

CITY OF ALBUQUERQUE



June 30, 2020

Joseph Simons, RA
Simons Architecture
P.O. Box 67408
Albuquerque, NM 87193

Re: B&D Industries INC
N.E Corner of Altez & Bell
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 7-26-19 (L20D071)
Certification dated 6-24-20

Dear Mr. Simons,

Based upon the information provided in your submittal received 6-24-20, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- Gate locked. Upon re-submittal please leave contact # to access site. (Full Inspection Pending)

- Please add Motorcycle signs.

NM 87103

- Please correct ADA signs. 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 correct "No Parking" in the access aisle.

www.cabq.gov

- 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)

- Please add Bike Rack.

CITY OF ALBUQUERQUE



Once corrections are complete resubmit

1. The approved and stamped TCL Plan with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

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

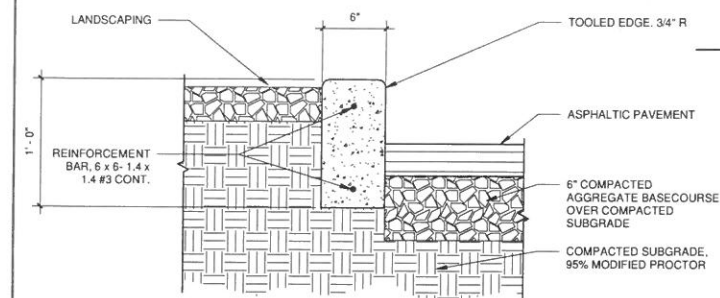
PO Box 1293

Albuquerque

EG via: email
C: CO Clerk, File

NM 87103

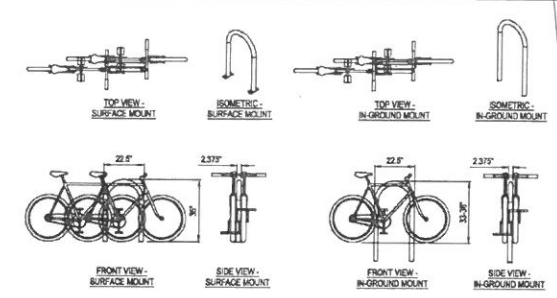
www.cabq.gov



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	

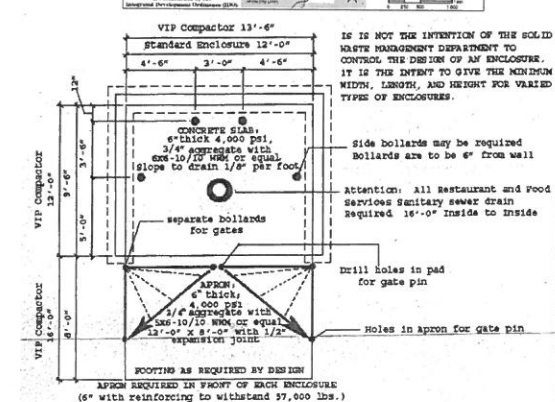
- SHEET KEYNOTES - TCL**
- 1 ASPHALTIC CONCRETE PAVING
 - 2 CONCRETE CURB, REFER DETAIL
 - 3 CONCRETE SIDEWALK
 - 4 PAINTED HANDICAP SYMBOL
 - 5 POLE WITH HANDICAP PARKING SIGNAGE
 - 6 CONCRETE CURB HANDICAP RAMP, REFER DETAIL: C1/A1.0
 - 7 YELLOW TRUNCATED DOME SURFACE PER CODE
 - 8 PAVING STRIPE
 - 9 PAVING MARKINGS
 - 10 CROSSWALK STRIPING
 - 11 DUMPSTER ENCLOSURE, SEE DETAIL THIS PAGE
 - 12 DIRECTIONAL ARROW PAINTED ON PAVEMENT



NOTES:

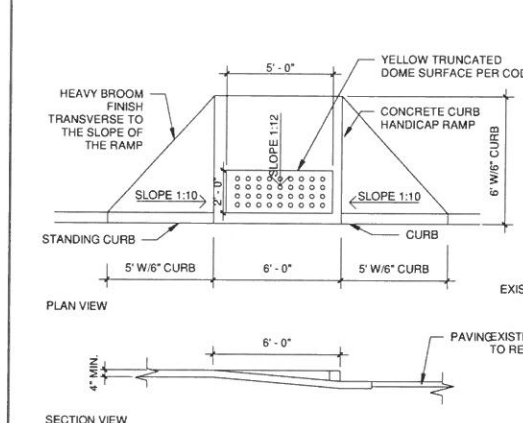
1. PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com AND ENTER REFERENCE NUMBER 119-135.

BICYCLE RACK DETAIL N.T.S.

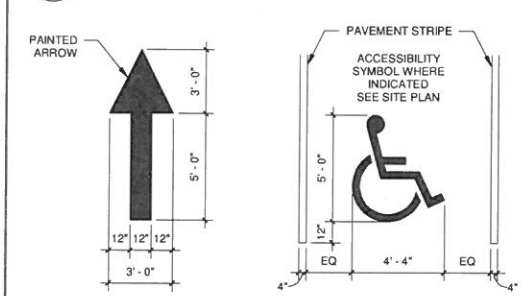


CABQ TYPICAL DUMPSTER DETAIL N.T.S.

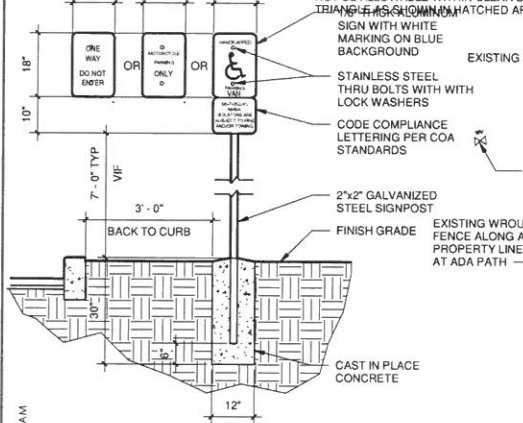
E4 HEAD AND JAMB DETAIL
TCL 1 1/2" = 1'-0"



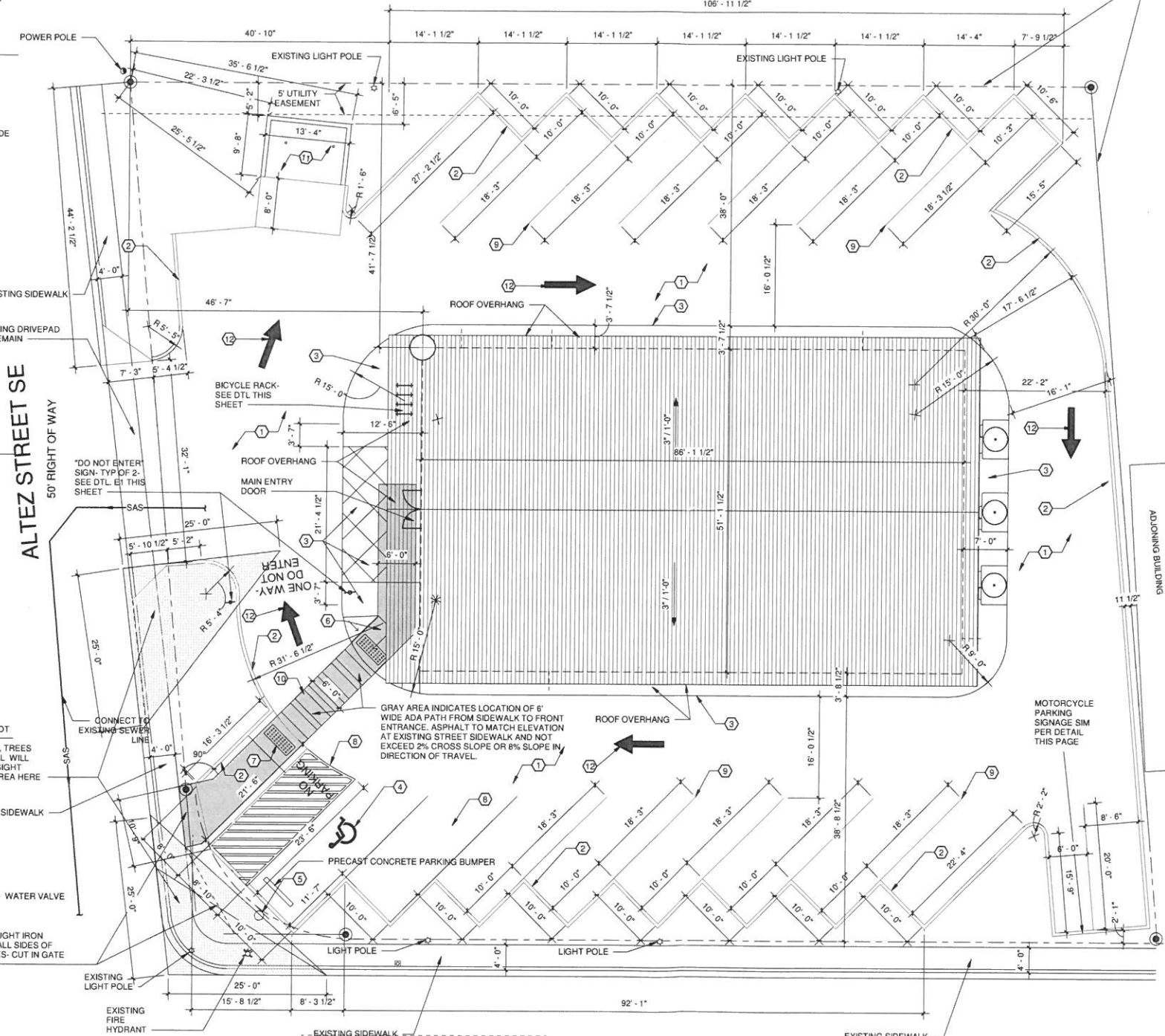
E3 HANDICAP RAMP, TYPICAL
TCL 1/4" = 1'-0"



E2 STRIPING DETAIL
TCL 1/4" = 1'-0"



E1 ADA SIGNPOST DETAIL
TCL 1/2" = 1'-0"



BELL AVENUE SE
50' RIGHT OF WAY

A1 SITE PLAN
TCL 1" = 10'-0"

STATE OF NEW MEXICO
Joseph F. Simons, Jr.
No. 2890
7.26.19
REGISTERED ARCHITECT

JOSEPH F. SIMONS JR., ARCHITECT
nm lic 002890
P.O. BOX 67408
ALBUQUERQUE, NM 87192-7408
ph 505-480-4796
jfs@simonsarchitecture.com

SIMONS ARCHITECTURE PC

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

TCL

For Access HG 06.25.20

MANAGEMENT DEPARTMENT

DATE: 10/10/2018

PROJECT: 10/10/2018

1. PARKING CALCULATIONS

2. SHEET KEY

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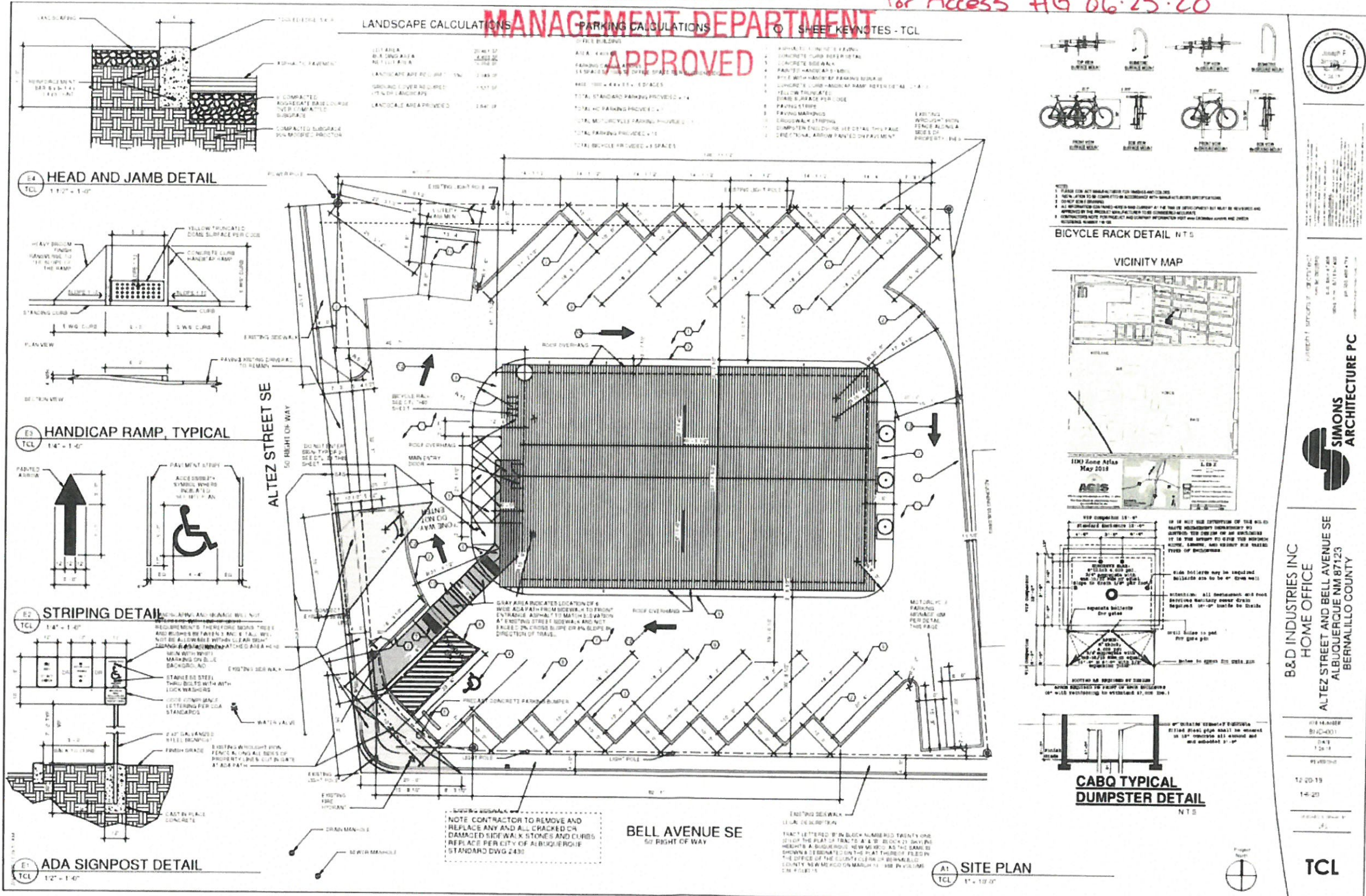
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○ SHEET KEYNOTES - TCU



TCL



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

505.480.4796 VOICE

6-24-20

TRAFFIC CERTIFICATION

I, JOE SIMONS JR., NMRA 002890, OF THE FIRM SIMONS ARCHITECTURE PC, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA OR TCL APPROVED PLAN DATED 1-10-20 AT THE ADDRESS 330 ALTE 2, ALBUQUERQUE, NM AND PERMIT NUMBER IS BB-2019-40690. 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 9/26/16 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:

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.



J. S. Jr.
Signature of Engineer or Architect

6-24-20
Date