

VICINITY MAP
SCALE: 1" = 60'-0"

PROJECT NUMBER: PR-2024-010846
Application Number : SP-2025-00043
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
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Healt Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date
*Environmental Health, if necessary	

1 SITE PLAN
SCALE: 1"=20'-0"

LEGEND	
	EXIST. CONTROL BOX
	EXIST. PULLBOX
	EXIST. TRAFFIC SIGNAL BOX
	EXIST. POWER POLE
	EXIST. FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	DIRECTION SIGN
	DENOTES TRANSFORMER LOCATION
	GREASE TRAP
	ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
	PROPERTY LINE
	ULTILITY LINE

KEY NOTES:	
1.	8'-6"x16'-0" PUBLIC PARKING SPACE, TYPICAL, 2 FT OVERHANG
2.	11'-0"x16'-0" VAN ACCESSIBLE PARKING SPACE, 2 FT OVERHANG
3.	8'-6"x18'-0" TYP. ACCESSIBLE PARKING SPACE
4.	ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING
5.	TRASH ENCLOSURE SURROUNDED BY 8' CMU WALL WITH EIFS FINISH
6.	25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CONNER.
7.	ENHANCED PAVING AT MAIN ENTRY AUTO COURT
8.	ALL ADA CURB RAMPS TO BE CONSTRUCTED/REBUILT TO CURRENT ADA STANDARDS AND TO INCLUDE TRUNCATED DOMES.

GENERAL NOTES:	
1.	ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
2.	ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
3.	LANDSCAPING, FENCING, AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
4.	ALL UNUSED CURB CUTS SHAUL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
5.	ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS
6.	A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
7.	EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.
8.	WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
9.	SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO 5-12 AND TABLE 5-12-3.
10.	LANDSCAPE TO MEET SPECIFICATIONS IN IDO 5-8(C)(4)
11.	THE SITE IS DESIGNED IN ACCORDANCE WITH IDO STANDARDS 14-16-2-4(C) MX-M ZONE DISTRICT AND 14-16-3-4(i) NOB HILL/HIGHLAND CPO-8.
12.	HOTEL USE SHALL COMPLY WITH USE SPECIFIC STANDARDS 14-16-4-3(D)(15) HOTEL OR MOTEL.
13.	BAR AND RESTAURANT USE SHALL COMPLY WITH USE SPECIFIC STANDARDS 14-16-4-3(d)(8) BAR, NIGHTCLUB, RESTAURANT, AND TAP ROOM OR TASTING ROOM
14.	PER 14-16-3-4(i)(5)(A)(1) VEHICULAR ACCESS TO THE SITE IS PROVIDED ALONG BRYN MAWR AND THROUGH THE ALLEY TO THE EAST OF THE SUBJECT PROPERTY.
15.	THE LIGHTING FOR THE HOTEL SHALL BE CONSISTENT WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING
16.	THE PROPOSED LIGHTING IS NOT LOCATED WITHIN 100 FT OF ANY RESIDENTIAL ZONE DISTRICT.
17.	ILLUMINATION SHALL BE PROVIDED ON THE SIDE FACING THE ALLEY, PURSUANT TO 14-16-5-8(E)(4)
18.	PER IDO TABLE 5-8-1, POLE HEIGHTS SHALL NOT EXCEED 25 FEET.
19.	PER IDO TABLE 5-8-2, THE APPLICABLE LIGHTING DESIGNATION IS LZ3. LIGHTING SHALL COMPLY WITH STANDARDS PROVIDED IN TABLE 5-8-3 (LIGHT TRESPASS) AND 5-8-5 (TOTAL LUMEN ALLOWANCE)

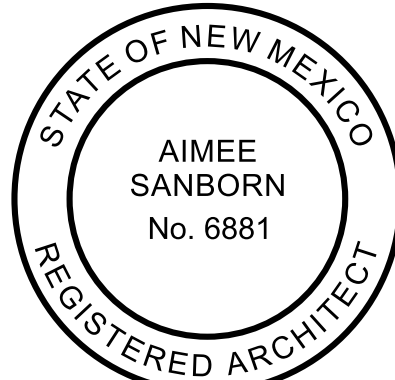
DEVELOPMENT SUMMARY:	
Use:	Mixed Use - Hotel (111 Rooms), Bar (2,961 sf), and Restaurant (1,295 sf).
Zoning:	MX-M
Overlay:	Nob Hill/Highland CPO-8
Centers and Corridors:	Main Street and Major Transit - Central Avenue
Premium Transit Station:	Nob Hill ART Station
Transit:	Routes 66, 16, 766, and 777
Bicycle Facilities:	Silver Avenue Bicycle Boulevard
Legal Description:	Lots 1 - 5, Block 41 University Heights Addition and Lot 1, Block 3 Monte Vista Addition 42,571 SF (1.08 Acres)
Net Site Area:	42,571 SF (1.08 Acres)
Zone Atlas Page:	K-16
Setbacks:	Front: 0'-0" Min., 15'-0" Max. Side: 0'-0" Min., 15'-0" Max. Street Side: 0'-0" Min., 15'-0" Max. Rear: 0 feet
Building Height:	Allowed (with Structured Parking Bonus): 42 feet Provided (with Structured Parking): 42 feet
Building Footprint:	25,784 SF
Parking:	Car Parking Required (UC-MS-PT): Hotel = 2 spaces/3 rooms: 74 Spaces Bar = 5/1,000 SF: 15 Spaces Restaurant = 3.5/1,000 SF: 5 Spaces Total Required: 95 Spaces Less Transit Reduction* @ 40% - 38 Spaces Total (after reductions): 57 Spaces
*5-5(C)(5)(d) 1 and 2	
Motorcycle Parking Required:	3 Spaces
Bicycle Rack Required:	3 Racks
Provided:	Parking Structure: 72 Spaces Alley Spaces: 17 Spaces Total: 89 Spaces
Motorcycle Space provided:	4 Spaces
Bicycle Rack provided:	3 Racks
Accessible Parking Required:	4 Spaces with 1 being a Van Space
Accessible Parking Provided:	4 Spaces with 1 being a Van Space

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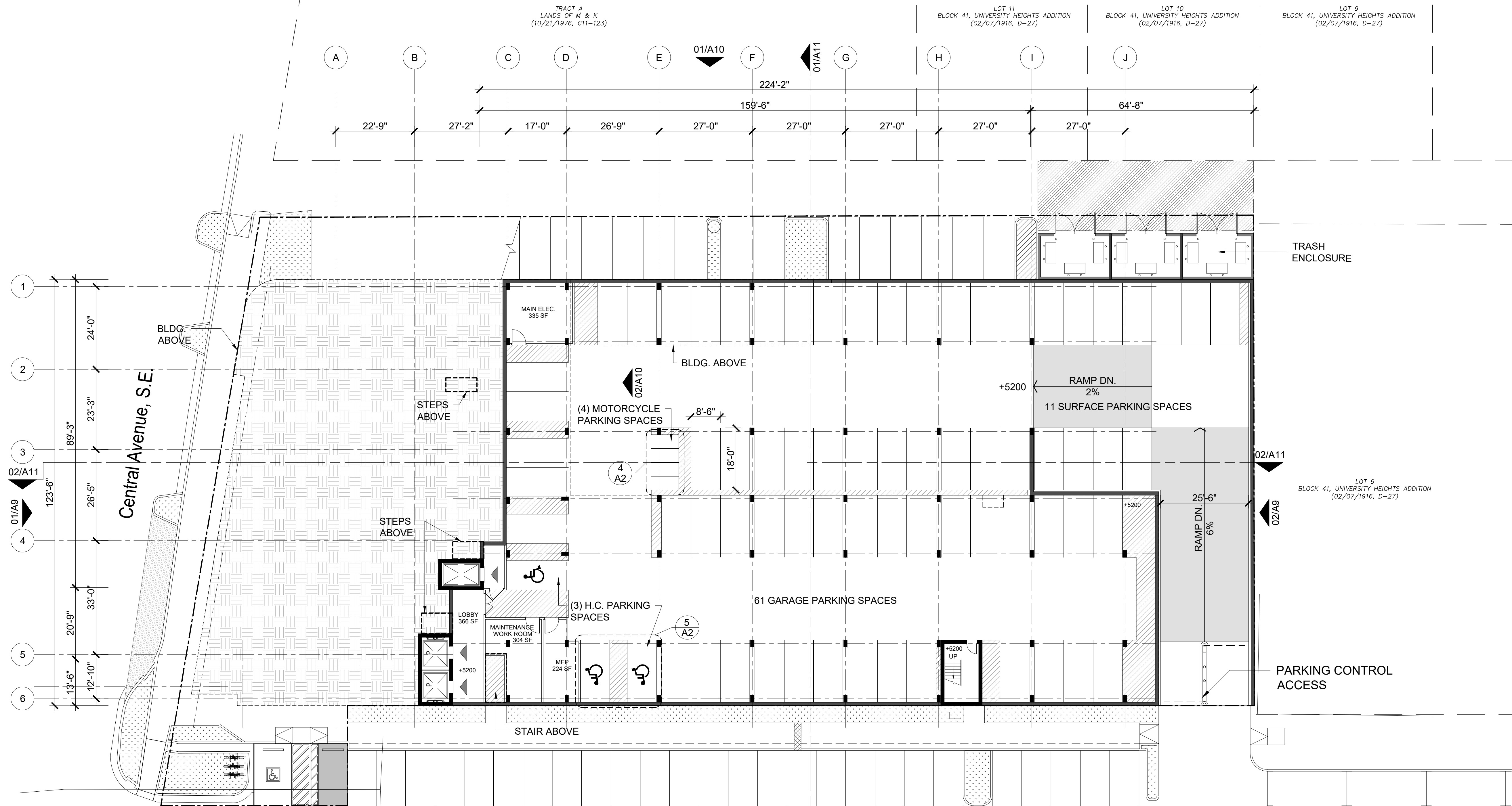
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SITE PLAN

SHEET NUMBER:



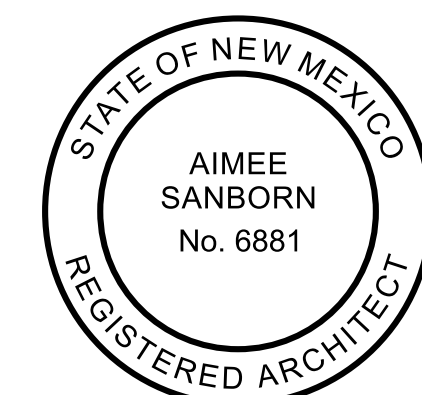
1 FLOOR PLAN - PARKING LEVEL
SCALE: 1/16"=1'-0"

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FLOOR PLAN

SHEET NUMBER:

A3

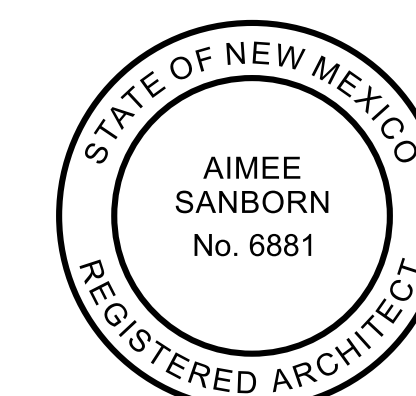


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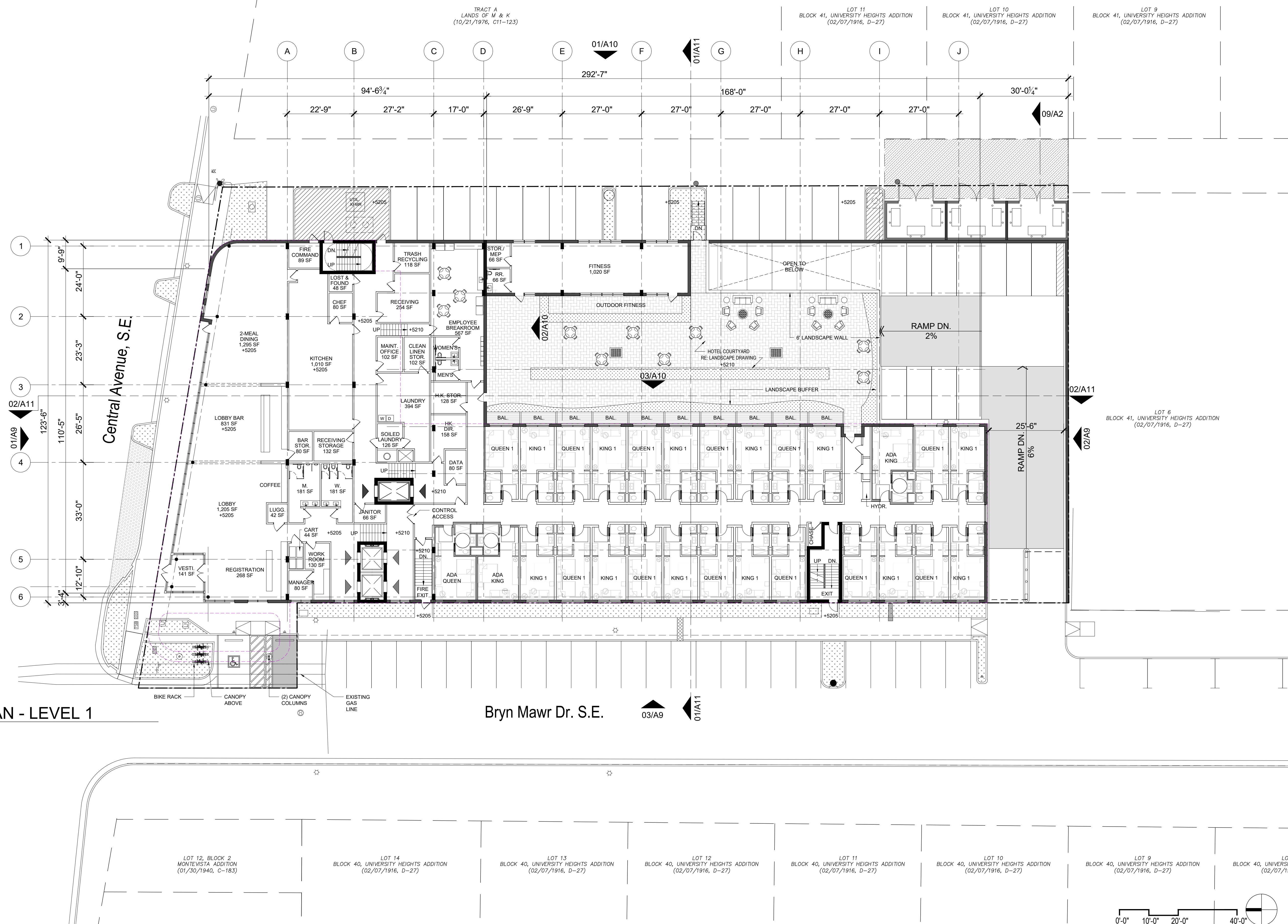
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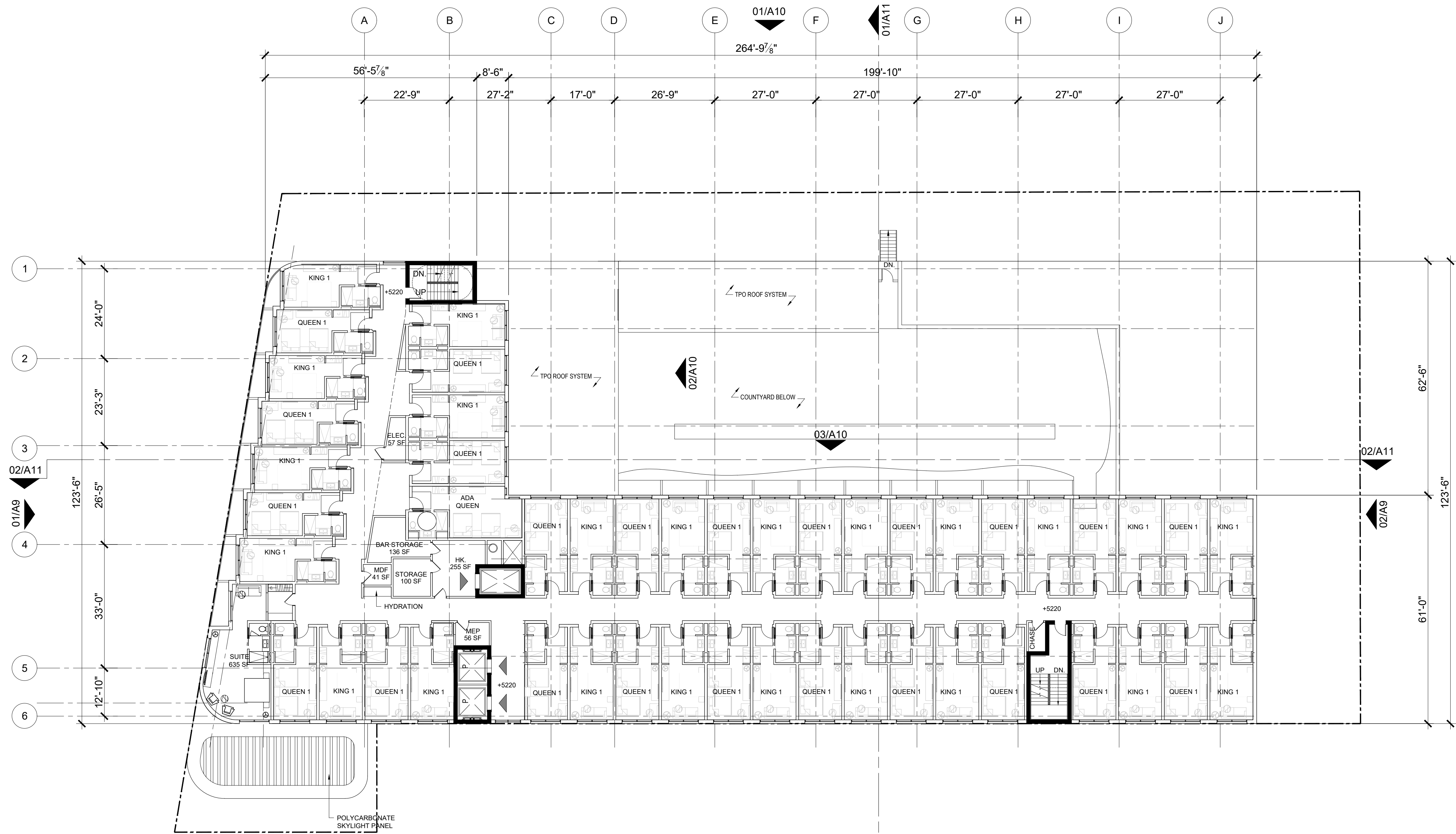
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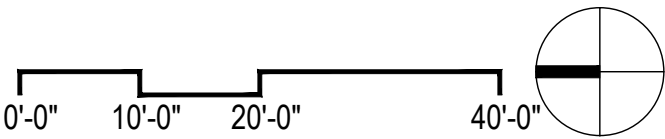
FLOOR PLAN

A4





1 FLOOR PLAN - LEVEL 2
SCALE: 1/16"=1'-0"

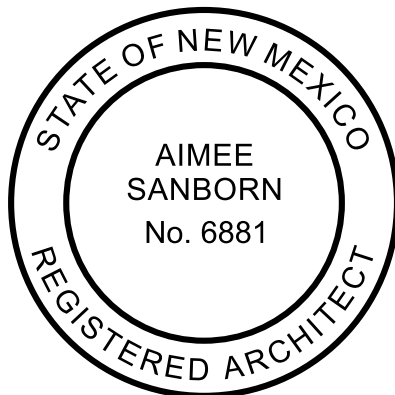


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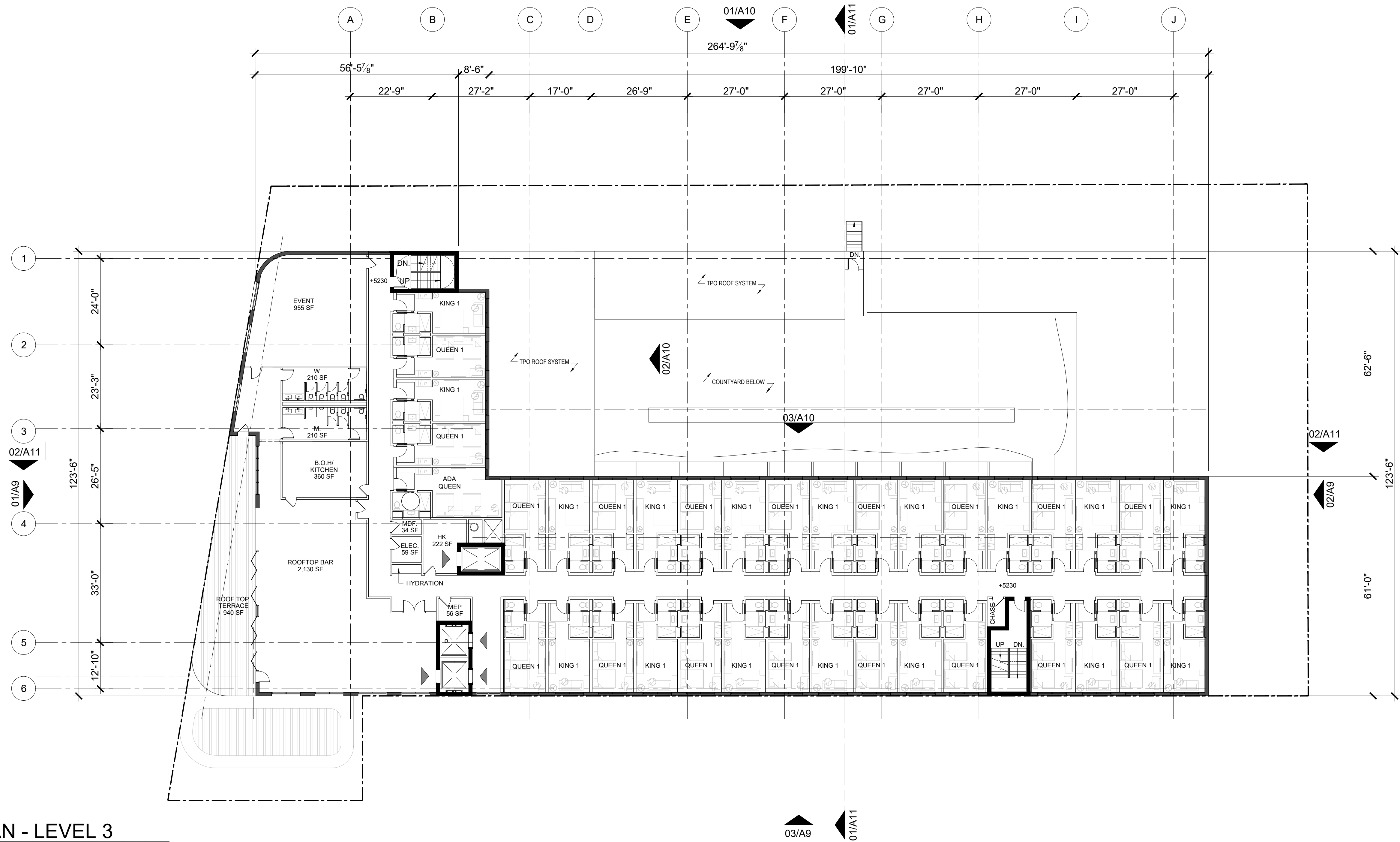
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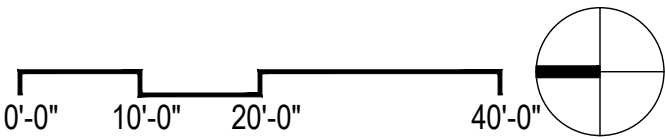
FLOOR PLAN

SHEET NUMBER:

A5



1 FLOOR PLAN - LEVEL 3
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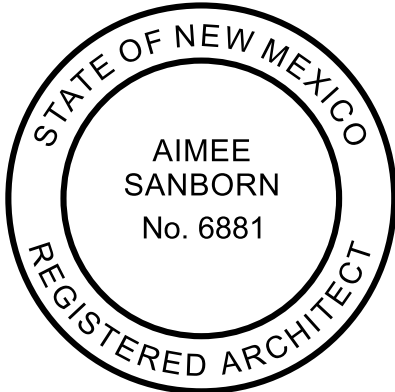


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A6



ACM - 01ALUMINUM COMPOSITE PANELS - 1



ACM - 02ALUMINUM COMPOSITE PANELS - 2



AP - 01ACRYLIC PANEL - LED BACKLIT



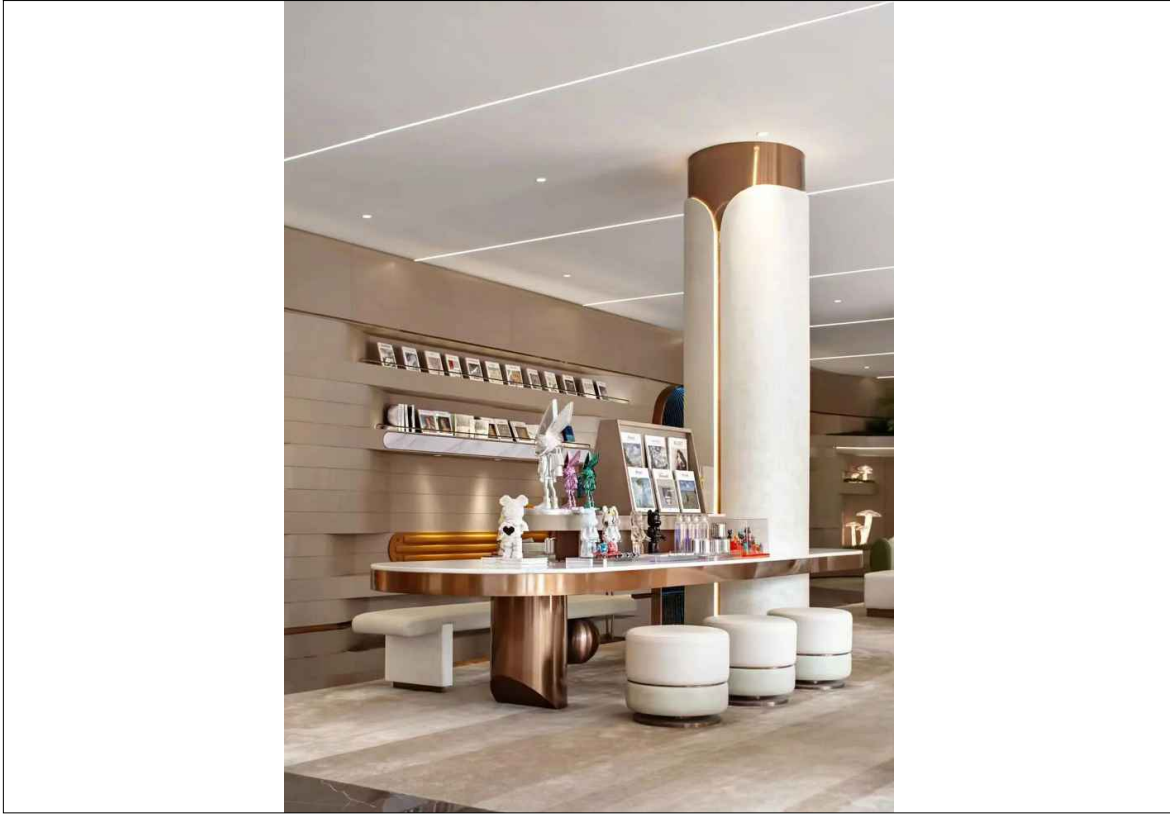
WS-01WOOD SLAT WALL AND SOFFIT



CONC - 01PAINTED CONCRETE



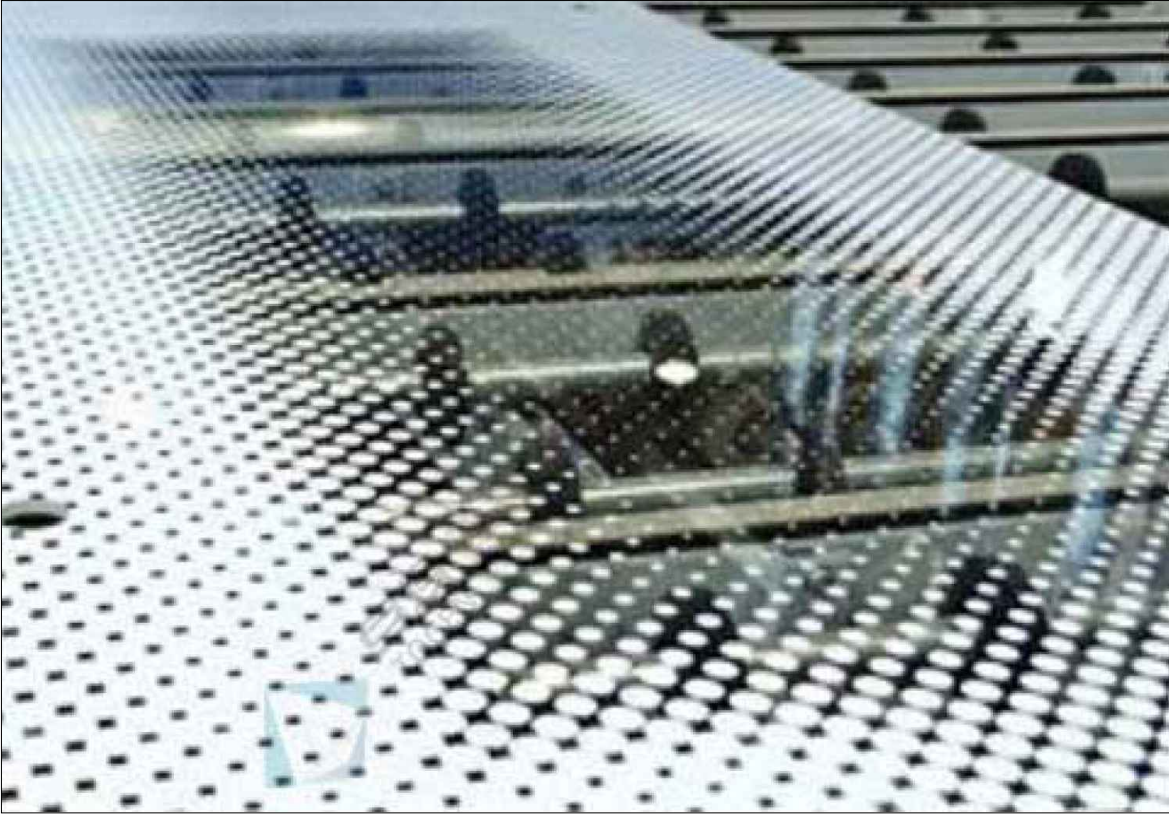
DEC - 01DECORATIVE WALL PANEL



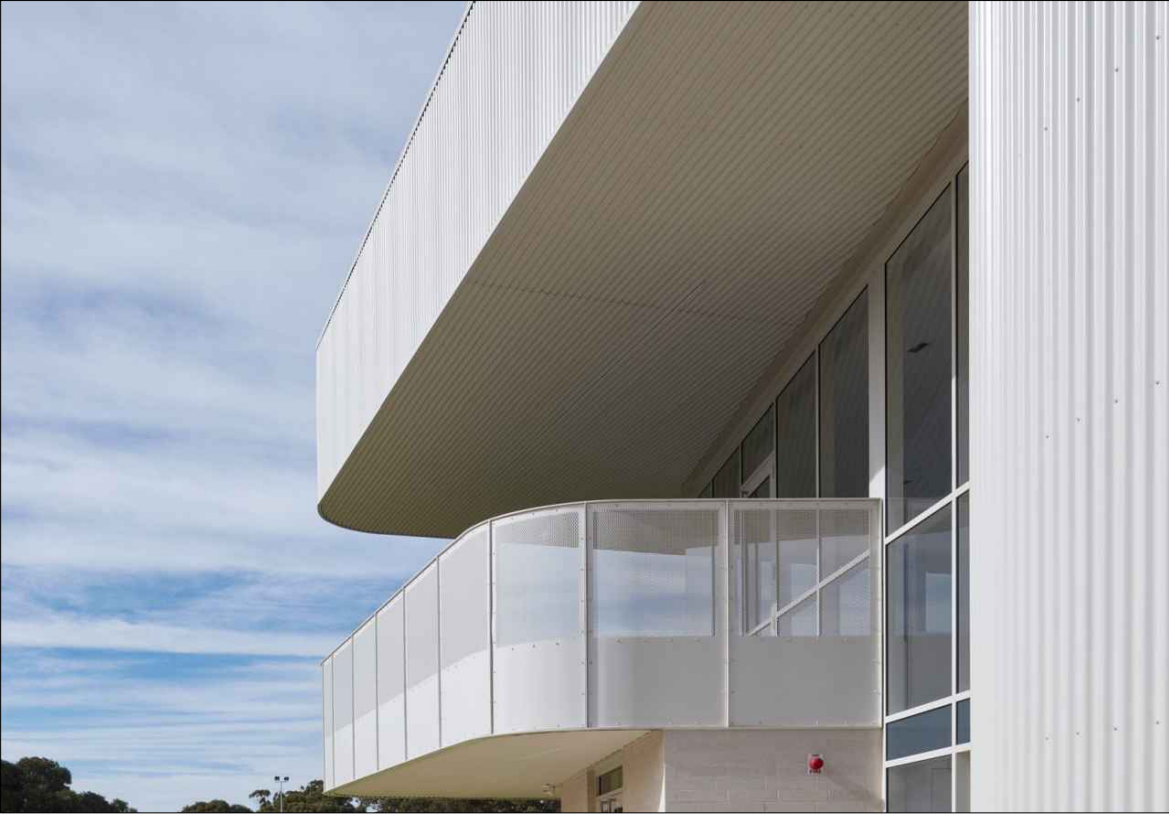
GFRC - 01COLUMN COVER FOR CANOPY



GL - 01INULATED GLASS - TINTED



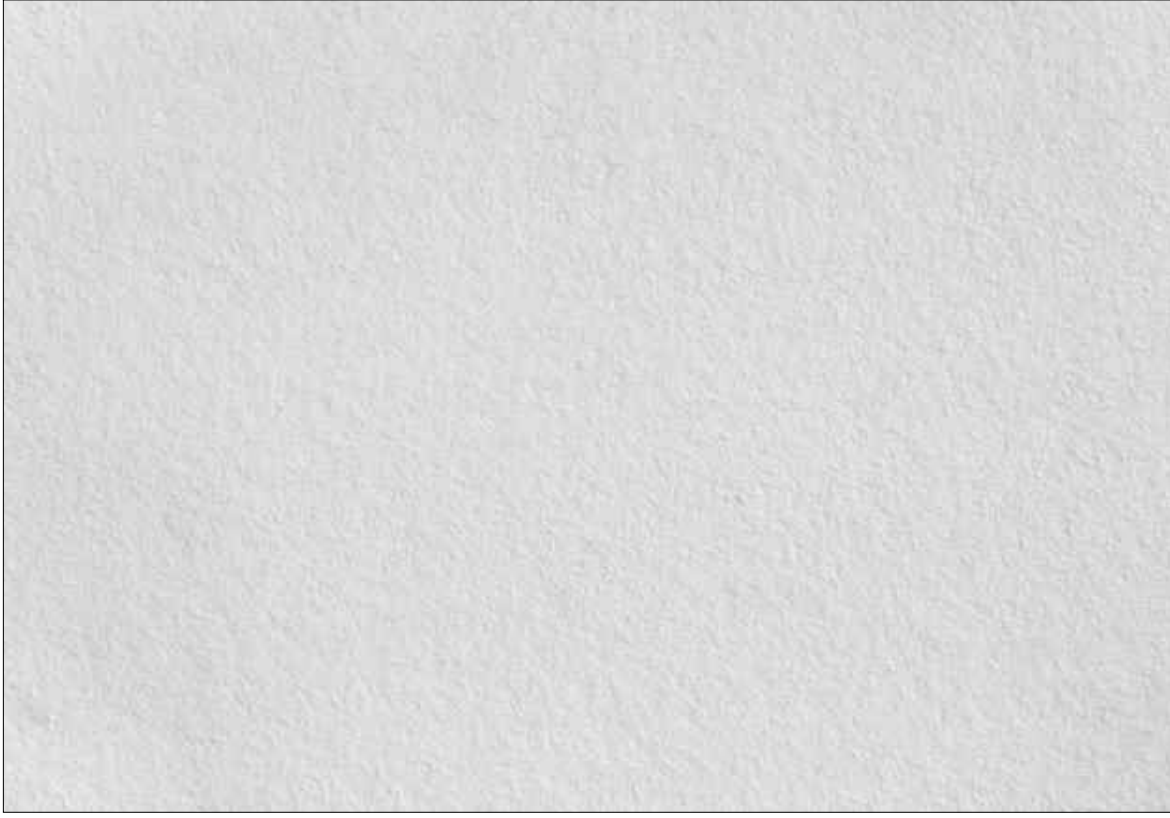
GL - 02INULATED GLASS - PATTERN



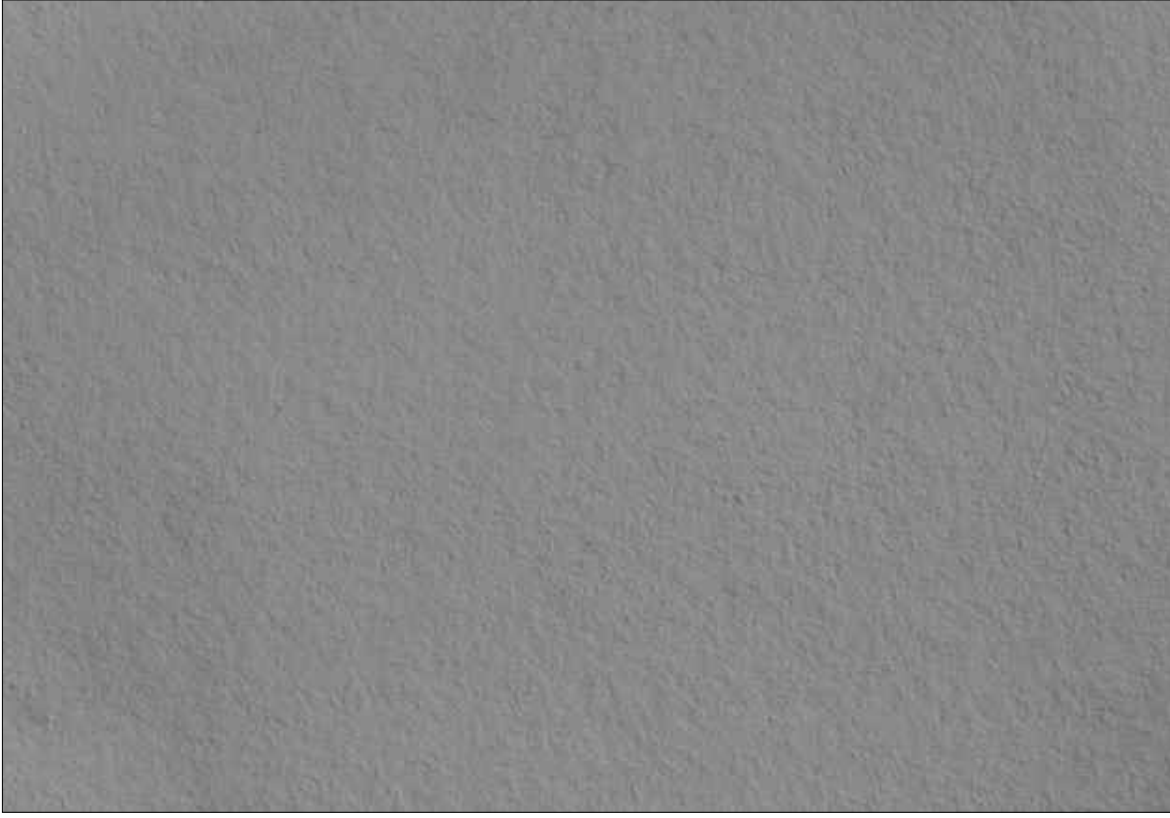
RAIL - 01PERFORATED METAL RAILING



STR - 03ALUMINUM SLIDING DOOR SYSTEM



STUC-01STUCCO 01



STUC - 02STUCCO 02



STR - 01ALUMINUM WINDOW



STR - 02ALUMINUM FOLDING DOOR SYSTEM



STR - 04ALUMINUM DOOR



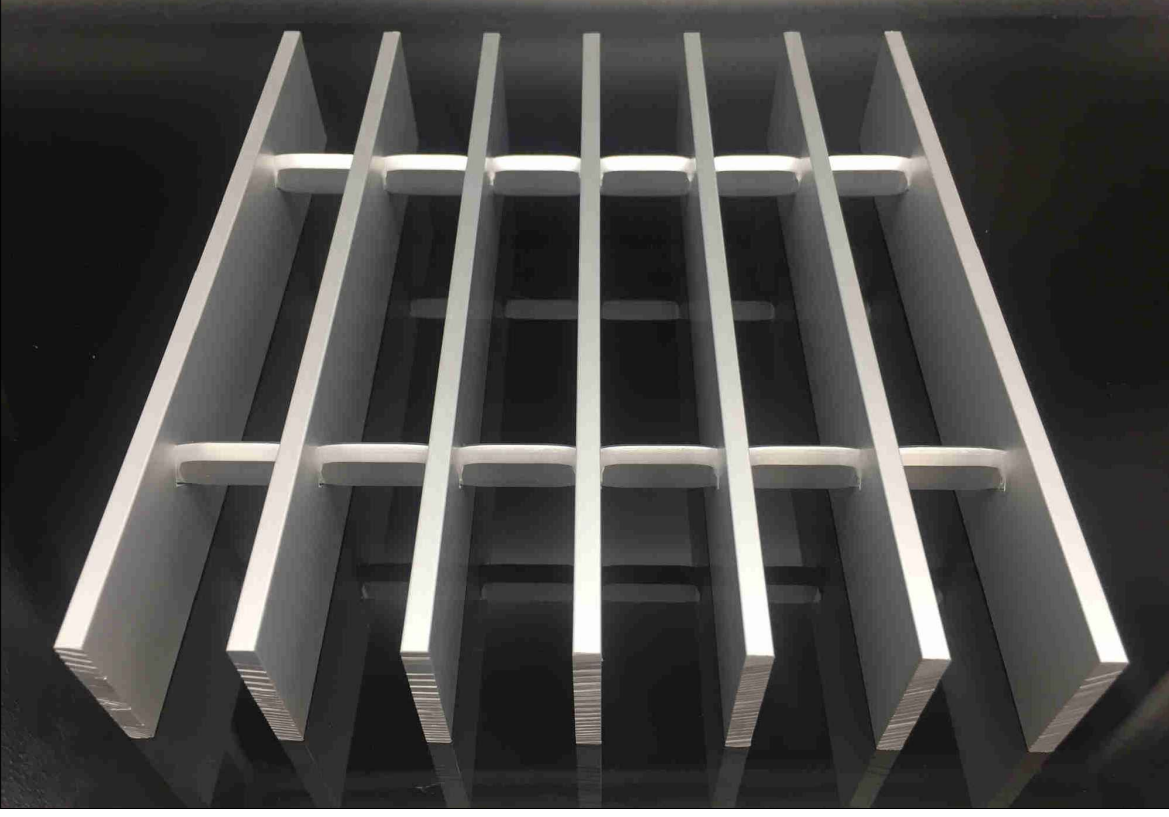
AS - 01ALUMINUM WINDOW & DOOR SYSTEM



VS - 01METAL PANEL (VERTICAL SLATS - WOOD TEXTURE)



PC - 01POLYCARBONATE ROOF PANEL



AG - 01ALUMINUM GRATE

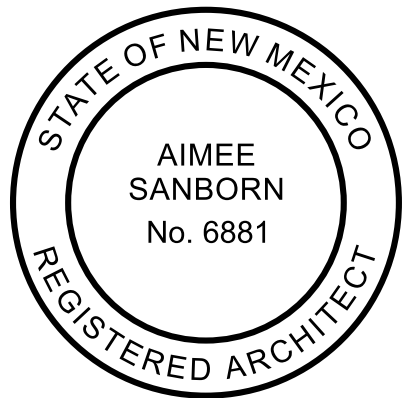
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Aimee Sanborn

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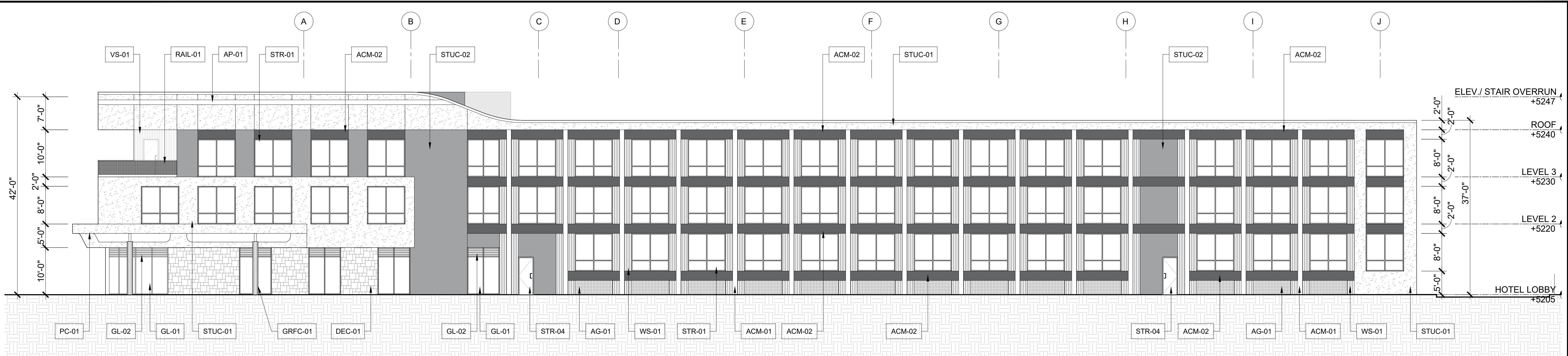
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SHEET TITLE:

MATERIALS
LEGEND

SHEET NUMBER:

A8

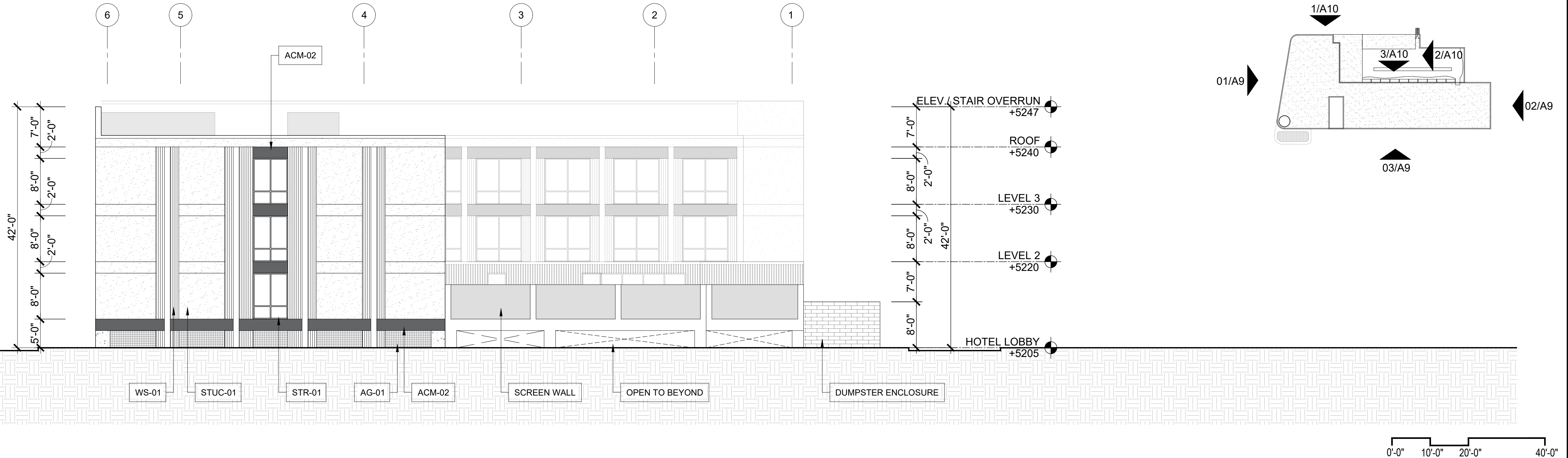


3 WEST ELEVATION

SCALE: 3/32"=1'-0"

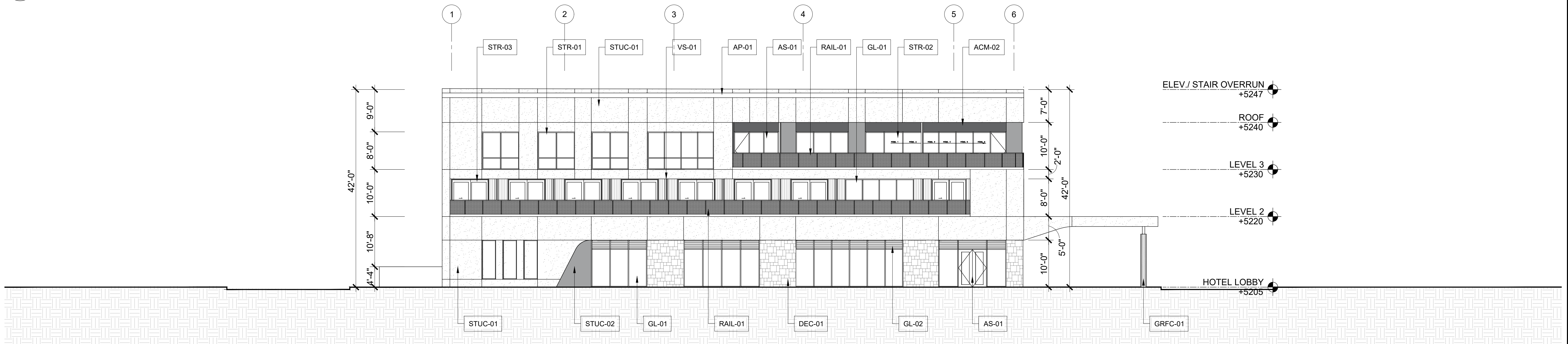
GENERAL NOTES:

1. BUILDING HEIGHT COMPLIES WITH CPO-8 STANDARDS 14-16-3-4(l)(4)(d)(1) AND 14-16-3-4(i)(4)(d)(5).
2. FACADE DESIGN COMPLIES WITH CPO-8 STANDARDS 14-16-3-4(l)(5)(b)(1), 14-16-3-4(l)(5)(b)(2), 14-16-3-4(l)(5)(b)(4), AND 14-16-3-4(i)(5)(b)(5).



2 SOUTH ELEVATION

SCALE: 3/32"=1'-0"



1 NORTH ELEVATION

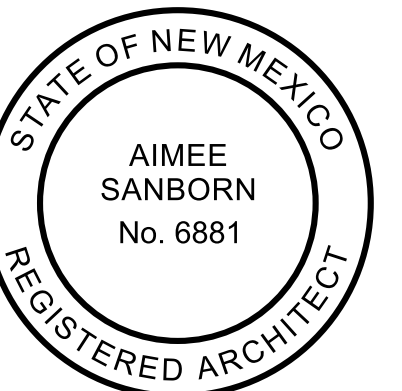
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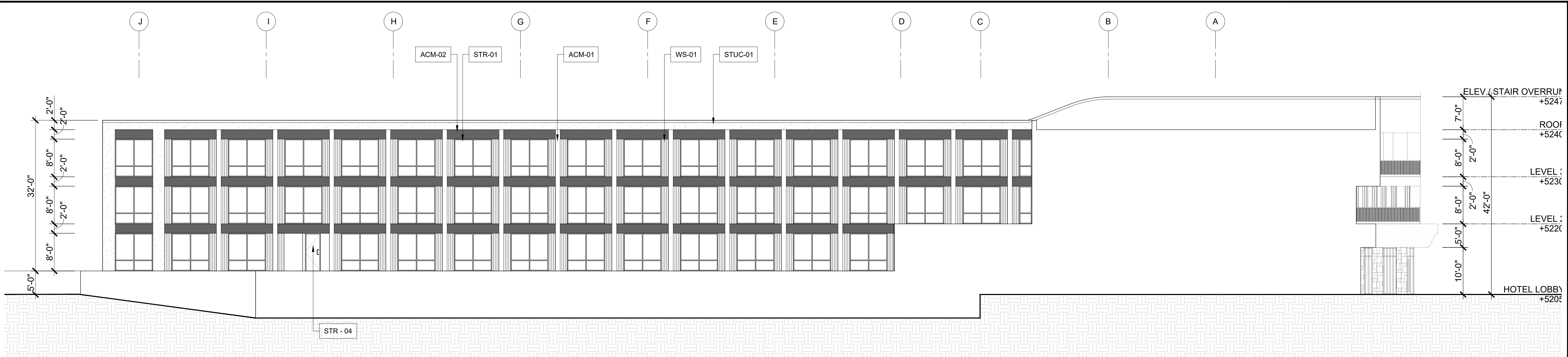
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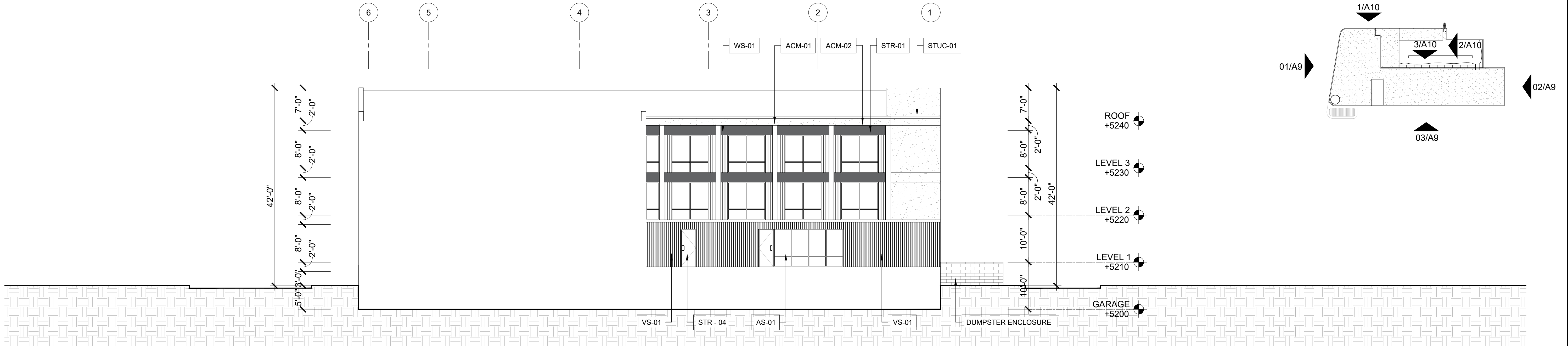
ELEVATIONS

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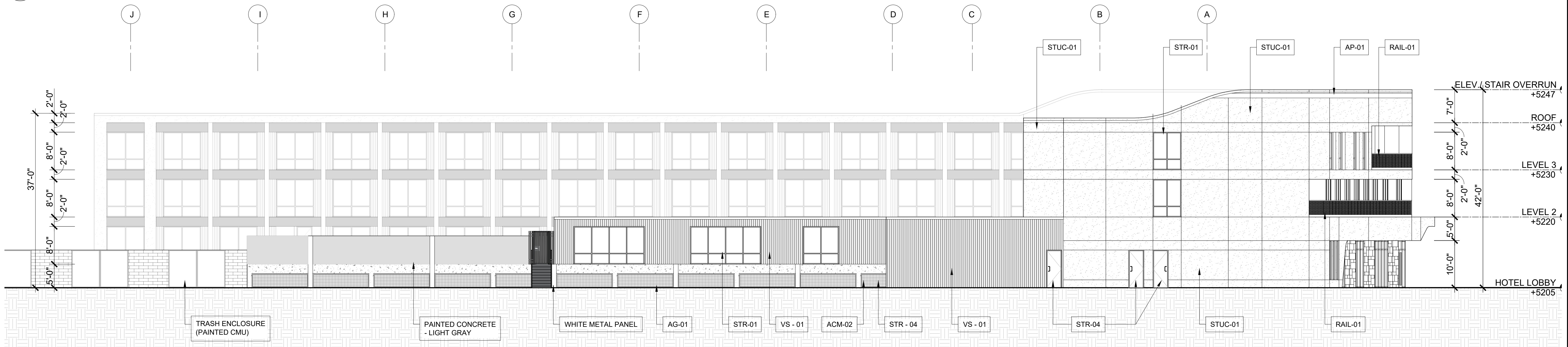
A9



3 EAST ELEVATION
SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

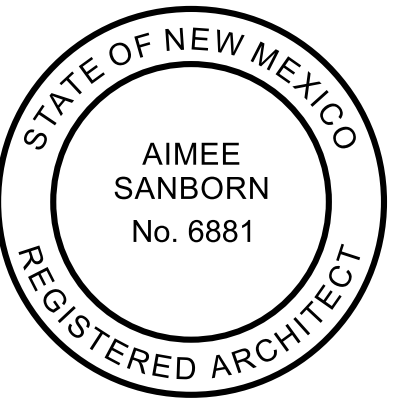


1 EAST ELEVATION
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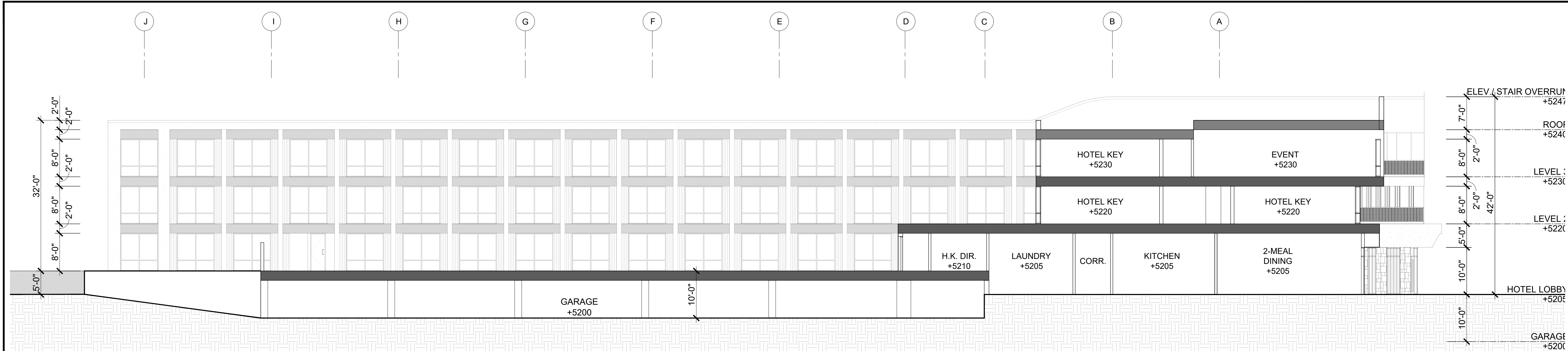


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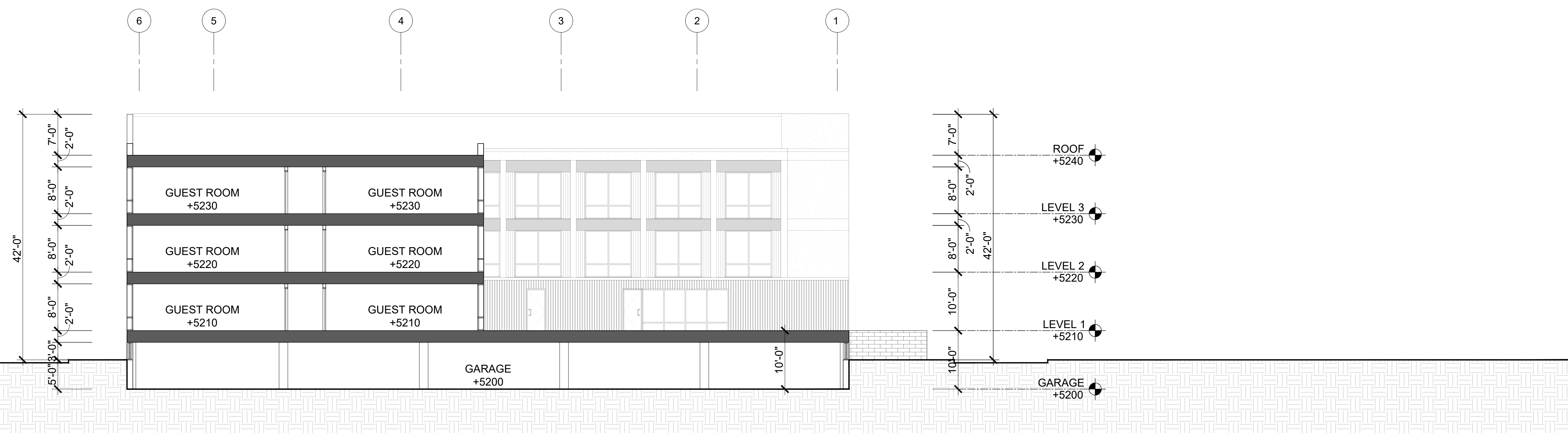
ELEVATIONS

SHEET NUMBER:
A10



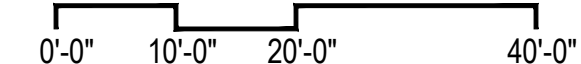
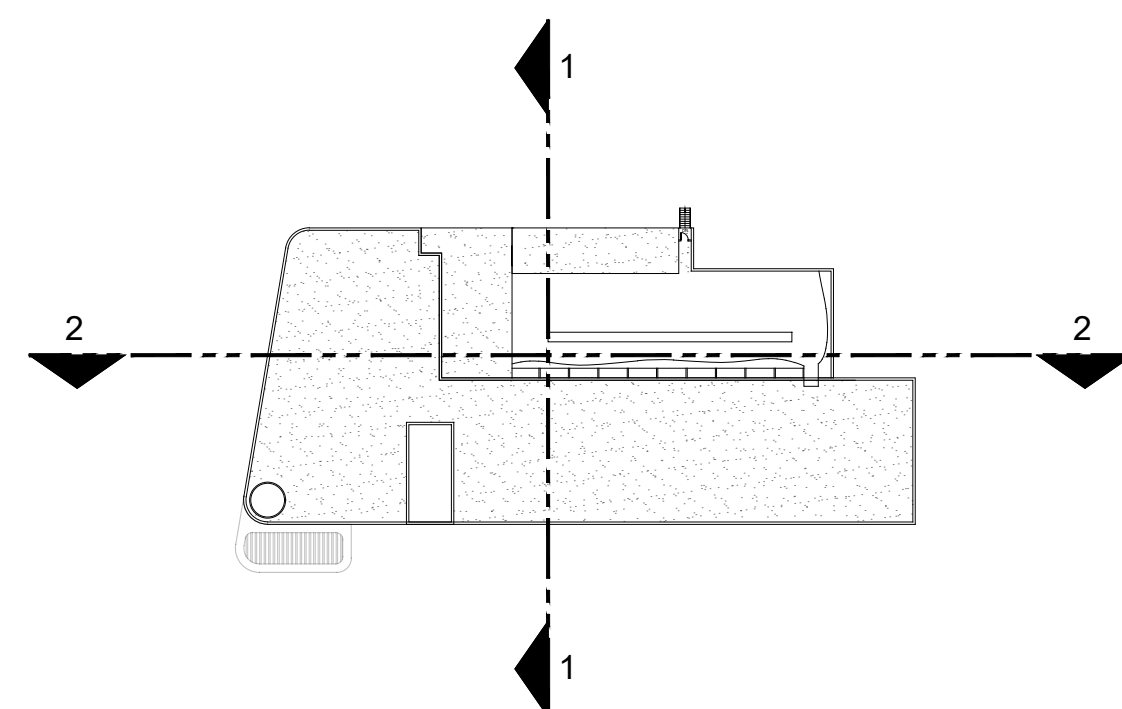
2 SECTION B - B
SCALE: 3/32"=1'-0"

SCALE: 3/32"=1'-0



1 SECTION A - A
SCALE: 3/32"=1'-0"

SCALE: 3/32"=1'-0



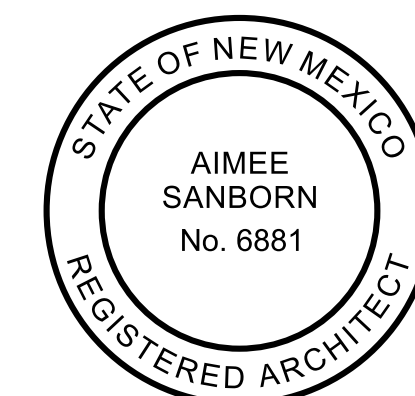
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SECTIONS

SHEET NUMBER:

A11