

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 28, 2026

Treveston Elliott, R.A  
Treveston Elliott Architect  
811 12<sup>TH</sup> St NW  
Albuquerque, NM 87102

**Re: Metal Building/ 3837 Bogan Ave NE**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Architect's Stamp dated 07-24-24 (F17D105)  
Certification dated 01-28-26  
TRANS-2026-00016

Dear Mr. Elliott,

PO Box 1293

Based upon the information provided in your submittal received 01-20-25, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

NM 87103

Sincerely,

www.cabq.gov

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

\EA via: email  
C: CO Clerk, File

ALBUQUERQUE NM

o 505.259.4617

www TEarchitect.com

## TRAFFIC CERTIFICATION

I, TREVESTON ELLIOTT ARCHITECT HEREBY CERTIFY THAT THE PROJECT AT 3837 BOGAN AVE NE 87109 IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MAY 28, 2024. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TREVESTON ELLIOTT OF THE FIRM TREVESTON ELLIOTT ARCHITECT . I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 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 EN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

WITH NO EXCEPTIONS.

THE RECORD INFORMATION PRESENTED 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 USENG IT FOR ANY OTHER PURPOSE.



Treveston Elliott RA

Jan. 12, 2026

# PROJECT SUMMARY

Construct new metal building for future warehouse uses.

# PROJECT INFORMATION

## PROJECT ADDRESS

3837 Bogan Ave NE  
Albuquerque, New Mexico 87109

## APPLICABLE CODES

- 2023 UAC
- 2021 New Mexico Building Code
- 2021 New Mexico Existing Building Code
- 2015 IFC
- 2021 New Mexico Plumbing Code
- 2021 New Mexico Mechanical Code
- 2020 New Mexico Electrical Code
- 2018 International Energy Conservation Code
- 2017 ICC Standard for Accessible & Usable Buildings and Facilities

## ZONING

NR-LM

## KEYED NOTES

1. CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2425 SEE DETAIL TCL SHEET
2. CONCRETE CURB AND GUTTER PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2415A SEE DETAIL TCL SHEET
3. CONCRETE SIDEWALK PER CITY OF ALBUQUERQUE STANDARD SPECIFICATION. REFER TO CITY STANDARD DETAIL 2430 SEE DETAIL TCL SHEET
4. 6' X 5.75' X 4" WHEEL STOP. PROVIDE (2) 18" LONG #4 REBAR STAKES AT EA. STOP WITH IN PARKING SPACES AS INDICATED SEE DETAIL TCL SHEET
5. ADA ACCESSIBLE PARKING SIGN SEE DETAIL TCL SHEET
6. MOTORCYCLE PARKING SIGN SEE DETAIL TCL SHEET
7. BICYCLE RACK SEE DETAIL TCL SHEET
8. PARKING AND DRIVE AISLE FOR FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF APPARATUS WEIGHING AT LEAST 75,000 POUNDS. CONTRACTOR TO PROVIDE ENGINEER DATA FOR APPROVAL.
9. 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 STRIPPING IN BLUE
10. ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.
11. NA
12. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER PER CoA STD. DTL. 2415
13. PROVIDE 4' WIDE ACCESSIBLE PATH (≤2.0% CROSS-SLOPE) ACROSS THE EXISTING DRIVE ENTRANCE WITH TRUNCATED DOMES AT EACH END.
14. ALL INTERNAL RAMPS TO ADA ACCESSIBLE MAX SLOPE 1:12 WITH MAX 2% CROSS SLOPE LANDING AREA MIN. 5'X5' SEE CoA DWG 2430

## LEGEND

- PROPERTY LINE
- NEW CONCRETE
- LANDSCAPE AREA

## PARKING REQUIREMENTS per 14-16-5-5

Assumed Use Most Restrictive	5,500 = 5.5	1,500 = 5.25
1/1,000 GSF (Warehouse)		
3.5/1,000 GSF (Office)		
Total Spaces required	= 11	
ADA (1 per Building)	= 1	
Motorcycle	= 1	
Bicycle	= 2	

Total Spaces Required	= 11
Total Spaces Provided	= 14

## PROJECT AREA Table 503

VANILLA SHELL = 7,000 Sq. Ft. (Non-Sprinkled)

ALLOWABLE AREA = F-1 @ 15,500 sq.ft./ 2 Stories per tables 504.4 / 506.2

## MINIMUM LANDSCAPE per 14-16-5-6

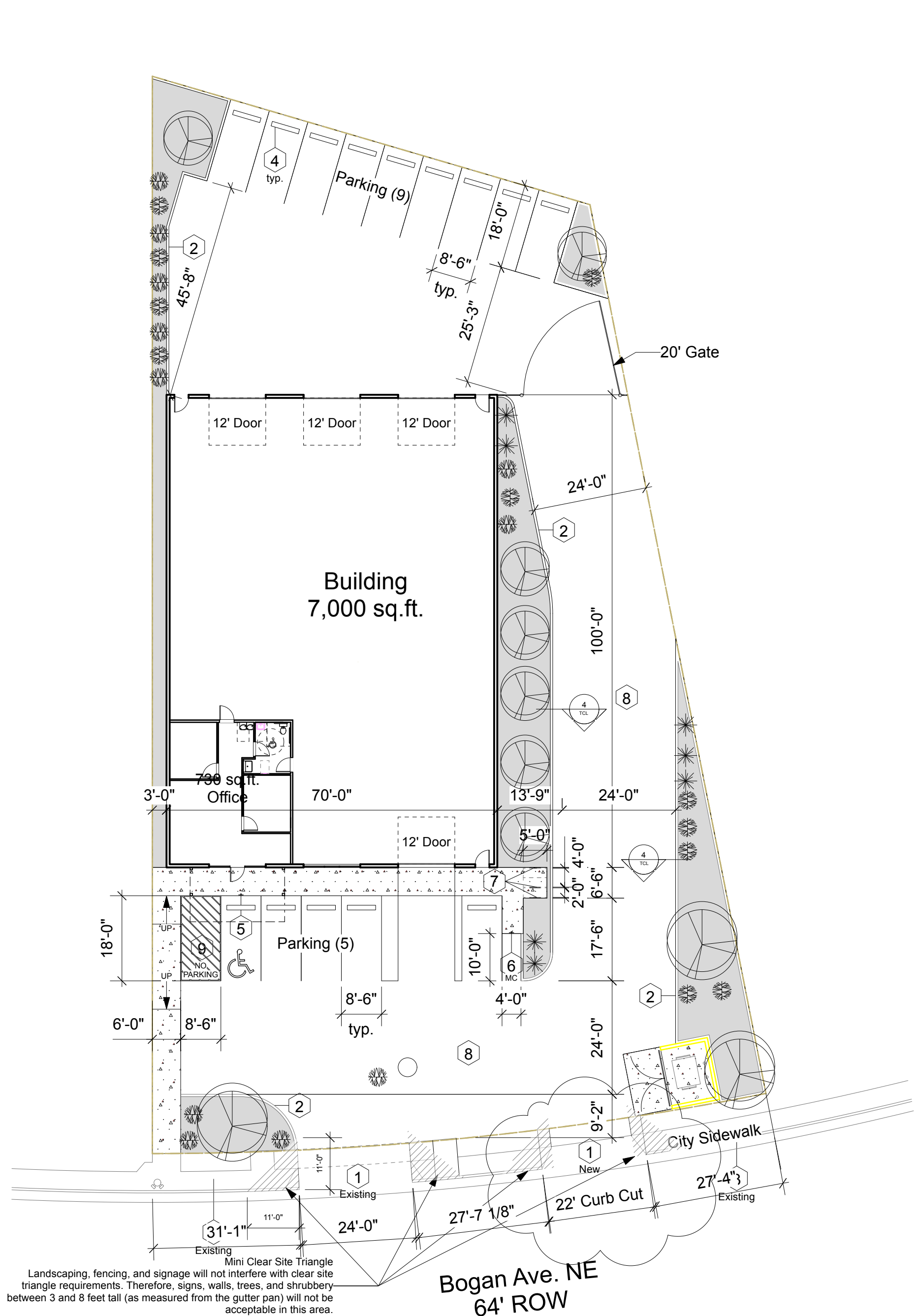
Site Area 23,277 sq.ft.  
Building Footprint 7000 sq.ft.

Landscape Area Required 15% of 16,277 sq.ft. = 2,442 sq.ft.  
Landscape Area Provided: = 2,880 sq.ft.

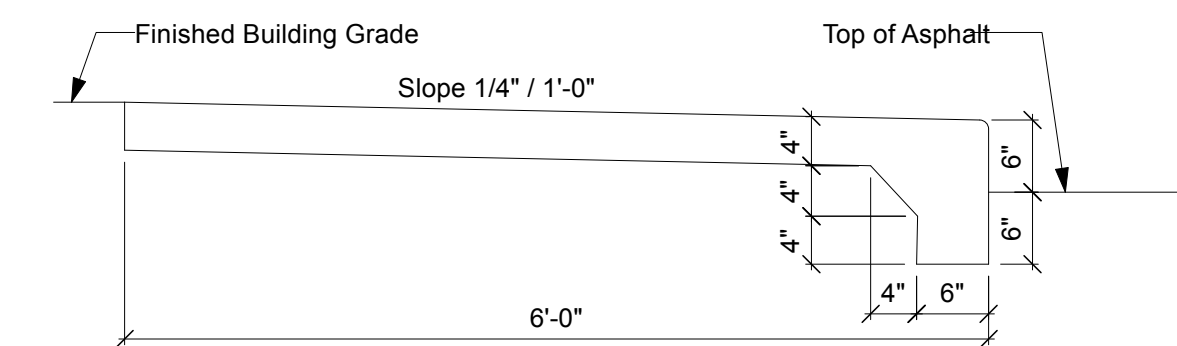
## Plant Material- see LS-101 for details

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



**TRAFFIC CIRCULATION LAYOUT APPROVED**  
*Ernest Drumyer* 11/7/2025  
 Signed Date

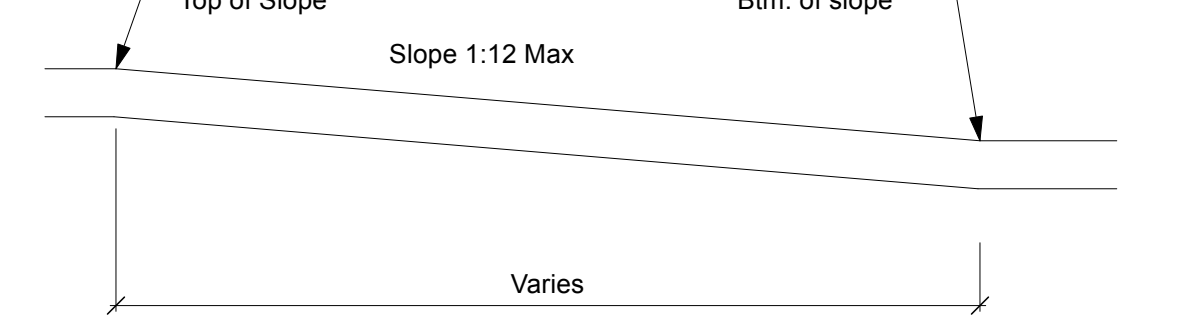


**2 Sidewalk Detail**  
Scale: 3/4" = 1'-0"

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.

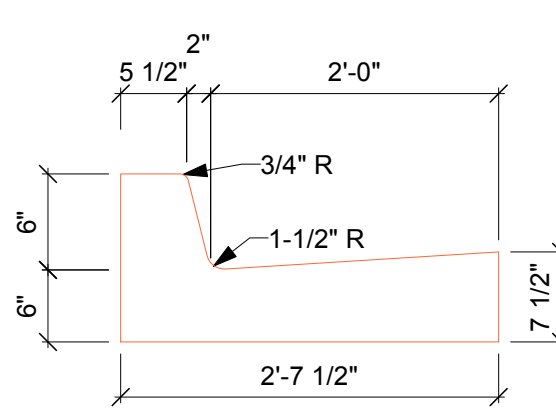


**3 Standard Ramp Detail**  
Scale: 3/4" = 1'-0"

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.

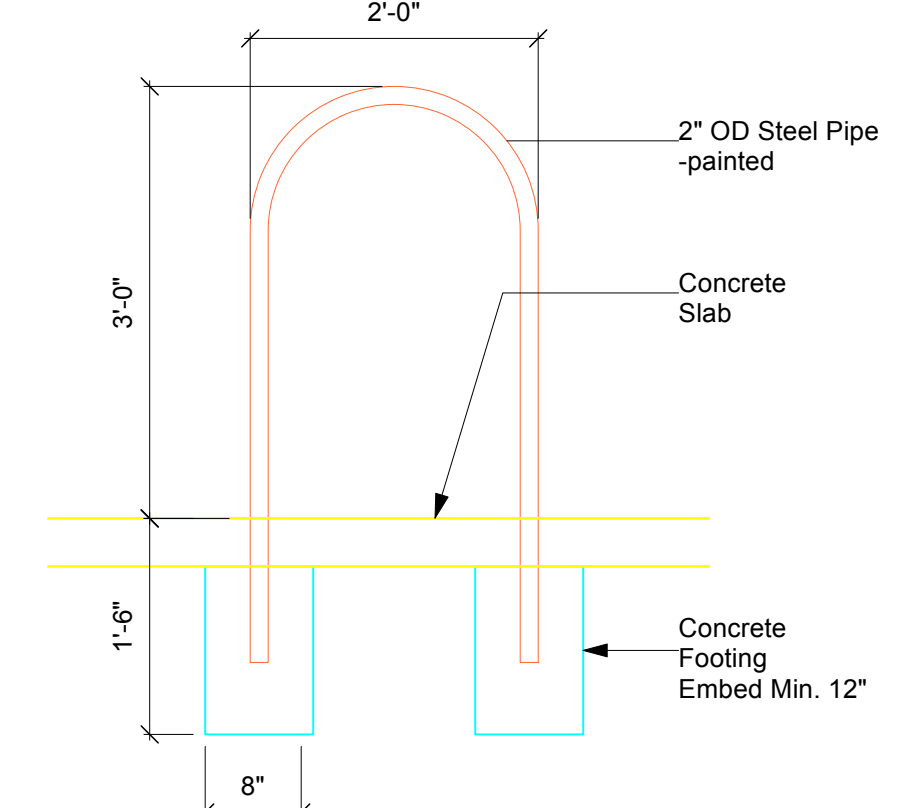


**4 Curb Detail**  
Scale: 3/4" = 1'-0"

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

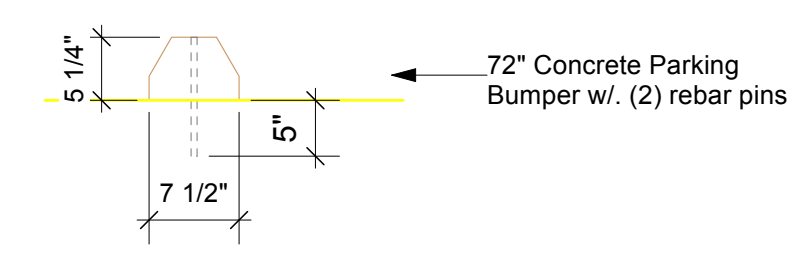
Provide contraction joints at 6' o.c.

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

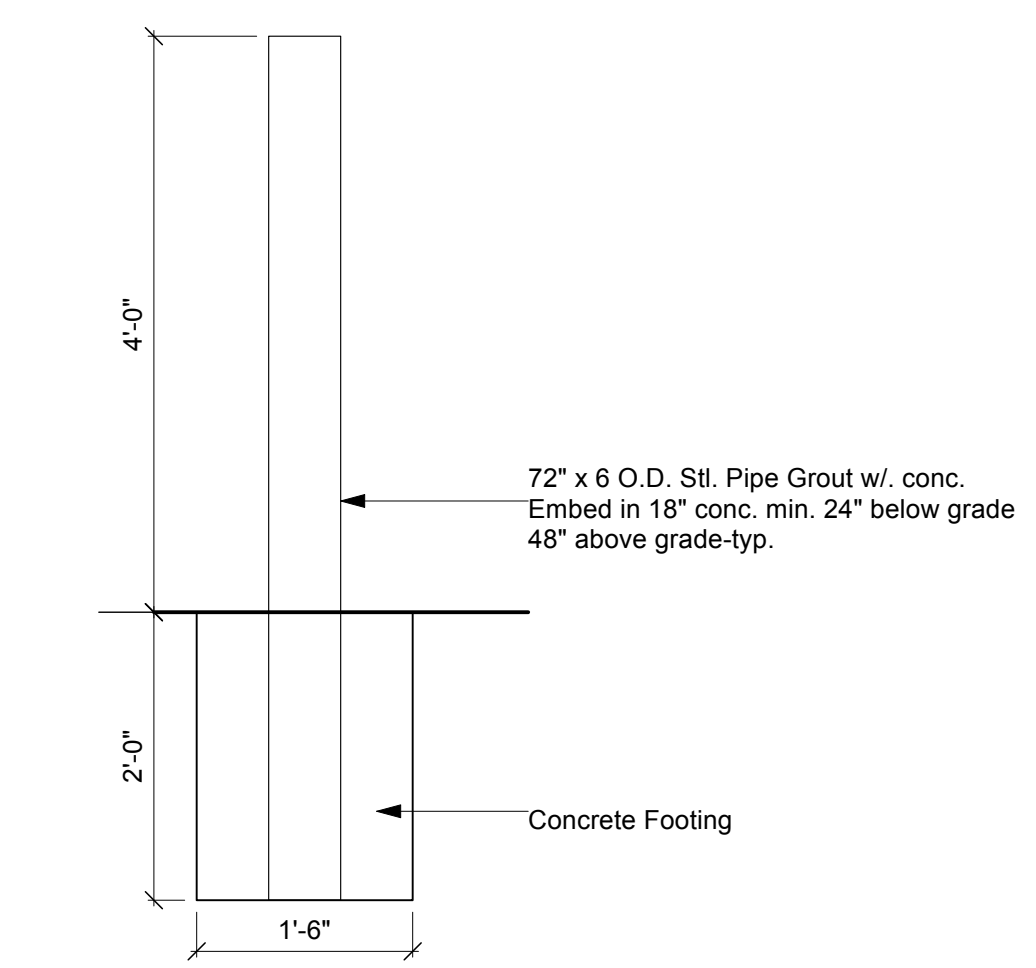


**5 Bike Rack Detail**  
Scale: 3/4" = 1'-0"

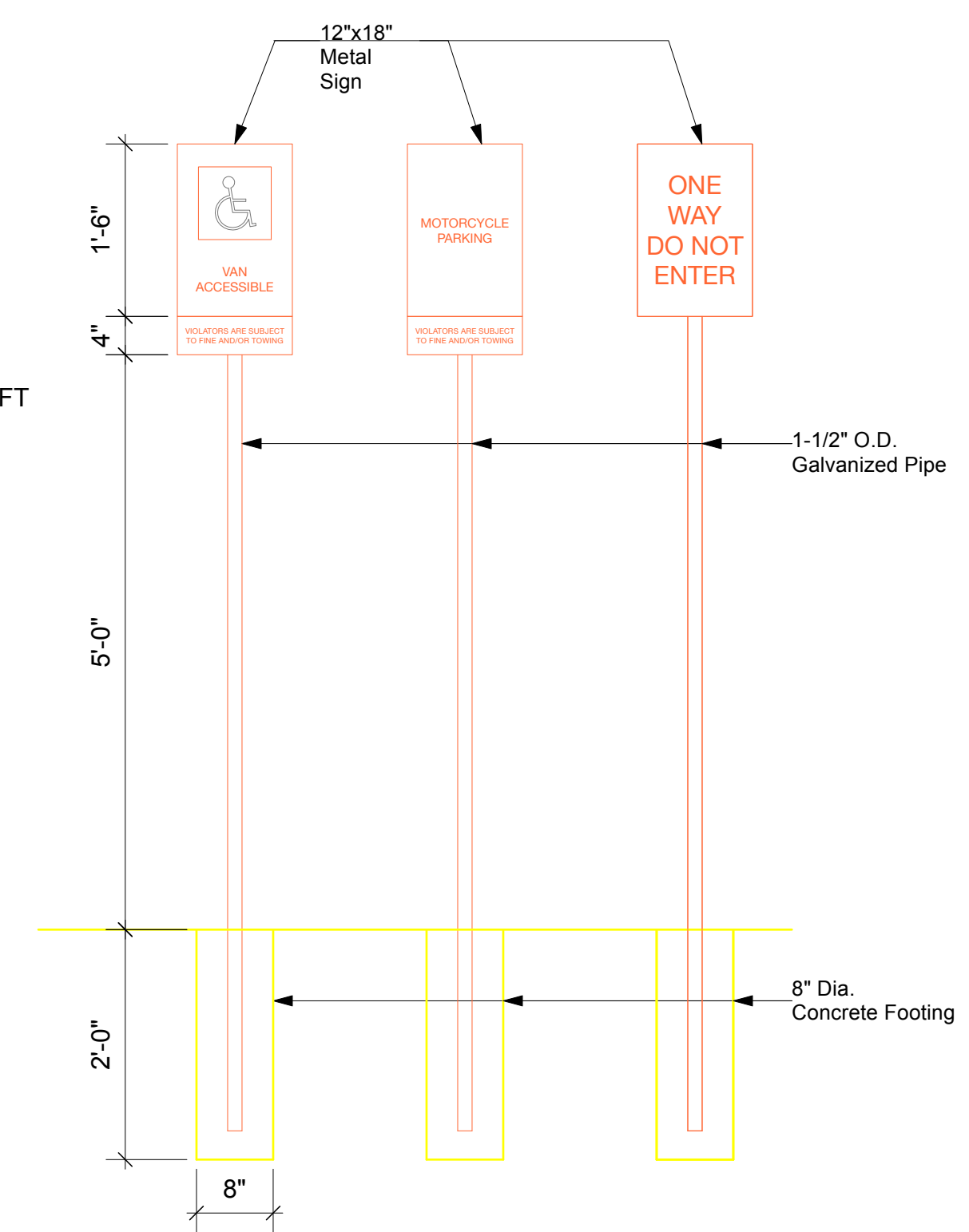
Rack: min. 3'-0" tall 2'-8" wide  
U-Shape allows multiply place of attachment  
Varying frame sizes accommodated  
No lift Attachment  
4'-0" min btwn. racks  
Rack Centered on concrete pad



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



**8 Bollard**  
Scale: 3/4" = 1'-0"



**7 HC / Motorcycle / One Way Sign Detail**  
Scale: 3/4" = 1'-0"

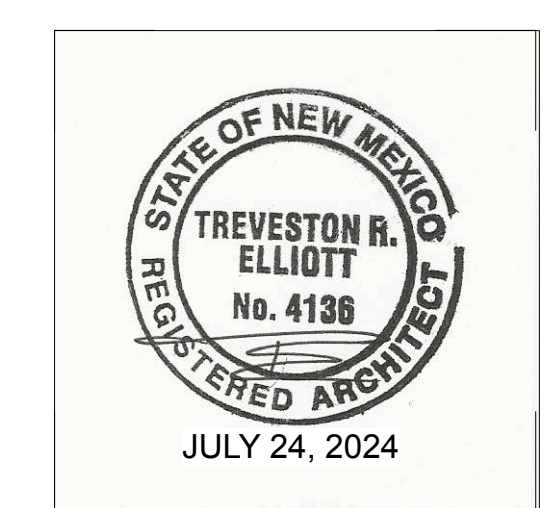
## LANDSCAPE COVERAGE

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

TREES	
(2) 15' DIAMETER NEW MEXICO OLIVE TREES	= 528 SQ.FT.
OTHER PLANTS	
(7) 12' DIAMETER DESERT WILLOW	= 826 SQ.FT.
(27) 1' DIAMETER FOUNTAIN GRASS	= 22 SQ.FT.
(19) 4' DIAMETER APACHE PLUME	= 238 SQ.FT.
(19) 4' DIAMETER RUSSIAN SAGE	= 238 SQ.FT.
REQUIRED PLANT COVERAGE	= 1,852 SQ.FT.
PROVIDED PLANT COVERAGE	= 1,831 SQ.FT.

**TREVESTON ELLIOTT**  
 ARCHITECT

**Metal Building**  
 3837 Bogan Ave. NE  
 ALBUQUERQUE, NEW MEXICO



Date: JULY 24, 2024  
REVISED Nov. 07, 2025  
Sheet: TCL

TCL