

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 5, 2023

Max Vasher, RA
13 Martin Rd.
Placitas, NM 87043

Re: Craft Hair Salon
115 Edith Blvd. SE
Traffic Circulation Layout
Engineer's/Architect's Stamp 8/8/2022 (K14D084A)

Dear Mr. Vasher,

Based upon the information provided in your submittal received 6/12/2023, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. You have shown numbers from the IBC requirements but you need to show what is required by the IDO (Table 5-5-1 Personal and business services, small 4 spaces/ 1,000 sq. ft. GFA).
2. Based on the access widths provided and the table below, these access points would be required to be one-way only. Please add pavement markings and signage to indicate enter and exit drives on the plan.

	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'

3. All accessways to the site from the adjacent roadway shall be ADA-compliant. Please see City standard drawings for driveways (2425A and 2425B).
4. The parking stalls in the front of the building are too small. The minimum parking stall dimensions are:

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

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5. The ADA access aisle is too narrow. Van accessible aisles should be 8ft wide; all others should be 5ft wide, as there is only one ADA space it should be designated as van accessible. Your ADA space has extra width that can be used to expand the regular parking spaces and the access aisle to required width. ADA spaces use blue paint.
6. 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.
7. The ADA access aisles shall have the words **"NO PARKING"** in white 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)
8. You mentioned bike racks in your drawing but you need to show them. Please make sure they meet the following design 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.
9. Bicycle racks shall be sturdy and anchored to a concrete pad.
10. A 1-foot clear zone around the bicycle parking stall shall be provided.
11. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
12. Per the DPM, 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.
13. Please provide Solid Waste approval.
14. Please provide a sight distance exhibit
15. Show the clear sight triangle 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.
16. 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.

PO Box 1293

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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) 924-3991.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernest Armijo'.

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

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