

# CITY OF ALBUQUERQUE



March 26, 2020

Roger Cinelli, RA  
Roger Cinelli and Associates Inc. Architects  
2418 Manuel Torres Ln NW  
Albuquerque, NM 87107

**Re: TownHomes for Azar**  
**321 Sandia Rd NW**  
**Traffic Circulation Layout**  
Architect's Stamp 03-07-2020 (F14-D077)

Dear Mr. Cinelli,

Based upon the information provided in your submittal received 03-26-2020, 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 motorcycle parking with Zoning.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
3. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
4. Identify all existing access easements and rights of way width dimensions.
5. Identify the right of way width, medians, curb cuts, and street widths on 4<sup>th</sup> Street and Sandia Road.
6. Grades and slopes in the parking area and/or the ADA accessible parking areas appear to be too large. Please provide more detail.
7. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
8. The minimum parking stall dimensions are:

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

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9. 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) and **painted blue not red.**
10. Please move the ADA curb ramp to the other side of drop inlet proposed on the corner of 4<sup>th</sup> Street and Sandia Road.
11. Are there any motorcycle parking required? If so then :Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
12. 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.
13. Bicycle racks shall be sturdy and anchored to a concrete pad.
14. A 1-foot clear zone around the bicycle parking stall shall be provided.
15. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
16. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. It appears the pathway encroaches into the proposed driveway transition/wing which in turn reduces the 6 ft width. Is the path raised with curbing? Please label if curbing is being proposed on this path in any where else that has the line type.
17. All new sidewalks along streets should be labeled. Not all of the proposed sidewalk is labeled.
18. 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.
19. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
20. The concrete surface is being proposed has no detail that specifies the thickness (key note 16).
21. Please specify the City Standard Drawing Number when applicable.

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- 22. Key Notes 5 needs to have 4 ft. wide sidewalk.
- 23. Key Note 17 reference the number of spaces proposed for bike parking but it is not included in Parking Calculations.

If you have any questions, please contact me at (505) 924-3630. My work schedule is 9:30am-2:30pm.

Sincerely,

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

PO Box 1293

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

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\xxx via: email  
C: CO Clerk, File

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