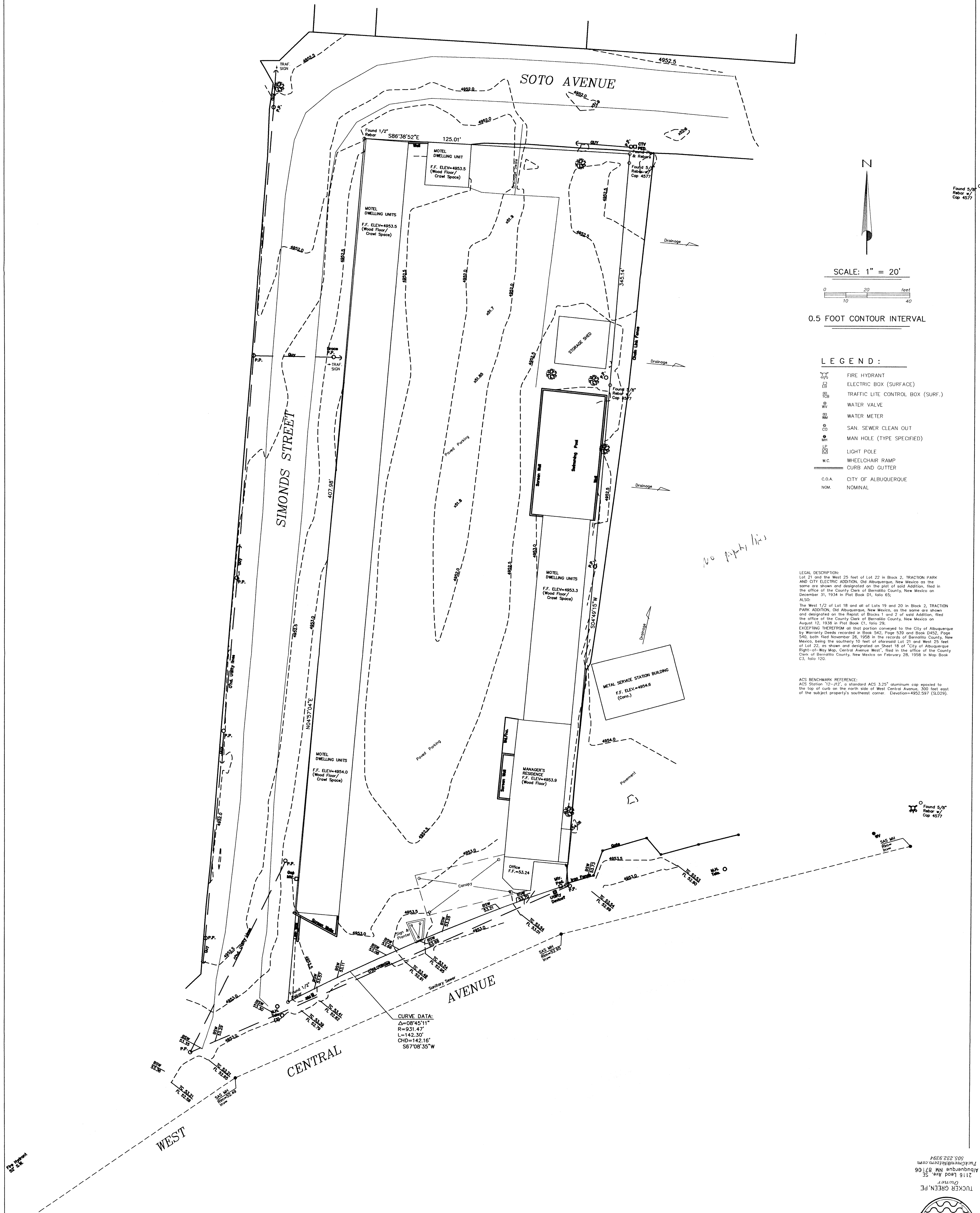




Survey performed under the direction of
Rex J. Vogler, NM PS #10466, and is true
and accurate to the best of my knowledge
and belief.

Rex J. Vogler
NM PS #10466

Date

RIO GRANDE SURVEYING CO., PC

P.O. BOX 7155 ABQ, NM 87194
PHONE & FAX (505) 764-8891
email - rgsc@flash.net

**TOTPOGRAPHIC SURVEY OF THE
21 MOTEL, 2411 CENTRAL AVENUE N.W.
ALBUQUERQUE, NEW MEXICO
MARCH 2007
FOR ANVERALI NAGJI**

RECEIVED

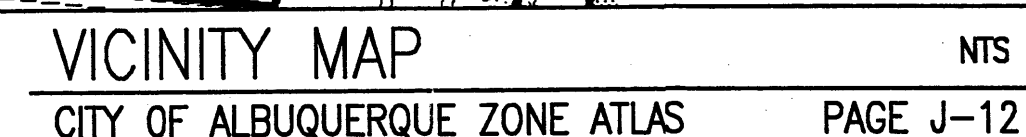
APR 26 2008

HYDROLOGY
SECTION

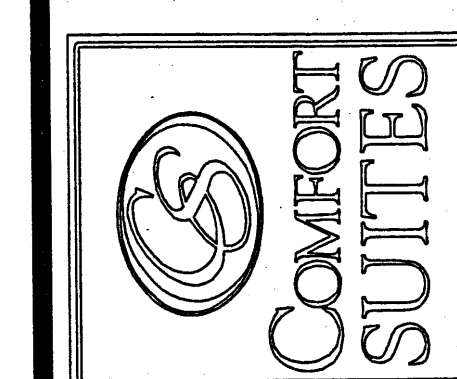
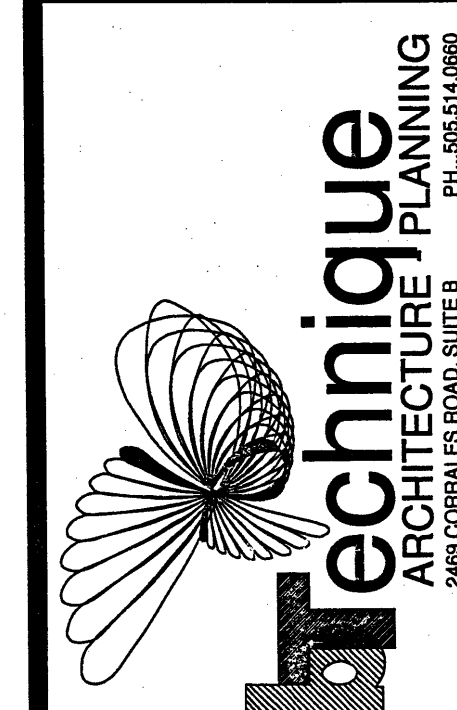
TUCKER GREEN, PE
2116 Lead Ave. SE
Albuquerque NM 87106
TUCKERGREEN@ATTNET.COM
505.232.9394



Drainage, Utilities & Site Design



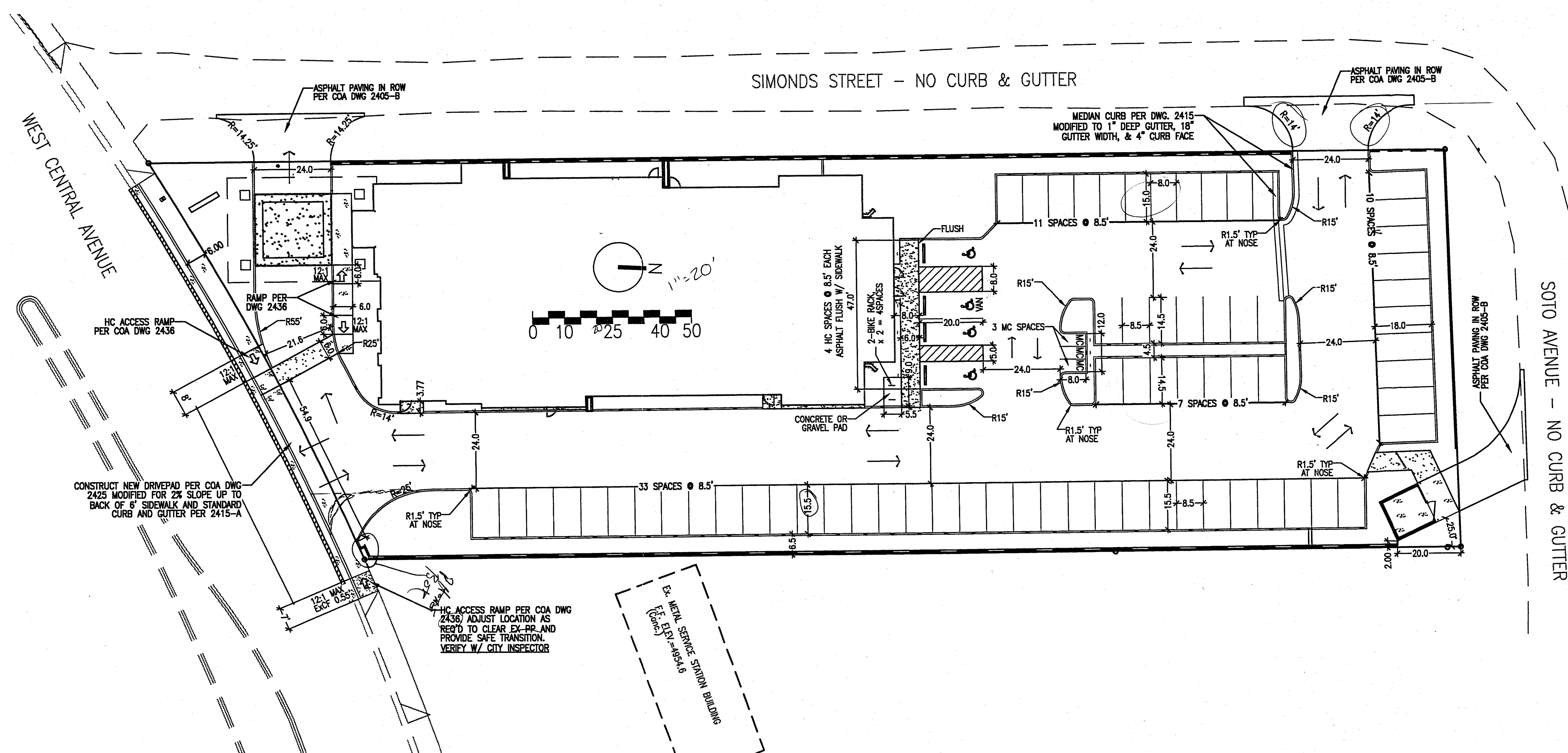
PROJECT NO.: 0706
DATE: 06-27-08



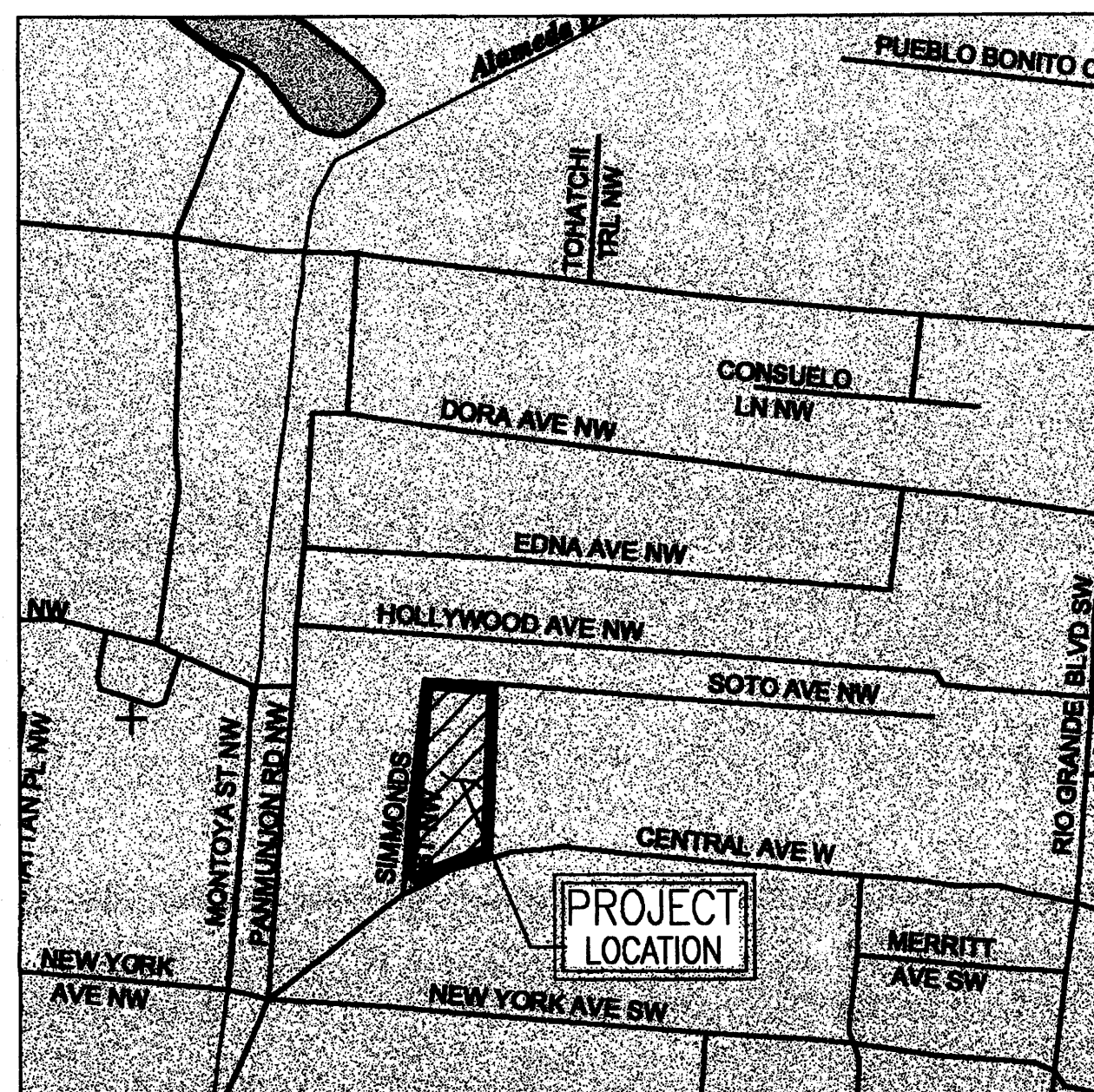
Comfort Suites

...ilikes—Dedw T GREEN
...AVOIT TAB. TOI

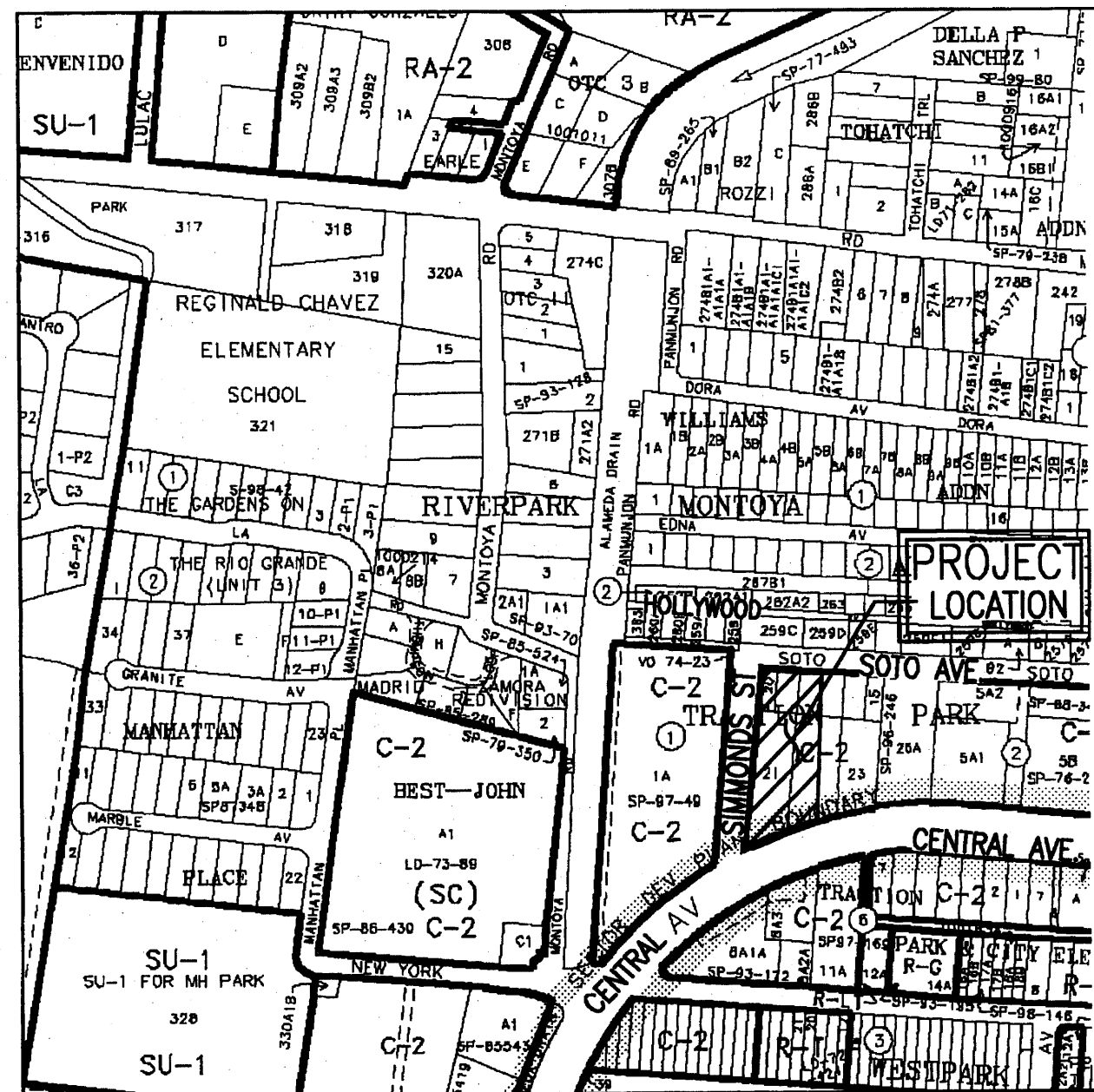
GREEN

TRAFFIC
CIRCULATION
LAYOUT

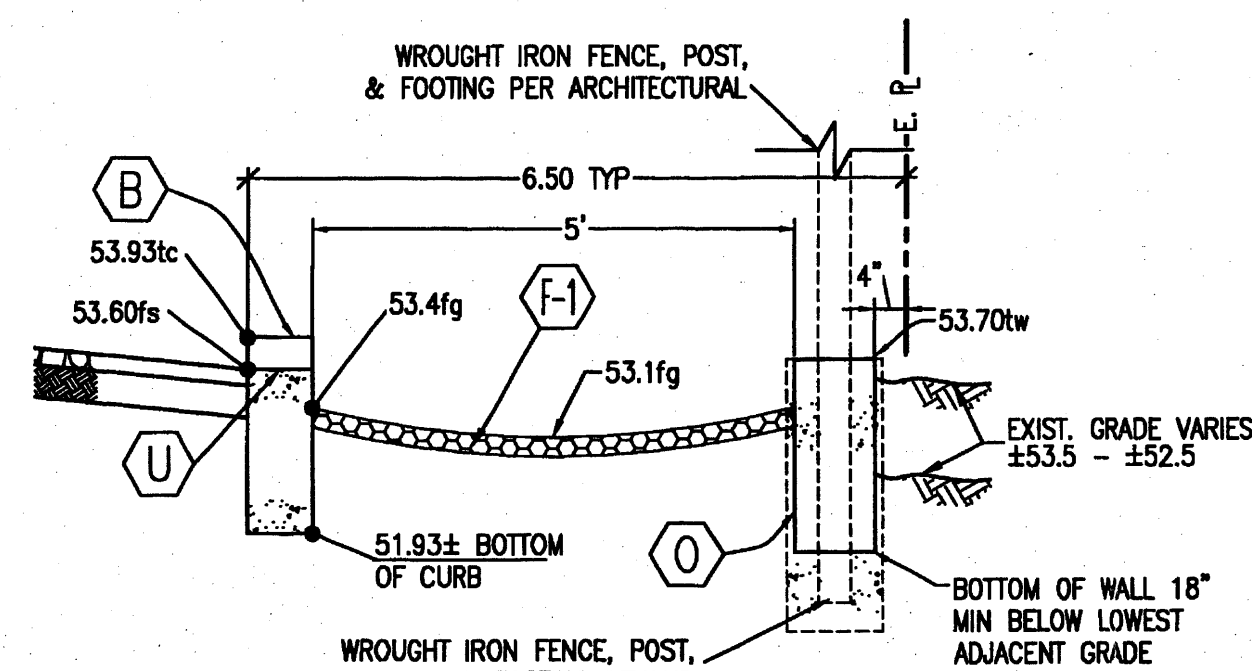
- **REQUIRED:**
 - 75 ROOMS / 1 SPACE PER ROOM = 75 SPACES,
 - 10% SAY 7 SPACES "BUS ROUTE REDUCTION"
 - = 68 SPACES REQUIRED, INCLUDING HC SPACES
- 72 SPACES PROVIDED, INCLUDING HC SPACES
- 4 HC SPACES REQUIRED
- 4 HC SPACES PROVIDED
- 3 MOTORCYCLE SPACES REQUIRED
- 3 MOTORCYCLE SPACES PROVIDED
- 4 BICYCLE SPACES REQUIRED
- 4 BICYCLE SPACES PROVIDED



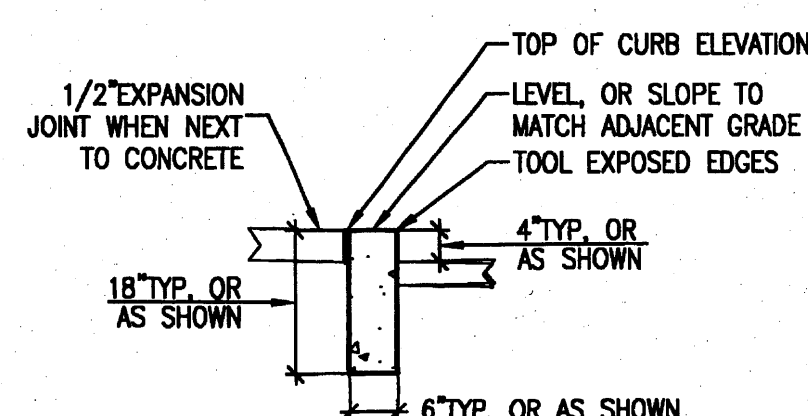
FLOOD ZONE MAP
FEMA FIRM PANEL: 35001 C0331E 11/2003



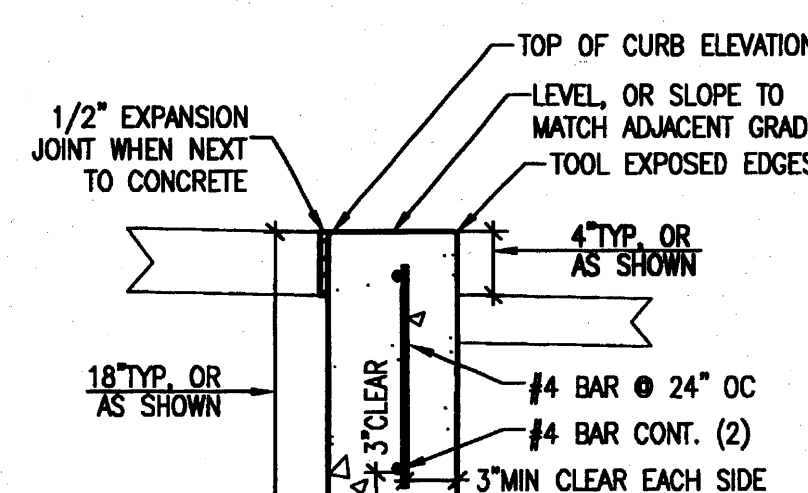
VICINITY MAP
CITY OF ALBUQUERQUE ZONE ATLAS PAGE J-12



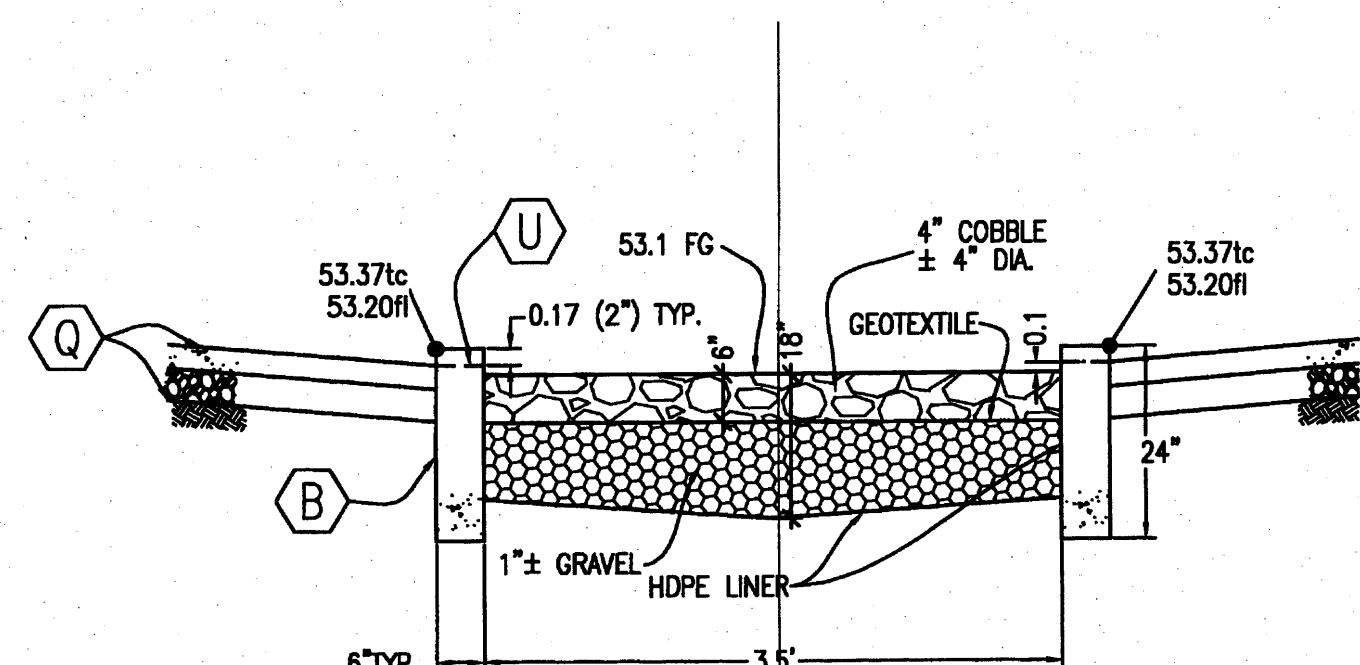
SECTION A-A NEAR EAST PL. NTS



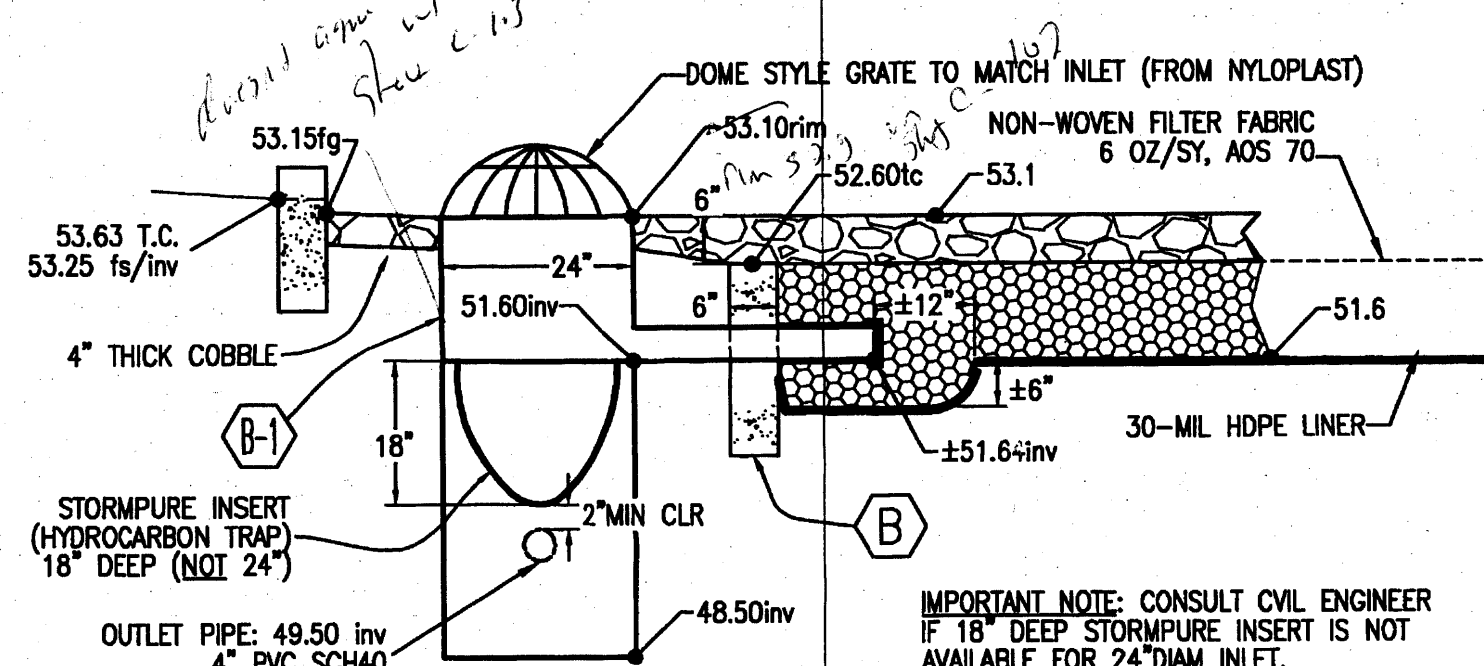
DETAIL "E" SECTION
PLAIN CONCRETE HEADER CURB
OTHER SPECIFICATIONS PER COA STD DWG 2415 AND REFERENCES CITED THERE



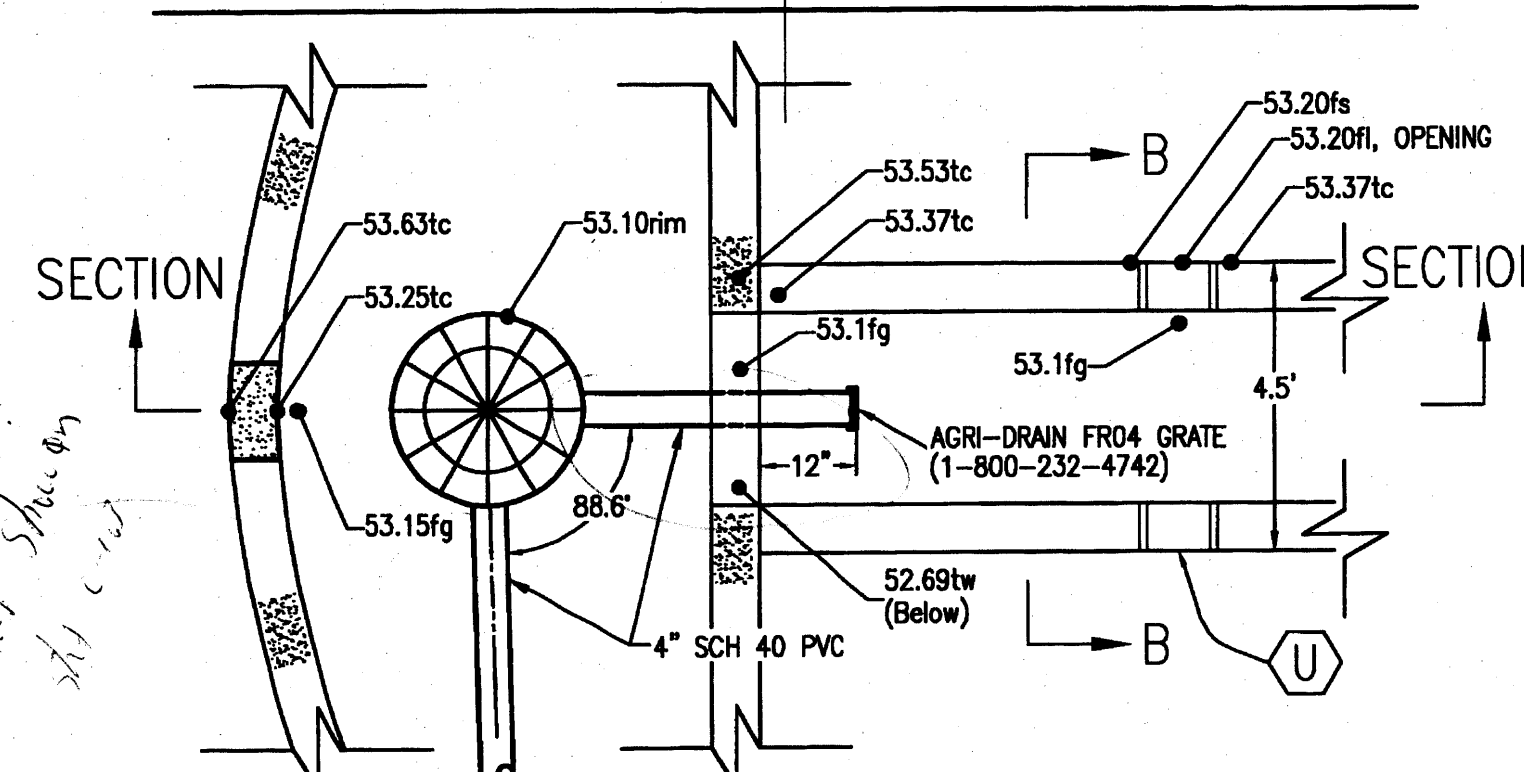
DETAIL "F" SECTION
REINFORCED CONCRETE HEADER CURB
OTHER SPECIFICATIONS PER COA STD DWG 2415 AND REFERENCES CITED THERE



SECTION B-B: REAR DRAINAGE ISLAND. NTS



DETAILS "C": REAR DRAINAGE ISLAND: SECTION. NTS



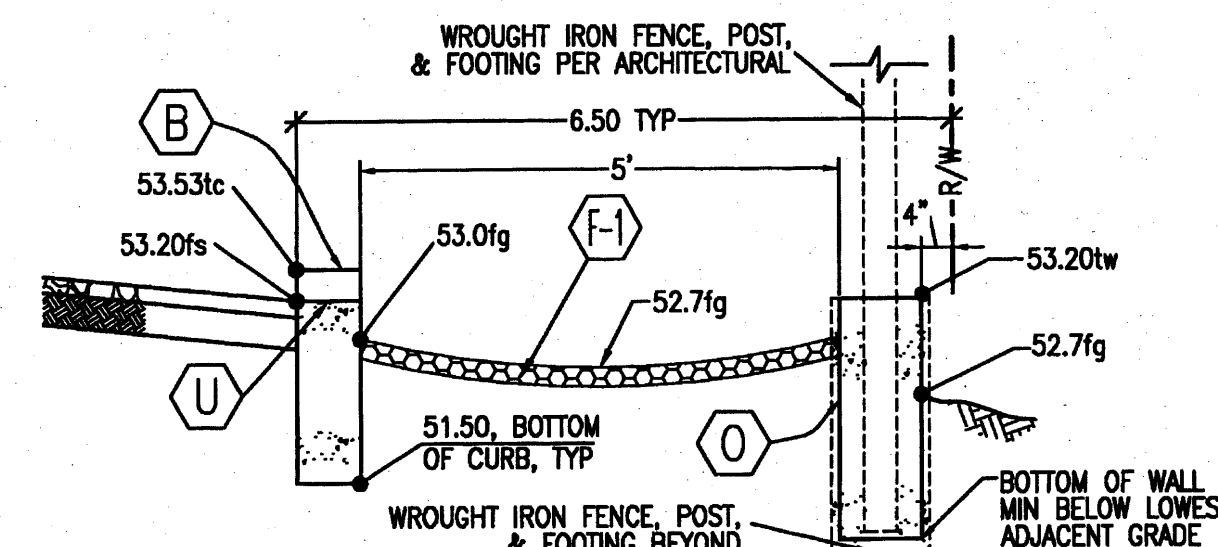
DETAILS "C": REAR DRAINAGE ISLAND: PLAN. NTS

PROJECT DESCRIPTION AND DRAINAGE DISCUSSION

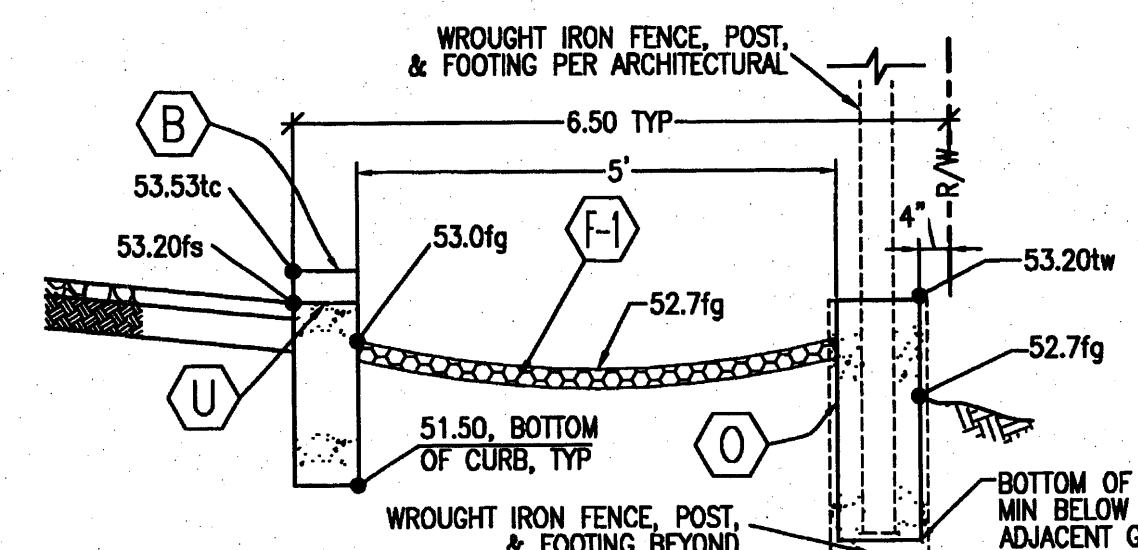
PROJECT NAME: COMFORT SUITES
PROJECT ADDRESS: 2411 CENTRAL AVE. N.W., ALBUQUERQUE, N.M.
PARTIAL LEGAL DESCRIPTION:
FLOOD ZONE: Per FEMA PANEL 35001 C0331E (11/2003) the site is not in a 100-year flood zone but is in a 500-year zone.
EXISTING CONDITIONS/HISTORY:
The roughly 1.06 acre project parcel is currently a fenced and completely paved parking area and a old motel. The parcel is located on the N.E. corner of Central Ave. and Simmonds St. Soto Ave. is on the North. The site is virtually flat including Simmonds St. and Soto Ave. There is a high point on Central Ave. $\pm 25'$ west of the S.E. corner of the property.
PROJECT DESCRIPTION:
All existing construction on the site will be demolished - driveway, buildings & paving. A new Hotel with a foot print of about 11,400 sf will be constructed, along with associated landscaping and paving.
DRAINAGE DISCUSSION:
The new development will have less development than the old, essentially more landscaping and less parking, and therefore less runoff. A calculation analysis is not needed to establish this. The mitigation measures proposed are for the Owner's convenience and are not regulatory requirements.

Runoff from the project will continue to flow to Central Ave., Simmonds St. & Soto Ave. In accord with discussion with City staff, more runoff will be directed to the storm drain in Central Ave. and less, proportionally a lot less, to the ROW in Simmonds and Soto. Some runoff will be retained in underground storage; all this will pass through hydrocarbon removal media before entering the chambers. In the event of a huge storm, water near the rear drainage island and just south of the north driveway could get about 3" deep before overflowing to Simmonds. Runoff from other parts of the site will not back up into parking areas. Overall, both total runoff and peak runoff rates will be slightly reduced from existing conditions.

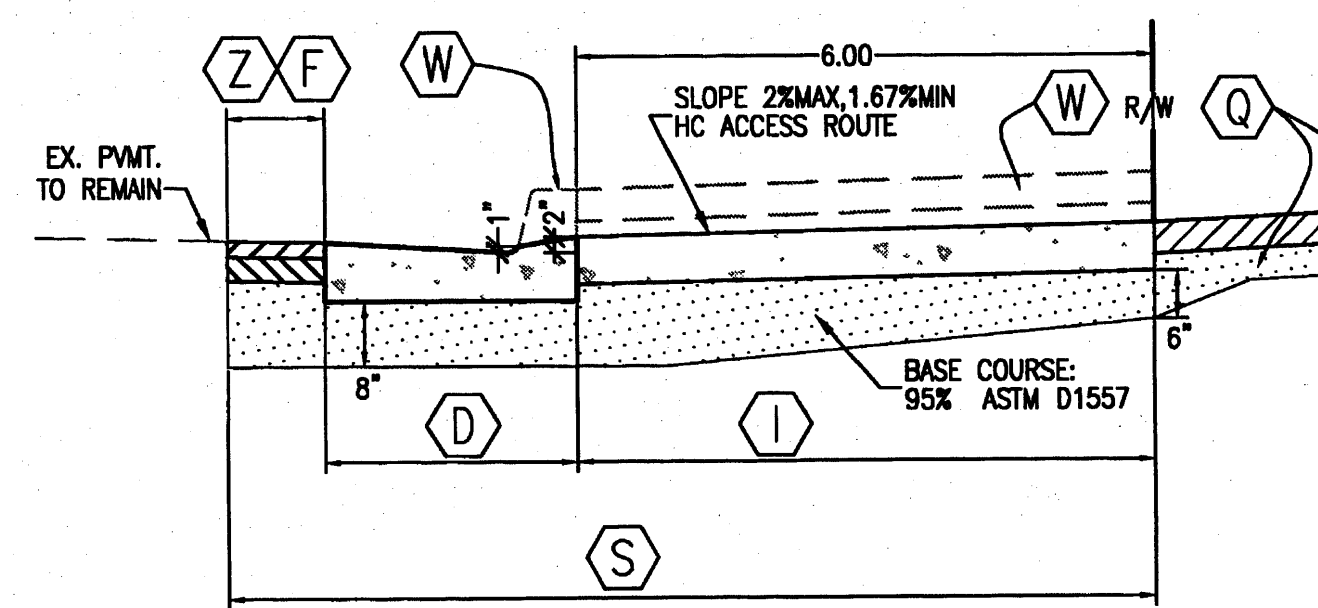
SEE THE FULL DRAINAGE REPORT FOR MORE INFORMATION.



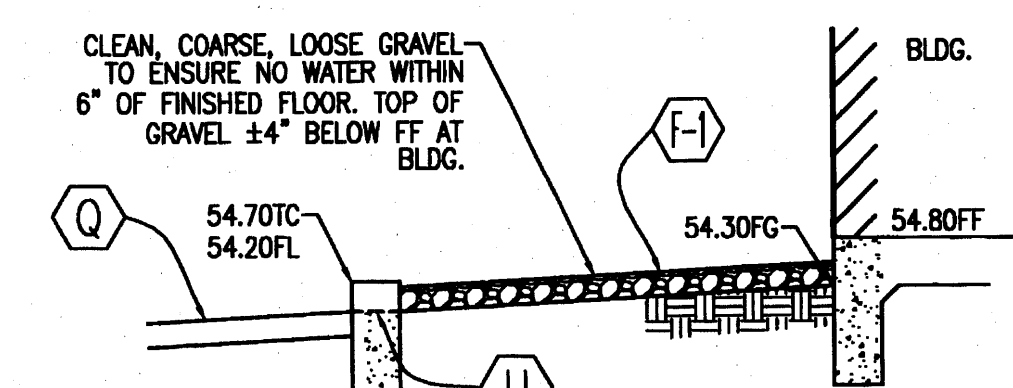
SECTION C-C: NEAR WEST PL. NTS
SIMILAR TO SECTION A-A



SECTION D-D: NEAR NORTH PL. NTS
SIMILAR TO SECTION A-A



SECTION E-E: DRIVEPAD AT CENTRAL. NTS



SECTION F-F: EAST SIDE OF BLDG. NTS

GENERAL NOTES:

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATED THROUGH AMENDMENT 1 TO REVISION 7.
- THERE MAY BE UTILITIES AND OTHER ITEMS THAT ARE NOT SHOWN. FIELD VERIFY. CALL NEW MEXICO ONE-CALL (811 STATEWIDE) FOR UTILITIES SPOTTING AT LEAST 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR'S GOOD SENSE: THE CONTRACTOR IS EXPECTED TO USE HIS GOOD SENSE, EXPERIENCE, AND JUDGEMENT.
- IF UNUSUAL, CONFLICTING, OR EVEN APPARENTLY ODD CIRCUMSTANCES ARISE, THE CONTRACTOR IS TO CONSULT WITH THE ENGINEER FOR A RESOLUTION BEFORE PROCEEDING WITH FINAL LAYOUT OR CONSTRUCTION.
- CHANGES & DEVIATIONS ARE TO BE APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.
- CONTRACTOR IS TO KEEP A MARKUP COPY OF THE PLANS AND TO NOTE THEREON ALL CHANGES AND DEVIATIONS FROM THE PLANS.
- ALL WORK IS TO BE PERFORMED IN A WORKMANLIKE MANNER.
- ENGINEER IS WILLING TO SUPPLY AN ELECTRONIC COPY OF THIS DRAWING (AUTOCAD 2005) FOR THE CONTRACTOR'S USE ON THIS PROJECT.
- IF THE CONTRACTOR FEELS THERE IS A CONSTRUCTION ITEM NOT COVERED WITH A DETAIL OR SPECIFICATION, THE ENGINEER SHALL BE CONTACTED AND A DETAIL OR SPECIFICATION SHALL BE SELECTED, PROBABLY FROM THE CITY OF ALBUQUERQUE SPECIFICATIONS.
- ELEVATIONS SHOWN ON THIS PLAN ARE TO BE STAKED TO ASSURE CONSTRUCTION CONFORMANCE TO THE PLAN.
- THE GEOTECHNICAL REPORT ("SOILS REPORT") BY VINARDY & ASSOCIATES DATED 07-28-2006 IS TO BE A PART OF THIS PLAN.
- ALL PAVEMENT SECTIONS ARE TO BE PER THE GEOTECHNICAL REPORT. GENERAL TYPES OF PAVEMENT ARE SHOWN ON SHEET C103.
- PAVEMENT CUTS FOR ALL UTILITIES SHALL BE PER CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.
- THE STORMTECH UNDERGROUND STORAGE CHAMBERS, NYLOPLAST DRAIN INLETS, AND STORM-PURE INSERTS ARE ALL AVAILABLE FROM ADS (ADVANCED DRAINAGE SYSTEMS, CONTACT ERIC APPODACA AT 505.220.6656). THESE ITEMS ARE TO BE INSTALLED IN ACCORD WITH THE MANUFACTURER'S RECOMMENDATIONS AND DETAILS HEREWITH.
- PERMITS NEEDED FOR STREET UTILITY CONSTRUCTION ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WORK IN CENTRAL AVE. MAY ALSO REQUIRE PERMIT(S) FROM NMDOT.
- THE CONTRACTOR IS RESPONSIBLE FOR EARTHWORK QUANTITIES.
- CURBS ON-SITE ARE TO BE PLAIN CONCRETE HEADER TYPE PER DETAIL "E" WITH 4" CURB FACE UNLESS OTHERWISE SHOWN. CURB IN CENTRAL AVE. IS TO BE 8" STANDARD CURB AND UTTER PER COA DWG 2415, MATCHING EXISTING WORK AT BOTH ENDS OF THE PROJECT.
- REMOVE ALL EXISTING PAVEMENT AND STRUCTURES PRIOR TO NEW CONSTRUCTION.
- PER THE GEOTECHNICAL REPORT, SUMMER DEPTH TO GROUNDWATER IS ABOUT 9 FT.
- DRAINAGE DESIGN ASSUMES ROOF DRAINS WHERE SHOWN AND ONLY WHERE SHOWN.

LEGEND & ABBREVIATIONS

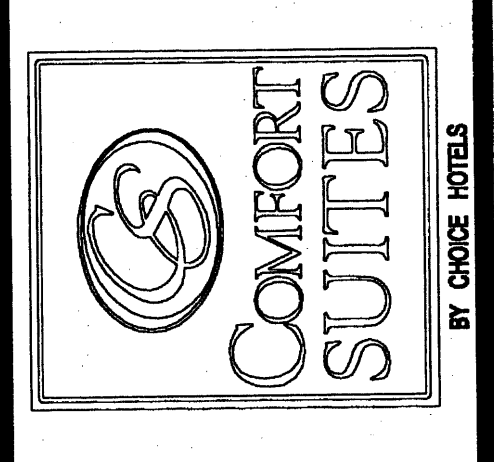
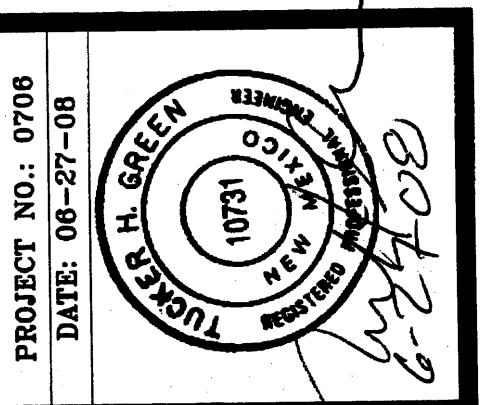
APWA	AM. PUBLIC WORKS ASSN.	FC	FACE OF CURB	R	RADIUS
B	BACK (PREFIX)	F-F	FACE TO FACE	S	ROOF DRAIN
BT-CB	BOTTOM OF CURB	FF	FINISHED FLOOR	S	SLOPE
BC	BACK OF CURB	FG	FINISHED GRADE	SAS	SANITARY SEWER
BSW	BACK OF SIDEWALK	FL	FLOW LINE	SD	STORM DRAIN/SEWER
C&G	CURB AND GUTTER	FP	FINISHED PAD	SDWK	SIDEWALK
CG	CURB AND GUTTER	FS	FINISHED SURFACE	SW	SW
CF	CURB FACE	G	GAS	T	TANGENT
CO	CLEAN OUT	GB	GRADE BREAK	TA	TELEPHONE
COA	CITY OF ALBUQUERQUE	HP	HIGH POINT	TEM	TEMPORARY BENCH MARK
COR	CITY OF RIO RANCHO	L	LENGTH	TC	TOP OF CURB
CoRR	CITY OF RIO RANCHO	LS	LANDSCAPE, -ING	TC	TOP OF CONCRETE
E,EX,X	EXISTING (PREFIX)	LP	LOW POINT	TOE	TOP OF SLOPE
DRWG	DRAWING	LM	LANDSCAPE, -ING	TS	TOP OF SIDEWALK
DWG	DRAWING	NM	NEW MEXICO	TW	TOP OF WALL
E	ELECTRIC, ELECTRICITY	NMDOT	NEW MEXICO DEPT. OF	TRW	TOP OF RETAINING WALL
EA	EDGE OF ASPHALT	OC	ON CENTER	TS	TOP OF SIDEWALK
EDF	EDGE OF FOOTING	OH	OVERHEAD	UP,UT	UTILITY POLE
EG	EDGE OF GUTTER	PA	PLANTER AREA	W	WATER
EOP	EDGE OF PAVEMENT	PP	POWER POLE	WS	WATER SURFACE
EW	EACH WAY				

TOPOGRAPHIC SURVEY BY: Rio Grande Surveying Company, (505) 764-8891, March 2007
BENCH MARK: ACS Station 12-J12, a standard ACS 3.25" aluminum cap epoxied to the top of curb on the north side of West Central Avenue, 300 feet east of the subject property's southeast corner. Elevation=4952.597 (SLD29).

CIVIL DRAWING INDEX

- C-101: DRAWING INDEX, LEGEND & ABBREVIATIONS, GENERAL NOTES, PROJECT DESCRIPTION, DRAINAGE DISCUSSION, SOME DETAILS, SOME SECTIONS.
- C-102: GRADING, PAVING & DRAINAGE PLAN, GRADING DETAILS (BLOW-UPS)
- C-103: PAVING & LANDSCAPE AREAS
- C-104: STORMTECH UNDERGROUND STORAGE DETAILS
- SITE CIVIL W/ MANY EXISTING SPOT ELEVATIONS ON. (FOR REFERENCE ONLY, BASICALLY SAME AS C-102 WITH MORE "EXISTING" INFO, TOO CLUTTERED TO BUILD FROM).
- TRAFFIC CIRCULATION LAYOUT

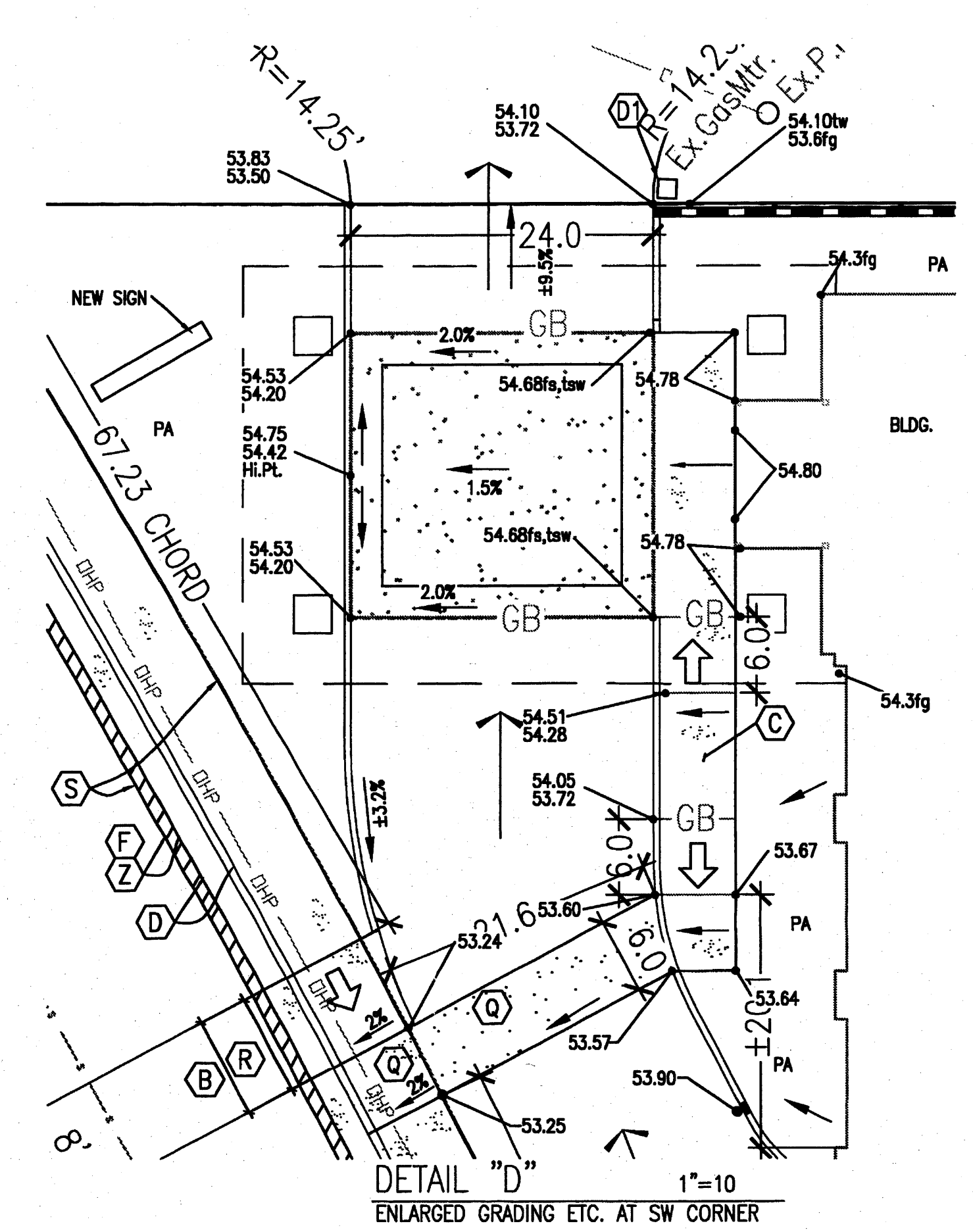
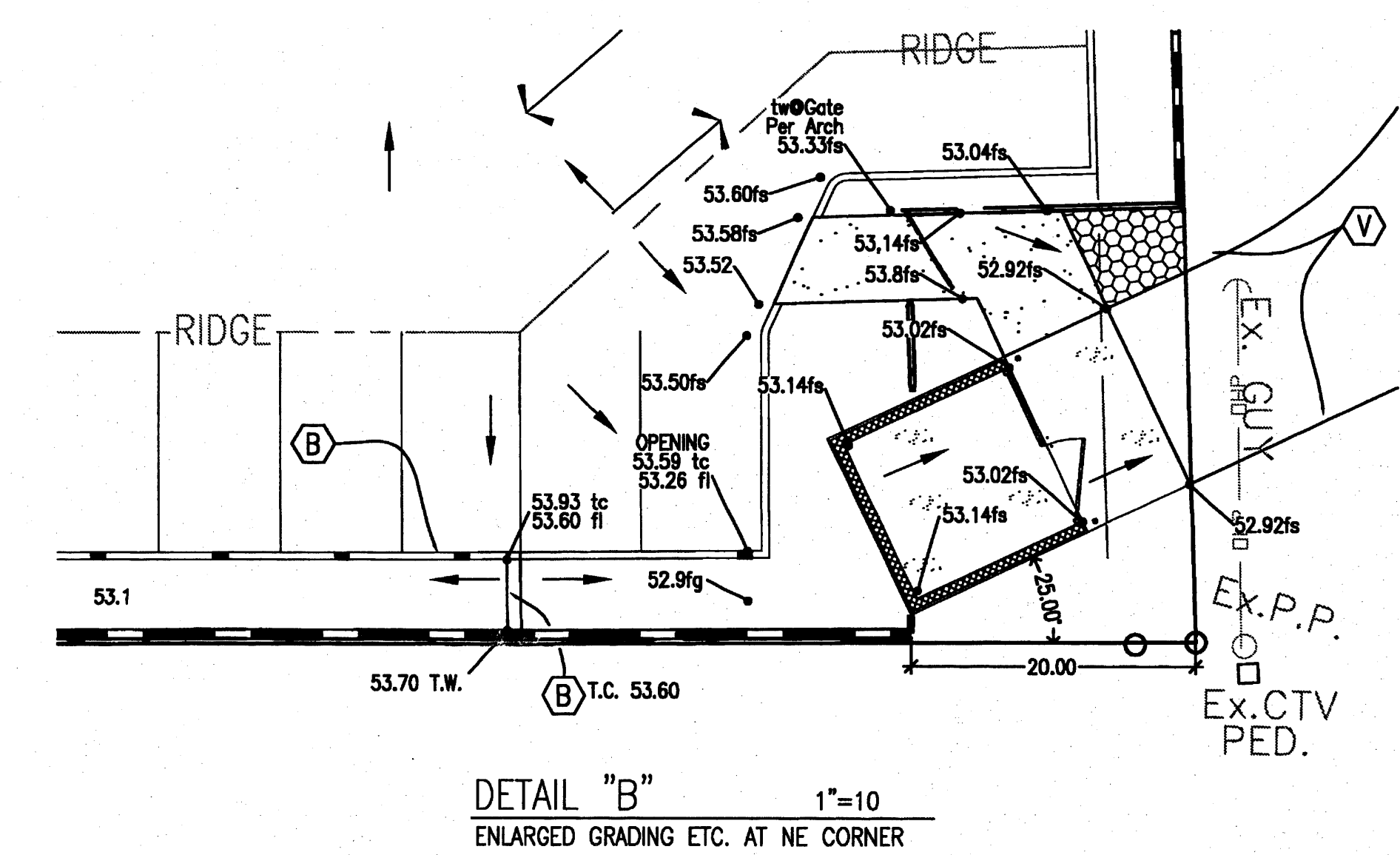
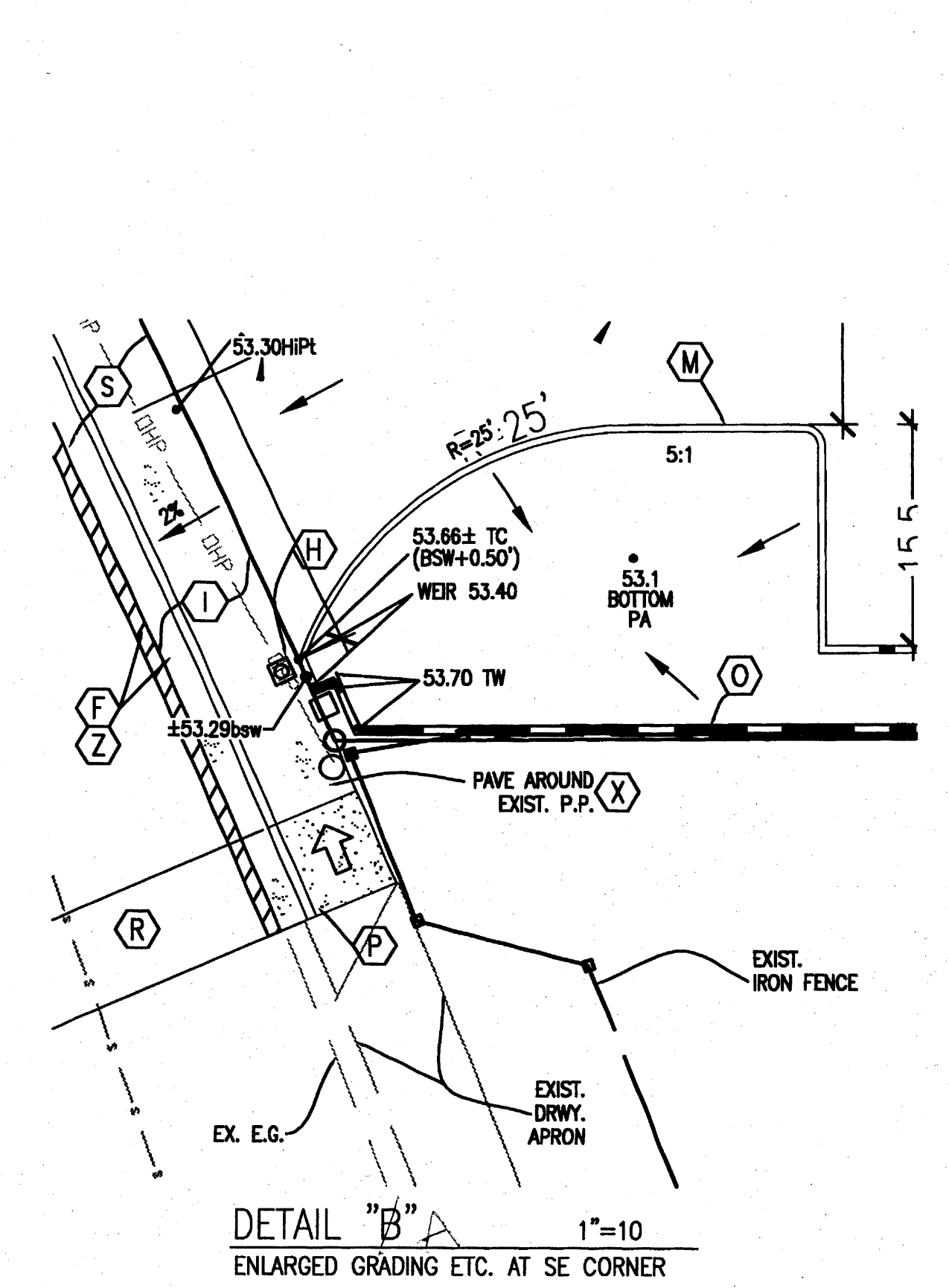
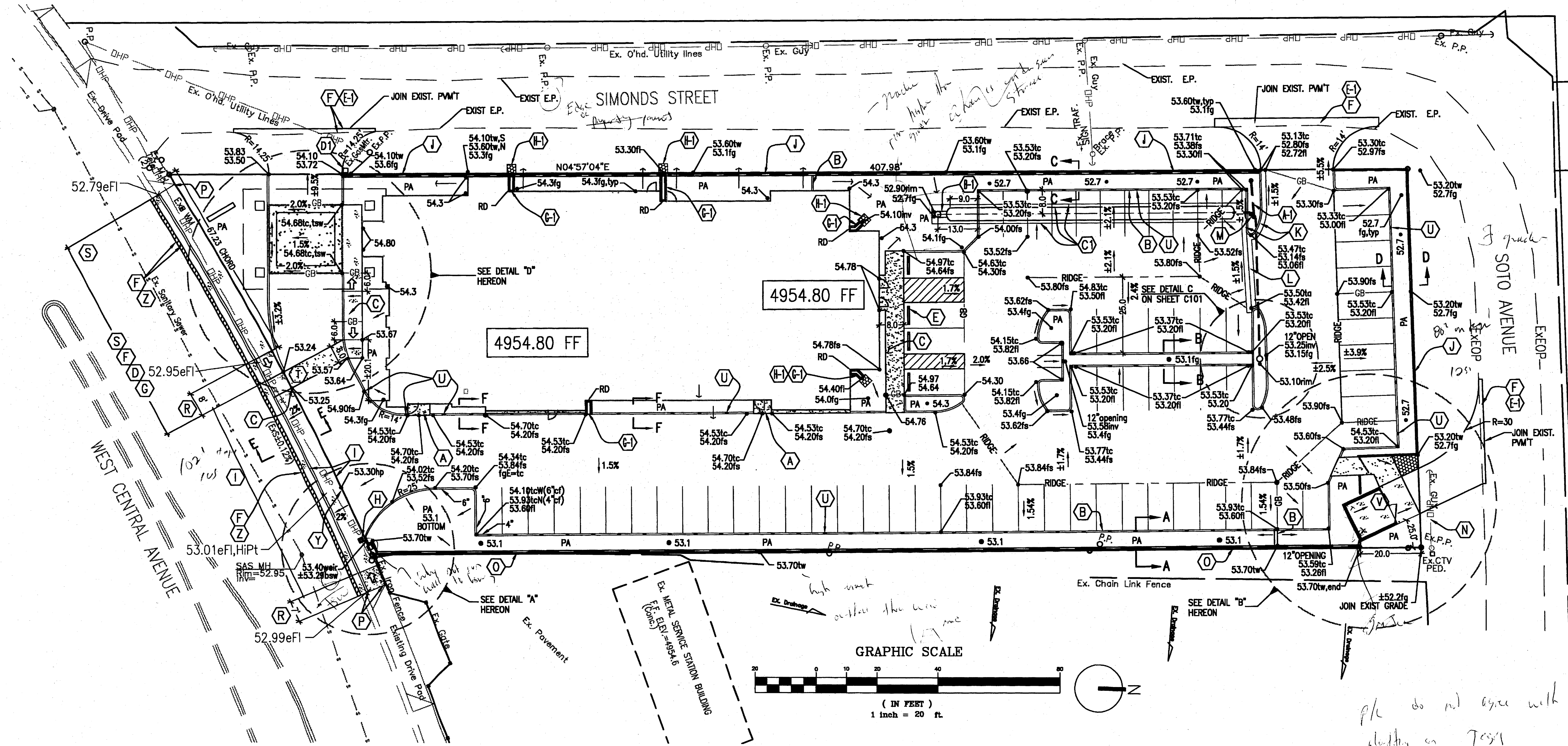
PER SE ENGINEERING
Drainage, Utilities & Site Design
Albuquerque, NM 505.232.9394
TuckGreen@tuckgreen.com



Comfort Suites
2411 CENTRAL AVE. N.W.
ALBUQUERQUE, NEW MEXICO

RECEIVED
JUL 18 2008
HYDROLOGICAL SECTION
SHEET NO. C-101
06-27-08
COMFORT SUITES

- CONSTRUCTION ITEMS
- SOME ITEMS ARE REFERENCED ONLY IN DETAILS
- A LANDSCAPE-TURN DOWN SLAB PER C.O.A. DWG. 2728
 - B PLAIN CONCRETE HEADER CURB PER DETAIL "E" SHEET C101.
 - C CONSTRUCT CONC. SIDEWALK PER C.O.A. DWG. 2430
 - D CONSTRUCT STD. CURB & GUTTER PER C.O.A. DWG. 2415.
 - E WHEEL STOP PER ARCHITECT PLAN
 - F REMOVE EXIST. A.C. PMT & BASE
 - G SIDEWALK PER COA DWG 2430; SAME AS C
 - H TRAFFIC CONTROL POST TO BE RELOCATED BY CITY
 - I **VERY FLAT FLOWLINE!**
 - J **==> CONSULT CIVIL ENGINEER FOR ANY DESIGN <==**
 - K **==> CHANGES BEFORE LAYING OUT THIS WORK <==**
 - L REMOVE EXIST. CURB & GUTTER, DRIVEPAD, AND SIDEWALK. CONSTRUCT NEW DRIVEPAD PER COA DWG 2425 MODIFIED FOR 2% SLOPE UP TO BACK OF 6' SIDEWALK AND STANDARD CURB AND GUTTER PER 2415-A MODIFIED AS REQ'D BY DWG 2425.
 - M PLAIN CONC. HEADER CURB PER DETAIL "E" SHEET C101, W/ BOTTOM OF CONC MIN. 18" BELOW EXIST. GRADE.
 - N CONSTRUCT MEDIAN CURB PER C.O.A. DWG. 2415. MOD. TO 1" DEEP GUTTER, 18" GUTTER WIDTH, & 4" CURB FACE.
 - O CONSTRUCT ALLEY GUTTER PER C.O.A. DWG. 2415 MOD TO 3' WIDE (FROM 2')
 - P TWO-WAY CLEANOUT WITH STUB. INVERT OF C.O. 49.00.
 - Q GUY WIRE TO BE RELOCATED BY OTHERS
 - R CONCRETE RETAINING WALL PER ARCHITECT PLAN
 - S SAW CUT & JOIN; MATCH EXISTING
 - T PAVING PER GEOTECHNICAL RECOMMENDATIONS. ALSO SEE SHEET C103
 - U WHEEL CHAIR RAMP PER C.O.A. DWG. 2426
 - V REMOVE EXIST. CURB, GUTTER, SIDEWALK OR PAVEMENT.
 - W HC ACCESSIBLE ROUTE
 - X CURB CUTS 8" WIDE TOP & 6" WIDE BOTTOM CENTERED ON PARKING SPACES OR AS INDICATED ON PLAN. OK TO OMIT TAPER IN DRIVE-OVER PLANTER AREA IN NORTH PARKING (2' CURB FACE)
 - Y TRASH ENCLOSURE PER COA SPECS. SEE ARCHITECTURAL
 - Z EXISTING SIDEWALK AND CURB BEYOND (TO BE REMOVED)
 - AA EXIST. POWER POLE TO REMAIN.
 - AB EXIST. TRAFFIC SIGNAL SIGN APX LOCATION. TO BE RELOCATED BY OTHERS AS REQUIRED.
 - AC CONST. PAVEMENT SECTION PER C.O.A. DWG. 2407-FLEXIBLE PMT SECTION W/ EXTRA DEPTH PER DWG 2465. 1 FT MIN WIDTH.
 - AD 4" STUB (IN CASE NEEDED IN FUTURE TO DRAIN CORNER) 12UF SCH 40 PVC. TO ENTER C.O. LEG THAT HEADS DOWNSTREAM. INVERT WEST=50.75, INVERT EAST=50.50
 - AE 24" NYLOPLAST DRAINAGE INLET W/ STORMPURE INSERT TO TRAP HYDROCARBONS. SEE DETAILS AND GENERAL NOTES.
 - AF **IMPORTANT NOTE: IF 18" DEPTH STORMPURE IS NOT AVAILABLE FOR THE 24" INLET, CONSULT THE CIVIL ENGINEER. THE SOLUTION WILL PROBABLY BE TO CHANGE THE SIZE OF THE INLET AT THE PARKING ISLAND AND TO CHANGE THE SIZE OF THE INSERT IN THE LANDSCAPE AREA.**
 - AG STORMTECH UNDERGROUND STORMWATER STORAGE CHAMBERS. INSTALL PER MFRG. INSTRUCTIONS AND DETAILS ON SHT C103
 - AH EXIST. GAS METER TO BE RELOCATED BY OTHERS
 - AI CONSTRUCT ASPHALT PAVEMENT SECTION PER C.O.A. DWG 2405 (CLASS "B")
 - AJ LANDSCAPE GRAVEL PER LANDSCAPE ARCHITECT PLAN.
 - AK CONCRETE CHANNEL PER DETAIL "D"
 - AL CONSTRUCT 3'x4' COBBLE APRON 4" THICK



PER SE ENGINEERING
Drainage, Utilities, & Site Design
Albuquerque, NM 506.232.3394
Tuck@perse.com

PROJECT NO.: 0708
DATE: 08-27-08
TUCKER GREEN
0708
08-27-08

Technique
ARCHITECTURE PLANNING
200 S. GARDEN ROAD, SUITE B
CORPUS CHRISTI, TEXAS 78401
PH: 361.554.0880
FAX: 361.554.0880

COMFORT
SUITES
BY CHOICE HOTELS

Comfort Suites
2411 CENTRAL AVE. N.W.
ALBUQUERQUE, NEW MEXICO

SHEET TITLE
SITE CIVIL -
GRADING &
DRAINAGE PLAN
BLOW-UPS

SHEET NO.
C-102
08-27-08
COMFORT SUITES

RECEIVED
JUL 1 2008
HYDROLOGICAL
SECTION
C:\Data\Arch\0708\08-27-08\0708-08-27-08

PROJECT NO. 0208
DATE 11-1-88
TUCSON, ARIZONA
10731
MEXICO
REGISTERED
80-72-9



Technique
ARCHITECTURE PLANNING
1000 BROADWAY
CORPORALES, NEW MEXICO 87148
TEL. 505.314.0888
FAX 505.314.0888



Comfort Suites

2411 CENTRAL AVE. N.W.
ALBUQUERQUE, NEW MEXICO

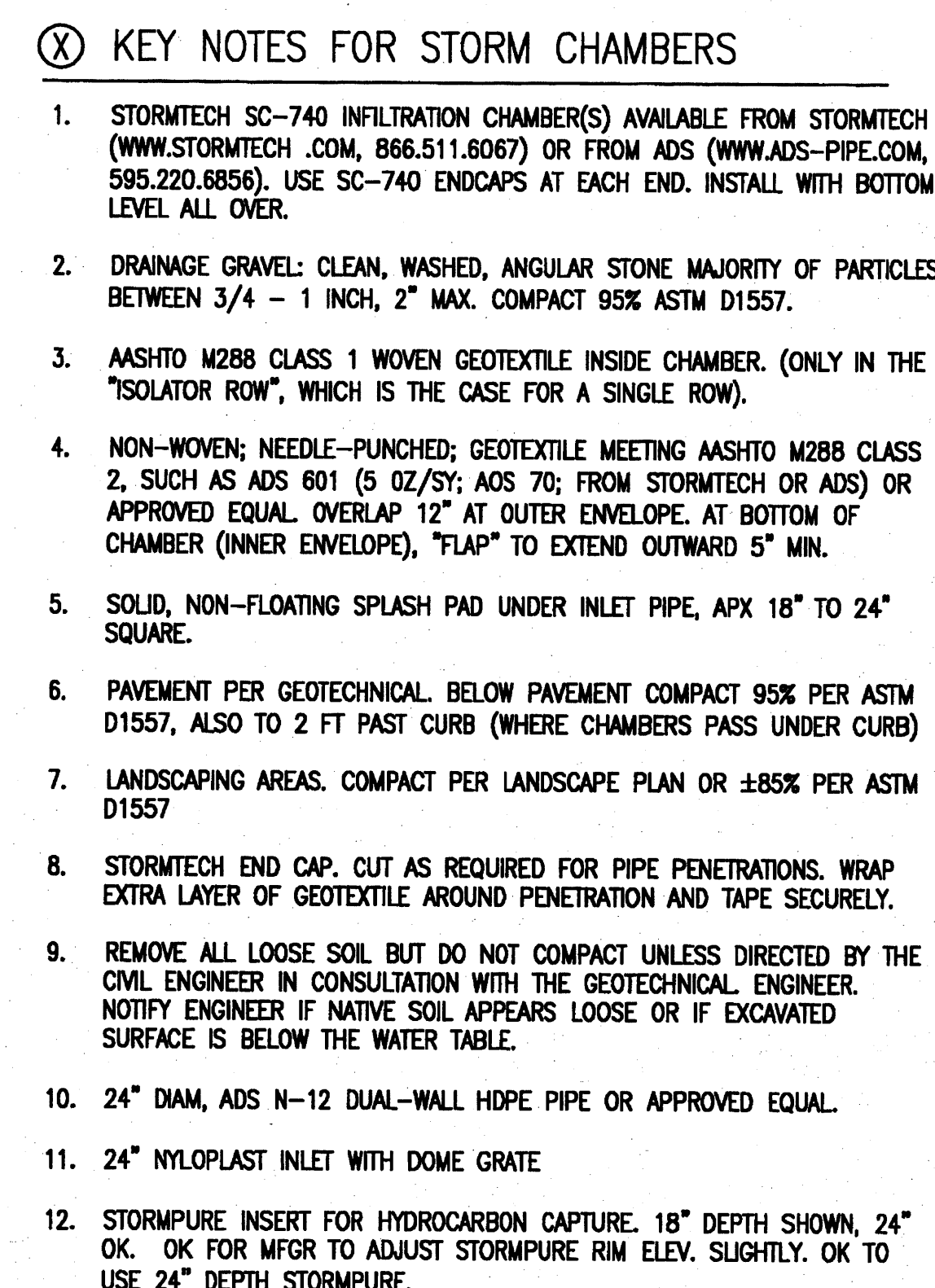
-D4e.dwg T. GREEN LAYOUT TAB: D-3
 SHEET TITLE
 PAVING & LANDSCAPE
 AREAS
 UNDERGROUND STORAGE
 DETAILS
 SITE CIVL W/ MANY
 EXISTING SPOT
 ELEVATIONS TURNED ON
 (FOR REFERENCE)

SHEET NO.

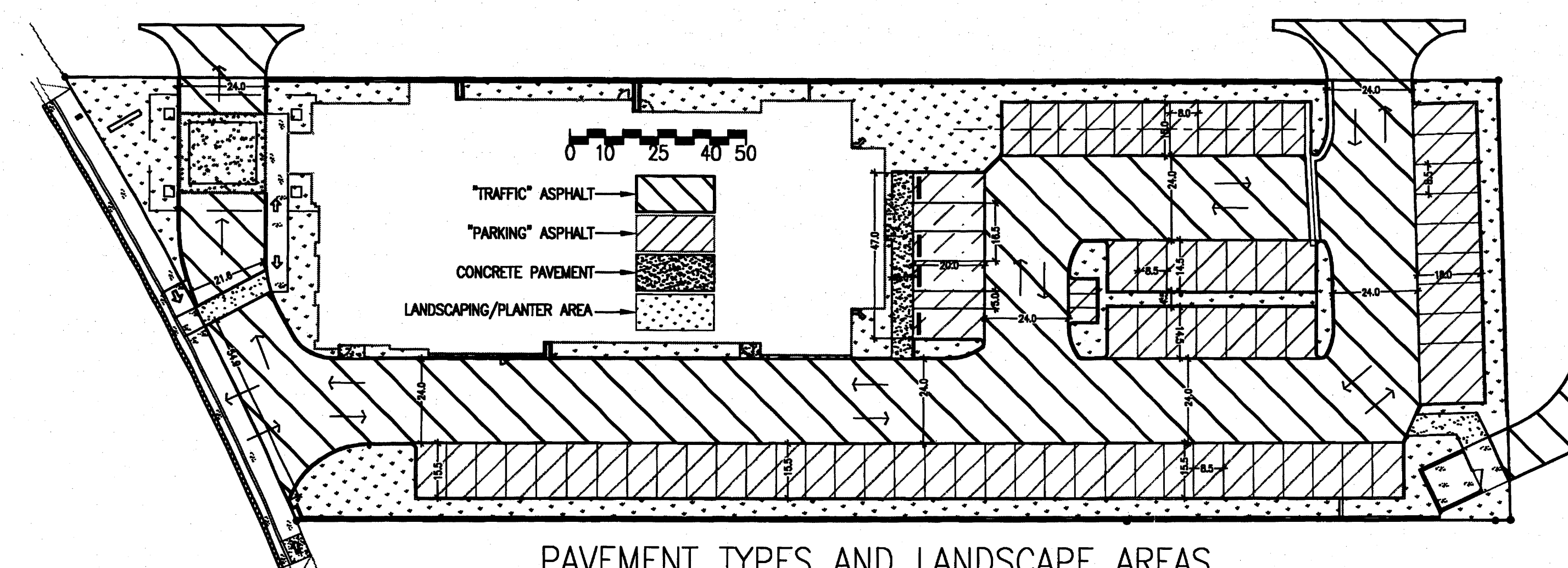
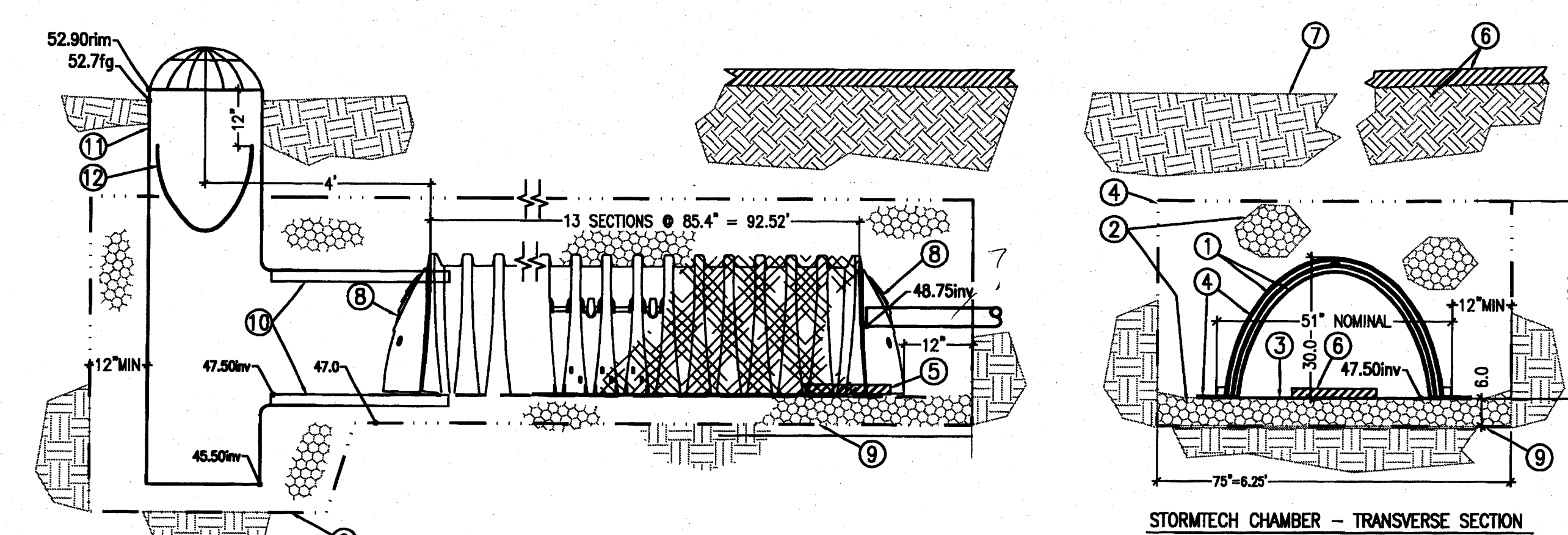
C-103

06-27-08

COMFORT SUITES



1. INSTALL PER MFGR'S RECOMMENDATIONS AND DETAILS. CONSULT CIVIL ENGINEER REGARDING ANY DISCREPANCIES OR CONFLICTS.
2. CONSULT CIVIL ENGINEER BEFORE ORDERING INLETS OR STORAGE CHAMBERS.
3. IT IS POSSIBLE THAT INLET DESIGN MAY CHANGE, TO HAVE A SMALLER OR MORE RESTRICTIVE GRATE OR ELSE A SOLID COVER PLUS A SMALL DOMED INLET OFF TO ONE SIDE.



PAVEMENT TYPES AND LANDSCAPE AREAS

RECEIVED
JUL 11 2008
HYDROLOGY
SECTION