

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 24, 2026

Tafazzul Hussain, RA  
Afra Construction & Design  
2501 Yale Blvd. SE, Suite 102  
Albuquerque, NM 87106

[thussain@afradesign.com](mailto:thussain@afradesign.com)

**Re: Tru Hotel**  
**1321 FLIGHTWAY SE 87106**  
**Traffic Circulation Layout**  
Engineer's Stamp 2/10/26 (M15D056)-TRANS-2026-00042

Dear Mr. Hussain,

The TCL resubmittal received 2-24-26 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

*Sertil A. Kanbar*

Sertil Kanbar, PhD, PE, CFM  
Sr. Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



1321 FLIGHTWAY AVE, ALBUQUERQUE, NM 87106

**TABLE OF CONTENTS**

SHEET TITLE	NUMBER
COVER SHEET	CS
TRAFFIC CIRCULATION PLAN	TCL-1
SITE PLAN DETAILS	TCL-2

**PROJECT DATA**

LEGAL DESCRIPTION OF PROPERTY  
1321 FLIGHTWAY AVE, ALBUQUERQUE, NM 87106

**ROOM TABULATION**

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
KING:	2	16	16	16	50
DOUBLE QUEEN:	3	11	11	11	36
ACCESSIBLE KING:	-	1	1	1	3
ACCESSIBLE DOUBLE QUEEN:	--	1	1	1	3
	5	29	29	29	92

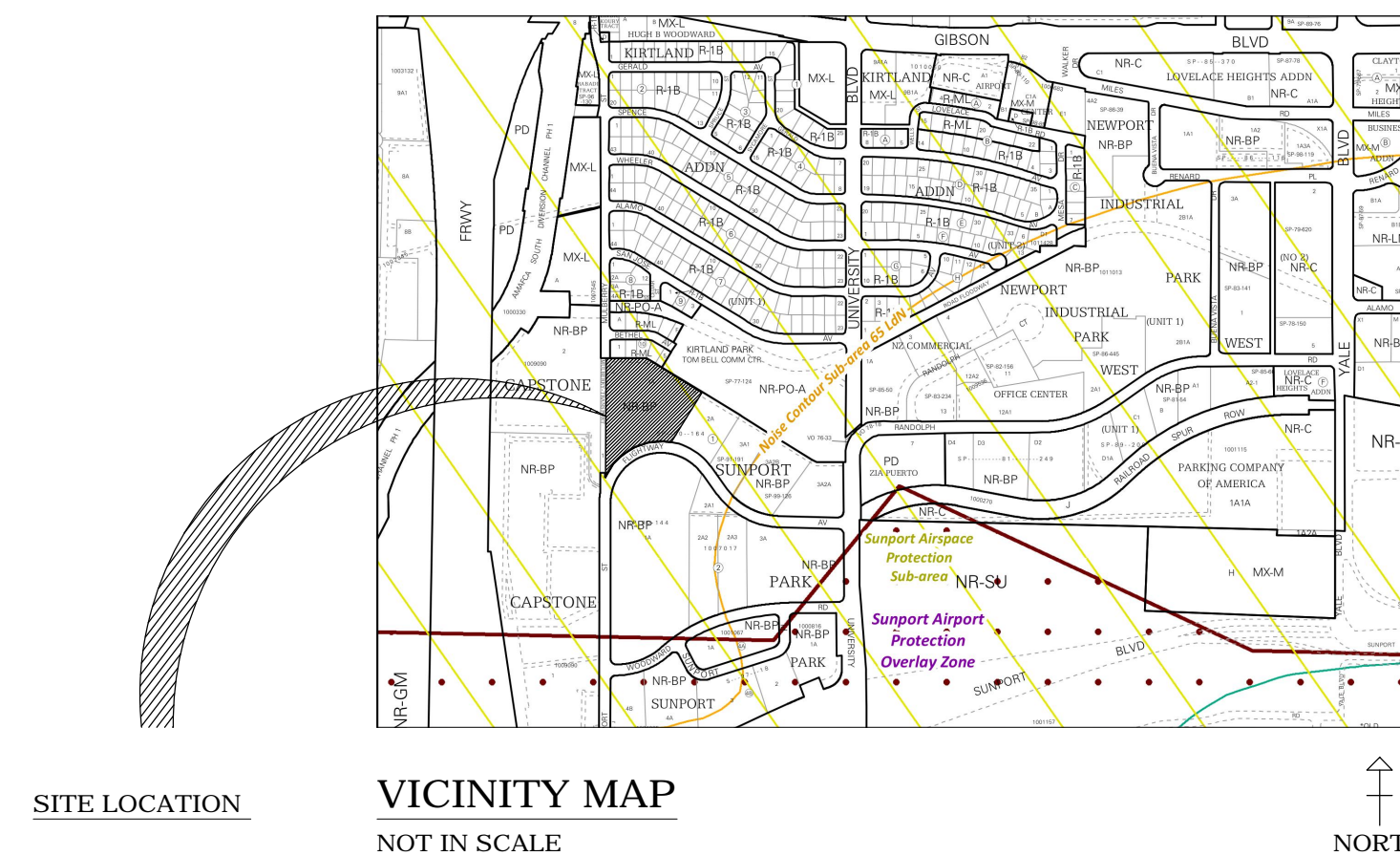
**AREA SUMMARY**

FIRST FLOOR : 10,954 SF  
 SECOND FLOOR: 10,737 SF  
 THIRD FLOOR: 10,737 SF  
 FOURTH FLOOR: 10,737 SF  
 TOTAL BUILDING AREA: 43,165 SF

**OCCUPANT LOAD**

FIRST FLOOR			
HOTEL	10,954 SF/200	=	55
VESTIBULE	138 SF/15	=	9
LOBBY	2,026 SF/15	=	135
FRONT DESK	374 SF/100	=	3
WORK AREA	224 SF/100	=	2
MANAGERS OFFICE	204 SF/100	=	2
EMPLOYEE BREAK	326 SF/15	=	22
PANTRY	387 SF/200	=	2
FITNESS ROOM	441 SF / 50	=	9
LAUNDRY	402 SF/100	=	4
MECH/ELEC	391 SF/300	=	1
POOL DECK	982 SF/15	=	66
POOL	417 SF/50	=	8
POOL EQUIP / ELEV EQUIP	360 SF/300	=	1
STORAGE	78 SF/300	=	1
PUBLIC RESTROOMS	172 SF/NA	=	NA
PBX	80 SF/300	=	1
WATER / ICE	63 SF/ 100	=	1
PATIO	465 SF /15	=	31

FIRST FLOOR OCCUPANT LOAD		=	351
SECOND FLOOR OCCUPANT LOAD	10,737 SF/200	=	53
THIRD FLOOR OCCUPANT LOAD	10,737 SF/200	=	53
FOURTH FLOOR OCCUPANT LOAD	10,737 SF/200	=	53
TOTAL OCCUPANT LOAD		=	510



**CODE INFORMATION:**

2021 INTERNATIONAL BUILDING CODE (2021 NMBCB)  
 2020 NEW MEXICO ELECTRICAL CODE (2020 NMEC)  
 2020 NATIONAL ELECTRIC CODE (2020 NEC)  
 2021 NEW MEXICO MECHANICAL CODE (2021 NMCC)  
 2021 UNIFORM MECHANICAL CODE (2021 UMC)  
 2021 NEW MEXICO PLUMBING CODE (2021 NMPC)  
 2021 UNIFORM PLUMBING CODE (2021 UPC)  
 2021 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE (2021 NMCECC)  
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (2021 IECC)  
 2021 INTERNATIONAL FIRE CODE (2021 IFC)  
 2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (AS WRITTEN) (2021 NMBCB 1102.1)

OCCUPANCY GROUP-----: R-1  
 TYPE OF CONSTRUCTION-----: VA - 1 HR. (ONE HOUR FIRE RATED, FULLY AUTO SPRINKLED)  
 SEISMIC ZONE-----: SITE CLASS D  
 ZONE-----: HR BP  
 ZONE ATLAS-----: M-15-Z  
 HEIGHT OF PARAPET-----:  
 OCCUPANCY CLASSIFICATIONS-----:

**GROSS BUILDING AREA**

FIRST FLOOR : 10,954 SF  
 SECOND FLOOR: 10,737 SF  
 THIRD FLOOR: 10,737 SF  
 FOURTH FLOOR: 10,737 SF  
 TOTAL BUILDING AREA: 43,165 SF

**PLUMBING ANALYSIS**

VESTIBULE	138 SF/15	=	9
LOBBY	2,026 SF/15	=	135
FRONT DESK	374 SF/100	=	3
WORK AREA	224 SF/100	=	2
MANAGERS OFFICE	204 SF/100	=	2
EMPLOYEE BREAK	326 SF/15	=	22
PANTRY	387 SF/200	=	2
FITNESS ROOM	441 SF / 50	=	9
LAUNDRY	402 SF/100	=	4
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POOL DECK	982 SF/15	=	66
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STORAGE	78 SF/300	=	1
PUBLIC RESTROOMS	172 SF/NA	=	NA
PBX	80 SF/300	=	1
WATER / ICE	63 SF/ 100	=	1
PATIO	465 SF /15	=	31

TOTAL OCCUPANT LOAD ----- = 296

MEN = 148 WOMEN = 148

**PLUMBING: PUBLIC FIXTURE COUNT**

	WATER CLOSETS		LAVORATORIES		DRINKING FOUNTAIN		MOP SINK	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MEN	2	2	1	2	1	1		
WOMEN	2	2	1	2			1	1
EMPLOYEE	1	1	1	1	1 ADA			

**PARKING ANALYSIS**

92 GUESTROOMS  
 TOTAL PARKING SPACES REQUIRED----- = 92  
 TOTAL PARKING SPACES PROVIDED----- = 99  
 ACCESSIBLE PARKING SPACES REQUIRED----- = 4  
 ACCESSIBLE PARKING SPACES PROVIDED----- = 4  
 ACCESSIBLE VAN PARKING SPACES REQUIRED----- = 1  
 ACCESSIBLE VAN PARKING SPACES PROVIDED----- = 1  
 TOTAL ACCESSIBLE PARKING SPACES PROVIDED----- = 4

**BIKE RACK**

2 RACKS FOR 4 BIKES EACH

**MOTORCYCLE**

4 SPACES PROVIDED

**PATIO**

465 SF

**PROJECT TEAM**

ARCHITECT: AFRA CONSTRUCTION AND DESIGN  
 2501 YALE BLVD, SUITE 102  
 ALBUQUERQUE, NEW MEXICO 87106  
 OFFICE: (505) 242-1745  
 FAX: (505) 242-1737  
 CONTACT: TAFAZZUL HUSSAIN  
 EMAIL: thussain@afradesign.com

CIVIL: The Hensley Engineering Group  
 Ron E. Hensley P.E.  
 ron@thengroup.cc  
 P: 505-410-1622

LANDSCAPE: Danny Mitchell, ASLA  
 P.O. Box 1241  
 Cedar Crest, NM 87008  
 505 639-9583  
 danny@mitchellassociatesinc.com

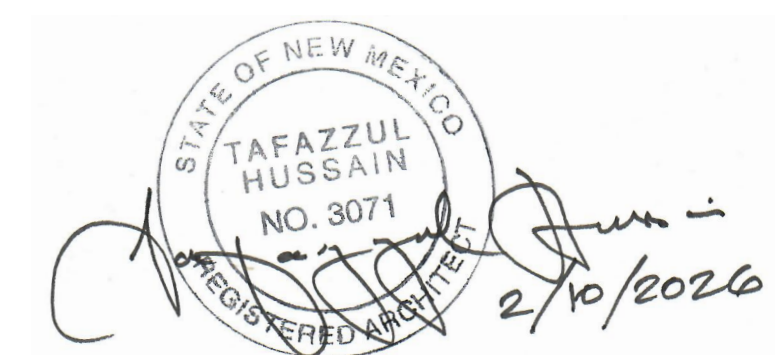
STRUCTURAL: JJK GROUP, INC.  
 3240 C JUAN TABO NE  
 ALBUQUERQUE, NEW MEXICO 87112  
 TEL: (505) 296-5706  
 FAX: (505) 296-1672  
 CONTACT: JIM KAPURANIS, P.E.  
 EMAIL: jjkgroup@flash.net

PLUMBING: ZENITH Engineering LLC  
 2612 W. Heiman St, Unit 52  
 Nashville, TN 37208  
 http://zenithmep.carrd.co/  
 P: 505 702 5805

MECHANICAL: ZENITH Engineering LLC  
 2612 W. Heiman St, Unit 52  
 Nashville, TN 37208  
 http://zenithmep.carrd.co/  
 P: 505 702 5805

ELECTRICAL: ZENITH Engineering LLC  
 2612 W. Heiman St, Unit 52  
 Nashville, TN 37208  
 http://zenithmep.carrd.co/  
 P: 505 702 5805

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
 Serhil A. Kambar 2/24/2026  
 Signed Date



KEYED NOTES

1. PARKING LOT LIGHTING WITH LED FIXTURES. REFER TO DETAIL 3/SP-2.
2. BIKE RACK FOR 3 BIKES. REFER TO DETAIL 1/SP-2.
3. TRANSFORMER LOCATION
4. CURB FLUSH WITH PAVEMENT. SEE 9/SP-2.
5. STRIPED CROSSWALK, 5' WIDE, PAINT WHITE.
6. MONUMENT SIGN, REFER TO DETAIL 14/SP-2.
7. DUMPSTER LOCATION, REFER TO DETAIL 10/SP-2.
8. PROPERTY LINE.
9. ADA PARKING SIGN, REFER TO DETAIL 2/SP-2.
10. REMOTE FIRE DEPARTMENT CONNECTION (FDC)
11. PAINT CURB RED WITH FIRE DEPARTMENT AND NO PARKING STENCIL WHITE @ 20'-0" O.C.
12. FIVE (5) MOTORCYCLE PARKING SPACES 6'X10'.
13. 3" THICK ASPHALT PAVEMENT TO WITHSTAND 75 PSF MINIMUM.
14. LANDSCAPE CURB, SEE 7/SP-2.
15. CONCRETE SIDEWALK CURB, SEE 8/SP-2.
16. CONCRETE SIDEWALK TRENCH DRAIN, 12" WIDE WITH 1/4" NOTCH FOR 1/4" STEEL DIAMOND PATTERN PLATE.
17. LANDSCAPE AREA.
18. BUILD 5'-0" WIDE SIDEWALK TO C.O.A STANDARDS (SEE INFRASTRUCTURE LIST FOR FINANCIAL GUARANTEE).
19. BUILD 4'-6" WIDE LANDSCAPING BUFFER TO C.O.A STANDARDS (SEE INFRASTRUCTURE LIST FOR FINANCIAL GUARANTEE).
20. CLEAR SIGHT TRIANGLE - LANDSCAPING & SIGNAGE (MAX. HEIGHT 3'-8" FROM GUTTER PLAN) WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
21. ADA RAMP AND LANDING, SEE 6/SP-2.
22. ADA EV CHARGING STATION.
23. EV CHARGING STATION.
24. 2 TONGUE ROOF SPOUT/ SPLASH BLOCK.
25. KNOX BOX 5'-0" A.F.F.
26. 40' RADIUS.
27. STOP SIGN, SEE 11/SP-2.
28. HVAC EQUIPMENT.
29. MONUMENT SIGN, SEE 14/SP-2.
30. PYLON SIGN, SEE 15/SP-2.
31. TRANSITION CURB TO BE FLUSH WITH ASPHALT.
32. PLANTERS
33. EXISTING FIRE HYDRANT.
34. GRAVEL
35. 6'-0" WIDE SIDEWALK PER COA STD. DWG #2430 TO MATCH EXISTING (ENTIRE LENGTH OF PROPERTY).
36. LANDSCAPE STRIP (ENTIRE LENGTH OF PROPERTY).
37. REPLACE BROKEN OR CRACKED SIDEWALK PER COA. STD. DWG #2430 & 2415A.
38. ENTRANCE DESIGN DETAILS PER COA STD. DRG #2426.
39. SIDEWALK END TREATMENT, "PROVIDE A 5:1 TAPER TO TIE INTO EXISTING GROUND SURFACE TO AVOID TRIPPING HAZARD".
40. MOTORCYCLE PARKING SIGN.
41. 20'-0" WIDE EASEMENT.
42. 10'-0" WIDE POWER EASEMENT.
43. NEW FIRE HYDRANT

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
 Sertil A. Kanbar 2/24/2026  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

PARKING ANALYSIS

HOTEL GUEST ROOMS	92
REQUIRED PARKING SPACES	92
PROVIDED PARKING SPACES	97
CAR ADA ACCESSIBLE PARKING	4
VAN ACCESSIBLE PARKING	1

TOTAL PARKING ----- 97

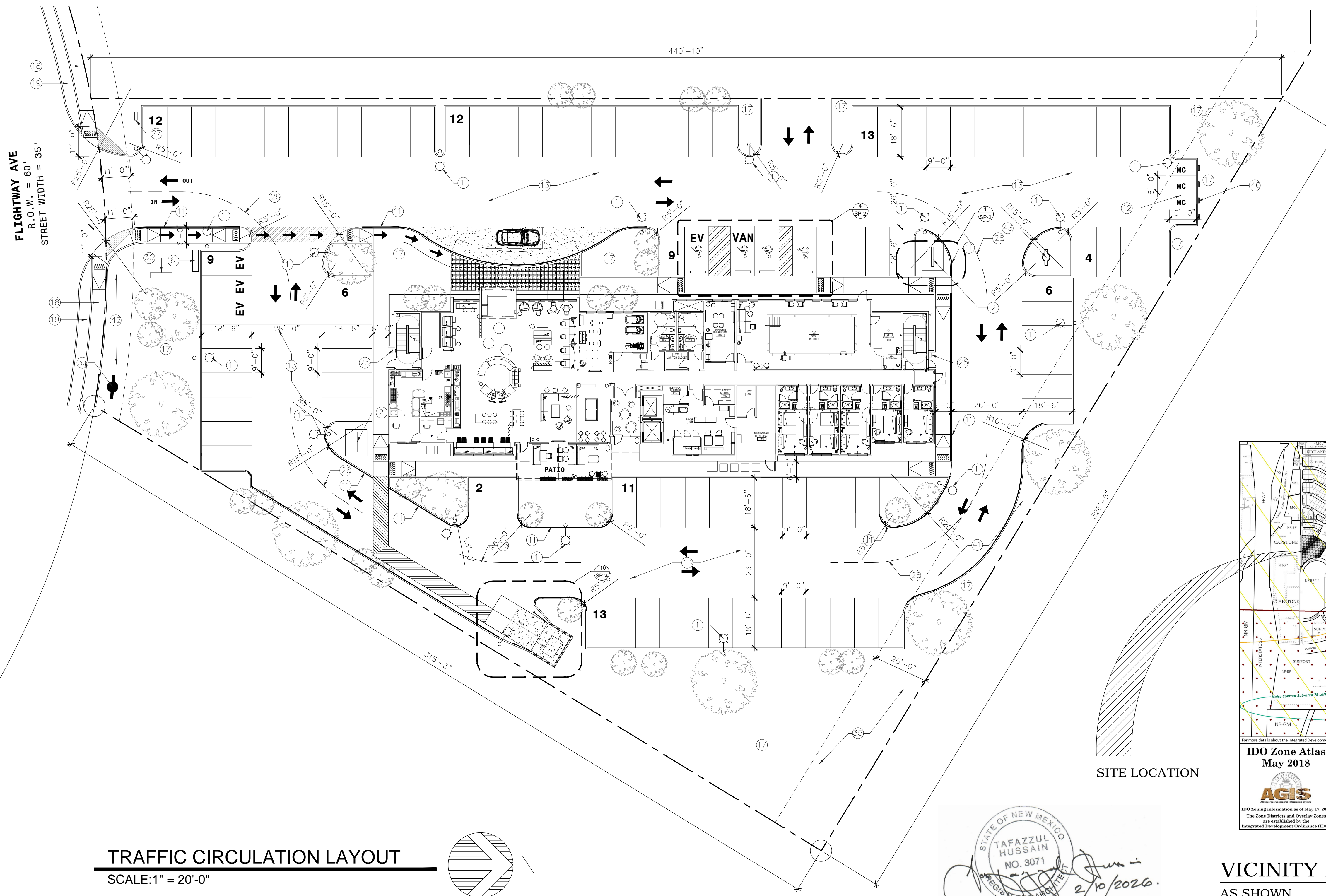
TRAFFIC CIRCULATION LAYOUT

Afra Construction & Design  
 2501 Yale Blvd SE Suite 102  
 Albuquerque, New Mexico 87106  
 Tel 505.242.1745  
 Fax 505.242.1737

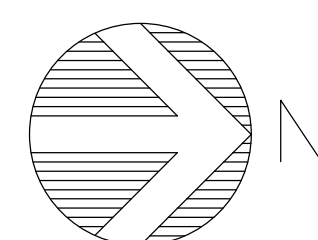
**Tru Hotel**  
 1321 Flightway Ave, Albuquerque, NM 87106

REV	DATE	DESCRIPTION	APVD

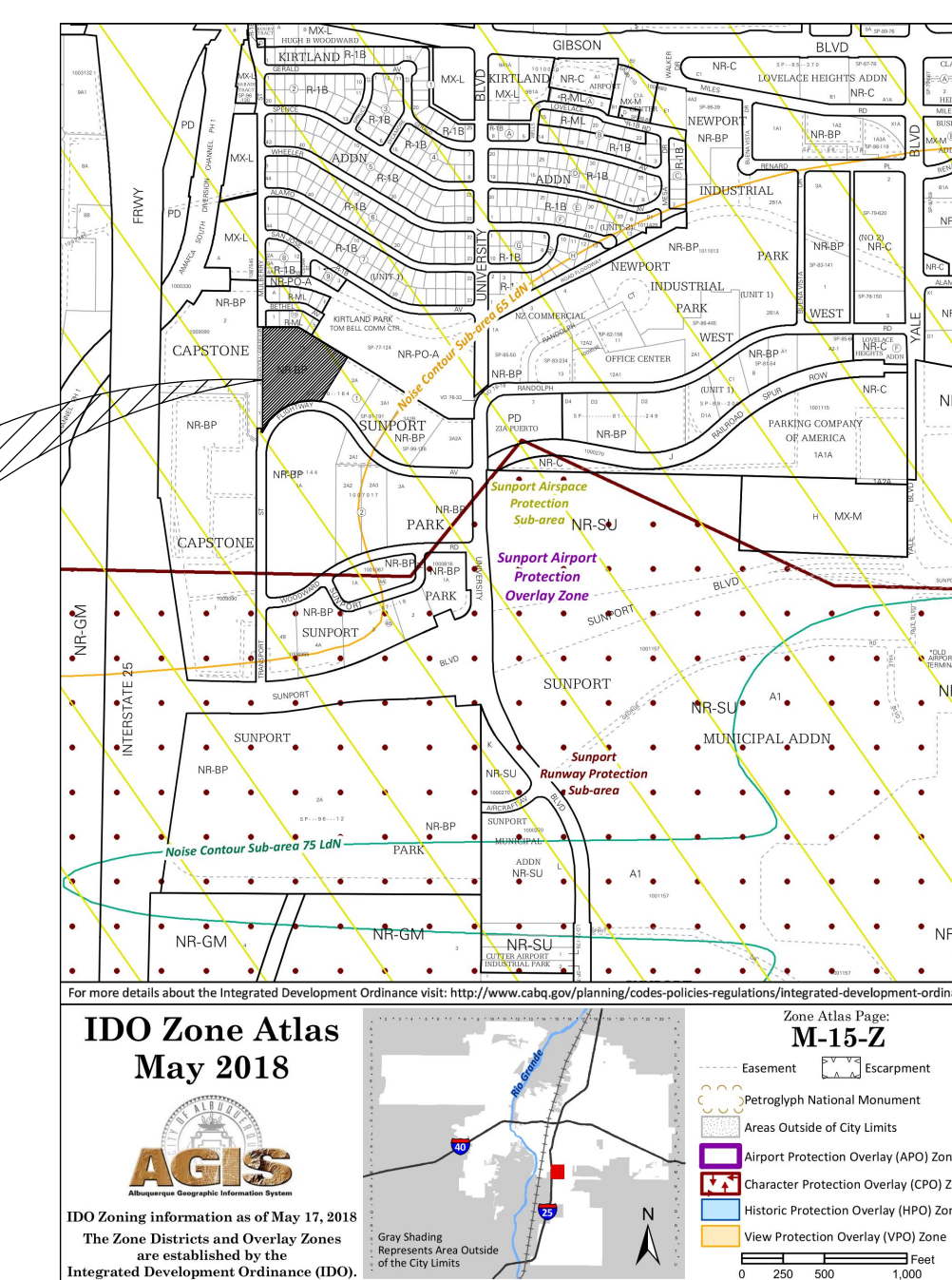
TCL 1  
 2/24/2026



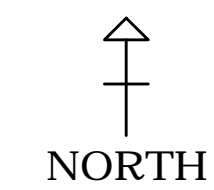
**TRAFFIC CIRCULATION LAYOUT**  
 SCALE: 1" = 20'-0"



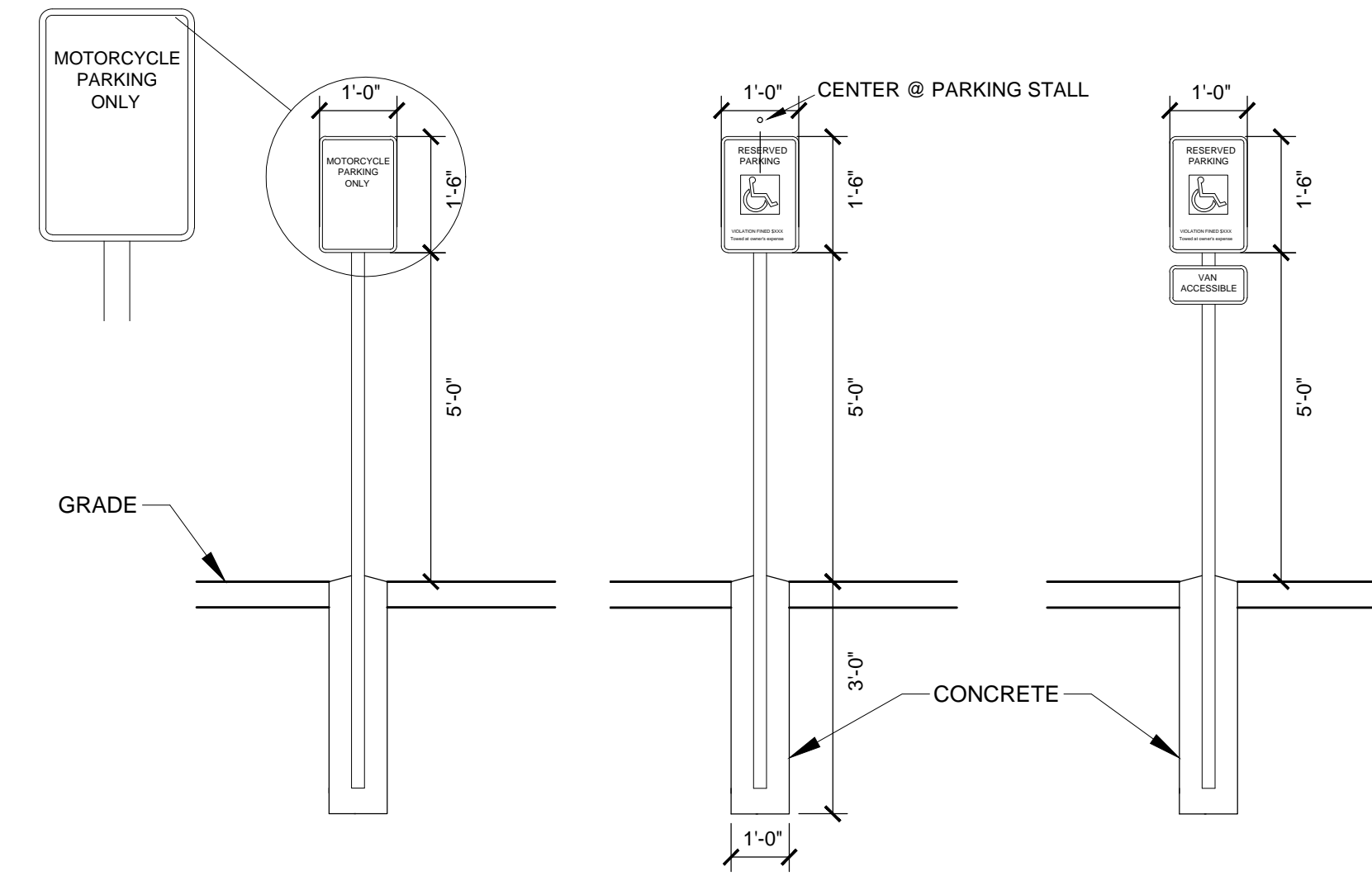
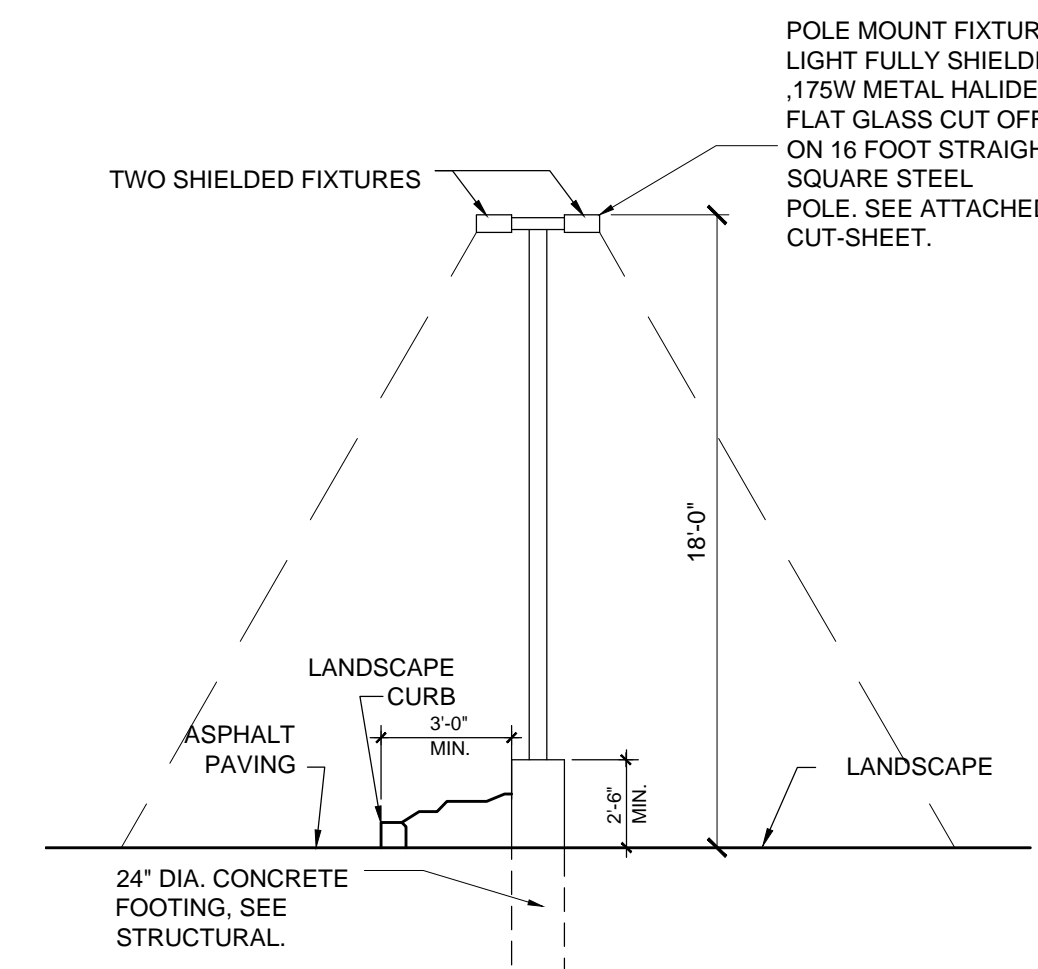
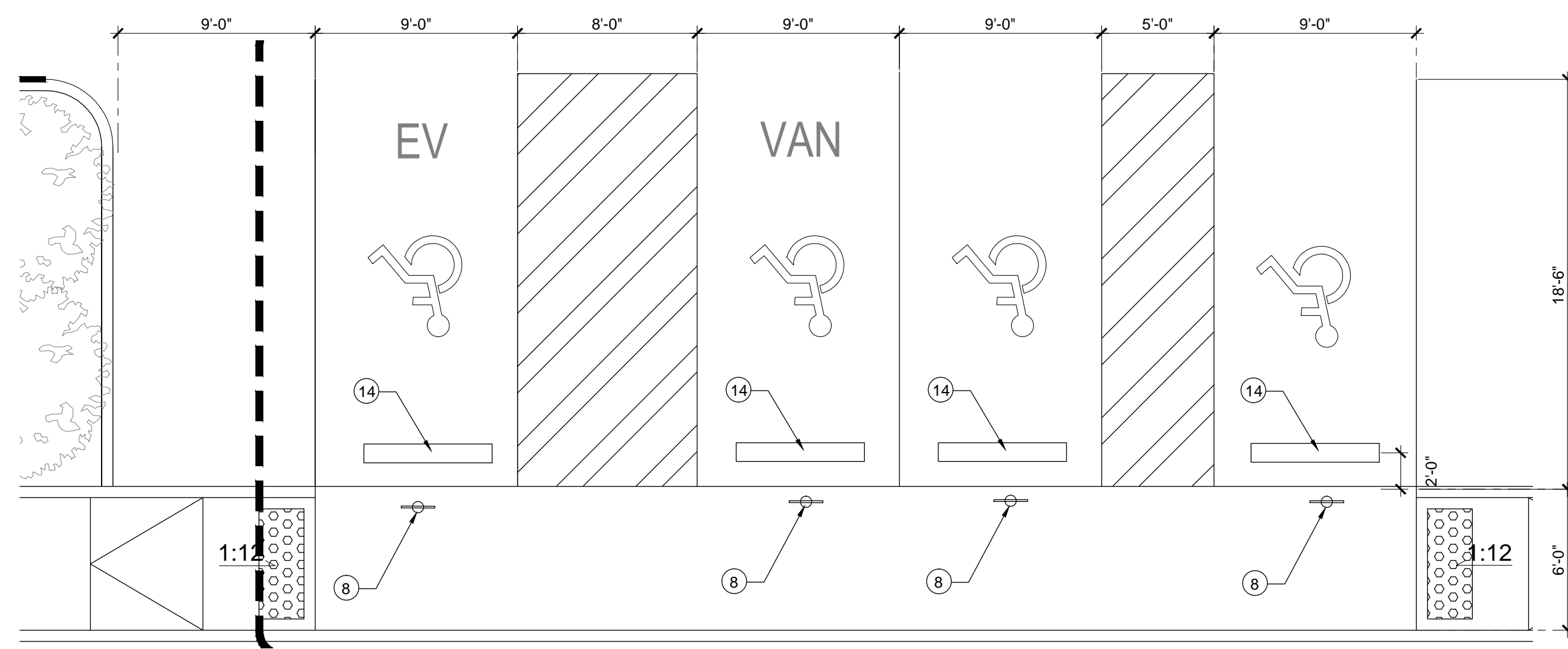
SITE LOCATION



**VICINITY MAP**  
 AS SHOWN



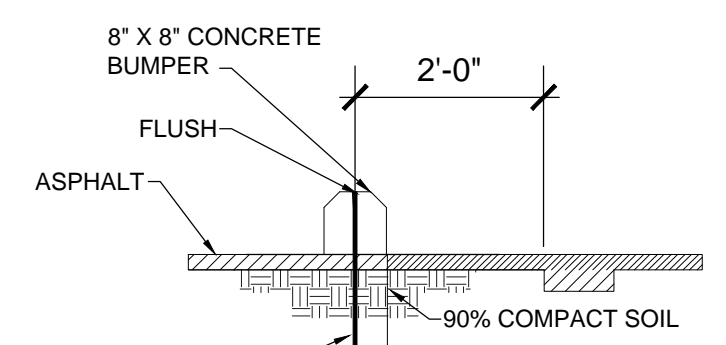
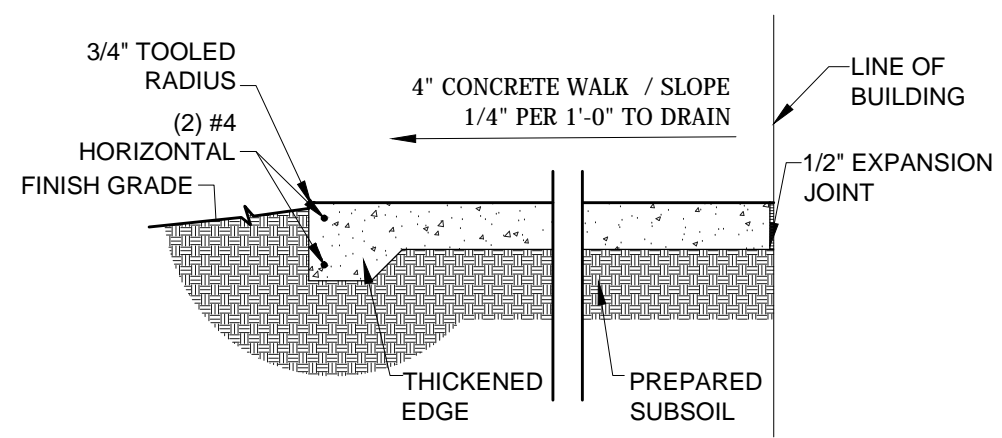
STATE OF NEW MEXICO  
**TAFAZZUL HUSSAIN**  
 NO. 3071  
 REGISTERED ARCHITECT  
 2/10/2026



- KEYED NOTES**
- 1/2" CONTROL JOINT.
  - CONCRETE CURB, TYPICAL.
  - ASPHALT PAVING THIS AREA.
  - LANDSCAPE CURB.
  - CONCRETE SIDEWALK.
  - REFUSE ENCLOSURE.
  - CONCRETE APRON 20'-0" LONG.
  - ACCESSIBLE PARKING SIGN.
  - 1 1/2" RD. SCH. 40 STEEL PIPE, PRIME, PAINT @ 4'-0" O.C..
  - CONCRETE PATIO, BRICK OPTIONAL.
  - PIPE SLEEVE, EMBED FLUSH.
  - MOTORCYCLE PARKING SPACE, 4'-0" x 10'-0".
  - 4" WHITE STRIP, 4" SPACE APART.
  - CONCRETE BUMPER, OWNER OPTION, SEE 4A/SP-2.
  - PEDESTRIAN RECYCLE GATE.
  - TRASH ENCLOSURE GATES, 1' 1/2" BOTTOM POST, DRILL CONCRETE.
  - GATE WITH LEVER TYPE HARDWARE, LIGHT SPRING CLOSER.
  - 6" ROUND SCHEDULE 80, STEEL PIPE, PRIME, PAINT TO MATCH STUCCO, 3'-0" BELOW GRADE IN 12" ROUND CONCRETE, TYPICAL.
  - FLOOR DRAIN, AS REQUIRED.
  - TRUNCATED DOME MATT WITH SLIP RESISTANT.
  - FOR EXTERIOR SIGNAGE REFER TO THE BRAND STANDARDS MANUAL.

- GENERAL NOTES**
- ALL FENCING AND RAILINGS ON PROPERTY MUST COORDINATE WITH THE EXTERIOR DESIGN OF THE HOTEL.

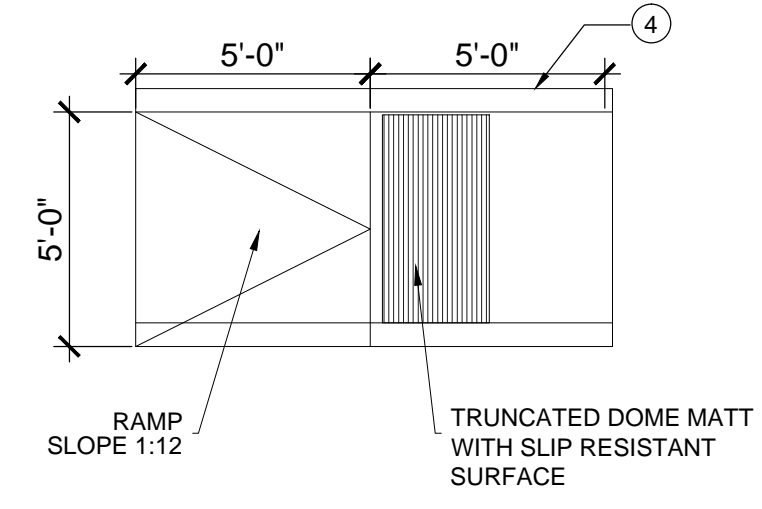
**4 ACCESSIBLE STALLS**  
SP-2 / SCALE: 3/16"=1'-0"



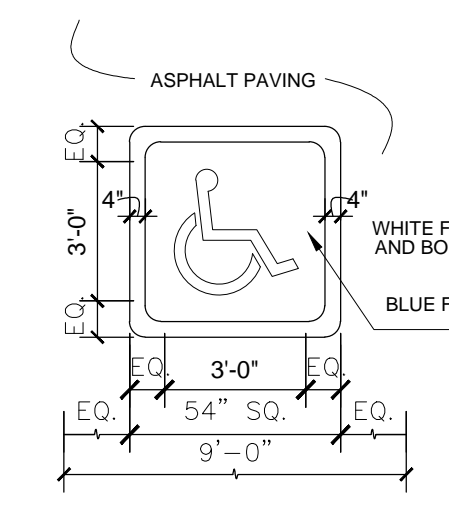
**4A PARKING BUMPER**  
SP-2 / SCALE: 1/2"=1'-0"  
NOTE: OWNER OPTION

**3 SHIELDED LIGHT POLE**  
SP-2 / SCALE: 3/16"=1'-0"

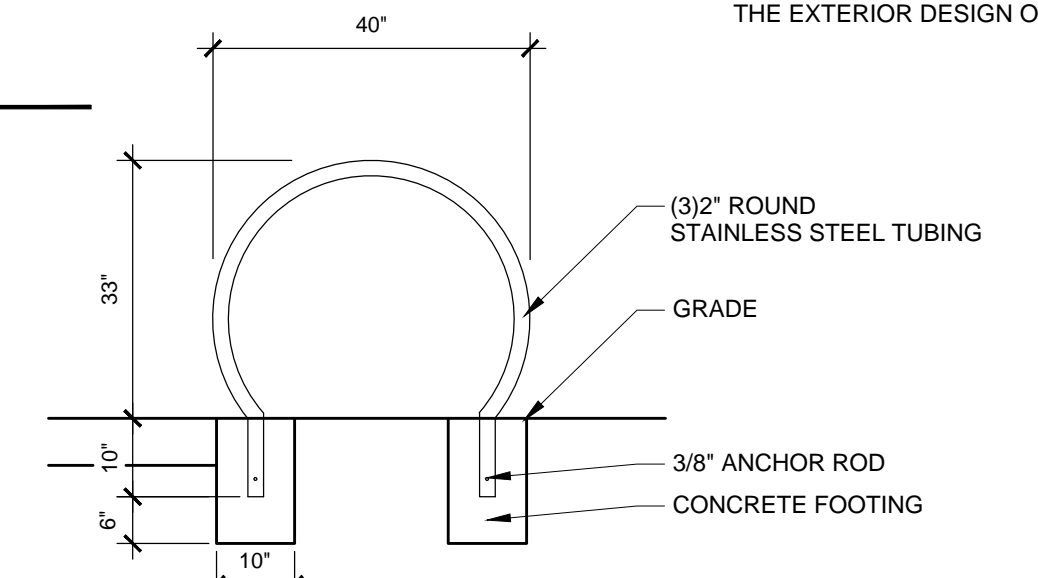
**2 ACCESSIBLE PARKING SIGN & MOTORCYCLE PARKING SIGN**  
SP-2 / SCALE: 1/2"=1'-0"



**6 ACCESSIBLE SIDEWALK RAMP**  
SP-2 / SCALE: 1/4"=1'-0"

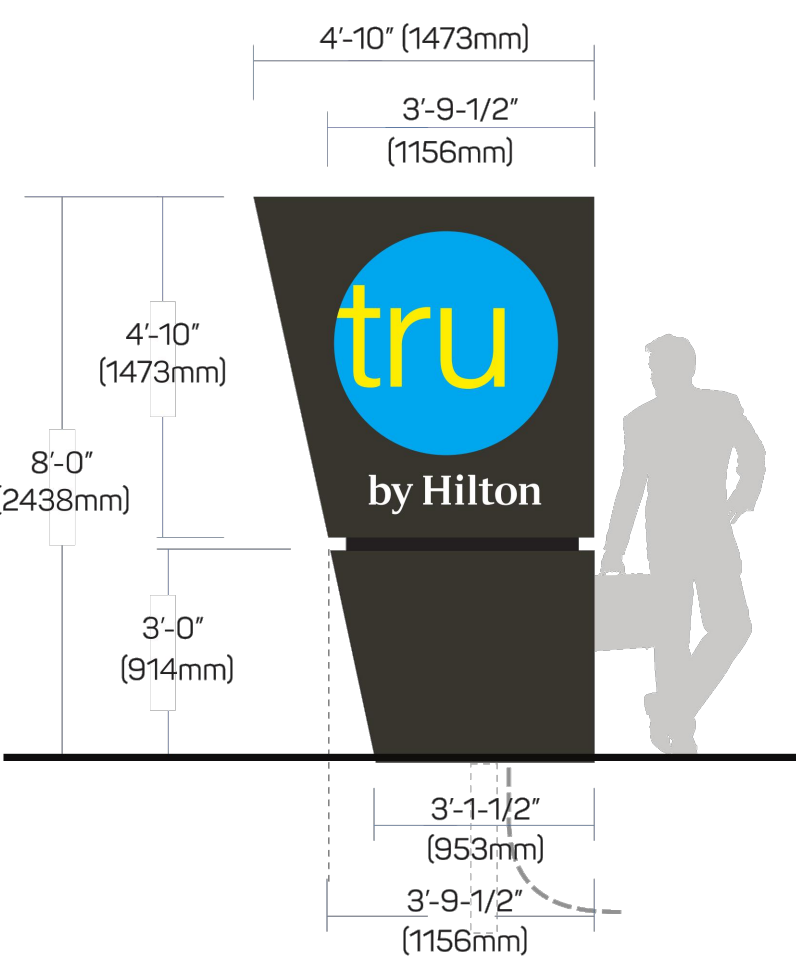


**5 ACCESSIBLE PAVING SIGN**  
SP-2 / SCALE: 1/4"=1'-0"

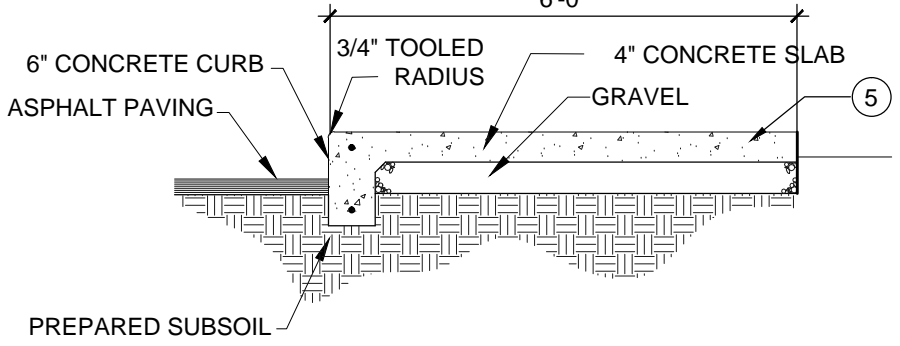


**1 BIKE RACK**  
SP-2 / SCALE: 1/2"=1'-0"

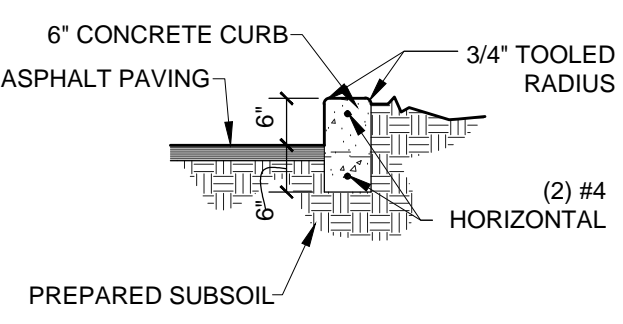
**9 FLUSH SIDEWALK**  
SP-2 / SCALE: 1/2"=1'-0"



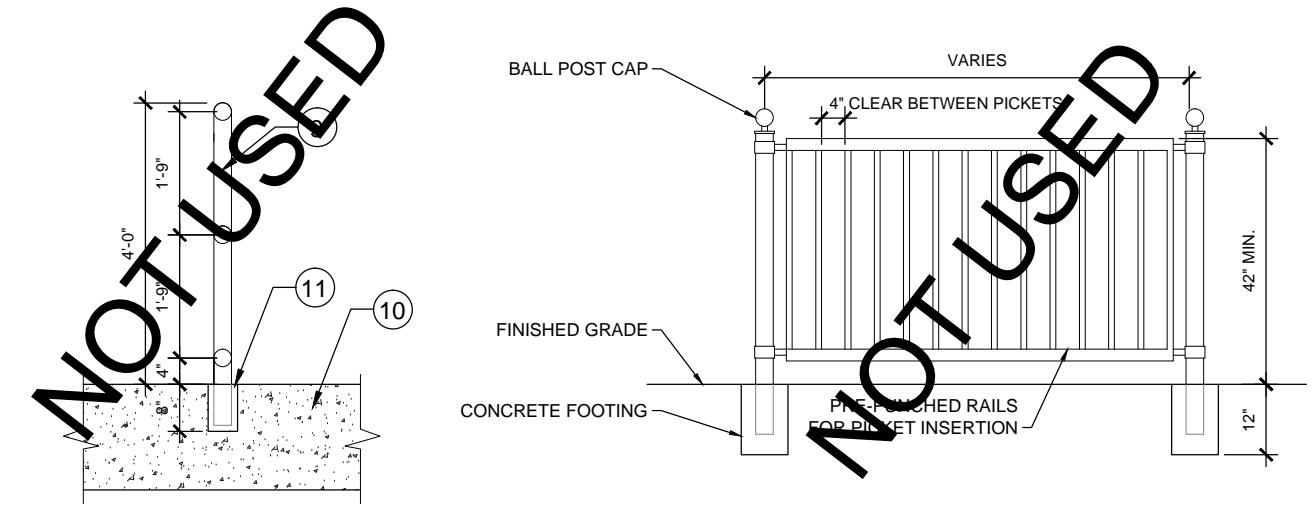
**14 MONUMENT SIGN**  
SP-2 / SCALE: 1/4"=1'-0"



**8 CONCRETE SIDE WALK CURB**  
SP-2 / SCALE: 1/2"=1'-0"

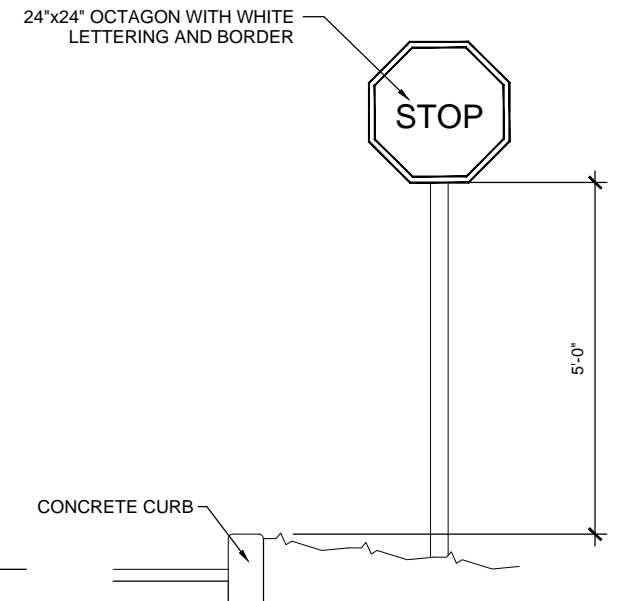


**7 LANDSCAPE DETAIL**  
SP-2 / SCALE: 1/2"=1'-0"



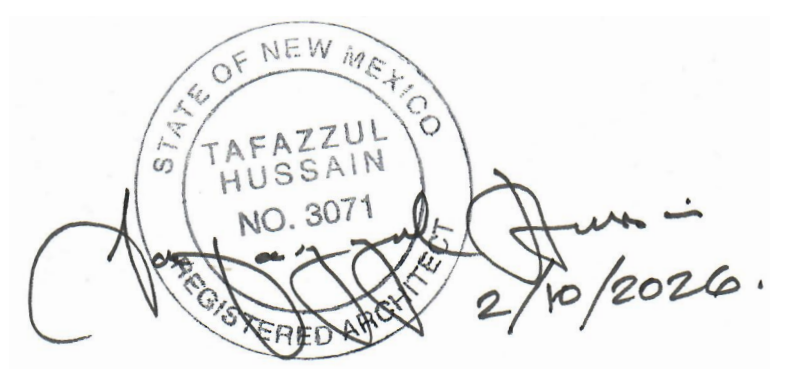
**13 GUARDRAIL SECTION**  
SP-2 / SCALE: 3/8"=1'-0"

**12 WROUGHT IRON GUARD RAIL DETAIL**  
SP-2 / SCALE: 3/8"=1'-0"

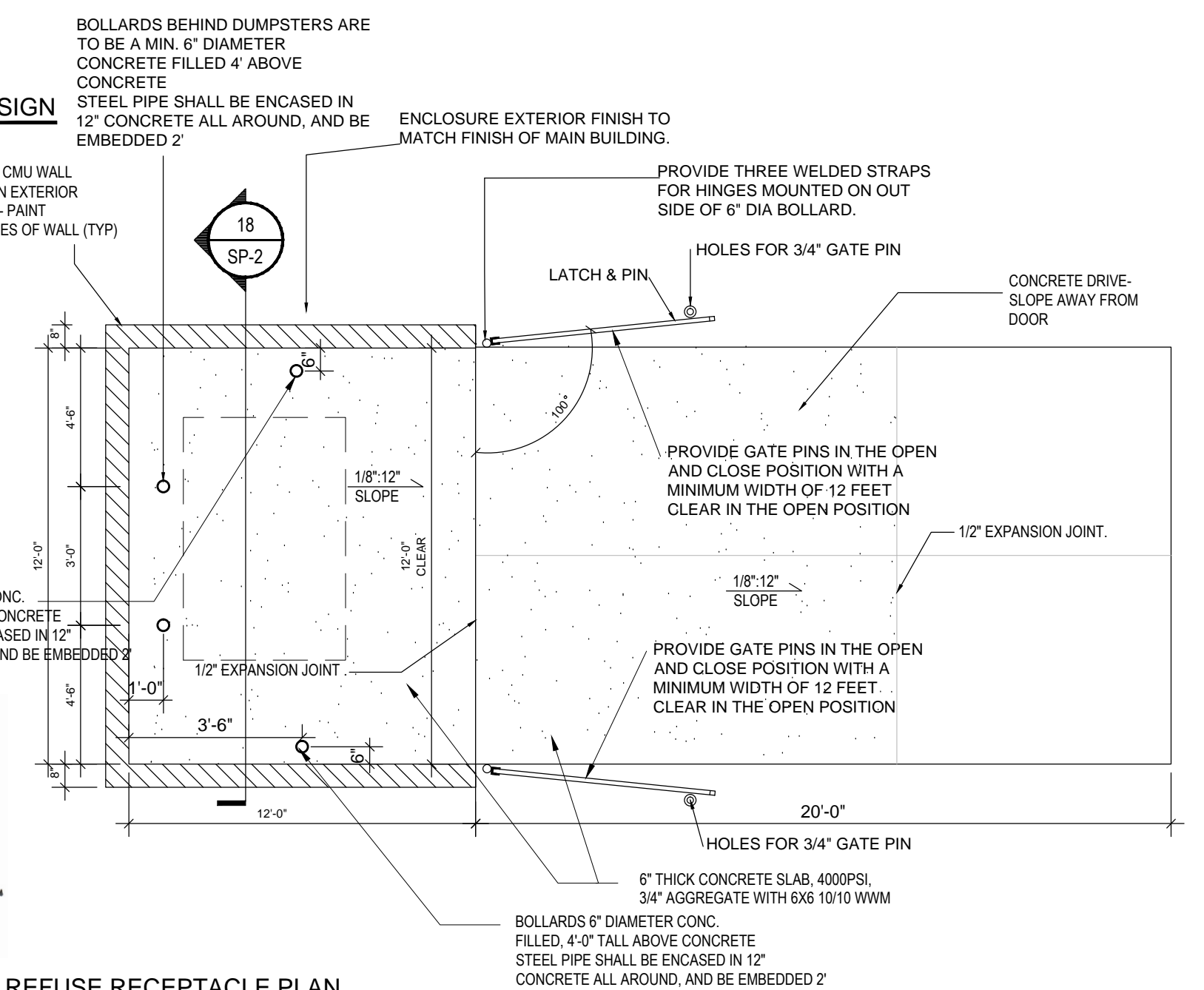


**11 STOP SIGN DETAIL**  
SP-2 / SCALE: 3/8"=1'-0"

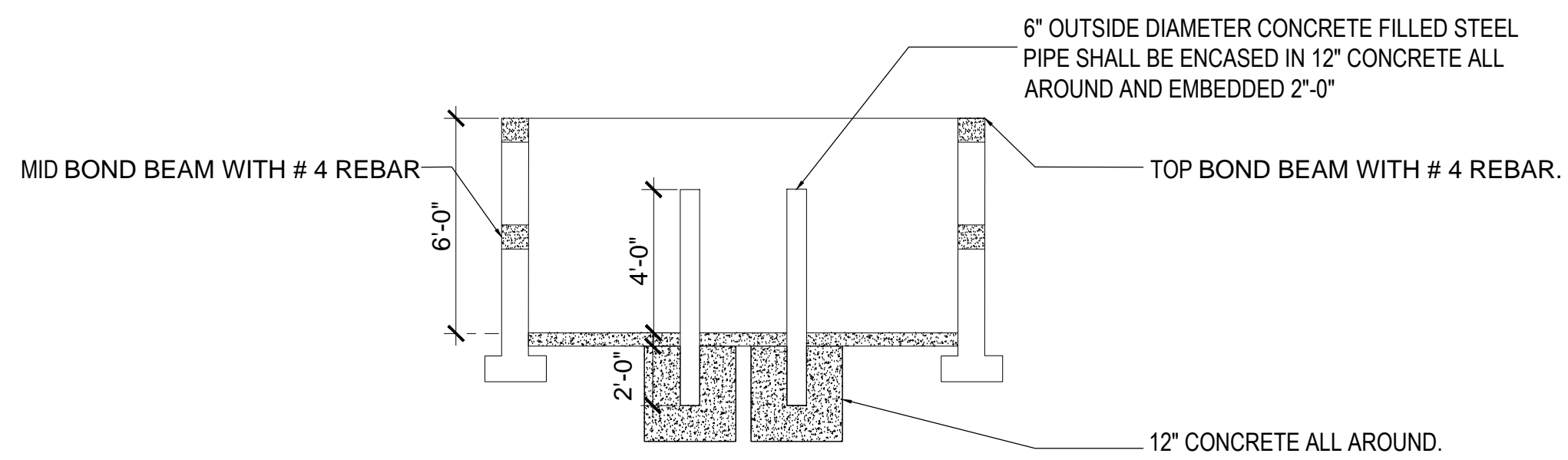
**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Sertil A. Kanbar 2/24/2026  
Signed Date



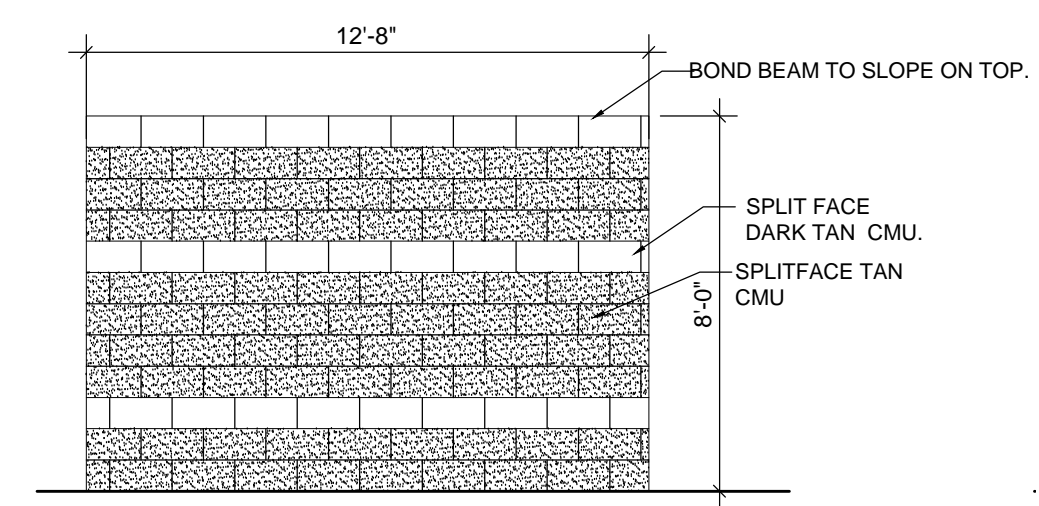
**10 REFUSE RECEPTACLE PLAN**  
SP-2 / SCALE: 1/4"=1'-0"



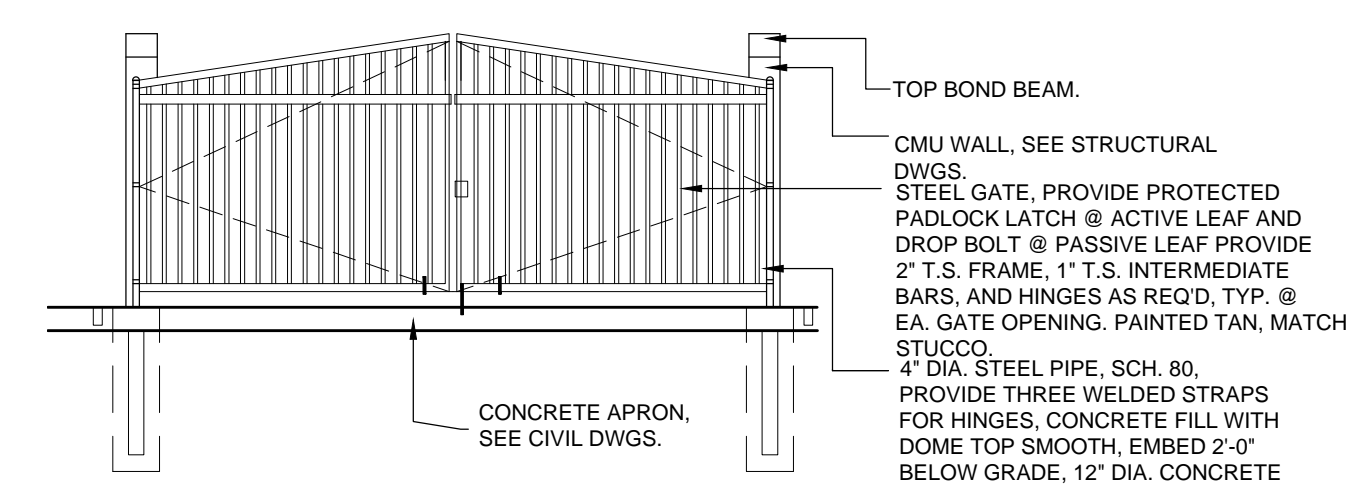
**SITE PLAN DETAILS**



**18 TRASH SECTION**  
SP-2 / SCALE: 1/4"=1'-0"



**17 REAR ELEVATION**  
SP-2 / SCALE: 1/4"=1'-0"



**16 FRONT ELEVATION**  
SP-2 / SCALE: 1/4"=1'-0"

**Afra Construction & Design**  
2501 Yale Blvd SE, Suite 102  
Albuquerque, New Mexico 87106  
Tel 505.242.1745  
Fax 505.242.1737

**Tru Hotel**  
1321 Flightway Ave, Albuquerque, NM 87106

REV	DATE	DESCRIPTION	APVD

**TCL 2**  
2/10/2026