

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2024

Roger Lengyel, R.A
Lengyel & Associates
3241 Siringo Rd
Santa Fe, NM 87507

Re: New Office/ Warehouse
8401 Firestone Lane NE
Traffic Circulation Layout
Architect's Stamp 10-16-24 (C17-D013B3)

Dear Mr. Lengyel,

The TCL submittal received 09-30-2024 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

SITE DATA

ZONE: NR-LM (NON-RESIDENTIAL LIGHT MANUP)

LOT SIZE: (1.2208 AC) 53,178 SQ. FT.

BUILDING SETBACKS:
FRONT 5'
SIDE 0'
REAR 0'
MAX HEIGHT 65'

LOT COVERAGE: NA

GROSS FLOOR AREA: 15,027 SQ. FT.

BUILDING HEIGHT: (ALLOWABLE) 26'
BUILDING HEIGHT: (ACTUAL) 25'-6" TO TOP OF PARAPET

OCCUPANT LOAD: 156 OCCUPANTS

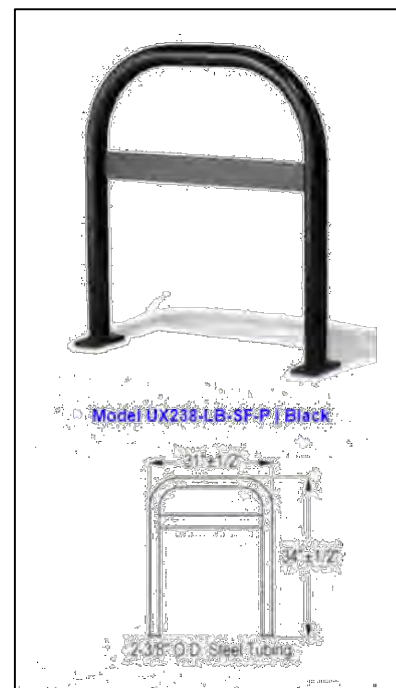
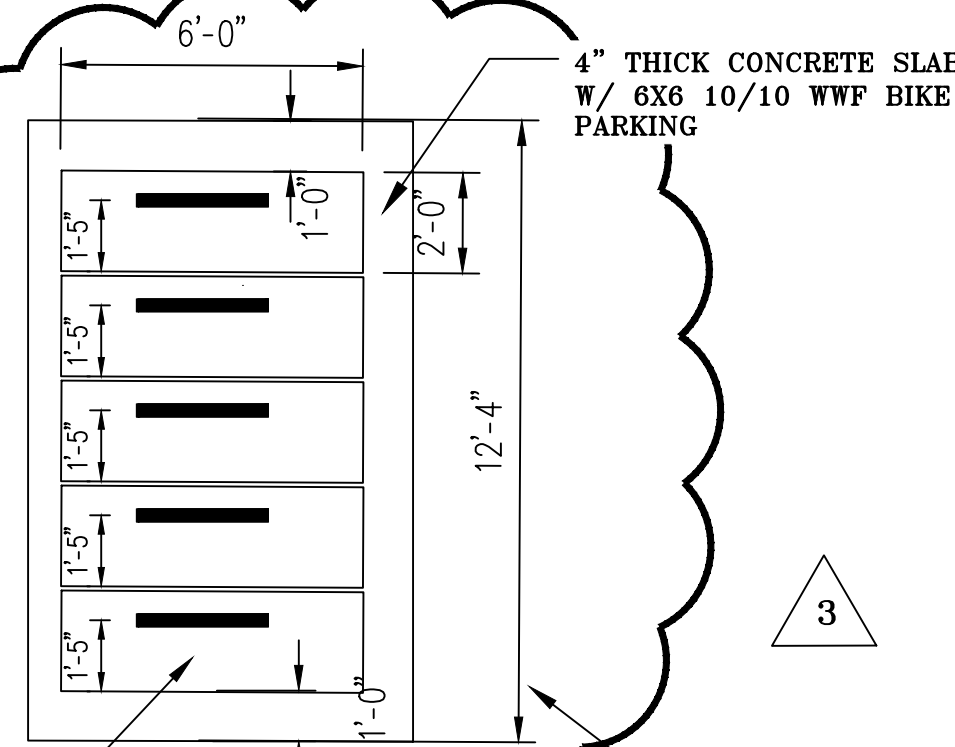
OFF STREET PARKING

OFFICE: 9,355 SQ. FT. = (DIV BY) 3.5 SPACES PER 1000 SF = 33 SPACES (INC 4 HC)
FABRICATION (INC CAT WALK) 8,671 SQ. FT. X 1 SPACE PER 1000 SQ. FT. = 9 SPACES
WAREHOUSE: 3,000 SQ. FT.
MOTOR CYCLES 2 SPACES
BICYCLES 5 BIKE SPACES AT BIKE RACK
TOTAL PARKING SPACES REQUIRED = 38**
TOTAL PARKING SPACES PROVIDED = 38*
* BOTH BUILDINGS
** BUS STOP REDUCTION OF 10%

LANDSCAPING:
LANDSCAPE REQUIRED: 15% OF NET LOT AREA = 53,178 SF - (10,080 SF (BLDG "A")) - (4500 SF (BLDG "B")) - (17,717 SF (PORTION OF LOT NOT REQUIRED FOR OFF-STREET PARKING)) = 20,649 SF X 15% = 3,098 SQ. FT.
LANDSCAPE REQUIRED: = 3,260 SF
LANDSCAPE PROVIDED: = 5,233 SF

SCOPE OF WORK -- PERMIT #BP-2023-44616.

NOTE: THE BUILDING HAS A CONSTRUCTION PERMIT #BP-2023-44616 AND IS PARTIALLY CONSTRUCTED. THE "REDWIRE CORPORATION" HAS LEASED THE ENTIRE BUILDING. THE PERMIT NEEDS TO BE MODIFIED TO REFLECT THE CHANGES REQUIRED BY THE REDWIRE CORPORATION.



BELDON, (OR EQUAL) MODEL "EXTENDED "U" BIKE STORAGE RACK" FOR 3 BIKES, PROVIDE SURFACE MOUNT, FINISH - POWER COATED. COMPLY W/ MFR'S INSTALLATION INSTRUCTIONS, PROVIDE 4" CONC SLAB W/ 6X6 10/10 WWF REINFORCING. SECURELY BOLT RACK TO CONCRETE SLAB

BIKE RACK PLAN

1/4"=1'-0"



VICINITY MAP

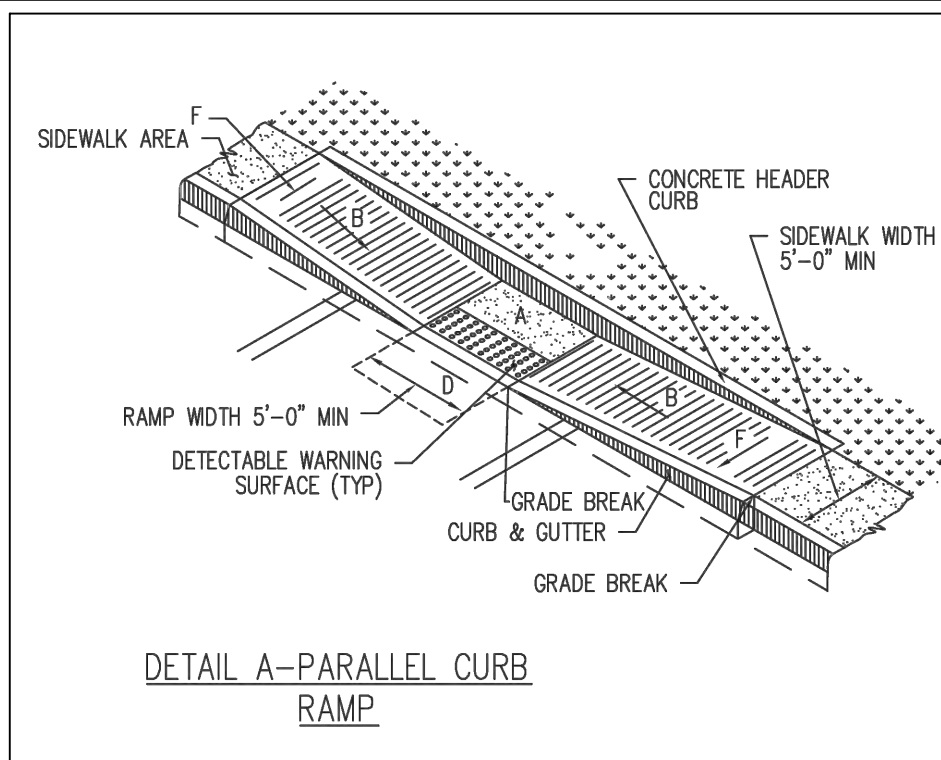
GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE CDA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
- B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERRED SLOPE OF RAMP.
- C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
- E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
- F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
- G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

NOTE: HC GRADING, MIN 1%, MAX 2%



DETAIL A-PARALLEL CURB RAMP

SITE PLAN

SCALE 1"=20'

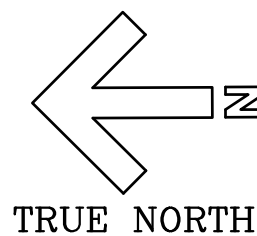
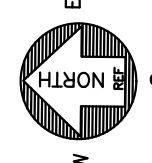
TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Armijo 10/31/2024
Signed Date

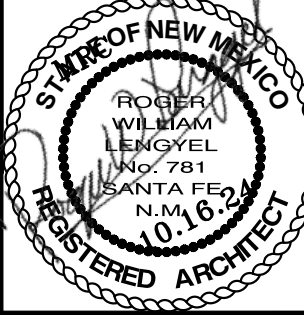
GENERAL NOTES

1. ALL EXTERIOR CONCRETE SHALL BE 3,000, PSI AT 28 DAYS W/ 3-5" SLUMP (UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS)

0 10' 20' 40'
SCALE: 1"=20'



MICK RICH CONTRACTORS 8401 FIRESTONE LANE, 87198 ALBUQUERQUE NM, 87198



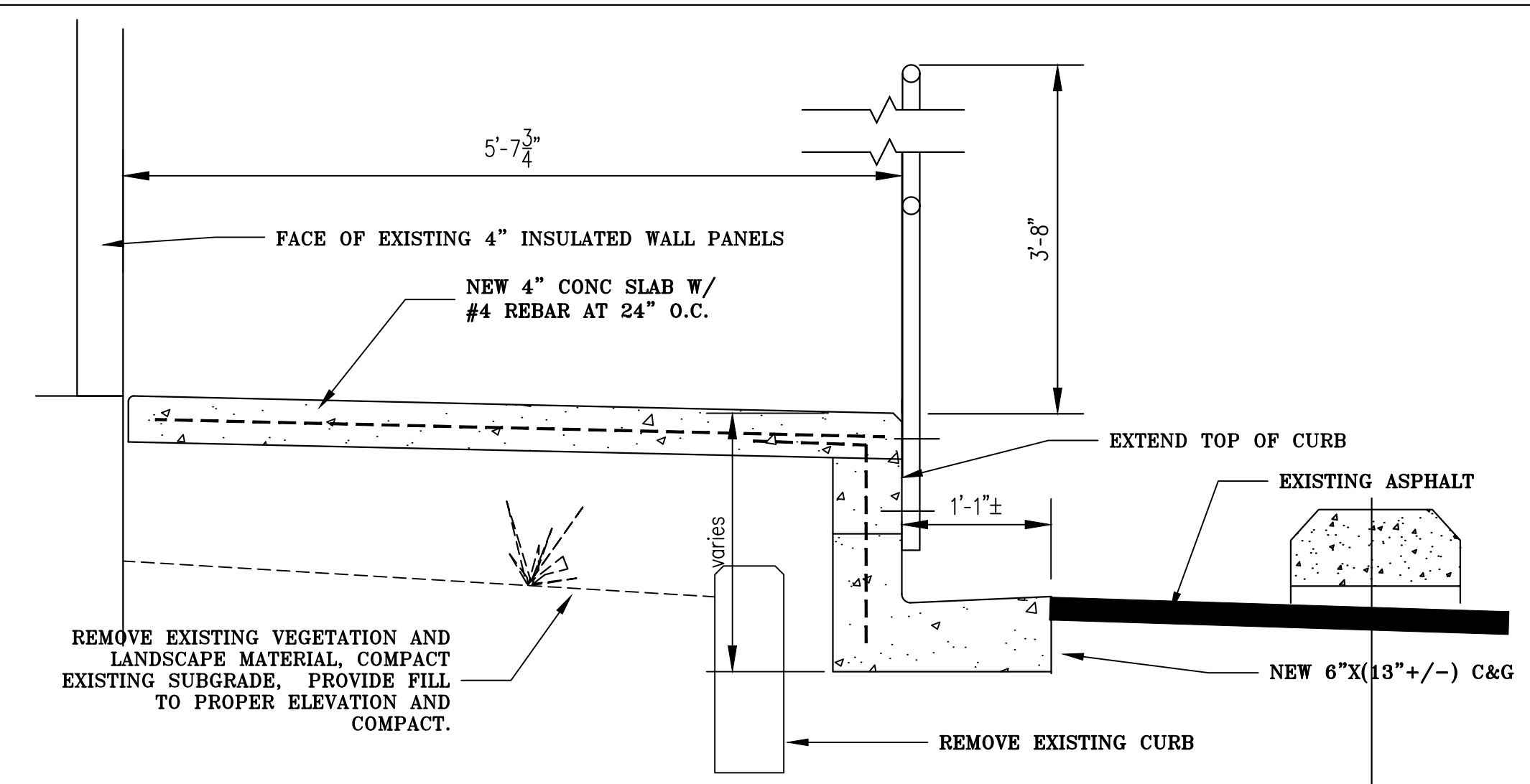
JOB # 24-07

DATE 10.30.24

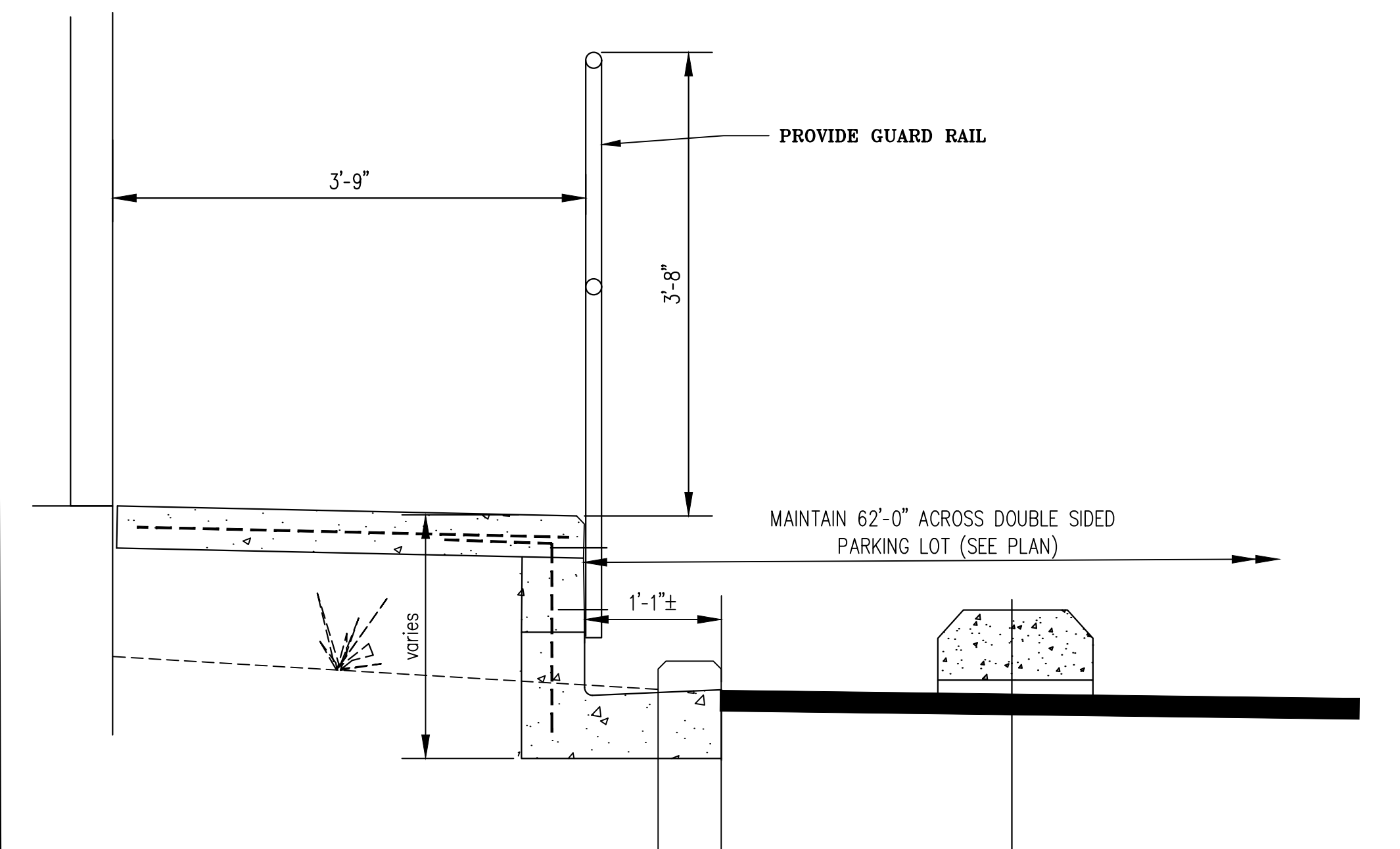
A NEW OFFICE / WAREHOUSE FACILITY FOR MICK RICH CONSTRUCTION REVISIONS TO PERMIT #BP-2023-44616 FOR THE REDWIRE CORPORATION AS TENANT 8407 FIRESTONE LANE, N.E. ALBUQUERQUE 2024 NEW MEXICO

- REVISIONS
1. ADDED 1 MOTORCYCLE PARKING SPACE
 2. REVISED PARKING
 3. REVISED BIKE RACK (ADDED 2 BIKES)
 4. ADDED NOTE
 5. REVISED BUILDING DATA
 6. REVISED PARKING
 7. REVISED PARKING

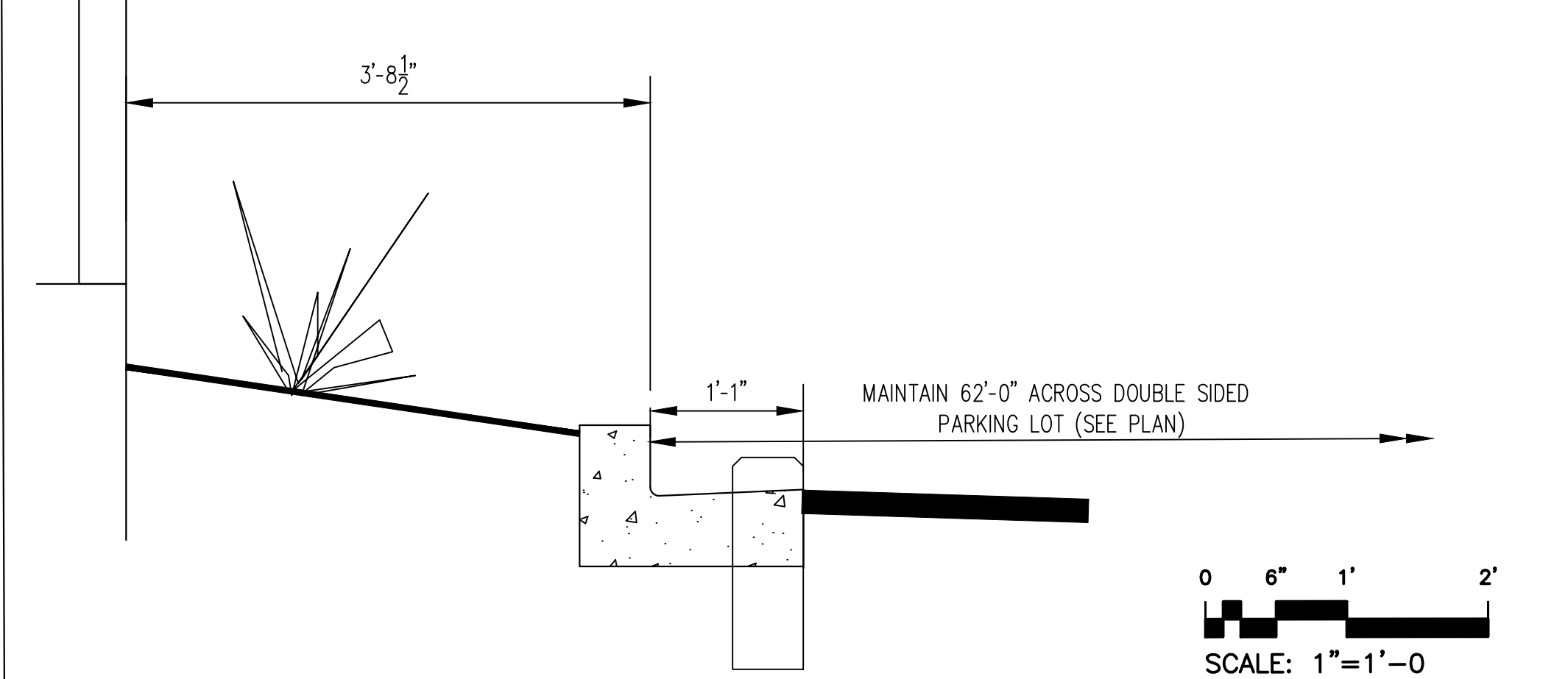
SHEET NO. ARCH-2



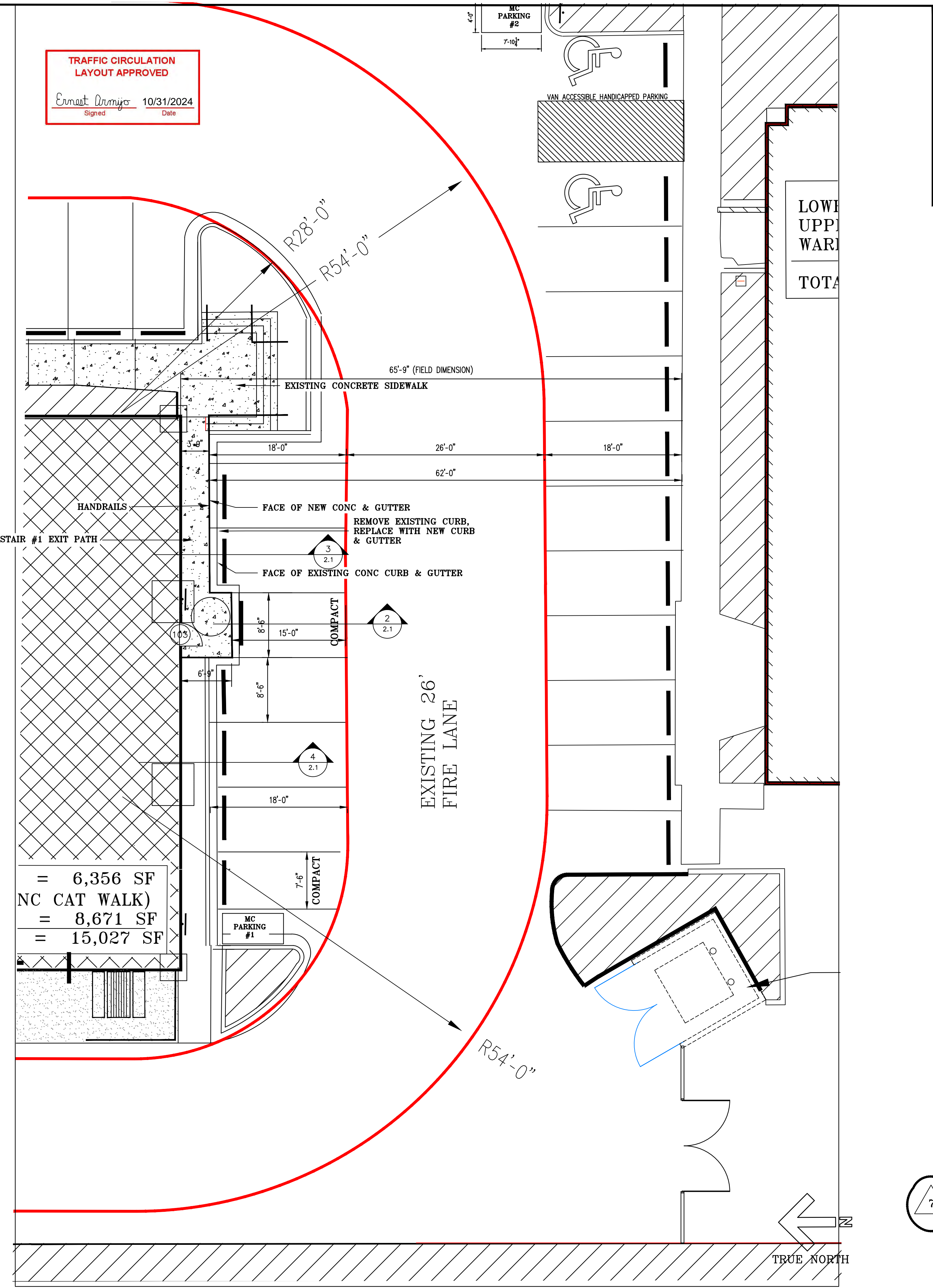
2 SECTION
2.1 SCALE 1"=1'-0"



3 SECTION
2.1 SCALE 1"=1'-0"



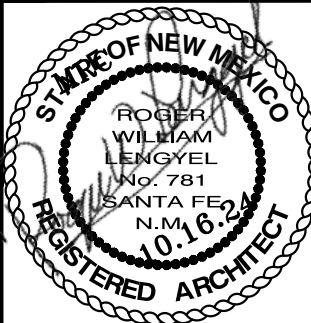
4 SECTION
2.1 SCALE 1"=1'-0"



1 SITE PLAN
2.1 SCALE 1/8"=1'-0"



MICK RICH CONTRACTORS 8401 FIRESTONE LANE, 87198 ALBUQUERQUE NM, 87198



JOB # 24-07
DATE 10.30.24

A NEW OFFICE / WAREHOUSE FACILITY FOR MICK RICH CONSTRUCTION REVISIONS TO PERMIT #BP-2023-44616 FOR THE REDWIRE CORPORATION AS TENANT 8407 FIRESTONE LANE, N.E. ALBUQUERQUE 2024 NEW MEXICO

REVISIONS 1. ADDED DRAWING
SHEET NO. ARCH-2.1

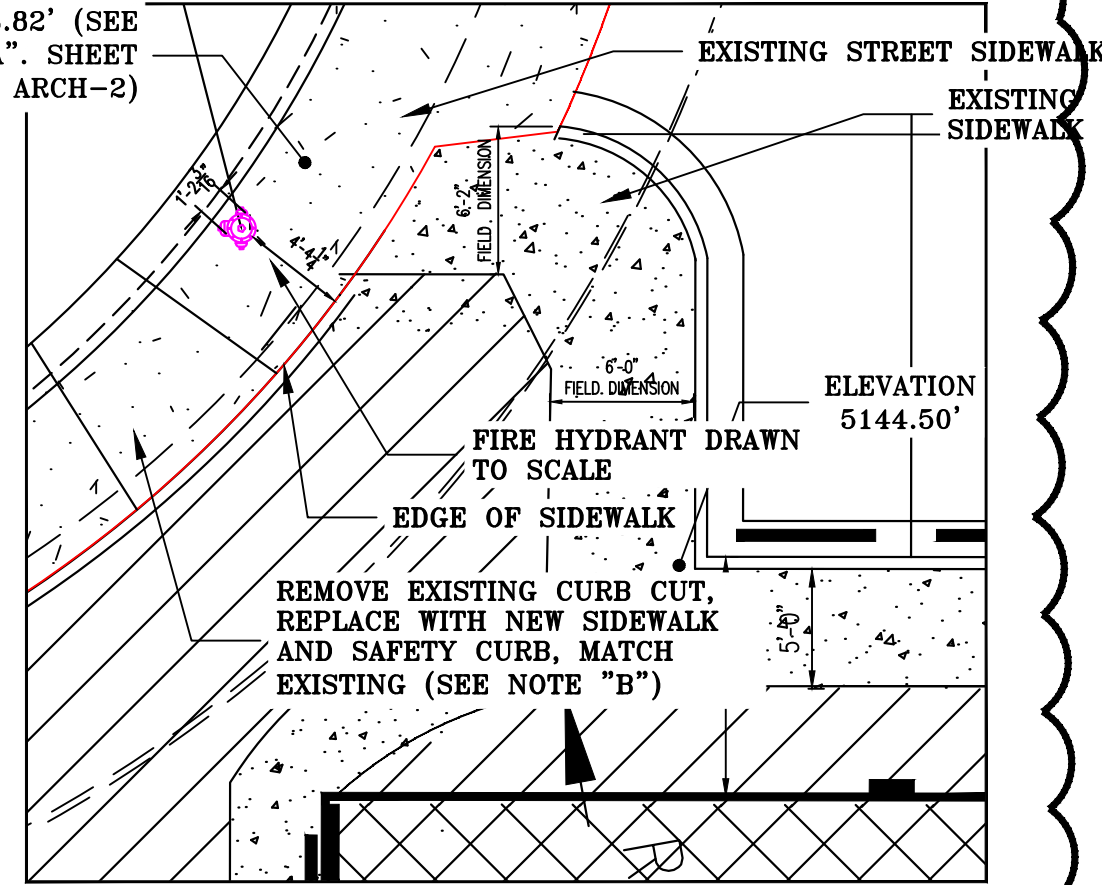
SITE DATA

ZONE:	NR-LM (NON-RESIDENTIAL LIGHT MANUF)
LOT SIZE: (1.2208 AC)	53,178 SQ. FT.
BUILDING SETBACKS:	
FRONT	5'
SIDE	0'
REAR	0'
MAX HEIGHT	65'
LOT COVERAGE:	NA
GROSS FLOOR AREA:	15,027 SQ. FT.
BUILDING HEIGHT:	
BUILDING HEIGHT: (ALLOWABLE)	26'
BUILDING HEIGHT: (ACTUAL)	25'-6" TO TOP OF PARAPET
OCCUPANT LOAD:	156 OCCUPANTS

OFF STREET PARKING
OFFICE:
FABRICATION (INC CAT WALK)
WAREHOUSE:
MOTOR CYCLES
BICYCLES
TOTAL PARKING SPACES REQUIRED
TOTAL PARKING SPACES PROVIDED
* BOTH BUILDINGS
BUS STOP REDUCTION OF 10%

9,355 SQ. FT. = (DIV BY) 3.5 SPACES PER 1000 SF = 33 SPACES (INC 4 HC)
8,671 SQ. FT. X 1 SPACE PER 1000 SQ. FT. = 9 SPACES
3,000 SQ. FT. = 2 SPACES
5 BIKE SPACES AT BIKE RACK
= 38**
= 38**
= 38**
LANDSCAPING:
LANDSCAPE REQUIRED: 15% OF NET LOT AREA = 53,178 SF - (10,080 SF (BLDG "A")) - (4500 SF (BLDG "B")) - (17,717 SF (PORTION OF LOT NOT REQUIRED FOR OFF-STREET PARKING)) = 20,649 SF X 15% = 3,098 SQ. FT.
LANDSCAPE REQUIRED: 3,260 SF
LANDSCAPE PROVIDED: 5,233 SF

51'-3.82' (SEE NOTE "A", SHEET ARCH-2)



BUS STOP VICINITY MAP

VICINITY MAP WAS OBTAINED FROM CODE COMPLIANCE AT A MEETING WITH CODE COMPLIANCE ON 09/19/24

PLANTER LEGEND

EXISTING PLANTER #1	=	1141 SF
EXISTING PLANTER #2	=	389 SF
EXISTING PLANTER #3	=	276 SF
EXISTING PLANTER #4	=	40 SF
NEW PLANTER #5	=	527 SF
NEW PLANTER #6	=	203 SF
NEW PLANTER #7	=	148 SF
NEW PLANTER #8	=	186 SF
NEW PLANTER #9	=	138 SF
NEW PLANTER #10	=	DELETED
NEW PLANTER #11	=	63 SF
EXISTING PLANTER #12	=	310 SF
EXISTING PLANTER #13	=	1812 SF
TOTAL PLANTER AREA	=	5,233 SF

NOTE: PARKING LOT GRADING, MIN 1% MAX 6%

SIDEWALK ELEVATIONS

SCALE 1/8"=1'-0"

CLEAR SIGHT TRIANGLE REQUIREMENTS

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3' AND 8' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

TRAFFIC CIRCULATION LAYOUT APPROVED

Ernest Dominguez 10/31/2024
Signed Date

SIGN TYPE (12" X 18"), (SIGN FIELD - WHITE) (SIGN LETTERING AND BORDER - GREEN) (SYMBOL - WHITE ON BLUE BACKGROUND)

REQUIRED LANGUAGE BY NMSA 197866-7-352.4C, TO READ "VIOLATES ARE SUBJECT TO A FINE AND/OR TOWING"

TYP SIGN SYMBOL, IF WALL MOUNTED, DELETE POST

MOTORCYCLE SIGN

SIGN TYPE R7-8 (12" X 18"), (SIGN FIELD - WHITE) (SIGN LETTERING AND BORDER - GREEN) (SYMBOL - WHITE ON BLUE BACKGROUND)

REQUIRED LANGUAGE BY NMSA 197866-7-352.4C, TO READ "VIOLATES ARE SUBJECT TO A FINE AND/OR TOWING"

HANDICAPPED SIGN

VAN ACCESSIBLE SIGN ON BOTTOM, SIGN TYPE R7-8A (6"X12") (SIGN FIELD WHITE) (SIGN LETTERING AND BORDER - GREEN)

PARKING REQUIREMENTS

TOTAL OFFICES	=	9,355 SF X 3.5 SPACES PER 1000 SF *	=	33 PARKING SPACES
TOTAL FABRICATION	=	8,671 SF X 1 SPACE PER 1000 SF	=	9 PARKING SPACES
TOTAL WAREHOUSE	=	3,000 SF (NO PARKING SPACE REQ'D FOR WAREHOUSE)	=	0 PARKING SPACES
TOTAL PARKING SPACES REQUIRED	=	42 (INCLUDES 4 HC PARKING SPACE, TWO FOR EACH BUILDING) MINUS 10% FOR BUS STOP WITHIN 330 FEET OF THE PROPERTY = TOTAL PARKING SPACES W/ 10% REDUCTION (4 SPACES) = 38 PARKING SPACES		
TOTAL PARKING SPACES PROVIDED	=	38 PARKING SPACES. (28 FULL SIZE SPACES + 10 SMALL CAR SPACES)		
MOTOR CYCLE PARKING SPACE	=	2 MC PARKING SPACE		
BICYCLE PARKING	=	5 SPACES		
* BOTH BUILDINGS				

NOTE: PROVIDE 2" TRAFFIC STRIPING PAINT FOR ALL LOT MARKING.

PAVEMENT MARKINGS

AT PARKING SPACES: PROVIDE THE WORDING "NO PARKING" FOR HC DROP OFF ZONE AND "MC" FOR MOTORCYCLE PARKING SPACE IN CAPITAL LETTERS EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACE AS SHOWN ON PLAN

NOTE: ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH NEW SIDEWALK AND "CURB & GUTTER" CONSTRUCTED TO CITY STANDARDS

NOTE "B"

UNUSED CURB CUTS SHALL BE REPLACED WITH NEW SIDEWALK AND CURB & GUTTER PER CITY STANDARD DWG 2430 & 2431 (SEE DET 2/3)

ALL EXISTING ADA PARKING SPACES SHALL BE UPDATED TO CURRENT STANDARDS AS REQUIRED BY PERMIT # BP-2023-44616

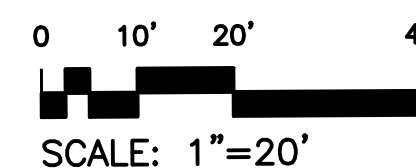
EXISTING SITE ACCESS IS ADA COMPLIANT. THE SIDEWALK LEADING TO THE NEW FACILITY MEETS THE BACK OF THE EXISTING STREET SIDEWALK. NO SIDEWALK GRADE EXCEEDS 1:20.

FLOOR AREAS

GROUND FLOOR	
OFFICE	= 2,457 SQ. FT.
LAB/ASSEMBLY	= 7,764 SQ. FT.
SECOND FLOOR	
OFFICE	= 3,898 SQ. FT.
CAT WALK (LAB/ASS)	= 907 SQ. FT.
TOTAL	= 15,027 SQ. FT.

PARKING LAYOUT PLAN

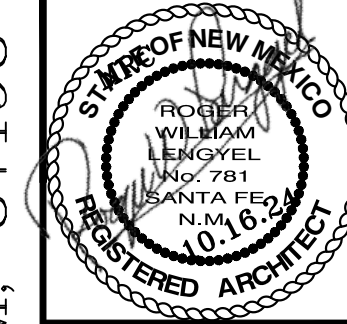
SCALE 1"=20'



TRUE NORTH

8401 FIRESTONE LANE, ALBUQUERQUE NM, 87198

MICK RICH CONTRACTORS



JOB # 24-07

DATE 10.30.24

A NEW OFFICE / WAREHOUSE FACILITY FOR MICK RICH CONSTRUCTION REVISIONS TO PERMIT #BP-2023-44616 FOR THE REDWIRE CORPORATION AS TENANT 8407 FIRESTONE LANE, N.E. ALBUQUERQUE 2024 NEW MEXICO

REVISIONS:
1. ADDED NOTE
2. REVISED PARKING REQUIREMENTS
3. REVISED TOTAL BUILDING SQUARE FOOTAGE
4. ADDED INFORMATION
5. REVISED BUILDING DATA
6. REVISED LANDSCAPING

SHEET NO. ARCH-3