

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 8, 2022

~~October 11, 2022~~

Tate Fishburn, RA
Tate Fishburn Architect
PO Box 2941
Corrales, NM 87084

Re: Glass-Rite/ New Office Warehouse
5605 Venive Ave. NE
Conceptual Traffic Circulation Layout for DRB Approval
Engineer's Stamp 09-22-22 (~~5415-53351~~) (B18-D026)

Dear Mr. Tate,

The conceptual TCL submittal received 11-04-2022 is approved for DRB submittal. When submitting this project through the building permit process, please provide a copy of the approved DRB Site plan along with a more detailed site plan for construction purposes through a second Traffic Circulation Layout submittal process. The detailed plan will be compared against the approved DRB site plan to ensure that all previously approved site infrastructure is shown with exact paving layout, dimensioning, and parking capacity. Ultimately, a copy of the approved DRB Site Plan and the more detailed stamped and signed plan will both be needed for each of the building permit plans. Please keep these originals to be used for certification of the site for final C.O. for Transportation.

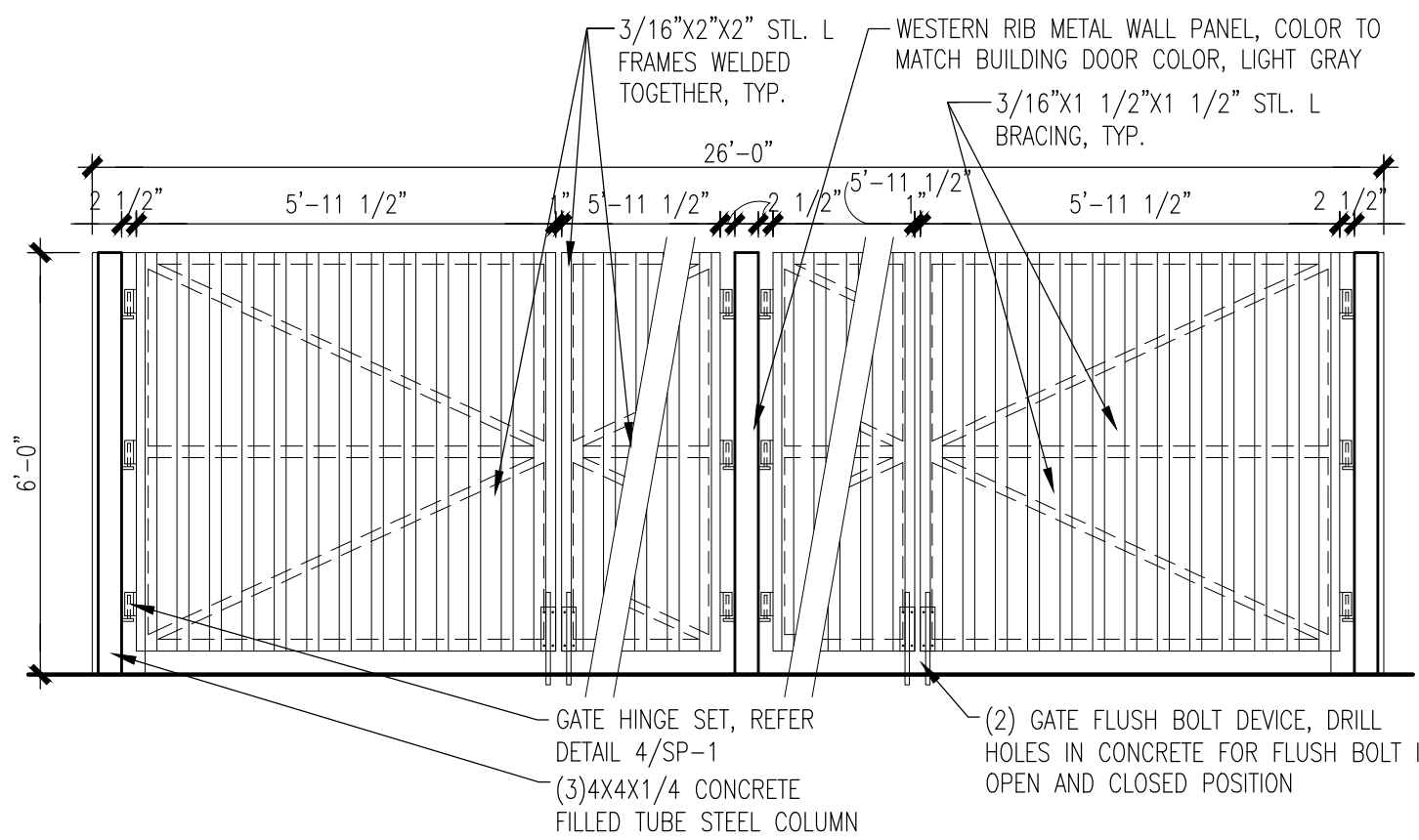
When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel 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.

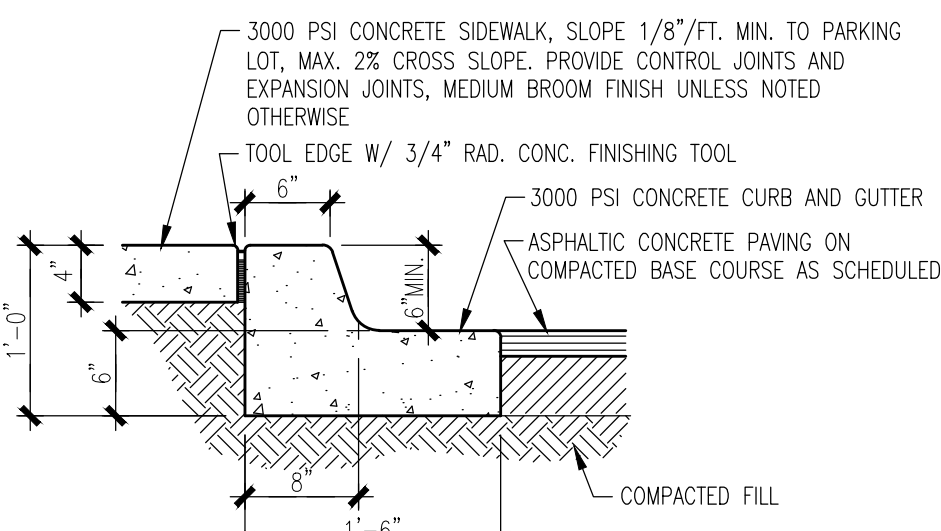
Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

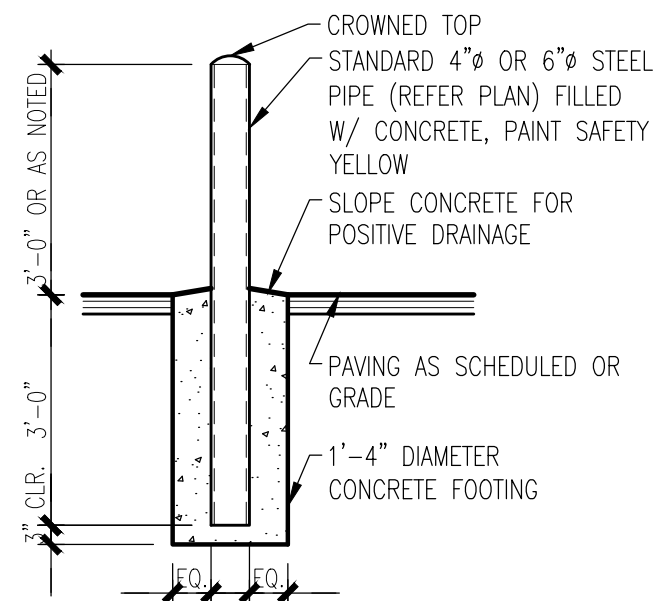
C: CO Clerk, File



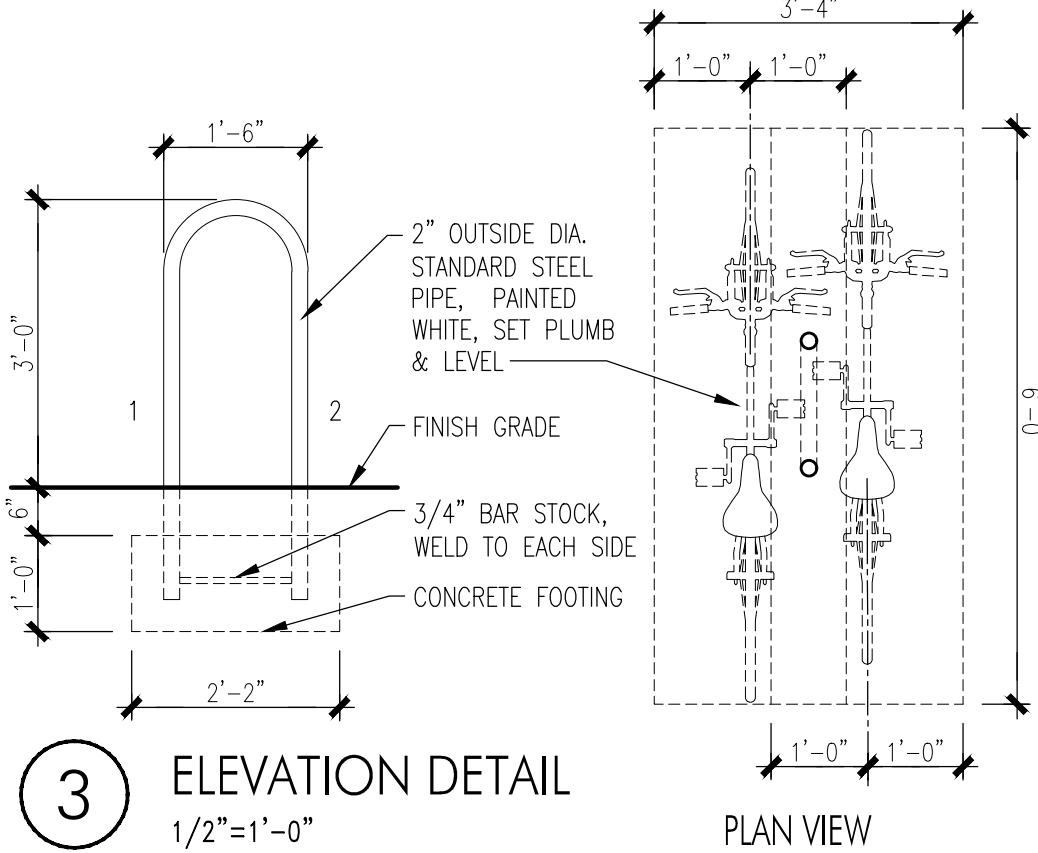
5 TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



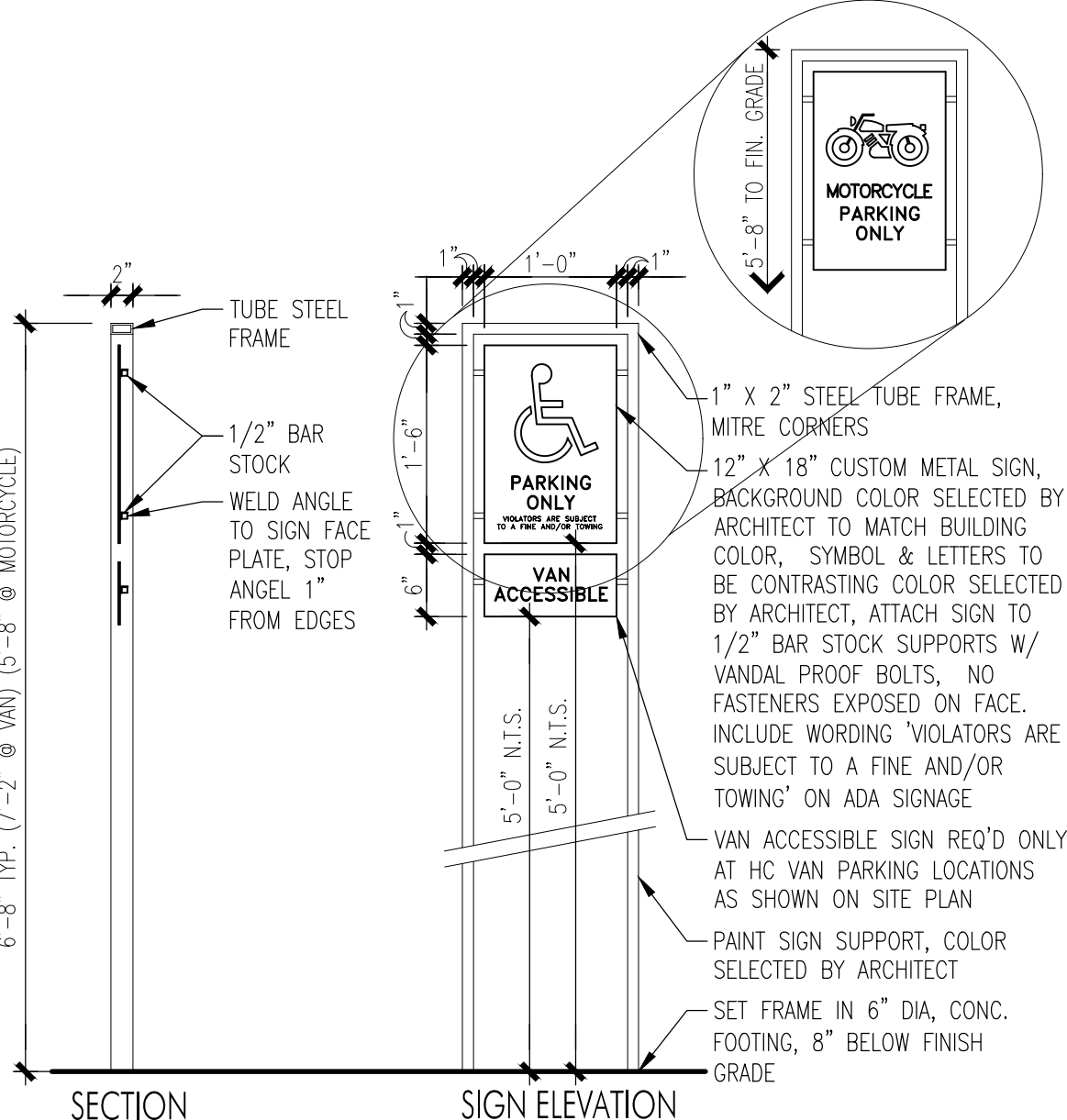
7 CURB/SIDEWALK DETAIL
1"=1'-0"



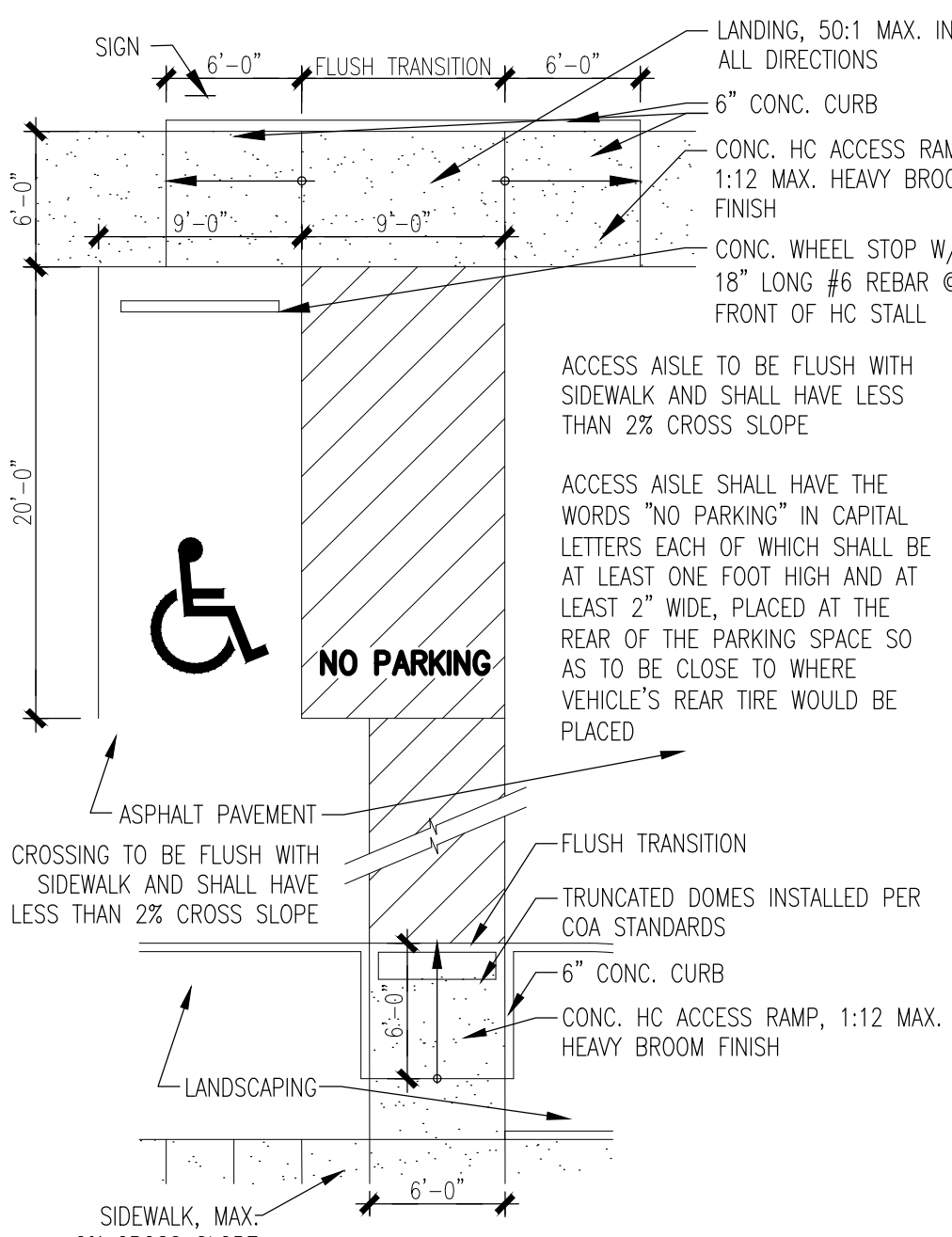
6 BOLLARD DETAIL
1/2"=1'-0"



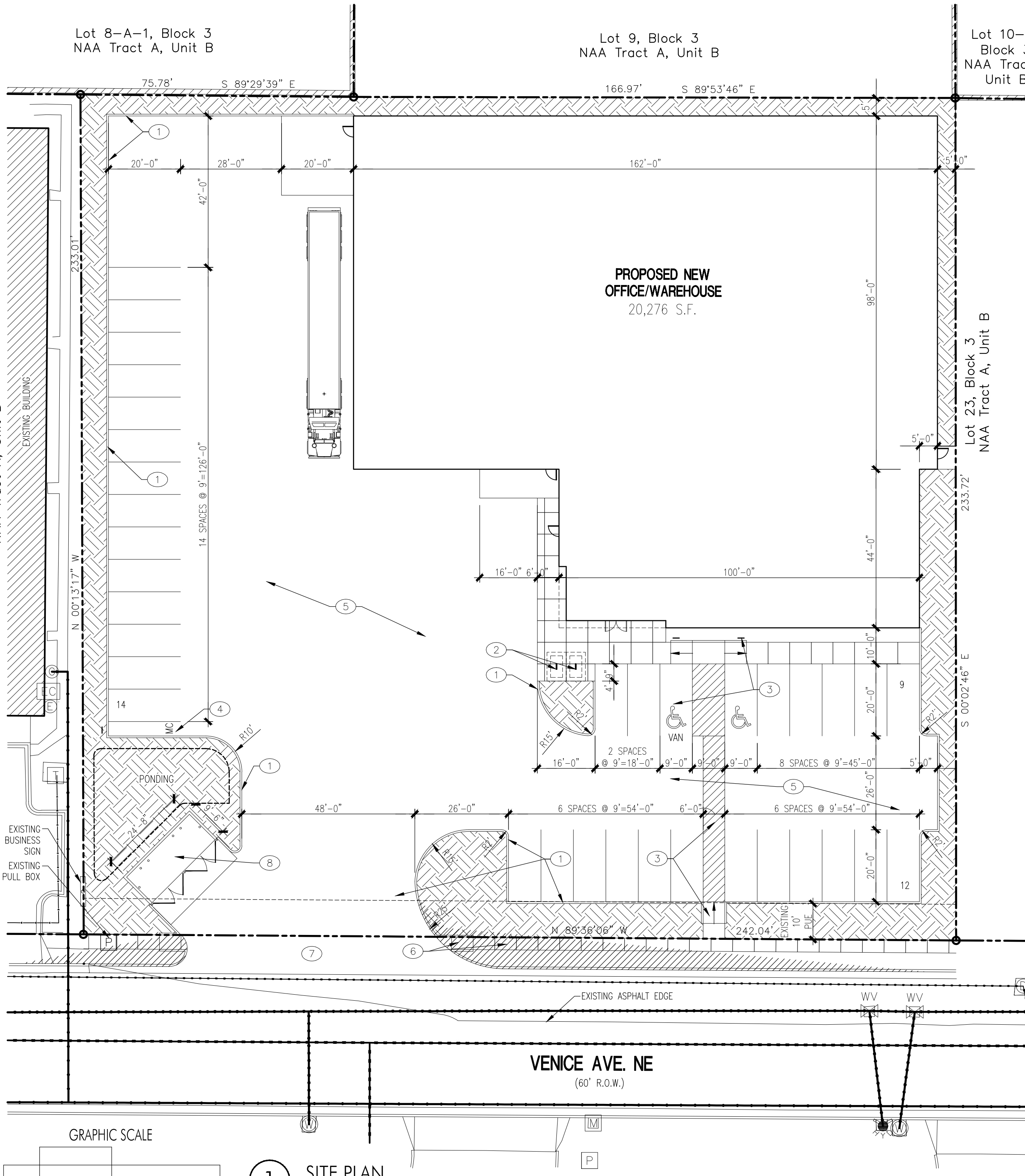
3 ELEVATION DETAIL
1/2"=1'-0"



4 PARKING SIGNS
3/4"=1'-0"



2 ACCESSIBLE PARKING & PATHWAY
1/8"=1'-0"



1 SITE PLAN
1"=20'-0"

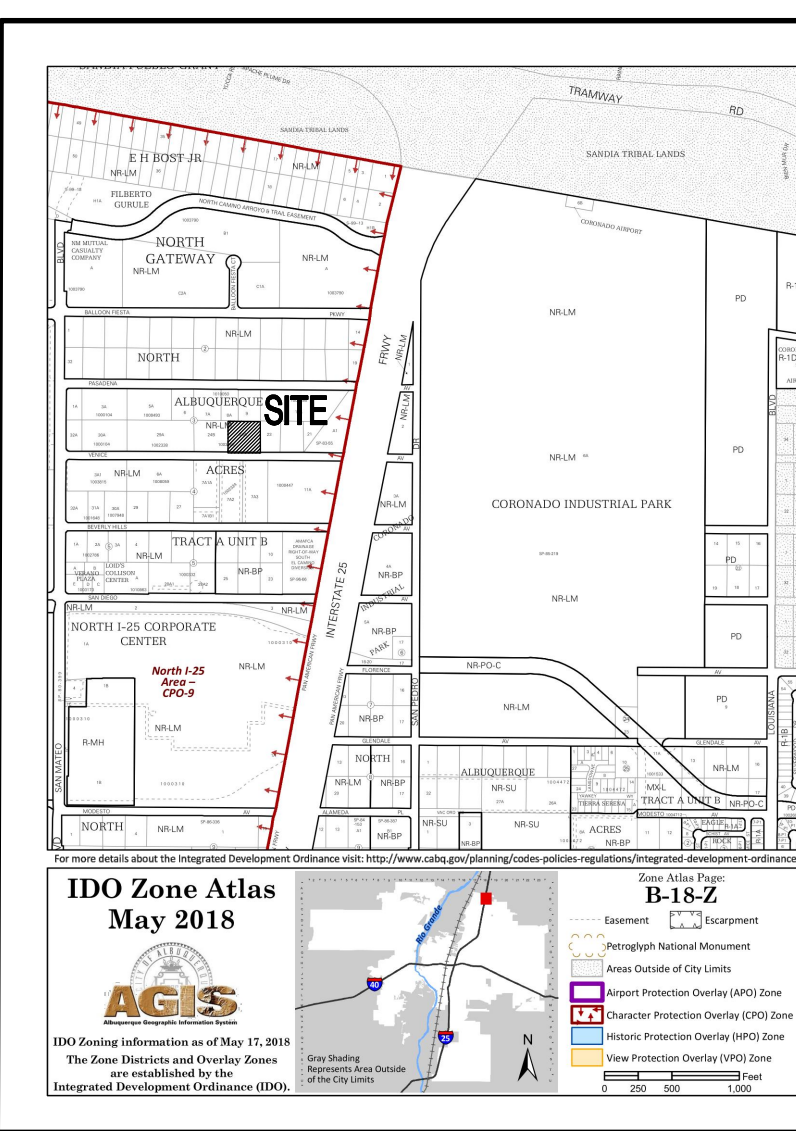
KEYED NOTES

- 1 CONCRETE CURB, REFER DETAIL 7/SDP-1
- 2 (4) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 3/SDP-1
- 3 HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 2&4/SDP-1
- 4 (1) 4'x20' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
- 5 2" ASPHALT PAVING OVER 4" BASE COURSE
- 6 SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
- 7 NEW ENTRANCE DRIVE PER COA STD DWG 2426
- 8 NEW REFUSE ENCLOSURE, REFER DETAIL 5/SDP-1

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE
LOCATION: 5605 VENICE AVE., NE ALBUQUERQUE, NEW MEXICO
OWNER: GLASSRITE
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOT 24-A, BLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B
CURRENT ZONING CLASSIFICATION: NR-BP
NET SITE AREA: 56,520 SF 1.2975 ACRES
BUILDING AREA: OFFICE 3,952 GSF
WAREHOUSE 16,324 GSF
TOTAL 20,276 GSF
35.9

FAR:		
PARKING ANALYSIS:		
OFF-STREET PARKING		
OFFICE	3,952 GSF	3.5:1000 = 14 SPACES
WAREHOUSE	16,324 GSF	NO REQUIREMENT
		REQUIRED 14 SPACES
		PROVIDED 24 SPACES
		TOTAL SPACES PROVIDED 24 SPACES
HANDICAP PARKING	(1-25 PRVD) =	REQUIRED 1 SPACE TOTAL (VAN) PROVIDED 1 SPACE TOTAL (VAN)
MOTORCYCLE PARKING	(1-25 RD) =	REQUIRED 1 SPACE PROVIDED 1 SPACE
BICYCLE PARKING		REQUIRED 3 SPACES PROVIDED 4 SPACES



PROJECT NO. XX-XXXX-XXXXXX
APPLICATION NO. XX-XXXX-XXXXXX-SITE PLAN

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE 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.
DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

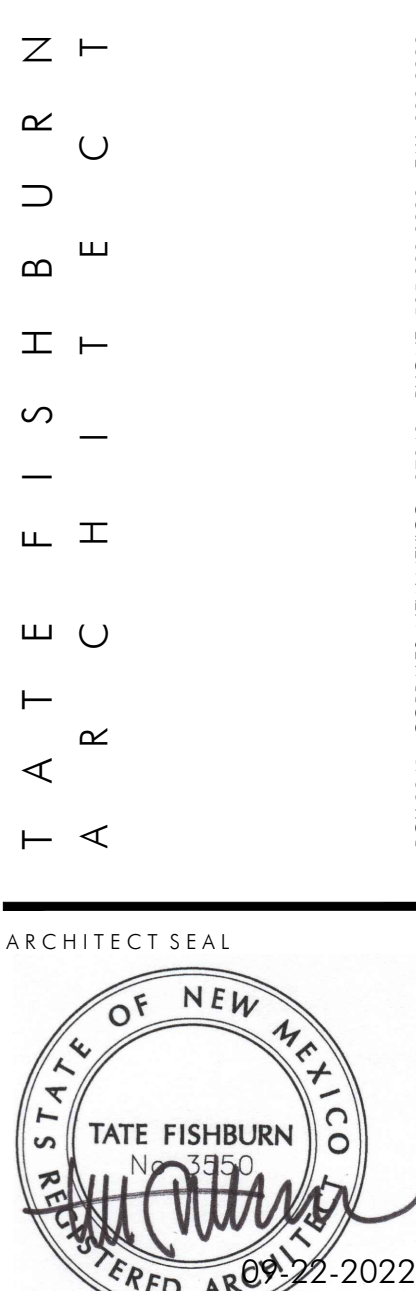
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/WJA	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LANDSCAPED AREA
- PONDING
- PONDING AREA
- SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(i)(5)(ii) and 7-4(i)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE
- HANDICAP PARKING PAVEMENT MARKING
- EXISTING FIRE HYDRANT

GENERAL NOTES

1. THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.
2. ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-8. OUTDOOR AND SITE LIGHTING.
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FRO THE SITE PERIMETER.
5. ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDINGS BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
6. SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.



ENGINEER SEAL

PROJECT

GLASS-RITE
NEW OFFICE/WAREHOUSE
5605 VENICE AVE., NE
ALBUQUERQUE, NEW MEXICO

REVISIONS

DATE NOVEMBER 3, 2022

SCALE 1"=20'-0" OR AS NOTED

DRAWING NAME

SITE DEVELOPMENT PLAN

SHEET NUMBER

SDP-1