



December 7, 2012

G. Donald Dudley, R.A.
Dudley Architects
900 Gold Ave SW, Studio 880
Albuquerque, NM 87106

**Re: Cornell 4-Plex, 209 Cornell SE, Traffic Circulation Layout
Architect's Stamp dated 12-03-12 (K16-D023)**

Dear Mr. Dudley,

Based upon the information provided in your submittal received 12-04-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
2. The handicapped spaces must include an 8-foot wide van access aisle.
3. Per the *Development Process Manual*, Chapter 23, Section 6, Part G.5, a two foot setback is required between the building wall and the wheel stop.
4. Define width of the existing sidewalk.
5. The hatching provided is unclear. Different paving materials should have different hatching; existing versus proposed should be shown differently. Please revise.
6. Clarify the existing conditions; where are the existing drivepads? List the width of the existing drivepad and show on site plan. Is the existing drivepad a common drivepad between site and adjacent neighbor?
7. Per the *Development Process Manual*, Chapter 23, Section 7, a minimum 6 foot ADA accessible pedestrian pathway is require from the main entry of the premise to the public sidewalk and to the designated ADA parking stall. Please revise site plan to comply.
8. Provide a detail for the proposed brick/paving stones. These materials must be ADA compliant.
9. Per the Zoning Code 14-16-3-1 (F) Off-street parking regulations require "the full width of the alley shall be paved at least to the above standard from the parking access drive to a street." The work on the alley will require a separate work order and certificate of occupancy will not be issued until work order is complete and approved.

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10. 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. This must be clearly shown on the TCL.
11. List the width of the proposed curb cut.
12. Abandoned / unused curb cuts must be removed and replaced with sidewalk and curb and gutter. Please detail.
13. A scale must be shown on the plan. Per the *Development Process Manual*, Chapter 27, Section 2, Part B.1, only the following scales may be used:
 - 1" = 50'
 - 1" = 40'
 - 1" = 20'
 - 1" = 10'
 - 1" = 100' (for overall layouts only)
14. A north arrow is standard per DPM.

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

PO Box 1293

Sincerely,

Albuquerque

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

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