

CITY OF ALBUQUERQUE



May 4, 2020

Steven Turley, RA
Chris Pardo Design Elemental Architecture
161 S. Civic Drive Ste 8
Palm Springs, CA 92262

Re: Arrive Hotel
717 Central Ave NW
Traffic Circulation Layout
Architect's Stamp XX-XX-XX (K14-D022)

Dear Mr. Turley,

Based upon the information provided in your submittal 05-01-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. All submitted TCL sheets need to be stamped by Registered Architect and dated.
2. The sheet title should read Traffic Circulation Layout and not Traffic Control Layout.
3. Please coordinate all parking calculations with Zoning and list the number of parking spaces required by the zoning as well as the proposed number of parking spaces including bicycle and motorcycle parking.
4. Provide build notes for all infrastructure within City right-of-way that will need to be replaced to current and updated City of Albuquerque standards which includes any broken/cracked/ damaged curb&gutter, sidewalk, driveways, driveways with valley and wheel ramps and either reference City of Albuquerque (COA) std dwg and/or provide details.
5. Any private structures that are located within public right-of-way such as fences, landscape curbing and curbs, roof line (includes air space), parking stalls, signs, and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on squared footage of the encroachment.
6. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
7. Identify all existing access easements and rights of way width dimensions **(If applicable)**.
8. Identify the right of way width, medians, curb cuts, and street widths on Copper Avenue, Eight Street, and Central Avenue.
9. Clarify existing property lines and proposed property lines **(If applicable)**.

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10. Maximum access width for arterial, collector, and local streets (**Eighth Street**) are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

11. When a site has four or more off-street parking spaces which require access off of an alley, the full width of the alley shall be paved from the parking access drive to a street, per the city standards and/or any damages to the existing surface shall need to be replaced in kind with the work order process (**If applicable**).
12. Please list the width and length for all existing and proposed entrance aisle widths, parking spaces. Some dimensions are not shown.
13. The minimum parking stall dimensions are:

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

14. What is the angle of the proposed parking stall and does the dimensions following the DPM requirements?
15. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide. Provide parking bumpers since min. overhang of vehicles is 2ft (angle parking stalls).
16. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
17. 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)



18. **ADA curb ramps must be updated to current standards and have truncated domes installed within COA right-of-way.**
19. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
20. 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.
21. Bicycle racks shall be sturdy and anchored to a concrete pad.
22. A 1-foot clear zone around the bicycle parking stall shall be provided.
23. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
24. Show all drive aisle widths and radii. Some dimensions are not shown.
25. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

26. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, **fire trucks, etc. is 25 ft. or larger.**
27. 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.
28. 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 (stripe path from parking aisle across drive aisle to entrance and provide details).
29. 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.

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30. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots (angle parking stalls).
31. Provide a copy of refuse approval for proposed location of container.
32. It is not apparent what type of pavement surface is being proposed or existing. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. Please label existing asphalt and/or concrete surface.
33. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show detail and location of posted signs and striping.
34. Please specify the City Standard Drawing Number when applicable.
35. **Add a note stating "All broken or cracked drivepad, ADA ramps, sidewalk must be replaced with sidewalk and curb & gutter, drivepad and ADA ramps." 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.

Sincerely,



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

\xxx via: email
C: CO Clerk, File