# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

March 2, 2023

Jim Strozier Consensus Planning, Inc. 302 8<sup>th</sup> St. NW Albuquerque, NM 87102

Re: Residence Inn and Food Hall 1111 Central Ave. NE Traffic Circulation Layout

Architect's Stamp 02-24-23 (K15-D034D)

Dear Mr. Strozier,

The TCL submittal received 02-28-2023 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

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 <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

NM 87103

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.

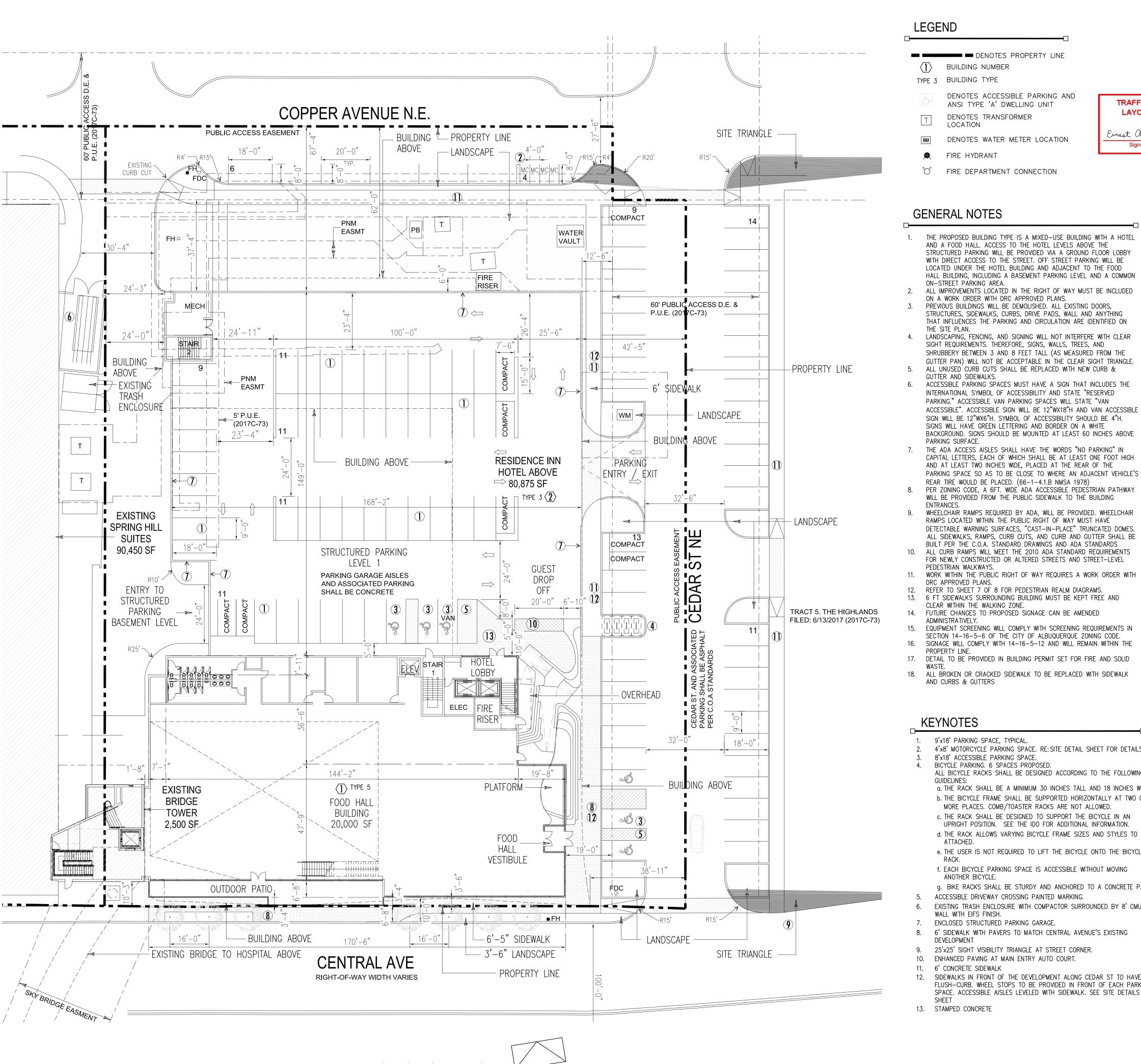
www.cabq.gov

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



TRAFFIC CIRCULATION LAYOUT

## **LEGEND**

DENOTES PROPERTY LINE

BUILDING NUMBER

TYPE 3 BUILDING TYPE

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

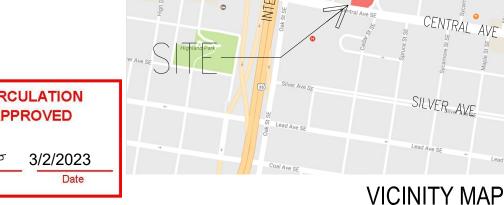
DENOTES TRANSFORMER LOCATION

DENOTES WATER METER LOCATION

FIRE HYDRANT

FIRE DEPARTMENT CONNECTION

# TRAFFIC CIRCULATION LAYOUT APPROVED Einest Armijo 3/2/2023



# **DEVELOPMENT DATA**

#### NET SITE AREA

0.72 ACRES (31,567 S.F.)

**ZONING AND LAND USE:** 

CURRENT: MX-M PROPOSED: MX-M

LAND USE: MIXED-USE, HOTEL AND RESTAURANTS

#### **BUILDING GSF**

80,950 SF - RESIDENCE INN 20,000 SF - FOOD HALL

#### **BUILDING HEIGHT:**

SIDE (W) REAR (N) SIDE (E) FRONT (S) ALLOWED: 84.7 FT\* 84.7' 84.7' 84.7' 84.7' 84'-86' 77'-84' 74'-77' 74'-80'

SCALE: 1" = 800 FT

\*65 FT, PLUS AN ADDITIONAL 12 FT STRUCTURED PARKING BONUS AND 10% DEVIATION

# SETBACKS REQUIRED

SIDE (W) REAR (N) SIDE (E) FRONT (S) BUILDINGS 0 0 0 0 (15' MAX.)

### SETBACKS PROVIDED

SIDE (W) REAR (N) SIDE (E) FRONT (S) BUILDINGS 24'-3" 48'-8" 38'-11" 3'-4"

REQUIRED	10%
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	30%
MINIMI IM LANDSCADE DECLIIDED AND	N DDOV/IDED

MINIMUM USABLE OPEN SPACE REQUIRED AND PROVIDED

	MINIMUM LANDSCAPE REQUIRED AND	D PROVIDED
REQUIRED		10%
PROVIDED		18%

	PARKING SPACE REQUIREMENTS
PARKING SPACES	PARKING RATIO REQUIRED FOR FOOD HALL — 5 SPACE PER 1,000 SF FOR RESIDENCE INN — 2 SPACE / 3 GUEST RM
185	TOTAL PARKING SPACES REQUIRED
130	TOTAL PARKING SPACE REQUIRED AFTER 30% TRANSIT PARKING REDUCTION
144 12 8%	STANDARD PARKING ( NOT INCLUDING ACCESSIBLE SPACES ) PROVIDED COMPACT PARKING PROVIDED COMPACT PERCENTAGE
8	ACCESSIBLE PARKING REQUIRED
9	ACCESSIBLE PARKING PROVIDED
165	TOTAL PARKING SPACES PROVIDED
4	MINIMUM MOTORCYCLE PARKING REQUIRED  MOTORCYCLE PARKING PROVIDED
6	MINIMUM BICYCLE PARKING REQUIRED  HOTEL OR MOTEL: 2 SPACES + 1 SPACE / 6,000 SF GFA OF RESTAURANT SPACE
1	[2 BC + ( 20,000 SF / 6,000 SF ) BC = 6 BC PARKING SPACES]
6	BICYLE PARKING PROVIDED



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

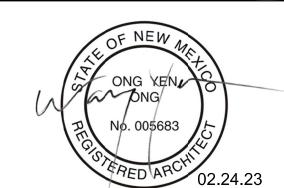
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ISSUE TITLE TCL SUBMITTAL 11/09/22 TCL RESUBMITTAL 02/24/23



RESIDENCE INN & FOOD HALL -**ALBUQUERQUE** 1111 CENTRAL AVE

ALBUQUERQUE, NM 87106

TRAFFIC CIRCULATION LAYOUT

210046
PROJECT NUMBER SHEET NUMBER

9'x18' PARKING SPACE, TYPICAL.

4'x8' MOTORCYCLE PARKING SPACE. RE: SITE DETAIL SHEET FOR DETAILS 8'x18' ACCESSIBLE PARKING SPACE. BICYCLE PARKING. 6 SPACES PROPOSED.

a. THE RACK SHALL BE A MINIMUM 30 INCHES TALL AND 18 INCHES WIDE. b. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR

ALL BICYCLE RACKS SHALL BE DESIGNED ACCORDING TO THE FOLLOWING

MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED. c. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION. d. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE

ATTACHED. e. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE

f. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

g. BIKE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING. EXISTING TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU

WALL WITH EIFS FINISH. ENCLOSED STRUCTURED PARKING GARAGE. 8. 6' SIDEWALK WITH PAVERS TO MATCH CENTRAL AVENUE'S EXISTING

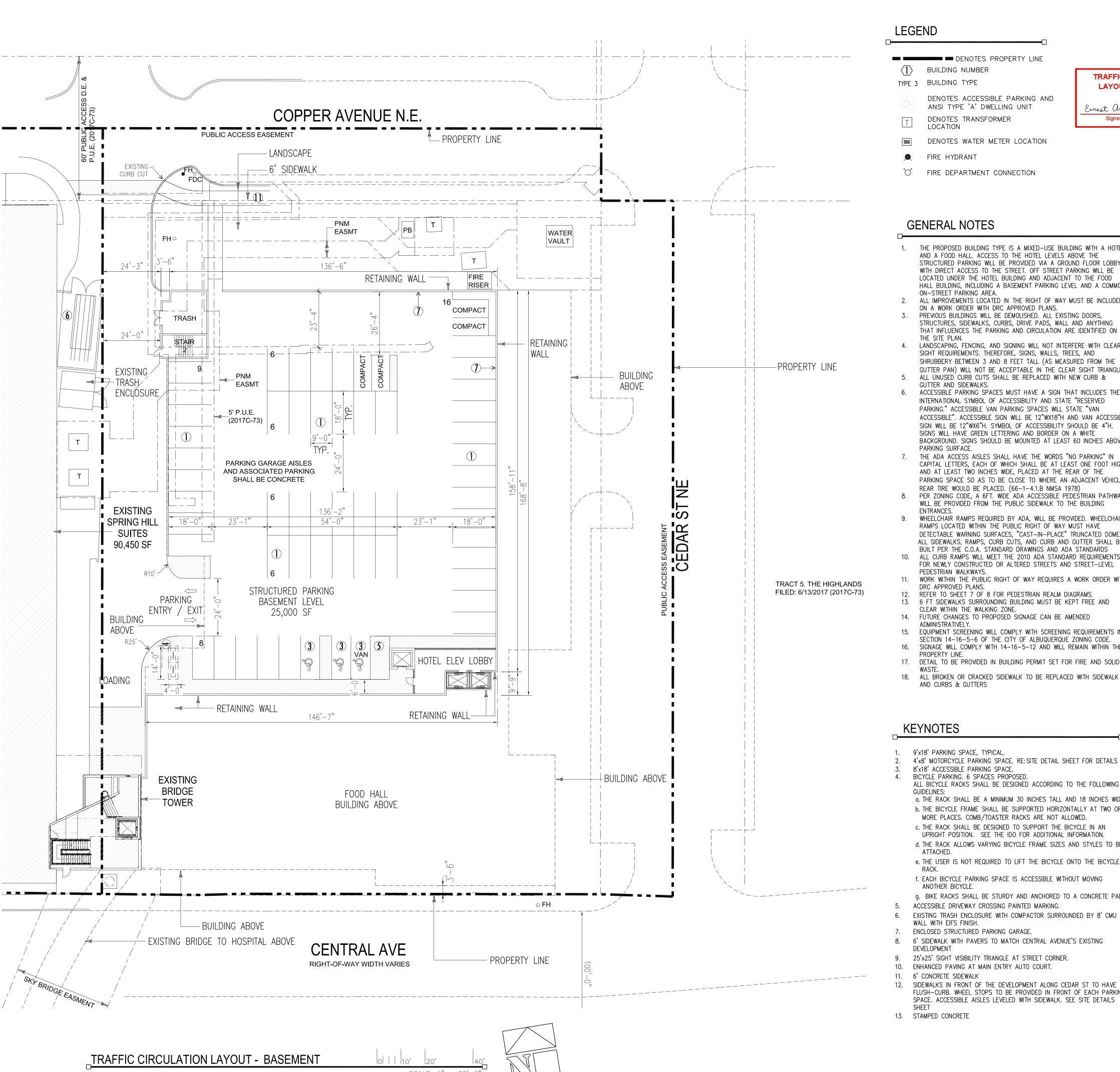
DEVELOPMENT 9. 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.

10. ENHANCED PAVING AT MAIN ENTRY AUTO COURT.

11. 6' CONCRETE SIDEWALK

12. SIDEWALKS IN FRONT OF THE DEVELOPMENT ALONG CEDAR ST TO HAVE FLUSH-CURB. WHEEL STOPS TO BE PROVIDED IN FRONT OF EACH PARKING SPACE. ACCESSIBLE AISLES LEVELED WITH SIDEWALK. SEE SITE DETAILS

13. STAMPED CONCRETE



## **LEGEND**

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FIRE HYDRANT

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TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 3/2/2023

**VICINITY MAP** SCALE: 1" = 800 FT

SILVERINAVE

# **GENERAL NOTES**

- THE PROPOSED BUILDING TYPE IS A MIXED-USE BUILDING WITH A HOTEL AND A FOOD HALL. ACCESS TO THE HOTEL LEVELS ABOVE THE STRUCTURED PARKING WILL BE PROVIDED VIA A GROUND FLOOR LOBBY WITH DIRECT ACCESS TO THE STREET, OFF STREET PARKING WILL BE LOCATED UNDER THE HOTEL BUILDING AND ADJACENT TO THE FOOD HALL BUILDING, INCLUDING A BASEMENT PARKING LEVEL AND A COMMON ON-STREET PARKING AREA.
- 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. 4. 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 5. ALL UNUSED CURB CUTS SHALL BE REPLACED WITH NEW CURB & GUTTER AND SIDEWALKS.
- 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 BACKGROUND. SIGNS SHOULD BE MOUNTED AT LEAST 60 INCHES ABOVE PARKING SURFACE
- 7. 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 ENTRANCES.
- 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 SIDEWALKS, RAMPS, CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER THE C.O.A. STANDARD DRAWINGS AND ADA STANDARDS
- 10. ALL CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
- 11. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH
- DRC APPROVED PLANS. 12. REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
- 13. 6 FT SIDEWALKS SURROUNDING BUILDING MUST BE KEPT FREE AND CLEAR WITHIN THE WALKING ZONE.
- 14. FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY.
- 15. EQUIPMENT SCREENING WILL COMPLY WITH SCREENING REQUIREMENTS IN SECTION 14-16-5-6 OF THE CITY OF ALBUQUERQUE ZONING CODE.
- 16. SIGNAGE WILL COMPLY WITH 14-16-5-12 AND WILL REMAIN WITHIN THE PROPERTY LINE.
- 17. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID

# **KEYNOTES**

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- 4'x8' MOTORCYCLE PARKING SPACE. RE: SITE DETAIL SHEET FOR DETAILS
- 8'x18' ACCESSIBLE PARKING SPACE. BICYCLE PARKING. 6 SPACES PROPOSED
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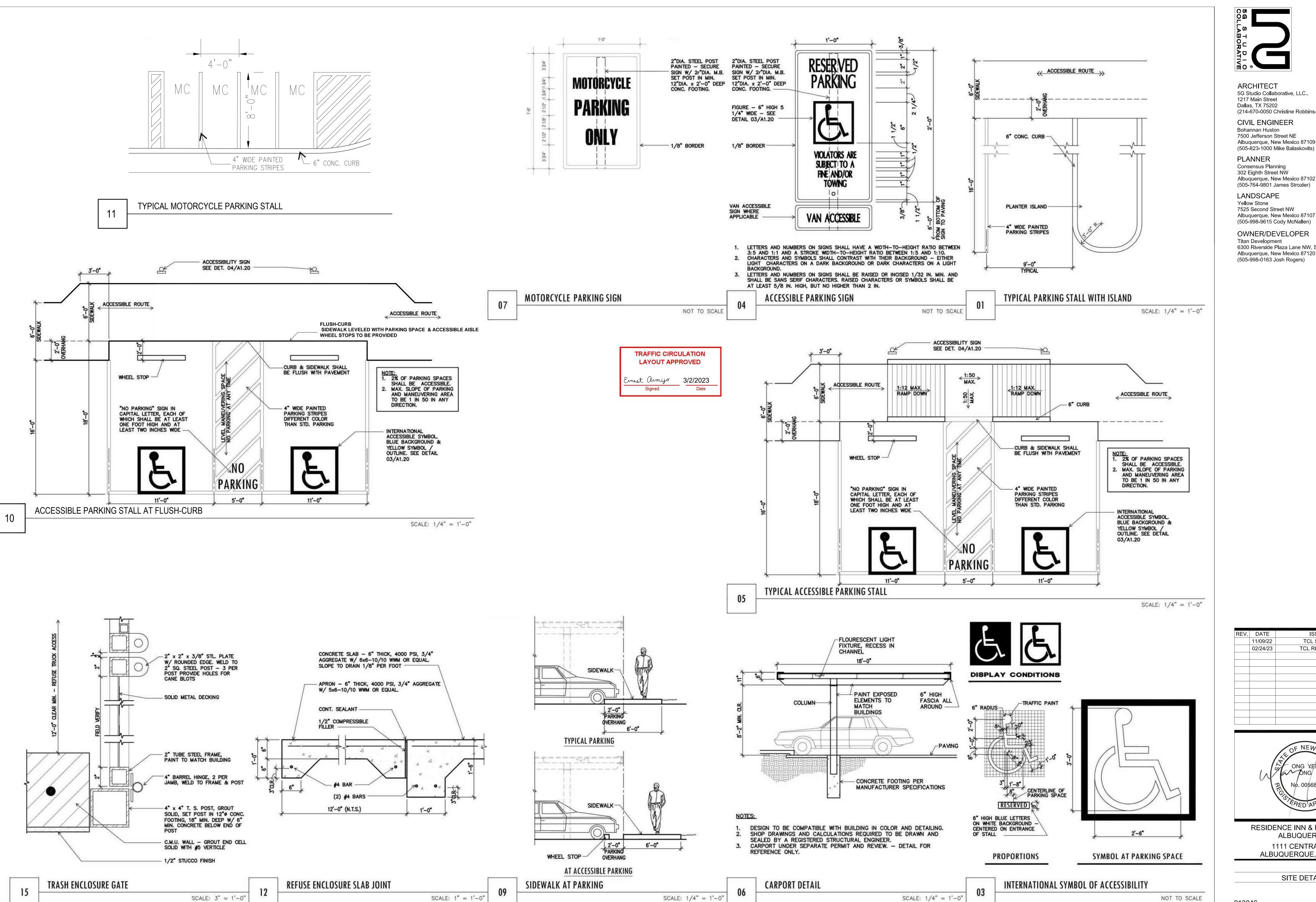
RESIDENCE INN & FOOD HALL -ALBUQUERQUE 1111 CENTRAL AVE

ALBUQUERQUE, NM 87106 BASEMENT TRAFFIC CIRCULATION

LAYOUT

SHEET NUMBER

210046
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SCALE: 1/4'' = 1'-0''

SCALE: 1/4'' = 1'-0'

SCALE: 3'' = 1'-0'

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SITE DETAILS

210046 PROJECT NUMBER 3 OF 3 SHEET NUMBER

NOT TO SCALE