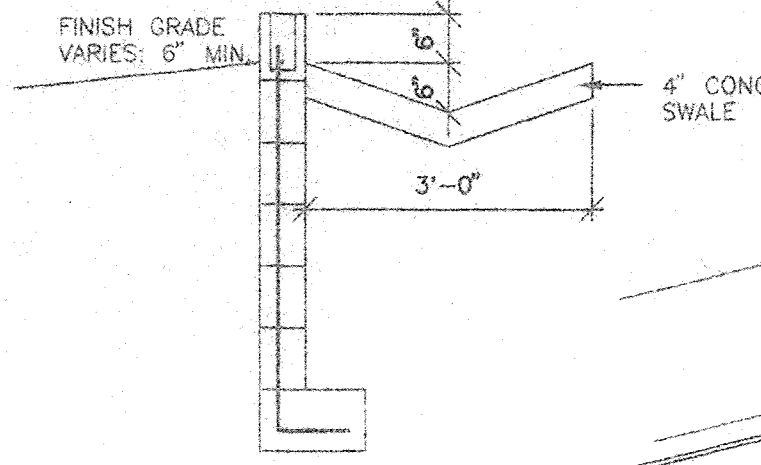


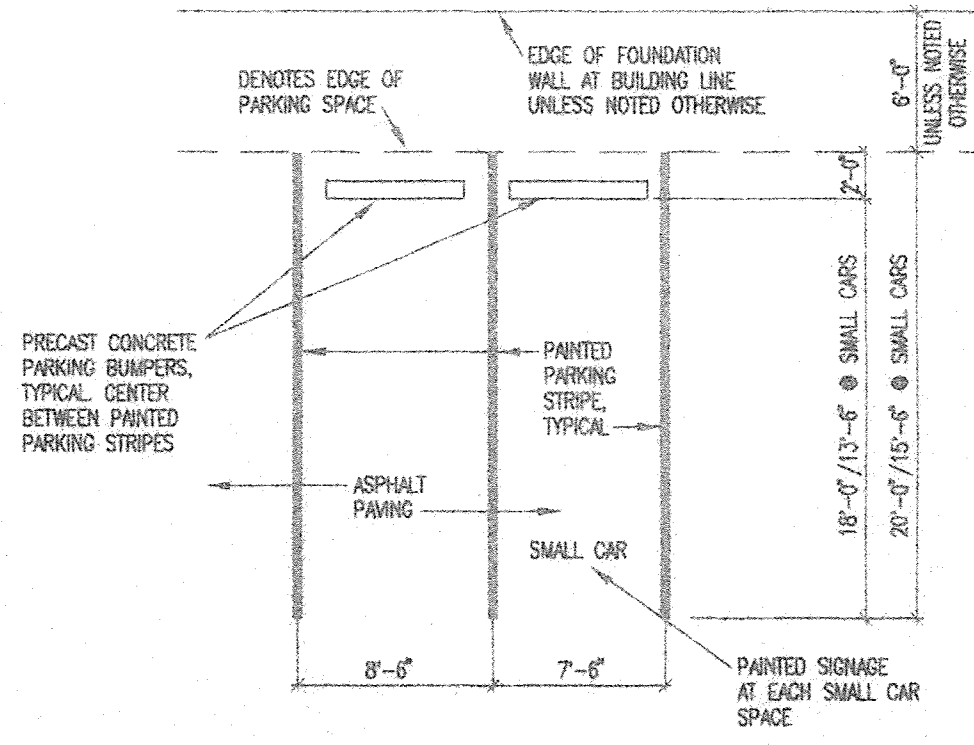
1 TYPICAL CONC. CURB DETAIL

3/4" = 1'-0"



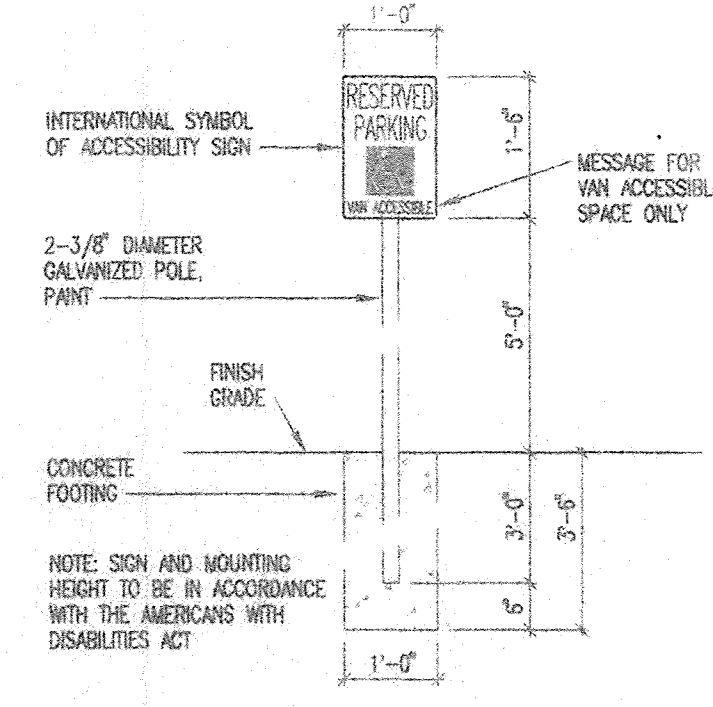
2 RETAINING WALL W/SWALE

1/2" = 1'-0"



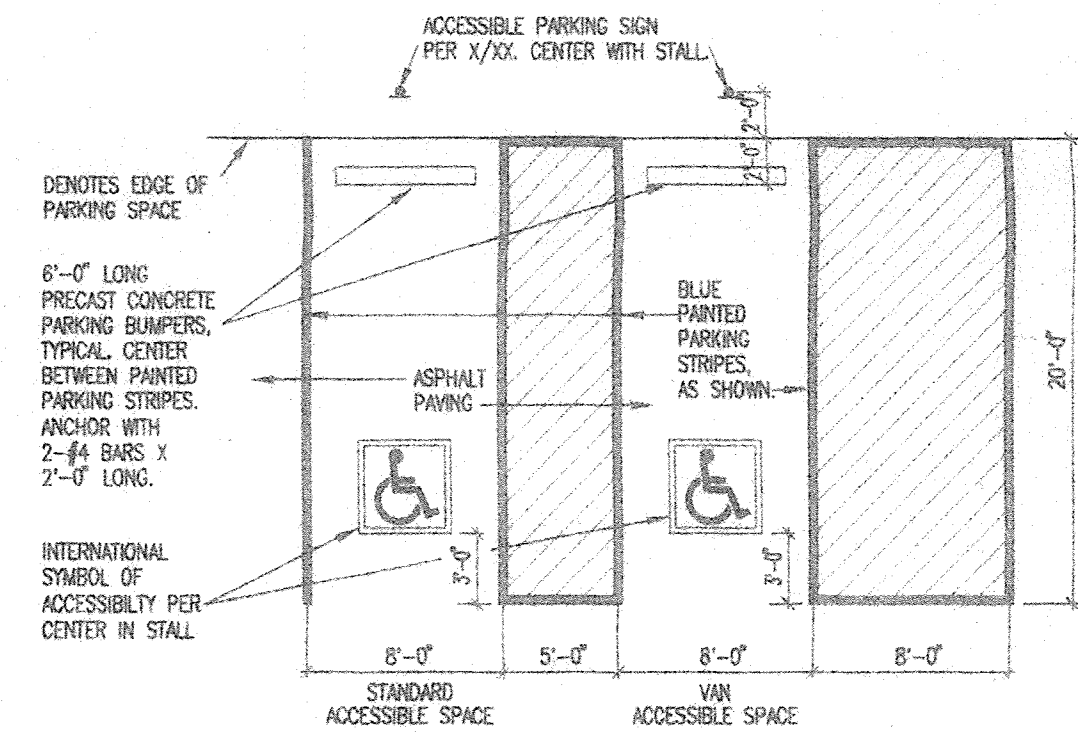
4 TYPICAL SINGLE LOADED PARKING SPACE

1/8" = 1'-0"



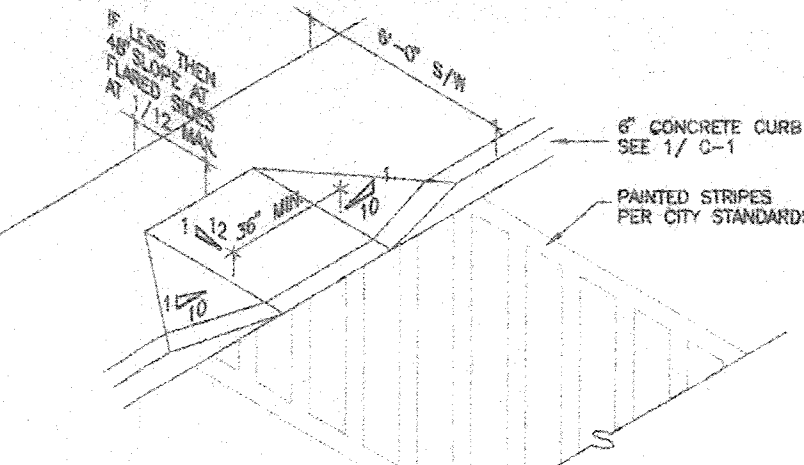
3 ACCESSIBLE PARKING SIGN

1/2" = 1'-0"



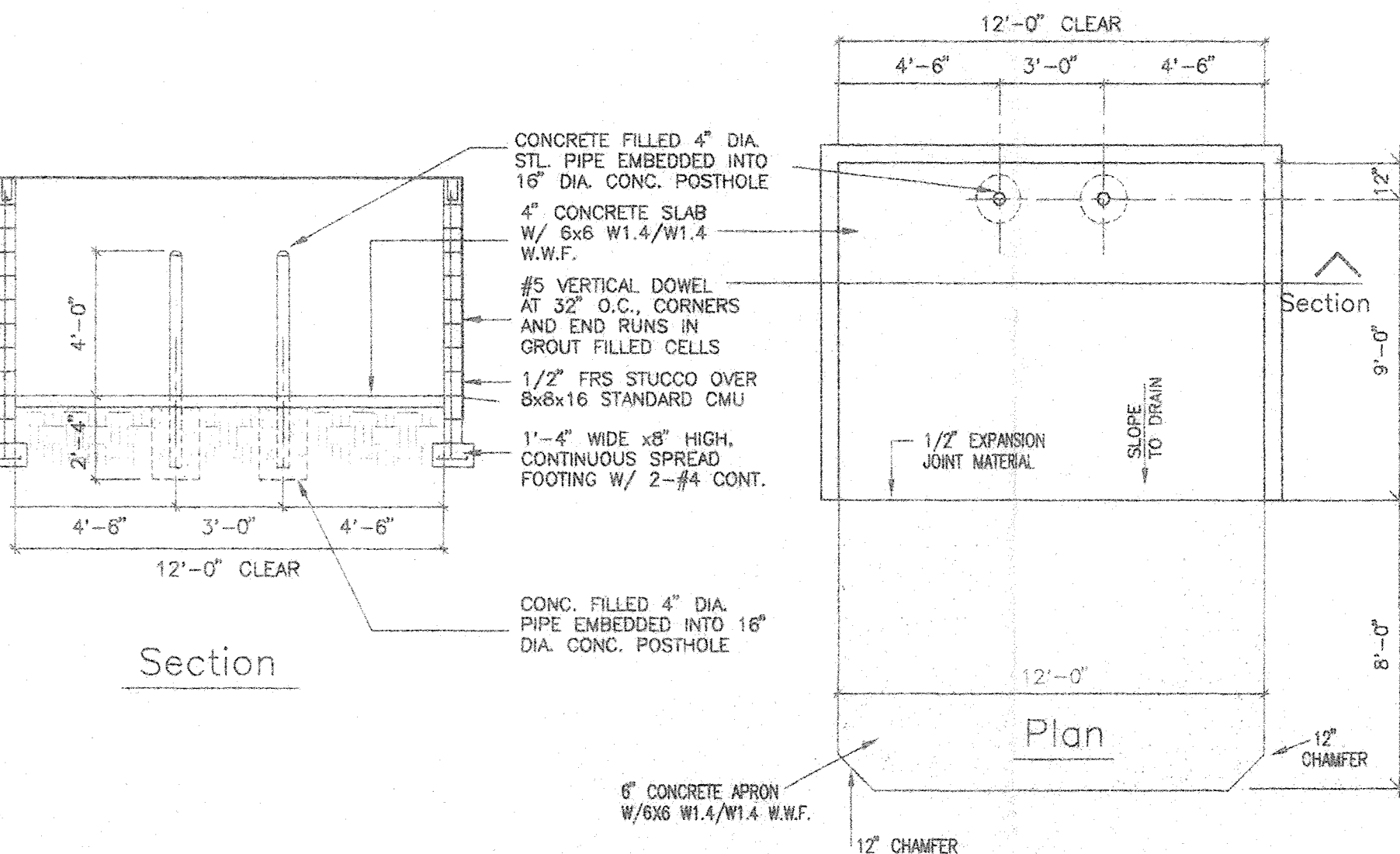
5 TYPICAL VAN AND STANDARD ACCESSIBLE PARKING SPACES

1/8" = 1'-0"



7 CURB RAMP

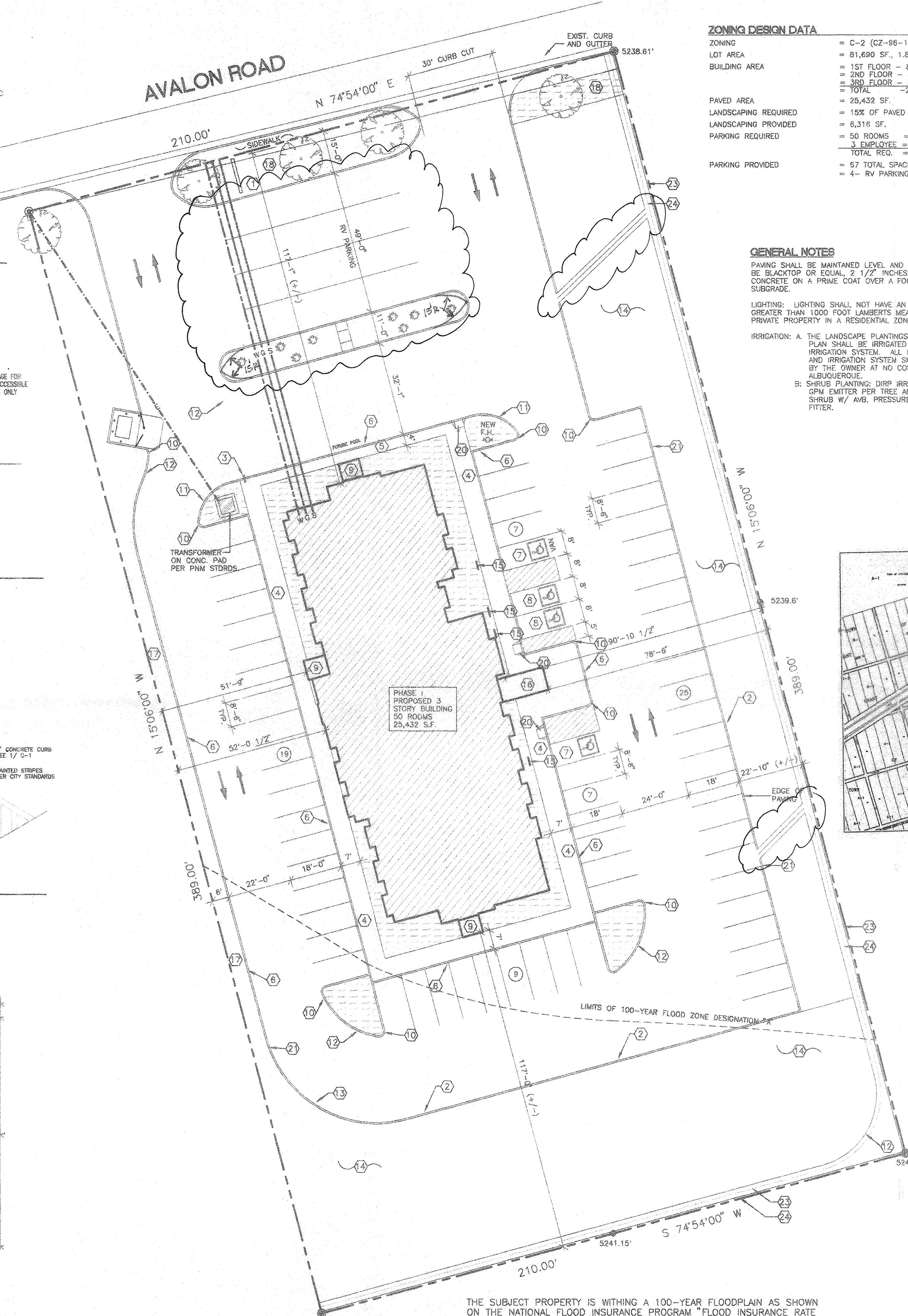
NTS



6 TYPICAL SLAB - DUMPSTER

1/4" = 1'-0"

AVALON ROAD



ZONING DESIGN DATA

ZONING	= C-2 (CZ-88-19)
LOT AREA	= 81,690 SF., 1.875 AC.
BUILDING AREA	= 1ST FLOOR - 8,598 SF. = 2ND FLOOR - 8,417 SF. = 3RD FLOOR - 8,417 SF. = TOTAL - 25,432 SF.
PAVED AREA	= 25,432 SF.
LANDSCAPING REQUIRED	= 15% OF PAVED AREA = 3,805 SF.
LANDSCAPING PROVIDED	= 6,316 SF.
PARKING REQUIRED	= 50 ROOMS = 50 SPACES = 3 EMPLOYEE = 3 SPACES TOTAL REQ. = 53 SPACES
PARKING PROVIDED	= 67 TOTAL SPACES. = 4- RV PARKING SPACES.

GENERAL NOTES

- PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE, SHALL BE BLACKTOP OR EQUAL, 2 1/2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.
- LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.
- IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
- B. SHRUB PLANTING: DIRP IRRIGATION W/ 6-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVG. PRESSURE REGULATOR, AND FITTER.

CODE DESIGN DATA

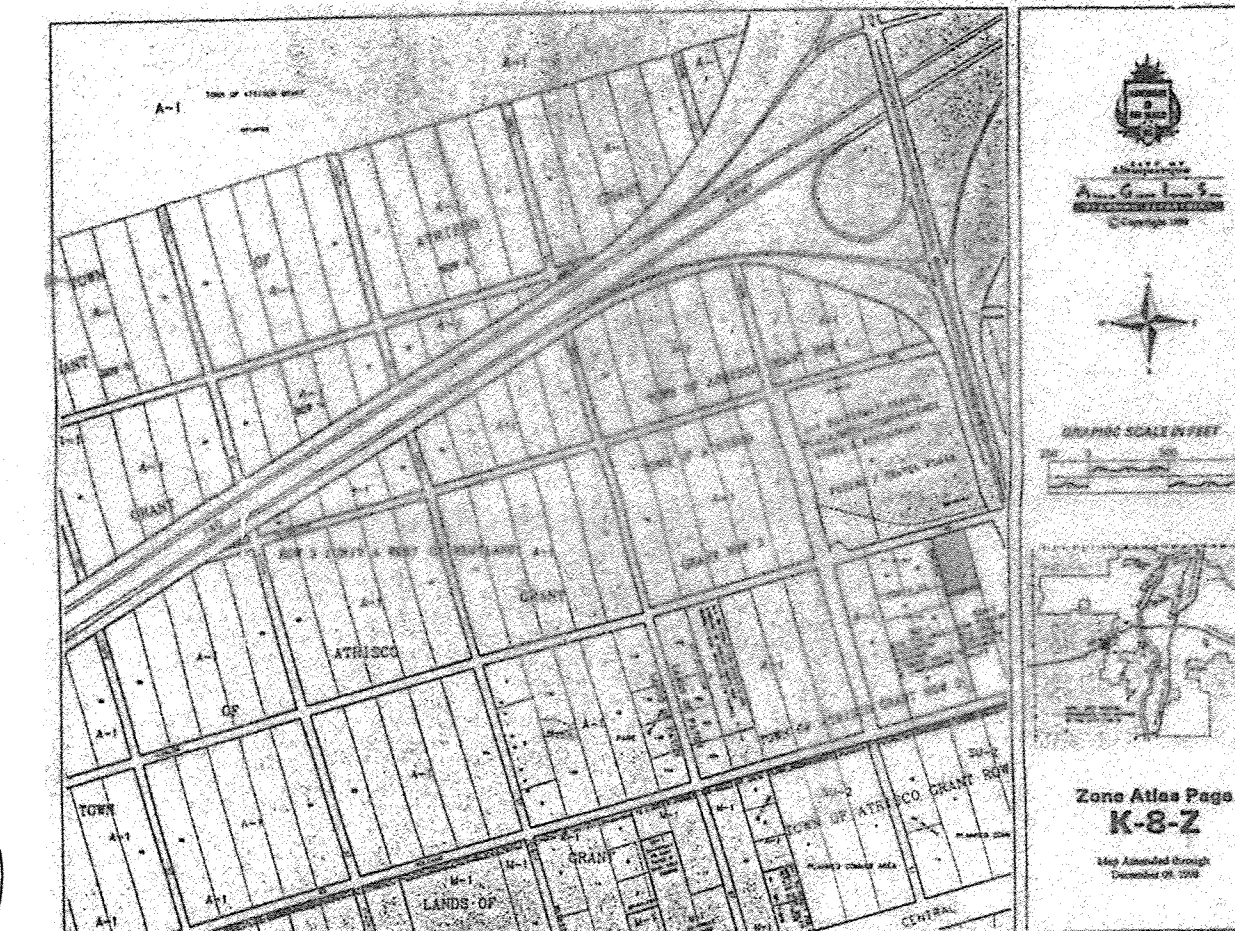
OCCUPANCY GROUP	= B-2
TYPE OF CONSTRUCTION	= VN
AREA OF EACH FLOOR	= 1ST FLOOR - 8,598 SF. = 2ND FLOOR - 8,417 SF. = 3RD FLOOR - 8,417 SF. = TOTAL - 25,432 SF.
OCCUPANT LOAD	= 127 OCC.
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER Fb = 970 MIN. = STEEL 50,000 PSI
WIND DESIGN LOAD	= 15 PSF HORIZ. (75 MPH WIND)
ROOF DESIGN LOAD	= 15 PSF LL, 20 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	=

KEYED NOTES

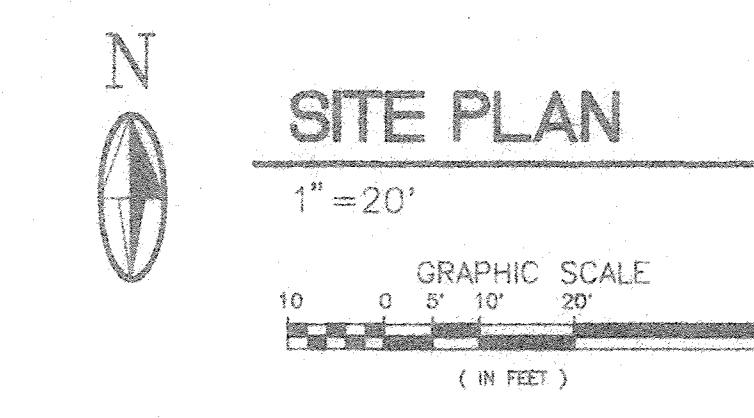
- FREE STANDING SIGN, 28" HIGH, 100 SF./ SIDE
- EDGE OF ASPHALT PAVING.
- STOP SIGN
- 6" CONCRETE SIDEWALK.
- 4" CONCRETE SIDEWALK.
- 6" CONCRETE CURB
- HANDICAPPED ACCESSIBLE VAN PARKING SPACE.
- HANDICAPPED ACCESSIBLE CAR PARKING SPACE.
- ENTRY INTO BUILDING.
- 2'-0" RADIUS.
- 15'-0" RADIUS.
- 25'-0" RADIUS.
- 40'-0" RADIUS.
- LANDSCAPE AREA WITH SANTA ANA TAN GRAVEL GROUND COVER.
- HANDICAPPED ACCESSIBLE SIGNAGE.
- PORTAL (ENTRY INTO BUILDING)
- 6" LANDSCAPE AREA.
- 15' LANDSCAPE BUFFER.
- DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS
- H.C. ACCESSIBLE CURB RAMP, SEE DETAIL 7/A-1.
- 6" PERMA CURB.
- CHAMISA AS SHOWN ON PLAN.
- 8" CMU RETAINING WALL TO RUN ALONG THE SOUTH AND EAST PROPERTY LINE. SEE DETAIL 2/C-1.
- 3'-0" WIDE CONCRETE SWALE.

LEGAL DESCRIPTION

PORTION OF TRACT 2
UNIT A, ROW 2,
TOWN OF ATRISCO GRANT
ALBUQUERQUE, NEW MEXICO.
1.88 AC.



THIS SITE PLAN DATED 5/10/99 AMENDS
SITE PLAN DATED 7/28/98



APPROVALS:

EPC CASE NUMBER _____

DRB CASE NUMBER 97-471

PLANNER: ALBUQUERQUE 5/22/99
Dwight A. Hargis 5-26-99
TRAFFIC ENGINEER, TRANSPORTATION 5-26-99
CITY ENGINEER, ENGINEERING DIVISION 5-26-99
ALBUQUERQUE METROPOLITAN FLOOD CONTROL 5-26-99
WATER UTILITIES DEPARTMENT 5-26-99
REFUSE DEPARTMENT 5-26-99

MICROTEL INN
SITE PLAN
ALBUQUERQUE, NEW MEXICO
PROJECT# 9734

REVISION DATE
5-10-99

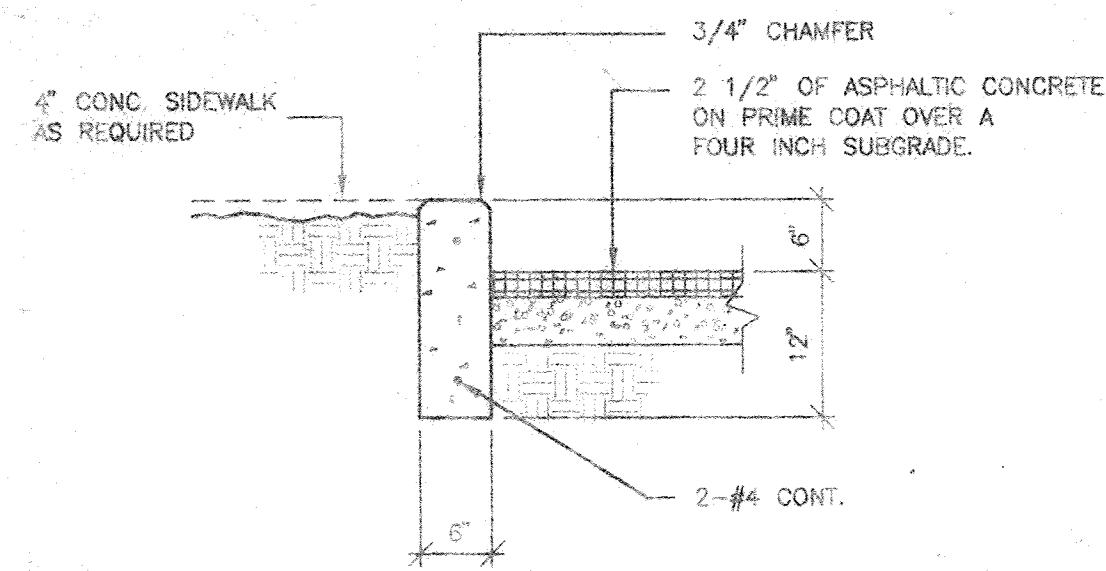
STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
REGISTERED ARCHITECT

rick bennett
architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102 (505) 242-1859

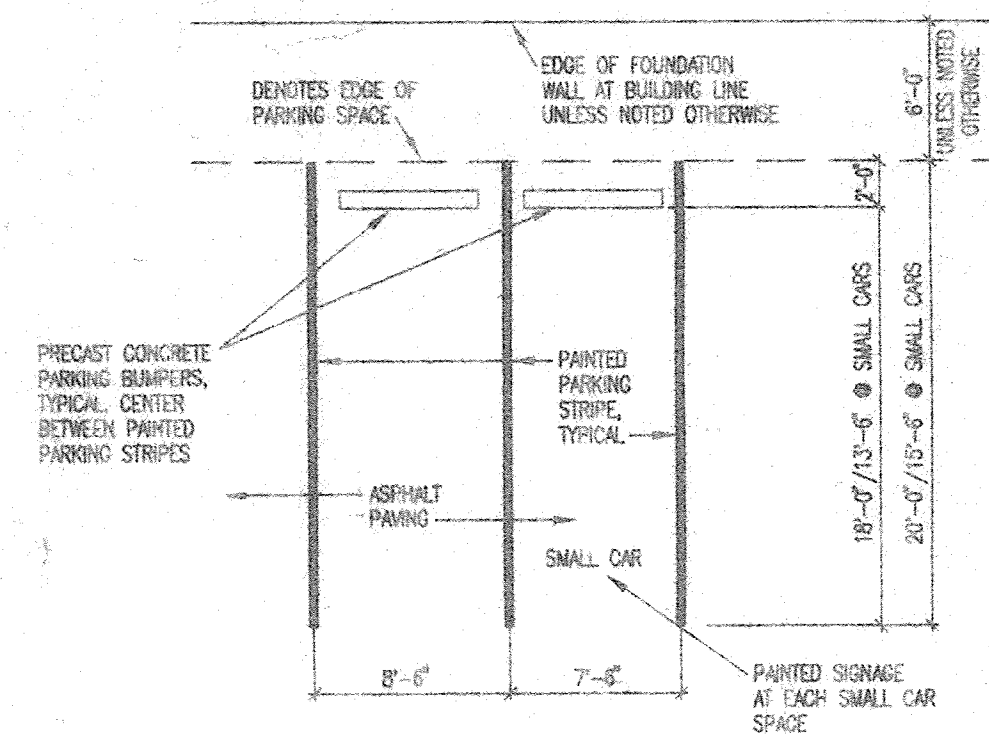
DATE
11-3-97

SHEET NUMBER
A-1

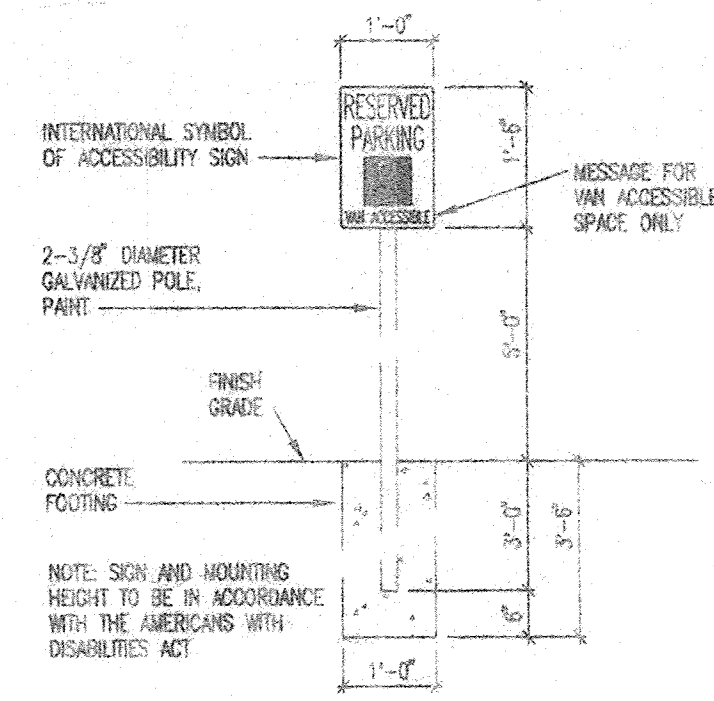
THE SUBJECT PROPERTY IS WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" UNTIL SUCH TIME THAT A LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, FLOOD INSURANCE MAY BE REQUIRED BY THE MORTGAGE COMPANY.



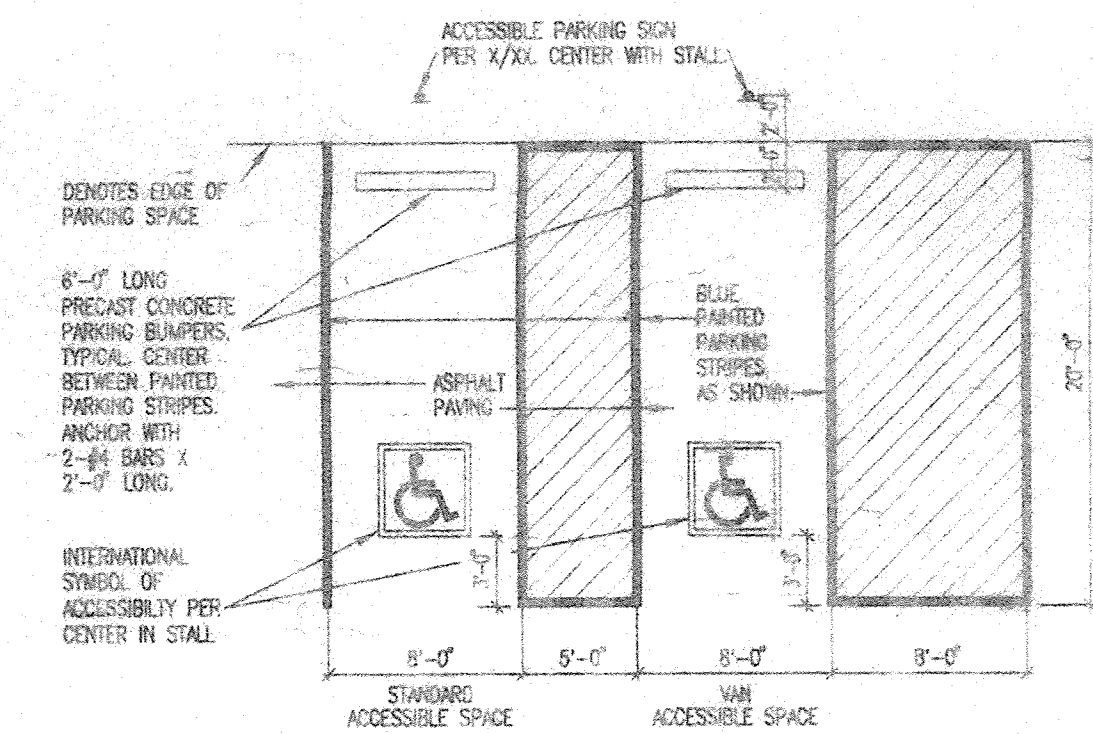
1 TYPICAL CONC. CURB DETAIL
C1 3/4" = 1'-0"



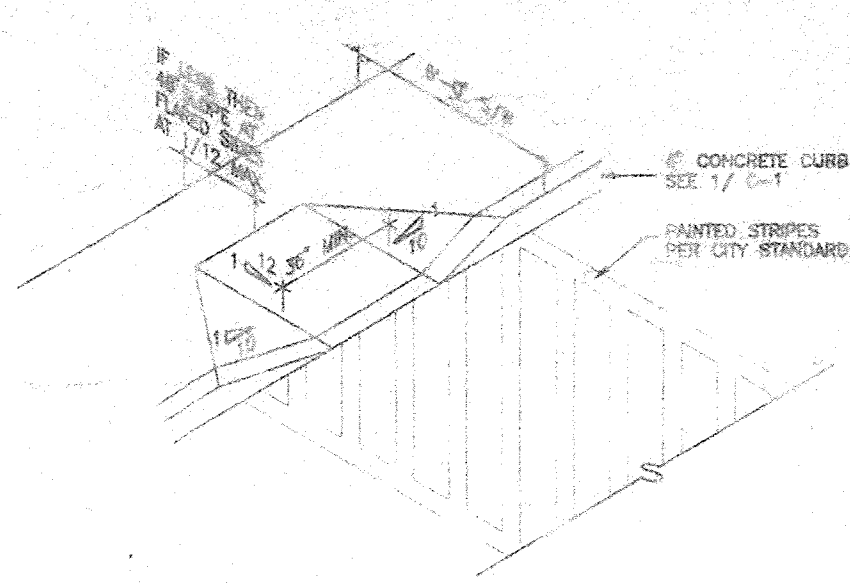
4 TYPICAL SINGLE LOADED PARKING SPACE
C1 1/8" = 1'-0"



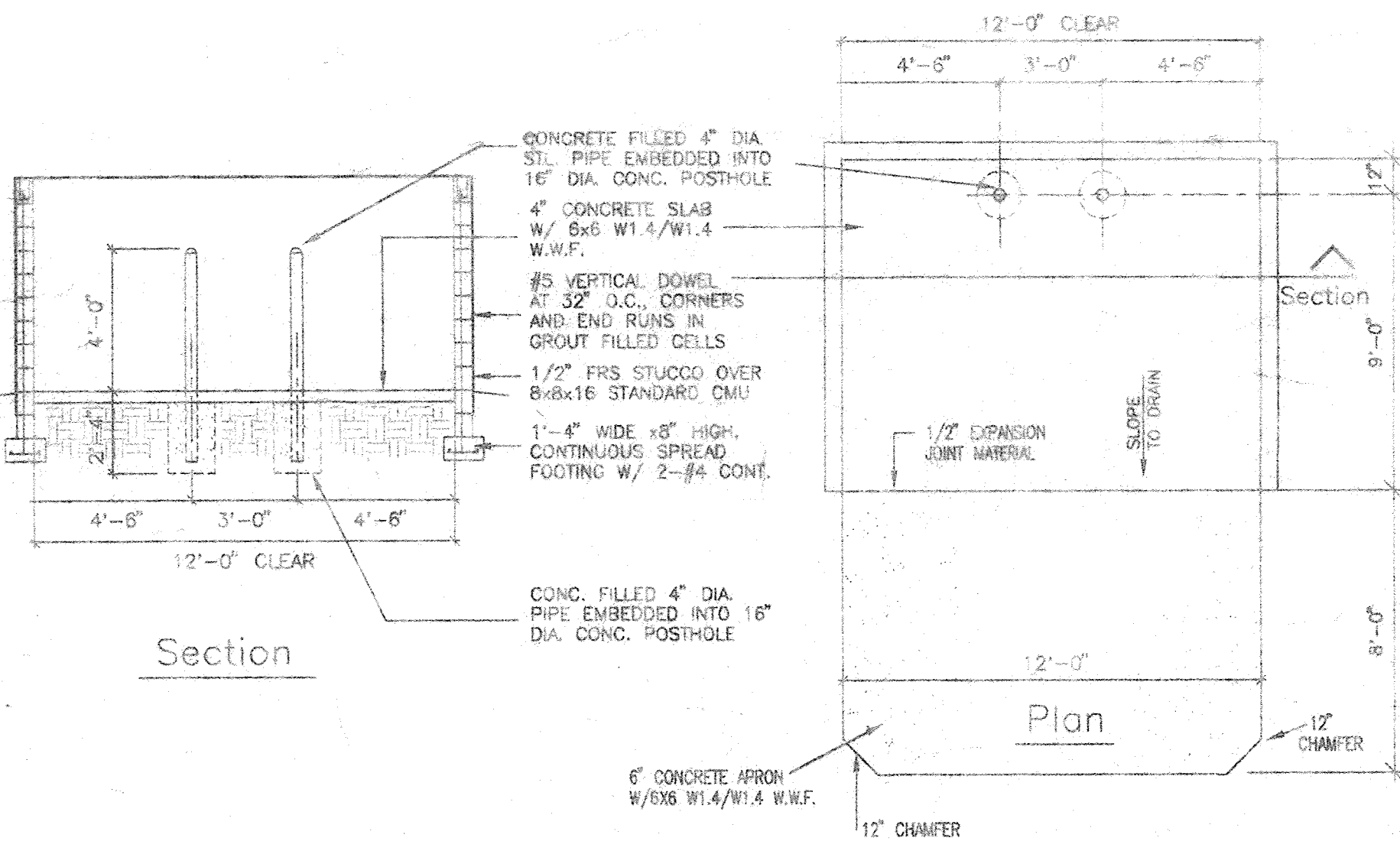
3 ACCESSIBLE PARKING SIGN
C1 1/2" = 1'-0"



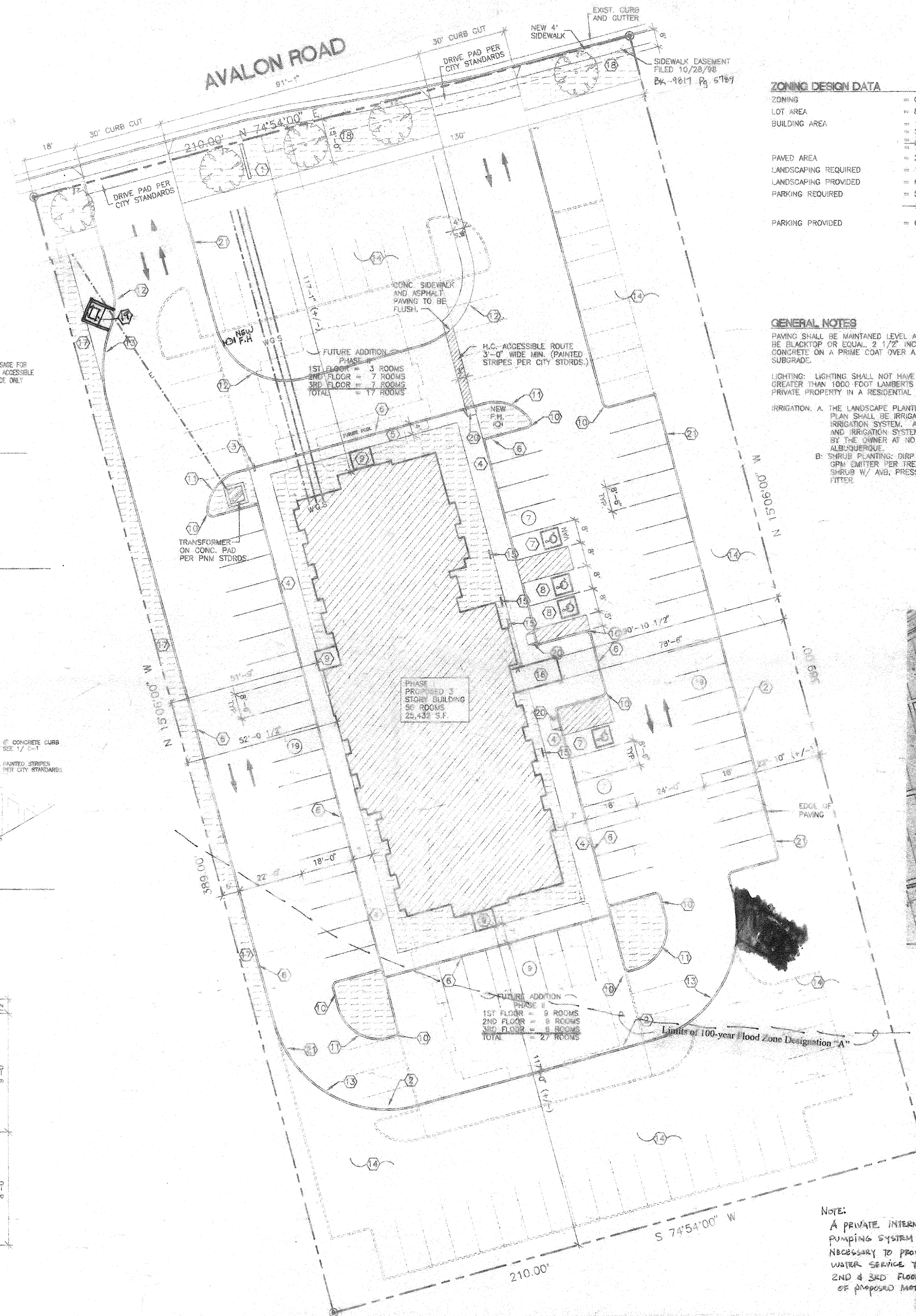
5 TYPICAL VAN AND STANDARD ACCESSIBLE PARKING SPACES
C1 1/8" = 1'-0"



7 CURB RAMP
C1 NTS



6 TYPICAL SLAB - DUMPSTER
C1 1/4" = 1'-0"



ZONING DESIGN DATA

ZONING	= C-2 (CZ-96-19)
LOT AREA	= 81,890 SF. 1.875 AC.
BUILDING AREA	= 1ST FLOOR - 6,598 SF. = 2ND FLOOR - 6,417 SF. = 3RD FLOOR - 6,417 SF. = TOTAL - 19,432 SF.
PAVED AREA	= 25,432 SF.
LANDSCAPING REQUIRED	= 15% OF PAVED AREA = 3,805 SF.
LANDSCAPING PROVIDED	= 6,316 SF.
PARKING REQUIRED	= 50 ROOMS = 50 SPACES = 3 EMPLOYEE = 3 SPACES = TOTAL REQ. = 53 SPACES
PARKING PROVIDED	= 61 TOTAL SPACES.

CODE DESIGN DATA

OCCUPANCY GROUP	= B-2
TYPE OF CONSTRUCTION	= VI
AREA OF EACH FLOOR	= 1ST FLOOR - 6,598 SF. = 2ND FLOOR - 6,417 SF. = 3RD FLOOR - 6,417 SF. = TOTAL - 19,432 SF.
OCCUPANT LOAD	= 127 OCC.
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1000 #/SF
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER FB = 970 MIN. = STEEL 30,000 PSI
WIND DESIGN LOAD	= 15 PSF HORIZ. (75 MPH WIND)
ROOF DESIGN LOAD	= 15 PSF LL, 20 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	=

GENERAL NOTES

PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE. SHALL BE BLACKTOP OR EQUAL, 2 1/2" INCHES OF ASPHALTIC CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.

LIGHTING: LIGHTING SHALL NOT HAVE AN OFFSET LUMINAIR GREATER THAN 1000 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

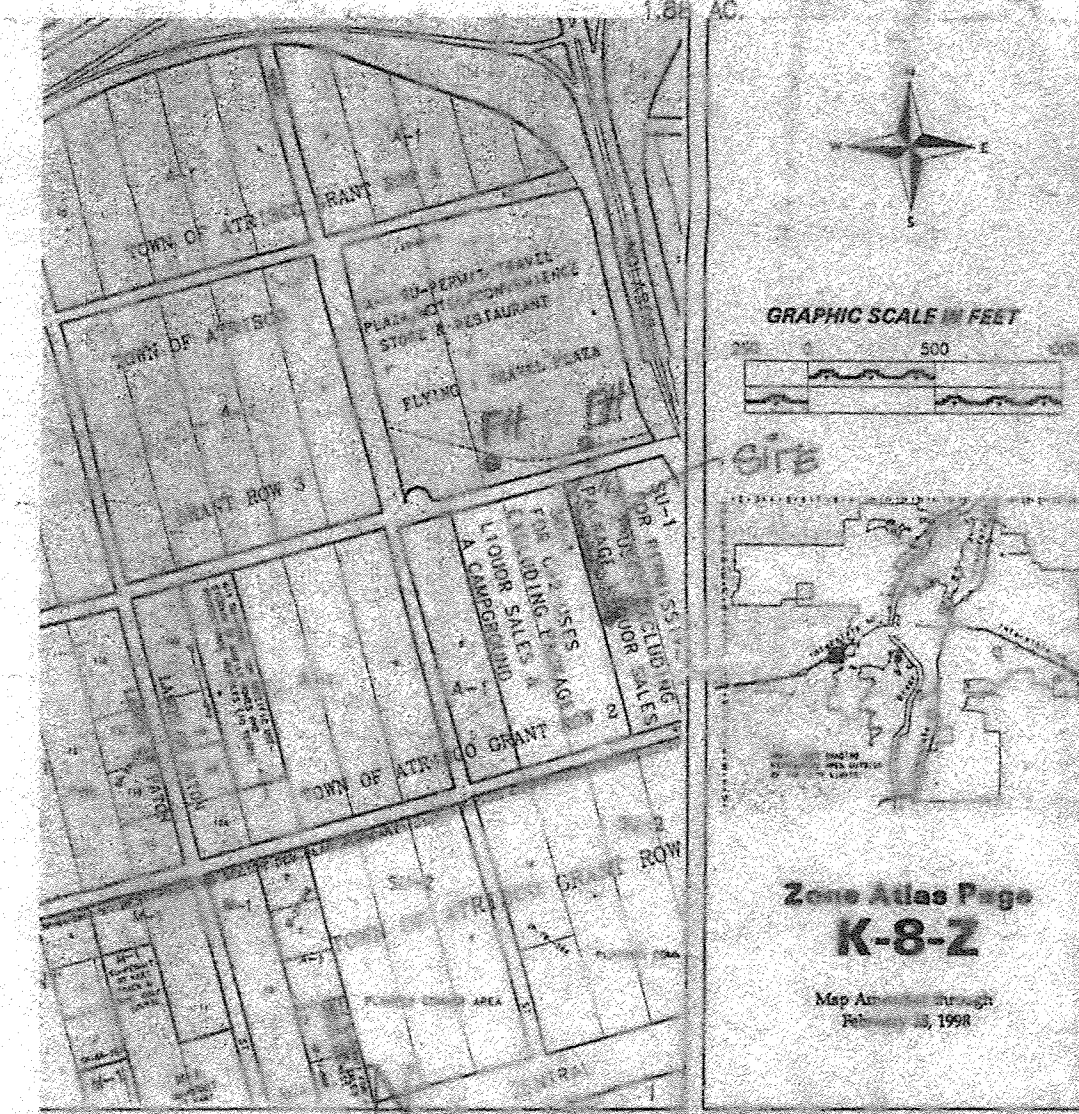
IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AN AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
B. SHRUB PLANTING: DRIP IRRIGATION W/ 6-1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVG. PRESSURE REGULATOR, AND FITTER.

KEYED NOTES

- FREE STANDING SIGN, 28" HIGH, 100 SF. MIN.
- EDGE OF ASPHALT PAVING
- STOP SIGN
- 6" CONCRETE SIDEWALK
- 4" CONCRETE SIDEWALK
- 6" CONCRETE CURB
- HANDICAPPED ACCESSIBLE VAN PARKING SPACE
- HANDICAPPED ACCESSIBLE CAR PARKING SPACE
- ENTRY INTO BUILDING
- 2'-0" RADIUS
- 18'-0" RADIUS
- 25'-0" RADIUS
- 40'-0" RADIUS
- GRAVEL GROUND COVER
- HANDICAPPED ACCESSIBLE SIGNAGE
- PORTAL (ENTRY INTO BUILDING)
- 6" LANDSCAPE AREA
- 18' LANDSCAPE BUFFER
- SHRUBBED ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS
- H.C. ACCESSIBLE CURB RAMP - SEE DETAIL 1/2-1
- 6" PERMA CURB

LEGAL DESCRIPTION

PORTION OF TRACT 2 UNIT A, ROW TOWN OF ALBUQUERQUE, ALBUQUERQUE, NEW MEXICO 1.28 AC.



SITE PLAN

1" = 20'
GRAPHIC SCALE
(IN FEET)

APPROVALS:

EPC CASE NUMBER _____
DRB CASE NUMBER 97-471
Richard P. Bennett 11-18-98
City Planner, ALBUQUERQUE
Gloria A. King 7-28-98
Parks Department
Noble D. ... 11-10-98
Traffic Engineer, TRANSPORTATION
Paul ... 7-29-98
City Engineer, ENGINEERING DIVISION
Paul ... 7-29-98
Albuquerque Metropolitan Flood Control
Robert W. Kane 7-28-98
Water Utilities Department

NOTE:
A PRIVATE INTERNAL PUMPING SYSTEM IS NECESSARY TO PROVIDE WATER SERVICE TO 2ND & 3RD FLOORS OF PROPOSED HOTEL.

The subject property is within a 100-year floodplain as shown on the National Flood Insurance Program "Flood Insurance Rate Map." Until such time that a LOMR is issued by FEMA to remove the floodplain, flood insurance may be required by the mortgage company.

MICROTEL INN
ALBUQUERQUE, NEW MEXICO
PROJECT# 97M SITE
SITE PLAN

REVISION DATE
7-18-98
7-28-98

STATE OF NEW MEXICO
RICHARD P. BENNETT
No. 1240
REGISTERED ARCHITECT

DATE
11-3-97

SHEET NUMBER
A-1

ENGINEERING DEPARTMENT