CITY OF ALBUQUERQUE



January 15, 2020

Michael Vos Consensus Planning 302 8th St. NW Albuquerque, NM 87102

Re: Highlands Market Parking Lot
1111 Central Aven. NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 01-07-2020 (K15D034D)

Dear Mr. Vos.

Based upon the information provided in your submittal received 01-07-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. The parking table shows 35 spaces, but there are 32 spaces on site.
- 2. Where is the ADA space?

PO Box 1293 3. ADA curb ramps must

- 3. ADA curb ramps must be updated to current standards and have truncated domes installed.
- 4. Where is the motorcycle parking?

Albuquerque

NM 87103

- 5. Where is the bicycle parking?
- 6. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- 7. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

www.cabq.gov

- 8. Show the clear sight triangle and add the following note to the plan: "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.
- Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
- 10. Provide notes showing what work is included and on the work order and the private work on site.
- 11. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

- 12. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- 13. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout
- 2. A Drainage Transportation Information Sheet (DTIS)
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
- 4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Mojgan Maadandar, E.I.

Associate Engineer, Planning Dept.

Development Review Services

\MM via: email

C: CO Clerk, File



City of Albuquerque

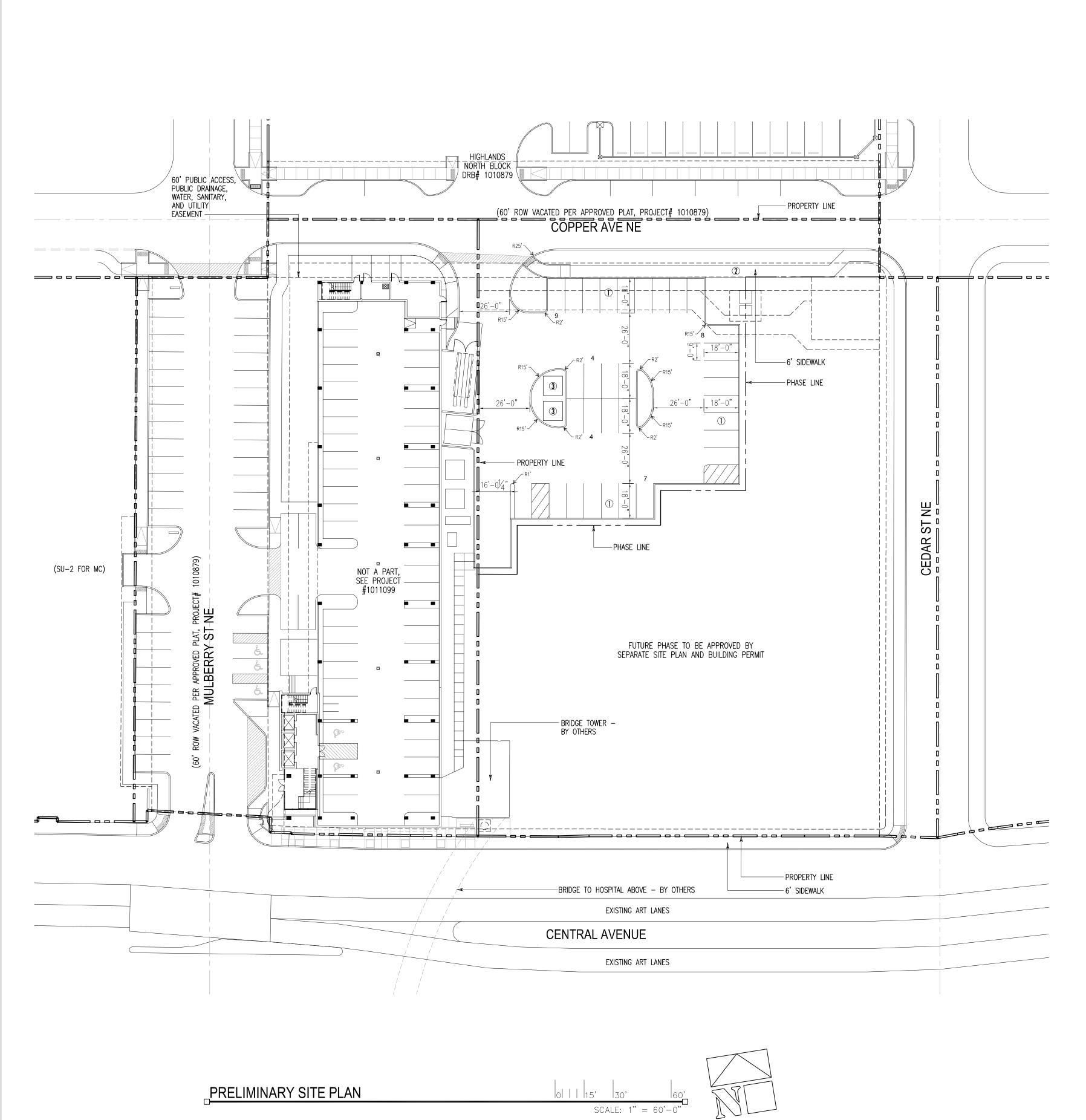
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Highlands Market Parking Lot	Building Permit	#: Hydrology File #:
DRB#:	EPC#:	Work Order#:
Legal Description: Tract 4, Plat of The High		
Applicant: Consensus Planning, Inc. Address: 302 8th Street NW, Albuquerque, I	NM 87102	Contact: Michael Vos E-mail: vos@consensusplanning.com
Filolie#. (303) 704-9801	Γαχ#. <u>IN/A</u>	E-man. vos@consensuspianinig.com
Other Contact: 5G Studio Collaborative		Contact: <u>Taylor Patton</u>
Address: 1217 Main St., Suite 500, Dallas, T	X 75202	
Phone#: (214) 670-0050	Fax#: <u>N/A</u>	E-mail: <u>taylorpatton@5gstudio</u> .com
TYPE OF DEVELOPMENT: PLAT (# of lots)R	ESIDENCE DRB SITE X ADMIN SITE
IS THIS A RESUBMITTAL? Yes	X No	
DEPARTMENT X TRANSPORTATION		OGY/DRAINAGE
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT A ELEVATION CERTIFICATE CLOMR/LOMR X TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	APPLIC	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)
DATE SUBMITTED: 1/7/2020	- J - <u></u>	
COA STAFF:	ELECTRONIC SUBI	MITTAL RECEIVED:

FEE PAID:_____



LEGEND

□ □ □ □ DENOTES PROPERTY LINE

BUILDING NUMBER

TYPE 2 BUILDING TYPE

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

DENOTES TRANSFORMER

DENOTES WATER METER

LOCATION

LOCATION

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

1. 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. 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. 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"WX6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H. SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE

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

BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE

REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978) 7. PER ZONING CODE, A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING

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 DOMES. 9. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL

PEDESTRIAN WALKWAYS. 10. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.

11. 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.

12. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.

13. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 14-16-3-22(8)(3)(N) AND 14-16-3-22(C)(7) AND WILL REMAIN WITHIN THE PROPERTY LINE.

14. 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.

KEYNOTES

9'x18' PARKING SPACE, TYPICAL.

6' SIDEWALK, GRAY CONCRETE COLOR. TRANSFORMER FOR FUTURE DEVELOPMENT BY OTHERS.



VICINITY MAP NOT TO SCALE

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 SPACES	PARKING RATIO REQUIRED — 1 SPACE PER 1,000 SF REDUCE BY 15% PER TRANSIT REDUCTION
0 35	ON-STREET PARKING PROVIDED OFF-STREET PARKING PROVIDED
35	Total Vehicle Parking Provided
0	Accessible Parking Required
0	ON-STREET PARKING PROVIDED
0	Total Accessible Parking Provided
0	Total Motorcycle Parking Required
0	Total Bicycle Parking Provided



ARCHITECT 5G Studio Collaborative, LLC.. 1217 Main Street Dallas, TX 75202 (214-670-0050 Christine Robbins-Elrod)

CIVIL ENGINEER Bohannan Huston 7500 Jefferson Street NE Albuquerque, New Mexico 87109 (505-823-1000 Mike Balaskovits)

LANDSCAPE Heads Up Landscaping 7525 Second Street NW Albuquerque, New Mexico 87107 (505-898-9615 John Braly)

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 (214-915-0929 Mark Portnoy)

INTERIOR DESIGNER

IRC, L.L.C. 2360 Tower Drive, Suite 101 Monroe, LA 71201

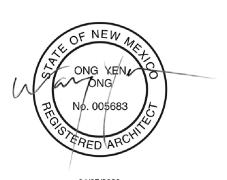
(318-812-7706 Colby Weaver Walker) OWNER/DEVELOPER

Titan Development 6300 Riverside Plaza Lane NW, Ste 200 Albuquerque, New Mexico 87120 (505-998-0163 Josh Rogers)

OPERATOR Intermoutain Management, LLC 2390 Tower Drive Monroe, Louisiana 71201 (318-812-7126 Dave Raymond)

DATE	ISSUE TITLE
01/12/18	100% DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/08/18	ISSUE FOR MARRIOTT'S 90% SET
11/29/18	REVISIONS FOR CITY

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

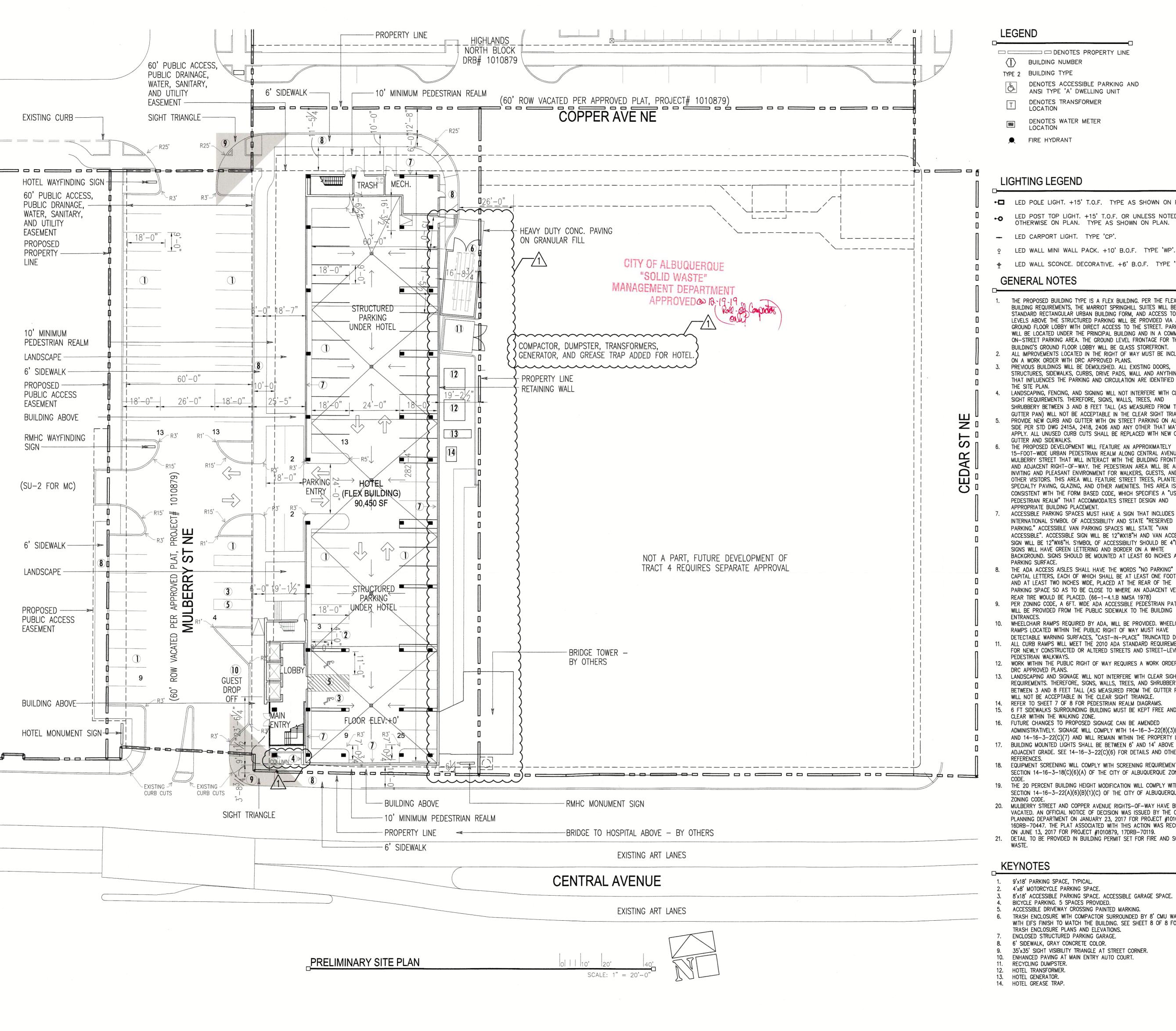


SPRINGHILL SUITES - ALBUQUERQUE CENTRAL AVE. & MULBERRY ST. ALBUQUERQUE, NM 87106

SITE PLAN

PROJECT NUMBER





□ □ □ □ DENOTES PROPERTY LINE

- DENOTES TRANSFORMER
- DENOTES WATER METER

LIGHTING LEGEND

- LED CARPORT LIGHT. TYPE 'CP'.
- LED WALL MINI WALL PACK. +10' B.O.F. TYPE 'WP'.

- BUILDING'S GROUND FLOOR LOBBY WILL BE GLASS STOREFRONT.
- PREVIOUS BUILDINGS WILL BE DEMOLISHED. ALL EXISTING DOORS,
- 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 &
- THE PROPOSED DEVELOPMENT WILL FEATURE AN APPROXIMATELY 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 PEDESTRIAN REALM" THAT ACCOMMODATES STREET DESIGN AND
- INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED PARKING." ACCESSIBLE VAN PARKING SPACES WILL STATE "VAN SIGNS WILL HAVE GREEN LETTERING AND BORDER ON A WHITE
- 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. (66-1-4.1.B NMSA 1978) PER ZONING CODE, A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY
- FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
- DRC APPROVED PLANS. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT
- REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
- 16. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 14-16-3-22(8)(3)(N)
- 19. THE 20 PERCENT BUILDING HEIGHT MODIFICATION WILL COMPLY WITH SECTION 14-16-3-22(A)(6)(B)(1)(C) OF THE CITY OF ALBUQUERQUE
- 20. 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,
- DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID
- 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.
- 35'x35' SIGHT VISIBILITY TRIANGLE AT STREET CORNER. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

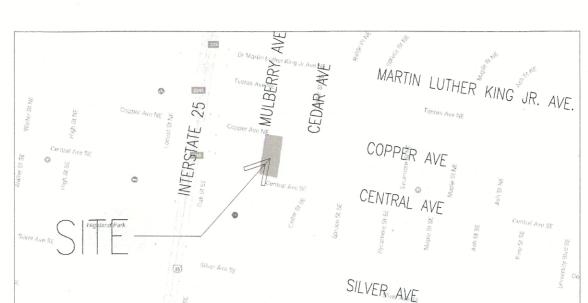
LED POLE LIGHT. +15' T.O.F. TYPE AS SHOWN ON PLAN.

- LED POST TOP LIGHT. +15' T.O.F. OR UNLESS NOTED OTHERWISE ON PLAN. TYPE AS SHOWN ON PLAN.

- ♦ LED WALL SCONCE. DECORATIVE. +6' B.O.F. TYPE 'WS'.

THE PROPOSED BUILDING TYPE IS A FLEX BUILDING. PER THE FLEX BUILDING REQUIREMENTS, THE MARRIOT 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

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER WITH DRC APPROVED PLANS.
- STRUCTURES, SIDEWALKS, CURBS, DRIVE PADS, WALL AND ANYTHING THAT INFLUENCES THE PARKING AND CIRCULATION ARE IDENTIFIED ON
- GUTTER AND SIDEWALKS.
- 15-FOOT-WIDE URBAN PEDESTRIAN REALM ALONG CENTRAL AVENUE AND CONSISTENT WITH THE FORM BASED CODE, WHICH SPECIFIES A "USABLE APPROPRIATE BUILDING PLACEMENT.
- ACCESSIBLE PARKING SPACES MUST HAVE A SIGN THAT INCLUDES THE ACCESSIBLE". ACCESSIBLE SIGN WILL BE 12"WX18"H AND VAN ACCESSIBLE SIGN WILL BE 12"WX6"H. SYMBOL OF ACCESSIBILITY SHOULD BE 4"H. BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE
- 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
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH
- 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.
- 15. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
- 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
- 18. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-3-18(C)(6)(A) OF THE CITY OF ALBUQUERQUE ZONING
- 16DRB-70447. THE PLAT ASSOCIATED WITH THIS ACTION WAS RECORDED ON JUNE 13, 2017 FOR PROJECT #1010879, 17DRB-70119.
- 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.
- ENCLOSED STRUCTURED PARKING GARAGE.
- 8. 6' SIDEWALK, GRAY CONCRETE COLOR.
- RECYCLING DUMPSTER.



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' 72' 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

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

SIDE (W) REAR (N) SIDE (E) FRONT (S)

PARKING SPACE REQUIREMENTS

PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF | PARKING REDUCE BY 15% PER TRANSIT REDUCTION | SPACES Total Parking Spaces Required ON-STREET PARKING PROVIDED OFF-STREET PARKING PROVIDED Total Vehicle Parking Provided

Accessible Parking Required ON-STREET PARKING PROVIDED OFF-STREET PARKING PROVIDED Total Accessible Parking Provided Total Motorcycle Parking Required Total Bicycle Parking Provided

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 | 1,518 SF (EXCLUDES WALL ASSEMBLIES) PERCENTAGE OF GROUND FLOOR STREET FRONTAGE GLAZING TOTAL GLAZING AREA AT UPPER FLOORS | 5,358 S TOTAL AVAILABLE STREET-FACING FACADE AREA AT UPPER FLOORS 18,574 SF

(EXCLUDES FLOOR, WALL, AND ROOF ASSEMBLIES)

PERCENTAGE OF STREET FRONTAGE GLAZING AT UPPER FLOORS 28.85%

(000 020 1000 111110 201101111)
LANDSCAPE Heads Up Landscaping 7525 Second Street NW Albuquerque, New Mexico 87107 (505-898-9615 John Braly)
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 918 Dragon Street, Suite 500 Dallas, TX 75207 (214-915-0929 Mark Portnoy)
INTERIOR DESIGNER IRC, L.L.C. 2360 Tower Drive, Suite 101 Monroe, LA 71201 (318-812-7706 Colby Weaver Walke
OWNER/DEVELOPER

5G Studio Collaborative, LLC..

(214-670-0050 Christine Robbins-Elrod)

Albuquerque, New Mexico 87109 (505-823-1000 Mike Balaskovits)

1217 Main Street Dallas, TX 75202

CIVIL ENGINEER

Bohannan Huston 7500 Jefferson Street NE

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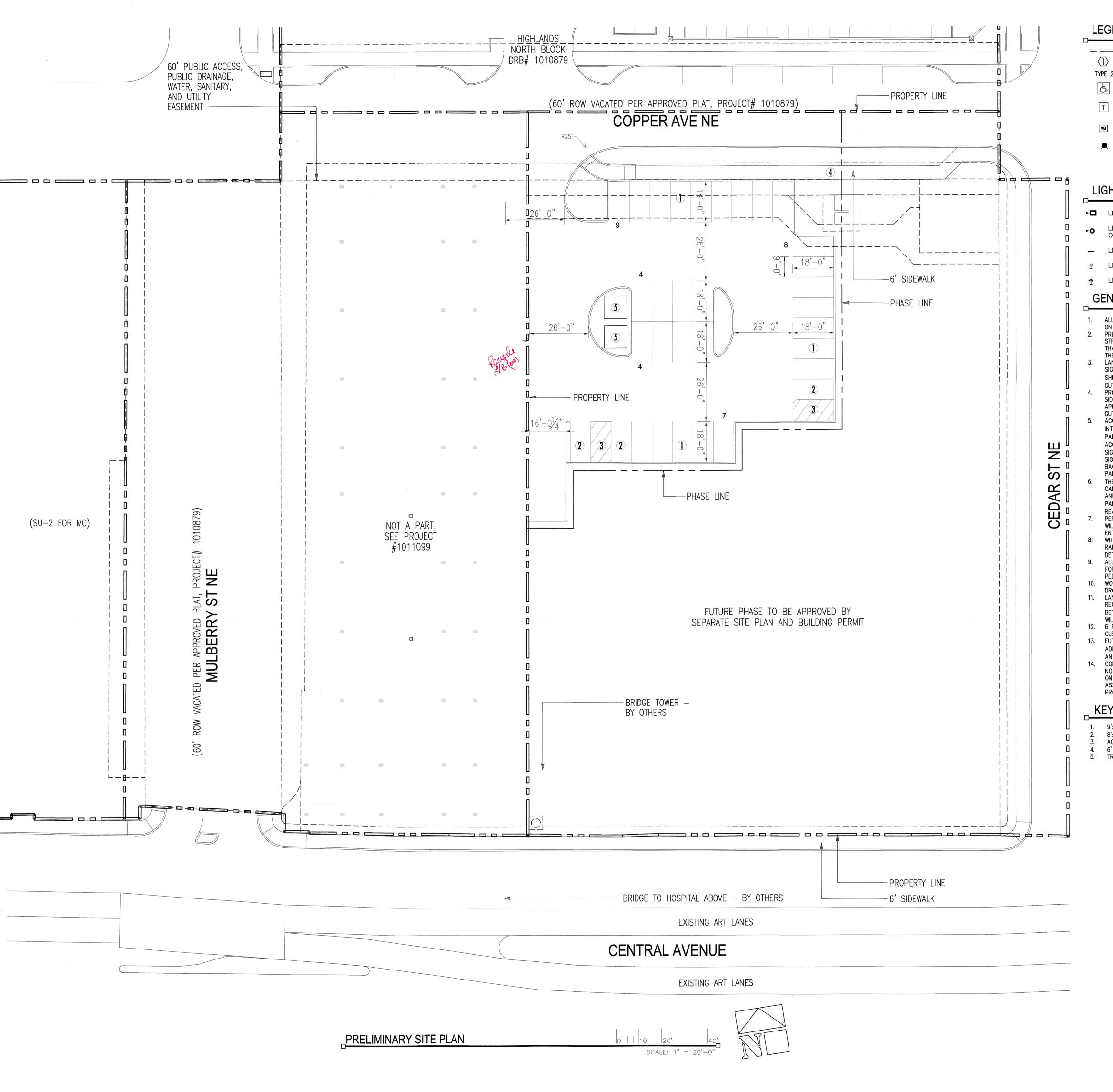
6300 Riverside Plaza Lane NW, Ste 200

Titan Development

ISSUE TITLE 01/12/18 100% DESIGN DEVELOPMENT ISSUE FOR PERMIT ISSUE FOR MARRIOTT'S 90% SET REVISIONS FOR CITY

ISSUE TITLE CITY REVISIONS

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



DENOTES TRANSFORMER

DENOTES WATER METER

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,

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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. (66-1-4.1.B NMSA 1978) PER ZONING CODE, A 6FT. WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY WILL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE BUILDING

RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS

12. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE. ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 14-16-3-22(8)(3)(N) AND 14-16-3-22(C)(7) AND WILL REMAIN WITHIN THE PROPERTY LINE. NOTICE OF DECISION WAS ISSUED BY THE CITY PLANNING DEPARTMENT

KEYNOTES

8'x18' ACCESSIBLE PARKING SPACE. ACCESSIBLE GARAGE SPACE.. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING..

TRANSFORMER FOR FUTURE DEVELOPMENT BY OTHERS.



□ □ □ □ DENOTES PROPERTY LINE

BUILDING NUMBER TYPE 2 BUILDING TYPE

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

LOCATION

LOCATION

LIGHTING LEGEND

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9'x18' PARKING SPACE, TYPICAL.

6' SIDEWALK, GRAY CONCRETE COLOR.

CITY OF ALBUQUERQUE "SOLID WASTE" **MANAGEMENT DEPARTMENT**



5G Studio Collaborative, LLC.. 1217 Main Street Dallas, TX 75202 (214-670-0050 Christine Robbins-Elrod)

CIVIL ENGINEER Bohannan Huston 7500 Jefferson Street NE Albuquerque, New Mexico 87109 (505-823-1000 Mike Balaskovits)

LANDSCAPE Heads Up Landscaping 7525 Second Street NW Albuquerque, New Mexico 87107 (505-898-9615 John Braly) 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 (214-915-0929 Mark Portnoy) INTERIOR DESIGNER

SILVER

VICINITY MAP

NOT TO SCALE

PARKING SPACE REQUIREMENTS

PARKING RATIO REQUIRED - 1 SPACE PER 1,000 SF | PARKING

Total Vehicle Parking Provided

Accessible Parking Required

Total Accessible Parking Provided

Total Motorcycle Parking Required

Total Bicycle Parking Provided

REDUCE BY 15% PER TRANSIT REDUCTION | SPACES

ON-STREET PARKING PROVIDED

OFF-STREET PARKING PROVIDED

ON-STREET PARKING PROVIDED

OFF-STREET PARKING PROVIDED

DEVELOPMENT DATA

0.48 ACRES (21,080 S.F.)

ZONING AND LAND USE:

CURRENT: MX-M, MS-PT AREA

NET SITE AREA:

2360 Tower Drive, Suite 101 Monroe, LA 71201 (318-812-7706 Colby Weaver Walker) OWNER/DEVELOPER Titan Development

6300 Riverside Plaza Lane NW, Ste 200 Albuquerque, New Mexico 87120 (505-998-0163 Josh Rogers) OPERATOR Intermoutain Management, LLC 2390 Tower Drive

Monroe, Louisiana 71201

(318-812-7126 Dave Raymond)

ISSUE TITLE 100% DESIGN DEVELOPMENT ISSUE FOR MARRIOTT'S 90% SET REVISIONS FOR CITY

DATE	ISSUE TITLE
10/31/19	CITY REVISIONS
	10/31/19

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