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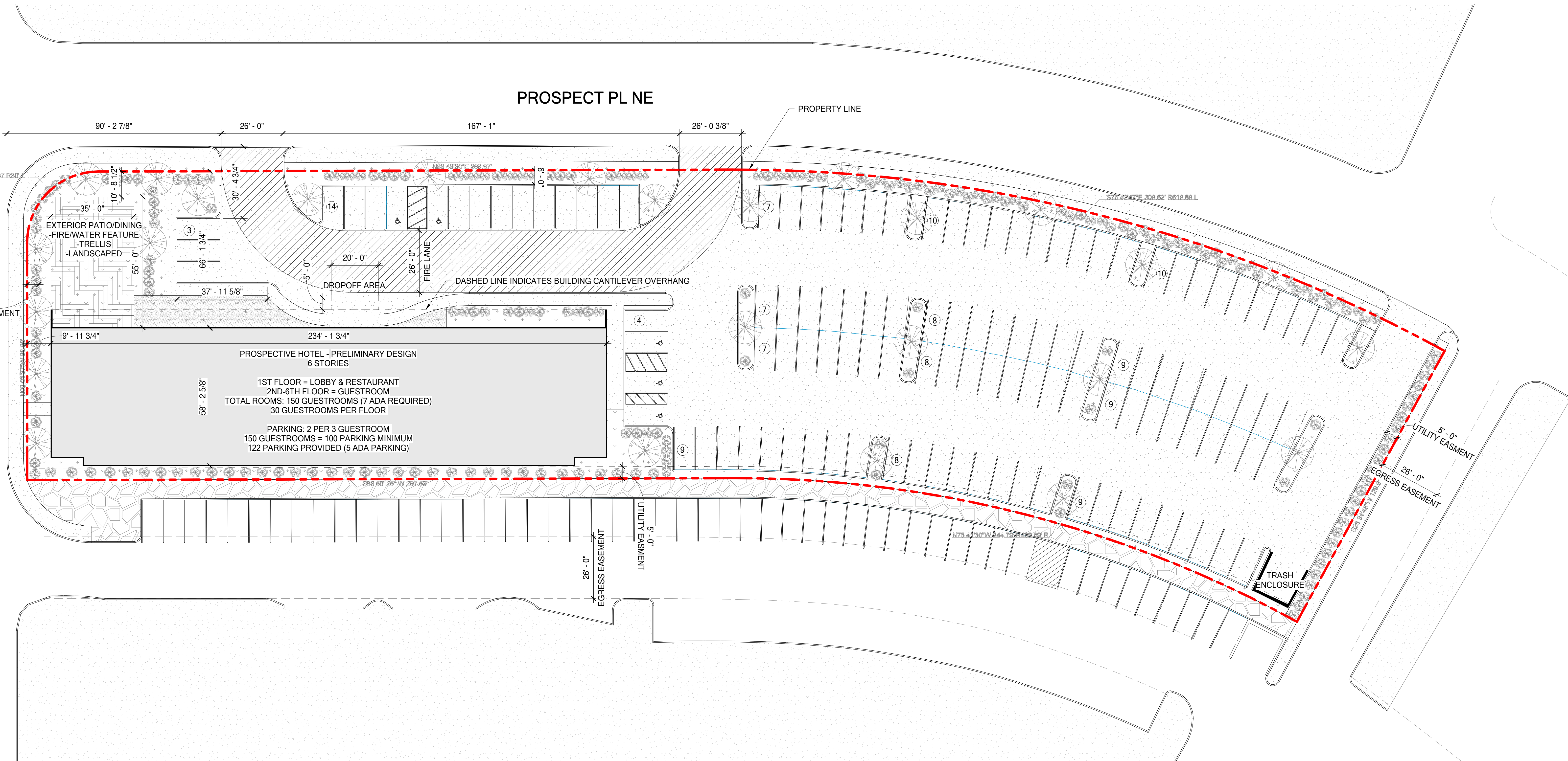


1 SITE PLAN
A0.2 1" = 20'-0"

LOUISIANA BLVD

PROSPECT PL NE

PROPERTY LINE



PARKING TABULATION

PARKING SPACE REQUIRED:

HOTEL PER OVERLAY EXCEPTION:
2 PARKING SPACE PER 3 GUESTROOMS

RESTAURANT PER OVERLAY EXCEPTION:
3.5 PARKING SPACE PER 1,000 GFA

HOTEL:
150 GUESTROOMS / 2 PARKING
SPACES PER 3 GUESTROOM
REQUIRED: 100 PARKING SPACES

RESTAURANT:
4,000 GFA / 3.5 PARKING SPACES PER
1,000 GFA
REQUIRED: 14 PARKING SPACES

TOTAL REQUIRED PARKING SPACES:
114 PARKING SPACES

PARKING SPACES PROVIDED:

REGULAR CARS (9'-0"x18'-0"): 117

HANDICAP CAR PARKING (9'-0"x18'-0"): 4

HANDICAP VAN PARKING (11'-0"x18'-0"): 1

TOTAL PARKING PROVIDED 122

PARKING LEGEND

PARKING COUNT

ZONING AND CODE

BUILDING CODES:

- 2021 NEW MEXICO COMMERCIAL BUILDING CODE
- 2021 NEW MEXICO MECHANICAL CODE
- 2021 NEW MEXICO PLUMBING CODE
- 2020 NEW MEXICO ELECTRICAL CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 NEW MEXICO COMMERCIAL ENERGY CODE (BASED ON 2021 INTERNATIONAL ENERGY CONSERVATION CODE)
- 2017 ICC A117.1 ACCESSIBILITY CODE

ZONING PER CITY:

PRIMARY: MX-H - MIXED USED HIGH INTENSITY
OVERLAY: UC - URBAN CENTER
OVERLAY: UPTOWN MAPED AREA
OVERLAY: MT - MAJOR TRANSIT AREA

FRONT SET BACK:
0FT MIN TO 15 FT MAX ON STREET CORNER

SIDE SET BACK:
0FT MIN TO 15 FT MAX ON STREET CORNER

REAR SET BACK:
0FT

BUILDING HEIGHT:
75 FT

SITE INFORMATION

LOT #:	1
BLOCK:	C
SUBDIVISION:	LOUISIANA
UPC CODE:	101905903521030910
ZONE ATLAS PAGE:	H-19-Z
EXISTING ZONING:	MIXED USE, HIGH INTENSITY
PROPOSED ZONING:	MIXED USE, HIGH INTENSITY
# OF EXISTING LOTS:	1
# OF PROPOSED LOTS:	1
TOTAL AREA OF SITE:	1.71965 ACRES

NOTE: THIS LOT IS CURRENTLY OCCUPIED BY A BUILDING THAT IS USED FOR BANKING. THE ALBUQUERQUE CASE NUMBER FOR THIS BUILDING IS 1008660.

BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR (SQUAREFEET)
1ST FLOOR	+/- 13,600
2ND FLOOR	+/- 15,320
3RD FLOOR	+/- 15,320
4TH FLOOR	+/- 15,320
5TH FLOOR	+/- 15,320
6TH FLOOR	+/- 15,320
TOTAL:	+/- 90,200

GUESTROOM TYPE MATRIX

	KING	DOUBLE QUEEN	SUITE / ACCESSIBLE	TOTAL
1ST FLOOR	-	-	-	-
2ND FLOOR	12	15	3	30
3RD FLOOR	12	15	3	30
4TH FLOOR	12	15	3	30
5TH FLOOR	12	15	3	30
6TH FLOOR	12	15	3	30
TOTAL	60	75	15	150

NOTE: PER 2017 ICC A117.1, GUESTROOM COUNTS BETWEEN 101-150 REQUIRE 5 ACCESSIBLE ROOMS WITHOUT ROLL-IN SHOWERS AND 2 ACCESSIBLE ROOMS WITH ROLL-IN SHOWERS. THIS IS A TOTAL OF 7 ACCESSIBLE ROOMS.

NOTE: PER 2017 ICC A117.1, GUESTROOM COUNTS BETWEEN 101-150 REQUIRE 12 COMMUNICATION ROOMS. ACCESSIBLE ROOMS MAY ONLY ACCOUNT FOR 10% OF THE TOTAL.

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SEAL:

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DESIGN PROFESSIONAL:
D

PROSPECTIVE HOTEL

2444 LOUISIANA BOULEVARD
ALBUQUERQUE NM

C

TEKIN ASSOCIATES LLC
2600 N DALLAS PARKWAY
SUITE 370
FRISCO TX 75034

Revisions:

No.	Description	Date

B

date
01/30/2025

A job no. 24132

sheet title
SITE PLAN - CONCEPT
sheet no.

A0.2