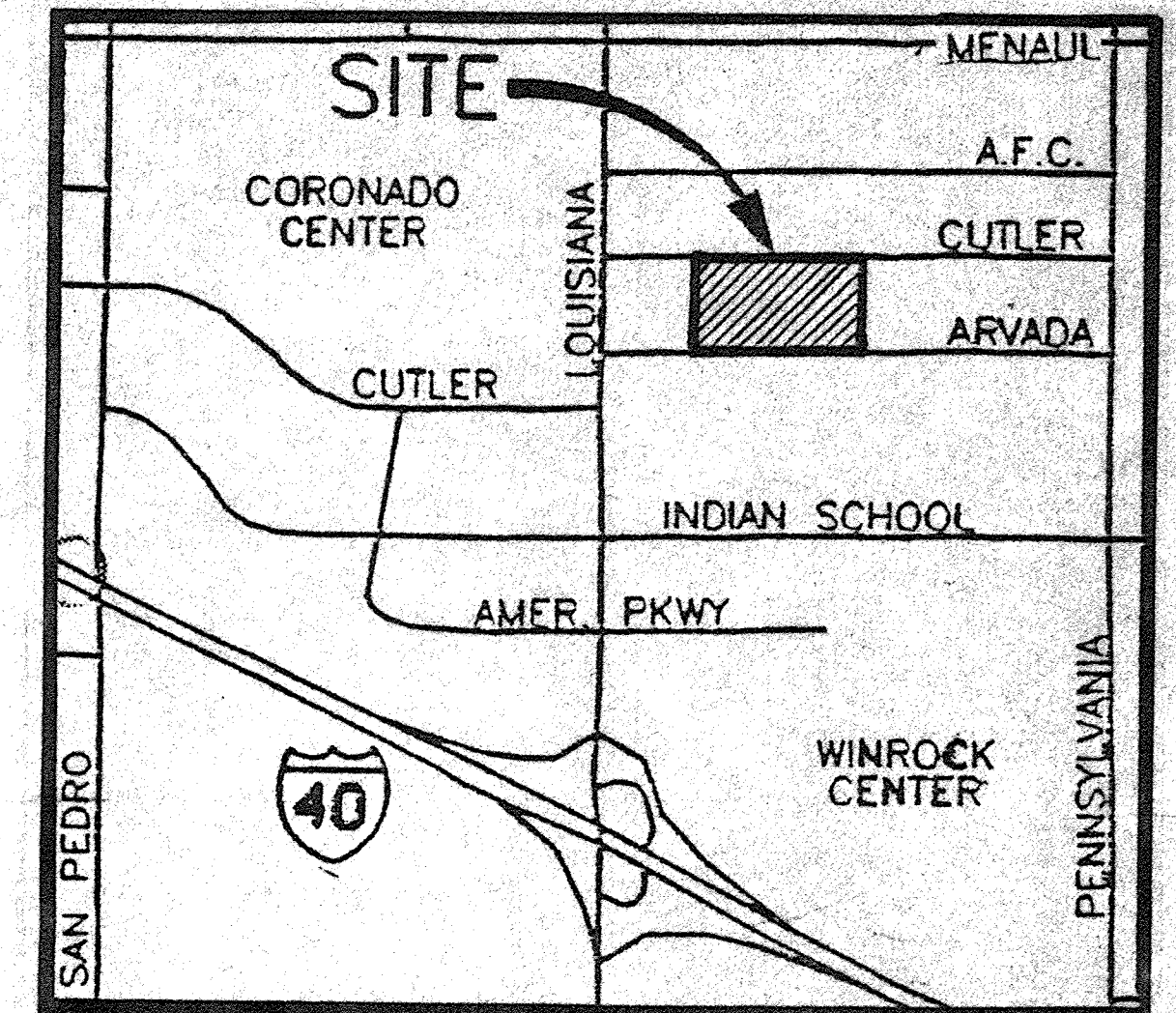
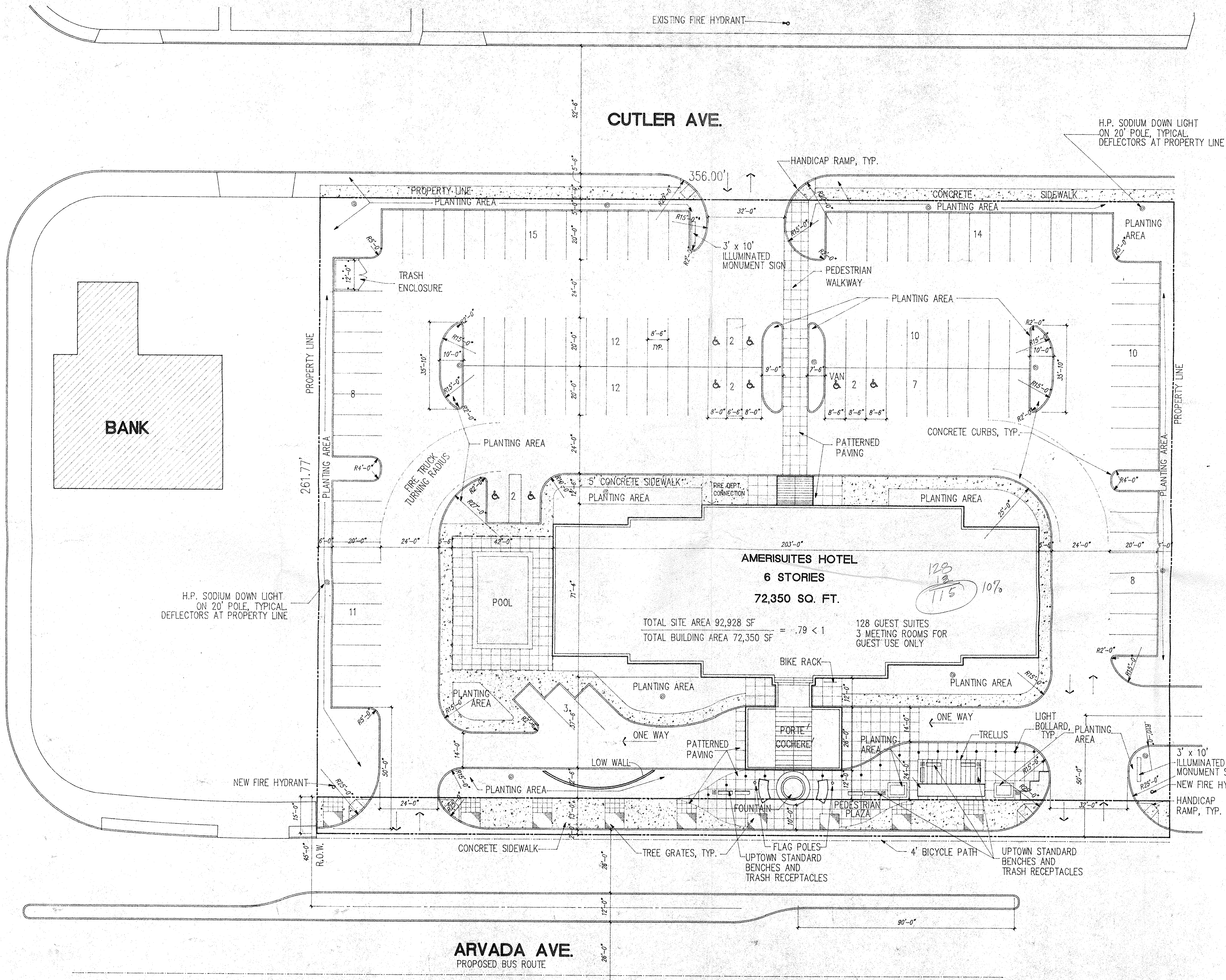


NAME: S:\96009A\CADD\DWG DATE: APR. 29, 1996 TIME: 3:12 PM PLOT SCALE: 1" = 20'-0"

LOUISIANA BLVD.
BUS ROUTE



VICINITY MAP NOTE: SITE IS LOCATED WITHIN THE UPTOWN SECTOR PLAN
SCALE: 1" = 400'

DRB-96-158

I certify that this area is zoned SU-3: Outside of Intense Core as defined in the UPTOWN SECTOR PLAN June 1995 Revision, and that this specific Site Plan for Building Permit is as approved by the Development Review Board on April 9, 1996:

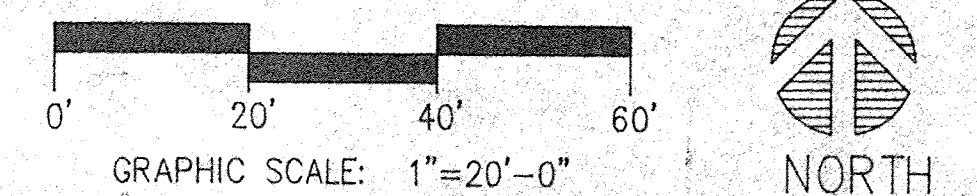
<i>Richard D. Ponce</i>	7-11-96
Traffic Engineer, Transportation Division	Date
<i>Colleen K. Franz</i>	5-7-96
Parks and Recreation Supervisor, General Serv.	Date
<i>Robert W. Kane</i>	5-7-96
Public Works, Water Utilities Division	Date
<i>Paul J. Caspin</i>	7-1-96
City Engineer, Engineering Division	Date
Approval and Conditional Acceptance as specified by DPM:	
<i>Kenn L. Proulx</i>	7-15-96
City Planner	Date
Albuquerque/Bernalillo County Planning Division	

PARKING TABULATION

	STD	HC	TOTAL
REQUIRED:	108	8	116
PROVIDED:	110	8	118

SITE AREA CALCULATION

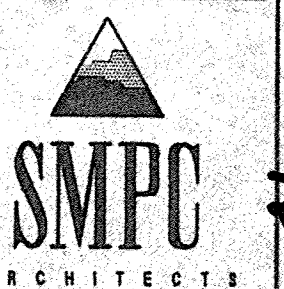
261.77' X 356.00' = 93,190.12 SF = 2.14 ACRES



These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.

Copyright © 1996
By SMPC Architects

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665



AMERISUITES HOTEL
SITE DEVELOPMENT PLAN

REV. #	DATE	PROJECT #
1	4/8/96	DWN BY: AMH
2	4/29/96	CHK BY: CAA
		DATE: 3/13/96

C101
OF



SITE DEVELOPMENT PLAN

DRB-96-158 DRB-96-158 DRB-96-158

9AM DECEMBER 21

3PM DECEMBER 21

CUTLER AVE.

NOON DECEMBER 21

LOUISIANA BLVD.
BUS ROUTE

BANK

AMERISUITES HOTEL
6 STORIES
72,350 SQ. FT.

POOL

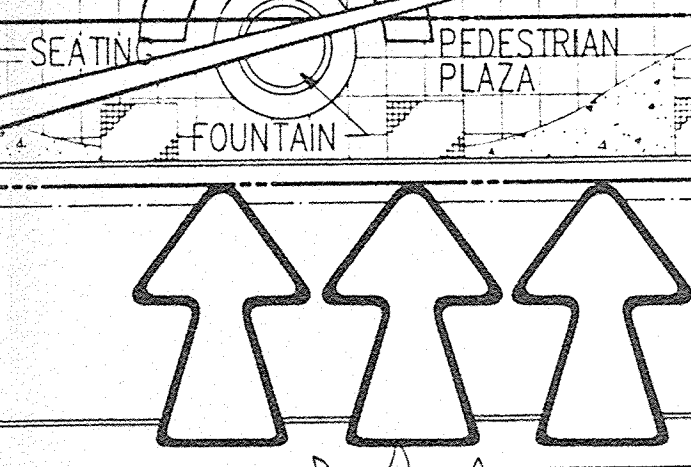
PEDESTRIAN WALKWAY

BIKE RACK

MOUNTAIN VIEW

URBAN VIEW

ARVADA AVE.
PROPOSED BUS ROUTE



4' BIKE PATH

ENVIRONMENTAL PERFORMANCE

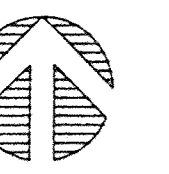
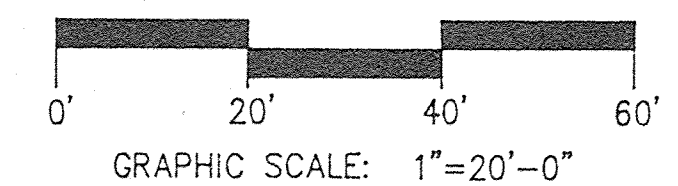
SHADOWS THE SHADOWS CAST ON THIS PLAN REPRESENT THE WINTER SOLSTICE AT 9AM, NOON AND 3PM. FROM THIS IT IS CLEAR THAT THE BUILDING SHADOW WILL NOT ADVERSELY AFFECT ANY PUBLIC AREAS OR ADJACENT PROPERTY. BECAUSE THE PEDESTRIAN PLAZA IS LOCATED ON THE SOUTH SIDE OF THE BUILDING IT WILL HAVE ADEQUATE SOLAR ACCESS THROUGHOUT THE WINTER. IN THE SUMMER SEATING AREAS WILL BE SHADED BY TREES AND THE OVERHEAD TRELLIS.

WIND THE PEDESTRIAN PLAZA IS FULLY PROTECTED FROM THE WINTER WINDS FROM THE NORTH AND NORTHWEST BY THE BUILDING ITSELF. THE PORTE COCHERE WILL ACT TO BREAK UP THE SPRING WINDS FROM THE WEST AND SOUTH AT THE MAIN ENTRANCE AND LANDSCAPING AND PAVING WILL FURTHER DIMINISH WIND SPEED AND DECREASE THE AVAILABILITY OF AIRBORN PARTICLES. PREVAILING NIGHT WINDS COME FROM THE SOUTH-EAST IN THE SUMMER (AVERAGE 7.5 MPH.) AND MAY MAKE NIGHTTIME USE OF THE PLAZA EVEN MORE ENJOYABLE.

REFLECTANCE AND HEAT GAIN THE FINISH MATERIALS AND COLOR PALETTE FOR THIS BUILDING ARE SIMILAR TO THOSE AT THE NEARBY WINROCK SHOPPING CENTER (BEIGE AND SAND TEXTURED STUCCO-LIKE WALLS WITH TERRA COTTA COLORED METAL ROOF ACCENTS) AND THE REFLECTANCE WILL BE SIMILAR. THE WINDOW AREA OF THE HOTEL HAS BEEN KEPT TO THE MINIMUM NECESSARY FOR PLEASANT INTERIORS BECAUSE IT IS IN KEEPING WITH THE STYLE OF THE BUILDING. THE GLAZING IS CLEAR AND NON-REFLECTIVE. ANY POTENTIAL HEAT GAIN IN THE PEDESTRIAN AREA SOUTH OF THE BUILDING WILL BE MITIGATED BY SHADE STRUCTURES, LANDSCAPING AND A FOUNTAIN.

ALTERNATIVE TRANSPORTATION ALTERNATIVE MEANS OF TRANSPORTATION NEED TO BE ENCOURAGED BECAUSE OF THEIR POTENTIAL IMPACT ON ENERGY CONSERVATION AND POLLUTION CONTROL EFFORTS. THIS PROJECT PROVIDES FOR CONVENIENT USE BY BUSES, BICYCLES, AND PEDESTRIANS. LOUISIANA IS A BUS ROUTE AND THE LOOP ROAD IS PLANNED TO BE ONE, THERE IS A PROPOSED 4' BICYCLE LANE ON THE NORTH SIDE OF THE LOOP ROAD AND BIKE RACKS ARE LOCATED NEAR THE BUILDING ENTRY FOR PARKING. PEDESTRIANS ARE PROVIDED WITH WIDE SIDEWALKS, SEATING, LANDSCAPING, SHADE STRUCTURES AND A FOUNTAIN. THE BUILDING OWNERS HAVE AGREED TO JOIN THE UPTOWN T.M.O. WHEN IT IS FORMED.

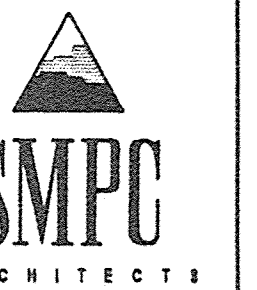
VIEWS BECAUSE THE BUILDING IS SITUATED ON THE LOOP ROAD (ARVADA) THERE WILL ALWAYS BE A CLEAR VIEW OF THE SANDIAS (PRIMARILY SOUTH PEAK) TO THE EAST FROM THE PEDESTRIAN PLAZA (SEE PHOTO). SANDIA CREST MAY ALSO REMAIN IN VIEW IF THE DEVELOPMENT IMMEDIATELY TO THE EAST IS SITED ADVANTAGEOUSLY. OTHER VIEWS FROM THE PLAZA ARE MORE URBAN (WINROCK TO THE SOUTH AND PARK PLAZA TO THE SOUTHEAST) AND PROVIDE THEIR OWN INTEREST. THESE VIEWS SHOULD BE PROTECTED WHEN THE SITE TO THE SOUTH IS DEVELOPED.



NORTH

These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects. Copyright © 1996 by SMPC Architects

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665



AMERISUITES HOTEL

ENVIRONMENTAL PERFORMANCE PLAN

REV. #	DATE	PROJECT # 96009
		DWN BY: AMH
		CHK BY: CAA
		DATE: 3/13/96

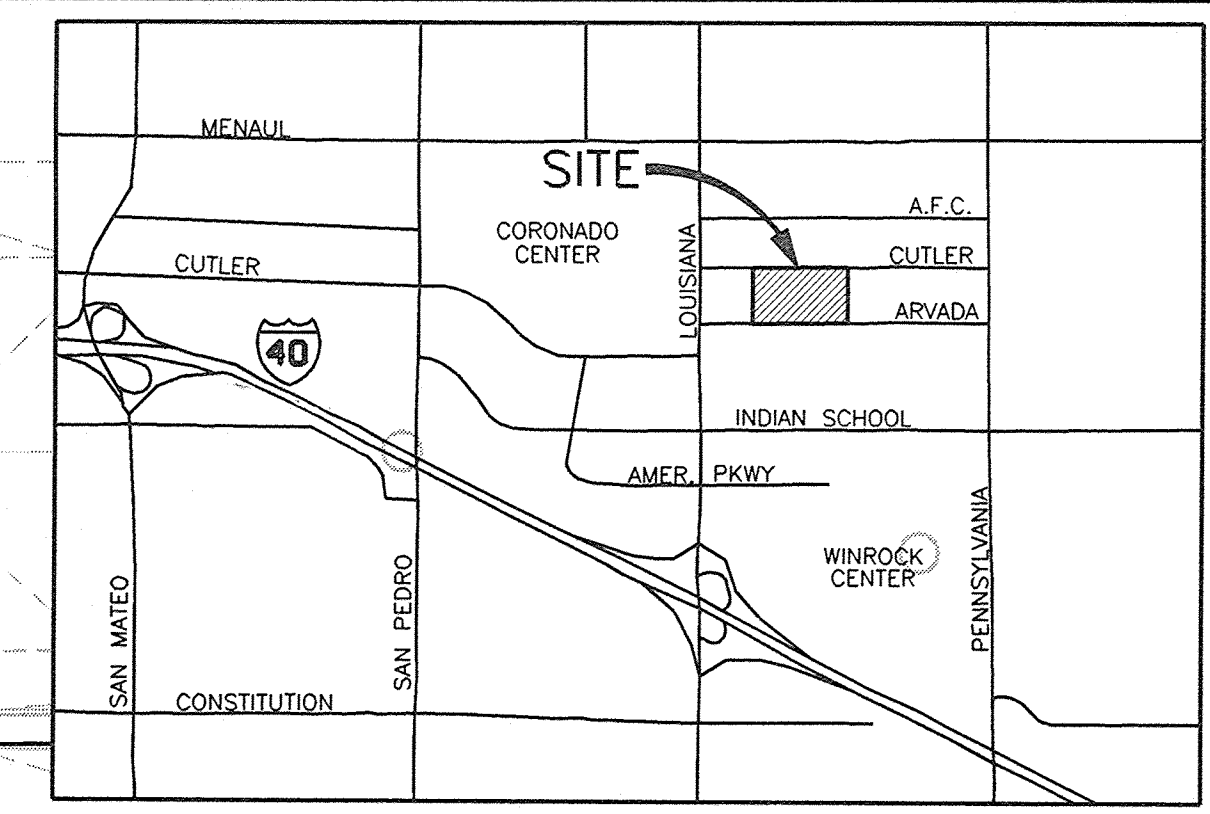
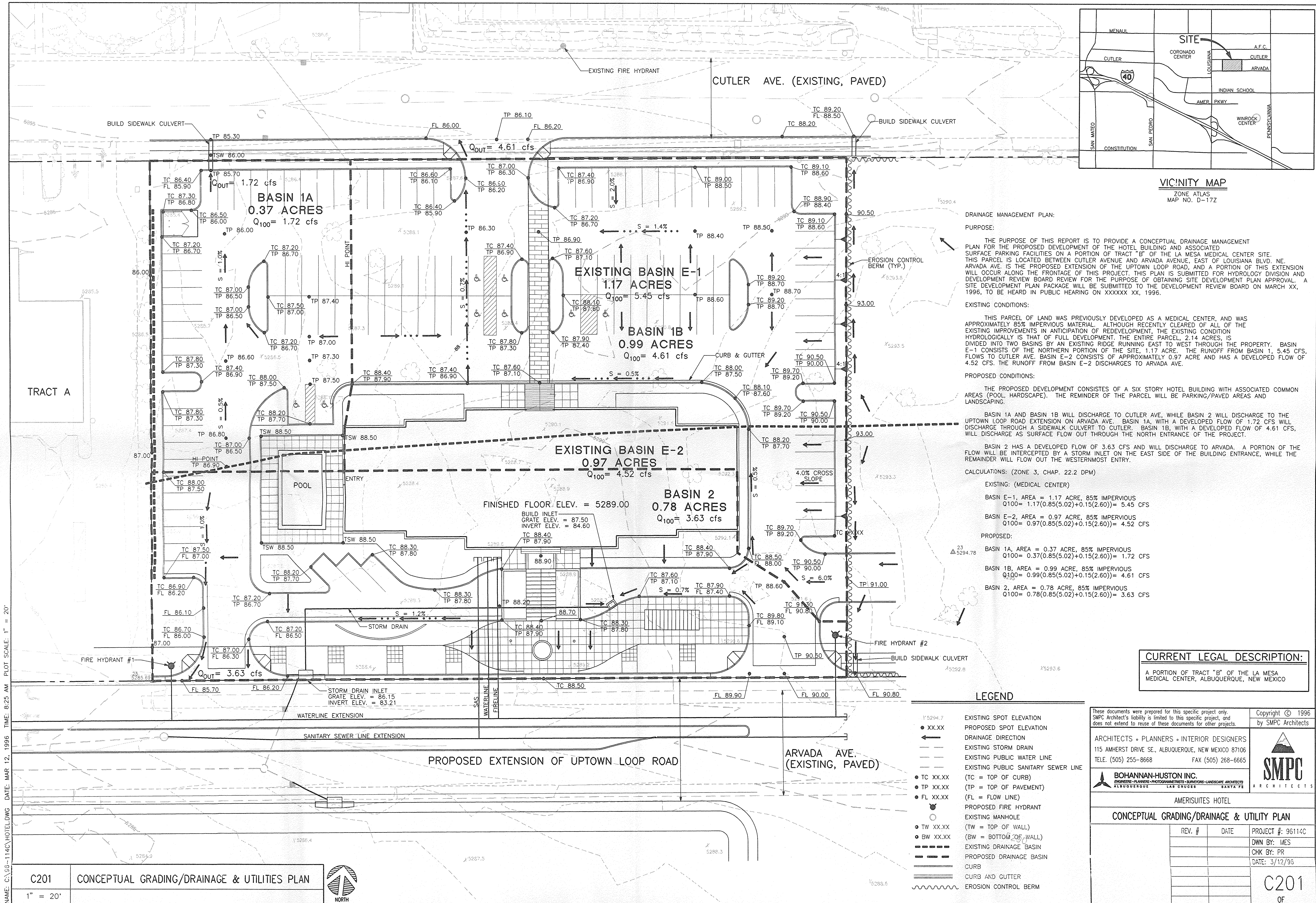
C102
OF



ENVIRONMENTAL PERFORMANCE PLAN

NAME: G. VADRENEH C102.DWG DATE: MAR 12, 1996 TIME: 2:32 PM PLOT SCALE: 1" = 20'-0"

NAME: C:\99-114C\HOTELDNG DATE: MAR 12, 1996 TIME: 8:25 AM PLOT SCALE: 1" = 20'



VICINITY MAP
ZONE ATLAS
MAP NO. D-17Z

DRAINAGE MANAGEMENT PLAN:
PURPOSE:
THE PURPOSE OF THIS REPORT IS TO PROVIDE A CONCEPTUAL DRAINAGE MANAGEMENT PLAN FOR THE PROPOSED DEVELOPMENT OF THE HOTEL BUILDING AND ASSOCIATED SURFACE PARKING FACILITIES ON A PORTION OF TRACT "B" OF THE LA MESA MEDICAL CENTER SITE. THIS PARCEL IS LOCATED BETWEEN CUTLER AVENUE AND ARVADA AVENUE, EAST OF LOUISIANA BLVD. NE. ARVADA AVE. IS THE PROPOSED EXTENSION OF THE UPTOWN LOOP ROAD, AND A PORTION OF THIS EXTENSION WILL OCCUR ALONG THE FRONTAGE OF THIS PROJECT. THIS PLAN IS SUBMITTED FOR HYDROLOGY DIVISION AND DEVELOPMENT REVIEW BOARD REVIEW FOR THE PURPOSE OF OBTAINING SITE DEVELOPMENT PLAN APPROVAL. A SITE DEVELOPMENT PLAN PACKAGE WILL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD ON MARCH XX, 1996, TO BE HEARD IN PUBLIC HEARING ON XXXXXX XX, 1996.

EXISTING CONDITIONS:
THIS PARCEL OF LAND WAS PREVIOUSLY DEVELOPED AS A MEDICAL CENTER, AND WAS APPROXIMATELY 85% IMPERVIOUS MATERIAL. ALTHOUGH RECENTLY CLEARED OF ALL OF THE EXISTING IMPROVEMENTS IN ANTICIPATION OF REDEVELOPMENT, THE EXISTING CONDITION HYDROLOGICALLY IS THAT OF FULL DEVELOPMENT. THE ENTIRE PARCEL, 2.14 ACRES, IS DIVIDED INTO TWO BASINS BY AN EXISTING RIDGE RUNNING EAST TO WEST THROUGH THE PROPERTY. BASIN E-1 CONSISTS OF THE NORTHERN PORTION OF THE SITE, 1.17 ACRES. THE RUNOFF FROM BASIN 1, 5.45 CFS, FLOWS TO CUTLER AVE. BASIN E-2 CONSISTS OF APPROXIMATELY 0.97 ACRE AND HAS A DEVELOPED FLOW OF 4.52 CFS. THE RUNOFF FROM BASIN E-2 DISCHARGES TO ARVADA AVE.

PROPOSED CONDITIONS:
THE PROPOSED DEVELOPMENT CONSISTS OF A SIX STORY HOTEL BUILDING WITH ASSOCIATED COMMON AREAS (POOL, HARDSCAPE). THE REMINDER OF THE PARCEL WILL BE PARKING/PAVED AREAS AND LANDSCAPING.

BASIN 1A AND BASIN 1B WILL DISCHARGE TO CUTLER AVE, WHILE BASIN 2 WILL DISCHARGE TO THE UPTOWN LOOP ROAD EXTENSION ON ARVADA AVE. BASIN 1A, WITH A DEVELOPED FLOW OF 1.72 CFS WILL DISCHARGE THROUGH A SIDEWALK CULVERT TO CUTLER. BASIN 1B, WITH A DEVELOPED FLOW OF 4.61 CFS, WILL DISCHARGE AS SURFACE FLOW OUT THROUGH THE NORTH ENTRANCE OF THE PROJECT.

BASIN 2 HAS A DEVELOPED FLOW OF 3.63 CFS AND WILL DISCHARGE TO ARVADA. A PORTION OF THE FLOW WILL BE INTERCEPTED BY A STORM INLET ON THE EAST SIDE OF THE BUILDING ENTRANCE, WHILE THE REMAINDER WILL FLOW OUT BY THE WESTERMOST ENTRY.

CALCULATIONS: (ZONE 3, CHAP. 22.2 DPM)
EXISTING: (MEDICAL CENTER)
BASIN E-1, AREA = 1.17 ACRE, 85% IMPERVIOUS
 $Q_{100} = 1.17(0.85(5.02) + 0.15(2.60)) = 5.45$ CFS
BASIN E-2, AREA = 0.97 ACRE, 85% IMPERVIOUS
 $Q_{100} = 0.97(0.85(5.02) + 0.15(2.60)) = 4.52$ CFS
PROPOSED:
BASIN 1A, AREA = 0.37 ACRE, 85% IMPERVIOUS
 $Q_{100} = 0.37(0.85(5.02) + 0.15(2.60)) = 1.72$ CFS
BASIN 1B, AREA = 0.99 ACRE, 85% IMPERVIOUS
 $Q_{100} = 0.99(0.85(5.02) + 0.15(2.60)) = 4.61$ CFS
BASIN 2, AREA = 0.78 ACRE, 85% IMPERVIOUS
 $Q_{100} = 0.78(0.85(5.02) + 0.15(2.60)) = 3.63$ CFS

CURRENT LEGAL DESCRIPTION:
A PORTION OF TRACT "B" OF THE LA MESA MEDICAL CENTER, ALBUQUERQUE, NEW MEXICO

- LEGEND**
- Y 5294.7
 - XX.XX EXISTING SPOT ELEVATION
 - XX.XX PROPOSED SPOT ELEVATION
 - ← DRAINAGE DIRECTION
 - EXISTING STORM DRAIN
 - EXISTING PUBLIC WATER LINE
 - EXISTING PUBLIC SANITARY SEWER LINE
 - TC XX.XX (TC = TOP OF CURB)
 - TP XX.XX (TP = TOP OF PAVEMENT)
 - FL XX.XX (FL = FLOW LINE)
 - PROPOSED FIRE HYDRANT
 - EXISTING MANHOLE
 - TW XX.XX (TW = TOP OF WALL)
 - BW XX.XX (BW = BOTTOM OF WALL)
 - EXISTING DRAINAGE BASIN
 - PROPOSED DRAINAGE BASIN
 - CURB
 - CURB AND GUTTER
 - ~ EROSION CONTROL BERM

These documents were prepared for this specific project only. SMPC Architect's liability is limited to this specific project, and does not extend to reuse of these documents for other projects.

Copyright © 1996 by SMPC Architects

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

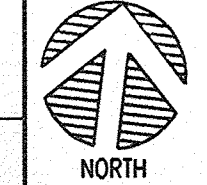
BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

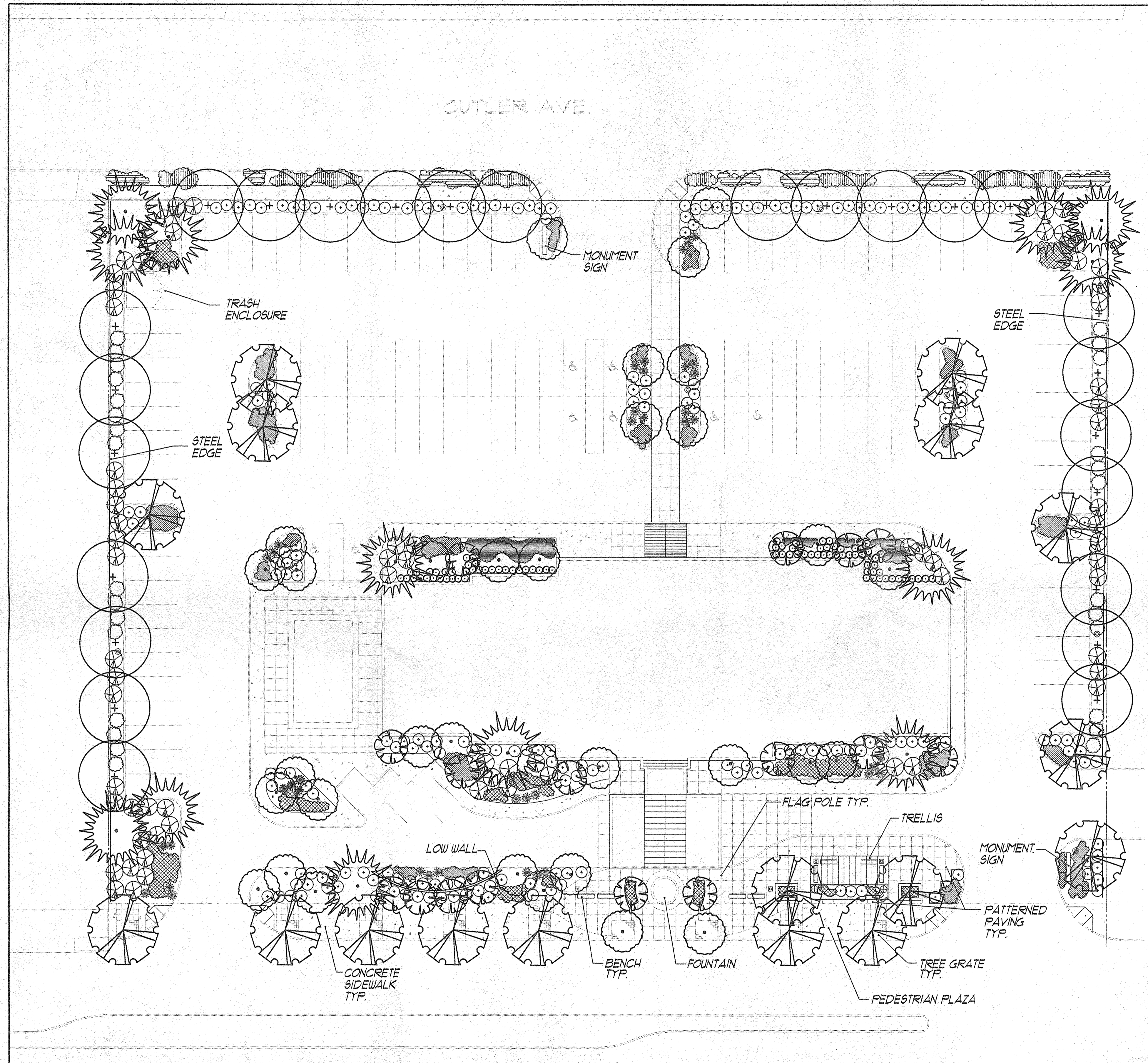
AMERISUITES HOTEL

CONCEPTUAL GRADING/DRAINAGE & UTILITIES PLAN

REV. #	DATE	PROJECT #: 96114C
		DWN BY: MES
		CHK BY: PR
		DATE: 3/12/96

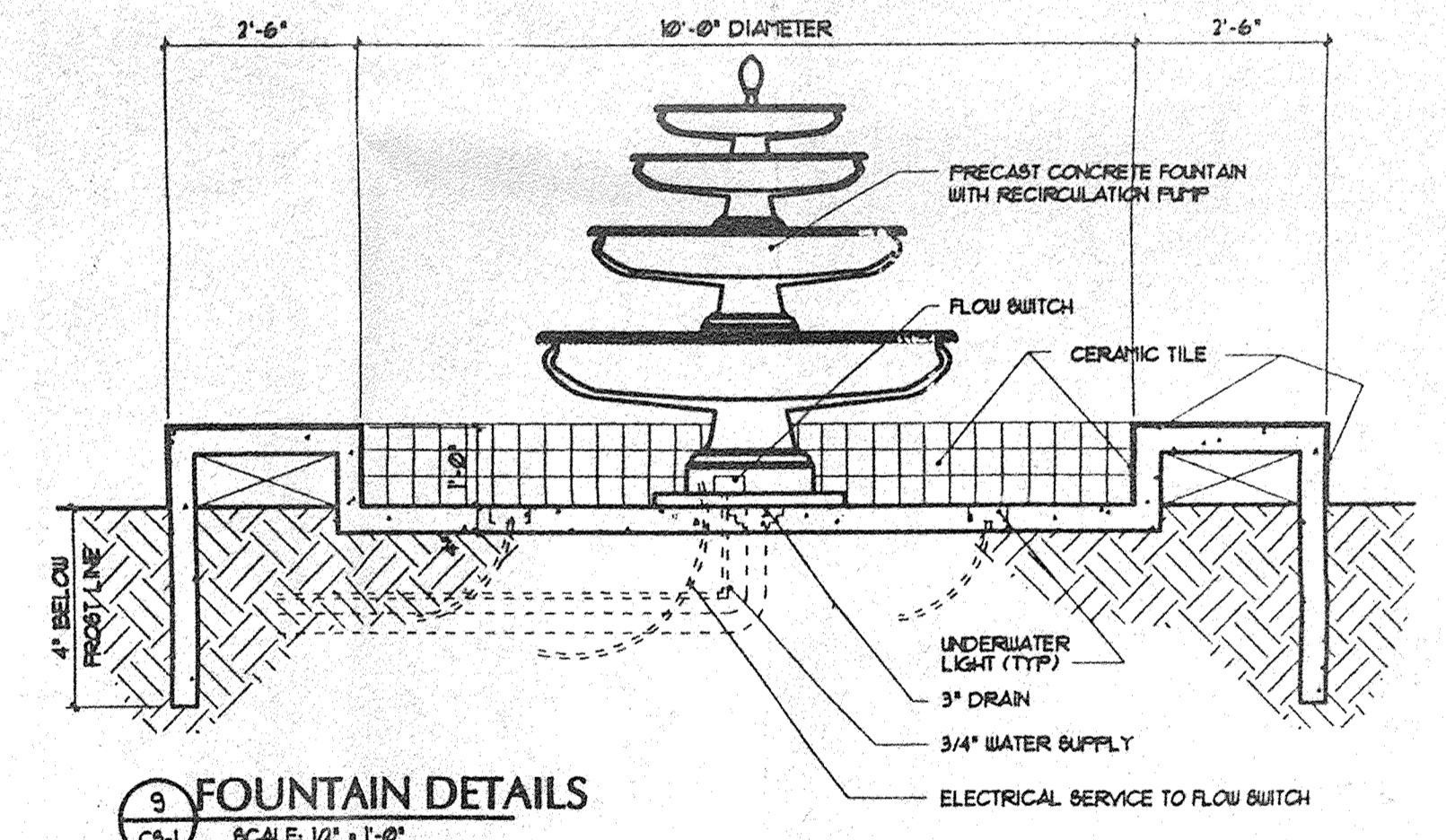
C201 OF





PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
Pinus sylvestris	Scotch Pine	8'-12' Ht. B&B
Quercus robur 'Fastigiata'	Columnar English Oak	2' cal. B&B
Quercus texana	Texas Red Oak	2' cal. B&B
Crataegus phaenopyrum	Washington Hawthorn	8' Ht. B&B
Koelreuteria paniculata	Golden Rain Tree	2' cal. B&B
SHRUBS/VINES		
Cowania mexicana	Cliffrose	5 gal.
Hesperaloe parviflora	Red Yucca	5 gal.
Rhus trilobata	Three Leaf Sumac	5 gal.
Rhus trilobata 'Prostrata'	Prostrate Sumac	5 gal.
Cotoneaster congestus	Pyrenees Cotoneaster	5 gal.
Mahonia aquifolia 'Compacta'	Compact Mahonia	5 gal.
Wisteria sinensis	Chinese Wisteria	5 gal.
PERENNIALS/GROUND COVER		
Liatris punctata	Gayfeather	1 gal.
Helictotrichon sempervirens	Blue Avena	1 gal.
Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	1 gal.
Ajuga reptans	Carpet Bugle	1 gal.
Artemisia abrotanum 'Powis Castle'	Powis Castle Artemisia	1 gal.
Lavandula angustifolia	English Lavender	1 gal.
Salvia greggii	Cherry Sage	1 gal.

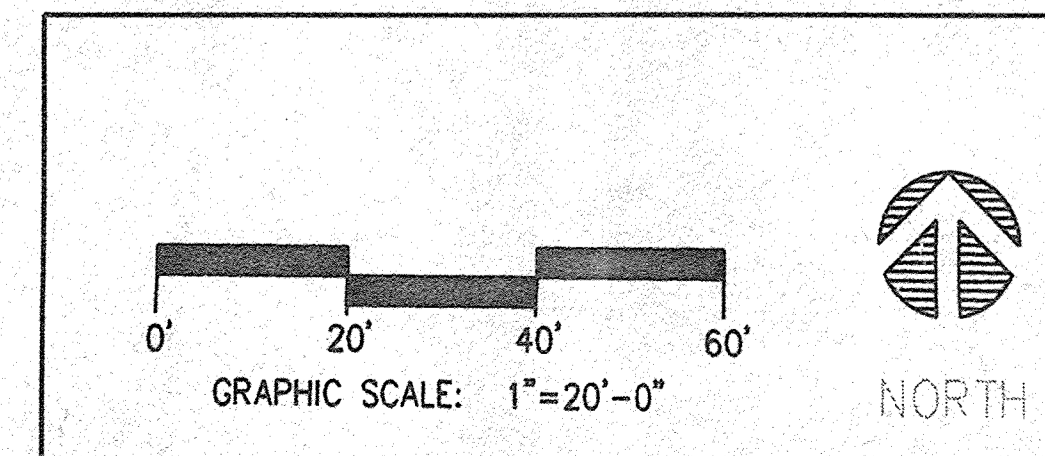


FOUNTAIN NOTES:
 PROVIDE ONE 10" INSIDE DIAMETER FOUNTAIN W/ 30" BORDER OF PAVERS DEPTH TO BE 1". RECIRCULATING PUMP 1/2 HP; 1 INLET, HIGH RATE SAND FILTER, 3 9-80-15 HALL UNDERWATER LIGHTS W/ LOW WATER CUTOFF, EQUAL TO 4 TIER FOUNTAIN BY ROBINSON CONCRETE SPECIALTIES OF 181 MISSOURI AVE., LARGO, FL. (813) 584-1029.

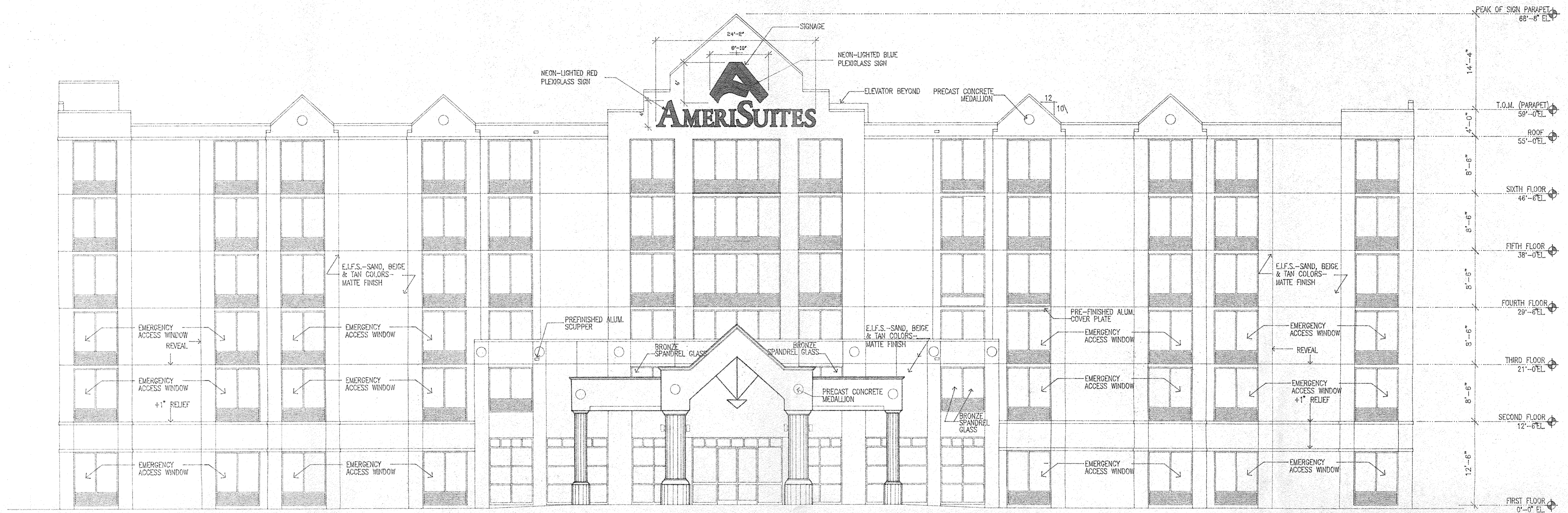
NOTES

- ① LANDSCAPE AREAS
 NET SITE AREA = 74,890 SF
 LANDSCAPE AREA REQ. = 15% OF SITE AREA = 11,234 SF (13,724 SF PROVIDED)
 PEDESTRIAN COURTYARD = 15 SF PER REQUIRED PARKING SPACE = 1740 SF @ 116 SPACES
 ACTUAL PEDESTRIAN COURTYARD AREA = 2543 SF
 ACTUAL LANDSCAPING AREA W/APPLIED DIFFERENCE = 13,724 SF + 803 SF = 14,527 SF (19.4% OF NET SITE AREA)
- ② CITY ORDINANCE
 THIS PLAN IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE (ARTICLE 6-1-1-10).

- ③ IRRIGATION
 AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS.
- ④ MAINTENANCE
 ALL RESPONSIBILITY FOR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF THE SITE.
- ⑤ MULCH
 ALL LANDSCAPED AREAS WILL BE MULCHED WITH 3"-4" OF CRUSHER FINES OR COBBLE.

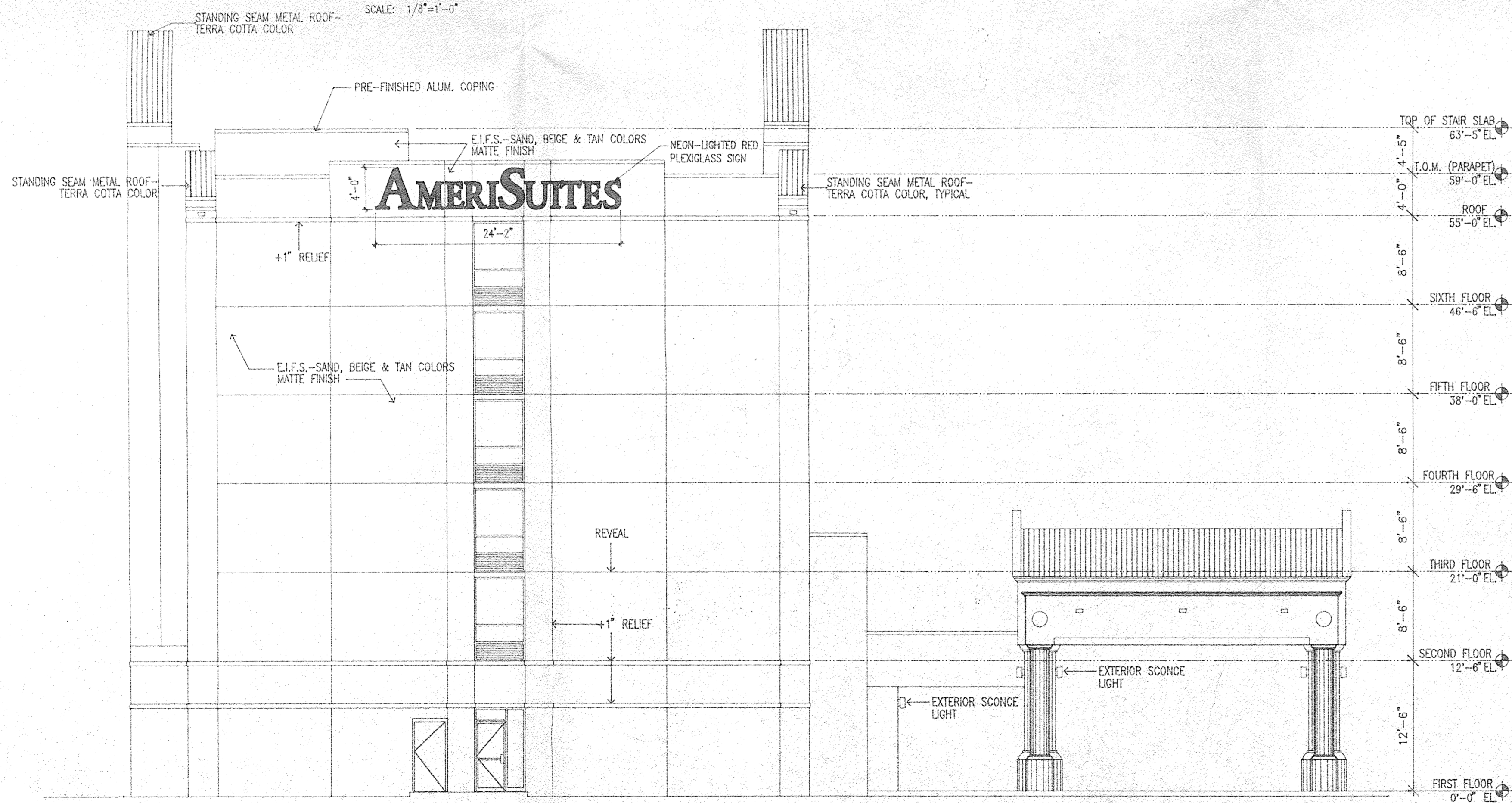


These documents were prepared for this specific project only. SMPC Architect's liability is limited to this specific project, and does not extend to reuse of these documents for other projects.		Copyright © 1996 by SMPC Architects
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS 115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106 TELE. (505) 255-8668 FAX (505) 268-6665		
BOHANNAN-HUSTON INC. ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS ALBUQUERQUE LAS CRUCES SANTA FE		
AMERISUITES HOTEL		
LANDSCAPE PLAN		
REV. #	DATE	PROJECT #: 96114
		DWN BY: DP
		CHK BY: TAG
		DATE: 5/06/96
L301		OF



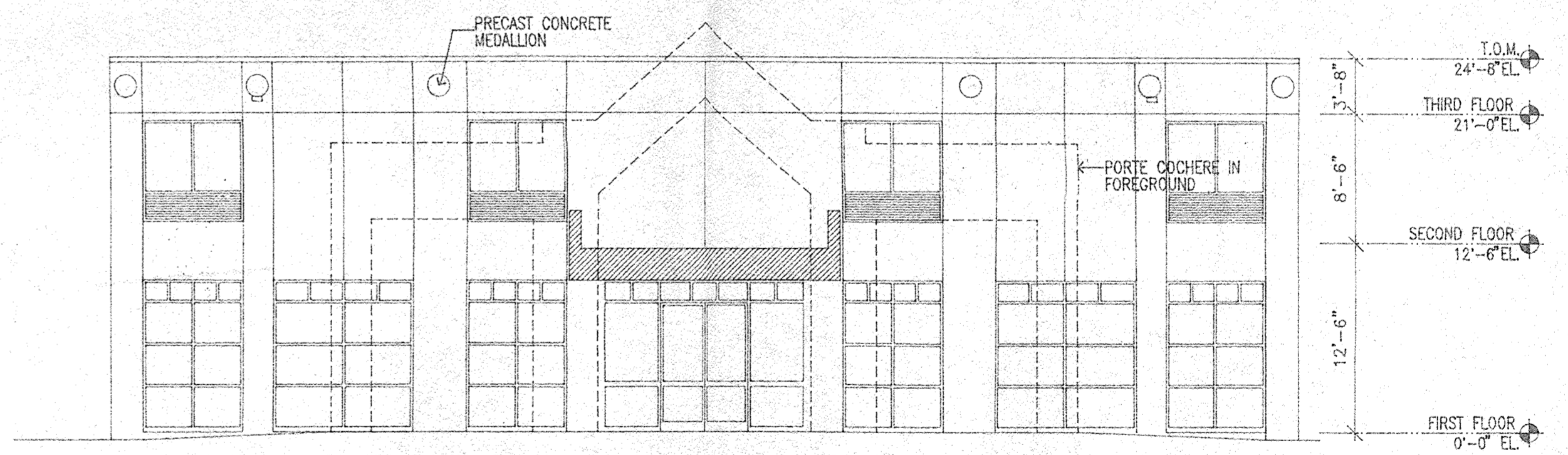
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



CONCEALED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

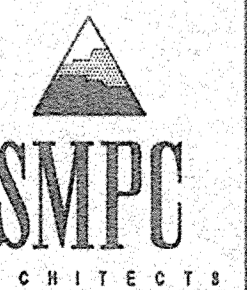


BUILDING ELEVATIONS

These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.

Copyright © 1996
by SMPC Architects

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

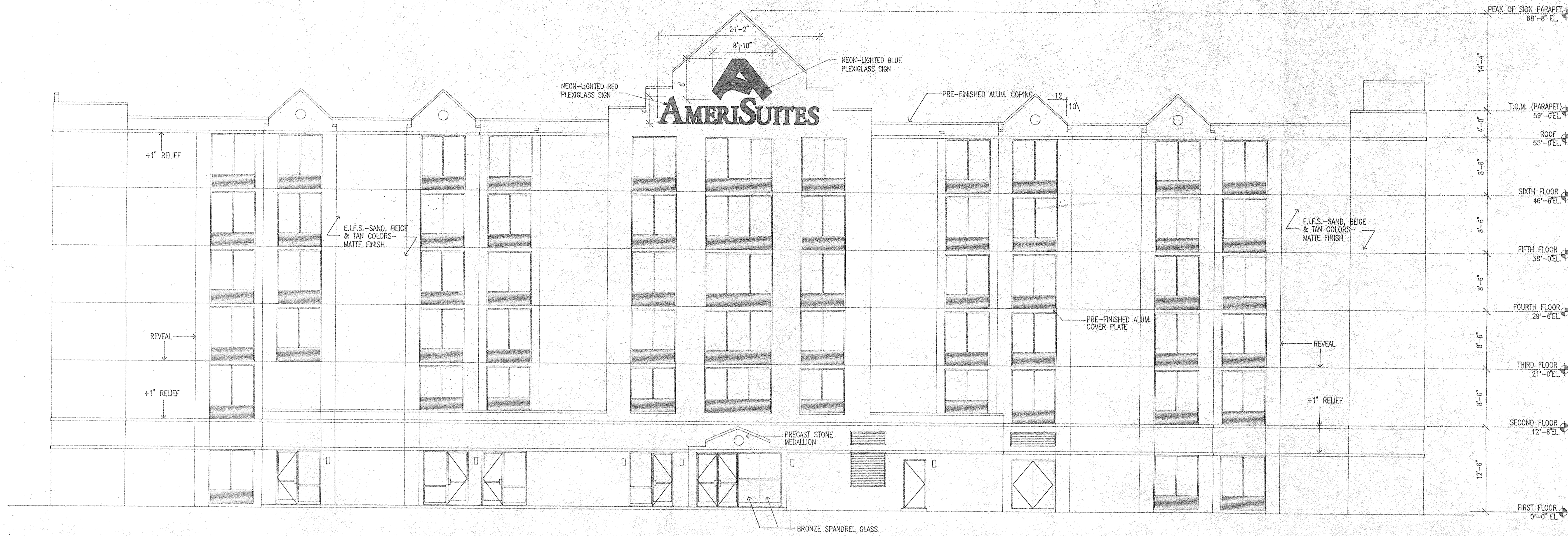


AMERISUITES HOTEL

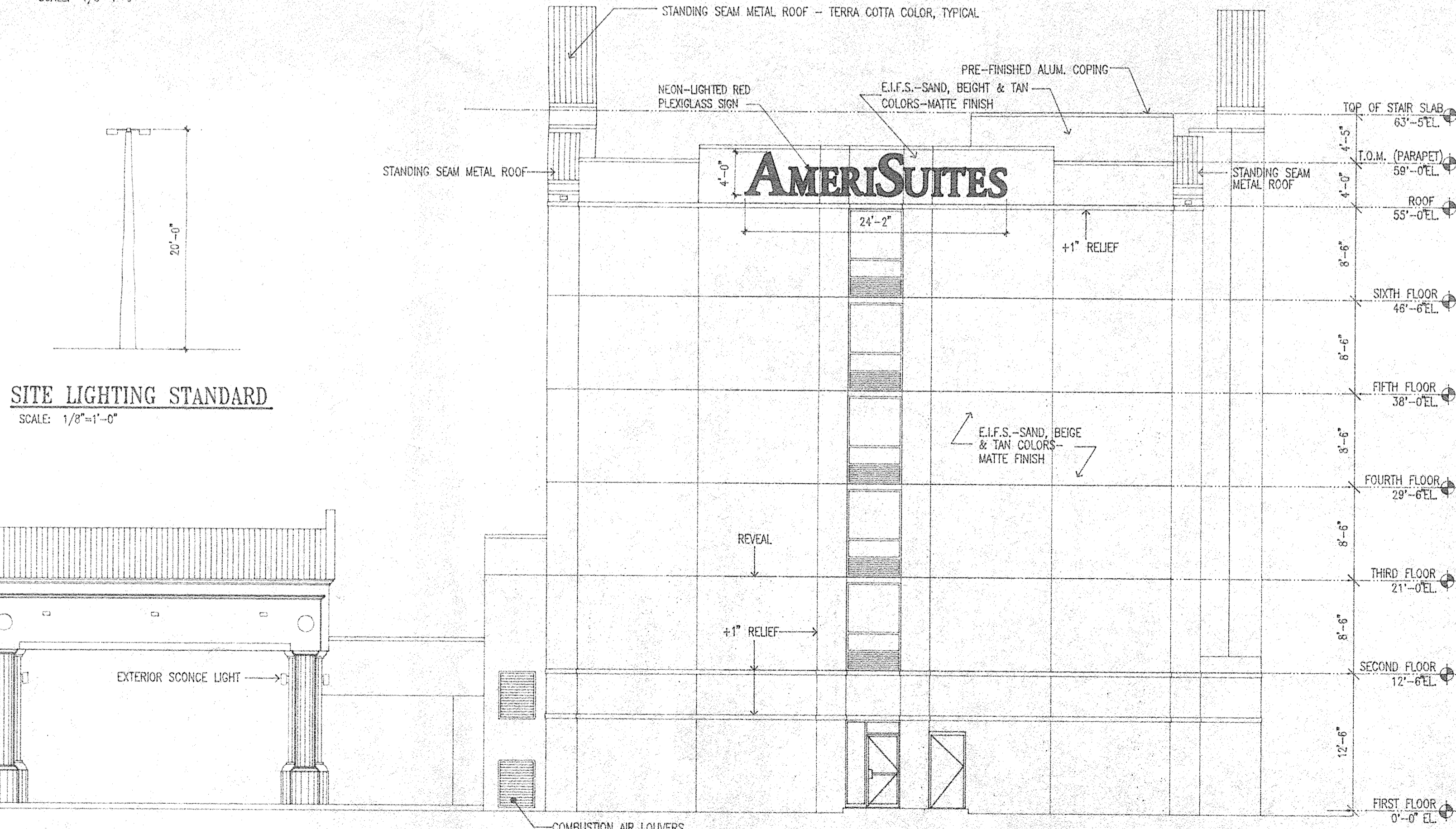
BUILDING ELEVATIONS

REV. #	DATE	PROJECT #
1	4/8/96	96009
		DWN BY: AMH
		CHK BY: CAA
		DATE: 3/13/96

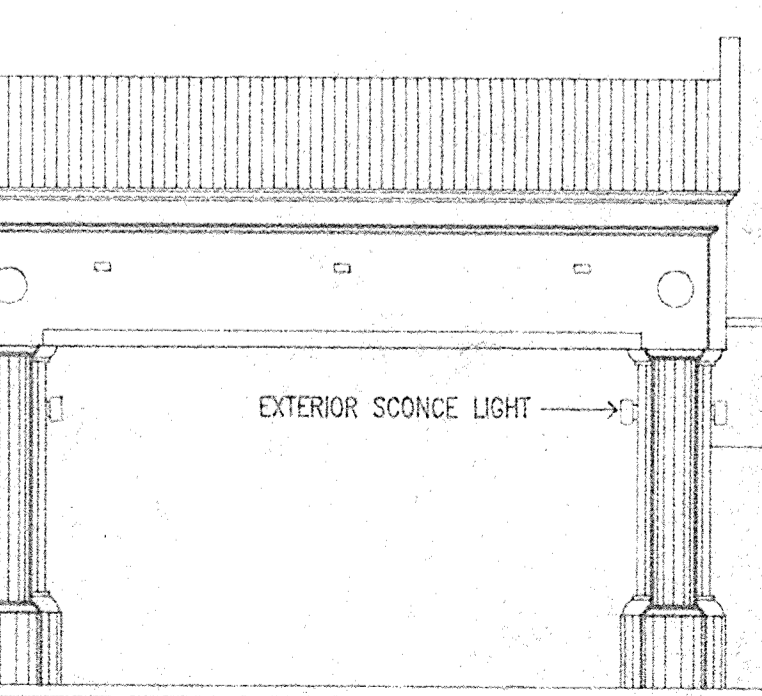
A201
OF



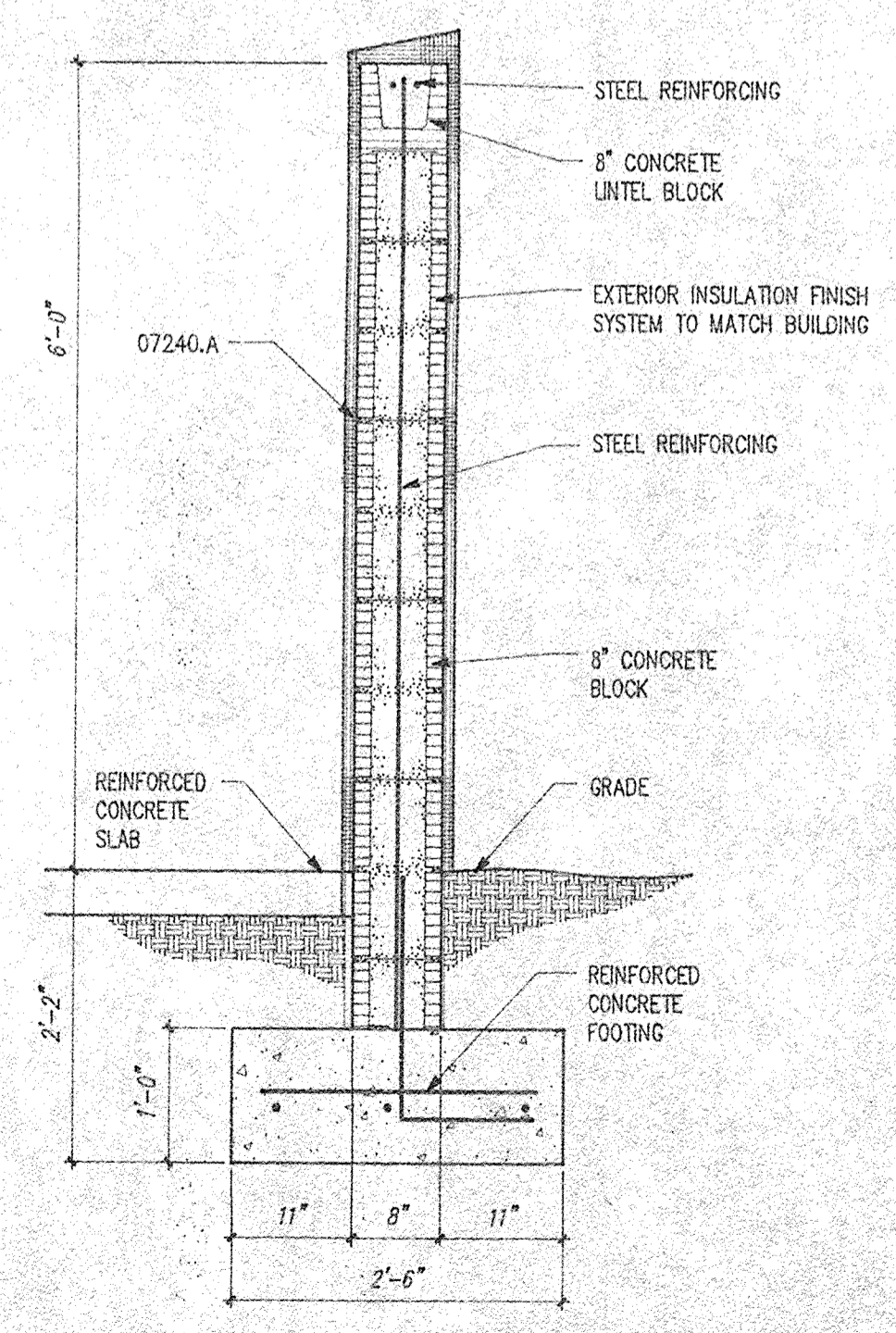
NORTH ELEVATION
SCALE: 1/8"=1'-0"



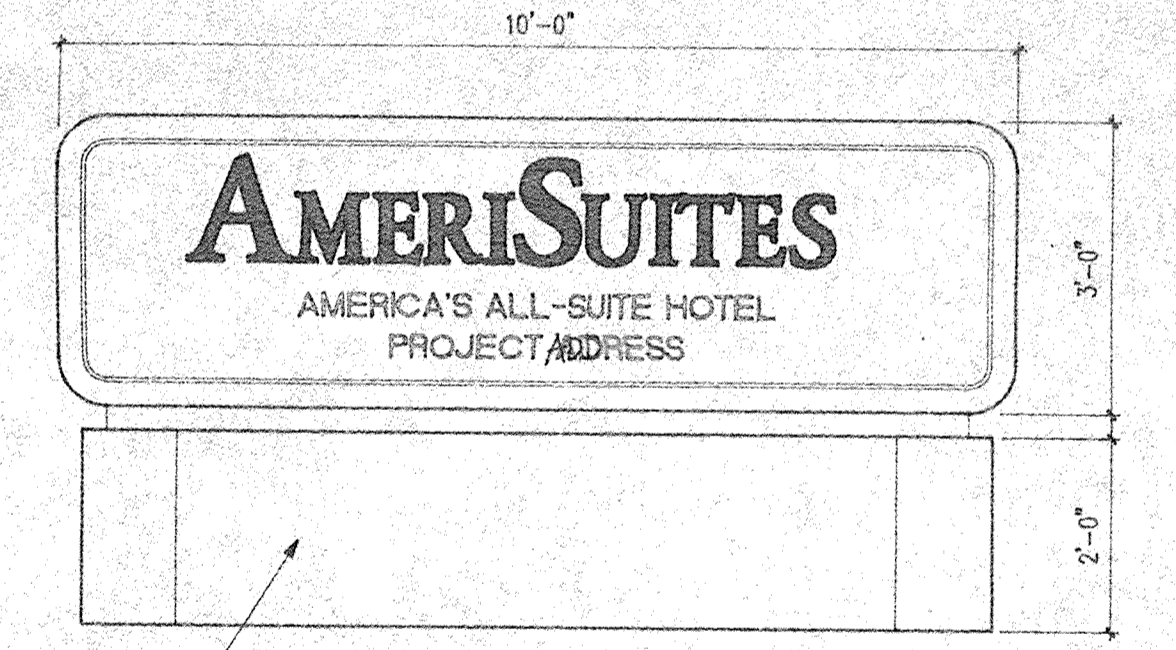
SITE LIGHTING STANDARD
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



TRASH ENCLOSURE WALL SECTION
SCALE: 3/4"=1'-0"



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

These documents were prepared for this specific project only. SMPC Architects' liability is limited to this specific project, and does not extend to reuse of these documents for other projects.

ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106
TELE. (505) 255-8668 FAX (505) 268-6665

Copyright © 1996
by SMPC Architects



AMERISUITES
EXTERIOR ELEVATIONS

REV. #	DATE	PROJECT #
1	4/8/96	96009
		DWN BY: AMH
		CHK BY:
		DATE: 3/1/96

A202
OF

NAME: C. SERRANO-ALVARADO DATE: FEB. 08, 1996 TIME: 3:15 PM PLOT SCALE: 1" = 8'-0"