



PROJECT NUMBER: FR-2018-00519

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.

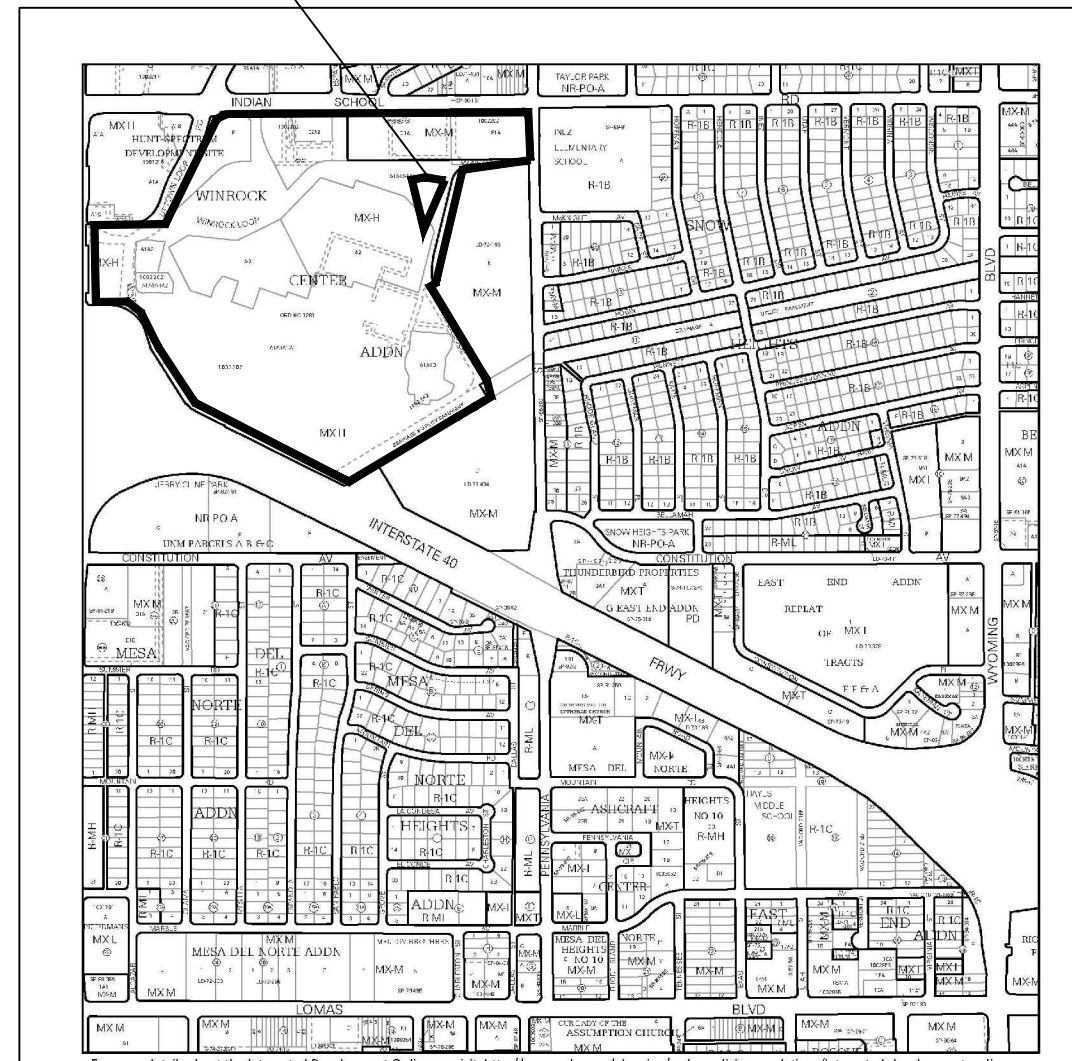
Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
ABOQWA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

- KEYED NOTE:
- INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A11
 - 20' LIGHT POLE LOCATION RE: DETAIL 3/A11
 - INTEGRALLY COLORED CONC. SIDEWALK RE: DET 2/A12
 - INDICATES EXISTING SIDEWALK SLAB AREA TO REMAIN
 - INDICATES NEW CONC. SIDEWALK FLUME WITH STEEL COVER PLATE RE: DETAIL 12/A12
 - INDICATES NEW TEMP ASPHALT 6" EXTRUDED CURB
 - INDICATES NEW TEMP ASPHALT WITHIN TREE WELL LOCATION. REMOVE TREE WELL CURB/GUTTER, AND LANDSCAPING.
 - INDICATES OFFSITE TEMP LANDSCAPE AREA, TO BE GRAVELED ONLY (RE: LANDSCAPE PLAN)
 - INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 11/A12
TYPICAL BIKE RACK GRAPHIC SYMBOL:
 - BENCH LOCATION
TYPICAL BENCH GRAPHIC SYMBOL:
 - TRASH RECEPTACLE
 - 6" STEEL BOLLARD WITH CUSTOM CAP
 - HANDICAP RAMP RE: 15/A11
 - HANDICAP RAMP RE: 16/A11
 - HANDICAP RAMP RE: 17/A11
 - HANDICAP RAMP RE: 17/A11
 - INDICATES LANDSCAPE AREA GC TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR 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/A11 FOR KNOTCH DETAIL
 - NOT A PART-FUTURE REDEVELOPMENT PHASE
 - 6" HIGH CONC. ISLAND RE: DET 4/A11
RE: SITE GRADING PLAN FOR INFO
 - DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A12
 - WHEELSTOP RE: DET 5/A12
 - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION
NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE
RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/A12
FOR "MOTOR CYCLE PARKING" SIGN DETAIL
 - EXTERIOR DECORATIVE CONCRETE ENTRY AREA
MAIN BUILDING ENTRY PATHWAY
 - INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE
PAINT CURB RED IN COLOR
 - EXISTING ASPHALT DRIVE
 - NEW ASPHALT DRIVE RE: CIVIL FOR GRADES/PROFILE
 - TIE NEW SIDEWALK INTO FACE OF EXISTING
SIDEWALK LOCATION
 - HC PARKING STALL RE: DET 5/A12
 - INDICATES LANDLORD WORK SCOPE AREA
 - INDICATES HOTEL OWNERSHIP WORK SCOPE AREA
 - INDICATES EXISTING PAVEMENT/FLATWORK/LANDSCAPE/CURB AND GUTTER TO BE REMOVED
 - INDICATES ISLAND AND LANDSCAPING TO REMAIN
 - INDICATES ISLAND CURB AND GUTTER/LANDSCAPING TO BE REMOVED. PATCH AREA WITH ASPHALT/MATCH GRADES TO ADJACENT ASPHALT AREA.
 - INDICATES STOP SIGN LOCATION. RE: DET 3A/A12
 - 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
- NOTE: REFER TO PLAT FOR ALL EXISTING EASEMENTS WITHIN PROJECT SCOPE AREA.

HOTEL PROJECT LOCATION



AGIS IDO Zone Atlas May 2018

Source: AGIS

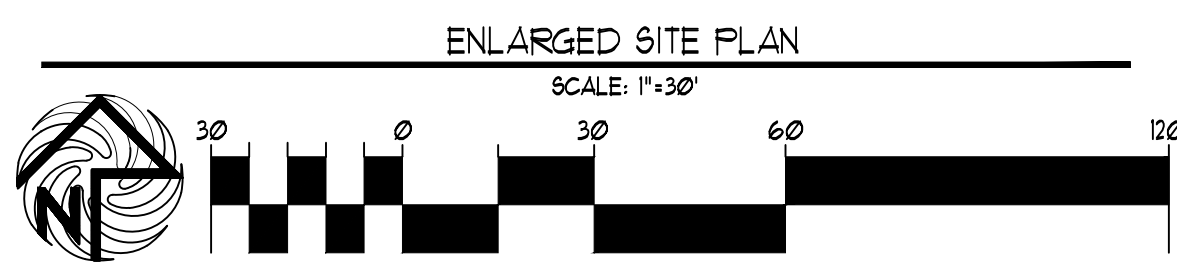
J-19-Z

Legend:

- Estimate () Measurement
- Platting National Monument
- Area Outside of City Limits
- Smart Protection Overlay (SPO) Zone
- Disaster Protection Overlay (DPO) Zone
- Historic Protection Overlay (HPO) Zone
- Wild Protection Overlay (WPO) Zone

Scale: 1" = 300'

VICINITY MAP



SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 UNROCK CENTER ADDITION
TOTAL ACREAGE:	2.41 ACRES PROPOSED
EXISTING ZONING:	MX-H
PROPOSED USE:	HOTEL
PROPOSED BUILDING SIZE:	149 ROOMS
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	160 PARKS
TOTAL PARKING REQ.:	149 ROOMS / 3 X 2 = 99 REQUIRED PARKS
HC PROVIDED:	6 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
HC REQUIRED:	6 SPACES
BIKE SPACES PROVIDED:	10 SPACES
BIKE SPACES REQUIRED:	6 SPACES
MOTORCYCLE SPACES PROVIDED:	3 SPACES
MOTORCYCLE SPACES REQUIRED:	3 SPACES

LINESTYLE LEGEND

INTERNAL PHASE LINE	
MATCH LINE	
EXISTING PROPERTY LINE	
EXISTING CURB LINE	
PROPOSED CURB LINE	

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVE. N.W. SUITE 305
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE (505) 338-1499 FAX (505) 338-1498

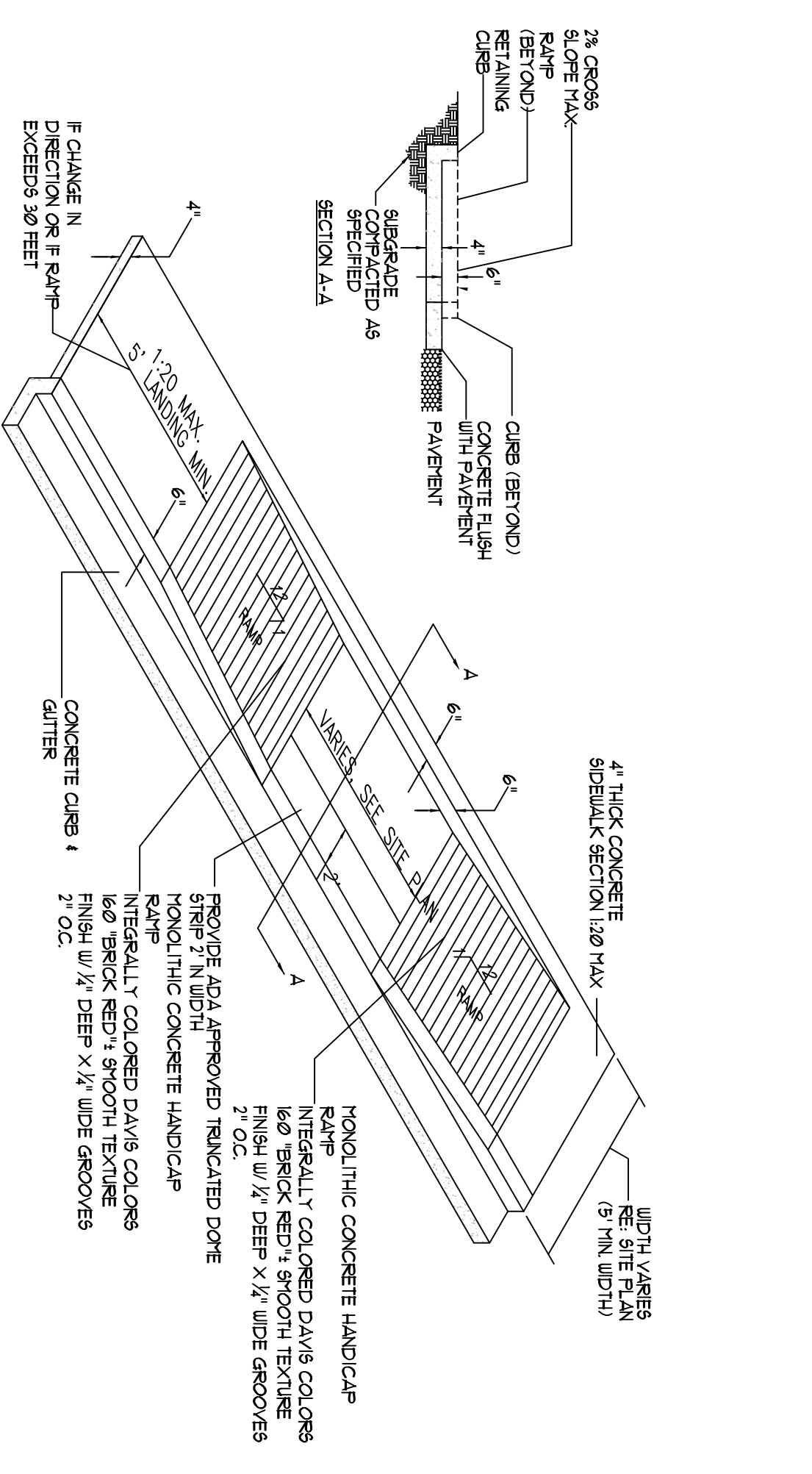
PROJECT TITLE: WINROCK TOWN CENTER
 2100 LOUISIANA BLVD NE
 ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA
 JOB NO.: WIN-HOTEL

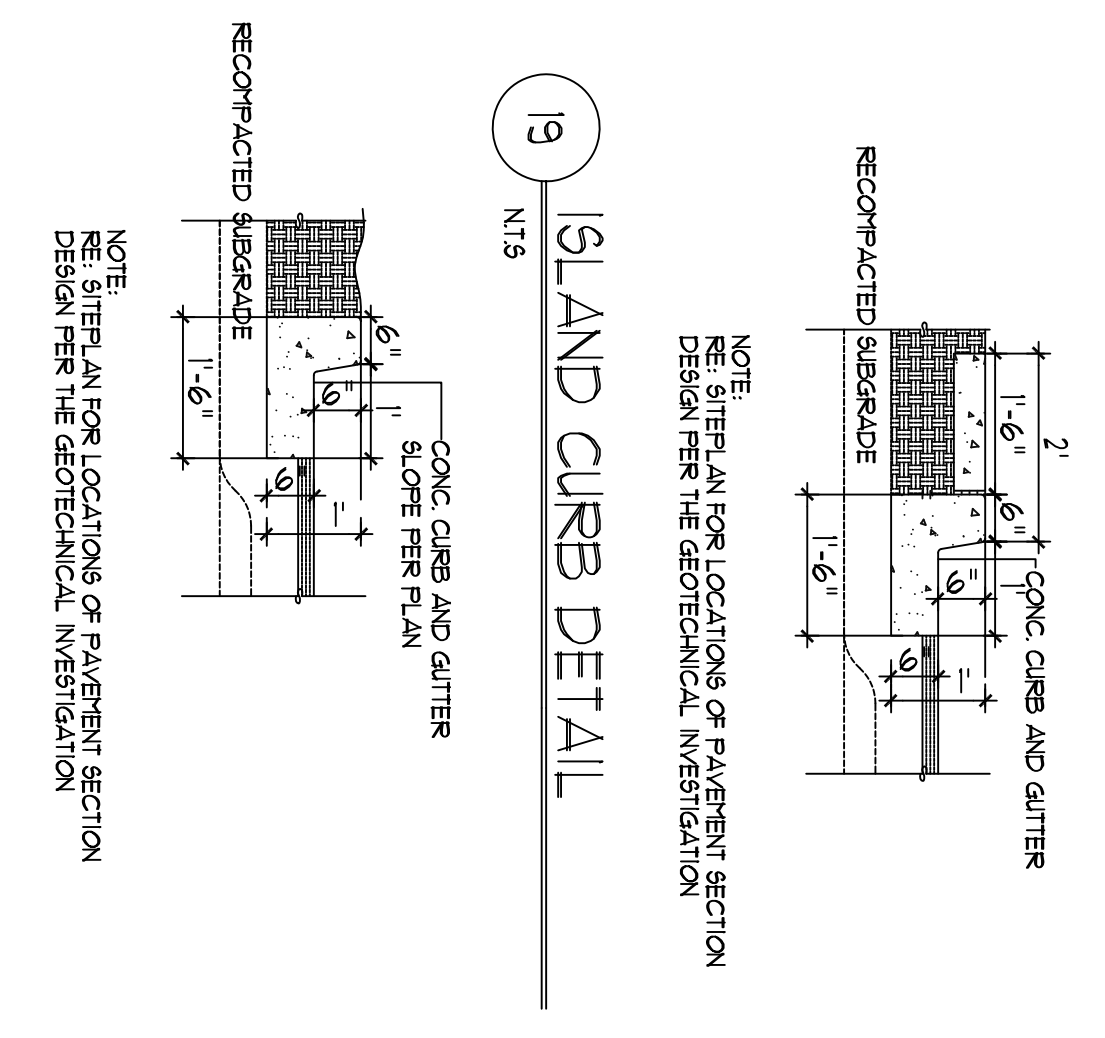
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SHEET TITLE: PROPOSED HOTEL DEVELOPMENT

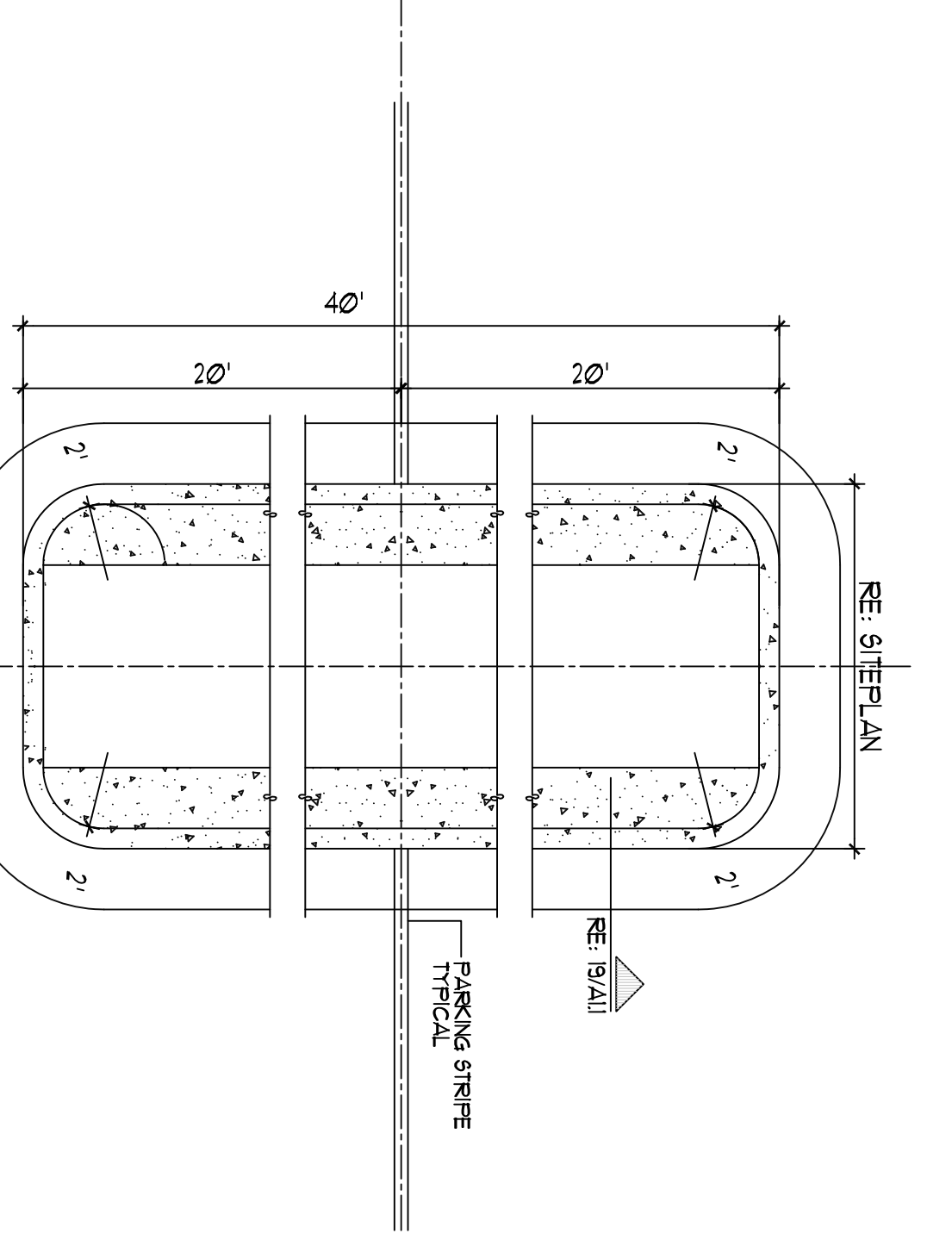
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 RE: SCALE



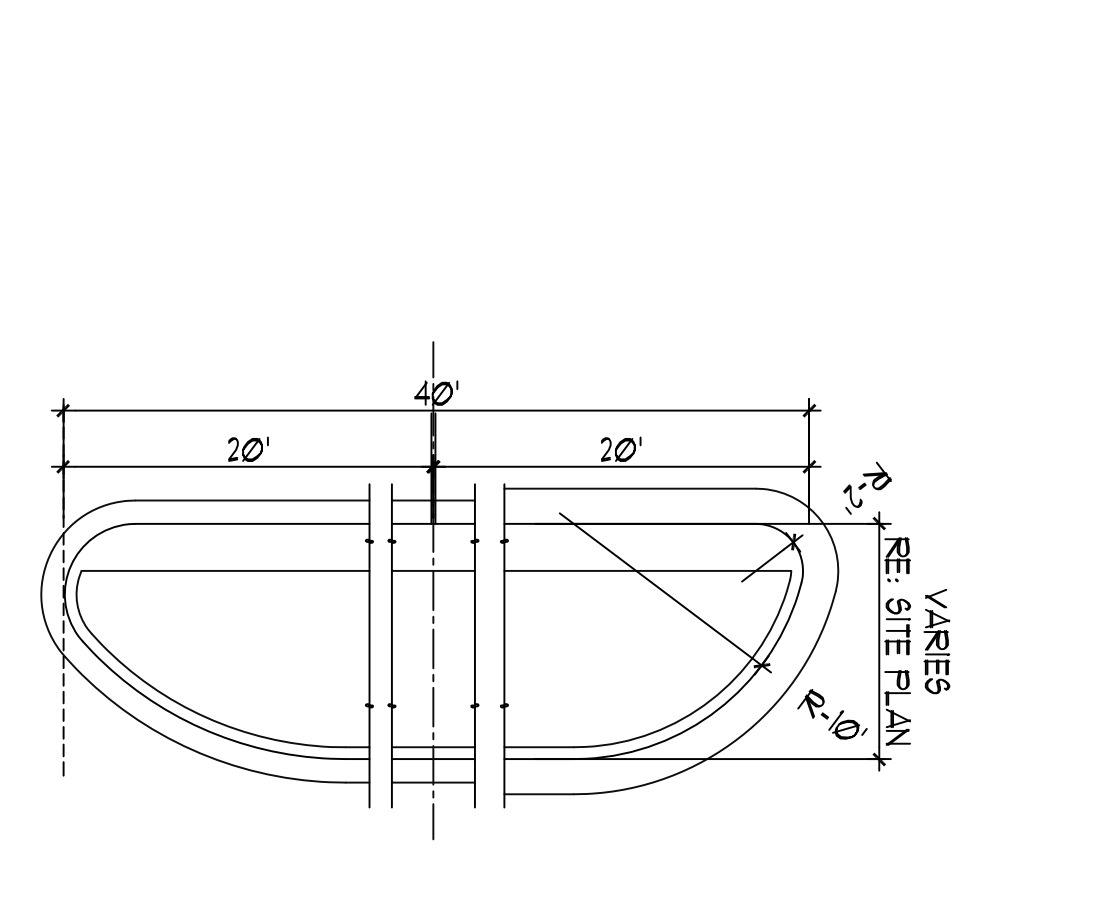
11 TAPERED H/C RAMP
NTS



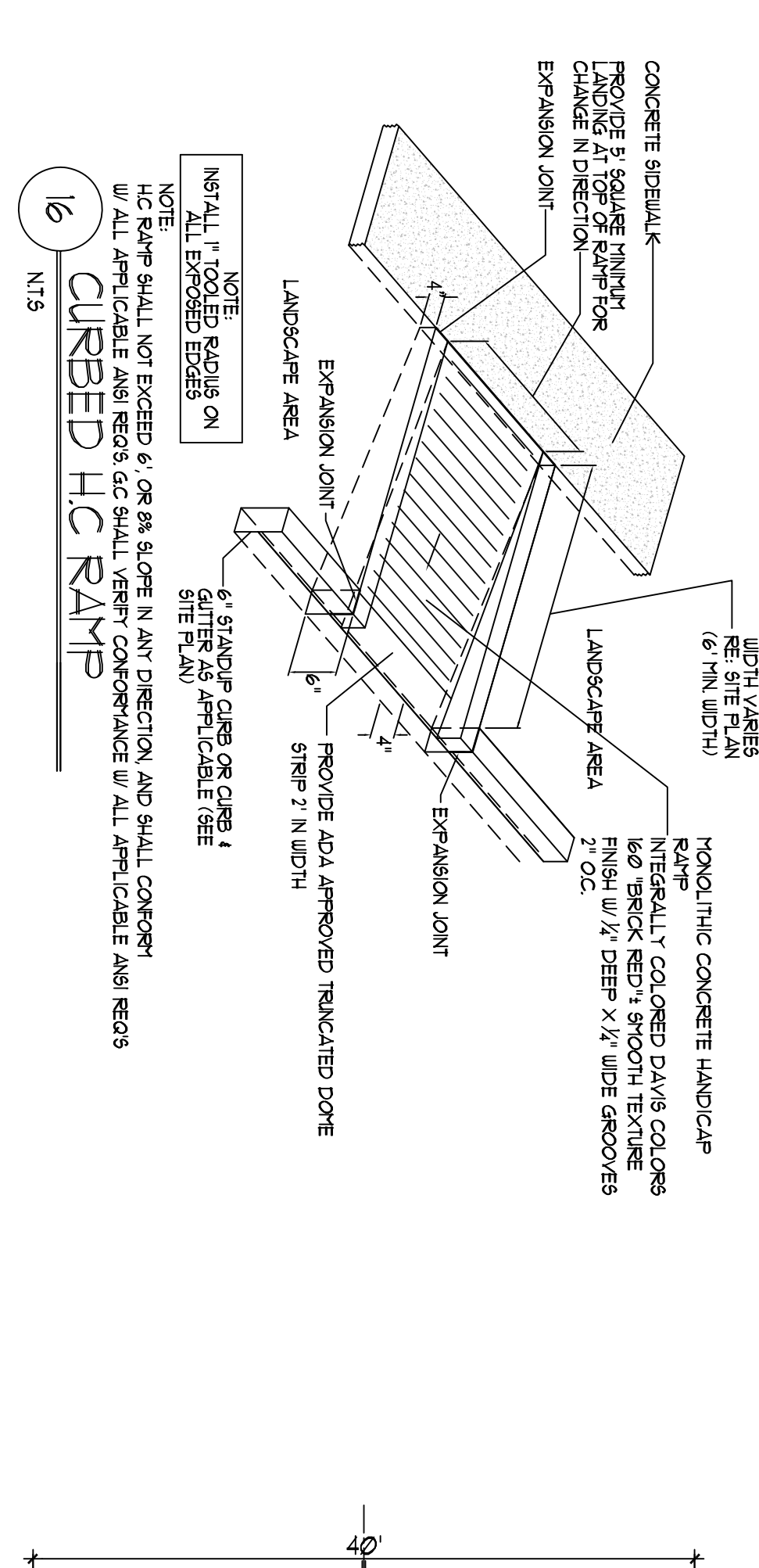
12 TYP. END ISLAND W/ WALK
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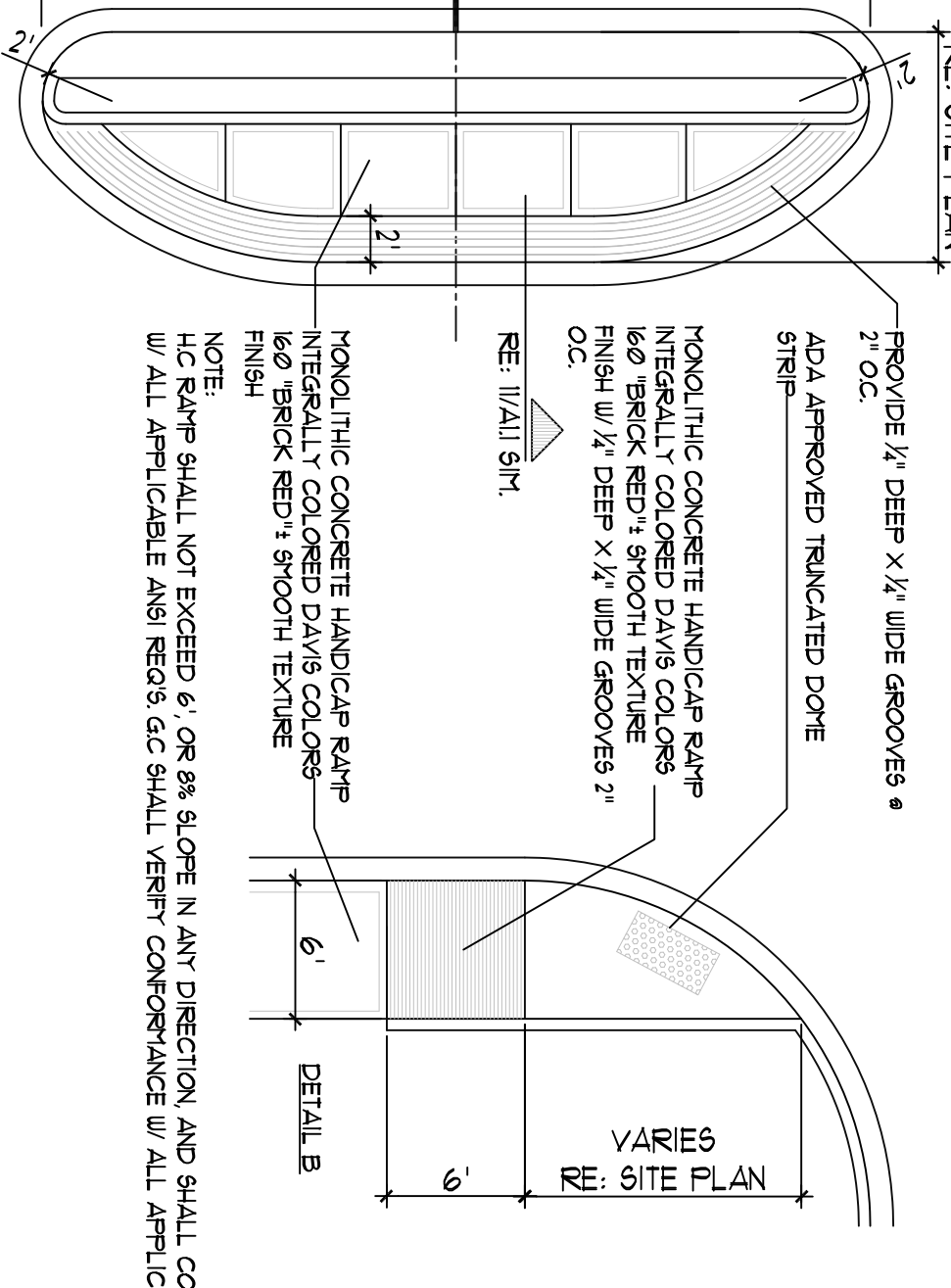
13 ISLAND CURB DETAIL
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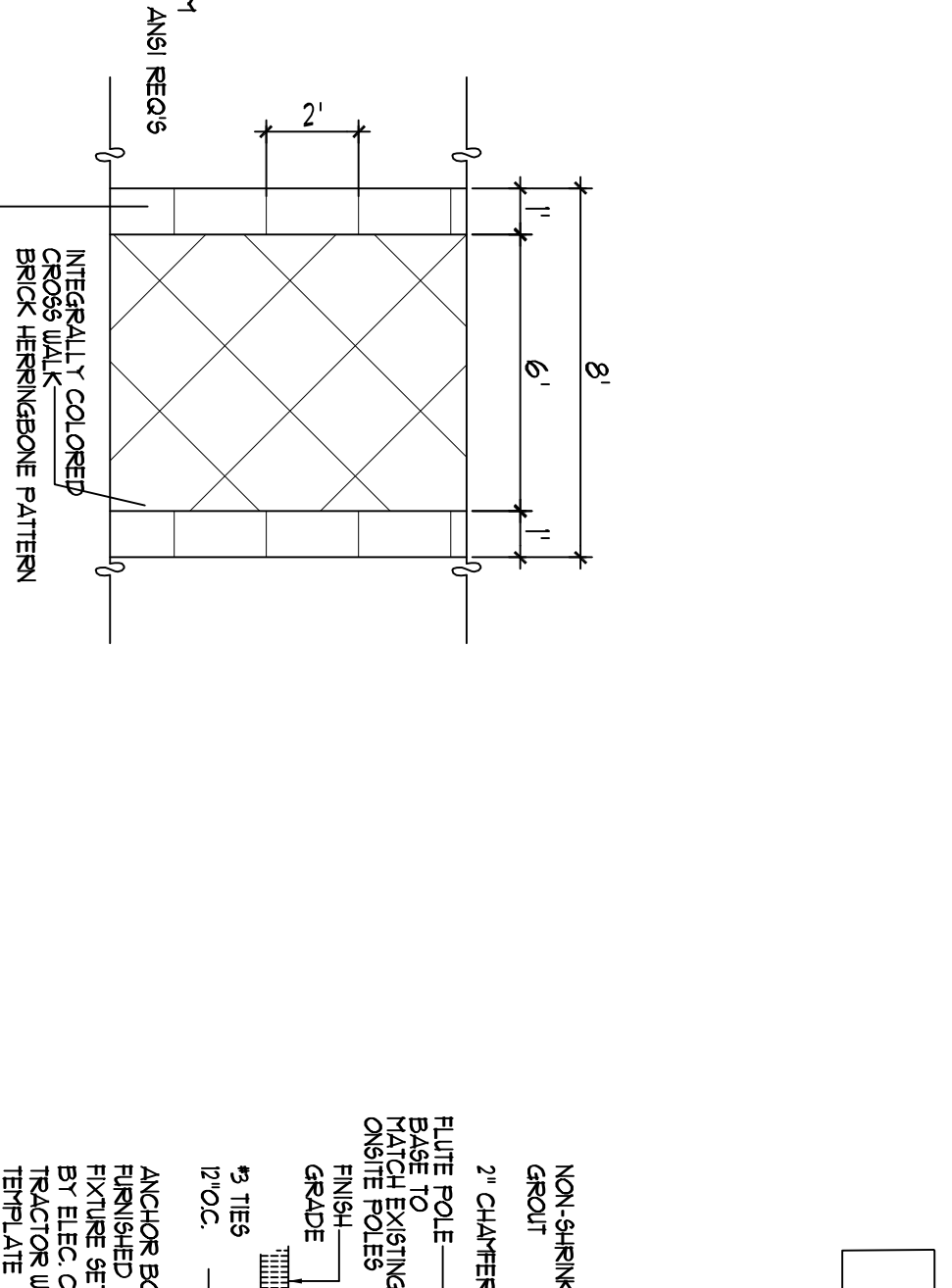
14 SIDEWALK W/ TURNDOWN CURB SECTION
NTS



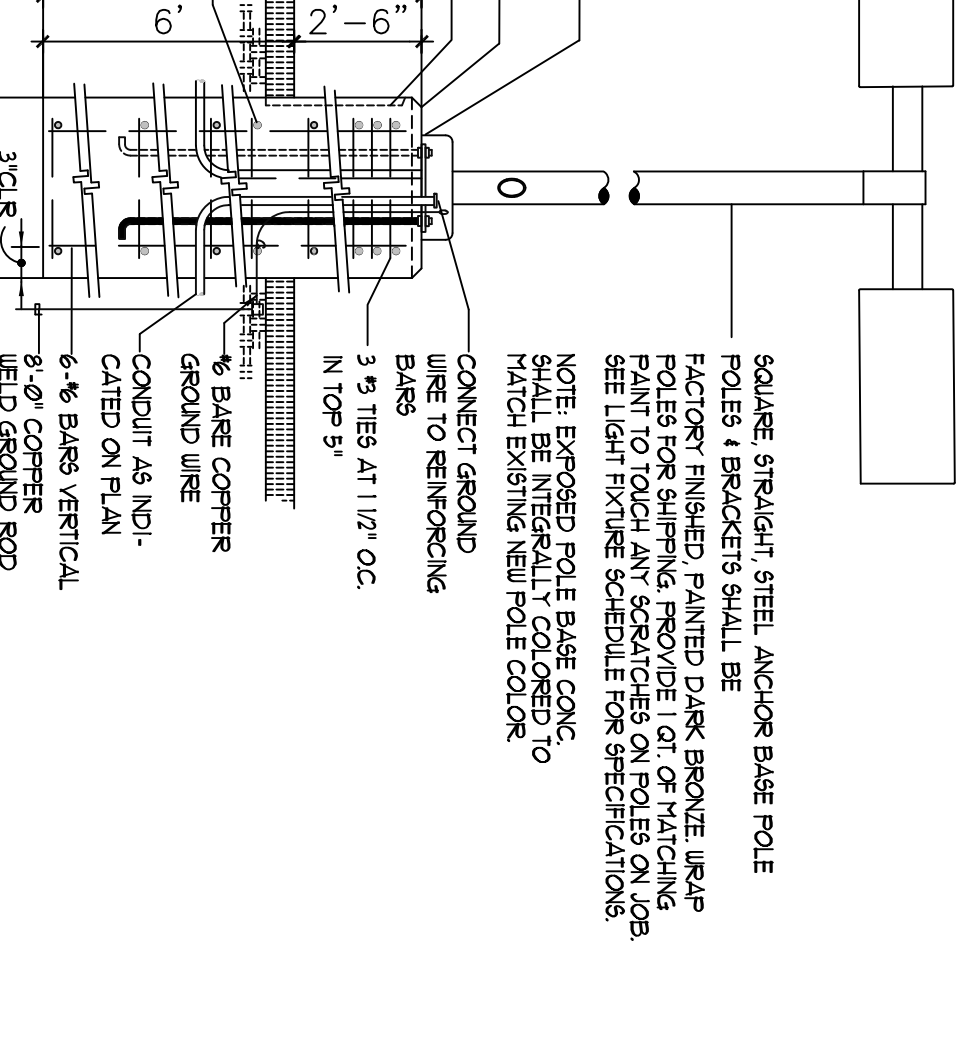
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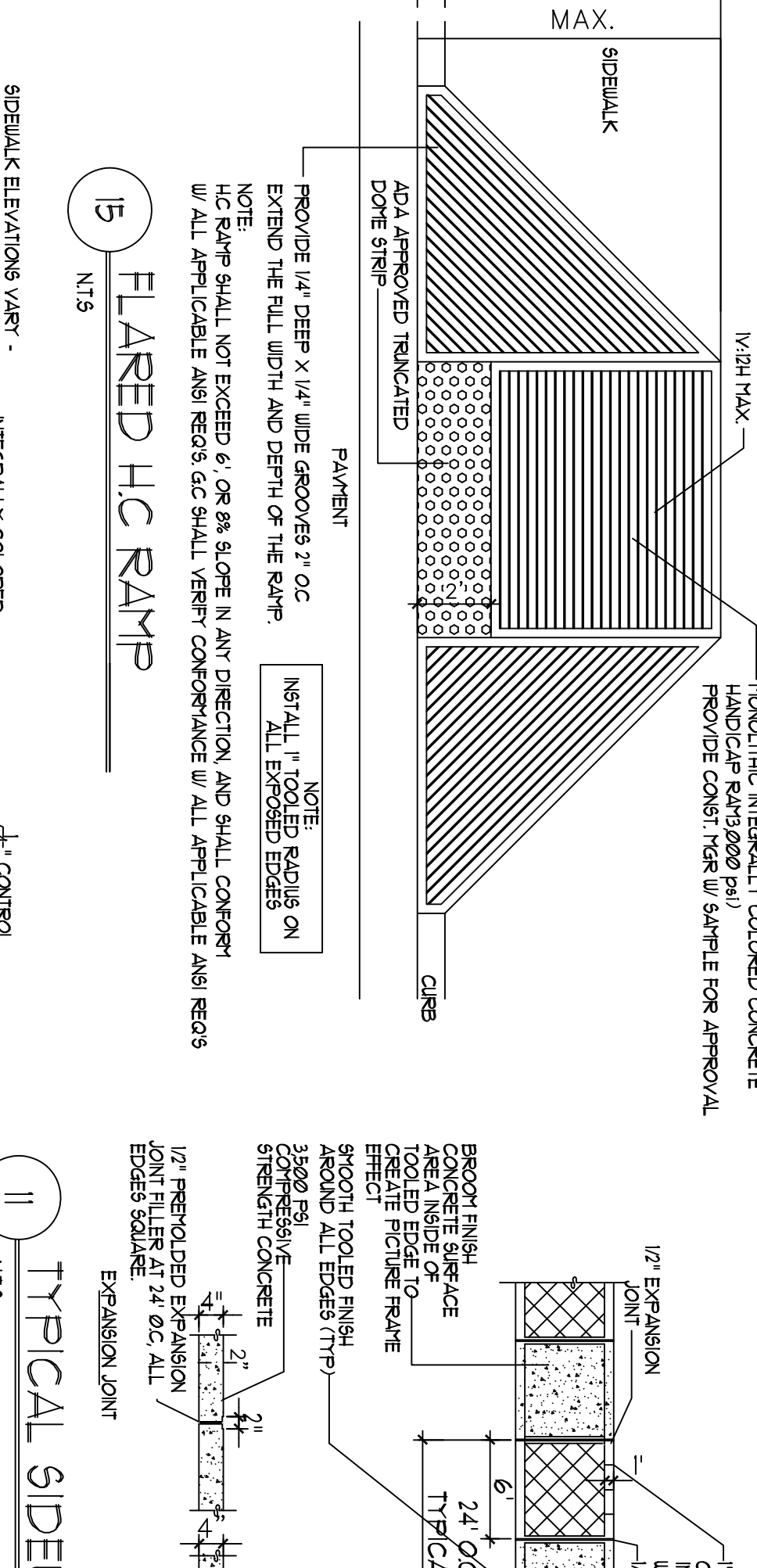
16 CURBED H/C RAMP
NTS



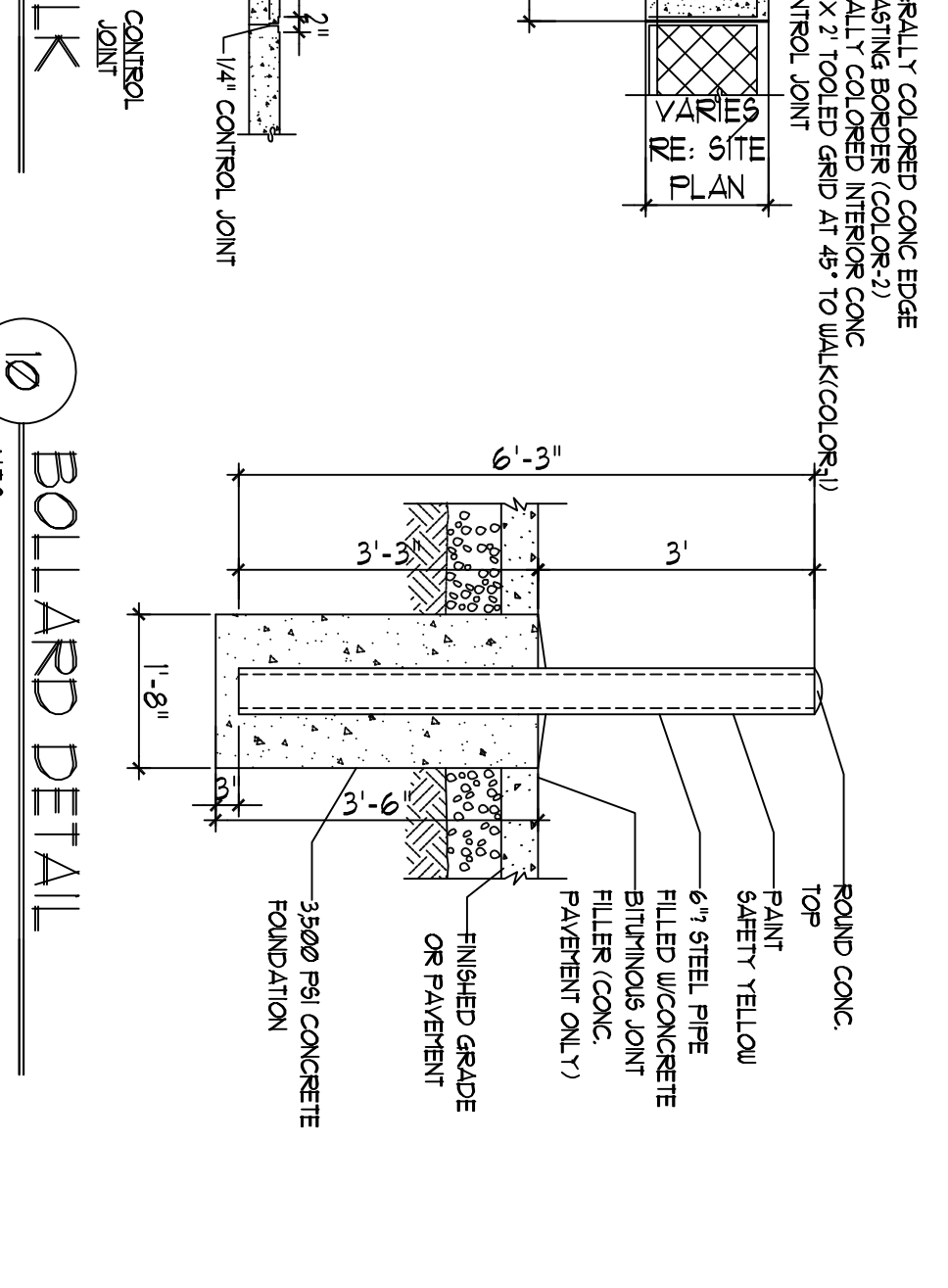
17 TYPICAL CURB DETAIL
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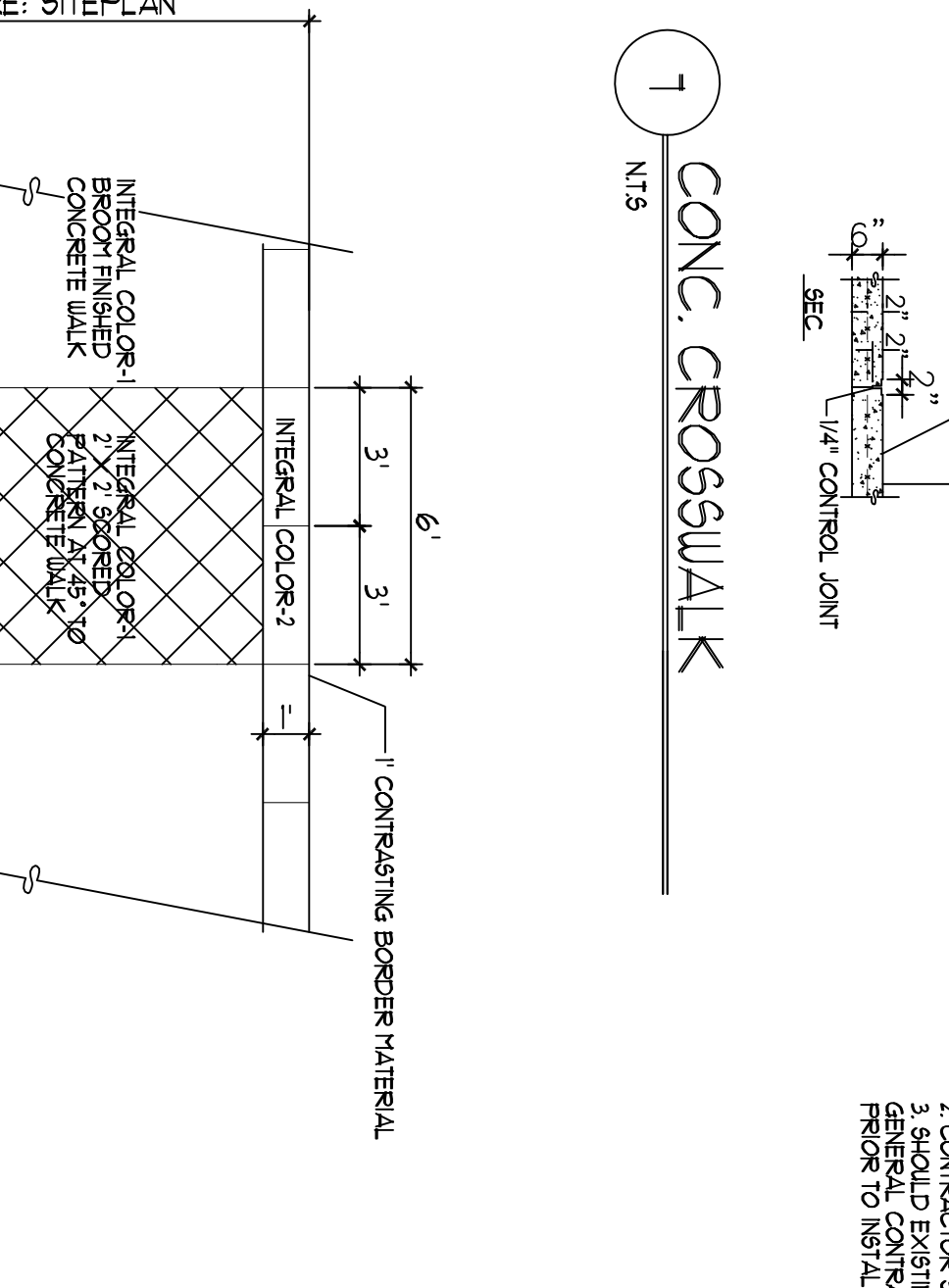
18 ISLAND DETAIL
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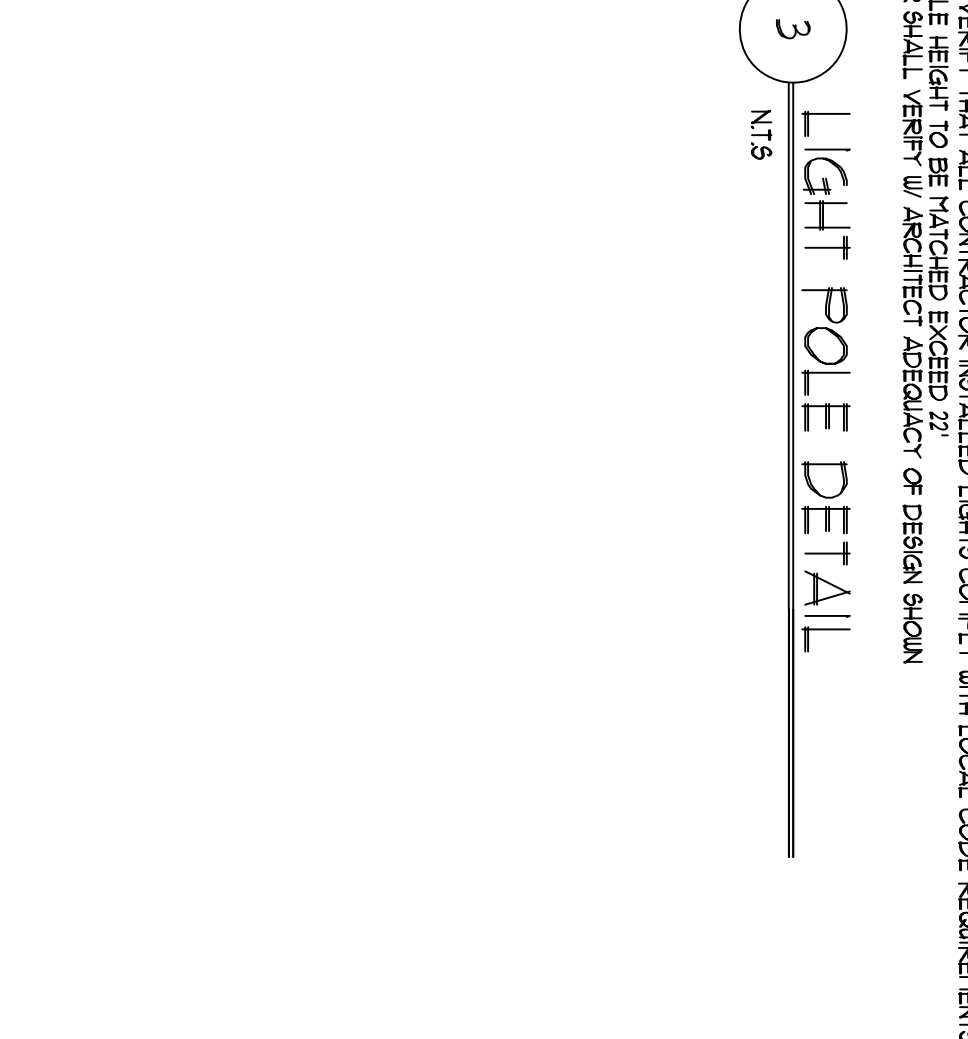
19 ISLAND CURB DETAIL
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20 TYPICAL SIDEWALK
NTS



21 TYPICAL STREET SIDEWALK
NTS



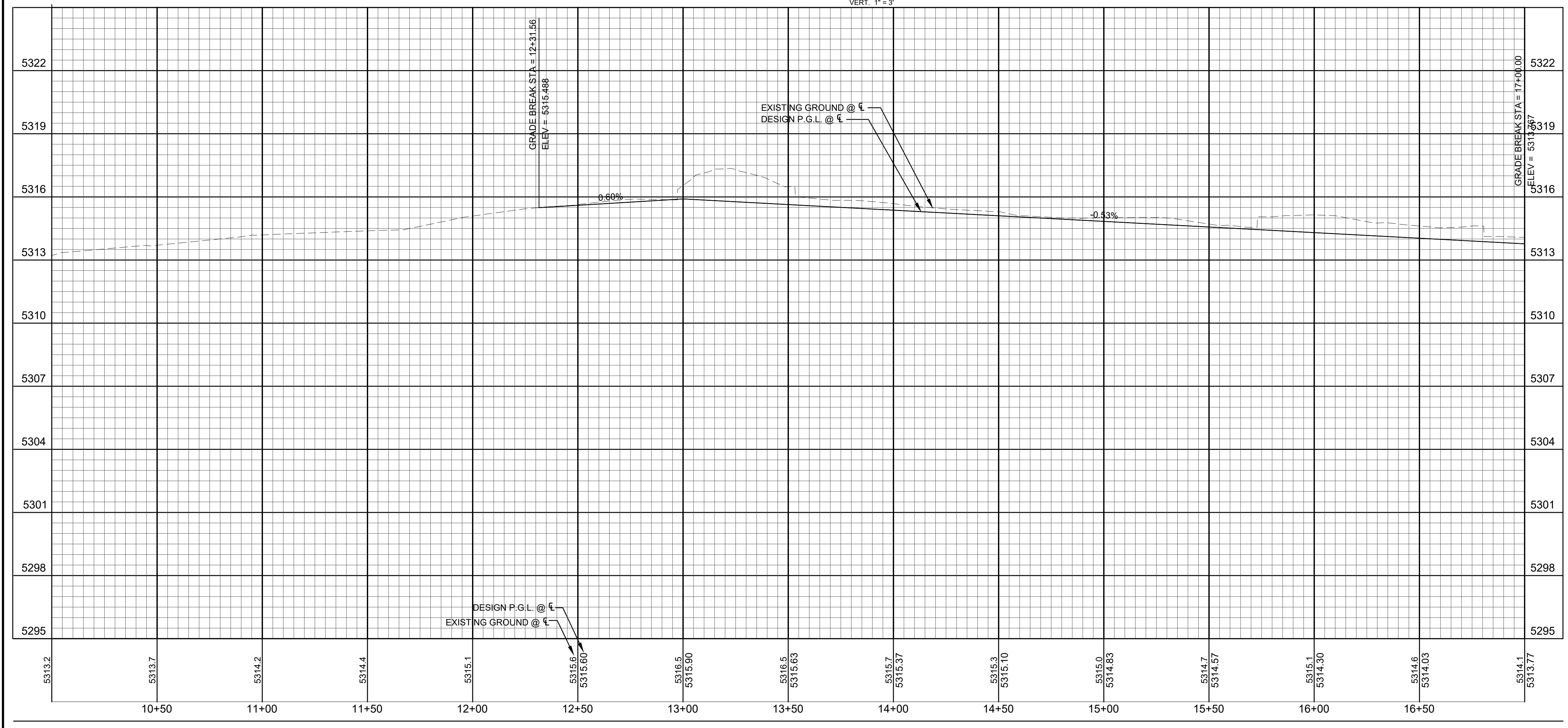
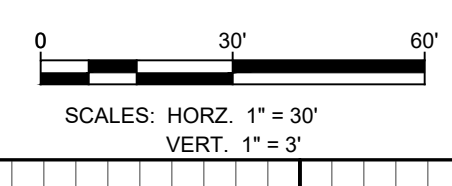
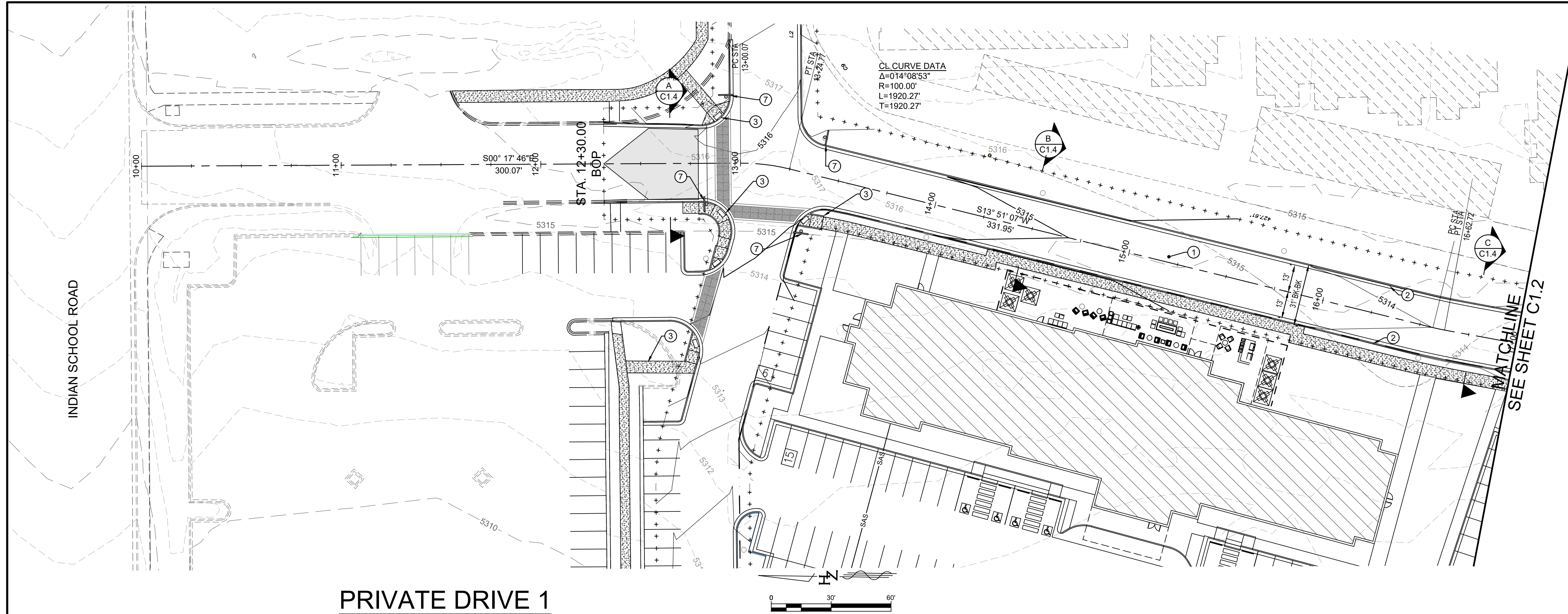
22 TYPICAL CURB NOTCH
NTS

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

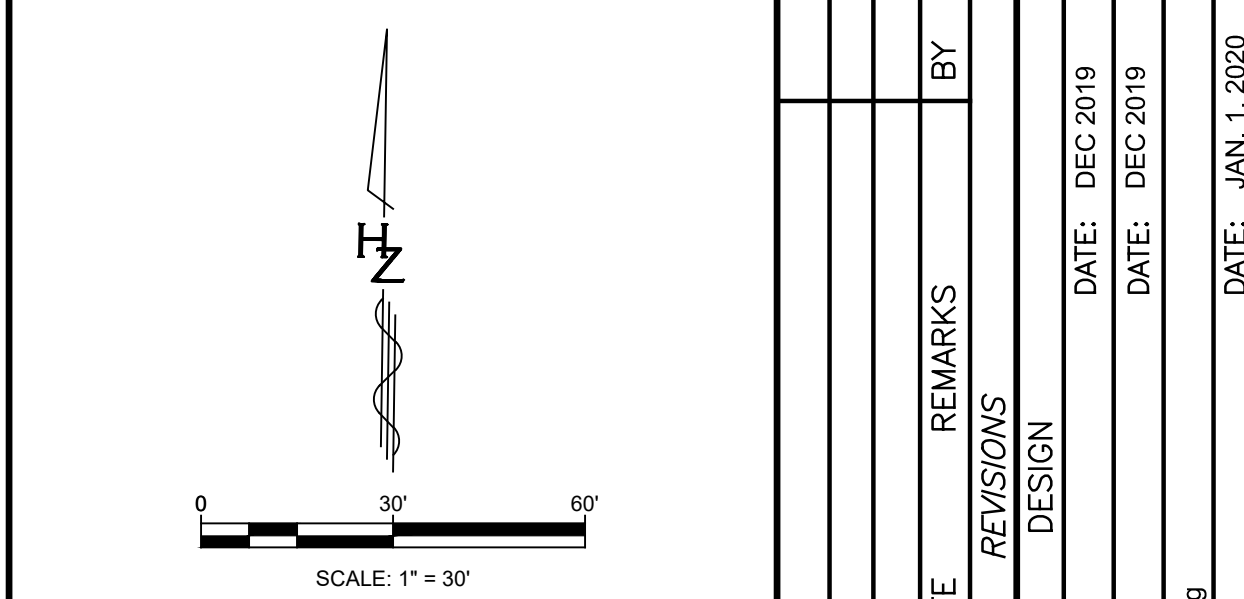
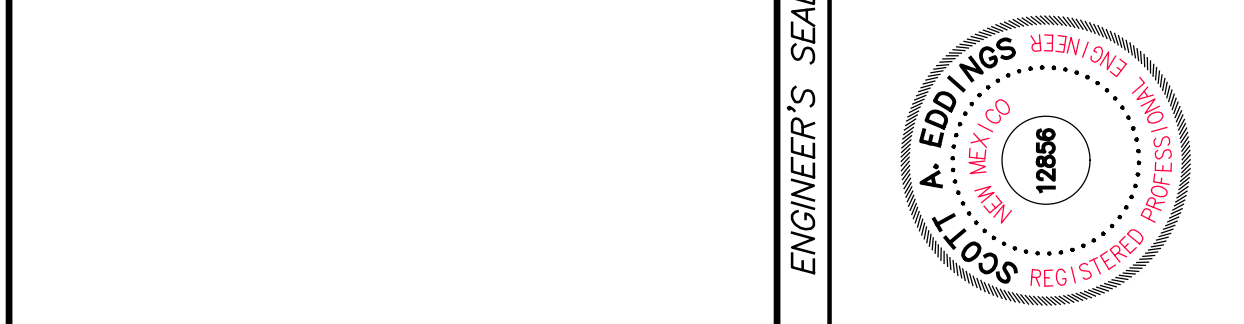
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DATE 10/15/09	SCALE AS NOTED	SHEET A11	6

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- PAVING CONSTRUCTION NOTES**
- CONSTRUCT PRIVATE ROADWAY PER DETAIL A ON C1.4.
 - CONSTRUCT 6" STD CURB & GUTTER.
 - CONSTRUCT 6' SIDEWALK.
 - CONSTRUCT CROWN TRANSITION PER DETAIL B, SHEET C1.4.
 - CONSTRUCT CURB RETURNS.
 - CONSTRUCT CURB RAMP.
 - STOP SIGN.

- LEGEND**
- EX. RIGHT-OF-WAY
 - EX. EASEMENT
 - EX. CURB & GUTTER
 - NEW CURB & GUTTER
 - CENTERLINE
 - NEW STRIPE
 - NEW SIGN
 - EX. STREET LIGHT
 - NEW CONC. COLLAR
 - ASPHALT PAVED ROADWAY
 - SIDEWALK



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 Huitt-Zoliars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

MARRIOTT SUITES @ WINROCK TOWN CENTER ALBUQUERQUE, NM

TITLE: PRIVATE ROAD 1 PLAN AND PROFILE

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	J-19	C1.1	

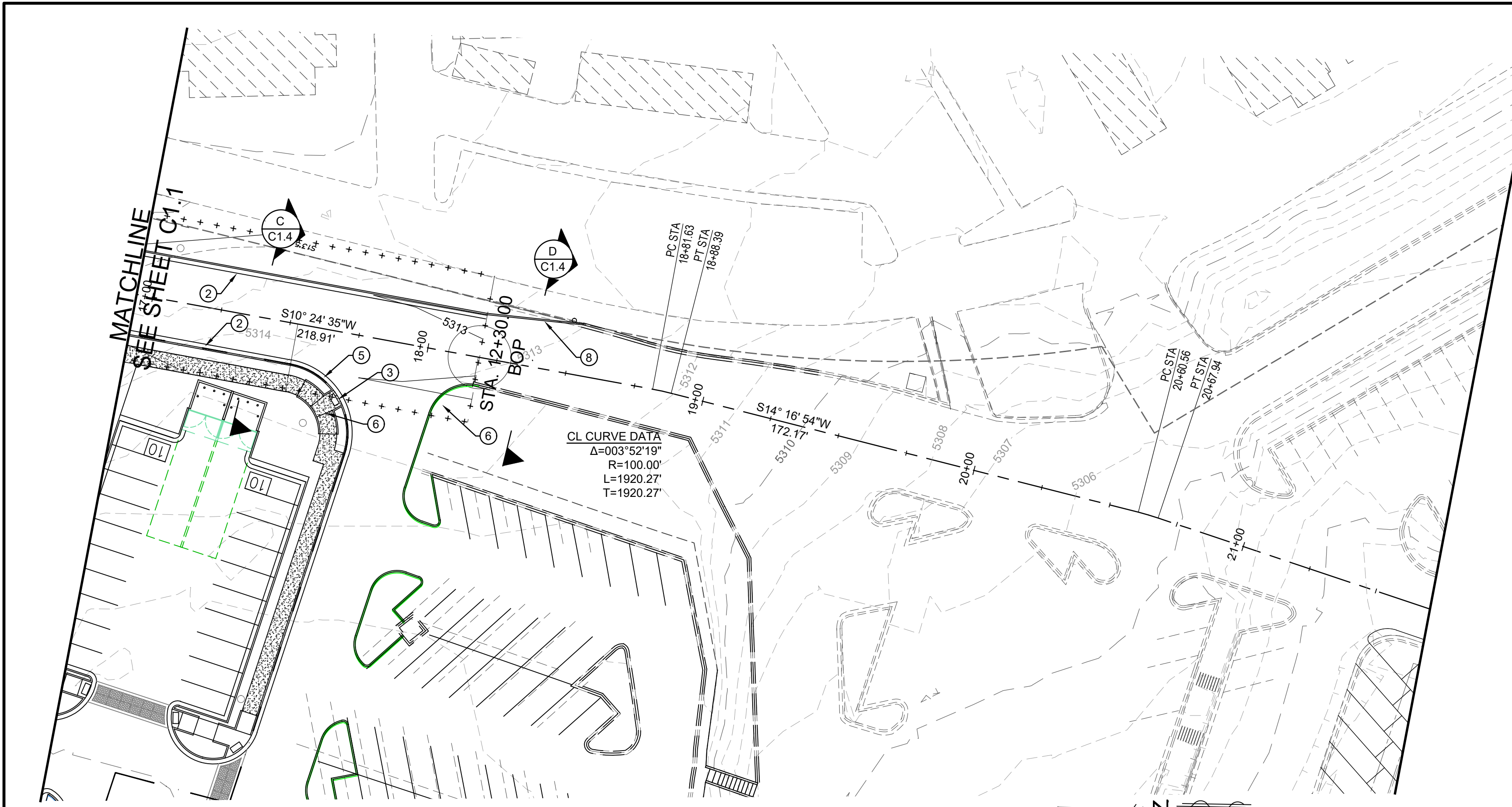
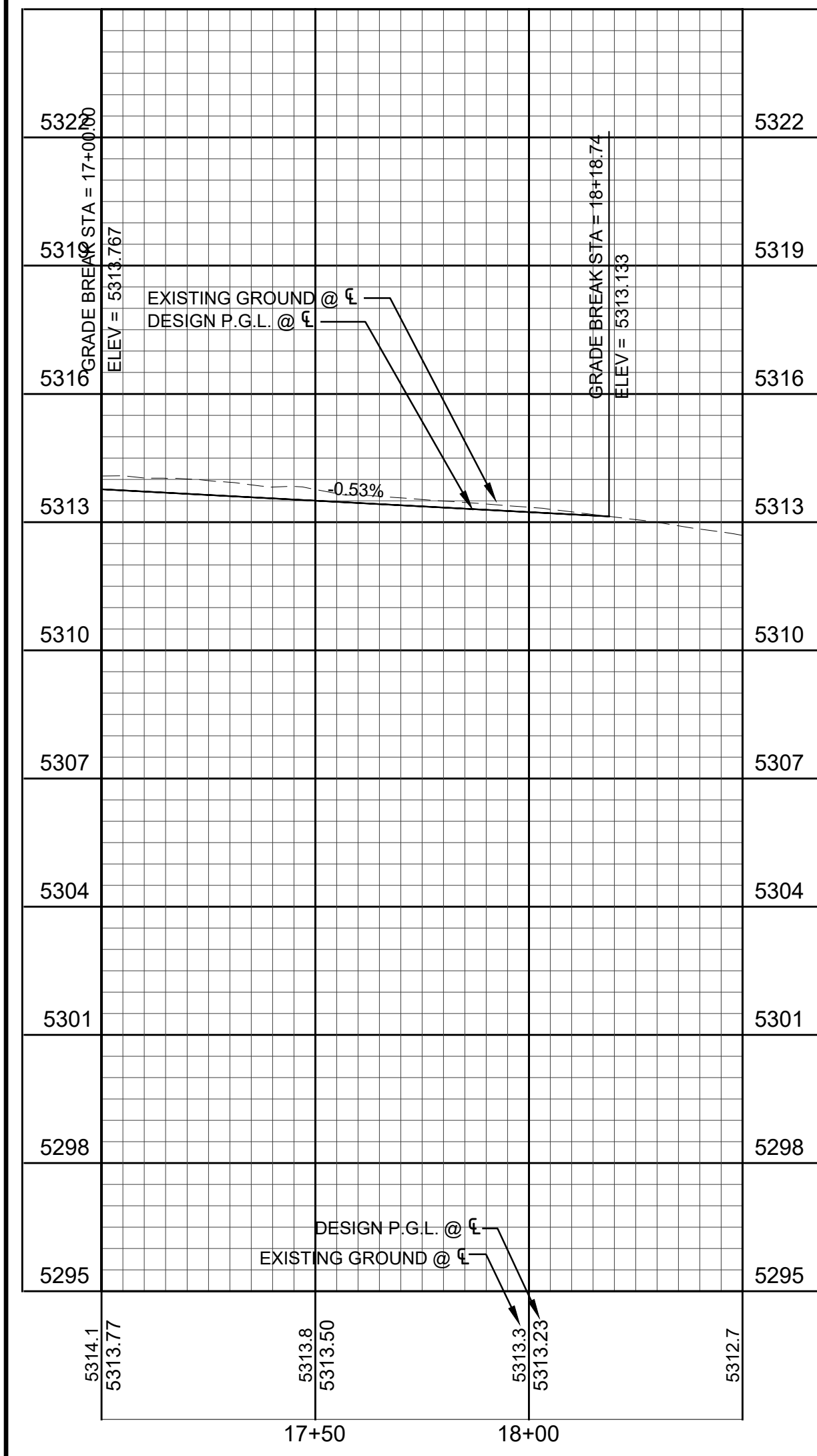
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NO.	BY	DATE	NO.	CONTRACTOR	DATE

ENGINEER'S SEAL

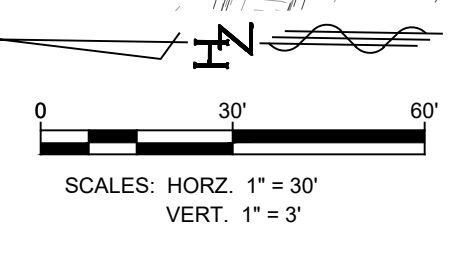
NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY:	DATE:	RECORDED BY:	DATE:
NV	DEC 2019		
LT	DEC 2019		

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PRIVATE DRIVE 1



PAVING CONSTRUCTION NOTES

- ① CONSTRUCT PRIVATE ROADWAY PER DETAIL A ON C1.4.
- ② CONSTRUCT 6" STD CURB & GUTTER.
- ③ CONSTRUCT 6' SIDEWALK.
- ④ CONSTRUCT CROWN TRANSITION PER DETAIL B, SHEET C1.4.
- ⑤ CONSTRUCT CURB RETURNS.
- ⑥ CONSTRUCT CURB RAMP.
- ⑦ STOP SIGN.
- ⑧ ASPHALT CURB.

LEGEND

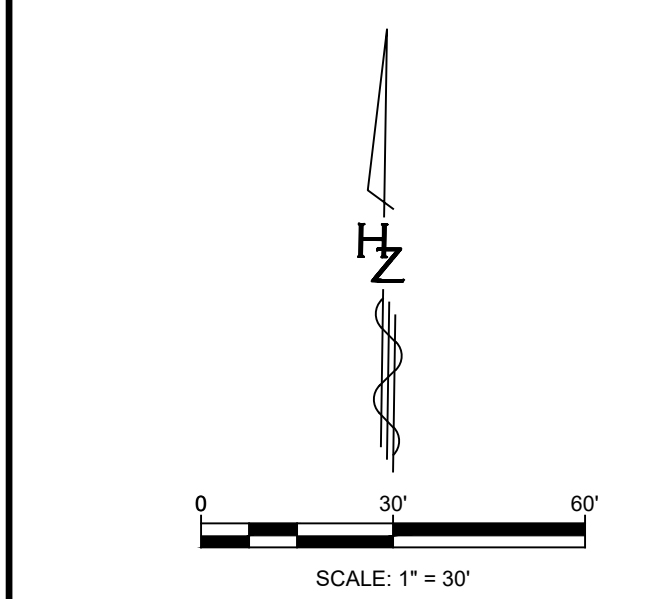
- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- CENTERLINE
- NEW STRIPE
- NEW SIGN
- EX. STREET LIGHT
- NEW CONC. COLLAR
- ASPHALT PAVED ROADWAY
- SIDEWALK

SURVEY INFORMATION		FIELD NOTES		AS BUILT INFORMATION	
NO.	DATE	BY	NO.	CONTRACTOR	DATE

ENGINEER'S SEAL

NO.	DATE	REVISIONS	BY
		DESIGN	

DESIGNED BY: NV DATE: DEC 2019
 DRAWN BY: LT DATE: DEC 2019
 DWG NAME: C1.1.dwg
 CHECKED BY: SE DATE: JAN. 1, 2020



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 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

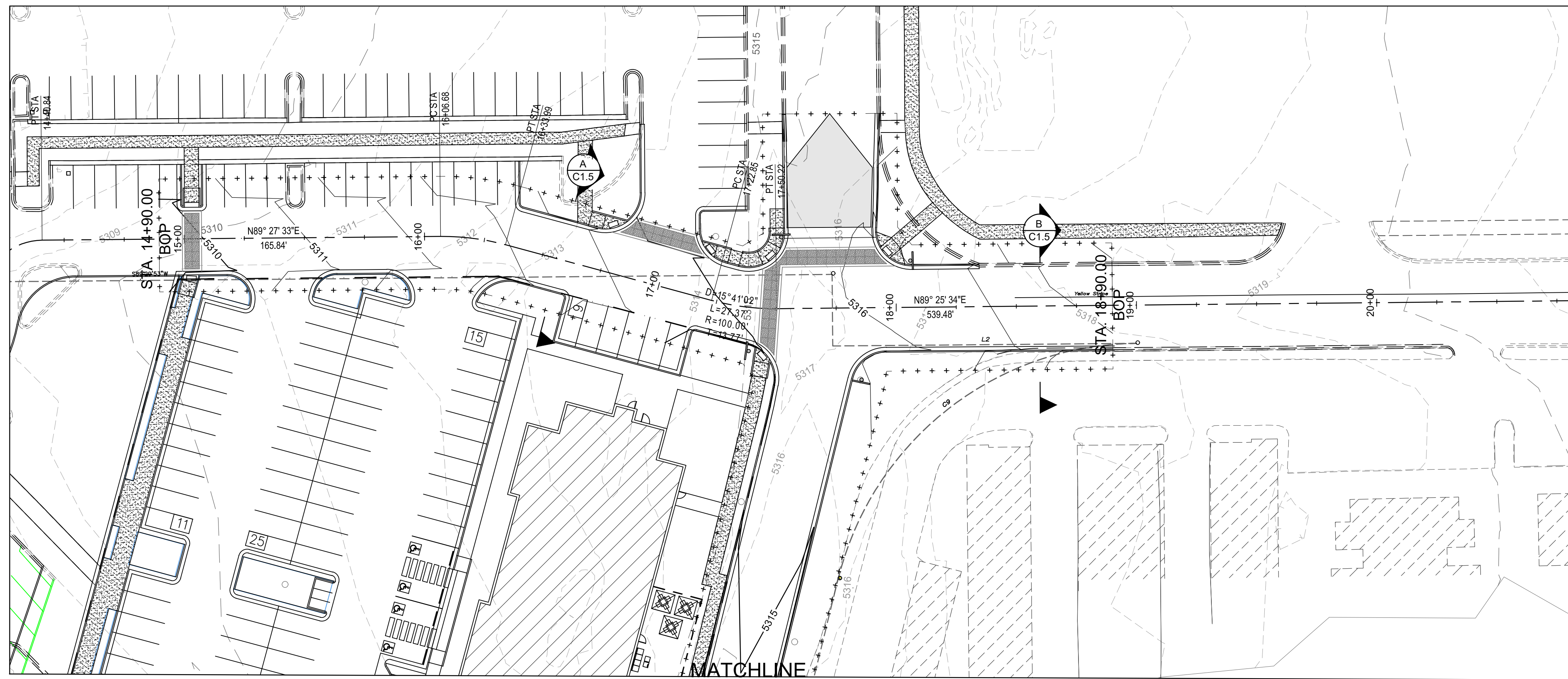
MARRIOTT SUITES @ WINROCK TOWN CENTER ALBUQUERQUE, NM

TITLE: PRIVATE ROAD 1 PLAN AND PROFILE

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

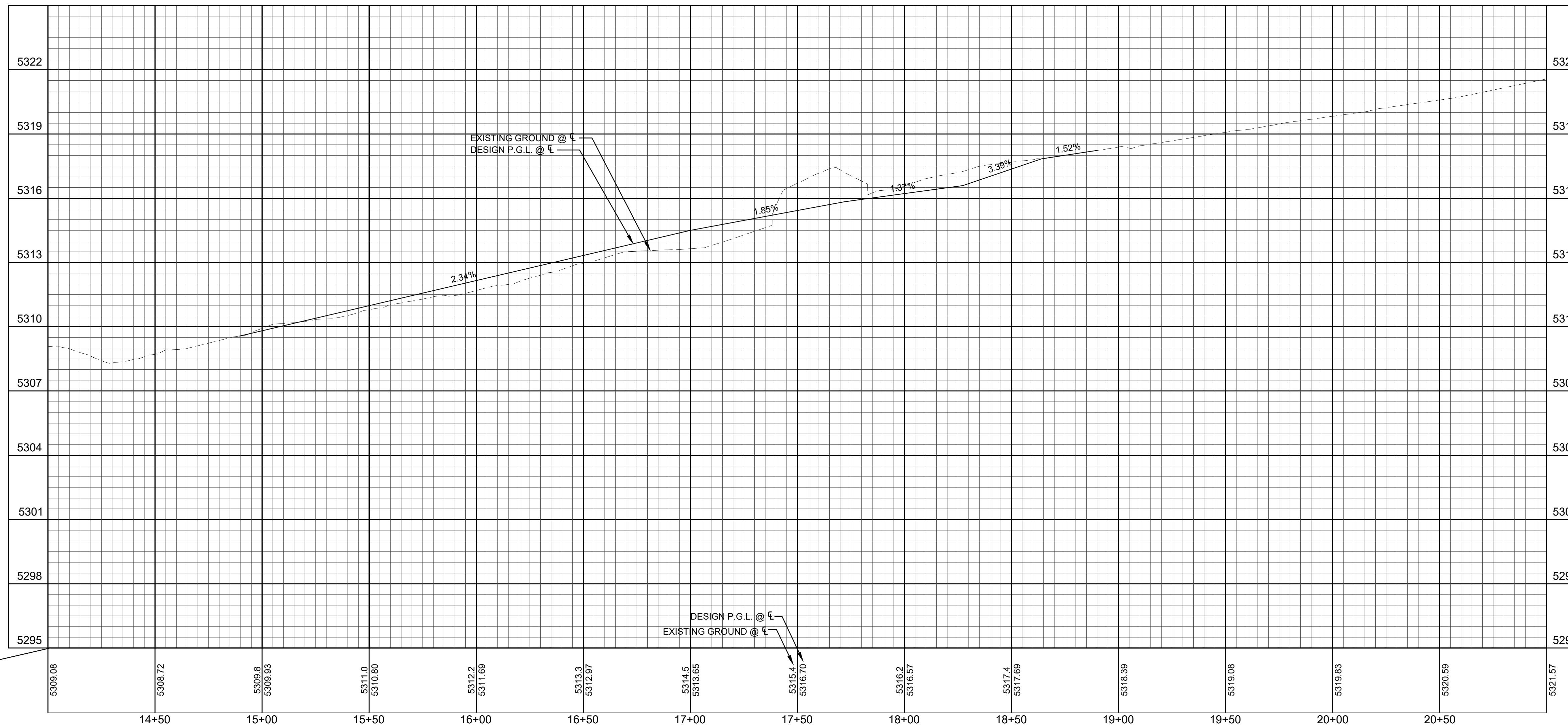
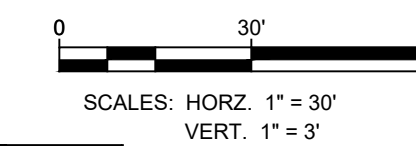
City Project No. XXXX.XX Zone Map No. J-19 Sheet C1.2 Of

PRICING DOCUMENT



PRIVATE DRIVE 2

SEE SHEET C1.1



- PAVING CONSTRUCTION NOTES**
- CONSTRUCT PRIVATE ROADWAY PER DETAIL A ON C1.4.
 - CONSTRUCT 6" STD CURB & GUTTER.
 - CONSTRUCT 6" SIDEWALK.
 - CONSTRUCT CROWN TRANSITION PER DETAIL B, SHEET C1.4.
 - CONSTRUCT CURB RETURNS.
 - CONSTRUCT CURB RAMP.
 - STOP SIGN.

LEGEND

- EX. RIGHT-OF-WAY
- EX. EASEMENT
- EX. CURB & GUTTER
- NEW CURB & GUTTER
- CENTERLINE
- NEW STRIPE
- NEW SIGN
- EX. STREET LIGHT
- NEW CONC. COLLAR
- ASPHALT PAVED ROADWAY
- SIDEWALK

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	FOUND MONUMENT	DESCRIPTION	CONTRACTOR	DATE
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		0.1 FEET BELOWGROUND LEVEL AND IS STAMPED "1-H19A, 1989"			
		X = 1548358.44			
		Y = 1493076.47			
		ELEVATION IS 5296.611 (NAVD 1988)			

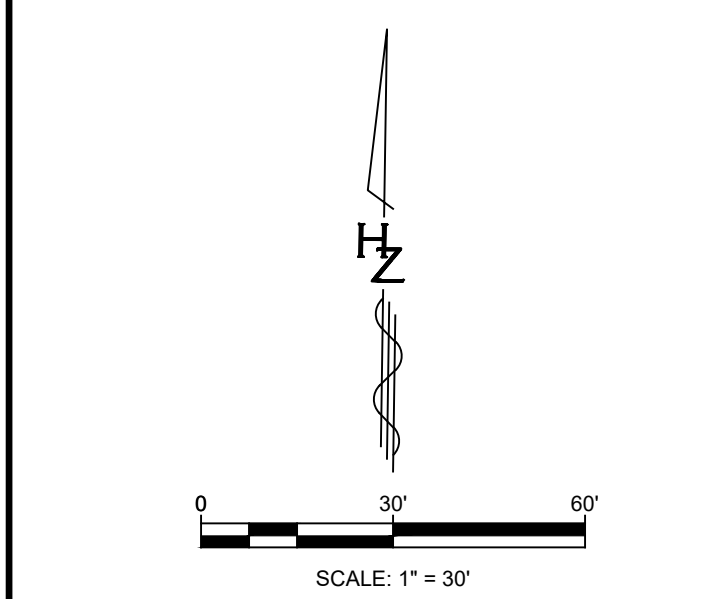
ENGINEER'S SEAL

MULBERRY COURT ROAD PLAN AND PROFILE

REVISIONS

NO.	DATE	REVISIONS
		DESIGN

DESIGNED BY: NV DATE: DEC 2019
 DRAWN BY: LT DATE: DEC 2019
 DWG NAME: C1.1.dwg
 CHECKED BY: SE DATE: JAN. 1, 2020



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 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

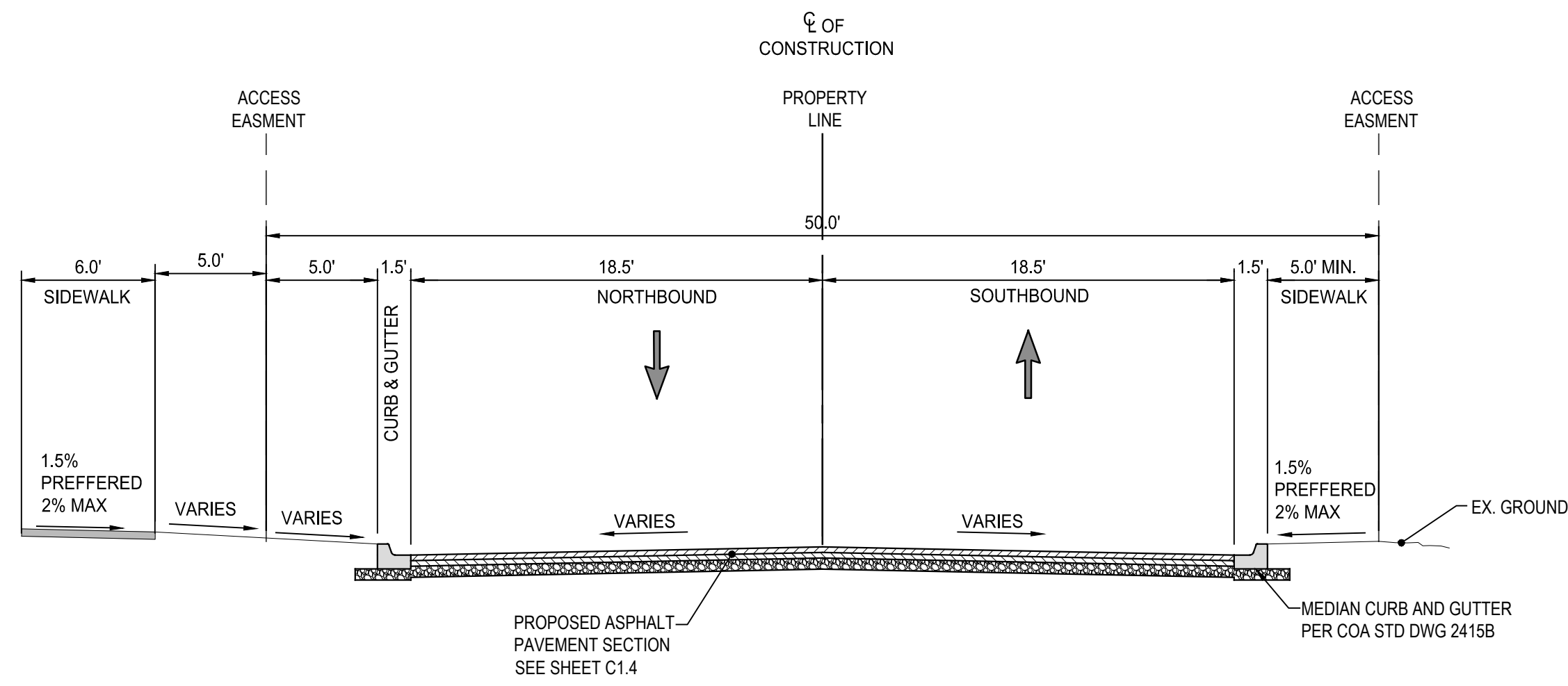
MARRIOTT SUITES @ WINROCK TOWN CENTER ALBUQUERQUE, NM

TITLE: PRIVATE ROAD 2 PLAN AND PROFILE

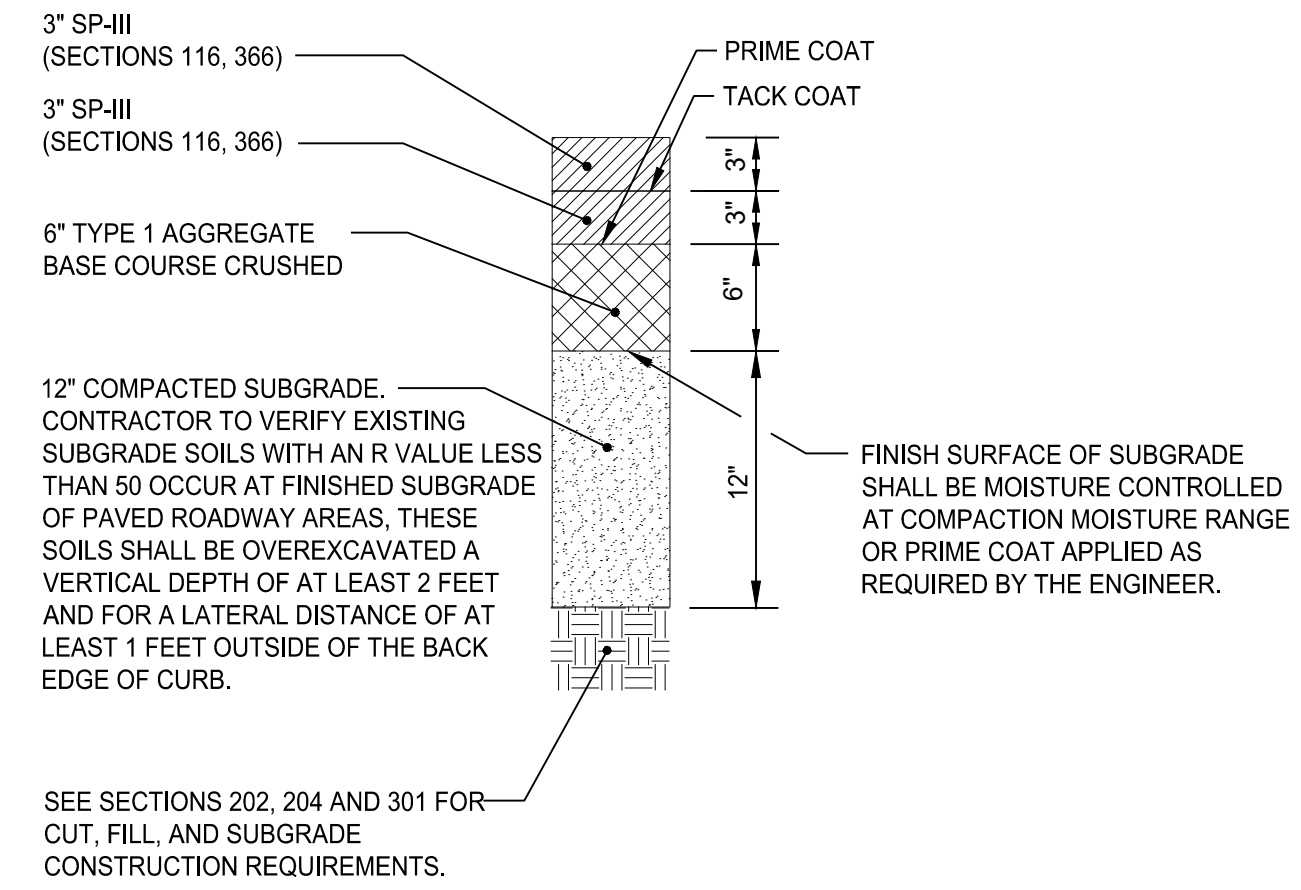
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City Project No. XXXX.XX Zone Map No. J-19 Sheet C1.3 Of SHEET

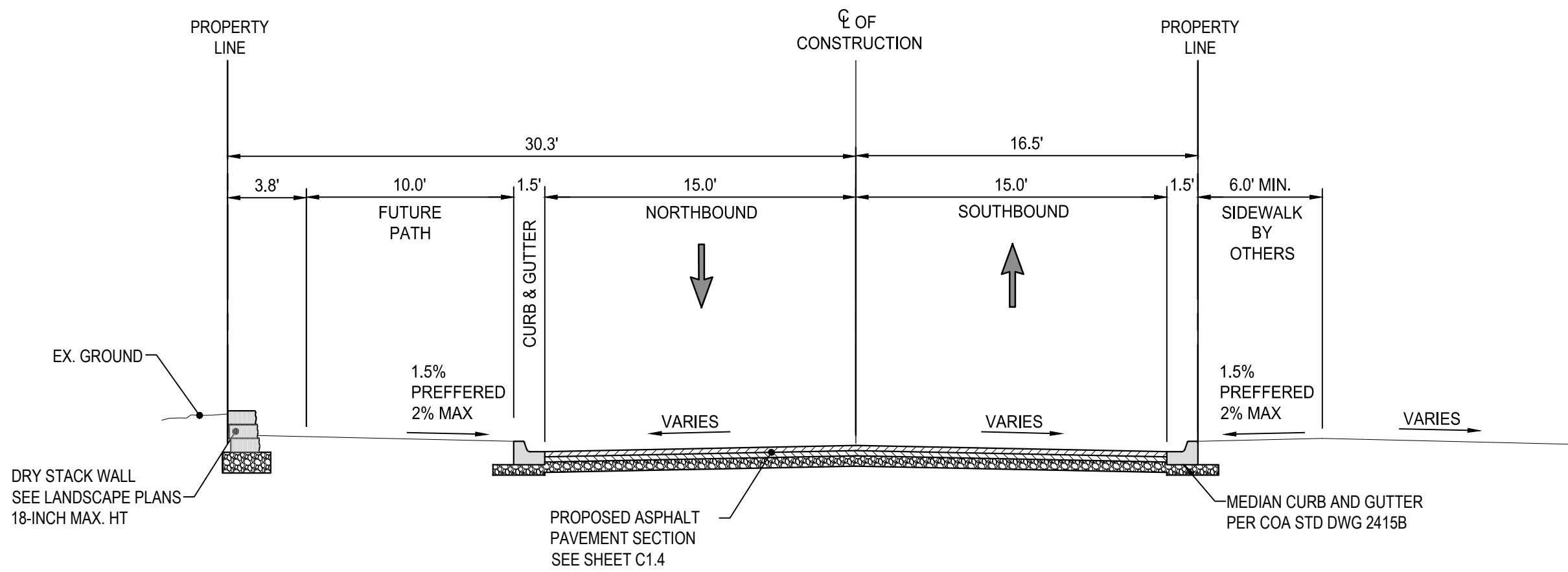
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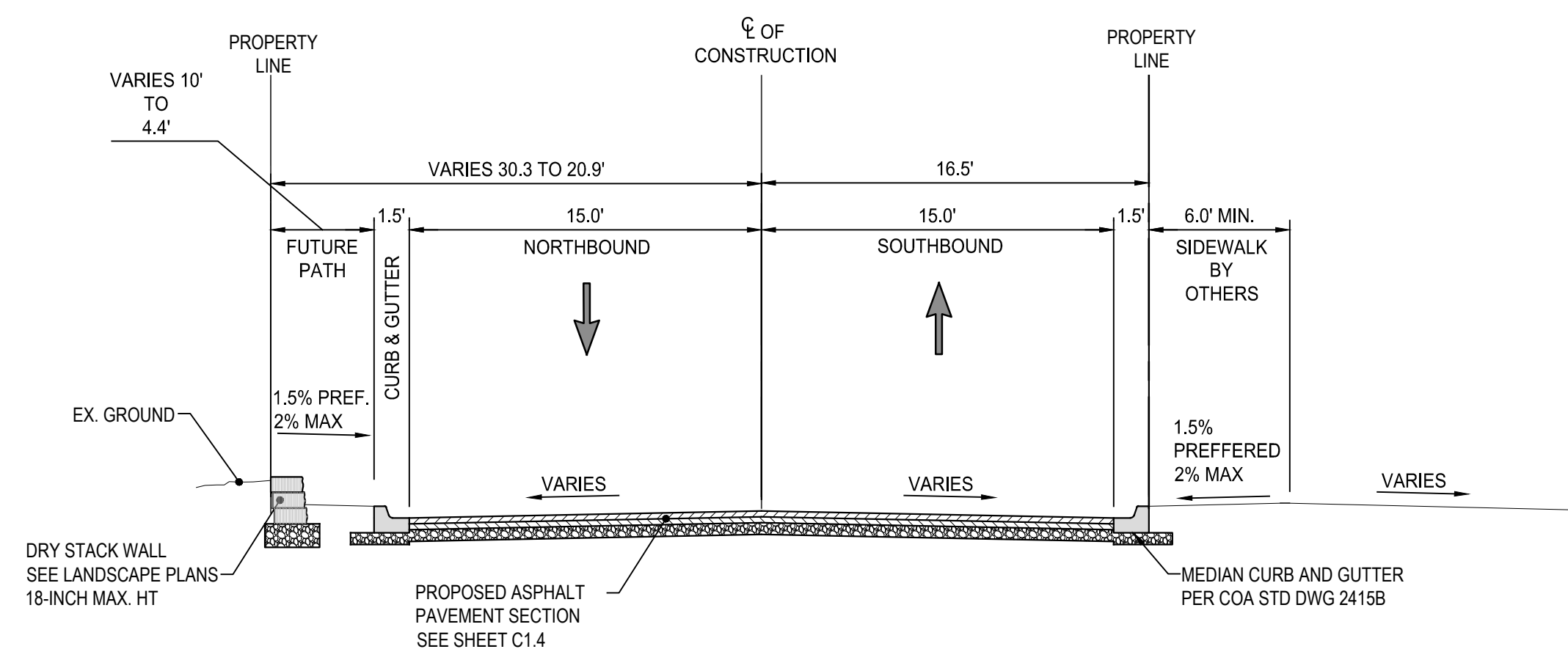
PRIVATE ROAD 1
 STA. BOP (12+31.56) TO STA. 12+78.58
 LOOKING SOUTH
 SCALE: 1"=6'
 A



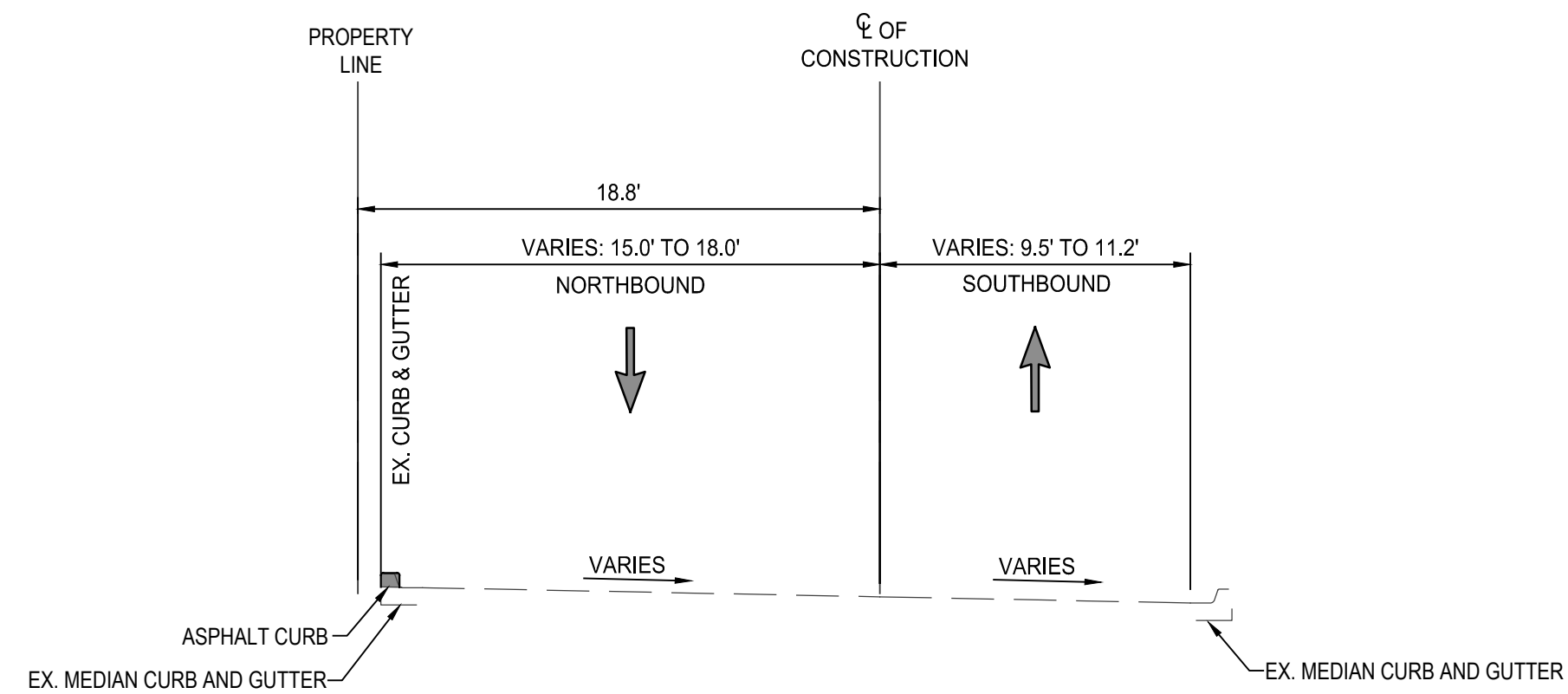
PROPOSED ASPHALT PAVEMENT SECTION



PRIVATE ROAD 1
 STA. STA. 13+49.18 TO STA. 16+62.72
 LOOKING SOUTH
 SCALE: 1"=6'
 B



PRIVATE ROAD 1
 STA. STA. 16+62.72 TO STA. 18+18.74
 LOOKING SOUTH
 SCALE: 1"=6'
 C



PRIVATE ROAD 1
 STA. 18+18.74 TO STA. 18+53.85
 LOOKING SOUTH
 SCALE: 1"=6'
 D

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AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
COMPARISON BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
FOUND MONUMENT "LH19A"	
A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	
0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1989"	
X = 1548398.44	
Y = 1493076.47	
ELEVATION IS 5266.811 (NAD 1988)	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	

ENGINEER'S SEAL	
NO.	
DATE	
REVISIONS	
DESIGN	
DATE: DEC 2019	
DATE: DEC 2019	
DWG NAME: C1.4.dwg	
CHECKED BY: SE	
DATE: JAN. 1, 2020	

DESIGNED BY: NV	DATE: DEC 2019
DRAWN BY: LT	DATE: DEC 2019
DWG NAME: C1.4.dwg	
CHECKED BY: SE	DATE: JAN. 1, 2020

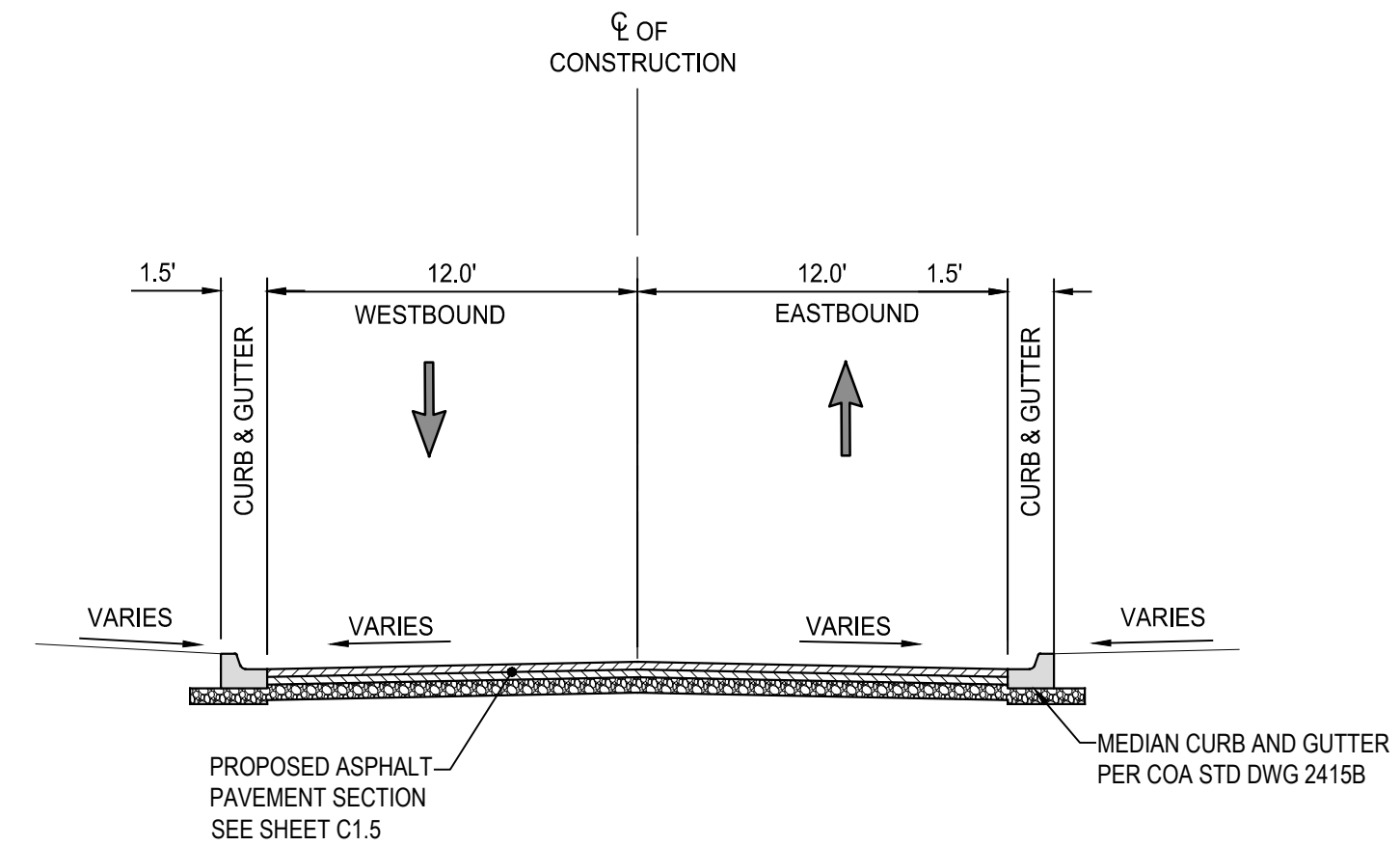
Designed By:
HUITT-ZOLIARS
 Huitt-Zollars, Inc.
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

MARRIOTT SUITES @
 WINROCK TOWN CENTER
 ALBUQUERQUE, NM

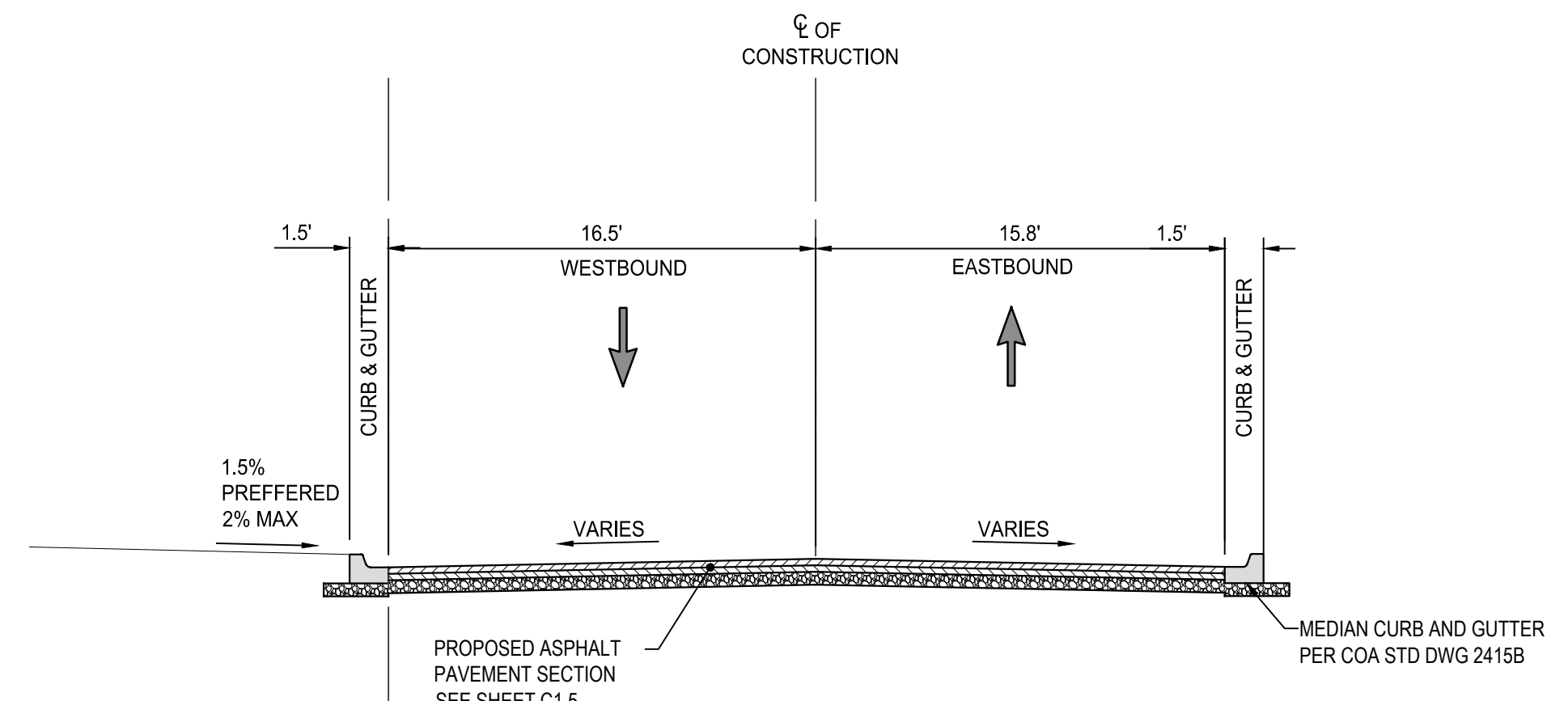
TITLE:
 CIVIL DETAILS

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

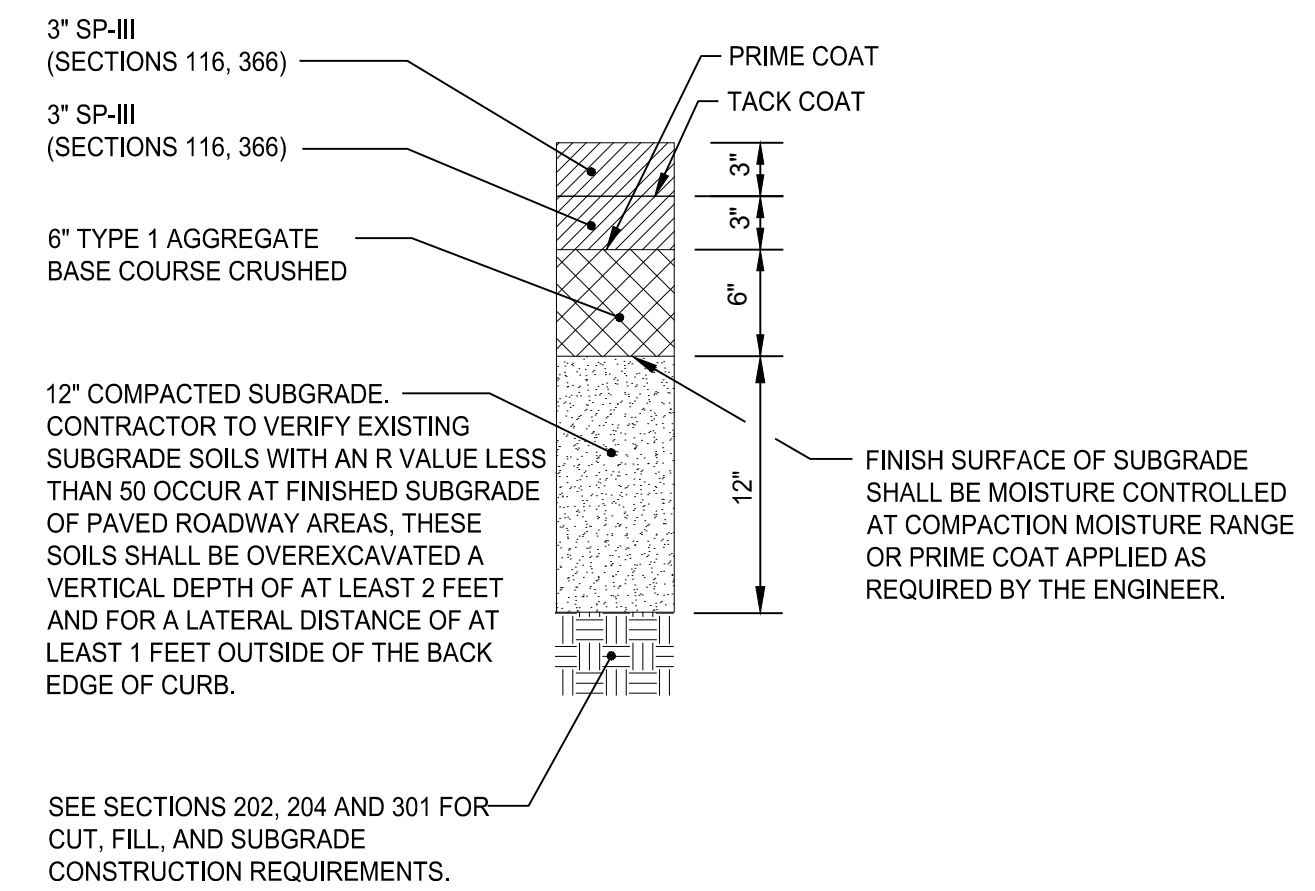
City Project No. XXXX.XX Zone Map No. J-19 Sheet C1.4 Of



PRIVATE ROAD 2
 STA. 16+42.67 TO STA. 17+39.72
 LOOKING EAST
 SCALE: 1"=6'
 TRANSITION THRU INTERSECTION STA. 17+39.72 TO STA. 18+06.25



PRIVATE ROAD 2
 STA. 18+06.25 TO STA. 18+90.18
 LOOKING EAST
 SCALE: 1"=6'



PROPOSED ASPHALT PAVEMENT SECTION

Plotfile: 1/16/2020 7:08:55 PM, By: Edwige, Scott
 List Saved: 1/16/2020 9:28:31 AM, Locking:

PRICING DOCUMENT

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 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Parkway NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

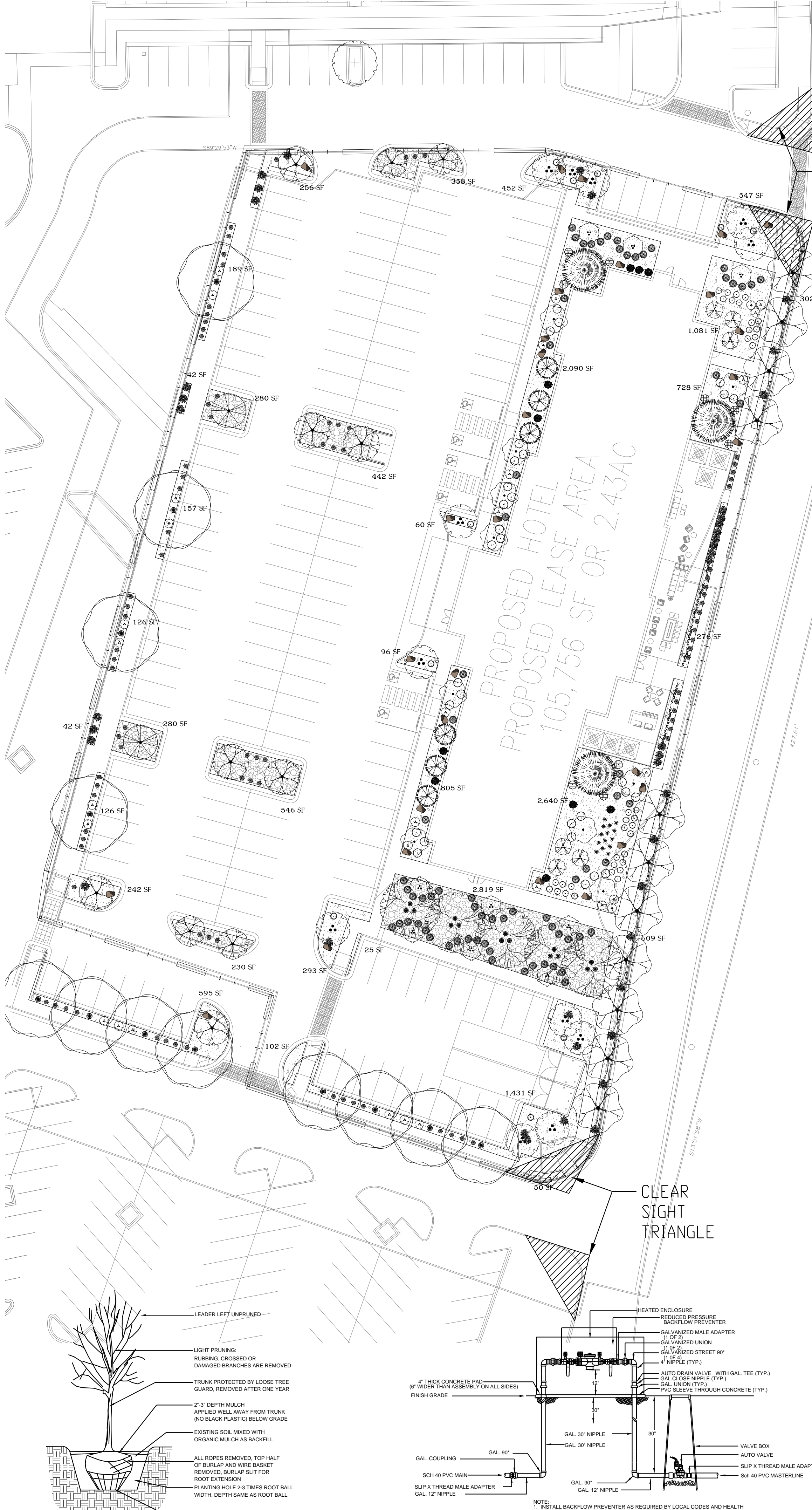
MARRIOTT SUITES @
 WINROCK TOWN CENTER
 ALBUQUERQUE, NM

TITLE: CIVIL DETAILS

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

City Project No. XXXX.XX Zone Map No. J-19 Sheet C1.5 Of

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	FOUND MONUMENT "LH19A"	DATE	FIELD NOTES	NO.		REVISIONS DESIGN DATE: DEC 2019 DRAWN BY: LT DWG NAME: C1.4.dwg CHECKED BY: SE DATE: JAN. 1, 2020
WORK ORDER NO.	DATE	A CITY OF ALBUQUERQUE BRASS DISK SET IN A CONCRETE POST	DATE	BY	BY		
INSPECTOR'S ACCEPTANCE BY	DATE	0.1 FEET BELOW GROUND LEVEL AND IS STAMPED "1-H19A, 1989"	DATE				
VERIFICATION BY	DATE	X = 1548358.44	DATE				
COMPARISON BY	DATE	Y = 1483076.47	DATE				
MICRO-FILM INFORMATION	DATE	ELEVATION IS 5266.811 (NAD 1988)	DATE				
RECORDED BY	DATE		DATE				
NO.							



LEGAL DESCRIPTION:
 TRACT A-1-A-1-A-1-A WINROCK CENTER ADDN REPLAT OF PARCEL A-1-A-1-A-1-A.
 IDO-ZONE MX-H

- 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 IDO REQUIREMENTS.
 4. PLANT MATERIALS, FENCING 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 TRIANGLE'.
 5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (SECTION 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVER, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

- PLANTINGS NOTES:**
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE...
 2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
 3. 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 UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
 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.

- 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 SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
 5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
 6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
 7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
 8. IRRIGATION EQUIPMENT IS SHOWN ON A LARGER SCALE FOR CLARITY. THE PIPE ROUTING ON THE PLAN IS SCHEMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO AVOID INSTALLING PIPE WITHIN THE ROOT ZONE OF PLANTS OR IN CONFLICT WITH UTILITY EASEMENTS.
 9. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.
 10. SURROUNDING EXISTING AND REMAINING IRRIGATION SYSTEMS ARE TO BE INSPECTED PRIOR TO DEMOLITION IN ORDER TO DETERMINE THE MEANS NECESSARY TO PROTECT ANY SURROUNDING AND REMAINING PLANT MATERIAL AND SOD.

SITE DATA

GROSS LOT AREA (2.43 ACRES)	105,756 SF
LESS BUILDING(S)	18,204 SF
NET LOT AREA	87,552 SF

REQUIRED LANDSCAPE

15% OF NET LOT AREA	13,148 SF
PROPOSED LANDSCAPE	18,348 SF
PROPOSED OFF-SITE LANDSCAPE	595 SF
TOTAL PROPOSED LANDSCAPE	18,348 SF
PERCENT OF NET LOT AREA	21 %

REQUIRED STREET TREES

PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	28
REQUIRED PARKING LOT TREES	17
PROVIDED AT 1 PER 10 SPACES (164 SPACES/10)	21
TOTAL REQUIRED TREES: 45	
TOTAL PROVIDED TREES: 49	

REQUIRED LANDSCAPE COVERAGE

75% LIVE VEGETATIVE MATERIAL	
(18,348 SF PROPOSED LANDSCAPE X 75%)	13,761 SF MIN.
PROVIDED GROUND COVER COVERAGE	14,025 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	76%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:
 ESTABLISHMENT AND SUMMER:
 1 HOUR/4 DAYS A WEEK
 SPRING:
 1 HOUR/2-3 DAYS A WEEK
 FALL:
 1 HOUR/2-3 DAYS A WEEK
 WINTER:
 1 HOUR/2 DAYS PER MONTH

PLANT SCHEDULE BASE 12.30.19

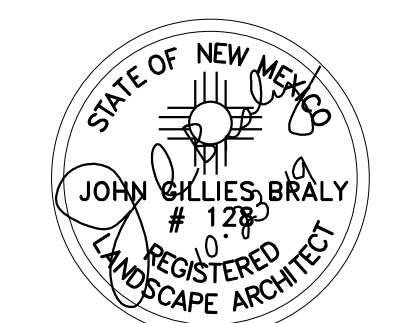
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	12	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	60	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	10	Forestiera neomexicana / New Mexican Privet	24"box	Medium	40	15' X 15'
	6	Lagerstroemia indica / Crape Myrtle	20 gal	High	35	15' X 15'
	5	Quercus muehlenbergii / Chinkapin Oak	2" B&B	Medium	60	40' X 40'
	12	Ulmus propinqua 'Emerald Sunshine' / Elm	2" B&B	Medium	60	35' X 25'
	12	Vitex agnus-castus / Chaste Tree	24"box	Medium	50	20' X 20'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	3	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Spruce	6'-8" B&B	Medium	60	50'x20'
	6	Pinus leucodermis / Bosnian Pine	6'-8" B&B	Medium	60	20' X 10'
FRUIT TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	4	Malus domestica 'Golden Delicious' / Golden Delicious Apple	1 1/2" B&B	Medium +	55	20' X 25'
	2	Prunus armeniaca 'Moorpark' / Moorpark Apricot	1 1/2" B&B	Medium +	55	15' X 15'
	4	Prunus avium 'Lapins' / Lapins Cherry	1 1/2" B&B	Medium +	55	20' X 20'
	3	Prunus persica 'Early Elberta' / Early Elberta Peach	1 1/2" B&B	Medium +	50	15' X 15'
	9	Punica granatum 'California Sunset' / California Sunset Pomegranate	15 gal	High	40	10' X 8'
VINES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	8	Lonicera japonica 'Purpurea' / Purple Japanese Honeysuckle	5 gal	Medium+	40	Climbing x 10'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	9	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Medium	40	4' X 4'
	35	Lavandula angustifolia / English Lavender	5 gal	Medium	25	3' X 3'
	30	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Low+	40	4' X 4'
	10	Rosa x 'Knockout' TM / Rose	5 gal	Medium	30	6' X 5'
	10	Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1 gal	Low+	25	3' X 4'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	30	Yucca pendula / Soft Leaf Yucca	5 gal	RW	35	5' X 4'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	41	Rosmarinus officinalis 'Arp' / Arp Rosemary	5 gal	Low+	40	6' X 4'
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	90	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Medium	20	30" X 2'
	70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	1 gal	Medium+	20	5' X 5'
	14	Muhlenbergia rigida 'Nashville' / Purple Muhly	1 gal	Low+	20	2' X 3'

REFERENCE NOTES SCHEDULE BASE 12.30.19

SYMBOL	DESCRIPTION	QTY	DETAIL
	Large Boulder	29	
	Amaretto 3/8 - 1 1/4" Gravel 3" Depth over Filter Fabric	13,392 sf	
	2-4" Blue Sais Cobble 4" Depth	4,956 sf	

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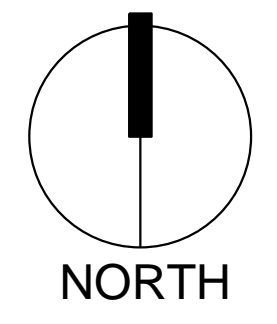
PO Box 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com



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 Revisions:
 ▲ 12/30/2019
 ▲ 01/15/2020
 ▲
 ▲

Drawn by: VBLOUNT
 Reviewed by: CM

Hotel At Winrock
Landscape Plan
 2100 Louisiana Blvd
 Albuquerque, New Mexico



Scale: 1" = 30'

Sheet Title:
Landscape Plan

Sheet Number:
LP-01