

EMERGENCY UTILITY STRIKE RESPONSE
 IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

- KEYED NOTES**
- 1 PROPERTY ENTRY
 - 2 MAIL BOX
 - 3 RECYCLE CENTER
 - 4 BATHROOM MODULE
 - 5 SITE DUMPSTER
 - 6 OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/drip system)
 - 7 OUTDOOR SEATING AREAS
 - 8 BIKE RACKS (5 BIKES EACH RACK)

PAGE CONTENTS:
 1. PROPERTY BOUNDARY DIMENSIONS, PARCEL SIZE, BUILDING SETBACK AND EASEMENTS, ENCROACHMENT
 2. LOCATIONS TO PRIVATE, PUBLIC, OR STATE RIGHT OF WAYS
 3. EXISTING STRUCTURES ON THE PROPERTY, SHOWN AT APPROPRIATE SCALE.

SUBJECT PROPERTY:
 336 WOODWARD RD SE

ZONING SETBACKS (NR-LM)
 Front: 5 ft
 Side/Rear: 0 ft



336 Woodward Rd SE
 Albuquerque, NM 87102
EPC SITE PLAN - MAJOR AMENDMENT
SOUNDSTAGE / WAREHOUSE



SITE DATA

UFG: L01405521510330409
 SITE ADDRESS: 336 WOODWARD RD SE
 ALBUQUERQUE NM 87102
 OWNER: FILM YARD LLC
 OWNER ADDRESS: 366 LOS RANCHOS RD NW
 ALBUQUERQUE NM 87107-6532
 LEGAL DESCRIPTION: MRGCD MAP 44 TRACTS 64A3B1, 64A3B2, 64A4 & VACATED WESTERLY 24-FT OF SAN JOSE DRAIN ADJACENT & EAST OF MRGCD MAP 44 TRACTS 64A3B2 & 64A4 CONTAINING 19.1117 ACRES. ACREAGE: 19.11 ACRES ELEVATION: +/- 4,960 ft

SITE PLAN NOTES

1. AREAS OF VEHICLE AND EXTERIOR STORAGE NOTATED.
2. ZONING: NR-LM
3. THE ENTIRE SITE IS AN EXISTING PAVED LOT.
4. ABC DESIGNATED AREA OF CHANGE.
5. SITE HAS UNLIT SIGNAGE FLUSH MOUNTED TO THE WALL AT BOTH ENTRANCES. (SEE DETAIL).
6. SITE HAS AN UNDERGROUND STORM SYSTEM. HYDROLOGY AND DRAINAGE APPROVED WITH COA 5/2023. THE ENTIRE FRONTAGE IS BORDERED BY A 8' HIGH BRICK OPAQUE PRIVACY WALL. WALL CONSTRUCTION IS SOLID BRICK WITH DECORATIVE WROUGHT IRON TOP. WALL IS LEGAL PREEXISTING NON-CONFORMING WALL.
7. WALL & GREENBELT IS USED TO MITIGATE LIGHT, SOUND, AND VISIBILITY OF EXT. STORAGE PER CUMULATIVE IMPACT REGULATIONS.
8. BUILDING IS SINGLE STORY. MAX HEIGHT AT THE RIDGE IS DOES NOT EXCEED 50'.
9. CLEAR LINE OF SIGHT REQUIREMENTS ARE ADHERED TO AND THE CLEAR SIGHT TRIANGLE IS MAINTAINED.
10. PROJECT COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE IDO AND DPM.
11. BUILDING SETBACK, FRONT WALL, GREENBELT LANDSCAPING AND LOW USAGES ARE DESIGNED TO MITIGATE ADVERSE EFFECTS, IF ANY, PER 6-G(1)(3)(E).
12. PHASING PLAN NOTES:
 PHASE 1 - CURRENT WAREHOUSE
 PHASE 2 - WAREHOUSE / SOUNDSTAGE 44,000 SF
 SUBJECT AREA 2.179 ACRES
13. NO CHANGES HAVE BEEN MADE TO APPROVED ACCESS LOCATION OF SOLID WASTE DUMPSTER SINCE LAST APPROVAL.
14. THE SITE PLAN IS IN COMPLIANCE WITH ALL OBLIGATION FACILITY (ACEQUIA) STANDARDS. **PR-2022-007999**
15. NEW SUBJECT SITE BOUNDARY DOES NOT OVERLAP WITH PREVIOUSLY APPROVED PHASE 1 SITE MAP APPROVED NOD 11/16/23 (PR-2022-007999). NEW PROPOSED SUBJECT SITE LIES IN AN AREA DEFINED AS "FUTURE DEVELOPMENT" ON PREVIOUS SITE PLAN.
16. EXISTING CURB CUTS AT MARKED PROPERTY ENTRANCES TO REMAIN AND ARE CONSTRUCTED TO DPM STANDARDS. NO NEW ENTRIES, PER BERNALILLO COUNTY STANDARDS, ARE BEING ADDED.
17. ANY HVAC/MECHANICAL WILL CONFORM TO IDO STANDARDS ON PLACEMENT AND SHIELDING PER 14-1G-5-5-G(G)(2).
18. SITE IS SURROUNDED ON ALL SIDES BY EXISTING PERIMETER WALL/FENCING. STREET FRONTAGE (NORTH) IS A 8' HIGH DECORATIVE BROWN BRICK WALL WITH ROD IRON ACCENTS. ALL OTHER NON-STREET FACING PERIMETER FENCING (EAST/WEST/SOUTH) IS A PRE-EXISTING 8' CHAIN LINK FENCE. ALL SIDES TO ALSO INTEGRATE FULL VEGETATIVE SCREENING THROUGHOUT. WALL IS A PRE-EXISTING LEGALLY NON-CONFORMING WALL.

APO NOTES:

19. THE SITE PLAN IS IN COMPLIANCE WITH ALL AIRPORT PROTECTION OVERLAY ZONE (APO) 3-3 STANDARDS, BUILDING AND FUTURE PERMANENT BATHROOM COMPLY WITH GLARE AND REFLECTIVITY STANDARDS PER IDO 3-3(D)(2)
20. MRGCD Dwg# A-354 AND R4C #3128 (SEE 25' CENTER TO PROPERTY NOTATION BELOW)
21. SINCE THE RANK 2 BIKEWAYS AND TRAILS FACILITY PLAN SHOWS A PROPOSED TRAIL ALONG THE SAN JOSE DRAIN, THE SITE WILL COMPLY WITH ALL SECTIONS OF THE IDO THAT RELATE TO ADJACENCY OR VISIBILITY FROM AN EXISTING OR PLANNED CITY TRAIL.

GENERAL NOTES

- A EPC PROJECT NUMBER SP-2025-00091
- B OCCUPANCY GROUP = F-1 TYPE IIB CONSTRUCTION (MODERATE-HAZARD FACTORY INDUSTRIAL).
- C CITY OF ALBUQUERQUE OPPORTUNITY ZONE MESA DEL SOL NR-LM.
- D SOUNDSTAGE / WAREHOUSE
- E USES ON THE PROPERTY WILL CONFORM TO ALL THE PRIMARY PERMISSIBLE USES UNDER THE IDO INCLUDING WAREHOUSING, EXTERIOR STORAGE & PARKING AND OUTDOOR VEHICLE STORAGE.
- F ALL ASPHALT PAVING IS EXISTING, AND TO REMAIN, NO NEW PAVEMENT.
- G CORE SAMPLE DRILLING PERFORMED BY WESTER TECHNOLOGIES INC., WITH EVIDENCE OF COMPACT SUBSURFACE UP TO 5-FT IN DEPTH WITH 3-INCH THICK ASPHALT PAVEMENT. TWO CORE SAMPLES OBTAINED WITHIN EXISTING ASPHALT PAVED PARKING AREA.
- H OVERSIZED WIDTH DEDICATED AND MARKED VEHICLE ACCESS DRIVE AISLES FOR FIRE DEPARTMENT ACCESS AND OVERSIZE TRUCK DELIVERY TRAFFIC.
- I EXISTING PARKING WITH CONTOURED DRAINAGE AT 2% SLOPE TO REMAIN, BUILDING PAD IS CONSTRUCTED WITH PILASTER SPOT FOOTINGS OVER EXISTING REINFORCED PAVEMENT.
- J BUILDING SETBACK FROM FRONTAGE = 217 FT
- K ALL PHASE I LANDSCAPING TO REMAIN. NEW BUILDING WILL ADD LANDSCAPING PER IDO 14-1G-5-G(B)(1) STANDARDS.
- L FIRE APPARATUS ACCESS AND FIRE LANES DESIGNED TO SUPPORT IMPOSED LOADS OF 80,000 LBS. ALL TRAFFIC CIRCULATION ON SITE IS 3-INCH ASPHALT OVER COMPACTED GRADE OR REINFORCED CONCRETE SLAB ON GRADE.

SIGNATURE BLOCK

PROJECT NUMBER: _____
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DEF SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

*Environmental Health, Necessary
12/16/22

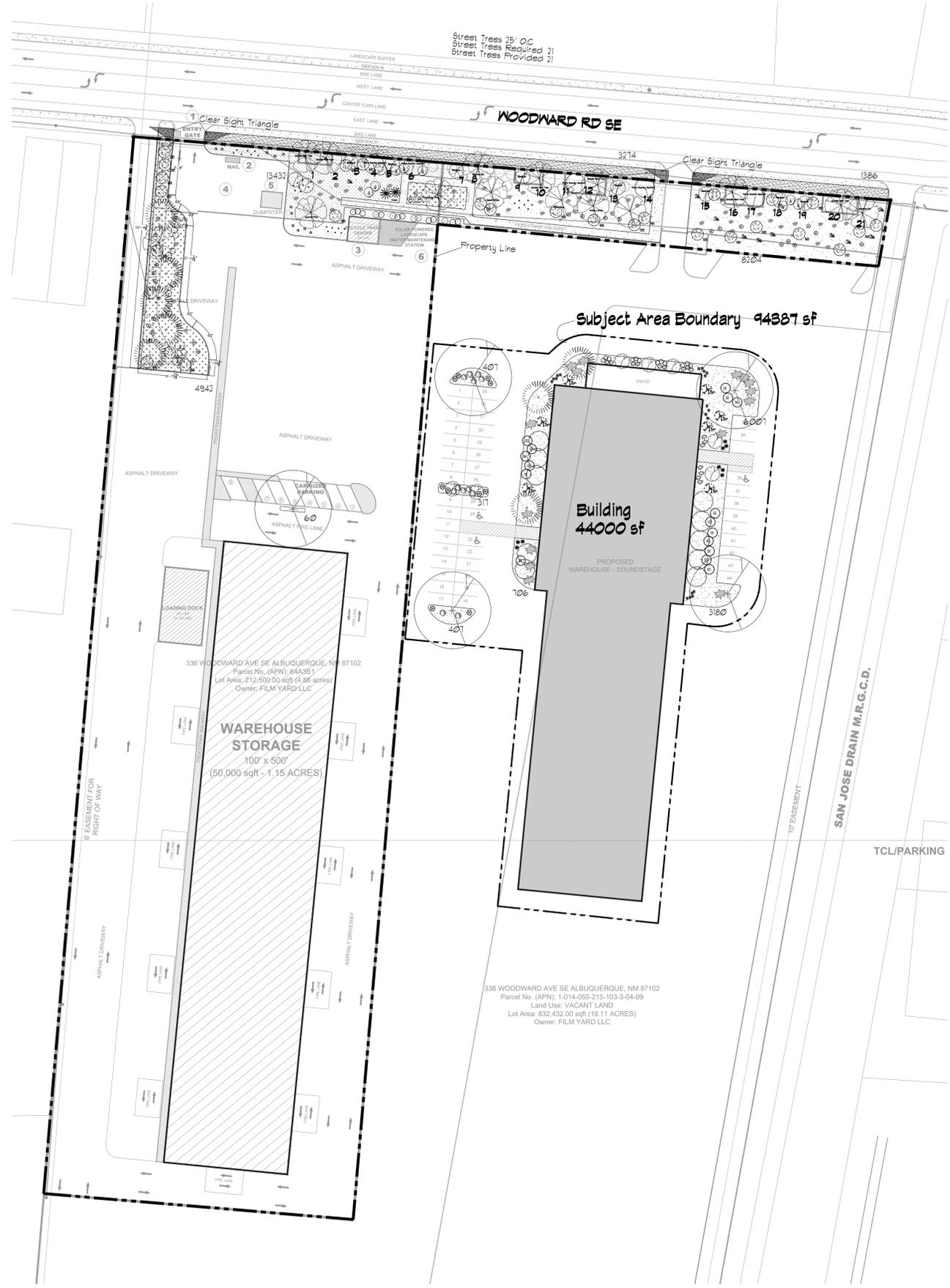
DRAWINGS PROVIDED FOR:
 THE LOT

ZONING SETBACKS (NR-LM)
 Front: 5 ft
 Side/Rear: 0 ft

- LEGEND**
- PROPERTY LINE
 - ROAD, HIGHWAY
 - CURB & GUTTER
 - SUBJECT SITE BOUNDARY LINE
 - BUILDING EASEMENT
 - OVERHEAD POWER LINE
 - CHAIN LINK FENCE (HEIGHT 8')
 - PRIVACY FENCE (HEIGHT 8')
 - DECORATIVE BRICK WALL WITH WROUGHT IRON (HEIGHT 8')
 - GATE
 - FIRE HYDRANT
 - POWER POLE
 - PEDESTRIAN WALKWAY
 - LANDSCAPE AREA
 - STREET LIGHT
 - "THE LOT" SIGN

SITE PLAN - EPC
THE LOT





LANDSCAPE LEGEND

TREES

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
17	2" CAL	Redbud <i>Cercis canadensis</i> 'Pink pom poms'	15'x12'	M	113	1921
8	6'-8'	Austrian Pine <i>Pinus nigra</i>	35'x25'	M	491	3928
5	2" CAL	Chinese Pistache <i>Pistacia chinensis</i>	60'x60'	M	2826	14130.00
15	2" CAL	Paul's scarlet hawthorn <i>Crataegus laevigata</i>	15'x15'	M	171	2655.00
17	Varies	Existing Trees to Remain	Varies	Varies	800	13600
					TOTAL COVERAGE:	36234

TOTAL TREES: 62

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement.

Shrubs & Groundcovers

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
13	5 Gal	Existing Shrubs	3'x3'	Varies	7	91
23	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3'x5'	M	19.63	451
29	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10'x10'	M	79	2291
51	5 Gal	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	1'x8'	M	50	2850
10	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gillesii</i>	10'x10'	RW	79	790
49	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3'x3'	L	7	343
12	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6'x5'	L	20	240
15	5 Gal	Chamaisa <i>Chrysothamnus nauseosus</i>	5'x5'	L	20	300
41	5 Gal	Gro-Low Sumac <i>Rhus aromatica</i> 'Gro-Low'	3'x8'	M	50	2350
11	5 Gal	Rose of Sharon <i>Hibiscus syriacus</i>	10'x10'	M	79	869
7	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gillesii</i>	10'x10'	RW	79	553
16	5 Gal	Knock Out Roses <i>Rosa</i> 'Knock Out'	3'x4'	L	12	192
12	1 Gal	Deep Blue Lavender <i>Lavendar angustifolia</i> 'Hidcote'	2'x3'	M	9	108
9	1 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	3'x3'	M	9	81
					TOTAL COVERAGE:	11509

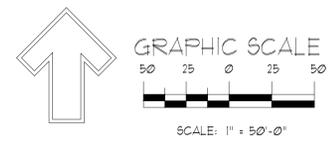
TOTAL SHRUBS: 310

	24,632 SF 43%	Landscape Gravel 3/4" Crushed Grey Or to be determined by owner
	4,711 SF 12%	Landscape Crusher Fines / Filter Fabric Submit samples of gravel and cobble for approval Total Landscape Area Provided
	14,038 SF 31%	Organic Mulch in areas shown on plan 5710 Per Organic Mulch Plant Req. Below 2288 Not shown due to scale 14,038 Total Mulch
		43,441 SF Total Landscape Area

Acceptance of Street Tree Variance Approved by Bonnie Strange,
Senior Planner Urban Forestry

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	325,393
TOTAL BUILDING AREA (SF)	94,000
TOTAL NET LOT AREA (SF)	231,393
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	34,709
TOTAL LANDSCAPE PROVIDED (SF)	48,603
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	36,452
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	47,920
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	913
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	11,626



REVISIONS

Date:	Comment

Designed By: dm
Drawn By: dm
Approved By: dm
Date: 12/31/2025

NEW MEXICO ONE CALL
STATEWIDE- 811 OR
1-800-321-ALERT (2537)
www.nmonecall.org
Call two working days
before you dig.

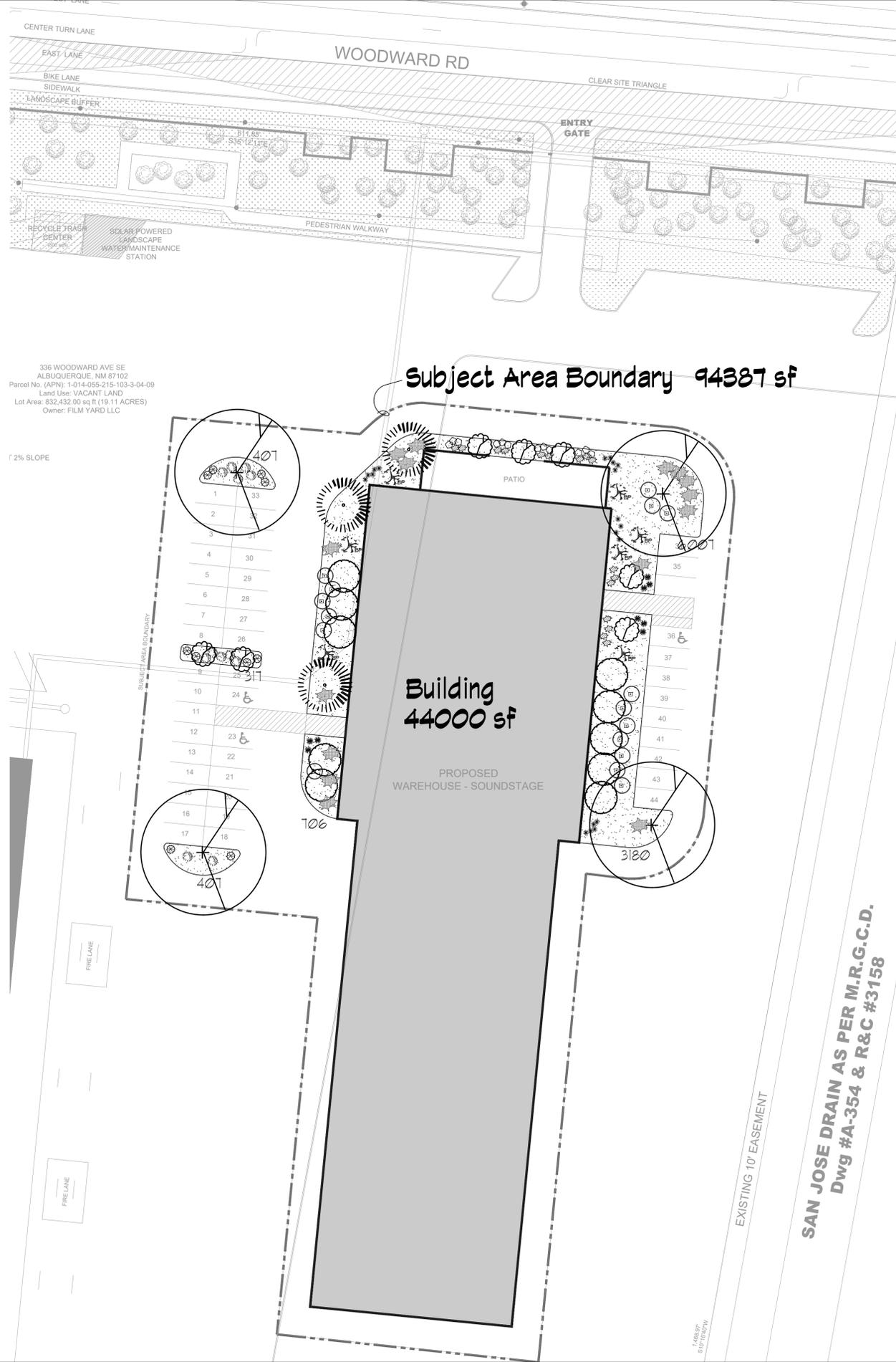
File ID:

Landscape Plan (Overall)
Phase 1 and 2

The Lot
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Mitchell Associates, Inc
Landscape Architecture
Danny Mitchell
dm@mittellassociatesinc.com
950.639.9583

Seal: Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Dec. 4, 2025



LANDSCAPE LEGEND

TREES

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
1	2" CAL	Redbud <i>Cercis canadensis</i> 'Pink pom poms'	15x12'	M	113	791
3	6"-8"	Austrian Pine <i>Pinus nigra</i>	35x25'	M	491	1473
4	2" CAL	Chinese Pistache <i>Pistacia chinensis</i>	60'x60'	M	2826	11304
10	2" CAL	Paul's scarlet hawthorn <i>Crataegus laevigata</i>	15x15'	M	171	1710
TOTAL TREES:	38				TOTAL COVERAGE:	15338

Note: All trees shall have a 5' rad. circle of mulch per COA requirement

Shrubs & Groundcovers

QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE
12	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3'x5'	M	20	240
7	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10'x10'	RU	79	553
15	5 Gal	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	1'x8'	M	50	750
19	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3'x3'	L	7	133
16	5 Gal	Gro-Low Sumac <i>Rhus aromatica</i> 'Gro-Low'	3'x8'	M	50	800
10	5 Gal	Red Switch Grass <i>Panicum virgatum</i> 'Rotstrahibuch'	4x4	L	16	160
16	5 Gal	Knock Out Roses <i>Rosa</i> 'Knock Out'	3x4	L	12	120
12	1 Gal	Deep Blue Lavendar <i>Lavendar angustifolia</i> 'Hidcote'	2'x3	M	9	192
9	1 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	3x3	M	9	81
TOTAL SHRUBS:	204				TOTAL COVERAGE:	3029

8403 SF	Landscape Gravel 3/4" Crushed Grey Or to be determined by owner
2801	Organic Mulch 25% See Tree and Shrub Details Not Shown due to scale
11204 SF	Total Landscape Area
	Organic Mulch No Fabric Under Tree and Shrubs in gravel areas not shown due to scale. Submit samples of wood mulch for approval
	Organic Mulch, 25% Required
	Note, Each Tree, min, 5' rad. 78.5sf 37 Trees x 78.5 sf = 2,905
	See Tree Detail, a 5' radius of wood mulch is require around each tree without Filter Fabric
	Note, Each Shrub, min, 2' rad. 12.56sf 204 Shrubs x 12.56 sf = 2,562
	Total Mulch Provided for plants 5,467
	Note: Organic Mulch Calculations for trees and plant in gravel and crusher fine areas, not in mulch areas

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque, IDO Ordinance.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel to a minimum depth of 3" shall be placed in all landscape areas.

Landscape shall be watered by above ground, captured rain water, drip and bubbler system.

Trees and shrubs shall be zoned separately.

Point of connection for Irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

Street Tree Notes:

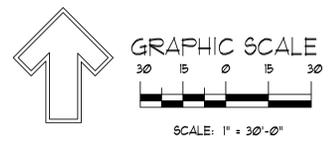
Per Section 5-6(D) (1) (a) Required Street Trees.
Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of RDA 1994 (Street Trees)

Section 6-6-2-5 Street Trees (A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Acceptance of Street Tree Variance Approved by Bonnie Strange, Senior Planner Urban Forestry

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	94387
TOTAL BUILDING AREA (SF)	44000
TOTAL NET LOT AREA (SF)	50387
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	7558
TOTAL LANDSCAPE PROVIDED (SF)	11204
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	8268
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	18361
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	2061
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	3029



REVISIONS

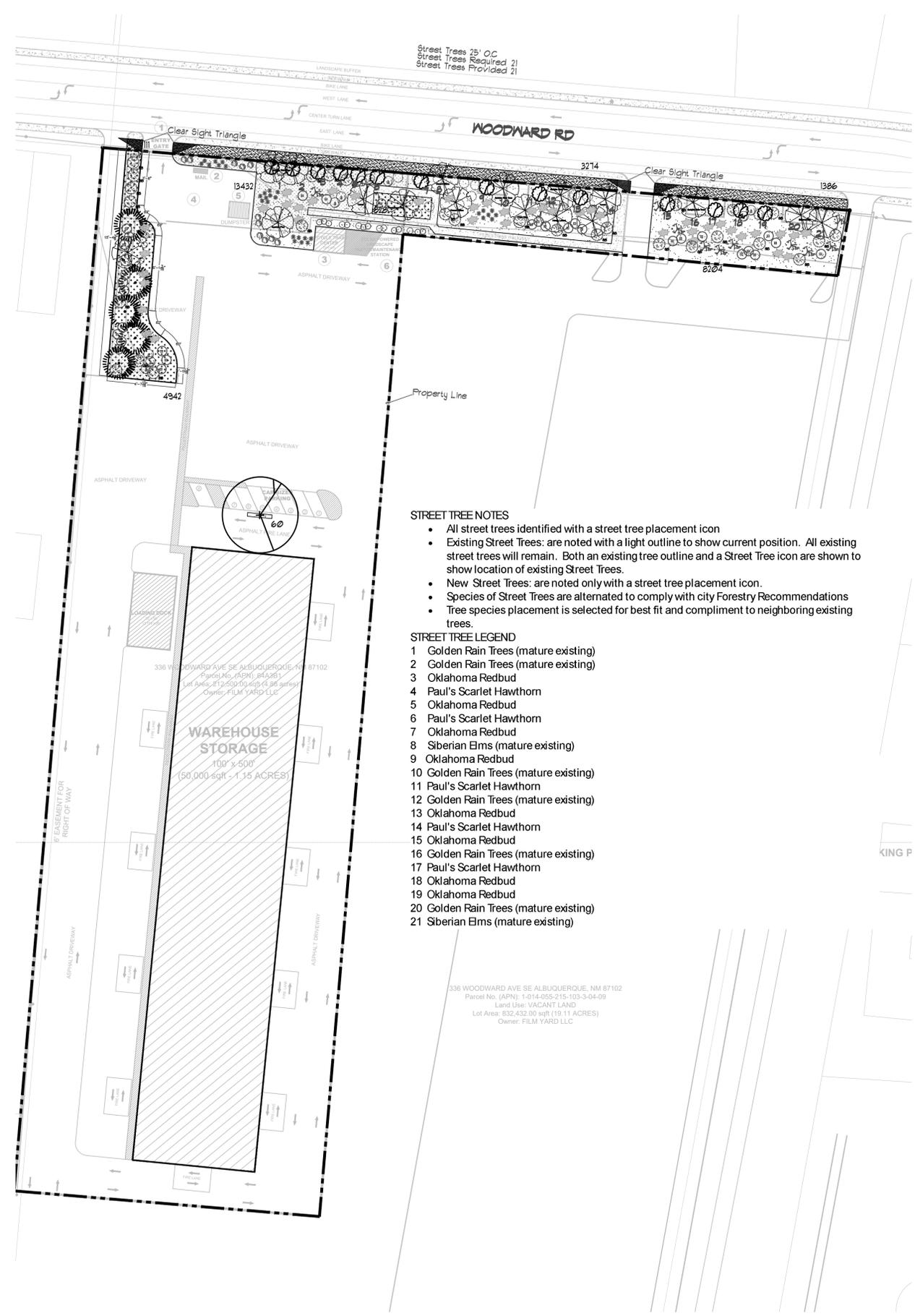
Date:	Comment:

Designed By: *dmm*
Drawn By: *dmm*
Approved By: *dmm*
Date: 1/24/2025
NEW MEXICO ONE CALL STATEWIDE - 811 OR 1-800-321-ALERT (2537) www.nmonecall.org
Working days before you dig. File ID:

Landscape Plan

The Lot
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102

Mitchell Associates, Inc
Landscape Architect
DANNY D. MITCHELL
239
REGISTERED LANDSCAPE ARCHITECT
Dec. 4, 2025
Copyright 2025, Mitchell Associates Inc.
PROJECT NO: 2024-055
DRAWING NO: **LS-101**



Street Trees 25' OC
 Street Trees Required 21
 Street Trees Provided 21

STREET TREE NOTES

- All street trees identified with a street tree placement icon
- Existing Street Trees: are noted with a light outline to show current position. All existing street trees will remain. Both an existing tree outline and a Street Tree icon are shown to show location of existing Street Trees.
- New Street Trees: are noted only with a street tree placement icon.
- Species of Street Trees are alternated to comply with city Forestry Recommendations
- Tree species placement is selected for best fit and compliment to neighboring existing trees.

STREET TREE LEGEND

- Golden Rain Trees (mature existing)
- Golden Rain Trees (mature existing)
- Oklahoma Redbud
- Paul's Scarlet Hawthorn
- Oklahoma Redbud
- Paul's Scarlet Hawthorn
- Oklahoma Redbud
- Siberian Elms (mature existing)
- Oklahoma Redbud
- Golden Rain Trees (mature existing)
- Paul's Scarlet Hawthorn
- Golden Rain Trees (mature existing)
- Oklahoma Redbud
- Paul's Scarlet Hawthorn
- Oklahoma Redbud
- Golden Rain Trees (mature existing)
- Oklahoma Redbud
- Golden Rain Trees (mature existing)
- Siberian Elms (mature existing)

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
 Parcel No. (APN): 14014055-215-103-3-04-09
 Land Use: VACANT LAND
 Lot Area: 832,432.00 sqft (19.11 ACRES)
 Owner: FILM YARD LLC

LANDSCAPE LEGEND

TREES							
QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE	
14	2" CAL	Oklahoma Redbud <i>Cercis reniformis</i>	15'x12'	M	113.04	1582.56	
5	6'-8'	Austrian Pine <i>Pinus nigra</i>	35'x25'	M	490.63	2453.15	
1	2" CAL	Chinese Pistache <i>Pistacia chinensis</i>	6'0"x6'0"	M	2826	2826.00	
11	Varies	Existing Trees to Remain	Varies	Varies	800	136.00	
TOTAL TREES:						2046.71	

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement

Shrubs & Groundcovers							
QTY.	SIZE	COMMON/BOTANICAL NAME	DIMS	WATER USE	COVERAGE	TOTAL COVERAGE	
13	5 Gal	Existing Shrubs	3'x3'	Varies	7.01	91.91	
11	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3'x5'	M	19.63	215.93	
29	5 Gal	Spanish Broom <i>Caryopteris x glandonensis</i>	10'x10'	M	18.50	2276.50	
42	5 Gal	Buffalo Juniper <i>Juniperus sabina 'Buffalo'</i>	1'x8'	M	50.21	2111.34	
10	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10'x10'	RW	18.50	185.00	
30	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3'x3'	L	7.01	212.10	
12	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6'x5'	L	19.63	235.56	
15	5 Gal	Chamaea <i>Chrysothamnus nauseosus</i>	5'x5'	L	19.63	294.45	
21	5 Gal	Gro-Low Sumac <i>Rhus aromatica 'Gro-Low'</i>	3'x8'	M	50.21	1055.61	
11	5 Gal	Rose of Sharon <i>Hibiscus syriacus</i>	10'x10'	M	18.50	863.50	
TOTAL SHRUBS:						8141.96	

	16,810 SF	48%	Landscape Gravel 3/4" Crushed Grey Or to be determined by owner
	4,711 SF	15%	Landscape Crusher Fine / Filter Fabric Submit samples of gravel and cobble for approval Total Landscape Area Provided
	10,656 SF	33%	Organic Mulch in areas shown on plan Per Organic Mulch Plant Req. Below Not shown due to scale
32,237 SF Total Landscape Area			
Organic Mulch No Fabric Under Tree and Shrubs In gravel areas, not shown due to scale. Submit samples of wood mulch for approval Organic Mulch, 25% Required Note, Each Tree, min, 5' rad. 78.5sf 40 Trees x 78.5 sf = 3140 See Tree Detail, a 5' radius of wood mulch is require around each tree without Filter Fabric Note, Each Shrub, min, 2' rad. 12.56sf 139 Shrubs x 12.56 sf = 1746 Total Mulch Provided for plants 4886 Note: Organic Mulch Calculations for trees and plant in gravel and crusher fine areas, not in mulch areas			

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.
 It is the intent of this plan to comply with the City Of Albuquerque, IDO Ordinance.
 Water management is the sole responsibility of the Property Owner.
 Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas.
 Landscape shall be watered by above ground, captured rain water drip and bubbler system.
 Trees and shrubs shall be zoned separately.
 Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.
 Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.
 5-6(C)(2)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials required by this Section 14-16-5-6.
 5-6(C)(2)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

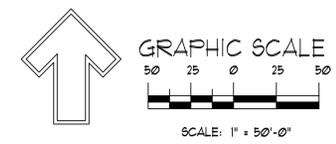
Clear Site Triangle Note:
 Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangles.
Street Tree Notes:
 Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees (A)
 1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing, and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
 2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

Acceptance of Street Tree Variance Approved by Bonnie Strange, Senior Planner Urban Forestry

LANDSCAPE CALCULATIONS

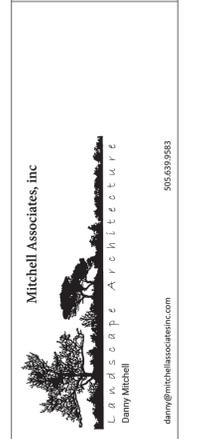
TOTAL LOT AREA	231,006
TOTAL BUILDING AREA (SF)	50,000
TOTAL NET LOT AREA (SF)	181,006
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQUIRED	27151
TOTAL ON-SITE AND OFF-SITE LANDSCAPE PROVIDED (SF)	32237
TOTAL VEGETATIVE COVERAGE REQUIRED (SF)	24178
TOTAL VEGETATIVE COVERAGE PROVIDED (SF)	89%
TOTAL GROUND VEGETATIVE COVERAGE REQUIRED (SF)	8059
TOTAL GROUND VEGETATIVE COVERAGE PROVIDED (SF)	2525%

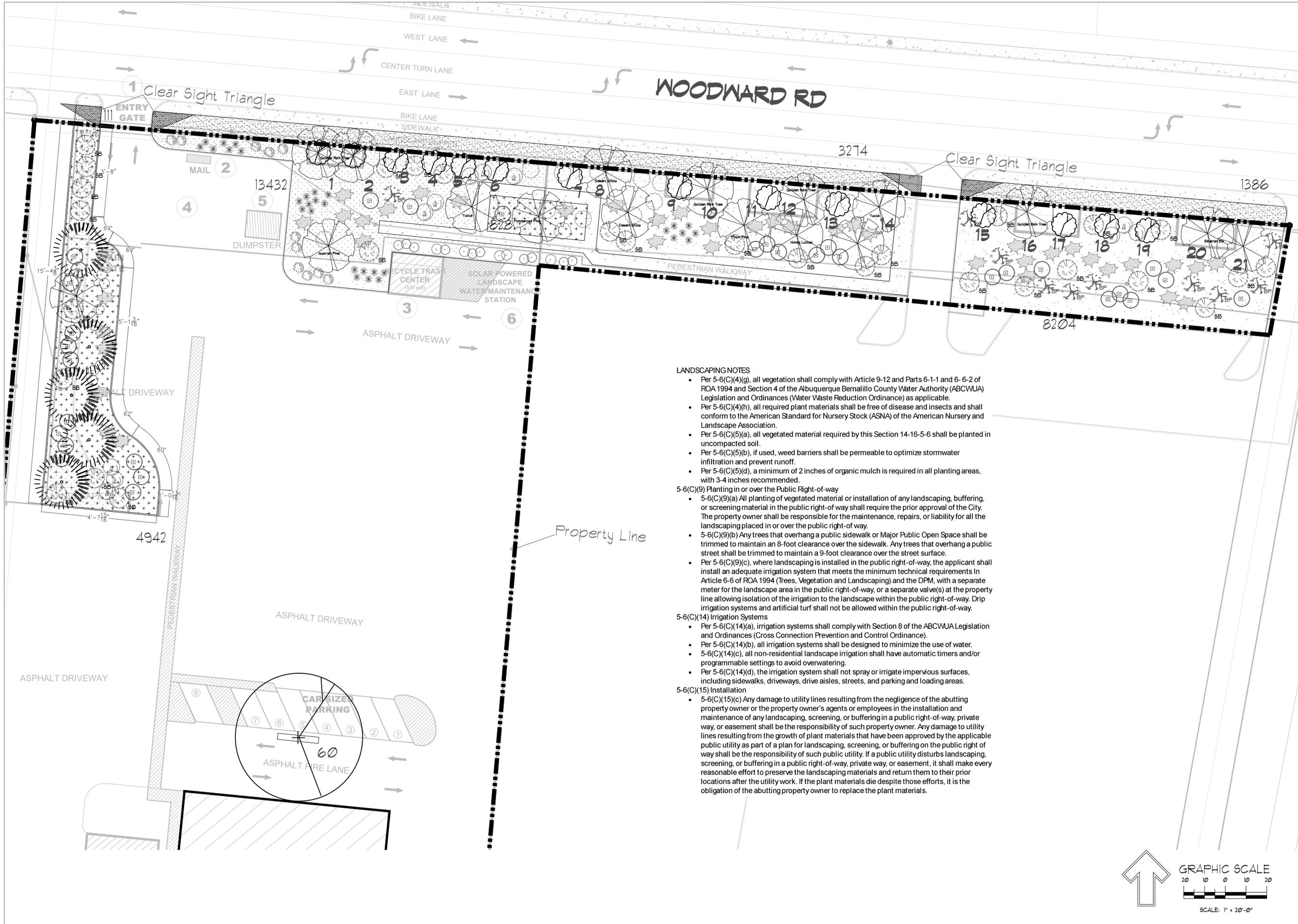


REVISIONS	Date:	Comment

Designed By: dm
 Drawn By: dm
 Approved By: dm
 Date: NEW MEXICO LINE CALL 1-800-321-4187 (CS37) www.nmcall.org Call two working days before you dig. File ID:

LANDSCAPE PLAN
MOVIE FILM STORAGE
336 WOODWARD AVE SE
ALBUQUERQUE, NM 87102





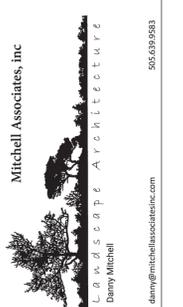
LANDSCAPING NOTES

- Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
- Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
- Per 5-6(C)(5)(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- Per 5-6(C)(5)(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
- Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.
- 5-6(C)(9) Planting in or over the Public Right-of-way
 - 5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.
 - 5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.
 - Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.
- 5-6(C)(14) Irrigation Systems
 - Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
 - Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.
 - 5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
 - Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.
- 5-6(C)(15) Installation
 - 5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

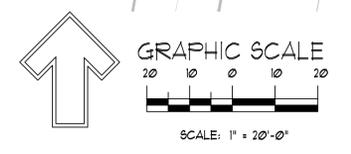
REVISIONS	Date:	Comment:

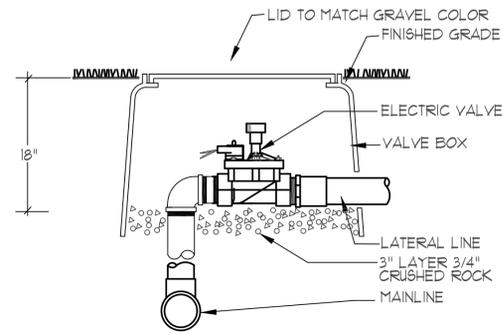
Designed By: *lm*
 Drawn By: *lm*
 Approved By: *lm*
 Date:
 NEW MEXICO DIVE CALL
 NEW MEXICO DIVE CALL
 1-800-321-ALERT (25377)
 www.newmexicodivecall.com
 Call two working days
 before you dig. File ID:

MOVIE FILM STORAGE
386 WOODWARD AVE SE
ALBUQUERQUE, NM 87102



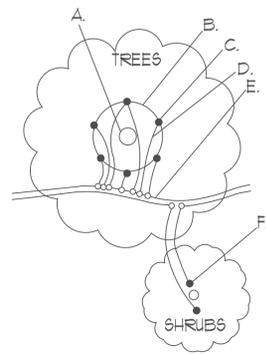
Seal: Landscape Architect
 STATE OF NEW MEXICO
 DANNY D. MITCHELL
 238
 REGISTERED
 LANDSCAPE ARCHITECT
 Nov. 21, 2024
 Copyright 2024, Mitchell Associates Inc.
 PR-2022-007999
 DRAWING NO. **LS-202**





ELECTRIC VALVE ASSEMBLY

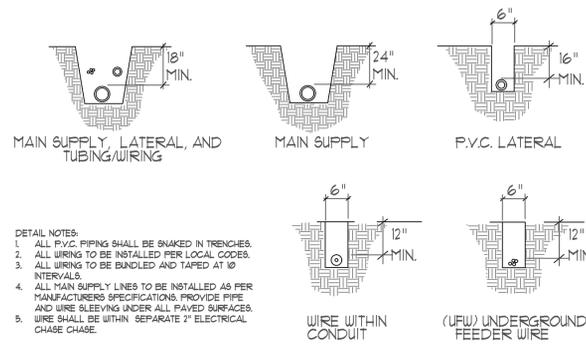
N.T.S.



- A. TREE TRUNK/ROOT CROWN
 - B. 24" CIRCLE FROM TRUNK
 - C. EMITTERS
 - D. 1/8" DISTRIBUTION LINE
 - E. PE DRIFLINE
 - F. EMITTER PLACED WITHIN 6" OF PLANT STEM
- NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

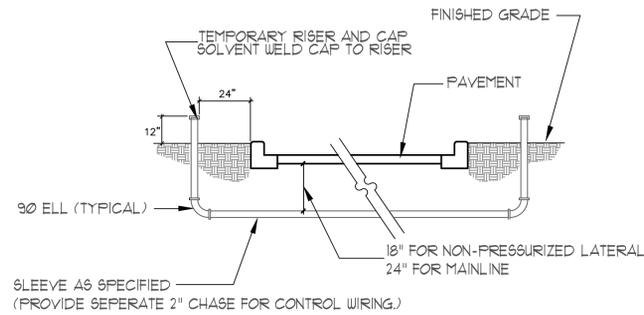
N.T.S.



- DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. ALL WIRING TO BE BUNDLED AND TAPED AT 10' INTERVALS.
 4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
 5. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE CHASE.

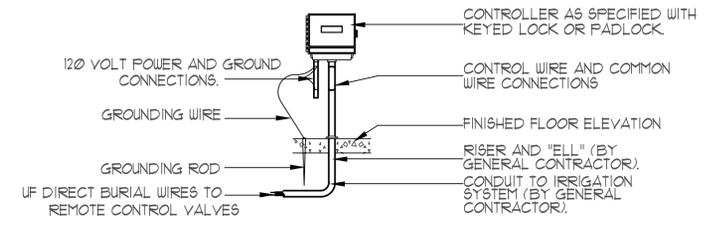
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

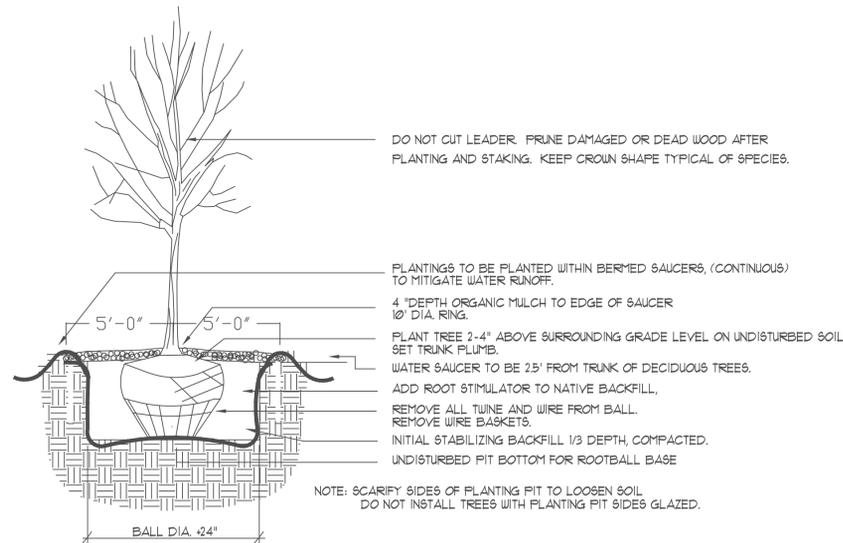
N.T.S.



- DETAIL NOTES:
1. ELECTRICAL POWER TO BE SUPPLIED BY OTHERS.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. SEE ELECTRICAL PLANS FOR LOCATION OF CONTROLLER.
 4. CONTROLLER TO BE MOUNTED APPROXIMATELY 5'-0" ABOVE FINISHED FLOOR ELEVATION.

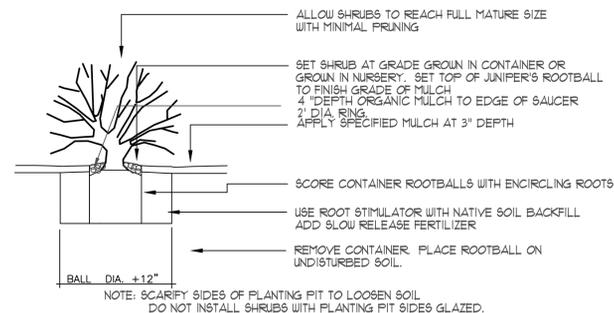
CONTROLLER DETAIL

N.T.S.



TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

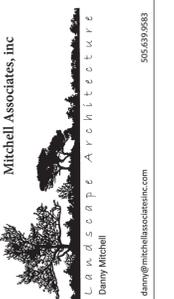
N.T.S.

REVISIONS	Comment	Date:	By:

Designed By: *dm*
 Drawn By: *dm*
 Approved By: *dm*
 Date:
 NEW MEXICO ONE CALL
 1-800-331-4444
 www.nmonecall.org
 Call two working days before you dig.
 File ID:
 506.630.9583

Landscape Details

**MOVIE FILM STORAGE
 336 WOODWARD AVE SE
 ALBUQUERQUE, NM 87102**





VICINITY MAP - M-14

NOTES:

LEGAL DESCRIPTION: TRACT B, G.E. PLANT SITE TOGETHER WITH PORTION OF SAN JOSE DRAIN MRGCD MAP 44.

AREA: TOTAL AREA = 19.1111 AC.

FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN ZONE X MINIMAL FLOOD HAZARD AND ZONE X REDUCED FLOODRISK DUE TO LEVEES AS SHOWN ON FIRM MAP NO. 35001C0342C EFFECTIVE DATE 9/26/2008.

BOUNDARY SURVEY: BY SURV-TEK, JULY 2022

TOPOGRAPHIC SURVEY: NONE PROVIDED.

EXISTING CONDITIONS: THIS SITE IS THE OLD GENERAL ELECTRIC SITE LOCATED SOUTH OF WOODWARD RD. SE AND WEST OF BROADWAY BLVD SE. ALL BUILDINGS ONSITE HAVE BEEN DEMOLISHED, BUT THE FOUNDATIONS AND ASPHALT AREAS REMAIN.

AN EXISTING MODULAR STORAGE BUILDING HAS BEEN CONSTRUCTED ON THE SITE WITH GRADING PLAN HYD. NO. M14D037, STAMP DATE 01/06/2023.

THE SITE IS 95% IMPERVIOUS AND FREE DISCHARGES TO THE SAN JOSE DRAIN LOCATED EAST OF THE PROPERTY, WEST OF BROADWAY BLVD. VIA AN ONSITE STORM DRAIN SYSTEM WITH THREE OUTFALL PIPES TO THE DRAIN. THERE ARE UNDERGROUND CONTAINMENT BASINS FOR STORM WATER QUALITY CONTROL LOCATED AT EACH OUTFALL POINT ADJACENT TO THE SAN JOSE DRAIN.

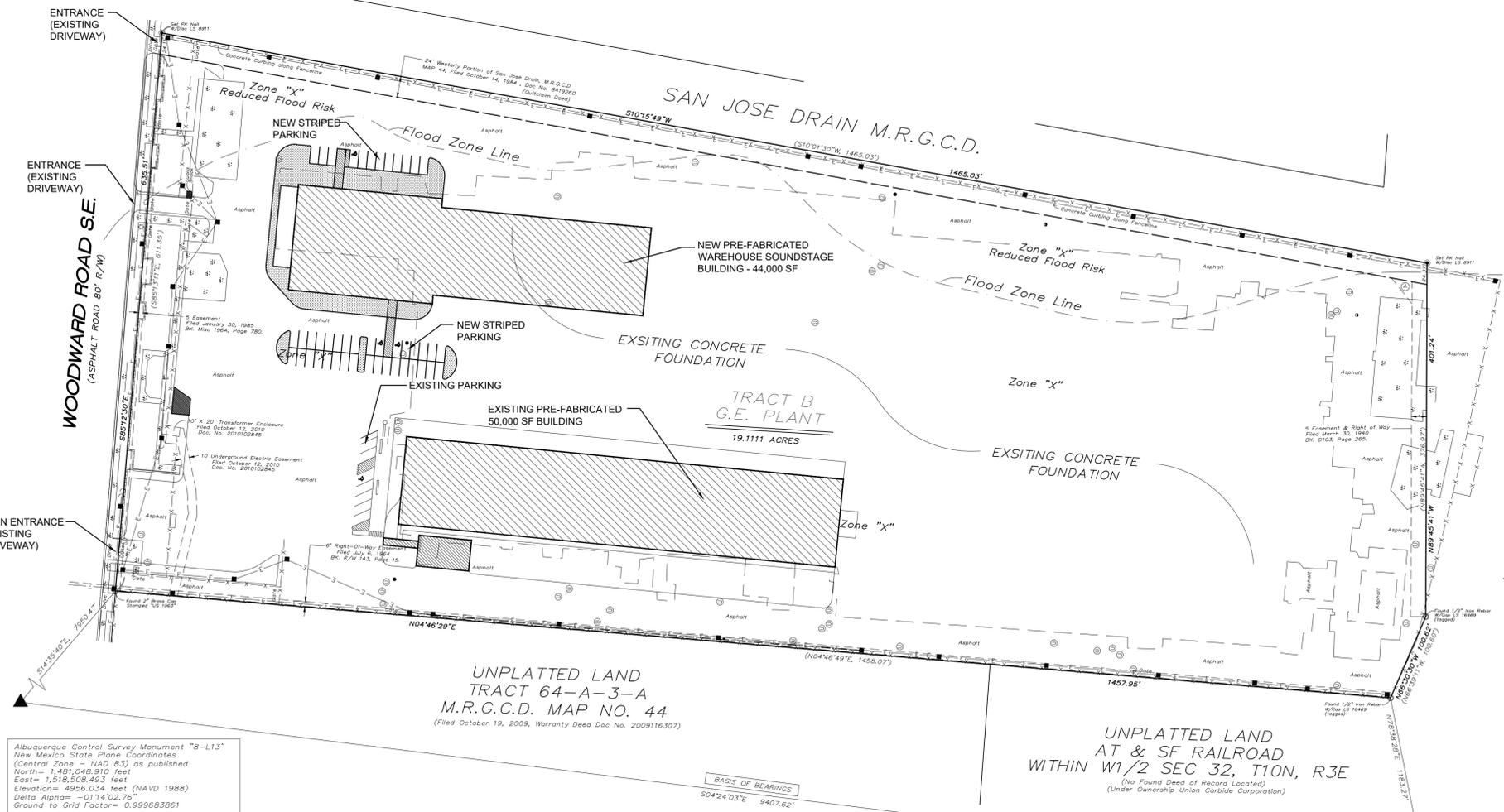
PROPOSED CONDITIONS: THE EXISTING FOUNDATIONS AND ASPHALT SHALL REMAIN. A MODULAR SOUNDSTAGE STORAGE BUILDING (44,000 SF TOTAL) SHALL BE CONSTRUCTED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION. PARKING SPACES SHALL BE STRIPED ON THE EXISTING CONCRETE/ASPHALT.

NO TOPOGRAPHIC SURVEY HAS BEEN PROVIDED AND NO ELEVATIONS ARE SHOWN ON THIS DRAINAGE PLAN.

THERE IS NO CHANGE IN IMPERVIOUS AREA; NO CHANGE IN DISCHARGE OR DRAINAGE PATTERNS.

THE ONSITE STORM DRAIN SYSTEM SHALL REMAIN IN PLACE AND THE SITE SHALL CONTINUE TO DISCHARGE TO THE EXISTING ONSITE STORM DRAIN SYSTEM AND OUTFALL TO THE SAN JOSE DRAIN.

UPDATES TO DRAINAGE MASTER PLAN: THE APPROXIMATE 100-YEAR FLOW RATES SHOWN IN THE DRAINAGE CALCULATIONS ON THE DRAINAGE MASTER PLAN (DMP) PREPARED BY SMITH-SCHUECH ENGINEERING CO. IN 1991 WERE UPDATED WITH THE APPROVED GRADING PLAN (HYD. NO. M14D037), STAMP DATE 01/06/2023 USING THE METHODS IN ARTICLE 6-2 OF THE JUNE 26, 2020 COA DPM-SEE SHEET C-102. THE RESULTS SHOW A NEGLIGIBLE INCREASE OF 0.1 CFS/AC AS COMPARED TO THE DMP CALCULATIONS. THE NEW CALCULATIONS INDICATE A SITE DISCHARGE OF 4.2 CFS/AC; THE DMP CALCULATIONS SHOWED AN APPROXIMATED DISCHARGE OF 4.1 CFS/AC.



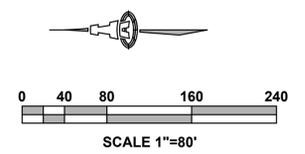
Albuquerque Control Survey Monument "B-113"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North = 1,481,048.910 feet
East = 1,519,508.493 feet
Elevation = 4956.034 feet (NAVD 1988)
Delta Alpha = -01'14.02.76"
Ground to Grid Factor = 0.999683961

- LEGEND**
- = Power Pole
 - = Guy Wire
 - = Overhead Wire
 - = Light Pole
 - ▣ = Concrete Area
 - ▨ = Utility Pedestal
 - ⊖ = Meter Meter
 - ⊕ = Utility Manhole
 - = Gas Valve
 - = Water Valve

PROPERTY SUBJECT TO:

- ⊙ (Approximate Location) Easement & Right-of-Way Filed March 30, 1940, BK D103, Pg. 265 Repable Copy provided at this time.

Albuquerque Control Survey Monument "NM-47-20"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North = 1,471,671.964 feet
East = 1,519,230.120 feet
Elevation = 4942.068 feet (NAVD 1988)
Delta Alpha = -00'13.56.97"
Ground to Grid Factor = 0.999684328



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Engineer

**336 WOODWARD RD SE
STORAGE BUILDING
ALBUQUERQUE, NM**

DESIGN	ISSUE:	DEVELOPMENT
	PROJECT NUMBER:	IA 2568
	FILE:	
	DRAWN BY:	ANW
	CHECKED BY:	ANW
	DATE:	12-22-2025

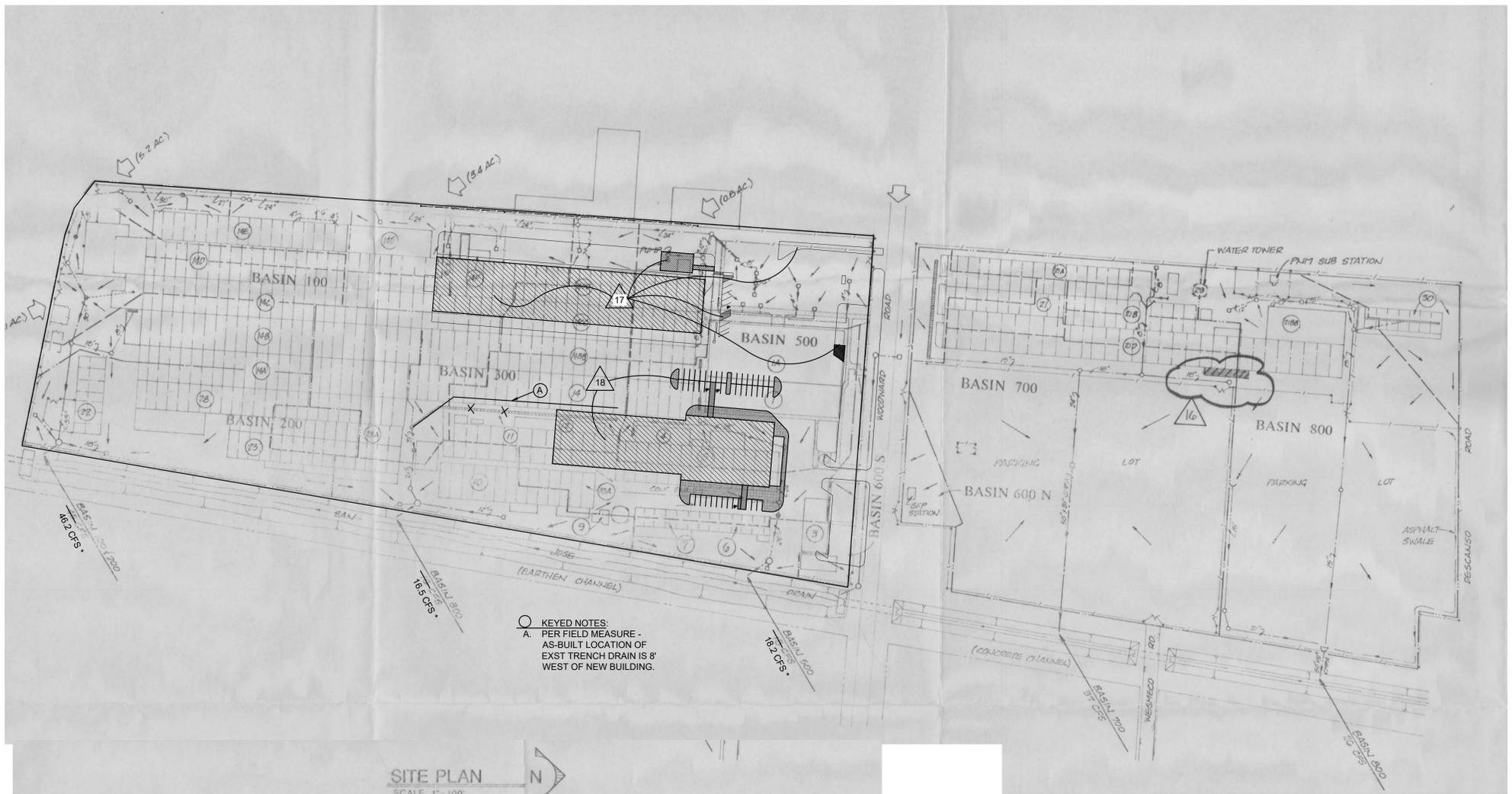
No	Date	Description

SHEET TITLE

DRAINAGE PLAN

SHEET NUMBER

C-101



NOTES:

THIS SHEET SHOWS MARKUPS TO THE DRAINAGE MASTER PLAN REVISIONS PREPARED BY SMITH-SCHEUCH ENGINEERING CO. IN 1991.

ALL BUILDINGS ON THE PROPERTY HAVE BEEN DEMOLISHED BUT THE FOUNDATION AND ASPHALT REMAIN.

A 44,000 SF PRE-FABRICATED WAREHOUSE SOUNDSTAGE BUILDING SHALL BE INSTALLED WITH PILASTER SPOT FOOTINGS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT.

THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE RUNOFF FROM THE SITE (NO IMPERVIOUS IMPROVEMENTS WILL BE REMOVED OR ADDED).

THE DRAINAGE CALCULATIONS WERE UPDATED WITH THE APPROVED GRADING PLAN (HYD. NO. M14D037), STAMP DATE 01/06/2023 PER THE JUNE 26, 2020 DEVELOPMENT PROCESS MANUAL ARTICLE 6-2. THE LAND TREATMENTS WERE CALCULATED AT 95% TYPE D AND 5% TYPE B. THESE CALCULATIONS SHOW THE DISCHARGE FROM THE SITE IS 4.2 CFS/AC. VS. 4.1 CFS/AC. SHOWN IN THE SMITH-SCHEUCH ENGINEERING CO. 1991 DRAINAGE MASTER PLAN.

Job Name: **336 WOODWARD RD SE**

Client: _____

Date Prepared: **1/3/2023**

Date Modified: _____

Precipitation Zone: **2**

CALCULATIONS: 336 WOODWARD RD SE :

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 832431.6 SF = 19.11 ACRE

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:	
Treatment SF	%	Treatment SF	%	Excess Precip. Zone	%
Area A = 0	0%	Area A = 0	0%	E _A = 0.62	
Area B = 41622	5%	Area B = 41622	5%	E _B = 0.80	
Area C = 0	0%	Area C = 0	0%	E _C = 1.03	
Area D = 790810	95%	Area D = 790810	95%	E _D = 2.33	
Total Area = 832432	100%	Total Area = 832432	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$

Historic E = 2.25 in. Developed E = 2.25 in.

On-Site Volume of Runoff: V₃₆₀ = E * A / 12

Historic V₃₆₀ = 156324 CF Developed V₃₆₀ = 156324 CF

On-Site Peak Discharge Rate: Q_p = Q_AA_A + Q_BA_B + Q_CA_C + Q_DA_D / 43,560

For Precipitation Zone 2

Q_{pA} = 1.71 Q_{pC} = 3.05

Q_{pB} = 2.36 Q_{pD} = 4.34

Historic Q_p = 81.0 CFS Developed Q_p = 81.0 CFS

SITE PLAN
SCALE 1" = 100'
NTS

LEGEND

EXISTING

- BASIN 400 MAJOR DRAINAGE BASIN
- MAJOR DRAINAGE BASIN BOUNDARY
- SUB BASIN BOUNDARY
- STORM DRAIN
- MANHOLE
- GRATED MANHOLE
- CATCH BASIN
- TRENCH DRAIN
- DIRECTION OF OVERLAND FLOW
- BUILDING NUMBER
- CHAINLINK FENCE
- OFF SITE ROAD
- STORM DRAIN CONTAINMENT STRUCTURE

REVISIONS

NO.	DATE	DESCRIPTION
15	4/15/91	CONSTRUCT A 720 LF BLDG ATTACHED TO THE SOUTH SIDE OF 14-E OVER EXIST. PAVED AREA. CONSTRUCT NEW CATCH BASIN & REVISE STORM DRAIN PIPING.
16	4/15/91	CONSTRUCT A 1344 GF BLDG ATTACHED TO THE EAST SIDE OF 21-D OVER EXIST. PAVED AREA.
17	01/05/2023	A NEW 50,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON PIERS ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT. OTHER IMPROVEMENTS INCLUDE 2 DUMPSTERS, A 2,100 SF LOADING DOCK, A RECYCLING CENTER AND A SOLAR-POWERED LANDSCAPE WATER MAINTENANCE STATION.
18	12/19/2025	A NEW 44,000 SF PRE-FABRICATED BUILDING SHALL BE INSTALLED ON ON THE EXISTING FOUNDATION AND PAVEMENT MARKINGS SHALL BE INSTALLED ON THE EXISTING ASPHALT.

DRAINAGE BASIN INFORMATION

NO.	ACRES	Q ₁₀₀ (APPROX.)	Q ₁₀₀ (2020 DPM)
100	8.4	35 CFS	35.6 CFS
200	2.5	10 CFS	10.6 CFS
300	3.9	16 CFS	16.5 CFS
400	---	---	---
500	4.3	18 CFS	18.2 CFS
600	0.3	1 CFS	---
700	8.8	37 CFS	---
800	6.3	26 CFS	---

Q₁₀₀ = C x I x A

C = 0.90 (COMPOSITE)

I = 4.65 (T_r = 10 MINUTES MINIMUM, ASSUMED)

A = AREA IN ACRES

RAINFALL VOLUME 2.2" (100 YEAR FREQUENCY) FROM PLATE 22.2 D-1, DPM

Q₁₀₀ = 0.90 x 4.65 x A

01/05/2023 17

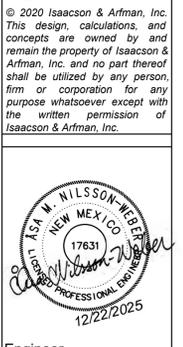
SEE THIS SHEET FOR CALCULATIONS USING PROCEDURE FROM ARTICLE 6-2 OF THE CITY OF ALBUQUERQUE DMP DATED JUNE 26, 2020

336 WOODWARD - DPM CALCS .xlsx

BASIN NO.	DESCRIPTION	TO SAN JUAN DRAIN
100	Area of basin flows = 365904 SF Page-1	8.40 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.		A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ = 68714 CF		C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p = 35.6 cfs		
200	Area of basin flows = 68902 SF	2.5 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.		A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ = 20451 CF		C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p = 10.6 cfs		
300	Area of basin flows = 169824 SF	3.9 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.		A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ = 31903 CF		C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p = 16.5 cfs		
500	Area of basin flows = 187308 SF	4.3 Ac.
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E = 2.25 in.		A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₃₆₀ = 35175 CF		C = 0%
Sub-basin Peak Discharge Rate:		D = 95%
Q _p = 18.2 cfs		

PREVIOUS REVISIONS

NO.	INDEX	DATE	REVISION	CK	APP
16		4/15/91	7200 COMPRESSOR BUILDING/ MAINTENANCE SHOP (PE 2247)	PJC	KES
15			TRIPLE TRAIL CONTACTOR (PE-016)	PJC	---
				CK D	
				APP	



Engineer

**336 WOODWARD RD SE
STORAGE BUILDING
ALBUQUERQUE, NM**

DESIGN DEVELOPMENT

ISSUE: DESIGN

PROJECT NUMBER: IA 2568

FILE: _____

DRAWN BY: ANW

CHECKED BY: ANW

DATE: 12-22-2025

No.	Date	Description

SHEET TITLE

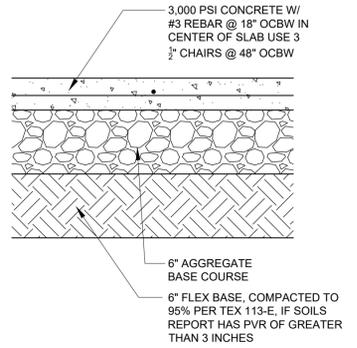
MASTER DRAINAGE PLAN UPDATE

SHEET NUMBER

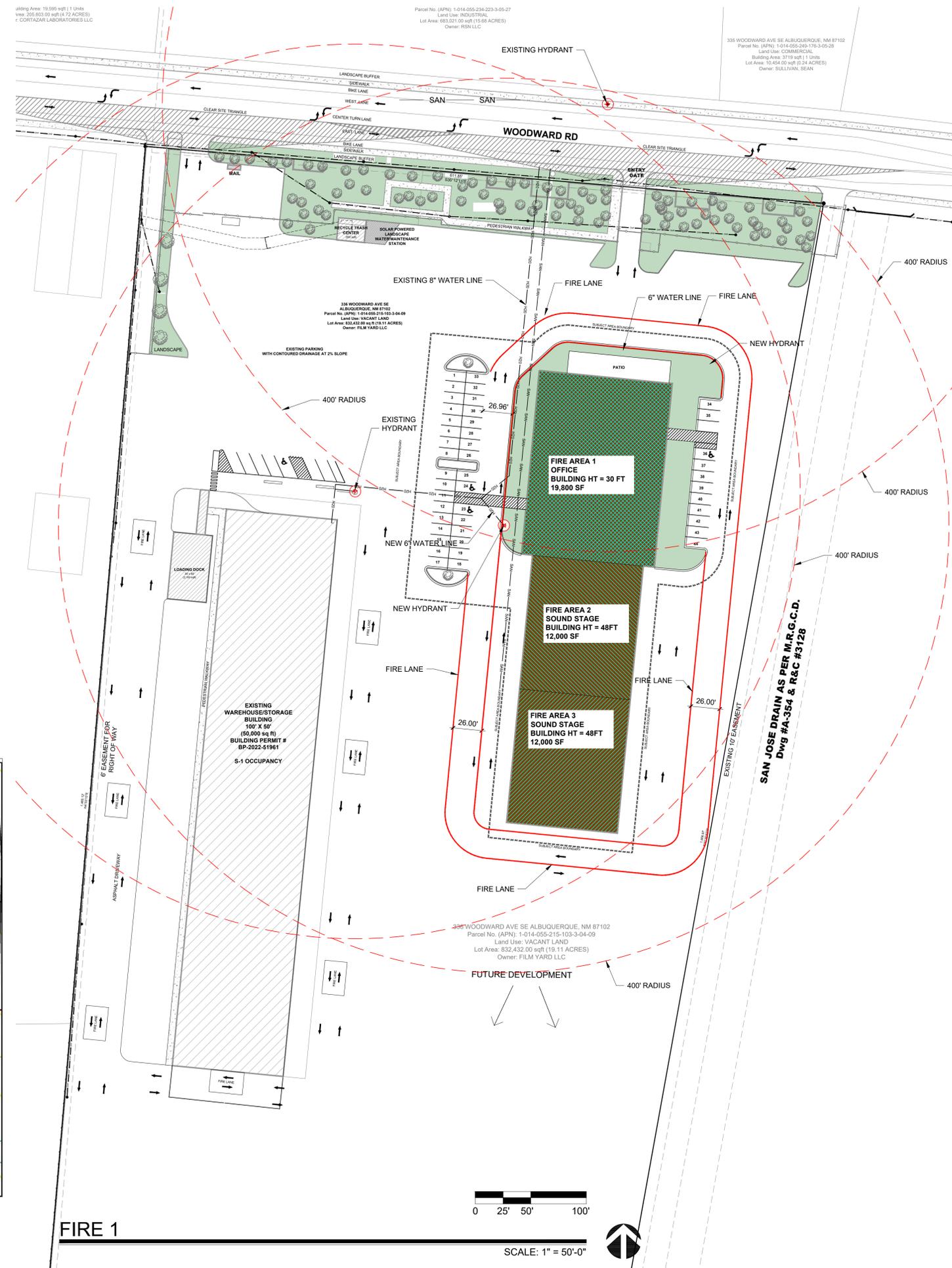
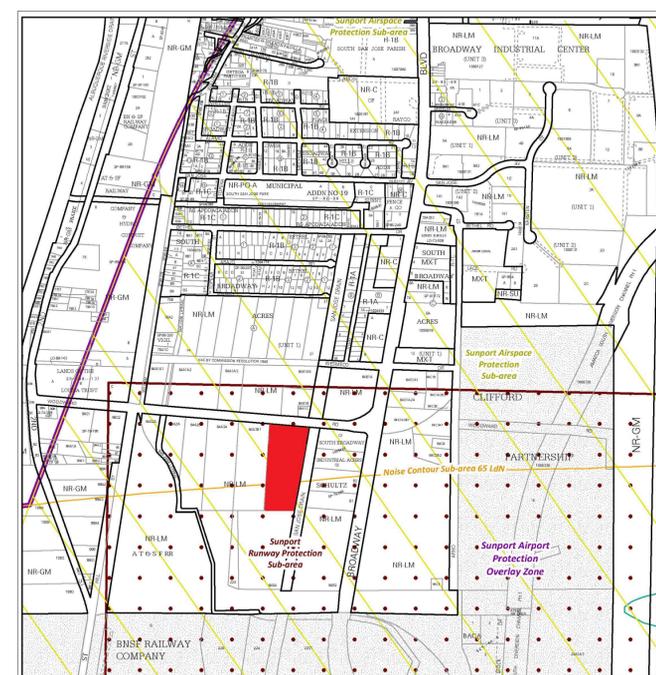
C-102

ZONING SETBACKS (NR-LM)
 Front: 5 ft
 Side/Rear: 0 ft

LEGEND	
	PROPERTY LINE
	ROAD, HIGHWAY
	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	EASEMENT
	OVERHEAD POWER LINE
	CHAIN LINK FENCE
	DECORATIVE BRICK WALL WITH WROUGHT IRON GATE
	FIRE HYDRANT
	POWER POLE
	PEDESTRIAN WALKWAY
	LANDSCAPE AREA



PAVING SECTION
 SCALE: NTS



FIRE 1

- FIRE 1 SITE PLAN CHECKLIST**
- APPROVED FIRE 1 PLAN WILL BE SUBMITTED AT PERMIT
 - FLOW REQUIREMENTS: CONSTRUCTION TYPE II-B : 3,000 GPM, 3 HR (CALCS BELOW)
 - 3 HYDRANTS REQUIRED
 - 2 EXISTING HYDRANT PROVIDED, 1 NEW HYDRANT PROVIDED
 - EXISTING HYDRANTS AND NEW HYDRANT IDENTIFIED
 - WATER SUPPLY LINES IDENTIFIED ON THE PLAN
 - PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
 - NO PARKING 15FT FROM THE HYDRANT
 - ACCESS PROVIDED TO 150FT
 - BUILDING HT 48FT, 2 MEANS OF APPARATUS ACCESS
 - TOTAL BUILDING AREA LESS THAN 62,000 SF, 2 MEANS OF APPARATUS ACCESS
 - THIS IS NOT A MULTI-FAMILY PROJECT
 - THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
 - 2 MEANS OF ACCESS PROVIDED, ONLY 2 ARE REQUIRED
 - BUILDING GREATER THAN 30 FT IN HT, 26 FT ROAD WIDTH PROVIDED
 - ACCESS ROAD 26 FT WIDE
 - ACCESS ROAD 26 FT WIDE
 - SHALL BE MARKED AS INDICATED ON THE PLAN
 - TURNING RADIUS = 28 FT
 - DEAD END IS LESS THAN 150 FT
 - ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LB
 - REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
 - ACCESS ROAD GRADE LESS THAN 10%
 - KNOX BOX PROVIDED AT EACH GATE
 - REFER TO G SHEETS (FIRE 2) FOR FIRE RATINGS, 1HR SEPARATION BETWEEN SOUND STAGES AND BETWEEN OFFICE AND SOUND STAGE.
 - SPRINKLER SYSTEM NOT REQUIRED, NOT PROVIDED
 - FDC NOT REQUIRED
 - FDC NOT REQUIRED
 - PIV NOT REQUIRED
 - STANDPIPE NOT REQUIRED
 - STANDPIPE NOT REQUIRED
 - REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO DRIVE FACING FACADE
 - EACH BUILDING TO BE ADDRESSED SEPERATELY
 - KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING

FIRE CALCULATIONS

BUILDING HEIGHT = 48'-0", 1 STORY
 TYPE II-B, NON-SPRINKLERED CONSTRUCTION
 HYDRANTS REQUIRED PER IFC TABLE C105.1 = 1 HYDRANT @ 250FT MAX
 CONCRETE PAVING SHALL SUPPORT 75,000 LBS.
 FIRE FLOW CALCULATION IFC 2021 APPENDIX B TABLE B105.1(2):
 IFC B105.1(2) CONSTRUCTION TYPE II-B NON-SPRINKLERED
 FIRE AREA 1: 19,800 = 3,000 GPM FOR 3 HR
 FIRE AREA 2: 12,000 = 2,000 GPM FOR 2 HR
 FIRE AREA 3: 12,000 = 2,000 GPM FOR 2 HR

No	Revision Item	Date

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 2818 4th St NW, Suite C, Albuquerque NM 87107
 scott@scaarchitects.com
 505.401.7575

USTUDIOS
 336 WOODWARD RD SE
 ALBUQUERQUE, NM 87102

FIRE 1

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	DATE
DATE	1/12/2026

F-100

EMERGENCY UTILITY STRIKE RESPONSE
 IF AN UNDERGROUND FACILITY IS DAMAGED DURING CONSTRUCTION, STOP CONSTRUCTION, CALL 911 (IF APPROPRIATE), NOTIFY THE UNDERGROUND FACILITY OPERATOR (UFO) IMMEDIATELY, AND CALL 811 TO REPORT THE DAMAGE. DAMAGE MAY INCLUDE NICKS, DENTS, GOUGES, CUTS, SCRAPES OR SCRATCHES TO THE COATING, INSULATING JACKET, OR TRACER WIRE. FOR ABCWUA WATER AND SANITARY SEWER INFRASTRUCTURE, ALL EMERGENCY RESPONSES ARE INITIATED BY A CALL TO DISPATCH AT 842-9287.

PROJECT INFORMATION

PROJECT ADDRESS
 336 Woodward Rd SE
 Albuquerque, NM 87102

APPLICABLE CODES

- 2015 INTERNATIONAL BUILDING CODE
- 2015 UNIFORM PLUMBING CODE
- 2015 UNIFORM MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

KEYED NOTES

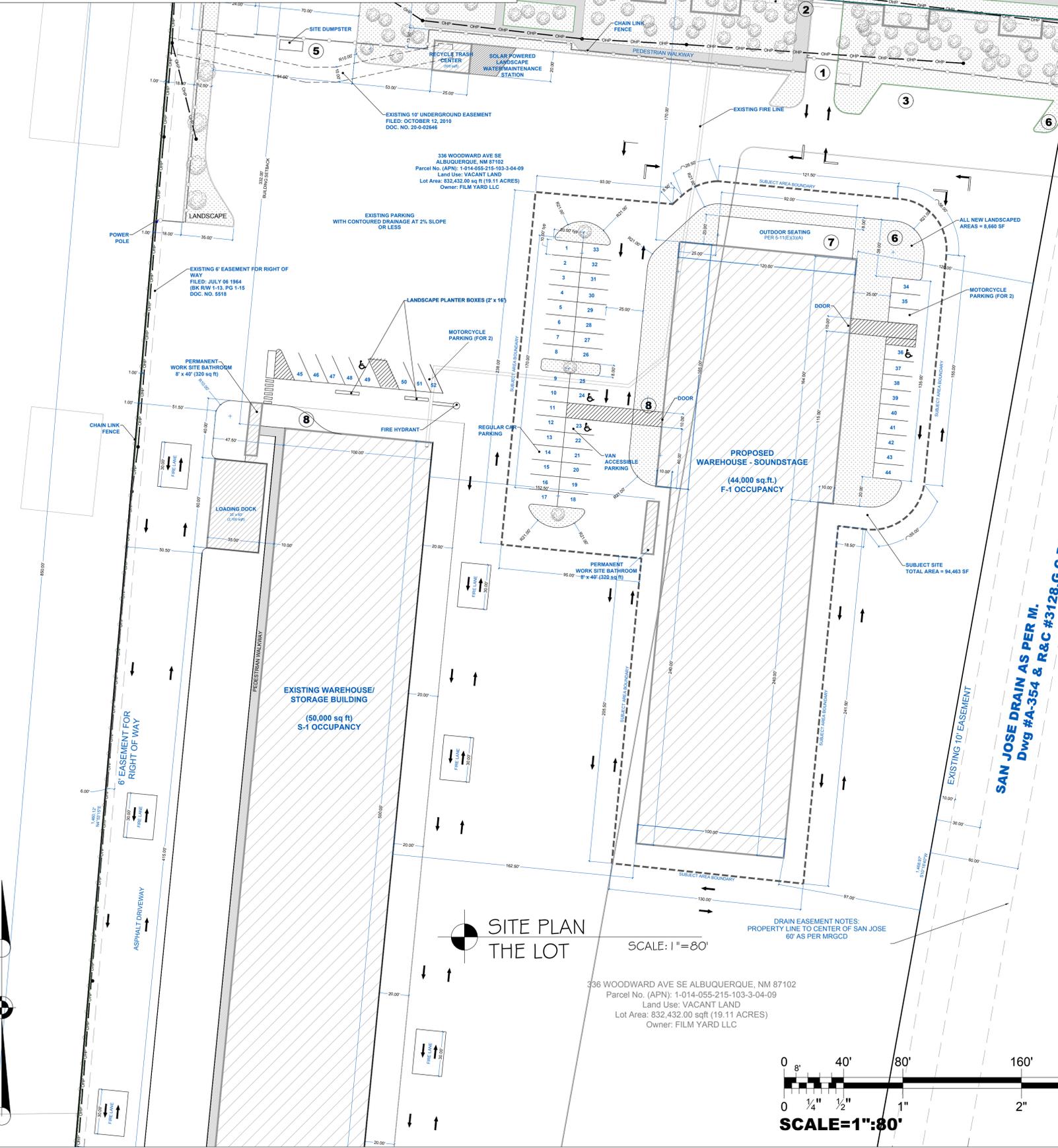
1. EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION TO CITY STANDARD DETAIL 2425
2. EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
3. EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
4. 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
5. ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET NOT USED
6. BICYCLE RACK SEE DETAIL TCL SHEET PROVIDE EACH RACK WITH 2' CLEAR SPACE WITH MINIMUM 1' CLEAR AROUND PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS. ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
9. PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT WITH 3X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1" HIGH 2' STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
10. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
11. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
12. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER COA STD. DTL. 2415
13. CONFIRM EXISTING RAMPS MEET CURRENT ADA STANDARDS COA DTL. 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
14. PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT
15. DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPING. SEE INDICATED LAYOUT
16. ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE COA DWG 2430
17. DRIVE AISLE STRIPING 4" WIDE WHITE STRIPING. SEE INDICATED LAYOUT
18. MOTORCYCLE SPACES CONFORM TO THE IDO STANDARDS IN 14-16-5-5(E)(4)
19. WALKWAYS CONFORM TO IDO STANDARDS IN 14-16-5-3(D)(3) SIDEWALK SPANS THE ENTIRE PROPERTY FRONTAGE. WIDTH IS 5' CONSTRUCTED IN 2023.
20. THE BUILDING'S STREET-FACING FACADE HAS NO PEDESTRIAN ENTRY DOORS.
21. ALL PEDESTRIAN WALKWAYS TO BUILDING ENTRYWAYS ARE 10' WIDE (PER TABLE 5-3-1)

- KEYED NOTES
- 1 PROPERTY ENTRY
 - 2 MAIL BOX
 - 3 RECYCLE CENTER
 - 4 -
 - 5 SITE DUMPSTER
 - 6 OFF-GRID LANDSCAPE MAINTENANCE STATION (rain water capture from storm system and solar powered with battery backup timer/dnp system)
 - 7 OUTDOOR SEATING AREAS
 - 8 BIKE RACKS (each rack supports five bikes)

ZONING SETBACKS (NR-LM)
 Front: 5 ft
 Side/Rear: 0 ft

LEGEND

- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- - - SUBJECT SITE - BOUNDARY LINE
- ▭ BUILDING
- - - EASEMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL W/ WROUGHT IRON GATE
- ◆ FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- ▨ LANDSCAPE AREA



SITE PLAN
 THE LOT

SCALE: 1" = 80'

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
 Parcel No. (APN): 1-014-055-215-103-3-04-09
 Land Use: VACANT LAND
 Lot Area: 832,432.00 sqft (19.11 ACRES)
 Owner: FILM YARD LLC



PARKING REQUIREMENTS per IDO 14-16-5-5	
Total Spaces	= 44
ADA Handicap Spaces	= 3
Motorcycle Spaces	= 2
per Table 5-5-4	
Bicycle Parking Spaces	= 5
per Table 5-5-5	
PARKING PROVIDED	
Total Spaces	= 52 (+8)
ADA Handicap	= 4 (+1)
Motorcycle Spaces	= 4 (+2)
Bicycle Parking	= 10 (+5)

DRAWINGS PROVIDED FOR:
 THE LOT



PROJECT: THE LOT
 DRAWN BY: ROBERTO

REVISION TABLE		
#	DATE	INITIALS / DESCRIPTION

DATE: 11/25/2025

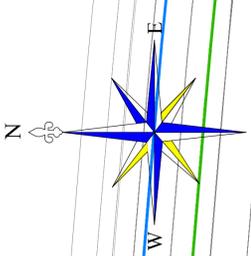
SCALE: 1" = 80'

SHEET: TCL.1

TCL.1

336 Woodward Rd SE
 Albuquerque, NM 87102
 SHEET NAME:
TCL - SITE PLAN

UTILITY PLAN



336 WOODWARD RD SE ALBUQUERQUE, NM 87102
 Parcel No. (APN): 1-014-055-215-103-3-04-09
 Lot Area: 832,432.00 SqFt (19.11 ACRES)

PROJECT STATISTICS:

OWNER Rick Metz
 (505) 991-5384 / jrnickmetz@gmail.com
 ARCHITECT Scott Anderson and Assoc.

PROJECT INFO: WATER LINE FOR FIRE RISER & DOMESTIC.

SITUS ADDRESS:
 336 WOODWARD RD SE, ALBUQUERQUE NM 87102

PARCEL: UPC 1-014-055-215-103-3-04-09

LEGAL DESCRIPTION:
 MRGCD MAP 44 TR5 G4A3B1, G4A3B2, G4A4 & VAC W 24 FT OF SAN JOSE DRAIN ADJ & E OF MRGCD MAP 44 TR5 G4A3B2 & G4A4 CONT 19.1117 AC

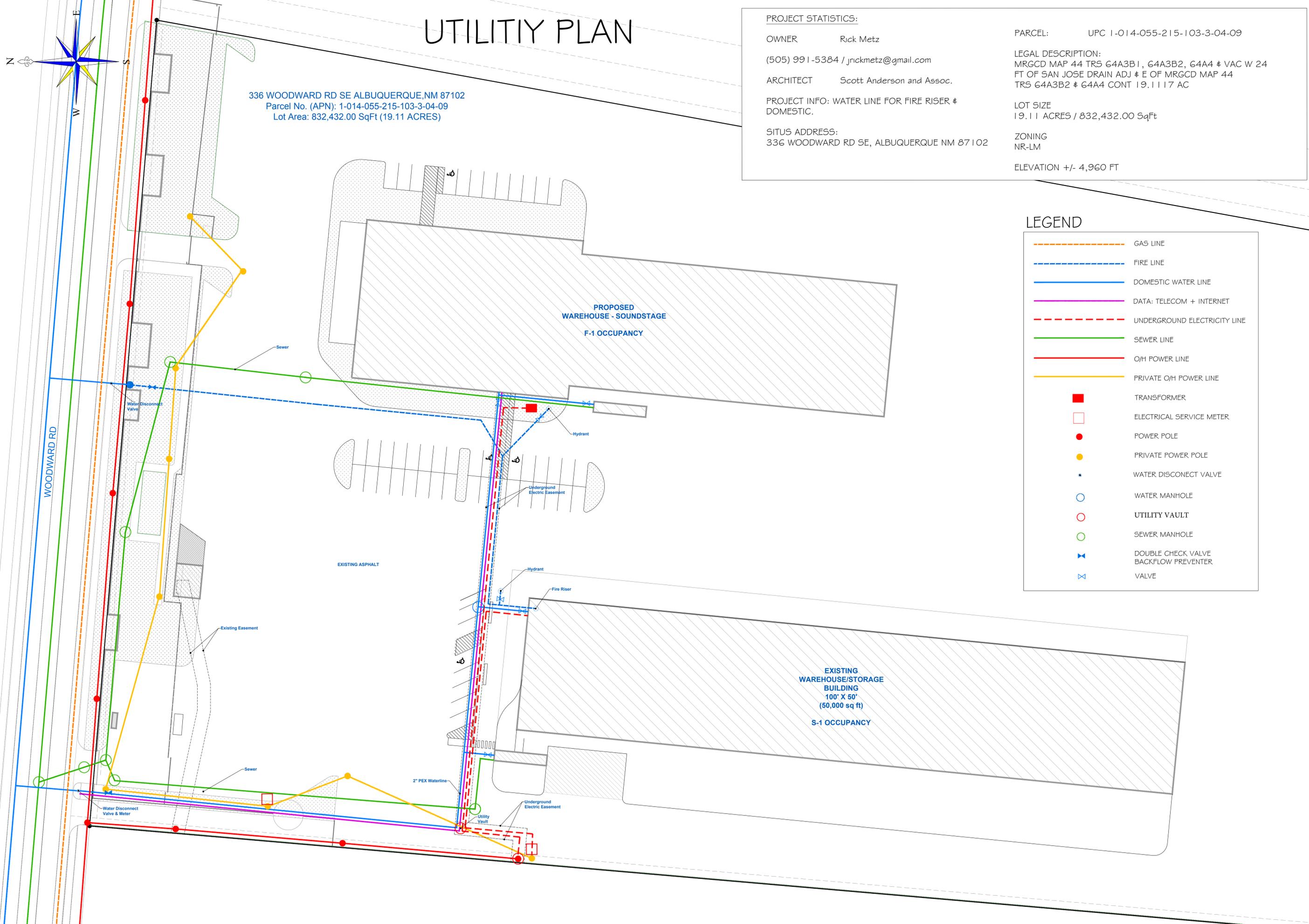
LOT SIZE
 19.11 ACRES / 832,432.00 SqFt

ZONING
 NR-LM

ELEVATION +/- 4,960 FT

LEGEND

	GAS LINE
	FIRE LINE
	DOMESTIC WATER LINE
	DATA: TELECOM + INTERNET
	UNDERGROUND ELECTRICITY LINE
	SEWER LINE
	O/H POWER LINE
	PRIVATE O/H POWER LINE
	TRANSFORMER
	ELECTRICAL SERVICE METER
	POWER POLE
	PRIVATE POWER POLE
	WATER DISCONNECT VALVE
	WATER MANHOLE
	UTILITY VAULT
	SEWER MANHOLE
	DOUBLE CHECK VALVE BACKFLOW PREVENTER
	VALVE



DRAWINGS FOR:
 RICK METZ
 (505) 991-5384
 jrnickmetz@gmail.com

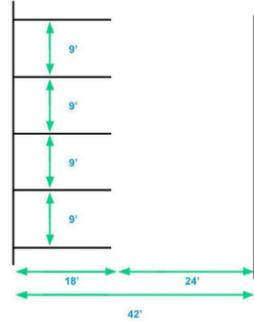
336 WOODWARD RD SE
 ALBUQUERQUE, NM 87102
 UTILITY PLAN

DATE:
 01/06/2025

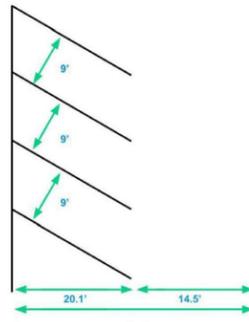
SHEET:
 1"=30'

SHEET

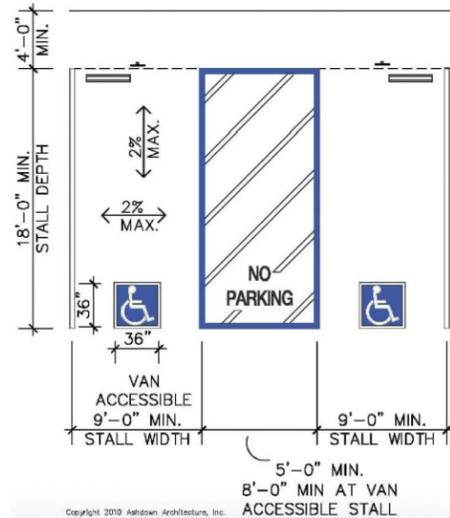
90° Parking Layout
Single Row and Aisle



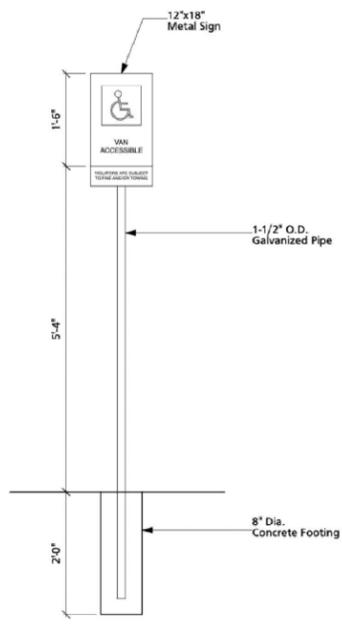
60° Parking Layout
Single Row and Aisle



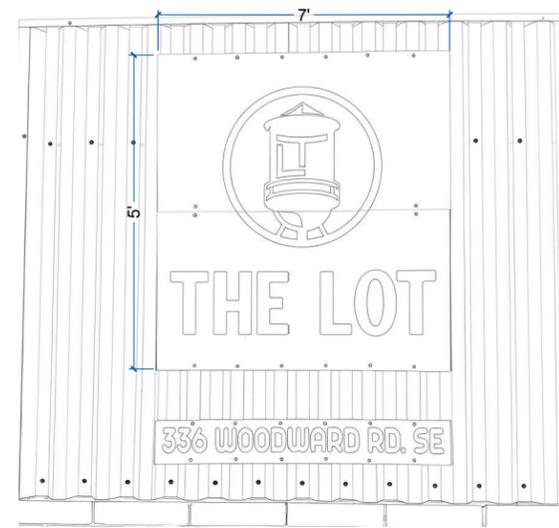
PARKING LAYOUT
Not to Scale



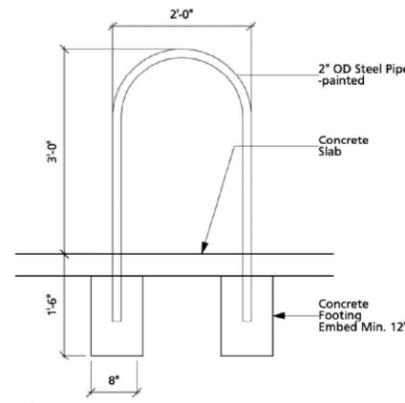
ACCESSIBLE PARKING LAYOUT
Not to Scale



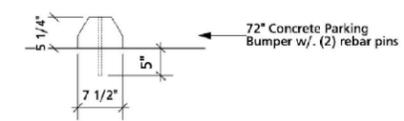
HC SIGN DETAIL
Not to Scale



SIGN DETAIL
7' WIDE x 5' HIGH



BIKE RACK ELEVATION
Not to Scale



PARKING BUMPER
Not to Scale

336 Woodward Rd SE
Albuquerque, NM 87102

SHEET NAME:
TCL - DETAILS

DRAWINGS PROVIDED FOR:
THE LOT

DRAWINGS PROVIDED BY:
Jeremy Williams C.A.
Romy Creative LLC
St George, UT 84790
design@romycreative.com
(530) 863-7238

Engineer of Record (EOR)
Ronald R. Bohannon P.E.
NM license 7868
topengineer137@gmail.com
(325) 200-4255

PROEJCT:

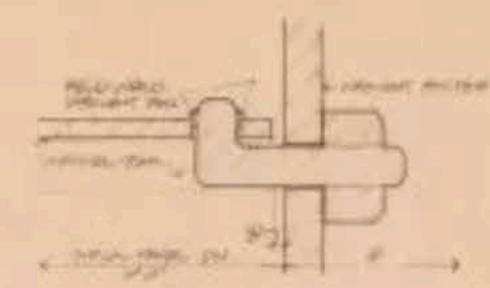
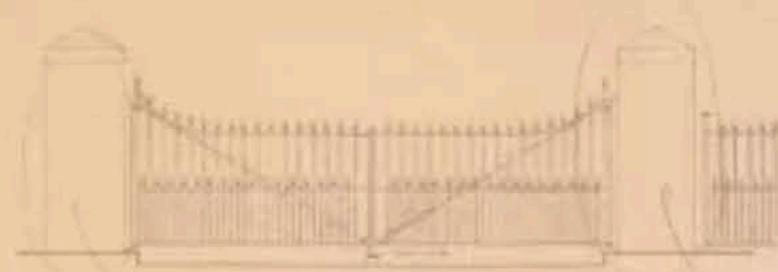
DRAWN BY:

REVISION TABLE			
#	DATE	INITIALS	DESCRIPTION

DATE:

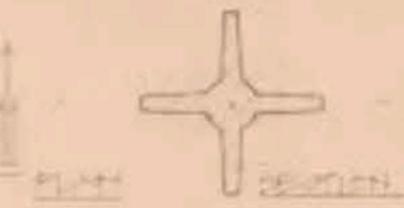
SCALE:

SHEET:

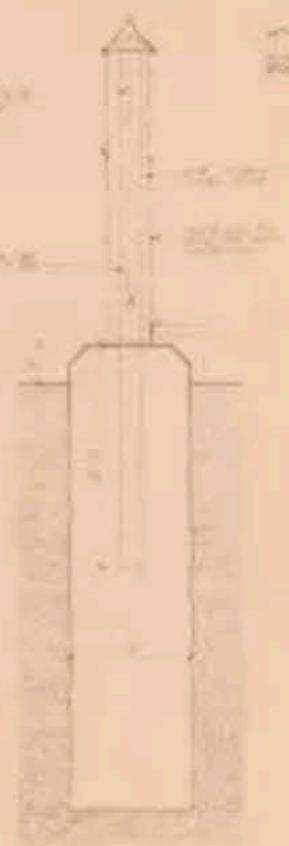


CHANGING POST CONNECTION
ELEVATION

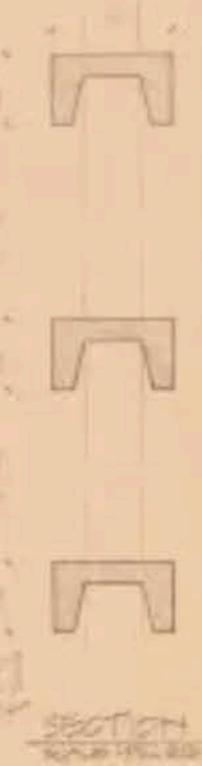
TOP RAIL SECTION
ELEVATION



SECTION



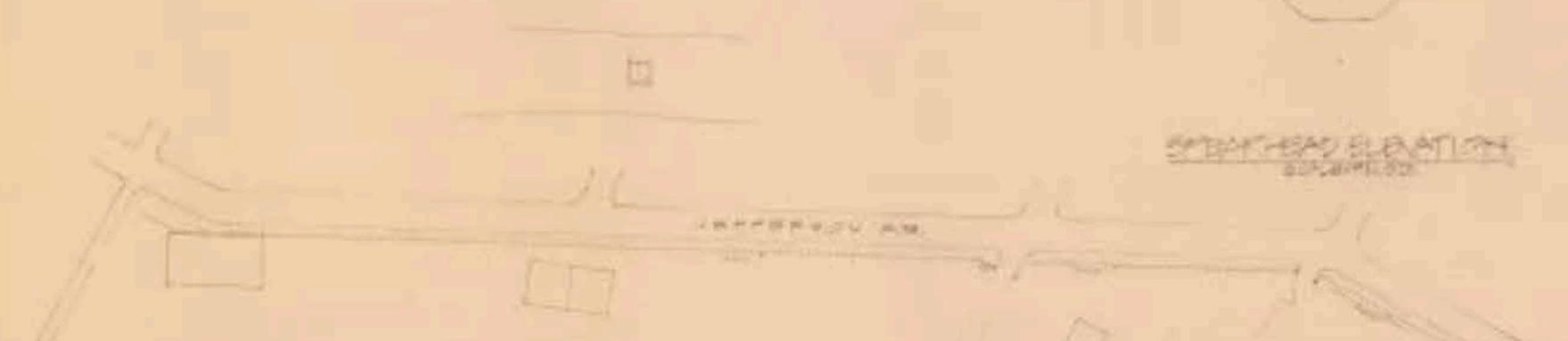
SECTION
ELEVATION

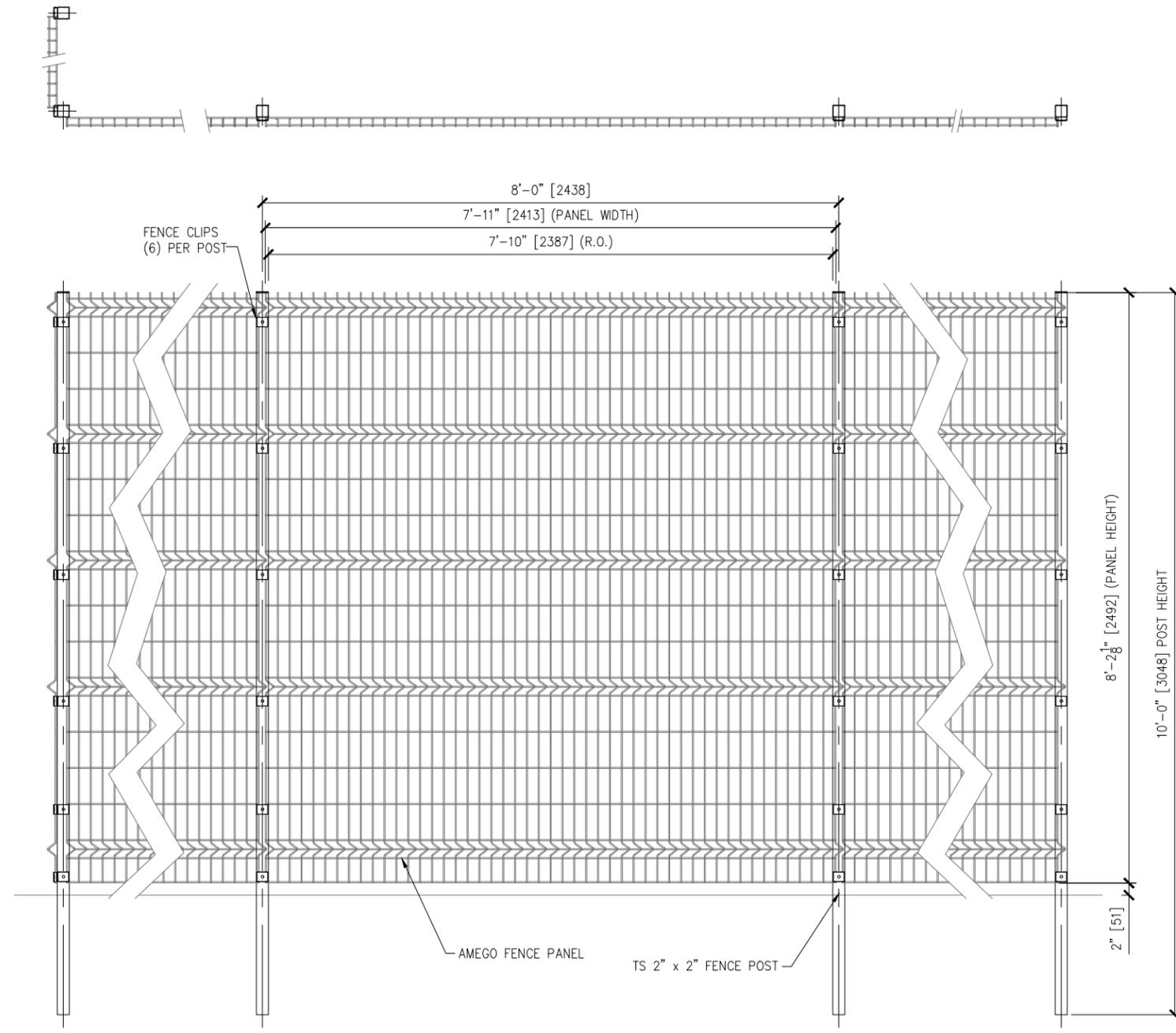


SECTION
ELEVATION

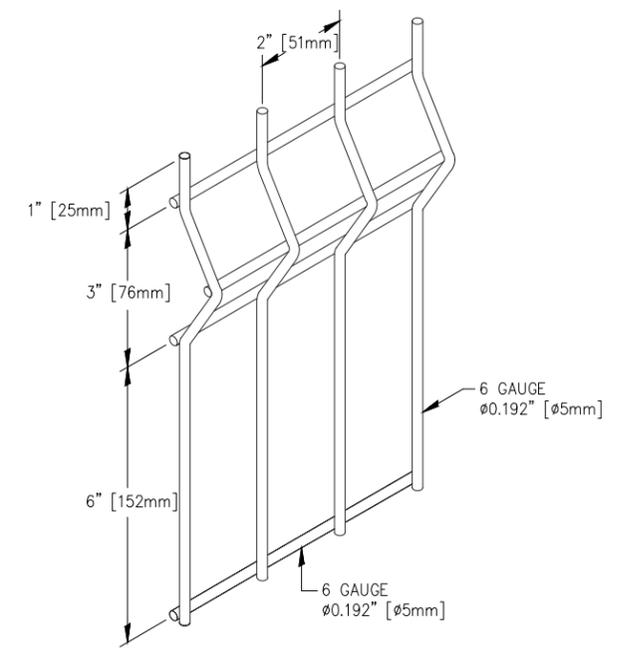
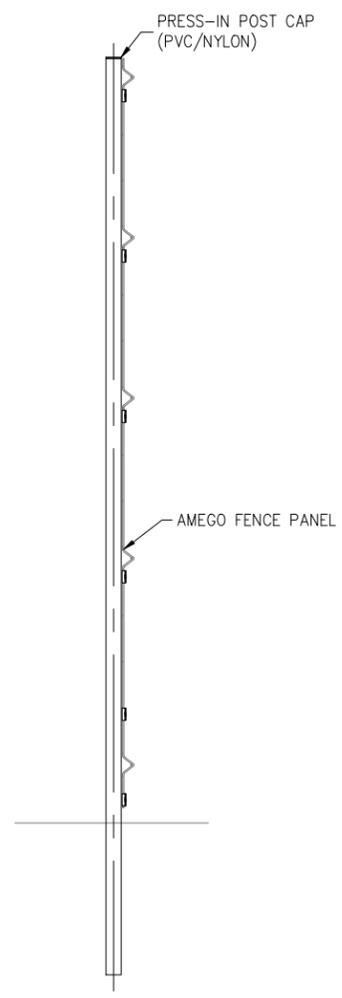


STEEL PIPE ELEVATION
ELEVATION

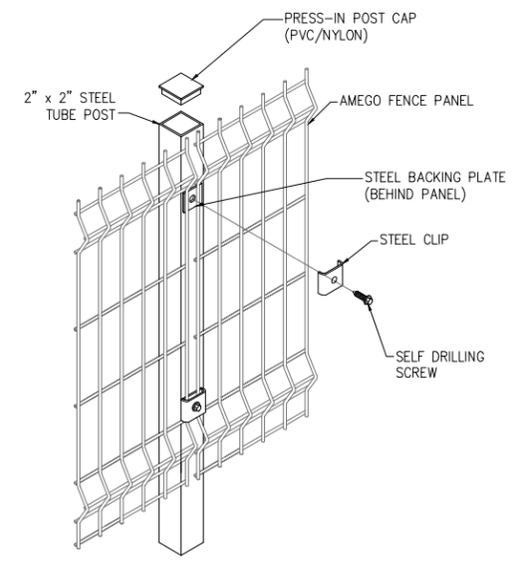




1 TYPICAL 8'-0" TALL PARTIAL ELEVATION
SK1 SCALE: 1/2"=1'-0"



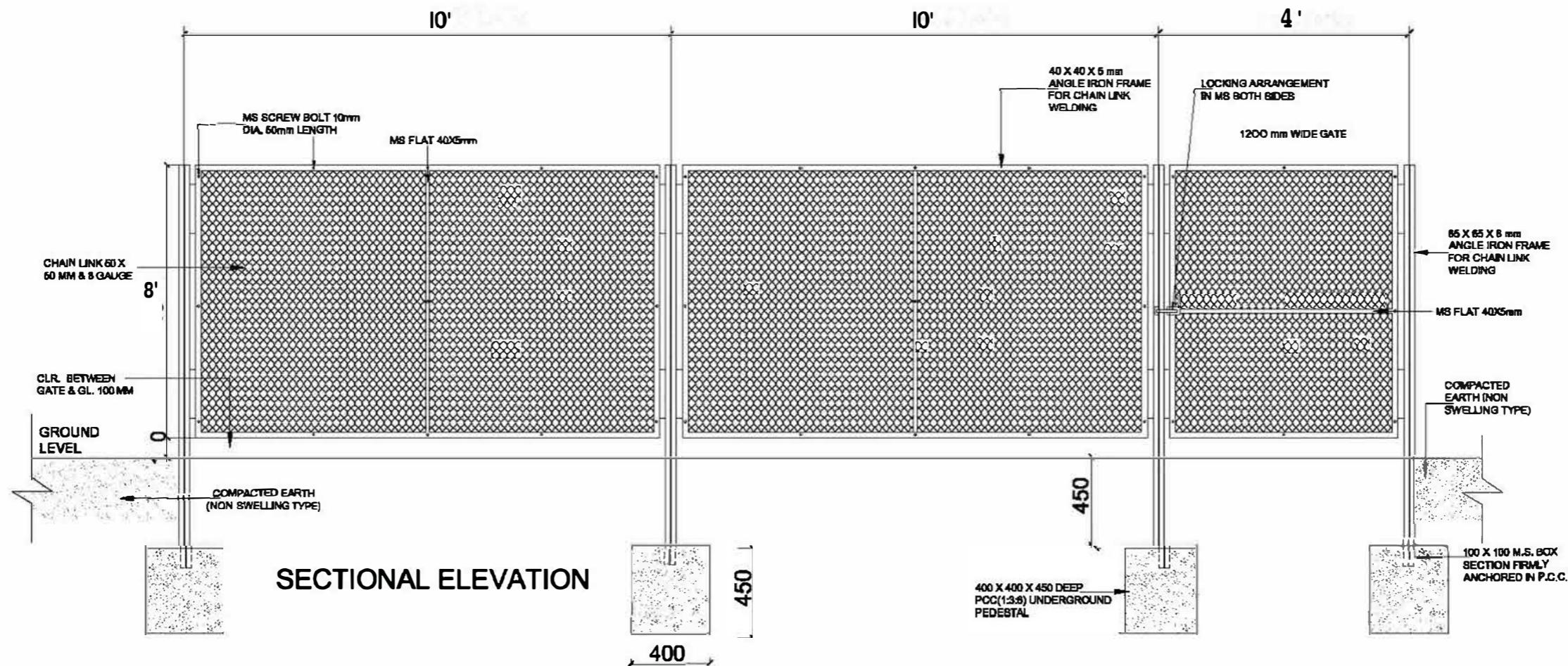
2 PANEL ISOMETRIC
SK1 SCALE: 3"=1'-0"



3 CONNECTION DETAIL ISOMETRIC
SK1 SCALE: N.T.S.

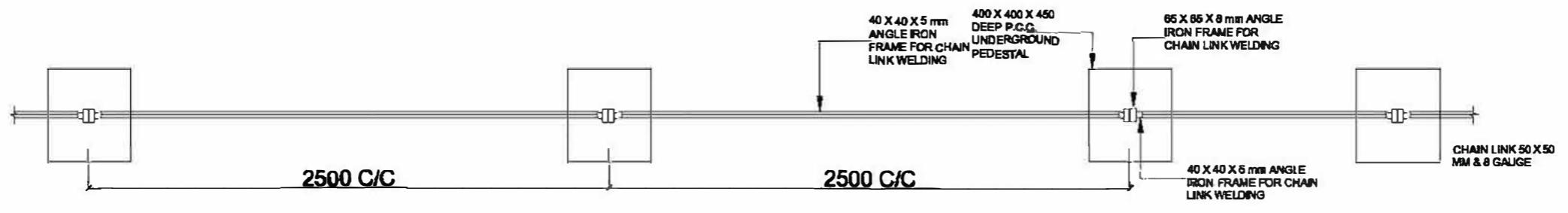
DRAWN BY: JRM	336 Woodward Road SE
CHECKED BY:	
SCALE: AS NOTED	TITLE: TYPICAL 8'-0" H FENCE ELEVATION AND DETAILS
DATE: 11/20/2025	SHEET NO: SK001

THIS DRAWING AND DESIGN DETAIL TO BE USED BY CONSTRUCTION FOR REFERENCE AND INSTALLATION. ANY CHANGES REQUIRED BY SITE CONDITIONS TO BE REFERRED TO THE ARCHITECT FOR INPUT.
INSTALLATION LOCATION 336 WOODWARD ROAD SE ALBUQUERQUE NM
* FENCE WILL BE LINED WITH HDPE PRIVACY SCREEN FABRIC.



SECTIONAL ELEVATION

SECTIONAL ELEVATION



COMMERCIAL GAUGE LINK

336 WOODWARD PERIMETER SECURITY FENCING

CHAIN LINK FENCING DETAIL