

# CITY OF ALBUQUERQUE



June 28, 2012

James C. Lewis, R.A.  
General Design, Inc.  
1620 Central Ave. SE  
Albuquerque, NM 8106

**Re: Exterior Improvements For 1050 Rio Grande, 1050 Rio Grande Blvd NW,  
Traffic Circulation Layout  
Architect's Stamp dated 06-08-12 (H13-D029)**

Dear Mr. Lewis,

Based upon the information provided in your submittal received 06-08-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Current aerial data indicate the existing conditions are different than shown. Please clearly indicate existing versus proposed conditions.
2. Please show a vicinity map.
3. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
4. Define the width and length of all ADA accessible parking stalls. Please note that the ADA parking stalls cannot intrude upon the drive aisle.
5. At a recent site visit, it was noted that a significant portion of the infrastructure (curb and gutter, sidewalk) needs to be replaced. These portions must be constructed to current City of Albuquerque Standards. Please modify the note on the TCL accordingly.
6. Define the queuing length for the drive through. Please note that minimum lane widths are 12 feet minimum with a 25-foot minimum radius (inside edge) for all turns (a 15-foot radius can be used with an increase in lane width to 14 feet).
7. Clearly show the 6-foot wide, ADA accessible pedestrian pathway from the ADA parking stalls to the building. This pathway cannot be located behind the ADA parking stalls (see ADA 502.3 Access Aisle requirements).
8. The ADA parking stalls and access aisles are located directly adjacent to a large drainage inlet, which causes complications in insuring accessibility. Relocation of the ADA parking stalls is suggested.
9. An existing grease trap is shown within the sidewalk. Provide additional detail.

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10. The directional striping at the north entrance / exit drivepad is reversed; please modify.
11. Please differentiate between existing and new construction. Clarify the boundary between existing curb and proposed (keyed notes 19 and 10).
12. Define the drive aisle just east of the building.
13. Provide removal notes for the existing gas station.
14. Keyed note 14, please provide slope and dimensional details of existing ramp.
15. Keyed notes 18 and refer to details, but these details are not provided.
16. It is stated that keyed note 23 states "not used"; however, keyed note 23 is shown on the site plan.

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

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