

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 14, 2025

Treveston Elliott
Treveston Elliott Architect
811 12TH ST. NW
Albuquerque, NM 87102

Re: 98th Warehouses
9561 CENTRAL AVE NW Albuquerque, NM 87121
Traffic Circulation Layout
Engineer's/Architect's Stamp 03-13-25 (K09D056)

Dear Mr. Elliott,

The TCL submittal received 03-06-2025 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

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 [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

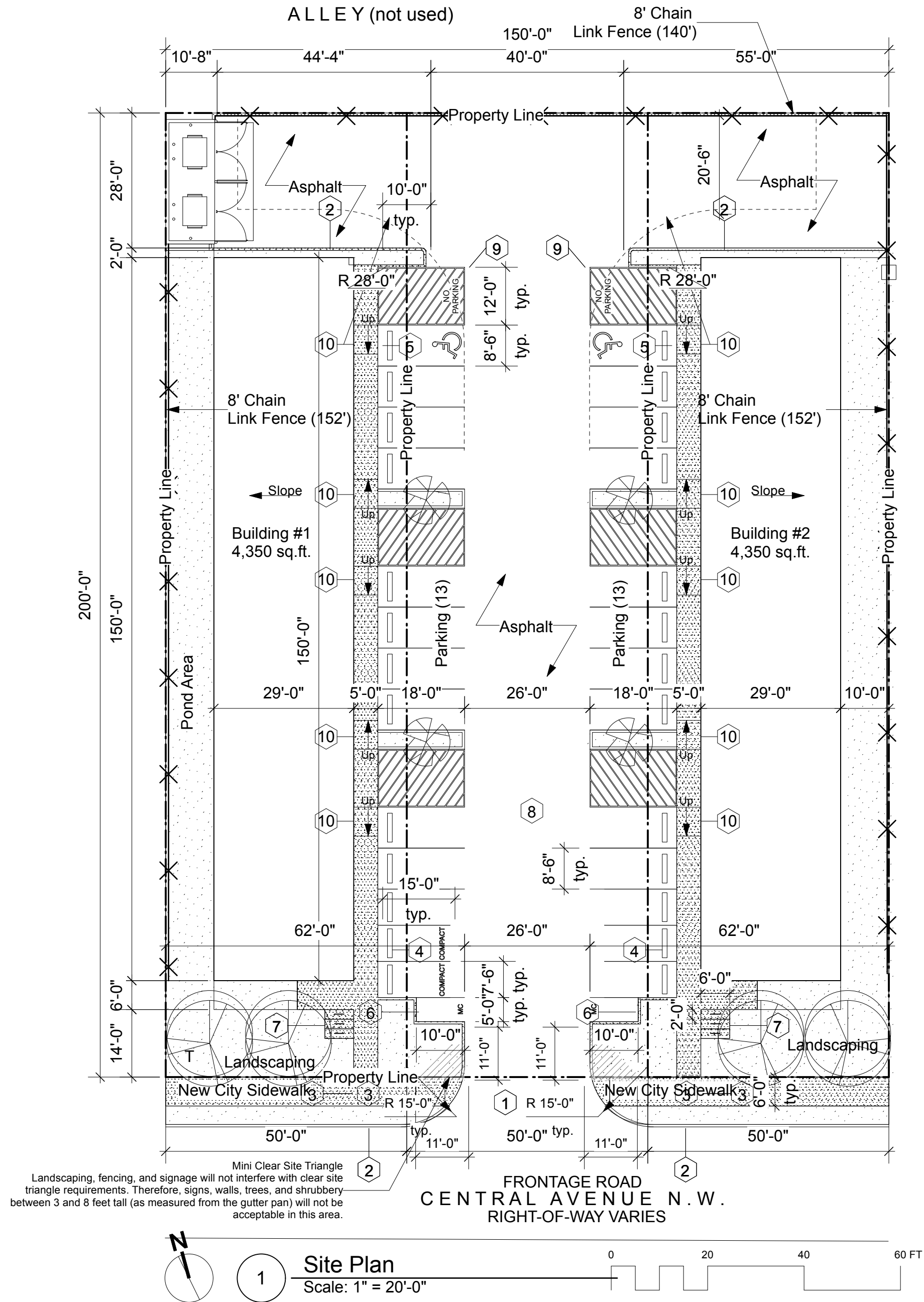
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

\xxx via: email
C: CO Clerk, File



2a Standard Sidewalk Detail

Scale: 3/4" = 1'-0"

Per CoA std. dwg 2430 cross slope of 1/4" per foot shall be provided and shall slope towards the direction of the drainage area.

Concrete walks shall have contraction joints at 6' o.c. Intervals. 1/2" Expansion joints shall be installed every 36", unless otherwise shown on plans.

1/2" Expansion joints shall be installed where walk about rigid structures.

2b Standard Ramp Detail

Scale: 3/4" = 1'-0"

Width per Plan

Per CoA std. dwg 2430 maximum cross slope of 2%

Concrete walks shall have contraction joints at 6' o.c. Intervals.

1/2" Expansion joints shall be installed where walk about rigid structures.

3 Standard Curb / Gutter Detail

Scale: 3/4" = 1'-0"

Per CoA std. dwg 2415A

Provide 1/2" Expansion joints at 36" o.c. at immovable objects and at the beginning and end of curves

Provide contraction joints at 6' o.c.

All exposed concrete corners to have 3/4" radius.

4 Bike Rack

Scale: 3/4" = 1'-0"

Rack: min. 3'-0" tall 2'-8" wide

U-Shape allows multiply place of attachment

Upright Support

Varying frame sizes accommodated

No lift Attachment

2'-8" min btwn. racks

Rack Centered on concrete pad

5 Mountable Curb

Scale: 3/4" = 1'-0"

6 Mountable Curb

Scale: 3/4" = 1'-0"

7 HC / Motorcycle Sign Detail

Scale: 3/4" = 1'-0"

PARKING REQUIREMENTS

Assumed Use Most Restrictive	3/1,000 GSF (Artisan Manufacturing)	8,700 =26
Total Spaces required		= 26
ADA		= 2
Motorcycle		= 2
Bicycle		= 3
Total Spaces Required		= 26
Total Spaces Provided		= 60

PROJECT AREA

BUILDING #1	= 4,350 Sq.Ft. (NON- Sprinkled)
BUILDING #2	= 4,350 Sq.Ft. (NON- Sprinkled)

MINIMUM LANDSCAPE

Site Area .68 Acres	=30,000 sq.ft.
Building Footprint	=8,700 sq.ft.
Net Lot Area	=21,300 sq.ft.
Landscape Area Required	
15% net lot area of	=3,195 sq.ft.
Landscape Area Provided:	=5,226 sq.ft.

PLANT MATERIAL

Chitalpa mature 15' spread 20' hgt.	Fountain Grass mature 2' spread 3' hgt.
Desert Willow mature 15' spread 20' hgt.	Apache Plume mature 4' spread 3' hgt.
	Russian Sage mature 4' spread 4' hgt.

IRRIGATION SYSTEM

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPE AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM IS EXISTING AND SHALL BE TESTED BY THE CONTRACTOR AND REPAIRED IF REQUIRED.

LANDSCAPE COVERAGE

TREE CANOPIES AND GROUND LEVEL PLANTS SHALL COVER A MINIMUM OF 75 PERCENT OF THE TOTAL LANDSCAPE AREA AS MEASURED BY CANOPY WIDTH OR THE AREA BENEATH THE DRIPLINE OF THE MATURE SIZE OF THE ACTUAL VEGETATION. OF THE REQUIRED VEGETATIVE COVERAGE, A MINIMUM OF 25 PERCENT SHALL BE PROVIDED AS GROUND-LEVEL PLANTS(SHRUBS, GRASSES, ETC.) AS MEASURED OF THE MATURE SIZE OF THE ACTUAL VEGETATION. ALL

(4) 15' DIAMETER NEW MEXICO OLIVE TREES	= 704 SQ.FT.
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OTHER PLANTS

(4) 12' DIAMETER DESERT WILLOW	= 452 SQ.FT.
(27) 1' DIAMETER FOUNTAIN GRASS	= 22 SQ.FT.
(21) 4' DIAMETER APACHE PLUME	= 263 SQ.FT.
(21) 4' DIAMETER RUSSIAN SAGE	= 263 SQ.FT.

REQUIRED PLANT COVERAGE	= 2,396 SQ.FT.
PROVIDED PLANT COVERAGE	= ----- SQ.FT.

PROJECT SUMMARY

Construct two 4,350 sq.ft. warm shell metal buildings on three lots with cross parking agreement.

PROJECT INFORMATION

PROJECT ADDRESS

9561 / 9551 / 9541 Central Ave. NW
Albuquerque, New Mexico 87121

APPLICABLE CODES

2025 UAC
2021 International Building Code
2021 International Existing Building Code
2021 IFC
2021 Uniform Plumbing Code
2021 Uniform Mechanical Code
2020 National Electrical Code
2021 International Energy Conservation Code
2017 ICC

ZONING

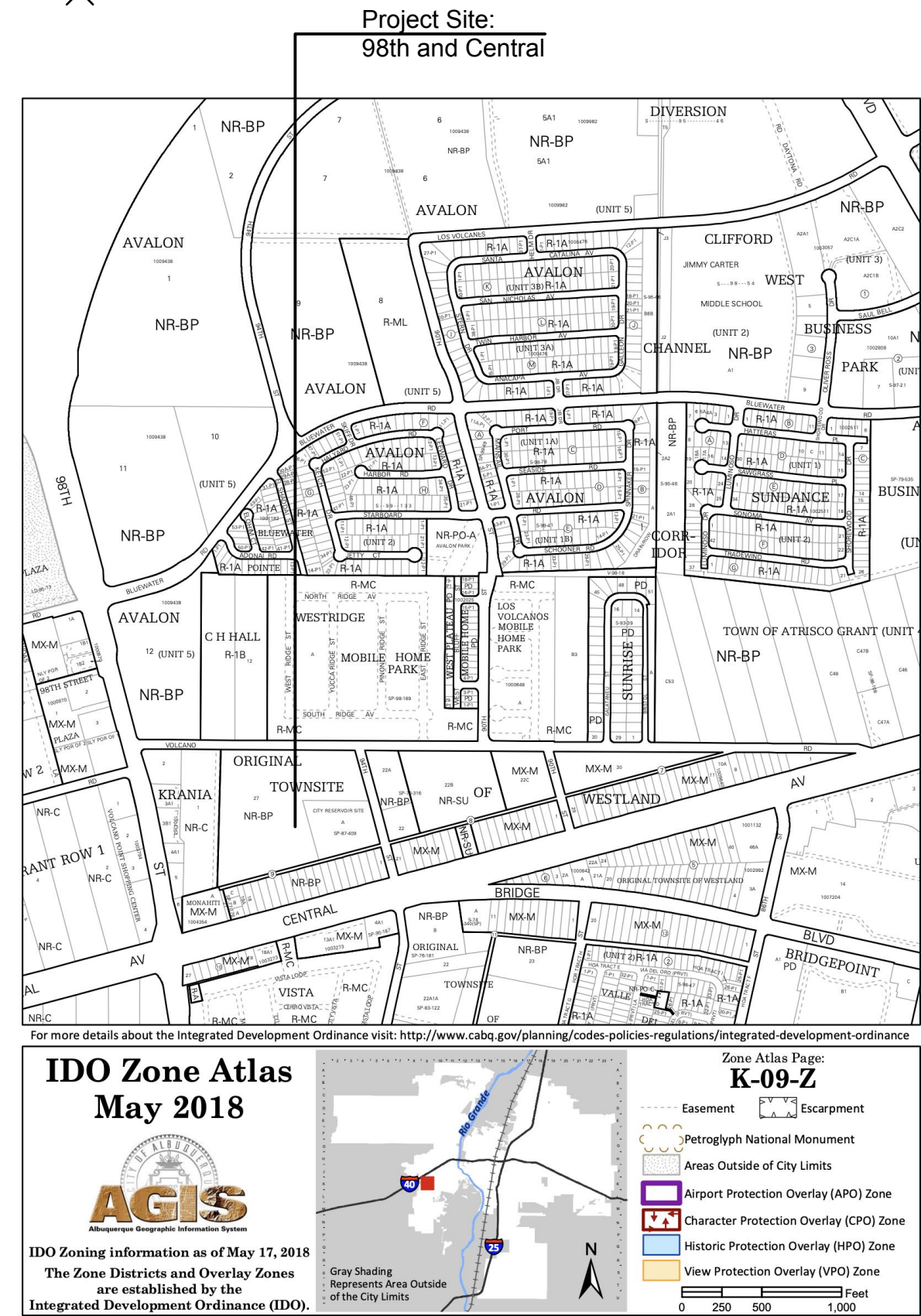
NR-BP

KEYED NOTES

- CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2428
- CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL THIS SHEET
- CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL THIS SHEET
- 6' X 5.75' X 4" H WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL THIS SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL THIS SHEET
- MOTORCYCLE PARKING SIGN SEE DETAIL #4 THIS SHEET WITH WORDS "MC" IN CAPITAL LETTERS 1' HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- BICYCLE RACK SEE DETAIL THIS SHEET
- PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT WITH 3'X3' HANDICAP SYMBOL AND WORDS "NO PARKING" IN CAPITAL LETTERS 1' HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST INCLUDE A WORK ORDER
- COMPACT SPACE WORDS "COMPACT" IN CAPITAL LETTERS 1' HIGH 2" STROKE AS CLOSE TO WHERE ADJACENT VEHICLES REAR TIRE WOULD BE PARKED
- WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS

LEGEND

-----	PROPERTY LINE
[Pattern]	NEW CONCRETE
[Pattern]	LANDSCAPE AREA
[Pattern]	COMPACTED GRAVEL AREA
[Pattern]	GRAVEL AREA
X	8' CHAIN LINK FENCE

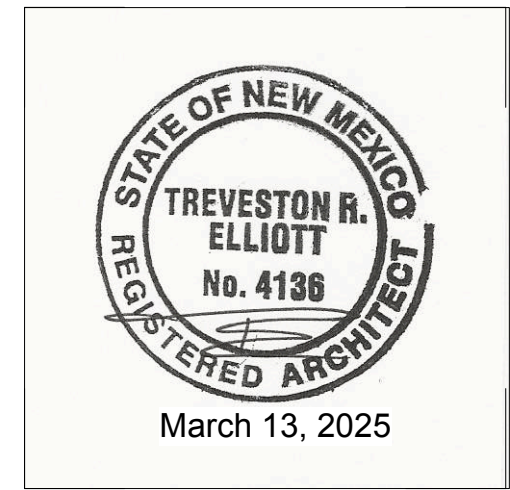


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98th and Central

ALBUQUERQUE, NEW MEXICO



Date: March 13, 2025

Sheet: Traffic Circulation Layout

TCL