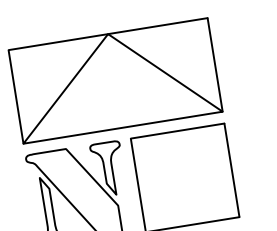


PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

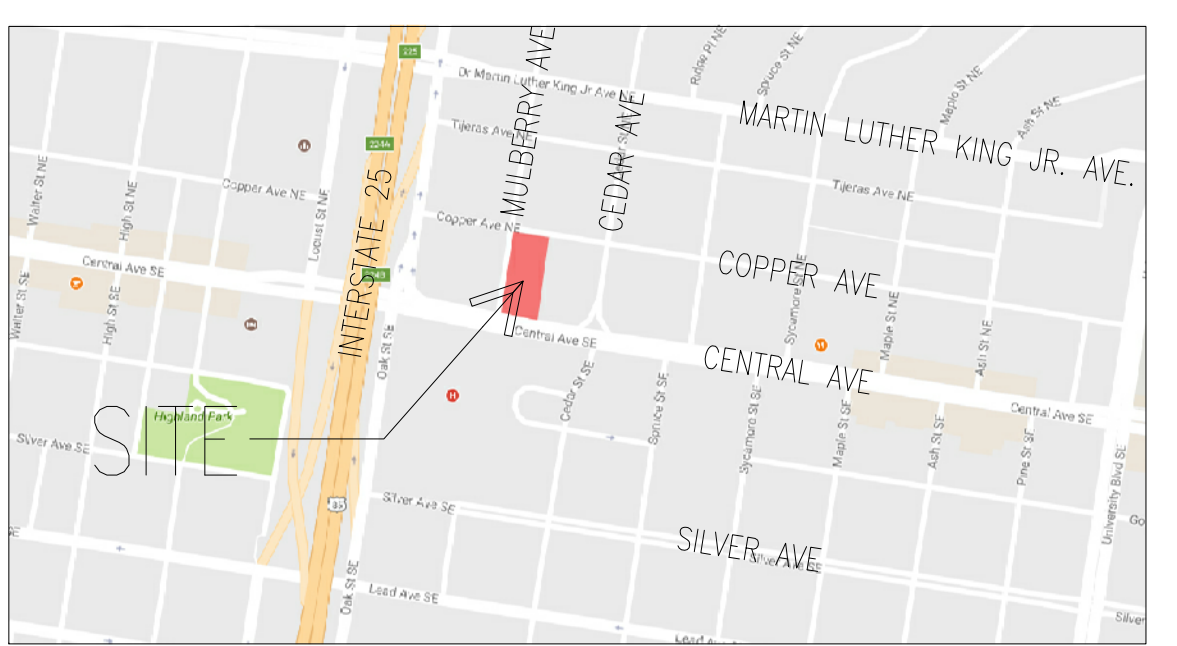


- ### LEGEND
- DENOTES PROPERTY LINE
 - ① BUILDING NUMBER
 - TYPE 2 BUILDING TYPE
 - ♿ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
 - T DENOTES TRANSFORMER LOCATION
 - ⊠ DENOTES WATER METER LOCATION
 - FIRE HYDRANT

- ### LIGHTING LEGEND
- ⊠ LED POLE LIGHT, +15' T.O.F. TYPE AS SHOWN ON PLAN.
 - ⊙ LED POST TOP LIGHT, +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
 - LED CARPORT LIGHT. TYPE 'CP'.
 - ⊕ LED WALL MINI WALL PACK, +10' B.O.F. TYPE 'WP'.
 - ⊕ LED WALL SCONCE, DECORATIVE, +6' B.O.F. TYPE 'WS'.

- ### GENERAL NOTES
- THE PROPOSED BUILDING TYPE IS A FLEX BUILDING. PER THE FLEX BUILDING REQUIREMENTS, THE MARRIOTT SPRINGHILL SUITES WILL BE A STANDARD RECTANGULAR URBAN BUILDING FORM, AND ACCESS TO THE LEVELS ABOVE THE STRUCTURED PARKING WILL BE PROVIDED VIA A GROUND FLOOR LOBBY WITH DIRECT ACCESS TO THE STREET. PARKING WILL BE LOCATED UNDER THE PRINCIPAL BUILDING AND IN A COMMON ON-STREET PARKING AREA. THE GROUND LEVEL FRONTAGE FOR THE BUILDING'S GROUND FLOOR LOBBY WILL BE GLASS STOREFRONT. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
 - PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS, STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
 - LANDSCAPING, FENCING, AND SIGNING 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. PROVIDE NEW CURB AND GUTTER WITH ON STREET PARKING ON ALL 4 SIDE PER STD DWG 2415A, 2418, 2406 AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
 - THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 15-FOOT-WIDE URBAN PEDESTRIAN REALM ALONG CENTRAL AVENUE AND MULBERRY STREET THAT WILL INTERACT WITH THE BUILDING FRONTAGE AND ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN AREA WILL BE AN INVITING AND PLEASANT ENVIRONMENT FOR WALKERS, GUESTS, AND OTHER VISITORS. THIS AREA WILL FEATURE STREET TREES, PLANTERS, SPECIALTY PAVING, GLAZING, AND OTHER AMENITIES. THIS AREA IS CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A "USABLE PEDESTRIAN REALM" THAT ACCOMMODATES STREET DESIGN AND APPROPRIATE BUILDING PLACEMENT.
 - 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"Wx18"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.
 - THE ADA ACCESS AISLES SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHEN AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (16-1-1-8 MENA) (9/79)
 - PER ZONING CODE, A 6 FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
 - 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. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
 - FUTURE CHANGES TO PROPOSED 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. REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
 - 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
 - ADMINISTRATIVELY, SIGNAGE WILL COMPLY WITH 14-16-3-22(B)(3)(N) AND 14-16-3-22(C)(7) AND WILL REMAIN WITHIN THE PROPERTY LINE. BUILDING MOUNTED LIGHTS SHALL BE BETWEEN 6' AND 14' ABOVE ADJACENT GRADE. SEE 14-16-3-22(C)(6) FOR DETAILS AND OTHER REFERENCES.
 - EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-3-18(C)(6)(A) OF THE CITY OF ALBUQUERQUE ZONING CODE.
 - THE 20 PERCENT BUILDING HEIGHT MODIFICATION WILL COMPLY WITH SECTION 14-16-3-22(A)(6)(B)(1)(C) OF THE CITY OF ALBUQUERQUE ZONING CODE.
 - MULBERRY STREET AND COPPER AVENUE RIGHTS-OF-WAY HAVE BEEN VACATED. AN OFFICIAL NOTICE OF DECISION WAS ISSUED BY THE CITY PLANNING DEPARTMENT ON JANUARY 23, 2017 FOR PROJECT #1010879, 16DRB-7047. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #1010879, 17DRB-7019.
 - DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID WASTE.

- ### KEYNOTES
- 9'x18' PARKING SPACE, TYPICAL.
 - 4'x8' MOTORCYCLE PARKING SPACE.
 - 8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE.
 - BICYCLE PARKING, 5 SPACES PROVIDED.
 - ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
 - TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL WITH EIFS FINISH TO MATCH THE BUILDING. SEE SHEET 8 OF 8 FOR TRASH ENCLOSURE PLANS AND ELEVATIONS.
 - ENCLOSED STRUCTURED PARKING GARAGE.
 - 6' SIDEWALK, GRAY CONCRETE COLOR.
 - 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
 - ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
 - AREA EAST OF SIDEWALK FOR RETAIL DEVELOPMENT BY OTHERS.



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

NET SITE AREA:
1.23 ACRES (53,549 S.F.)

ZONING AND LAND USE:
CURRENT: SU-2 FOR CMU (C-2)
PROPOSED: SU-2/SU-1 FOR MIXED USE (FORM BASED CODE)
LAND USE: COMMERCIAL

BUILDING HEIGHT:

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
ALLOWED:	72 FEET*	72'	72'	72'
PROPOSED:	72'	67'	67'	67'

*60 FEET, PLUS AN ADDITIONAL 20% DUE TO LOCATION ALONG TRANSIT CORRIDOR. REFER TO GENERAL NOTE #19.

BUILDING GSF:
90,450 SF

SETBACKS REQUIRED:

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
BUILDINGS	0	10'-0"	0	0

SETBACKS PROVIDED:

	SIDE (W)	REAR (N)	SIDE (E)	FRONT (S)
BUILDINGS	71'-1"	30'-1"	19'-1"	2'-8"

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED

REQUIRED (10% OF SITE AREA)	5,355 SQ FT
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	11,784 SQ FT

PARKING SPACE REQUIREMENTS

PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF REDUCE BY 15% PER TRANSIT REDUCTION	PARKING SPACES
Total Parking Spaces Required	73
ON-STREET PARKING PROVIDED	39
OFF-STREET PARKING PROVIDED	51
Total Parking Provided	90
Accessible Parking Required	5
ON-STREET PARKING PROVIDED	3
OFF-STREET PARKING PROVIDED	2
Total Accessible Parking Provided	5
Total Motorcycle Parking Required	3
Total Motorcycle Parking Provided	3
Total Bicycle Parking Provided	5

GLAZING CALCULATIONS FOR STREET FACING FACADES (NORTH, WEST, AND SOUTH FACADES)

	403 SF
TOTAL GLAZING AREA AT GROUND FLOOR	403 SF
TOTAL AVAILABLE STREET-FACING GROUND FLOOR FACADE AREA (EXCLUDES WALL ASSEMBLIES)	1,518 SF
PERCENTAGE OF GROUND FLOOR STREET FRONTAGE GLAZING	26.55%
TOTAL GLAZING AREA AT UPPER FLOORS	5,358 SF
TOTAL AVAILABLE STREET-FACING FACADE AREA AT UPPER FLOORS (EXCLUDES FLOOR, WALL, AND ROOF ASSEMBLIES)	18,574 SF
PERCENTAGE OF STREET FRONTAGE GLAZING AT UPPER FLOORS	28.85%

PROJECT NUMBER:
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

ARCHITECT
5G
5G STUDIO COLLABORATIVE
800 JACKSON STREET | SUITE 500
DALLAS, TEXAS 75202
214.670.0050
CONTACT: CHRISTINE ROBBINS-ELROD

SEAL
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION

OWNER / DEVELOPER
TITAN DEVELOPMENT
6300 RIVERSIDE PLAZA LANE NW, STE 200
ALBUQUERQUE, NEW MEXICO 87120
505.998.0163
CONTACT: JOSH ROGERS

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INTERMOUNTAIN MANAGEMENT, LLC
2390 TOWER DRIVE
MONROE, LOUISIANA 71201
318.812.7126
CONTACT: DAVE RAYMOND

CIVIL ENGINEER
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CONTACT: MIKE BALASKOVITS

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505.764.9801
CONTACT: MALIK HAKIM

PROJECT
**SPRINGHILL SUITES®
MARRIOTT
ALBUQUERQUE**

PROJECT ADDRESS
**CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106**

REV.	DATE	ISSUE
-	2.14.18	DRB SUBMITTAL

IMM012
PROJECT NUMBER
**SITE PLAN FOR
BUILDING PERMIT**
SHEET 1 OF 9
SHEET NUMBER

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PROJECT

SPRINGHILL SUITES® MARRIOTT ALBUQUERQUE

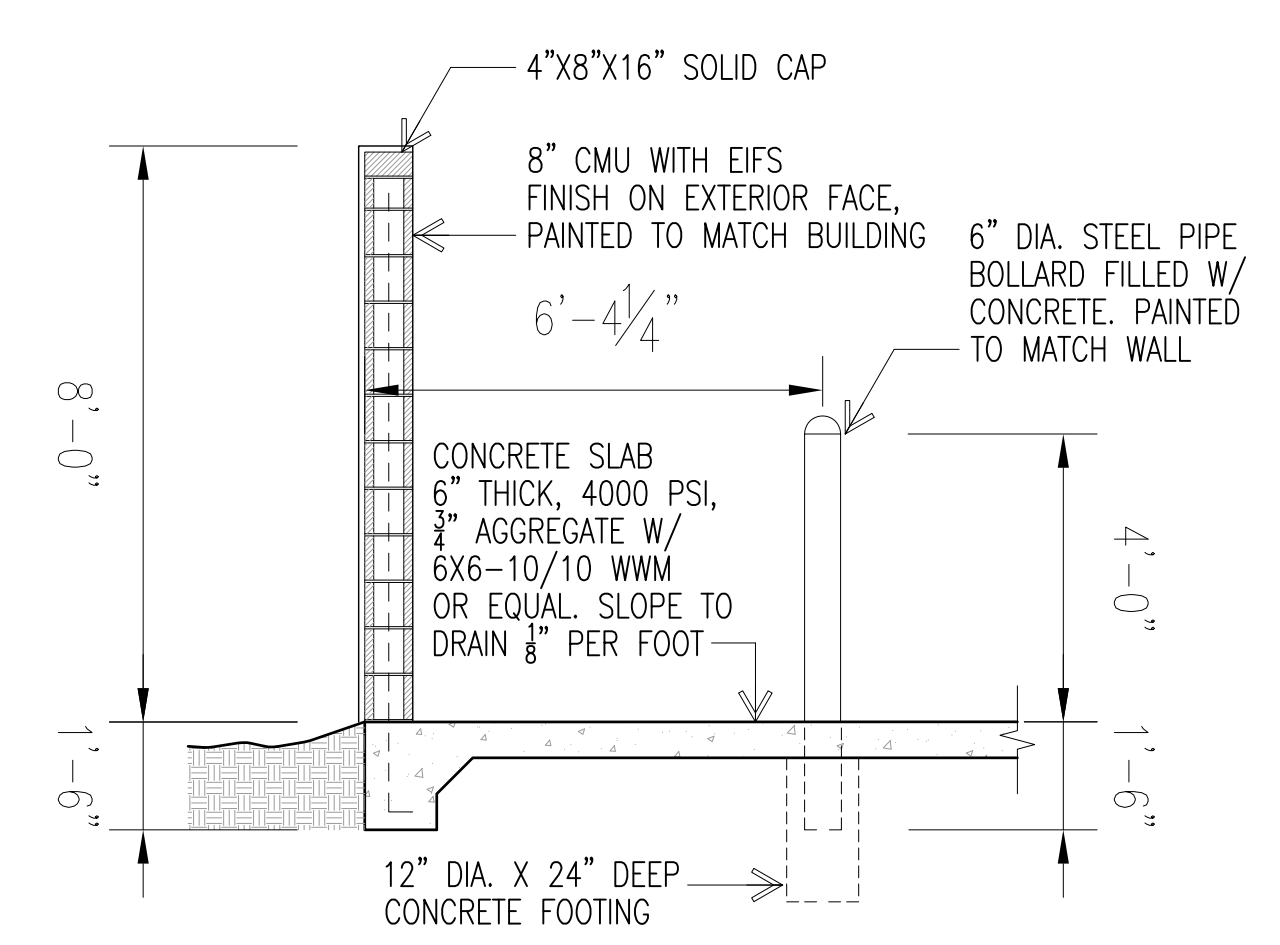
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CENTRAL AVE. & MULBERRY ST. ALBUQUERQUE, NM 87106

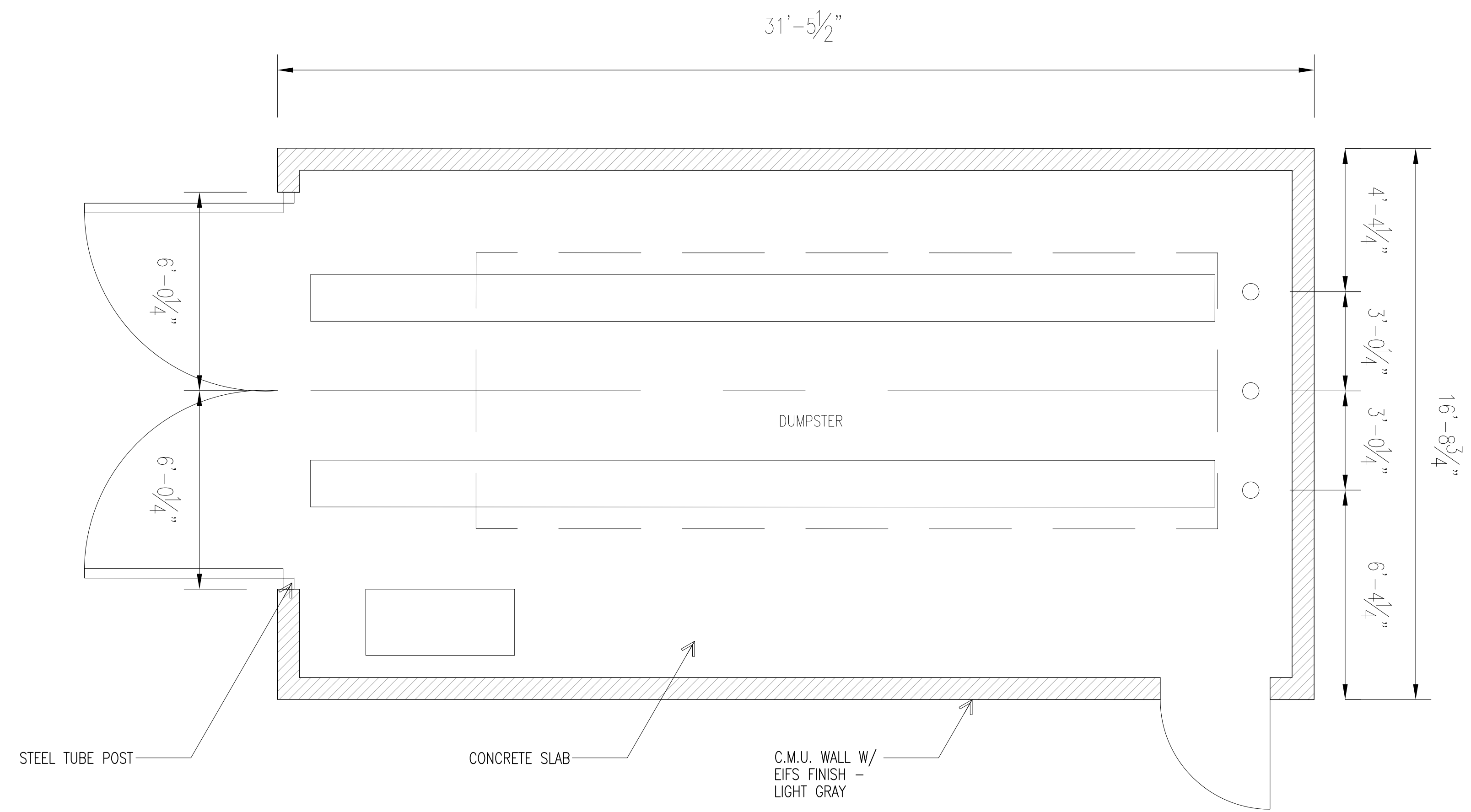
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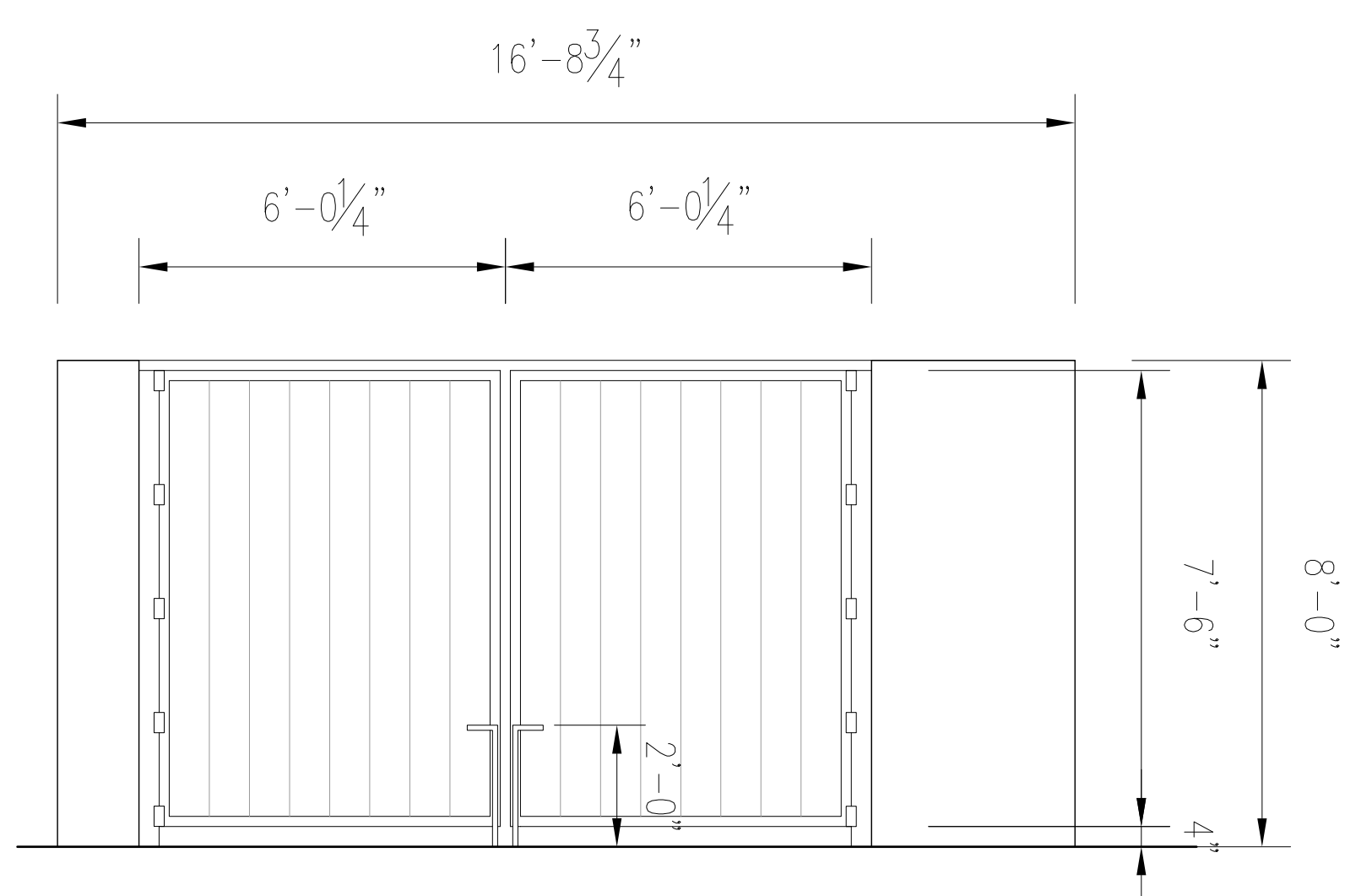
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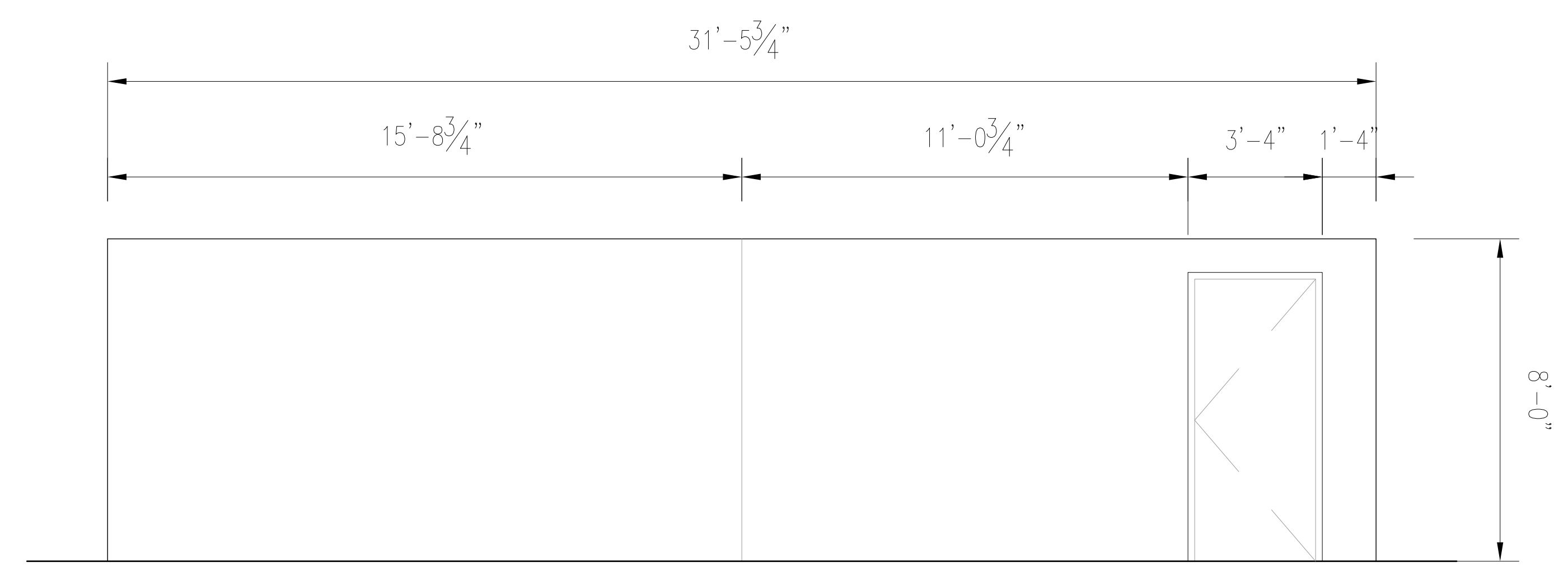
TRASH ENCLOSURE - WALL SECTION
 SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE - PLAN
 SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE - WEST ELEVATION
 SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE - NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



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PROJECT

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ALBUQUERQUE

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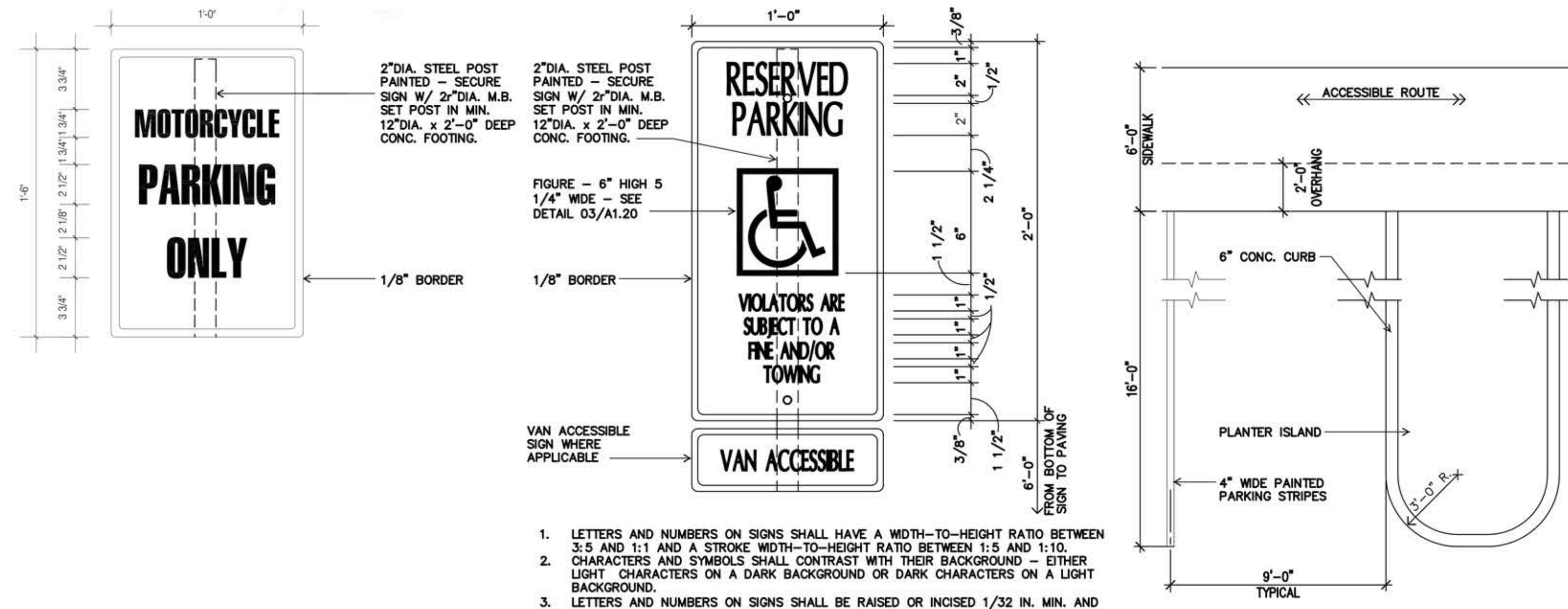
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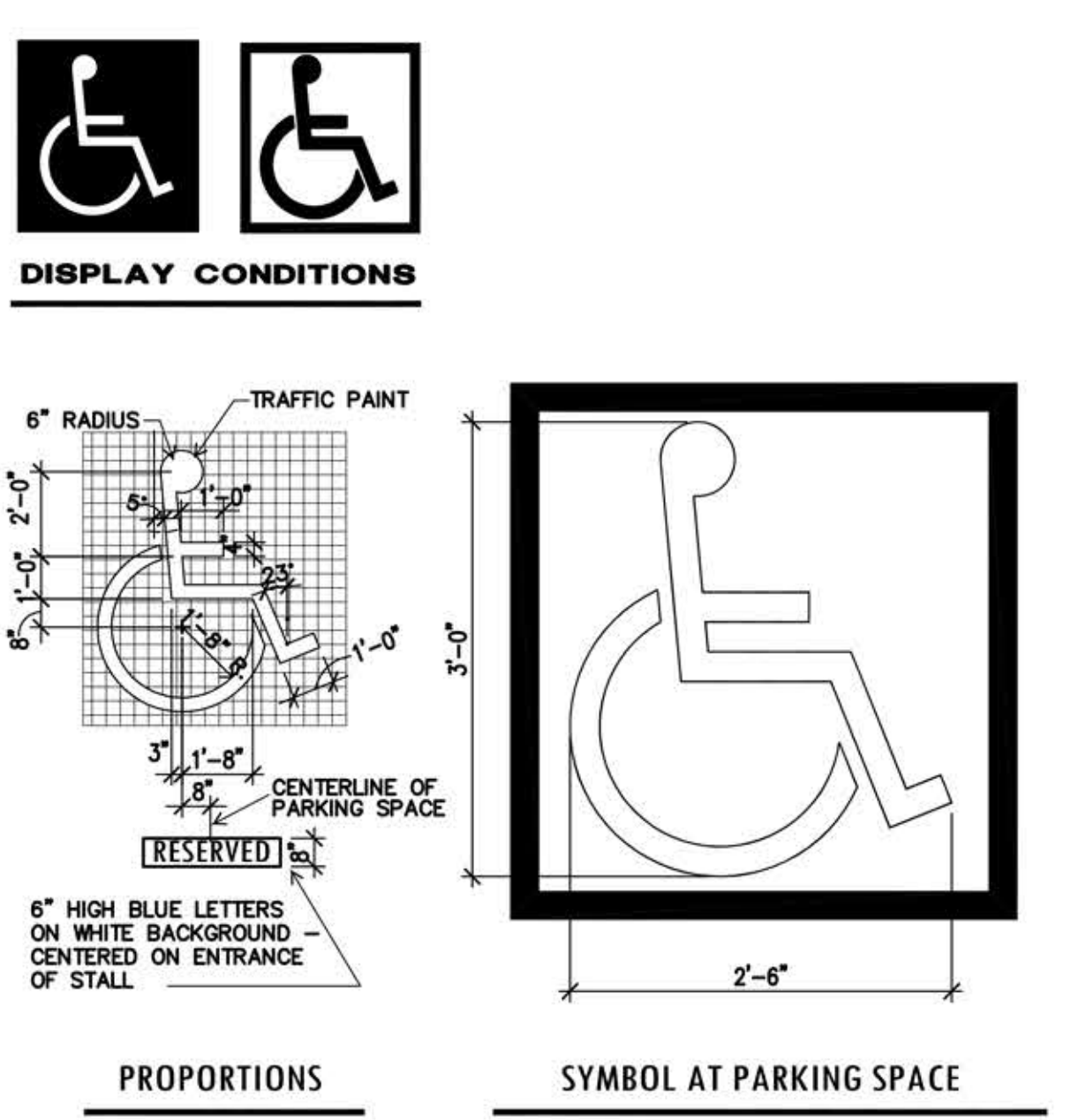
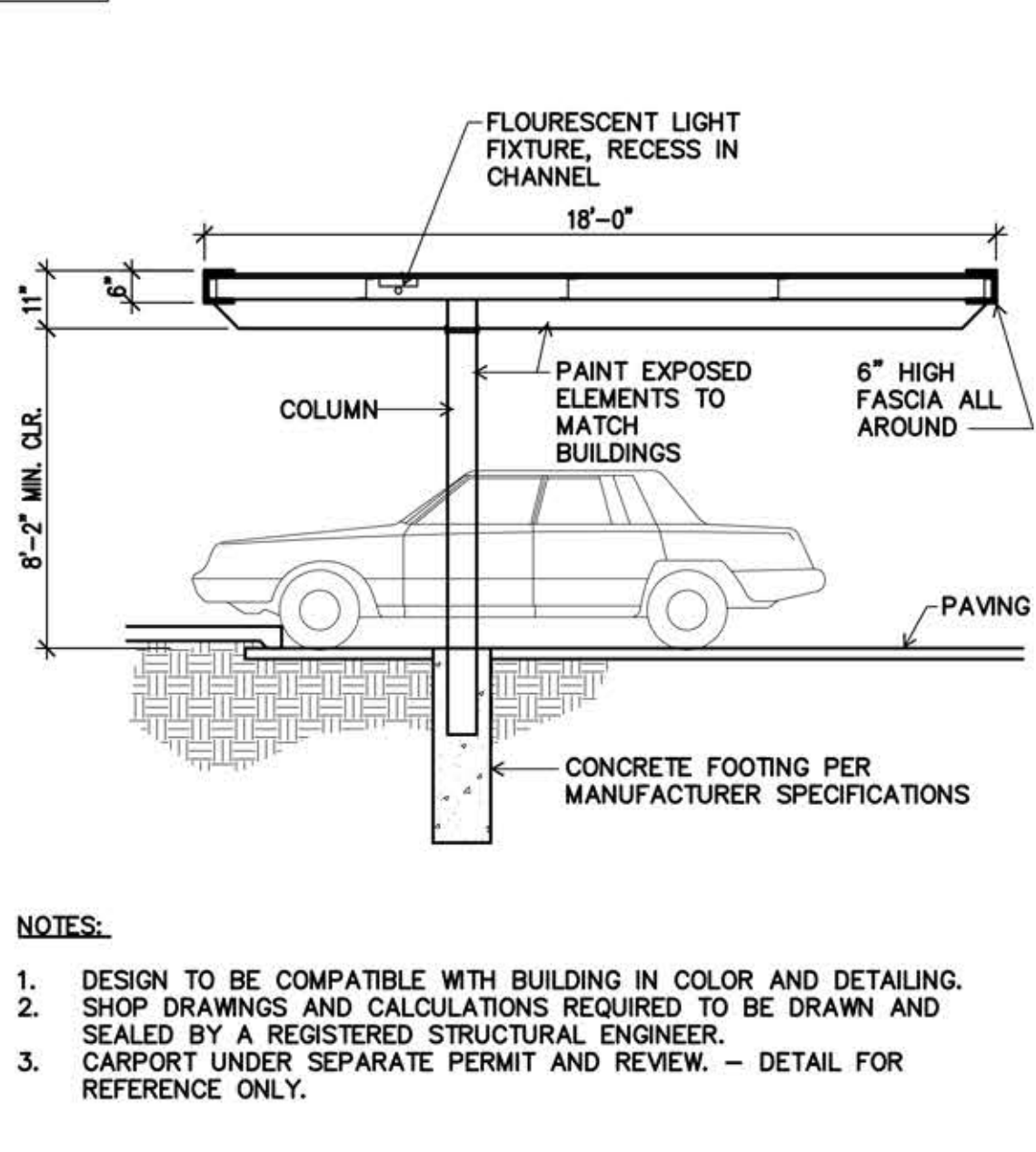
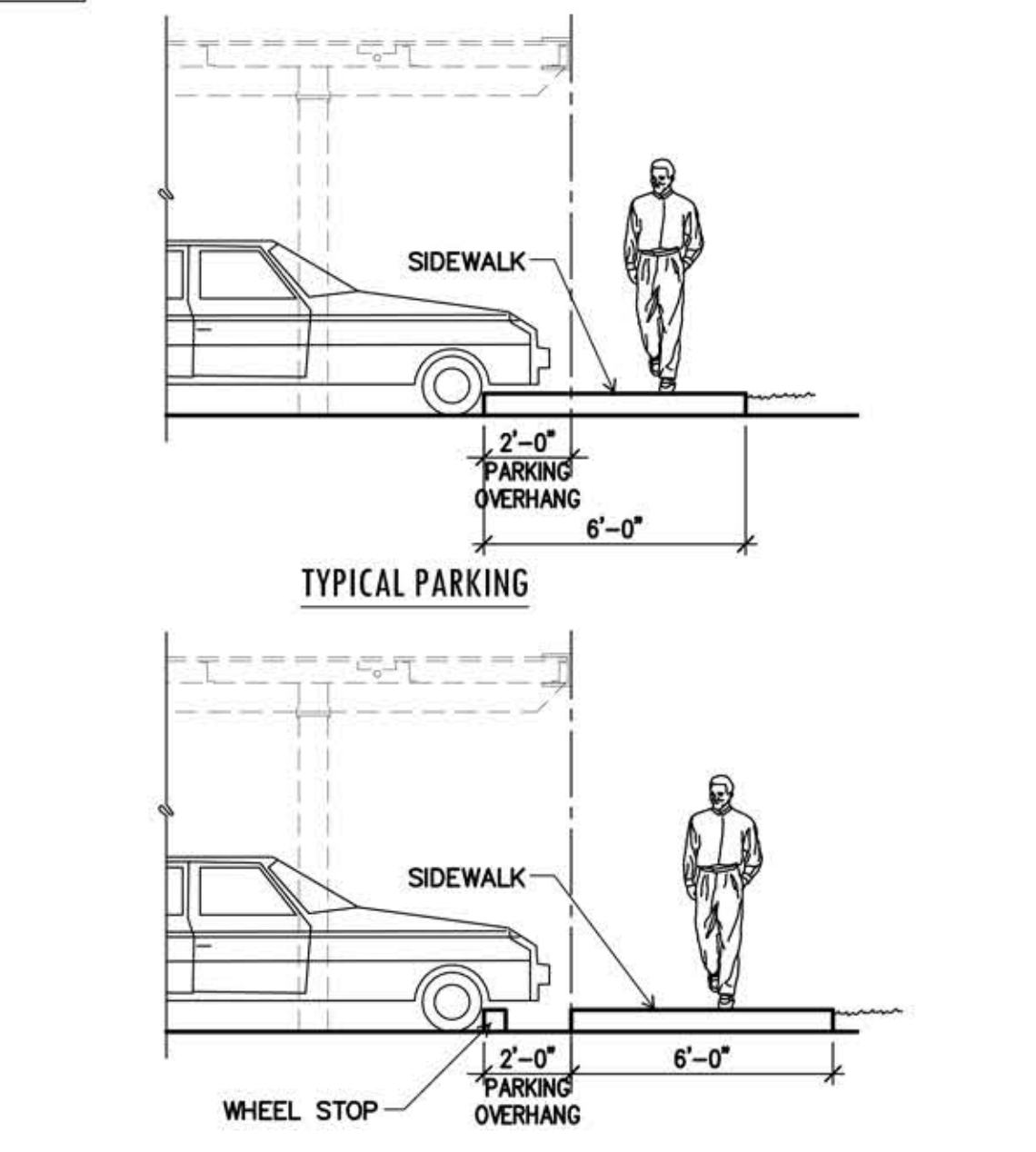
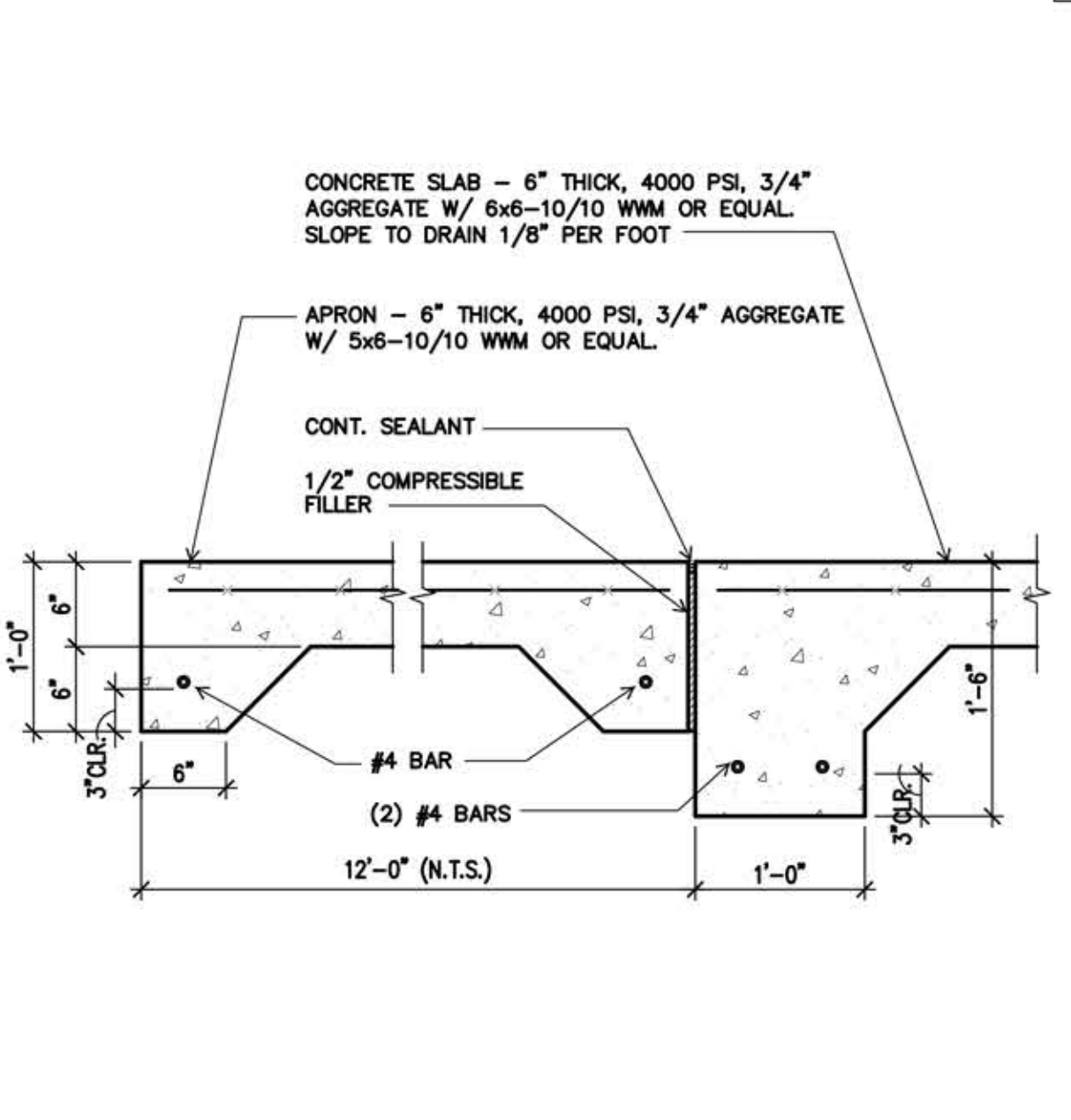
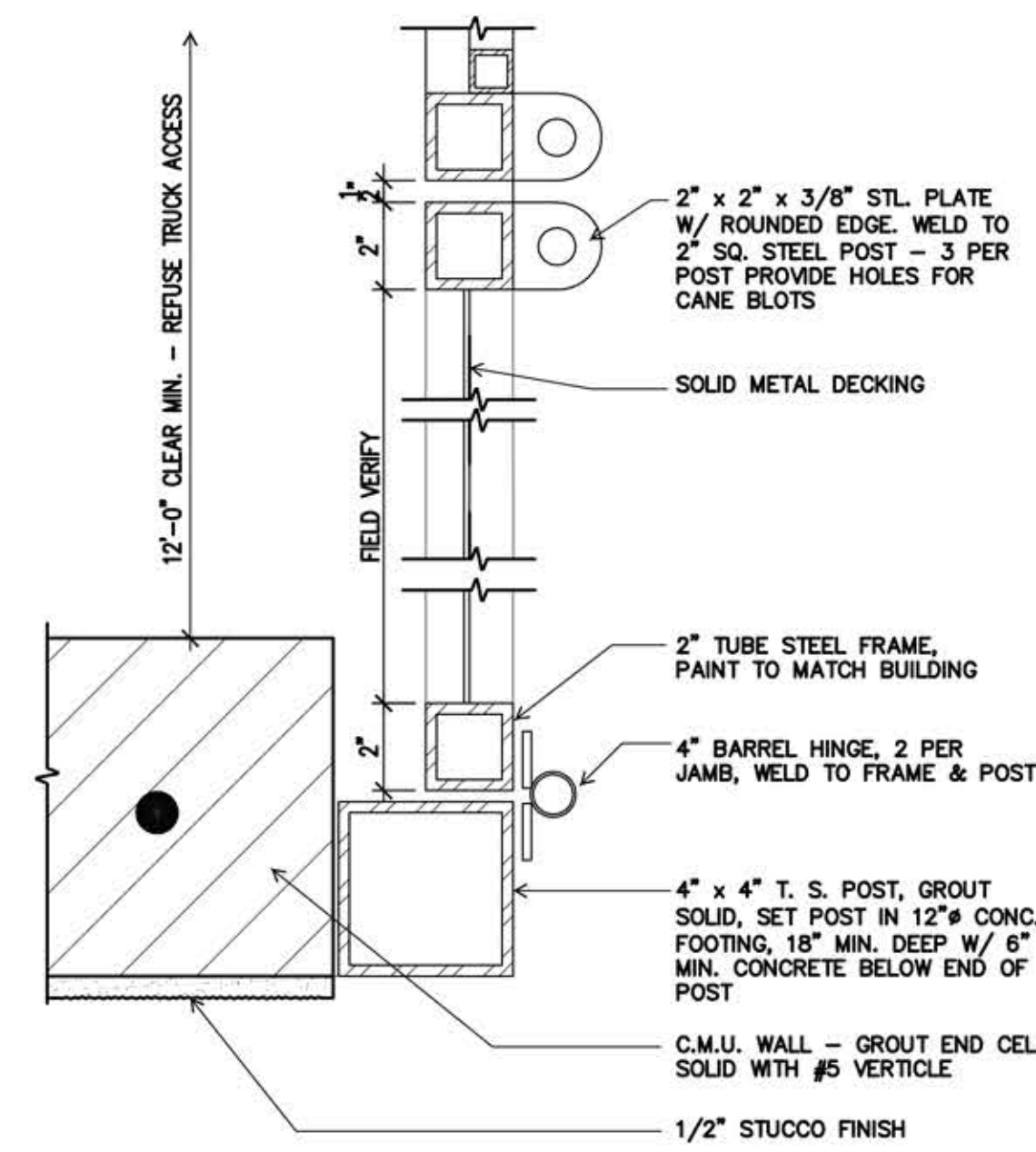
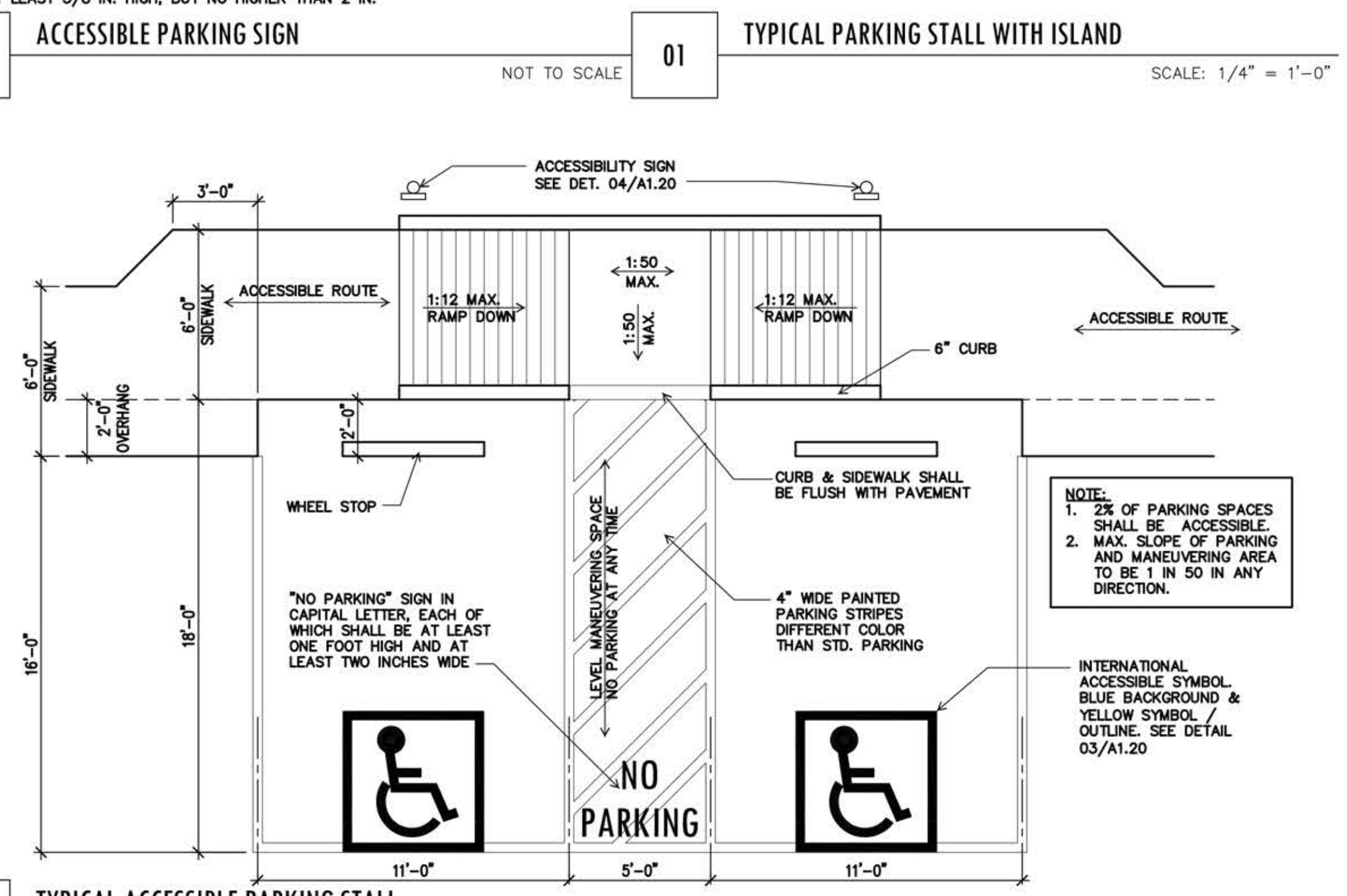
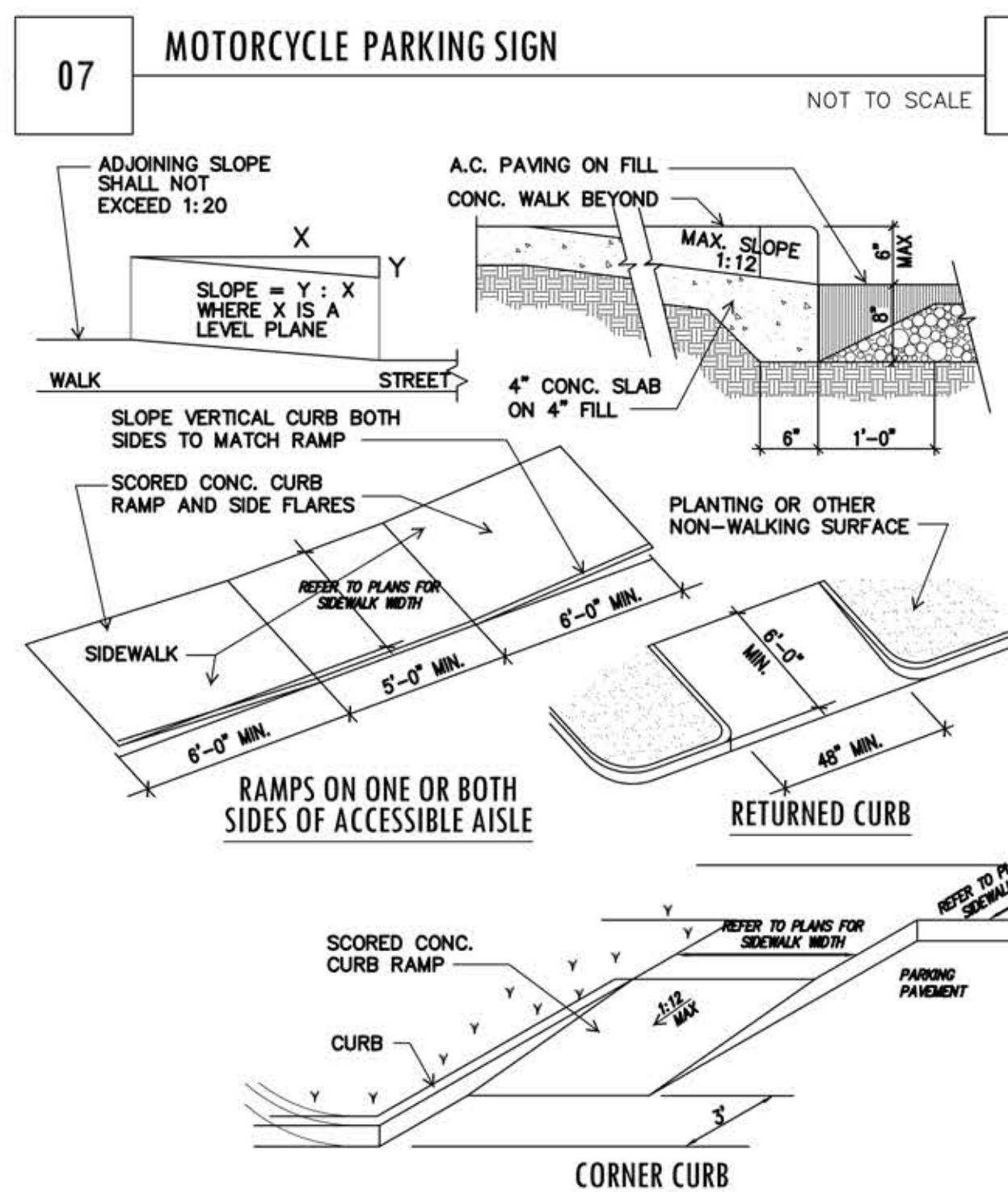
SITE DETAILS

SHEET 9 OF 9

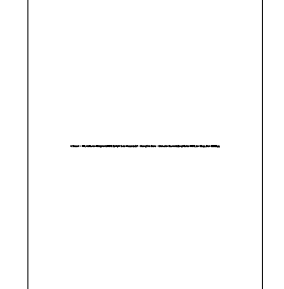
SHEET NUMBER



- LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
- LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. MIN. AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. HIGH, BUT NO HIGHER THAN 2 IN.



- NOTES:
- DESIGN TO BE COMPATIBLE WITH BUILDING IN COLOR AND DETAILING. SHOP DRAWINGS AND CALCULATIONS REQUIRED TO BE DRAWN AND SEALED BY A REGISTERED STRUCTURAL ENGINEER.
 - CARPENTRY UNDER SEPARATE PERMIT AND REVIEW. - DETAIL FOR REFERENCE ONLY.



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 5G Studio Collaborative, LLC.
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 Albuquerque, New Mexico 87109
 (505)925-1000 Mike Galeskovich

LANDSCAPE
 Heads Up Landscaping
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 Albuquerque, New Mexico 87107
 (505)998-8515 Josh Brady

STRUCTURAL ENGINEER
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 Plano, TX 75075
 (214)501-3354 Mohammad Kabir

MEP ENGINEER
 MEP Systems Design & Engineering, Inc.
 918 Dragon Street, Suite 500
 Dallas, TX 75207
 (214)511-5029 Mark Portnoy

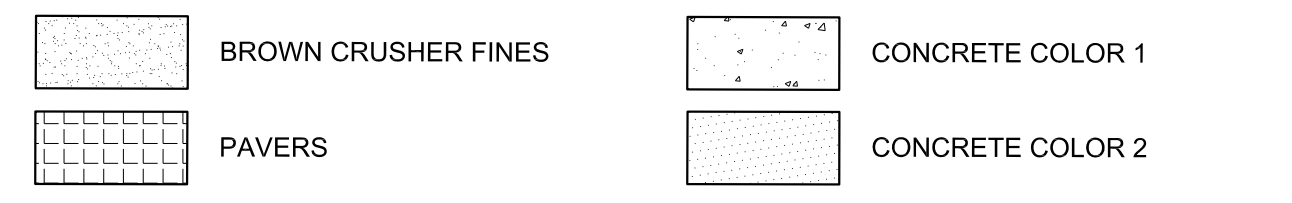
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 (505)998-8153 Josh Rogers

OPERATOR
 Intermountain Management, LLC
 2300 Tower Drive
 Monroe, Louisiana 71201
 (318)812-7126 Dave Raymond

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed	Mature	Landscape	Water	Drip
Trees							
12		Fraxinus Raywood Ash	2" B&B	50/30'	50 sf=600 sf	Medium	6-2 gph
8		Platanus Sycamore	2" B&B	50/40'	50 sf=400 sf	Medium	6-2 gph
10		Juniperus Skyrocket Juniper	15-Gal	20/5'	50 sf=500 sf	Medium	6-2 gph
1		Pinus Bosnian Pine	6' HT.	15/8'	50 sf=50 sf	Medium	6-2 gph
Shrubs/Groundcovers							
15		Caryopteris clandonensis Blue Mist	1-Gal	3/3'	25 sf=375 sf	Medium	2-2 gph
5		Cylisus Lena Broom	5-Gal	3/4'	25 sf=125 sf	Low	2-1 gph
7		Ilex Dwarf Burford Holly	5-Gal	4/4'	16 sf=112 sf	Medium+	2-1 gph
24		Salvia greggii Cherry Sage	1-Gal	3/3'	15 sf=90 sf	Medium	2-1 gph
38		Lavandula Lavender	1-Gal	3/3'	12 sf=46 sf	Medium	2-2 gph
16		Potentilla fruticosa Shrubby Cinquefoil	5-Gal	3/3'	10 sf=160 sf	Medium+	2-2 gph
12		Rosmarinus officinalis Rosemary	5-Gal	6/6'	36 sf=432 sf	Low +	2-2 gph
7		Rosa Knockout Rose	5-Gal	3/3'	15 sf=105 sf	Medium+	2-2 gph
3		Lagerstroemia Crapsa Myrtle	5-Gal	15/10'	100 sf=300 sf	Medium+	2-2 gph
16		Rhamnus Indica Hawthorn	5-Gal	3/3'	15 sf=240 sf	Medium	2-2 gph
3		Viburnum Burkwood Viburnum	5-Gal	6/6'	36 sf=108 sf	Medium+	2-2 gph
6		Pinus mugo Mugo Pine	5-Gal	4/4'	30 sf=180 sf	Medium	2-2 gph
9		Nandina Heavenly Bamboo	5-Gal	3/3'	20 sf=180 sf	Medium+	2-2 gph
Grasses							
16		Muhlenbergia Deer Grass	1-Gal	4/4'	20 sf=320 sf	Low+	2-2 gph
26		Pennisetum Hamlin Fountain Grass	1-Gal	3/3'	9 sf=234 sf	Medium	2-2 gph
Total Landscape Coverage=5,237 SF							

MATERIALS LEGEND

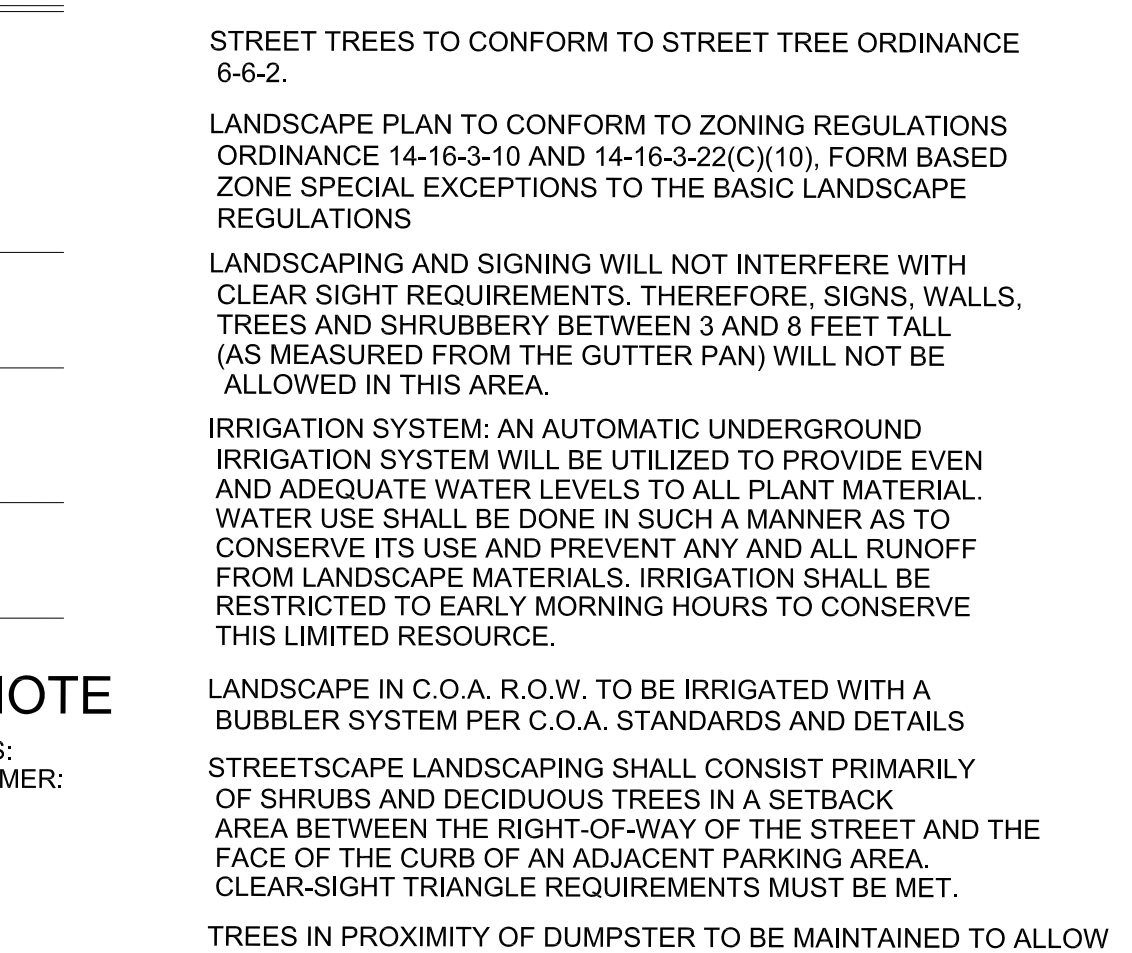
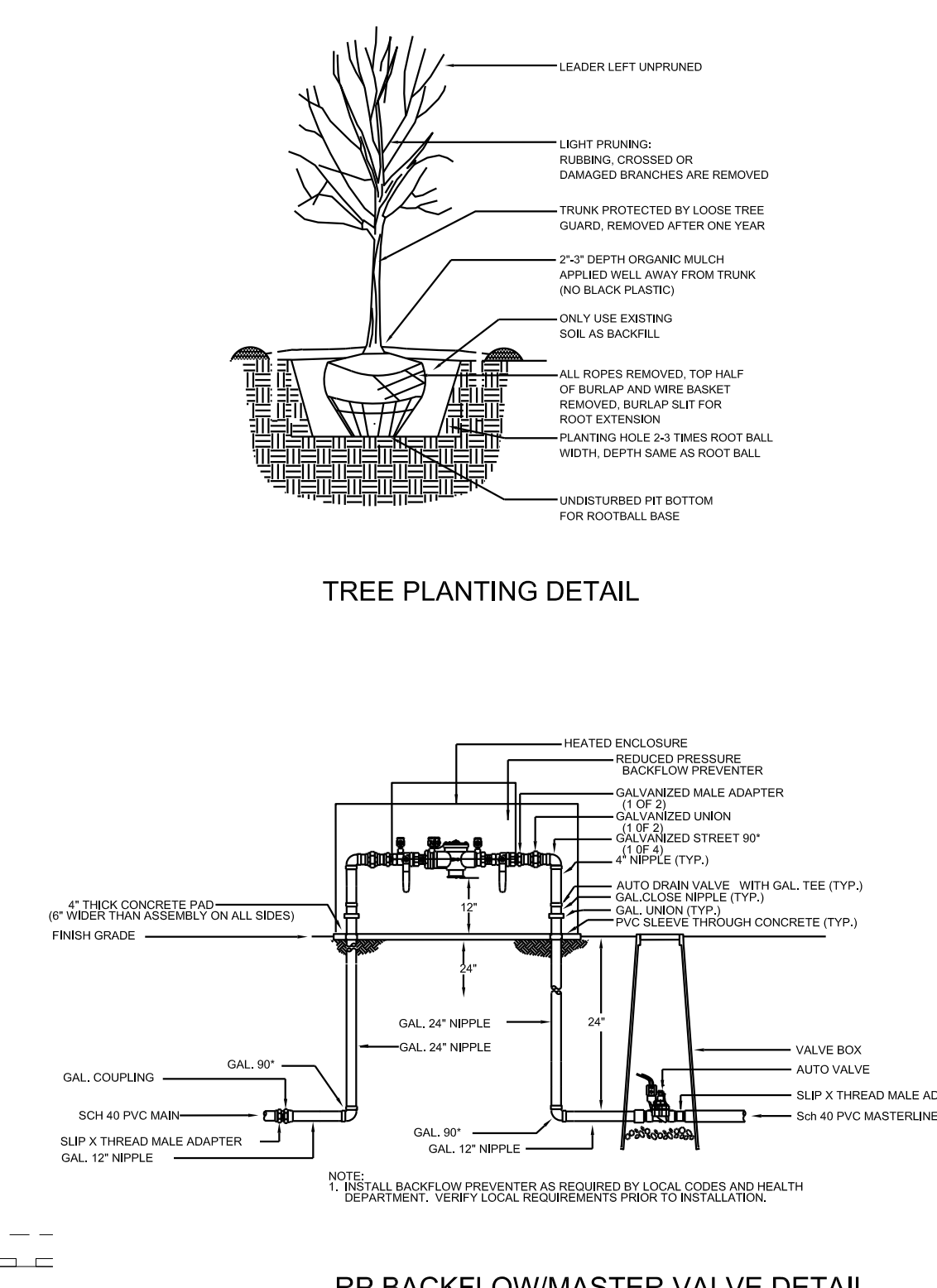


SITE DATA

GROSS/SITE LOT AREA	51,564 SF
LESS BUILDING(S)	18,727 SF
NET LOT AREA	32,767 SF
REQUIRED LANDSCAPE	3,278 SF
10% OF NET LOT AREA	3,278 SF
PROPOSED STREET LEVEL LANDSCAPE	6,880 SF
PERCENT OF NET LOT AREA	20 %
REQUIRED USABLE OPEN SPACE LANDSCAPE AREA	11,784 SF
PROPOSED USABLE OPEN SPACE	11,784 SF
REQUIRED USABLE OPEN SPACE LANDSCAPE	1,787 SF
15% OF USABLE OPEN SPACE	1,787 SF
PROPOSED USABLE OPEN SPACE LAND	6,880 SF
PERCENT OF NET LOT AREA	20 %
HIGH WATER USE TURF	0 SF
MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF	0 SF
PERCENT OF LANDSCAPE AREA	0 %
REQUIRED STREET TREES	14
1 PER 25' L.F. OF STREET FRONTAGE	14
PROVIDED STREET TREES	14
REQUIRED PARKING LOT TREES	6
1 PER 8 SPACES	6
43 SPACES/8	6
PROVIDED PARKING LOT TREES	6
REQUIRED LANDSCAPE COVERAGE	5,160 SF MIN.
75% LIVE VEGETATIVE MATERIAL (6,880 SF PROPOSED LANDSCAPE X 75%)	5,160 SF MIN.
PROVIDED GROUND COVER COVERAGE	5,237 SF
PERCENT GROUND COVER COVERAGE OF REQUIRED LANDSCAPE AREAS	76%

NOTE

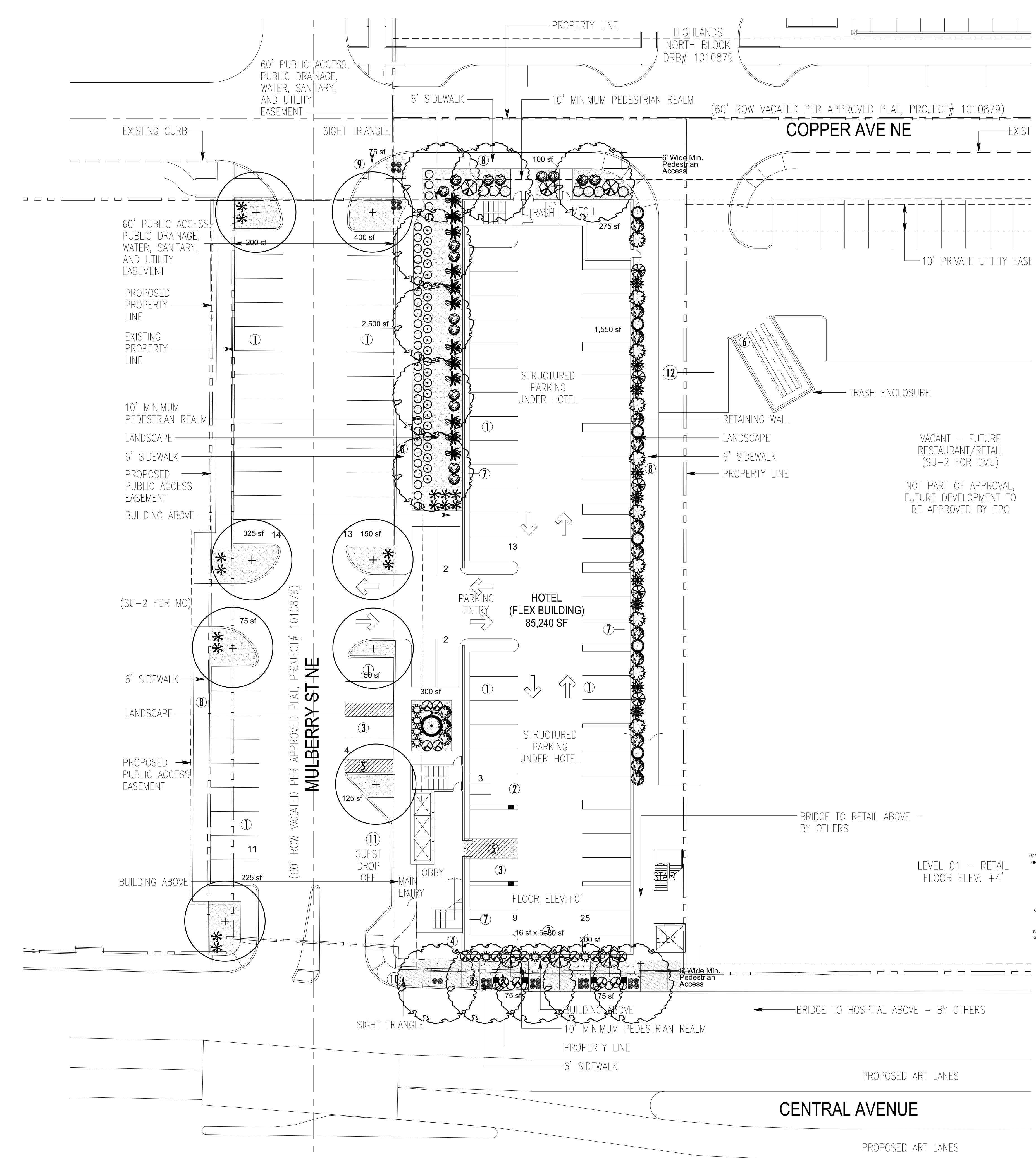
MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)
 LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH
 APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.
 NO PARKING SPACE SHALL BE MORE THAN 50' FROM A TREE.



IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK
 SPRING: 1 HOUR/2-3 DAYS A WEEK
 FALL: 1 HOUR/2-3 DAYS A WEEK
 WINTER: 1 HOUR/2 DAYS PER MONTH

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 20'-0"



growing better Up
Heads Up
 LANDSCAPE CONTRACTORS
 P. O. BOX 10597
 Albuquerque, NM 87184
 505.898.9615
 505.898.2105 (fax)
 design@hulc.com
 www.headsuplandscape.com

DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT

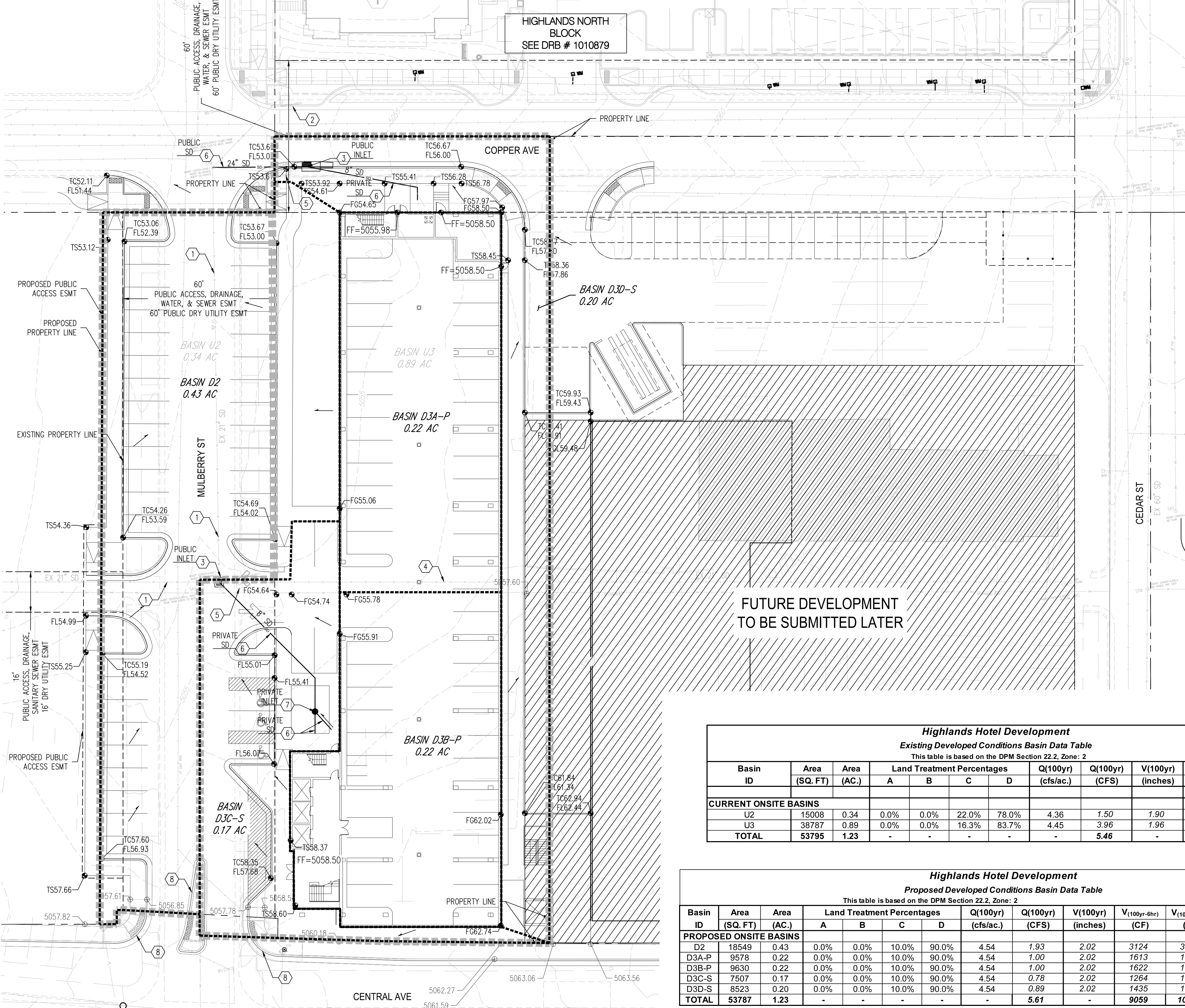
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	1.30.18	

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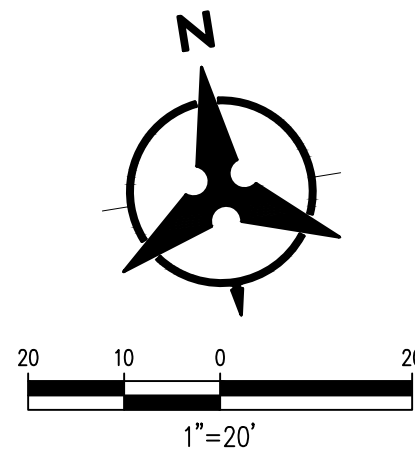
SPRINGHILL SUITES - ALBUQUERQUE
 CENTRAL AVE. & MULBERRY ST.
 ALBUQUERQUE, NM 87106

LANDSCAPE PLAN FOR
 BUILDING PERMIT

IMM012
 PROJECT NUMBER SHEET NUMBER



HIGHLANDS NORTH BLOCK
SEE DRB # 1010879



Highlands Hotel Development
Existing Developed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)
			A	B	C	D					
CURRENT ONSITE BASINS											
U2	15008	0.34	0.0%	0.0%	22.0%	78.0%	4.36	1.50	1.90	2379	2769
U3	38787	0.89	0.0%	0.0%	16.3%	83.7%	4.45	3.96	1.96	6331	7413
TOTAL	53795	1.23	-	-	-	-	-	5.46	-	8710	10182

Highlands Hotel Development
Proposed Developed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)	V(100yr-10day) (CF)	FIRST FLUSH (CF)
			A	B	C	D							
PROPOSED ONSITE BASINS													
D2	18549	0.43	0.0%	0.0%	10.0%	90.0%	4.54	1.93	2.02	3124	3680	5350	473
D3A-P	9578	0.22	0.0%	0.0%	10.0%	90.0%	4.54	1.00	2.02	1613	1900	2762	244
D3B-P	9630	0.22	0.0%	0.0%	10.0%	90.0%	4.54	1.00	2.02	1622	1911	2777	246
D3C-S	7507	0.17	0.0%	0.0%	10.0%	90.0%	4.54	0.78	2.02	1264	1490	2165	191
D3D-S	8523	0.20	0.0%	0.0%	10.0%	90.0%	4.54	0.89	2.02	1435	1691	2458	217
TOTAL	53787	1.23	-	-	-	-	-	5.61	-	9059	10672	15513	1372

DRAINAGE NARRATIVE

EXISTING CONDITIONS
THIS SITE IS LOCATED AT THE NORTHEAST CORNER OF MULBERRY ST NE AND CENTRAL AVE NE. IT IS CURRENTLY DEVELOPED AND SLOPES FROM SOUTHEAST TO NORTHWEST. THE DRAINAGE ULTIMATELY OUTFALLS TO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED JUST WEST OF THE SITE WITHIN MULBERRY. THIS SITE HAS HISTORICALLY BEEN FULLY DEVELOPED AS COMMERCIAL DEVELOPMENT.

THE SITE LIES WITHIN TWO EXISTING ONSITE BASINS, U2 & U3. BASIN U2 IS A PART OF A LARGER BASIN THAT SURFACE DRAINS TO AN INLET IN OAK ST. AND DRAINS TO A SYSTEM THAT ULTIMATELY HEADS WEST UNDERNEATH I-25. BASIN U3 IS ALSO A PART OF A LARGER BASIN THAT SURFACE DRAINS TO AN INLET IN COPPER AVE NORTH OF THIS SITE AND IS DISCHARGED INTO THE EXISTING 21" SD WITHIN MULBERRY ST.

THE TOTAL ONSITE EXISTING FLOW RATE FROM THE CURRENT DEVELOPMENT IS APPROXIMATELY 5.46 CFS.

PROPOSED CONDITIONS
THE HIGHLANDS HOTEL WILL INCLUDE A NEW HOTEL THAT SITS AT THE NORTHEAST INTERSECTION OF CENTRAL AVE AND MULBERRY ST. ON STREET PARKING WILL BE PROVIDED AS A RESULT OF THIS PROJECT. TWO EXISTING STORM DRAIN INLETS WILL BE REMOVED AND LOCATED AS A RESULT OF NEW CURB AND GUTTER IMPROVEMENTS. THIS IMPROVED AREA OF THE SITE WILL INCREASE TO 90% D AND 10% C FOR DEVELOPED FLOWS. LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FIRST FLUSH REQUIREMENTS, HOWEVER, ULTIMATELY THE CLIENT HAS DECIDED TO PAY CASH-IN-LIEU FOR THE FIRST FLUSH REQUIREMENTS.

THE DEVELOPED BASINS WILL ADHERE TO THE HISTORIC FLOW WITH FEW EXCEPTIONS. THE FOLLOWING IS A DESCRIPTION OF HOW EACH BASIN WILL DRAIN. PLEASE REFER TO THE "PROPOSED DEVELOPED CONDITIONS BASIN DATA TABLE" FOR THE PROPOSED BASIN FLOWS.

BASIN D2 INCLUDES A PORTIONS OF THE SITE'S PROPOSED PARKING IMPROVEMENTS AS WELL AS EXISTING MULBERRY ST. THIS AREA CONTINUES TO SHEET FLOW TO COPPER AVE AND INTO THE INLETS AT COPPER AVE AND OAK ST.

BASIN D3A-P INCLUDES ROOF DRAINAGE FROM THE HOTEL THAT WILL BE PIPED DIRECTLY INTO THE COPPER AVE PROPOSED RELOCATED INLET WHICH ULTIMATELY TIES TO THE EXISTING 21" RCP LINE THAT RUNS IN MULBERRY ST.

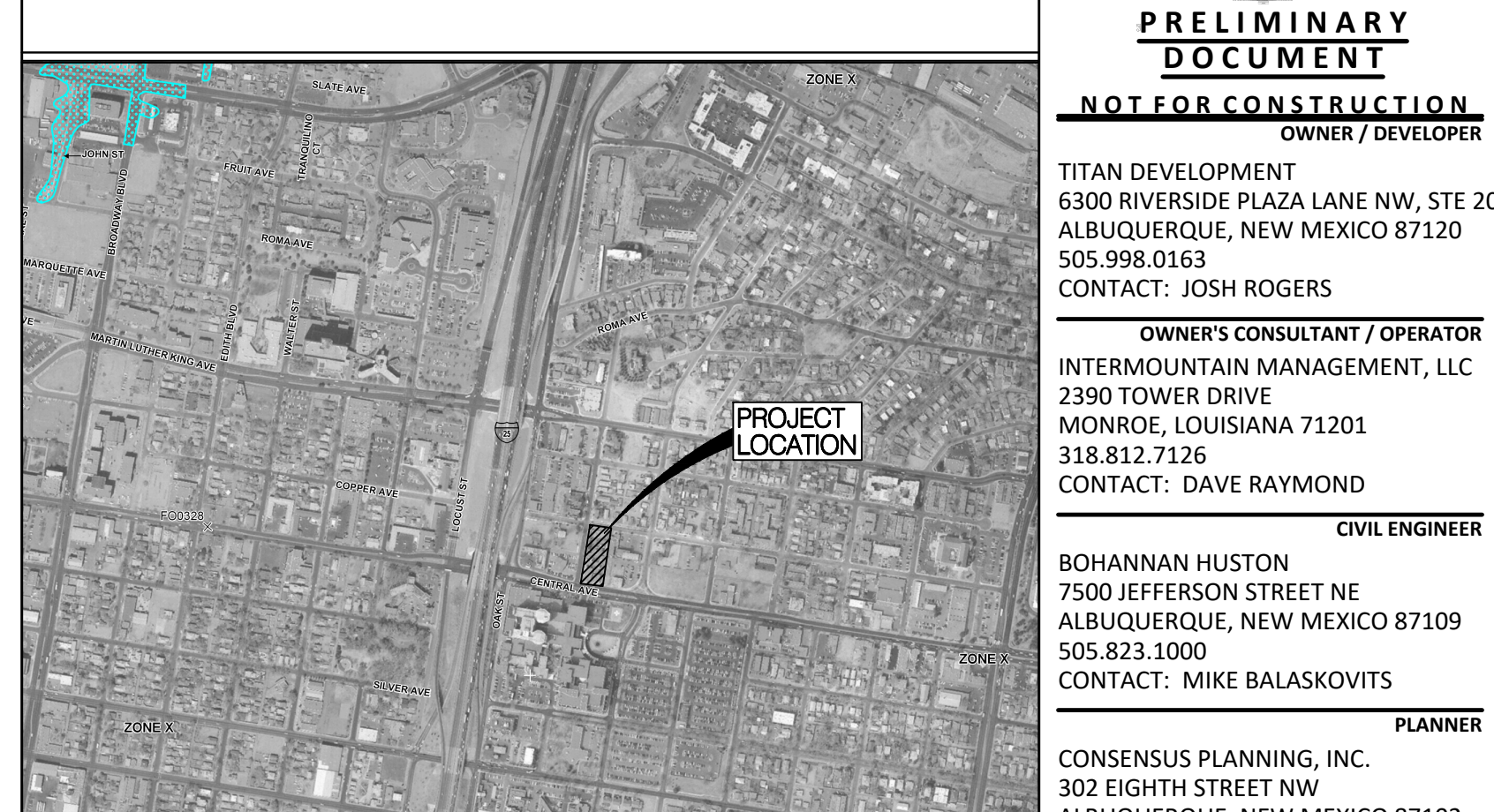
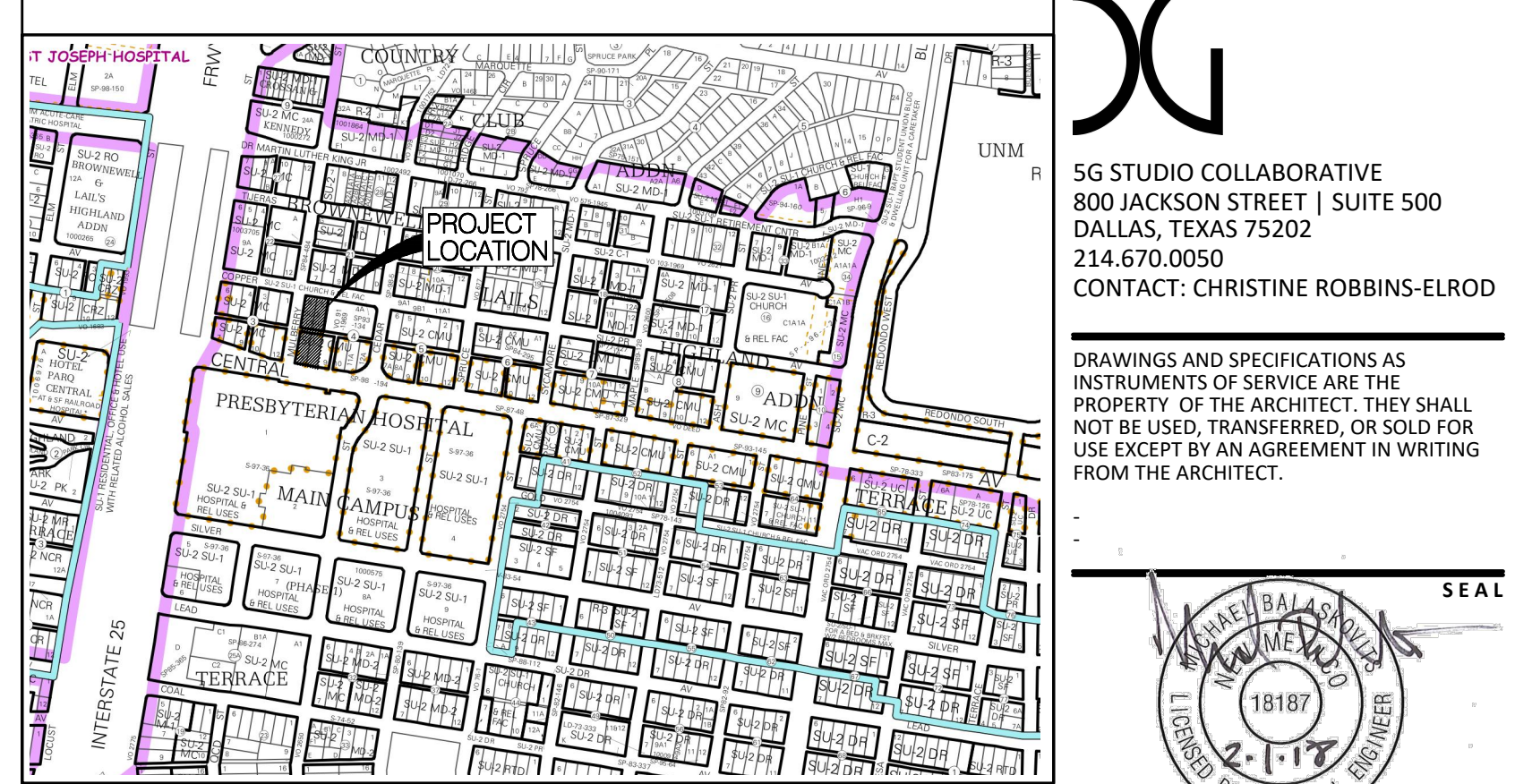
BASIN D3B-P INCLUDES ROOF DRAINAGE FROM THE HOTEL THAT WILL BE PIPED INTO THE PROPOSED RELOCATED INLET WITHIN MULBERRY WHICH ULTIMATELY TIES TO THE EXISTING 21" RCP LINE WHICH RUNS IN MULBERRY ST AND WEST THROUGH THE EXISTING ALLEY.

BASIN D3C-S INCLUDES A PORTION OF THE SITE'S HARDSCAPE, LANDSCAPE, PROPOSED PARKING IMPROVEMENTS, AS WELL AS A PORTION OF MULBERRY ST. THIS AREA CONTINUES TO SHEET FLOW TO THE PROPOSED RELOCATED INLET WITHIN MULBERRY ST.

BASIN D3D-S INCLUDES A PORTION OF THE SITE'S HARDSCAPE AND LANDSCAPING FEATURES WHICH WILL CONTINUE TO SHEET FLOW INTO THE PROPOSED RELOCATED INLET WITHIN COPPER AVE.

THE TOTAL ONSITE PROPOSED FLOW RATE FROM THE PROPOSED DEVELOPMENT IS APPROXIMATELY 5.61 CFS. COMPARISON OF THE FLOW BETWEEN EXISTING AND PROPOSED CONDITIONS WAS FOUND TO HAVE AN OVERALL INCREASE OF 0.2 CFS, OVERALL INDICATING THAT THE HISTORICAL DEVELOPED FLOWS ARE CLOSE TO THE SITE'S PROPOSED DEVELOPED CONDITIONS. THESE MINOR ADJUSTMENTS DEMONSTRATE THAT THE DRAINAGE ELEMENTS PROPOSED WITH THE PROJECT ARE CAPABLE OF SAFELY CONVEYING THE 100 YR, 6 HR STORM EVENT IN ACCORDANCE WITH THE DEVELOPMENT PROCESS MANUAL. WITH THIS SUBMITTAL, WE ARE REQUESTING COA HYDROLOGY APPROVAL IN SUPPORT OF SITE PLAN FOR BUILDING PERMIT APPROVAL.

VICINITY MAP
ZONE MAP K-15-Z



FEMA FIRM MAP #: 35001C0334G

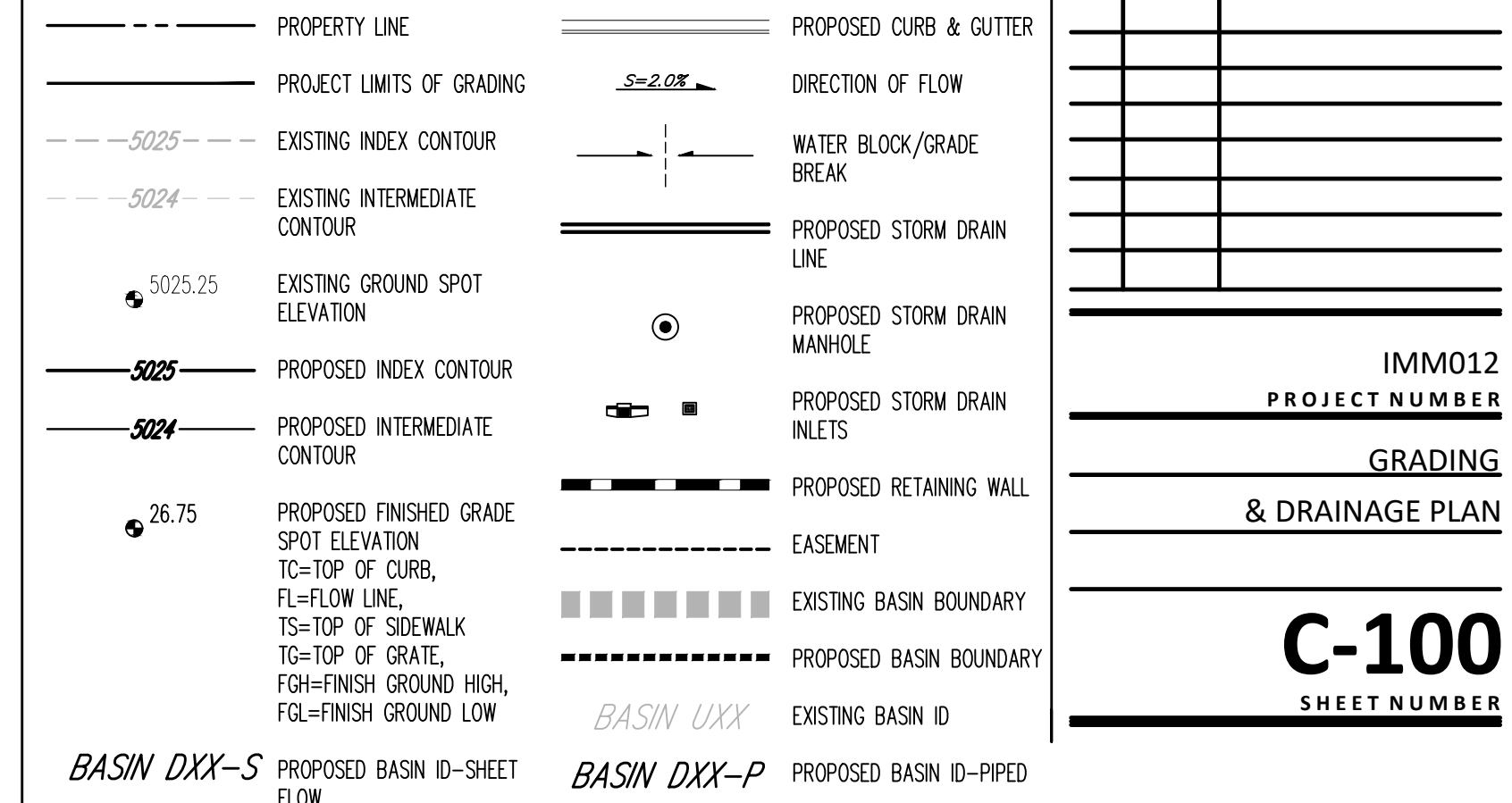
GRADING KEYNOTES

- EXISTING STORM DRAIN TO REMAIN.
- STORM DRAIN INLET AND IMPROVEMENTS TO BE CONSTRUCTED A PART OF PROJECT DRB #1010879.
- EXISTING INLET TO BE REMOVED AND RELOCATED.
- EXISTING STORM DRAIN TO BE REMOVED.
- EXISTING STORM DRAIN INLET TO BE REMOVED.
- PROPOSED NEW STORM DRAIN.
- PROPOSED NEW STORM DRAIN INLET.
- EXISTING ART CURB & GUTTER CONSTRUCTED WITH ART PROJECT.

Highlands Hotel Development
Proposed Developed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V(100yr-6hr) (CF)	V(100yr-24hr) (CF)	V(100yr-10day) (CF)	FIRST FLUSH (CF)
			A	B	C	D							
PROPOSED ONSITE BASINS													
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D3B-P	9630	0.22	0.0%	0.0%	10.0%	90.0%	4.54	1.00	2.02	1622	1911	2777	246
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D3D-S	8523	0.20	0.0%	0.0%	10.0%	90.0%	4.54	0.89	2.02	1435	1691	2458	217
TOTAL	53787	1.23	-	-	-	-	-	5.61	-	9059	10672	15513	1372

GRADING LEGEND



ARCHITECT

5G

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214.670.0050
CONTACT: CHRISTINE ROBBINS-ELROD

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SEAL
MICHAEL BALASKOVITS
18187
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY DOCUMENT
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ALBUQUERQUE, NEW MEXICO 87102
505.764.9801
CONTACT: SALVATOR PERDOMO

PROJECT
SPRINGHILL SUITESSM
MARRIOTT
ALBUQUERQUE

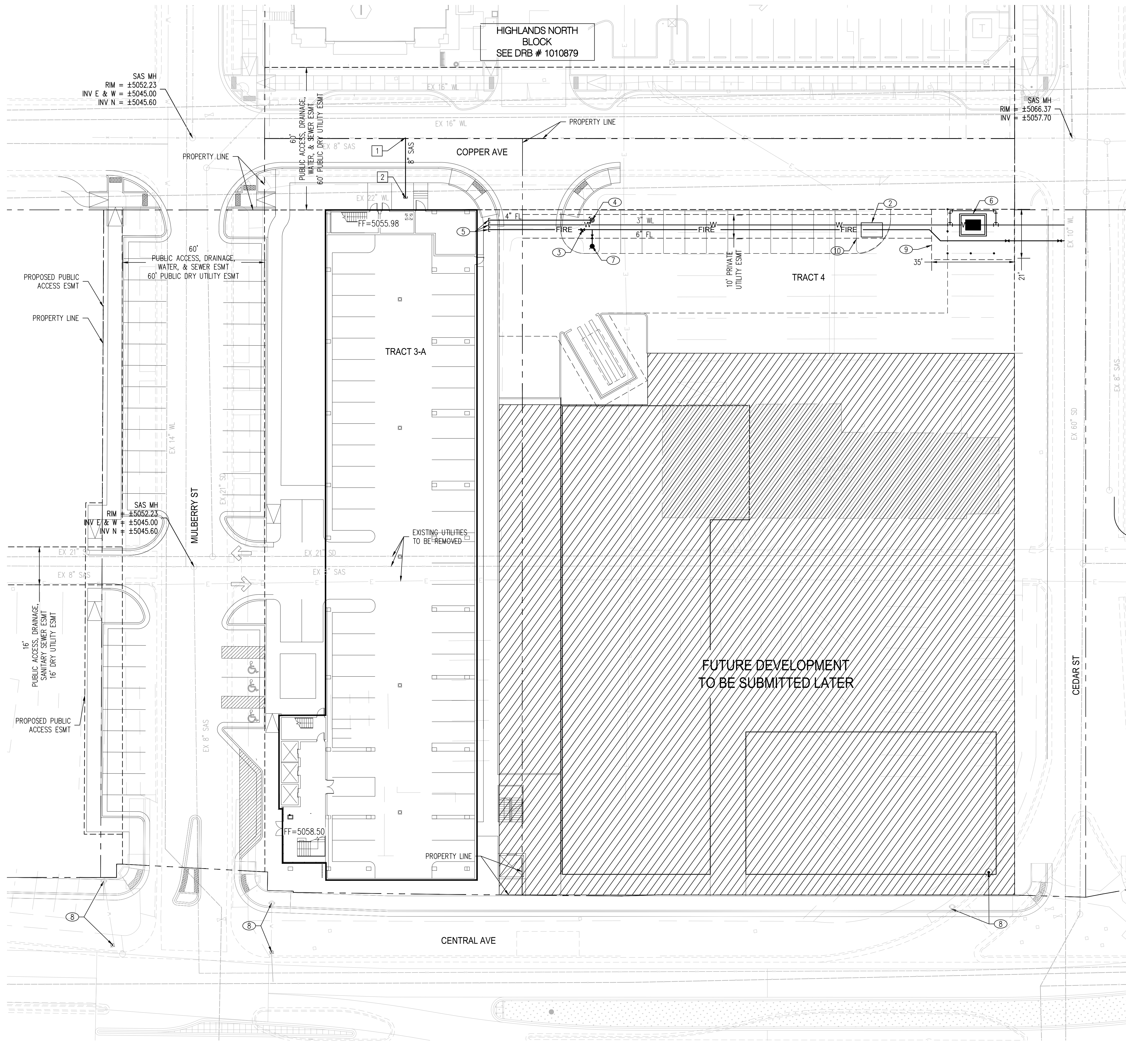
PROJECT ADDRESS
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

REV.	DATE	ISSUE
-	02.14.18	DRB SUBMITTAL

IMM012
PROJECT NUMBER

GRADING
& DRAINAGE PLAN

C-100
SHEET NUMBER



HIGHLANDS NORTH
BLOCK
SEE DRB # 1010879

SAS MH
RIM = ±5052.23
INV E & W = ±5045.00
INV N = ±5045.60

SAS MH
RIM = ±5066.37
INV = ±5057.70

SAS MH
RIM = ±5052.23
INV E & W = ±5045.00
INV N = ±5045.60

FF=5055.98

FF=5058.50

WATERLINE KEYNOTES

- CONNECT TO EXISTING WATER LINE. CONTRACTOR SHALL FIELD VERIFY EXISTING SIZE AND LOCATION AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.
- INSTALL DUAL FIRE AND DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION DEVICES WITHIN A HEATED ENCLOSURE. INSTALL PER MANUFACTURER SPECIFICATIONS. SEE ELECTRICAL PLANS FOR POWER.
- INSTALL POST INDICATOR VALVE.
- INSTALL REMOTE FIRE DEPARTMENT CONNECTION. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL STUB WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL 3" WATER METER.
- INSTALL PRIVATE FIRE HYDRANT.
- RELOCATED PUBLIC FIRE HYDRANT (BY ART PROJECT).
- NEW 35' X 21' PUBLIC WATER METER EASEMENT TO BE GRANTED TO ABCWUA.
- NEW 10' PRIVATE UTILITY EASEMENT.

SANITARY SEWER KEYNOTES

- CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR SHALL FIELD VERIFY EXISTING INVERT ELEVATIONS AND NOTIFY ENGINEER WITH ANY DISCREPANCIES. SEE PUBLIC WORK ORDER (CPN #XXXXXX).
- INSTALL SANITARY SEWER SERVICE TO WITHIN 5' OF BUILDING. SEE PLAN FOR SIZE. SEE PLUMBING PLANS FOR CONTINUATION.

UTILITY LEGEND

---	PROPERTY LINE	---	PROPOSED EASEMENT
---	EXISTING EASEMENT	SAS	PROPOSED SANITARY SEWER LINE
SAS	EXISTING SANITARY SEWER	●	PROPOSED SANITARY SEWER MANHOLE
WL	EXISTING WATER LINE	●	PROPOSED CLEANOUT
□	EXISTING WATER METER	WL	PROPOSED WATER LINE
~	EXISTING CAP	⋈	PROPOSED VALVE
+	EXISTING VALVE	FL	PROPOSED FIRE WATER LINE
⊗	EXISTING FIRE HYDRANT	●	PROPOSED HYDRANT
○	EXISTING SANITARY SEWER MANHOLE	~	PROPOSED CAP
⊙	EXISTING STORM DRAIN MANHOLE	■	PROPOSED WATER METER
□	EXISTING INLET	↑	PROPOSED PIV
		⚡	REMOTE FIRE DEPARTMENT CONNECTION

ARCHITECT

5G
5G STUDIO COLLABORATIVE
800 JACKSON STREET | SUITE 500
DALLAS, TEXAS 75202
214.670.0050
CONTACT: CHRISTINE ROBBINS-ELROD

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6300 RIVERSIDE PLAZA LANE NW, STE 200
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318.812.7126
CONTACT: DAVE RAYMOND

CIVIL ENGINEER

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PLANNER

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505.764.9801
CONTACT: SALVATOR PERDOMO

PROJECT

**SPRINGHILL SUITESSM
MARRIOTT
ALBUQUERQUE**

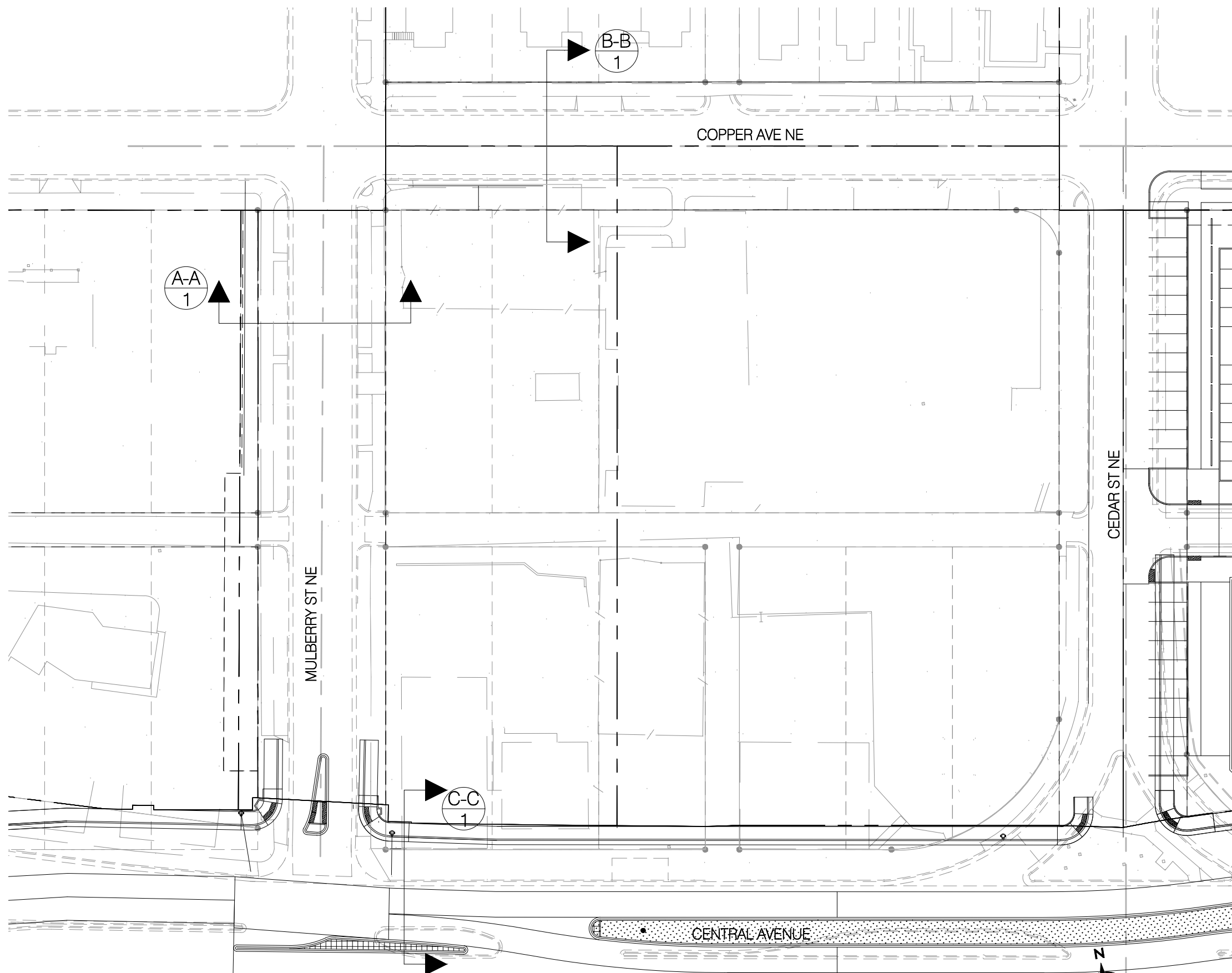
PROJECT ADDRESS
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ALBUQUERQUE, NM 87106

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-	02.14.18	DRB SUBMITTAL

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PROJECT NUMBER

UTILITY PLAN

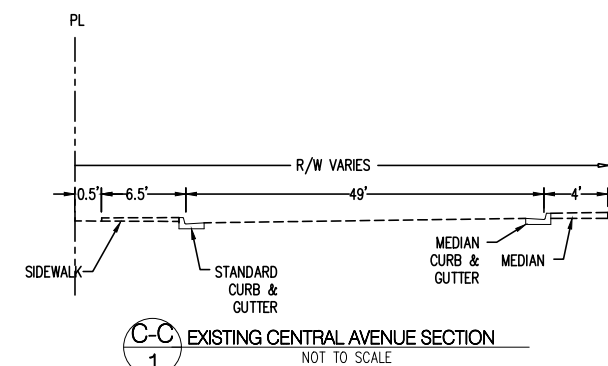
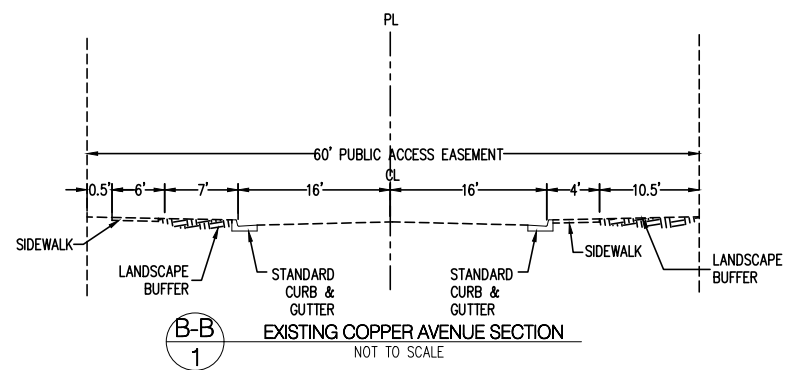
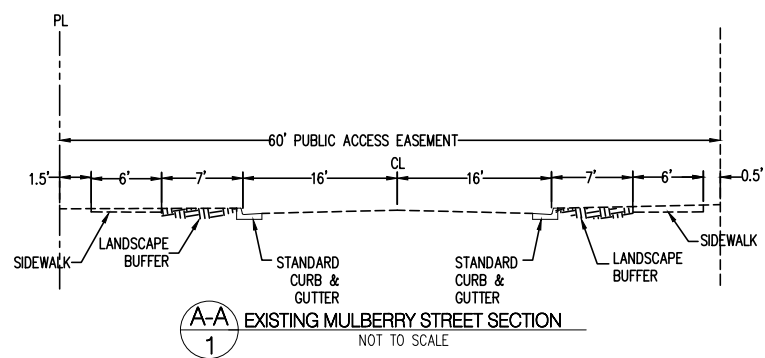
C-200
SHEET NUMBER



Bohannon  **Huston**

THE HIGHLANDS HIGHLANDS HOTEL			
EXISTING STREET SECTIONS			
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<small>CHECKED BY:</small>	MJB	<small>PROJECT NO.</small>	20160155
		<small>SHEET NO.</small>	1 of 4

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 Overall

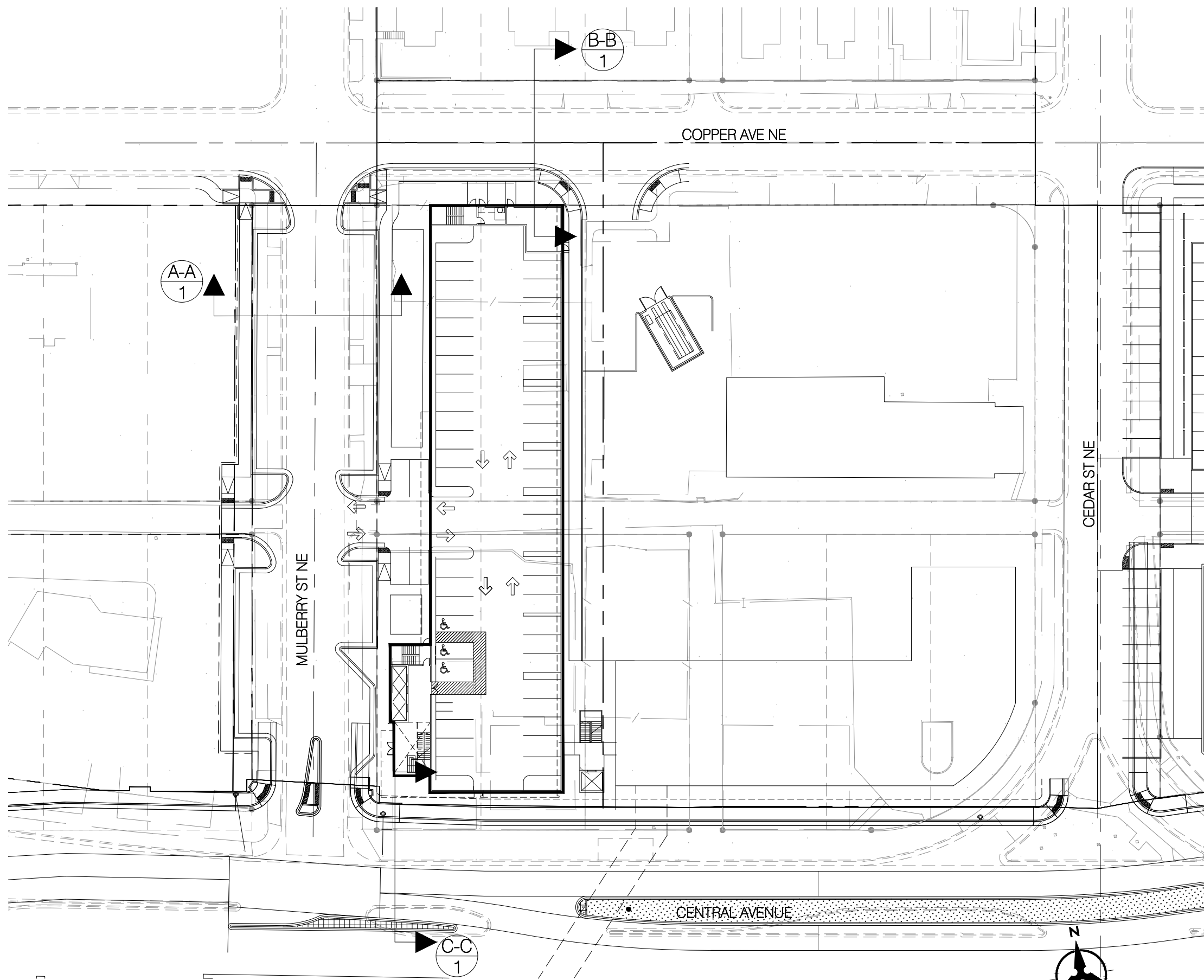


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Bohannon  **Huston**

**THE HIGHLANDS
HIGHLANDS HOTEL
EXISTING STREET SECTIONS**

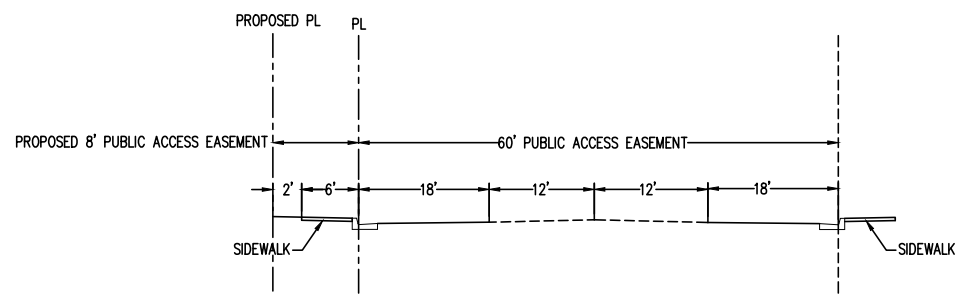
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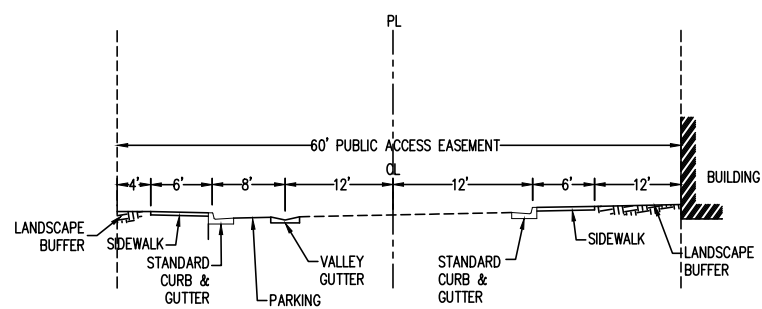
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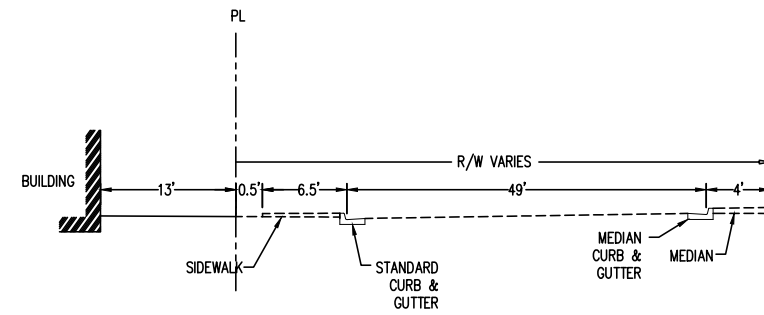
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PROPOSED STREET SECTIONS			
DRAWN BY:	SMS	DATE:	01/23/2018
CHECKED BY:	MJB	PROJECT NO.	20160155
		SHEET NO.	3 of 4



A-A
1
PROPOSED MULBERRY STREET SECTION
NOT TO SCALE






B-B
1
PROPOSED COPPER STREET SECTION
NOT TO SCALE



C-C
1
PROPOSED CENTRAL AVENUE SECTION
NOT TO SCALE

MATERIAL LEGEND

-  EIFS FINISH WHITE
-  EIFS FINISH LIGHT GRAY
-  EIFS FINISH MEDIUM GRAY
-  ACM PANEL
-  EXPANDED METAL MESH
-  GABION WALL
-  NEON BLADE SIGN

PROJECT

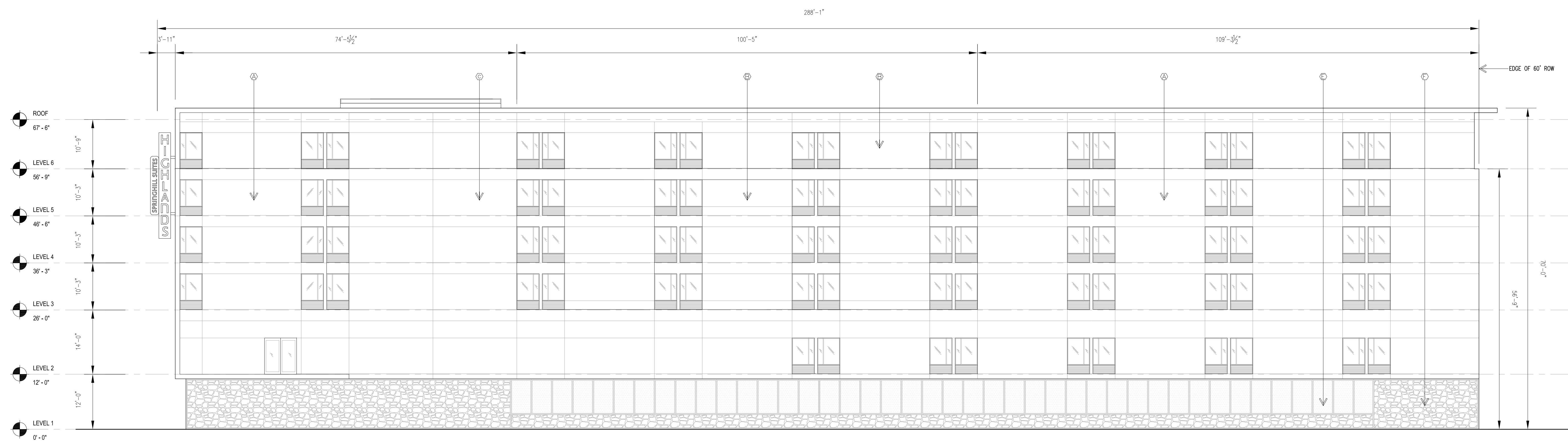
**SPRINGHILL SUITES®
 MARRIOTT
 ALBUQUERQUE**

PROJECT ADDRESS
 CENTRAL AVE. & MULBERRY ST.
 ALBUQUERQUE, NM 87106

REV.	DATE	ISSUE
-	2.14.18	DRB SUBMITTAL

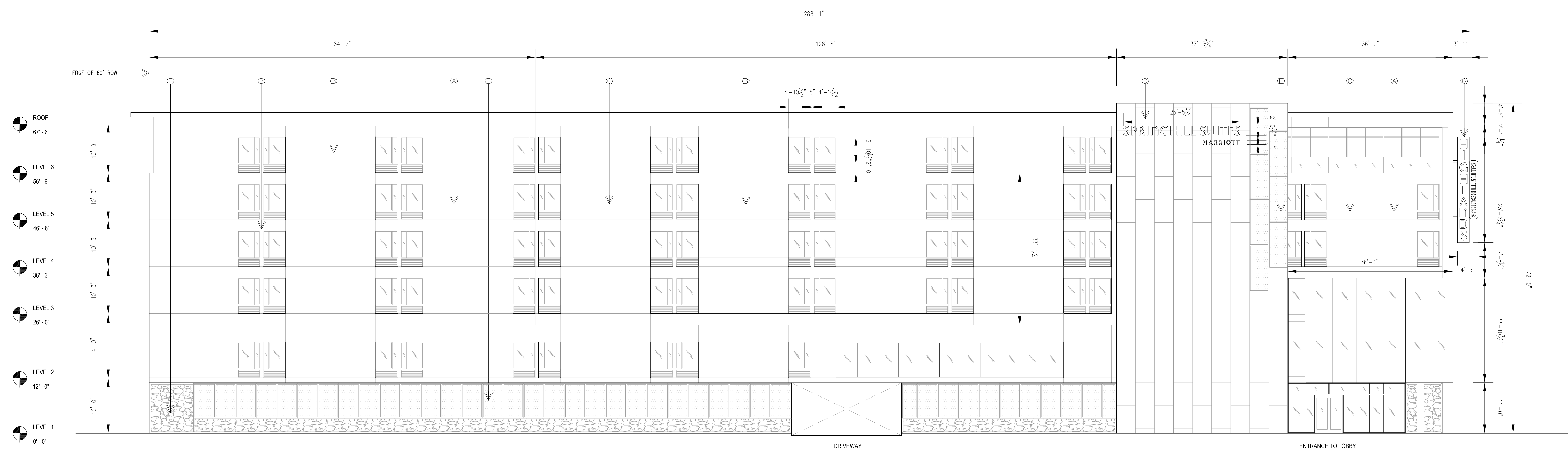
IMM012
 PROJECT NUMBER

EXTERIOR ELEVATIONS



EAST ELEVATION

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



WEST ELEVATION AT MULBERRY STREET

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



5G STUDIO COLLABORATIVE
 800 JACKSON STREET | SUITE 500
 DALLAS, TEXAS 75202
 214.670.0050
 CONTACT: CHRISTINE ROBBINS-ELROD

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 ALBUQUERQUE, NEW MEXICO 87109
 505.823.1000
 CONTACT: MIKE BALASKOVITS

PLANNER
 CONSENSUS PLANNING, INC.
 302 EIGHTH STREET NW
 ALBUQUERQUE, NEW MEXICO 87102
 505.764.9801
 CONTACT: MALIK HAKIM

MATERIAL LEGEND

- Ⓐ EIFS FINISH WHITE
- Ⓑ EIFS FINISH LIGHT GRAY
- Ⓒ EIFS FINISH MEDIUM GRAY
- Ⓓ ACM PANEL
- Ⓔ EXPANDED METAL MESH
- Ⓕ GABION WALL
- Ⓖ NEON BLADE SIGN

PROJECT

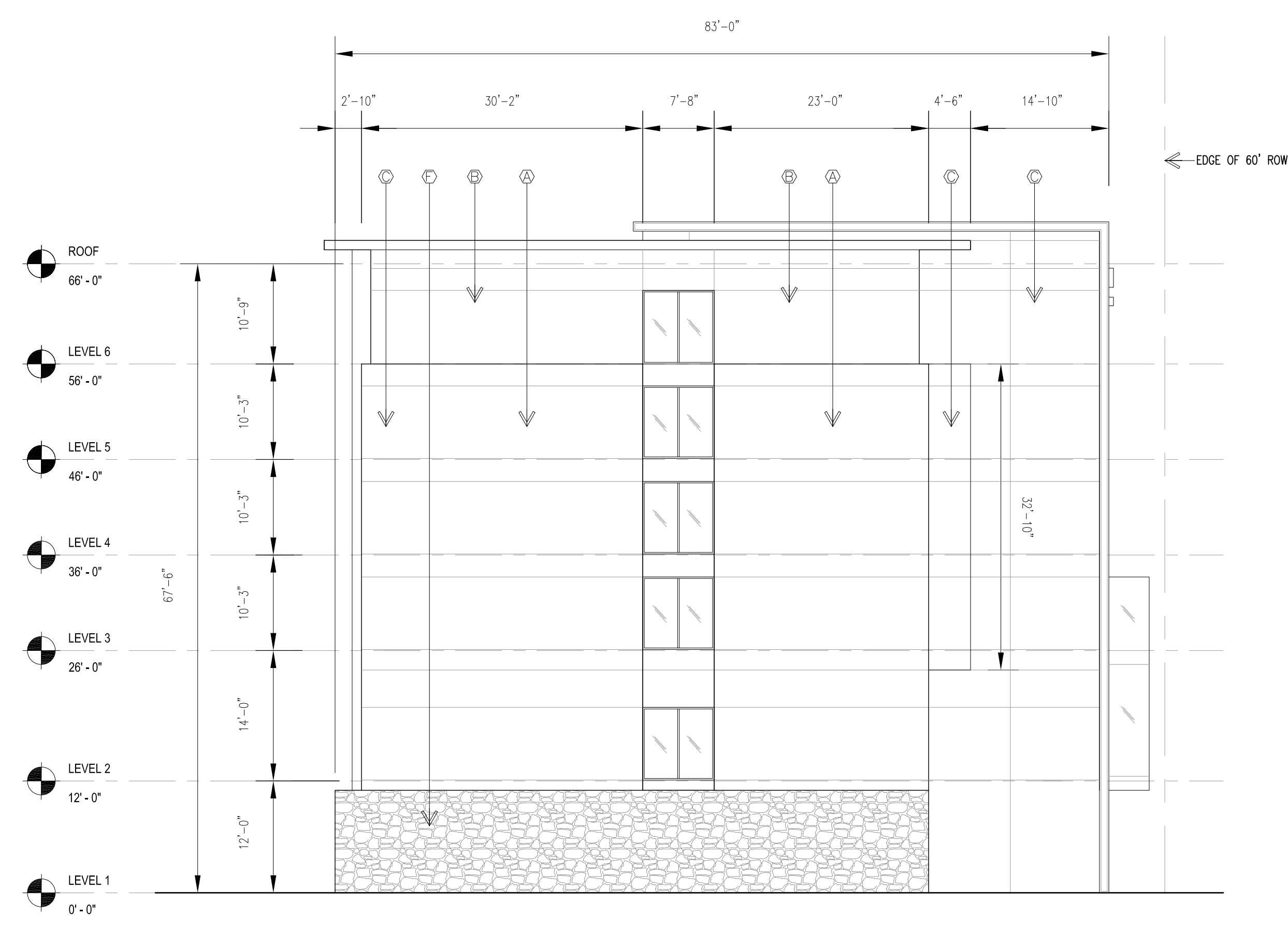
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PROJECT ADDRESS
 CENTRAL AVE. & MULBERRY ST.
 ALBUQUERQUE, NM 87106

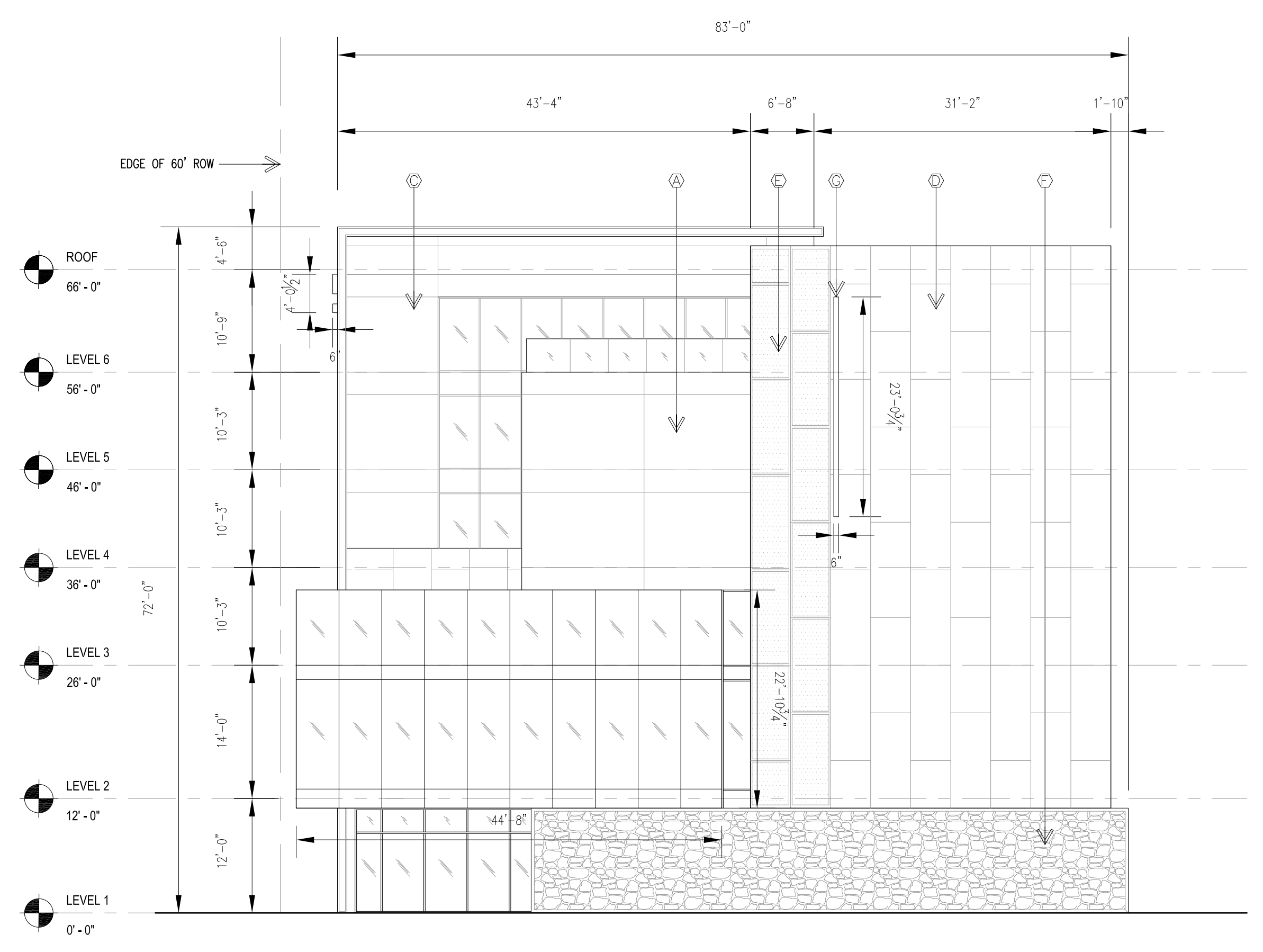
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EXTERIOR ELEVATIONS



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



SOUTH ELEVATION AT CENTRAL AVENUE
 SCALE: 3/32" = 1'-0"

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SEAL

PRELIMINARY DOCUMENT
 NOT FOR CONSTRUCTION

OWNER / DEVELOPER
 TITAN DEVELOPMENT
 6300 RIVERSIDE PLAZA LANE NW, STE 201
 ALBUQUERQUE, NEW MEXICO 87120
 505.998.0163
 CONTACT: JOSH ROGERS

OWNER'S CONSULTANT / OPERATOR
 INTERMOUNTAIN MANAGEMENT, LLC
 2390 TOWER DRIVE
 MONROE, LOUISIANA 71201
 318.812.7126
 CONTACT: DAVE RAYMOND

CIVIL ENGINEER
 BOHANNAN HUSTON
 7500 JEFFERSON STREET NE
 ALBUQUERQUE, NEW MEXICO 87109
 505.823.1000
 CONTACT: MIKE BALASKOVITS

PLANNER
 CONSENSUS PLANNING, INC.
 302 EIGHTH STREET NW
 ALBUQUERQUE, NEW MEXICO 87102
 505.764.9801
 CONTACT: MALIK HAKIM

PROJECT

SPRINGHILL SUITES® MARRIOTT ALBUQUERQUE

PROJECT ADDRESS
CENTRAL AVE. & MULBERRY ST. ALBUQUERQUE, NM 87106

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PEDESTRIAN REALM

SHEET 7 OF 9
 SHEET NUMBER

