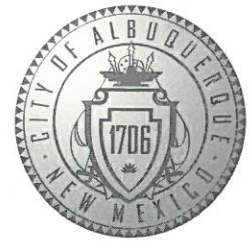


CITY OF ALBUQUERQUE



January 2, 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,

Based upon the information provided in your submittal received 12-23-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please add bicycle parking per IDO. Show detail and add keynote.
2. Please indicate building door entrance.
3. Remove or identify section detail.
4. Indicate width of existing sidewalk.
5. Please add parking bumper at ADA stall.
6. Add keynote for directional arrows.
7. Please remove raised curb going through sidewalk.
8. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
9. Please add 2 **"Do Not Enter"** signs at point of egress. Add detail & keynote.
10. Please add clear site triangle at corner of Bell & Altez. Please add standard note used for clear site.
11. ADA path from public sidewalk to building entrance. Connecting asphalt to public sidewalk? Add note for asphalt to match existing sidewalk and please indicate max running slope of 8.0% and max cross slope 2.0%
12. Please include one copy of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Ernie Gomez (505) 924-3981.

CITY OF ALBUQUERQUE



Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Gomez', is written over a faint, large watermark of the city seal.

Ernie Gomez
Plan Checker, Transportation & Hydrology
Development Review Services

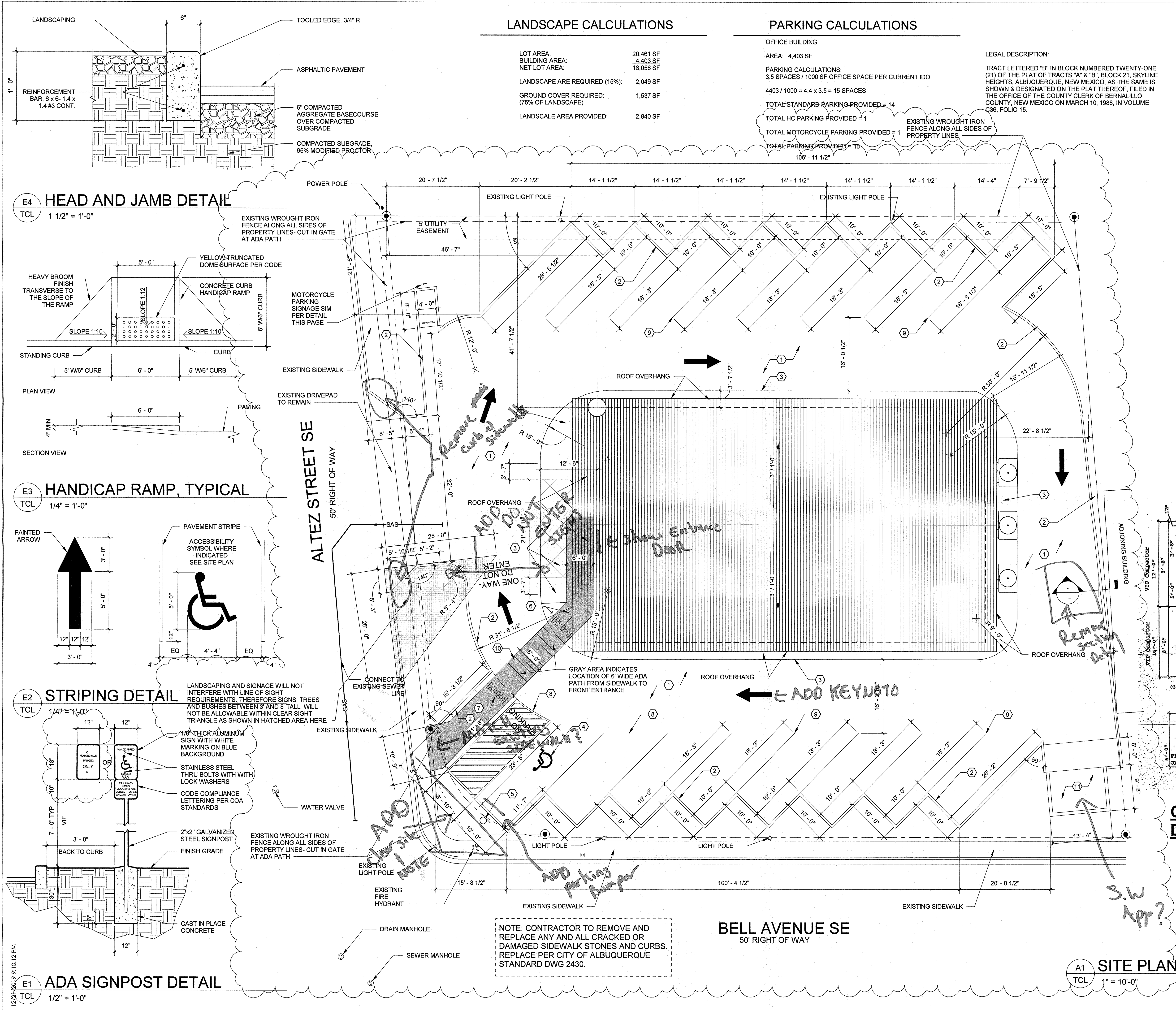
EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



LANDSCAPE CALCULATIONS

LOT AREA:	20,481 SF
BUILDING AREA:	4,403 SF
NET LOT AREA:	16,078 SF
LANDSCAPE AREA 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

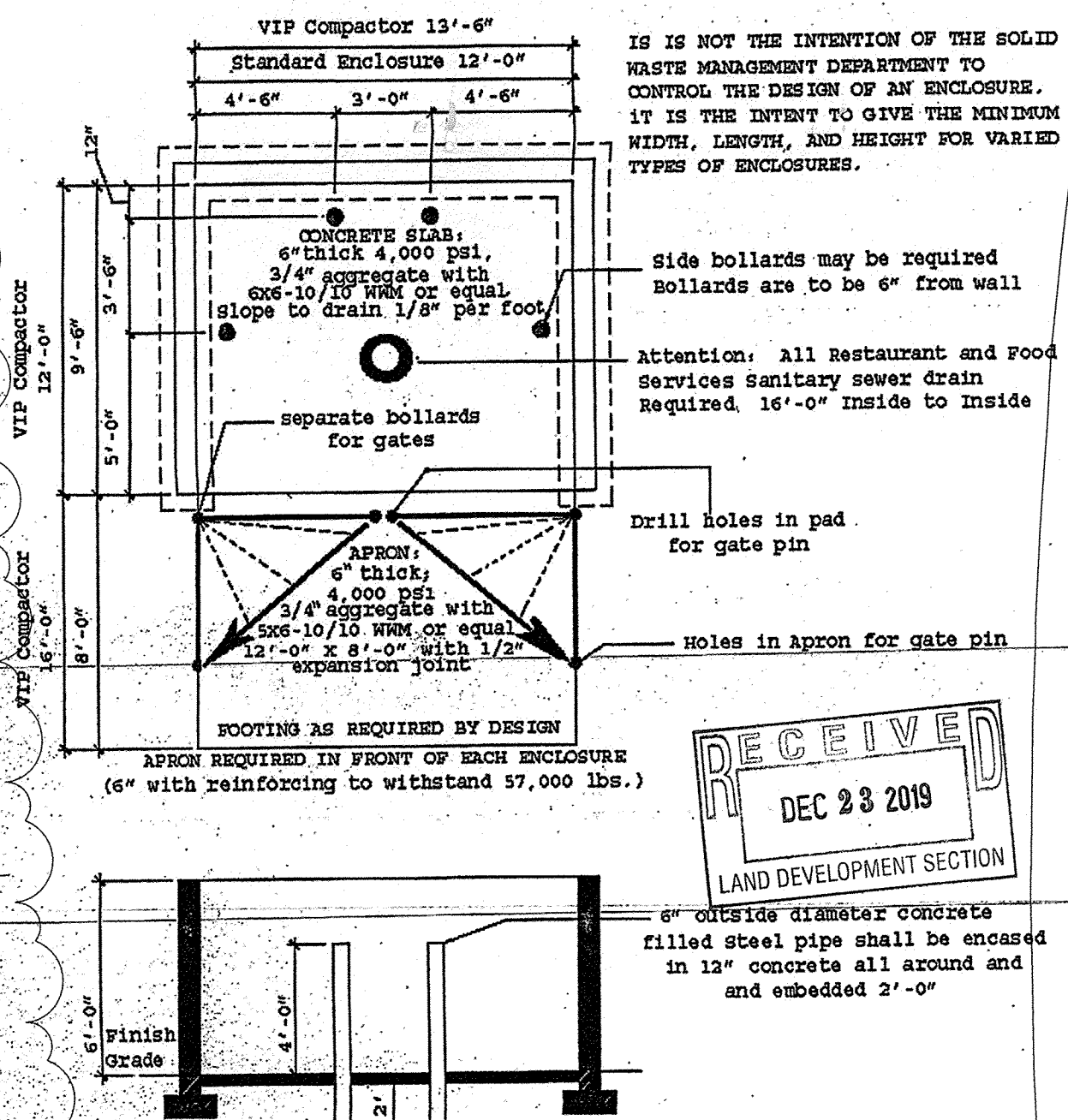
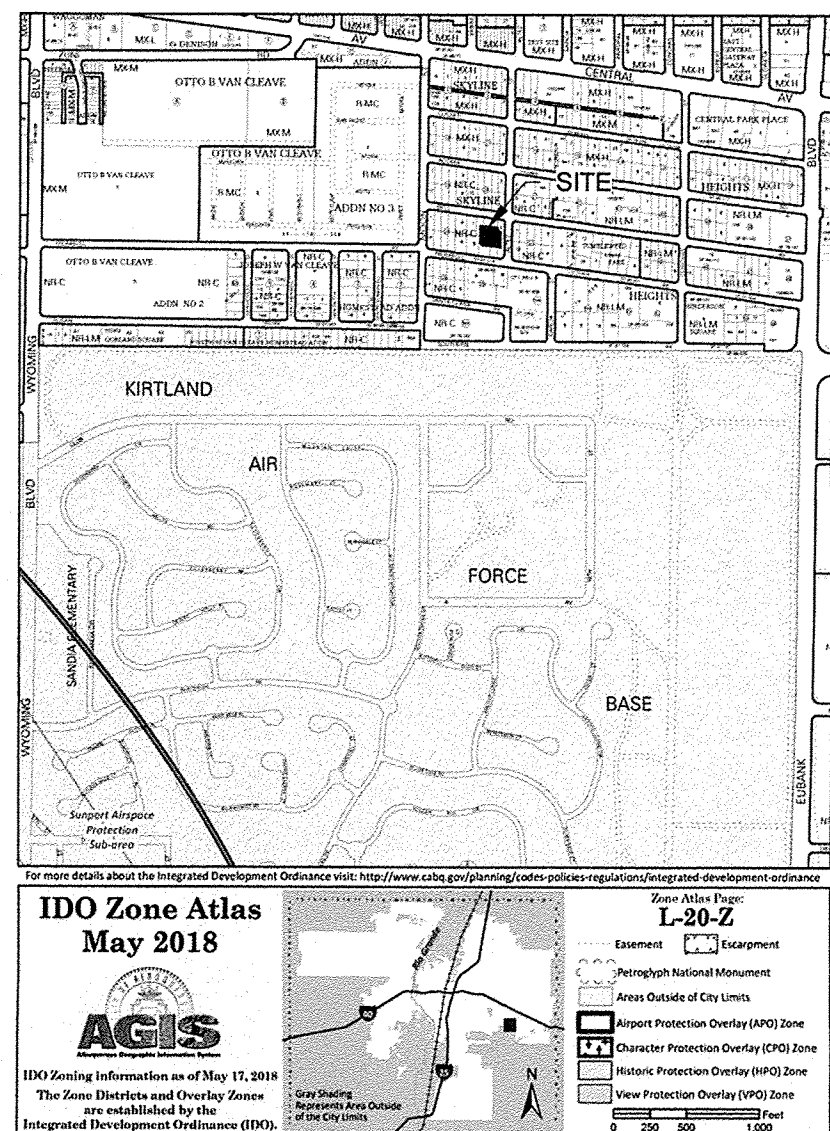
LEGAL DESCRIPTION:

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 PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 10, 1988, IN VOLUME C38, FOLIO 15.

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

VICINITY MAP

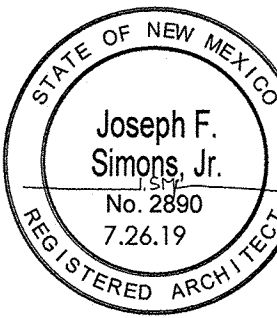


CABQ TYPICAL DUMPSTER DETAIL

N.T.S.

SITE PLAN

1" = 10'-0"



Joseph F. Simons Jr., architect
rjm ilc 002890
p.o. box 67408
abq, n.m. 87193-7408
ph. 505-480-4776
joe@simonsarchitecture.com



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

Date 1

12-20-19

DESIGNED & DRAWN BY

JFS

TCL