

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 31, 2021

Carlos Torres
Modulus Architects
100 Sun Ave NE, Ste. 600
Albuquerque, NM 87109

**Re: Ziggis Coffee
5200 Menaul Blvd NE
Traffic Circulation Layout
Architect's Stamp 05-26-2021 (H18-D073)**

Dear Mr. Torres,

Based upon the information provided in your submittal received 05-26-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

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1. **Proposed 20 ft drivepad off San Mateo: You need to call out COA std dwg 2425 and select which section should be used as part of the proposed infrastructure.**
2. **FD approval status for proposed interior circulation?**
3. **Key Notes 23 & 24: Modification of these notes will be need in order to provide construction notes for proposed 20 ft drivepad off San Mateo.**
4. **Key Note 10: This notes is very confusing since you are calling out 'Do Not Enter' sign but your reference 12A/G6 calls out 'Right turn only'. Now WHY would you have vehicles turn right when 'Do Not Enter' has been established at entrance. Please clarify what you are trying to proposed and need to provide the sign face detail for the proposed 'Do Not Enter' sign. The drive aisle will need to be 20 ft around the parameter of the drive aisles. You have proposed 12'-1", this is inadequate width. Please address this concern.**
5. **Key Note 12: You are calling out the pavement marking detail 7/G8 but the verbiage on this reference detail is for 'DO NOT ENTER'. Please provide detail for One Way pavement markings.**
6. **Key Note 16: You reference COA std dwg 2600-105 for directional arrow but on sheet detail 8 you show the directional arrow so please just reference this detail as 8/G8.**
7. **Key Note 14: You call out Concrete Ramp but no reference detail. Provide a ADA ramp detail and include truncated domes/detectable warning surfaces.**
8. **Manual proposed/modified entrance: The eastern portion of entrance you call out ramp but not detail has been provide. Please provide detail (Key Note 25). Label site triangle on western portion of entrance.**
9. **Key Note 8 & 24: Correct Misspellings.**
- 10.

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11. **Manual entrance/roadway segment:** The western portion of the driveway is curb return but you didn't provide a 6 ft valley gutter, ADA ramp details w/detectable warning surfaces and construction notes on how you are going to tie in existing sidewalk onto proposed ramp and **tie into a 6 ft valley gutter into existing gutter plan on the east side of entrance. A construction note need to define the valley gutter transitioning into the c&gutter plan. This prior note has not been address.**
12. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the **building entrances. Please clearly show this pathway and provide details. You are showing only a 5 ft pathway from public sidewalk/ADA ramp. Please address this (Key Note 1, shows 5 ft opening as part of pedestrian pathway and the site plan).**
13. 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. It appears that you only have 5'-5 3/8" width in front of entrance! You will needed 6 ft.**
14. Please specify the City Standard Drawing Number when applicable (**6ft valley gutter per COA std dwg 2420**).


PO Box 1293

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