

CITY OF ALBUQUERQUE



December 5, 2011

Darren Sowell, R.A.
Darren Sowell Architects
4700 Lincoln Rd. NE, Suite 111
Albuquerque, NM 87109

**Re: Car Crafters – Automotive Repair Garage, 5404 Edith Blvd NE,
Traffic Circulation Layout
Architect's Stamp dated 10-20-11 (F15-D036)**

Dear Mr. Sowell,

Based upon the information provided in your submittal received 11-16-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please clarify the status of the proposed platting action. What is the DRB project number? An approved preliminary plat must be provided prior to building permit approval.
2. Clarify how the proposed access easement will function with the existing Knox box shown on site. This information must be provided on the plan.
3. The site layout indicates access will be shared at the northeast and northwest corners of the site. However, an access easement is shown only in the northeast corner of the site. Please revise.
4. Provide a legend identifying all hatching and linetypes.
5. Parking spaces cannot cross the lot lines.
6. The proposed concrete walkway cannot be flush with the asphalt, as this places it directly within the vehicular way.
7. Clearly indicate the 6-foot wide, ADA accessible pathway from the handicapped parking stalls to the building.
8. Clearly indicate the 6-foot wide, ADA accessible pathway from the roadway to the building.
9. Define the width of all parking stalls.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

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Albuquerque

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