



January 29, 2013

James L. Wright, R.A.
Wright and Hammer Architects
1735 Aliso Drive NE
Albuquerque, NM 87110

**Re: MHP/AOC Respite Care Addition, 715 Candelaria Rd.NE,
Traffic Circulation Layout
Architect's Stamp Not Dated (G15—D001)**

Dear Mr. Wright,

Based upon the information provided in your submittal received 01-29-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please ensure all ramps are ADA compliant.
2. Please provide a six foot, concrete, ADA accessible, pedestrian walkways from street sidewalk to the principal customer entrance of the nearest building on site.*
3. The concrete landing abutting customer entrance does not appear to be ADA compliant. Please refer to current *2010 ADA Standards for Accessible Design*, Ch. 4, section 404, for maneuvering clearances at manual swinging doors.
4. The vehicular pavement markings for the parking lot circulation show one-way circulation. One-way parking and circulation have specific *Development Process Manual (DPM)* requirements, angled parking stalls and narrow drive aisle widths, to ensure intended circulation movement. The proposed perpendicular parking stall layout with 24 foot drive aisle conforms to a two-way layout. Please design parking lot to conform to DPM standards Chapter 23, figure 23.7.1.
5. Please provide details for the proposed security fence and gates adjacent to the drive aisles at the proposed parking area. Refer to *DPM* Chapter 23; section 6.12 "*Visibility for Driveways.*" Please demonstrate that the minimum 11 foot clear sight triangle is maintained between the vertical heights of 3 to 8 feet.

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*The TCL site plan references an “Existing 6’ ADA Pedestrian Path” connecting the public ROW fronting Candelaria to the buildings entrance. The crusher fine path does not qualify as ADA accessible in this situation because it is located in an urban area, with the high traffic volume potential and the path can not ensure a “firm, stable, and slip resistance surface” during and following inclement weather. According to the *IEBC*, section #605.1, the building addition proposed will require the existing site to comply with current ADA standards. The exception would be to provide proof that the cost to comply would be greater than 20 percent of the entire cost of the addition.

If you have any questions, you can contact me at 924-3924.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Beck', with a long horizontal stroke extending to the right.

Cynthia Beck
Traffic Engineer, Planning Dept.
Development and Building Services

PO Box 1293

C: File

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