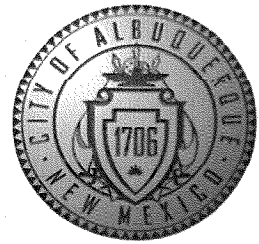


CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

10-13-23

Michelle Negrette
Strata Design
711 Amherst SE
Albuquerque, NM 87106

Re: Broadway Apartments
314 Broadway SE
Traffic Circulation Layout
Engineer's/Architect's Stamp -no stamp- (K14D232)

Dear Architect/Engineer,

Based upon the information provided in your submittal received 10-3-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Plans are to be sealed by a Licensed Architect or Engineer.
2. Submit the approved Fire One Plan and approved Solid Waste plan.
3. Submit the completed Traffic Scoping Form to Matt Grush: mgrush@cabq.gov. It is attached.
4. Please show the existing drivepad on Broadway (that will need to be closed) as well as the alley that is used for access. Show the alley to either Lead Ave or Silver Ave as it will have to be paved. Your site is closer to Lead Ave, so it may be beneficial to use Lead Ave for access.
5. Provide the alley width along the frontage of the project site.
6. The alley paving, closing of the existing drive entrance on Broadway Blvd, constructing sidewalk and curb and gutter in the location of the closed driveway and all other improvements in the ROW will be done through the City's Work Order process. Indicate this on the plan (e.g. Alley to be paved by Work Oder). Contact Jim Roeder in DRC: jroeder@cabq.gov, 924-3992.
7. Provide a dimension for the width (face of curb to middle of stripe) of the parking spaces on Broadway Blvd.
8. Provide detail sheets referenced in the keyed notes, except for LP101.
9. An ADA accessible path is required from the Broadway ROW to the door on Broadway Blvd. Clearly show the pathway and details.
10. Required Drive aisle width is 22 ft. The width appears to be less than 18 feet at the dumpster enclosure. Provide drive aisle width at: dumpster enclosure, MC parking and west of stairwell B.
11. There is a space on the plans south of the cars. Is this for storage? If the parking spaces were moved south into this area, it would help widen the drive aisle.
12. Provide the width of the MC parking.

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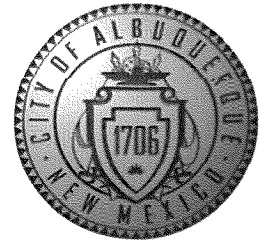
Albuquerque

NM 87103

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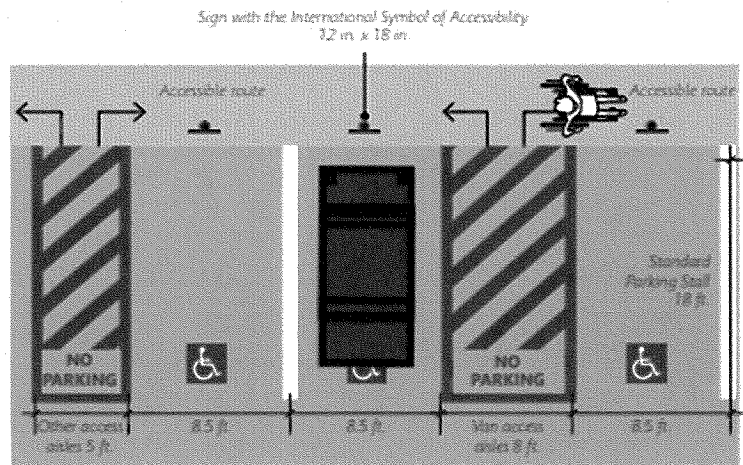
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13. Provide the dimensions for the parking stalls and the ADA Van Access.
14. Provide a dimension for the overall site width.
15. The pavement markings for the ADA access aisle should be blue diagonal stripes. See below.

FIGURE 7.4.117 ADA Accessible Parking Stall and Access Aisle Dimensions



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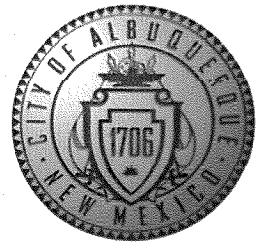
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16. The parking spaces appear to have a parking bumper, but a keyed note or similar would make it clearer.
17. The note for the grade in the parking lot not to exceed 8% needs clarification as the ADA space, aisle and path to the ramp can't have a grade steeper than 2%.
18. Provide the ramp slope for the ramp and the width of the ramp, keyed note 30.
19. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted.
20. Provide dimensions for the concrete header curb: begin, end and distances to changes in direction. In addition, provide the radii for the bends.
21. Does the landscape area in the SE corner have header curb around it?
22. 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 alley edge) will not be acceptable in the clear sight triangle.
23. The drafting standard for text is a minimum of 0.1" height. Dimension text is difficult to read.
24. Please remove the line work for the balcony/upper story to help clarify the parking area. It is not clear what the line behind the cars represents.
25. Provide line work/hatching for the concrete drive.

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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.

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis Cherne, PE
Senior Engineer
Development Review Services

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