

CITY OF ALBUQUERQUE



June 30, 2020

Judson Cervenak, RA
Judson Cervenak Architects
PO Box 40509
Albuquerque, NM 87196

Re: The Lamp Shop
1310 Cuesta Abajo Ct NE
Traffic Circulation Layout
Architect's Stamp 06-29-2020 (D16-D002J)

Dear Mr. Cervenak,

Based upon the information provided in your submittal received 06-29-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle and motor cycle parking with Zoning and list the number required (If applicable).
2. Sidewalk will be needed on the public frontage of proposed development. The keyed note used (21) for this reference is incorrect, please adjust. Reference COA std dwg 2430 and provide width of proposed sidewalk. Provide a note on the east side of project where sidewalk ends that a tie slope of 5:1 to exist surface will be provided.
3. The proposed driveways will need to be call out and reference COA std dwg 2425 and the detail section.
4. The keyed note 23 is being called out as Pole light on concrete base and refer to detail A2/TCL but it is shown as landscaping. This needs to be clarified what is being proposed.
5. Keyed note 24 is for landscaping planter area but you have shown as the entrance gates. Please adjacent this concern.
6. Keyed 19 references detail C2-TCL but there is no detail provided. Please provide detail of proposed bollards and **paint bollards yellow**.
7. Keyed note 22 points to light pole but references another item. Please correct this issue.
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'
<i>Motorcycle</i>	4'	8'	N/A
ADA	8.5'	18'	2'

10. Why not provide motorcycle parking stall in the same area of all proposed parking stalls (**SUGGESTION ONLY**).
11. The ADA accessible spaces must include an access aisle. Van accessible aisles should be **8ft wide**; all others should be 5ft wide. Label on TCL site plan.
12. The proposed 6ft wide ADA accessible pedestrian pathway is adjacent to the proposed driveway. Is there any conflict between the driveway and the 6ft pathway in the way of ADA accessible? Please clarify.
13. ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible. This occurs on the west side of building. Provide curbing or a barrier between pathway and vehicular traffic flow. This is based on Keyed note 8 versus 6ft ADA pedestrian pathway.
14. All sidewalks along streets should be placed at the property line (**If applicable**).
15. Curbing should be installed to **delineate landscape, parking, and pedestrian ways** and identify points of access. Please call out detail and location of barrier curb.
16. 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.
17. Please specify the City Standard Drawing Number when applicable.

Notes 21, 22 , & 23 (**IF APPLICABLE**):

18. Provide notes showing what work is included and on the work order and the private work on site.
19. Work within the public right of way requires a work order with DRC approved plans.
20. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."

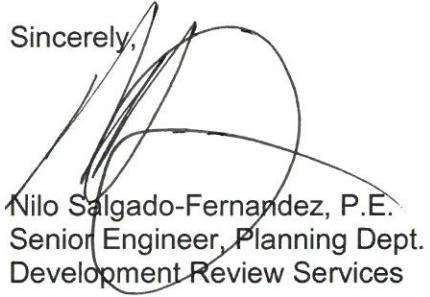
Once corrections are complete resubmit

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) 924-3630.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'N' followed by a series of loops and a long horizontal stroke extending to the right.

Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

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