

PRELIMINARY SITE PLAN

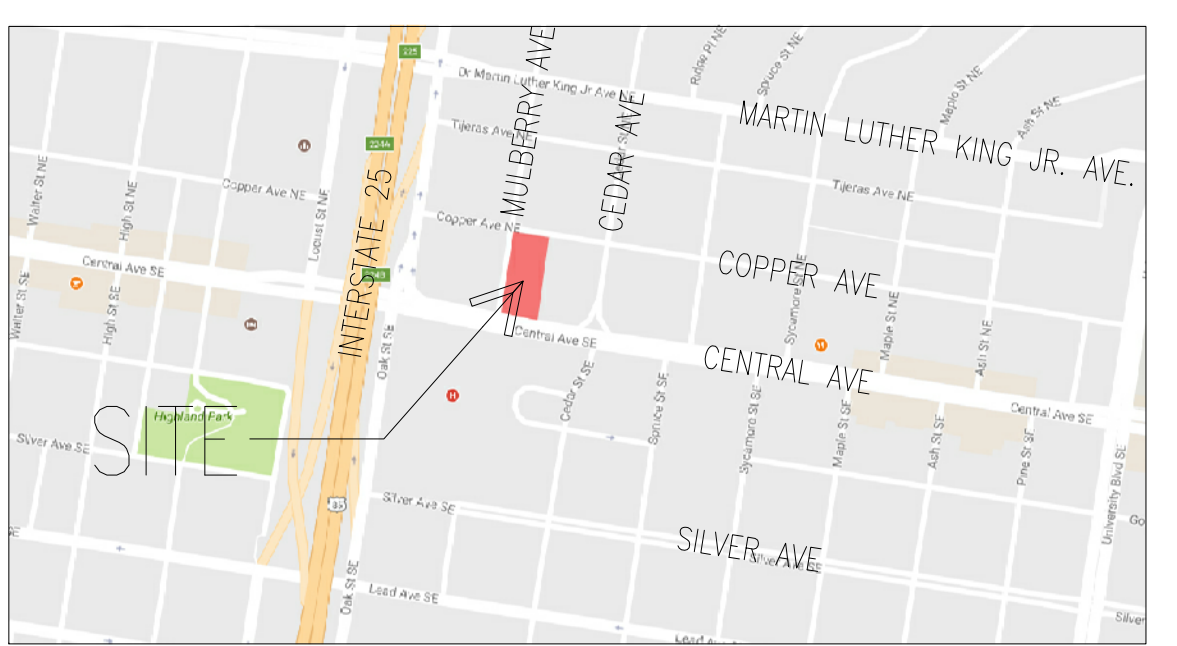
SCALE: 1" = 20'-0"

- ### LEGEND
- DENOTES PROPERTY LINE
  - ① BUILDING NUMBER
  - TYPE 2 BUILDING TYPE
  - ⊞ NO. OF PARKING SPACES
  - ⊞ NO. OF COVERED SPACES
  - ⊞ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
  - ⊞ 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 SCENCE, DECORATIVE, +6' B.O.F. TYPE 'WS'.

- ### GENERAL NOTES
1. 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.
  2. 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.
  3. 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.
  4. 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.
  5. 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"Wx8"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.
  6. 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 WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (16-1-1-8 NMSA § 979)
  7. PER ZONING CODE, A 6 FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.
  8. 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 DOWNS. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
  9. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
  10. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED 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.
  11. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-3-18(C)(6)(A) OF THE CITY OF ALBUQUERQUE ZONING CODE.
  12. 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.
  13. 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-70447. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #1010879, 17DRB-7019.
  14. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID WASTE.

- ### KEYNOTES
1. 9'x18' PARKING SPACE, TYPICAL.
  2. 4'x8' MOTORCYCLE PARKING SPACE.
  3. 8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE.
  4. BICYCLE PARKING, 5 SPACES PROVIDED.
  5. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
  6. 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.
  7. ENCLOSED STRUCTURED PARKING GARAGE.
  8. 6' SIDEWALK, GRAY CONCRETE COLOR.
  9. 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
  10. 20'x20' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
  11. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
  12. AREA EAST OF SIDEWALK FOR RETAIL DEVELOPMENT BY OTHERS.



VICINITY MAP  
NOT TO SCALE

### DEVELOPMENT DATA

**NET SITE AREA:**  
1.18 ACRES (51,564 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.

### BUILDING GSF:

89,511 SF

### SETBACKS REQUIRED:

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

### SETBACKS PROVIDED:

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

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED	
REQUIRED (10% OF SITE AREA)	3,277 SQ FT
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	12,554 SQ FT

PARKING SPACE REQUIREMENTS	
PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF	PARKING SPACES
Total Parking Spaces Required	73
ON-STREET PARKING PROVIDED	42
OFF-STREET PARKING PROVIDED	51
<b>Total Parking Provided</b>	<b>93</b>
Accessible Parking Required	5
ON-STREET PARKING PROVIDED	3
OFF-STREET PARKING PROVIDED	2
<b>Total Accessible Parking Provided</b>	<b>5</b>
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)	
TOTAL AVAILABLE STREET-FACING GROUND FLOOR FACADE AREA (EXCLUDES WALL ASSEMBLIES)	488 SF
PERCENTAGE OF GROUND FLOOR STREET FRONTAGE GLAZING	98.5%
TOTAL AVAILABLE STREET-FACING FACADE AREA AT UPPER FLOORS (EXCLUDES FLOOR, WALL, AND ROOF ASSEMBLIES)	4,715 SF
PERCENTAGE OF STREET FRONTAGE GLAZING AT UPPER FLOORS	27.73%

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

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.

SEAL

**PRELIMINARY DOCUMENT**  
NOT FOR CONSTRUCTION

OWNER / DEVELOPER

TITAN DEVELOPMENT  
6300 RIVERSIDE PLAZA LANE NW, STE 202  
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: SALVATOR PERDOMO

PROJECT

**SPRINGHILL SUITES®**  
MARRIOTT  
ALBUQUERQUE

PROJECT ADDRESS

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

REV.	DATE	ISSUE
-	1.16.18	DRB SUBMITTAL

IMM012  
PROJECT NUMBER

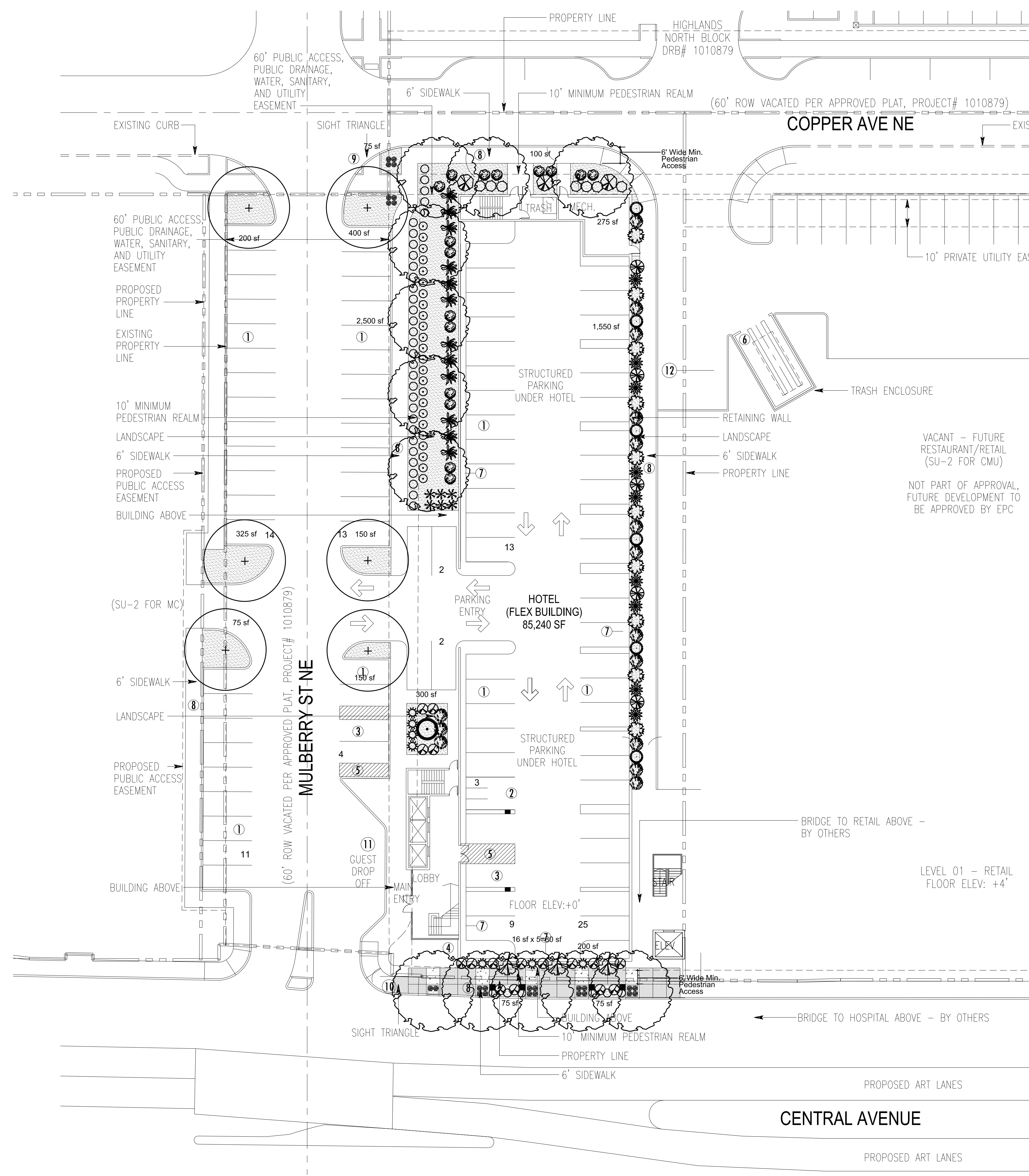
**SITE PLAN FOR**  
**BUILDING PERMIT**

SHEET 1 OF 9

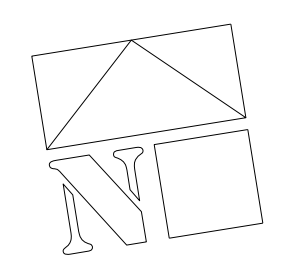
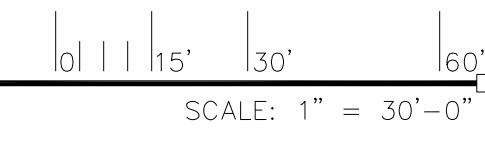
SHEET NUMBER







PRELIMINARY LANDSCAPE PLAN



**PLANT LEGEND**

Qty.	Symbol	Scientific Name Common Name	Installed	Mature	Landscape	Water	Drip
			Size	Height/Spread	Use	Emitters	
<b>Trees</b>							
12		Fraxinus Raywood Ash	2" B&B	50/30'	50 sf=600 sf	Medium	6-2 gph
6		Platanus Sycamore	2" B&B	50/40'	50 sf=300 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
<b>Shrubs/Groundcovers</b>							
15		Caryopteris clandonensis Blue Mist	1-Gal	3/3'	25 sf=375 sf	Medium	2-2 gph
5		Cytisus 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=360 sf	Medium	2-1 gph
38		Lavandula Lavender	1-Gal	3/3'	12 sf=456 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 Mugho 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
<b>Grasses</b>							
6		Muhlenbergia Deer Grass	1-Gal	4/4'	20 sf=120 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=4,937 SF							

**MATERIALS LEGEND**

	BROWN CRUSHER FINES		CONCRETE COLOR 1
	PAVERS		CONCRETE COLOR 2

**SITE DATA**

GROSS SITE LOT AREA	32,767 SF
LESS BUILDING(S)	19,800 SF
NET LOT AREA	13,967 SF
REQUIRED LANDSCAPE	1,398 SF
10% OF NET LOT AREA	1,398 SF
PROPOSED STREET LEVEL LANDSCAPE	6,530 SF
PERCENT OF NET LOT AREA	48 %
REQUIRED USABLE OPEN SPACE LANDSCAPE AREA	12,554 SF
PROPOSED USABLE OPEN SPACE	1,883 SF
REQUIRED USABLE OPEN SPACE LANDSCAPE	1,883 SF
15% OF USABLE OPEN SPACE	1,883 SF
PROPOSED USABLE OPEN SPACE LAND	6,530 SF
PERCENT OF NET LOT AREA	48 %
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	11
1 PER 25' L.F. OF STREET FRONTAGE	11
PROVIDED STREET TREES	11
REQUIRED PARKING LOT TREES	6
1 PER 8 SPACES	6
51 SPACES/8	6
PROVIDED PARKING LOT TREES	6
REQUIRED LANDSCAPE COVERAGE	75% LIVE VEGETATIVE MATERIAL
(6,530 SF PROPOSED LANDSCAPE X 75%)	4,898 SF MIN.
PROVIDED GROUND COVER COVERAGE	4,937 SF
PERCENT GROUND COVER COVERAGE	75%

**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)

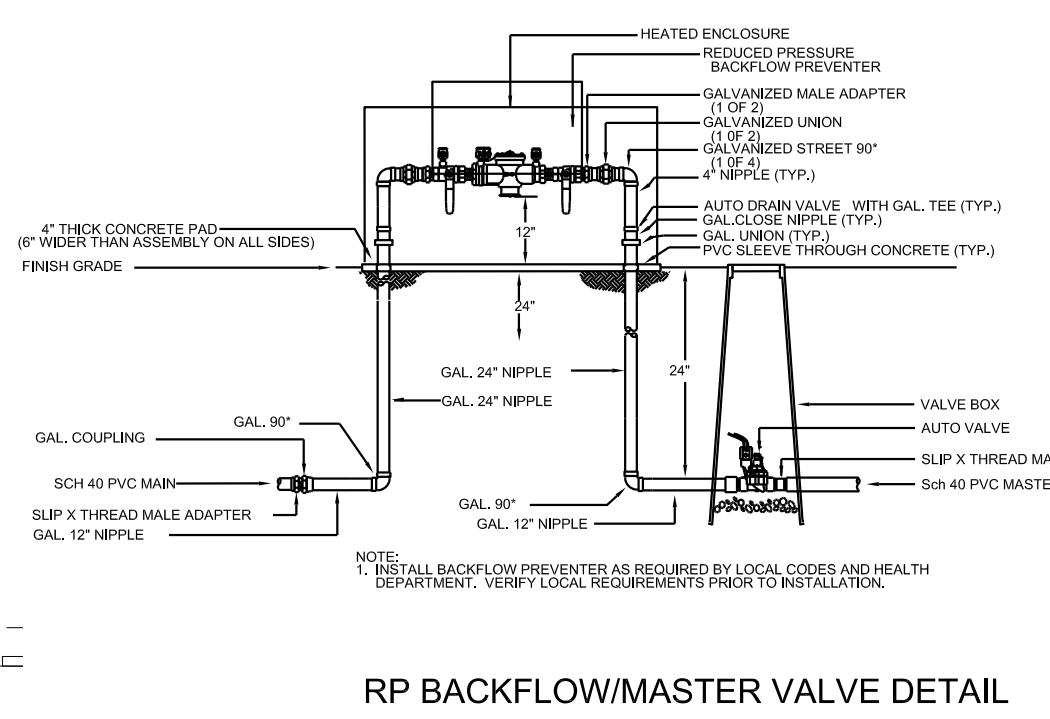
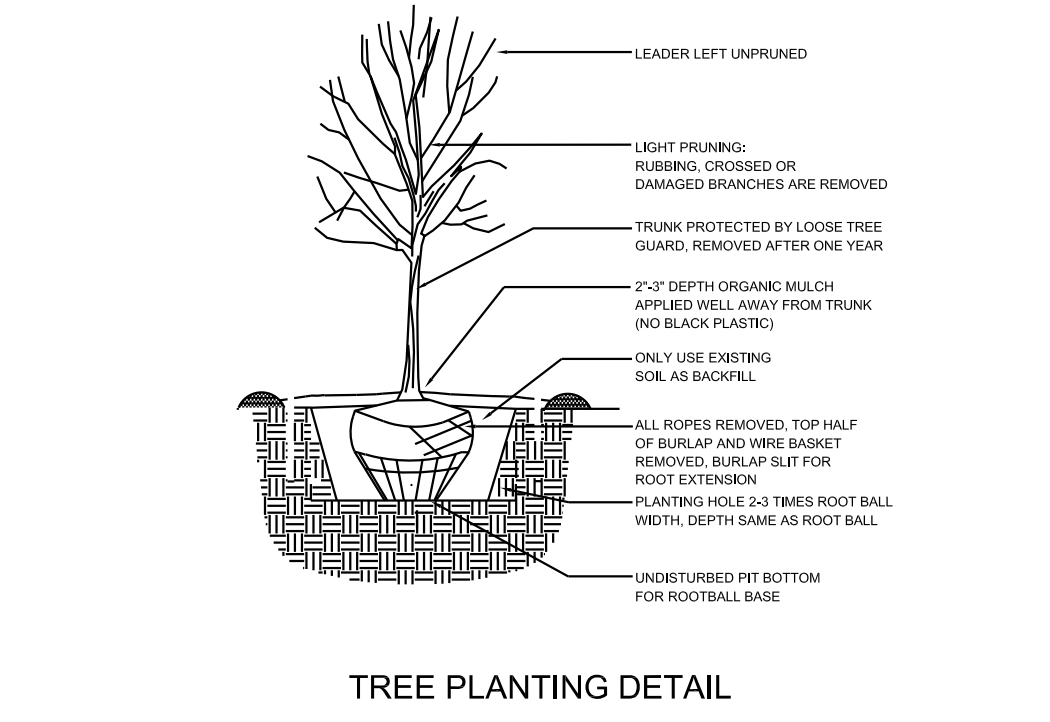
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH

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



STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10 AND 14-16-3-22(C)(10), FORM BASED ZONE SPECIAL EXCEPTIONS TO THE BASIC LANDSCAPE REGULATIONS

LANDSCAPING 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 ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

LANDSCAPE IN C.O.A. R.O.W. TO BE IRRIGATED WITH A BUBBLER SYSTEM PER C.O.A. STANDARDS AND DETAILS

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

**ARCHITECT**  
 5G Studio Collaborative, LLC.  
 1217 Main Street  
 Dallas, TX 75202  
 (214)700-0350 Christine Robbins-Elrod)

**CIVIL ENGINEER**  
 Bohannan Huston  
 7500 Jefferson Street NE  
 Albuquerque, New Mexico 87109  
 (505)925-1000 Mike Galeskovich)

**LANDSCAPE**  
 Heads Up Landscaping  
 7525 Second Street NW  
 Albuquerque, New Mexico 87107  
 (505)998-0815 Josh Brady)

**STRUCTURAL ENGINEER**  
 MK Engineers and Associates, Inc  
 400 Chisholm Place, Suite 106  
 Plano, TX 75075  
 (214)501-3354 Mohammad Kabir)

**MEP ENGINEER**  
 MEP Systems Design & Engineering, Inc.  
 918 Dragon Street, Suite 500  
 Dallas, TX 75207  
 (214)515-0929 Mark Portnoy)

**OWNER/DEVELOPER**  
 Titan Development  
 6300 Riverside Plaza Lane NW, Ste 200  
 Albuquerque, New Mexico 87120  
 (505)998-0153 Josh Rogers)

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

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

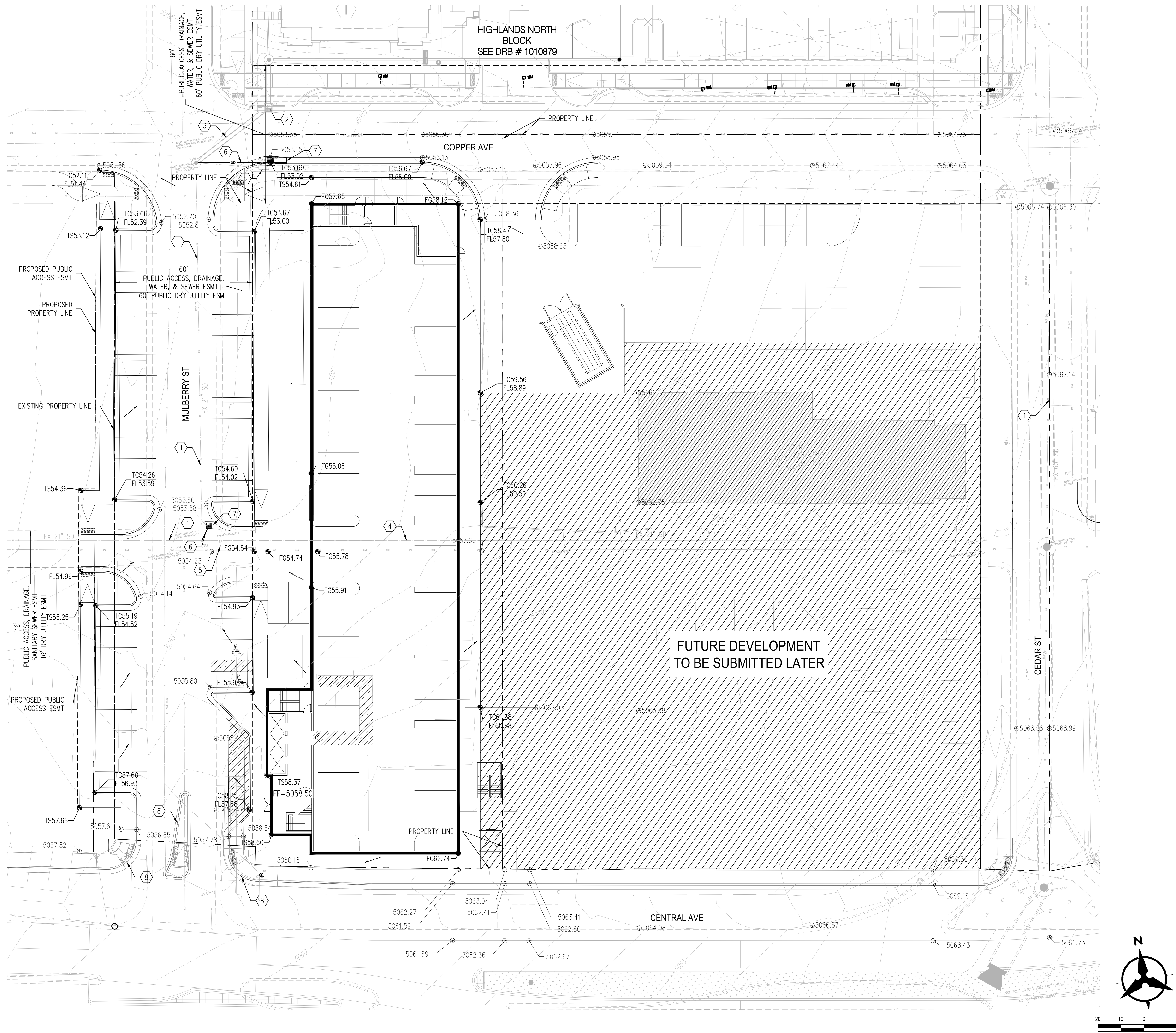
DATE	ISSUE TITLE
01/12/19	100% DESIGN DEVELOPMENT

REV.	DATE	ISSUE TITLE

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

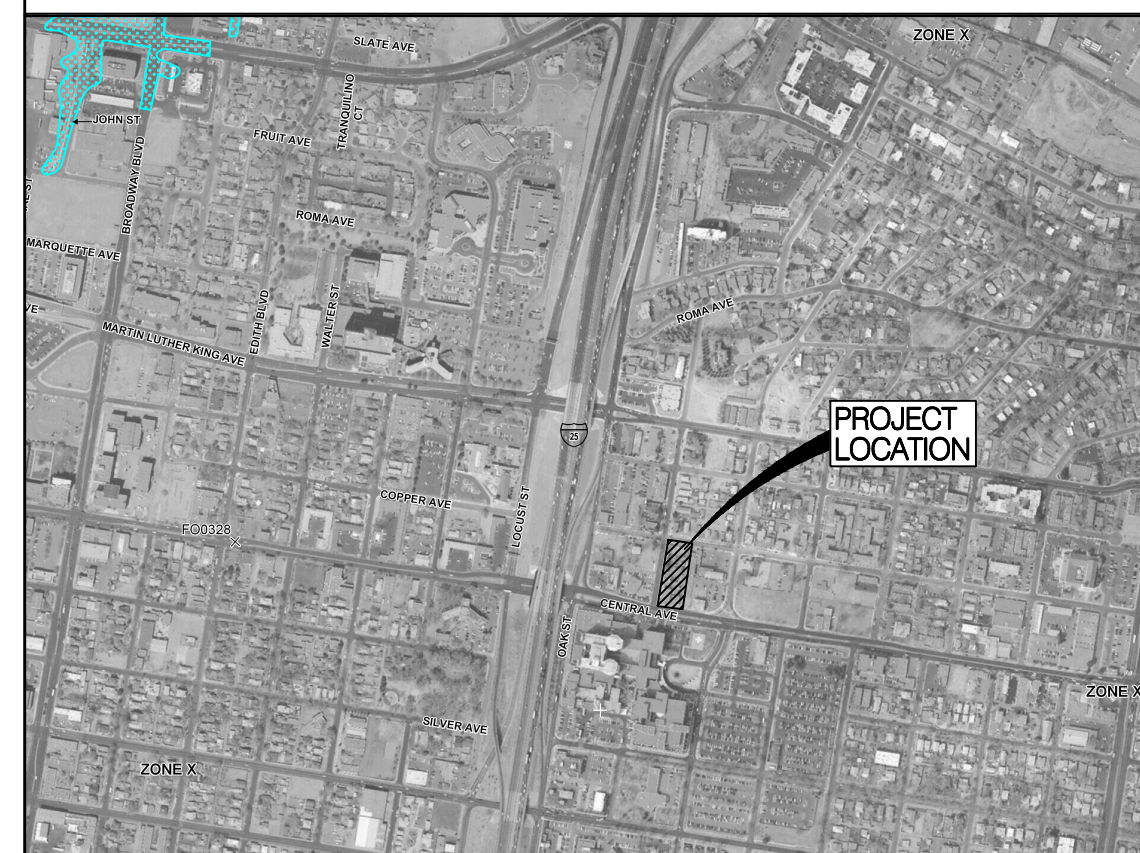
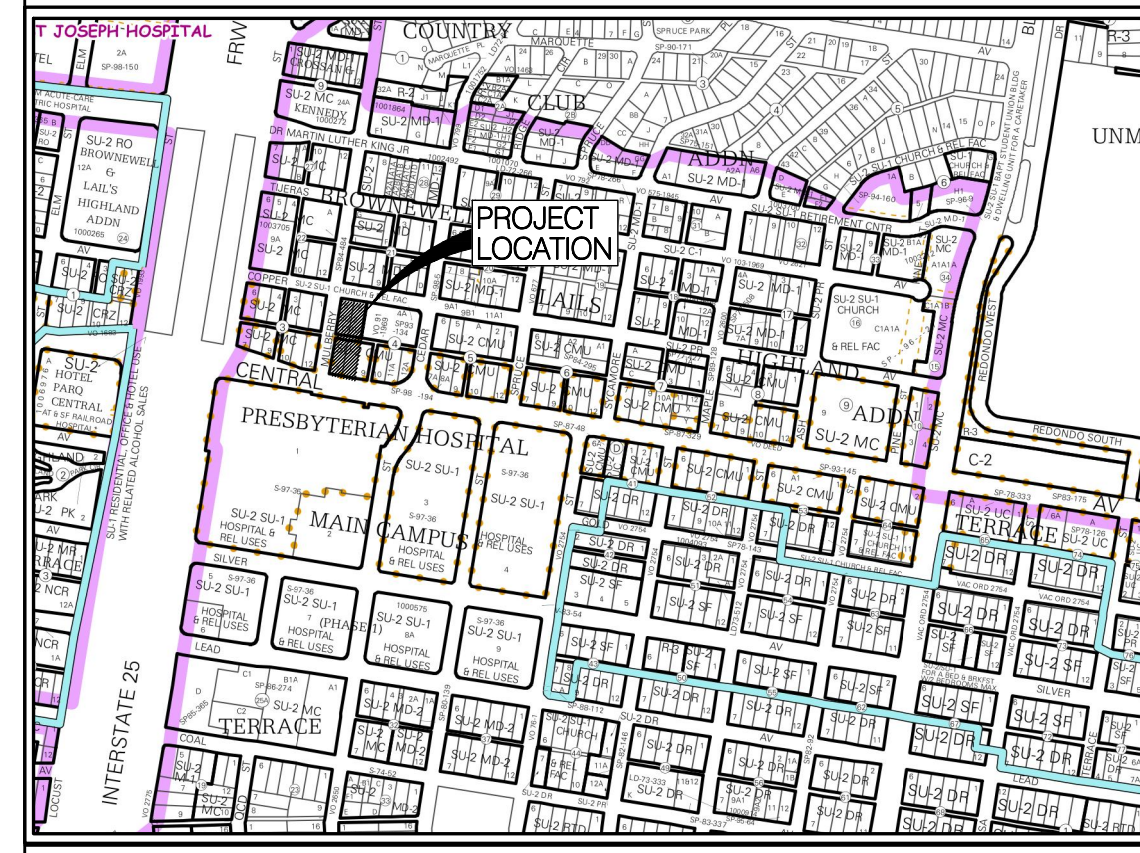
LANDSCAPE PLAN FOR  
 BUILDING PERMIT  
 IMM012  
 PROJECT NUMBER SHEET NUMBER



HIGHLANDS NORTH  
BLOCK  
SEE DRB # 1010879

FUTURE DEVELOPMENT  
TO BE SUBMITTED LATER

VICINITY MAP  
ZONE MAP K-15-Z



FEMA FIRM MAP #: 35001C0334G

GRADING KEYNOTES

- EXISTING STORM DRAIN TO REMAIN.
- STORM DRAIN INLET TO BE CONSTRUCTED WITH OTHER DEVELOPMENT.
- STORM DRAIN TO BE CONSTRUCTED WITH OTHER DEVELOPMENT.
- EXISTING STORM DRAIN TO BE REMOVED.
- EXISTING STORM DRAIN INLET TO BE REMOVED.
- PROPOSED NEW STORM DRAIN.
- PROPOSED NEW STORM DRAIN INLET.
- NEWLY INSTALLED ART CURB.

DRAINAGE NARRATIVE

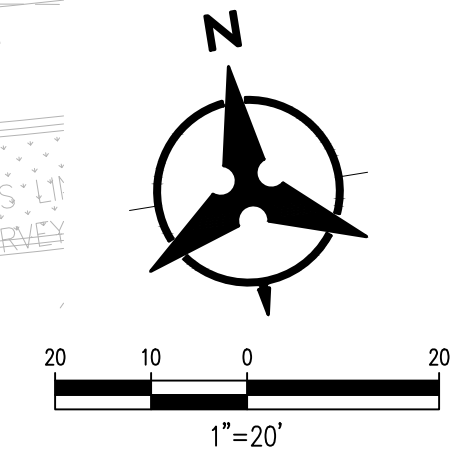
THIS SITE IS LOCATED AT THE NORTHEAST CORNER OF MULBERRY ST NE AND CENTRAL AVE NE. IT IS CURRENTLY DEVELOPED AND SLOPES GENERALLY FROM SOUTHEAST TO NORTHWEST. THE DRAINAGE ULTIMATELY OUTFALLS TO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED JUST WEST OFF THE SITE WITHIN MULBERRY. FINISHED FLOOR ELEVATIONS HAVE BEEN SET TO GENERALLY ADHERE TO EXISTING ELEVATIONS AND PROMOTE POSITIVE DRAINAGE AWAY FROM BUILDINGS. THE SITE IS NOT LOCATED IN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM #35001C0334G).

OUR SITE WILL REMAIN DEVELOPED, ALLOWING 100% OF THE PROPOSED FLOW TO REMAIN GENERALLY UNCHANGED FROM THE CURRENT DEVELOPED FLOW. THE DRAINAGE FROM THE HOTEL WILL SHEET FLOW INTO MULBERRY ST. AS WELL AS HAVE ROOF DRAINS HARD PIPED INTO THE PROPOSED NEW INLETS. THE EASTERN PORTION OF THE BLOCK WILL BE DIVERTED TO THE NORTH INTO COPPER WHERE IT WILL SURFACE DRAIN INTO A RELOCATED INLET ALONG THE SOUTH SIDE OF COPPER THAT WILL DRAIN TO THE MULBERRY STORM DRAIN.

THE PARKING ALONG THE WESTERN PROPERTY LINE AND PARKING NORTH OF THE NEW PROPOSED INLET WILL SHEET FLOW INTO MULBERRY AND CONTINUE ON ITS HISTORIC PATH TO THE STORM DRAIN INLETS LOCATED IN OAK ST. LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FIRST FLUSH REQUIREMENTS.

GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
●	EXISTING GROUND SPOT ELEVATION	○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	■	PROPOSED STORM DRAIN INLETS
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
●	PROPOSED FINISHED GRADE SPOT ELEVATION	---	EASEMENT



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

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SEAL

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OWNER / DEVELOPER  
TITAN DEVELOPMENT  
6300 RIVERSIDE PLAZA LANE NW, STE 200  
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: SALVATOR PERDOMO

PROJECT  
**SPRINGHILL SUITES<sup>SM</sup> MARRIOTT<sup>®</sup> ALBUQUERQUE**

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

REV.	DATE	ISSUE
-	01.16.18	DRB SUBMITTAL




IMM012  
PROJECT NUMBER

GRADING  
& DRAINAGE PLAN

**C-100**  
SHEET NUMBER



**MATERIAL LEGEND**

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

**PROJECT**

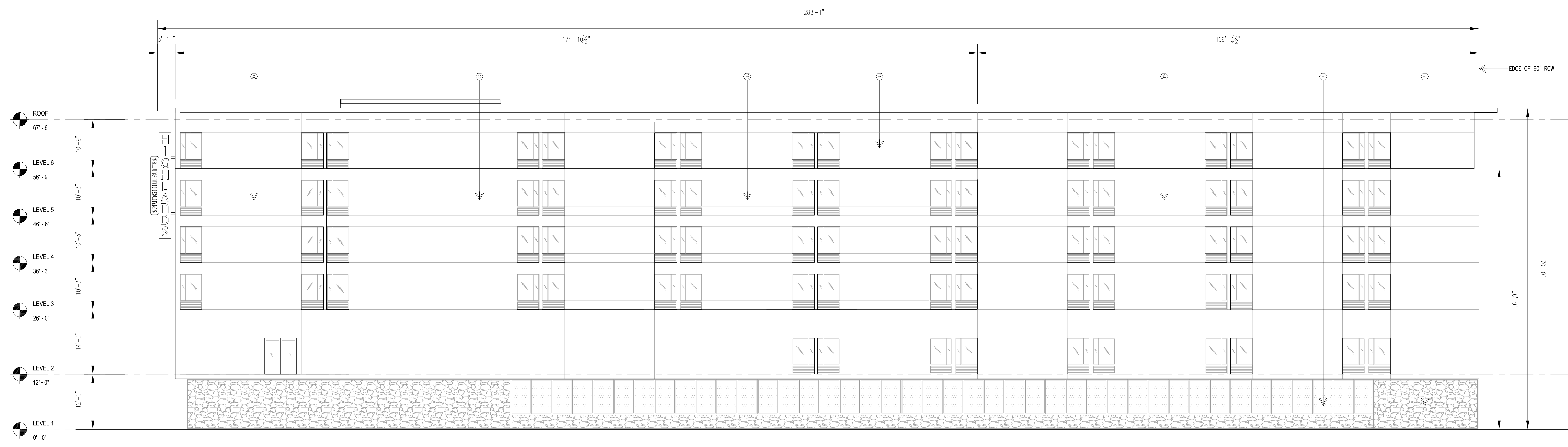
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**PROJECT ADDRESS**  
 CENTRAL AVE. & MULBERRY ST.  
 ALBUQUERQUE, NM 87106

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-	1.16.18	DRB SUBMITTAL

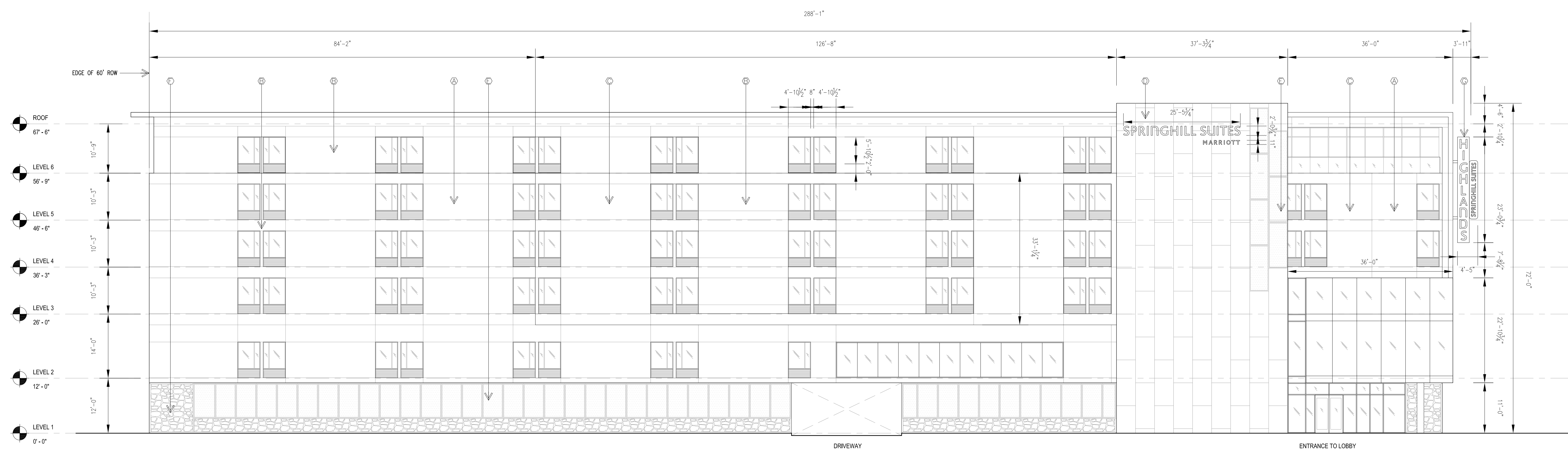
IMM012  
 PROJECT NUMBER

**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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**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

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ALBUQUERQUE, NM 87106

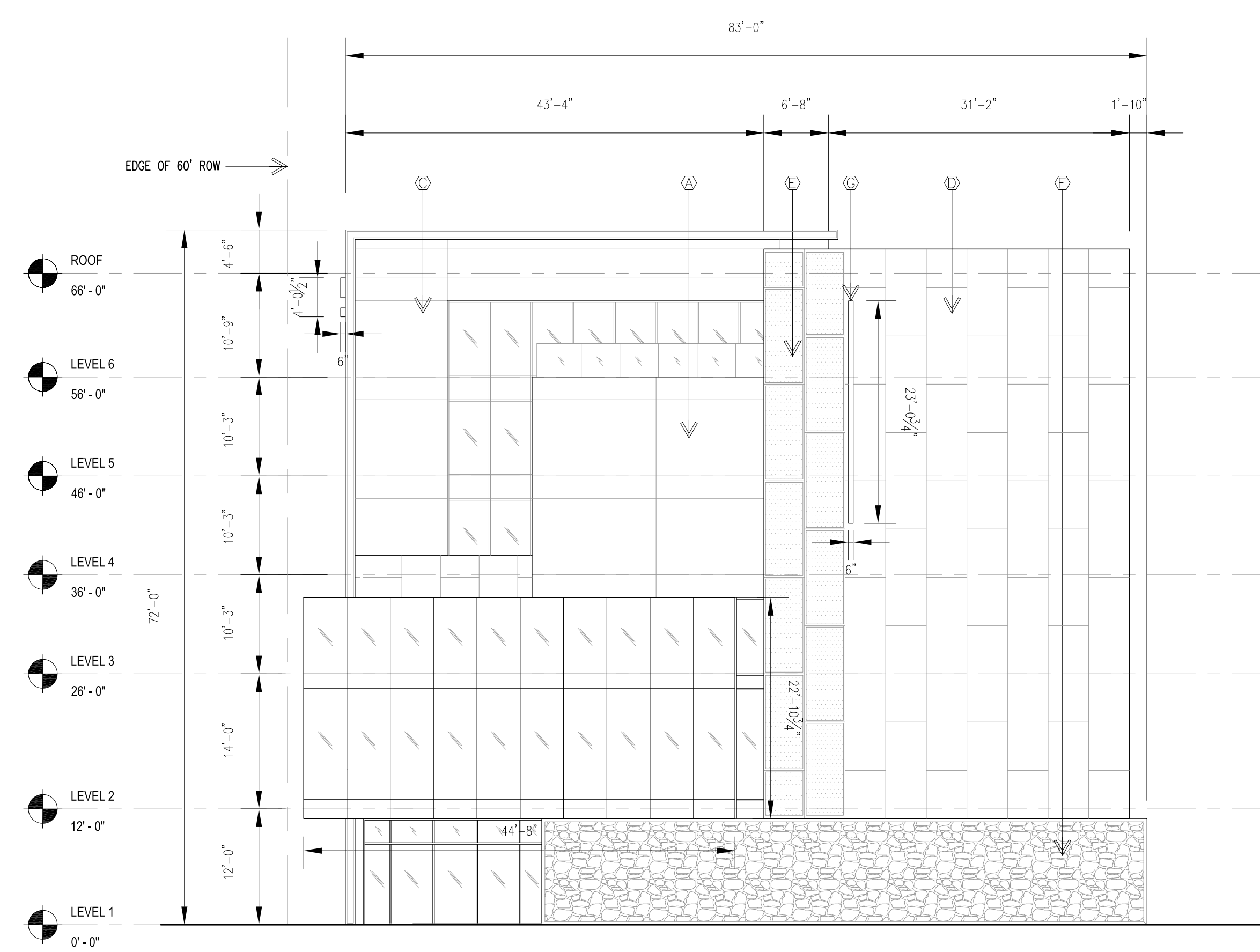
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IMM012

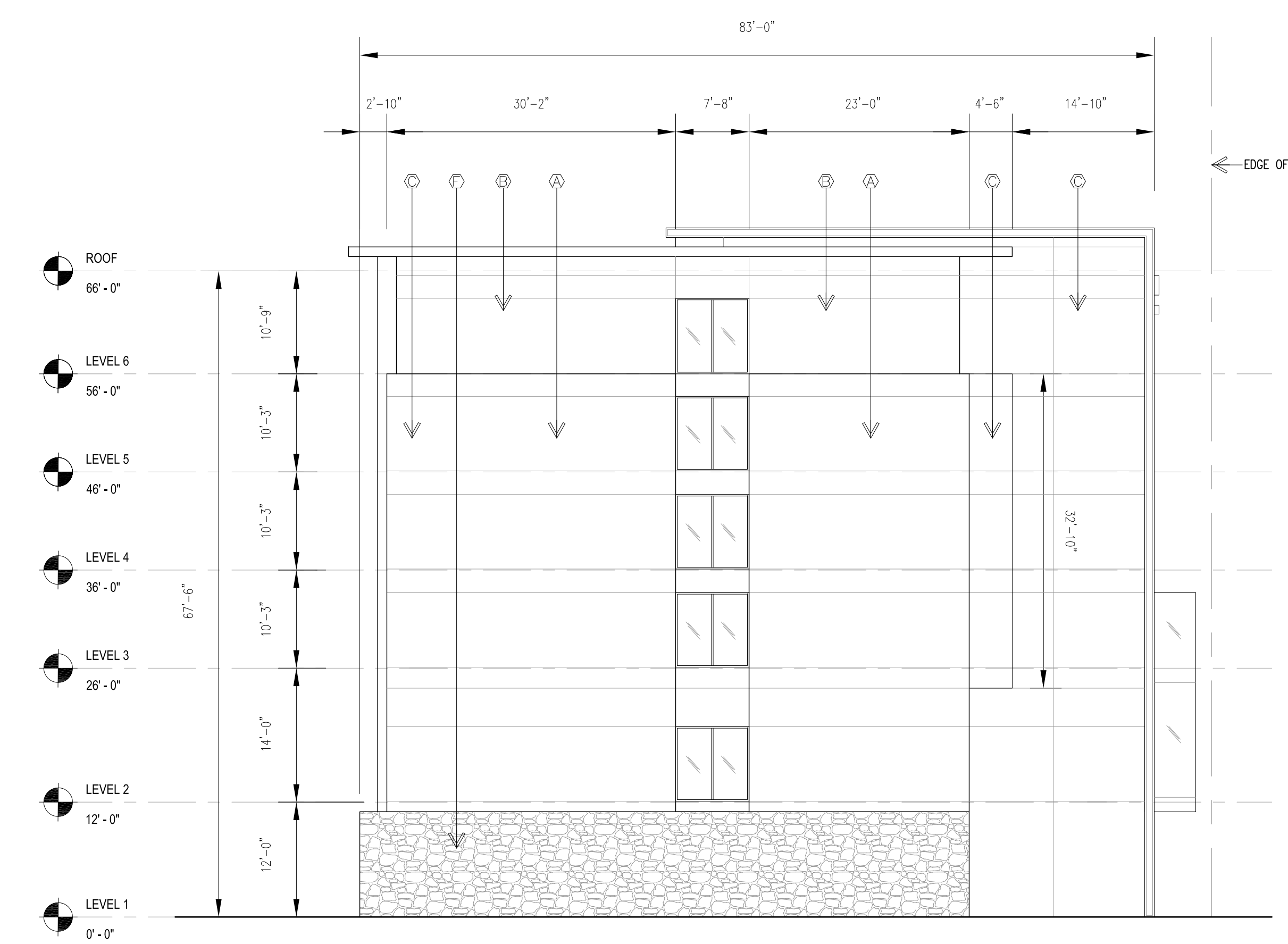
PROJECT NUMBER

**EXTERIOR ELEVATIONS**

SHEET NUMBER



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



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





