

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 22, 2023

Don Dudley, AIA
G. Don Dudley Architect, Ltd
400 Gold Ave. SW
Albuquerque, NM 87102

Re: Johnstone Supply Warehouse
2624 Vassar Dr. NE
Traffic Circulation Layout D155
Architect's Stamp 07-14-23 (H16-~~D002~~)

Dear Mr. Dudley,

The TCL submittal received 08-08-2023 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.

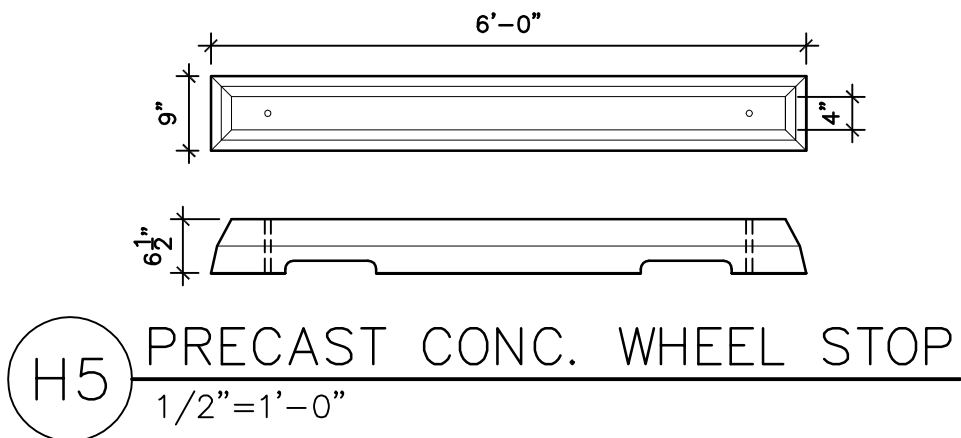
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

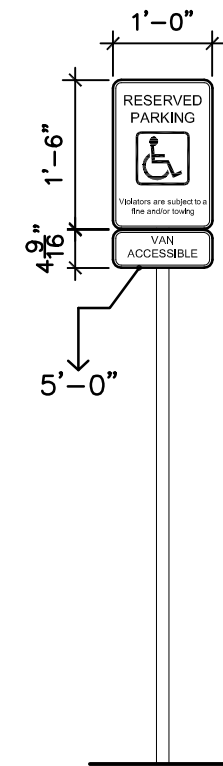
Approved for access by the Solid Waste Department
for a single trash enclosure. All containers are to be made accessible between the hours of 5AM and 8PM
Herman Gallegos 08-03-23 *Herman Gallegos*



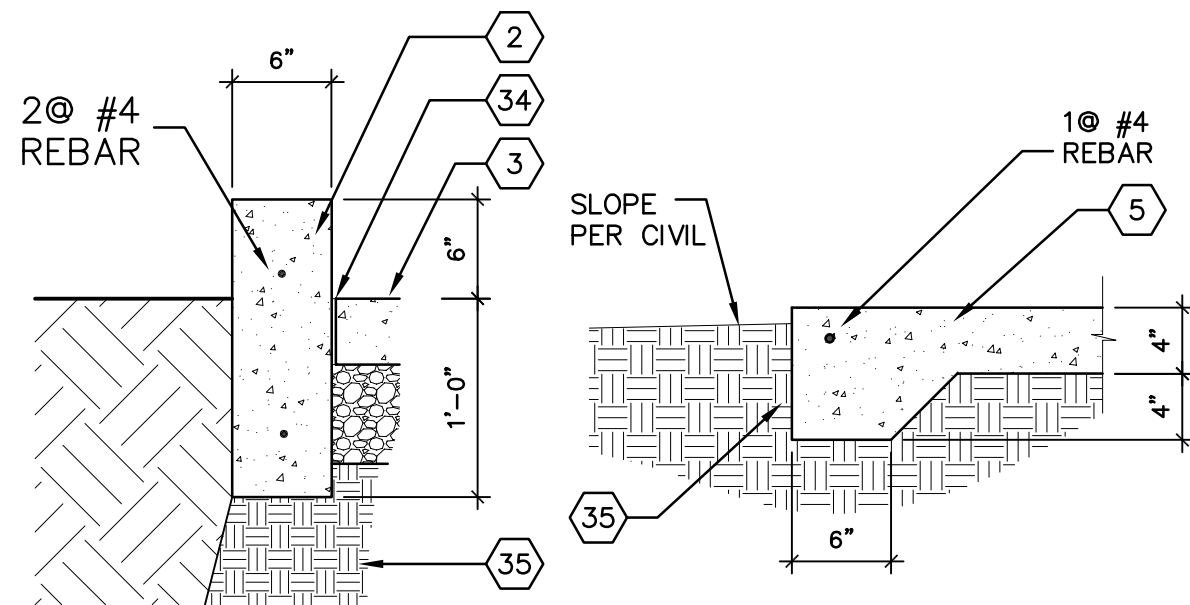
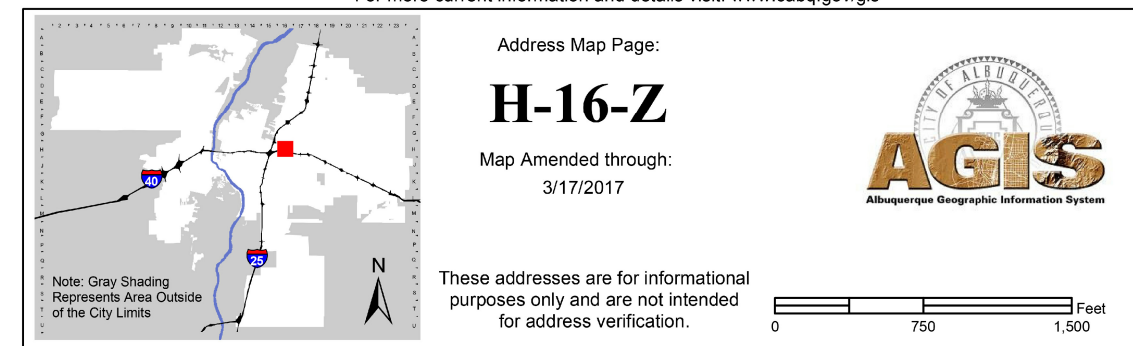
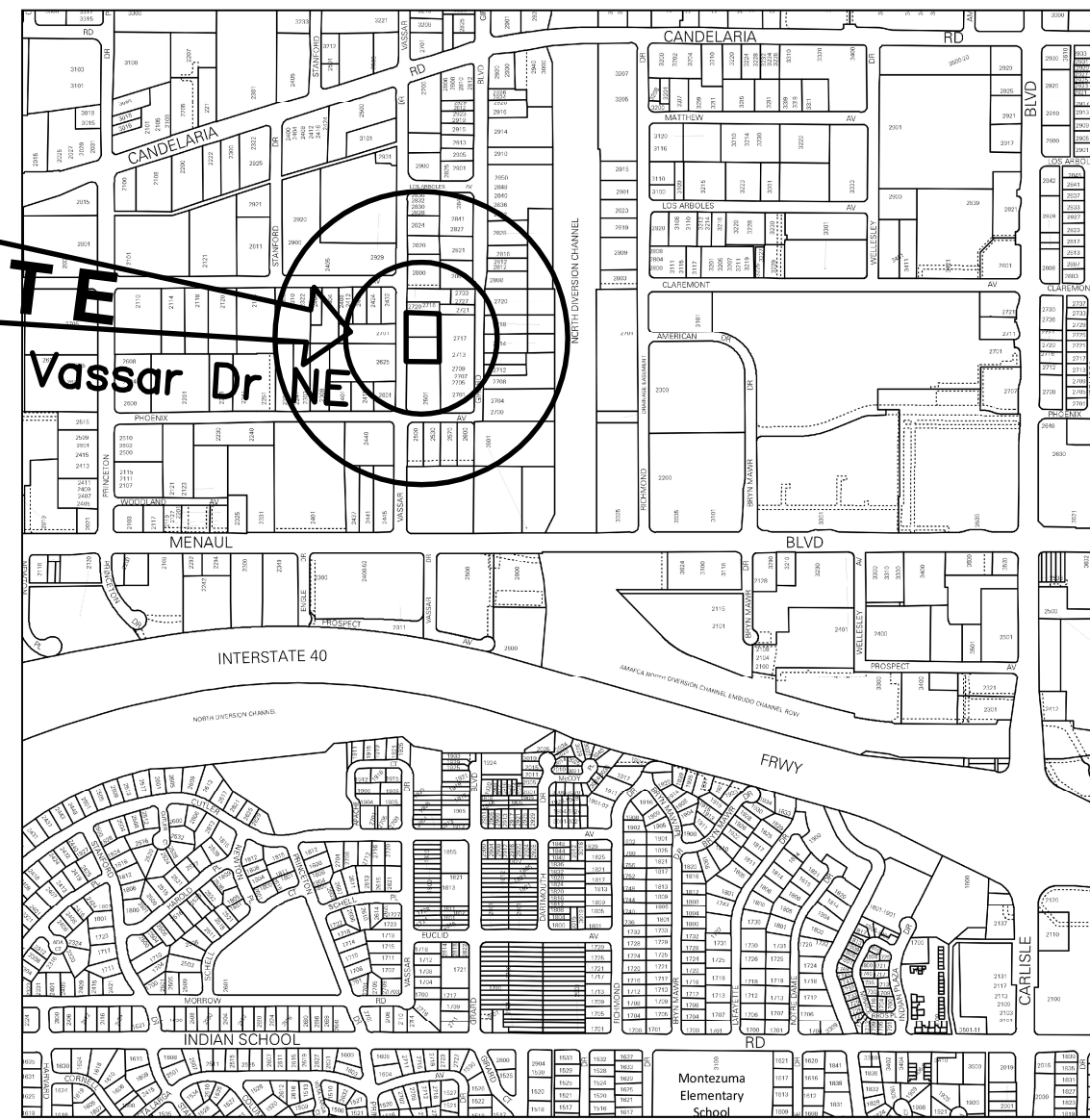
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga Signed Date
8/22/2023

NOTE:
HC SIGNS SHALL MEET NMBC 1110.0
AND ANSI 502.7 AND 2015 NEW
MEXICO ACCESSIBLE PARKING
CHECKLIST REQUIREMENTS
66-7-352.4C NMSA 1978

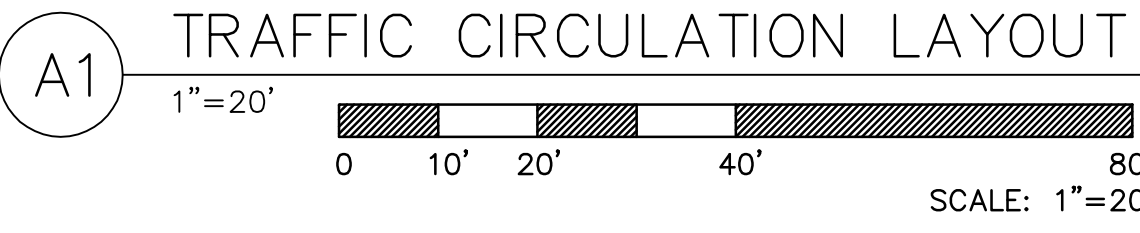


VICINITY MAP



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE (P)	—	—
RIGHT-OF-WAY (R/W)	—	—
EASEMENT (ESMT)	---	---
WATERLINE	—	—
SEWERLINE	— SS —	— SS — SS —
OVERHEAD ELECTRIC	— E —	— E — E —
RETAINING WALL	—	—
LIGHTING PULL BOX	■ LT	■ LT
WATER METER	■ WM	■ WM
GAS METER	■ GM	■ GM
TELEPHONE PEDESTAL	□ T	□ T
ELECTRIC TRANSFORMER	□ E	□ E
GATE VALVE	□ V	□ V
HYDRANT	□ H	□ H
GUY WIRE	—	—
SANITARY SEWER MANHOLE	□ S	□ S
POWER POLE	□ P	□ P
POWER POLE WITH LIGHT	□ PL	□ PL
ELECTRICAL BOX	□ E	□ E
LIGHTING CONTROL CABINET	□ LC	□ LC
STANDARD STREET LIGHT	●	●
SERVICE POLE WITH SERVICE RISER	●	●
SERVICE POLE	●	●



PROJECT ADDRESS

2624 VASSAR DR NE
ALBUQUERQUE, NM 87107

LEGAL DESCRIPTION

UPC's: 101605921337720516 &
101605921336420517
LEGAL DESCRIPTION: TRACTS 1 and 2 JONES INDUSTRIAL
PARK
ACRES: 0.5171 and 0.5169
PROPERTY CLASS: C
IDO ZONING: NR-LM, NON-RESIDENTIAL
LIGHT MANUFACTURING
ZONE DISTRICT
ZONE MAP: H16

DEVELOPMENT DESCRIPTION

OCCUPANCY: WAREHOUSE
NEW BUILDING AREA: 15,000 SF
OCCUPANCY GROUP: S-2 8311.3
CONSTRUCTION TYPE: TYPE V-B per 8602
FIRE PROTECTION: NOT-SPRINKLERED
NEW BUILDING AREA: 15,000 SF
NEW BUILDING AREA: 15,000 SF

PARKING REQUIREMENTS

CITY OF ALBUQUERQUE IDO
TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS
WAREHOUSING: NO REQUIREMENT
TOTAL PARKING SPACES REQUIRED: 0
PARKING SPACES PROVIDED: 7
ACCESSIBLE PARKING SPACES REQUIRED: 0
ACCESSIBLE PARKING SPACES PROVIDED: 1 (1 VAN)

EXECUTIVE SUMMARY

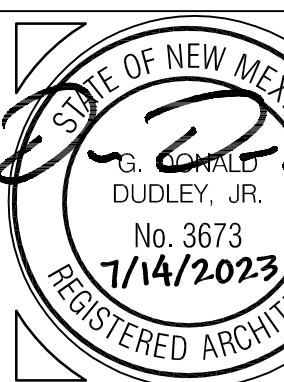
- GENERAL PROJECT LOCATION: THE PROJECT IS LOCATED JUST NORTH OF THE EXISTING JOHNSTONE SUPPLY WAREHOUSE AT THE NE CORNER OF PHOENIX AVE. NE AND VASSAR AVE. NE.
- DEVELOPMENT CONCEPT: THE BUILDING WILL SERVE AS AN ADDITIONAL STORAGE AND DISTRIBUTION WAREHOUSE FOR JOHNSTONE SUPPLY.
- TRAFFIC CIRCULATION CONCEPT: THE BUILDING WILL UTILIZE AN EXISTING CURB CUT AND DRIVEWAY ON THE ADJACENT LOT TO THE SOUTH AND A NEW CURB CUT AND DRIVEWAY LOCATED TO THE NORTH OF THE NEW BUILDING WHICH WILL BE CONNECTED BY A 24'-0" WIDE DRIVEWAY ALLOWING FIRE APPARATUS AND OTHER VEHICLES TO CIRCLE THE BUILDING.
- IMPACT ON ADJACENT SITES: THE DEVELOPMENT IS ASSOCIATED WITH THE EXISTING WAREHOUSE ON THE LOT TO THE SOUTH AND WILL NOT INCREASE TRAFFIC TO THE PROPERTY. NEW CURB CUT REPLACES TWO EXISTING CURB CUTS TO BE ABANDONED

SHEET KEYNOTES (#)

- EXISTING CONCRETE RETAINING WALL
- NEW CONCRETE CURB, SEE DETAL D7/TCL
- ASPHALT PAVEMENT
- PRECAST CONCRETE WHEEL STOP, SEE H5/TCL
- NEW CONCRETE SIDEWALK, SEE DETAIL D1/TCL
- EXISTING CONCRETE CURB AND GUTTER: ALL BROKEN OR CRACKED CURB & GUTTER MUST BE REPLACED PER COA STD DWG 2415A.
- EXISTING CONCRETE SIDEWALK: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED PER COA STD DWG 2430.
- ACCESSIBLE PARKING SPACE WITH SIGNAGE, SEE DETAIL D6 THIS SHEET
- EXISTING DRIVEWAY CURB CUT
- EXISTING DRIVEWAY CURB CUT TO BE ABANDONED
- NEW DRIVEWAY CURB CUT PER COA STD DWG 2425
- NEW GAS METER
- DOMESTIC WATER METER
- EXISTING SHED TO BE REMOVED
- NEW ELECTRICAL TRANSFORMER (BY P.N.M.)
- NEW CATV PEDESTAL
- EXISTING CATV PEDESTAL
- ADA ACCESS AISLE WITH PAVEMENT MARKING AS SHOWN; "NO PARKING" TO BE CAPITAL LETTERS 12" H AND 2" W MIN. PLACED AT REAR OF SPACE
- LANDSCAPE AREA
- 11'x11' CLEAR SIGHT TRIANGLE AT DRIVEWAY: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW DUMPSTER ENCLOSURE
- NOT USED
- LOADING DOCK
- 24'-0" WIDE CLEAR TRAFFIC PATH FOR FIRE APPARATUS ACCESS
- EXISTING FENCE TO REMAIN
- EXISTING STORAGE TRAILER TO BE REMOVED
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE PAD
- 4'-0" WIDE CONCRETE SIDEWALK TO ENTRANCE, PER ABQ DPM SECTION 7-4(E)(2)4: COMMERCIAL OR MULTI-FAMILY DEVELOPMENTS REQUIRING 5 OR FEWER PARKING SHALL PROVIDE A MINIMUM 4 FOOT WALKWAY. NO REQUIREMENT PER IDO TABLE 5-5-1, SEE PARKING CALCULATIONS THIS PAGE.
- MAIN BUILDING ENTRANCE
- FIRE HYDRANT
- NEW CONCRETE CURB AND GUTTER PER COA STD DWG 2415A
- NEW CONCRETE SIDEWALK PER COA STD DWG 2430
- 3" EXPANSION JOINT WITH SELF-LEVELING SEALANT
- SCARIFY AND BRING COMPACTION OF EXISTING SOILS TO 95% MODIFIED PROCTOR FOR DEPTH OF 12"
- SITE ACCESS GATES, BY OWNER

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

G. DONALD DUDLEY AIA
ARCHITECT
ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB • LEED AP



JOHNSTONE
SUPPLY
WAREHOUSE
2624 Vassar Dr NE
Albuquerque, New Mexico 87107



MARK	DATE	DESCRIPTION

GDPA PROJECT NO:

22-122

DATE: 7/14/2023

DRAWN BY: dd/pb

CHECKED BY: dd/pb

SET NO:

SHEET TITLE:
TRAFFIC
CIRCULATION
LAYOUT

TCL