

CITY OF ALBUQUERQUE



January 13, 2012

William Troy Borron, R.A.

troy@audazdesign.com

Audaz Design

P.O. Box 30274

Albuquerque, NM 87190

Re: Paragon Electric Office & Shop, 1409 Ortiz Dr. SE,

Traffic Circulation Layout

Architect's Stamp dated 01-02-12 (L18-D030)

Dear Mr. Borron,

Based upon the information provided in your submittal received 01-04-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The handicapped spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
2. Please include two copies of the traffic circulation layout at the next submittal.
3. A 6-foot wide, ADA accessible pedestrian pathway is required from the public sidewalk to the building and from the ADA parking stalls to the building. Provide details for the proposed ramp shown adjacent to the building. Note that the rise for any ramp run shall be 30 inches maximum, ramps shall have landings at the top and bottom of each ramp run, and handrails are required on ramp runs with a rise greater than 6 inches (Sections 405.6, 405.7, and 505.1, *Americans with Disabilities Act and Architectural Barriers Act Accessibility Guidelines*, United States Access Board, Jul 23, 2004).
4. Define width of the existing sidewalk.
5. Please refer to all applicable city standards.
6. All internal sidewalk must be a minimum of 6 feet in width.
7. Clarify how the internal sidewalk will be separated from the vehicular way. A curb is recommended.
8. All ramps located within City right of way must have truncated domes.
9. Identify all ramp slopes or provide a detail clarifying the max slope of 12:1.
10. Include a copy of Solid Waste approval with the next submittal.
11. It appears the "stairway," located on the northwest corner of the building, conflicts with the loading area/dock. Please clarify what will take place in this area.

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