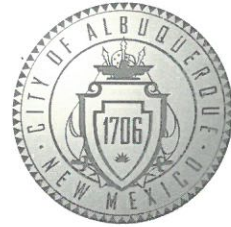


# CITY OF ALBUQUERQUE



March 20, 2018

Joe Simons, RA  
Simons Architecture PC  
Po Box 67408  
Albuquerque, NM 87193

**Re: Campbell Brewery  
4814 Hardware NE  
30-Day Temporary Certificate of Occupancy- Transportation Development  
Transportation Development Final Inspection  
Architect's Stamp dated 08-07-15 (F17-D097)  
Certification dated 02-01-18**

Dear Mr. Simons,

Based upon the information provided in your submittal received 03-14-18, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. 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:

1. 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."**
2. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
3. Please provide an ADA ramps to allow a connection to building entrance from the ADA access aisle.
4. 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 corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz  
Senior Engineer, Planning Department  
Development Review Services  
LWP via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: CAMPBELL BREWERY Building Permit #: 2015-92225 Hydrology File #: F17-D097  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
City Address: 4814 HARDWARE NE

Applicant: MIKE CAMPBELL Contact: SAME  
Address: 4814 HARDWARE NE  
Phone#: 720-4770 Fax#: \_\_\_\_\_ E-mail: BREWER.CAMPBELL@gmail.com  
Other Contact: SIMONS ARCHITECTURE PC Contact: JOE SIMONS  
Address: P.O. BOX 67408  
Phone#: 480-4796 Fax#: \_\_\_\_\_ E-mail: joe@simonsarchitecture.com

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

### 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  
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

OTHER (SPECIFY) \_\_\_\_\_

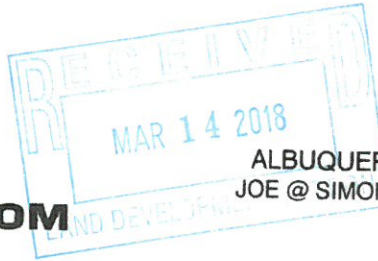
DATE SUBMITTED: 3.13.18 By: 1.55

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_





**SIMONS  
ARCHITECTURE.COM**



PO Box 67408  
ALBUQUERQUE, NM 87193-7408  
JOE @ SIMONSARCHITECTURE.COM

505.480.4796 VOICE

Feb 1, 2018

## TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS NOT IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 10/21/2015 AT THE ADDRESS 4814 HARDWARE NE ALBUQUERQUE, NM AND PERMIT NUMBER IS T201592225. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOE SIMONS JR., OF THE FIRM SIMONS ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/16/16 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 (PERMANENT). ANY ALTERATIONS TO THE APPROVED TCL IS NOTED IN RED ON THE ATTACHED PLAN AND IS NOTED AS FOLLOWS:

1. THE ADA ACCESS IS NOTED ON A DIFFERENT AREA OF THE SITE PRE-APPROVED BY TRAFFIC.

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.



\_\_\_\_\_  
Signature of Engineer or Architect

\_\_\_\_\_  
Date





SEAL OF THE STATE OF NEW MEXICO  
JOSEPH F. SIMONS, JR.  
REGISTERED ARCHITECT  
No. 2890  
EXPIRATION DATE 12/31/15

JOSEPH F. SIMONS, JR., AIA  
nm lic 002890  
p.o. box 67408  
albuquerque, nm 87193-7408  
abd, n.m., 87193-7408  
ph. 505-480-4796  
www.simonsarchitecture.com



CAMPBELL BREWERY  
4814 HARDWARE DR. NE.  
ALBUQUERQUE, NEW MEXICO  
BERNALILLO COUNTY

JOB NUMBER  
S.A. # CAMP-001  
A.D. # 15-3695  
DATE  
08.07.15  
DRAWING NAME  
SITE PLAN  
REVISIONS

DRAWN BY  
ADWELLING

C1

## Parking Requirements For Buildings

BLDG.	Sq. Ft.	OFFICE	WAREHOUSE	SPACES
2	5000	2500	2500	13
3	2500	BREWERY		18
TOTAL	11900	8384	8516	53

H/C PARKING  
REQUIRED = 53 SPACES  
PROVIDED = 78  
INCLUDES 3 HANDICAPPED VAN ACCESSIBLE PARKING SPACES  
AND 3 HANDICAPPED PARKING SPACES

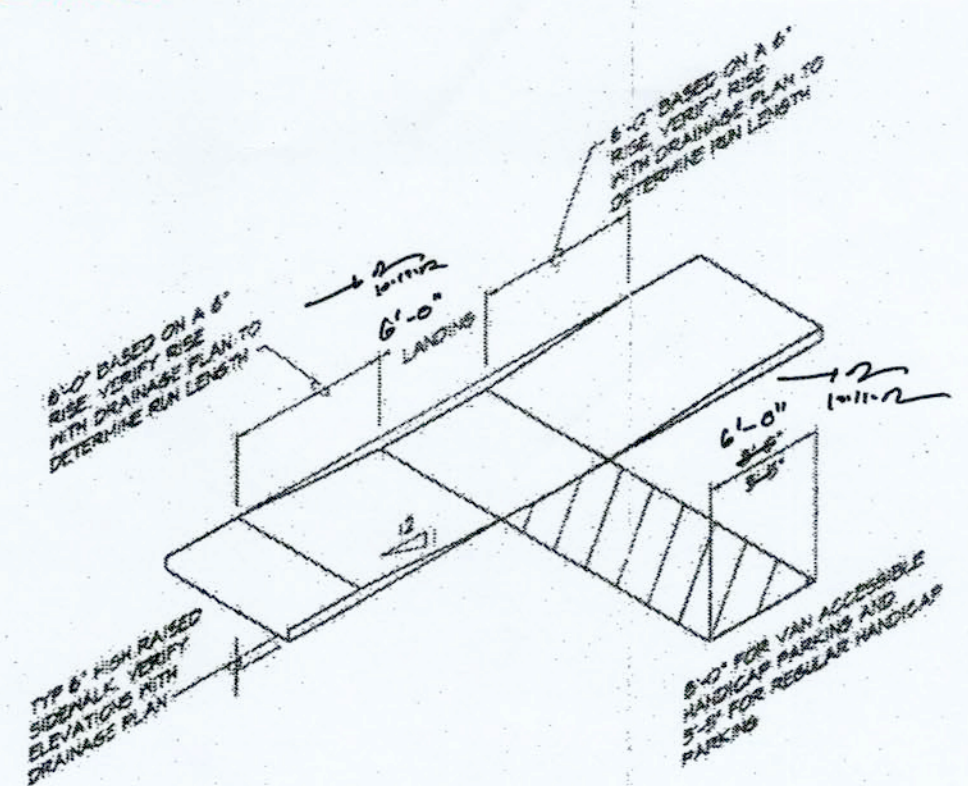
## Legend

PROPERTY LINE	---
SIDEWALK	----
CURBING	=====
EXISTING HYDRANT	⊕
NEW HANDICAP SIGN	⊕
NEW STOP SIGN	⊕
SIDEWALK EASEMENT	---
EXISTING EASEMENT	---
PROPOSED SETBACK CENTERLINE	---
EXISTING FENCE	* X * X *

ALL ADA SIGNS TO HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS 12" HIGH W/ 2" STROKE, CLEAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRE WOULD BE PLACED.

ADA ACCESS MOVED TO REDEFINE LOC.

VERIFY SIGNAGE HAS LANGUAGE: VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.



## WHEEL CHAIR RAMP DETAIL

SCALE: NONE

## SITE PLAN

SCALE: 1" = 40'

NOT TO SCALE



NORTH

## General Notes

- SELECTED CONTRACTOR MUST COMPLETE ALL OF THE APPROVED WORK REGARDLESS OF ANY AGREEMENTS WITH THE OWNER CHOOSING TO COMPLETE ANY SITE WORK, BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
- THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS IN THE APPROVED SITE PLAN.
- THE SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES. ANY FIELD CHANGES NOT ACCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVED WILL RESULT IN:
  - UNTIMELY DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK AND,
  - AN INCREASE IN CONSTRUCTION COST TO RESPONSIBLE PARTIES.
- ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY CERTIFICATE OF OCCUPANCY WILL BE SCHEDULED.
- CONSTRUCT ALL DRIVEPADS PER THE CITY OF ALBUQUERQUE STANDARD DETAIL DRAWING NO 2426.
- NOTE THAT ALL EXISTING SIDEWALKS AND C&G AFFECTING SAFE VEHICLE OR PEDESTRIAN TRAVEL WILL REQUIRE REMOVAL AND REPLACEMENT

## Legal Description

LOT LETTERED "H" OF THE PLAT OF CASHWAY BUILDING MATERIALS INC., ALLWOODS SUBDIVISION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 21, 1974, IN COLUMN D6, FOLIO T9.

## Reference Drawing

MCLEOD CROSSING DSL ASSOC. ORIGINAL SITE PLAN DATED 6/2/99 JOB# 9914 (C2), AND ABQ ENG. INC. ORIGINAL GRADING & DRAINAGE PLAN DATED 8/1/00 JOB #20190 (C2)

## Survey

A.L.T.A./A.C.S.M. LAND TITLE SURVEY WITH TOPOGRAPHY OF LOT "H" ALLWOODS SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO HARRIS SURVEYING, INC. MAY 14, 1988

## General Notes

SEE ARCHITECTURAL SHEETS FOR DIMENSIONS OF BUILDINGS

## Curve Data

CURVE	RADIUS	CURVE	RADIUS	CURVE	RADIUS
C1	25.00'	C18	15.00'	C36	2.00'
C2	25.00'	C19	25.00'	C37	15.00'
C3	25.00'	C20	3.00'	C38	25.00'
C4	25.00'	C21	15.00'	C39	18.00'
C5	25.00'	C22	25.00'	C40	2.00'
C6	6.00'	C23	25.00'	C41	15.00'
C7	15.00'	C24	15.00'	C42	25.00'
C8	25.00'	C25	3.00'	C43	25.00'
C9	5.00'	C26	3.00'	C44	15.00'
C10	2.00'	C27	3.00'	C45	25.00'
C11	5.50'	C28	15.00'	C46	25.00'
C12	25.00'	C29	15.00'	C47	3.00'
C13	25.00'	C30	2.00'	C48	3.00'
C14	25.00'	C31	25.00'	C49	3.00'
C15	2.00'	C32	25.00'	C50	3.00'
C16	15.00'	C33	25.00'	C51	3.00'
C17	3.00'	C34	15.00'	C52	100.00'
		C35	2.00'	C53	100.00'
				C54	40.00'

THIS SITE PLAN WAS PROVIDED TO THE ARCHITECT BY THE OWNER AND IS FOR REFERENCE ONLY.  
ALL PARKING AND LANDSCAPING IS EXISTING AND REMAINS UNCHANGED BY THIS PROJECT