

August 30, 2019

Trafazzul Hussain, RA
AFRA Construction & Design
2501 Yale Blvd SE
Albuquerque, NM 87109

Re: Homewood Suites
5400 San Antonio Dr. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 4-11-18 (E15D050)
Certification dated 8-28-19

Dear Mr. Hussain

Based upon the information provided in your submittal received 8-28-19, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Add 6ft wide ADA accessible pedestrian pathway from sidewalk to building entrance. Missing ramps and sidewalk. Refer to approved DRB site plan.
- Add missing motorcycle stalls and signs.
- Add missing ADA signs. Stalls located next to Patio.
- Please correct ramp leading to existing building. Ramp has 1" lip not allowing wheelchair access.
- Add sidewalk connecting to path along channel. Refer to approved DRB site Plan.
- Add bollards to parking stall on NW corner. Refer to approved Grading & Drainage Plan. Attach is the section of the Grading Plan indicating the barrier.
- Attached is the DRB Site Plan. Circled in RED are the areas of corrections.

Once corrections are complete resubmit

1. The approved and stamped DRB Site Plan for Building Permit with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

CITY OF ALBUQUERQUE



5. The \$75 re-submittal fee. for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PROJECT TO BE PHASED.

PHASE 1 IS THE LOBBY ADDITION, REMODEL OF EXISTING LOBBY, AND REMODEL OF EXISTING PATIO. FOUNDATION PERMIT FOR LOBBY HAS BEEN ISSUED, PERMIT #BP-2017-30153. LOBBY ADDITION UNDER PHASE 1 IS 345 SF IN AREA AND AN OCCUPANT LOAD OF 23.

PHASE 2 WILL BE THE 26 ROOM ADDITION WITH ASSOCIATED BUILDING SYSTEMS INTEGRATION.

PROJECT DESCRIPTION

A 3 STORY, 26 GUESTROOM ADDITION TO EXISTING HOTEL WITH FITNESS CENTER, GUEST LAUNDRY AND STORAGE. LOCATED ON SU-1/C-1 USES AND MOTEL.

LEGAL DESCRIPTION

TRACT NUMBERED A-3-A OF J GROUP ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-3-A AND A-3-B OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO, ON FEBRUARY 26, 1996, IN MAP BOOK 96-C, FOLIO 91.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FILE NO. 1508780 AND AN EFFECTIVE DATE OF DECEMBER 8, 2015.

GENERAL INFORMATION

- ALL REQUIRED INFRASTRUCTURE WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.
 - DRIVE PADS
 - SIDEWALK COA STD DWG 2430
 - CURB AND GUTTER COA STD DWG 2415 A & B
 - WHEEL CHAIR RAMPS COA STD DWG 2440 AND 2441
 - PAVEMENT COA STD DWG 2408
 - THE PROPOSED RETAINING WALLS WILL BE COLORED TO MATCH THE BUILDING STUCCO.
 - GROUND MOUNTED EQUIPMENT SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6" OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - THE DEVELOPER SHALL CONTACT PNM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE REGARDING THIS PROJECT. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS FOR DISTRIBUTION IS 10' IN WIDTH TO ENSURE ADEQUATE SAFE CLEARANCES. CONTACT: PNM-ELECTRIC SERVICE PHONE: (505)241-3425
 - ALL LANDSCAPE SHALL BE AT GRADE WITH PARKING AREAS.
 - ALL GROUND-MOUNTED EQUIPMENT SCREENING TO ALLOW 10 FEET CLEARANCE IN FRONT OF EQUIPMENT DOOR AND 5-6 FEET CLEARANCE ON REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
 - FUTURE SIGNAGE, IF NEEDED, WILL BE DONE IAW THE ZONING DISTRICT REQUIREMENTS, SU-1/C-1 MOTEL
- BIKE RACK.
 - EXISTING PREVIOUSLY APPROVED MONUMENT BUILDING SIGNAGE.
 - LIGHT POLE.
 - LANDSCAPE CURB.
 - CONCRETE SIDEWALK CURB.
 - EXISTING CLEAR SIGHT LINE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQ. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (MEASURED FROM GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA. SEE DETAIL 1/SP-1.
 - PAINT CURB RED, NO PARKING FIRE LANE.
 - INLET GRATE FOR DRAINAGE, SEE GRADING AND DRAINAGE PLAN FOR DETAIL.
 - TRUNCATED DOME MAT PER ADA.
 - TRUCK PATH.
 - REFUSE ENCLOSURE.
 - EXISTING SIDEWALK TO REMAIN.
 - NEW PROPOSED SIDE WALK.
 - DRIVE AISLE PEDESTRIAN CROSSING, REFER TO 14/SP-2.
 - PROPERTY LINE.
 - PATIO SEATING. SEE INTERIOR DESIGN DRAWINGS.
 - ASPHALT.
 - LANDSCAPE AREA.
 - 3 MOTORCYCLE PARKING SPACES MIN. 4' WIDE X 8' LONG EACH.
 - EXISTING BUS ROUTE ON SAN ANTONIO DRIVE.
 - SMOKING AREA UNDER PORTE COCHERE CANOPY OUTBOARD COLUMNS.
 - 20' LONG CONCRETE APRON IN FRONT OF TRASH ENCLOSURE.
 - TRELLIS SHADE STRUCTURE.
 - ALL EXISTING LANDSCAPING IN FRONT MEETS ZONING REQUIREMENTS FOR STREET TREES.
 - EXISTING LIGHTED FLAGPOLE.

TOTAL SITE AREA

86,122 SF / 1.98 ACRES

PARKING CALCULATIONS

TOTAL GROSS BUILDING AREA (NEW ADDITION) = 22,710 SF
EXISTING BUILDING: 60 ROOMS
NEW ADDITION: 26 ROOMS
TOTAL GUESTROOMS: 86

TOTAL PARKING SPACES REQUIRED = 86 SPACES
TOTAL PARKING SPACES PROVIDED = 90 SPACES

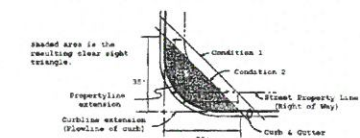
ACCESSIBLE PARKING SPACES REQUIRED
(INCLUDING 1 VAN ACCESSIBLE SPACE) = 4 SPACES
ACCESSIBLE PARKING SPACES PROVIDED = 4 SPACES
MOTORCYCLE SPACES PROVIDED = 3 SPACES

BICYCLE PARKING CALCULATIONS

90 PARKING SPACES / 20 = 4.5
TOTAL BIKE RACK SPACES REQUIRED = 5
TOTAL BIKE RACK SPACES PROVIDED = 5

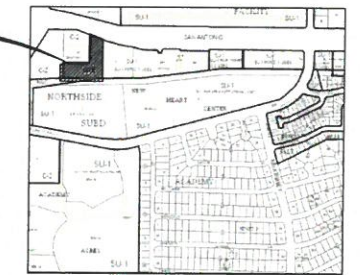
OUTDOOR SPACE CALCULATIONS

22,911 SF X 5% = 1,146 SF
OUTDOOR SPACE REQUIRED = 1,146 SF
OUTDOOR SPACE PROVIDED = 1,390 SF



1 INTERSECTION SIGHT DISTANCE
SP-1 SCALE: NTS

NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' TALL (MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.



LOCATION MAP

ZONE ATLAS: E-18-2

KEYED NOTES

- BIKE RACK.
- EXISTING PREVIOUSLY APPROVED MONUMENT BUILDING SIGNAGE.
- LIGHT POLE.
- LANDSCAPE CURB.
- CONCRETE SIDEWALK CURB.
- EXISTING CLEAR SIGHT LINE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQ. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (MEASURED FROM GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA. SEE DETAIL 1/SP-1.
- PAINT CURB RED, NO PARKING FIRE LANE.
- INLET GRATE FOR DRAINAGE, SEE GRADING AND DRAINAGE PLAN FOR DETAIL.
- TRUNCATED DOME MAT PER ADA.
- TRUCK PATH.
- REFUSE ENCLOSURE.
- EXISTING SIDEWALK TO REMAIN.
- NEW PROPOSED SIDE WALK.
- DRIVE AISLE PEDESTRIAN CROSSING, REFER TO 14/SP-2.
- PROPERTY LINE.
- PATIO SEATING. SEE INTERIOR DESIGN DRAWINGS.
- ASPHALT.
- LANDSCAPE AREA.
- 3 MOTORCYCLE PARKING SPACES MIN. 4' WIDE X 8' LONG EACH.
- EXISTING BUS ROUTE ON SAN ANTONIO DRIVE.
- SMOKING AREA UNDER PORTE COCHERE CANOPY OUTBOARD COLUMNS.
- 20' LONG CONCRETE APRON IN FRONT OF TRASH ENCLOSURE.
- TRELLIS SHADE STRUCTURE.
- ALL EXISTING LANDSCAPING IN FRONT MEETS ZONING REQUIREMENTS FOR STREET TREES.
- EXISTING LIGHTED FLAGPOLE.

PROJECT NUMBER 1000216
APPLICATION NUMBER 16 EPC-00054

THIS PLAN IS SUBMITTED WITH THE SPECIFIC NEW DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: 01/18/2018. THE PROPOSED AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE DETERMINED. IF AN INFRASTRUCTURE LIST REQUIRED (1) YES (1) NO. IF YES, THEN A SET OF APPROVED SPEC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TYPIC ENGINEER, TRANSPORTATION DESIGN	DATE
WATER UTILITY DEPARTMENT	DATE
PURMS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (ECC/ECOH/EL)	DATE
BUILD WASTE MANAGEMENT	DATE
DRS CHAIRPERSON, PLANNING DEPARTMENT	DATE

SITE PLAN

Afra Construction & Design
2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505.242-1745
Fax 505.242-1737

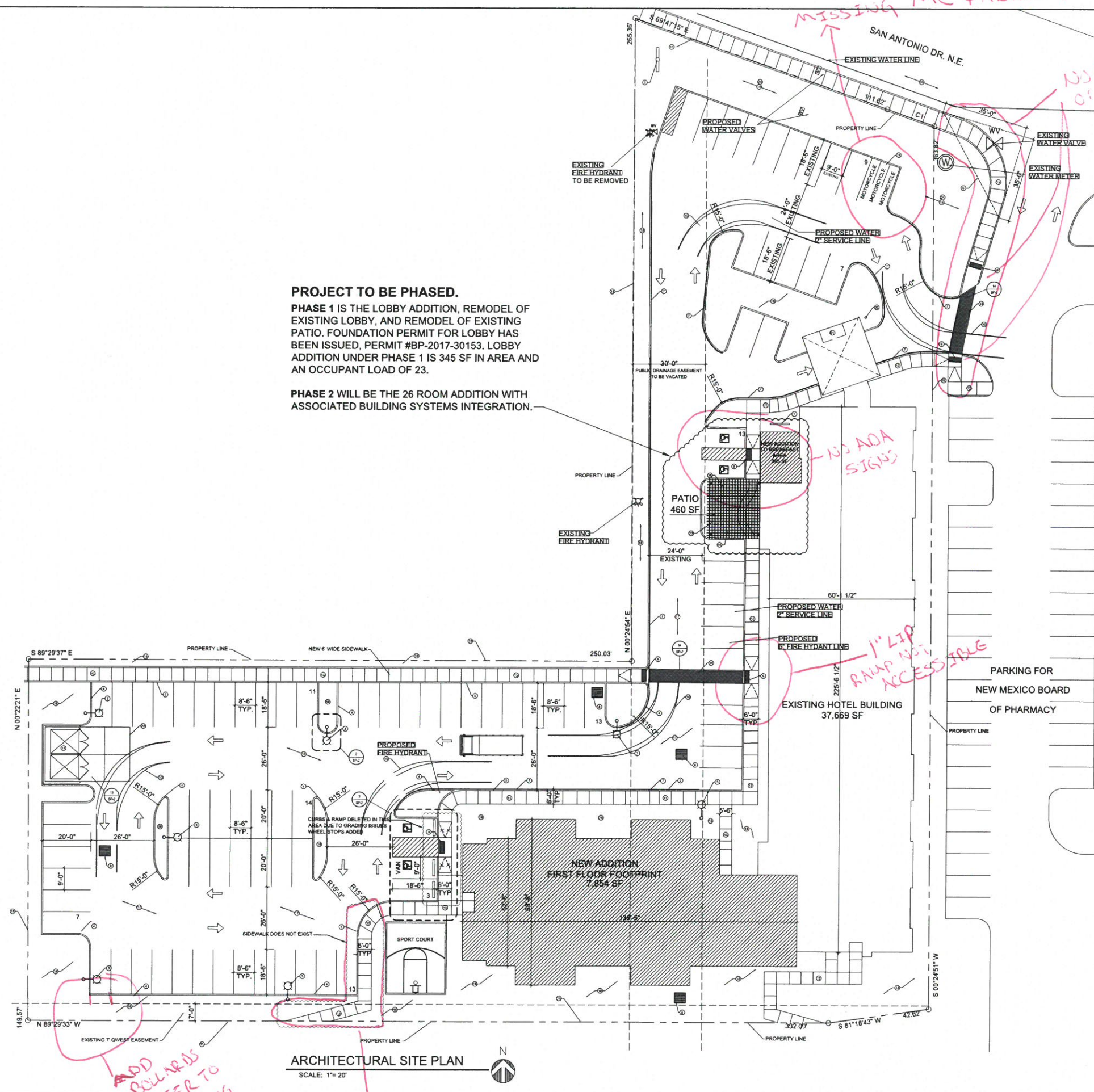
ADDITION TO EXISTING
Homewood Suites
5400 San Antonio Dr. NE
Albuquerque, NM 87109

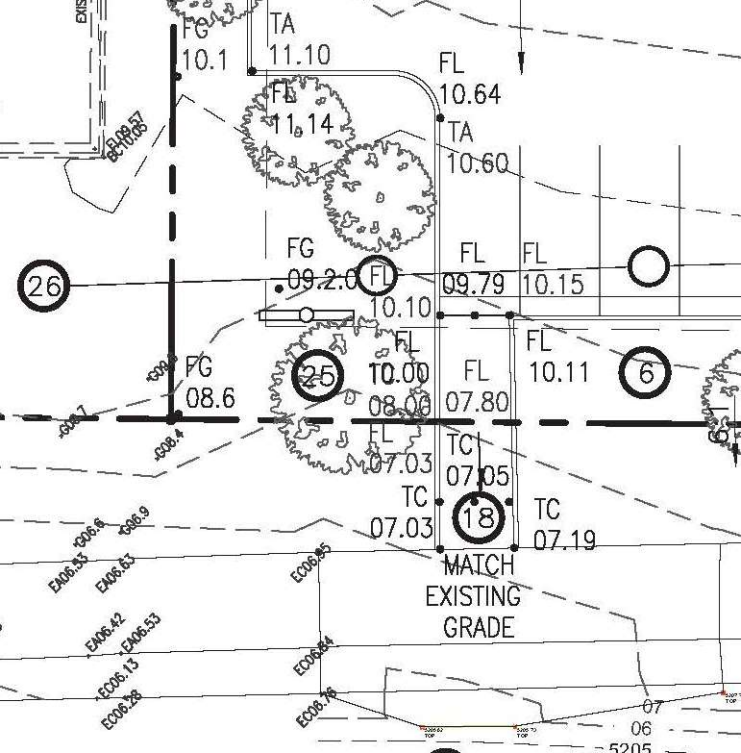
SP-1

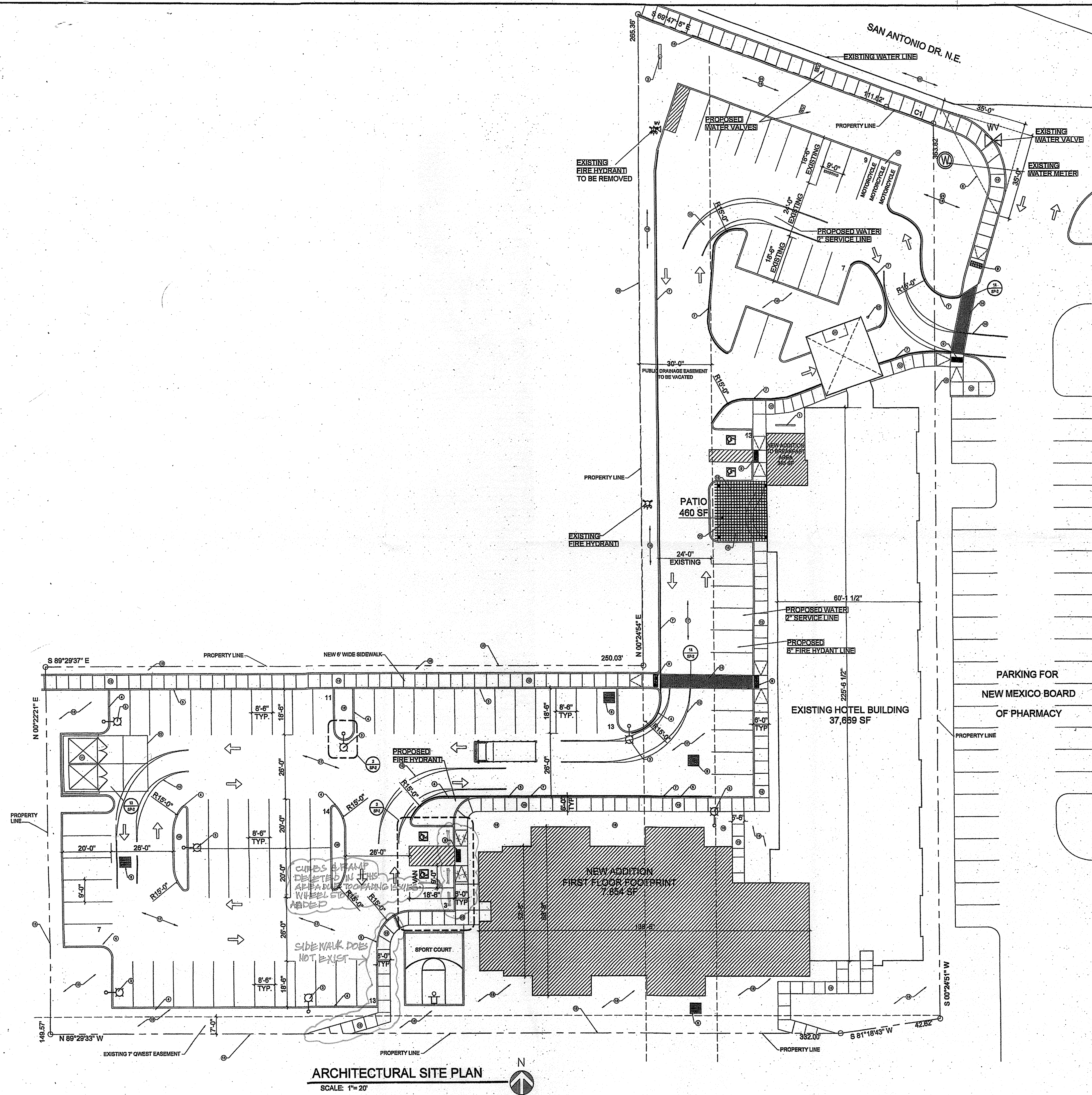
01/18/2018

ARCHITECTURAL SITE PLAN

SCALE: 1"= 20'







PROJECT DESCRIPTION

A 3 STORY, 28 GUESTROOM ADDITION TO EXISTING HOTEL WITH FITNESS CENTER, GUEST LAUNDRY AND STORAGE. LOCATED ON SU-1C-1 USES AND HOTEL.

LEGAL DESCRIPTION

TRACT NUMBERED A-3-A OF J GROUP ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-3-A AND A-3-B OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 28, 1998, IN MAP BOOK 88-C, FOLIO 91.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FILE NO. 1508780 AND AN EFFECTIVE DATE OF DECEMBER 8, 2015.

GENERAL INFORMATION

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- FUTURE SIGNAGE, IF NEEDED, WILL BE DONE IAW THE ZONING DISTRICT REQUIREMENTS JC-1

TOTAL SITE AREA

86,122 SF / 1.98 ACRES

PARKING CALCULATIONS

TOTAL GROSS BUILDING AREA (NEW ADDITION) = 22,710 SF
EXISTING BUILDING: 60 ROOMS
NEW ADDITION: 28 ROOMS
TOTAL GUESTROOMS: 88

TOTAL PARKING SPACES REQUIRED = 88 SPACES
TOTAL PARKING SPACES PROVIDED = 89 SPACES

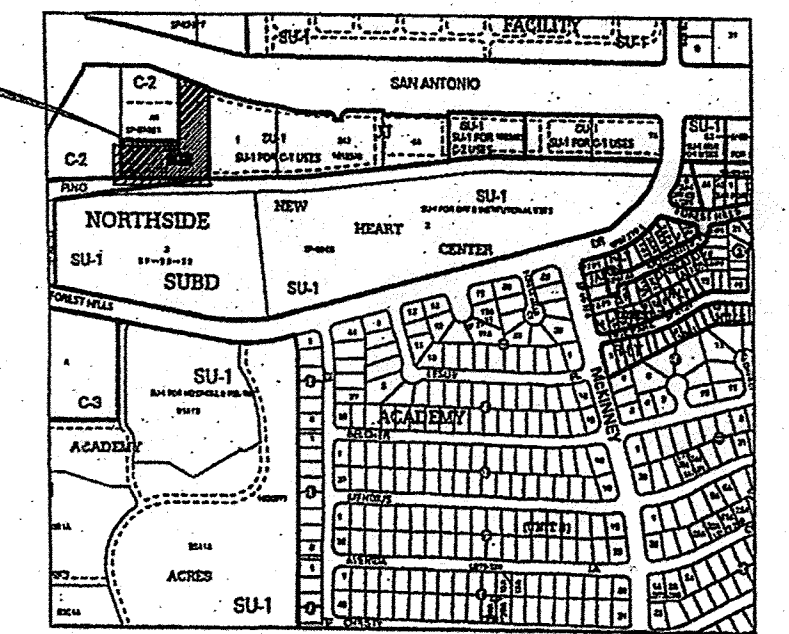
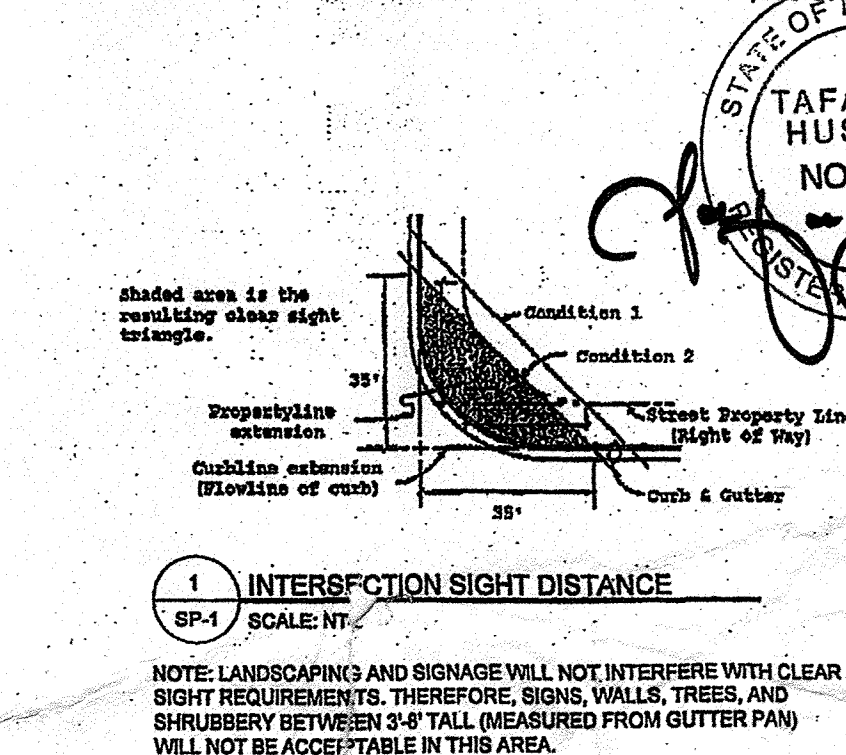
ACCESSIBLE PARKING SPACES REQUIRED
(INCLUDING 1 VAN ACCESSIBLE SPACE) = 4 SPACES
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MOTORCYCLE SPACES PROVIDED = 3 SPACES

BICYCLE PARKING CALCULATIONS

90 PARKING SPACES / 20 = 4.5
TOTAL BIKE RACK SPACES REQUIRED = 5
TOTAL BIKE RACK SPACES PROVIDED = 5

OUTDOOR SPACE CALCULATIONS

22,911 SF X 5% = 1,146 SF
OUTDOOR SPACE REQUIRED = 1,146 SF
OUTDOOR SPACE PROVIDED = 1,390 SF



LOCATION MAP

ZONE ATLAS: E-18-Z

KEYED NOTES

- BIKE RACK
- EXISTING PREVIOUSLY APPROVED MONUMENT BUILDING SIGNAGE
- LIGHT POLE
- LANDSCAPE CURB
- CONCRETE SIDEWALK CURB
- EXISTING CLEAR SIGHT LINE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQ. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (MEASURED FROM GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA. SEE DETAIL 1/8P-1.
- PAINT CURB RED, NO PARKING FIRE LANE.
- INLET GRATE FOR DRAINAGE, SEE GRADING AND DRAINAGE PLAN FOR DETAIL.
- TRUNCATED DOME MATT PER ADA.
- TRUCK PATH
- REFUSE ENCLOSURE
- EXISTING SIDEWALK TO REMAIN.
- NEW PROPOSED SIDE WALK.
- DRIVE AISLE PEDESTRIAN CROSSING, REFER TO 14/SP-2.
- PROPERTY LINE.
- PATIO SEATING, SEE INTERIOR DESIGN DRAWINGS.
- ASPHALT.
- LANDSCAPE AREA.
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- 20' LONG CONCRETE APRON IN FRONT OF TRASH ENCLOSURE.
- TRELLIS SHADE STRUCTURE.
- ALL EXISTING LANDSCAPING IN FRONT MEETS ZONING REQUIREMENTS FOR STREET TREES.
- EXISTING LIGHTED FLAGPOLE.

PROJECT NUMBER: 1000218
APPLICATION NUMBER: 16 EPC-40054

THIS PLAN IS CONSIDERED TO BE THE FINAL DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE COMMISSION AND THE CITY OF ALBUQUERQUE.

IF AN INFRASTRUCTURE LIST REQUIRED BY (1) YES (2) NO. IF YES THEN A SET OF APPROVED CIVIL PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN THE CITY OF ALBUQUERQUE.

Signature 10-11-17
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE
Signature 10-11-17
WATER UTILITY DEPARTMENT DATE
Signature 10-11-17
PARKS AND RECREATION DEPARTMENT DATE
Signature 4/11/18
CITY ENGINEER DATE
Signature 08/14/17
ENVIRONMENTAL PLANNING DEPARTMENT (CONDOMINIAL) DATE
Signature 08/14/17
CITY ENGINEER DATE
Signature 4-11-18
CITY ENGINEER, PLANNING DEPARTMENT DATE

City of Albuquerque
Building Safety

SITE PLAN

Afra Construction & Design
2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505.242-1745
Fax 505.242-1757

ADDITION TO EXISTING
Homewood Suites
5400 San Antonio Dr. NE
Albuquerque, NM 87109

SP-1

08/10/2017