

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 25, 2023

Robert Rayner, R. A
R2 Architectural Design & Consulting
12024 Paisano Ct. NE
Albuquerque, NM 87112

Re: Bruner Metal Building
4012 2nd St. NW
Traffic Circulation Layout
Architect's Stamp 07-21-23 (G14-D101)

Dear Mr. Rayner,

The TCL submittal received 07-11-2023 is approved for Building Permit by Transportation. 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

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov for log in and evaluation by Transportation. **Sidewalk Easement is The Final Condition of Releasing CO.**

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.

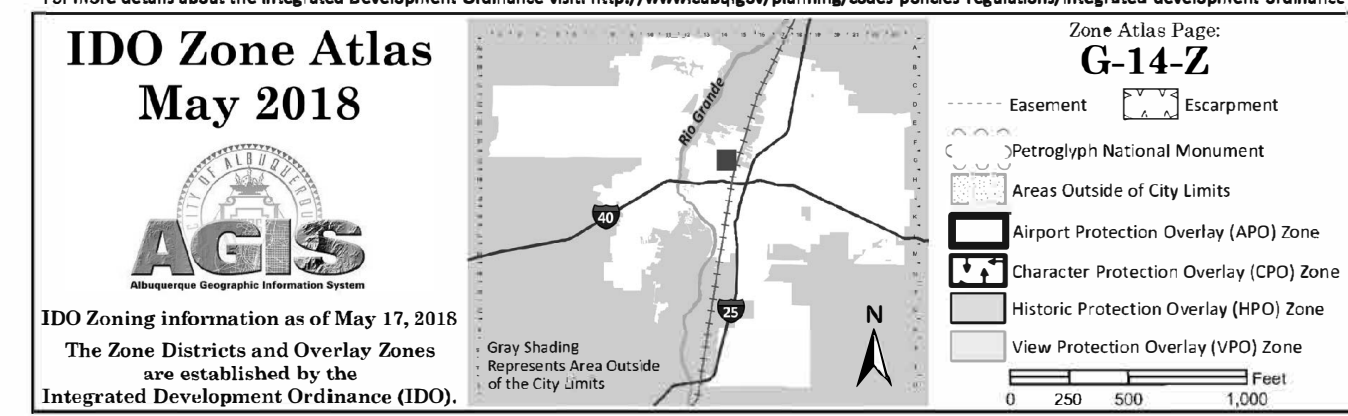
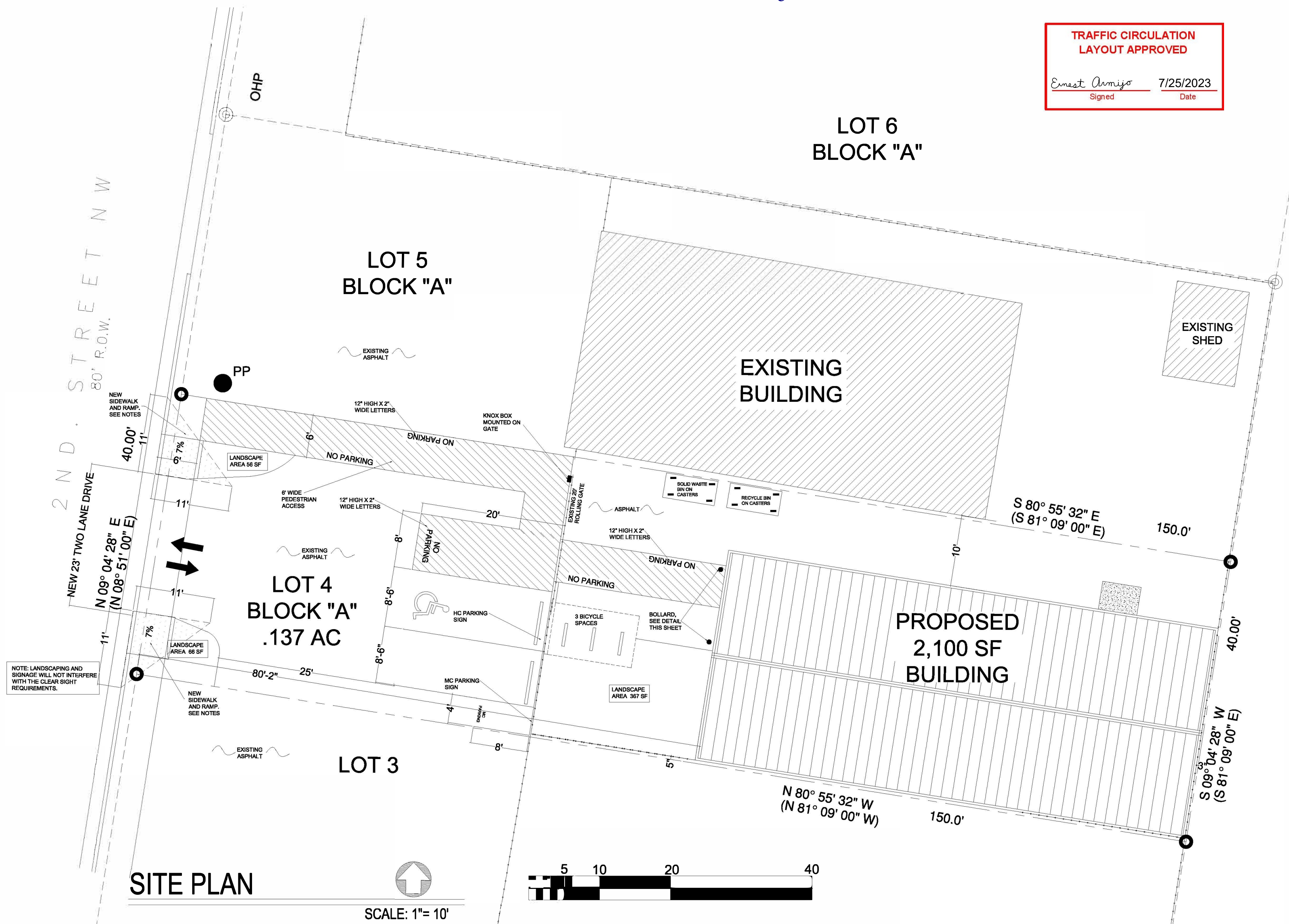
Sincerely,

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

C: CO Clerk, File

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

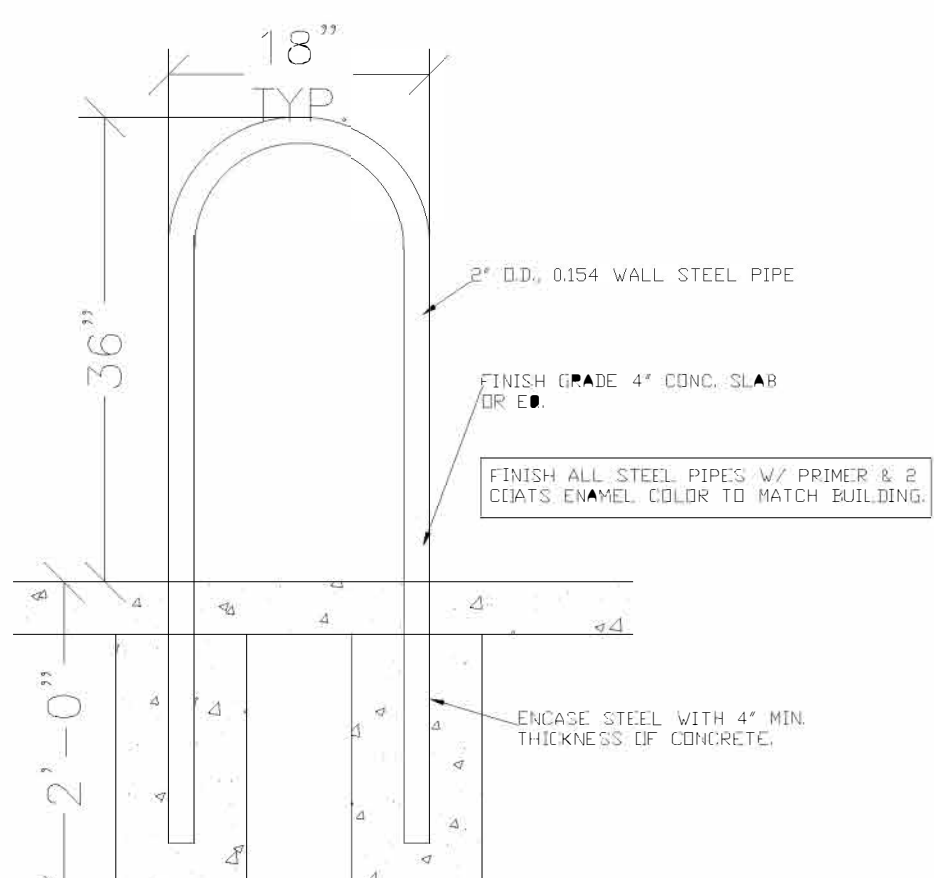
Ernest Armijo 7/25/2023
Signed Date



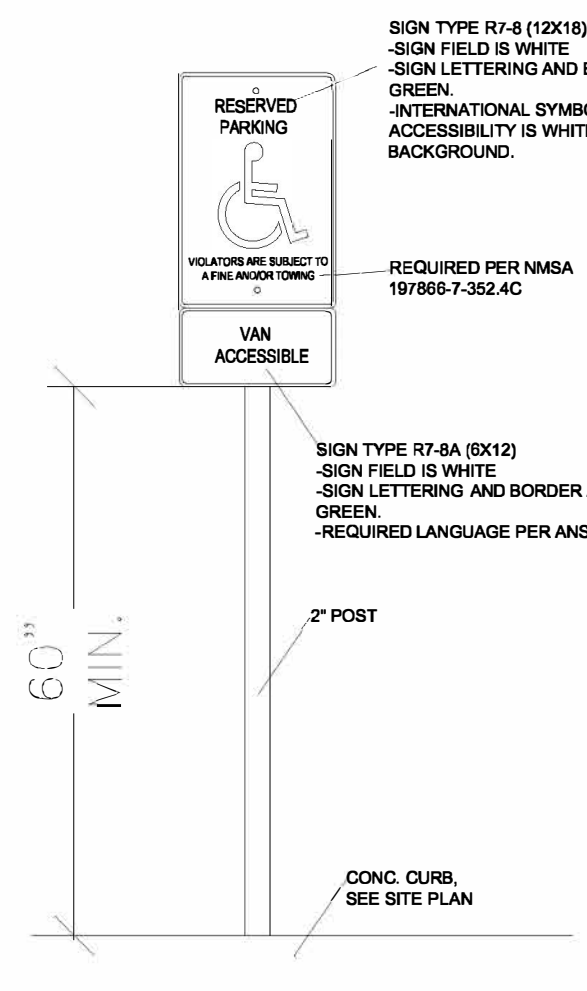
VICINITY MAP

1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAV) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
2. WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
3. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
4. UNPAVED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
5. NEW SIDEWALKS SHALL BE CONSTRUCTED IAW CITY STANDARD 2430 "CURB TYPE SIDEWALK".
6. NEW DRIVEPAD AND CURB CUT SHALL BE CONSTRUCTED IAW CITY STANDARD 2425A AND 2425 B. "DRIVEPAD WITH SIDEWALK AT BACK OF

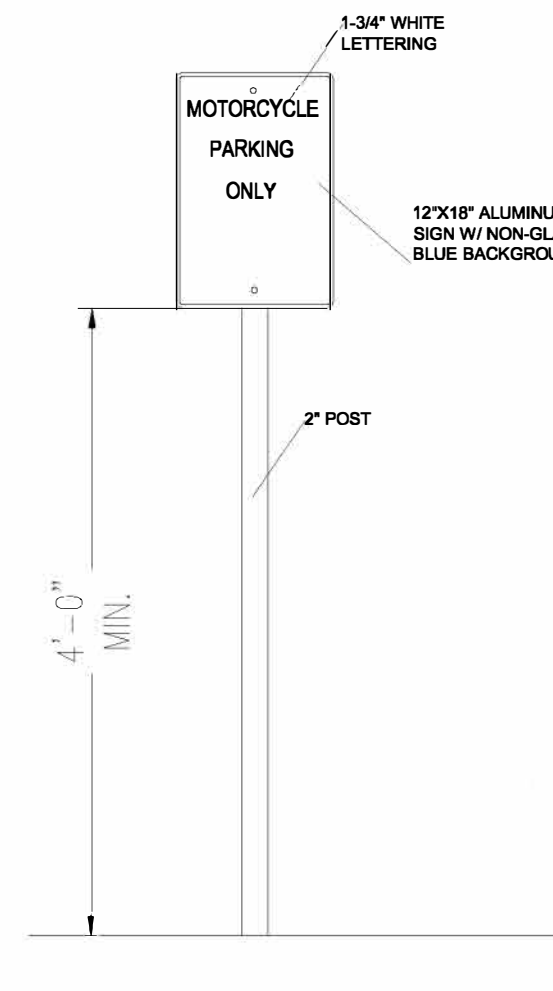
1. DUE TO THE LIMITED SIZE OF THE LOT, A TYPICAL SOLID WASTE ENCLOSURE IS NOT FEASIBLE. OWNER REQUESTS THE USE OF A SOLID WASTE BIN ON CASTERS THAT WOULD BE ROLLED OUT FROM BEHIND THE SOLID FENCE ON COLLECTION DAY.
2. THE FENCE AND GATE IS LOCATED BETWEEN THE PARKING LOT AND THE BUILDING. ACCESS TO THE SITE IS NOT RESTRICTED IN ANY MANNER. IF ALLOWED, THE OWNER WOULD PREFER A CITY LOCK ON THE GATE FOR REFUSE ACCESS.
3. ACCESS TO THE SOLID WASTE BIN IS FLAT (4" PER FOOT) AND SMOOTH.
4. A SEPARATE RECYCLE BIN ON CASTERS WILL BE PROVIDED BEHIND THE SOLID FENCE/GATE IF REQUIRED.
5. OWNER WILL ENSURE THAT THE BINS ARE ACCESSIBLE TO THE DRIVER BY 500AM ON COLLECTION DAY.
6. THERE ARE NO OVERHANGING WIRES IN THE SERVICE AREA.
7. THIS PROPOSED PROJECT WILL NOT ALTER OR INTERFERE WITH EXISTING TRASH SERVICE TO SURROUNDING BUSINESSES DURING CONSTRUCTION. ALL ELEMENTS FROM POINT OF ENTRY TO THE BIN IS IDENTIFIED ON THIS PLAN.
10. THE FENCE IN WHICH THE BIN WILL BE LOCATED BEHIND IS A SOLID "PRO-PANEL" TYPE STEEL FENCE.



BIKE RACK DETAILS (typ of 3)



H.C. SIGN DETAIL



MC SIGN DETAIL

PROJECT: BRUNER METAL BUILDING
4012 2ND ST NW
ALBUQUERQUE, NM 87107

OWNER: HENRY BRUNER
4016 2ND ST. NW
ALBUQUERQUE, NM 87107

ARCHITECT: R2 ARCHITECTURAL DESIGN & CONSULTING LLC
NM REG. #4049
12024 PAISANO CT NE
ALBUQUERQUE, NM 87112
(505) 321-3932

CONTRACTOR: PLUMA CONSTRUCTION SYSTEMS, INC.
4TH ST NW, STE-1
ALBUQUERQUE, NM 87107
LIC# 387286

IDO ZONE DIST.: NR-LM

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)
2015 UNIFORM MECHANICAL CODE
2021 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL FIRE CODE
2022 UNIFORM ADMINISTRATIVE CODE

ACCESSIBILITY CODE: ICC/ANSI A 117.1-2015

SEISMIC DESIGN CATEGORY: D

SEISMIC FACTOR: CAT III, (IE) 1.25

BUILDING AREA: 2,100 SF, 1 STORY

CONST. TYPE: V-B NON SPRINKLED

BUILDING HEIGHT: 14' - 1 STORY

OCCUPANCY: S-1 AUTOMOTIVE REPAIR (VAN CONVERSIONS)

OCCUPANT	REPAIR AREA:	2100 SF / 300=	<u>7</u>
LOAD:	TOTAL OCCUPANT LOAD:		7 OCCUPANTS

REQUIRED	WATER CLOSETS:	1 UNISEX
FIXTURE COUNT:	LAVATORIES:	1 UNISEX
		1 SERVICE SINK

PROVIDED WATER CLOSETS: 1 UNISEX
FIXTURE COUNT: LAVATORIES: 1 UNISEX
1 SERVICE SINK

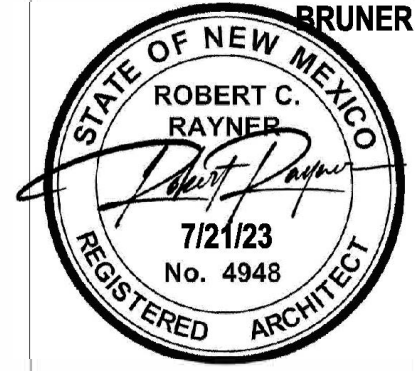
PARKING REQ.: LIGHT MANUFACTURING 1 SPACE /1000 SF ≈2 SPACES
TOTAL PARKING REQUIRED= 2 SPACES TO INCLUDE
1 HC ACCESSIBLE SPACE.
1 MOTORCYCLE SPACE.
3 BICYCLE SPACES.

PARKING PROVIDED: 2 SPACES, ONE OF WHICH IS HC ACCESSIBLE, 1 MOTORCYCLE SPACE AND A 3 BICYCLE BIKE RACK.

THE CONSTRUCTION OF A 2100 SF, SINGLE STORY, PRE-ENGINEERED METAL BUILDING TO BE USED AS AN AUTOMOTIVE REPAIR SHOP (VAN CONVERSION). THIS PROJECT WILL ALSO INCLUDE SITE IMPROVEMENTS SUCH AS PARKING, FENCING AND LANDSCAPE. IT MUST BE NOTED THAT THE PROPERTY OWNER OWNS LOTS 4 & 5. NO CUSTOMERS ARE ANTICIPATED TO VISIT THE BUSINESS.

LOT NUMBERED THREE (3) AND FOUR (4) IN BLOCK LETTERED "A" OF THE MONKBRIDGE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE AMENDED AND SUPPLEMENTAL REPLAT OF BLOCKS A, B AND C, (FORMERLY BLOCKS 19 & 20) OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 13, 1937 IN VOLUME D, FOLIO 22 AND VOLUME CE, FOLIO 155.

UPC: 10146049624342216



R² ARCHITECTURAL DESIGN
12024 PAISANO CT NE
ALBUQUERQUE, NM 87112
505-321-3932

COMMENTS
REVISED EXISTING GATE LOCATION

REV	NO.	DATE
1	1	12/6/22

DRAWN BY:	RR
CHECKED BY:	RR
DATE:	7/2
SCALE:	AS

BRUNER METAL BUILDING
4012 2ND ST NW
ALBUQUERQUE, NM 87107

-SHEET-

TCL