

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 11, 2024

Robert Rayner, RA
R2 Architectural Design & Consulting
12024 Paisano Ct NE
Albuquerque, NM 87112

Re: Dash 4 Canna
1302 Broadway Blvd. NE
Traffic Circulation Layout
Architect's Stamp 04-09-24 (J14-D122)

Dear Mr. Rayner,

The TCL submittal received 03-26-2024 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.

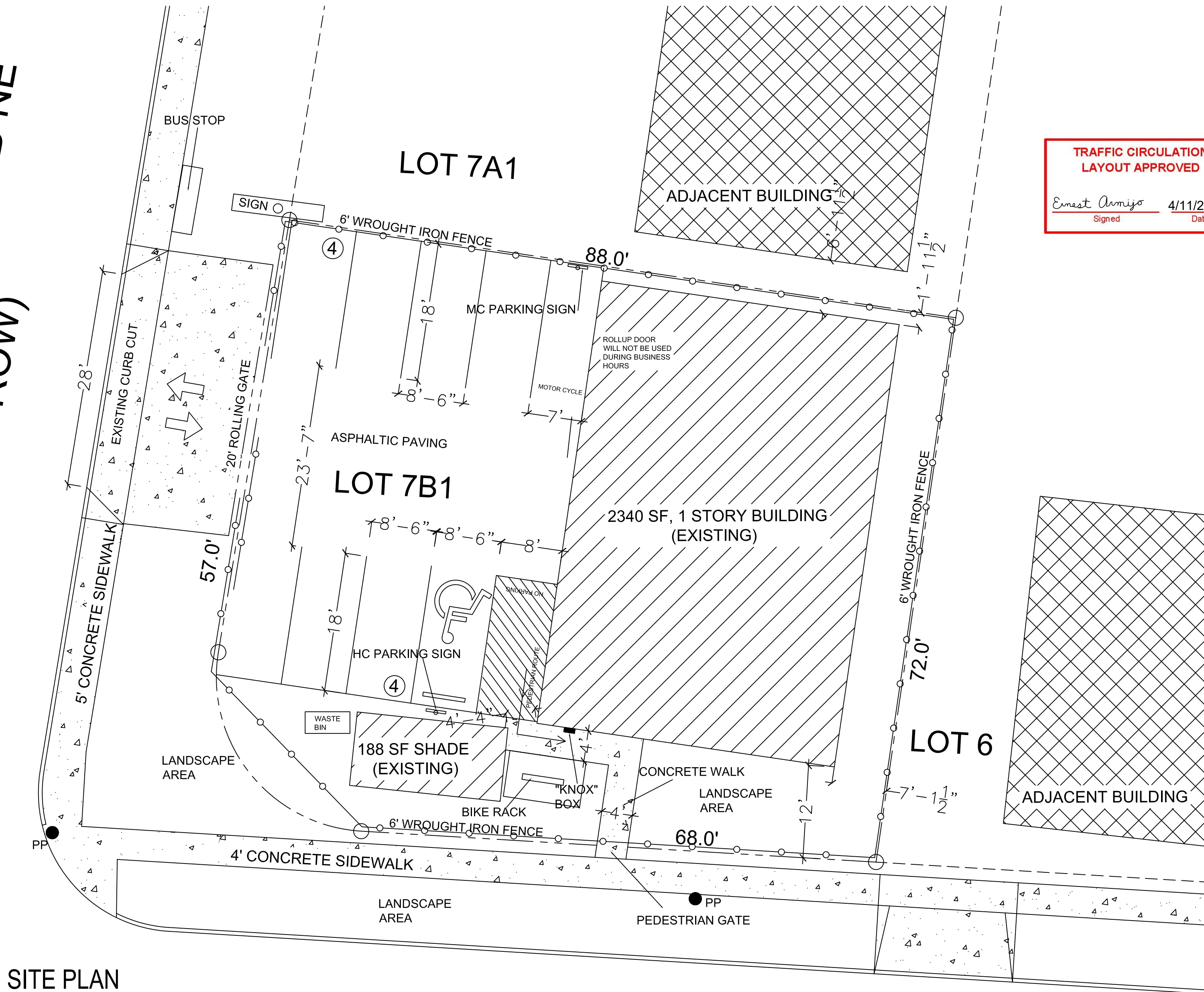
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

C: CO Clerk, File

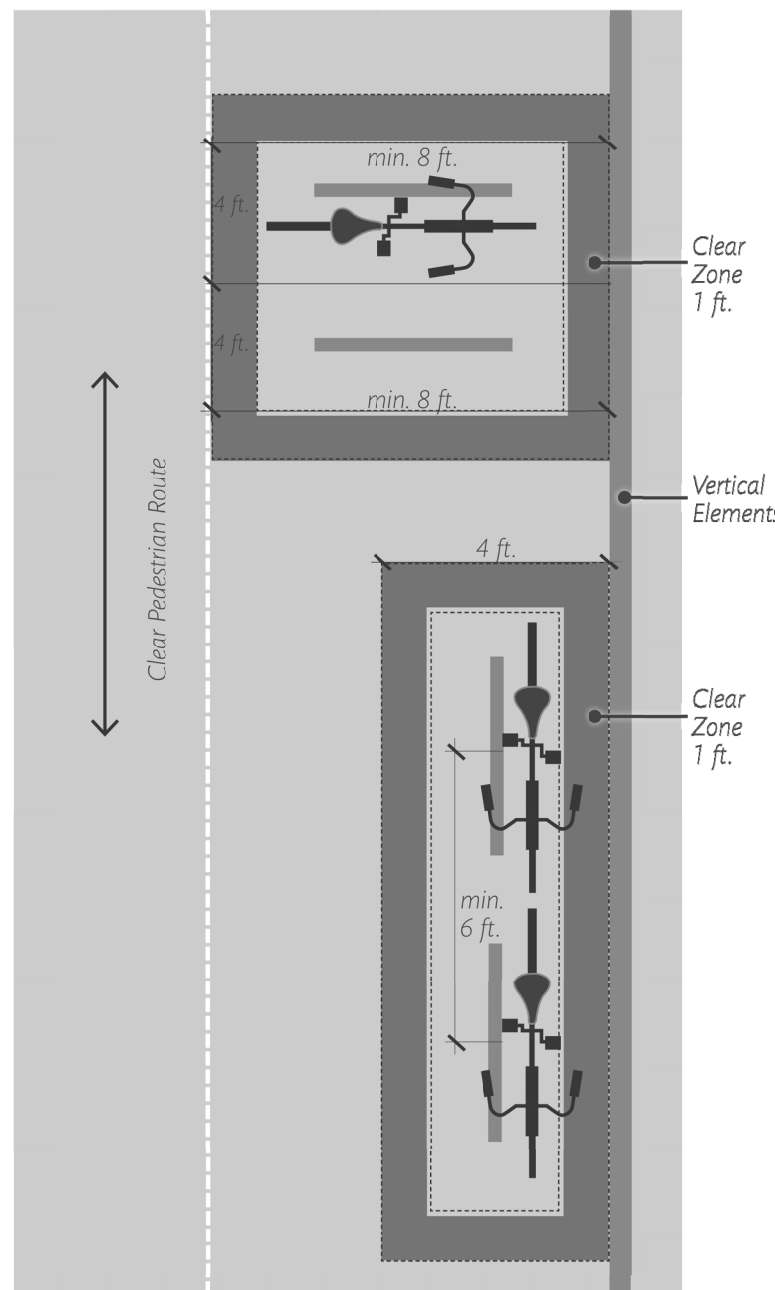
BROADWAY BLVD NE
(68' ROW)



SITE PLAN

ROSEMONT AVE NE
(60' ROW)

NOTE:



BICYCLE RACK LAYOUT OPTIONS

N.T.S.

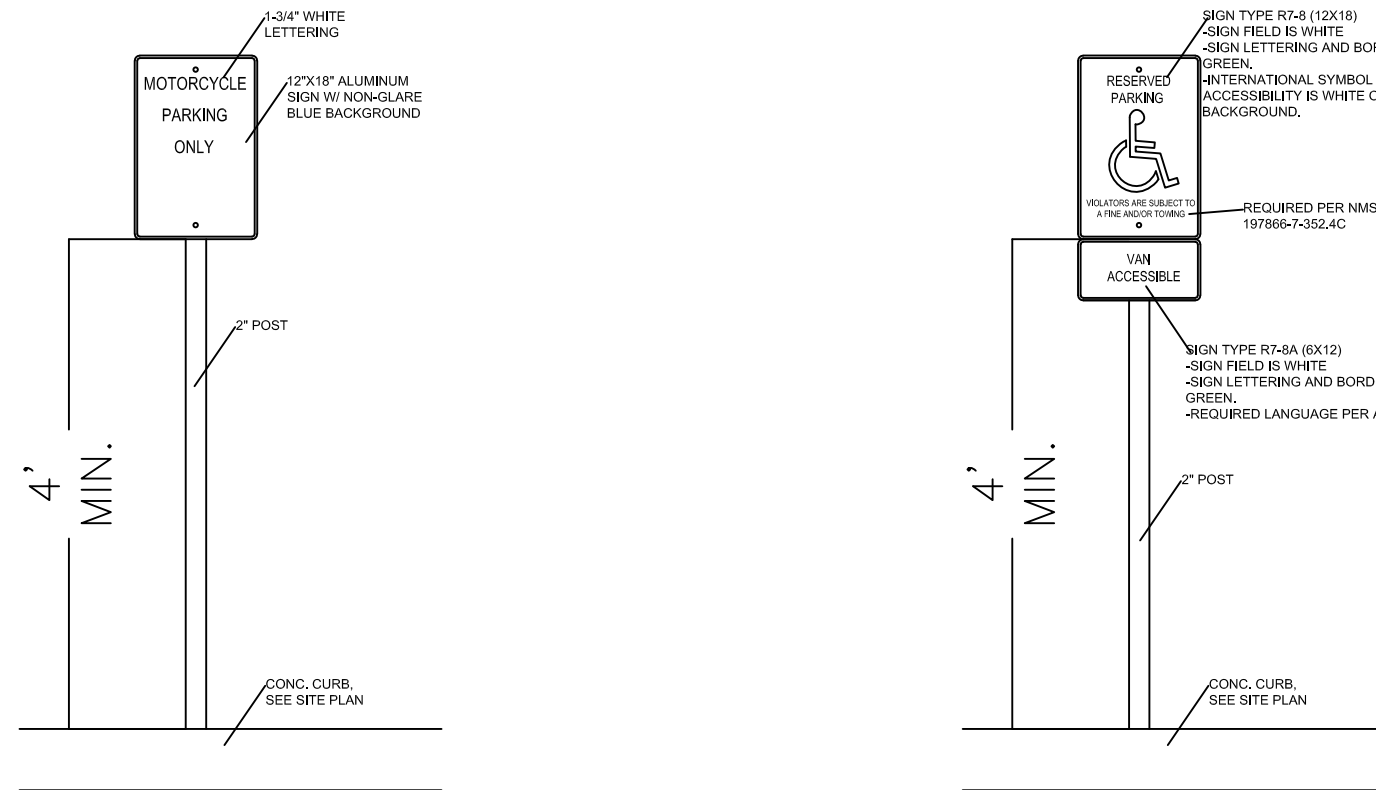
TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Arriaga
Signed Date 4/11/2024

SITE PLAN IS EXISTING AND UNCHANGED
WITH THE EXCEPTION OF STRIPING THE
PARKING LOT

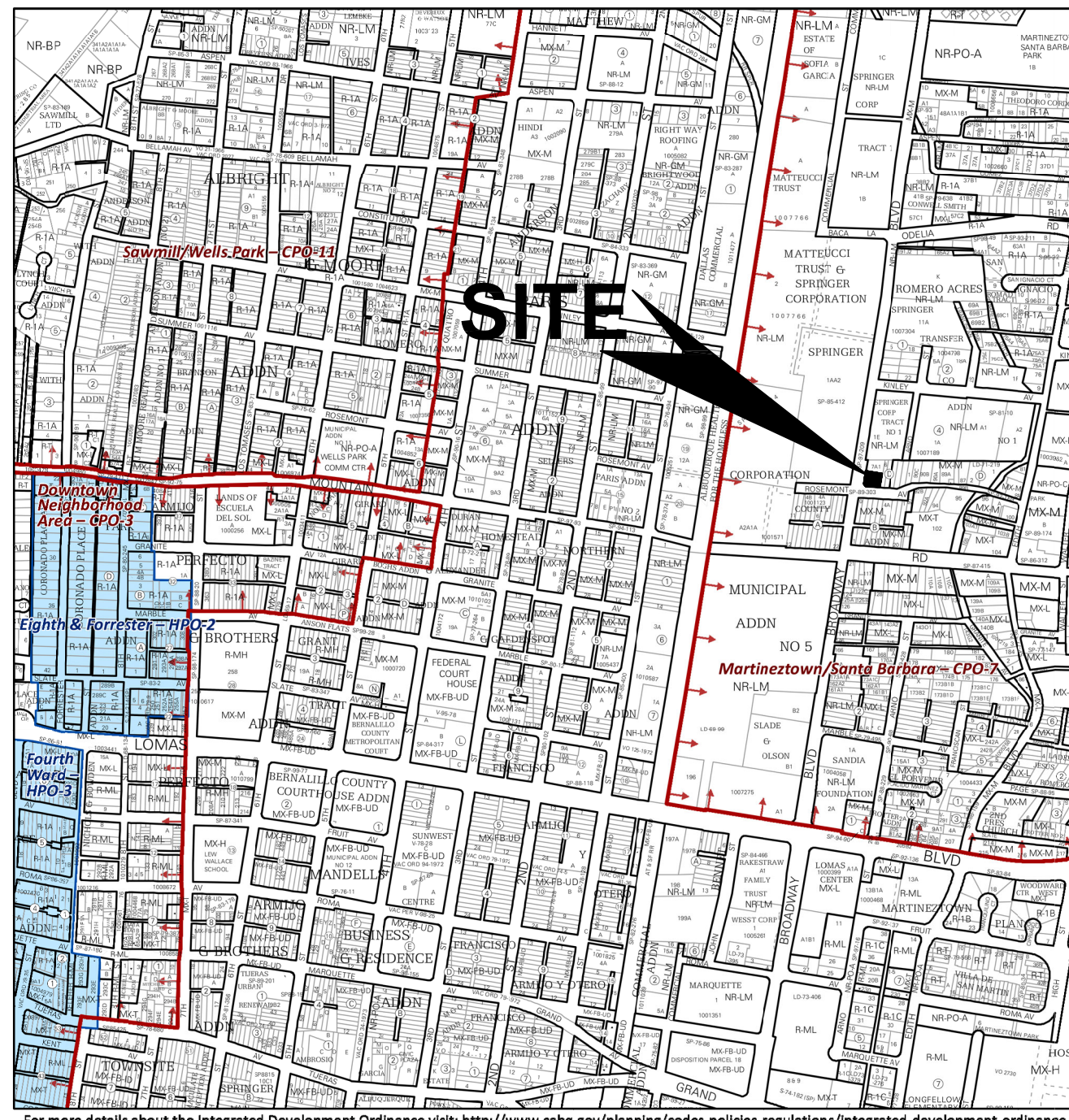
PROPERTY WILL UTILIZE A SOLID WASTE
BIN ON CASTERS AND WILL
BE PUT ROLLED OUT ON COLLECTION DAY

INDEX OF DRAWINGS:
C100 SITE PLAN & SECTIONS
A100 EXISTING FLOOR PLAN
FIRE-2 FIRE FLOOR PLAN

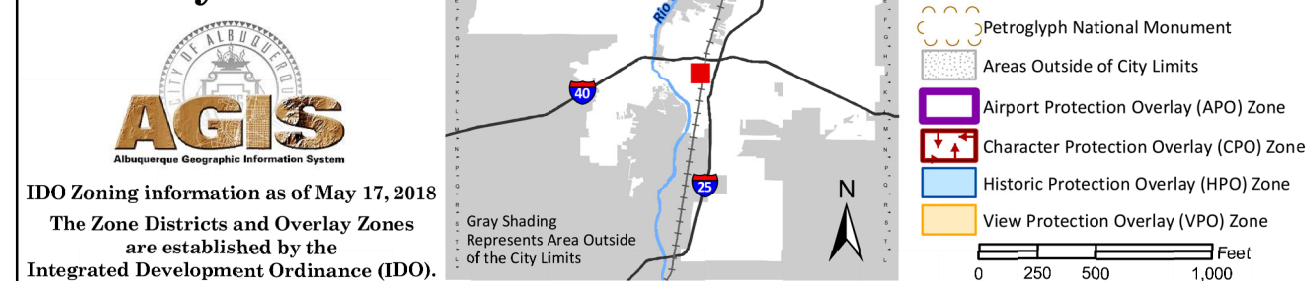


PARKING SIGN DETAILS

N.T.S.



IDO Zone Atlas
May 2018



VICINITY MAP

N.T.S.

PROJECT DATA:

PROJECT: DASH 4 CANNA LLC CHANGE OF OCCUPANCY
1302 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102

OWNER: ORBIT INNOVATIONS
1302 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102

ARCHITECT: R2 ARCHITECTURAL DESIGN & CONSULTING LLC
NM REG. #4049
12024 PAISANO CT NE
ALBUQUERQUE, NM 87112
(505) 321-3932

CONTRACTOR: Z CONSTRUCTION
6407 MENAUL BLVD NE
ALBUQUERQUE, NM 87110
NM LIC # 408458

IDO ZONE DIST.: NR-LM

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 UNIFORM MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FIRE CODE

ACCESSIBILITY CODE: ICC/ANSI A 117.1-2015

SEISMIC DESIGN CATEGORY: D

SEISMIC FACTOR: CAT III, (IE) 1.25

BUILDING AREA: 2,340 SF, 1 STORY

CONST. TYPE: V-B NON SPRINKLED

ALLOWABLE AREA: 36,000 SF

BUILDING HEIGHT: 18'-0" - 1 STORY

OCCUPANCY: M - MERCANTILE (CANNABIS RETAIL SALES)

OCCUPANT LOAD: STORAGE STOCK AREA: 513 SF / 300 = 1.71
OFFICE AREA: 179 SF / 150 = 1.79
RETAIL SALES AREA: 1,966 SF / 60 = 18.26
RECEPTION AREA: 184 SF / 60 = 3.06
TOILET/CIRCULATION: 368 SF / 0 = 0.00
TOTAL OCCUPANT LOAD: 25 OCCUPANTS

REQUIRED FIXTURE COUNT: WATER CLOSETS: 1 UNISEX
LAVATORIES: 1 UNISEX
1 SERVICE SINK

PROVIDED FIXTURE COUNT: WATER CLOSETS: 1 UNISEX
LAVATORIES: 1 UNISEX
1 SERVICE SINK

PARKING REQ. (THIS TENANT): RETAIL CANNABIS: 4 SPACE/1,000 SF
TOTAL PARKING REQUIRED= 9 SPACES TO INCLUDE
1 HC ACCESSIBLE SPACE, ONE MOTORCYCLE SPACE
AND A BICYCLE RACK. (WITH A 30% PARKING REDUCTION
DUE TO PROXIMITY TO TRANSIT, RESULTS IN A REQUIREMENT
OF 7 SPACES)

PARKING PROVIDED: 8 SPACES, ONE OF WHICH IS HC ACCESSIBLE, ONE MOTOR
CYCLE SPACE AND A BICYCLE RACK.

PROJECT SUMMARY:

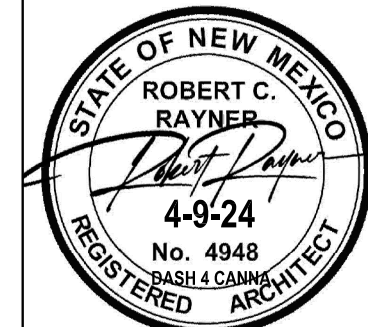
CHANGE OF OCCUPANCY FOR A 2,340 SF BUILDING FROM A HAIR SALON
(BUSINESS OCCUPANCY) TO CANNABIS RETAIL SALE (MERCANTILE OCCUPANCY).
NO WORK WILL BE COMPLETED IN EITHER THE BUILDING OR THE SITE WITH THE
EXCEPTION OF RE-STRIPING THE PARKING LOT. THIS WORK/PERMIT IS
CLASSIFIED AS AN "CHANGE OF USE" IAW THE INTERNATIONAL EXISTING
BUILDING CODE.

LEGAL:

LOT 7B1 BLOCK D PALT OF LOTS 7-A-1 & 7-B-1, BLOCK D COUNTY ADDITION.
CONTAINING 0.1576 ACRES.
UPC: 101405845120510802

NOTE:

- THERE WILL BE NO CHANGES TO THE SITE PLAN WITH THE EXEPTION OF STRIPING THE PARKING LOT.
- LANDSCAPING IS EXISTING AND UNCHANGED.



R² ARCHITECTURAL DESIGN
12024 PAISANO CT NE
ALBUQUERQUE, NEW MEXICO 87112
TEL: 505.321.3932

COMMENTS

NO. DATE

REVISED

RR

CHECKED BY: RR

DATE: 4/9/2024

SCALE: AS SHOWN

DASH 4 CANNA LLC- CHANGE OF OCCUPANCY
1302 BROADWAY BLVD NE
ALBUQUERQUE, NM 87102

-SHEET-

C100