

CITY OF ALBUQUERQUE



November 16, 2016

Joe Simons
Simons Architecture, PC
PO Box 67408
Albuquerque, NM

Re: Campbell Brewery -4814 Hardware NE
90-Day Temporary Certificate of Occupancy- Traffic Certification Only
Architect's Stamp dated 08-07-15 (F17D097)
Certification dated 11-16-16

Dear Mr. Simons,

Based upon the information provided in your submittal received 11-16-16, Transportation Development will issue a 90-day Temporary Certificate of Occupancy based solely on the Traffic Certification dated 11-16-2016. This letter serves as a "green tag" from Transportation Development for a 90-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 Transportation Department must receive a complete acceptable submittal package from the applicant including.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The 6' pedestrian access to the site must be constructed and striped per the approved TCL.
2. The approved and stamped TCL, with any changes drawn in red.
3. Transportation Certification letter on either the plan or applicants letterhead.
4. A Drainage Transportation Information Sheet (DTIS)
5. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
6. A site inspection will be completed.

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

Sincerely,


Monica Ortiz
Plan Checker, Transportation & Hydrology
Development Review Services

mao via: email
C: CO Clerk, File



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

505.480.4796 VOICE

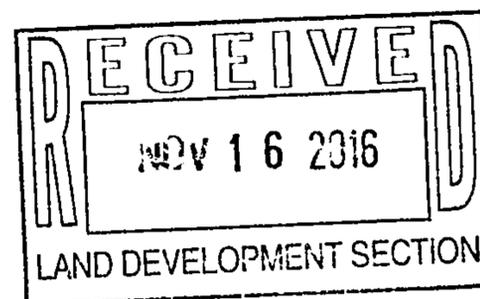
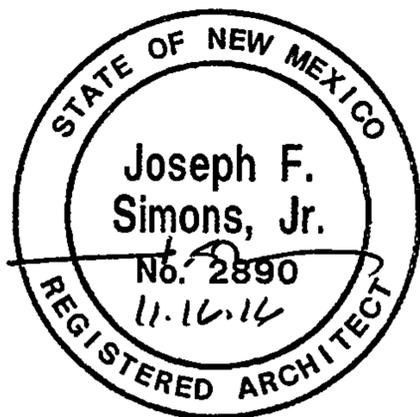
November 15, 2016

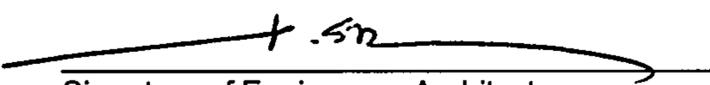
TRAFFIC CERTIFICATION

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 PUBLIC SIDE WALK ACCESS
2. THE CURB CUT
3. THE STRIPING FROM THE PUBLIC SIDEWALK ACCESS ACROSS THE PARKING LOT.
4. THE OWNER REQUESTS TEMP C.O. FOR 90 DAYS IN ORDER TO GET THE SITE INTO COMPLIANCE WITH THE APPROVED TCL.

THE RECORD INFORMATION PRESENTED HERON 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

11.16.16
Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: CAMPBELL BREWERY Building Permit #: 201592225 City Drainage #: F17D097
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: LOT "H" CASHWAY BUILDING MATERIALS INC. ALLWOODS SHARD
 City Address: 4814 HARDWARE NE ABO. NM

Engineering Firm: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Owner: PAMELA LITHEFIELD Contact: _____
 Address: 4814 HARDWARE NE ABO. NM 87109
 Phone#: 720-4770 Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS
 Address: P.O. Box 67408 ABO. NM 87193
 Phone#: 480-4796 Fax#: _____ E-mail: joe@simonsarchitecture.com

Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

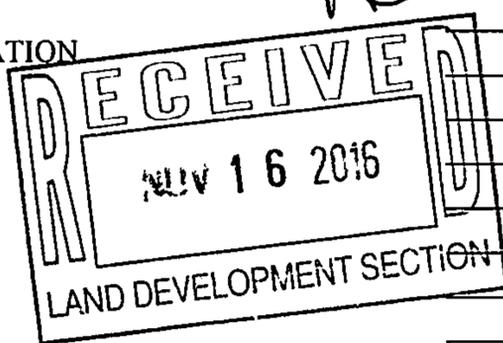
Check all that Apply:

- DEPARTMENT:
- HYDROLOGY/ DRAINAGE
 - TRAFFIC/ TRANSPORTATION
 - MS4/ EROSION & SEDIMENT CONTROL

- CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
- BUILDING PERMIT APPROVAL
 - CERTIFICATE OF OCCUPANCY TEMP

- TYPE OF SUBMITTAL:
- ENGINEER/ ARCHITECT CERTIFICATION
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - DRAINAGE MASTER PLAN
 - DRAINAGE REPORT
 - CLOMR/LOMR

- 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 FSC permit
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____



- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESCP) use other info sheet
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 11-16-16 By: JOE SIMONS ARCHITECT

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 21, 2015

Joe Simons
Simons Architecture, PC
PO Box 67408
Albuquerque, NM

**Re: Campbell Brewery
4814 Hardware NE
Traffic Circulation Layout**
Engineer's/Architect's Stamp dated 8-7-15 (F17-D097)

Dear Mr. Simons,

The TCL submittal received 10-15-15 is approved for Building Permit. 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

When the site construction is completed and a 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 TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Albuquerque

New Mexico 87103

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.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: CAMPBELL BREWERY Building Permit #: T201592225 City Drainage #: F170097
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: LOT A, BLOCK 0000, MACLEOD CROSSING
 City Address: 4814 HARDWARE LABQ. NM
DR. NE

Engineering Firm: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Owner: SUN MOUNTAIN ESTATES INC. Contact: _____
 Address: 404 BRUNN SCHOOL RD A SANTA FE NM 87505
 Phone#: 720-4770 Fax#: _____ E-mail: brewer.campbell@gmail.com

Architect: SIMONS ARCHITECTURE P.C. Contact: JOE SIMONS
 Address: P.O. BOX 67408
 Phone#: 480-4796 Fax#: _____ E-mail: joe@simonsarchitecture.com
 Surveyor: _____ Contact: _____

Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

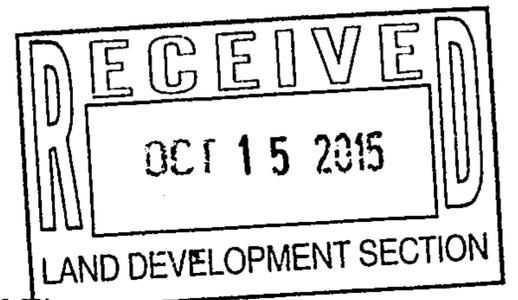
Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- DRAINAGE REPORT
- DRAINAGE PLAN 1st SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ENGINEER'S CERT (TCL)
- ENGINEER'S CERT (DRB SITE PLAN)
- ENGINEER'S CERT (ESC)
- SO-19
- OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

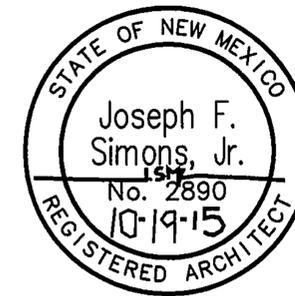
- SIA/FINANCIAL GUARANTEE RELEASE
- PRELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- CERTIFICATE OF OCCUPANCY (PERM)
- CERTIFICATE OF OCCUPANCY (TCL TEMP)
- FOUNDATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- GRADING CERTIFICATION
- SO-19 APPROVAL
- ESC PERMIT APPROVAL
- ESC CERT. ACCEPTANCE
- OTHER (SPECIFY)



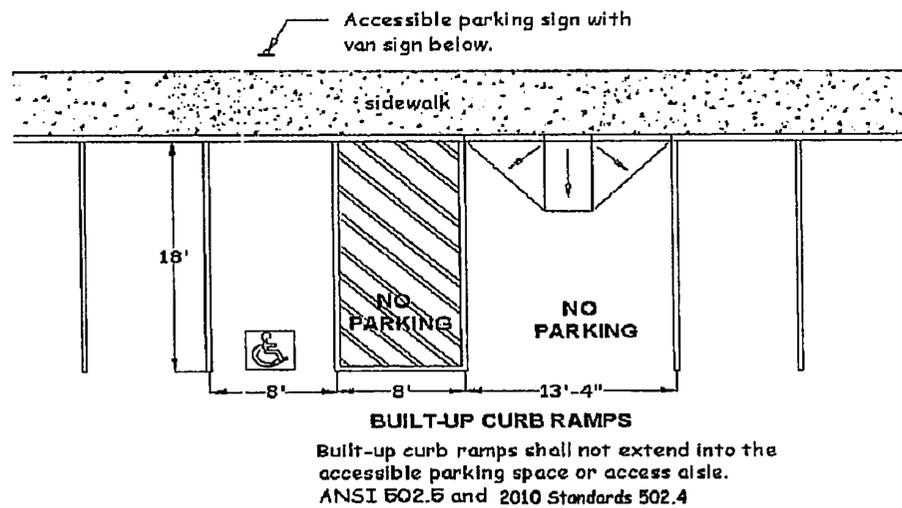
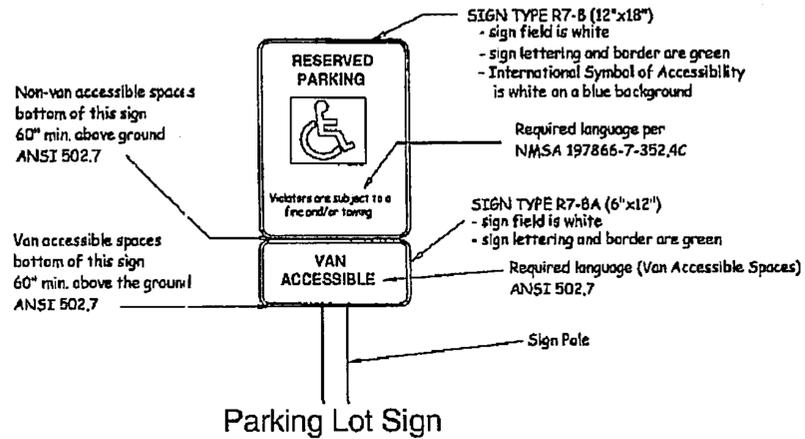
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes No _____ Copy Provided _____
 DATE SUBMITTED: 10.15.15 By: JOE SIMONS JR.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



DATE
10.19.15
JOB NUMBER
CAM-001
C1.1



CLARIFICATION NOTE FOR SITE PLAN RAMP DETAIL;
THE RAMP WIDTH IS TO BE 6' WIDE.

2009 New Mexico Accessible Parking Checklist
Prepared by NM Governor's Commission on Disability
Page 3 of 6

SIMONS ARCHITECTURE IS NOT RESPONSIBLE FOR ANY WORK DONE BY SUBMITTERS AND DIMENSIONS TO BE CHECKED & CONFIRMED BY OWNER & CONTRACTOR.
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CAMPBELL BREWERY
4814 HARDWARE DR. NE
Albuquerque, NM
Bernalillo County

Joseph F. Simons Jr., AIA
nm lic 002890
p.o. box 67408
abt, n.m., 87193-7408
ph. 505.480.4796
joe@simonsarchitecture.com

