

CITY OF ALBUQUERQUE



August 15, 2013

Ron Burton, R.A.
DWL Architects
202 Central S.E.
East Courtyard
Albuquerque, NM 87102

**Re: GAHH Relocation and Tenant Improvements, Habitat for Humanity
Restore, 4900 Menaul Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 8-13-13 (H17-D110)**

Dear Mr. Burton,

Based upon the information provided in your submittal received 8-14-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please show a vicinity map.
2. Please provide the legal description of the site.
3. Please provide a line-type legend.
4. Please label, dimension and detail all line-types, distinguishing between existing and proposed (include any refuse area, fences, walls, gates, ramps, railings, speed humps, landscaping, signs, property lines, pedestrian paths, curbing, fire hydrants, light posts, support posts, overhang structures).
5. The site appears to be composed of two lots (1A & 1B4) with the shared private access easement within lot 1B4. Please clarify lot lines.
6. Please include a copy of your shared private access easement with the adjacent property owner(s). There are several shared access points from the site, are there shared access agreements for each location?
7. Will site be replatted to consolidate lot lines?
8. Please list the width and length for all parking spaces.
9. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
10. The handicapped spaces must be a minimum of 8.5 feet in width.
11. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
12. Define width of the existing sidewalk.
13. Pedestrian walkways shall be provided from all street sidewalks to the principal customer entrance(s) on the nearest building(s) on a site. The path(s) must be ADA accessible, clearly demarcated, six feet minimum width and not located behind parking stalls.
14. Please refer to all applicable city standards.
15. Please ensure all ramps are ADA compliant.
16. List the width of the existing drivepads.
17. List the widths of parking lot drive aisles, drop-off lanes and exit drive.

PO Box 1293

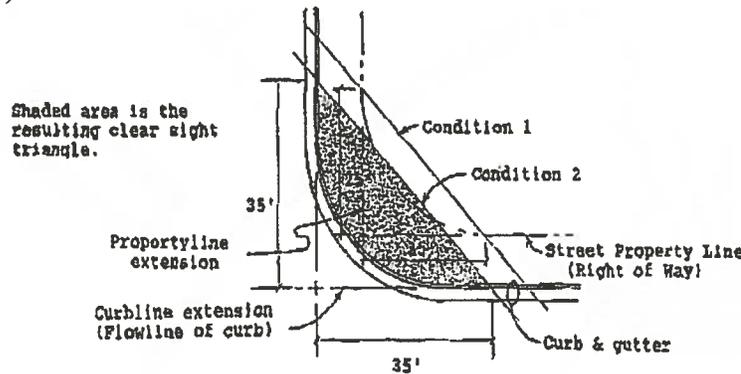
Albuquerque

New Mexico 87103

www.cabq.gov



18. One-way orientation requires posted signs and pavement markings to guide vehicles.
19. Per Chapter 23, Section 6, Part B.5 of the City of Albuquerque *Development Process Manual*, any drive on a local roadway that is intersecting with a minor arterial must be located a minimum of 50 feet from the intersection. Please provide the distance the drivepad on Quincy is set back from the intersecting point with Menaul Blvd.
20. Show the median break on Menaul Blvd in reference to the site?
21. There appears to be existing signage along the Menaul Blvd. frontage. Signage must not encroach onto COA right-of-way, including air space, without a Revocable Encroachment Agreement.
22. The apparent signage along the Menaul Blvd. frontage must not interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).



PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

23. Per the Development Process Manual, Chapter 27, Section 7, Part F.II, a scale of 1"=20' is recommended for sites of less than 5 acres.
24. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only).

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck
Associate Engineer, Planning Dept.
Development Review Service
C: File