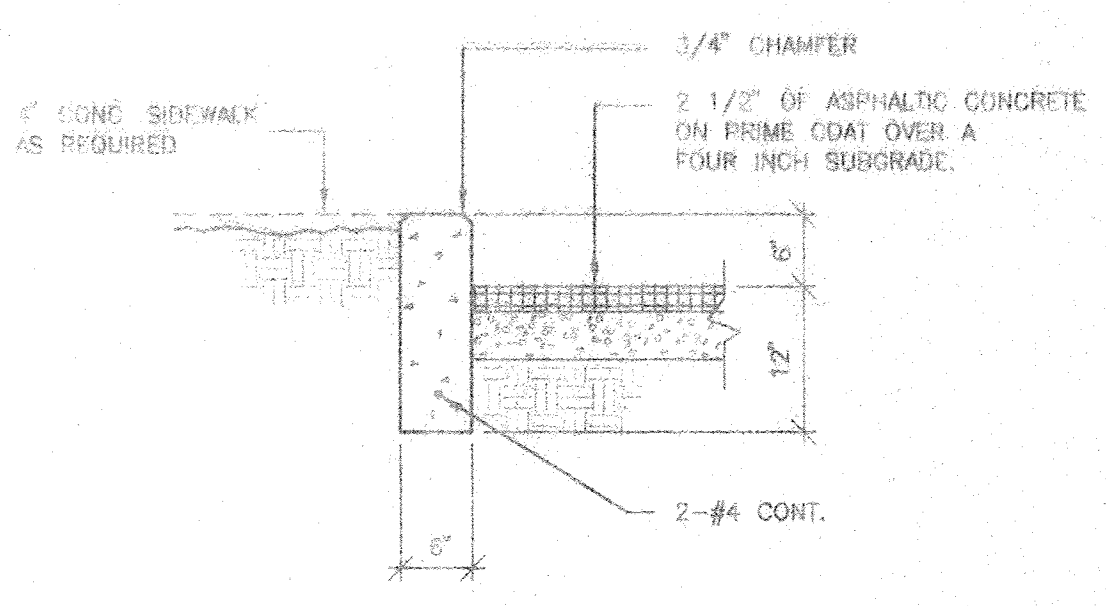
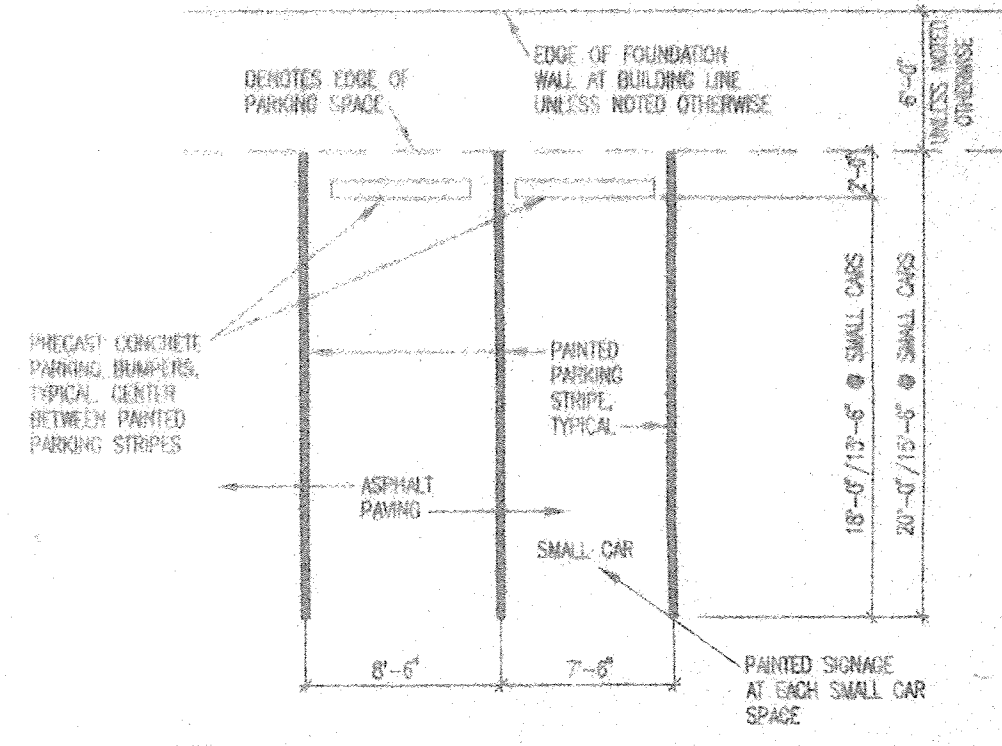


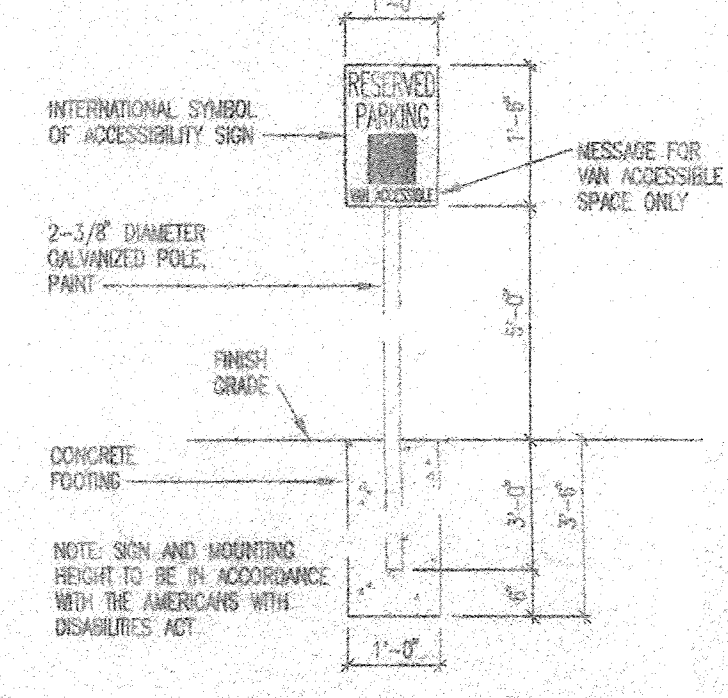
DRB-97-471



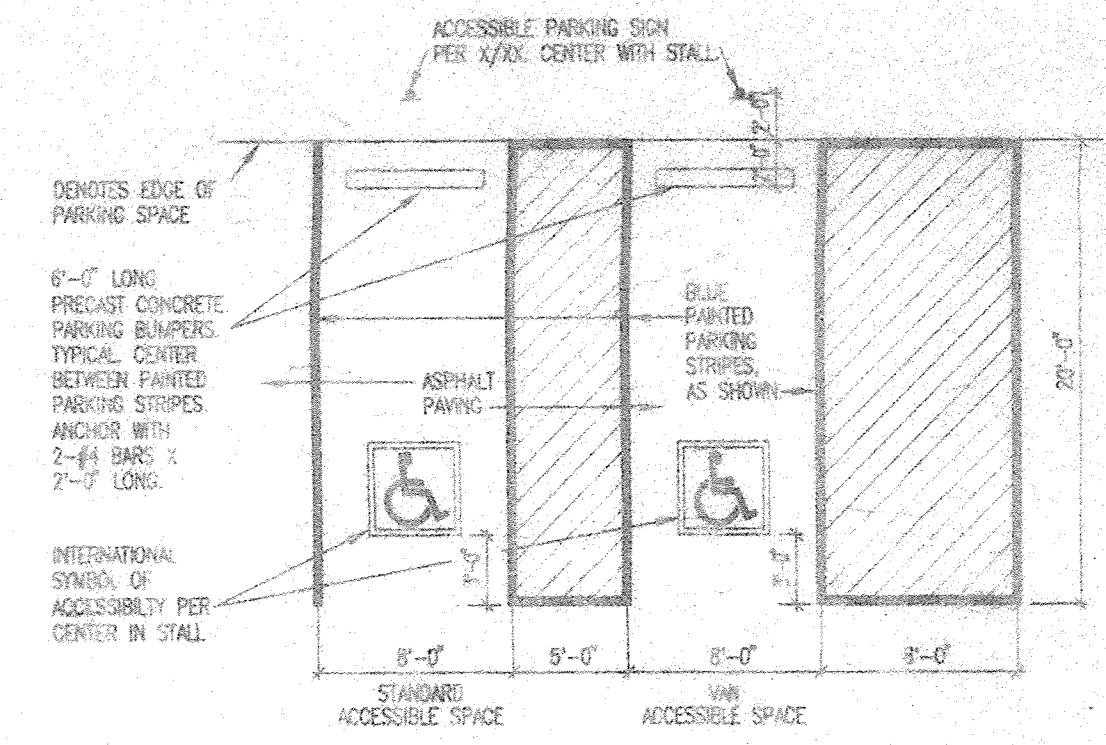
1
C1
TYPICAL CONC. CURB DETAIL
3/4" = 1'-0"



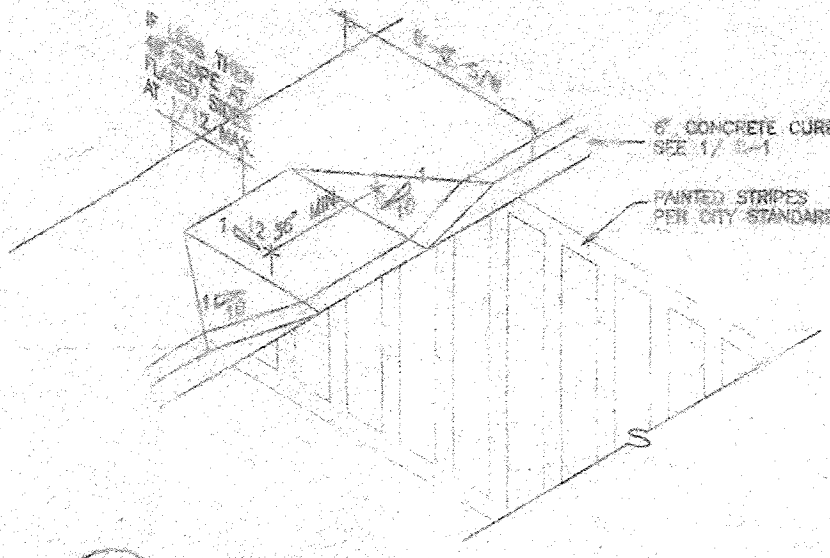
4
C1
TYPICAL SINGLE LOADED PARKING SPACE
1/8" = 1'-0"



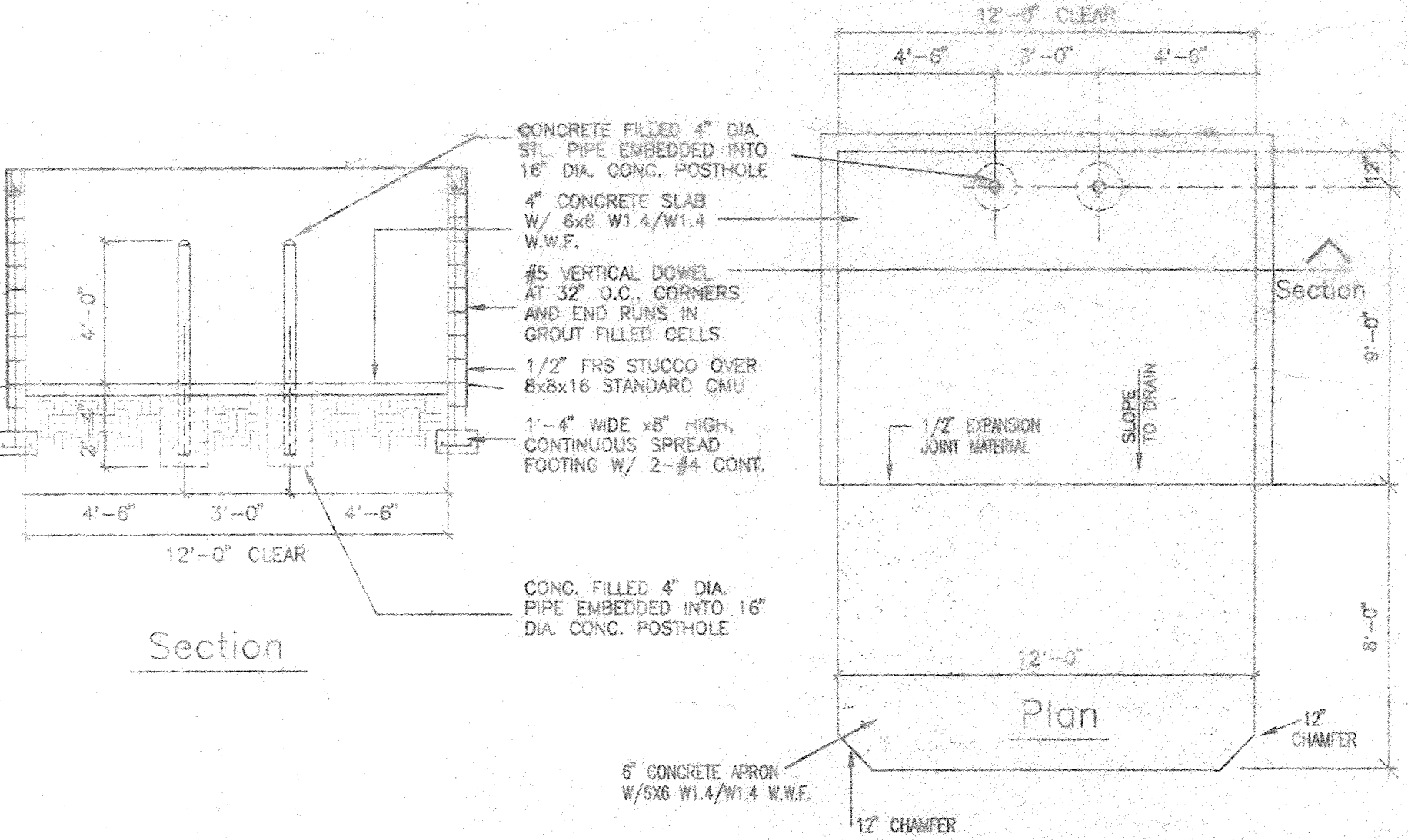
3
C1
ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



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



7
C1
CURB RAMP
NTS



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



ZONING DESIGN DATA

ZONING	= C-2 (C2-96-19)
LOT AREA	= 81,890 SF., 1.875 AC.
BUILDING AREA	= 1ST FLOOR = 6,598 SF. = 2ND FLOOR = 8,417 SF. = 3RD FLOOR = 8,417 SF. = TOTAL = 23,432 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	= Vm
AREA OF EACH FLOOR	= 1ST FLOOR = 6,598 SF. = 2ND FLOOR = 8,417 SF. = 3RD FLOOR = 8,417 SF. = TOTAL = 23,432 SF.
OCCUPANT LOAD	= 127 OCC.
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER Fb = 970 MH. = STEEL Fy = 50,000 PSI = 15 PSF HORIZ. (75 MPH WIND) = 15 PSF LL, 30 PSF DL = SLAB ON GRADE
WIND DESIGN LOAD	
ROOF DESIGN LOAD	
FLOOR DESIGN LOAD	
CORRIDOR DESIGN LOAD	

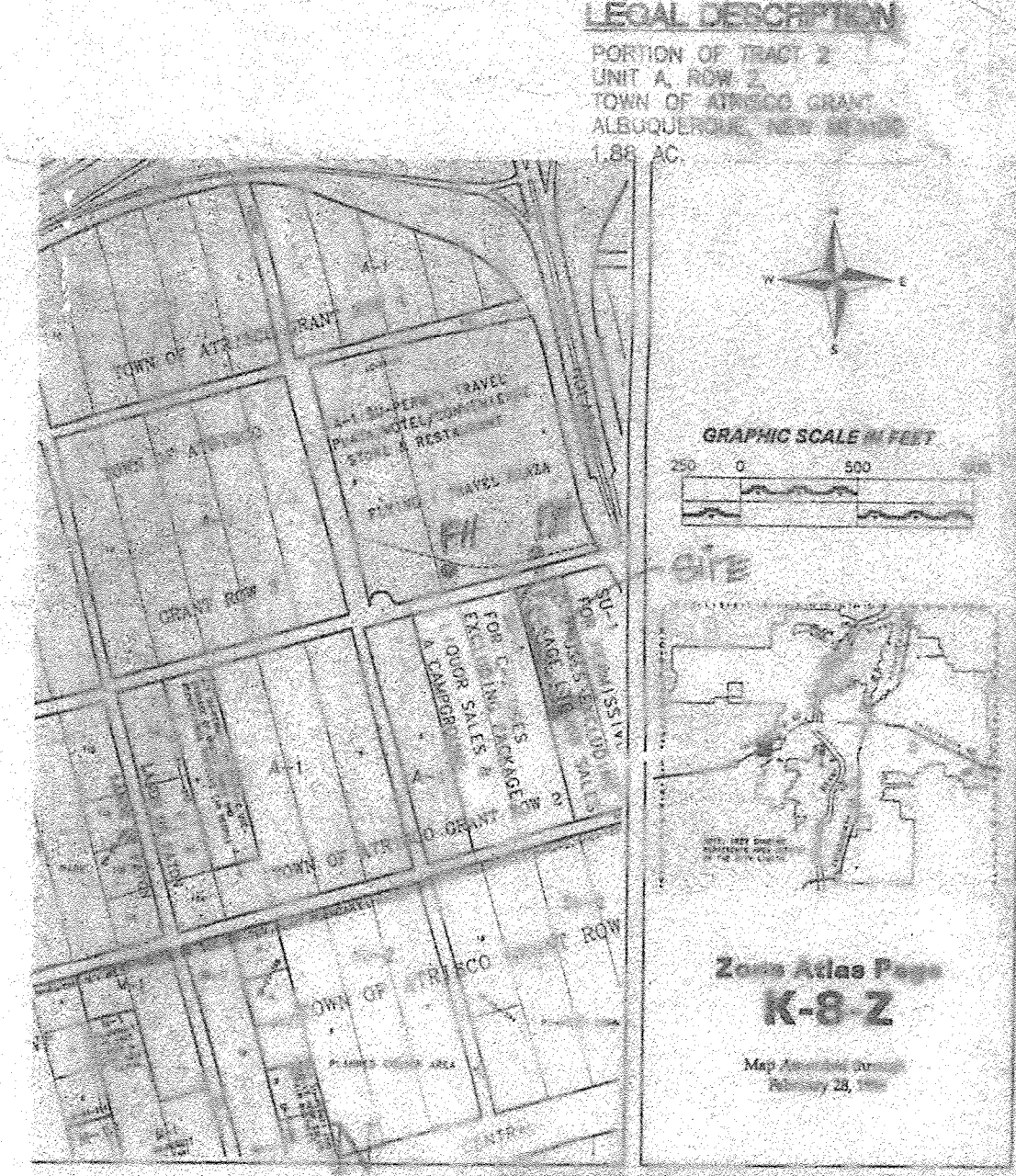
GENERAL NOTES

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 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: DRIP IRRIGATION W/ 1/2" COPV EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVE, PRESSURE REGULATOR, AND FITTER.

- KEYED NOTES**
- FREE STANDING SIGN, 28" HIGH, 160 SF, 7 SIGN
 - 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.
 - GRAVEL GROUND COVER.
 - HANDICAPPED ACCESSIBLE SIGNAGE.
 - PORCH (ENTRY INTO BUILDING)
 - 6" LANDSCAPE AREA.
 - LANDSCAPE BUFFER.
 - DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS.
 - H.C. ACCESSIBLE CURB RAMP, SEE DETAIL 1/4-1
 - 6" PERVA CURB.



APPROVALS:

EPC CASE NUMBER _____

DRB CASE NUMBER 97-471

Ruhnan Orner 11-18-98
CITY PLANNER / ALBUQUERQUE

Edward A. King 7-28-98
PARKS DEPARTMENT

Nick Don 11-10-98
TRAFFIC ENGINEER / TRANSPORTATION

Paul Jensen 7-29-98
CIVIL ENGINEER / ENGINEERING DIVISION

Paul Jensen 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 NOTES.

The subject property is within a 100-year flood plain 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

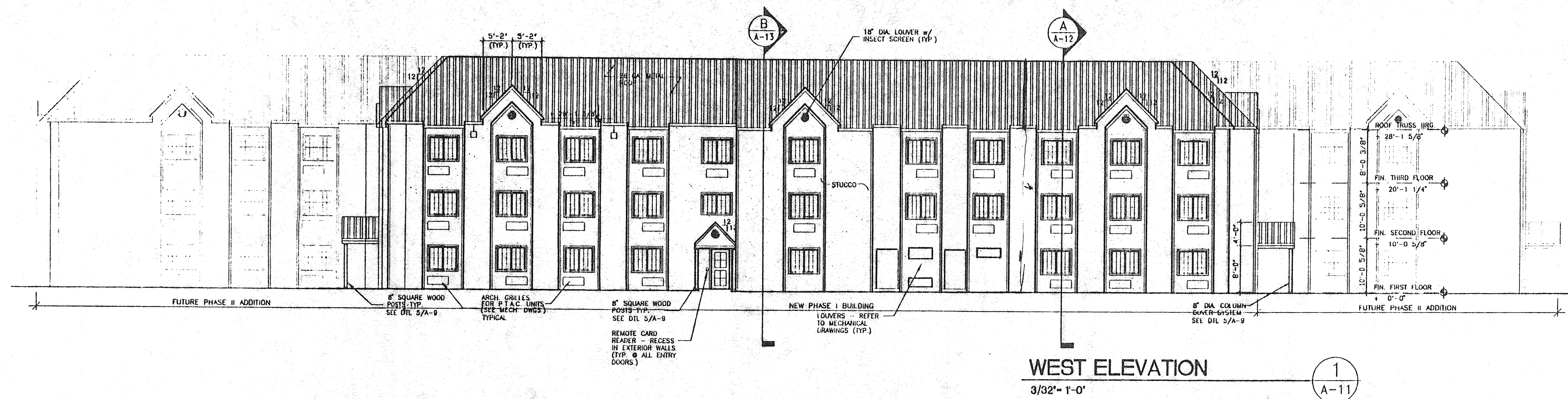
REVISION DATE
7-18-98
7-28-98

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

rick bennett
architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102 (505) 744-1858

DATE
11-3-97

SHEET NUMBER
A-1



WEST ELEVATION

3/32" = 1'-0"

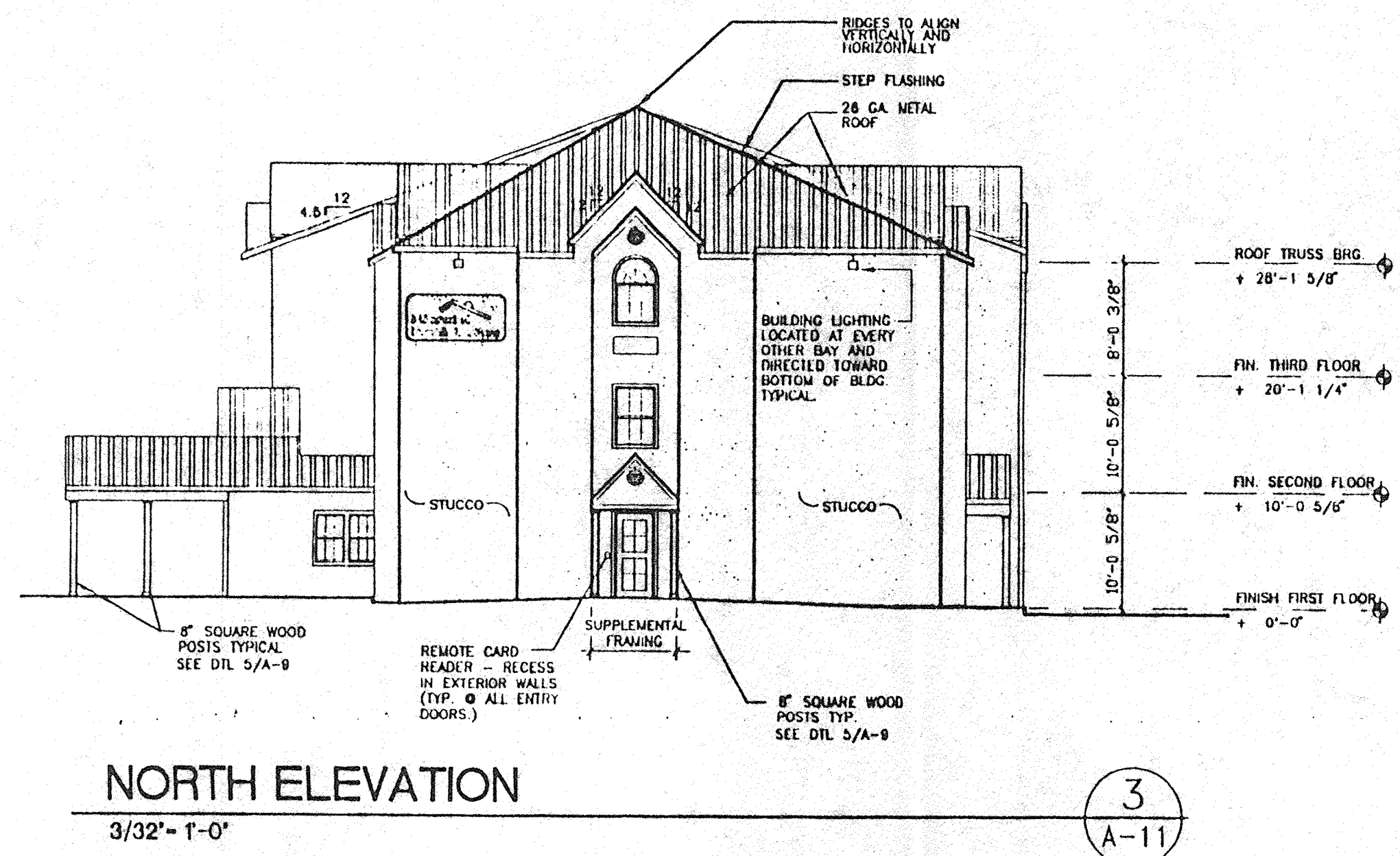
1
A-11



EAST ELEVATION

3/32" = 1'-0"

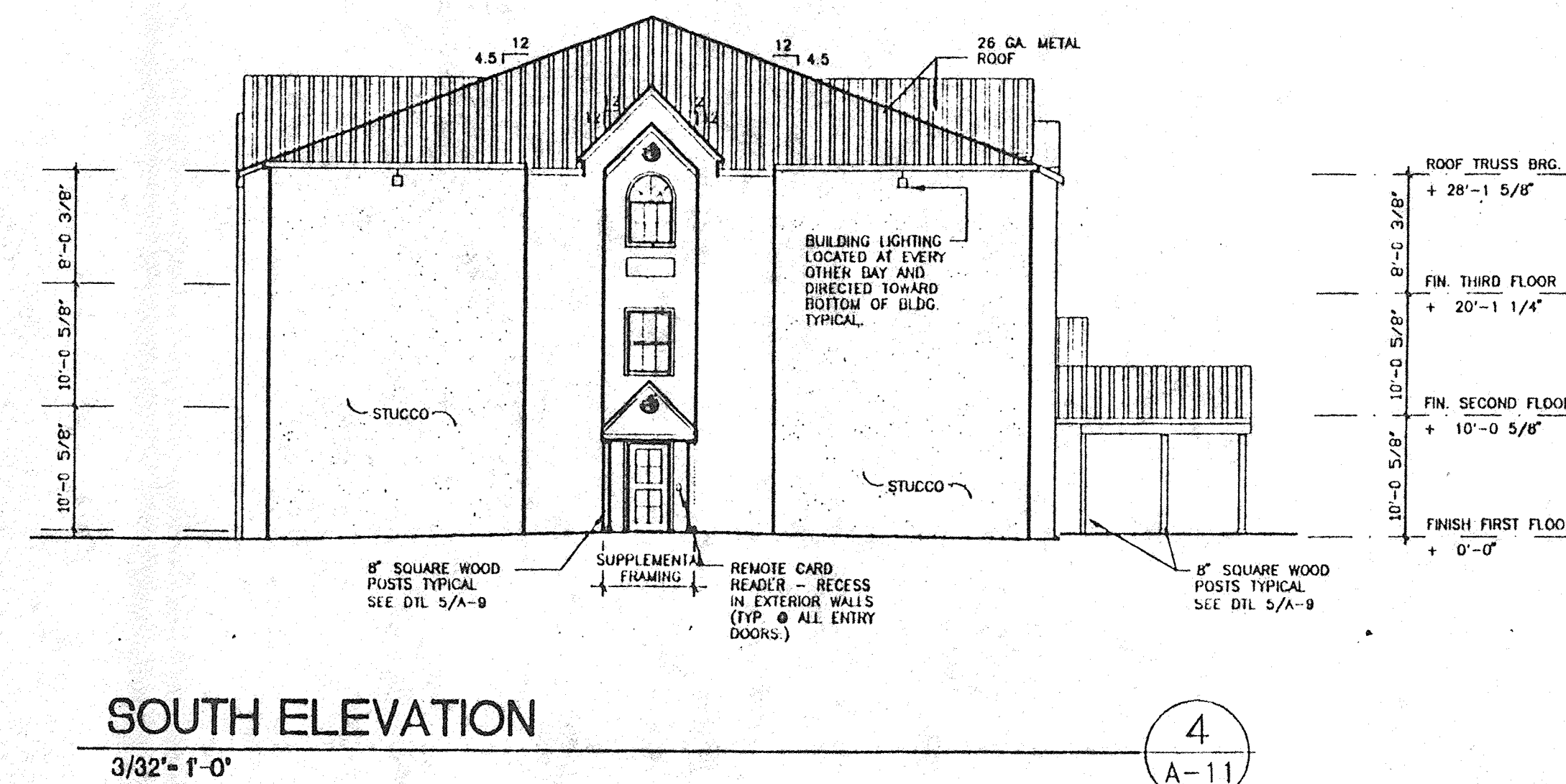
2
A-11



NORTH ELEVATION

3/32" = 1'-0"

3
A-11



SOUTH ELEVATION

3/32" = 1'-0"

4
A-11

<p>EXTERIOR BUILDING FINISHES</p> <p>EXTERIOR WALLS DRYVIT MODEL NUMBER: 10511 (COLOR PACIFIC SAND) STOUT 1 TEXTURE SPECIFICATION A100 STO CLASS PB EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) BRYAN LOBAUGH SALES REP. STO FINISH SYSTEMS DIVISION 136 BOB STREET SANTA FE, N.M. 87501 TEL: (505) 986-9121 FAX: (505) 986-8561 MOB: (505) 470-5713</p>
<p>METAL ROOF 26 GA. METAL ROOF, R-PANEL (RED)</p>

<p>SOUTHWESTERN PROTOTYPE</p> <p>DRYVIT EXTERIOR SIDING: STO FINISH SYSTEMS DIVISION 180 COBB PARKWAY SOUTH, SUITE C-4271 MARIETTA, GA 30062-3727 PH: 770-4254553</p> <p>OR</p> <p>STO FINISH SYSTEMS DIVISION BRYAN LOBAUGH SALES REP. 136 BOB STREET SANTA FE, N.M. 87501 TEL: (505) 986-9121 FAX: (505) 986-8561 MOB: (505) 470-5713</p>
--

ALBUQUERQUE
 BLDG & SAFETY
 SEP 10 1998
 U.B.C.
 PLAN CHECK
 SECTION

MICROTEL INN
 ALBUQUERQUE, NEW MEXICO
 PROJECT # 9734
 BUILDING ELEVATIONS

REVISION DATE
 11-12-97
 02-17-98
 07-20-98

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

rick bennett
 architect

1118 Park Avenue SW
 Albuquerque, New Mexico
 (505) 242-1859

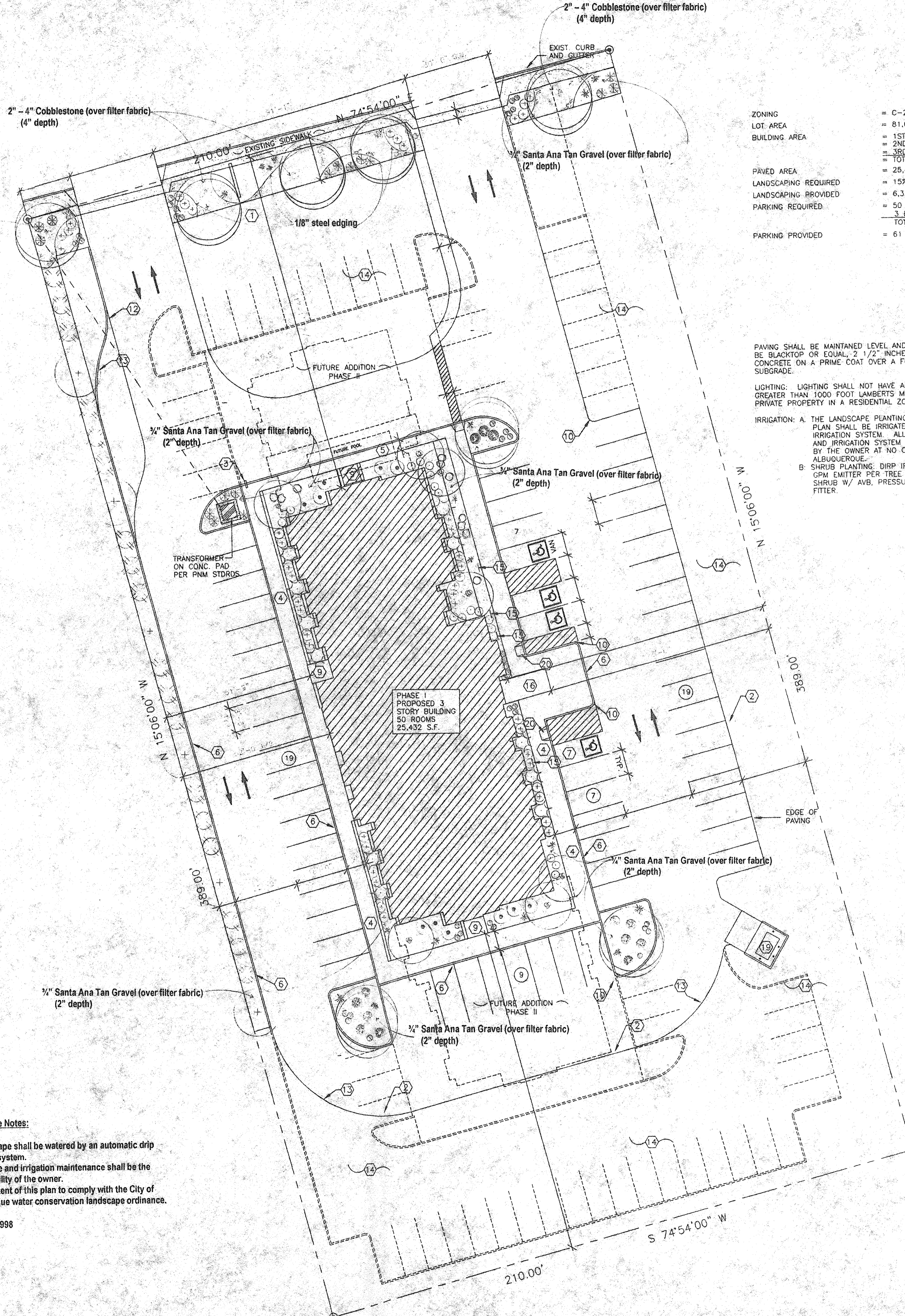
DATE	7-31-97
SHEET NUMBER	A-11

TIE ALL DOWNSPOUTS AND ROOF DRAINS
 INTO UNDERGROUND STORM SEWER -
 REFER TO SITE PLAN.

Plant Legend	
	Gleditsia triacanthos 'Shademaster' Shademaster Locust (2" caliper / B&B) H
	Pyrus calleryana 'Chanticleer' Chanticleer Flowering Pear (2" caliper / B&B) H
	Prunus cerasifera 'Krauter Vesuvius' Purple Leaf Plum (1 1/2" caliper B&B) H
	Juniperus virginiana 'Skyrocket' Skyrocket Juniper (7 gallon) L
	Cotoneaster parneyii Cotoneaster (5 gallon) M
	Photinia fraserii Photinia (5 gallon) M
	Juniperus sabina 'Broadmoor' Broadmoor Juniper (5 gallon) L
	Raphiolepis in. 'Enchantress' India Hawthorn (5 gallon) M
	Cotoneaster d. 'Coral Beauty' Coral Beauty Cotoneaster (2 gallon) M
	Nandina domestica 'Harbour Dwarf' Dwarf Heavenly Bamboo (2 gallon) M
	Potentilla fruticosa Cinquefoil (2 gallon) M
	Hesperaloe parviflora Red Flowering Yucca (1 gallon) L
	Salvia greggi Cherry Sage (1 gallon) M

Landscape Notes:
 All landscape shall be watered by an automatic drip irrigation system.
 Landscape and irrigation maintenance shall be the responsibility of the owner.
 It is the intent of this plan to comply with the City of Albuquerque water conservation landscape ordinance.

March 9, 1998



ZONING	= C-2 (C2-96-19)
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	= 61 TOTAL SPACES.

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.

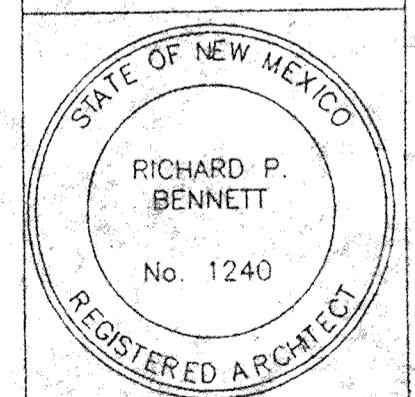
IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.
 B. SHRUB PLANTING: DIRP IRRIGATION W/ 6- 1 GPM EMITTER PER TREE AND 2 EMITTERS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

1. FREE STANDING SIGN, 26" HIGH, 100 SF / SIDE
2. EDGE OF ASPHALT PAVING.
3. STOP SIGN.
4. 6" CONCRETE SIDEWALK.
5. 4" CONCRETE SIDEWALK.
6. 6" CONCRETE CURB
7. HANDICAPPED ACCESSIBLE VAN PARKING SPACE.
8. HANDICAPPED ACCESSIBLE CAR PARKING SPACE.
9. ENTRY INTO BUILDING.
10. 2'-0" RADIUS.
11. 15'-0" RADIUS.
12. 25'-0" RADIUS.
13. 40'-0" RADIUS.
14. GRAVEL GROUND COVER.
15. HANDICAPPED ACCESSIBLE SIGNAGE.
16. PORTAL (ENTRY INTO BUILDING)
17. NOT USED
18. NOT USED
19. DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS
20. H.C. ACCESSIBLE CURB RAMP. SEE DETAIL 7/A-1.

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

**MICROTEL INN
 ALBUQUERQUE, NEW MEXICO
 PROJECT # 9734
 LANDSCAPE PLAN**

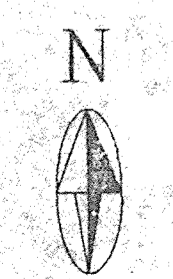
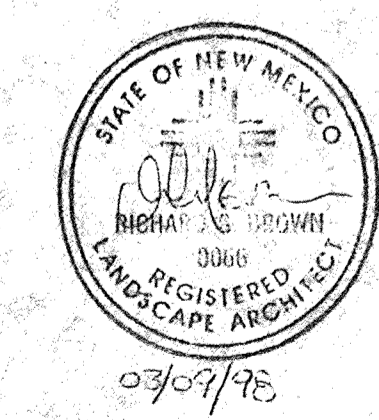
REVISION DATE
3-9-98



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

DATE
3-9-98

SHEET NUMBER
L - 1



LANDSCAPE PLAN

