

CITY OF ALBUQUERQUE



March 1, 2013

Mark E. Weaver, R.A.
MW Architecture
1245 Princeton Dr. NE
Albuquerque, NM 87106

**Re: DaVinci's Restaurant, 2904 Indian School Rd. NE,
Traffic Circulation Layout
Architect's Stamp dated 02-14-13 (J16-D005)**

Dear Mr. Weaver,

Based upon the information provided in your submittal received 02-14-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Abandoned or unused driveways must be removed and replaced with sidewalk per COA Standard Drawing #2430 and curb and gutter per COA Std. Dwg. #2415, to match existing infrastructure grades.
2. The proposed "pedestrian access aisle" can not be located behind parked vehicles. Please modify.
3. Clearly show the 6-foot wide, ADA accessible pedestrian pathways from the public sidewalk to the entrance of the restaurant and the office building and from the ADA parking stalls to the buildings. These paths cannot cross behind parked vehicles. If it is necessary for the pathway to cross the vehicular way, it should be at a 90 degree angle.
4. Because both buildings share the parking lot areas, please provide a 6 foot ADA accessible pedestrian pathway between buildings within the site to provide connectivity. Be sure the path does not cross behind parked vehicles.
5. A five-foot keyway is required for deadend parking aisles.
6. Please list the width and length for all parking spaces, including ADA stalls and associated HC access aisles.
7. Please list the width of the parking lot access aisle adjacent to the office building. A minimum of 24 feet is required for two-way vehicular movement.
8. Please include two copies of the traffic circulation layout at the next submittal.
9. Define width of the existing sidewalk along property frontages.
10. List the widths of all existing driveways.
11. Per the *Development Process Manual*, Chapter 27, Section 1, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom."

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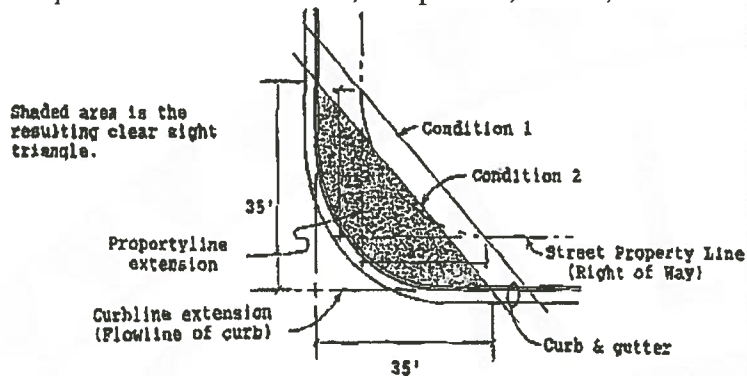
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12. Please demonstrate that the existing sign does not interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Part B, Section 5.a).



13. The existing driveways off of Girard Boulevard currently guide traffic into the on-site parking and existing corner sign. The driveways must be modified to provide adequate vehicular access.
14. Please provide the landscape site plan with future TCL submittal. Please note that a curb is required between landscaping and all interfacing parking surfaces and sidewalks.
15. There appears to be areas where new striping is applied but not identified. Please clarify by labeling and dimensioning limits.
16. The site plan provides 24 parking spaces but the required parking is 25 spaces. Please correct.
17. Provide details for the "new curb ramp" adjacent to the ADA parking access aisle.
18. Please refer to all applicable city standards.
19. Since Girard Blvd. and Indian School are classified as arterial roadways, driveways with right in / right out only have a minimum driveway width of 30 feet (see the *Development Process Manual*, Chapter 23, Section 6, Part B.8). If the site has left turn access, the driveway has a 36-foot minimum width.
20. Please ensure all ramps are ADA compliant.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

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