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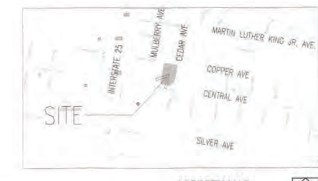
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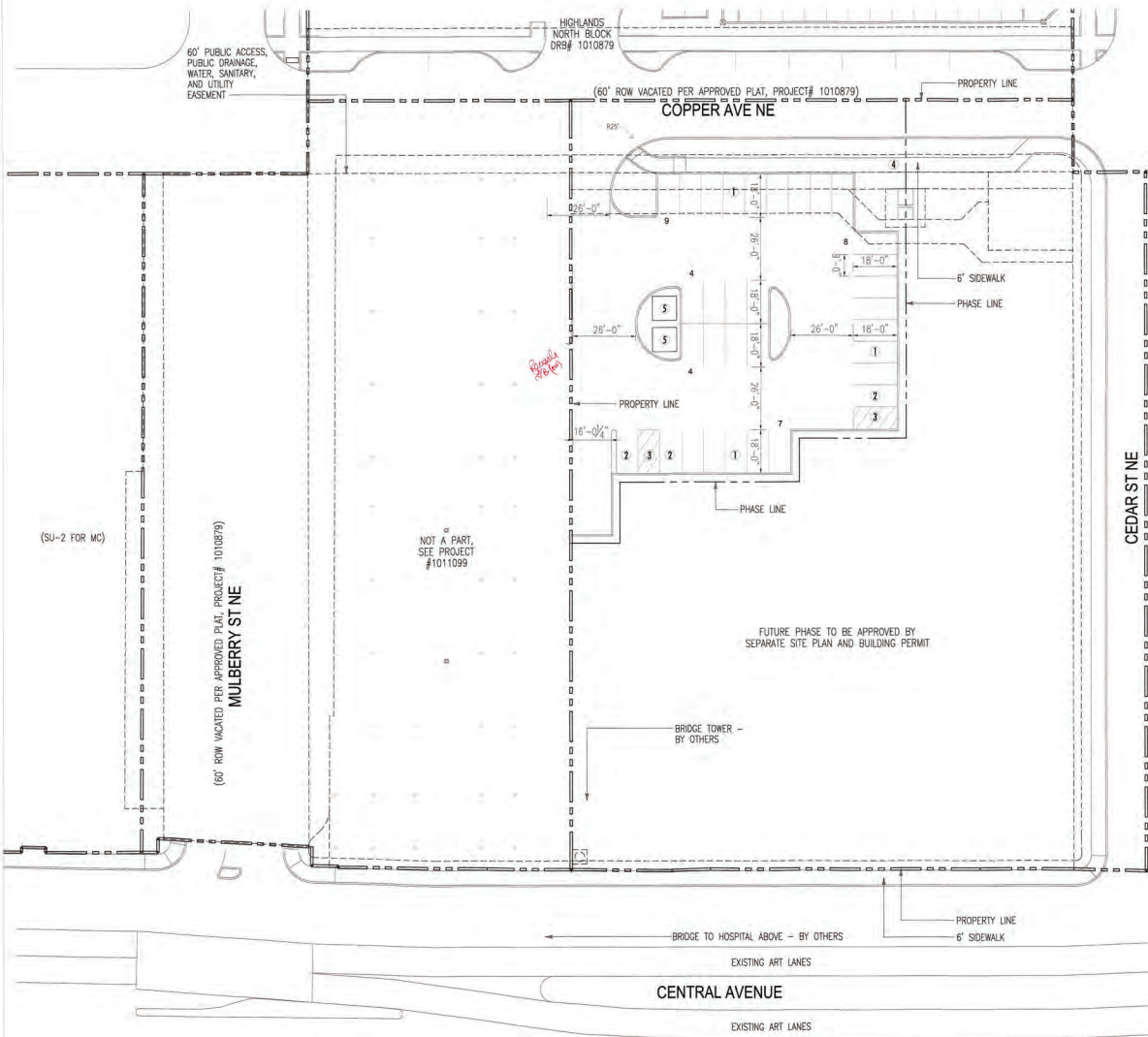


DEVELOPMENT DATA

NET SITE AREA:
0.48 ACRES (21,080 S.F.)

ZONING AND LAND USE:
CURRENT: MX-M, MS-PT AREA

PARKING SPACE REQUIREMENTS	
PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF	PARKING SPACES
REDUCED BY USE FOR TRAVEL REDUCTION	
ON-STREET PARKING PROVIDED	0
OFF-STREET PARKING PROVIDED	32
Total Vehicle Parking Provided	32
Accessible Parking Required	3
ON-STREET PARKING PROVIDED	0
OFF-STREET PARKING PROVIDED	3
Total Accessible Parking Provided	3
Total Motorcycle Parking Required	0
Total Bicycle Parking Provided	0



LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ⊕ DENOTES ACCESSIBLE PARKING AND AND TYPE "A" CIRCULATING 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. ON UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT, TYPE "CP".
- 2 LED WALL MINI WALL PACK, +10' B.O.F., TYPE "WP".
- ⊕ LED WALL SCONCE, DECORATIVE, +6' B.O.F., TYPE "WS".

GENERAL NOTES

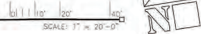
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A WORK ORDER WITH THE APPROVED PLANS.
2. PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS, STRUCTURES, SIDEWALKS, CURBS, DRIVE PAVES, WALLS AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON THE SITE PLAN.
3. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNAGE, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. PROVIDE NEW CURBS AND CUTTER WITH ON STREET PARKING ON ALL 4 SIDE FOR 50' END DISTANCE. SIGNAGE AND ANY OTHER THAT MAY APPLY. ALL UNUSED CURBS SHALL BE REPLACED WITH NEW CURBS & CUTTERS AND SIDEWALKS.
4. 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"MIN X 18" MIN. ACCESSIBLE SIGN WILL BE 12" MIN X 18" MIN. ACCESSIBLE SIGNAGE SHOULD BE 4"X. SIGN WILL HAVE ORANGE LETTERING AND BORDER ON A WHITE BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE FINISH GRADE.
5. THE ADA ACCESSIBLE SIGNS 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 REAR WOULD BE PLACED. (89-1-4.1.8 NMSA 1978)
6. THE ADA ACCESSIBLE PERSONAL PARKWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCE.
7. WHEELCHAIR RAMP REQUIRED BY ADA WILL BE PROVIDED. WHEELCHAIR RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE DETECTABLE WARNING SURFACES. "CAST-IN-PLACE" TRUNCATED DOME. ALL CURB RAMP SHALL MEET THE 2010 ADA STANDARDS REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
8. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH THE APPROVED PLANS.
9. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNAGE, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE CUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
10. 8 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE MARKING ZONE.
11. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 14-16-3-220(C)(2) AND 14-16-3-220(C)(7) AND WILL REMAIN WITHIN THE PROPERTY LINE. COVER SIGNAGE RIGHTS-OF-WAY HAVE BEEN INDICATED. AN OFFICIAL NOTICE OF DECISION WAS ISSUED BY THE CITY PLANNING DEPARTMENT ON AUGUST 23, 2017 FOR PROJECT #1088-20147. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #108879, 1088-7016.

KEYNOTES

1. 5'X8' PARKING SPACE, TYPICAL.
2. 5'X8' ACCESSIBLE PARKING SPACE, ACCESSIBLE GRAZE SPACE.
3. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
4. 6" SIDEWALK, GRAY CONCRETE COLOR.
5. TRANSFORMER FOR FUTURE DEVELOPMENT BY OTHERS.

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 08/19/19
Royce B. Buckner (pl)

PRELIMINARY SITE PLAN



DATE	REVISION
08/19/19	ISSUE FOR PERMIT
08/19/19	ISSUE FOR PERMIT
08/19/19	ISSUE FOR PERMIT
08/19/19	ISSUE FOR PERMIT

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

SITE PLAN

IMM012
PROJECT NUMBER

A10.01