

# CITY OF ALBUQUERQUE



July 15, 2020

Kevin Juno, RA  
Juno Architects  
7925 Bosque St. NW  
Los Ranchos, NM 87114

**Re: Office/Warehouse Shell  
7410 Washington St. NE  
30-Day Temporary Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 4-22-19 (D17D003AA)  
Certification dated 7-7-20**

Dear Mr. Juno

Based upon the information provided in your submittal received 7-8-20, 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:

- Please add Truncated Domes to wheelchair ramps in Public Right of Way
- Please remove construction debris and porta potty from site.
- Please add top plates to sidewalk culverts.

Once these corrections are complete, email pictures showing the changes to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov), and [epgomez@cabq.gov](mailto:epgomez@cabq.gov) for release of final CO.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



## EXECUTIVE SUMMARY

THE PROJECT IS LOCATED AT 7410 WASHINGTON ST. NE. THE DEVELOPMENT IS A SINGLE STORY OFFICEWAREHOUSE SHELL BUILDING. TRAFFIC CIRCULATION CONSISTS OF A SINGLE ENTRANCE/EXIT PARKING LOT WITH ADDITIONAL TURN AROUND AREA IN FRONT OF THE WAREHOUSE. WHEN AVAILABLE, THERE IS NO IMPACT ON ADJACENT SITES. THE EXISTING SITE IS VACANT AND DOES NOT REQUIRE ANY VARIANCES TO ACCOMMODATE ANY UNUSUAL SITE CIRCUMSTANCES.

## KEYED NOTES

1. PROPERTY LINE.
2. STREET SIGNAGE.
3. EXTERIOR DOOR.
4. CONCRETE WALK / RAMP. BUILD NEW 6' WIDE OFFSET TYPE SIDEWALK PER COA STANDARD DRAWING 2400. MATCH EXISTING SIDEWALK ELEVATION AND ALIGNMENT.
5. BICYCLE RACK.
6. ACCESS POINT: DRIVE PAD PAVEMENT PROFILE, VALLEY GUTTER / CURB CONSTRUCT PER CITY OF ALBUQUERQUE STANDARDS SPECIFICATION FOR PUBLIC WORKS.
7. SPLITFACE CMU RETAINING WALL: 1'-3" - 3'-0" MAX. HEIGHT.
8. DASHED LINE INDICATES BUILDING SETBACK LINE.
9. TRASH REFUSE SPLIT FACE CMU ENCLOSURE.
10. ASPHALT PAVING / PARKING LOT.
11. ADA PARKING SIGN. SEE DETAILS 2/TCL-101.
12. MOTORCYCLE PARKING SIGN. SEE DETAILS 3/TCL-101.
13. EXISTING 6' SIDEWALK AND WHEELCHAIR RAMP TO REMAIN (TYP.).

## SITE CRITERIA

PROJECT: OFFICE-WAREHOUSE  
ADDRESS: 7410 WASHINGTON STREET NE  
OWNER: JUNO ARCHITECTS  
ARCHITECT: LOT 2 OF JOURNAL CENTER PHASE 2, UNIT 1  
LEGAL DESCRIPTION: D-17-2  
ZONE ATLAS MAP: NR-6P (NON RESIDENTIAL BUSINESS PARK)  
IDO ZONING: TYPE VB (NON SPRINKLERED)

MINIMUM BUILDING SETBACK: 30'-0" FRONT; 10'-0" SIDE & REAR  
MAXIMUM BUILDING HEIGHT: 10'  
FLOOR AREA RATIO (F.A.R.): 3

TOTAL BUILDING AREA:  
OFFICE 1,500 SF  
WAREHOUSE 3,614 SF  
TOTAL 7,812 SF

TOTAL LOT AREA: .5166 ACRE  
PARKING CALC: OFFICE: 3.5 SPACES/1000 SF = 3.5 x 14 = 14 SPACES  
WAREHOUSE: NO REQUIREMENT  
ACCESSIBLE PARKING: 1/25 = 1 SPACE  
TOTAL REQUIRED: 15 SPACES

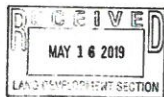
PARKING SPACES PROVIDED: (INCLUDING 1 HC SPACE) 15 SPACES  
MOTORCYCLE PARKING: 1/25 = 1 SPACE  
BICYCLE PARKING: 3 OR 10% OF REQ'D. = 3 SPACES

1 MOTORCYCLE PARKING PROVIDED; 4 BICYCLE PARKING SPACES PROVIDED

LANDSCAPE CALC: TOTAL LOT AREA = 22,912 SF  
BUILDING AREA = 7,812 SF  
PARKING AREA = 5,400 SF  
NET LOT AREA = 19,695 SF  
LANDSCAPE 15% OF NET LOT AREA = 2,954 SF

## LEGEND

- PROPOSED BUILDING
- EXISTING FIRE HYDRANT
- BUILDING MOUNTED LIGHT FIXTURE (7'-6" A.F.F. TO BOTTOM)
- MOTOR CYCLE: 4'x8' MIN. MOTORCYCLE PARKING SPACE w/ 12" x 18" SIGN. BOTTOM OF SIGN SHALL HAVE ITS LOWER EDGE NO LESS THAN FOUR FEET ABOVE GRADE.
- VEHICLE FLOW.
- OVERHEAD DOOR



JUNO

## ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505) 890-1736

PROJECT:  
7410 WASHINGTON STREET NE  
OFFICE - WAREHOUSE

SHEET TITLE:

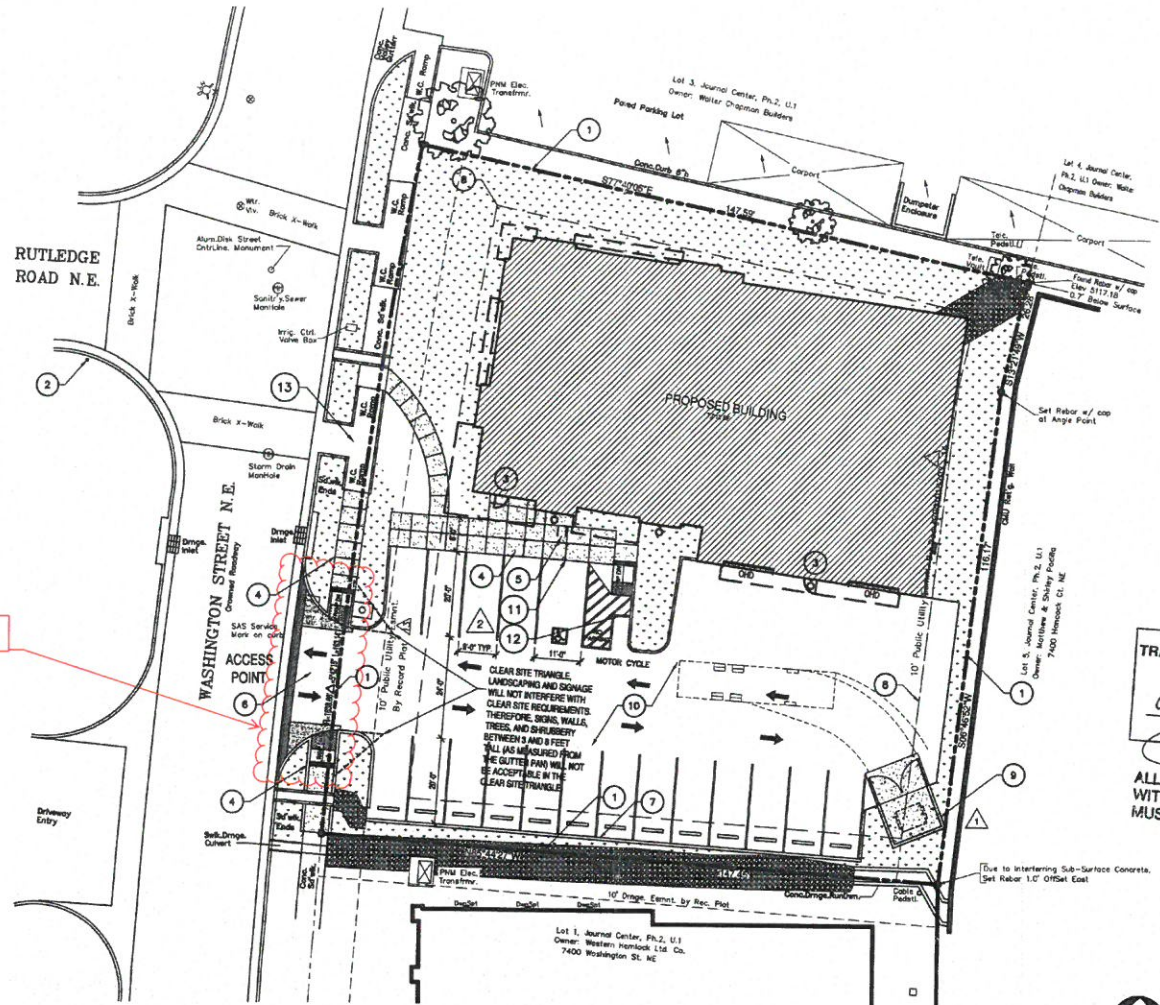
## TRAFFIC CONTROL LAYOUT

NO.	REVISION	DATE
4	TCL CERTIFICATION	7/7/20
3	TRASH ENCLOSURE RELOCATED	4/25/19
2	REVIEW COMMENTS	5/15/19
1	REVIEW COMMENTS 2	5/15/19

ARCHITECT STAMP  
STATE OF NEW MEXICO  
KEVIN JUNO  
NO. 1603

CONSULTANT STAMP  
DATE: 4-22-18  
PROJECT NO. 1801  
SHEET NO.

TCL-101

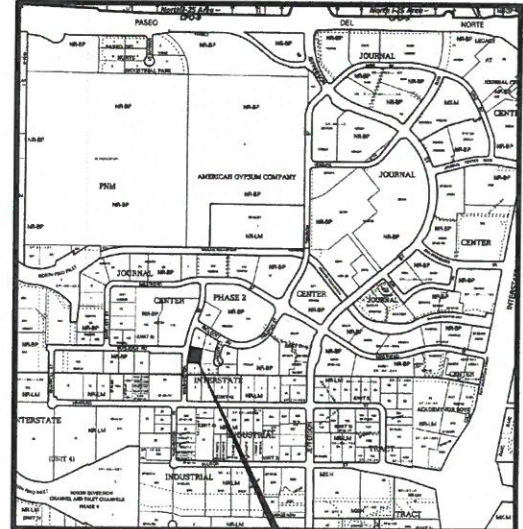
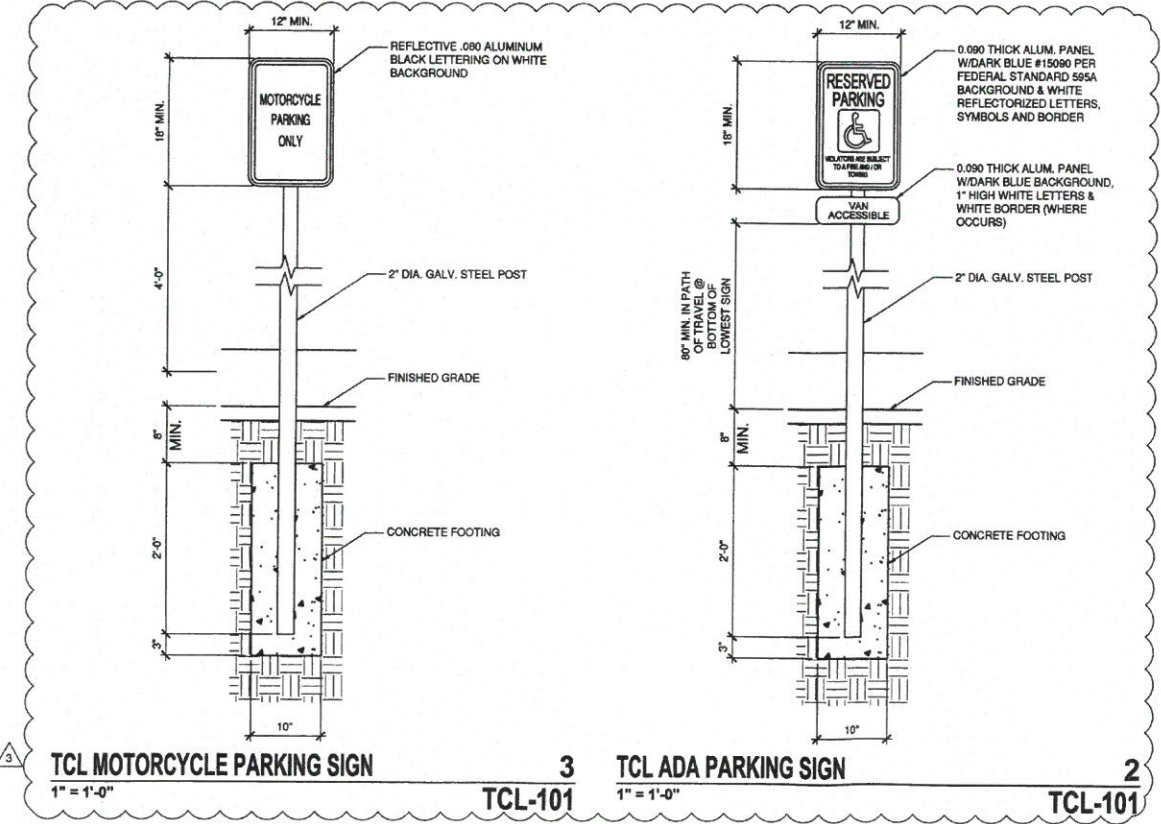


THIS AREA IS EXCLUDED FROM THE CERTIFICATION

## TRAFFIC CONTROL LAYOUT

1"=20'

TCL-101



ZONE ATLAS MAP D-17-Z  
N.T.S.

35.164541, 106.597875



# CITY OF ALBUQUERQUE

JUNO



ARCHITECTS

July 7, 2020

Albuquerque Transportation Department  
602 2<sup>nd</sup> St. NW  
Albuquerque, NM 87120

Re: Office/Warehouse Shell  
7410 Washington, NE  
Albuquerque, NM 87109

## TRAFFIC CERTIFICATION

I, KEVIN JUNO, NMRA 1603, OF THE FIRM JUNO ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5-15-19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY KEVIN JUNO OF THE FIRM JUNO ARCHITECTS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7-3-2020 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION REPRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Architect

7925 Bosque St. NW Albuquerque, NM 87114 PH (505) 892-8453 FAX (505) 890-1736 junoarchitects@aol.com

# CITY OF ALBUQUERQUE



## City of Albuquerque

Planning Department

Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: OFFICE / WAREHOUSE SHELL Building Permit #: 2019-05652 Hydrology File #: PM10003AA

DRB#: N/A EPC#: N/A Work Order#: N/A

Legal Description: LOT 2 OF JOURNAL CENTER PHASE 2, UNIT 1

City Address: 7410 WASHINGTON ST. NE

Applicant: JUNO ARCHITECTS Contact: KEVIN JUNO

Address: 7925 BOSQUE ST NW, LOS RANCHOS, NM 87114

Phone#: 505-892-8453 Fax#:  E-mail: junoarchitects@aol.com

Other Contact:  Contact:

Address:

Phone#:  Fax#:  E-mail:

TYPE OF DEVELOPMENT:  PLAT (# of lots)  RESIDENCE  DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?  Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION  HYDROLOGY/DRAINAGE

PO Box 1293

Check all that Apply:

#### TYPE OF SUBMITTAL:

Albuquerque  ENGINEER/ARCHITECT CERTIFICATION

PAD CERTIFICATION

CONCEPTUAL G & D PLAN

GRADING PLAN

NM 87103  DRAINAGE REPORT

DRAINAGE MASTER PLAN

FLOODPLAIN DEVELOPMENT PERMIT APPLIC

ELEVATION CERTIFICATE

www.cabq.gov  CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

TRAFFIC IMPACT STUDY (TIS)

STREET LIGHT LAYOUT

OTHER (SPECIFY)

PRE-DESIGN MEETING?

#### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

BUILDING PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY

PRELIMINARY PLAT APPROVAL

SITE PLAN FOR SUB'D APPROVAL

SITE PLAN FOR BLDG. PERMIT APPROVAL

FINAL PLAT APPROVAL

SIA/ RELEASE OF FINANCIAL GUARANTEE

FOUNDATION PERMIT APPROVAL

GRADING PERMIT APPROVAL

SO-19 APPROVAL

PAVING PERMIT APPROVAL

GRADING/ PAD CERTIFICATION

WORK ORDER APPROVAL

CLOMR/LOMR

FLOODPLAIN DEVELOPMENT PERMIT

OTHER (SPECIFY)

DATE SUBMITTED: 7-7-2020 By: KEVIN JUNO

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID: