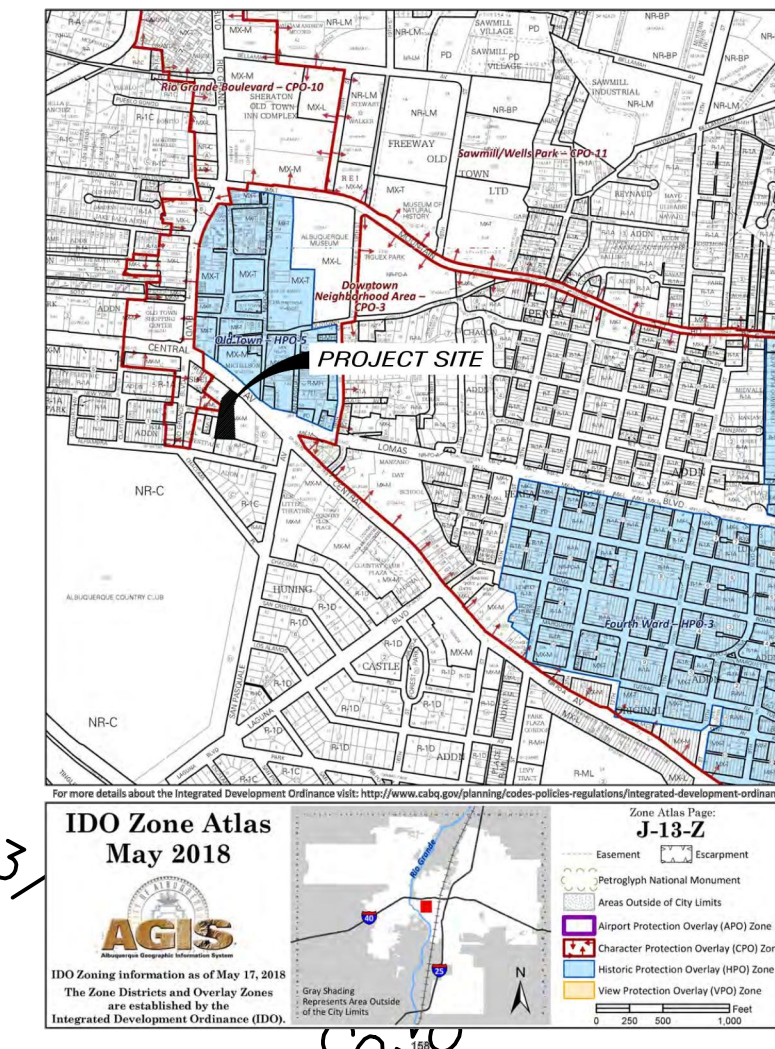


LOT 7A, BLK. B
WESTPARK ADDITION
5/21/1998, BK. 98C, PG. 146

PER QUITCLAIM DEED
FILED 11/28/1984
BK D226-A, PG 500-552
NOT SHOWN ON
M.R.G.C.D. MAP 43

LOT C
SHELL SUBD. NO. 1
4/23/1969, BK. C07, PG. 58

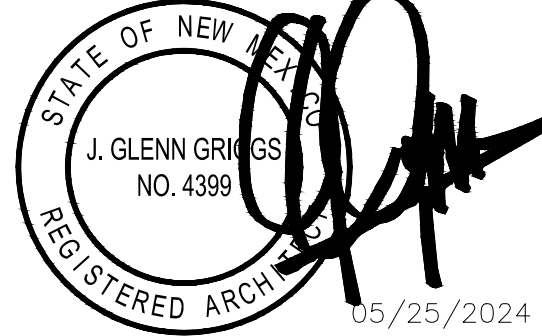
WILLIS PL. SW
60' R.O.W. (BK 98C, PG 146)



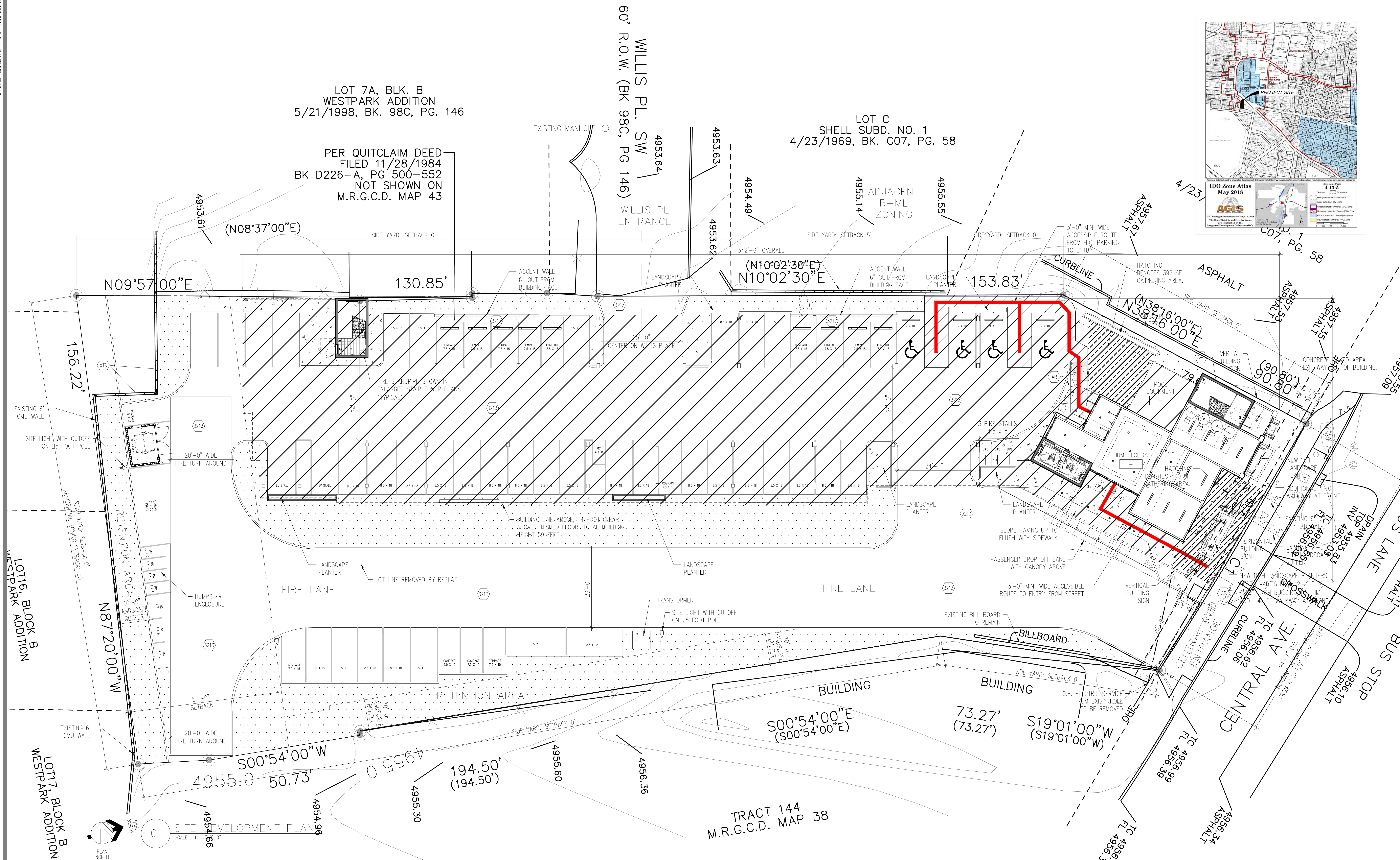
hospitality
design
management

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5/25/2024
SAP-CONSULTANT SEAL



TRACT 144
M.R.G.C.D. MAP 38

01 SITE DEVELOPMENT PLAN
SCALE: 1" = 30'-0"

SITE DATA	BUILDING DATA	PARKING DATA	LEGEND	COMPLIANCE WITH 5-11(E)	KEY NOTES																											
SITE AREA: Tract 145-a and tract 145-b have been re-platted to combine them into one tract comprising 1.0903 acres. ZONING: Property is in a MX-M moderate intensity zone and not in an overlay zone. Project is on a premium transit corridor. Project abuts a parcel zoned RT-C on the south and a parcel zoned R-ML to the west, separated by an existing 6' high CMU wall. LANDSCAPING: 10% of parking lot area in a premium transit corridor shall be landscaped. LANDSCAPED AREA PROVIDED: 10,010 SF (20.9%) (Excluding Landscape Planters) SETBACKS: UC-MS-PT (min-max) FY - 0'/5' SY 0'/15' (5' @ R-ML) RY 0'/50' @ R1-C	PROPOSED USE: MIXED-USE: Hotel (R-2) over a Parking Structure (S-2) <table border="1"> <thead> <tr> <th>FLOOR</th> <th>AREA (SF)</th> <th>ROOM COUNT</th> </tr> </thead> <tbody> <tr> <td>FLOOR 4</td> <td>19,843</td> <td>28</td> </tr> <tr> <td>FLOOR 3</td> <td>21,402</td> <td>46</td> </tr> <tr> <td>FLOOR 2</td> <td>21,402</td> <td>41</td> </tr> <tr> <td>FLOOR 1</td> <td>2,373</td> <td>0</td> </tr> <tr> <td>SUB-TOTAL</td> <td>65,020</td> <td>115</td> </tr> <tr> <td>S-2 (Parking Garage)</td> <td></td> <td></td> </tr> <tr> <td>FLOOR 1</td> <td>19,029</td> <td>0</td> </tr> <tr> <td>TOTAL</td> <td>84,049</td> <td></td> </tr> </tbody> </table> BUILDING HEIGHT (ALLOWABLE): 65'-0" BUILDING HEIGHT (DESIGNED): 60'-0"	FLOOR	AREA (SF)	ROOM COUNT	FLOOR 4	19,843	28	FLOOR 3	21,402	46	FLOOR 2	21,402	41	FLOOR 1	2,373	0	SUB-TOTAL	65,020	115	S-2 (Parking Garage)			FLOOR 1	19,029	0	TOTAL	84,049		TOTAL PARKING REQUIRED (TPR) 77 REDUCTIONS: Within a Premium Transit area and proximate to a Transit stop (50% Reduction minimum allowed) -38 Motorcycle parking (Per Table 5-5-4) 2 Bicycle parking (Per Table 5-5-5) 3 REDUCED PARKING REQUIRED 44 PARKING PROVIDED: 65 Full size parking spaces 32 Compact parking spaces (25% of tpr) 15 Motorcycle parking 7 Bicycle parking 3 Electric vehicle parking (2x2) 4 Accessible parking: 4 LOADING SPACE PROVIDED 1	LEGEND <ul style="list-style-type: none"> Red line: DENOTES ADA ACCESSIBLE ROUTE FROM: 1. PUBLIC WAY (CENTRAL AVE.) TO BUILDING ENTRY. 2. ACC. PARKING TO BUILDING ENTRY. Black line: BOUNDARY LINE PER SURVEY Black line: SETBACK LINE Black line: BUILDING OVERHEAD Black line: CONC SIDEWALK Diagonal lines: GATHERING AND SEATING AREA Stippled area: LANDSCAPED AREA (XX% OF SITE) 	COMPLIANCE WITH 5-11(E) 5-11(E)(1) GROUND FLOOR HEIGHT - Clear height (to 1st floor): 14'-0" 5-11(E)(2)(a) FACADE DESIGN # 1. Agreed. # 2. Each street facing facade shall incorporate 2 of the following features: (3 provided) - Windows on upper floors. - Arcades, Trellises, - Raised planters between 12" and 28" (18" high provided). # 3. N/A - Street facing facade is less than 100 feet in length. # 4. N/A - There are no accessory buildings. 5-11(E)(2)(b) URBAN CENTERS ... AND PREMIUM TRANSIT CENTERS #1 Windows on the upper floors shall be recessed not less than 2".	KEY NOTES #2 Each ground floor of a street facing facade shall include 30% of its surface in transparent windows and/or doors. #3 Each street facing facade shall incorporate at least 3 of the following features: (3 provided) - Windows on the upper floors. - Arcades, Trellises, - Raised planters between 12" and 28" (18" h provided). #4 Each street facing facade longer than 50' shall incorporate 2 of the following additional features: (2 provided) - Offset, reveal or pilaster no less than 2' in width, projecting at least 6" in depth and repeating every 25' of facade length. - Three dimensional cornice, different in material from the primary facade and project at least 3" from the facade a cornice shall be no shorter than 18". #5 Outdoor Seating and Gathering Areas. - Two areas provided.
FLOOR	AREA (SF)	ROOM COUNT																														
FLOOR 4	19,843	28																														
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TOTAL	84,049																															

CAMBRIA hotels
DEVELOPED BY
GATEHOUSE CAPITAL
FOR ALVARADO HOTELS

2026 CENTRAL AVENUE
ALBUQUERQUE, NM
APPLICATION #: SI-2024-00597

SITE DEVELOPMENT
SUBMITTAL
MAY 24, 2024

DATE (YY/MM/DD)	REVISION DESCRIPTION
01/17/23	30% BRAND SUBMITTAL
02/16/23	01 REVISED 30% DESIGN SUBMITTAL WITH REVISED OWNER DIRECTION
07/31/23	60% DESIGN DEVELOPMENT BRAND SUBMITTAL
11/20/23	60% DESIGN DEVELOPMENT BRAND RESUBMITTAL, WITHOUT INTERIOR DESIGN

PROJECT NUMBER: 2023-009688
Application Number: SI-2024-00597

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

DET SITE DEVELOPMENT PLAN APPROVAL:

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

ELECTRONIC PRINT DATE STAMP
Wednesday, June 12, 2024 4:28:50 PM

ELECTRONIC PLANNAME STAMP
CALB_SD1-1_DP1.dwg

PLAN NORTH
PLAN SCALE
1/16" = 1'-0"

PLAN TITLE
SITE DEVELOPMENT PLAN

SITE DEVELOPMENT
PLAN

PLAN NUMBER
SD1-1

The attached has been prepared by the design team responsible for this information, and is not to be used for any other purpose without the written consent of the design team.