

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 21, 2021

Martin Grummer, RA
Martin Grummer Architect
331 Wellesley Pl NE
Albuquerque, NM 87106

Re: Mountaintop Extracts Addn.
1912 1st St. NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 1-7-21 (H14D113)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 1-19-21, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
3. Please call out width of sidewalk. Sidewalk required along property line.
4. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
5. The minimum parking stall dimensions are:

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

6. Van accessible aisles should be 8ft wide.
7. 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). Please add detail.
8. ADA curb ramps must be updated to current standards and have truncated domes installed.

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9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
10. 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
15. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
16. 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.
17. Provide a copy of refuse approval. Indicate location of dumpster

PO Box 1293

Albuquerque

NM 87103

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Please provide a letter of response for all comments given. 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 epgomez@cabq.gov.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

PO Box 1293
Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

Albuquerque
EG via: email
C: CO Clerk, File

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