

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 24, 2022

Doug Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave SW, Ste D
Albuquerque, NM 87104

Re: Pima Medical Institute New Class Room Building
4400 Culter Ave NE
Traffic Circulation Layout
Architect's Stamp 01-03-2022 (H17-D054B)

Dear Mr. Heller,

Based upon the information provided in your submittal received 01-07-2022 and field Site inspection (01-24-2021), the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Cutler Ave Frontage:

- Verify both existing ramp, at entrance, are update/current ADA . Since you are touching the ramps by modifying the detectable warning surfaces and the existing patterned concrete, and the transitions wings that are not orthogonal to the traffic flow (this makes them non Ada compliant). You will need to replace the ramps.
- The western leg of entrance ramp is in conflict with the existing sidewalk connection onto site since the transition/wing are not orthogonal to the traffic flow. Please replace.
- **Keyed Note 38:** Calls out truncated domes but pattern concrete existing on ramp legs. Will proposed domes complicated the existing patterns which makes it difficult to traverse across these patterns and the addition of detectable warning surfaces.
- **You will need a Sidewalk Easement for existing sidewalk located outside of public ROW. See attachment for the forms.**

2. Handrail detail:

- You will need more details on the handrailing including the barrier and edge protection at bottom of railing.
- The landing will need to be 60x60 and label slope 1:48max.
- The run slope will need to read 1:20max.
- How will you provide a update/current ADA ramp adjacent to bike racks when a 6 ft pedestrian pathway will be needed. I suggest you replace the existing ramp for a current ADA accessible design and provide from that point to the entrance 6 ft width of pathway (CLEAR from ramp to entrance).

3. Please specify the City Standard Drawing Number (If applicable).

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4. **Shared Site access:** driveways that straddle property lines, or are entirely on one property but are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner. **YOU still need to provide.**
5. A copy of receipt for Resubmittal fees paid will need to be provided.
6. Please provide a letter of response for all comments given.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,


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

PO Box 1293

Albuquerque

C: CO Clerk, File

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