



October 2, 2019

Zach Binghak
2019 Menaul Blvd. NE Suite A
Albuquerque, NM 87108

Re: Ti and Addition
2409 Princeton Ave NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 09-20-2019 (H16D125)

Dear Mr. Bingham

Based upon the information provided in your submittal received 09-25-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The site access through Princeton Dr. should be moved to the south because there is a storage building in front of it.
2. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
3. 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)
4. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
5. 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.
6. Bicycle racks shall be sturdy and anchored to a concrete pad.
7. A 1-foot clear zone around the bicycle parking stall shall be provided.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

8. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
9. 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.
10. You will need a revocable permit to access the parking spaces in front of the building. The other option would be to move those parking spaces to a different location if you don't want to get a revocable permit.
11. And the keyed note needs some attention. For example there are two 7's, numbers 20 and 21 is not shown on the plan, and number 6 is pointing to two different things.

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.

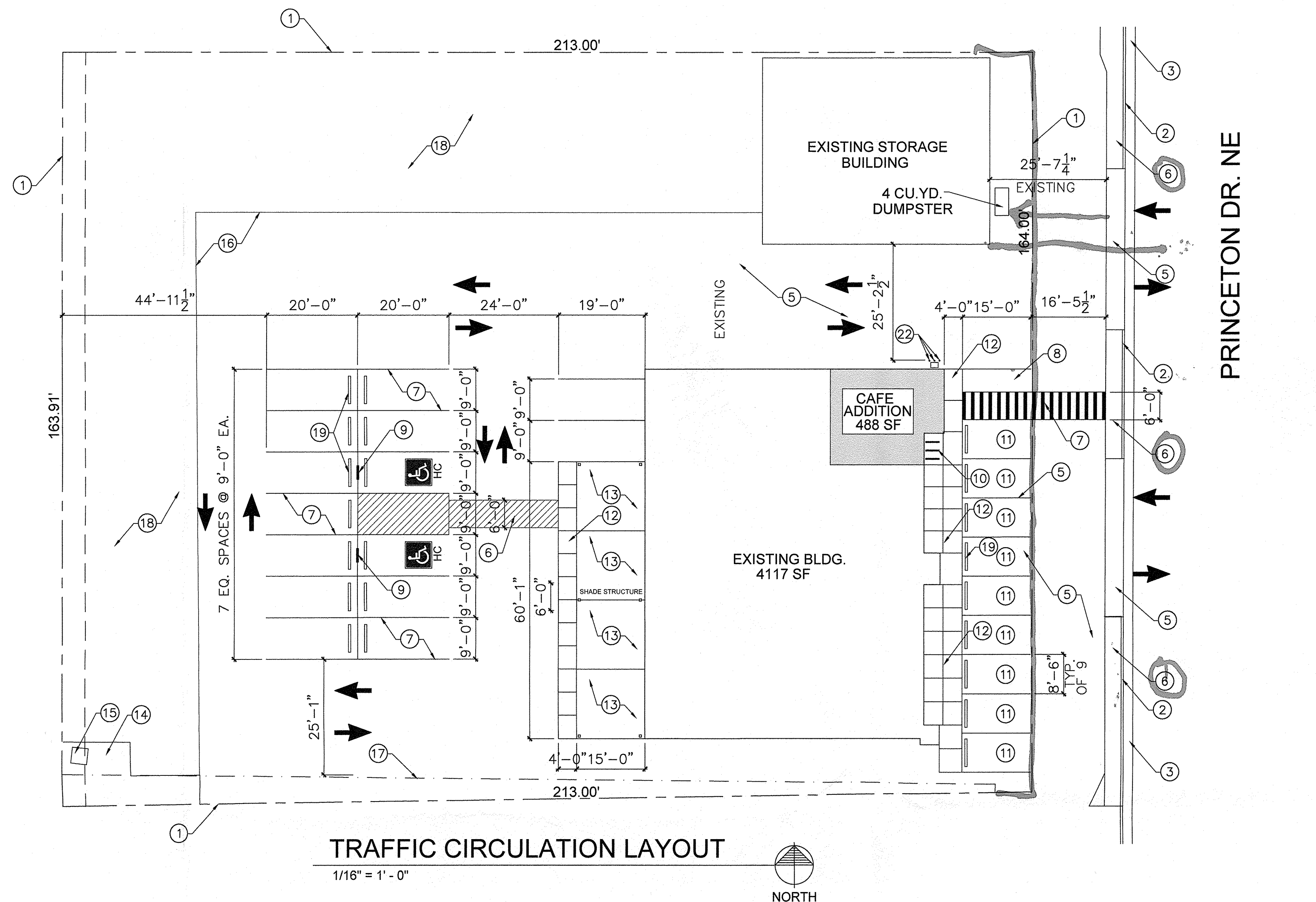
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

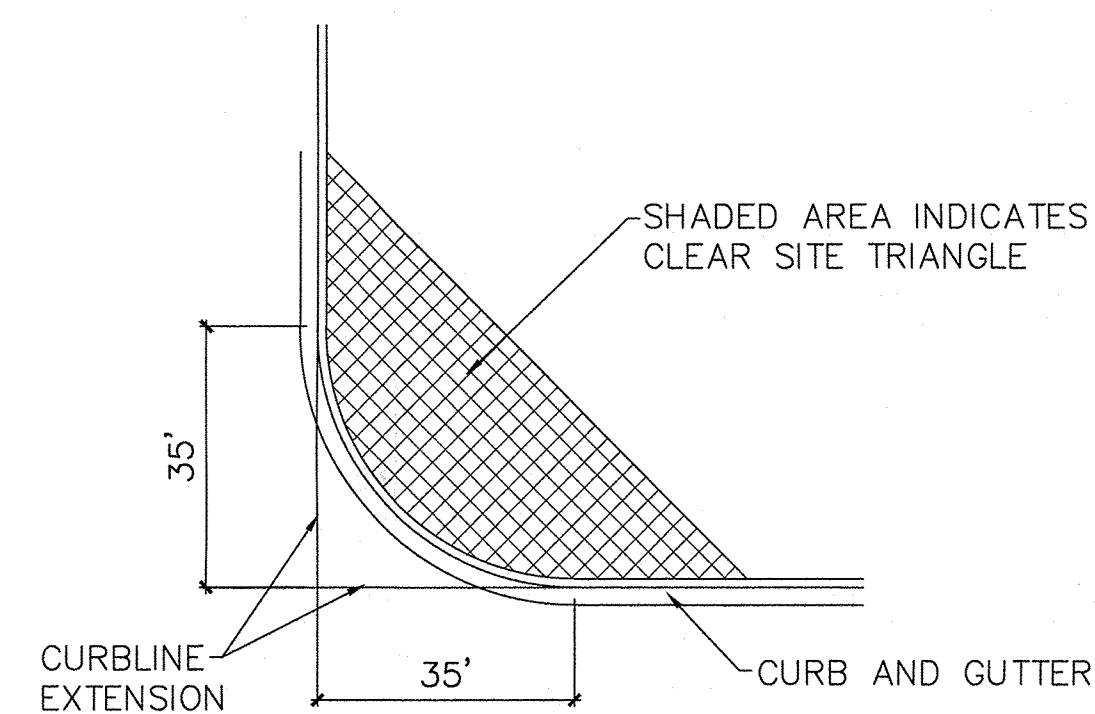


Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File

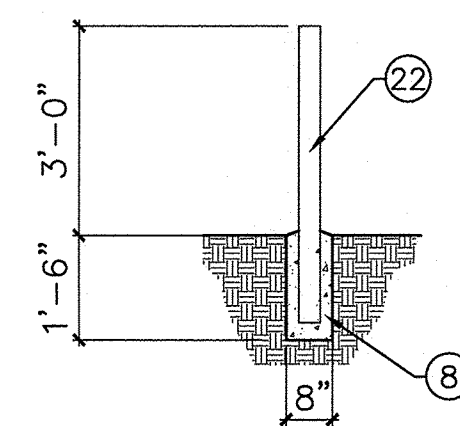


THERE IS NO SITE WORK IN THIS PROJECT
ALL NEW SITE CONCRETE REPLACES
EXISTING PAVING W/ SAME ELEVATIONS
EXISTING PAVING IS BEING RE-STRIPPED

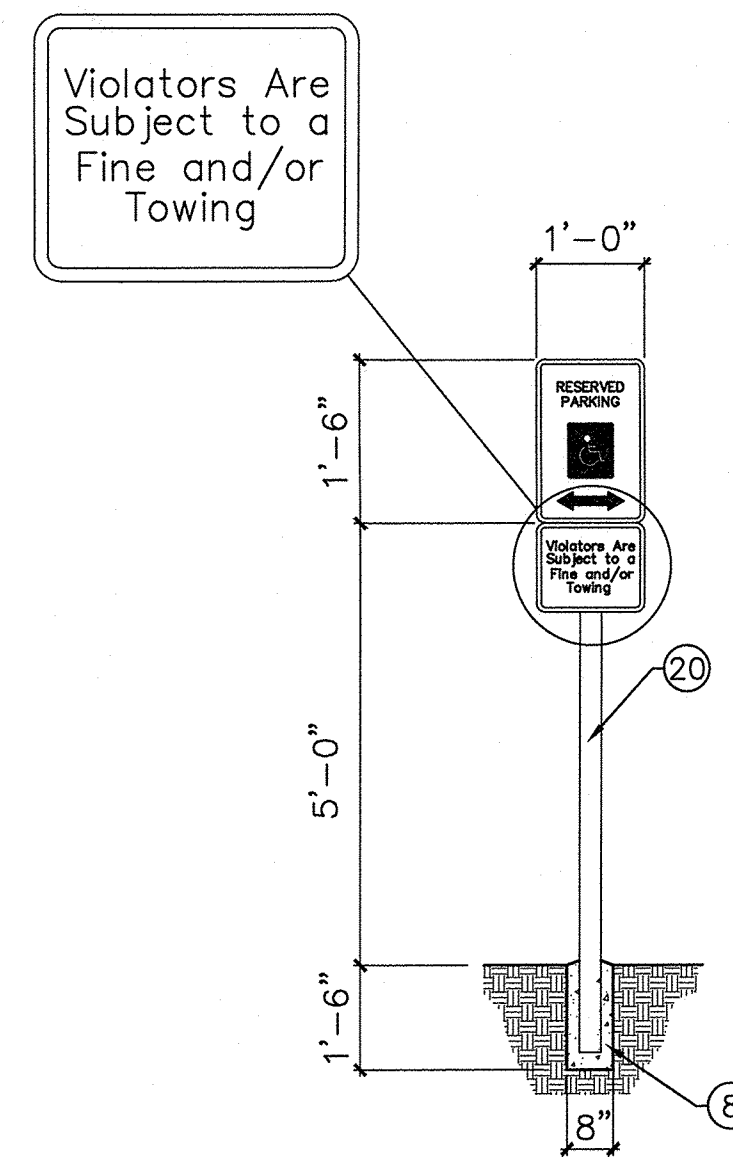


3
TCL
CLEAR SITE TRIANGLE @ INTERSECTIONS
NOT TO SCALE

NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTED.



2
TCL
BOLLARD DETAIL
NOT TO SCALE



1
TCL
H.C. PARKING SIGN
NOT TO SCALE

LEGAL DESCRIPTION

TRACT B-3
MENAUL DEVELOPMENT
SECTION 8 T. 10 N., R. 3 E., N.M.P.M.

KEYED NOTES:

1. PROPERTY LINE.
2. EXISTING CONCRETE CURB.
3. EXISTING GUTTER.
4. EXISTING PAVED PARKING AREA.
5. EXISTING DRIVEWAY.
6. EXISTING SIDEWALK.
7. NEW PARKING STRIPING IN EXISTING PAVED AREA.
8. 6' WIDE STRIPED HC ACCESS AISLE.
9. 6' WIDE HC ACCESSIBLE PEDESTRIAN PATHWAY. SIDEWALK TO BLDG.
10. MOTORCYCLE PARKING SPACE.
11. HC PARKING SIGN. SEE DETAIL 1/TCL.
12. BICYCLE PARKING RACKS FOR 3 BICYCLES.
13. COMPACT VEHICLE PARKING SPACE.
14. 4" THICK X 4' WIDE CONCRETE SIDEWALK.
15. 4" THICK CONCRETE SHADE STRUCTURE SLAB.
16. EXISTING CONCRETE SLAB.
17. EXISTING ELECTRICAL TRANSFORMER.
18. LINE OF EXISTING PAVING.
19. EXISTING FENCE.
20. EXISTING DIRT AREA.
21. 6" X 6' LONG PARKING BUMPERS.
22. 3" DIA. GALVANIZED PIPE.
23. 3000 PSI CONCRETE FOOTING.
24. 3" SCH 40 STEEL PIPE BOLLARD. FILL WITH 3000 PSI CONCRETE. PROVIDE 3 BOLLARDS AT GAS METER LOCATION. SEE DETAIL 2/TCL. COORDINATE EXACT LOCATIONS WITH GAS COMPANY.

PARKING REQUIREMENTS

GYMNASIUM AREA - 4117 SF
4,118/400 = 10 PARKING SPACES REQUIRED

CAFE AREA - 576 SF
576/125 = 5 PARKING SPACES REQUIRED

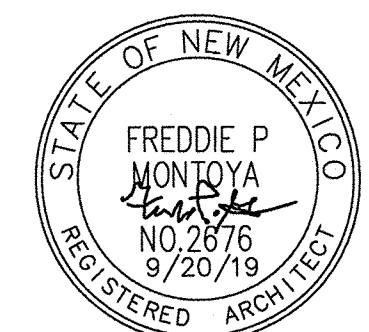
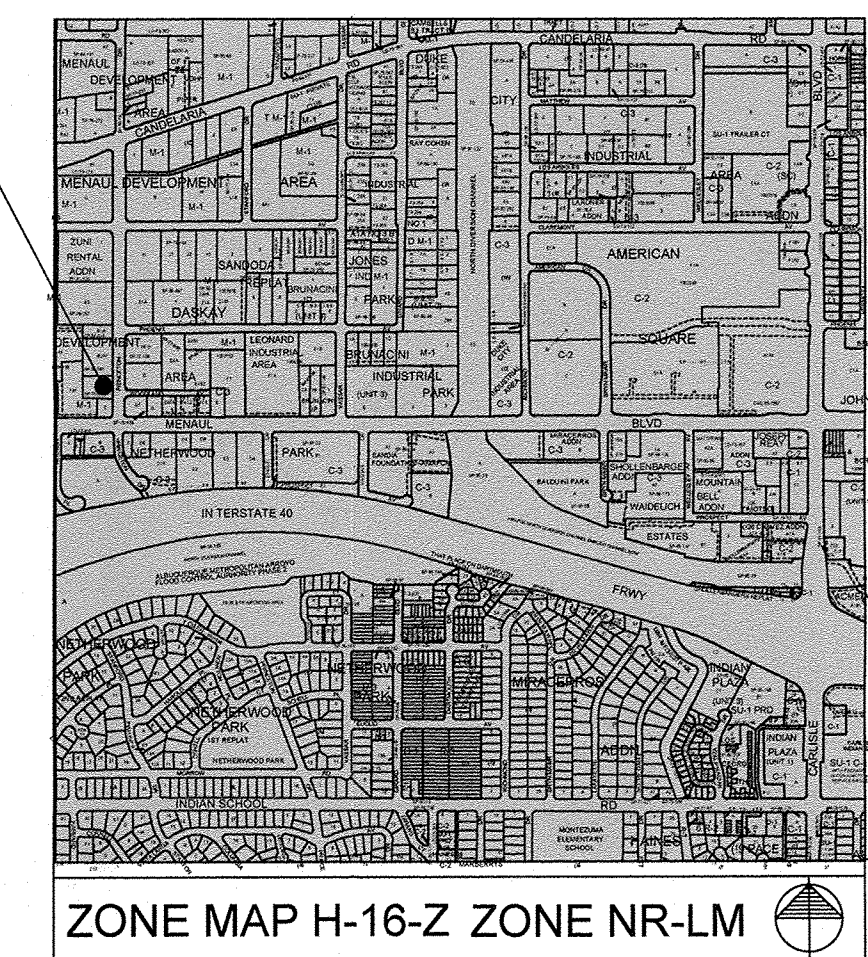
NEW PATIO ADDITION AREA 240 SF
240/125 = 2 PARKING SPACES REQUIRED

PARKING SPACES REQUIRED - 17
PARKING SPACES PROVIDED - 24 INCLUDING 2 HC

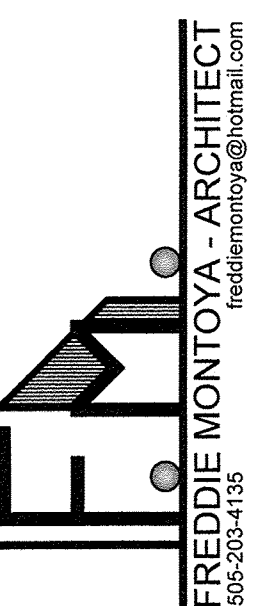
MOTORCYCLE SPACES REQUIRED - 1
MOTORCYCLE PARKING SPACES PROVIDED - 1

BICYCLE SPACES REQUIRED - 3
BICYCLE PARKING SPACES PROVIDED - 3

PROJECT LOCATION



A FACADE RENOVATION, BLDG. ADDITION & TENANT IMPROVEMENT
2409 PRINCETON AVE. NE ALBUQUERQUE, NEW MEXICO



SEPTEMBER, 2019

TCL