

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

10-18-23

Hannah Feil Greenhood, RA
Dekker Perich Sabatini
7601 Jefferson St NE
Albuquerque, NM 87109

Re: Encino Gardens Renovation
412 Alvarado DR SE
Traffic Circulation Layout
Architect's Stamp 10-02-23 (K18D002)

Dear Ms. Greenhood,

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. Since you are proposing gates, forward Fire Department approval.
2. Forward Solid waste approval.
3. In general, provide all ramp and landing slopes and sidewalk widths.
4. Provide signage in addition to pavement markings for the one-way exits and entrances: "One Way" and "Do Not Enter".
5. You will need a ramp at each end of the sidewalk that is being reconstructed (Keyed Note 3). Provide max ramp slopes. Max slope is 8.3%, but it is best to design to a lower maximum: 7.5%.
6. It is usually helpful to provide a detail of the layout of ADA Accessible parking. See below:

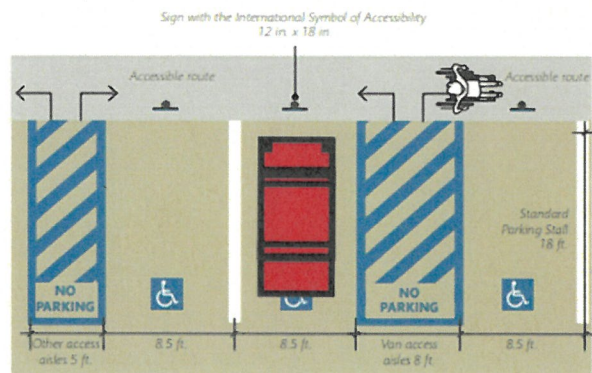
PO Box 1293

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FIGURE 7.4.117 ADA Accessible Parking Stall and Access Aisle Dimensions



7. Provide guidance for the HC signage on the plan. See attached Accessible checklist, page 3.

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8. Please verify the sidewalk width at Keyed Note 7 as it is drawn narrower at the public sidewalk.
9. Provide max slopes for Keyed Notes 5, 7, 8, 15, 16, 21, 30, 36, 43.
10. For keyed note 36, there should be a landing: minimum sized 4'x4' and max slopes in all directions 2.0%, but better to design to 1.5%.
11. "Access aisles" and "accessible routes" should be labeled "ADA Accessible Routes" (e.g. Keyed Note 16, 42 and 43)
12. For the walkway Keyed Note 23, indicate what material to use for the paving.
13. It appeared the bicycle parking area could easily accommodate more bicycle parking.
14. Please check that the item for keyed Note 40 is on the plan.
15. For the ramps keyed Note 15 and 16, a flat ($\leq 2.0\%$) landing is required every 30 ft on a ramp and at the top and the bottom.
16. From my site visit, it appeared there was an existing space that could be used to provide one motorcycle parking space. The space is near the "9" that is printed on a parking space near the north entrance/exit on Alvarado Dr.
17. The linework at the east and west ends of the covered parking (12 spaces) does not match the site. Are there proposed changes?
18. It appears the intent in the north parking lot is to have one-way circulation, yet I did not see a Keyed Note for pavement markings or signage.
19. For the ADA accessible route to the north (Keyed Note 42), indicate a max cross-slope and width of the path.

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 ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis Cherne, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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