CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

September 10, 2024

Jim Strozier Consensus Planning, Inc 302 8th St. NW Albuquerque, NM 87102

Re: Residence Inn & Food Hall
1111 Central Ave. NE
Traffic Circulation Layout
Architect's Stamp 08-21-24 (K15-D034D)

Dear Mr. Strozier,

The TCL submittal received 08-19-2024 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 front counter personnel 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

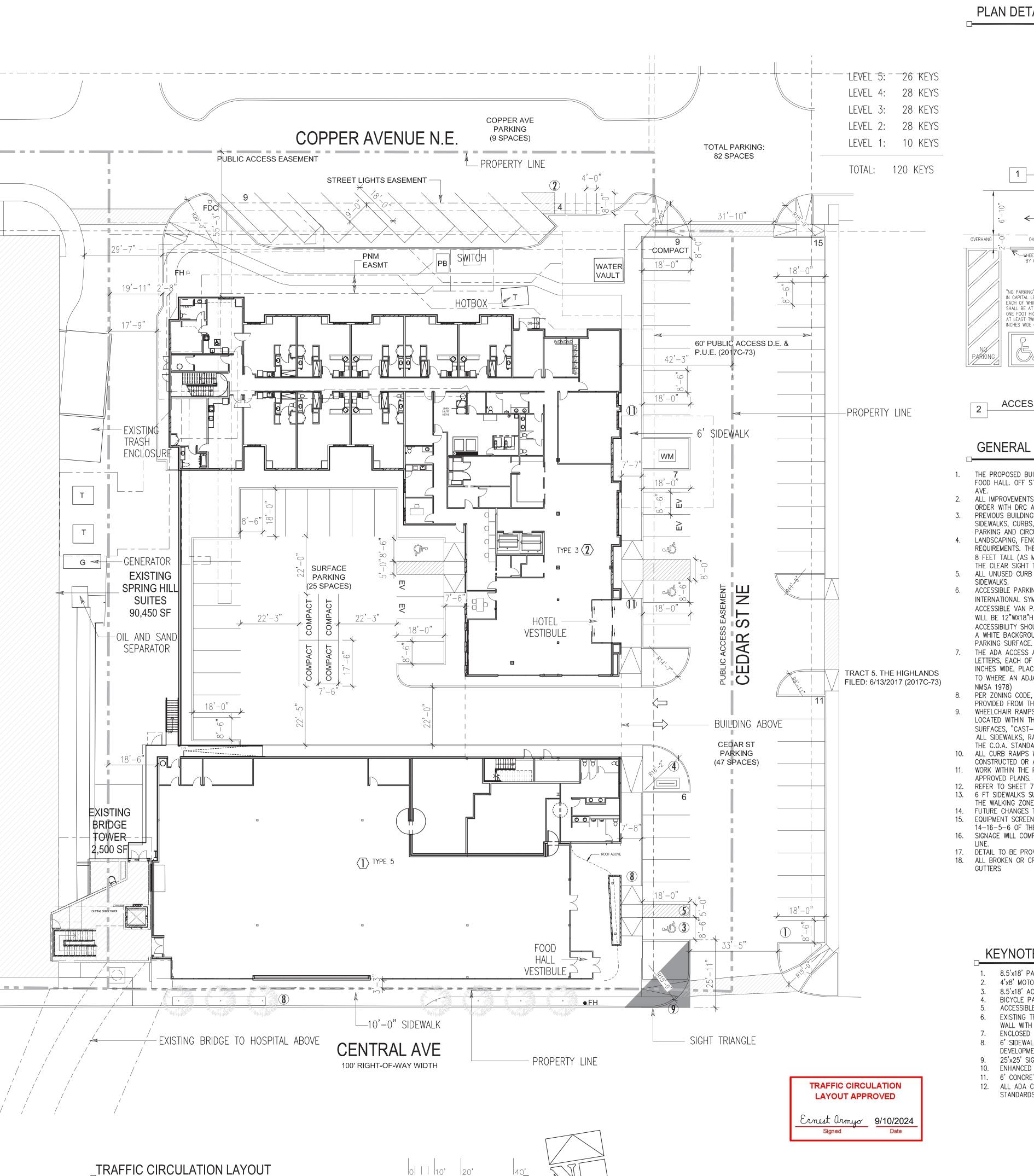
Sincerely,

Ernest Armijo, P.E.

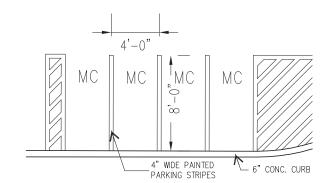
Principal Engineer, Planning Dept. Development Review Services

Development Review Services

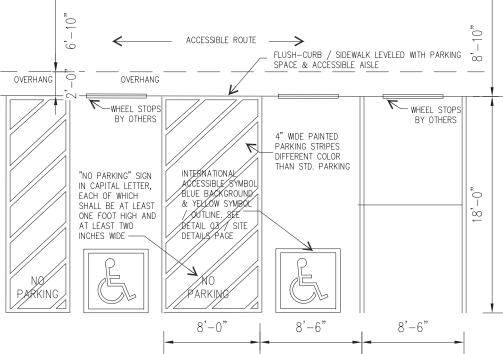
C: CO Clerk, File







TYPICAL MOTORCYCLE PARKING STALL



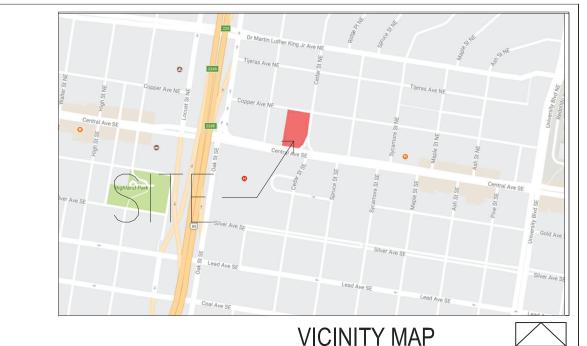
ACCESSIBLE PARKING STALL AT FLUSH-CURB

GENERAL NOTES

- THE PROPOSED BUILDING TYPE IS A MIXED-USE BUILDING WITH A HOTEL AND A FOOD HALL. OFF STREET PARKING WILL BE LOCATED ON CEDAR ST AND COPPER
- 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. 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
- 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
- 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
- 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
- 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
- 17. DETAIL TO BE PROVIDED IN BUILDING PERMIT SET FOR FIRE AND SOLID WASTE.
- 18. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK AND CURBS &

KEYNOTES

- 8.5'x18' PARKING SPACE, TYPICAL.
- 4'x8' MOTORCYCLE PARKING SPACE. RE: SITE DETAIL SHEET FOR DETAILS 8.5'x18' ACCESSIBLE PARKING SPACE.
- BICYCLE PARKING. 7 SPACES PROPOSED. ACCESSIBLE DRIVEWAY CROSSING PAINTED MARKING.
- EXISTING TRASH ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL WITH EIFS FINISH.
- ENCLOSED STRUCTURED PARKING GARAGE. 6' SIDEWALK WITH PAVERS TO MATCH CENTRAL AVENUE'S EXISTING
- DEVELOPMENT
- 25'x25' SIGHT VISIBILITY TRIANGLE AT STREET CORNER.
- ENHANCED PAVING AT MAIN ENTRY AUTO COURT.
- 11. 6' CONCRETE SIDEWALK
- 12. ALL ADA CURB RAMPS TO BE CONSTRUCTED/REBUILT TO CURRENT ADA STANDARDS AND TO INCLUDE TRUNCATED DOMES



LEGEND

DENOTES PROPERTY LINE

SCALE: 1" = 800 FT

BUILDING NUMBER

TYPE 3 BUILDING TYPE

DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT

DENOTES TRANSFORMER

DENOTES WATER METER LOCATION

FIRE DEPARTMENT CONNECTION

DEVELOPMENT DATA

NET SITE AREA

0.72 ACRES (31,567 S.F.)

ZONING AND LAND USE:

CURRENT:

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'-86' 77'-84' 74'-77' 74'-80'

*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 (15' MAX.)

SETBACKS PROVIDED

PROVIDED

SIDE (W) REAR (N) SIDE (E) FRONT (S) BUILDINGS 24'-3" 55'-3" 42'-3" 3'-3"

	MINIMUM USABLE OPEN SPACE REQUIRED AND PROVID		
	REQUIRED	10%	
	PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	32%	
MINIMUM LANDSCAPE REQUIRED AND PI		PROVIDED	
	REQUIRED	10%	

22%

	PARKING SPACE REQUIREMENTS
48	PARKING RATIO REQUIRED FOR FOOD HALL - 3.5 SPACES PER 1,000 SF
33	TRANSIT PARKING REDUCTION @ 30%
80 40	FOR RESIDENCE INN — 2 SPACE / 3 GUEST RM TRANSIT PARKING REDUCTION @ 50%
73	TOTAL PARKING SPACES REQUIRED
82	TOTAL PARKING SPACES PROVIDED
4	EV PARKING CREDIT
86	TOTAL PARKING SPACES PROVIDED (WITH CREDIT)
5	COMPACT PARKING PROVIDED
6%	COMPACT PERCENTAGE
4	ACCESSIBLE PARKING REQUIRED
4	ACCESSIBLE PARKING PROVIDED
86	TOTAL PARKING SPACES PROVIDED
4	MINIMUM MOTORCYCLE PARKING REQUIRED
4	MOTORCYCLE PARKING PROVIDED
5	MINIMUM BICYCLE PARKING REQUIRED
	OTEL OR MOTEL: 2 SPACES + 1 SPACE / 6,000 SF GFA OF RESTAURANT SPACE
	[2 BC + ($20,000$ SF / $6,000$ SF) BC = 6 BC PARKING SPACES]

BICYLE PARKING PROVIDED



OWNER/DEVELOPER Titan Development 6300 Riverside Plaza Lane NW, Ste 200 Albuquerque, New Mexico 87120 (505-998-0163 Josh Rogers)

ARCHITECT 5G Studio Collaborative, LLC.. 1217 Main Street

Dallas, TX 75202 (214-670-0050 Christine Robbins-Elrod)

CIVIL ENGINEER Bohannan Huston 7500 Jefferson Street NE Albuquerque, New Mexico 87109

(505-823-1000 Mike Balaskovits) PLANNER Consensus Planning 302 Eighth Street NW

Albuquerque, New Mexico 87102 (505-764-9801 James Strozier) LANDSCAPE

Yellowstone 7525 Second Street NW Albuquerque, New Mexico 87107 (505-998-9615 Cody McNallen)

STRUCTURAL Urban Structure 8140 Walnut Hill Lane, Suite 905

Dallas, Texas 75231 (214-295-5775 Jeff Reed)

(214-420-9111 Chad Leveritt)

Summit Consultants 4144 N. Central Expressway, Suite 635 Dallas, Texas 75204

GENERAL CONTRACTOR Jaynes Corporation 2906 Broadway NE Albuquerque, New Mexico 87107

(505-345-8598 Krishna Reddy) **INTERIORS - HOTEL** InterMountain Renovations 2440 Tower Drive Monroe, Lousiana 71201

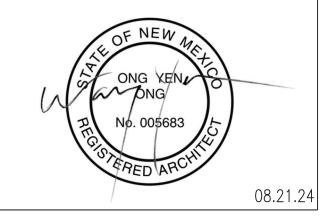
INTERIORS - FOOD HALL LIV Studio 1760 Gaylord Street Denver, Colorado 80206

(720-465-6182 Brandon Anderson)

(318-812-7709)

FOOD HALL CONSULTANT Hammer and Plate Consulting Denver and Boulder, Colorado (720-936-6772 Kate Kaufman)

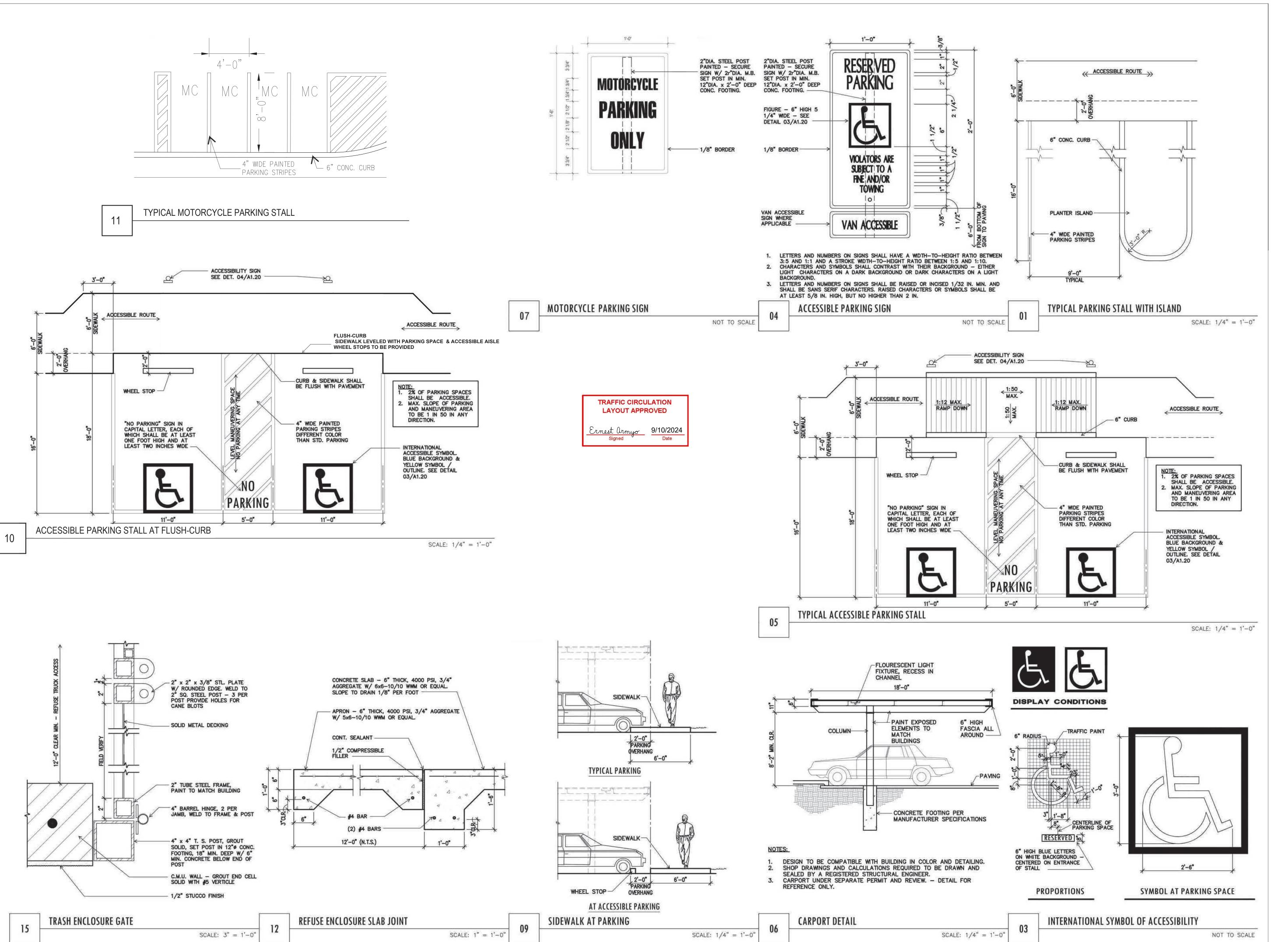
REV.	DATE	ISSUE TITLE
	11/09/22	TCL SUBMITTAL
	02/24/23	TCL RESUBMITTAL
	03/06/23	DFT SUBMITTAL
	05/23/23	DFT RESUBMITTAL
	06/18/24	TCL RESUBMITTAL
	07/08/24	TCL RESUBMITTAL
	08/05/24	TCL RESUBMITTAL
	08/21/24	TCL RESUBMITTAL



RESIDENCE INN & FOOD HALL -ALBUQUERQUE 1111 CENTRAL AVE ALBUQUERQUE, NM 87106

TRAFFIC CIRCULATION LAYOUT

210046
PROJECT NUMBER SHEET NUMBER





OWNER/DEVELOPER
Titan Development
6300 Riverside Plaza Lane NW, Ste 200

Albuquerque, New Mexico 87120 (505-998-0163 Josh Rogers)

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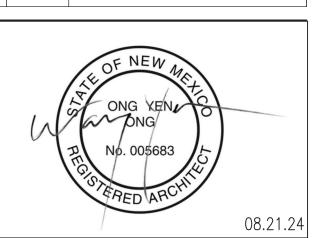
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SITE DETAILS

210046 2 OF 2
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