

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 21, 2025

Alejandro Sazo, PE  
RBA Architecture  
1104 PARK SW  
Albuquerque, NM 87102

[alejandro@rba81.com](mailto:alejandro@rba81.com)

**Re: 9 2-Stories Townhouses**  
**2920 Mulberry SE**  
**Traffic Circulation Layout**  
Engineer's Stamp 5-13-25 (M15D036) TRANS-2025-00137

Dear Mr. Sazo,

The TCL submittal received 5-15-2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

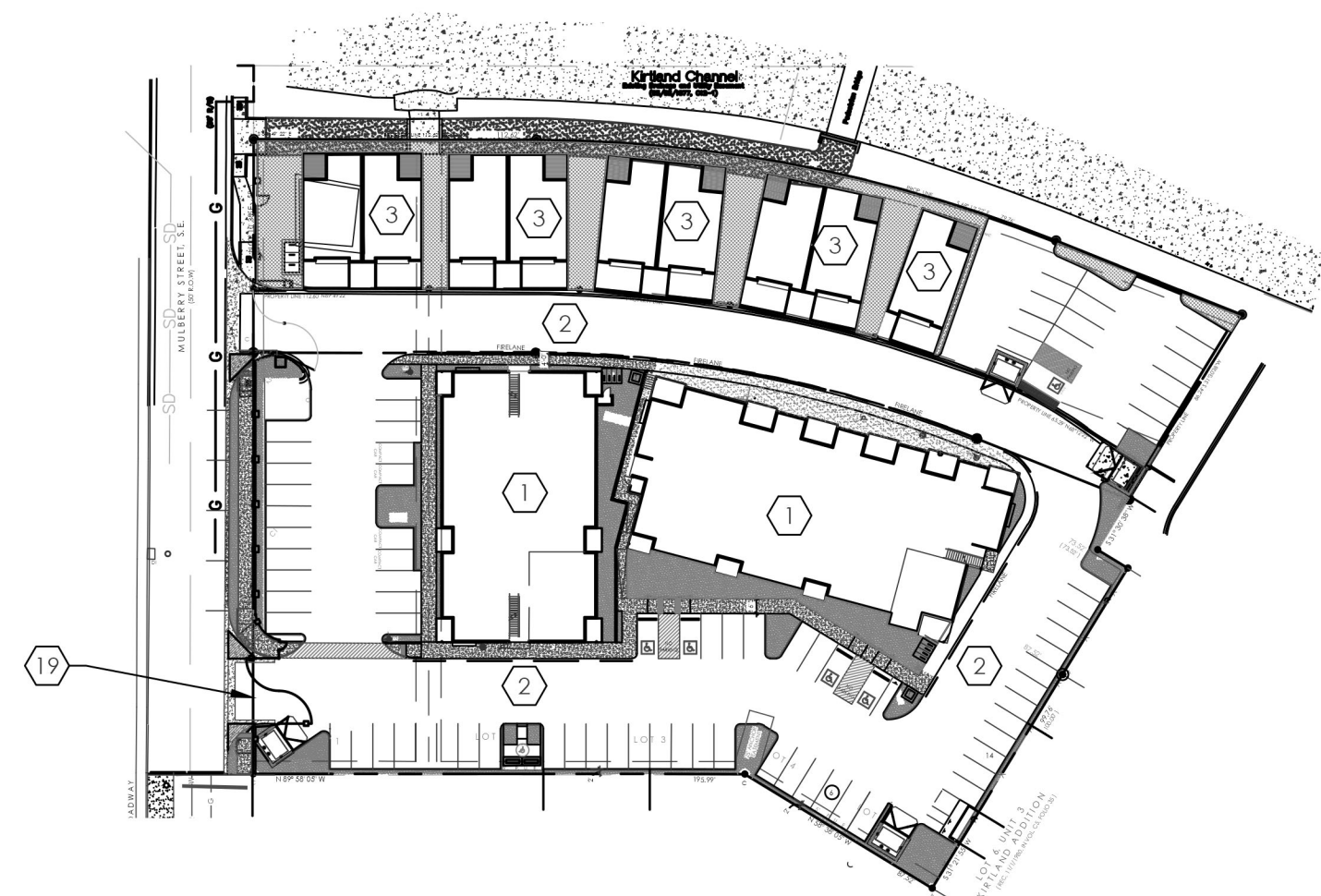
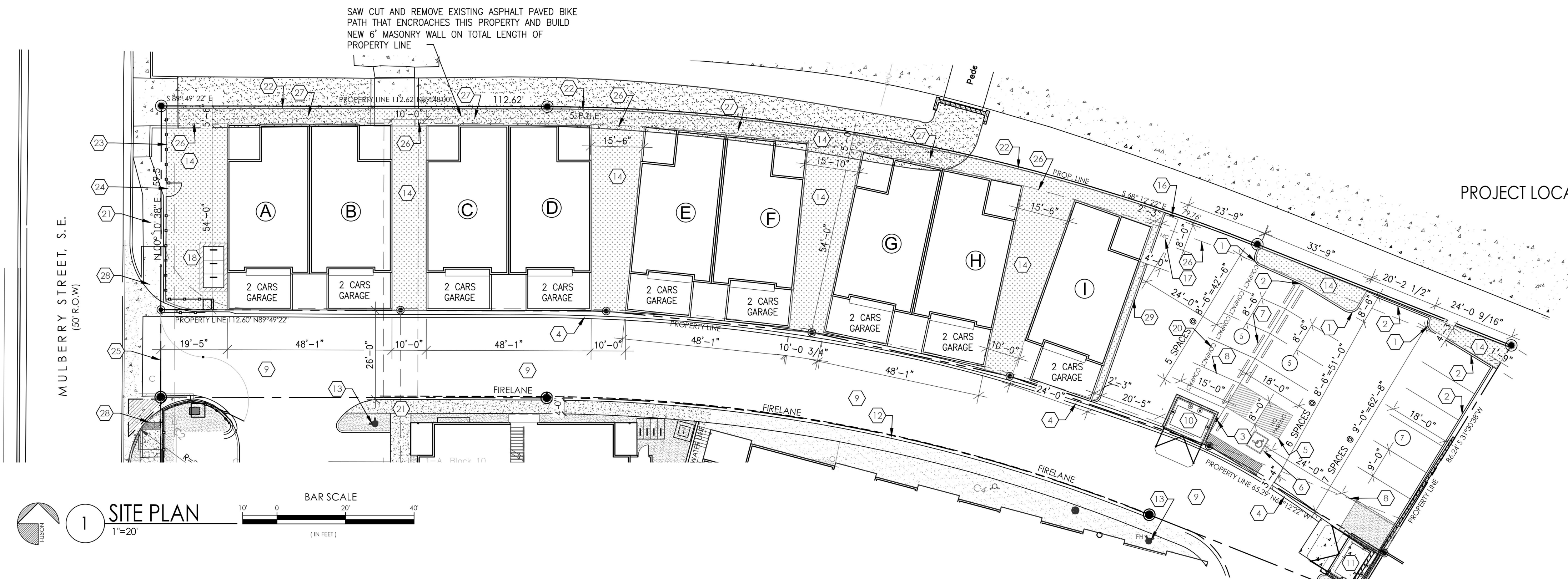
Sincerely,

Sertil A. Kanbar

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

C: CO Clerk, File





KEY SITE PLAN  
NOT TO SCALE

#### KEY NOTES

- 2'-0" CURB RADIUS, TYP.
- CONSTRUCT NEW RAISED CONCRETE CURB REF. DET. C3/AS-1.1.
- ACCESSIBLE PARKING SIGNAGE PER CABQ STANDARDS, REF: DETAIL 11/AS-1.1.
- EXISTING CONCRETE ROLL OVER CURB
- PAINTED STRIPE HANDICAP ACCESSIBLE AISLE WITH "NO PARKING" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, LOCATE SIGN (66-1-4.1.B NMSA 1978). REF: DETAIL 3/AS-1.1.
- HANDICAP SYMBOL PER CABQ STANDARDS, TYPICAL (4) PLACE REF: DETAIL 10/AS-1.1.
- PARKING BUMPER, TYP. REF: DETAIL 12/AS-1.1.
- 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS.
- EXISTING ASPHALT ROADWAY, RECIPROCAL DRIVEWAY ACCESS EASEMENT
- DUMPSTER ENCLOSURE PER CABQ, REF: DETAIL A1/AS-1.1.
- EXISTING DUMPSTER ENCLOSURE.
- EXISTING FIRE LANE.
- FIRE HYDRANT LOCATION, REF: FIRE-1.0 SITE PLAN.
- LANDSCAPING AREA, REF: LANDSCAPING PLAN.
- 8'X4" MOTORCYCLE PARKING
- SIGNAGE PER CABQ STANDARDS, TYP. REF: 13/AS-1.1.
- PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH X 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
- BIKE RACK FOR (3) BICYCLES, REF DETAIL 7&8/AS-1.1. BIKE PARKING SPACES SHALL BE 6'-0" LONG X 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
  - 30" TALL X 18" WIDE.
  - BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOTE. ALLOWED
  - THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
  - THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
  - THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
  - EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
- THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
- EXISTING KNOX BOX ON EXISTING GATE FOR FIRE AND REFUSE DEPARTMENT ACCESS.
- PAINTED "COMPACT" - WHITE ON PAVEMENT PER CABQ STANDARDS.
- EXISTING SIDEWALK TO REMAIN.
- NEW 6" CMU WALL
- EXISTING OPEN IRON FENCE
- EXISTING ACCESS GATE.
- EXISTING SWINGING GATE, WITH RECIPROCAL ACCESS AGREEMENT
- 5' EASTMENT
- EXISTING BICYCLE ROAD TO BE REMOVED
- EXISTING ADA RAMP NO WORK
- CONSTRUCT NEW RAISED CONCRETE CURB AND GUTTER ACCORDING TO CABQ STANDARD DETAILS 2415 AREF: DET. 6/AS-1.1.

IDO REQUIREMENTS R-ML MAXIMUM BUILDING HEIGHT 38'  
USABLE OPEN SPACE REQUIRED PER IDO = 350 SF. PER 3 BR UNIT  
350 SF X 9 UNITS = 3,150 SF REQUIRED 5,298 SF. PROVIDED

LANDSCAPING AREA REQUIRED 23,586 SF /43,560 = 0.54 AC.  
1,219 SF X 9 UNITS = 10,971 SF BLDGS AREA  
23,586 SF-10,971 SF = 12,615 SF X 15% = 1,892 SF. REQUIRED.  
5,298 SF. PROVIDED

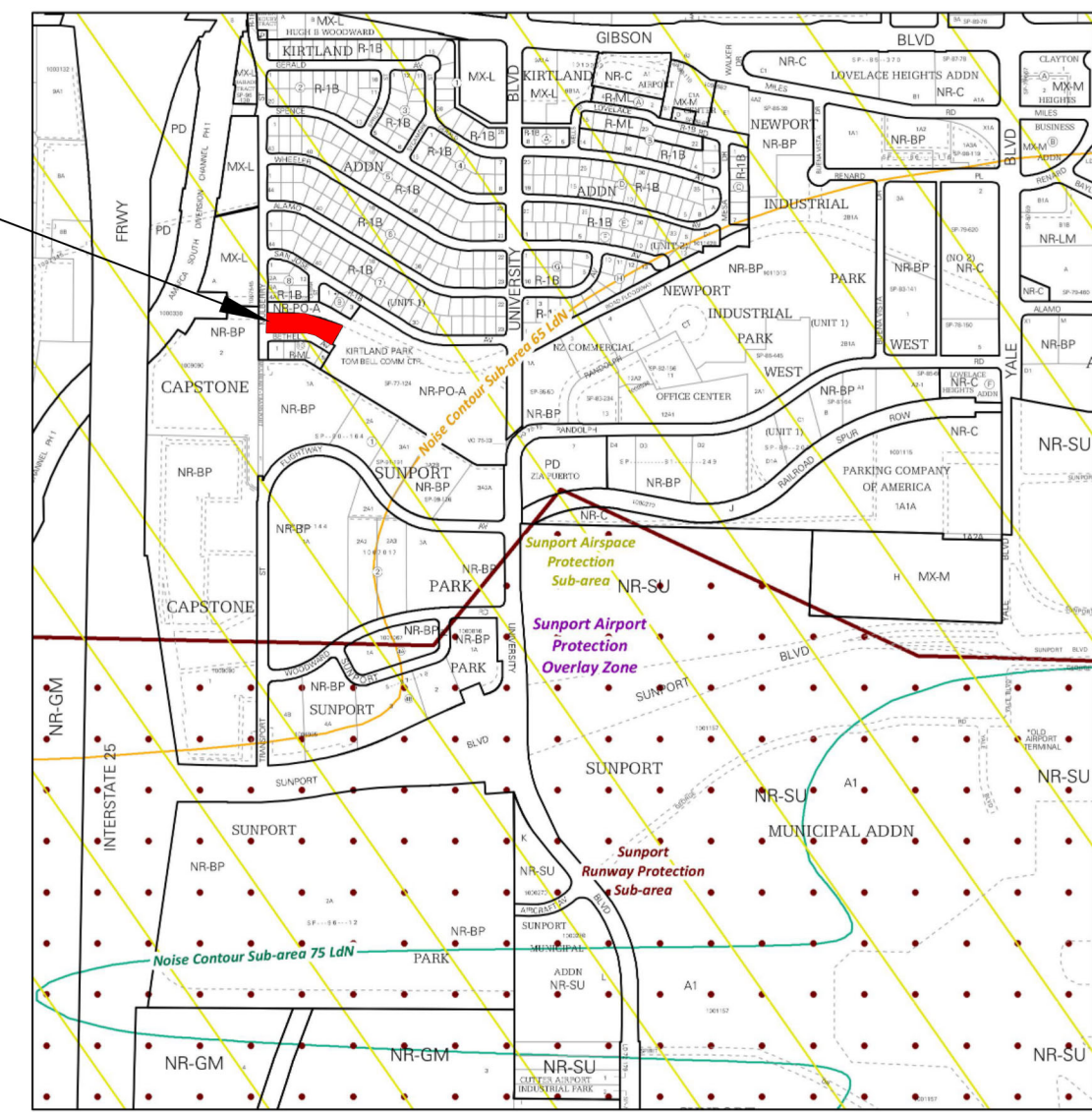
PARKING REQUIRED PER IDO TABLE 5-5-1  
DWELLING TOWNHOUSE 2 SPACES X 3 BR UNIT = 18 PARKING SPACES  
1 ADA PARKING SPACE REQUIRED  
1 MOTORCYCLE SPACE REQUIRED  
3 BICYCLE SPACES REQUIRED

PARKING PROVIDED  
GARAGE WITH 2 SPACES PER UNIT=18 SPACES IN TH GARAGE  
PLUS 18 ADDITIONAL SPACES  
1 ADA SPACE PROVIDED  
1 MOTORCYCLE SPACE  
3 BICYCLE SPACES PROVIDED

TOWNHOUSE AREAS  
1ST FLOOR  
HEATED AREA = 695 SF  
GARAGE = 434 SF  
DECK = 94 SF.  
2ND FLOOR  
HEATED AREA = 924 SF  
DECK = 94 SF.  
TOTAL = 2,241 SF PER TH.  
9 TOWNHOUSES TOTAL = 20,169 SF.

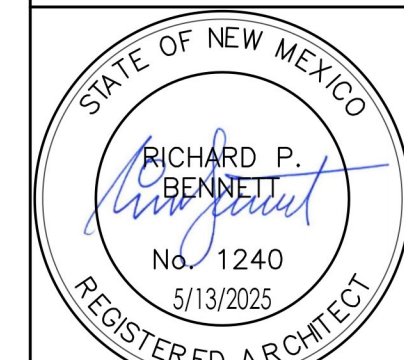
GENERAL NOTES:  
1. THE BUILDING OWNER SHALL MANAGE THE APARTMENT'S RECYCLABLES AND DELIVER TO A DROP OFF LOCATION.

TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Sertil A. Kanwar 5/21/2025  
Signed Date



SUNPORT TOWNHOUSES  
SITE PLAN  
2920 MULBERRY ST SE.  
ALBUQUERQUE, NM.  
PROJECT # 2509

REVISION DATE



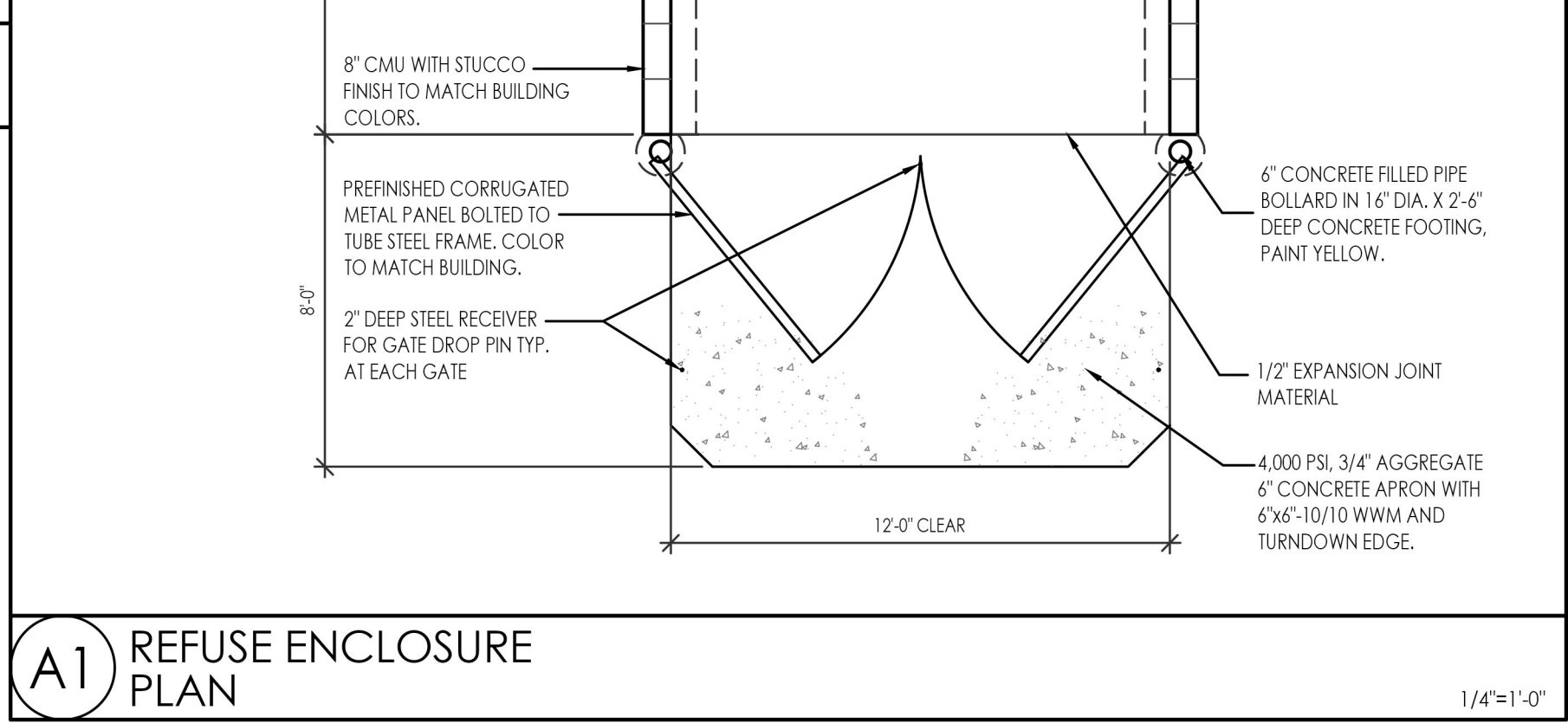
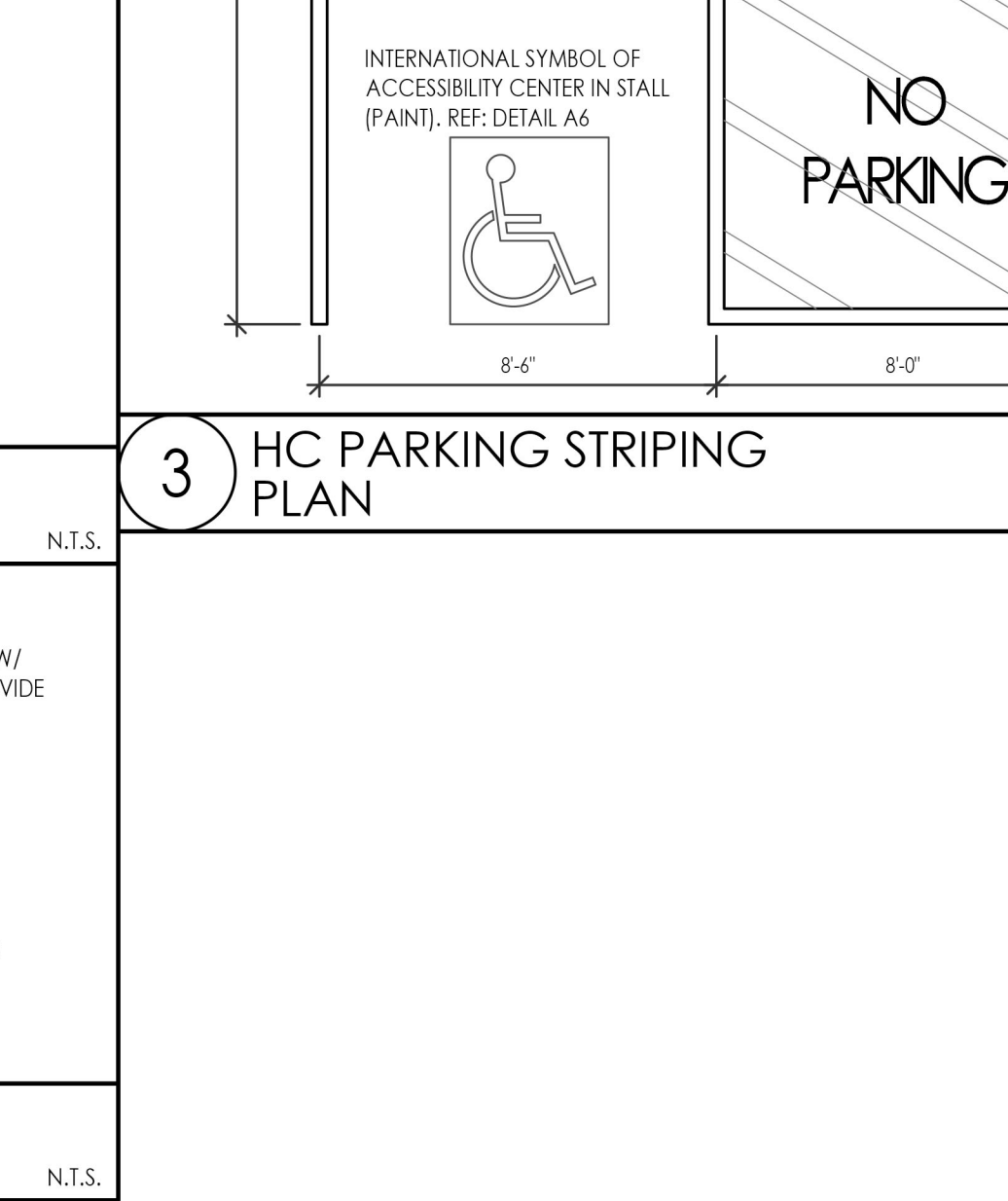
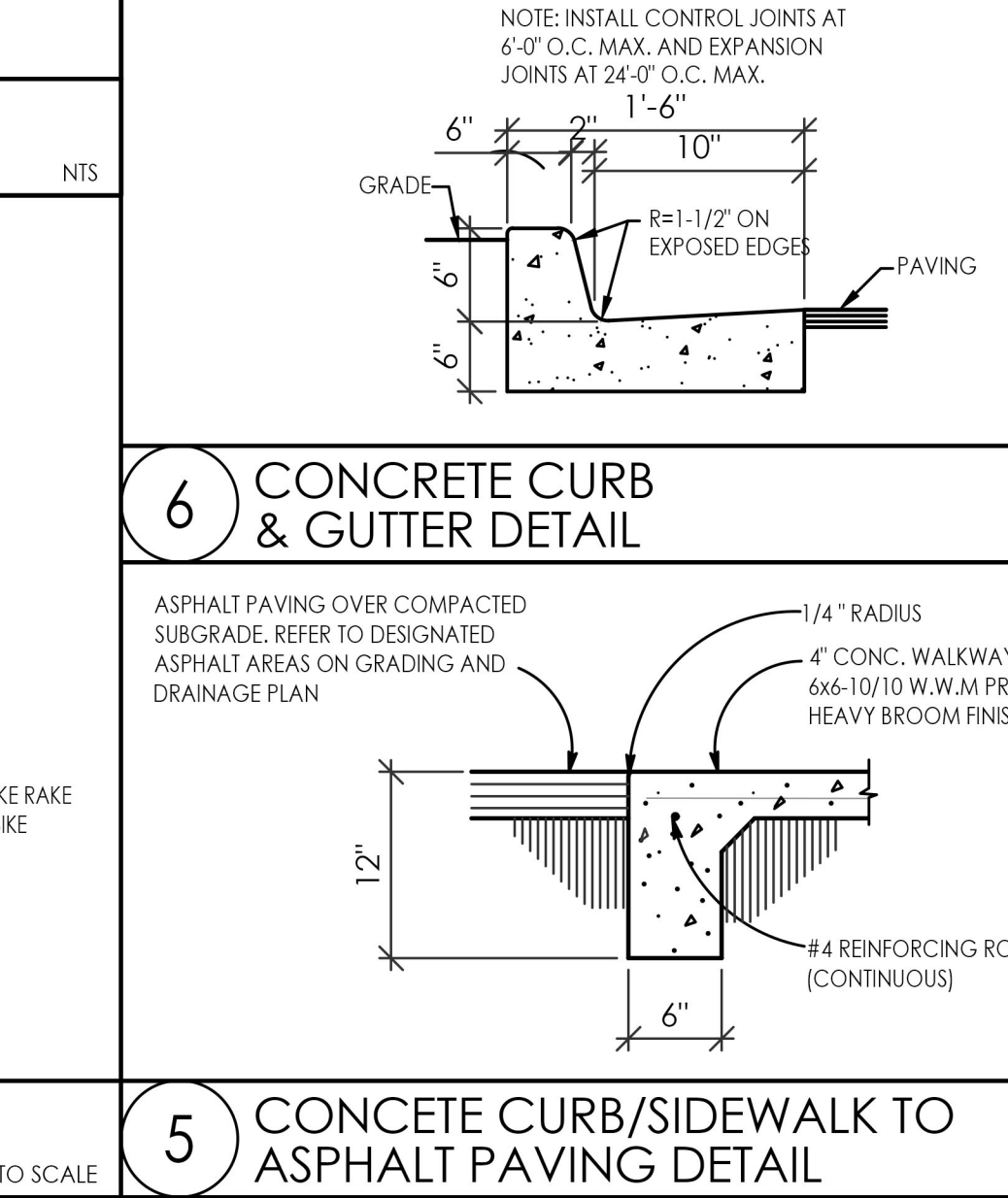
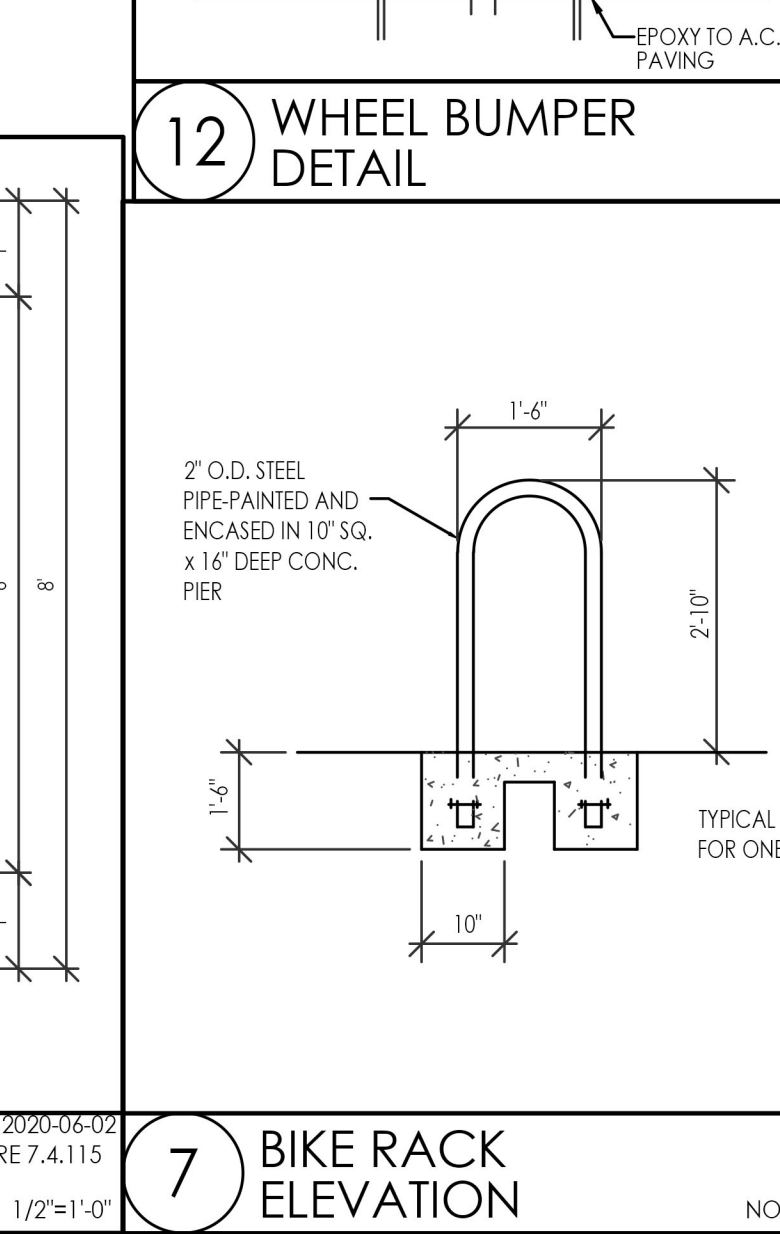
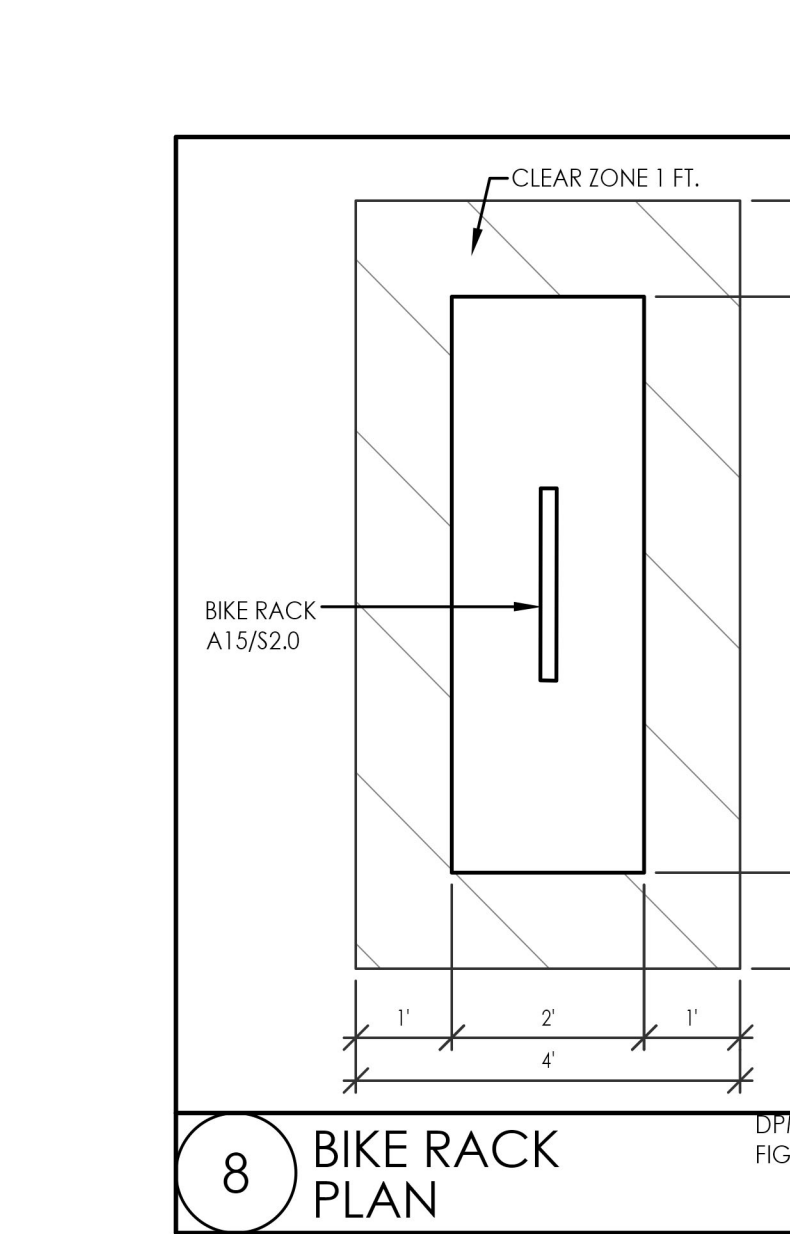
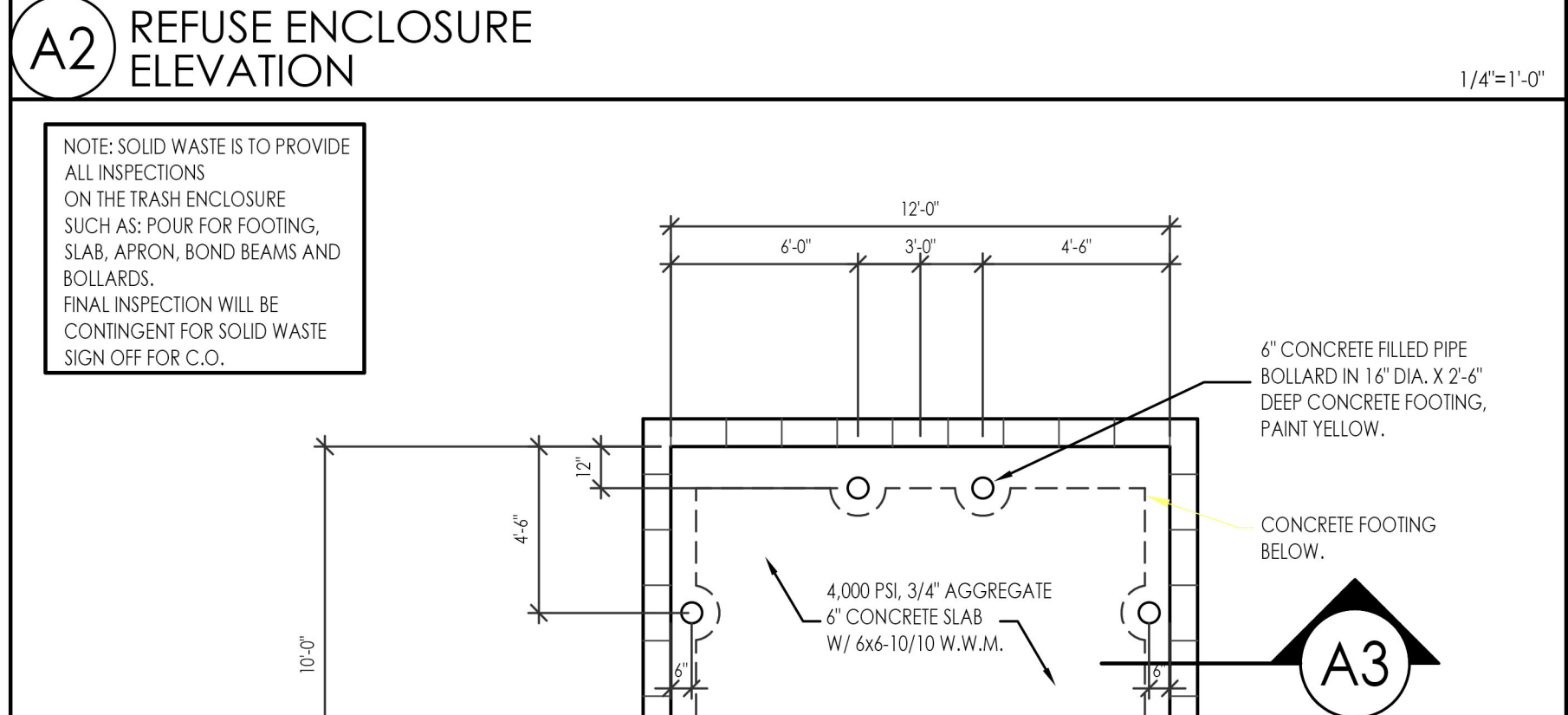
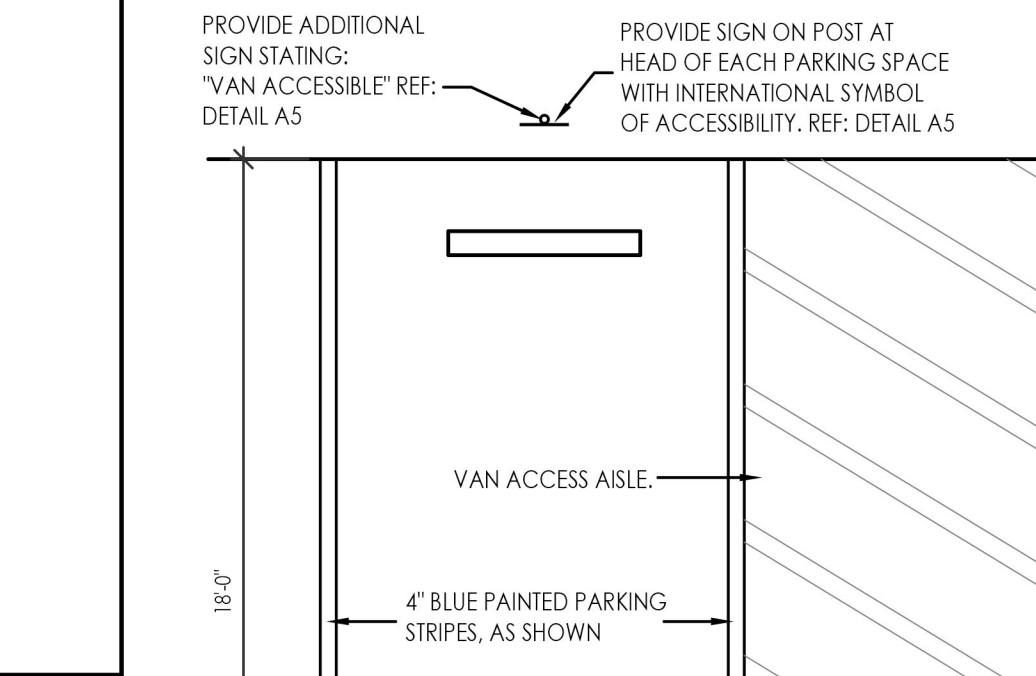
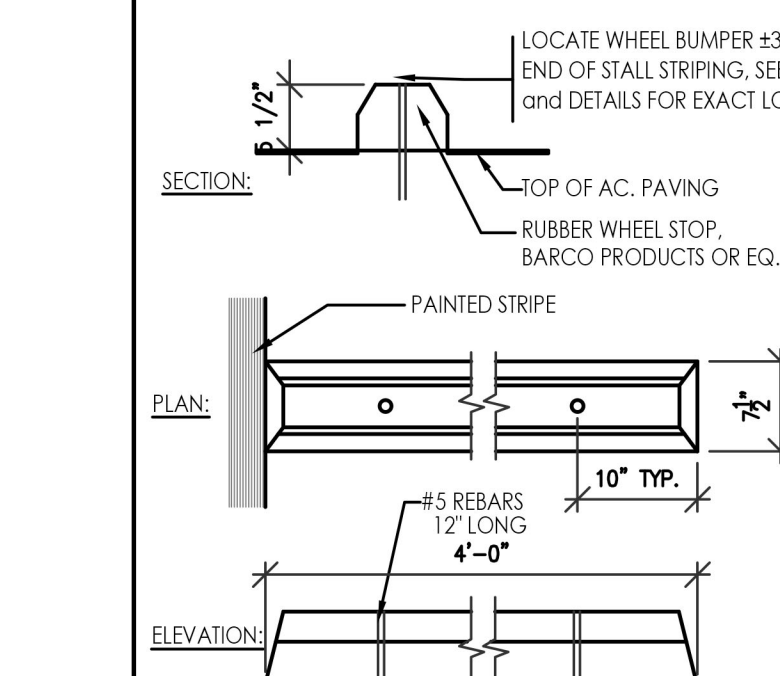
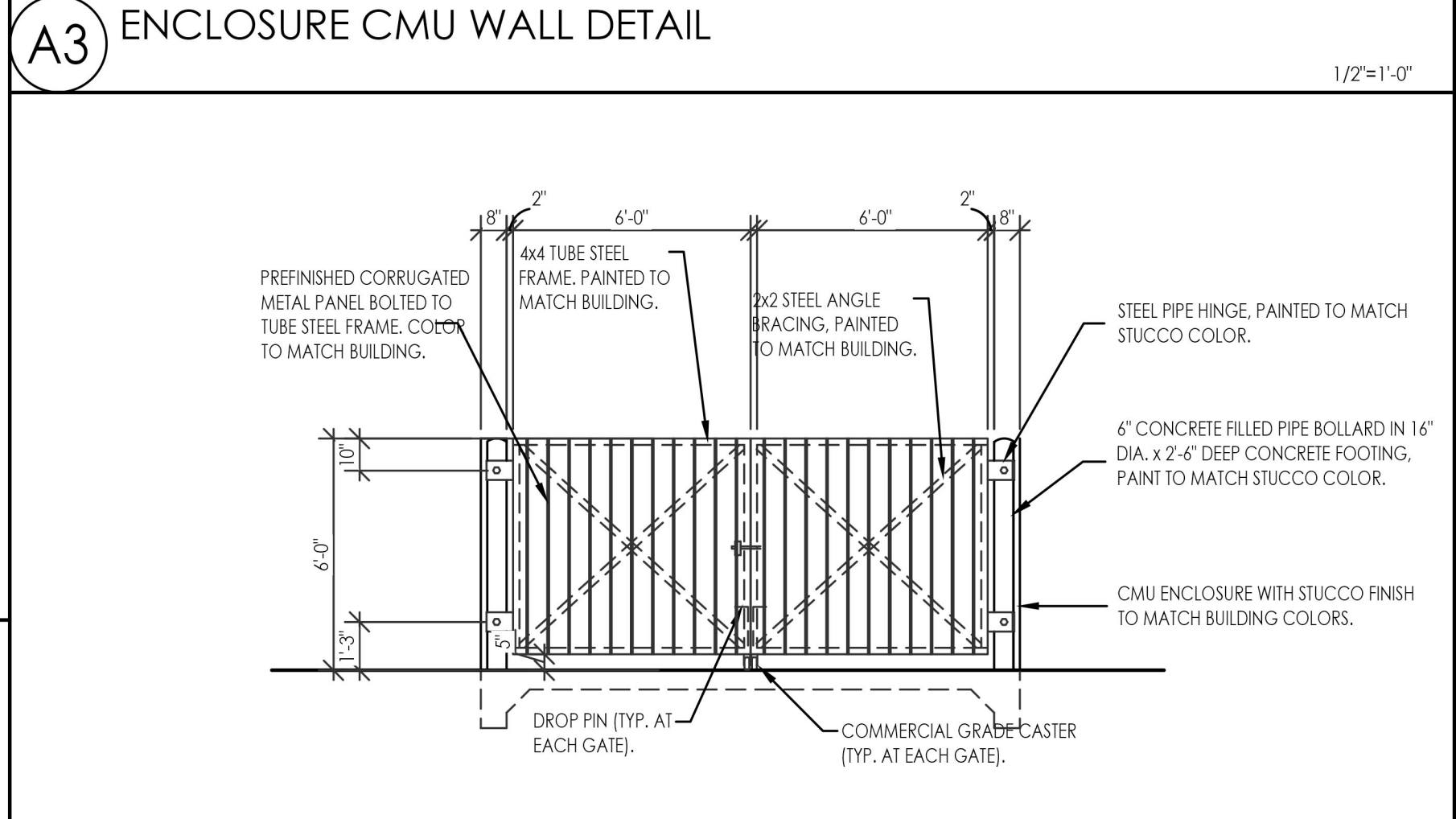
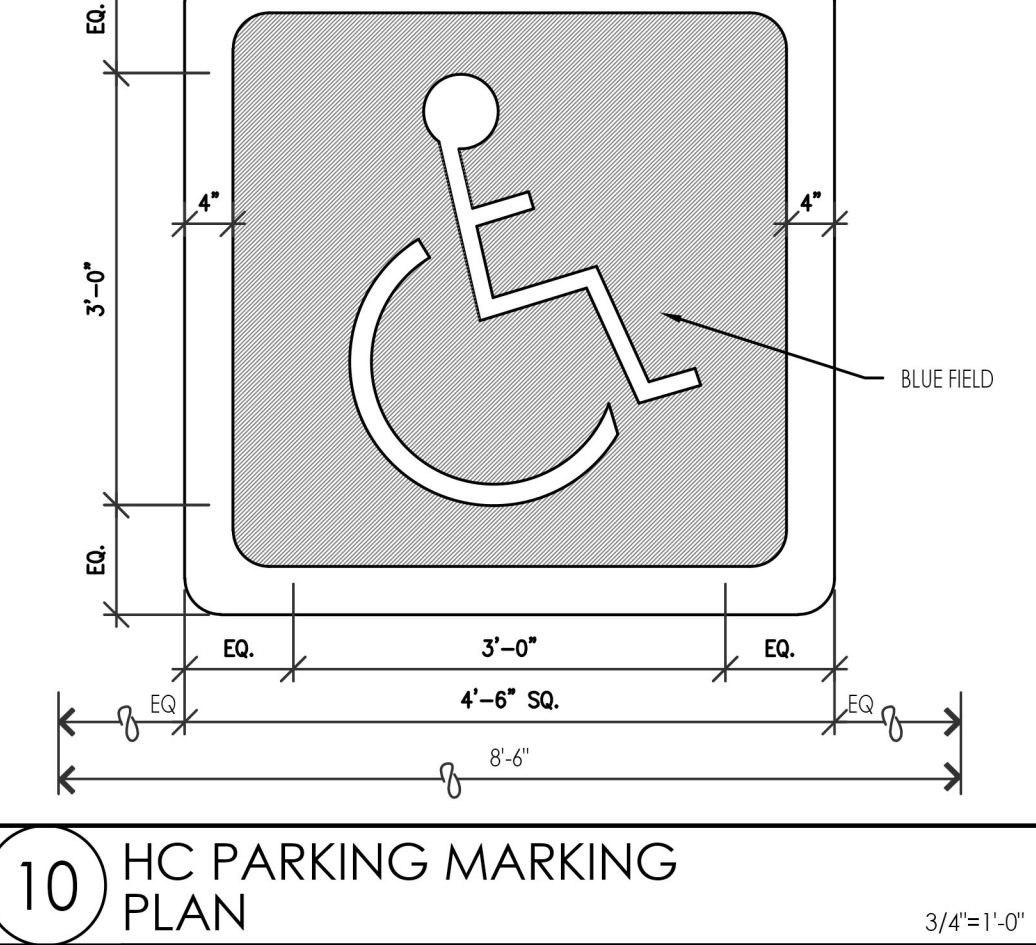
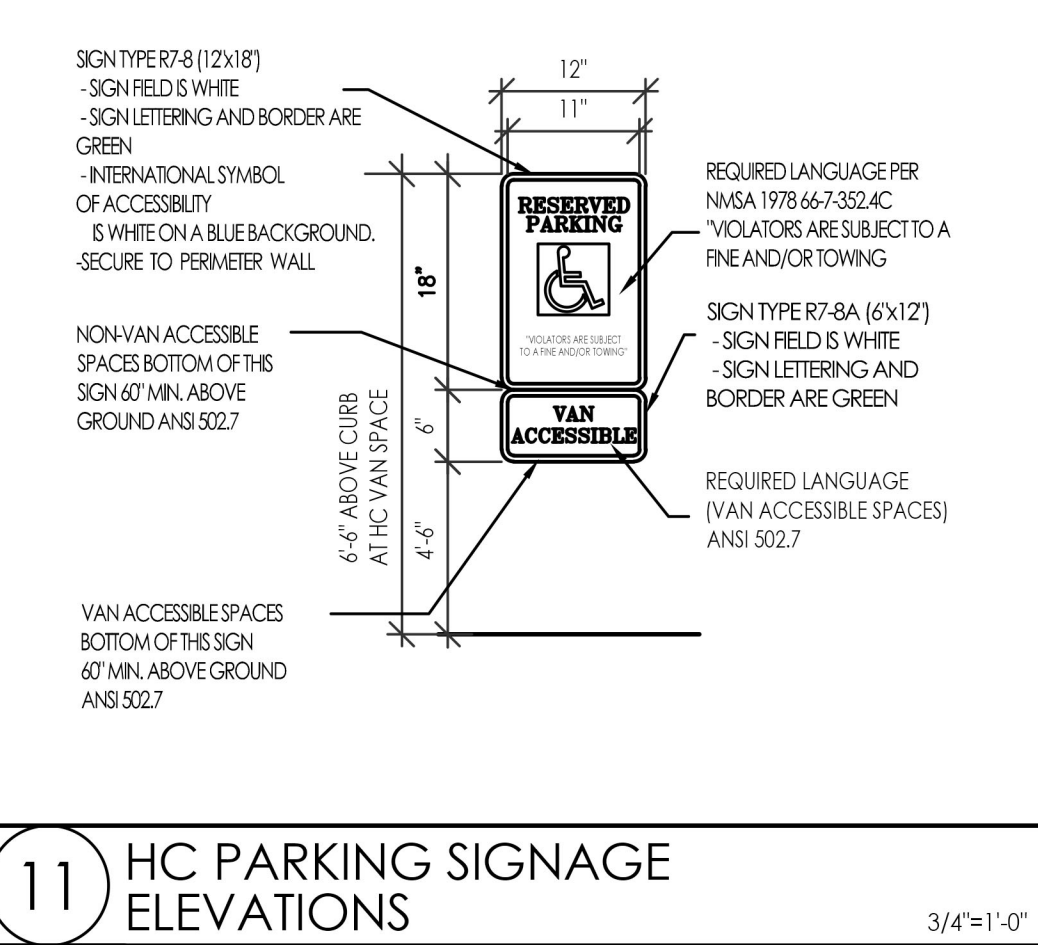
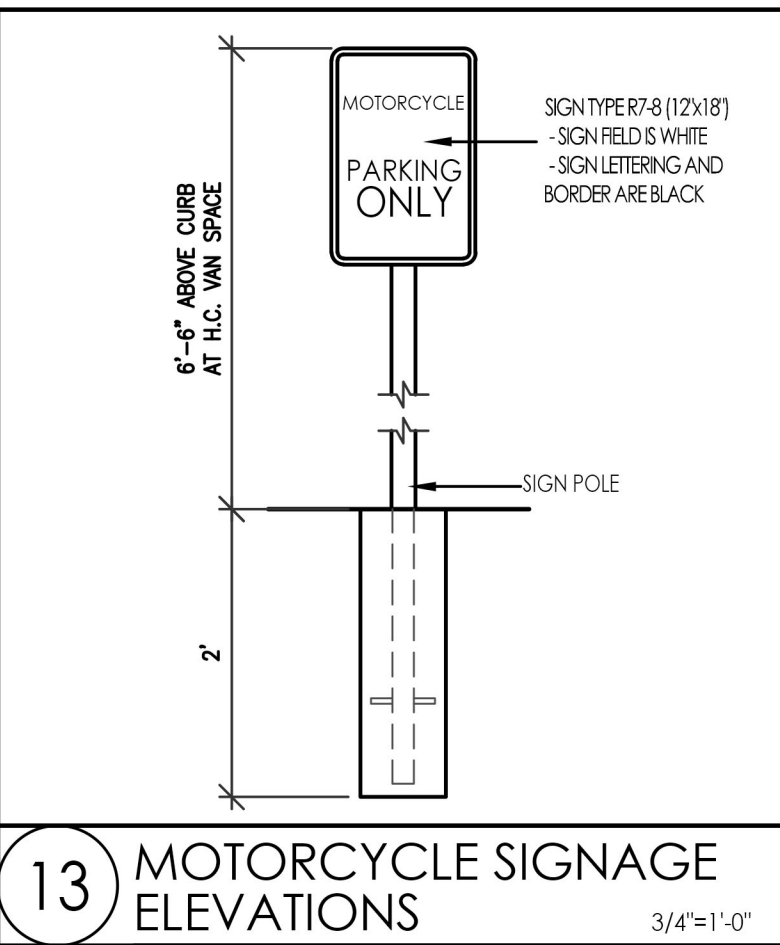
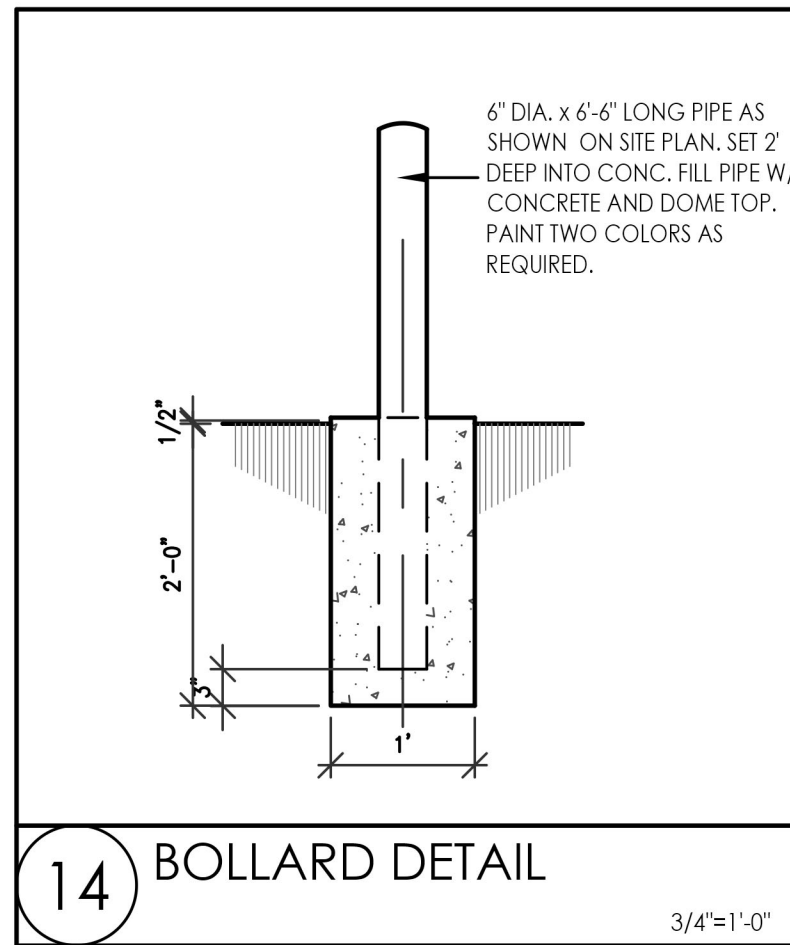
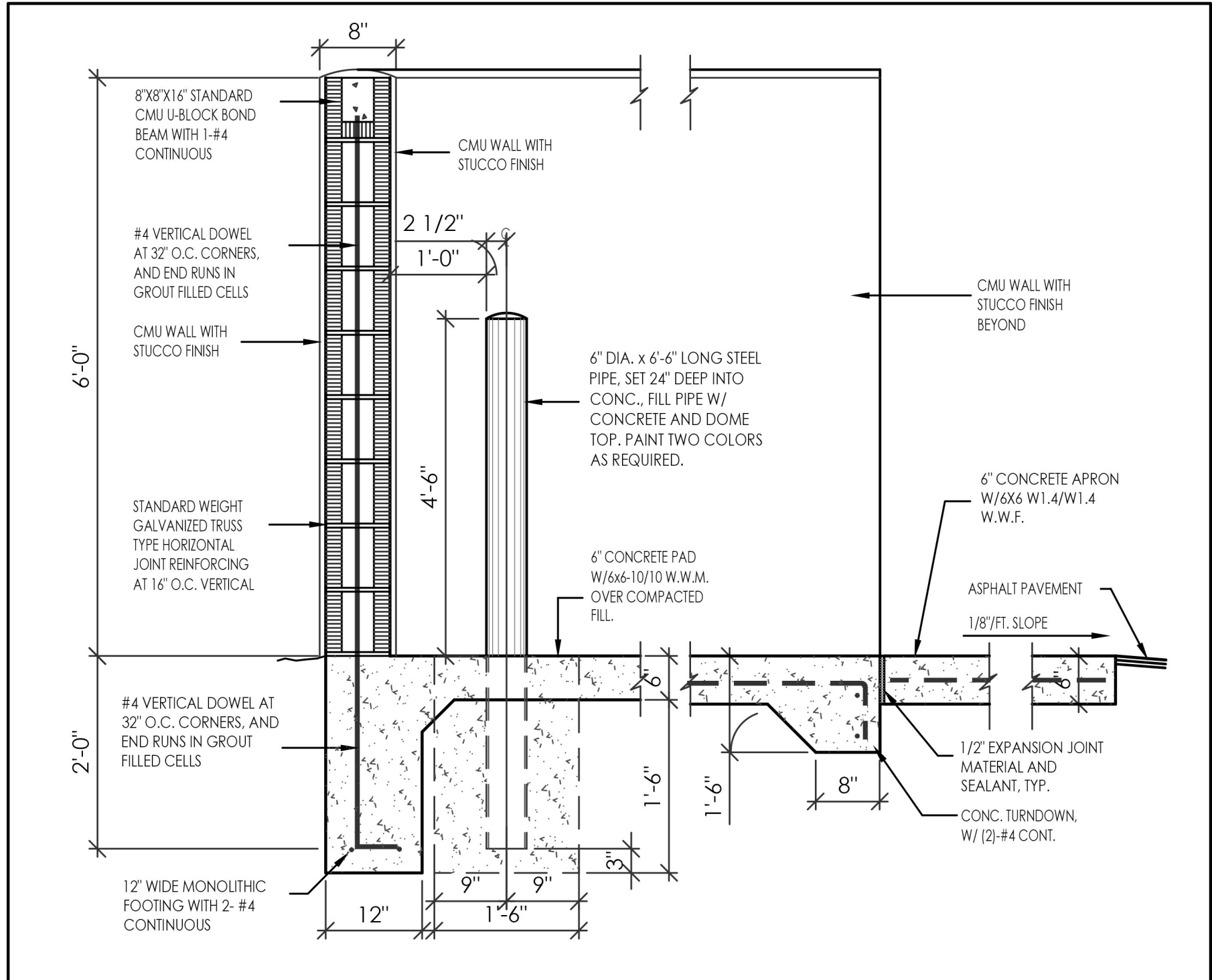
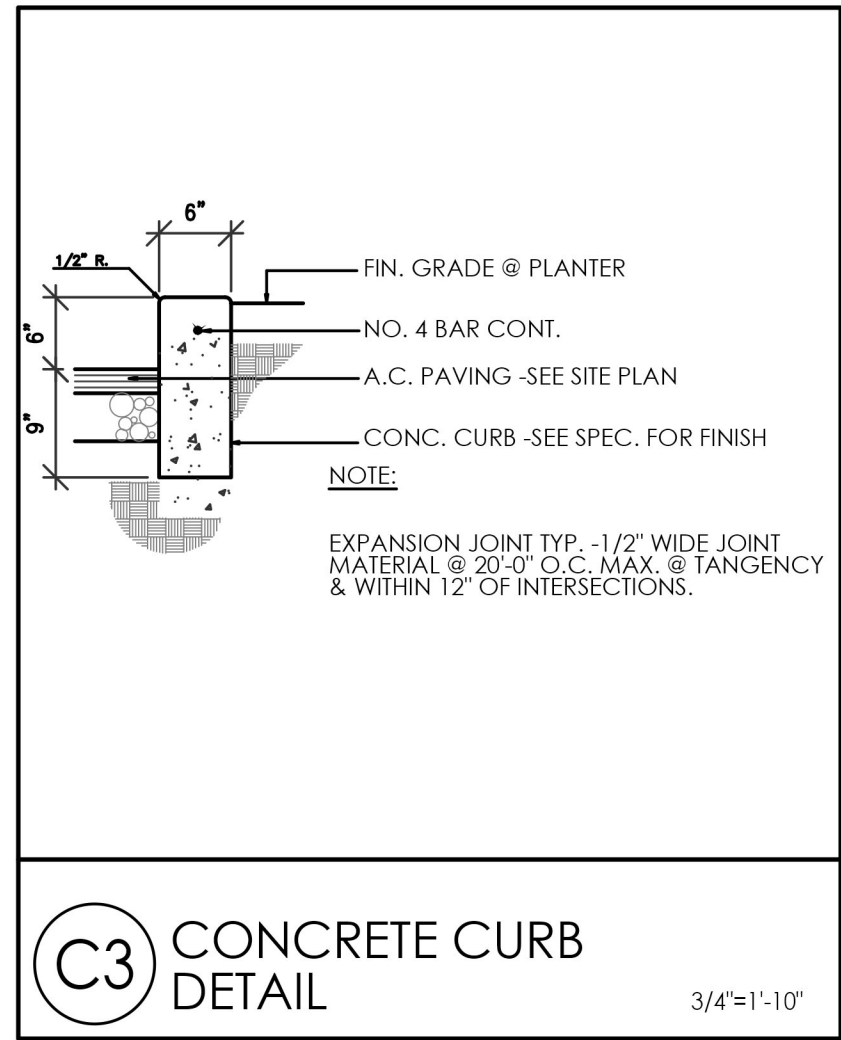
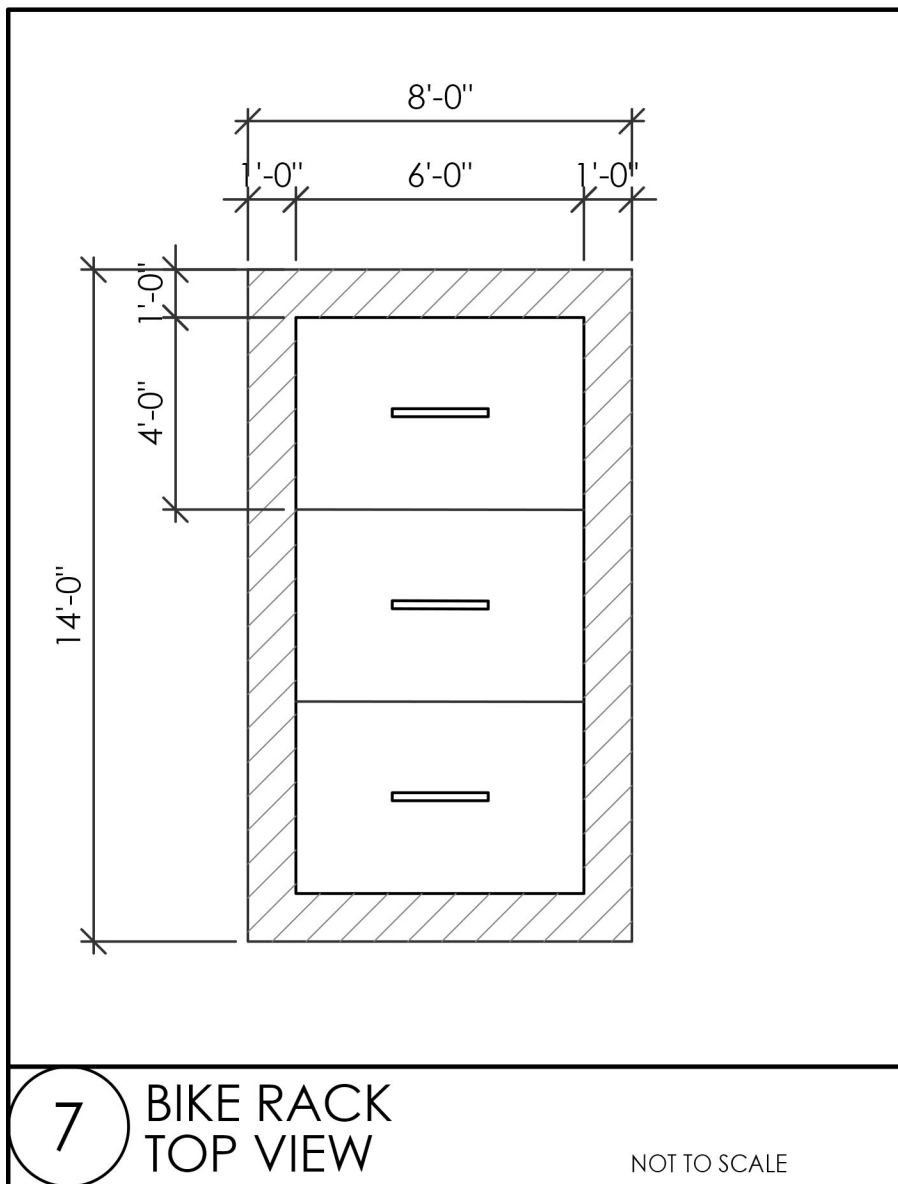
RBA  
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1000 1st Ave. SW  
Albuquerque, NM 87102  
Phone: 505-243-1234  
www.rbaarch.com

DATE  
5/13/2025

SHEET NUMBER  
AS-1.0



TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Sortil A. Kanbar 5/21/2025  
Signed Date



SUNPORT TOWNHOUSES  
SITE DETAILS  
2920 MULBERRY ST SE.  
ALBUQUERQUE, NM.  
PROJECT # 2509

REVISION DATE

STATE OF NEW MEXICO  
RICHARD P. BENNETT  
No. 1240  
5/13/2025  
REGISTERED ARCHITECT

RBA ARCHITECTURE, P.C.  
ARCHITECTS  
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www.rbaarch.com

DATE  
5/13/2025

SHEET NUMBER  
AS-1.1