

Seal

Owner:



ALLEN SIGMON REAL ESTATE GROUP
9201 MONTGOMERY BLVD, NE BLDG 1
ALBUQUERQUE, NM 87111



ELEMENT
ALBUQUERQUE, NM

ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	%	NO. OF BEDS
STANDARD KING	0	5	7	7	7	6	32	25%	32
STANDARD KING ACC.	0	0	0	0	0	1	1	1%	1
STANDARD KING CONN.	0	5	5	5	5	5	25	20%	25
COMMONS KING A	0	0	0	0	3	3	6	5%	6
COMMONS KING B	0	0	0	0	0	1	1	1%	1
ACCESSIBLE COMMONS KING	0	0	0	0	1	0	1	1%	1
STUDIO KING	0	3	4	4	4	4	19	15%	19
STUDIO KING ACC.	0	1	0	0	0	0	1	1%	1
STUDIO QUEEN QUEEN SHOWER	1	3	4	3	0	0	11	9%	22
STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	12
COSTUM STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	12
ACC.STUDIO QUEEN QUEEN	1	0	0	1	0	0	2	2%	4
ONE BEDROOM	0	1	0	1	1	1	4	3%	4
ONE BEDROOM CONN.	0	1	1	1	1	1	5	4%	5
ACC.ONE BEDROOM	0	0	1	0	0	0	1	1%	1
CONFERENCE SUITE	0	0	1	1	1	1	4	3%	4
ACC. CONFERENCE SUITE	0	1	0	0	0	0	1	1%	1
GRAND TOTAL	4	22	25	25	25	25	126	100%	151

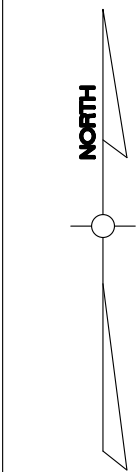
PARKING MATRIX		
PARKING TYPE	REQUIRED	PROVIDED
ACCES. PARKING SPACE	4	4
VAN PARKING SPACE	1	1
STAND. PARKING SPACE	121	103
MEETING ROOM PARKING SPACE	11	0
RESTAURANT PARKING SPACE	7	0
EMPLOYEE PARKING SPACE	0	0
MOTO PARKING	4	4
TOTAL PARKING SPACES	104*	112
BYCYCLE PARKING	4	8

NOTE: *30% Reduction for proximity to transit

SHOWER FIXTURE TYPE MATRIX		
SHOWER	TUB	ACC. TUB
107	12	0
85%	10%	0%
ACC. ROLL IN SHOWER	2	2
TRANSFER SHOWER	5	5
4%	4%	4%
TOTAL	126	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,535
2ND LEVEL FLOOR PLAN	14,476
3RD LEVEL FLOOR PLAN	14,476
4TH LEVEL FLOOR PLAN	14,476
5TH LEVEL FLOOR PLAN	14,476
6TH LEVEL FLOOR PLAN	14,476
7TH LEVEL FLOOR PLAN	4,110
TOTAL	92,025

ZONING ANALYSIS		
REQUIREMENT	ZONING	COMPLIANCE
AHJ	Albuquerque, NM	
SITE ZONING	MX-H – mixed use	
HOTEL USE ALLOWED	permitted by right;	Y
MAX BUILDING HEIGHT	75' with exception	Y
FAR	No requirements found;	NA
# OF PARKING STALLS REQUIRED	1/1000 net square feet	Y
SIZE OF PARKING STALLS REQUIRED	8.5 feet by 18 feet	Y
DRIVE AISLE SIZE REQUIRED	No requirements found;	Y
IMPERVIOUS AREA	No requirements found;	NA
MAX PARKING IN ROW	No requirements found;	NA
LOADING ZONES	No requirements found;	NA
FIRE ACCESS REQUIREMENTS	TBD	TBD
SETBACKS	1) FRONT 2) SIDE 3) REAR 4) PARKING	NA NA NA Y
ADDITIONAL NOTES	Front 10 feet/side 6 feet buffer	



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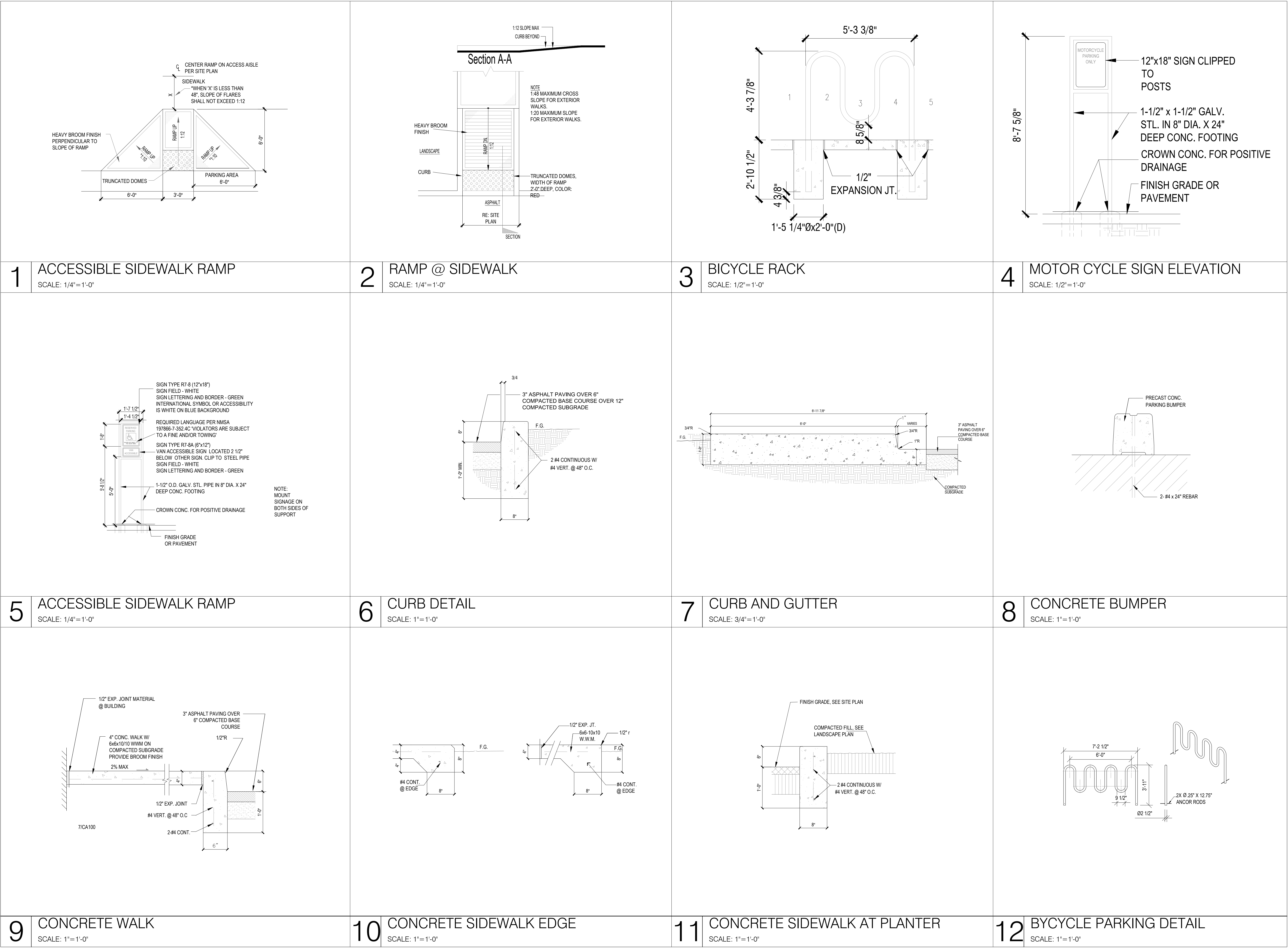
B4 -176 -1901

SHEET NAME

MASTER PLAN

DRAWING NO.

A1.2



1 ACCESSIBLE SIDEWALK RAMP
SCALE: 1/4"=1'-0"

2 RAMP @ SIDEWALK
SCALE: 1/4"=1'-0"

3 BICYCLE RACK
SCALE: 1/2"=1'-0"

4 MOTOR CYCLE SIGN ELEVATION
SCALE: 1/2"=1'-0"

5 ACCESSIBLE SIDEWALK RAMP
SCALE: 1/4"=1'-0"

6 CURB DETAIL
SCALE: 1"=1'-0"

7 CURB AND GUTTER
SCALE: 3/4"=1'-0"

8 CONCRETE BUMPER
SCALE: 1"=1'-0"

9 CONCRETE WALK
SCALE: 1"=1'-0"

10 CONCRETE SIDEWALK EDGE
SCALE: 1"=1'-0"

11 CONCRETE SIDEWALK AT PLANTER
SCALE: 1"=1'-0"

12 BYCYCLE PARKING DETAIL
SCALE: 1"=1'-0"

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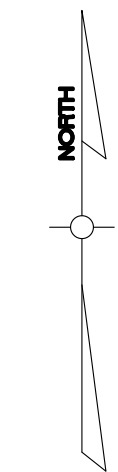
PROJECT NO.B4 -176 -1901

SHEET NAME

SITE DETAILS

DRAWING NO.

A1.3



SHOWER FIXTURE TYPE MATRIX		
SHOWER	107	85%
TUB	12	10%
ACC. TUB	0	0%
ACC. ROLL IN SHOWER	2	2%
TRANSFER SHOWER	5	4%
TOTAL	126	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,153
2ND LEVEL FLOOR PLAN	14,476
3RD LEVEL FLOOR PLAN	14,476
4TH LEVEL FLOOR PLAN	14,476
5TH LEVEL FLOOR PLAN	14,476
6TH LEVEL FLOOR PLAN	14,476
7TH LEVEL FLOOR PLAN	4,110
TOTAL	92,025

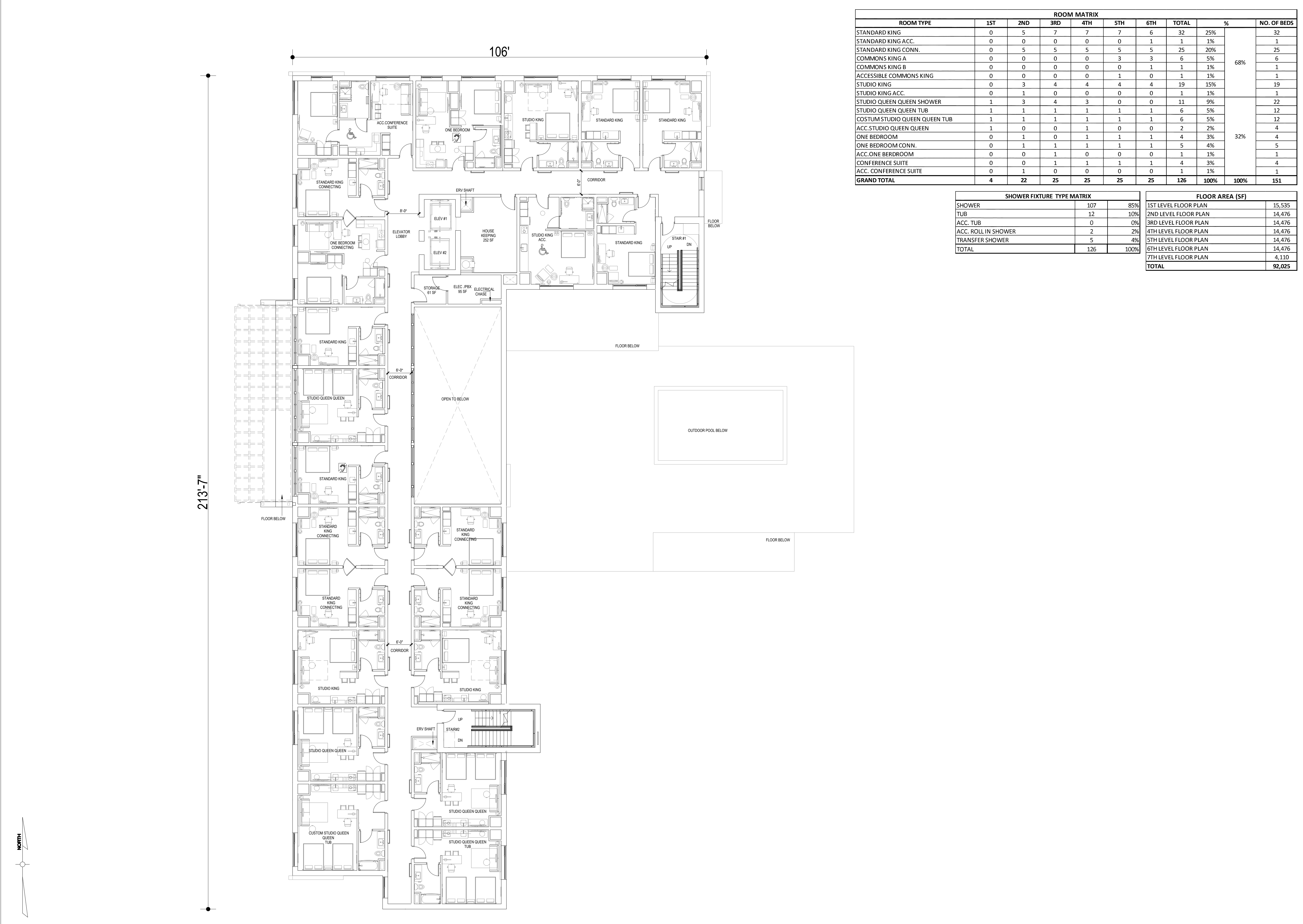


ELEMENT
ALBUQUERQUE, NM

SHEET NAME

DRAWING NO.

A2.1



ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	%	NO. OF BEDS
STANDARD KING	0	5	7	7	7	6	32	25%	32
STANDARD KING ACC.	0	0	0	0	0	1	1	1%	1
STANDARD KING CONN.	0	5	5	5	5	5	25	20%	25
COMMONS KING A	0	0	0	0	3	3	6	5%	6
COMMONS KING B	0	0	0	0	0	1	1	1%	1
ACCESSIBLE COMMONS KING	0	0	0	0	1	0	1	1%	1
STUDIO KING	0	3	4	4	4	4	19	15%	19
STUDIO KING ACC.	0	1	0	0	0	0	1	1%	1
STUDIO QUEEN QUEEN SHOWER	1	3	4	3	0	0	11	9%	22
STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	12
COSTUM STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	12
ACC.STUDIO QUEEN QUEEN	1	0	0	1	0	0	2	2%	4
ONE BEDROOM	0	1	0	1	1	1	4	3%	4
ONE BEDROOM CONN.	0	1	1	1	1	1	5	4%	5
ACC.ONE BERDROOM	0	0	1	0	0	0	1	1%	1
CONFERENCE SUITE	0	0	1	1	1	1	4	3%	4
ACC. CONFERENCE SUITE	0	1	0	0	0	0	1	1%	1
GRAND TOTAL	4	22	25	25	25	25	126	100%	151

SHOWER FIXTURE TYPE MATRIX		
SHOWER	107	85%
TUB	12	10%
ACC. TUB	0	0%
ACC. ROLL IN SHOWER	2	2%
TRANSFER SHOWER	5	4%
TOTAL	126	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,535
2ND LEVEL FLOOR PLAN	14,476
3RD LEVEL FLOOR PLAN	14,476
4TH LEVEL FLOOR PLAN	14,476
5TH LEVEL FLOOR PLAN	14,476
6TH LEVEL FLOOR PLAN	14,476
7TH LEVEL FLOOR PLAN	4,110
TOTAL	92,025



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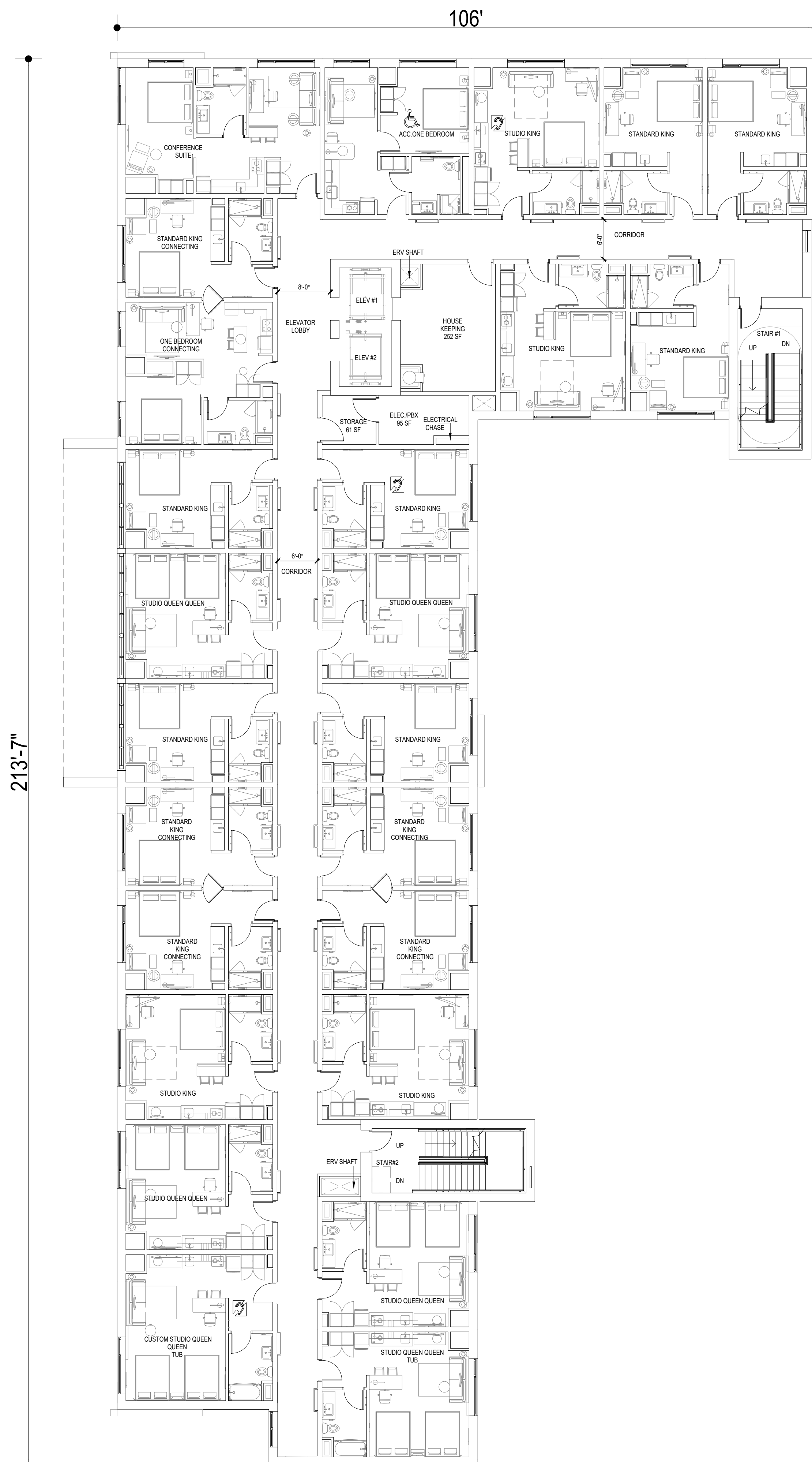
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SHEET NAME

FLOOR PLANS

DRAWING NO.

A2.2

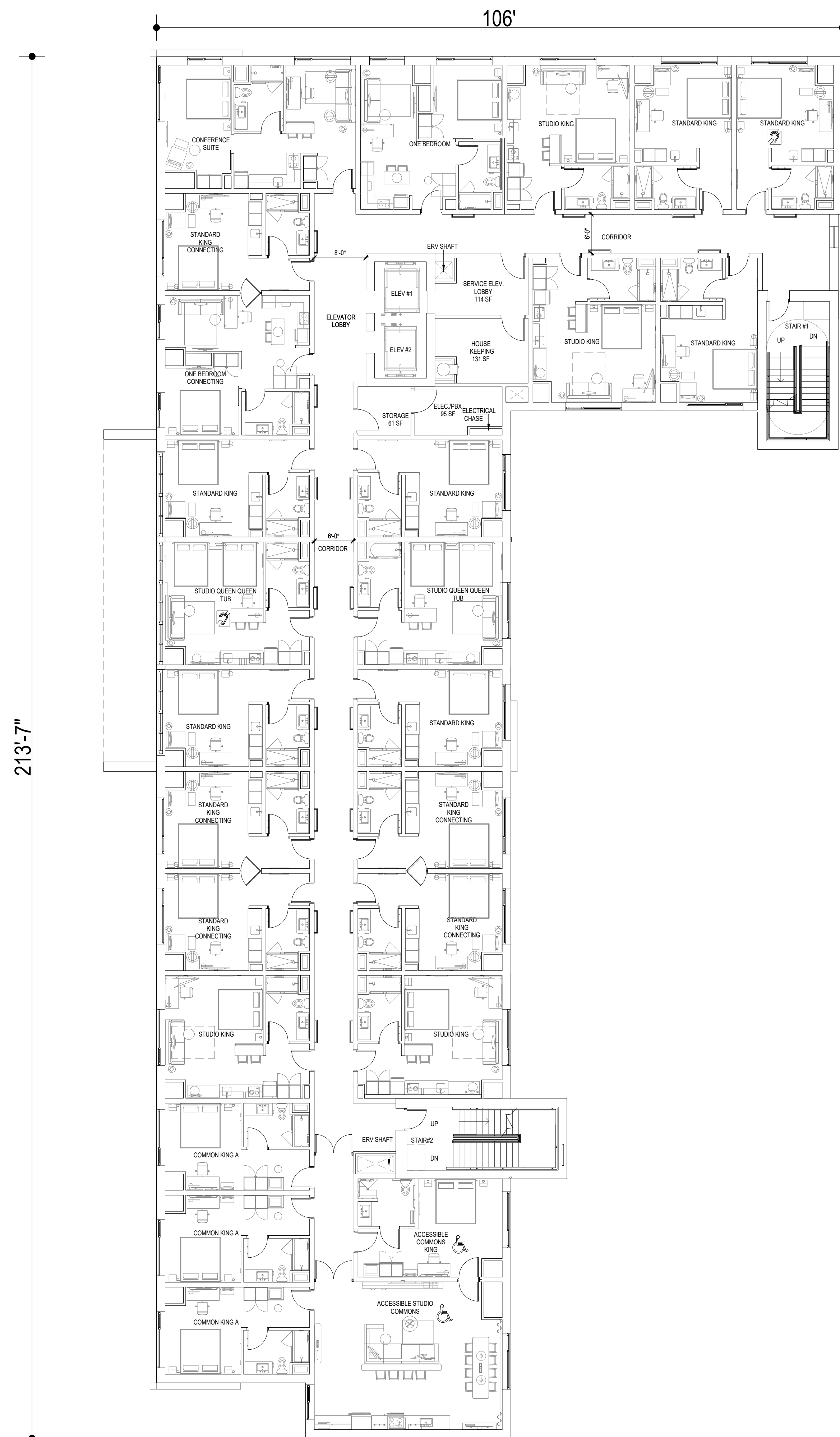


SHOWER FIXTURE TYPE MATRIX		
SHOWER	107	85%
TUB	12	10%
ACC. TUB	0	0%
ACC. ROLL IN SHOWER	2	2%
TRANSFER SHOWER	5	4%
TOTAL	126	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,535
2ND LEVEL FLOOR PLAN	14,476
3RD LEVEL FLOOR PLAN	14,476
4TH LEVEL FLOOR PLAN	14,476
5TH LEVEL FLOOR PLAN	14,476
6TH LEVEL FLOOR PLAN	14,476
7TH LEVEL FLOOR PLAN	4,110
TOTAL	92,025



SHOWER FIXTURE TYPE MATRIX		
SHOWER	107	85%
TUB	12	10%
ACC. TUB	0	0%
ACC. ROLL IN SHOWER	2	2%
TRANSFER SHOWER	5	4%
TOTAL	126	100%



SHOWER FIXTURE TYPE MATRIX			FLOOR AREA (SF)	
SHOWER	107	85%	1ST LEVEL FLOOR PLAN	15,535
TUB	12	10%	2ND LEVEL FLOOR PLAN	14,476
ACC. TUB	0	0%	3RD LEVEL FLOOR PLAN	14,476
ACC. ROLL IN SHOWER	2	2%	4TH LEVEL FLOOR PLAN	14,476
TRANSFER SHOWER	5	4%	5TH LEVEL FLOOR PLAN	14,476
TOTAL	126	100%	6TH LEVEL FLOOR PLAN	14,476
			7TH LEVEL FLOOR PLAN	4,110
			TOTAL	92,025

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,535
2ND LEVEL FLOOR PLAN	14,476
3RD LEVEL FLOOR PLAN	14,476
4TH LEVEL FLOOR PLAN	14,476
5TH LEVEL FLOOR PLAN	14,476
6TH LEVEL FLOOR PLAN	14,476
7TH LEVEL FLOOR PLAN	4,110
TOTAL	92,025



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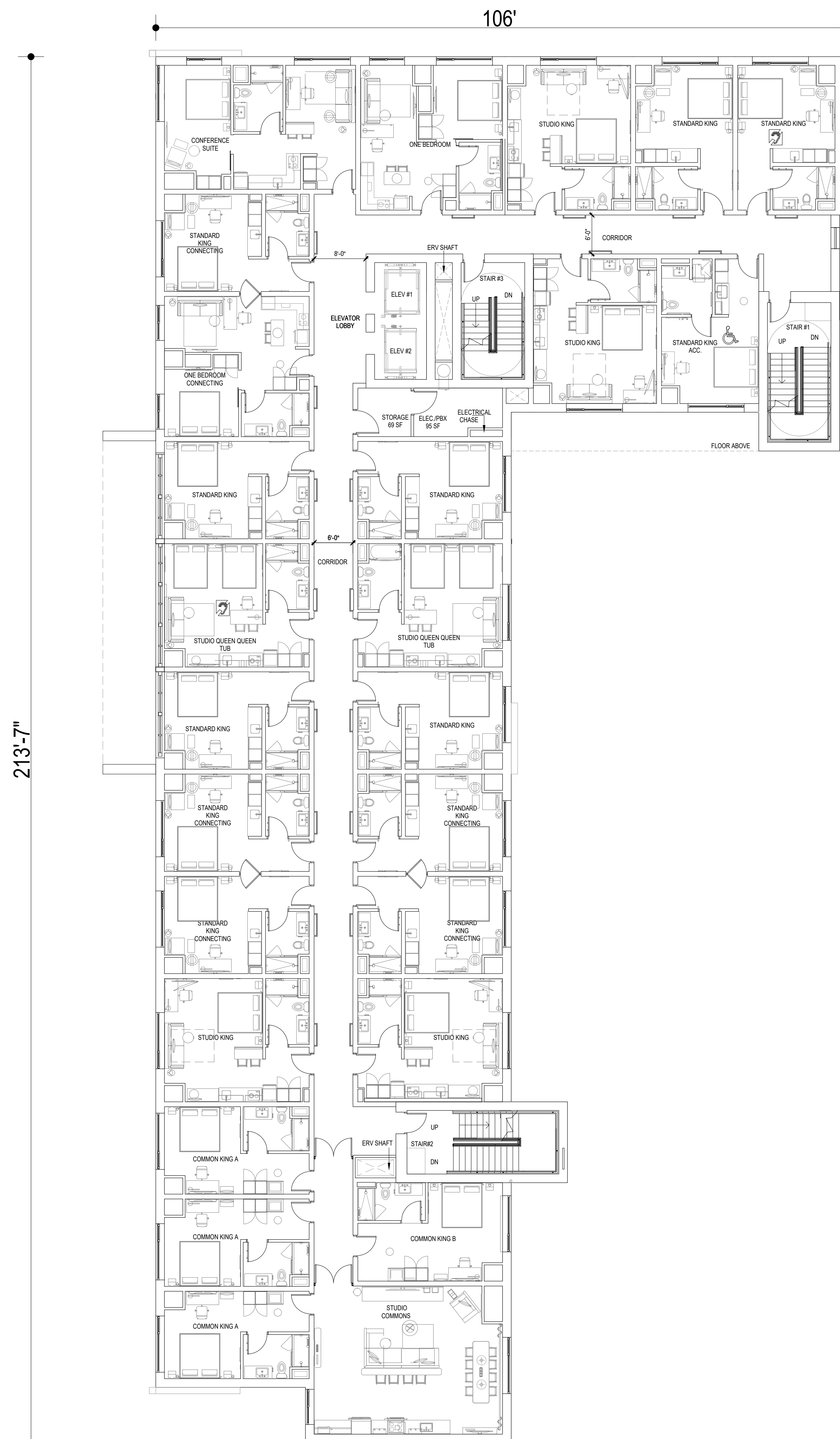
PROJECT NO. B4 -176 -1901

SHEET NAME

FLOOR PLANS

DRAWING NO.

A2.5



ROOM MATRIX										
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	%		NO. OF BEDS
STANDARD KING	0	5	7	7	7	6	32	25%	68%	32
STANDARD KING ACC.	0	0	0	0	0	1	1	1%		1
STANDARD KING CONN.	0	5	5	5	5	5	25	20%		25
COMMONS KING A	0	0	0	0	3	3	6	5%		6
COMMONS KING B	0	0	0	0	0	1	1	1%		1
ACCESSIBLE COMMONS KING	0	0	0	0	1	0	1	1%		1
STUDIO KING	0	3	4	4	4	4	19	15%		19
STUDIO KING ACC.	0	1	0	0	0	0	1	1%		1
STUDIO QUEEN QUEEN SHOWER	1	3	4	3	0	0	11	9%	32%	22
STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%		12
COSTUM STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%		12
ACC.STUDIO QUEEN QUEEN	1	0	0	1	0	0	2	2%		4
ONE BEDROOM	0	1	0	1	1	1	4	3%		4
ONE BEDROOM CONN.	0	1	1	1	1	1	5	4%		5
ACC.ONE BEDROOM	0	0	1	0	0	0	1	1%		1
CONFERENCE SUITE	0	0	1	1	1	1	4	3%		4
ACC. CONFERENCE SUITE	0	1	0	0	0	0	1	1%	1	
GRAND TOTAL	4	22	25	25	25	25	126	100%	100%	151

SHOWER FIXTURE TYPE MATRIX			FLOOR AREA (SF)	
SHOWER	107	85%	1ST LEVEL FLOOR PLAN	15,535
TUB	12	10%	2ND LEVEL FLOOR PLAN	14,476
ACC. TUB	0	0%	3RD LEVEL FLOOR PLAN	14,476
ACC. ROLL IN SHOWER	2	2%	4TH LEVEL FLOOR PLAN	14,476
TRANSFER SHOWER	5	4%	5TH LEVEL FLOOR PLAN	14,476
TOTAL	126	100%	6TH LEVEL FLOOR PLAN	14,476
			7TH LEVEL FLOOR PLAN	4,110
			TOTAL	92,025



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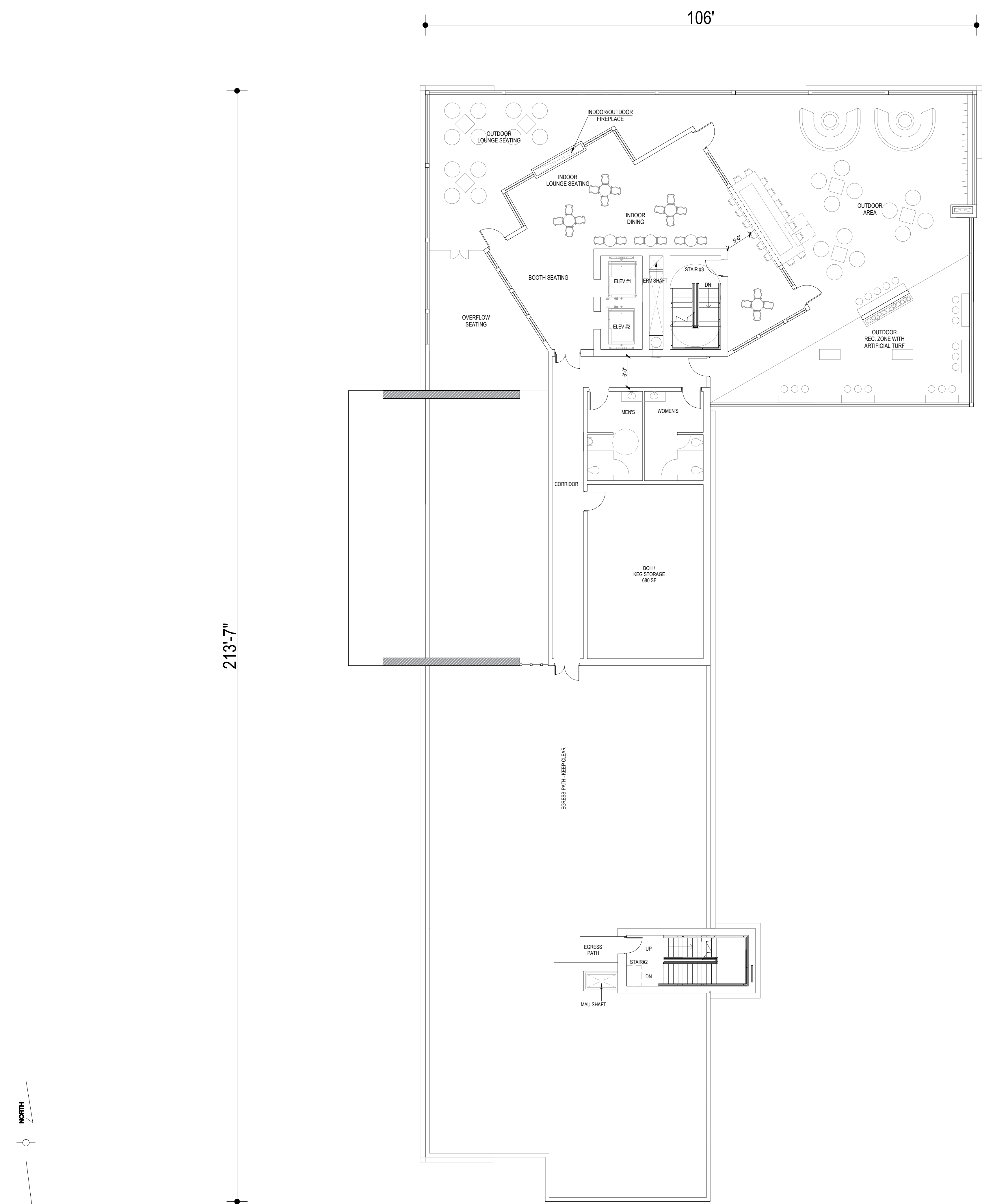
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SHEET NAME

FLOOR PLANS

DRAWING NO.

A2.6



ROOM MATRIX									
ROOM TYPE	1ST	2ND	3RD	4TH	5TH	6TH	TOTAL	%	NO. OF BEDS
STANDARD KING	0	5	7	7	7	6	32	25%	32
STANDARD KING ACC.	0	0	0	0	0	1	1	1%	1
STANDARD KING CONN.	0	5	5	5	5	5	25	20%	25
COMMONS KING A	0	0	0	0	3	3	6	5%	6
COMMONS KING B	0	0	0	0	0	1	1	1%	1
ACCESSIBLE COMMONS KING	0	0	0	0	1	0	1	1%	1
STUDIO KING	0	3	4	4	4	4	19	15%	19
STUDIO KING ACC.	0	1	0	0	0	0	1	1%	1
STUDIO QUEEN QUEEN SHOWER	1	3	4	3	0	0	11	9%	22
STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	12
COSTUM STUDIO QUEEN QUEEN TUB	1	1	1	1	1	1	6	5%	12
ACC.STUDIO QUEEN QUEEN	1	0	0	1	0	0	2	2%	4
ONE BEDROOM	0	1	0	1	1	1	4	3%	4
ONE BEDROOM CONN.	0	1	1	1	1	1	5	4%	5
ACC.ONE BERDROOM	0	0	1	0	0	0	1	1%	1
CONFERENCE SUITE	0	0	1	1	1	1	4	3%	4
ACC. CONFERENCE SUITE	0	1	0	0	0	0	1	1%	1
GRAND TOTAL	4	22	25	25	25	25	126	100%	151

SHOWER FIXTURE TYPE MATRIX		
SHOWER	107	85%
TUB	12	10%
ACC. TUB	0	0%
ACC. ROLL IN SHOWER	2	2%
TRANSFER SHOWER	5	4%
TOTAL	126	100%

FLOOR AREA (SF)	
1ST LEVEL FLOOR PLAN	15,535
2ND LEVEL FLOOR PLAN	14,476
3RD LEVEL FLOOR PLAN	14,476
4TH LEVEL FLOOR PLAN	14,476
5TH LEVEL FLOOR PLAN	14,476
6TH LEVEL FLOOR PLAN	14,476
7TH LEVEL FLOOR PLAN	4,110
TOTAL	92,025



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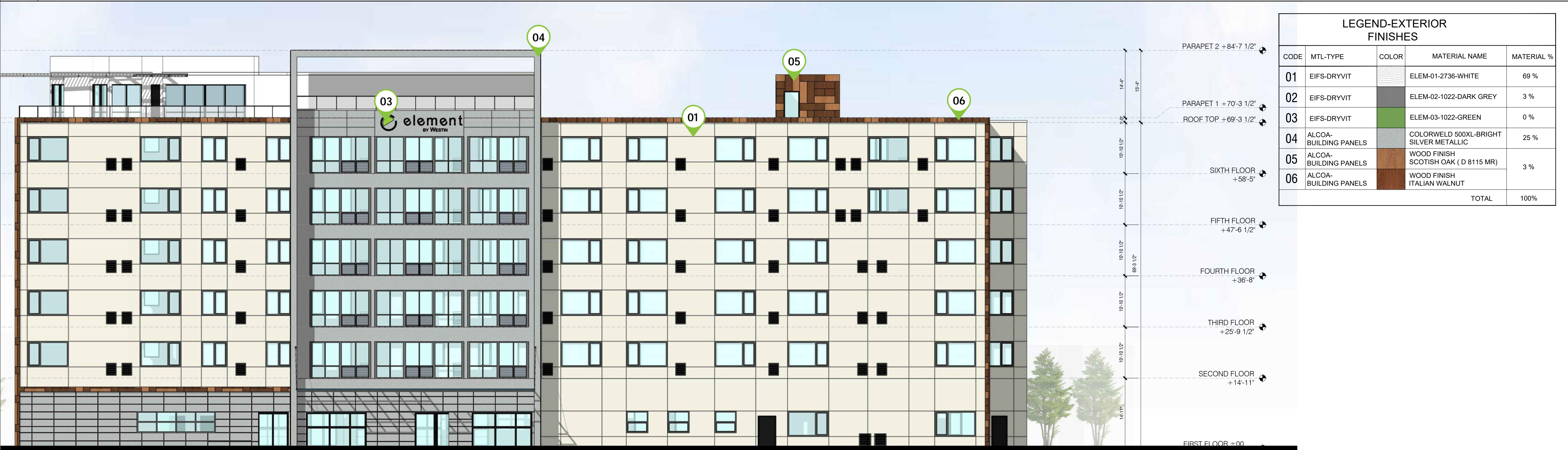
ROOF PLAN

DRAWING NO.

A2.7



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



1 WEST ELEVATION
SCALE: 3/32"=1'-0"



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ELEMENT
ALBUQUERQUE, NM

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SHEET NAME

ELEVATIONS

DRAWING NO.

A3.1



LEGEND-EXTERIOR FINISHES				
CODE	MTL-TYPE	COLOR	MATERIAL NAME	MATERIAL %
01	EIFS-DRYVIT		ELEM-01-2736-WHITE	59 %
02	EIFS-DRYVIT		ELEM-02-1022-DARK GREY	9 %
03	EIFS-DRYVIT		ELEM-03-1022-GREEN	0 %
04	ALCOA-BUILDING PANELS		COLORWELD 500XL-BRIGHT SILVER METALLIC	9 %
05	ALCOA-BUILDING PANELS		WOOD FINISH SCOTISH OAK (D 8115 MR)	23 %
06	ALCOA-BUILDING PANELS		WOOD FINISH ITALIAN WALNUT	
TOTAL				100%

4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



LEGEND-EXTERIOR FINISHES				
CODE	MTL-TYPE	COLOR	MATERIAL NAME	MATERIAL %
01	EIFS-DRYVIT		ELEM-01-2736-WHITE	61 %
02	EIFS-DRYVIT		ELEM-02-1022-DARK GREY	24 %
03	EIFS-DRYVIT		ELEM-03-1022-GREEN	0 %
04	ALCOA-BUILDING PANELS		COLORWELD 500XL-BRIGHT SILVER METALLIC	1 %
05	ALCOA-BUILDING PANELS		WOOD FINISH SCOTISH OAK (D 8115 MR)	14 %
06	ALCOA-BUILDING PANELS		WOOD FINISH ITALIAN WALNUT	
TOTAL				100%

3 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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ELEVATIONS

DRAWING NO.

A3.2