CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

July 30, 2025

Kent Trauernicht, RA AKT Architects LLC PR BOX 3366 Albuguerque, NM 87190

aktarch@earthlink.net

Re: Mallory Safety & Supply

3320 2nd st NW

Traffic Circulation Layout

Engineer's Stamp 7-21-25 (G15D038) TRANS-2025-00202

Dear Mr. Trauernicht,

PO Box 1293

The TCL submittal received 7-29-25 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.

Albuquerque

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

NM 87103

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.

www.cabq.gov

Sincerely,

Sertil A. Kanbar

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

C: CO Clerk, File

KNOX PADLOCK AS REQUIRED BY FIRE MARSHAL.

FENCING. GATE SHALL BE EQUIPPED WITH KNOX PADLOCK PER FIRE MARSHAL'S REQUIREMENT, SEE

WITH CONCERTINA TOP OR OTHER, ALL AROUND AS

17. EXISTING (+/-)6.5-FT HIGH CHAINLINK FENCE

SHOWN, TO REMAIN, PROTECT DURING

DETAIL N/AS-2.0.

CONSTRUCTION AND REPAIR ANY DAMAGE.

18. INSTALL 20-FT WIDE GATE TO MATCH EXISTING

33. TRAFFIC PAINTED "NO PARKING" DESIGNATION.

30. ACCESSIBLE PARKING SIGN, DESIGNATE VAN

PARKING AS SHOWN. SEE DETAIL E/AS-2.0. 31. TWO COATS TRAFFIC PAINT. 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), TYP. AS SHOWN THROUGHOUT TRAFFIC/PARKING AREAS. ALL EXISTING MARKINGS SHALL BE PAINTED OUT AS REQUIRED TO VISUALLY ELIMINATE.

32. ACCESSIBLE PARKING SYMBOL PER COABQ STANDARD DETAIL 2426. SEE DETAIL D/AS-2.0. PAINTED "VAN" 6"H LETTERS AS SHOWN AT VAN SPACE.

MINIMUM 12"H x 2"W LETTERS. PLACED AS SHOWN.

AS REQ'D TO INSTALL PLANTER

BETWEEN ISLAND AND PLANTER CURB. 35. EXTEND EXISTING CURB & GUTTER PER COA STD DWG 2415A, AND REPLACE ANY DAMAGED EXISTING STREET ASPHALT PAVING PER COA STD DWG 2465. ALL BACKFILL SHALL BE COMPACTED TO 95% MIN.

36. PROTECT AND PRESERVE EXISTING BRICK PLANTER CURB, REPAIR OR REPLACE DAMAGES.

37. STREET TREES AS REQUIRED, SEE LANDSCAPE PLAN, LOCATE OUTSIDE SITE TRIANGLE AS SHOWN.

38. EXISTING WATER SERVICE AND SHUT-OFF VALVE,

39. EXISTING WATER METER BOX AND ASSEMBLY,

40. 1" IRRIGATION SYSTEM METER BOX AND ASSEMBLY WITH SHUT-OFF VALVE, VERIFY REQUIRED LINE

41. IRRIGATION CONTROL BOX WITH AVB BACKFLOW PREVENTION DEVICE FOR IRRIGATION SYSTEM INSTALL 12" ABOVE GRADE IN HOT BOX, COORDINATE WITH ELECTRICAL. COORDINATE EXACT LOCATION WITH LANDSCAPING. EXTEND CONDUIT TO IRRIGATION CONTROL PANEL AS REQUIRED. EXTEND CONDUIT TO HOUSE PANEL TO POWER ANTI-FREEZE DEVISE. COORDINATE IRRIGATION CONTROL PANEL LOCATION

42. LANDSCAPE IRRIGATION LINE TAP FROM EXISTING WATER SERVICE LINE, REDUCE TO SIZE AS SPECIFIED

43. VERIFY SIZE AND LOCATION OF EXISTING WATER

44. EXISTING WATER SERVICE ENTRY TO BUILDING, VERIFY

46. EXISTING METAL BUILDING (1667 SF), REMOVED, CUT

REQUIRED BY BUILDING REPLACEMENT. 47. LANDSCAPE EDGING AT PLANTER ALONG FENCE.

48. RAISED PLANTER, SEE DETAIL G/AS-2.0.

49. TRENCH DRAIN AT ROOF DOWN SPOUT TO LANDSCAPE AREA, SEE DETAIL J/AS-2.0.



LOCATOR / ZONE ATLAS PAGE: G-14

SITE DATA

TRAFFIC CIRCULATION LAYOUT APPROVED

Sertil A. Kanbar 7/30/2021

ADDRESS: 3320 2nd STREET NW, ALBUQUERQUE, 87107 PROPERTY: TRACT 97b-1-a M.R.G.C.D. MAP 33 LOT 1, BLOCK 1, CACY ADDITION

ZONING: NR-LM (LIGHT MANUFACTURING USES) LAND USE: COMMUNITY SERVICES

UPC: 101406046200840304

LOT AREA: 44,261 SF (1.0161 ACRES) PROJECT BUILDING AREA: 10,783 SF (AFTER BUILDING DEMO & REPLACEMENT) 12,342 (TOTAL EXISTING) -1,683 (EAST METAL BLDG) - 680 (WALK-IN COOLER) + 804 (REPLACEMENT BLDG)

STREET R.O.W 20-FT. (MILDRED AVE.): 5,537

NET SITE: 44,250-10,783 (PROJECT BLDG AREA) -5,537 (MILDRED AVE R.O.W.) = 27,930 SFREQUIRED LANDSCAPE (15% NET): $27,930 \times 0.15 = 4,190 \text{ SF}$ LANDSCAPE PROVIDED: (+/-)4,630 SF

REQUIRED PARKING: 17 OFFICE: $2,586/1,000 \times 3.5 = 9$ RETAIL: $1,060/1,000 \times 3.5 = 4$ WAREHOUSE: 7,137/2000=4

PARKING PROVIDED: 17, (INCLUDES 1 ACCESSIBLE VAN) BICYCLE PARKING REQUIRED MIN 3: 3 PROVIDED ~~~~~~

MOTORCYCLE PARKING REQUIRED (1 PER 25): 1 PROVIDED TABLE 2-5-5 NR-LM ZONE ALLOWABLE BUILDING HEIGHT:

PROJECT BUILDING INFO

PROJECT DESCRIPTION: OCCUPANCY CHANGE, PREVIOUS OCCUPANT F-1 (BAKERY), THIS PROJECT IS AN INTERIOR REMODEL FOR NEW OWNER/OCCUPANT, (OCCUPANCIES: B-OFFICE, M-MERCANTILE, S1-WAREHOUSE). THE OWNER, "MALLORY SAFETY AND SUPPLY", PROVIDES EQUIPMENT AND TRAINING TO CONSTRUCTION AND INDUSTRIAL BUSINESSES.

EXISTING BUILDING CONSTRUCTION TYPE VB (NO CHANGE): CONSTRUCTED WITH CONCRETE MASONRY EXTERIOR WALLS, ROOF AND SUPPER-STRUCTURE ARE STEEL BEAMS, JOISTS, AND DECK. EXISTING DIVIDING WALLS AT WAREHOUSE AREAS ARE CONCRETE MASONRY, INTERIOR WALLS AT FRONT OFFICE AREAS ARE WOOD FRAMED.

EXISTING METAL BUILDING (1667 SF) SHALL BE REMOVED AND REPLACED AS SHOWN. EXISTING WALK-IN COOLER (680 SF) SHALL BE REMOVED, SLAB

<u>INTERIOR ALTERATION/RECONFIGURATION AND CODE</u> COMPLIANCE UPDATE: (OCCUPANCY CHANGE) NEW CONSTRUCTION WOOD STUD FRAMING WITH GYPSUM BOARD. NEW FINISHES THROUGHOUT AS SHOWN. MECHANICAL, PLUMBING, AND ELECTRICAL AS SHOWN.

GENERAL NOTES:

THE GRADE AT ALL LANDSCAPE OR PLANTED AREAS THAT ABUT CONCRETE WALKS OR CURBS SHALL BE DEPRESSED SO THAT THE LANDSCAPING SOIL AND/OR ROCK MATERIAL WILL BE FLUSH WITH THE TOP OF ADJOINING CONCRETE.

REMODEL LANDSCAPE AND PAVED AREAS SHALL CONFORM TO EXISTING SITE DRAINAGE FLOW. NO SITE RUN-OFF SHALL FLOW TOWARD THE BUILDING. INSTALL OR CUT OPENINGS IN CURBS AS REQUIRED TO ALLOW THROUGH-DRAINAGE.

. THE CONTRACTOR SHALL REMOVE ALL EXISTING SITE IMPROVEMENTS, UTILITIES, AND PLANT MATERIALS AND SHALL DISPOSE OF THEM AS REQUIRED.

. PROVIDE LEVEL CONCRETE HOUSE KEEPING SLAB AT ALL OUTDOOR EQUIPMENT LOCATIONS. RAISE A MINIMUM OF 1-1/2" ABOVE THE SURROUNDING CONCRETE WALKS WHERE EQUIPMENT IS LOCATED. COORDINATE SIZE OF PAD WITH EQUIPMENT SUPPLIERS.

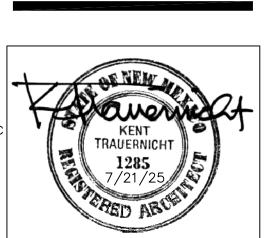
. SITE LIGHTING: SHALL BE BUILDING MOUNTED, SEE ELEVATIONS AND ELECTRICAL. EXTERIOR FIXTURES ARE EXISTING AND SHALL REMAIN. FIXTURES SHALL BE SHIELDED WITH CUT OFFS PER CABQ NIGHT SKY ORDINANCE.

. SIGNAGE: NOT IN CONTRACT AND SHALL BE BY SEPARATE PERMIT.



P.O. BOX 3366 ALBUQUERQUE,NM 87190 T: (505) 281-9560 C: (505) 259-7919

CONSULTANT



PROJECT

TENANT IMPROVEMENT

> MALLORY SAFETY & SUPPLY

PROJECT ADDRESS

3320 2nd STREET NW, **ALBUQUERQUE 87107**

| | \triangle | 7/29/25 | CITY REVISIONS (CLOUDED) |
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| | | | |
| | | | |
| | MARK | DATE | DESCRIPTION |
| | ISSUE | E DATE: | |

PROJECT NO: 0635 COPYRIGHT AKT ARCHITECTS, LLC

SHEET TITLE

TRAFFIC **CIRCULATION** LAYOUT

