

VICINITY MAP

SCALE: 1" = 60'-0"

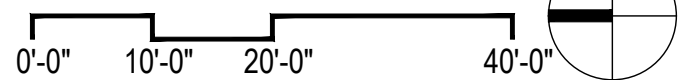
PROJECT NUMBER:
Application Number :
Is an Infrastructure List required? () Yes () No If yes, then a set of approved
DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

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
- UTILITY LINE

KEY NOTES:

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

GENERAL NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
- ALL EXISTING SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
- 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.
- ALL UNUSED CURB CUTS SHAUL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
- ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK, CURBS AND GUTTERS
- A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
- EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH IDO MX-M REQUIREMENTS.

DEVELOPMENT SUMMARY:

Use: Mixed Use - Hotel (112 Rooms), Bar, and Restaurant
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
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
Total Building Area: 66,005 SF

Parking:
Car Parking Required (UC-MS-PT):
Hotel = 2 spaces/3 rooms: 74 Spaces
Bar = 5/1,000 SF: 11 Spaces
Restaurant = 3.5/1,000 SF: 5 Spaces
Total Required: 90 Spaces
Less Transit Reduction* @ 40% - 36 Spaces
Total (after reductions): 54 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: 16 Spaces
Total: 88 Spaces

Motorcycle Space provided: 4 Spaces
Bicycle Rack provided: 3 Racks

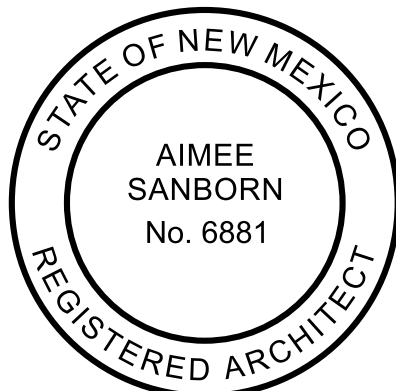
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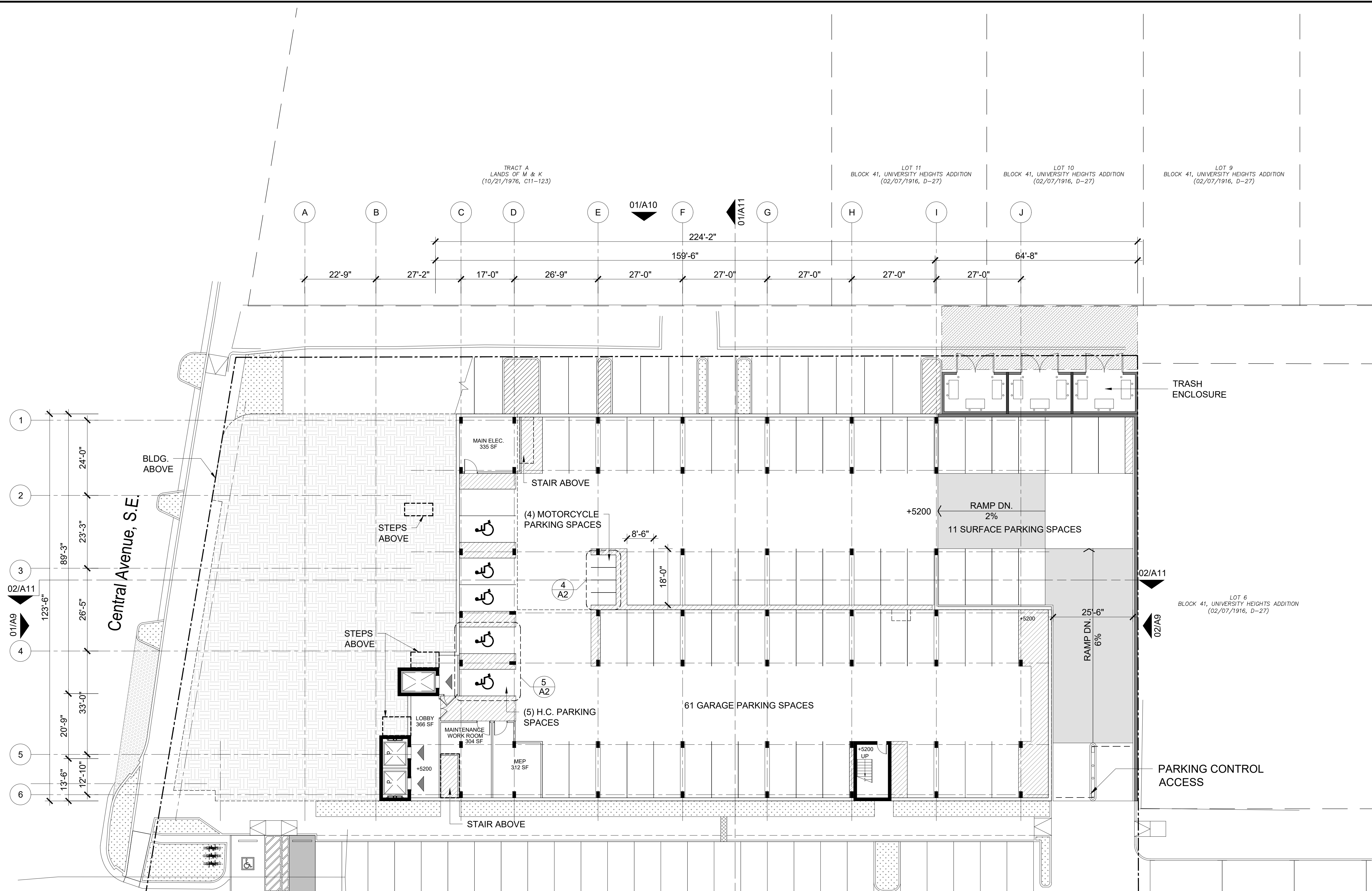
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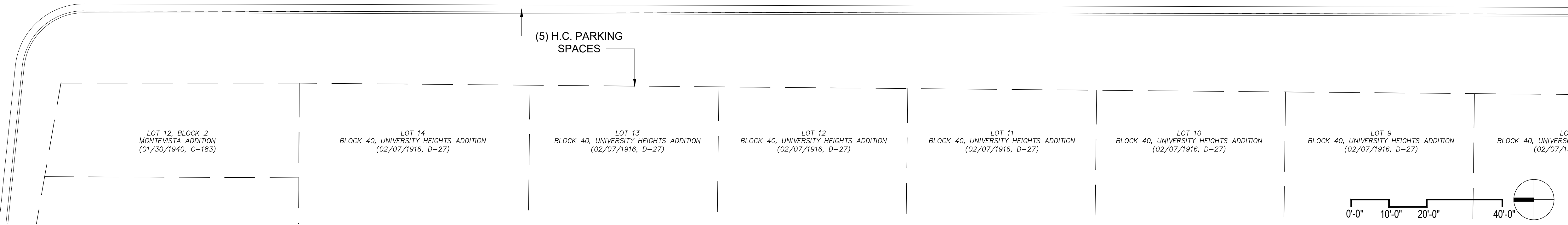
SITE PLAN

SHEET NUMBER:

A1



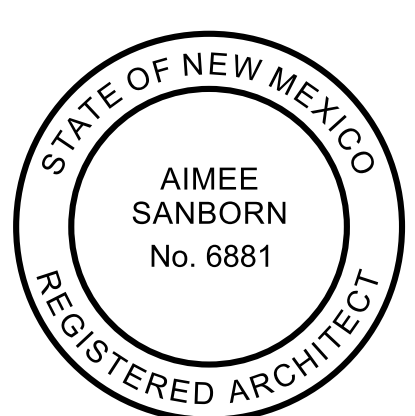
1 FLOOR PLAN - PARKING LEVEL
SCALE: 1/16"=1'-0"



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FLOOR PLAN

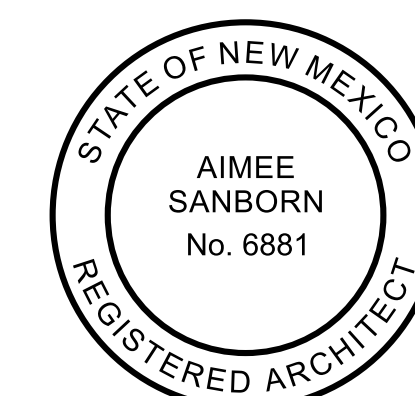
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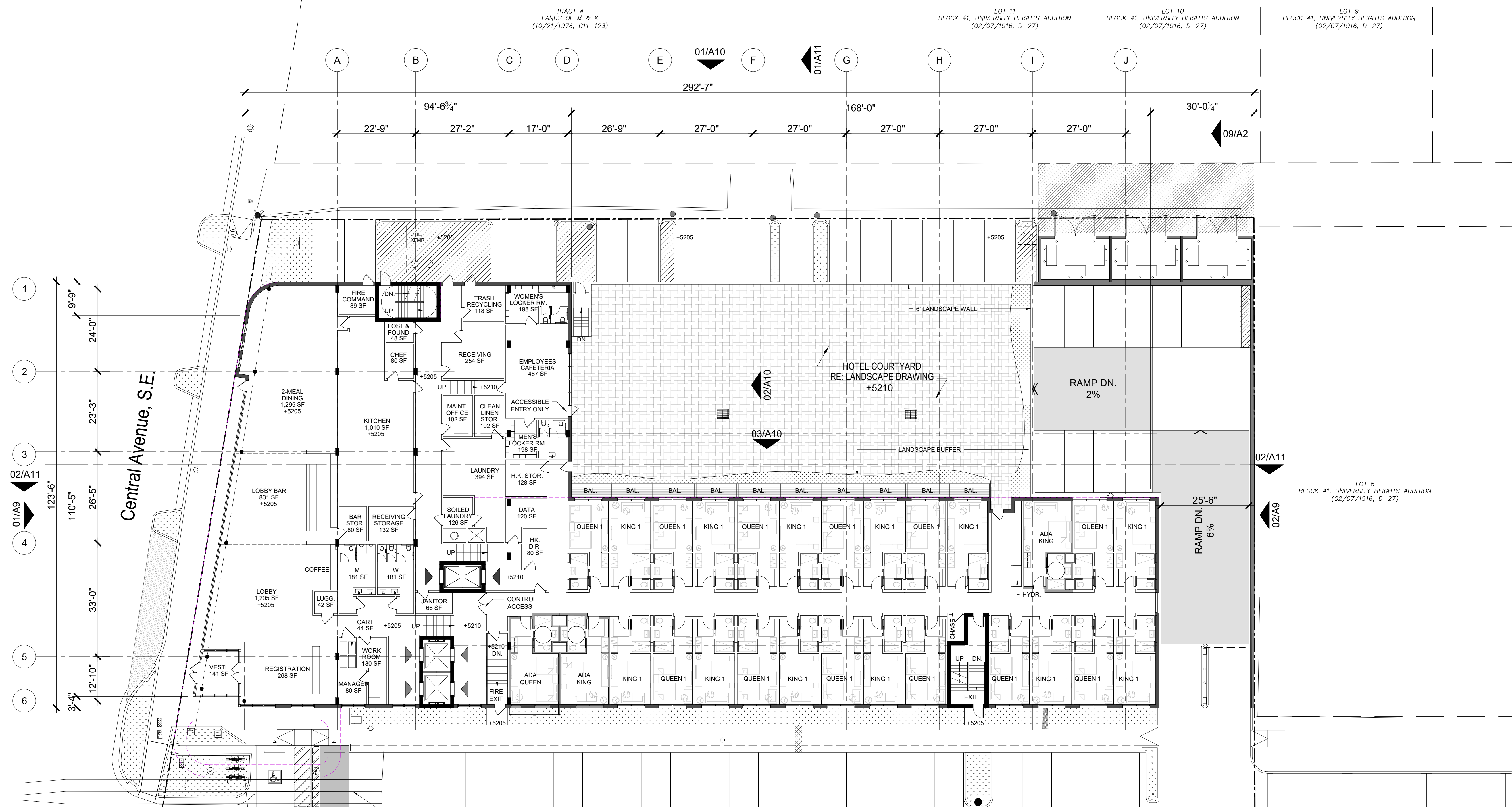
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FLOOR PLAN

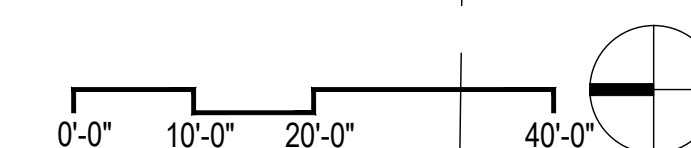
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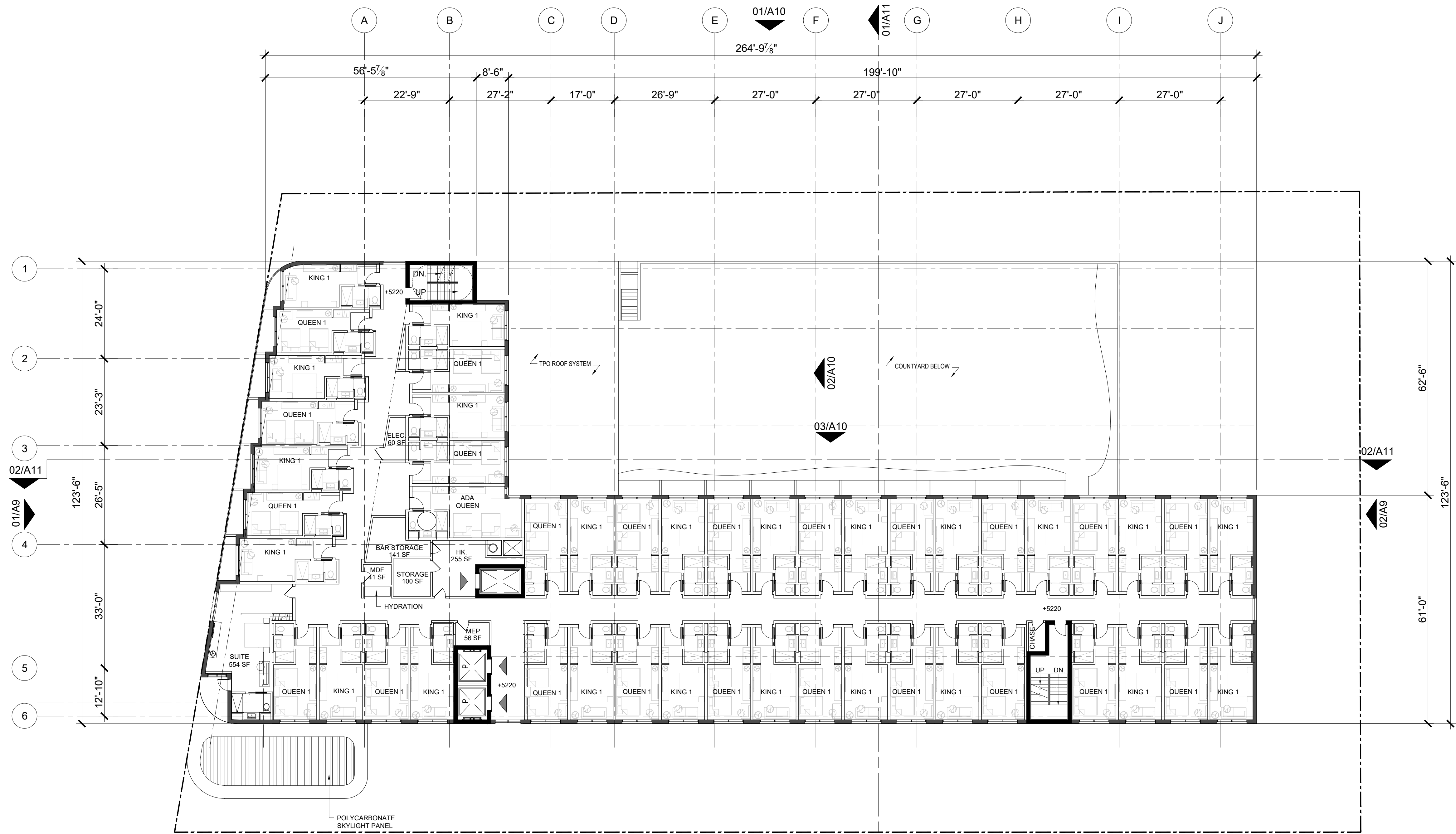


1 FLOOR PLAN - LEVEL 1
SCALE: 1/16"=1'-0"

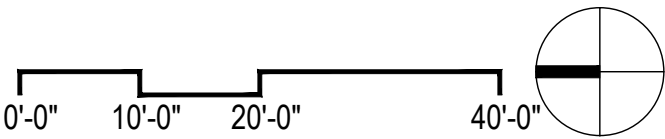
SCALE: 1/16"=1'-0"

Bryn Mawr Dr. S.E.





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

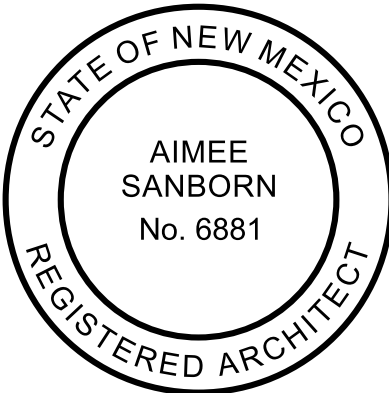


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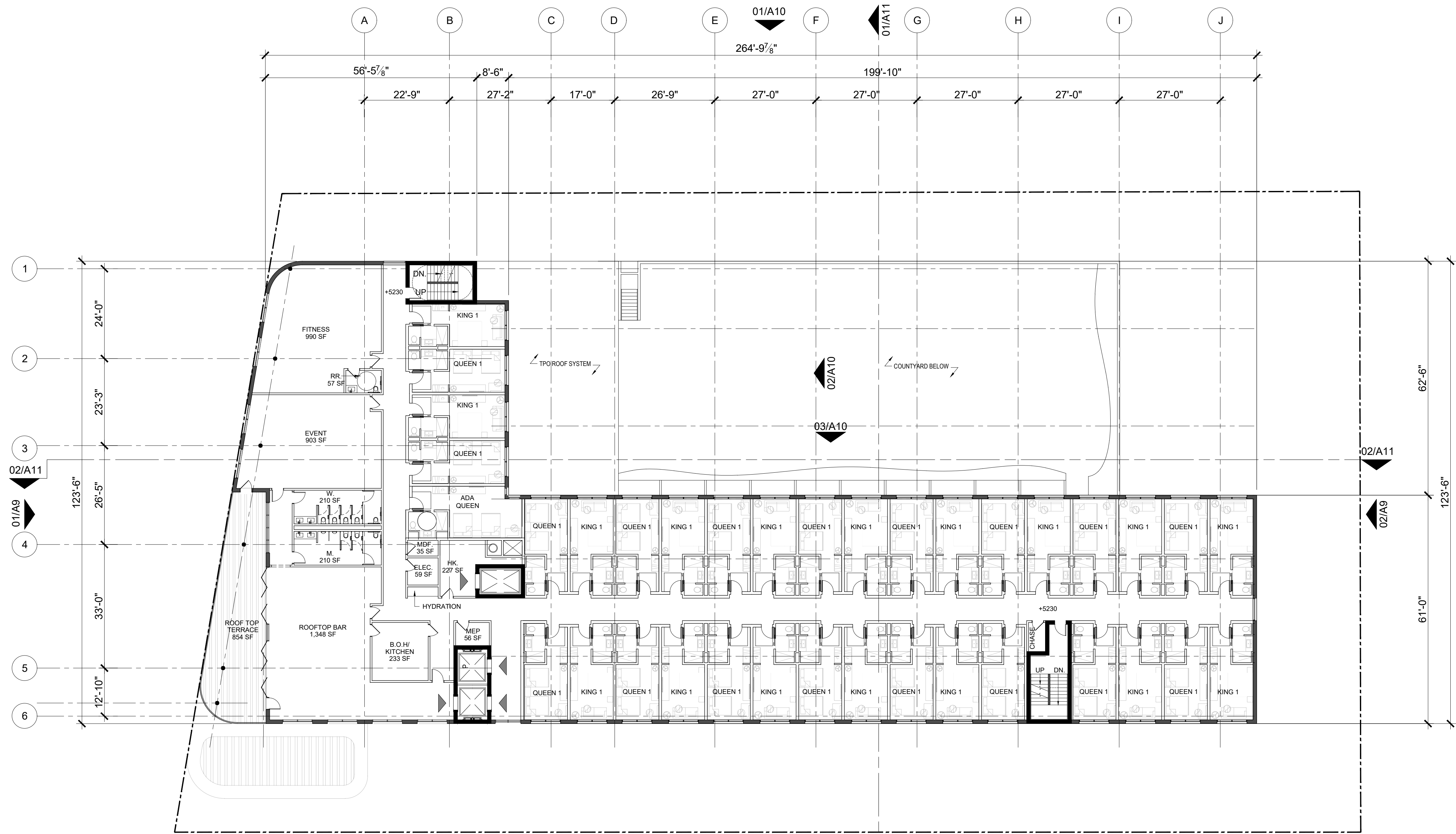
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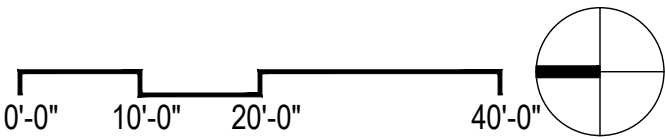
FLOOR PLAN

SHEET NUMBER:

A5



1 FLOOR PLAN - LEVEL 3
SCALE: 1/16"=1'-0"

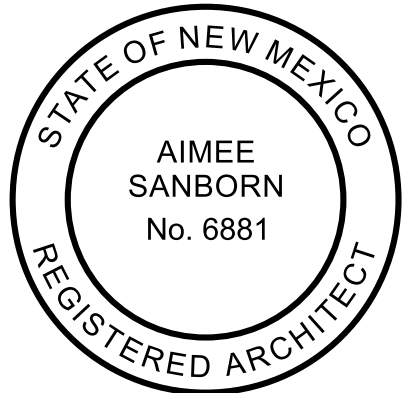


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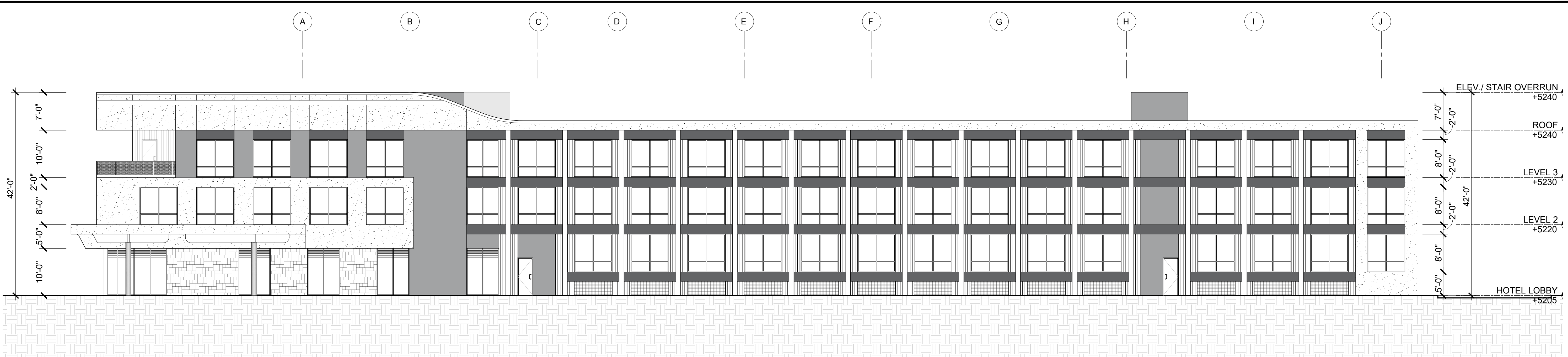
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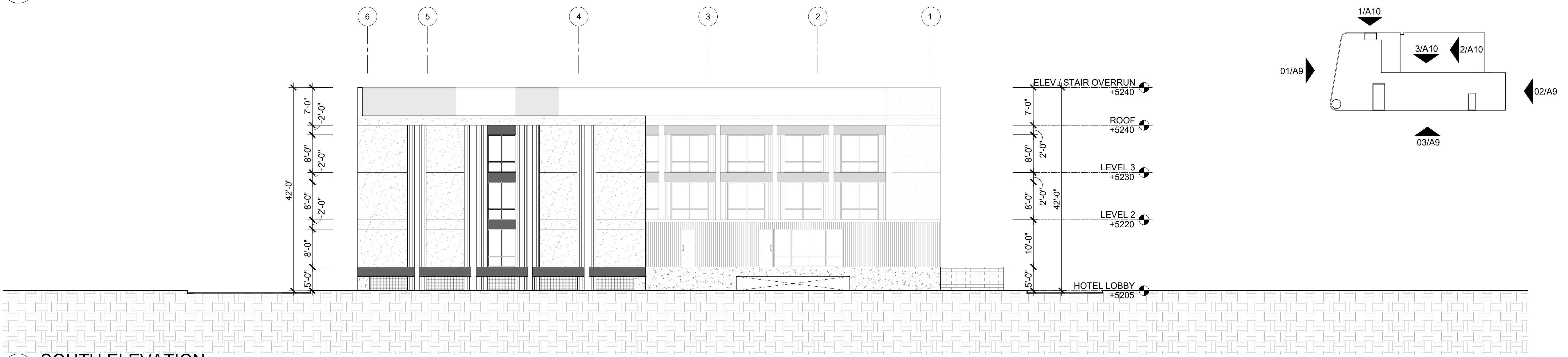
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FLOOR PLAN

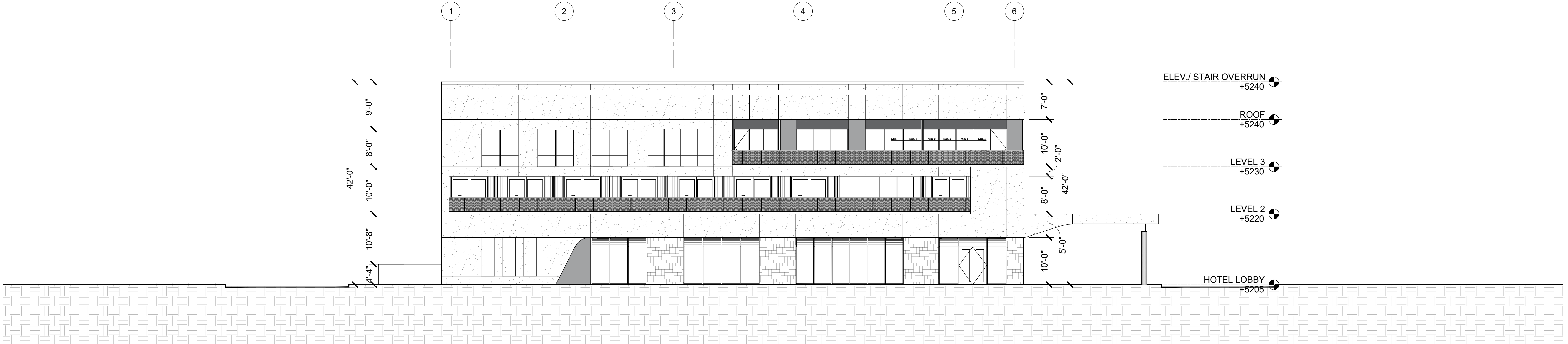
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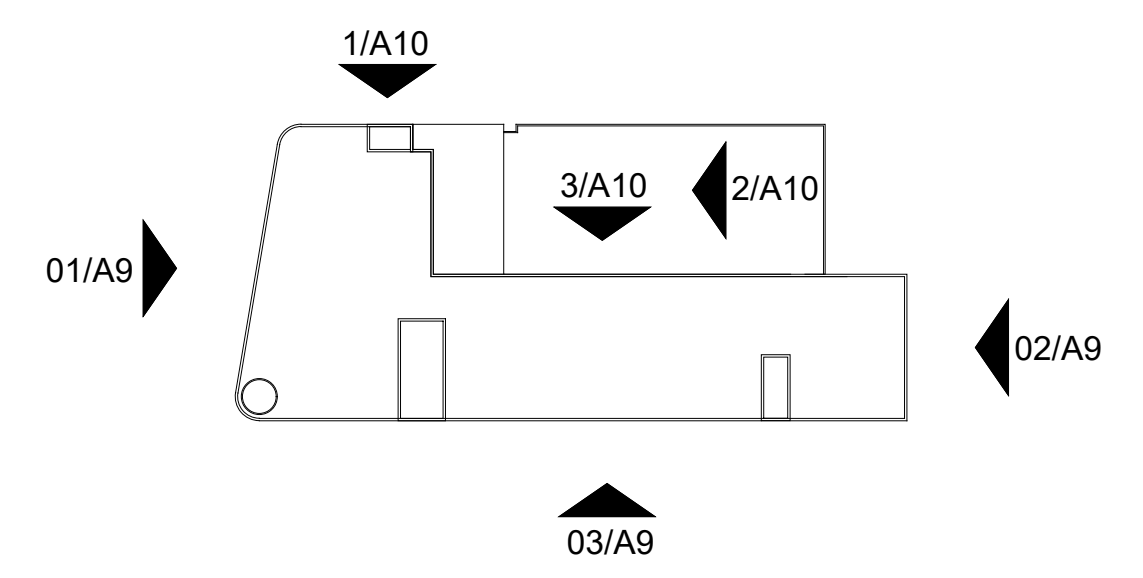
3 WEST ELEVATION
SCALE: 3/32"=1'-0"



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



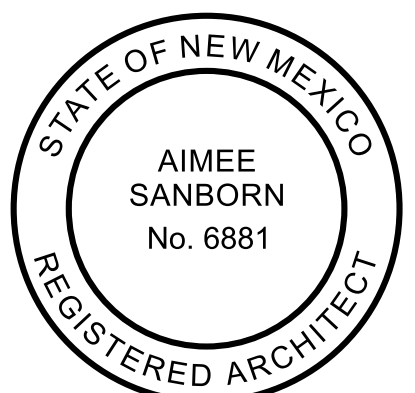
1 NORTH ELEVATION
SCALE: 3/32"=1'-0"



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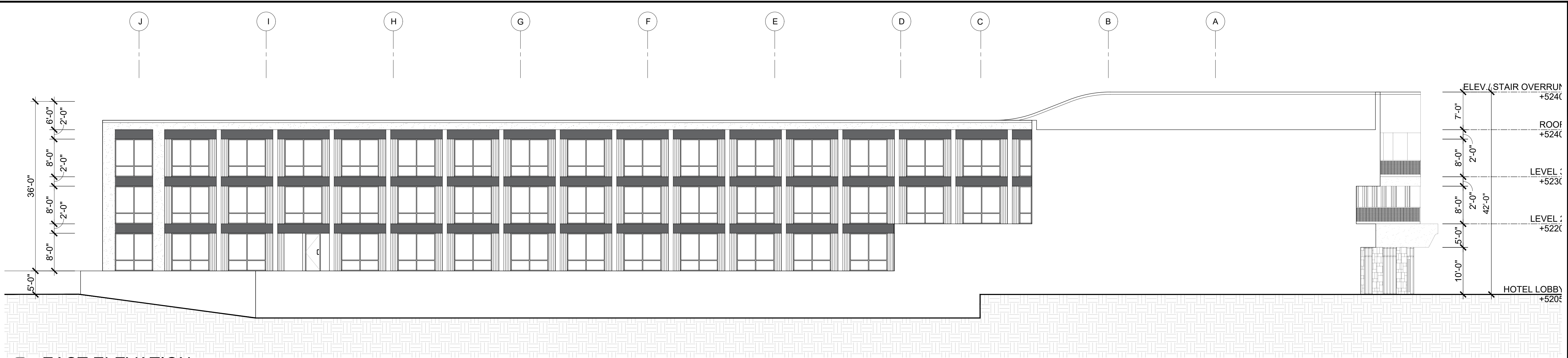


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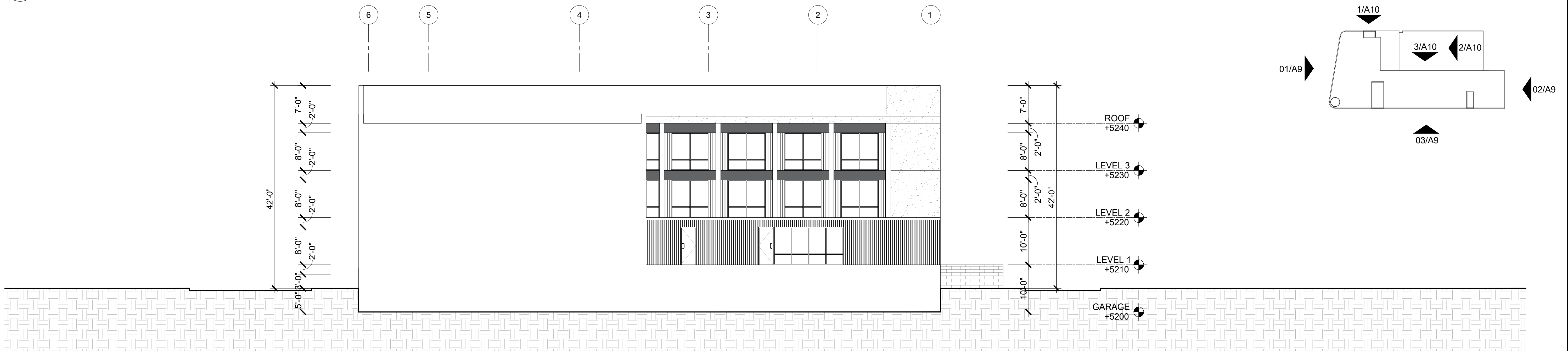
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ELEVATIONS

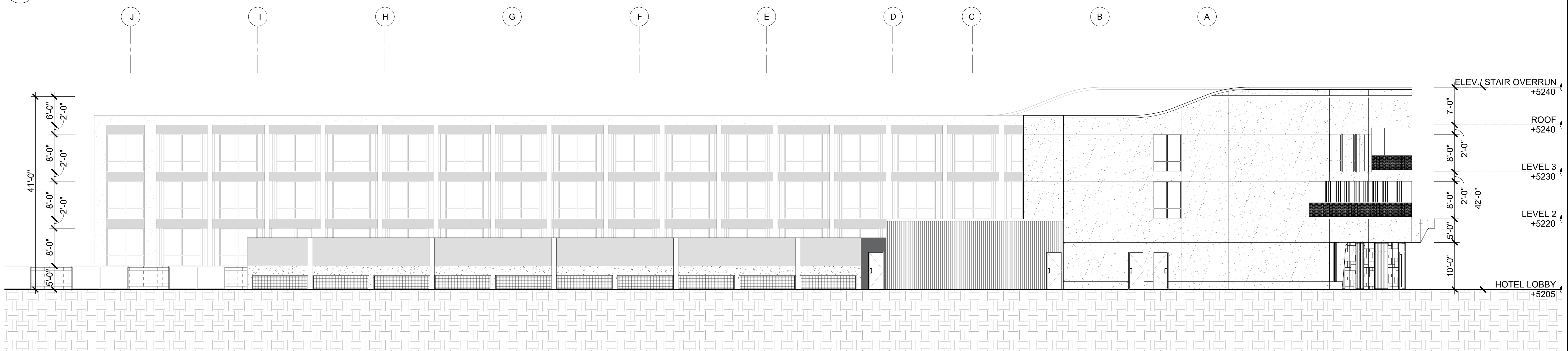
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3 EAST ELEVATION
SCALE: 3/32"=1'-0"



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

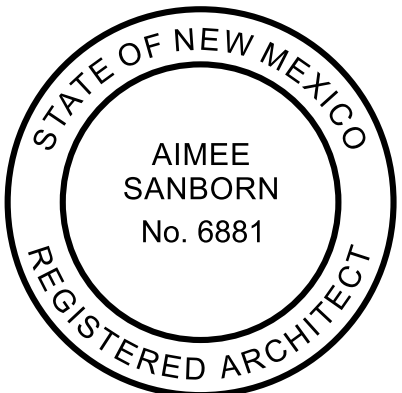


1 EAST ELEVATION
SCALE: 3/32"=1'-0"

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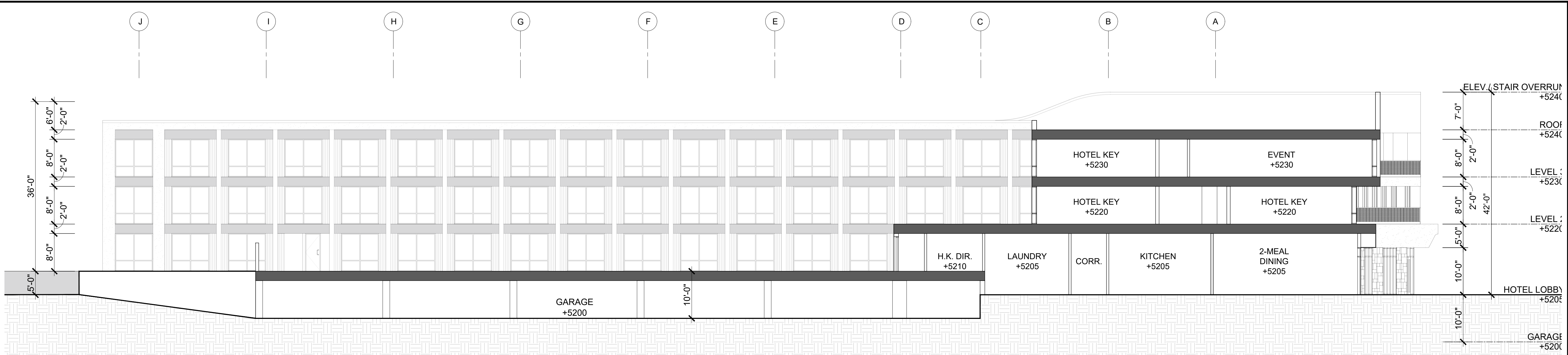


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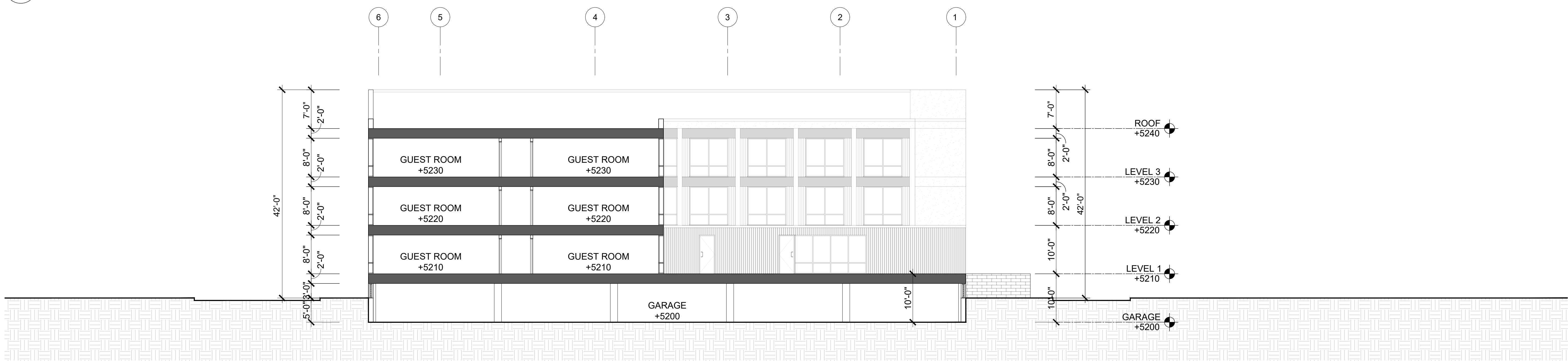
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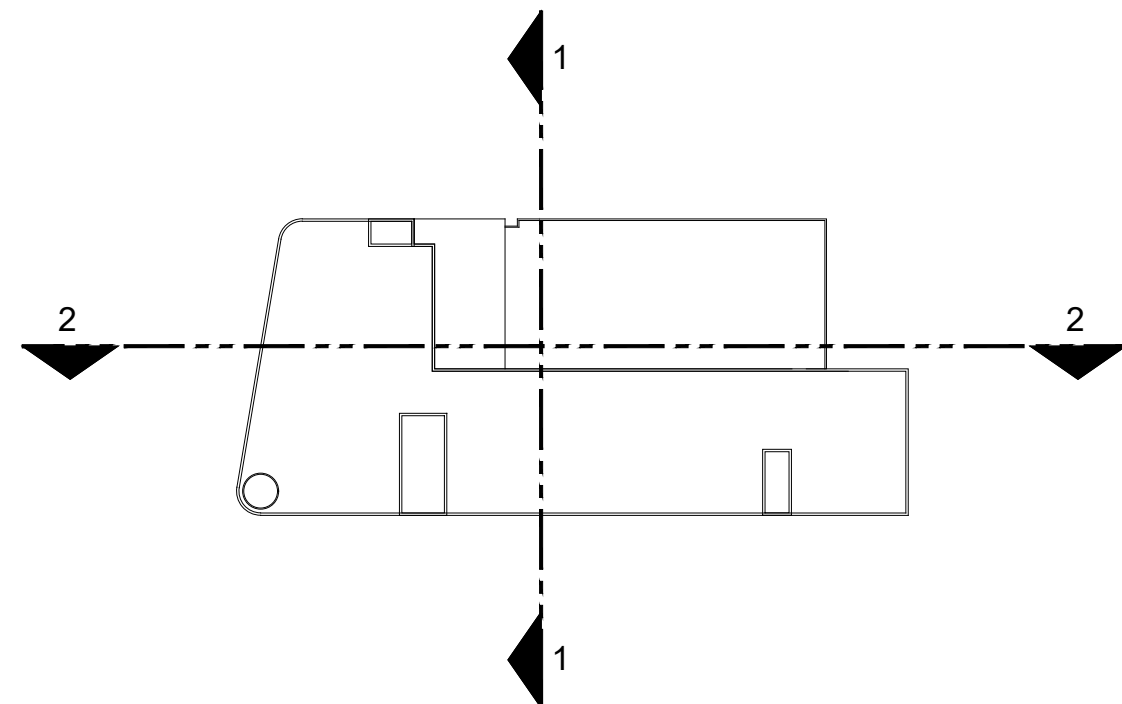
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2 SECTION B - B
SCALE: 3/32"=1'-0"



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



0'-0" 10'-0" 20'-0" 40'-0"

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SECTIONS

SHEET NUMBER:

A11