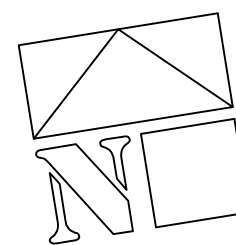
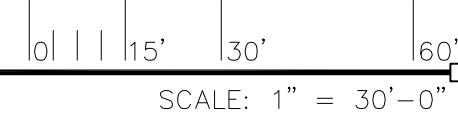


PRELIMINARY SITE PLAN



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

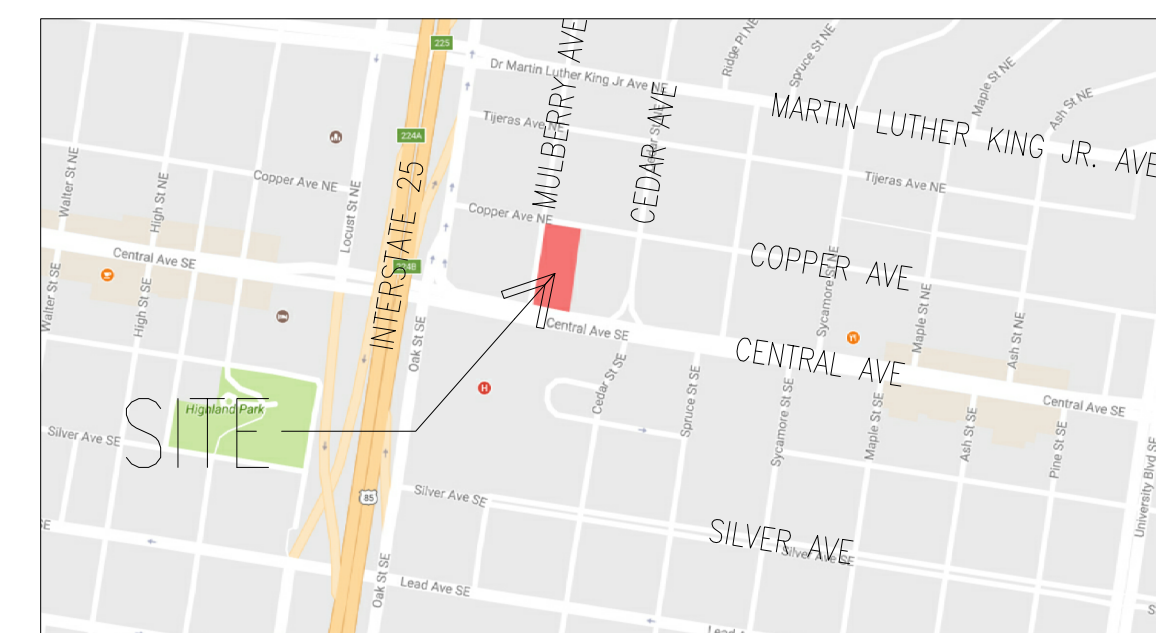
- ☐ LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN. OTHERWISE AS SHOWN ON PLAN.
- LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE AS SHOWN ON PLAN. TYPE AS SHOWN ON PLAN.
- LED CARPORT LIGHT. TYPE 'CP'.
- ♀ LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.
- ⊕ LED WALL SCONCE. DECORATIVE. +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 SIDES 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 ADJACENT RIGHT-OF-WAY. THE PEDESTRIAN REALM 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"WX4". 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 WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-4-8 NMSA 2018)
- 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 STANDARDS 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.
- LANDSCAPING AND 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.
- 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.
- 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-70447, THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #1010879, 17DRB-70119.
- 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.
- 35'x35' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
- ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
- RECYCLING DUMPSTER.
- HOTEL TRANSFORMER.
- HOTEL GENERATOR.
- HOTEL GREASE TRAP.



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

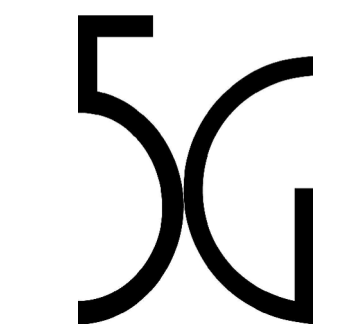
SETBACKS PROVIDED:

	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 SPACES
PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF		
REDUCE BY 15% PER TRANSIT REDUCTION		
Total Parking Spaces Required		73
ON-STREET PARKING PROVIDED		39
OFF-STREET PARKING PROVIDED		47
Total Vehicle Parking Provided		86
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 Bicycle Parking Provided		5

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



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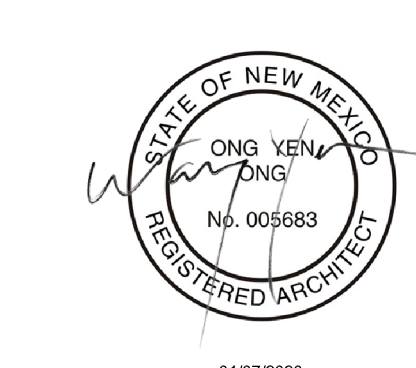
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 (318-812-7126 Dave Raymond)

DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/06/18	ISSUE FOR MARRIOTT'S 90% SET
11/29/18	REVISIONS FOR CITY

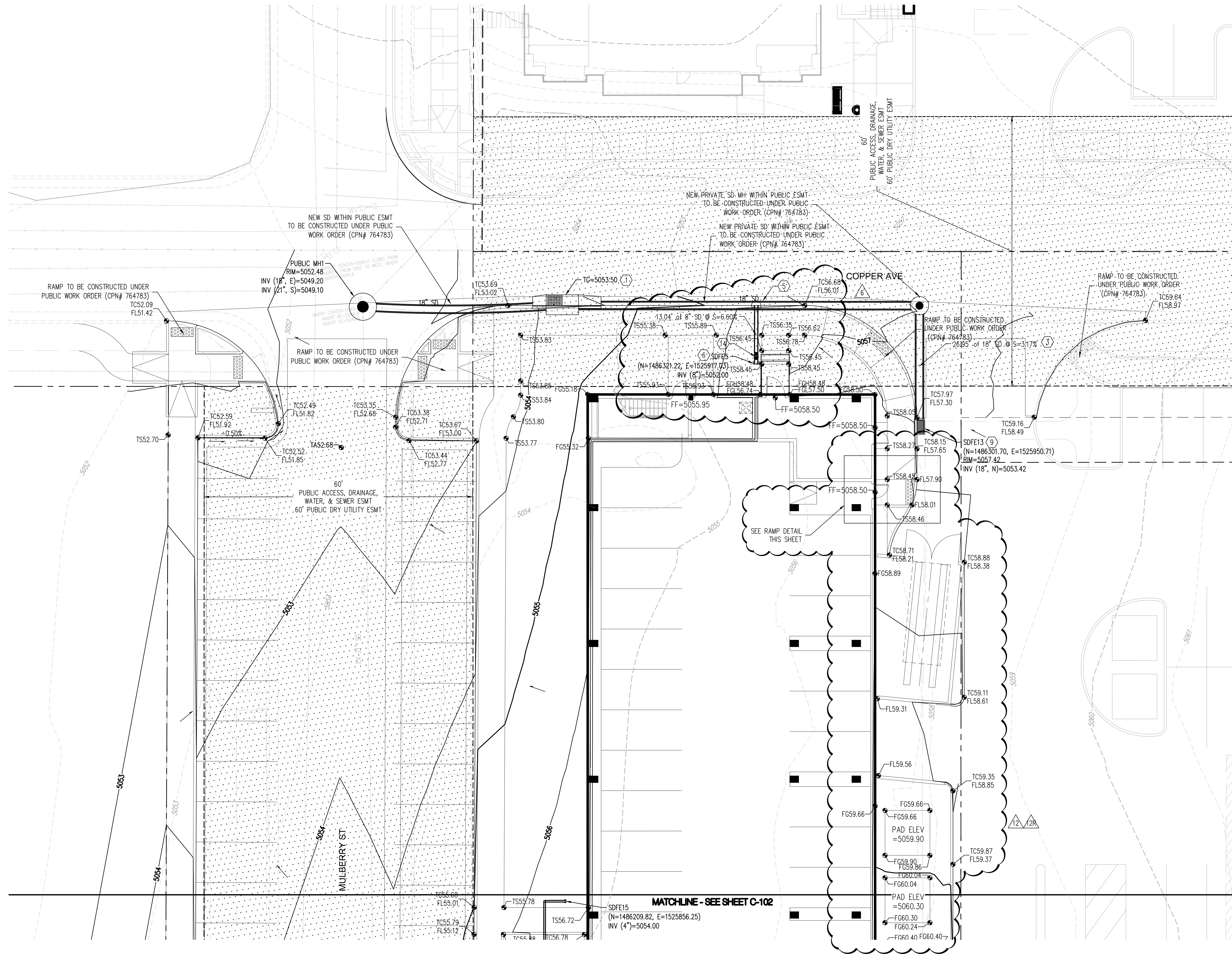
REV.	DATE	ISSUE TITLE
1	01/07/20	CITY REVISIONS



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

SITE PLAN

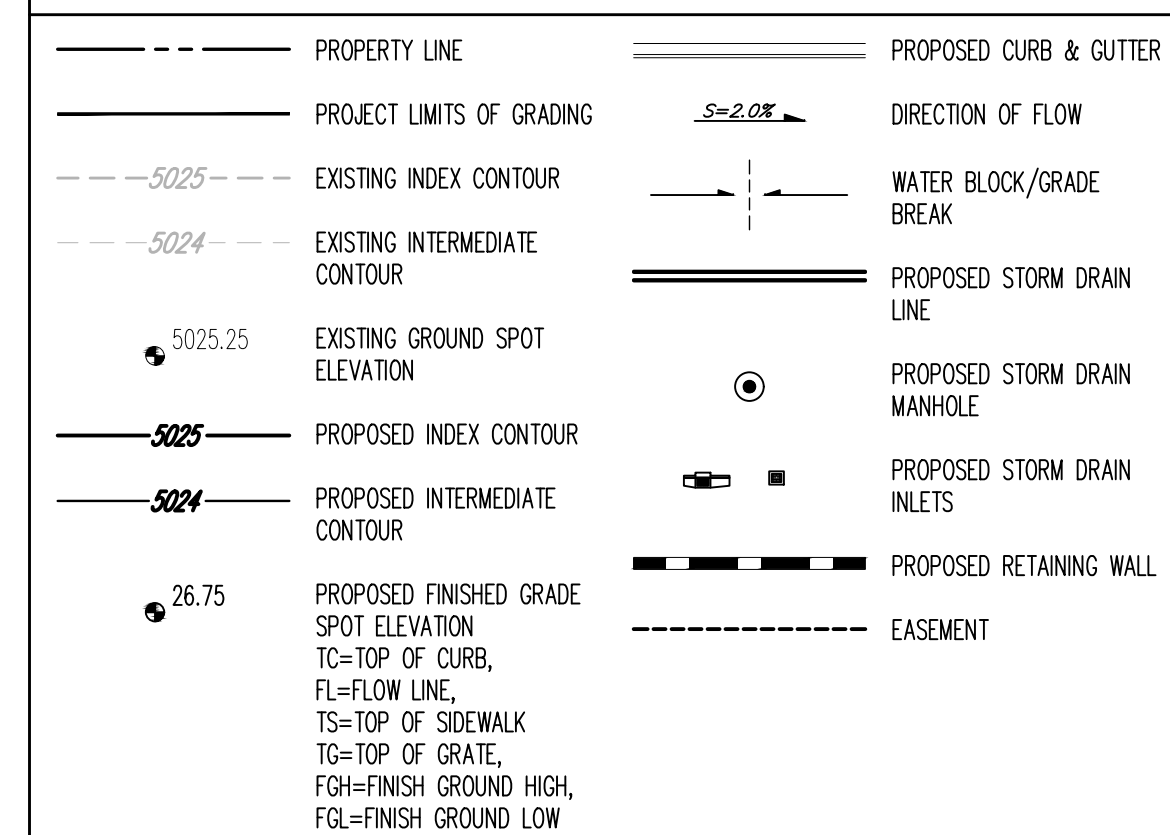
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GRADING KEYNOTES

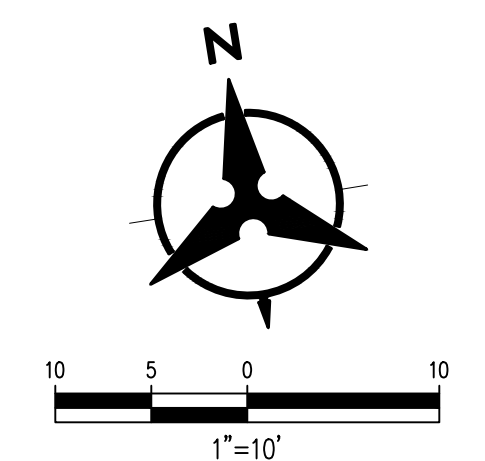
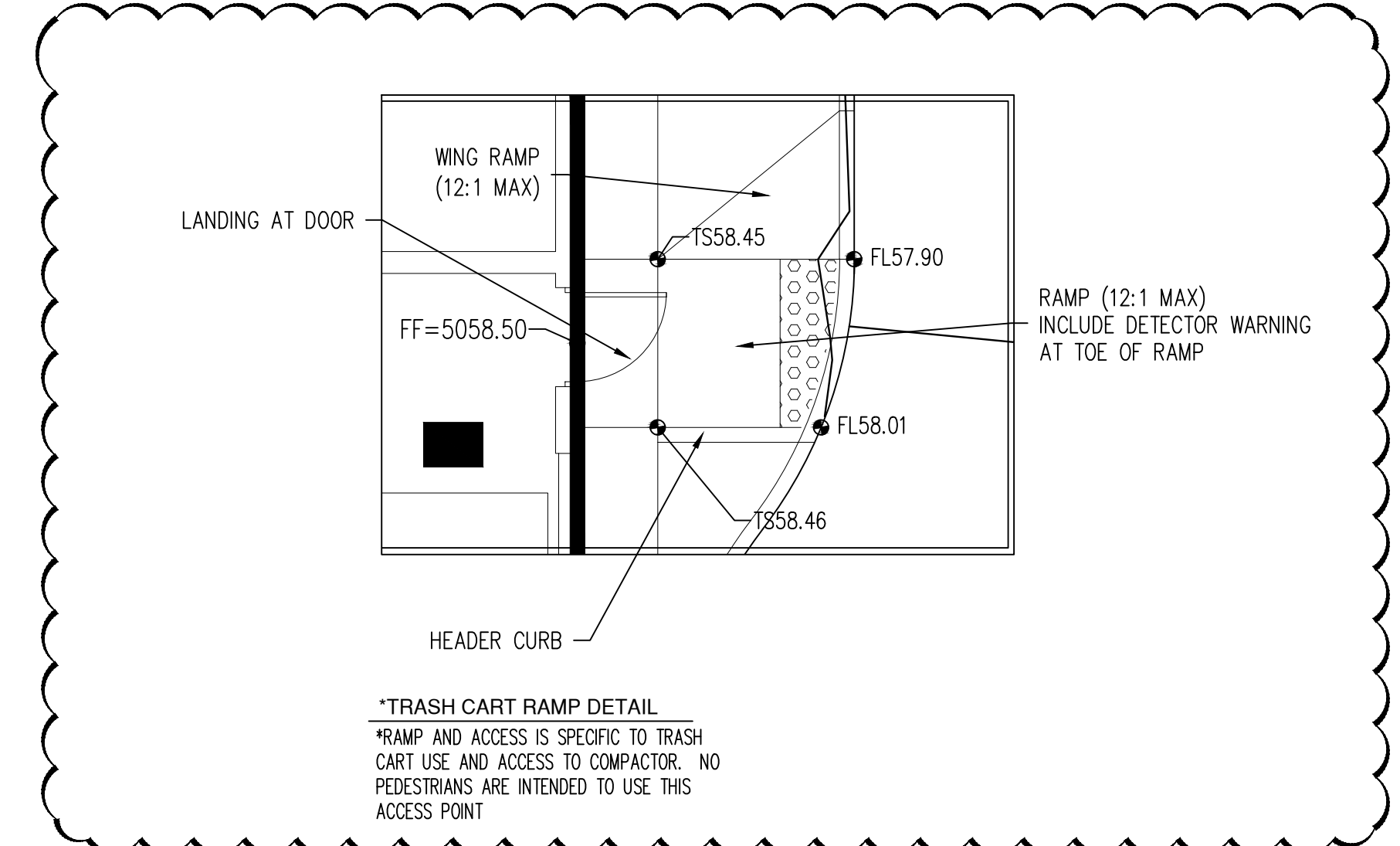
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- INSTALL PRE-FABRICATED STORM DRAIN FITTING.
- STUB PROPOSED ROOF DRAIN CONNECTIONS WITHIN 5' OF THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO PROVIDE APPROPRIATE FITTINGS.
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- INSTALL 30" NYLOPLAST DRAIN BASIN AND SOLID H-20 GRATE (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL DOUBLE CLEANOUT PER DETAIL A2 ON SHEET C-400.

GRADING LEGEND



NOTE: NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW AND PUBLIC EASEMENTS WITHOUT AN APPROVED PUBLIC WORK ORDER.

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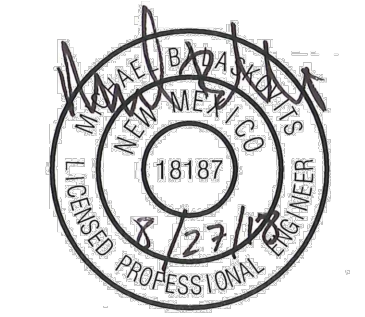
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 (318-612-7126) Dave Raymond

DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/08/18	ISSUE FOR MANHOLE'S 90% SET

REV.	DATE	ISSUE TITLE
1	06/18/18	CITY PERMIT REVIEW
2	08/27/18	CITY PERMIT REVIEW
3	08/31/18	ISSUE FOR CONSTRUCTION
6	03/04/19	ASI 03
12	12/20/19	ASI 12
12R	01/03/20	ASI 12R



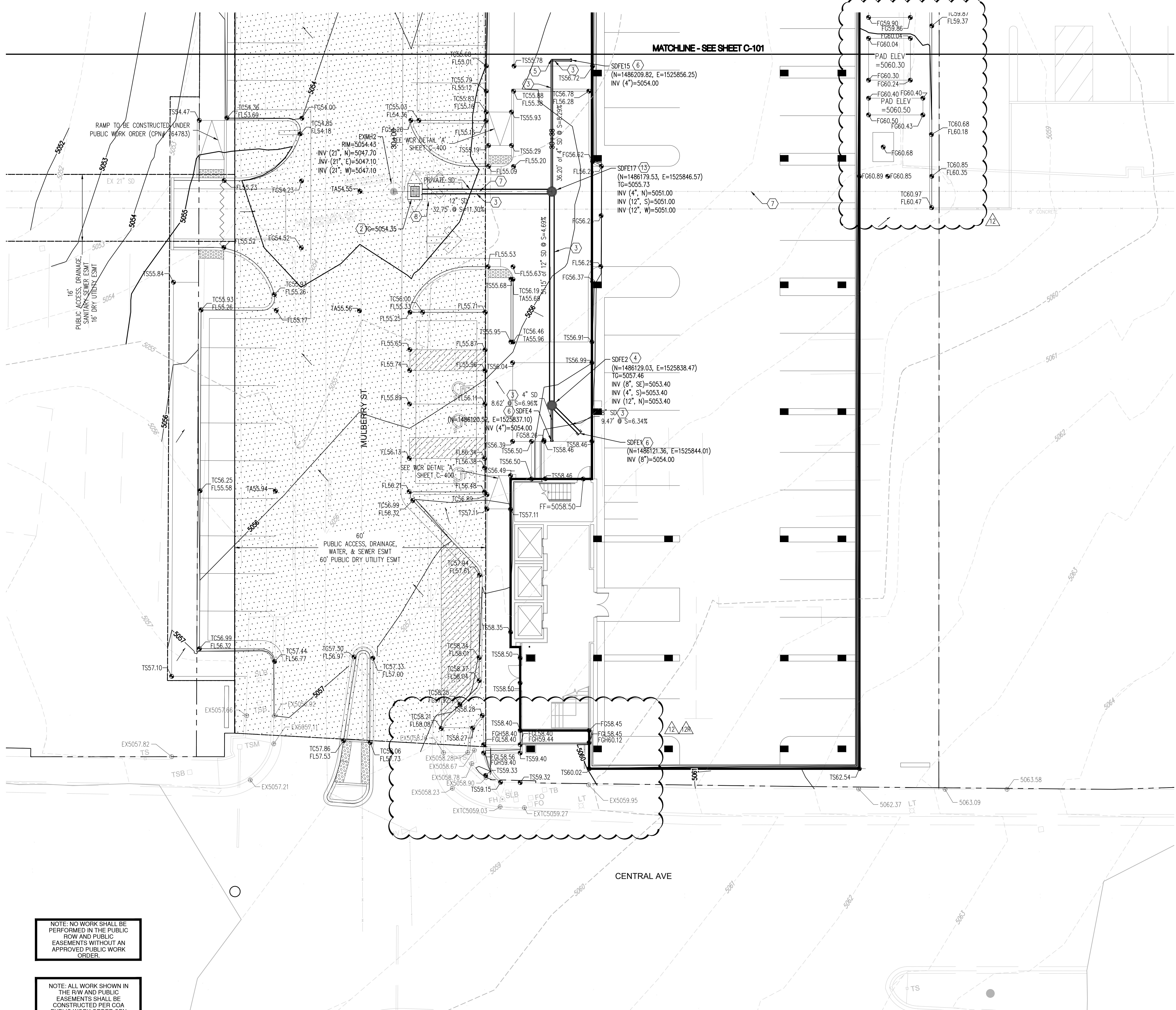
SPRINGHILL SUITES - ALBUQUERQUE
 CENTRAL AVE. & MULBERRY ST.
 ALBUQUERQUE, NM 87106

GRADING & DRAINAGE PLAN

IMM12 PROJECT NUMBER **C-101** SHEET NUMBER

Bohannon Huston
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MATCHLINE - SEE SHEET C-101



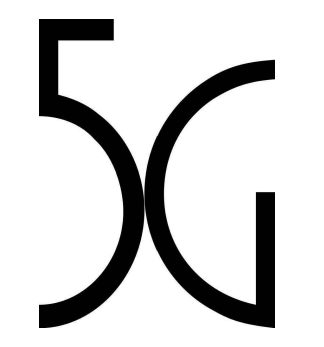
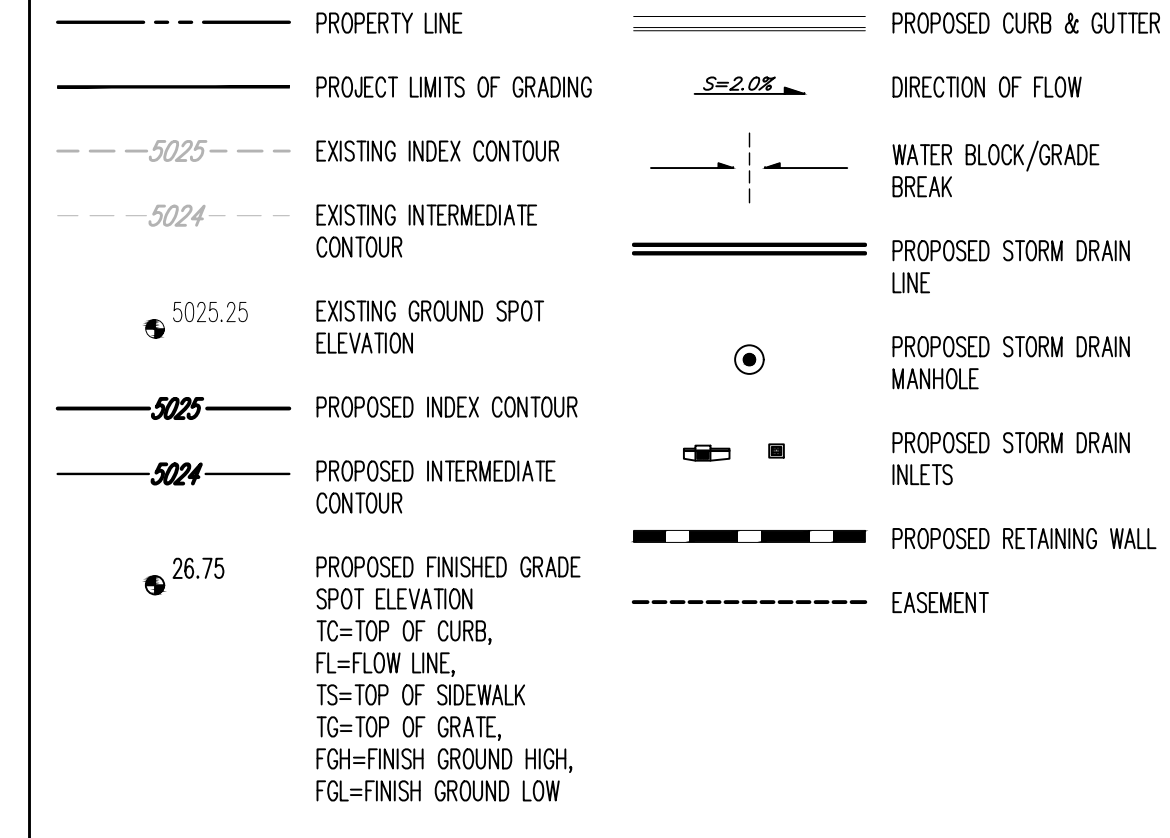
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GRADING KEYNOTES

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14. INSTALL DOUBLE CLEANOUT PER DETAIL A2 ON SHEET C-400.

GRADING LEGEND



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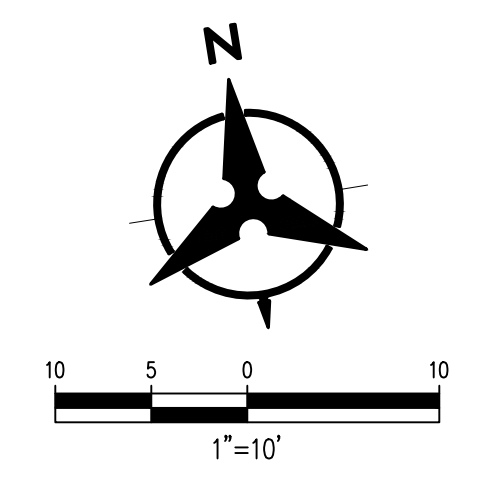
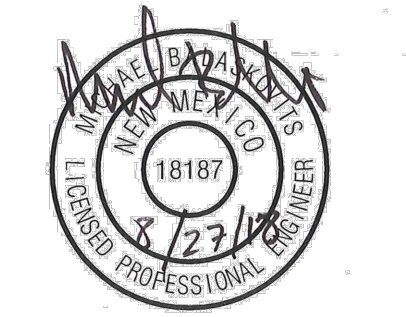


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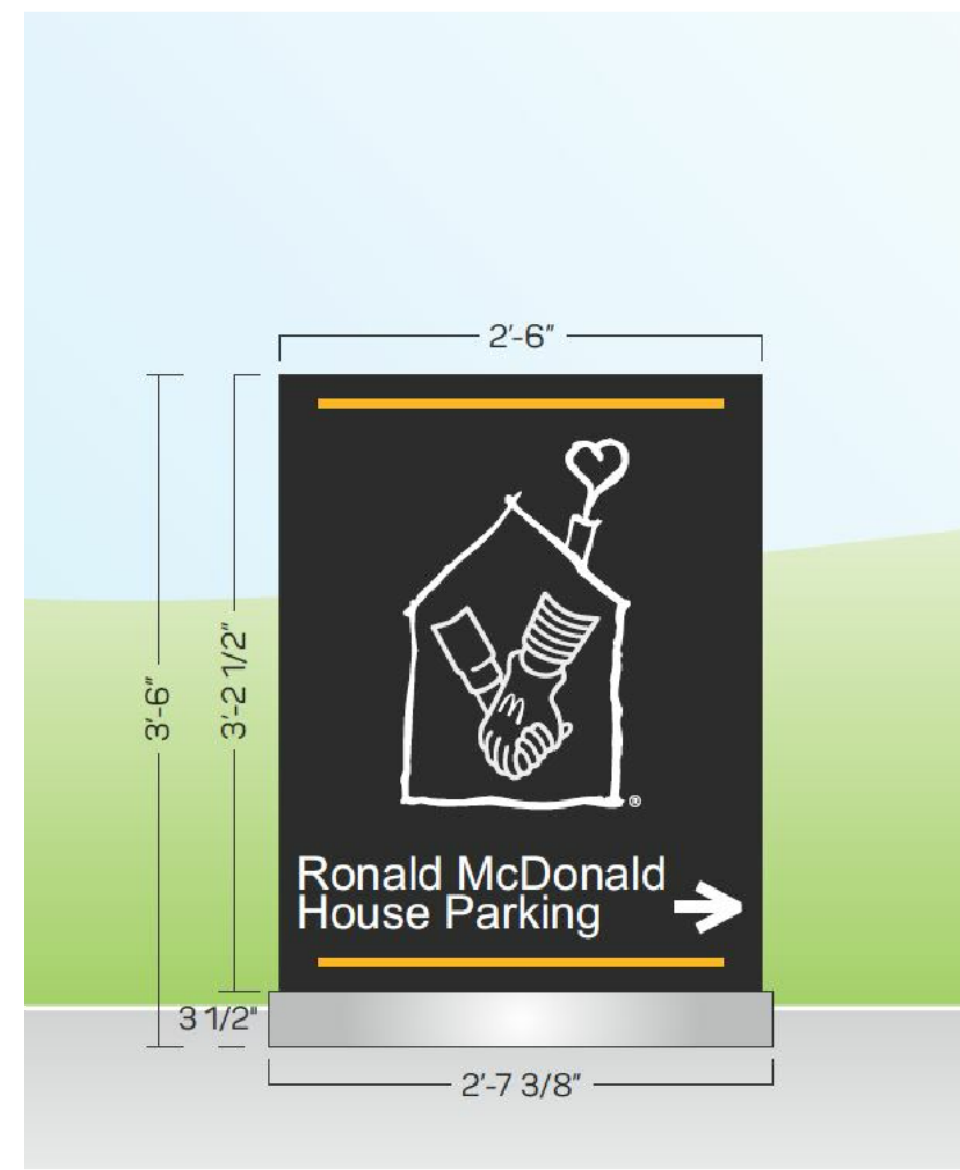
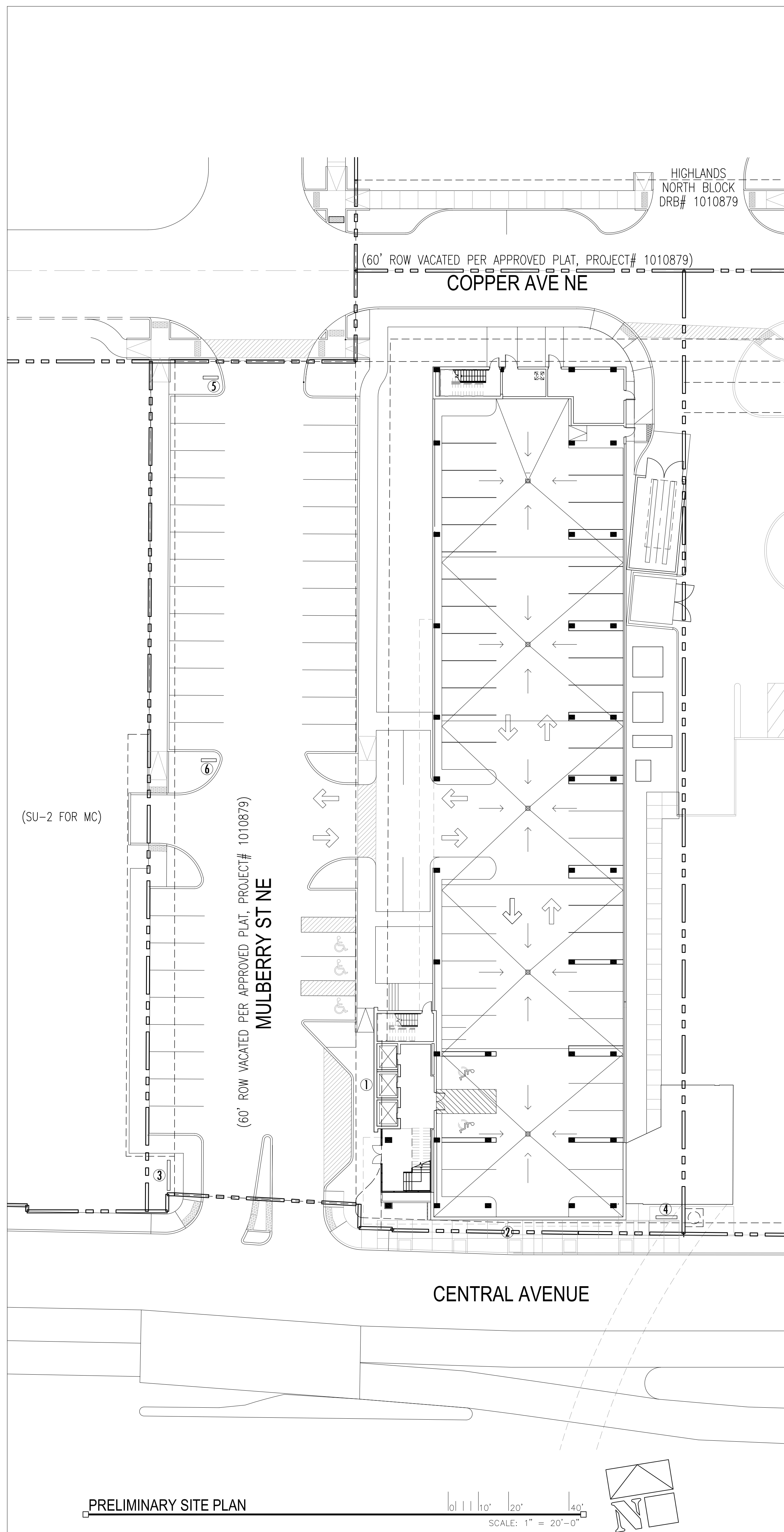
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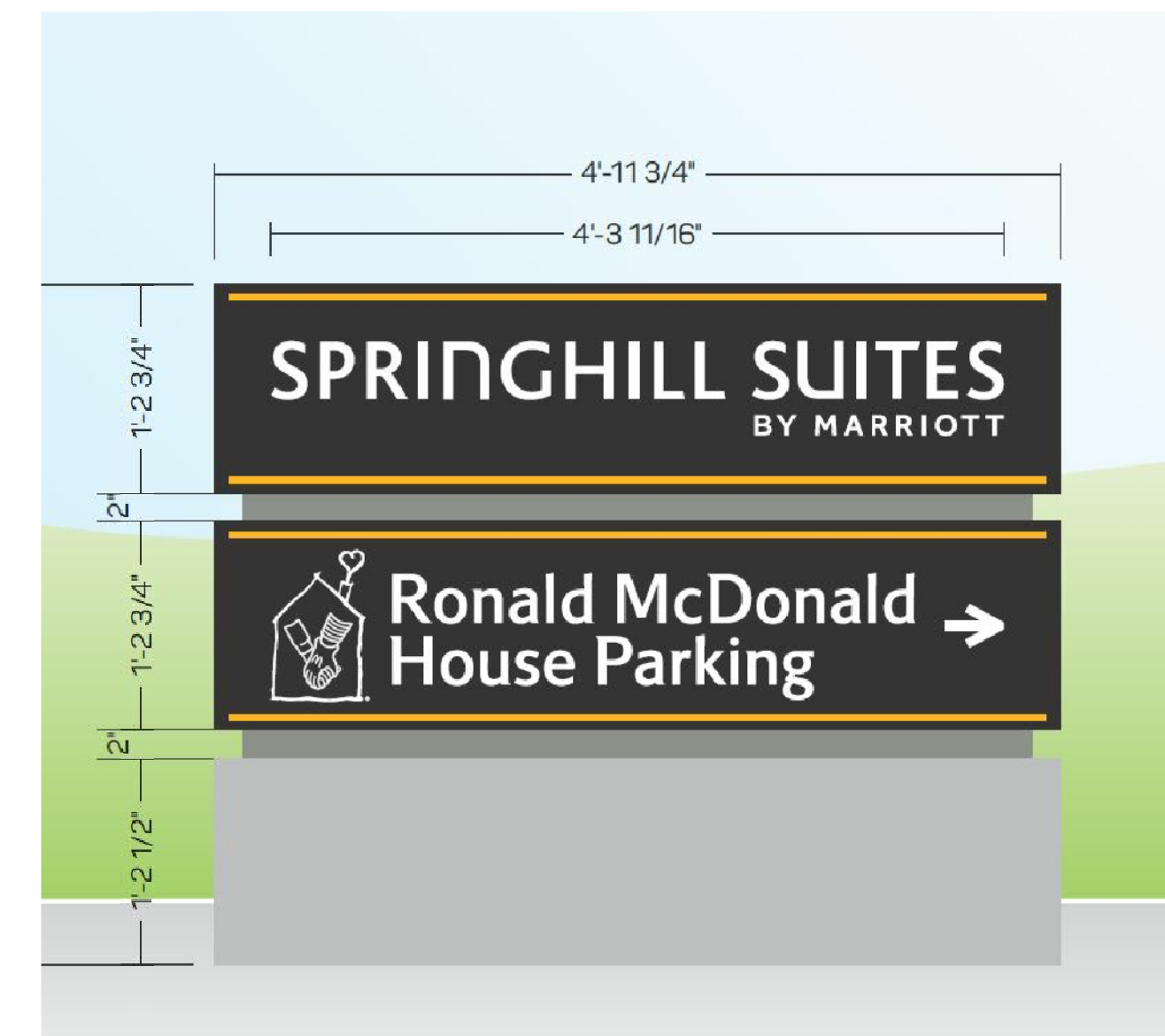
SPRINGHILL SUITES - ALBUQUERQUE
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

GRADING & DRAINAGE PLAN
C-102
IMM012 PROJECT NUMBER SHEET NUMBER

Bohannon & Huston
www.bhinc.com 800.877.5332



C3 SIGNAGE DETAIL 6
SCALE: 1" = 1'-0"



C2 SIGNAGE DETAIL 5
SCALE: 1" = 1'-0"



C1 SIGNAGE DETAIL 4
SCALE: 1" = 1'-0"



B1 SIGNAGE DETAIL 3
SCALE: 1" = 1'-0"



A3 SIGNAGE DETAIL 2
SCALE: 1/4" = 1'-0"



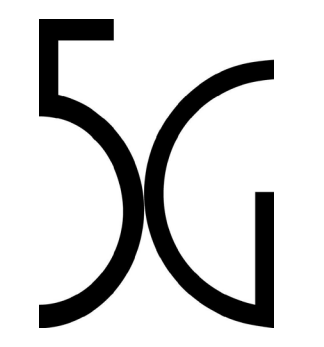
A1 SIGNAGE DETAIL 1
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- SIGNAGE DETAILS ARE DESIGNED BY SIGN MANUFACTURER

KEYNOTES

- 24" 2-LINE LETTER SET (WHITE FACE).
- 23"-2" X 2'-9 3/4" BLADE SIGN.
- 2'-37" X 9'-1 3/4" AT 4'-0" OAH MONUMENT SIGN.
- 4'-6" X 2'-6" MONUMENT SIGN.
- (2) 1'-2 1/2" X 4'-11 3/4" SHARED DIRECTIONAL SIGN AT 4' OAH.
- 3'-2 1/2" X 2'-6" AT 3'-6" DIRECTIONAL SIGN.



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DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/05/18	ISSUE FOR MARRIOTT'S SIGN SET
11/09/18	REVISIONS FOR CITY

REV.	DATE	ISSUE TITLE
1	10/31/19	CITY REVISIONS

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

SIGNAGE DETAILS

IMM012
PROJECT NUMBER

A10.02
SHEET NUMBER