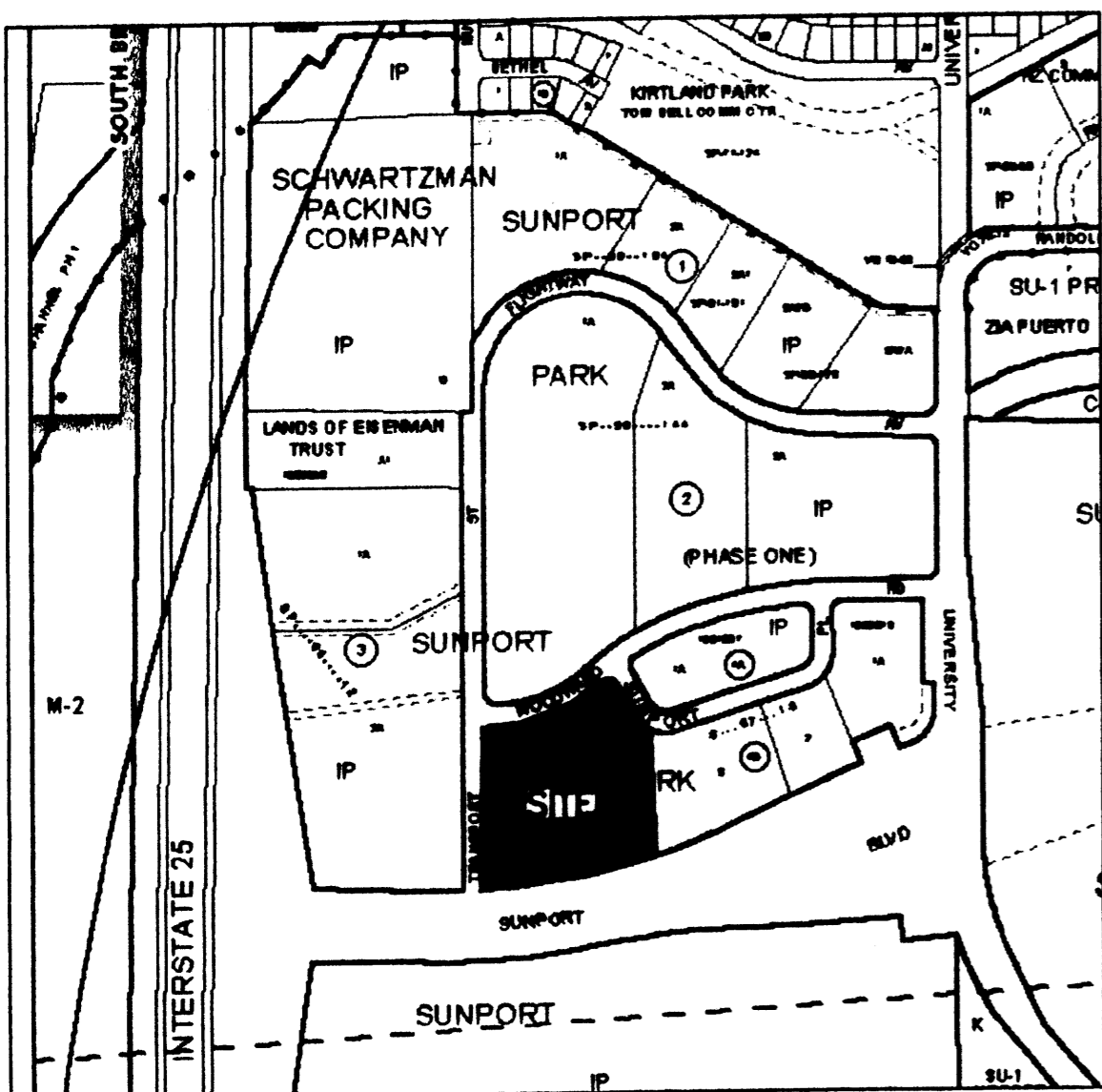


VICINITY MAP (M-15)

NO SCALE



COUNTY CLERK RECORDING LABEL HERE

# PLAT OF LOTS 4-A & 4-B, BLOCK 4-B, SUNPORT PARK

A REPLAT OF LOT 4, BLOCK 4-B, SUNPORT PARK  
WITHIN SECTION 33, T.10N., R.3E., N.M.P.M.,

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2006

### DESCRIPTION

Lot numbered Four (4) in Block numbered Four-B (4-B) of SUNPORT PARK, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 1997, in Plat Book 97C, folio 73.

PROJECT NUMBER: 1004985

Application Number: \_\_\_\_\_

City Approvals:

City Surveyor	<i>[Signature]</i>	7/25/06
Environmental Health Department		Date
Traffic Engineering, Transportation Division		Date
Water Utility Department		Date
Parks and Recreation Department		Date
AMAFCA		Date
City Engineer		Date
DRB Chairperson, Planning Department		Date

### SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. M-15
- Current Zoning IP
- Gross acreage 4.9054
- Existing number of deeded parcels 1  
Replatted number of lots 2

LOG NO. 2006361754

### NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ( ).
- Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- An existing ten foot (10') Public Utility Easement granted by the Plat of Blocks 4-A and 4-B, Sunport Park, recorded March 7, 1997, in Plat Book 97C, folio 73.
- An existing twenty-five foot (25') Construction Maintenance Easement granted to the City of Albuquerque for slope maintenance by the Plat of Blocks 4-A and 4-B, Sunport Park, recorded March 7, 1997, in Plat Book 97C, folio 73.
- An existing Construction Maintenance Easement of varying width granted to the City of Albuquerque for slope maintenance by the Plat of Blocks 4-A and 4-B, Sunport Park, recorded March 7, 1997, in Plat Book 97C, folio 73.

### PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two lots from one lot.

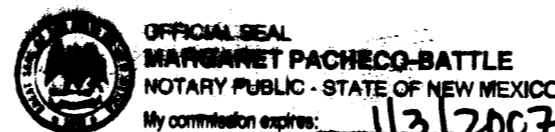
### FREE CONSENT

The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

*[Signature]*  
Tajdin Gillani, Managing Partner, 786 Sunport LLC,  
a New Mexico Limited Liability Company, on behalf of said company.

### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss



On this \_\_\_\_\_ day of July, 2006, the foregoing instrument was acknowledged before me by Tajdin Gillani, Managing Partner, 786 Sunport LLC, a New Mexico Limited Liability Company, on behalf of said company.

My Commission expires 1/3/2007

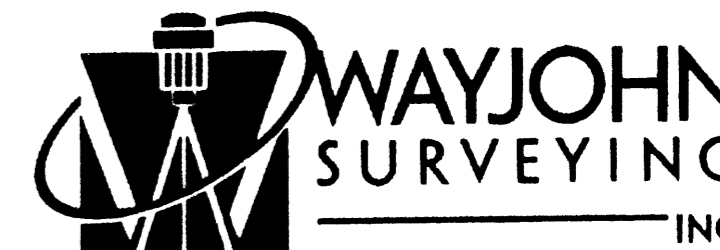
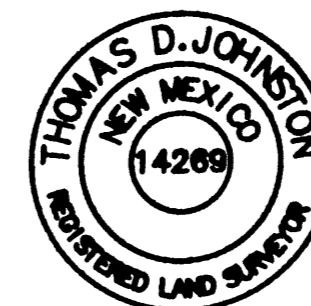
*[Signature]*  
Notary Public

### SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*[Signature]*  
Thomas D. Johnston, N.M.P.S. No. 14269

7.24.2006  
Date



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

### INDEXING INFORMATION FOR COUNTY

OWNER: 786 SUNPORT LLC  
LOCATION: SEC. 33  
T.10 N., R.3 E., N.M.P.M.  
SUNPORT PARK

DRAWN: E W K  
CHECKED: T D J  
DRAWING NO. SP70106.DWG

SCALE: 1" = 40'  
20 JULY 2006

FILE NO. SP-7-01-2006  
SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 015 055 158 156 30305

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

# PLAT OF LOTS 4-A & 4-B, BLOCK 4-B, SUNPORT PARK

A REPLAT OF LOT 4, BLOCK 4-B, SUNPORT PARK  
WITHIN SECTION 33, T.10N., R.3E., N.M.P.M.,

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

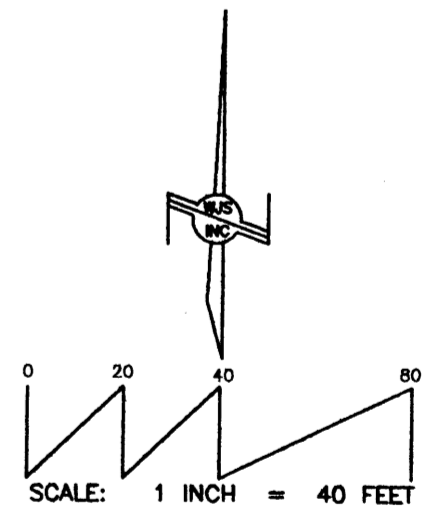
JULY 2006

EXISTING CONDITIONS

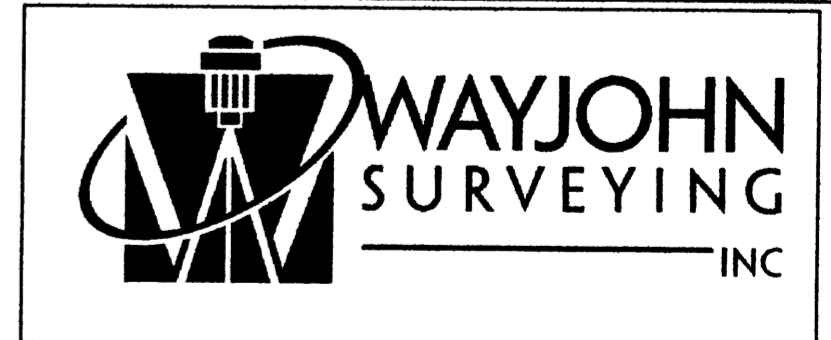
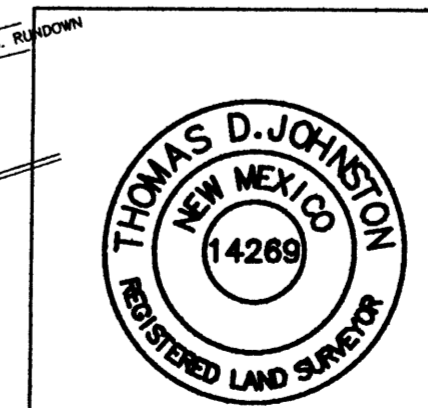
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	30.00'	47.22'	90°08'51"	N 45°04'26" E, 42.50'
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C2	430.00'	315.01'	41°58'26"	N 68°54'44" E, 308.01'
(C2)	430.00'	315.15'	41°59'31"	--
C3	770.00'	13.86'	01°01'52"	N 48°45'44" E, 13.86'
(C3)	770.00'	13.75'	--	--
C4	25.00'	45.14'	103°26'45"	S 79°24'05" E, 38.58'
(C4)	25.00'	45.09'	103°19'40"	--
C5	103.00'	72.20'	40°09'48"	S 47°42'29" E, 70.73'
(C5)	103.00'	72.19'	--	--
C6	1556.34'	108.88'	04°00'30"	S 73°33'04" W, 108.86'
(C6)	1556.34'	108.81'	--	--
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(C7)	1911.00'	374.93'	11°14'28"	--
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C11	430.00'	162.74'	21°41'05"	N 58°46'04" E, 161.77'

### MONUMENT LEGEND

- A: FOUND #4 REBAR - NO CAP
- B: FOUND #4 REBAR AND CAP  
"LS 4071"
- C: FOUND ALUMINUM CAP  
NO I.D.
- D: SET #4 REBAR AND CAP  
"WAYJOHN PS 14269"



LOT 3, BLOCK 4-B, SUNPORT PARK  
(FILED March 7, 1997, in Plat Book 97C, folio 73)



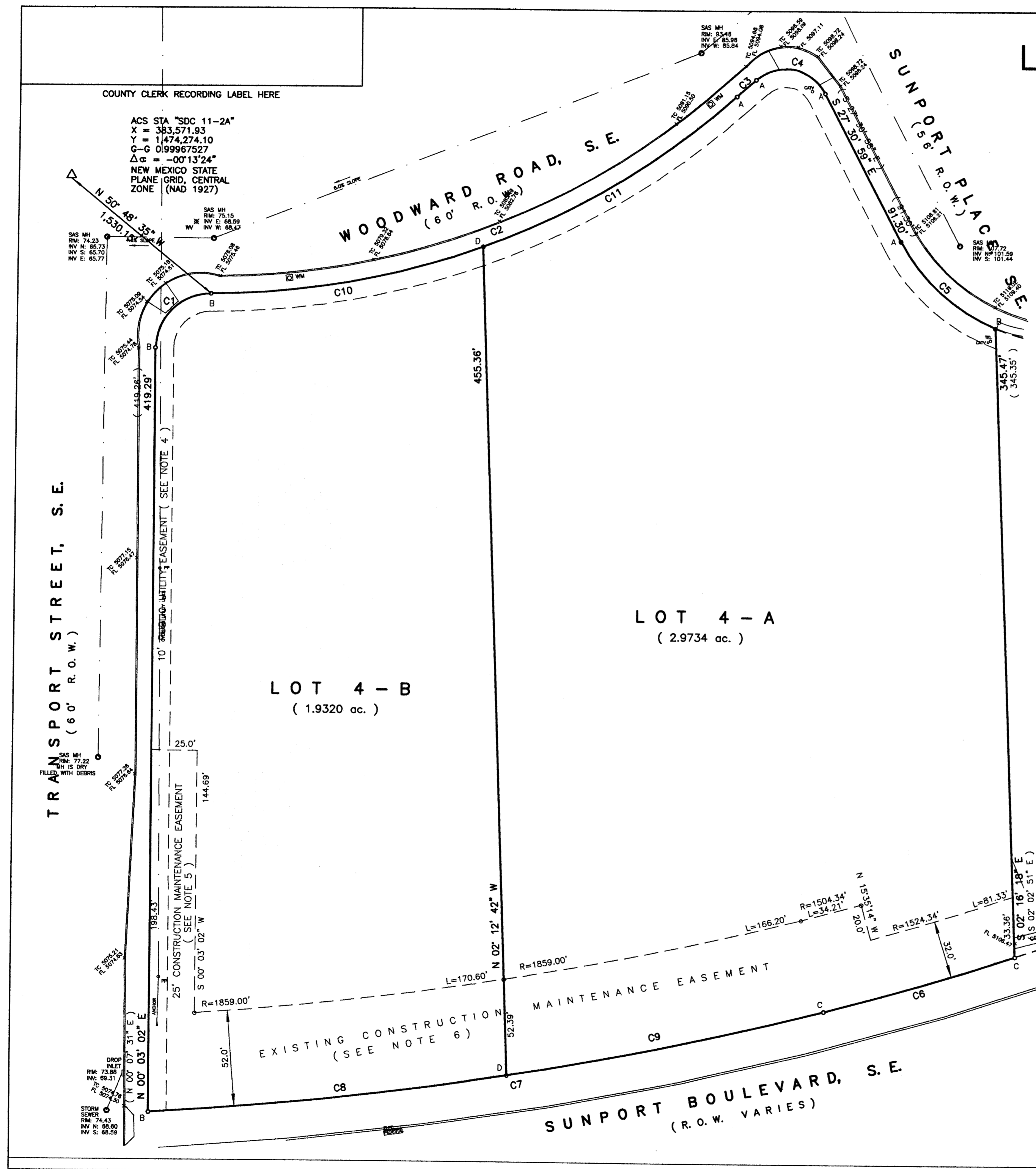
330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY  
OWNER: 786 SUNPORT LLC  
LOCATION: SEC. 33  
T.10 N., R.3 E., N.M.P.M.  
SUNPORT-PARK

DRAWN: E W K  
CHECKED: T D J  
DRAWING NO.  
SP70106.DWG

SCALE:  
1" = 40'

FILE NO.  
SP-7-01-2006  
SHEET 2 OF 2



ACS STA "SDC 11-2A"  
X = 383,571.93  
Y = 1,474,274.10  
C-G 0199967527  
Δα = -00°13'24"  
NEW MEXICO STATE  
PLANE GRID, CENTRAL  
ZONE (NAD 1927)

SAS MH  
RIM: 74.23  
INV N: 65.73  
INV E: 65.77

SAS MH  
RIM: 75.15  
INV E: 68.59  
INV W: 68.42

SAS MH  
RIM: 77.72  
INV N: 67.72  
INV E: 101.29  
INV S: 101.44

SAS MH  
RIM: 79.43  
INV N: 69.51  
INV E: 69.43

SAS MH  
RIM: 73.86  
INV N: 66.59  
INV E: 66.59

SAS MH  
RIM: 74.43  
INV N: 66.60  
INV S: 66.59

SAS MH  
RIM: 73.86  
INV N: 66.59  
INV E: 66.59

SAS MH  
RIM: 73.86  
INV N: 66.59  
INV E: 66.59

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INV E: 66.59

SAS MH  
RIM: 73.86  
INV N: 66.59  
INV E: 66.59

# PLAT OF LOTS 4-A & 4-B, BLOCK 4-B, SUNPORT PARK

A REPLAT OF LOT 4, BLOCK 4-B, SUNPORT PARK  
WITHIN SECTION 33, T.10N., R.3E., N.M.P.M.,

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2006

COUNTY CLERK RECORDING LABEL HERE

ACS STA "SDC 11-2A"  
X = 383,571.93  
Y = 1,474,274.10  
G-G 0.99987527  
Δα = -00°13'24"  
NEW MEXICO STATE  
PLANE GRID, CENTRAL  
ZONE (NAD 1927)

N 50° 48' 35" W  
1,530.15'

WOODWARD ROAD, S.E.  
(60' R.O.W.)

SUNPORT PLACE, S.E.  
(60' R.O.W.)

TRANSPORT STREET, S.E.  
(60' R.O.W.)

LOT 3, BLOCK 4-B, SUNPORT PARK  
(FILED March 7, 1997, in Plat Book 97C, folio 73)

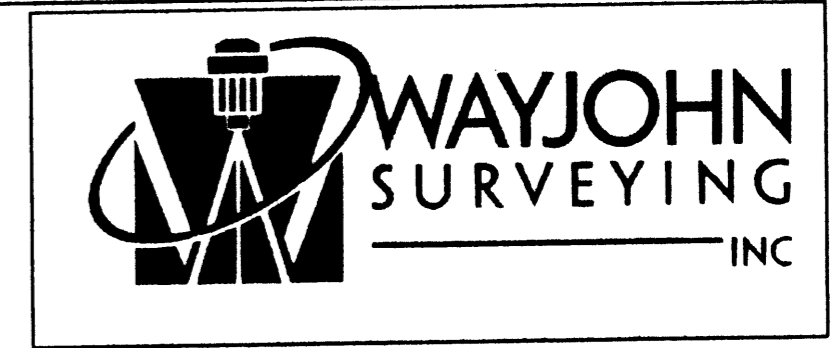
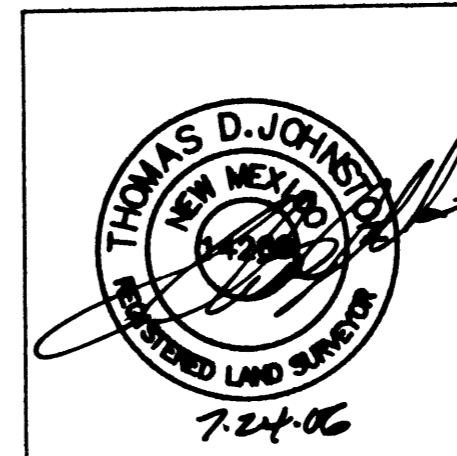
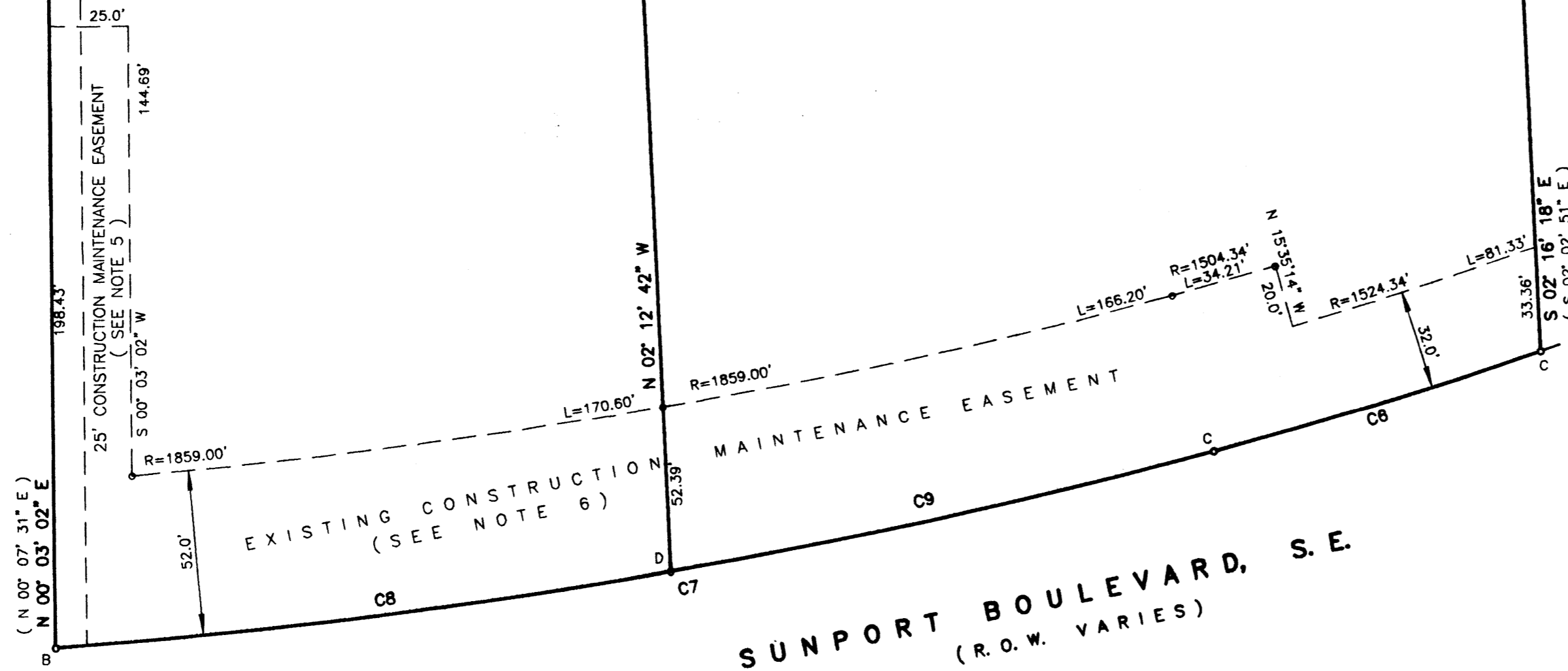
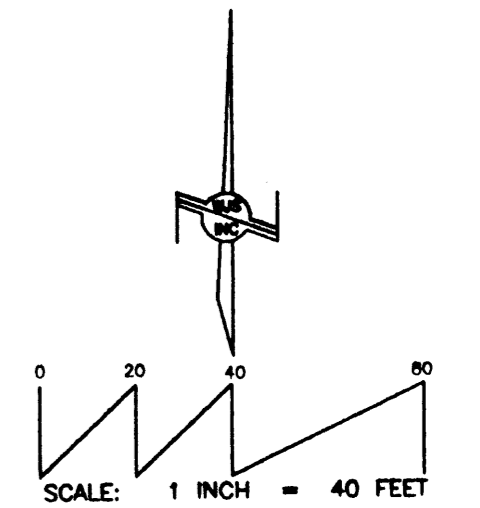
LOT 4-A  
(2.9734 ac.)

LOT 4-B  
(1.9320 ac.)

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	30.00'	47.22'	90°08'51"	N 45°04'26" E, 42.50'
(C1)	30.00'	47.12'	90°00'00"	---
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C9	1911.00'	177.35'	05°19'01"	S 78°12'40" W, 177.29'
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C11	430.00'	162.74'	21°41'05"	N 58°46'04" E, 161.77'

MONUMENT LEGEND

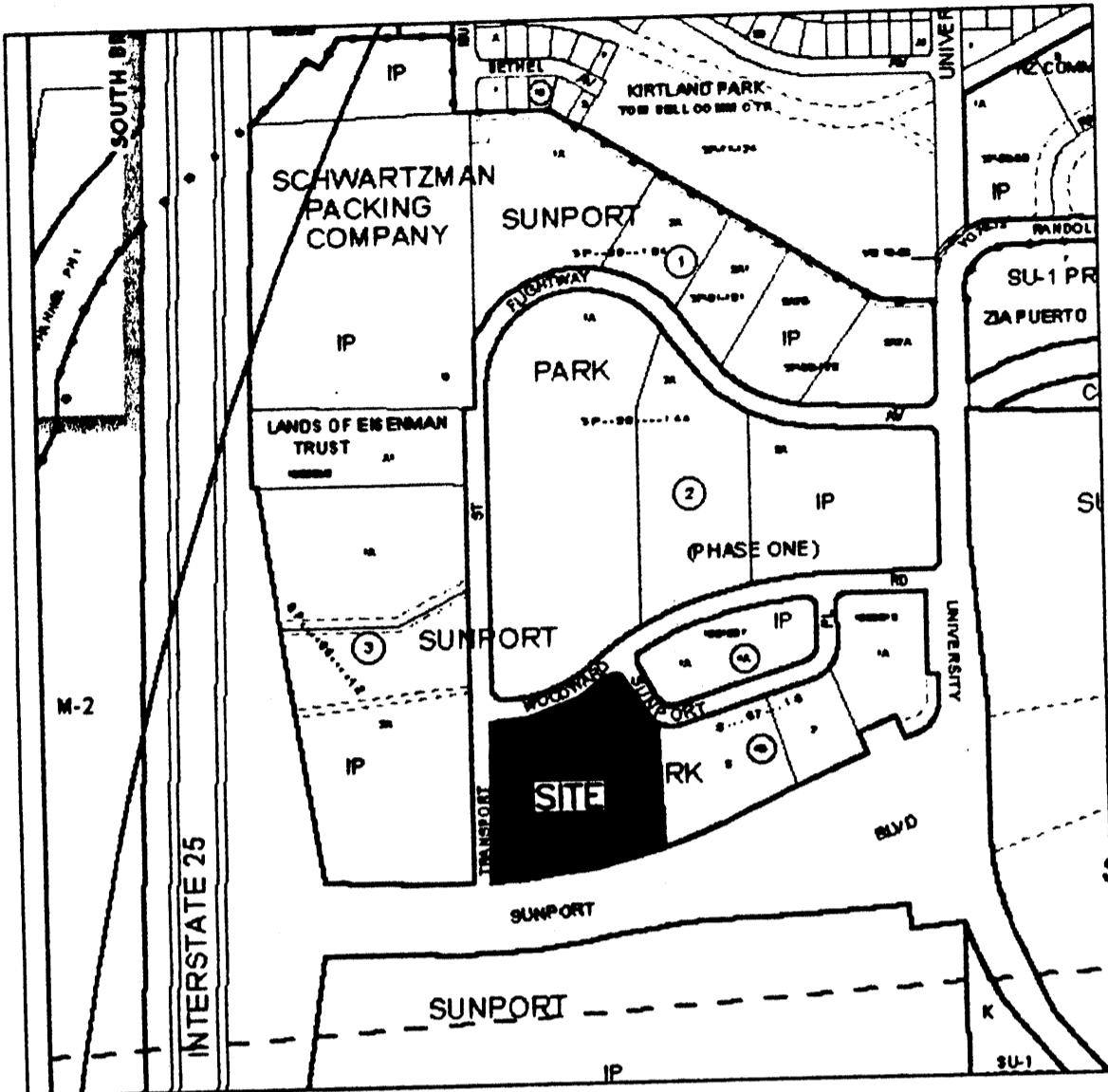
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"LS 4071"
- C: FOUND ALUMINUM CAP  
NO I.D.
- D: SET #4 REBAR AND CAP  
"WAYJOHN PS 14269"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: 786 SUNPORT LLC LOCATION: SEC. 33 T.10 N., R.3 E., N.M.P.M. SUNPORT PARK	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-7-01-2006
	CHECKED: T D J	DRAWING NO. SP70106.DWG	DATE: 20 JULY 2006 SHEET 2 OF 2

VICINITY MAP (M-15) NO SCALE



2006139180  
8528743  
Page: 1 of 2  
09/13/2006 09:06A  
Bk-2006C Pg-282

COUNTY CLERK RECORDING LABEL HERE

# PLAT OF LOTS 4-A & 4-B, BLOCK 4-B, SUNPORT PARK

A REPLAT OF LOT 4, BLOCK 4-B, SUNPORT PARK  
WITHIN SECTION 33, T.10N., R.3E., N.M.P.M.,

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2006

**DESCRIPTION**

Lot numbered Four (4) in Block numbered Four-B (4-B) of SUNPORT PARK, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 1997, in Plat Book 97C, folio 73.

PROJECT NUMBER: 1004985

Application Number: 06DRB-01067

City Approvals: <u>[Signature]</u>	<u>7/25/06</u>
City Surveyor <u>[Signature]</u>	Date
Environmental Health Department <u>[Signature]</u>	Date
Traffic Engineering, Transportation Division <u>[Signature]</u>	<u>8-23-06</u>
Water Utility Department <u>[Signature]</u>	Date
Parks and Recreation Department <u>[Signature]</u>	<u>8/23/06</u>
AMAFCA <u>[Signature]</u>	Date
City Engineer <u>[Signature]</u>	<u>9/12/06</u>
DRB Chairperson, Planning Department <u>[Signature]</u>	Date

**SUBDIVISION DATA**

1. DRB Proj. No.
2. Zone Atlas Index No. M-15
3. Current Zoning IP
4. Gross acreage 4.9054
5. Existing number of deeded parcels 1  
Replatted number of lots 2

LOG NO. 2006361754

**NOTES**

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ( ).
2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. An existing ten foot (10') Public Utility Easement granted by the Plat of Blocks 4-A and 4-B, Sunport Park, recorded March 7, 1997, in Plat Book 97C, folio 73.
5. An existing twenty-five foot (25') Construction Maintenance Easement granted to the City of Albuquerque for slope maintenance by the Plat of Blocks 4-A and 4-B, Sunport Park, recorded March 7, 1997, in Plat Book 97C, folio 73.
6. An existing Construction Maintenance Easement of varying width granted to the City of Albuquerque for slope maintenance by the Plat of Blocks 4-A and 4-B, Sunport Park, recorded March 7, 1997, in Plat Book 97C, folio 73.  
*A cross-lot drainage easement for the benefit of Lots 2, 3, 4-A and 4-B, Block 4-B, Sunport Park, encompassing the existing maintenance easement, is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 4-A and 4-B.*

**PURPOSE OF PLAT**

This plat has been prepared for the purposes of creating two lots from one lot.

**FREE CONSENT**

The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

[Signature]  
Tajdin Gillani, Managing Partner, 786 Sunport LLC,  
a New Mexico Limited Liability Company, on behalf of said company.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this day of July, 2006, the foregoing instrument was acknowledged before me by Tajdin Gillani, Managing Partner, 786 Sunport LLC, a New Mexico Limited Liability Company, on behalf of said company.

My Commission expires 11/3/2007

[Signature]  
Notary Public

**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 7.24.2006  
Thomas D. Johnston, N.M.P.S. No. 14269 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY OWNER: 786 SUNPORT LLC LOCATION: SEC. 33 T.10 N., R.3 E., N.M.P.M. SUNPORT PARK	DRAWN: E W K CHECKED: T D J DRAWING NO. SP70106.DWG	SCALE: 1" = 40' FILE NO. SP-7-01-2006 20 JULY 2006 SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1015 055 158 156 30305

PROPERTY OWNER OF RECORD:  
Sunport Joint Venture

BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature] 7-15-06

# PLAT OF LOTS 4-A & 4-B, BLOCK 4-B, SUNPORT PARK

A REPLAT OF LOT 4, BLOCK 4-B, SUNPORT PARK  
WITHIN SECTION 33, T.10N., R.3E., N.M.P.M.,

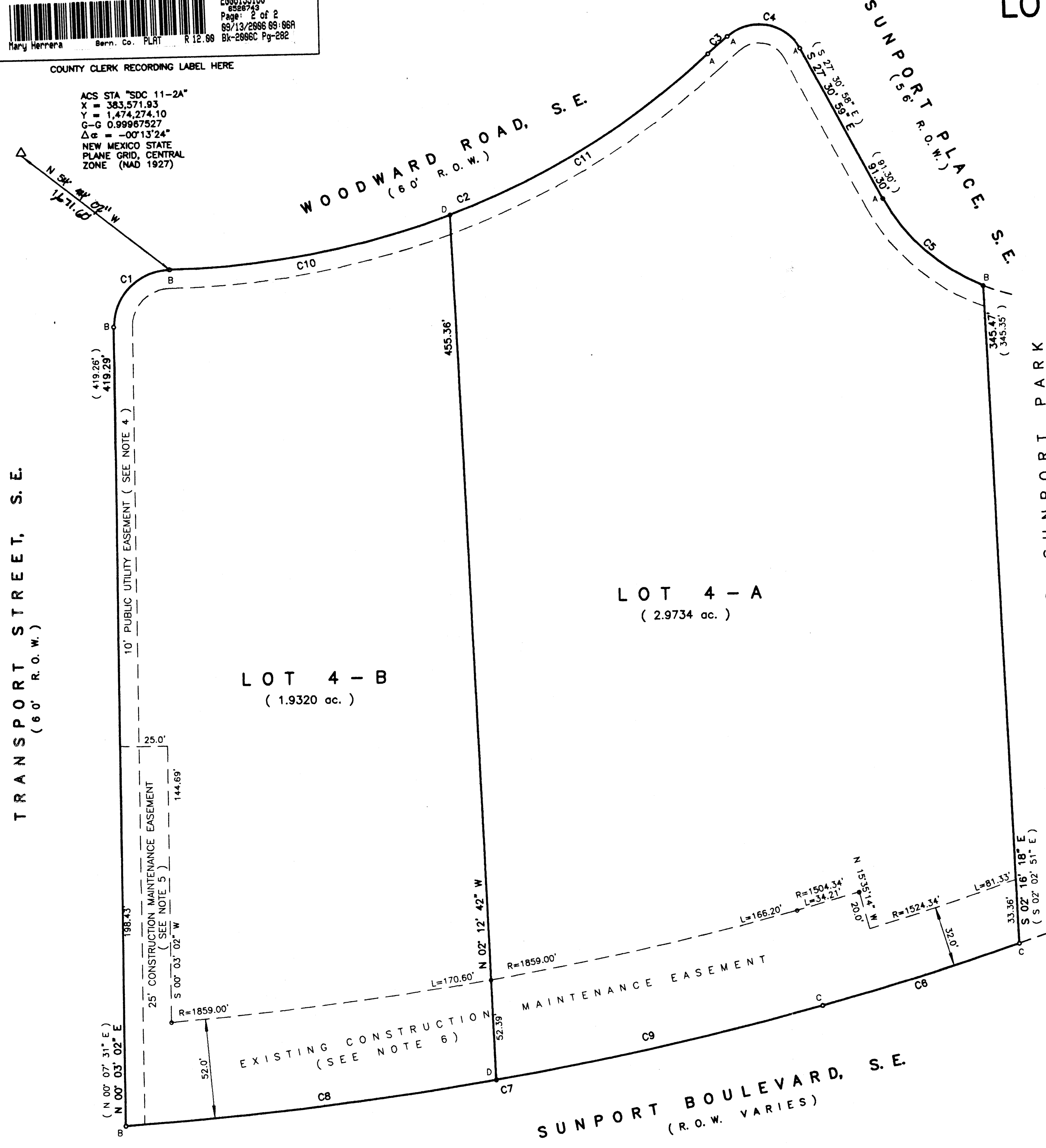
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2006



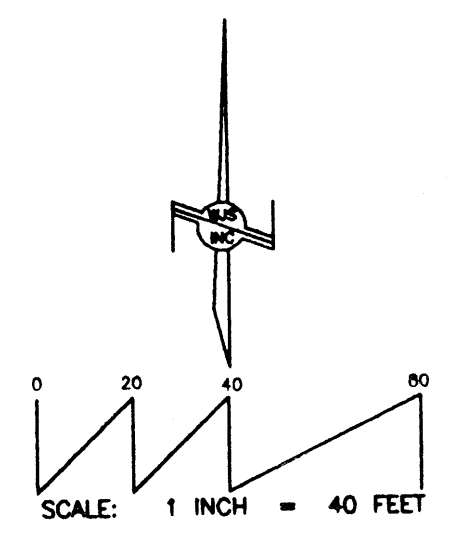
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PLANE GRID, CENTRAL  
ZONE (NAD 1927)

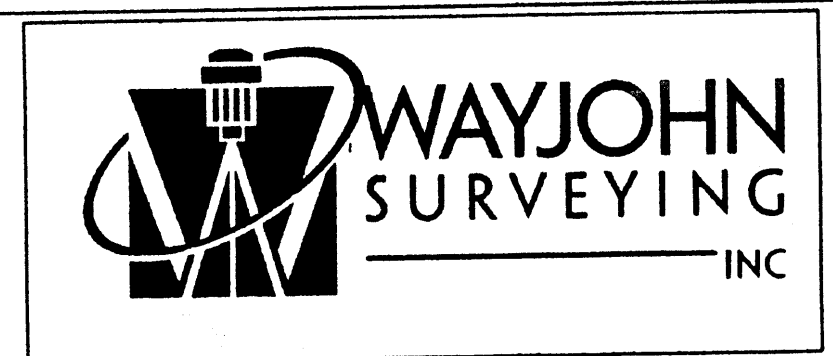
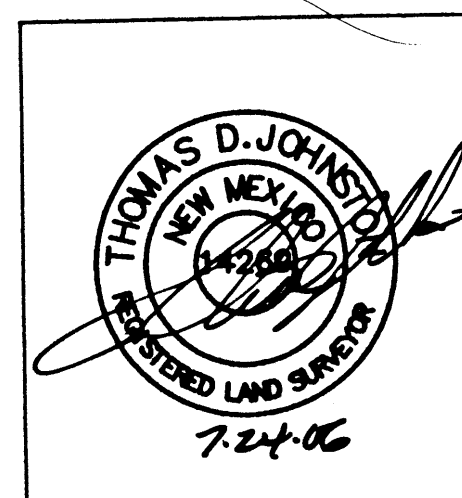


CURVE INFORMATION				
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  - B: FOUND #4 REBAR AND CAP  
"LS 4071"
  - C: FOUND ALUMINUM CAP  
NO I.D.
  - D: SET #4 REBAR AND CAP  
"WAYJOHN PS 14269"



LOT 3, BLOCK 4-B, SUNPORT PARK  
(FILED March 7, 1997, in Plat Book 97C, folio 73)



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

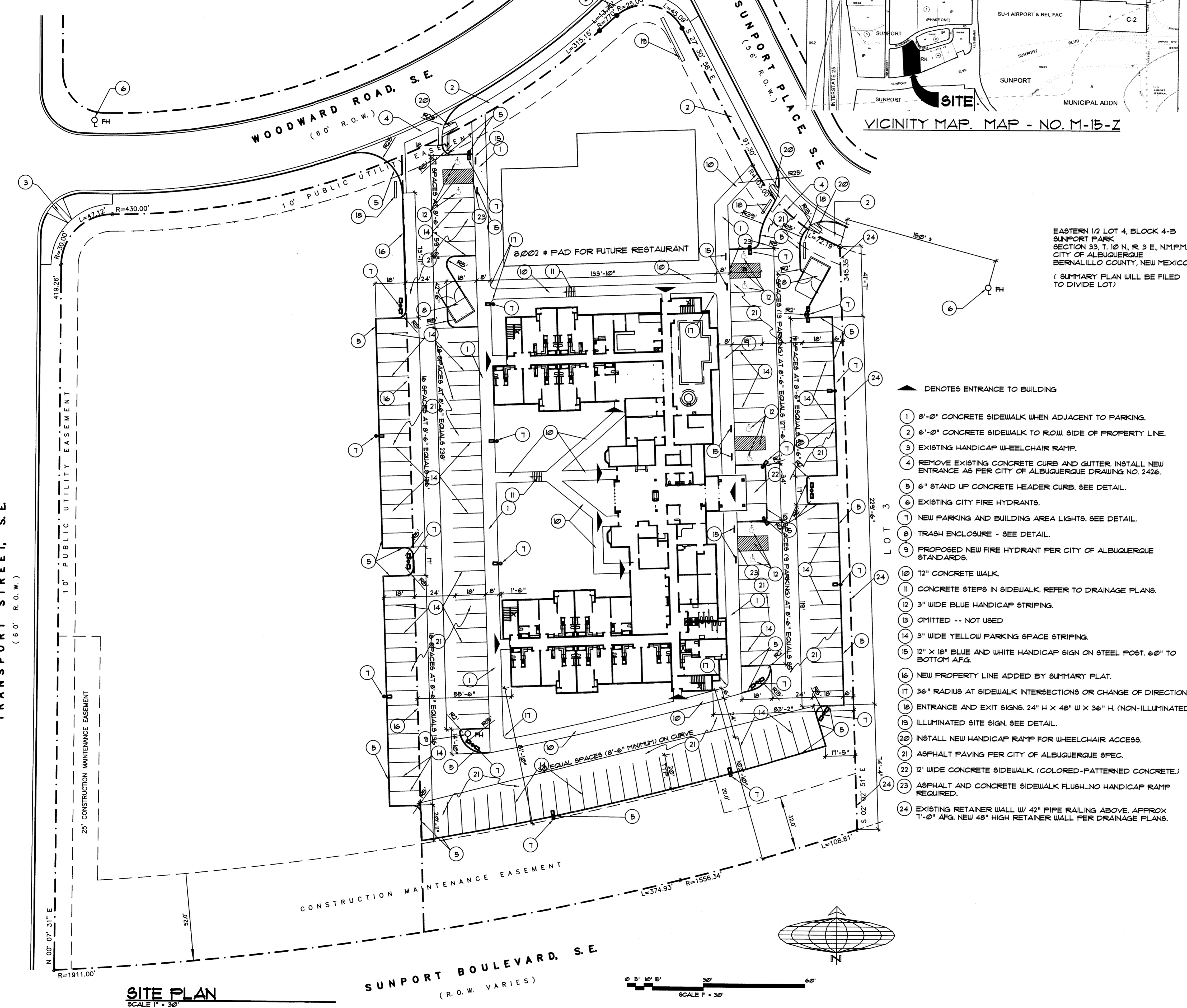
INDEXING INFORMATION FOR COUNTY OWNER: 786 SUNPORT LLC LOCATION: SEC. 33 T.10 N., R.3 E., N.M.P.M. SUNPORT PARK	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-7-01-2006
	CHECKED: T D J	DRAWING NO. SP70106.DWG	SHEET 2 OF 2
	DATE: 20 JULY 2006		

**PARKING CALCULATIONS**

100 GUEST ROOMS -- 1 SPACE PER ROOM = 100 SPACES  
 RESTAURANT -- PAD SITE (8000 SQ. FT. BLDG. AREA) -- 8000/200 = 40 SPACES  
 TOTAL SPACES REQUIRED 140 SPACES

LESS 10% FOR PROXIMITY TO BUS SERVICE AND AIRPORT = 14 SPACES  
 TOTAL SPACES REQUIRED 137 SPACES

TOTAL SPACES PROVIDED 140 SPACES  
 INCLUDED HANDICAP SPACES 8 SPACES (ALL VAN ACCESSIBLE)



VICINITY MAP. MAP - NO. M-15-Z

EASTERN 1/2 LOT 4, BLOCK 4-B  
 SUNPORT PARK  
 SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 (SUMMARY PLAN WILL BE FILED  
 TO DIVIDE LOT)

- ▲ DENOTES ENTRANCE TO BUILDING
- 1 8'-0" CONCRETE SIDEWALK WHEN ADJACENT TO PARKING.
  - 2 6'-0" CONCRETE SIDEWALK TO ROW SIDE OF PROPERTY LINE.
  - 3 EXISTING HANDICAP WHEELCHAIR RAMP.
  - 4 REMOVE EXISTING CONCRETE CURB AND GUTTER. INSTALL NEW ENTRANCE AS PER CITY OF ALBUQUERQUE DRAWING NO. 2426.
  - 5 6" STAND UP CONCRETE HEADER CURB. SEE DETAIL.
  - 6 EXISTING CITY FIRE HYDRANTS.
  - 7 NEW PARKING AND BUILDING AREA LIGHTS. SEE DETAIL.
  - 8 TRASH ENCLOSURE - SEE DETAIL.
  - 9 PROPOSED NEW FIRE HYDRANT PER CITY OF ALBUQUERQUE STANDARDS.
  - 10 12" CONCRETE WALK
  - 11 CONCRETE STEPS IN SIDEWALK. REFER TO DRAINAGE PLANS.
  - 12 3" WIDE BLUE HANDICAP STRIPING.
  - 13 OMITTED -- NOT USED
  - 14 3" WIDE YELLOW PARKING SPACE STRIPING.
  - 15 12" X 18" BLUE AND WHITE HANDICAP SIGN ON STEEL POST. 60" TO BOTTOM A.F.G.
  - 16 NEW PROPERTY LINE ADDED BY SUMMARY PLAT.
  - 17 36" RADIUS AT SIDEWALK INTERSECTIONS OR CHANGE OF DIRECTIONS.
  - 18 ENTRANCE AND EXIT SIGNS. 24" H X 48" W X 36" H. (NON-ILLUMINATED)
  - 19 ILLUMINATED SITE SIGN. SEE DETAIL.
  - 20 INSTALL NEW HANDICAP RAMP FOR WHEELCHAIR ACCESS.
  - 21 ASPHALT PAVING PER CITY OF ALBUQUERQUE SPEC.
  - 22 12" WIDE CONCRETE SIDEWALK (COLORED-PATTERNED CONCRETE)
  - 23 ASPHALT AND CONCRETE SIDEWALK FLUSH. NO HANDICAP RAMP REQUIRED.
  - 24 EXISTING RETAINER WALL W/ 42" PIPE RAILING ABOVE. APPROX 1'-0" AFG. NEW 48" HIGH RETAINER WALL PER DRAINAGE PLANS.

**DEVELOPMENT WITHIN 1000 FEET OF LANDFILL INTERIM GUIDELINES.**

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

AS PER VINYARD & ASSOC. JOB NO 05-1-453, DATED JANUARY 6, 2006 THE FOLLOWING SHALL BE DONE TO ACCOMMODATE THEIR RECOMMENDATIONS:

VINYARD & ASSOC. RECOMMENDS THAT UTILITY TRENCH VENTING BARRIERS SHALL CONSIST OF 2-4 FOOT LONG ROUNDED (NOT CRUSHED) 15 INCH DIAMETER SEALED PVC THAT EXTENDS THE FULL HEIGHT AND THE FULL WIDTH OF THE UTILITY TRENCH. NON-WOVEN FILTER FABRIC SHOULD BE PLACED OVER THE GRAVEL. LANDSCAPING MATERIAL (GRAVEL, BARK, ETC.) SHOULD BE PLACED OVER THE FILTER FABRIC. A 2" DIAMETER PERFORATED VENT PIPE (PVC OF METAL) SHALL EXTEND TO THE MID-POINT OF THE GRAVEL. PERFORATIONS SHALL BE 1/2" DIAMETER (MAXIMUM) ON 6" CENTERS ALL AROUND THE PIPE. ABOVE GROUND, THE VENT PIPE SHALL BE METAL OR UV RESISTANT PVC. THE TWO VENTING AREAS IN PERIMETER LANDSCAPING ARE CONSIDERED TO PRESENT A LOW POTENTIAL FOR PEDESTRIAN EXPOSURE. THEREFORE, THE VENT PIPES SHALL TERMINATE IN GOOSENECKS. THE GOOSENECK PIPE OPENINGS SHOULD BE COVERED WITH SCREEN AND OPEN BETWEEN 1-3 FEET ABOVE THE GROUND.

UTILITY PENETRATIONS AND CRACKS THROUGH THE BUILDING SLAB SHOULD BE SEALED WITH NON-HARDENING CAULK. SECONDARY UTILITIES (SUCH AS ELECTRIC LINES TO SIGNS, LIGHT POLES AND SIGN POSTS, ETC.) DO NOT NEED TO BE VENTED.

THE SLABS SHALL BE UNDERLAIN BY A 20 MIL. PLASTIC BARRIER. THE BARRIER SHOULD BE ATTACHED TO THE CONCRETE STEPWALLS USING AN APPROPRIATE ADHESIVE. ALL UTILITY PENETRATIONS THROUGH THE PLASTIC BARRIER AND THE CONCRETE SLABS SHALL BE SEALED. IF DESIRED 2" OF CLEAN SAND MAY BE PLACED OVER THE PLASTIC BARRIER TO AID SLAB CURING. 6" OF CLEAN 1" DIAMETER ROUNDED GRAVEL SHOULD BE PLACED BELOW THE PLASTIC BARRIER. A SYSTEM OF 2" DIAMETER PERFORATED PVC PIPE SHOULD BE PLACED AT THE MID-POINT OF THE GRAVEL LAYER. THE PVC SHOULD BE PERFORATED WITH 3/8" TO 1/2" DIAMETER HOLES AT NO MORE THAN 12" ON CENTERS. PVC PIPE SHOULD BE SPACED AT NO MORE THAN 25'-0" ON CENTERS. ONE INLET SHOULD BE PLACED OUTSIDE OF THE BUILDING IN A LANDSCAPED AREA. THE INLET TO THE PERFORATED PIPE SYSTEM SHOULD CONSIST OF A GOOSENECK PIPE WITH AN OPENING BETWEEN 1-3 FEET ABOVE THE GROUND. PIPE EXPOSED ABOVE THE GROUND SHOULD BE GALVANIZED METAL. THE INLET SHOULD BE COVERED WITH WIRE SCREEN TO PREVENT RODENTS FROM ENTERING THE PERFORATED PIPE SYSTEM. THE 2" DIAMETER PVC PIPES BENEATH THE SLABS SHOULD BE MANIFOLDED TOGETHER. THE PERFORATED PIPE SYSTEM SHOULD BE CONNECTED VERTICAL RISERS THROUGH WALLS OF THE BUILDING THAT VENT TO THE ATMOSPHERE AT LEAST 2' ABOVE THE ROOF SHOULD BE GALVANIZED METAL. PASSIVE WIND TURBINES SHOULD BE ATTACHED TO THE TOPS OF THE EXHAUST PIPES.

CONSTRUCTION OF THE VENTING BARRIERS, THE VENTING SYSTEM UNDERNEATH THE SLABS, AND THE MEMBRANE SHOULD BE DOCUMENTED BY PHOTOGRAPHING, INSPECTION AND PHOTOGRAPHING OF THE METHANE ENGINEERING CONTROLS CAN BE PROVIDED BY VINYARD & ASSOCIATES AT A CHARGE. UPON COMPLETION OF PROJECT PROVIDE A LETTER CERTIFYING THAT THE LANDFILL GAS BARRIERS WERE CONSTRUCTED ACCORDING TO RECOMMENDATION BY A QUALIFIED ENVIRONMENTAL ENGINEER SUCH AS VINYARD & ASSOCIATES, INC.

FIRST LEVEL HEATED	20,338	SQ. FT.
SECOND LEVEL HEATED	19,108	SQ. FT.
THIRD LEVEL HEATED	20,128	SQ. FT.
FOURTH LEVEL HEATED	20,128	SQ. FT.
TOTAL HEATED	80,502	SQ. FT.
COVERED ENTRY	248	SQ. FT.
TOTAL AREA UNDER ROOF	80,750	SQ. FT.

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

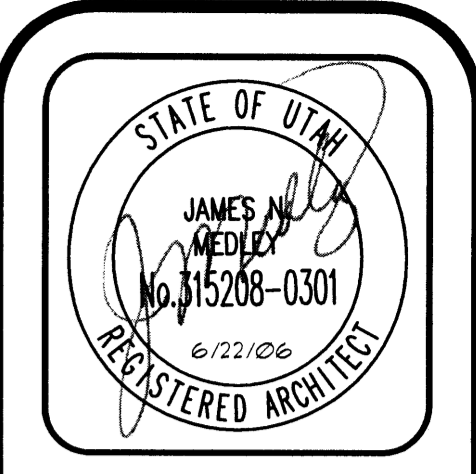
Is an infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Michael Holton Solid Waste Management	6/22/06 Date
DRB Chairperson, Planning Department	Date

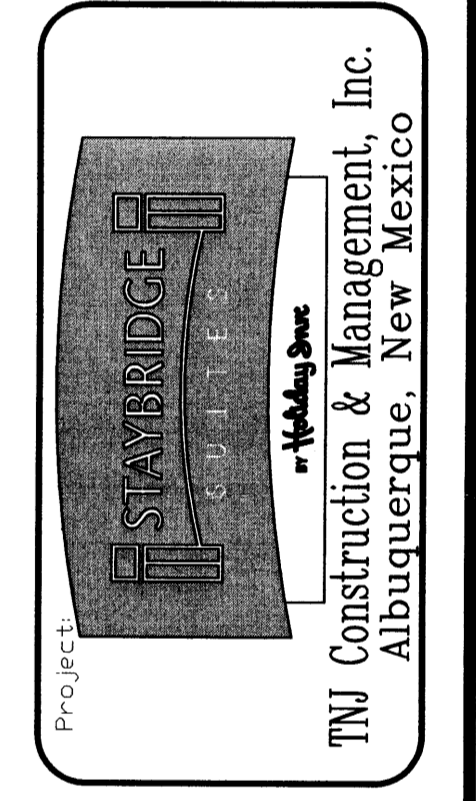
\* Environmental Health, if necessary  
5-13-05

**SOLID WASTE**



**JTM MEDLEY, Architect**  
 NCARB Certificate No. 36,985  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jtm-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

Project No. \_\_\_\_\_  
 Date: June 06  
 Drawn by: JMT  
 Checked by: JMT



No.	Revision / Issue	Date
1		
2		
3		

**SITE PLAN  
 SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT**

Sheet: **C1.1**

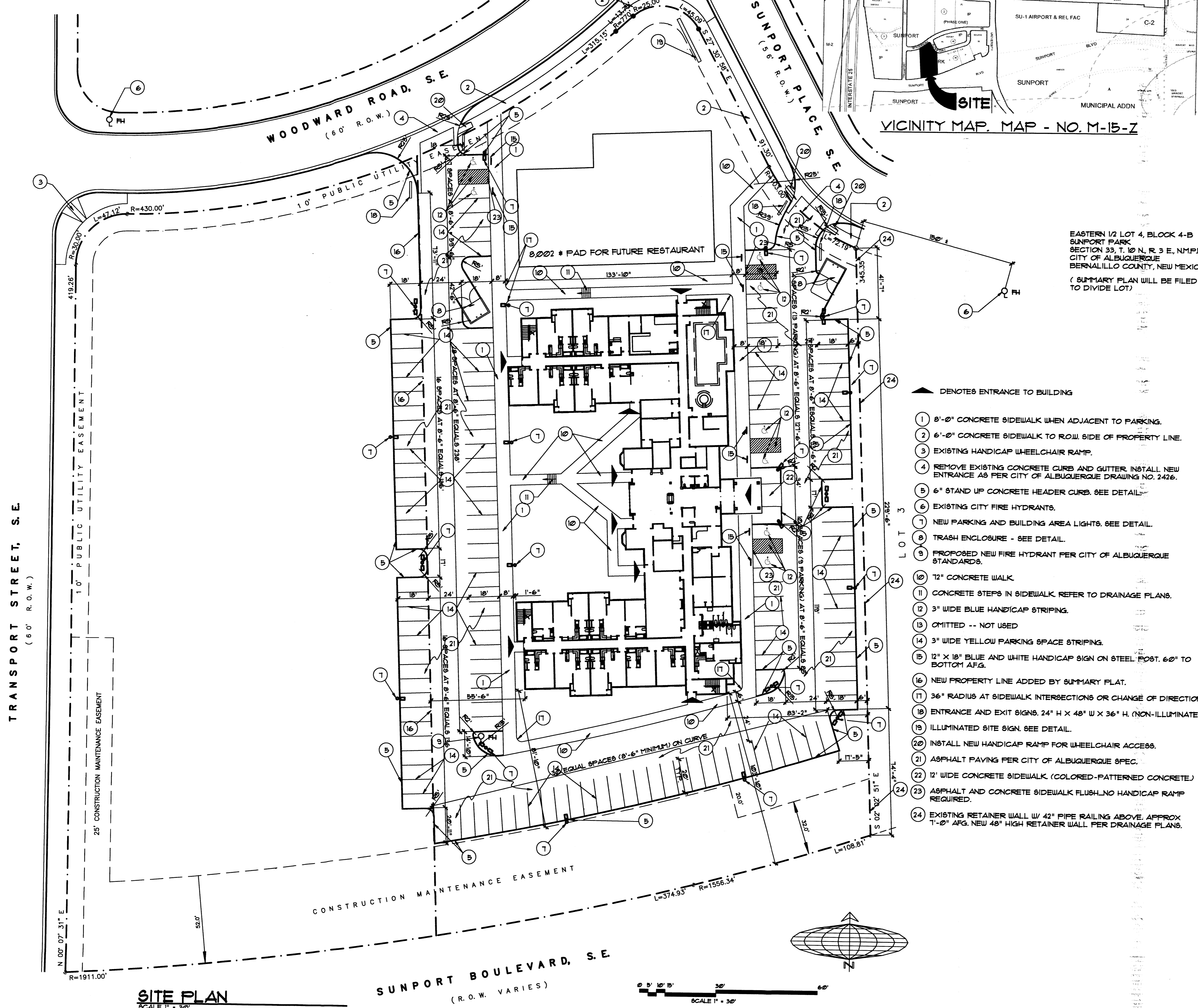
**PARKING CALCULATIONS**

100 GUEST ROOMS -- 1 SPACE PER ROOM = 100 SPACES  
 RESTAURANT -- PAD SITE (8002 SQ. FT. BLDG. AREA) -- 8002/1200 = 41 SPACES  
 TOTAL SPACES REQUIRED 141 SPACES

LESS 10% FOR PROXIMITY TO BUS SERVICE AND AIRPORT 14 SPACES  
 TOTAL SPACES REQUIRED 131 SPACES REQUIRED

TOTAL SPACES PROVIDED 140 SPACES  
 INCLUDED HANDICAP SPACES 8 SPACES (ALL VAN ACCESSIBLE)

100 SPACES  
 41 SPACES  
 141 SPACES  
 14 SPACES  
 131 SPACES REQUIRED  
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 8 SPACES (ALL VAN ACCESSIBLE)



VICINITY MAP - MAP - NO. M-15-Z

EASTERN 1/2 LOT 4, BLOCK 4-B  
 SUNPORT PARK  
 SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
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FIRST LEVEL HEATED	20,330 SQ. FT.
SECOND LEVEL HEATED	19,100 SQ. FT.
THIRD LEVEL HEATED	20,120 SQ. FT.
FOURTH LEVEL HEATED	20,120 SQ. FT.
TOTAL HEATED	80,300 SQ. FT.
COVERED ENTRY	248 SQ. FT.
TOTAL AREA UNDER ROOF	80,550 SQ. FT.

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

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

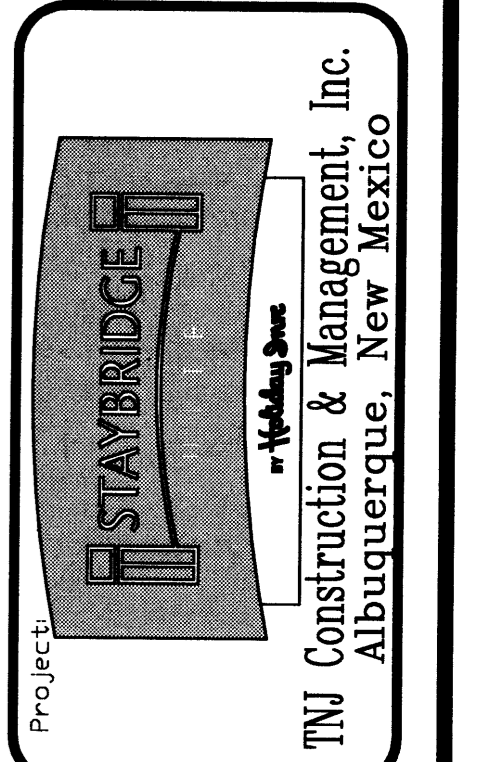
**DRB SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



**JIM MEDLEY, Architect AIA**  
 NCARB Certificate No. 86,885  
 5100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593

Plan No. \_\_\_\_\_  
 Date June 06  
 Drawn by JMT  
 Checked by JMT

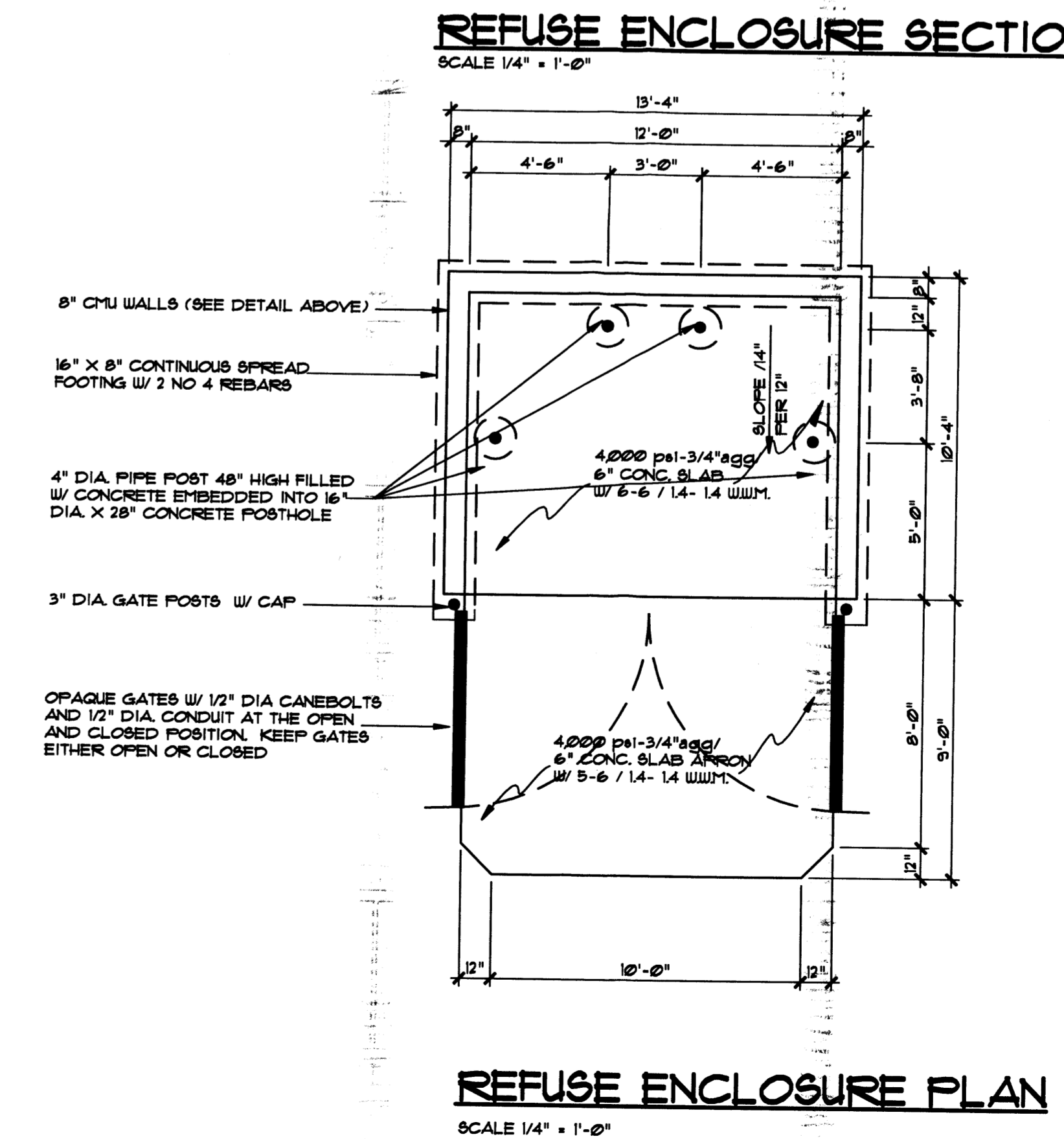
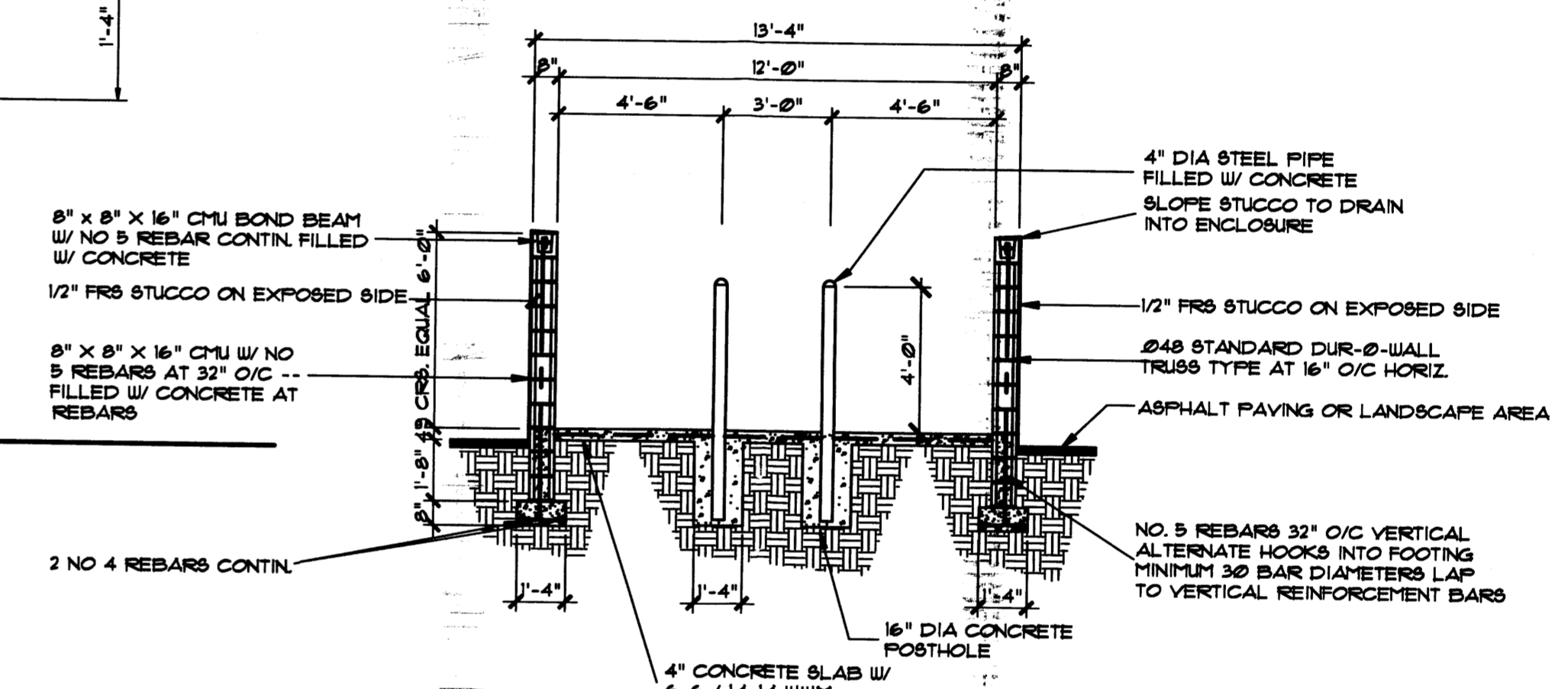
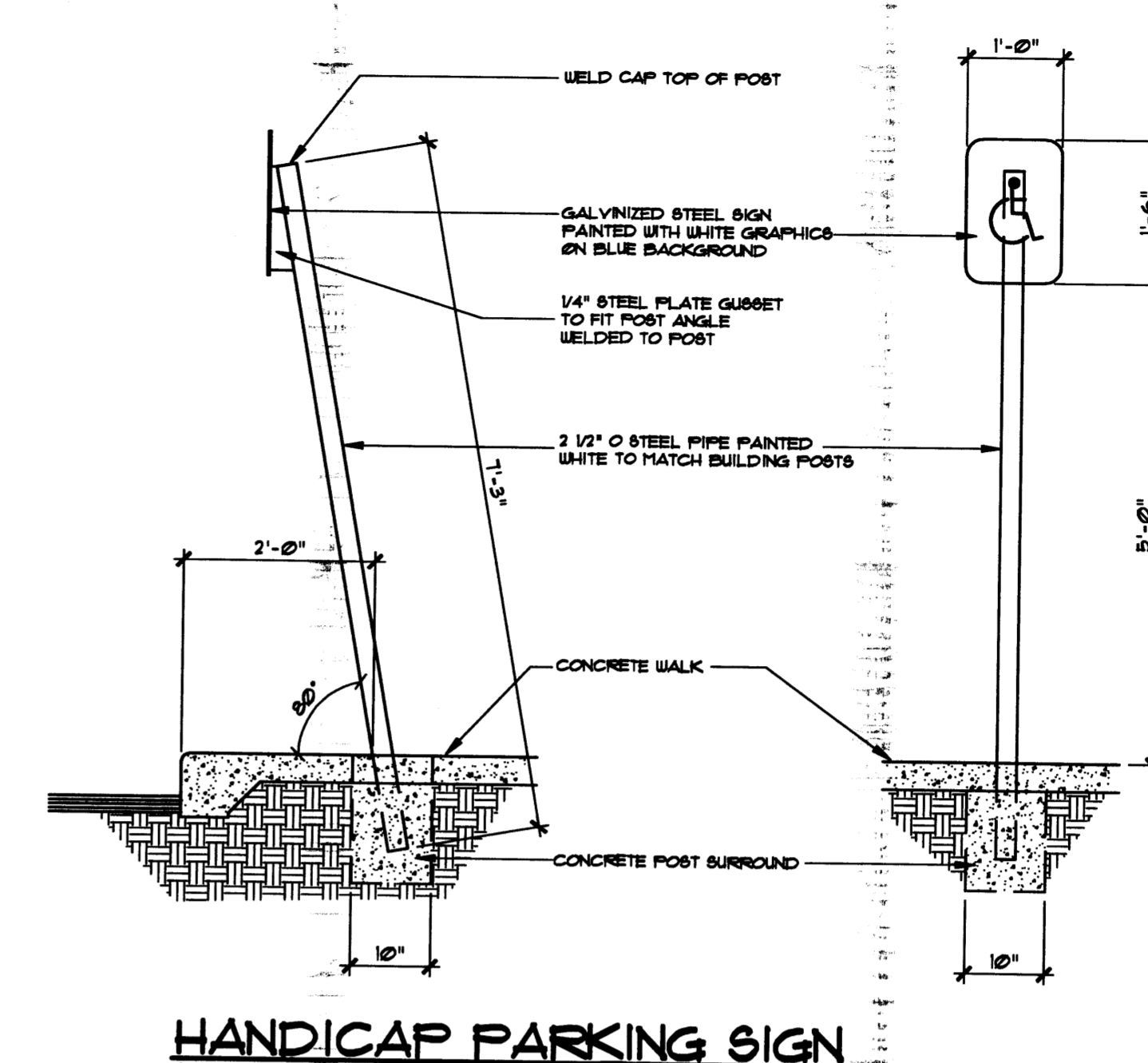
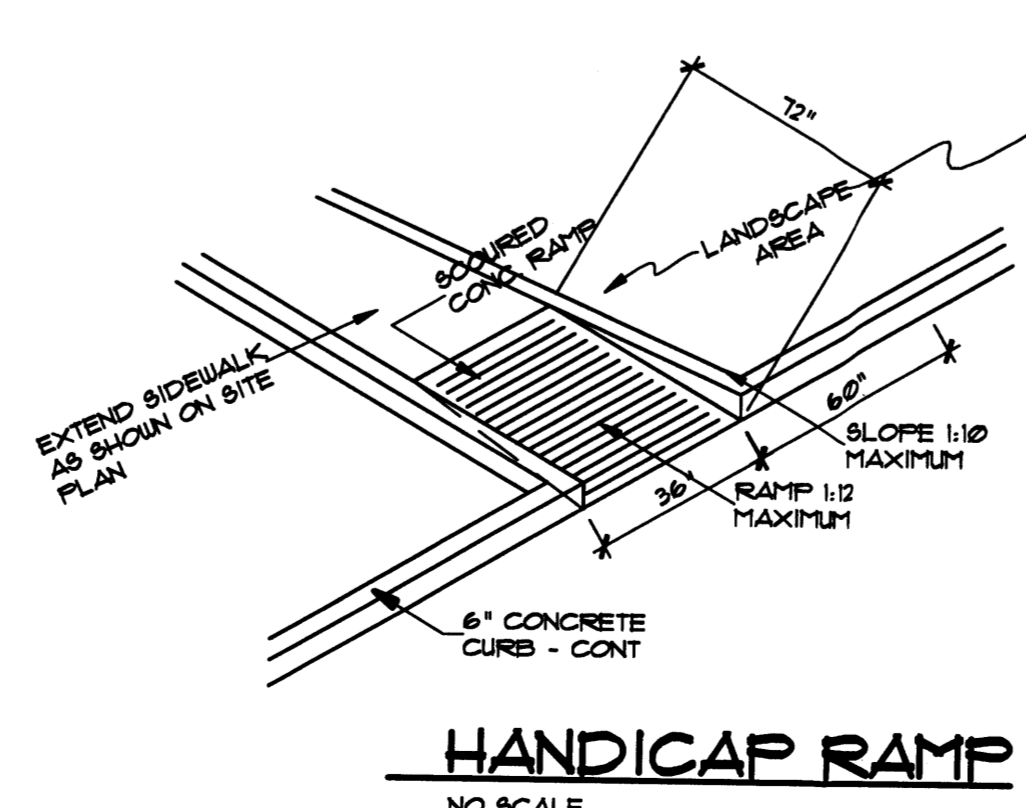
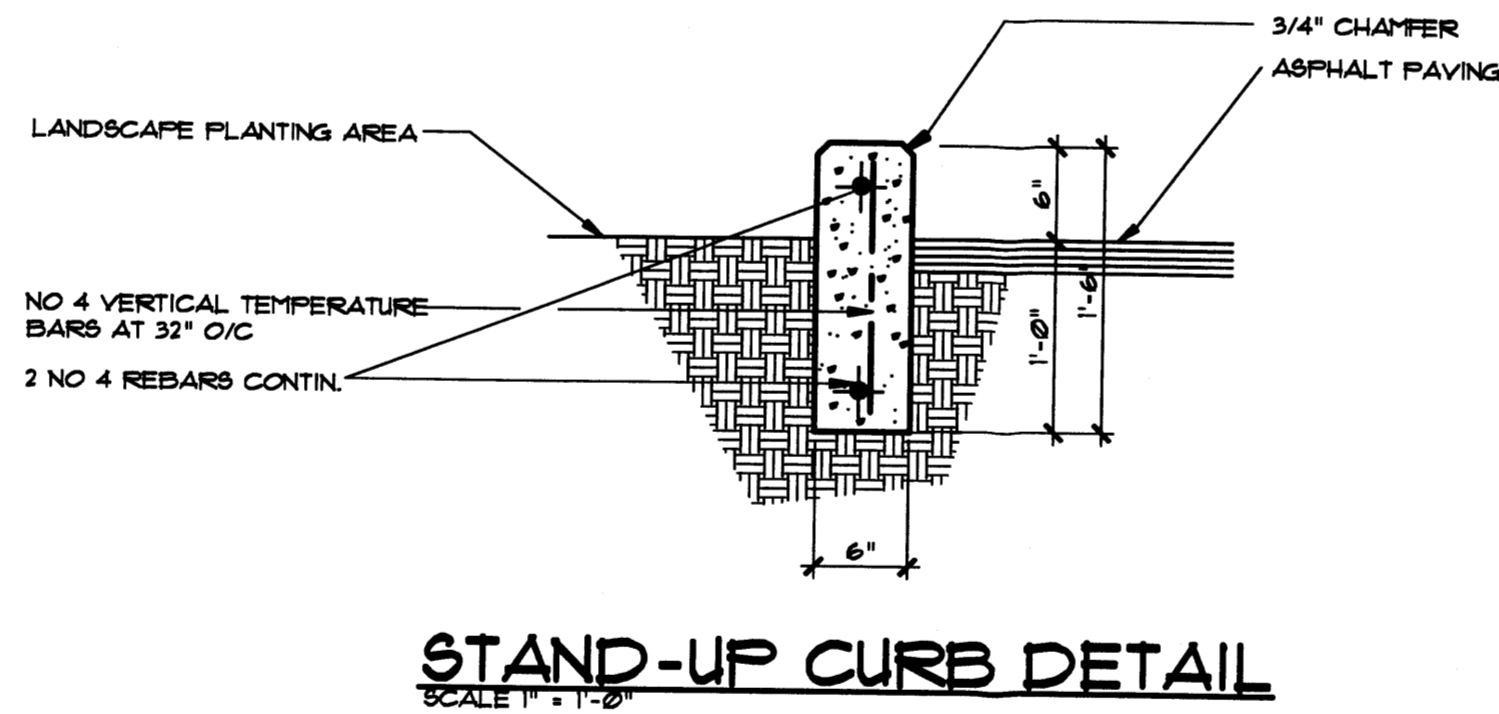
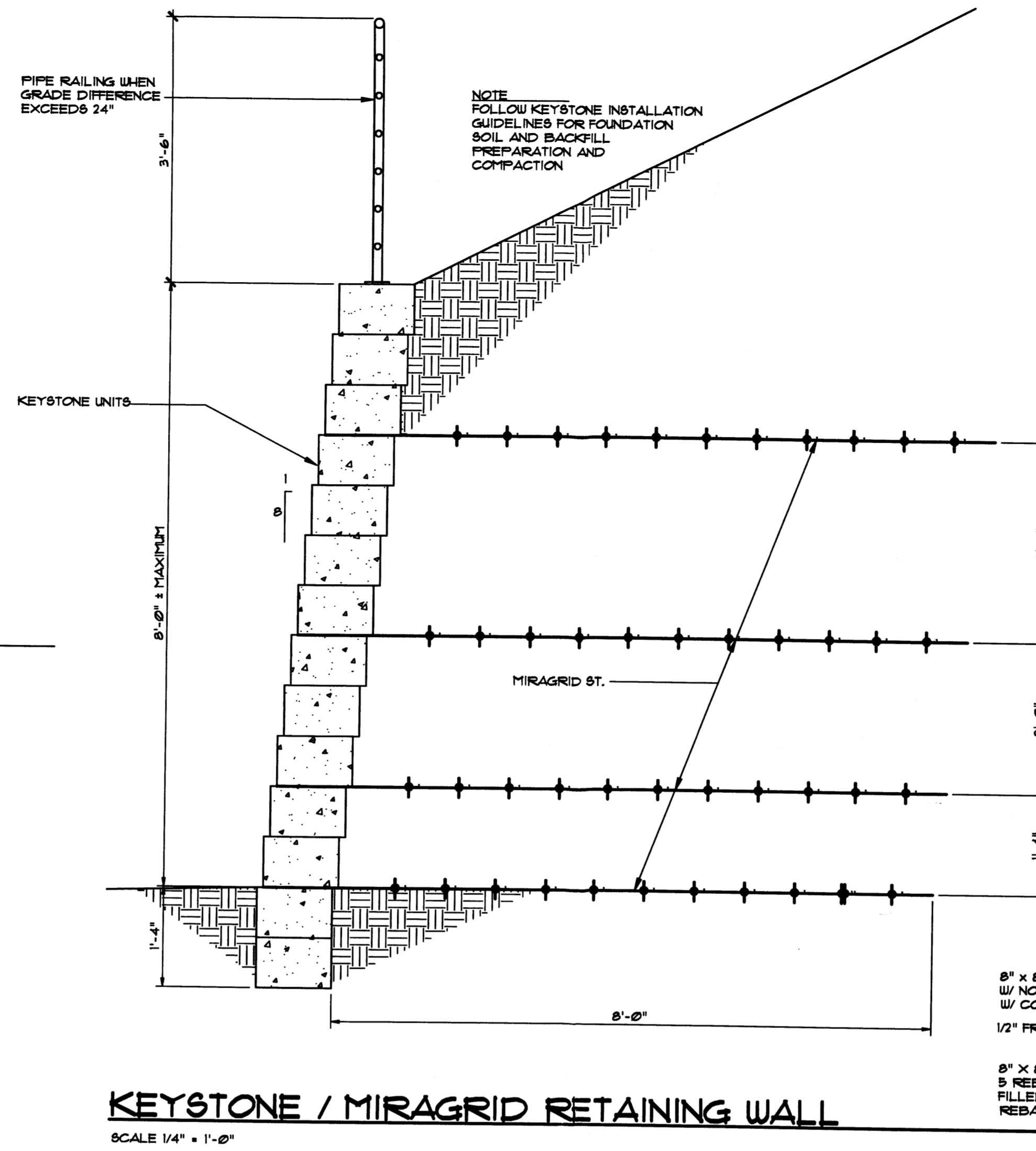
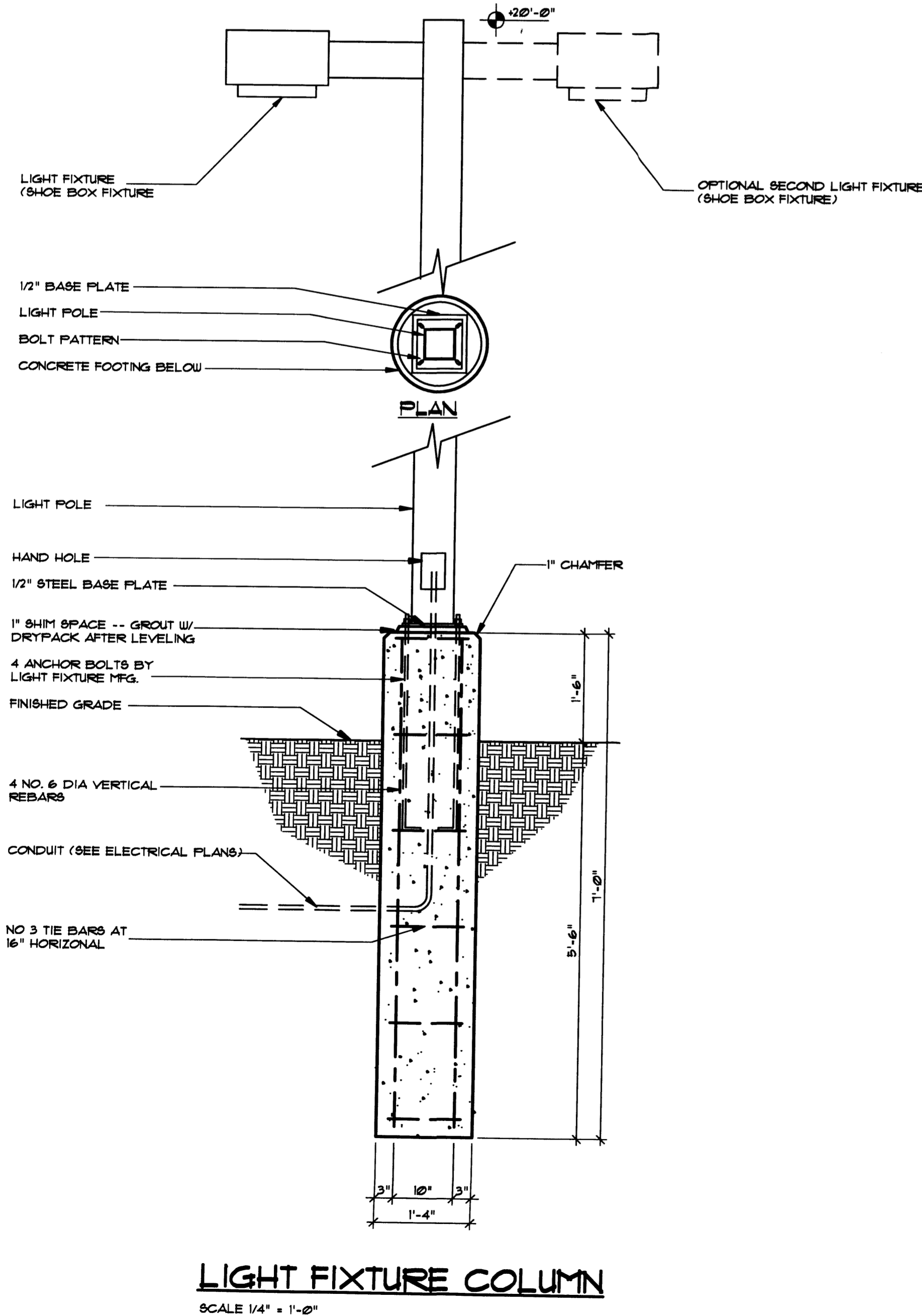
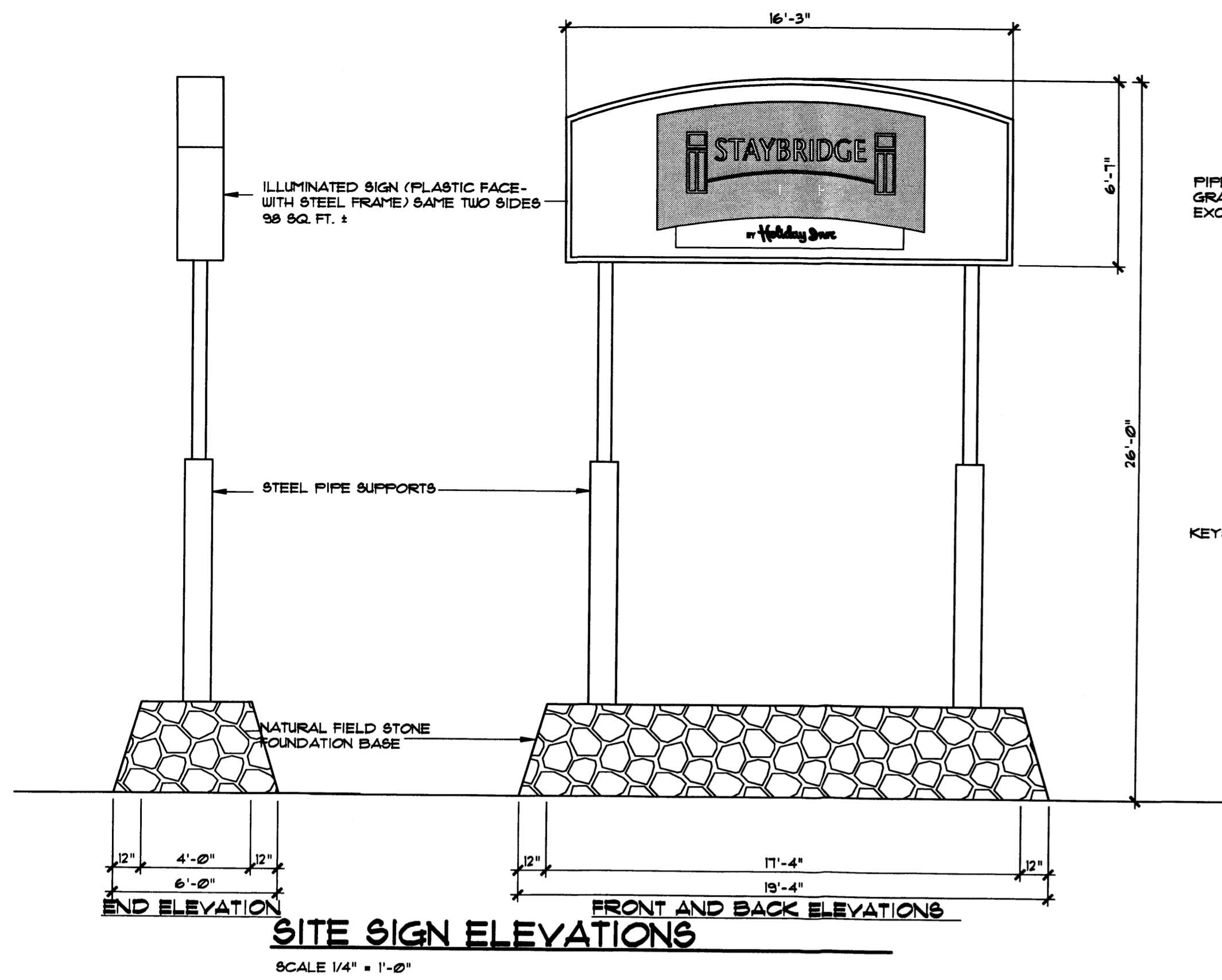


No.	Revision / Issue	Date
1		
2		
3		

**SITE PLAN DEVELOPMENT PLAN FOR BUILDING PERMIT**

Sheet Description  
**C1.1**

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D:\Staybridge - About DRB Submittals\CS Site Details\6/22/2006 10:02:20 AM DWG TO PDF.plt

STATE OF NEW MEXICO  
JAMES W. MEDLEY  
No. 2042  
6/22/06  
REGISTERED ARCHITECT

**JIM MEDLEY, Architect AIA**  
NCARB Cert/No. No. 35,895  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 282-3514 Fax (505) 284-5583  
email: jmedley@jim-medley-architect.com

Plan No.	Date	Drawn by	Checked by
	June 06	JMT	JMT

**STAYBRIDGE**  
Miragrid St.

TNI Construction & Management, Inc.  
Albuquerque, New Mexico

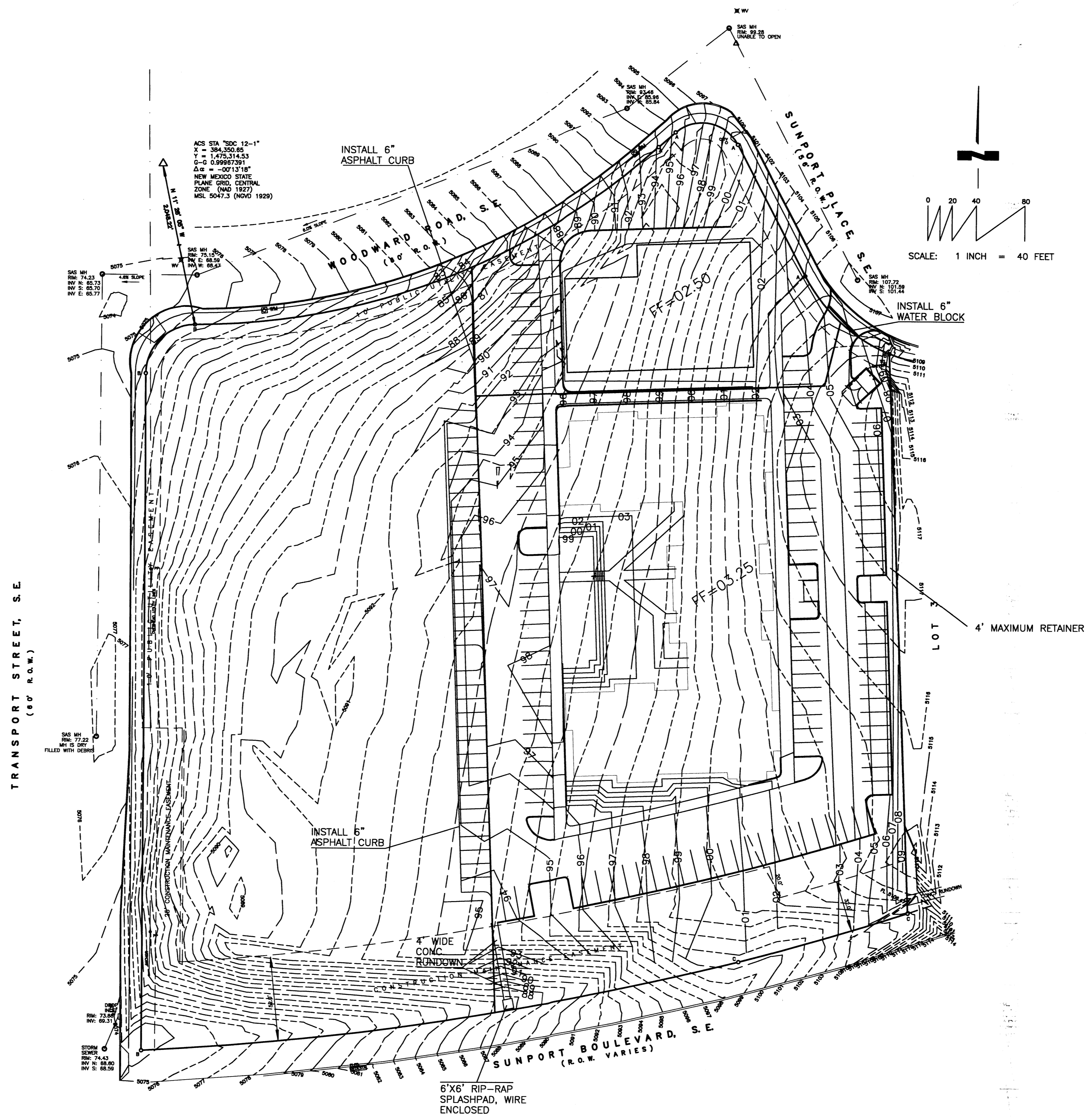
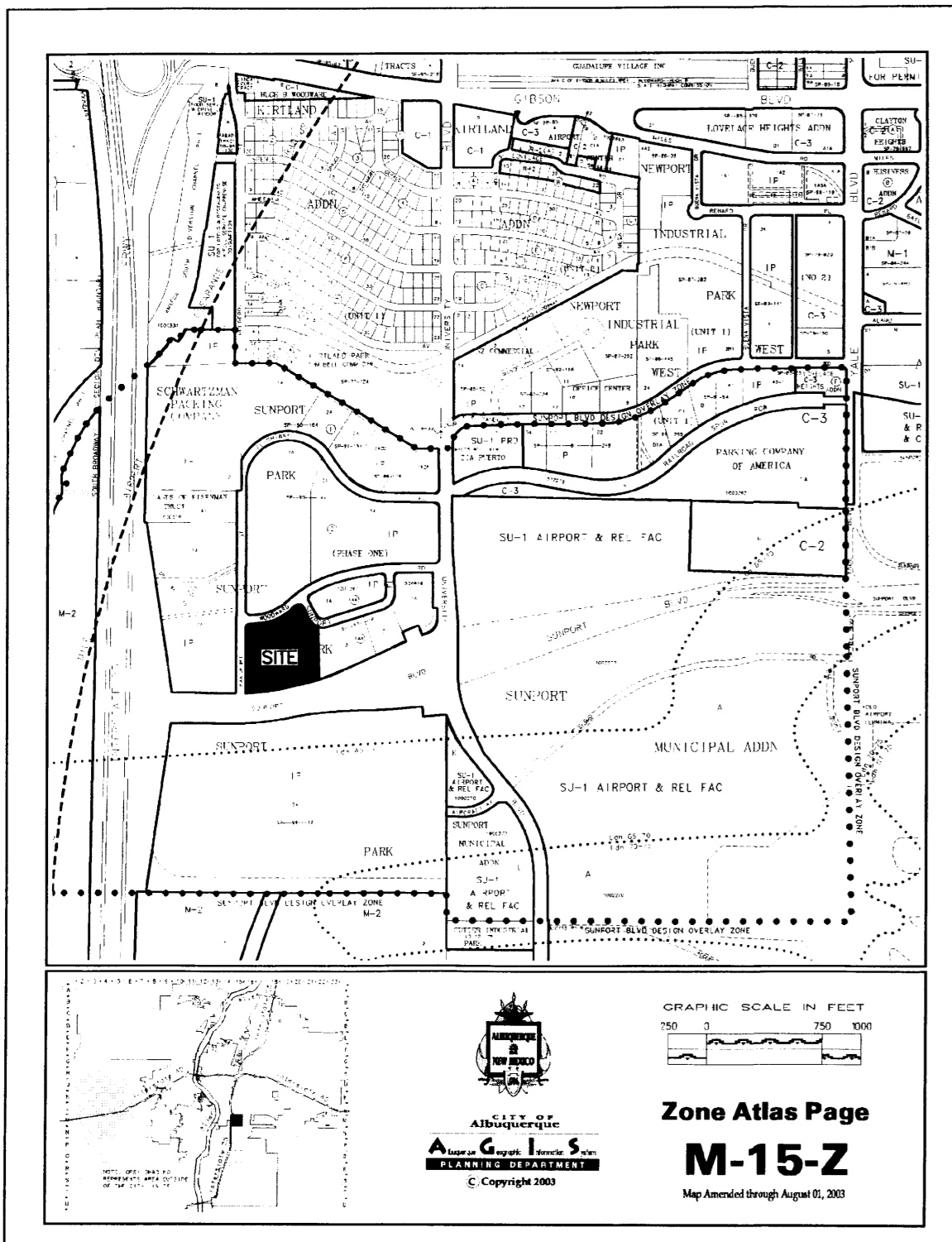
No.	Revision / Issue	Date
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**SITE ELEMENTS DTLS.**  
SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT

C2.1



VICINITY MAP



BENCH MARK

BENCH MARK IS ACS MONUMENT "SDC 12-1" LOCATED 1500' S. OF THE GIBSON BRIDGE OVER AMAFCA SOUTH DIVERSION CHANNEL. NGVD 1929 ELEVATION: 5047.3

OFFSITE FLOW INFORMATION

OFFSITE CONTRIBUTORY FLOW TO THE PROPERTY IS NEGLIGIBLE.

DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PARKING LOTS OR LANDSCAPING VIA GUTTER AND DOWNSPOUT. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

DRAINAGE CONCEPT

THIS SITE CURRENTLY FREE DISCHARGES TO TRANSPORT ST., S.E., SUNPORT BLVD., VIA THE 30' CONSTRUCTION EASEMENT AT THE SOUTH END OF THE SITE, OR TO WOODWARD ROAD, S.E., DEPENDING ON THE LOCATION ON THE SITE. THE PROPOSED CONFIGURATION WOULD ALLOW FOR FREE DISCHARGE OF THE SITE AT TWO CONSTRUCTED LOCATIONS, ONE ON WOODWARD ROAD, S.E. AND ONE ON TRANSPORT ST., S.E. THE AMOUNT OF RUNOFF TO SUNPORT BLVD. WOULD BE GREATLY REDUCED DUE TO THE ADDITION OF CURB AND GUTTER AT THE SOUTH END OF THE DEVELOPED AREA OF THE SITE. NUISANCE RUNOFF SOUTH OF THE NEW CURB AND GUTTER AT THE SOUTH END OF THE SITE WOULD STILL BE ALLOWED TO DRAIN TOWARD SUNPORT BLVD., S.E.

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EPA NPDES, PHASE 2 PERMIT. DUE TO THE SIZE OF THE SITE, A SWPPP WILL BE REQUIRED.

OTHER NOTES

- RETAINING WALL DESIGN BY OTHERS
- TRAFFIC CIRCULATION PLAN BY OTHERS

ONSITE HYDROLOGY

DRAINAGE DATA

THIS SITE LIES WITHIN PRECIPITATION ZONE 2

Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. Ft.)	Rate (cfs)
EXISTING	100	A	0	0.53	1.56	0.0	0.00
		B	213,647	0.78	2.28	13,887.1	11.18
		C	0	1.13	3.14	0.0	0.00
EXISTING	10	A	0	2.12	4.70	0.0	0.00
		B	213,647	0.28	0.95	4,985.1	4.66
		C	0	0.52	1.71	0.0	0.00
DEVELOPED	100	A	0	1.34	3.14	0.0	0.00
		B	105,381	0.78	2.28	6,849.8	5.52
		C	10,500	1.13	3.14	988.8	0.76
DEVELOPED	10	A	0	2.12	4.70	17,272.0	10.55
		B	105,381	0.28	0.95	2,458.9	2.30
		C	10,500	0.52	1.71	455.0	0.41
TOTAL (EXT)	100					13,887.1	11.2
	10					4,985.1	4.7
TOTAL (DEV)	100					25,110.5	16.8
	10					13,831.1	9.8

FLOW RATE INCREASES (100-YR) = 5.6 CFS  
 FLOW RATE INCREASES (10-YR) = 5.1 CFS  
 6-HOUR RUNOFF INCREASE (100-YR) = 11,223.5 CU. FT.  
 6-HOUR RUNOFF INCREASE (10-YR) = 8,846.0 CU. FT.

FLOW RATE INCREASES OF 5.6 CFS AND 5.1 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 11223.5 CUBIC FEET FOR THE 100-YEAR STORM & 8846.0 CUBIC FEET FOR THE 10-YEAR STORM.

LEGEND

- 4958 — EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 4958 — EXISTING CONTOURS @ 1 FT. INTERVALS
- 56 — PROPOSED CONTOURS @ 1.0' INTERVALS
- 58.0 — EXISTING SPOT ELEVATION
- 58.0 — PROPOSED SPOT ELEVATION
- — — FLOW LINE
- — — PROPOSED RETAINER
- TC — TOP OF CONCRETE
- FL — FLOW LINE
- TSW — TOP OF SIDEWALK
- RIM — RIM OF MANHOLE

LEGAL DESCRIPTION AND FLOOD ZONE

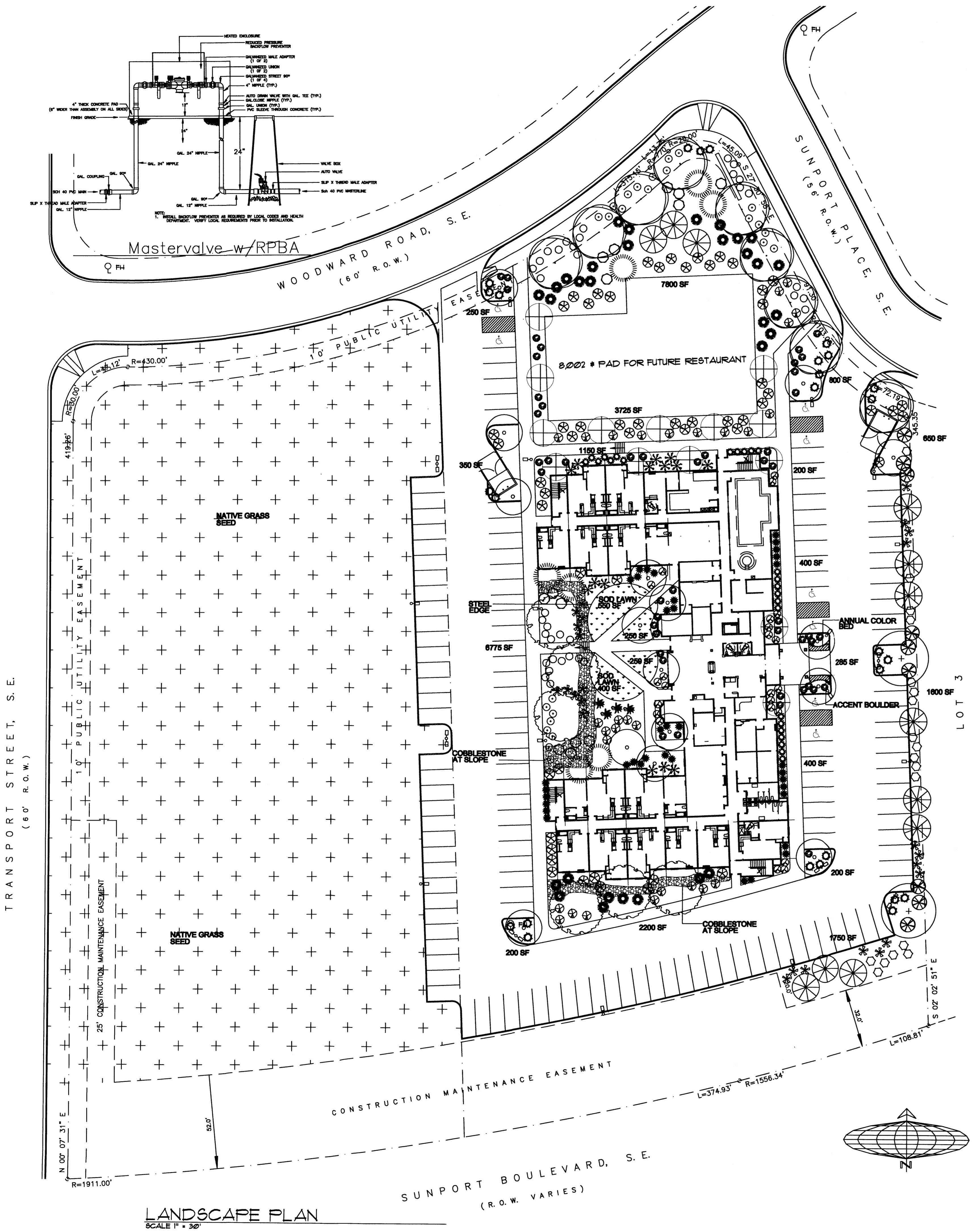
Lot numbered Four (4) in Block numbered Four-B (4-B) of SUNPORT PARK, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 1997, in Plat Book 97C, folio 73. The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0143. E, dated November 19, 2003, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.



I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14920, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MAY 28, 2004, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

CONCEPTUAL DRAINAGE AND GRADING PLAN  
 STAYBRIDGE  
 LOT 4, BLOCK 4-B, SUNPORT PARK  
 FOR: 786 SUNPORT LLC

**TJ ENGINEERING, INC.** (505)266-7256  
 330 LOUISIANA BLVD. NE  
 ALBUQUERQUE, NM 87108  
 Fax: (505) 255-2887



LANDSCAPE PLAN  
SCALE 1" = 30'

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
14	⊕	<i>Crataegus phaenopyrum</i> Washington Hawthorn	15-Gal	Medium+
2	⊙	<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	2" B&B	Medium+
9	⊙	<i>Gleditsia triacanthos</i> Honeylocust	2" B&B	Medium
7	⊙	<i>Pinus nigra</i> Austrian Pine	6'-6"	Medium
6	⊙	<i>Platanus chinensis</i> Chinese Platane	2" B&B	Medium+
16	⊙	<i>Pyrus calleryana</i> Flowering Pear	2" B&B	Medium+
12	⊙	<i>Vitex agnus-castus</i> Chaste Tree	5-Gal	Medium
<b>Shrub/Grasscovers</b>				
14	⊙	<i>Buddleia davidii</i> Butterfly Bush	5-Gal	Medium
9	⊙	<i>Cassipouira gillettii</i> Yellow Bird of Paradise	5-Gal	Low
25	⊙	<i>Mahonia</i> Oregon Grape Holly	5-Gal	Medium
55	⊙	<i>Photinia</i> Photinia	1-Gal	Low+
18	⊙	<i>Fallugia pardosa</i> Apache Plume	5-Gal	Low
25	⊙	<i>Heperaloe parviflora</i> Red Yucca	1-Gal	Low+
27	⊙	<i>Rosmarinus off. pro.</i> Creeping Rosemary	5-Gal	Low+
36	⊙	<i>Lavandula angustifolia</i> English Lavender	1-Gal	Low
37	⊙	<i>Nandina domestica</i> Nandina	5-Gal	Medium+
48	⊙	<i>Potentilla fruticosa</i> Shrubby Cinqufoil	5-Gal	Medium+
29	⊙	<i>Prunus besseyi</i> Western Sand Cherry	5-Gal	Medium
23	⊙	<i>Rhampholepis indica</i> Indie Hawthorn	5-Gal	Medium
4	⊙	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	Low+
25	⊙	<i>Salvia greggii</i> Cherry Sage	1-Gal	Medium
14	⊙	<i>Cornus stolonifera</i> Red Twig Dogwood	1-Gal	Low+
<b>Ornamental Grasses</b>				
31	⊙	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5-Gal	Medium

SITE DATA

GROSS LOT AREA	119,243 SF
LESS BUILDING(S)	28,340 SF
NET LOT AREA	90,903 SF
REQUIRED LANDSCAPE	13,636 SF
18% OF NET LOT AREA	
PROPOSED LANDSCAPE	29,310 SF
PERCENT OF NET LOT AREA	32%
HIGH WATER USE TURF	5,512 SF
MAX. 20% OF LANDSCAPE AREA	
PROPOSED HIGH WATER USE TURF	1,450 SF
PERCENT OF LANDSCAPE AREA	5%
REQUIRED STREET TREES	10
PROVIDED AT 30' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	14
PROVIDED AT 1 PER 10 SPACES (142 SPACES/10)	

PLANTING RESTRICTIONS APPROACH

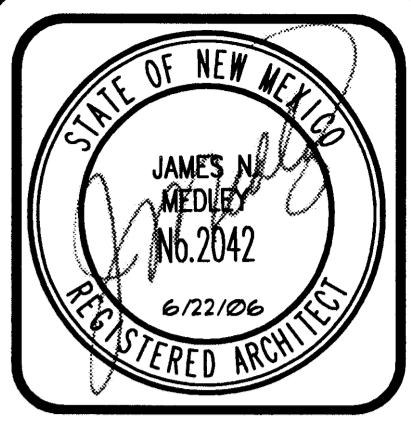
A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
PLANTING RESTRICTIONS APPROACH  
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY  
LANDSCAPE AREAS TO BE MULCHED WITH SUNSET ROSE CRUSHER FINES AT 3" DEPTH  
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS  
NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

Growing Better Up  
**Head's**  
LANDSCAPE CONTRACTORS  
www.headsuplandscapes.com

P.O. BOX 10597  
Albuquerque, NM 87184  
505.898.9815  
505.898.2105 (fax)  
design@hulc.com



**JTM MEDLEY, Architect AIA**  
NCAAB Certificate No. 35,885  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 292-3514  
Fax (505) 294-5593  
email: jmedley@jtm-medley-architect.com

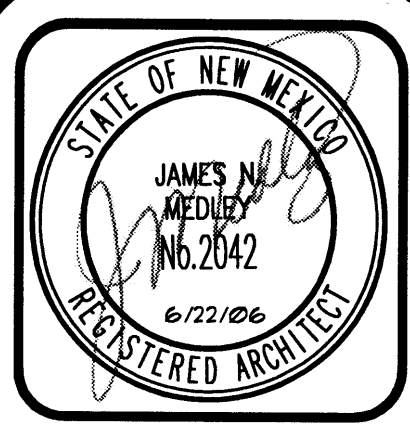
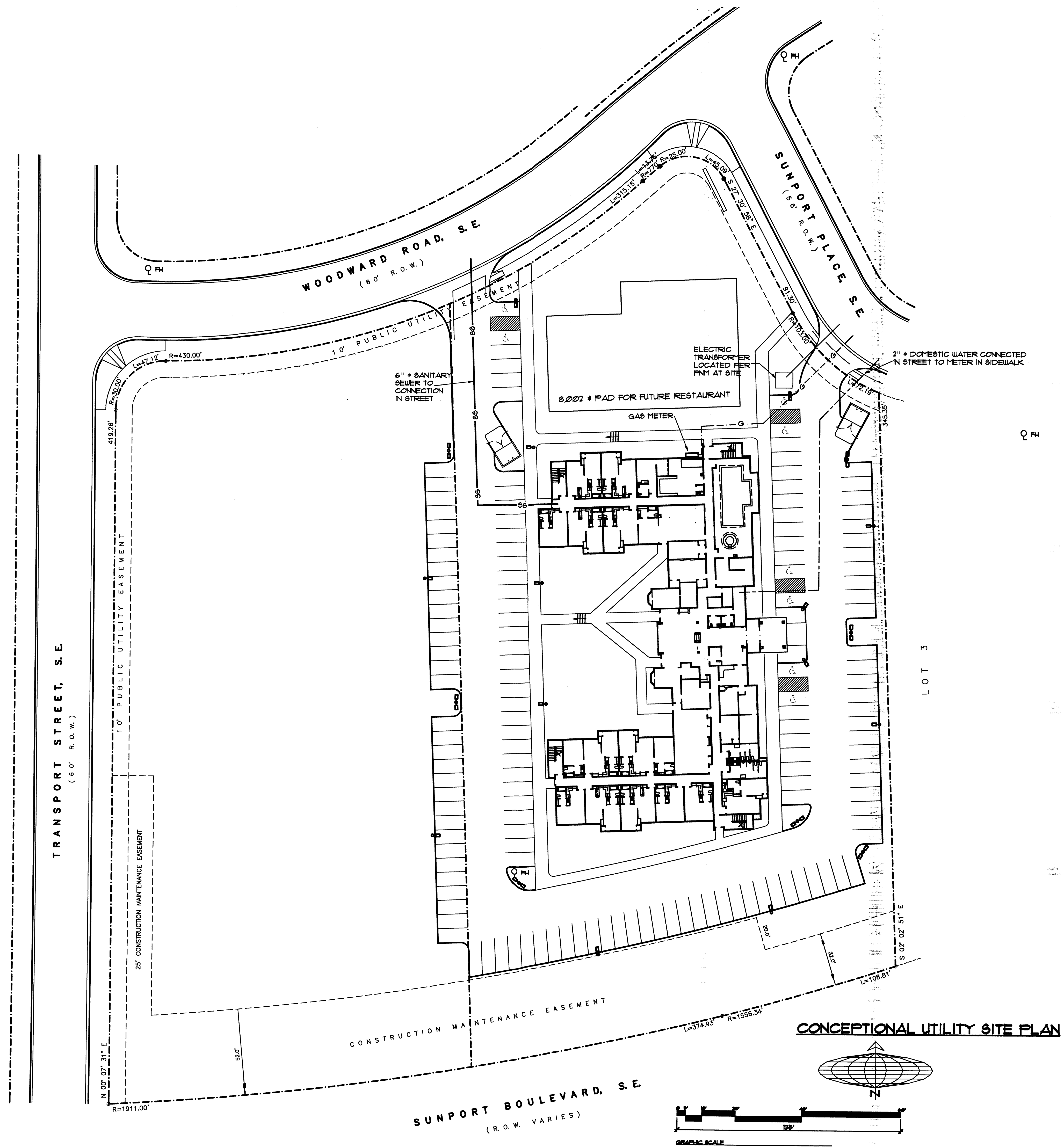
Plan No. \_\_\_\_\_  
Date: June 06  
Drawn by: JMT  
Checked by: JMT

Project: \_\_\_\_\_  
Date: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
STAYBRIDGE  
Construction & Management, Inc.  
Albuquerque, New Mexico

No.	Revision / Issue	Date
1		
2		
3		

Sheet Description  
LANDSCAPE PLAN  
SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

Sheet:  
**L1.1**



**JIM MEDLEY, Architect AIA**  
 NCBARB Certificate No. 35,895  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jim-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

Plan No.	
Date	June '06
Drawn by	JMT
Checked by	JMT

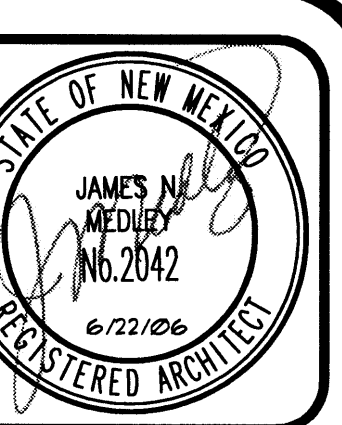
Project:

TNJ Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
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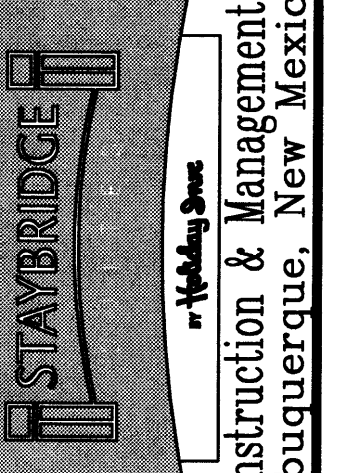
Sheet Description  
**CONCEPTUAL UTILITY SITE PLAN--SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Sheet:  
**U1.1**



**JTM MEDLEY, Architect AIA**  
 AIA #36828 Certificate No. 35,685  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jtm-medley-architect.com  
 Phone: (505) 292-3514 Fax: (505) 294-5585

Project No.	
Date	June 06
Drawn by	JMT
Checked by	JMT

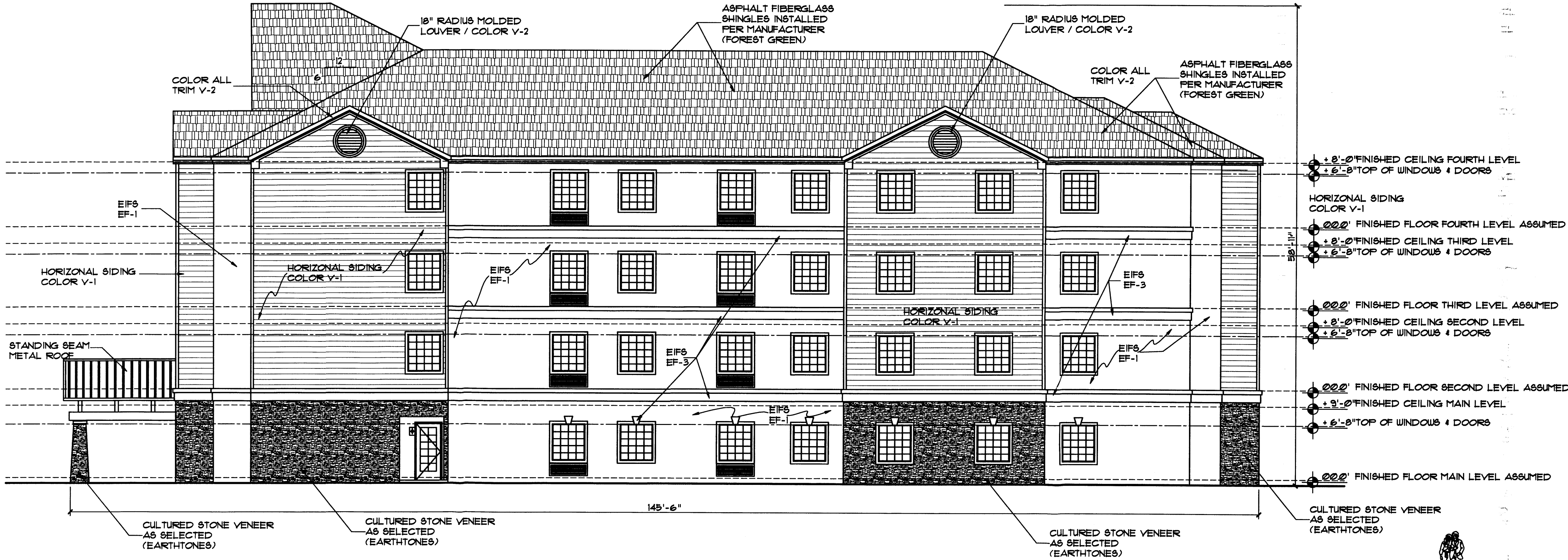
Project:  **Staybridge by Wyndham**  
 TNV Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
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Sheet Description  
**SITE DEVELOPMENT PLAN  
 NORTH AND COURTYARD  
 EXTERIOR ELEVATIONS**

Sheet:

**A3.1**



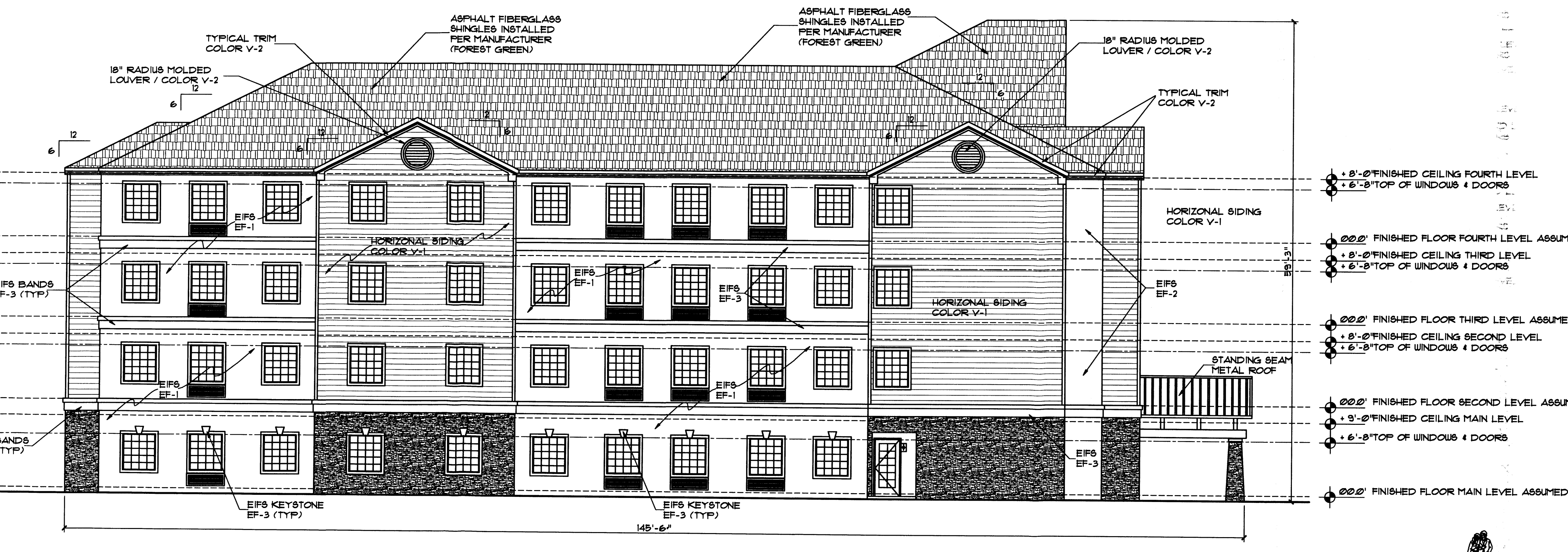
**NORTH ELEVATION**

**SIDING COLORS**  
 V - 1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT \* 20YY61/21  
 V - 2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT \* 40YY03/064  
 CEMENTIOUS SIDING IS ACCEPTABLE.

**EIFS COLORS:**  
 EF-1: CARDAMON \* 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT \* 3100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS \* 3045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER BENERGY.

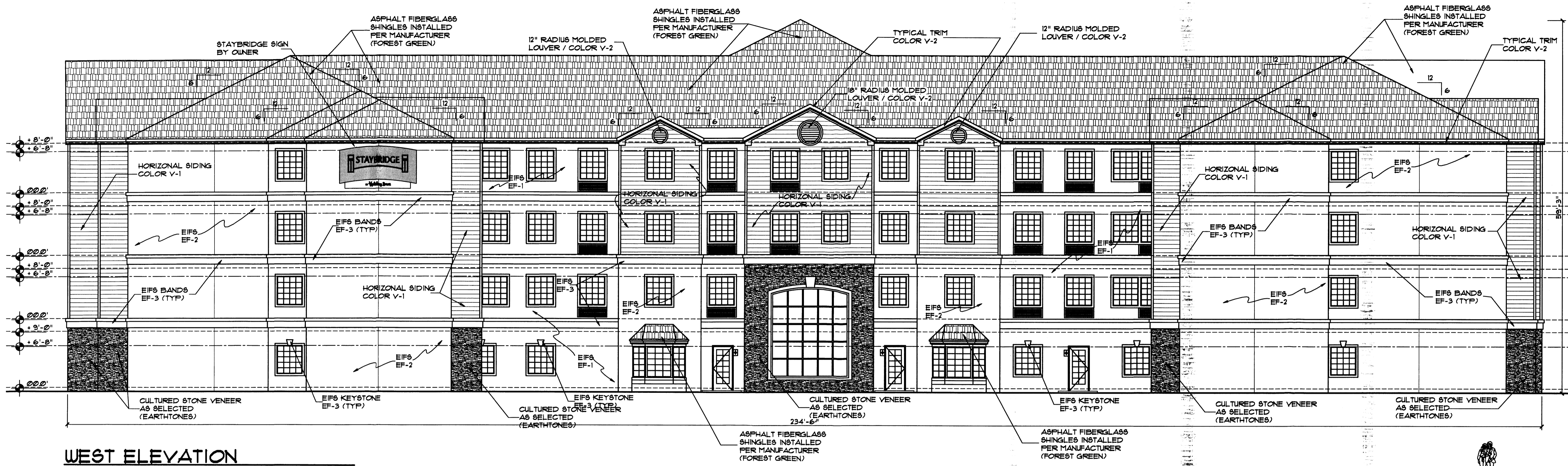
NOTE: THE MINIMUM EIFS THICKNESS IS 1"  
 SEE EIFS BAND NOTES FOR OTHER THICKNESSES.

- NOTE:**
- COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2
  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY, INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS. PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU. PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**SOUTH ELEVATION**

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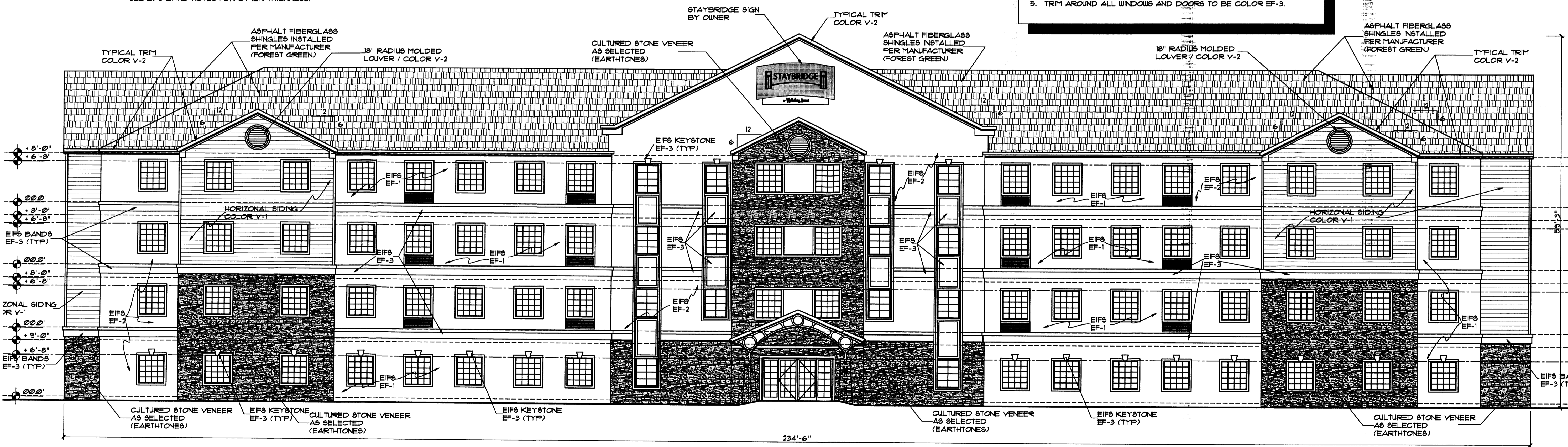
**WEST ELEVATION**

**EIFS COLORS:**  
 EF-1: CARDAMON # 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT #100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS #3045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER SENERGY.

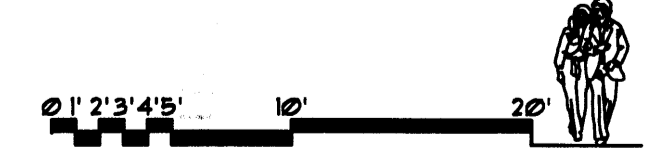
NOTE: THE MINIMUM EIFS THICKNESS IS 1" SEE EIFS BAND NOTES FOR OTHER THICKNESS.

**SIDING COLORS:**  
 V-1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 20TY61/27  
 V-2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 40TY83/264  
 CEMENTIOUS SIDING IS ACCEPTABLE.

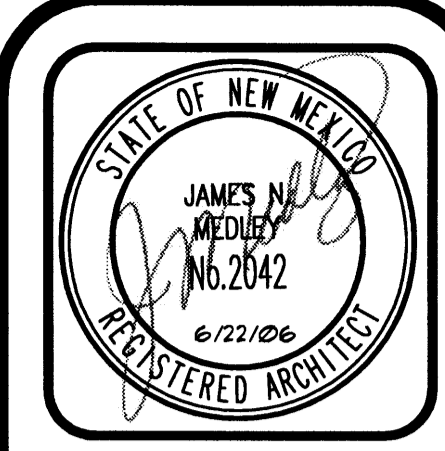
- NOTE:**
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  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY, INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS. PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
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**EAST ELEVATION**



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**JIM MEDLEY, Architect AIA**  
 NCARB Certificate No. 35,886  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jim-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

Plan No.	
Date	June 06
Drawn by	JNT
Checked by	JNT

Project: **STAYBRIDGE** at Holiday Homes  
 TMJ Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
1		
2		
3		

Sheet Description  
**SITE DEVELOPMENT PLAN  
 EAST AND WEST  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.2**



**JTM MEDLEY, Architect AIA**  
 NCARB Certificate No. 85,895  
 3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593  
 email: jmedley@jtm-medley-architect.com

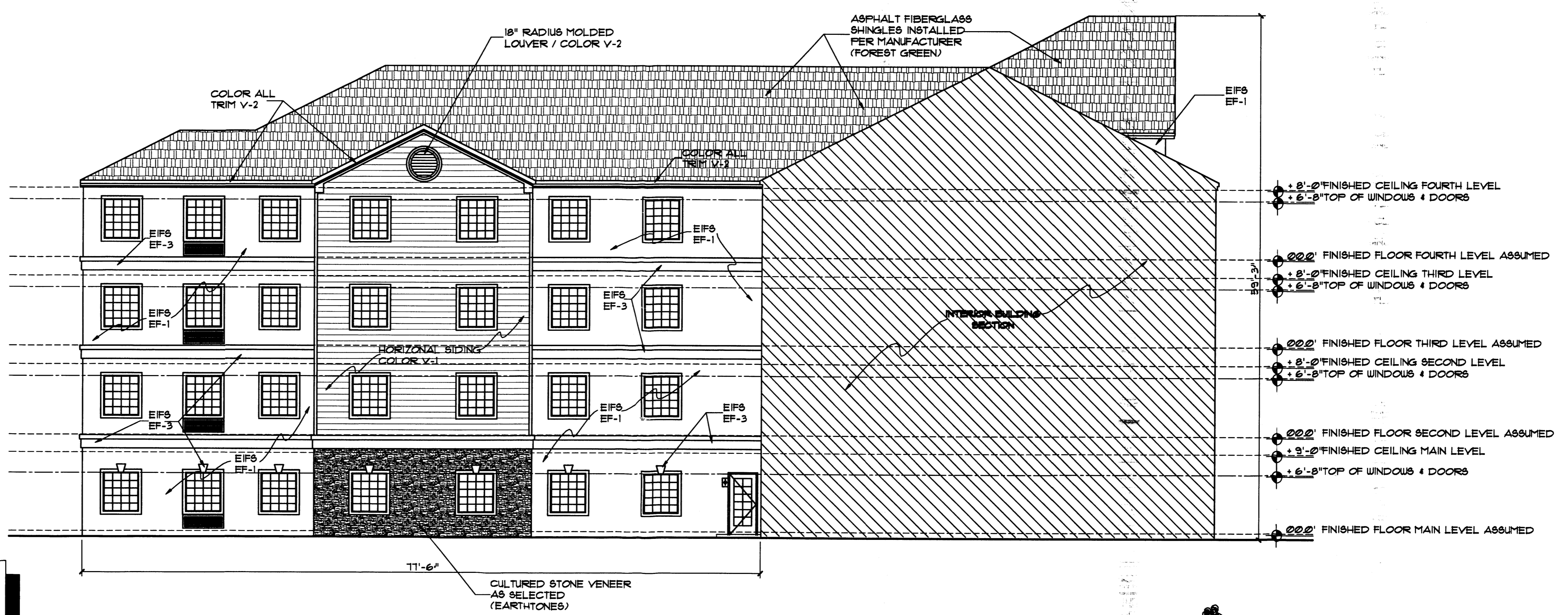
Plan No. \_\_\_\_\_  
 Date: June 10/06  
 Drawn by: JNT  
 Checked by: JNT

Project: \_\_\_\_\_  
  
 Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date

Sheet Description:  
**SITE DEVELOPMENT PLAN  
 NORTH AND COURTYARD  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.3**



**SOUTH ELEVATION of COURTYARD**

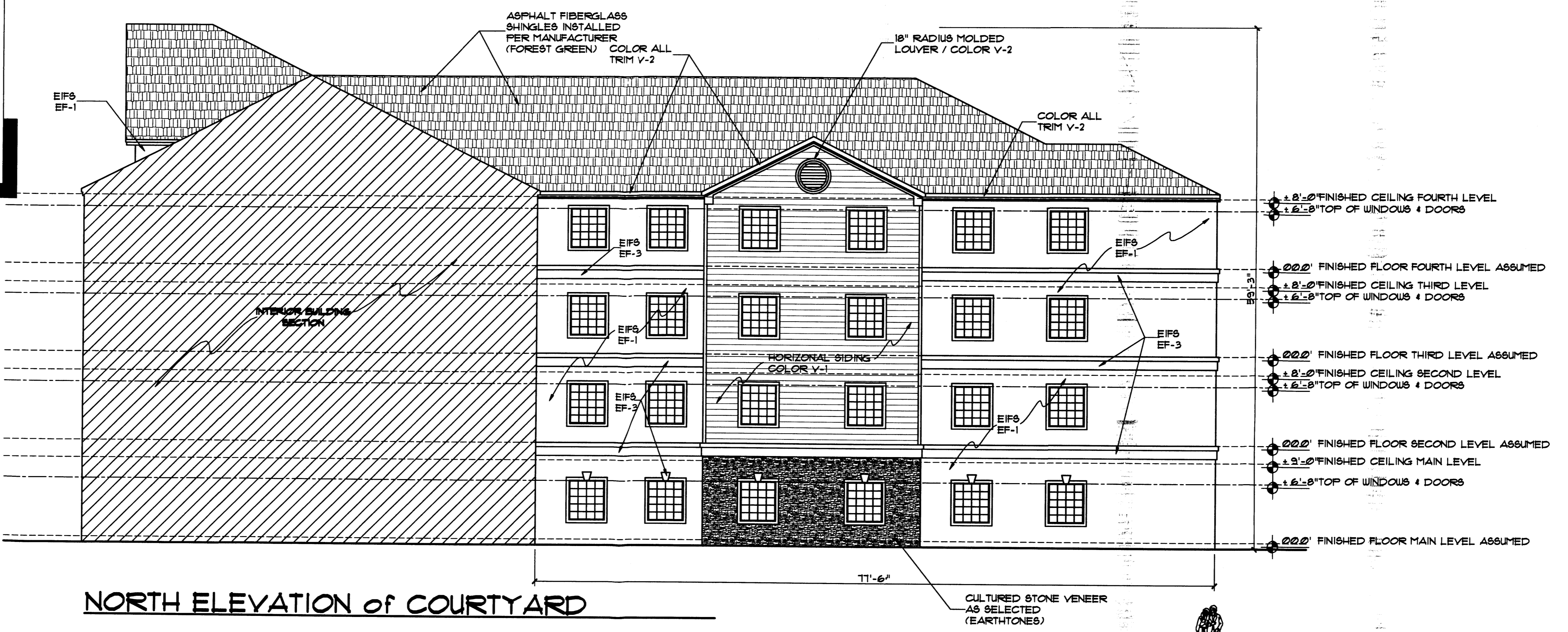


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 MANUFACTURER'S COLORS ARE PER SENERGY.

NOTE: THE MINIMUM EIFS THICKNESS IS 1" SEE EIFS BAND NOTES FOR OTHER THICKNESS.

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  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY. INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED.) TO MATCH COLOR OF GUTTERS. PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU. PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.

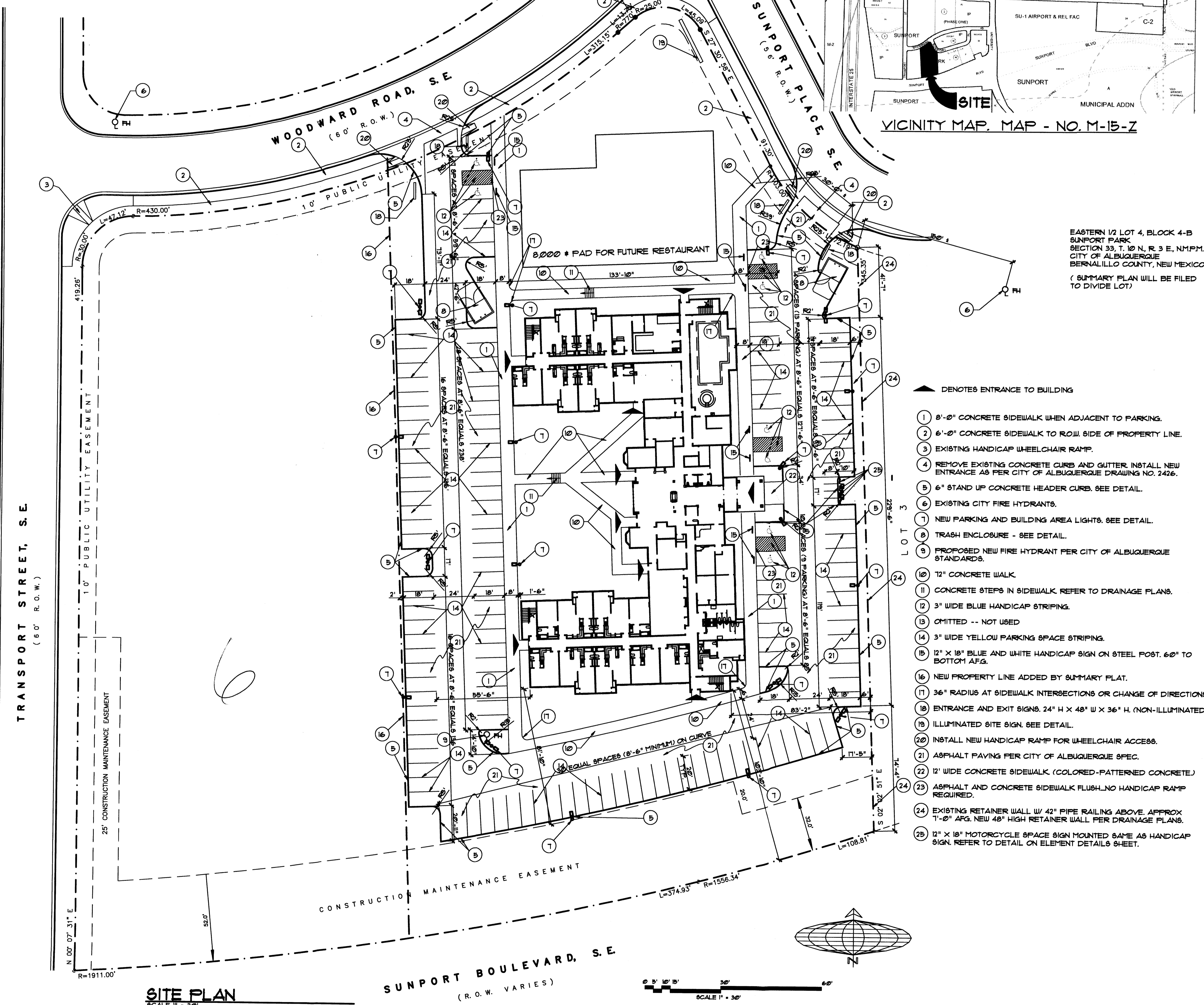


**NORTH ELEVATION of COURTYARD**



**PARKING CALCULATIONS**

100 GUEST ROOMS -- 1 SPACE PER ROOM = 100 SPACES  
 RESTAURANT -- PAD SITE (8000 SQ. FT. BLDG. AREA) -- 8000/200 = 40 SPACES  
 TOTAL SPACES REQUIRED = 140 SPACES  
 TOTAL SPACES PROVIDED = 140 SPACES  
 INCLUDED HANDICAP SPACES = 8 SPACES (ALL VAN ACCESSIBLE)  
 MOTORCYCLE SPACES REQUIRED = 4 SPACES



VICINITY MAP - NO. M-15-Z

EASTERN 1/2 LOT 4, BLOCK 4-B  
 SUNPORT PARK  
 SECTION 33, T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 (SUMMARY PLAN WILL BE FILED  
 TO DIVIDE LOT)

- ▲ DENOTES ENTRANCE TO BUILDING
- 1 8'-0" CONCRETE SIDEWALK WHEN ADJACENT TO PARKING.
- 2 6'-0" CONCRETE SIDEWALK TO ROW SIDE OF PROPERTY LINE.
- 3 EXISTING HANDICAP WHEELCHAIR RAMP.
- 4 REMOVE EXISTING CONCRETE CURB AND GUTTER, INSTALL NEW ENTRANCE AS PER CITY OF ALBUQUERQUE DRAWING NO. 2426.
- 5 6" STAND UP CONCRETE HEADER CURB. SEE DETAIL.
- 6 EXISTING CITY FIRE HYDRANTS.
- 7 NEW PARKING AND BUILDING AREA LIGHTS. SEE DETAIL.
- 8 TRASH ENCLOSURE - SEE DETAIL.
- 9 PROPOSED NEW FIRE HYDRANT PER CITY OF ALBUQUERQUE STANDARDS.
- 10 12" CONCRETE WALK
- 11 CONCRETE STEPS IN SIDEWALK. REFER TO DRAINAGE PLANS.
- 12 3" WIDE BLUE HANDICAP STRIPING.
- 13 OMITTED -- NOT USED
- 14 3" WIDE YELLOW PARKING SPACE STRIPING.
- 15 12" X 18" BLUE AND WHITE HANDICAP SIGN ON STEEL POST. 60" TO BOTTOM A.F.G.
- 16 NEW PROPERTY LINE ADDED BY SUMMARY PLAT.
- 17 36" RADIUS AT SIDEWALK INTERSECTIONS OR CHANGE OF DIRECTIONS.
- 18 ENTRANCE AND EXIT SIGNS. 24" H X 48" W X 36" H. (NON-ILLUMINATED)
- 19 ILLUMINATED SITE SIGN. SEE DETAIL.
- 20 INSTALL NEW HANDICAP RAMP FOR WHEELCHAIR ACCESS.
- 21 ASPHALT PAVING PER CITY OF ALBUQUERQUE SPEC.
- 22 12" WIDE CONCRETE SIDEWALK (COLORED-PATTERNED CONCRETE).
- 23 ASPHALT AND CONCRETE SIDEWALK FLUSH. NO HANDICAP RAMP REQUIRED.
- 24 EXISTING RETAINER WALL W/ 42" PIPE RAILING ABOVE. APPROX 1'-0" AFG. NEW 48" HIGH RETAINER WALL PER DRAINAGE PLANS.
- 25 12" X 18" MOTORCYCLE SPACE SIGN MOUNTED SAME AS HANDICAP SIGN. REFER TO DETAIL ON ELEMENT DETAILS SHEET.

**DEVELOPMENT WITHIN  
 CITY-DESIGNATED LANDFILL BUFFER  
 ZONES.**

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERIENCE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

A. AS PER VINYARD & ASSOC. JOB NO 05-1-453, DATED JANUARY 6, 2006 THE FOLLOWING SHALL BE DONE TO ACCOMMODATE THEIR RECOMMENDATIONS: VINYARD & ASSOC. RECOMMENDS THAT UTILITY TRENCH VENTING BARRIERS SHALL CONSIST OF 2-4 FOOT LONG, ROUNDED (NOT CRUSHED) 1/2 INCH DIAMETER GRAVEL FLUG THAT EXTENDS THE FULL HEIGHT AND THE FULL WIDTH OF THE UTILITY TRENCH. 1-OUNCE NON-WOVEN FILTER FABRIC SHOULD BE PLACED OVER THE GRAVEL. LANDSCAPING MATERIAL (GRAVEL, SAND, ETC.) SHOULD BE PLACED OVER THE FILTER FABRIC. A 2" DIAMETER PERFORATED VENT PIPE (PVC OR METAL) SHALL EXTEND TO THE MID-POINT OF THE GRAVEL. PERFORATIONS SHALL BE 1/2" DIAMETER (MAXIMUM) ON 2" CENTERS ALL AROUND THE PIPE. ABOVE GROUND, THE VENT PIPE SHALL BE METAL OR UV RESISTANT PVC. THE TWO VENTING AREAS IN PERMITTED LANDSCAPING ARE CONSIDERED TO PRESENT A LOW POTENTIAL FOR PEDESTRIAN EXPOSURE. THEREFORE, THE VENT PIPES SHALL TERMINATE IN GOOSENECKS. THE GOOSENECK PIPE OPENINGS SHOULD BE COVERED WITH SCREEN AND OPEN BETWEEN 1-3 FEET ABOVE THE GROUND. UTILITY PENETRATIONS AND CRACKS THROUGH THE BUILDING SLAB SHOULD BE SEALED WITH NON-HARDENING CAULK. SECONDARY UTILITIES (SUCH AS ELECTRIC LINES TO SIGNS, LIGHT POLES AND SIGN POSTS, ETC) DO NOT NEED TO BE VENTED.

THE SLABS SHALL BE UNDERLAIN BY A 20 MIL. PLASTIC BARRIER. THE BARRIER SHOULD BE ATTACHED TO THE CONCRETE BY USING AN APPROPRIATE ADHESIVE. ALL UTILITY PENETRATIONS THROUGH THE PLASTIC BARRIER AND THE CONCRETE SLABS SHALL BE CAREFULLY SEALED. IF DESIRED 2" OF CLEAN SAND MAY BE PLACED OVER THE PLASTIC BARRIER TO AID SLAB CURING. 8" OF CLEAN 1/2" DIAMETER ROUNDED GRAVEL SHOULD BE PLACED BELOW THE PLASTIC BARRIER. A SYSTEM OF PERFORATED PVC PIPE SHOULD BE PLACED AT THE MID-POINT OF THE GRAVEL LAYER. THE PVC SHOULD BE PERFORATED WITH 3/8" TO 1/2" DIAMETER HOLES AT NO MORE THAN 12" ON CENTERS. THE 2" PVC PIPE SHOULD BE SPACED AT NO MORE THAN 25'-0" ON CENTERS. ONE INLET SHOULD BE PROVIDED OUTSIDE OF THE BUILDING IN A LANDSCAPED AREA. THE INLET TO THE PERFORATED PIPE SYSTEM SHOULD CONSIST OF A GOOSENECK PIPE WITH AN OPENING BETWEEN 1-3 FEET ABOVE THE GROUND. PIPE EXPOSED ABOVE THE GROUND SHOULD BE GALVANIZED METAL. THE INLET SHOULD BE COVERED WITH WIRE SCREEN TO PREVENT RODENTS FROM ENTERING THE PERFORATED PIPE SYSTEM. THE 2" DIAMETER PVC PIPES BENEATH THE SLABS SHOULD BE MANIFOLDED TOGETHER. THE PERFORATED PIPE SYSTEM SHOULD BE CONNECTED VERTICAL RISERS THROUGH WALLS OF THE BUILDING THAT VENT TO THE ATMOSPHERE AT LEAST 2' ABOVE THE ROOF OF THE BUILDING. OUTLET PIPE THAT IS EXPOSED ABOVE THE ROOF SHOULD BE GALVANIZED METAL. PASSIVE WIND TURBINES SHOULD BE ATTACHED TO THE TOPS OF THE EXHAUST PIPES.

CONSTRUCTION OF THE VENTING BARRIERS, THE VENTING SYSTEM UNDERNEATH THE SLABS, AND THE MEMBRANE SHOULD BE DOCUMENTED BY PHOTOGRAPHS, INSPECTION AND PHOTOGRAPHING OF THE METHANE ENGINEERING CONTROLS CAN BE PROVIDED BY VINYARD AND ASSOCIATES AT A CHARGE. UPON COMPLETION OF PROJECT PROVIDE A LETTER CERTIFYING THAT THE LANDFILL GAS BARRIERS WERE CONSTRUCTED ACCORDING TO RECOMMENDATION BY A QUALIFIED ENVIRONMENTAL ENGINEER SUCH AS VINYARD & ASSOCIATES, INC.

FIRST LEVEL HEATED	20,338	SQ. FT.
SECOND LEVEL HEATED	19,708	SQ. FT.
THIRD LEVEL HEATED	20,128	SQ. FT.
FOURTH LEVEL HEATED	20,128	SQ. FT.
TOTAL HEATED	80,302	SQ. FT.
COVERED ENTRY	248	SQ. FT.
TOTAL AREA UNDER ROOF	80,550	SQ. FT.

**PROJECT NUMBER:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRG 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 APPROVAL:**

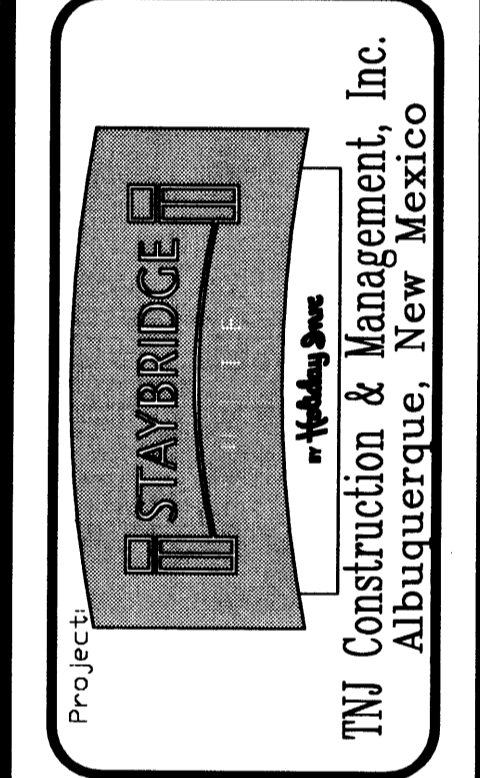
Traffic Engineer, Transportation Division	_____	Date	_____
Water Utility Department	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer	_____	Date	_____
* Environmental Health Department (conditional)	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

\* Environmental Health, if necessary  
 5-13-06



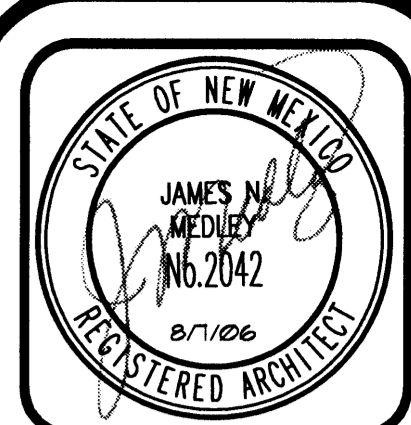
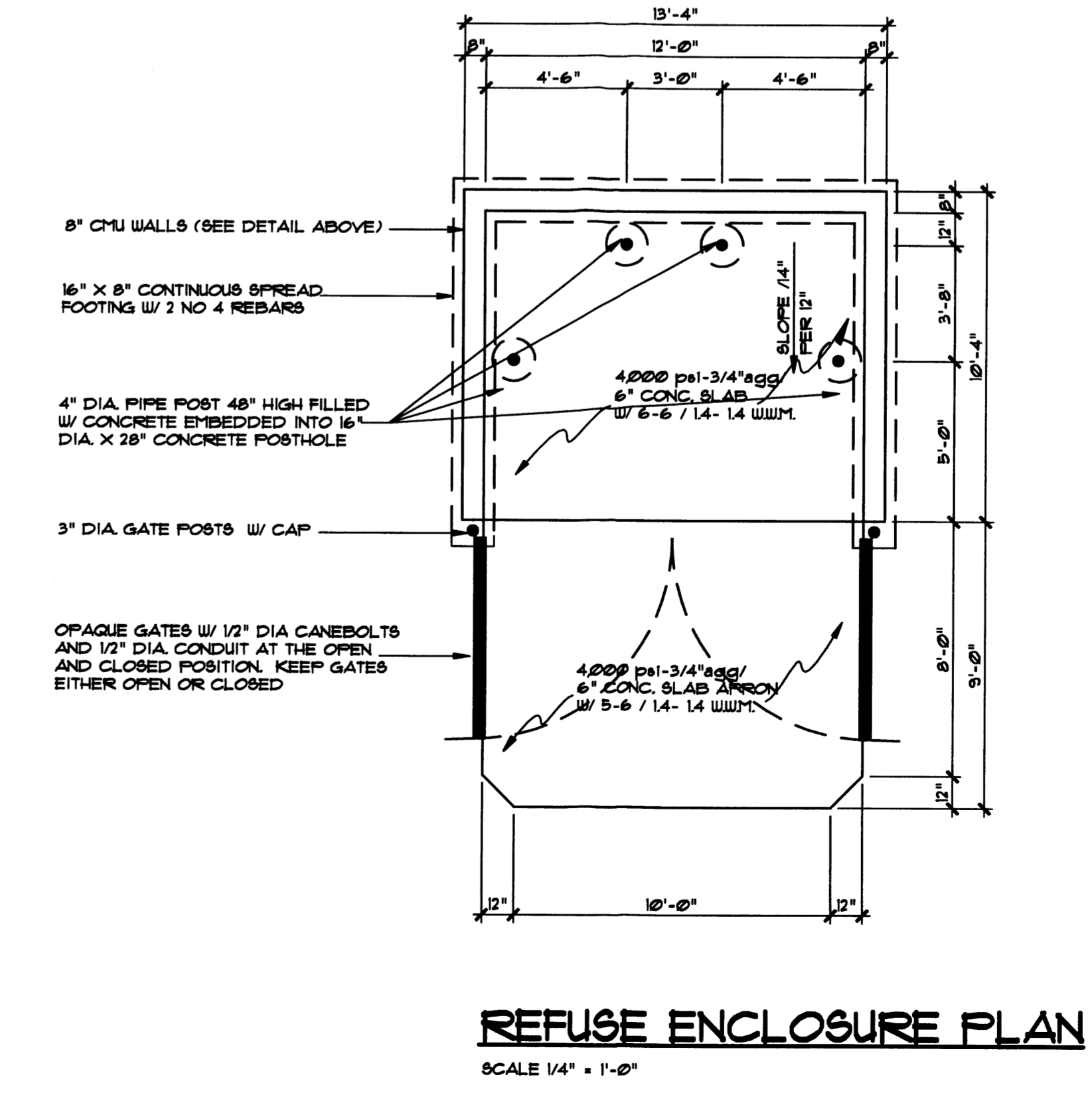
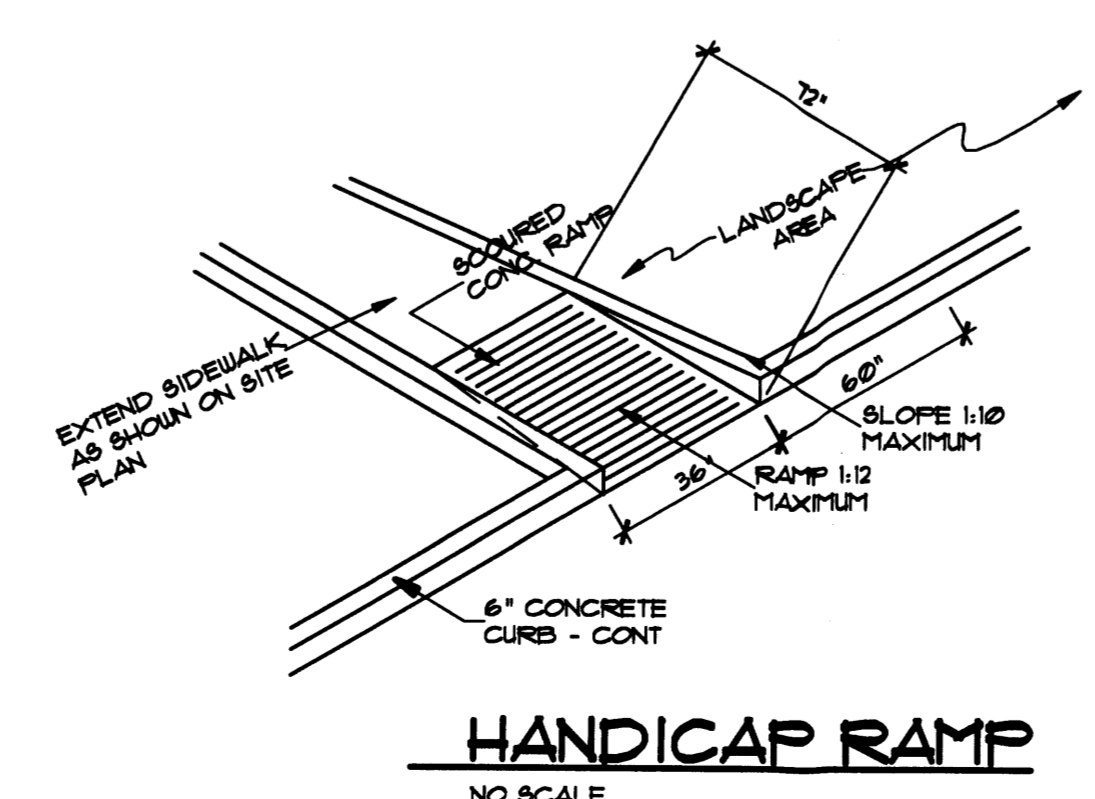
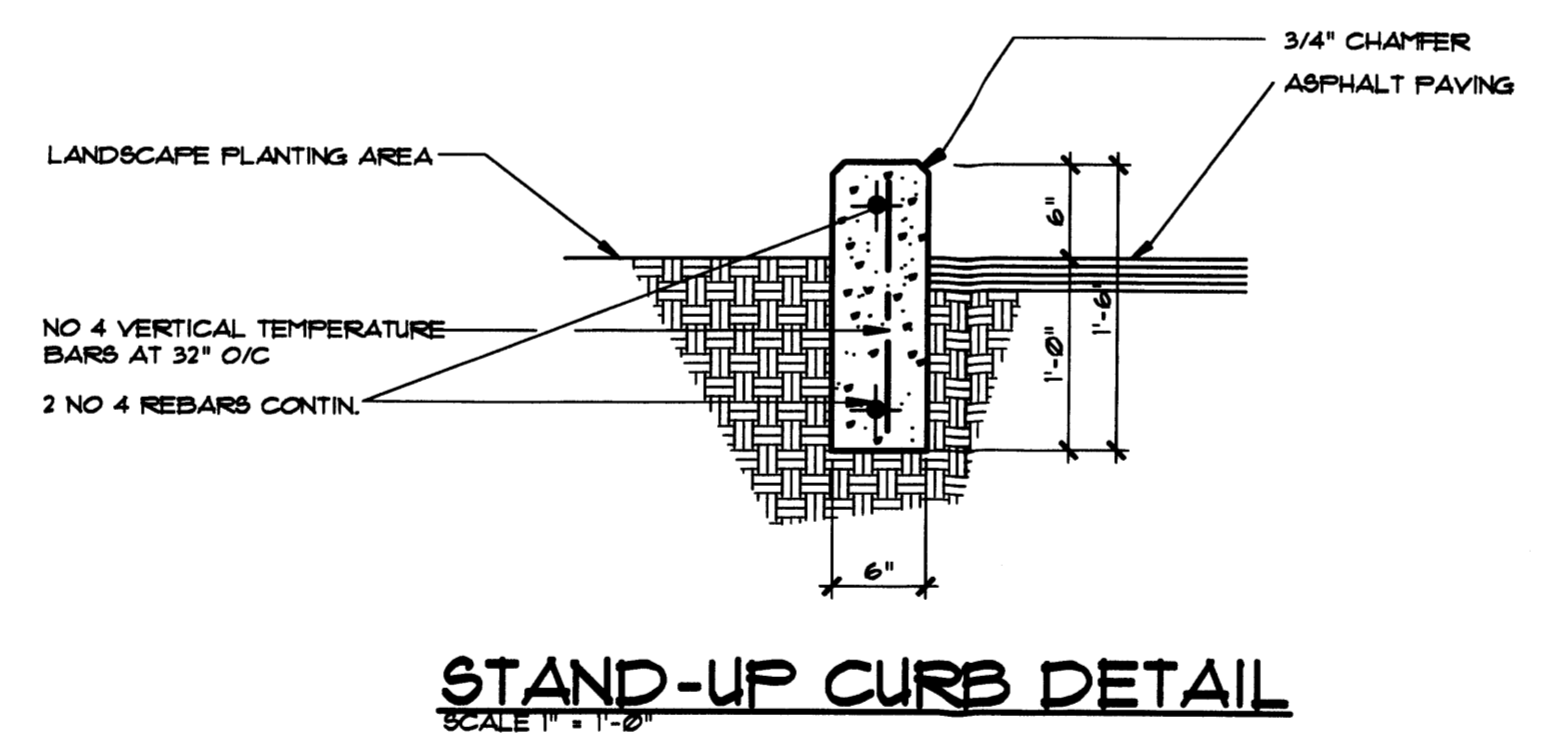
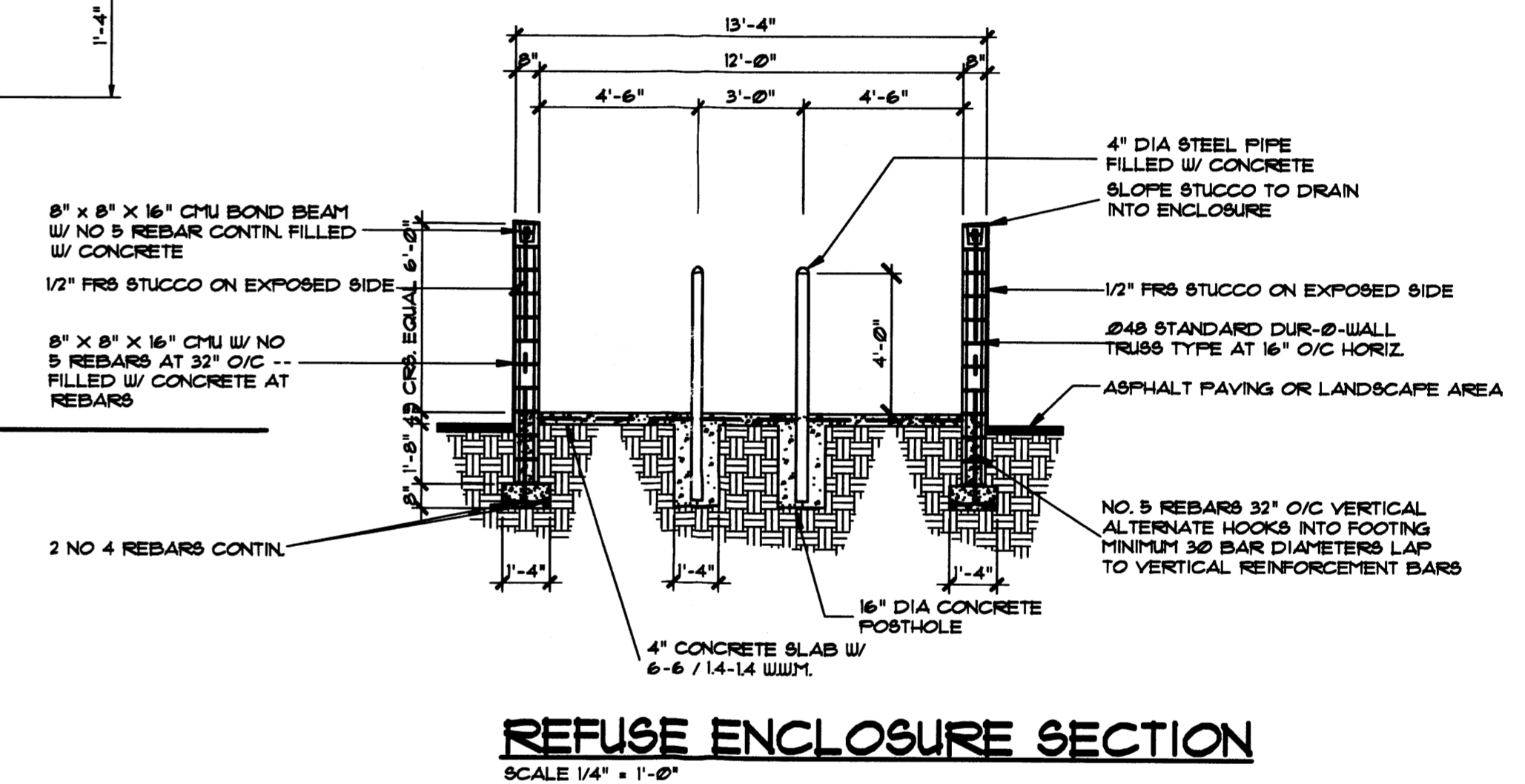
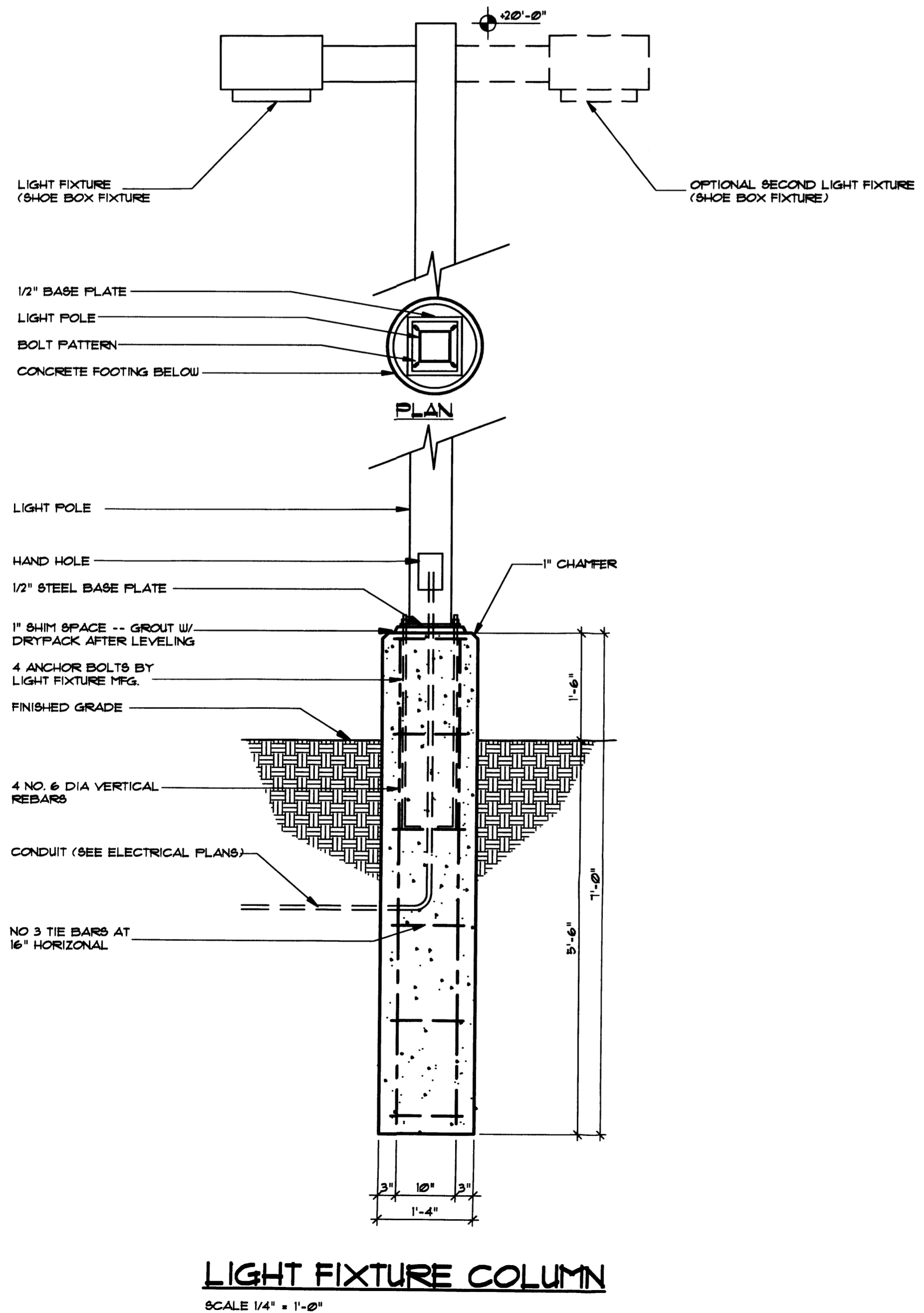
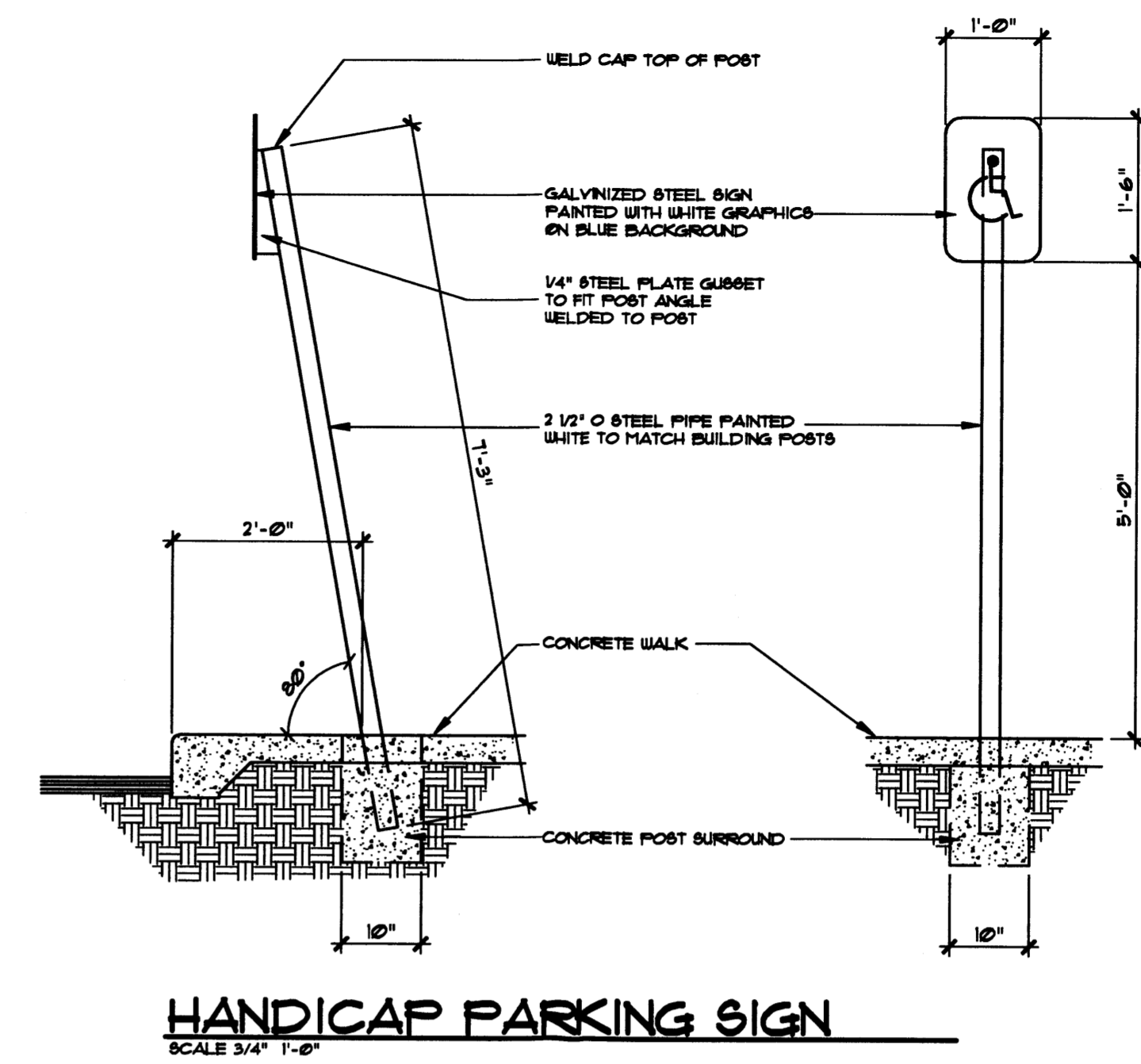
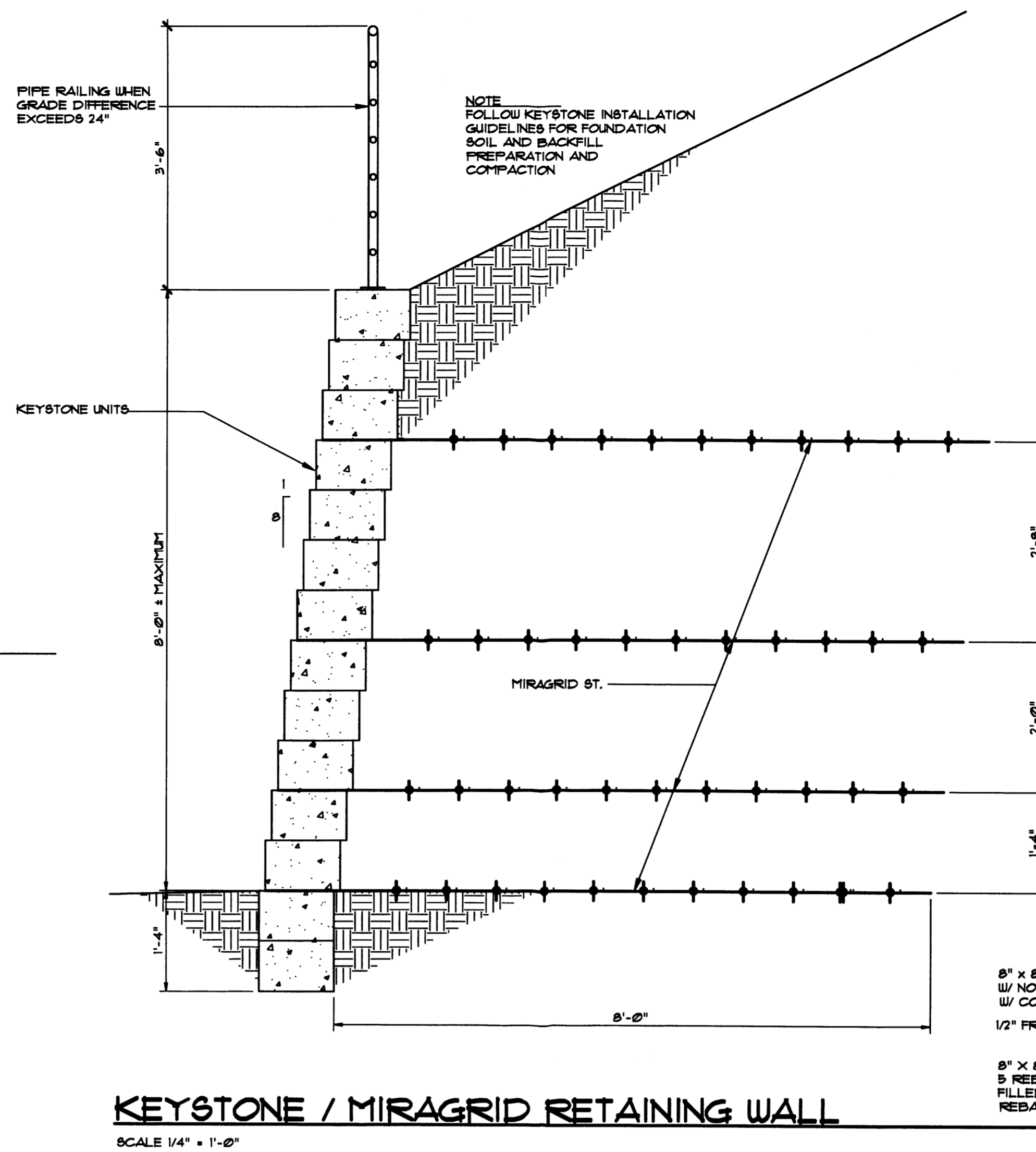
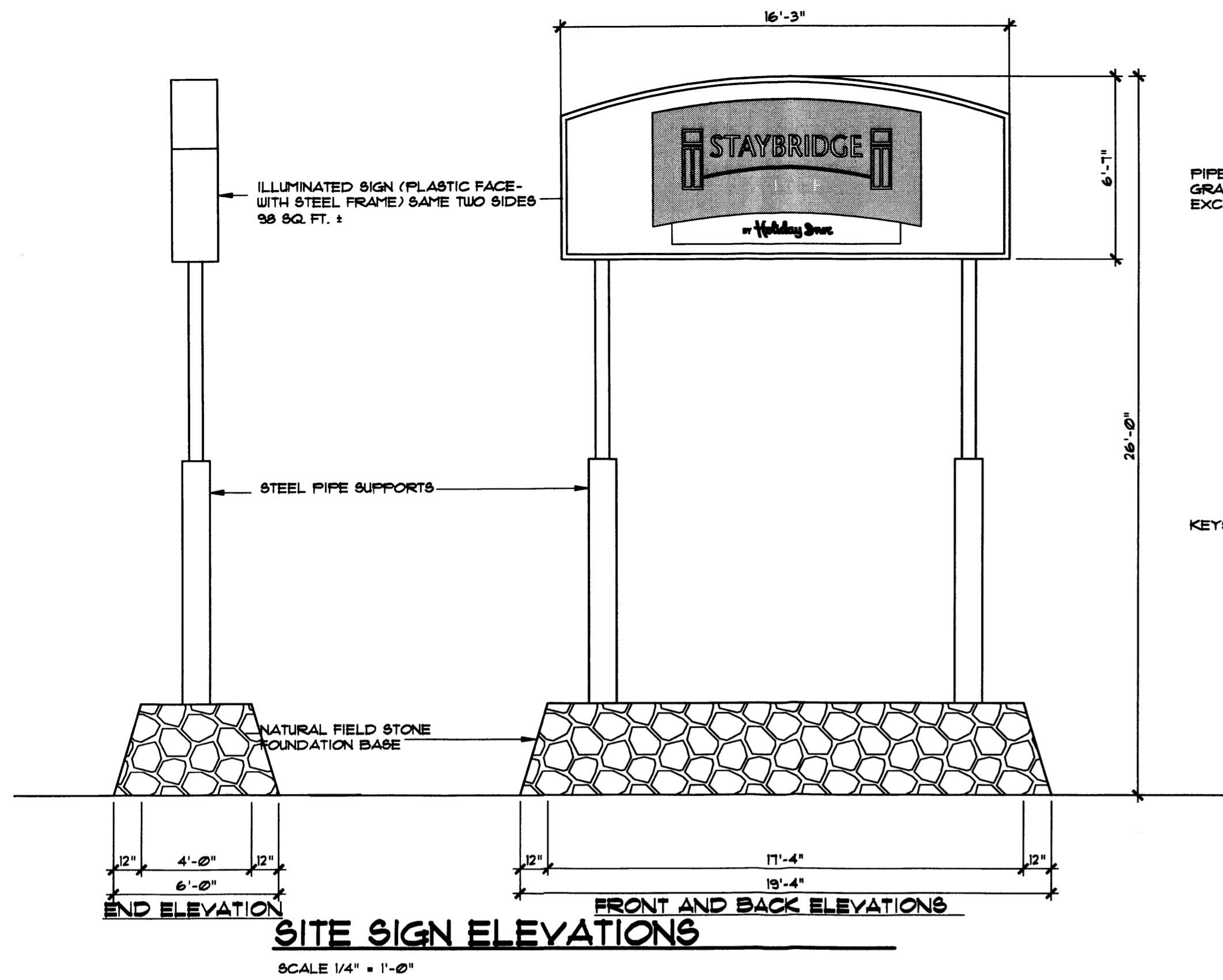
**JTM MEDLEY, Architect AIA**  
 NCARB Certificate No. 85,685  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jtm-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5593

Plan No. \_\_\_\_\_  
 Date: August 10, 2006  
 Drawn by: JMT  
 Checked by: JMT



No.	Revision / Issue	Date
1		
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**SITE PLAN  
 SITE DEVELOPMENT  
 PLAN FOR BUILDING  
 PERMIT**



**JIM MEDLEY, Architect AIA**  
N.M.A.B. Cert. # 2042  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 292-3514 Fax (505) 294-5593  
email: jmedley@jim-medley-architect.com

Plan No.	Drawn by	Checked by
	August '06	JM

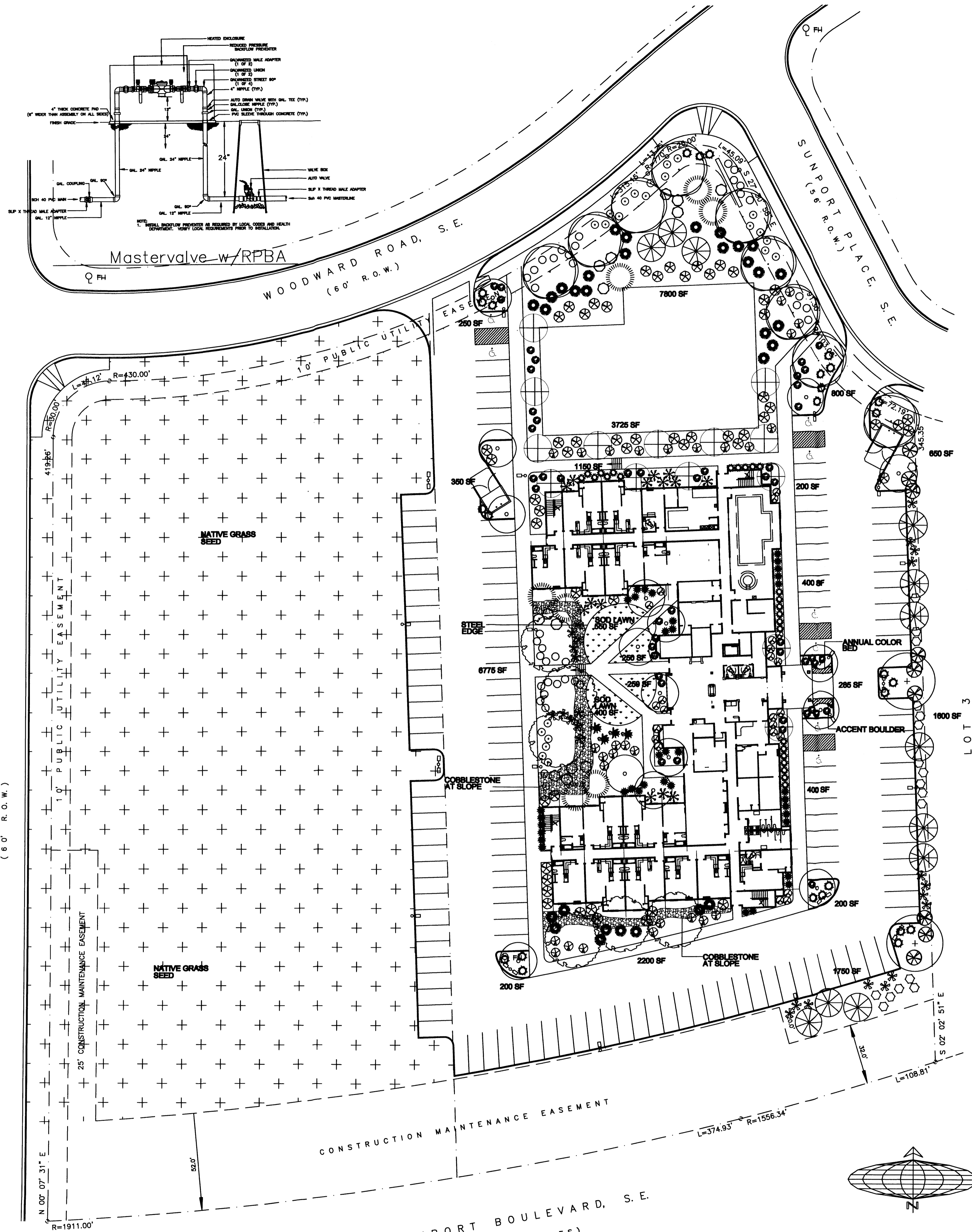
**STAYBRIDGE**  
Construction & Management, Inc.  
Albuquerque, New Mexico

No.	Revision / Issue	Date
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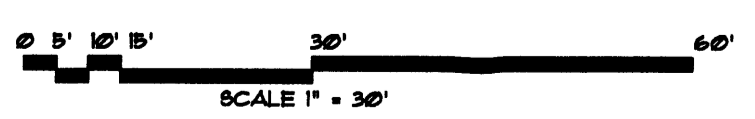
**SITE ELEMENTS DTLS.**  
SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT

Sheet: **C2.1**





LANDSCAPE PLAN  
SCALE 1" = 30'



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
<b>Trees</b>				
14	⊙	<i>Crataegus phaenopynum</i> Washington Hawthorn	15-Gal	Medium+
2	⊙	<i>Fraxinus corymbosa</i> 'Raywood' Raywood Ash	2" B&B	Medium+
9	⊙	<i>Gleditsia tricanthos</i> Honeylocust	2" B&B	Medium
7	⊙	<i>Pinus rigida</i> Austrian Pine	5'-6"	Medium
6	⊙	<i>Platanus chinensis</i> Chinese Platane	2" B&B	Medium +
16	⊙	<i>Pyrus calleryana</i> Flowering Pear	2" B&B	Medium +
12	⊙	<i>Vincetoxicum</i> Chestnut Tree	5-Gal	Medium
<b>Shrubs/Groundcovers</b>				
14	⊙	<i>Buddleia davidii</i> Butterfly Bush	5-Gal	Medium
9	⊙	<i>Cassia alba</i> Yellow Bird of Paradise	5-Gal	Low
25	⊙	<i>Mahonia</i> Oregon Grape Holly	5-Gal	Medium
55	⊙	<i>Photinia</i> Photinia	1-Gal	Low+
18	⊙	<i>Fallugia paradoxa</i> Apache Plume	5-Gal	Low
25	⊙	<i>Hesperaloe parviflora</i> Red Yucca	1-Gal	Low+
27	⊙	<i>Rosmarinus off. pro.</i> Creeping Rosemary	5-Gal	Low +
36	⊙	<i>Lavandula angustifolia</i> English Lavender	1-Gal	Low
37	⊙	<i>Nandina domestica</i> Nandina	5-Gal	Medium+
48	⊙	<i>Potentilla fruticosa</i> Shrubby Cinquefoil	5-Gal	Medium+
29	⊙	<i>Prunus besseyi</i> Western Sand Cherry	5-Gal	Medium
23	⊙	<i>Rhamnus indica</i> India Hawthorn	5-Gal	Medium
4	⊙	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	Low +
25	⊙	<i>Salvia greggii</i> Cherry Sage	1-Gal	Medium
14	⊙	<i>Cornus stolonifera</i> Red Twig Dogwood	1-Gal	Low +
<b>Ornamental Grasses</b>				
31	⊙	<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Grass	5-Gal	Medium

SITE DATA

GROSS LOT AREA	119,243 SF
LESS BUILDING(S)	28,340 SF
NET LOT AREA	90,903 SF
REQUIRED LANDSCAPE	13,635 SF
18% OF NET LOT AREA	28,310 SF
PROPOSED LANDSCAPE	32 %
PERCENT OF NET LOT AREA	
HIGH WATER USE TURF	5,612 SF
MAX. 20% OF LANDSCAPE AREA	1,460 SF
PROPOSED HIGH WATER USE TURF	5 %
PERCENT OF LANDSCAPE AREA	
REQUIRED STREET TREES	10
PROVIDED AT 50' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	14
PROVIDED AT 1 PER 10 SPACES (142 SPACES/10)	

PLANTING RESTRICTIONS APPROACH

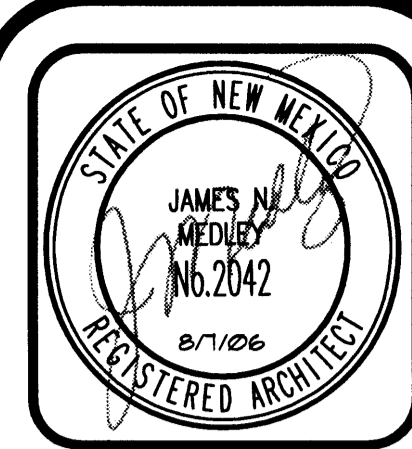
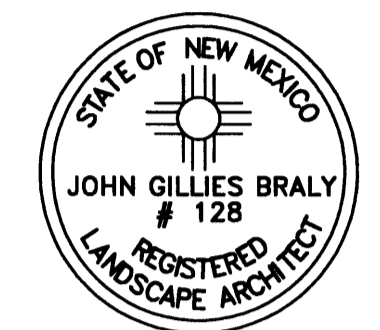
A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 876) PER CITY OF ALBUQUERQUE  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
PLANTING RESTRICTIONS APPROACH  
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY  
LANDSCAPE AREAS TO BE MULCHED WITH SUNSET ROSE CRUSHER FINES AT 3" DEPTH  
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS  
NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.

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P.O. BOX 10887  
Albuquerque, NM 87184  
505.898.9815  
505.898.2105 (fax)  
design@hulo.com



**JIM MEDLEY, Architect AIA**  
NCLAB Certificate No. 85,885  
3100 Christine N. E. Albuquerque, NM 87111  
Phone (505) 292-3514  
Fax (505) 294-5593  
email: jmedley@jim-medley-architect.com

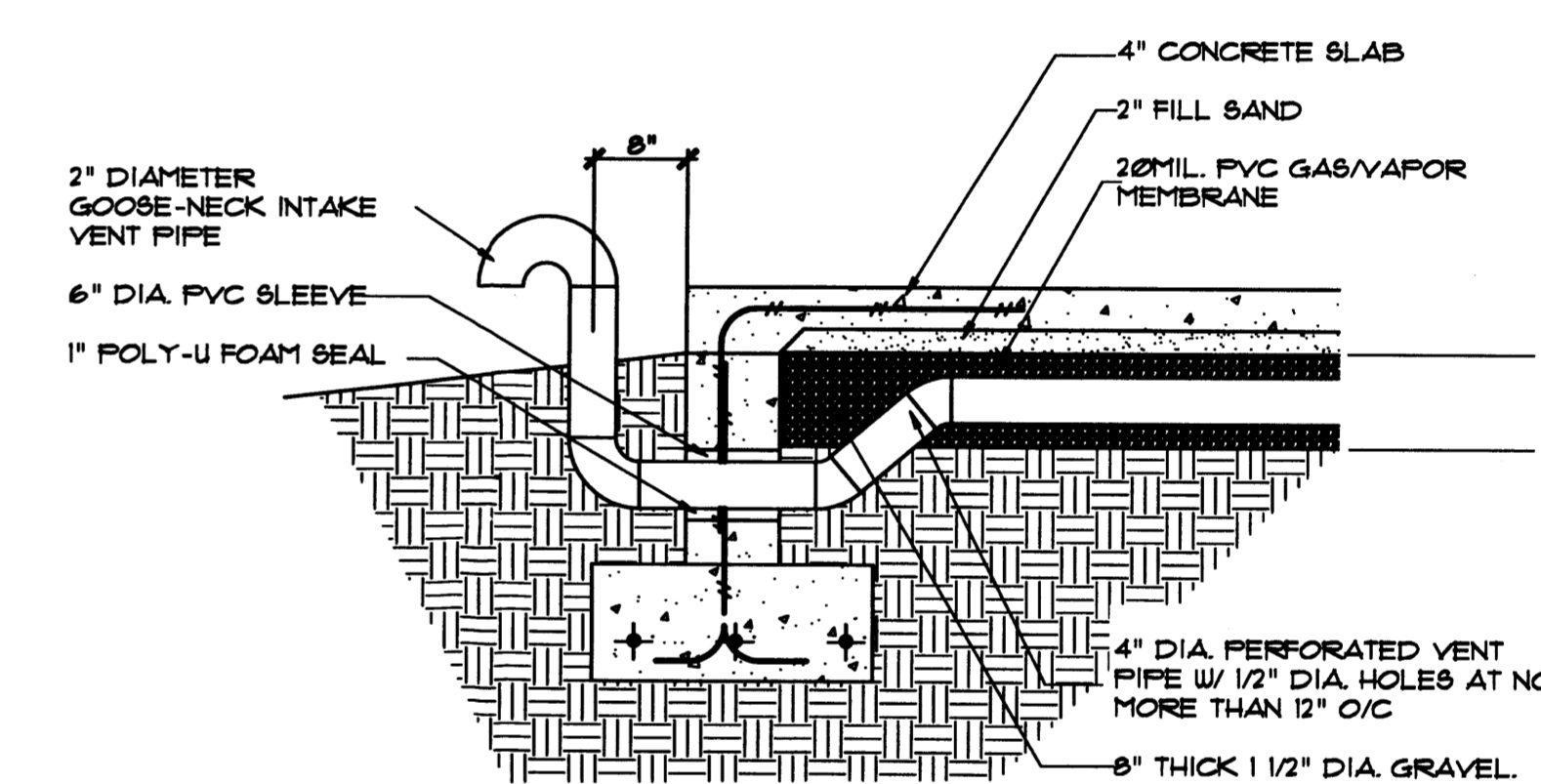
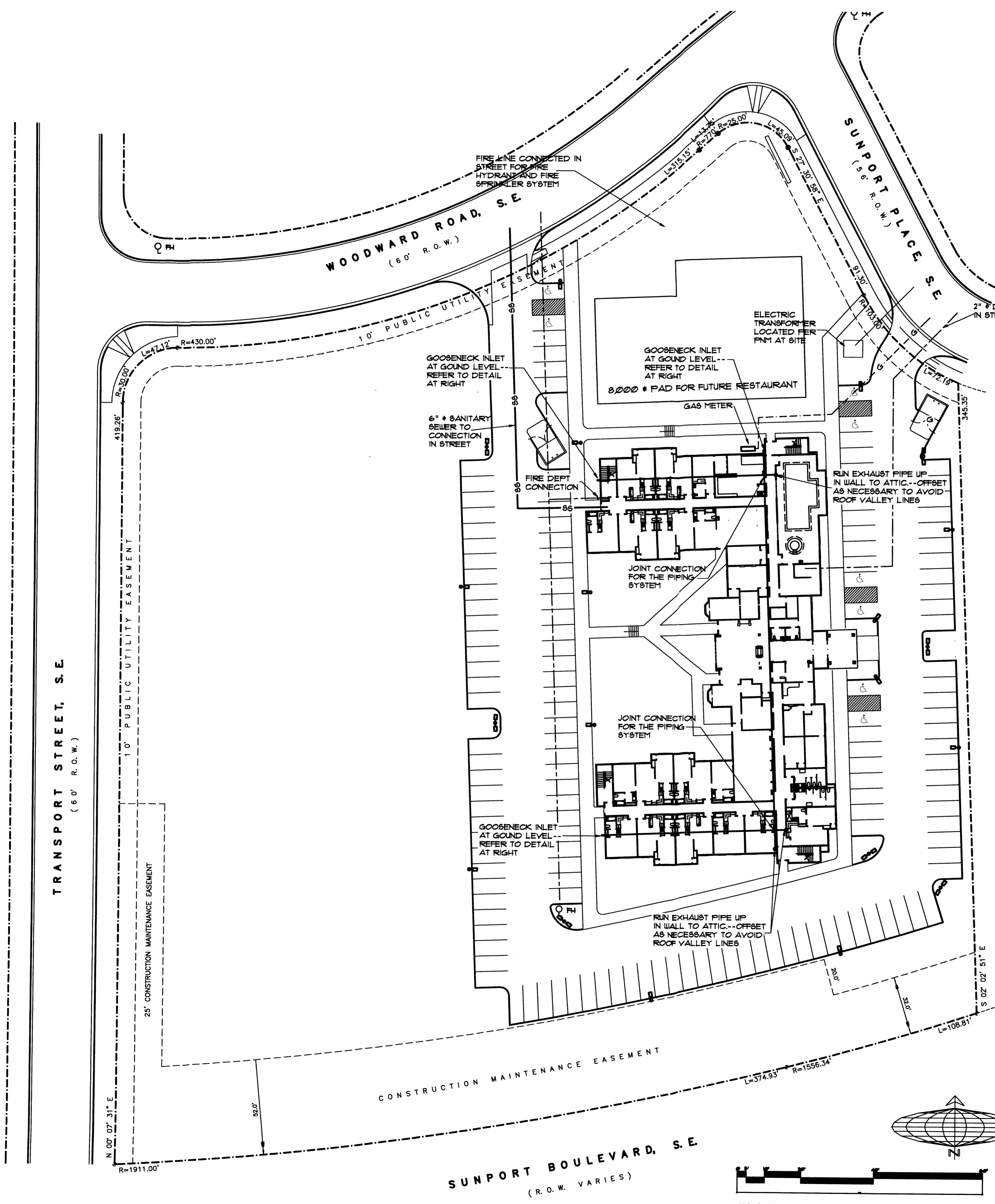
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Date: August '06  
Drawn by: JMT  
Checked by: JMT

Project: \_\_\_\_\_  
Date: \_\_\_\_\_  
Issue: \_\_\_\_\_  
Revision / Issue: \_\_\_\_\_  
No. 1/2/3

Sheet Description: LANDSCAPE PLAN SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
Sheet: L1.1

STAYBRIDGE  
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Albuquerque, New Mexico

Sheet: L1.1



**FOUNDATION VENTING SYSTEM**  
**SITE REMEDIATION DETAIL**  
SCALE 3/4" = 1'-0"

**CONCEPTUAL UTILITY SITE PLAN WITH CONCEPTUAL LANDFILL GAS REMEDIATION OVERLAY - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**



**JIM MEDLEY, Architect AIA**  
NCEARB Certificate No. 56,895  
3100 Christine N. E. Albuquerque, NM 87111  
email: jmedley@jim-medley-architect.com  
Phone (505) 292-3514 Fax (505) 294-5593

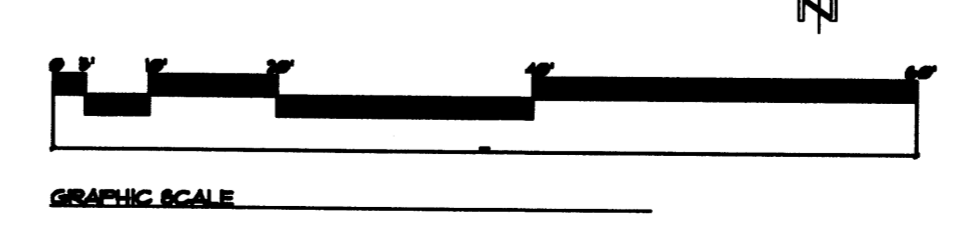
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Date: August, 2006  
Drawn by: JNT  
Checked by: JNT

Project: **STAYBRIDGE**  
TMJ Construction & Management, Inc.  
Albuquerque, New Mexico

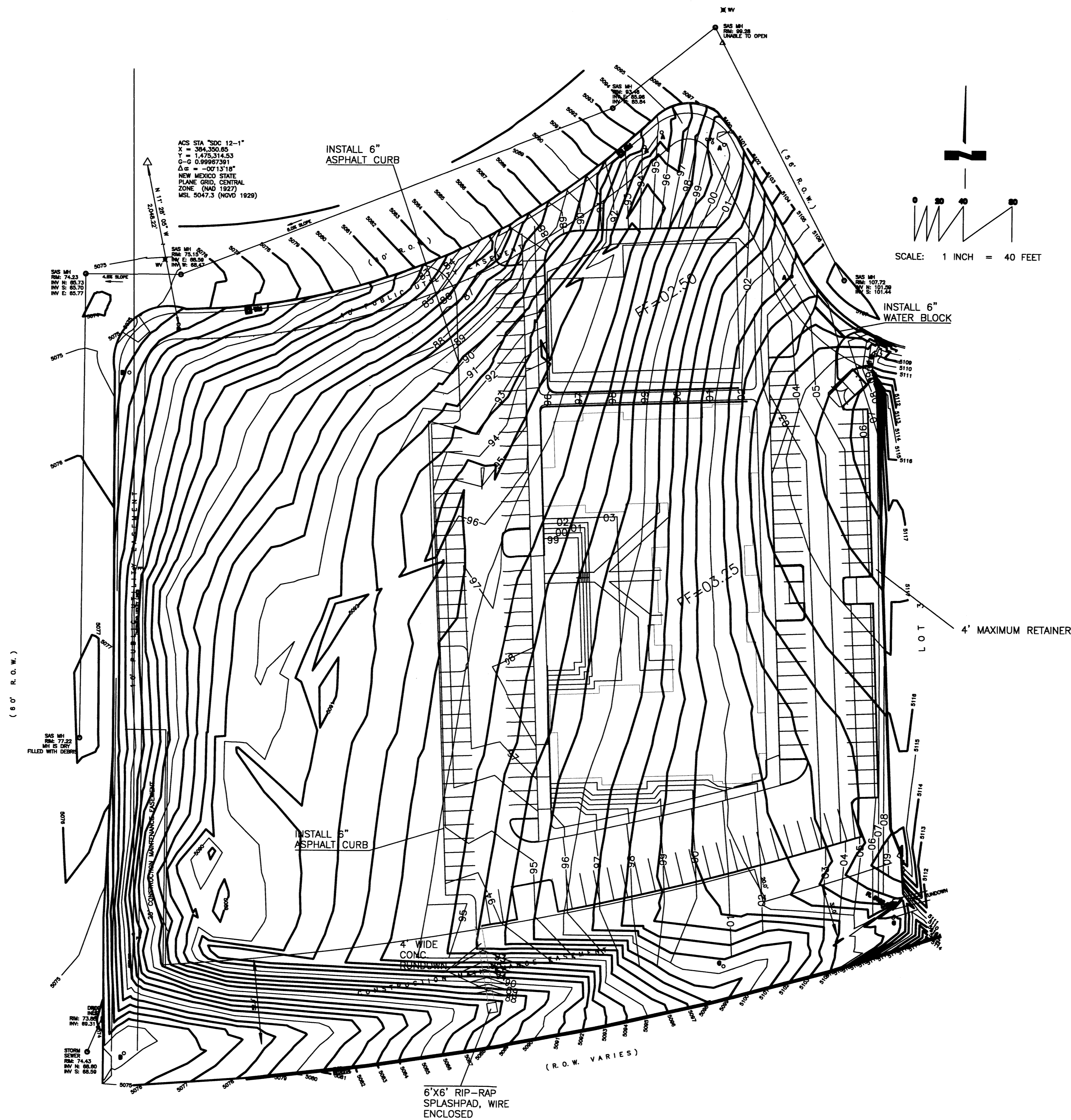
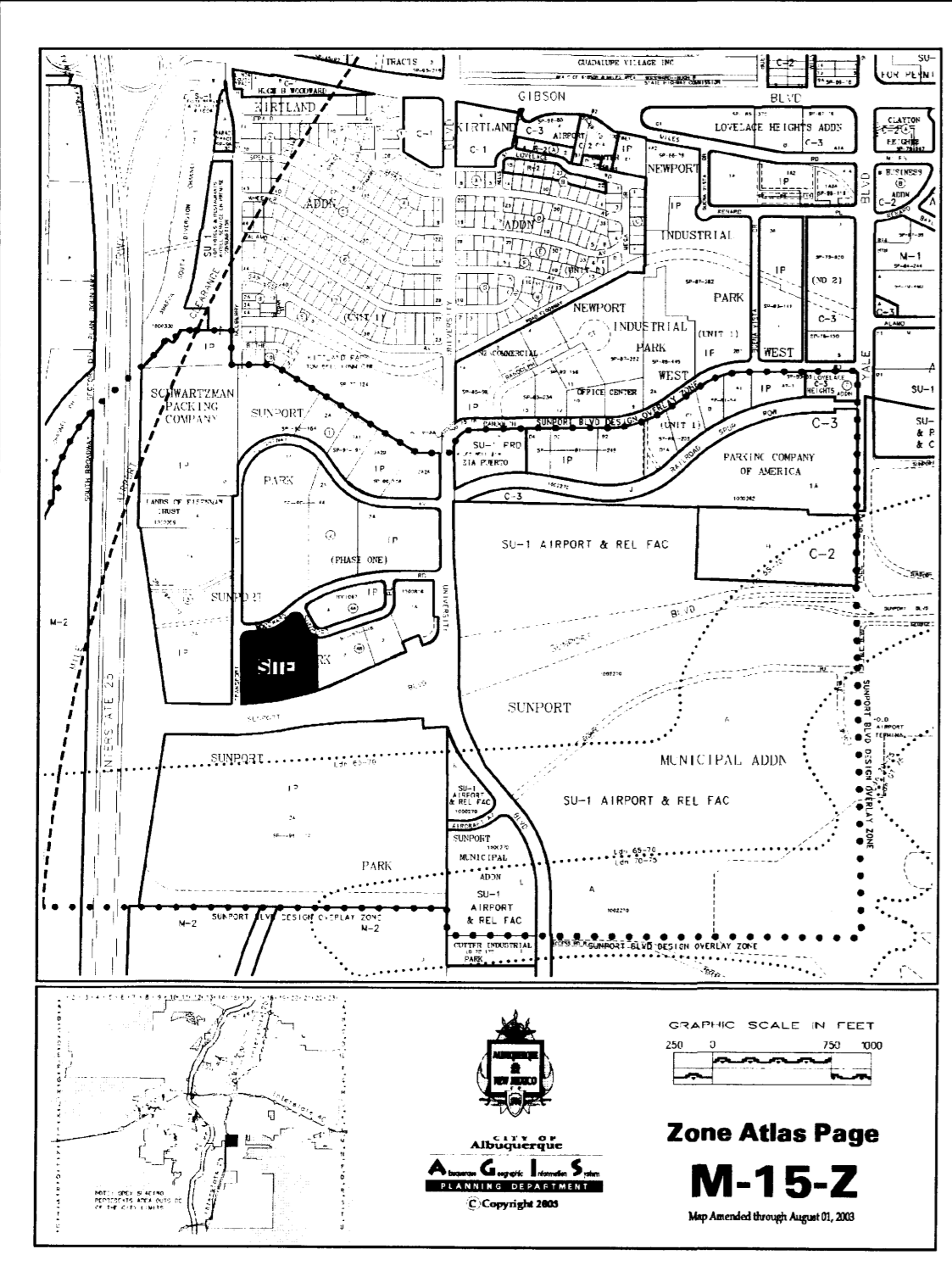
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Sheet Description:  
**CONCEPTUAL UTILITY SITE PLAN WITH LANDFILL GAS REMEDIATION OVERLAY - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Sheet:  
**U1.1**



VICINITY MAP



BENCH MARK

BENCH MARK IS ACS MONUMENT "SDC 12-1" LOCATED 1500' S. OF THE GIBSON BRIDGE OVER AMAFCA SOUTH DIVERSION CHANNEL. NGVD 1929 ELEVATION: 5047.3

OFFSITE FLOW INFORMATION

OFFSITE CONTRIBUTORY FLOW TO THE PROPERTY IS NEGLIGIBLE.

DRAINAGE NOTES:

- ROOF DRAINAGE CONVEYED TO PARKING LOTS OR LANDSCAPING VIA GUTTER AND DOWNSPOUT. SEE ROOF PLAN FOR LOCATIONS.
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE

DRAINAGE CONCEPT

THIS SITE CURRENTLY FREE DISCHARGES TO TRANSPORT ST., S.E., SUNPORT BLVD., VIA THE 30' CONSTRUCTION EASEMENT AT THE SOUTH END OF THE SITE, OR TO WOODWARD ROAD, S.E., DEPENDING ON THE LOCATION ON THE SITE. THE PROPOSED CONFIGURATION WOULD ALLOW FOR FREE DISCHARGE OF THE SITE AT TWO CONSTRUCTED LOCATIONS, ONE ON WOODWARD ROAD, S.E. AND ONE ON TRANSPORT ST., S.E. THE AMOUNT OF RUNOFF TO SUNPORT BLVD. WOULD BE GREATLY REDUCED DUE TO THE ADDITION OF CURB AND GUTTER AT THE SOUTH END OF THE DEVELOPED AREA OF THE SITE. NUISANCE RUNOFF SOUTH END OF THE SITE WOULD STILL BE ALLOWED TO DRAIN TOWARD SUNPORT BLVD., S.E.

NOTICE TO CONTRACTOR

PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.

CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL OBTAIN A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO ANY GRADING OR CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN EPA NPDES, PHASE 2 PERMIT. DUE TO THE SIZE OF THE SITE, A SWPPP WILL BE REQUIRED.

OTHER NOTES

- RETAINING WALL DESIGN BY OTHERS
- TRAFFIC CIRCULATION PLAN BY OTHERS

ONSITE HYDROLOGY

DRAINAGE DATA  
THIS SITE LIES WITHIN PRECIPITATION ZONE 2

Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. Ft.)	Rate (cfs)
EXISTING	100	A	0	0.53	1.56	0.0	0.00
		B	213,647	0.78	2.28	13,887.1	11.18
		C	0	1.13	3.14	0.0	0.00
		D	0	2.12	4.70	0.0	0.00
EXISTING	10	A	0	0.13	0.38	0.0	0.00
		B	213,647	0.28	0.95	4,985.1	4.66
		C	0	0.52	1.71	0.0	0.00
		D	0	1.34	3.14	0.0	0.00
DEVELOPED	100	A	0	0.53	1.56	0.0	0.00
		B	105,381	0.78	2.28	6,848.8	5.52
		C	10,500	1.13	3.14	988.8	0.76
		D	97,766	2.12	4.70	17,272.0	10.55
DEVELOPED	10	A	0	0.13	0.38	0.0	0.00
		B	105,381	0.28	0.95	2,458.9	2.30
		C	10,500	0.52	1.71	455.0	0.41
		D	97,766	1.34	3.14	10,917.2	7.05
TOTAL (EXT)	100					13,887.1	11.2
	10					4,985.1	4.7
TOTAL (DEV)	100					25,110.5	16.8
	10					13,831.1	9.8

FLOW RATE INCREASES (100-YR) = 5.6 CFS  
 FLOW RATE INCREASES (10-YR) = 5.1 CFS  
 6-HOUR RUNOFF INCREASE (100-YR) = 11,223.5 CU. FT.  
 6-HOUR RUNOFF INCREASE (10-YR) = 8,846.0 CU. FT.

FLOW RATE INCREASES OF 5.6 CFS AND 5.1 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 11223.5 CUBIC FEET FOR THE 100-YEAR STORM & 8846.0 CUBIC FEET FOR THE 10-YEAR STORM.

LEGEND

- 4958 — EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 4958 — EXISTING CONTOURS @ 1 FT. INTERVALS
- 56 — PROPOSED CONTOURS @ 1.0' INTERVALS
- ± 58.0 — EXISTING SPOT ELEVATION
- ◆ 58.0 — PROPOSED SPOT ELEVATION
- — FLOW LINE
- — PROPOSED RETAINER
- TC — TOP OF CONCRETE
- FL — FLOW LINE
- TSW — TOP OF SIDEWALK
- RIM — RIM OF MANHOLE

LEGAL DESCRIPTION AND FLOOD ZONE

Lot numbered Four (4) in Block numbered Four-B (4-B) of SUNPORT PARK, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 7, 1997, in Plat Book 97C, folio 73.

The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0143. E, dated November 19, 2003, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.



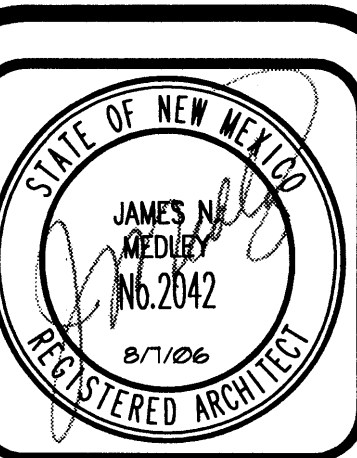
I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 14920, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JANUARY 10, 2006, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

DRAINAGE AND GRADING PLAN

STAYBRIDGE  
 LOT 4, BLOCK 4-B, SUNPORT PARK  
 FOR: 786 SUNPORT LLC

(505)266-7256  
 Fax: (505) 255-2887

330 LOUISIANA BLVD. NE  
 ALBUQUERQUE, NM 87108



**JIM MEDLEY, Architect AIA**  
 NCBAB Certificate No. 86,896  
 3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593  
 email: jmedley@jim-medley-architect.com

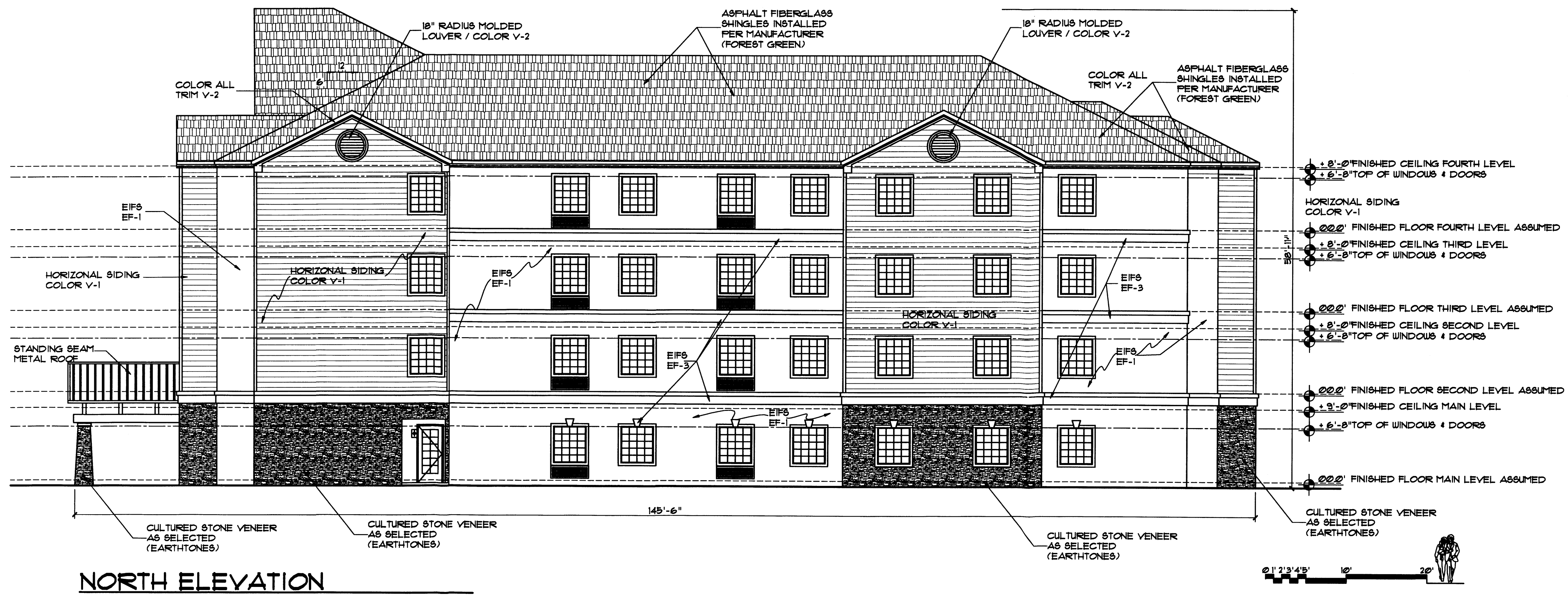
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 Checked by: JMT

**STAYBRIDGE**  
 Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
1		
2		
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Sheet Description  
**SITE DEVELOPMENT PLAN  
 NORTH AND COURTYARD  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.1**



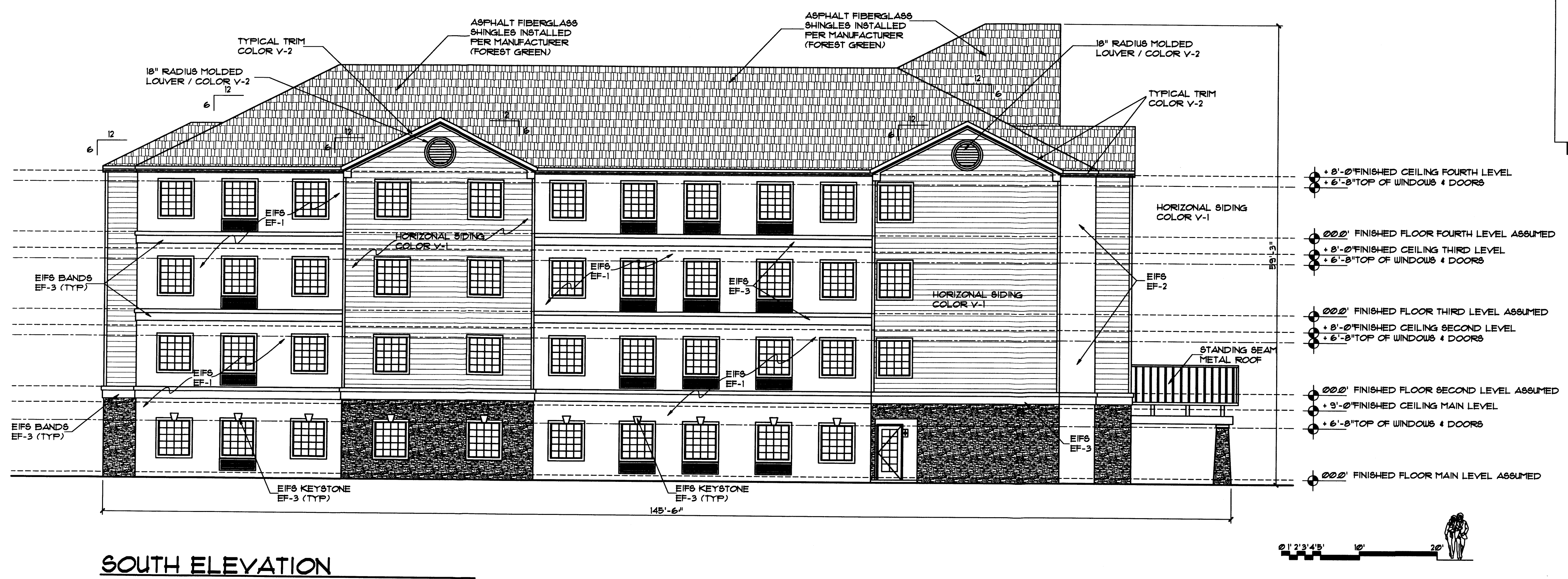
**NORTH ELEVATION**

**SIDING COLORS**  
 V - 1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 20YY61/021  
 V - 2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 40YY83/064  
 CEMENTICUS SIDING IS ACCEPTABLE.

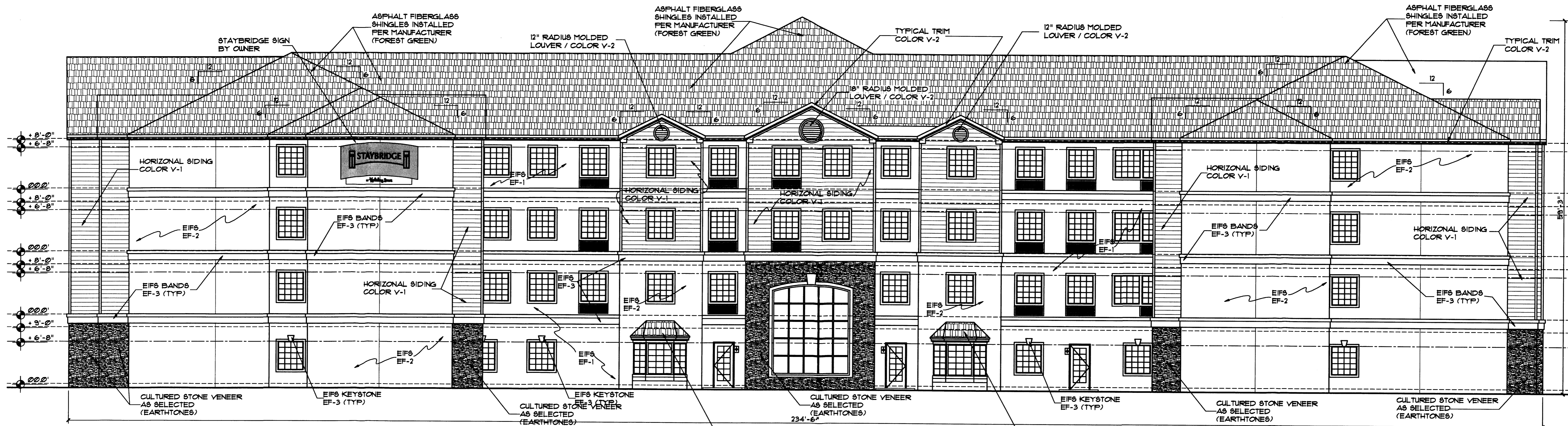
**EIFS COLORS:**  
 EF-1: CARDAMON # 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BIRQUIT # 9100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS # 9045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER BENERGY.

NOTE: THE MINIMUM EIFS THICKNESS IS 1"  
 SEE EIFS BAND NOTES FOR OTHER THICKNESSES.

- NOTE:**
- COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2
  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY, INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS. PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM FTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**SOUTH ELEVATION**



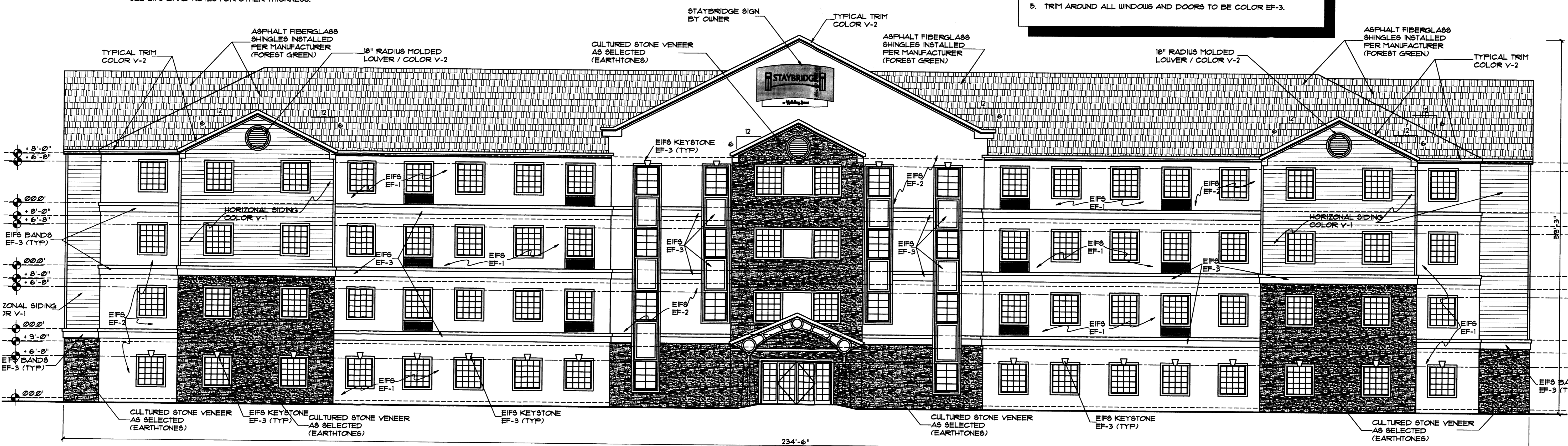
**WEST ELEVATION**

**EIFS COLORS:**  
 EF-1: CARDAMON # 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT #3100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS #3045 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER SENERGY.

NOTE: THE MINIMUM EIFS THICKNESS IS 1"  
 SEE EIFS BAND NOTES FOR OTHER THICKNESSES.

**SIDING COLORS**  
 V - 1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 20TY61/2T  
 V - 2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 40TY83/064  
 CEMENTIOUS SIDING IS ACCEPTABLE.

**NOTE:**  
 1. COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2  
 2. ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY, INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS, PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.  
 3. NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU. PAINT DOWNSPOUT AT BAND TO MATCH BAND.  
 4. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.  
 5. TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**EAST ELEVATION**



**JTM MEDLEY, Architect AIA**  
 NCARB Certificate No. 35,895  
 3100 Christine N. E. Albuquerque, NM 87111  
 Phone (505) 292-3514 Fax (505) 294-5593  
 email: jmedley@jtm-medley-architect.com

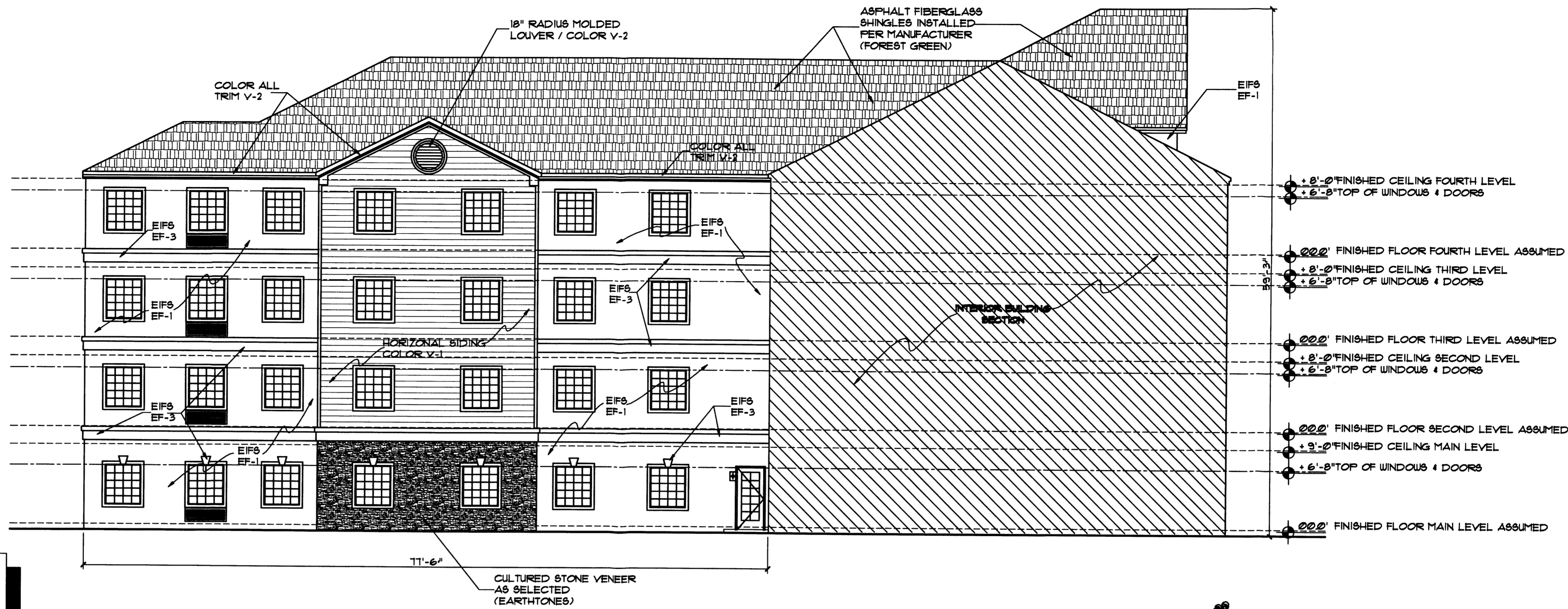
Plan No. \_\_\_\_\_  
 Date: August 06  
 Drawn by: JMT  
 Checked by: JMT

Project: **STAYBRIDGE**  
 Construction & Management, Inc.  
 Albuquerque, New Mexico

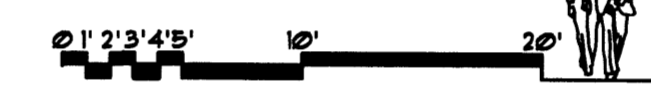
No.	Revision / Issue	Date
1		
2		

Sheet Description:  
**SITE DEVELOPMENT PLAN  
 EAST AND WEST  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.2**



**SOUTH ELEVATION of COURTYARD**

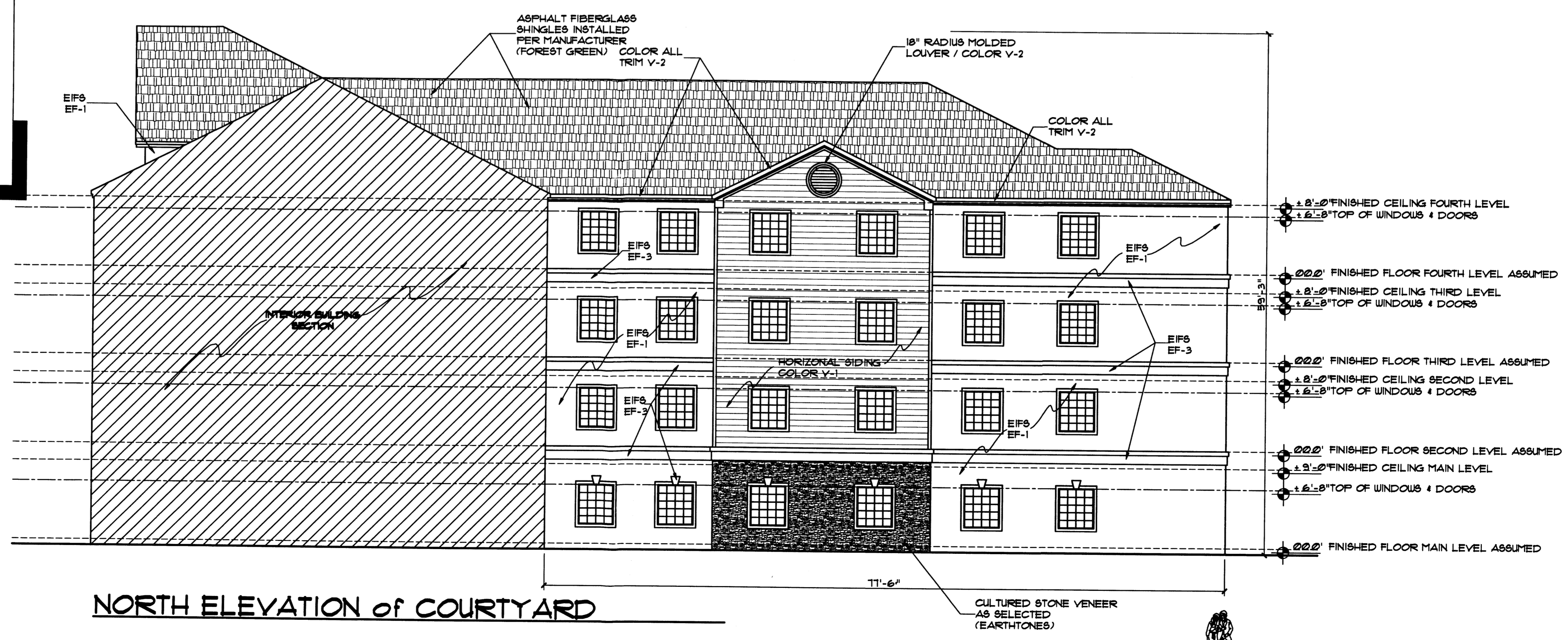


**SIDING COLORS**  
 V - 1: SANDSTONE (LIGHT BEIGE) (VINYL) OR GLIDDEN PAINT # 20TY61/21  
 V - 2: CAMEO (MEDIUM BEIGE) (VINYL) OR GLIDDEN PAINT # 40TY83/264  
 CEMENTIOUS SIDING IS ACCEPTABLE.

**EIFS COLORS:**  
 EF-1: CARDAMON # 3052 (MEDIUM BEIGE), CLASSIC FINISH  
 EF-2: BISQUIT # 3100 (LIGHT BEIGE), CLASSIC FINISH  
 EF-3: EDELWEISS # 3245 (CREAM COLOR), CLASSIC FINISH.  
 MANUFACTURER'S COLORS ARE PER BENERGY.

**NOTE:** THE MINIMUM EIFS THICKNESS IS 1" SEE EIFS BAND NOTES FOR OTHER THICKNESS.

- NOTE:**
- COLOR OF FASCIA, AND SOFFIT TO MATCH SIDING COLOR V-2
  - ALUMINUM DOWNSPOUTS (NOT SHOWN FOR CLARITY. INSTALL AROUND ENTIRE PERIMETER OF ROOF WITH DOWNSPOUTS AS REQUIRED) TO MATCH COLOR OF GUTTERS. PAINT DOWNSPOUTS TO MATCH ADJACENT EIFS WHERE NOTCH OCCURS IN BANDING.
  - NOTCH EIFS BAND WHERE DOWNSPOUTS PASS THRU. PAINT DOWNSPOUT AT BAND TO MATCH BAND.
  - ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAP AREA.
  - TRIM AROUND ALL WINDOWS AND DOORS TO BE COLOR EF-3.



**NORTH ELEVATION of COURTYARD**



**JTM MEDLEY, Architect AIA**  
 NCARB Certificate No. 56,888  
 3100 Christine N. E. Albuquerque, NM 87111  
 email: jmedley@jtm-medley-architect.com  
 Phone (505) 292-3514 Fax (505) 294-5583

Plan No. \_\_\_\_\_  
 Date: August 06  
 Drawn by: JMT  
 Checked by: JMT

**STAYBRIDGE**  
 Project: \_\_\_\_\_  
 TNJ Construction & Management, Inc.  
 Albuquerque, New Mexico

No.	Revision / Issue	Date
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2		
3		

Sheet Description  
**SITE DEVELOPMENT PLAN  
 NORTH AND COURTYARD  
 EXTERIOR ELEVATIONS**

Sheet:  
**A3.3**