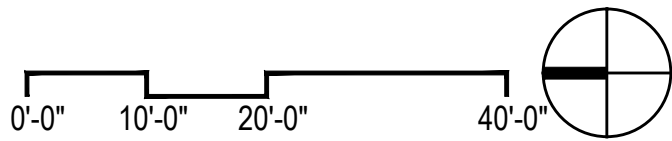


Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up
between the hours of 5AM and 8PM.
Reviewer: *Adrian Marez*
Date: 12-20-24

APPROVED FOR 9-2YARD CITY SWANSON TRASH BINS
7DAYS A WEEK SERVICE

1 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"



LEGEND	KEY NOTES:	GENERAL NOTES:	DEVELOPMENT SUMMARY:
<div><div><div><div></div></div></div><div>ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT</div><div><div></div></div><div>PROPERTY LINE</div></div>	<div>1. 8'-6"x16'-0" PUBLIC PARKING SPACE, TYPICAL, 2 FT OVERHANG</div> <div>2. 11'-0"x16'-0" VAN ACCESSIBLE PARKING SPACE, 2 FT OVERHANG</div> <div>3. 8'-6"x18'-0" TYP. ACCESSIBLE PARKING SPACE</div> <div>4. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING</div> <div>5. TRASH ENCLOSURE SURROUNDED BY 8' CMU WALL WITH EIFS FINISH</div> <div>6. 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.</div> <div>7. ENHANCED PAVING AT MAIN ENTRY AUTO COURT</div> <div>8. ALL ADA CURB RAMPS TO BE CONSTRUCTED/REBUILT TO CURRENT ADA STANDARDS AND TO INCLUDE TRUNCATED DOMES.</div>	<div>1. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.</div> <div>2. ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.</div> <div>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.</div> <div>4. ALL UNUSED CURB CUTS SHAUL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.</div> <div>5. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS</div> <div>6. ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN ACCESSIBLE". ACCESSIBLE SIGN WILL BE 12"Wx18"H AND VAN ACCESSIBLE SIGN WILL BE 12"Wx6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H. SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE PARKING SURFACE.</div> <div>7. A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC</div> <div>8. SIDEWALK TO THE BUILDING ENTRANCES.SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.</div> <div>9. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.</div> <div>10. WHEELCHAIR RAMPS REQUIRED BY ADA, WILL BE PROVIDED. WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE DETECTABLE WARNING SURFACES, "CAST-IN-PLACE" TRUNCATED DOMES.</div> <div>ALL SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHAUL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS</div> <div>11.ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.</div> <div>12. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.</div> <div>13. REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS</div> <div>14. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE</div> <div>15. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY.</div> <div>16. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.</div> <div>17. SIGNAGE WILL COMPLY WITH 14-16-5-12 AND WIUL REMAIN WITHIN THE PROPERTY LINE.</div> <div>18. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID WASTE.</div> <div>19. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK AND CURBS & GUTTERS</div> <div>20. TREES PER LANDSCAPE PLAN</div>	<div>Use: Mixed Use - Hotel (112 Rooms), Bar, and Restaurant</div> <div>Zoning: MX-M</div> <div>Overlay: Nob Hill/Highland CPO-8</div> <div>Centers and Corridors: Main Street and Major Transit - Central Avenue</div> <div>Premium Transit Station: Nob Hill ART Station</div> <div>Transit: Routes 66, 16, 766, and 777</div> <div>Bicycle Facilities: Silver Avenue Bicycle Boulevard</div> <div>Legal Description: Lots 1 - 5, Block 41 University Heights Addition and Lot 1, Block 3 Monte Vista Addition</div> <div>Net Site Area: 42,571 SF (1.08 Acres)</div> <div>Zone Atlas Page: K-16</div> <div>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</div> <div>Building Height: Allowed (with Structured Parking Bonus): 42 feet Provided (with Structured Parking): 40 feet</div> <div>Building Footprint: 25,784 SF</div> <div>Parking: Required (UC-MS-PT): Hotel = 2 spaces/3 rooms: 74 Spaces Bar = 5/1,000 SF: 9 Spaces Restaurant = 3.5/1,000 SF: 15 Spaces Total Required: 98 Spaces Less Transit Reduction* @ 40% - 39 Spaces Total (after reductions): 59 Spaces *5-5(C)(5)(d) 1 and 2</div> <div>Provided: Parking Structure: 73 Spaces Alley Spaces: 16 Spaces Total: 89 Spaces</div>

STIPULATION FOR REUSE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT CITY, ST CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS NOTED BELOW, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



HIWAY HOTEL
TRIBUTE PORTFOLIO

3200 CENTRAL AVE SE
ALBUQUERQUE, NM



12.19.2024

ISSUE BLOCK:

DOCUMENT DATE: 12.19.2024

DRAWN BY:

CHECKED BY:

PROJECT NO.: XXXXXXXXXX

SHEET TITLE:

ARCHITECTURAL SITE
PLAN

SHEET NUMBER:

SDP-1