

CITY OF ALBUQUERQUE



April 16, 2020

John Douglas Heller, RA
Mullen Heller Architecture, PC
1718 Central Ave. SW, Ste. D
Albuquerque, NM 87104

Re: Hope Village
1215 3rd Street NW
Traffic Circulation Layout
Architect's Stamp 04-14-2020 (J14-D194)

Dear Mr. Heller,

Based upon the information provided in your submittal received 04-14-2020, 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 and list the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. 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)
3. ADA curb ramps must be updated to current standards and a detail will need to be provided specifying slopes and widths (4th St.).

BICYCLE COMMENTS, 6-10 (IF APPLICABLE)

4. 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.
5. Bicycle racks shall be sturdy and anchored to a concrete pad.

6. **A 1-foot clear zone around the bicycle parking stall shall be provided.**
7. **Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.**
8. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger. Please reflect on Site Plan.
9. Will Fire department need a key lock for gate off 4th St
10. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances (thru the gate as well). Please clearly show this pathway and provide details (3rd St and 4th St).
11. What is the status for 6 ft valley gutter at 4th Street entrance? Is a 6 ft valley gutter needed at this location?
12. The parking stall next ADA stall needs to have a parking bumper.
13. You are locationg the parking bumper in front of gutter pan, will this decrease the parking stall width to less than 18 ft? Please address this concern.
14. All sidewalks along streets should be placed at the property line(If applicable).Please provide existing sidewalk width off 4th Street and verify the existing width and set back (any special requirements on 4th for right of way? Please investigate and clarify).
15. The sidewalk connection of 3rd Street needs to be tapered on approaches instead of squaring them off.
16. Provide a copy of refuse approval.
17. Please provide a sight distance exhibit (see attached exhibit for drivepads)..
18. Show the clear sight triangle(mini triangle as shown on exhibit) and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
19. Please specify the City Standard Drawing Number when applicable.

WORK ORDER COMMENTS for 20, 21 & 22 (IF APPLICABLE):

20. **Provide notes showing what work is included and on the work order and the private work on site.**
21. **Work within the public right of way requires a work order with DRC approved plans.**
22. **Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."**
23. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing 2430(sidewalk) and 2415(curb & gutter).

24. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

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) 924-3630. My work schedule is 9:30am-2:30pm.

Sincerely,



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

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File

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