

CITY OF ALBUQUERQUE



July 14, 2017

Darleen Cabeza De Vaca
Jim Medley Architects AIA
3100 Christine St. NE
Albuquerque, NM 87111

Re: Comfort Inn & Suites
411 McKnight Ave. NW
Traffic Circulation Layout
Architect's Stamp 6-26-17 (H14D068)

Dear Mr. Cabeza,

Based upon the information provided in your submittal received 7-11-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Curb cut on the south side of the site is NOT allowed.
2. Label all streets name on site plan.
3. Identify the right of way width, the Ally on the east side of the site and street widths on McKnight Ave.
4. Per the zoning code, a 6 ft. wide pedestrian pathway is required form the public sidewalk to the building entrance. Is this pathway flush on the sidewalk? Please provide details.
5. Identify the drive aisle width between the parking space and the building on the southeast side of the building.
6. Sidewalk must be moved to property line.
7. Provide all compact parking spaces dimensions.
8. Provide Truncated Domes on the ADA ramp on the Right Of Way.
9. Please fix detail #11 "8/C" to "6/C".

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991

CITY OF ALBUQUERQUE



Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/RM via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

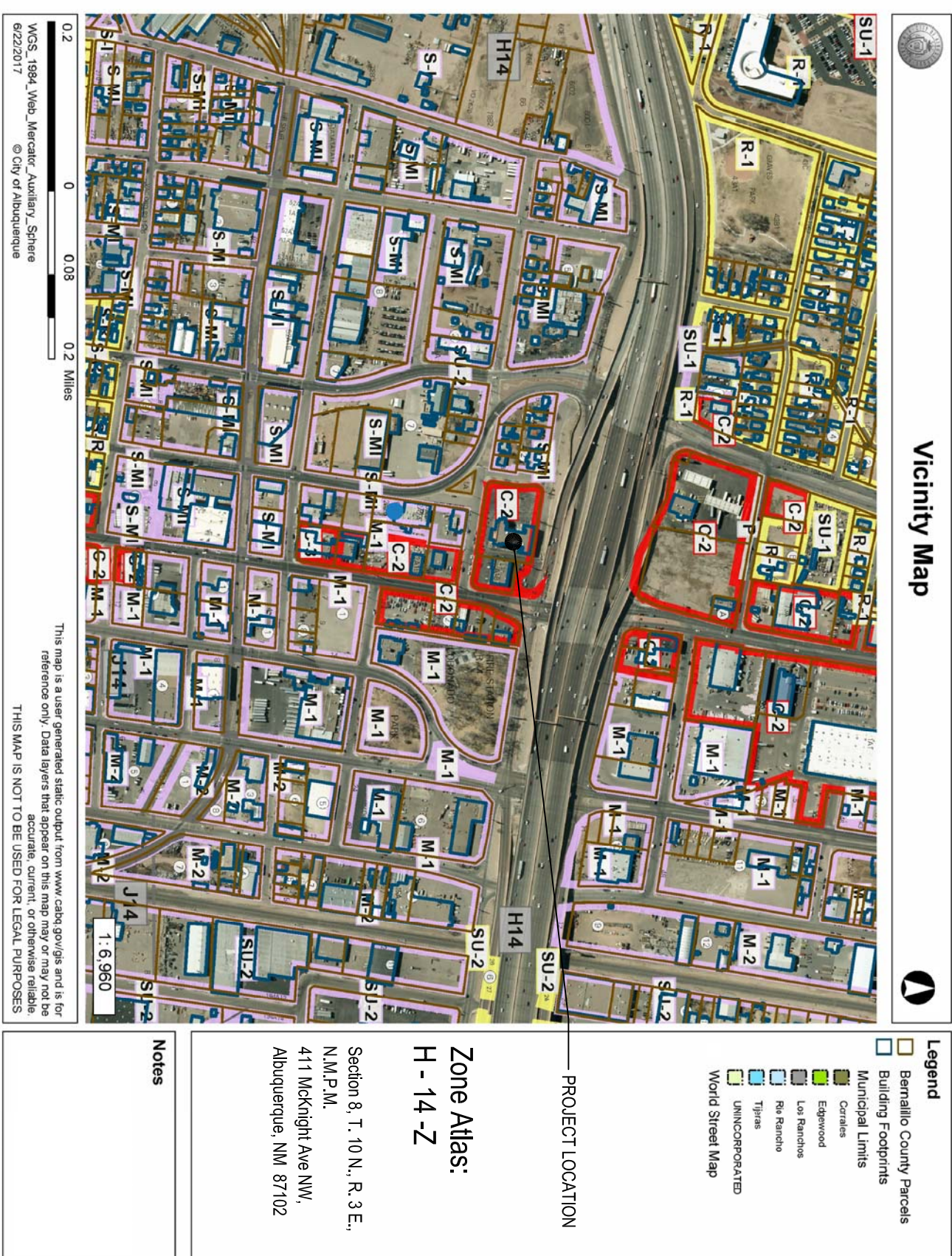
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

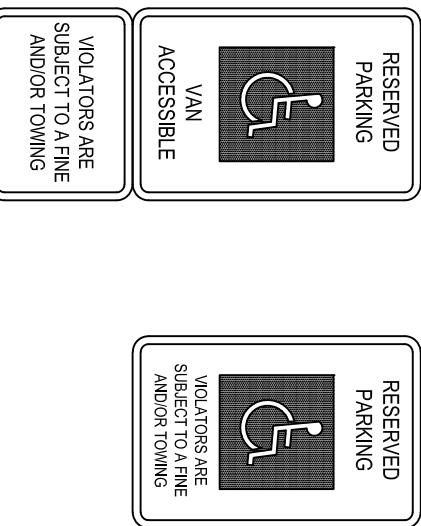
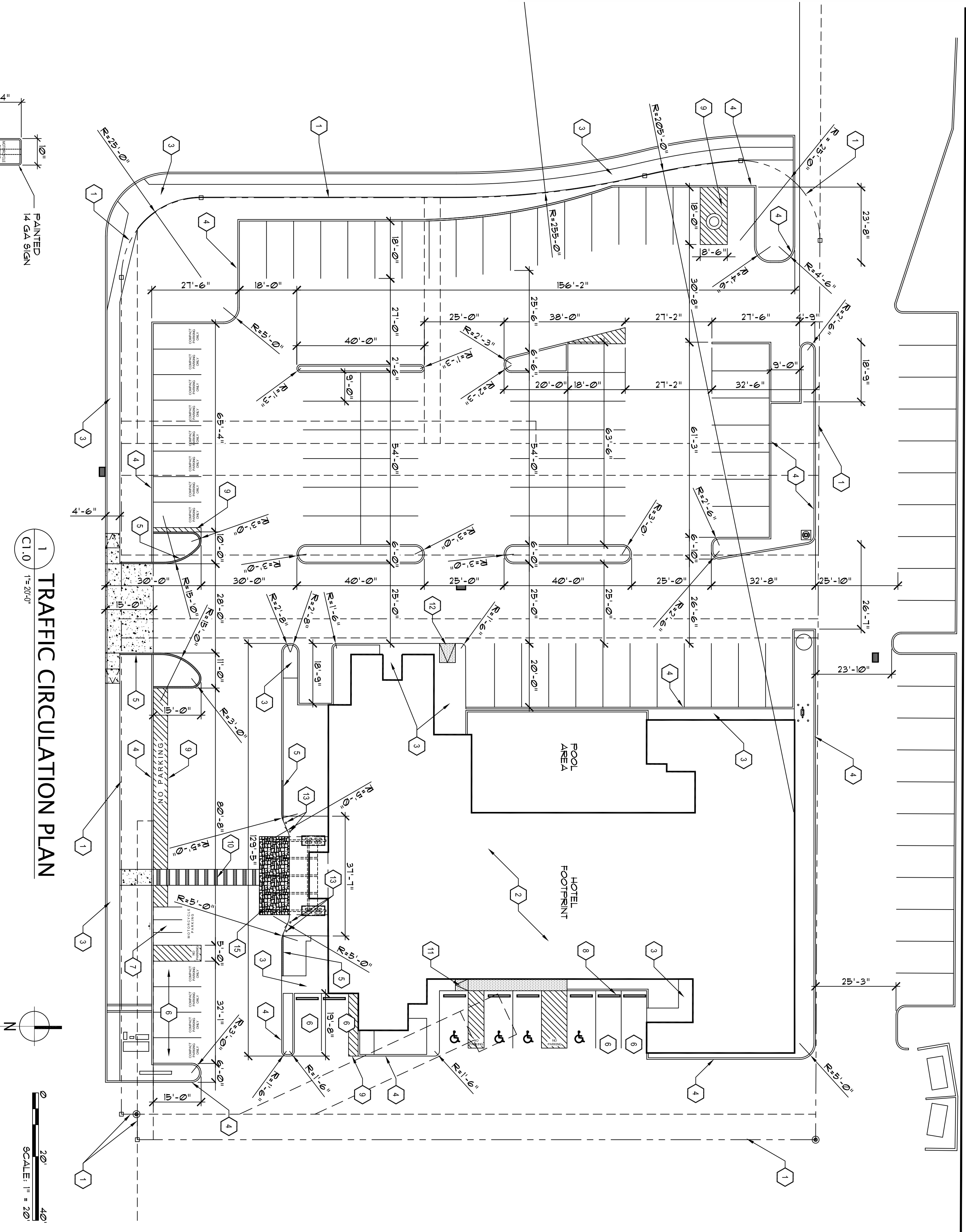
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

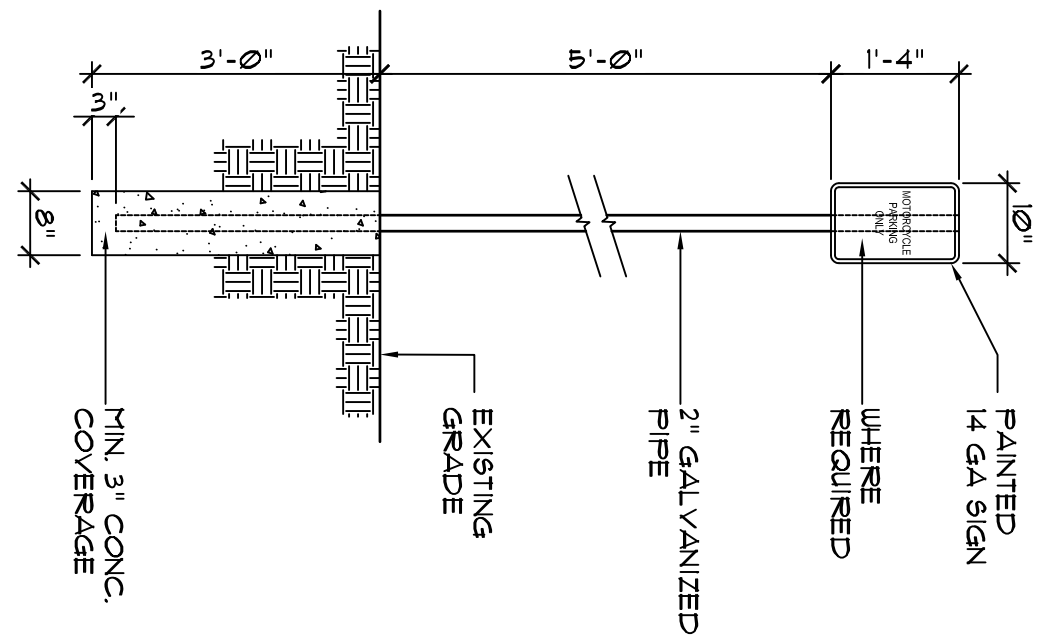
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



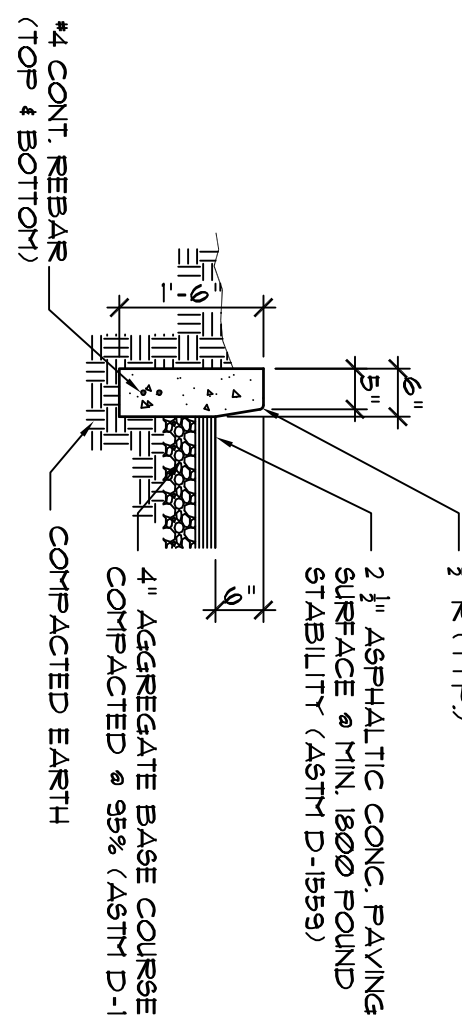
Vicinity Map



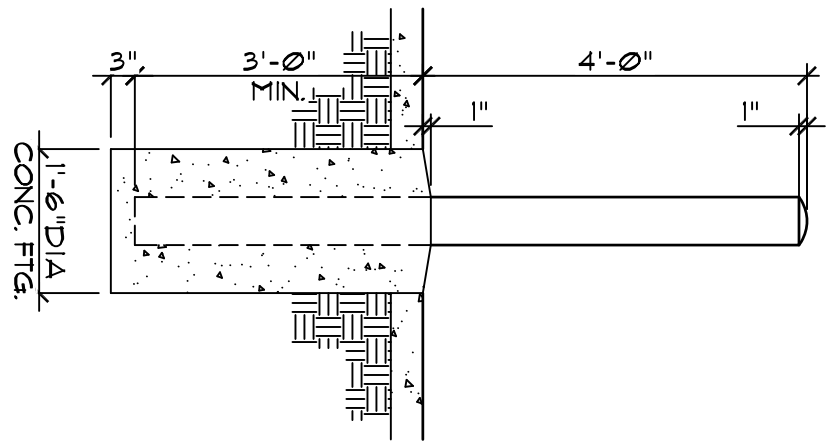
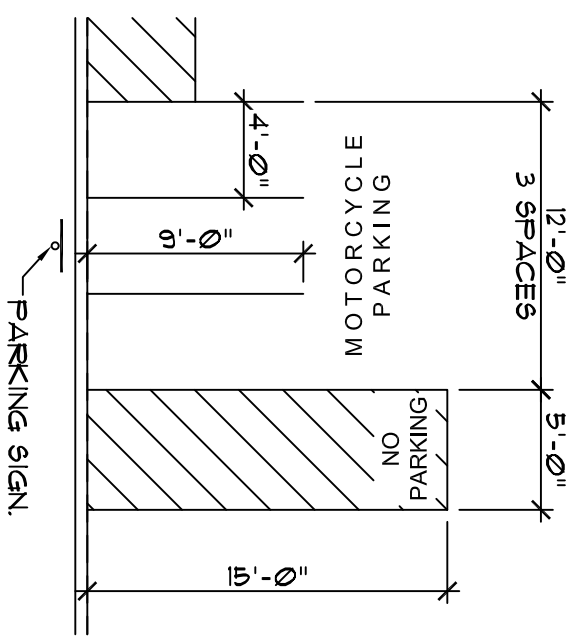
2
C1.0 $1/2^m=10^m$ MOTORCYCLE SIGN



CURB DETAIL - TYPICAL



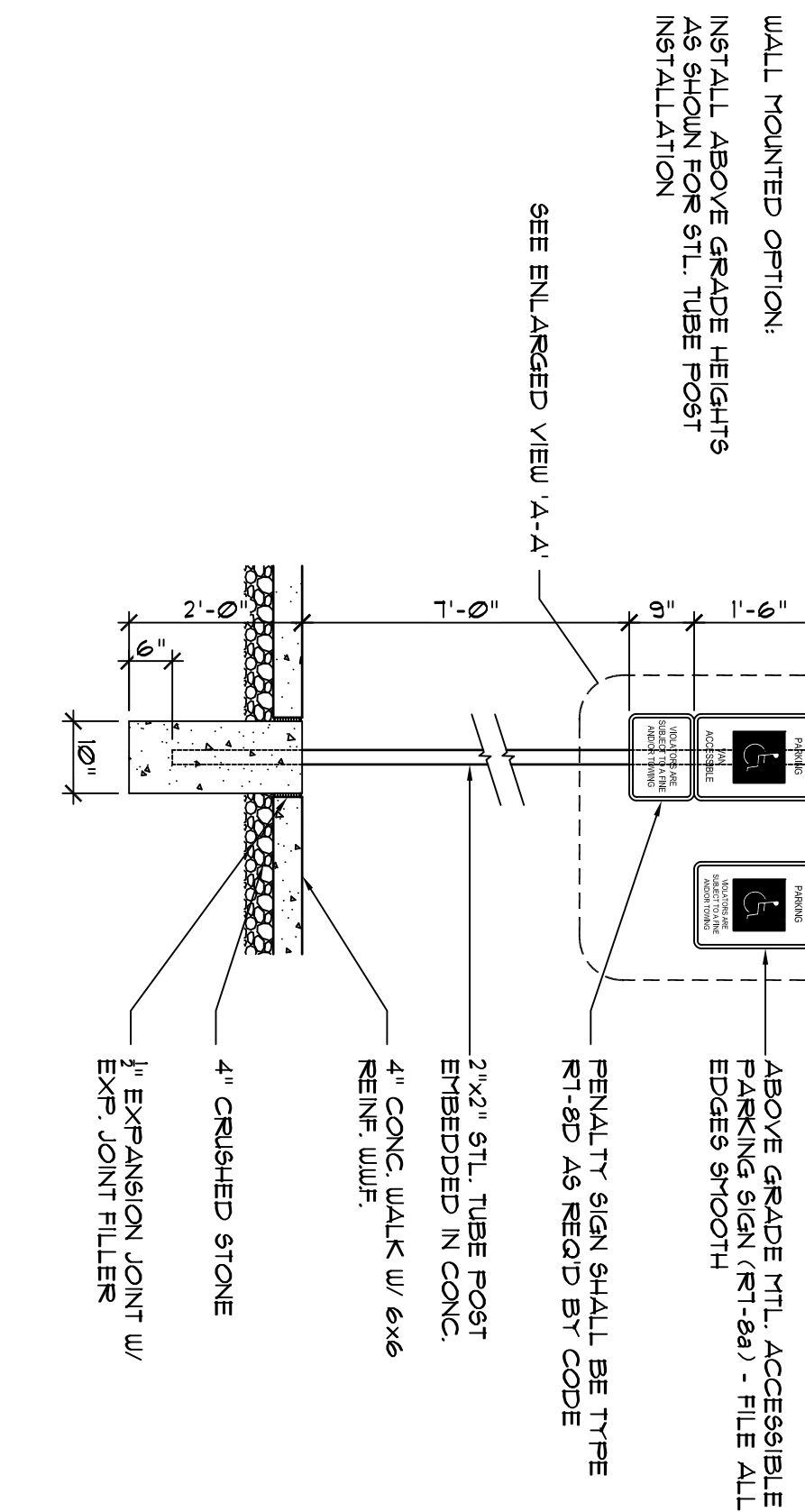
MOTORCYCLE PARKING



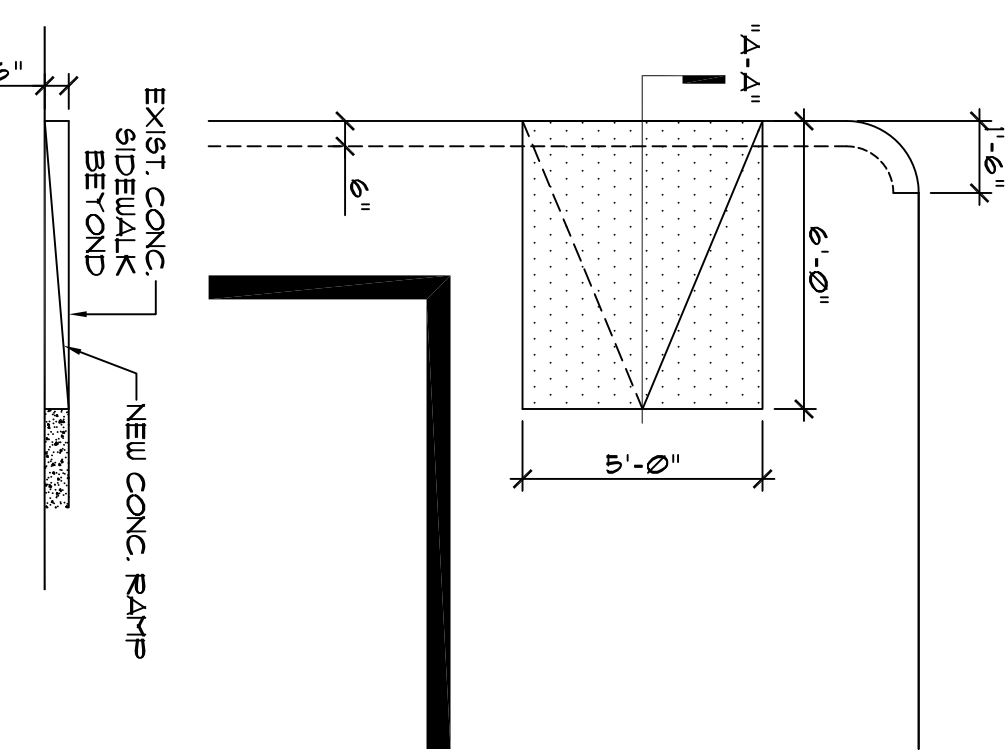
3
C1.0

CONC. BOLLARD

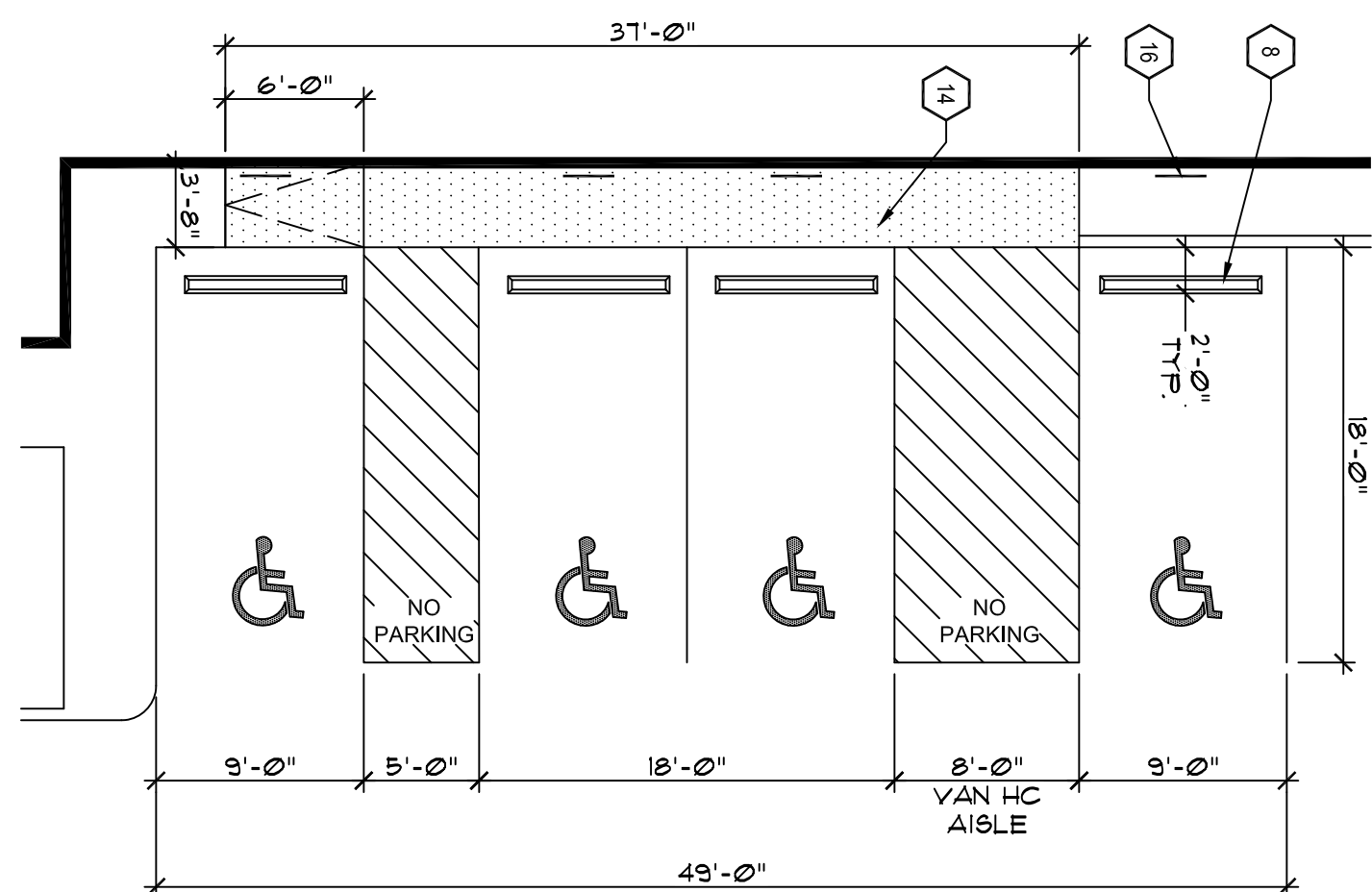
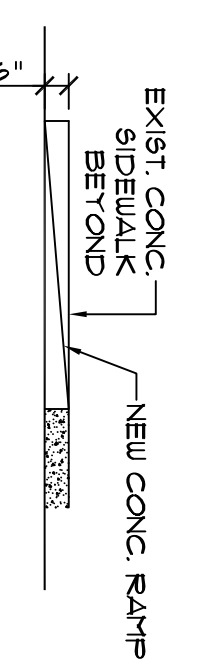
$1/2'' \approx 1.0''$



5 PARKING SIGN / VAN SIGN
C1.0 1/2"=1.0"



CONC. CURB CUT



8	HC RAMP AND PARKING
C1.0	1/8" = 1'-0"

1. REPAIR AND RE-SEAL EXISTING PARKING AND DRIVING AREAS IN ITS ENTIRETY.
2. STRIKE NEW PARKING STALLS AND TRAFFIC CONTROL ISLANDS AND REPAIR AND REPLACE DAMAGED CURBS AND CONCRETE WHEEL STOPS.
3. CONCRETE WHEEL STOPS TO BE INSTALLED AT ALL PARKING STALLS AS SHOWN ON PLAN.
4. EXISTING CURBS, CONCRETE OR BRICK, DAMAGED AT PORTCOAST, EAST END, WILL BE REPLACED WITH CONCRETE ON MAIN LANE/SPURWAY AND STONE/PAVEMENT WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE, SIGN, WALLS, FENCE AND SHORBERY, BETWEEN 3 AND 8 FEET TALL, (AS MEASURED FROM THE OUTER PAWL) WILL NOT BE ACCEPTABLE IN THIS AREA.

1. PROPERTY LINE.
 2. EXISTING BUILDING FOOTPRINT.
 3. EXISTING DRIVE.
 4. EXISTING CURB.
 5. NEW CONCRETE CURB, ANCHOR AND EXISTING ADJACENT CURB, HEIGHT AND THICKNESS TO MATCH ADJACENT EXISTING CURB.
 6. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING.
 7. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING.
 8. SHOW ON PLAN, REFER TO A-1.
 9. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING.
 10. REFER TO T.C.L.
 11. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - APPROXIMATE 2000 LBS.
 12. APPROXIMATE 200 LBS. (1/2" MIN. STROPER STILL AS SHOWN).
 13. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 4" WIDE WHITE ADJACENT.
 14. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 12" WIDE HORIZONTAL STRIPPING @ 2'-0".
 15. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 12" WIDE HORIZONTAL STRIPPING @ 2'-0".
 16. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 12" WIDE HORIZONTAL STRIPPING @ 2'-0".
 17. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 12" WIDE HORIZONTAL STRIPPING @ 2'-0".
 18. 4'-0" PAINTED NEW 1/2" BOLLARD - CONC. FILLED @ 1/2" DIA. SEE DETAIL NEW 1/2" DIA. BOLLARD.
 19. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 12" WIDE HORIZONTAL STRIPPING @ 2'-0".
 20. EXISTING PARKING SURFACE, DRIVE AND EXISTING SIDEWALK.
 21. NEW SIDEWALK AT THE PARKING AREA TO BE FINISHED WITH ADJACENT NEW SIDEWALK.
 22. LIMIT OF STAMPED CONCRETE STRIP, UNDER PARKING COEFFICIENT, 1/4" X 1/4" MIN. ADJACENT 4" PARKING, INSTALL SIGN.
 23. NEW 4'-0" X 4'-0" CONC. DRIVE STRIPPING - 12" WIDE HORIZONTAL STRIPPING @ 2'-0".
 24. STILL INSTALL AT MINIMUM HEIGHT OF 3'-0" FROM SIDEWALK TO BOTTOM OF THE SIGN, REFER TO S-C1.0 AND S-C1.0.


PARKING SUMMARY

City of Albuquerque Zoning Code 14-16-3-1
"OFF STREET REGULATIONS." (A) (20)
"Model or model: one space for each rental unit."
82 RENTAL UNITS = 82 PARKING SPACES REQUIRED
84 TOTAL SPACES PROVIDED
(4 HANDICAPPED SPACES AND 12 COMPACT SPACES)

No.	Revision / Issue	Date:
3		
2		
1		

Plan No.	XX-XXXX
Date:	05.11.17
Drawn by:	DCdev
Checked by:	

Project: **84 Guestroom Hotel**

 **CHOICE HOTELS**
INTERNATIONAL

Comfort
INN & SUITES

NM073 CIIN
Albuquerque, New Mexico

JJM MEDLEY, Architect AIA
NCARB Certificate No. 35,695

3100 Christine N. E. Albuquerque, NM 87111

email: jmedley@jm-medley-architect.com

Phone (505) 292-3514 Fax (505) 294-5593

Sheet Description

TRAFFIC
CIRCULATION
LAYOUT

Sheet:
c1.0