

AFRA CONSTRUCTION, LLC
2501 YALE BLVD. SE, SUITE 102
ALBUQUERQUE, NM 87106
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November 14, 2016

To: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
(505) 924-3935

Re: Project #1001695 Signal Allergy Clinic – EPC Comment Responses

Dear Ms. Lehner,

The following are responses to comments for the above referenced project:

1. Complied.
2. Will Comply.
3. Will Comply. (In Process)
4. ***Pedestrian Access and Circulation:***
 - A. ***A 15 foot pedestrian sidewalk shall be provided along the entire entry façade (LCSDP 3R-4)***
 - The entry sidewalk was increased from 10'-5" to 15'-0" along the entry façade, see sheet SP-1.
 - B. ***A pedestrian connection to the site adjacent north shall be provided (LCSDP 3R-5)***
 - A 6' wide stairs with 2" nose contrast and handrails penetrates the West wall of the property giving pedestrian access to the existing sidewalk adjacent Louisiana, see SP-1 and SP-2, details 19 and section A.
 - C. ***Pedestrian connections shall be at least 6 feet wide [14-16-3-1(H), Off-Street Parking Regulations]***
 - The west most pedestrian connection has been revised from 5'-6" to 6'-0". The remaining pedestrian walkways are currently 6'-0", see sheet SP-1.
 - D. ***The pedestrian pathway shall show textured, colored concrete as required [14-16-3-1(H), Off-Street Parking Regulations]***
 - A note indicating that walkway should have color and texture are included SP-1, keyed note 13 and on SP-2, Detail 14.
5. ***Walls:***
 - A. ***The tan block shall be either split face or stucco over concrete masonry unit, but no unfinished tan block (LCSDP 10R-2)***
 - Unfinished block has been changed to split face of a different color than adjacent block, see sheet SP-2, Detail 15 & 17.

- B. Provide additional information to determine if the wall will be indented, offset or in serpentine form as required, and meet the requirements (LCSDP 10-R3)**
- The wall has been revised to show an offset alternating to the front or back every 8'-0", 6'-6" high stepped down hill, refer to sheet SP-2, Detail 20.
- C. A feature shall be added to the perimeter wall to ensure that it complies with Zoning Code 14-16-3-19(D)(A), the layout subsection of the design regulations for walls, fences, and retaining walls.**
- All design regulations have been applied to the retaining wall as well as the refuse enclosure walls. See sheet SP-2, Details 4, 15-17, 20.

6. Landscaping:

- A. Plants shall be added to the landscaping beds in the site's SE corner to meet the requirement for 75% coverage with living, vegetative materials, [14-16-3-10, Landscaping regulations]**
- Current landscaping meets requirements of 75% coverage, refer to sheet LS-101 for landscaping calculations.
- B. The SE corner shall be labeled "drainage ponding area", and the inlet shown, to correspond to the grading and drainage plan.**
- The above referenced label has been added to the sheet LS-101, and all inlets have been coordinated between the landscape and G&D plan.
- C. The Ash tree (allergenic shall be replaced with another tree that is less allergenic).**
- Ash tree has been replaced with Chinese, refer to sheet LS-101.
- D. Juniper shall be listed as "female only".**
- Descriptor added to plant list, refer to sheet LS-101.
- E. Landscape areas shall be depressed below grade.**
- All Landscape areas are 8" below landscape curb, see sheet Sp-2, Detail 6.

7. Architecture:

- A. Indicate how far the canopies extend and their function and ensure that they help provide an identifiable entrance (LCSDP 5R-7).**
- Front metal trellis protrudes 3'-0" from cultured rock at front entry, see Sheets A-1 & A-2. Middle trellis over front entrance is larger to signify entry used in conjunction with the building sign.

8. Public Space:

- A. The plaza/patio area shall be revised to have a minimum depth of at least 30 feet on one of its sides. (LCSDP 8R-3)**
- East side of patio measures 30'-0", Refer to sheet SP-1.
- B. The plaza/patio area shall be dimensioned.**
- Dimensions added, refer to sheet SP-1.

9. Views:

- A. Provide a view analysis to identify views into and out of the site and indicate how these views will be protected within the site (LCSDP 11R-1)**
- Sheet A-3 has been added identifying the surrounding views of the property.

10. Lighting:

- A. A note shall be added to the site development plan to state that all outdoor light fixtures will have light and motion sensors and/or automatic timers (LCSDP 14R-4).**
- A note has been added to sheet SP-2, Detail 2 calling out automatic timers.

11. Signage:

- A. Design details and color(s) of the monument sign shall be specified.**
 - Design details added to monument sign, refer to sheet SP-2, Detail 10.
- B. Clarify whether or not ground-mounted lighting is proposed for the monument signs.**
 - No ground mounted lighting will be used on monument sign, it will be backlit.
- C. Specify the material(s) of the building mounted sign and ensure that it is not plastic panel sign.**
 - The sign will consist of individual letters that are back lighted, not plastic panel sign.
- D. Add a note to specify that all signage must comply with LCSDP requirements.**
 - Note added to signage on sheet SP-2, Detail 10.

12. Grading and Drainage Plan:

- A. Curb notches on the landscaping plan and the grading and drainage plan shall be shown in the same locations.**
 - Curb notches have been coordinated throughout each of these plans.
- B. At least a couple of curb notches shall be added to the subject site's SW corner, in the direction of water flow.**
 - Curb notches added to SW corner, see Grading and Drainage plan.

13. Utility Plan:

- A. The note regarding fire hydrants on sheet SP-1 shall be added to the Utility Plan.**
 - Note added about fire hydrants on Sheet SP-1 to Utility Plan.

14. Conditions from Transportation Planning Staff:

- A. The minimum required length of parking space is 18 feet, including overhang.**
 - All parking spaces measure 18'-6", refer to Sheet SP-1 for dimensions.
- B. Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.**
 - Dimensions for the right of way and curb cuts have been added, refer to sheet SP-1 for dimensions.
- C. At ADA spaces, vehicles cannot overhand ADA ramps. Please provide wheel stops in the 18.5 feet ADA parking spaces.**
 - Wheel stops have been provided, refer to sheet SP-1 and SP-2, Detail 3.
- D. Please detail and dimension all proposed sidewalk, ADA ramps, and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.**
 - Dimensions for sidewalks, ramps, and curb cuts have been added as well as the distance from Louisiana Blvd to the new curb cut, refer to sheet SP-1 for dimensions.
- E. The ADA access aisle 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, places at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be place (66-1-4.1.B NMSA 1978)**
 - Labeling has been included, refer to sheet SP-1 and sheet SP-2, Detail 3 for ADA labeling and label dimensions.
- F. At ADA spaces, vehicles cannot overhand ADA ramps. Please provide wheel stops in the 18.5 feet ADA parking spaces**
 - Wheel stops have been provided, refer to sheet SP-1 and SP-2, Detail 3.
- G. Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.**

- Labeling has been included, see sheet SP-1 for compact parking spots on North side of the building.
- H. Per the DPM, a 6 ft. wide ADA pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.**
 - Pedestrian entrance from existing West sidewalk provided. A 6' wide stairs with 2" nose contrast and handrails penetrates the West wall of the property giving pedestrian access to the existing sidewalk adjacent Louisiana, see SP-1 and SP-2, details 19 and section A.
- I. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance)**
 - Provided on the bottom right hand corner of sheet SP-1.
- J. Please add the following note to the clear sight triangle: "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 gutter pan) will not be acceptable in this area.**
 - Provided on the bottom right hand corner of sheet SP-1 below clear site triangle detail.

15. Conditions from PNM:

- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.**
 - Existing 30' roadway and utility easement adjacent to south property line.
- B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.**
 - Shall comply before CD's submitted for building permit.
- C. Ground mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.**
 - Shall comply when electrical engineer locates transformer.

City of Albuquerque Agency Comments

1. City Engineer:

- A. Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.**
 - Dimensions for the right of way and curb cuts have been added, refer to sheet SP-1 for dimensions.
- B. At ADA spaces, vehicles cannot overhand ADA ramps. Please provide wheel stops in the 18.5 feet ADA parking spaces.**
 - Wheel stops have been provided, refer to sheet SP-1 and SP-2, Detail 3.
- C. Please detail and dimension all proposed sidewalk, ADA ramps, and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.**
 - Dimensions for sidewalks, ramps, and curb cuts have been added as well as the distance from Louisiana Blvd to the new curb cut, refer to sheet SP-1 for dimensions.
- D. The ADA access aisle 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, places at the rear of the**

- parking space so as to be close to where an adjacent vehicle's rear tire would be place (66-1-4.1.B NMSA 1978)*
- Labeling has been included, refer to sheet SP-1 and sheet SP-2, Detail 3 for ADA labeling and label dimensions.
- E. *At ADA spaces, vehicles cannot overhand ADA ramps. Please provide wheel stops in the 18.5 feet ADA parking spaces*
- Wheel stops have been provided, refer to sheet SP-1 and SP-2, Detail 3.
- F. *Label the compact parking spaces by placing the words "COMPACT" on the pavement of each space.*
- Labeling has been included, see sheet SP-1 for compact parking spots on North side of the building.
- G. *Per the DPM, a 6 ft. wide ADA pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.*
- Pedestrian entrance from existing West sidewalk provided. A 6' wide stairs with 2" nose contrast and handrails penetrates the West wall of the property giving pedestrian access to the existing sidewalk adjacent Louisiana, see SP-1 and SP-2, details 19 and section A.
- H. *Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance)*
- Provided on the bottom right hand corner of sheet SP-1.
- I. *Please add the following note to the clear sight triangle: "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 gutter pan) will not be acceptable in this area.*
- Provided on the bottom right hand corner of sheet SP-1 below clear site triangle detail.
2. Recommended conditions from City Engineer, Municipal Development, and NMDOT
- K. *The minimum required length of parking space is 18 feet, including overhang.*
- All parking spaces measure 18'-6", refer to Sheet SP-1 for dimensions.
- L. *Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.*
- Dimensions for the right of way and curb cuts have been added, refer to sheet SP-1 for dimensions.
- M. *At ADA spaces, vehicles cannot overhand ADA ramps. Please provide wheel stops in the 18.5 feet ADA parking spaces.*
- Wheel stops have been provided, refer to sheet SP-1 and SP-2, Detail 3.
- N. *Please detail and dimension all proposed sidewalk, ADA ramps, and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.*
- Dimensions for sidewalks, ramps, and curb cuts have been added as well as the distance from Louisiana Blvd to the new curb cut, refer to sheet SP-1 for dimensions.
- O. *The ADA access aisle 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, places at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be place (66-1-4.1.B NMSA 1978)*
- Labeling has been included, refer to sheet SP-1 and sheet SP-2, Detail 3 for ADA labeling and label dimensions.
- P. *At ADA spaces, vehicles cannot overhand ADA ramps. Please provide wheel stops in the 18.5 feet ADA parking spaces*
- Wheel stops have been provided, refer to sheet SP-1 and SP-2, Detail 3.

- Q. Label the compact parking spaces by placing the words “COMPACT” on the pavement of each space.**
- Labeling has been included, see sheet SP-1 for compact parking spots on North side of the building.
- R. Per the DPM, a 6 ft. wide ADA pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.**
- Pedestrian entrance from existing West sidewalk provided. A 6’ wide stairs with 2” nose contrast and handrails penetrates the West wall of the property giving pedestrian access to the existing sidewalk adjacent Louisiana, see SP-1 and SP-2, details 19 and section A.
- S. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance)**
- Provided on the bottom right hand corner of sheet SP-1.
- T. Please add the following note to the clear sight triangle: “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 gutter pan) will not be acceptable in this area.**
- Provided on the bottom right hand corner of sheet SP-1 below clear site triangle detail.

ABQ/Bernalillo Co. Water Utility Authority

1. 16EPC-40008 Site Development Plan for Building Permit

- A. Serviceability Statement #150406 was submitted which provides information for water and sanitary sewer, but does not provide a commitment to service. An availability statement is required prior to Site Development Plan for Building Permit approval. Requests shall include fire marshal requirements.**
- This is in the process of being provided.
- B. A utility plan shall be included which shows waterline and sanitary sewer infrastructure.**
- A utility plan has been provided labeled with infrastructure.
- C. Water service from the existing 16” waterline along Louisiana Blvd. is not acceptable.**
- ¾” waterline hooked up to waterline in Signal Ave. NE

Police Department/Planning

- A. If proposed parking lot pole lights and tree-variety landscape positioning are maintained during final construction, illumination will be adequate and provide for good natural surveillance.**
- a. These shall be maintained during final construction.
- B. Recommend the installation of a video surveillance system. Cameras should be positioned to view all pedestrian and vehicle access points, parking stalls, walkways, building approaches and common areas. Each camera should be monitored and recorded for real-time and historical use.**
- a. Will supply owner with this recommendation for their future decision.

Solid Waste Department – Refuse Division

- A. Refuse Enclosure must be built to COA minimum specs.**
- a. Refuse enclosure meets minimum specs.

Please do not hesitate to contact me if you have any questions.

Thank you,

Jim Green, AIA