

PROJECT # 1003483

Staybridge Suites  
site development plan for building permit  
albuquerque, new mexico

**PROJECT NUMBER: #1003483**  
APPLICATION NUMBER: 04DRB-00053

IS AN INFRASTRUCTURE LIST REQUIRED, (Y) IF YES, THEN A SET OF APPROVED DRG. PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN A PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS

DATE: 8-25-04  
DATE: 8-23-04  
DATE: 6/25/04  
DATE: 1/10/06  
DATE: N/A  
DATE: 8-23-04  
DATE: N/A  
DATE: N/A

**BASIC DESIGN DATA:**

BUILDING CODE:	IBC 1994
BUILDING TYPE:	5-A
OCCUPANCY:	R-1
HEIGHT:	43'
ZONE:	SU-2 (IP)
SPRINKLER:	NFPA-13

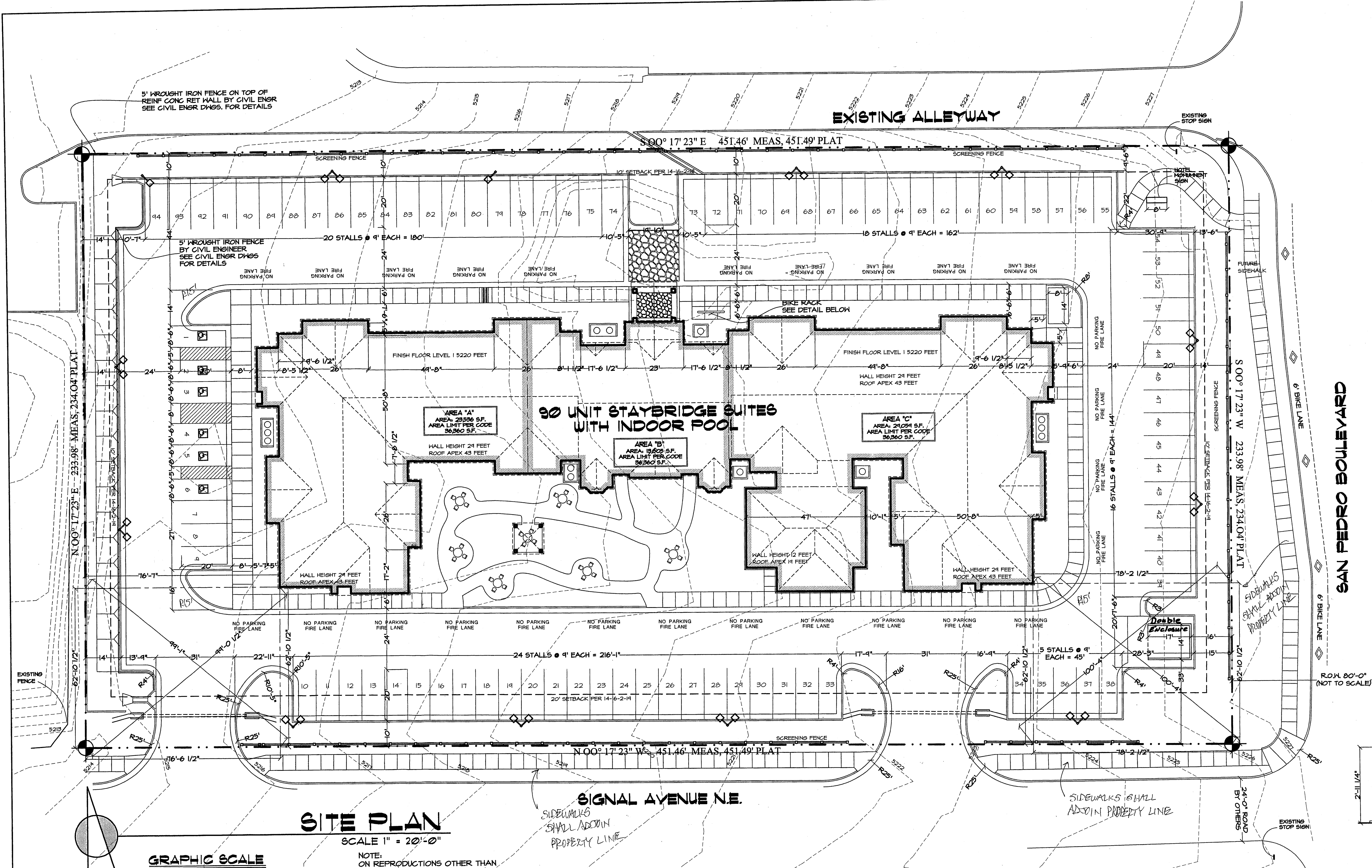
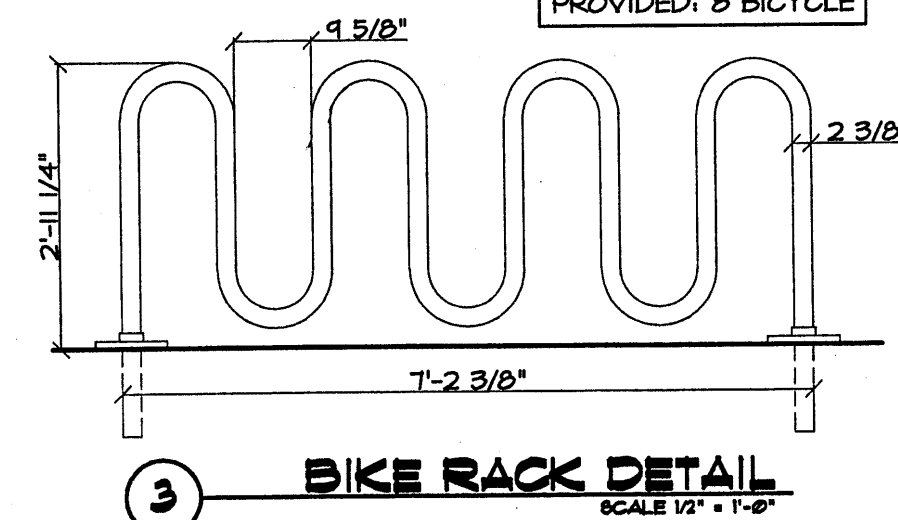
**SURFACE MATERIALS LIST**

E.I.F.S. CARDAMON #3052 CLASSIC FINISH  
E.I.F.S. BISCUIT #3100 CLASSIC FINISH  
E.I.F.S. EDELWEISS #3045 CLASSIC FINISH  
FASCIA AND SOFFIT COLOR: GAMBEO (VINYL) OR SLIDEN PAINT #40Y783 / 063  
SIMULATED DRY STACK STONE  
GUTTER AND DOWN SPOUT PAINTED TO MATCH ADJACENT E.F.I.S. AT WALLS AND BANDS  
P.T.A.C. GRILL PAINTED TO MATCH ADJACENT E.F.I.S.  
MOLDED DECORATIVE LOUVER COLOR TO MATCH CARDAMON E.F.I.S.  
CONCRETE TILE ROOF, COLOR LIGHT GREEN

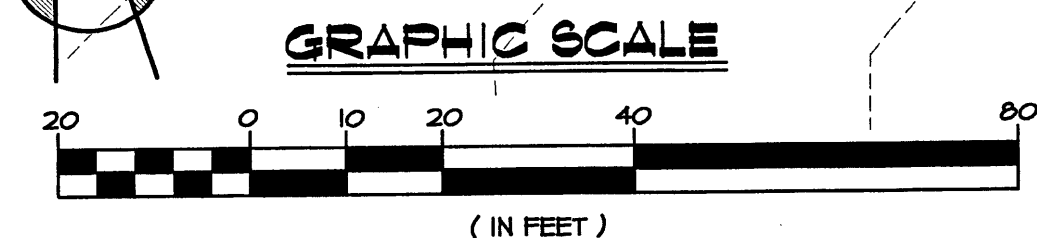
NOTE: SEE SHEET A21 FOR DETAILS. E.I.F.S. COLORS PER SEBERGY CONTRACTOR MUST GET HIS APPROVAL FOR MATCH

**RATIO: 1 BICYCLE / 20 PARKING**

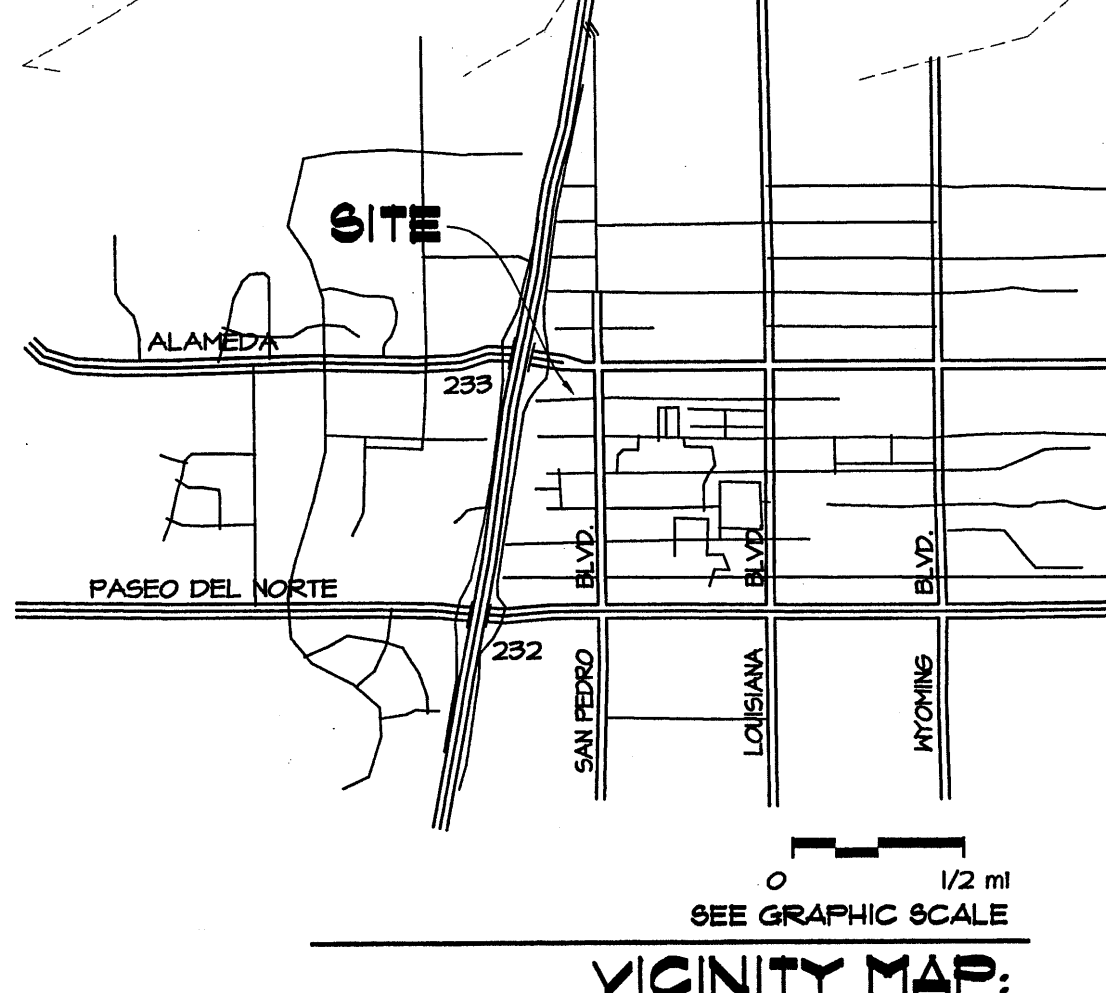
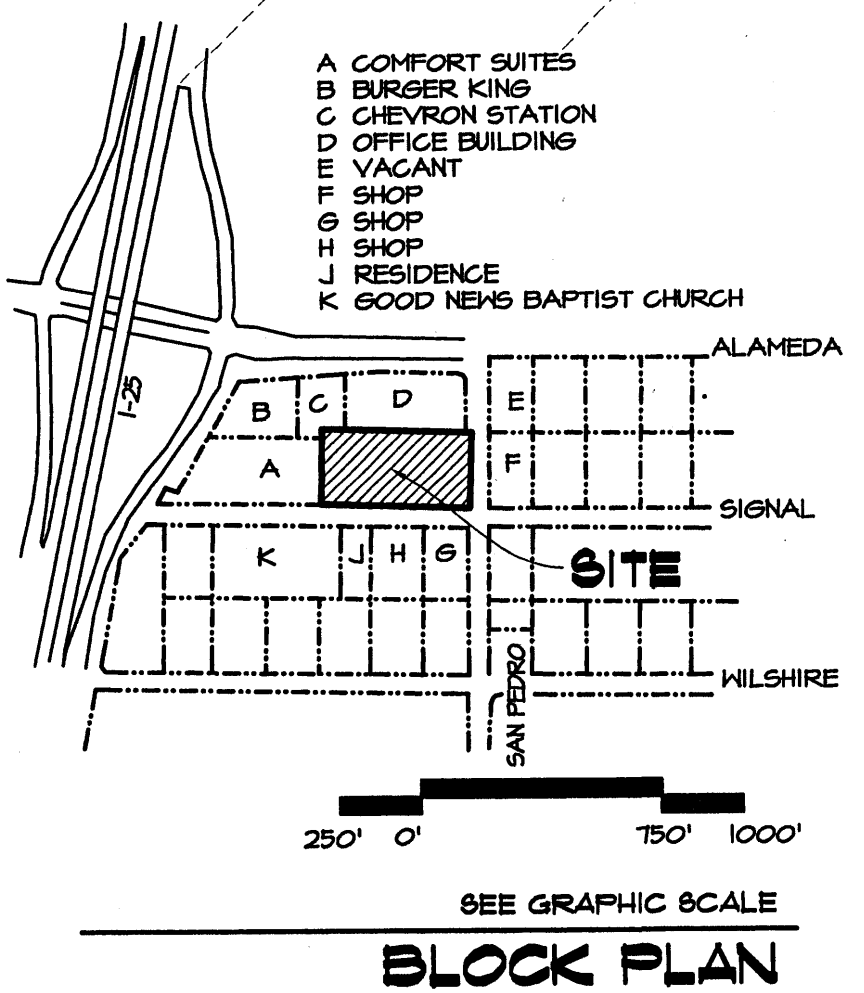
REQUIRED: 5 BICYCLE / 45 PARKING  
PROVIDED: 5 BICYCLE



**SITE PLAN**  
SCALE 1" = 20'-0"



NOTE: ON REPRODUCTIONS OTHER THAN ON A SIZE "D" SHEET (24"x36") PLEASE REFER TO THE GRAPHIC SCALE AT LEFT.



- NOTES**
- THE TRANSFORMER PAD, GAS METER AND THE TRASH ENCLOSURE SHALL BE SCREENED WITH SMALL TREES AND LARGE SHRUBS TO MATCH LOCAL BIOTA. NO SHRUB OR TREE SHALL IMPEDRE OPERATION OF ANY OF THESE DEVICES. THE TRASH ENCLOSURE SHALL CONFORM TO INTERCONTINENTAL HOTELS GROUP AND CITY SPECIFICATIONS.
  - ALL UTILITY LINES SHALL BE FIELD VERIFIED WITH CITY OF ALBUQUERQUE PRIOR TO INSTALLATION OF SITE WORK.
  - ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH INTERCONTINENTAL HOTELS GROUP WITH PROPER ADJUSTMENTS MADE TO ENSURE LOCAL CLIMATE AND BIOTA ARE FOLLOWED. ALL CODES OF THE CITY OF ALBUQUERQUE, NEW MEXICO CONCERNING LANDSCAPING SHALL BE MET. IN THE EVENT OF CONFLICT THE REGULATIONS OF THE CITY OF ALBUQUERQUE WILL HAVE PRIORITY.
  - UNDER NO CIRCUMSTANCES SHALL ANY TREE, SHRUB OR OTHER FIXTURE IMPEDRE THE PASSAGE OF EMERGENCY EQUIPMENT IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
  - SEE SHEET L1.1 FOR ALL LANDSCAPING DETAILS.
  - SEE SHEET A21 FOR ALL ELEVATION DETAILS.
  - SEE SHEET C1.2 FOR PARKING LOT LIGHTS AND HOTEL SIGNAGE

**SQUARE FOOTAGE**

LEVEL ONE	24305 S.F.
LEVEL TWO	22085 S.F.
LEVEL THREE	22085 S.F.
TOTAL BUILDING AREA	68475 S.F.
TRASH ENCLOSURE	238 S.F.

**LOT LAND USAGE**

BUILDING FOOT PRINT	24305 S.F.	23.01%
PARKING AREA	16,245 S.F.	15.42%
DRIVE AREA	21,356 S.F.	20.25%
SIDEWALKS	4,460 S.F.	4.22%
GAZEBO	153 S.F.	0.14%
TRASH ENCLOSURE & APRON	350 S.F.	0.33%
LANDSCAPE AND RETENTION	32,168 S.F.	31.02%
TOTAL LAND AREA	105,631 S.F.	100.00%

PARKING STALL REQUIRED PER 14-16-3-1 40 101.54%  
PARKING STALLS PROVIDED 45  
ADA STALLS REQUIRED PER 14-16-3-1 6 15.00%  
ADA STALLS PROVIDED 6  
PARKING STALL REQUIREMENT: 1 STALL PER GUEST UNIT CODE 14-16-3-1  
NO MEETING ROOM  
NO OTHER PUBLIC AVENUE  
AS LISTED IN CODE 14-16-3-1  
ADA COUNT EXCEEDS CODE 14-16-3-1 TO ACCOUNT FOR ADA ROOM TOTAL

**ARCHITECT:** LEON LAUVER + ASSOCIATES ARCHITECTS + CONSULTANTS, P.O. BOX 12671, NORFOLK, NEBRASKA 68701, 1.402.371.3333

**ADDRESS:** STAYBRIDGE SUITES, NORTHWEST CORNER OF SAN PEDRO AVENUE NE AND SIGNAL AVENUE NE, ALBUQUERQUE, NEW MEXICO 87113 (NUMBER TBD BY CITY)

**OWNER:** EXCEL HOSPITALITY, SANTOSH & BERT MODY, 1019 STARSHINE DRIVE, ALBUQUERQUE, NEW MEXICO 87114, 1.505.440.5891

**PROPERTY:** LOTS 17, 18, 19, BLOCK 12, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES TO THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

**FRANCHISE:** INTERCONTINENTAL HOTELS GROUP, 3 RAVINIA DRIVE SUITE 2302, ATLANTA, GEORGIA 30346, 1.770.604.2361

**ADA NOTE:** ALL REGULATIONS AND GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT AND ADDITIONAL STATE AND LOCAL ACCESSIBILITY CODES SHALL BE MET

**ZONING:** SU-2 ZONING - IP

drawn: trh  
checked: L.K.Lauver  
start date: 2.25.04  
plot date: 8.16.04  
approved:

7.2.04 trh  
6.14.04 trh  
8.1.04 trh

revisions:

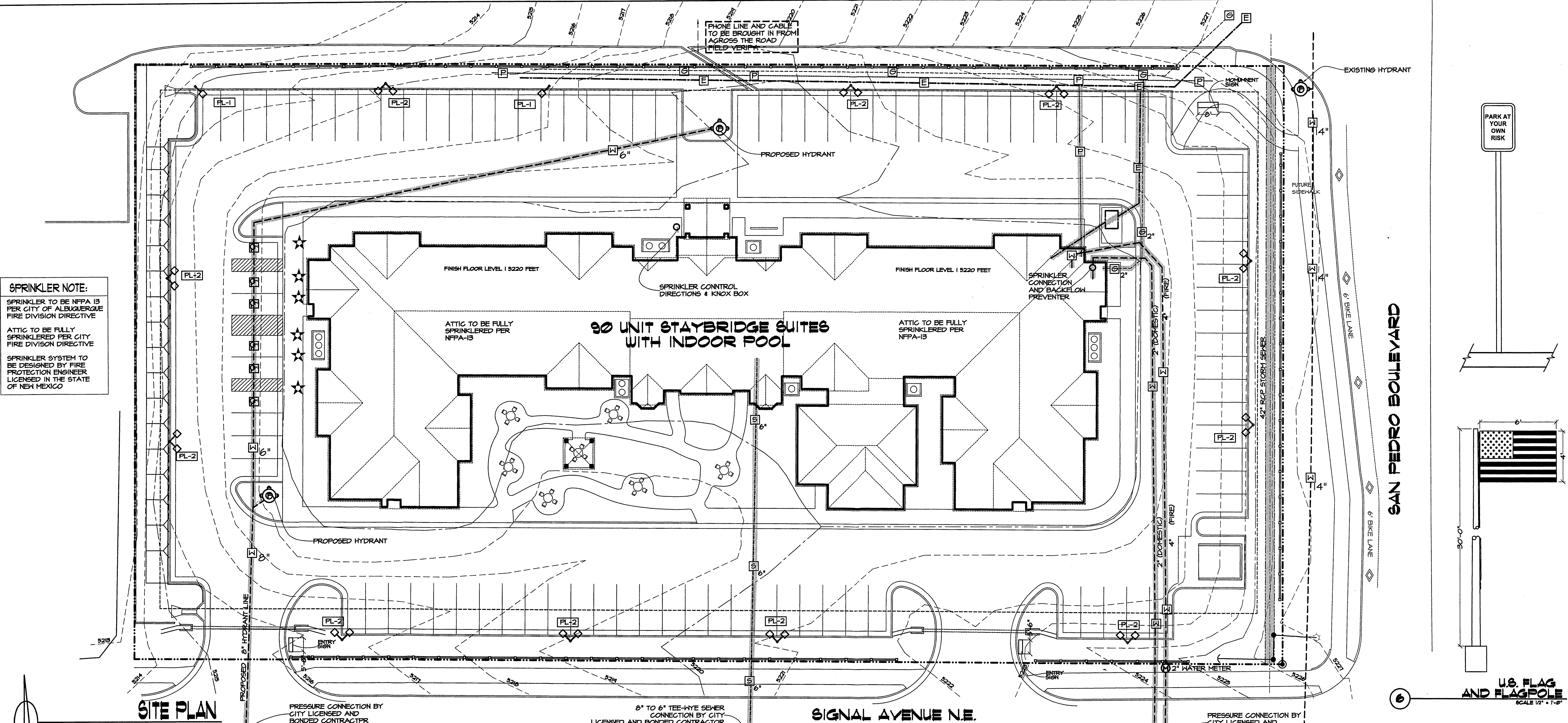
STATE OF NEW MEXICO  
LEON LAUVER  
REGISTERED ARCHITECT  
architect's seal:

leon lauver + associates architects + consultants  
p. o. box number 1207  
norfolk, nebraska 68701  
voice: 1.402.371.3333  
fax: 1.402.371.1164

job no: 455

sheet: C1.1

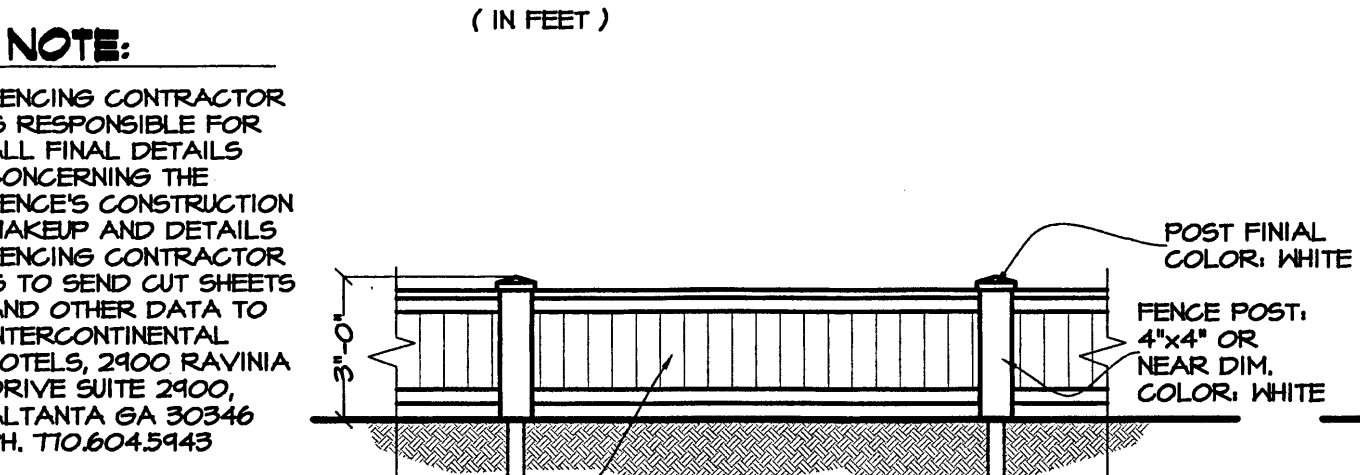




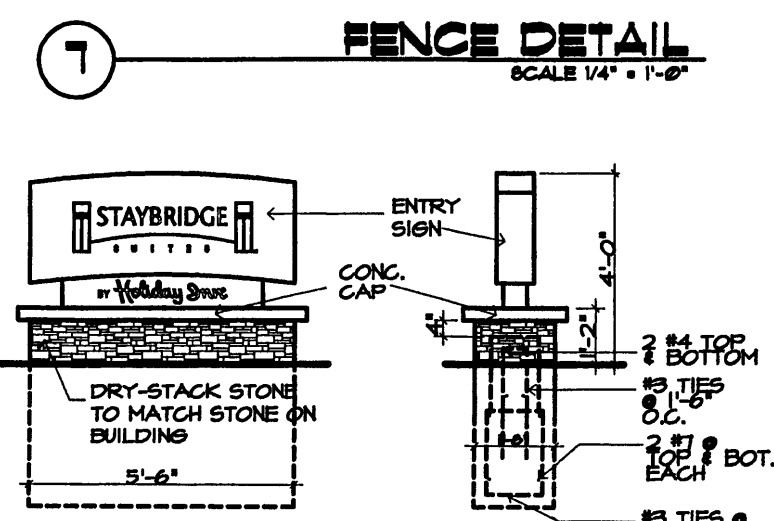
**SPRINKLER NOTE:**  
 SPRINKLER TO BE NFPA 13 PER CITY OF ALBUQUERQUE FIRE DIVISION DIRECTIVE  
 ATTIC TO BE FULLY SPRINKLERED PER CITY FIRE DIVISION DIRECTIVE  
 SPRINKLER SYSTEM TO BE DESIGNED BY FIRE PROTECTION ENGINEER LICENSED IN THE STATE OF NEW MEXICO

**SITE PLAN**  
 SCALE 1" = 20'-0"

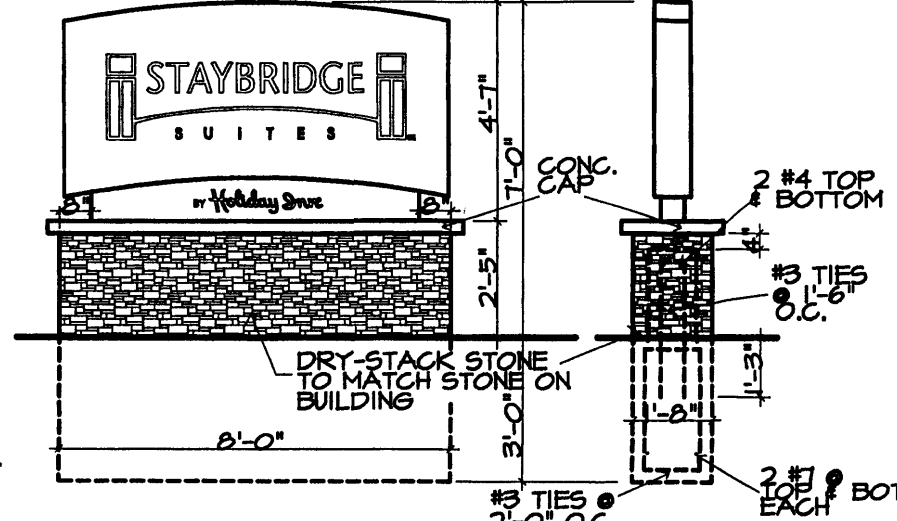
**GRAPHIC SCALE**  
 NOTE: ON REPRODUCTIONS OTHER THAN ON A SIZE D SHEET (24X36) PLEASE REFER TO THE GRAPHIC SCALE ABOVE



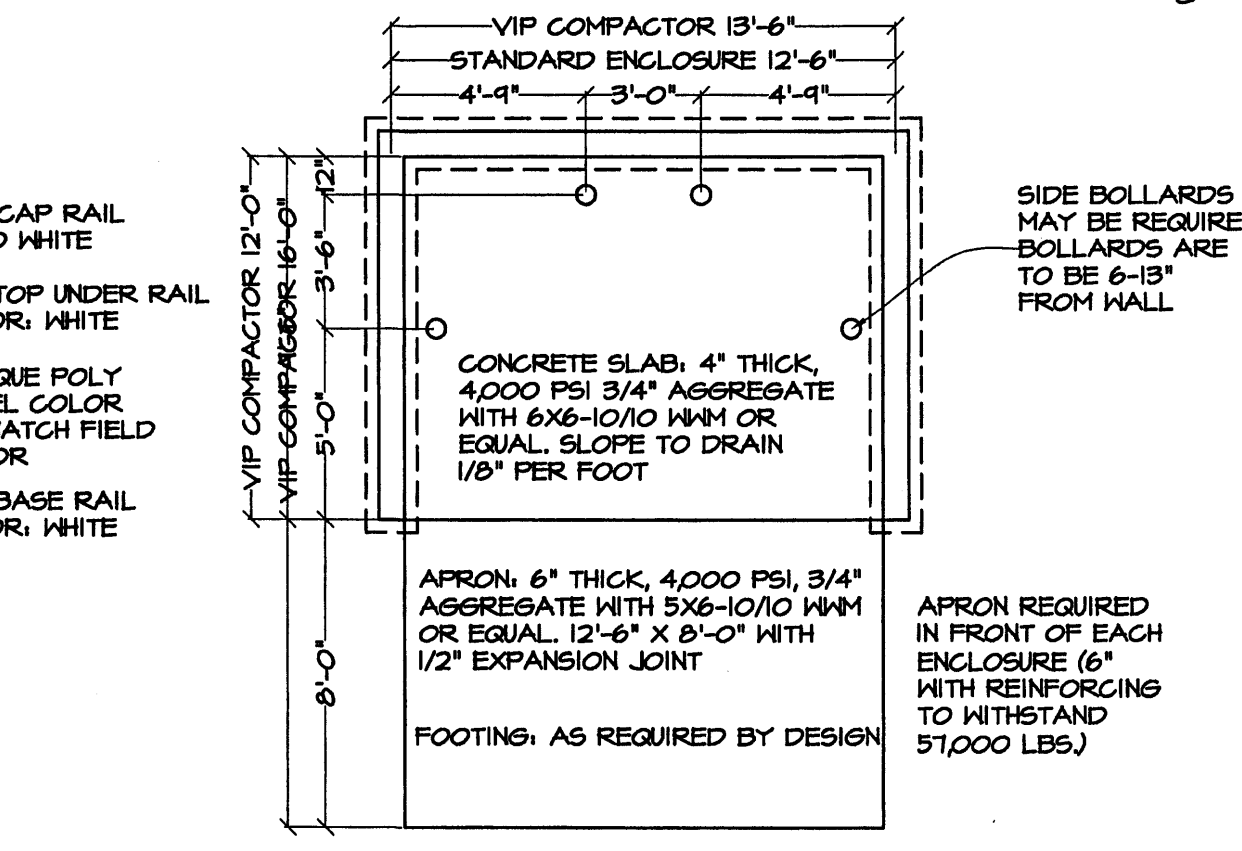
**FENCE SECTION**  
 SCALE 1/4" = 1'-0"



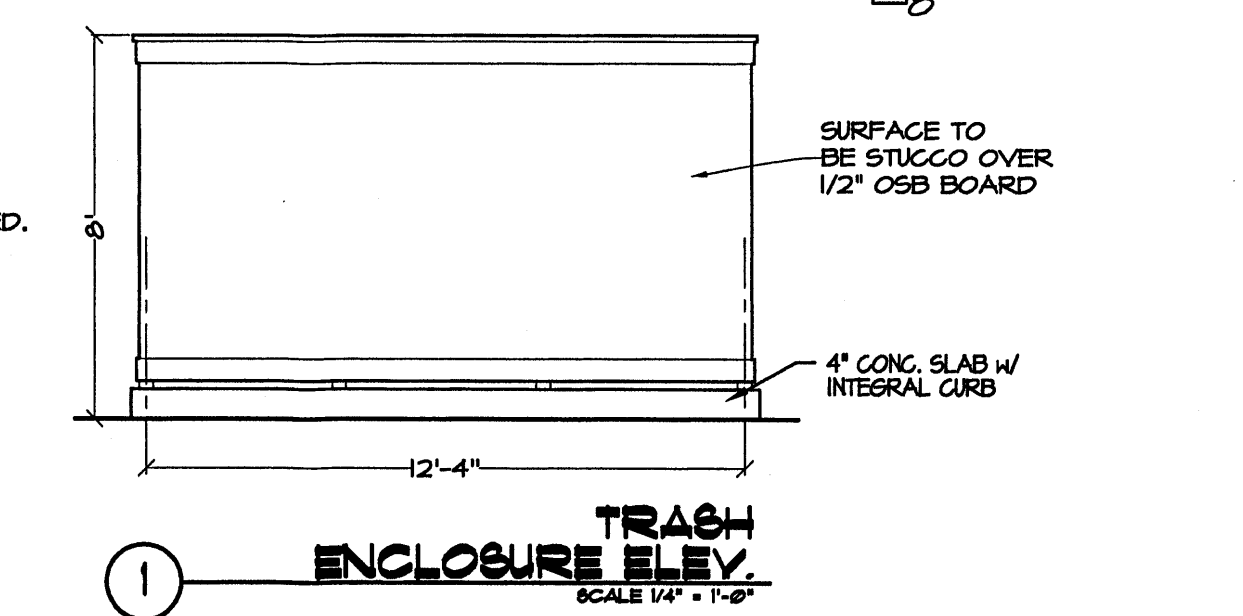
**ENTRY SIGN**  
 SCALE 1/4" = 1'-0"



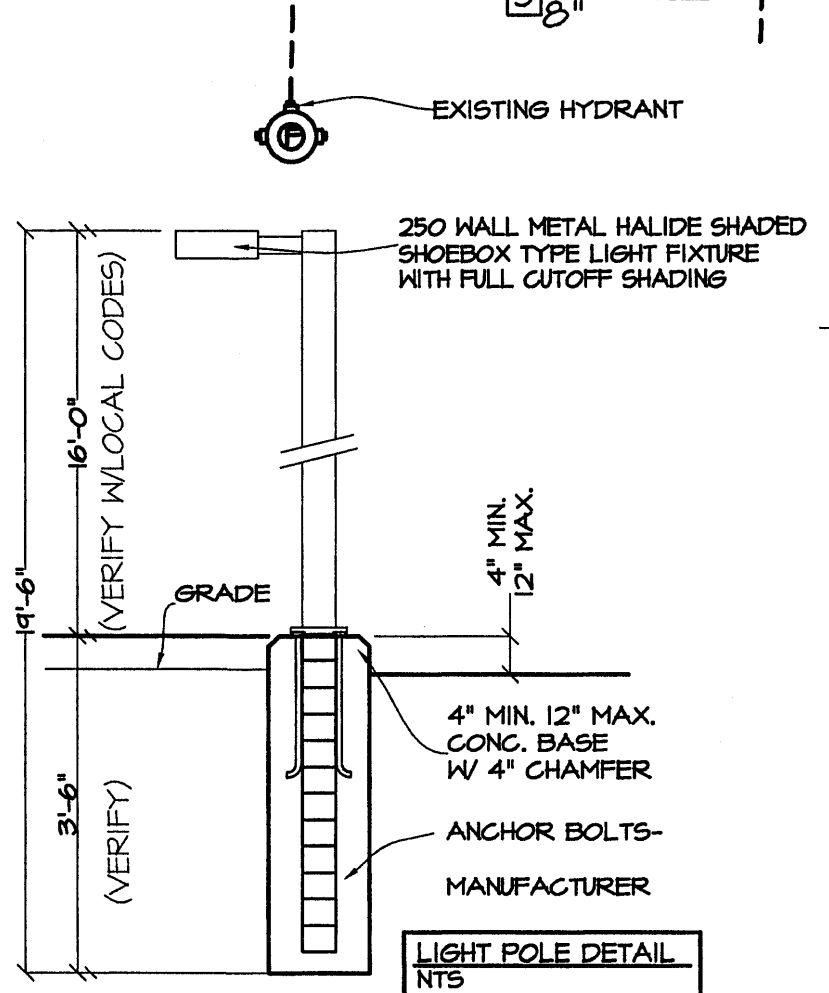
**MONUMENT SIGN**  
 SCALE 1/4" = 1'-0"



**TRASH ENCLOSURE STRUC.**  
 SCALE 1/4" = 1'-0"



**TRASH ENCLOSURE GATE ELEVATION**  
 SCALE 1/4" = 1'-0"



**PARKING LOT LIGHTS**  
 SCALE 1/4" = 1'-0"

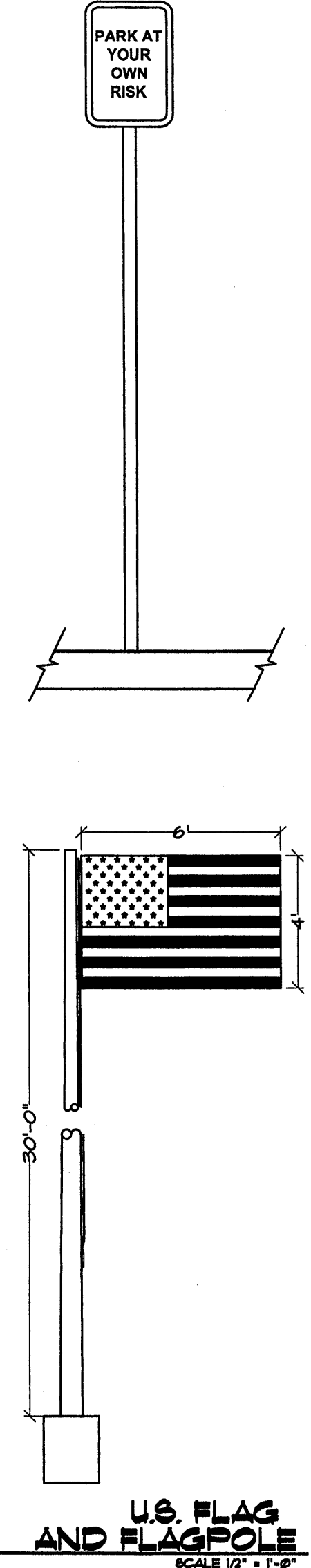
- PROPOSED E PROPERTY LINE
- PROPOSED G ELECTRICAL SERVICE
- PROPOSED P NATURAL GAS SERVICE
- PROPOSED T TELEPHONE SERVICE
- PROPOSED W WATER SERVICE
- PROPOSED S SANITARY SEWER SERVICE
- STORM SEWER
- WROUGHT IRON FENCING

- EASEMENT LINE
- ⊕ HANDICAPPED STALL MARKER
- ⊕ FIRE HYDRANT
- ⊕ HANDICAPPED PARKING SIGN
- ⊕ MANHOLE
- ⊕ 3" WATER METER
- ← INCOMING TRAFFIC DIRECTION

**LEGEND:**

**FIRE CODE NOTES:**

- CONSTRUCTION TYPE V, 1 HOUR FOR FIRE FLOW CALCULATIONS (UBC 1917 SECTION 606)
- BUILDING IS TO BE FURNISHED WITH AN AUTOMATIC FIRE SPRINKLER DESIGNED AND APPROVED BY A LICENSED SAFETY ENGINEER REGISTERED WITH THE STATE OF NEW MEXICO (UBC 404.2.4)
- BUILDING IS TO BE FURNISHED WITH QUICK RESPONSE SPRINKLERS (UBC 404.2.4)



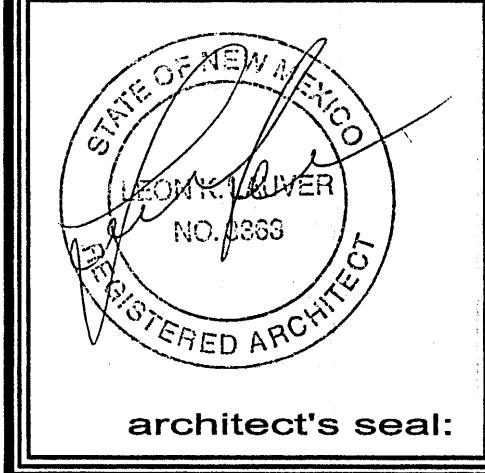
**U.S. FLAG AND FLAGPOLE**  
 SCALE 1/2" = 1'-0"

**Staybridge Suites**  
 utility plan  
 Albuquerque, New Mexico

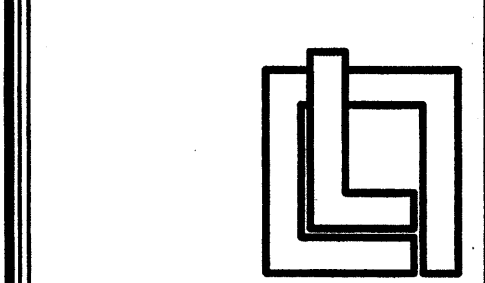
drawn: t.r. hendricks  
 checked: L.K.Lauser  
 start date: 2.25.04  
 plot date: 7.2.04  
 approved:

7.2.04 t.rh  
 6.2.04 t.rh

revisions:



architect's seal:

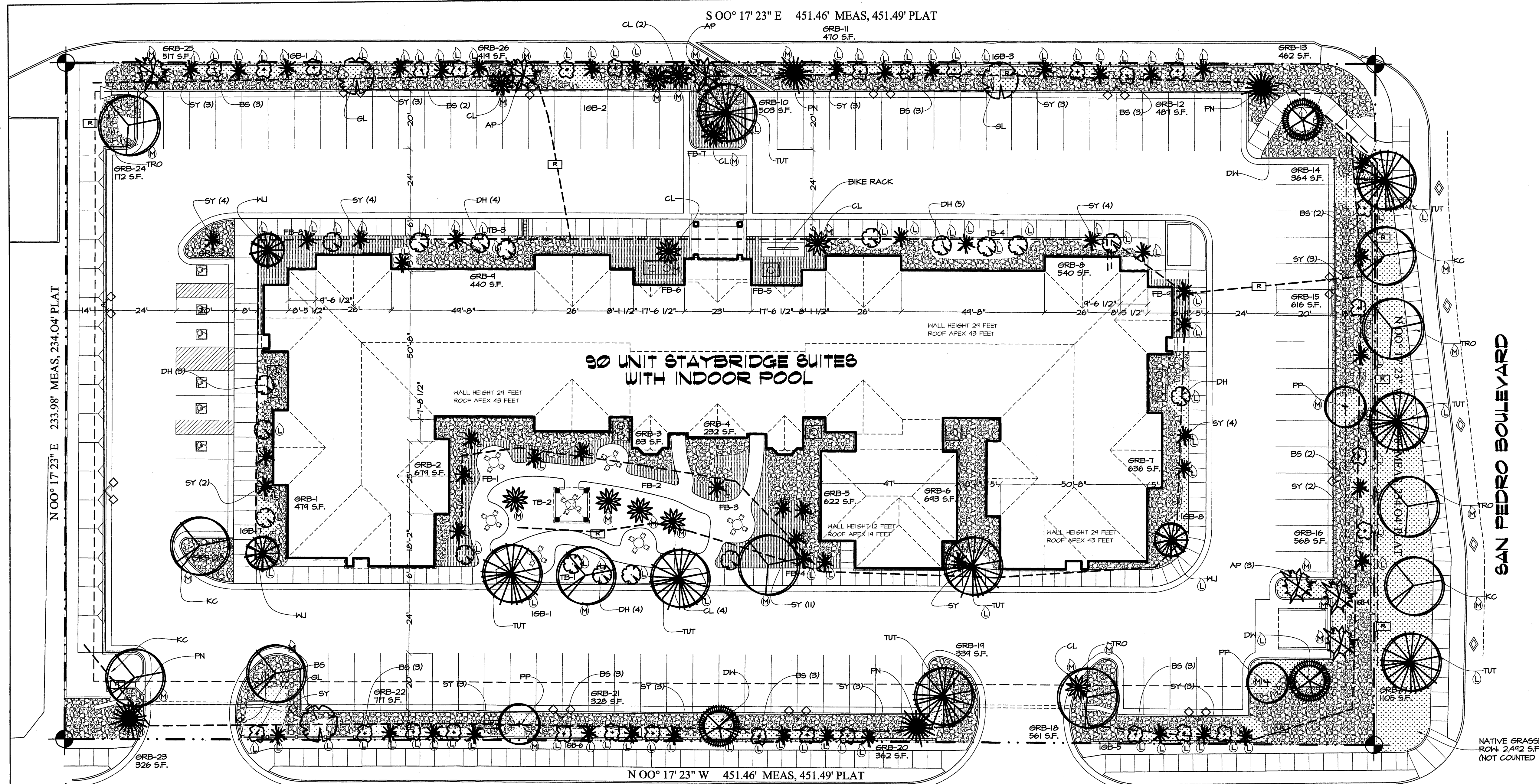


leon lauser  
 + associates  
 architects  
 + consultants  
 p. o. box number 1207  
 norfolk, nebraska 68701  
 voice: 1.402.371.3333  
 fax: 1.402.371.1164

job no: 455

sheet: C1.2





<b>12,719 SF. 55.51%</b>	<b>3,265 SF. 14.25%</b>
DECORATIVE GRAVEL BED WITH WEED BARRIER INTERSPERSED WITH NATIVE GRASSES	NATIVE GRASSES: INDIAN RICE GRASS, SAND DROPSSEED, GALENIA, ALKALI SACATON, DESERT MARIGOLD AND CALIFORNIA POPPY
<b>GRAVEL BED LIST</b>	<b>FLOWER BED LIST</b>
GRB-1 474 S.F.	FB-1 546 S.F.
GRB-2 674 S.F.	FB-2 108 S.F.
GRB-3 83 S.F.	FB-3 73 S.F.
GRB-4 232 S.F.	FB-4 315 S.F.
GRB-5 622 S.F.	FB-5 266 S.F.
GRB-6 643 S.F.	FB-6 463 S.F.
GRB-7 637 S.F.	FB-7 244 S.F.
GRB-8 540 S.F.	FB-8 522 S.F.
GRB-9 440 S.F.	FB-9 141 S.F.
GRB-10 503 S.F.	
GRB-11 410 S.F.	
GRB-12 487 S.F.	
GRB-13 462 S.F.	
GRB-14 364 S.F.	
GRB-15 616 S.F.	
GRB-16 560 S.F.	
GRB-17 1109 S.F.	
GRB-18 561 S.F.	
GRB-19 334 S.F.	
GRB-20 362 S.F.	
GRB-21 328 S.F.	
GRB-22 390 S.F.	
GRB-23 326 S.F.	
GRB-24 172 S.F.	
GRB-25 517 S.F.	
GRB-26 411 S.F.	
GRB-27 160 S.F.	
GRB-28 175 S.F.	
TOTAL 12,719 S.F.	TOTAL 3,265 S.F.
	<b>4,719 SF. 20.60%</b>
	INDIGENOUS FLOWERING GROUND COVER
	<b>GROUND CVR LIST</b>
	IGB-1 530 S.F.
	IGB-2 111 S.F.
	IGB-3 730 S.F.
	IGB-4 1,448 S.F.
	IGB-5 264 S.F.
	IGB-6 1,154 S.F.
	IGB-7 125 S.F.
	IGB-8 303 S.F.
	TOTAL 4,719 S.F.
	<b>2,209 SF. 9.64%</b>
	LOW WATER TURF BUFFALO-GRAMA MIX
	<b>TURF AREA LIST</b>
	TB-1 480 S.F.
	TB-2 1,141 S.F.
	TB-3 204 S.F.
	TB-4 376 S.F.
	TOTAL 2,209 S.F.

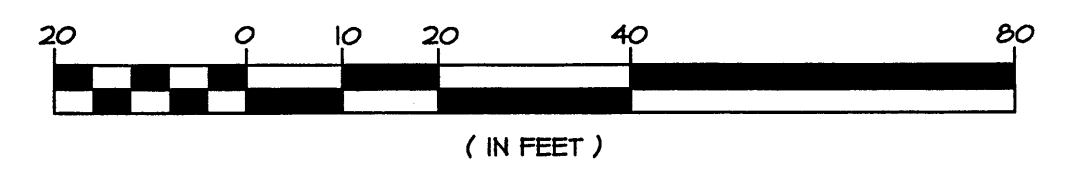
TOTAL LANDSCAPE AREA REQUIRED: 15,846 SF. (15%)  
 TOTAL LANDSCAPE AREA PROVIDED: 23,469 SF. (22%)  
 ALL LANDSCAPE MATERIALS SHALL BE WATER EFFICIENT (AU CITY ORDINANCE 6-1-1-1)

NATIVE GRASSES IN ROW: 2,442 SF (NOT COUNTED IN TOTAL)

### LANDSCAPE PLAN

SCALE 1" = 20'-0"

#### GRAPHIC SCALE



NOTE: ON REPRODUCTIONS OTHER THAN ON A SIZE 11" SHEET (24"x36") PLEASE REFER TO THE GRAPHIC SCALE AT LEFT.

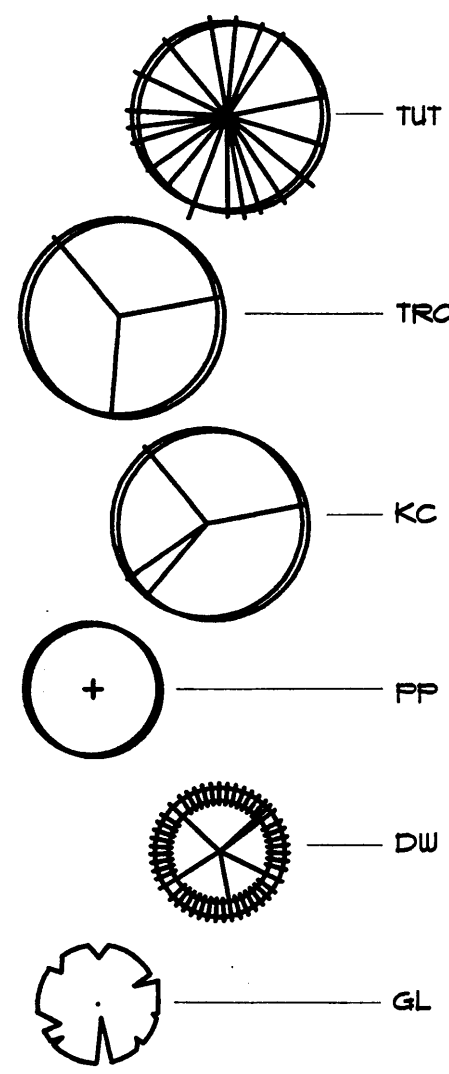
### SIGNAL AVENUE N.E.

N 00° 17' 23" W 451.46' MEAS, 451.49' PLAT

S 00° 17' 23" E 451.46' MEAS, 451.49' PLAT

N 00° 17' 23" E 233.98' MEAS, 234.04' PLAT

SAN PEDRO BOULEVARD



- TUT MELIA NZEDARACH UMBRAENLIFORMIS TEXAS UMBRELLA TREE
- TRO QUERCUS BUCKLEYI TEXAS RED OAK
- KC GYMNOELADUS DIOICIA KENTUCKY COFFEE TREE
- FP FRUNUS CERASTIFERA PURPLELEAF PLUM
- DW CHILOPSIS LINEARIS DESERT WILLOW
- GL LENCANEAE RETUSA GOLDENBALL LEADTREE
- AP PINUS NIGRA AUSTRIAN PINE
- FN PINUS EDULIS PINON PINE
- DH CELTIS FALLIDA DESERT HACKBERRY
- W JASMINUM NUDIFORUM WINTER JASMINE
- CL SYRINGIA VULGARIS COMMON LILAC
- BS ATREMISSIA TRIDENTATA BIG SAGE
- SY YUCCA ELATA SOAP TREE YUCCA
- [R] AUTOMATIC UNDERGROUND IRRIGATION (SPRINKLER) LINE DRIP TYPE

#### NOTE

ALL PLANTS WERE DERIVED FROM THE CITY OF ALBUQUERQUE XERISCAPING LIST AND ARE BELIEVED TO BE PERMITTED.

LANDSCAPING CONTRACTOR SHALL DETERMINE IF THE LIST IS FEASIBLE AND HAS THE RIGHT TO SUBSTITUTE ANY ITEM ON THIS LIST PROVIDED THEY HAVE WRITTEN CONSENT WITH THE CITY OF ALBUQUERQUE AND THE OWNER.

OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP, AND REPLACEMENT OF ALL PLANTING MATERIALS IN ACCORDANCE WITH ALBUQUERQUE ORDINANCES 6-1-1-1 AND ALL OTHER CODES

IRRIGATION SPRINKLER SHALL BE AN AUTOMATIC DRIP TYPE SYSTEM TO BE INSTALLED BY A LICENSED AND BONDED CONTRACTOR

### PLANT LIST

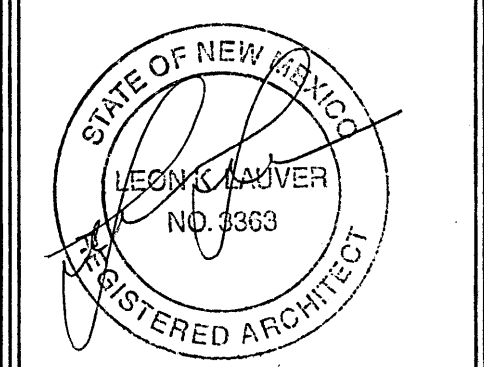
QTY	KEY	LATIN NAME COMMON NAME	SIZE	MATURE SIZE	WATER USAGE	ALLERGY HAZARD	XERISCAPING REBATE	DESCRIPTION
8	TUT	MELIA NZEDARACH UMBRAENLIFORMIS TEXAS UMBRELLA TREE	2" - 2 1/4" CALIPER	40' HIGH 40' WIDE	LOW (L)	LOW	50	DECIDUOUS SHADE TREE
5	TRO	QUERCUS BUCKLEYI TEXAS RED OAK	2" - 2 1/4" CALIPER	40' HIGH 30' WIDE	MEDIUM (M)	MEDIUM	50	DECIDUOUS SHADE TREE
5	KC	GYMNOELADUS DIOICIA KENTUCKY COFFEE TREE	2" - 2 1/4" CALIPER	50' HIGH 40' WIDE	MEDIUM (M)	LOW	50	DECIDUOUS SHADE TREE
3	FP	FRUNUS CERASTIFERA PURPLELEAF PLUM	1 1/2" - 2" CALIPER	20' HIGH 20' WIDE	MEDIUM (M)	LOW	50	ORNAMENTAL DECIDUOUS TREE
3	DW	CHILOPSIS LINEARIS DESERT WILLOW	1 1/2" - 2" CALIPER	20' HIGH 25' WIDE	LOW (L)	LOW	50	ORNAMENTAL DECIDUOUS TREE
3	GL	LENCANEAE RETUSA GOLDENBALL LEADTREE	1 1/2" - 2" CALIPER	15' HIGH 20' WIDE	LOW (L)	LOW	50	ORNAMENTAL DECIDUOUS TREE
5	AP	PINUS NIGRA AUSTRIAN PINE	10' HIGH	25' HIGH	MEDIUM (M)	LOW	50	MEDIUM EVERGREEN TREE
4	FN	PINUS EDULIS PINON PINE	10' HIGH	20' HIGH	MEDIUM (M)	LOW	50	MEDIUM EVERGREEN TREE
10	DH	CELTIS FALLIDA DESERT HACKBERRY	5" GALLON	8' HIGH	LOW (L)	LOW	50	DECIDUOUS FLOWERING SHRUB
2	WU	JASMINUM NUDIFORUM WINTER JASMINE	5" GALLON	4' HIGH	LOW (L)	LOW	25	DECIDUOUS FLOWERING SHRUB
10	CL	SYRINGIA VULGARIS COMMON LILAC	5" GALLON	15' HIGH	MEDIUM (M)	LOW	60	DECIDUOUS FLOWERING SHRUB
30	BS	ATREMISSIA TRIDENTATA BIG SAGE	5" GALLON	4' HIGH	LOW (L)	LOW	40	EVERGREEN BORDER SHRUB
50	SY	YUCCA ELATA SOAP TREE YUCCA	5" GALLON	15' HIGH	LOW (L)	LOW	25	EVERGREEN BORDER SHRUB

## Staybridge Suites Landscape plan Albuquerque, New Mexico

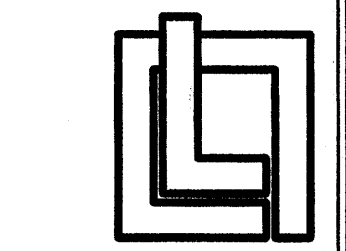
drawn: l.r. hendricks  
 checked: L.K.Lauer  
 start date: 3.3.04  
 plot date: 8.16.04  
 approved:

7.16.04 th  
 7.2.04 th  
 8.19.04 th

#### revisions:



architect's seal:

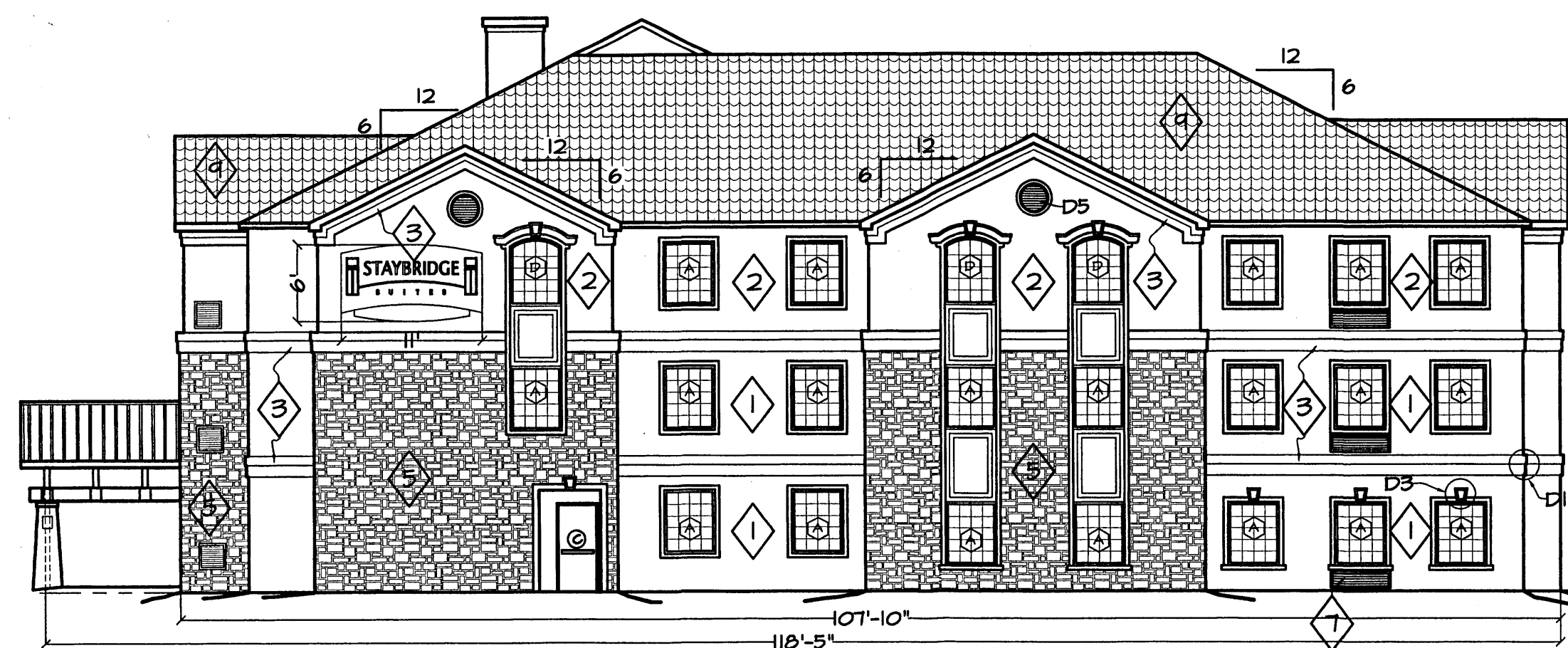


leon lauer  
 + associates  
 architects  
 + consultants  
 p. o. box number 1207  
 norfolk, nebraska 68701  
 voice: 1.402.371.3333  
 fax: 1.402.371.1164

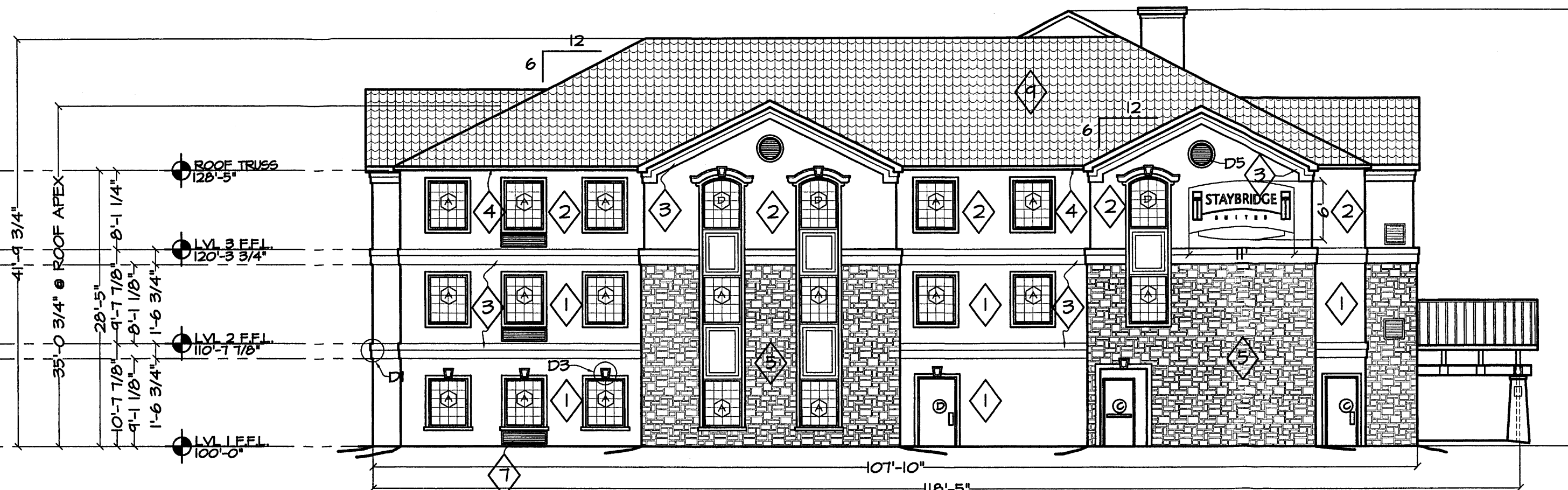
job no: 455

sheet: L1.1





**A WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



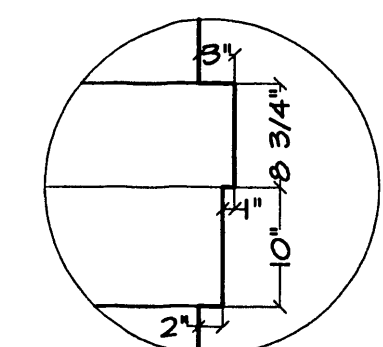
**B EAST ELEVATION**  
SCALE: 3/32" = 1'-0"



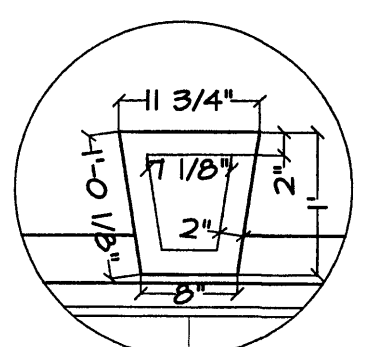
**C NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



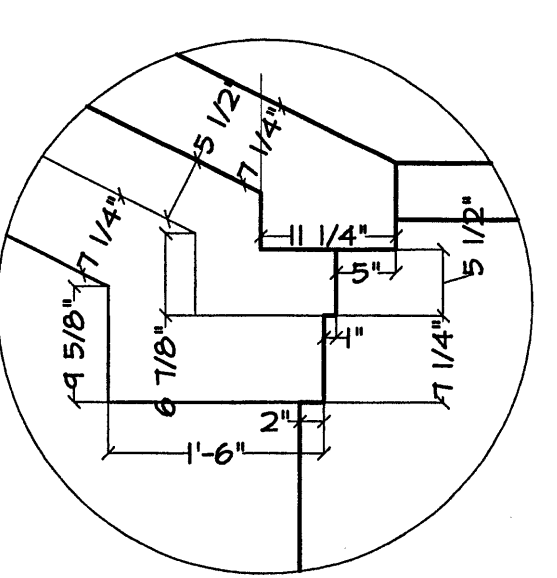
**D SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



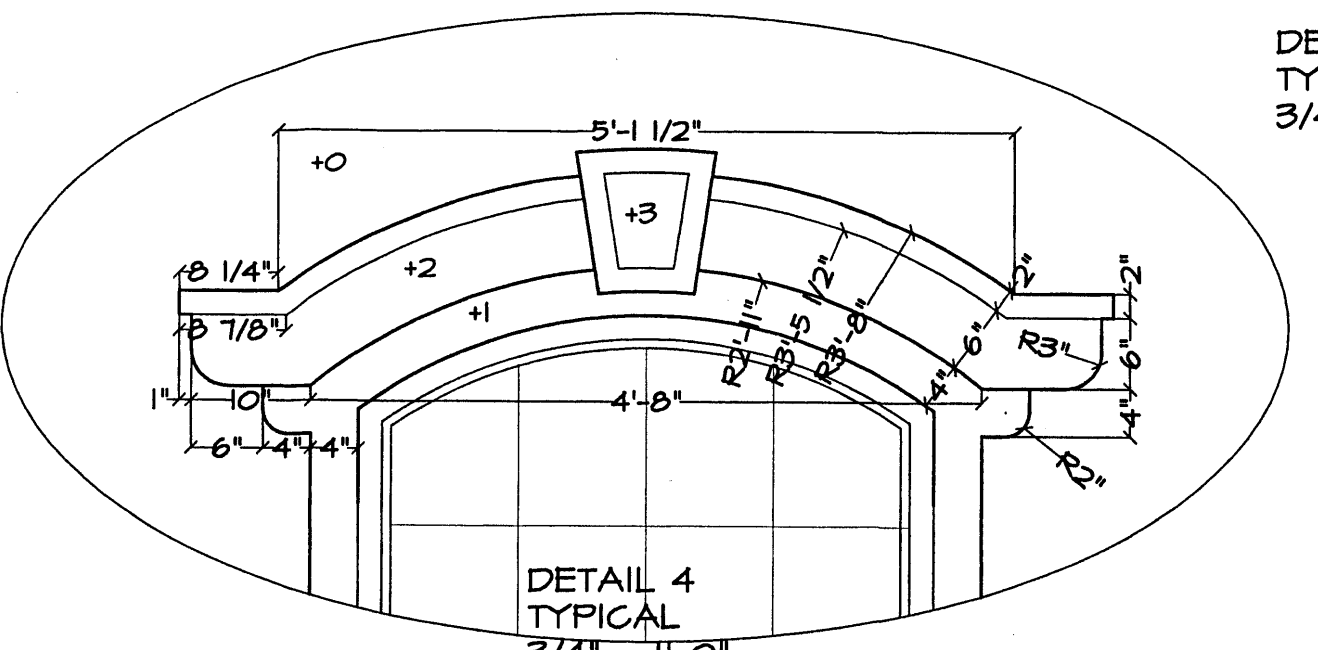
DETAIL 1  
TYPICAL  
3/4" = 1'-0"



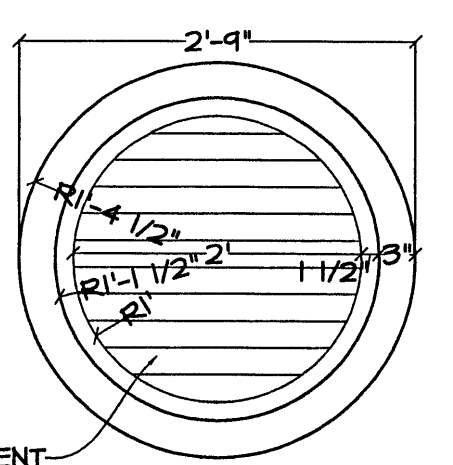
DETAIL 3  
TYPICAL  
3/4" = 1'-0"



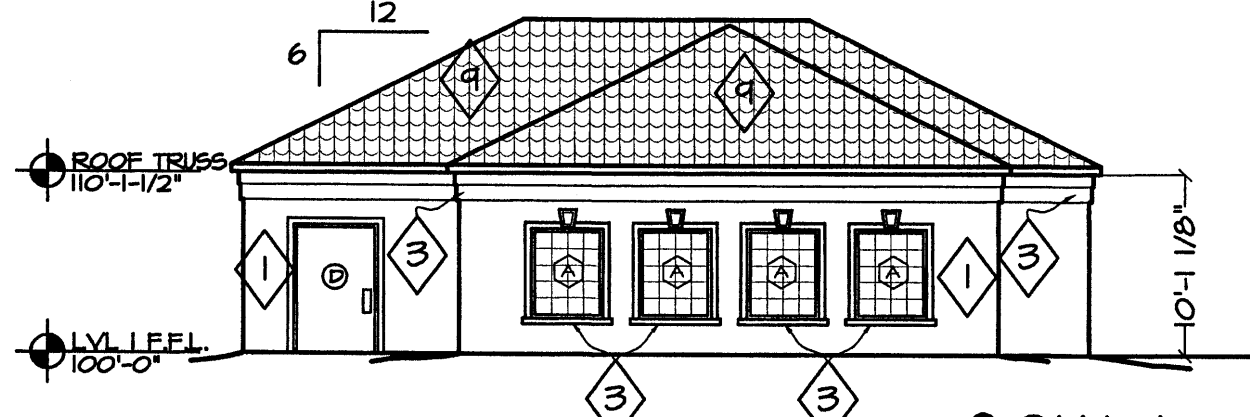
DETAIL 2  
TYPICAL  
3/4" = 1'-0"



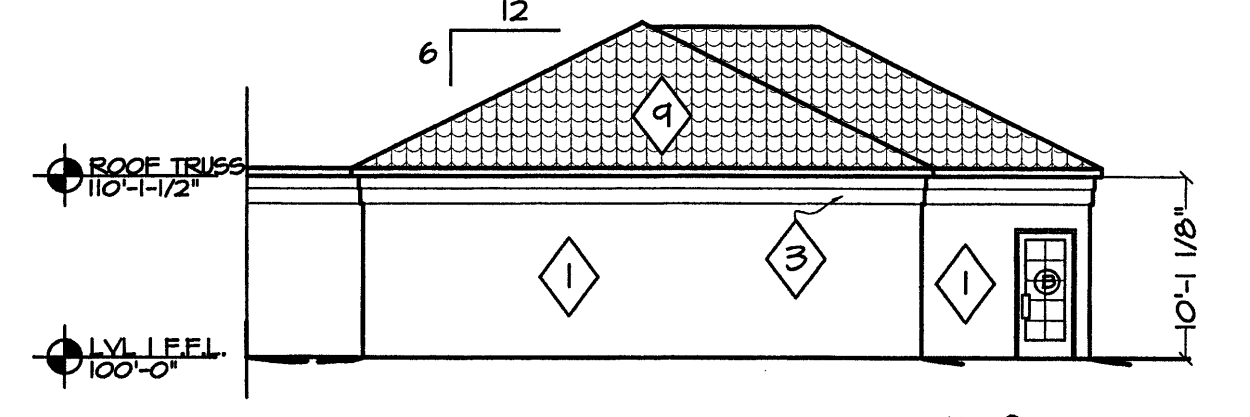
DETAIL 4  
TYPICAL  
3/4" = 1'-0"



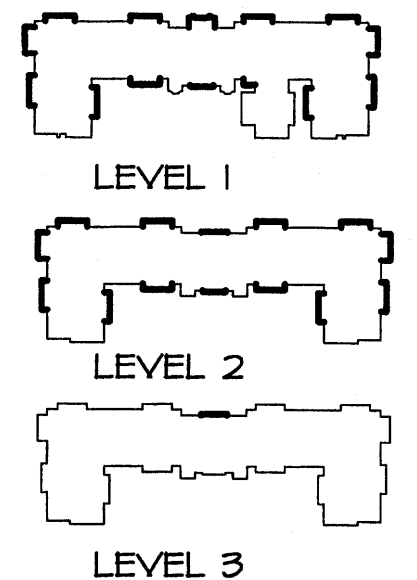
DETAIL 5  
TYPICAL  
3/4" = 1'-0"



**E POOL ELEVATION**  
SCALE: 3/32" = 1'-0"



**F POOL ELEVATION**  
SCALE: 3/32" = 1'-0"



**G STONE & E.F.I.S. PLAN**  
NOT TO SCALE

**COLOR NOTES:**

BASE: (BASE, FIRST & SECOND FLOOR) CARDAMON E.F.I.S. AND SIMULATED DRY STACK STONE  
 BACKGROUND: (THIRD FLOOR, BISCUIT E.F.I.S.)  
 ACCENT: E.F.I.S. EDELWEISS  
 ROOF: (FIBERGLASS SHINGLES) COLOR: WEATHERED WOOD BLEND  
 NOTE: PTAC ROUGH OPENING 16-1/4 X 42-1/4.

**NOTES:**

1. ALL WINDOWS SHALL HAVE 1-1/2 EIFS TRIM SURROUNDING.  
 2. ALL WINDOW GRILLES SHALL BE STANDARD EXTENDED PTAC LOUVERS: 4'-0" AND 6'-0" COLOR TO MATCH ADJACENT E.F.I.S.

**MATERIAL AND COLOR KEY**

- E.F.I.S. COLORS PER SENERGY
- 1 E.I.F.S. CARDAMON #3052 CLASSIC FINISH
  - 2 E.I.F.S. BISCUIT #3100 CLASSIC FINISH
  - 3 E.I.F.S. EDELWEISS #3045 CLASSIC FINISH
  - 4 FASCIA AND SOFFIT COLOR: GAMEDO (VINYL) OR GLIDDEN PAINT #40YB3 / 063
  - 5 SIMULATED DRY STACK STONE
  - 6 GUTTER AND DOWN SPOUT PAINTED TO MATCH ADJACENT E.F.I.S. AT WALLS AND BANDS
  - 7 P.T.A.C. GRILL PAINTED TO MATCH ADJACENT E.F.I.S.
  - 8 MOLDED DECORATIVE LOUVER COLOR TO MATCH CARDAMON E.F.I.S
  - 9 CONCRETE TILE ROOF. COLOR LIGHT GREEN

**Staybridge Suites**  
exterior elevations  
albuquerque, new mexico

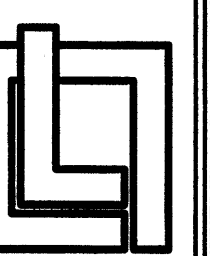
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**updates:**

STATE OF NEW MEXICO  
 LEON K. LAUER  
 REGISTERED ARCHITECT  
 architect's seal:



**leon lauer**  
+ associates  
architects  
+ consultants  
p. o. box number 1207  
norfolk, nebraska 68701  
voice: 1.402.371.3333  
fax: 1.402.371.1164

job no: **455**

sheet: **A2.1**







