

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 11, 2021

Jeremy Trumble, RA
FBT Architects
6501 Americas PKWY NE, Ste 300
Albuquerque, NM 87110

Re: Mark Armijo-Phase 1 (Portable Addition)
6800 Gonzales Rd SW
Traffic Circulation Layout
Architect's Stamp 08-09-2021 (L10-D007A)

Dear Mr. Trumble,

Based upon the information provided in your submittal received 08-11-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Keyed symbols provided on site plan but no notes to define these letters and numbers. You will need to provide this legend/information.
2. Since no dimensions, and notes are not provided on site plan, all general comments will be reflected thru out this letter.
3. Listed are the number of parking spaces required by the IDO as well as the **proposed number of parking spaces including bicycle and motorcycle parking. Coordinate/discuss with Zoning.**
4. Street name fronting school complex will need to be provided on site plan.
5. Identify all existing access easements and width dimensions.
6. Please list the width and length for all existing and proposed parking spaces. **Some dimensions are not shown.**
7. The minimum parking stall dimensions are:

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

8. An **ADA parking stall** and **6 ft wide pedestrian pathway** must be provided in front of proposed Portable additions and existing school buildings.
9. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

10. 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.
11. 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)
12. **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.**
13. All bicycle racks shall be designed according to the following guidelines:
 - 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.
14. Bicycle racks shall be sturdy and anchored to a concrete pad.
15. A 1-foot clear zone around the bicycle parking stall shall be provided.
16. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
17. Show all drive aisle widths and radii. Some dimensions are not shown.
18. The minimum drive aisle dimensions are shown below

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

19. 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.
20. ADA accessible pedestrian pathway should not be placed behind parking space or
21. Parking areas shall have barriers to prevent vehicles from extending over sidewalk.
22. Please specify the City Standard Drawing Number when applicable.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

23. **Shared Site access:** driveways that straddle property lines, or are entirely on one property but 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.**
24. **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).
25. Please provide a letter of response for all comments given.
26. A copy of the resubmittal fee receipt will need to be provided.

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.

PO Box 1293 for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov

C: CO Clerk, File

