

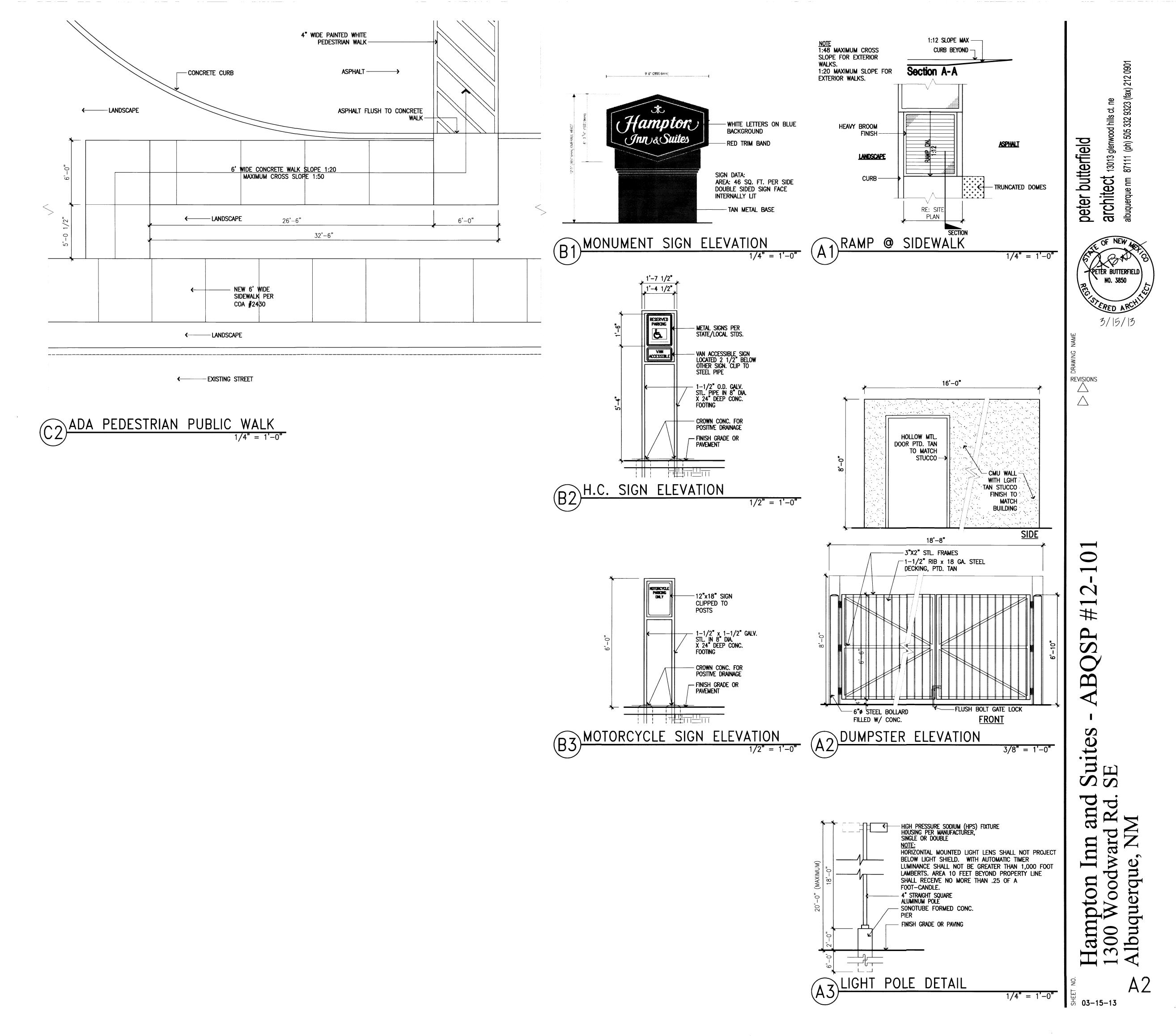
architect

NO. 3850

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suite: and ward Rd Ibuquerque [ampton] 300 Woody

03-15-13



PLANT LEGEND

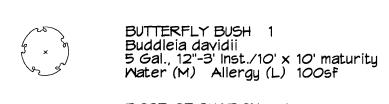
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

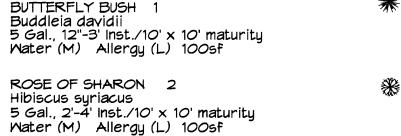
SHADE TREES ~222y. AUTUMN PURPLE ASH 17 Fraxinus americana 2" Cal., 12'-14' Inst./60' x 60' maturity Nater (M) Allergy (H) Osf Quercus macrocarpa 2" Cal., 12'-14' Inst./ 60' x 60' maturity Mater (M) Allergy (M) Osf

SHRUBS/ORNAMENTAL GRASSES



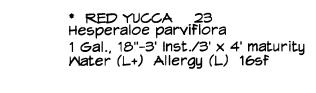


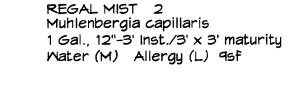




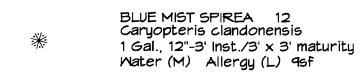




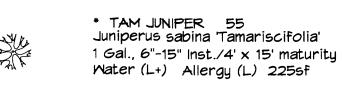


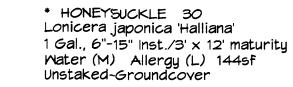


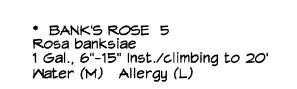




GROUNDCOVERS







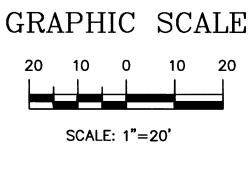


MAN TO THE REAL PROPERTY.

<u> VINES</u>







peter butterfield architect 13013 glenwoo albuquerque nm 87111 (ph) 509

REVISIONS $\sqrt{3}$ 2/6/13 Rev.Site Plan

LANDSCAPE ARCHITECTS & CONTRACTORS Cont. Lic. #26458 7909 Edith N.E. Albuquerque, NM 87184 Ph. (505) 898—9690 Fax (505) 898-7737

cm i@hilltoplandscaping.com

for Nursery Stock.

All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard

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03/15/13

SHRUB PLANTING DETAIL

RETENTION BASIN SHALL BE TWICE THE DIAMETER

C. EARTH BERM AROUND WATER RETENTION BASIN.

1. THE OUTSIDE DIAMETER OF THE WATER

OF THE SHRUB PLANTING PIT.

B. BACKFILL WITH EXISTING SOIL.

D. 3" DEPTH OF GRAVEL MULCH.

CONSTRUCTION NOTES:

GENERAL NOTES:

E. FINISH GRADE.

F. UNDISTURBED SOIL.

A. SHRUB.

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LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Mater Conservation Landscaping and Mater Maste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Maste Ordinance.

Mater management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Mater Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and

Plant beds shall achieve 75% live ground cover at maturity.

____ Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 qph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: WOODARDS/TRANSPORT/SUNPORT Required 24 Provided 24

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

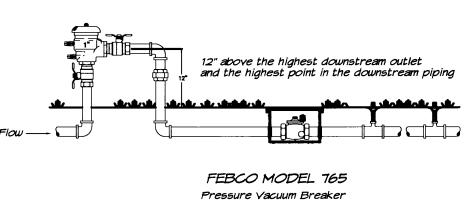
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces Required 8 Provided 8

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

HEAVY DUTY POLYSULFONE POPETS are designed to provide reliable amd long life BONNET is vandal resistant. It cannot be removed to damagecaused during normal installation or when vandalism by rotating the canopy occurs in the field TEST COCKS are vandalresistant reducing damage caused by normal tampering experienced in the DOUBLE GUIDED CHECK ASSEMBLY reduces check valve fouling and chattering MALE ENDS are used on the 765 to reduce thread togetherleak areas ENGINEERED PLASTIC AND BRASS INTERNAL MOVING PARTS are FULL PORT SHUTOFF VALVES minimize head resistant to chemical and mineral deposit build-ups. ALL BRONZE BODY provides durability and long life.

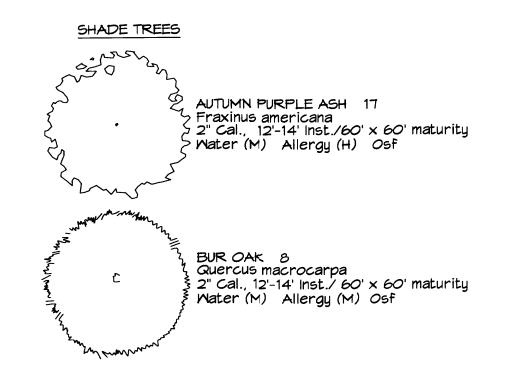


LANDSCAPE CALCULATIONS

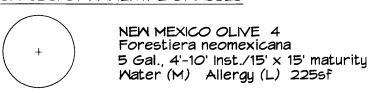
TOTAL LOT AREA	82764	square feet
TOTAL BUILDINGS AREA	16338	square feet
NET LOT AREA	66426	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9963	square feet
TOTAL LANDSCAPE BED PROVIDED	13955	square feet
GROUNDCOVER REQ.	T5%	square feet
TOTAL GROUNDCOVER REQUIREMENT	10466	square feet
TOTAL GROUNDCOVER PROVIDED	10961	square feet
TOTAL PONDING AREA		square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL EASEMENT AREA	9016	square feet
TOTAL LANDSCAPE PROVIDED	13955	square feet

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.



SHRUBS/ORNAMENTAL GRASSES



* PARNEY COTONEASTER 10 Cotoneaster lacteus 5 Gal., 2'-4' Inst./8' x 12' maturity Mater (M) Allergy (L) 144sf



ROSE OF SHARON 2 Hibiscus syriacus 5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf





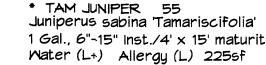
* RED YUCCA 23 Hesperaloe parviflora 1 Gal., 18"-3' Inst./3' x 4' maturity Water (L+) Allergy (L) 16sf

REGAL MIST 2 Muhlenbergia capillaris 1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf





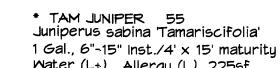
GROUNDCOVERS



* HONEYSUCKLE 30 Lonicera japonica 'Halliana' Mater (M) Allergy (L) 144sf Unstaked-Groundcover







1 Gal., 6"-15" Inst./3' x 12' maturity



* BANK'S ROSE 5 Rosa banksiae 1 Gal., 6"-15" Inst./climbing to 20'



* DENOTES EVERGREEN PLANT MATERIAL

VINES

TREE PLANTING DETAIL

TO PREVENT TREE FROM SETTLING.

TREE AND THE PLANTING PIT.

B. BACKFILL WITH EXISTING SOIL.

C. 3" DEPTH OF GRAVEL MULCH.

CONSTRUCTION NOTES:

D. UNDISTRUBED SOIL.

A. TREE

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL

TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL

AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL

MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL

3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND

SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE

4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT

AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH

GENERAL NOTES:

SAN TONON

Mater (M) Allergy (L)

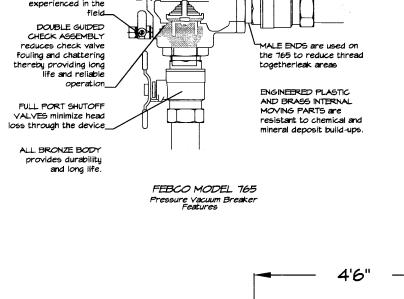
HARDSCAPES

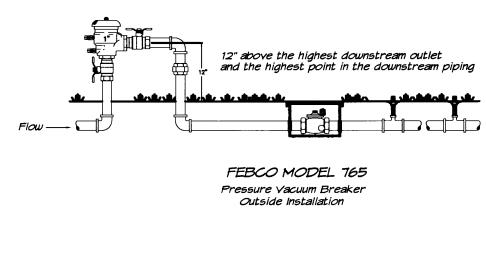


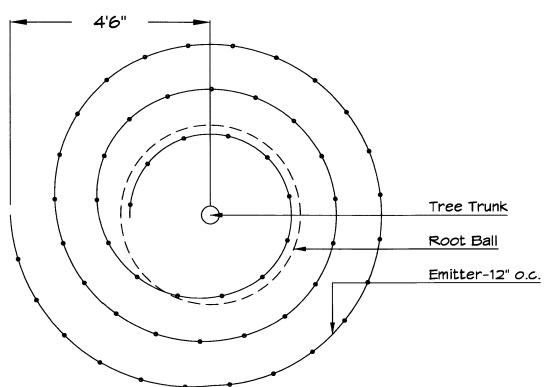
3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

03/15/13

On

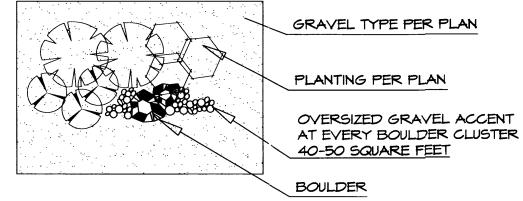


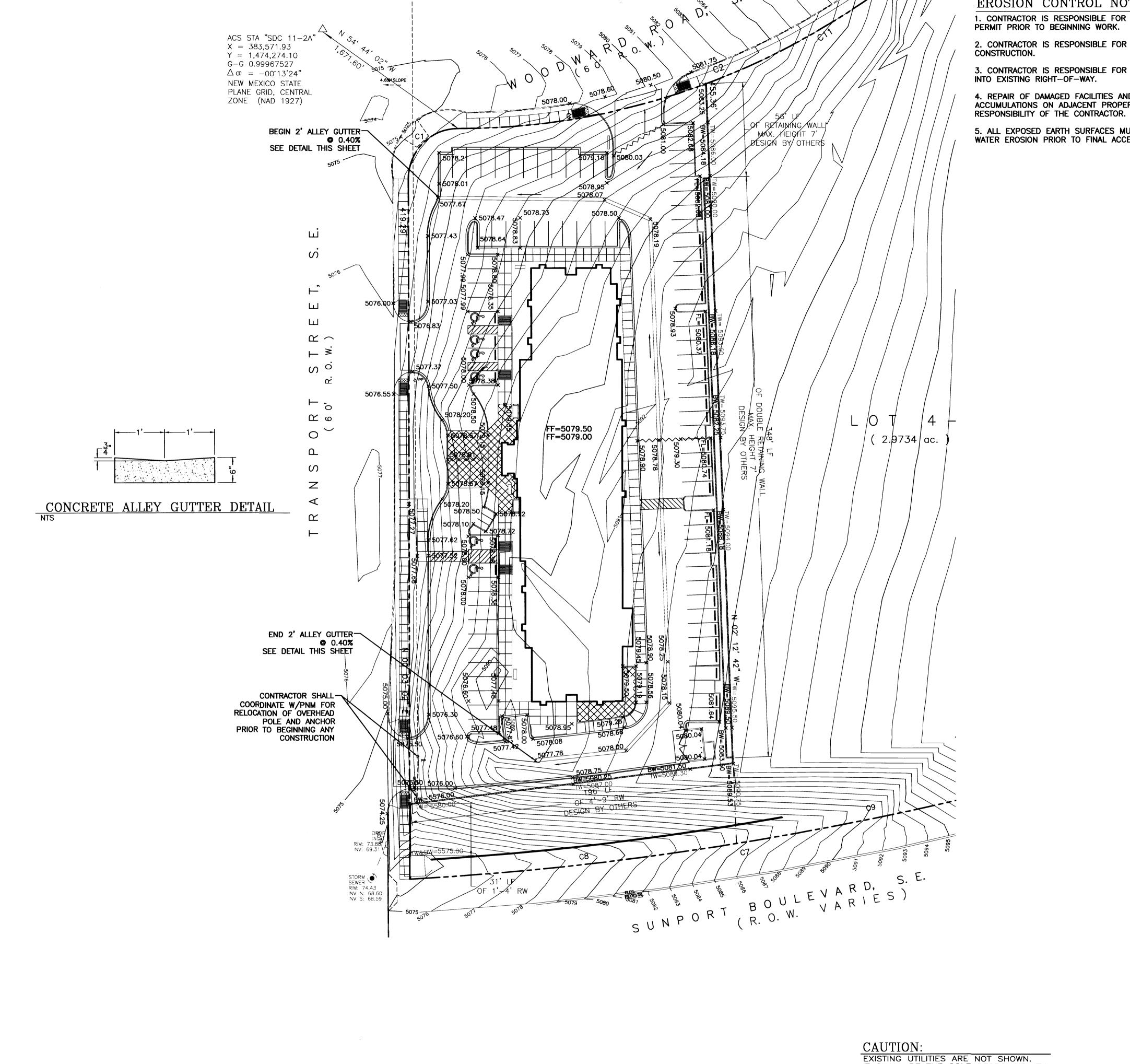




Netafim Spiral Detail

GRAVEL ACCENT DETAIL





EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

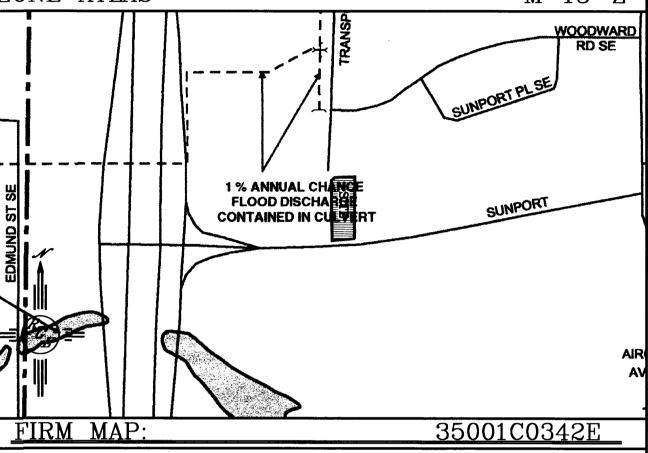
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

(PHASE ONE) SUNPORT Ldn 65-70 ZONE ATLAS M-15-Z



LEGAL DESCRIPTION:

LOTS 4-A, BLOCK 4-B, SUNPORT PARK

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE

LEGEND

EXISTING CONTOUR _____5414_____ -5414 PROPOSED CONTOUR PROPOSED INDEX CONTOUR SLOPE TIE EXISTING SPOT ELEVATION × 4048.25 PROPOSED SPOT ELEVATION × 4048.25 BOUNDARY PROPOSED CURB EXISTING CURB WATER BLOCK PROPOSED RETAINING WALL (DESIGN BY OTHERS)

ENGINEER'S

DAVID SOULE P.E. #14522

HC RAMP 12:1 SLOPE MAX.



SCALE: 1"=30'

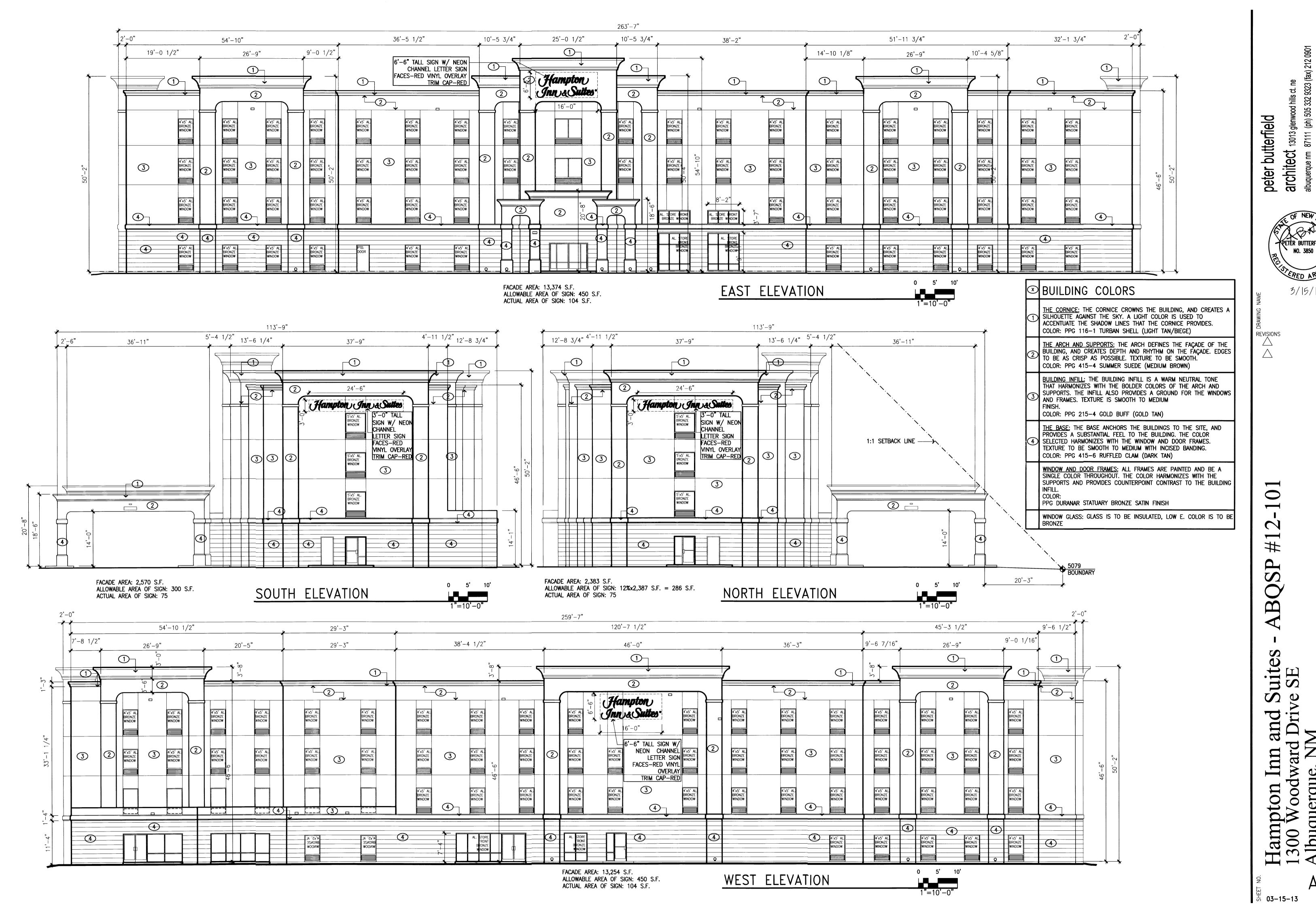
HAMPTON INN @ SUNPORT GRADING AND DRAINAGE PLAN

21226-LAYOUT-7-05-1 Rio Grande SHEET # Lingineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999 JOB # 21226

BY WCWJ

DATE 3-14-13

IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



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**PETER BUTTERFIELD

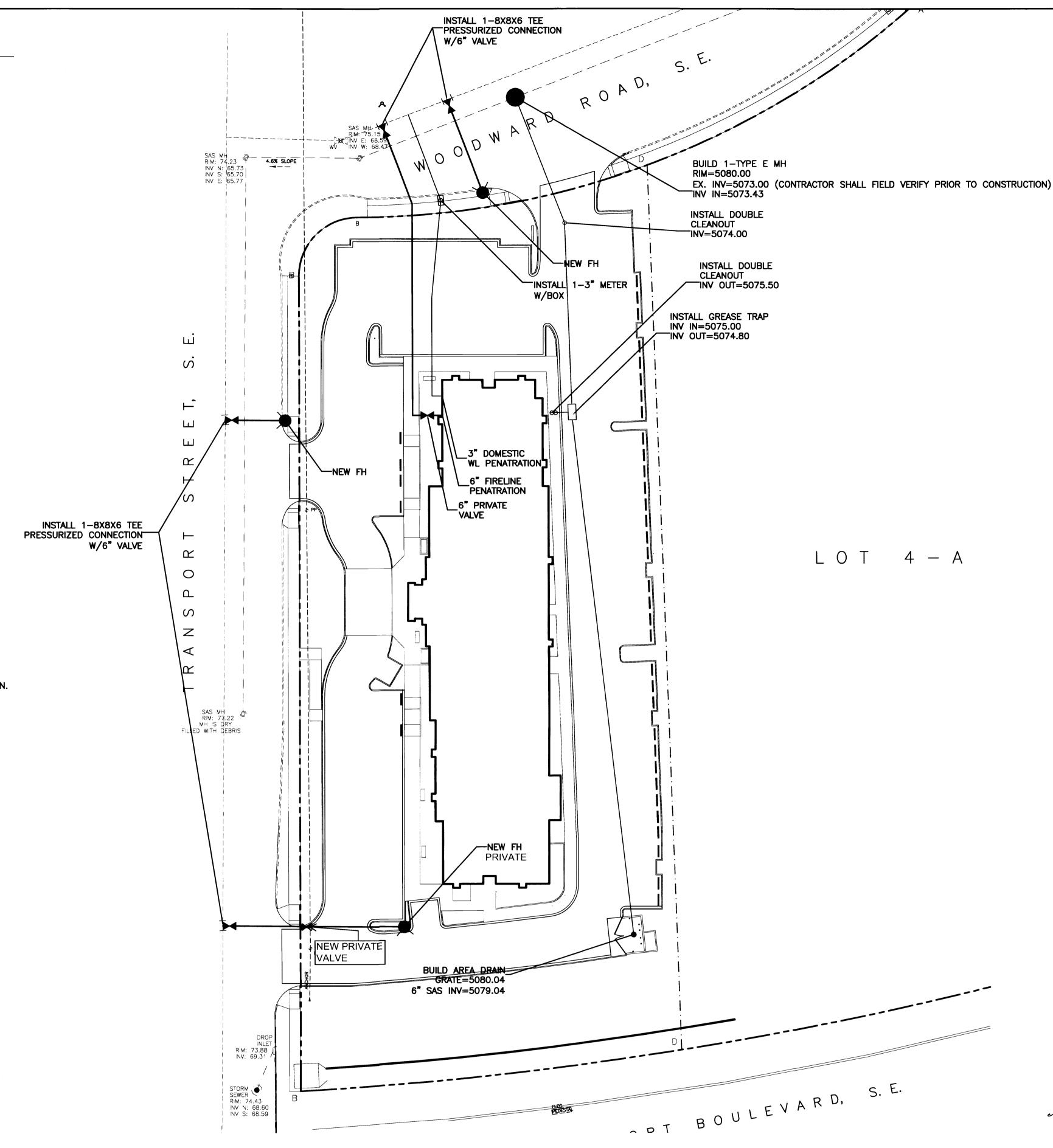
3/15/13

NO. 3850

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.

- 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- 8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
- 9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
- 10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE—CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE—CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62—14—5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
- 11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
- 12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
- 13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
- 14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
- 15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
- 16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.



GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.

2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER

3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD

5. ALL PIPE MATERIAL TO BE USED PER UPC.

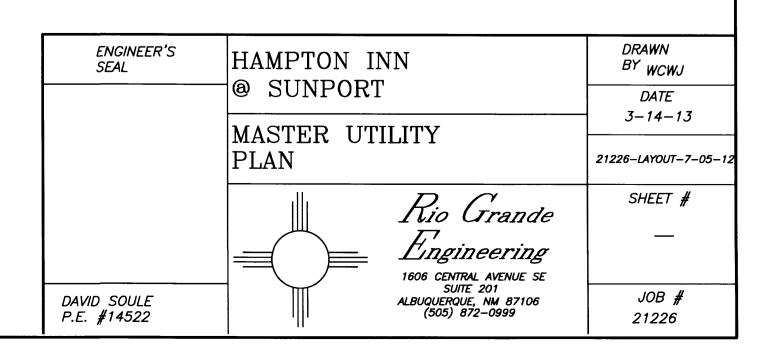
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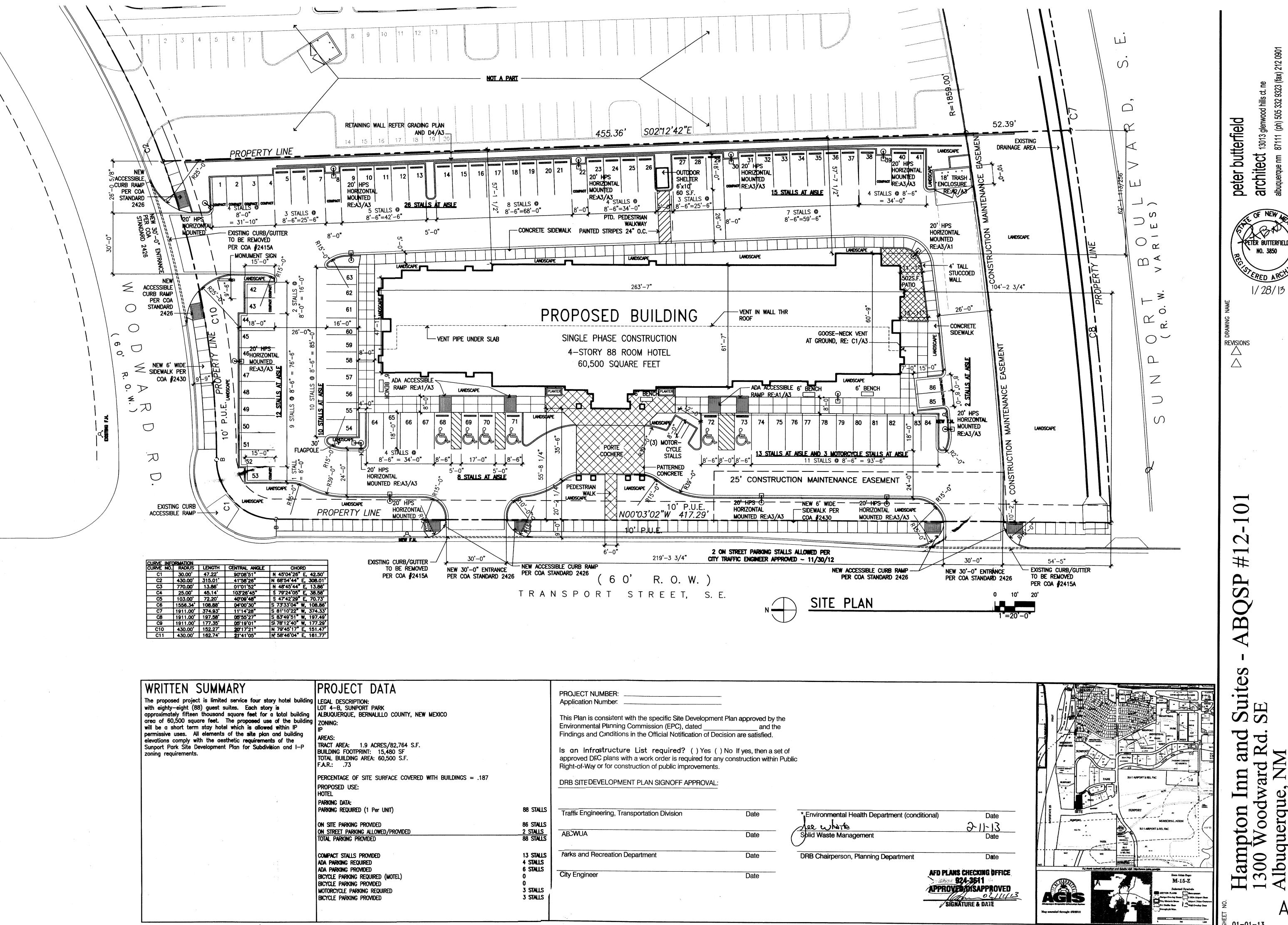
SCALE: 1"=30'

- 1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
- 2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- 3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN
- ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
- 4. BOTH THE NEW FH AND 2" METER SHALL BE GRATED PAPER EASEMENTS TO THE COA.

LEGEND

C	EXISTING SAS MANHOLE
- — — — EX. 8" SAS— — — —	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
0	PROPOSED SAS CLEANOUT
8" SAS	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
EX. 12" WL	EXISTING WATER LINE
0	PROPOSED METER
\bowtie	PROPOSED VALVE W/BOX
*	PROPOSED FIRE HYDRANT
	WATER SERVICE LINE
———8" WL———	PROPOSED WATER LINE
	PROPOSED STORM SEWER LINE
=======================================	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	CENTERLINE
	RIGHT-OF-WAY
	DRY UTILITY TRENCH
	BOUNDARY LINE
	EASEMENT





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NO. 3850

1/28/13

Albuque

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for Nursery Stock.

an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard

SP

Suite: SE

121 sf

TRANSPORT STREET, S. E.

PLANT LEGEND

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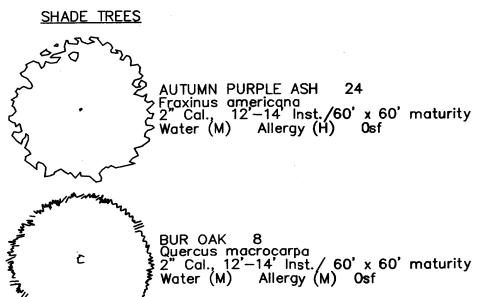
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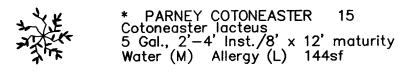
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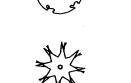


SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE 6 Forestiera neomexicana 5 Gal., 4'-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf

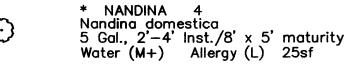


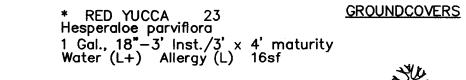
BUTTERFLY BUSH 1 Buddleia davidii 5 Gal., 12"-3' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf



ROSE OF SHARON 2 Hibiscus syriacus 5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf

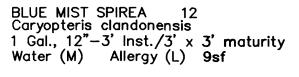
* INDIAN HAWTHORN 10 Raphiolepis indica 5 Gal., 18"-3' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf





REGAL MIST 2
Muhlenbergia capillaris
1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

POTENTILLA 10 Potentilla fruticosa 1 Gal., 3"—15" Inst./3' x 3' maturity Water (M+) Allergy (L) 9sf



* TAM JUNIPER 68 Juniperus sabina 'Tamari**scifolia'** 1 Gal., 6"—15" Inst./4' x 1**5'** maturity Water (L+) Allergy (L) **225**sf * HONEYSUCKLE 45 Lonicera japonica 'Halliana' 1 Gal., 6"-15" Inst./3' x 12' maturity Water (M) Allergy (L) 144sf Unstaked-Groundcover

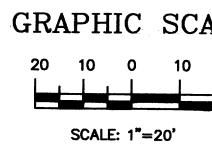
VINES

HARDSCAPES

* BANK'S ROSE 5 Rosa banksiae 1 Gal., 6"—15" Inst./climbing to 20' Water (M) Allergy (L)



3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH * DENOTES EVERGREEN PLANT MATERIAL



GRAPHIC SCALE

Hampton Inn and 1300 Woodward Rd. Albuquerque, NM

5 01-01-13

SHRUB PLANTING DETAIL

1. THE OUTSIDE DIAMETER OF THE WATER

RETENTION BASIN SHALL BE TWICE THE DIAMETER

C. EARTH BERM AROUND WATER RETENTION BASIN.

GENERAL NOTES:

E. FINISH GRADE.

GRAVEL TYPE PER PLAN

OVERSIZED GRAVEL ACCENT

AT EVERY BOULDER CLUSTER

PLANTING PER PLAN

40-50 SQUARE FEET

BOULDER

F. UNDISTURBED SOIL.

A. SHRUB.

GRAVEL ACCENT DETAIL

OF THE SHRUB PLANTING PIT.

B. BACKFILL WITH EXISTING SOIL.

D. 3" DEPTH OF GRAVEL MULCH.

CONSTRUCTION NOTES:

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LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: WOODARDS/TRANSPORT/SUNPORT Required 24 Provided 24

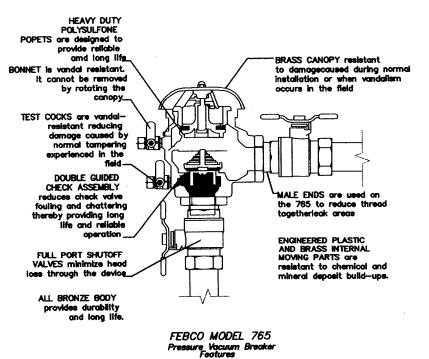
PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

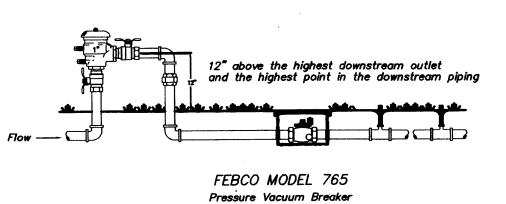
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

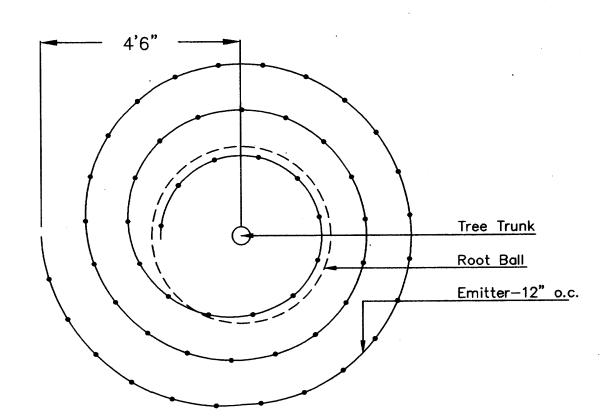
1 Shade tree per 10 spaces Required 8

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.







Netafim Spiral Detail

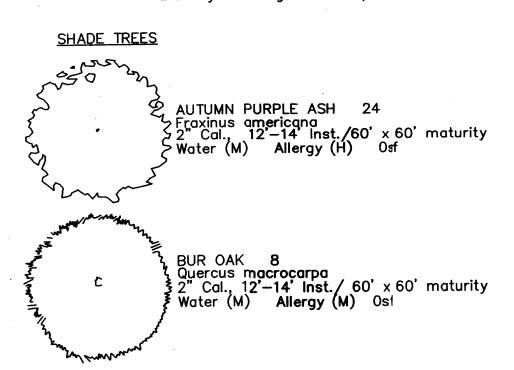
LANDSCAPE CALCULATIONS

LANDSOM L ONLOOLM	10110	
TOTAL LOT AREA	82764	square feet
TOTAL BUILDINGS AREA	16338	square feet
NET LOT AREA	66426	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	9963	square feet
TOTAL BED PROVIDED	22972	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	17229	square feet
TOTAL GROUNDCOVER PROVIDED	17316	square feet
TOTAL PONDING AREA	0	square feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	22972	square feet

LITTO SOITE OT LEGET !		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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(max. 20% of landscape required)		
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	22972	square feet

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type 0 plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.



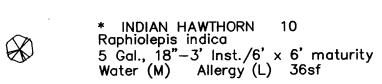
SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE 6 Forestiera neomexicana 5 Gal., 4'-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf

* PARNEY COTONEASTER 15 Cotoneaster lacteus 5 Gal., 2'-4' Inst./8' x 12' maturity Water (M) Allergy (L) 144sf

> BUTTERFLY BUSH 3UTIEKTET BOST Buddleia davidii 5 Gal., 12"—3' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf

ROSE OF SHARON Hibiscus syriacus 5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf



* RED YUCCA 23

Hesperaloe parviflora

* NANDINA 4 Nandina domestica 5 Gal., 2'-4' Inst./8' x 5' maturity Water (M+) Allergy (L) 25sf

1 Gal., 18"-3' Inst./3' x 4' maturity Water (L+) Allergy (L) 16sf REGAL MIST 2 Muhlenbergia capillaris

1 Gal., 12"-3' Inst./3' x 3' maturity

Water (M) Allergy (L) 9sf

GROUNDCOVERS

* TAM JUNIPER 68 Juniperus sabina 'Tamariscifolia' Water (L+) Allergy (L) 225sf

* HONEYSUCKLE 45 Lonicera japonica 'Halliana' 1 Gal., 6"-15" Inst./3' x 12' maturity Water (M) Allergy (L) 144sf Unstakèd-Groundcover

<u>VINES</u>

TREE PLANTING DETAIL

TO PREVENT TREE FROM SETTLING.

TREE AND THE PLANTING PIT.

B. BACKFILL WITH EXISTING SOIL.

C. 3" DEPTH OF GRAVEL MULCH.

CONSTRUCTION NOTES:

D. UNDISTRUBED SOIL.

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL

LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT

LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER

3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND

SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE

4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT

AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH

TREE WAS GROWN AND DUG; THIS REPRESENTS THE

GENERAL NOTES:

POTENTILLA 10 Potentilla fruticosa 1 Gal., 3"-15" Inst./3' x 3' maturity KARAGA Allergy (L) 9sf

BLUE MIST SPIREA 12 **HARDSCAPES** Caryopteris clandonensis 1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

1 Gal., 6"-15" Inst./4' x 15' maturity

* BANK'S ROSE 5 Rosa banksiae 1 Gal., 6"-15" Inst./climbing to 20' Water (M) Allergy (L)

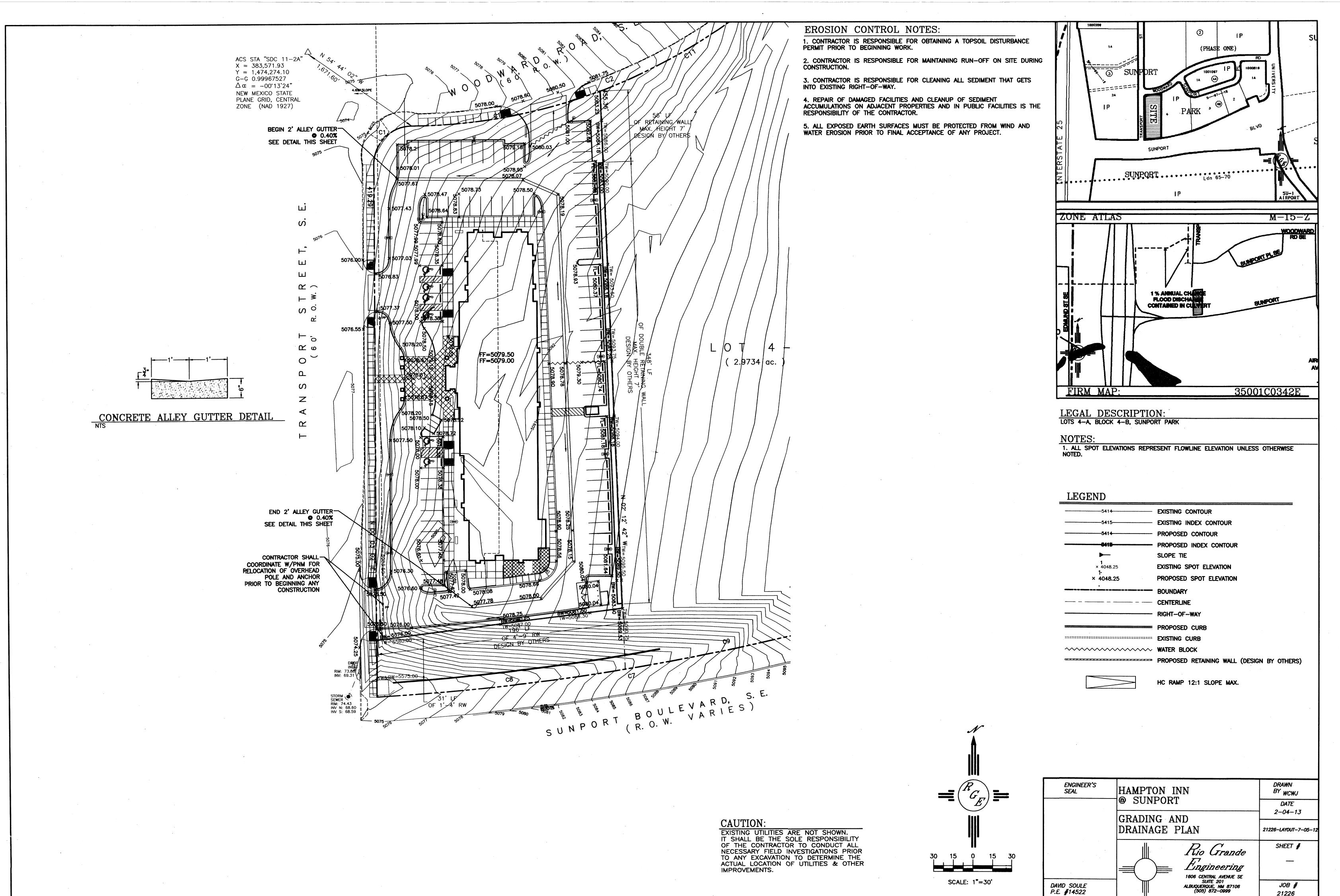
OVERSIZED GRAVEL & BOULDERS

3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

* DENOTES EVERGREEN PLANT MATERIAL

Inn ampton 300 Wood

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peter butterfield
architect 13013 glenwood hills ct. ne albuquerque nm 87111 (nh) 505 320 2020 (6~) 2420 0

PETER BUTTERFIELD
NO. 3850

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NO. 3850

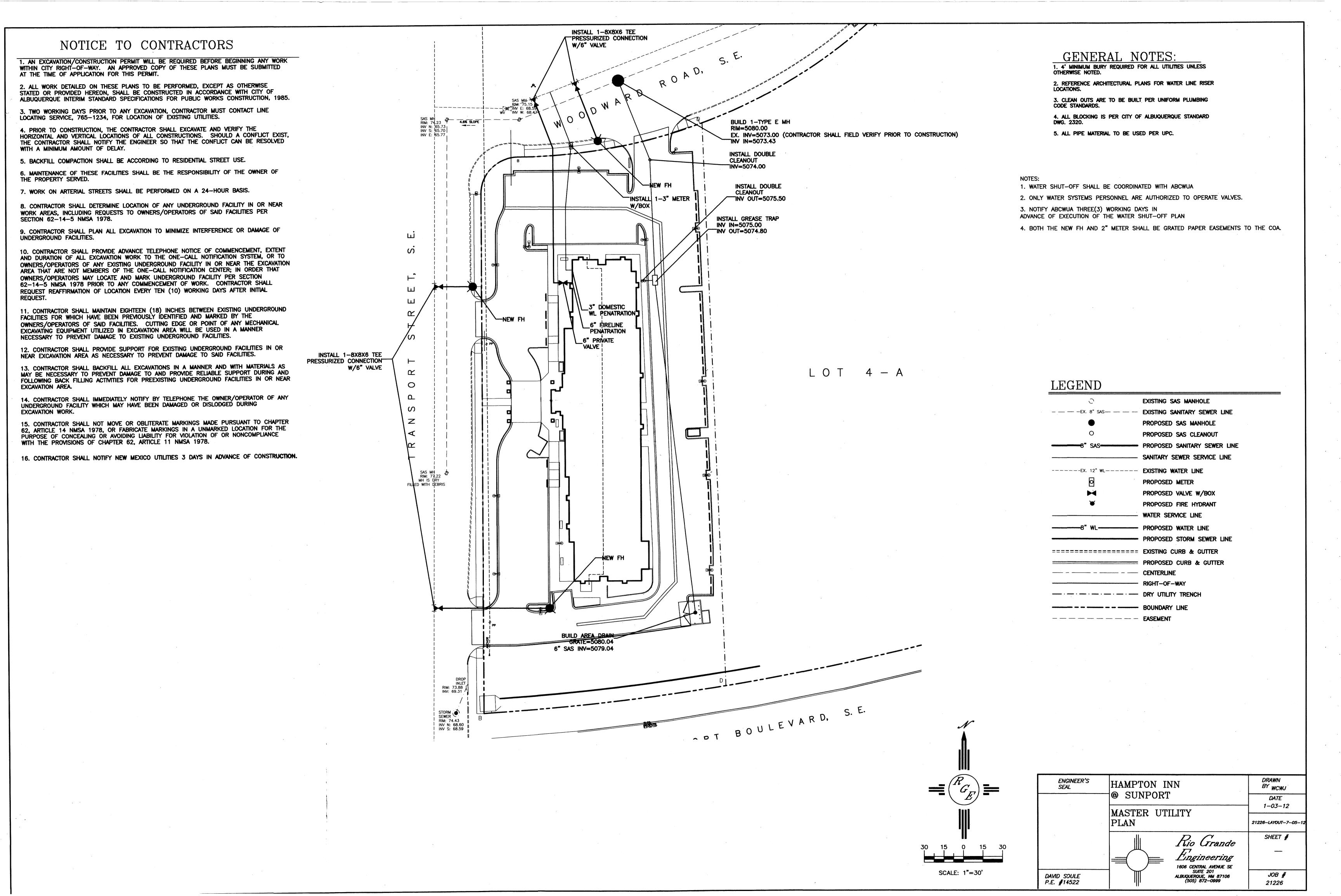
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Hampton Inn and Suites 1300 Woodward Drive SE Albuquerque, NM



SUNPORT PARK BLOCKS 4-A AND 4-B SITE DEVELOPMENT PLAN FOR SUBDIVISION

PREPARED BY:

CONSENSUS PLANNING, INC.

PLANNING / LANDSCAPE ARCHITECTURE **NEW MEXICO ALBUQUERQUE**

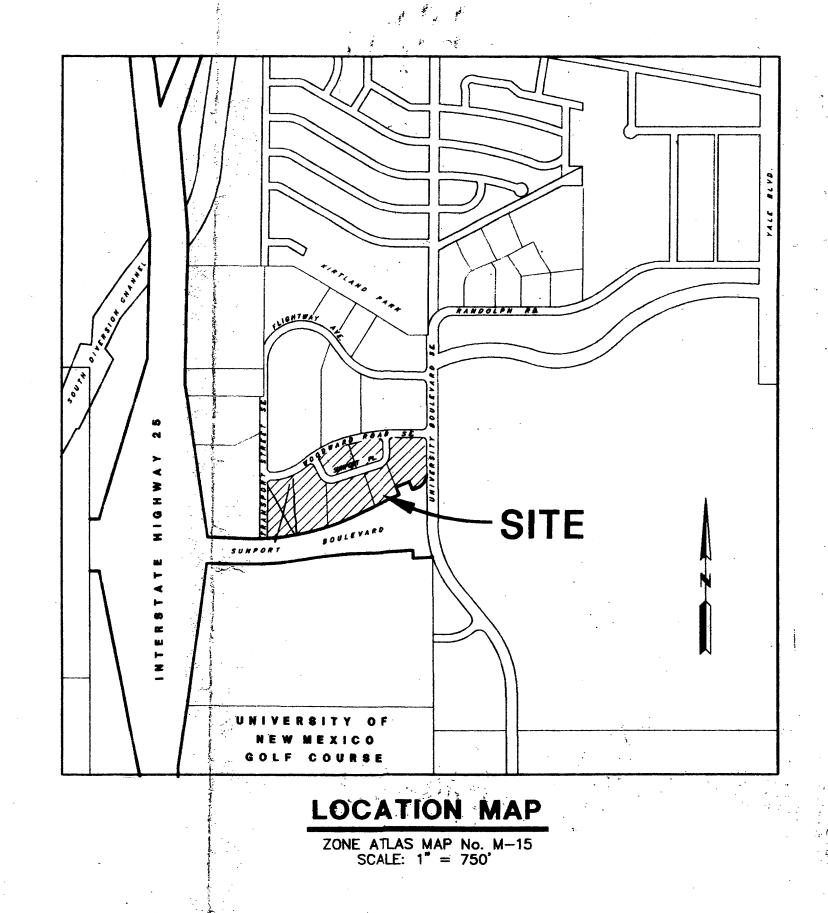
AND

ANDREWS, ASBURY & ROBERT, INC.

CONSULTING ENGINEERS

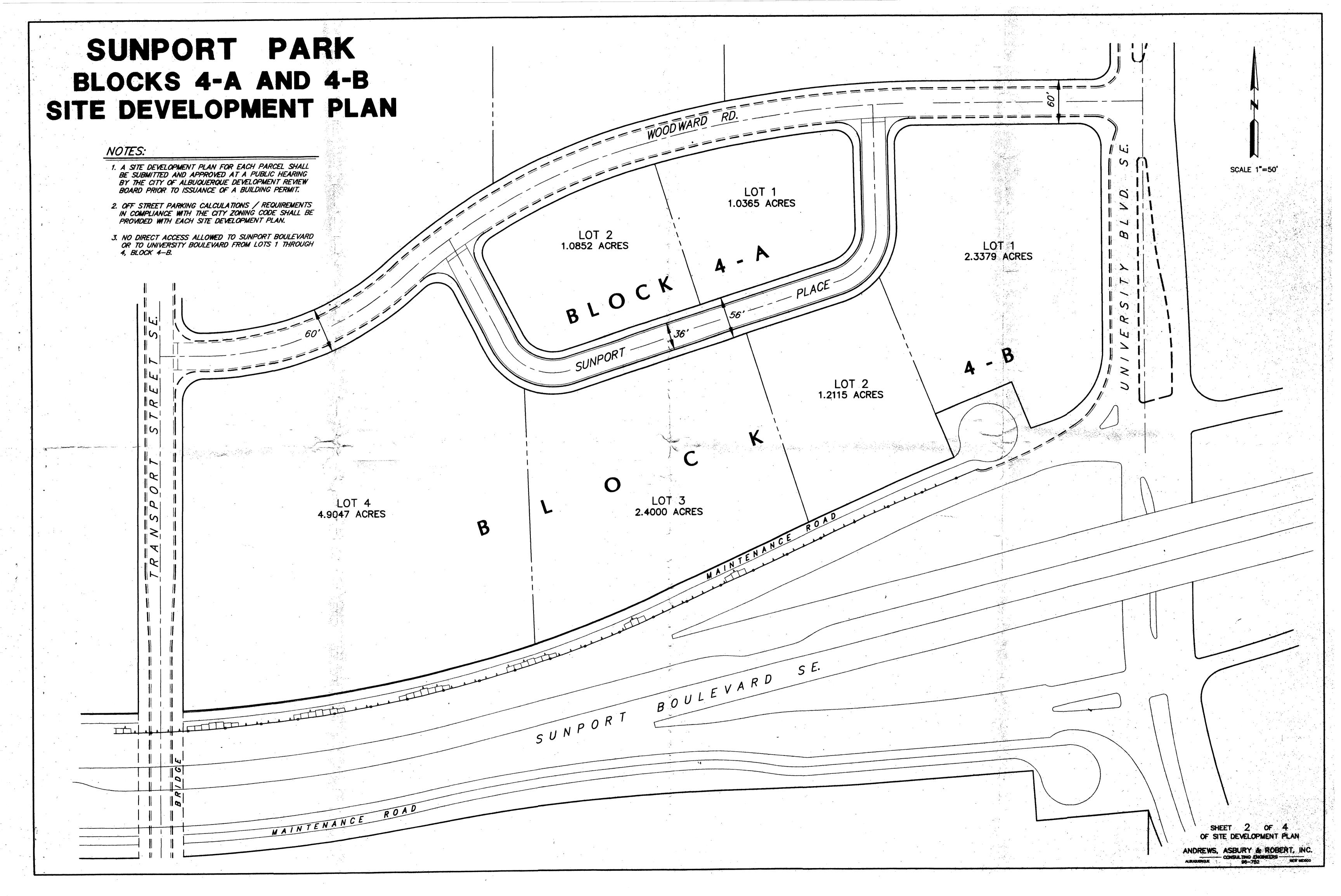
ALBUQUERQUE

NEW MEXICO



INI	DEX	
DESCRIPTION	S	HEET NO
TITLE SHEET		1
SITE DEVELOPMENT PLAN		2
DESIGN GUIDE LINES		3
CONCEPTIAL DRAINAGE PLAN		1

A.			
APPROVALS	DRB-90	6-131	
DEVELOPMENT PLAN APPRO ON MARCH 6, 1986, Z-85 BOARD ON APRIL 1, 1986.	A AND 4-B AMENDS OVED BY THE ENVIRON -98-1, AND SIGNED O A SITE DEVELOPMEN OVED AT A PUBLIC HEA	THAT PORTION OF THE SITE MENTAL PLANNING COMMISSION OFF BY THE DEVELOPMENT REVIEW T PLAN FOR EACH PARCEL SHALL ARING BY THE CITY OF ALBUQUERQUE	_
PLANNING DEPARTMENT	Du-	3.7.97 DATE	
TRANSPORTATION DEVELO	PMENT	/-28-97 DATE	
PARKS AND GENERAL SER	RVICES	2-3-97 DATE	•
CITY ENĞINEER / AYAFCA	Crigin	3 - 7 - 9) DATE	
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DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives for high quality development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Sunport Park. These standards are to be used as a supplement to the City of Albuquerque Comprehensive City Zoning Code and other pertinent City ordinances. These standards shall apply to all properties within Blocks 4A and 4B of the Sunport Park. Current zoning is IP. Plans must meet or exceed

LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within the Sunport Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waster Ordinance, the Street True Ordinance and landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

The following are minimum standards for the development of specific site landscape plans:

Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

A minimum of 20 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside

Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The area and percentage is calculated based on the mature canopy size of all plant materials.

All planting areas not covered with turf shall have a ground tapping of crushed rock, river rock, shredded bark, or similar material which extends completely under the plant

Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6° x 6° concrete, brick (side by side), or $1/8^\circ$ x 4° steel

To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each ten parking stalls with no stall being more than 85 feet from a tree.

Seventy—five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty—five feet.

A landscape strip of no less than 10 feet shall be maintained between a parking area and

Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 feet in height; shrubs and groundcovers shall be a one gallon container; and, turf grasses shall be capable of providing complete ground coverage within one growing season after installation.

An automatic underground irrigation system is required to support all required landscaping, Irrigation components should be checked periodically to ensure maximum

All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material.

Landscaped areas shall be a minimum of 36 s.f., and the minimum dimension shall be

A maximum of 20 percent of the provided landscape area may be covered with turf grasses. Areas of turf should be located at prominent visual points to create view corridors into specific sites.

The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.

PLANT PALETTE

The plant materials for this project were selected based on qualities such as, cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, aesthetic appeal, etc.

Street Trees Fraxinus spp. Gleditsia spp.

Ash varieties Honey locust varieties Blue Spruce Picea pungens Pinus nigra Austrian Pine Scotch Pine Pinus sylvestris Pistachia chinensis Chinese Pistache Arizona Sycamore Platanus wrightii Flowering Plum varieties Prunus spp. Robinia x ambigua Purple Robe Locust

Parking Area Plant Materials

Fraxinus spp. Ash varieties. Honey locust varieties Gleditsia spp. Austrian Pine Pinus nigra Chinese Pistache Pistachia chinensis Japanese Zelkova Zelkova serrata

Shrubs and Groundcol Fallugia paradoxa Juniperus chinensis Juniperus horizontalis Juniperus sabina Perovskia atriplicifolia

Potentilia fruticosa

Rhus microphylla

Ribes aureum

Salvia greggii

Apache Plume Chamisa Juniper varieties Juniper varieties Juniper varieties Russian Sage Shrubby Cinquefoil Littleleaf Sumac Golden Currant Cherry Sage

Western Redbud

Arizona cypress

Russian Clive New Mexico Olive

Goldenrain Tree

Scotch Pine Chinese Pistache

London Planetree

Ornamental Pear

Japanese Zelkova

Abelia varieties

Big Leaf Sage

Four-wing Saltbust
Dwarf Coyotebush

Japanese Barberry

Boxwood varieties

Bird of Paradise

Purple Coneflower

Western Virginsbower Cotoneaster varieties

Blue Mist

Chamisa

Arizona Sycamore

Flowering Plum/Cherry varieties

Ash varieties

Limber Pine

Austrian Pine

(male only)

Oak varieties

Chaste Tree

Sand Sage

Washington Hawthorn

Honey locust varieties

Desert Willow

General Use Plant Materials

Cercis occidentali Chilopsis linearis Cupressus glabra Crataegus phaeriopyrum Eleagnus augustifoli Forestiera neomexic Fraxinus sop. Gleditsia spp. Koelreuteria paniculat Pinus flexilis Pinus nigra Pinus sylvestris Pistache chinensis Platanus acerifolia Platanus wrightii Peculus fremontii Prunus spp.

Pyrus calleryana Quercus spp. Vitex agnus - castus Zelkova serrata Abelia spp. Artemisia filifolia Artemisia tridentata Atripiex canescens Baccharis pilularis Berberie thunbergi Buxus app. Caesalpinia gilliesii Caryopterus clandonensis Chrysothamnus nauseosu Clematis ligusticifolia

Cotoneaster spp. Delosperma cooperi

Echinacea purpurea

General Use Plant Materials (cont'd) Shrubs, Groundcovers, Flowers, and Vines

Euonymus spp. Forsythia intermedia Hedera spp. Hemorocallis spp. Hibiscus syriacus llex spp.
Juniperus chinensis spp. Juniperus horizontalis soo. Juniperus sabina spp. Ligustrum japonica Lonicera japonica halliana Mahonia aquafolium Mahonia repens Mirabilis multiflora Nandina domestica spp. Nepeta faassenii Parthenocissus inserta Perovskia atriplicifolia Photinia fra**se**ri Photinia glabra Potentilia fruticosa Pyracantha spp. Raphiolopis indica Rhus microphylla Rhus trilobata Ribes aureum Ribes cereum Rosmarinus officinalis Salvia dorrii Salvia greggii

Rosemary Desert Sage Cherry Sage Lavender Cotton Spanish Broom Spartium junceum Spiraea varieties Spiraea spp. l liac varieties Syringa spp. Fern Verbena Verbena bipinnatifid Verbena Verbena rigida Wiegela varieties Wiegela spp. Wisteria spp. Wisteria varieties

Lawn Grasses Buchloe dactyloide Bouteloua gracilis Festuca spp. Pod spp.

Buffalo Grass Blue Grama Tall Fescue varieties Kentucky Bluegrass varieties

Hackberry varieties

Arborvitae varieties

Poplar varieties Japanese Pagoda Salt Cedar varieties

Elm varieties

Euonymus varieties

Forsythia lvy varieties

Daylily varieties Rose of Sharon

Holly varieties

Juniper varieties

Juniper varieties

Juniper varieties

Hall's Honevsuckie

Creeping Mahonia

Virginia Creeper

Japanese Photinia

India Hawthorn

Littleleaf Sumac

Threeleaf Sumac

Golden Currant

Wax Currant

Shrubby Cinquefoil

Pyracantha varieties

Russian Sage Photinia

Giant Four O'clock

Heavenly Bamboo varieties

Wax-leaf Privet

Oregon Grape

Prohibited Plant Materials Celtis spp. Populus app. Sophera japonica Tamarix app.

Thuja spp.

Ulmus spp.

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the assthetic appeal of Sunport Park.

Buildings shall be located on each site according to the following setback dimensions except as provided in 14-16-3-3 of the zoning code:

Front setback of not less than 20' from the R.O.W. line Side setback of not less than 10' from the R.O.W. line Rear setback of not less than 10' from the R.O.W. line

Parking Area Selbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall

be setback as follows: 10' from the R.O.W. line

SIDEWALKS/BIKEWAYS

in addition to the required sidewalks, the City of Albuquerque has established a bikeway network. The Trails and Bikeways Facility Plan identifies University Blvd. as a Trail Plan

SCREENING / WALLS AND FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service function shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Sunport Park landscape. However, if walls are not required for a specific screening or security purpose, they should not be utilized. The intent is to keep walls and fences as low as possible while performing their screening and security

The following are standards to ensure effective screening of negative elements:

Employee and customer/client parking areas shall be screened from adjacent streets and properties with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet.

Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height

All outdoor refuse containers shall be screened with a minimum 6 foot tall masonry enclosure which is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the

crehitectural theme of the site. No refuse collection areas shall be allowed between any street and building front.

Barbed wire or concertina wire are not allowed in the Sunport Park.

SUGGESTIONS

Visitor parking should not be completely screened from adjacent streets. Appropriate signage and/or highlighted landscoping should be used to direct visitors.

When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. (The use of chain link fencing is not acceptable.)

LIGHTING STANDARDS

In order to enhance the safety, security and visual aesthetics of the Sunport Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development

The following are a few general guidelines to consider for the design of the lighting system: REQUIREMENTS

Placement of fixtures and standards shall conform to state and local safety and

A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or

The height of parking area lights shall be in the range of 20 to 30 feet.

LIGHTING (cont'd)

Individual site lighting standards should bland with the architectural character of the

Area lighting should be used to highlight public spaces and walkways. Area lighting standards may range from 10 to 15 feet in height. The use of walkway level lighting such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

Additional landscape lighting is encouraged to enhance certain landscape features. Such lighting should be either ground level "bullet" lights concealed by plant materials, flush mounted "can" lights with waterproof enclosure, or be mounted in trees to

SIGNAGE STANDARDS

These signage standards were developed as reasonable criteria to regulate the size, location type, and quality of sign elements within Sunport Park. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development. These guidelines are to be used in conjunction with the City of Albuquerque Sunport Boulevard Design Overlay Zone requirements.

The following are general guidelines for signage design and placement:

All elements of a sign shall be maintained in a visually appealing manner. Free-standing signs shall be designed that do not require any external bracing. angle-iron supports, guy wires or similar devices.

No signage is allowed that uses moving parts, makes aubible sounds, or has blinking

All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.

No sign shall overhang into the public right-of-way or extend above the building roof Free-standing signs shall be allowed per the Sunport Boulevard Design Overlay Zone,

City Council Bill R453. Wall mounted signs shall be allowed per the Sunport Boulevard Degion Overlay Zone,

City Council Bill R453 If signage is to be illuminated, it shall be in accordance with this City of Albuquerque Bign.

SITE/ARCHITECTURAL OBJECTIVES

The creation of an active pediastrian environment in the Sunport Park is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the Park linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian—ariented development is the relationship between the buildings and the street. Too often buildings are placed in the center of the site and surrounded by parking, with no pedestrian connection betieven the structure and the street.

Parking areas shall be designed so that pedestrians walk parallel to moving cars. Minimize the next for pedestrians to cross parking aisles and landscaped islands. Parking greas shall be designed to include a pedestrian link to the street sidewalk

All pedestrian paths shall be designed to be accessible to the handicapped (see Americans with Disabilities Act official for banks has design).

REQUIREMENTS

Pedestrian linkages in parking areas should be clearly visible and highlighted with inhanced paving and/or signage.

Long stretches of parking facilities adjacent to the streets should be avoided whenever

New structures should be sited in a manner that will act to complement and provide New structures should be chastered to create plazas or pedestrian mails that include site

amenities such as shade, seating, landscaping, etc. Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts and link structures to the public sidewalk where possible with textured paving.

Structures should be sited, keeping in mind the creation of "outdoor rooms" which may be used for pedestrian activities.

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high degree of quality ensuring pleasing aesthetics throughout the project. Architectural design design being in harmony with adjoining projects

Additionally, all buildings shall conform to the following requirements:

REQUIREMENTS

Buildings and structures erected within the site shall comply with all applicable City of Albuquerque zoning and building code requirements as well as other local applicable

Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.

The roofline at the top of the structure shall incorporate offsets to prevent a continuous

All rooftop equipment shall be screened from the public view by materials of the same nature as the building's basic materials.

SUNPORT PARK BLOCKS 4-A AND 4-B SITE DEVELOPMENT PLAN DESIGN GUIDE LINES

SUGGESTIONS

Employ variety in structural forms that create visual character and interest. Avoid long unarticulated facades. Facades should have varied front setbacks with wall planes no running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3' minimum offset, fenestration, material change, etc.)

Entries to structures should portray a quality appearance while being architecturally tied into the overall mass and building composition.

Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.

Sensitive alteration of colors and materials should be used to produce diversity and

The staggering of planes should be used along with an exterior wall elevation to create packets of light and shadow, providing relief from monotonous expanses of facade.

Highly reflective surfaces, exposed, untreated precision block walls, and materials with high maintenance requirements are undestrable and should be avoided.

Wall materials should be chosen that will withstand abuse by vandals or accidental damage by machinery. Wall materials shall be easily repaired.

Berming in conjunction with landscaping should be used at the building edge to reduce structure mass and height along facades.

UTLITES

To mitigate the negative visual image presented, by some utility equipment and to ensure the overall aesthetic quality of the Sunport Park:

All electric distribution lines within the Park shall be placed underground except that existing overhead lines may remain.

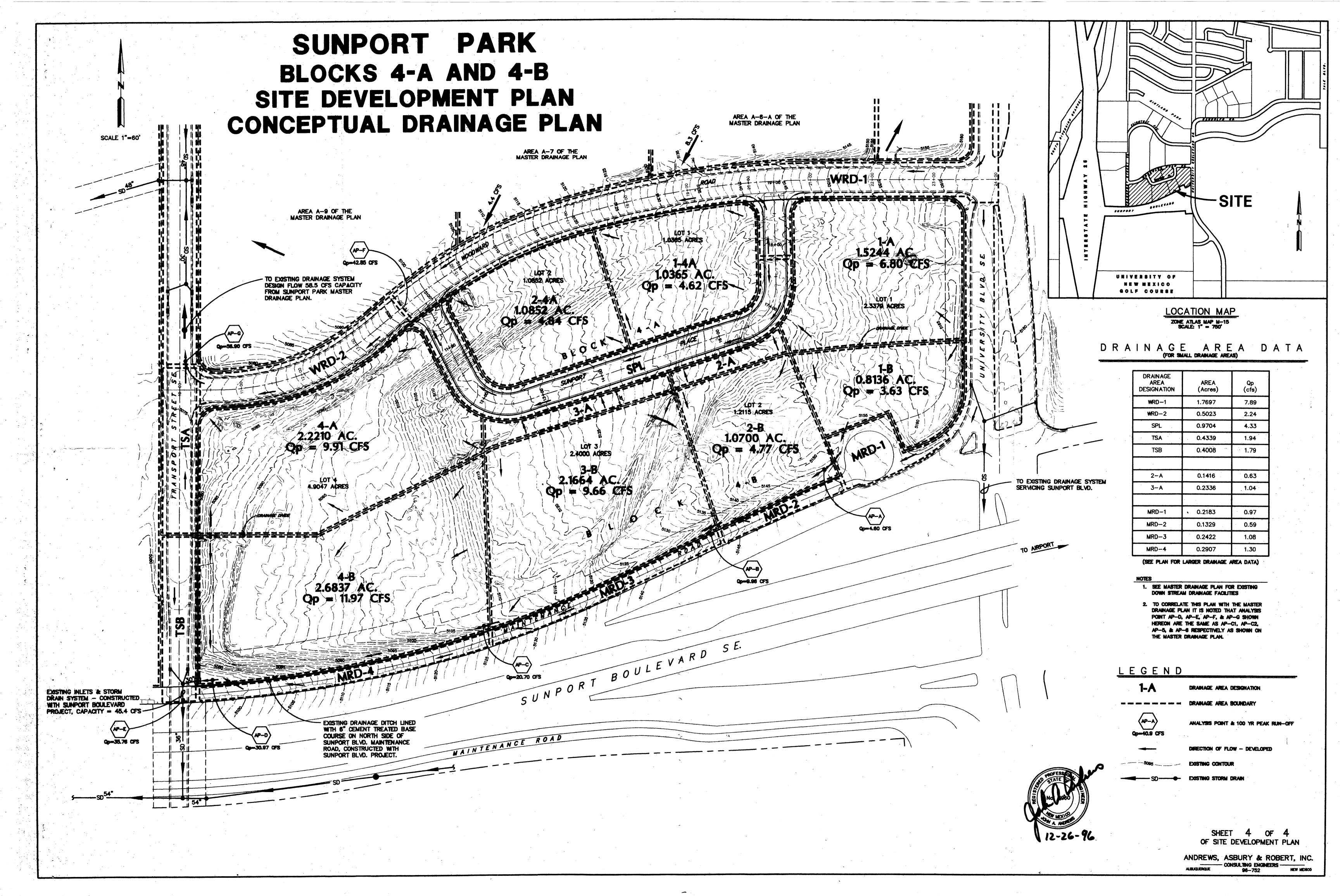
Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right—of—way.

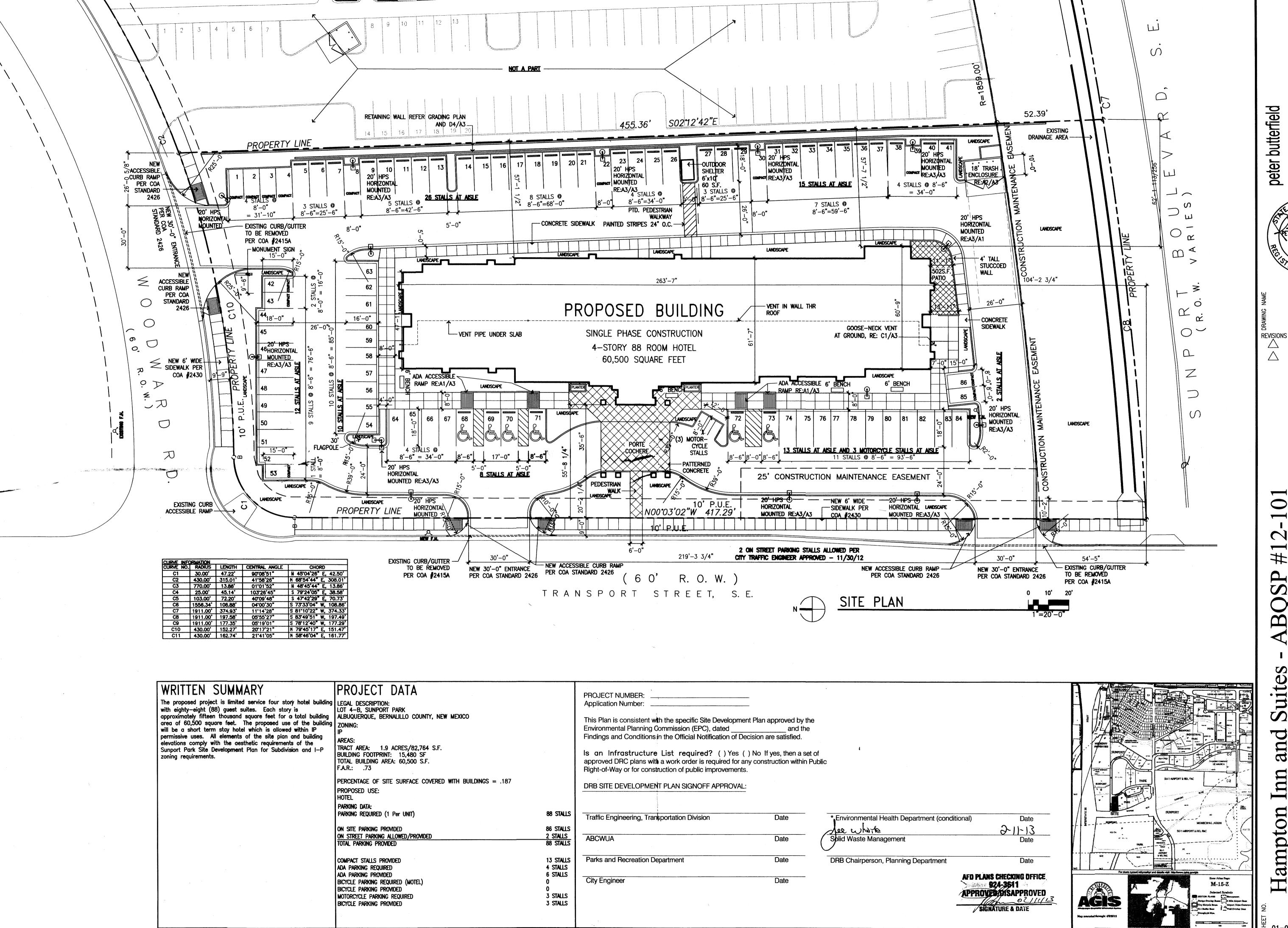
SUGGESTIONS

When an above-ground backflow prevention devices is required by the City of Albuquerque, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they should be appropriately screened from view by walls

> SHEET 3 OF 4 OF SITE DEVELOPMENT PLAN

ANDREWS, ASBURY & ROBERT. INC.





peter butt architect *PETER BUTTERFIE NO. 3850 1/28/13

M suite. E S

Hampton Inn and 300 Woodward Rd. Subuquerque, NM Ibuquerque

REVISIONS

Albuquerque, NM 87184 Ph. (505) 898-9690 Fax (505) 898-7737 cm j©hilltoplandscaping.com All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.

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SP

ABO

Suite: SE

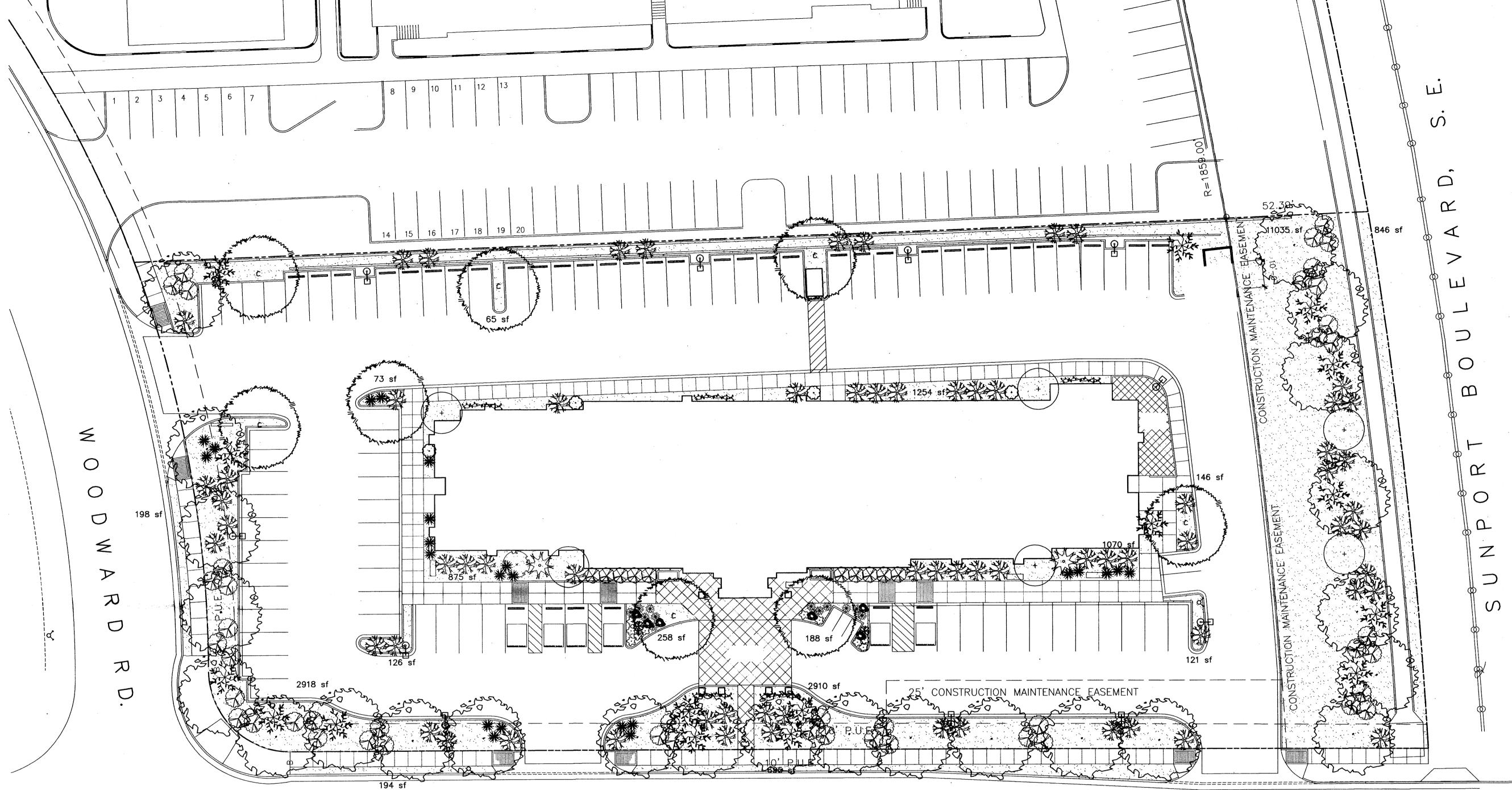
<u>VINES</u> POTENTILLA 10
Potentilla fruticosa
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Water (M+) Allergy (L) 9sf

BLUE MIST SPIREA 12 Caryopteris clandonensis 1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

HARDSCAPES

OVERSIZED GRAVEL & BOULDERS

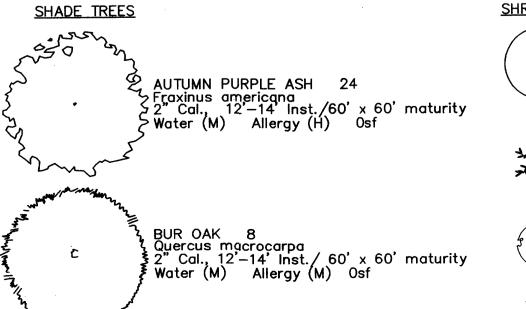
GRAPHIC SCALE 20 10 0 10 20



TRANSPORT STREET, S. E.

PLANT LEGEND

All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type 0 plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.



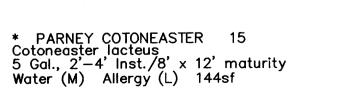
SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE 6 Forestiera neomexicana 5 Gal., 4'-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf

ROSE OF SHARON 2

BUTTERFLY BUSH 1 Buddleia davidii 5 Gal., 12"—3' Inst./10' × 10' maturity Water (M) Allergy (L) 100sf

Hibiscus syriacus 5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf





* NANDINA 4



REGAL MIST 2 Muhlenbergia capillaris 1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

* INDIAN HAWTHORN 10 Raphiolepis indica

5 Gal., 18"-3' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf

GROUNDCOVERS

* TAM JUNIPER 68 Juniperus sabina 'Tamariscifolia' 1 Gal., 6"-15" Inst./4' x 15' maturity Water (L+) Allergy (L) 225sf * HONEYSUCKLE 45
Lonicera japonica 'Halliana'
1 Gal., 6"-15" Inst./3' x 12' maturity
Water (M) Allergy (L) 144sf
Unstaked-Groundcover

3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH * DENOTES EVERGREEN PLANT MATERIAL

* BANK'S ROSE 5
Rosa banksiae
1 Gal., 6"-15" Inst./climbing to 20'
Water (M) Allergy (L)

Hampton Inn and 1300 Woodward Rd. SAlbuquerque, NM SCALE: 1"=20'

〒 01−01−13

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City Of Albuquerque

Street Tree Ordinance are as follows: Name of Street: WOODARDS/TRANSPORT/SUNPORT

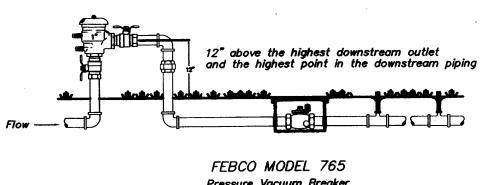
PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

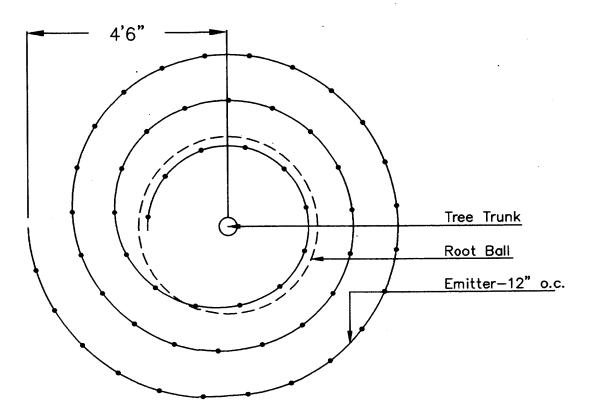
1 Shade tree per 10 spaces Required 8

NOTE TO CLIENT: Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

HEAVY DUTY POLYSULFONE POPETS are designed to provide reliable amd long life BONNET is vandal reelstant. It cannot be removed by rotating the canopy___ TEST COCKS are vandal— resistant reducing damage caused by normal tampering experienced in the field— DOUBLE GUIDED CHECK ASSEMBLY reduces check valve fouling and chattering thereby providing long life and reliable operation __ FULL PORT SHUTOFF VALVES minimize head loss through the device ALL BRONZE BODY provides durability and long life. FEBCO MODEL 765 Pressure Vacuum Breaker Features



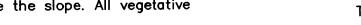




Netafim Spiral Detail

LANDSCAPE <u>CALCULATIONS</u>

TOTAL LOT AREA	82764	square	feet
TOTAL BUILDINGS AREA	16338	square	feet
NET LOT AREA	66426	square	feet
LANDSCAPE REQUIREMENT	15%		
TOTAL LANDSCAPE REQUIREMENT	9963	square	feet
TOTAL BED PROVIDED	22972	square	feet
GROUNDCOVER REQ.	75%	square	feet
TOTAL GROUNDCOVER REQUIREMENT	17229	square	feet
TOTAL GROUNDCOVER PROVIDED	17316	square	feet
TOTAL PONDING AREA	0	square	feet
TOTAL SOD AREA (max. 20% of landscape required)	0	square	feet
TOTAL NATIVE SEED AREA	0 ·	square	feet
TOTAL LANDSCAPE PROVIDED	22972	square	feet



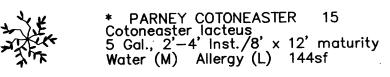
PLANT LEGEND

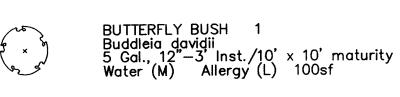
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

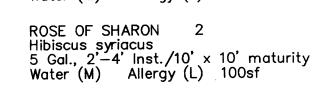
SHADE TREES AUTUMN PURPLE ASH 24 Fraxinus americana 22" Cal., 12'-14' Inst./60' x 60' maturity Water (M) Allergy (H) Osf BUR OAK 8 Quercus macrocarpa \$2" Cal., 12'-14' Inst./ 60' x 60' maturity Water (M) Allergy (M) Osf

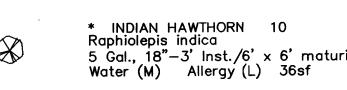
SHRUBS/ORNAMENTAL GRASSES

+	NEW MEXICO OLIVE 6 Forestiera neomexicana 5 Gal., 4'-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf
	5 Gal., 4'-10' Inst./15 x 15 maturit Water (M) Allergy (L) 225sf

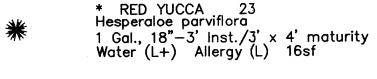


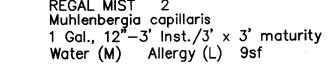


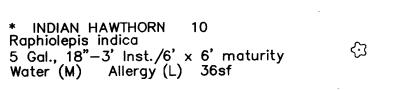


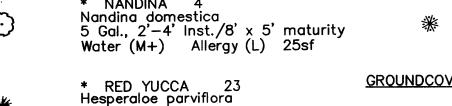


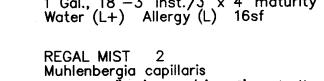






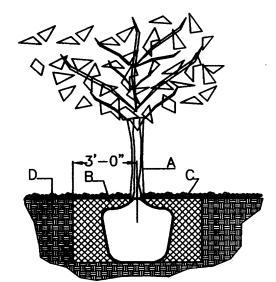








* HONEYSUCKLE 45 Lonicera japonica 'Halliana' 1 Gal., 6"-15" Inst./3' x 12' maturity Water (M) Allergy (L) 144sf



TREE PLANTING DETAIL

GENERAL NOTES:

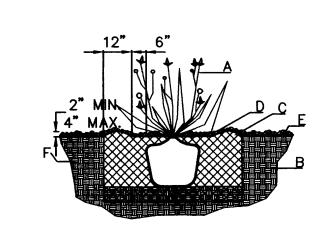
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING. 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH

TREE WAS GROWN AND DUG: THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL. 3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND

SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT. 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL. **CONSTRUCTION NOTES:**

A. TREE B. BACKFILL WITH EXISTING SOIL

C. 3" DEPTH OF GRAVEL MULCH. D. UNDISTRUBED SOIL.



SHRUB PLANTING DETAIL

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

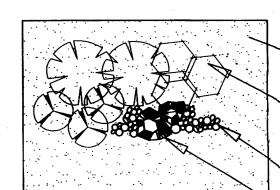
A. SHRUB.

B. BACKFILL WITH EXISTING SOIL. C. EARTH BERM AROUND WATER RETENTION BASIN.

D. 3" DEPTH OF GRAVEL MULCH.

E. FINISH GRADE. F. UNDISTURBED SOIL.

GRAVEL ACCENT DETAIL



GRAVEL TYPE PER PLAN

PLANTING PER PLAN

OVERSIZED GRAVEL ACCENT AT EVERY BOULDER CLUSTER 40-50 SQUARE FEET

BOULDER

<u>VINES</u>

POTENTILLA 10 Potentilla fruticosa 1 Gal., 3"-15" Inst./3' x 3' maturity Water (M+) Allergy (L) 9sf

BLUE MIST SPIREA 12 Caryopteris clandonensis 1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

* TAM JUNIPER 68
Juniperus sabina Tamariscifolia 1 Gal., 6"-15" Inst. /4' x 15' maturity Water (L+) Allergy (L) 225sf

Unstakèd-Groundcovèr

* BANK'S ROSE 5 Rosa banksiae 1 Gal., 6"-15" Inst./climbing to 20' Water (M) Allergy (L)

HARDSCAPES

OVERSIZED GRAVEL & BOULDERS

3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

* DENOTES EVERGREEN PLANT MATERIAL

suite: S and Rd. [ampton Inn a 300 Woodward] Ham 1300

Ibuquerque,

87111

13013 gle

butterfield

REVISIONS

 $\sqrt{3}$ 2/6/13 Rev.Site Plan

Cont. Lic. #26458

Albuquerque, NM 87184

Ph. (505) 898-9690

Fax (505) 898-7737

cm i@hilltoplandscaping.com All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and

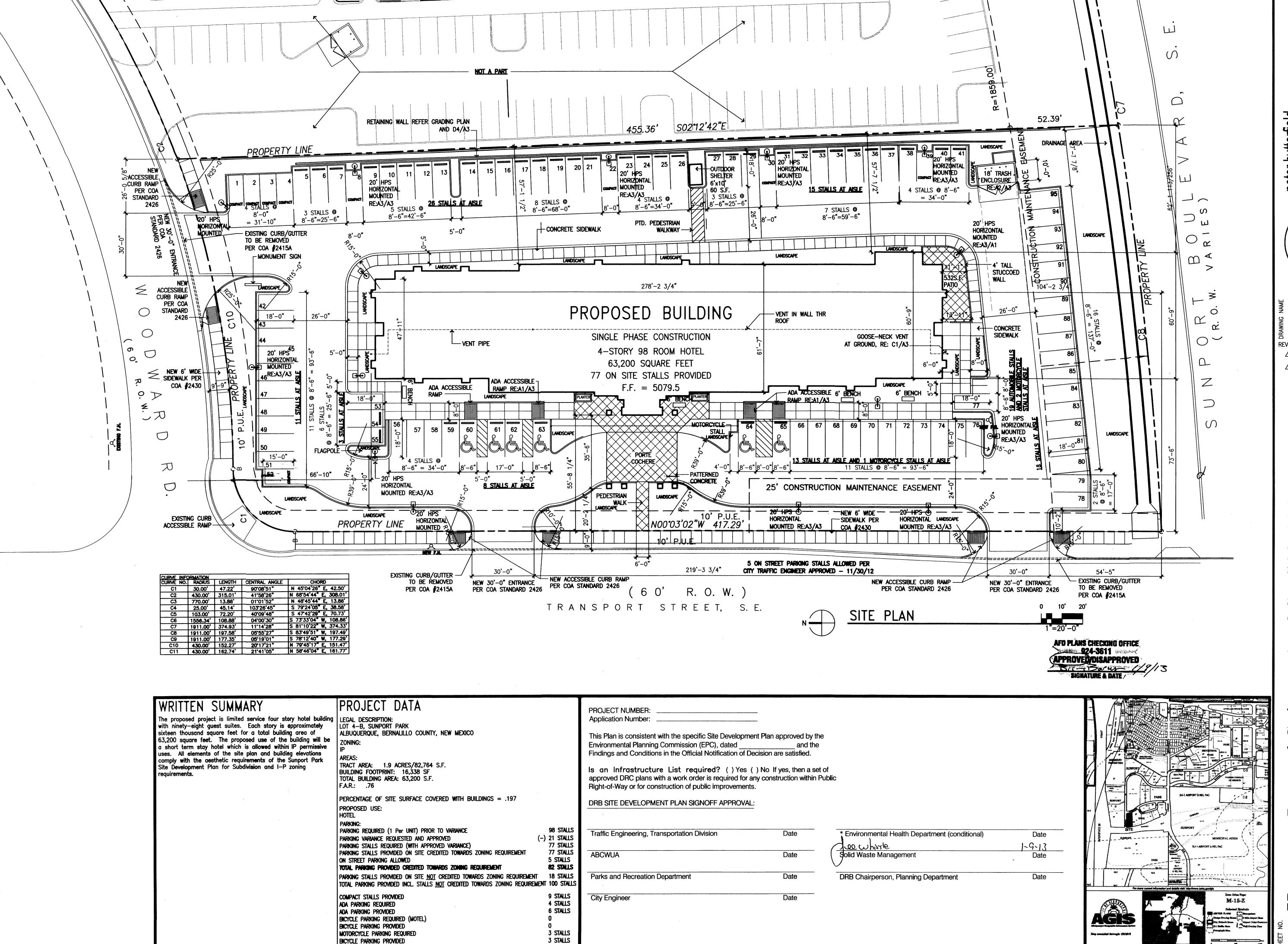
Contractors and are protected by copyright laws. This is unless applicable fees have been paid or job order placed. All plants shall be sized per American Standard for Nursery Stock.

7909 Edith N.E.

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peter butt architect

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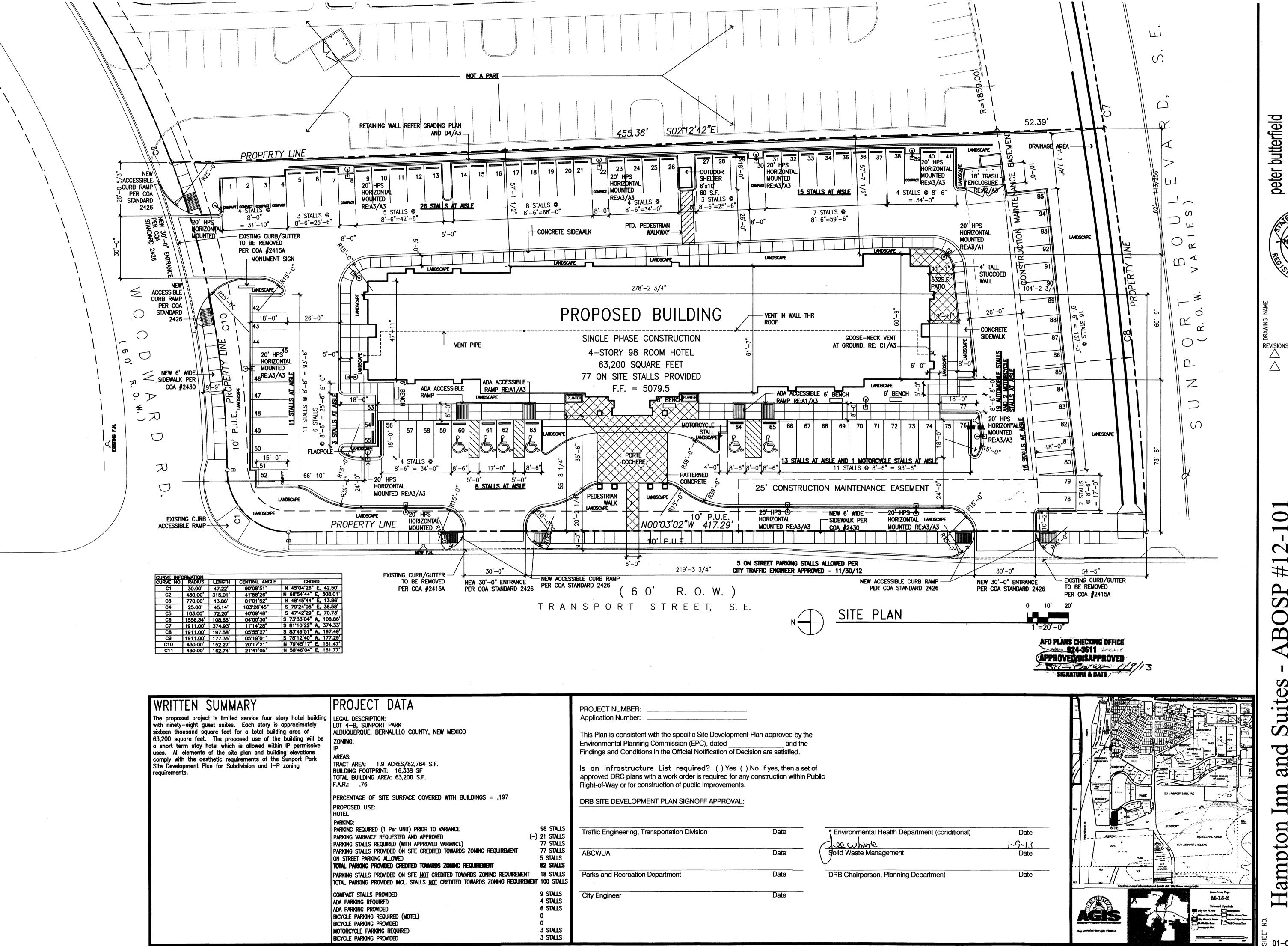


peter butterfield architect 13013 glenwoo

1/3/13 REVISIONS

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architect

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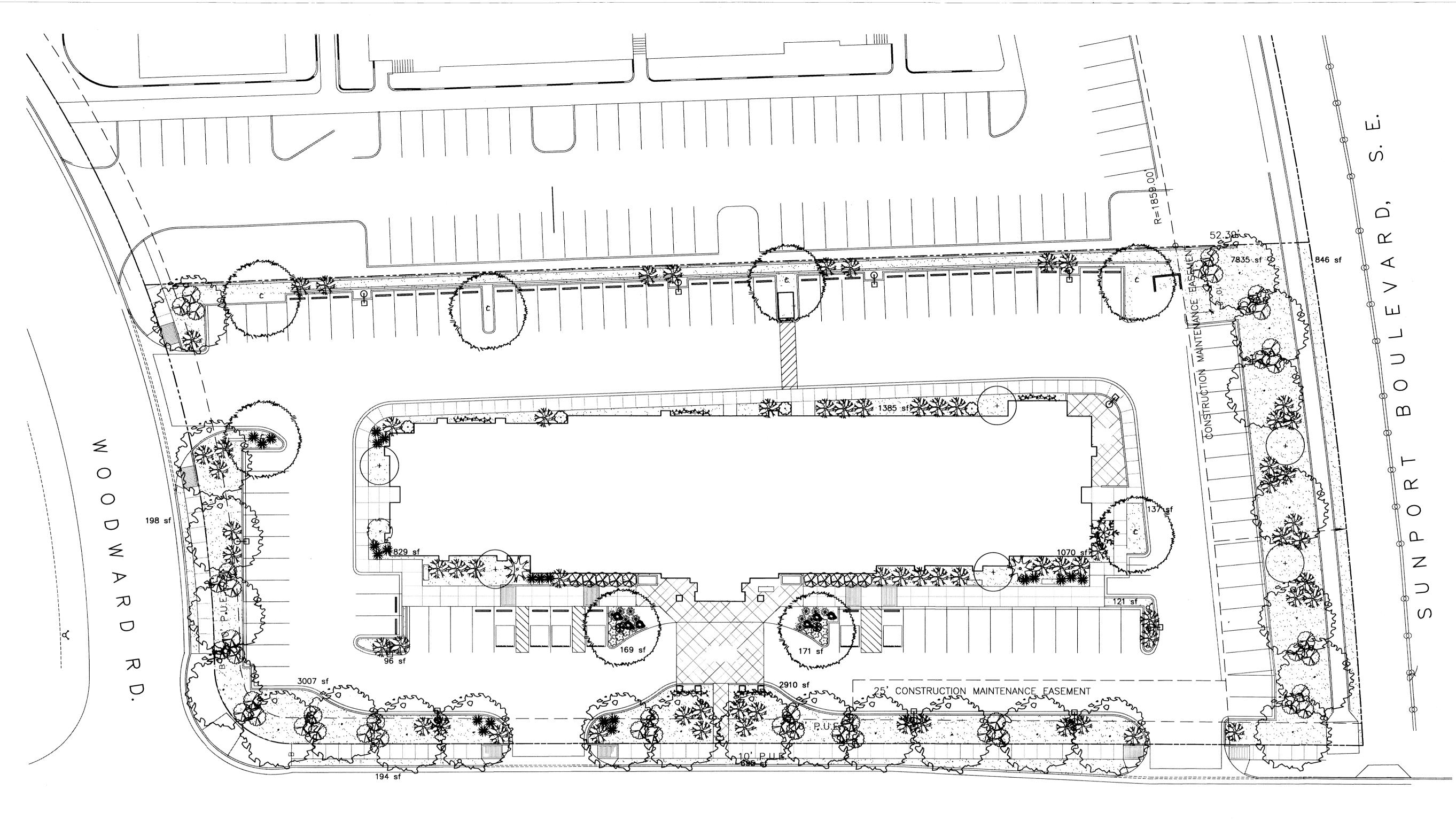
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Suites SE and I Rd. M Hampton Inn a 1300 Woodward I Albuquerque, NM

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L00'

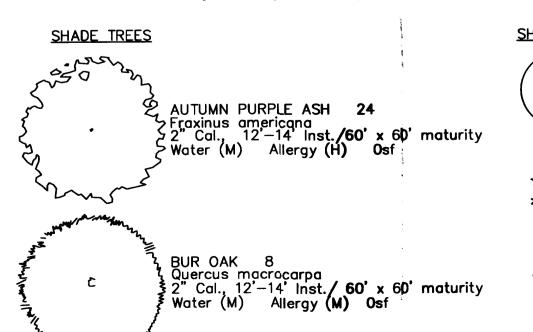
GRAPHIC SCALE 10 20 SCALE: 1"=20'



TRANSPORT STREET, S. E.

PLANT LEGEND

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SHRUBS/ORNAMENTAL GRASSES

NEW MEXICO OLIVE 6 Forestiera neomexicana 5 Gal., 4'-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf

* PARNEY COTONEASTER 1 Cotoneaster lacteus 5 Gal., 2'-4' Inst./8' x 12' maturity Water (M) Allergy (L) 144sf BUTTERFLY BUSH 1

Buddleia davidii 5 Gal., 12"—3' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf ROSE OF SHARON 2 Hibiscus syriacus 5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf

* INDIAN HAWTHORN 10 Raphiolepis indica 5 Gal., 18"-3' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf

* NANDINA 4
Nandina domestica
5 Gal., 2'-4' Inst./8' x 5' maturity
Water (M+) Allergy (L) 25sf

* RED YUCCA 23 Hesperaloe parviflora 1 Gal., 18"-3' Inst./3' x 4' maturity Water (L+) Allergy (L) 16sf REGAL MIST 2 Muhlenbergia capillaris 1 Gal., 12"—3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf

<u>VINES</u> POTENTILLA 10 Potentilla fruticosa 1 Gal., 3"-15" Inst./3' x 3' maturity Water (M+) Allergy (L) 9sf **XXXXXXXX**

BLUE MIST SPIREA 12 Caryopteris clandonensis 1 Gal., 12"-3' Inst./3' x 3' maturity Water (M) Allergy (L) 9sf **HARDSCAPES**

* TAM JUNIPER 68
Juniperus sabina 'Tamariscifolia'
1 Gal., 6"-15" Inst./4' x 15' maturity
Water (L+) Allergy (L) 225sf

GROUNDCOVERS

* HONEYSUCKLE 45 Lonicera japonica 'Halliana' 1 Gal., 6"-15" Inst./3' x 12' maturity Water (M) Allergy (L) 144sf Unstaked-Groundcover * BANK'S ROSE 5 Rosa banksiae 1 Gal., 6"-15" Inst./climbing to 20' Water (M) Allergy (L)

OVERSIZED GRAVEL & BOULDERS 3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

* DENOTES EVERGREEN PLANT MATERIAL

20 10 0

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Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

STREET TREE REQUIREMENTS - Minimum 2" Caliper

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: WOODARDS/TRANSPORT/SUNPORT Required 24 Provided 24

PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper

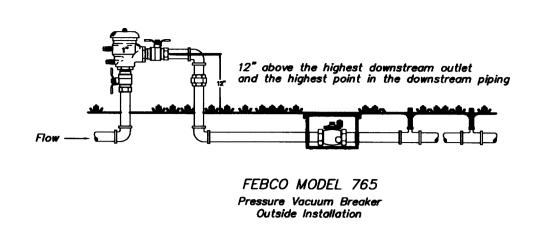
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

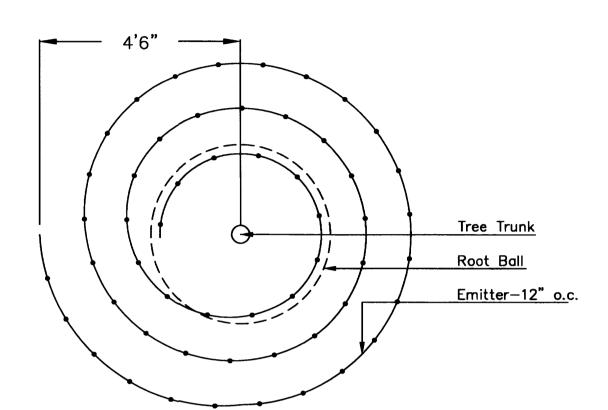
1 Shade tree per 10 spaces Required 8 Provided 8

NOTE TO CLIENT:

Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield the specified gravel, to stabilize the slope. All vegetative

HEAVY DUTY POLYSULFONE POPETS are designed to provide reliable amd long life BONNET is vandal resistant. It cannot be removed to damagecaused during normal installation or when vandalism occurs in the field TEST COCKS are vandal—resistant reducing damage caused by normal tampering experienced in the DOUBLE GUIDED CHECK ASSEMBLY reduces check valve fouling and chattering thereby providing long life and reliable the 765 to reduce threa ENGINEERED PLASTIC AND BRASS INTERNAL MOVING PARTS Gre FULL PORT SHUTOFF VALVES minimize head loss through the device___ resistant to chemical and mineral deposit build—ups. ALL BRONZE BODY provides durability and long life. FEBCO MODEL 765 Pressure Vacuum Breaker Features



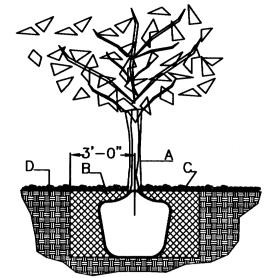


Netafim Spiral Detail

LANDSCAPE CALCULATIONS



TOTAL LOT AREA	82764	square	feet
TOTAL BUILDINGS AREA	16338	square	feet
NET LOT AREA	66426	square	feet
LANDSCAPE REQUIREMENT	15%		
TOTAL LANDSCAPE REQUIREMENT	9963	square	feet
TOTAL BED PROVIDED	19663		fk
	75%	square	
GROUNDCOVER REQ.		square	теет
TOTAL GROUNDCOVER REQUIREMENT	14747	square	feet
TOTAL GROUNDCOVER PROVIDED	15300	square	feet
TOTAL PONDING AREA	0	square	feet
TOTAL SOD AREA	0	square	feet
(max. 20% of landscape required)			
TOTAL NATIVE SEED AREA	0	square	feet
TOTAL LANDSCAPE PROVIDED	19663	square	feet



TREE PLANTING DETAIL

OF SOIL.

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING. 2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED: THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER

3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT. 4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL

CONSTRUCTION NOTES: A. TREE

B. BACKFILL WITH EXISTING SOIL. C. 3" DEPTH OF GRAVEL MULCH.

D. UNDISTRUBED SOIL.

SHRUB PLANTING DETAIL

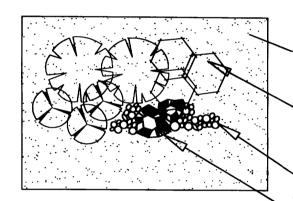
GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- . BACKFILL WITH EXISTING SOIL. C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE. F. UNDISTURBED SOIL.

GRAVEL ACCENT DETAIL



GRAVEL TYPE PER PLAN

PLANTING PER PLAN

OVERSIZED GRAVEL ACCENT AT EVERY BOULDER CLUSTER 40-50 SQUARE FEET

BOULDER

VINES

* SACHENDA

POTENTILLA 10 Potentilla fruticosa 1 Gal., 3"—15" Inst./3' x 3' maturity Water (M+) Allergy (L) 9sf

Water (M) Allergy (L) 9sf

HARDSCAPES

* TAM JUNIPER 68
Juniperus sabing 'Tamariscifolia' Water (L+) Allergy (L) 225sf

* HONEYSUCKLE 45 Lonicera japonica 'Halliana' 1 Gal., 6"-15" Inst./3' x 12' maturity Water (M) Allergy (L) 144sf

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OVERSIZED GRAVEL & BOULDERS

> 3/4" GRAY GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH

* DENOTES EVERGREEN PLANT MATERIAL

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Hampton Inn a 1300 Woodward I Albuquerque, NM

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peter butterfield architect 13013 glenwoo

LANDSCAPING I AND DETAILS

REVISIONS

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1 1/8/13 Ret. Wall/Shade Trees

1 1/9/13 Rev.SiteP/Shade Trees

Cont. Lic. #26458

Albuquerque, NM 87184

Ph. (505) 898-9690

Fax (505) 898-7737

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Contractors and are protected by copyright laws. This is an original design and must not be released or copied

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7909 Edith N.E.

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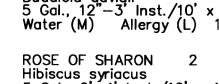
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SHADE TREES AUTUMN PURPLE ASH 24 Fraxinus americana 2" Cal., 12'-14' Inst./60' x 60' maturity Water (M) Allergy (H) Osf BUR OAK 8 Quercus macrocarpa \$ 2" Cal., 12'-14' Inst./ 60' x 60' maturity Water (M) Allergy (M) Osf

SHRUBS/ORNAMENTAL GRASSES NEW MEXICO OLIVE 6 Forestiera neomexicana 5 Gal., 4'-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf

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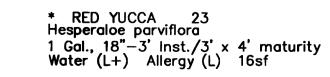
Water (M) Allergy (L) 144sf BUTTERFLY BUSH 1 Buddleia davidii 5 Gal., 12"—3' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf



5 Gal., 2'-4' Inst./10' x 10' maturity Water (M) Allergy (L) 100sf

* INDIAN HAWTHORN 10 Raphiolepis indica 5 Gal., 18"-3' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf





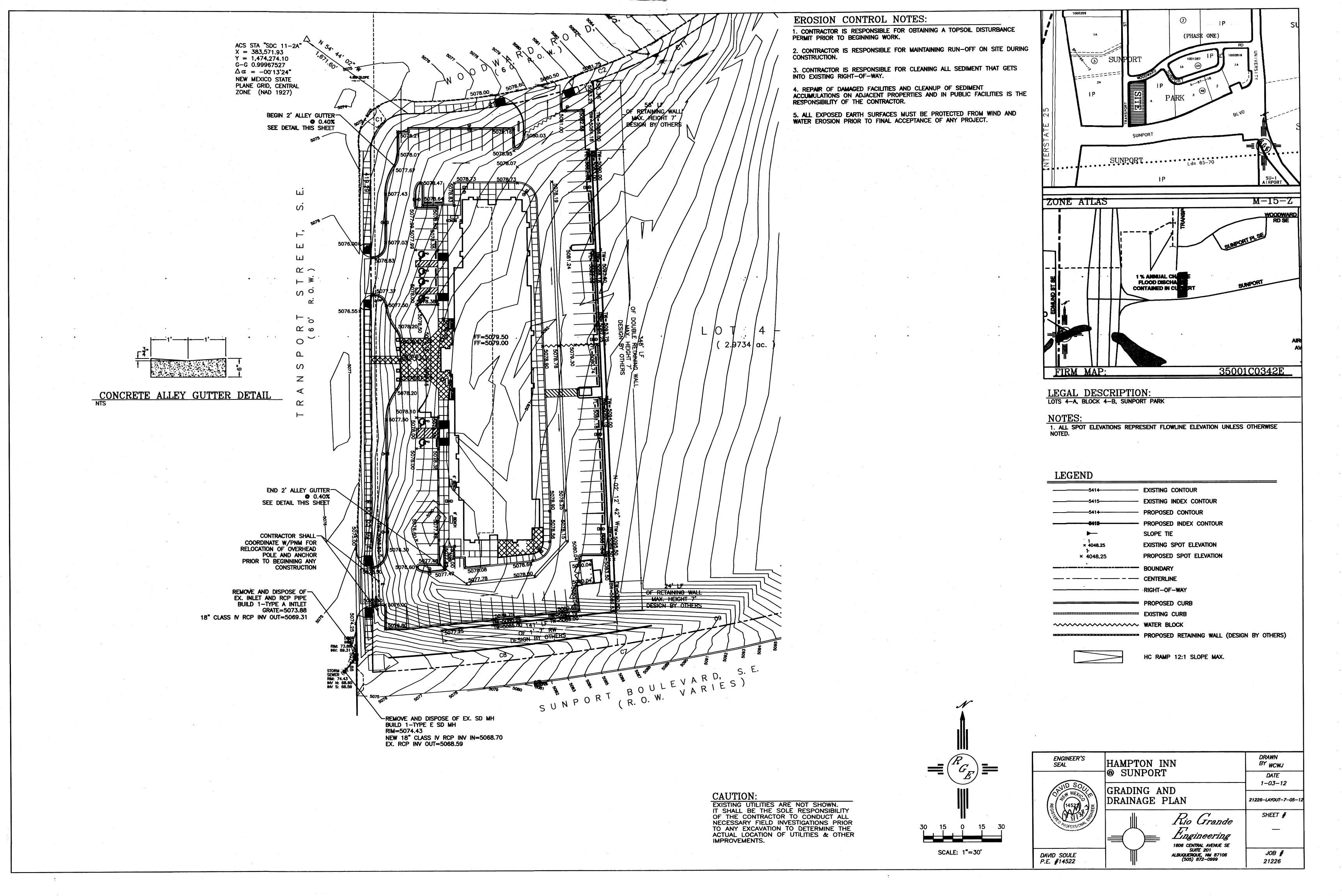
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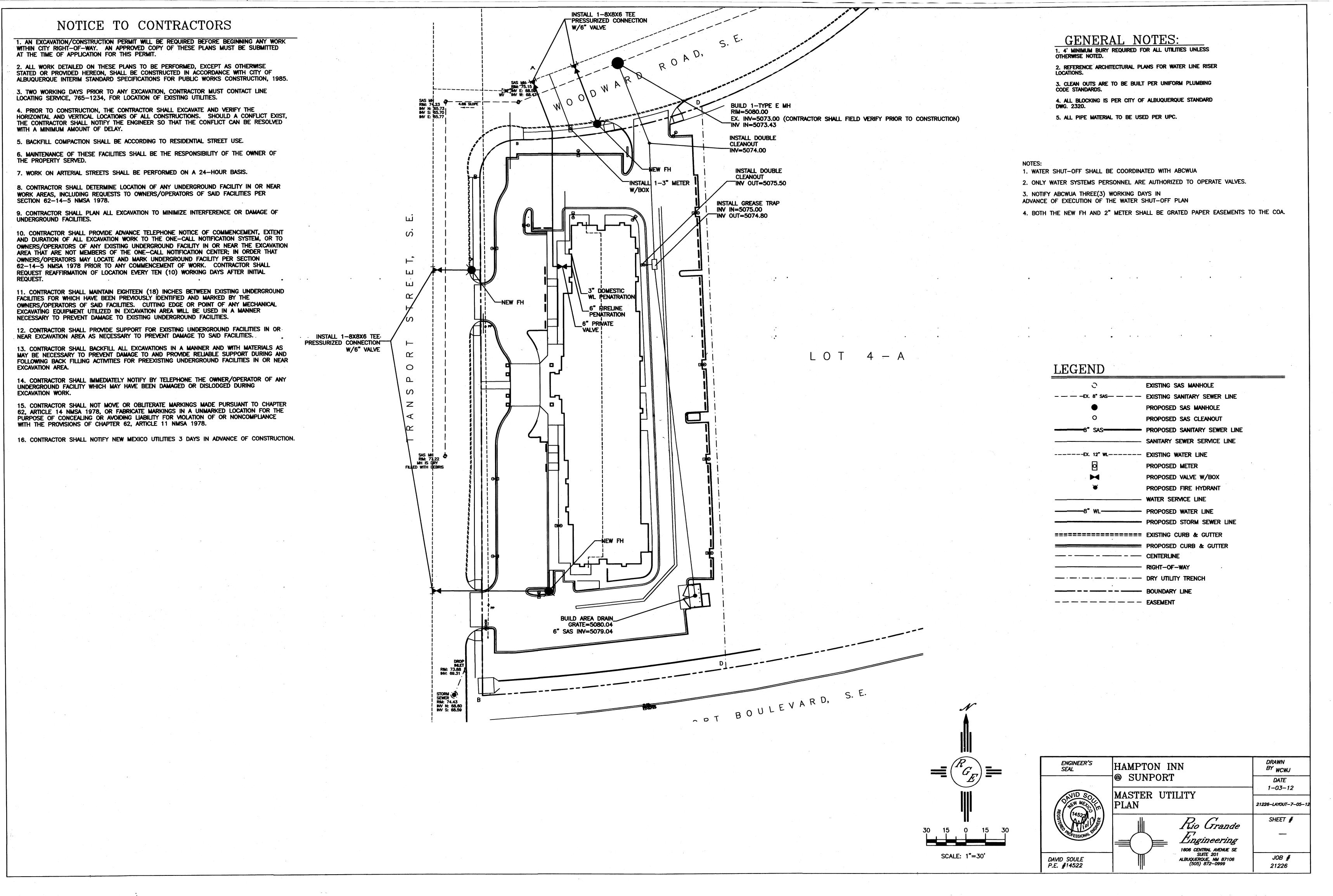
GROUNDCOVERS

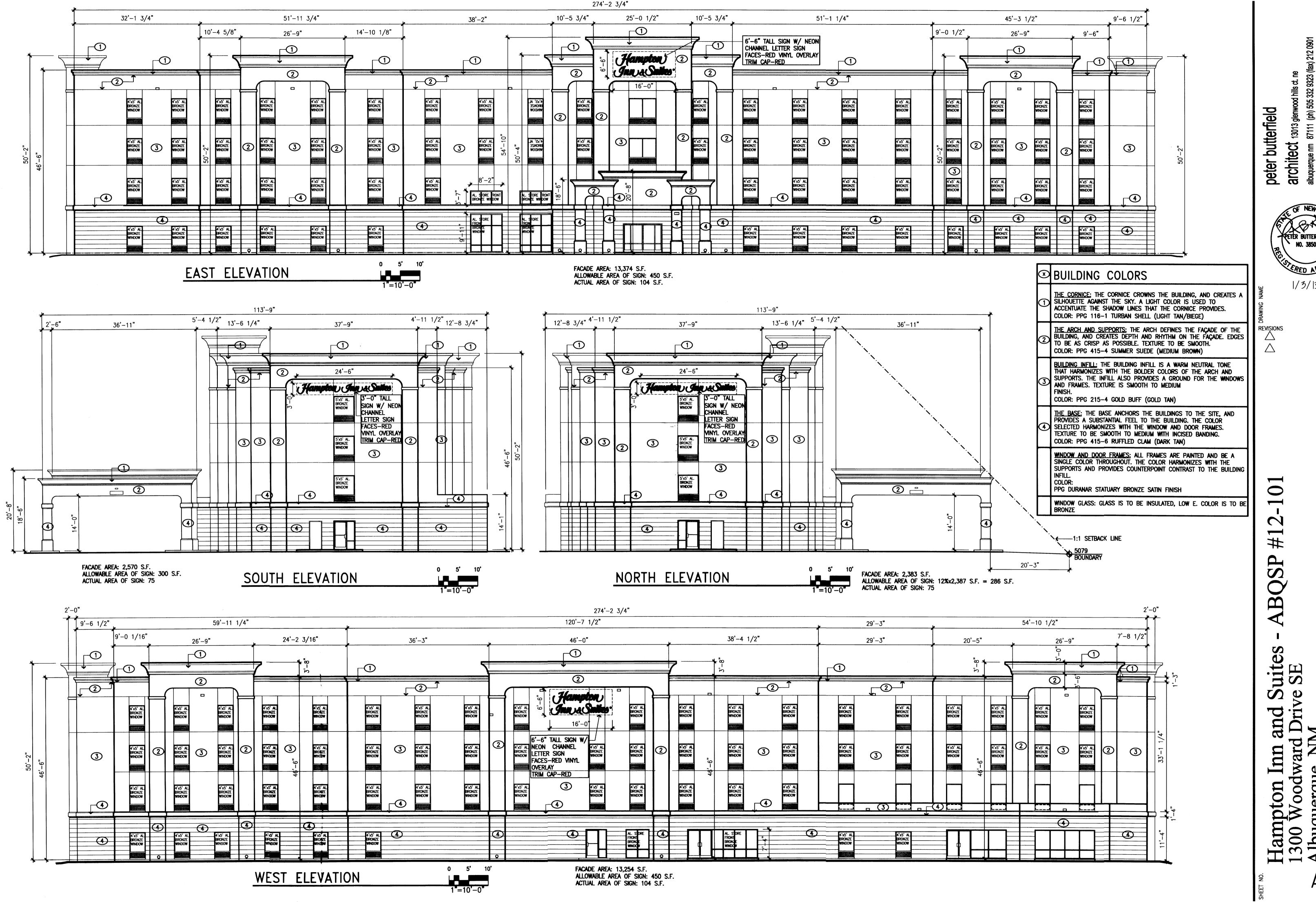
BLUE MIST SPIREA 12 Caryopteris clandonensis 1 Gal., 12"-3' Inst./3' x 3' maturity

1 Gal., 6"-15" Inst./4' x 15' maturity

Unstaked-Groundcover







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PETER BUTTERFIELD

NO. 3850