



January 15, 2014

Brent Templeton  
Jeebs & Zuzu, LLC.  
11030 Manual Blvd. Suite C  
Albuquerque, NM 87132

**Re: Hartman Publishings, 1313 Iron Ave SW, Traffic Circulation Layout  
Architect's / Engineer's Stamp NOT dated (K13-D045)**

Dear Mr. Templeton,

Based upon the information provided in your submittal received 1-14-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet, see the *DPM Ch 23, Section 7, Part B.2 Treatment of Access Points*.
2. The development of this site must be in compliance with current DPM and ADA standards and regulations.
3. Per the DPM, 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.
4. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
5. Provide details of Keyed note I for ADA ramp. Diagonal line type labeled in legend for new concrete is not used.
6. Provide details of Keyed note K.
7. Clarify the ADA Ramp Detail 3 provided on TCL, existing or proposed, and application?
8. The existing steel fence may interfere with the sight distance of the intersection on Iron Ave and 14<sup>th</sup> St. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).

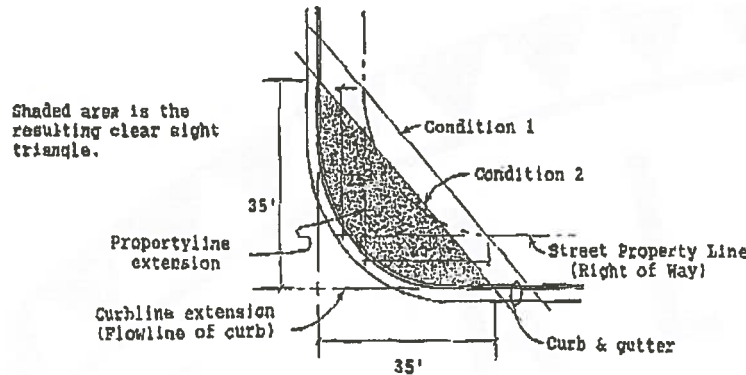
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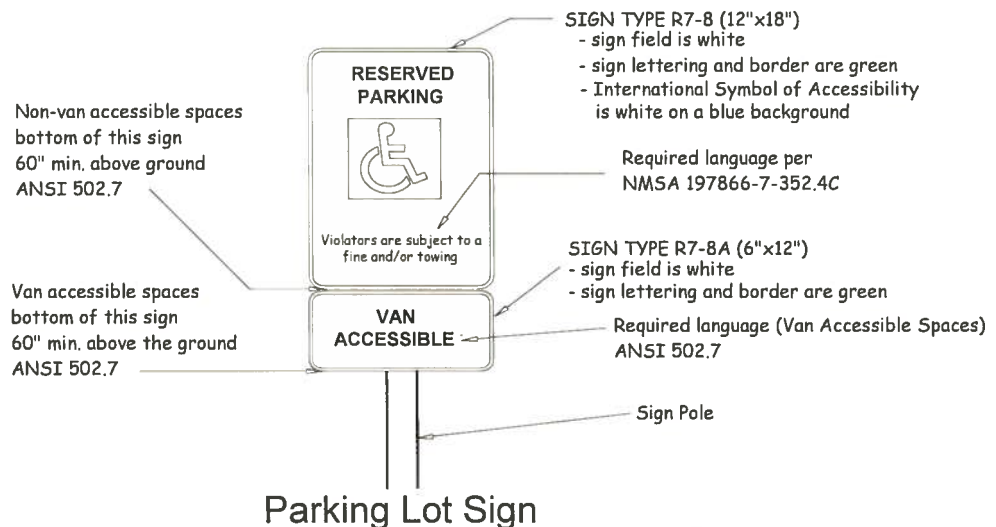
9. Is landscaping required by zoning? If so, please provide landscaping plan with next submittal. Per the *Development Process Manual*, Chapter 23, Section 7, Part B.6, curbing should be used to separate landscaping from parking areas and pedestrian ways as well as providing a physical perimeter for harvesting water. This must be clearly shown on the TCL.
10. 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."
11. Please refer to details below for current ADA compliant signage:

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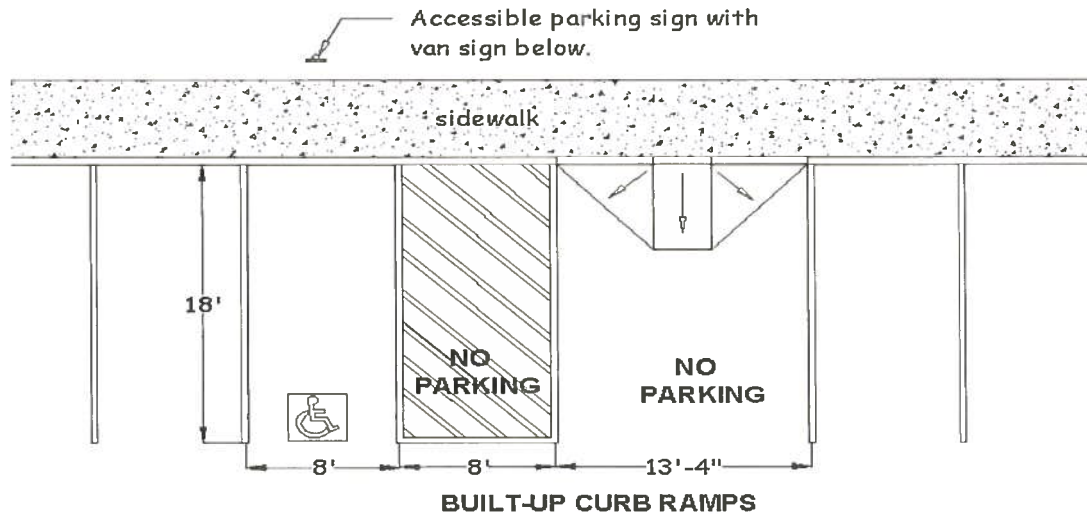
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12.

*Handwritten signature/initials*

# CITY OF ALBUQUERQUE



Built-up curb ramps shall not extend into the accessible parking space or access aisle.  
ANSI 502.5 and ADAAG 4.6.3 2010 Standards

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13. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

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

New Mexico 87103

Sincerely,

www.cabq.gov

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

C: File