

CITY OF ALBUQUERQUE



December 5, 2011

Joseph B. Burwinkle Jr., R.A.
Joseph B. Burwinkle Architect
3700 Coors Blvd. NW Ste. E
Albuquerque, NM 87120

Re: Reed Apartments, 321 Jefferson Street SE, Traffic Circulation Layout
Architect's Stamp not provided (K17-D105)

Dear Mr. Burwinkle,

Based upon the information provided in your submittal received 11-04-11, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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."
2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
3. The only paving detail provided is a copy of the City Standard. If this site is building to City Standards with no proposed modifications, simply refer to the standard by number. A copy of the detail does not need to be included.
4. Build notes, referring to the specific City Standards, must be provided for all items to be built in the right of way (sidewalk, curb cuts, etc.).
5. All proposed ramps within City right of way must have truncated domes.
6. The proposed curb layout around the refuse container ends in a point. This is not acceptable for vehicular traffic. Please revise the plan to guide vehicles around the refuse container. A larger radius is recommended.
7. Revise keyed note 16 to note that the existing curb cuts will be removed and replaced with sidewalk and curb and gutter per City standards.
8. The parking calculations do not define the number of parking spaces required. Please revise.
9. Credit for on-street parking requires a separate submittal.
10. Clarify if the on-site sidewalk is flush with the pavement.
11. Please show the location of the nearest driveway on the adjacent lots.
12. A 6-foot wide, ADA accessible, pedestrian pathway is required from the roadway to the entrance.
13. The ramp at the corner of Jefferson and Coal does not meet current City of Albuquerque standards and will need to be rebuilt (per CoA Standard 2441).

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov