

CITY OF ALBUQUERQUE



April 15, 2020

Martin Grummer, RA
Martin FM Grummer Architect
331 Wellesley Place NE
Albuquerque, NM 87106

Re: Weems Office Bldg
106 Wellesley Drive SE
Traffic Circulation Layout
Architect's Stamp 03-24-2020 (K16-D090)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 04-13-2020, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please coordinate all calculations for parking spaces, including bicycle, and motorcycle parking with Zoning and list the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including **bicycle and motorcycle parking (if applicable)**.
2. Identify the right of way width, and street widths on Wellesley Drive SE.
3. Per the IDO, 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 DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details for ramp (label ADA ramp slope 12:1 max.).
5. A detail needs to be provided for landscape curbing.
6. Parking areas shall have barriers to prevent vehicles from extending over public sidewalk, public right-of-way, or abutting lots.
7. Provide a copy of refuse approval for any proposed refuse disposal/ container since no explanation has been given as to the disposal function.
8. It is not apparent what type of pavement surface is being proposed for parking area fronting Wellesley Drive. A hard driving surface will be required as part of this proposed project for parking area.
9. What type of surface is on the existing 16 ft alley? And what condition is the existing surface? If the surface needs replace, it is the responsibility of land owner to repair and/or replace.
10. Please provide a sight distance exhibit..

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11. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage 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 the clear sight triangle.
12. Please specify the City Standard Drawing Number when applicable.
13. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
14. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk (COA STD DWG 2430) and curb & gutter (2415)." A build note must be provided referring to the appropriate City Standard drawing.

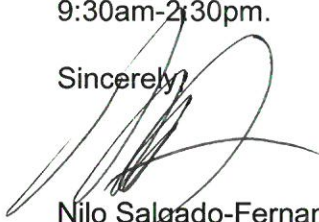
Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630. My work schedule is 9:30am-2:30pm.

Sincerely,



Nilo Salgado-Fernandez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File