



March 11, 2020

Freddie P Montoya, RA
Casa Design Studio
4515 10th Street NW
Albuquerque, NM 87107

Re: Uptown-Sandia View Assisted Living
8211 Cutler Avenue NE
Traffic Circulation Layout
Architect's Stamp 02-04-20 (H19-D089)

Dear Mr. Montoya,

Based upon the information provided in your submittal received 03-09-20, 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. Identify existing ADA ramp at corner of Cutler and Virginia. The ramp must be updated to current ADA standards and have truncated domes installed easements and rights of way width dimensions.
3. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. Notes 19 and 32 must be painted blue (only in reference to ADA parking spaces).
4. 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.
5. 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.
6. 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.
7. Provide detail for parking bumpers (note 31).
8. The minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet). Please dimension all lane widths and radii.
9. Please provide a sight distance exhibit
10. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements.

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