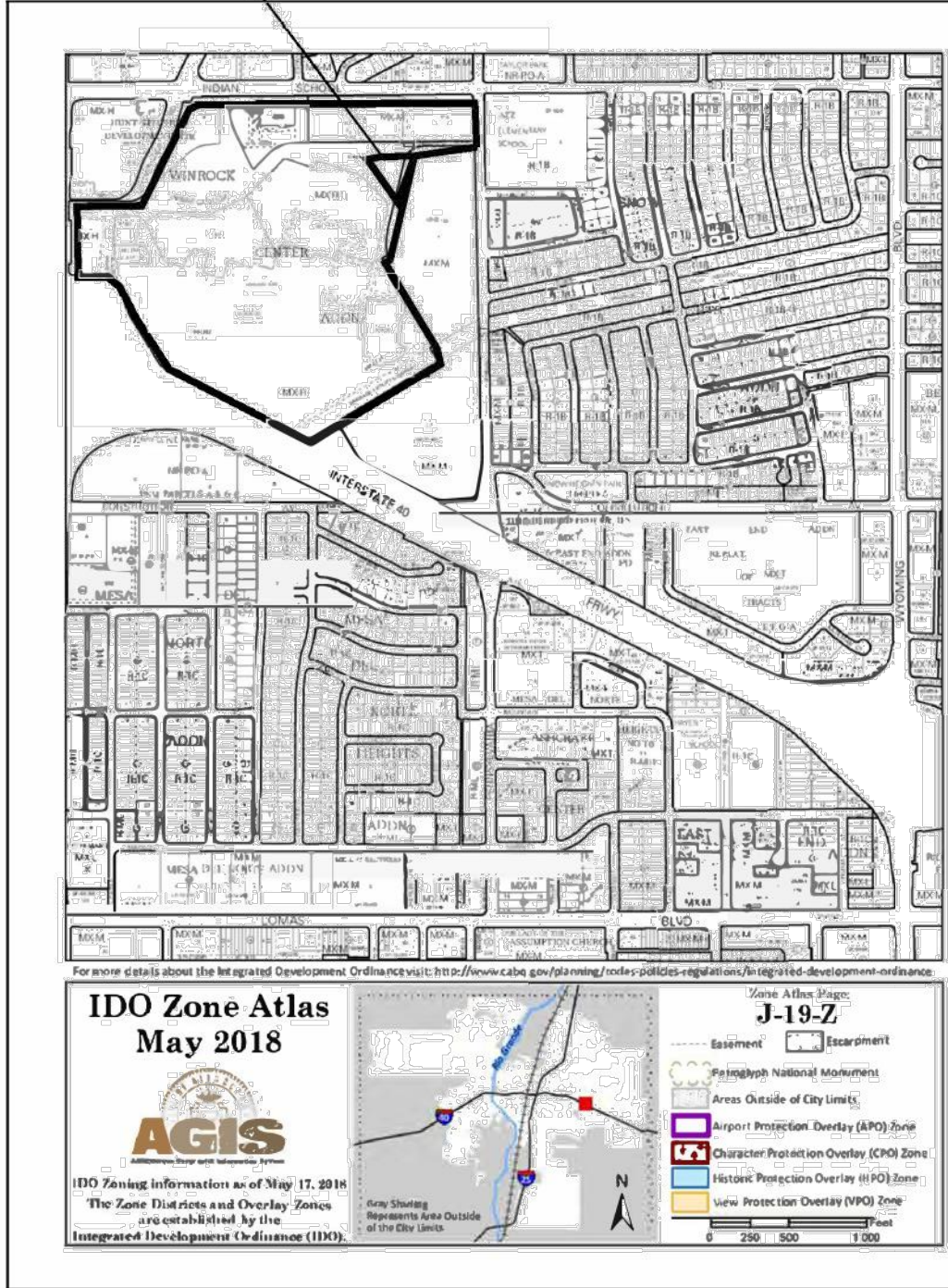


EXISTING
BUILDING



PROJECT NUMBER: PR-2018-005713	
APPLICATION NUMBER:	
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied. Is an Infrastructure List requirement () YES () NO If yes, then a set of approved (CNC) plans with a work order is required for any construction with Public Right-of-Way or for construction of public improvements.	
DRS SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
Traffic Engineering, Transportation Division	Date
ABCWA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditions)	Date
Solid Waste Management	Date
DRS Chairperson, Planning Department	Date

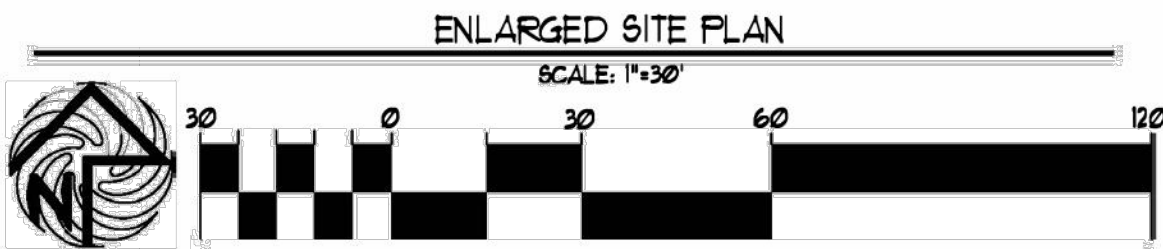
- KEYED NOTE:
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A/11
 - 2 20' LIGHT POLE LOCATION RE: DETAIL 3/A/11
 - 3 INTEGRALLY COLORED CONC. SIDEWALK RE: DET 2/A/12
 - 4 INDICATES EXISTING SIDEWALK AREA TO REMAIN
 - 5 INDICATES NEW CONC. SIDEWALK FLUME WITH STEEL COVER PLATE RE: DETAIL 12/A/2
 - 6 INDICATES NEW TEMP ASPHALT 6" EXTRUDED CURB
 - 7 INDICATES OFFSITE TEMP LANDSCAPE AREA TO BE GRAVELED ONLY (RE: LANDSCAPE PLAN)
 - 8 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 11/A/2
TYPICAL BIKE RACK GRAPHIC SYMBOL = [Symbol]
 - 9 BENCH LOCATION
TYPICAL BENCH GRAPHIC SYMBOL = [Symbol]
 - 10 TRASH RECEPTACLE [Symbol]
 - 11 6" STEEL BOLLARD WITH CUSTOM CAP
 - 12 HANDICAP RAMP RE: 15/A/11
 - 13 HANDICAP RAMP RE: 16/A/11
 - 14 HANDICAP RAMP RE: 12/A/11
 - 15 HANDICAP RAMP RE: 11/A/11
 - 16 INDICATES LANDSCAPE AREA
G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
 - 17 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/11 FOR KNOTCH DETAIL
 - 18 NOT A PART-FUTURE REDEVELOPMENT PHASE
 - 19 6" HIGH CONC. ISLAND RE: DET 4/A/11
RE: SITE GRADING PLAN FOR INFO
 - 20 DUAL CONFIGURATION H.C PARKING STALL RE: DET 9/A/12
 - 21 WHEELSTOP RE: DET 5/A/12
 - 22 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A/12 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
 - 23 EXTERIOR DECORATIVE RAISED CONCRETE PED. ENTRY AREA RE: DETAIL 20/A/11
 - 24 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
 - 25 EXISTING ASPHALT DRIVE TO REMAIN
 - 26 NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
 - 27 TIE NEW SIDEWALK INTO FACE OF EXISTING SIDEWALK LOCATION
 - 28 H.C PARKING STALL RE: DET 5/A/12
 - 29 INDICATES HOTEL/TENANT WORK SCOPE AREA
 - 30 INDICATES EXISTING PAVEMENT/FLATWORK/LANDSCAPE/CURB AND GUTTER TO BE REMOVED
 - 31 INDICATES ISLAND AND LANDSCAPING TO REMAIN
 - 32 INDICATES STOP SIGN LOCATION. RE: DET 3A/A/12
 - 34 INDICATES CLEAR SITE TRIANGLE. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8' FEET TALL, AS MEASURED FROM THE GUTTER PAN ARE NOT ALLOWED WITHIN CLEAR SITE TRIANGLE AREA
 - 35 INDICATES REFUSE ENCLOSURE LOCATION. RE: DET 4/A/13
 - 36 INDICATES SPEED HUMP SIGN LOCATION. RE: DET 3B/A/12
- NOTE: REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA. SLOPE NOT TO EXCEED 8%.



SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A-1)
LEGAL DESCRIPTION	PARCEL 1-A-1 WINROCK CENTER ADDITION
TOTAL ACREAGE	2.84 ACRES PROPOSED
EXISTING ZONING	MX-H
PROPOSED USE	HOTEL
PROPOSED BUILDING SIZE	149 ROOMS
TOTAL PARKING PROVIDED WITHIN PROJECT AREA	138 PARKS
TOTAL PARKING REQ.	149 ROOMS / 3 X 2 = 99 REQUIRED PARKS
H.C PROVIDED:	6 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
H.C REQUIRED:	6 SPACES
BIKE SPACES PROVIDED:	10 SPACES
BIKE SPACES REQUIRED:	6 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
MOTORCYCLE SPACES REQUIRED:	3 SPACES

LINETYPE LEGEND	
INTERNAL PHASE LINE	[Symbol]
MATCH LINE	[Symbol]
EXISTING PROPERTY LINE	[Symbol]
EXISTING CURB LINE	[Symbol]
PROPOSED CURB LINE	[Symbol]

- Minor Amendment:
1. Site Plan
 - 1.1. Add 11 E.V. charging stations for 22 E.V. parking stalls
 - 1.2. Adjust solid waste enclosure to north 5' per Solid Waste requirement
 - 1.3. Remove speed table at hotel entry
 - 1.4. Add 3 speed humps at drive immediately west of building
 - 1.5. Eliminate 2 north crosswalks at north drive
 - 1.6. Add 3 8'x11' landscape trellises on west (front) side of hotel
 - 1.7. Remove concrete paving in southern crosswalks and paint 2'x8' crosswalk markings
 2. Building Elevations
 - 2.1. Revise exterior accent colors from dark to light
 - 2.2. Replace masonry finishes with EIFS
 - 1.5. Add 3 8'x11' landscape trellises on west (front) side of hotel
 - 1.6. Change window color to anodized aluminum



REVISION		BY	DATE
REV	6		
	5		
	4		
	3		
	2		
	1		

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 600
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT

PROJECT TITLE: WINROCK TOWN CENTER
2100 LOUISIANA BLVD. NE
ALBUQUERQUE, NEW MEXICO
JOB NO.: WIN-HOTEL
PROJECT MANAGER: STEPHEN DUNBAR, AIA
DRAWN BY: S
SHEET TITLE: PROPOSED HOTEL SITE PLAN

DATE: 2/16/2021
SCALE: RE: SCALE
SHEET: SP-17