



City of Albuquerque

December 10, 1999

Ken Duck for James C. Lewis, Reg. Arch.,
SLNB Architects Inc.,
1620 Central Avenue N.E.
Albuquerque, New Mexico 87106

Re: Site Plan submittal for building permit approval for Maloof Warehouse Addition, 601(523)
Commercial St. N.E., Commercial Addition, Parcels 1 & 2, Block 2, Lot 16, [J-14/D038A],
Architect's Stamp dated 11/23/99.

Dear Mr. Duck,

The location referenced above requires modification to the Site Plan prior to Building Permit release as stated on the attached comments and marked up Site Plan.

Please resubmit revised Site Plan after addressing typed and marked up comments. Submit Plan along with typed comments and all red-lined, mark-up copies.

Sincerely,

Mike Zamora,
Commercial Plan Checker

cc:
Engineer
Hydrology File
Office File

- T.C.L./Site Plan must be stamped and stamp must be dated.
- Submit correct street address of site(532 or 601), differs between title block and application sheet in Hydrology file.
- The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the Traffic Circulation Layout (TCL) before C.O. is released. Place note on Site Plan to this effect.
- Only one SitePlan is needed per Permit submittal. Multiple copies of SitePlans will need to match exactly.
- New and existing elements noted on the Site Plan must be shown, labelled, and dimensioned correctly and accurately, this includes site sidewalks, all driveways, [REDACTED], landscaping(if on separate landscape plan submit plan), fences, etc. _Need to see clear differentiation between existing and new construction on Site Plan.
- Show, label, and dimension existing street sidewalks. City sidewalk ordinance requires minim. 4' street sidewalks along the frontage of all commercial sites being developed.
- Minim. 4' wide concrete sidewalk, raised 6" above parking surface, needed where shown adjacent to the building.
- Clearly indicate transition from one type of surface to the other on Site Plan, for example ramps, concrete/asphalt, landscape/concrete, etc. Label each area or stipple to show varying surfaces.
- Because of the preliminary nature of the new review process, if Zoning has not seen this layout prior to this review, any requirements by Zoning altering the parking layout will void our approval of T.C.L. and new review will need to be done.
- 15' radius curve needed on painted end islands shown. _Minimum width of end islands-10'.
- Need to call out surface of area being used for parking area at northwest corner of John St. and Roma Avenue. _Label any new asphalt and thickness of parking surface per city std. or refer to a detail which illustrates the proposed method of paving and states it's equivalency to standard asphalt surfacing.
- Property description on Site Plan does not match current City Zone Map. Copy of replat or current plat, stamped and signed by County Clerk's Office will be needed. Copy for office files is needed prior to approval for building permit.
- Show and label property lines and right-of-way lines. _Need to see entire Maloof property.
- Show and label H.C.ramps at all street corners adjacent to this site. Ramps will be needed at all corners, must be A.D.A.
- Need to see that all existing obstacles in City right-of-way, in existing sidewalks, have been picked up.
- All Civil Sheets (Drainage Plan and Site Plan) must be together at front of plan set.
- Check scale and scale ruler bar shown on T.C.L.
- Place concrete wheel stops 18'-0" from rear of stall, use #6 rebar anchors, 18" in length.