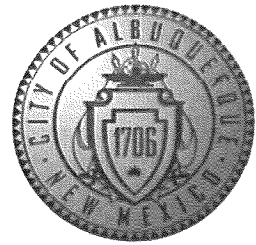


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 23, 2022

Taffazzul Hussain
Afra Construction & Design
2501 Yales Blvd SE, Ste 102
Albuquerque, NM 87106

Re: AVID HOTEL
1441 Woodard Road SE
Traffic Circulation Layout
Architect's Stamp NONE (M15-D023B)

Dear Mr. Hussain,

Based upon the information provided in your submittal received 07-27-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. Coordinate/discuss with Zoning. **Shown are the requirements for Hotel but not for Future Restaurant. So, please break down and separate required calculations for Hotel versus Restaurant.**
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. **Keyed Notes:**
 - All notes will details provided and the appropriate references sheets provided as well. This includes proposed ADA ramps, signage, striping, pavement markings, etc...
 - Some keyed notes shown on items are incorrect. Please address this concern.
 - **Keyed notes 29 & 30:** Verify that location of proposed signs will not encroach onto COA right of way. This includes airspace.
4. All proposed/existing pathways/sidewalks onsite and on public street will need to be dimensioned and/or details provided or reference COA std dwg numbers.
5. **Woodard/Flightway proposed entrances:**
 - Provide entrance design detail and/or reference COA Std Dwg 2426.
 - Ramp symbols will need to be provide to demonstrate propose ramps with truncated domes.
 - **Sidewalk (proposed/existing):** Provide width and details (or reference COA std dwg 2430).
 - **Sidewalk end treatment:** Provide (Note) a 5:1 taper to tie into existing ground surface to avoid tripping hazard at end of sidewalk (if applicable).

PO Box 1293

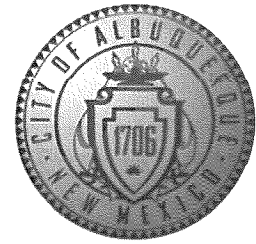
Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

6. Identify all existing access easements and rights of way width dimensions (If applicable).
7. Identify the right of way width, medians, curb cuts, and street widths on Woodard and Flightway.
8. Please list the width and length for all proposed parking spaces. Some dimensions are not shown.
9. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
<i>Compact</i>	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

10. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
11. 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.
12. 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).
13. All proposed ADA curb ramps must be updated to current standards and have truncated domes installed. Please provide details for all the proposed ADA ramps.
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
15. 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.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.
17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

PO Box 1293

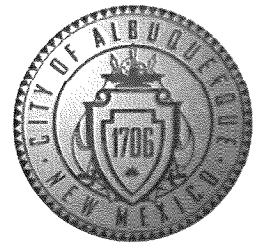
Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

19. All radii's for curves shown, for passenger vehicles, will need to be 15 feet. Radius for delivery trucks, fire trucks, etc. is 25 ft. or large
20. Per the DPM, 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.**
21. 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.**
22. Parking areas shall have barriers to prevent vehicles from extending over ADA pathway, and/or abutting lots.
23. Provide a copy of refuse approval.
24. Fire Department: An approval Fire 1 plan needs to be provided.
25. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. **Please provide thickness of propose asphalt surface for site.**
26. Please provide a sight distance exhibit and proposed entrances and dimension them appropriately.
27. 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. **Sight triangle Not properly shown on site plan.**
28. Please specify the City Standard Drawing Number when applicable.
29. 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 (2430 & 2415A).
30. Please provide a letter of response for all comments given.
31. 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**).

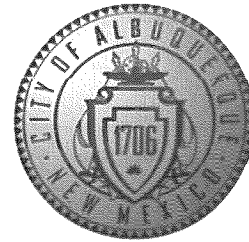
Once corrections are complete resubmit

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.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

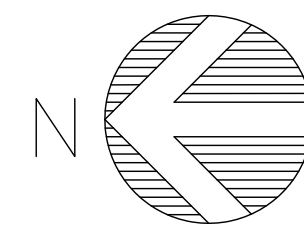
NM 87103

www.cabq.gov

SITE LOCATION



NORTH



SCALE: 1:20

1.	PARKING LOT LIGHTING WITH LED FIXTURES, REFER TO DETAIL 3/SP-2.	17.	LANDSCAPE AREA.
2.	BIKE RACK FOR 3 BIKES, REFER TO DETAIL 1/SP-2.	18.	20'-0" PUBLIC UTILITIES EASEMENT.
	TRANSFORMER LOCATION.	19.	10'-0" UTILITIES EASEMENT FOR SEWER LINES.
3.	CURB FLUSH WITH PAVEMENT, SEE 9/SP-2.	20.	SIGHT LINE, NO LANDSCAPING 3'-0" HIGHER IN THIS AREA.
4.	STRIPED CROSSWALK, 5' WIDE, PAINT WHITE.	21.	ADA RAMP AND LANDING, SEE 6/SP-2.
5.	MONUMENT SIGN, REFER TO DETAIL 14/SP-2.	22.	ADA EV CHARGING STATION.
6.	DUMPSTER LOCATION, REFER TO DETAIL 10/SP-2.	23.	EV CHARGING STATION.
7.	PROPERTY LINE.	24.	2 TONGUE ROOF SPOUT/ SPLASH BLOCK
8.	ADA PARKING SIGN, REFER TO DETAIL 2/SP-2.	25.	KNOX BOX 5'-0" A.F.F.
9.	REMOTE FIRE DEPARTMENT CONNECTION (FDC)	26.	40' RADIUS.
10.	PAINt CURB RED WITH FIRE DEPARTMENT AND NO PARKING STENCIL WHITE @ 20'-0" O.C.	27.	STOP SIGN, SEE 11/SP-2.
11.	FIVE (5) MOTORCYCLE PARKING SPACES	28.	HVAC EQUIPMENT.
12.	ASPHALT PAVEMENT TO WITHSTAND 75 PSF MINIMUM.	29.	MONUMENT SIGN, SEE 14/SP-2.
13.	LANDSCAPE CURB, SEE 7/SP-2.	30.	PLYON SIGN, SEE 15/SP-2.
14.	CONCRETE SIDEWALK CURB, SEE 8/SP-2.	31.	TRANSITION CURB TO BE FLUSH WITH ASPHALT.
15.	CONCRETE SIDEWALK TRENCH DRAIN, 12" WIDE WITH 1/4" NOTCH FOR 1/4" STEEL DIAMOND PATTERN PLATE.	32.	PLANTERS
		33.	EXISTING FIRE HYDRANT.
		34.	GRAVEL.
		35.	SIDEWALK PER COA STANDARDS TO MATCH EXISTING (ENTIRE LENGTH OF PROPERTY).
		36.	LANDSCAPE STRIP TO MATCH EXISTING (ENTIRE LENGTH OF PROPERTY).

- TOTAL GUESTROOMS ----- 91
- REQUIRED PARKING SPACES ----- 91
- PROVIDED PARKING SPACES ----- 116
- CAR ADA ACCESSIBLE PARKING ----- 5
- VAN ACCESSIBLE PARKING ----- 1
- GROSS BUILDING AREA ----- 41,695 SF

0 5' 10'

SCALE: 1"=20'

2501 Yale Blvd SE Suite 102
Albuquerque, New Mexico 87106
Tel 505.242.1745
Fax 505.242.1737

[illegible]

SP-1

/29/2022