

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 29, 2022

John J. Lerch
J.B Henderson Construction Company Inc.
10100 Trumbull Ave. SE
Albuquerque, NM 87123

Re: Fabrication Facility
10200 Bell Ave. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 01-15-21 (L20-D075)
Certification dated 12-29-22

Dear Mr. Lerch,

Based upon the information provided in your submittal received 12-28-22, 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 a copy of the sidewalk easement.
- 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.
- Provide a sidewalk taper (Pedestrian access rout) around the new drivepad off Conchas St.
- Truncated Domes need to be installed at the corner ramp of Conchas st. and Trumbull Ave.
- The running slope for the ADA ramp at the corner of Conchas and Trumbull is 10%. Per City standard the max. slope should not exceed 8.3%. please fix this issue.
- Please remove all the construction equipment and debris from the site.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marwa Al-najjar', is written over a faint, larger signature that appears to be 'Alan Varela'.

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

ma via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 24, 2021

Edward Aragon, RA
JB Henderson Construction
501 Eubank Blvd SE
Albuquerque, NM 87XXX

Re: JB Henderson Fabrication Facility
10200 Bell Ave SE
Traffic Circulation Layout
Architect's Stamp 01-15-2021 (L20-D075)

Dear Mr. Aragon,

The TCL re-submittal received 08-24-2021 is approved for Building Permit with. 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.

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 front counter personnel 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.

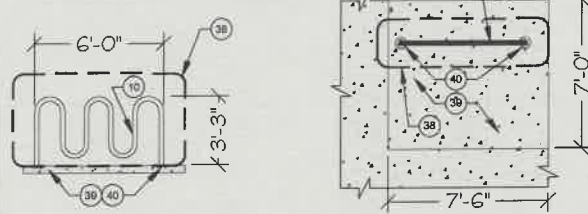
Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

BICYCLE RACK DETAILS

SCALE: 1/4" = 1'



ADDRESS

10200 BELL AVENUE, SE
ALBUQUERQUE, NM 87123

LEGAL DESCRIPTION

- 010 046 SKYLINE HEIGHTS ADDITION: .155 ACRES
- 009 046 SKYLINE HEIGHTS ADDITION: .155 ACRES
- 008 046 SKYLINE HEIGHTS ADDITION: .155 ACRES
- 007 046 SKYLINE HEIGHTS ADDITION: .155 ACRES
- 006 046 SKYLINE HEIGHTS ADDITION: .2324 ACRES
- 010 047 SKYLINE HEIGHTS ADDITION: .2324 ACRES
- 009 047 SKYLINE HEIGHTS ADDITION: .155 ACRES
- 008 047 SKYLINE HEIGHTS ADDITION: .155 ACRES

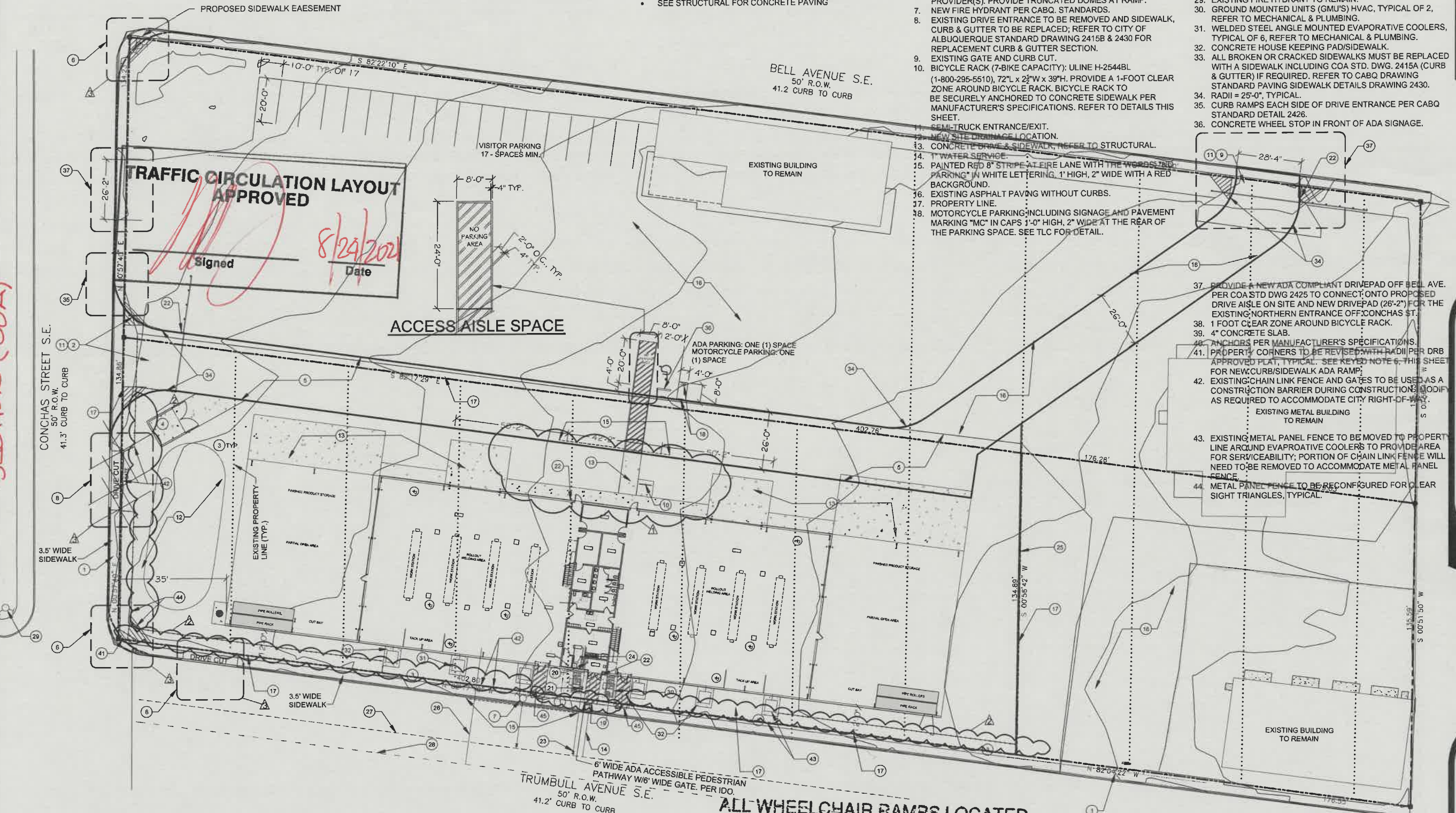
SHEET NOTES

- ALL INFORMATION SHOWN IN THESE DRAWINGS ARE GATHERED FROM OTHER SOURCES.
- ALL PARTIES CONCERNED SHALL FIELD VERIFY ALL INFORMATION. REPORT ANY INCONSISTENCIES TO ARCHITECT.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION.
- DO NOT SCALE FROM THESE PLANS; FOR PROPER DIMENSIONS CONTACT ARCHITECT OR FIELD VERIFY.
- PROJECT WILL BE ENTIRELY CONSTRUCTED AT ONE (1) TIME, I.E. IN ONE (1) PHASE
- 26' WIDE DRIVE AISLES SHALL BE 3" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE ENGINEERED TO SUPPORT THE LOAD OF THE FIRE APPARATUS WEIGHING 75,000 POUNDS
- SEE STRUCTURAL FOR CONCRETE PAVING

KEYED NOTES:

- EXISTING SIDEWALK AND CURB.
- NEW CURB CUT DRIVEWAY (ENTRANCE / EXIT) PER CITY REQUIREMENTS AND NEW SECURITY GATE. COA STD. DWG. 2526 (PROPOSED DRIVEPAD) AND 2420 (6 FT. VALLEY GUTTER) FOR PROPOSED NEW ENTRANCE AT THE 26 FT. ACCESS OFF CONCHAS STREET.
- NEW LANDSCAPE. SEE LANDSCAPE SHEETS.
- TRASH DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE STANDARDS. SEE DETAIL C4/A-501.
- NEW ASPHALT PAVING WITH 4" WIDE WHITE PAINTED STRIPING.
- NEW ADA ACCESS RAMP: REFER TO CITY OF ALBUQUERQUE STANDARD DRAWING 2441 FOR WHEEL CHAIR ACCESS RAMP DETAIL. GC TO COORDINATE EXISTING UTILITIES WITH UTILITY PROVIDER(S). PROVIDE TRUNCATED DOMES AT RAMP.
- NEW FIRE HYDRANT PER CABQ. STANDARDS.
- EXISTING DRIVE ENTRANCE TO BE REMOVED AND SIDEWALK, CURB & GUTTER TO BE REPLACED; REFER TO CITY OF ALBUQUERQUE STANDARD DRAWING 2415B & 2430 FOR REPLACEMENT CURB & GUTTER SECTION.
- EXISTING GATE AND CURB CUT.
- BICYCLE RACK (7-BIKE CAPACITY); ULINE H-2544BL (1-800-295-5510), 72"L x 25"W x 39"H. PROVIDE A 1-FOOT CLEAR ZONE AROUND BICYCLE RACK. BICYCLE RACK TO BE SECURELY ANCHORED TO CONCRETE SIDEWALK PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAILS THIS SHEET.
- SEMI-TRUCK ENTRANCE/EXIT.
- NEW SITE DRAINAGE LOCATION.
- CONCRETE DRIVE & SIDEWALK. REFER TO STRUCTURAL.
- 1" WATER SERVICE.
- PAINTED RED 8" STRIPE AT FIRE LANE WITH THE WORDS "FIRE LANE" IN WHITE LETTERING. 1" HIGH, 2" WIDE WITH A RED BACKGROUND.
- EXISTING ASPHALT PAVING WITHOUT CURBS.
- PROPERTY LINE.
- MOTORCYCLE PARKING INCLUDING SIGNAGE AND PAVEMENT MARKING "MC" IN CAPS 1'-0" HIGH, 2" WIDE AT THE REAR OF THE PARKING SPACE. SEE TLC FOR DETAIL.
- WATER METER, REFER TO CIVIL.
- FIRE DEPARTMENT CONNECTION (FDC), REFER TO CIVIL.
- POST INDICATOR VALVE (PIV), REFER TO CIVIL.
- NEW KNOX BOX KEY VAULT, TYPE AS REQUIRED BY FIRE DEPARTMENT - PROVIDE RECESSED INSTALLATION AT BUILDING & SURFACE MOUNT AT SECURITY GATES. COORDINATE EXACT INSTALL LOCATION WITH FIRE MARSHALL'S INSPECTOR.
- 6" FIRELINE, REFER TO CIVIL.
- 4" WATER LINE TO FDC, REFER TO CIVIL.
- 4" HIGH RETAINING WALL.
- NEW 4" SEWER SERVICE, REFER TO CIVIL.
- 6" WATER LINE, REFER TO CIVIL.
- 8" SAS, REFER TO CIVIL.
- EXISTING FIRE HYDRANT TO REMAIN.
- GROUND MOUNTED UNITS (GMU'S) HVAC, TYPICAL OF 2, REFER TO MECHANICAL & PLUMBING.
- WELDED STEEL ANGLE MOUNTED EVAPORATIVE COOLERS, TYPICAL OF 6, REFER TO MECHANICAL & PLUMBING.
- CONCRETE HOUSE KEEPING PAD/SIDEWALK.
- ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH A SIDEWALK INCLUDING COA STD. DWG. 2415A (CURB & GUTTER) IF REQUIRED. REFER TO CABQ DRAWING STANDARD PAVING SIDEWALK DETAILS DRAWING 2430.
- RADII = 25'-0", TYPICAL.
- CURB RAMPS EACH SIDE OF DRIVE ENTRANCE PER CABQ STANDARD DETAIL 2426.
- CONCRETE WHEEL STOP IN FRONT OF ADA SIGNAGE.
- PROVIDE A NEW ADA COMPLIANT DRIVEPAD OFF BELL AVE. PER COA STD DWG 2425 TO CONNECT ONTO PROPOSED DRIVE AISLE ON SITE AND NEW DRIVEPAD (26'-2") FOR THE EXISTING NORTHERN ENTRANCE OFF CONCHAS ST.
- 1 FOOT CLEAR ZONE AROUND BICYCLE RACK.
- 4" CONCRETE SLAB.
- ANCHORS PER MANUFACTURER'S SPECIFICATIONS.
- PROPERTY CORNERS TO BE REVISED WITH RADII PER DRB APPROVED PLAT, TYPICAL. SEE KEYED NOTE 6, THIS SHEET FOR NEW CURB/SIDEWALK ADA RAMP.
- EXISTING CHAIN LINK FENCE AND GATES TO BE USED AS A CONSTRUCTION BARRIER DURING CONSTRUCTION. MODIFY AS REQUIRED TO ACCOMMODATE CITY RIGHT-OF-WAY.
- EXISTING METAL BUILDING TO REMAIN
- EXISTING METAL PANEL FENCE TO BE MOVED TO PROPERTY LINE AROUND EVAPORATIVE COOLERS TO PROVIDE AREA FOR SERVICEABILITY; PORTION OF CHAIN LINK FENCE WILL NEED TO BE REMOVED TO ACCOMMODATE METAL PANEL FENCE.
- METAL PANEL FENCE TO BE RECONFIGURED FOR CLEAR SIGHT TRIANGLES, TYPICAL.

CONDITION OF FINAL C.O. APPROVAL:
SIDEWALK EASEMENT BE APPROVED
AND COPY PROVIDED TO TRANSPORTATION
SECTION (COA)



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



SCALE: 1" = 20'-0"

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

CARBON STEEL / COPPER & STAINLESS STEEL
FABRICATION FACILITY
JB HENDERSON CONSTRUCTION
TRUMBULL AVENUE & CONCHAS STREET, SE
ALBUQUERQUE, NEW MEXICO 87123

Aragon & Associates
ARCHITECTS LLC
6613 SHOSHONE RD. NE
ALBUQUERQUE, NEW MEXICO 87110
505-843-0283
CONOR & WOODS ARCHITECTS
10200 BELL AVENUE, SE
ALBUQUERQUE, NM 87123

SHEET NAME & NO.
ARCHITECTURAL
SITE PLAN

AS-101



L20-D075

CONDITION OF FINAL C.O. APPROVAL:
SIDEWALK LEASANT BE APPROVED
AND COPY PROVIDED TO TRANSPORTATION
SECTION (COA)

- [illegible]

1. PAINTED RED 8" STRIPE AT FIRE LANE WITH THE WORDS: "NO PARKING" IN WHITE LETTERING, 1" HIGH, 2" WIDE WITH A RED BACKGROUND.
2. EXISTING SIDE WALK, 3'-6" WIDE.
3. PROPERTY LINE.
4. 4" WIDE, WHITE VEHICULAR CIRCULATION STRIPPING.
5. CANTILEVER SECURITY GATE.
6. RADII = 25'-0", TYPICAL.
7. NEW DUMPSTER & ENCLOSURE PER CITY STANDARDS. SEE C4 / A-501.
8. 4" WIDE WHITE PEDESTRIAN STRIPPING.
9. EGRESS DOORS WITH EGRESS HARDWARE.
10. PARKING SIGNAGE SEE ADA PARKING SIGN NOTES.
11. ACCESS AISLE SERVING CAR PARKING SPACE W/ 4" BLUE STRIPPING, 2'-0" O.C. AT 45 DEGREES ANGLE. ADD THE WORD "NO PARKING" IN CAPS, WHITE LETTERING, 1" HIGH, 2" WIDE, AT THE REAR OF THE PARKING SPACE. SEE AS-101 FOR DETAIL.
12. EXISTING DRIVE ENTRANCE TO BE REMOVED AND SIDEWALK, CURB & GUTTER TO BE REPLACED; REFER TO CITY OF ALBUQUERQUE STANDARD DRAWING 2415B FOR REPLACEMENT GUIDE TO GUTTER SECTION.

PER IDO TABLE 5-5-1 OFF STREET PARKING REQUIREMENTS:
INDUSTRIAL USES: LIGHT MANUFACTURING; 1-SPACE/1,000 SF GFA
17,369 GSF/1000 = 18 PARKING SPACES
• ACCESSIBLE PARKING SPACES: 1-25 = 1-VAN ACCESSIBLE
• MOTORCYCLE PARKING: 1-25 = 1-SPACE
• BICYCLE PARKING: NON RESIDENTIAL USES; 3-SPACES OR 10%
OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS
GREATER

13. EXISTING DRIVE ENTRANCE TO REMAIN, ALSO SEE AS-101 KEYED NOTE 37.
14. MOTORCYCLE SIGNAGE PER COA STANDARDS, DETAIL THIS SHEET.
15. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
16. PROPERTY CORNERS TO BE REVISED WITH RADII PER DRB APPROVED PLAT, TYPICAL.

PROJECT LOCATION IS IN THE SOUTHEAST HEIGHTS, 1-BLOCK WEST OF EUBANK AT THE CORNER OF TRUMBULL, SE & CONCHAS, SE. SITE DEVELOPMENT & CONSTRUCTION OF A PRE-FAB ENGINEERED METAL BUILDING (17,369 sq. ft.) FOR USE AS A 2-BAY PIPE FABRICATION & WELDING FACILITY WITH OFFICES, TOOL STORAGE, CONFERENCE ROOM & AND BREAK ROOM. VEHICULAR CIRCULATION IS IN BOTH DIRECTIONS FROM CONCHAS, SE THROUGH TO BELL, SE THROUGH A 26'-0" DRIVE LANE. IMPACT ON ADJACENT SITES SHOULD BE MINIMAL, AS THE EXISTING FABRICATION SHOP CURRENTLY EXISTS ACROSS THE STREET ON TRUMBULL. DAILY VEHICULAR TRAFFIC IS TYPICALLY STAFF, WHICH RANGE IN NUMBERS FROM 18-20. DELIVERY AND PICKUP TRAFFIC WILL BE SEMI-TRUCKS TRAVELING FROM I-40 SOUTH ON EUBANK AND WEST ON BELL, WHICH WILL BE DELIVERING STEEL PIPE TYPICALLY IN A 16" DIAMETER & PICKING UP WELDED PIPE ASSEMBLIES. THE EXISTING CURB CUT ON BELL, SE WILL BE RE-USED; A NEW CURB CUT ON CONCHAS, SE WILL BE INSTALLED, AND AN INFILL CURB, GUTTER, AND SIDEWALK WILL BE INSTALLED.

- ALL WORK IN THE CITY'S RIGHT-OF-WAY REQUIRE DCR APPROVED PLANS
- EXISTING CHAIN LINK FENCE AND GATES TO BE USED AS A CONSTRUCTION BARRIER DURING CONSTRUCTION
- EXISTING METAL PANEL FENCE TO BE MOVED TO PROPERTY LINE AROUND EVAPORATIVE COOLERS TO PROVIDE AREA FOR SERVICEABILITY

[illegible]

SITE

No.	Date	Remarks	By
7/27/21		ADD KEYED NOTE 22	HA
5/5/21		REVISED PER TRANS. COMMENTS	Iro
4/16/21		REV'S. PER CABQ COMMENTS	Iro

No.	Date	Remarks	By
DESIGN			
EJA / CWA		Date:	JANUARY 2021
LT		Date:	
EJA / PLW		Date:	



CARBON STEEL / COPPER & STAINLESS STEEL
FABRICATION FACILITY
JB HENDERSON CONSTRUCTION
TRUMBULL AVENUE & CONCHAS STREET, SE
ALBUQUERQUE, NEW MEXICO 87123

Aragon & Associates
ARCHITECTS LLC
5913 SHOSHONE RD. NE
ALBUQUERQUE, NEW MEXICO 87110
505-843-6263

SHEET NAME & NO.

TRAFFIC
CIRCULATION
LAYOUT (TCL)

TCL

L20-D075

ADA PARKING SIGN M/C PARKING SIGN

AI TRAFFIC CIRCULATION LAYOUT (TCL)
SCALE: 1" = 20'



TRUE
NORTH



CLR. SIGHT TRIANGLE ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.



TRAFFIC CERTIFICATION

I, Edward J. Aragon, NMPE OR NMRA NUMBER 2725, OF THE FIRM Aragon and Associates Architects, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/05/21. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY James Edward Baylor-Eichhorst OF THE FIRM JB Henderson Const. Co.. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/29/22 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 Certificate of Occupancy.

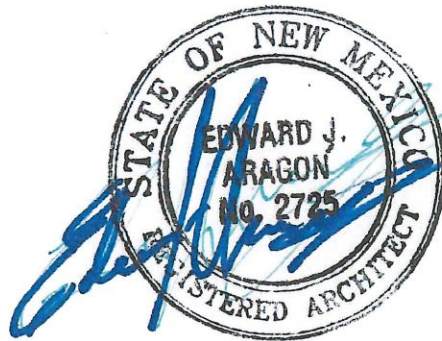
<LIST EXCEPTIONS, IF ANY>

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 USING IT FOR ANY OTHER PURPOSE.

Aragon & Associates

ARCHITECTS LLC

6913 SHOSHONE RD. NE
ALBUQUERQUE, NEW MEXICO 87110
505-843-6263



Edward J. Aragon

Signature of Engineer or Architect

12-29-22

Date

ENGINEER'S OR ARCHITECT'S STAMP

THIS CERTIFICATION MUST BE SUBMITTED ON COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE OR ON THE APPROVED SITE PLAN, TCL, OR AA.