

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 12, 2025

Joseph E. Hughes, RA
NM Building Enclosure Architecture
105 Madeline Ct
Corrales, NM 87048

Re: New Addition/ Storage Building
336 Woodward Ave. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 06-27-23 (M14-D037)
Certification dated 02-24-2025

Dear Mr. Hughes,

Based upon the information provided in your submittal received 03-06-25, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

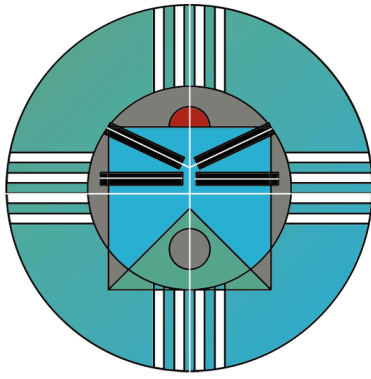
- Provide Certification letter using the standard language. See attached.
- The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide;
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of signs.
- The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Once these corrections are complete, email pictures to malnajjar@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services



Building Enclosure Architecture
S . M . A . R . T . D E S I G N
SCIENCE MATERIALS ART RESEARCH TECHNOLOGY

Traffic Circulation Layout Transportation Certification

336 Woodward Road SE

S.M.A.R.T. SCIENCE - MATERIALS - ART - RESEARCH - TECHNOLOGY

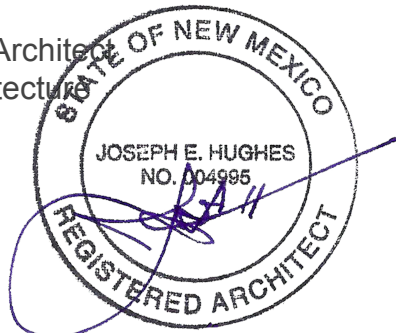
City of Albuquerque
Department of Transportation Development
CO: Rick Metz, Owner
366 Los Ranchos NW
Albuquerque NM 87107

RE: Tract B G.E. Plant together with Portion of San Jose Drain MRGCD Map 44

The City of Albuquerque approved TCL dated June 27, 2023 has been field verified by me and I certify that the development has been built in substantial compliance with the original TCL.

Minor clarification notes have been added to as-built certified plan based on changes for building department review comments such as addition of an exterior restroom facility that required the fire lane to be moved out to the two way traffic circulation aisle.

Respectfully,
Joseph E. Hughes
Technical Director, Principal Architect
NM Building Enclosure Architecture



245 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-186-223-3-05-22
Land Use: INDUSTRIAL
Building Area: 19,595 sqft | 1 Units
Lot Area: 205,603.00 sqft (4.72 ACRES)
Owner: CORTAZAR LABORATORIES LLC

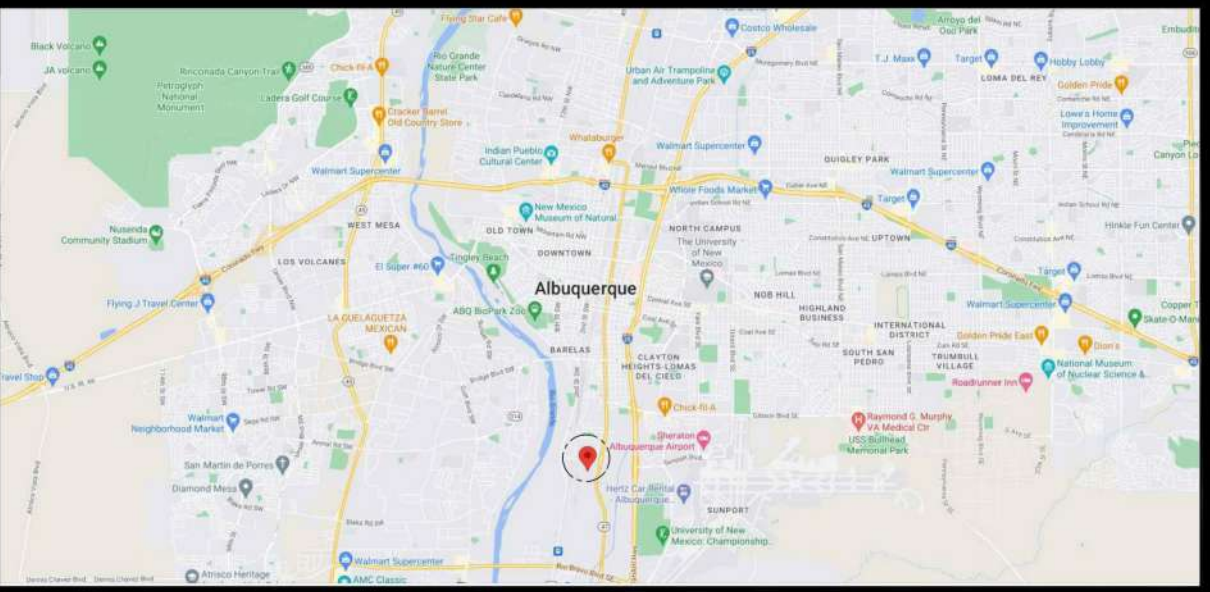
335 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-234-223-3-05-27
Land Use: INDUSTRIAL
Lot Area: 683,021.00 sqft (15.68 ACRES)
Owner: RSN LLC

TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amigo 6/27/2023
Signed Date

LEGEND

- PROPERTY LINE
- ROAD, HIGHWAY
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EASEMENT
- OVERHEAD POWER LINE
- CHAIN LINK FENCE
- DECORATIVE BRICK WALL WITH ROD IRON
- GATE
- FIRE HYDRANT
- POWER POLE
- PEDESTRIAN WALKWAY
- LANDSCAPE AREA



VICINITY MAP



336 WOODWARD AVE SE ALBUQUERQUE, NM 87102

PARCEL #:64A3B1
AREA:212,500.00 sqft (4.88 acres)

TCL

PROJECT SUMMARY

New 50,000 sq.ft. storage building.

PROJECT INFORMATION

PROJECT ADDRESS

336 Woodward
Albuquerque, New Mexico 87102

APPLICABLE CODES

2015 International Building Code
2015 Uniform Plumbing Code
2015 Uniform Mechanical Code
2017 National Electrical Code
2018 International Energy Conservation Code

ZONING

NR-LM

KEYED NOTES

- EXISTING CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425
- EXISTING CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A
- EXISTING CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430
- 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 TCL SHEET
- ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET
- NOT USED
- BICYCLE RACK SEE DETAIL TCL SHEET PROVIDE EACH RACK WITH 2'x6' CLEAR SPACE WITH MINIMUM 1' CLEAR AROUND
- 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 PER CoA STD. DTL. 2415
- CONFIRM EXISTING RAMP MEETS CURRENT ADA STANDARD CoA DTL. 2425 IF NOT REPLACE ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
- PARKING STRIPING 2" WIDE X 2' O.C. DIAGONAL PAINT STRIPING. SEE INDICATED LAYOUT
- DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPING. SEE INDICATED LAYOUT
- ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430
- DRIVE AISLE STRIPING 4" WIDE WHITE STRIPING. SEE INDICATED LAYOUT
- REVISED PARKING: a. # OF STALLS 8-10-9; b. STALLS ANGLE TO STRAIGHT; c. RELOCATE HANDICAP STALL

PARKING REQUIREMENTS

No Requirement (Warehousing)
Total Spaces required = 0

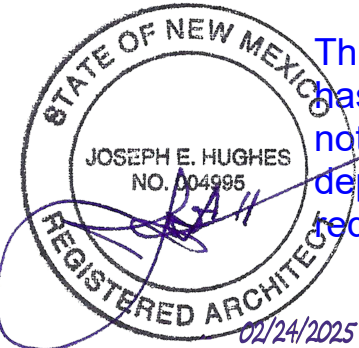
Total Spaces required = 0
ADA = 0 (0 Van)
Motorcycle = 0
Bicycle = 0

Total Spaces Required = 0
Total Spaces Provided = 9

PROJECT AREA Table 503

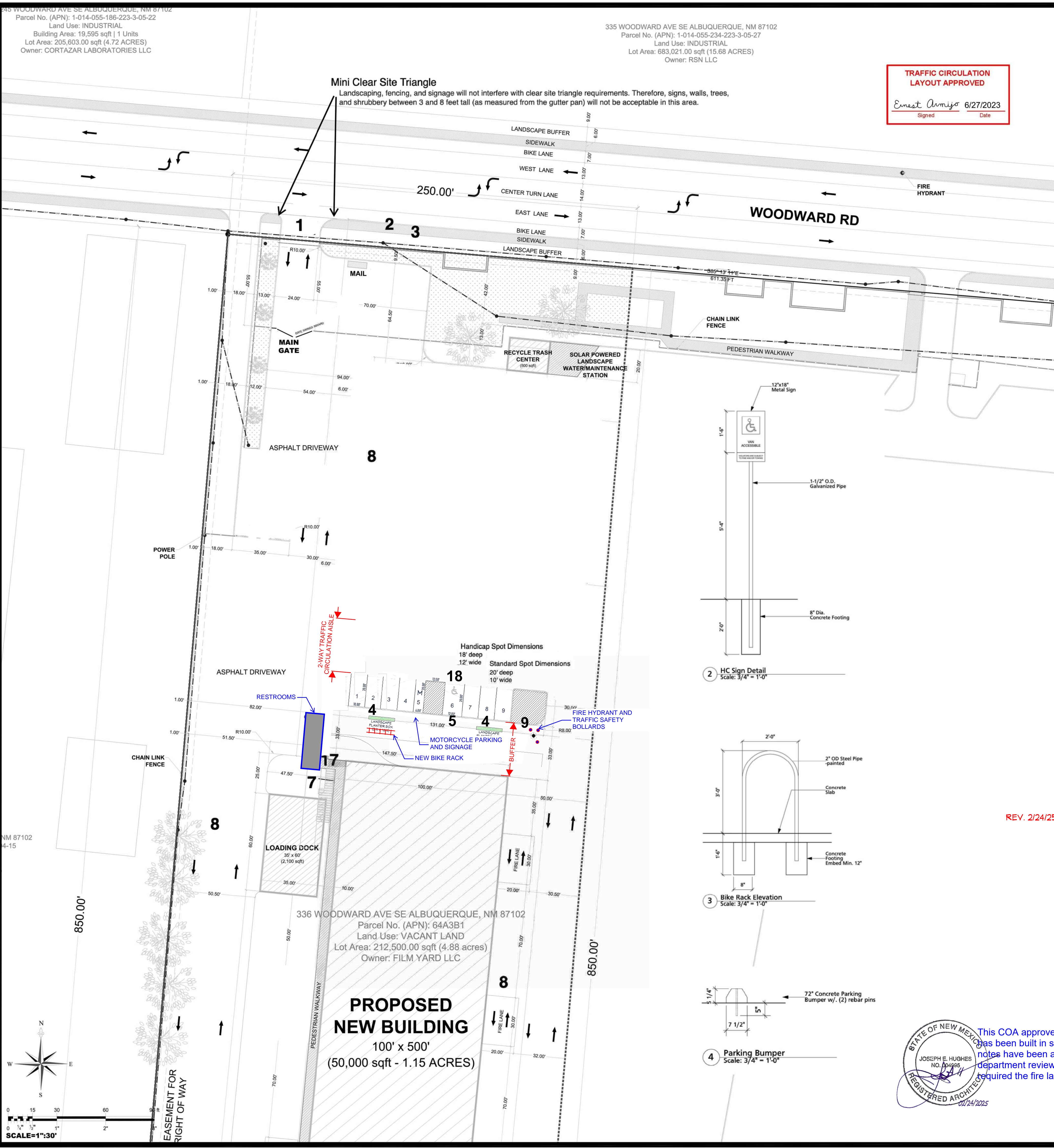
STORAGE (S-1) = 50,000 Sq.Ft. (Non-Sprinkled)
ALLOWABLE AREA = S-1 @ 70,000 sq.ft. / 2 Stories per tables 504.4 / 506.2

This COA approved TCL has been field verified and I certify that the development has been built in substantial compliance with the original TCL. Minor clarification notes have been added to this certified plan based on changes for building department review comments such as addition of an exterior restroom facility that required the fire lane to be moved out to the two way traffic circulation aisle.

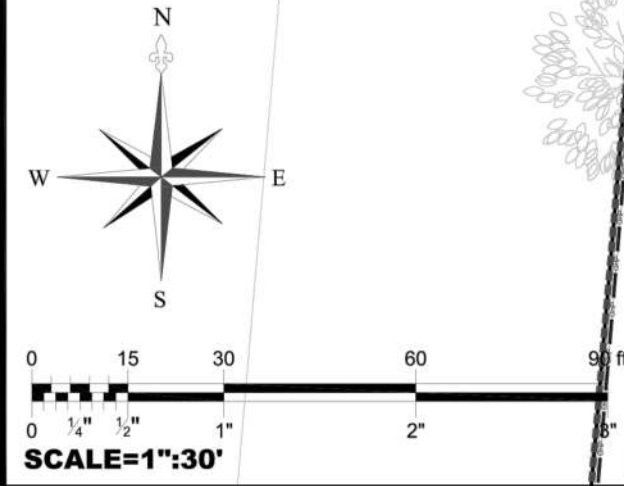


Mini Clear Site Triangle

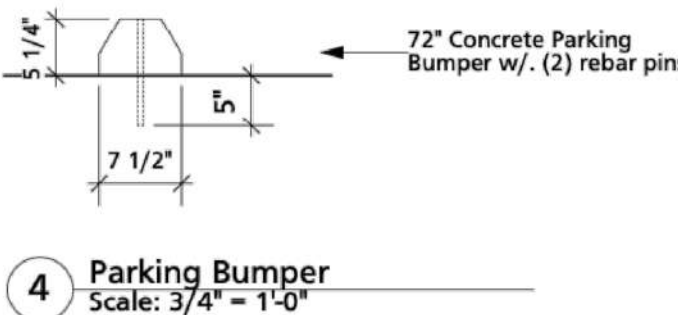
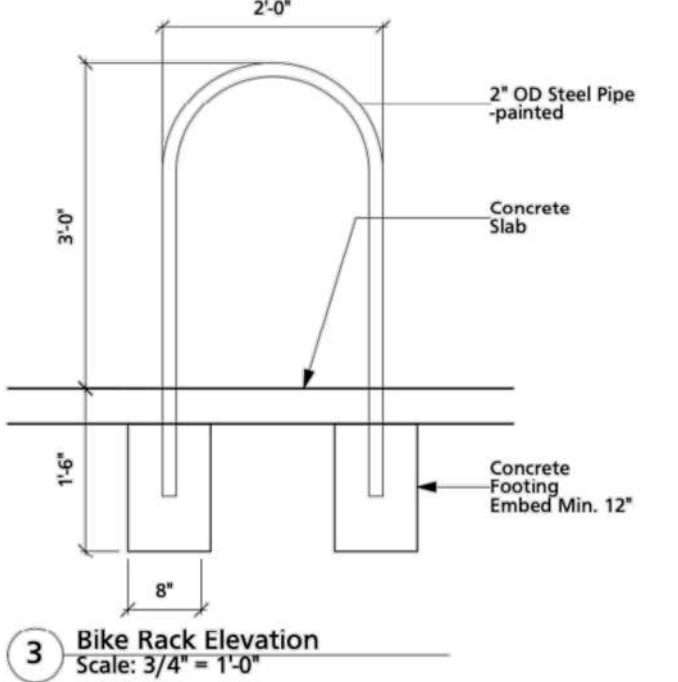
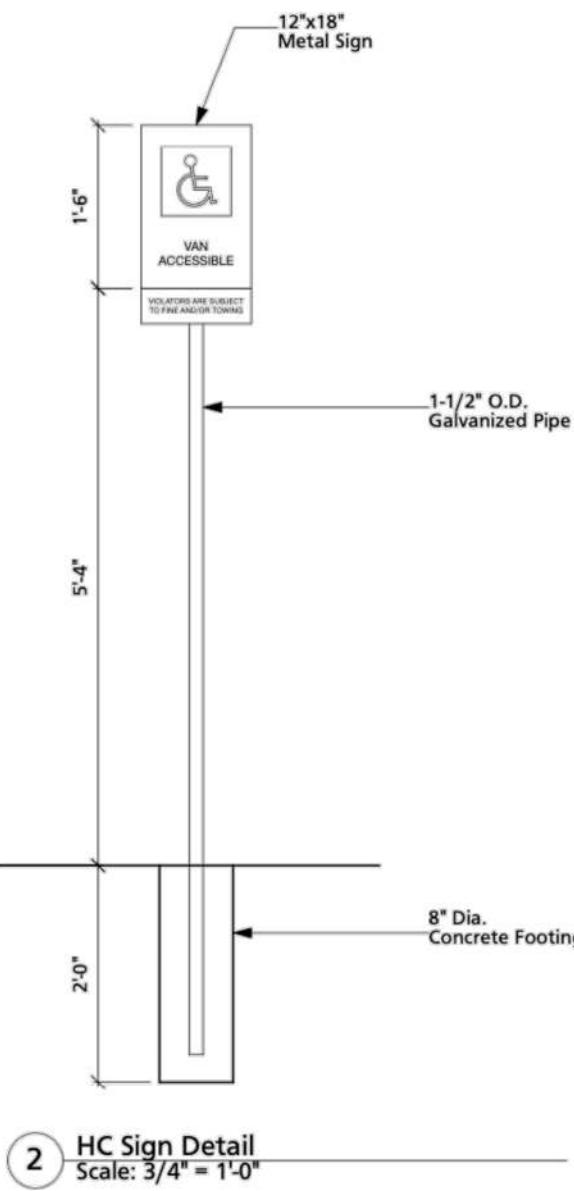
Landscaping, fencing, and signage will not interfere with clear site triangle requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.



NM 87102
4-15



PROPOSED
NEW BUILDING
100' x 500'
(50,000 sqft - 1.15 ACRES)



SCALE=1"=30'