

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 29, 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 **06-04-2021 (H18-D073)**

Dear Mr. Torres,

Based upon our discussion on 06-29-2021 and resubmittal dated 06-25-2021, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. **Proposed drivepad off San Mateo:**

- Modified the entrance per FD requirements and provided FD approval sheet.
- Add signage as shown on attached exhibit. Use R3-2 & R6-1 at San Mateo median in front of proposed entrance (see G3 & G6).
- Add R5-1 on both sides of entrance facing outward (see G3 & G6).
- Add R3-2 & R6-2 facing inward (see G3 & G6).
- Drive aisle of proposed entrance: Move pavement markings are shown on G6.

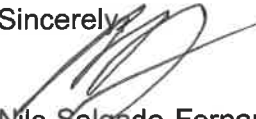
2. **Manual entrance/roadway segment (see G3):**

- The western portion of the driveway is curb return proposed ramp landing will need to be located within the public ROW. If not then provide sidewalk easement.
- The eastern portion of the proposed ramp 12:1 max segment begins at end of radii. So you will need the adjacent land owner permission to accomplish construction on his property.

###Modify all Keyed notes to reflect any changes per comments provided.

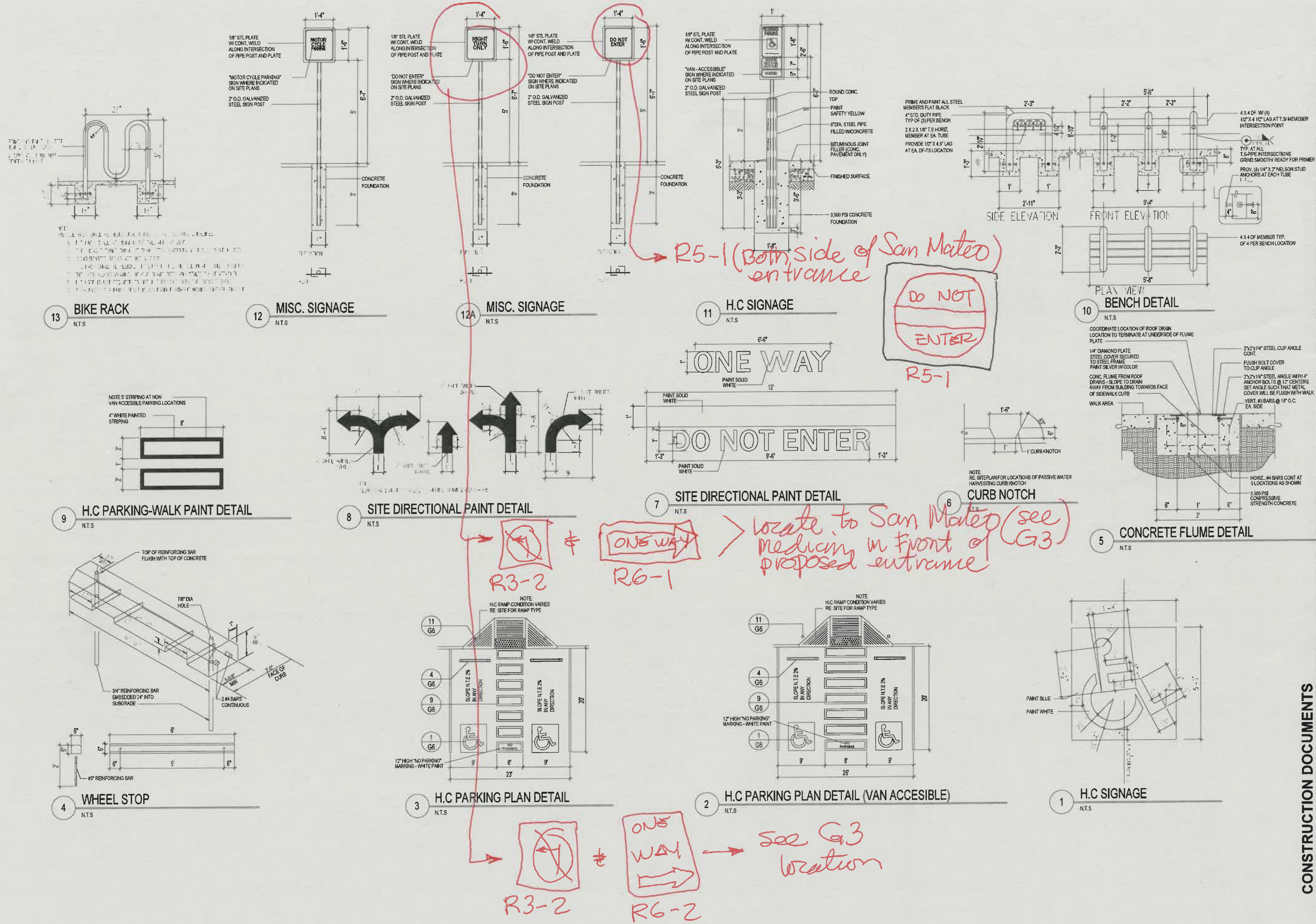
If you have any questions, please contact me at (505) 924-3630.

Sincerely,


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

C: CO Clerk, File

DATE 06-04-21	SHEET G3
SCALE:	



REV	DATE	BY	REVISION

MODULUS ARCHITECTS

100 SUN AVENUE NE SUITE 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498
TOLL FREE 1-866-224-2161

STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
8-04-21

CONSTRUCTION DOCUMENTS

PROJECT TITLE: **ZIGGIS COFFEE**
5200 MANUAL BLVD. NE ALBUQUERQUE, NM

PROJECT MANAGER: **JOHN NO.**
DRAWN BY: **PROJECT**

SHEET TITLE: **SITE DETAILS**

DATE: 06-04-21
SCALE: **G6**