

DRAINAGE PLAN

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II, AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

BASIN A  
AREA = 2.24 ACRES  
EXISTING CONDITIONS  
LAND TREATMENT C=100%  
E =  $1.13(1.00) = 1.13$  INCHES  
V =  $1.13(2.24) / 12 = 0.211$  ACRE FEET  
Q =  $3.14(1.00)(2.24) = 7.03$  CFS  
DESIGN SPEED: 100 MPH

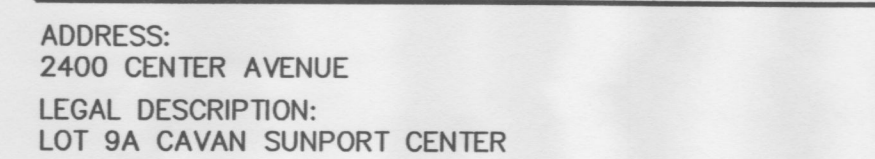
LOT 9B OFFSITE FLOW  
PRECIPITATION ZONE = 2  
TOTAL SITE AREA = 2.12 ACRES  
AREA = 2.12 ACRES  
EXISTING CONDITIONS

LAND TREATMENT A = 100%  
E = 0.53(1.00) = 0.53 INCHES  
V = 0.53 (2.12) / 12 = 0.20 ACRE FEET  
Q = 1.56 (1.00) (2.12) = 3.30 CFS

THE GRADING PLAN SHOWS:

1. THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
2. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
3. THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
4. THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A HOTEL AND ASSOCIATED PARKING AND LANDSCAPING. THE PROPOSED DRAINAGE FROM THE SITE IS TO CENTRE AVE. THE AMOUNT OF RUNOFF WILL INCREASE. THE EXPECTED DISCHARGE RATE FOR THE 100 YEAR STORM IS 9.21 CFS, AN INCREASE OF 2.18 CSF FROM THE EXISTING RUNOFF RATE.



BENCH MARK  
ACS MONUMENT 1-M16 LOCATED 16 FT SOUTH OF  
THE CENTERLINE OF THE INTERSECTION OF YALE  
AVE. AND GIBSON BLDV.  
ELEVATION 5189.85 FT

### CONSTRUCTION NOTES

1. TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILT SITE PLAN.
6. THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR METES AND BOUNDS DESCRIPTION.
7. TOPOGRAPHICAL DATA PROVIDED BY ALDRICH LAND SURVEYING. (AUGUST 2001)

FLOW CAPACITY

$n = 0.025$  (grass lined swale)

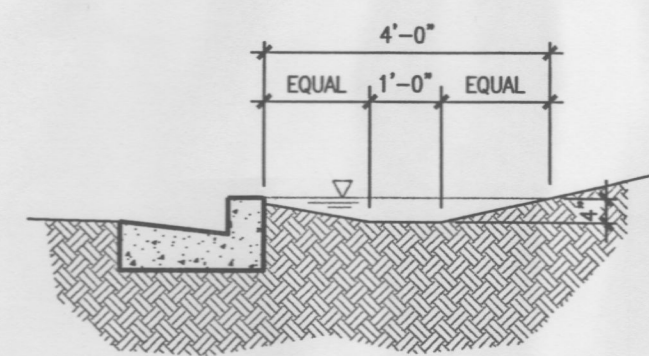
slope =  $0.0164$  ft/ft

Area =  $1/2 (4.0 \text{ ft} + 1.0 \text{ ft})(0.33 \text{ ft}) = 0.83 \text{ sq ft}$

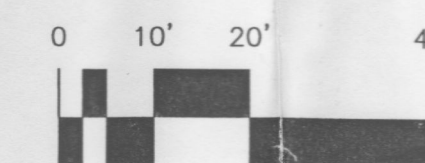
$P_{wet} = 1 + 2 \times \sqrt{1.5^2 + 0.33^2} = 4.07 \text{ ft}$

$R_h = A / P_{wet} = 0.83 / 4.07 = 0.20 \text{ ft}$

$Q = \frac{1.49}{n} A R_h^{2/3} S^{1/2} = 2.2 \text{ CFS}$



**DRAINAGE SWALE**  
3/8"=1'-0"

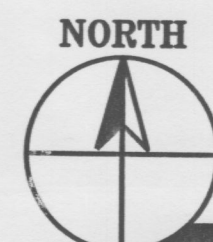


SCALE: 1" = 20'

LEGEND:

- 
- ELEVATION**
- 51.00 NEW SPOT ELEVATION
  - - -51- - EXISTING CONTOUR
  - -51- - NEW CONTOUR
  - ✓ SWALE
  - 51.0 ✓ VERIFIED ELEVATION
  - 51.0 AS BUILT ELEVATION
  - BASIN BOUNDARY
  - - - PROPERTY LINE
  - FL FLOW LINE
  - GND GROUND
  - INV INVERT
  - TA TOP OF ASPHALT
  - TC TOP OF CURB
  - TG TOP OF GRATE
  - TS TOP OF CONCRETE SLAB
  - TW TOP OF WALL
  - TBM TEMPORARY BENCHMARK
  - GRAVEL
  - S C SECTION CUT

MARCH 1, 2002 REVISED FOR DRB COMMENTS



## SITE GRADING PLAN

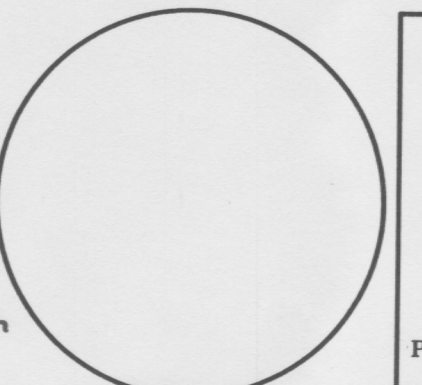
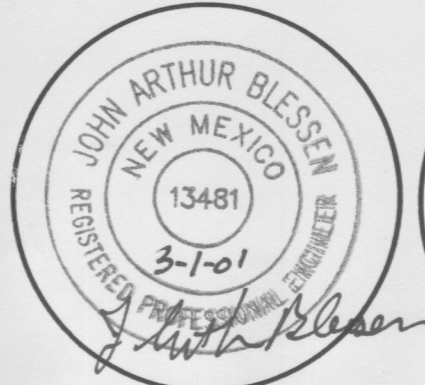
MARCH 1, 2002 SCALE 1"=20'-0"



CLAUDIO VIGIL ARCHITECTS



2400 CENTRE AVENUE S.E.  
ALBUQUERQUE, NEW MEXICO



SHEET

C-1

PROJECT NUMBER  
01285

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1801 Rio Grande NW, #2, Albuquerque, NM 87104  
Phone: 505/842-1113 Fax: 505/842-1330

:\SDSK\PROJ\townplace\civil\tps-g1-grd20R.dwg Fri Mar 01 15:47:56 2002



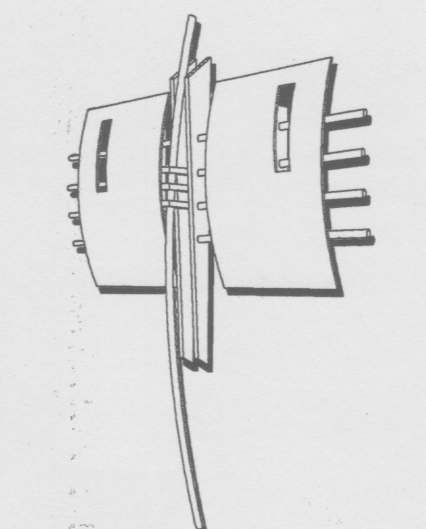
## CONSTRUCTION NOTES - SITE PLAN

- 1 DRIVE APPROACH - REFER TO CIVIL / STREET IMPROVEMENT PLANS.
- 2 ON-SITE 24" HIGH LIGHT FIXTURE - REFER TO DETAIL 7/AS1.1 FOR POLE BASE AND TO ELECTRICAL PLANS FOR FIXTURE & POLE. SET BASE 3 FT. MIN. CLEAR FROM CURB LINES AND CENTER ON PARKING STALL STRIPING.
- 3 BIKE RACK
- 4 INTERNALLY ILLUMINATED MONUMENT SIGN - SEPARATE PERMIT.
- 5 DASHED LINE INDICATES PARKING STALL OVERHANG.
- 6 LIGHT FIXTURE TO UP-LIGHT BUILDING - REFER TO ELECTRICAL PLANS & 15/AS1.1
- 7 4" THICK P.C.C. SIDEWALK WITH 5% MAX SLOPE UNLESS NOTED OTHERWISE. LIGHT BROWN FINISH, TYP.
- 8 PROVIDE 0" CURB FACE TRANSITION FROM SIDEWALK TO PARKING LOT.
- 9 PROVIDE CURB RAMP (1:12 SLOPE ON RAMP AND SIDE FLARES - TYP.)
- 10 PAINT STRIPING - 45 DEGREE ANGLE, 24" O/C TYP.
- 11 RAMP DOWN AT 1:20 MAX. SLOPE.
- 12 INTERNALLY ILLUMINATED "OFFICE" SIGN-5/AS1.1
- 13 12" HT. DECORATIVE POLE LIGHT FIXTURE.
- 14 NOT USED.

- 15 6" CONCRETE CURB - REFER TO CIVIL / IMPROVEMENT PLANS.
- 16 LOCATION IN BUILDING OF AREA SEPARATION WALL. REFER TO DETAIL 6/AG.1 & SECTION M/AS.7
- 17 POOL SUN DECK WITH "COOL DECK" FINISH - POOL, DECK, EQUIPMENT, ETC. UNDER SEPARATE PERMIT. SHEET AS1.5 & AS1.6 (COLOR - TAN).
- 18 POOL - UNDER SEPARATE PERMIT. REFER TO GENERAL REQUIREMENTS, ON AS1.6
- 19 PERIMETER POOL FENCING - REFER TO DETAIL 8/AS1.1
- 20 POOL FENCE WALL - REFER TO DETAIL 17/AS1.1
- 21 INTERNATIONAL SYMBOL OF ACCESS - PAVEMENT MARKING AT EACH ACCESSIBLE STALL - REFER TO DETAIL 2/HCI.1
- 22 SIGN AT ACCESSIBLE PARKING STALLS - REFER TO DETAIL 8/HCI.1
- 23 AIR CONDITIONING CONDENSER UNIT ON 4" THICK CONCRETE PAD - REFER TO MECHANICAL PLANS FOR UNIT SPECIFICATIONS.
- 24 36" HT. CMU SCREEN WALL - REFER TO DETAIL 14/AS1.1
- 25 6" THICK P.C.C. SLAB AT TRASH ENCLOSURE. REINFORCE WITH #5 @ 18" O/C EACH WAY AT CENTER OF SLAB - REFER TO ENLARGED PLAN 6/AS1.1
- 26 NEW PRIVATE FIRE HYDRANT - REFER TO UTILITY IMPROVEMENT PLANS
- 27 ROOF DRAIN PIPE BELOW GRADE TO DAYLIGHT @ FACE OF CURB - SEE DETAIL 12 / SHEET AG.6.
- 28 48" HT. CMU SCREEN WALL AT CONDENSING UNITS - REFER TO DETAIL 18/AS1.1
- 29 FIRE LANE - MINIMUM OF 14' VERTICAL CLEARANCE AND 20' MINIMUM WIDTH.
- 30 RETAINING WALL PER GRADING PLAN/DETAILS.

## SITE DATA

SITE ANALYSIS	
JOB ADDRESS	2400 CENTRE AVENUE
ZONING	SU-1 FOR PERMISSIVE O-1, C-2 & IP ISSUES
ZONING ATLAS MAP	L-16-Z
LEGAL	LOT #9A CAVAN SUNPORT CENTRE
SITE AREA	2.25 ACRES (98,010 SF)
BLDG. FOOTPRINT	16,645 SF
POOL EQUIPMENT	156 SF
GAZEBO	400 SF
SITE COVERAGE	17,201/98,010 = 17.6 % OF SITE
BUILDING HEIGHTS	
BUILDING ROOF HT	51'-7 1/2" MAXIMUM
BUILDING EAVE	39'-7" TYPICAL
PARKING LOT AREA	52,771 SF
LANDSCAPED AREA	28,038 SF (28.6% OF SITE)
PARKING REQUIRED	1 PER GUEST ROOM, (6 ACCESSIBLE) 108 STALLS REQUIRED (TOTAL)
PROVIDED	108
STANDARD	NONE
COMPACT	8
ACCESSIBLE	116 STALLS
TOTAL PROVIDED	
BUILDING ANALYSIS	
BUILDING USE	HOTEL
OCCUPANCY	R-1, A3, B (SEE SHEET T1.1)
TYPE OF CONSTRUCTION:	V-ONE HOUR, FULLY SPRINKLED
BASIC ALLOWABLE AREA:	10,500 SF
MULTI-STORY INCREASE	+ 10,500 SF (TWICE PERMITTED)
SUB-TOTAL	= 21,000 SF
SIDE YARD INCREASE:	97.5% (SEPARATION ON THREE SIDES, 59' MIN. YARD)
SUB-TOTAL	41,475 SF
FIRE SPRINKLERS	(YES - NFPA 13)
INCREASE PERMITTED	1 STORY HEIGHT INCREASE PER UBC 506
TOTAL ALLOWABLE	= 41,475 SF
AREA SEPARATION WALLS:	ONE - 2 HOUR (REFER TO PLANS FOR LOC.)
TOTAL ALLOWABLE AREA:	41,475 SF
	= 10,368 SF (PER FLOOR)
ACTUAL BUILDING AREA:	SEE TABLE BELOW
TOTAL OF AREAS	
1st FLOOR	16,645 SF
2nd FLOOR	16,200 SF
3rd FLOOR	16,200 SF
4th FLOOR	16,200 SF
TOTAL	65,245 SF
AREA 1 / AREA 2	(10,276 SF / 6,369 SF)
	(10,024 SF / 6,176 SF)
	(10,024 SF / 6,176 SF)
	(10,024 SF / 6,176 SF)
	(40,348 SF / 24,897 SF)



**JM CALIFF AIA & PARTNERS INCORPORATED**

2211 MARTIN STREET, SUITE 108  
IRVINE, CALIFORNIA 92612  
TEL: (949) 222-2285  
FAX: (949) 222-2286

Project Developer:

**Campbell Motel Properties, Inc.**

1800 East Imperial Hwy, Suite 120  
Brea, California 92621  
(714) 256-2070  
Marty Campbell

**West-Cal Construction Company**

1800 East Imperial Hwy, Suite 120  
Brea, California 92621  
(714) 256-2078  
David Schulze

Project Title:

**TownePlace Suites**

2400 Centre Avenue S.E.  
Albuquerque, NM

**TownePlace Suites**

Sheet Title:

**Site Plan**

Date	Description
09-27-01	Albuquerque EPC Submittal
11-15-01	Albuquerque EPC Meeting
01-09-02	Albuquerque DRB Meeting
03-04-02	Plan Check Submittal
04-23-02	Plan Re-check
04-29-02	Owner Comments
06-02-02	Marriott Comments
01-10-03	NO BUILD!



JMCP Project Ref. Number: 2017

**AS1.0**

## SITE PLAN

SUB-NOTE siteplan4.dgn; lgrid-flr1.dgn; 2436bdrdr.dgn

20"=1'-0"

SCALE

1

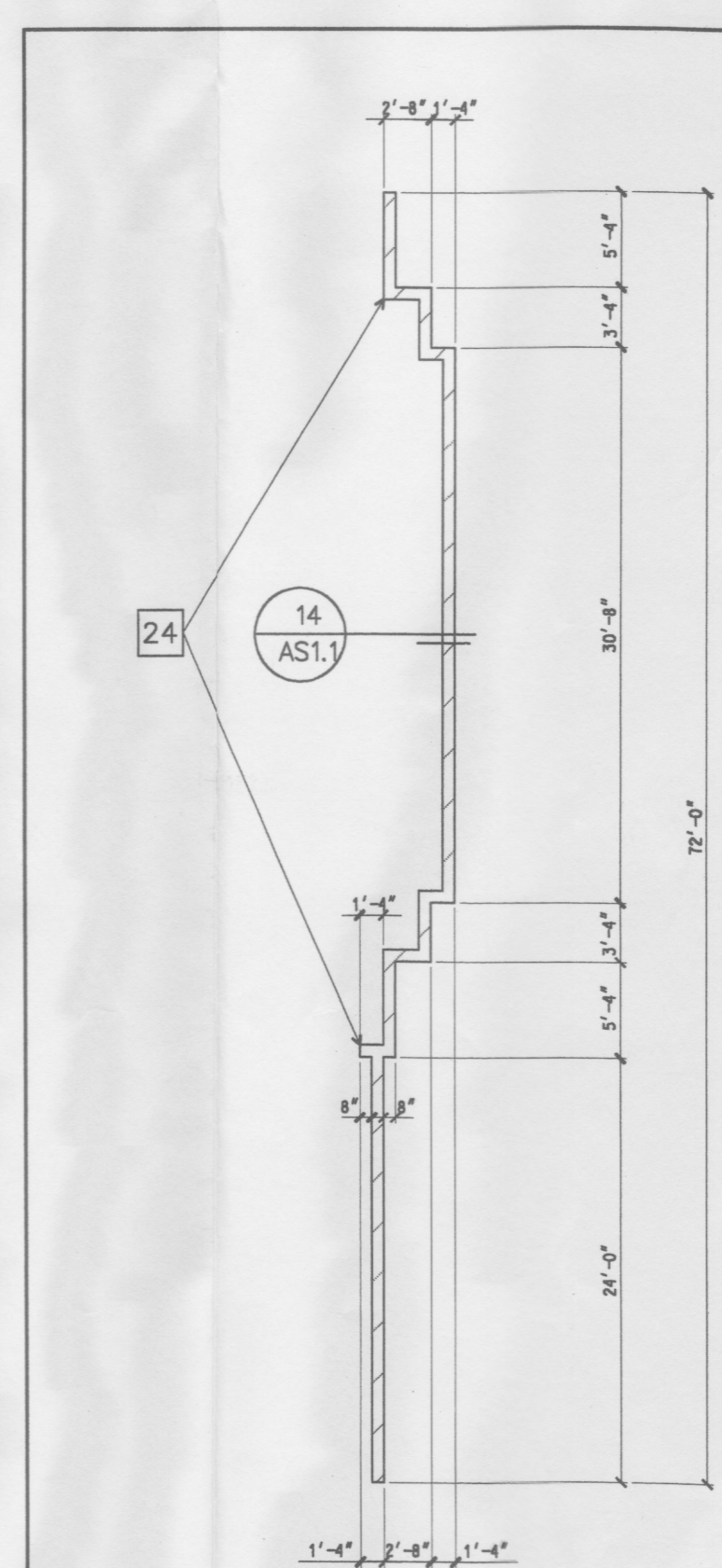
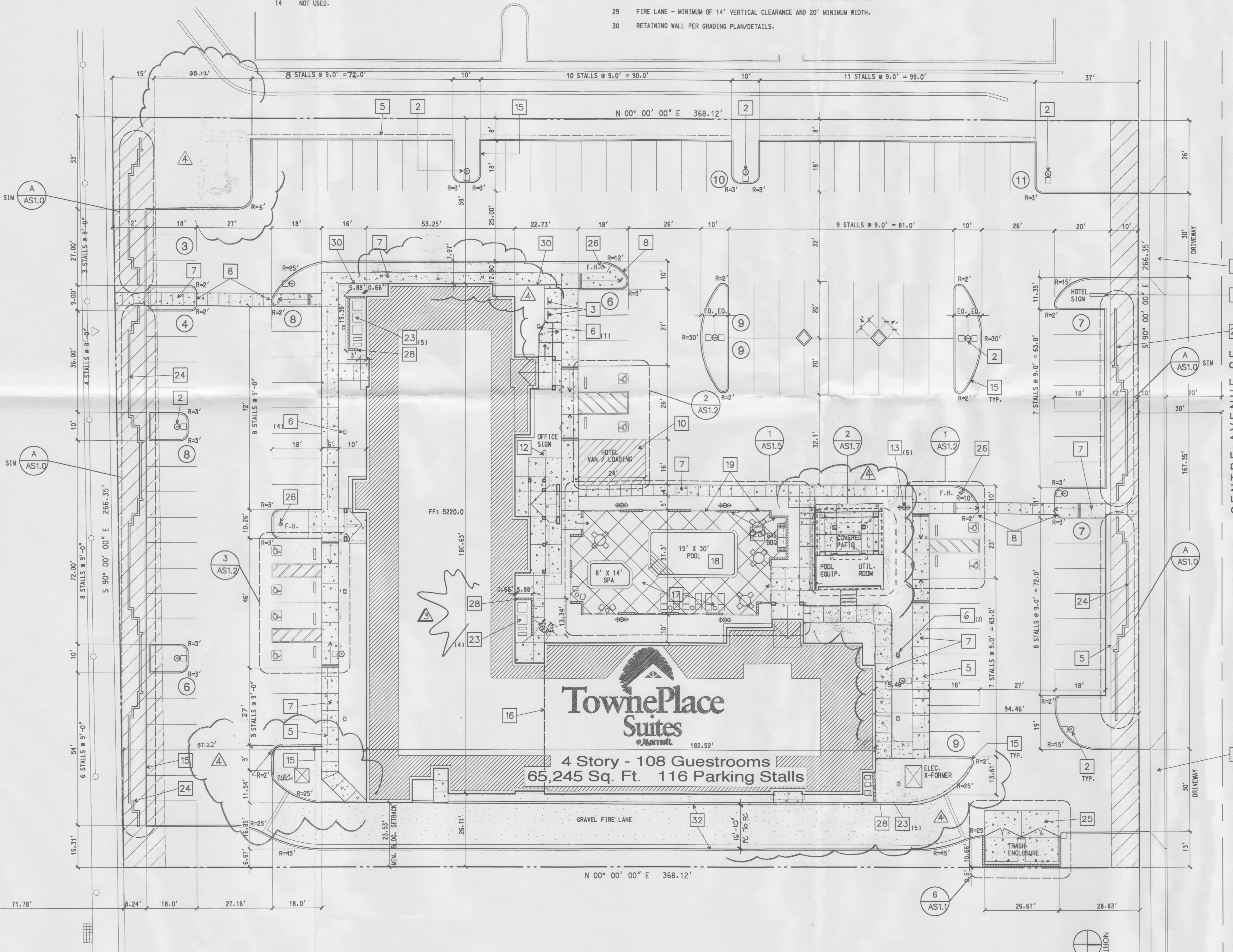
## CMU LOW WALL

SUB-NOTE

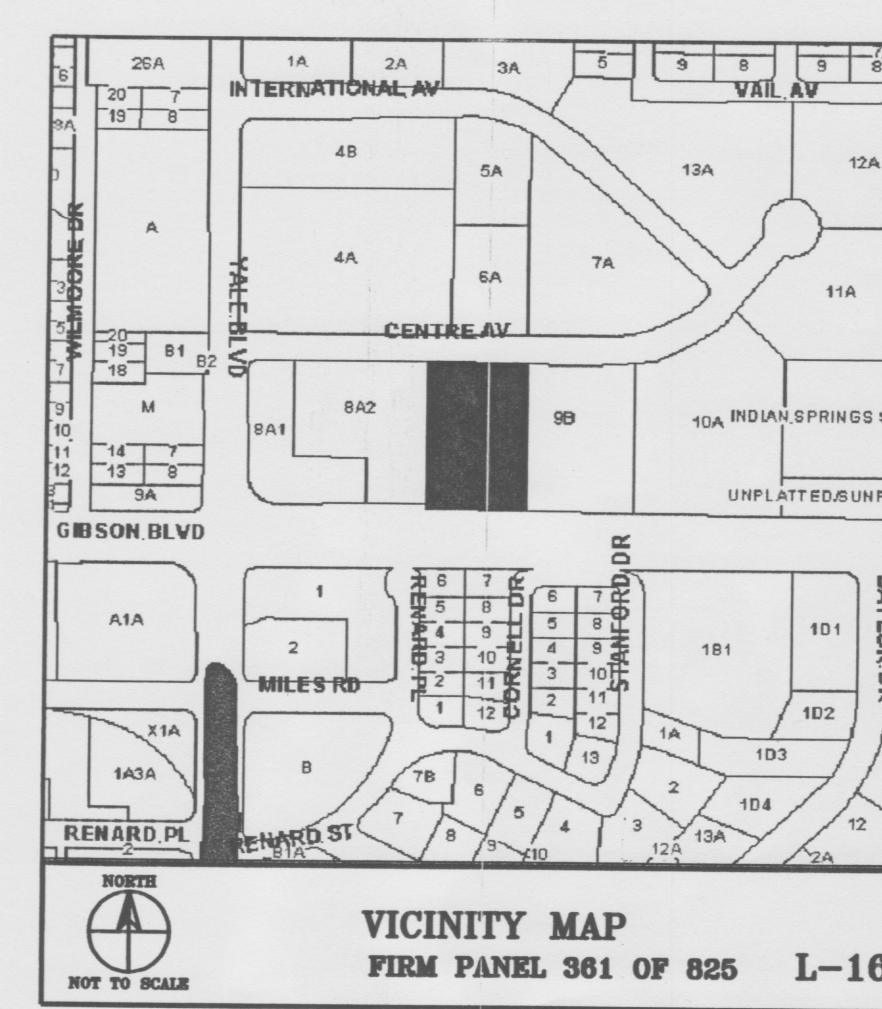
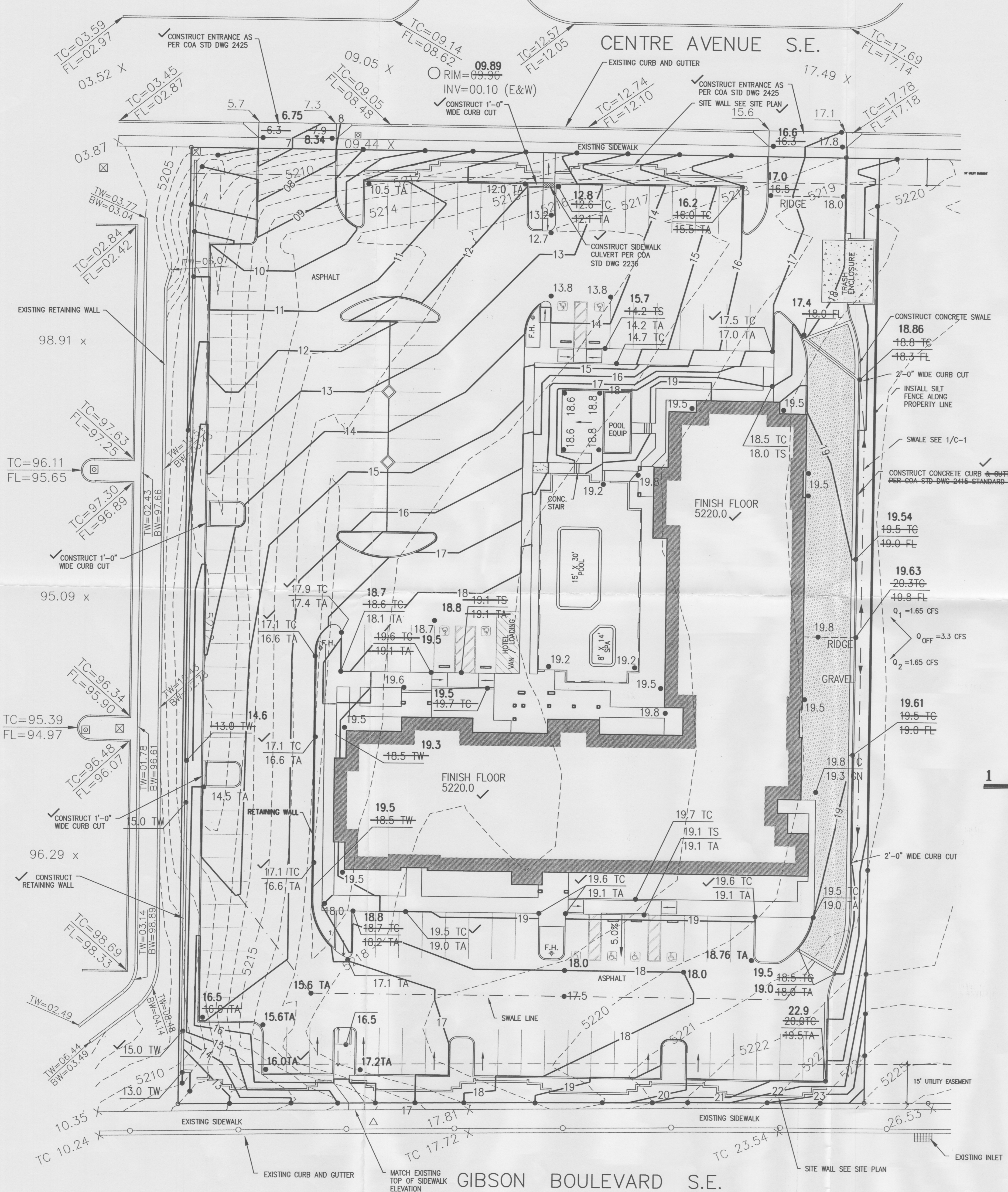
10"=1'-0"

SCALE

A







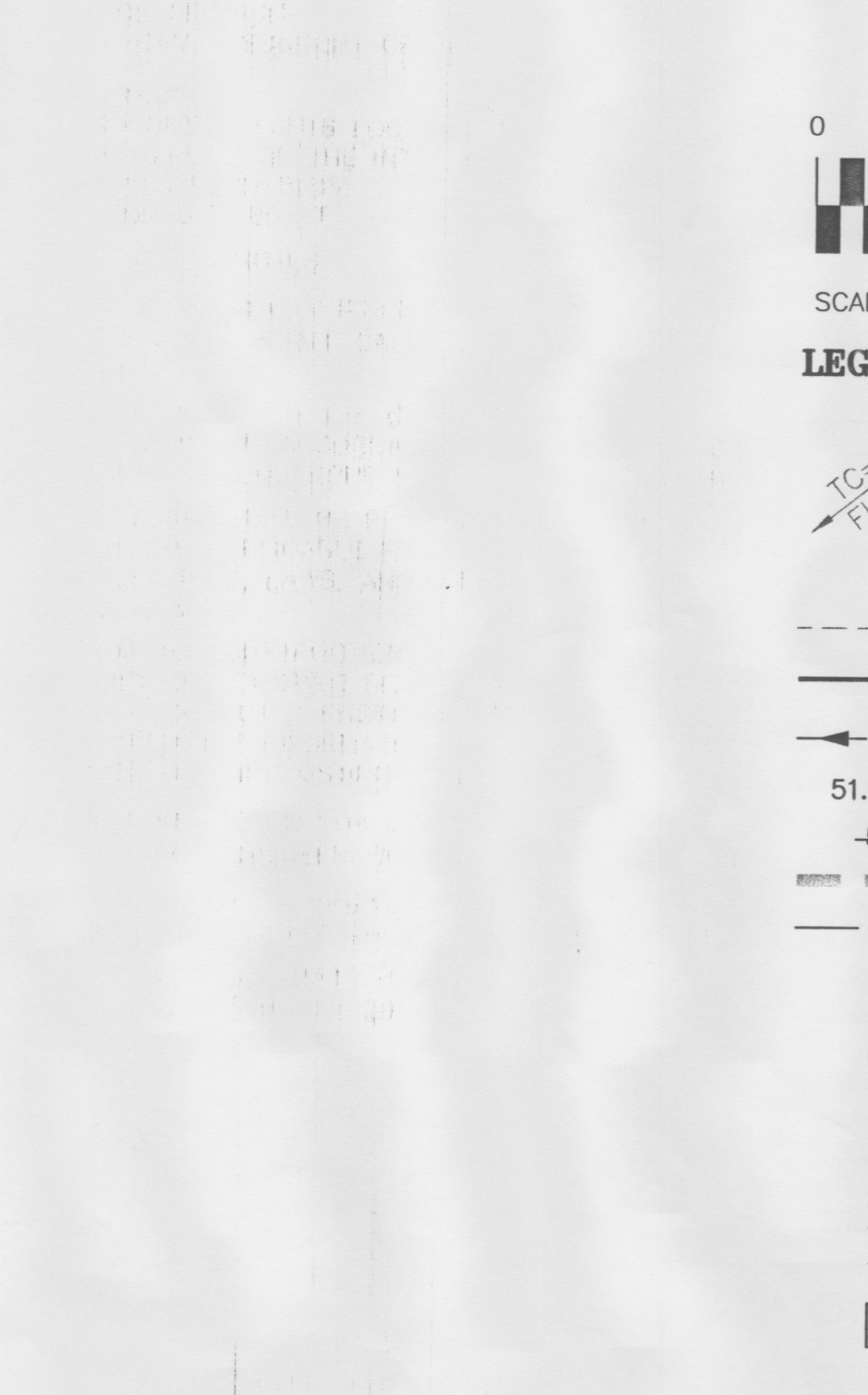
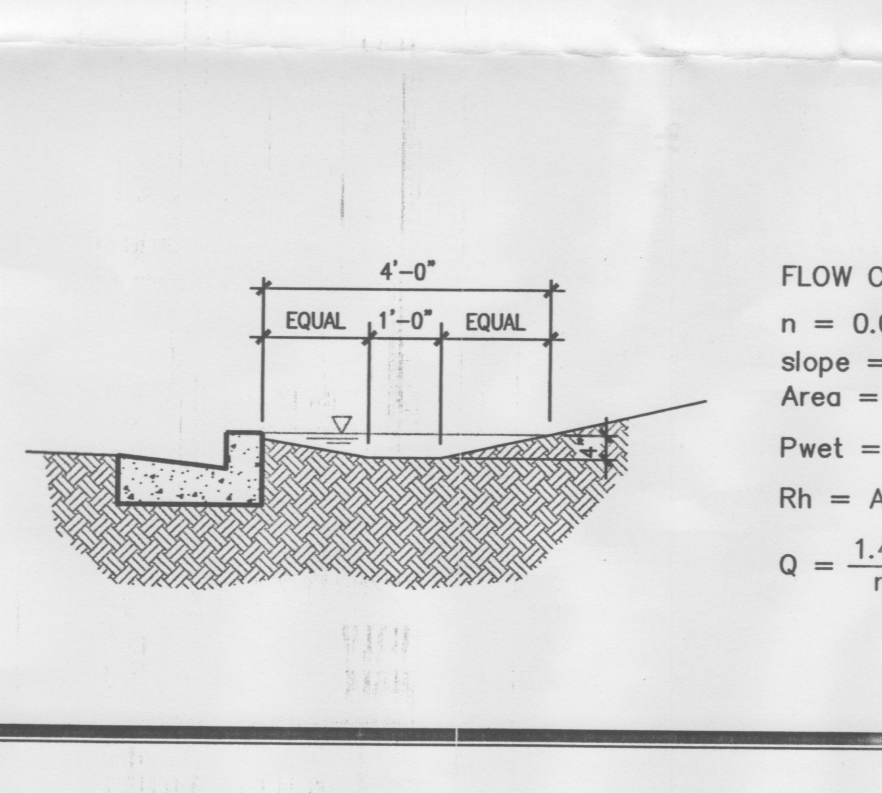
**ADDRESS:**  
2400 CENTRE AVENUE

**LEGAL DESCRIPTION:**  
LOT 9A CAVAN SUNPORT CENTER

**BENCH MARK:**  
ACS MONUMENT 1-M16 LOCATED 16 FT SOUTH OF THE CENTERLINE OF THE INTERSECTION OF YALE AVE. AND GIBSON BLVD. ELEVATION 5189.85 FT

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- TOPOGRAPHICAL DATA PROVIDED BY ALDRICH LAND SURVEYING. (AUGUST 2001)



**GRADING AND DRAINAGE PLAN**  
LOT 9-A CAVAN SUNPORT CENTRE

**THE FOLLOWING ITEMS CONCERNING THE LOT 9-A OF THE CAVAN SUNPORT CENTRE GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:**

- VICINITY MAP
- GRADING PLAN
- CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED EAST OF NAME STREET BETWEEN GIBSON BLVD. AND CENTRE. THE SITE IS UNDEVELOPED. THE LAND SLOPES FOR EAST TO WEST AT A SLOPE OF 4% PANEL 361 OF 825 INDICATE THAT THE SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

THE EXISTING SITE IS HIGHER THAN THE LANDS TO THE WEST. THE EXISTING STREETS TO THE SOUTH (CENTRE AVE.) AND NORTH (GIBSON BLVD.) BLOCK FLOWS FROM THOSE DIRECTIONS. THE LAND ADJACENT TO THE SITE TO THE EAST ARE HIGHER THAN THE SITE. THE OFF SITE FLOW FROM THE UNDEVELOPED SITE TO THE EAST WILL BE INTERCEPTED BY THE SWALE ALONG THE EAST PROPERTY LINE AND CONVEYED TO THE CENTRE AVE.

THE MASTER DRAINAGE PLAN FOR THE CAVAN COMMERCE CENTER (FORMERLY YALE BUSINESS PARK FILE NO. L16-D23) HAS ESTABLISHED FREE DISCHARGE FROM THE SITE. THE SUBJECT SITE IS BASIN 9 OF THE MASTER DRAINAGE PLAN. THE RATE OF DISCHARGE ESTABLISHED IS 12 CFS.

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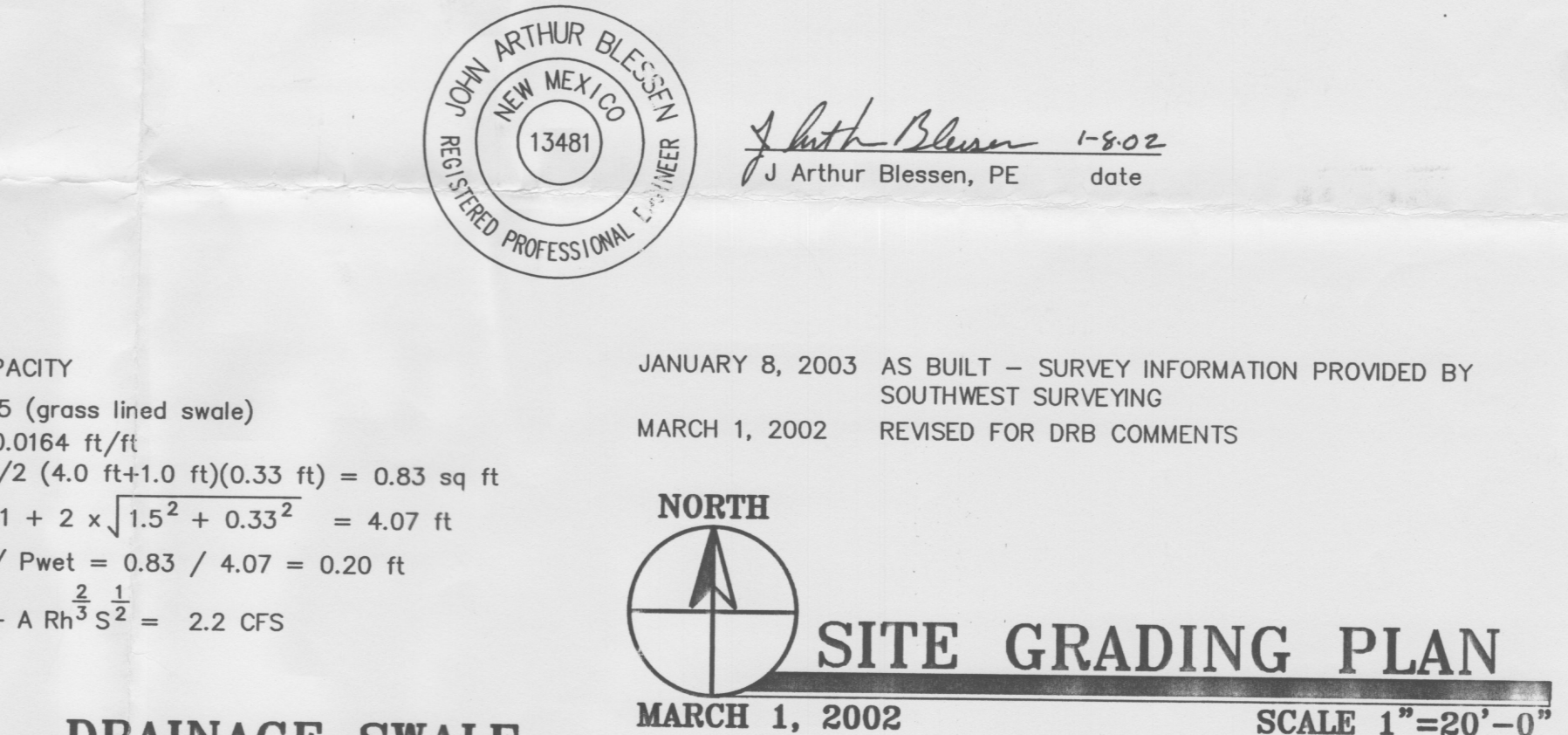
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**ENGINEER'S CERTIFICATION for Temporary Certificate of Occupancy Townplace Suites**

I hereby certify that I have inspected the site grading and drainage improvements and that they have been completed in substantial compliance with the approved grading and drainage plan; and are expected to function as intended. Proposed contours have not been revised to reflect the as-constructed information and should be considered approximate. Spot elevations which have not been revised should be considered approximate.

**JOHN ARTHUR BLESSIN**  
REGISTERED PROFESSIONAL ENGINEER  
NEW MEXICO  
13481

*John Blessin* 1-9-02  
J. Arthur Blessin, PE date



**SCALE 1"=20'-0"**

**0 10' 20' 40'**

**LEGEND:**

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- VERIFIED ELEVATION
- AS BUILT ELEVATION
- BASIN BOUNDARY
- PROPERTY LINE
- FLOW LINE
- GROUND
- INVERT
- TOP OF ASPHALT
- TOP OF CURB
- TOP OF GRATE
- TOP OF CONCRETE SLAB
- TOP OF WALL
- TEMPORARY BENCH MARK
- GRAVEL

**CLAUDIO VIGIL ARCHITECTS**

**TownPlace Suites**  
2400 CENTRE AVENUE S.E.  
ALBUQUERQUE, NEW MEXICO

**RECEIVED**  
JAN 10 2003  
HYDROLOGY SECTION

**JOHN ARTHUR BLESSIN**  
REGISTERED PROFESSIONAL ENGINEER  
NEW MEXICO  
13481

**SHEET C-1**

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**801 Rio Grande NW, #2, Albuquerque, NM 87104**  
Phone: 505/842-1113 Fax: 505/842-1330



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CALCULATIONS  
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TOTAL SITE AREA = 2.24 ACRES

Basin A  
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 $Q = 3.14 (1.00) (2.24) = 7.03$  CFS

DEVELOPED CONDITIONS  
LAND TREATMENT B=24% D=76%  
 $E = 0.78(0.24) + 2.12(0.76) = 1.80$  INCHES  
 $V = 1.80(2.24) / 12 = 0.335$  ACRE FEET  
 $Q = [2.28(0.24) + 4.70(0.76)](2.24) = 9.21$  CF  
INCREASE IN VOLUME OF RUNOFF = 0.124 ACRE FT  
INCREASE IN RATE OF RUNOFF = 2.18 CFS

LOT 9B OFFSITE FLOW  
PRECIPITATION ZONE = 2  
TOTAL SITE AREA = 2.12 ACRES  
AREA = 2.12 ACRES  
EXISTING CONDITIONS  
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
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I, J. ARTHUR BLESSEN, NMPE 13481, OF THE FIRM CLAUDIO VIGIL ARCHITECTS, HEREBY CERTIFY THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/5/02. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENTS HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JANUARY 8, 2003 AS BUILT – SURVEY INFORMATION PROVIDED BY  
SOUTHWEST SURVEYING  
MARCH 1, 2002 REVISED FOR DRB COMMENTS

NORTH



SITE GRADING PLAN

MARCH 1, 2002

SCALE 1"=20'

CLAUDIO VIGIL ARCHITECTS



**TowhePlace**  
Suites

2400 CENTRE AVENUE S.E.  
ALBUQUERQUE, NEW MEXICO

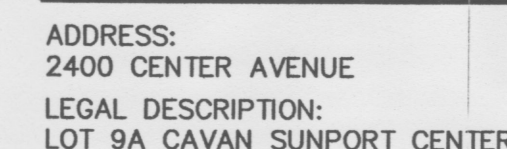
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PROJECT NUMBER  
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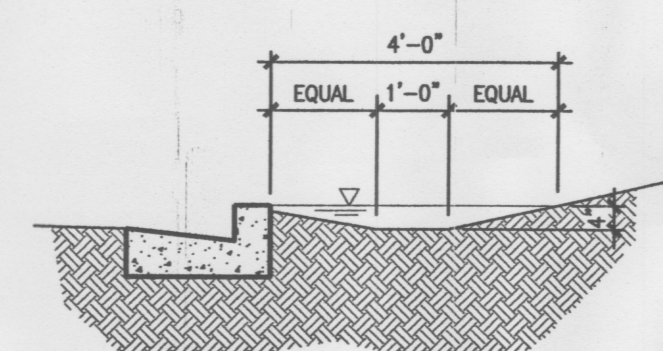
1801 Rio Grande NW, #2, Albuquerque, NM 87104  
Phone: 505/842-1113 Fax: 505/842-1330



BENCH MARK  
ACS MONUMENT 1-M16 LOCATED 16 FT SOUTH OF  
THE CENTERLINE OF THE INTERSECTION OF YALE  
AVE. AND GIBSON BLDV.  
ELEVATION 5189.85 FT

CONSTRUCTION NOTES

1. TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILD SITE PLAN.
6. THE CONTRACTOR SHALL REFER TO THE OWNER'S SURVEY FOR METES AND BOUNDS DESCRIPTION.
7. TOPOGRAPHICAL DATA PROVIDED BY ALDRICH LAND SURVEYING. (AUGUST 2001)



FLOW CAPACITY

$n = 0.025$  (grass lined swale)

slope = 0.0164 ft/ft

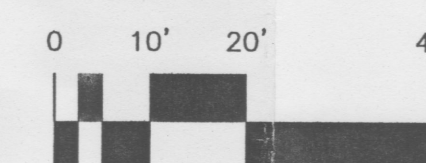
Area =  $\frac{1}{2} (4.0 \text{ ft} + 1.0 \text{ ft})(0.33 \text{ ft}) = 0.83 \text{ sq ft}$

$P_{wet} = 1 + 2 \times \sqrt{1.5^2 + 0.33^2} = 4.07 \text{ ft}$

$R_h = A / P_{wet} = 0.83 / 4.07 = 0.20 \text{ ft}$

$Q = \frac{1.49}{n} A R_h^{\frac{2}{3}} S^{\frac{1}{2}} = 2.2 \text{ CFS}$

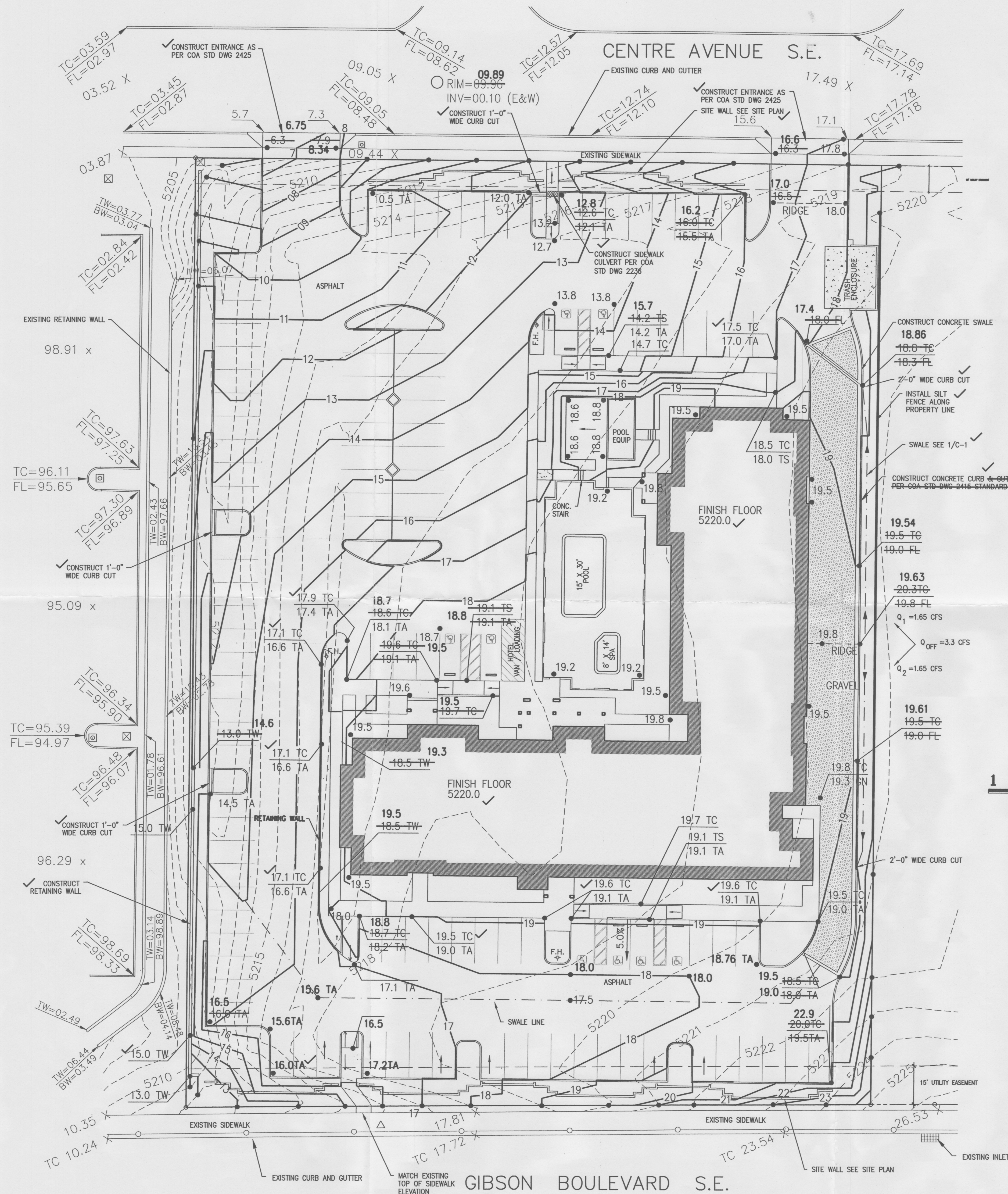
### DRAINAGE SWALE



SCALE: 1" = 20'

**LEGEND:**

- 
- $\triangle FC = 0.81$   
 $\triangle FL = -02.81$
- 51.00  
NEW SPOT ELEVATION
- 51-  
EXISTING CONTOUR
- 51-  
NEW CONTOUR
- ← →  
SWALE
- 51.0 ✓  
VERIFIED ELEVATION
- 51.0  
AS BUILT ELEVATION
- — — — —  
BASIN BOUNDARY
- PROPERTY LINE
- |     |                      |
|-----|----------------------|
| FL  | FLOW LINE            |
| GND | GROUND               |
| INV | INVERT               |
| TA  | TOP OF ASPHALT       |
| TC  | TOP OF CURB          |
| TG  | TOP OF GRATE         |
| TS  | TOP OF CONCRETE SLAB |
| TW  | TOP OF WALL          |
| TBM | TEMPORARY BENCH MARK |
- GRAVEL





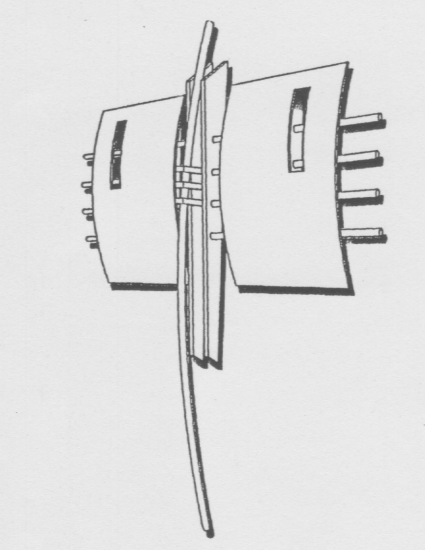
# CONSTRUCTION NOTES - SITE PLAN

- 1 DRIVE APPROACH - REFER TO CIVIL / STREET IMPROVEMENT PLANS.
- 2 ON-SITE 24" HIGH LIGHT FIXTURE - REFER TO DETAIL 7/AS1.1 FOR POLE BASE AND TO ELECTRICAL PLANS FOR FIXTURE & POLE. SET BASE 3 FT. MIN. CLEAR FROM CURB LINES AND CENTER ON PARKING STALL STRIPING.
- 3 BIKE RACK
- 4 INTERNALLY ILLUMINATED MONUMENT SIGN - SEPARATE PERMIT.
- 5 DASHED LINE INDICATES PARKING STALL OVERHANG.
- 6 LIGHT FIXTURE TO UP-LIGHT BUILDING - REFER TO ELECTRICAL PLANS & 15/AS1.1
- 7 4" THICK P.C.C. SIDEWALK WITH 5% MAX. SLOPE UNLESS NOTED OTHERWISE.
- 8 PROVIDE 0" CURB FACE TRANSITION FROM SIDEWALK TO PARKING LOT.
- 9 PROVIDE CURB RAMP (1:12 SLOPE ON RAMP AND SIDE FLARES - TYP.)
- 10 PAINT STRIPING - 45 DEGREE ANGLE, 24" O/C TYP.
- 11 RAMP DOWN AT 1:20 MAX. SLOPE.
- 12 INTERNALLY ILLUMINATED "OFFICE" SIGN-5/AS1.1
- 13 12" HT. DECORATIVE POLE LIGHT FIXTURE.
- 14 NOT USED.

- 15 6" CONCRETE CURB - REFER TO CIVIL / IMPROVEMENT PLANS.
- 16 LOCATION IN BUILDING OF AREA SEPARATION WALL. REFER TO DETAIL 6/AS1.1 & SECTION M/AS1.7
- 17 POOL SUN DECK WITH "COOL DECK" FINISH - POOL, DECK, EQUIPMENT, ETC. UNDER SEPARATE PERMIT. SHEET AS1.5 & AS1.6 (COLOR - TAN).
- 18 POOL - UNDER SEPARATE PERMIT. REFER TO GENERAL REQUIREMENTS. ON AS1.6
- 19 PERIMETER POOL FENCING - REFER TO DETAIL 8/AS1.1
- 20 POOL FENCE WALL - REFER TO DETAIL 17/AS1.1
- 21 INTERNATIONAL SYMBOL OF ACCESS - PAVEMENT MARKING AT EACH ACCESSIBLE STALL - REFER TO DETAIL 2/HCI.1
- 22 SIGN AT ACCESSIBLE PARKING STALLS - REFER TO DETAIL 8/HCI.1
- 23 AIR CONDITIONING CONDENSER UNIT ON 4" THICK CONCRETE PAD - REFER TO MECHANICAL PLANS FOR UNIT SPECIFICATIONS.
- 24 36" HT. CMU SCREEN WALL - REFER TO DETAIL 14/AS1.1
- 25 6" THICK P.C.C. SLAB AT TRASH ENCLOSURE. REINFORCE WITH #3 @ 18" O/C EACH WAY AT CENTER OF SLAB - REFER TO ENLARGED PLAN 6/AS1.1
- 26 NEW PRIVATE FIRE HYDRANT - REFER TO UTILITY IMPROVEMENT PLANS
- 27 ROOF DRAIN PIPE BELOW GRADE TO DAYLIGHT @ FACE OF CURB - SEE DETAIL 12 - SHEET AS1.6.
- 28 36" HT. CMU SCREEN WALL AT CONDENSING UNITS - REFER TO DETAIL 18/AS1.1
- 29 FIRE LANE - MINIMUM OF 14' VERTICAL CLEARANCE AND 20' MINIMUM WIDTH

## SITE DATA

SITE ANALYSIS		2400 CENTRE AVENUE
JOB ADDRESS		SU-1 FOR PERMISSIVE D-1, C-2 & IP ISSUES
ZONING		L-16-Z
LEGAL		LOT #9A CAVAN S'NPORT CENTRE
SITE AREA		2.25 ACRES (98,010 SF)
BLOG. FOOTPRINT		16,645 SF
POOL EQUIPMENT		156 SF
GAZEBO		400 SF
SITE COVERAGE		17,201/98,010 = 17.6 % OF SITE
BUILDING HEIGHTS		
BUILDING ROOF HT		51'-7 1/2" MAXIMUM
BUILDING EAVE		39'-7" TYPICAL
PARKING LOT AREA		52,771 SF
LANDSCAPED AREA		28,038 SF (28.6% OF SITE)
PARKING REQUIRED		1 PER GUEST ROOM, (6 ACCESSIBLE)
TOTAL STALLS REQUIRED (TOTAL)		108
PROVIDED		108
STANDARD		NONE
COMPACT		8
ACCESSIBLE		116 STALLS
TOTAL PROVIDED		
BUILDING ANALYSIS		
BUILDING USE		HOTEL
OCCUPANCY		R-1, A3, B (SEE SHEET T1.1)
TYPE OF CONSTRUCTION:		V-ONE HOUR, FULLY SPRINKLED
BASIC ALLOWABLE AREA:		10,500 SF
MULTI-STORY INCREASE		+ 10,500 SF (TWICE PERMITTED)
SUB-TOTAL		= 21,000 SF
SIDE YARD INCREASE:		97.5% (SEPARATION ON THREE SIDES, 59' MIN. YARD)
SUB-TOTAL		41,475 SF
FINE SPRINKLERS		(YES - NFPA 13)
INCREASE PERMITTED		1 STORY HEIGHT INCREASE PER UBC 506
TOTAL ALLOWABLE		= 41,475 SF
AREA SEPARATION WALLS:		ONE - 2 HOUR (REFER TO PLANS FOR LOC.)
TOTAL ALLOWABLE AREA:		41,475 SF
ACTUAL BUILDING AREA:		= 10,368 SF (PER FLOOR)
SEE TABLE BELOW		
TOTAL OF AREAS		
1st FLOOR	16,645 SF	AREA 1 / AREA 2
2nd FLOOR	16,200 SF	(10,276 SF / 6,169 SF)
3rd FLOOR	16,200 SF	(10,024 SF / 6,176 SF)
4th FLOOR	16,200 SF	(10,024 SF / 6,176 SF)
TOTAL	65,245 SF	(40,348 SF / 2,897 SF)



**JM CALIFF AIA & PARTNERS INCORPORATED**

2211 MARTIN STREET, SUITE 108  
IRVINE, CALIFORNIA 92612  
TEL: (949) 222-2285  
FAX: (949) 222-2286

Project Developer:

**Campbell Motel Properties, Inc.**  
1800 East Imperial Hwy, Suite 120  
Brea, California 92621  
(714) 256-2070  
Marty Campbell

**West-Cal Construction Company**

1800 East Imperial Hwy, Suite 120  
Brea, California 92621  
(714) 256-2070  
David Schulze

Project Title:

**TownePlace Suites**  
2400 Centre Avenue S.E.  
Albuquerque, NM



Sheet Title:

**Site Plan**

Date	Description
08-27-01	Albuquerque EPC Submittal
11-15-01	Albuquerque EPC Meeting
01-09-02	Albuquerque DRB Meeting
03-04-02	Plan Check Submittal
04-23-02	Plan Re-check



JMCP Project Ref. Number: 2017

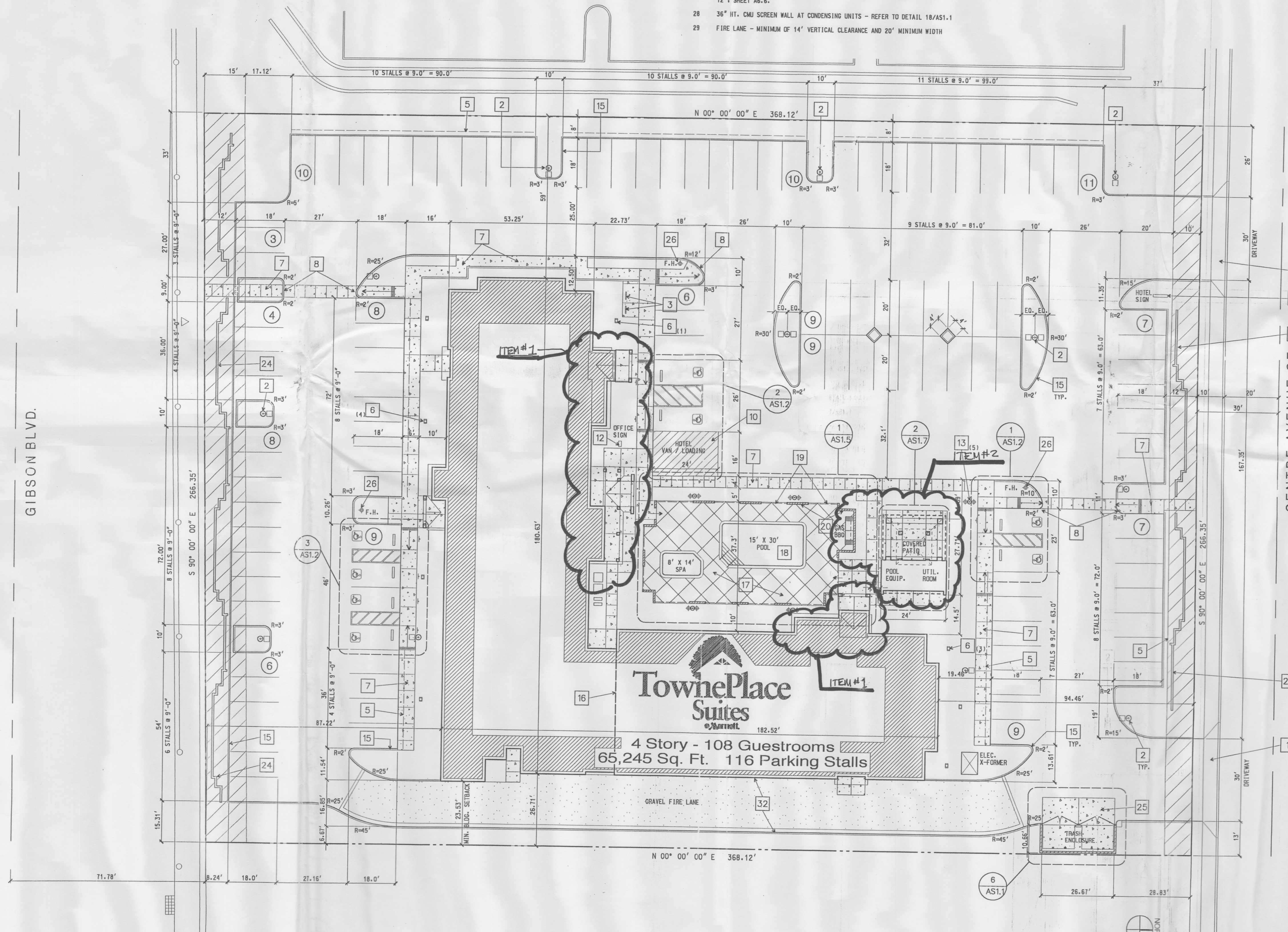
**AS1.0**

**SITE PLAN**

SUB-NOTE siteplan4.dgn; lgrid-1r1.dgn; 2436l.rdr.d

20"=1'-0"  
SCALE

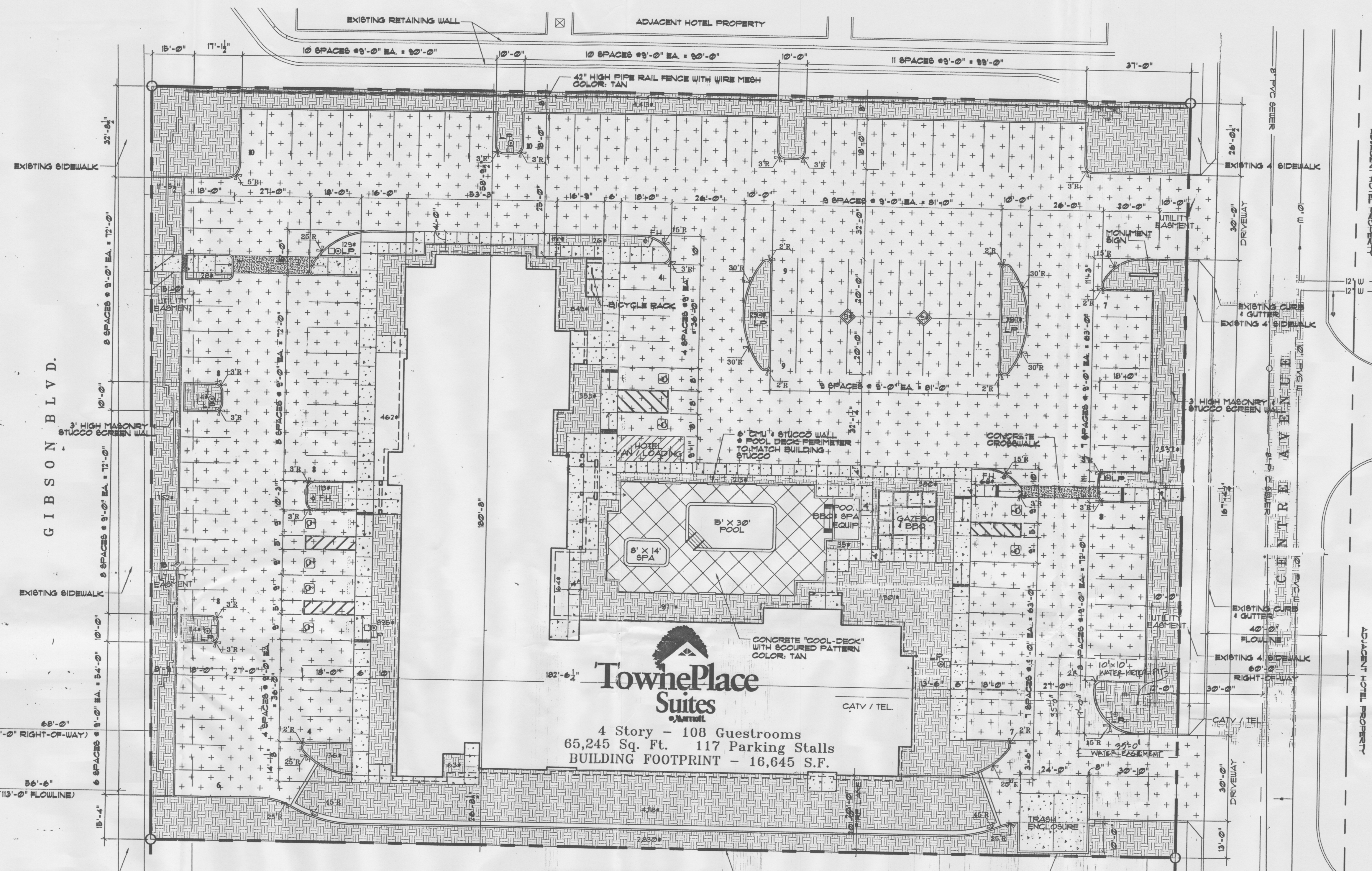
1



GIBSON BLVD.

CENTRE AVENUE SE





<b>BUILDING CRITERIA</b>	
PROJECT: TOWNEPLACE SUITES BY MARRIOTT	
OWNER: CAMPBELL PROPERTIES, INC. 1800 E. INFILTRAL HWY. SUITE 120 BREA, CALIFORNIA 92821	
ARCHITECT: CLAUDIO VIGIL ARCHITECTS 1801 RIO GRANDE BOULEVARD, NW SUITE 2 ALBUQUERQUE, NEW MEXICO 87102	
LEGAL DESCRIPTION: LOT #3A CAVAN SUFFORT CENTRE	
ZONING CLASSIFICATION: SU-1 FOR PERMISSIVE O-1, C-2 AND IP USES	
ZONING ATLAS MAP: L-16-Z	
APPLICABLE BUILDING CODE: 1997 UNIFORM BUILDING CODE & ICC/ANSI A117.1-1993	
BUILDING TYPE: HOTEL, 108 GUEST ROOMS	
CONSTRUCTION TYPE: TYPE V-ONE HOUR CONSTRUCTION WITH 100% AUTOMATIC FIRE SPRINKLER SYSTEM.	
OCCUPANCY GROUP: GROUPS R-1 AND A-3 OCCUPANCIES.	
ALLOWABLE AREA:	
R-1 OCCUPANCY & V-1 HOUR CONSTRUCTION =	10,500 SQ. FT.
INCREASE FOR MULTI STORY BUILDING =	X 2
SUB-TOTAL =	21,000 SQ. FT.
SIDE YARD INCREASE: SEPARATION ON THREE SIDES 91.5% INCREASE	41,475 SQ. FT.
AREA SEPARATION WALLS	ONE - 2 HOUR
TOTAL ALLOWABLE AREA =	41,475 SQ. FT. 10,368 SQ. FT. (PER FLOOR)
NUMBER OF FLOORS: 4	
BUILDING HEIGHT: 50'-3 1/2" MAX	
GROSS SQUARE FOOTAGE: 65,245 SF.	
HOTEL	AREA 1/AREA 2
FIRST FLOOR = 16,645 SF.	10,216 SF/6,363 SF.
SECOND FLOOR = 16,200 SF.	10,216 SF/6,116 SF.
THIRD FLOOR = 16,200 SF.	10,216 SF/6,116 SF.
FOURTH FLOOR = 16,200 SF.	10,216 SF/6,116 SF.
TOTAL = 65,245 SF.	40,348 SF/24,831 SF.

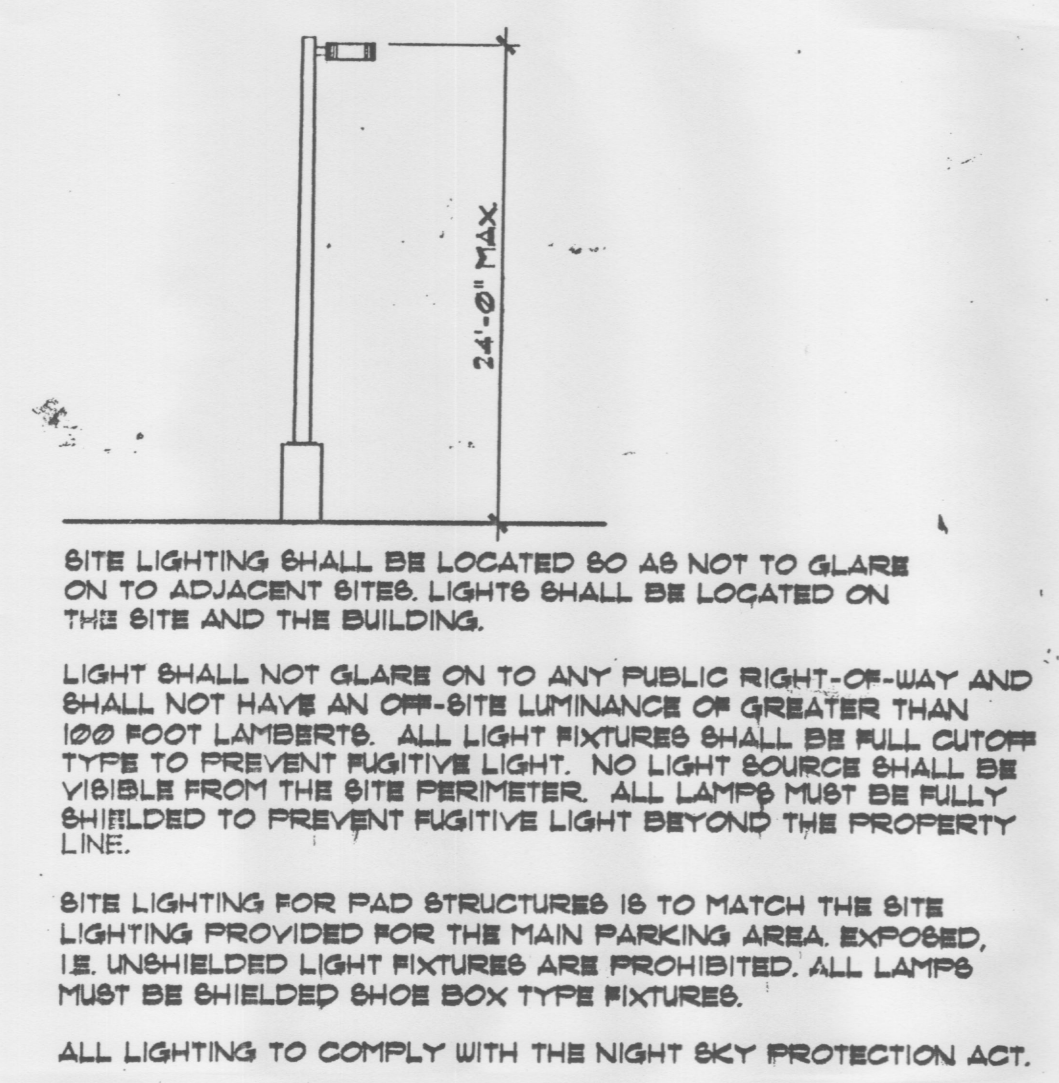
<b>PARKING ANALYSIS:</b>	
1 PER GUEST ROOM, (6 ACCESSIBLE)	
108 GUEST ROOMS	
TOTAL REQUIRED	108
SUB-TOTAL PROVIDED	108 STANDARD SPACES + 8 ACCESSIBLE SPACES = 116 SPACES
TOTAL PROVIDED	116 SPACES
<b>PARKING SPACE SIZES:</b>	
REGULAR CAR PARKING SPACES: 9'-0" x 18'-0" WITH A 2'-0" OVERHANG.	
VAN ACCESSIBLE HANDICAP PARKING SPACE: 9'-0" x 18'-0" WITH A 2'-0" OVERHANG AND A 9'-0" WIDE ACCESS STRIP.	
<b>BICYCLE SPACES:</b>	
1 BICYCLE SPACE PER 20 PARKING SPACES: 116/20 = 6 SPACES	
TOTAL LOT AREA: 91,419 SQUARE FEET, 225 ACRES	
NET LOT AREA: 80,834 SQUARE FEET	
TOTAL PARKING/PAVED AREA: 48,040 SQUARE FEET	
TOTAL LANDSCAPE AREA REQUIRED: 12,125 SF.	
TOTAL LANDSCAPE AREA PROVIDED: 23,587 SF.	
LANDSCAPE TO PARKING AREA RATIO: 5 TO 1	

NORTH

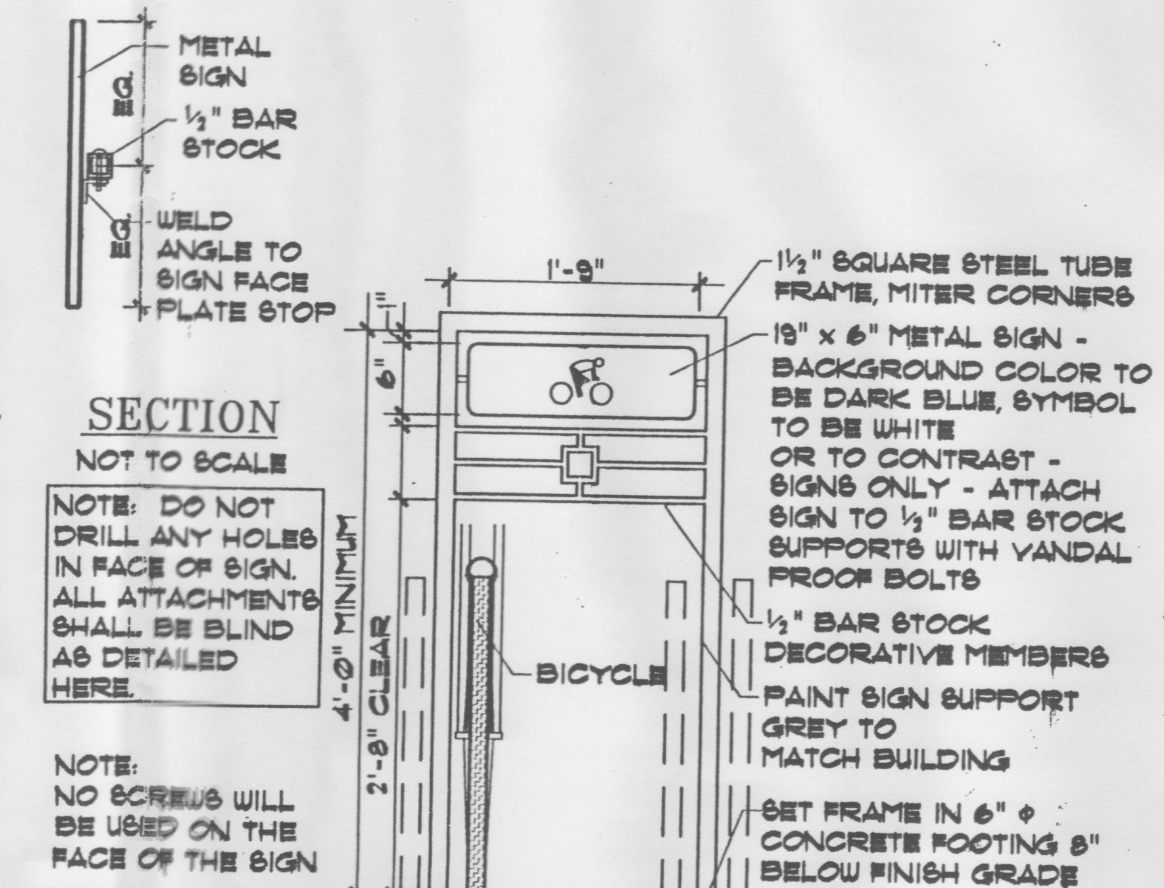
DECEMBER 27, 2001

SCALE: 1"=20'

SITE PLAN



1 LIGHTING DETAIL  
NOT TO SCALE



2 BIKE RACK  
SCALE: 3/4" = 1'-0"

ADJACENT UNDEVELOPED PROPERTY

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
[Signature]  
SIGNATURE & DATE

PROPOSED LOCATION  
OF NEW PROPERTY LINE  
BY SEPARATE SUBMITTAL FOR SITE  
DEVELOPMENT PLAN FOR SUBDIVISION

6" HIGH CHU L  
STUCCO ENCLOSURE  
TO MATCH BUILDING  
STUCCO

SCALE: 1" = 20'

SITE PLAN LEGEND

INDICATES EXTENT OF LANDSCAPE  
AREAS AND SIZE OF EACH AREA.

INDICATES EXTENT OF ASPHALTIC  
CONCRETE PAVING. 2" OF ASPHALT  
OVER 4" BASE COURSE. SEE SPECIFICATIONS

INDICATES EXTENT OF CONCRETE  
PAVING AND CONCRETE SIDEWALKS.

PROPERTY LINE.

EASEMENT BOUNDARIES.

VICINITY MAP

PROJECT  
LOCATION

INTERNATIONAL

CENTRE AVE

GIBSON BLVD

L-16

SIGNATURE BLOCK

EPC 0128-01406 E.P.C. CASE NO. 0128-01406 PROJECT # 1001524  
Project # 1001524 D.R.B. CASE NO. 01500-013516

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT  
PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION  
(EPC) ON Nov 15, 2001, AND THAT THE FINDINGS  
AND CONDITIONS IN THE OFFICIAL NOTICE, NOTIFICATION OF  
DECISION HAVE BEEN COMPLIED WITH:

Richard D. [Signature]

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

1/30/02

DATE

Adrienne E. [Signature]

PARKS & RECREATION DEPARTMENT

1/24/02

DATE

Roger A. [Signature]

PUBLIC WORKS, WATER UTILITIES DIVISION

1/30/02

DATE

Bradley L. [Signature]

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA

2/26/02

DATE

[Signature]

SOLID WASTE DEPARTMENT / REFUSE

1/30/02

DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY  
THE DEVELOPMENT PROCESS MANUAL.

Paul [Signature]

CITY PLANNER, ALBUQUERQUE

3/13/02

DATE

PLN2(1006) 4/96

CLAUDIO VIGIL ARCHITECTS

TownePlace  
Suites

2400 CENTRE AVENUE S.E.  
ALBUQUERQUE, NEW MEXICO

SHEET

SP-1

PROJECT NUMBER  
01285

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