

CITY OF ALBUQUERQUE



June 18, 2020

Byron Marroquin, RA
Chris Pardo Design Elemental Architecture
161 S Civic Drive, Ste 8
Palm Springs, CA 92262

Re: Arrive Hotel
717 Central Ave. NW
Traffic Circulation Layout
Architect's Stamp 06-18-2020 (K14-D022)

Dear Mr. Marroquin,

The TCL submittal received 06-17-2020 is approved for Building Permit with. 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.

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 front counter personnel 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,


Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

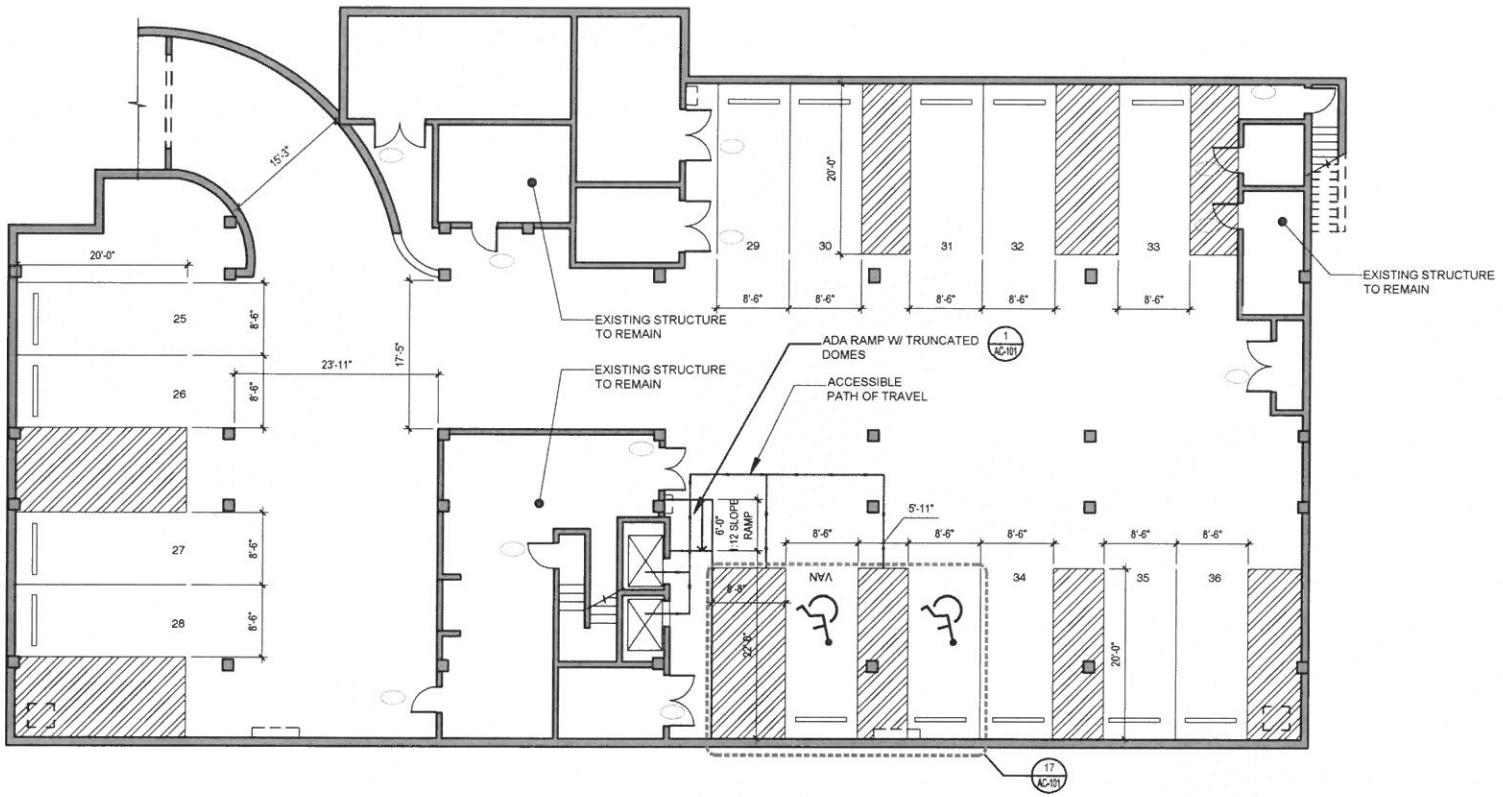
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



1 BASEMENT: TRAFFIC CONTROL LAYOUT
SCALE: 1"=10'

TRAFFIC CIRCULATION LAYOUT
APPROVED
Signed _____ Date 6/18/20

PARKING ANALYSIS

-PARKING SPACES REQUIRED: 0 PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) Part 14-16-5-5(B)(2)(a)
-PROJECT LOCATED IN DOWNTOWN AREA.
-PARKING SPACES PROVIDED: 25 STANDARD SPACES & 11 COMPACT SPACES= 36 SPACES TOTAL
-ADA PARKING SPACES REQUIRED: 3 PER 2015 NMBC TABLE 1106.1
-ADA VAN PARKING SPACES REQUIRED: 1 PER 2015 NMBC TABLE 1106.1
-ADA PARKING SPACES PROVIDED: 3 PER 2015 NMBC TABLE 1106.1
-ADA VAN PARKING SPACES PROVIDED: 1 PER 2015 NMBC TABLE 1106.1

NOTES:

- 1 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.
- 2 ALL BROKEN, CRACKED OR DAMAGED SIDEWALKS, CURBS & GUTTERS, DRIVEPADS, DRIVEWAYS WITH VALLEY AND WHEEL RAMP. MUST BE REPLACED WITH PER THE CURRENT CITY OF ALBUQUERQUE (COA) STANDARDS.

LEGEND:

- EXISTING WALL TO REMAIN
- LINE DENOTES ELEMENT OVERHEAD
- CONCRETE SIDEWALK



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

161 S Civic Drive Ste 8
Palm Springs, CA 92262

elementalarchitecture.com

© Chris Pardo Design, LLC 2015
These drawings were prepared exclusively for the project listed below. They are not intended for use on any other project.
Detailed drawing scale is based on 1/8"=1' sheet

NOT FOR CONSTRUCTION

Arrive
Albuquerque
717 Central Ave NW
Albuquerque, NM 87102



PERMIT SET

REVISIONS

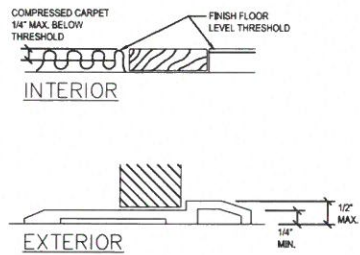
No.	Date	Description
1.	2020-01-31	PC SUBMITTAL 1
2.	2020-02-20	BID SET UPDATE
3.	2020-02-28	PC SUBMITTAL 2
4.	2020-04-20	PC SUBMITTAL 3
5.	2020-04-28	PC SUBMITTAL 4
6.	2020-05-26	TCL SUBMITTAL 2
7.	2020-06-11	TCL SUBMITTAL 3
8.	2020-06-17	TCL SUBMITTAL 4

Traffic Circulation
Layout Basement

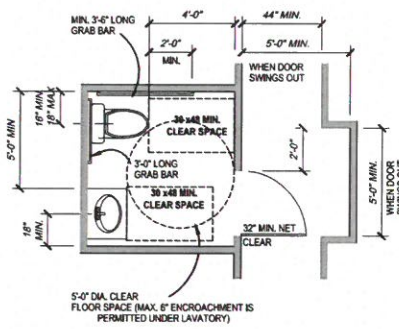
DATE 09.27.18

TCL-2

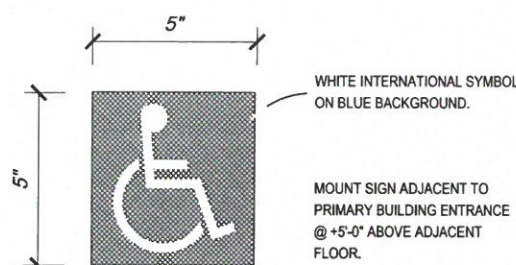
SHEET



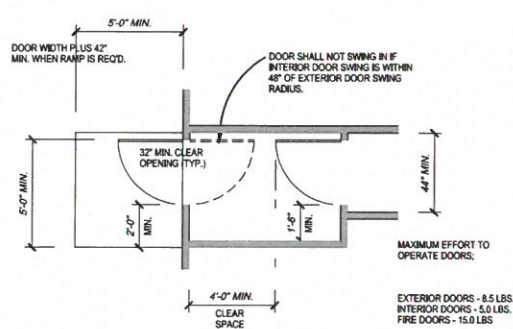
17 Thresholds



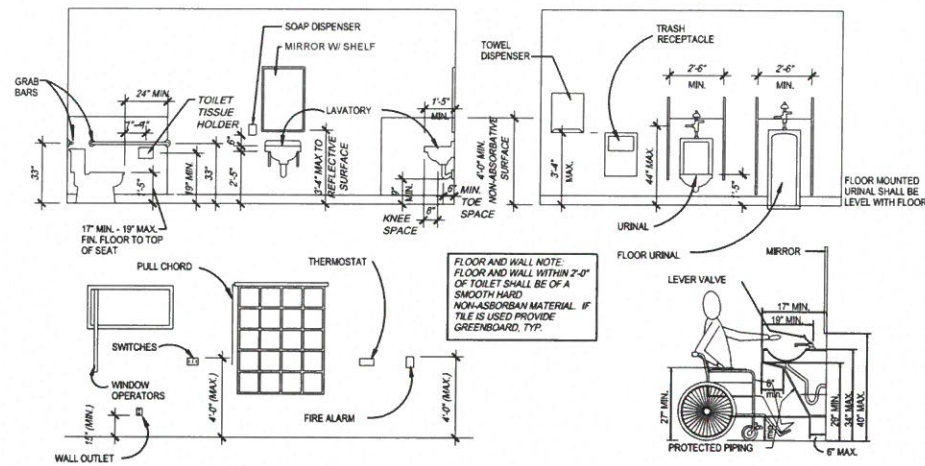
18 Accessible Restroom



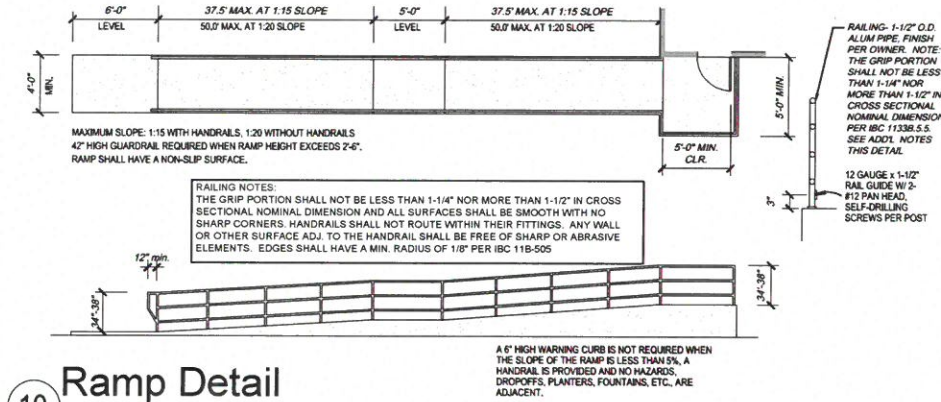
13 Accessible Building



14 Doorway Swing



9 Fixture Elevations



10 Ramp Detail

ALL LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY HARDWARE DESIGNED FOR THE PHYSICALLY HANDICAPPED. PUSH/PULL OR PULL/PUSH BAR AT 30"-44" ABOVE FINISHED FLR.

ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. NO DEAD BOLTS ALLOWED.

THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE ADJACENT DOORWAY.

EXPOSED HOT WATER LINES SHALL AND 1" TRAP IN RESTROOMS SHALL BE WRAPPED WITH INSULATION.

LAVATORY FAUCETS MUST BE OF A TYPE NOT REQUIRING GRIPPING OR TWISTING AND SHALL REQUIRE NOT MORE THAN 5 LBS. TO OPERATE.

TOILET ROOM DOORS SHALL BE EQUIPPED WITH SELF-CLOSERS. PROVIDE INTERNATIONAL SYMBOLS ON RESTROOM DOORS AND WALL MOUNTED SIGNAGE ON LATCH SIDE OF DOOR CLEAR OF DOOR SWING MOUNTED 67" ABOVE FINISHED FLOOR.

CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NOT MORE THAN 44" ABOVE THE FINISHED FLOOR. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINGERING OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

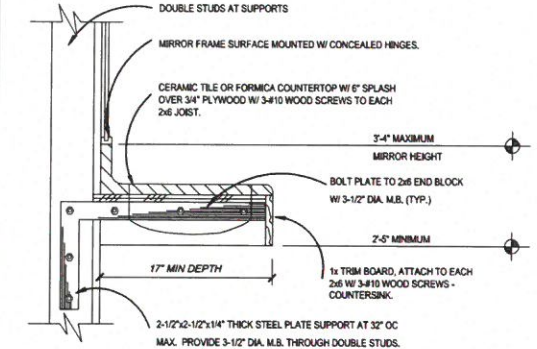
PROVIDE 4'-0" HIGH CONTINUOUS WAHSCOT OF APPROVED NON-POROUS MATERIAL AT TOILETS AND URINALS. WAHSCOT SHALL EXTEND 24" MIN. BEYOND SIDES OF FIXTURE.

ADJUSTABLE CLOSERS SHALL MEET THE MAXIMUM EFFORT TO OPERATE DOORS.

ADJUST CLOSERS AFTER INSTALLATION AND TEST FOR COMPLIANCE. ALL DOORS WITH SELF-CLOSERS MUST BE ADJUSTED TO SNEEZE CLOSE FROM 70 DEGREES OPEN TO 3" FROM STOP IN THREE SECONDS OR MORE.

ALL PLUMBING FIXTURES SHALL MEET STATE OF NEW MEXICO ACCESSIBLE STANDARDS.

1 General Notes



2 Lavatory Support

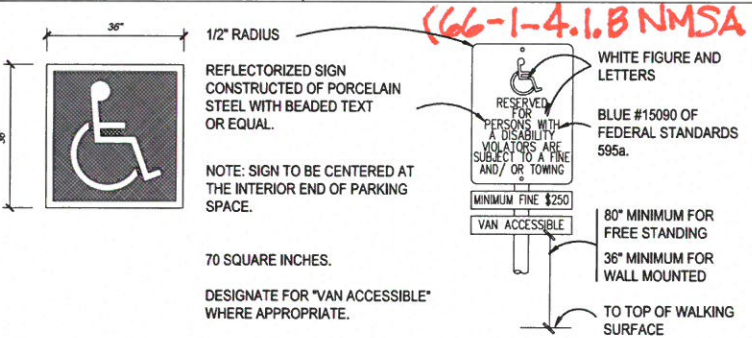
TOTAL PARKING SPACES	VANS	CARS	TOTAL ACCESSIBLE STALLS
1-25	1	0	1
26-50	1	1	2
51-75	1	2	3
76-100	1	3	4
101-150	1	4	5
151-200	1	5	6
201-300	1	6	7
301-400	1	7	8
401-500	2	7	9
501-800	2	2% LESS 2-VANS	2% MINIMUM
800-1000	3	2% LESS 3-VANS	2% MINIMUM
OVER 1000	0.125% + 1 VAN	1% + 10, LESS NO. OF VANS	20 + 1 FOR EACH 100 OR FRACTION THEREOF OVER 1000

RAMPS ARE NOT ALLOWED TO ENCRATCH INTO LOADING ZONES, PARKING SPACES OR VEHICULAR TRAFFIC LANES.

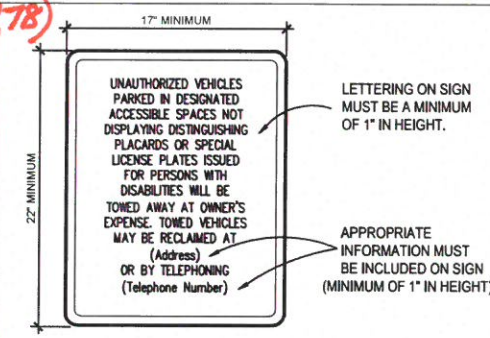
THE LOCATION OF THE RAMP MAY VARY BUT SHALL COMPLY WITH STATE AND LOCAL STANDARDS. RAMP SHALL NOT BE LOCATED IN DESIGNATED LOADING ZONE.

ALLOWABLE ANGLES FOR ACCESSIBLE PARKING STALLS: 30, 40, 45, 50, 60, 75 AND 90.

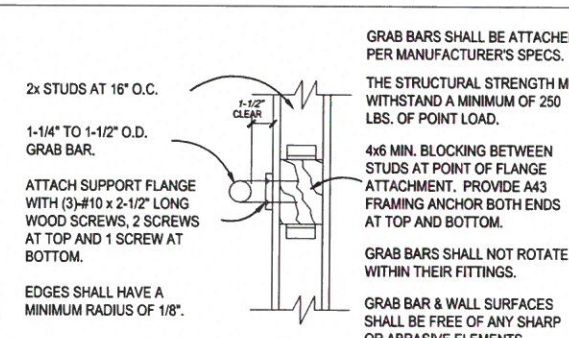
CONCRETE WHEEL STOPS, WHEN PROVIDED, SHALL MEASURE 48" MIN. IN LENGTH AT ACCESSIBLE STALLS.



15 Accessible Stall Signage



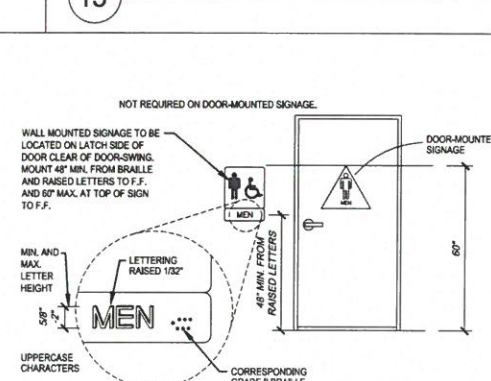
7 Tow Away Sign



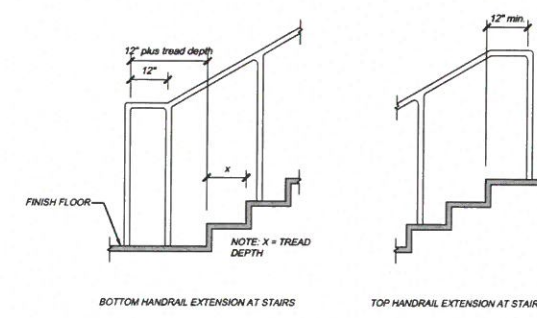
3 Grab Bar



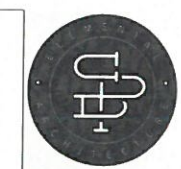
20 Restroom Signage



8 Exit Sign



4 Handrail Detail



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

161 S Civic Drive Ste 8
Palm Springs, CA 92262

elementalarchitecture.com

© Chris Pardo Design, LLC 2015
These drawings were prepared exclusively for the project listed below. They are not intended for use on any other project.

Sheet drawing scale is based on 36x24 sheet.

NOT FOR CONSTRUCTION

Arrive
Albuquerque
717 Central Ave NW
Albuquerque, NM 87102



PERMIT SET

No.	Date	Description
1.	2020-01-31	PC SUBMITTAL 1
2.	2020-02-20	BD SET UPDATE
3.	2020-02-28	PC SUBMITTAL 2
4.	2020-04-20	PC SUBMITTAL 3
5.	2020-04-28	PC SUBMITTAL 4
6.	2020-05-26	TCL SUBMITTAL 2
7.	2020-06-11	TCL SUBMITTAL 3
8.	2020-06-17	TCL SUBMITTAL 4

ADA
Accessibility
Details

DATE 09.27.18

AC-100

SHEET



CHRIS PARDO DESIGN
ELEMENTAL ARCHITECTURE

161 S Civic Drive Ste B
Palm Springs, CA 92262

elementalarchitecture.com

© Chris Pardo Design, LLC 2015
These drawings were prepared
exclusively for the project listed below.
They are not intended for use on any
other project.

Shaded drawing scale is based on 3604 sheet.

NOT FOR CONSTRUCTION

Arrive
Albuquerque
717 Central Ave NW
Albuquerque, NM 87102



PERMIT SET

REVISIONS	
No.	Description
2020-01-31	PC SUBMITTAL 1
2020-02-20	BID SET UPDATE
2020-02-28	PC SUBMITTAL 2
2020-04-20	PC SUBMITTAL 3
2020-04-28	PC SUBMITTAL 4
2020-05-26	TCL SUBMITTAL 2
2020-06-11	TCL SUBMITTAL 3
2020-06-17	TCL SUBMITTAL 4

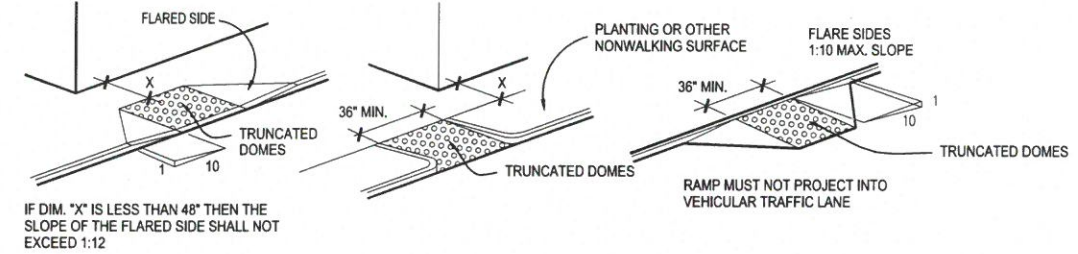
ADA
Accessibility
Details

DATE 09.27.18

AC-101

SHEET

NOTE: DESIGN STORM DRAIN SYSTEM TO SHED WATER AWAY FROM CURB



FLARED SIDES RETURNED CURB BUILT-UP CURB RAMP

1 Accessible Ramps

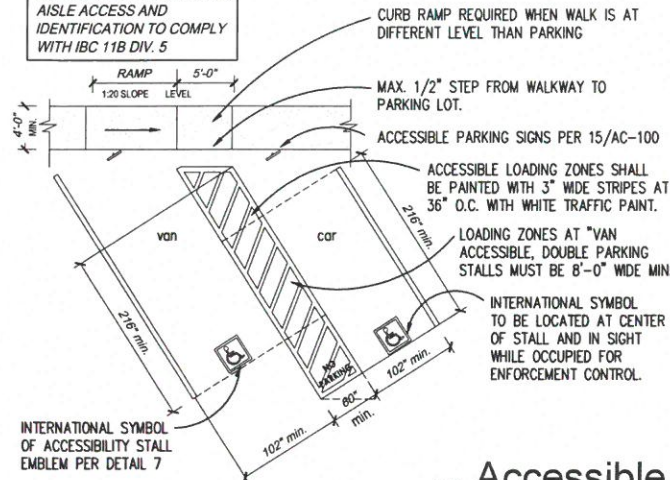
DETECTABLE WARNING, 36" DEEP AND EXTENDING THE FULL WIDTH OF THE CURB RAMP, ARE TO BE INSTALLED FOR ALL CURB RAMPS (REGARDLESS OF SLOPE), PER SECTION 11B-705. ONLY APPROVED DSAIAC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED, SECTION 11B-705.3.

CURB RAMPS ARE TO BE 48" WIDE MIN. WITH A MIN. SLOPE OF 1:12 (8.33%), PER SECTION 11B-406.5.2.

THE LANDING AT THE TOP OF THE CURB SHALL BE LEVEL AND 48" MIN. IN DEPTH FOR THE ENTIRE WIDTH OF THE CURB RAMP, SECTION 11B-406.5.3.

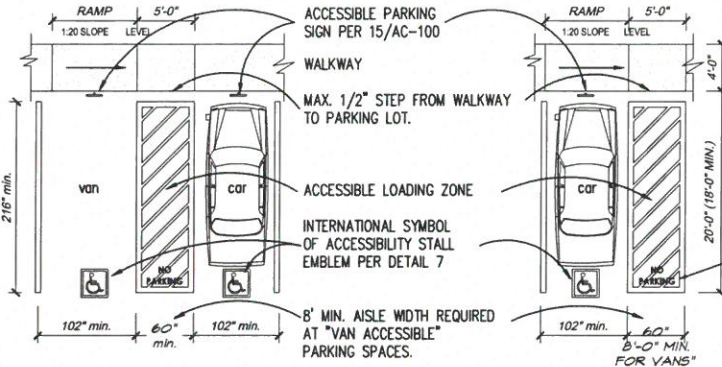
THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10, PER SECTION 11B-406.2.2.

NOTE: ACCESSIBLE PARKING, AISLE ACCESS AND IDENTIFICATION TO COMPLY WITH IBC 11B DIV. 5



17 Accessible Parking Stall Details

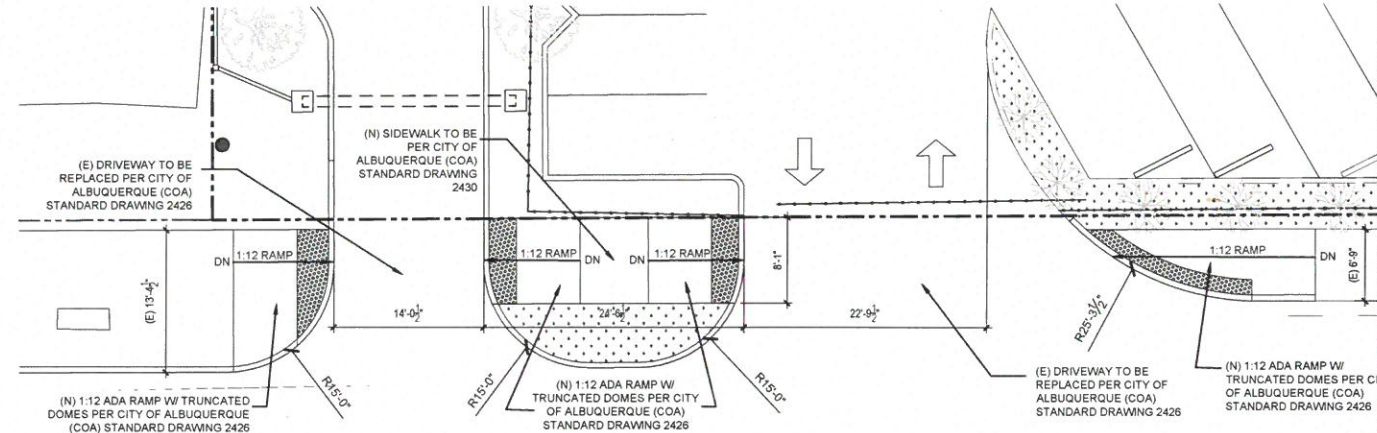
NOTE: ACCESSIBLE LOADING AISLE IS TO BE OUTLINED IN BLUE PER IBC 11B-502.6.4.2



NOTE: PARKING SPACES AND ACCESSIBLE LOADING ZONE SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED PER IBC 11B-502.4

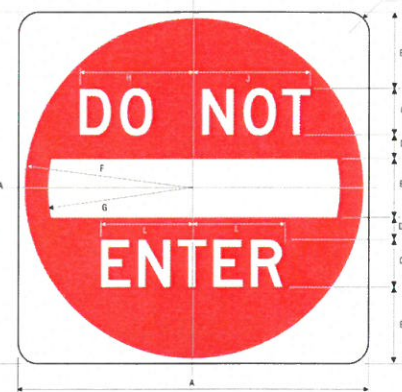
ACCESS AISLE SHALL INCLUDE "NO PARKING" IN 12" HIGH LETTERS PER IBC 1124.B3, TYP.

NOTES:
DETECTABLE WARNING, 36" DEEP AND EXTENDING THE FULL WIDTH OF THE CURB RAMP, ARE TO BE INSTALLED FOR ALL CURB RAMPS (REGARDLESS OF SLOPE), PER SECTION 11B-705. ONLY APPROVED DSAIAC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED, SECTION 11B-705.3.
CURB RAMPS ARE TO BE 48" WIDE MIN. WITH A MIN. SLOPE OF 1:12 (8.33%), PER SECTION 11B-406.5.2.
THE LANDING AT THE TOP OF THE CURB SHALL BE LEVEL AND 48" MIN. IN DEPTH FOR THE ENTIRE WIDTH OF THE CURB RAMP, SECTION 11B-406.5.3.
THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED 1:10, PER SECTION 11B-406.2.2.



COPPER AVE. NW

3 DRIVE PAD DETAIL



A	B	C	D	E	F	G	H	J	K	L
30	6.5	4.0	2	5	14.5	12.5	9.75	10	1.875	7.875
36	7.5	5.0	2.5	6	15.5	13	10	12.375	7.25	9.875
48	11	6.0	3	8	23.5	20	14.5	15	3	11.75

COLORS: SYMBOL — RED (RETROREFLECTIVE)
LEGEND & BACKGROUND — WHITE (RETROREFLECTIVE)

PLEASE SEE MUTCD GUIDE FOR ADDITIONAL INFORMATION

4 DO NOT ENTER SIGN DETAIL



A	B	C	D	E	F	G	H	J	K	L	M
36	12	5	3.375	2.625	3	1.25	9.125	2	9.625	9	2
54	18	7.5	5.0625	4.0625	4.5	1.875	13.6875	3	14.4375	13.5	3
N	P	Q	R	S	T	U	V				
4.0	1.5	11	9.125	2	9.625	1.25	3				
5.0	1.875	17	12.309	2.809	12.762	4	5				

COLORS: LEGEND — BLACK
BACKGROUND — BLACK
ARROW — WHITE (RETROREFLECTIVE)

PLEASE SEE MUTCD GUIDE FOR ADDITIONAL INFORMATION

2 ONE WAY SIGN DETAIL

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed

Date

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.