

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 5, 2022

Phillip B Gallegos, RA
Acequia Architects, LLC
431 E Orman Ave
Pueblo, Co, 81004

Re: EL Encuentro Immigrant Community Center
907 4th Street SW
Traffic Circulation Layout (TCL)
Architect's Stamp 10-15-2021 (K14-D121)

Dear Mr. Gallegos,

Based upon the information provided in your submittal received 01-04-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Private driverpads entrance off 4th (both):

- You will need to label the driverpads (both) whole segment to be replaced since the proposed hatching shown on plans doesn't show the extend of removal/replacement.
- Call out COA std dwg 2425 instead of COA 2425 because std dwg are references design.
- Remove the diagonal wings off the driverpads since this will conflict with ADA pathway across entrance drive.

2. Legend Note 12: You will need to reference COA std dwg 2415(standard c&g) and COA std dwg 2430 (sidewalk).

3. The scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, on the following scales may be used:

1" = 20' 1" = 40'
1" = 50' 1" = 100' (for overall layouts only)

- Select a scale above that can be used for your TCL project design.**

4. The minimum parking stall dimensions are:

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

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ADA	8.5'	18'	2'
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- **The ADA parking stall and access aisle are not dimensioned . Please provide dimension to assure requirements are met.**

5. The ADA accessible spaces must include an access aisle. Van accessible aisles should be **8ft wide**; all others should be 5ft wide.
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. **This detail will need to be provide on the TCL site plan.**
7. 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). Provide detail for access aisle striping, symbol, and sign face detail. **Provide letter detail for NO PARKING, since there are not details provided on site plan.**
8. ADA curb ramps must be updated to current standards and have truncated domes installed (**Corner of Atlantic/4th**). **Provide a detail for this corner ramp or Reference COA std dwg to substantiate ADA ramp design with detectable warning surfaces . Design needs to include dimensions for ramp slope (12:1 max) and landing (50:1 max). Add these requirements to Proposed Legend notes of ADA compliant Slope.**
9. **Bicycle Rack requirements:** Provide all details (Attachment E) that comply with bicycle design requirements onto Site Plan.
10. 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. **The grades will need to comply with 2% cross slope and longitudinal grade of 5% max. Please add this to the Legend notes for ADA compliant.**
11. 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.
12. **Legend Note 15:** 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.
13. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings: Please show/provide **details** for sign face and pavement markings.; need pavement marking (Do Not Enter) at end of drive aisle; the proposed sign (legend note 16) is a safety hazard for vehicular traffic.
14. Please specify the City Standard Drawing Number when applicable. This means call out **COA std dwg** and **not COA standard and/or just COA.**
15. Please provide a letter of response for all comments given.
16. Per comment letter 12-01-2021, a **\$75+tax re-submittal fee** is required and a copy of receipt will need to be provided.

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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

C: CO Clerk, File

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