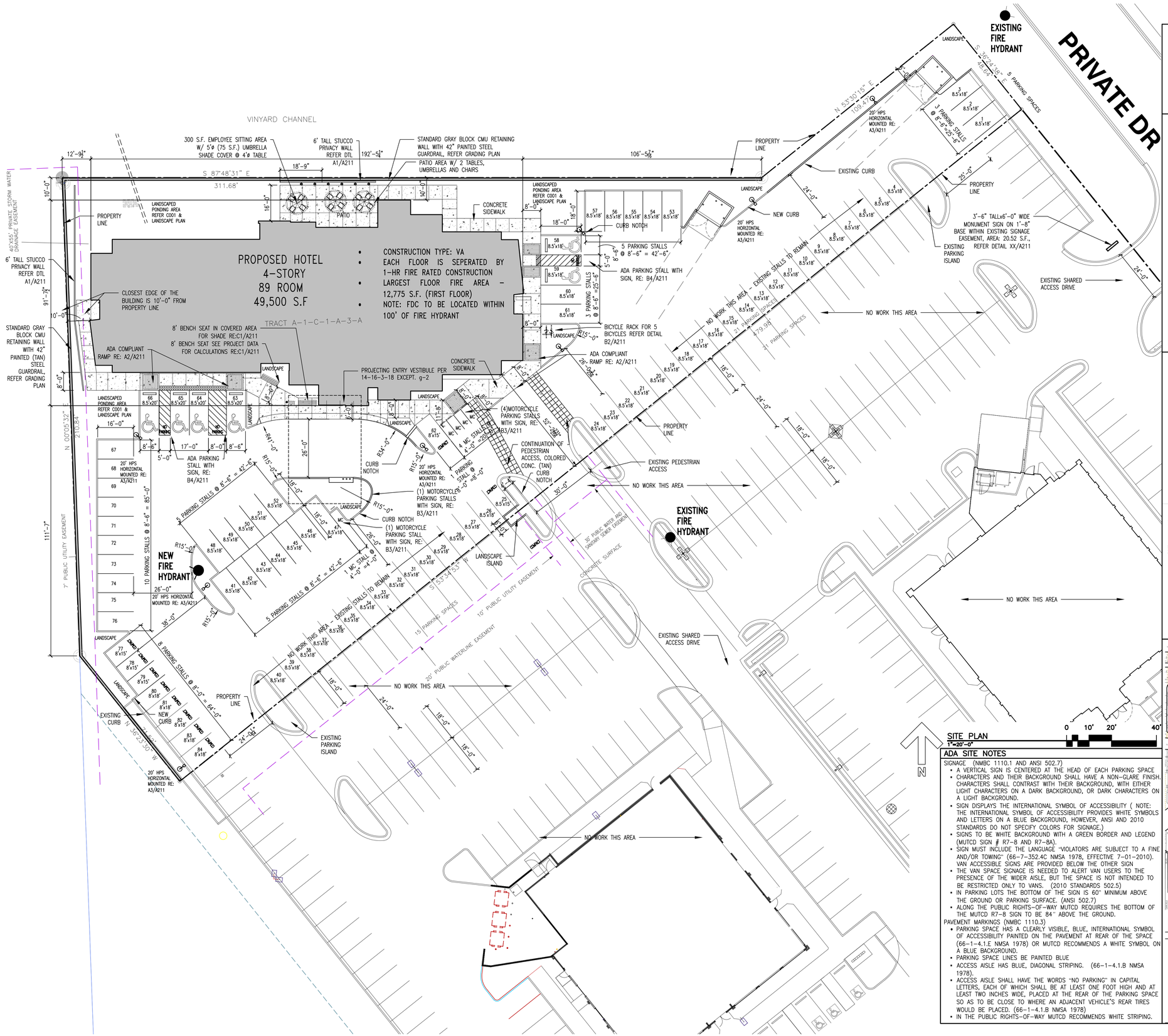


SITE PLAN
1"=20'-0"

0 10' 20' 40'

ADA SITE NOTES

SIGNAGE (NMBC 1110.1 AND ANSI 502.7)

- A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE
- CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.)
- SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A).
- SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN
- THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5)
- IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7)
- ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND.

PAVEMENT MARKINGS (NMBC 1110.3)

- PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND.
- PARKING SPACE LINES BE PAINTED BLUE
- ACCESS AISLE HAS BLUE, DIAGONAL STRIPING. (66-1-4.1.B NMSA 1978).
- ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978)
- IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.

WRITTEN PROJECT SUMMARY

The proposed project is limited service four story hotel building with eighty-nine (89) guest suites. The first story is 12,775 s.f. and each upper story is approximately 12,100 s.f. for a total building area of 49,075 square feet. The proposed use of the building will be a short term stay hotel which is allowed within SU-1 C-3 & IP permissive uses.

DRAWING INDEX

1	A001	SITE PLAN
2	LS01	LANDSCAPE PLAN
3	C001	GRADING AND DRAINAGE PLAN
4	C002	UTILITY PLAN
5	A111	BUILDING ELEVATIONS
6	A211	ARCHITECTURAL DETAILS

PROJECT DATA

LEGAL DESCRIPTION: TR A-1-C-1-A-3-A PLAT OF TRS A-1-C-1-A-2-A & A-1-C-1-A-3-ACRYER PROPERTY (A REPL OF TRS A-1-C-1-A-2 & A-1-C-1-A-3 CRYER PROPERTY) CONT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
ZONING:
SU-1 C-3 & IP USES
AREAS:
TRACT AREA: 1.3952 ACRES (60,775 S.F.)
BUILDING FOOTPRINT: 12,775 SF
TOTAL BUILDING AREA: 49,500 S.F.
F.A.R.: .807
PERCENTAGE OF SITE SURFACE COVERED WITH BUILDINGS = 21.0%

EXTERIOR MAJOR FACADE SEATING REQUIREMENTS:
192 L.F./25 FT = 8 SEATS REQUIRED X 2' PER SEAT LENGTH = 16' LINEAR FEET REQ'D
TOTAL BENCH LENGTH PROVIDED = 2 BENCHES AT 8' FOR A TOTAL OF 8 SEATS

PARKING DATA: PROPOSED USE-HOTEL	
PARKING REQUIRED (1 Per UNIT)	89 STALLS
TOTAL PARKING PROVIDED	84 STALLS
ADA PARKING REQUIRED	4 STALLS
ADA PARKING PROVIDED	5 STALLS
BICYCLE PARKING REQUIRED (MOTEL)	0
BICYCLE PARKING PROVIDED	5
MOTORCYCLE PARKING REQUIRED	3 STALLS
MOTORCYCLE PARKING PROVIDED	5 STALLS

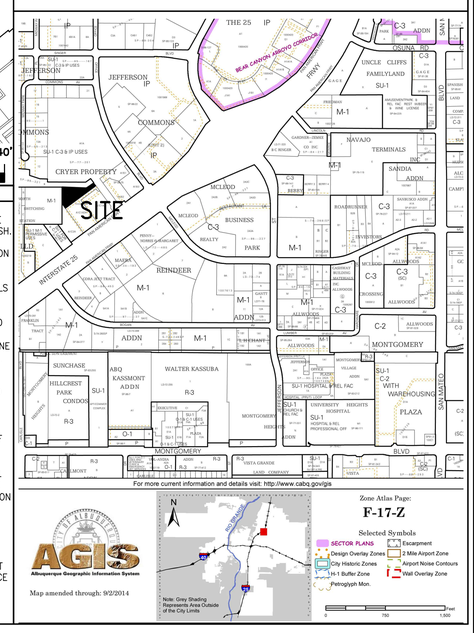
PROJECT NUMBER: _____
Application Number: _____

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	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Charles Wilkins	12-15-15
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



peter butterfield
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albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
10/27/15
REGISTERED ARCHITECT

DRAWING NAME

REVISIONS

HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE RESCUE
PLANS CHECKING DIVISION
SQ.FT. 49,500 CONSTRUCTION TYPE V
GPM 3000 NUMBER OF HYDRANTS 3
APPROVED / DISAPPROVED
SIGNATURE / DATE/ NUMBER/ DATE

12,775 s.f. Fire Hydrants (2 existing)

Site Development Plan For Building Permit
Proposed 89 Room Hotel
4875 Pan American West Freeway NE
Albuquerque, NM

SHEET NO. A001