

PROJECT INFORMATION

PROJECT ADDRESS: 6214 CENTRAL AVE SW  
ALBUQUERQUE, NM 87105

ZONING: MX-M

PROPERTY LEGAL DESCRIPTION: \* 01B REPLAT OF LOT 1 YUCCA ADDITION NO 1

TYPE OF DEVELOPMENT: MIXED-USE DEVELOPMENT

SIZE OF DEVELOPMENT: BUILDING A: 1,231 GSF  
BUILDING B: 1,836 GSF  
BUILDING C: 4,161 GSF  
BUILDING D: 463 GSF  
TOTAL: 7,691 GSF  
LOT: .699 ACRES

EXECUTIVE SUMMARY:

THIS PROJECT ENCOMPASSES THE RENOVATION OF AN EXISTING MOTEL BUILDING (SINGLE STORY) INTO A MIXED-USE FOOD COURT DEVELOPMENT TO INCLUDE KITCHENS/ DINING, INDOOR/ OUTDOOR SEATING, AND TENANT SPACES.

SITE IMPROVEMENTS WILL INCLUDE A NEW PARKING LOT W/ ACCESSIBLE PARKING SPACES, NEW FENCES/ RAILING THROUGHOUT, XERISCAPING, OUTDOOR SEATING AND A NEW DUMPSTER ENCLOSURE.

THE TRAFFIC CIRCULATION CONCEPT FOR THIS DEVELOPMENT IS SUCH THAT VEHICLES SHALL ENTER FROM EAST BOUND CENTRAL AT THE NORTHWEST ENTRANCE TO THE PROPERTY AND PROCEED SOUTH THROUGH A MANUAL ROLLING GATE WHICH WILL REMAIN OPEN DURING BUSINESS HOURS, INTO THE PARKING LOT. THE LOT WILL BE A ONE WAY LOOP WITH SIGNAGE NOTING 'ONE-WAY' ON THE NORTHWEST ENTRY AND 'DO NOT ENTER' AT THE NORTHEAST EXIT. THIS PARKING LOT IS INTENDED FOR USE BY BUILDING TENANTS AND CUSTOMERS. THE NORTHWEST ENTRY SHALL ALSO BE USED FOR ACCESS BY SOLID WASTE TO THE DUMPSTER ENCLOSURE AND FOR MAINTENANCE VEHICLES.

FIRE AND EMERGENCY ACCESS: FIRE AND EMERGENCY VEHICLES SHALL HAVE ACCESS TO THE BUILDING VIA CENTRAL AND THE NORTHWEST ENTRY ALONG THE FIRE APPARATUS ACCESS ROAD, PER THE APPROVED FIRE 1 PLAN

VICINITY MAP



PARKING CALCULATIONS

PER IDO TABLE 5-5-1  
MINIMUM OFF-STREET PARKING REQUIREMENTS

SPACE DESCRIPTION	NUMBER OF SPACES
<b>GENERAL RETAIL</b> MS 1.75 SPACES PER 1,000 SF GFA (518/1000) x 1.75 = .56	56 SPACES
<b>BAR</b> MS 5 SPACES PER 1,000 SF GFA (934/1000) x 5 = 4.67	4.67 SPACES
<b>RESTAURANT</b> MS 3.5 SPACES PER 1,000 SF GFA (4,373/1000) x 3.5 = 15.31	15.31 SPACES
<b>PERSONAL/BUSINESS SERVICES SMALL</b> MS 2.5 SPACES PER 1,000 SF GFA (573/1000) x 2.5 = 1.4	1.4 SPACES
<b>OUTDOOR DINING</b> MS NOT REQUIRED	0 SPACES
<b>TOTAL</b>	<b>21.9 SPACES REQUIRED</b> <b>37 SPACES PROVIDED</b>

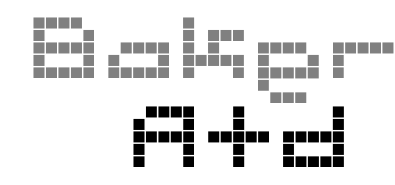
SPACE DESCRIPTION	NUMBER OF SPACES
<b>MOTORCYCLE PARKING</b> PER IDO TABLE 5-5-1 1 SPACE PER 26-50 OFF-STREET VEHICLE PARKING SPACES	<b>2 SPACES REQUIRED</b> <b>4 SPACES PROVIDED</b>
<b>OFF-STREET BICYCLE PARKING</b> PER IDO TABLE 5-5-5 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER	<b>3 SPACES REQUIRED</b> <b>3 SPACES PROVIDED</b>

ACCESSIBLE PARKING REQUIREMENTS PER NMBC TABLE 1106.1		
PARKING SPACES PROVIDED	REQUIRED ACCESSIBLE SPACES	REQUIRED SPACES TO BE VAN ACCESSIBLE
25 - 35	2	1
		<b>2 SPACES PROVIDED, 1 VAN ACCESSIBLE</b>

GENERAL NOTES:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER CITY STANDARD DETAILS 2430 AND 2415A.
  - CLEAR SIGHT REQUIREMENTS:** LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) W/ NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
  - SITE SLOPES:** PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 3%. ADA PARKING SHALL BE BETWEEN 4% MIN. AND 2% MAX.
  - PER CITY STANDARD DETAIL 2446, GENERAL NOTE #1: DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
- ABBREVIATIONS:  
(E) EXISTING  
(N) NEW
- TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 7/8/2024  
Signed \_\_\_\_\_ Date \_\_\_\_\_
- Approved for access by the Solid Waste Department.  
All containers must be made accessible for pick up between the hours of 5AM and 8PM.  
Reviewer: *Alvarado, Galapagos*  
Date: 7/04/24  
\*\*"Recycle Declined"  
\*\*"Combo Lock Access"  
\*\*"Swanson service hazard route"



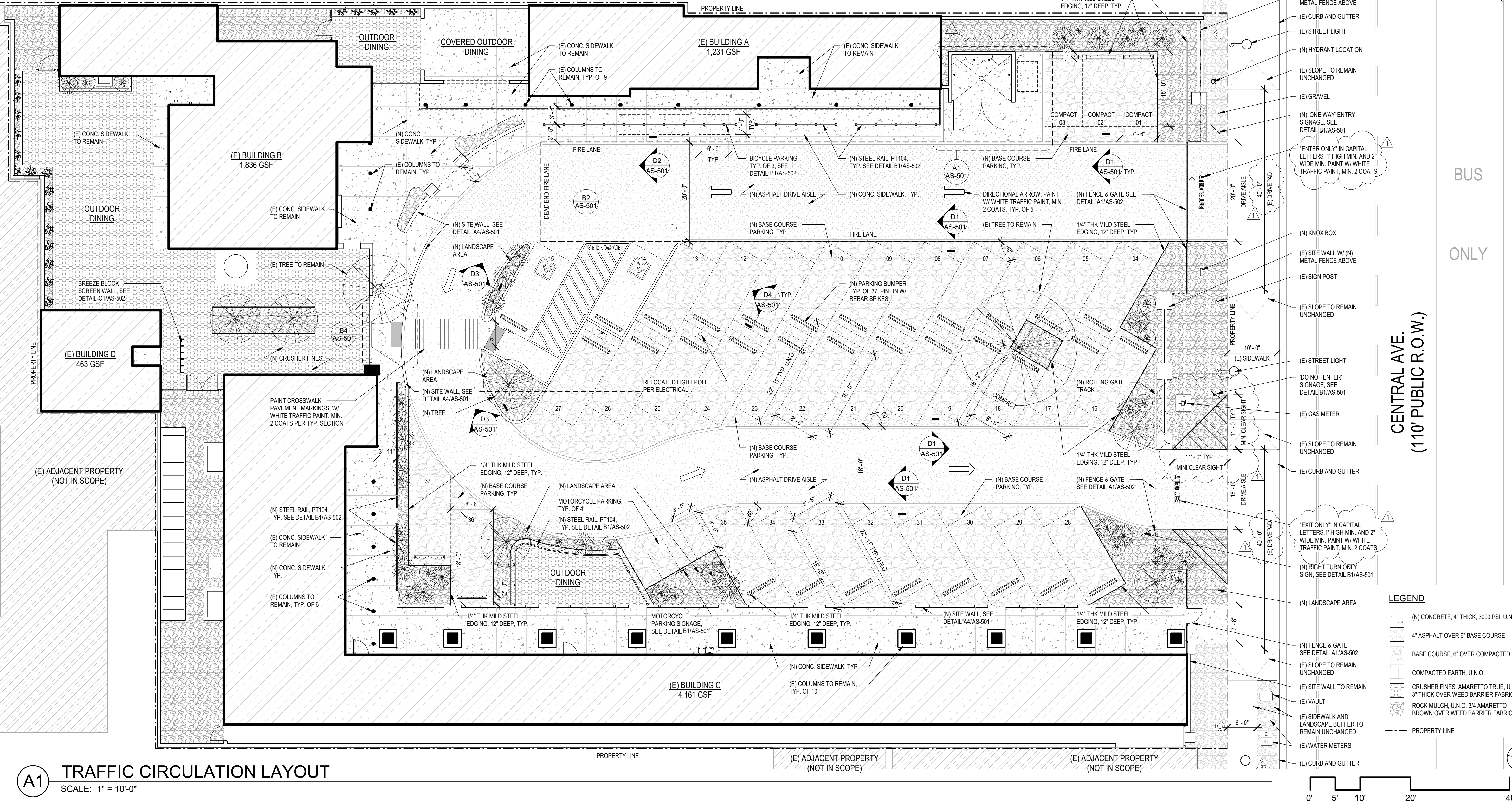
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CONSULTANTS

LA HACIENDA

6214 Central Ave SW,  
Albuquerque, NM 87105



A1 TRAFFIC CIRCULATION LAYOUT  
SCALE: 1" = 10'-0"

1	7/1/2024	Permit Comments
MARK	DATE	DESCRIPTION
B_AD PROJECT #	2401	
FILE: LA HACIENDA_CD CF.RVT		
DATE:	06/28/2024	
DRAWN BY:	CM	
CHECKED BY:	MRB	

TRAFFIC CIRCULATION LAYOUT