

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 7, 2022

Owen I. Kramme  
Formative Architecture  
209 Gold Ave. SW  
Albuquerque NM 87102

**Re: 505 Organix**  
**2121 Menaul Blvd. NE**  
**Traffic Circulation Layout**  
Architect's Stamp 11-12-21 (H16-D052)

Dear Mr. Kramme,

The TCL submittal received 01-07-2022 is approved for Building Permit with. 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.

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,

*Jeanne Wolfenbarger*

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\xxx via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** 505 Organix **Building Permit #:** BP-2021-49507 **Hydrology File #:** n/a  
**DRB#:** n/a **EPC#:** n/a **Work Order#:** n/a  
**Legal Description:** TR E4A REPL OF PORS OF TRS D & E of Menaul Development Area  
**City Address:** 2121 Menaul Blvd NE, Albuquerque, NM 87107

**Applicant:** Formative Architecture **Contact:** Owen Kramme, AIA  
**Address:** 209 Gold Ave SW Albuquerque, NM 87102  
**Phone#:** 505.510.4600 **Fax#:** n/a **E-mail:** owenk@formativearchitecture.com  
**Other Contact:** n/a **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DEPARTMENT:**

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 01/06/2022 **By:** Owen Kramme, AIA

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

## GENERAL SHEET NOTES

- A. REFERENCE FINISH FLOOR ELEVATION = 100' - 0" (REFERENCE CIVIL DRAWINGS FOR M.S.L.E IF APPLICABLE)  
B. ALL PLAN DIMENSIONS ARE TO FACE OF STUD, OR CENTER OF COLUMN UNLESS NOTED OTHERWISE.

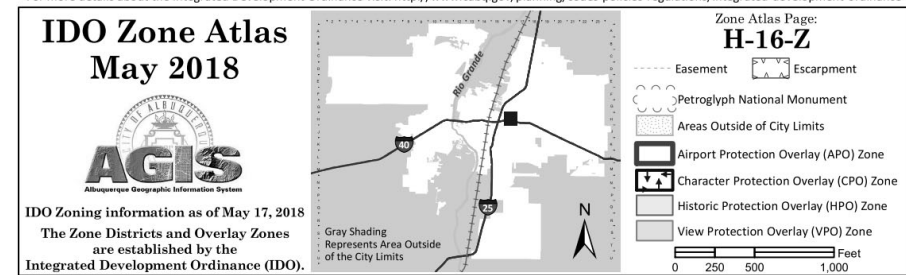
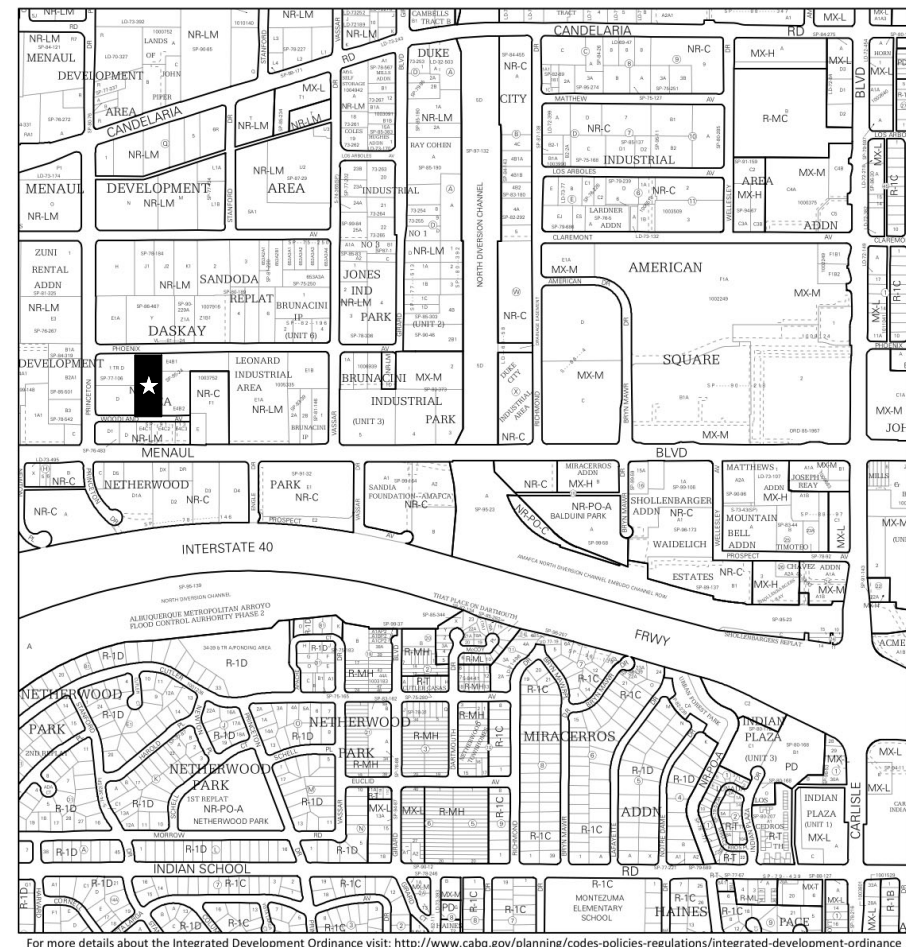
## REFERENCE KEYNOTES

- 0.03 PROPERTY LINE  
0.08 NEW PERIMETER FENCE, PROVIDED AND INSTALLED BY OWNER  
0.09 FIRE APPARATUS TURNING RADIUS  
0.10 DELIVERY VEHICLE ROUTE  
0.11 NEW CONCRETE BUMPER (1 OF 8)  
0.12 NEW WALL MOUNTED ADA SIGNAGE, SEE DETAIL C2/CL  
0.14 NO PARKING STRIPING, CAPITAL LETTERS, 12" HIGH X 2" WIDE MIN  
0.16 NEW POLE MOUNTED ADA SIGNAGE, SEE DETAIL C2/CL  
02 0100.06 (E) STREET LIGHT TO REMAIN  
02 0100.09 (E) DUMPSTER TO REMAIN  
02 0100.10 (E) EDGE OF ASPHALT  
02 0100.11 (E) CONCRETE FLATWORK TO REMAIN  
02 0100.12 (E) CONCRETE SITE WALL TO REMAIN  
02 0100.14 (E) VEHICULAR GATE  
02 0100.16 (E) TRENCH DRAIN TO REMAIN. NEW RAMP CONSTRUCTION NOT TO AFFECT TRENCH DRAIN  
02 0100.17 (E) CONCRETE DITCH  
02 0100.18 (E) CURB CUT  
02 0100.19 (E) GRAVEL  
02 0100.20 (E) CURB  
02 0100.23 (E) PARKING STRIPING TO REMAIN, TYP.  
02 0100.24 (E) HANDICAP PARKING SPACE TO REMAIN  
02 0100.26 (E) CONCRETE CURB AND GUTTER TO REMAIN  
02 0100.27 (E) WATER METER TO REMAIN  
02 0100.28 (E) FIRE HYDRANT TO REMAIN  
03 3000.04 NEW CONCRETE LANDING TO MEET CODE  
23 0000.01 MECHANICAL EQUIPMENT, SEE MECHANICAL

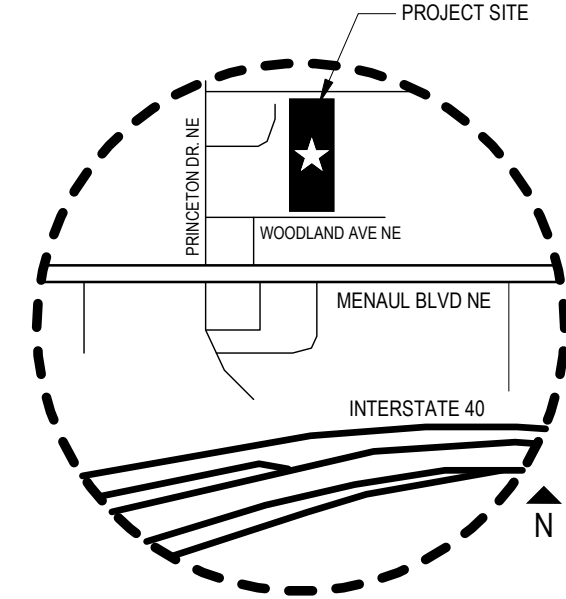
## LEGEND

- EXISTING FIRE HYDRANT  
NEW KNOX BOX  
EXISTING BUILDING / STRUCTURE (NO WORK)  
EXISTING CONCRETE FLATWORK TO REMAIN  
ACCESSIBLE PATH FROM ADA LOADING ZONE TO ENTRY DOOR

## ZONING MAP



## VICINITY MAP



## EXECUTIVE SUMMARY

PROJECT IS LOCATED IN AN EXISTING MANUFACTURING AREA WITH EXISTING STRUCTURES, PARKING, CIRCULATION, ETC. THE SITE IS ONE BLOCK NORTH OF MENAUL, CROSSROADS BEING PRINCETON AND WOODLAND. THE PREVIOUS BUSINESS UTILIZING THE SITE WAS A CONSTRUCTION COMPANY AND MUCH OF THE TRAILERS AND EQUIPMENT, AS SEEN ON GOOGLE MAPS, WILL BE REMOVED PRIOR TO CONSTRUCTION. THE PROPOSED BUSINESS IS MANAGED BY THE SAME OWNERS AS THE PREVIOUS CONSTRUCTION COMPANY.

AS REQUIRED BY STATE REGULATIONS FOR THE PRODUCTION OF CANNABIS, THE ENTIRE PERIMETER OF THE SITE IS FENCED AND ACCESS IS LIMITED TO EMPLOYEES ONLY. FOR SECURITY REASONS ACCESS FROM THE NORTH SIDE OF THE SITE IS TO BE LIMITED TO THE GREATEST EXTENT POSSIBLE. THE MAIN ENTRANCE TO THE SITE IS FROM THE SOUTH, OFF WOODLAND AVE.

THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF AN ENCLOSED RAMP TO UNITE TWO EXISTING BUILDINGS AND THE RENOVATION OF THESE TWO BUILDINGS. THE INTENT OF THIS PROJECT IS TO IMPROVE THE EXISTING FACILITIES TO ALLOW FOR THE GROWING, DRYING, AND PROCESSING OF MEDICAL AND COMMERCIAL CANNABIS. THESE CONSTRUCTION DOCUMENTS SHOW THE EXISTING CONDITIONS AND ANY NEW WORK.

NO WORK PROPOSED IN BUILDING A.

THE TRAFFIC CONCEPT IS TO KEEP ALL EXISTING PARKING STRIPING, ADA SPACES, AND CIRCULATION AS-IS (TO SERVE EXISTING BUILDING A) WHILE ADDING AN ADDITIONAL 7 VEHICLE SPACES, MOTORCYCLE PARKING, AND BICYCLE RACK, ON THE NORTH END OF THE SITE (TO SERVE BUILDING B). ONE OF THE NEW SPACES WILL BE AN ADA VAN PARKING SPACE WITH ACCOMPANYING UNLOADING ZONE, ADA ACCESSIBLE ROUTE, AND SIGNAGE. EXISTING DRIVE AISLE IS CONSTRAINED BY EXISTING BUILDINGS ON SITE AND DOES NOT ALLOW FOR 2-WAY TRAFFIC. TWO-WAY TRAFFIC IS NOT CRITICAL TO THE OPERATION OF THE FACILITY.

NO EXISTING EASEMENTS OR RIGHT-OF-WAYS ARE PRESENT ON SITE.

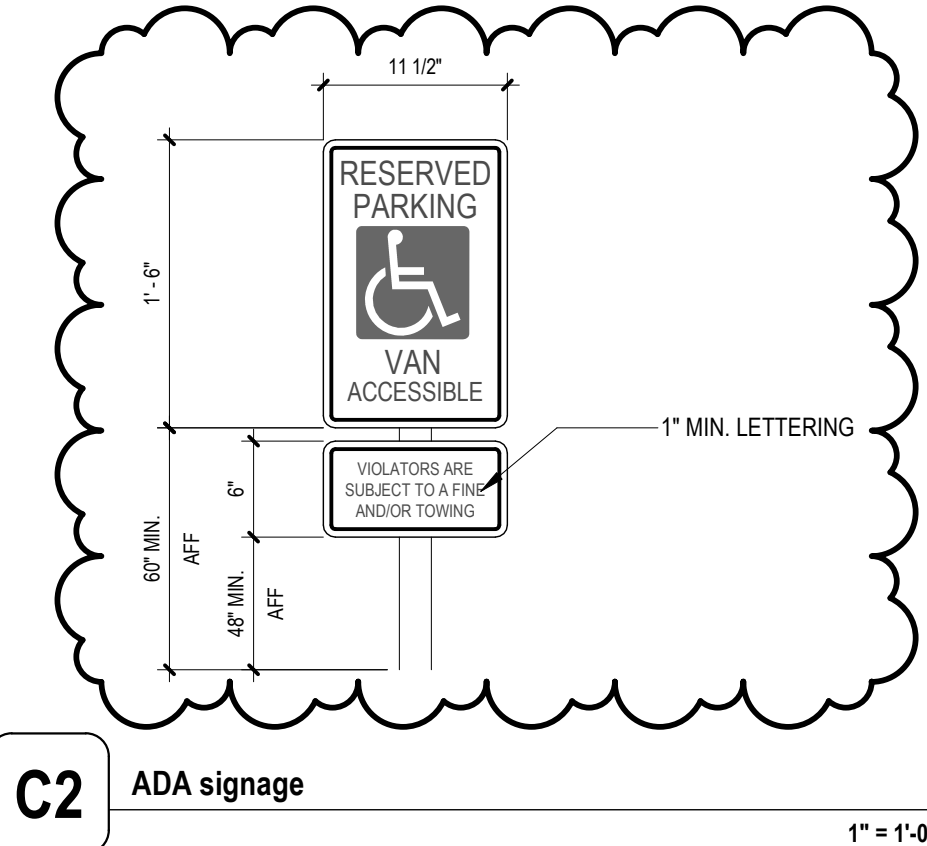
NO IMPACT ON ANY ADJACENT SITES. ALL PARKING AND CIRCULATION IS ACCOMPLISHED ON SITE.

ALL CURB CUTS ARE EXISTING AND NO CHANGES ARE PROPOSED.

THERE IS NO EXISTING CURB OR PUBLIC SIDEWALK ALONG WOODLAND AVENUE.

## PROJECT DATA

PROJECT NAME: 505 ORGANIX  
ADDRESS: 2121 MENAUL BLVD NE, ALBUQUERQUE, NM 87107  
LEGAL DESCRIPTION: TR & A REP. OF PORS OF TRS D & E OF MENAUL, DEVELOPMENT AREA  
TYPE OF DEVELOPMENT: LIGHT MANUFACTURING  
SIZE (ACRES): 1.4376  
UPC: 101605908130521512  
LAND USE ZONING: NR-LM  
ZONE ATLAS: H-16-Z  
PHASING: ALL WORK TO BE COMPLETED IN ONE PHASE



## PARKING

REFERENCE SECTION 5-5-B-1 OF THE IDO:  
CHANGE OF USE OF THE PRIMARY BUILDING COMPLIED WITH THE REQUIREMENTS OF TABLE 5-5-1 BEFORE THE CHANGE IN USE AND DOES NOT REQUIRE AN INCREASE OF MORE THAN 25% - NO ADDITIONAL PARKING TO BE PROVIDED.

5-5(B)(1)(c) A change in use of a primary building that complies with the requirements of Table 5-5-1 and Table 5-5-2 before the change in use, and that increases the minimum off-street parking requirements for the building by more than 25 percent. Changes in use that result in a smaller increase in off-street parking spaces shall not be required to provide additional parking.

### PREVIOUS PARKING REQUIREMENTS:

BUILDING B: PREVIOUSLY LIGHT MANUFACTURING  
PER IDO TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS  
1 SPACE / 1,000 SQ FT (6,294SF / 1,000 = 6.2 = 7) (7) SEVEN PARKING SPACES  
BUILDING A: PREVIOUSLY AN OFFICE SPACE (TO REMAIN AN OFFICE)  
PER TABLE 5-5-1: OFFICE: 18 SPACES REQUIRED

TOTAL PREVIOUS REQUIREMENT: 25 SPACES REQUIRED

### NEW PARKING REQUIREMENTS:

BUILDING B NEW USE: LIGHT MANUFACTURING  
PER IDO TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS  
1 SPACE / 1,000 SQ FT (6,294SF / 1,000 = 6.2 = 7) (7) SEVEN PARKING SPACES

BUILDING A: TO REMAIN AN OFFICE SPACE  
PER TABLE 5-5-1: OFFICE: 18 SPACES REQUIRED

TOTAL NEW REQUIREMENT: 25 SPACES REQUIRED

25 / 25 = 0% INCREASE < 25% CHANGE - NO NEW PARKING REQUIRED

NOTE: NEW SPACES ARE BEING PROVIDED FOR EASE OF USE BY EMPLOYEES / STAFF INCLUDING 1 VAN ACCESSIBLE SPACE.

TRAFFIC CIRCULATION LAYOUT APPROVED  
01/07/2022

*Jeanne Wolfenbarger*

NOTE: PER IDO TABLE 5-5-1  
LIGHT MANUFACTURING  
REQUIRES 1 SPACE / 1,000 SQ  
FT (6,294SF / 1,000 = 6.2 = 7)  
(7) SEVEN PARKING SPACES  
PROVIDED FOR BUILDING B

NOTE: PER IDO TABLE 5-5-1  
OFFICE REQUIRES 3.5 SPACE  
/ 1,000 SQ FT (4,995SF / 1,000  
= 4.9 = 5 X 3.5 = 17.5 = 18)  
(18) NINETEEN PARKING  
SPACES PROVIDED FOR  
BUILDING A

CLEAR LINE OF  
SIGHT FROM  
PARKING

## PHOENIX AVENUE

2-WAY TRAFFIC WITH SPACE TO  
PARKING AND WAIT FOR GATE  
ACCESS - NO MEDANS  
ASPHALT FINISH

## WOODLAND AVENUE

NO (E) MEDANS OR CURBS

A4 TRAFFIC CIRCULATION PLAN

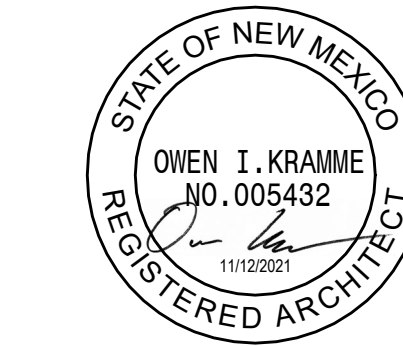
1" = 20'-0"

505 ORGANIX

2121 MENAUL BLVD NE, ALBUQUERQUE, NM 87107

PERMIT SET

ARCHITECT



REVISIONS

12/15/2021 Permit Comments

NOTES

DRAWN BY

CW / NW

REVIEWED BY

OK

DATE

11/12/2021

PROJECT NO

#21-0040

NORTH

DRAWING NAME

SITE PLAN

TCL