

CITY OF ALBUQUERQUE



February 28, 2014

Jim Medley, R.A.
3100 Christine St. NE
Albuquerque, NM 87111-4824

**Re: Gillani Office Building, 10412 Manual NE,
Traffic Circulation Layout
Architect's s Stamp dated 2-27-14 (H21-D049)**

Dear Mr. Medley,

Based upon the information provided in your submittal received 2-27-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Please show a vicinity map that includes primary street names.
2. Please include the address, 10412 Manual NE, on the TCL
3. The development of this site must be in compliance with current DPM and ADA standards and regulations
4. Is the existing drivepad ADA compliant? A minimum 36 inch wide concrete pedestrian crossing must be provided, no greater than 2% cross slope. Please show compliance or provide a solution to meet this requirement. If a proposal provides a sidewalk connection within the property, a Permanent Sidewalk Easement must be provided.
5. Please list the width and length for all parking spaces.
6. Label the compact parking spaces by placing the words "compact" on the pavement of each space.
7. The handicapped spaces must be a minimum of 8.5 feet in width.
8. The handicapped space must include a minimum 8-foot wide van access aisle.
9. The handicapped parking spaces and access aisle require ADA compliant pavement markings and posted signage. Please reference attachment provided for the Revised 2009 ADA parking requirements with revisions as of July 2013.
10. The handicapped spaces require wheelstops set 2 ft from curb ramp to prevent vehicle overhang encroachment.
11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. A 6 ft pathway is shown but ADA accessibility is unclear. Please provide details.

12. Please ensure all ramps are ADA compliant.
13. It is not apparent what type of pavement surface is being proposed for the Dumpster Enclosure. Please clarify.
14. It appears the Dumpster gates swing into adjacent parking spaces.
15. The motorcycle space requires a posted sign per the DPM.
16. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas (including adjacent property) and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
17. Please add the following note: "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
18. Will this site be developed in phases? Is there intent to develop the southwestern area of the lot?

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

Sincerely,



Cynthia K Beck
Associate Engineer, Planning Dept.
Development Review Services

C: File