

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 2, 2024

Sergio Lozoya
5571 Midway Park Pl., NE
Albuquerque, NM 87109

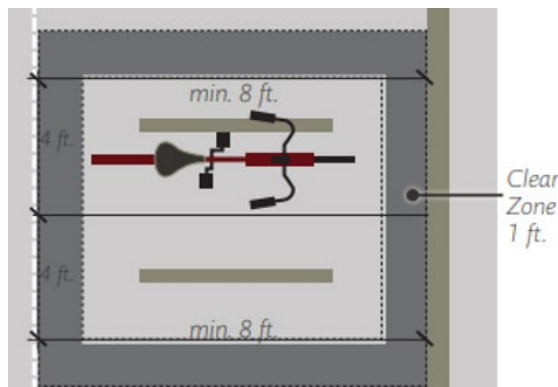
SLozoya@tierrawestllc.com

Re: Sawmill Bldg J
800 20th St NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 9-30-24 (J13D076B)

Dear Mr. Lozoya,

Based upon the information provided in your submittal received 10-1-24, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show detailed calculations of the number of parking spaces required by the IDO as well as the proposed number of parking spaces including bicycle and motorcycle parking. Specify the area sqft for each type of use and required parking spaces. Also, specify the details of Multi-family Dwelling (# of BRs). Specify details for % reductions in parking spaces.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. Identify the texts on parking stall (S, SS, SC, C). There are 11 EV spaces on the plan, but the table indicates 50 spaces?
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. ADA curb ramps must be updated to current standards and have truncated domes installed.
5. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide. Revise your details to reflect the spacing.



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6. Show all drive aisle widths and radii. Some dimensions are not shown.
7. Per the DPM, 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 as keyed noted #14.
8. Show the existing sidewalk and buffer widths along 20th st on the plan.
9. Provide approval of solid waste dept. and fire marshal.
10. Please fill out the attached TSF and submit it to Curtis Cherne CCherne@cabq.gov.

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) 924-3909.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

PO Box 1293

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www.cabq.gov

\xxx via: email
C: CO Clerk, File