

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

GENERAL NOTES

- 1. 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.
- 2. 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.
- 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.
- 9. 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 CURB RAMPS WILL MEET THE 2010 ADA STANDARD REQUIREMENTS FOR NEWLY CONSTRUCTED OR ALTERED STREETS AND STREET-LEVEL PEDESTRIAN WALKWAYS.
 MODEL WITHIN THE PUBLIC PICTURE OF WAX DECUMPES A WORK OPDER WITH
- 11. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
- REFER TO SHEET 7 OF 8 FOR PEDESTRIAN REALM DIAGRAMS.
 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
- WASTE.
- 18. ALL BROKEN OR CRACKED SIDEWALK TO BE REPLACED WITH SIDEWALK AND CURBS & GUTTERS

KEYNOTES

- 9'x18' PARKING SPACE, TYPICAL.
 4'x8' MOTORCYCLE PARKING SPACE. RE: SITE DETAIL SHEET FOR DETAILS
 8'x18' ACCESSIBLE PARKING SPACE.
- 4. BICYCLE PARKING. 6 SPACES PROPOSED.
- 5. 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.
- 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 SHEET

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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) FROM	τ (ς)	
SIDE (W) REAR (N) SIDE (E) FRON ALLOWED: 84.7 FT* 84.7' 84.7' 84.7' 84. PROPOSED: 84'-86' 77'-84' 74'-77' 74	7'	
*65 FT, PLUS AN ADDITIONAL 12 FT STRUCTURED PARKING AND 10% DEVIATION	BONUS	
SETBACKS REQUIRED : BUILDINGS SIDE (W) REAR (N) SIDE (E) FRONT (S) O (15' MAX SETBACKS PROVIDED : BUILDINGS SIDE (W) REAR (N) SIDE (E) FRONT (S) 38'-11" 3'-4"	(.)	
MINIMUM USABLE OPEN SPACE REQUIRED A	ND PROVIDED	
REQUIRED	10%	
PROVIDED (INCLUDING LANDSCAPING AND PEDESTRIAN-ORIENTED HARDSCAPE)	30%	
MINIMUM LANDSCAPE REQUIRED ANI	D PROVIDED	
REQUIRED	10%	
PROVIDED	18%	
PARKING SPACE REQUIREMENT PARKING RATIO REQUIRED FOR FOOD HALL - 5 SPACE PER 1,000		
FOR RESIDENCE INN - 2 SPACE / 3 GUES TOTAL PARKING SPACES REQUIR	T RM SPACES	
TOTAL PARKING SPACE REQUIRED AFTER 30% TRANSIT PARKING REDUC	10ED 144	
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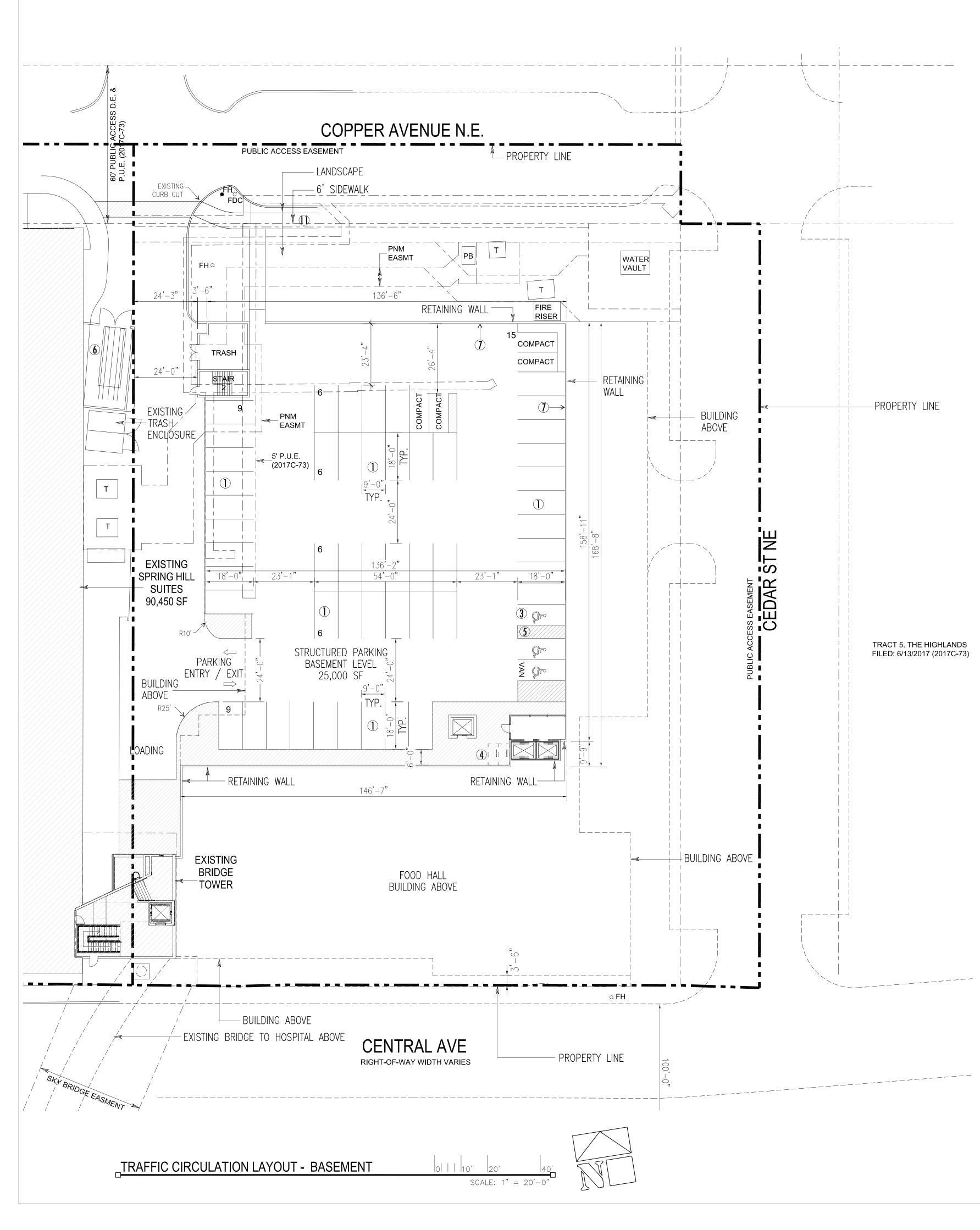
ARCHITECT 5G Studio Collaborative, LLC. 1217 Main Street Dallas, TX 75202 (214-670-0050 Christine Robbins-Elrod) **CIVIL ENGINEER** Bohannan Huston 7500 Jefferson Street NE Albuquerque, New Mexico 87109 (505-823-1000 Mike Balaskovits) PLANNER Consensus Planning 302 Eighth Street NW Albuquerque, New Mexico 87102 (505-764-9801 James Strozier) OWNER/DEVELOPER Titan Development 6300 Riverside Plaza Lane NW, Ste 200 Albuquerque, New Mexico 87120 (505-998-0163 Josh Rogers) ISSUE TITLE REV. DATE TCL SUBMITTAL 11/09/22 TCL RESUBMITTAL 02/22/23 NEV ONG KEN MONG/

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

TRAFFIC CIRCULATION LAYOUT

210046 project number

1 OF 3 SHEET NUMBER



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BUILDING NUMBER

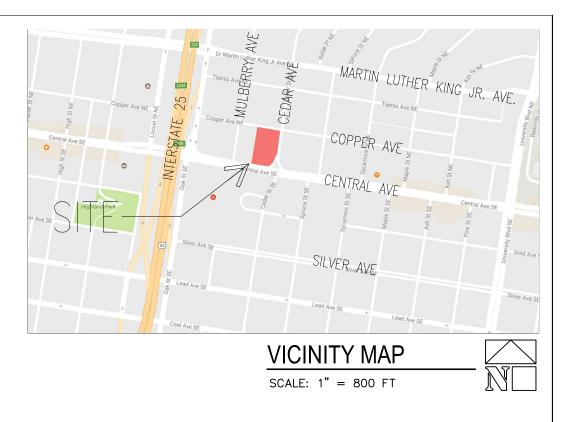
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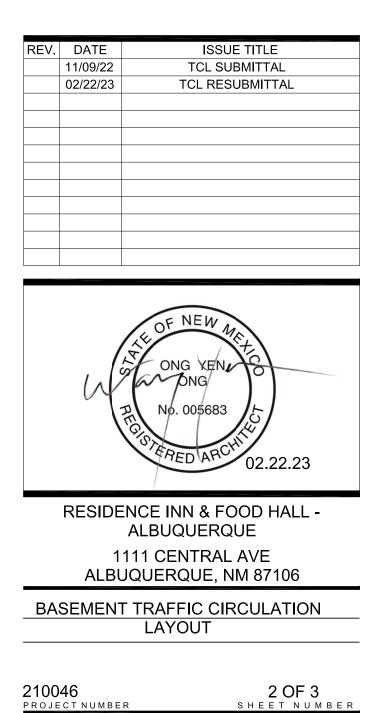


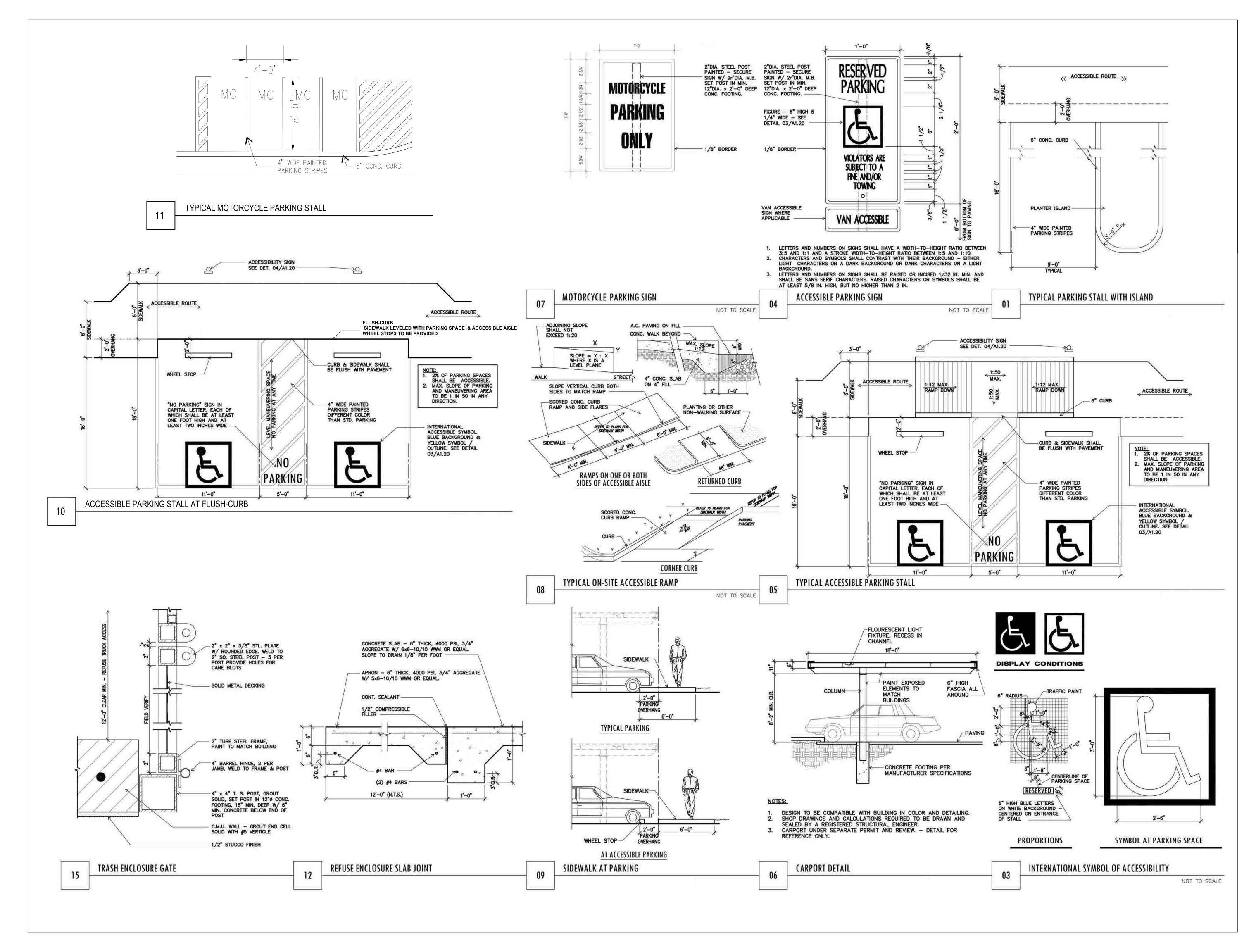


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