

# CITY OF ALBUQUERQUE



January 10, 2020

Simons Architecture  
Joe Simons  
P.O. Box 67408  
Albuquerque, NM 67408

**Re: B&D Industries**  
**9720 Bell Ave**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp 7-26-19 (L20D071)

Dear Mr. Simons,

The TCL submittal received 1-7-2020 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,

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

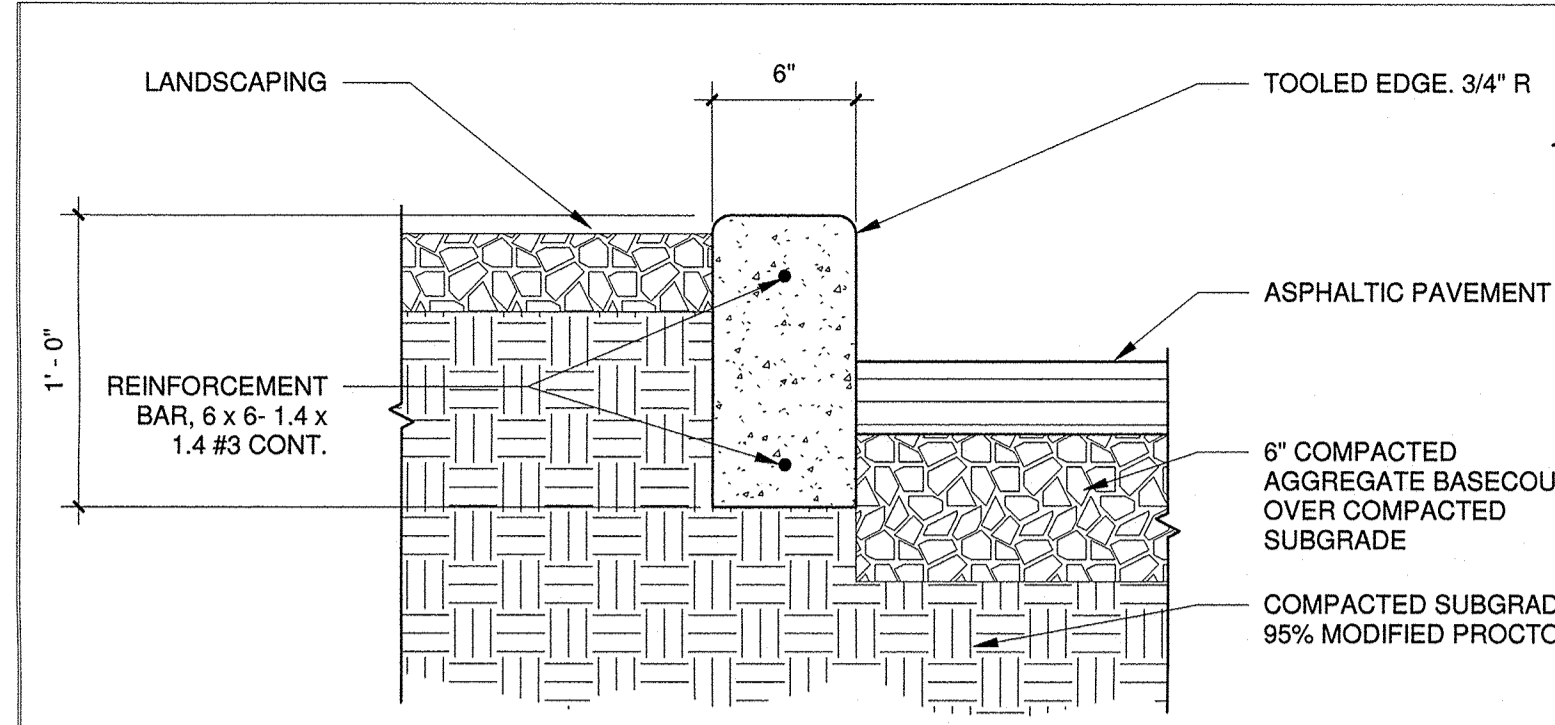
EG via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



### LANDSCAPE CALCULATIONS

LOT AREA:	20,461 SF
BUILDING AREA:	4,403 SF
NET LOT AREA:	16,058 SF
LANDSCAPE ARE REQUIRED (15%):	2,049 SF
GROUND COVER REQUIRED (75% OF LANDSCAPE):	1,537 SF
LANDSCAPE AREA PROVIDED:	2,840 SF

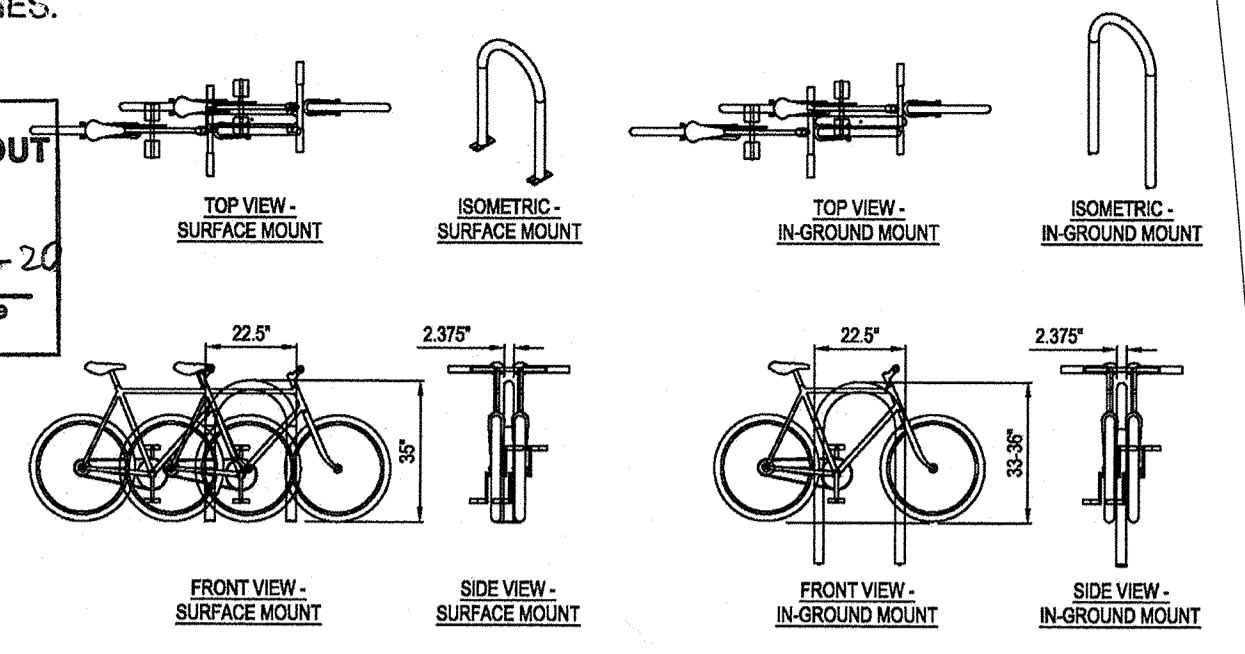
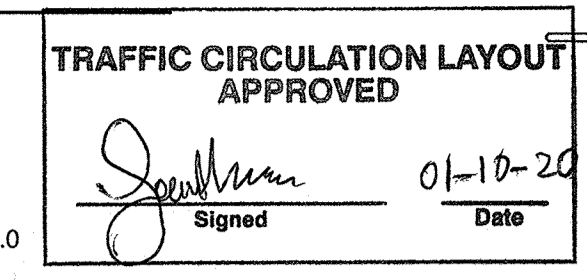
### PARKING CALCULATIONS

OFFICE BUILDING  
 AREA: 4,403 SF  
 PARKING CALCULATIONS:  
 3.5 SPACES / 1000 SF OFFICE SPACE PER CURRENT IDO  
 4403 / 1000 = 4.4 x 3.5 = 15 SPACES  
 TOTAL STANDARD PARKING PROVIDED = 14  
 TOTAL HC PARKING PROVIDED = 1  
 TOTAL MOTORCYCLE PARKING PROVIDED = 1  
 TOTAL PARKING PROVIDED = 15  
 TOTAL BICYCLE PROVIDED = 8 SPACES

### SHEET KEYNOTES - TCL

- ASPHALTIC CONCRETE PAVING
- CONCRETE CURB, REFER DETAIL:
- CONCRETE SIDEWALK
- PAINTED HANDICAP SYMBOL
- POLE WITH HANDICAP PARKING SIGNAGE
- CONCRETE CURB HANDICAP RAMP, REFER DETAIL: C1/A1.0
- YELLOW TRUNCATED DOME SURFACE PER CODE
- PAVING STRIPE
- PAVING MARKINGS
- CROSSWALK STRIPING
- DUMPSTER ENCLOSURE SEE DETAIL THIS PAGE
- DIRECTIONAL ARROW PAINTED ON PAVEMENT

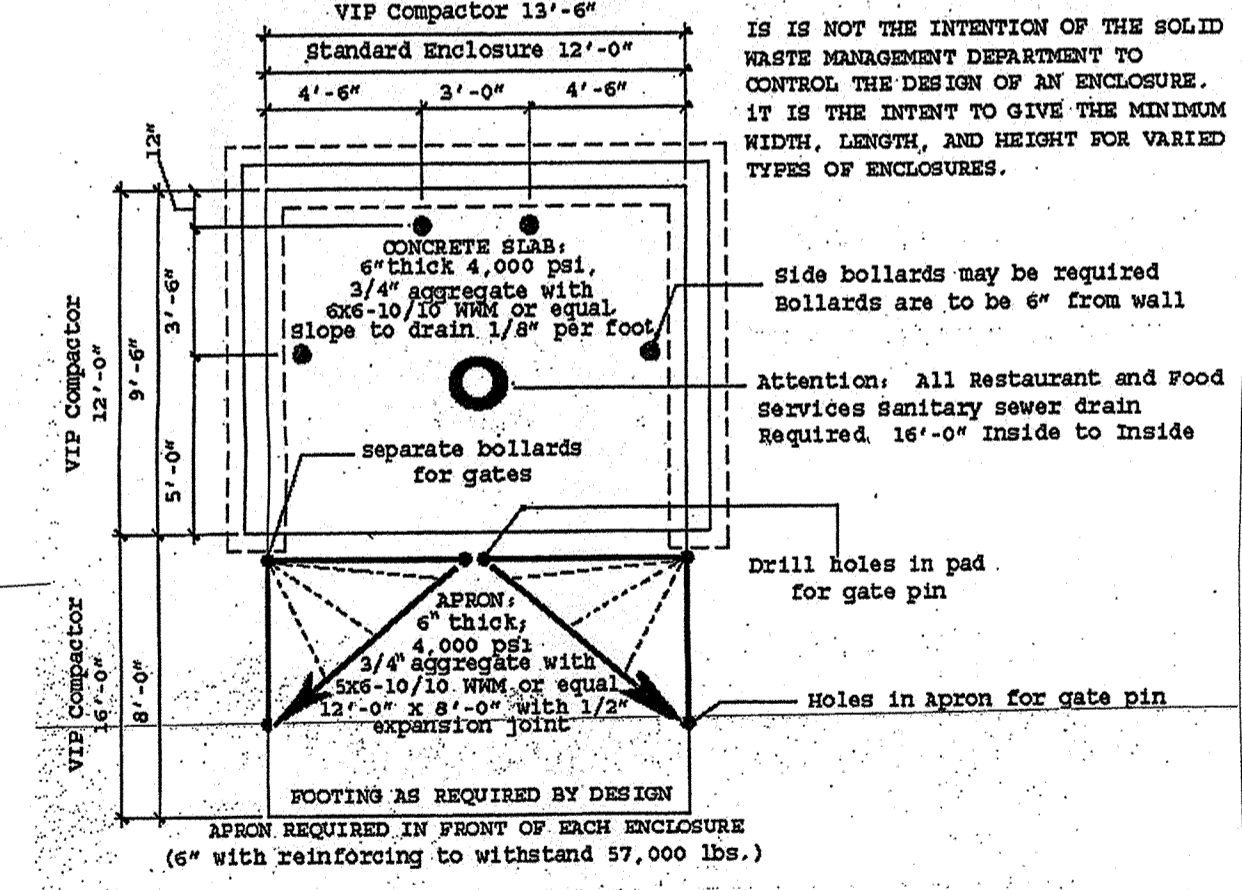
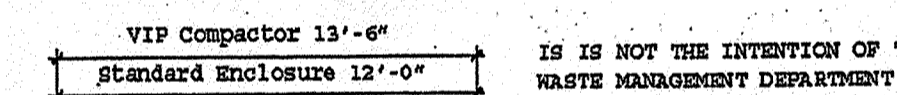
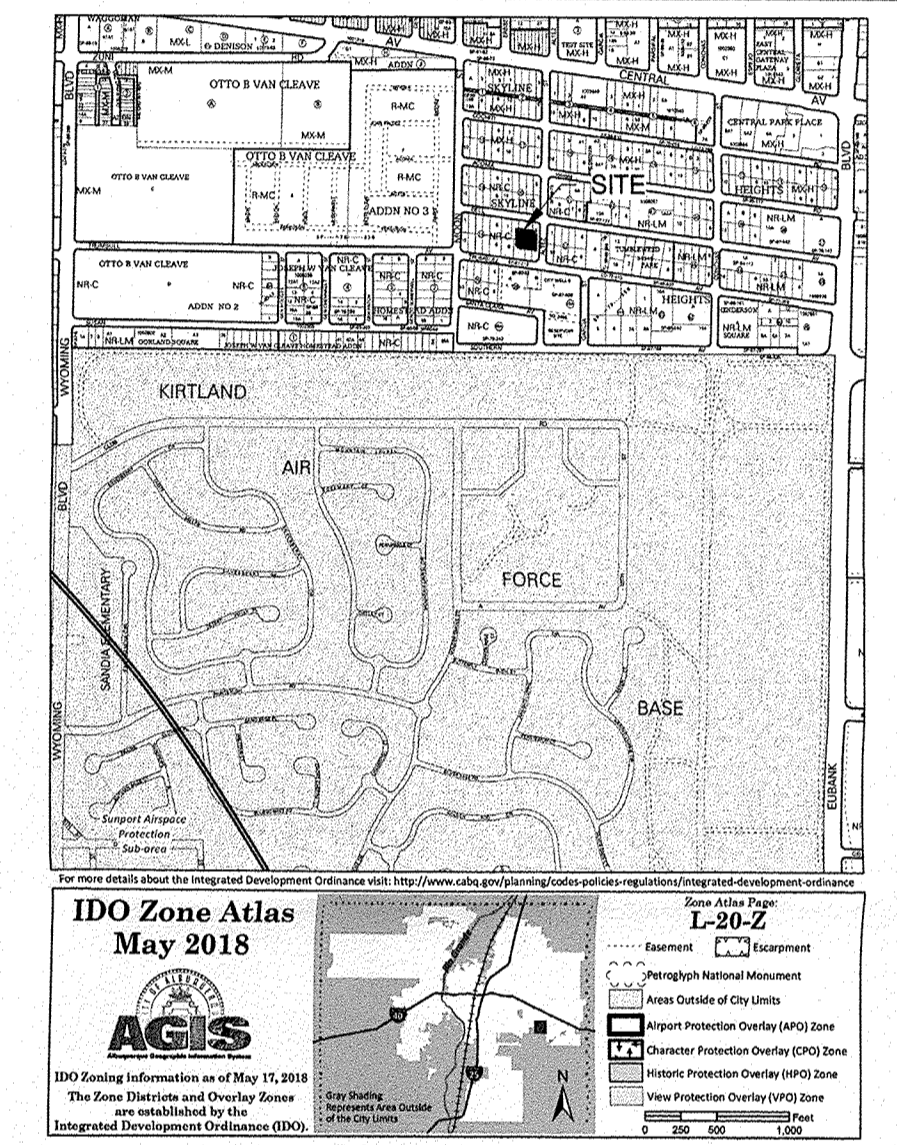
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE TRUNCATED DOMES.



- NOTES:
- PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/Info](http://www.CADdetails.com/Info) AND ENTER REFERENCE NUMBER 118-135.

### BICYCLE RACK DETAIL N.T.S.

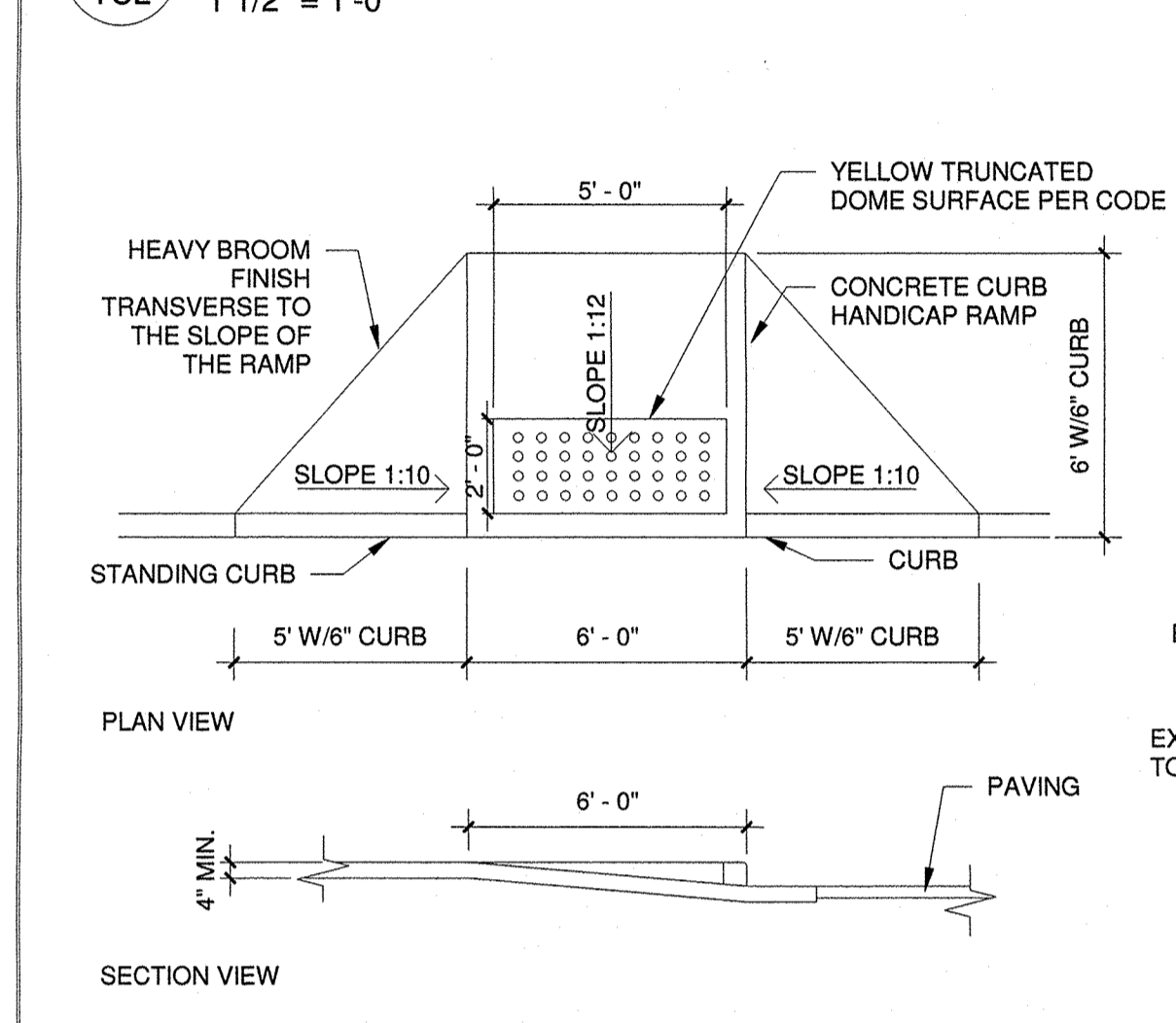
### VICINITY MAP



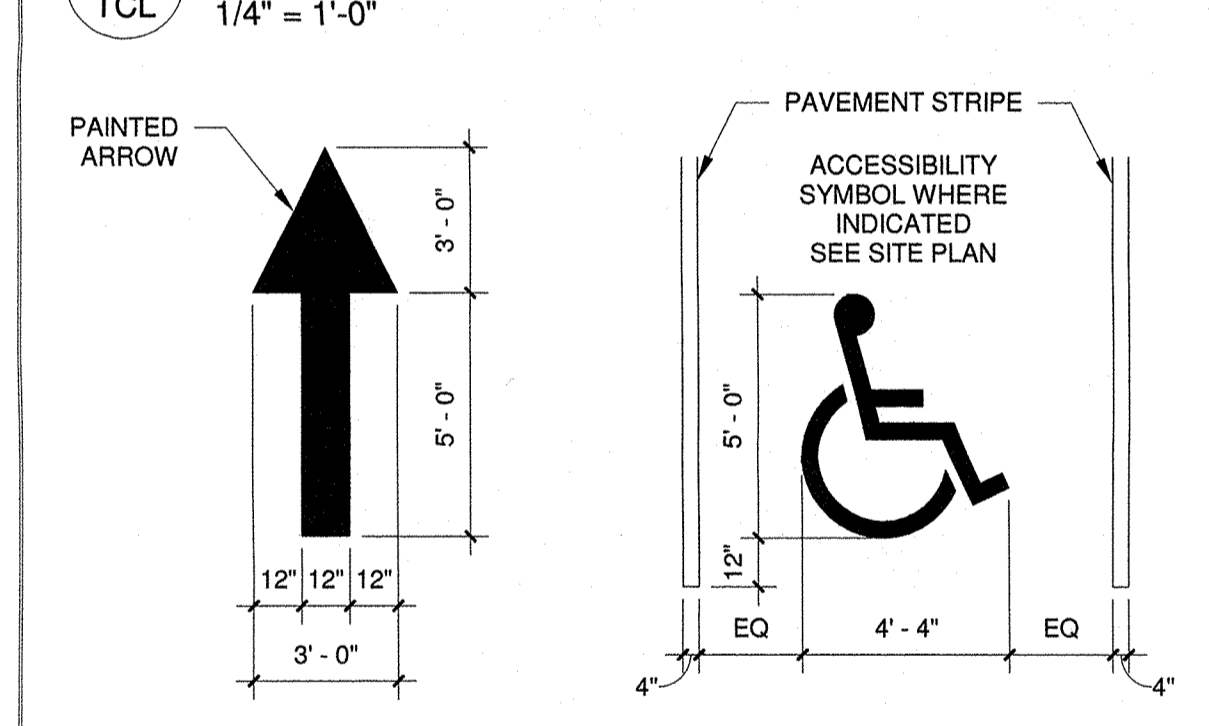
### CABQ TYPICAL DUMPSTER DETAIL N.T.S.

6" outside diameter concrete filled steel pipe shall be encased in 12" concrete all around and embedded 2'-0"

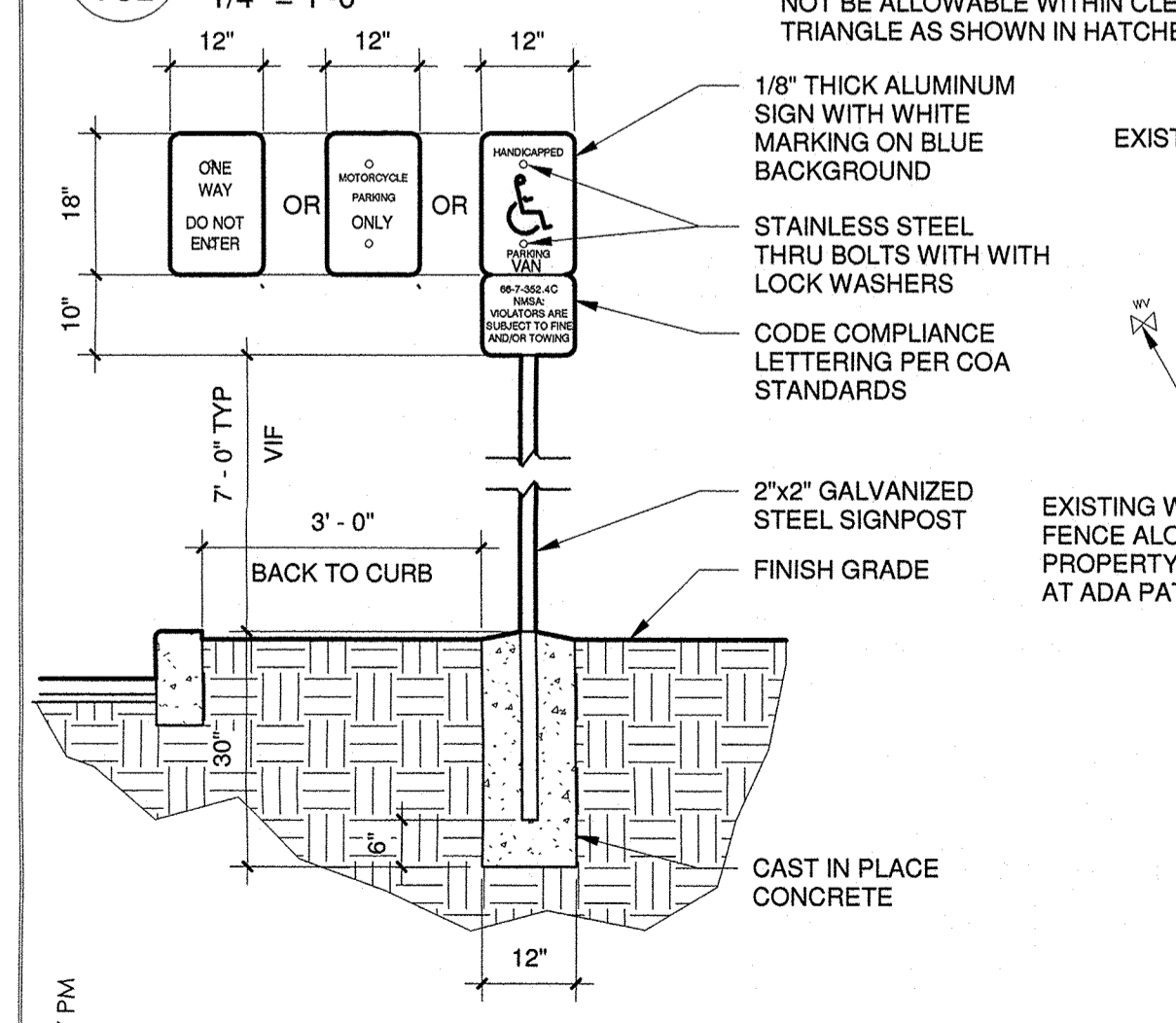
### E4 HEAD AND JAMB DETAIL



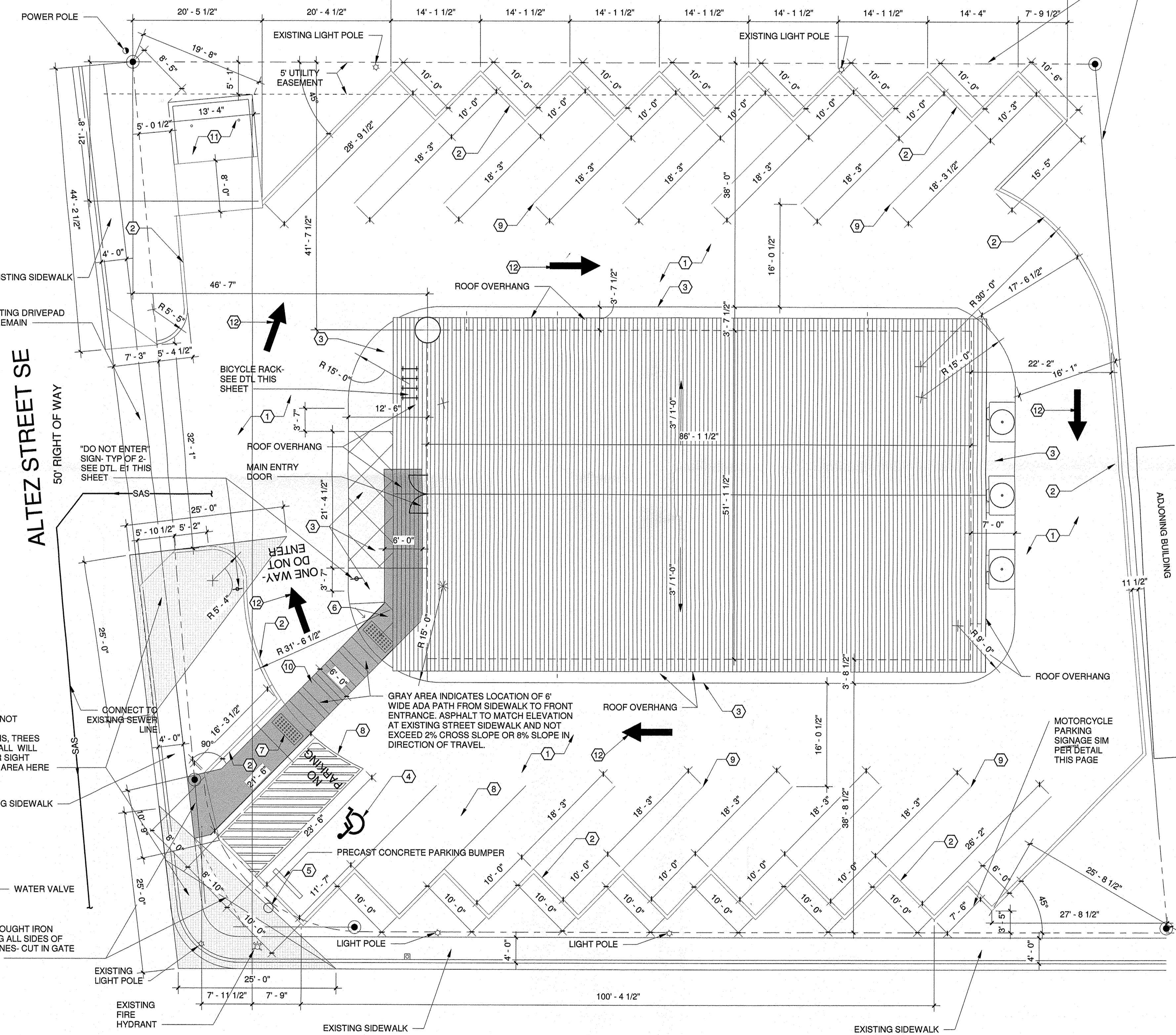
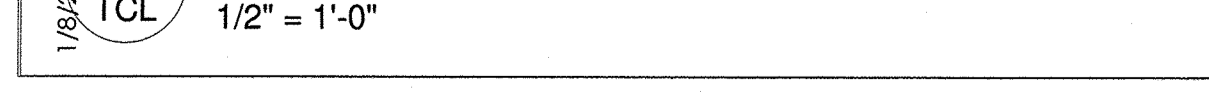
### E3 HANDICAP RAMP, TYPICAL



### E2 STRIPING DETAIL



### E1 ADA SIGNPOST DETAIL



NOTE: CONTRACTOR TO REMOVE AND REPLACE ANY AND ALL CRACKED OR DAMAGED SIDEWALK STONES AND CURBS. REPLACE PER CITY OF ALBUQUERQUE STANDARD DWG 2430.

### BELL AVENUE SE 50' RIGHT OF WAY

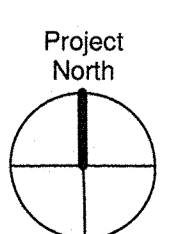
### LEGAL DESCRIPTION:

TRACT LETTERED "B" IN BLOCK NUMBERED TWENTY-ONE (21) OF THE PLAT OF TRACTS "A" & "B", BLOCK 21, SKYLINE HEIGHTS, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE CLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 1988, IN VOLUME C36, FOLIO 15.

### A1 SITE PLAN

TCL 1" = 10'-0"

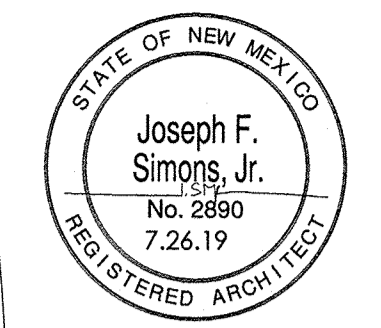
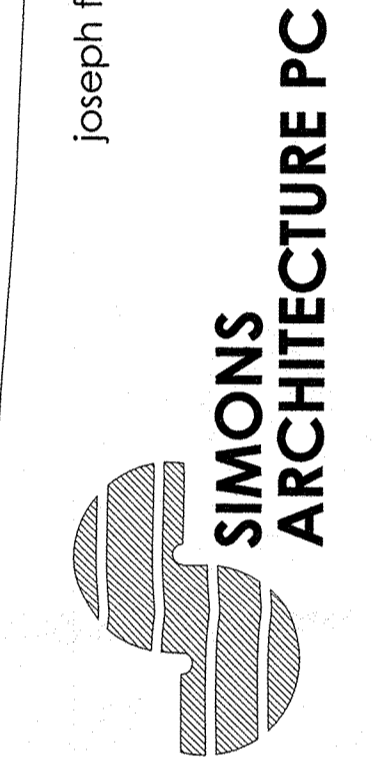
CITY OF ALBUQUERQUE  
 "SOLID WASTE"  
 MANAGEMENT DEPARTMENT  
 APPROVED 01-10-20



B&D INDUSTRIES INC  
 HOME OFFICE  
 ALTEZ STREET AND BELL AVENUE SE  
 ALBUQUERQUE NM 87123  
 BERNALILLO COUNTY

JOB NUMBER  
 BND-001  
 DATE  
 7.26.19  
 REVISIONS  
 12-20-19  
 1-6-20  
 DESIGNED & DRAWN BY  
 JFS

joseph f. simons jr., architect  
 nm lic 002890  
 p.o. box 47408  
 abq, n.m., 87193-7408  
 ph.505.480.4776  
 joe@simonsarchitecture.com



PLANS ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.

1/9/2020 6:43:27 PM