

PROPOSED HOTEL INDIAN SCHOOL AT 12TH ST. ALBUQUERQUE, NEW MEXICO

1005033
(HOTEL)

DRB SUBMITTAL SITE PLAN FOR BUILDING PERMIT

ARCHITECTS PLANNERS

STUDIO SOUTHWEST
ARCHITECTS, INC.
2101 MOUNTAIN RD NW
ALBUQUERQUE, NM 87104
505-843-9639
CONTACT: BOB HEISER

CONSENSUS PLANNING
302 8th Street NW
ALBUQUERQUE, NM 87102
505-764-9801
CONTACT: JIM STROZIER

CIVIL AND STRUCTURAL ENGINEER

MARK GOODWIN + ASSOC.
-
ALBUQUERQUE, NM 87110
505-828-2200
CONTACT: GREG KRINICK

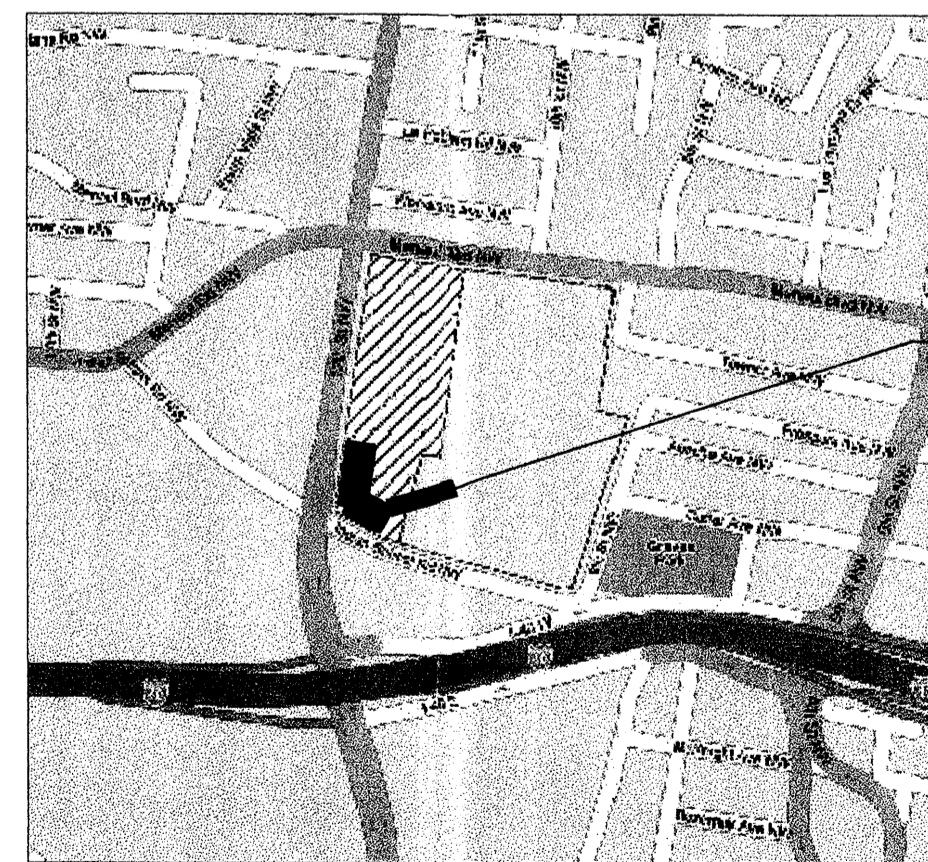
LANDSCAPE ARCHITECT

HILLTOP LANDSCAPE ARCHITECTS +
CONTRACTORS
7909 EDITH BLVD NE
ALBUQUERQUE, NM 87113
505-898-9690
CONTACT: CARRIE JOHNSON

DRAWINGS

- G-001 TITLE SHEET
- S-01 ENLARGED SITE PLAN
- S-02 OVERALL SITE PLAN
- SP-01 IPFDC MASTER PLAN (SITEPLAN)
- SP-02 IPFDC MASTER PLAN (BLDG. HEIGHT + SETBACK PLAN)
- AS401 ARCHITECTURAL SITE DETAILS
- AS501 ARCHITECTURAL SITE DETAILS
- A-201 BUILDING ELEVATIONS
- A-202 BUILDING ELEVATIONS
- C-101 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C-102 CONCEPTUAL UTILITY PLAN
- L-1 LANDSCAPING PLAN

VICINITY MAP

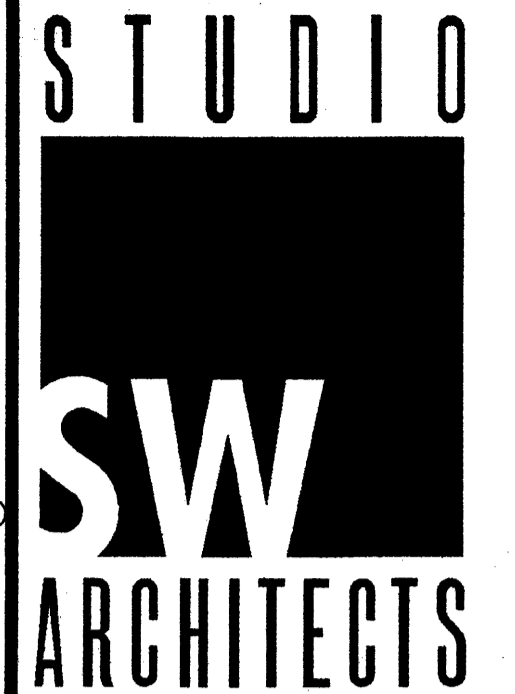


SITE PLAN FOR PROPOSED HOTEL

0 4000' 8000' (NOTE: SCALE APPROXIMATE)



ZONE ATLAS MAP: H-13



STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

**DRB
SUBMITTAL**

PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

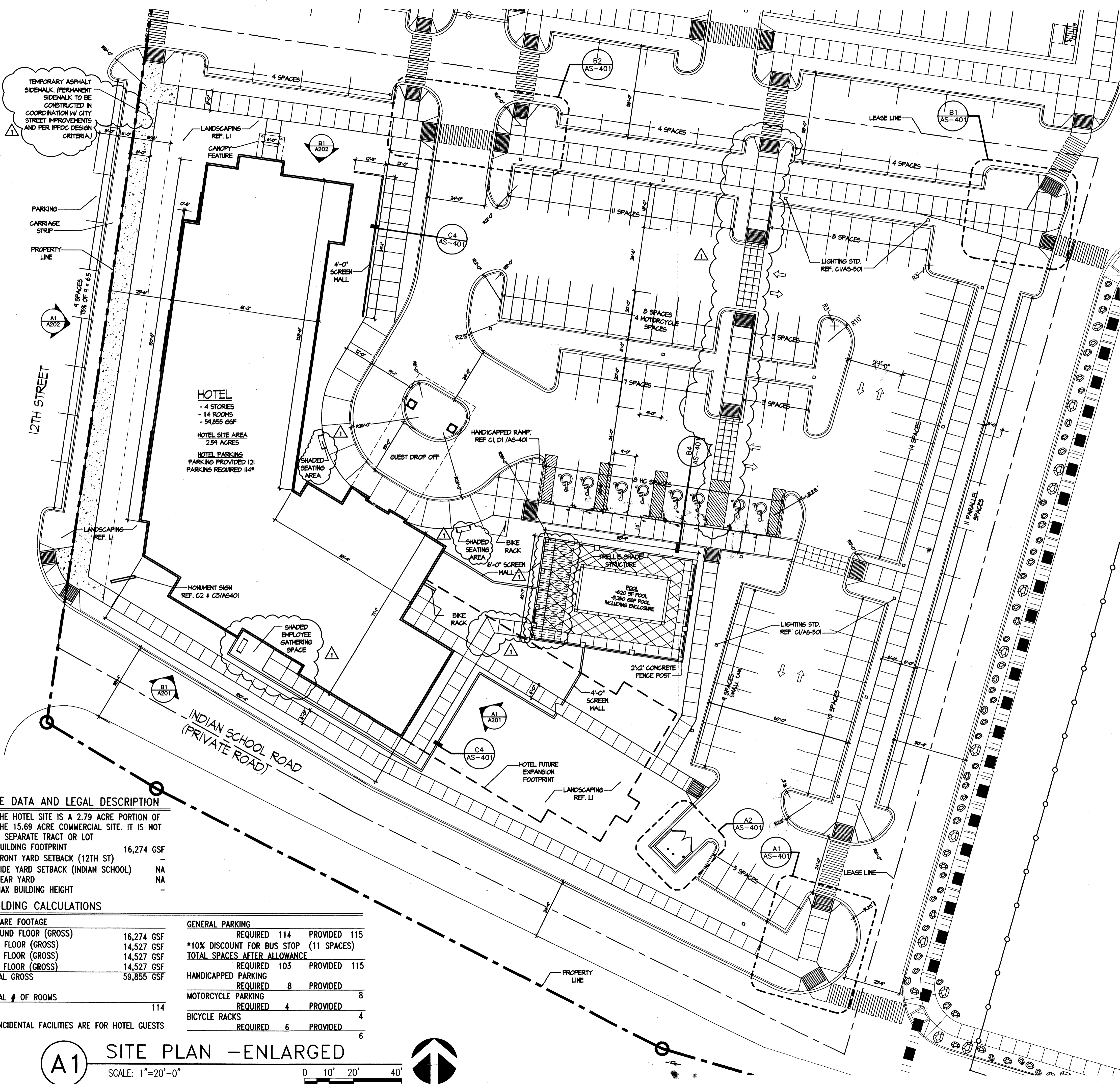
IPFDC MASTER PLAN

MARK	DATE	DESCRIPTION
△	8/11/06	COMMENT REVISIONS

MARK	DATE	DESCRIPTION

SHEET TITLE
TITLE SHEET

G-001
sheet of sheets



SITE DATA AND LEGAL DESCRIPTION

- THE HOTEL SITE IS A 2.79 ACRE PORTION OF THE 15.69 ACRE COMMERCIAL SITE. IT IS NOT A SEPARATE TRACT OR LOT
- BUILDING FOOTPRINT 16,274 GSF
- FRONT YARD SETBACK (12TH ST) -
- SIDE YARD SETBACK (INDIAN SCHOOL) NA
- REAR YARD NA
- MAX BUILDING HEIGHT -

BUILDING CALCULATIONS

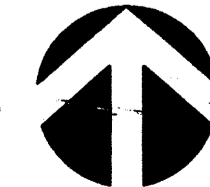
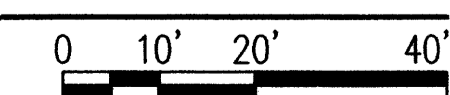
SQUARE FOOTAGE	
GROUND FLOOR (GROSS)	16,274 GSF
2ND FLOOR (GROSS)	14,527 GSF
3RD FLOOR (GROSS)	14,527 GSF
4TH FLOOR (GROSS)	14,527 GSF
TOTAL GROSS	59,855 GSF

GENERAL PARKING		
REQUIRED	114	PROVIDED 115
*10% DISCOUNT FOR BUS STOP (11 SPACES)		
TOTAL SPACES AFTER ALLOWANCE		
REQUIRED	103	PROVIDED 115
HANDICAPPED PARKING		
REQUIRED	8	PROVIDED 8
MOTORCYCLE PARKING		
REQUIRED	4	PROVIDED 4
BICYCLE RACKS		
REQUIRED	6	PROVIDED 6

TOTAL # OF ROOMS 114

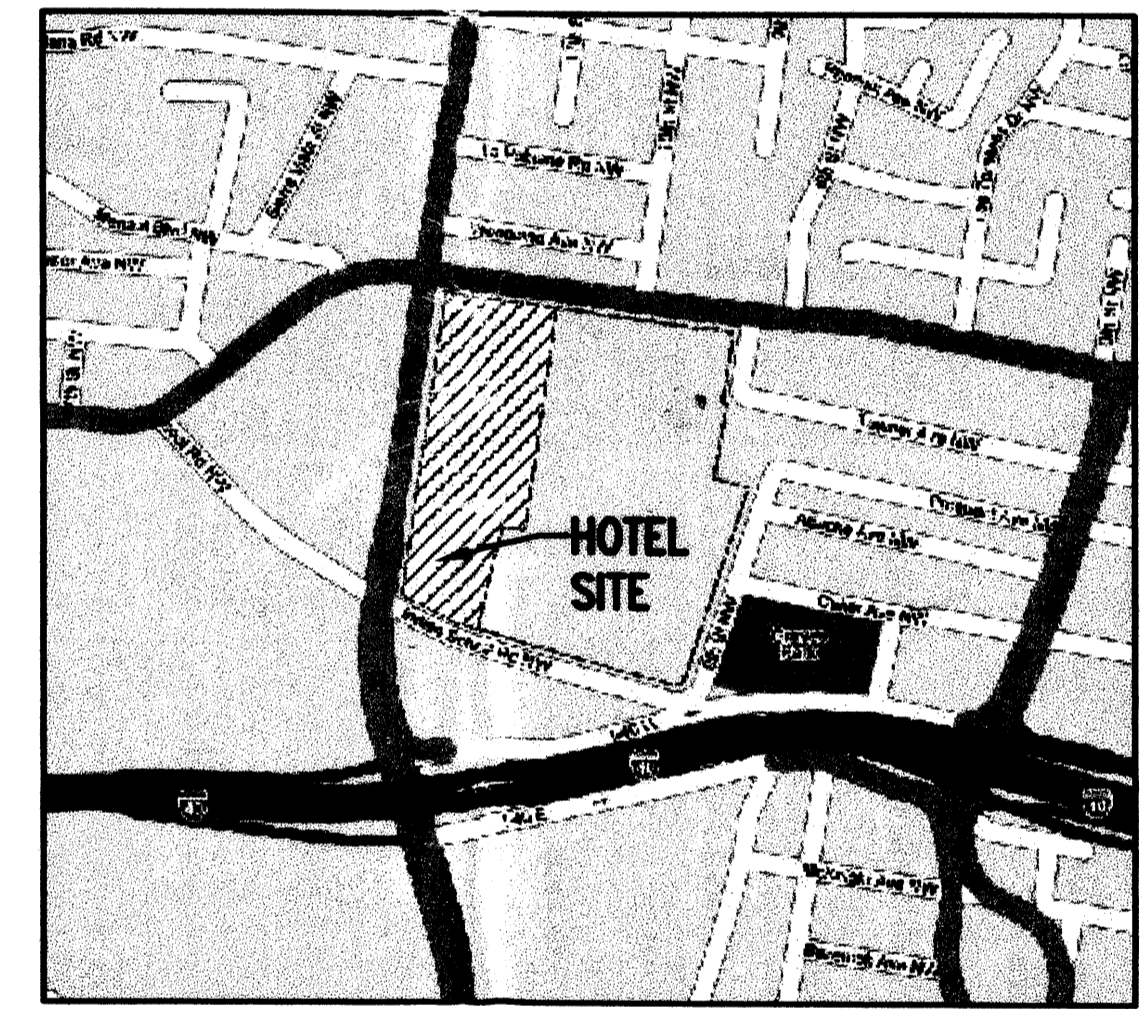
- INCIDENTAL FACILITIES ARE FOR HOTEL GUESTS

A1 SITE PLAN - ENLARGED
SCALE: 1"=20'-0"



GENERAL NOTES

- SEE SHEET AS-401 & AS-501 FOR ARCHITECTURAL SITE DETAILS
- ALL PEDESTRIAN WALKS WILL BE CONCRETE- MINIMUM WIDTH = 6'-0" (SEE PLAN)
- ALL PEDESTRIAN WALKS WILL BE COLORED, TEXTURED AND PATTERNED- MINIMUM WIDTH = 6'-0" (SEE PLAN)
- ALL VEHICULAR DRIVE AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS OTHERWISE NOTED
- THE MAXIMUM LETTER SIZE OF ALL BUILDING MOUNTED SIGNS SHALL BE 3" HIGH. LOGO DESIGN SIGNS SHALL NOT EXCEED 5'-0" IN HEIGHT OR WIDTH.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PUBLIC PLAZA SPACES
- TRASH ENCLOSURE WILL BE COMPATIBLE WITH ADJACENT BUILDING.
- IDENTIFY ALL SMALL CAR SPACES WITH "SMALL CAR" PAINTED ON THE PAVEMENT.



VICINITY MAP
0 1000' 2000'
(NOTE: SCALE APPROXIMATE)

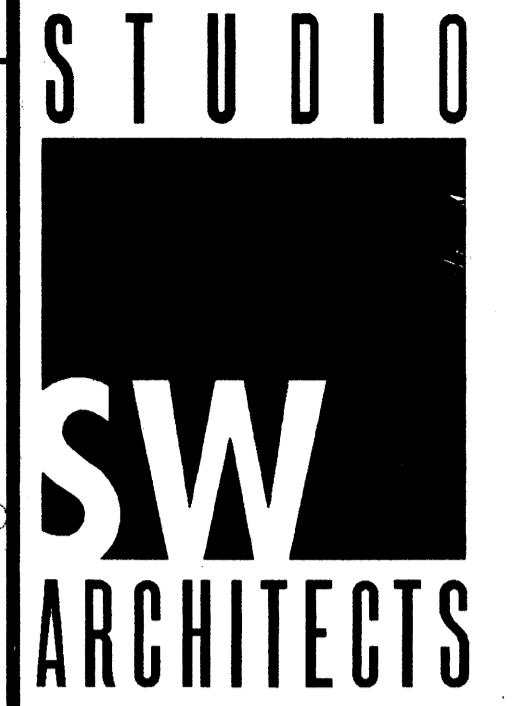
PROJECT NUMBER: 1005033
Application Number: 06DRB-01056

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:

<i>[Signature]</i> Traffic Engineering, Transportation Division	Date 7-6-06
<i>[Signature]</i> Water Utility Department	Date 9-6-06
<i>[Signature]</i> Parks and Recreation Department	Date 9-6-06
<i>[Signature]</i> Bradley L. Bingham City Engineer	Date 2/20/07
N/A	Date
* Environmental Health Department (conditional)	Date
<i>[Signature]</i> Michael Holton Solid Waste Management	Date 10/24/06
<i>[Signature]</i> DMatson DRB Chairperson, Planning Department	Date 10/20/06

* Environmental Health, if necessary
S-01



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CONSULTANTS

Architect Engineer

DRB SUBMITTAL

PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

IPFDC MASTER PLAN

8/11/06	COMMENT REVISIONS
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MARK	DATE	DESCRIPTION
ISSUE:	DRB SET	
PROJECT NO:	0510	
CAD DWG FILE:	0510_H_SP-01_DRB	
DRAWN BY:	LJ, CW	
CHECKED BY:	BH	
DATE:	7/21/06	

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT

sheet **S-01** of sheets

GENERAL NOTES

- A. SEE SHEET AS-401 & AS-501 FOR ARCHITECTURAL SITE DETAILS
- B. ALL PEDESTRIAN SIDEWALKS WILL BE CONCRETE- MINIMUM WIDTH = 6'-0" (SEE PLAN)
- C. ALL PEDESTRIAN CROSSWALKS WILL BE COLORED, TEXTURED AND PATTERNED CONCRETE-MINIMUM WIDTH = 6'-0" (SEE PLAN)
- D. ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
- E. THE MAXIMUM INDIVIDUAL LETTER SIZE OF ALL BUILDING MOUNTED SIGNS SHALL BE 5'-0" HIGH. LOGO DESIGN SIGNS SHALL NOT EXCEED 5'-0" IN HEIGHT OR WIDTH.
- F. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF PUBLIC PLAZA SPACES
- G. TRASH ENCLOSURE WILL BE COMPATIBLE WITH ADJACENT BUILDING.
- H. IDENTIFY ALL SMALL CAR SPACES WITH 'SMALL CAR' PAINTED ON THE PAVEMENT.



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**IPFDC
MASTER PLAN**

8/11/06 COMMENT REVISIONS

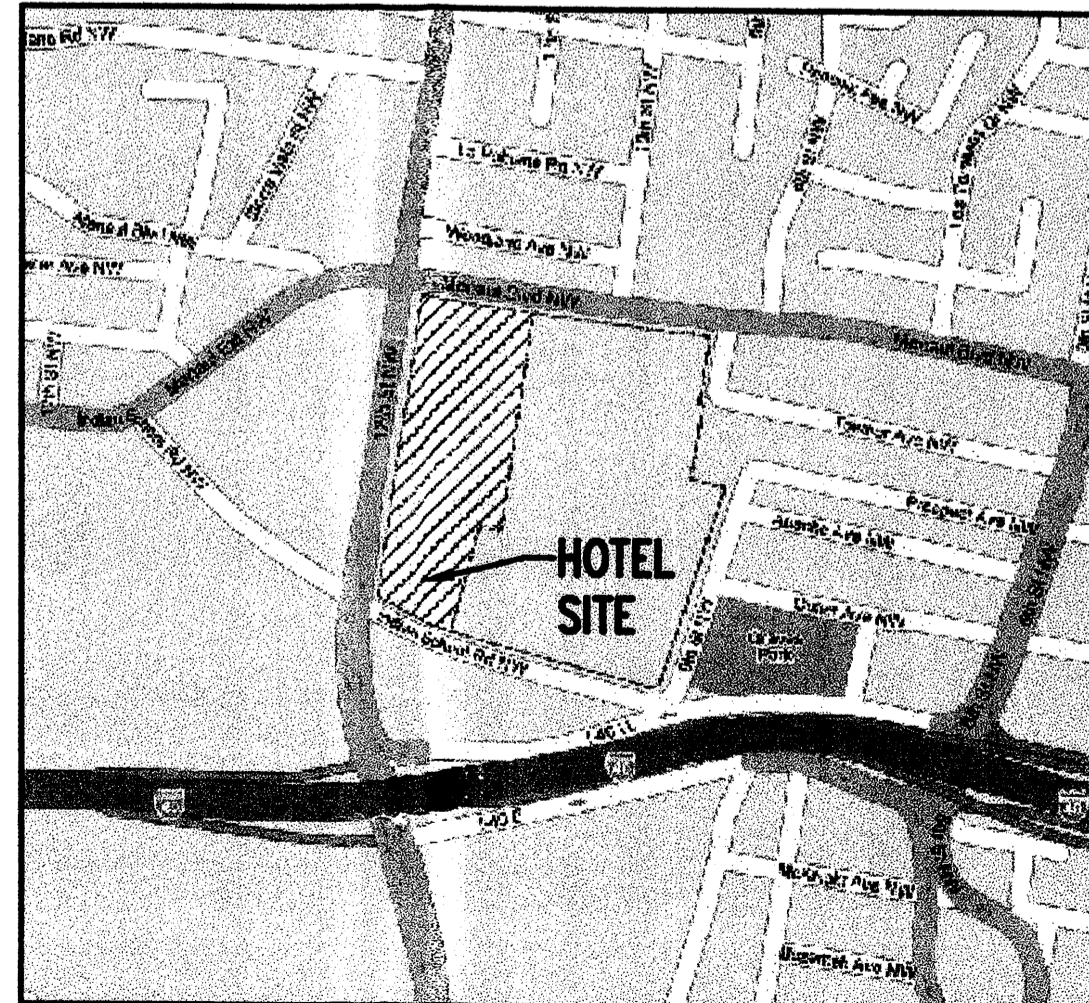
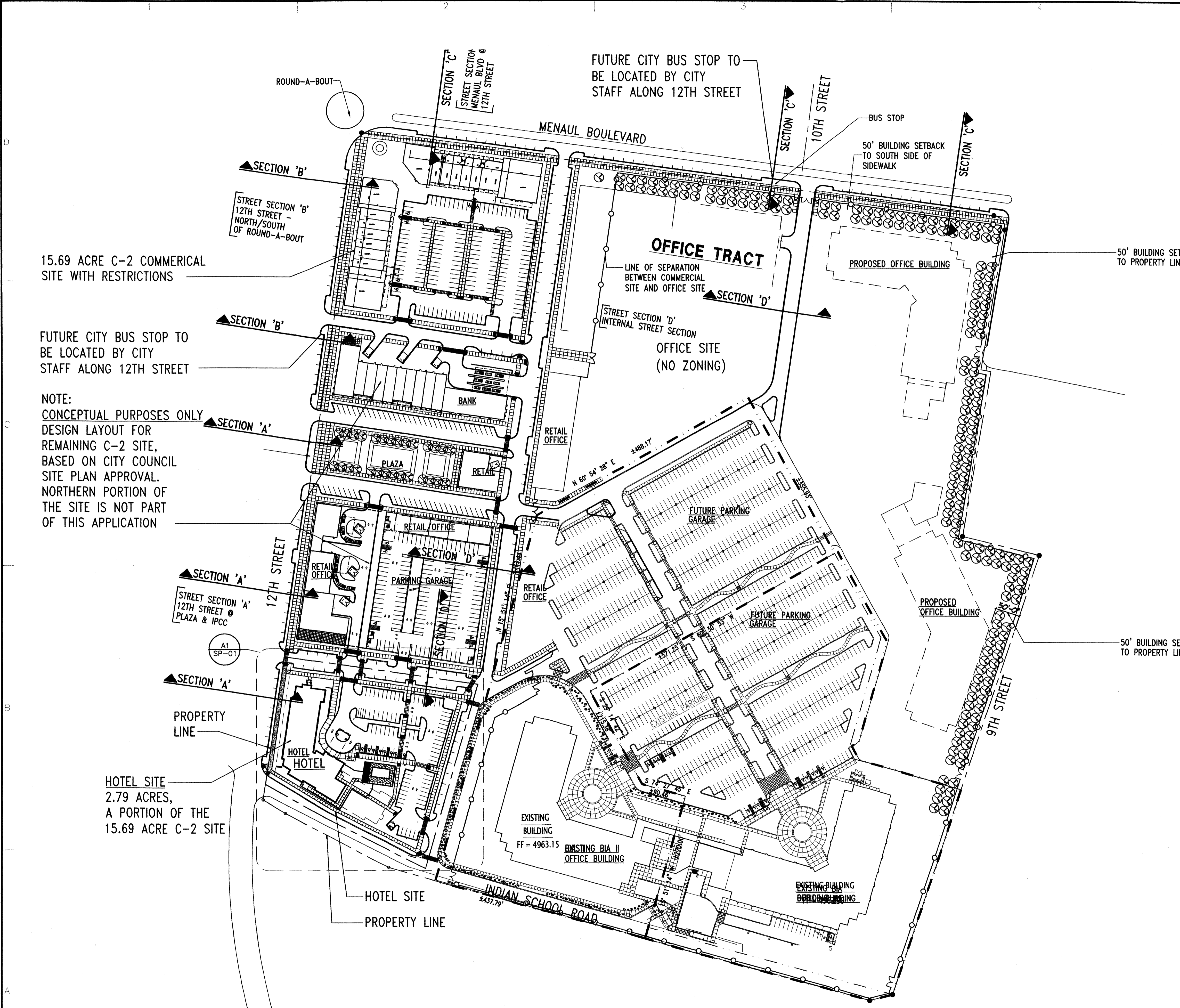
MARK	DATE	DESCRIPTION
ISSUE:	DRB SET	
PROJECT NO:	0510	
CAD DWG FILE:		
DRAWN BY:	CW, LJ	
CHECKED BY:	BH	
DATE:	7/21/06	

SHEET TITLE

SITE PLAN
 OVERALL

S-02

sheet of sheets



VICINITY MAP
 (NOTE: SCALE APPROXIMATE)

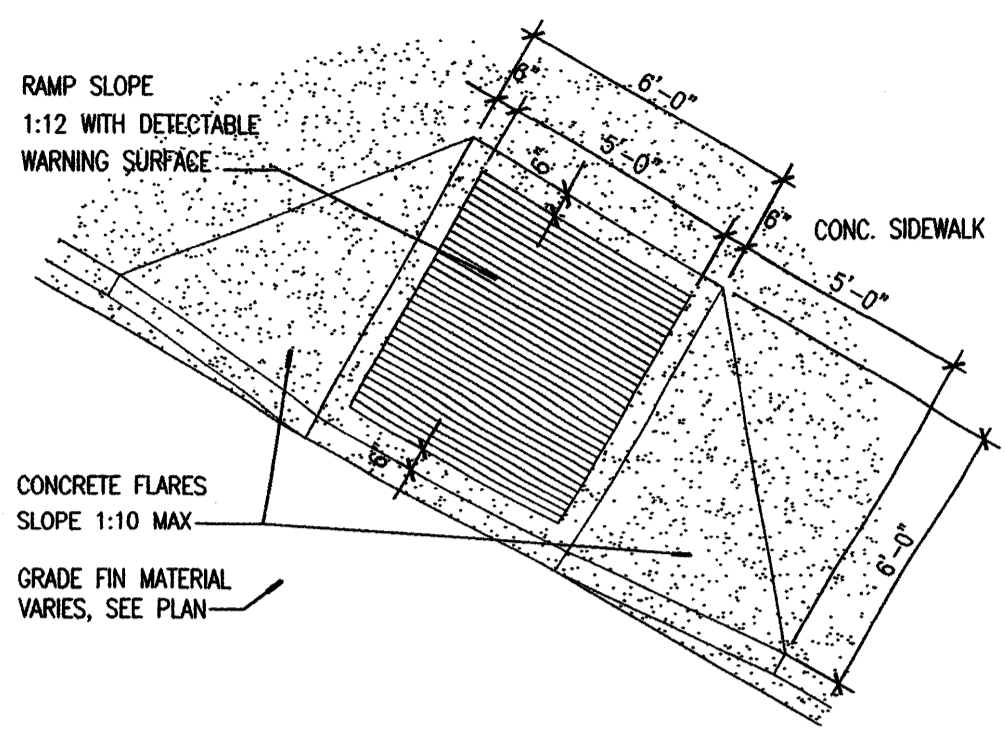
A1 SITE PLAN - OVERALL
 SCALE: 1"=100'-0"
 0 50' 100' 200'

15.69 ACRE C-2 COMMERCIAL SITE WITH RESTRICTIONS

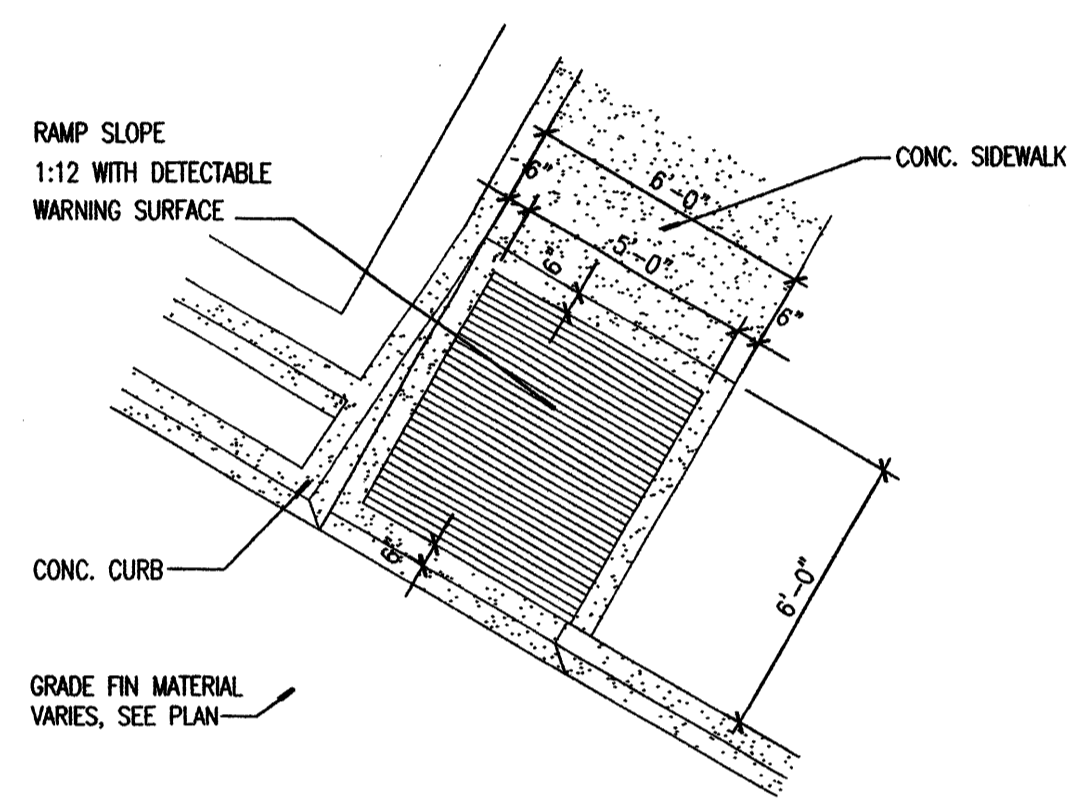
FUTURE CITY BUS STOP TO BE LOCATED BY CITY STAFF ALONG 12TH STREET

NOTE:
 CONCEPTUAL PURPOSES ONLY
 DESIGN LAYOUT FOR REMAINING C-2 SITE, BASED ON CITY COUNCIL SITE PLAN APPROVAL. NORTHERN PORTION OF THE SITE IS NOT PART OF THIS APPLICATION

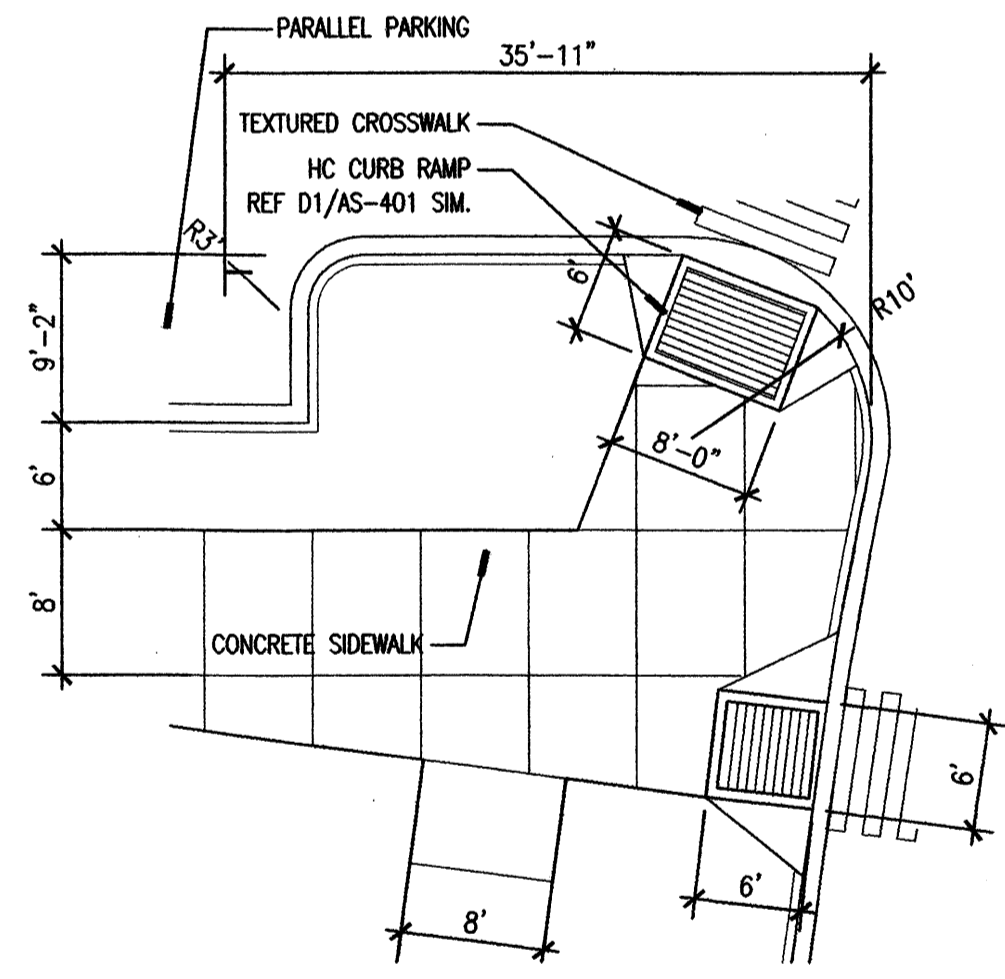
HOTEL SITE
 2.79 ACRES,
 A PORTION OF THE
 15.69 ACRE C-2 SITE



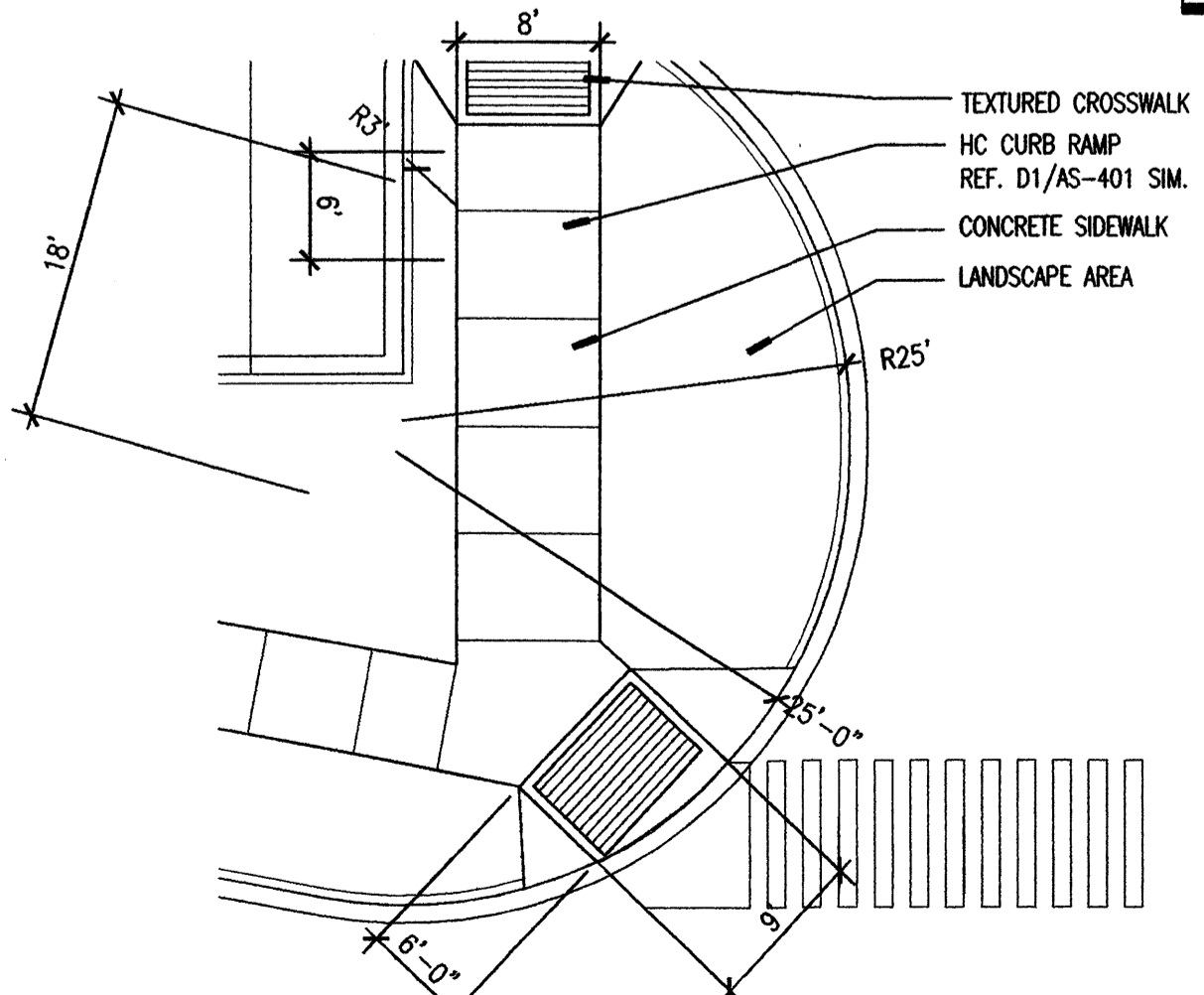
D1 HC RAMP
SCALE: 1/4"=1'-0"



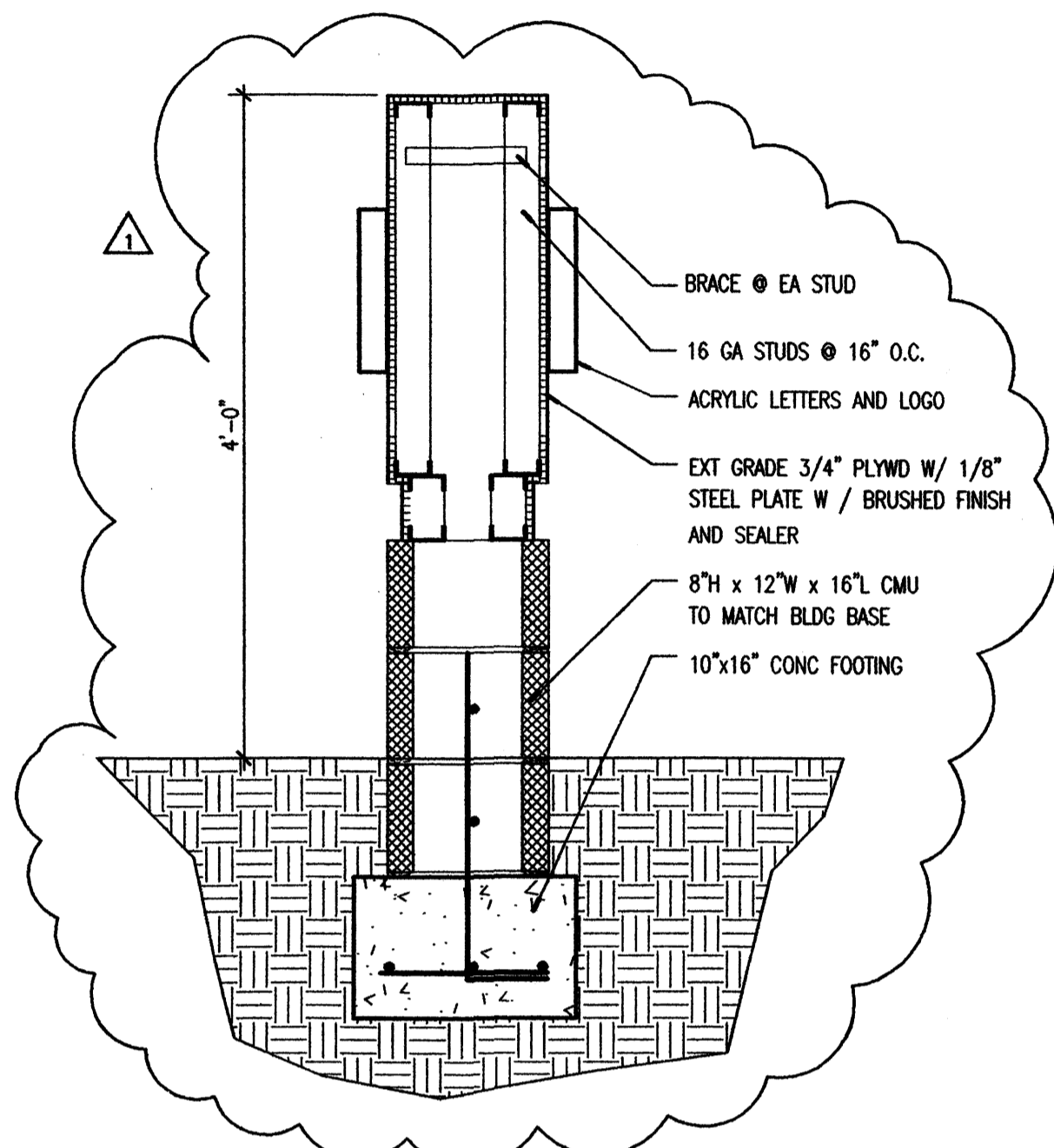
C1 HC RAMP DETAIL
SCALE: 3/32"=1'-0"



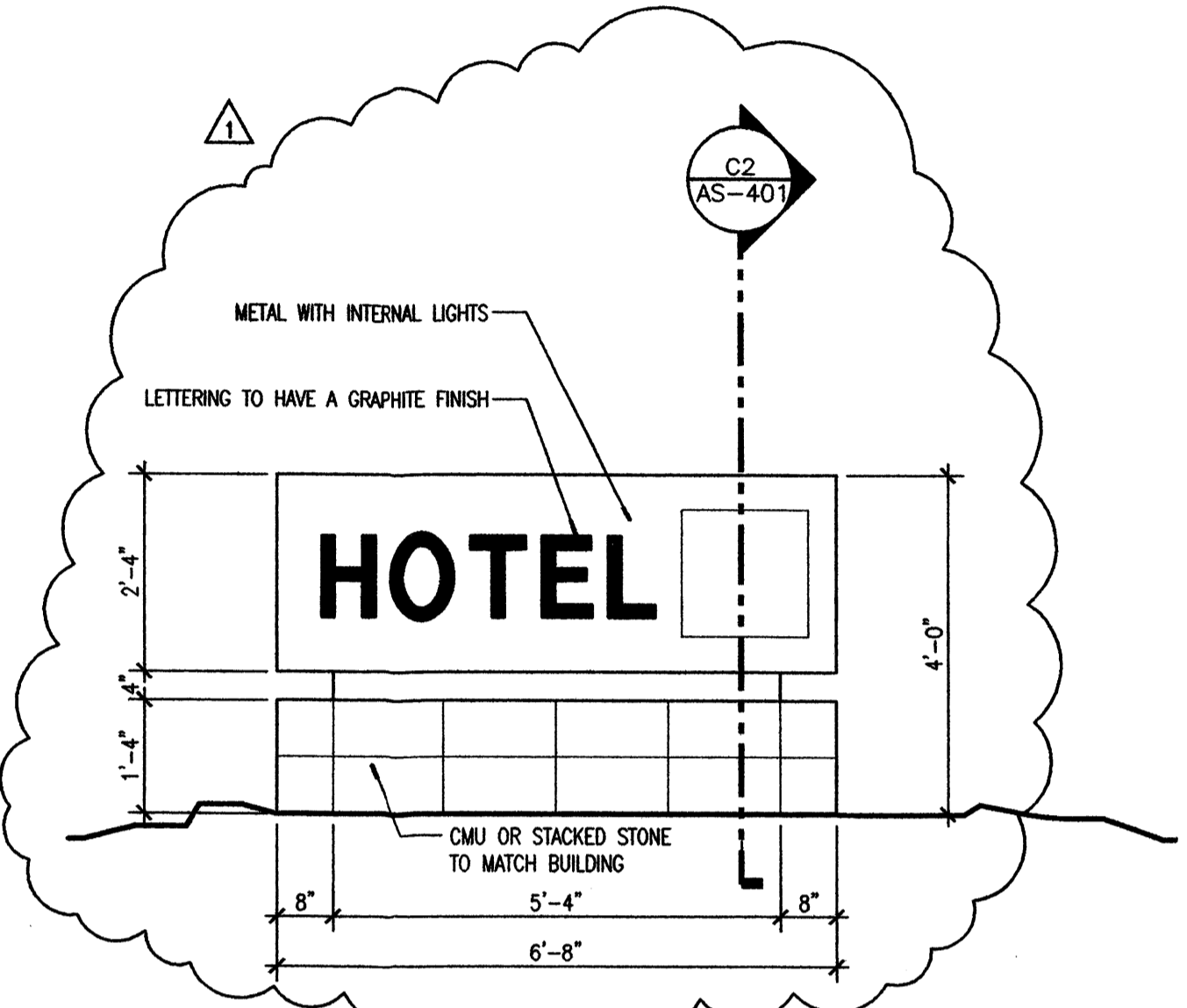
B1 ENLARGED PARTIAL SITE PLAN DETAIL
SCALE: 3/32"=1'-0"



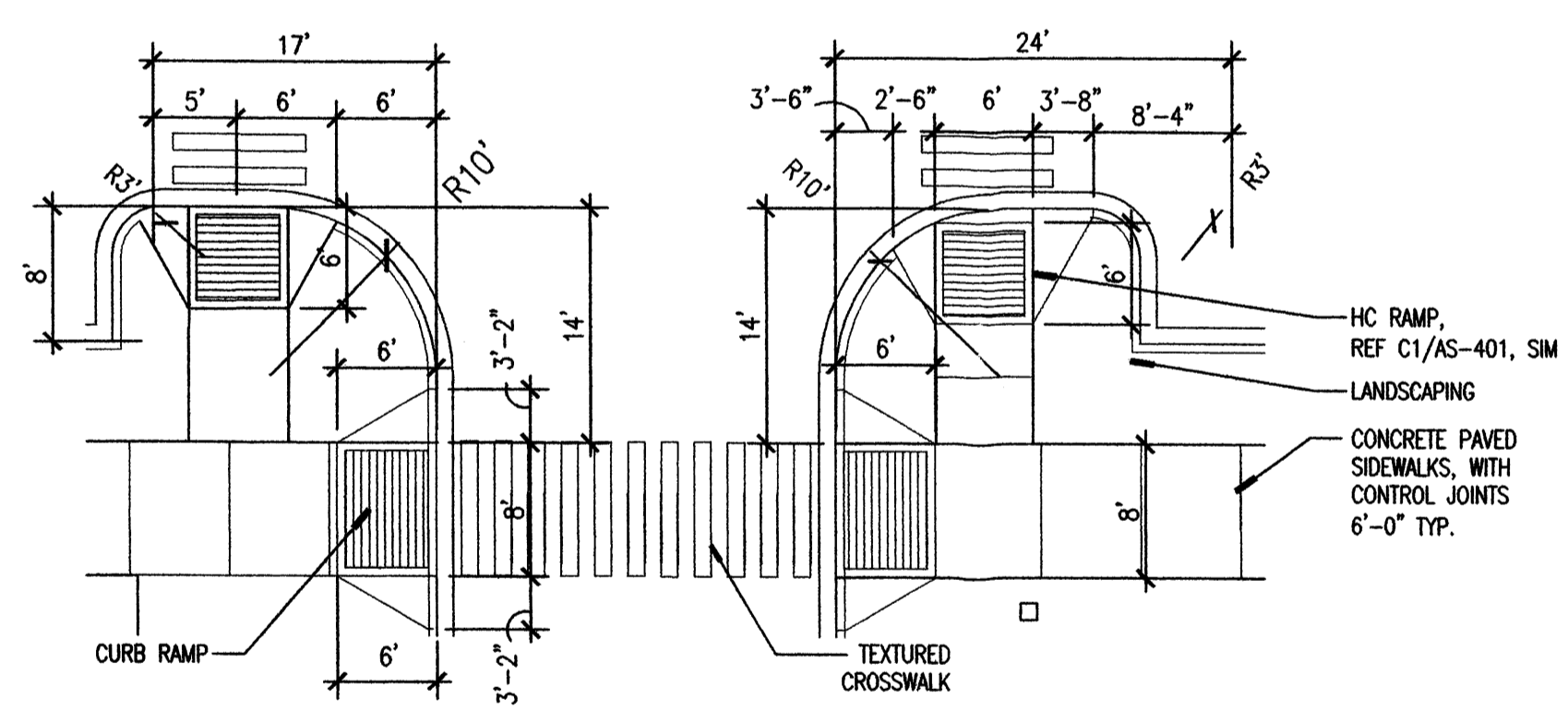
A1 ENLARGED PARTIAL SITE PLAN DETAIL
SCALE: 3/32"=1'-0"



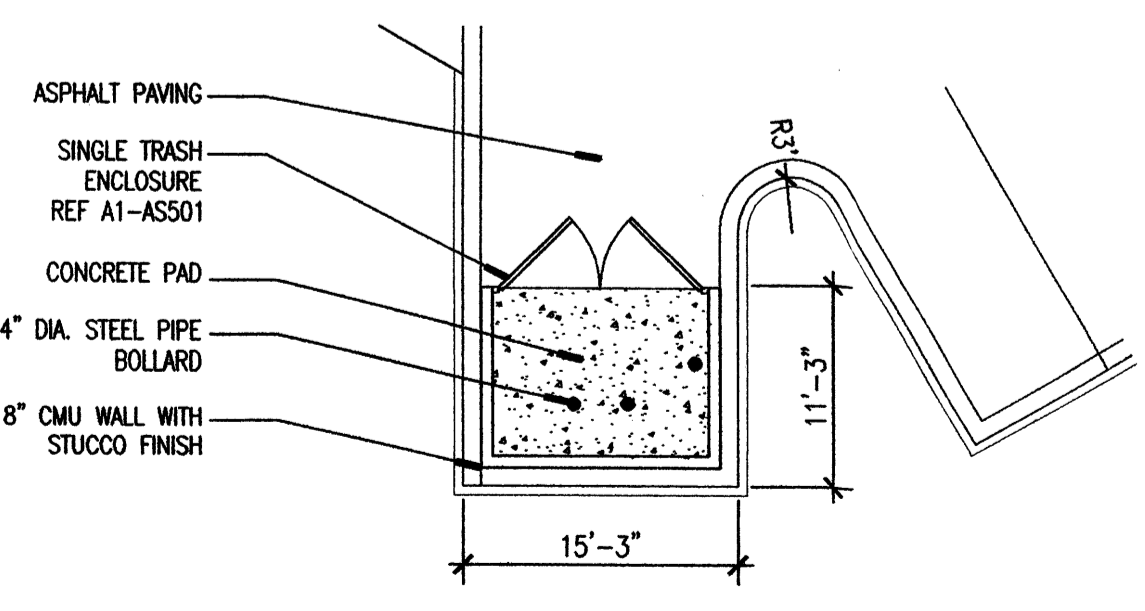
C2 MONUMENT SIGN DETAIL
SCALE: 1"=1'-0"



C3 MONUMENT SIGN DETAIL
SCALE: 1/2"=1'-0"

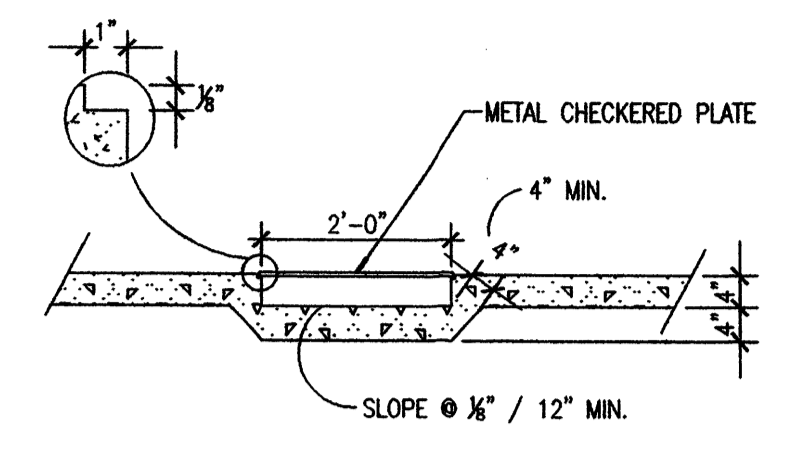


B2 ENLARGED PARTIAL SITE PLAN DETAIL
SCALE: 3/32"=1'-0"

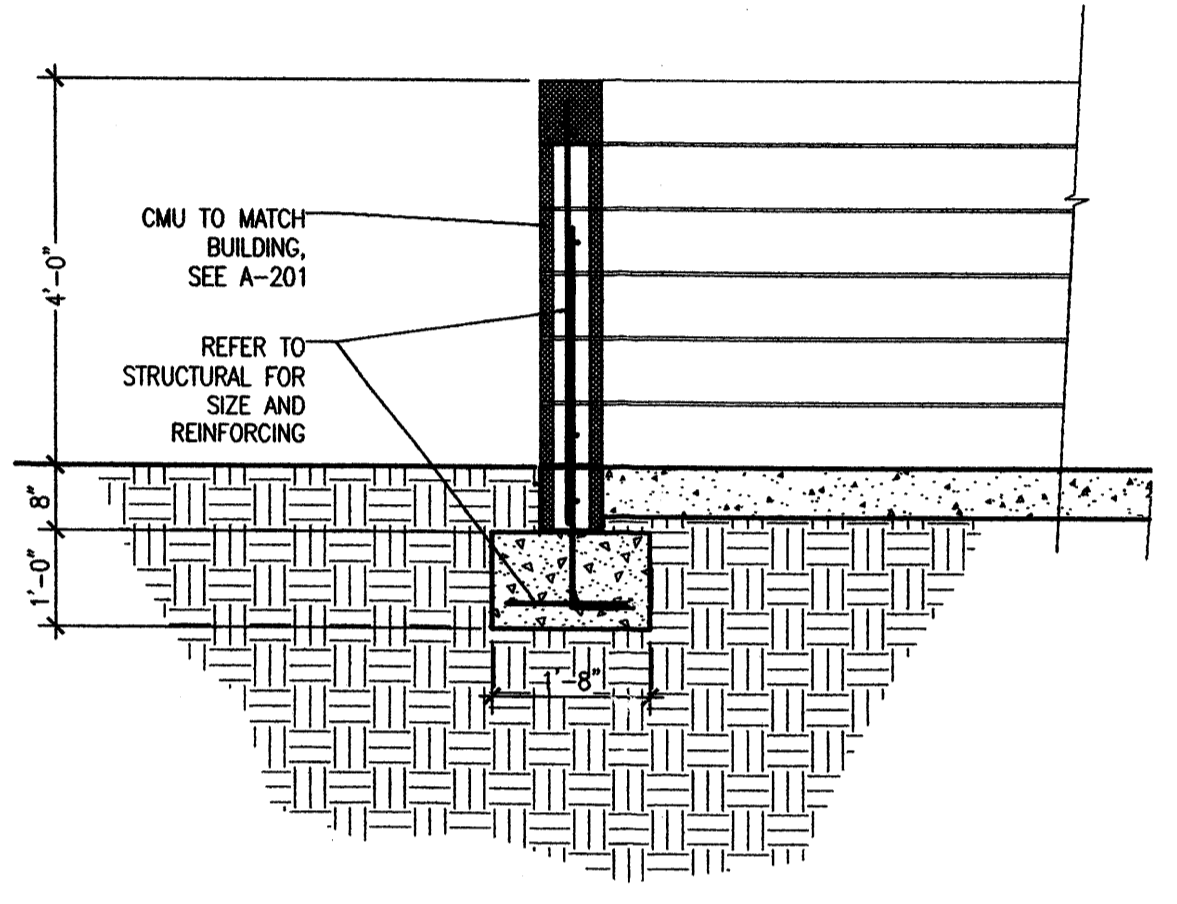


A2 ENLARGED TRASH ENCLOSURE DETAIL
SCALE: 3/32"=1'-0"

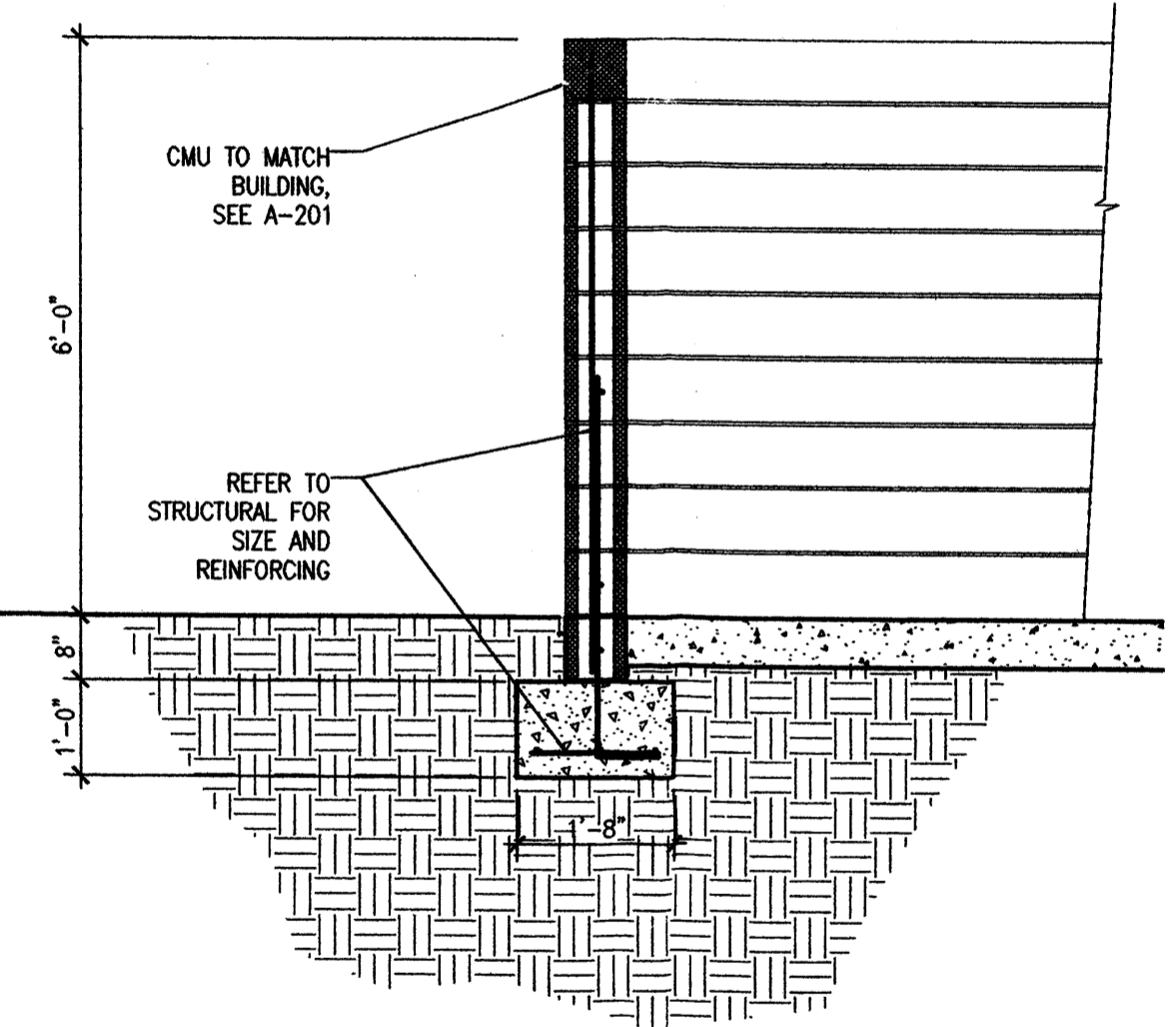
NOTE: REFER TO A1, A3, A5, B3/AS-501 FOR SIMILAR TRASH ENCLOSURE DETAILS



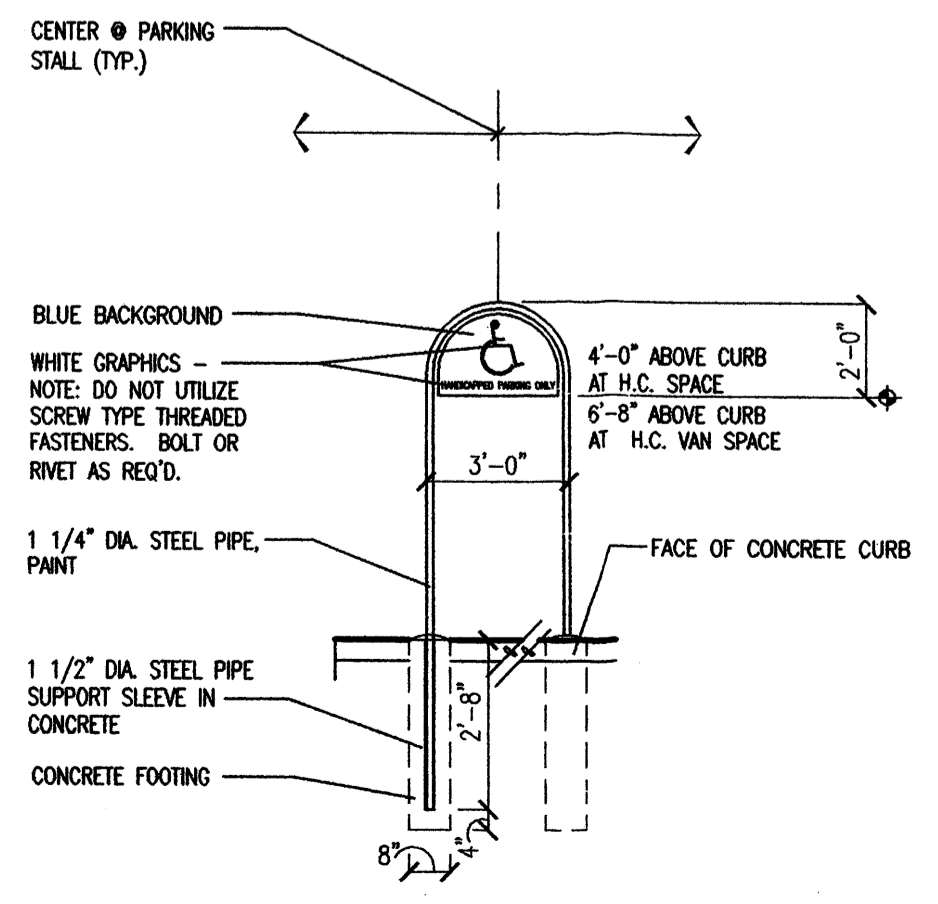
D4 SIDEWALK CULVERT DETAIL
SCALE: 1/2"=1'-0"



C4 4'-0" SCREEN WALL
SCALE: 1/2"=1'-0"



B4 6'-0" SCREEN WALL
SCALE: 1/2"=1'-0"



A4 ENLARGED HANDICAPPED SIGN
SCALE: 3/32"=1'-0"



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CONSULTANTS

Architect Engineer

**DRB
SUBMITTAL**

PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

IPFDC
MASTER PLAN

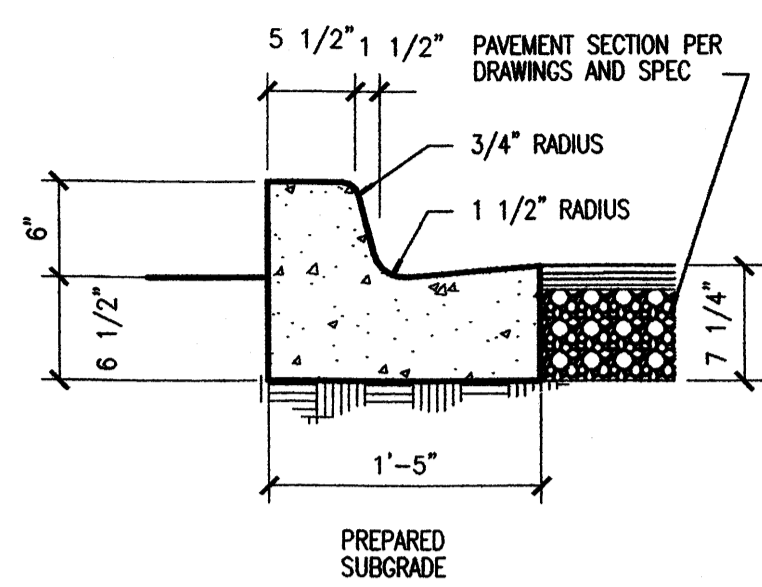
MARK	DATE	COMMENT REVISIONS

MARK	DATE	DESCRIPTION

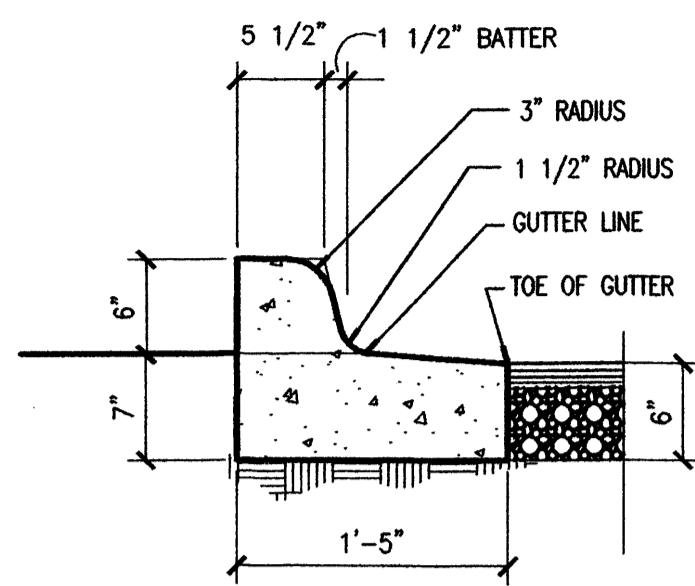
SHEET TITLE

ARCHITECTURAL
SITE DETAILS

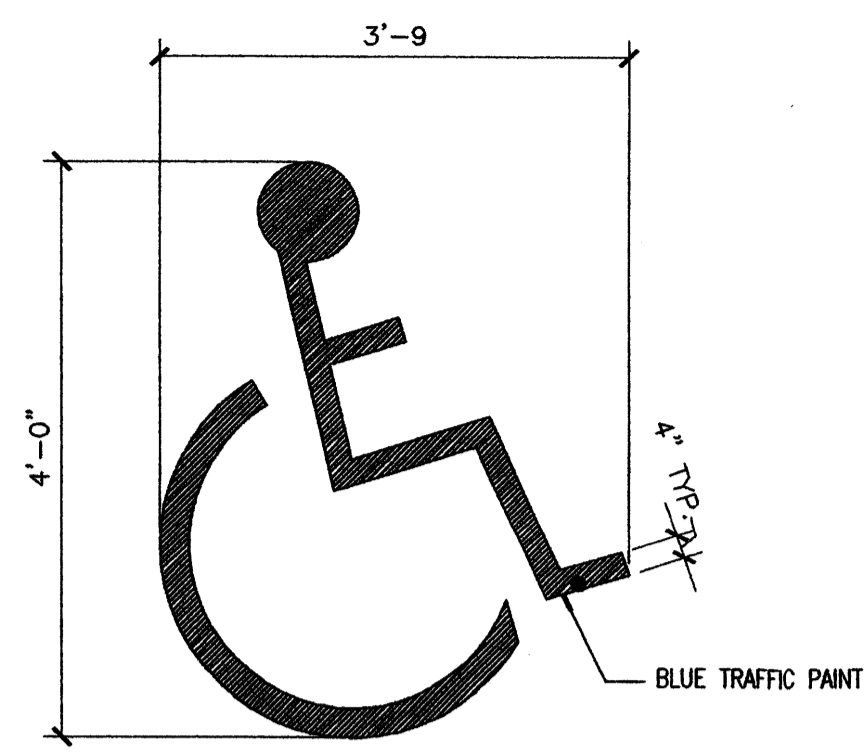
AS401
sheet of sheets



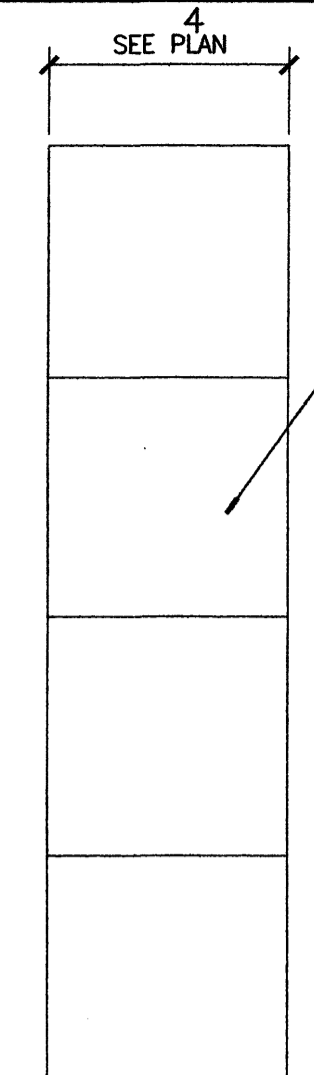
D1 6" CURB AND GUTTER
SCALE: 1/4"=1'-0"



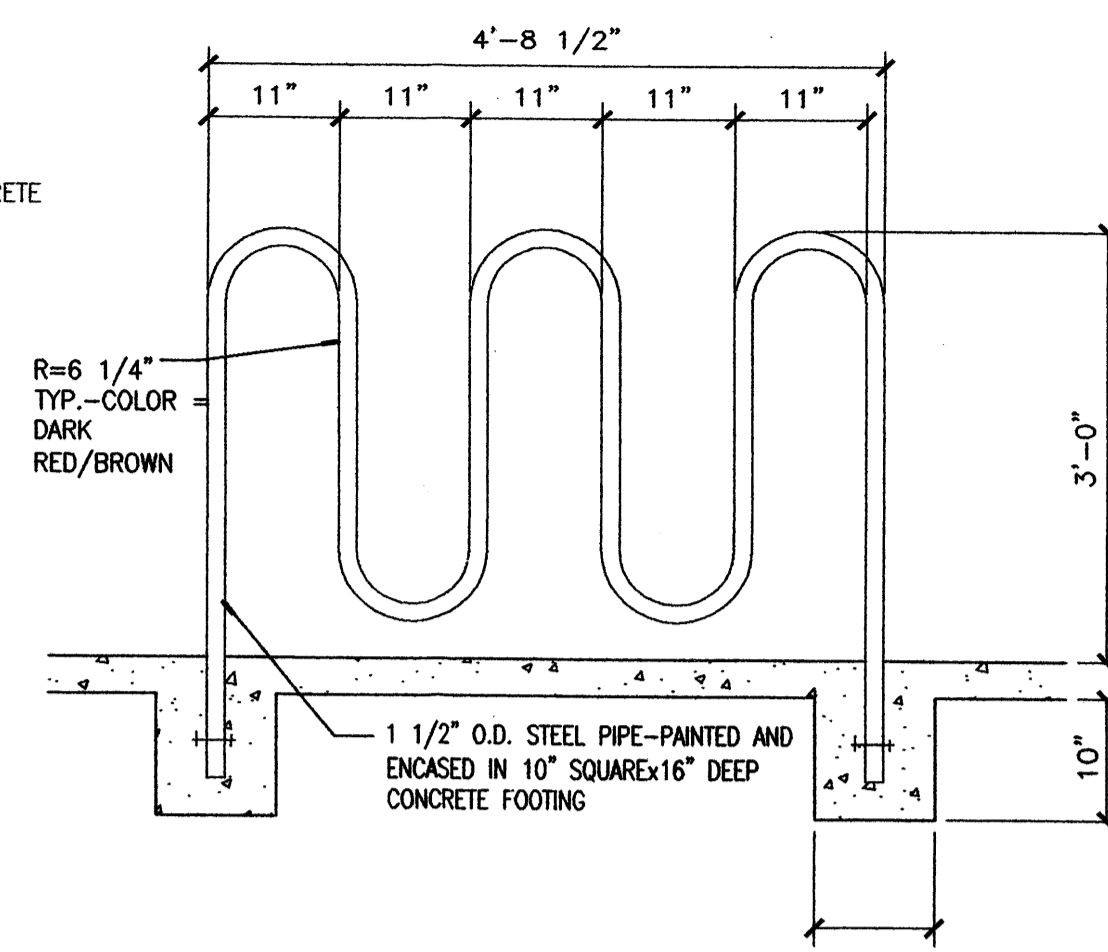
D2 DEPRESSED CURB AND GUTTER
SCALE: 1/4"=1'-0"



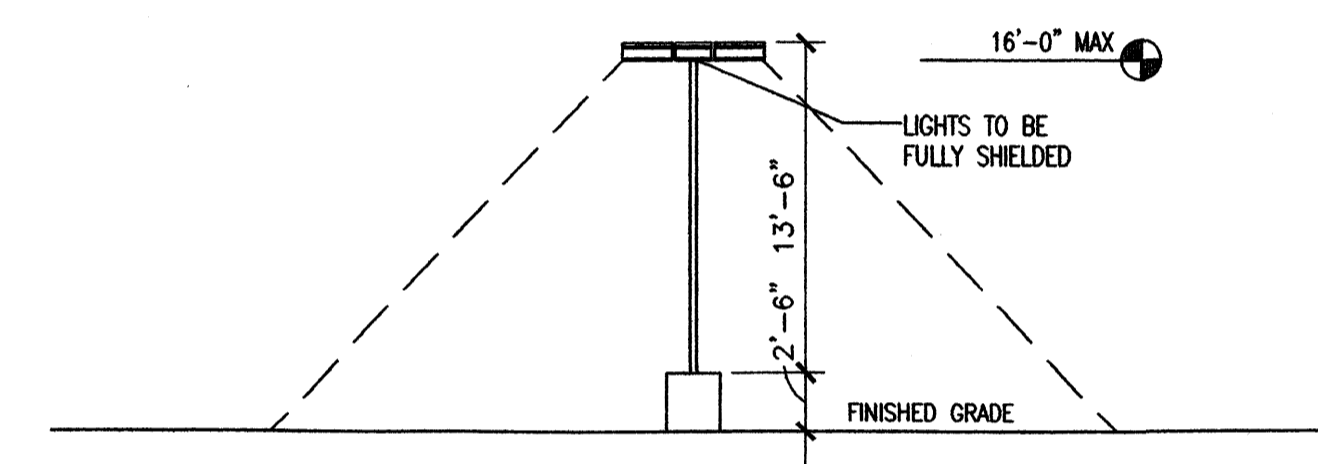
D3 H.C. PAVEMENT SIGN
SCALE: 3/4"=1'-0"



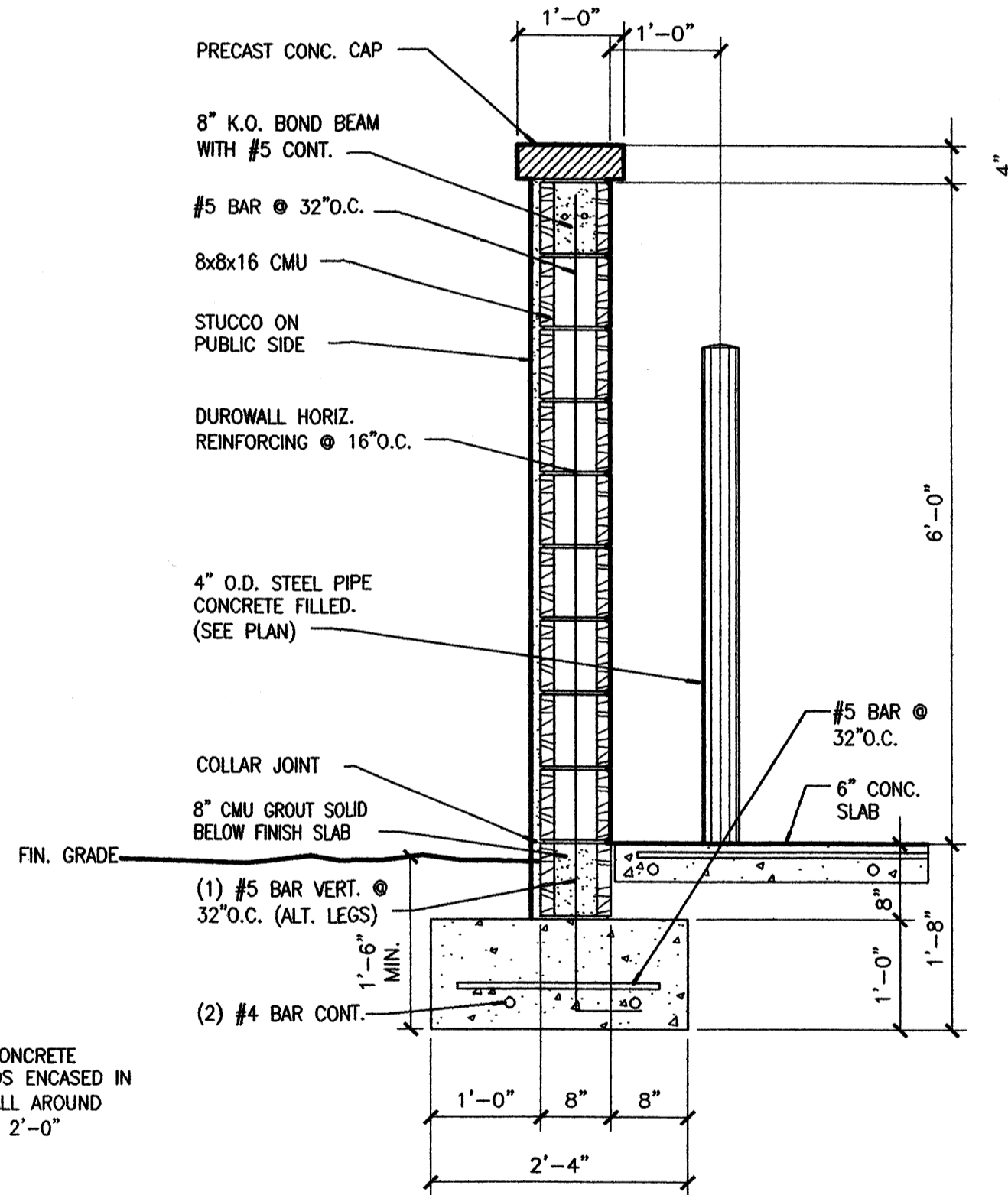
D4 H.C. PARKING STRIPING
SCALE: 1/4"=1'-0"



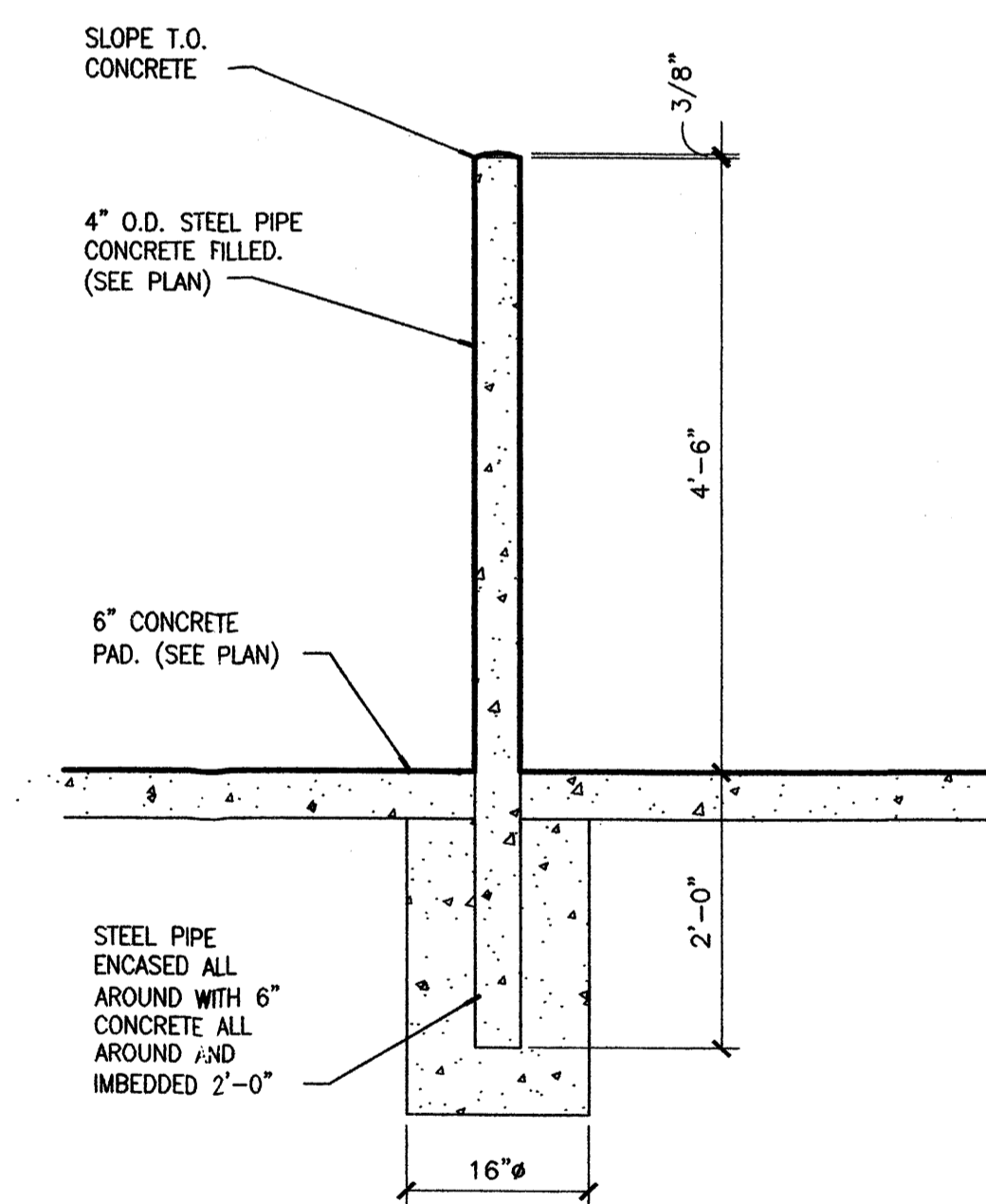
D5 BIKE RACK
SCALE: 3/4"=1'-0"



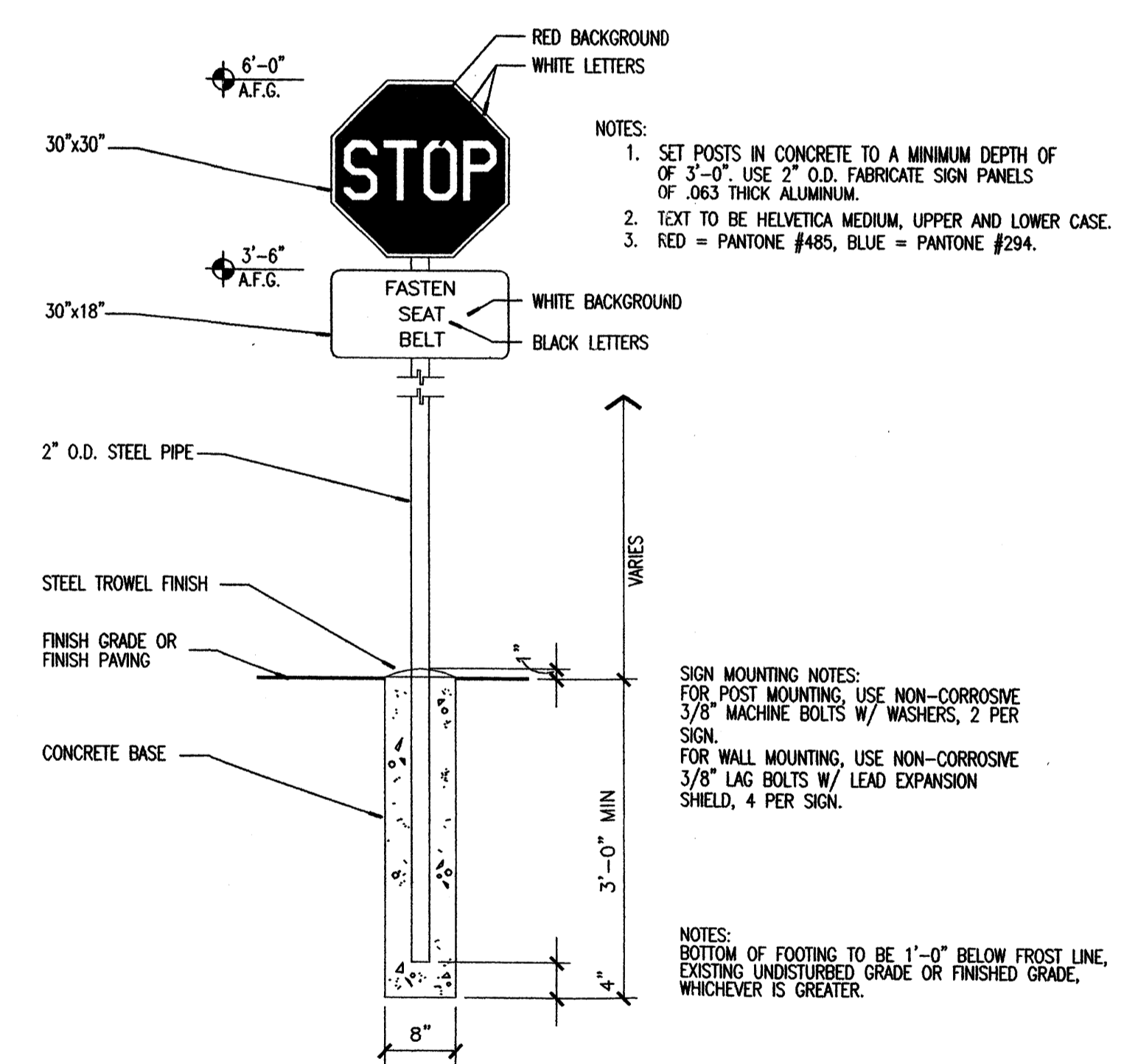
C1 SITE LIGHTING DETAIL
SCALE: 1/8"=1'-0"



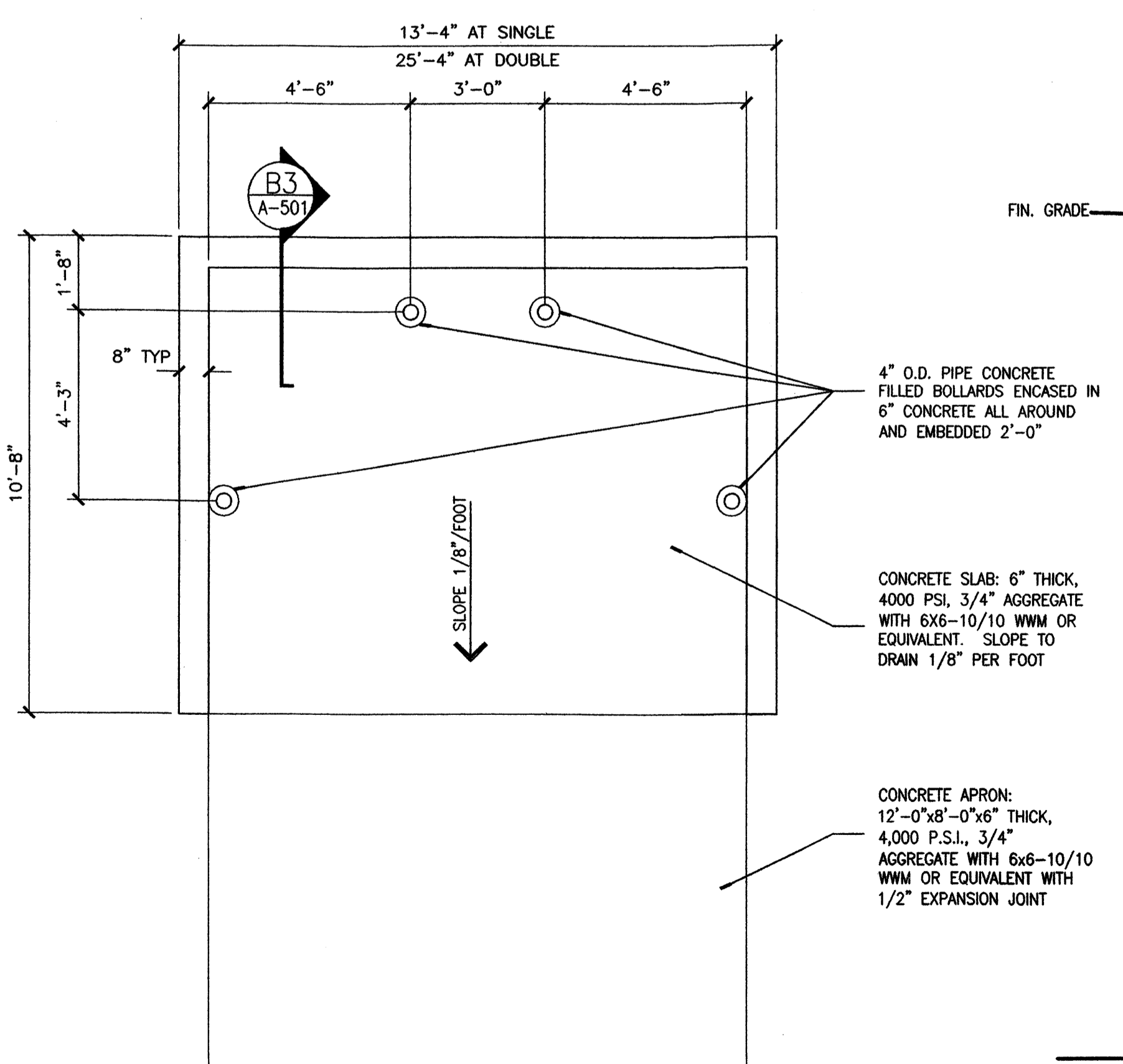
B3 TRASH ENCLOSURE DETAILS
SCALE: 3/4"=1'-0"



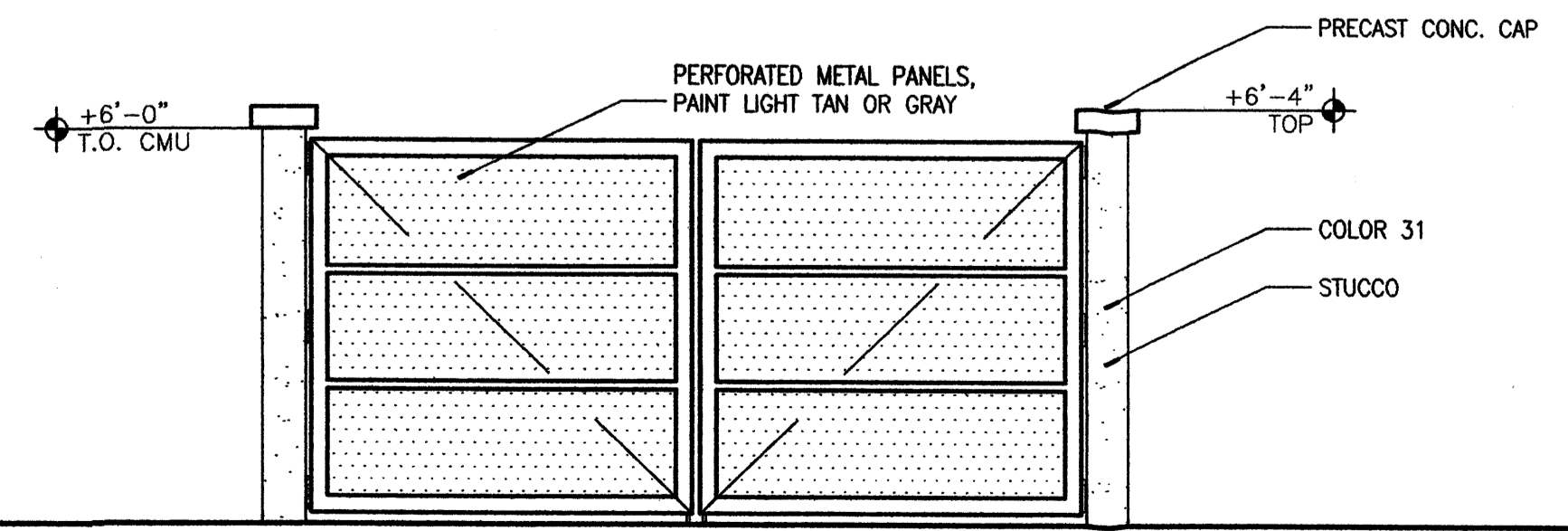
B4 TYP. BOLLARD DETAIL
SCALE: 3/4"=1'-0"



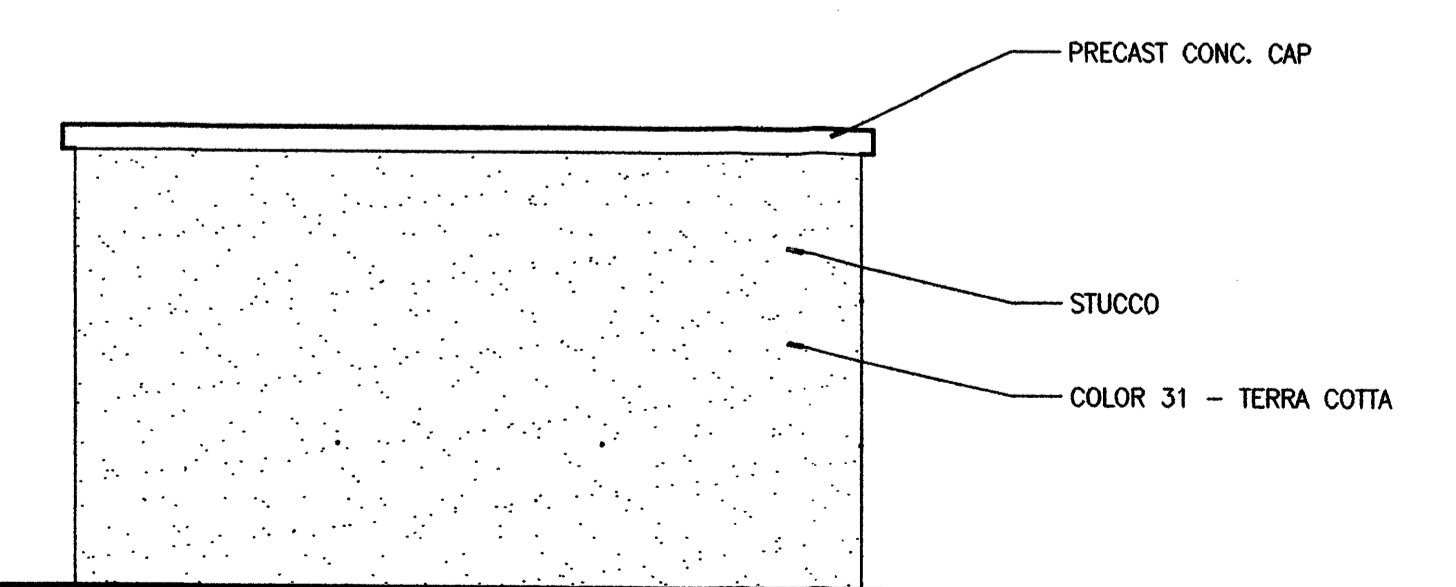
B5 STOP SIGN
SCALE: 3/4"=1'-0"



A1 TRASH ENCLOSURE PLAN
SCALE: 3/8"=1'-0"



A3 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/8"=1'-0"



A5 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/8"=1'-0"

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SW
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CONSULTANTS

Architect Engineer

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SUBMITTAL

PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

IPFDC
MASTER PLAN

MARK	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION

SHEET TITLE
ARCHITECTURAL SITE DETAILS

AS501
sheet of sheets

MATERIAL & COLOR LEGEND

SHEET KEYNOTES

GENERAL NOTES

MATERIAL	COLOR
GLASS	CLEAR
STOREFRONT	LIGHT CREAM ALUMINUM
STOREFRONT DOORS	LIGHT CREAM ALUMINUM
METAL ROOFING	LIGHT GREY
METAL RAILING	LIGHT GREY POLYURETHANE PAINT
COLUMNS	RUST ALUMINUM OR CONCRETE
SHADE CANOPIES	LIGHT GREY POLYURETHANE PAINT
BICYCLE RACKS	RUST/BROWN

1. STUCCO ON 5/8" DENSGLASS SHEATHING ON 6" METAL STUDS @ 16" O.C. WITH FOIL BACKED R-19 INSULATION.
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED

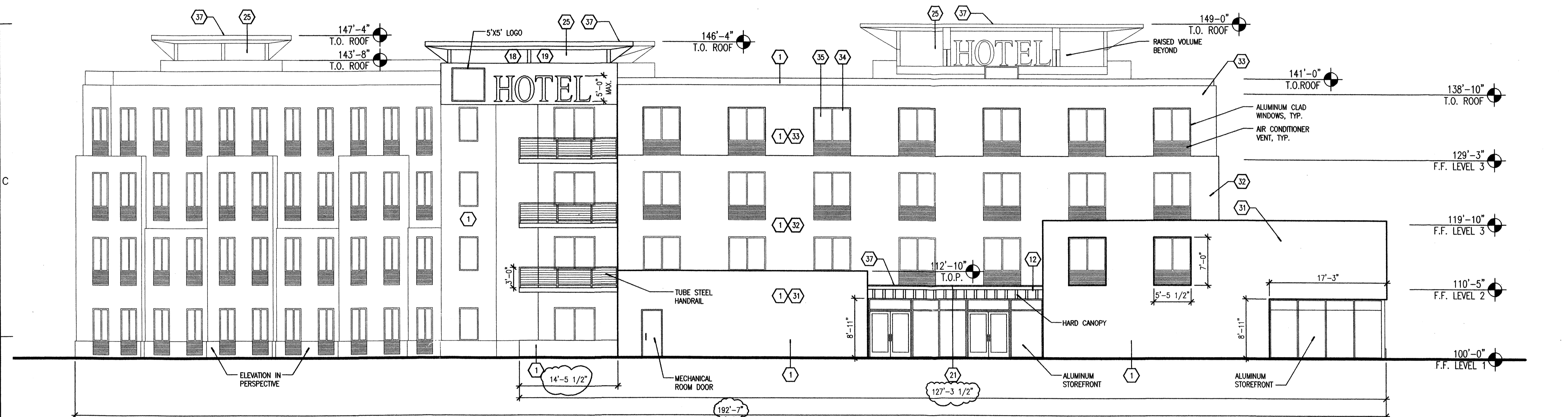
9. NOT USED
10. NOT USED
11. PRECAST CONCRETE CAP
12. METAL CAP
13. NOT USED
14. CANOPY WITH METAL ROOF PANELS, TYP.
15. PAINTED STEEL TUBE
16. CONCRETE MASONRY UNITS
17. STONE ON MORTAR SETTING BED ON 1/2" MORTAR APPLIED DIRECTLY TO CONCRETE MASONRY UNITS
18. SHIELDED LIGHT FIXTURE
19. TRANSLUCENT PANEL SYSTEM
20. PRECAST CONCRETE COLUMN

21. SUSPENDED SHADE STRUCTURE - PAINTED STEEL
22. NOT USED
23. NOT USED
24. CURVED METAL ROOF
25. FROSTED INSULATED GLASS PANELS
26. NOT USED
27. NOT USED
28. NOT USED
29. NOT USED
30. NOT USED
31. STUCCO COLOR 1 TERRA COTTA
32. STUCCO COLOR 2 BEIGE
33. STUCCO COLOR 3 LIGHT BEIGE

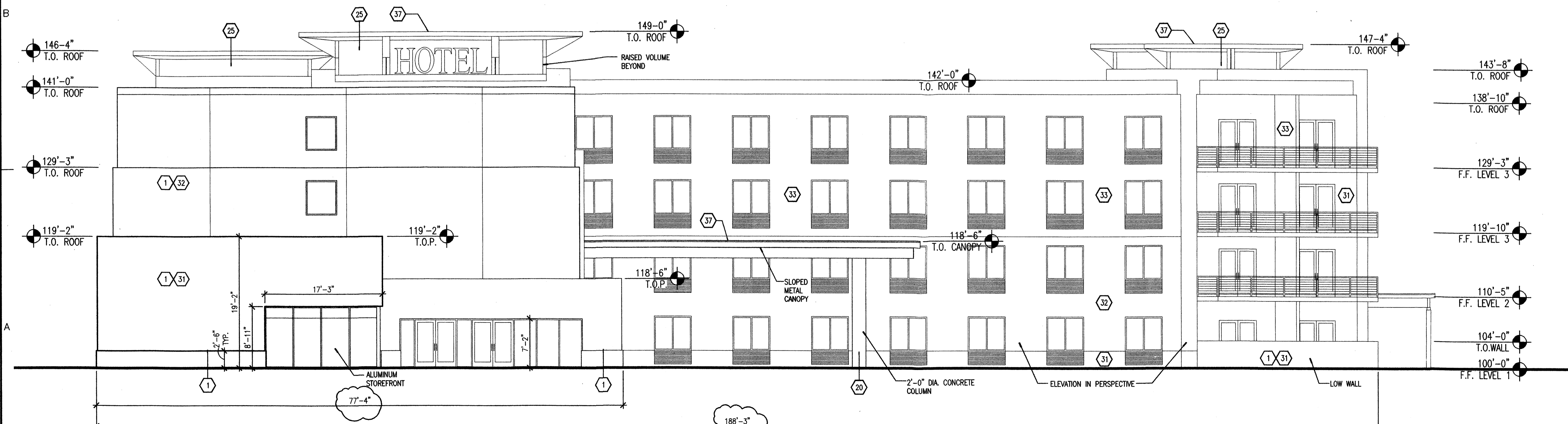
- A. REFER TO GENERAL RETAIL SIGN CRITERIA FOR SIGNAGE SIZES AND STANDARDS.
- B. THE MAXIMUM INDIVIDUAL LETTER SIZE OF ALL BUILDING MOUNTED SIGNS SHALL BE 2'-0" HIGH. LOGO SIGNS SHALL NOT EXCEED 2'-0" IN HEIGHT OR WIDTH.
- C. PAINT ALL EXPOSED METAL UNTELS, TUBES, SHAPES AND COLUMNS
- D. FACADE MATERIALS AND COLORS WILL BE LOW REFLECTING AND WILL ADHERE TO PALLET OF COLORS
- E. ALL ROOF MOUNTED AND SURFACE MOUNTED MECHANICAL UNITS SHALL BE CONCEALED BY A SCREENWALL EQUAL TO OR GREATER THAN THE HEIGHT OF THE EQUIPMENT.

COLOR LEGEND

	COLOR 31 - TERRA COTTA
	COLOR 32 - BEIGE
	COLOR 33 - LIGHT BEIGE



B1 SOUTH ELEVATION - PROPOSED HOTEL



A1 EAST ELEVATION - PROPOSED HOTEL



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Architect	Engineer
-----------	----------

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PROPOSED HOTEL

INDIAN SCHOOL BLVD
 ALBUQUERQUE, NM

IPFDC
 MASTER PLAN

MARK	DATE	DESCRIPTION
▲	8/11/06	COMMENT REVISIONS

SHEET TITLE
 EXTERIOR ELEVATIONS
 PROPOSED HOTEL

A-201

MATERIAL & COLOR LEGEND

SHEET KEYNOTES

GENERAL NOTES

MATERIAL	COLOR
GLASS	CLEAR
STOREFRONT	LIGHT CREAM ALUMINUM
STOREFRONT DOORS	LIGHT CREAM ALUMINUM
METAL ROOFING	LIGHT GREY
METAL RAILING	LIGHT GREY POLYURETHANE PAINT
COLUMNS	RUST ALUMINUM OR CONCRETE
SHADE CANOPIES	LIGHT GREY POLYURETHANE PAINT
BICYCLE RACKS	RUST/BROWN

SHEET KEYNOTES

1. STUCCO ON 5/8" DENSGLASS SHEATHING ON 6" METAL STUDS @ 16" O.C. WITH FOIL BACKED R-19 INSULATION.
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED

9. NOT USED
10. NOT USED
11. PRECAST CONCRETE CAP
12. METAL CAP
13. NOT USED
14. CANOPY WITH METAL ROOF PANELS, TYP.
15. PAINTED STEEL TUBE
16. CONCRETE MASONRY UNITS
17. STONE ON MORTAR SETTING BED ON 1/2" MORTAR APPLIED DIRECTLY TO CONCRETE MASONRY UNITS
18. SHIELDED LIGHT FIXTURE
19. TRANSLUCENT PANEL SYSTEM
20. PRECAST CONCRETE COLUMN

21. SUSPENDED SHADE STRUCTURE - PAINTED STEEL
22. NOT USED
23. NOT USED
24. CURVED METAL ROOF
25. FROSTED INSULATED GLASS PANELS
26. NOT USED
27. NOT USED
28. NOT USED
29. NOT USED
30. NOT USED
31. STUCCO COLOR 1 TERRA COTTA
32. STUCCO COLOR 2 BEIGE
33. STUCCO COLOR 3 LIGHT BEIGE

COLOR LEGEND

	COLOR 31 - TERRA COTTA
	COLOR 32 - BEIGE
	COLOR 33 - LIGHT BEIGE

- A. REFER TO GENERAL RETAIL SIGN CRITERIA FOR SIGNAGE SIZES AND STANDARDS.
- B. THE MAXIMUM INDIVIDUAL LETTER SIZE OF ALL BUILDING MOUNTED SIGNS SHALL BE 2'-0" HIGH. LOGO SIGNS SHALL NOT EXCEED 2'-0" IN HEIGHT OR WIDTH.
- C. PAINT ALL EXPOSED METAL LINTELS, TUBES, SHAPES AND COLUMNS
- D. FACADE MATERIALS AND COLORS WILL BE LOW REFLECTING AND WILL ADHERE TO PALLET OF COLORS
- E. ALL ROOF MOUNTED AND SURFACE MOUNTED MECHANICAL UNITS SHALL BE CONCEALED BY A SCREENWALL EQUAL TO OR GREATER THAN THE HEIGHT OF THE EQUIPMENT.



STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

DRB SUBMITTAL

PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

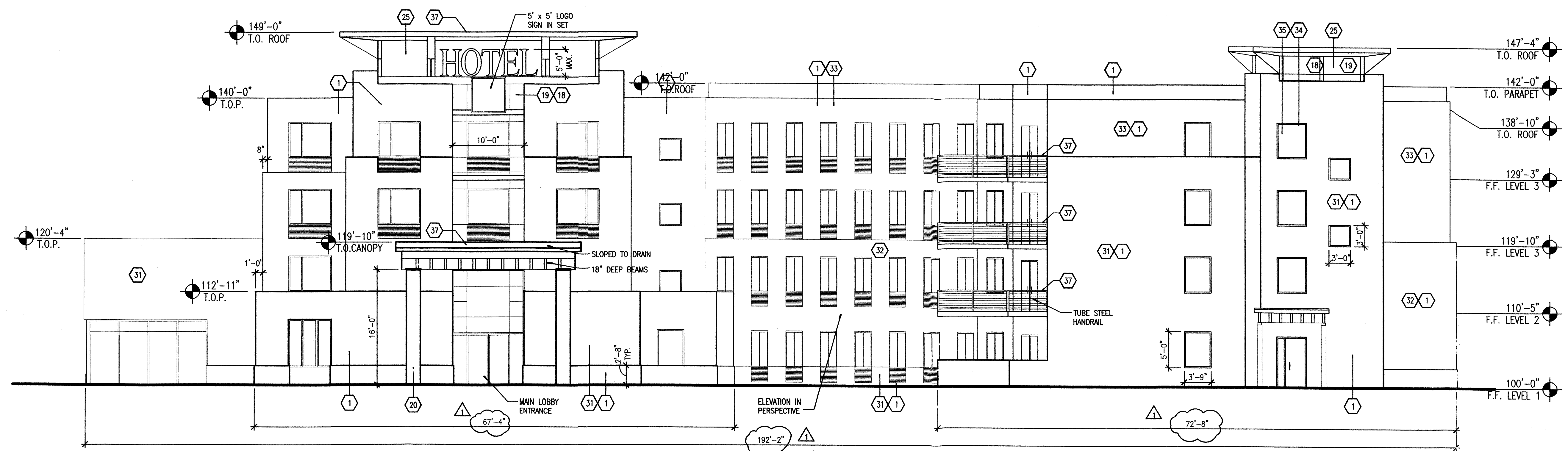
IPFDC
MASTER PLAN

MARK	DATE	DESCRIPTION
8/11/06	COMMENT REVISIONS	

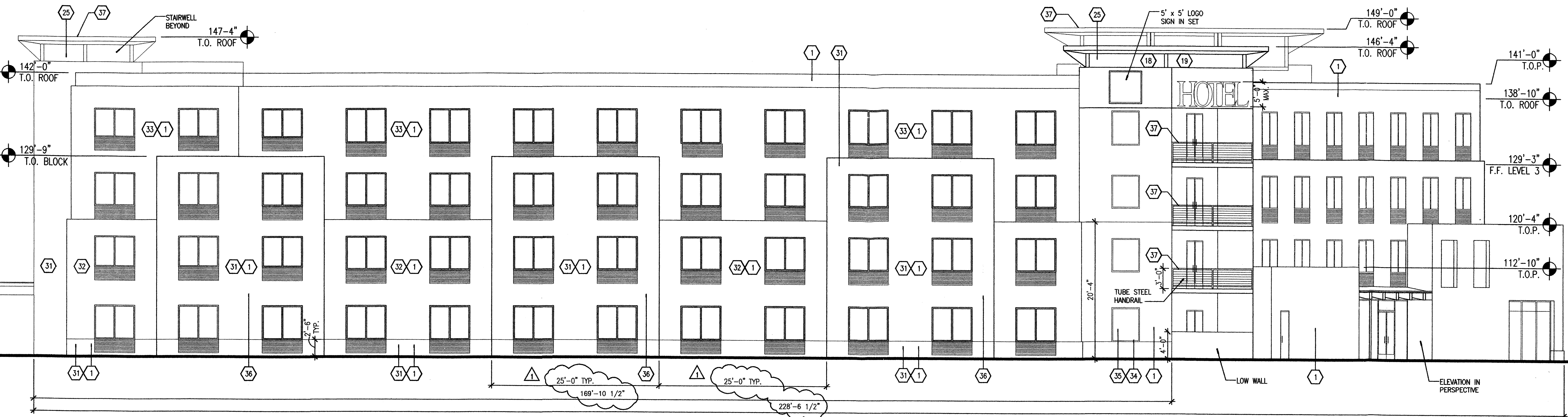
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PROJECT NO:	0510	
CAD DWG FILE:	DCSW	
DRAWN BY:	LJ	
CHECKED BY:	RB	
DATE:	7/21/06	

SHEET TITLE
EXTERIOR ELEVATIONS
PROPOSED HOTEL

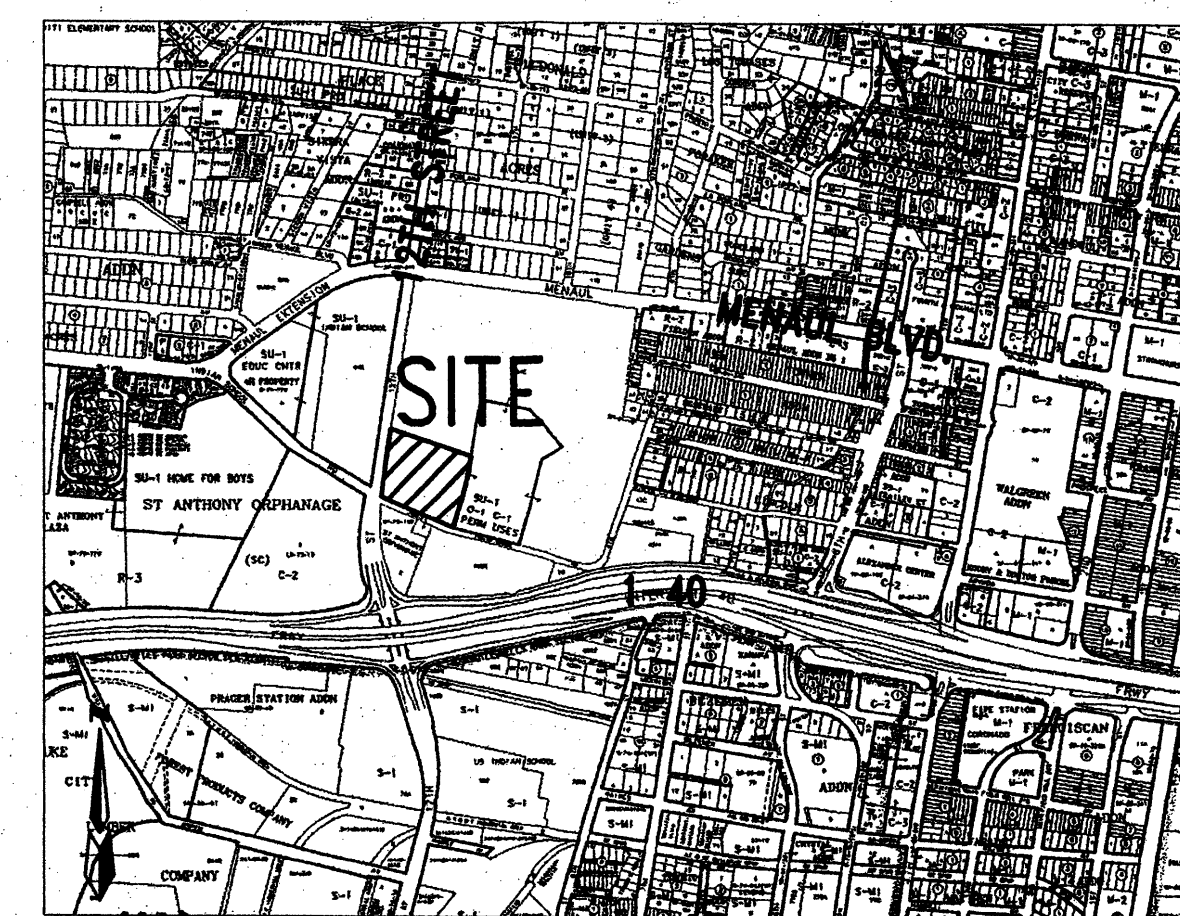
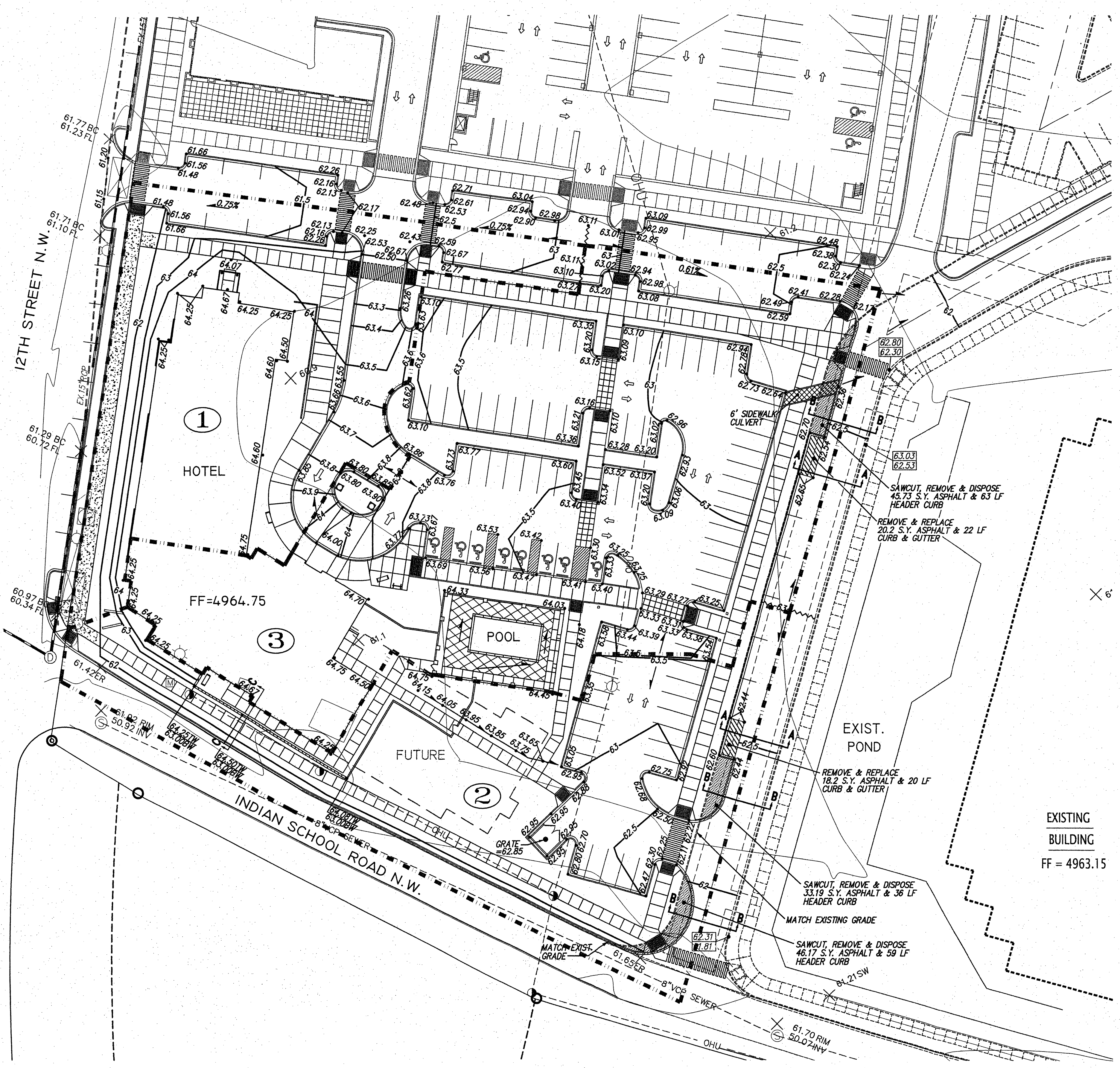
A-202
sheet of sheets



B1 NORTH -EAST ELEVATION - PROPOSED HOTEL
SCALE: 1/8"=1'-0"



A1 WEST ELEVATION - PROPOSED HOTEL
SCALE: 1/8"=1'-0"



ZONE MAP: H-14

LEGEND

- X 0.00 EXISTING SPOT ELEVATION
- X 0.00 SW EXISTING SIDEWALK ELEVATION
- X 0.00 BC EXISTING CURB ELEVATION
- X 0.00 FL EXISTING PAVEMENT ELEVATION
- X 0.00 INV EXISTING RIM & INV ELEVATION
- ⊠ EXISTING TRAFFIC SIGNAL BOX
- ⊙ EXISTING TRAFFIC SIGNAL
- ⊛ EXISTING LIGHT POLE
- ⊙ EXISTING POWER POLE
- OHU- EXISTING OVERHEAD UTILITY LINE
- GAS- EXISTING GAS LINE
- SEWER- EXISTING SEWER LINE
- WATER- EXISTING WATER LINE
- ⊕ EXISTING ANCHOR
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM MH
- EX-18" RCP EXISTING STORM DRAIN
- EXISTING SIDEWALK
- EXISTING WATER VALVE
- EXISTING METER RISER
- EXISTING BILLBOARD
- EXISTING FIRE HYDRANT
- EXISTING DROP INLET
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING CONTOURS
- EXISTING LOT LINES
- EXISTING CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW BUILDING
- NEW EXTRUDED CONCRETE CURB
- NEW PARKING STRIPES
- NEW CONTOURS
- NEW RETAINING WALL
- NEW WATER BLOCK
- NEW DRAINAGE BASIN BOUNDARY
- * 62.60 NEW SPOT ELEVATION
- ① NEW FLOW ARROW
- ① NEW DRAINAGE BASIN ID

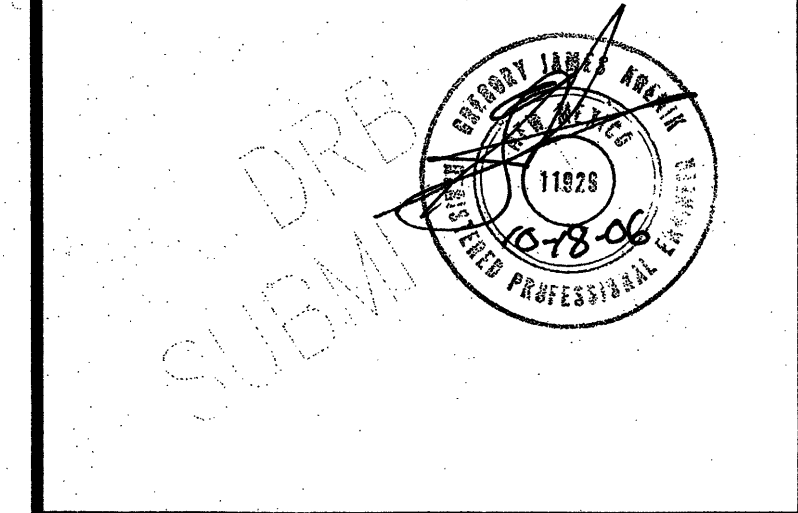
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STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
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CONSULTANTS
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)826-2200, FAX (505)797-9539

Architect Engineer



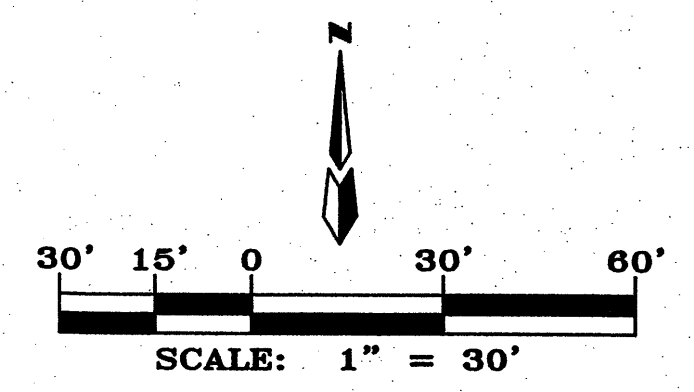
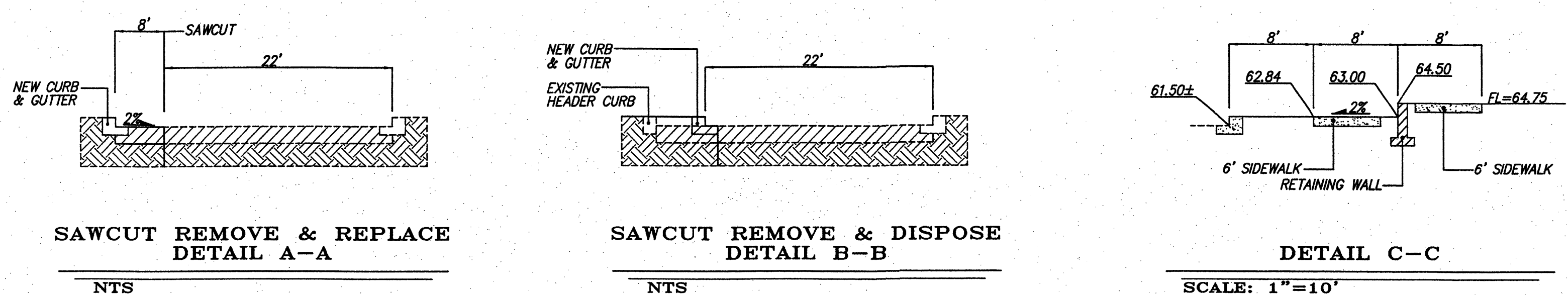
PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

**IPFDC
MASTER PLAN**

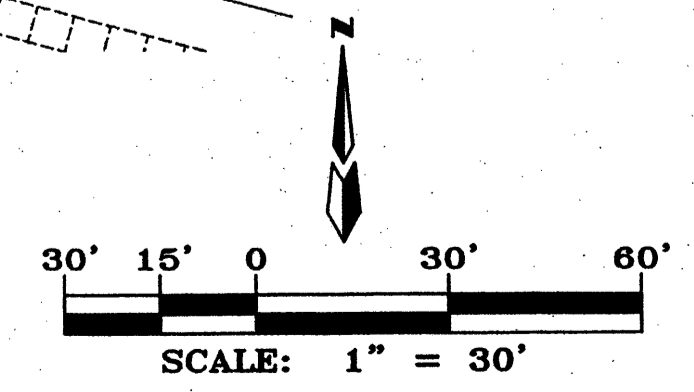
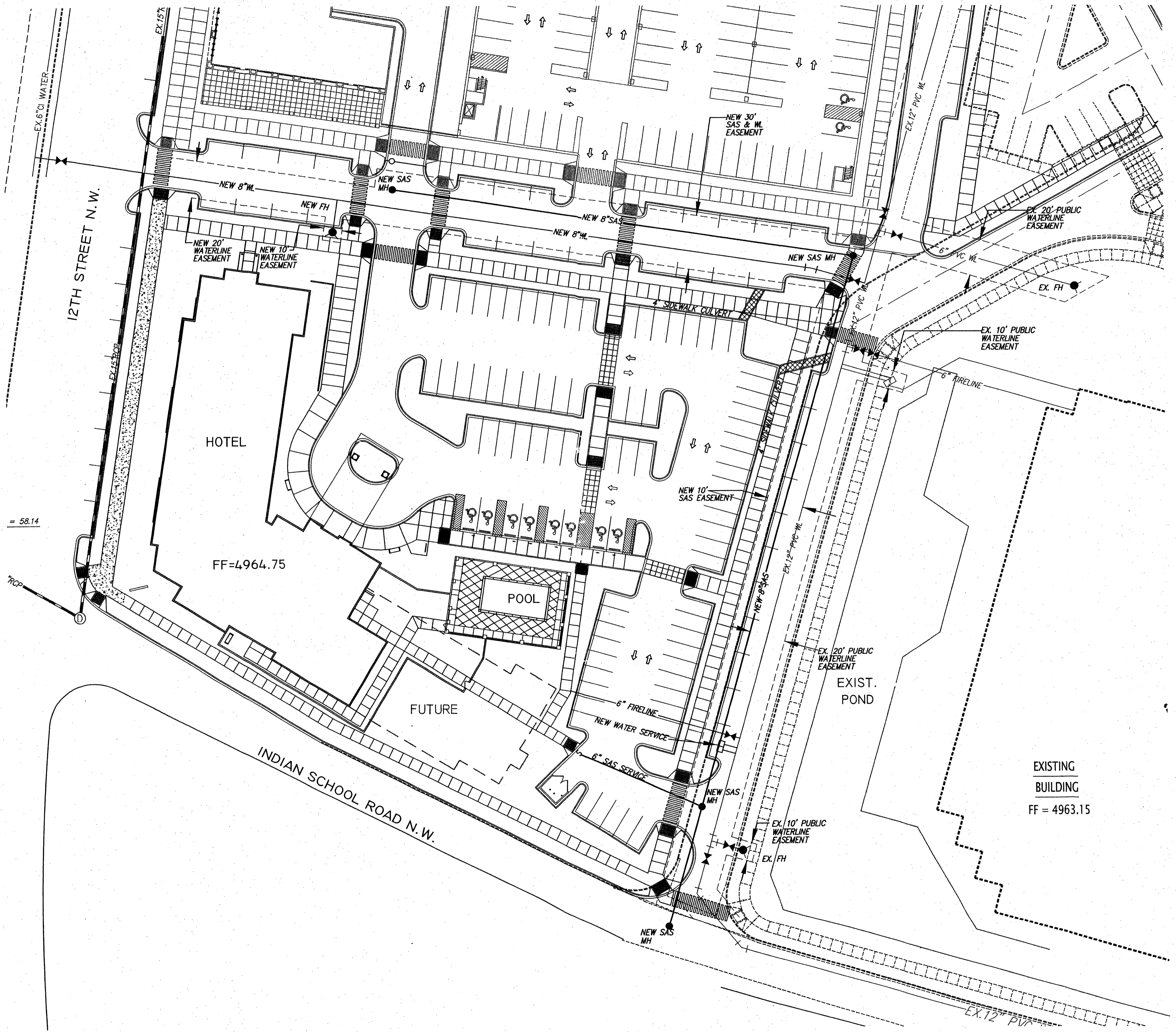
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PROJECT NO:		0510
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		7/21/06

SHEET TITLE
**GRADING & DRAINAGE
PLAN**



A06JOBS\A6049INDIAN SCHOOL HOTEL\DWG\GRADE & DRAIN\A6049-G&D-30\10-18-06\ACH

- LEGEND**
- X 06.0 EXISTING SPOT ELEVATION
 - 06.00 SW EXISTING SIDEWALK ELEVATION
 - 06.00 BC EXISTING CURB ELEVATION
 - 06.00 PL EXISTING PAVEMENT ELEVATION
 - 06.00 RM EXISTING RIM & INV ELEVATION
 - ⊗ EXISTING TRAFFIC SIGNAL BOX
 - ⊙ EXISTING TRAFFIC SIGNAL
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING POWER POLE
 - OHU- EXISTING OVERHEAD UTILITY LINE
 - GAS- EXISTING GAS LINE
 - SEWER- EXISTING SEWER LINE
 - WATER- EXISTING WATER LINE
 - ⊕ EXISTING ANCHOR
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 - ⊙ EXISTING DROP INLET
 - ⊙ EXISTING FENCE
 - EXISTING PROPERTY LINE
 - EXISTING CONTOURS
 - EXISTING LOT LINES
 - EXISTING CURB & GUTTER
 - NEW STANDARD CURB & GUTTER
 - NEW BUILDING
 - NEW EXTRUDED CONCRETE CURB
 - NEW PARKING STRIPES
 - NEW RETAINING WALL
 - FF = 4964 NEW FINISH FLOOR
 - 12"SAS- NEW SAS LINE
 - 12"WL- NEW WATERLINE

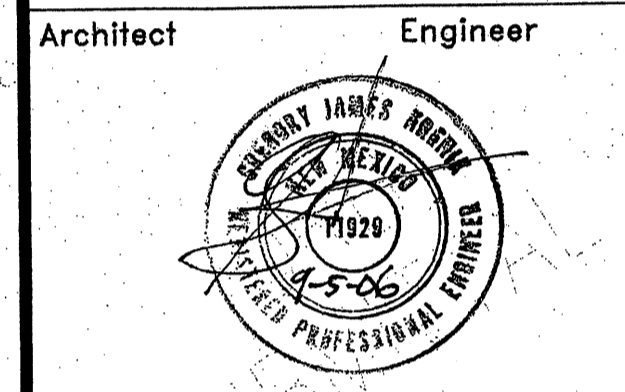


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dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90608
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539



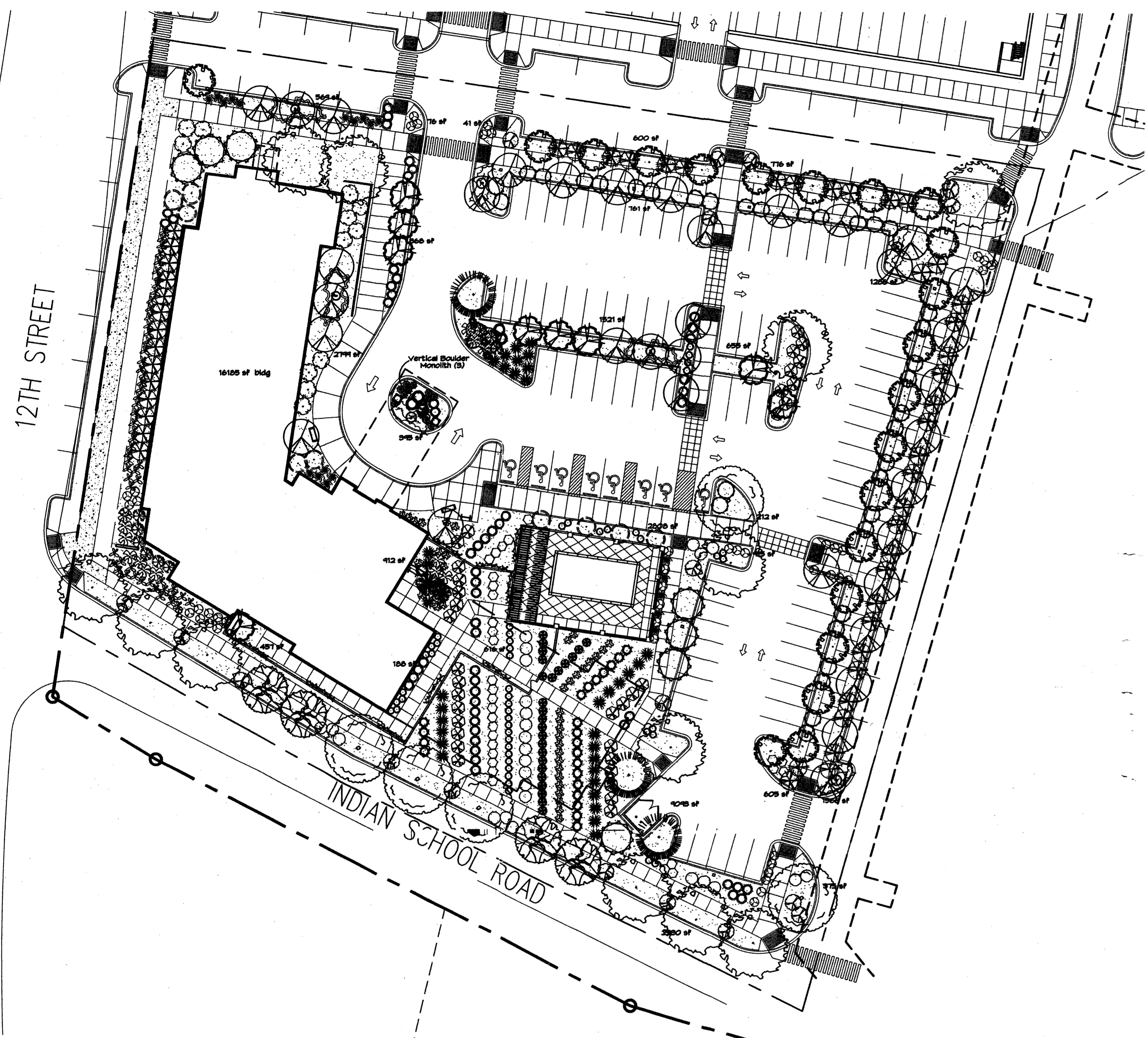
PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

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MASTER PLAN

MARK	DATE	DESCRIPTION
		DRB SET
		PROJECT NO: 0510
		CAD DWG FILE:
		DRAWN BY:
		CHECKED BY:
		DATE: 7/21/06

SHEET TITLE
**CONCEPTUAL
UTILITY
PLAN**



PLANT LEGEND

- CHINESE PISTACHE (M) 12
Pistachia chinensis
2" Cal.
- PURPLE ROBE LOCUST (M) 5
Robinia pseudoacacia
2" Cal.
- CHITALPA (M) 4
Chloopsis X Catalpa
2" Cal.
- DESERT WILLOW (L) 7
Chloopsis linearis
15 Gal.
- COCOTILLO (L) 9
Fouquieria splendens
- MUGO PINE (M) 6
Pinus mugo
5 Gal. 45f
- SILVERBERRY (M) 50
Elaeagnus pungens
5 Gal. 100sf
- BIRD OF PARADISE (L) 12
Caesalpinia gilliesii
5 Gal. 100sf
- BUTTERFLY BUSH (M) 9
Buddleia davidii
5 Gal. 100sf
- RED TIP PHOTINIA (M+) 35
Photinia fraseri
5 Gal. 64sf
- RED YUCCA (L) 34
Hesperaloe parviflora
5 Gal. 45f
- MAIDEN GRASS (M) 20
Miscanthus sinensis
5 Gal. 16sf
- REGAL MIST (M) 25
Muhlenbergia capillaris
5 Gal. 45f
- INDIAN HAWTHORN (M) 34
Raphiolepis indica
5 Gal. 36sf
- GREY LEAF COTONEASTER (M) 9
Cotoneaster buxifolius
5 Gal. 51sf
Symbol indicates 3 plants
- TRUMPET VINE (M) 9
Campsis radicans
1 Gal. 400sf
- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- AUSTRIAN PINE (M) 3
Pinus nigra
6-8
- FLOWERING PEAR (M+) 35
Pyrus calleryana
2" Cal.
- CRABAPPLE (H) 21
Malus cultivars
1 1/2" Cal. B&B
- PURPLE-LEAF PLUM (M) 9
Prunus spp.
1 1/2" Cal.
- PALM YUCCA (L) 2
- APACHE PLUME (L) 26
Fallugia paradoxa
5 Gal. 25sf
- LANAG/ SCOTCH BROOM (M) 22
Cytisus scoparius/ Genista hispanica
5 Gal. 16sf
- ARP ROSEMARY (M) 56
Rosmarinus officinalis
5 Gal. 25sf
- AUTUMN SAGE (M) 30
Salvia greggii
1 Gal. 45f
- LAVENDER (M) 50
Lavandula angustifolia
1 Gal. 45f
- HONEYSUCKLE (M) 18
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- WILDFLOWER 45
1 Gal. 45f
- THREADGRASS (M) 37
Stipa tenuissima
1 Gal. 45f
- SHADE LOVING PERENNIALS 13
1 Gal. 45f
- CREEPING ROSEMARY (L) 12
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf
Symbol indicates 3 plants
- AGAVE (L) 13
Agave spp.
16 sf
- PRICKLY PEAR (L) 55
Opuntia macrocentra
4 5f
- VERTICAL BOULDER MONOLITH 3
- OVERSIZED GRAVEL & 8 BOULDERS

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	121208	square feet
TOTAL BUILDINGS AREA	16185	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	103699	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	15555	square feet
TOTAL BED PROVIDED	30124	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	22543	square feet
TOTAL GROUND COVER PROVIDED	23021 (76%)	square feet
TOTAL LANDSCAPE PROVIDED	30124 (29%)	square feet

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

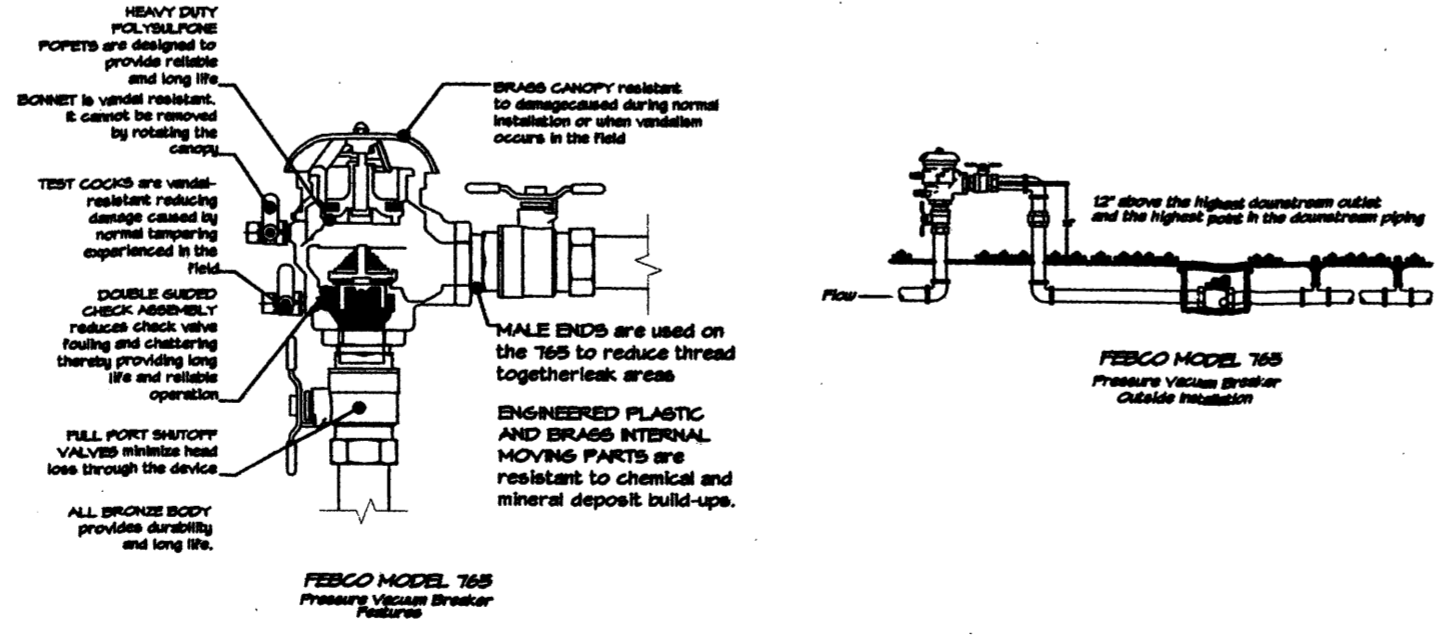
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

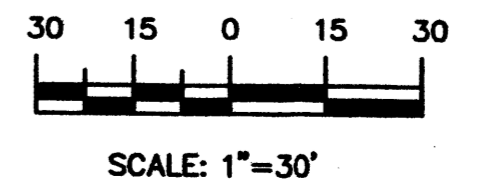
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



GRAPHIC SCALE



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

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STUDIO SW ARCHITECTS
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CONSULTANTS
Architect Engineer

DRB SUBMITTAL

PROPOSED HOTEL

INDIAN SCHOOL BLVD
ALBUQUERQUE, NM

IPFDC LANDSCAPE PLAN

rev 4	9/18/06	site plan & comments
rev 3	8/31/06	site plan & comments
rev 2	8/11/06	revised per comments
rev 1	7/19/06	site plan revision
MARK	DATE	DESCRIPTION
ISSUE:		DRB SET
PROJECT NO:		0510
CAD DWG FILE:		
DRAWN BY:		adf
CHECKED BY:		cj
DATE:		6/26/05

SHEET TITLE
L1 L1
sheet of sheets