

# CITY OF ALBUQUERQUE



May 12, 2020

Alexander Finale, RA  
Alexander Finale Architect  
10785 Willows Road, Ste. 100  
Redmond, WA 98034

**Re: Tenant Improvement**  
**111 Vermont NE**  
**Traffic Circulation Layout**  
Architect's Stamp 04-08-20 (k19-D062A)

Dear Mr. Finale,

Based upon the information provided in your submittal received 05-11-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all parking calculations with Zoning and list the number of parking spaces required by the zoning as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Identify the right of way width, medians, curb cuts, and street widths on Vermont St and 16 ft alley.
3. Maximum access width for arterial, collector, and local streets (**Vermont**) are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
<b>Two-Lane Drive</b>	22'-30'	<b>22'-24'</b>
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

4. Please list the width and length for all existing (sidewalk) and proposed parking spaces. Some dimensions are not shown.
5. The minimum **parking stall dimensions** are:

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

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<b>ADA</b>	<b>8.5'</b>	<b>18'</b>	<b>2'</b>
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6. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
7. 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.
8. 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)
9. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
10. All bicycle racks shall be designed according to the following guidelines(details need to be provided):
  - 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.
11. Bicycle racks shall be sturdy and anchored to a concrete pad.
12. A 1-foot clear zone around the bicycle parking stall shall be provided.
13. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
14. Show all drive aisle widths, parking stall dimensions, onsite sidewalk widths . Some dimensions are not shown.
15. The minimum drive aisle dimensions are shown below

	<b>Minimum Drive Aisle Width</b>
<b>Two Way Traffic</b>	<b>22'</b>
<b>Main Circulation Road</b>	<b>24'</b>





Fire Lane	20'
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16. Per the IDO, 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.
17. 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(dimension pathway).
18. 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.
19. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.Curbing needs to be provide between parking stalls and 16 ft. alley way frontage.
20. What is the condition of 16 ft alley pavement? If repairs are needed, then you will need to contact Maintenance Dept. (contact person: Steven Woodall, 505-857-8021) for assessment of surface (**Applicable if access is proposed off 16 ft alley way**).
21. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
22. Refuse vehicle maneuvering shall be contained on-site.The refuse vehicle shall not back into the public right of way.; provide a copy of refuse **approval**.
23. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
24. Please provide a sight distance exhibit (see attachment)
25. 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.
26. Please specify the City Standard Drawing Number when applicable.
27. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.

**Applicable if any water /sanitary/sewer line work is proposed within City right-of-way (notes 28, 29 & 30)**

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28. Provide notes showing what work is included and on the work order and the private work on site.
29. Work within the public right of way requires a work order with DRC approved plans.
30. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
31. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
32. 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.
33. Provide all details (sheet SP-1 needs to be provided) for all proposed infrastructure and signage.

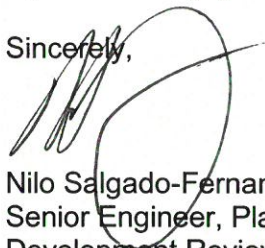
Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto: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) 924-3630.

Sincerely,



Nilo Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File