

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 2, 2023

Ashley E. Hartshorn
ARCHIS Architects, LLC
4700 Lincoln Rd. NE
Albuquerque, NM 87109

Re: Cuesta Arriba Warehouse
1320 Cuesta Arriba Ct. NE
Traffic Circulation Layout
Architect's Stamp 06-27-23 (D16-D104)

Dear Ms. Hartshorn,

The TCL submittal received 07-10-2023 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 the PLNDRS@cabq.gov 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

EXECUTIVE SUMMARY

- INTEGRATED DEVELOPMENT ORDINANCE (2022)
- ZONE DISTRICT – NR-BP
- TABLE 2-5-3 NR-BP DIMENSIONAL STANDARDS
- | | |
|---------------------|---------|
| BUILDING COVERAGE = | 50% MAX |
| FRONT SETBACK = | 20' MIN |
| SIDE SETBACK = | 10' MIN |
| REAR SETBACK = | 10' MIN |
- LAS LOMITAS INDUSTRIAL PARK DEVELOPMENT DESIGN GUIDELINES
- | | |
|-----------------------|------------------------------|
| BUILDING HEIGHT = | 32 FT MAX, INCLUDING PARAPET |
| | SCREENING |
| RESIDENTIAL SETBACK = | 50 FT |
| INTERNAL LOT LINE = | 10 FT |
- PARKING (INTEGRATED DEVELOPMENT ORDINANCE)
- TABLE 5-5-1 OFF-STREET PARKING

= LIGHT MANUFACTURING = 1 SPACE PER 1000 SQ FT
 (13500/1000)x1 = 13.5 REQ'D SPACES

5-5(D) MOTORCYCLE PARKING = 1 SPACE PER 0-25
 TOTAL PARKING SPACES

5-5(E) BICYCLE PARKING = 3 SPACES

NMBC, SECTION 2, TABLE 1106.1 -
 ACCESSIBLE PARKING SPACES
 1 TOTAL REQUIRED, 1 TO BE VAN ACCESSIBLE

TOTAL OFF-STREET SPACES PROVIDED = 19 SPACES
 STANDARD PARKING PROVIDED = 18 SPACES
 ADA/VAN PARKING PROVIDED = 1 VAN
 MOTORCYCLE PARKING PROVIDED = 1 SPACE

TOTAL OFF-STREET SPACES PROVIDED	= 19 SPACES
STANDARD PARKING PROVIDED	= 18 SPACES
ADA/VAN PARKING PROVIDED	= 1 VAN
MOTORCYCLE PARKING PROVIDED	= 1 SPACE

TOTAL OFF-STREET SPACES PROVIDED	= 19 SPACES
STANDARD PARKING PROVIDED	= 18 SPACES
ADA/VAN PARKING PROVIDED	= 1 VAN
MOTORCYCLE PARKING PROVIDED	= 1 SPACE

TRACT 17 - LAS LOMITAS BUSINESS
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22, T. 11 N., R. 3 4, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2020

LEGAL DESCRIPTION:
TRACT NUMBERED SEVENTEEN (17) OF THE PLAT FOR LAS
LOMITAS BUSINESS PARK SUBDIVISION, CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE
SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF,
FILED IN THE OFFICE OF THE COUNTY CLERK OF
BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 2005
IN PLAT BOOK 2005C, PAGE 357.

NEW CONSTRUCTION OF METAL BUILDING SHELLS FOR FUTURE LIGHT MANUFACTURING TENANTS AT 1320 CUESTA ARRIBA CT NE, THE CURRENTLY VACANT LOT IS WITHIN LAS LOMITAS INDUSTRIAL PARK OF THE VISTA DEL NORTE COMMUNITY. DESIGN GUIDELINES SHALL FOLLOW THE CURRENT IDO AND LAS LOMITAS INDUSTRIAL PARK DEVELOPMENT DESIGN GUIDELINES AS APPROVED BY THE CITY OF ALBUQUERQUE ON FEBRUARY 2, 2005 (PROJECT NUMBER 1002134; APPLICATION NUMBER 04DRB-01804).

THE NORTH AND WEST SIDES OF THE LOT ARE ADJACENT TO ADDITIONAL LOTS WITHIN THE INDUSTRIAL PARK, WHILE THE SOUTH SIDE OF THE LOT ABUTS A RESIDENTIAL ZONE AND WILL MAINTAIN A 50' MIN SETBACK. TWO PARALLEL BUILDINGS WILL SHARE A CENTRAL DRIVE WITH GARAGE DOOR ACCESS TO EACH FUTURE TENANT SPACE (FOUR FUTURE TENANT SPACES IN THE WEST BUILDING AND FIVE FUTURE TENANT SPACES IN THE EAST BUILDING).

AFTER ENTERING THE SITE AT THE END OF A CUL DE SAC, PARKING SPACES ARE AVAILABLE AT THE NORTH / ENTRANCE SIDE OF THE LOT, WITH ADDITIONAL PARKING SPACES AT THE SOUTH END OF THE LOT AT THE END OF A HAMMERHEAD TURNAROUND. TRASH ENCLOSURE FOR SOLID WASTE ACCESS IS PROVIDED AT THE NORTH END OF THE LOT.

SPACE FOR COA PERMIT APPROVAL STAMP

GENERAL NOTES

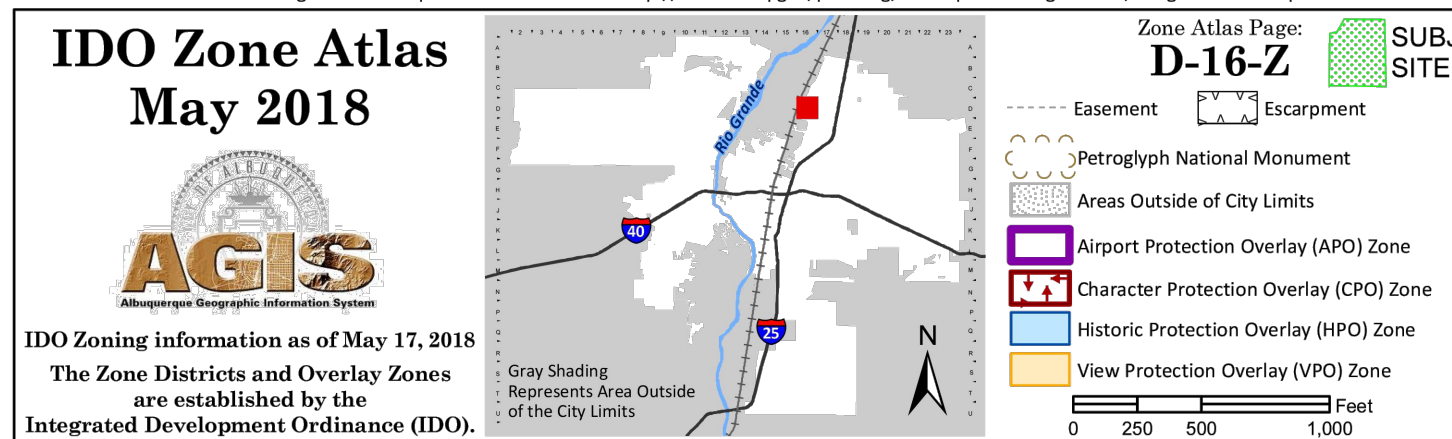
- A. USE FULL SCALE DRAWINGS FOR CONSTRUCTION PRINTED ON 24X36 "D" SIZE PAPER; DO NOT SCALE DRAWINGS
- B. REFER TO NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) STANDARD DRAWING 608-001-1 "PEDESTRIAN ACCESSIBLE ROUTE GENERAL NOTES" FOR STANDARD RAMPS AND STAIR DETAILS ON CONSTRUCTING SITE STEPS, RAMPS, FINISHES AND OTHER REQUIREMENTS, ANY DETAIL OR REQUIREMENTS IN THAT DOCUMENT SUPERSEDE THESE DETAILS AND WHERE ANY DETAILS IN THAT DOCUMENT OR OTHER CURRENT ADA STANDARDS CONFLICT WITH THESE DETAILS, OR EACH OTHER, THE MOST STRINGENT REQUIREMENTS SHALL APPLY
- C. PROVIDE EXTERIOR GRADE SEALANTS AT EXPANSION JOINTS AT SIDEWALKS AND OTHER CONCRETE AREAS
- D. PROVIDE POSITIVE GRADING ABOVE THE ENTIRE BUILDING
- E. LANDSCAPING AND SIGNAGE 3" H TO 8" (AS MEASURED FROM GUTTER) PANEL SHALL NOT BE IN CLEAR SIGHT TRIANGLE
- F. RE: GRADING & DRAINAGE PLAN FOR ADDITIONAL INFORMATION
- G. LANDSCAPING SHOWN FOR REFERENCE ONLY
- H. ALL IMPROVEMENTS IN THE RIGHT OF WAY MUST BE INCLUDED ON THE FINAL WORK ORDER
- I. TREATMENT OF NEW ACCESS POINTS, CURB CUTS AND/OR DRIVE PADS SHALL COMPLY WITH COA DPM CHAPTER 26, SECTION 6
- J. ALL NEW RAMPS MUST INCLUDE TRUNCATED DOMES
- K. ALL EXISTING BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER TO MATCH EXISTING ADJACENT SIDEWALK, CURB & GUTTER PER COA STD DETAILS; COORDINATE WITH CIVIL ENGINEER
- L. REFER TO COA STD DWG 2600-702 FOR SIGN SUPPORT INSTALLATION AT FREESTANDING SIGNS

SHEET KEYNOTES

1. FREESTANDING SIGN, PROVIDE POWER FOR LIGHTING; SIGN DESIGN SHALL COMPLY WITH IDO TABLE 5-12-12: 100 SF MAX AREA AND 26 FT MAX HEIGHT; COORDINATE FINAL DESIGN AND FOOTING REQUIREMENTS WITH OWNER'S SIGN CONSULTANT
2. ADA PARKING STALL AT 1% MIN TO 2% MAX SLOPE; 4" WIDE STRIPING, MARKED WITH PAINTED ADA MARKING LOCATED AT END OF STALL AND FACING DIRECTION AS SHOWN AND FREESTANDING SIGN, RE: D3/AS501; PAINT ALL STRIPING BLUE
3. MOTORCYCLE PARKING WITH PAVEMENT LABEL IN "WHITE"; PROVIDE FREESTANDING SIGN
4. RAMPED SIDEWALK, MAX 5% SLOPE; RE: CIVIL SHEETS
5. ADA ACCESS AISLE; 4" WIDE STRIPING; PAINT ADA BLUE
6. PROPERTY LINE
7. NEW ASPHALT PAVING WITH PARKING STALLS AT 1% MIN TO 6% MAX SLOPE; PROVIDE 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES; 2 COATS MIN; PARKING LOT REQUIREMENTS SHALL COMPLY WITH COA STANDARD DETAILS AND MINIMUM REQUIREMENTS FOR PARKING LOTS
8. SINGLE WASTE RECEPTACLE AND ENCLOSURE; RE: D6/AS501
9. BICYCLE RACK SECURED TO CONCRETE PAD, MIN 3-BICYCLE CAPACITY; RACK DESIGN SHALL COMPLY WITH IDO SECTION 5-5(E); RE: C5/AS501
10. 6" MIN TO 8" MAX CONCRETE BARRIER CURB AND GUTTER AT SIDEWALK
11. 6" MIN TO 8" MAX CONCRETE BARRIER CURB AND GUTTER AT GRADE
12. EXISTING RETAINING WALL
13. LANDSCAPING AND IRRIGATION
14. CONCRETE APRON/SIDEWALK SLOPED TO PAVEMENT
15. PEDESTRIAN CROSSWALK; SOLID WHITE RETROREFLECTIVE STRIPING; RE: COA STD DWG 2600-106
16. CLEAR SIGHT TRIANGLE; RE: GENERAL NOTE "F" THIS SHEET
17. OUTDOOR PICNIC TABLE
18. EXISTING FIRE HYDRANT
19. SETBACK LINE
20. EXISTING SIDEWALK
21. NEW BLOCK WALL, 6"H
22. WALL-MOUNT SIGNAGE; PROVIDE LIGHTING
23. NEW CONCRETE DRIVEWAY; RE: COA STD DETAIL #2425 AND CIVIL SHEETS
24. NEW RETAINING WALL; RE: CIVIL AND STRUCTURAL SHEETS
25. NEW CONCRETE VALLEY GUTTER; RE: CIVIL SHEETS
26. NEW MOW STRIP; RE: CIVIL SHEETS
27. NEW ASPHALT PAVING; RE: CIVIL SHEETS
28. NEW RETENTION Pond AREA; RE: CIVIL SHEETS
29. NEW CONCRETE CHANNEL AND SIDEWALK CULVERT; RE: CIVIL SHEETS
30. NEW SOLAR BOLLARD LIGHT; RE: ELECTRICAL SHEETS
31. EXISTING CMU SITE WALL



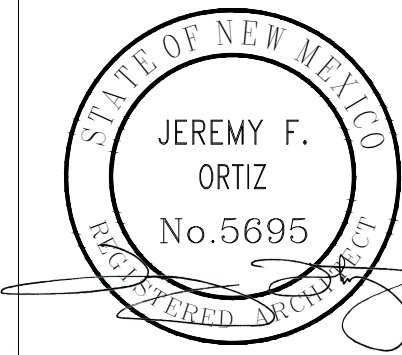
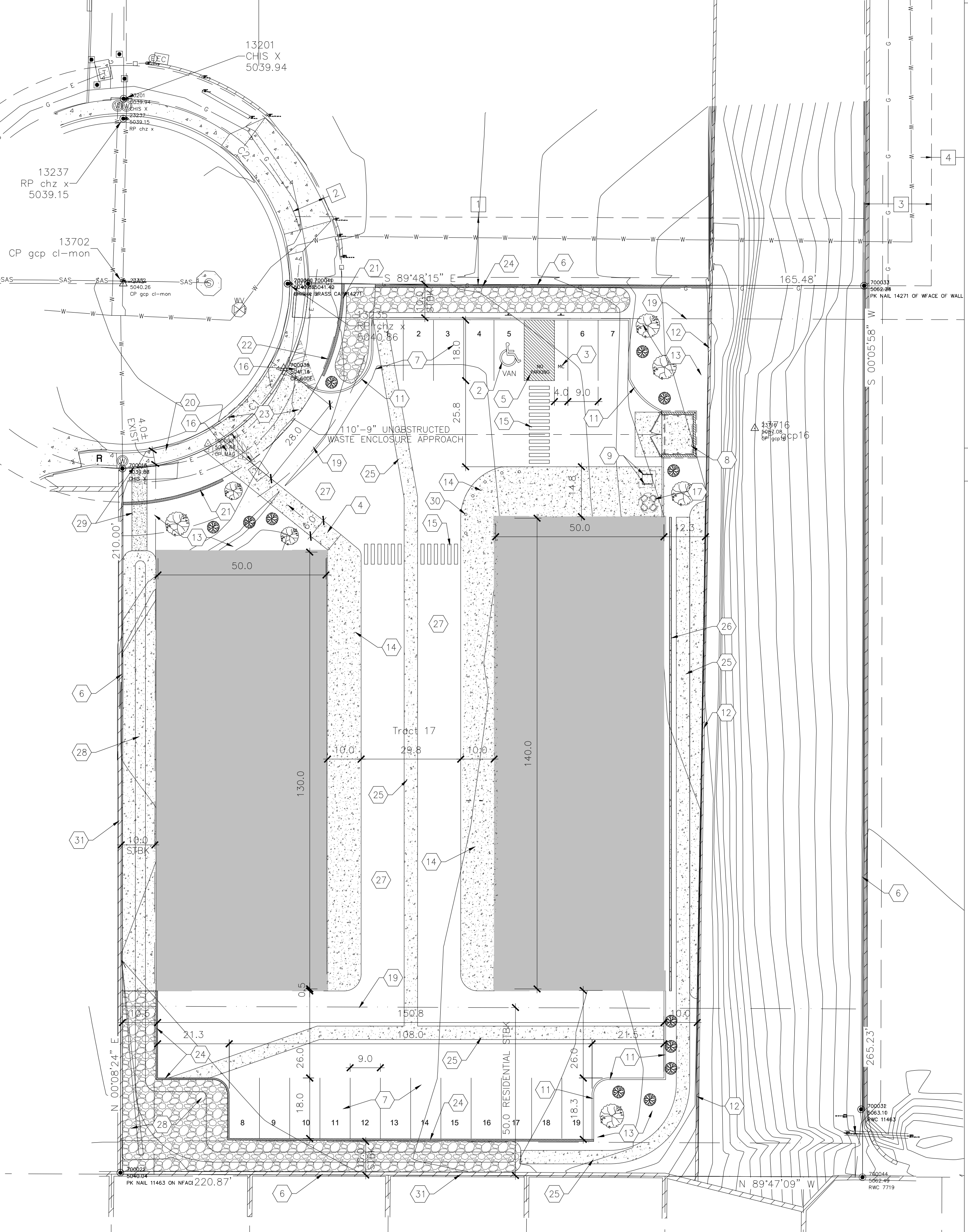
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 8/2/2023

Signed _____ Date _____



06-27-2023



ARCHIS architects, LLC

4700 LINCOLN RD NE,
SUITE 102 D
ALBUQUERQUE
NEW MEXICO 87109
(505) 998-7717
www.archisarchitects.com

CUESTA ARRIBA WAREHOUSE

1320 CUESTA ARRIBA CRT NE
ALBUQUERQUE, NEW MEXICO 87113

Project No. 22-001	Drawn by: AEH
	Checked by: JFO

Issue Date:
June 27, 2023

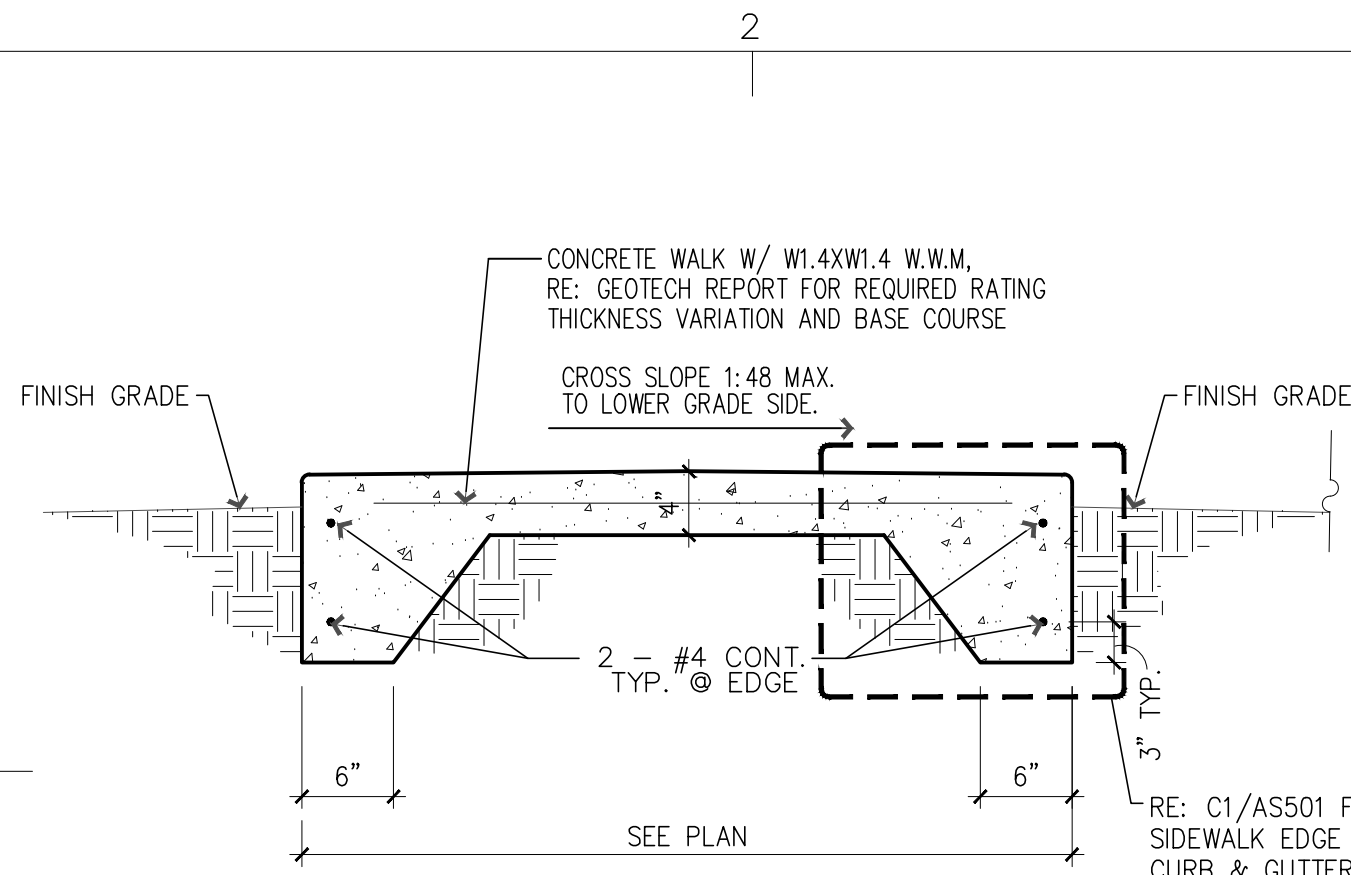
#	Date:	Revisions:
1	08-02-2023	TCL REVISIONS

Sheet Title:

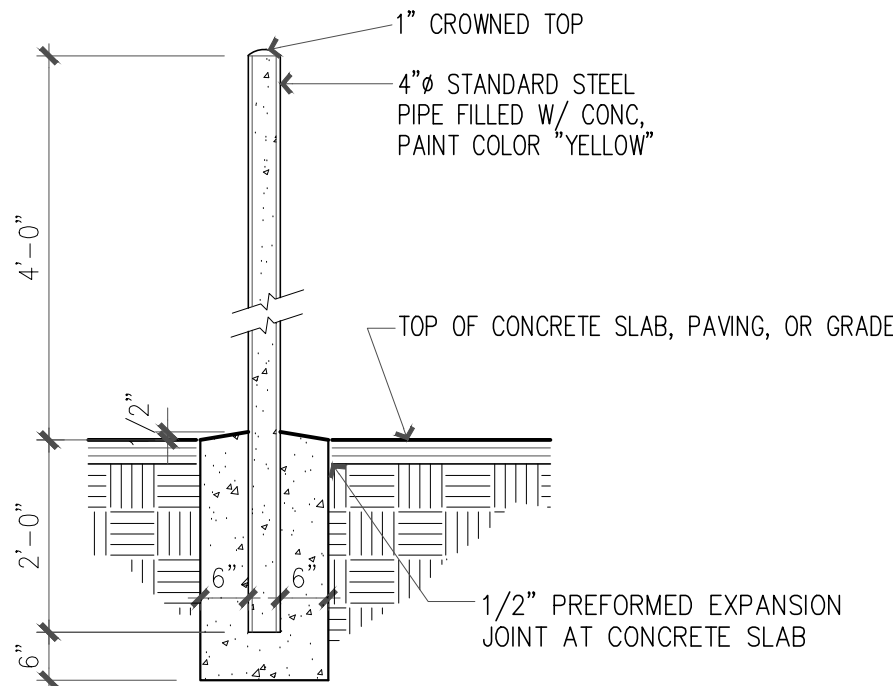
Traffic Circulation Layout

Sheet No.

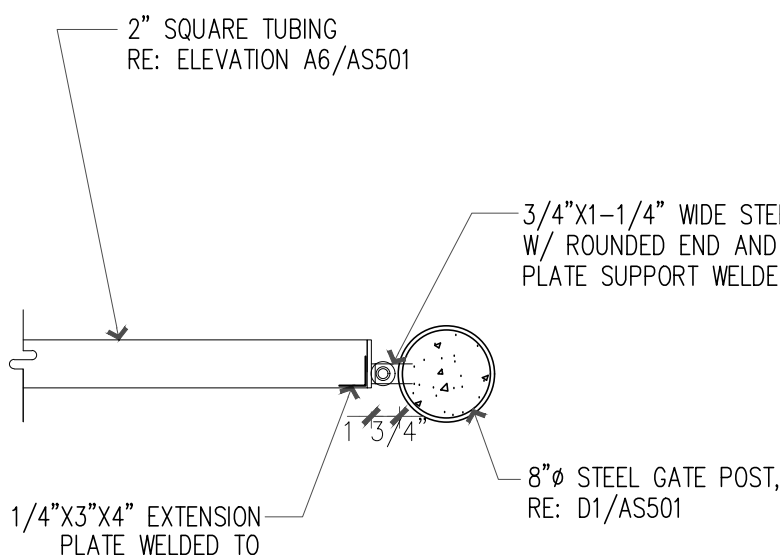
AS100



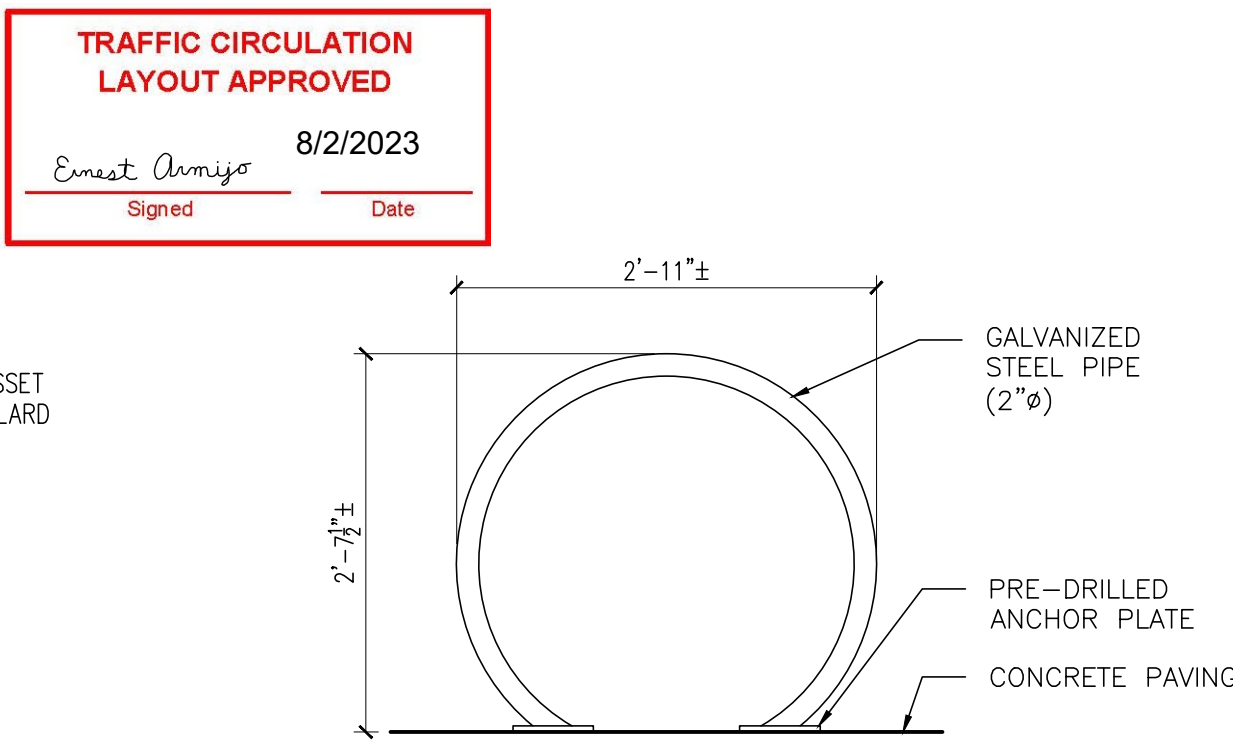
F1 CONCRETE WALK SECTION
SCALE: 1" = 1'-0"



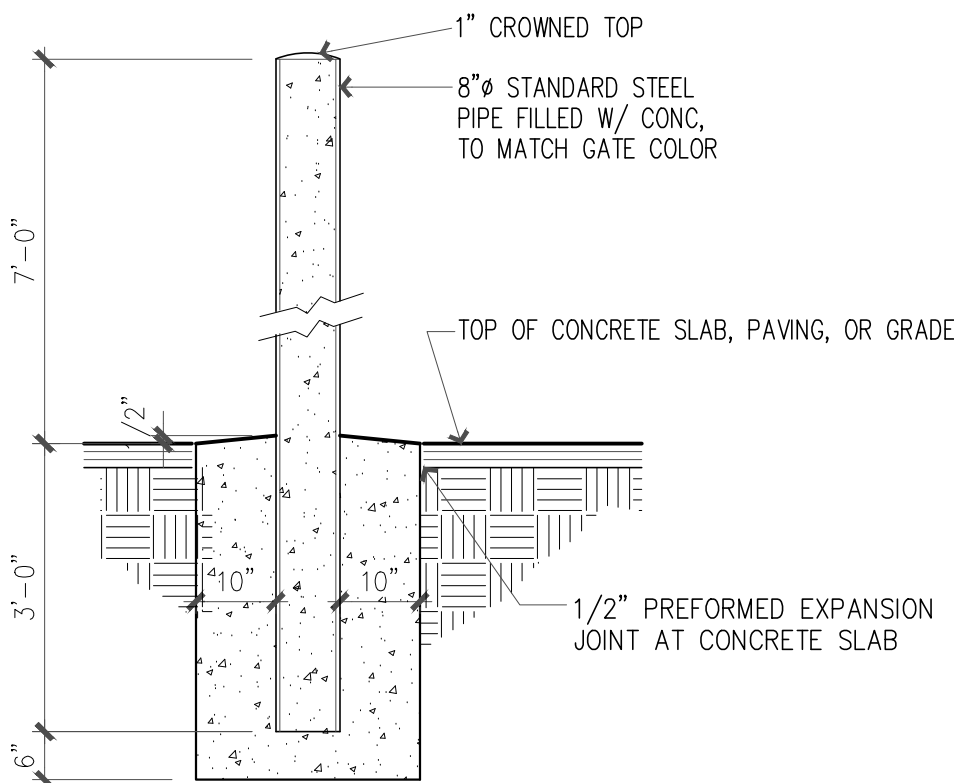
F3 STEEL PIPE BOLLARD
SCALE: 1/2" = 1'-0"



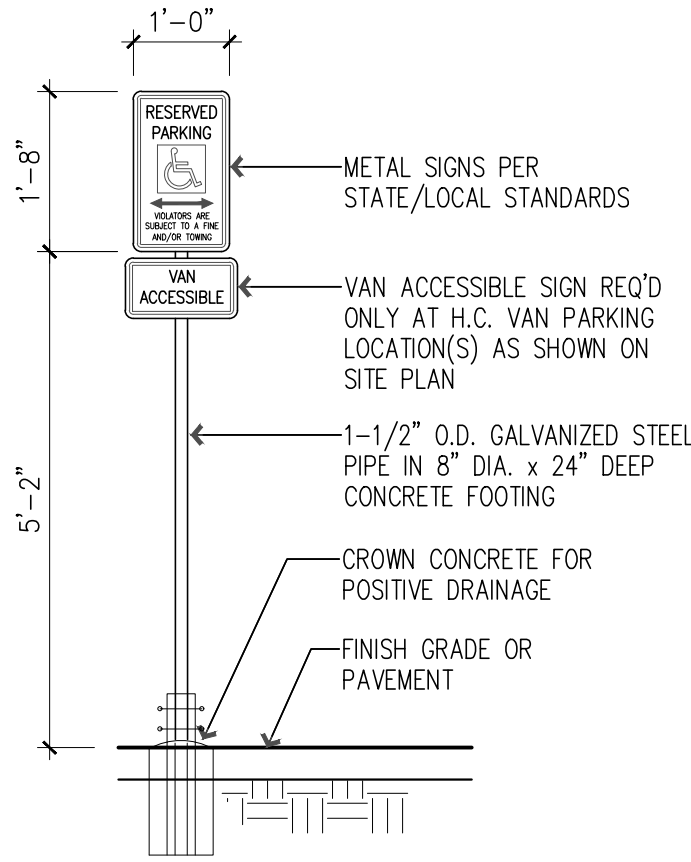
F4 GATE HINGE DETAIL
SCALE: 1" = 1'-0"



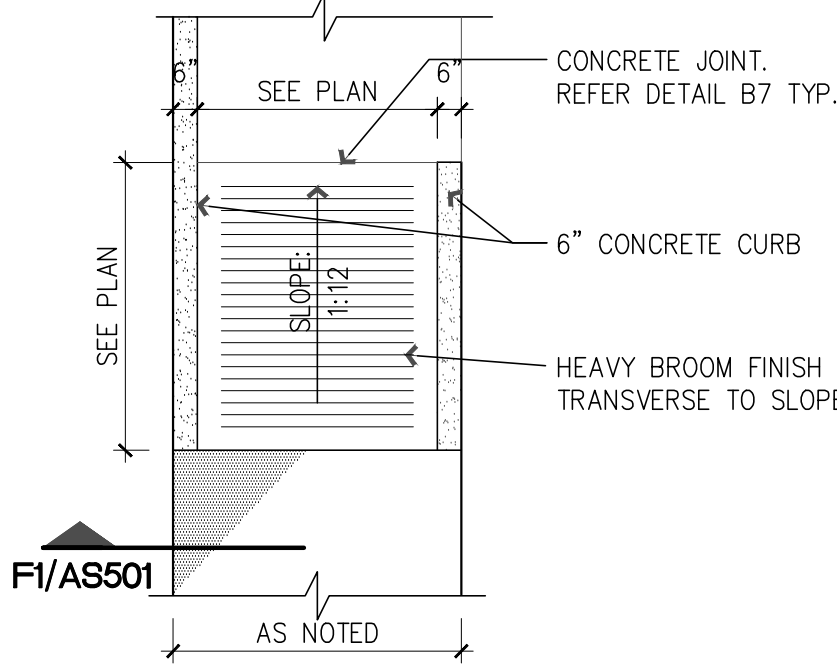
F6 BIKE RACK ELEVATION
SCALE: 3/4" = 1'-0"



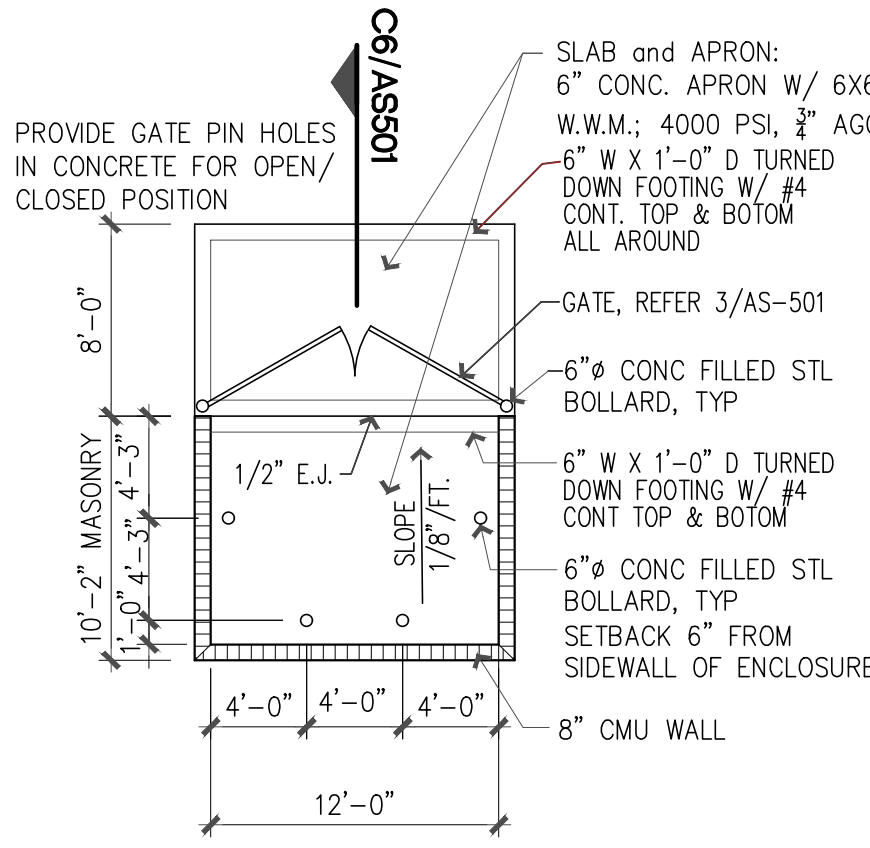
D1 STEEL GATE POST
SCALE: 1/2" = 1'-0"



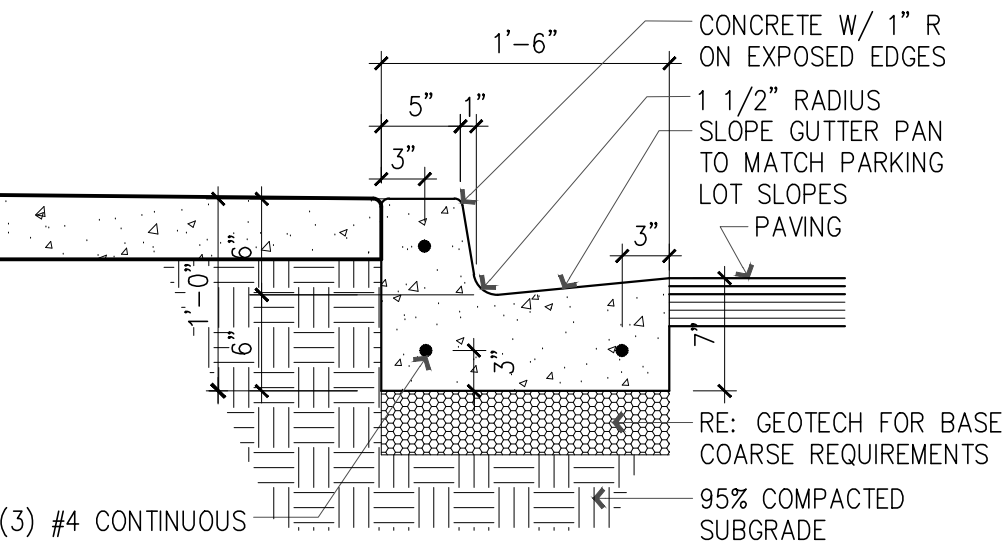
D3 VAN ACCESSIBLE PARKING SIGN
SCALE: 1/2" = 1'-0"



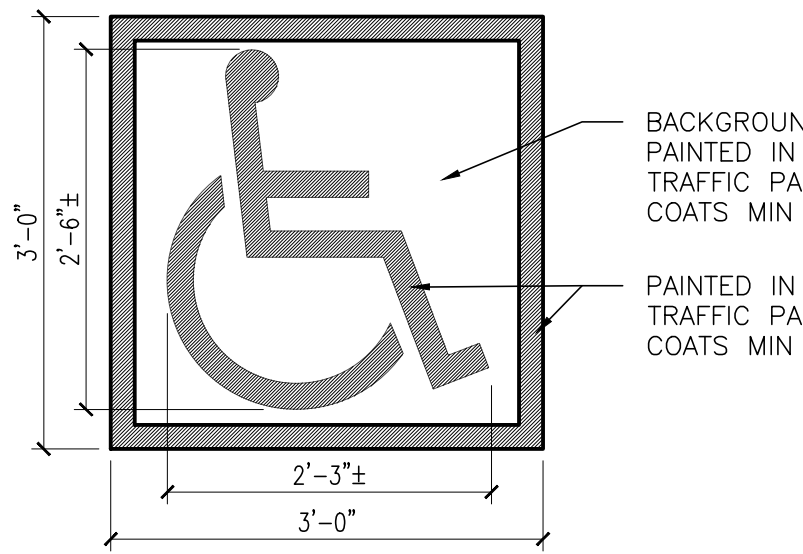
D5 LOW SLOPE RAMP
SCALE: 1/4" = 1'-0"



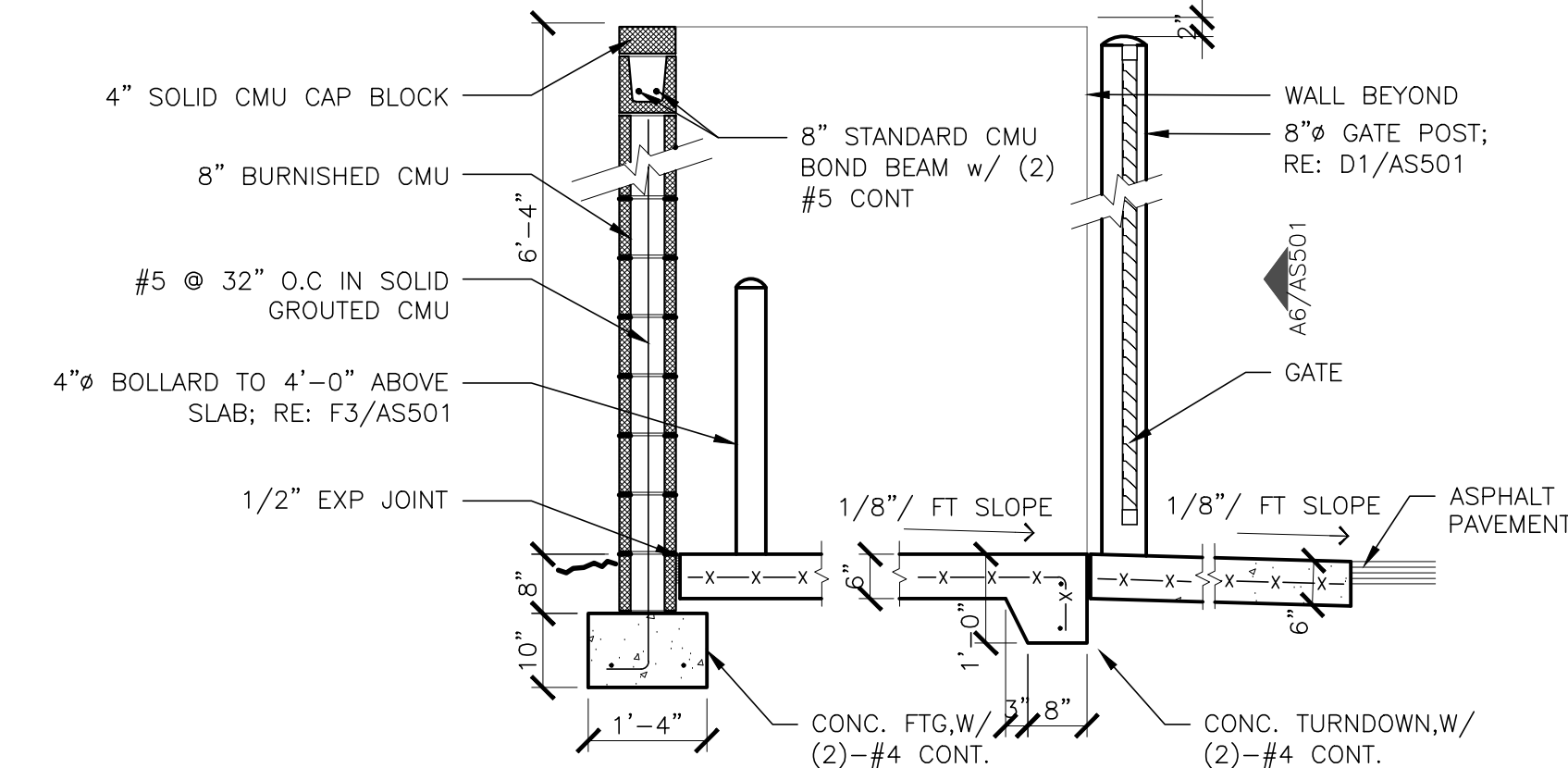
D6 TRASH ENCLOSURE PLAN
SCALE: NTS



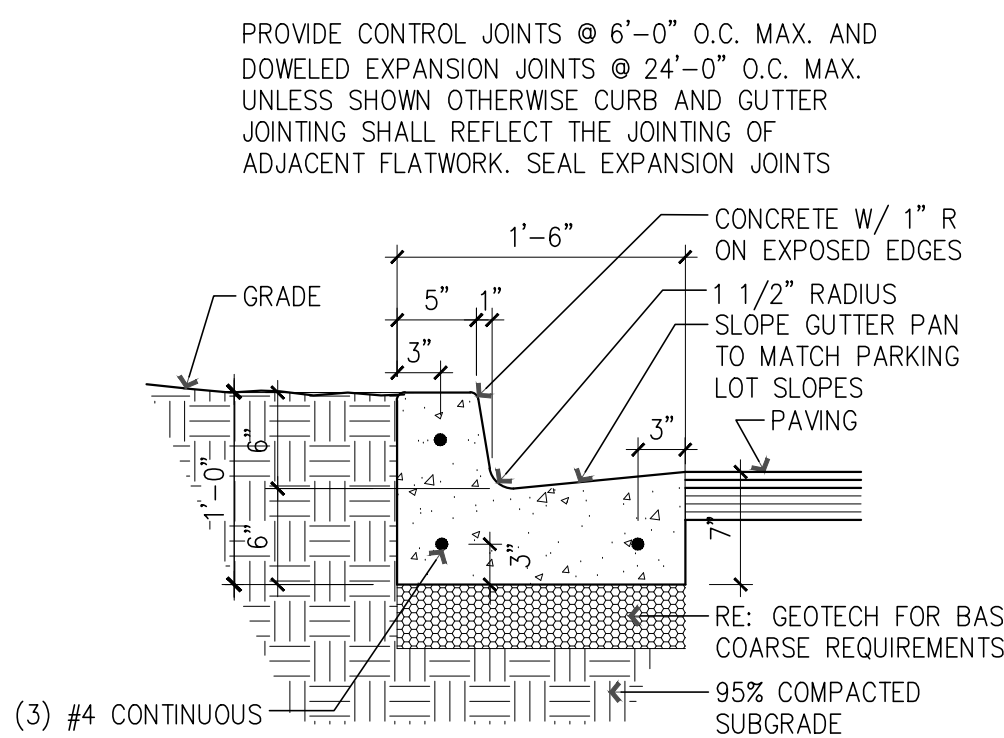
C1 CONCRETE CURB & GUTTER AT SIDEWALK
SCALE: 1" = 1'-0"



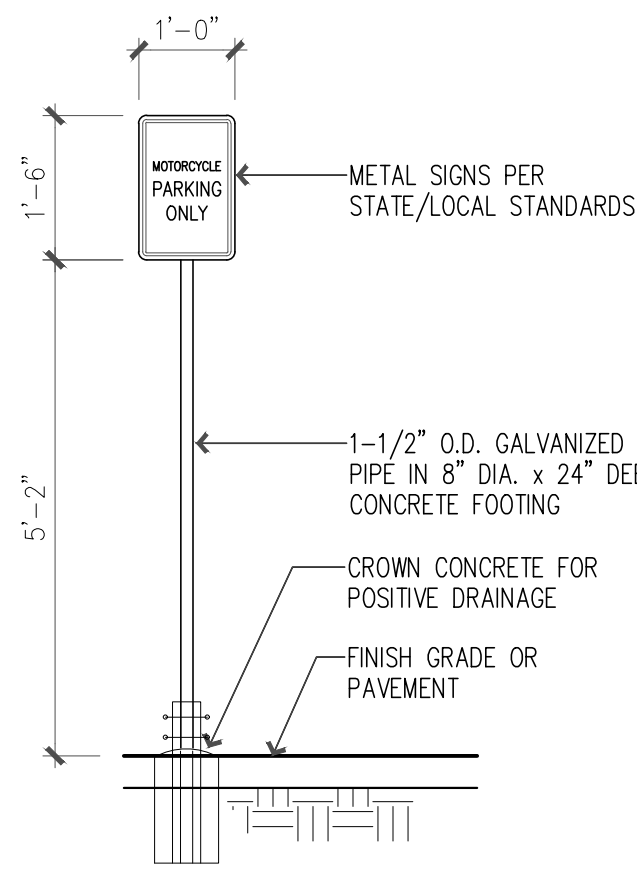
C3 ACCESSIBLE PARKING PAVEMENT MARKING
SCALE: 3/4" = 1'-0"



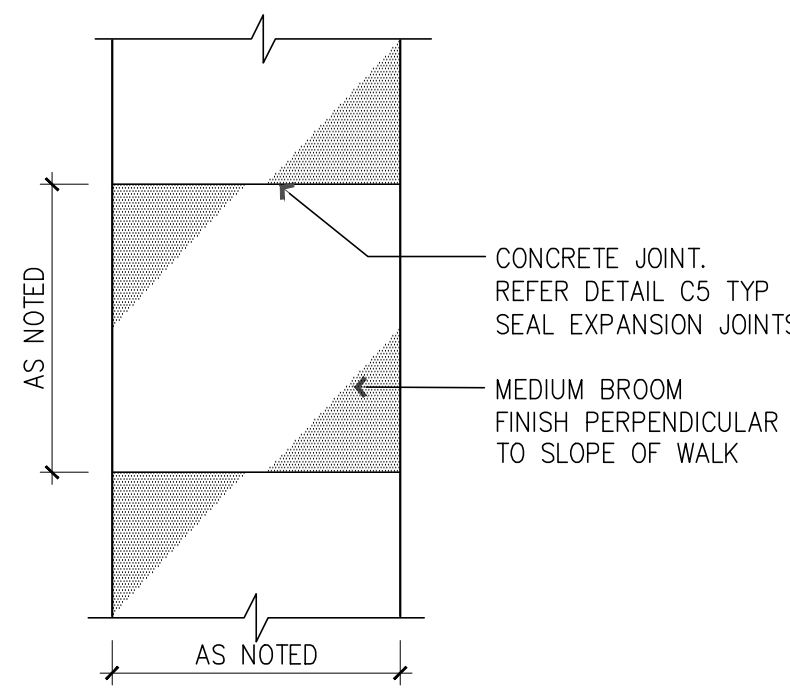
C6 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



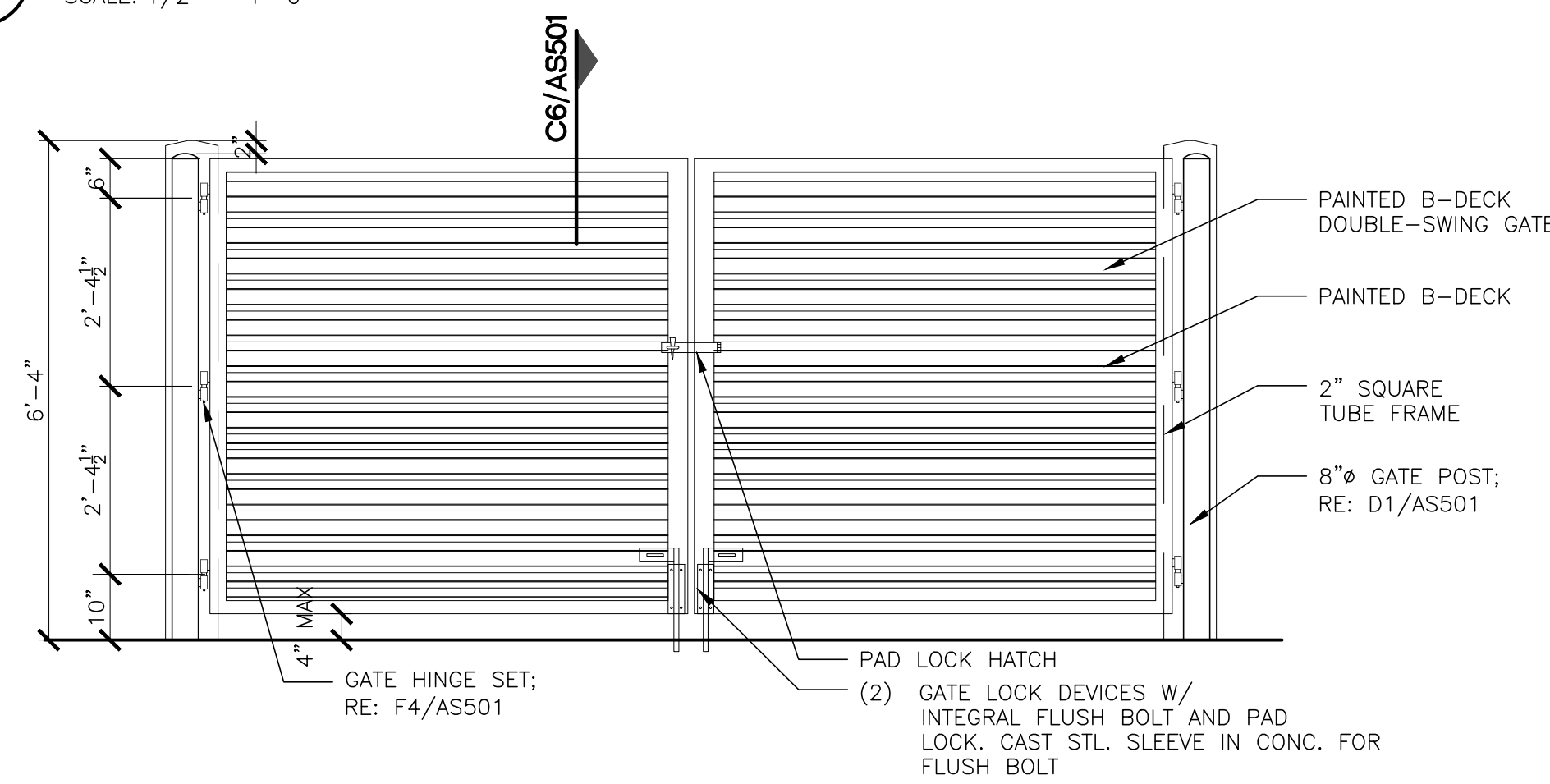
A1 CONCRETE CURB & GUTTER AT GRADE
SCALE: 1" = 1'-0"



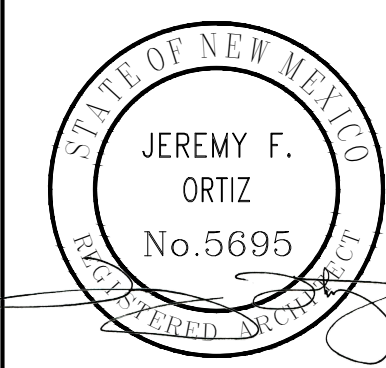
A3 MOTORCYCLE PKG SN
SCALE: 1/2" = 1'-0"



A5 CONCRETE WALK PLAN
SCALE: 1/4" = 1'-0"



A6 TRASH ENCLOSURE GATE ELEVATION
SCALE: 1/2" = 1'-0"



ARCHIS
ARCHITECTS
ARCHIS architects, LLC
4700 LINCOLN RD NE,
SUITE 102 D
ALBUQUERQUE
NEW MEXICO 87109
(505) 998-7717
www.archisarchitects.com

CUESTA ARRIBA WAREHOUSE
1320 CUESTA ARRIBA CRT NE
ALBUQUERQUE, NEW MEXICO 87113

Project No. 22-001
Drawn by: AEH
Checked by: JFO

Issue Date:
June 27, 2023

Revisions:	Date:	By:

Sheet Title:
Preliminary
Architectural
Site Details

Sheet No.
AS501