

ADMINISTRATIVE AMENDMENT

FILE # _____ PROJECT # _____

APPROVED BY

DATE

BUILDING	BUILDING AREA	PROPOSED USE	ZONING	PRKG REQ.		SHARED PARKING PROV.		HC PRKG REQ.	HC PRKG PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.	MAX. BLDG. HEIGHT	STORY	PATIO AREA		
				AM-6PM	6PM-12AM	AM-6PM	6PM-12AM													
A	93,686	OFFICE & TRAINING	M-1 (SC)	180	97	90%	162	5%	9	8	8	2	2	9	10	5	6	50'	2	1,200 SF
B	76,000	ASSEMBLY	M-1 (SC)	138	87	0%	0	100%	138	8	8	2	2	15	10	6	6	50'	2	800 SF
C	57,072	OFFICE (FUTURE)	M-1 (SC)	221	180	100%	221	60%	111	8	8	2	2	11	10	5	6	65'	3	496 SF
D	19,208	CARVANA, AUTO RETAIL	M-1 (SC)	31	86	70%	82	100%	117	4	4	1	1	5	5	3	4	76'	4	- SF
TOTAL	248,184			887	743		865		651	28	28	7	7	40	35	19	22			2,400 SF

- △ CHANGES TO INCLUDE ALL BUILDING D PROPERTY 03.03.2020
- △ CHANGES TO PARKING LOT TO ALLOW FOR TRUCK MOVEMENT

LEGEND

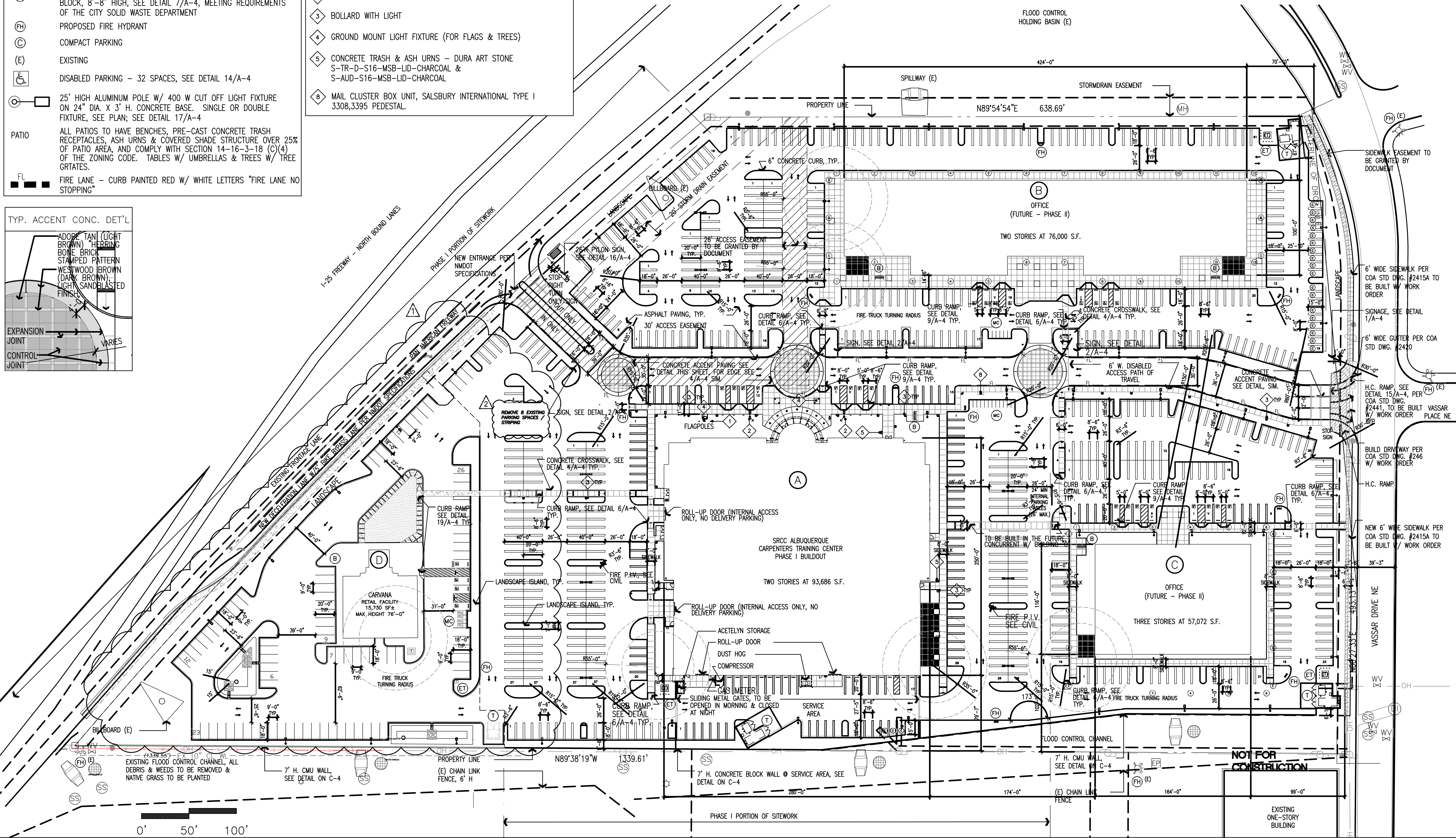
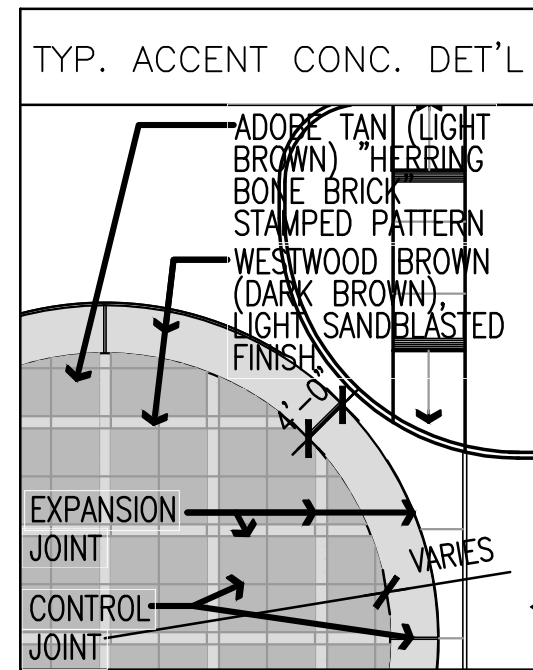
- (B) BICYCLE SPACES 1:20 (45), SEE DETAIL 3/A-4
- (MC) MOTORCYCLE PARKING, 23 SPACES (4'X8'), SEE DETAIL 13/A-4
- (ET) PAD MOUNTED ELECTRICAL TRANSFORMER
- (T) TRASH COMPACTOR & RECYCLE ENCLOSURE, PAINTED CONCRETE BLOCK, 8'-8" HIGH, SEE DETAIL 7/A-4, MEETING REQUIREMENTS OF THE CITY SOLID WASTE DEPARTMENT
- (FH) PROPOSED FIRE HYDRANT
- (C) COMPACT PARKING
- (E) EXISTING
- (♿) DISABLED PARKING - 32 SPACES, SEE DETAIL 14/A-4
- 25' HIGH ALUMINUM POLE W/ 400 W CUT OFF LIGHT FIXTURE ON 24" DIA. X 3' H. CONCRETE BASE. SINGLE OR DOUBLE FIXTURE, SEE PLAN; SEE DETAIL 17/A-4
- PATIO ALL PATIOS TO HAVE BENCHES, PRE-CAST CONCRETE TRASH RECEPTACLES, ASH URNS & COVERED SHADE STRUCTURE OVER 25% OF PATIO AREA, AND COMPLY WITH SECTION 14-16-3-18 (C)(4) OF THE ZONING CODE. TABLES W/ UMBRELLAS & TREES W/ TREE GRATES.
- FL FIRE LANE - CURB PAINTED RED W/ WHITE LETTERS "FIRE LANE NO STOPPING"

SHEET KEY NOTES

- ① NOT USED
- ② INCLUDES VAN DISABLED PARKING
- ③ TOTAL PARKING IN PHASE I - 282 PLUS 86 SPACES IN GATED AREA
- ④ INCLUDES DISABLED PARKING
- ⑤ A SHARED PARKING AGREEMENT SHALL BE APPROVED BY CODE ENFORCEMENT PRIOR TO DRB APPROVAL OF ANY FUTURE PHASES OF DEVELOPMENT

NOTE: OVERALL PARKING CALCS INCLUDE SPACES IN GATED AREA WHICH IS TO BE OPEN IN MORNING AND CLOSED AT NIGHT.

- ① 30' HIGH FLAGPOLES - CONCORD INDEPENDENCE I-30060188, WITH BALL TRUCK ASSEMBLY, INTERNAL HALYARD - PROVIDE (1) NM & (1) U.S. 6'X10' FLAG; 6" BUTT, 3.5" TOP, 1.88 WALL THICKNESS, DEEP LUSTER SATIN FINISH.
- ② ACCENT LIGHTS
- ③ BOLLARD WITH LIGHT
- ④ GROUND MOUNT LIGHT FIXTURE (FOR FLAGS & TREES)
- ⑤ CONCRETE TRASH & ASH URNS - DURA ART STONE S-TR-D-S16-MSB-LID-CHARCOAL & S-AUD-S16-MSB-LID-CHARCOAL
- ⑥ MAIL CLUSTER BOX UNIT, SALSBURY INTERNATIONAL TYPE I 3308,3395 PEDESTAL.

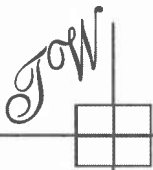


MASTER SITE PLAN

N

SCALE: 1" = 50'-0"

2020008 - MASTER SITE-PLAN



TIERRA WEST, LLC

March 19, 2021

Mr. Nilo Salgado-Fernandez
Planning Department
PO BOX 1293
Albuquerque, NM 87103

**RE: ADMINISTRATIVE AMENDMENT REQUEST
PR: 2021-004978
ABQ CARPENTERS TRAINING CENTER**

Dear Mr. Salgado-Fernandez

Per the correspondence dated March 15, 2021, please find the following responses addressing the comments listed below:

1. Please provide a comparison for parking calculations to justify the no impact to IDO requirements with the elimination of 8 parking stalls. So, please coordinate with Zoning on this issue.

The Carpenters building currently has 53,030 square feet of office and 40,565 square feet of auditorium/assembly area. Per the IDO the office is 3 spaces per 1,000 GFA which equals 160 spaces and the assembly area is 1 space per 1,000 GFA which equals 40 spaces for a total of 200 spaces. That is the number provided on the existing site after the 8 spaces are removed. There is also a blanket parking easement as shown on the enclosed plat. The revision meets the IDO requirement for parking as well as for ADA spaces and motorcycle spaces.

2. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination or a comparison of existing condition versus proposed. If a TIS exists, please provide and/or coordinate with Matt Grush to address these concerns (IF APPLICABLE-let know).

This is an existing site with no changes being made to the existing building. This request is only to provide an additional drive aisle to the Lot 4 which contains the Carvana site that is already approved by the City.

3. Coordinate with NMDOT, if you are changing any infrastructure that might impact the overall traffic flow for the ingress and egress of the frontage site access (IF APPLICABLE).

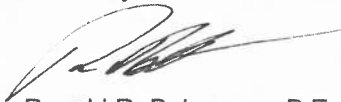
There are no changes to any infrastructure within or adjacent to the NMDOT right-of-way. The request is only to provide an additional drive aisle through the Carpenter Training Center Parking Lot to the Carvana parcel on Lot 4.

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

4. The existing approved site plan needs to be provided as part of the submittal.
The existing approved site plan for the Carpenters Training Center was included in the original request and is enclosed with this response as well.
5. Solid Waste approval for this new layout will be needed.
There is no change to the existing dumpster location nor the existing route currently used by Solid Waste to access those dumpster's.
6. The minimum required ADA pathway is 6 feet from the handicapped parking to the building. Please provide pathway for all proposed handicapped parking stalls. This can be accomplished by striping the whole segment of the drive aisle that encompasses the handicap stalls.
The Carpenters Training Center is existing. We are not proposing any changes to the ADA parking spaces, the pathways nor the drive aisle where the ADA spaces are located.
7. Do you need to re-coordinate with FD on the modified site for their proposed route on site? Please address this issue.
There is no change to the access routes around the existing building therefore there is no need to coordinate anything with the fire department. The Fire Marshal has already approved a Fire One Plan for the Carvana parcel on Lot 4.
8. Shown is common parking, pedestrian, and vehicular. Provide the approved Plat shown these and all easements on proposed development.
The plat showing the common access and parking easements is enclosed.
9. Call out transitioning between the areas showing the sidewalk flush with the paving versus sidewalk adjacent to the curb. Provide necessary ramp details.
All of the pedestrian sidewalks are existing. This request does not affect any of the pedestrian connections.
10. Due to the proposed landscaping, on landscaping plan, provide a clear sight triangle with the standard note on height limitations at the entrance to frontage roadway.
There are no changes requested for the existing entrance with this request. The clear sight triangle was cleared with Jeanne Wolfenbarger last month in relation to the Carvana project.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E

JN: 2020008
RRB/jn/ye