

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 16, 2022

Clint Wilsey, RA
66 Architect, LLC
901 Adams St. NE
Albuquerque, NM 87110

Re: Broadway Cultivation Facility
1340 Broadway Blvd. NE
Traffic Circulation Layout
Architect's Stamp 06-15-2022 (J14-D202)

Dear Mr. Wilsey,

The TCL submittal received 09-15-2022 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.

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

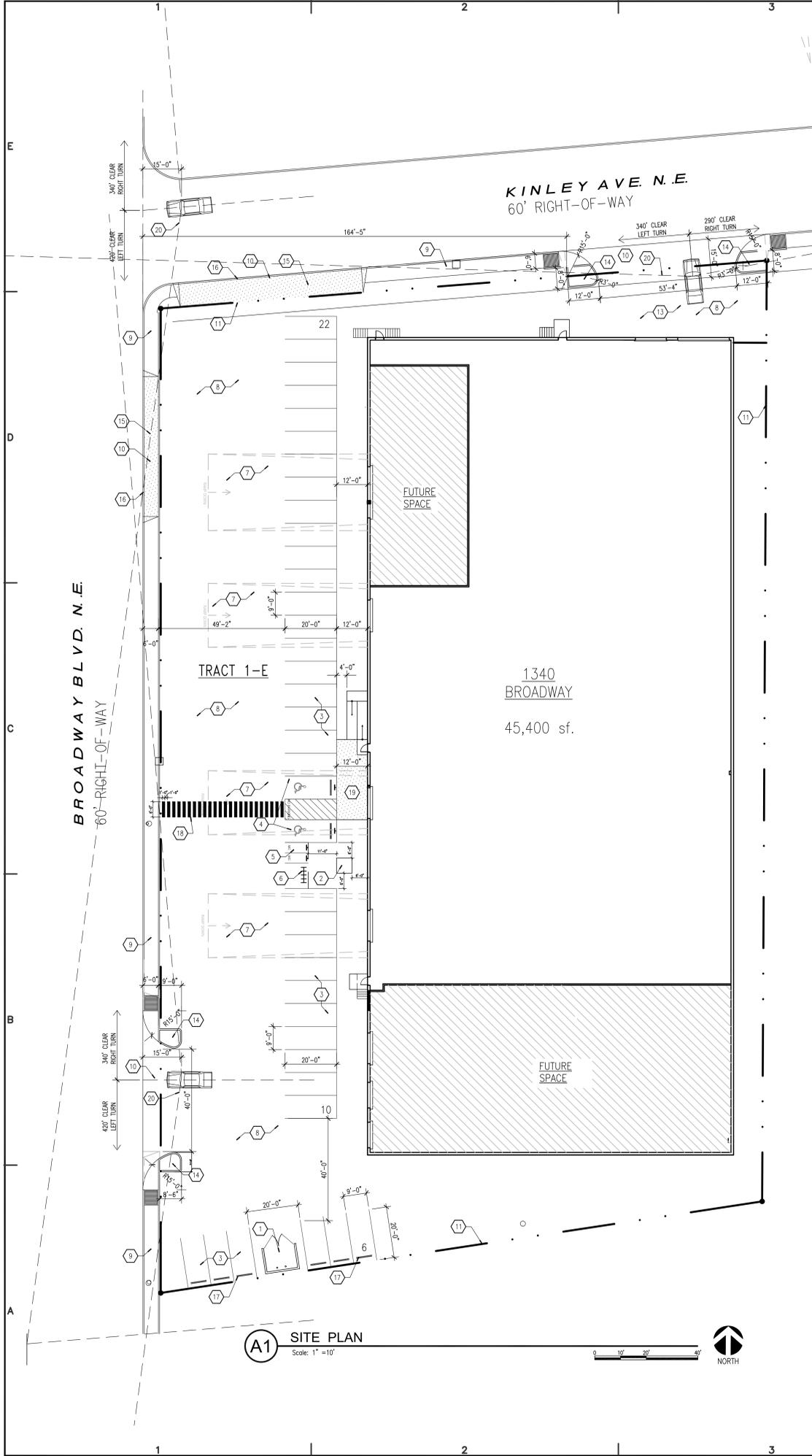
C: CO Clerk, File

PO Box 1293

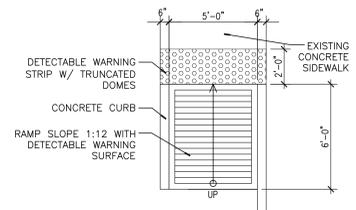
Albuquerque

NM 87103

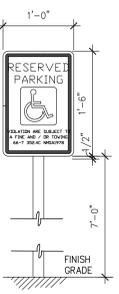
www.cabq.gov



TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Amigo 9/16/2022
 Signed Date

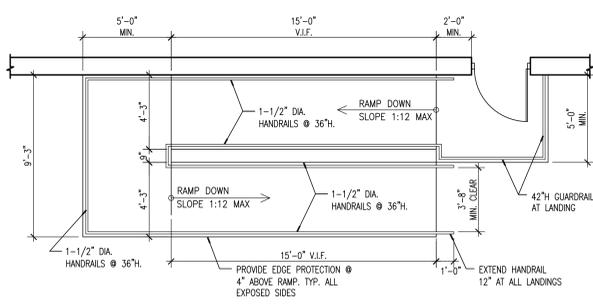


D3 TYP. RAMP DETAIL
 SCALE: 1/4" = 1'-0"

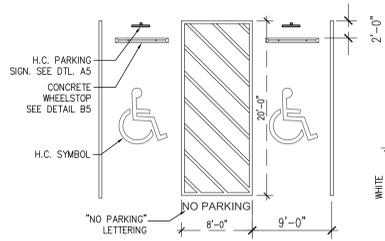


- NOTES:**
- ALL LETTERS ARE 1" SERIES "C" PER 2003 MUTCD.
 - TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
 - ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 - INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

C5 HANDICAP PARKING SIGN
 SCALE: 1" = 1'-0"



B3 H.C. RAMP DETAILS
 Scale: 1/4"=1'-0"



A3 H.C. PARKING DETAILS
 Scale: 1/8"=1'-0"

PARKING DATA

*NOTE: PER CITY OF ABQ IDO, SECTION 5-5(B)(2)(b):
 "Primary buildings constructed prior to 1965 do not have to meet minimum off-street parking requirements..."
 PARKING REQUIREMENTS BELOW FOR REFERENCE ONLY
 REQUIRED PER IDO TABLE 5-5-1:
 (LIGHT INDUSTRIAL) 1 SPACES PER 1000 SF.
 CULTIVATION FACILITY: 32,035 SF.
 (FUTURE RETAIL): 3,328 SF.
 (FUTURE OFFICE): 9,156 SF.
 TOTAL SPACES REQUIRED FOR CULTIVATION: 33 SPACES
 10% REDUCTION FOR PROXIMITY TO TRANSIT
 33 SPACES REQUIRED W/ REDUCTION = -3 SPACES
 TOTAL OFFSTREET PARKING AFTER REDUCTIONS = 30 SPACES
 TOTAL OFFSTREET PARKING PROVIDED = 45 SPACES
 TOTAL H.C. PARKING PROVIDED = 2 SPACES
 TOTAL MOTORCYCLE PARKING PROVIDED = 2 SPACES
 TOTAL BICYCLE RACKS PROVIDED = 1 (SEE GEN. NOTES)
 BICYCLE RACK GENERAL NOTES
 a. THE RACK SHALL BE A MIN. OF 30" TALL AND 18" WIDE
 b. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES COMB/TOASTER RACKS ARE NOT ALLOWED
 c. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL DETAILS
 d. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
 e. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK
 f. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE
 g. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD
 h. A 1" CLEAR ZONE AROUND BICYCLE PARKING SHALL BE PROVIDED
 i. BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE

PROJECT DESCRIPTION

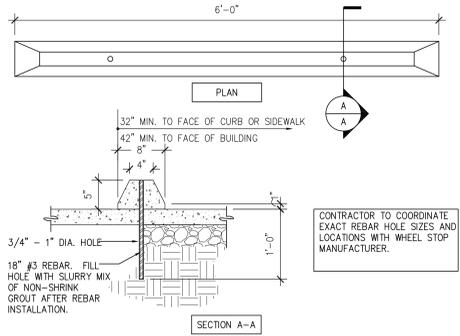
ALTERATION/REMODEL OF EXISTING 37,838sf. WAREHOUSE TO BECOME NEW CANNABIS CULTIVATION FACILITY. WORK INCLUDES IMPROVEMENTS TO GROUND FLOOR ONLY (MEZZANINE TO REMAIN). INTERIOR WORK INCLUDES NEW SELF-CONTAINED CULTIVATION ROOMS, STORAGE, RESTROOMS AND BREAK ROOM. MINOR ALTERATIONS TO SITE, INCLUDING NEW PARKING STRIPING, H.C. RAMPS AND DUMPSTER ENCLOSURE. NEW/REVISED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. UPDATED FIRE SPRINKLER SYSTEM (UNDER SEPARATE PERMIT).

DESIGN DATA:
 CONSTRUCTION TYPE: III-A, SPRINKLED
 ALTERATION LEVEL: 3, CHANGE OF USE
 BUILDING GROSS FLOOR AREA: 45,400 sf.
 GROSS FLOOR AREA OF PROJECT: 37,838 sf.
 SHELL SPACE 1 (FUTURE): 4,147sf.
 SHELL SPACE 2 (FUTURE): 3,415sf.

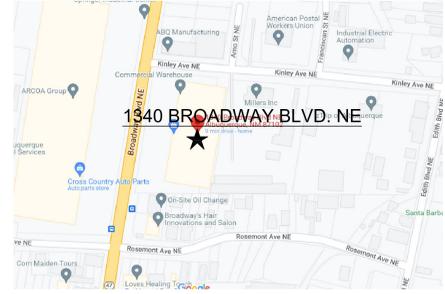
LEGAL DESCRIPTION
 LOTS 1E, SPRINGER CORP. TRACT 1 ADDN.
 ZONE: NR-LM
 UPC# 101405846132310838
 ZONE ATLAS: J14
 LOT AREA: 1.94ac.

SITE PLAN KEY NOTES

- NEW TRASH ENCLOSURE PER CITY OF ABQ SOLID WASTE SPEC. SEE DETAIL D3/AS-101. SOLID WASTE SHALL HAVE ACCESS AT ALL TIMES TO DUMPSTER, NO FENCE OR GATE ACCESS REQUIRED. STANDARD REFUSE ONLY, NO PRODUCT OR HAZARDOUS MATERIAL WILL BE DISPOSED OF IN CITY DUMPSTER.
- NEW ELECTRICAL TRANSFORMER
- NEW PARKING STRIPING. ALL PARKING SPACES TO BE 9'X20'
- NEW HANDICAP PARKING SPACE. SEE DETAIL C5/AS-101
- NEW MOTORCYCLE PARKING SPACES (2) @ 4'X8'. PROVIDE DESIGNATED MOTORCYCLE PARKING ONLY SIGN. SEE DETAIL C5 FOR SIGN SIZE AND MOUNTING HEIGHTS. PROVIDE PAVING MARKING "MC" FACING DIRECTION OF MOTORCYCLE ENTRY.
- NEW BICYCLE RACK. SEE "BICYCLE RACK NOTES"
- INFILL EXISTING DEPRESSED LOADING AREAS TO MATCH EXISTING GRADES.
- PATCH/REPAIR RECOAT ASPHALT AS NEEDED. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER DPM STANDARD DRAWINGS 2430 AND 2415
- EXISTING SIDEWALK
- EXISTING CURB CUT DRIVEWAY.
- PROPERTY LINE
- H.C. ACCESSIBLE RAMP. SEE DETAIL B3/AS-101
- EXISTING LOADING ZONE
- PROVIDE NEW CURB RETURN PER CABO DPM SECTION 7-4(B)(5)(i), AND CABO STANDARD DRAWING 2426. SEE DETAIL D3 FOR TYP. H.C. CURB RAMP.
- REMOVE CURB CUT AND PROVIDE NEW SIDEWALK TO MATCH EXISTING. DESIGN PER CABO DPM STANDARD DRAWING 2430
- PROVIDE NEW CURB AND GUTTER PER CABO DPM STANDARD DRAWING 2415(A)(B)
- PROVIDE WHEELSTOPS PER DETAIL B5 AT SPACES ABUTTING PUBLIC SIDEWALKS, PUBLIC RIGHT-OF-WAYS OR ABUTTING LOTS
- PROVIDE 6' WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO BUILDING CONNECTION. PROVIDE CROSSWALK SAFETY STRIPING WHERE PATHWAY CROSSES PARKING LOT DRIVE AISLE.
- PROVIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY FROM ADA PARKING STALL AND AISLE TO BUILDING ENTRANCE (RAMP). MAINTAIN 6' CLEAR MINIMUM
- CLEAR SITE TRIANGLE DISTANCE FOR 2 LANE DIVIDED 25MPH SPEED LIMIT = 420' LEFT TURN AND 340' RIGHT TURN ON BROADWAY & 340' LEFT AND 290' RIGHT TURN AT KINLEY AVE. PER CABO DPM TABLE 3.9.5-2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE DISTANCE



B5 WHEEL STOP
 Scale: 1/2" = 1'-0"



A7 VICINITY MAP
 NOT TO SCALE

CONSULTANT:

ARCHITECT:

66ARCHITECT, LLC
 Clint Wilsey, Architect
 clint@66architect.com
 505.280.0043

STATE OF NEW MEXICO
 6/15/22
 CLINTON J. WILSEY
 No. 005139

DATE	REVISION
8-1-22	PLAN CHECK REVS
8-15-22	PLAN CHECK REVS
9-1-22	PLAN CHECK REVS

ISSUE: PERMIT SET

BROADWAY CULTIVATION FACILITY
 1340 Broadway Blvd. NE
 Albuquerque, NM 87108

DATE: 9/1/22

SHEET TITLE:
TRAFFIC CIRCULATION PLAN

TCL