



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

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) _____

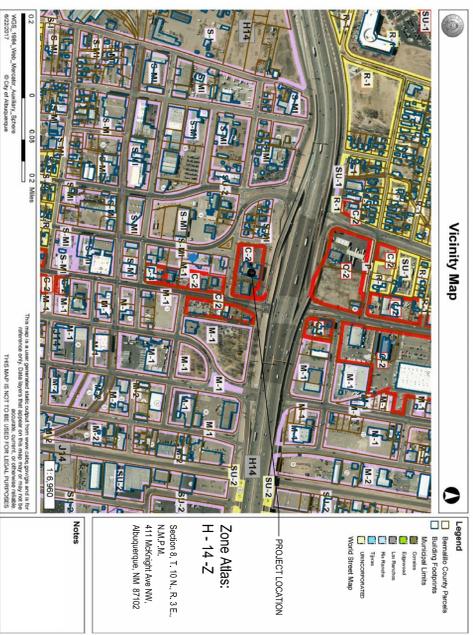
TYPE OF SUBMITTAL:

- 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) _____

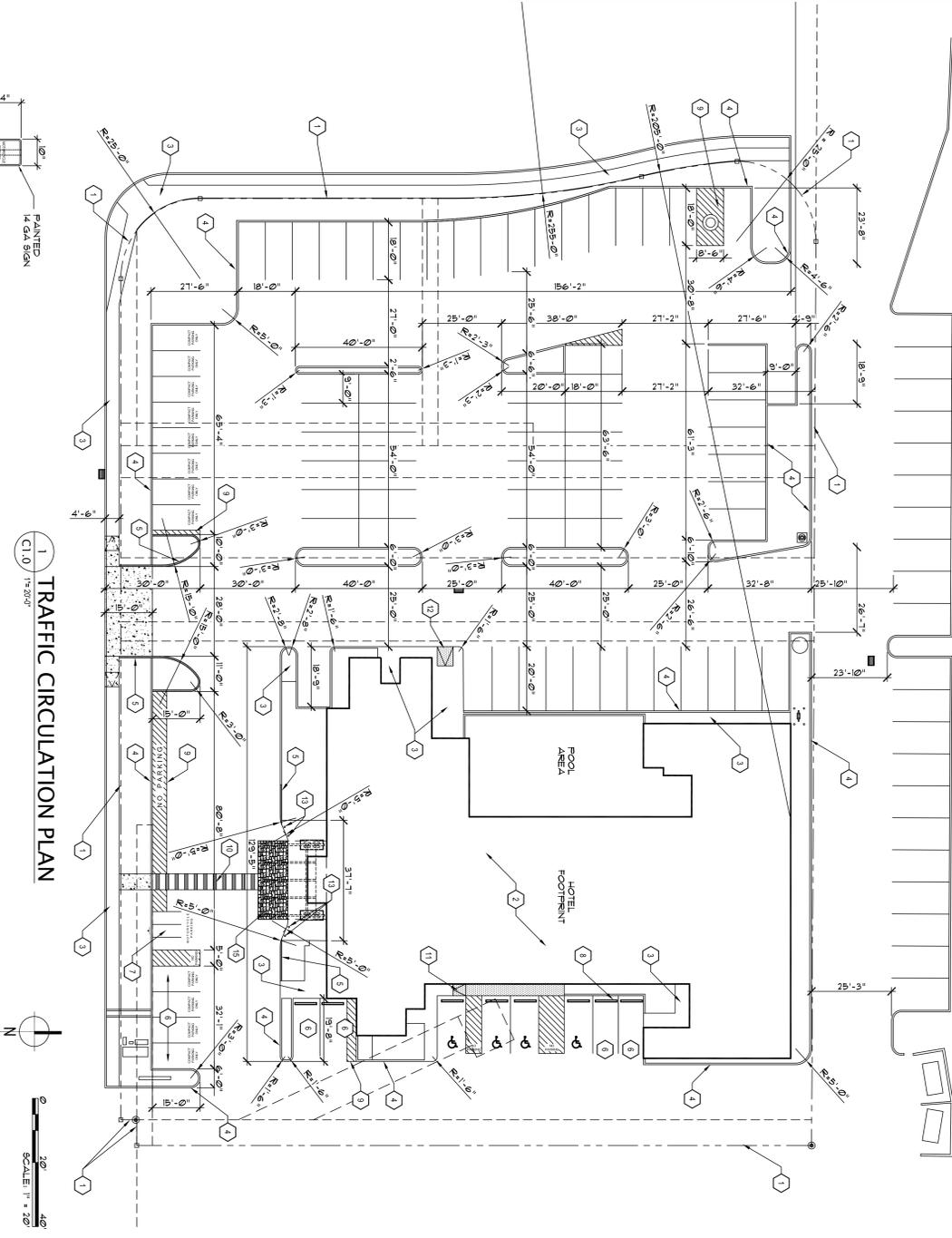
IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

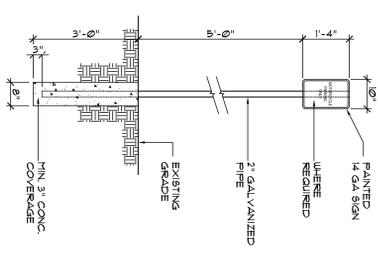
COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



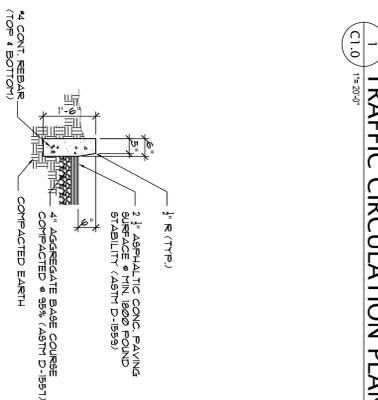
Vicinity Map



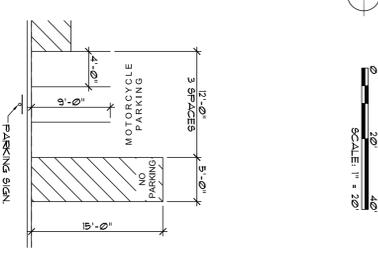
1 TRAFFIC CIRCULATION PLAN
C1.0 1/8"=1'-0"



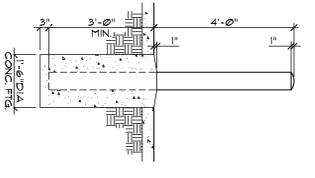
2 MOTORCYCLE SIGN
C1.0 1/2"=1'-0"



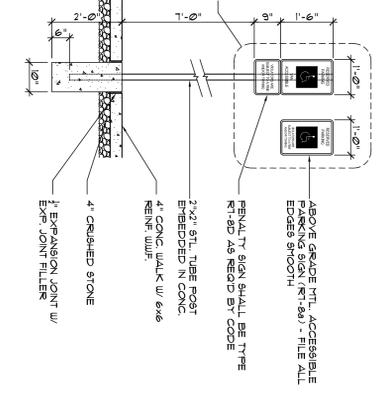
4 CURB DETAIL - TYPICAL
C1.0 1/2"=1'-0"



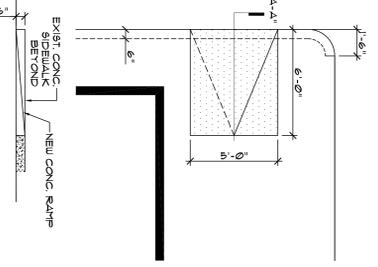
7 MOTORCYCLE PARKING
C1.0 1/8"=1'-0"



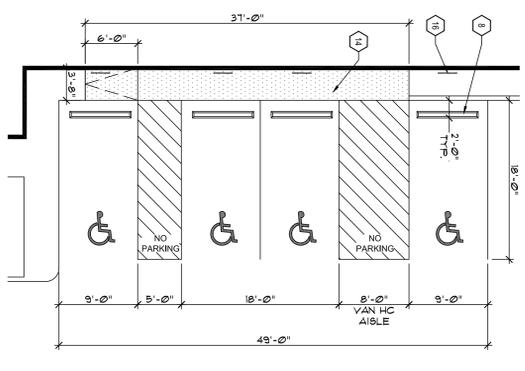
3 CONC. BOLLARD
C1.0 1/2"=1'-0"



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



6 CONC. CURB CUT
C1.0 1/8"=1'-0"



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

- GENERAL NOTES
1. EXISTING AND RE-USE EXISTING PARKING AND DRIVEWAYS IN ITS ENTIRETY.
 2. STRIPE NEW PARKING STALLS AND TRAFFIC CONTROL ISLANDS AND STRIPE AS SHOWN ON PLAN.
 3. CONCRETE CURBS, CURB AND CONCRETE WHEEL STOPS.
 4. CONCRETE WHEEL STOPS TO BE INSTALLED AT ALL PARKING STALLS.
 5. INSTALL STAMPED CONCRETE OR BRICK PATTERS AT PORTE COCHERE LIMITS OF INSTALL AS SHOWN ON PLAN. LIMIT OF PATTERNS TO BE INSTALLED AS SHOWN ON PLAN. THERE IS NO SIGN REQUIREMENTS, THEREFORE, SIGN, WALLS, TREE AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL AS MEASURED FROM THE OUTER PANI WILL NOT BE ACCEPTABLE IN THIS AREA.

- KEY NOTES
1. PROPERTY LINE.
 2. EXISTING BUILDING FOOTPRINT.
 3. EXISTING SIDEWALK.
 4. NEW SIDEWALK.
 5. NEW CONCRETE CURB, ANCHOR INTO EXISTING ADJACENT CURB.
 6. NEW CONCRETE CURB WITH CORROSION RESISTANT EPOXY COATING.
 7. NEW CONCRETE CURB WITH CORROSION RESISTANT EPOXY COATING. SHOWN ON PLAN, REFER TO DETAIL.
 8. NEW PARKING STALL - 4" WIDE WHITE STRIPING.
 9. NEW PARKING STALL - 4" WIDE WHITE STRIPING.
 10. NEW PARKING STALL - 4" WIDE WHITE STRIPING.
 11. NEW CONCRETE CURB CUT - PRE-CAST, 3000 PSI - 12" WIDE WHITE STRIPING.
 12. NEW CONCRETE CURB CUT - PRE-CAST, 3000 PSI - 12" WIDE WHITE STRIPING.
 13. NEW CONCRETE CURB CUT - PRE-CAST, 3000 PSI - 12" WIDE WHITE STRIPING.
 14. NEW SIDEWALK AT HC PARKING AREA TO BE FLUSH WITH ADJACENT SIDEWALK.
 15. LIMIT OF STAMPED CONCRETE SURFACE UNDER PORTE COCHERE.
 16. INSTALL 1/4" x 1/4" x 1/4" STAMPED CONCRETE UNDER PORTE COCHERE STALL. INSTALL AT A MINIMUM HEIGHT OF 3'-0" FROM SIDEWALK TO BOTTOM OF HC SIGN. REFER TO DETAIL AND S.C.I.L.

PARKING SUMMARY

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



JIM MEDLEY, Architect AIA
NCARB Certificate No. 35,895
3100 Christine N. E. Albuquerque, NM 87111
email: jmedley@jim-medley-architect.com
Phone (505) 292-3514 Fax (505) 294-5593

Project: **84 Guestroom Hotel**
CHOICE HOTELS INTERNATIONAL
NM073 CHN
Albuquerque, New Mexico

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

No.	Revision / Issue	Date:
1		
2		

Sheet Description
TRAFFIC CIRCULATION LAYOUT

Sheet: **C1.0**