

CITY OF ALBUQUERQUE



August 3, 2018

Stephen A. Dunbar, R.A.
Modulus Architects
100 Sun Ave Ste. 305
Albuquerque, NM 87109

**Re: Winrock-Mens Warehouse,
2100 Louisiana Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 2-19-18 (J19D058F)
Certification dated 07-19-18**

Dear Mr.Dunbar

Based upon the information provided in your submittal received 07-27-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

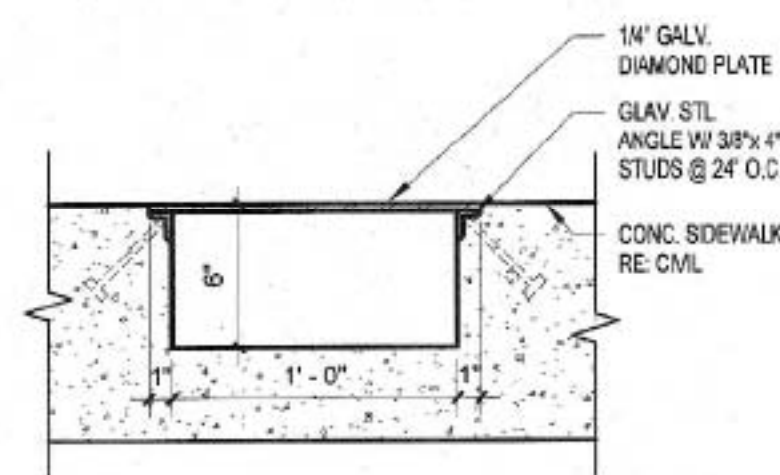
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3981.

Sincerely,

Racquel M. Michel, P.E. Ernest Armijo, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

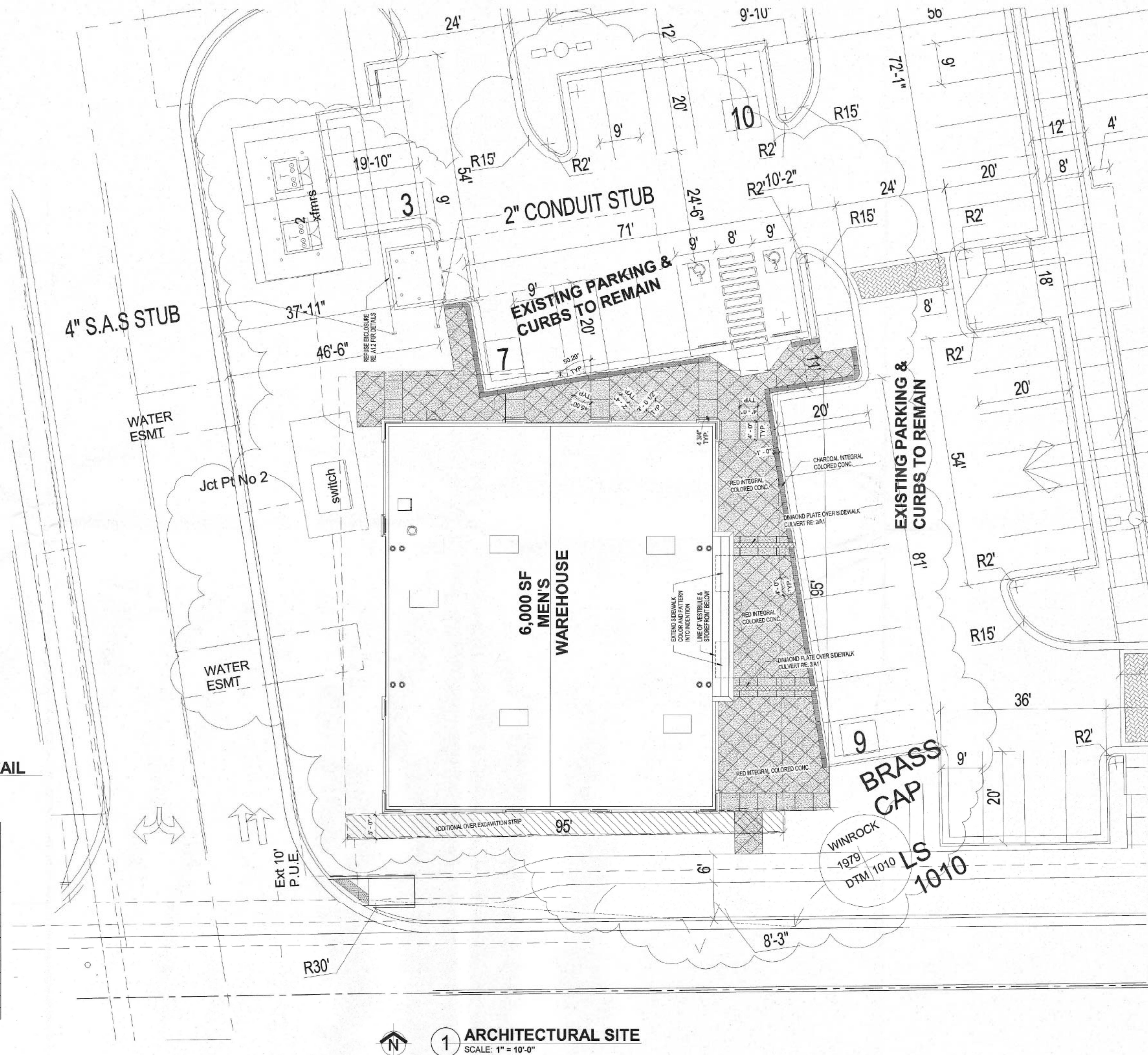
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



2 TYP. SIDEWALK TRENCH DETAIL
SCALE: 1 1/2" = 1'-0"

SITE DATA TABLE	MERCANTILE
LEGAL DESCRIPTION WINROCK HUNT SPECTRUM REPLAT SU-3MU-UPT, J19 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	
PROPOSED USES:	RETAIL
EXISTING ZONING:	SU-3MU-UPT
BUILDING SIZE:	6,000 SF
TOTAL PARKING REQ:	2 SPACE PER 1,000 SQUARE FEET= 12 SPACES
TOTAL PARKING PROVIDED:	39 SPACES PROVIDED
HC PROVIDED:	2 SPACES
HC REQUIRED:	2 SPACES
MOTORCYCLE SPACES PROVIDED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	2 SPACES



1 ARCHITECTURAL SITE
SCALE: 1" = 10'-0"

CONSTRUCTION DOCUMENTS

PROJECT TITLE	MENS WAREHOUSE		
	2100 LOUISIANA BLVD. NE. BLDG. 500 ALBUQUERQUE, NM		
PROJECT MANAGER	JOB NO.	DRAWN BY:	
SHEET TITLE	ARCHITECTURAL SITE PLAN		



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



MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

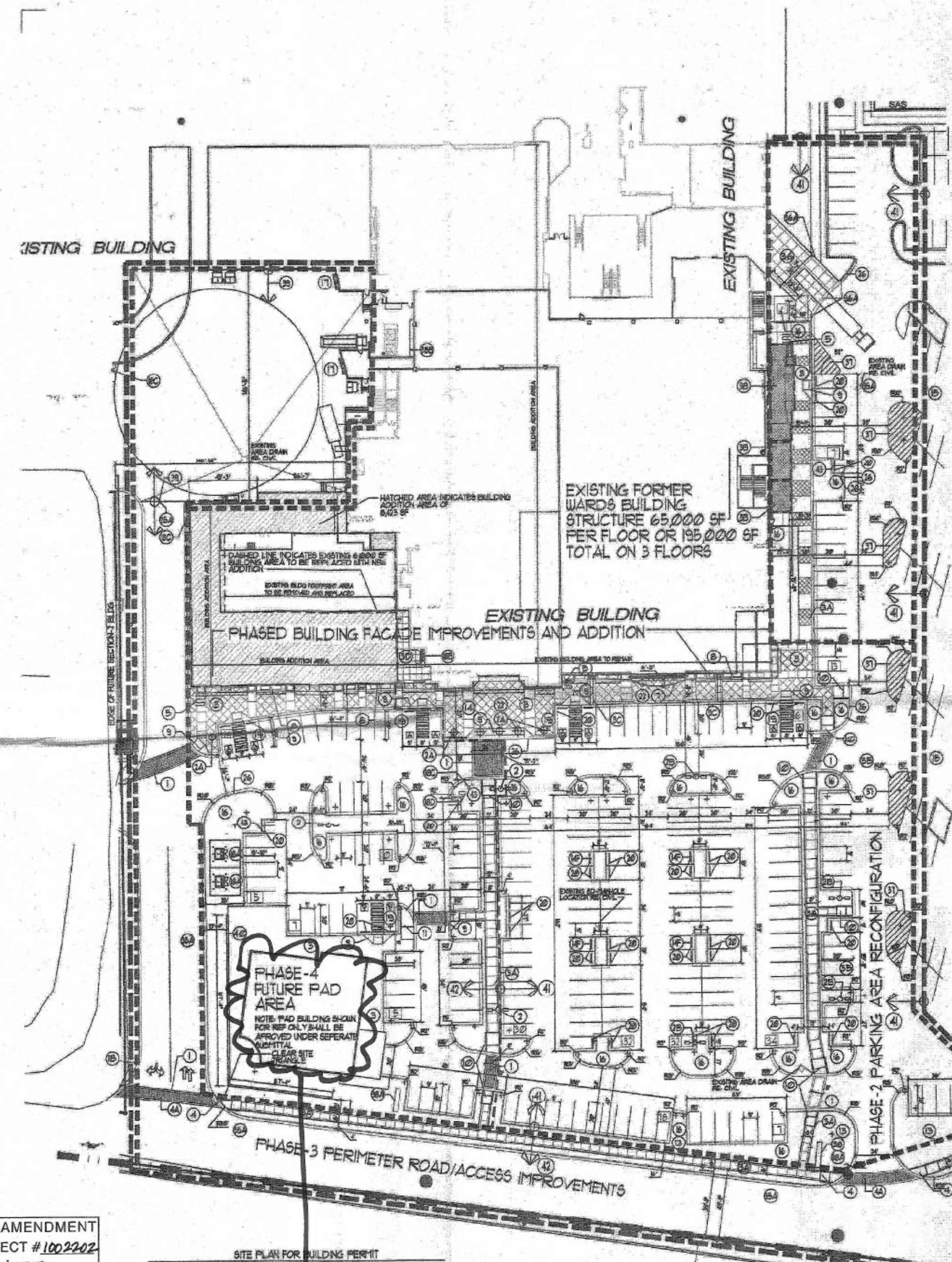
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ADMINISTRATIVE AMENDMENT
FILE # 10019 PROJECT # 1002202
BIDS ELEVATIONS + SITE
IMPROVEMENTS FOR PHASE 4
APPROVED BY _____ DATE 3/16/18

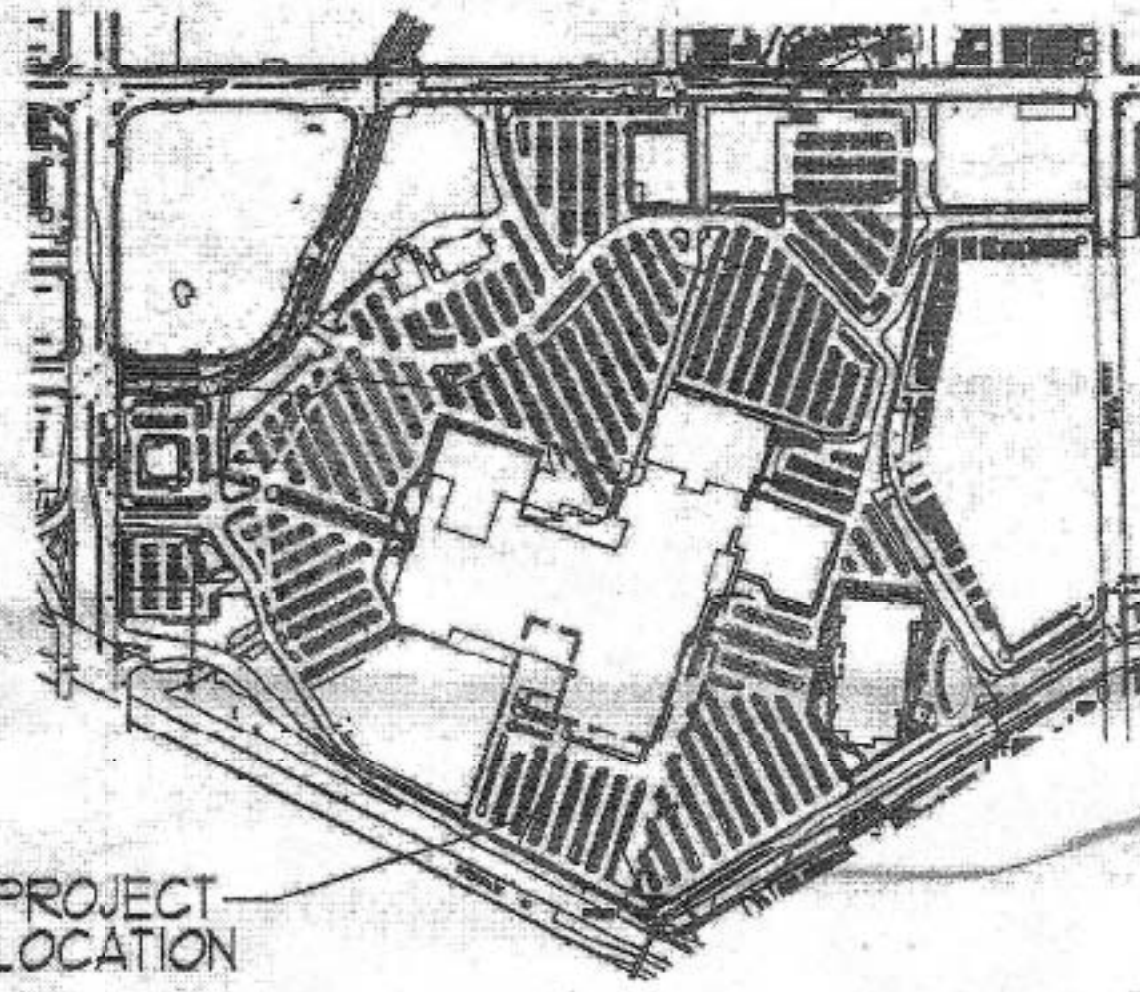


Alternatives Design

INTERSTATE 40



- KEYED NOTE:
- 1 INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A1/1
 - 2 30' LIGHT POLE LOCATION RE: DETAIL 3/A/1
 - 2A 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 1/A/1
 - 2B TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL
 - 2B EXISTING LIGHTPOLE LOCATION TO REMAIN
 - 3 INTEGRALLY CONC. SIDEWALK RE: DET 2/A/2
 - 3A INTEGRALLY CONC. SIDEWALK RE: DET 2/A/1
 - 3B INDICATES EXISTING SIDEWALK SLAB AREA TO REMAIN
 - 3C INDICATES NEW CONC. SIDEWALK FLUME WITH STEEL COVER PLATE RE: DETAIL 2/A/2
 - 3D INDICATES NEW CONC. STANDARD GREY 4" CONC. WALK WITHIN SERVICE YARD AREA.
 - 4 HANDICAP RAMP PER COA STD DUG 7426
 - 4A INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
 - 5 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 1/A/2
 - 6 BENCH LOCATION
 - 7 TRASH RECEPTACLE



- LINE TYPE LEGEND
- INTERNAL PHASE LINE
 - PROJECT AREA AND OUTER PHASE AREA LIMITS
 - EXISTING PROPERTY LINE
 - EXISTING CURB LINE
 - PROPOSED CURB LINE

NOTE: 244 TOTAL PARKS WITHIN PROPOSED AA AREA

- 1A 6" STEEL BOLLARD WITH CUSTOM CAP RE: THE SPORTS AUTHORITY DRAWINGS FOR DETAIL 1/A/1
- 8 OWNER INSTALLED RAISED PLANTER BOX TYPICAL PLANTING BOX GRAPHIC SYMBOL
- 9 HANDICAP RAMP RE: 5/A/1
- 10 HANDICAP RAMP RE: 16/A/1
- 11 HANDICAP RAMP RE: 12/A/1
- 12 HANDICAP RAMP RE: 11/A/1
- 13 INDICATES "OPEN SPACE" LANDSCAPE AREAS G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- 14 INDICATES "DEVELOPED OPEN SPACE AREA" LOCATION RE: LANDSCAPE PLAN FOR INFO
- 14B INDICATES 1' CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A/1 FOR KNOTCH DETAIL
- 15 NOT A PART-FUTURE REDEVELOPMENT PHASE
- 16 6" HIGH CONC. ISLAND RE: DET 4/A/1
- 17 RE: SITE GRADING PLAN FOR INFO
- 18 SERVICE YARD/NEW RECEIVING AREA STRUCTURE
- 19 EXISTING PADMOUNT TRANSFORMER LOCATION
- 19A PROPOSED PADMOUNT TRANSFORMER LOCATION
- 19B NH GAS METER BANK LOCATION-BLDG SECTION-4
- 19C PROPOSED FIRE HYDRANT LOCATION
- 19D PROPOSED LANDSCAPE IRRIGATION METER LOCATION
- 19E PROPOSED FMV VAULT LOCATION
- 19F DUAL CONFIGURATION HC PARKING STALL RE: DET 5/A/2
- 20 WHEELSTOP RE: DET 5/A/2
- 21 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ON-SITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A/2 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
- 22 EXTERIOR DECORATIVE CONCRETE ENTRY AREA MAIN BUILDING ENTRY PATHWAY
- 23 INDICATES PROPOSED OUTDOOR DEVELOPED PLAZA AREA ON THE NORTHWEST CORNER OF THE FUTURE PAD BLDG AREA. AREA SHALL CONTAIN LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS. THE CENTER PORTION OF THE PLAZA AREA SHALL CONTAIN RAISED CONCRETE PLANTERS.
- 24 PLAZA SIDEWALK EDGE DETAIL RE: DETAIL 2/A/2
- 26 INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT-CURED RED IN COLOR
- 28 EXISTING ASPHALT DRIVE
- 29 PROPOSED ASPHALT DRIVE
- 30 PROPOSED TEMPORARY LOADING AREA
- 30A 6" CONCRETE SLAB W/ 14 EA. WAT AT 18" OC
- 30B NEW ROLL-OVER CURB AT EDGE OF TEMP. TRUCK LOADING AREA
- 30C TIE EXISTING SIDEWALK INTO FACE OF NEW 6" CONC. LOADING AREA SLAB
- 31 NEW END ISLAND STRIPPING
- 32 EXISTING PYLON SIGN TO REMAIN
- 32A PROPOSED PYLON SIGN LOCATION UNDER SEPERATE APPROVAL (RE: ISAA-10018 FOR APPROVED FREESTANDING SIGNAGE) NOTE: PROVIDE 2 1-1/2" CONDUITS FROM SIGN LOCATION/TERMINATE AT RUMBLE BLDG. SECTION-4 ELECTRICAL ROOM LOCATION ON INTERIOR FACE OF BUILDING (308).
- 33 INDICATES NEW 6" REINFORCED CONCRETE SLAB W/ 14 EA. WAT AT 18" OC WITHIN NEW SERVICE YARD.
- 34 NEW SPLIT FACED 8" CMU BLOCK RETAINING WALL. NOTE: WALL HEIGHT SHALL NOT EXCEED 3' IN HEIGHT FROM ADJACENT FINISHED GRADE LEVEL ELEVATION
- 41 INDICATES CONTRACTOR-1 SCOPE OF WORK AREA
- 42 INDICATES CONTRACTOR-2 SCOPE OF WORK AREA
- 43 INDICATES MOTORCYCLE PARKING LOCATION (4' X 8' PER STALL) RE: DETAIL 1/A/2 FOR SIGNAGE REQUIREMENTS

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-A-A-A)
LEGAL DESCRIPTION	PURCEL L-43 UNIMPROVED CENTER ADJCTION
TOTAL ACRES	RE AA SITE PLAN FOR BUILDING PERMIT
EXISTING ZONING	833 10-10-1
PROPOSED USE	GENERAL RETAILING
EXISTING BUILDING SIZE	EXISTING BUILDING AREA-30,000 SF BLDG. AREA
EXISTING BUILDING ADDITION SIZE	POTENTIAL PAD-ADDITION AREA-1,000,000 SF TOTAL AREA-1,030,000 SF TOTAL
TOTAL PARKING PROVIDED WITHIN PROJECT AREA	TOTAL AA PROJECT AREA PARKS-244 PARKS
TOTAL PARKING REQ.	1,000 (1,000-40 REQUIRED SPACES)
NE PROVIDED	10 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
NE REQUIRED	10 SPACES
BIKE SPACES PROVIDED	0 SPACES
BIKE SPACES REQUIRED	0 SPACES
MOTORCYCLE SPACES PROVIDED	0 SPACES
MOTORCYCLE SPACES REQUIRED	0 SPACES

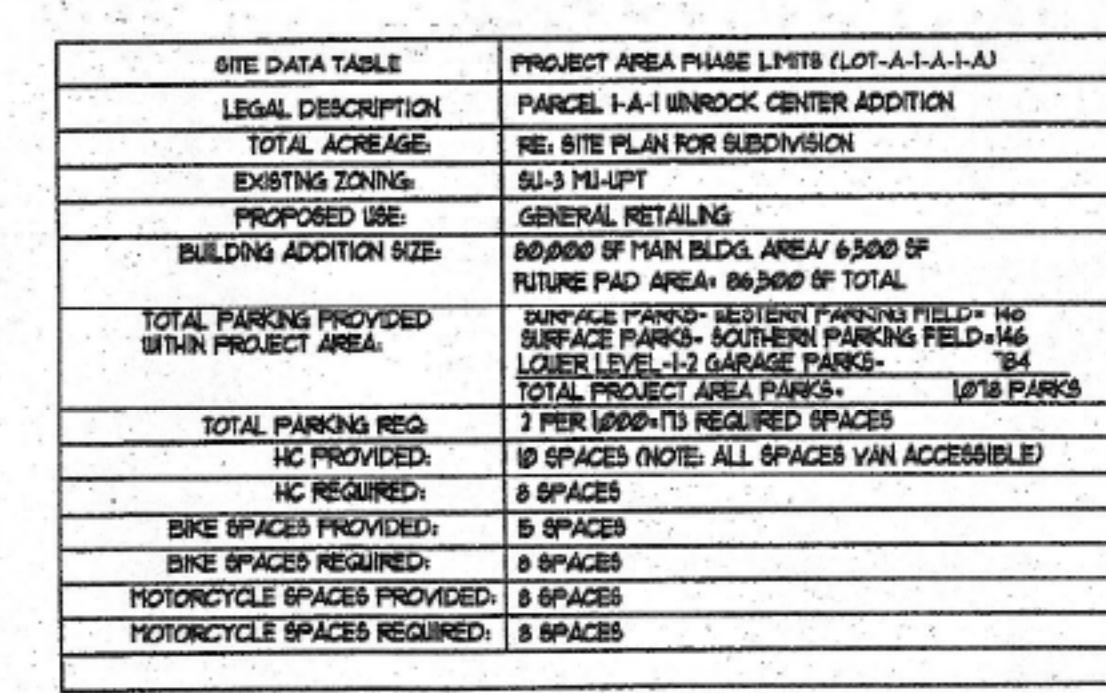
ADMINISTRATIVE AMENDMENT
FILE # 10019 PROJECT # 1002202
BIDS ELEVATIONS,
ADDITIONAL INFRASTRUCTURE SUCH AS WALKWAYS PER
UPDOWN SDP + PARKING LOT REDESIGN
APPROVED BY _____ DATE 3/20/18

REVISION	BY	DATE
1	AA	3/20/18
2	AA	3/20/18
3	AA	3/20/18
4	AA	3/20/18
5	AA	3/20/18
6	AA	3/20/18
7	AA	3/20/18
8	AA	3/20/18
9	AA	3/20/18
10	AA	3/20/18

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



PROJECT NO. P-4 EXTERIOR IMPROVEMENTS
UNIVERSITY CENTER
ALBUQUERQUE, NEW MEXICO
DRAWN BY: S
CHECKED BY: S
DATE: 3/16/18
SCALE: AS NOTED
SHEET: BP-1
SITE PLAN FOR BUILDING PERMIT



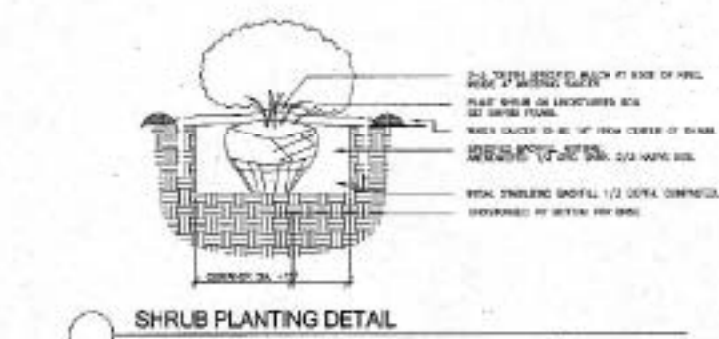
OVERALL SITE PLAN FOR BUILDING PERMIT (KEYED PLAN)

SCALE: 1"=100'

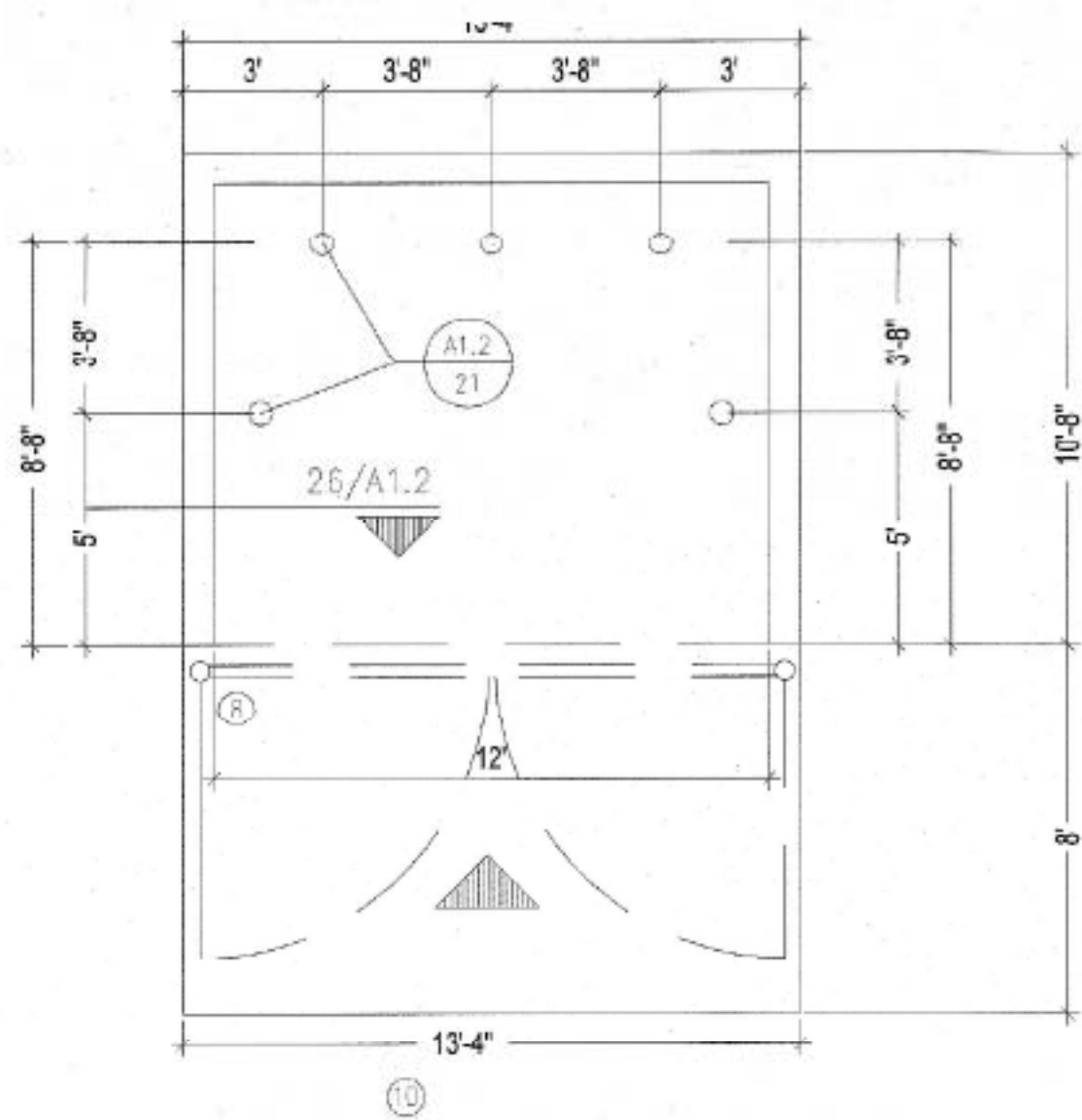
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City of Albuquerque
Building & Safety
JUN 2 1975
I.B.C.
Plan Check Section

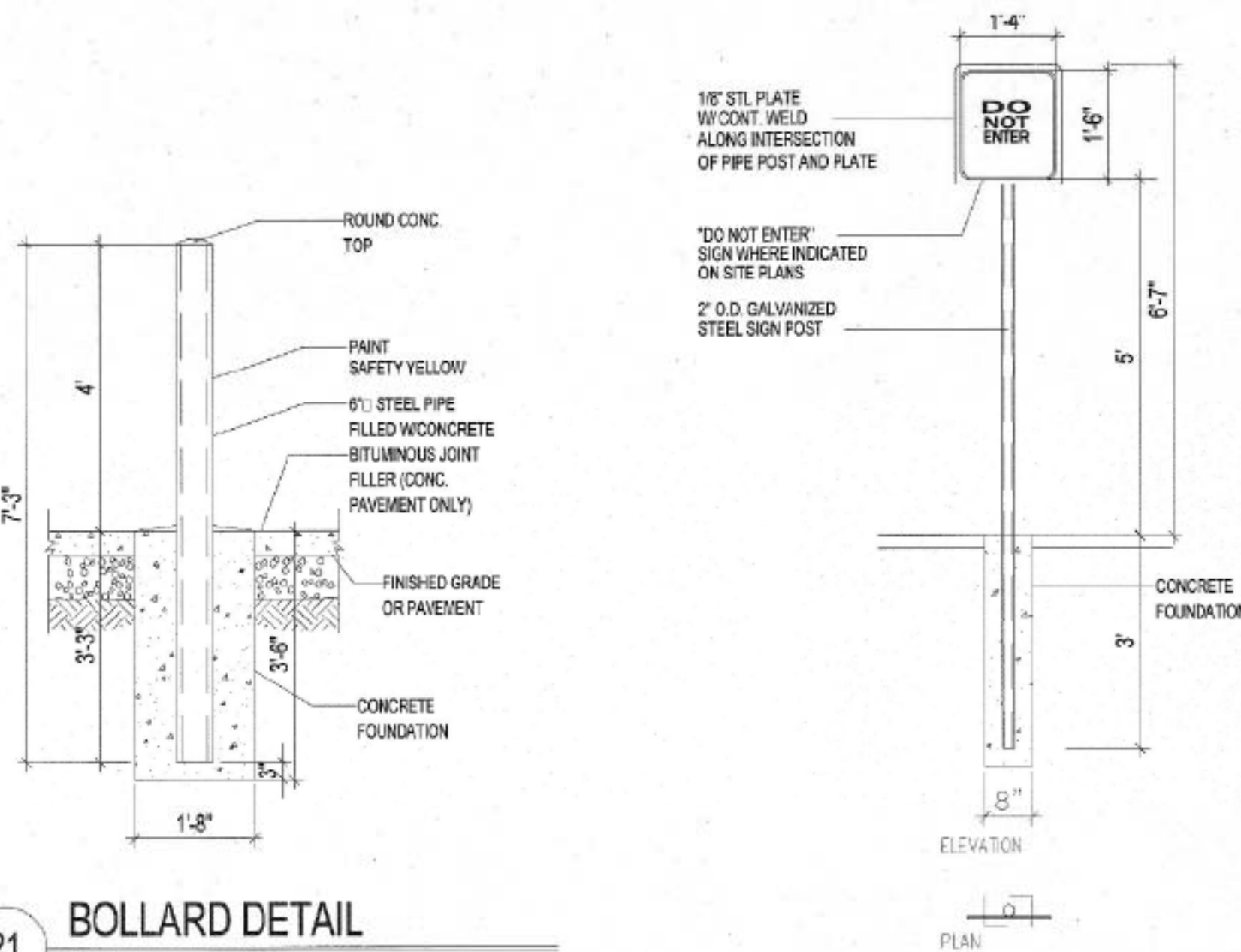
PROJECT TITLE		DRAWN BY:	
WINROCK TOWN CENTER SEC-2		WINROCK TOWN CENTER SECTION#	
WINROCK TOWN CENTER AT ELIZABETHTOWN, NEW MEXICO		PROJECT MANAGER	
DATE:		SHEET TITLE	
1/27/75		OVERALL SITE PLAN FOR BUILDING PERMIT	
SCALE RE-SCALE		A100	



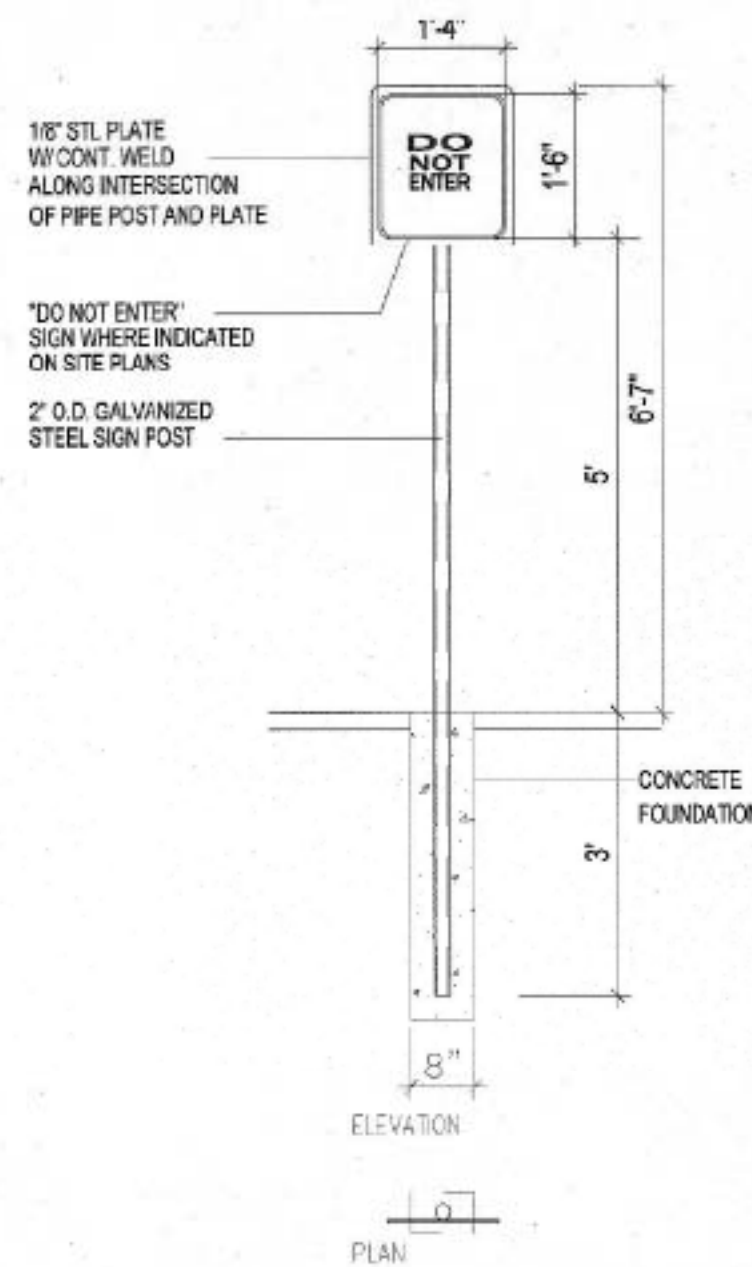
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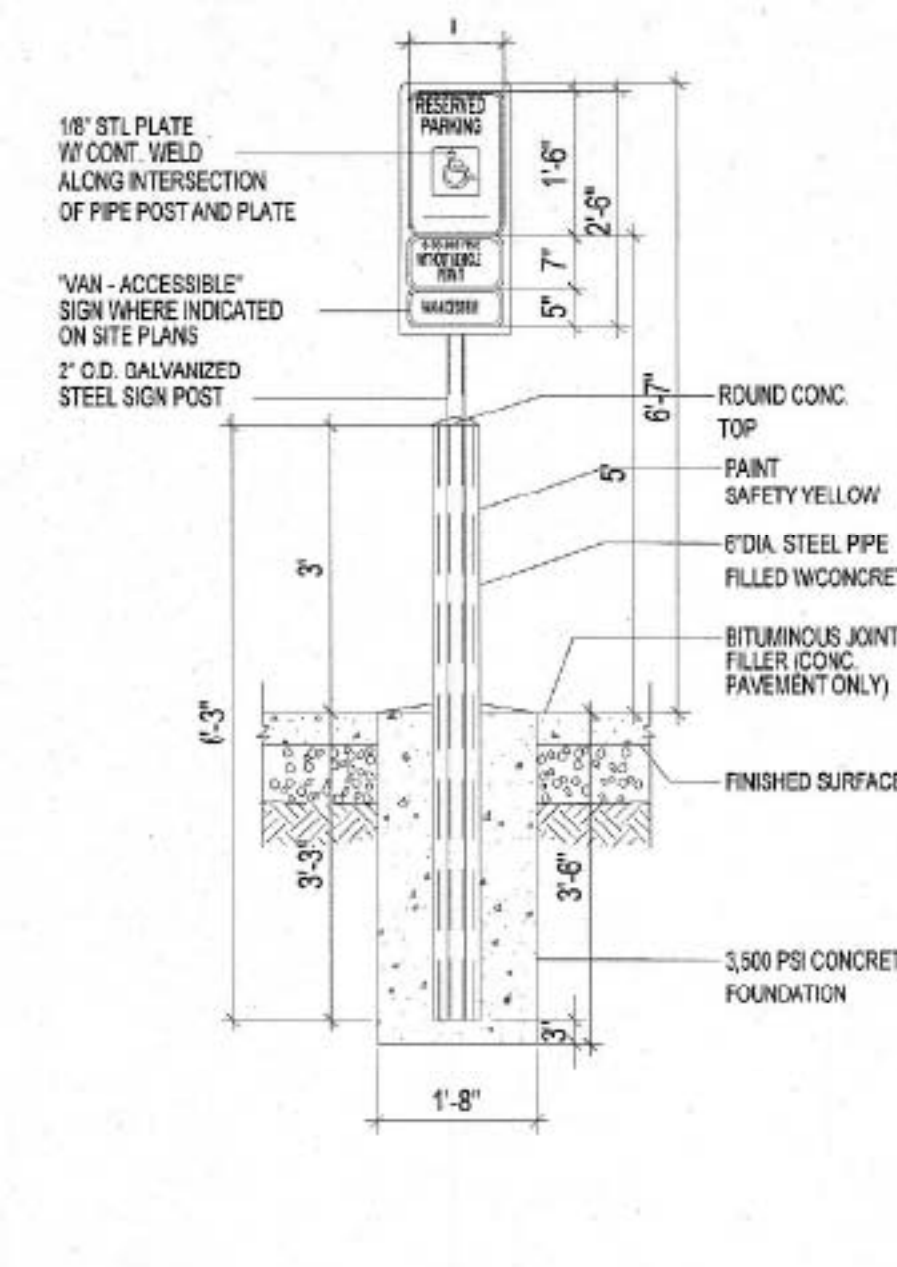
22 DUMPSTER PLAN
N.T.S.



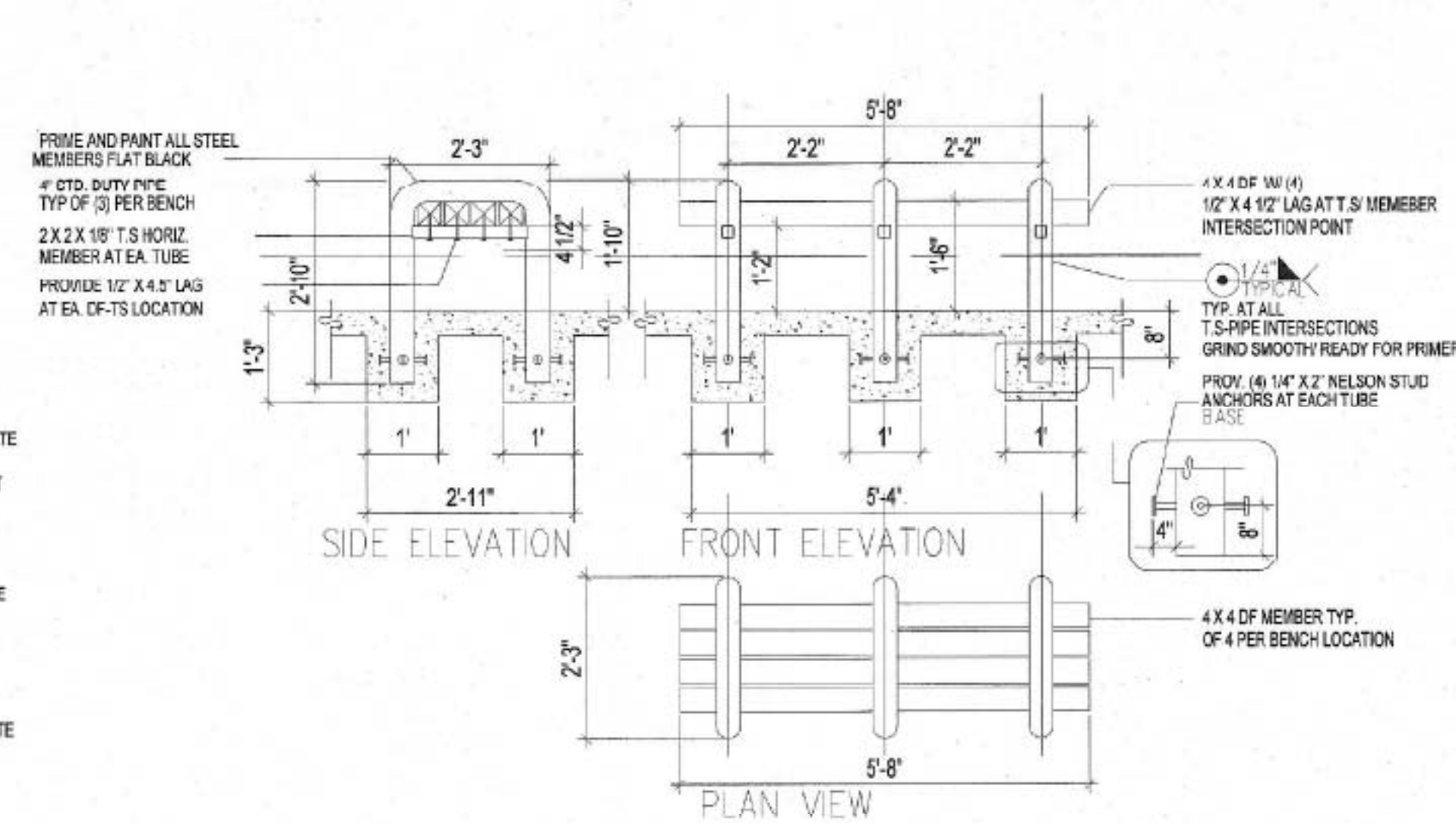
21 BOLLARD DETAIL
N.T.S.



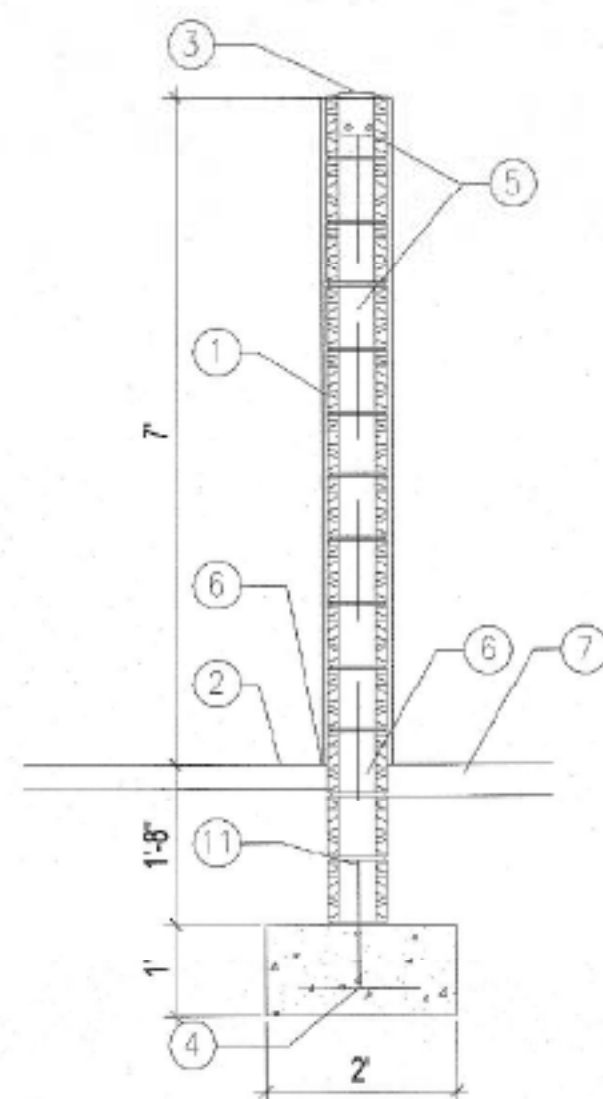
20 MISC. SIGNAGE
N.T.S.



19 H.C SIGNAGE
N.T.S.



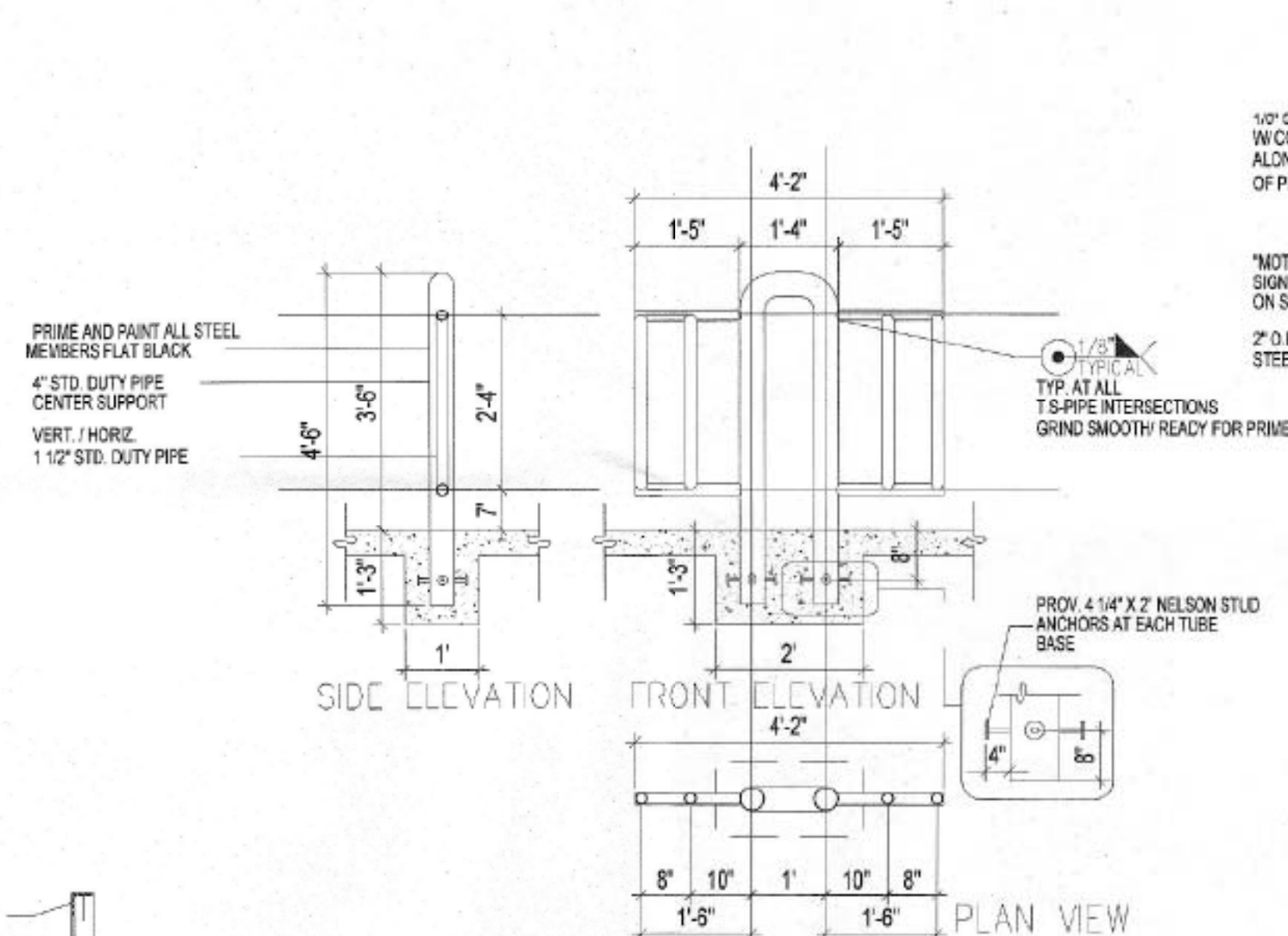
18 BENCH DETAIL
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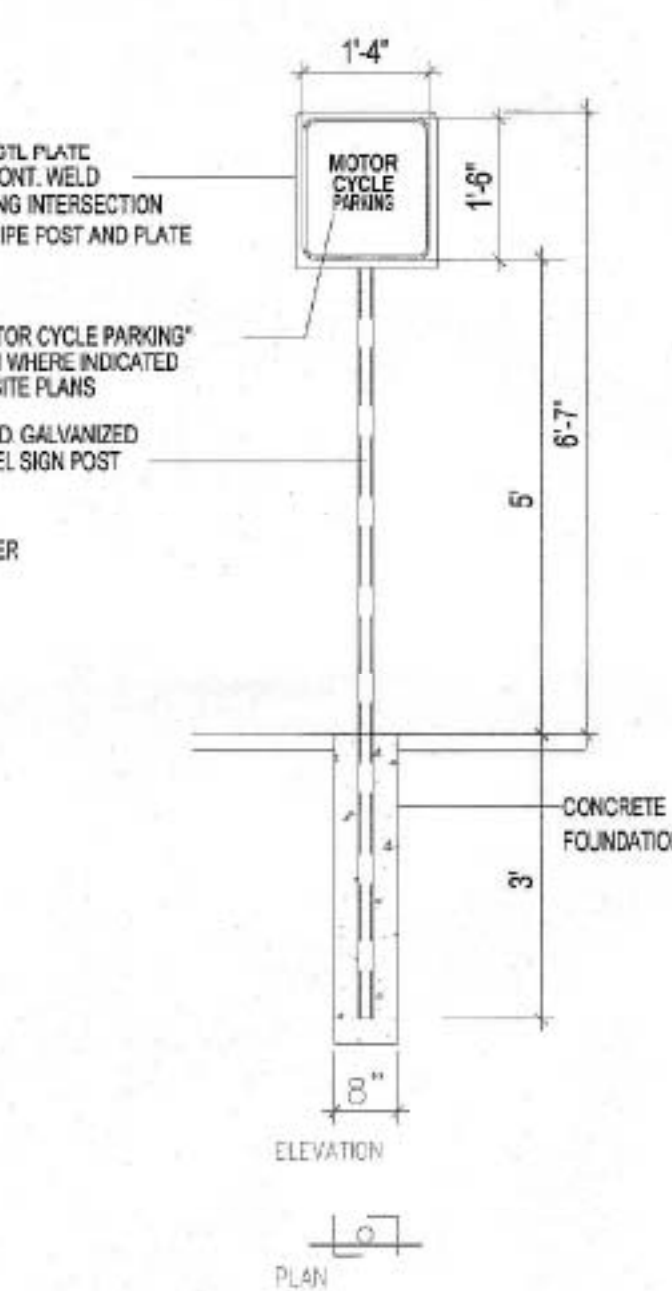
26 DUMPSTER SEC.
N.T.S.

- KEYED NOTES
- 8" CMU WALL WITH 2 COAT SYN. STUCCO SYSTEM. COLOR: 168 STO LIMESTONE (CREAM)
 - FINISH GRADE
 - 6" O.C. STUCCO GAP
 - 4#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 18" O.C. ACROSS BOTTOM OF FOOTING
 - 2#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM CONTINUOUS #5 BARS @ 32" O.C. VERTICAL GROUT REINFORCED CELLS DURAWALL @ 18" O.C. HORIZONTAL
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM
 - 6" CONCRETE APRON 4000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM WITH TURNDOWN EDGE
 - 6" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH
 - ASPHALT PAVING
 - GROUT ALL CELLS BELOW GRADE, TYPICAL
 - 2" VENT TO 48" ABOVE TOP OF ENCLOSURE WALL. PROVIDE BREATHABLE VENT CAP
 - CLEAN OUT
 - CATCH BASIN ZURN Z-457 6" X 20" SANI-FLO CATCH BASIN. FABRICATED #16 GAUGE TYPE 304 STAINLESS STEEL BASIN WITH BOLTED FLANGED CONNECTION 17" DIA. STD WITH 1/2" ANGLE GASKET. PROVIDE SPECIAL DUTY, CLASS "E" Z-862 DGE, DUCTILE IRON SLOTTED GRATE, AND SEDIMENT BASKET.

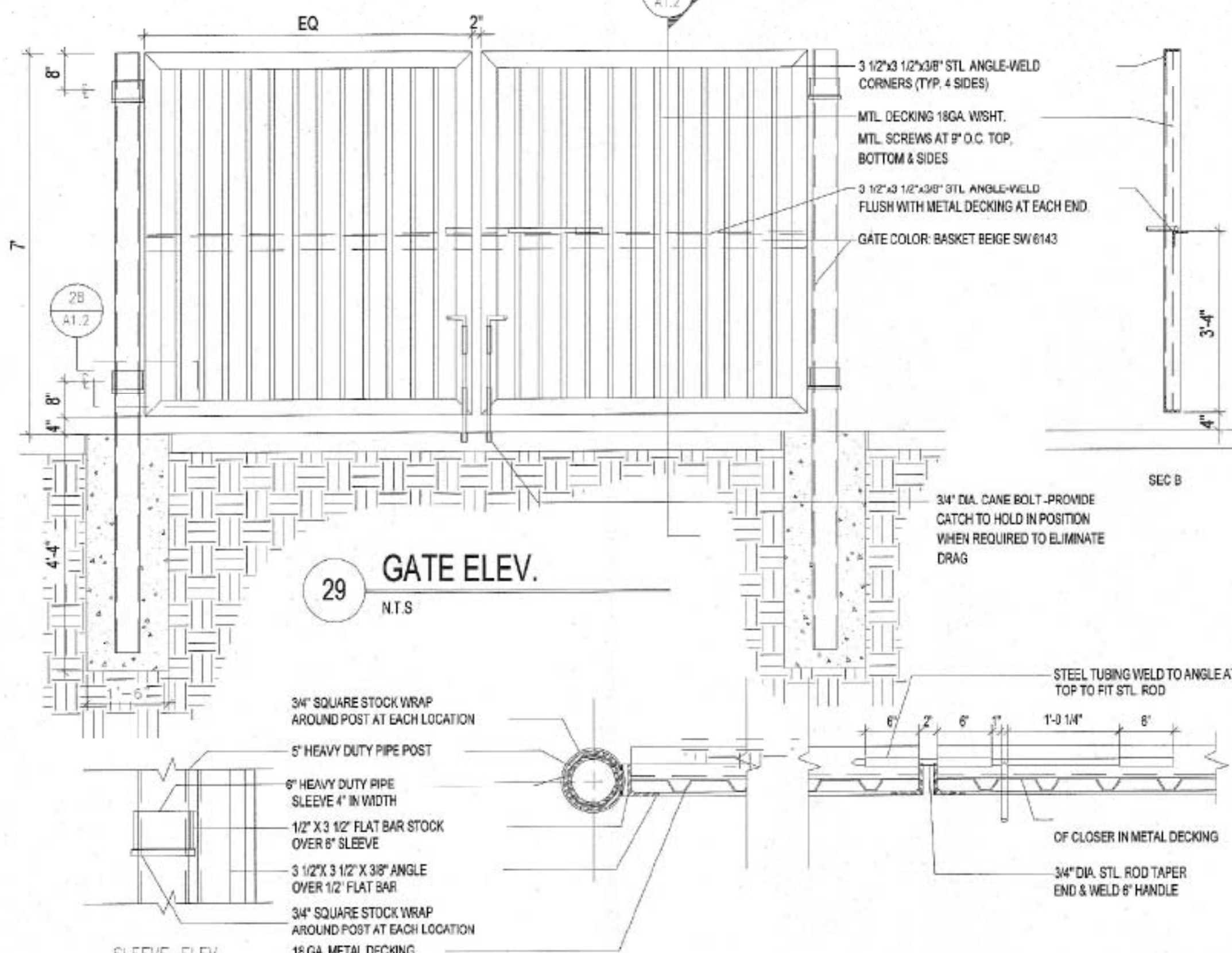
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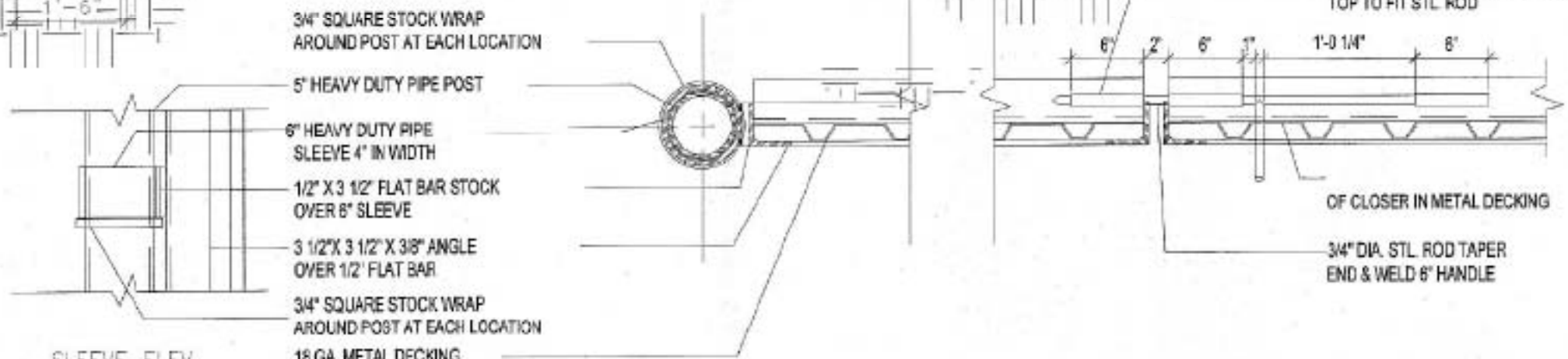
24 BIKE RACK
N.T.S.



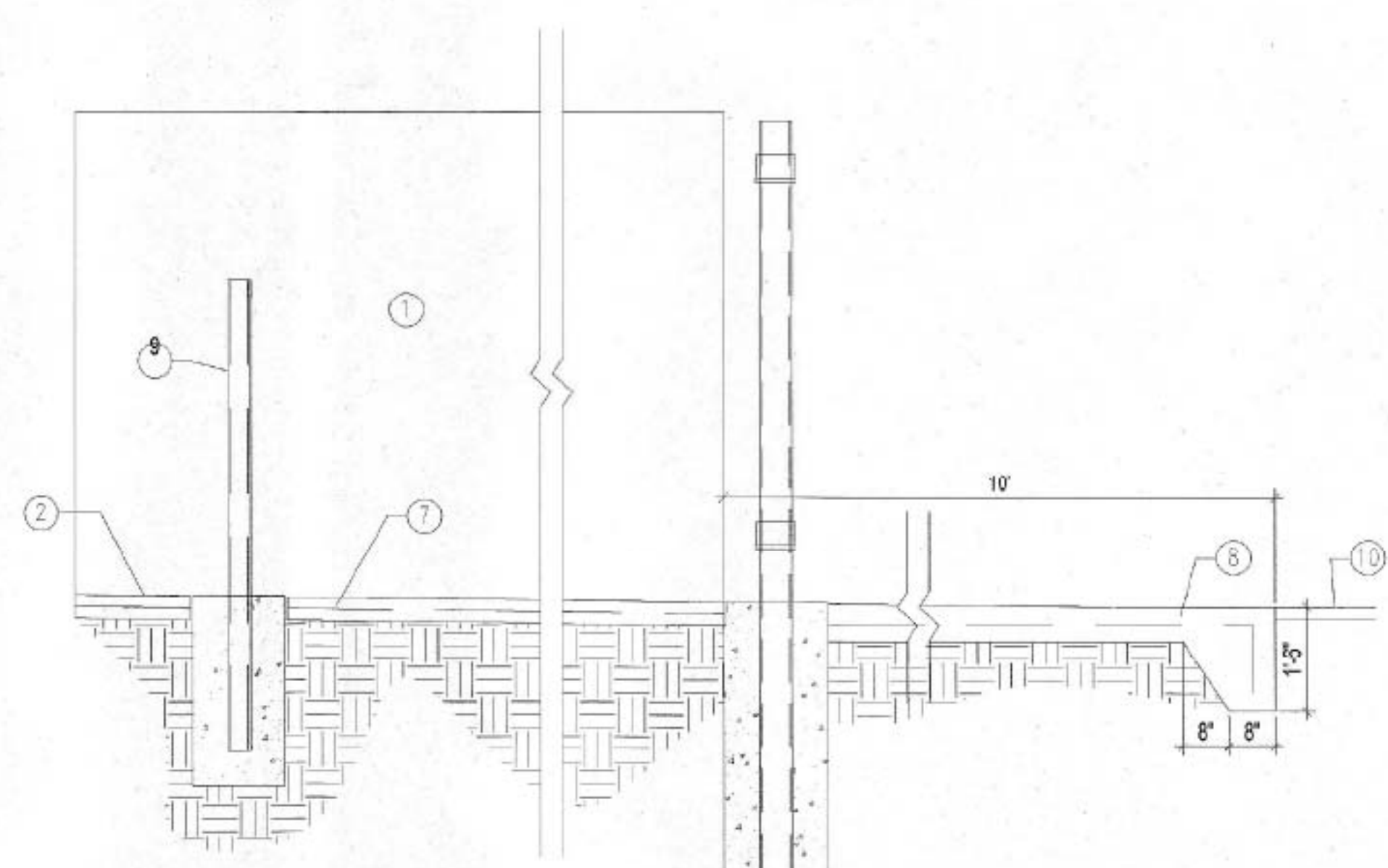
23 MISC. SIGNAGE
N.T.S.



29 GATE ELEV.
N.T.S.



28 GATE POST/SLIDE BOLT DETAIL
N.T.S.



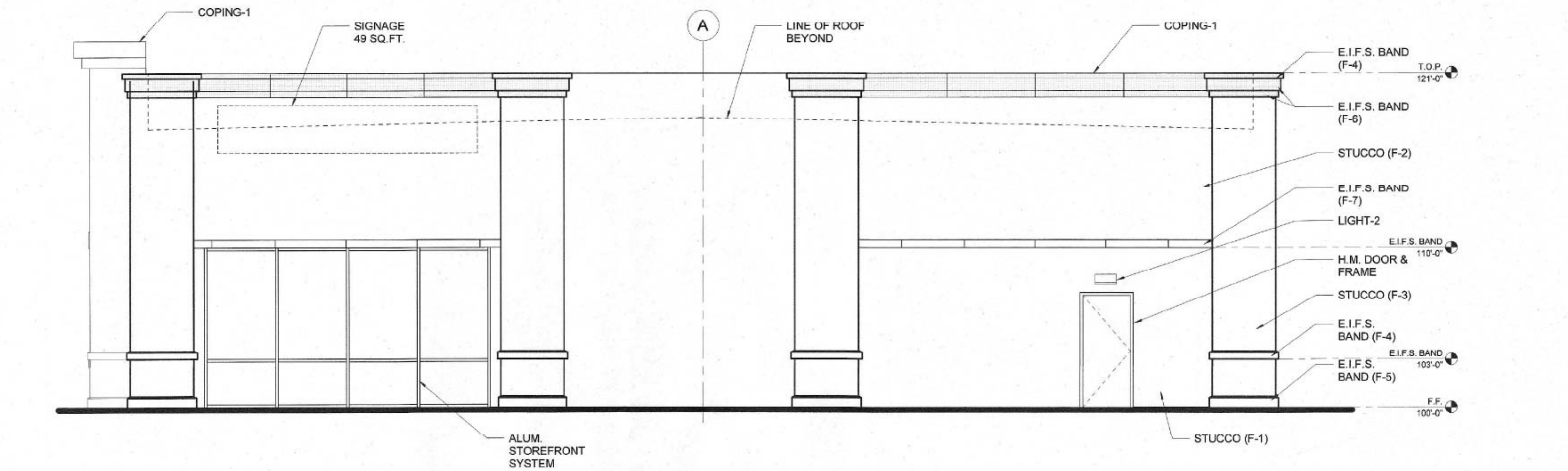
27 DUMPSTER SEC.
N.T.S.

MODULUS ARCHITECTS
100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

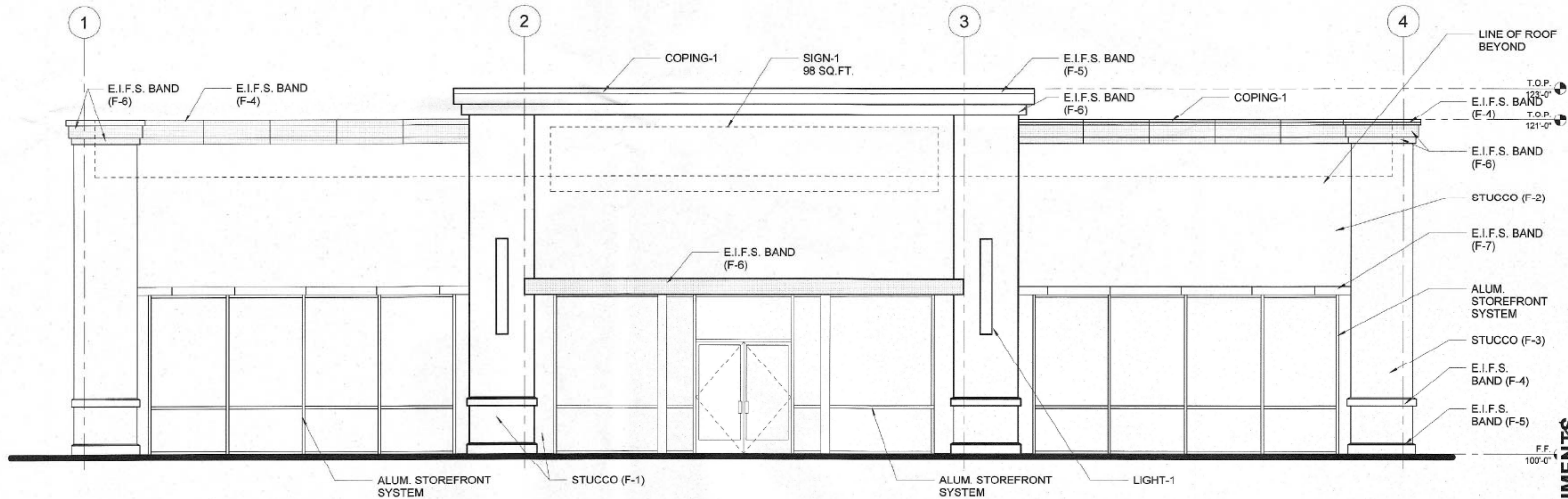
STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT

CONSTRUCTION DOCUMENTS
MENS WAREHOUSE
2100 LOUISIANA BLVD. NE. BLDG. 500 ALBUQUERQUE, NM
PROJECT TITLE
PROJECT MANAGER
JOB NO.
DRAWN BY:
SHEET
TYPICAL SITE DETAILS

DATE
03/01/18
SCALE:
A1.2



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS	
COPING-1	KYNAR 500 PREFINISHED 24 GA. METAL COPING COLOR: COLOR TO MATCH ADJ. STUCCO
F-1	EXTERIOR STUCCO SYSTEM (3 COAT STO OR EQUAL) COLOR: STO CREATIV GRANITE 30208 (CHARCOAL)
F-2	EXTERIOR STUCCO SYSTEM (3 COAT STO OR EQUAL) COLOR: STO 16262 (TAN)
F-3	EXTERIOR STUCCO SYSTEM (3 COAT STO OR EQUAL) COLOR: 158 STO LIMESTONE CMP16406 (CREAM)
F-4	E.I.F.S. BAND COLOR: STO 16262 (TAN)
F-5	E.I.F.S. BAND COLOR: STO CREATIV GRANITE 30208 (CHARCOAL)
F-6	E.I.F.S. BAND COLOR: 158 STO LIMESTONE 16176 (WHITE)
F-7	E.I.F.S. BAND COLOR: 158 STO LIMESTONE 16406 (CREAM)
GLAZING-1	ALUM. STOREFRONT SYSTEM, KAWNEER TR-FAB 451T THERMALLY BROKEN BRONZE W/ 1" INSUL. LOW E GLAZING UNITS
SIGN-1	INDIVIDUAL LETTER SIGNAGE W/ INTERNAL ILLUMINATION PROVIDE 5/8" PLY. WD. BACKING AT SIGN AREA
BACKING	5/8" TREATED PLY. WD. SIGN BACKING SUBSTRATE LOCATION
J-BOX	EXT. SURFACE MOUNT J-BOX LOCATION AS INDICATED PROVIDE TEMP. COVER PLATE ROUTE 1/2" CONDUIT FROM J-BOX LOCATION TO TENANTS PANEL LOCATION
LIGHT-1	EXTERIOR DECORATIVE WALL SCONCE LIGHT FIXTURE, RE. ELEC. DRAWING FOR INFO.
LIGHT-2	EXTERIOR WALL PACK LIGHT FIXTURE, RE. ELEC. DRAWINGS FOR INFO.
H.M.D.-1	EXTERIOR HOLLOW METAL DOOR AND FRAME, COLOR: PAINT TO MATCH ADJ. STUCCO
BLOCK-1	EXTERIOR SPLIT FACED CMU WAINGSCOT- PAINTED FINISH

NOTE: ALL EXTERIOR MOUNTED GEAR SHALL BE PAINTED TO MATCH ADJ. EXTERIOR FINISH COLOR.

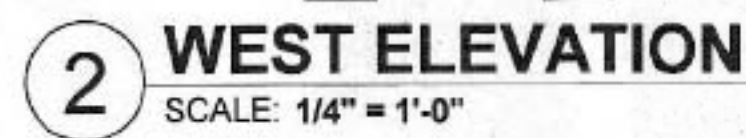
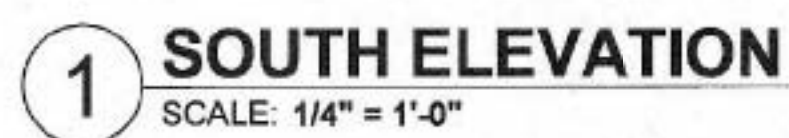
MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161



CONSTRUCTION DOCUMENTS
MENS WAREHOUSE
2100 LOUISIANA BLVD. NE. BLDG. 500 ALBUQUERQUE, NM
PROJECT MANAGER JOB NO. DRAWN BY:
SHEET TITLE
BUILDING ELEVATIONS

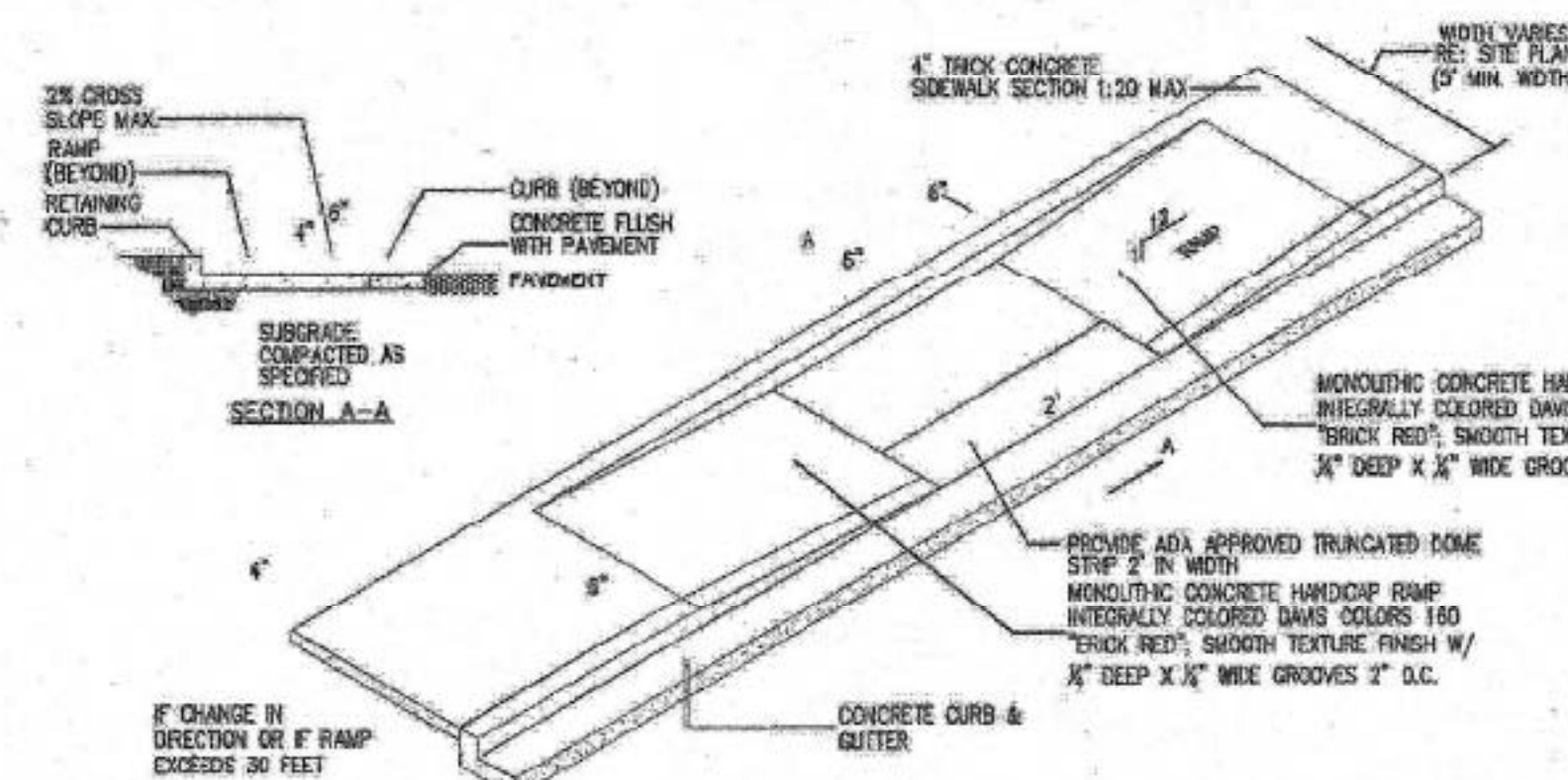
DATE
03/01/18
SCALE:
A3



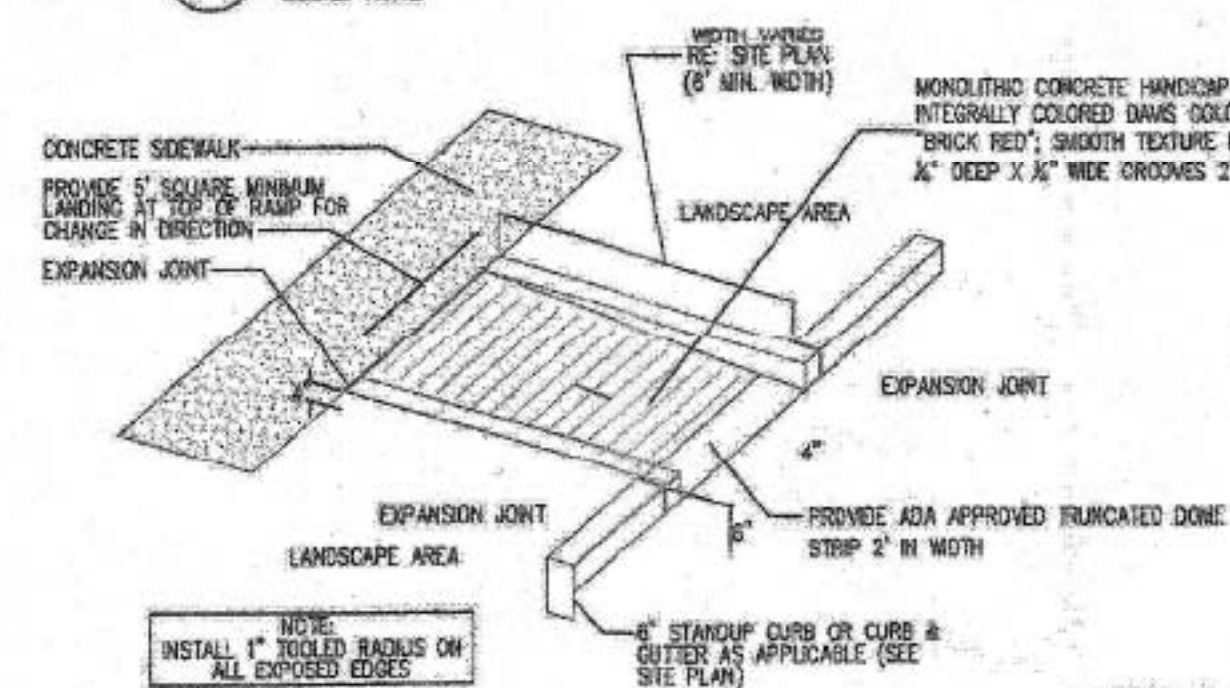
NOTE: ALL EXTERIOR MOUNTED GEAR SHALL BE PAINTED TO MATCH ADJ. EXTERIOR FINISH COLOR.

SHEET TITLE
BUILDING ELEVATIONS

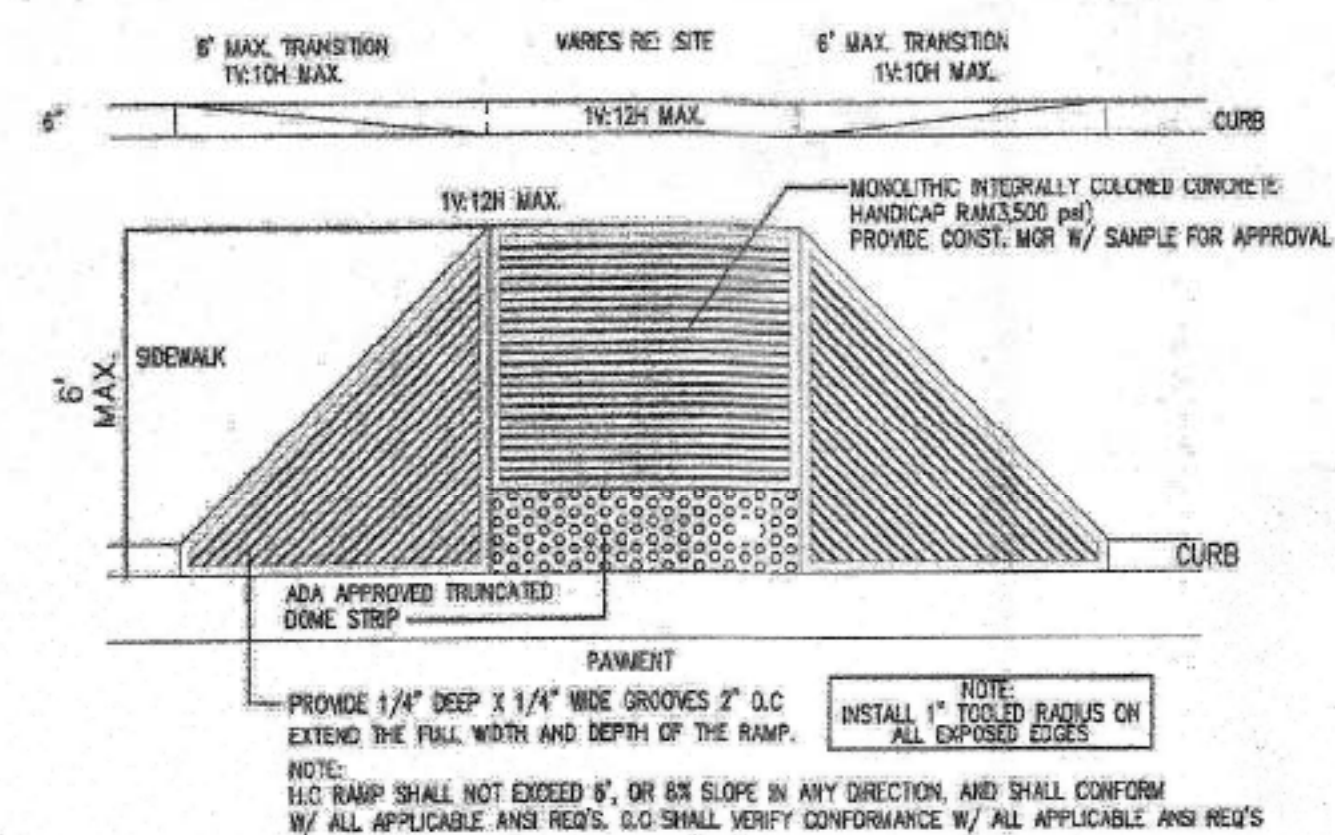
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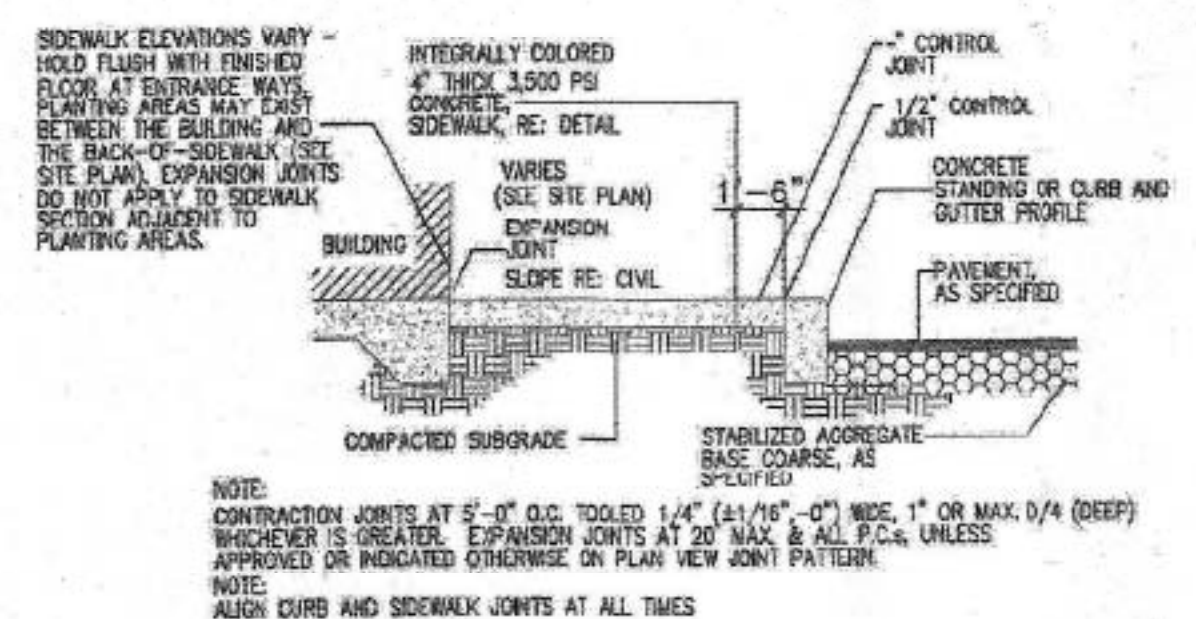
17 TAPERED H.C RAMP
Scale: N.T.S.



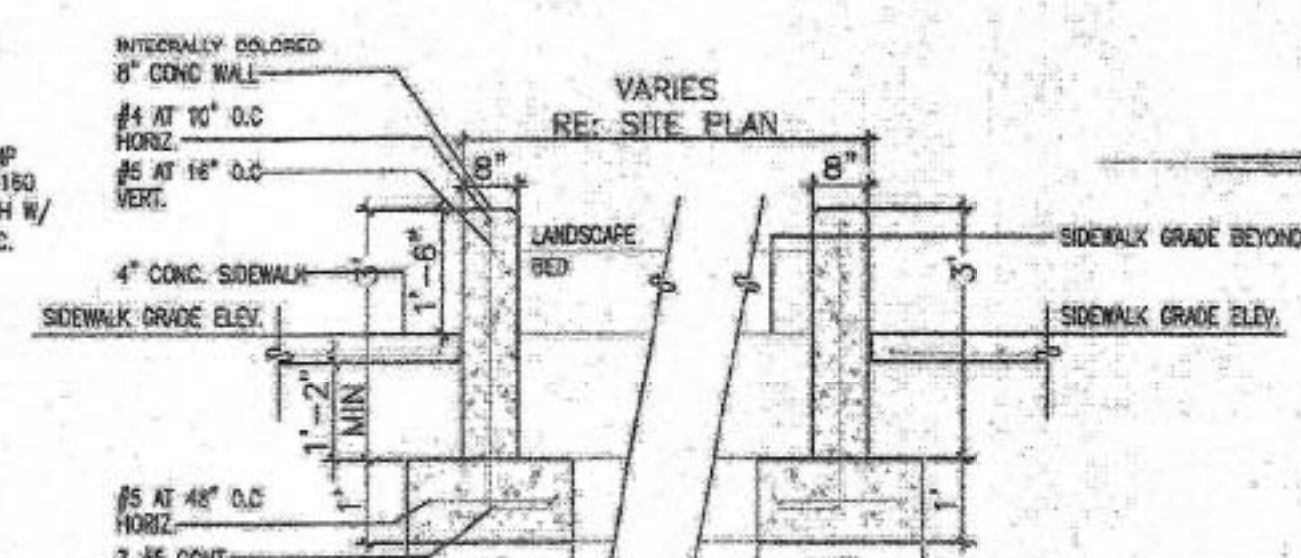
16 CURBED H.C RAMP
Scale: N.T.S.



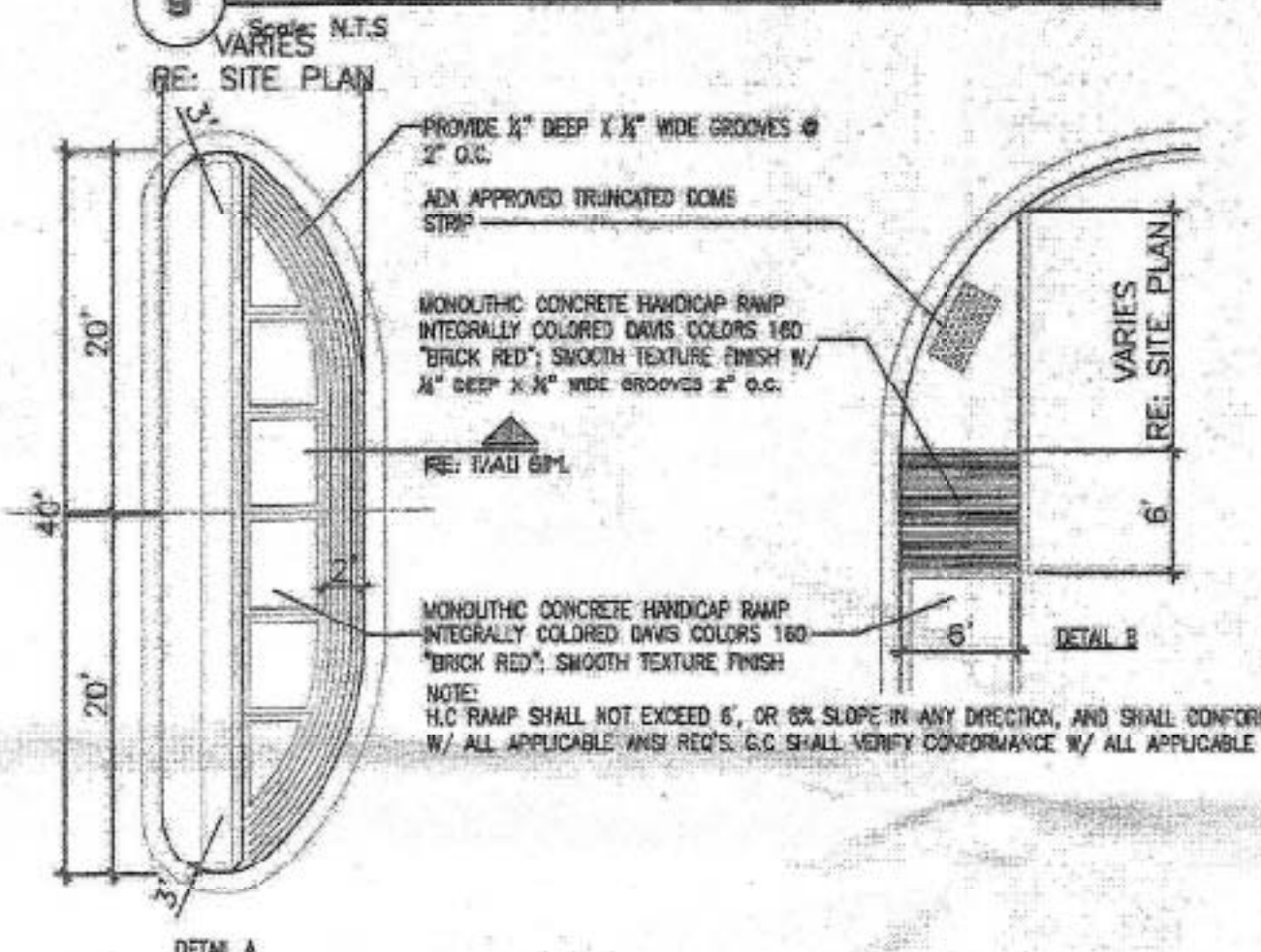
15 FLARED H.C RAMP
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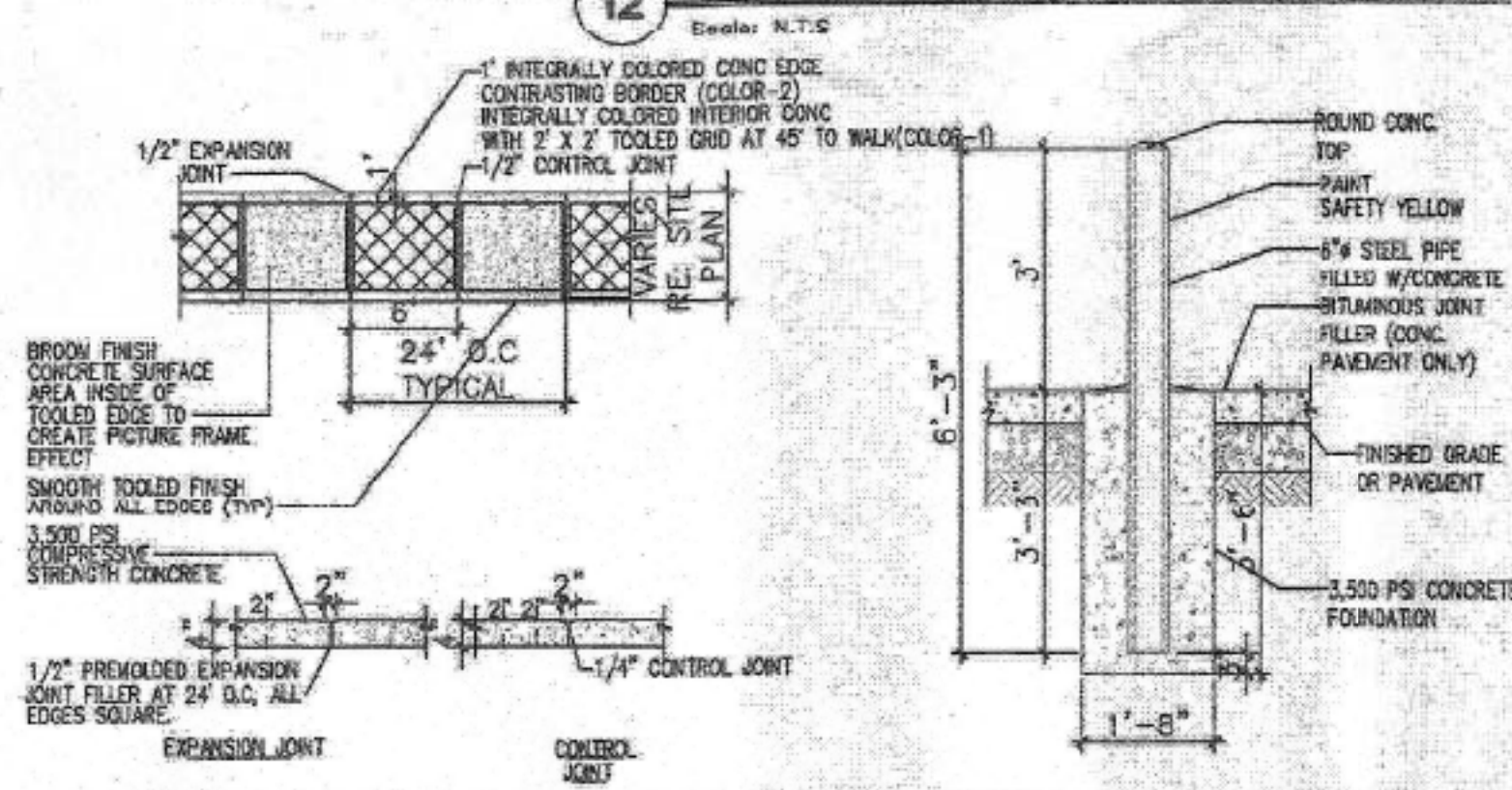
14 SIDEWALK W/ TURNDOWN CURB SECTION
Scale: N.T.S.



9 RAISED PLANTING BED DETAIL
Scale: N.T.S.

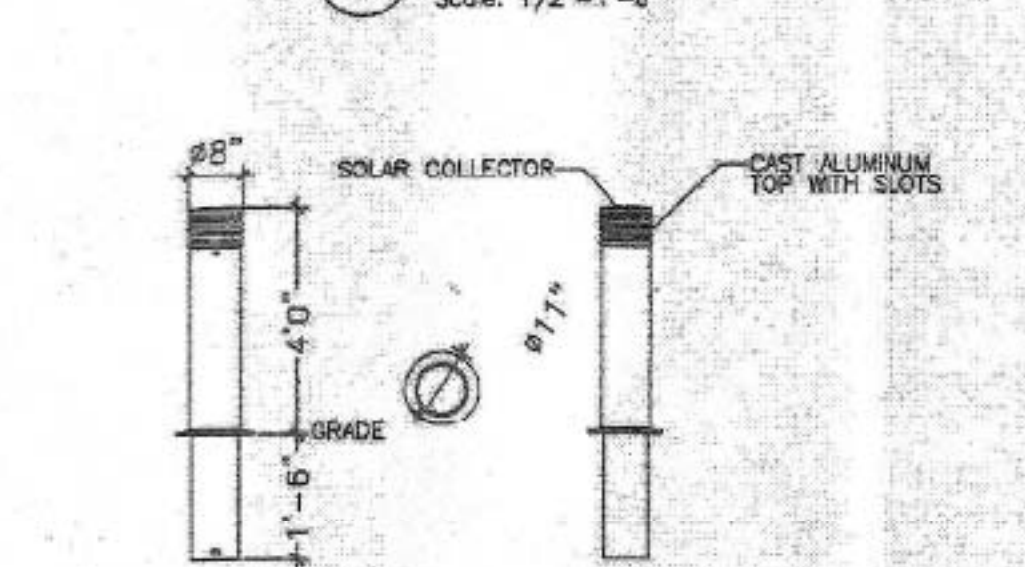


12 TYP. END ISLAND W/ WALK
Scale: N.T.S.

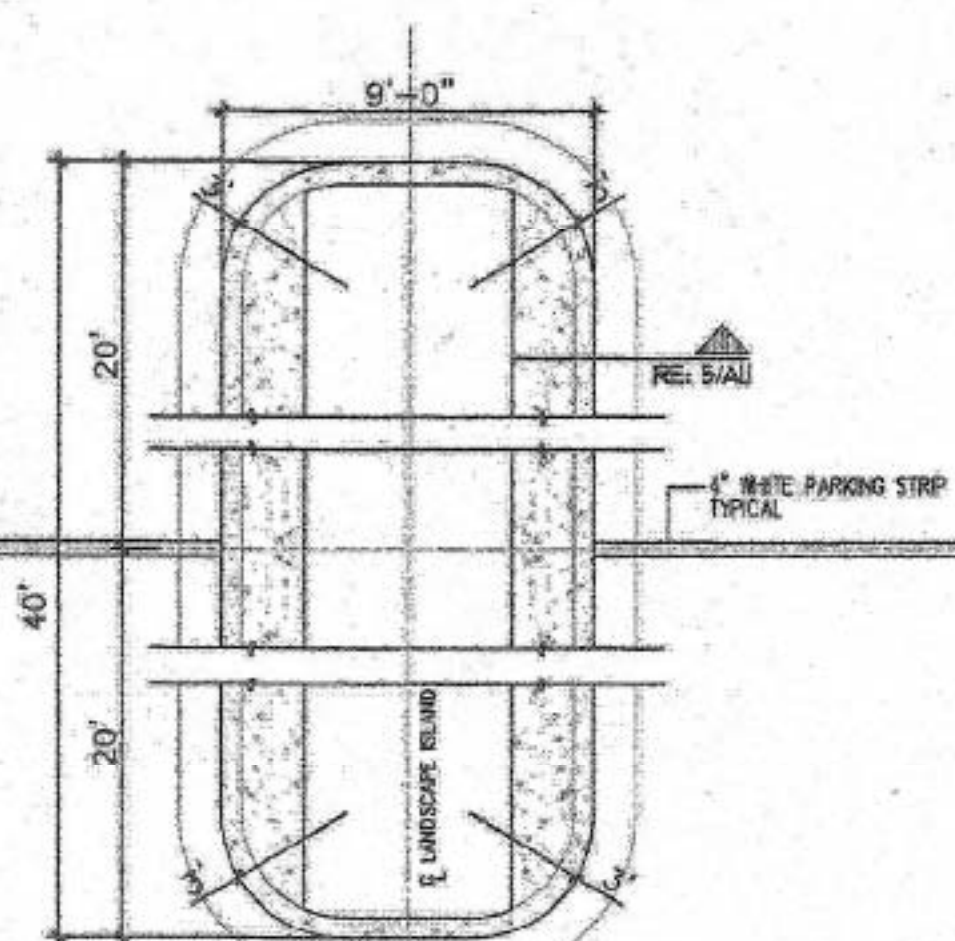


11 TYPICAL SIDEWALK
Scale: N.T.S.

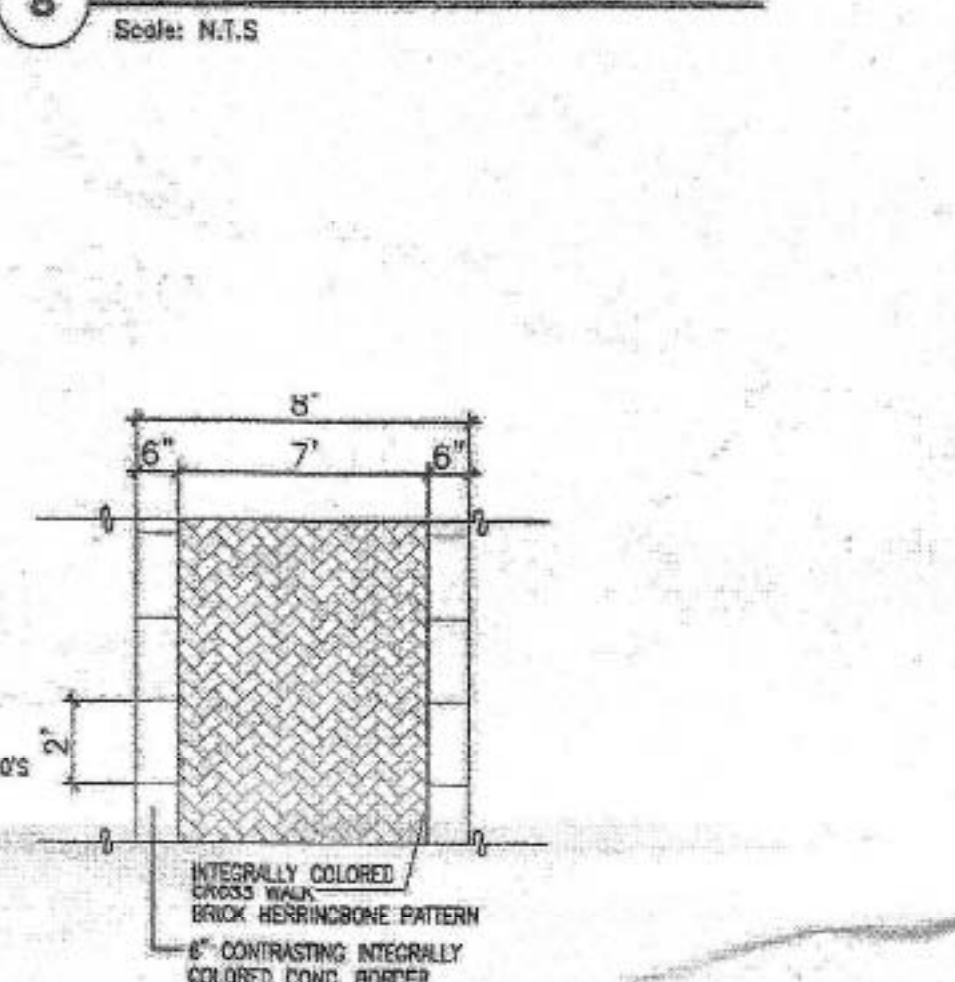
10 BOLLARD DETAIL
Scale: 1/2"=1'-0"



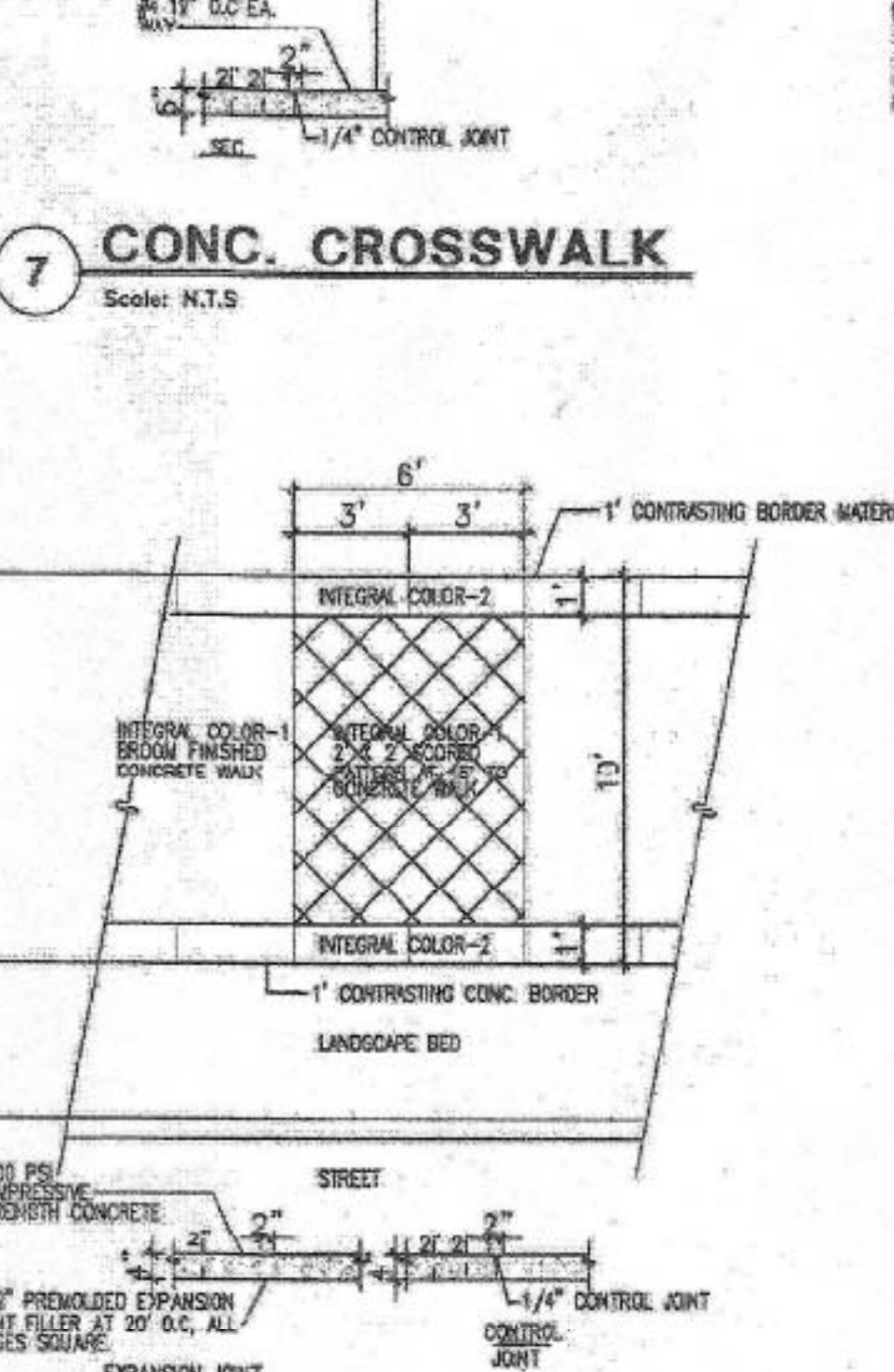
18 PEDESTRIAN LIGHTING DETAIL
Scale: N.T.S.



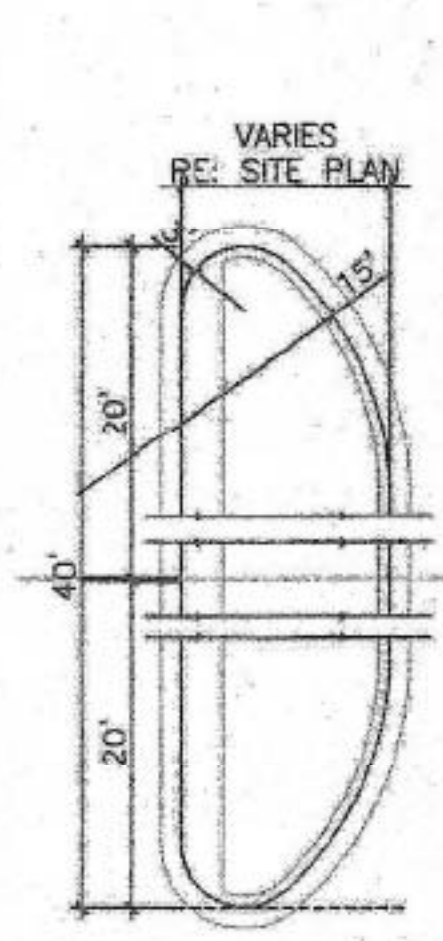
8 ISLAND DETAIL
Scale: N.T.S.



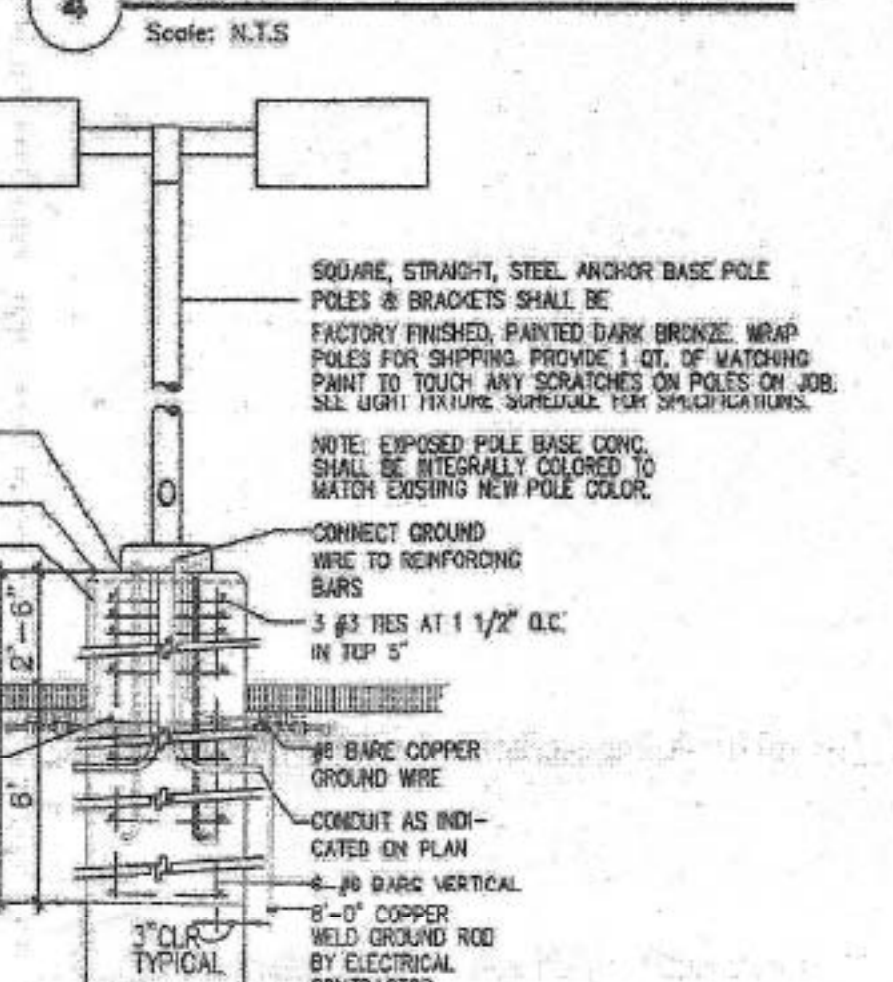
7 CONC. CROSSWALK
Scale: N.T.S.



2 TYPICAL STREET SIDEWALK
Scale: N.T.S.



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



3 LIGHT POLE DETAIL
Scale: N.T.S.



1 CURB KNOTCH
Scale: N.T.S.

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

PROJECT
P-4 EXTERIOR IMPROVEMENTS
UNION TOWN CENTER
ALBUQUERQUE, NEW MEXICO

DESIGNER
STEPHEN DUNBAR, AIA
UN-BJ

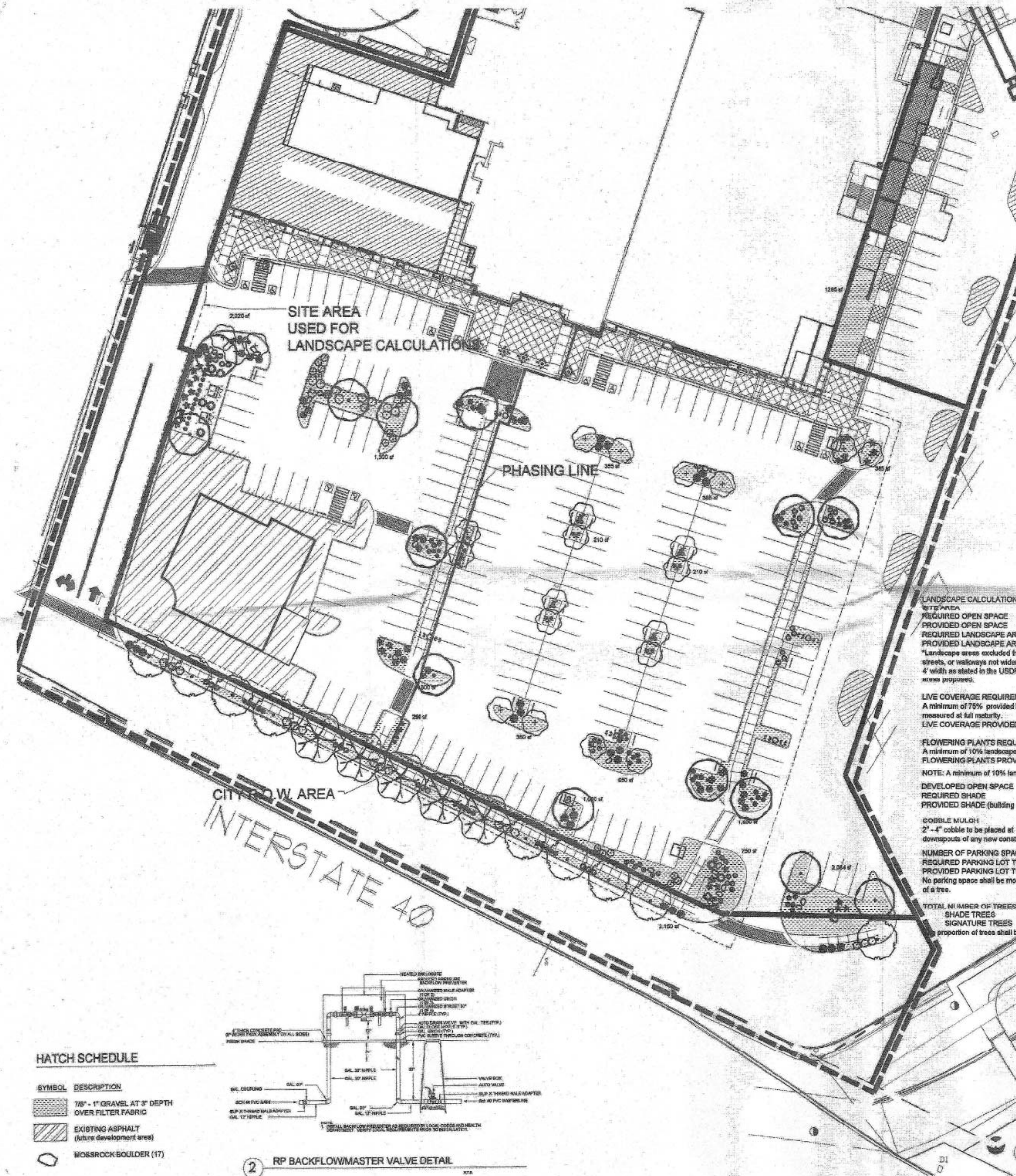
DRAWN BY
B-J

DATE
4/6/02

SCALE
AS NOTED

SHEET NO.
A11

SHEET TOTAL
18



PLANT SCHEDULE

ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	19	Fruit tree / various species as available	15 gal	Medium	10' - 30'
SHADE TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	8	Celtis occidentalis / Nettleleaf Hackberry	2" B&B	Low +	25'
	18	Fruit tree or Nut tree / various species as available	2" B&B	Medium	30'
	5	Ulmus parvifolia / Lacebark Elm	2" B&B	Medium	40'
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	14	Artemisia tridentata / Sand Sagebrush	5 gal	RW	4'
	33	Dasyoptele x claudonensis "Dark Knight" / Blue Mist Spruce	1 gal	Low+	3'
	12	Eriogonum fasciculatum / Turpentine Bush	5 gal	Low+	4'
	15	Parosela stipulicola / Russian Sage	5 gal	Medium	5'
	12	Rhus aromatica "Glo-Low" / Glo-Low Fragrant Sumac	5 gal	Low+	5'
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	21	Salvia nemorosa "May Night" / Perennial Salvia	1 gal	Medium	2'
DESERT ACCENT	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	6	Dasythton wheeleri / Desert Soli	5 gal	RW	5'
	6	Hesperaloe parviflora / Red Yucca	5 gal	Low+	4'
	24	Yucca baccata / Banana Yucca	5 gal	RW	5'
	16	Yucca recurvifolia / Soft-Leaf Yucca	5 gal	Low+	5'
GROUNDCOVERS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	31	Juniperus horizontalis "Blue Rug" / Blue Rug Juniper	1 gal	Low	5'
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	WATER	COVERAGE
	64	Calamagrostis x scutellaria "Karl Foerster" / Feather Reed Grass	5 gal	Medium	2'
	36	Muhlenbergia emersleyi / El Toro	5 gal	Low	2'
	45	Muhlenbergia rigens / Deer Grass	5 gal	Low+	4'

GENERAL NOTES:

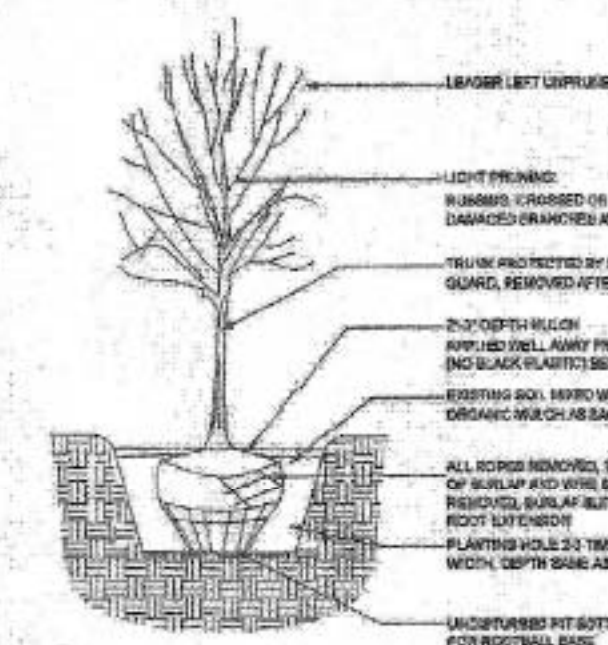
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SHALL BE PROVIDED BY THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE AND USDP REQUIREMENTS.
4. PLANT MATERIALS AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN "CLEAR SIGHT" AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL LANDSCAPING REGULATIONS 314-16-3-10, WATER CONSERVATION LANDSCAPING AND WATER WAS 16-1-1-1-3, INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS.
6. ALL LANDSCAPING, INCLUDING TREES SHALL BE PLANTED NO LATER THAN 30 DAYS AFTER THE COMPLETION OF CONSTRUCTION, AND IN NO CASE LATER THAN THE FINAL INSPECTION.

PLANTINGS NOTES:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE QTY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, AND WATER WASTE ORDINANCE AND UPTOWN SECTOR DEVELOPMENT PLAN (USDP).
2. THERE IS NO NEW TURF USED IN THE DESIGN OF THE LANDSCAPE.
3. STREET TREES ARE PLACED AT A MAXIMUM OF 30 FEET ON CENTER ALONG WINROCK LOOP ROAD. THE WINROCK LOOP ROAD R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES.
4. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
5. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
6. SEE 1/L101 FOR TREE PLANTING DETAIL.

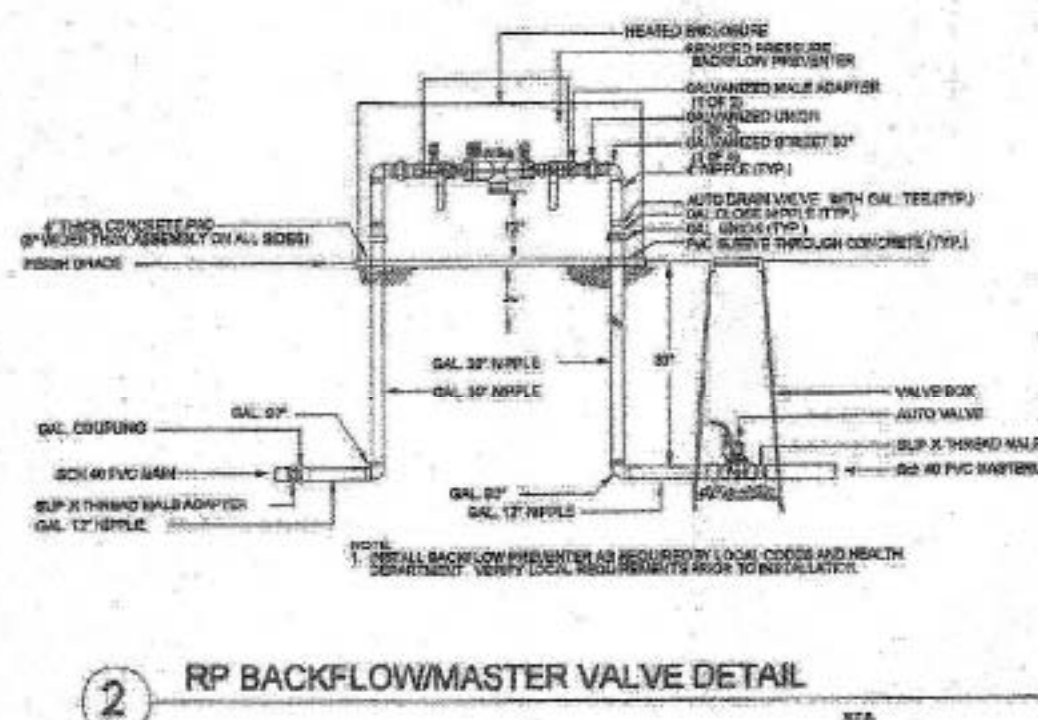
IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. IRRIGATION IS REQUIRED FOR ALL PLANTERS. IRRIGATION SYSTEMS SHALL MEET THE DIFFERING NEEDS OF TREES AND OTHER VEGETATION TO ENSURE ALL PLANTINGS FLORISH.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE. SEE DETAIL 2/L101.
4. USE 50 LF NETAFIM SPIRAL PER EACH TREE AND TWO 2-GPH EMITTERS PER EACH SHRUB/GROUNDCOVER. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS.
5. THE WINROCK LOOP ROAD R.O.W. PLANTINGS SHALL BE IRRIGATED BY BUBBLERS. USE TWO 0.5 GPM BUBBLERS PER TREE AND ONE 0.25 GPM BUBBLER PER SHRUB. AS PER USDP SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUNDCOVERS. CREATE INFILTRATION BASINS AROUND EACH TREE.



HATCH SCHEDULE

SYMBOL	DESCRIPTION
	7/8" - 1" GRAVEL AT 3" DEPTH OVER FILTER FABRIC
	EXISTING ASPHALT (future development area)
	MOSSROCK BOULDER (17)



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Date: 07/08/2014
Revisions:
▲ 11/10/2014
▲ 01/21/2015
▲ 02/27/2015

Drawn by: Jitka Dekojova
Reviewed by: Eddie Padilla

WINROCK
Section #4

Albuquerque, Uptown, New Mexico

NORTH

Scale: 1" = 30'

Sheet Title:
Landscape Plan

Sheet Number:
L101

GENERAL LANDSCAPE PLAN CONFORMANCE REQUIREMENTS

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

- F.16. A. PLANTING STRIPS MUST BE A MINIMUM OF 4 FEET WIDE AND BE COVERED WITH LIVE VEGETATIVE MATERIALS SUCH AS GRASSES, VINES, FLOWERS AND OR BUSHES/SHRUBS OVER SIXTY (60%) PERCENT OF THE PLANTING STRIP IF IT IS DIRECTLY BETWEEN PARKING AND A WALKWAY. IF THE PLANTING STRIP IS REQUIRED FOR STREET TREES IT SHALL BE COVERED WITH LIVE VEGETATIVE MATERIAL, SUCH AS GRASSES, VINES, FLOWERS AND OR BUSHES/SHRUBS OVER SEVENTY-FIVE (75%) PERCENT OF THE PLANTING STRIP COVERAGE SHALL BE CALCULATED FROM ANTICIPATED SIZE OF THE PLANTS AT MATURITY
- B. IN ORDER TO FACILITATE THE TRANSITION BETWEEN PARKING SPACES AND ADJACENT WALKWAYS, DECORATIVE PAVERS MAY BE USED WITHIN THE FORTY (40%) PERCENT OF THE PLANTING STRIP NOT REQUIRED TO CONTAIN LIVING, VEGETATIVE MATERIALS
- C. PLANTING STRIPS ARE NOT CONTAINED WITHIN WALKWAYS, THEY ABUT WALKWAYS IN A FOUR (4) FOOT WIDE PLANTING STRIP ABUTS A TEN (10) FOOT WIDE WALKWAY.
- G.4. ALL REQUIRED TREES SHALL BE PLANTED NO LATER THAN THIRTY (30) DAYS AFTER THE COMPLETION
- G.7. TREES SHALL BE IRRIGATED SO AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY. TREES SHALL BE ON SEPARATE IRRIGATION ZONES FROM OTHER VEGETATION BECAUSE TREES REQUIRE WATER OVER A LARGER AREA THAN OTHER PLANTS, DEEPER INTO SOIL, AND LESS FREQUENTLY THAN OTHER VEGETATION.
- G.8. ALL TREES SHALL BE MAINTAINED TO ENSURE THAT THE TREES STAY HEALTHY. MAINTENANCE INCLUDING TRIMMING IS THE RESPONSIBILITY OF THE OWNER OF THE TREE. IN THE CASE OF STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY THE OWNER OF THE LOT ADJACENT AND CLOSEST TO THE TREE IS RESPONSIBLE FOR THE MAINTENANCE.
- G.9. THE REPLACEMENT OF DEAD TREES IS THE RESPONSIBILITY OF THE OWNER OF THE TREE. IN THE CASE OF STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY THE OWNER OF THE ADJACENT LOT CLOSEST TO THE TREE IS RESPONSIBLE FOR REPLACING THE DEAD TREE. DEAD TREES SHALL BE REPLACED WITH A TREE OF CONFORMING SPECIES AND LOCATION AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN THIRTY (30) DAYS AFTER BEING MADE AWARE OF THE ISSUE. SIGNATURE TREES MAY BE USED TO REPLACE SOME SHADE TREES IN ORDER TO ACHIEVE THE DESIRED SIGNATURE SHADE TREE PROPORTIONS.
- G.14. PARKING LOT TREES ARE REQUIRED AS FOLLOWS:
- A. TREES SHALL BE PLANTED AT A RATE OF ONE (1) TREE PER EIGHT (8) PARKING LOT SPACES.
- B. EACH ROW OF PARKING SHALL HAVE AN END CAP WITH AT LEAST ONE (1) TREE
- C. TREES SHALL BE PLANTED IN THIRTY SIX (36) SQUARE FOOT TREE WELLS.
- D. NO PARKING SPACE SHALL BE MORE THAN SIXTY (60) FEET FROM A TREE TRUNK.
- G.15. WALKWAY TREES ARE REQUIRED AS FOLLOWS:
- A. WALKWAY TREES SHALL BE PLANTED IN PLANTING STRIPS WHEN THE WALKWAY ABUTS A BUILDING AND/OR A PARKING SPACE NOT CONTAINED IN A PARKING LOT, AT A NUMBER EQUAL TO A MAXIMUM OF TWENTY-FIVE (25) FEET ON CENTER.
- B. WALKWAY TREES PLANTED IN A PLANTING STRIP MAY HAVE REGULAR OR IRREGULAR SPACING TO ACCOMMODATE THE ENTRANCES OF THE CORRESPONDING BUILDINGS PROVIDED THAT THE TOTAL NUMBER OF REQUIRED TREES ARE PLANTED.
- C. WALKWAYS TREES SHALL BE PLANTED ALONG WALKWAYS THAT DO NOT ABUT BUILDINGS AND ARE NOT SHADED BY EXISTING TREES AT THE NUMBER EQUAL TO A MAXIMUM TO TWENTY-FIVE (25) FEET ON CENTER. THIS REQUIREMENT INCLUDES WALKWAYS INTERNAL TO PARKING LOTS WHERE TREES WILL BE PLANTED ON ALTERNATING SIDES OF THE WALKWAY.
- D. THREE OR LESS WALKWAY TREES MAY BE CLUSTERED IF SUFFICIENT ROOTING VOLUME IS SUPPLIED AND IF THE REQUIREMENT TO SHADE THE WALKWAY IS MET.
- E. WALKWAY TREES ARE NOT REQUIRED ON THE WEST SIDE OF SAN PEDRO DR. OR THE NORTH SIDE OF MENAUL BLVD.
- H.4. THE TEN (10) FOOT WIDE WALKWAYS MAY ACCOMMODATE OCCASIONAL USES SUCH AS UTILITY BOXES, BENCHES AND/OR TRASH RECEPTACLES WHICH ENCROACH UPON THE WIDTH OF THE WALKWAY BUT A MINIMUM SIX (6) FOOT CLEAR PATH SHALL BE MAINTAINED WITHIN THE WALKWAY AT ALL TIMES. THESE OCCASIONAL USES SHALL NOT TAKE UP MORE THAN ONE-THIRD (1/3) OF THE WIDTH OF ANY BUILDING'S WALKWAY.
- H.7. ALL WALKWAYS MUST COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE AND AMERICANS WITH DISABILITY ACT.

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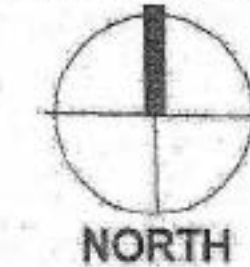
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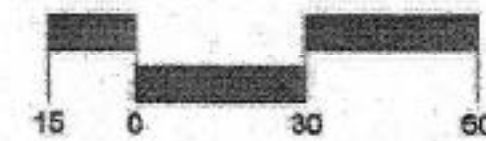
Date: 09/15/2014
Revisions:
▲ 10/06/2014
▲ 2/27/2015
▲
▲
▲

Drawn by: Jitka Dekojaya
Reviewed by: Eddie Padilla

WINROCK
TOWN CENTER
Section #4
Albuquerque, Uptown, New Mexico



Scale: 1" = 30'



Sheet Title:
**Landscape
Plan**

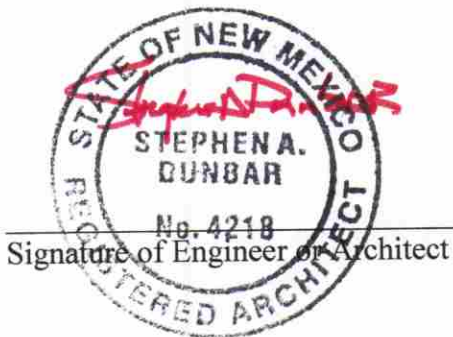
Sheet Number:

L102

TRAFFIC CERTIFICATION

I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC.
Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 3/16/18(AA). The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have personally visited the site on 7/19/18 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ARCHITECT'S STAMP

7/17/2018
Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR

____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)

____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____