

September 22, 2021

City of Albuquerque

Re: Cooper Lounge

1504 Central SE

Traffic Circulation Layout

Architect's Stamp 09-28-2021 (K20-D109).

To whom it may concern,

1. Existing curb cuts (as labeled on site plan):

- The small existing curb cut north of Central access entrance: Remove this note since there isn't a driveway existing.



Existing Driveway on Central Avenue.

- Please remove note on Maple Street adjacent to corner (to be abandon): there isn't an existing curb cut.



Existing Driveway on Maple Street.

2. **Proposed 24 ft curb cut (Maple Street):** You will need to reference COA std dwg 24258 for proposed curb cut/drivepad.

no work will be made on this area

3. Existing entrance leg will need to be fixed to allow ADA accessibility across entrance.

no work will be made on this area

4. **Keyed Notes 3,12,15 :** Details will need to be provided.

Details added to detail plan sheet A-02

5. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

Added to new adda parkings spaces

6. **The minimum parking stall dimensions are:**

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

7. ADA parking stall has been labeled 8'-0" per above statement, you need 8.5' width
Fixed on plans.

8. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide;** all others should **be 5ft wide.**

Fixed on plans.

9. 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.

Details added to detail plan sheet A-02

10. 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)

Fixed on plans

11. ADA curb ramps must be updated to current standards and have truncated domes installed.

No ramps will be made on this part of the project

12. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Provide sign detail.

Details added to detail plan sheet A-02

13. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

14. Since you are decreasing drive aisle from from 24 ft width to 15 ft width, you will need FD review/approval.

Rogelio Rodriguez, from FD CABQ, indicates we don't need an approval for this project, the area on the addition will not affect the flow, and the two 24' wide driveway on both sides will work for the FD.

15. 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 for both relocated ADA parking stalls.

Added to plan

16. 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.

Added to plan

17. All one-way drives shall have "One Way" and "Do Not Enter" signage and pavement markings. Please show **detail and location of posted signs and striping**.

Added to plan

18. 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 (2430 & 2415A).

Added to plan

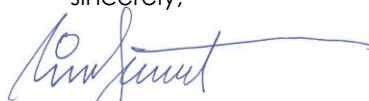
19. **Please provide a letter of response for all comments given.**

Please see this letter

20. A copy of **Re-submittal fee receipt will** need to be provided.

Attached on mail

sincerely,



Rick Bennett
Architect