

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 18, 2021

Jeremy Mechenbier
Mechenbier Costruction, Inc.
8500 Washington St. NE
Albuquerque, NM 87113

**Re: Ellison St. Office Warehouse
4000 Ellison St NE
Traffic Circulation Layout
Architect's Stamp 10-13-2021 (D17-D074)**

Dear Mr. Mechenbier,

Based upon the information provided in your submittal received 10-13-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed :

You have CHANGED A LOT OF THE KEYED NOTES, SO MORE COMMENTS HAS BEEN PROVIDED:

1. **PLEASE RE REVIEW ALL CHANGED KEYED NOTES TO ITEMS BEING SPECIFIED VERSUS WHERE ARROWS ARE POINTING TO BECAUSE THEY ARE NOT CORRECTING BEING REPRESENTED.**
2. **Concrete Drainway Ellison Frontage (prior comment not properly addressed):**
 - A Detail will need to be provided to show that ADA is in compliant across concrete drainway.
 - The ADA ramp needs to service across the entrance on public Row and on private property (Key Note 26).
 - So I suggest you provide a ramp design that will service private property and public ROW.
 - **ADA slopes for ramp is 12:1 max.** Please adjust details sheet.
 - **Proposed Apron: Details will need to be provided (concrete design, dimension ect...)**
3. **Eastern entrance frontage:** Please apron transition to existing curb and gutter.
4. **Keyed Note 8:** Provide reference note for proposed detail on **sheet T.2.**
5. **Keyed Note 11:** Specifies outdoor table but arrow is pointing to pavement and gate. Please clarify.
6. **Keyed Note 13:** Specifies Monument Sign but arrow is pointing to curb & gutter. Please clarify.
7. **Keyed Note 14:** Specifies concrete sidewalk but arrow is pointing to monument sign. Please clarify.

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8. **Keyed Note 15:** Specifies 6'-6" high steel fence but arrow is pointing to what appears to be concrete sidewalk.
9. **Keyed Note 27:** Specifies existing power poles but arrow is pointing to curbing o site. Please clarify.
10. **Keyed Note 41:** Specifies Light pole but arrow is pointing to pavement marking arrow at entrance. Please clarify.
11. Proposed ADA curb ramp (**Keyed Note 26**) **Prior comment not addressed:**
 - Details will need to be provided for on-site and driveway entrance (**Apron**).
 - It appears the proposed ramp is in conflict with drive way entrance and a detail will need to be provide to demonstrate ADA accessible across this driveway/pad to ensure ADA access is compliant across the entrance.
 - In order for driveway to be ADA compliant, you will need adjacent property owner permission to construct a ramp on the east leg of driveway.
 - This proposed/private ADA ramp will need to be located on private property.
12. **Motorcycle parking spaces:** Label pavement MC. The signage is not being referenced. Keyed note 56 points to signage but note specifies concrete sidewalk.
13. Per Comment letter dated 09-27-2021, a Resubmittal fee is required. Please provide copy of pavement receipt for fee.
14. Please provide a letter of response for all comments given.
15. **PLEASE RE REVIEW ALL CHANGED KEYED NOTES TO ITEMS BEING SPECIFIED VERSUS WHERE ARROWS ARE POINTING TO BECAUSE THEY ARE NOT CORRECTING BEING REPRESENTED.**

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

Sincerely,

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

C: CO Clerk, File