

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 27, 2023

Devin Nguyen
Modulus Architects
100 Sun Ave. NE
Albuquerque, NM 87109

Re: Mod Wash
107 & 133 Eubank Blvd. NE
Traffic Circulation Layout
Architect's Stamp 01-27-23 (K20-D060)

Dear Mr. Nguyen,

Based upon the information provided in your submittal received 03-07-23, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify the right of way width, medians, curb cuts, and street widths on Eubank Blvd. and Glorieta St.
2. Please provide design details for the access off Eubank Blvd. and Glorieta St., site plan showing proposed radii on the south leg of the access. What about the north part? If you are going to provide a curb return design, an ADA ramp should be provided too. Please address this concern.
3. Provide the width for the existing sidewalks off Eubank and Glorieta St.
4. Please revise the site plan and provide the correct dimensions for the ADA angled parking space. See attached.
5. Please show ADA sign details on Transportation details sheet, and not on Solid Waste details sheet.
6. Provide Motorcycle parking sign posted upright, either free-standing or wall mounted per the zoning code.
7. Ribbon Bike Rack, is no more permitted in new project.
8. 9' wide drive-thru lanes are too tight. Please provide wider lanes.
9. 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.
10. 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.
11. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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12. Show the INTERSECTION clear sight triangle on the driveway access off Eubank and the mini clear sight triangle on the access off Glorieta St. 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.
13. Please specify the City Standard Drawing Number when applicable.
14. 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.
15. Provide a copy of Fire Marshal approval.
16. Please provide a letter of response for all comments given.

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.

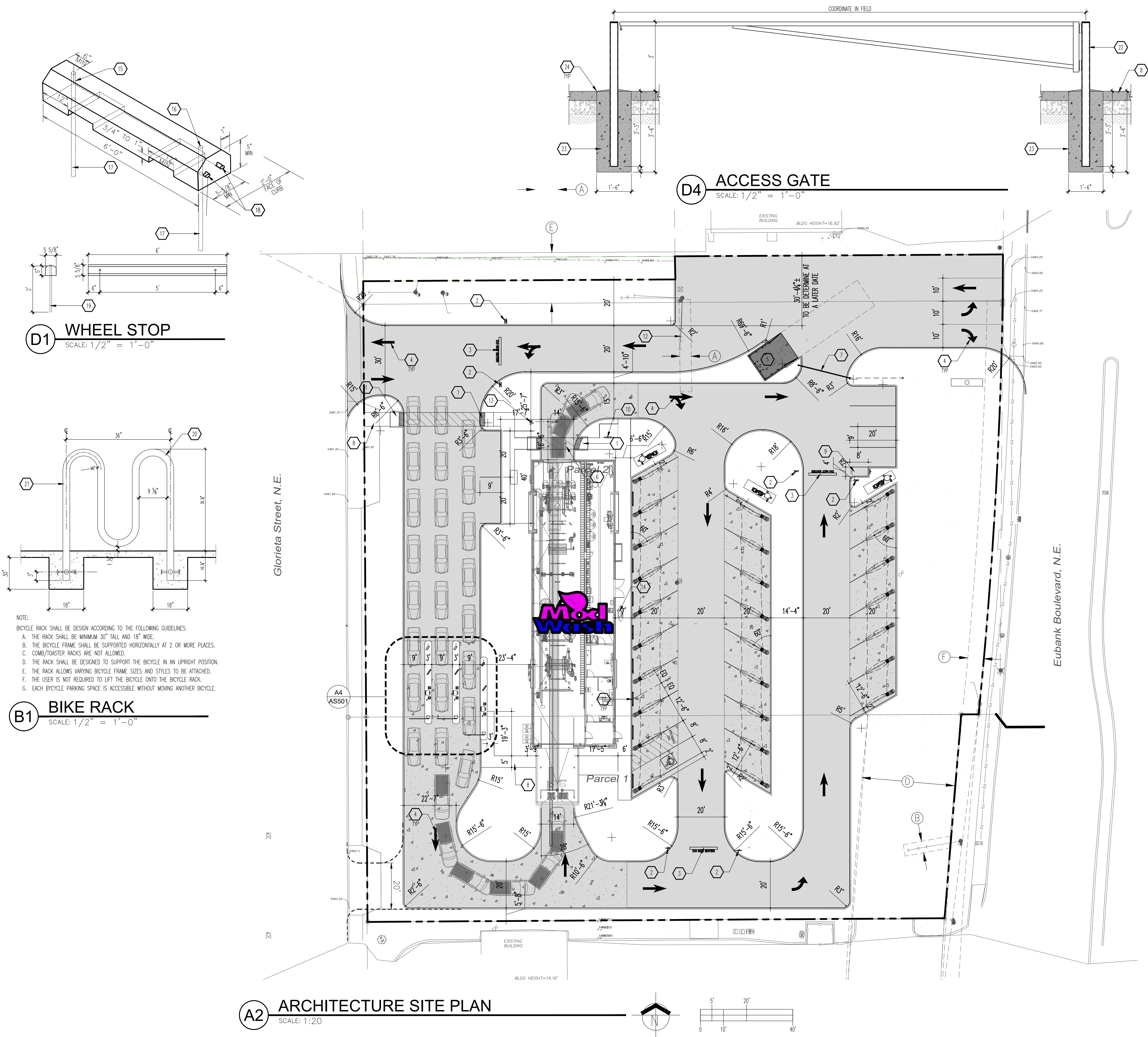
for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

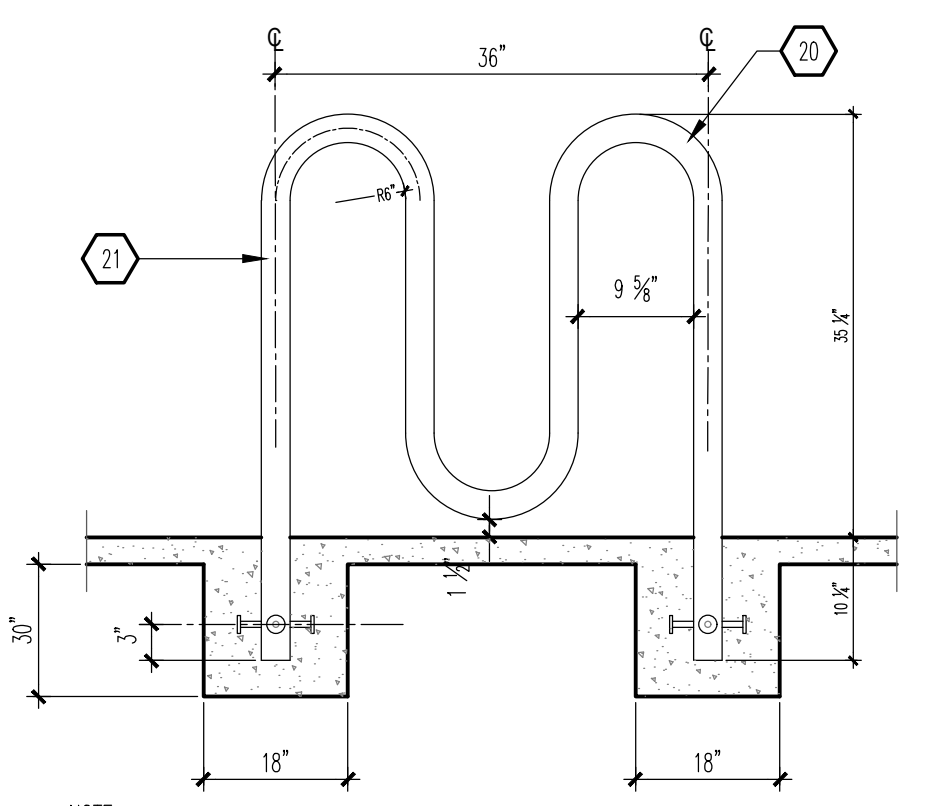
Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

\ma via: email
C: CO Clerk, File



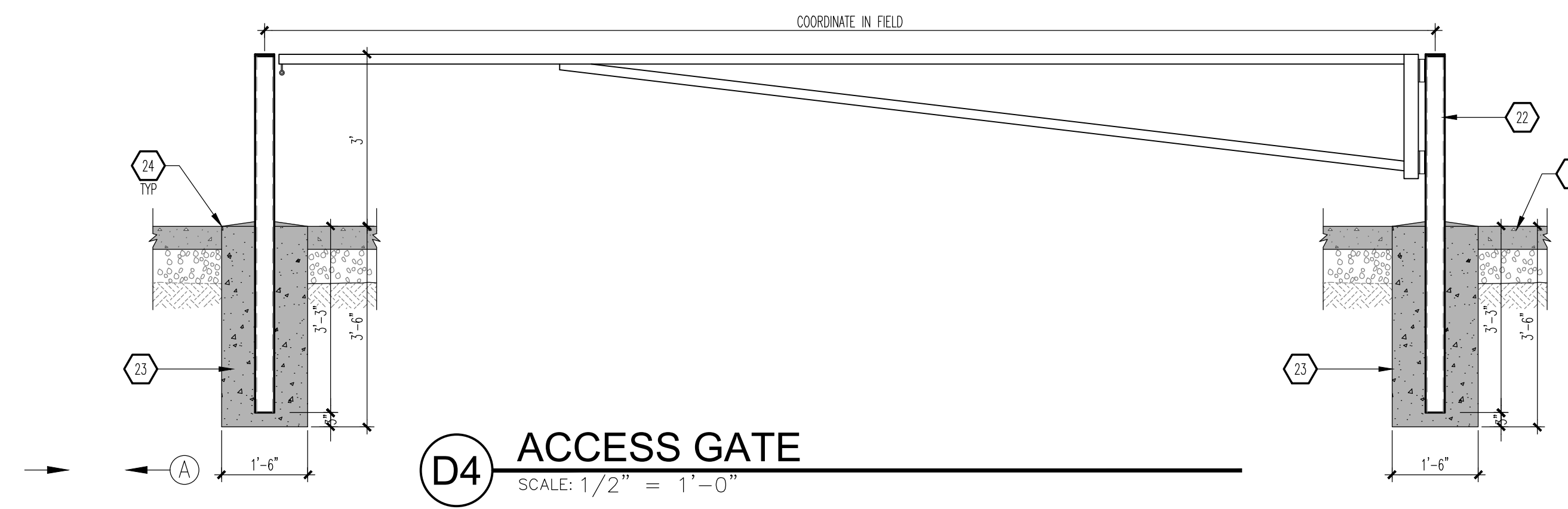
D1 WHEEL STOP
SCALE: 1/2" = 1'-0"



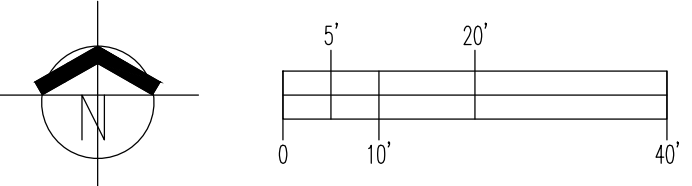
B1 BIKE RACK
SCALE: 1/2" = 1'-0"

NOTE:
BICYCLE RACK SHALL BE DESIGN ACCORDING TO THE FOLLOWING GUIDELINES:
A. THE RACK SHALL BE MINIMUM 30" TALL AND 18" WIDE.
B. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOT ALLOWED.
D. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION.
E. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
F. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
G. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.

D4 ACCESS GATE
SCALE: 1/2" = 1'-0"



A2 ARCHITECTURE SITE PLAN
SCALE: 1:20



VICINITY MAP
Zone Atlas Map K-20-Z

LEGAL DESCRIPTION:
PARCEL I:
LOT LETTERED G-ONE (G-1) IN BLOCK NUMBERED EIGHT (8), BUENA VENTURA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1991 IN VOLUME 91C, FOLIO 196.
PARCEL II:
TRACT LETTERED "H" IN BLOCK NUMBERED EIGHT (8), BUENA VENTURA, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1941 IN VOLUME C1, FOLIO 8.
LESS AND EXCEPTING THEREFROM THAT PORTION OF LOT LETTERED "H" IN BLOCK NUMBERED EIGHT (8) CONVEYED TO THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED SEPTEMBER 27, 1960 IN BOOK D 564, PAGE 239 AS DOCUMENT NO. 89267, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND
LESS AND EXCEPTING THEREFROM THE NORTHERLY TWENTY FEET (NLY 20') OF TRACT LETTERED "H" IN BLOCK NUMBERED EIGHT (8) CONVEYED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, BY OUTCLAIM DEED RECORDED NOVEMBER 3, 1954 IN BOOK D 295, PAGE 434 AS DOCUMENT NO. 38394, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

GENERAL NOTES

- A. "C" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- B. INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

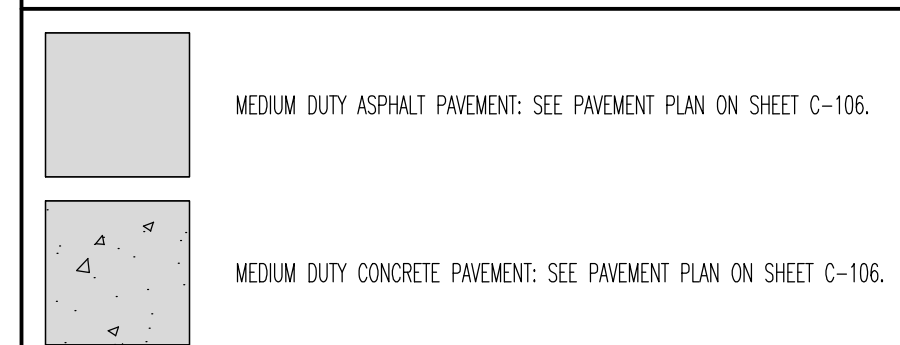
KEYED NOTES

- 1. ADA RAMP: SEE C2/AS501.
- 2. SIGNAGE: "DO NOT ENTER", SEE B1/AS501.
- 3. PAVEMENT MARKING: "DO NOT ENTER", SEE C4/AS501.
- 4. DIRECTIONAL PAVEMENT MARKING.
- 5. REFUSE ENCLOSURE: SEE A3/AS502.
- 6. CROSSWALK PAVEMENT MARKING.
- 7. ACCESS GATE: SEE D4/AS100.
- 8. CONCRETE SIDEWALK: SEE A2/AS501.
- 9. MOTORCYCLE PARKING.
- 10. BIKE RACK: SEE B1/AS100.
- 11. WHEEL STOP: SEE D1/AS100.
- 12. EXISTING GUY WIRES TO BE RELOCATED AND COORDINATED WITH CIVIL ENGINEER ON OPTIONS.
- 13. "STOP-GO" SIGNAGE: CONTRACTOR TO PROVIDE ELECTRICAL POWER. SEE UNDERGROUND CONDUITS PLAN ON SHEET E-104.
- 14. MAT CLEANER: SEE PLUMBING PLANS.
- 15. TOP OF REINFORCING BAR FLUSH WITH TOP OF CONCRETE.
- 16. 3/4" DIAMETER HOLE.
- 17. 3/4" REINFORCING BAR EMBEDDED 24" INTO SUBGRADE.
- 18. (2) #4 BARS CONTINUOUS.
- 19. #5 REINFORCING BAR.
- 20. PRIME AND PAINT STEEL MEMBER FLAT BLACK.
- 21. 2 3/8" STANDARD DUTY PIPE CENTER SUPPORT.
- 22. GALVANIZED MANUAL SINGLE LEAF SWING BARRIER GATE: SWING SENTINEL #14010-20; OR APPROVED EQUAL.
- 23. CONCRETE FOOTING.
- 24. BITUMINOUS JOINT FILLER.

EASEMENTS

- A. EXISTING 5' PNM & MSTAT ANCHOR EASEMENT (02/05/1960, 0525-517).
- B. EXISTING 5' PNM EASEMENT (01/22/1992, BCR 92-2, PG. 1294).
- C. EXISTING 7' PNM EASEMENT DISTRICT COURT JUDGEMENT (01/11/1972, MSC. 243-528).
- D. EXISTING 40' RECIPOCAL ACCESS EASEMENT (09/10/1991, 91C-196).
- E. EXCEPTED PORTION CONVEYED TO THE CITY OF ALBUQUERQUE: OUTCLAIM DEED (11/03/1954, 0295, 434).
- F. EXCEPTED PORTION CONVEYED TO THE CITY OF ALBUQUERQUE: WARRANTY DEED (09/27/1960, 0364, 239).

GRAPHIC LEGEND



PARKING CALCULATION

PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
2 PER 1,000 CSF @ 1,446 CSF	(4) SPACES
MOTORCYCLE PARKING REQUIRED	
(1) REQUIRED	(1) SPACES
BICYCLE PARKING REQUIRED	
(1) REQUIRED	(3) SPACES

REVISION

BY

DATE

REV

1

2

3

4

5

MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste 600

ALBUQUERQUE, NEW MEXICO 87109

PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO

STEPHEN A. DUNBAR

No. 4218

REGISTERED ARCHITECT

27 JAN 2023

PROJECT TITLE

MODWASH

107 & 133 EUBANK BLVD

ALBUQUERQUE, NEW MEXICO 87123

PROJECT MANAGER

DEVIN NGUYEN

DRAWN BY:

DIN

DATE:

27 JAN 2023

SCALE:

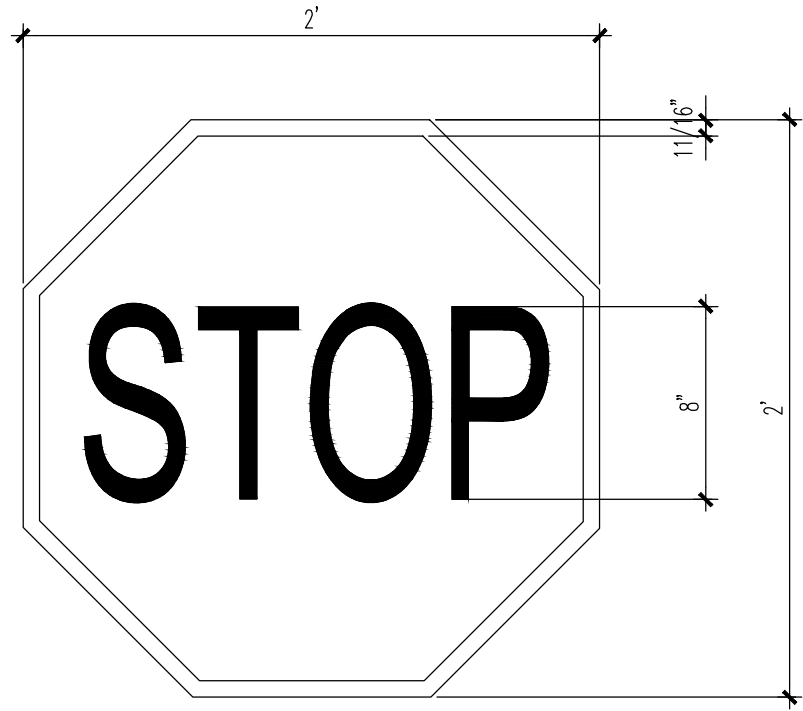
AS NOTED

SHEET TITLE

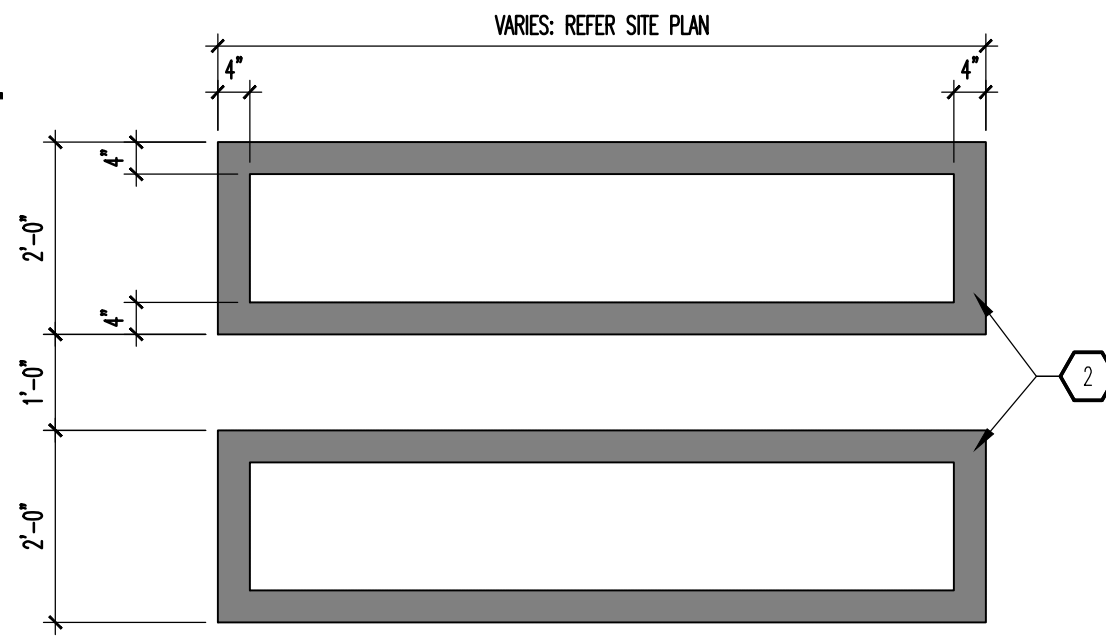
OVERALL SITE PLAN

AS100

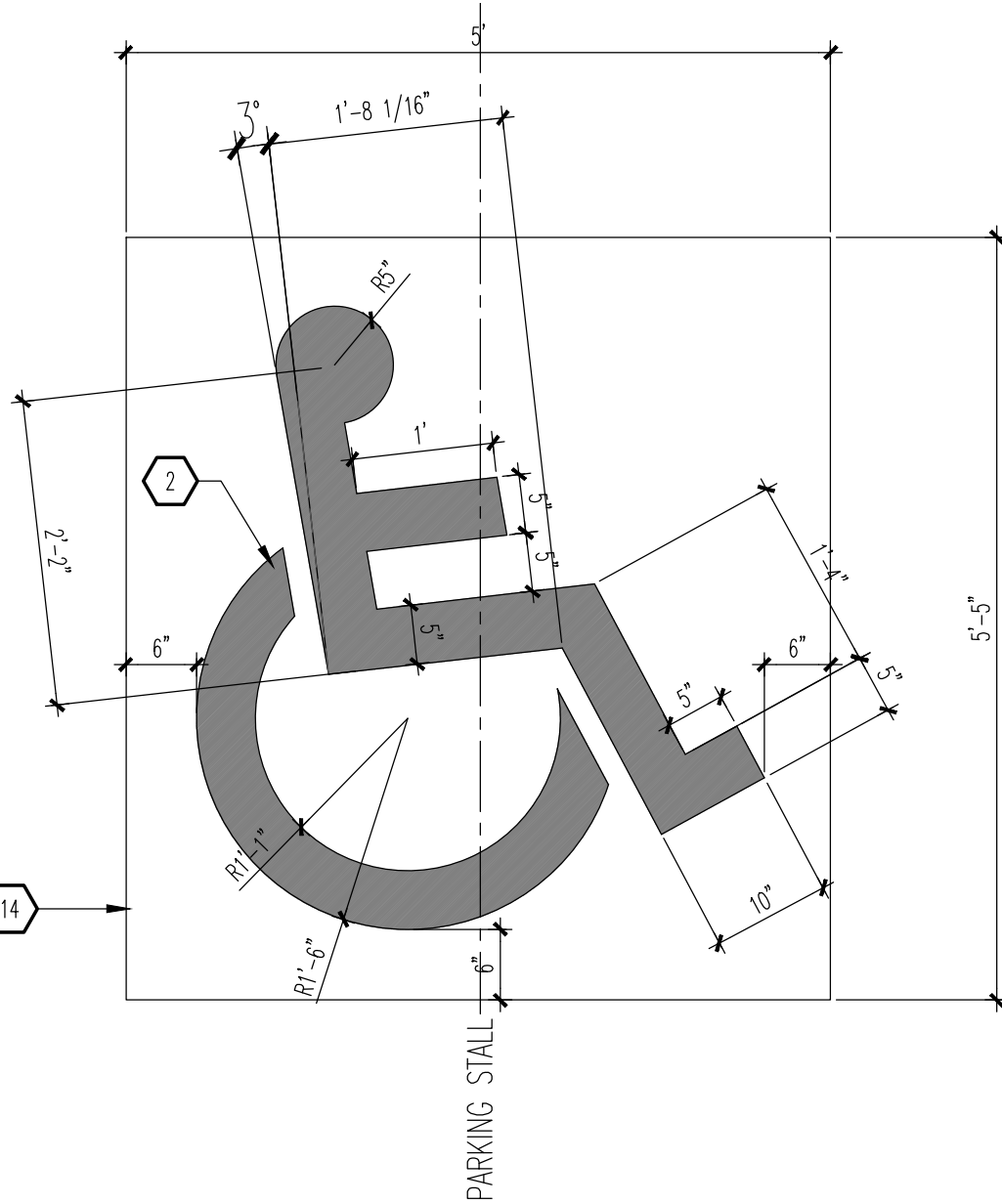
et.



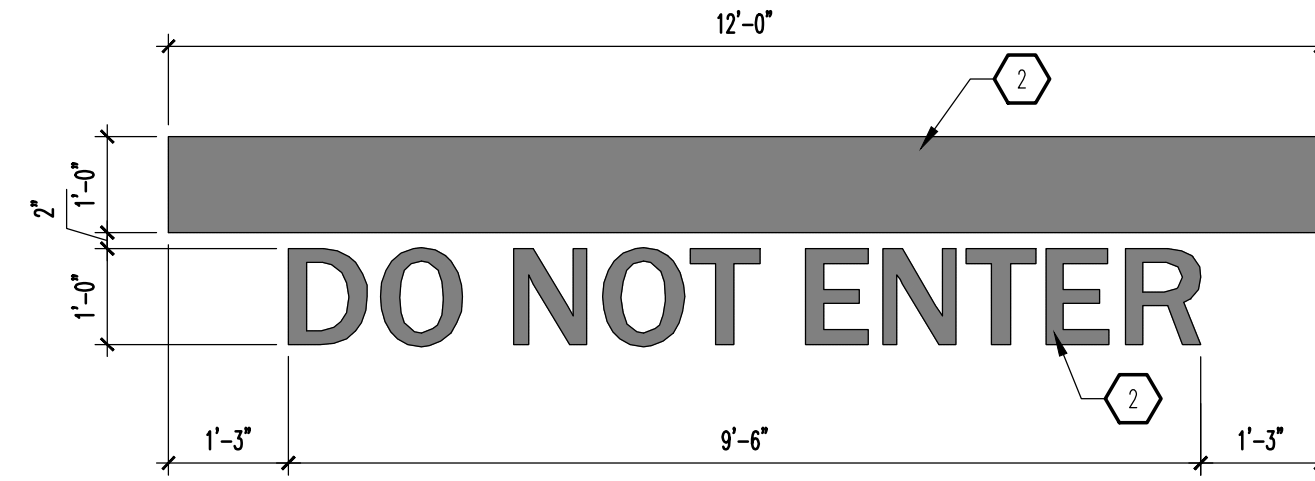
D1 STOP SIGN - DETAIL
SCALE: 1/2" = 1'-0"



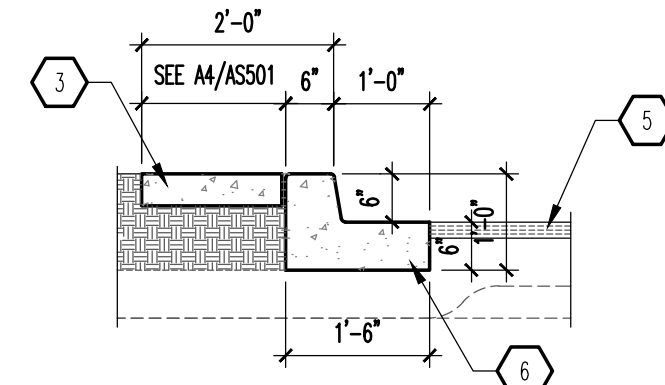
C2 WALKWAY PVMT MARKING
SCALE: 1/2" = 1'-0"



C3 HANDICAP PVMT MARKING
SCALE: 3/4" = 1'-0"



C4 'DO NOT ENTER' PVMT MARKING
SCALE: 1/2" = 1'-0"



D5 CURB & GUTTER
SCALE: 1/2" = 1'-0"

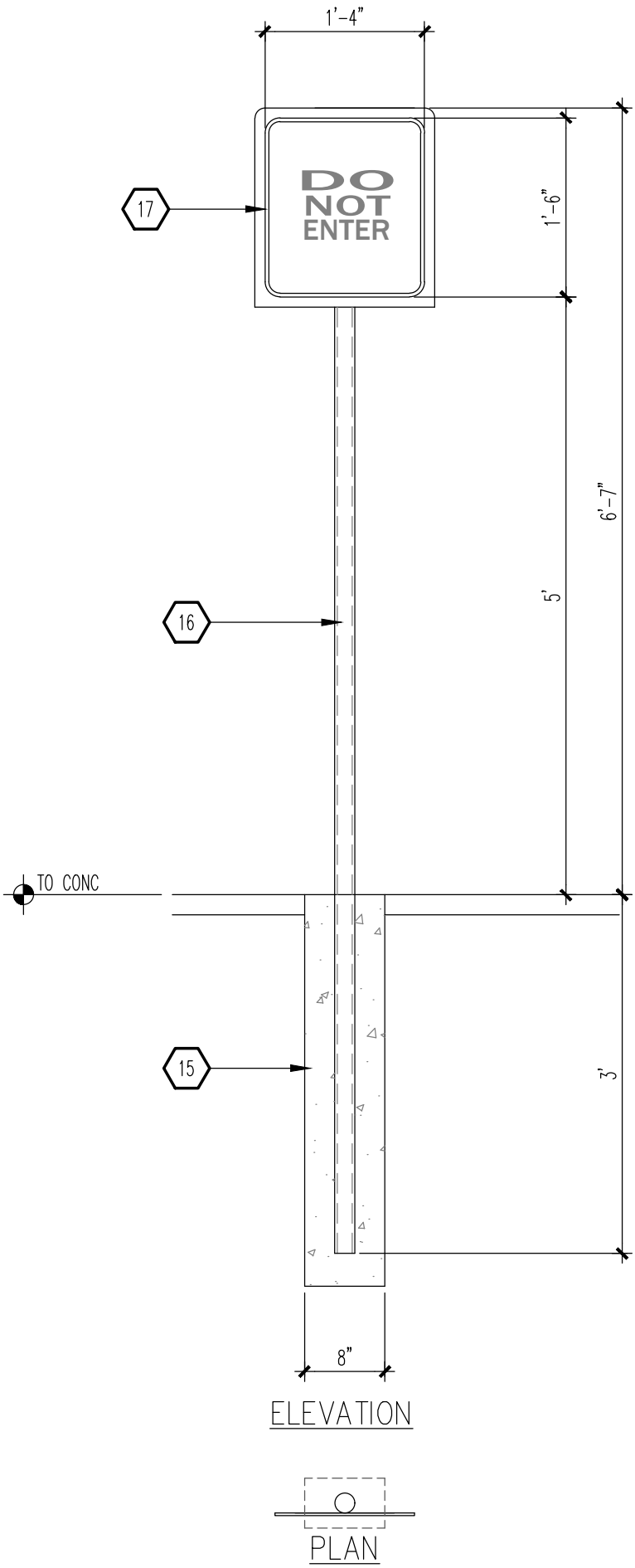
NOTE:
RE: SITEPLAN FOR LOCATIONS OF PAVEMENT SECTION
DESIGN PER THE GEOTECHNICAL INVESTIGATION
FOLLOW COA STANDARD DRAWING #2415B

GENERAL NOTES

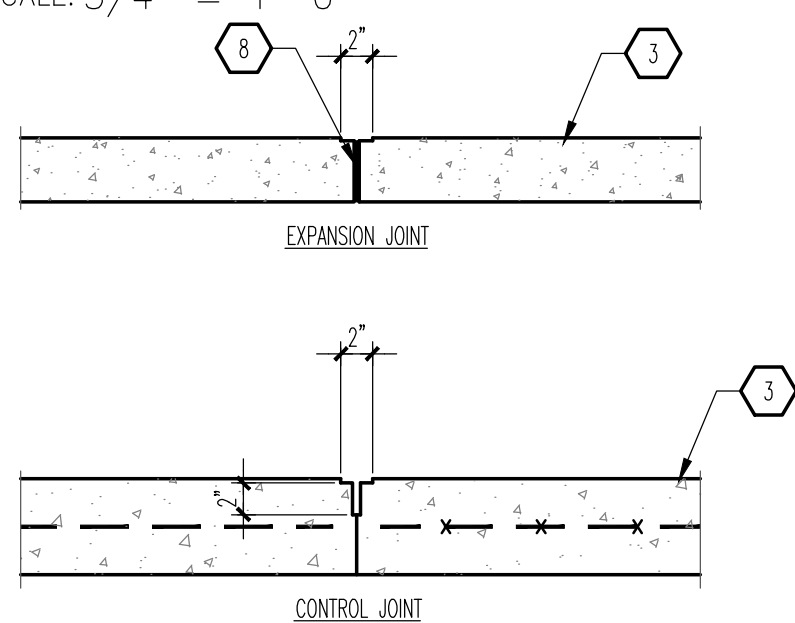
- 10" SERIES SHEETS APPLY TO THE ENTIRE SET OF DRAWINGS.
- INDICATED DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

KEYED NOTES

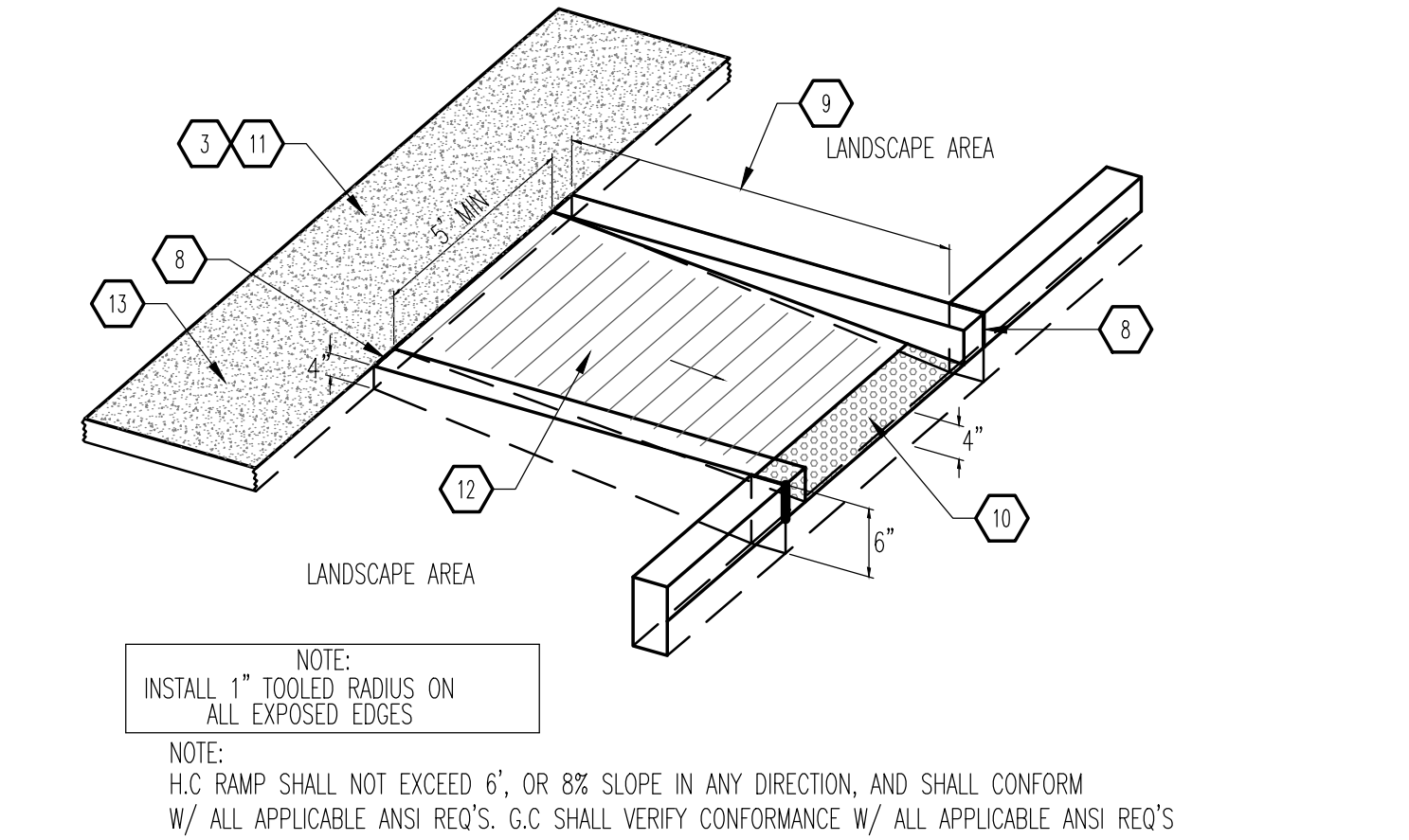
- 4" STEEL BOLLARD: SEE A2/ASS02, TYPICAL OF (3).
- PANT SOLID WHITE.
- 4" THICK CONCRETE SIDEWALK: SEE A2/ASS01.
- CONCRETE CURB AND GUTTER.
- PAVEMENT AS SPECIFIED.
- CONCRETE EXPANSION JOINT: SEE A1/ASS01.
- CONCRETE CONTROL JOINT: SEE A1/ASS01.
- EXPANSION JOINT MATERIAL.
- WIDTH VARIES (6" MINIMUM).
- PROVIDE AN ABA APPROVED TRUNCATED STRIP AT 2" WIDTH, SAFETY YELLOW IN COLOR.
- PROVIDE A 5 SF LANDING AT TOP OF RAMP FOR CHANGE IN DIRECTION.
- MONOLITHIC CONCRETE HANDICAP RAMP, SMOOTH TEXTURE FINISH WITH 1/4" DEEP x 1/4" WIDE GROOVES AT 2" OC.
- 2% CROSS SLOPE, MAXIMUM.
- PANT SOLID BLUE.
- CONCRETE FOUNDATION.
- 2" OUTSIDE DIAMETER (OD) STEEL SIGN POST.
- 1/8" STEEL PLATE WITH CONTINUOUS WELD ALONG INTERSECTION OF PIPE POST AND PLATE.
- PAY STATION EQUIPMENT BY OTHER.
- ACCESS GATE BY OTHER.
- SHADE CANOPY BY OTHER.



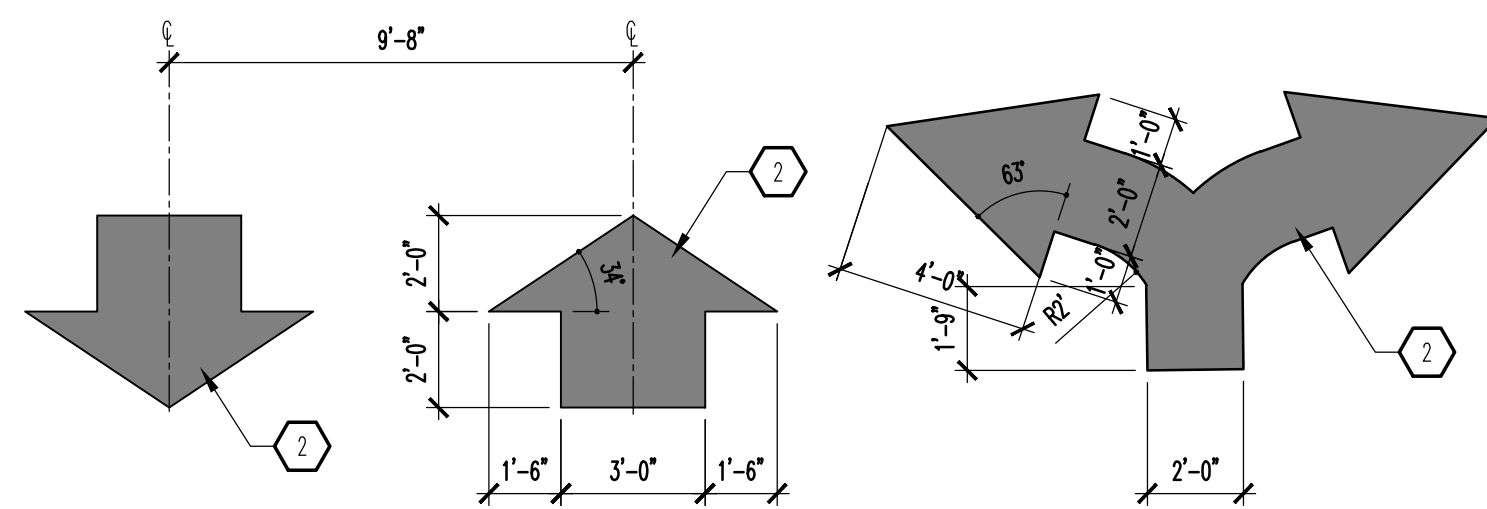
B1 SIGNAGE
SCALE: 3/4" = 1'-0"



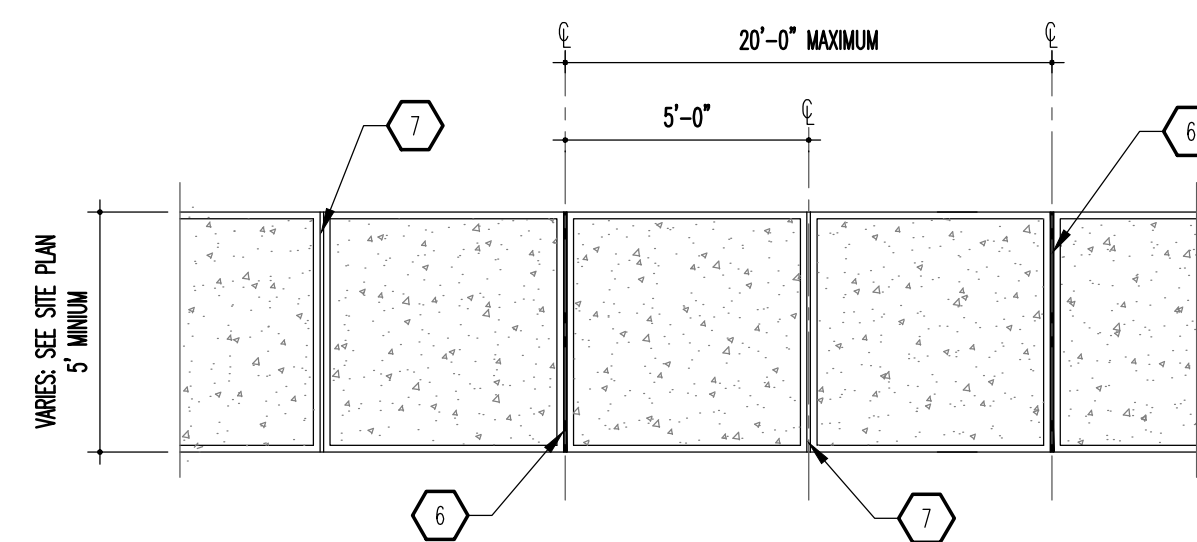
A1 EXPANSION/CONTROL JOINT
SCALE: 1" = 1'-0"



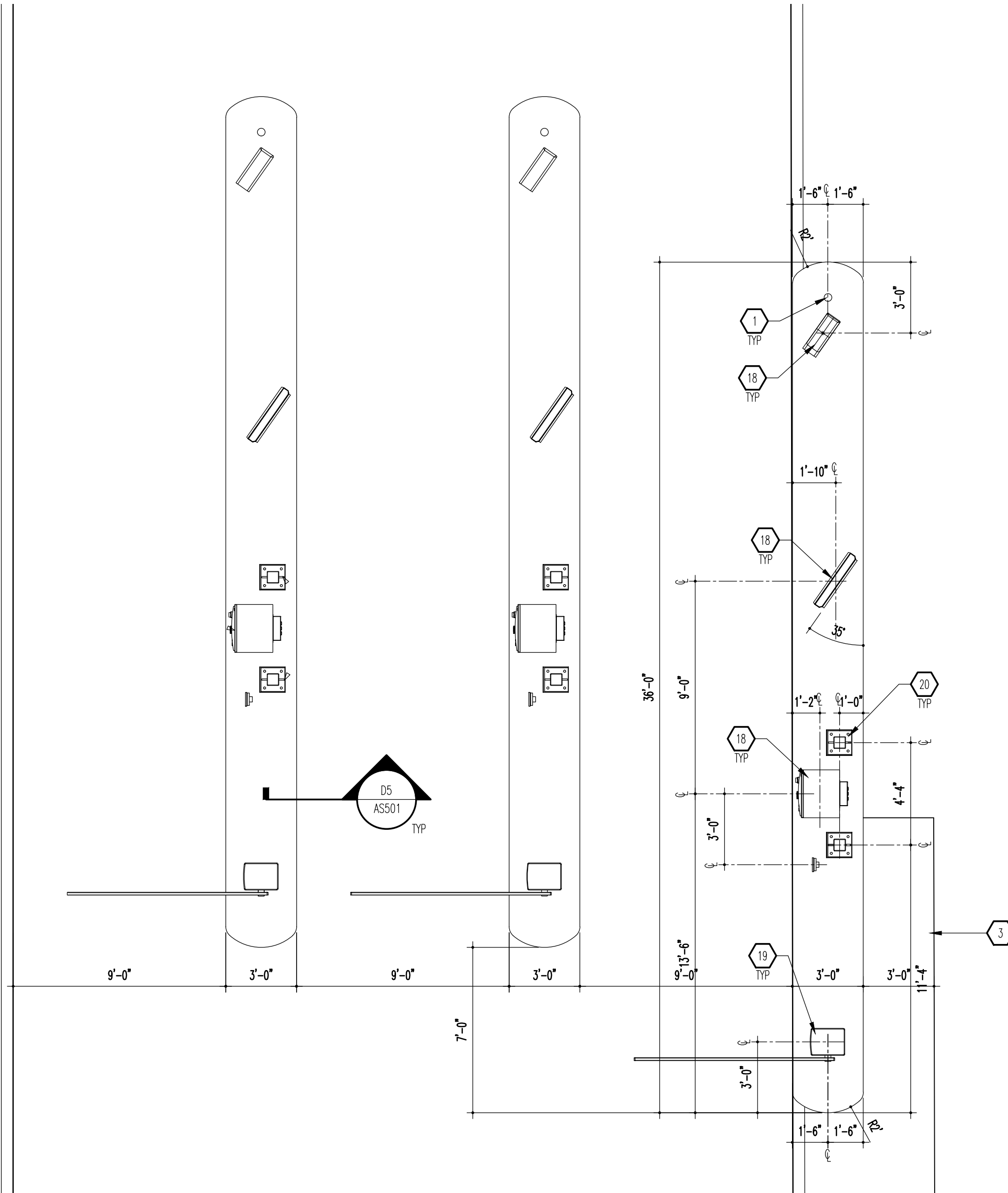
C2 CURBED RAMP
SCALE: 3/4" = 1'-0"



B2 DIRECTIONAL MARKING
SCALE: 1/4" = 1'-0"



A2 TYPICAL SIDEWALK
SCALE: 1/4" = 1'-0"



A4 ENLARGED PAY STATION PLAN
SCALE: 1/4" = 1'-0"

MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE
MODWASH
107 & 133 EUBANK BLVD
ALBUQUERQUE, NEW MEXICO 87123
JOB NO.
Modwash - Eubank
PROJECT MANAGER
DEVIN NGUYEN
DRAWN BY:
DIN
SHEET TITLE
SITE ENLARGED PLANS

DATE:
27 JAN 2023
SCALE:
AS NOTED
sheet:
AS501
of: