

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 13, 2023

Dale R. Lusk, RA
SMPC Architects
219 Central Ave. NW
Albuquerque, NM 87102

Re: SureStay Hotel Conversion
10330 Hotel Ave. NE
Traffic Circulation Layout
Architect's Stamp 09-29-23 (K21-D016F)

Dear Mr. Lusk,

Based upon the information provided in your submittal received 10-05-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map showing the location of the development in relation to streets and well-known landmarks.
2. List the number of Bicycle parking spaces required by the IDO.
3. Keynote 02-0000A3: It appears the existing fence located within the public right of way. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.
4. Site Accesses:
 - All site accesses curb ramps must be updated to current standards and have truncated domes installed.
 - Please show on the site plan the necessary turnarounds in front of the gates. Because if a vehicle pulls up to the gate and is unable to enter, there should be sufficient space needs for the vehicle to turn around without backing into the roadway.
 - All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
7. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.

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NM 87103

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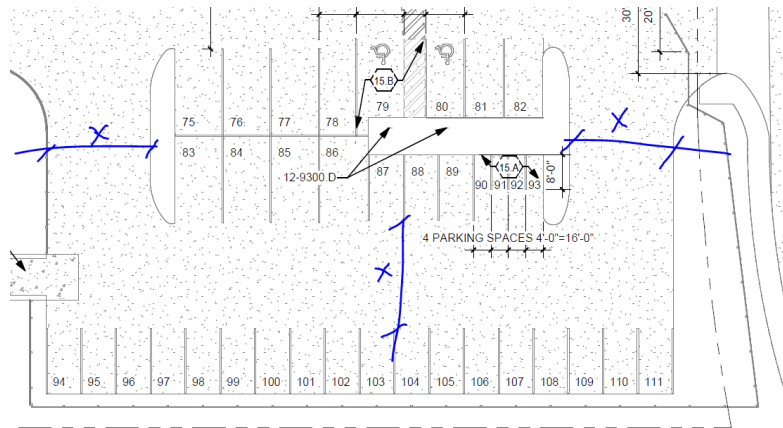
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8. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)
9. ADA curb ramp at the corner of Hotel Ave. and Hotel Circle must be updated to current standards and have truncated domes installed.
10. Please show on the site plan these drive aisles width.



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11. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. The pavement marking "MC" should be shown in the opposite direction for motorcycles entering the parking space.
13. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

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17. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
18. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
19. Please clarify the ADA pathways by clearly labeling flush surface or ramps and show the doorways on the site plan. Please ensure that all interior ADA curb ramps are updated to current standards.
20. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage 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.
21. Please specify the City Standard Drawing Number when applicable.
22. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
23. Please provide a copy of Fire Marshal and Solid waste approval.
24. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (**Contact Matt Grush: mgrush@cabq.gov**).
25. Please provide a letter of response for all comments given

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services
ma via: email
C: CO Clerk, File

GENERAL NOTES

- IF THIS SHEET IS NOT 24" X 36," THEN IT IS A REDUCED SIZE PLOT. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM ARCHITECT IF DIMENSIONS ARE IN QUESTION.
- MAILING AND LOCATION TO BE DETERMINED.
- INSPECT, CLEAN, REPAIR AND SEAL ALL GUTTERS AND DOWNSPOUTS AS NEEDED. MATCH EXISTING FINISH.
- INSPECT AND REPAIR ALL STAIRS, LANDINGS AND RAILING. MATCH EXISTING FINISH.
- INSPECT AND REPAIR ALL SIDEWALKS AND ELEVATED WALKS FOR ACCESSIBILITY.
- SOLID WASTE SERVICE ACCESS WILL BE COORDINATED WITH THE OWNER.

REFERENCE KEYNOTES

02-0000.A1	EXISTING FIRE HYDRANT
02-0000.A2	EXISTING FIRE DEPARTMENT CONNECTION
02-0000.A3	EXISTING FENCE
02-0000.A4	EXISTING WASTE MANAGEMENT
02-0000.A7	EXISTING MANUAL SWING GATE. EMERGENCY ACCESS ONLY
02-0000.A8	EXISTING TRANSFORMER
12-9300.B	BICYCLE RACK
12-9300.D	PARKING SIGN WITH HANDICAP SYMBOL OF ACCESSIBILITY
32-1200.B	MARKING AND STRIPING
32-1200.B1	STRIPING, WHITE
32-1200.B7	ARROW STRIPING, WHITE

SHEET KEYNOTES

15.A	RE-STRIPING PARKING FOR MOTORCYCLE PARKING
15.B	DESIGNATED VAN PARKING SPACE. RESTRIPE AS SHOWN ON PLAN
15.C	POST MOUNTED AUTOMATIC GATE OPENER
15.D	AUTOMATIC DOUBLE SWING GATE. ENTRANCE ONLY.
15.E	AUTOMATIC DOUBLE SWING GATE. EXIT ONLY WITH PROXIMITY READER.

PARKING REQUIREMENTS

IDO PARKING REQUIREMENT

- DWELLING, MULTI-FAMILY, 1.2 SPACES/ DWELLING UNIT WITH 1 BEDROOM
- 90 DU X 1.2/DU = 108 PARKING SPACES REQ'D
- PARKING SPACES PROVIDED = 111
- ACCESSIBLE PARKING SPACES REQUIRED: (14-16-3-1 OFF STREET PARKING). PARKING SPACES FOR VEHICLES WITH VALID DISTINCTIVE REGISTRATION PLATES FOR THE PHYSICALLY DISABLED AS PROVIDED BY SECTION 66-3-16 NMSA 1978 SHALL BE PROVIDED OFF STREET IN THE AMOUNT REQUIRED
- MINIMUM DESIGNATED DISABLED PARKING SPACE REQ'D = 8
- PARKING SPACES PROVIDED = 8
- MOTORCYCLES, MOPEDS, AND MOTOR SCOOTERS PARKING SPACES REQUIRED: (14-16-3-1 OFF STREET PARKING)
- MINIMUM MOTORCYCLE PARKING SPACE REQ'D = 4
- PARKING SPACES PROVIDED = 4

SURESTAY HOTEL CONVERSION TENANT IMPROVEMENTS

CONSTRUCTION DOCUMENTS

10330 HOTEL AVE. NE ALBUQUERQUE, NM 87123

NO	DATE	DESCRIPTION
DATE:	2023-09-29	
PROJECT #:	Project Number	
DRAWN BY:	Author	
CHECKED BY:	Checker	

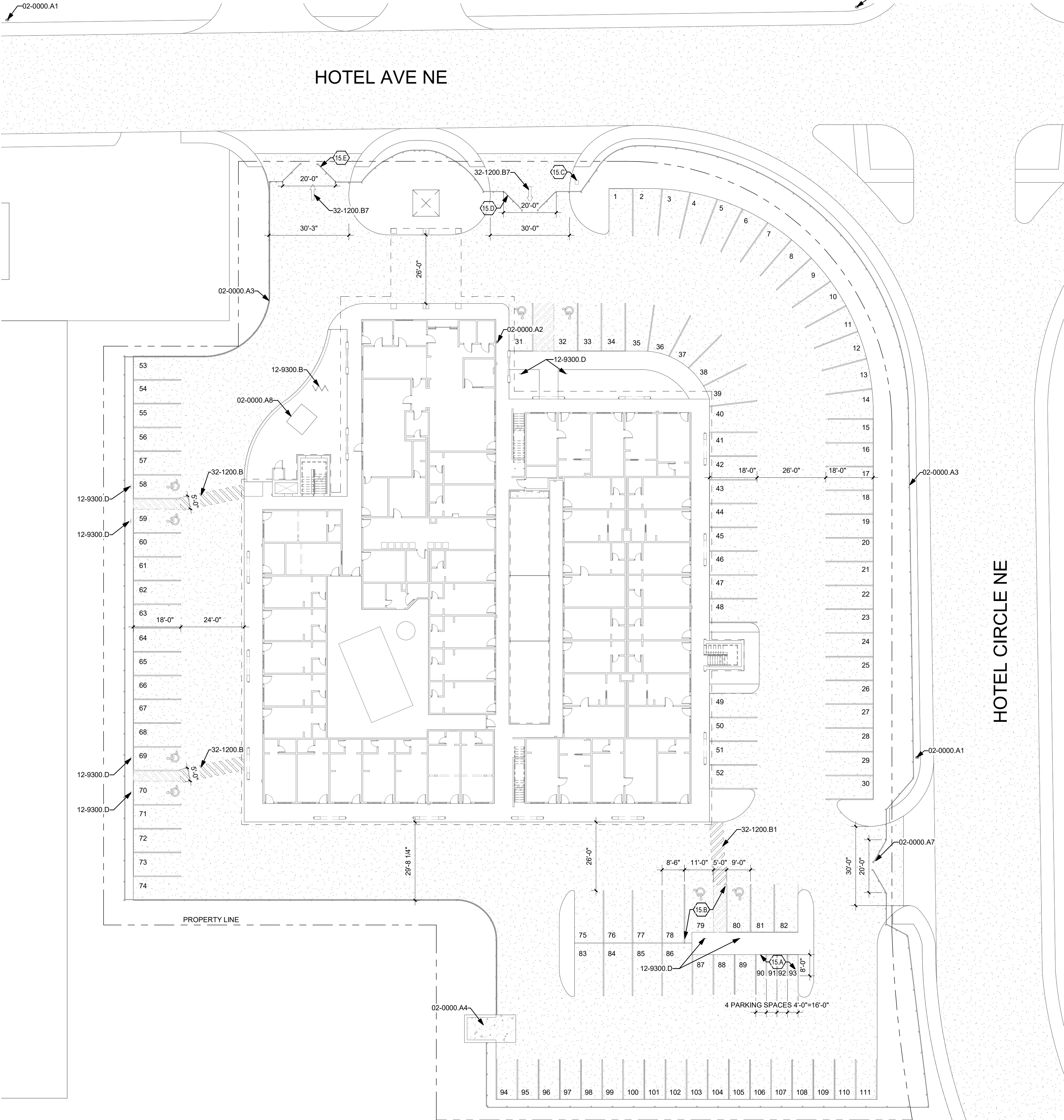
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SHEET TITLE

ARCHITECTURAL
SITE PLAN

AS-101



A1 SITE PLAN
1" = 20'-0"