

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, KITCHEN/ DINING, RETAIL AND SMALL BUSINESS

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 INCLUDING KITCHENS/ DINING, INDOOR AND OUTDOOR SEATING, RETAIL AND SMALL BUSINESS 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 |
|--|--|
| GENERAL RETAIL MS 1.75 SPACES PER 1,000 SF GFA (318/1000) x 1.75 = 56 | 56 SPACES |
| BAR MS 5 SPACES PER 1,000 SF GFA (334/1000) x 5 = 4.76 | 4.67 SPACES |
| RESTAURANT MS 3.5 SPACES PER 1,000 SF GFA (4,373/1000) x 3.5 = 15.31 | 15.31 SPACES |
| PERSONAL/BUSINESS SERVICES SMALL MS 2.5 SPACES PER 1,000 SF GFA (673/1000) x 2.5 = 1.32 | 1.4 SPACES |
| OUTDOOR DINING MS NOT REQUIRED | 0 SPACES |
| TOTAL | 21.9 SPACES REQUIRED 37 SPACES PROVIDED |

| SPACE DESCRIPTION | NUMBER OF SPACES |
|---|--|
| MOTORCYCLE PARKING PER IDO TABLE 5-5-4 1 SPACE PER 28-50 OFF-STREET VEHICLE PARKING SPACES | 2 SPACES REQUIRED 4 SPACES PROVIDED |
| OFF-STREET BICYCLE PARKING PER IDO TABLE 5-5-5 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER | 3 SPACES REQUIRED 3 SPACES PROVIDED |

| ACCESSIBLE PARKING REQUIREMENTS PER NMBC TABLE 1106.1 | | |
|---|---------------------------------|---|
| PARKING SPACES PROVIDED 25 - 35 | REQUIRED ACCESSIBLE SPACES 2 | REQUIRED SPACES TO BE VAN ACCESSIBLE 1 |
| | | 2 SPACES PROVIDED, 1 VAN ACCESSIBLE |

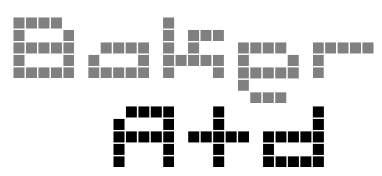
GENERAL NOTES:

- 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) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
 - SITE SLOPES: PARKING LOT SLOPE SHALL BE BETWEEN 1% AND 3%. ADA PARKING SHALL BE BETWEEN 1% MIN. AND 2% MAX.
- ABBREVIATIONS:
(E) EXISTING
(N) NEW



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: Herman Gallegos
Date: 06-20-24

Recycle declined
Comb lock access
Swanson service in a standard trash enclosure



505 CENTRAL AVE NW, SUITE E
ALBUQUERQUE, NM 87102
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www.bakerAD.com



CONSULTANTS

LA HACIENDA

6214 Central Ave SW,
Albuquerque, NM 87105

CENTRAL AVE.
(110' PUBLIC R.O.W.)

LEGEND

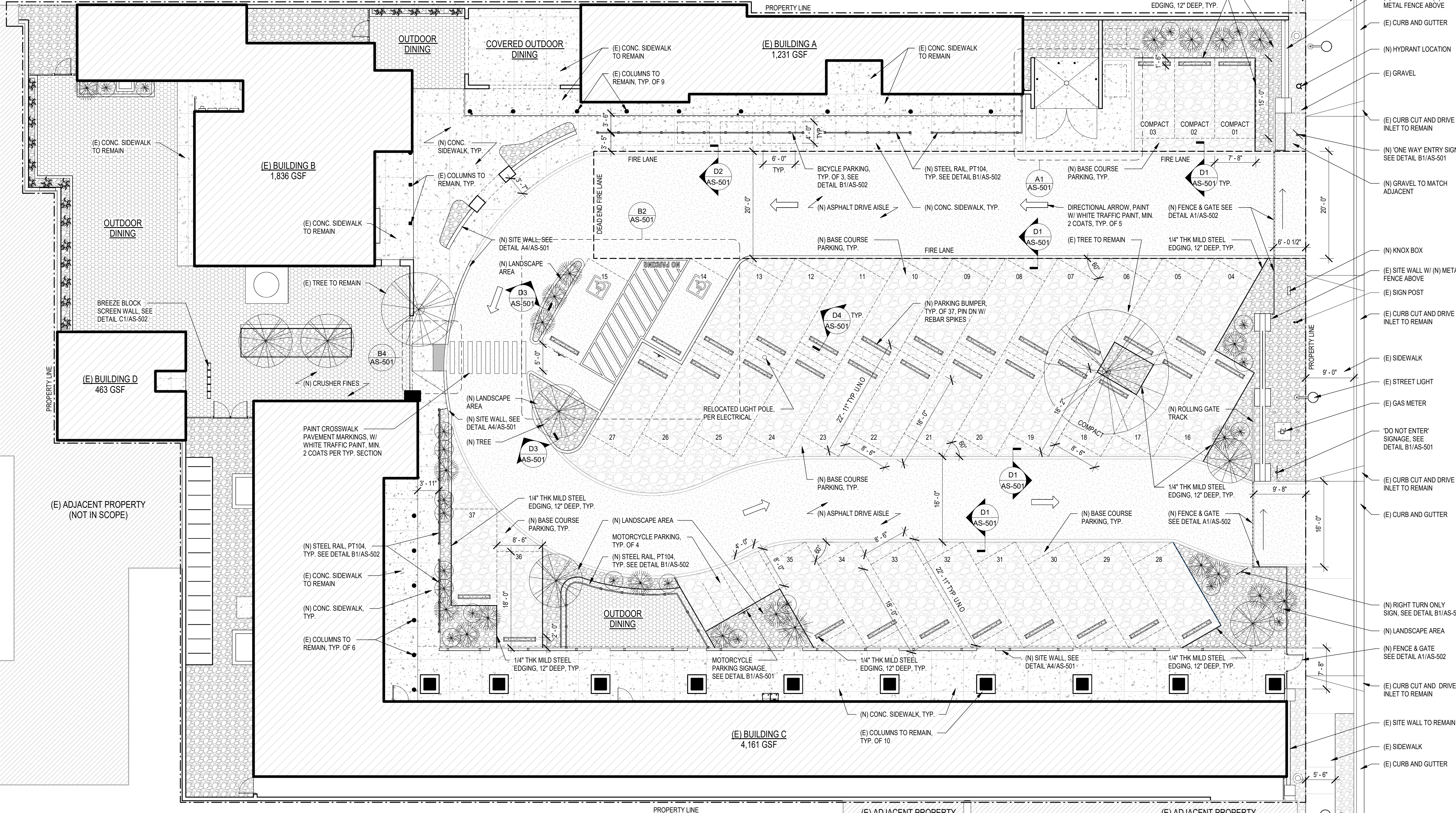
- (N) CONCRETE, 4" THICK, 3000 PSI, U.N.O.
- 4" ASPHALT OVER 6" BASE COURSE
- BASE COURSE, 6" OVER COMPACTED SUBGRADE
- COMPACTED EARTH, U.N.O.
- CRUSHER FINES, AMARETTO TRUE, U.N.O., 3" THICK OVER WEED BARRIER FABRIC
- ROCK MULCH, U.N.O. 3/4 AMARETTO BROWN OVER WEED BARRIER FABRIC
- PROPERTY LINE

MARK DATE DESCRIPTION

B_AD PROJECT # 2401
FILE: LA HACIENDA_SD CF.RVT
DATE: 06/20/2024
DRAWN BY: CM
CHECKED BY: MRB

TRAFFIC CIRCULATION LAYOUT

TCL
SHEET _OF_



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

