

CITY OF ALBUQUERQUE



October 16, 2019

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 10-10-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify all existing sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
2. Identify all existing access easements and rights of way width dimensions.
3. Identify the right of way width.
4. Please add motorcycle & bicycle parking per IDO.
5. Show all drive aisle widths and radii. Some dimensions are not shown. (Indicate aisle widths at corners of concrete sidewalks around building to parking stalls.)
6. Per the IDO code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
7. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
8. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
11. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
12. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
13. Please include one copy of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

NM 87103

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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.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Gomez', is written over a horizontal line.

Ernie Gomez
Plan Checker, Transportation & Hydrology
Development Review Services

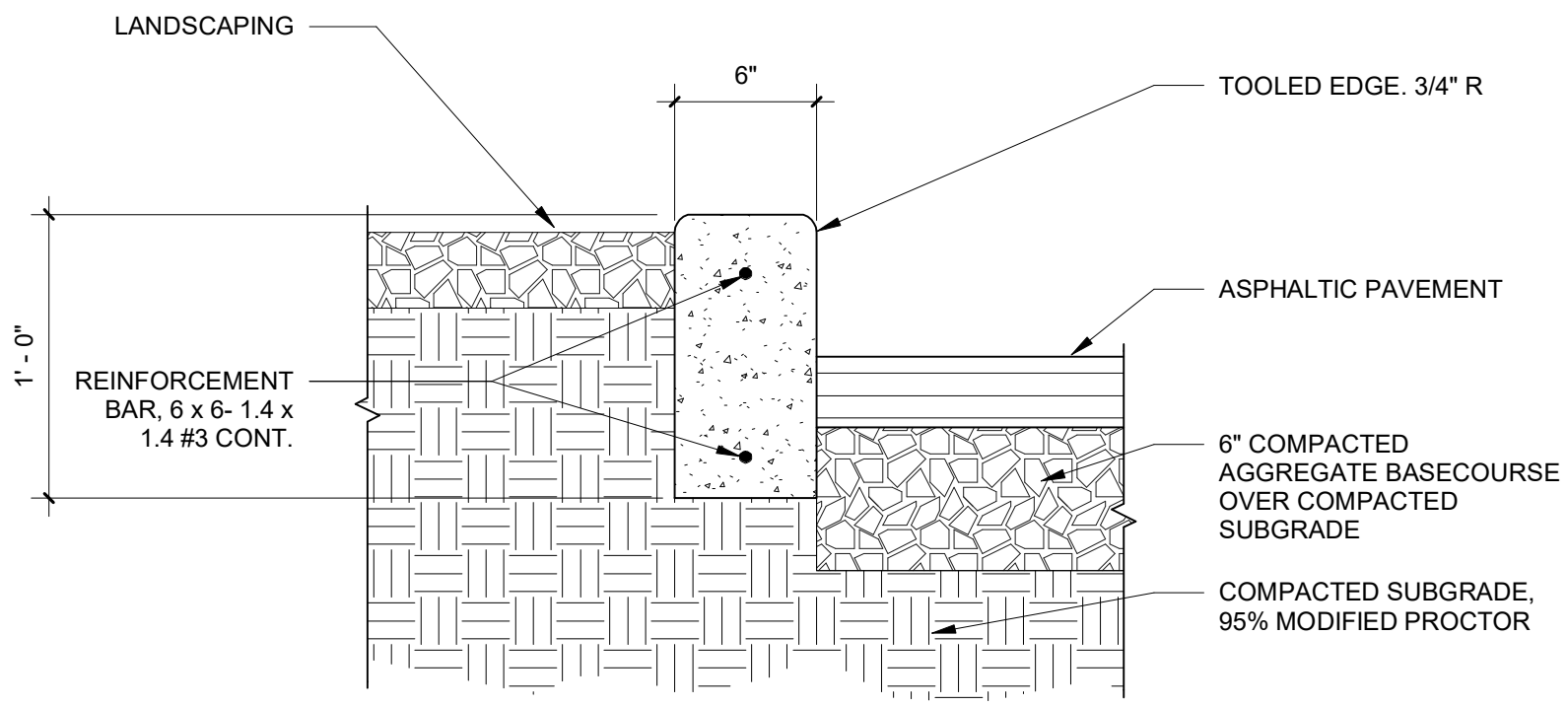
EG via: email
C: CO Clerk, File

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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

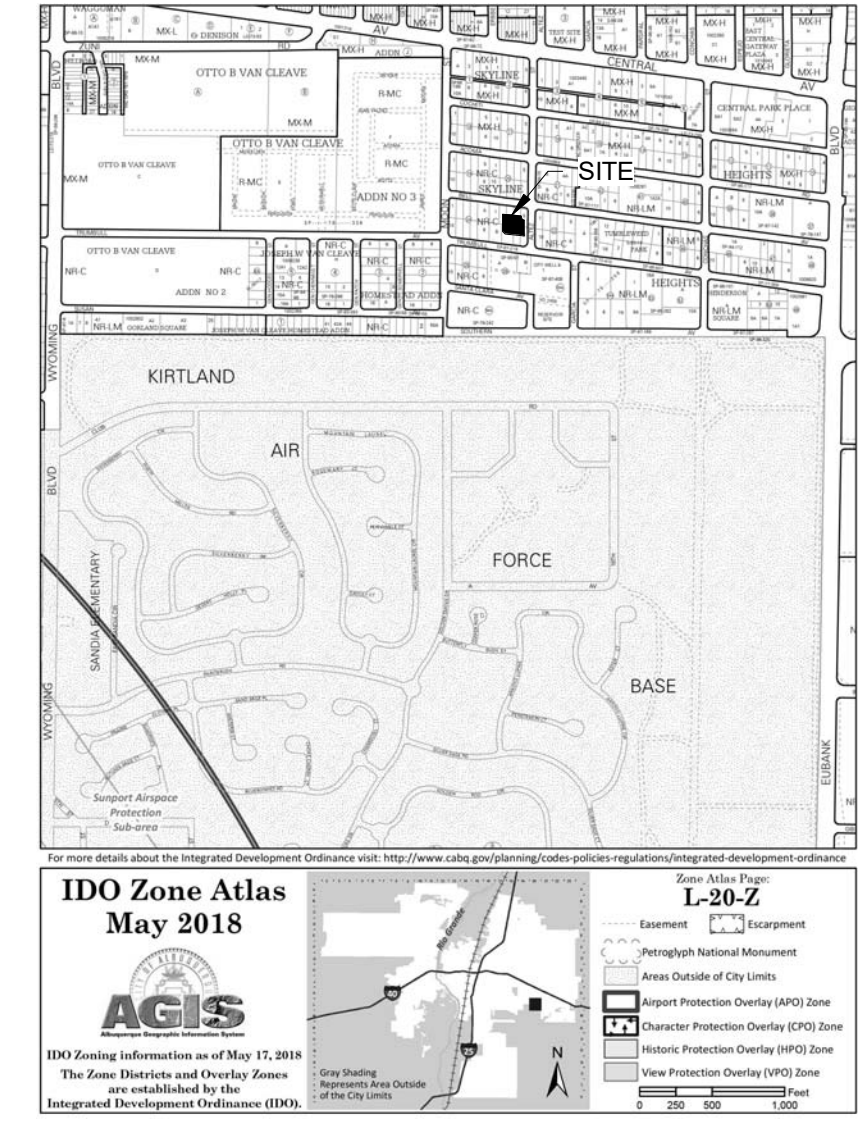
OFFICE BUILDING
AREA: 4,403 SF
PARKING CALCULATIONS:
3.5 SPACES / 1000 SF OFFICE SPACE PER CURRENT IDO
4403 / 1000 = 4.4 x 3.5 = 15 SPACES
TOTAL STANDARD PARKING PROVIDED = 14
TOTAL HC PARKING PROVIDED = 1
TOTAL PARKING PROVIDED = 15

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 C36, FOLIO 15.

SHEET KEYNOTES - TCL

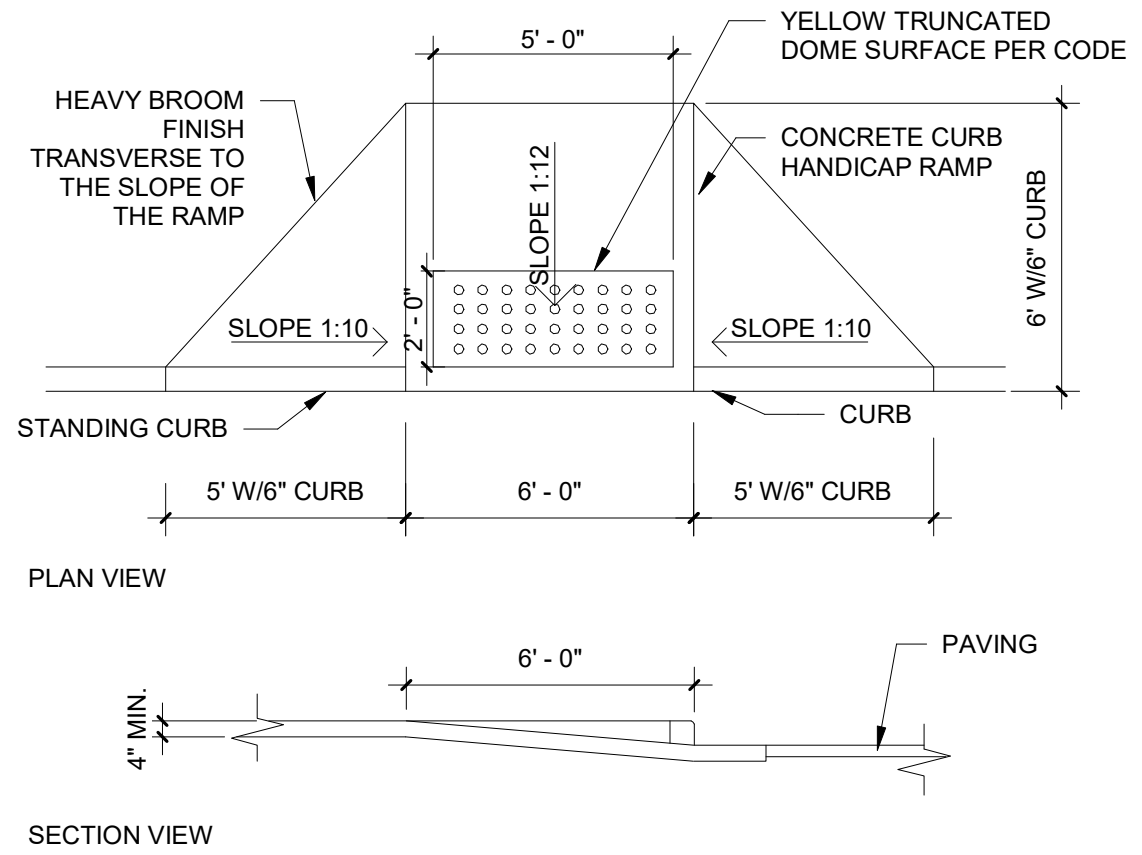
- 1 ASPHALTIC CONCRETE PAVING
- 2 CONCRETE CURB, REFER DETAIL:
- 3 CONCRETE SIDEWALK
- 4 PAINTED HANDICAP SYMBOL
- 5 POLE WITH HANDICAP PARKING SIGNAGE
- 6 CONCRETE CURB HANDICAP RAMP, REFER DETAIL: C1/A1.0
- 7 YELLOW TRUNCATED DOME SURFACE PER CODE
- 8 PAVING STRIPE
- 9 PAVING MARKINGS
- 10 CROSSWALK STRIPING
- 11 DUMPSTER ENCLOSURE

VICINITY MAP



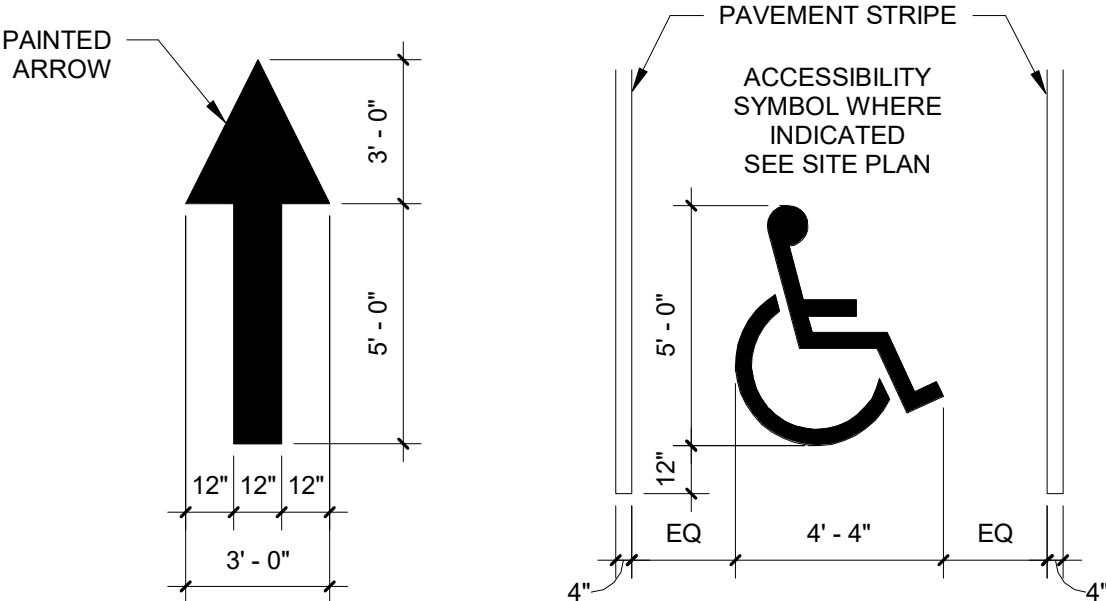
E4 HEAD AND JAMB DETAIL

1 1/2" = 1'-0"



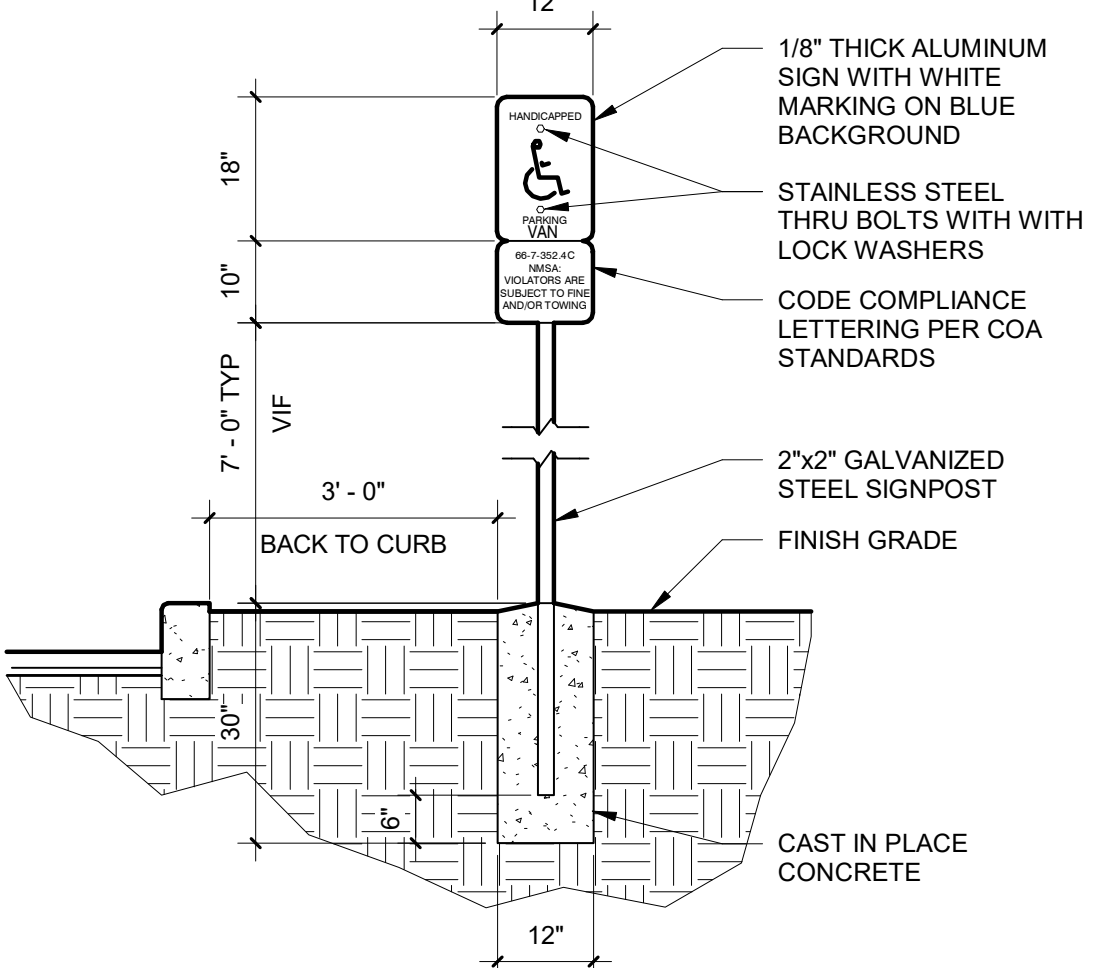
E3 HANDICAP RAMP, TYPICAL

1/4" = 1'-0"



E2 STRIPING DETAIL

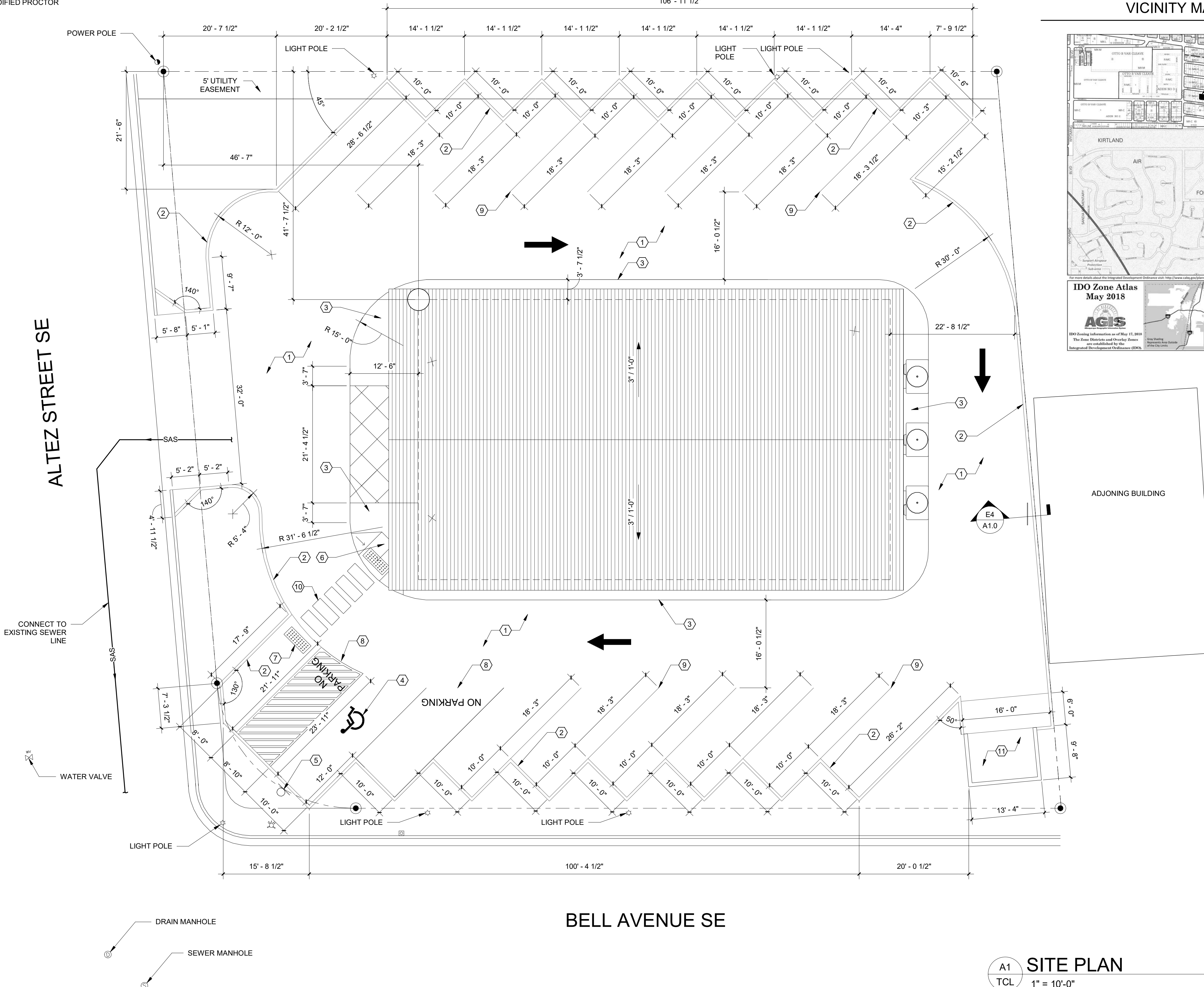
1/4" = 1'-0"



E1 ADA SIGNPOST DETAIL

1/2" = 1'-0"

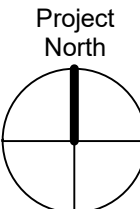
8/30/2019 6:39:11 PM



BELL AVENUE SE

A1 SITE PLAN

1" = 10'-0"



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

DESIGNED & DRAWN BY
JFS

TCL



SMON ARCHITECTURE
10000 KIRTLAND AVENUE, SUITE 100
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