

December 22, 2023

Curtis Cherne, PE

Senior Engineer

Development Review Services

City of Albuquerque Planning Department

PO Box 1293

Albuquerque, NM 87103

Re: Letter Dated 10-13-23 Re: Broadway Apartments

Dear Mr. Cherne,

Please find the following responses to your comments listed in your letter dated 10/13/23 in response to my submittal received 10/3/23.

1. Plans are sealed by a Licensed Architect.
2. Approved Fire One Plan and Approved Solid Waste Plan submitted.
3. Traffic Scoping Form Submitted to Matt Grush.
4. Existing drivepad on Broadway is indicated on plans with note that it will be closed. Alley for access is shown on plans to Lead with note indicating that it will be paved.
5. Alley width is provided on plans.
6. Note is provided indicating that the alley paving, closing of existing drive entrance on Broadway, 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.
7. Dimension is provided indicating the width (from face of curb to middle of stripe) of the parking spaces on Broadway Blvd.
8. Details are provided on plans.
9. Access to building from Broadway Blvd. will be at sidewalk level. Detail provided.
10. Drive aisle width provided at dumpster enclosure, MC parking and west of stairwell B.
11. Storage space removed and parking moved south.
12. Width of MC parking provided.
13. Dimensions provided for the parking stalls and the ADA Van Access.
14. Dimensions provided for overall site width.
15. Note indicating the pavements for ADA markings provided.
16. Key indicating parking bumper provided.
17. Note provided indicating that the parking lot grade is not to exceed 8% except in ADA space, aisle and path to ramp that can’t have a grade steeper than 2%.
18. No ramps are utilized. Slopes of pathways are less than 1:20.
19. Wall mounted motorcycle sign indicated on plan with key note.
20. Concrete header curb dimensions provided on plan with curb radii.
21. Yes, the landscape area in SE has header curb. Indicated on plans.
22. Clear sight triangle conflicts with approved dumpster location. Alley speed is 15 mph. Building and dumpster are set back 5’ from alley to provide visibility.
23. Dimension text size has been increased.
24. Line work is removed indicating balcony/upper story to clarify parking area.
25. Concrete drive and concrete areas are hatched.

We are resubmitting the TCL, DTIS, Approved Fire 1 Plan, Approved Solid Waste Plan and this letter address your comments to PLNDRS@cabq.gov.

Please let me know if you have any questions. Thank you for your time.

Sincerely,

Michelle Negrette, NCARB, RA

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