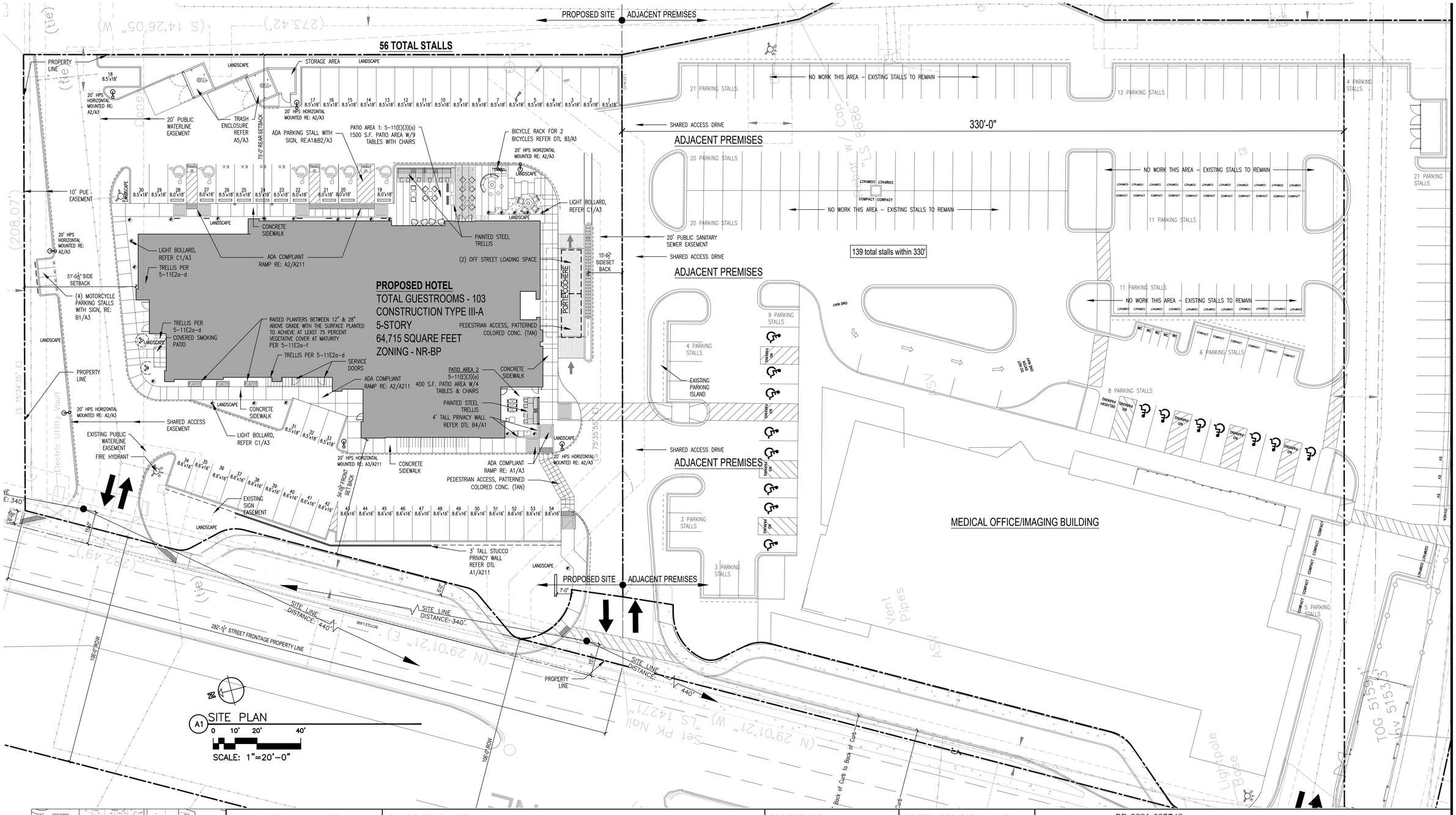

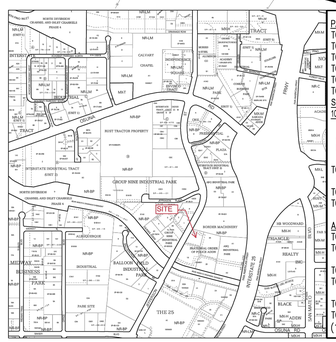

PARKING CALCULATIONS	HOTEL
TOTAL GUESTROOMS	103
TOTAL PARKING STALLS REQUIRED	103
TOTAL STALLS PROVIDED ON SITE	54
TOTAL EV CHARGING STALLS	4
TOTAL EV CREDIT	+4
TOTAL CREDITED STALLS	58

SHARED PARKING CALCULATIONS
103 STALLS (HOTEL) + 173 (MEDICAL OFFICE) = 226 STALLS REQUIRED
1.22 (PLANNING DEPT. ADMINISTRATION LETTER DATED SEPTEMBER 11, 2023)

TOTAL ADJACENT SITE STALLS:	173	STALLS
TOTAL ON SITE STALLS PROVIDED:	58	STALLS
TOTAL STALLS PROVIDED:	231	STALLS

ADDITIONAL HOTEL PARKING REQUIREMENTS

TOTAL MOTORCYCLE STALLS REQUIRED	3	
TOTAL MOTORCYCLE STALLS PROVIDED	4	
TOTAL BICYCLE STALLS REQUIRED	2	
TOTAL BICYCLE STALLS PROVIDED	2	
TOTAL ADA STALLS REQUIRED	4	
TOTAL ADA STALLS PROVIDED (1 VAN ACCESSIBLE)	6	

FACADE DESIGN DATA

5-11(E)(2) Façade Design 5-11(E)(2)(a) General	FACADE & FEATURE LENGTH CALCULATIONS	3. Each street-facing façade longer than 100 feet incorporate at least 1 of the following additional features:	
(2) Each street-facing façade shall incorporate at least 2 of the following features along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet.	FACADE LENGTH: 172' / 30% = 51.6 LINEAR FEET	q. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.	WALL PLANE PROJECTIONS: 4 PROVIDED
d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.	TRELLIS LENGTH PROVIDED: 53 LINEAR FEET (31% OF FACADE LENGTH)	e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.	CHANGE IN PARAPET HEIGHT 3 PROVIDED
f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.	PLANTER LENGTH PROVIDED: 18 LINEAR FEET (12% OF FACADE LENGTH)	5-11(E)(3) Outdoor Seating and Gathering Areas 5-11(E)(3)(a) General 1. For all other uses, each primary building containing more than 30,000 square feet of gross floor area shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of building gross floor area	OUTDOOR SEATING 2 AREAS PROVIDED AREA 1 - 1500 S.F. AREA 2 - 400 S.F.
	TOTAL FACADE FEATURE LENGTH PROVIDED: 82 LINEAR FEET (43% OF FACADE LENGTH)		

PROJECT DATA

LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 1-B-1 FRATERNAL ORDER OFPOLICE ADDITION (BEING COMPRISED OF LOTS 1-A AND 1-BFRATERNAL ORDER OF POLICE ADDITION) CONT 1.4572 AC ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONING:
NR-BP

BUILDING COVERAGE:
THE PERCENTAGE OF A LOT THAT IS COVERED BY BUILDING FOOTPRINTS.

SITE AREA:	63,476
SFBLDG FOOTPRINT:	14,432 SF
PERCENTAGE OF A LOT THAT IS COVERED BY BUILDING FOOTPRINT:	22.7%

WRITTEN PROJECT SUMMARY

THE PROPOSED PROJECT IS LIMITED SERVICE FIVE STORY HOTEL BUILDING WITH ON-HUNDRED THREE (103) GUEST SUITES. THE FIRST STORY IS 14,155 S.F. AND EACH UPPER STORY IS APPROXIMATELY 12,640 S.F. FOR A TOTAL BUILDING AREA OF 64,715 SQUARE FEET. THE PROPOSED USE OF THE BUILDING WILL BE A SHORT TERM STAY HOTEL WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES.

DRAWING INDEX

1	AS-1	SITE PLAN
2	LS01	LANDSCAPE PLAN
3	C001	GRADING AND DRAINAGE PLAN
4	C002	UTILITY PLAN
5	A-1	BUILDING ELEVATIONS
6	A-2	BUILDING ELEVATIONS
7	A-3	ARCHITECTURAL DETAILS

PROJECT NUMBER: PR-2021-005746

Application Number: SI-2023-01893

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date	Code Enforcement	Date
ABCWUA	Date	* Environmental Health Department (conditional)	Date
Parks and Recreation Department	Date	Solid Waste Management	Date
Hydrology	Date	Planning Department	Date

pba
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13013 glenwood hills ct. ne
albuquerque nm 87111
(ph) 505 514 1364

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
11/16/23
REGISTERED ARCHITECT

DRAWING NAME

REVISIONS

Site Development Plan For Building Permit
Proposed 98 Room Hotel
5910 Jefferson St NE, Albuquerque, NM

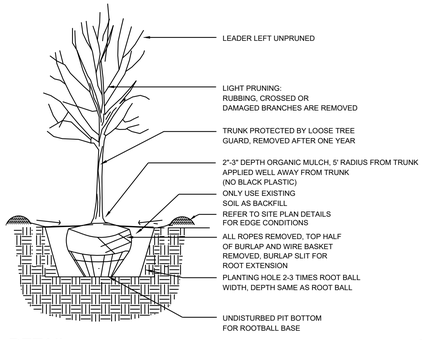
SHEET NO.
AS-1
11/16/23

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	COVERAGE
DECIDUOUS TREES					
	6	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B	MEDIUM	1,256
	2	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	2" B&B	MEDIUM	315
	8	LAGERSTROEMIA 'CHEROKEE' / CHEROKEE RED CRAPE MYRTLE	15 GAL	MEDIUM	28
	8	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	2" B&B	MEDIUM	315
DECIDUOUS SHRUBS					
	8	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SPIREA	1 GAL	LOW	15
	10	HIBISCUS SYRIACUS / ROSE OF SHARON	5 GAL	MEDIUM	78
EVERGREEN SHRUBS					
	30	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH	5 GAL	RW	12
	34	ERICAMERIA LARICIFOLIA / TURPENTINE BUSH	5 GAL	LOW	12
GRASSES					
	23	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL	LOW	7
GROUNDCOVERS					
	53	TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL	MEDIUM	3

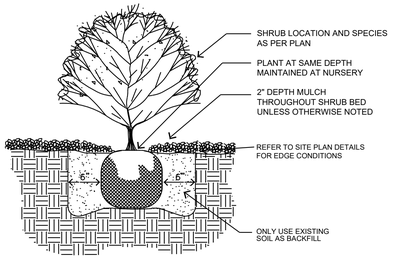
MATERIALS

SYMBOL	DESCRIPTION
	LARGE BOULDER

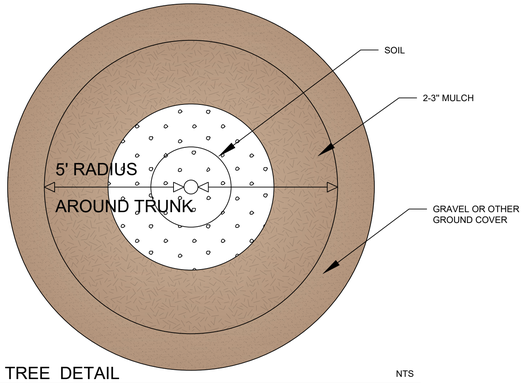
SYMBOL	DESCRIPTION
	MOUNTAINAIR BROWN CRUSHER FINES 3" DEPTH OVER FILTER FABRIC
	MOUNTAINAIR BROWN 7/8" 3" DEPTH OVER FILTER FABRIC
	NATIVE MULCH SHREDDED WOOD MULCH 3" DEPTH NO FILTER FABRIC
	2-4" BLUE SAIS 4" DEPTH OVER FILTER FABRIC



1 TREE DETAIL NTS



2 SHRUB DETAIL NTS



3 TREE DETAIL NTS

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.
3. ALL MAINTENANCE FOR LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. MAINTENANCE OF STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY, LIVING, AND ATTRACTIVE CONDITION.
4. ALL ON-SITE PLANT MATERIAL, NOW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCH'S SURFACE AT A RATE OF SIX (6) 2.0 GPH EMITTERS PER TREE AND TWO (2) 2.0 GPH EMITTERS PER SHRUB.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER-CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE.
6. 6.PLANTINGS IN CLEAR SIGHT TRIANGLE NOT TO OBSTRUCT LINE OF VISION FROM 3' HEIGHT TO 8' HEIGHT'.
7. 5-6(C)(9)(A) ALL PLANTING OF VEGITATED MATERIALS OR INSTALLATION OF ANY LANDSCAPING, BUFFERING OR SCREENING MATERIAL IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF WAY. PLEASE ALSO SEE IDO 5-6(C)(9)(B) AND 5-6(C)(9)(C).

SITE DATA

GROSS LOT AREA	64,715 SF
BUILDING AREA	14,329 SF
NET LOT AREA (NET.)	50,386 SF

LANDSCAPE AREA (LAN.)

REQUIRED	7,558 SF (15% OF NET.)
PROPOSED	13,205 SF (26% OF NET.)

VEGETATION COVERAGE (VEG.)

REQUIRED	5,669 SF (75% OF LAN.)
PROPOSED	12,930 SF (171% OF LAN.)

GROUND-LEVEL PLANTS COVERAGE

REQUIRED	1,417 SF (25% OF VEG.)
PROPOSED	2,020 SF (35% OF VEG.)

STREET TREES (1 PER 25 LF)

REQUIRED	10
PROPOSED	9

*NOTE: WE COULDN'T FIT ALL 10 STREET TREES DUE TO EASEMENT RESTRICTIONS

PARKING LOT TREES
(1 PER 10 PARKING SPACES)

REQUIRED	6
PROPOSED	8

TOTAL

REQUIRED	16 TREES
PROPOSED	17 TREES

NOTE:
ALL CALCULATIONS MEET ALL REQUIRED IDO LANDSCAPE STANDARDS EXCEPT STREET TREES, SEE NOTE ABOVE.

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McALLEN
650
REGISTERED
LANDSCAPE ARCHITECT
2/6/24

Date: 4/4/2023
Revisions:
- 6/29/2023
- 1/16/2024
- 2/6/2024

Drawn by: BH
Reviewed by: CM

5910 Jefferson Landscape Design

Albuquerque, NM

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

Sheet Number:
LS-01

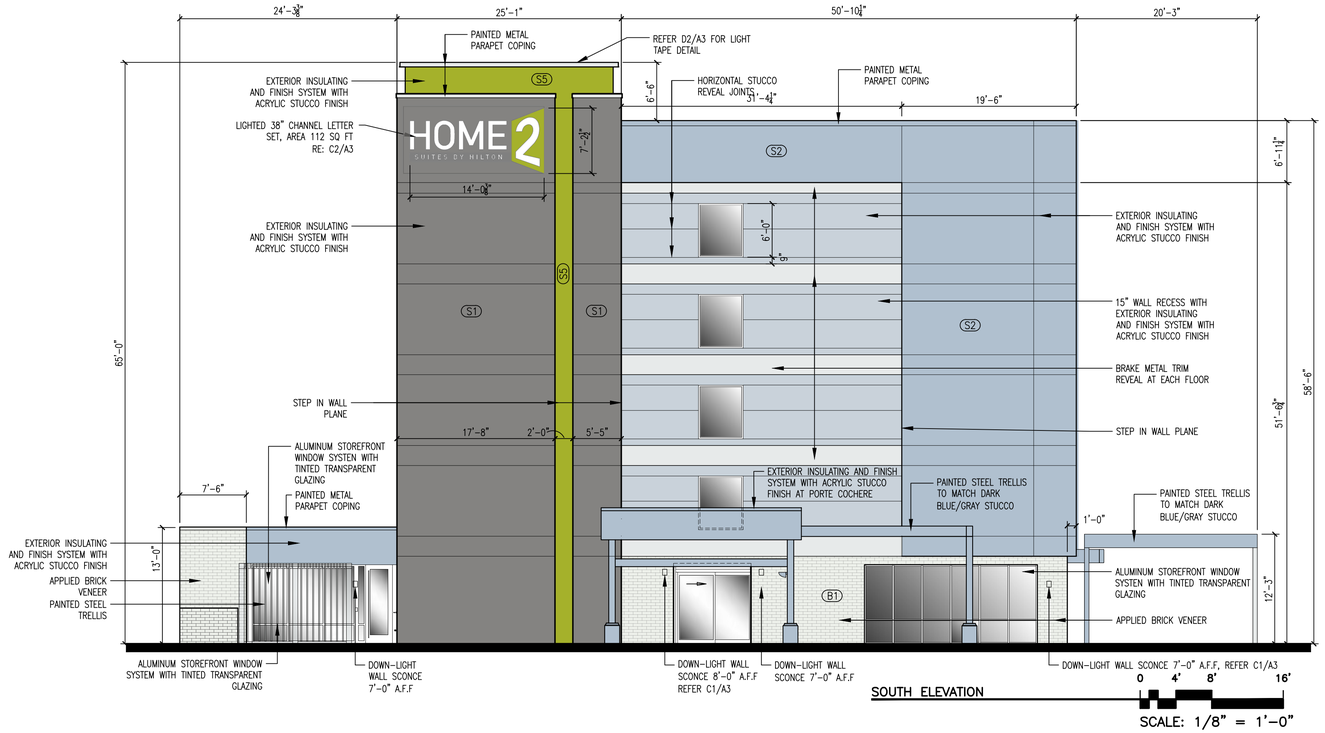
(#)	COLOR LEGEND				
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME	LEGEND
(S1)	STUCCO FINISH	DARK GRAY	BENJAMIN MOORE CC544	OVERCOAT	
NOTES: TOWER					
(S2)	STUCCO FINISH	DARK BLUE/GRAY	BENJAMIN MOORE CC770	DENIM WASH	
NOTES: BIKE RACK, TRELLIS, DUMPSTER ENCLOSURE/GATES					
(S3)	STUCCO FINISH	MEDIUM BLUE/GRAY	BENJAMIN MOORE CC938	ICE SCULPTURE	
NOTES: WALL FIELD					
(S4)	STUCCO & PAINT FINISH	LIGHT BLUE/GRAY	BENJAMIN MOORE CC212660	GRAY CLOUD	
NOTES: PAINT METAL TRIM TO MATCH, REAR TOWER					
(S5)	STUCCO FINISH	GREEN	BENJAMIN MOORE 398	FLOWER POWER	
NOTES: TOWER ACCENT					
(B1)	BRICK VENEER	LIGHT GRAY/WHITE			
NOTES: ACCENT AT FIRST FLOOR					

SIGNAGE INFORMATION DATA TABLE

SIGNAGE LOCATION	REQUIREMENT SHALL NOT EXCEED THE FOLLOWING PERCENTAGES OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS: 15%	PROPOSED
EAST	10,975X15% = 1646.25 SF. FT.	63.2 SQUARE FEET
NORTH	4,591X15% = 688.65 SF. FT.	63.2 SQUARE FEET
WEST	10,253X15% = 1537.95 SF. FT.	70.38 SQUARE FEET
SOUTH	4,906X15% = 737.9 SF. FT.	70.38 SQUARE FEET

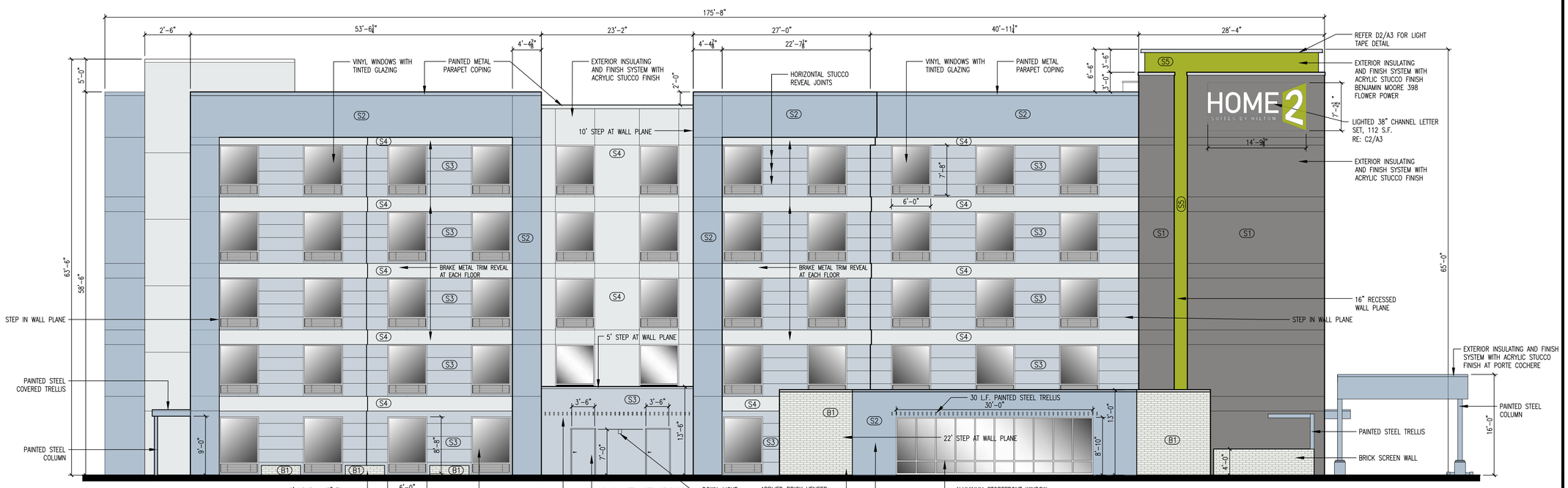
SIGN DATA TABLE

LOCATION	REQUIREMENT	ALLOWABLE SIGNAGE AREA	PROPOSED SIGNAGE AREA
WEST	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	10,253x15% = 1,537 SF	112 S.F.
SOUTH	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	4,906x15% = 735 SF	112 S.F.
EAST	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	10,795x15% = 1,619 SF	98 S.F.
NORTH	SHALL NOT EXCEED THE 15% OF FAÇADE AREA, INCLUSIVE OF DOOR AND WINDOW OPENINGS:	4,591x15% = 688 SF	98 S.F.



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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albuquerque nm 87111
(ph) 505 514 1364

STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
11/16/23
REGISTERED ARCHITECT

DRAWING NAME

REVISIONS

Site Development Plan For Building Permit
Proposed 98 Room Hotel
5910 Jefferson St NE, Albuquerque, NM

SHEET NO.
A-1

11/16/23

COLOR LEGEND					
MARK	MATERIAL	COLOR	MANUFACTURER & No.	COLOR NAME	LEGEND
S1	STUCCO FINISH	DARK GRAY	BENJAMIN MOORE CC544	OVERCOAT	
NOTES: TOWER					
S2	STUCCO FINISH	DARK BLUE/GRAY	BENJAMIN MOORE CC770	DENIM WASH	
NOTES: BIKE RACK, TRELLIS, DUMPSTER ENCLOSURE/GATES					
S3	STUCCO FINISH	MEDIUM BLUE/GRAY	BENJAMIN MOORE CC938	ICE SCULPTURE	
NOTES: WALL FIELD					
S4	STUCCO & PAINT FINISH	LIGHT BLUE/GRAY	BENJAMIN MOORE CC212660	GRAY CLOUD	
NOTES: PAINT METAL TRIM TO MATCH, REAR TOWER					
S5	STUCCO FINISH	GREEN	BENJAMIN MOORE J98	FLOWER POWER	
NOTES: TOWER ACCENT					
B1	BRICK VENEER	LIGHT GRAY/WHITE			
NOTES: ACCENT AT FIRST FLOOR					

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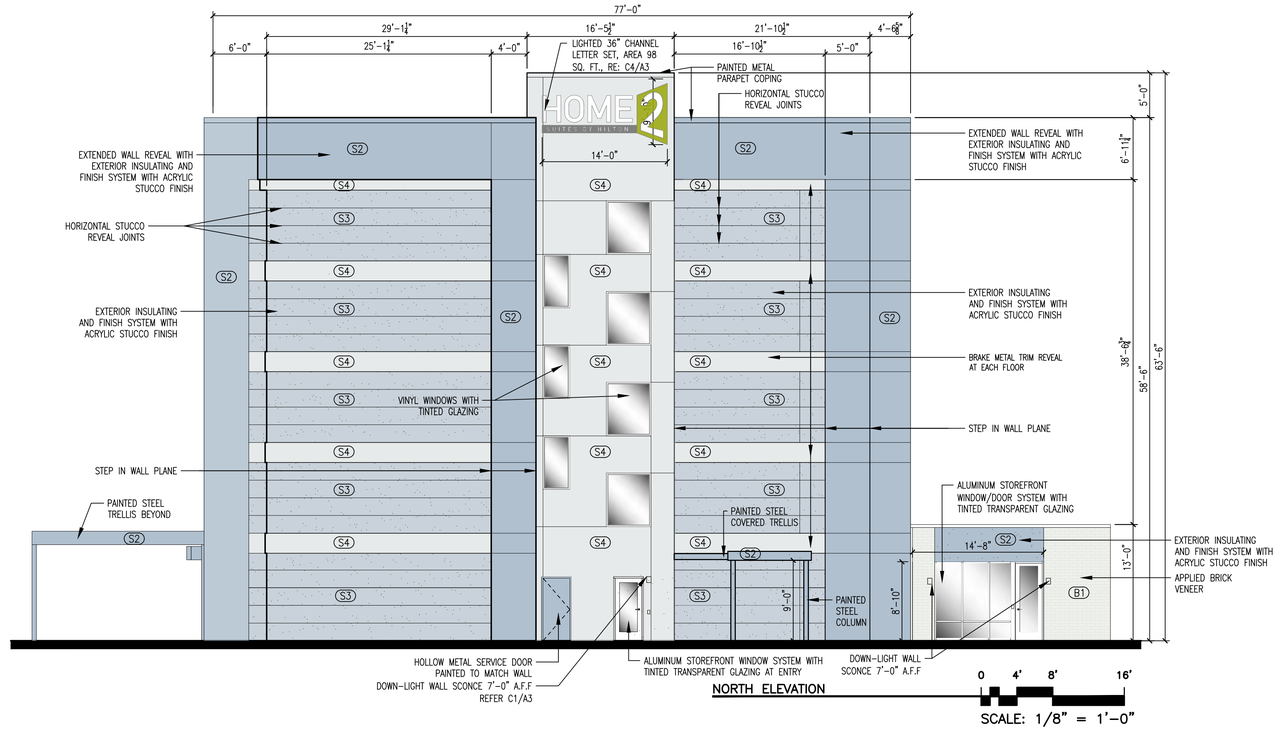
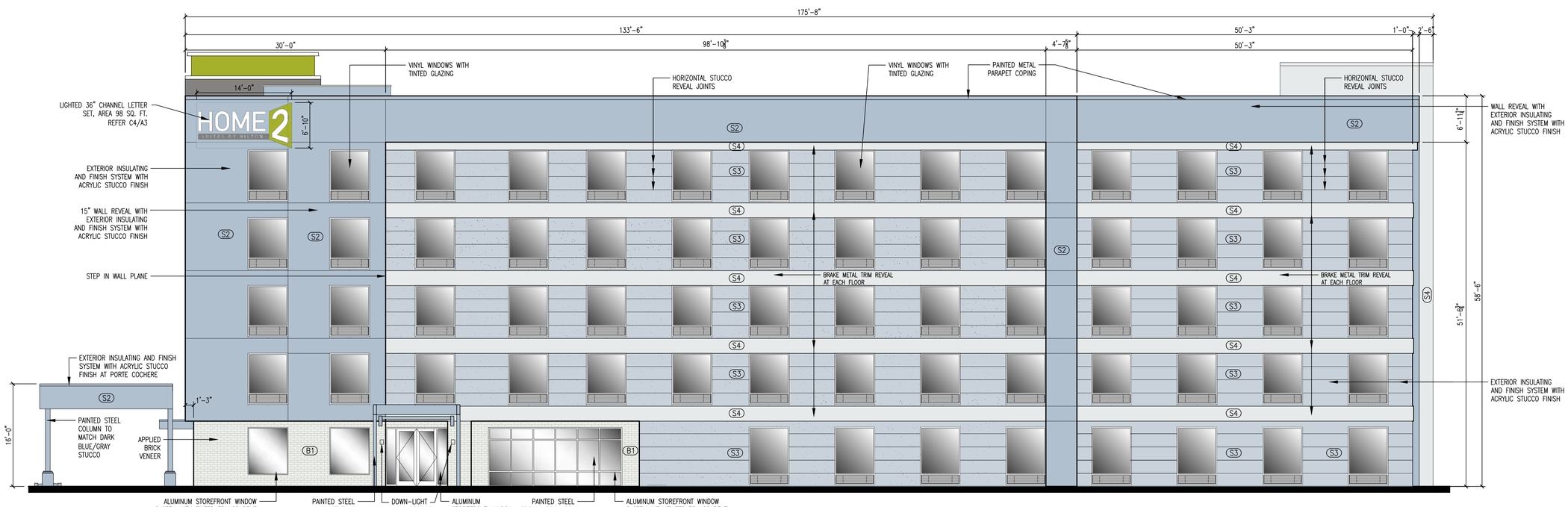


NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

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STATE OF NEW MEXICO
PETER BUTTERFIELD
NO. 3850
11/16/23
REGISTERED ARCHITECT

DRAWING NAME

REVISIONS

Site Development Plan For Building Permit
Proposed 98 Room Hotel
5910 Jefferson St NE, Albuquerque, NM

SHEET NO.
A-2

11/16/23

EROSION CONTROL NOTES:

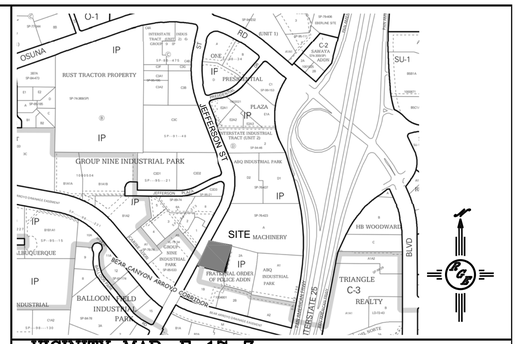
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

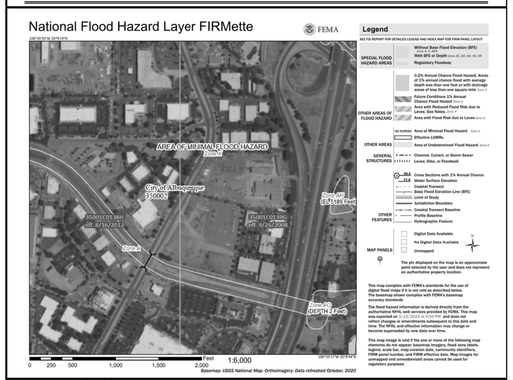
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



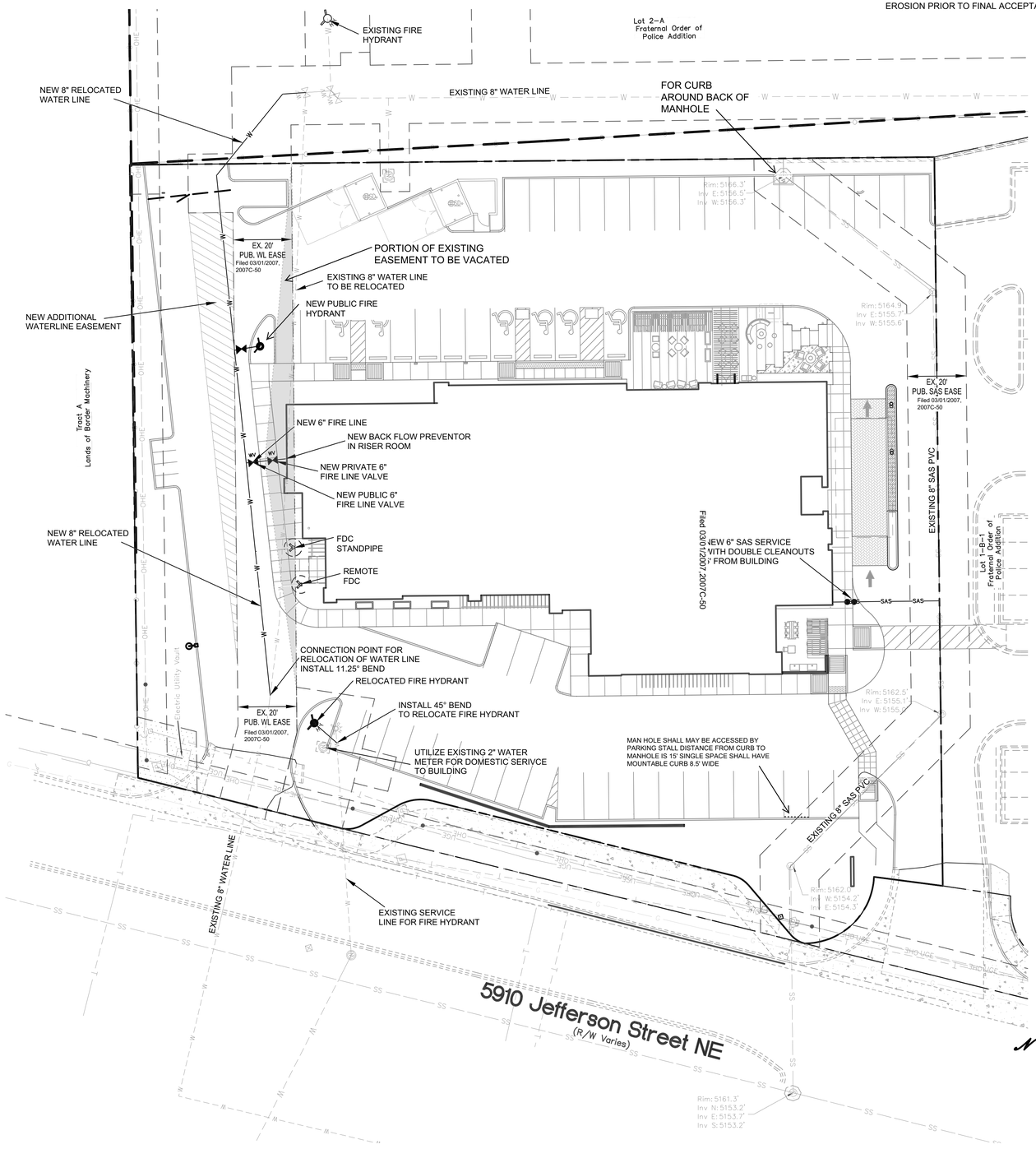
VICINITY MAP: E-17-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 1-A-1, FRATERNAL ORDER OF POLICE ADDITION
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO



LEGEND

SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
SAS	PROPOSED SEWER LINE
W	PROPOSED WATER LINE
WV	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING WATER METER
	BOUNDARY
	PROPOSED ADDITIONAL EASEMENT

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER 1/30/24 DAVID SOULE P.E. #14522	LOT 1-A-1, FRATERNAL ORDER OF POLICE ADD. 5910 Jefferson Street NE UTILITY PLAN Rio Grande Engineering PO BOX 93924 ALBUQUERQUE, NM 87199 (505) 321-9099	DRAWN BY DEM DATE 5-13-23 5910 Jefferson St (Hotel Site).dwg SHEET # C1 JOB #

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DFT Project No.:_____
DFT Application No.:_____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

5901 JEFFERSON HOTEL

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS 1-A-1 FRATERNAL ORDER OF POLICE ADDITION

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		8"	RELOCATE EX. WL AND HYDRANT	EX. PUBLIC WATERLINE EASEMENT	EX. ALIGNMENT	NEW ALIGNMENT	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

DAVID SOULE

NAME (print)

RIO GRANDE ENGINEERING

FIRM

SIGNATURE - date

DEVELOPMENT FACILITATION TEAM APPROVALS

PLANNING - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(Rev. 2-16-18)