

PLAT OF
LOTS 2-A-1, 2-A-2 AND 2-A-3
BLOCK 2
SUNPORT PARK

WITHIN
 SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2008

PROJECT NUMBER: 1007017
 APPLICATION NUMBER: 08DRB-70258

UTILITY APPROVALS:

Fernando Vigil July 18, 2008
 PNM ELECTRIC SERVICES DATE
Fernando Vigil July 18, 2008
 PNM GAS SERVICES DATE
Daniel Bahr 7/23/08
 QWEST TELECOMMUNICATIONS DATE
Donna Palon 7-16-08
 COMCAST DATE
 N/A
 NEW MEXICO UTILITIES DATE

CITY APPROVALS:

H.B. Paul 6-2-08
 CITY SURVEYOR DATE
 N/A
 REAL PROPERTY DIVISION (CONDITIONAL) DATE
Amanna Busch 7-16-08
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
Raymond 7-16-08
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Roger & Sheri 7-16-08
 ABCWUA DATE
Christina Sandoval 7/16/08
 PARKS AND RECREATION DEPARTMENT DATE
Bradley S. Bingham 7/16/08
 AMAFCA DATE
Bradley S. Bingham 7/16/08
 CITY ENGINEER DATE
Jack Clow 7/24/08
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

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 health and safety of the public. Recommendation 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 City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Amanna Busch 7-16-08
 Albuquerque Environmental Health Department

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

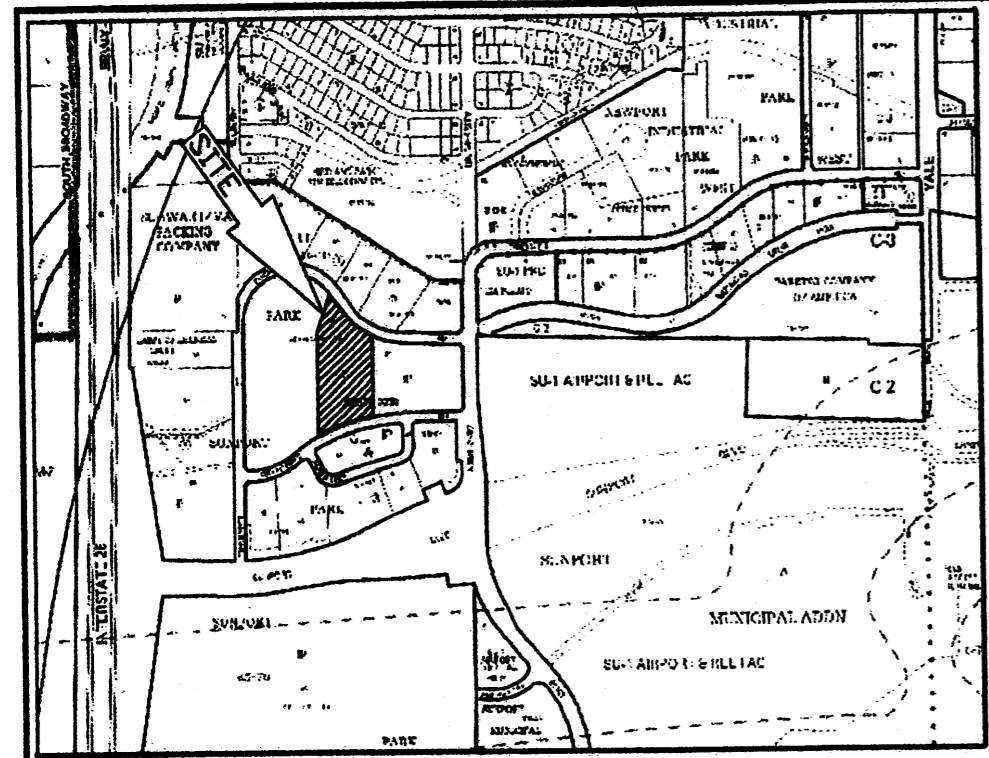
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 22 DAY OF June, 2008.

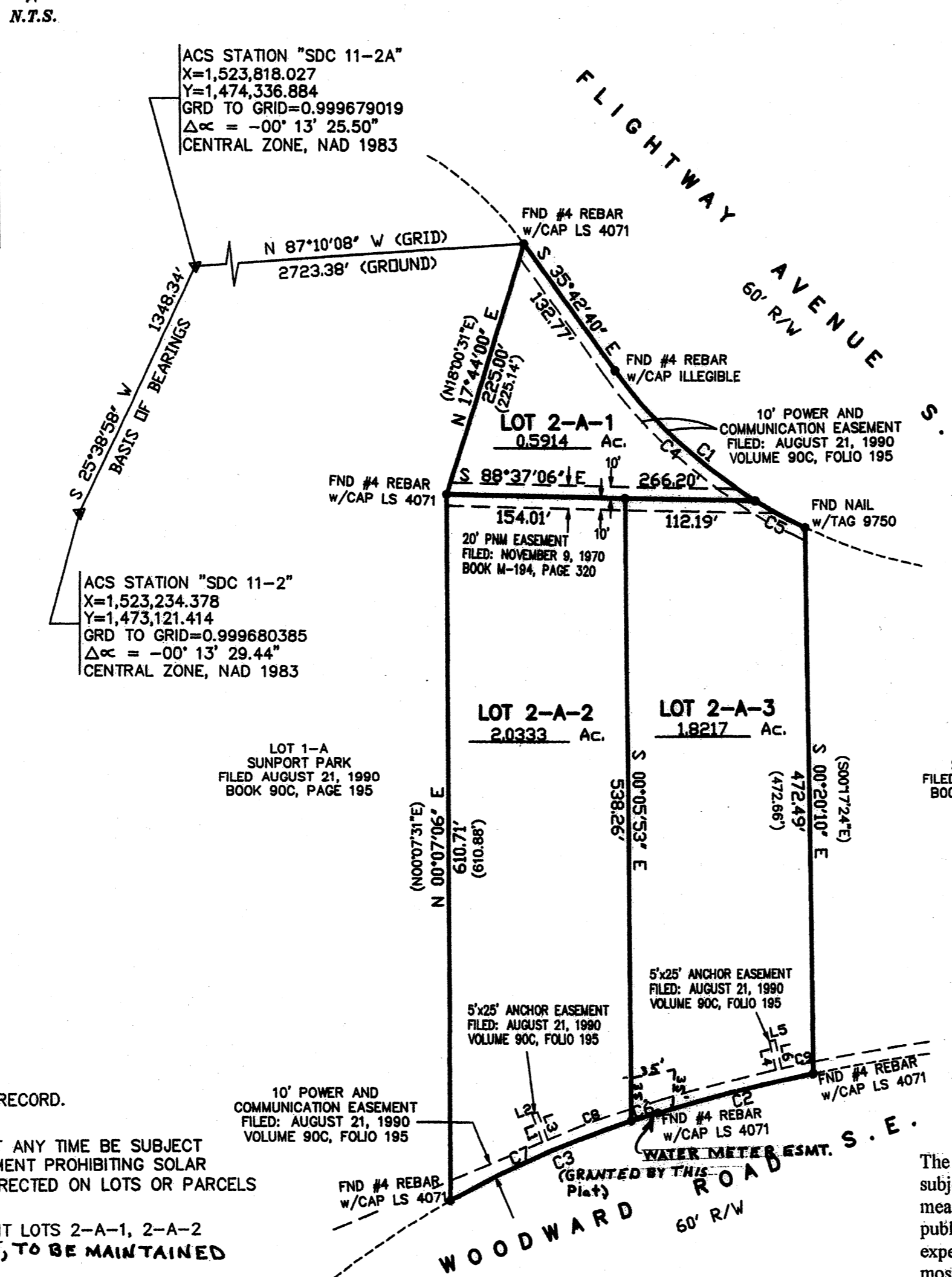
Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
 4415-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 880-8066
 FAX: (505) 880-8045

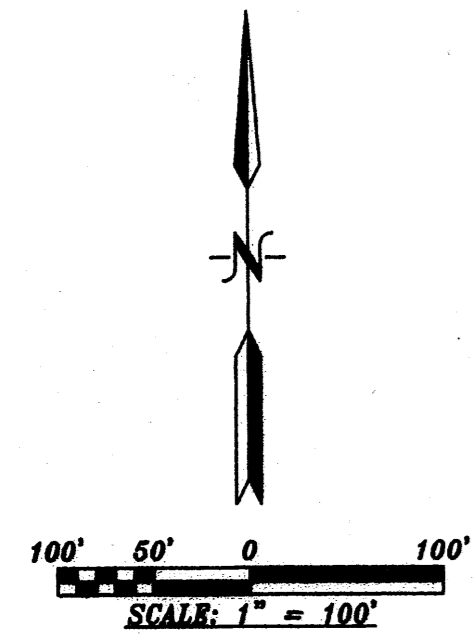
NUMBER	DIRECTION	DISTANCE
L1	N 20°17'01" W	25.23'
L2	N 69°42'59" E	5.00'
L3	N 20°17'01" W	25.00'
L4	N 12°15'07" W	25.00'
L5	N 77°44'53" E	5.00'
L6	N 12°15'07" W	25.00'



LEGAL DESCRIPTION
 LOT NUMBERED TWO-A (2-A) IN BLOCK NUMBERED TWO (2) 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 AUGUST 21, 1990 IN MAP BOOK 90C, PAGE 195



VICINITY MAP No. M-15



PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2-A
 INTO 3 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 4.4457 ACRES.
- TALOS LOG NO. 2008017369
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MAY, 2008
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- THERE IS A RECIPROCAL DRAINAGE EASEMENT TO BENEFIT LOTS 2-A-1, 2-A-2 AND 2-A-3 GRANTED BY THE RECORDING OF THIS PLAT, TO BE MAINTAINED BY THE SAME.

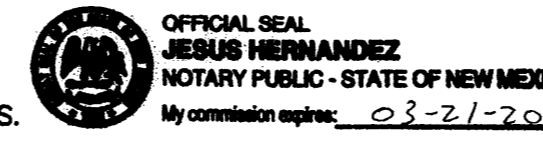
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	28°29'43"	S 49°57'40" E	430.00	213.85	211.66
C2	05°19'02"	S 76°08'50" W	1478.00	137.16	137.11
C3	13°26'48"	S 67°03'56" W	830.00	194.79	194.35
C4	22°06'05"	S 46°45'51" E	430.00	165.87	164.84
C5	06°23'38"	S 61°00'42" E	430.00	47.99	47.96
C6	01°38'55"	S 72°57'53" W	830.00	23.88	23.88
C7	11°47'53"	S 66°14'28" W	830.00	170.91	170.61
C8	05°14'53"	S 69°46'16" W	840.00	76.94	76.92
C9	01°02'35"	S 78°21'57" W	1498.00	27.09	27.09

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Al-Karim Kassam 6/2/08
 DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 02 DAY OF June, 2008.

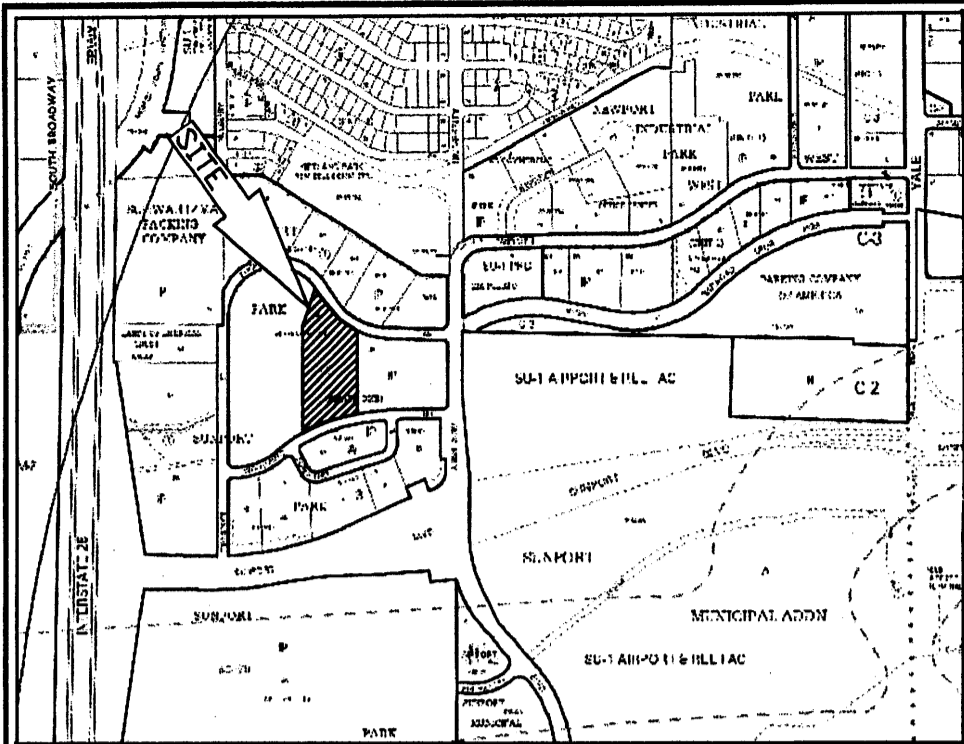
BY: Al-Karim N. Kassam
 OWNERS NAME

MY COMMISSION EXPIRES: 03-21-2011 BY: Jesus Hernandez
 NOTARY PUBLIC

08-0529.DWG (MAY, 2008)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 10405518324130410
 PROPERTY OWNER OF RECORD: CONTRACTORS LEASING LLC
 BERNALILLO CO. TREASURER'S OFFICE: [Signature] 7-24-08

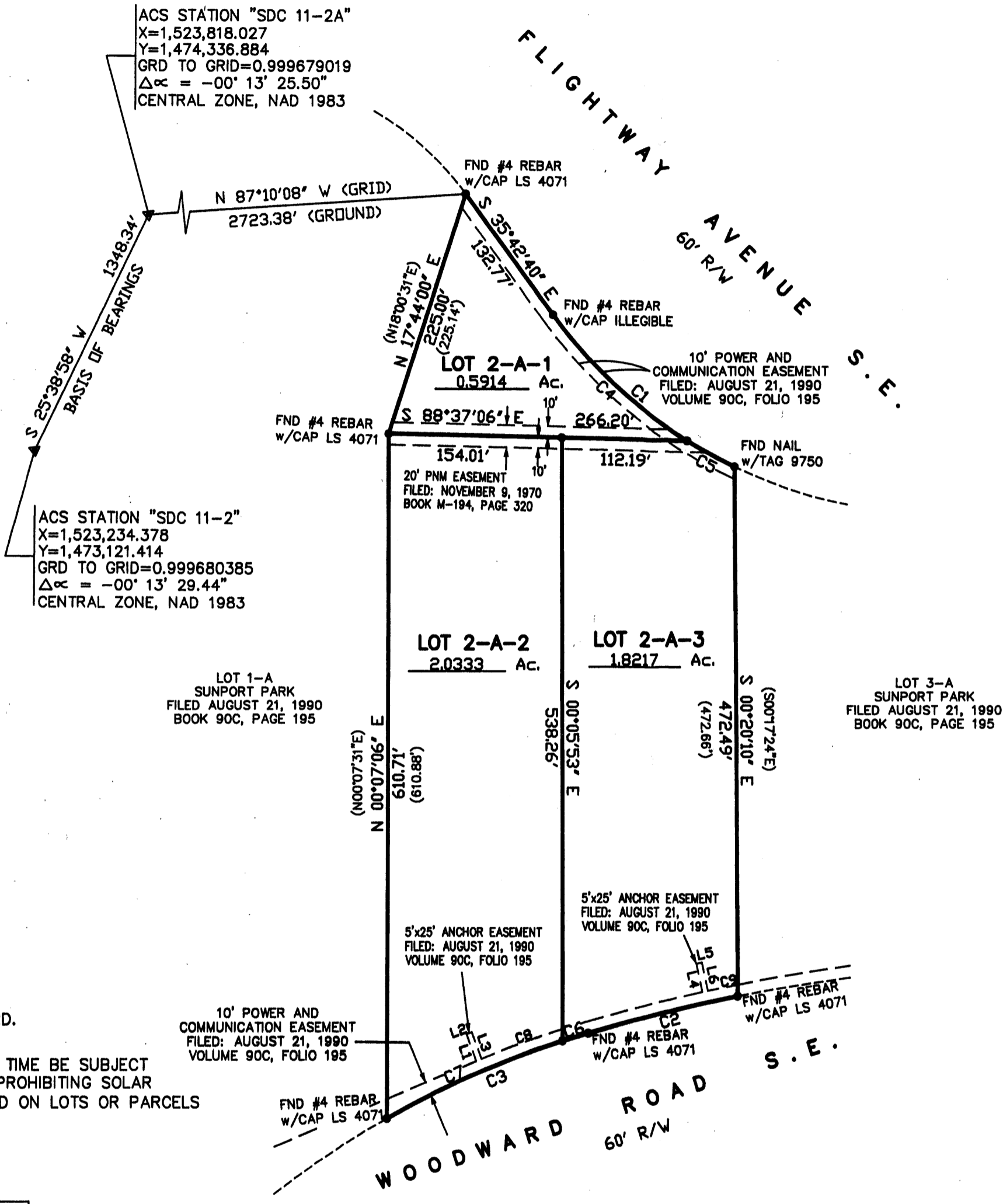
DOCH 2008083348
 07/24/2008 10:41 AM Page: 1 of 1
 PLAT R: 37.00 B: 2008C P: 0165 N. Toulouse Oliviera, Bernalillo Count



LEGAL DESCRIPTION
 LOT NUMBERED TWO-A (2-A) IN BLOCK NUMBERED TWO (2) 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 AUGUST 21, 1990 IN MAP BOOK 90C, PAGE 195

**PLAT OF
 LOTS 2-A-1, 2-A-2 AND 2-A-3
 BLOCK 2
 SUNPORT PARK**
 WITHIN
 SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2008

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR [Signature] 6-2-08 DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



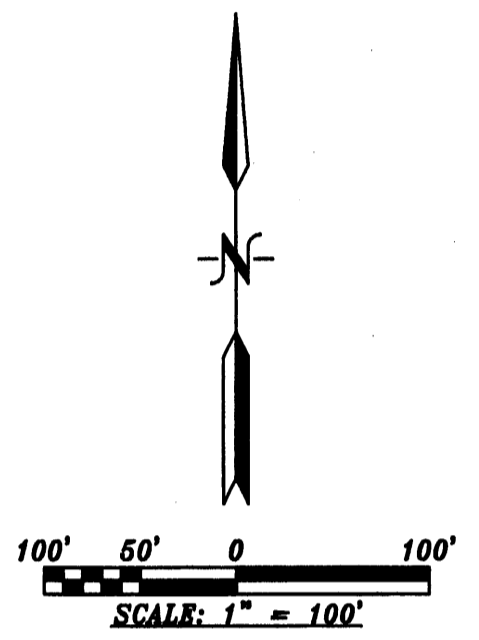
ACS STATION "SDC 11-2A"
 X=1,523,818.027
 Y=1,474,336.884
 GRD TO GRID=0.999679019
 $\Delta\alpha = -00^{\circ} 13' 25.50''$
 CENTRAL ZONE, NAD 1983

ACS STATION "SDC 11-2"
 X=1,523,234.378
 Y=1,473,121.414
 GRD TO GRID=0.999680385
 $\Delta\alpha = -00^{\circ} 13' 29.44''$
 CENTRAL ZONE, NAD 1983

LOT 1-A
 SUNPORT PARK
 FILED AUGUST 21, 1990
 BOOK 90C, PAGE 195

LOT 3-A
 SUNPORT PARK
 FILED AUGUST 21, 1990
 BOOK 90C, PAGE 195

VICINITY MAP No. M-15



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CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
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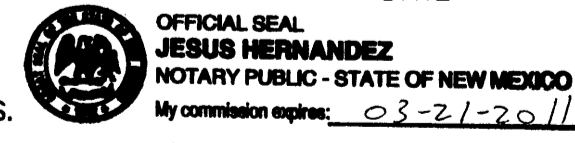
LINE TABLE

NUMBER	DIRECTION	DISTANCE
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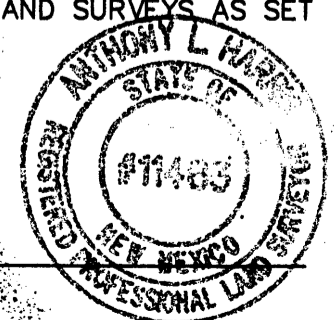
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[Signature] 6/2/08
 DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 02 DAY OF June, 2008
 BY: Alaxim N. Kassam
 OWNERS NAME
 MY COMMISSION EXPIRES: 03-21-2011 BY: [Signature]
 NOTARY PUBLIC



SURVEYORS CERTIFICATE:
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 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 2nd DAY OF June, 2008.
[Signature]
 ANTHONY L. HARRIS, P.S. # 11463
 HARRIS SURVEYING, INC.
 SUITE 2 MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

**PLAT OF
LOTS 2-A-1, 2-A-2 AND 2-A-3
BLOCK 2
SUNPORT PARK**

WITHIN
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2008

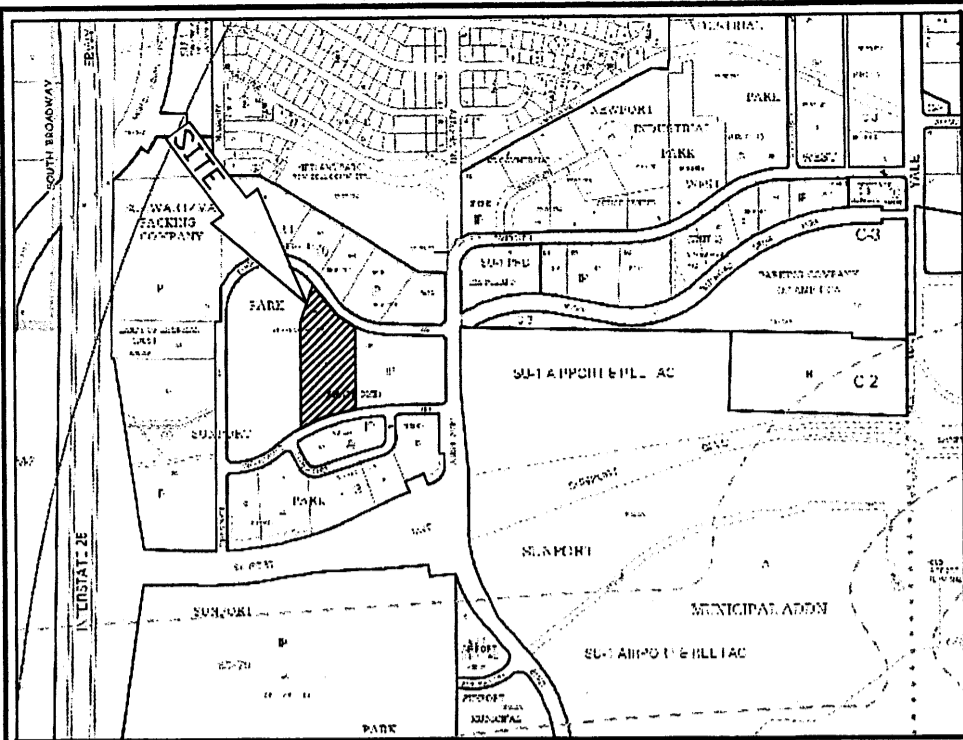
**PRELIMINARY PLAT
APPROVED BY DRB
ON 7-16-08**

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
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 CITY APPROVALS:
 CITY SURVEYOR [Signature] **6-2-08** DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
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 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWJA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
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 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

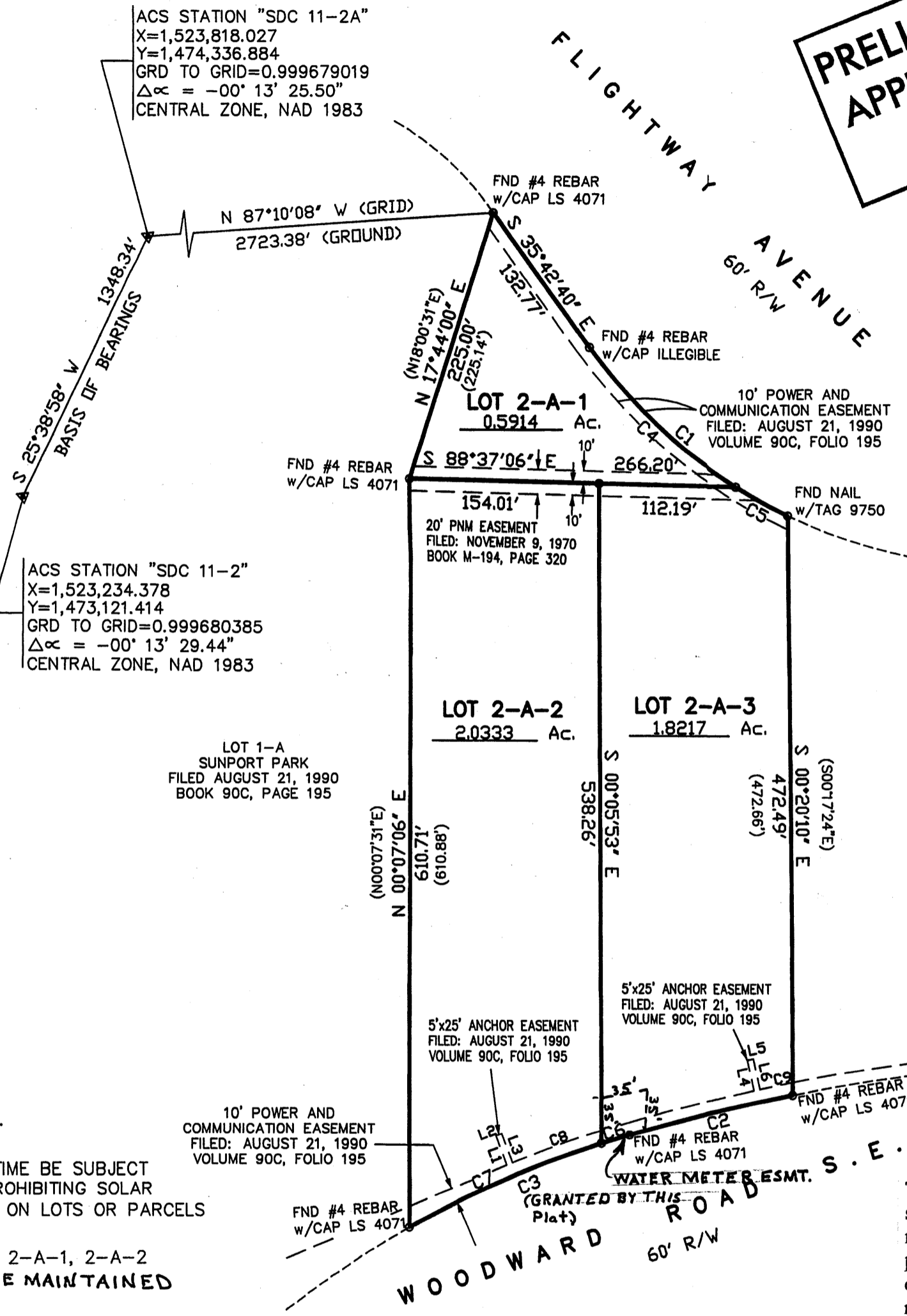
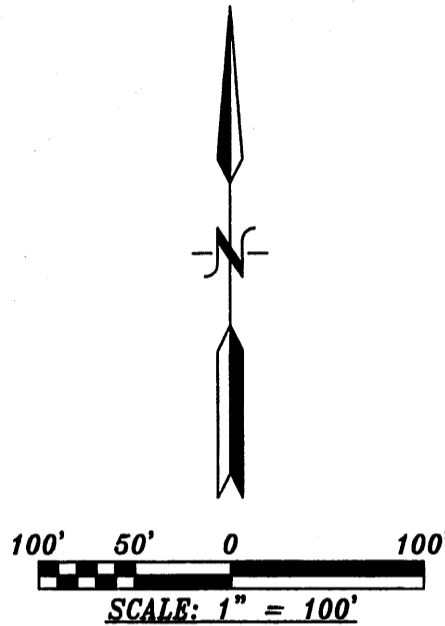
*Received @
7-16-08
metm*

LEGAL DESCRIPTION

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VICINITY MAP No. M-15



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AR Kassar 6/2/08
DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 03-21-2011

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 02 DAY OF June, 2008.

BY: Alhaxim N. Kassar
OWNERS NAME

MY COMMISSION EXPIRES: 03-21-2011 BY: [Signature]
NOTARY PUBLIC

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 health and safety of the public. Recommendation 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 City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Albuquerque Environmental Health Department
SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)

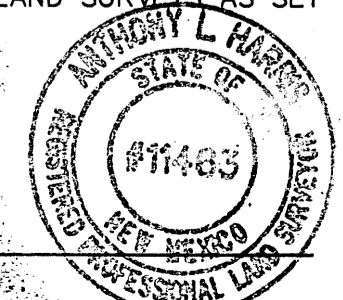
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GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 2nd DAY OF June, 2008.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 20°17'01" W	25.23'
L2	N 69°42'59" E	5.00'
L3	N 20°17'01" W	25.00'
L4	N 12°15'07" W	25.00'
L5	N 77°44'53" E	5.00'
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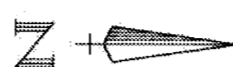


HARRIS SURVEYING, INC.
4415-24th Street N.E. ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056 FAX: (505) 889-8645

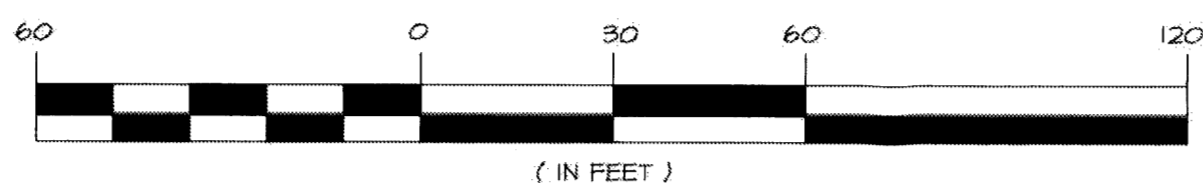
08-0529.DWG (MAY, 2008)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

UNDEVELOPED LAND



GRAPHIC SCALE



Project Number: _____

Application Number: _____

Is an infrastructure List required? () Yes () No. If yes, then a set of approved DRIC 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 Engineering, Transportation Division _____ Date _____

_____ Date _____

Parks and Recreation Department _____ Date _____

City Engineer _____ Date _____

ABCA/AL
Environmental Health Department (conditional) _____ Date _____

Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

• Environmental Health, if necessary

Project Number: _____

Application Number: _____

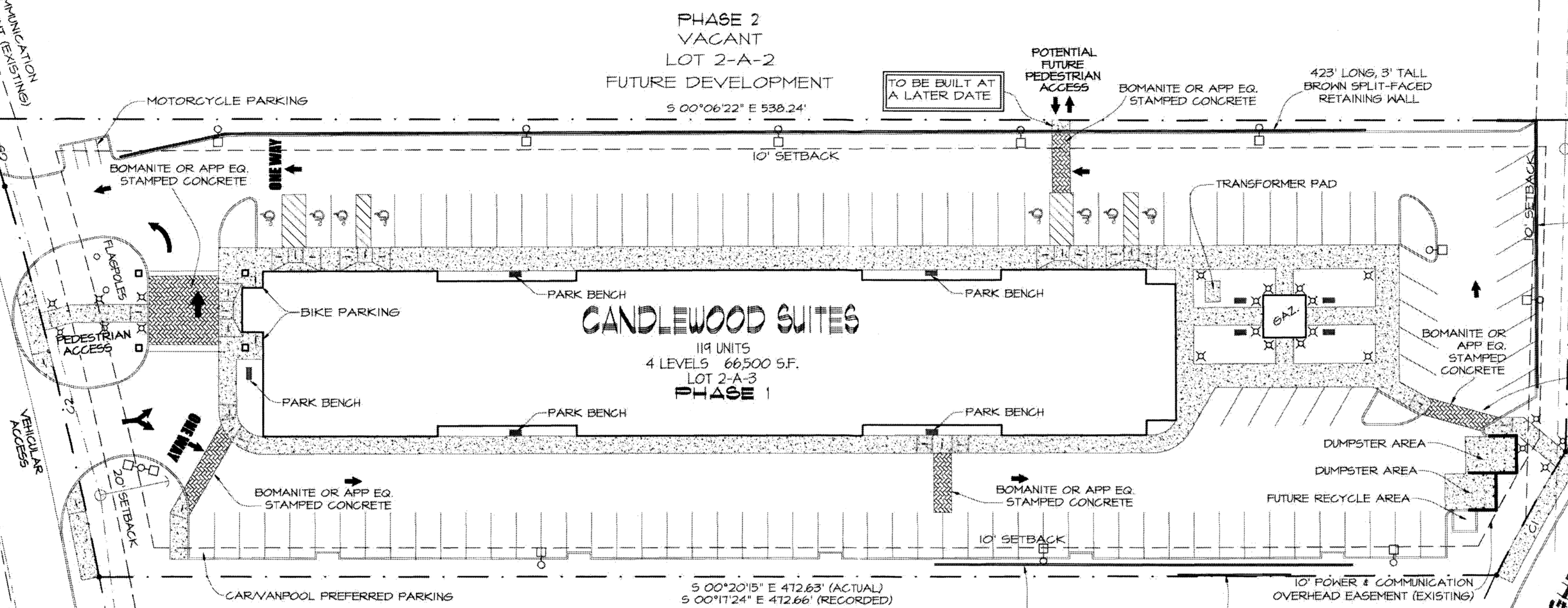
This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

- RED STAMPED CONCRETE
- CONCRETE
- HANDICAPPED STALL MARKER
- FIRE HYDRANT
- HANDICAPPED PARKING SIGN
- MANHOLE
- 2" WATER METER
- INCOMING TRAFFIC DIRECTION
- PARK BENCHES
- DOUBLE LIGHT POLE
- SINGLE LIGHT POLE
- PEDESTRIAN LIGHTING

LOT	SQ. FT.	ACRES
2-A-1	25,110	0.59
2-A-2	88,560	2.03
2-A-3	74,342	1.82

LOT	MAX BLDG. HT. HEIGHT	SETBACKS FRONT SIDES REAR	F.A.R.	FOOTPRINT	LOT SIZE
2-A-1	N/A	20' 10' 10'	N/A	N/A	25,110 SQ. FT.
2-A-2	N/A	20' 10' 10'	N/A	N/A	88,560 SQ. FT.
2-A-3	55'	20' 10' 10'	0.84	16,650 SQ. FT.	74,342 SQ. FT.

LEGEND:



1 SITE PLAN FOR SUBDIVISION
SCALE 1" = 30'-0"

Master Development Plan Required Information:

Master Development Plan Background: This Master Development Plan is a proposed replat of Lot 2-A Block 2 Sunport Park into three properties: Lots 2-A-1, Lots 2-A-2, Lots 2-A-3. Phase I is a Hotel on lot 2-A-3, Phase II is a development of lot 2-A-2, and Phase III is a development of lot 2-A-1.

Site: Approximately 4.45 acres, zoned IP located in the Sunport Boulevard Design Overlay Zone.

Proposed Uses: Permissive uses shall be as follows

Permissive Uses for Lots 2-A-1, Lot 2-A-2: Permissive uses shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone. Adult amusement establishment or adult store shall not be permitted on the Property due to proximity to a residential zone (14-16-2-19(A)(1)(B)).

Permissive Uses for Lot 2-A-3: Hotel and associated uses including guest dining and recreation areas.

Pedestrian and Vehicular Ingress and Egress: Primary site access point are indicated on the site plan. Primary vehicular and pedestrian access to the site will be as follows:

- Lot 2-A-1 will be accessed from the north end of the property on Flightway Avenue.
- Lot 2-A-2 will be accessed from the south end of the property on Woodward Road.
- Lot 2-A-3 will be accessed from the south end of the property on Woodward Road.

Transit Access: Bus route 222, is located on University Boulevard and Randolph Road.

Internal Circulation: Internal sidewalks and driveways shall be provided and designed to the specifications described in the Design Standards that accompany this document and comply with applicable regulations in the Zoning Code and DPM standards. The more restrictive regulation or standard shall govern.

Building Heights and Setbacks: The proposed building heights and setbacks shall be as follows:

For All Lots:

- **Maximum Building Height:** Within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, not to exceed 120 feet.
- **Minimum Setback for Sides Facing Public Streets (front):** 20 feet.
- **Minimum Setback for All Sides Not Facing Public Streets (side and rear):** 10 feet.

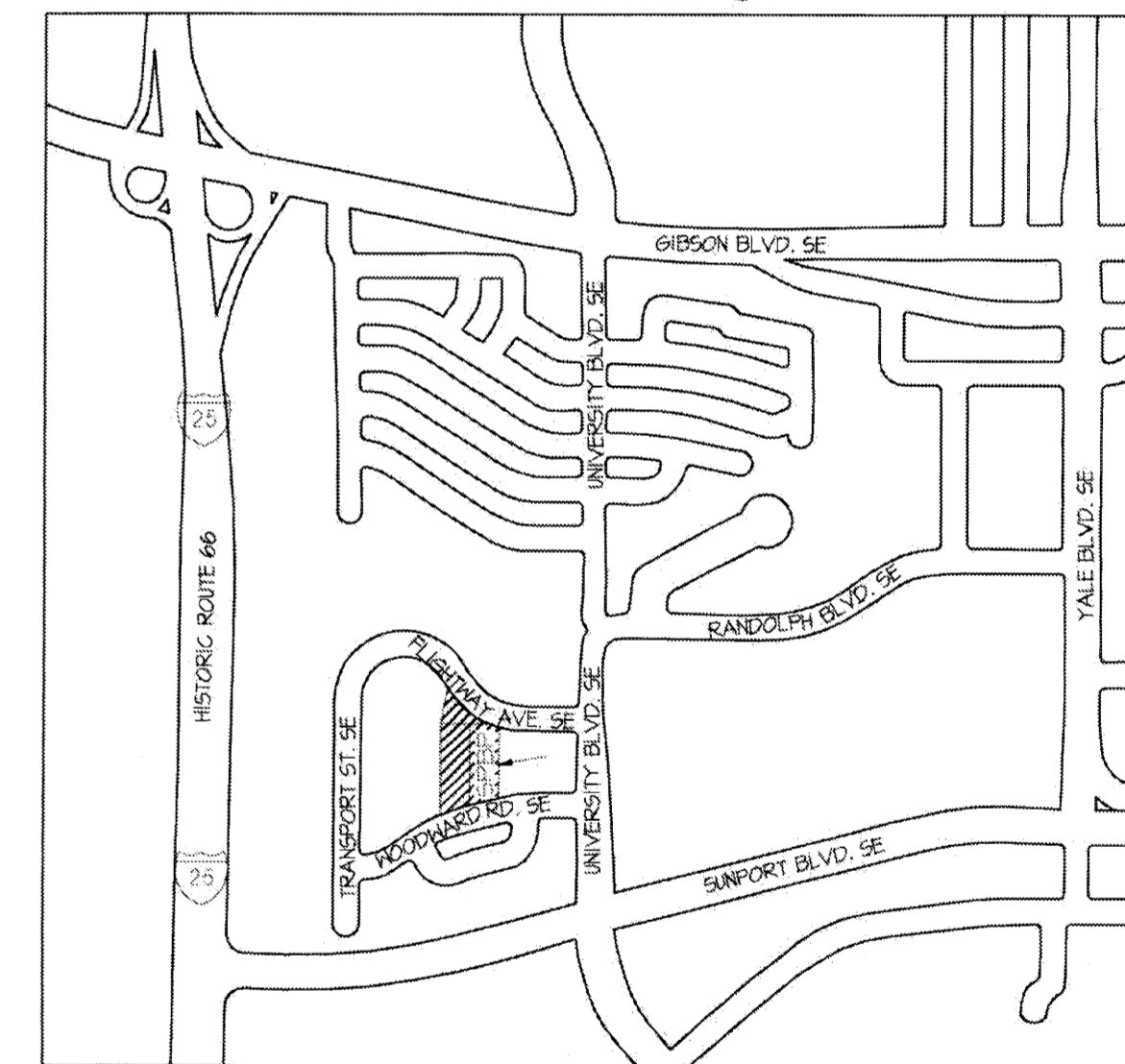
Signage: Signage shall be pursuant to the City of Albuquerque IP Zone, the Sunport Boulevard Design Overlay Zone or the City of Albuquerque General Sign Regulations, whichever is more restrictive.

Development Densities: Development density shall conform to the City of Albuquerque, IP Zone, which limits the area of each lot covered by buildings to 50 %.

Landscape Plan: All landscape plans shall comply with landscaping requirements in the Zoning Code, including landscape buffers and shade trees in parking areas, and with the City's Water Conservation Landscaping and Water Waste Ordinance and Pollen Ordinance.

PHASE 3 VACANT LOT 2-A-1 FUTURE DEVELOPMENT

AGIS Zone Atlas Page M-15-Z



2 VICINITY MAP
SCALE 1" = 1000'-0"



disclaimer:

These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauer + Associates at 1.402.371.3333 if you need dimensional assistance.

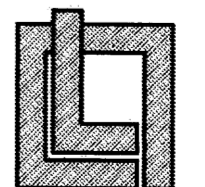
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checked:	L.K.Lauer
start date:	12.28.07
plot date:	12.27.07
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Master Development Plan
Lot 2-A, Block 2, Sunport Park
Albuquerque, New Mexico

leon lauer + associates
architects + consultants

p. o. box number 1207, norfolk, nebraska 68701
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llauer@leoniauer.com



architect's seal:

job no: 438

sheet: 1 OF 3

Master Design Standards
Lot 2-A (Lots 2-A-1, 2, 3) Block 2 Sunport Park
Albuquerque, NM

1) FRAMEWORK.

- i) Executive Summary.** The purpose of this project is to develop a modern hotel facility on Lot 2-A-3 of the Premises (Lot 2-A Block 2 Sunport Park) and to provide a framework for the development of the remainder of the Premises. The Premises consists of approximately 4.44 acres of undeveloped land designated as a Developing Urban Area and located within the Schwartzman Landfill Buffer Zone, the Yale Landfill Buffer Zone, and the Sunport Boulevard Design Overlay Zone (DOZ). The Premises is also located in close proximity to the Sunport Special Activity Center.
 - ii) Platting.** Lot 2-A shall be subdivided into the following three lots, the development of which shall be subject to the following Master Design Standards (the "Design Standards").
 - (1) Lot 2-A-1. 0.59 acres of real property fronting Flightway Avenue and bounded on the south by Lot 2-A-2 and Lot 2-A-3.
 - (2) Lot 2-A-2. 2.03 acres of real property fronting Woodward Road and bounded on the north by Lot 2-A-1.
 - (3) Lot 2-A-3. 1.82 acres of real property fronting Woodward Road and bounded on the north by Lot 2-A-1 and Flightway Avenue. Lot 2-A-3 shall be developed into a hotel pursuant to these design standards and a site plan for building permit as approved by the City of Albuquerque Environmental Planning Commission (EPC).
- 2) PROPOSED USES.** Permissive uses shall be as follows:
- a) Permissive Uses for Lots 2-A-1, Lot 2-A-2:** Permissive uses shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone. Adult amusement establishment or adult store shall not be permitted on the Property due to proximity to a residential zone (14-16-2-19(A)(1)(B)).
 - b) Permissive Uses for Lot 2-A-3:** Hotel and associated uses including guest dining and recreation areas.
 - c) For All Lots:**
 - i) Off-premise signs are prohibited per the Sunport Blvd. Design Overlay Zone.
 - ii) Wireless Telecommunication facilities shall comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08).

3) DESIGN STANDARDS

- a) INTRODUCTION.** These Design Standards are established to provide planners and designers with a design framework to accomplish the following:
 - i) Create and encourage an attractive built environment on the Premises that promotes opportunities for commercial and industrial development.
 - ii) Define common architectural and landscape design standards for the entire Premises while still providing enough flexibility for each lot to develop a unique visual identity.
- b) OVERALL DESIGN THEME and LAND USE CONCEPTS**
 - i) Design Theme.** The Property shall be developed using architectural and landscape design themes that are harmonious with the surrounding built environment, yet establish a unique identity. The design theme of the property shall allow architectural creativity which shall not be constrained other than as described within these Design Standards and as required by applicable statutes and ordinances.
 - ii) Land Use Concepts.** Because the existing IP Zoning, and the Sunport Area support a wide variety of uses, it is appropriate that these Design Standards shall not constrain future development of the Property to any particular theme or architectural style. Nearby property uses include food production and packaging, hospitality, restaurants, freight related business and offices.
- c) PARKING.** The intent of the standards for the development of parking areas is to: promote pedestrian and driver safety and mobility, minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas.
 - i) Off street parking shall be provided per 14-16-3-1 of the Zoning Code.
 - ii) **ADA Compliance.** ADA-compliant parking shall be provided in locations nearest to building entries with ADA compliant accessibility. ADA compliant parking shall be distributed evenly in quantity and in proximity to ADA compliant building entries. ADA compliant parking shall be located within 10 feet of pedestrian connections.
 - iii) **Pedestrian Connections.** Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Where parking areas with 25 or more contiguous stalls are not adjacent to a sidewalk or pedestrian walkway, one pedestrian connection per 25 parking stalls shall be provided between the parking area and a pedestrian walkway leading to a building entrance. Pedestrian walkways adjacent to parking areas, but not crossing vehicular drive paths and not adjacent to buildings must maintain 6 feet clear width except where adjacent to planting areas where they may be reduced to 4 feet 6 inches for a distance of no more than 6 feet. All pedestrian connections shall differ in color and material from adjacent parking lot paving.

- iv) Parking Lot Landscaping.** Parking lot landscaping requirements shall comply with Section 14-16-3-10 of the City Zoning Code. A minimum 11 foot standard landscape buffer shall be required between parking areas and the adjacent public ROWs per 14-16-3-10(E)(3)(a).
- v) Screening.** Parking within 30' of a public ROW shall be located behind buildings or screened by any or a combination of earth berms, perimeter or retaining walls, and evergreen landscaping. Screening shall be a minimum of 30 inches in height, but shall not exceed 36 inches in height.
 - (1) **Exceptions.** Screening shall not be required where it may impede the ability of a vehicle driver or a pedestrian to see on-coming traffic or pedestrians.
- d) STREET DESIGN.** Internal streets and drives shall be designed to both facilitate good vehicular flow as well as pedestrian safety and movement. At minimum, one vehicular access point to the adjacent public R.O.W. shall be provided as follows: Access to Lot 2-A-1 shall be from Flightway Avenue, access to Lot 2-A-2 shall be from Woodward Road, access to Lot 2-A-3 shall be from Woodward Road.
 - i) Design of public and private infrastructure shall be in accordance with the City of Albuquerque Development Process Manual (DPM).
 - ii) Landscape buffers of a minimum of 11 feet shall be provided between sidewalks adjacent to the public R.O.W. and the Premises.
- e) AMENITIES and PEDESTRIAN CONNECTIONS.** Pedestrian amenities including sidewalks and pathways, outdoor seating and recreation areas shall be designed pursuant to the City of Albuquerque Zoning Code. All pedestrian connections shall be clearly demarcated.
 - i) **Connection to Public R.O.W.** A minimum of one pedestrian connection, with a minimum clear width of 6 feet shall be provided between the primary building entrance and an adjacent public street (the "Primary Pedestrian Connection"). Primary Pedestrian Connections shall be constructed of material of a permanent nature such as concrete, brick, or pavers. Secondary connections to public streets with a minimum width of 4 feet clear are permitted.
 - ii) **Internal Pedestrian Connections.** Internal pedestrian connections constructed of material of a permanent nature, with a minimum clear width of 6 feet shall be provided between building entrances and parking facilities and entrances to other buildings. Gravel or crusher fine pedestrian paths of 4 feet clear are permitted provided they are not the primary connection to the Public R.O.W. and at least 1 alternative pedestrian connection of 6 feet clear, constructed of a material of a permanent nature is provided between the source and destination of the path.
 - iii) **Inter-Lot Connections.** At minimum, 1 pedestrian connection, constructed of material of a permanent nature, between adjacent lots shall be provided where more than 150 feet of continuous lot boundary exists and where one of the following uses exists on both lots: Hotel, Office, Temporary park-and-ride, Parking lots, Restaurant, Retail as defined by the City of Albuquerque Zoning Code Section 14-16-2-19(A)(22) except gasoline, oil, liquefied petroleum gas as defined by 14-16-2-19(A)(22)(f), or Services as defined by the City of Albuquerque Zoning Code Section 14-16-2-19(A)(24) other than automotive related as defined by 14-16-2-19(A)(24)(a).
 - iv) **Private Amenities and Connections.** Private pedestrian amenities such as internal paths or seating areas shall be clearly defined by signage. A minimum of one seating area, which accommodates a minimum of two people shall be provided for employees of on-site facilities. Seating may be shared with public seating area.
 - v) **Public Amenities and Connections.** Sidewalks shall integrate seamlessly with neighboring property and shall be designed pursuant to the City of Albuquerque Zoning Code and DPM standards. A minimum of one seating area, that accommodates at least two people, shall be provided along pedestrian connections of more than 175', which can be part of other seating, public space and employee provision required in 14-16-3-18.
- f) ENGINEERING.** Engineering, including Grading and Drainage shall conform to City requirements. The site is located within the Schwartzman Landfill Buffer Zone and the Yale Landfill Buffer Zone. Appropriate engineering measures as described in the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones, shall be followed.
- g) LANDSCAPING.** The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and pedestrian environment. The primary focus for site landscape shall be the main entry to the property, public entrances to buildings and public circulation areas. A minimum of 15% of each lot area (minus building footprints) shall be landscaped.
 - i) **Plant Palette.** The Plant palette for the Property project will provide for year-round color and interest, and reflect the natural beauty of New Mexico. The landscape design and complementary site elements, which may include paving, street furniture, lighting, and bollards shall be used to reinforce the street and pathway edge. Low-pollen and low-allergen plant use is required in

- landscaped areas near pedestrian circulation. Landscape materials shall be used in a consistent nature throughout a site to develop a sense of visual identity. A minimum of one quarter of the plantings shall be evergreen plants other than those listed in the following plant palette may be substituted at the time future site development plans are reviewed by City staff.
 - (1) Trees, when mature shall provide shade, and interest in color and size. Low water use trees are encouraged. The permitted shrub palette is as follows: Honey Locust (Gleditsia Triacanthos), Chinese Pistache (Pistachia Chinesis), Purpleleaf Plum (Prunus Cerasifera), Desert Willow (Chilopsis Linearis), Chaste Tree (Vitex Agnus-Castus), Golden Rain Tree (Koeleruteria Paniculata), Afghan Pine (Pinus Eldarica), Mexican Elder (Sambucus Mexicana).
 - (2) Shrubs, shall provide interest and visual barriers where appropriate. Low water use shrubs are encouraged. The permitted shrub palette is as follows: Fernbush (Chamaebatiaria millefolium), Big Sage (Atrémisia Tridentata), Curl Leaf Mtn. Mahogany (Cercocarpus Ledifolius), Autumn or Cherry Sage Sage (Salvia Greggii), Wintergreen Barberry (Berberis Julianae), Common Lilac (Syringia Vulgaris).
 - (3) Flowering Plants: shall utilize low water where applicable. Flowering Plants shall provide interest and accents to landscaping. The permitted flowering plant list is as follows: Chocolate Flower (Berlandiera Lyrata), Perky Sue (Hymenoxyis), Red Valerian (Centranthus Ruber), Coreopsis (Coreopsis Lanceolata), Pinelace Penstemon (Penstemon Pimifolius).
 - (4) Desert Accent Plants: Desert accent plants shall provide visual interest and accents to landscaping. The permitted desert accent plant list is as follows: Torrey Yucca (Yucca Torreyi), New Mexico Yucca (Yucca Neomexicana).
 - (5) Ground Cover: shall utilize low water where applicable. Ground cover will add visual interest. The permitted low-water use ground cover is as follows: Rosemary (Rosmarinus officinalis 'Prostrata'), Fringed Sage (Artemisia Frigida), Purpleleaf Wintercreeper (Euonymus Fortunei 'Coloratus')
 - (6) Grasses: shall utilize low water where applicable. Turf grasses shall be used sparingly as required by City Zoning Code. The permitted low-water use grass palette is as follows: Native Grasses: Indian Rice Grass (Oryzopsis hymenoides), Sand Dropseed (Sporobolus cryptandrus), Alkali Sacaton (Sporobolus airoides), Maiden Grass (Miscanthus Sinensis), Deer Grass (Muhlenbergia rigens).
 - (7) Vines: shall utilize low water where applicable. Vines are as follows: Silkvine (Periploca graeca), Silver Lacevine (Polygonum aubertii).
- ii) All landscape plans shall comply with landscaping requirements in the Zoning Code, including landscape buffers and shade trees in parking areas, the City's Water Conservation Landscaping and Water Waste Ordinance and Pollen Ordinance.
- iii) All plant material shall be maintained by the Owner or Tenant in a living, attractive condition. This includes proper maintenance of the irrigation system and removal of weeds, trash, or debris, as well as repair of any areas exhibiting erosion damage.
- iv) An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to prevent over-spraying onto walks, buildings, fences, etc. Irrigation pipe and tubing shall not be exposed to UV radiation.
- v) Gravel, cobble, crusher-fine, woodchip, nut shells, mulch, and similar materials are acceptable as a top dressing for landscape areas. However, shall not be considered a focal landscape element.

h) WALLS and FENCES.

- i) Walls, including, but not limited to, perimeter walls, retaining walls and fences, if provided, shall be compatible with the architectural style of the building(s) on site and shall comply with 14-16-3-19 of City of Albuquerque Zoning Code and with the intent of the City's Design Manual for Subdivision Access and Perimeter Walls. Chain link fencing, razor ribbon, barbed wire or similar materials are prohibited.
- i) SETBACKS.** Buildings setbacks shall be in accordance with the City of Albuquerque IP Zone. For All Lots:
 - i) Minimum setback for sides fronting public streets (front setback): 20 Feet.
 - ii) Minimum setback for all sides not fronting public streets (rear and side setback): 10 Feet.
- j) ARCHITECTURE.** In general, all buildings shall comply with the current City of Albuquerque Zoning Code. However, in cases where the Design Standard

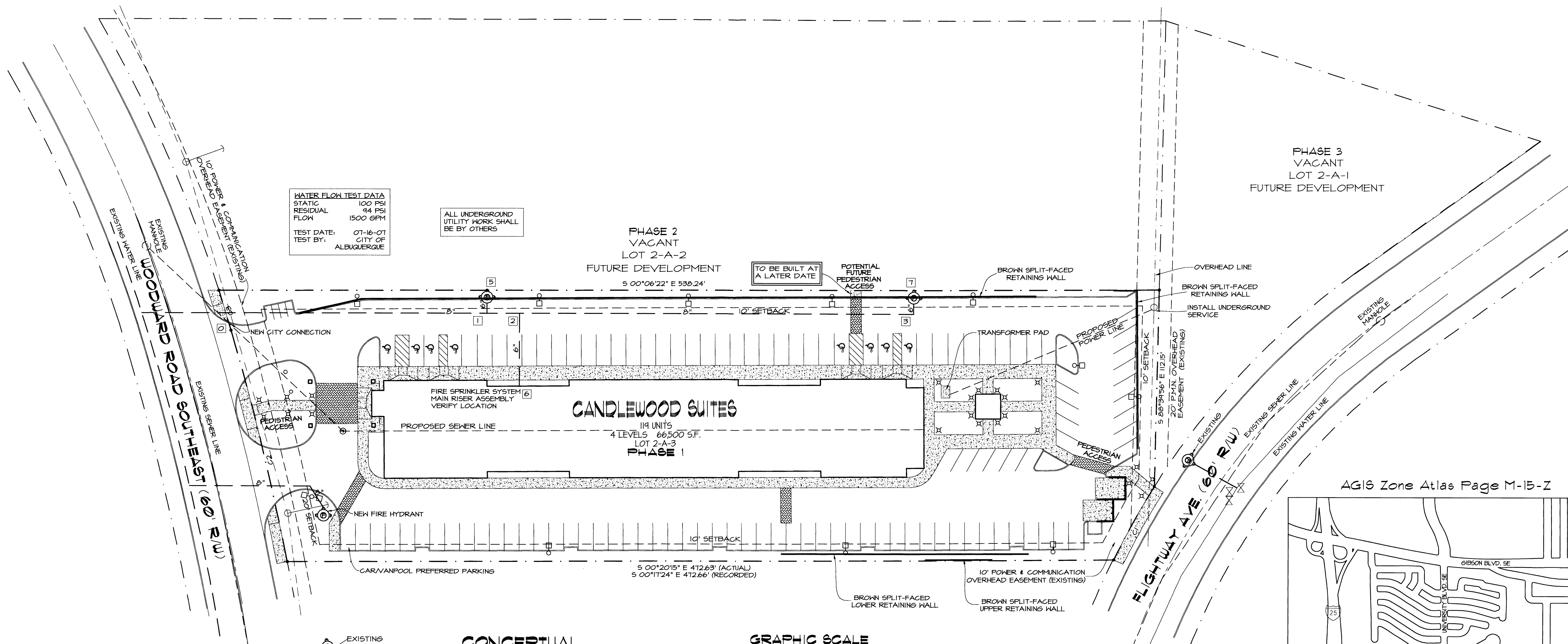
requirements exceed the Zoning Code, the Design Standards will govern. The focus of these architectural standards and guidelines is to promote consistency and continuity in relation to building aesthetics and designs. Energy conservative design is strongly encouraged.

- i) Development Densities.** Development density shall conform to the City of Albuquerque, IP Zone, which limits the area of each lot covered by buildings to 50%. The FAR of lot 2-A-3 is 0.84.
- ii) Building Heights.** Building height limits will be enforced in accordance with the City of Albuquerque Zoning Code for the Industrial Park (I-P) Zone, which limits Maximum Building Height to be within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the Premises.
- iii) Building Entrances.** The major public entry to the primary public building located on Lot 2-A-1 shall face Flightway Blvd. There shall be at least one (1) public entrance facing Woodward Road on Lot 2-A-2. Primary building entrances shall have a shelter feature such as a canopy, covered portico, awnings or a recessed entry. All entries shall be clearly defined and connect to pedestrian linkages. ADA-accessible entries shall be provided in close proximity ADA-accessible parking stalls and shall have clear and visible access clearly demarcated with signage.
- iv) Service/Loading Areas.** Designated service entrances and loading areas shall be differentiated from public areas with signage or by screening from public view. Loading areas shall be screened from direct view of public streets. Screening may be accomplished by architectural barriers such as walls or with landscape features. Where possible, service entrances shall be differentiated from public entrances by being separate entrances.
- v) Building Articulation and Design.** Buildings shall convey an image appropriate to their use. Building design integrated with site planning will create pedestrian friendly areas on site where appropriate.
 - (1) Facades of more than 100 feet in length shall have at minimum 1 setback or height variation of 1 foot or greater for a minimum of 15% of the total façade length.
 - (2) Special attention shall be given to the articulation of facades through use of color, materials, changes in roof planes or parapets, or building offsets.
- vi) Equipment.** All roof top equipment and appurtenances shall be integrated into architectural design of the facility. All ground-mounted equipment shall be architecturally screened and integrated into the architectural design of the facility. Rooftop equipment shall be screened from view of the public R.O.W. Equipment includes, but is not limited to: water backflow preventers, gas meters, electric meters, exposed conduit, cabling and wiring.
- vii) Portable/Temporary Buildings.** Temporary buildings are not permitted except during development and Construction.
- viii) Materials and Colors.** Buildings shall convey solidity and durability and employ high quality materials in their construction. Primary building materials and colors shall reflect the location, character and identity of New Mexico. Low reflecting colors shall be used for walls and roofs. Acceptable materials include: stucco, concrete (sand blasted or finished surface) stone, split face block, burnished block, masonry (except standard CMU), glass block, brick, exterior ceramic, and exterior insulation finishing systems (EIFS), and



Figure 5. Building mounted signage that meets Signage criteria.

<p>disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauer + Associates at 1.402.371.3333 if you need dimensional assistance.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>drawn:</td><td>s sevenson</td></tr> <tr><td>checked:</td><td>L.K.Lauer</td></tr> <tr><td>start date:</td><td>12.28.07</td></tr> <tr><td>plot date:</td><td>05.02.08</td></tr> <tr><td>approved:</td><td></td></tr> </table>	drawn:	s sevenson	checked:	L.K.Lauer	start date:	12.28.07	plot date:	05.02.08	approved:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>updates:</td><td></td></tr> <tr><td>revisions:</td><td></td></tr> </table>	updates:		revisions:		<h2 style="margin: 0;">Master Development Plan</h2> <h3 style="margin: 0;">Lot 2-A, Block 2, Sunport Park</h3> <p style="margin: 0;">Albuquerque, New Mexico</p>	<p>leon lauer + associates architects + consultants</p> <p style="font-size: small;">p. o. box number 1207, norfolk, nebraska 68701 voice: 1.402.371.3333; fax: 1.402.371.1164 lauver@leonalauer.com</p> <p style="font-size: x-small;">Copyright © Leon Lauer + associates. This drawing is an instrument of Leon Lauer + Associates for use solely with this project. This Document shall not be used by the owner, contractor, or other parties for other projects.</p>	<p>job no: 438</p> <p>sheet: 2 OF 3</p>
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start date:	12.28.07																		
plot date:	05.02.08																		
approved:																			
updates:																			
revisions:																			



WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 94 PSI
 FLOW 1500 GPM
 TEST DATE: 07-16-07
 TEST BY: CITY OF ALBUQUERQUE

ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

PHASE 2 VACANT LOT 2-A-2
 FUTURE DEVELOPMENT
 5 00°06'22" E 530.24'

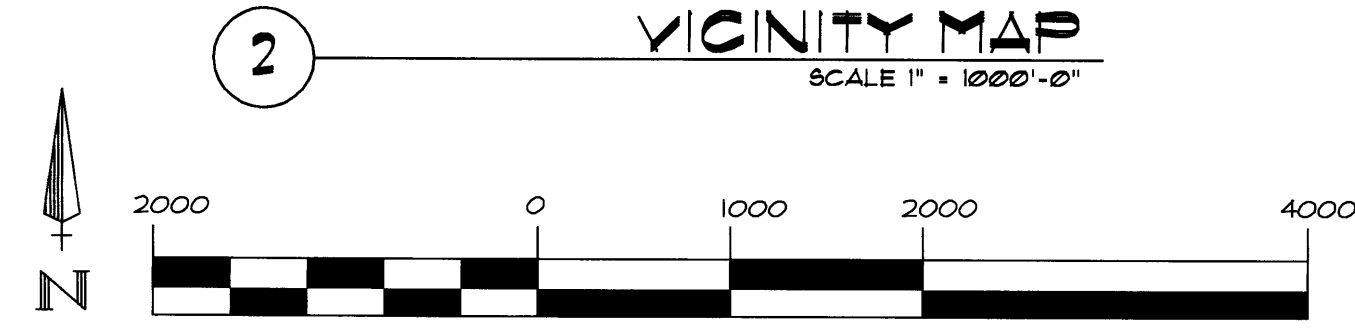
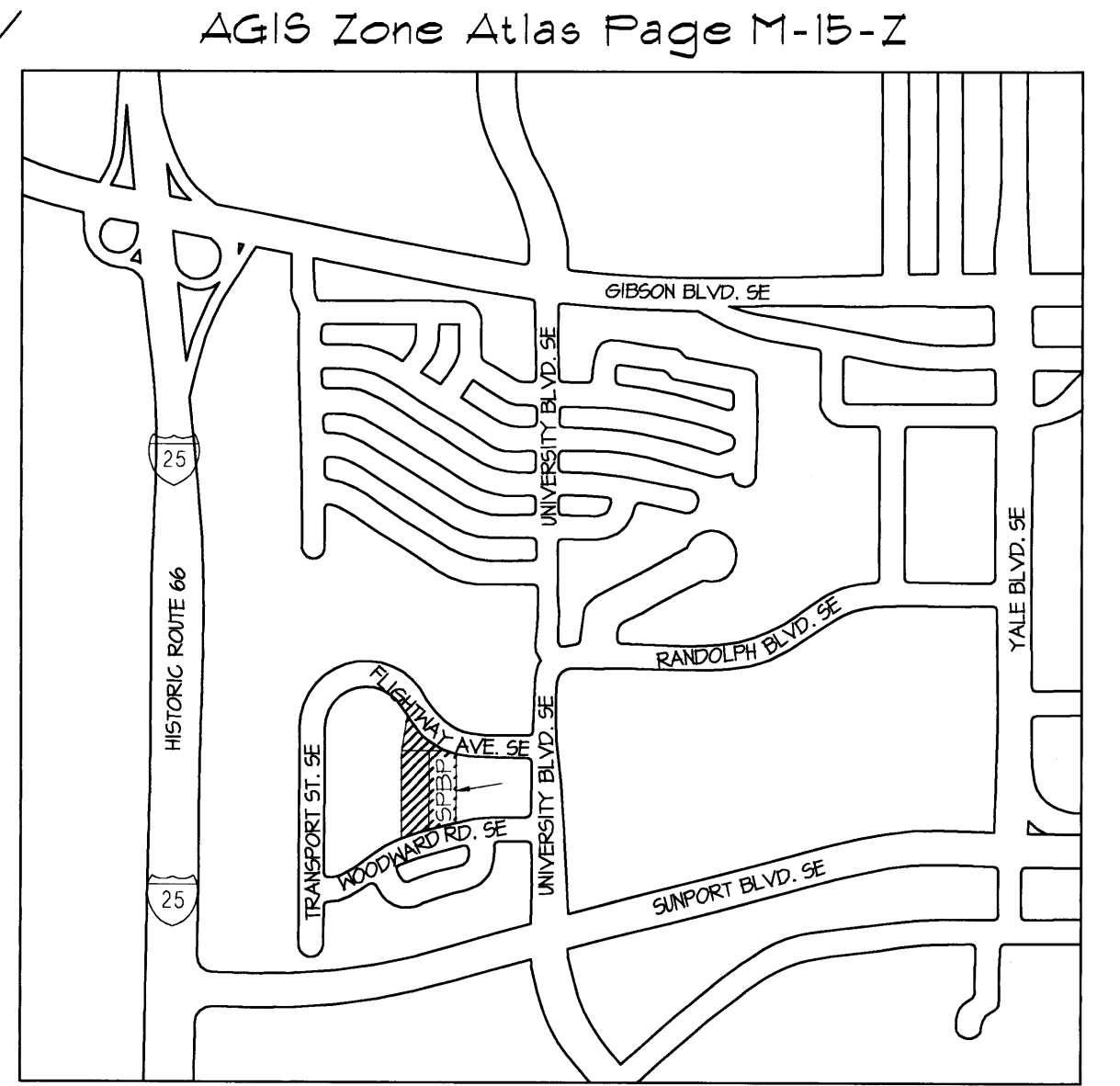
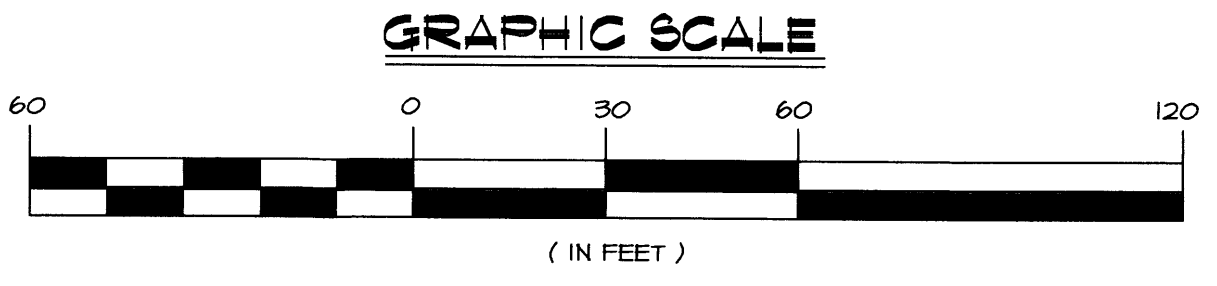
TO BE BUILT AT A LATER DATE

POTENTIAL FUTURE PEDESTRIAN ACCESS

CANDLEWOOD SUITES
 119 UNITS
 4 LEVELS 66,500 S.F.
 LOT 2-A-3
PHASE 1

PHASE 3 VACANT LOT 2-A-1
 FUTURE DEVELOPMENT

CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



- ✕ BOLLARD LIGHT
- SINGLE LIGHT POLE
- ⊠ HANDICAPPED STALL MARKER
- ⊙ FIRE HYDRANT
- ★ HANDICAPPED PARKING SIGN
- MANHOLE
- ⊕ 2" WATER METER
- ➔ INCOMING TRAFFIC DIRECTION

NOTE: THIS SITE PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. ALL SITE UTILITY WORK SHALL BE BY OTHERS - TNT LECH LLC TO BEGIN ALL WORK INSIDE THE BUILDING.

NOTE: ALL UNDERGROUND WATER MAINS, VALVES, FIRE HYDRANTS, THRUST BLOCKS AND ANY ASSOCIATED WORK SHALL BE PROVIDED BY AND INSTALLED BY OTHERS - IN ACCORDANCE WITH NFPA 24.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP

Project Number: _____
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated: _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

TNT .TECH LLC

851 SOLEDAD LA. LOS LUNAS, NM 87031
 PHONE (505) 866-6000 FAX (505) 866-6600

NM LICENSE NO. 355975

AUTHORITY HAVING JURISDICTION: CITY OF ALBUQUERQUE
 DRAWN BY: MWU
 DESIGNED BY: RTC

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drawn:	I remsing
checked:	L.K.Lauer
start date:	12.28.07
plot date:	05.02.08
approved:	

updates:	revisions:
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Master Development Plan
 Lot 2-A, Block 2, Sunport Park
 Albuquerque, New Mexico

leon lauer + associates
 architects + consultants

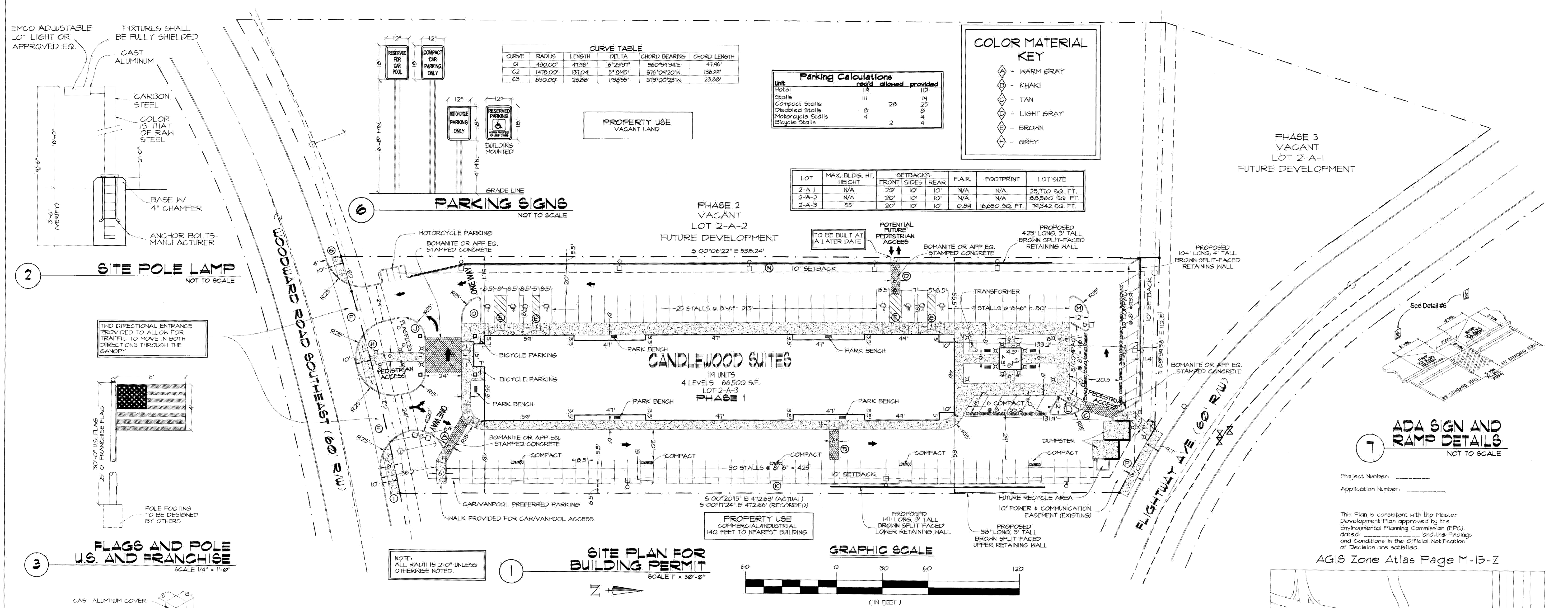
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 llauer@leoniauer.com

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job no: **438**

sheet: **3 OF 3**

architect's seal:



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	41.80'	6°23'31"	S60°54'34"E	47.96'
C2	1478.00'	87.04'	5°18'45"	S76°09'20"W	156.84'
C3	830.00'	23.86'	1°58'55"	S73°00'23"W	23.86'

Parking Calculations

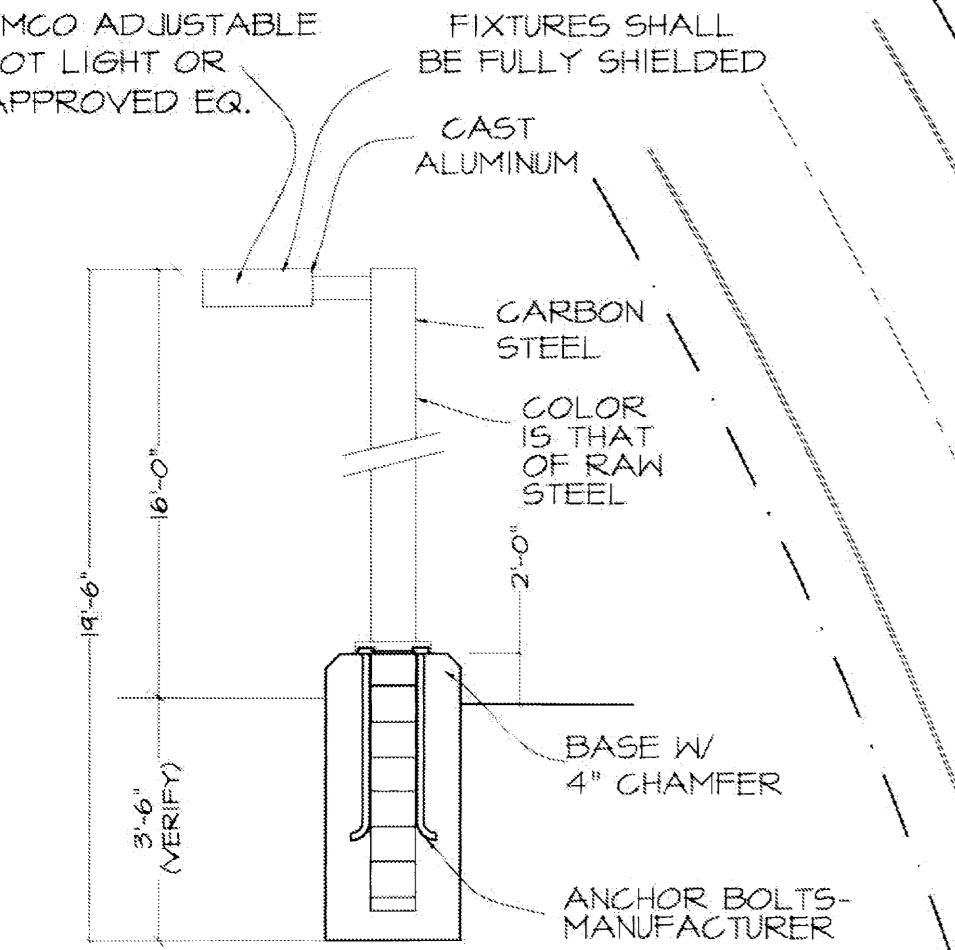
Unit	req'd	allowed	provided
Hotel Stalls	118	112	
Compact Stalls	28	28	
Disabled Stalls	0	0	
Motorcycle Stalls	4	2	4
Bicycle Stalls			

COLOR MATERIAL KEY

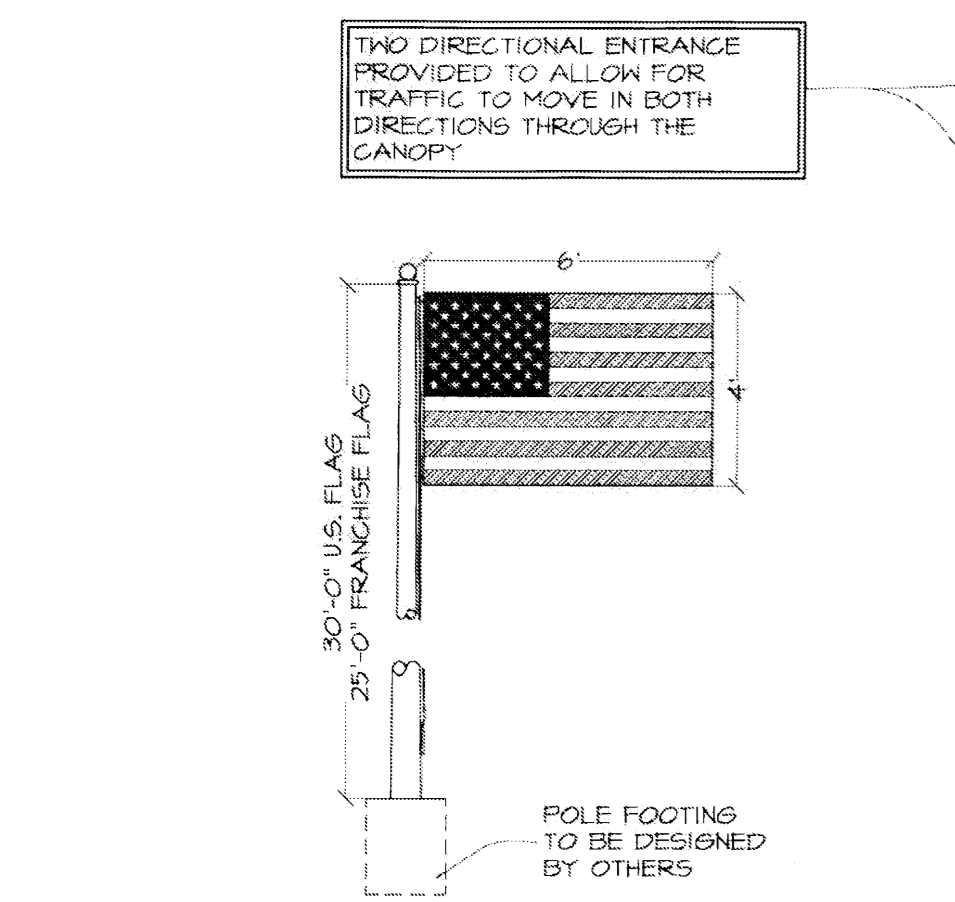
- ◇ - WARM GRAY
- ◇ - KHAKI
- ◇ - TAN
- ◇ - LIGHT GRAY
- ◇ - BROWN
- ◇ - GREY

LOT DATA

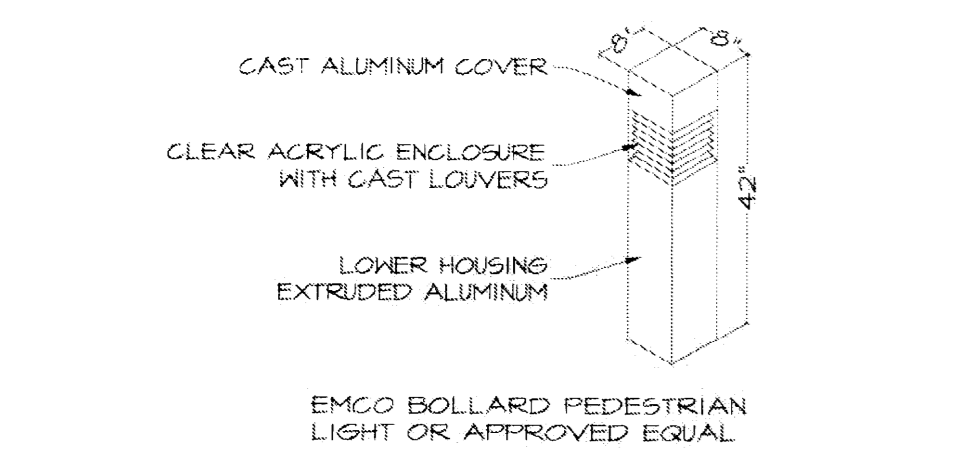
LOT	MAX. BLDG. HT. HEIGHT	FRONT SETBACKS	SIDES REAR	F.A.R.	FOOTPRINT	LOT SIZE
2-A-1	N/A	20' 10' 10'	10' 10'	N/A	N/A	25,770 SQ. FT.
2-A-2	N/A	20' 10' 10'	10' 10'	N/A	N/A	88,560 SQ. FT.
2-A-3	55'	20' 10' 10'	10' 10'	0.84	16,650 SQ. FT.	74,342 SQ. FT.



SITE POLE LAMP
NOT TO SCALE



FLAGS AND POLE U.S. AND FRANCHISE
SCALE 1/4" = 1'-0"



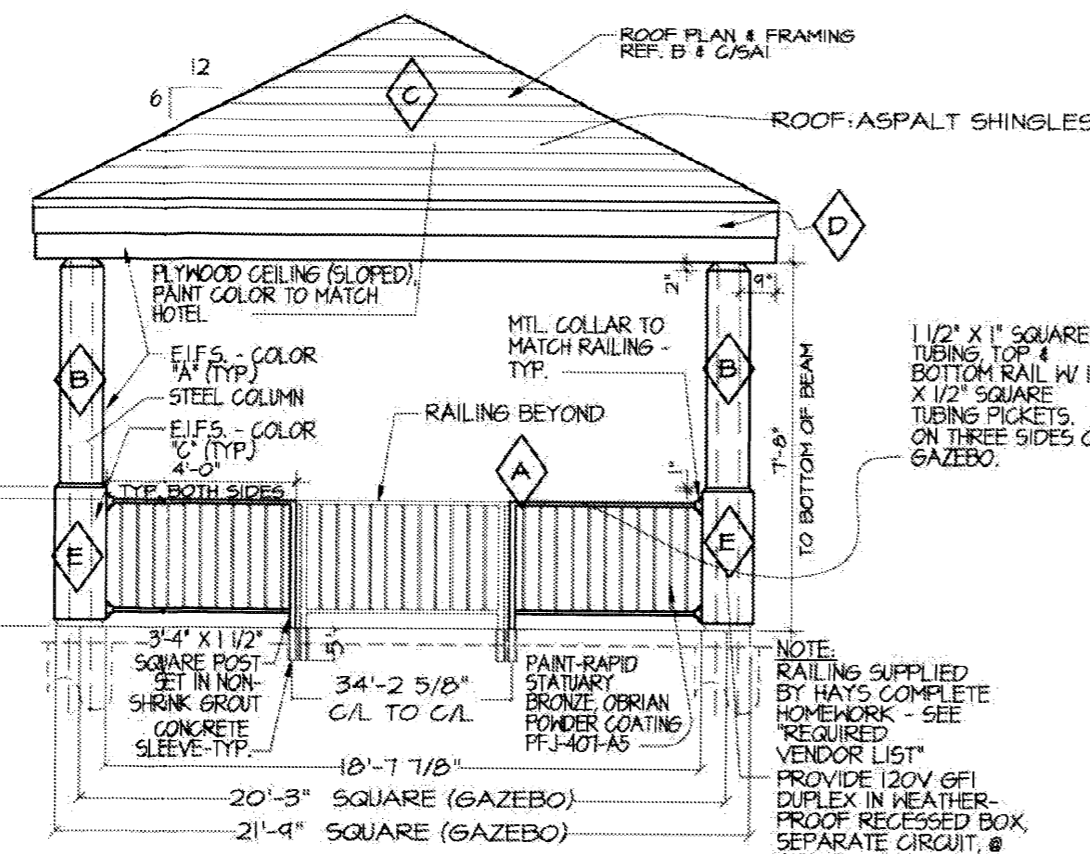
BOLLARD PEDESTRIAN LIGHTING
NOT TO SCALE

DATA:

FOUNDATION	16,650 SQ. FT.
LEVEL 2	16,500 SQ. FT.
LEVEL 3	16,650 SQ. FT.
LEVEL 4	16,650 SQ. FT.
BUILDING	66,500 SQ. FT.
PAVING CONCRETE	40,223 SQ. FT.
SIDEWALK	1,436 SQ. FT.
GREEN AREA	5,587 SQ. FT.
	12,119 SQ. FT.

LEGEND:

- RED STAMPED CONCRETE
- CONCRETE
- HANDICAPPED STALL MARKER
- FIRE HYDRANT
- HANDICAPPED PARKING SIGN
- MANHOLE
- 2" WATER METER
- INCOMING TRAFFIC DIRECTION
- PARK BENCHES
- DOUBLE LIGHT POLE
- SINGLE LIGHT POLE
- PEDESTRIAN LIGHTING



GAZEBO ELEVATION
SCALE 1/4" = 1'-0"

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 Engineering, Transportation Division _____ Date _____

City Engineer _____ Date _____

Parks and Recreation Department _____ Date _____

ABC/NAU
* Environmental Health Department (conditional) _____ Date _____

Solid Waste Management _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

* Environmental Health, if necessary

Support Park Candlewood Suites Site Plan Required Information:

Site Plan for Building Permit Background: This Site Plan for Building Permit is a proposed 4-story 119 room hotel.

Site: Approximately 1.82 acres of real property zoned IP located in the Sunport Blvd. Design Overlay Zone.

Legal Description: Lot 2-A-3 of Block 2 of the Sunport Park District.

Proposed Use: Hotel and associated uses.

Pedestrian and Vehicular Ingress and Egress: Primary vehicular access to the site will be as will be from the south end of the property on Woodward Road. Primary vehicular ingress and egress is via two entrance driveways which direct traffic to the covered portico building entrance or to parking surrounding the building. Building access points are located on three sides of the structure near parking.

Transit Access: Nearest public transit, bus line 222, is located approximately 530 feet east of the property on University Boulevard. Transit stops are located on Yale Boulevard further to the east of the site.

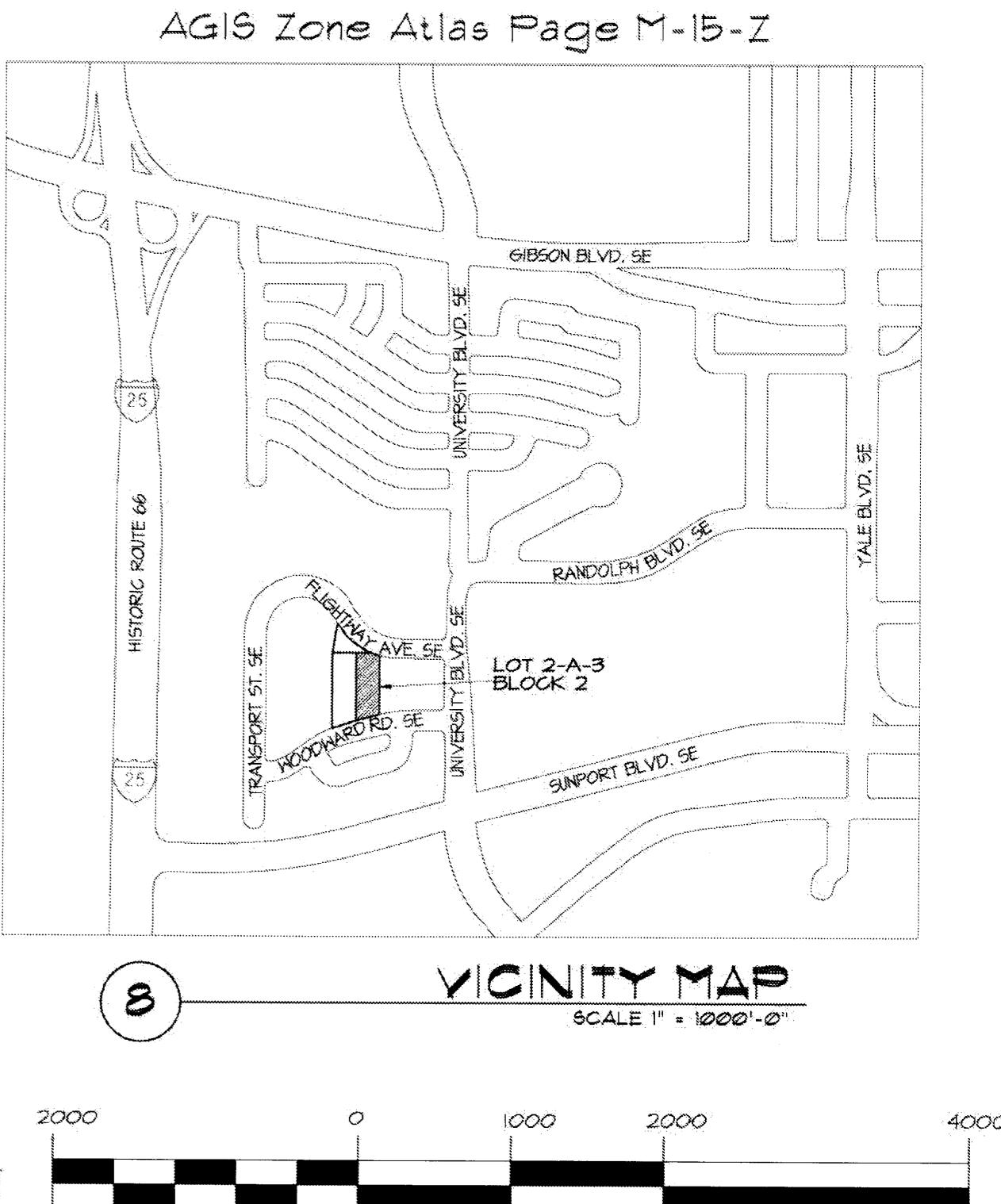
Internal Circulation: Primary site access points are indicated on the site plan. Pedestrian access is designed to be safe and facilitate building and transportation access. Internal sidewalks of 8' and 8' feet are provided throughout the site. Vehicular traffic for loading and unloading of hotel guests and luggage is directed to the covered portico entrance. Vehicular traffic for hotel guests is directed to parking located around the site.

Building Heights and Setbacks: The proposed building heights conform to the IP Zone and Sunport Blvd. Design Overlay Zone as follows:
Maximum Parapet & Architectural Detail Height: 55 feet.
Primary Building Height: 48 feet.
The proposed building setbacks conform to the IP Zone and Sunport Blvd. Design Overlay Zone as follows:
Minimum Building Setback: 48 feet.

Landscape Plan: The Landscape Plan specifies site landscape features for the project that are consistent with City standards and policies regarding water conservation and shall also comply with the Design Standards of the Master Development Plan for the site.

BUILD NOTES:

- Ⓐ BUILD 26' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- Ⓑ BUILD 20' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- Ⓒ BUILD 21' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- Ⓓ BUILD 20' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- Ⓔ BUILD 5' OF CURB ACCESS RAMP AS PER CITY STANDARD 2415A.
- Ⓕ BUILD 24' WIDE ENTRANCE AS PER CITY STANDARD 2426.
- Ⓖ BUILD 17' OF SIDEWALK AS PER CITY STANDARD 2430.
- Ⓗ BUILD 32' OF SIDEWALK AS PER CITY STANDARD 2430.
- Ⓘ BUILD 31' OF SIDEWALK AS PER CITY STANDARD 2430.
- Ⓚ BUILD 156' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- Ⓛ BUILD 557' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- Ⓜ BUILD 47' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- Ⓝ BUILD 57' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- Ⓞ BUILD 679' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- Ⓟ BUILD 39' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- Ⓠ BUILD 48' OF SIDEWALK AS PER CITY STANDARD 2430.



VICINITY MAP
SCALE 1" = 1000'-0"

disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauver + Associates at 1.402.371.3333 if you need dimensional assistance.

drawn: I remsing
checked: L.K.Lauver
start date: 12.28.07
plot date: 06.13.08
approved: _____

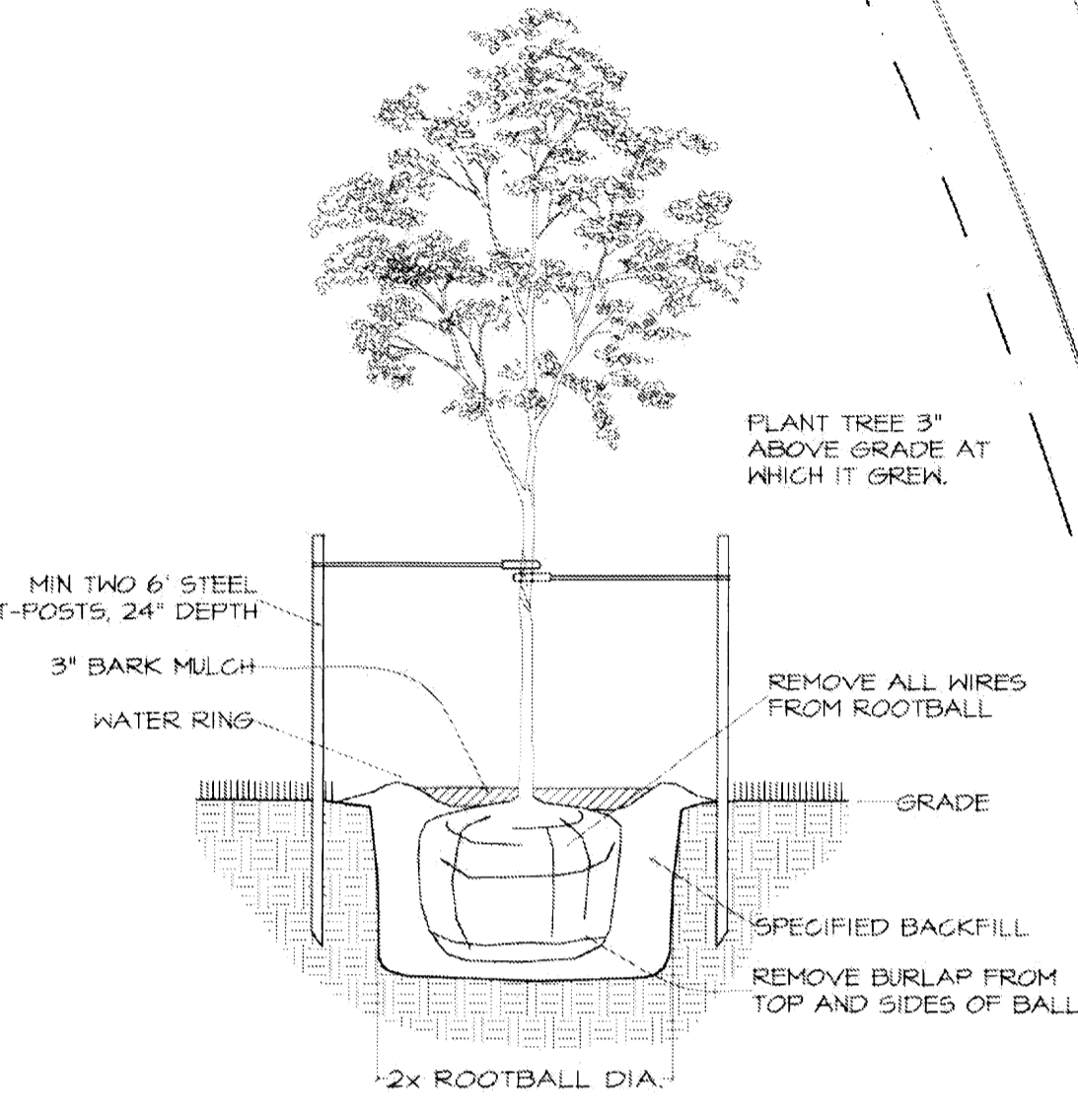
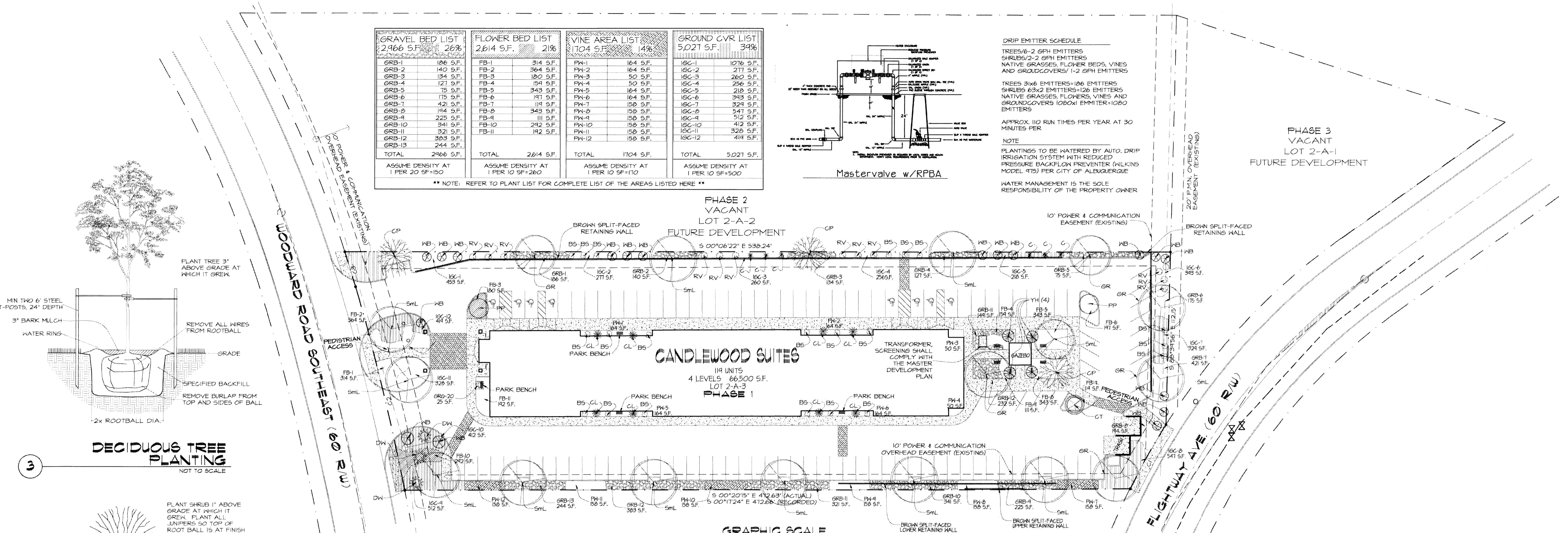
updates: _____
revisions: _____

Site Plan for Building Permit
Lot 2-A-3, Block 2, Sunport Park Subdivision
Albuquerque, New Mexico

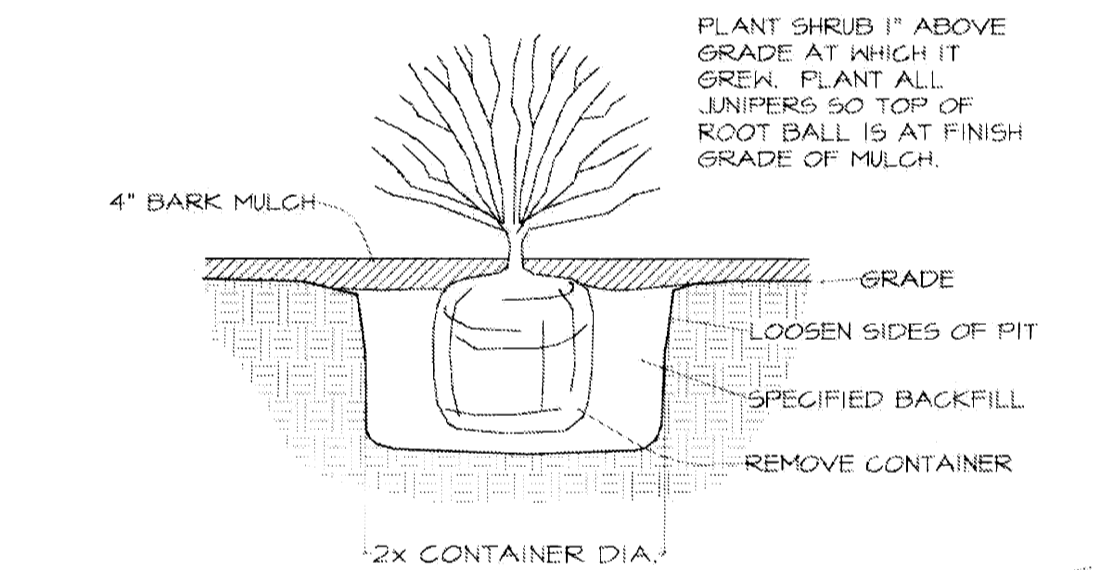
leon lauver + associates architects + consultants
p. o. box number 1207, norfolk, nebraska 68701
voice: 1.402.371.3333; fax: 1.402.371.1164
llauver@leonlauver.com

NMHCRC
New Mexico Historic Commission

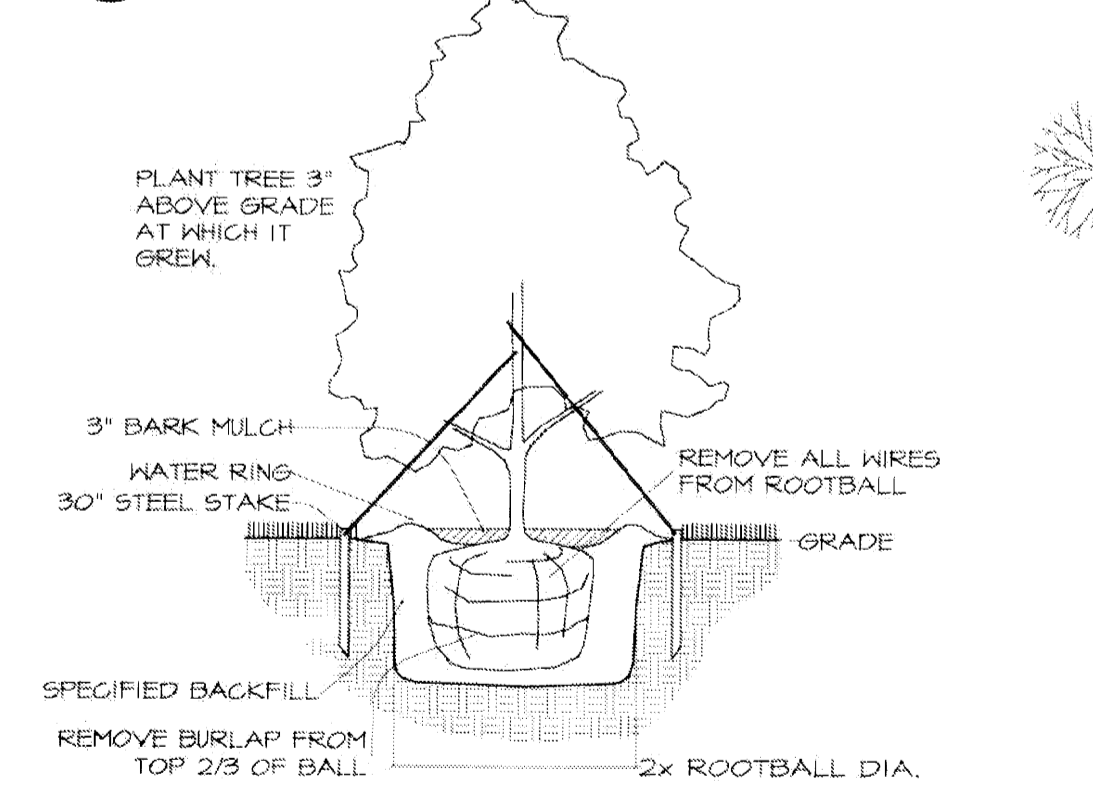
job no: 438
sheet: 1 OF 5



DECIDUOUS TREE PLANTING
NOT TO SCALE



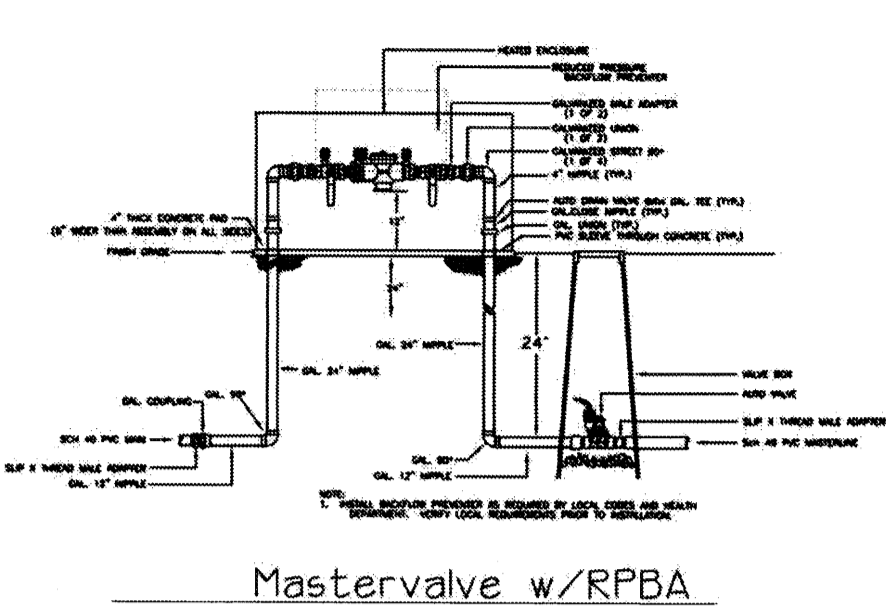
SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

GRAVEL BED LIST		FLOWER BED LIST		VINE AREA LIST		GROUND CVR LIST	
2,466 S.F. 26%		2,614 S.F. 21%		1,704 S.F. 14%		5,021 S.F. 39%	
GRB-1	186 S.F.	FB-1	214 S.F.	PV-1	164 S.F.	IGC-1	1016 S.F.
GRB-2	140 S.F.	FB-2	364 S.F.	PV-2	164 S.F.	IGC-2	271 S.F.
GRB-3	134 S.F.	FB-3	180 S.F.	PV-3	50 S.F.	IGC-3	260 S.F.
GRB-4	121 S.F.	FB-4	154 S.F.	PV-4	50 S.F.	IGC-4	256 S.F.
GRB-5	75 S.F.	FB-5	343 S.F.	PV-5	164 S.F.	IGC-5	219 S.F.
GRB-6	175 S.F.	FB-6	171 S.F.	PV-6	164 S.F.	IGC-6	343 S.F.
GRB-7	421 S.F.	FB-7	114 S.F.	PV-7	158 S.F.	IGC-7	324 S.F.
GRB-8	144 S.F.	FB-8	343 S.F.	PV-8	158 S.F.	IGC-8	541 S.F.
GRB-9	225 S.F.	FB-9	111 S.F.	PV-9	158 S.F.	IGC-9	512 S.F.
GRB-10	341 S.F.	FB-10	242 S.F.	PV-10	158 S.F.	IGC-10	412 S.F.
GRB-11	321 S.F.	FB-11	142 S.F.	PV-11	158 S.F.	IGC-11	328 S.F.
GRB-12	393 S.F.			PV-12	158 S.F.	IGC-12	418 S.F.
GRB-13	244 S.F.						
TOTAL	2,466 S.F.	TOTAL	2,614 S.F.	TOTAL	1,704 S.F.	TOTAL	5,021 S.F.
ASSUME DENSITY AT 1 PER 20 SF=150		ASSUME DENSITY AT 1 PER 10 SF=260		ASSUME DENSITY AT 1 PER 10 SF=170		ASSUME DENSITY AT 1 PER 10 SF=500	

** NOTE: REFER TO PLANT LIST FOR COMPLETE LIST OF THE AREAS LISTED HERE **



DRIP EMITTER SCHEDULE
TREES/6-2 GPH EMITTERS
SHRUBS/2-2 GPH EMITTERS
NATIVE GRASSES, FLOWER BEDS, VINES AND GROUNDCOVERS/ 1-2 GPH EMITTERS

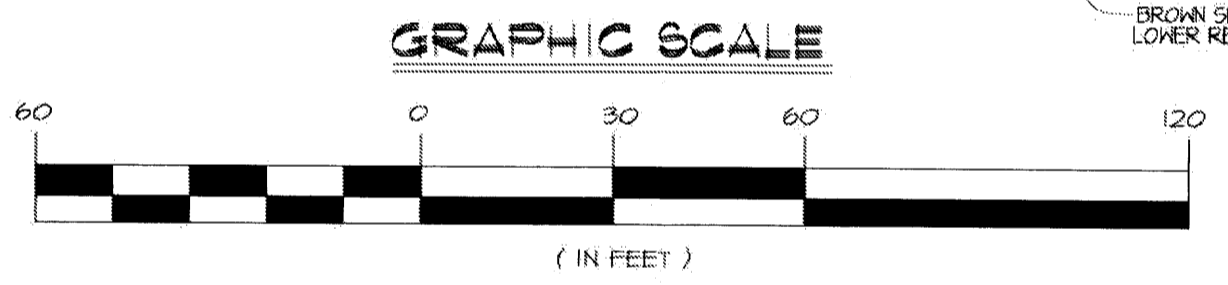
TREES 31x6 EMITTERS=106 EMITTERS
SHRUBS 63x2 EMITTERS=126 EMITTERS
NATIVE GRASSES, FLOWERS, VINES AND GROUNDCOVERS 1080x1 EMITTER=1080 EMITTERS

APPROX. 110 RUN TIMES PER YEAR AT 30 MINUTES PER

NOTE
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 475) PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

LANDSCAPE SITE PLAN
SCALE 1" = 30'-0"



LANDSCAPE CALCULATIONS		
UNIT	REQUIRED	PROVIDED
LANDSCAPED NET AREA	15% = 11,716 SQ. FT.	15.7% = 12,317 SQ. FT.
TREES REQUIRED FOR PARKING	12 TREES	31 TREES
VEGETATIVE GROUND COVER	15% = 9,253 SQ. FT.	16.0% = 9,345 SQ. FT.
STREET TREES	4 TREES	4 TREES

PLANT KEY:

QTY	KEY	LATIN NAME COMMON NAME	SIZE	MATURE SIZE	WATER USAGE	ALLERGY HAZARD	DESCRIPTION
10	SML	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER LOCUST	2" CALIPER OR 10' - 12' FEET	40" HIGH 40" WIDE	LOW	LOW	DECIDUOUS SHADE TREE
6	GR	QUERCUS TURBINELLA SHRUB LIVE OAK	2" CALIPER OR 5' - 6' FEET	20" HIGH 20" WIDE	LOW	LOW	MEDIUM SEMI EVERGREEN TREE
2	CP	YUCCA TOREYI PALM YUCCA	5' - 6' FEET	60" HIGH 35" WIDE	LOW	LOW	OVERSTORY DESERT ACCENT TREE
2	FP	PROSOPIS GLADULOSA HONEY MESQUITE	2" CALIPER OR 5' - 6' FEET	20" HIGH 20" WIDE	LOW	LOW	ORNAMENTAL DECIDUOUS TREE
1	YH	PINUS EDULIS PINON PINE	2" CALIPER OR 5' - 6' FEET	15" HIGH 15" WIDE	LOW	LOW	MEDIUM EVERGREEN TREE
3	DW	CHILOPSIS LINEARIS DESERT WILLOW	2" CALIPER OR 5' - 6' FEET	20" HIGH 25" WIDE	LOW	LOW	MEDIUM DECIDUOUS TREE
1	CT	SAMBUCUS MEXICANA MEXICAN ELDER	2" CALIPER OR 5' - 6' FEET	20" HIGH 20" WIDE	LOW	LOW	MEDIUM DECIDUOUS TREE
8	CL	CHAMAEBATIARIA FERNBUSH	1" - 1 1/2"	18" HIGH	LOW	LOW	DECIDUOUS FLOWERING SHRUB
21	BS	ARTEMISIA TRIDENTATA BIG SAGE	GALLON	4" HIGH 4" WIDE	LOW	LOW	EVERGREEN BORDER SHRUB
16	WB	CERCOCARPUS LEDIFOLIUS CHOCOLATE FLOWER	1" - 1 1/2"	5" HIGH 5" WIDE	LOW	LOW	EVERGREEN BORDER SHRUB
12	RV	BERLANDIERA LYRATA CHOCOLATE FLOWER	1" - 1 1/2"	3" HIGH 3" WIDE	LOW	LOW	DECIDUOUS FLOWERING SHRUB
6	C	HYMENOXYS PERKY SUE	1" - 1 1/2"	3" HIGH	LOW	LOW	DECIDUOUS FLOWERING SHRUB
-	-	ORYZOPHYS HYMENOIDES INDIAN RICEGRASS	-	18" HIGH 18" SPREAD	LOW	LOW	ORNAMENTAL GRASS
-	-	APOROBOLUS CRYPTANDRUS SAND DROPSIDE	-	24" HIGH 24" SPREAD	LOW	LOW	DECIDUOUS ORNAMENTAL GRASS
-	-	SPOROBOLUS AIROIDES ALKALI SACATON	-	24" HIGH 24" SPREAD	MEDIUM	LOW	DECIDUOUS ORNAMENTAL GRASS
-	-	ROSMARINUS OSSICINALIS 'PROSTRATA' ROSEMARY	-	2" HIGH 6" WIDE	LOW	LOW	FLOWING GROUND COVER
-	-	ARTEMISA BRIGIDA FRINDED SAGE	-	18" HIGH 18" SPREAD	LOW	LOW	FLOWING GROUND COVER
-	-	EUCENTYMIUS FORTUNEI 'COLORATUS' PURPLELEAF WINTERCREEPER	-	CLIMBING 6' SPREAD	MEDIUM	LOW	VINE EVERGREEN

NOTE

ALL PLANTS WERE DERIVED FROM THE CITY OF ALBUQUERQUE XERISCAPING LIST.

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

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

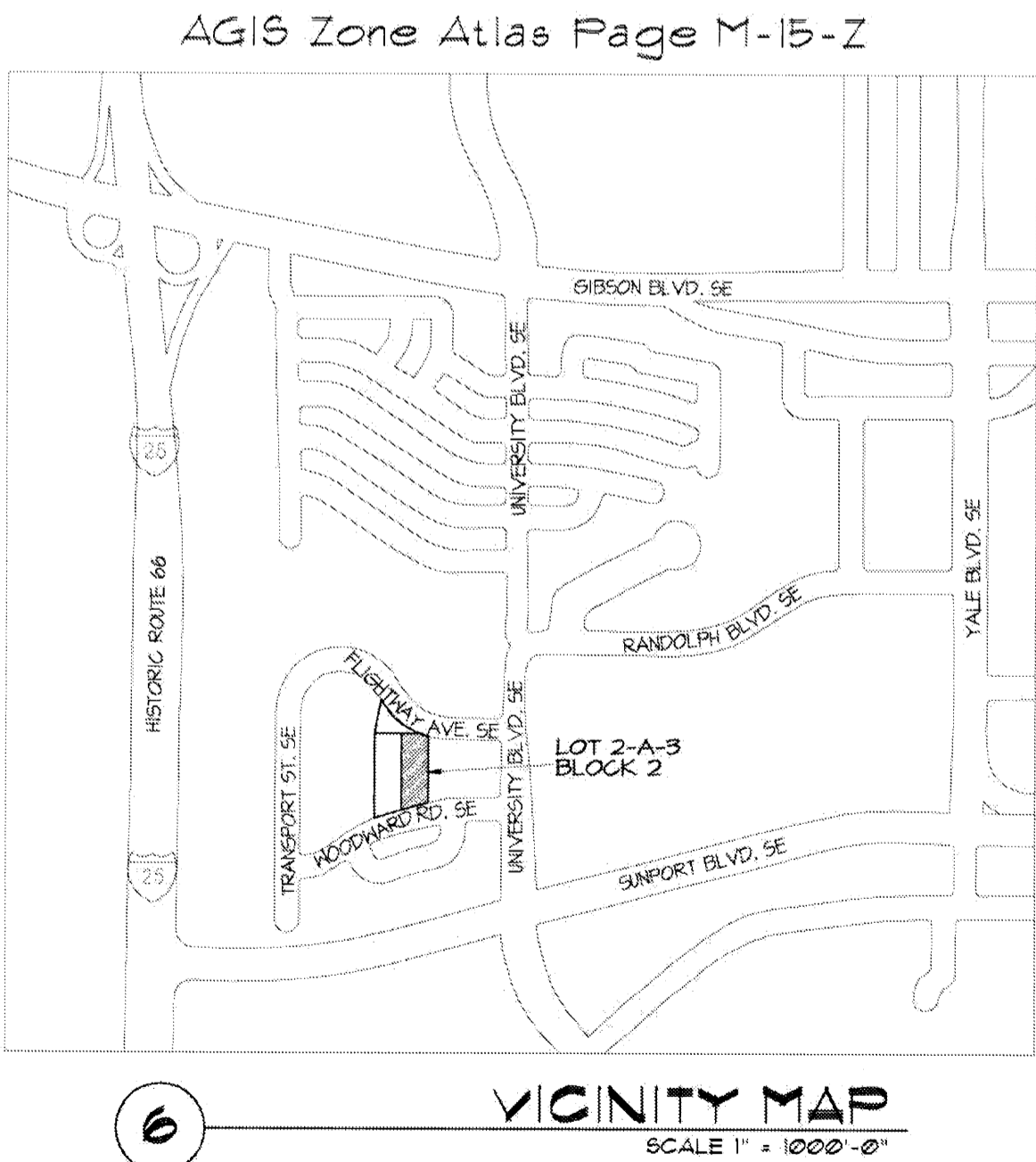
SUSTAINABILITY. LOW WATER USE NATIVE PLANTS AND LOW MAINTENANCE NATIVE GROUND COVERS WHERE POSSIBLE IS STRONGLY EMPHASIZED.

MULCHES. ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH A 3" LAYER OF CRUSHER FINES UNLESS OTHERWISE SPECIFIED.

IRRIGATION SYSTEM. IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREES, SHRUBS, AND GROUNDCOVER PLANTING AREAS.

MAINTENANCE RESPONSIBILITY. MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

STATEMENT OF WASTE WATER. THE LANDSCAPE PLAN SHALL EMPHASIZE THE USE OF LOW WATER USE NATIVE GRASSES AND LIMIT THE PROVISION OF HIGH WATER USE TURF.



<p>disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauver + Associates at 1 402 371 3333 if you need dimensional assistance.</p>	drawn: s severson	<p>06.24.08 remaining 06.18.08 remaining 05.02.08 remaining 04.16.08 remaining 04.08.08 remaining 03.06.08 remaining 02.01.08 remaining 01.02.08 remaining</p>	<p>updates:</p>	<p>revisions:</p>
	checked: L.K.Lauver			
	start date: 12.28.07			
	plot date: 06.24.08			
	approved:			

Site Plan for Building Permit

Lot 2-A-3, Block 2, Sunport Park Subdivision

Albuquerque, New Mexico

NMHCR
New Mexico Home Care Resources

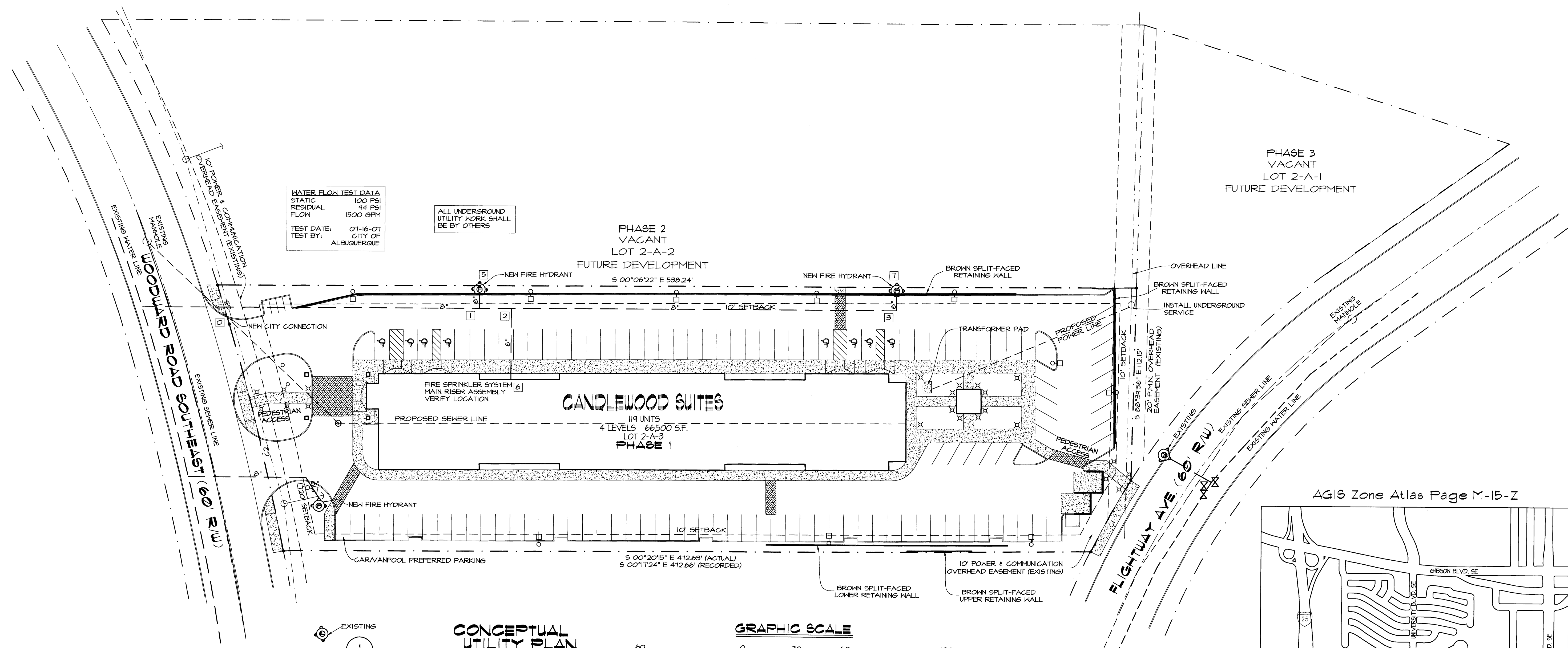
leon lauver + associates + architects + consultants

p. o. box number 1207, norfolk, nebraska 68701
voice: 1 402 371 3333 fax: 1 402 371 1164
lauver@leoniouvar.com

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job no: **438**

architect's seal: **2 OF 5**



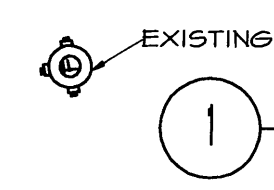
WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 44 PSI
 FLOW 1500 GPM
 TEST DATE: 07-16-07
 TEST BY: CITY OF ALBUQUERQUE

ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

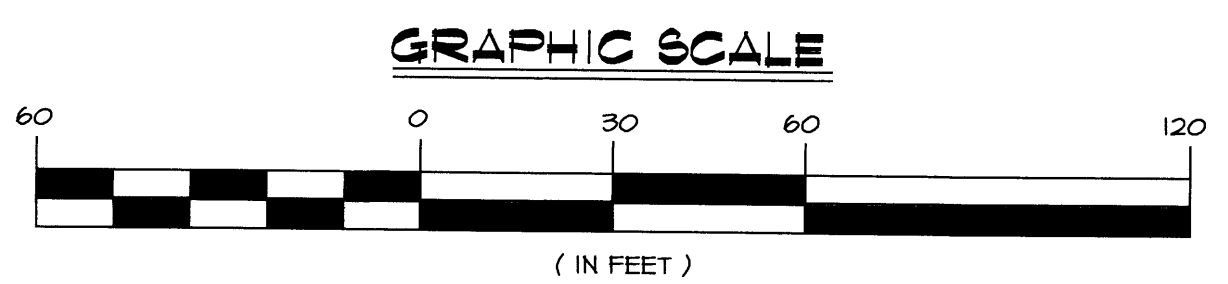
PHASE 2 VACANT LOT 2-A-2 FUTURE DEVELOPMENT

PHASE 3 VACANT LOT 2-A-1 FUTURE DEVELOPMENT

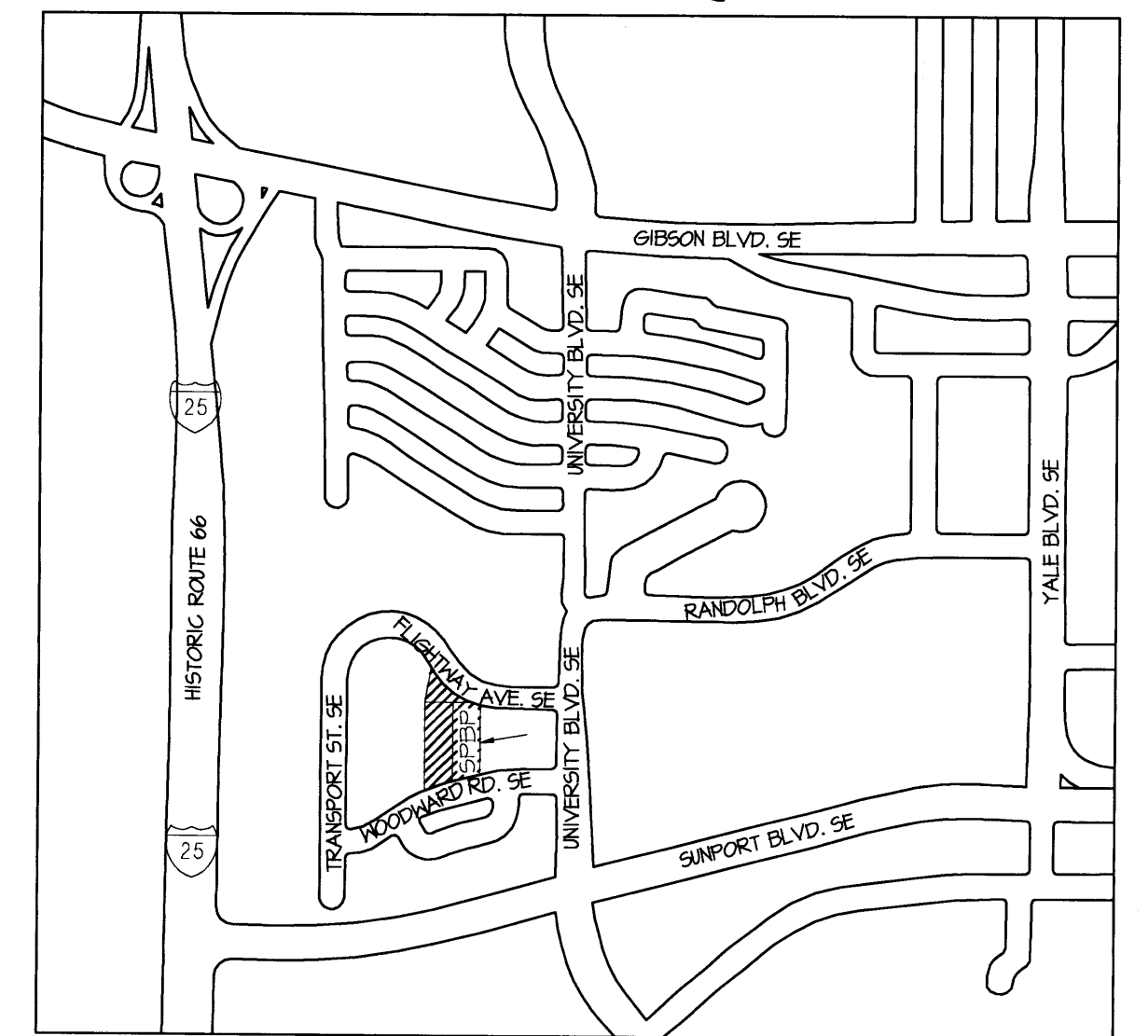
CANDLEWOOD SUITES
 114 UNITS
 4 LEVELS 66,500 SF.
 LOT 2-A-3
 PHASE 1



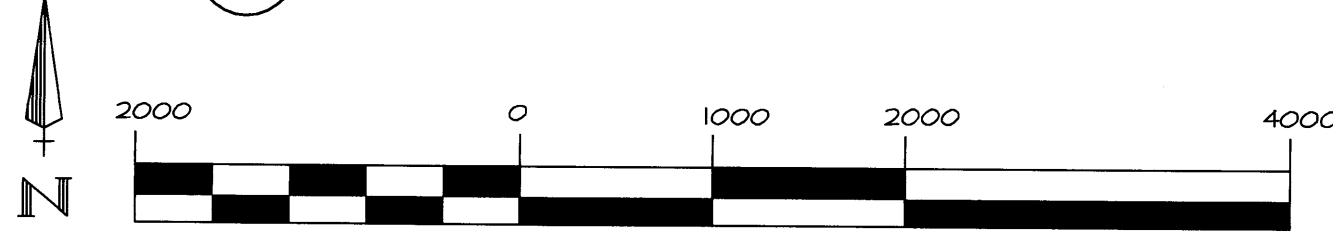
CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



AGIS Zone Atlas Page M-15-Z



VICINITY MAP
 SCALE 1" = 1000'-0"



Project Number: _____
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP

NOTE: THIS SITE PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. ALL SITE UTILITY WORK SHALL BE BY OTHERS - TNT LECH LLC TO BEGIN ALL WORK INSIDE THE BUILDING.

NOTE: ALL UNDERGROUND WATER MAINS, VALVES, FIRE HYDRANTS, THRUST BLOCKS AND ANY ASSOCIATED WORK SHALL BE PROVIDED BY AND INSTALLED BY OTHERS - IN ACCORDANCE WITH NFPA 24.

- ⊗ BOLLARD LIGHT
- SINGLE LIGHT POLE
- ⊠ HANDICAPPED STALL MARKER
- ⊙ FIRE HYDRANT
- ★ HANDICAPPED PARKING SIGN
- ⊙ MANHOLE
- ⊙ 2" WATER METER
- ➔ INCOMING TRAFFIC DIRECTION

LEGEND:

TNT TECH LLC
 851 SOLEDAD LA. LOS LUNAS, NM 87031
 PHONE (505) 866-6000 FAX (505) 866-6600
 NM LICENSE No. 355973

AUTHORITY HAVING JURISDICTION CITY OF ALBUQUERQUE	DRAWN BY MWU	DESIGNED BY RTC
--	-----------------	--------------------

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checked: L.K.Lauver	05.02.08 revision	04.10.08 revision	
start date: 12.28.07	01.24.08 revision	03.10.08 revision	
plot date: 05.02.08	01.14.08 revision	01.29.08 revision	
approved:	01.11.08 revision	01.24.08 revision	
	01.02.08 revision		
updates:	revisions:		

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



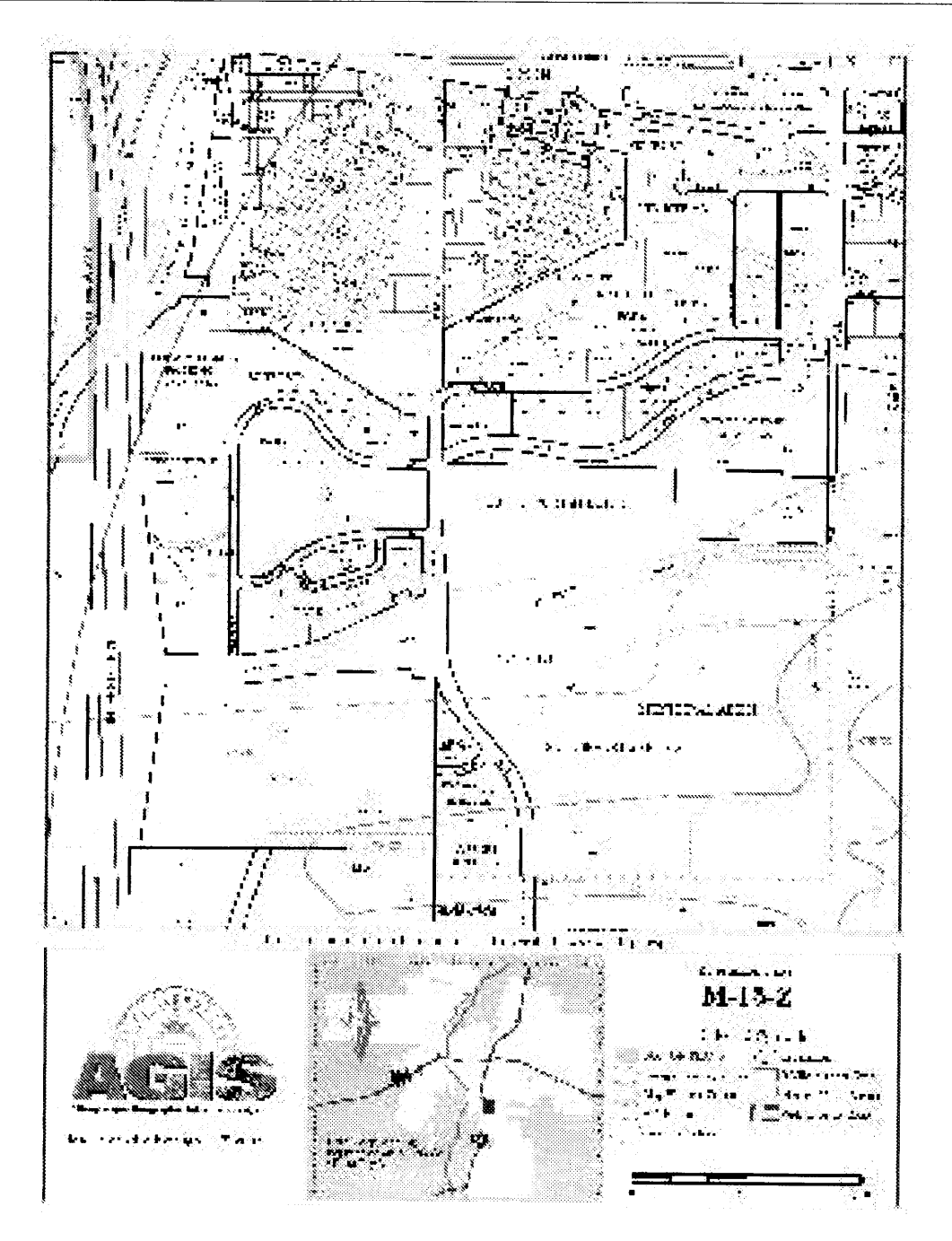
leon lauver + associates architects + consultants
 p. o. box number 1207, norfolk, nebraska 68701
 voice: 1.402.371.3333 fax: 1.402.371.1164
 lauver@leonlauver.com
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architect's seal:

job no: **438**

sheet: **3 OF 5**

VICINITY MAP



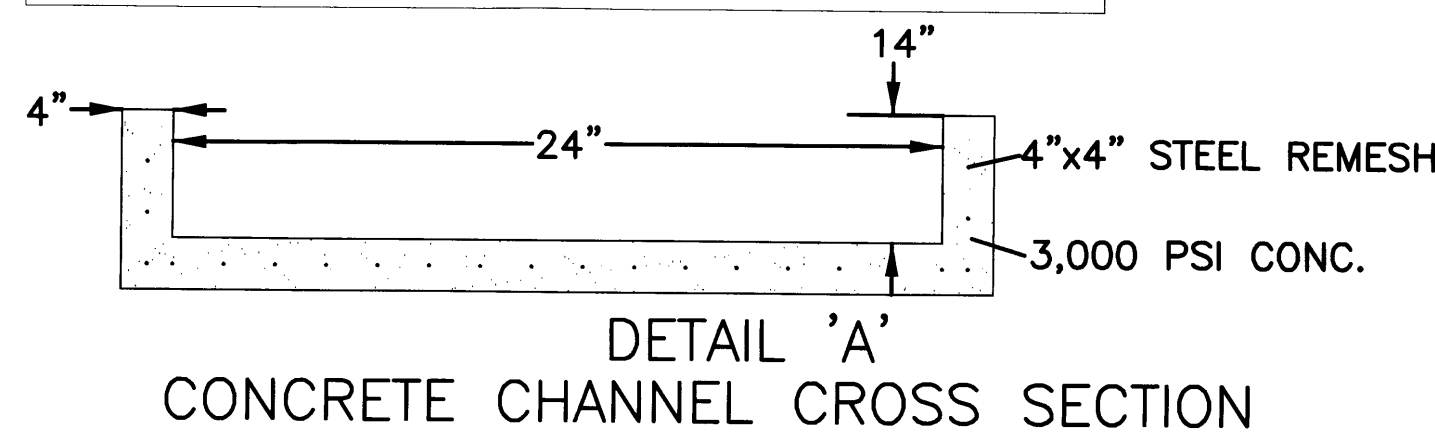
DRAINAGE DATA

THIS SITE USES THE PRECIPITATION ZONE 2

Condition	Re Lin	Treatment	Area	Prede.	Runoff	Volume	Rate
(Table 1)	(Table 1)	(Table 1)	(Table 1)	(Table 1)	(Table 1)	(Table 1)	(Table 1)
B-ESTMO	A	0	0.53	1.95	0.00	0.00	
	B	79,485	0.78	2.28	5,485.6	4.15	
	C	0	1.03	3.14	0.00	0.00	
	D	0	2.12	4.70	0.00	0.00	
B-ESTMO	A	0	0.53	1.95	0.00	0.00	
	B	79,485	0.78	2.28	1,864.7	1.73	
	C	0	0.52	1.71	0.00	0.00	
	D	0	1.34	3.14	0.00	0.00	
DEVELOPED	A	0	0.53	1.95	0.00	0.00	
	B	13,082	0.78	2.28	380.3	0.28	
	C	0	1.03	3.14	0.00	0.00	
	D	65,404	2.12	4.70	11,731.4	7.15	
DEVELOPED	A	0	0.53	1.95	0.00	0.00	
	B	13,082	0.78	2.28	306.2	0.28	
	C	0	0.52	1.71	0.00	0.00	
	D	65,404	1.34	3.14	7,425.1	4.75	
TOTAL (B-ESTMO)	0.00				5,485.6	4.2	
TOTAL (DEVELOPED)	0.00				12,531.7	7.8	
TOTAL (TOTAL)	0.00				17,917.3	12.0	

FLOW RATE INCREASES (10 YR) = 3.7 CFS
 FLOW RATE INCREASES (10 YR) = 3.3 CFS
 SHOW RAINOFF INCREASES (10 YR) = 7,425.1 CU. FT.
 SHOW RAINOFF INCREASES (10 YR) = 5,388.7 CU. FT.

FLOW RATE INCREASES OF 3.7 CFS AND 3.3 CFS FOR THE 10-YEAR AND 10-YEAR STORMS MAY BE EXPECTED. THESE HOURLY RAINOFF VOLUMES WILL INCREASE BY 7.45 CUBIC FEET FOR THE 10-YEAR STORM AND 5,388.7 CUBIC FEET FOR THE 10-YEAR STORM.



DRAINAGE CHANNEL CAPACITY CALCULATION:
 USE MANNINGS EQUATION
 $Q = (1.49/n)(A)(Rh)^{2/3}(S)$
 $n = 0.013$ FOR CONCRETE
 $Rh = A/P$ (RECTANGULAR CHANNEL, FULL FLOW CONDITIONS) = 0.545 FT.
 $S = 0.083$ FT/FT (AT LOWEST SLOPE)
 $A = 2.4$ SQ.FT. (RECTANGULAR CHANNEL)
 Q (CAPACITY) = 52.8 CFS
 FLOW CAPACITY >> THAN MAXIMUM CALCULATED FLOW THRU CHANNEL ($Q_{max} = 3.7$ cfs)

LEGAL DESCRIPTION AND FLOOD ZONE

Lot numbered Two-A-Three (2-A-3) in Block numbered Two (2) 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.

The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0342 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.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY WAS PROVIDED TO ENGINEER BY SURVEYS SOUTHWEST, LTD. THE ELEVATIONS FOR THIS SURVEY WAS A PREVIOUS TOPOGRAPHIC SURVEY OF PROPERTY BASIS LOCATED DIRECTLY ACROSS WOODWARD ROAD SE, PERFORMED BY SURVEYOR IN DECEMBER 2002.

OFFSITE FLOW INFORMATION

THE LOT DIRECTLY TO THE EAST OF THE SITE DRAINS ONTO THE EAST EDGE OF THE SITE. THE NORTHERN HALF OF THIS DRAINAGE WILL BE CONVEYED TO FLIGHTWAY AVE. VIA SWALE AND SIDEWALK CULVERT. THE SOUTH PORTION OF THIS OFFSITE DRAINAGE WILL BE CONVEYED TO THE EAST HALF OF THE PARKING LOT THEN DRAINED TO FLIGHTWAY AVE. VIA SIDEWALK CULVERT ALONG WITH FLOWS GENERATED ON THE NORTH HALF OF THE SITE.

DRAINAGE NOTES:

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

DRAINAGE CONCEPT

THE SITE CURRENTLY DRAINS EAST TO WEST WITH FLOWS BEING DIVIDED IN APPROXIMATELY THE MIDDLE OF THE SITE TO CONVEY DRAINAGE TO THE NW AND SW. THE PROPOSED GRADING AND DRAINAGE PLAN WOULD ESSENTIALLY SPLIT THE SITE IN HALF ALONG AN EAST/WEST LINE. THE NORTH HALF OF THE SITE WILL BE DRAINED VIA A SIDEWALK CULVERT INTO FLIGHTWAY AVENUE. THE SOUTH HALF OF THE SITE WILL BE DRAINED ONTO WOODWARD ROAD VIA THE PROPOSED DRIVEWAY ENTRANCE.

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.

CONTRACTOR SHALL VERIFY EXISTING GRADES AT SOUTH END OF SITE WHERE NEW CONC. CHANNEL TO BE INSTALLED. SEVERE EROSION MAY NOT BE REFLECTED IN EXISTING TOPOGRAPHIC DATA.

KEYED NOTES

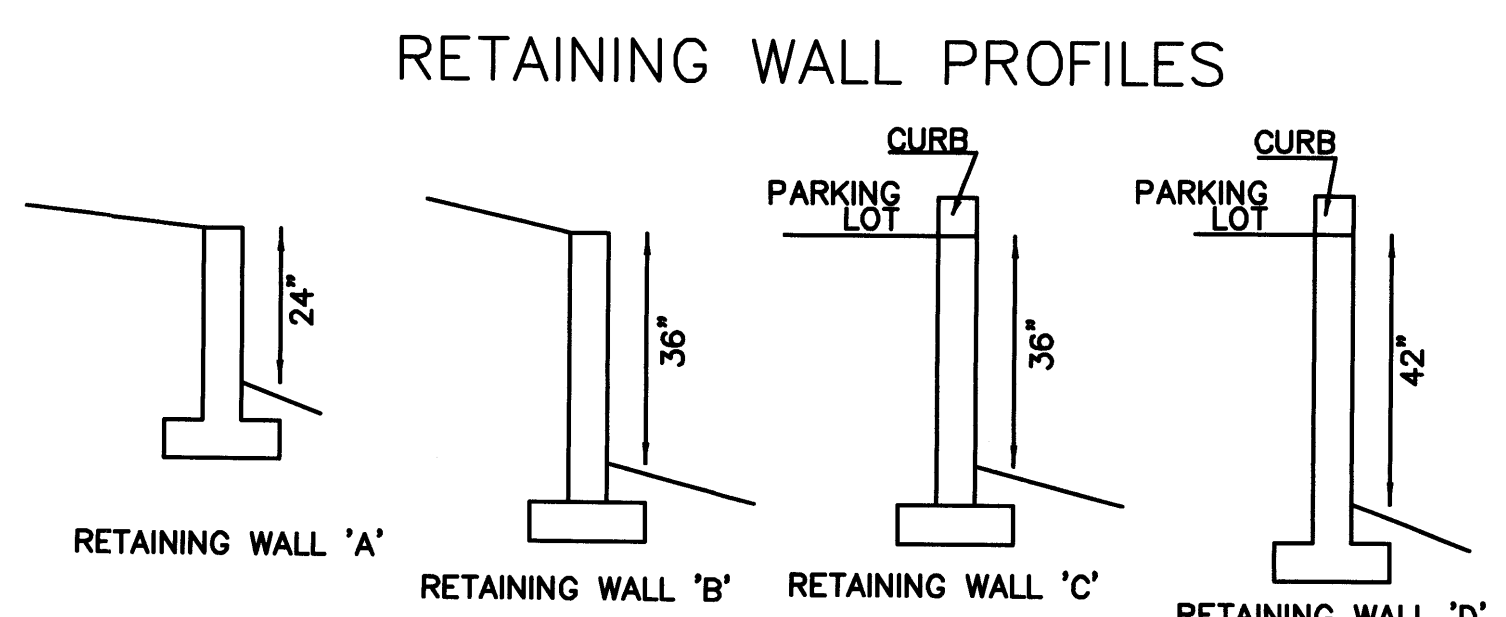
- RETAINING WALL TOP ELEVATION DOES NOT INCLUDE THE 0.5 FT CURBING ASSOCIATED WITH THE PARKING LOT
- RETAINING WALL SHALL BE INCORPORATED INTO THE FOUNDATION AND FOOTER PLAN OF THE BUILDING
- ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED FROM EROSION. THIS PROTECTION SHALL CONSIST OF GEOTEXTILE FABRIC STAPLED TO THE SOIL WITH 3"-4" ROCK PLACED ON TOP OF GEOTEXTILE, OR EQUAL AS RECOMMENDED BY THE ARCHITECT IN THE LANDSCAPE PLAN

OTHER NOTES

RETAINING WALL DESIGN BY OTHERS THE LANDSCAPE PLAN
 - T/W INDICATES TOP OF WALL ELEVATION
 - B/W INDICATES BOTTOM OF WALL ELEVATION, NOT INCLUDING SUBGRADE ELEV. FOR FOOTER TRAFFIC CIRCULATION PLAN BY OTHERS

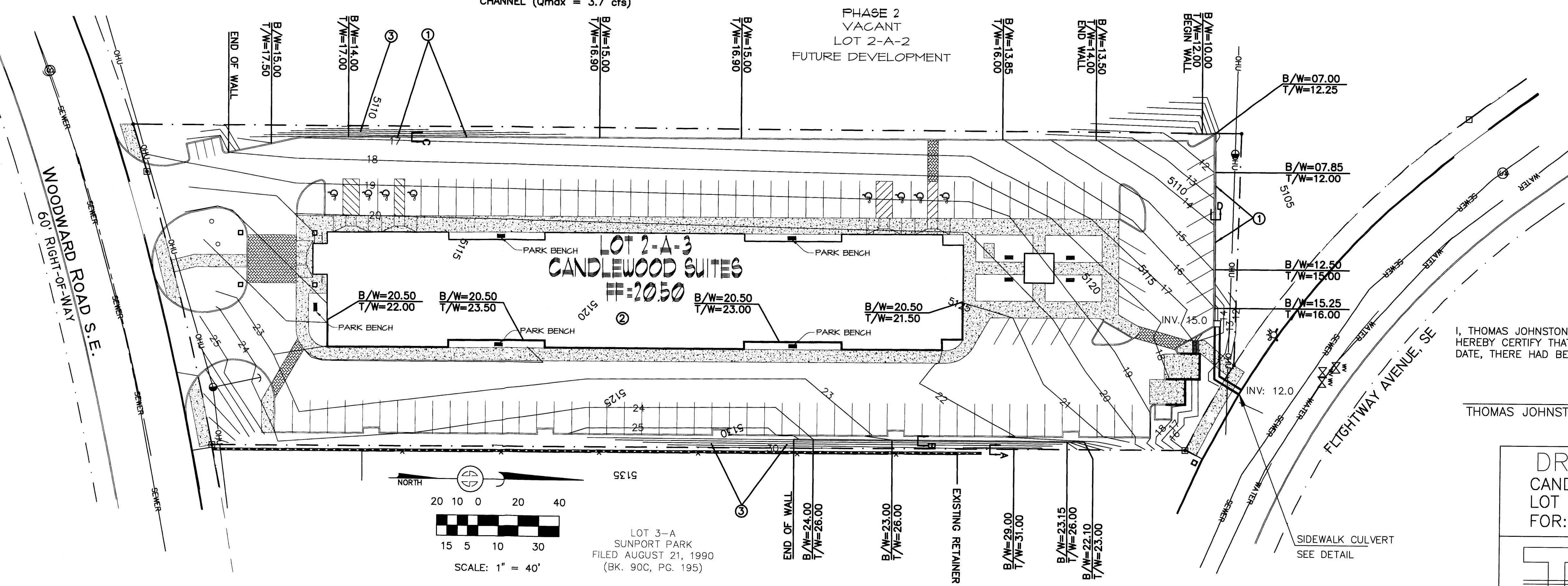
ONSITE HYDROLOGY

THE TABLE BELOW SHOWS THE FULLY DEVELOPED CONDITIONS OF THE SITE.



RETAINING WALL PROFILE NOTES:
 - NOT FOR CONSTRUCTION, FOR ILLUSTRATION PURPOSES ONLY.
 - CONSTRUCTION DESIGN BY OTHERS
 - WALL HEIGHT VARIES WITH TOPOGRAPHY
 - DEPTHS OF RETAINING WALLS ARE FOR CROSS SECTION LOCATIONS SHOWN ON SIGHT DRAWING

RETAINING WALL LENGTHS:
 RETAINING WALL A - LENGTH = 38.1'
 RETAINING WALL B - LENGTH = 141.1'
 RETAINING WALL C - LENGTH = 423.0'
 RETAINING WALL D - LENGTH = 104.0'



I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JANUARY 10, 2008, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING



THOMAS JOHNSTON, NMPE NO. 17158

6-18-08

DRAINAGE AND GRADING PLAN

CANDLEWOOD SUITES
 LOT 2-A-3, BLOCK 4-B, SUNPORT PARK
 FOR: KAREEM KASAM

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

drawn:	I remsing		
checked:	L.K.Lauver		
start date:	12.28.07	06.18.08 sevenson	
plot date:	1.15.08	04.10.08 sevenson	
approved:		01.14.08 remsing	
		01.02.08 remsing	
updates:			
revisions:			

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico

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

architect's seal:

job no: 438

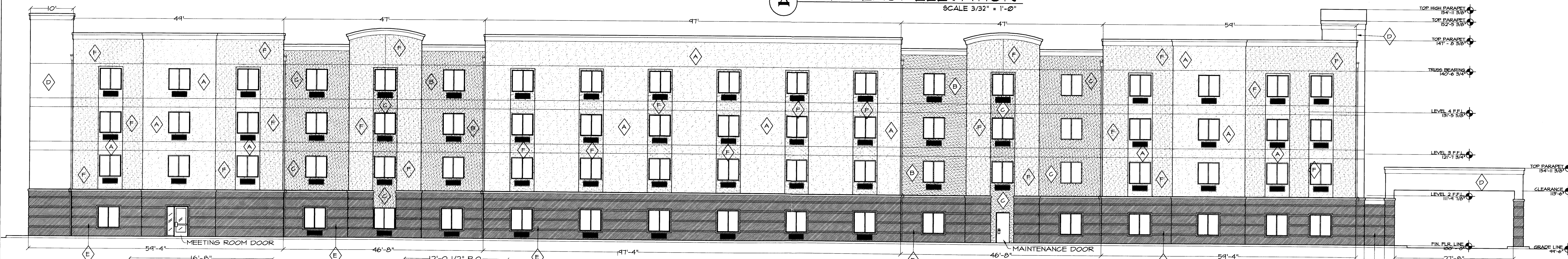
sheet: 4 OF 5

disclaimer:
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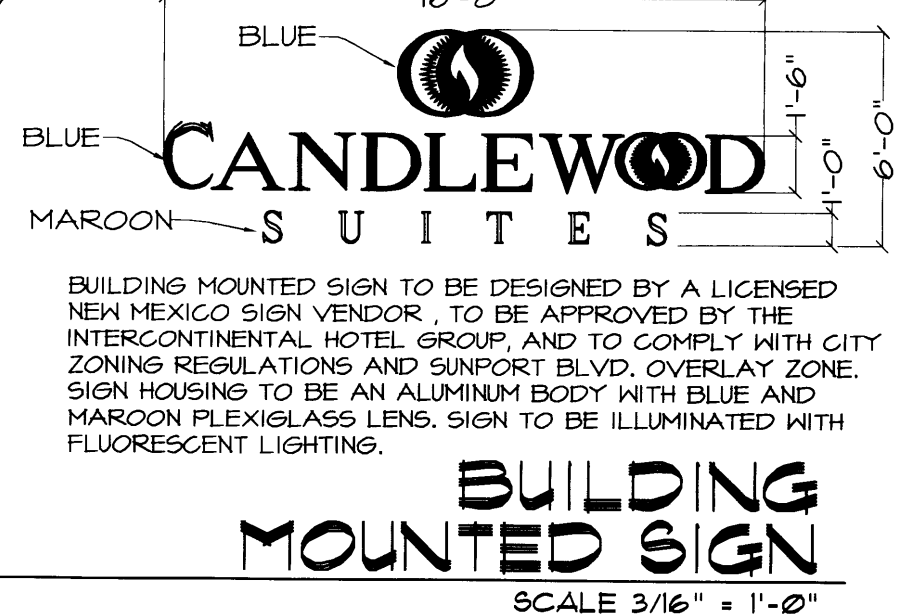
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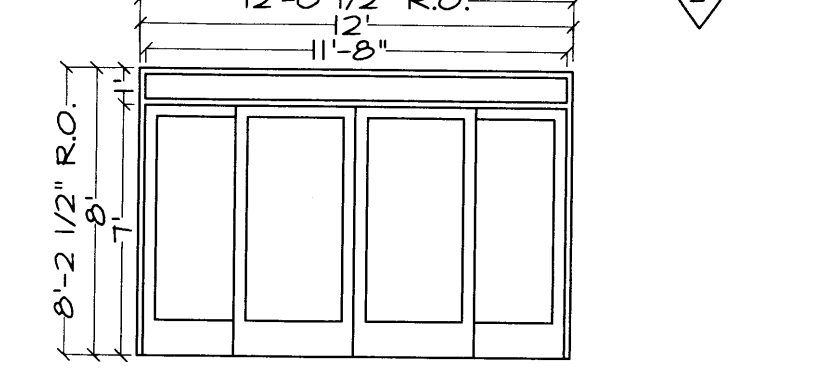
A ALT. EAST ELEVATION
SCALE 3/32" = 1'-0"



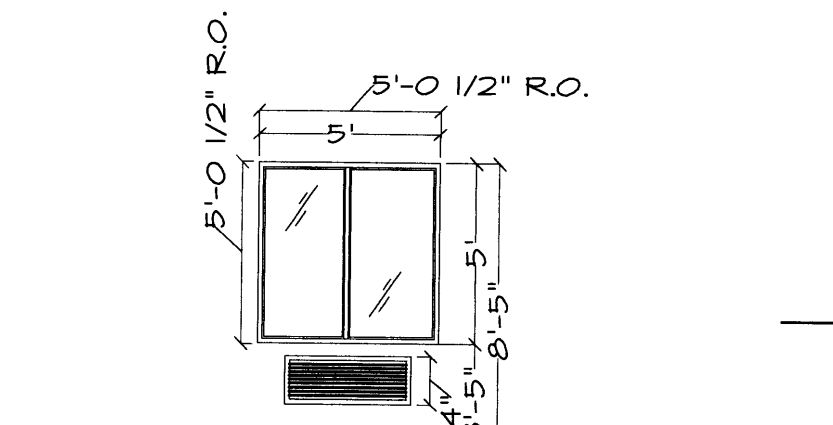
B ALT. WEST ELEVATION
SCALE 3/32" = 1'-0"



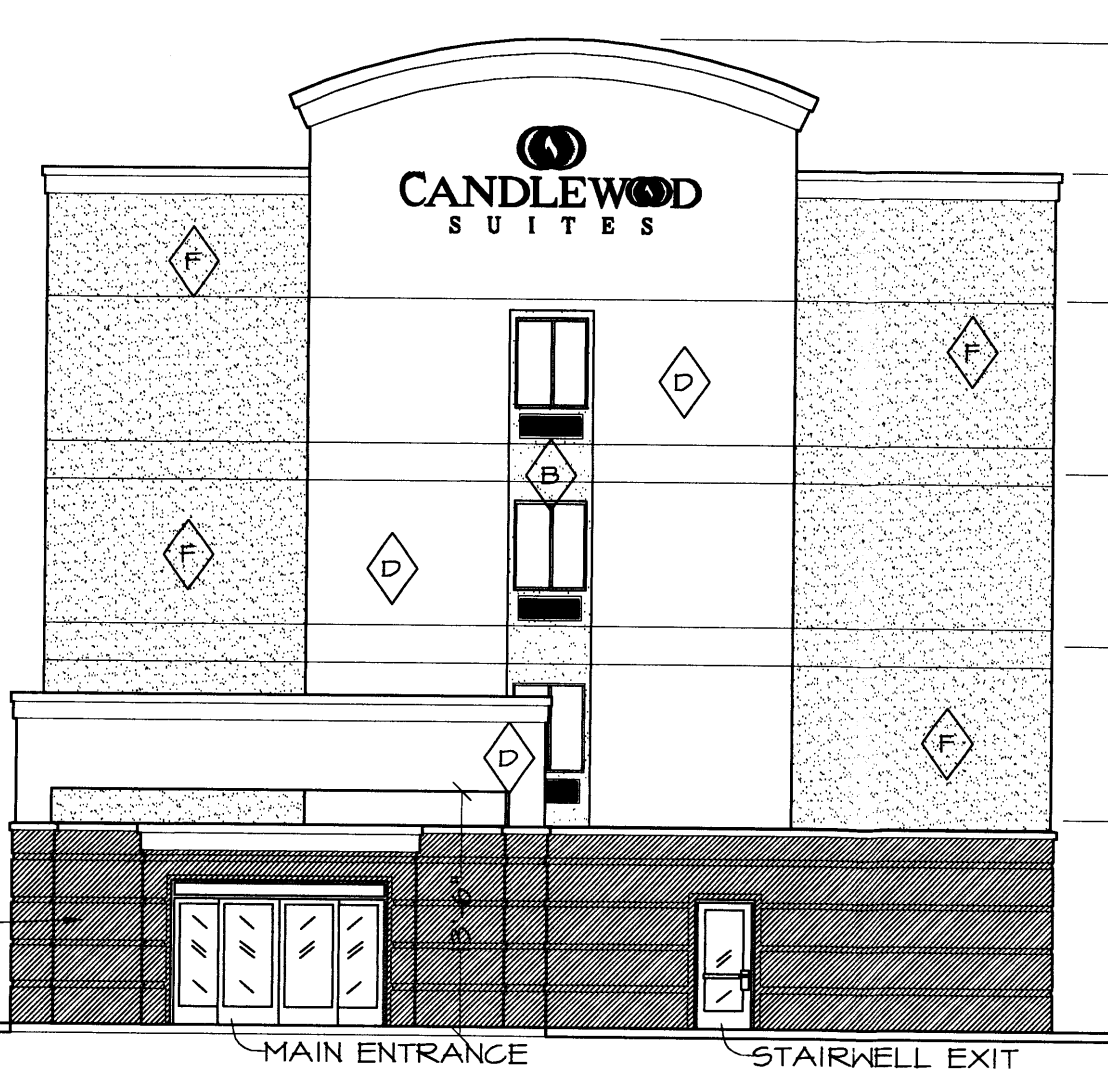
E BUILDING MOUNTED SIGN
SCALE 3/16" = 1'-0"



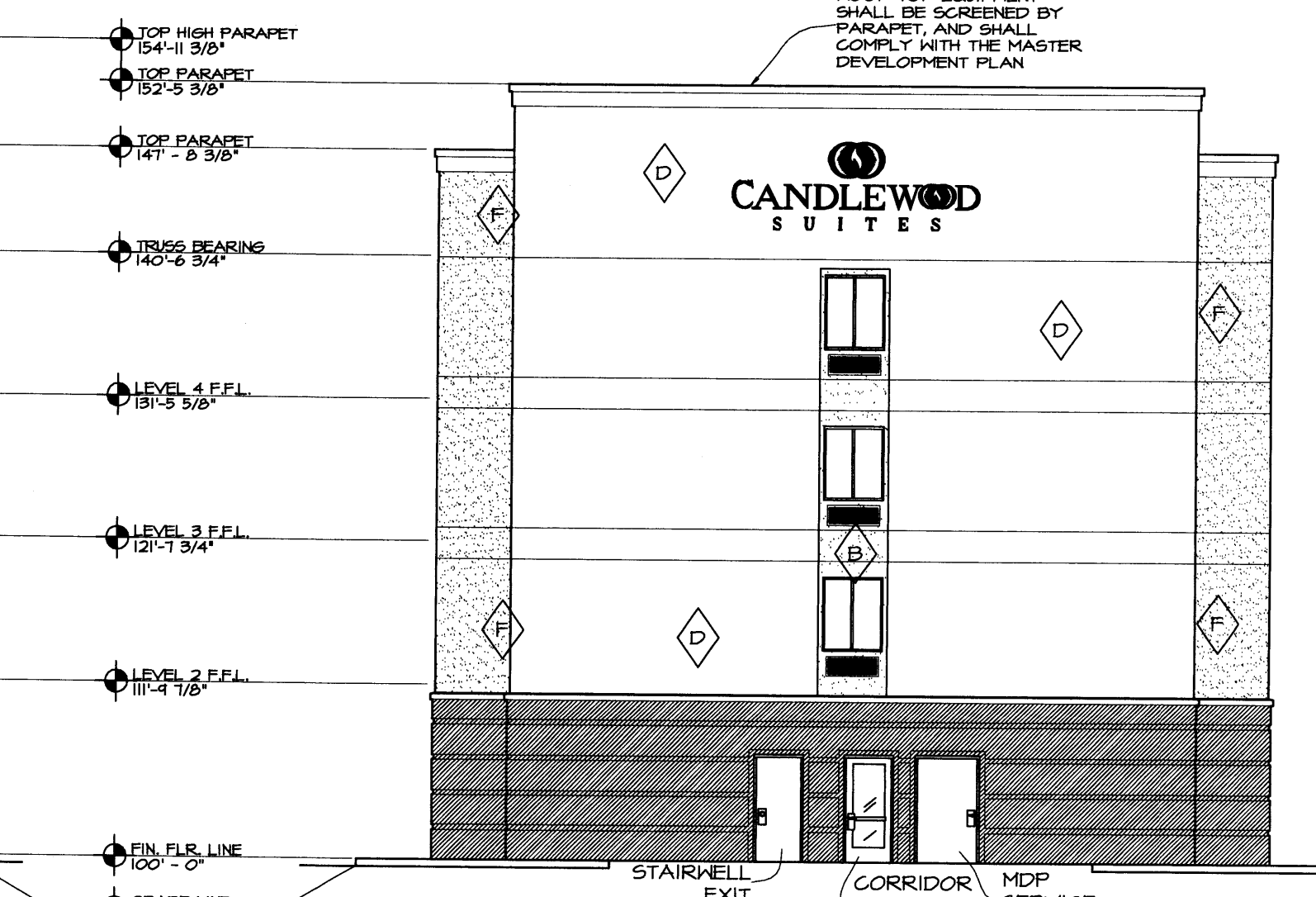
F DOOR ELEVATIONS
SCALE 3/16" = 1'-0"



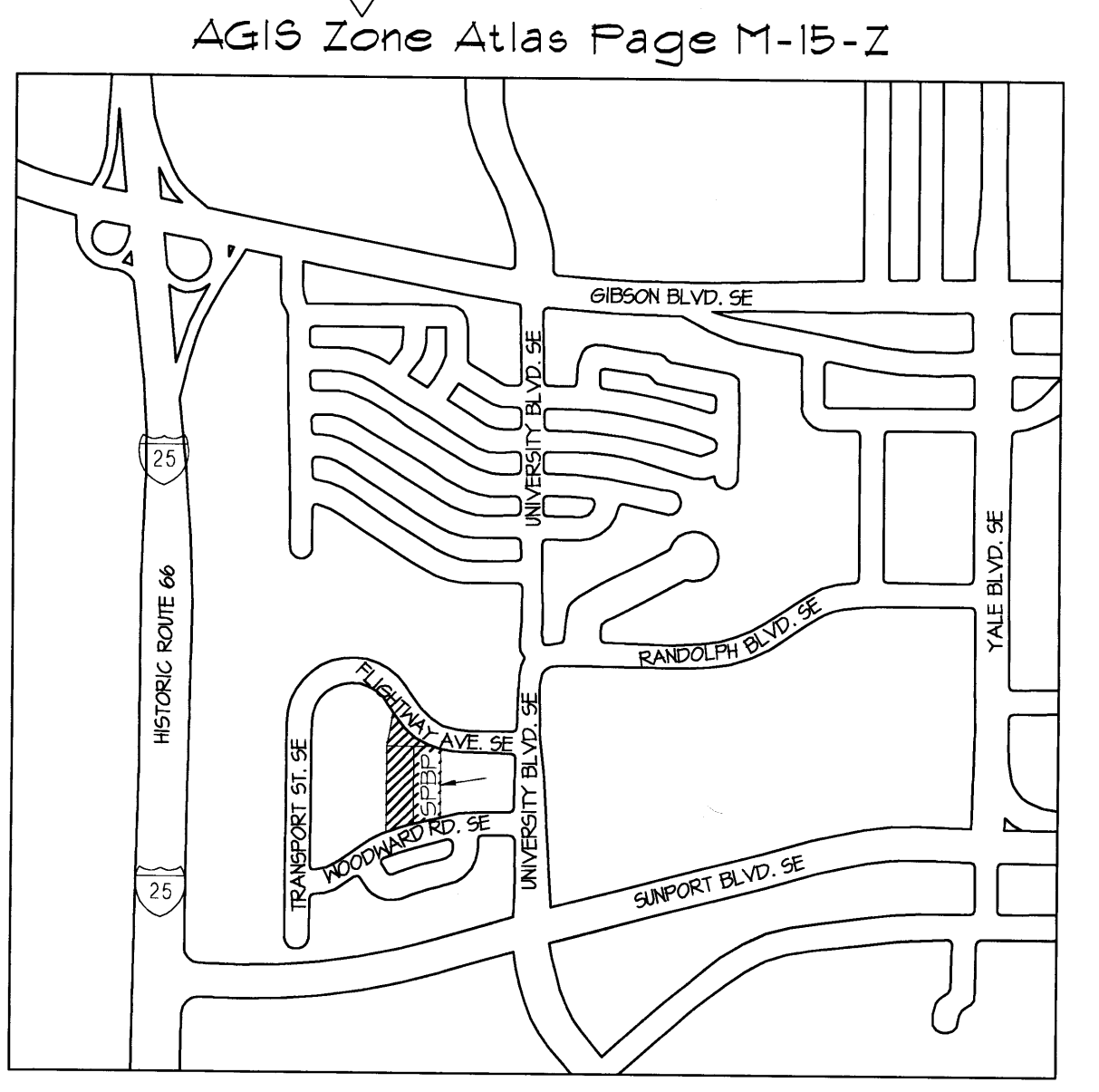
G WINDOW DETAIL
SCALE 3/16" = 1'-0"



C ALT. SOUTH ELEVATION
SCALE 3/32" = 1'-0"



D ALT. NORTH ELEVATION
SCALE 3/32" = 1'-0"



2 VICINITY MAP
SCALE 1" = 1000'-0"

- SYNTHETIC STUCCO COLOR**
MATCH SYNTHETIC STUCCO COLOR TO THE FOLLOWING BENJAMIN MOORE COLORS
- ◇ - WARM GRAY
 - ◇ - KHAKI
 - ◇ - TAN
 - ◇ - LIGHT GRAY
 - ◇ - BROWN
 - ◇ - GREY
- NOTES:**
1. COLOR OF FACIA AND SOFFIT TO MATCH SYNTHETIC STUCCO COLOR "D".
 2. CONDUCTOR HEADINGS SHALL BE SEAMLESS & PREFINISHED TO MATCH ADJOINING BUILDING SURFACE.
 3. ALL SHUTTERS COLOR TO MATCH BENJAMIN MOORE COLOR "EVENING DOVE #2120-30".
 4. EXTERIOR FINISH ALTERNATE: REPLACE SYNTHETIC STUCCO BASE WITH BRICK.
 5. ALL WINDOWS ARE WHITE FINISH VINYL THERMAL INSULATED WINDOWS.
 6. FRONT ENTRY DOOR FRAMES ARE BRONZE FINISH.
 7. ENTIRE BUILDING TO BE INSTALLED WITH ENERGY EFFICIENT INSULATION.

disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauer + Associates at 1.402.371.3333 if you need dimensional assistance.	drawn: s sevrson	checked: L.K.Lauer	start date: 12.28.07	plot date: 12.27.07	approved:	updates:	revisions:

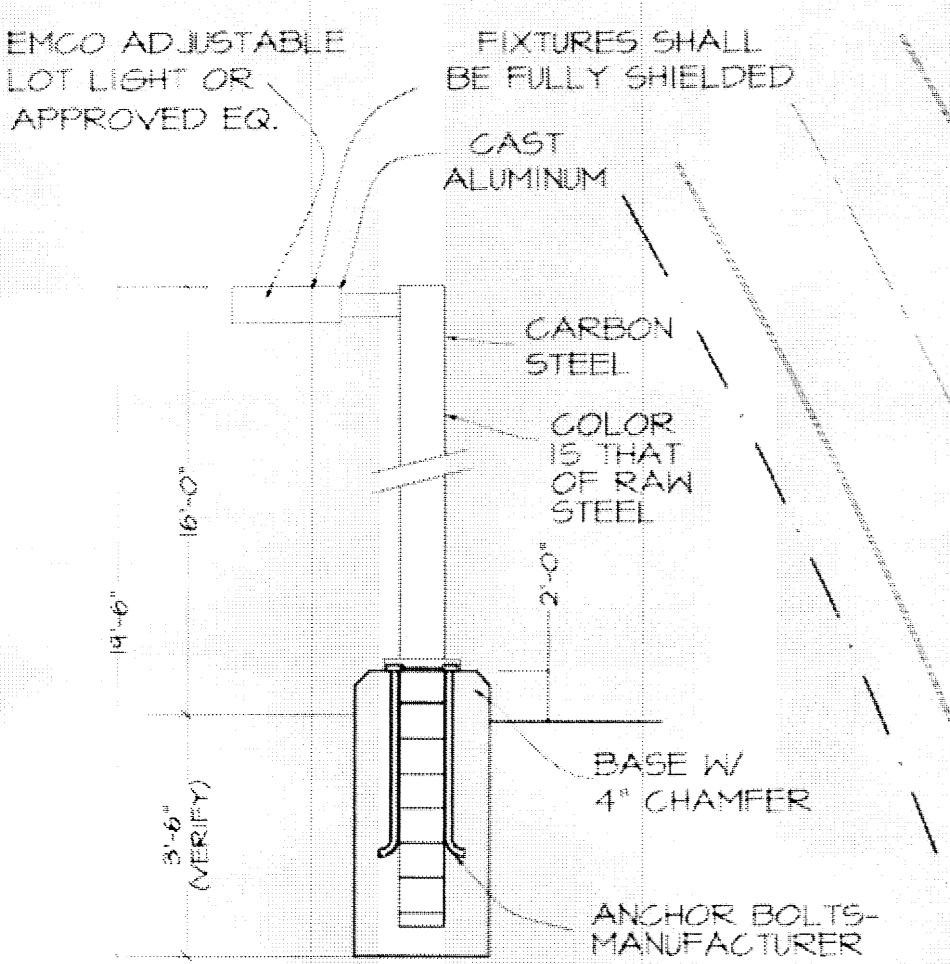
Site Plan for Building Permit
Candlewood Suites Airport Park
Albuquerque, New Mexico



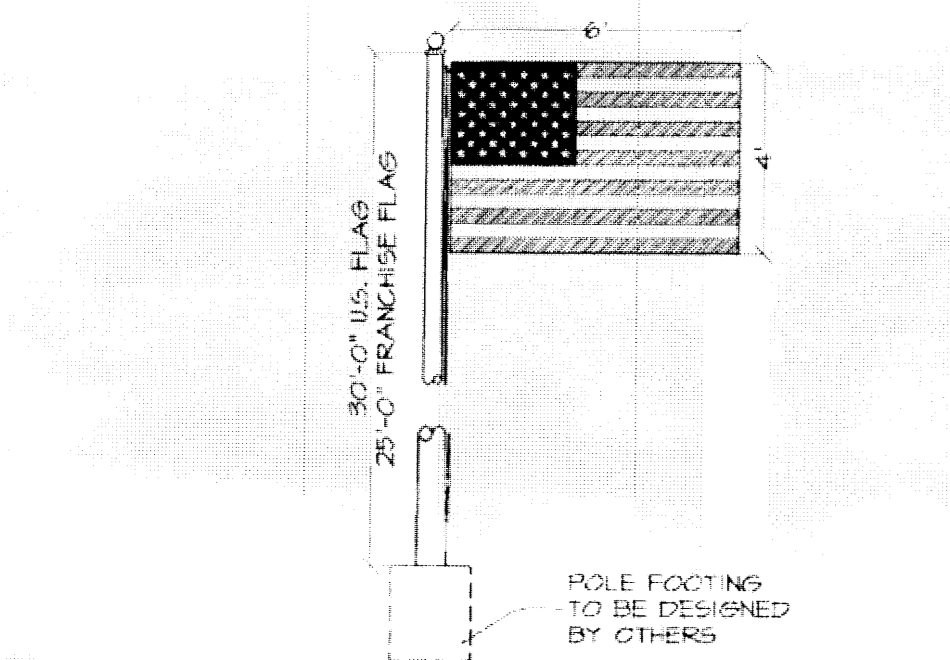
leon lauer + associates
architects + consultants
p. o. box number 1207, norfolk, nebraska 68701
voice: 1.402.371.3333; fax: 1.402.371.1164
llauer@leonaullauer.com

architect's seal: **438**
sheet: **5 OF 5**

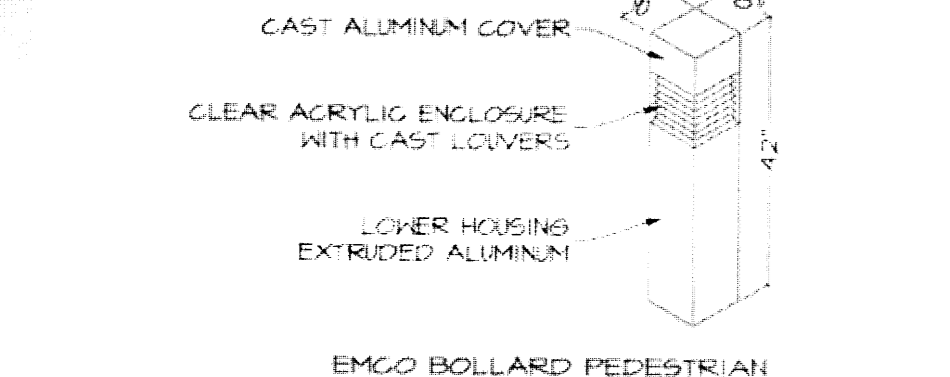
This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.



2 SITE POLE LAMP
NOT TO SCALE



3 FLAGS AND POLE U.S. AND FRANCHISE
SCALE 1/4" = 1'-0"



4 BOLLARD PEDESTRIAN LIGHTING
NOT TO SCALE

DATA:

FOUNDATION	16,650 SQ. FT.
LEVEL 2	16,500 SQ. FT.
LEVEL 3	16,650 SQ. FT.
LEVEL 4	16,650 SQ. FT.
BUILDING	66,500 SQ. FT.
PAVING	40,023 SQ. FT.
CONCRETE	1,936 SQ. FT.
SIDEWALK	8,567 SQ. FT.
GREEN AREA	12,114 SQ. FT.

LEGEND:

	RED STAMPED CONCRETE
	CONCRETE
	HANDICAPPED STALL MARKER
	FIRE HYDRANT
	HANDICAPPED PARKING SIGN
	MANHOLE
	2" WATER METER
	INCOMING TRAFFIC DIRECTION
	PARK BENCHES
	DOUBLE LIGHT POLE
	SINGLE LIGHT POLE
	PEDESTRIAN LIGHTING

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	450.00'	47.98'	6°23'31"	S66°19'34"E	41.96'
C2	1478.00'	137.04'	5°18'45"	S76°10'20"W	136.88'
C3	830.00'	23.68'	1°58'55"	S13°00'23"W	23.68'

Parking Calculations

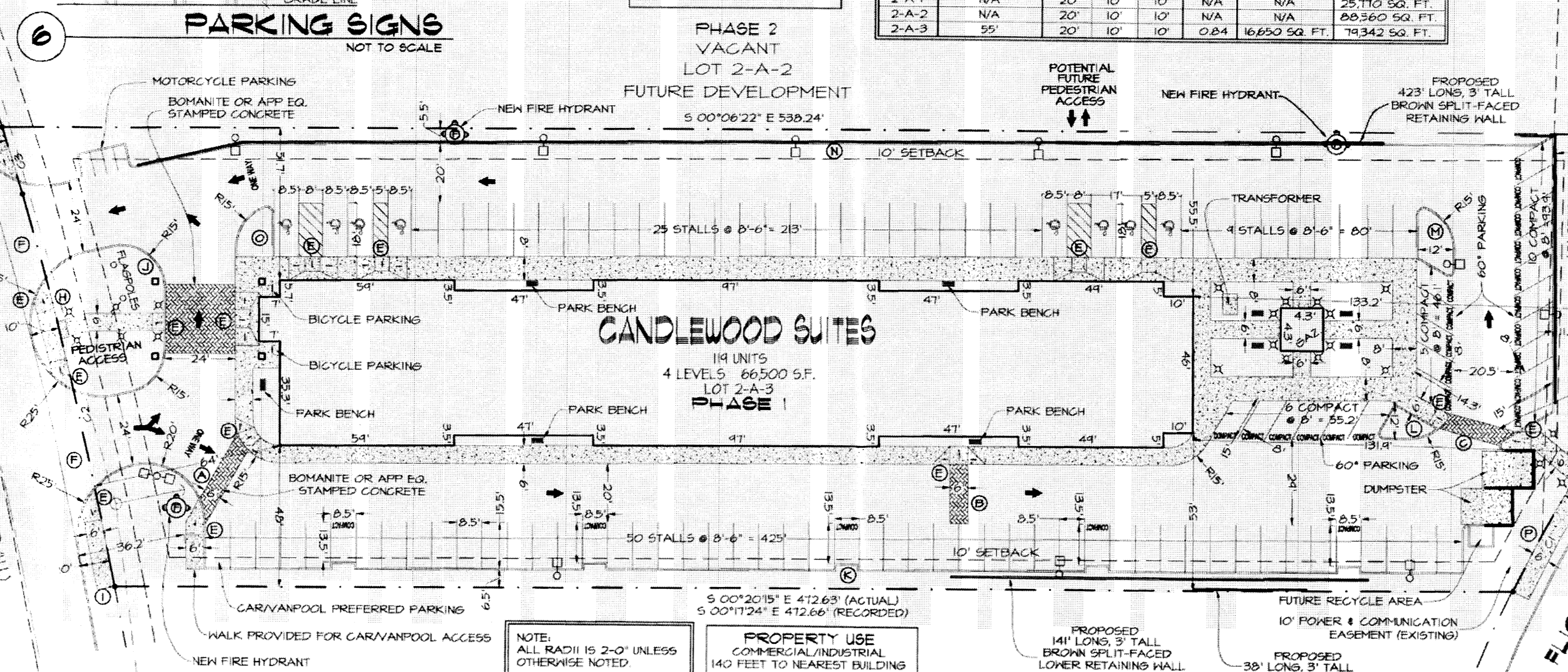
Lot	Hotel	Stalls	req'd	allowed	provided
Hotel	118			112	
Stalls		28	28	28	
Compact Stalls		8	8	8	
Disabled Stalls		4	4	4	
Motorcycle Stalls		2	2	2	
Bicycle Stalls					4

COLOR MATERIAL KEY

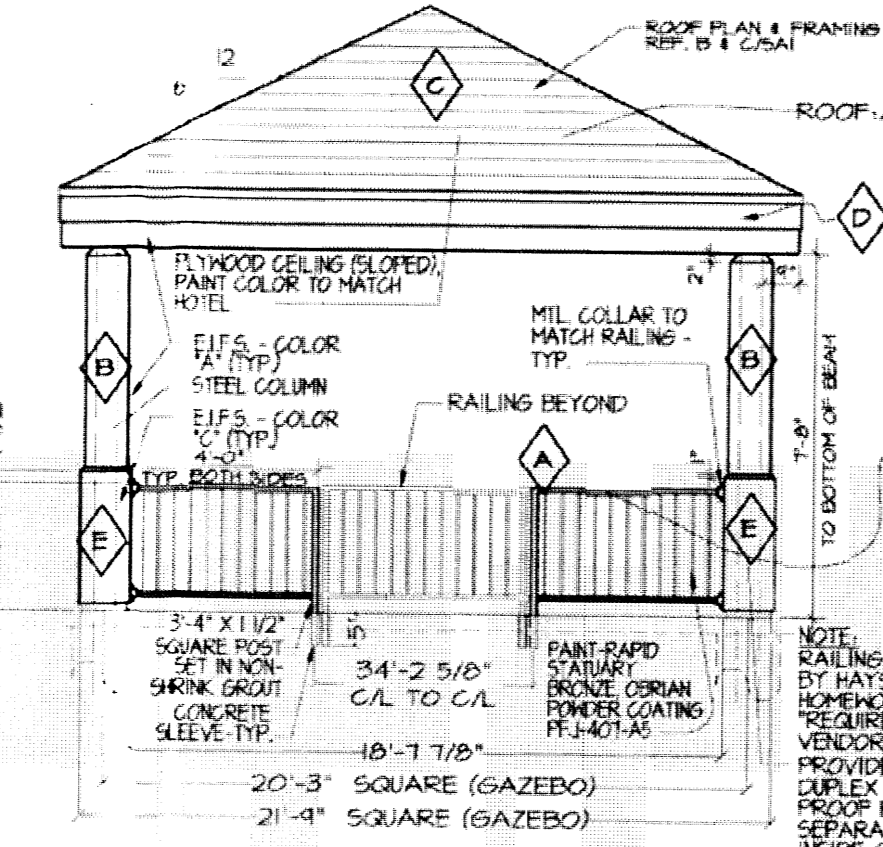
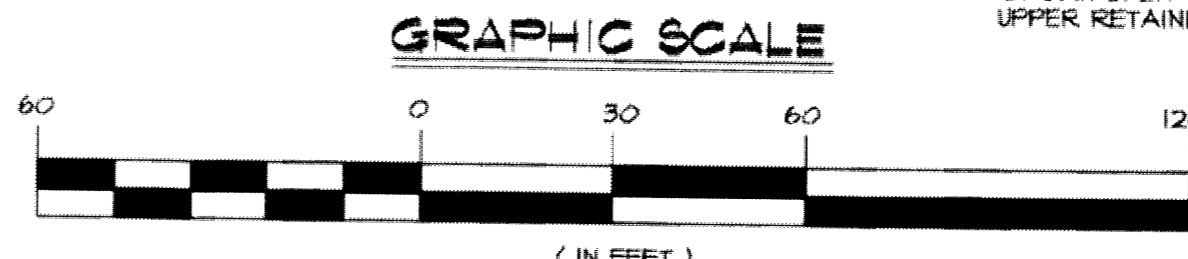
- ◇ - WARM GRAY
- ◇ - KHAKI
- ◇ - TAN
- ◇ - LIGHT GRAY
- ◇ - BROWN
- ◇ - GREY

PROPERTY USE VACANT LAND

LOT	MAX. BLDG. HT.	HEIGHT	FRONT SETBACKS	REAR SETBACKS	F.A.R.	FOOTPRINT	LOT SIZE
2-A-1	N/A	20'	10'	10'	N/A	N/A	25,110 SQ. FT.
2-A-2	N/A	20'	10'	10'	N/A	N/A	68,360 SQ. FT.
2-A-3	55'	20'	10'	10'	0.84	16,650 SQ. FT.	79,342 SQ. FT.



5 SITE PLAN FOR BUILDING PERMIT
SCALE 1" = 30'-0"



6 GAZEBO ELEVATION
SCALE 1/4" = 1'-0"

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 Engineering, Transportation Division	Date
ABGNAU	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

Build Notes:

- (A) BUILD 26' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- (B) BUILD 20' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- (C) BUILD 21' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
- (D) BUILD 5' OF CURB ACCESS RAMP AS PER CITY STANDARD 2415A.
- (E) BUILD 24' WIDE ENTRANCE AS PER CITY STANDARD 2426.
- (F) BUILD 17' OF SIDEWALK AS PER CITY STANDARD 2430.
- (G) BUILD 32' OF SIDEWALK AS PER CITY STANDARD 2430.
- (H) BUILD 31' OF SIDEWALK AS PER CITY STANDARD 2430.
- (I) BUILD 156' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- (J) BUILD 551' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- (K) BUILD 47' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- (L) BUILD 51' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- (M) BUILD 674' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- (N) BUILD 39' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
- (O) BUILD 48' OF SIDEWALK AS PER CITY STANDARD 2430.

7 ADA SIGN AND RAMP DETAILS
NOT TO SCALE

AGIS Zone Atlas Page M-15-Z



8 VICINITY MAP
SCALE 1" = 1000'-0"

Disclaimer:
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drawn:	I remsing
checked:	L.K. Lauer
start date:	12.28.07
plot date:	07.03.08
approved:	
updates:	
revisions:	

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



leon lauer + associates architects + consultants

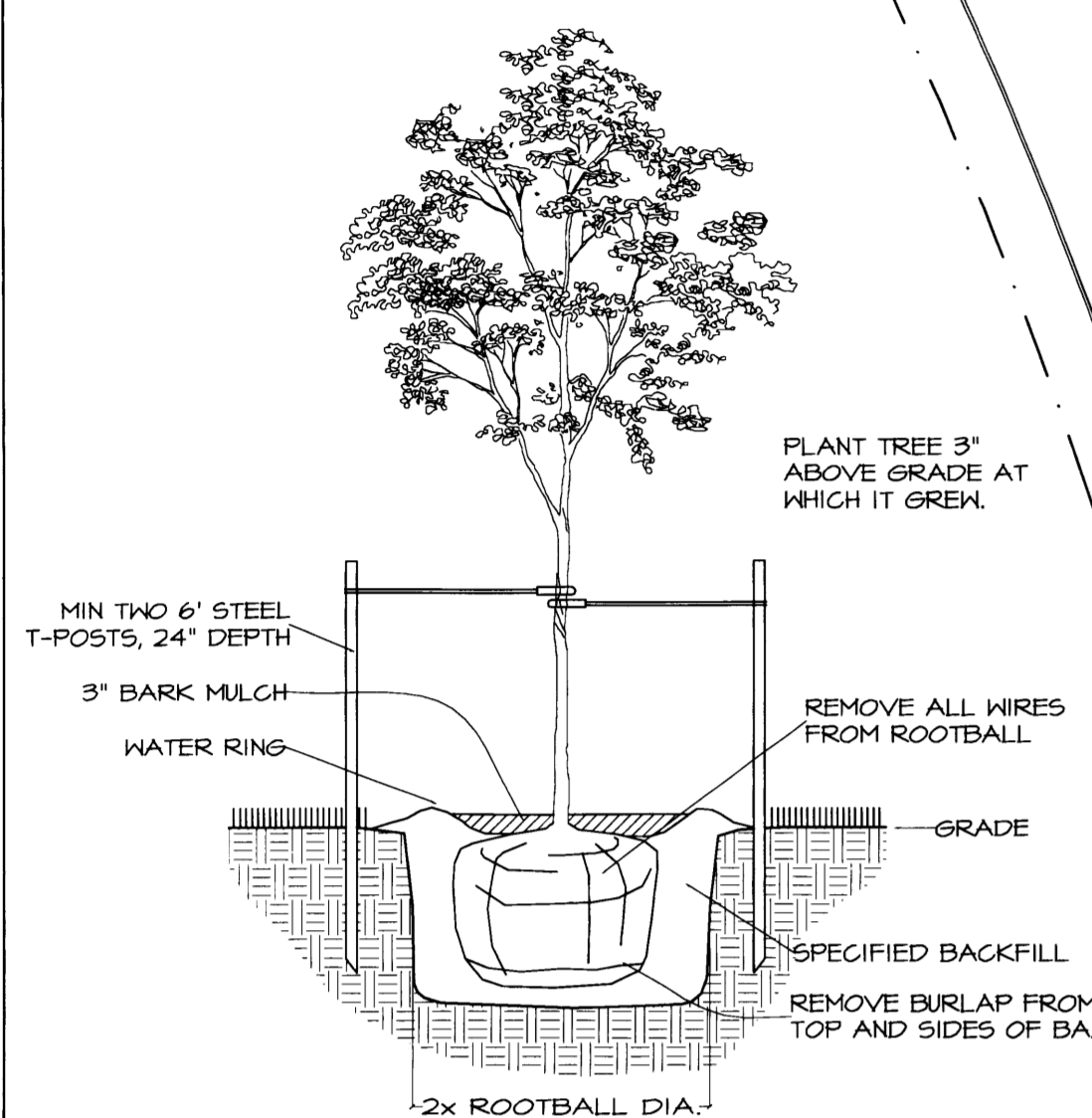
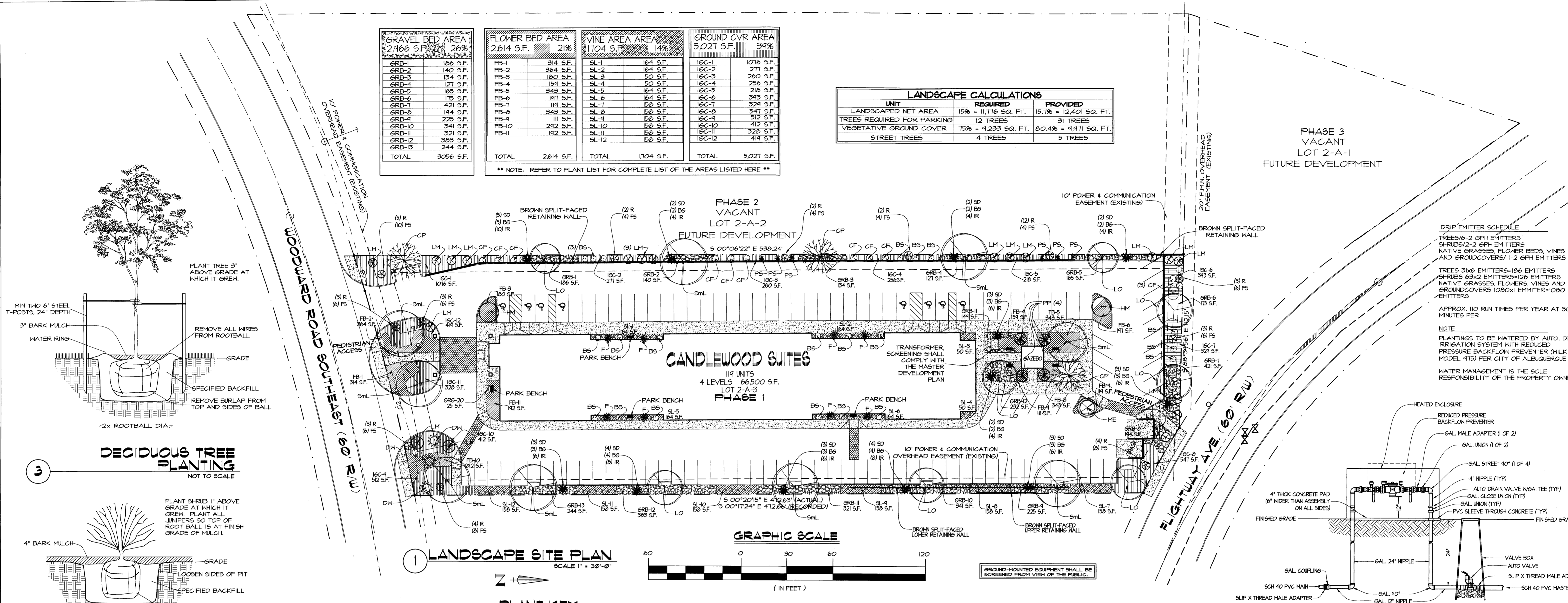
p. o. box number 1207, norfolk, nebraska 68701
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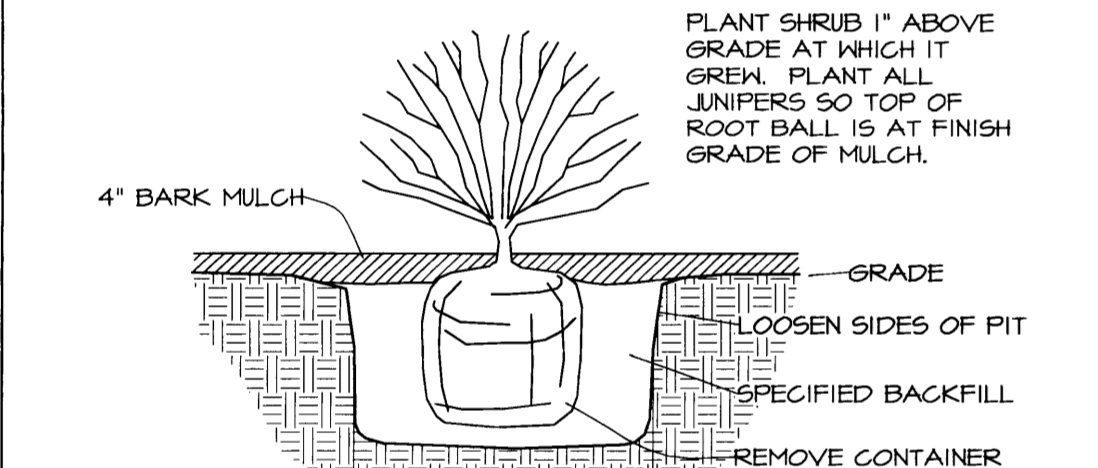
job no: **438**

architect's seal: _____

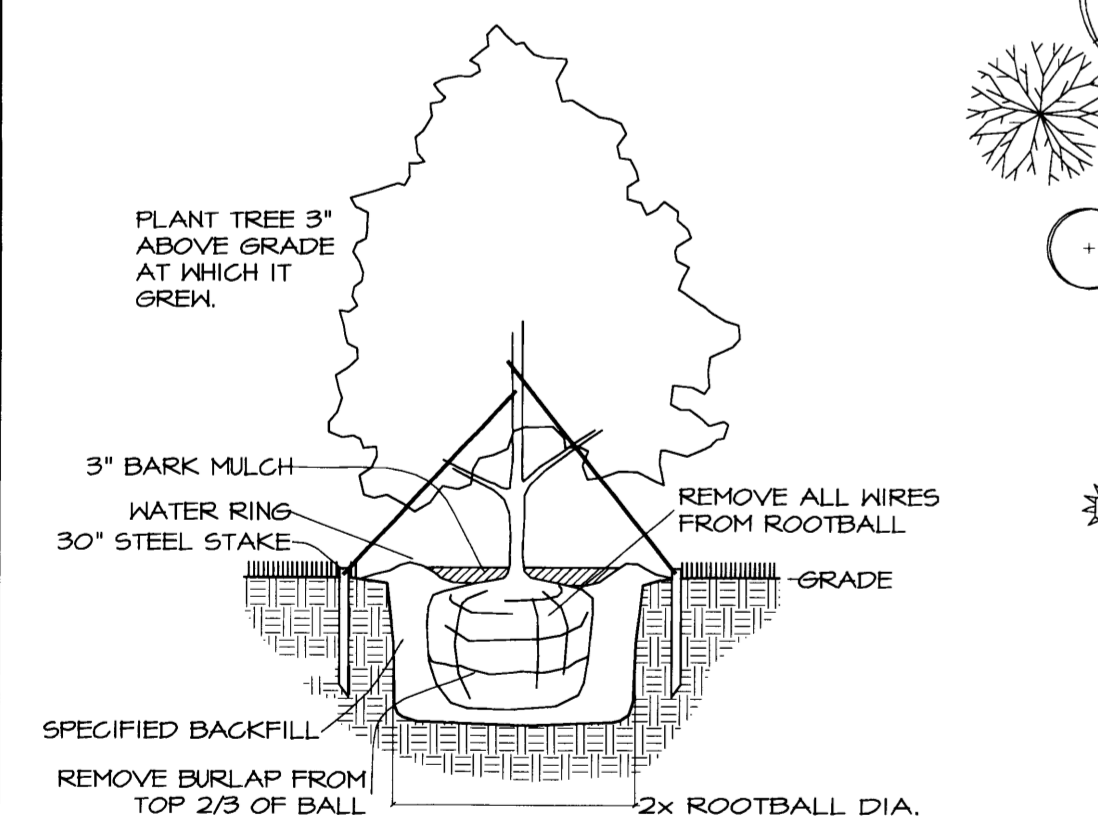
sheet: **1 OF 5**



DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

GRAVEL BED AREA 2,966 S.F. 26%		FLOWER BED AREA 2,614 S.F. 21%		VINE AREA AREA 1,704 S.F. 14%		GROUND CVR AREA 5,027 S.F. 39%	
GRB-1	106 S.F.	FB-1	314 S.F.	SL-1	164 S.F.	IGC-1	1076 S.F.
GRB-2	140 S.F.	FB-2	364 S.F.	SL-2	164 S.F.	IGC-2	271 S.F.
GRB-3	134 S.F.	FB-3	180 S.F.	SL-3	50 S.F.	IGC-3	260 S.F.
GRB-4	121 S.F.	FB-4	154 S.F.	SL-4	50 S.F.	IGC-4	256 S.F.
GRB-5	163 S.F.	FB-5	343 S.F.	SL-5	164 S.F.	IGC-5	218 S.F.
GRB-6	175 S.F.	FB-6	171 S.F.	SL-6	164 S.F.	IGC-6	343 S.F.
GRB-7	421 S.F.	FB-7	114 S.F.	SL-7	158 S.F.	IGC-7	324 S.F.
GRB-8	144 S.F.	FB-8	343 S.F.	SL-8	158 S.F.	IGC-8	341 S.F.
GRB-9	223 S.F.	FB-9	111 S.F.	SL-9	158 S.F.	IGC-9	512 S.F.
GRB-10	341 S.F.	FB-10	242 S.F.	SL-10	158 S.F.	IGC-10	412 S.F.
GRB-11	321 S.F.	FB-11	142 S.F.	SL-11	158 S.F.	IGC-11	328 S.F.
GRB-12	383 S.F.			SL-12	158 S.F.	IGC-12	414 S.F.
GRB-13	244 S.F.						
TOTAL	3056 S.F.	TOTAL	2614 S.F.	TOTAL	1,704 S.F.	TOTAL	5,027 S.F.

LANDSCAPE CALCULATIONS		
UNIT	REQUIRED	PROVIDED
LANDSCAPED NET AREA	15% = 11,716 SQ. FT.	15.7% = 12,401 SQ. FT.
TREES REQUIRED FOR PARKING	12 TREES	31 TREES
VEGETATIVE GROUND COVER	75% = 4,233 SQ. FT.	80.4% = 4,411 SQ. FT.
STREET TREES	4 TREES	5 TREES

NOTE: REFER TO PLANT LIST FOR COMPLETE LIST OF THE AREAS LISTED HERE **

PHASE 2 VACANT LOT 2-A-2 FUTURE DEVELOPMENT

CANDLEWOOD SUITES
114 UNITS
4 LEVELS 66,500 S.F.
LOT 2-A-3 PHASE 1

GRAPHIC SCALE
SCALE 1" = 30'-0"
(IN FEET)

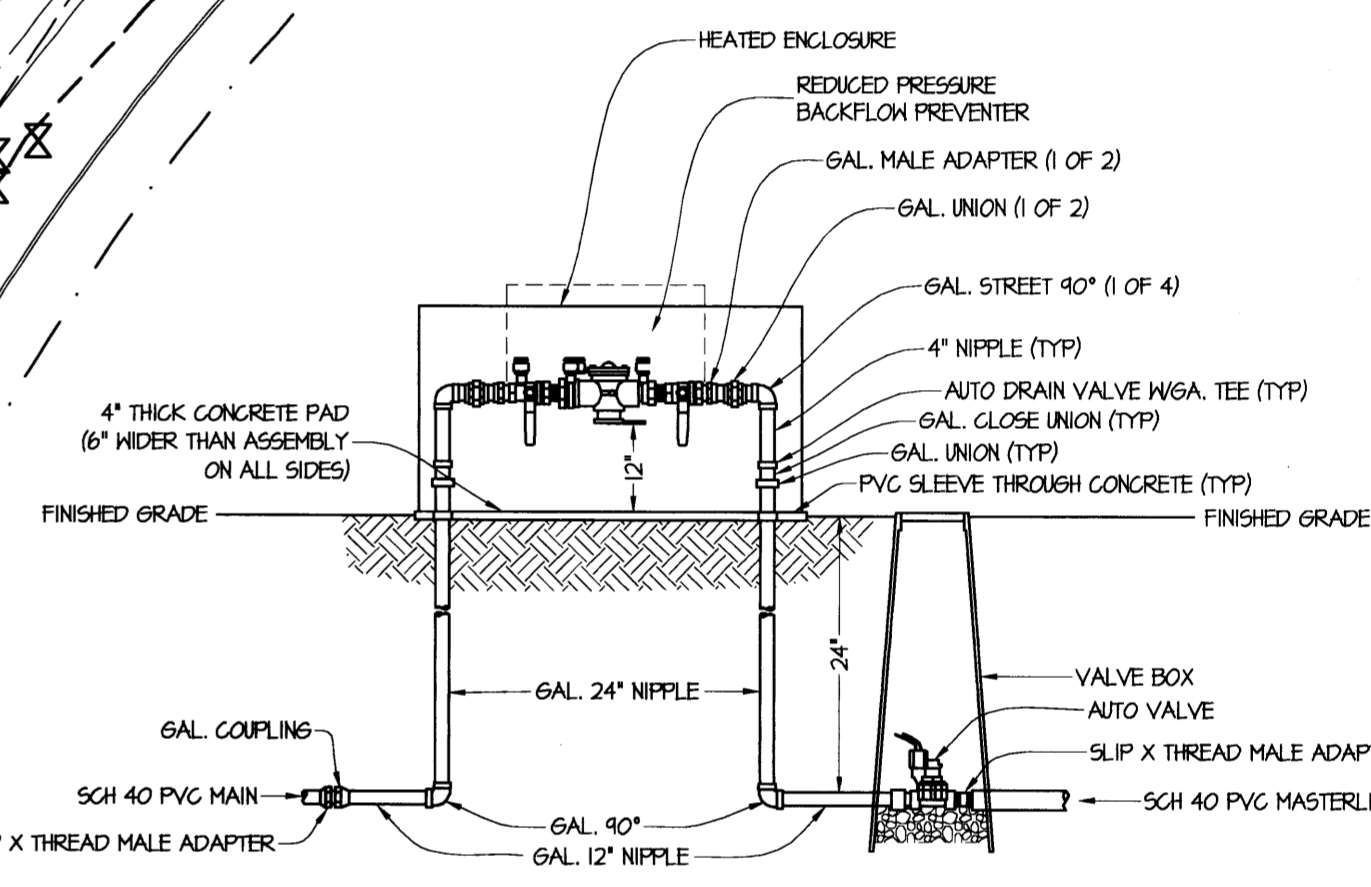
PLANT KEY:

SML	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	BS	ARTEMISIA TRIDENTATA
LO	QUERCUS TURBINELLA	LM	CERCOCARPUS LEDIFOLIUS
CP	PISTACIA CHINENSIS	CF	BERLANDIERA LYRATA
HM	PROSOPIA GLADILOSA	FS	HYMENOXYLIS
FP	PINUS EDULIS	IR	ORYZOPSIS HYMENOIDES
DW	CHILOPSIS LINEARIS	FB	ARTEMISIA FRIGIDA
ME	SAMBUCUS MEXICANA	SD	AFOROBOLUS CRYPTANDRUS
F	CHAMAEBATIARIA	BO	HELICTOTRICHON SEMPERVIRENS
	INDIGENOUS FLOWERING GROUND COVER	R	ROSEMARY
	SANTA FE BROWN GRAVEL BED WITH WEED BARRIER INTERSPERSED WITH NATIVE GRASSES		NATIVE GRASSES
			VINES

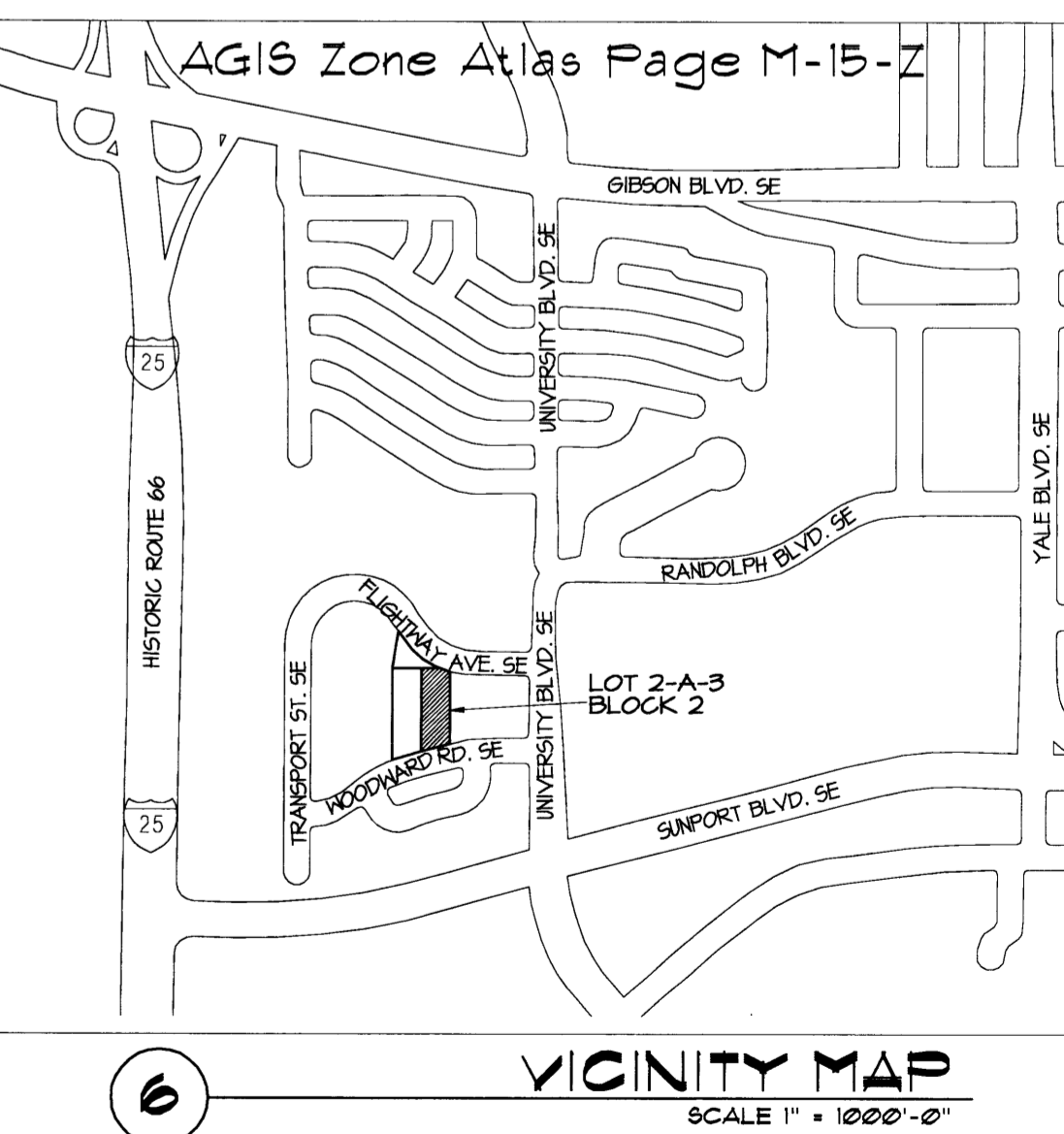
QTY	KEY	LATIN NAME COMMON NAME	SIZE	MATURE SIZE	WATER USAGE	ALLERGY HAZARD	DESCRIPTION	AREA SQ. FT.	TOTAL SQ. FT.
10	SML	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CALIFER OR 10" - 12" FEET	50" HIGH 40" WIDE	MEDIUM	LOW	DECIDUOUS SHADE TREE		
6	LO	QUERCUS TURBINELLA	2" CALIFER OR 10" - 12" FEET	18" HIGH 20" WIDE	LOW	MODERATE	SEMI-EVERGREEN TREE	360	2880
2	CP	PISTACIA CHINENSIS	2" CALIFER OR 10" - 12" FEET	30" HIGH 35" WIDE	MEDIUM	LOW	DECIDUOUS SHADE TREE		
2	HM	PROSOPIA GLADILOSA	2" CALIFER OR 10" - 12" FEET	25" HIGH 30" WIDE	LOW	LOW	ORNAMENTAL DECIDUOUS TREE		
4	FP	PINUS EDULIS	2" CALIFER OR 10" - 12" FEET	30" HIGH 20" WIDE	MEDIUM	LOW	EVERGREEN TREE		
3	DW	CHILOPSIS LINEARIS	2" CALIFER OR 10" - 12" FEET	20" HIGH 25" WIDE	LOW	LOW	DECIDUOUS TREE		
1	ME	SAMBUCUS MEXICANA	2" CALIFER OR 10" - 12" FEET	20" HIGH 25" WIDE	LOW	LOW	DECIDUOUS TREE		
8	F	CHAMAEBATIARIA	1" 5" HIGH 5" WIDE	5" HIGH 5" WIDE	LOW	LOW	DECIDUOUS FLOWERING SHRUB	25	200
21	BS	ARTEMISIA TRIDENTATA	1" 4" HIGH 4" WIDE	4" HIGH 4" WIDE	LOW	LOW	EVERGREEN BORDER SHRUB	16	336
17	LM	CERCOCARPUS LEDIFOLIUS	1" 15" HIGH 15" WIDE	15" HIGH 15" WIDE	LOW	LOW	BORDER SHRUB	225	3825
12	CF	BERLANDIERA LYRATA	1" 3" HIGH 3" WIDE	3" HIGH 3" WIDE	LOW	LOW	FLOWERING SHRUB	9	108
6	FS	HYMENOXYLIS	1" 3" HIGH 3" WIDE	3" HIGH 2" WIDE	LOW	LOW	DECIDUOUS FLOWERING	6	36
12	IR	ORYZOPSIS HYMENOIDES	1" 18" HIGH 18" SPREAD	18" HIGH 18" SPREAD	LOW	LOW	ORNAMENTAL GRASS	225	162
36	SD	AFOROBOLUS CRYPTANDRUS	1" 24" HIGH 24" SPREAD	24" HIGH 24" SPREAD	LOW	LOW	ORNAMENTAL GRASS	4	144
36	BG	HELICTOTRICHON SEMPERVIRENS	1" 24" HIGH 24" SPREAD	24" HIGH 24" SPREAD	LOW	LOW	ORNAMENTAL GRASS	4	144
36	R	ROSEMARY	1" 24" HIGH 6" WIDE	24" HIGH 6" WIDE	LOW	LOW	FLOWERING GROUND COVER	12	432
12	FB	ARTEMISIA FRIGIDA	1" 18" HIGH 18" SPREAD	18" HIGH 18" SPREAD	LOW	LOW	FLOWERING GROUND COVER		
15	SL	POLYGONUM AUBERTII	1" 40" SPREAD	40" SPREAD	LOW	LOW	VINE		1704

NOTE:
1. ALL PLANTS WERE DERIVED FROM THE CITY OF ALBUQUERQUE XERISCAPING LIST.
OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP, AND REPLACEMENT OF ALL PLANTING MATERIALS IN ACCORDANCE WITH ALBUQUERQUE ORDINANCES 6-1-1-1 AND ALL OTHER CODES.
IRRIGATION SPRINKLER SHALL BE AN AUTOMATIC DRIP TYPE SYSTEM TO BE INSTALLED BY A LICENSED AND BONDED CONTRACTOR.
SUSTAINABILITY: LOW WATER USE NATIVE PLANTS AND LOW MAINTENANCE NATIVE GROUND COVERS WHERE POSSIBLE IS STRONGLY EMPHASIZED.
MULCHES: ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH A 3" LAYER OF CRUSHER FINES UNLESS OTHERWISE SPECIFIED.
IRRIGATION SYSTEM: IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREES, SHRUBS, AND GROUND COVER PLANTING AREAS.
MAINTENANCE RESPONSIBILITY: MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC ROW, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
STATEMENT OF WASTE WATER: THE LANDSCAPE PLAN SHALL EMPHASIZE THE USE OF LOW WATER, USE NATIVE GRASSES AND LIMIT THE PROVISION OF HIGH WATER USE TURF.

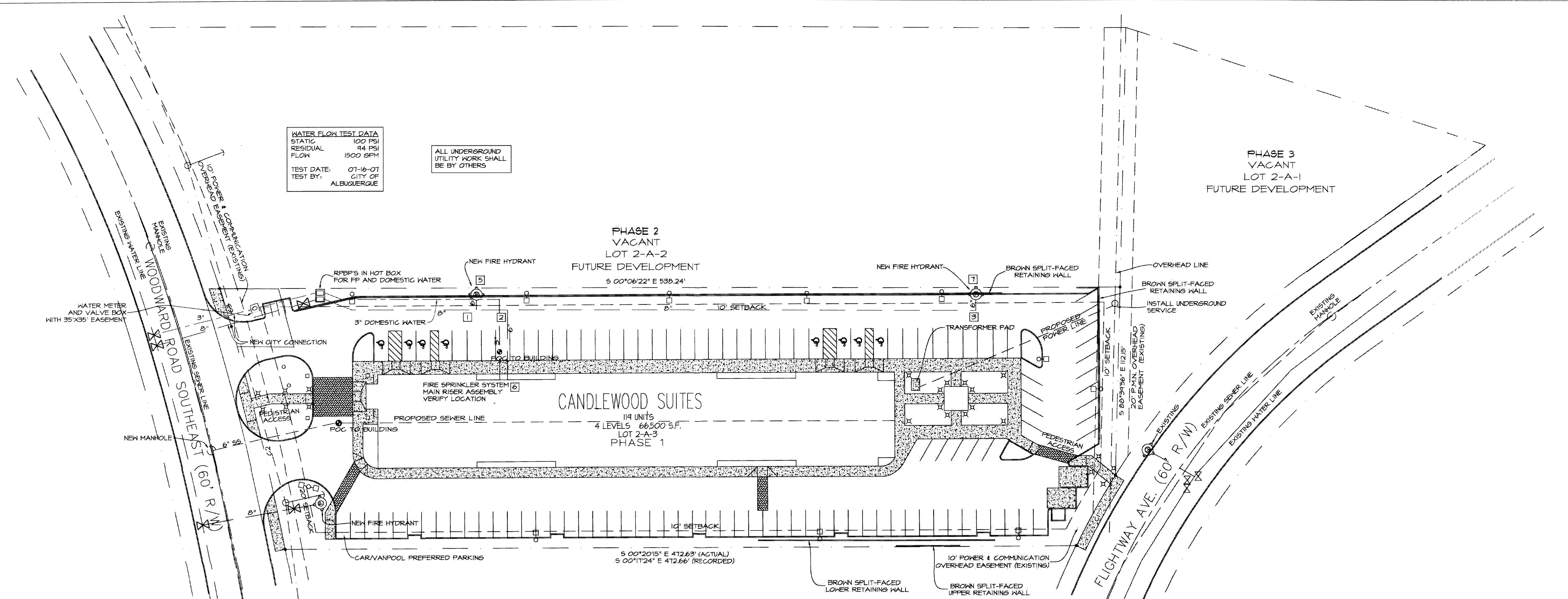
DRIP EMITTER SCHEDULE
TREES/6-2 GPH EMITTERS
SHRUBS/2-2 GPH EMITTERS
NATIVE GRASSES/ FLOWER BEDS, VINES AND GROUNDCOVERS/ 1-2 GPH EMITTERS
TREES 3/6 EMITTERS=106 EMITTERS
SHRUBS 6/2 EMITTERS=126 EMITTERS
NATIVE GRASSES/ FLOWERS, VINES AND GROUNDCOVERS/ 106 EMITTERS=106 EMITTERS
APPROX. 110 RUN TIMES PER YEAR AT 30 MINUTES PER
NOTE
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (MILKING MODEL #T5) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.



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	<p>checked: L.K. Lauver</p> <p>start date: 12.28.07</p> <p>plot date: 07.15.08</p> <p>approved:</p>							

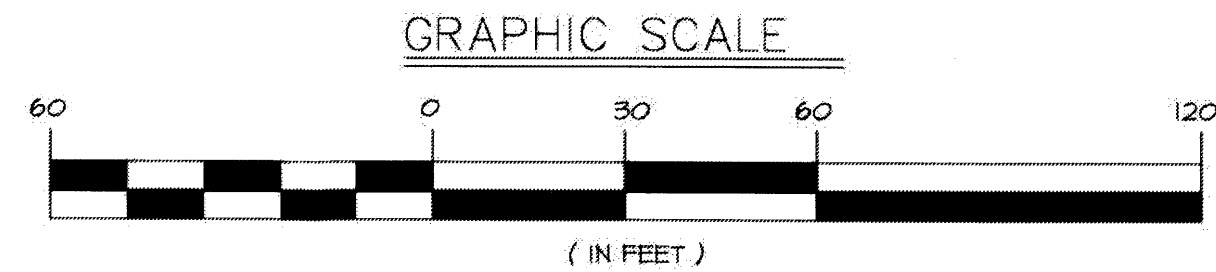


WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 84 PSI
 FLOW 1500 GPM
 TEST DATE: 07-16-07
 TEST BY: CITY OF ALBUQUERQUE

ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS



CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



- ⊗ PEDESTRIAN LIGHTING
- DOUBLE LIGHT POLE
- SINGLE LIGHT POLE
- ⊠ HANDICAPPED STALL MARKER
- ⊙ FIRE HYDRANT
- ⊕ HANDICAPPED PARKING SIGN
- MANHOLE
- ⊙ 2" WATER METER
- ➔ INCOMING TRAFFIC DIRECTION

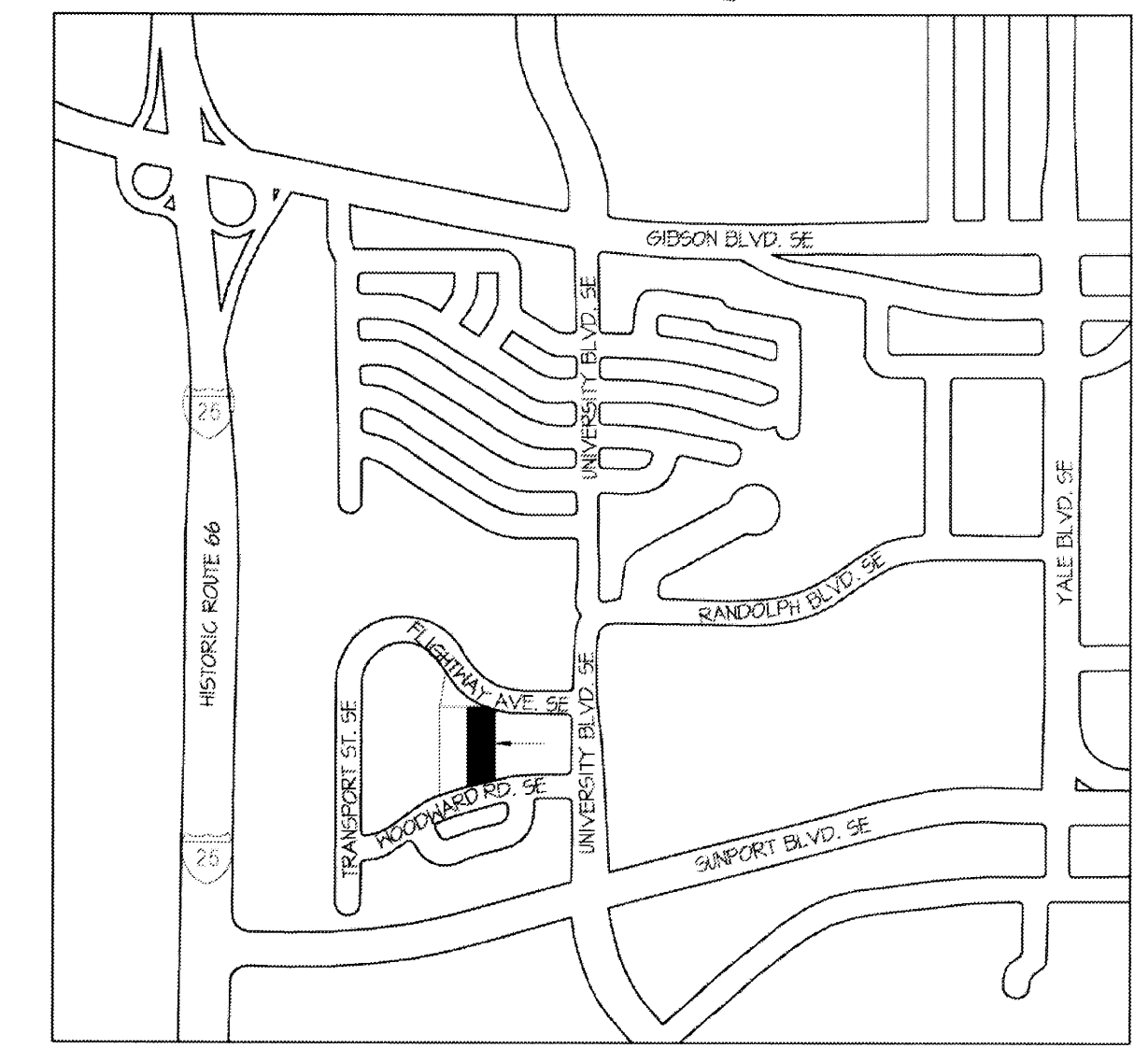
LEGEND:

Project Number: _____
 Application Number: _____

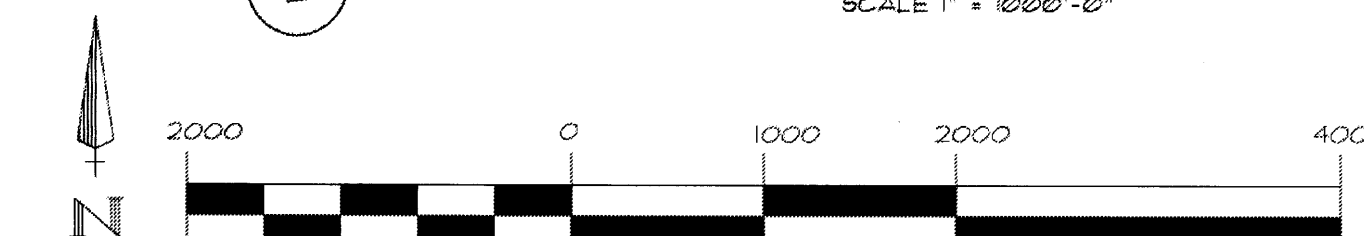
This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated: _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP

AGIS Zone Atlas Page M-15-Z



VICINITY MAP
 SCALE 1" = 1000'-0"



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	checked: L.K.Lauer		
	start date: 12.28.07	05.02.08 remsing	
	plot date: 05.02.08	04.10.08 s sevrson	
approved:	updates:	revisions:	

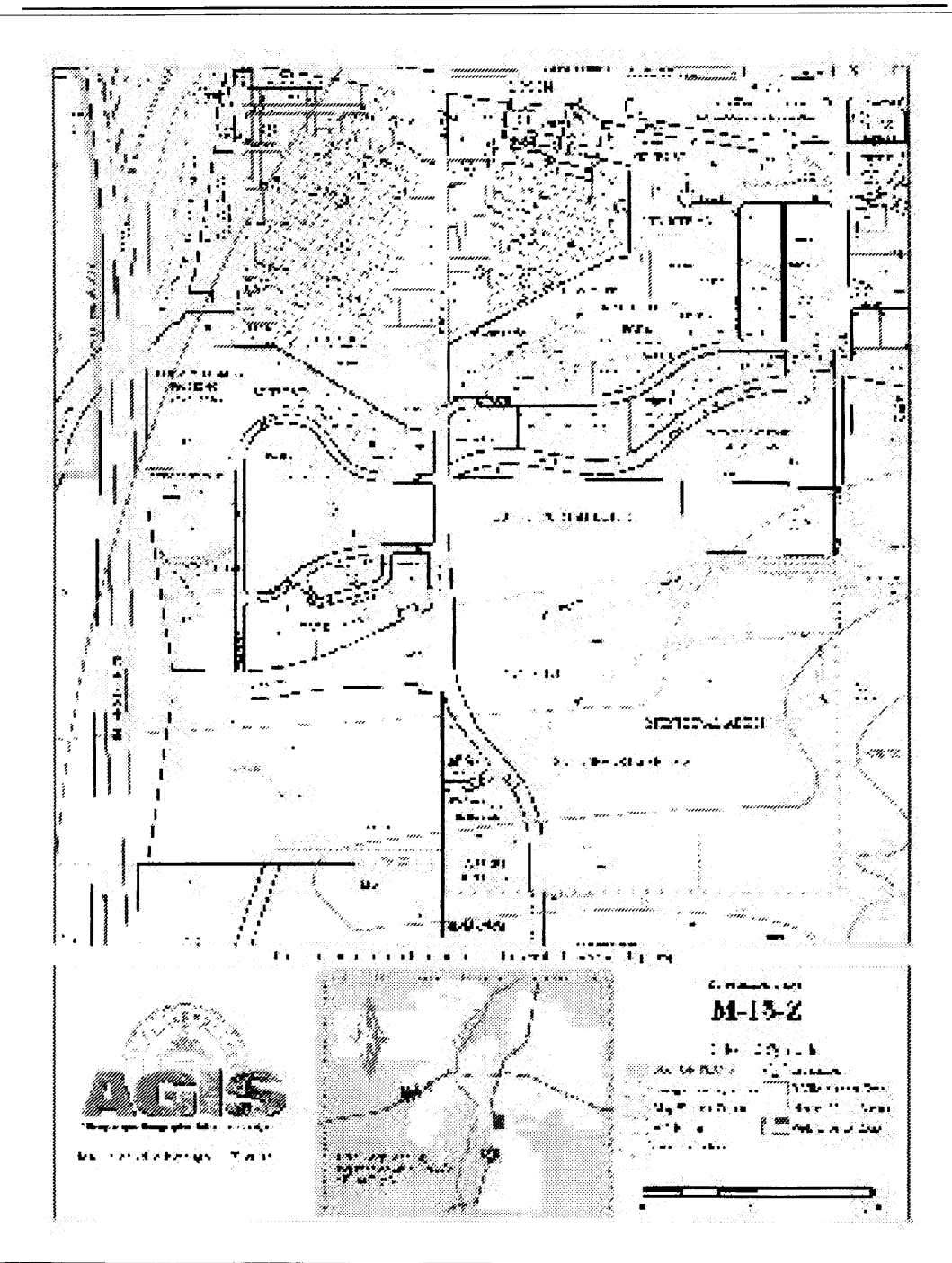
Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



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 illauer@leonalauer.com

job no: **438**
 sheet: **3 OF 5**

VICINITY MAP



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	79,486	0.78	2.28	5,166.6	4.16
		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	79,486	0.28	0.95	1,854.7	1.73
		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	13,082	0.78	2.28	850.3	0.68
		C	0	1.13	3.14	0.0	0.00
		D	66,404	2.12	4.70	11,731.4	7.16
DEVELOPED	10	A	0	0.13	0.38	0.0	0.00
		B	13,082	0.28	0.95	305.2	0.29
		C	0	0.52	1.71	0.0	0.00
		D	66,404	1.34	3.14	7,415.1	4.79
TOTAL (EXT)	100					5,166.6	4.2
	10					1,854.7	1.7
TOTAL (DEV)	100					12,581.7	7.8
	10					7,720.4	5.1

FLOW RATE INCREASES (100-YR) = 3.7 CFS
 FLOW RATE INCREASES (10-YR) = 3.3 CFS
 6-HOUR RUNOFF INCREASE (100-YR) = 7,415.1 CU. FT.
 6-HOUR RUNOFF INCREASE (10-YR) = 5,865.7 CU. FT.

FLOW RATE INCREASES OF 3.7 CFS AND 3.3 CFS FOR THE 100-YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THE 6-HOUR RUNOFF VOLUMES WILL INCREASE BY 7415.1 CUBIC FEET FOR THE 100-YEAR STORM & 5865.7 CUBIC FEET FOR THE 10-YEAR STORM.

DRAINAGE CHANNEL CAPACITY CALCULATION:
 USE MANNINGS EQUATION
 $Q = (1.49/n)(A)(Rh)^{2/3}(S)$
 $n = 0.013$ FOR CONCRETE
 $Rh = A/P$ (RECTANGULAR CHANNEL, FULL FLOW CONDITIONS) = 0.545 FT.
 $S = 0.083$ FT/FT (AT LOWEST SLOPE)
 $A = 2.4$ SQ.FT. (RECTANGULAR CHANNEL)
 $Q(CAPACITY) = 52.8$ CFS

FLOW CAPACITY >> THAN MAXIMUM CALCULATED FLOW THRU CHANNEL ($Q_{max} = 3.7$ cfs)

LEGAL DESCRIPTION AND FLOOD ZONE

Lot numbered Two-A-Three (2-A-3) in Block numbered Two (2) 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.

The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0342 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.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY WAS PROVIDED TO ENGINEER BY SURVEYS SOUTHWEST, LTD. THE OF ELEVATIONS FOR THIS SURVEY WAS A PREVIOUS TOPOGRAPHIC SURVEY OF PROPERTY BASIS LOCATED DIRECTLY ACROSS WOODWARD ROAD SE, PERFORMED BY SURVEYOR IN DECEMBER 2002.

OFFSITE FLOW INFORMATION

THE LOT DIRECTLY TO THE EAST OF THE SITE DRAINS ONTO THE EAST EDGE OF THE SITE. THE NORTHERN HALF OF THIS DRAINAGE WILL BE CONVEYED TO FLIGHTWAY AVE. VIA SWALE AND SIDEWALK CULVERT. THE SOUTH PORTION OF THIS OFFSITE DRAINAGE WILL BE CONVEYED TO THE EAST HALF OF THE PARKING LOT THEN DRAINED TO FLIGHTWAY AVE. VIA SIDEWALK CULVERT ALONG WITH FLOWS GENERATED ON THE NORTH HALF OF THE SITE.

DRAINAGE NOTES:

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

DRAINAGE CONCEPT

THE SITE CURRENTLY DRAINS EAST TO WEST WITH FLOWS BEING DIVIDED IN APPROXIMATELY THE MIDDLE OF THE SITE TO CONVEY DRAINAGE TO THE NW AND SW. THE PROPOSED GRADING AND DRAINAGE PLAN WOULD ESSENTIALLY SPLIT THE SITE IN HALF ALONG AN EAST/WEST LINE. THE NORTH HALF OF THE SITE WILL BE DRAINED VIA A SIDEWALK CULVERT INTO FLIGHTWAY AVENUE. THE SOUTH HALF OF THE SITE WILL BE DRAINED ONTO WOODWARD ROAD VIA THE PROPOSED DRIVEWAY ENTRANCE.

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.

CONTRACTOR SHALL VERIFY EXISTING GRADES AT SOUTH END OF SITE WHERE NEW CONC. CHANNEL TO BE INSTALLED. SEVERE EROSION MAY NOT BE REFLECTED IN EXISTING TOPOGRAPHIC DATA.

KEYED NOTES

- RETAINING WALL TOP ELEVATION DOES NOT INCLUDE THE 0.5 FT CURBING ASSOCIATED WITH THE PARKING LOT
- RETAINING WALL SHALL BE INCORPORATED INTO THE FOUNDATION AND FOOTER PLAN OF THE BUILDING
- ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED FROM EROSION. THIS PROTECTION SHALL CONSIST OF GEOTEXTILE FABRIC STAPLED TO THE SOIL WITH 3"-4" ROCK PLACED ON TOP OF GEOTEXTILE, OR EQUAL AS RECOMMENDED BY THE ARCHITECT IN THE LANDSCAPE PLAN

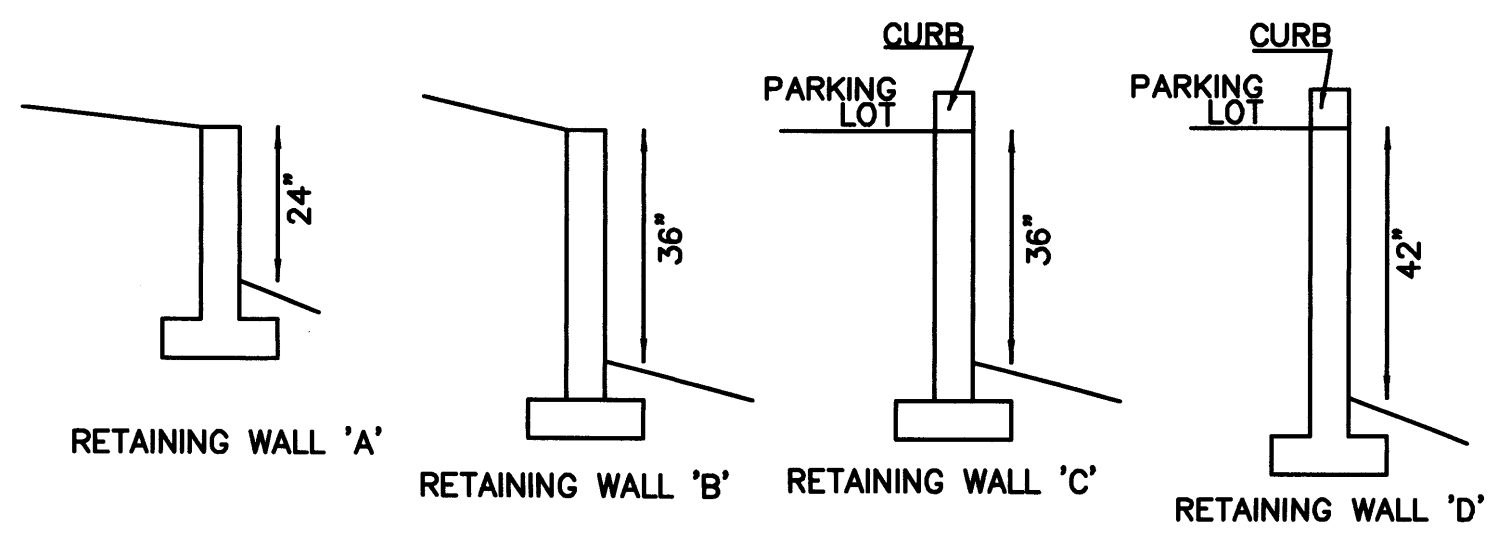
OTHER NOTES

RETAINING WALL DESIGN BY OTHERS IN THE LANDSCAPE PLAN
 - T/W INDICATES TOP OF WALL ELEVATION
 - B/W INDICATES BOTTOM OF WALL ELEVATION, NOT INCLUDING SUBGRADE ELEV. FOR FOOTER TRAFFIC CIRCULATION PLAN BY OTHERS

ONSITE HYDROLOGY

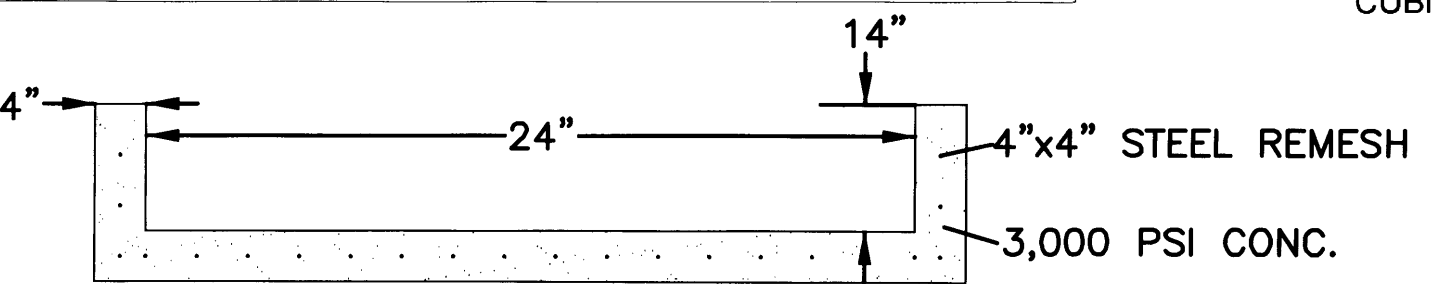
THE TABLE BELOW SHOWS THE FULLY DEVELOPED CONDITIONS OF THE SITE.

RETAINING WALL PROFILES

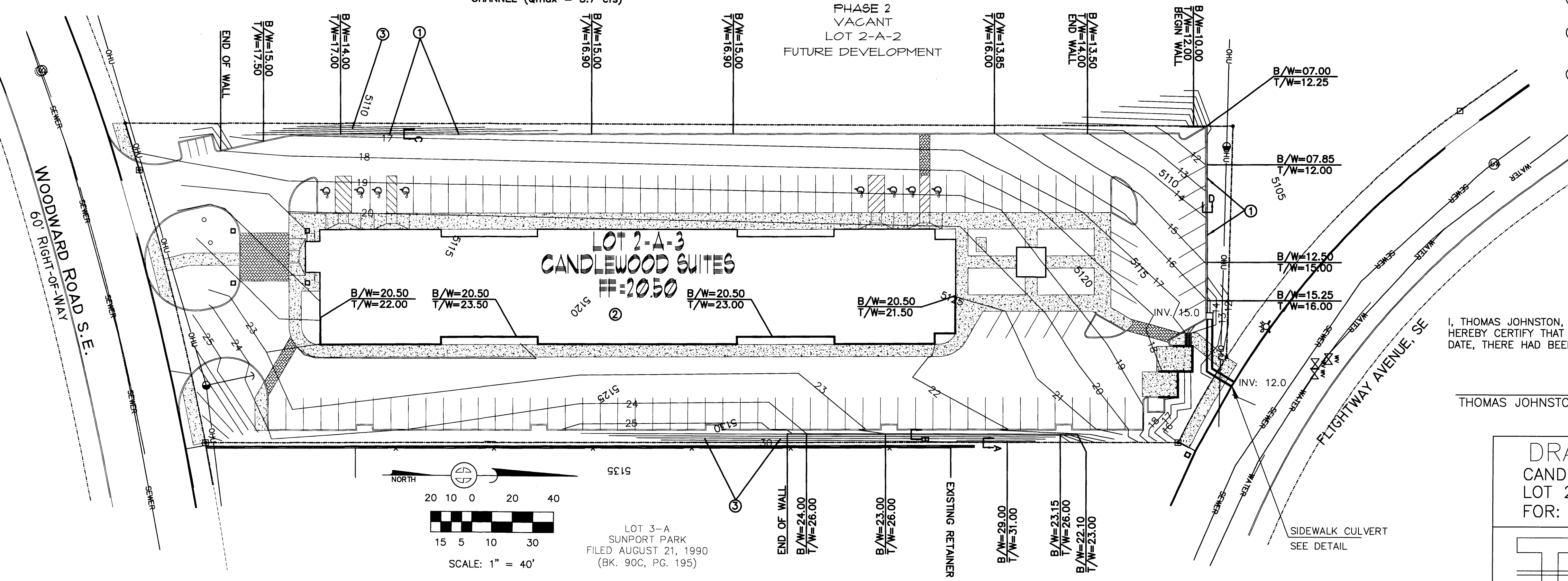


RETAINING WALL PROFILE NOTES:
 - NOT FOR CONSTRUCTION, FOR ILLUSTRATION PURPOSES ONLY.
 - CONSTRUCTION DESIGN BY OTHERS
 - WALL HEIGHT VARIES WITH TOPOGRAPHY
 - DEPTHS OF RETAINING WALLS ARE FOR CROSS SECTION LOCATIONS SHOWN ON SIGHT DRAWING

RETAINING WALL LENGTHS:
 RETAINING WALL A - LENGTH = 38.1'
 RETAINING WALL B - LENGTH = 141.1'
 RETAINING WALL C - LENGTH = 423.0'
 RETAINING WALL D - LENGTH = 104.0'



DETAIL 'A'
CONCRETE CHANNEL CROSS SECTION



I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, LAN DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JANUARY 10, 2008, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING

THOMAS JOHNSTON, NMPE NO. 17158



6-18-08

DRAINAGE AND GRADING PLAN
 CANDLEWOOD SUITES
 LOT 2-A-3, BLOCK 4-B, SUNPORT PARK
 FOR: KAREEM KASAM

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

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	checked:	L.K.Lauer		
	start date:	12.28.07		
	plot date:	1.15.08		
	approved:			

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico

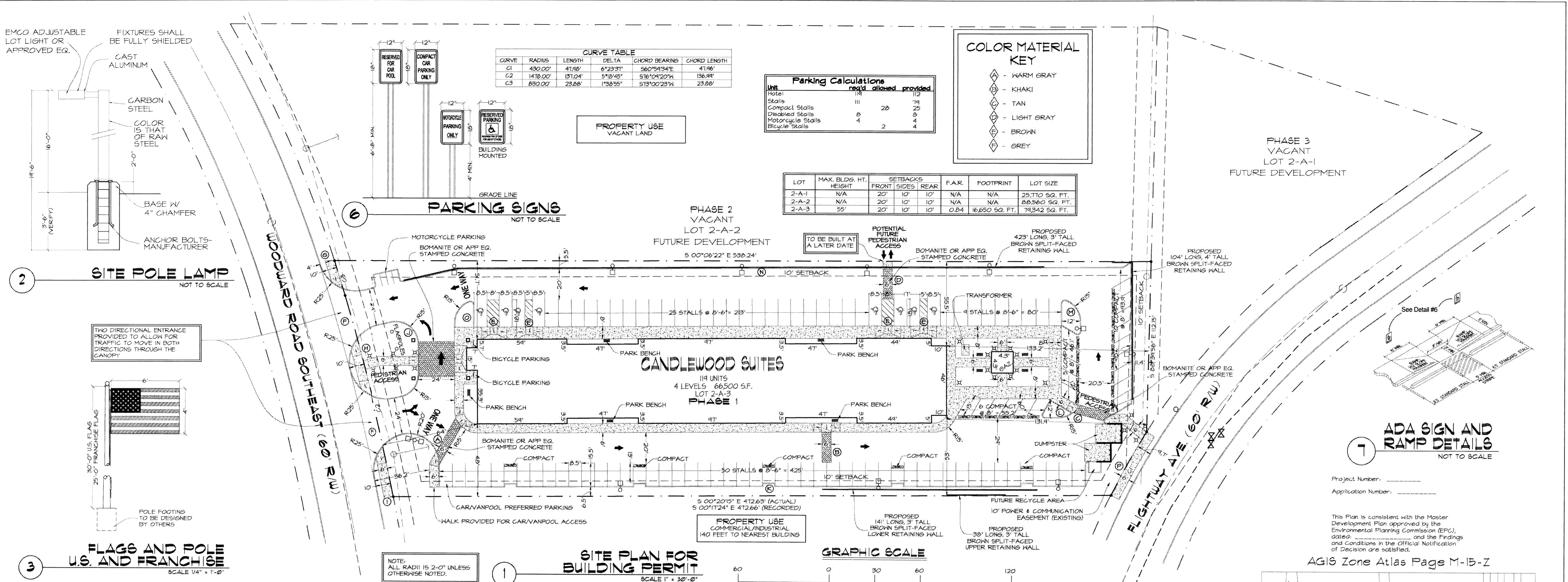
leon lauver + associates architects + consultants

p. o. box number 1207, norfolk, nebraska 68701
 voice: 1.402.371.3333; fax: 1.402.371.1164
 llauer@leoniauver.com

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job no: 438

sheet: 4 OF 5



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	41.98'	6°23'31"	S60°54'34"E	41.98'
C2	1418.00'	131.04'	5°10'45"	S16°10'20"W	136.91'
C3	830.00'	23.68'	1°38'55"	S13°10'23"W	23.68'

Parking Calculations

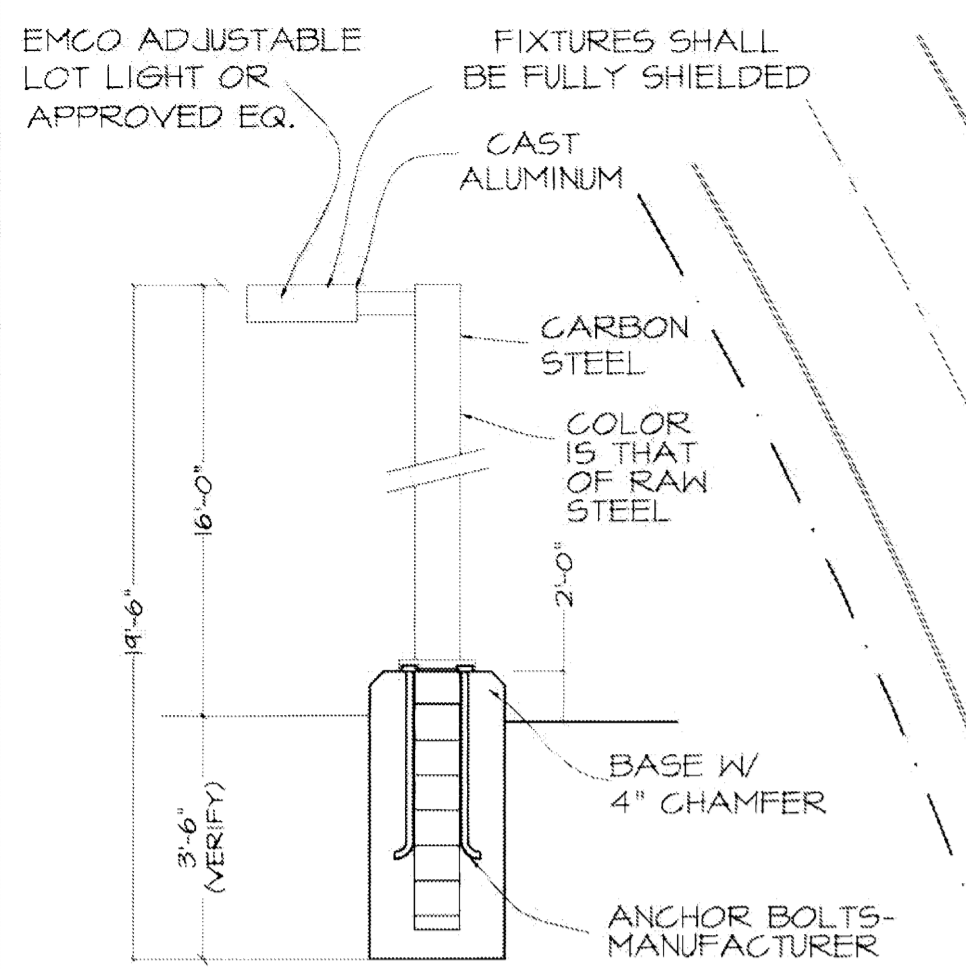
Unit	req'd	allowed	provided
Hotel	114		112
Stalls	III	28	25
Compact Stalls	8		8
Disabled Stalls	4		4
Motorcycle Stalls		2	4
Bicycle Stalls			

COLOR MATERIAL KEY

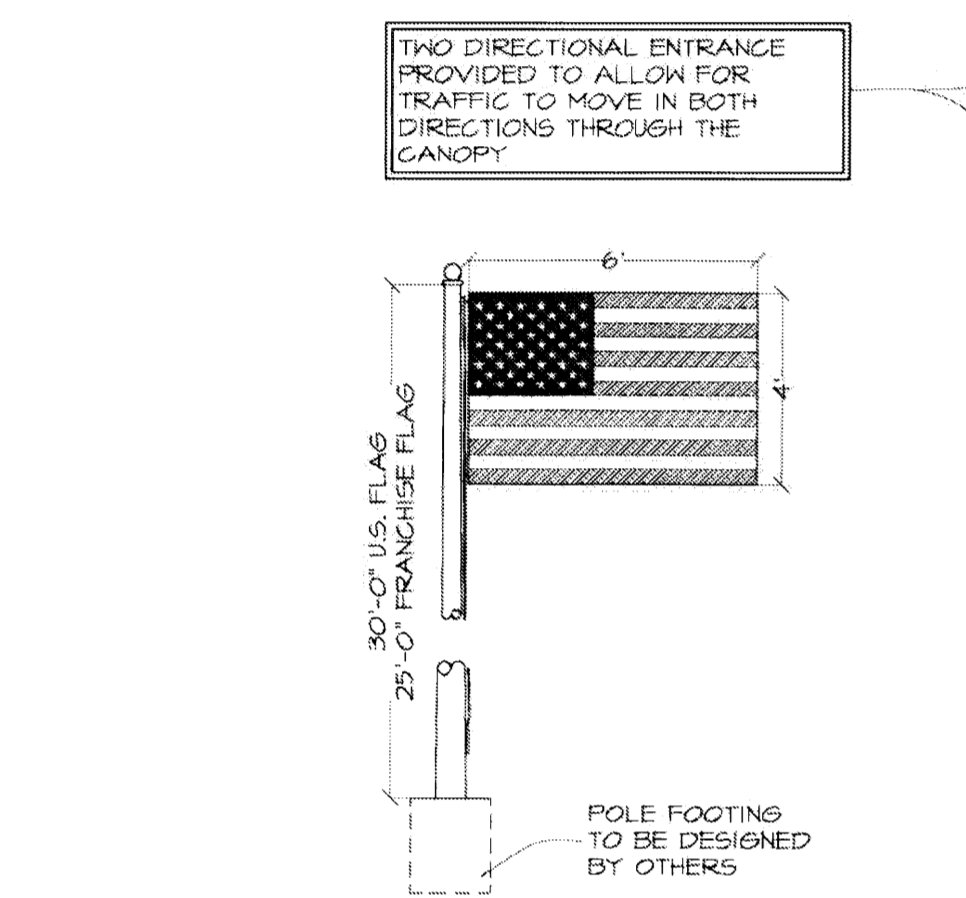
- ◇ - WARM GRAY
- ◇ - KHAKI
- ◇ - TAN
- ◇ - LIGHT GRAY
- ◇ - BROWN
- ◇ - GREY

LOT DATA

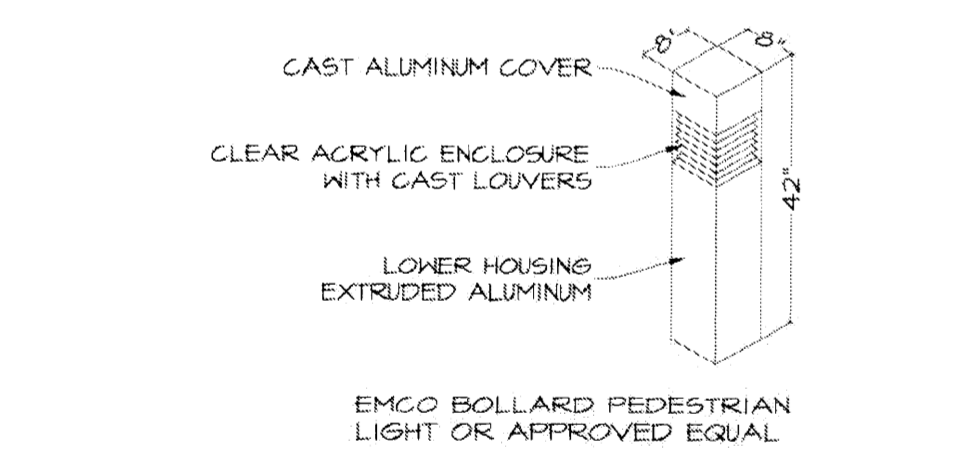
LOT	MAX. BLDG. HT. HEIGHT	SETBACKS (FRONT, SIDES, REAR)	F.A.R.	FOOTPRINT	LOT SIZE
2-A-1	N/A	20' 10' 10'	N/A	N/A	25,710 SQ. FT.
2-A-2	N/A	20' 10' 10'	N/A	N/A	88,560 SQ. FT.
2-A-3	55'	20' 10' 10'	0.84	16,650 SQ. FT.	19,342 SQ. FT.



SITE POLE LAMP
NOT TO SCALE



FLAGS AND POLE U.S. AND FRANCHISE
SCALE 1/4" = 1'-0"



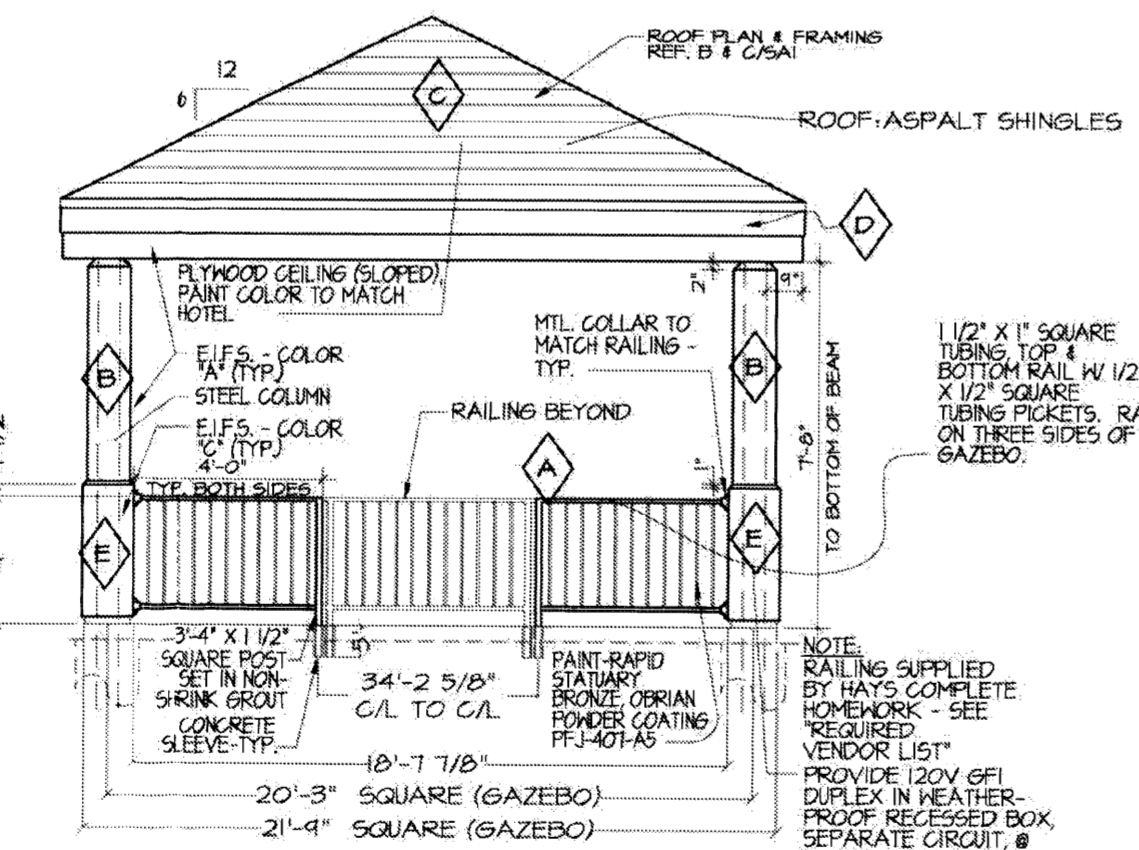
BOLLARD PEDESTRIAN LIGHTING
NOT TO SCALE

LEGEND:

- RED STAMPED CONCRETE
- CONCRETE
- ⊕ HANICAPPED STALL MARKER
- ⊕ FIRE HYDRANT
- ⊕ HANICAPPED PARKING SIGN
- ⊕ MANHOLE
- ⊕ 2" WATER METER
- ➔ INCOMING TRAFFIC DIRECTION
- ▭ PARK BENCHES
- ▭ DOUBLE LIGHT POLE
- ▭ SINGLE LIGHT POLE
- ⊕ PEDESTRIAN LIGHTING

DATA:

FOUNDATION	16,650 SQ. FT.
LEVEL 2	16,500 SQ. FT.
LEVEL 3	16,650 SQ. FT.
LEVEL 4	16,650 SQ. FT.
BUILDING	88,500 SQ. FT.
PAVING	40,023 SQ. FT.
CONCRETE	1,436 SQ. FT.
SIDEWALK	8,581 SQ. FT.
GREEN AREA	12,114 SQ. FT.



GAZEBO ELEVATION
SCALE 1/4" = 1'-0"

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 Engineering, Transportation Division	Date
City Engineer	Date
Parks and Recreation Department	Date
ABCIWAU • Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

• Environmental Health, if necessary

- Support Park Candlewood Suites Site Plan Required Information:**
- Site Plan for Building Permit Background:** This Site Plan for Building Permit is a proposed 4-story 119 room hotel.
- Site:** Approximately 1.82 acres of real property zoned IP located in the Sunport Blvd. Design Overlay Zone.
- Legal Description:** Lot 2-A-3 of Block 2 of the Sunport Park District.
- Proposed Use:** Hotel and associated uses.
- Pedestrian and Vehicular Ingress and Egress:** Primary vehicular access to the site will be as will be from the south and of the property on Woodward Road. Primary vehicular ingress and egress is via two entrance driveways which direct traffic to the covered portico building entrance or to parking surrounding the building. Building access points are located on three sides of the structure near parking.
- Transit Access:** Nearest public transit, bus line 222, is located approximately 530 feet east of the property on University Boulevard. Transit stops are located on Yale Boulevard further to the east of the site.
- Internal Circulation:** Primary site access points are indicated on the site plan. Pedestrian access is designed to be safe and facilitate building and transportation access. Internal sidewalks of 6 and 8 feet are provided throughout the site. Vehicular traffic for loading and unloading of hotel guests and luggage is directed to the covered portico entrance. Vehicular traffic for hotel guests is directed to parking located around the site.
- Building Heights and Setbacks:**
- The proposed building heights conform to the IP Zone and Sunport Blvd. Design Overlay Zone as follows:
 Maximum Parapet & Architectural Detail Height: 55 feet.
 Primary Building Height: 48 feet.
- The proposed building setbacks conform to the IP Zone and Sunport Blvd. Design Overlay Zone as follows:
 Minimum Building Setback: 48 feet.
- Landscape Plan:** The Landscape Plan specifies site landscape features for the project that are consistent with City standards and policies regarding water conservation and shall also comply with the Design Standards of the Master Development Plan for the site.
- BUILD NOTES:**
- ⊕ BUILD 26' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
 - ⊕ BUILD 20' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
 - ⊕ BUILD 21' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
 - ⊕ BUILD 20' OF PEDESTRIAN ACCESS AS PER CITY STANDARD 2412.
 - ⊕ BUILD 5' OF CURB ACCESS RAMP AS PER CITY STANDARD 2415A.
 - ⊕ BUILD 24' WIDE ENTRANCE AS PER CITY STANDARD 2426.
 - ⊕ BUILD 17' OF SIDEWALK AS PER CITY STANDARD 2430.
 - ⊕ BUILD 32' OF SIDEWALK AS PER CITY STANDARD 2430.
 - ⊕ BUILD 31' OF SIDEWALK AS PER CITY STANDARD 2430.
 - ⊕ BUILD 156' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
 - ⊕ BUILD 55' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
 - ⊕ BUILD 47' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
 - ⊕ BUILD 57' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
 - ⊕ BUILD 67' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
 - ⊕ BUILD 39' OF STANDARD CURB AND GUTTER AS PER CITY STANDARD 2430.
 - ⊕ BUILD 48' OF SIDEWALK AS PER CITY STANDARD 2430.



AGIS Zone Atlas Page M-15-Z

VICINITY MAP
SCALE 1" = 1000'-0"

leon lauver + associates architects + consultants

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job no: **438**

architect's seal: _____

sheet: **1 OF 5**

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



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drawn: I remsing

checked: L.K.Lauver

start date: 12.28.07

plot date: 06.13.08

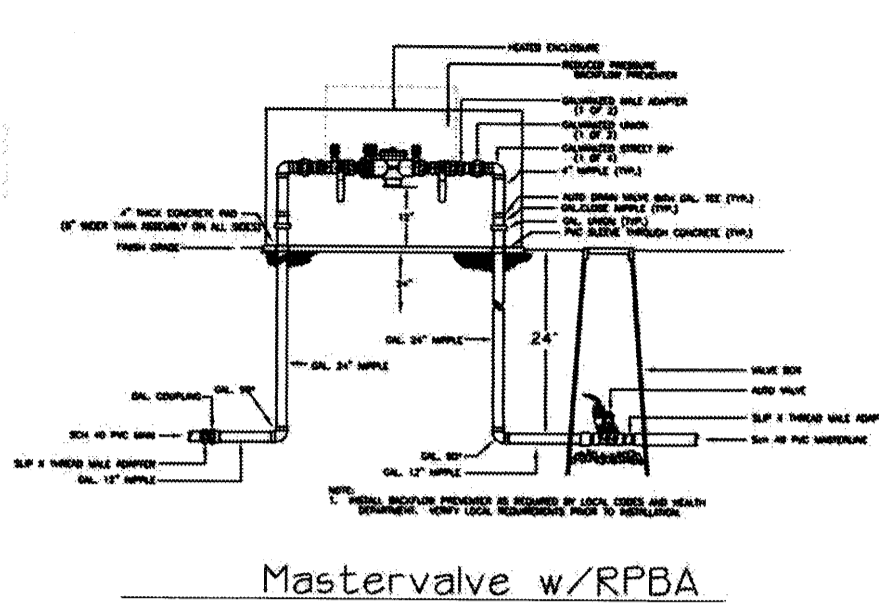
approved: _____

updates:

revisions:

GRAVEL BED LIST	FLOWER BED LIST	VINE AREA LIST	GROUND CVR LIST
2,466 S.F. 26%	2,614 S.F. 21%	1,704 S.F. 14%	5,021 S.F. 34%
GRB-1 106 S.F.	FB-1 314 S.F.	PN-1 164 S.F.	IGC-1 1076 S.F.
GRB-2 140 S.F.	FB-2 364 S.F.	PN-2 164 S.F.	IGC-2 271 S.F.
GRB-3 134 S.F.	FB-3 180 S.F.	PN-3 50 S.F.	IGC-3 260 S.F.
GRB-4 121 S.F.	FB-4 154 S.F.	PN-4 50 S.F.	IGC-4 256 S.F.
GRB-5 75 S.F.	FB-5 343 S.F.	PN-5 164 S.F.	IGC-5 218 S.F.
GRB-6 175 S.F.	FB-6 141 S.F.	PN-6 164 S.F.	IGC-6 343 S.F.
GRB-7 42 S.F.	FB-7 114 S.F.	PN-7 158 S.F.	IGC-7 324 S.F.
GRB-8 144 S.F.	FB-8 343 S.F.	PN-8 158 S.F.	IGC-8 541 S.F.
GRB-9 225 S.F.	FB-9 111 S.F.	PN-9 158 S.F.	IGC-9 512 S.F.
GRB-10 341 S.F.	FB-10 242 S.F.	PN-10 158 S.F.	IGC-10 412 S.F.
GRB-11 321 S.F.	FB-11 142 S.F.	PN-11 158 S.F.	IGC-11 328 S.F.
GRB-12 383 S.F.		PN-12 158 S.F.	IGC-12 418 S.F.
GRB-13 244 S.F.			
TOTAL 2,466 S.F.	TOTAL 2,614 S.F.	TOTAL 1,704 S.F.	TOTAL 5,021 S.F.
ASSUME DENSITY AT 1 PER 20 SF=150	ASSUME DENSITY AT 1 PER 10 SF=260	ASSUME DENSITY AT 1 PER 10 SF=170	ASSUME DENSITY AT 1 PER 10 SF=500

** NOTE: REFER TO PLANT LIST FOR COMPLETE LIST OF THE AREAS LISTED HERE **



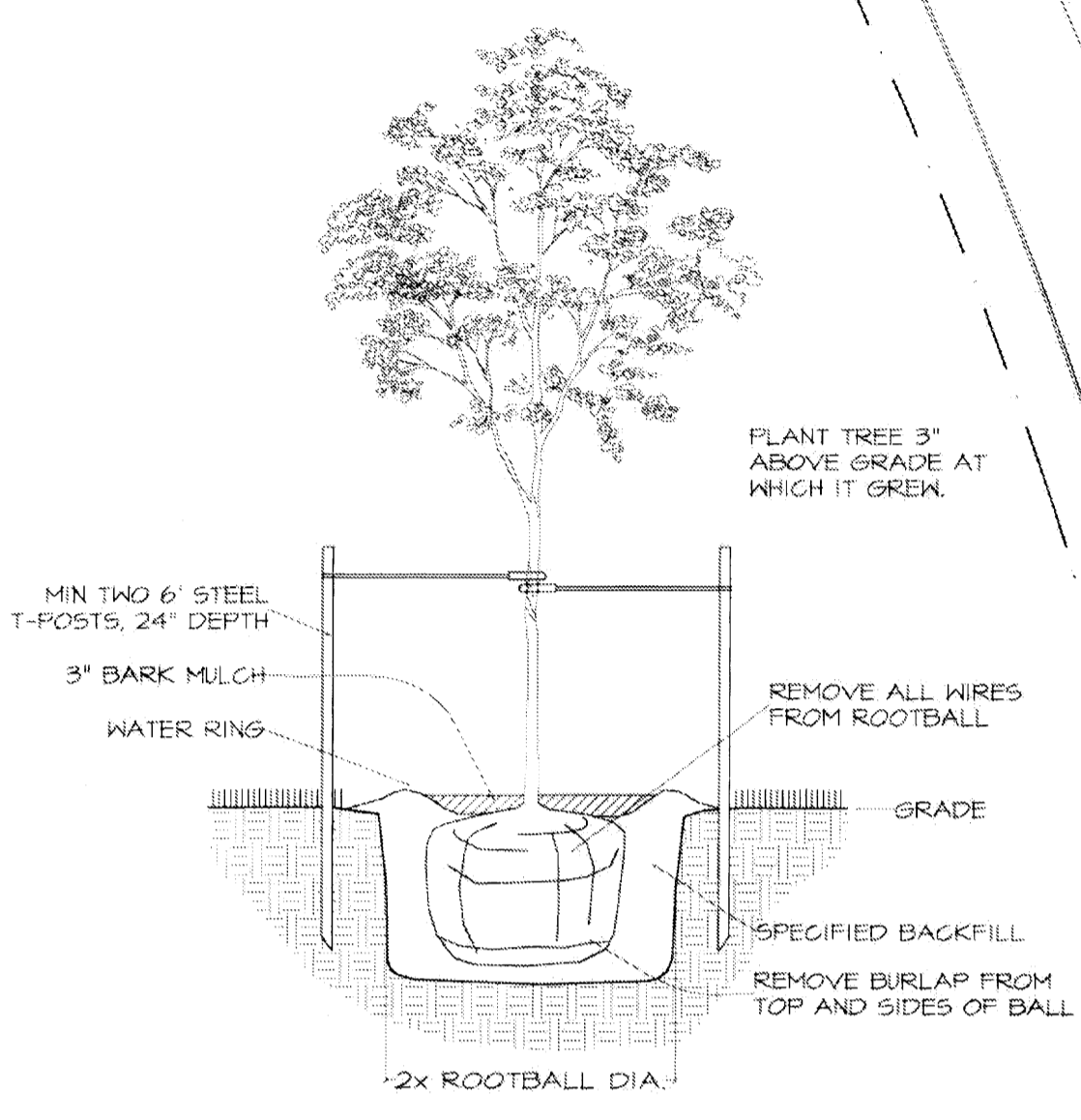
DRIP EMITTER SCHEDULE
 TREES/6-2 GPH EMITTERS
 SHRUBS/2-2 GPH EMITTERS
 NATIVE GRASSES, FLOWER BEDS, VINES AND GROUNDCOVERS/ 1-2 GPH EMITTERS

TREES 3x6 EMITTERS=106 EMITTERS
 SHRUBS 6x2 EMITTERS=126 EMITTERS
 NATIVE GRASSES, FLOWERS, VINES AND GROUNDCOVERS 10x0x1 EMITTER=1080 EMITTERS

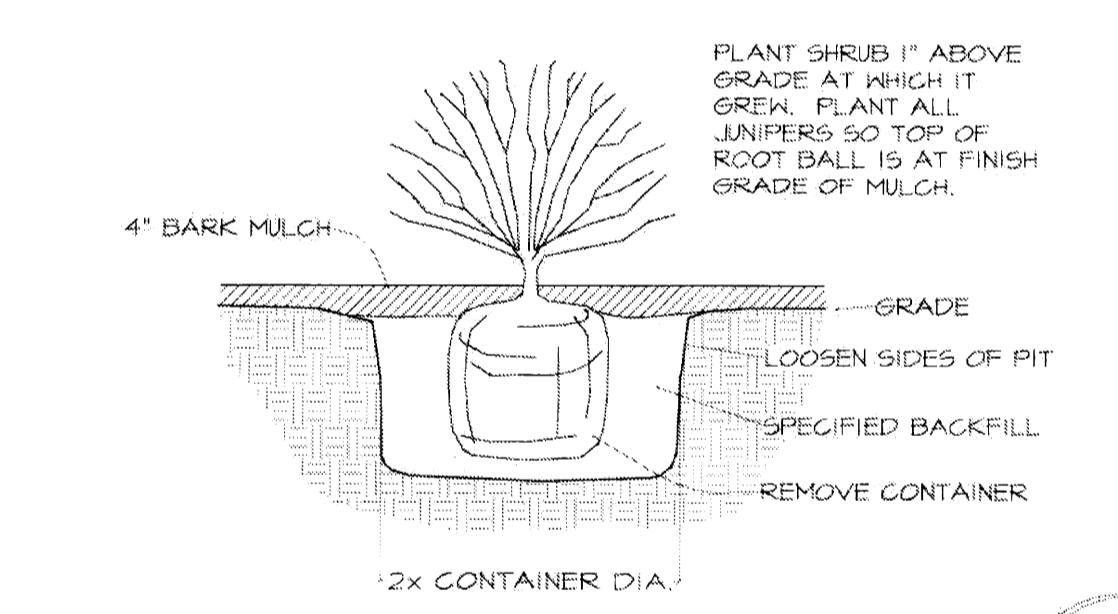
APPROX. 110 RUN TIMES PER YEAR AT 30 MINUTES PER

NOTE
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (MILKINS MODEL 975) PER CITY OF ALBUQUERQUE

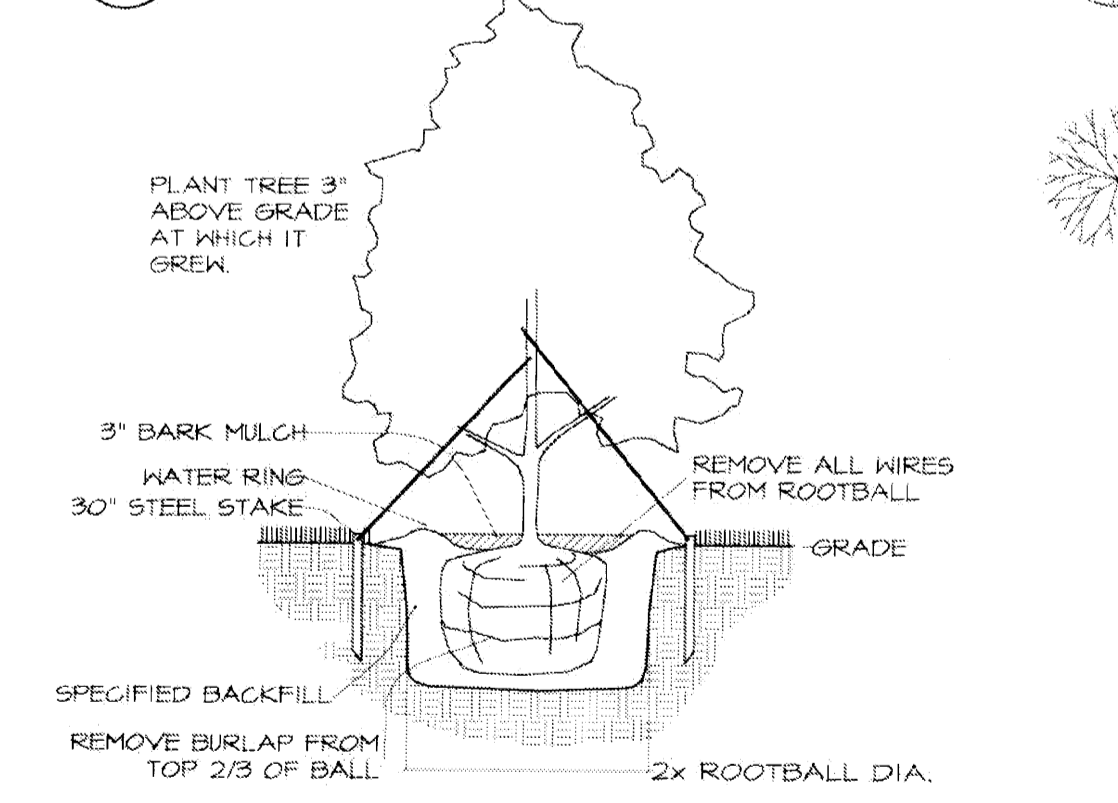
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER



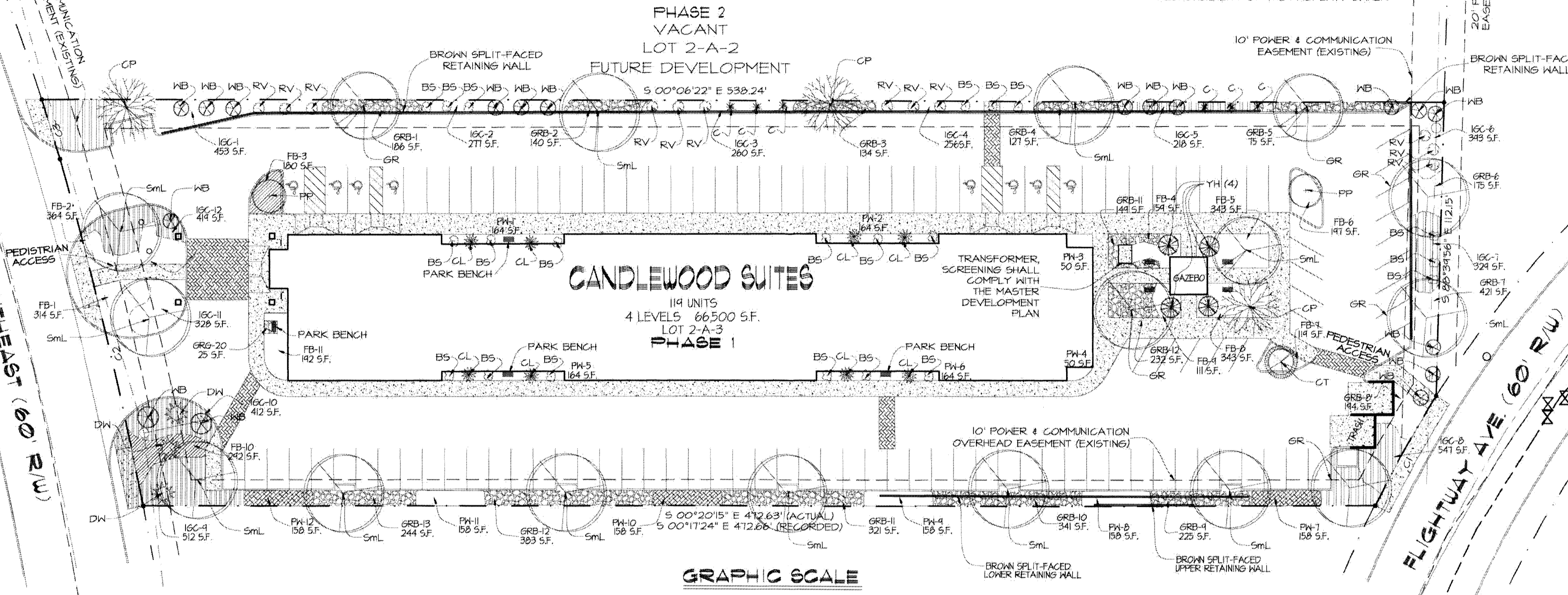
DECIDUOUS TREE PLANTING
NOT TO SCALE



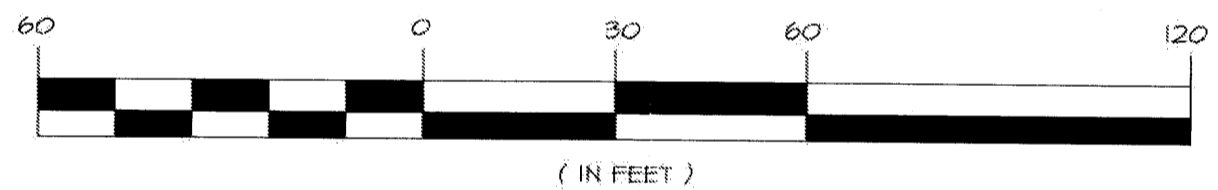
SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



LANDSCAPE SITE PLAN
SCALE 1" = 30'-0"



UNIT	REQUIRED	PROVIDED
LANDSCAPED NET AREA	15% = 11,716 SQ. FT.	15.7% = 12,317 SQ. FT.
TREES REQUIRED FOR PARKING	12 TREES	31 TREES
VEGETATIVE GROUND COVER	15% = 9,233 SQ. FT.	16.0% = 9,345 SQ. FT.
STREET TREES	4 TREES	4 TREES

PLANT KEY:

Sml	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	CT	BAMBUSUS MEXICANA
GR	QUERCUS TURBINELLA	CL	CHAMAEBATIARIA
CP	PISTACIA CHINENSIS	BB	ARTEMISIA TRIDENTATA
FP	PROSCOPIS GLADULOSA	WB	CERCOCARPUS LEDIFOLIUS
YH	PINUS EDULIS	RV	BERLANDIERA LYRATA
DW	CHILOPSIS LINEARIS	C	HYMENOXYIS
	NOISEMUS FLOERING GROUND COVER		IRRIGATION LINE
	SANTA FE BROWN GRAVEL BED WITH WEED BARRIER		NATIVE GRASSES
			VINES

PLANT LIST

QTY	KEY	LATIN NAME	COMMON NAME	SIZE	MATURE SIZE	WATER USAGE	ALLERGY HAZARD	DESCRIPTION
10	Sml	GLEDITSIA TRIACANTHOS	'SHADEMASTER'	2" CALIFER OR 10' - 12' FEET	40' HIGH 40' WIDE	LOW	LOW	DECIDUOUS SHADE TREE
6	GR	QUERCUS TURBINELLA	SHRUB LIVE OAK	2" CALIFER OR 5' - 6' FEET	20' HIGH 20' WIDE	LOW	LOW	SEMI EVERGREEN TREE
2	CP	YUCCA TOREYI	PALM YUCCA	5' - 6' FEET	60' HIGH 35' WIDE	LOW	LOW	DESERT ACENT TREE
2	FP	PROSCOPIS GLADULOSA	HONEY MESQUITE	2" CALIFER OR 5' - 6' FEET	20' HIGH 20' WIDE	LOW	LOW	ORNAMENTAL
1	YH	PINUS EDULIS	PINON PINE	2" CALIFER OR 5' - 6' FEET	15' HIGH 15' WIDE	LOW	LOW	EVERGREEN TREE
3	DW	CHILOPSIS LINEARIS	DESERT WILLOW	2" CALIFER OR 5' - 6' FEET	25' HIGH 25' WIDE	LOW	LOW	DECIDUOUS TREE
1	CT	BAMBUSUS MEXICANA	MEXICAN ELDER	2" CALIFER OR 5' - 6' FEET	20' HIGH 20' WIDE	LOW	LOW	DECIDUOUS TREE
8	CL	CHAMAEBATIARIA	FERNBUSH	1"	15" HIGH 15" WIDE	LOW	LOW	FLOWERING SHRUB
21	BB	ARTEMISIA TRIDENTATA	BIG SAGE	1"	4" HIGH 4" WIDE	LOW	LOW	EVERGREEN
16	WB	CERCOCARPUS LEDIFOLIUS	CURL LEAF MTN. MAHOGANY	1"	5" HIGH 5" WIDE	LOW	LOW	BORDER SHRUB
12	RV	BERLANDIERA LYRATA	CHOCOLATE FLOWER	1"	3" HIGH 3" WIDE	LOW	LOW	DECIDUOUS
6	C	HYMENOXYIS	PERKY SUE	1"	3" HIGH 2" WIDE	LOW	LOW	DECIDUOUS
-	-	ORIZOPIS HYMENODES	INDIAN RICEGRASS	-	18" HIGH	LOW	LOW	ORNAMENTAL GRASS
-	-	AFOROBOLUS CRYPTRANDRIS	SAND DROPSBED	-	24" HIGH	LOW	LOW	ORNAMENTAL GRASS
-	-	SPOROBOLUS AIROIDES	ALKALI SACATON	-	24" HIGH	MEDIUM	LOW	DECIDUOUS
-	-	ROSMARINUS OSSICINALIS 'PROSTRATA'	ROSEMARY	-	2" HIGH 6" WIDE	LOW	LOW	FLOWING GROUND COVER
-	-	ARTEMISA SRIODA	FRINGED SAGE	-	18" HIGH	LOW	LOW	FLOWING GROUND COVER
-	-	EUCYNTIUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	-	CLIMBING	MEDIUM	LOW	EVERGREEN

NOTE

ALL PLANTS WERE DERIVED FROM THE CITY OF ALBUQUERQUE XERISCAPING LIST.

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

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

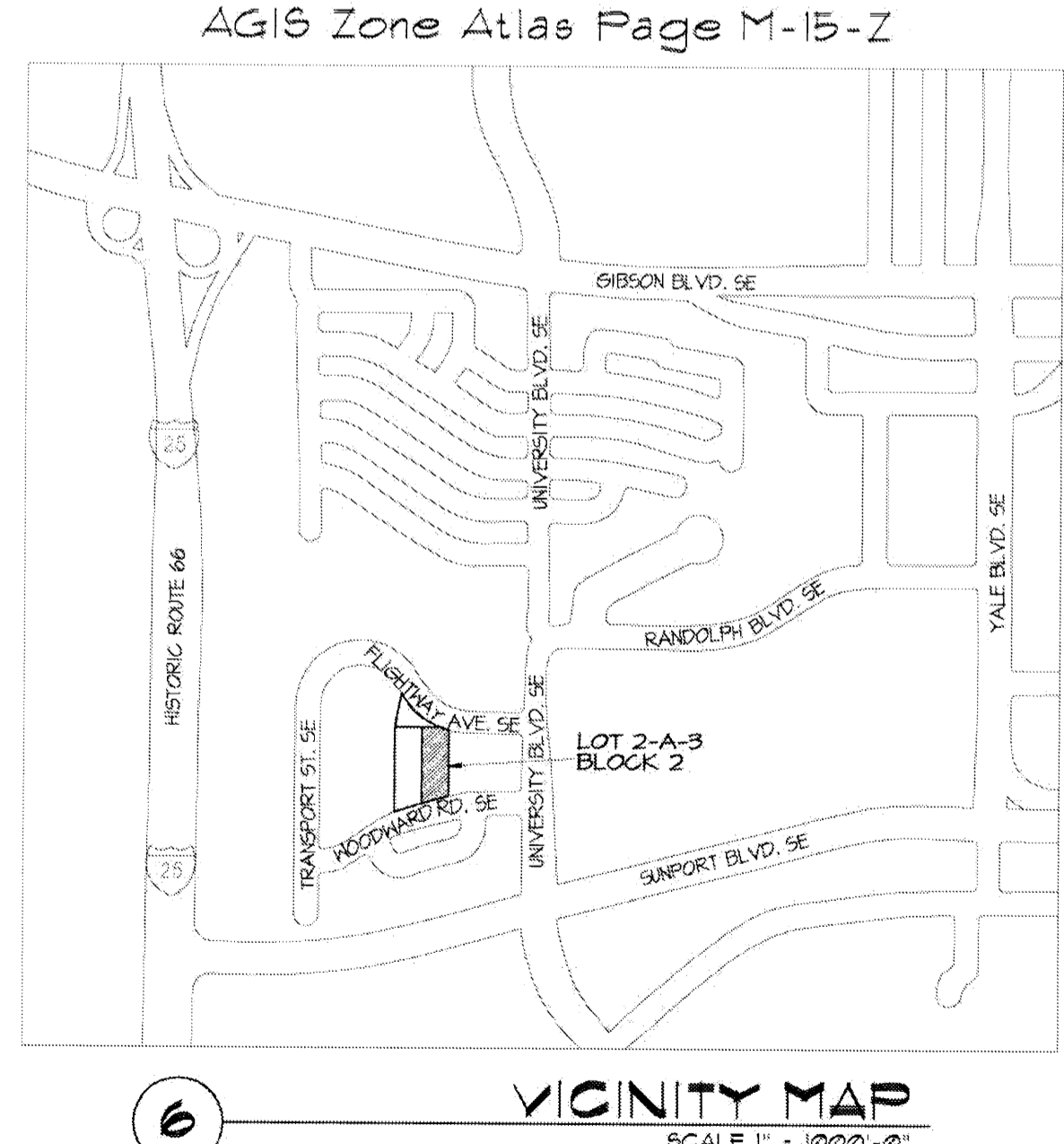
SUSTAINABILITY, LOW WATER USE NATIVE PLANTS AND LOW MAINTENANCE NATIVE GROUND COVERS WHERE POSSIBLE IS STRONGLY EMPHASIZED.

MULCHES, ALL SHRUB PLANTING AREAS SHALL BE TOP DRESSED WITH A 3" LAYER OF GRUSHER FINES UNLESS OTHERWISE SPECIFIED.

IRRIGATION SYSTEM, IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREES, SHRUBS, AND GROUNDCOVER PLANTING AREAS.

MAINTENANCE RESPONSIBILITY, MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC ROW, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

STATEMENT OF WASTE WATER, THE LANDSCAPE PLAN SHALL EMPHASIZE THE USE OF LOW WATER, USE NATIVE GRASSES AND LIMIT THE PROVISION OF HIGH WATER USE TURF.



VICINITY MAP
SCALE 1" = 100'-0"

disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauver + Associates at 1.402.371.3333 if you need dimensional assistance.	drawn: s sevrson	checked: L.K.Lauver	start date: 12.28.07	plot date: 06.24.08	approved:
	updates:	revisions:			

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



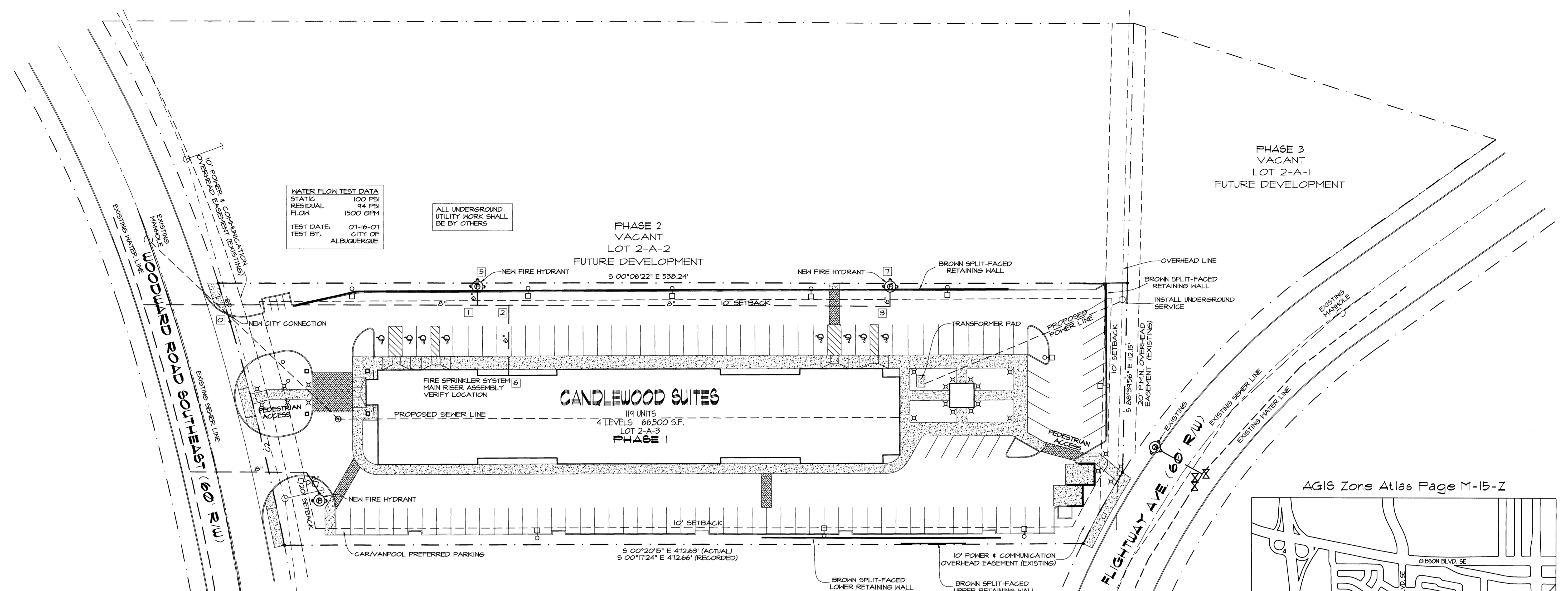
leon lauver + associates
 architects + consultants

p. o. box number 1207, norfolk, nebraska 68701
 voice: 1.402.371.3333; fax: 1.402.371.1164
 lauver@leonauver.com

job no: **438**

sheet: **2 OF 5**

architect's seal:



WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 94 PSI
 FLOW 1500 GPM
 TEST DATE: 07-16-07
 TEST BY: CITY OF ALBUQUERQUE

ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

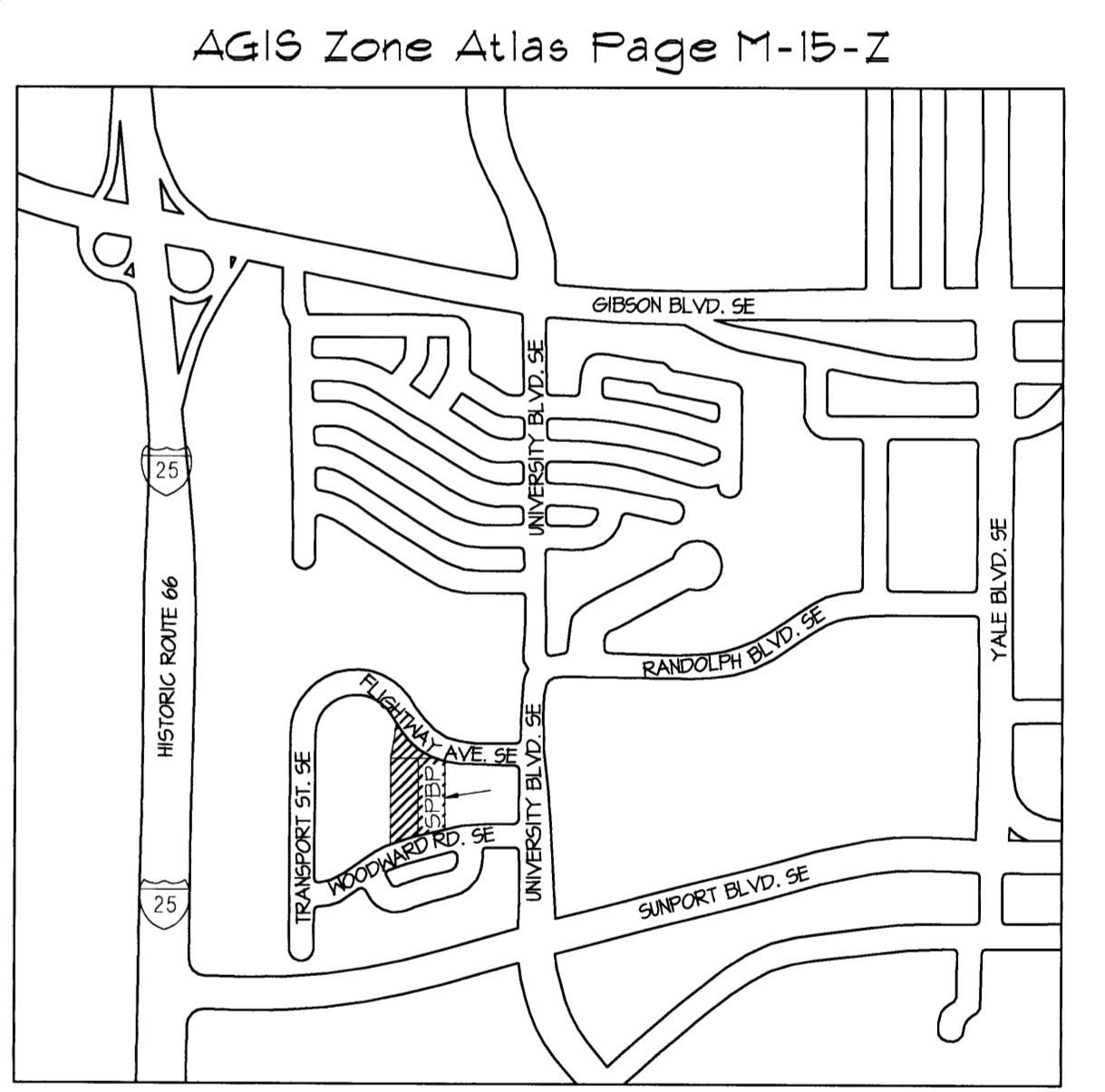
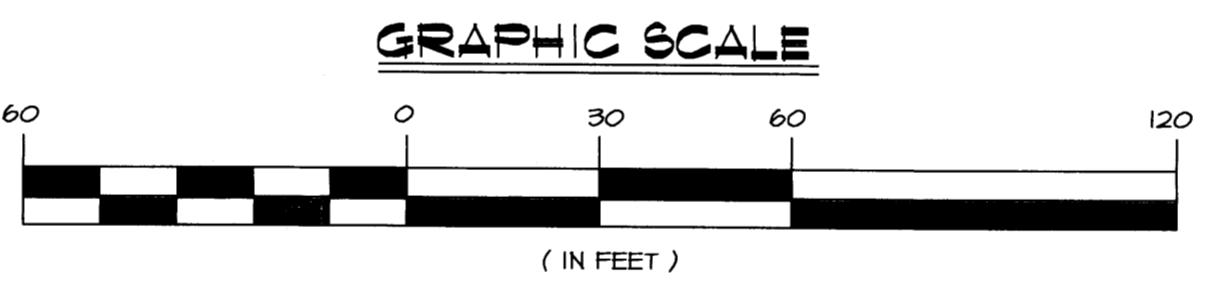
PHASE 2 VACANT LOT 2-A-2 FUTURE DEVELOPMENT
 5 00°06'22" E 538.24'

PHASE 3 VACANT LOT 2-A-1 FUTURE DEVELOPMENT

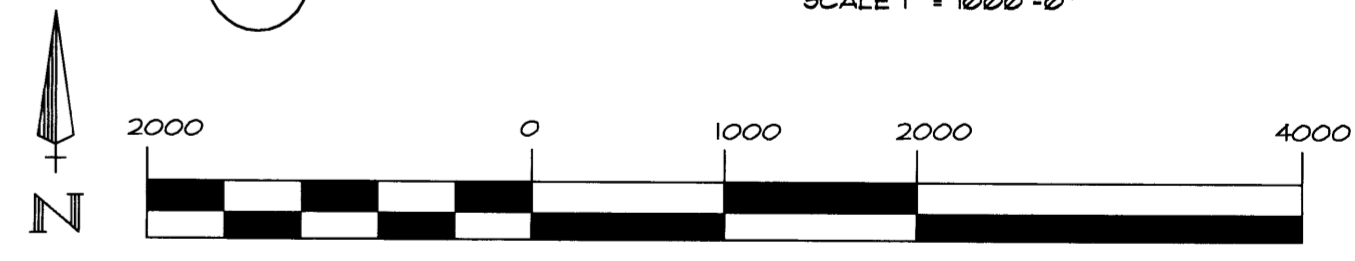
CANDLEWOOD SUITES
 119 UNITS
 4 LEVELS - 86,500 S.F.
 LOT 2-A-3
 PHASE 1

EXISTING
 1

CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



VICINITY MAP
 SCALE 1" = 1000'-0"



Project Number: _____
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP

NOTE: THIS SITE PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. ALL SITE UTILITY WORK SHALL BE BY OTHERS - TNT LECH LLC TO BEGIN ALL WORK INSIDE THE BUILDING.

NOTE: ALL UNDERGROUND WATER MAINS, VALVES, FIRE HYDRANTS, THRUST BLOCKS AND ANY ASSOCIATED WORK SHALL BE PROVIDED BY AND INSTALLED BY OTHERS - IN ACCORDANCE WITH NFPA 24.

- LEGEND:**
- ⊗ BOLLARD LIGHT
 - SINGLE LIGHT POLE
 - ⊕ HANDICAPPED STALL MARKER
 - ⊙ FIRE HYDRANT
 - ★ HANDICAPPED PARKING SIGN
 - ⊙ MANHOLE
 - ⊙ 2" WATER METER
 - ➔ INCOMING TRAFFIC DIRECTION

TNT TECH LLC
 851 SOLEDAD LA. LOS LUNAS, NM 87031
 PHONE (505) 866-6000 FAX (505) 866-6600
 NM LICENSE No. 355975

AUTHORITY HAVING JURISDICTION CITY OF ALBUQUERQUE	DRAWN BY MWU	DESIGNED BY RTC
--	-----------------	--------------------

drawn:	I remsing			
checked:	L.K.Lauver	06.12.08 05.02.08 04.10.08 03.10.08 01.24.08 01.24.08 01.14.08 01.11.08 01.02.08	severson remsing severson remsing remsing remsing remsing remsing remsing	
start date:	12.28.07			
plot date:	05.02.08			
approved:		updates:	revisions:	

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



leon lauver + associates architects + consultants

p. o. box number 1207, norfolk, nebraska 68701
 voice: 1.402.371.3333; fax: 1.402.371.1164
 llauver@leoniauver.com

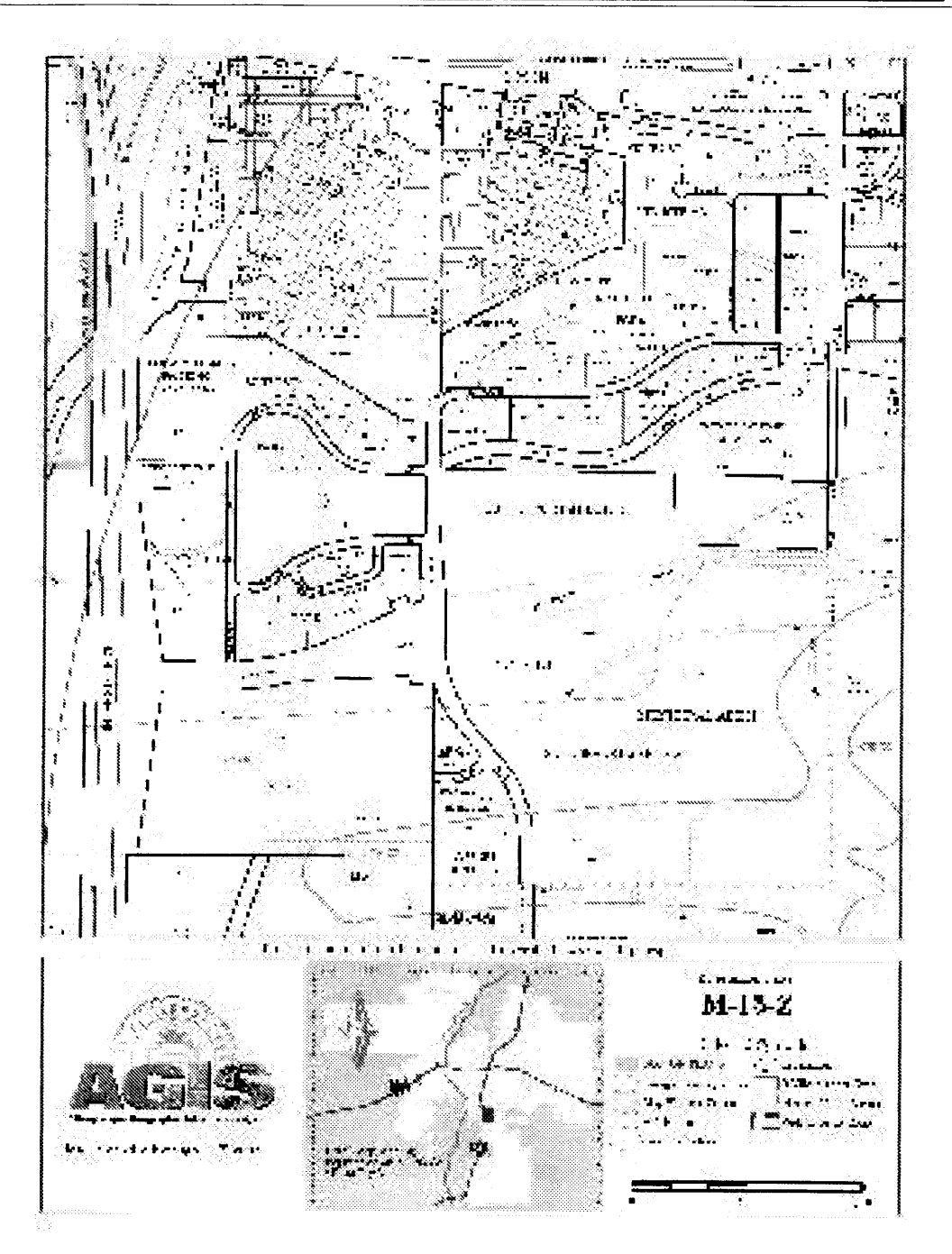
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architect's seal:

job no: **438**

sheet: **3 OF 5**

VICINITY MAP



DRAINAGE DATA							
THIS SITE UNDER THE PRECIPITATION ZONE 2							
Condition	Re Lin	Treatment	Area	Precep.	Runoff	Volume	
			(Sq. Ft.)	(In.)	(CFS)	(CU. FT.)	
EXISTING	00	A	0	0.59	1.85	0.00	
		B	75,435	0.78	2.38	5,165.6	4.16
		C	0	1.13	3.14	0.00	0.00
		D	0	2.12	4.70	0.00	0.00
EXISTING	0	A	0	0.13	0.38	0.00	
		B	75,435	0.28	0.85	1,864.7	1.73
		C	0	0.62	1.71	0.00	0.00
		D	0	1.34	3.14	0.00	0.00
DEVELOPER	00	A	0	0.59	1.85	0.00	
		B	13,082	0.78	2.38	280.3	0.68
		C	0	1.13	3.14	0.00	0.00
		D	65,404	2.12	4.70	11,731.4	7.16
DEVELOPER	0	A	0	0.13	0.38	0.00	
		B	13,082	0.28	0.85	206.2	0.28
		C	0	0.62	1.71	0.00	0.00
		D	65,404	1.34	3.14	7,445.1	4.78
TOTAL (B+C)	00				5,165.6	4.2	
	0				1,864.7	1.7	
TOTAL (D+E)	00				12,596.1	7.8	
	0				7,720.4	5.1	
FLOW RATE INCREASES (10 YR) = 3.7 CFS FLOW RATE INCREASES (10 YR) = 3.3 CFS SHOW RAINOFF INCREASES (10 YR) = 7,445.1 CU. FT. SHOW RAINOFF INCREASES (10 YR) = 5,983.7 CU. FT.							
FLOW RATE INCREASES OF 27 CFS AND 23 CFS FOR THE 10 YEAR AND 10 YEAR STORMS MAY BE EXPECTED. THESE HO UR. RAINOFF VOLUMES WILL INCREASE BY 7445 CUBIC FEET FOR THE 100 YEAR STORM AND 5983.7 CUBIC FEET FOR THE 10 YEAR STORM.							

LEGAL DESCRIPTION AND FLOOD ZONE

Lot numbered Two-A-Three (2-A-3) in Block numbered Two (2) 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.

The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0342 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.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY WAS PROVIDED TO ENGINEER BY SURVEYS SOUTHWEST, LTD. THE OF ELEVATIONS FOR THIS SURVEY WAS A PREVIOUS TOPOGRAPHIC SURVEY OF PROPERTY BASIS LOCATED DIRECTLY ACROSS WOODWARD ROAD SE, PERFORMED BY SURVEYOR IN DECEMBER 2002.

OFFSITE FLOW INFORMATION

THE LOT DIRECTLY TO THE EAST OF THE SITE DRAINS ONTO THE EAST EDGE OF THE SITE. THE NORTHERN HALF OF THIS DRAINAGE WILL BE CONVEYED TO FLIGHTWAY AVE. VIA SWALE AND SIDEWALK CULVERT. THE SOUTH PORTION OF THIS OFFSITE DRAINAGE WILL BE CONVEYED TO THE EAST HALF OF THE PARKING LOT THEN DRAINED TO FLIGHTWAY AVE. VIA SIDEWALK CULVERT ALONG WITH FLOWS GENERATED ON THE NORTH HALF OF THE SITE.

DRAINAGE NOTES:

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

DRAINAGE CONCEPT

THE SITE CURRENTLY DRAINS EAST TO WEST WITH FLOWS BEING DIVIDED IN APPROXIMATELY THE MIDDLE OF THE SITE TO CONVEY DRAINAGE TO THE NW AND SW. THE PROPOSED GRADING AND DRAINAGE PLAN WOULD ESSENTIALLY SPLIT THE SITE IN HALF ALONG AN EAST/WEST LINE. THE NORTH HALF OF THE SITE WILL BE DRAINED VIA A SIDEWALK CULVERT INTO FLIGHTWAY AVENUE. THE SOUTH HALF OF THE SITE WILL BE DRAINED ONTO WOODWARD ROAD VIA THE PROPOSED DRIVEWAY ENTRANCE.

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.

CONTRACTOR SHALL VERIFY EXISTING GRADES AT SOUTH END OF SITE WHERE NEW CONC. CHANNEL TO BE INSTALLED. SEVERE EROSION MAY NOT BE REFLECTED IN EXISTING TOPOGRAPHIC DATA.

KEYED NOTES

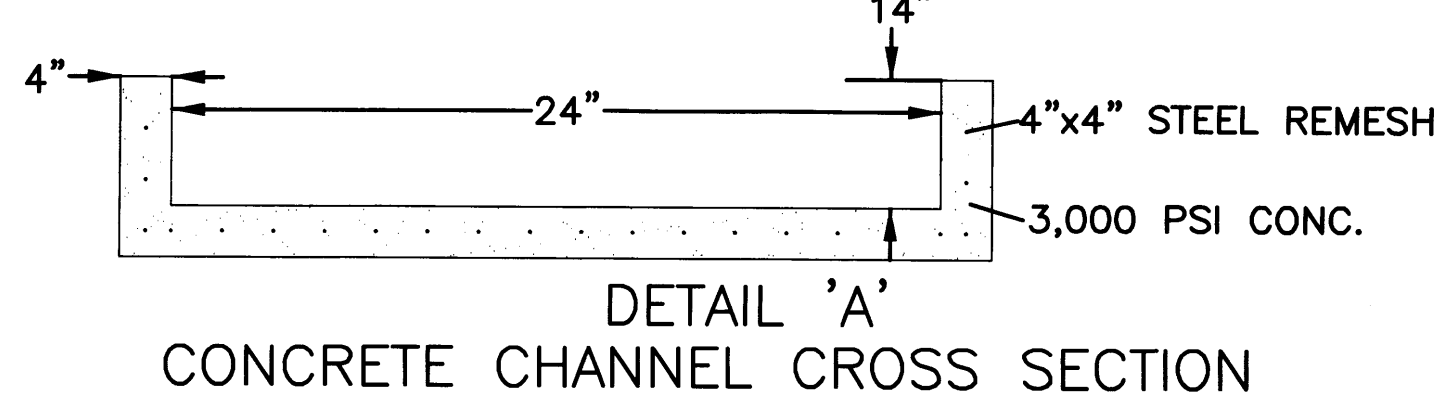
- RETAINING WALL TOP ELEVATION DOES NOT INCLUDE THE 0.5 FT CURBING ASSOCIATED WITH THE PARKING LOT
- RETAINING WALL SHALL BE INCORPORATED INTO THE FOUNDATION AND FOOTER PLAN OF THE BUILDING
- ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED FROM EROSION. THIS PROTECTION SHALL CONSIST OF GEOTEXTILE FABRIC STAPLED TO THE SOIL WITH 3"-4" ROCK PLACED ON TOP OF GEOTEXTILE, OR EQUAL AS RECOMMENDED BY THE ARCHITECT IN THE LANDSCAPE PLAN

OTHER NOTES

- RETAINING WALL DESIGN BY OTHERS THE LANDSCAPE PLAN
- T/W INDICATES TOP OF WALL ELEVATION
- B/W INDICATES BOTTOM OF WALL ELEVATION, NOT INCLUDING SUBGRADE ELEV. FOR FOOTER TRAFFIC CIRCULATION PLAN BY OTHERS

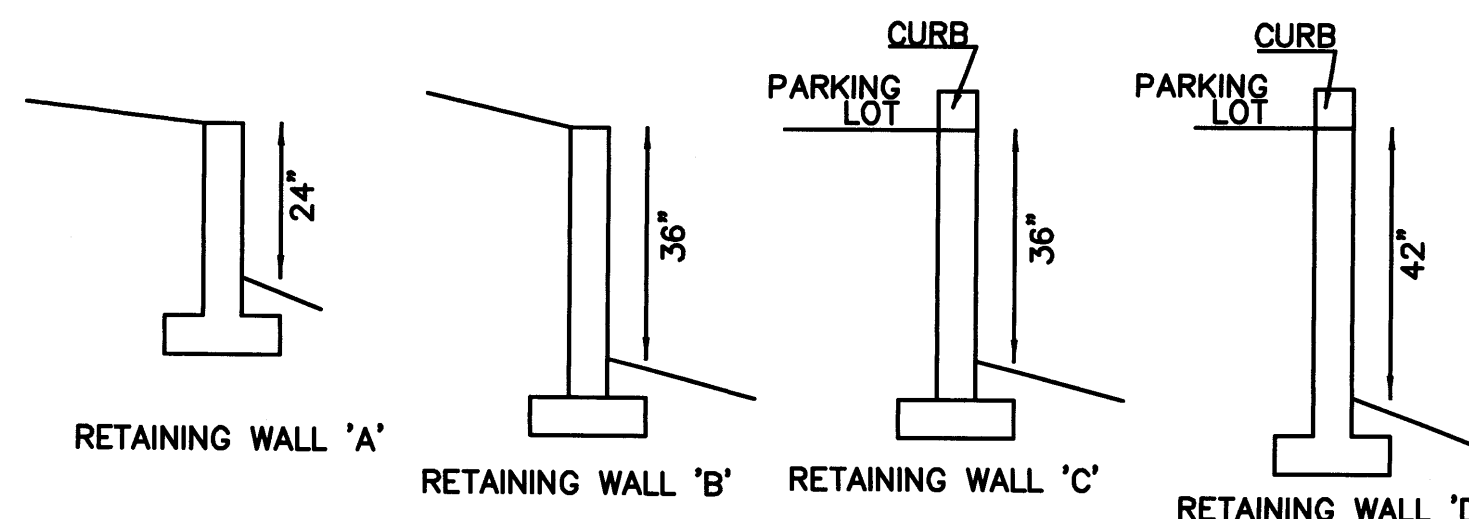
ONSITE HYDROLOGY

THE TABLE BELOW SHOWS THE FULLY DEVELOPED CONDITIONS OF THE SITE.



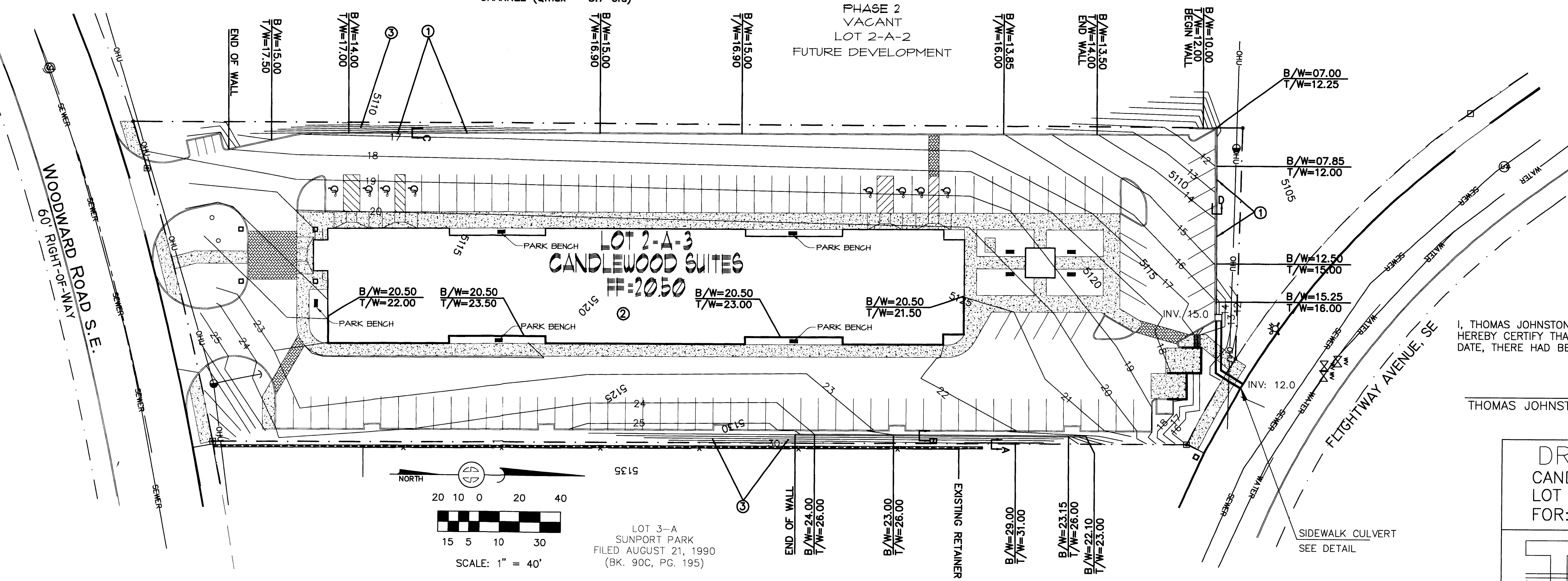
DRAINAGE CHANNEL CAPACITY CALCULATION:
 USE MANNINGS EQUATION
 $Q = (1.49/n)(A)(Rh)^{2/3}/(S \text{ SQ. RT. (S)})$
 $n = 0.013$ FOR CONCRETE
 $Rh = A/P$ (RECTANGULAR CHANNEL, FULL FLOW CONDITIONS) = 0.545 FT.
 $S = 0.083$ FT/FT (AT LOWEST SLOPE)
 $A = 2.4$ SQ.FT. (RECTANGULAR CHANNEL)
 $Q(\text{CAPACITY}) = 52.8$ CFS
 FLOW CAPACITY >> THAN MAXIMUM CALCULATED FLOW THRU CHANNEL ($Q_{max} = 3.7$ cfs)

RETAINING WALL PROFILES



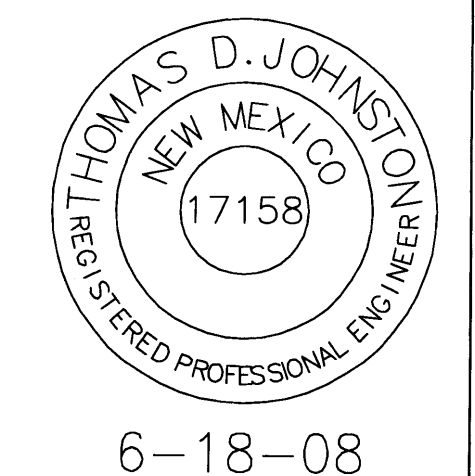
RETAINING WALL PROFILE NOTES:
 - NOT FOR CONSTRUCTION, FOR ILLUSTRATION PURPOSES ONLY.
 - CONSTRUCTION DESIGN BY OTHERS
 - WALL HEIGHT VARIES WITH TOPOGRAPHY
 - DEPTHS OF RETAINING WALLS ARE FOR CROSS SECTION LOCATIONS SHOWN ON SIGHT DRAWING

RETAINING WALL LENGTHS:
 RETAINING WALL A - LENGTH = 38.1'
 RETAINING WALL B - LENGTH = 141.1'
 RETAINING WALL C - LENGTH = 423.0'
 RETAINING WALL D - LENGTH = 104.0'



I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, LAN DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON JANUARY 10, 2008, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING

THOMAS JOHNSTON, NMPE NO. 17158



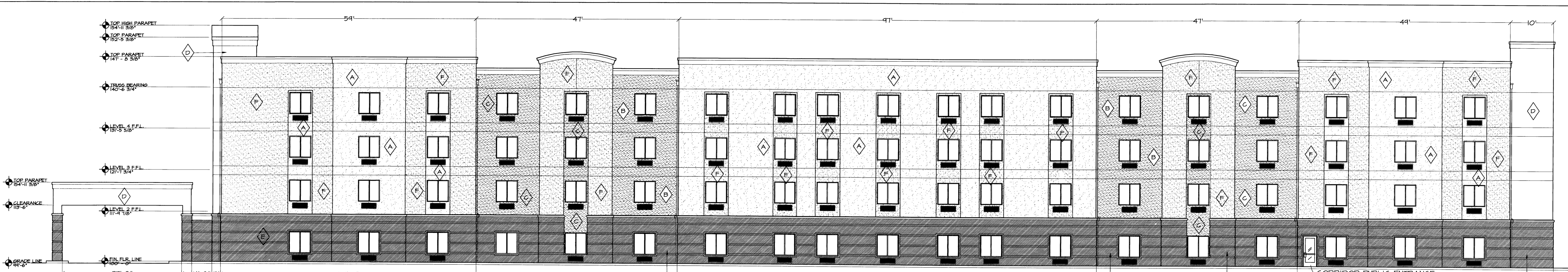
TJC ENGINEERING, INC. (505)266-7256 Fax: (505) 255-2887
 330 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87108

disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauer + Associates at 1.402.371.3333 if you need dimensional assistance.	drawn: I remsing checked: L.K.Lauer start date: 12.28.07 plot date: 1.15.08 approved:	updates: revisions:
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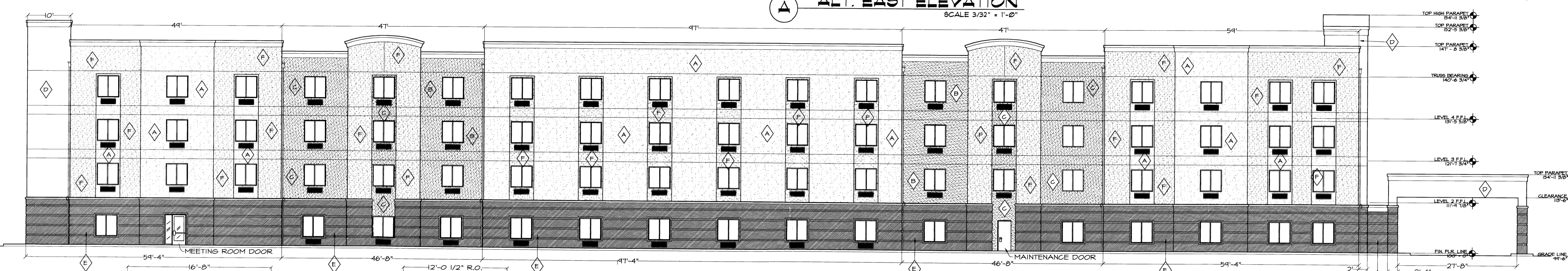
Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico

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

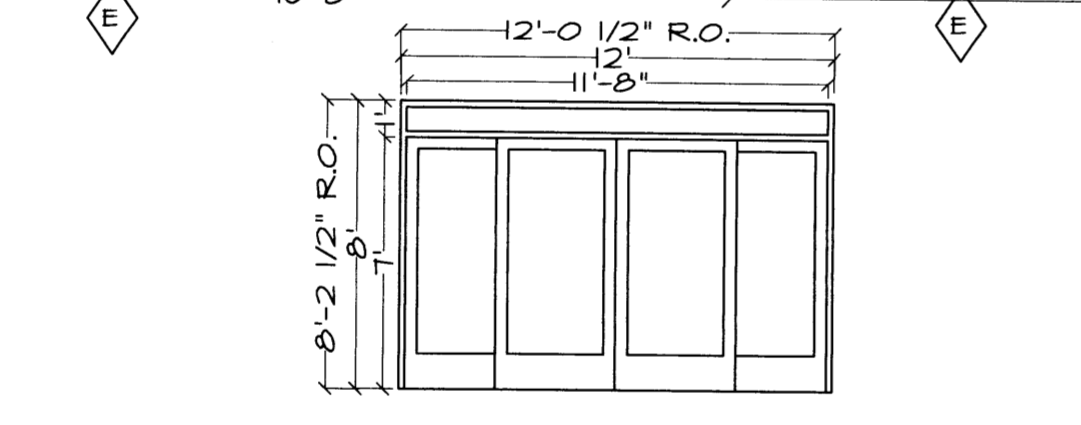
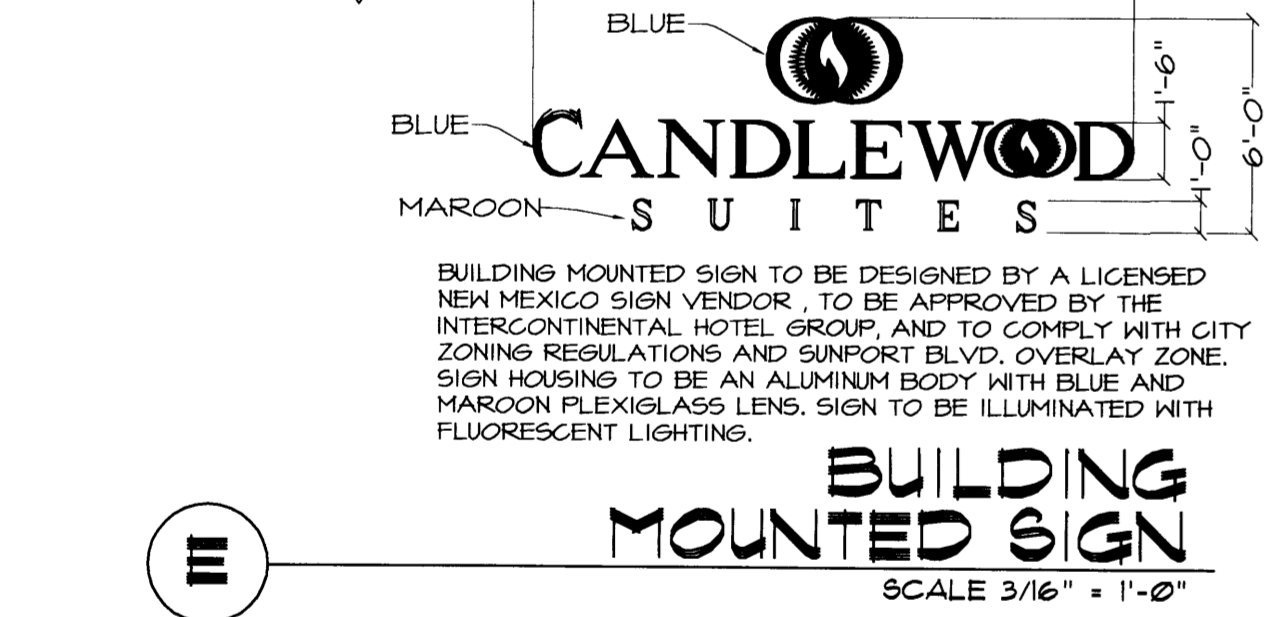
job no: **438**
 sheet: **4 OF 5**



A ALT. EAST ELEVATION
SCALE 3/32" = 1'-0"



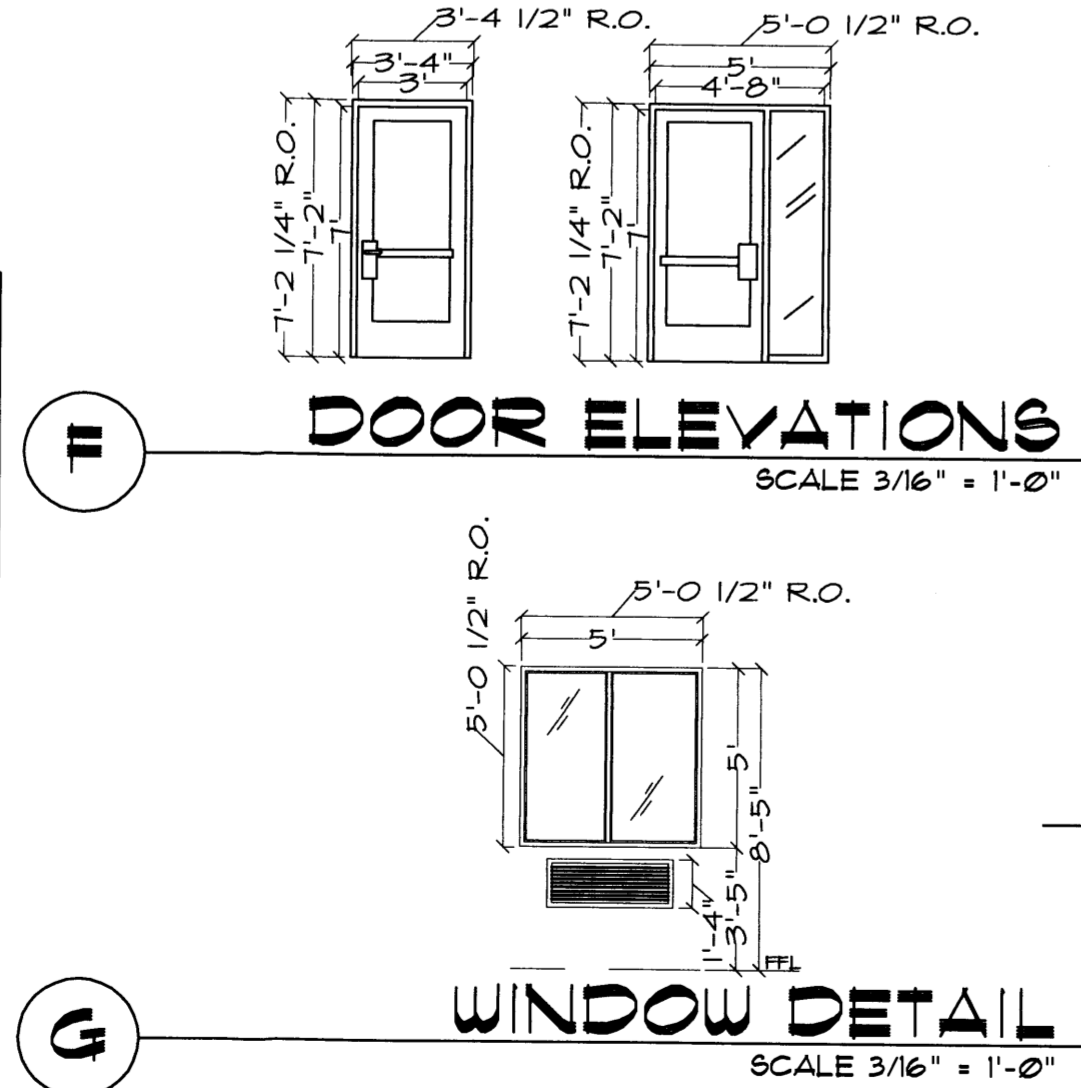
B ALT. WEST ELEVATION
SCALE 3/32" = 1'-0"



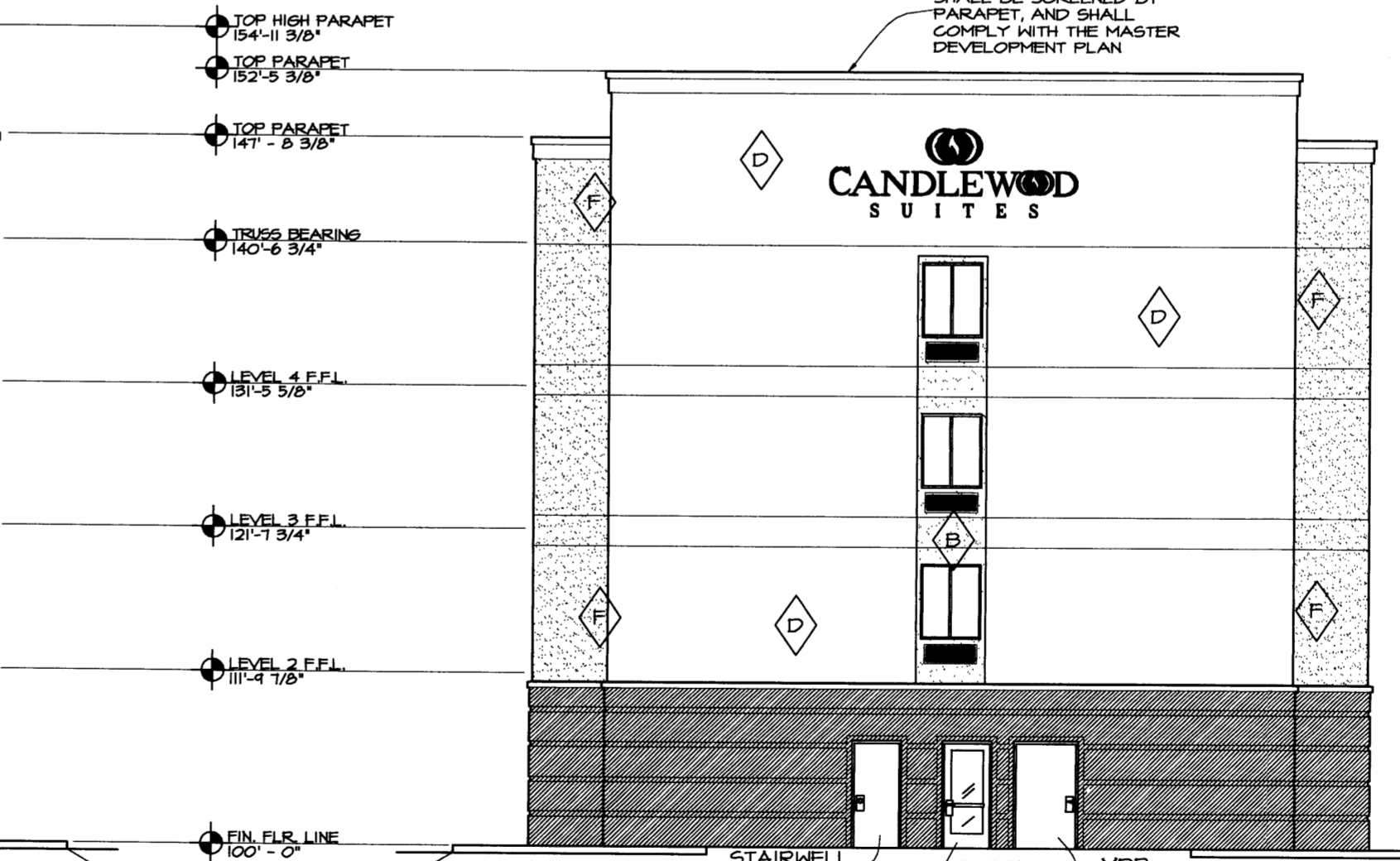
SYNTHETIC STUCCO COLOR
MATCH SYNTHETIC STUCCO COLOR TO THE FOLLOWING BENJAMIN MOORE COLORS

- ◊ - WARM GRAY
- ◊ - KHAKI
- ◊ - TAN
- ◊ - LIGHT GRAY
- ◊ - BROWN
- ◊ - GREY

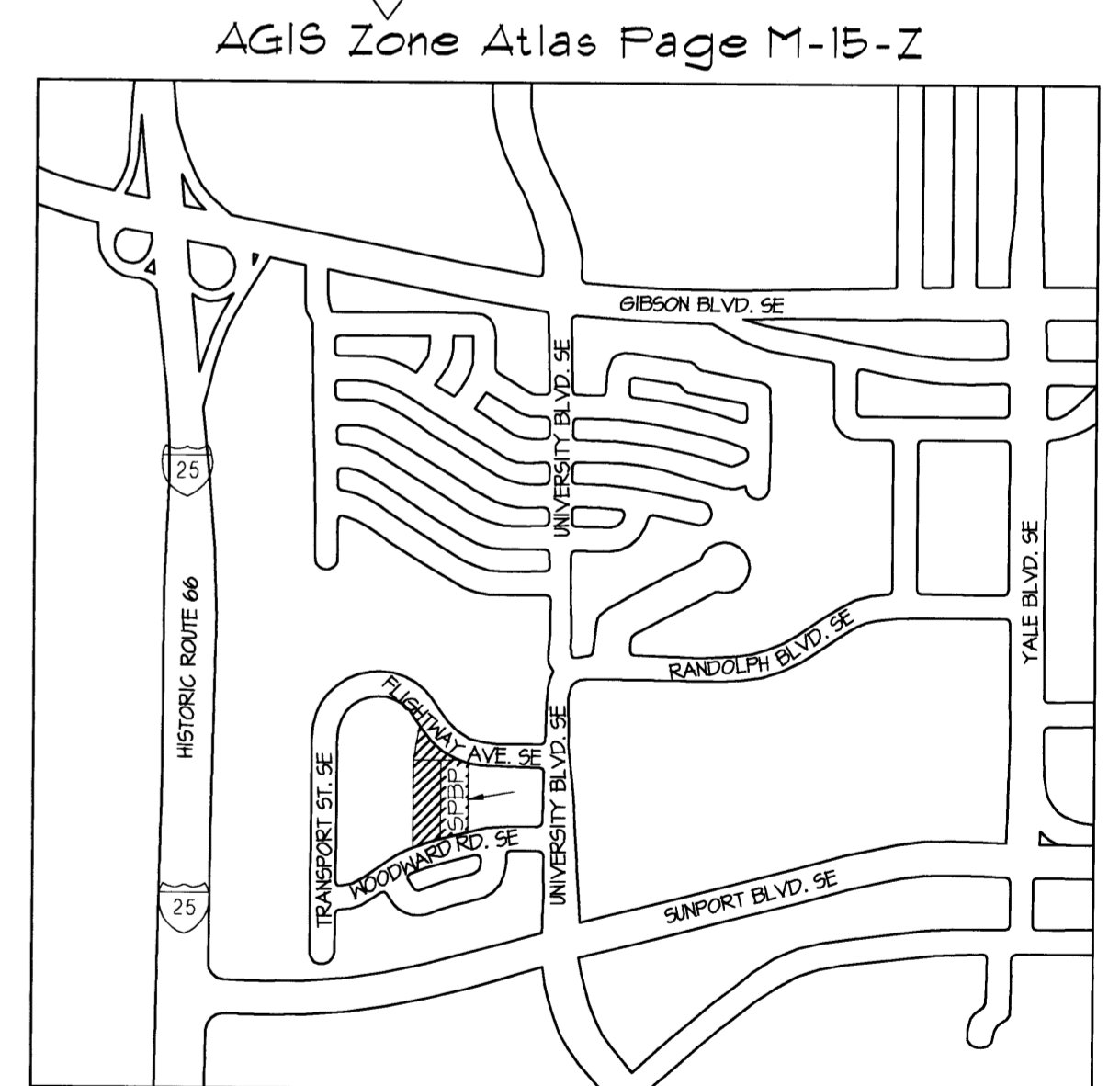
NOTES:
1. COLOR OF FACIA AND SOFFIT TO MATCH SYNTHETIC STUCCO COLOR "D".
2. CONDUCTOR HEADS SHALL BE SEAMLESS & PREFINISHED TO MATCH ADJOINING BUILDING SURFACE.
3. ALL SHUTTERS COLOR TO MATCH BENJAMIN MOORE COLOR "EVENING DOVE #2128-30".
4. EXTERIOR FINISH ALTERNATE; REPLACE SYNTHETIC STUCCO BASE WITH BRICK.
5. ALL WINDOWS ARE WHITE FINISH VINYL THERMAL INSULATED WINDOWS.
6. FRONT ENTRY DOOR FRAMES ARE BRONZE FINISH.
7. ENTIRE BUILDING TO BE INSTALLED WITH ENERGY EFFICIENT INSULATION.



C ALT. SOUTH ELEVATION
SCALE 3/32" = 1'-0"



D ALT. NORTH ELEVATION
SCALE 3/32" = 1'-0"



disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauer + Associates at 1.402.371.3333 if you need dimensional assistance.	drawn: s severson	updates:	revisions:
	checked: L.K.Lauer		
	start date: 12.28.07		
	plot date: 12.27.07		
	approved:		

Site Plan for Building Permit
Candlewood Suites Airport Park
Albuquerque, New Mexico



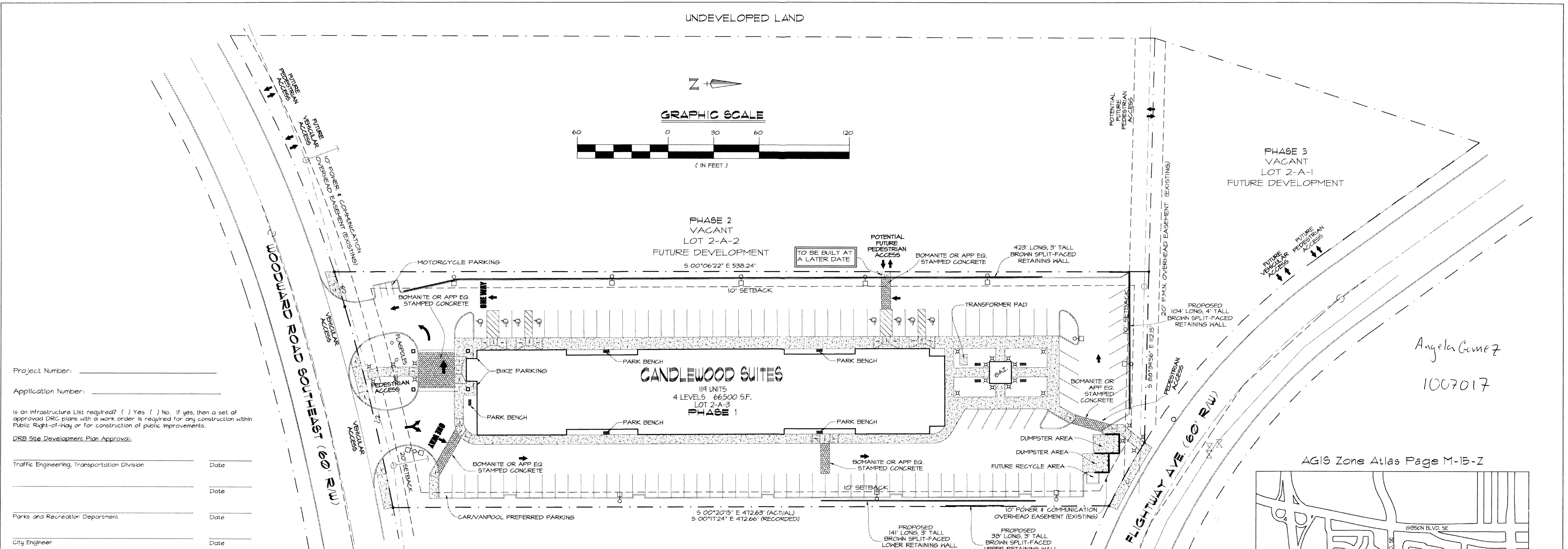
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job no: **438**

architect's seal: **sheet: 5 OF 5**



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 Engineering, Transportation Division	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
City Engineer	Date
_____	_____
ABCAU • Environmental Health Department (conditional)	Date
_____	_____
Solid Waste Management	Date
_____	_____
DRB Chairperson, Planning Department	Date
_____	_____
• Environmental Health, if necessary	

1 SITE PLAN FOR SUBDIVISION
 SCALE 1" = 30'-0"

Master Development Plan Required Information:

Master Development Plan Background: This Master Development Plan is a proposed replat of Lot 2-A Block 2 Sunport Park into three properties: Lots 2-A-1, Lots 2-A-2, Lots 2-A-3. Phase I is a Hotel on lot 2-A-3, Phase II is a development of lot 2-A-2, and Phase III is a development of lot 2-A-1.

Site: Approximately 4.45 acres, zoned IP located in the Sunport Boulevard Design Overlay Zone.

Proposed Uses: Permissive uses shall be as follows
 Permissive Uses for Lots 2-A-1, Lot 2-A-2: Permissive uses shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone. Adult amusement establishment or adult store shall not be permitted on the Property due to proximity to a residential zone (14-16-2-19(A)(1)(B)).
 Permissive Uses for Lot 2-A-3: Hotel and associated uses including guest dining and recreation areas.

Pedestrian and Vehicular Ingress and Egress: Primary site access point are indicated on the site plan. Primary vehicular and pedestrian access to the site will be as follows:
 -Lot 2-A-1 will be accessed from the north end of the property on Flightway Avenue.
 -Lot 2-A-2 will be accessed from the south end of the property on Woodward Road.
 -Lot 2-A-3 will be accessed from the south end of the property on Woodward Road.

Transit Access: Bus route 222, is located on University Boulevard and Randolph Road.

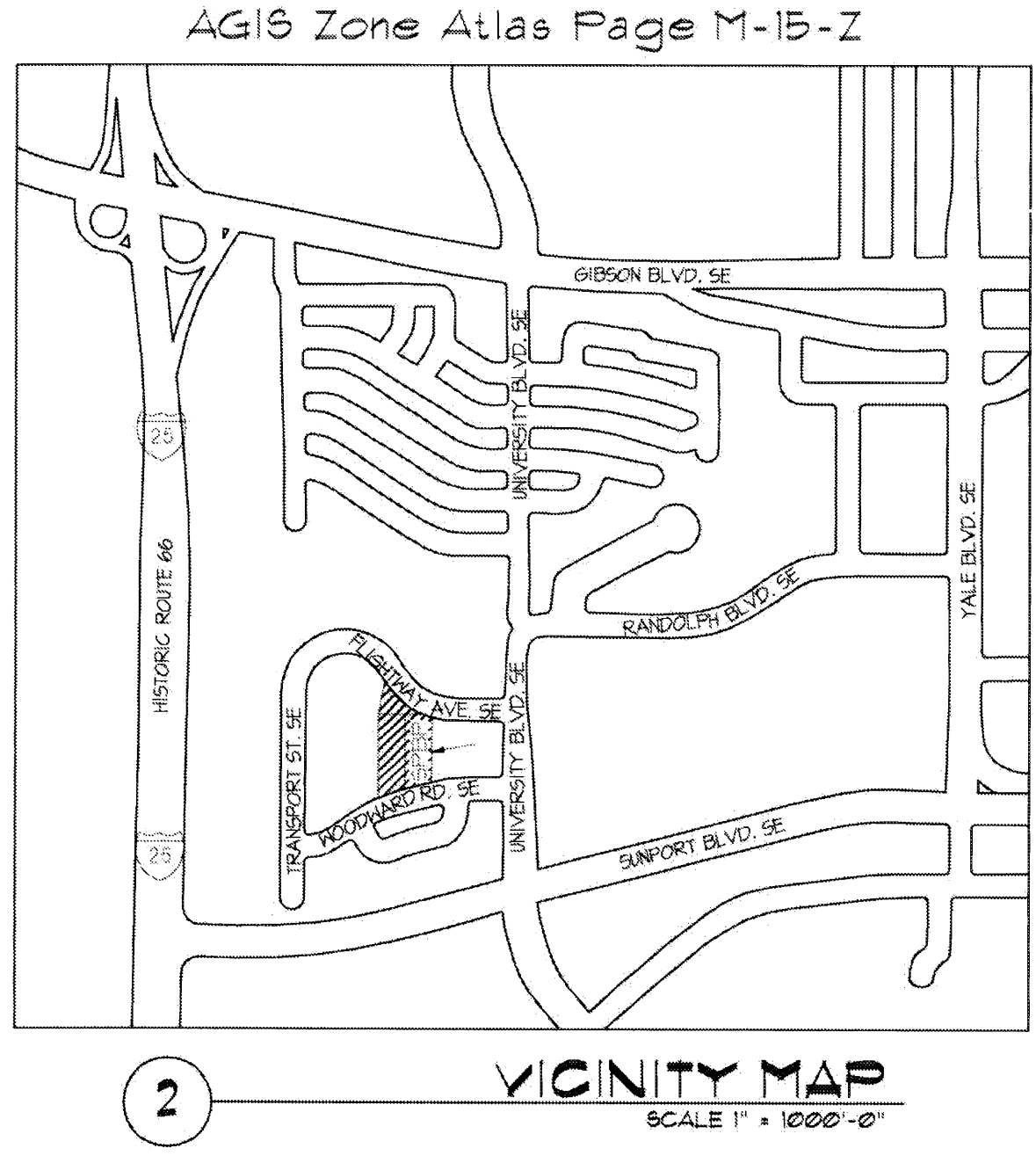
Internal Circulation: Internal sidewalks and driveways shall be provided and designed to the specifications described in the Design Standards that accompany this document and comply with applicable regulations in the Zoning Code and DPM standards. The more restrictive regulation or standard shall govern.

Building Heights and Setbacks: The proposed building heights and setbacks shall be as follows:
For All Lots:
 - **Maximum Building Height:** Within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, not to exceed 120 feet.
 - **Minimum Setback for Sides Facing Public Streets (front):** 20 feet.
 - **Minimum Setback for All Sides Not Facing Public Streets (side and rear):** 10 feet.

Signage: Signage shall be pursuant to the City of Albuquerque IP Zone, the Sunport Boulevard Design Overlay Zone or the City of Albuquerque General Sign Regulations, whichever is more restrictive.

Development Densities: Development density shall conform to the City of Albuquerque, IP Zone, which limits the area of each lot covered by buildings to 50 %.

Landscape Plan: All landscape plans shall comply with landscaping requirements in the Zoning Code, including landscape buffers and shade trees in parking areas, and with the City's Water Conservation Landscaping and Water Waste Ordinance and Pollen Ordinance.



- RED STAMPED CONCRETE
- CONCRETE
- HANDICAPPED STALL MARKER
- FIRE HYDRANT
- HANDICAPPED PARKING SIGN
- MANHOLE
- 2" WATER METER
- INCOMING TRAFFIC DIRECTION
- PARK BENCHES
- DOUBLE LIGHT POLE
- SINGLE LIGHT POLE
- PEDESTRIAN LIGHTING

LOT	SQ. FT.	ACRES
2-A-1	25,110 SQ. FT.	0.58 ACRES
2-A-2	88,560 SQ. FT.	2.03 ACRES
2-A-3	79,342 SQ. FT.	1.82 ACRES

LOT	MAX BLDG. HT. HEIGHT	SETBACKS FRONT SIDES REAR	F.A.R.	FOOTPRINT	LOT SIZE
2-A-1	N/A	20' 10' 10'	N/A	N/A	25,110 SQ. FT.
2-A-2	N/A	20' 10' 10'	N/A	N/A	88,560 SQ. FT.
2-A-3	55'	20' 10' 10'	0.84	16,650 SQ. FT.	79,342 SQ. FT.

disclaimer: These plans are intended to be read by dimensions only. Do not use use a scale. Please call Leon Lauver + Associates at 1 402.371.3333 if you need dimensional assistance.	drawn: I remising		
	checked: L.K.Lauver	06.11.08 remising 02.02.08 remising 04.10.08 seiverson 03.10.08 seiverson	
	start date: 12.28.07	01.24.08 remising 01.14.08 remising 01.11.08 remising 01.02.08 remising	
	plot date: 12.27.07		
	approved:	updates:	revisions:

Master Development Plan
 Lot 2-A, Block 2, Sunport Park
 Albuquerque, New Mexico

leon lauver + associates architects + consultants

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job no: **438**

sheet: **1 OF 3**

**Master Design Standards
Lot 2-A (Lots 2-A-1, 2, 3) Block 2 Sunport Park
Albuquerque, NM**

1) FRAMEWORK.

i) Executive Summary. The purpose of this project is to develop a modern hotel facility on Lot 2-A-3 of the Premises (Lot 2-A Block 2 Sunport Park) and to provide a framework for the development of the remainder of the Premises. The Premises consists of approximately 4.44 acres of undeveloped land designated as a Developed Urban Area and located within the Schwarzman Landfill Buffer Zone, the Yale Landfill Buffer Zone, and the Sunport Boulevard Design Overlay Zone (DOZ). The Premises is also located in close proximity to the Sunport Special Activity Center.

ii) Platting. Lot 2-A shall be subdivided into the following three lots, the development of which shall be subject to the following Master Design Standards (the "Design Standards").

- (1) Lot 2-A-1, 0.59 acres of real property fronting Flightway Avenue and bounded on the south by Lot 2-A-2 and Lot 2-A-3.
- (2) Lot 2-A-2, 2.03 acres of real property fronting Woodward Road and bounded on the north by Lot 2-A-1.
- (3) Lot 2-A-3, 1.82 acres of real property fronting Woodward Road and bounded on the north by Lot 2-A-1 and Flightway Avenue. Lot 2-A-3 shall be developed into a hotel pursuant to these design standards and a site plan for building permit as approved by the City of Albuquerque Environmental Planning Commission (EPC).

2) PROPOSED USES. Permissive uses shall be as follows:

- a) Permissive Uses for Lots 2-A-1, Lot 2-A-2:** Permissive uses shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone. Adult amusement establishment or adult store shall not be permitted on the Property due to proximity to a residential zone (14-16-2-19(A)(1)(B)).
- b) Permissive Uses for Lot 2-A-3:** Hotel and associated uses including guest dining and recreation areas.
- c) For All Lots:**
 - i) Off-premise signs are prohibited per the Sunport Blvd. Design Overlay Zone.
 - ii) Wireless Telecommunication facilities shall comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08).

3) DESIGN STANDARDS

a) INTRODUCTION. These Design Standards are established to provide planners and designers with a design framework to accomplish the following:

- i) Create and encourage an attractive built environment on the Premises that promotes opportunities for commercial and industrial development.
- ii) Define common architectural and landscape design standards for the entire Premises while still providing enough flexibility for each lot to develop a unique visual identity.

b) OVERALL DESIGN THEME and LAND USE CONCEPTS

i) Design Theme. The Property shall be developed using architectural and landscape design themes that are harmonious with the surrounding built environment, yet establish a unique identity. The design theme of the property shall allow architectural creativity which shall not be constrained other than as described within these Design Standards and as required by applicable statutes and ordinances.

ii) Land Use Concepts. Because the existing IP Zoning, and the Sunport Area support a wide variety of uses, it is appropriate that these Design Standards shall not constrain future development of the Property to any particular theme or architectural style. Nearby property uses include food production and packaging, hospitality, restaurants, freight related business and offices.

c) PARKING. The intent of the standards for the development of parking areas is to: promote pedestrian and driver safety and mobility, minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas.

- i) Off street parking shall be provided per 14-16-3-1 of the Zoning Code.
- ii) **ADA Compliance.** ADA-compliant parking shall be provided in locations nearest to building entrances with ADA compliant accessibility. ADA compliant parking shall be distributed evenly in quantity and in proximity to ADA compliant building entries. ADA compliant parking shall be located within 10 feet of pedestrian connections.

iii) Pedestrian Connections. Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Where parking areas with 25 or more contiguous stalls are not adjacent to a sidewalk or pedestrian walkway, one pedestrian connection per 25 parking stalls shall be provided between the parking area and a pedestrian walkway leading to a building entrance. Pedestrian walkways adjacent to parking areas, but not crossing vehicular drive paths and not adjacent to buildings must maintain 6 feet clear width except where adjacent to planting areas where they may be reduced to 4 feet 6 inches for a distance of no more than 6 feet. All pedestrian connections shall differ in color and material from adjacent parking lot paving.

iv) Parking Lot Landscaping. Parking lot landscaping requirements shall comply with Section 14-16-3-10 of the City Zoning Code. A minimum 11 foot standard landscape buffer shall be required between parking areas and the adjacent public ROWs per 14-16-3-10(E)(3)(a).

v) Screening. Parking within 30' of a public ROW shall be located behind buildings or screened by any or a combination of earth berms, perimeter or retaining walls, and evergreen landscaping. Screening shall be a minimum of 30 inches in height, but shall not exceed 36 inches in height.

(1) Exceptions. Screening shall not be required where it may impede the ability of a vehicle driver or a pedestrian to see on-coming traffic or pedestrians.

d) STREET DESIGN. Internal streets and drives shall be designed to both facilitate good vehicular flow as well as pedestrian safety and movement. At minimum, one vehicular access point to the adjacent public R.O.W. shall be provided as follows: Access to Lot 2-A-1 shall be from Flightway Avenue, access to Lot 2-A-2 shall be from Woodward Road, access to Lot 2-A-3 shall be from Woodward Road.

i) Design of public and private infrastructure shall be in accordance with the City of Albuquerque Development Process Manual (DPM).

ii) Landscape buffers of a minimum of 11 feet shall be provided between sidewalks adjacent to the public R.O.W. and the Premises.

e) AMENITIES and PEDESTRIAN CONNECTIONS. Pedestrian amenities including sidewalks and pathways, outdoor seating and recreation areas shall be designed pursuant to the City of Albuquerque Zoning Code. All pedestrian connections shall be clearly demarcated.

i) Connection to Public R.O.W. A minimum of one pedestrian connection, with a minimum clear width of 6 feet shall be provided between the primary building entrance and an adjacent public street (the "Primary Pedestrian Connection"). Primary Pedestrian Connections shall be constructed of material of a permanent nature such as concrete, brick, or pavers. Secondary connections to public streets with a minimum width of 4 feet clear are permitted.

ii) Internal Pedestrian Connections. Internal pedestrian connections constructed of material of a permanent nature, with a minimum clear width of 6 feet shall be provided between building entrances and parking facilities and entrances to other buildings. Gravel or crusher fine pedestrian paths of 4 feet clear are permitted provided they are not the primary connection to the Public R.O.W. and at least 1 alternative pedestrian connection of 6 feet clear, constructed of a material of a permanent nature is provided between the source and destination of the path.

iii) Inter-Lot Connections. At minimum, 1 pedestrian connection, constructed of material of a permanent nature, between adjacent lots shall be provided where more than 150 feet of continuous lot boundary exists and where one of the following uses exists on both lots: Hotel, Office, Temporary park-and-ride, Parking lots, Restaurant, Retail as defined by the City of Albuquerque Zoning Code Section 14-16-2-19(A)(22) except gasoline, oil, liquefied petroleum gas as defined by 14-16-2-19(A)(22)(f), or Services as defined by the City of Albuquerque Zoning Code Section 14-16-2-19(A)(24) other than automotive related as defined by 14-16-2-19 (A) (24)(a).

iv) Private Amenities and Connections. Private pedestrian amenities such as internal paths or seating areas shall be clearly defined by signage. A minimum of one seating area, which accommodates a minimum of two people shall be provided for employees of on-site facilities. Seating may be shared with public seating area.

v) Public Amenities and Connections. Sidewalks shall integrate seamlessly with neighboring property and shall be designed pursuant to the City of Albuquerque Zoning Code and DPM standards. A minimum of one seating area, that accommodates at least two people, shall be provided along pedestrian connections of more than 175', which can be part of other seating, public space and employee provision required in 14-16-3-18.

f) ENGINEERING. Engineering, including Grading and Drainage shall conform to City requirements. The site is located within the Schwarzman Landfill Buffer Zone and the Yale Landfill Buffer Zone. Appropriate engineering measures as described in the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones, shall be followed.

g) LANDSCAPING. The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and pedestrian environment. The primary focus for site landscape shall be the main entry to the property, public entrances to buildings and public circulation areas. A minimum of 15% of each lot area (minus building footprints) shall be landscaped.

i) Plant Palette. The Plant palette for the Property project will provide for year-round color and interest, and reflect the natural beauty of New Mexico. The landscape design and complementary site elements, which may include paving, street furniture, lighting, and bollards shall be used to reinforce the street and pathway edge. Low-pollen and low-allergen plant use is required in

landscaped areas near pedestrian circulation. Landscape materials shall be used in a consistent nature throughout a site to develop a sense of visual identity. A minimum of one quarter of the plantings shall be evergreen Plants other than those listed in the following plant palette may be substituted at the time future site development plans are reviewed by City staff.

(1) Trees, when mature shall provide shade, and interest in color and size. Low water use trees are encouraged. The permitted tree palette is as follows: Honey Locust (*Gleditsia Triacanthos*), Chinese Pistache (*Pistachia Chinesis*), Purpleleaf Plum (*Prunus Cerasifera*), Desert Willow (*Chilopsis Linearis*), Chaste Tree (*Vitex Agnus-Castus*), Golden Rain Tree (*Koeleruteria Paniculata*), Afghan Pine (*Pinus Eldarica*), Mexican Elder (*Sambucus Mexicana*).

(2) Shrubs, shall provide interest and visual barriers where appropriate. Low water use, local shrubs are encouraged. The permitted shrub palette is as follows: Fernbush (*Chamaebatiaria millefolium*), Big Sage (*Atrémisia Tridentata*), Curl Leaf Mtn. Mahogany (*Cercocarpus Ledifolius*), Autumn or Cherry Sage Sage (*Salvia Greggii*), Wintergreen Barberry (*Berberis Julianae*), Common Lilac (*Syringia Vulgaris*).

(3) Flowering Plants: shall utilize low water where applicable. Flowering Plants shall provide interest and accents to landscaping. The permitted flowering plant list is as follows: Chocolate Flower (*Berlandiera Lyrata*), Perky Sue (*Hymenoxys*), Red Valerian (*Centranthus Ruber*), Coreopsis (*Coreopsis Lanceolata*), Pineleaf Penstemon (*Penstemon Pinnifolius*).

(4) Desert Accent Plants: Desert accent plants shall provide visual interest and accents to landscaping. The permitted desert accent plant list is as follows: Torrey Yucca (*Yucca Torreyi*), New Mexico Yucca (*Yucca Neomexicana*).

(5) Ground Cover: shall utilize low water where applicable. Ground cover will add visual interest. The permitted low-water use ground cover is as follows: Rosemary (*Rosmarinus officinalis 'Prostrata'*), Fringed Sage (*Artemisia Frigida*), Purpleleaf Wintercreeper (*Euonymus Fortunei 'Colorata'*)

(6) Grasses: shall utilize low water where applicable. Turf grasses shall be used sparingly as required by City Zoning Code. The permitted low-water use grass palette is as follows: Native Grasses: Indian Rice Grass (*Oryzopsis Hymenoides*), Sand Dropseed (*Sporobolus cryptandrus*), Alkali Sacaton (*Sporobolus airoides*), Maiden Grass (*Miscanthus Sinensis*), Deer Grass (*Muhlenbergia rigens*).

(7) Vines: shall utilize low water where applicable. Vines are as follows: Silkvine (*Periploca graeca*), Silver Lacevine (*Polygonum aubertii*).

ii) All landscape plans shall comply with landscaping requirements in the Zoning Code, including landscape buffers and shade trees in parking areas, the City's Water Conservation Landscaping and Water Waste Ordinance and Pollen Ordinance.

iii) All plant material shall be maintained by the Owner or Tenant in a living, attractive condition. This includes proper maintenance of the irrigation system and removal of weeds, trash, or debris, as well as repair of any areas exhibiting erosion damage.

iv) An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to prevent over-spraying onto walks, buildings, fences, etc. Irrigation pipe and tubing shall not be exposed to UV radiation.

v) Gravel, cobble, crusher-fine, woodchip, nut shells, mulch, and similar materials are acceptable as a top dressing for landscape areas. However, shall not be considered a focal landscape element.

h) WALLS and FENCES.

i) Walls, including, but not limited to, perimeter walls, retaining walls and fences, if provided, shall be compatible with the architectural style of the building(s) on site and shall comply with 14-16-3-19 of City of Albuquerque Zoning Code and with the intent of the City's Design Manual for Subdivision Access and Perimeter Walls. Chain link fencing, razor ribbon, barbed wire or similar materials are prohibited.

i) SETBACKS. Buildings setbacks shall be in accordance with the City of Albuquerque IP Zone. For All Lots:

- i) Minimum setback for sides fronting public streets (front setback): 20 Feet.
- ii) Minimum setback for all sides not fronting public streets (rear and side setback): 10 Feet.

j) ARCHITECTURE. In general, all buildings shall comply with the current City of Albuquerque Zoning Code. However, in cases where the Design Standard

requirements exceed the Zoning Code, the Design Standards will govern. The focus of these architectural standards and guidelines is to promote consistency and continuity in relation to building aesthetics and designs. Energy conservative design is strongly encouraged.

i) Development Densities. Development density shall conform to the City of Albuquerque, IP Zone, which limits the area of each lot covered by buildings to 50%. The FAR of lot 2-A-3 is 0.84.

ii) Building Heights. Building height limits will be enforced in accordance with the City of Albuquerque Zoning Code for the Industrial Park (I-P) Zone, which limits Maximum Building Height to be within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the Premises.

iii) Building Entrances. The major public entry to the primary public building located on Lot 2-A-1 shall face Flightway Blvd. There shall be at least one (1) public entrance facing Woodward Road on Lot 2-A-2. Primary building entrances shall have a shelter feature such as a canopy, covered portico, awnings or a recessed entry. All entries shall be clearly defined and connect to pedestrian linkages. ADA-accessible entries shall be provided in close proximity ADA-accessible parking stalls and shall have clear and visible access clearly demarcated with signage.

iv) Service/Loading Areas. Designated service entrances and loading areas shall be differentiated from public areas with signage or by screening from public view. Loading areas shall be screened from direct view of public streets. Screening may be accomplished by architectural barriers such as walls or with landscape features. Where possible, service entrances shall be differentiated from public entrances by being separate entrances.

v) Building Articulation and Design. Buildings shall convey an image appropriate to their use. Building design integrated with site planning will create pedestrian friendly areas on site where appropriate.

(1) Facades of more than 100 feet in length shall have at minimum 1 setback or height variation of 1 foot or greater for a minimum of 15% of the total facade length.

(2) Special attention shall be given to the articulation of facades through use of color, materials, changes in roof planes or parapets, or building offsets.

vi) Equipment. All roof top equipment and appurtenances shall be integrated into architectural design of the facility. All ground-mounted equipment shall be architecturally screened and integrated into the architectural design of the facility. Rooftop equipment shall be screened from view of the public R.O.W. Equipment includes, but is not limited to: water backflow preventers, gas meters, electric meters, exposed conduit, cabling and wiring.

vii) Portable/Temporary Buildings. Temporary buildings are not permitted except during development and construction.

viii) Materials and Colors. Buildings shall convey solidity and durability and employ high quality materials in their construction. Primary building materials and colors shall reflect the location, character and identity of New Mexico. Low reflecting colors shall be used for walls and roofs. Acceptable materials include: stucco, concrete (sand blasted or finished surface) stone, split face block, burnished block, masonry (except standard CMU), glass block, brick, exterior ceramic, and exterior insulation finishing systems (EIFS), and

decorative concrete masonry unit panels. The use of accent colors and materials is encouraged to bring out detailing to better articulate or give scale to a building. Canopies, walls and outbuildings shall be of the same colors and materials used in the primary building.

(1) Prohibited Materials. The use of plastic or vinyl for siding, awnings or canopies is prohibited. Exposed, untreated precision block wood is prohibited. Highly reflective surfaces are prohibited.

k) LIGHTING. A consistent lighting theme for common areas will contribute significantly to the Property's overall aesthetic character. Safety and security as well as the daytime appearance of the light fixtures shall be primary lighting design considerations.

i) All light fixtures including fixtures located in parking areas, walkways and entries shall not exceed a maximum height of 20 feet.

ii) The design of light poles and fixtures shall be consistent throughout the s

iii) Lighting shall be fully shielded so that no fugitive light may escape the property line.

iv) Exterior lighting fixtures attached to buildings shall relate stylistically to architecture theme of the Property.

v) All fixtures and design shall comply with the New Mexico Night Protection Act and City of Albuquerque Zoning Code, Section 14-16-3-9 Lighting Regulations.

l) SCREENING/BUFFERING. Refuse enclosures and storage areas shall be screened from pedestrians, motorists, the boundaries of the Property and the building(s).

m) SIGNAGE. Signage shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone, General Sign Regulations (Section 14-16-3-5 of the City of Albuquerque Zoning Code), and the Sunport Boulevard Design Overlay Zone, whichever is more restrictive. Signs attached to buildings shall be complementary to the architecture of the building and shall be unobtrusive in nature to surrounding property. Directional signs may be provided, at the discretion of the Property owner to direct visitors and delivery services. One permanent identification sign is allowed on each lot with a maximum sign face area of 20 sq.

i) Signs shall identify only the name and business of the occupant or those offering the premises for sale or lease.

- ii) Prohibited signs include:
 - (1) Free-standing and projecting signs per 14-16-2-19(A)(25)(b)2.
 - (2) Permanent banners, ribbons, streamers and strings of light bulbs
 - (3) Flashing signs
 - (4) Portable signs
 - (5) Off-premise signs per the Sunport Boulevard DOZ.

iii) The following example signage detail incorporates the required signage design standards.

n) WIRELESS TELECOMMUNICATIONS FACILITIES. Wireless telecommunications facilities shall be architecturally integrated per 14-16-3-17(A)(9) of council Bill F/S(3) O-06-40 (1/16/08).

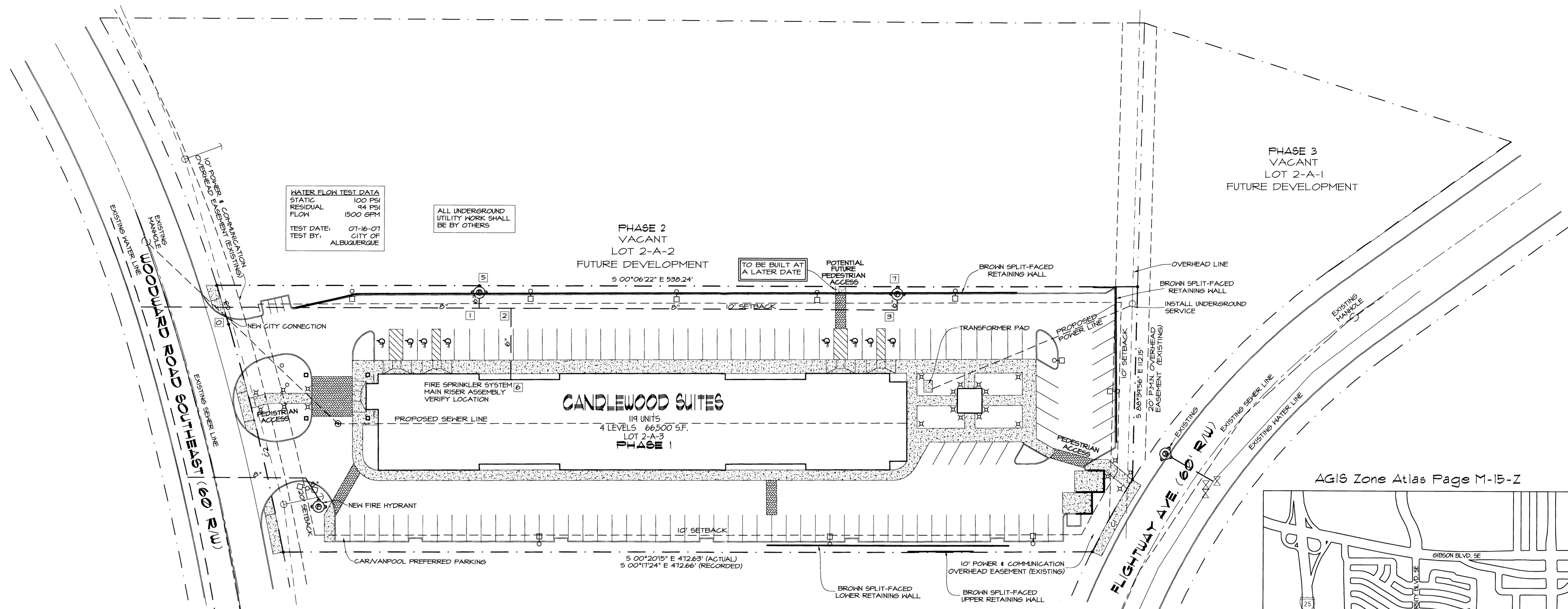


Figure 5. Building mounted signage that meets Signage criteria.

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	checked: L.K.Lauver		
	start date: 12.28.07		
	plot date: 05.02.08		
approved:	updates:	revisions:	

**Master Development Plan
Lot 2-A, Block 2, Sunport Park
Albuquerque, New Mexico**

<p align="center">leon lauver + associates architects + consultants</p> <p align="center">p. o. box number 1207, norfolk, nebraska 68701 voice: 1.402.371.3333; fax: 1.402.371.1164 llauver@leonaullauver.com</p> <p align="center">Copyright © Leon Lauver + associates. This drawing is an instrument of Leon Lauver + Associates for use solely with this project. This Document shall not be used by the owner, contractor, or other parties for other projects.</p>	<p>job no: 438</p>
	<p>architect's seal:</p>
	<p>sheet: 2 OF 3</p>



WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 44 PSI
 FLOW 1500 GPM
 TEST DATE: 07-16-07
 TEST BY: CITY OF ALBUQUERQUE

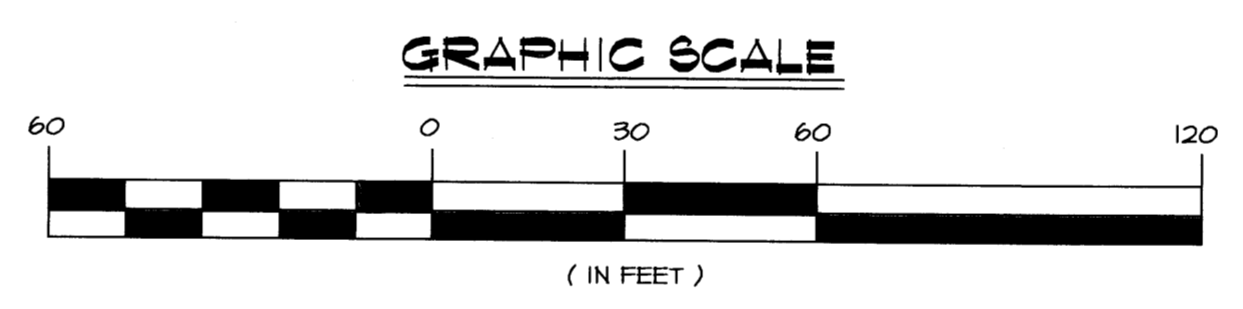
ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

PHASE 2 VACANT LOT 2-A-2 FUTURE DEVELOPMENT
 S 00°06'22" E 538.24'

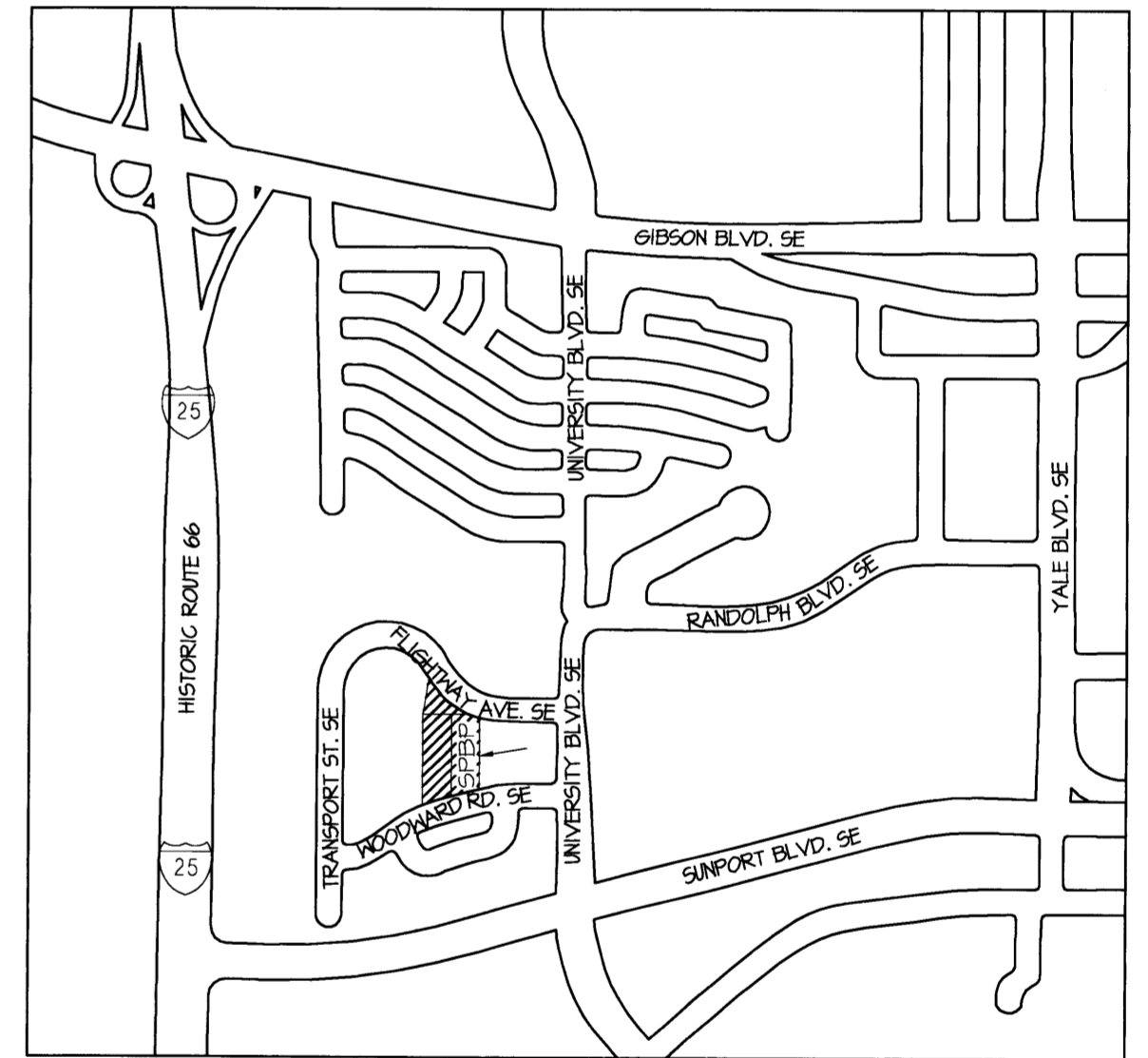
PHASE 3 VACANT LOT 2-A-1 FUTURE DEVELOPMENT

CANDLEWOOD SUITES
 119 UNITS
 4 LEVELS 66,500 S.F.
 LOT 2-A-3
PHASE 1

CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



AGIS Zone Atlas Page M-15-Z



VICINITY MAP
 SCALE 1" = 1000'-0"



Project Number: _____
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP

NOTE: THIS SITE PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY, ALL SITE UTILITY WORK SHALL BE BY OTHERS - TNT LECH LLC TO BEGIN ALL WORK INSIDE THE BUILDING.

NOTE: ALL UNDERGROUND WATER MAINS, VALVES, FIRE HYDRANTS, THRUST BLOCKS AND ANY ASSOCIATED WORK SHALL BE PROVIDED BY AND INSTALLED BY OTHERS - IN ACCORDANCE WITH NFPA 24.

- LEGEND:**
- ⊗ BOLLARD LIGHT
 - SINGLE LIGHT POLE
 - ⊕ HANDICAPPED STALL MARKER
 - ⊙ FIRE HYDRANT
 - ★ HANDICAPPED PARKING SIGN
 - MANHOLE
 - ⊕ 2" WATER METER
 - ➔ INCOMING TRAFFIC DIRECTION

TNT TECH LLC
 851 SOLEDAD LA. LOS LUNAS, NM 87031
 PHONE (505) 866-6000 FAX (505) 866-6600
 NM LICENSE NO. 355973

AUTHORITY HAVING JURISDICTION CITY OF ALBUQUERQUE	DRAWN BY HWU	DESIGNED BY RTC
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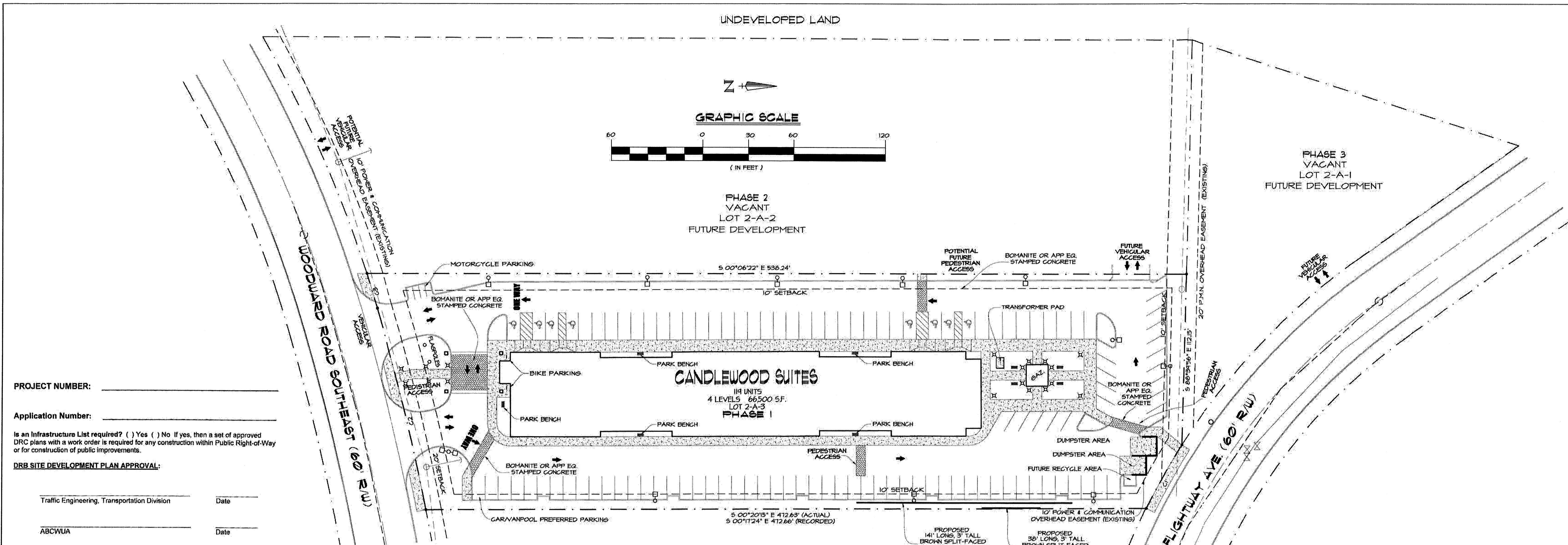
Master Development Plan
 Lot 2-A, Block 2, Sunport Park
 Albuquerque, New Mexico

leon lauver + associates architects + consultants

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architect's seal: **438**
 sheet: **3 OF 3**



1 SITE PLAN FOR SUBDIVISION
SCALE 1" = 30'-0"

Master Development Plan Required Information:

Master Development Plan Background: This Master Development Plan is a proposed replat of Lot 2-A Block 2 Sunport Park into three properties: Lots 2-A-1, Lots 2-A-2, Lots 2-A-3. Phase I is a Hotel on lot 2-A-3, Phase II is a development of lot 2-A-2, and Phase III is a development of lot 2-A-1.

Site: Approximately 4.45 acres, zoned IP located in the Sunport Boulevard Design Overlay Zone.

Proposed Uses: Permissive uses shall be as follows
Permissive Uses for Lots 2-A-1, Lot 2-A-2: Permissive uses shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone. Adult amusement establishment or adult store shall not be permitted on the Property due to proximity to a residential zone (14-16-2-19(A)(1)(B)).
Permissive Uses for Lot 2-A-3: Hotel and associated uses including guest dining and recreation areas.

Pedestrian and Vehicular Ingress and Egress: Primary site access point are indicated on the site plan. Primary vehicular and pedestrian access to the site will be as follows:
 -Lot 2-A-1 will be accessed from the north end of the property on Flightway Avenue.
 -Lot 2-A-2 will be accessed from the south end of the property on Woodward Road.
 -Lot 2-A-3 will be accessed from the south end of the property on Woodward Road.

Transit Access: Bus route 222, is located on University Boulevard and Randolph Road.

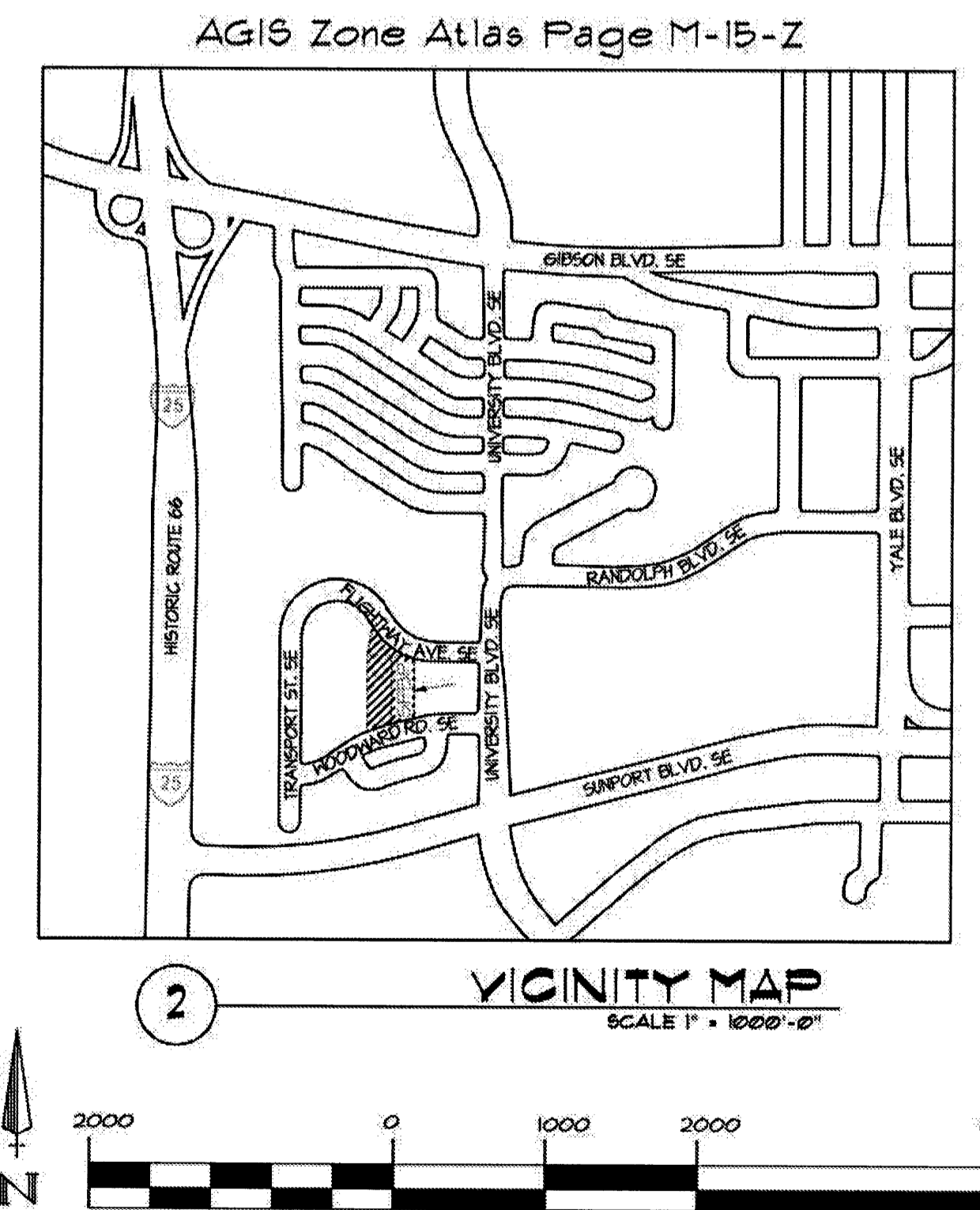
Internal Circulation: Internal Sidewalks and driveways shall be provided and designed to the specifications described in the Design Standards that accompany this document and comply with applicable regulations in the Zoning Code and DPM standards. The more restrictive regulation or standard shall govern.

Building Heights and Setbacks: The proposed building heights and setbacks shall be as follows:
For All Lots:
 - **Maximum Building Height:** Within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, not to exceed 120 feet.
 - **Minimum Setback for Sides Facing Public Streets (front):** 20 feet.
 - **Minimum Setback for All Sides Not Facing Public Streets (side and rear):** 10 feet.

Signage: Signage and General Sign Regulations, whichever is more restrictive shall be pursuant to the City of Albuquerque IP Zone and the Sunport Boulevard Design Overlay Zone.

Development Densities: Development density shall conform to the City of Albuquerque, IP Zone, which limits the area of each lot covered by buildings to 50 %.

Landscape Plan: All landscape plans shall comply with landscaping requirements in the Zoning Code, including landscape buffers, street trees and shade trees in parking areas, and with the City's Water Conservation Landscaping and Water Waste Ordinance and Pollen Ordinance.



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

LOT AREA

LOT	SQ. FT.	ACRES
2-A-1	25,710 SQ. FT.	0.59 ACRES
2-A-2	88,560 SQ. FT.	2.03 ACRES
2-A-3	74,342 SQ. FT.	1.82 ACRES

LOT	MAX. BLDG. HT. HEIGHT	SETBACKS	F.A.R.	FOOTPRINT	LOT SIZE
		FRONT SIDES REAR			
2-A-1	N/A	20' 10' 10'	N/A	N/A	25,710 SQ. FT.
2-A-2	N/A	20' 10' 10'	N/A	N/A	88,560 SQ. FT.
2-A-3	55'	20' 10' 10'	0.84	16,650 SQ. FT.	74,342 SQ. FT.

- LEGEND:**
- RED STAMPED CONCRETE
 - CONCRETE
 - ♿ HANDICAPPED STALL MARKER
 - ⊕ FIRE HYDRANT
 - ★ HANDICAPPED PARKING SIGN
 - MANHOLE
 - ⊕ 2" WATER METER
 - ➔ INCOMING TRAFFIC DIRECTION
 - PARK BENCHES
 - □ DOUBLE LIGHT POLE
 - ○ SINGLE LIGHT POLE
 - ✕ PEDESTRIAN LIGHTING

drawn: I remsing		
checked: L.K.Lauver		
start date: 12.28.07	updates:	revisions:
plot date: 12.27.07		
approved:		

Master Development Plan
 Lot 2-A, Block 2, Sunport Park
 Albuquerque, New Mexico

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job no: **438**

sheet: **1 OF 3**

Master Design Standards
Lot 2-A (Lots 2-A-1, 2, 3) Block 2 Sunport Park
Albuquerque, NM

1) FRAMEWORK.

i) Executive Summary. The purpose of this project is to develop a modern hotel facility on Lot 2-A-3 of the Premises (Lot 2-A Block 2 Sunport Park) and to provide a framework for the development of the remainder of the Premises. The Premises consists of approximately 4.44 acres of undeveloped land designated as a Developing Urban Area and located within the Schwartzman Landfill Buffer Zone, the Yale Landfill Buffer Zone, and the Sunport Boulevard Design Overlay Zone (DOZ). The Premises is also located in close proximity to the Sunport Special Activity Center.

ii) Platting. Lot 2-A shall be subdivided into the following three lots, the development of which shall be subject to the following Master Design Standards (the "Design Standards").

- (1) Lot 2-A-1. 0.59 acres of real property fronting Flightway Avenue and bounded on the south by Lot 2-A-2 and Lot 2-A-3.
- (2) Lot 2-A-2. 2.03 acres of real property fronting Woodward Road and bounded on the north by Lot 2-A-1.
- (3) Lot 2-A-3. 1.82 acres of real property fronting Woodward Road and bounded on the north by Lot 2-A-1 and Flightway Avenue. Lot 2-A-3 shall be developed into a hotel pursuant to these design standards and a site plan for building permit as approved by the City of Albuquerque Environmental Planning Commission (EPC).

2) PROPOSED USES. Permissive uses shall be as follows:

- a) Permissive Uses for Lots 2-A-1, Lot 2-A-2:** Permissive uses shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone. Adult amusement establishment or adult store shall not be permitted on the Property due to proximity to a residential zone (14-16-2-19(A)(1)(B)).
- b) Permissive Uses for Lot 2-A-3:** Hotel and associated uses including guest dining and recreation areas.
- c) For All Lots:**
 - i) Off-premise signs are prohibited per the Sunport Blvd. Design Overlay Zone.
 - ii) Wireless Telecommunication facilities shall comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08).

3) DESIGN STANDARDS

a) INTRODUCTION. These Design Standards are established to provide planners and designers with a design framework to accomplish the following:

- i) Create and encourage an attractive built environment on the Premises that promotes opportunities for commercial and industrial development.
- ii) Define common architectural and landscape design standards for the entire Premises while still providing enough flexibility for each lot to develop a unique visual identity.

b) OVERALL DESIGN THEME and LAND USE CONCEPTS

i) Design Theme. The Property shall be developed using architectural and landscape design themes that are harmonious with the surrounding built environment, yet establish a unique identity. The design theme of the property shall allow architectural creativity which shall not be constrained other than as described within these Design Standards and as required by applicable statutes and ordinances.

ii) Land Use Concepts. Because the existing IP Zoning, and the Sunport Area support a wide variety of uses, it is appropriate that these Design Standards shall not constrain future development of the Property to any particular theme or architectural style. Nearby property uses include food production and packaging, hospitality, restaurants, freight related business and offices.

c) PARKING. The intent of the standards for the development of parking areas is to: promote pedestrian and driver safety and mobility, minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas.

- i) Off street parking shall be provided per 14-16-3-1 of the Zoning Code.
- ii) **ADA Compliance.** ADA-compliant parking shall be provided in locations nearest to building entries with ADA compliant accessibility. ADA compliant parking shall be distributed evenly in quantity and in proximity to ADA compliant building entries. ADA compliant parking shall be located within 10 feet of pedestrian connections.
- iii) **Pedestrian Connections.** Clear pedestrian connections shall be provided through parking areas at a minimum width of 6 feet and shall be clearly demarcated with slightly raised and/or textured paving where they cross vehicular entrances and drive aisles. Where parking areas with 25 or more contiguous stalls are not adjacent to a sidewalk or pedestrian walkway, one pedestrian connection per 25 parking stalls shall be provided between the parking area and a pedestrian walkway leading to a building entrance. Pedestrian walkways adjacent to parking areas, but not crossing vehicular drive paths and not adjacent to buildings must maintain 6 feet clear width except where adjacent to planting areas where they may be reduced to 4 feet 6

inches for a distance of no more than 6 feet. All pedestrian connections shall differ in color and material from adjacent parking lot paving.

iv) Parking Lot Landscaping. Parking lot landscaping requirements shall comply with Section 14-16-3-10 of the City Zoning Code. A minimum 11 foot standard landscape buffer shall be required between parking areas and the adjacent public ROW's per 14-16-3-10(E)(3)(a).

v) Screening. Parking within 30' of a public ROW shall be located behind buildings or screened by any or a combination of earth berms, perimeter or retaining walls, and evergreen landscaping. Screening shall be a minimum of 30 inches in height, but shall not exceed 36 inches in height.

(1) Exceptions. Screening shall not be required where it may impede the ability of a vehicle driver or a pedestrian to see on-coming traffic or pedestrians.

d) STREET DESIGN. Internal streets and drives shall be designed to both facilitate good vehicular flow as well as pedestrian safety and movement. At minimum, one vehicular access point to the adjacent public R.O.W. shall be provided as follows: Access to Lot 2-A-1 shall be from Flightway Avenue, access to Lot 2-A-2 shall be from Woodward Road, access to Lot 2-A-3 shall be from Woodward Road.

i) Design of public and private infrastructure shall be in accordance with the City of Albuquerque Development Process Manual (DPM).

ii) Landscape buffers of a minimum of 11 feet shall be provided between sidewalks adjacent to the public R.O.W. and the Premises.

e) AMENITIES and PEDESTRIAN CONNECTIONS. Pedestrian amenities including sidewalks and pathways, outdoor seating and recreation areas shall be designed pursuant to the City of Albuquerque Zoning Code. All pedestrian connections shall be clearly demarcated.

i) Connection to Public R.O.W. A minimum of one pedestrian connection, with a minimum clear width of 6 feet shall be provided between the primary building entrance and an adjacent public street (the "Primary Pedestrian Connection"). Primary Pedestrian Connections shall be constructed of material of a permanent nature such as concrete, brick, or pavers. Secondary connections to public streets with a minimum width of 4 feet clear are permitted.

ii) Internal Pedestrian Connections. Internal pedestrian connections constructed of material of a permanent nature, with a minimum clear width of 6 feet shall be provided between building entrances and parking facilities and entrances to other buildings. Gravel or crusher fine pedestrian paths of 4 feet clear are permitted provided they are not the primary connection to the Public R.O.W. and at least 1 alternative pedestrian connection of 6 feet clear, constructed of a material of a permanent nature is provided between the source and destination of the path.

iii) Inter-Lot Connections. At minimum, 1 pedestrian connection, constructed of material of a permanent nature, between adjacent lots shall be provided where more than 150 feet of continuous lot boundary exists and where one of the following uses exists on both lots: Hotel, Office, Temporary park-and-ride, Parking lots, Restaurant, Retail as defined by the City of Albuquerque Zoning Code Section 14-16-2-19(A)(22) except gasoline, oil, liquefied petroleum gas as defined by 14-16-2-19(A)(22)(D), or Services as defined by the City of Albuquerque Zoning Code Section 14-16-2-19(A)(24) other than automotive related as defined by 14-16-2-19(A)(24)(a).

iv) Private Amenities and Connections. Private pedestrian amenities such as internal paths or seating areas shall be clearly defined by signage. A minimum of one seating area, which accommodates a minimum of two people shall be provided for employees of on-site facilities. Seating may be shared with public seating area.

v) Public Amenities and Connections. Sidewalks shall integrate seamlessly with neighboring property and shall be designed pursuant to the City of Albuquerque Zoning Code and DPM standards. A minimum of one seating area, that accommodates at least two people, shall be provided along pedestrian connections of more than 175', which can be part of other seating, public space and employee provision required in 14-16-3-18.

f) ENGINEERING. Engineering, including Grading and Drainage shall conform to City requirements. The site is located within the Schwartzman Landfill Buffer Zone and the Yale Landfill Buffer Zone. Appropriate engineering measures as described in the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones, shall be followed.

g) LANDSCAPING. The landscape environment serves to enhance the visual dynamic of the development and aid in reinforcing the street edge and pedestrian environment. The primary focus for site landscape shall be the main entry to the property, public entrances to buildings and public circulation areas. A minimum of 15% of each lot area (minus building footprints) shall be landscaped.

i) Plant Palette. The Plant palette for the Property project will provide for year-round color and interest, and reflect the natural beauty of New Mexico. The landscape design and complementary site elements, which may include paving, street furniture, lighting, and bollards shall be used to reinforce the street and pathway edge. Low-pollen and low-allergen plant use is required in

landscaped areas near pedestrian circulation. Landscape materials shall be used in a consistent nature throughout a site to develop a sense of visual identity. A minimum of one quarter of the plantings shall be evergreen Plants other than those listed in the following plant palette may be substituted at the time future site development plans are reviewed by City staff.

(1) Trees. When mature shall provide shade, and interest in color and size. Low water use trees are encouraged. The permitted tree palette is as follows: Locust (Gleditsia Triacanthos), Chinese Pistache (Pistachia Chinese), Plum (Prunus Cerastifera), Desert Willow (Chilopsis Linearis), Chaste Tree (Vitex Agnus-Castus), Golden Rain Tree (Koelreuteria Paniculata), Afghan Pine (Pinus Eldarica).

(2) Shrubs. shall provide interest and visual barriers where appropriate. Low water use, local shrubs are encouraged. The permitted shrub palette is as follows: Mexican Elder (Sambucus Mexicana), Fernbush (Chamaebatiaria), Big Sage (Atrémisia Tridentata), Curl Leaf Mtn. Mahogany (Cercocarpus Ledifolius), Chocolate Flower (Berlandiera Lyrata), Perky Sue (Hymenoxys), Sage (Atrémisia, Salvia Greggii), Barberry (Berberis Juliane), Valerian (Centranth Ruber), Coropsis (Coreopsis Lanceolata), Pineleaf Penstemon (Penstemon Piniifolius), Rosemary (Rosmarinus), Lilac (Syringia Vulgaris).

(3) Grasses. shall utilize low water where applicable. Turf grasses shall be used sparingly as required by City Zoning Code. The permitted low-water use grass palette is as follows: Native Grasses: Indian rice Grass (Achnatherum hymenoides), Sand Dropseed (Sporobolus cryptandrus), Galena, Alkali Sacaton (Sporobolus airoides), Desert marigold and California Poppy (Baileya multiradiata), Muhly Grass or Regal Mist (Mulhenbergia Cap), Threadgrass (Nassella Tenuissima), Maiden Grass (Miscanthus Sinensis).

ii) All landscape plans shall comply with landscaping requirements in the Zoning Code, including landscape buffers and shade trees in parking areas, the City's Water Conservation Landscaping and Water Waste Ordinance and Pollen Ordinance.

iii) All plant material shall be maintained by the Owner or Tenant in a living, attractive condition. This includes proper maintenance of the irrigation system and removal of weeds, trash, or debris, as well as repair of any areas exhibiting erosion damage.

iv) An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to prevent over-spraying onto walks, buildings, fences, etc. Irrigation pipe and tubing shall not be exposed to UV radiation.

v) Gravel, cobble, crusher-fine, woodchip, nut shells, mulch, and similar materials are acceptable as a top dressing for landscape areas. However, shall not be considered a focal landscape element.

b) WALLS and FENCES.

i) Walls, including, but not limited to, perimeter walls, retaining walls and fences, if provided, shall be compatible with the architectural style of the building(s) on site and shall comply with 14-16-3-19 of City of Albuquerque Zoning Code and with the intent of the City's Design Manual for Subdivision Access and Perimeter Walls. Chain link fencing, razor ribbon, barbed wire or similar materials are prohibited.

i) SETBACKS. Buildings setbacks shall be in accordance with the City of Albuquerque IP Zone. For All Lots:

- i) Minimum setback for sides fronting public streets (front setback): 20 Feet.
- ii) Minimum setback for all sides not fronting public streets (rear and side setback): 10 Feet.

j) ARCHITECTURE. In general, all buildings shall comply with the current City of Albuquerque Zoning Code. However, in cases where the Design Standard requirements exceed the Zoning Code, the Design Standards will govern. The focus of these architectural standards and guidelines is to promote consistency and continuity in relation to building aesthetics and designs. Energy conservative design is strongly encouraged.

i) Development Densities. Development density shall conform to the City of Albuquerque, IP Zone, which limits the area of each lot covered by buildings to 50%. The FAR of lot 2-A-3 is 0.84.

ii) Building Heights. Building height limits will be enforced in accordance with the City of Albuquerque Zoning Code for the Industrial Park (I-P) Zone, which limits Maximum Building Height to be within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the Premises.

iii) Building Entrances. The major public entry to the primary public building located on Lot 2-A-1 shall face Flightway Blvd. There shall be at least one (1) public entrance facing Woodward Road on Lot 2-A-2. Primary building entrances shall have a shelter feature such as a canopy, covered portico, awnings or a recessed entry. All entries shall be clearly defined and connect to pedestrian linkages. ADA-accessible entries shall be provided in close

proximity ADA-accessible parking stalls and shall have clear and visible access clearly demarcated with signage.

iv) Service/Loading Areas. Designated service entrances and loading areas shall be differentiated from public areas with signage or by screening from public view. Loading areas shall be screened from direct view of public streets. Screening may be accomplished by architectural barriers such as walls or with landscape features. Where possible, service entrances shall be differentiated from public entrances by being separate entrances.

v) Building Articulation and Design. Buildings shall convey an image appropriate to their use. Building design integrated with site planning will create pedestrian friendly areas on site where appropriate.

(1) Facades of more than 100 feet in length shall have at minimum 1 setback or height variation of 1 foot or greater for a minimum of 15% of the total facade length.

(2) Special attention shall be given to the articulation of facades through use of color, materials, changes in roof planes or parapets, or building offsets.

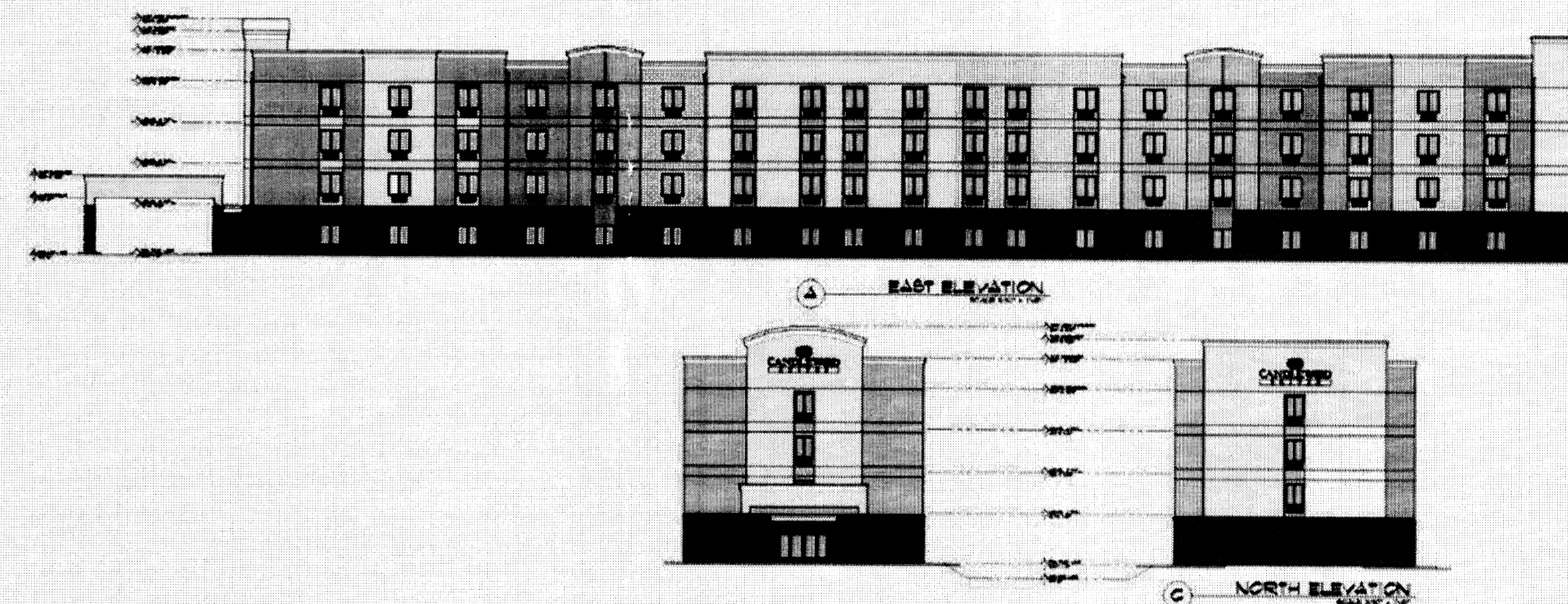
vi) Equipment. All roof top equipment and appurtenances shall be integrated into architectural design of the facility. All ground-mounted equipment shall be architecturally screened and integrated into the architectural design of the facility. Rooftop equipment shall be screened from view of the public R.O.W. Equipment includes, but is not limited to: water backflow preventers, gas meters, electric meters, exposed conduit, cabling and wiring.

vii) Portable/Temporary Buildings. Temporary buildings are not permitted except during development and construction.

viii) Materials and Colors. Buildings shall convey solidity and durability and employ high quality materials in their construction. Primary building materials and colors shall reflect the location, character and identity of New Mexico. Low reflecting colors shall be used for walls and roofs. Acceptable materials include: stucco, concrete (sand blasted or finished surface) stone, split face block, burnished block, masonry (except standard CMU), glass block, brick, exterior ceramic, and exterior insulation finishing systems (EIFS), and decorative concrete masonry unit panels. The use of accent colors and materials is encouraged to bring out detailing to better articulate or give scale to a building. Canopies, walls and outbuildings shall be of the same colors and materials used in the primary building.

(1) Prohibited Materials. The use of plastic or vinyl for siding, awnings or canopies is prohibited. Exposed, untreated precision block wood is prohibited. Highly reflective surfaces are prohibited.

Figure 4. Example of architecture that meets architectural design criteria



k) LIGHTING. A consistent lighting theme for common areas will contribute significantly to the Property's overall aesthetic character. Safety and security as well as the daytime appearance of the light fixtures shall be primary lighting design considerations.

- i) All light fixtures including fixtures located in parking areas, walkways and entries shall not exceed a maximum height of 20 feet.
- ii) The design of light poles and fixtures shall be consistent throughout the site.
- iii) Lighting shall be fully shielded so that no fugitive light may escape beyond the property line.
- iv) The pattern of light pooling from each fixture shall prevent glare or reflection on adjacent properties, buildings, or roadways.

v) Exterior lighting fixtures attached to buildings shall relate stylistically to the architecture theme of the Property.

vi) All fixtures and design shall comply with the New Mexico Night Sky Protection Act and City of Albuquerque Zoning Code, Section 14-16-3-9 Area Lighting Regulations.

i) SCREENING/BUFFERING. Refuse enclosures and storage areas shall be fully screened from pedestrians, motorists, the boundaries of the Property and the public R.O.W. Screening shall be compatible with materials and design of the building(s).

m) SIGNAGE. Signage shall be pursuant to the City of Albuquerque Industrial Park (IP) Zone, General Sign Regulations (Section 14-16-3-5 of the City of Albuquerque Zoning Code), and the Sunport Boulevard Design Overlay Zone, whichever is more restrictive. Signs attached to buildings shall be complementary to the architecture of the building and shall be unobtrusive in nature to

surrounding property. Directional signs may be provided, at the discretion of the Property owner to direct visitors and delivery services. One permanent identification sign is allowed on each lot with a maximum sign face area of 20 sf.

i) Signs shall identify only the name and business of the occupant or those offering the premises for sale or lease.

- ii) **Prohibited signs include:**
 - (1) Free-standing and projecting signs per 14-16-2-19(A)(25)(b)2.
 - (2) Permanent banners, ribbons, streamers and strings of light bulbs
 - (3) Flashing signs
 - (4) Portable signs
 - (5) Off-premise signs per the Sunport Boulevard DOZ.

iii) The following example signage detail incorporates the required signage design standards.



Figure 5. Building mounted signage that meets Signage criteria.

n) WIRELESS TELECOMMUNICATIONS FACILITIES. Wireless telecommunications facilities shall be architecturally integrated per 14-16-3-17(A)(9) of council Bill F/S(3) O-06-40 (1/16/08).

disclaimer:
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drawn:	s sevrson
checked:	L.K.Lauer
start date:	12.28.07
plot date:	1.15.07
approved:	

01.02.08 | remaining

updates: revisions:

Master Development Plan
Lot 2-A, Block 2, Sunport Park
Albuquerque, New Mexico

leon lauer + associates architects + consultants

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job no: **438**

sheet: **2 OF 3**

architect's seal:

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	47.98'	0°23'37"	S60°58'34"E	47.98'
C2	1478.00'	137.04'	5°18'45"	S76°09'20"W	136.89'
C3	830.00'	23.88'	1°38'55"	S73°00'23"W	23.88'

WATER FLOW TEST DATA

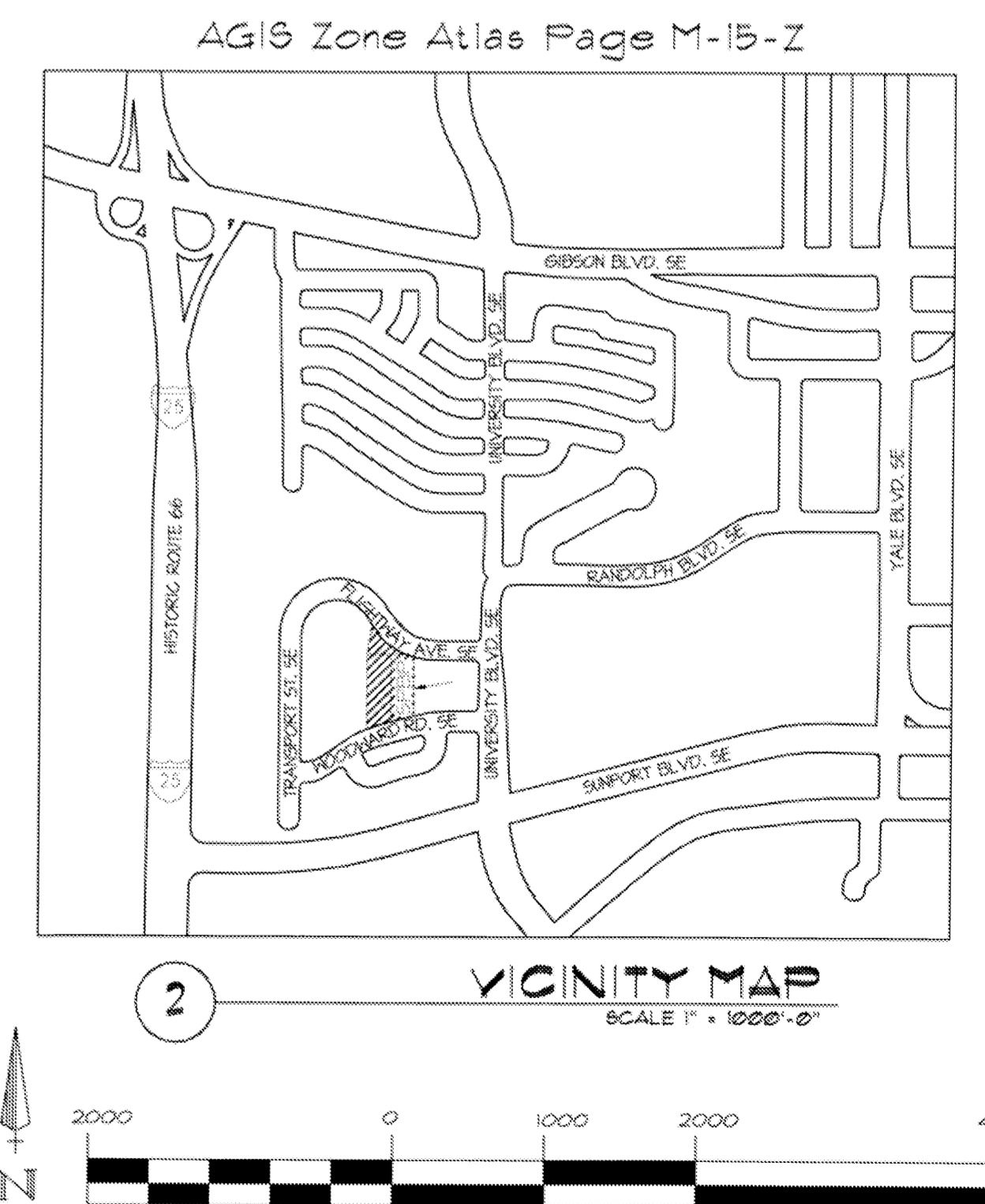
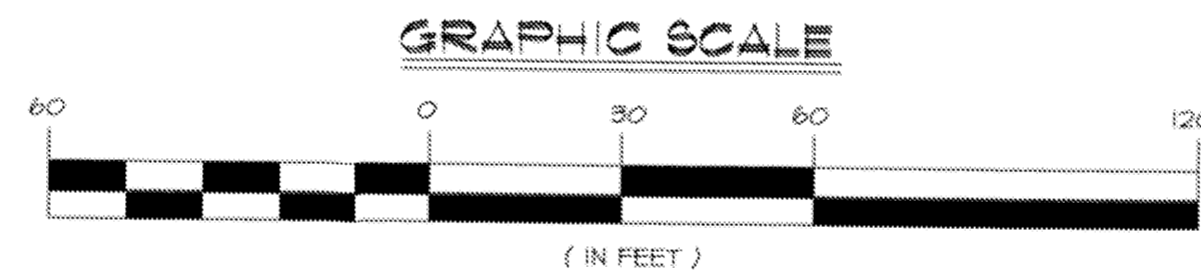
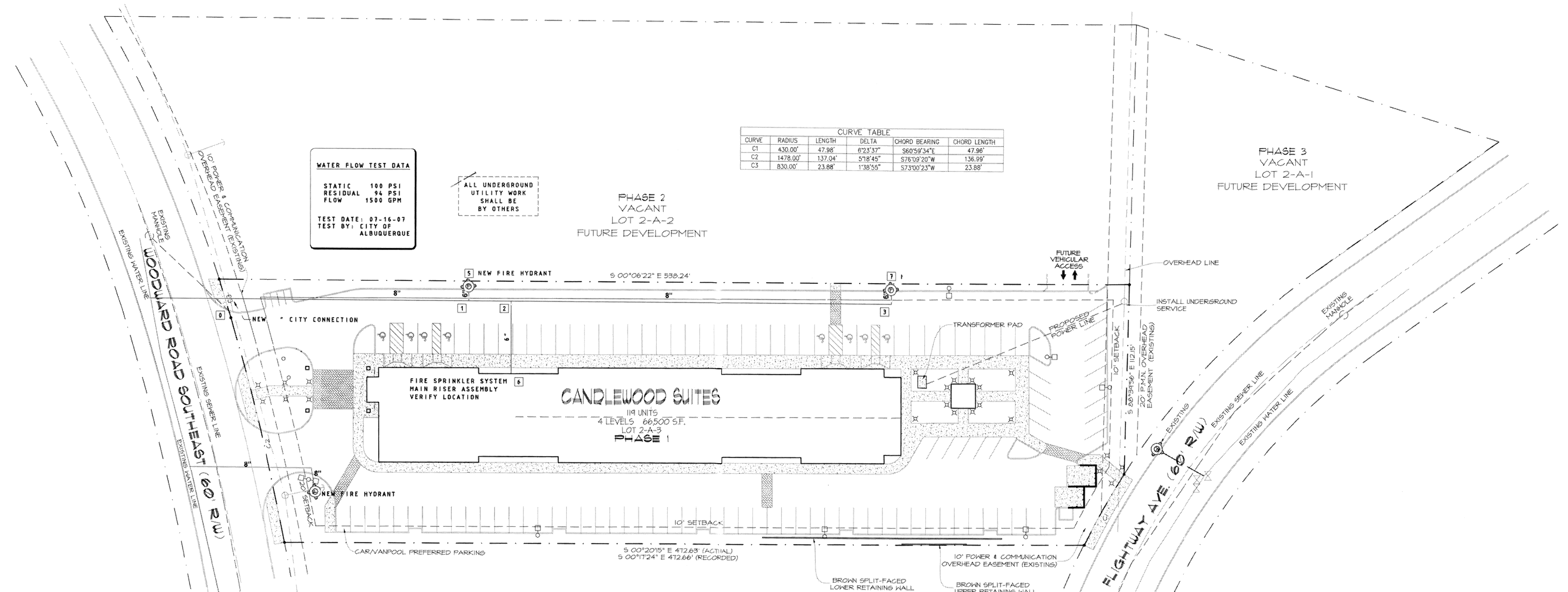
STATIC 100 PSI
RESIDUAL 94 PSI
FLOW 1500 GPM

TEST DATE: 07-14-07
TEST BY: CITY OF ALBUQUERQUE

ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

PHASE 2
VACANT
LOT 2-A-2
FUTURE DEVELOPMENT

PHASE 3
VACANT
LOT 2-A-1
FUTURE DEVELOPMENT



- LEGEND:**
- ⊗ BOLLARD LIGHT
 - SINGLE LIGHT POLE
 - ⊠ HANDICAPPED STALL MARKER
 - ⊙ FIRE HYDRANT
 - ⊕ HANDICAPPED PARKING SIGN
 - MANHOLE
 - ⊙ 2" WATER METER
 - ➔ INCOMING TRAFFIC DIRECTION

NOTE:
THIS SITE PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY
ALL SITE UTILITY WORK SHALL BE BY OTHERS -
TNT TECH LLC TO BEGIN ALL WORK INSIDE THE BUILDING.

NOTE:
ALL UNDERGROUND WATER MAINS, VALVES, FIRE HYDRANTS,
THRUST BLOCKS AND ANY ASSOCIATED WORK SHALL BE
PROVIDED BY AND INSTALLED BY OTHERS - IN
ACCORDANCE WITH NFPA 24.

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP



drawn:	I remsing		
checked:	L.K. Lauer	05.02.08	I remsing
start date:	12.28.07	04.10.08	S severnson
plot date:	05.02.08	05.10.08	I remsing
approved:		01.29.08	I remsing
		01.24.08	I remsing
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Master Development Plan
Lot 2-A, Block 2, Sunport Park
Albuquerque, New Mexico

leon lauver + associates
architects + consultants

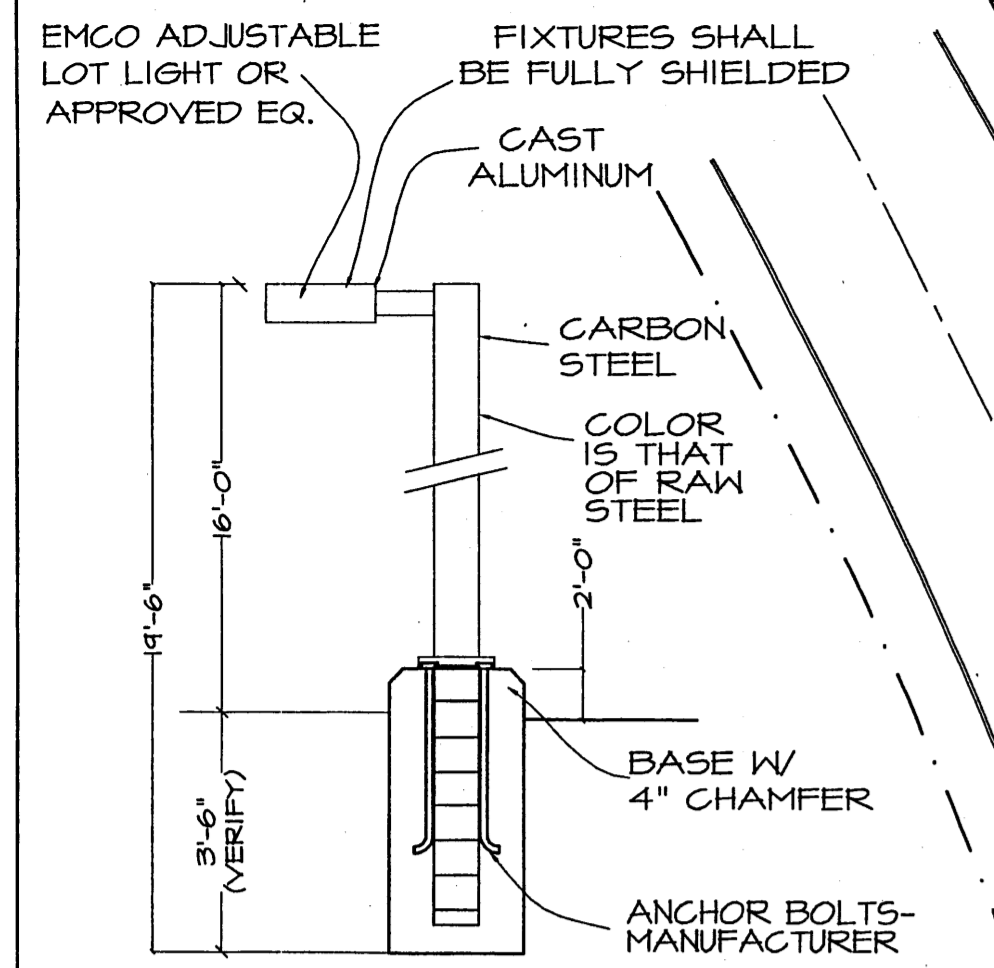
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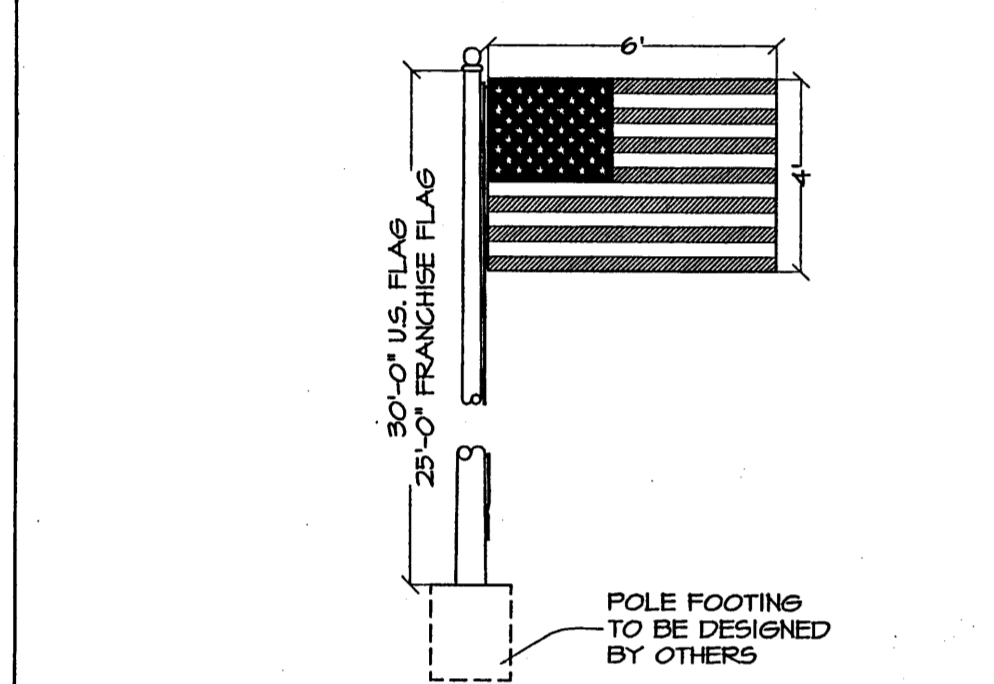
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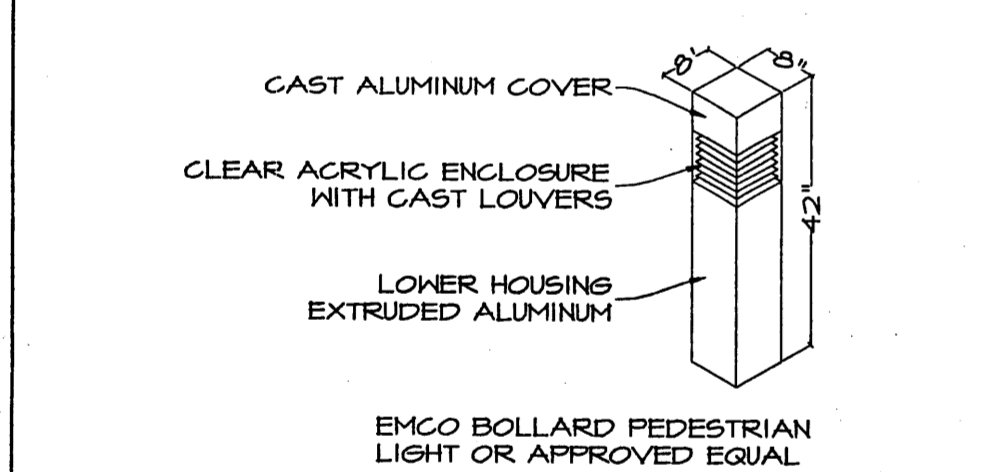
Traffic Engineering, Transportation Division _____ Date
 A BCWU A _____ Date
 Parks and Recreation _____ Date
 City Engineer _____ Date
 * Environmental Health Department _____ Date
 DRB Chairperson, Planning Department _____ Date



2 SITE POLE LAMP NOT TO SCALE



3 FLAGS AND POLE U.S. AND FRANCHISE SCALE 1/4\"/>

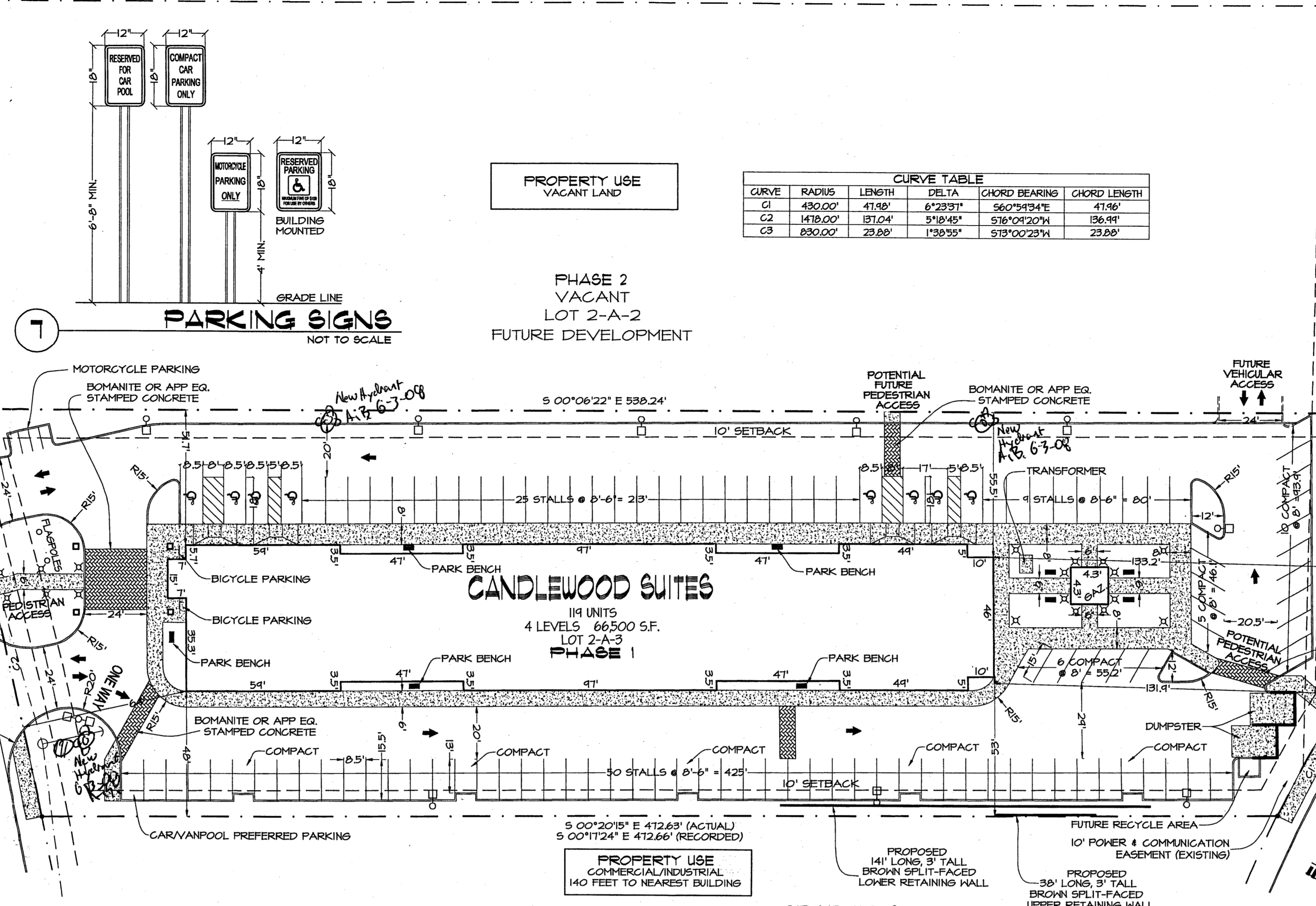


4 BOLLARD PEDESTRIAN LIGHTING NOT TO SCALE

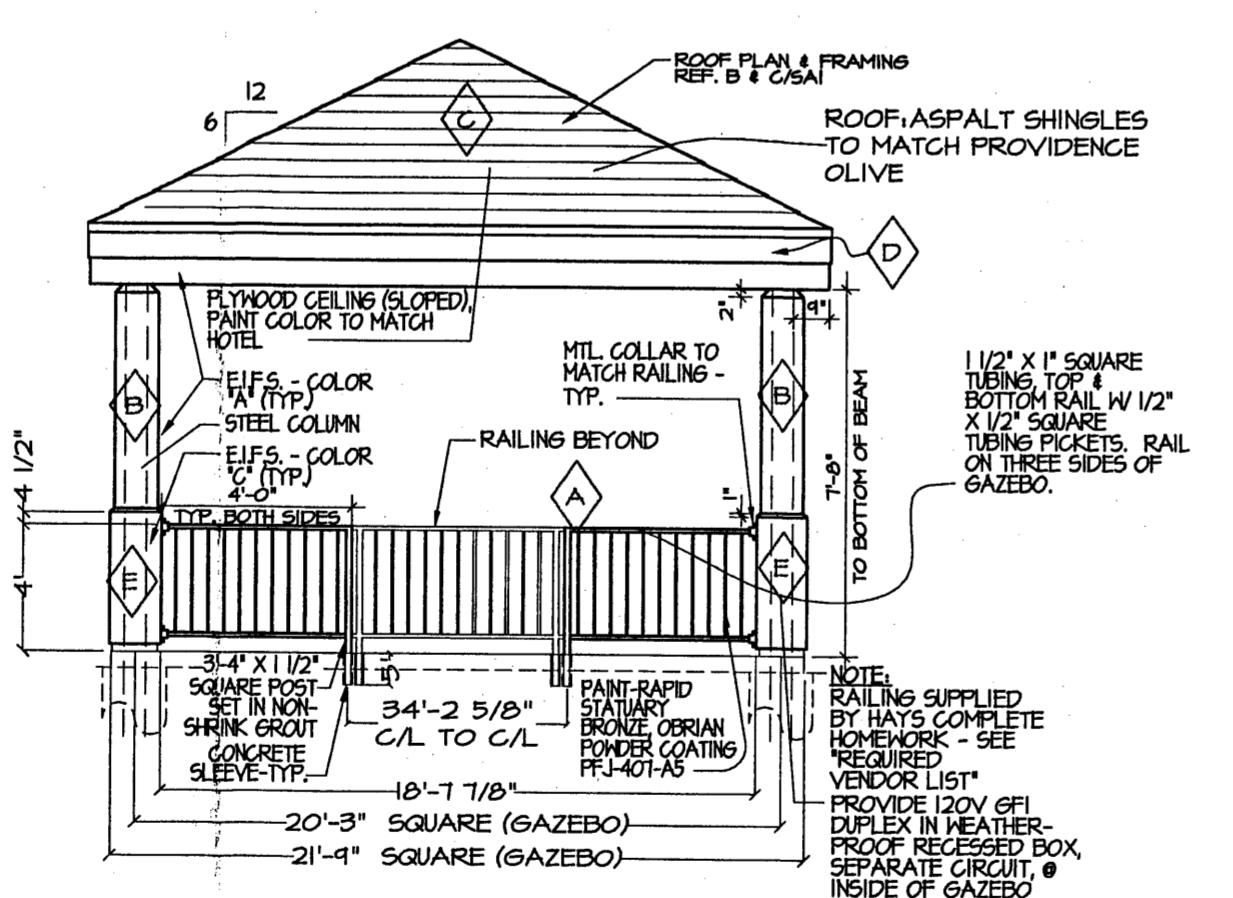
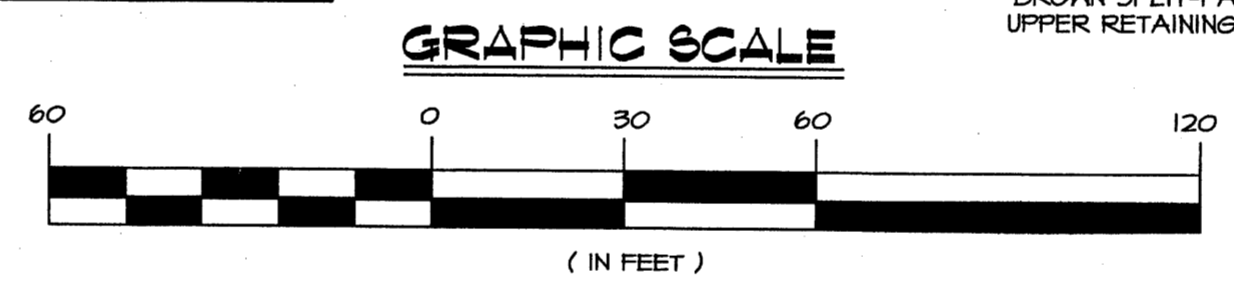
DATA:

FOUNDATION	16,650 SQ. FT.
LEVEL 2	16,500 SQ. FT.
LEVEL 3	16,650 SQ. FT.
LEVEL 4	16,650 SQ. FT.
BUILDING	66,500 SQ. FT.
PAVING	40,023 SQ. FT.
CONCRETE	1,856 SQ. FT.
SIDEWALK	8,381 SQ. FT.
GREEN AREA	12,114 SQ. FT.

- LEGEND:**
- RED STAMPED CONCRETE
 - CONCRETE
 - HANDICAPPED STALL MARKER
 - FIRE HYDRANT
 - HANDICAPPED PARKING SIGN
 - MANHOLE
 - 2" WATER METER
 - INCOMING TRAFFIC DIRECTION
 - PARK BENCHES
 - DOUBLE LIGHT POLE
 - SINGLE LIGHT POLE
 - PEDESTRIAN LIGHTING



1 SITE PLAN FOR BUILDING PERMIT SCALE 1" = 30'-0"



5 GAZEBO ELEVATION SCALE 1/4\"/>

COLOR MATERIAL KEY

- ◇ - WARM GRAY
- ◇ - KHAKI
- ◇ - TAN
- ◇ - LIGHT GRAY
- ◇ - BROWN
- ◇ - GREY

Parking Calculations

Unit	req'd	allowed	provided
Hotel	114	115	115
Stalls	111	105	105
Compact Stalls	4	20	20
Disabled Stalls	4	4	4
Motorcycle Stalls	2	2	2
Bicycle Stalls	2	4	4

LOT	MAX. BLDG. HT.	HEIGHT	SETBACKS FRONT SIDES REAR	F.A.R.	FOOTPRINT	LOT SIZE
2-A-1	N/A	20'	10' 10'	N/A	N/A	25,710 SQ. FT.
2-A-2	N/A	20'	10' 10'	N/A	N/A	89,560 SQ. FT.
2-A-3	55'	20'	10' 10'	0.84	16,650 SQ. FT.	74,342 SQ. FT.

Sunport Park Candlewood Suites Site Plan Required Information:
Site Plan for Building Permit Background: This Site Plan for Building Permit is a proposed 4-story 119 room hotel.
Site: Approximately 1.82 acres of real property zoned IP located in the Sunport Blvd. Design Overlay Zone.
Legal Description: Lot 2-A-3 of Block 2 of the Sunport Park District.
Proposed Use: Hotel and associated uses.
Pedestrian and Vehicular Ingress and Egress: Primary vehicular access to the site will be from the south end of the property on Woodward Road. Primary vehicular ingress and egress is via two entrance driveways which direct traffic to the covered portico building entrance or to parking surrounding the building. Building access points are located on three sides of the structure near parking.
Transit Access: Nearest public transit, bus line 222, is located approximately 530 feet east of the property on University Boulevard. Transit stops are located on Yale Boulevard further to the east of the site.
Internal Circulation: Primary site access points are indicated on the site plan. Pedestrian access is designed to be safe and facilitate building and transportation access. Internal sidewalks of 6 and 8 feet are provided throughout the site. Vehicular traffic for loading and unloading of hotel guests and luggage is directed to the covered portico entrance. Vehicular traffic for hotel guests is directed to parking located around the site.
Building Heights and Setbacks: The proposed building heights conform to the IP Zone and Sunport Blvd. Design Overlay Zone as follows: Maximum Parapet & Architectural Detail Height: 55 feet. Primary Building Height: 48 feet. The proposed building setbacks conform to the IP Zone and Sunport Blvd. Design Overlay Zone as follows: Minimum Building Setback: 48 feet.
Landscape Plan: The Landscape Plan specifies site landscape features for the project that are consistent with City standards and policies regarding water conservation and shall also comply with the Design Standards of the Master Development Plan for the site.

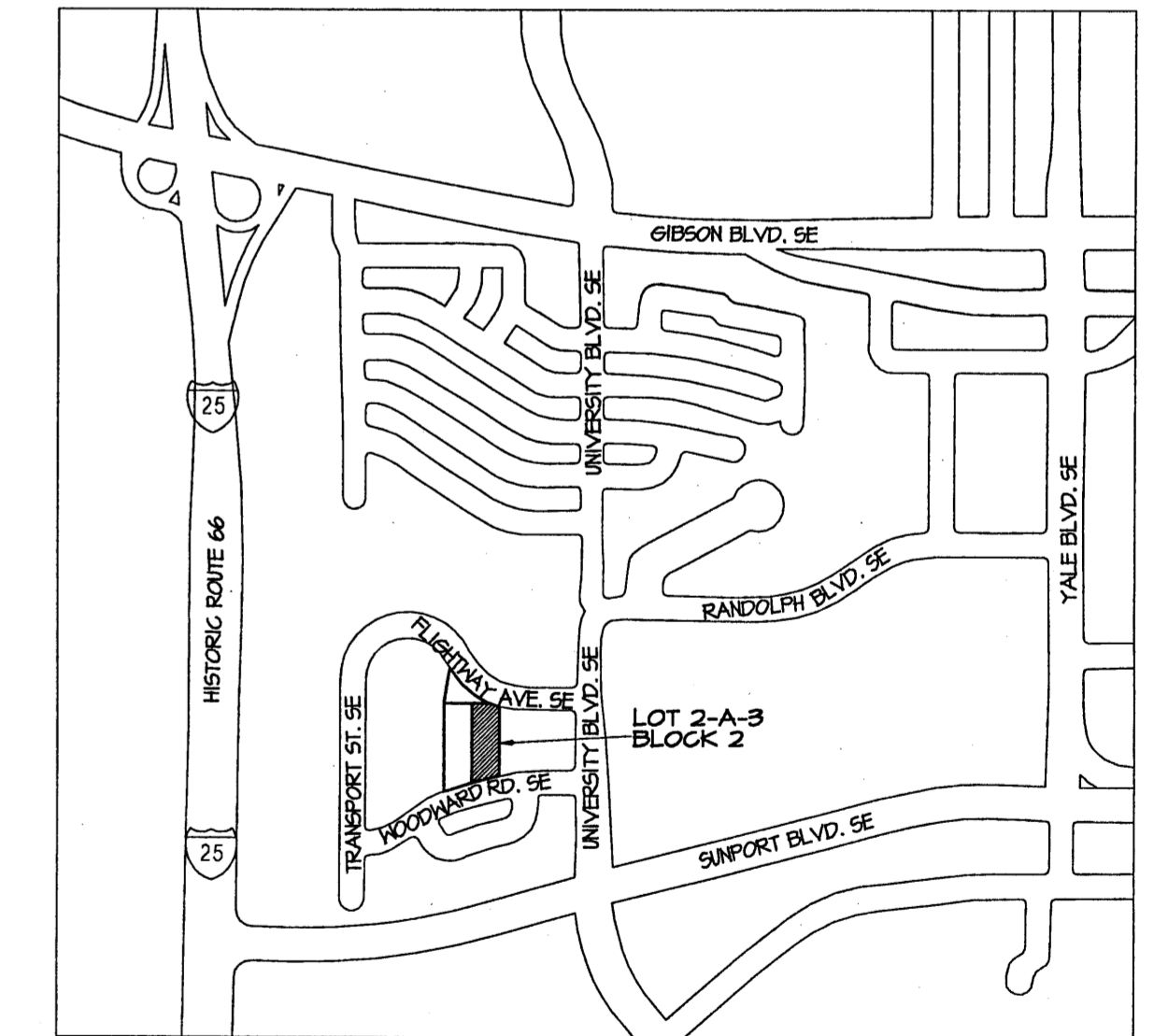
CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 6/3/06
 M.H.

Project Number: 1007017
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated 3-21-2008, and the Findings and Conditions in the Official Notification of Decision are satisfied.

APPROVED/NOT APPROVED
 HYDRANTED ONLY
 Lt. Ann J. Williams 6/3/06
 SIGNATURE & DATE
 Is an Infrastructure List Required? (Y/N)

AGIS Zone Atlas Page M-15-Z



6 VICINITY MAP SCALE 1" = 1000'-0"

disclaimer:
 These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauver + Associates at 1.402.371.3333 if you need dimensional assistance.

drawn:	I remsing
checked:	L.K.Lauver
start date:	12.28.07
plot date:	05.02.08
approved:	
updates:	
revisions:	

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



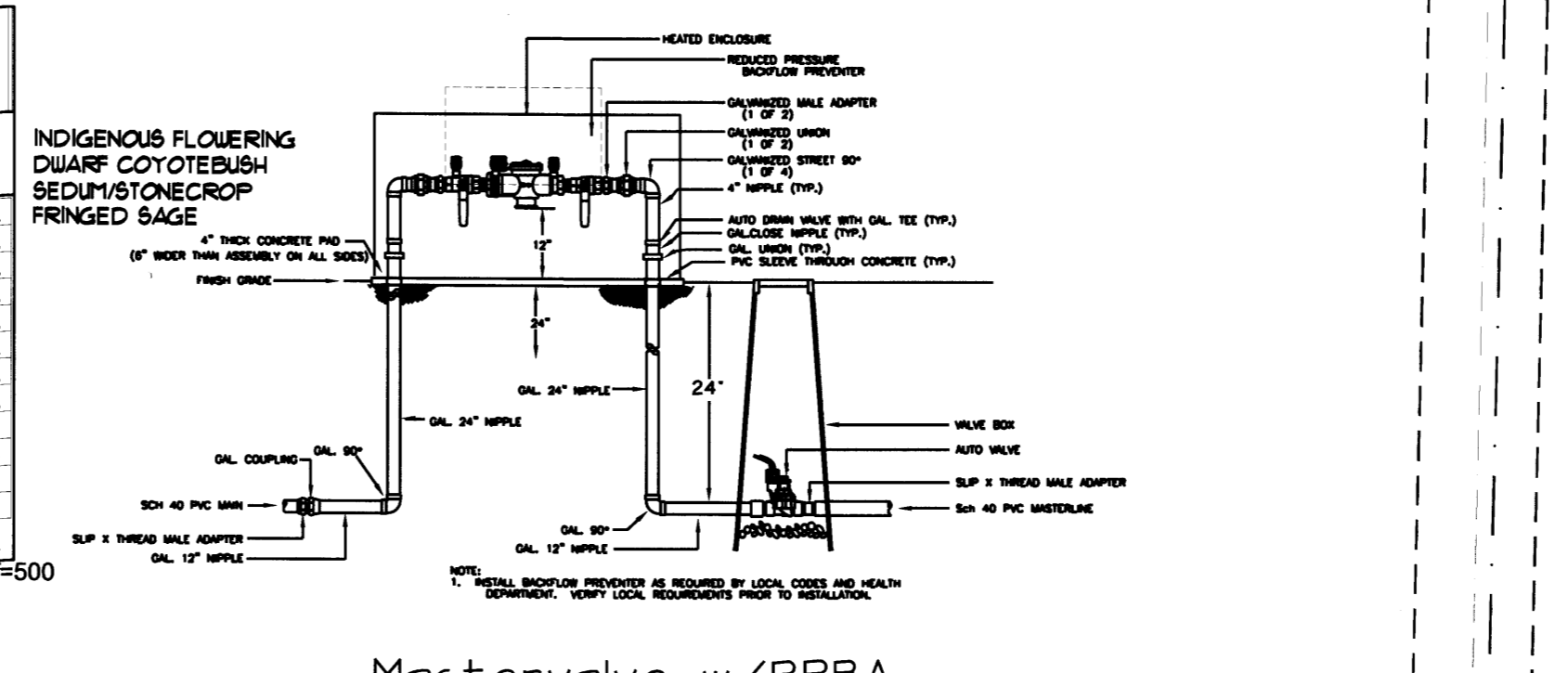
leon lauver + associates
 architects + consultants
 p. o. box number 1207, norfolk, nebraska 68701
 voice: 1.402.371.3333; fax: 1.402.371.1164
 lauver@leonnalauver.com
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architect's seal:

job no: 438

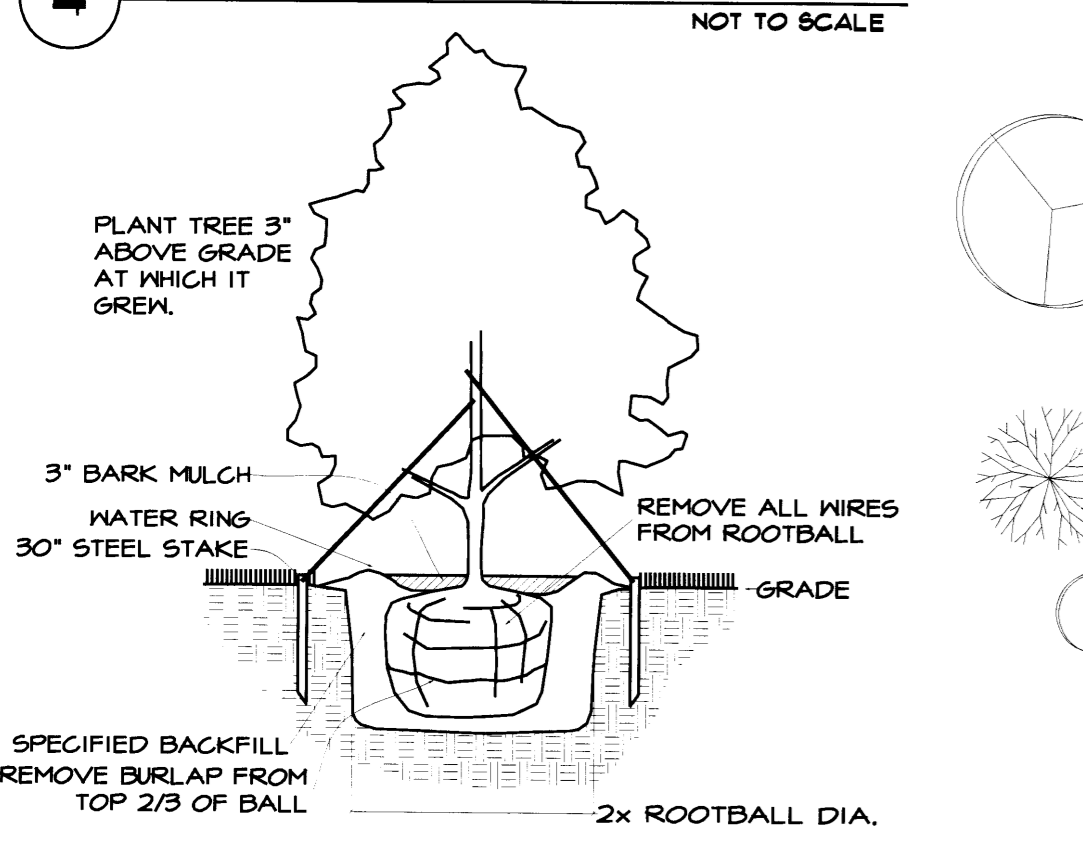
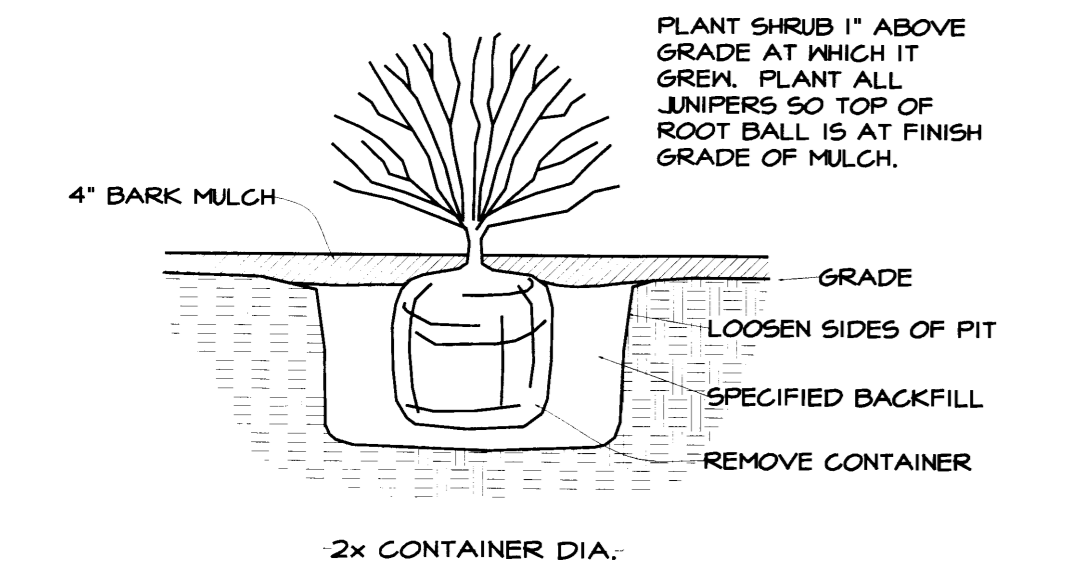
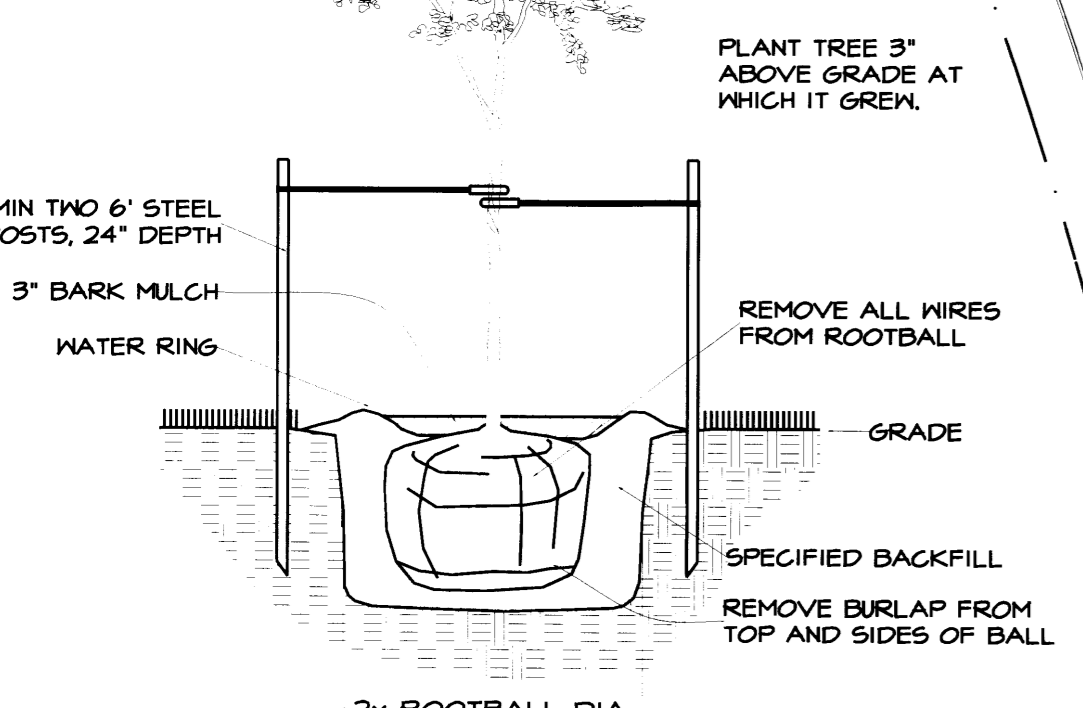
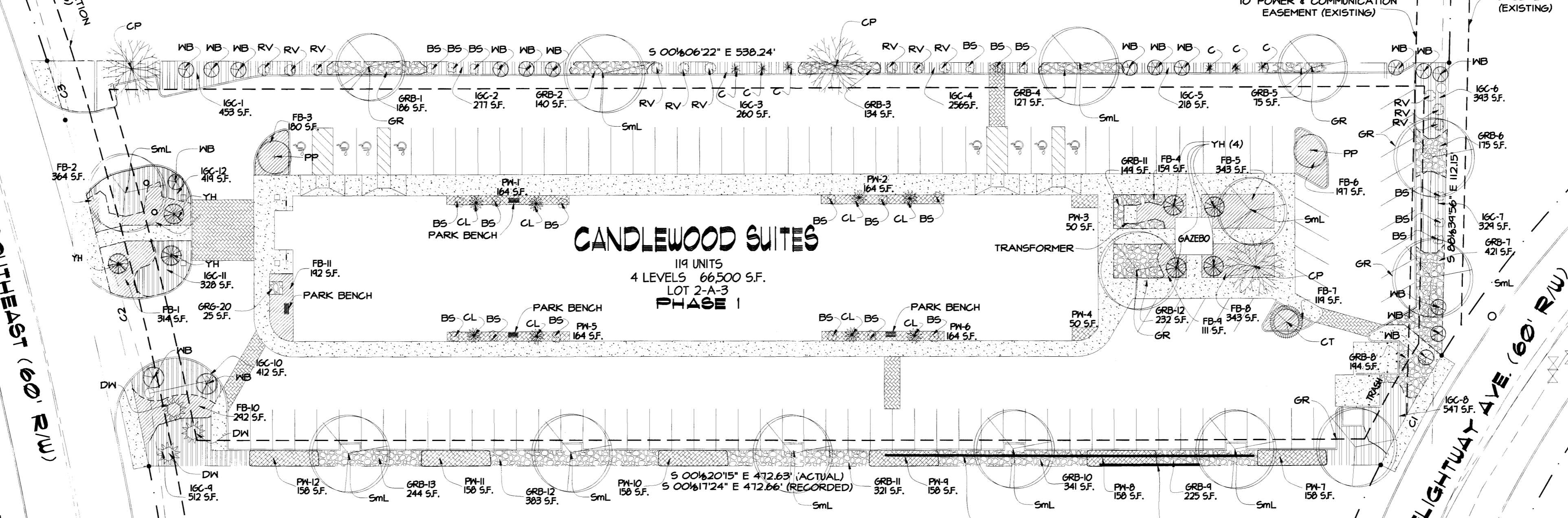
sheet: 1 OF 5

GRAVEL BED LIST	FLOWER BED LIST	VINE AREA LIST	GROUND CVR LIST
3,214 S.F. 26%	2,614 S.F. 21%	1,704 S.F. 14%	4,774 S.F. 34%
SANTA FE BROWN GRAVEL BED WITH WEED BARRIER INTERSPERSED WITH NATIVE GRASSES/SEE LIST	NATIVE GRASSES: INDIAN RICE GRASS, SAND DROPSSEED, GALENA, ALKALI SACATION, DESERT MARGOLD AND CALIFORNIA POPPY	PINELEAF PENSTEMON PENSTEMON PINIFOLIUS	INDIGENOUS FLOWERING GROUND COVER/SEE LIST
GRB-1 186 S.F. GRB-2 140 S.F. GRB-3 134 S.F. GRB-4 127 S.F. GRB-5 75 S.F. GRB-6 175 S.F. GRB-7 421 S.F. GRB-8 194 S.F. GRB-9 225 S.F. GRB-10 341 S.F. GRB-11 321 S.F. GRB-12 393 S.F. GRB-13 244 S.F. TOTAL 2,466 S.F.	FB-1 314 S.F. FB-2 364 S.F. FB-3 100 S.F. FB-4 154 S.F. FB-5 343 S.F. FB-6 197 S.F. FB-7 119 S.F. FB-8 343 S.F. FB-9 111 S.F. FB-10 242 S.F. FB-11 192 S.F. TOTAL 2,614 S.F.	PN-1 164 S.F. PN-2 164 S.F. PN-3 50 S.F. PN-4 50 S.F. PN-5 164 S.F. PN-6 164 S.F. PN-7 150 S.F. PN-8 150 S.F. PN-9 50 S.F. PN-10 150 S.F. PN-11 150 S.F. PN-12 150 S.F. TOTAL 1,704 S.F.	IGC-1 1076 S.F. IGC-2 271 S.F. IGC-3 260 S.F. IGC-4 256 S.F. IGC-5 210 S.F. IGC-6 343 S.F. IGC-7 324 S.F. IGC-8 541 S.F. IGC-9 512 S.F. IGC-10 412 S.F. IGC-11 320 S.F. IGC-12 414 S.F. TOTAL 5,021 S.F.
Assume density at 1 per 20 sf=150	Assume density at 1 per 10 sf=260	Assume density at 1 per 10 sf=170	Assume density at 1 per 10 sf=500

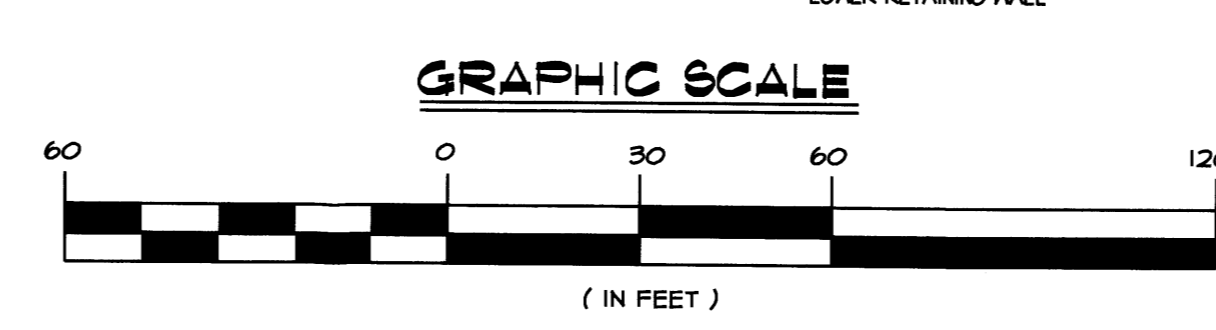


PHASE 3
VACANT
LOT 2-A-1
FUTURE DEVELOPMENT

PHASE 2
VACANT
LOT 2-A-2
FUTURE DEVELOPMENT



LANDSCAPE SITE PLAN
SCALE 1" = 30'-0"



DRIP EMITTER SCHEDULE

Trees/6-2 gph emitters
Shrubs/2 gph emitters
Native Grasses, Flower Beds, Vines and Groundcovers/1-2 gph emitters
Trees 31x6 emitters=186 emitters
Shrubs 63x2 emitters=126 emitters
Native Grasses, Flowers, Vines and Groundcovers 108x1 emitters=1080 emitters
Approx. 110 run times per year at 30 minutes per

NOTE
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

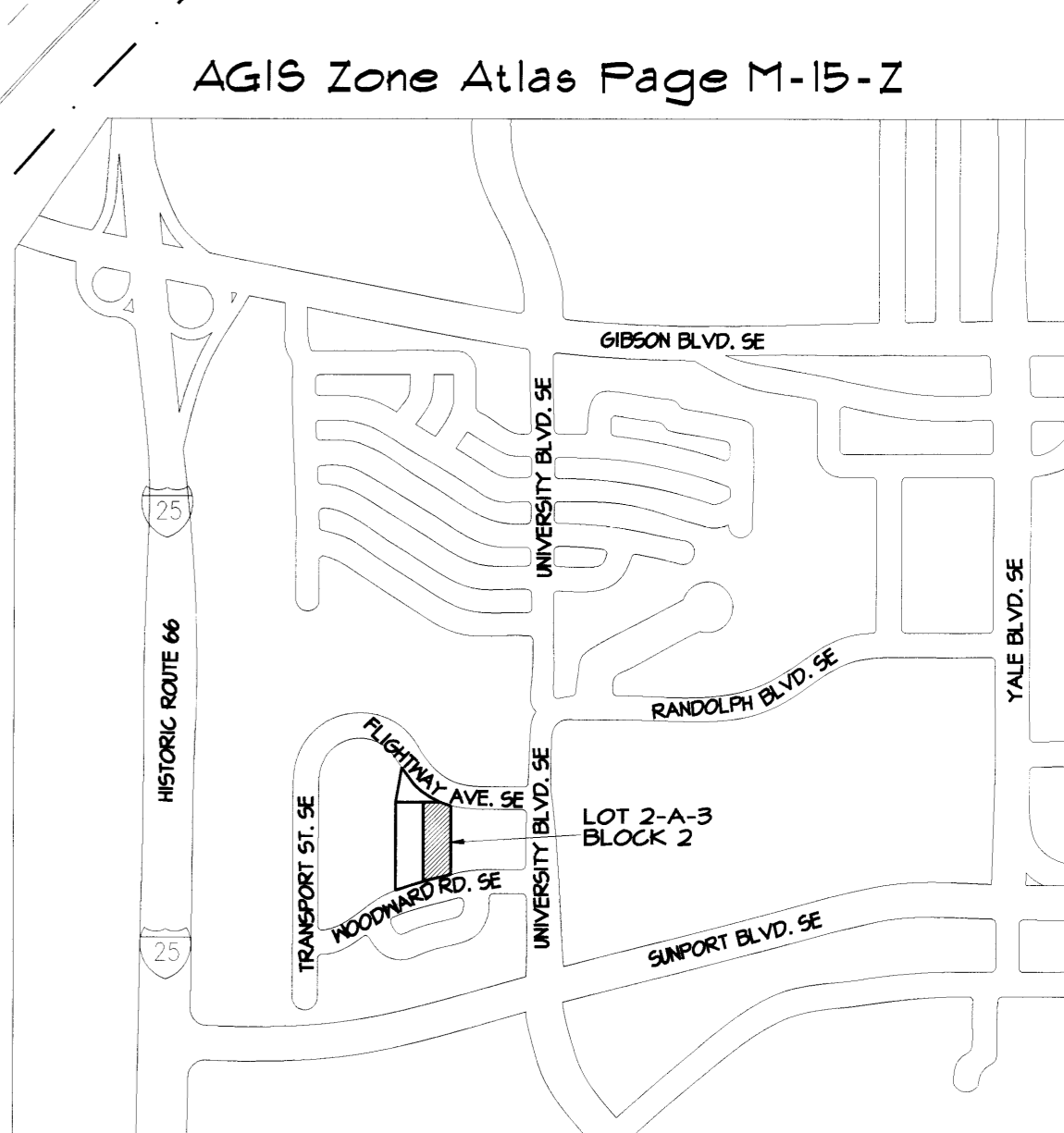
UNIT	REQUIRED	PROVIDED
LANDSCAPED NET AREA	15% = 11,716 SQ. FT.	15.7% = 12,317 SQ. FT.
TREES REQUIRED FOR PARKING	12 TREES	31 TREES
VEGETATIVE GROUND COVER	75% = 9,233 SQ. FT.	76.0% = 9,345 SQ. FT.

QTY	KEY	LATIN NAME	COMMON NAME	SIZE	MATURE SIZE	WATER USAGE	ALLERGY HAZARD	DESCRIPTION
10	SM	GLEDITSIA TRIACANTHOS	SHADEMASTER LOCUST	2" CALIPER OR 10' - 12' FEET	40' HIGH	LOW	LOW	OVERSTORY DECIDUOUS SHADE TREE
6	GR	QUERCUS TURBINELLA	SHRUB LIVE OAK	2" CALIPER OR 5' - 6' FEET	20' HIGH	LOW	LOW	MEDIUM SEMI EVERGREEN TREE
2	CP	CHAMAEBATIARIA	FERNBUSH	5' - 6' FEET	35' WIDE	LOW	LOW	DESERT ACCENT TREE
2	FP	PROSOPIS GLADULOSA	HONEY MESQUITE	2" CALIPER OR 5' - 6' FEET	20' HIGH	LOW	LOW	ORNAMENTAL DECIDUOUS TREE
1	YH	PINUS EDULIS	PINON PINE	2" CALIPER OR 5' - 6' FEET	15' HIGH	LOW	LOW	MEDIUM EVERGREEN TREE
3	DW	CHILOPSIS LINEARIS	DESERT WILLOW	2" CALIPER OR 5' - 6' FEET	20' HIGH	LOW	LOW	MEDIUM DECIDUOUS TREE
1	CT	SAMBUCUS MEXICANA	MEXICAN ELDER	2" CALIPER OR 5' - 6' FEET	20' HIGH	LOW	LOW	MEDIUM DECIDUOUS TREE
8	CL	CHAMAEBATIARIA	FERNBUSH	1' - 1.5' HIGH	15' WIDE	LOW	LOW	DECIDUOUS FLOWERING SHRUB
21	BS	ATREMISIA TRIDENTATA	BIG SAGE	1' - 4' HIGH	4' WIDE	LOW	LOW	EVERGREEN BORDER SHRUB
16	WB	CERCOCARPUS LEDIFOLIUS	CURL LEAF MTH. MAHOGANY	1' - 5' HIGH	5' WIDE	LOW	LOW	EVERGREEN BORDER SHRUB
12	RV	BERLANDIERA LYRATA	CHOCOLATE FLOWER	1' - 3' HIGH	3' WIDE	LOW	LOW	DECIDUOUS FLOWERING SHRUB
6	C	HYMENOXYS PERKY SUE	PERKY SUE	3' HIGH	3' WIDE	LOW	LOW	DECIDUOUS FLOWERING SHRUB

PLANT LIST

INDIGENOUS FLOWERING GROUND COVER	SANTA FE BROWN GRAVEL BED WITH WEED BARRIER INTERSPERSED WITH NATIVE GRASSES	NATIVE GRASSES: INDIAN RICE GRASS, SAND DROPSSEED, GALENA, ALKALI SACATION, DESERT MARGOLD AND CALIFORNIA POPPY	PINELEAF PENSTEMON PENSTEMON PINIFOLIUS
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GROUND COVER KEY:



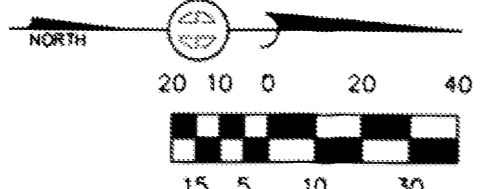
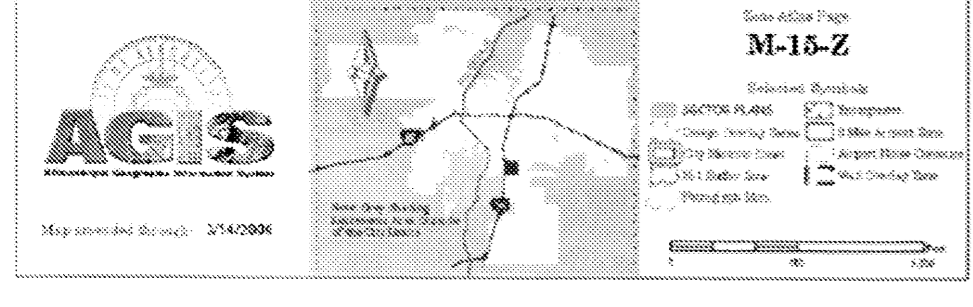
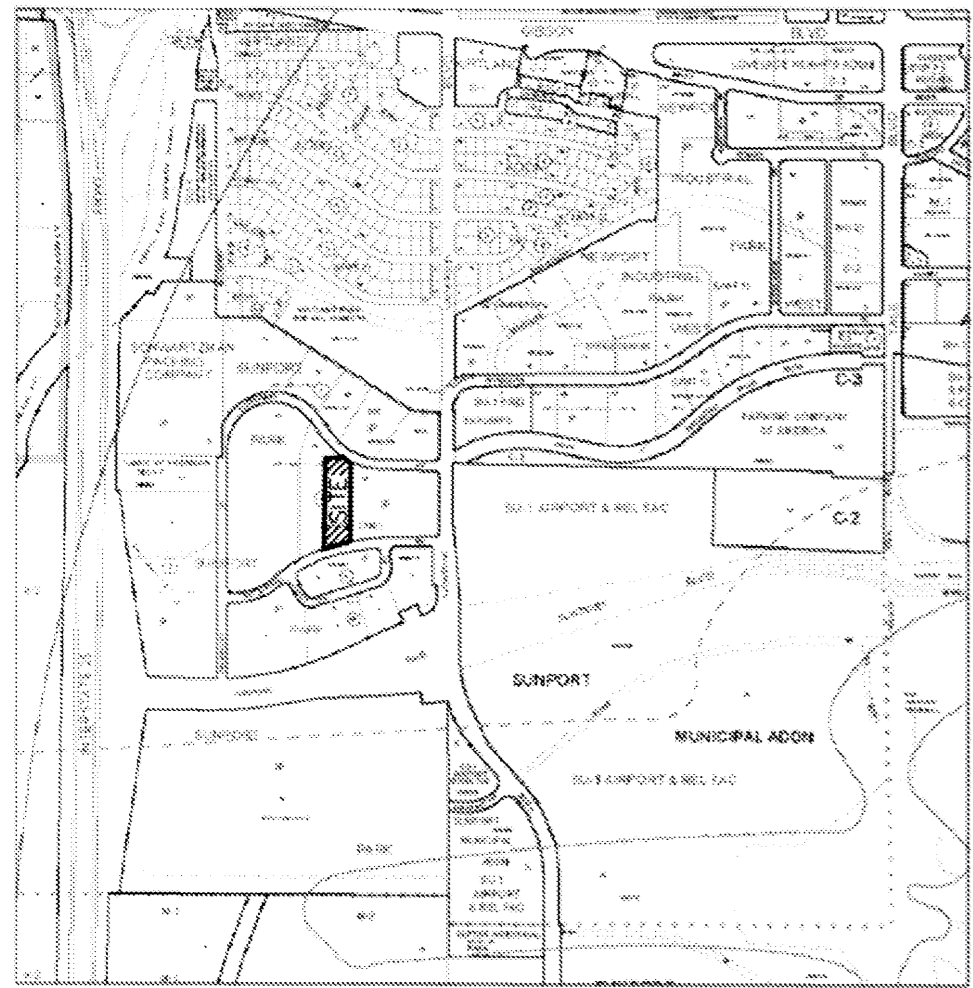
drawn: s severson	checked: L.K.Lauver	start date: 12.28.07	plot date: 1.15.08
approved:	updates:	revisions:	

Site Plan for Building Permit
Lot 2-A-3, Block 2, Sunport Park Subdivision
Albuquerque, New Mexico

leon lauver + associates architects + consultants
p. o. box number 1207, norfolk, nebraska 68701
voice: 1.402.371.3333; fax: 1.402.371.1164
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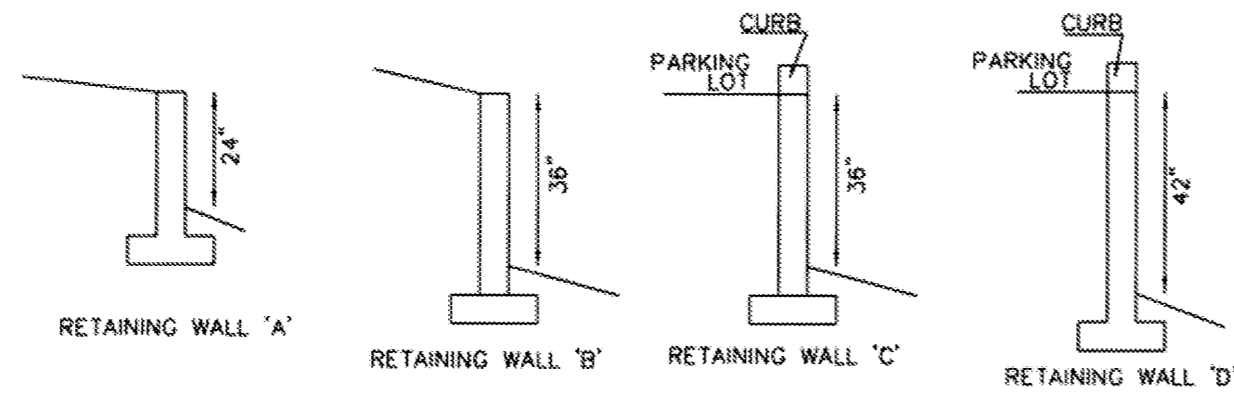
job no: 438
sheet: 2 OF 5

VICINITY MAP



SCALE: 1" = 40'
 PROJECT NO. 0801P803
 DRAWN BY PGB
 ZONE ATLAS: M-15-Z
 2ASUNPRT.CRS

RETAINING WALL PROFILES

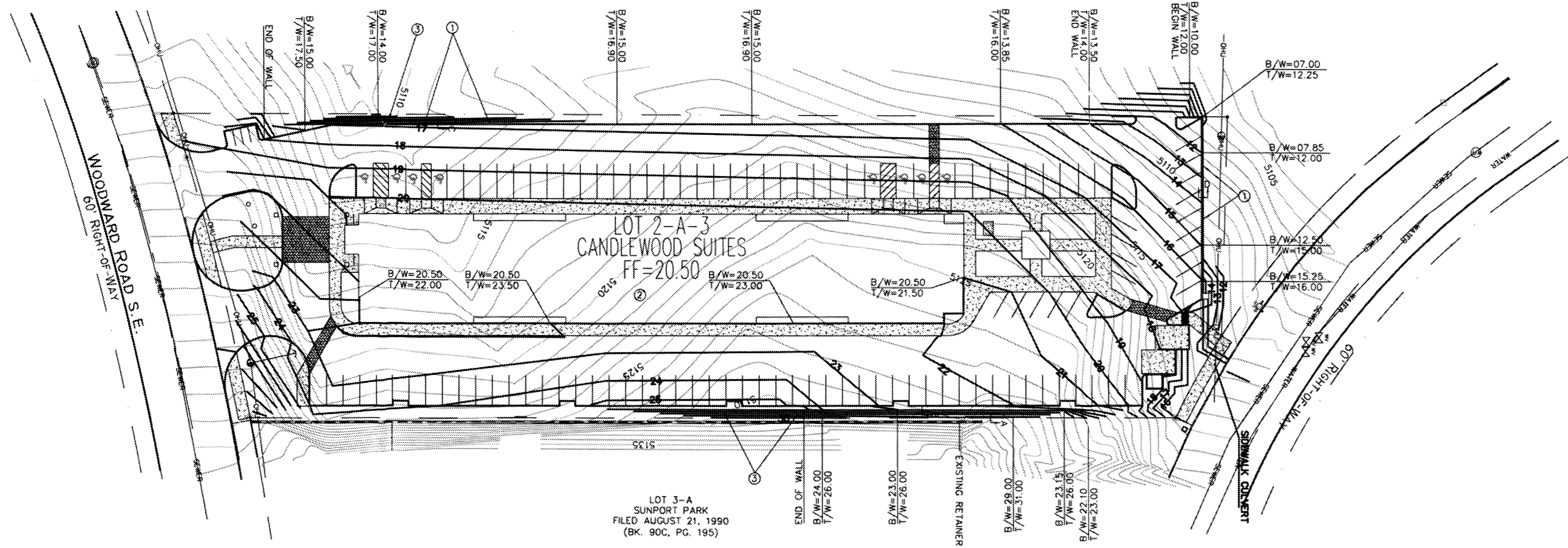


RETAINING WALL LENGTHS:
 RETAINING WALL A - LENGTH = 38.1'
 RETAINING WALL B - LENGTH = 141.1'
 RETAINING WALL C - LENGTH = 423.0'
 RETAINING WALL D - LENGTH = 104.0'

RETAINING WALL PROFILE NOTES:
 - NOT FOR CONSTRUCTION, FOR ILLUSTRATION PURPOSES ONLY.
 - CONSTRUCTION DESIGN BY OTHERS
 - WALL HEIGHT VARIES WITH TOPOGRAPHY
 - DEPTHS OF RETAINING WALLS ARE FOR CROSS SECTION LOCATIONS SHOWN ON SIGHT DRAWING

PHASE 2
 VACANT
 LOT 2-A-2
 FUTURE DEVELOPMENT

BLANKET CROSS DRAINAGE EASEMENT
 FOR LOTS 2-A-1 AND 2-A-2 PROPOSED



SURVEY INFORMATION

TOPOGRAPHIC SURVEY WAS PROVIDED TO ENGINEER BY SURVEYS SOUTHWEST, LTD. THE BASIS OF ELEVATIONS FOR THIS SURVEY WAS A PREVIOUS TOPOGRAPHIC SURVEY OF PROPERTY LOCATED DIRECTLY ACROSS WOODWARD ROAD SE, PERFORMED BY SURVEYOR IN DECEMBER 2002.

OFFSITE FLOW INFORMATION

THE LOT DIRECTLY TO THE EAST OF THE SITE DRAINS ONTO THE EAST EDGE OF THE SITE. THE NORTHERN HALF OF THIS DRAINAGE WILL BE CONVEYED TO FLIGHTWAY AVE. VIA SWALE AND SIDEWALK CULVERT. THE SOUTHERN PORTION OF THIS OFFSITE DRAINAGE WILL BE CONVEYED TO THE EAST HALF OF THE PARKING LOT THEN DRAINED TO FLIGHTWAY AVE. VIA SIDEWALK CULVERT ALONG WITH FLOWS GENERATED ON THE NORTH HALF OF THE SITE.

DRAINAGE NOTES:

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

DRAINAGE CONCEPT

THE SITE CURRENTLY DRAINS EAST TO WEST WITH FLOWS BEING DIVIDED IN APPROXIMATELY THE MIDDLE OF THE SITE TO CONVEY DRAINAGE TO THE NW AND SW. THE PROPOSED GRADING AND DRAINAGE PLAN WOULD ESSENTIALLY SPLIT THE SITE IN HALF ALONG A NORTH/SOUTH LINE. THE NORTH HALF OF THE SITE WILL BE DRAINED VIA A SIDEWALK CULVERT INTO FLIGHTWAY AVENUE. THE SOUTH HALF OF THE SITE WILL BE DRAINED ONTO AN ADJACENT LOT, LOT 2-A-2 USING THE PROPOSED DRIVEWAY ENTRANCE FOR DRAINAGE. THE OWNER IS PROPOSING A CROSS-DRAINAGE EASEMENT WITH THE OWNER OF LOT 2-A-2.

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.

CONTRACTOR SHALL VERIFY EXISTING GRADES AT SOUTH END OF SITE WHERE NEW CONC. CHANNEL TO BE INSTALLED. SEVERE EROSION MAY NOT BE REFLECTED IN EXISTING TOPOGRAPHIC DATA.

KEYED NOTES

- RETAINING WALL TOP ELEVATION DOES NOT INCLUDE THE 0.5 FT CURBING ASSOCIATED WITH THE PARKING LOT
- RETAINING WALL SHALL BE INCORPORATED INTO THE FOUNDATION AND FOOTER PLAN OF THE BUILDING
- ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED FROM EROSION. THIS PROTECTION SHALL CONSIST OF GEOTEXTILE FABRIC STAPLED TO THE SOIL WITH 3"-4" ROCK PLACED ON TOP OF GEOTEXTILE, OR EQUAL AS RECOMMENDED BY THE ARCHITECT IN THE LANDSCAPE PLAN

OTHER NOTES

- RETAINING WALL DESIGN BY OTHERS
- T/W INDICATES TOP OF WALL ELEVATION
- B/W INDICATES BOTTOM OF WALL ELEVATION, NOT INCLUDING SUBGRADE ELEV. FOR FOOTER

TRAFFIC CIRCULATION PLAN BY OTHERS

ONSITE HYDROLOGY

THE TABLE BELOW SHOWS THE FULLY DEVELOPED CONDITIONS OF THE SITE. THE FIRST PHASE OF DEVELOPMENT (SHOWN ON THIS SHEET) WILL GENERATE AN ADDITIONAL X.X CFS OF RUNOFF FOR THE 100-YR STORM EVENT ABOVE UNDEVELOPED RUNOFF CONDITIONS.

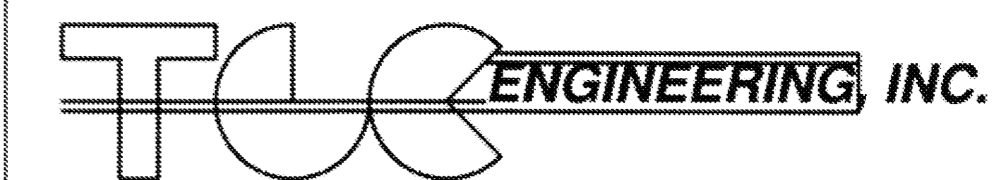


5-05-08

I, THOMAS JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, 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

THE PROPOSED DISCHARGE TO FLIGHTWAY AVE. = X.X CFS FOR 100 YR. STORM
 PROPOSED DISCHARGE TO LOT 2-A-2 = X.X CFS

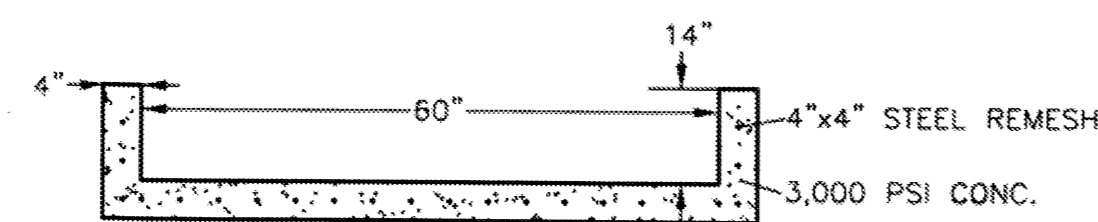
DRAINAGE AND GRADING PLAN
 CANDLEWOOD SUITES
 LOT 2-A-3, BLOCK 4-B, SUNPORT PARK
 FOR: KAREEM KASAM



LEGAL DESCRIPTION AND FLOOD ZONE

Lot numbered Two-A-Three (2-A-3) in Block numbered Two (2) 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.

The above described property is located within Zone "X" (No flood hazard), Community Panel No. 350002 0342 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.



DETAIL 'A'
 CONCRETE CHANNEL CROSS SECTION

DRAINAGE CHANNEL CAPACITY CALCULATION:

USE MANNINGS EQUATION
 $Q = (1.49/n)(A)(Rh)^{2/3}(S)^{1/2}$
 $n = 0.013$ FOR CONCRETE
 $Rh = A/P$ (RECTANGULAR CHANNEL, FULL FLOW CONDITIONS) = 0.625 FT.
 $S = 0.05$ FT/FT (AT LOWEST SLOPE)
 $A = 4.167$ SQ.FT. (RECTANGULAR CHANNEL)
 $Q(CAPACITY) = 78.1$ CFS

FLOW CAPACITY >> THAN MAXIMUM CALCULATED FLOW THRU CHANNEL ($Q_{max} = 34.3$ cfs)

THOMAS JOHNSTON, NMPE NO. 17158

disclaimer:

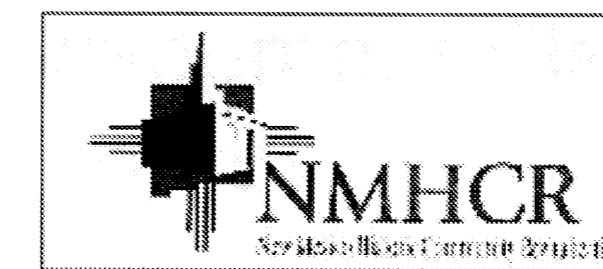
These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauver + Associates at 1.402.371.3333 if you need dimensional assistance.

drawn:	t hendrix
checked:	L.K.Lauver
start date:	12.23.07
plot date:	05.02.08
approved:	

updates:
 05.02.08 reming
 04.02.08 severson
 01.30.08 severson

revisions:

Site Plan for Building Permit
 Candlewood Suites Airport Park
 Albuquerque, New Mexico



leon lauver + associates
 architects + consultants

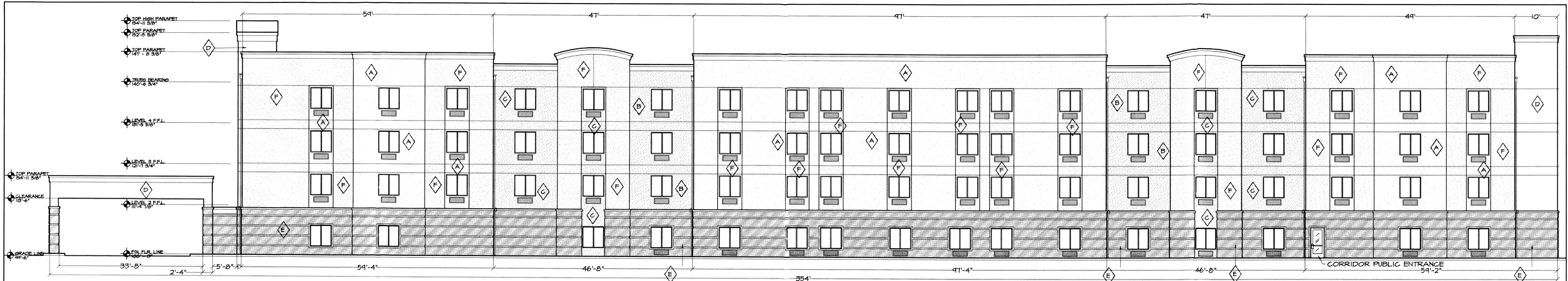
p. o. box number 1207, norfolk, nebraska 68701
 voice: 1.402.371.3333; fax: 1.402.371.1164
 llauver@leontlauver.com

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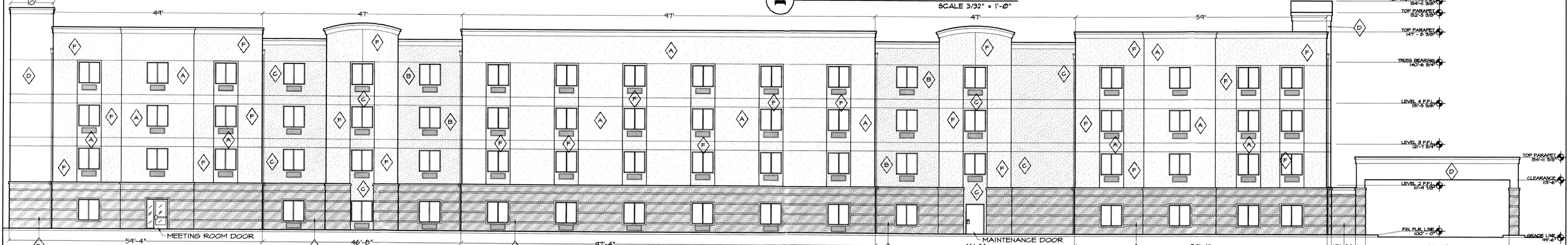
architect's seal:

job no: 438

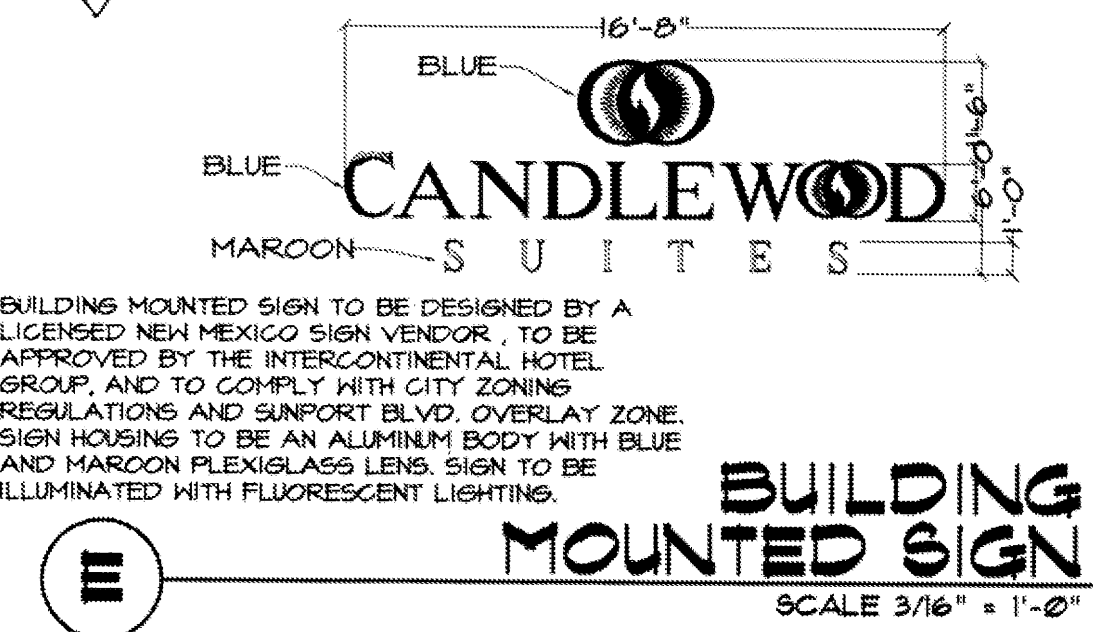
sheet: 3 OF 5



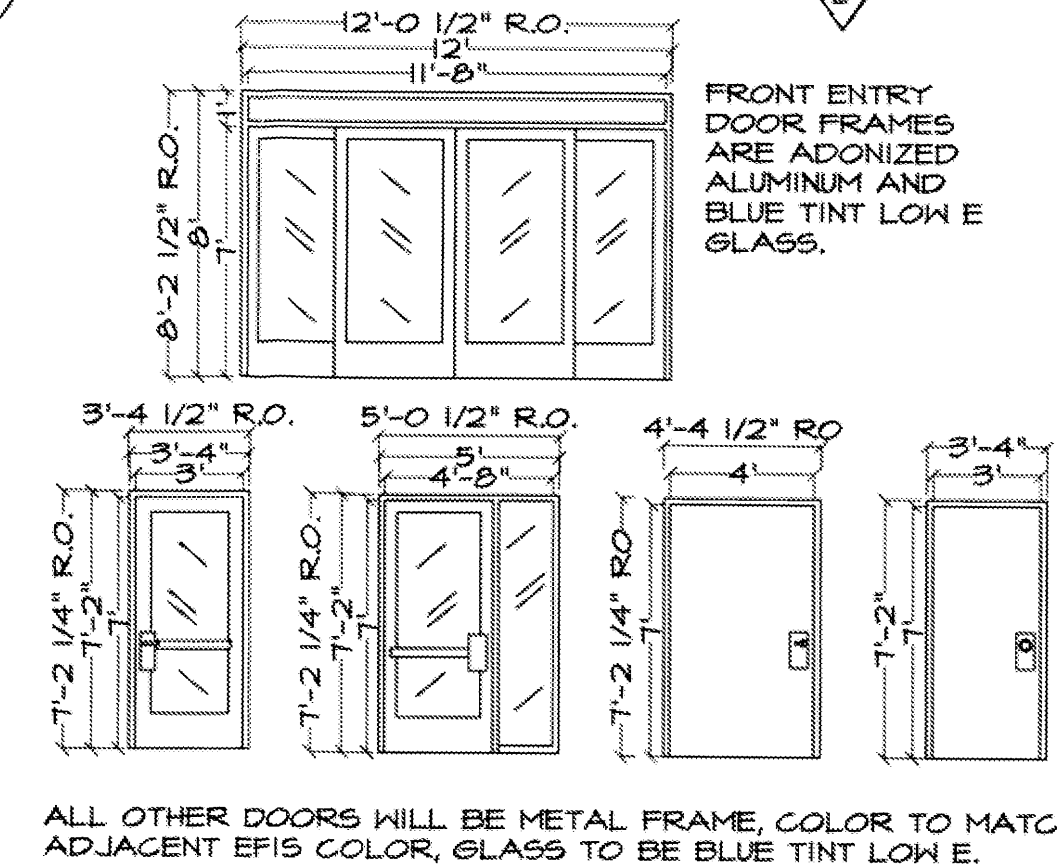
A ALT. EAST ELEVATION
SCALE 3/32" = 1'-0"



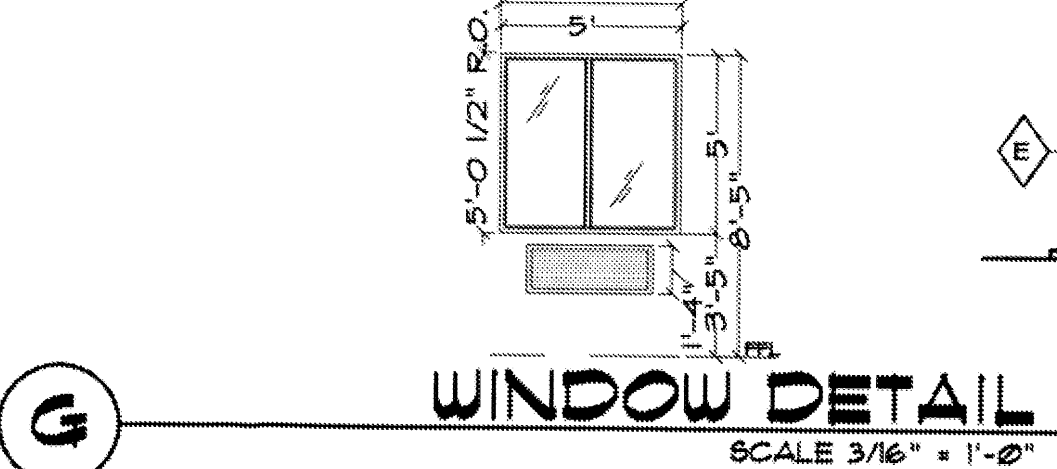
B ALT. WEST ELEVATION
SCALE 3/32" = 1'-0"



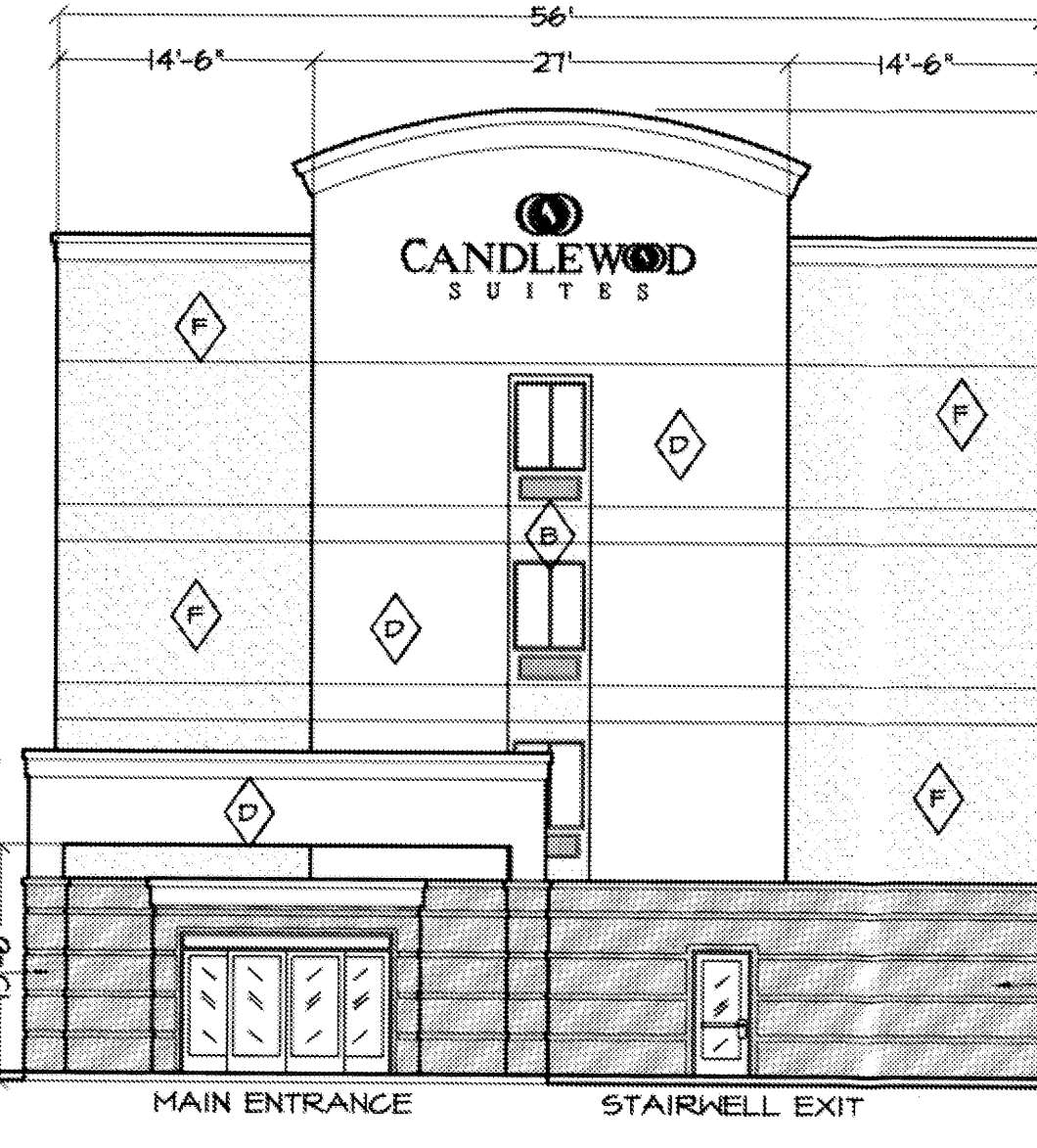
- E BUILDING MOUNTED SIGN**
SCALE 3/16" = 1'-0"
- SYNTHETIC STUCCO COLOR**
- MATCH SYNTHETIC STUCCO COLOR TO THE FOLLOWING BENJAMIN MOORE COLORS
- ◇ - WARM GRAY
 - ◇ - KHAKI
 - ◇ - TAN
 - ◇ - LIGHT GRAY
 - ◇ - BROWN
 - ◇ - GREY
- NOTES:**
1. COLOR OF FACIA AND SOFFIT TO MATCH SYNTHETIC STUCCO COLOR "D".
 2. CONDUCTOR HEADS SHALL BE SEAMLESS & PREFINISHED TO MATCH ADJOINING BUILDING SURFACE.
 3. ALL SHUTTERS COLOR TO MATCH BENJAMIN MOORE COLOR "EVENING DOVE #2128-30".
 4. EXTERIOR FINISH ALTERNATE: REPLACE SYNTHETIC STUCCO BASE WITH BRICK.
 5. ALL WINDOWS ARE WHITE FINISH VINYL THERMAL INSULATED WINDOWS.
 6. ENTIRE BUILDING TO BE INSTALLED WITH ENERGY EFFICIENT INSULATION.



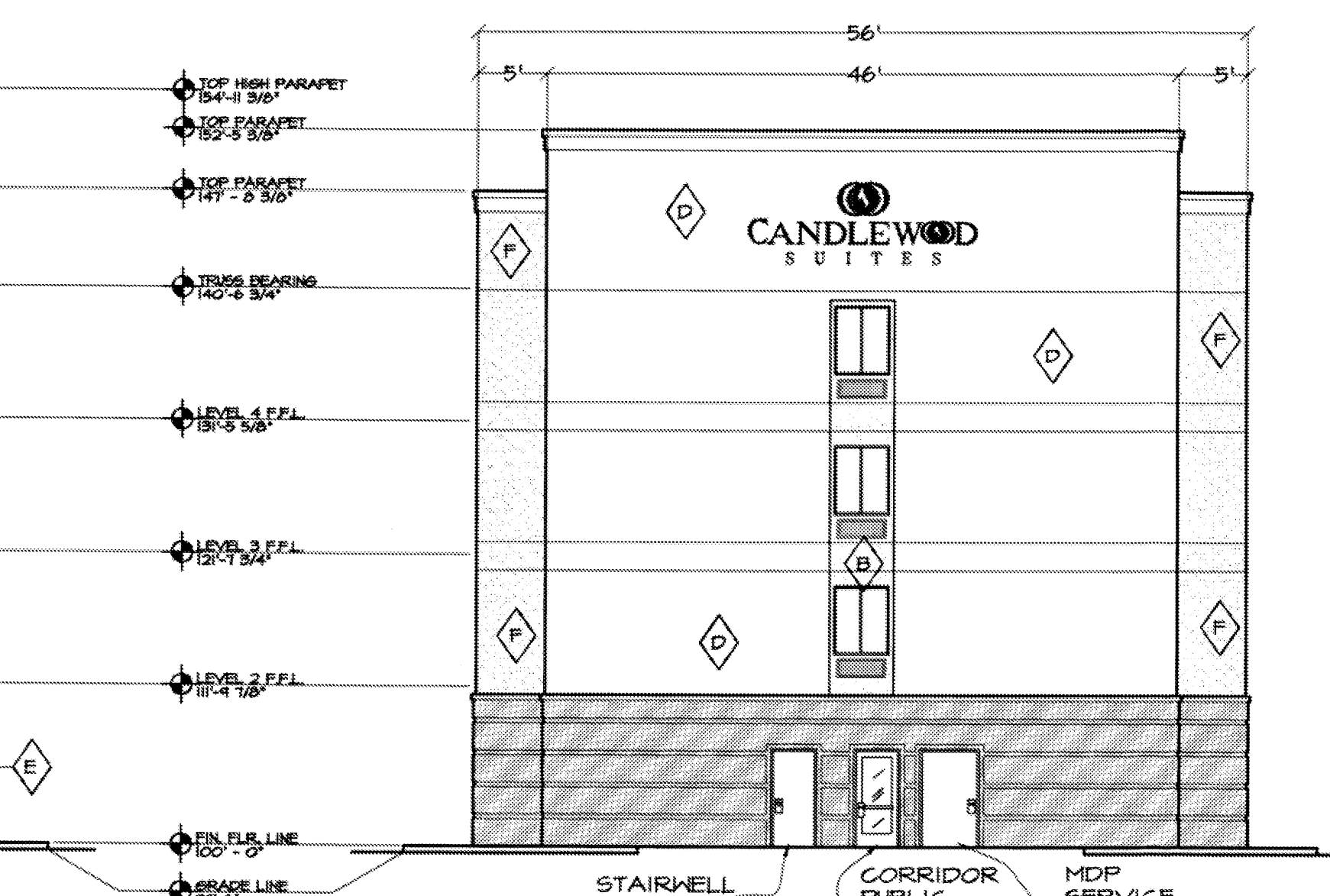
F DOOR ELEVATIONS
SCALE 3/16" = 1'-0"



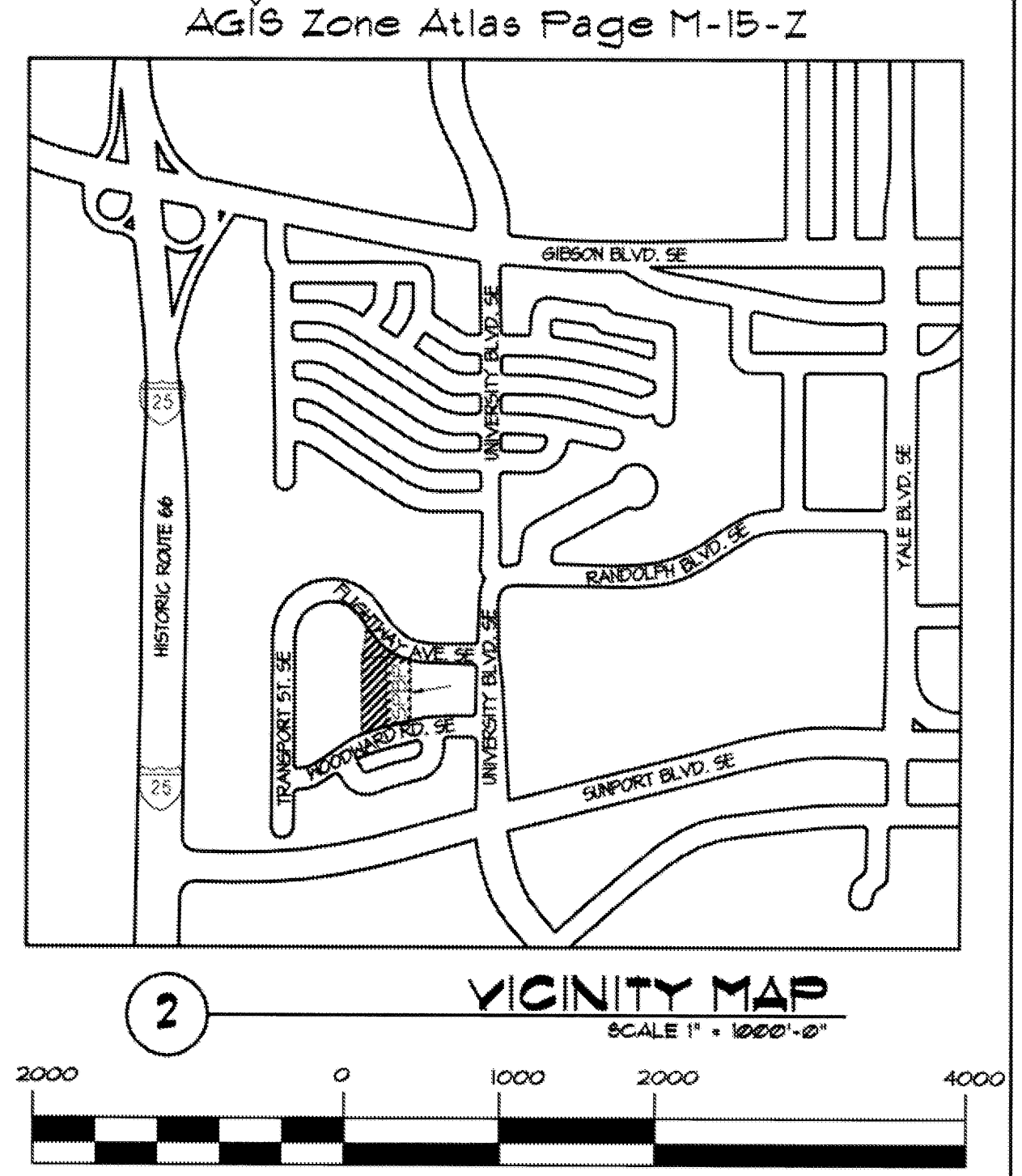
G WINDOW DETAIL
SCALE 3/16" = 1'-0"



C ALT. SOUTH ELEVATION
SCALE 3/32" = 1'-0"

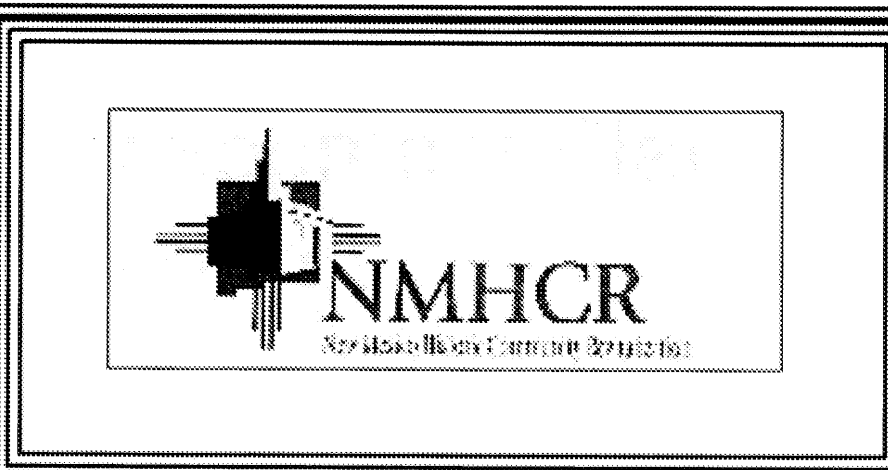


D ALT. NORTH ELEVATION
SCALE 3/32" = 1'-0"



<p>disclaimer: These plans are intended to be read by dimensions only. Do not use a scale. Please call Leon Lauver + Associates at 1.402.371.3333 if you need dimensional assistance.</p>	drawn: t hendrix	<p>05.02.08 remodeling 04.10.08 sevenson 01.30.08 sevenson</p>	<p>updates:</p>	<p>revisions:</p>
	checked: L.K. Lauver			
	start date: 12.23.07			
	plot date: 05.02.08			
	approved:			

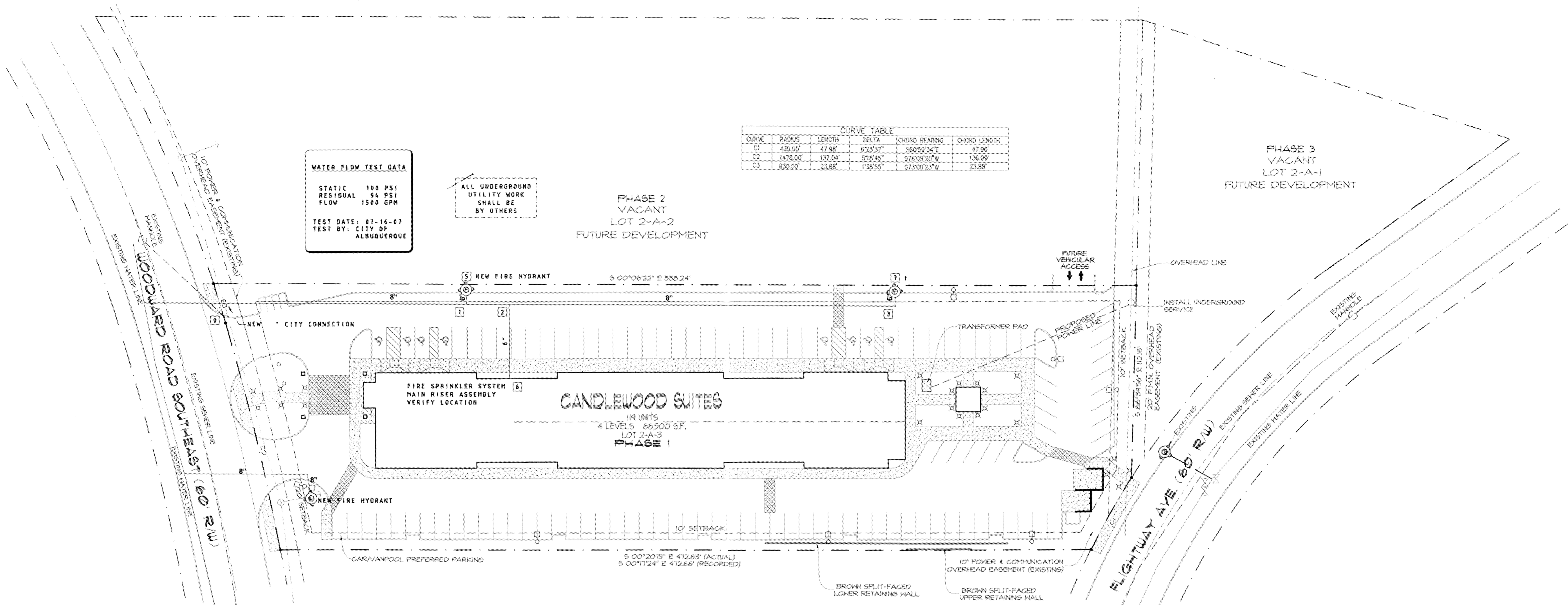
Site Plan for Building Permit
Candlewood Suites Airport Park
 Albuquerque, New Mexico



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architects + consultants

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job no: **438**
 architect's seal:
 sheet: **4 OF 5**



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	47.98'	6°23'37"	S60°59'34"E	47.96'
C2	1478.00'	137.04'	5°18'45"	S76°09'20"W	136.89'
C3	830.00'	23.88'	1°38'55"	S73°00'23"W	23.88'

WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 94 PSI
 FLOW 1500 GPM
 TEST DATE: 07-15-07
 TEST BY: CITY OF ALBUQUERQUE

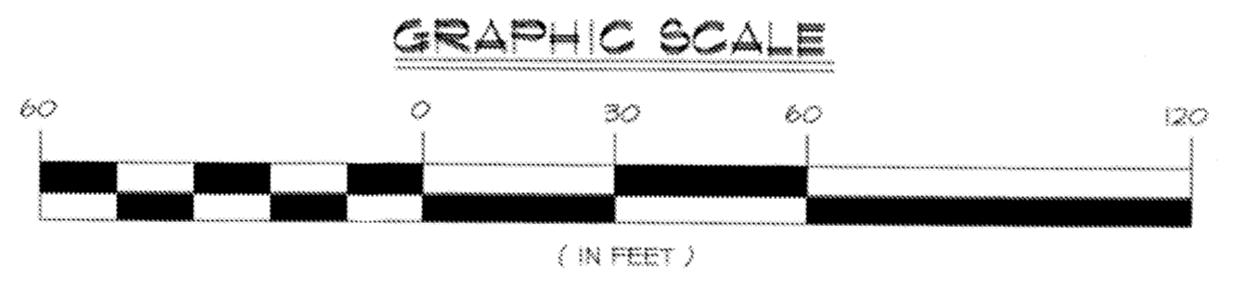
ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

PHASE 2 VACANT LOT 2-A-2 FUTURE DEVELOPMENT

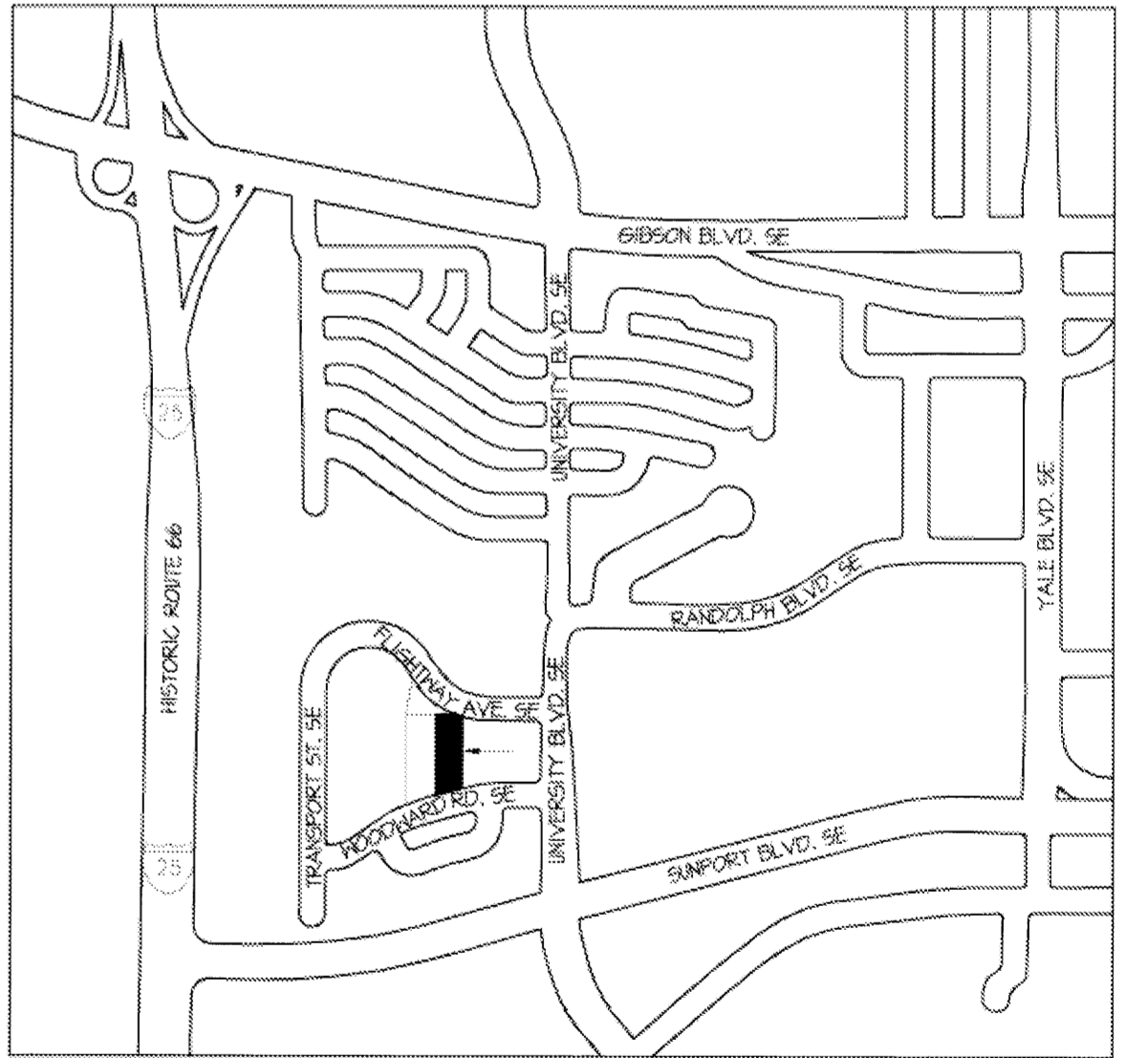
PHASE 3 VACANT LOT 2-A-1 FUTURE DEVELOPMENT

CANDLEWOOD SUITES
 114 UNITS
 4 LEVELS 86,500 SF.
 LOT 2-A-3
 PHASE 1

CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



AGIS Zone Atlas Page M-15-Z



VICINITY MAP
 SCALE 1" = 1000'-0"

- ⊗ BOLLARD LIGHT
- SINGLE LIGHT POLE
- ⊗ HANDICAPPED STALL MARKER
- ⊗ FIRE HYDRANT
- ⊗ HANDICAPPED PARKING SIGN
- ⊗ MANHOLE
- ⊗ 2" WATER METER
- ➔ INCOMING TRAFFIC DIRECTION

LEGEND:

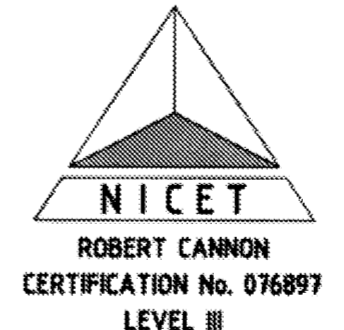
NOTE:
 THIS SITE PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY
 ALL SITE UTILITY WORK SHALL BE BY OTHERS - TNT TECH LLC TO BEGIN ALL WORK INSIDE THE BUILDING.

NOTE:
 ALL UNDERGROUND WATER MAINS, VALVES, FIRE HYDRANTS, THRUST BLOCKS AND ANY ASSOCIATED WORK SHALL BE PROVIDED BY AND INSTALLED BY OTHERS - IN ACCORDANCE WITH NFPA 24.

Project Number: _____
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP



disclaimer:
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checked:	L.K. Lauver		
start date:	12.28.07	05.02.08	remsing
plot date:	05.02.08	04.10.08	sevenson
		01.14.08	remsing
		01.02.08	remsing
approved:		updates:	revisions:

Site Plan for Building Permit
 Lot 2-A-3, Block 2, Sunport Park Subdivision
 Albuquerque, New Mexico



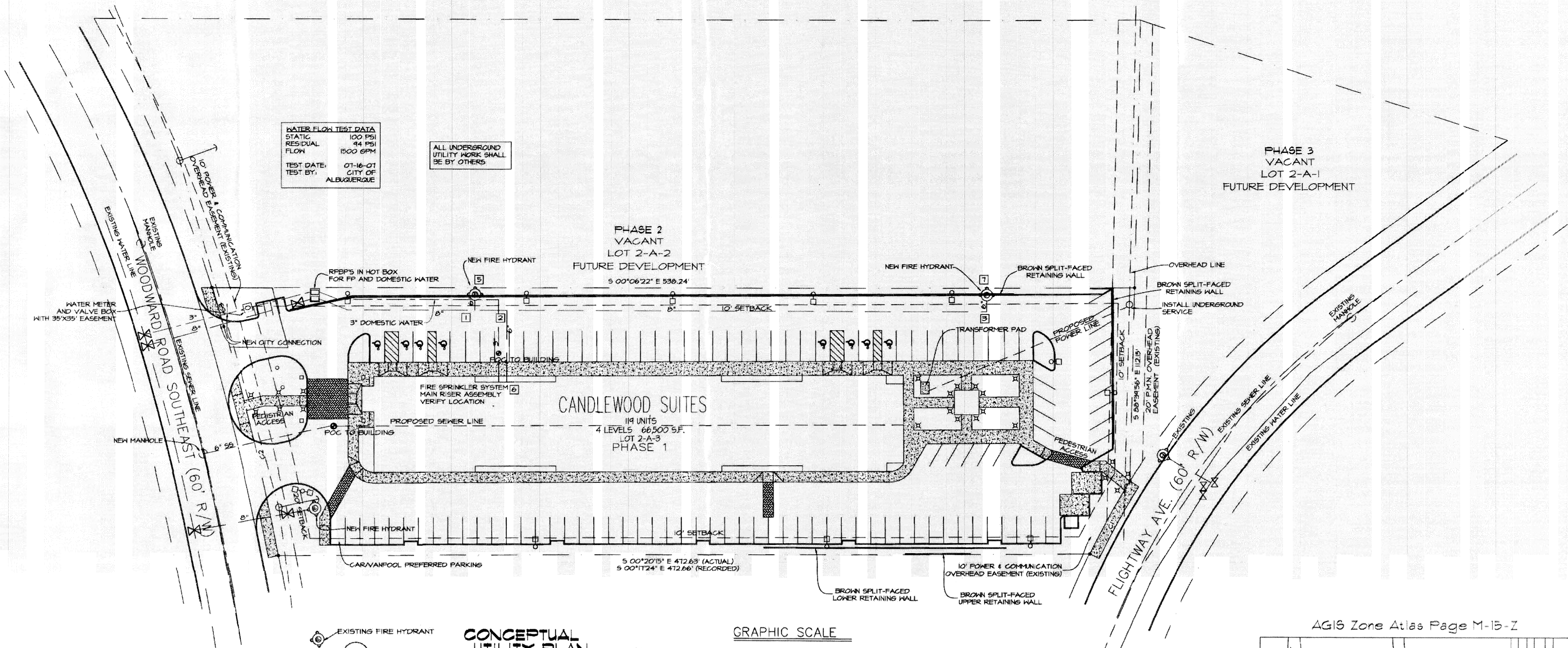
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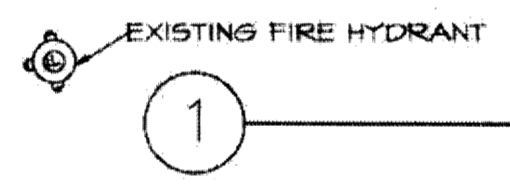
WATER FLOW TEST DATA
 STATIC 100 PSI
 RESIDUAL 44 PSI
 FLOW 1500 GPM
 TEST DATE: 07-16-07
 TEST BY: CITY OF ALBUQUERQUE

ALL UNDERGROUND UTILITY WORK SHALL BE BY OTHERS

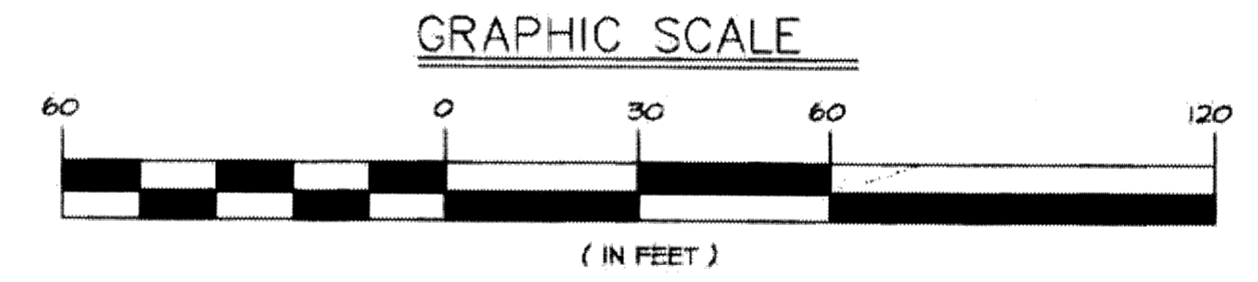
PHASE 2
 VACANT
 LOT 2-A-2
 FUTURE DEVELOPMENT
 S 00°06'22" E 536.24'

PHASE 3
 VACANT
 LOT 2-A-1
 FUTURE DEVELOPMENT

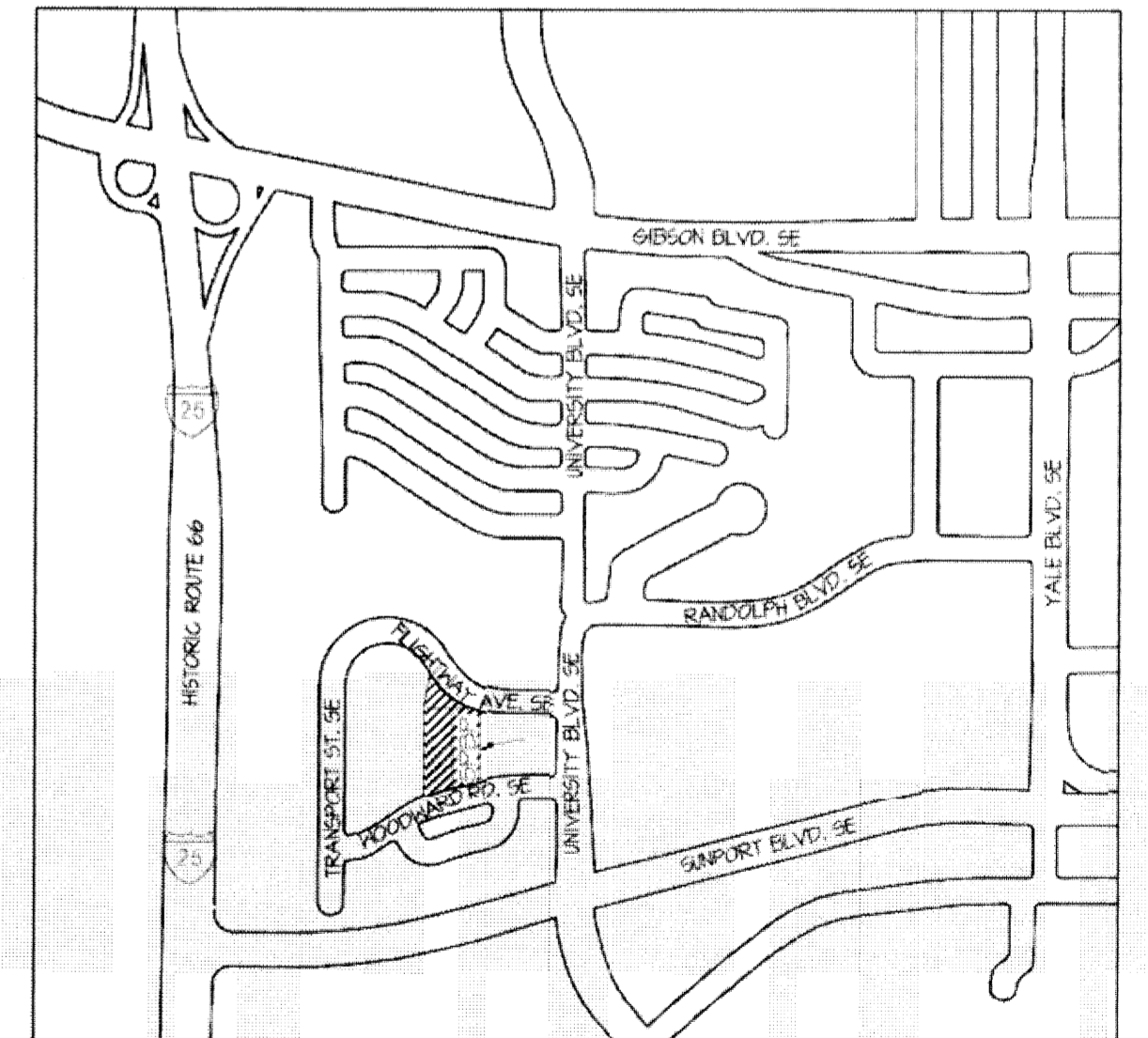
CANDLEWOOD SUITES
 119 UNITS
 4 LEVELS 66,500 SF.
 LOT 2-A-3
 PHASE 1



CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'-0"



AGIS Zone Atlas Page M-15-Z



Project Number: _____
 Application Number: _____

This Plan is consistent with the Master Development Plan approved by the Environmental Planning Commission (EPC), dated: _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

SITE LIGHTING TO BE DESIGNED BY A LICENSED NEW MEXICO ELECTRICAL ENGINEER AND APPROVED BY THE CITY OF ALBUQUERQUE AND INTERCONTINENTAL HOTEL GROUP

- ⊗ BOLLARD LIGHT
- SINGLE LIGHT POLE
- ⊙ HANDICAPPED STALL MARKER
- ⊕ FIRE HYDRANT
- ★ HANDICAPPED PARKING SIGN
- MANHOLE
- ⊙ 2" WATER METER
- ➔ INCOMING TRAFFIC DIRECTION

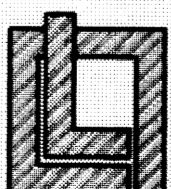
LEGEND:

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	01.10.08 remising		
	01.02.08 remising		
	updates:	revisions:	

Master Development Plan
 Lot 2-A, Block 2, Sunport Park
 Albuquerque, New Mexico

leon lauver + associates architects + consultants

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sheet: 3 OF 3