE PLANTED IN PLANTING STRIPS WHEN THE WALKWAY ABUTS A BUILDING AND/OR A PARKING SPACE NOT CONTAINED IN A PARKING LOT, AT A NUMBER EQUAL TO A MAXIMUM OF TWENTY-FIVE (25) FEET ON CENTER.
 - B. WALKWAY TREES PLANTED IN A PLANTING STRIP MAY HAVE REGULAR OR IRREGULAR SPACING TO ACCOMMODATE THE ENTRANCES OF THE CORRESPONDING BUILDINGS PROVIDED THAT THE TOTAL NUMBER OF REQUIRED TREES ARE PLANTED.
 - C. WALKWAYS TREES SHALL BE PLANTED ALONG WALKWAYS THAT DO NOT ABUT BUILDINGS AND ARE NOT SHADED BY EXISTING TREES AT THE NUMBER EQUAL TO A MAXIMUM TO TWENTY-FIVE (25) FEET ON CENTER. THIS REQUIREMENT INCLUDES WALKWAYS INTERNAL TO PARKING LOTS WHERE TREES WILL BE PLANTED ON ALTERNATING SIDES OF THE WALKWAY.
 - D. THREE OR LESS WALKWAY TREES MAY BE CLUSTERED IF SUFFICIENT ROOTING VOLUME IS SUPPLIED AND IF THE REQUIREMENT TO SHADE THE WALKWAY IS MET.
 - E. WALKWAY TREES ARE NOT REQUIRED ON THE WEST SIDE OF SAN PEDRO DR. OR THE NORTH SIDE OF MENAUL BLVD.
- H.4. THE TEN (10) FOOT WIDE WALKWAYS MAY ACCOMMODATE OCCASIONAL USES SUCH AS UTILITY BOXES, BENCHES AND/OR TRASH RECEPTACLES WHICH ENCR OACH UPON THE WIDTH OF THE WALKWAY BUT A MINIMUM SIX (6) FOOT CLEAR PATH SHALL BE MAINTAINED WITHIN THE WALKWAY AT ALL TIMES. THESE OCCASIONAL USES SHALL NOT TAKE UP MORE THAN ONE-THIRD (1/3) OF THE WIDTH OF ANY BUILDING'S WALKWAY.
- H.7. ALL WALKWAYS MUST COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE AND AMERICANS WITH DISABILITY ACT.

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	7/8" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	PECAN MULCH AT 2" DEPTH IN RAISED PLANTERS
	MOSSROCK BOULDER (57)

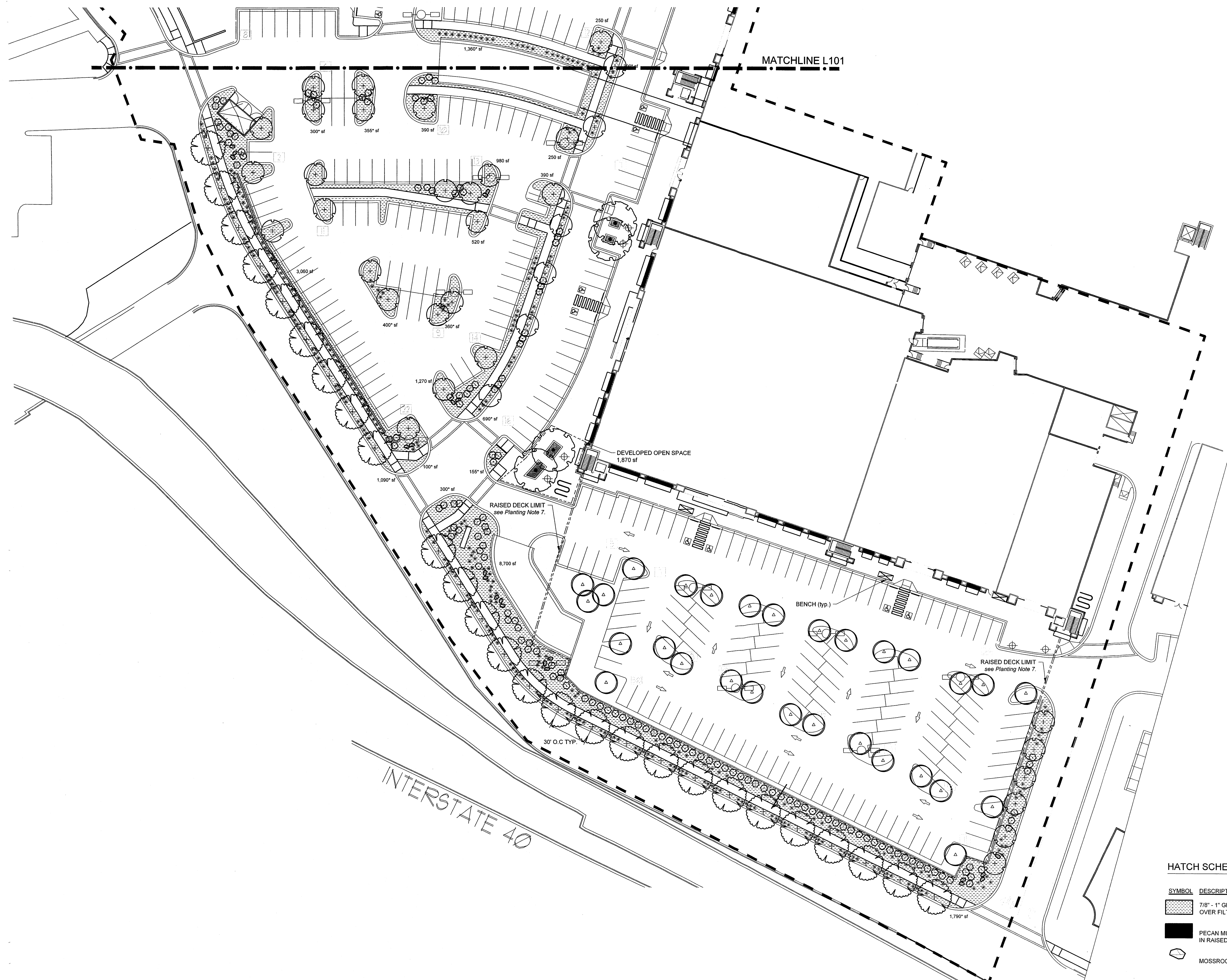


Scale: 1" = 30'



Sheet Title:
**Landscape
Plan**

Sheet Number:
L101



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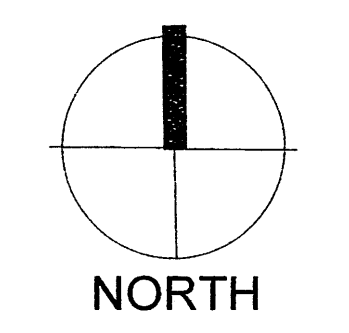
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com



Date: 09/15/2014
Revisions:
▲ 10/06/2014
▲
▲
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Drawn by: Jitka Dekojova
Reviewed by: Eddie Padilla

**WINROCK
TOWN CENTER**
Section #2
Albuquerque, Uptown, New Mexico



Scale: 1" = 30'
15 0 30 60

Sheet Title:
**Landscape
Plan**

Sheet Number:
L102

HATCH SCHEDULE

SYMBOL	DESCRIPTION
	7/8" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	PECAN MULCH AT 2" DEPTH IN RAISED PLANTERS
	MOSSROCK BOULDER (57)

LEGAL DESCRIPTION:
PARCEL 1-A-1 WINROCK CENTER ADDITION. 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. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
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.

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.
3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG WINROCK LOOP ROAD. THE R.O.W. (WHEN 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 GRAVEL 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 L103 FOR TREE PLANTING DETAIL.
7. ALL PLANTINGS ON TOP OF PARKING DECK SHALL BE PLACED IN POTS. NO GRAVEL SHALL BE IN THIS AREA.

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 I103 FOR DETAIL.
4. USE 50 LF NETAJIM SPIRAL PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
5. THE LOOP ROAD R.O.W. PLANTINGS SHALL BE IRRIGATED BY BUBBLERS. USE TWO 0.5 GPM BUBBLERS 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:

PROJECT AREA	298,920 sf (total number)
REQUIRED OPENSACE AREAS (10% OF SITE)	29,892 sf (total number)
PROVIDED OPENSACE AREAS (10% OF SITE)	30,900 sf (total number)
REQUIRED LANDSCAPE AREAS(40% OF 10% OF SITE)	11,956 sf (total number)
PROVIDED LANDSCAPE AREAS	21,210 sf
PROVIDED PLANTING AREA WITH PLANTING STRIPS	30,900 sf

NOTE: REQUIRED PLANTING STRIPS ARE NOT CONSIDERED AS LANDSCAPE AREAS FOR PURPOSES OF MEETING THE 40% OF THE 10% OF SITE REQUIREMENT. (USDP NOTE 15,e.)

REQUIRED LIVE GROUND COVERAGE (75% OF REQ. LANDSCAPE AREA)	8,967 sf
PROVIDED LIVE GROUND COVERAGE (75% OF REQ. LANDSCAPE AREA)	25,338 sf

NOTE: A minimum of 10% landscape areas shall have flowering plants or shrubs. (USDP F-11)

DEVELOPED OPEN SPACE	3,320 sf
REQUIRED SHADE	498 sf (15% of developed open space)
PROVIDED SHADE (building overhang and mature tree canopy)	2,567 sf (77% of developed open space)
DEVELOPED OPEN SPACE 40% LANDSCAPE REQUIREMENT	1,328 sf (40% of developed open space)
REQUIRED	1,900 sf (57% of developed open space)
PROVIDED	1,900 sf (57% of developed open space)

COBBLE MULCH
2" - 4" cobble to be placed at curb cuts for site run off and underneath all building downspouts of any new construction.

NUMBER OF PARKING SPACES	294
REQUIRED PARKING LOT TREES	49 (1 per 6 spaces)
PROVIDED PARKING LOT TREES	83

No parking space shall be more than 60 feet from a tree.

TOTAL NUMBER OF TREES	192
SHADE TREES	83
SIGNATURE TREES	26

PLANT SCHEDULE

SHADE TREES	QTY	SIZE	EXAMPLES
	45	2" B&B	Gleditsia triacanthos inermis/Thornless Honey Locust 50' x 45' mature size, Medium+ water use Pistachia chinensis/Chinese Pistache 60' x 60' mature size, Medium water use Sophora japonica/Japanese Pagoda Tree 35' x 35' mature size, Medium water use Ulmus sp./Elm Tree 40' x 40' mature size, Medium water use
	88		Prunus sp. or Malus sp./Various fruit trees 15' x 15' mature size, Medium water use

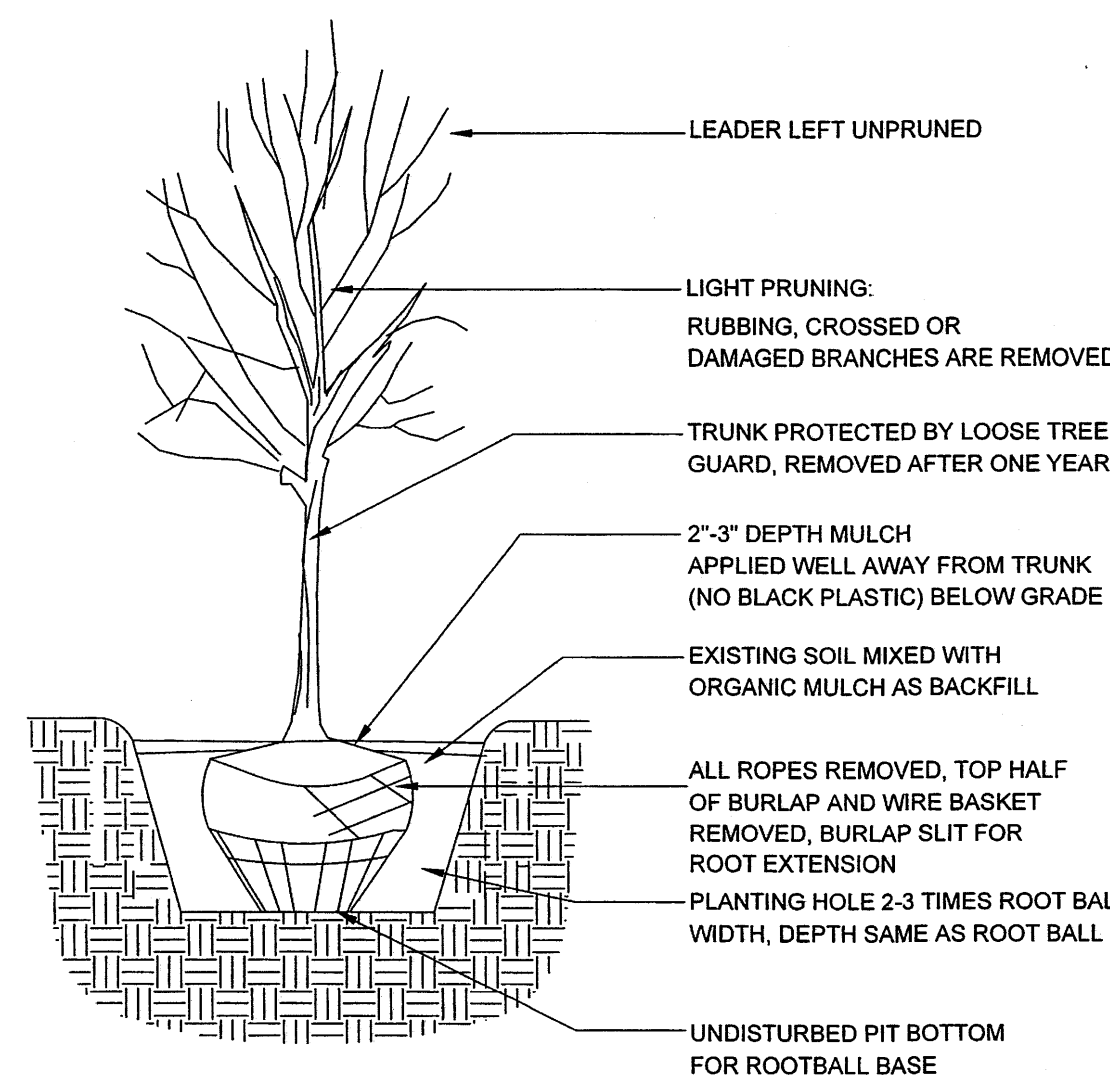
SIGNATURE TREES	QTY	SIZE	EXAMPLES
	90	15 gal / 24" box / 2" B&B	Chilopsis linearis/Desert Willow 20' x 25' mature size, Low water use Vitex agnus castus/Chaste Tree 20' x 20' mature size, Medium water use Forestiera Neomexicana/New Mexican Olive 15' x 15' mature size, Medium water use Rhus glabra/Smooth sumac 12' x 15' mature size, Medium water use

plants with this symbol are to be planted in large pots due to placement on top of parking lot deck (see species above)

SHRUBS/GRASSES GROUNDCOVERS	QTY	SIZE	EXAMPLES
	406	1 gal/5 gal	Vauquelinia sp./Arizona Rosewood 12' x 10' mature size, Low+ water use Perovskia atriplicifolia/Russian Sage 5' x 5' mature size, Medium water use Pinus mugo mugo/Dwarf Mugo Pine 5' x 10' mature size, Medium water use Hesperaloe parviflora/Red Yucca 3' x 4' mature size, Low+ water use Yucca recurvifolia/Soft-leaf Yucca 5' x 4' mature size, Low+ water use Buddleia davidii/Butterfly Bush 5' x 5' mature size, Medium water use Spartium junceum/Spanish Broom 8' x 8' mature size, Medium water use Miscanthus sp./Maiden Grass 5' x 5' mature size, Medium+ water use Nolina microcarpa/Beargrass 5' x 6' mature size, Low water use Juniperus sp./Blue Chip Juniper - female 2' x 5' mature size, Low+ water use
	772	1 gal/5 gal	Lavandula angustifolia/English Lavender 3' x 3' mature size, Medium water use Calamagrostis 'Karl Foester'/Reed Grass 2' x 2' mature size, Medium water use Muhlenbergia capillaris/Gulf Muhly 3' x 3' mature size, Medium water use Panicum virgatum/Switchgrass 4' x 3' mature size, Medium water use Caryopteris x clandonensis/Blue Mist Spirea 3' x 3' mature size, Low+ water use Salvia greggii/Cherry Sage 2' x 3' mature size, Low+ water use

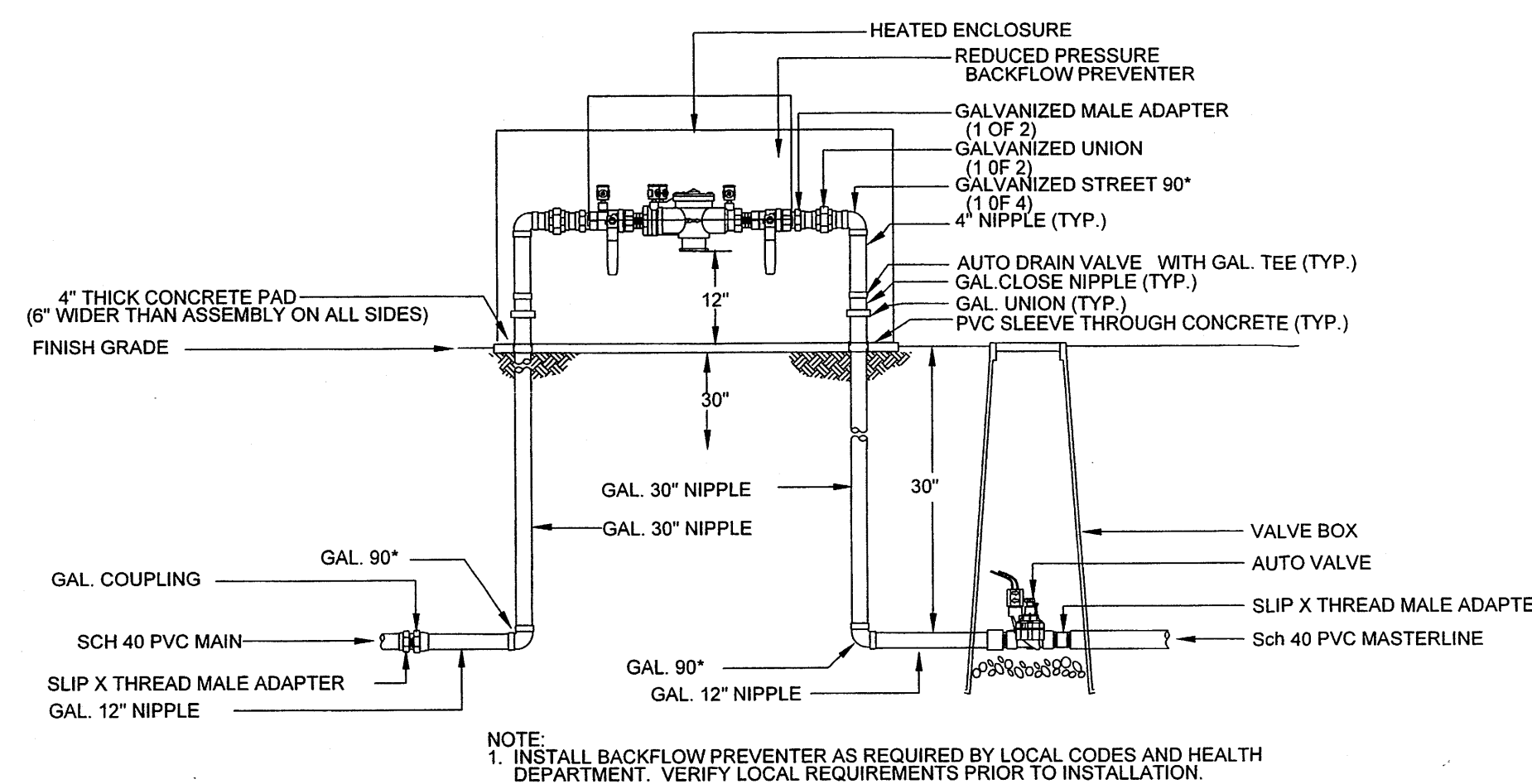
	45	5 gal	Campsis radicans/Trumpet Vine climbing vine, Low+ water use Lonicera sp./Honeysuckle climbing vine, Medium water use Vitis sp./Edible grapes climbing vine, Medium water use
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(plant sizes = height x width)



1 TREE PLANTING DETAIL

N.T.S.

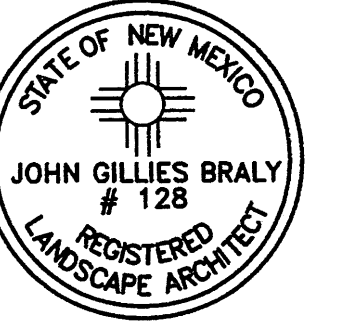


2 RP BACKFLOW/MASTER VALVE DETAIL

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505.898.9615
505.898.2105 (fax)
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Date: 09/15/2014

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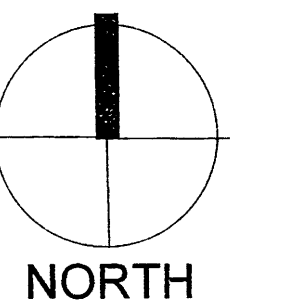
Drawn by: Jitka Dekojova

Reviewed by: Eddie Padilla

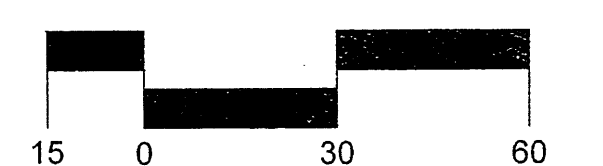
WINROCK
TOWN CENTER

Section #2

Albuquerque, Uptown, New Mexico



Scale: 1" = 30'

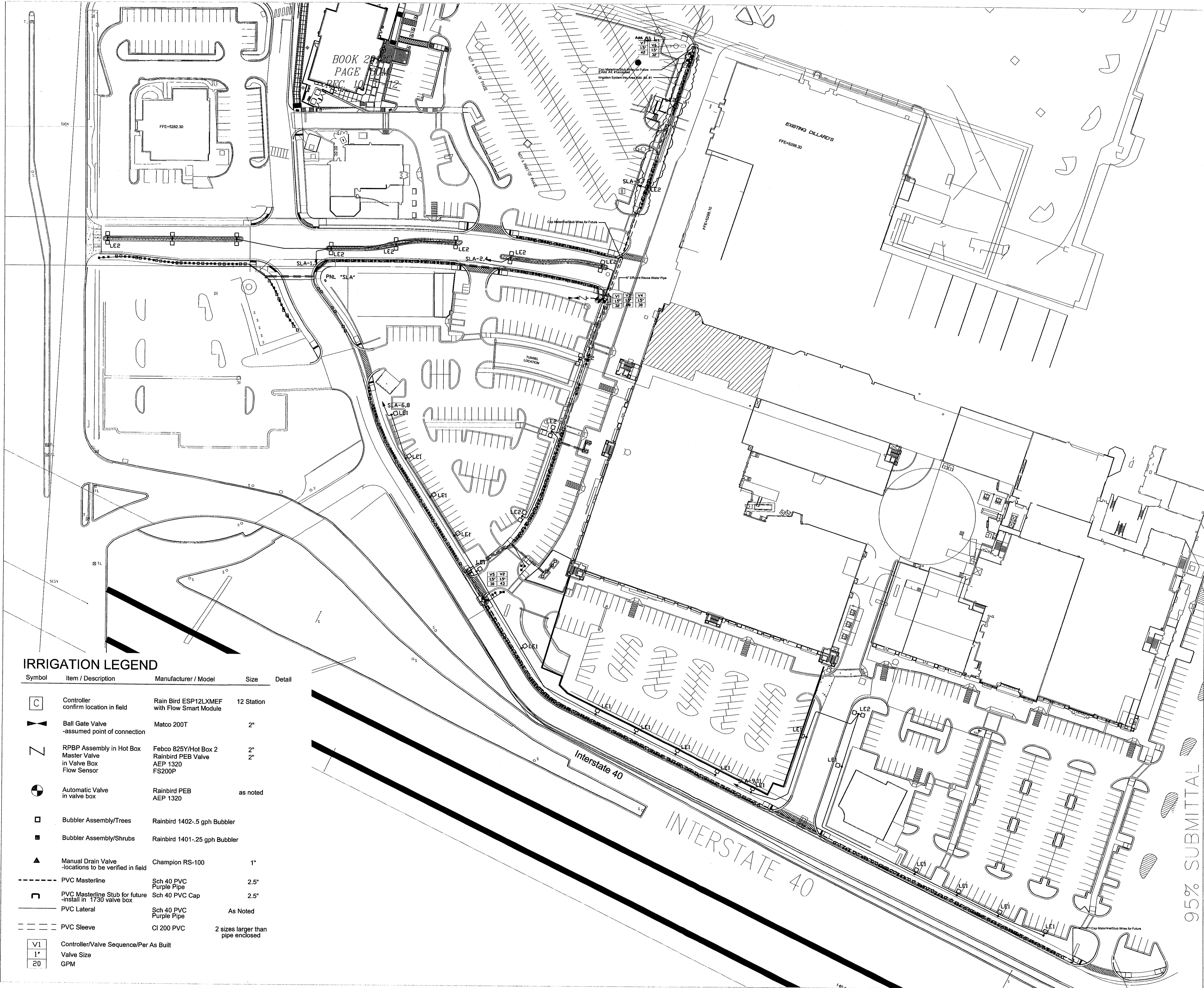


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Sheet Number:

L103



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PAGE 10
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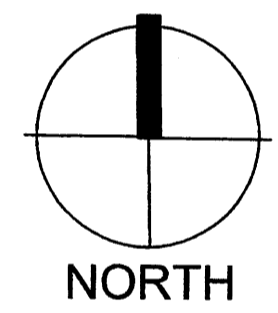
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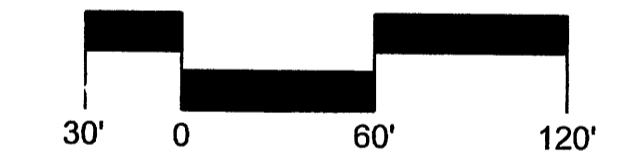
95% SUBMITTAL

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size	Detail
	Controller confirm location in field	Rain Bird ESP12LXMEF with Flow Smart Module	12 Station	
	Ball Gate Valve -assumed point of connection	Matcoo 200T	2"	
	RPBP Assembly in Hot Box Master Valve in Valve Box Flow Sensor	Febco 825Y/Hot Box 2 Rainbird PEB Valve AEP 1320 FS200P	2"	
	Automatic Valve in valve box	Rainbird PEB AEP 1320	as noted	
	Bubbler Assembly/Trees	Rainbird 1402-5 gph Bubbler		
	Bubbler Assembly/Shrubs	Rainbird 1401-25 gph Bubbler		
	Manual Drain Valve -locations to be verified in field	Champion RS-100	1"	
	PVC Masterline	Sch 40 PVC Purple Pipe	2.5"	
	PVC Masterline Stub for future -install in 1730 valve box	Sch 40 PVC Cap	2.5"	
	PVC Lateral	Sch 40 PVC Purple Pipe	As Noted	
	PVC Sleeve	CI 200 PVC	2 sizes larger than pipe enclosed	
	Controller/Valve Sequence/Per As Built			
	Valve Size			
	GPM			



NORTH



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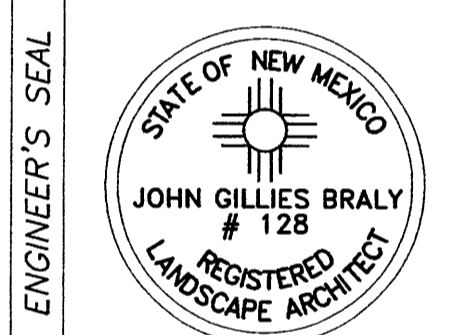
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www.headsuplandscapes.com
P.O. Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

Designed By:
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

**WINROCK TOWN CENTER
SECTION 2
ROAD B
IRRIGATION PLAN/SITE**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
4553.84	J-19-Z	33	38

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES BY	DATE	FOUND MONUMENT "20_H18"	CONTRACTOR	DATE
			STANDARD 3 1/4" ALUMINUM DSC (FOUND IN PLACE)		
			NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)		
			N=1,493,154.978		
			E=1,545,048.210		
			PUBLISHED EL=5283.22 (NAD 1986)		
			GROUND TO GRID FACTOR=0.999661580		
			DELTA ALPHA ANGLE=-011'00.11"		



NO.	DATE	REVISIONS	BY
		DESIGN	

Plotted: 7/20/2015 3:19:22 PM. By: Julian Corne
 S:\DESIGN\1 - ACTIVE\0816\Winrock Mall\Section 2 and 4\AutoCAD files\Section 2 Irrigation 7.20.15.dwg
 User: jcorne/7/20/2015 3:19:31 PM, jpc

IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size	Detail
	Controller confirm location in field	Rain Bird ESP12LXMEF with Flow Smart Module	12 Station	
	Ball Gate Valve -assumed point of connection	Matco 200T	2"	
	RPBP Assembly in Hot Box Master Valve in Valve Box Flow Sensor	Febco 825Y/Hot Box 2 Rainbird PEB Valve AEP 1320 FS200P	2"	
	Automatic Valve in valve box	Rainbird PEB AEP 1320	as noted	
	Bubbler Assembly/Trees	Rainbird 1402-.5 gph Bubbler		
	Bubbler Assembly/Shrubs	Rainbird 1401-.25 gph Bubbler		
	Manual Drain Valve -locations to be verified in field	Champion RS-100	1"	
	PVC Masterline	Sch 40 PVC Purple Pipe	2.5"	
	PVC Masterline Stub for future -install in 17.30 valve box	Sch 40 PVC Cap	2.5"	
	PVC Lateral	Sch 40 PVC Purple Pipe	As Noted	
	PVC Sleeve	CI 200 PVC	2 sizes larger than pipe enclosed	
	Controller/Valve Sequence/Per As Built			
	Valve Size			
	GPM			



95% SUBMITTAL

NORTH

Scale: 1" = 30'

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www.headsuplandscapes.com

PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

DESIGNED BY: KLS		DATE: JULY 2015
DRAWN BY: KLS		DATE: JULY 2015
DWG NAME: Section 2 Irrigation 7.20.15re.dwg		PROJECT #: 303399.01
CHECKED BY: SE		DATE: JULY 2015

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

WINROCK TOWN CENTER
SECTION 2

ROAD B
IRRIGATION PLAN/SHRUB BUBBLER SYSTEM

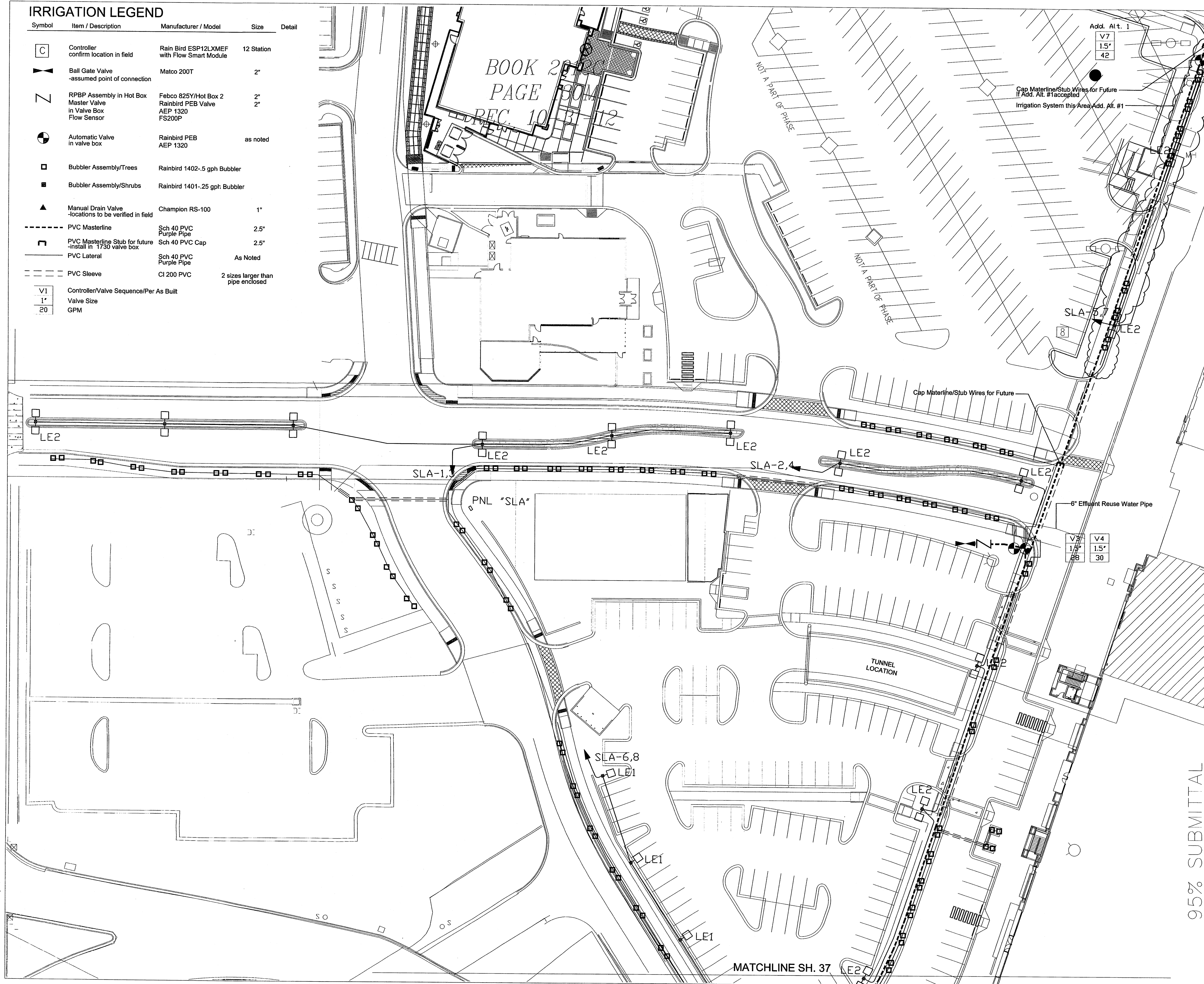
Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	Of
4553.84	J-19-Z	34	38

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "20_H18"	DATE	FIELD NOTES	NO.	REVISIONS	REMARKS
WORK STAMPED BY: [Blank]	DATE: [Blank]	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)	DATE: [Blank]	BY: [Blank]	[Blank]	DESIGN	[Blank]
FIELD ACCEPTANCE BY: [Blank]	DATE: [Blank]	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD, 1983)	DATE: [Blank]	[Blank]	[Blank]	DESIGN	[Blank]
FIELD REVISION BY: [Blank]	DATE: [Blank]	N=1,493,554.978	DATE: [Blank]	[Blank]	[Blank]	DESIGN	[Blank]
DRAWINGS CORRECTED BY: [Blank]	DATE: [Blank]	E=1,545,048.210	DATE: [Blank]	[Blank]	[Blank]	DESIGN	[Blank]
MICRO-FILM INFORMATION	DATE: [Blank]	GROUND TO GRID FACTOR=0.99961580	DATE: [Blank]	[Blank]	[Blank]	DESIGN	[Blank]
RECORDED BY: [Blank]	DATE: [Blank]	DELTA ALPHA ANGLE=-0°11'00.11"	DATE: [Blank]	[Blank]	[Blank]	DESIGN	[Blank]

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IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size	Detail
	Controller confirm location in field	Rain Bird ESP12LXMEF with Flow Smart Module	12 Station	
	Ball Gate Valve -assumed point of connection	Matco 200T	2"	
	RPBP Assembly in Hot Box Master Valve in Valve Box Flow Sensor	Febco 825Y/Hot Box 2 Rainbird PEB Valve AEP 1320 FS200P	2"	
	Automatic Valve in valve box	Rainbird PEB AEP 1320	as noted	
	Bubbler Assembly/Trees	Rainbird 1402-.5 gph Bubbler		
	Bubbler Assembly/Shrubs	Rainbird 1401-.25 gph Bubbler		
	Manual Drain Valve -locations to be verified in field	Champion RS-100	1"	
	PVC Masterline	Sch 40 PVC Purple Pipe	2.5"	
	PVC Masterline Stub for future -install in 1730 valve box	Sch 40 PVC Cap	2.5"	
	PVC Lateral	Sch 40 PVC Purple Pipe	As Noted	
	PVC Sleeve	CI 200 PVC	2 sizes larger than pipe enclosed	
	Controller/Valve Sequence/Per As Built			
	Valve Size			
	GPM			



AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTOR'S VERIFICATION BY	DATE
FIELD VERIFICATION BY	DATE
CONTRACTOR'S CORRECTION BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

FOUND MONUMENT "20_H18"

STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)

NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)

N=1,493,154.978

E=1,545,048.210

PUBLISHED EL=5283.22 (NAVD 1988)

GROUND TO GRID FACTOR=0.99661580

DELTA ALPHA ANGLE=-0°11'00.11"

SURVEY INFORMATION

FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL

Scale: 1" = 30'

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P.O. Box 10597
Albuquerque, NM 87184
505.898.8615
505.898.2105 (fax)
design@huic.com

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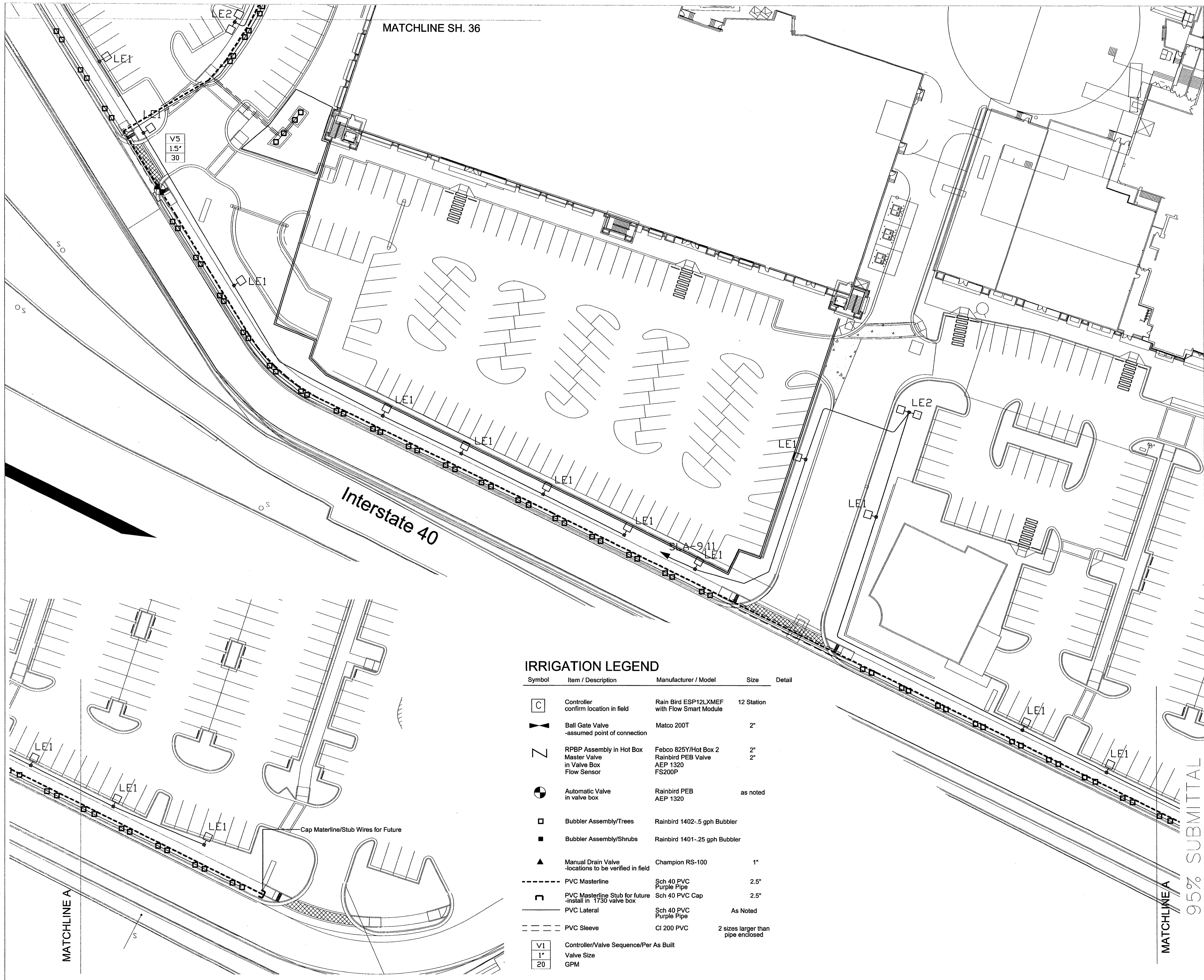
Designed By: **HUITT-ZOLLARS**

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

WINROCK TOWN CENTER SECTION 2	
TITLE: ROAD B IRRIGATION PLAN/TREE BUBBLER SYSTEM	
Design Review Committee	City Engineer
Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 4553.84	Zone Map No. J-19-Z
Sheet 36	Of 38

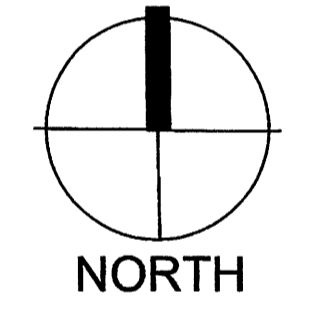
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IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model	Size	Detail
	Controller confirm location in field	Rain Bird ESP12LXMEF with Flow Smart Module	12 Station	
	Ball Gate Valve -assumed point of connection	Matco 200T	2"	
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	Automatic Valve in valve box	Rainbird PEB AEP 1320	as noted	
	Bubbler Assembly/Trees	Rainbird 1402-5 gph Bubbler		
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	Controller/Valve Sequence/Per As Built			
	Valve Size			
	GPM			



Scale: 1" = 30'



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P O Box 10597
Albuquerque, NM 87184
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Huitt-Zollars, Inc. Rio Rancho
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
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**WINROCK TOWN CENTER
SECTION 2**

TITLE: **ROAD B
IRRIGATION PLAN/TREE BUBBLER SYSTEM**

Design Review Committee:	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	4553.84	Zone Map No.	J-19-Z
Sheet	37	Of	38

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	DATE	BY	CONTRACTOR	DATE
	FOUND MONUMENT "20_H18"				
	STANDARD 3 1/4" ALUMINUM DISC (FOUND IN PLACE)				
	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)				
	N=1,493,154.978				
	E=1,545,048.210				
	PUBLISHED EL=5283.72 (NVD 1988)				
	GROUND TO GRID FACTOR=0.999661580				
	DELTA ALPHA ANGLE=-0°11'00.11"				

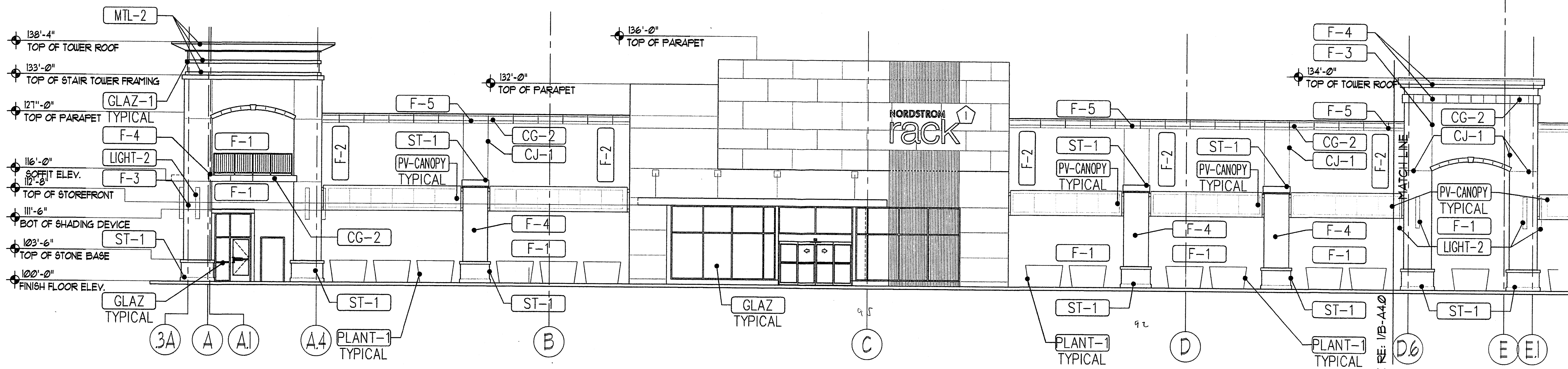


NO.	DATE	REVISIONS	BY
	JULY 2015	DESIGN	
	JULY 2015		
	JULY 2015		
	JULY 2015		

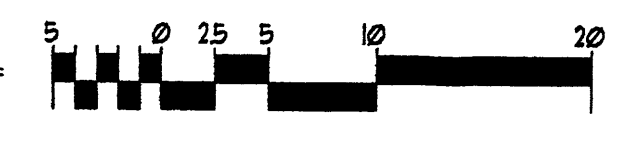
DESIGNED BY: KLS	DATE: JULY 2015
DRAWN BY: KLS	DATE: JULY 2015
DWG NAME: Section 2 Irrigation 7.20.15rev.dwg	PROJ. #: 303399.01
CHECKED BY: SE	DATE: JULY 2015

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Last Update

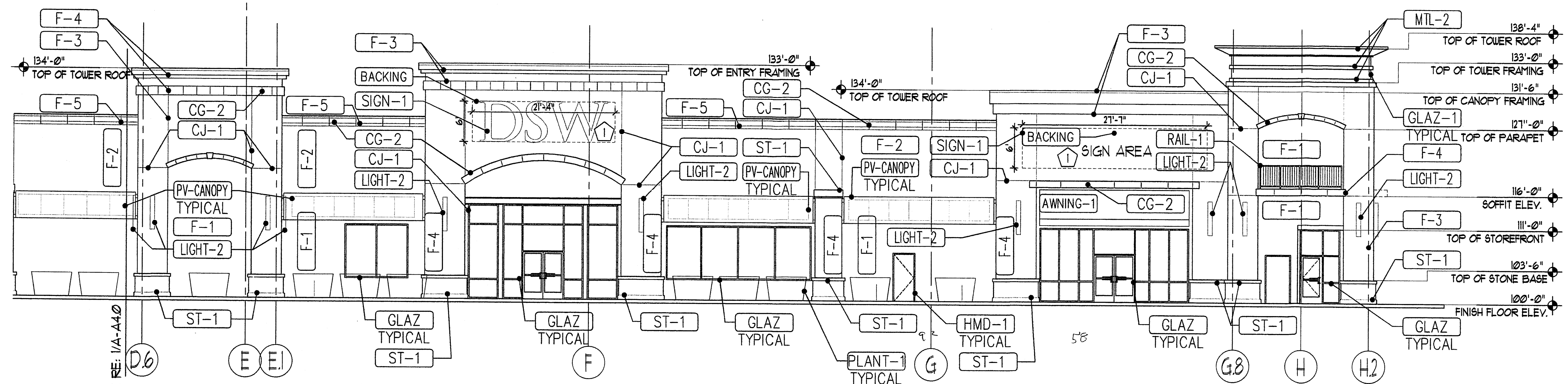


1A SOUTHERN ELEVATION
1/8" = 1'

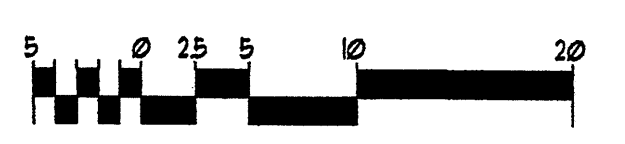


EXTERIOR MATERIALS	MODEL	MFG	REMARKS	EXTERIOR MATERIALS	MODEL	MFG	REMARKS
GLAZ-1 ALUMINUM STOREFRONT SYSTEM WITH CLEAR LOW-E GLASS COLOR: ANODIZED SILVER				MIT-1 TENANT SPECIFIED METAL PANEL SYSTEM COLOR: OMEGA LITE - CLEAR SILVER ANODIZED/GLOSS FINISH		LAMINATORS INC.	
GLAZ-2 ALUMINUM STOREFRONT SYSTEM WITH HORIZONTAL FLUTED GLASS COLOR: ANODIZED SILVER			4" MILLION PROFILE	COPING-1 EXTERIOR COPING CAP - PRE-FINISHED KYNAR 500 COLOR: MATCH ADJACENT STUCCO COLOR			
SIGN-1 INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE BY TENANT NOTE: LETTER FACED TO BE RED/OR WHITE IN COLOR			RE: TENANT SIGNAGE FOR DETAILS	ST-1 MATERIALS INC. CAST STONE BASE COLOR: #14 ADOBE			
BACKING 5/8" PLYWOOD SIGN BACKING SUBSTRATE LOCATION				PF-1 EXTERIOR PAINTED FINISH			
CJ-1 1/4" STUCCO CONTROL JOINT				RAIL-1 EXTERIOR LANDLORD SPECIFIC DECORATIVE RAILING			NOTE: FINAL COLOR BY LANDLORD
CG-2 3/4" FOAM "M" REVEAL JOINT				AWNING-1 LANDLORD PROVIDED AND INSTALLED AWNING STRUCTURE			
F-1 2 COAT STUCCO SYSTEM COLOR: STO-16099 (TAN)				PLANT-1 LANDLORD PROVIDED AND INSTALLED ABOVE GRADE PLANTER BOX			
F-2 2 COAT STUCCO SYSTEM COLOR: STO-16099 (LIGHT TAN)				LIGHT-2 EXTERIOR LANDLORD SPECIFIC DECORATIVE LIGHT FIXTURE			NOTE: PROVIDED AND INSTALLED BY LANDLORD
F-3 2 COAT STUCCO SYSTEM COLOR: STO-16032 (WHITE)				HMD-1 PAINTED HOLLOW METAL DOOR AND FRAME			NOTE: DOOR PAINT TO MATCH ADJ. STUCCO
F-4 2 COAT STUCCO SYSTEM COLOR: STO-16XXX (PIEBLO)				OVHD-1 OVERHEAD RECEIVING DOOR AND FRAME			
F-5 2 COAT STUCCO SYSTEM COLOR: STO-16XXX (CORAL)				PLANTER-1 MODULAR PLANTER BOX TYPICAL (PROVIDED BY LANDLORD)			NOTE: FINAL COLOR BY LANDLORD
				BOND-1 INDICATES EXISTING STRUCTURE BEYOND			

- ARCHITECTURAL KEYED NOTES:**
- 1 EXTERIOR SIGNAGE. NOTE SIGNAGE SHALL BE PROVIDED AND INSTALLED BY TENANT UNDER SEPARATE PERMIT
 - 2 LINE OF FINISHED ROOF (SHOWN DASHED).
 - 3 NOT USED
 - 4 WALL FACK LIGHT FIXTURE UNIT BEYOND.
 - 5 NOT USED



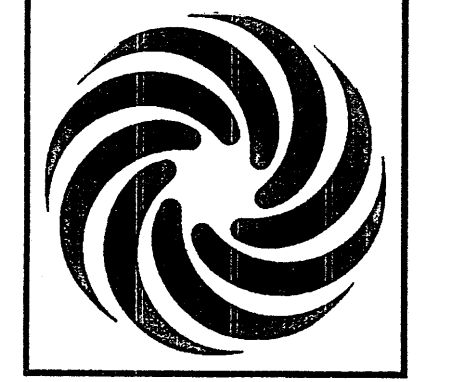
1B SOUTHERN ELEVATION
1/8" = 1'



NOTE: All SIGNAGE UNDER SEPARATE PERMIT

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

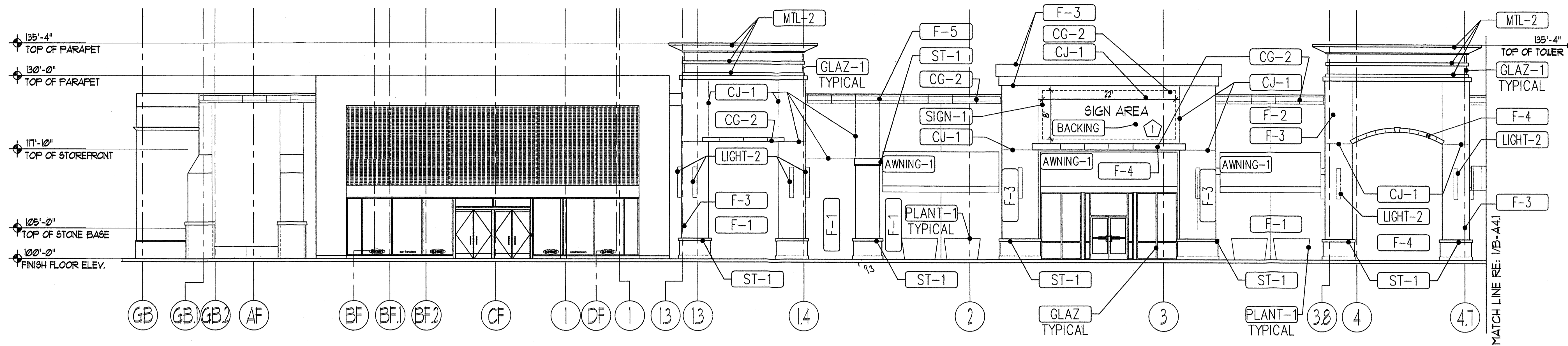
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



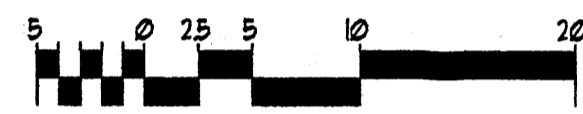
PROJECT TITLE
WINROCK TOWN CENTER SECTION-2
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
STEPHEN DUNBAR AIA
JOB NO.
XXXXXX
DRAWN BY
SP/5
SHEET TITLE
EXTERIOR ELEVATIONS

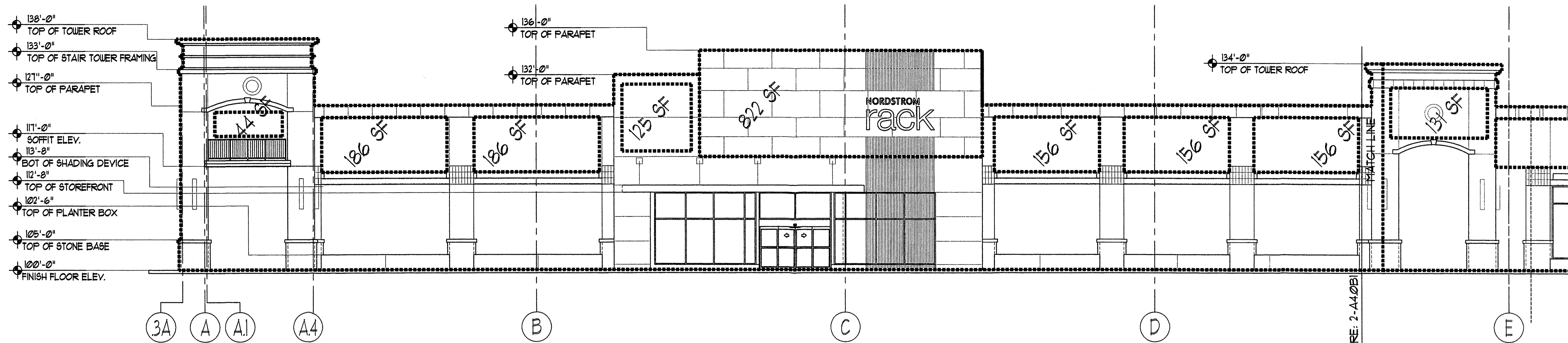
DATE
4/1/2015
SCALE
AS NOTED
SHEET
A4.0



IA WESTERN ELEVATION
1/8" = 1'

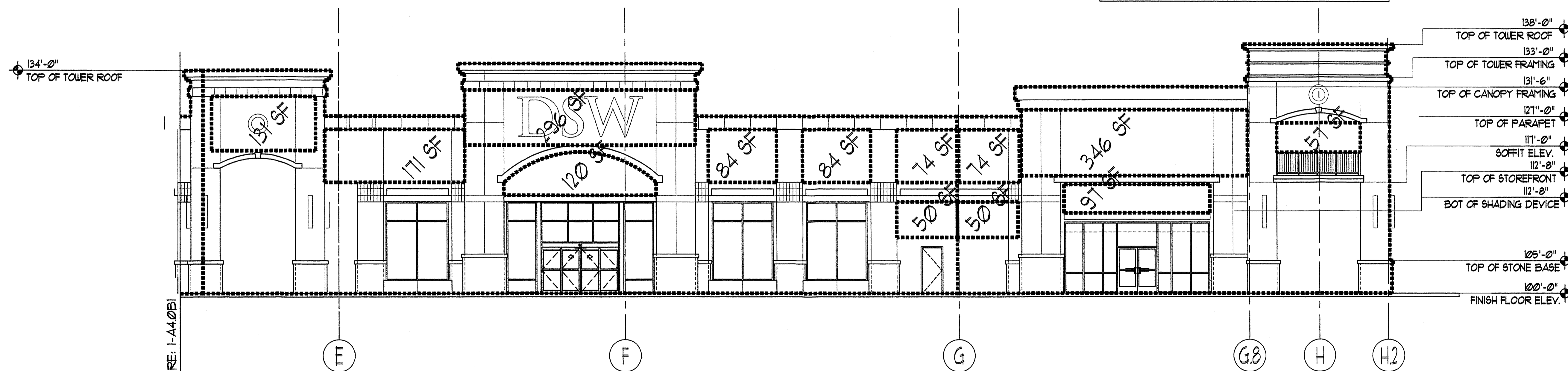


EXTERIOR MATERIALS				EXTERIOR MATERIALS				ARCHITECTURAL KEYED NOTES:
GLAZ	MODEL	MFG	REMARKS	MTL-1	MODEL	MFG	REMARKS	
GLAZ			ALUMINUM STOREFRONT SYSTEM WITH CLEAR LOW-E GLASS COLOR-ANODIZED SILVER	MTL-1		LAMINATORS INC.	1	EXTERIOR SIGNAGE. NOTE SIGNAGE SHALL BE PROVIDED AND INSTALLED BY TENANT UNDER SEPERATE PERMIT
GLAZ-1			ALUMINUM STOREFRONT SYSTEM WITH HORIZONTAL FLUTED GLASS COLOR-ANODIZED SILVER	COPING-1			2	LINE OF FINISHED ROOF (SHOWN DASHED).
SIGN-1			INTERNALLY LIT INDIVIDUAL CHANNEL LETTER SIGNAGE BY TENANT NOTE: LETTER FACED TO BE RED/OR WHITE IN COLOR	ST-1			3	NOT USED
BACKING			5/8" PLYWOOD SIGN BACKING SUBSTRATE LOCATION	PT-1			4	WALL PACK LIGHT FIXTURE UNIT BEYOND.
CJ-1			1/4" STUCCO CONTROL JOINT	RAIL-1			5	NOT USED
CJ-2			3/4" FOAM 1/4" REVEAL JOINT	AWNING-1				
F-1			2 COAT STUCCO SYSTEM COLOR-STO-16229 (TAN)	PLANT-1				
F-2			2 COAT STUCCO SYSTEM COLOR-STO-16262 (LIGHT TAN)	LIGHT-2				
F-3			2 COAT STUCCO SYSTEM COLOR-STO-16291 (WHITE)	HMD-1				
F-4			2 COAT STUCCO SYSTEM COLOR-STO-16300 (PUEBLO)	OVHD-1				
F-5			2 COAT STUCCO SYSTEM COLOR-STO-16300X (CORAL)	PLANT-1				
				RAIL-1				
				OVHD-1				
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				OVHD-1				
				PLANT-1				



1 P2 SOUTHERN OVERALL ELEVATION
1/8"=1'

TENANT SPACE 103
6,130 SQ. FT. FACADE,
30%=1,839 SQ. FT. ALLOWED,
1,831 SQ. FT. PROVIDED



2 P2 SOUTHERN OVERALL ELEVATION
1/8"=1'

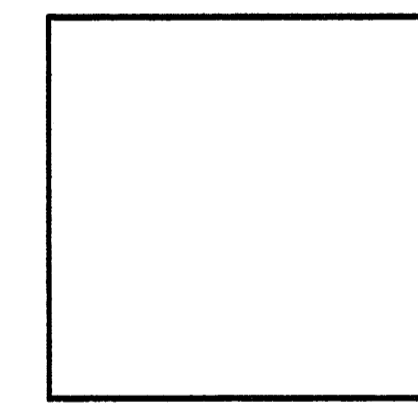
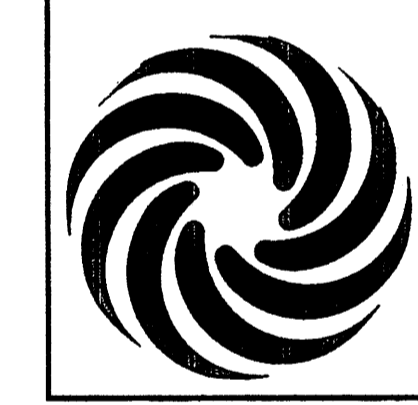
TENANT SPACE 104
3,542 SQ. FT. FACADE,
30%=1,062 SQ. FT. ALLOWED,
1,010 SQ. FT. PROVIDED

TENANT SPACE 105
2,189 SQ. FT. FACADE,
30%=656 SQ. FT. ALLOWED,
624 SQ. FT. PROVIDED

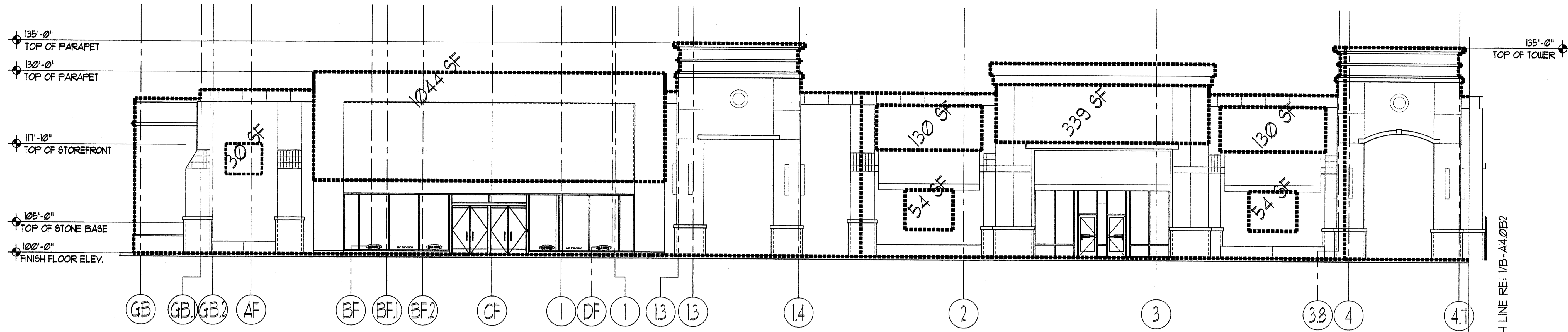
NOTE: All SIGNAGE
UNDER SEPARATE
PERMIT.

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



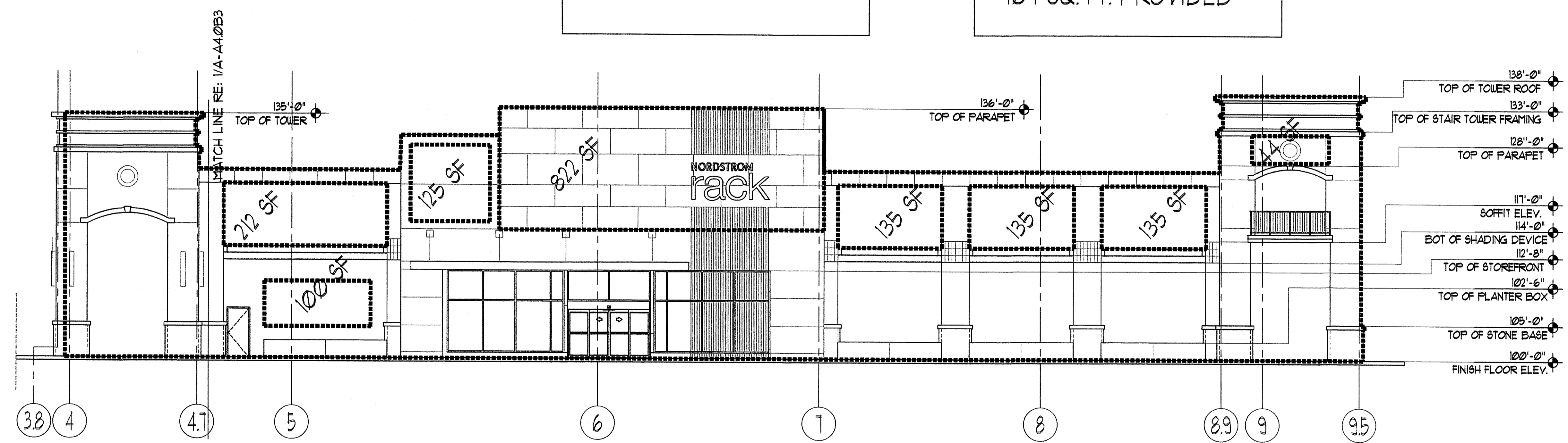
PROJECT TITLE WINROCK TOWN CENTER SECTION-2 2100 LOUISIANA BLVD. NE ALBUQUERQUE NEW MEXICO	JOB NO. XXXXX	DRAWN BY SFS
PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET TITLE EXTERIOR BLDG-SIGNAGE	
DATE 4/1/2015	SCALE AS NOTED	SHEET NO. A4.0B1



1 P2 WESTERN OVERALL ELEVATION
1/8" = 1'

TENANT SPACE 101
3,580 SQ. FT. FACADE,
30% = 1,074 SQ. FT. ALLOWED,
1,074 SQ. FT. PROVIDED

TENANT SPACE 102
2,362 SQ. FT. FACADE,
30% = 708 SQ. FT. ALLOWED,
707 SQ. FT. PROVIDED

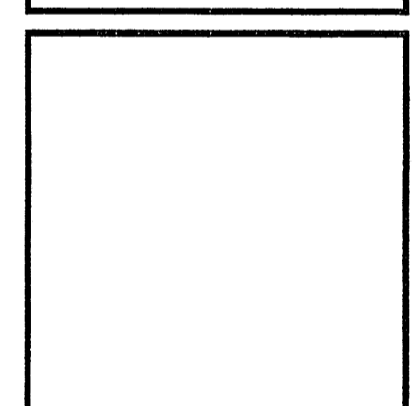


2 P2 WESTERN OVERALL ELEVATION
1/8" = 1'

TENANT SPACE 103
5,923 SQ. FT. FACADE,
30% = 1,776 SQ. FT. ALLOWED,
1,708 SQ. FT. PROVIDED

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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

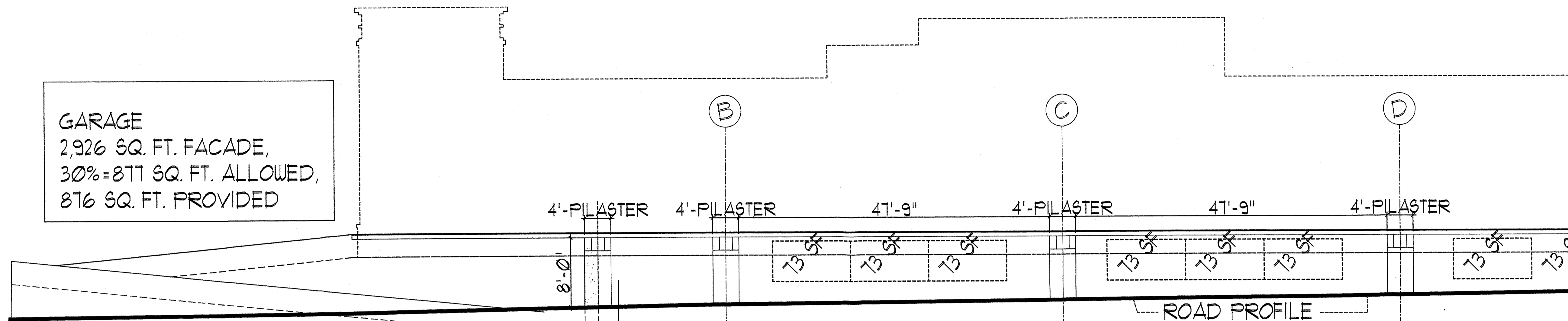


PROJECT TITLE	WINROCK TOWN CENTER SECTION-2
PROJECT ADDRESS	7100 LOUISIANA BLVD. NE ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER	STEPHEN DUNBAR AIA
DRAWN BY	SP/6
JOB NO.	XXXXXX
SHEET TITLE	EXTERIOR BLDG-SIGNAGE

DATE	4/1/2015
SCALE	AS NOTED
SHEET NO.	A4.0B2

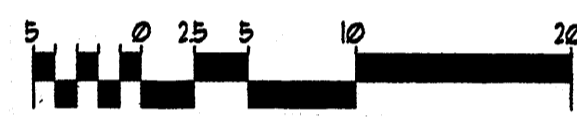
NOTE: ALL SIGNAGE
UNDER SEPARATE
PERMIT

GARAGE
 2,926 SQ. FT. FACADE,
 30%=877 SQ. FT. ALLOWED,
 876 SQ. FT. PROVIDED

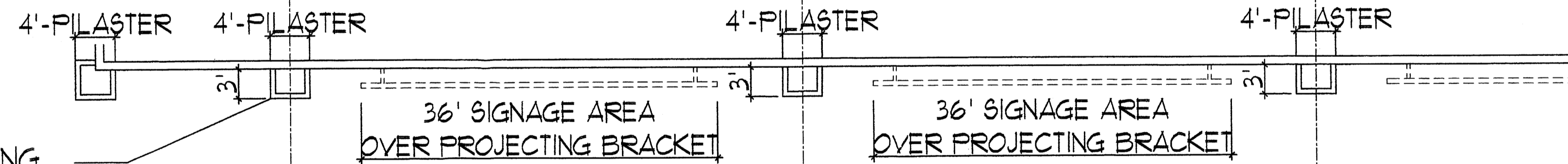


GARAGE EXTERIOR
 CONCRETE WALL SHALL
 BE PAINTED WITH TEXTUED
 PAINT. AT ALL AREAS
 EXPOSED ABOVE GRADE

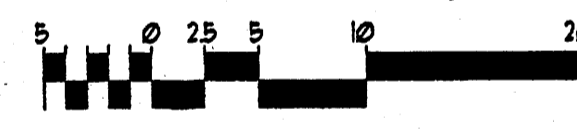
2 P2 SOUTHERN GARAGE ELEVATION



TYPICAL PILASTER FURRING
 SHALL INCLUDE A HIGH
 QUALITY STUCCO FINISH
 MATERIAL WITH A HIGH
 QUALITY TILE PILASTER
 CAP (RE: ELEV. ABOVE)



2A P2 SOUTHERN GARAGE PLAN PROFILE



MATCH LINE RE: A4.0B4

NOTE: All signage
 UNDER SEPARATE
 PERMIT

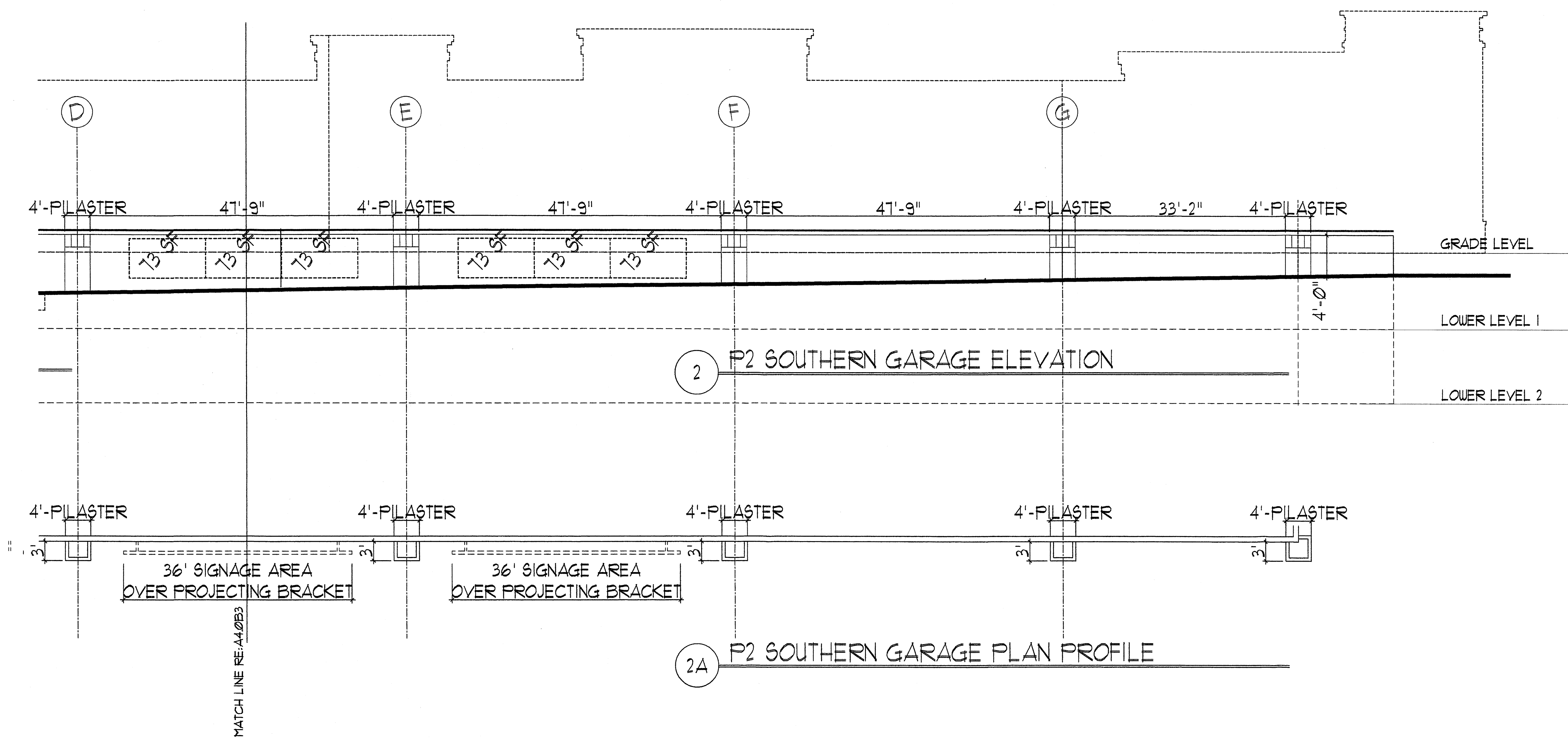
REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
 220 COPPER AVE. N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
 WINROCK TOWN CENTER SECTION-2
 2000 LOUISIANA BLYD. NE
 ALBUQUERQUE NEW MEXICO
 PROJECT NUMBER
 JOB NO. XXXXX
 DRAWN BY
 SF/S
 SHEET TITLE
 EXTERIOR BLDG-SIGNAGE

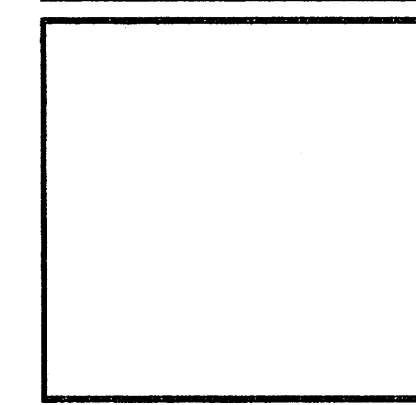
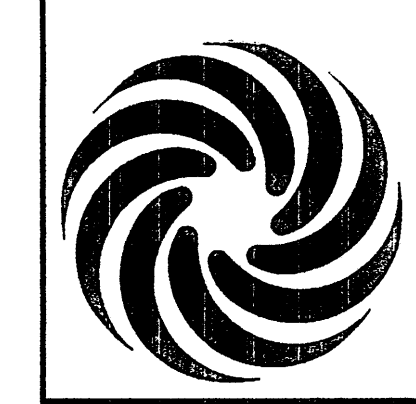
DATE
 4/1/2015
 SCALE
 AS NOTED
 SHEET NO.
 A4.0B3



NOTE: All signage under separate permit.

REV	DATE	BY	REVISION
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MODULUS ARCHITECTS
 220 COPPER AVE, N.W. SUITE 350
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE WINROCK TOWN CENTER SECTION-2 2100 LOUISIANA BLVD, NE ALBUQUERQUE NEW MEXICO	JOB NO. XXXXX	DRAWN BY SFS/S
PROJECT MANAGER STEPHEN DUNBAR, AIA	SHEET TITLE EXTERIOR BLDG-SIGNAGE	

DATE 4/1/2015	DATE
SCALE AS NOTED	A4.0B4