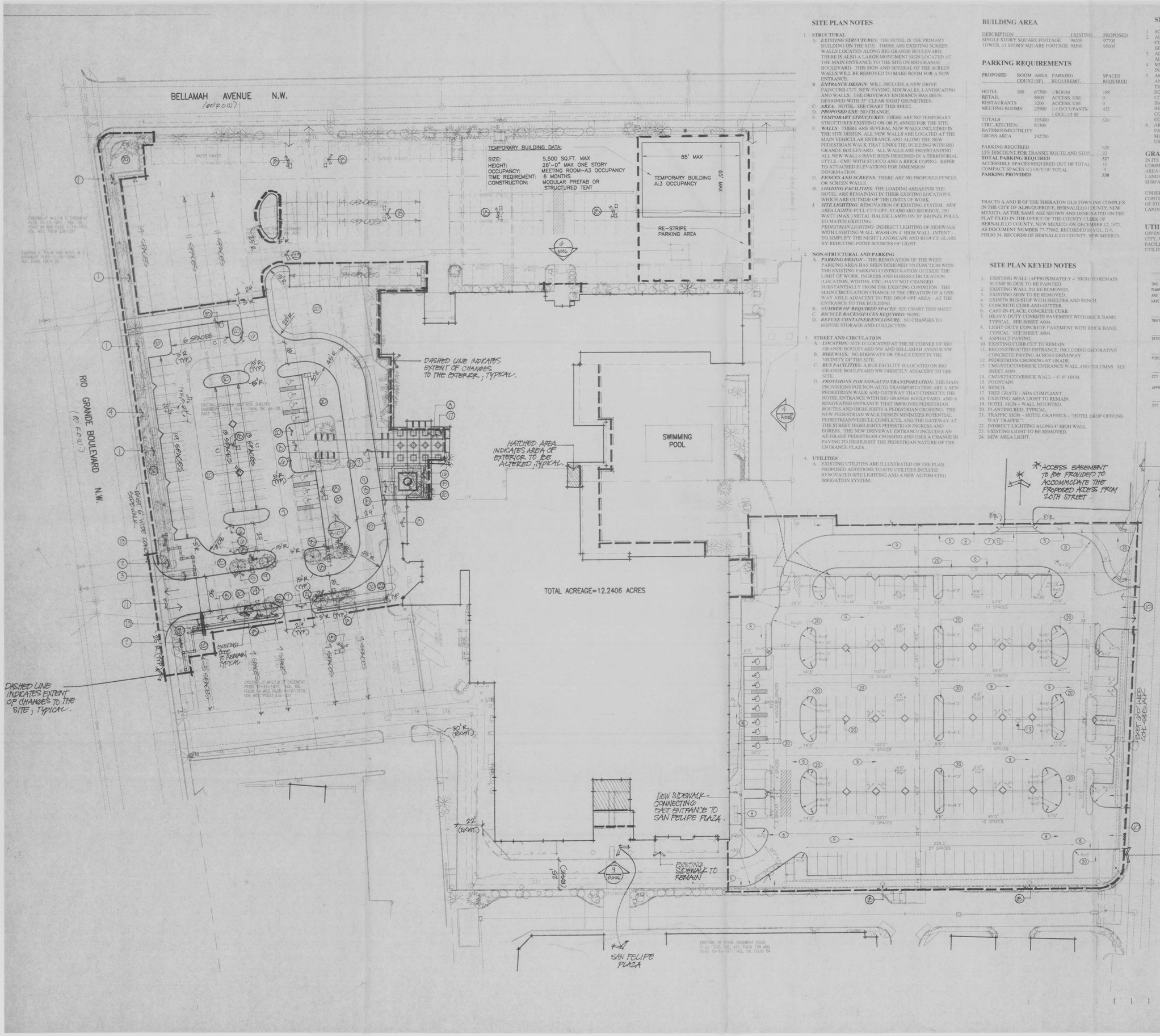

SITE PLAN NOTES

1. STRUCTURAL
   A. *EXISTING STRUCTURES*: THE HOTEL IS THE PRIMARY BUILDING ON THE SITE. THERE ARE EXISTING SCREEN WALLS LOCATED ALONG RIO GRANDE BOULEVARD. THERE IS ALSO A LARGE MONUMENT SIGN LOCATED AT THE MAIN ENTRANCE TO THE SITE ON RIO GRANDE BOULEVARD. THIS SIGN AND SEVERAL OF THE SCREEN WALLS WILL BE REMOVED TO MAKE ROOM FOR A NEW ENTRANCE.
   B. *ENTRANCE DESIGN*: WILL INCLUDE A NEW DRIVE PADCURB CUT, NEW PAVING, SIDEWALKS, LANDSCAPING AND WALLS. THE DRIVEWAY ENTRANCE HAS BEEN DESIGNED WITH 35' CLEAR SIGHT GEOMETRIES.
   C. *AREA*: HOTEL: SEE CHART THIS SHEET.
   D. *PROPOSED USE*: NO CHANGE.
   E. *TEMPORARY STRUCTURES*: THERE ARE NO TEMPORARY STRUCTURES EXISTING ON OR PLANNED FOR THE SITE.
   F. *WALLS*: THERE ARE SEVERAL NEW WALLS INCLUDED IN THE SITE DESIGN. ALL NEW WALLS ARE LOCATED AT THE MAIN VEHICULAR ENTRANCE AND ALONG THE NEW PEDESTRIAN WALK THAT LINKS THE BUILDING WITH RIO GRANDE BOULEVARD. ALL WALLS ARE FREESTANDING. ALL NEW WALLS HAVE BEEN DESIGNED IN A TERRITORIAL STYLE - CMU WITH STUCCO AND A BRICK COPING. REFER TO ATTACHED ELEVATIONS FOR DIMENSION INFORMATION.
   G. *FENCES AND SCREENS*: THERE ARE NO PROPOSED FENCES OR SCREEN WALLS.
   H. *LOADING FACILITIES*: THE LOADING AREAS FOR THE HOTEL ARE REMAINING IN THEIR EXISTING LOCATIONS, WHICH ARE OUTSIDE OF THE LIMITS OF WORK.
   I. *SITE LIGHTING*: RENOVATION OF EXISTING SYSTEM. *NEW AREA LIGHTS*: FULL CUT-OFF, STANDARD SHOEBOX, 250 WATT (MAX.) METAL HALIDE LAMPS ON 20' BRONZE POLES, TO MATCH EXISTING.
   PEDESTRIAN LIGHTING: INDIRECT LIGHTING OF SIDEWALK WITH LIGHTING WALL WASH ON 4' HIGH WALL. INTENT - TO SIMPLIFY THE NIGHT LANDSCAPE AND REDUCE GLARE BY REDUCING POINT SOURCES OF LIGHT.
2. NON-STRUCTURAL AND PARKING
   A. *PARKING DESIGN* – THE RENOVATION OF THE WEST PARKING AREA HAS BEEN DESIGNED TO FUNCTION WITH THE EXISTING PARKING CONFIGURATION OUTSIDE THE LIMIT OF WORK. INGRESS AND EGRESS CIRCULATION (LOCATION, WIDTHS, ETC.) HAVE NOT CHANGED SUBSTANTIALLY FROM THE EXISTING CONDITION. THE MAIN CIRCULATION CHANGE IS THE CREATION OF A ONE-WAY AISLE ADJACENT TO THE DROP-OFF AREA – AT THE ENTRANCE TO THE BUILDING.
   B. *NUMBER OF REQUIRED SPACES*: SEE CHART THIS SHEET
   C. *BICYCLE RACKS/SPACES REQUIRED*: NONE
   D. *REFUSE CONTAINER/ENCLOSURE*: NO CHANGES TO REFUSE STORAGE AND COLLECTION.
3. STREET AND CIRCULATION
   A. *LOCATION*: SITE IS LOCATED AT THE SE CORNER OF RIO GRANDE BOULEVARD NW AND BELLAMAH AVENUE NW.
   B. *BIKEWAYS*: NO BIKEWAYS OR TRAILS EXIST IN THE VICINITY OF THE SITE.
   C. *BUS FACILITIES*: A BUS FACILITY IS LOCATED ON RIO GRANDE BOULEVARD NW DIRECTLY ADJACENT TO THE SITE.
   D. *PROVISIONS FOR NON-AUTO TRANSPORTATION*: THE MAIN PROVISIONS FOR NON-AUTO TRANSPORTATION ARE A NEW PEDESTRIAN WALK AND GATEWAY THAT CONNECTS THE HOTEL ENTRANCE WITH RIO GRANDE BOULEVARD, AND A RENOVATED ENTRANCE THAT IMPROVES PEDESTRIAN ROUTES AND HIGHLIGHTS A PEDESTRIAN CROSSING. THE NEW PEDESTRIAN WALK DESIGN MINIMIZES POTENTIAL PEDESTRIAN/VEHICLE CONFLICTS, AND THE GATEWAY AT THE STREET HIGHLIGHTS PEDESTRIAN INGRESS AND EGRESS. THE NEW DRIVEWAY ENTRANCE INCLUDES AN AT-GRADE PEDESTRIAN CROSSING AND USES A CHANGE IN PAVING TO HIGHLIGHT THE PEDESTRIAN NATURE OF THE ENTRANCE PLAZA.
4. UTILITIES
   A. EXISTING UTILITIES ARE ILLUSTRATED ON THE PLAN. PROPOSED ADDITIONS TO SITE UTILITIES INCLUDE RENOVATED SITE LIGHTING AND A NEW AUTOMATED IRRIGATION SYSTEM.

BUILDING AREA

DESCRIPTION	EXISTING	PROPOSED
SINGLE STORY SQUARE FOOTAGE	96500	97700
TOWER, 11 STORY SQUARE FOOTAGE	95500	95000

PARKING REQUIREMENTS

PROPOSED	ROOM COUNT	AREA (SF)	PARKING REQUIREMT.	SPACES REQUIRED
HOTEL	188	67500	1/ROOM	188
RETAIL		8800	ACCESS. USE	0
RESTAURANTS		3200	ACCESS. USE	0
MEETING ROOMS		25900	1:4 OCCUPANTS/ 1.LOCC/15 SF	432
TOTALS		105400		620
CIRC./KITCHEN/ BATHROOMS/UTILITY		87300		
GROSS AREA		192700		
PARKING REQUIRED				620
15% DISCOUNT FOR TRANSIT ROUTE AND STOP				93
TOTAL PARKING REQUIRED				**527**
ACCESSIBLE SPACES REQUIRED OUT OF TOTAL				16
COMPACT SPACES (C) OUT OF TOTAL				4
PARKING PROVIDED				**538**

TRACTS A AND B OF THE SHERATON OLD TOWN INN COMPLEX IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 12, 1977, AS DOCUMENT NUMBER 77-77062, RECORDED IN VOL. D 8, FOLIO 54, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SITE PLAN KEYED NOTES

1. EXISTING WALL (APPROXIMATELY 4' HIGH) TO REMAIN. SLUMP BLOCK TO BE PAINTED.
2. EXISTING WALL TO BE REMOVED.
3. EXISTING SIGN TO BE REMOVED.
4. EXISITN BUS STOP WITH SHELTER AND BENCH.
5. CONCRETE CURB AND GUTTER.
6. CAST-IN-PLACE, CONCRETE CURB.
7. HEAVY-DUTY CONRETE PAVEMENT WITH BRICK BAND, TYPICAL. SEE SHEET A004.
8. LIGHT-DUTY CONCRETE PAVEMENT WITH BRICK BAND, TYPICAL. SEE SHEET A004.
9. ASPHALT PAVING.
10. EXISTING CURB CUT TO REMAIN.
11. RECONSTRUCTED ENTRANCE, INCLUDING DECORATIVE CONCRETE PAVING ACROSS DRIVEWAY.
12. PEDESTRIAN CROSSING AT GRADE.
13. CMU/STUCCO/BRICK ENTRANCE WALL AND COLUMNS. SEE SHEET A004.
14. CMU/STUCCO/BRICK WALL – 4'-0" HIGH.
15. FOUNTAIN.
16. BENCH.
17. TREE GRATE – ADA COMPLIANT.
18. EXISTING AREA LIGHT TO REMAIN.
19. HOTEL SIGN – WALL MOUNTED.
20. PLANTING BED, TYPICAL.
21. TRAFFIC SIGN – HOTEL GRAPHICS – "HOTEL DROP-OFF/ONE-WAY TRAFFIC"
22. INDIRECT LIGHTING ALONG 4' HIGH WALL.
23. EXISTING LIGHT TO BE REMOVED.
24. NEW AREA LIGHT.

SITE PLAN GENERAL NOTES

1. SCREENED LINES ILLUSTRATE EXISTING CONDITIONS.
2. ALL EXISTING HARDSCAPE ELEMENTS (INCLUDING PAVING, CURBS, WALLS, PLANTERS) WITHIN THE LIMITS OF WORK ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
3. ALL PAVING AND CURBS SHALL BE DESIGNED PER CITY OF ALBUQUERQUE STANDARDS.
4. MINOR RESTRIPING OF PARKING AREAS WILL OCCUR OUTSIDE THE INDICATED LIMITS OF WORK.
5. ARCHITECTURAL DESIGN – BUILDING: THE NEW HOTEL ENTRY AND COURTYARD PORTALS WILL BE TYPICAL OF NEW MEXICO TERRITORIAL STYLE, INCORPORATING STUCCO WALLS (COLOR EQUAL TO STO SUEDE), WHITE TRIM AT WINDOWS, DOORS, COLUMNS AND BEAMS, AND BRICK COPINGS (COLOR EQUAL TO IRON OXIDE BY SUMMIT BRICK) AT PARAPETS. SLUMP BLOCK TO BE PAINTED A COLOR COMPLEMENTARY TO THE NEW STUCCO COLOR, AND TO RESEMBLE ADOBE BRICK. ROOM TOWER'S OCHRE COLOR TO REMAIN.
6. ARCHITECTURAL DESIGN – SITE: EXTERIOR DESIGN AND COLOR OF PAVING, STUCCO, BRICK AND EXISTING SLUMP BLOCK WILL MATCH AND/OR COMPLEMENT THE COLOR/MATERIALS SCHEME USED FOR THE BUILDING EXTERIOR.

GRADING/DRAINAGE PLAN

IN ITS EXISTING CONDITION, THE SITE IS FULLY DEVELOPED WITH COMMERCIAL USES AND PARKING AREAS. THE EXISTING IMPERVIOUS AREA OF THE SITE IS ESTIMATED TO BE AT 95%, SINCE VERY LITTLE LANDSCAPING EXISTS. THERE ARE NO SITE PONDING AREAS AND SURFACE WATER IS DISCHARGED IN A SHEET FLOW FASHION.

UNDER THE PROPOSED DEVELOPMENT CONDITION, THE SITE WILL CONTINUE TO DISCHARGE IN ITS HISTORICAL PATTERN. FLOW RATES OF STORM WATER DISCHARGE WILL DECREASE DUE TO INCREASED LANDSCAPING AREAS PROPOSED WITH THE PROJECT.

UTILITY PLAN

GIVEN THE SITE'S LOCATION IN A FULLY DEVELOPED AREA OF THE CITY, UTILITY SERVICE IS READILY AVAILABLE FROM EXISTING FACILITIES WITHIN THE EXISTING STREETS. NO CHANGES TO ON-SITE UTILITIES ARE PROPOSED.

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE/ NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION — DATE

DESIGN AND DEVELOPMENT, CIP — DATE

PUBLIC WORKS, UTILITY DIVISION — DATE

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA — DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

CITY PLANNER, ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIVISION — DATE

ZONING MAP J-13

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. AA- 00560
PLANNING DIRECTOR — DATE

1000318

NORTH
SCALE 1"=30'-0"
0 15' 30' 60'

DESIGNWORKSHOP
901 Rio Grande Blvd NW
Suite E130
Albuquerque, NM
87104
(Tel.) 505.243.8333
(Fax) 505.243.8337

architecture
interiors
planning
engineering
Dekker
Perich
Sabatini
6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

Sheraton Old Town
HOTEL
ALBUQUERQUE

engineer

SITE DEVELOPMENT PLAN
FOR BULDING
PERMIT

project

revisions
△ 3/5/00
△
△
△
△
△

plotted:
drawn by
reviewed by
date 2/25/00
project no.
drawing name

Site Development Plan
For Building Permit
Including
Grading & Drainage Plan

sheet no.
A002
2 of 6