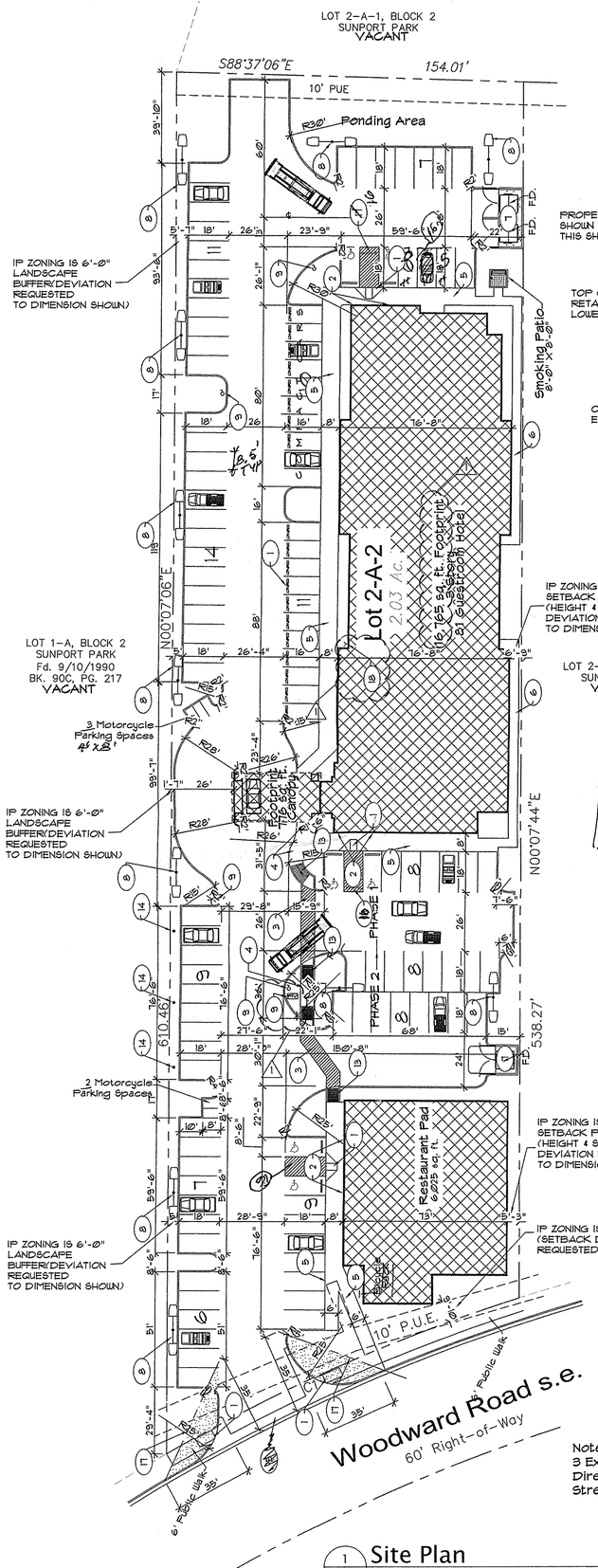
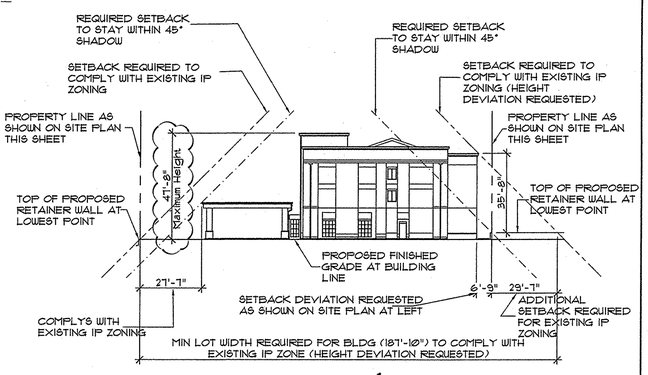


1 C101 **Site Plan**
SCALE: 1"=30'



2 C101 **South Elevation**
SCALE: 1/32" = 1'-0"
SHOWING 45° SETBACK SHADOW

PROJECT NUMBER: 1007017
Application Number: 16DRB - 70240

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	7/20/16 Date	* Environmental Health Department (conditional)	8-15-16 Date
ABCWUA	08/09/16 Date	Solid Waste Management	8-2-16 Date
Parks and Recreation Department	7/20/16 Date	DRB Chairperson, Planning Department	8-15-16 Date
City Engineer	7-20-16 Date		

PERMISSIBLE AREA PER FLOOR PER TBL 503 — 12,000 Sq. Ft./Floor
AREA MODIFICATIONS PER SEC 506.1

$A_a = A_t + \left[\frac{A_t I_f}{100}\right] + \left[\frac{A_t I_s}{100}\right]$

$A_a = 12{,}000 + \left[\frac{12{,}000 \times 2}{100}\right] + \left[\frac{24{,}000}{100}\right]$

PERMITTED
16,800 Sq. Ft. = 12,000 + 2400 + 2400 — 16,800 × 4 = 67,200 sq. ft.
52,250 < 67,200 sq. ft.

SPRINKLER SYSTEM:

BUILDING SHALL BE EQUIPPED THROUGHOUT WITH A SUPERVISED AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES. PLANS AND SPECIFICATIONS OF SPRINKLER SYSTEM SHALL BE SUBMITTED TO FIRE MARSHALL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE ATTIC SPACES OF THE BUILDINGS ARE TO BE FULLY SPRINKLERED WITH A DRY PIPE SYSTEM. THIS SYSTEM SHALL BE A FULLY AUTOMATIC MONITORED SYSTEM AND THE SYSTEM SHALL SUPERCEDE THE REQUIREMENTS FOR ATTIC DRAFT STOPPING PARTITIONS, BUT NOT AREA SEPARATION PARTITIONS. IN ADDITION TO THE BUILDING, THE PORT COCHERE WILL ALSO BE SPRINKLERED.

GERNERAL NOTES

1. THERE ARE NO EXISTING BUILDINGS ON-SITE. ALL BUILDINGS ARE PROPOSED.
2. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF ART. 14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
3. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
4. THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
5. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
6. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
7. PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT, CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
8. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILTY PER C.O.A. STANDARD DRAWINGS-SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2415A).
9. ALL RAMP LOCATED WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY MUST HAVE TRUNCATED DOMES.

ALL IMPROVEMENT IN RIGHT-OF-WAY MUST BE INCLUDED IN WORK ORDER

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	170.91	830.00	S66°14'28"W	170.61	11°47'53"

Key Notes:

1. SLOPED ADA RAMPS. City of Albuquerque Std. Dtl. No. 2426 (1:12 MAXIMUM AT TRAFFIC AREA.
2. HANDICAP SIGN ON POLE OR MOUNTED ON WALL (12" X 18".
3. ADA ACCESSIBLE PEDESTRIAN PATHWAY 6' WIDE WITH PAINTED STRIPPING.
4. ADA ACSESSIBLE PEDESTRAIN WALK (6'-0" WIDE CONCRETE)
5. HANDICAP ACCESSIBLE WALKS. WIDTH VARIES - REFER TO DIMENSIONS.
6. 4' WIDE CONCRETE SERVICE WALK.
7. TRASH ENCLOSURE
8. LIGHT FIXTURE
9. NEW FIRE HYDRANT.
10. NOT USED
11. NOT USED
12. NOT USED
13. ADA Ramp Within Accessible Pedestrain Walkway (Refer to Detail on Sheet C201)
14. Concrete Valley Gutter per City of Albuquerque Std. Dtl. No. 2420
15. Paint "COMPACT" on Each Compact Parking Space
16. "NO PARKING" in Capital Letters 14" High x 2" Stroke Adjacent to Vehicle Rear Tire.
17. Clear Sight Triangle -- Landscaping and Signage Will Not Interfere With Clear Sight Requirements. Therefore, walls, Trees, and Shrubbery between 3 and 8 Feet Tall (As Measured From the Gutter Pan) Will Not be Acceptable in This Area.
18. Fire Department Connection (into Closet inside Guest Laundry)
19. Fire Department PIV

WRITTEN SUMMARY

The proposed project is limited service three story hotel building with eighty-one (81) guest suites. Each story is approximately 16,765 square feet heated area for a total building area of 50,295 square feet plus Canopy. The proposed use of the building will be a short term stay hotel which is allowed within IP permissive uses. Due to 45° shadow height limitations and setback requirements of IP zoning, applicant is requesting, change of zoning to SU-1 for IP uses with deviations as shown on these plans.

DRAWING INDEX

1. SITE PLAN – C101
2. SITE PLAN DETAILS – C201
3. BUILDING AND STRUCTURAL ELEVATIONS – A301
4. LANDSCAPE PLAN – L001
5. PRELIMINARY GRADING PLAN – C102
6. CONCEPTUAL UTILITY PLAN – C103

EASEMENT RECORDING INFORMATION

FOR REPLAT
RECORDING DATE: 09-13-2006
BOOK: 2006C
PAGE: 282

PROJECT DATA

LEGAL DESCRIPTION:
LOT 2-A-2,BLOCK 2, SUNPORT PARK SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EXISTING ZONING: IP
REQUESTED ZONING: SU-1 for IP USES w/EXCEPTIONS

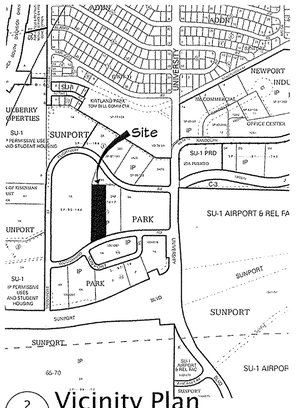
AREAS:
TRACT AREA: 2.03 ACRES/88,426 S.F.
BUILDING FOOTPRINT: 17,619 SF
FUTURE RESTAURANT: 6,025 SF
TOTAL BUILDING AREA: 50,529 S.F.
F.A.R.: .52

PERCENTAGE OF SITE SURFACE COVERED WITH BUILDINGS = 20.8 %

PROPOSED USE: HOTEL/FUTURE RESTAURANT

PARKING DATA:

81 GUESTROOMS	81 STALLS
6,025 SQ. FT. RESTAURANT / 200 (This would allow 124 Seats)	31 STALLS
PARKING REQUIRED (1 Per UNIT) / 1 PER 200 SQ. FT. of RESTAURANT # ~~112~~ STALLS	
TOTAL PARKING PROVIDED	112 ~~113~~ STALLS
COMPACT PARKING ALLOWED 20% OF TOTAL SPACES	22 STALLS
COMPACT PARKING PROVIDED	21 STALLS
ADA PARKING REQUIRED	3 STALLS
ADA PARKING PROVIDED	3 STALLS
BICYCLE PARKING REQUIRED (RESTAURANT ONLY) 1 STALL / 20 PARKING SPACES	2 RACK
BICYCLE PARKING PROVIDED	2 RACK
MOTORCYCLE PARKING REQUIRED	5 STALLS
MOTORCYCLE PARKING PROVIDED	5 STALLS



2 C101 **Vicinity Plan**
SCALE: none

STATE OF NEW MEXICO
JAMES N. MEDLEY
NM 12042
REGISTERED ARCHITECT

JIM MEDLEY, Architect AIA
NCARB Certificate No. 35,895
3100 Christine N. E. Albuquerque, NM 87111
email: jmedley@jim-medley-architect.com
Phone (505) 292-3514 Fax (505) 294-5593

Plan No.	
Date:	7/20/16
Drawn by:	KD
Checked by:	JNM

Project:
81 Guestroom Hotel
CHOICE HOTELS INTERNATIONAL
COMFORT SUITES
by:
Sunport Park Hospitality, LLC
Gallup, New Mexico

No.	Revision / Issue	Date:
3		
2		
1	Revisions as per Fire Marshall's Request	7/5/16

Sheet Description
SITE PLAN for BUILDING PERMIT

Sheet:
C 101