

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 27, 2023

Joseph E. Hughes, R. A
Rick Metz
366 Los Ranchos NW
Albuquerque, NM 87107

Re: Storge Building
336 Woodward Rd. SE
Traffic Circulation Layout
Architect's Stamp 06-27-23 (M14-D037)

Dear Mr. Hughes,

The TCL submittal received 05-26-2023 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

245 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-185-223-3-05-22
Land Use: INDUSTRIAL
Building Area: 19,595 sqft | 1 Units
Lot Area: 205,603.00 sqft (4.72 ACRES)
Owner: CORTAZAR LABORATORIES LLC

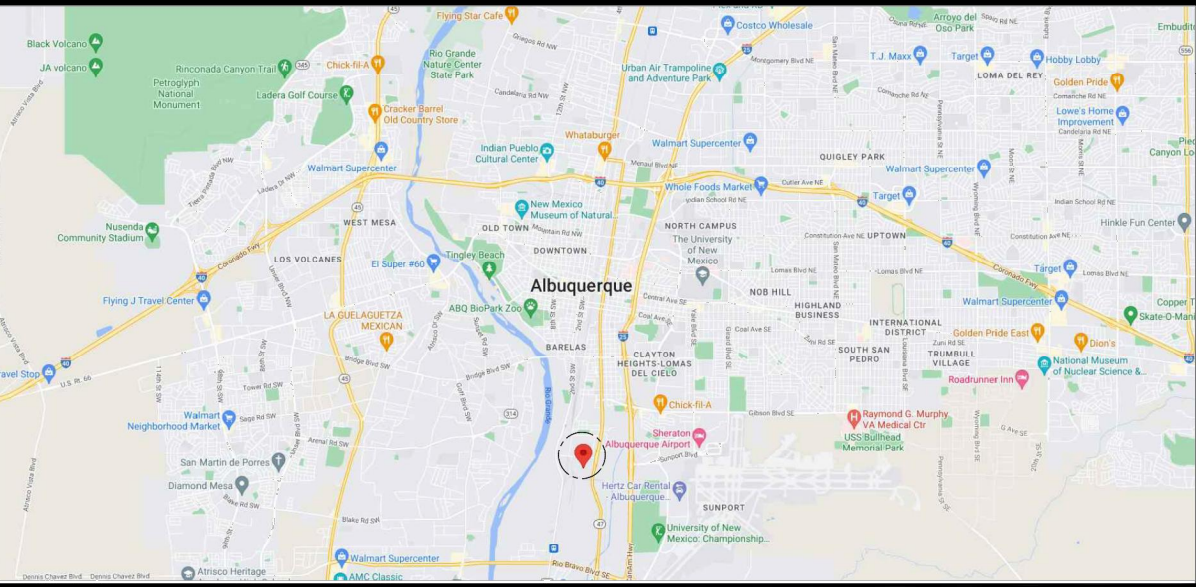
335 WOODWARD AVE SE ALBUQUERQUE, NM 87102
Parcel No. (APN): 1-014-055-234-223-3-05-27
Land Use: INDUSTRIAL
Lot Area: 683,021.00 sqft (15.68 ACRES)
Owner: RSN LLC

TRAFFIC CIRCULATION
LAYOUT APPROVED

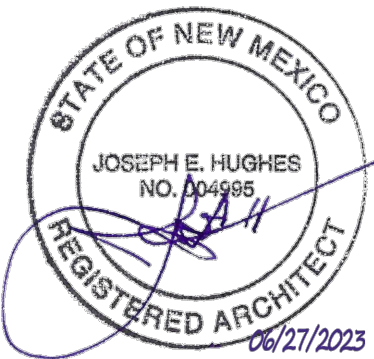
Ernest Armijo 6/27/2023
Signed Date

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 STRIPPING. 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 STRIPPING. SEE INDICATED LAYOUT
- DRIVE AISLE STRIPING 4" WIDE YELLOW STRIPPING. 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 STRIPPING. SEE INDICATED LAYOUT

PARKING REQUIREMENTS per 14-16-5-5

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	= 8

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

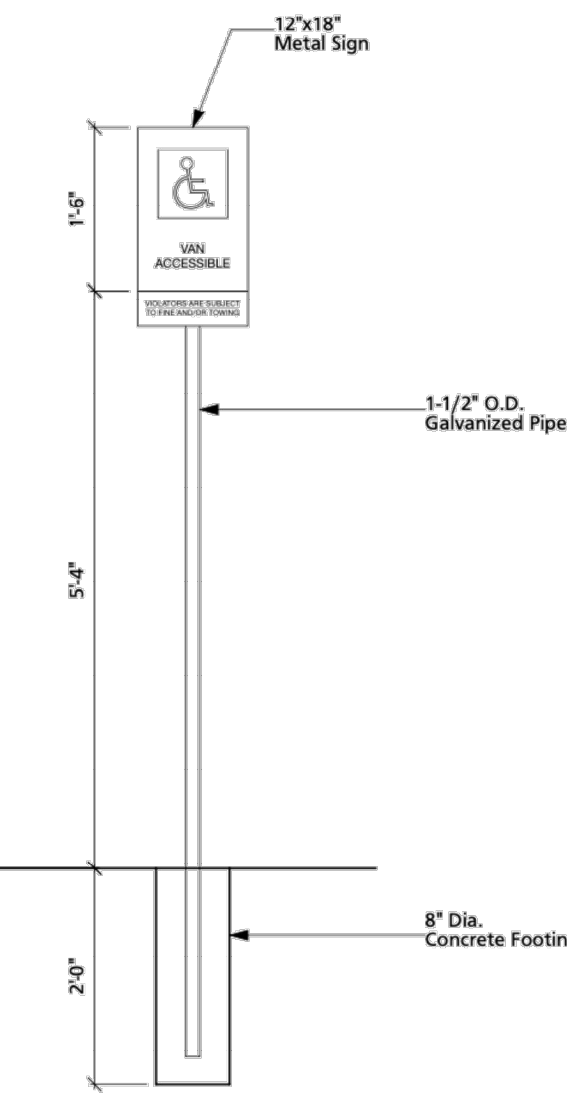
Mini Clear Site Triangle

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.

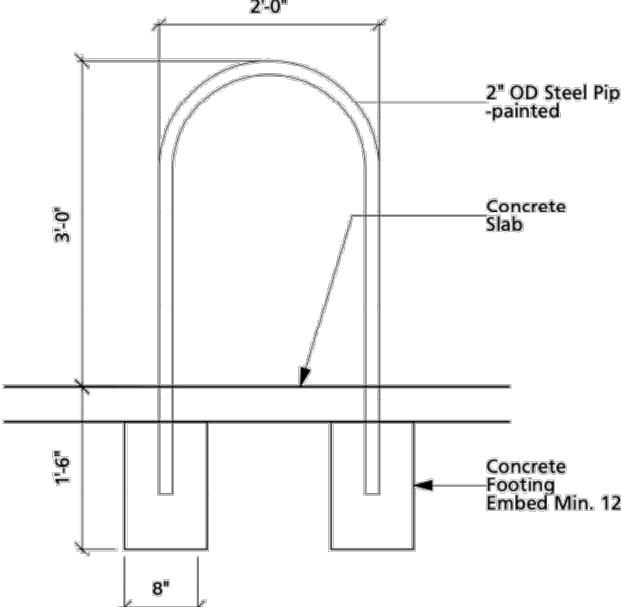
WOODWARD RD

PROPOSED
NEW BUILDING

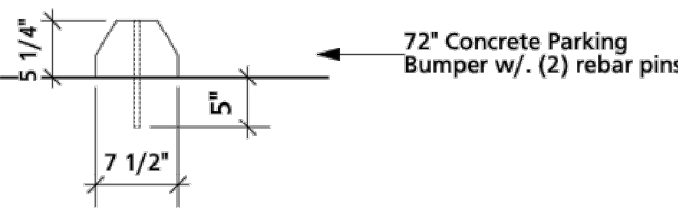
100' x 500'
(50,000 sqft - 1.15 ACRES)



2 HC Sign Detail
Scale: 3/4" = 1'-0"



3 Bike Rack Elevation
Scale: 3/4" = 1'-0"



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

336 WOODWARD AVE SE ALBUQUERQUE, NM 87102
PARCEL #:64A3B1
AREA:212,500.00 sqft (4.88 acres)

LEGAL INFORMATION:
MRGCD MAP 44 TRS 64A3B1 CONT 4.88 AC
SUBDIVISION: -
LEGAL LOT: - LEGAL BLOCK: -
ZONING: -
LAND USE CATEGORY: VACANT LAND
LAND USE DESCRIPTION: MISCELLANEOUS VACANT LAND
OWNER NAME: FILM YARD LLC
OWNER ADDRESS:
366 LOS RANCHOS RD NW LOS RANCHOS, NM 87107

DESIGNED BY:

REVISION #:

SHEET #:

3

4

SCALE:1"=30'
DATE: JANUARY 2.023