

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 16, 2023

Peter Butterfield, RA
Peter Butterfield Architect
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

Re: Jefferson Hotel
5910 Jefferson St. NE
Traffic Circulation Layout
Architect's Stamp 07-28-23 (E17-D011C)

Dear Mr. Butterfield,

The TCL submittal received 11-13-2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

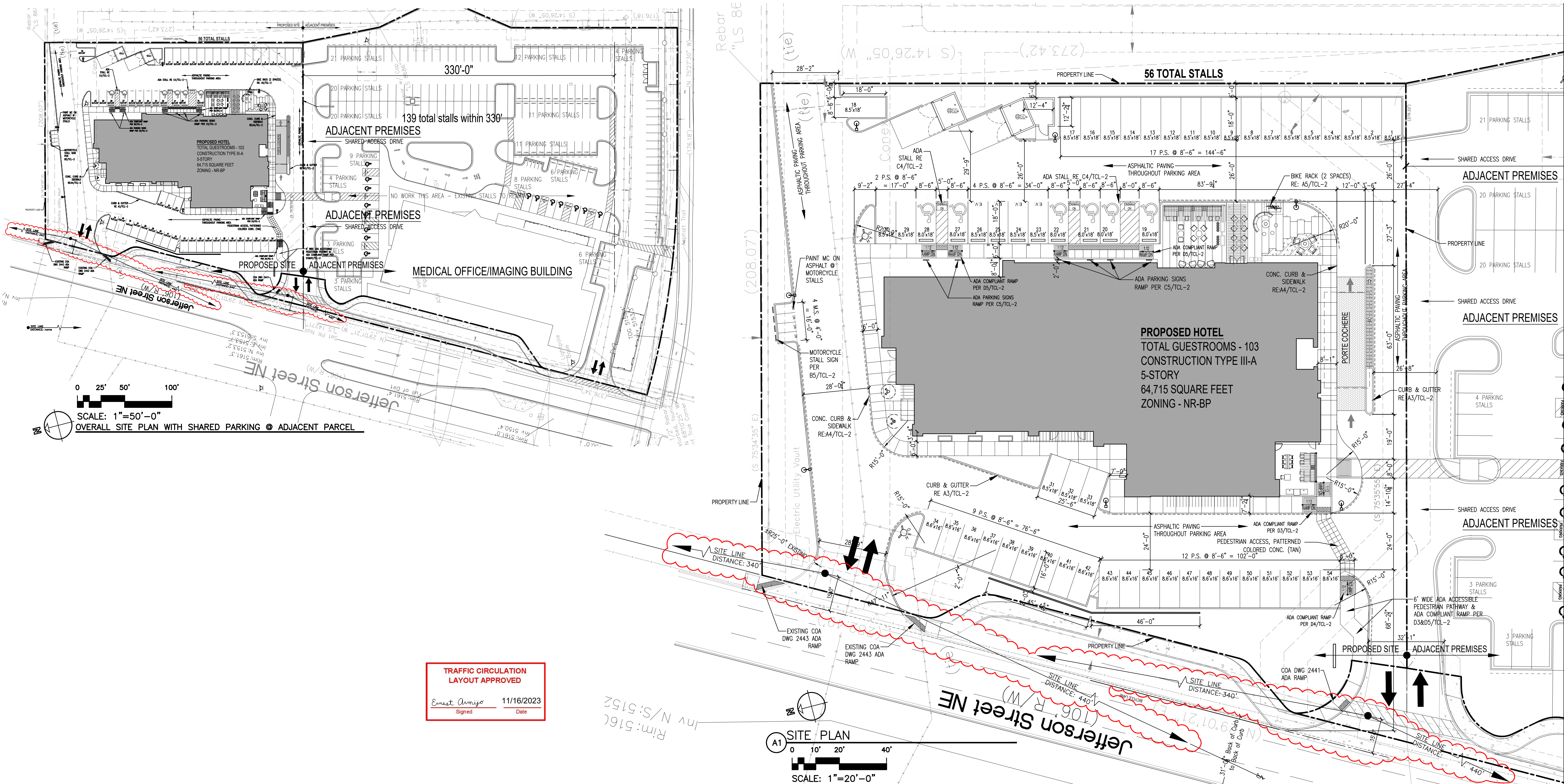
C: CO Clerk, File

DATE SUBMITTED: 11/9/2023

DRAWING NAME
REVISIONS

Site Development Plan For Building Permit
Proposed 98 Room Hotel
5910 Jefferson St NE, Albuquerque, NM

TCL-1
7/28/23



TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Armijo
Signed
11/16/2023
Date

SITE LEGEND		ADA SITE NOTES		C.O.A. GENERAL NOTES		PARKING REQUIREMENTS:		EXECUTIVE SUMMARY																
	SIGN	SIGNAGE (NMBC 1110.1 AND ANSI 502.7) - A VERTICAL SIGN IS CENTERED AT THE HEAD OF EACH PARKING SPACE - CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND, OR DARK CHARACTERS ON A LIGHT BACKGROUND. - SIGN DISPLAYS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (NOTE: THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PROVIDES WHITE SYMBOLS AND LETTERS ON A BLUE BACKGROUND, HOWEVER, ANSI AND 2010 STANDARDS DO NOT SPECIFY COLORS FOR SIGNAGE.) - SIGNS TO BE WHITE BACKGROUND WITH A GREEN BORDER AND LEGEND (MUTCD SIGN # R7-8 AND R7-8A). - SIGN MUST INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" (66-7-352.4C NMSA 1978, EFFECTIVE 7-01-2010). VAN ACCESSIBLE SIGNS ARE PROVIDED BELOW THE OTHER SIGN - THE VAN SPACE SIGNAGE IS NEEDED TO ALERT VAN USERS TO THE PRESENCE OF THE WIDER AISLE, BUT THE SPACE IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS. (2010 STANDARDS 502.5) - IN PARKING LOTS THE BOTTOM OF THE SIGN IS 60" MINIMUM ABOVE THE GROUND OR PARKING SURFACE. (ANSI 502.7) - ALONG THE PUBLIC RIGHTS-OF-WAY MUTCD REQUIRES THE BOTTOM OF THE MUTCD R7-8 SIGN TO BE 84" ABOVE THE GROUND. - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING. - PAVEMENT MARKINGS (NMBC 1110.3) - PARKING SPACE HAS A CLEARLY VISIBLE, BLUE, INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON THE PAVEMENT AT REAR OF THE SPACE (66-1-4.1.E	NMSA 1978) OR MUTCD RECOMMENDS A WHITE SYMBOL ON A BLUE BACKGROUND. - PARKING SPACE LINES BE PAINTED BLUE - ACCESS AISLE HAS BLUE, DIAGONAL STRIPING (45 DEGREES). (66-1-4.1.B NMSA 1978). - ACCESS AISLE 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 TIRES WOULD BE PLACED. (66-1-4.1.B NMSA 1978) - IN THE PUBLIC RIGHTS-OF-WAY MUTCD RECOMMENDS WHITE STRIPING.	- WORK ORDER REQUIRED FOR WORK WITHIN PUBLIC RIGHT OF WAY WITH DRC APPROVED PLANS. - ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER - ALL COA ROW CURB AND GUTTER, SIDEWALK, RAMP AND DRIVEPADS MUST BE IN GOOD CONDITION AND ADA ACCESSIBLE IF APPLICABLE. ANY ITEMS IN DISREPAIR MUST BE REMOVED AND REPLACED TO NEAREST CONTROL JOINT - LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA - MAXIMUM SLOPE PERMITTED AT ADA STALLS AND ACCESS AISLES IS 2% (1:50) - ALL BROKEN OR CRACKED ASPHALT TRAIL MUST BE REPLACED WITH NEW ASPHALT PER COA DRAWING 2415C - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER COA DRAWING 2430	PARKING CALCULATIONS <table><tr><td>TOTAL GUESTROOMS</td><td>103</td></tr><tr><td>TOTAL PARKING STALLS REQUIRED</td><td>103</td></tr><tr><td>TOTAL STALLS PROVIDED ON SITE</td><td>54</td></tr><tr><td>TOTAL EV CHARGING STALLS</td><td>4</td></tr><tr><td>TOTAL EV CREDIT</td><td>+4</td></tr><tr><td>TOTAL CREDITED STALLS</td><td>58</td></tr></table> SHARED PARKING CALCULATIONS 103 STALLS (HOTEL) + 175 (MEDICAL OFFICE) = 228 STALLS REQUIRED 122 (PLANNING DEPT. ADMINISTRATION LETTER DATED SEPTEMBER 11, 2023) TOTAL ADJACENT SITE STALLS: 173 STALLS TOTAL ON SITE STALLS PROVIDED: 58 STALLS TOTAL STALLS PROVIDED: 231 STALLS ADDITIONAL HOTEL PARKING REQUIREMENTS <table><tr><td>TOTAL MOTORCYCLE STALLS REQUIRED</td><td>3</td></tr><tr><td>TOTAL MOTORCYCLE STALLS PROVIDED</td><td>4</td></tr></table> TOTAL BICYCLE STALLS REQUIRED 2 TOTAL BICYCLE STALLS PROVIDED 2 TOTAL ADA STALLS REQUIRED 4 TOTAL ADA STALLS PROVIDED 6 (1 VAN ACCESSIBLE)		TOTAL GUESTROOMS	103	TOTAL PARKING STALLS REQUIRED	103	TOTAL STALLS PROVIDED ON SITE	54	TOTAL EV CHARGING STALLS	4	TOTAL EV CREDIT	+4	TOTAL CREDITED STALLS	58	TOTAL MOTORCYCLE STALLS REQUIRED	3	TOTAL MOTORCYCLE STALLS PROVIDED	4	THE PROPOSED PROJECT IS LIMITED SERVICE FIVE STORY HOTEL BUILDING WITH ONE-HUNDRED THREE (103) GUEST SUITES. THE FIRST STORY IS 14,155 S.F. AND EACH UPPER STORY IS APPROXIMATELY 12,640 S.F. FOR A TOTAL BUILDING AREA OF 64,715 SQUARE FEET. THE PROPOSED USE OF THE BUILDING WILL BE A SHORT TERM STAY HOTEL WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES. ZONING DATA LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 1-B-1 FRATERNAL ORDER OF POLICE ADDITION (BEING COMPRISED OF LOTS 1-A AND 1-FRATERNAL ORDER OF POLICE ADDITION) CONT 1.4572 AC ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCCUPANCY TYPE: HOTEL	
TOTAL GUESTROOMS	103																							
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	FIRE HYDRANT																							
	WATER VALVE																							
	SAS MANHOLE																							
	TELEPHONE MANHOLE																							
	WATER METER																							
	POWER POLE																							
	LIGHT POLE (2' DIA BASE)																							
	BOLLARD																							
	WATER LINE																							
	UNDERGROUND POWER LINE																							
	GAS LINE																							
	SAS LINE																							
	OVERHEAD POWER LINE																							

IDO Zone Atlas
May 2018

E-17-Z

IDO Zoning Information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

TRAFFIC APPROVAL PLAN - NOT FOR CONSTRUCTION

CONTRACTOR NOTE: ELEMENTS OF THIS DRAWING ARE INCORPORATED IN SITE PLAN A001 WHICH IS TO BE USED FOR CONSTRUCTION

Ernest Armijo 11/16/2023
Signed Date

A3 CONCRETE CURB & GUTTER
1'-1'-0"

A4 SIDEWALK SECTION
1"=1'-0"

A5 BICYCLE RACK
1/2"=1'-0"

MOTORCYCLE SIGN ELEVATION
"=1-0"

5) H.C. SIGN ELEVATION
1/2" = 1'-0"

05) ACCESSIBLE SIDEWALK RAMPS
1/4"=1'-0"

C4 TYPICAL ADA PARKING STALLS DETAIL
1/4"=1'-0"

D4 RAMP @ SIDEWALK
1/4"=1'-0"

D3 RAMP @ SIDEWALK
1/4"=1'-0"

Section A-A

1:12 SLOPE MAX
CURB BEYOND

SECTION A-A

6'-0" (REFER SITE PLAN)

CONCRETE WALK

HEAVY FINISH

SLOPE 1:12
RAMP DN.

LANDSCAPE

HEAVY BROOM FINISH

CONCRETE WALK

CONCRETE LANDING

LANDSCAPE

7'-0" (REFER SITE PLAN)

SLOPE 1:12
RAMP DN.

ASPHALT

CONCRETE WALK

6'-0"

1:12 SLOPE MAX
CURB BEYOND

Section A-A

TRUNCATED DOMES,
WIDTH OF RAMP, 2'-0"
DEEP, COLOR: YELLOW

CONCRETE WALK
SECTION A-A

ASPHALT
HEAVY BROOM
FINISH

LANDSCAPE

NOTE
1:50 MAXIMUM CROSS SLOPE FOR
EXTERIOR WALKS.
1:20 MAXIMUM SLOPE FOR EXTERIOR
WALKS.

6'-0"

SLOPE 1:12
RAMP

6'-0"

CONCRETE WALK

Section A-A

1:12 SLOPE MAX
CURB BEYOND

Section A-A

TRUNCATED DOMES;
WIDTH OF RAMP: 2'-0"
DEEP, COLOR: YELLOW

NOTE
1:50 MAXIMUM CROSS SLOPE FOR EXTERIOR WALKS.
1:20 MAXIMUM SLOPE FOR EXTERIOR WALKS.

ASPHALT

HEAVY BROOM FINISH

SLOPE 1:12
RAMP DN.

CONCRETE WALK

RE-SITE PLAN

SECTION A-A

6'-0"

HEADER CURB

LANDSCAPE

TCL-2
7/28/23