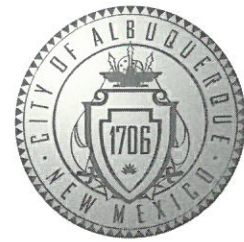


CITY OF ALBUQUERQUE



March 6, 2018

Scott C. Anderson & Associates Architects
Scott Anderson
7604 Rio Penasco NW
Albuquerque, NM 87120

Re: Kalm Brewery
8338 Comanche Rd NE
Traffic Circulation Layout
Architect's Stamp dated 05-25-17 (G19-D040)

Dear Mr. Anderson,

The TCL submittal received 02-20-18 is approved for Building Permit. 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 a 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 TCL with 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,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

Project Title: Kalm Brewery Building Permit #: 2017-16591 Hydrology File #: 619D040
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 8338 Conche RA NE Alb, NM 87110

Applicant: Karl Kalm Contact: _____

Address: 8333 Conche RA NE Alb, NM 87110

Phone#: 401-7575 Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☒ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

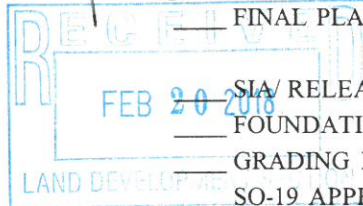
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL

☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL

☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ OTHER (SPECIFY) _____



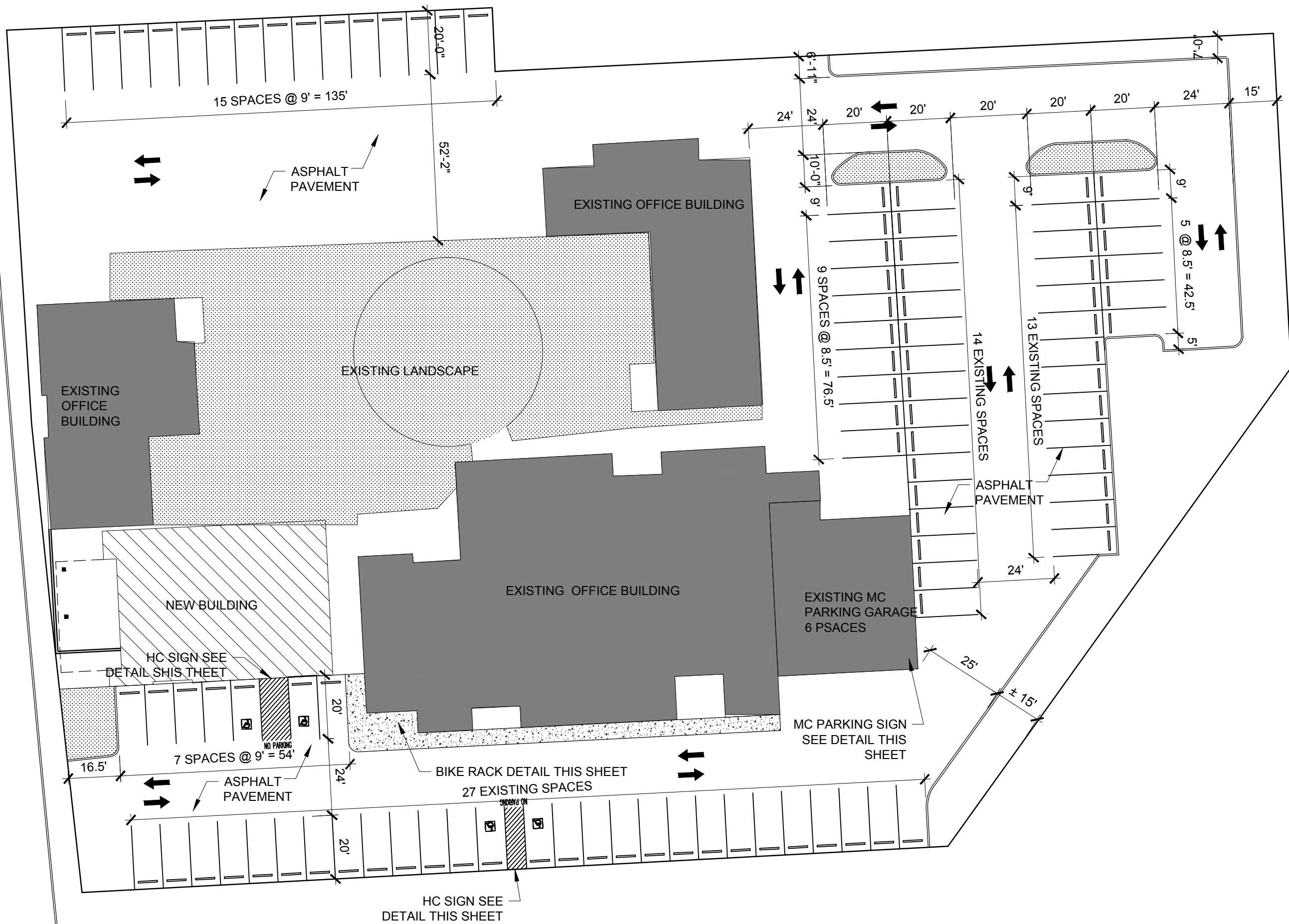
DATE SUBMITTED: 2/20/18 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

COMANCHE BLVD
80' R.O.W.



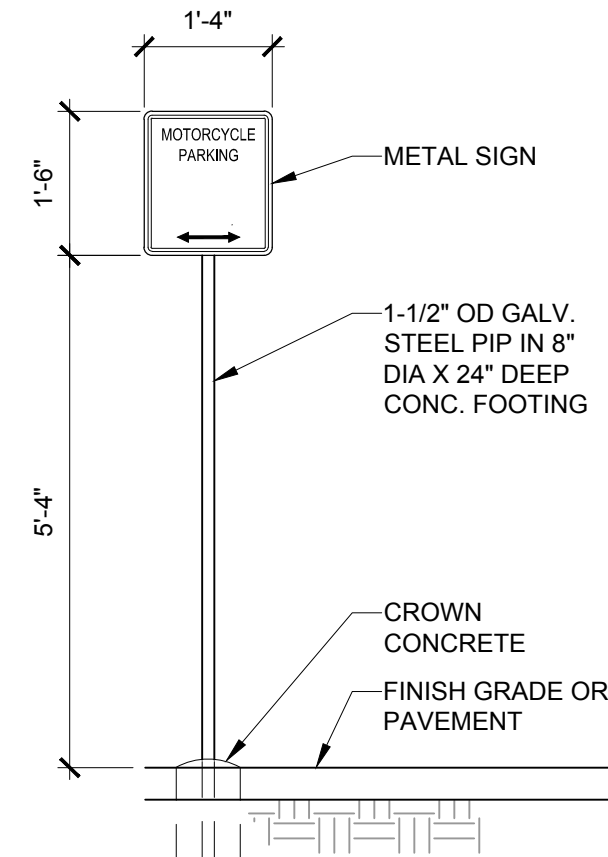
TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 30'-0"



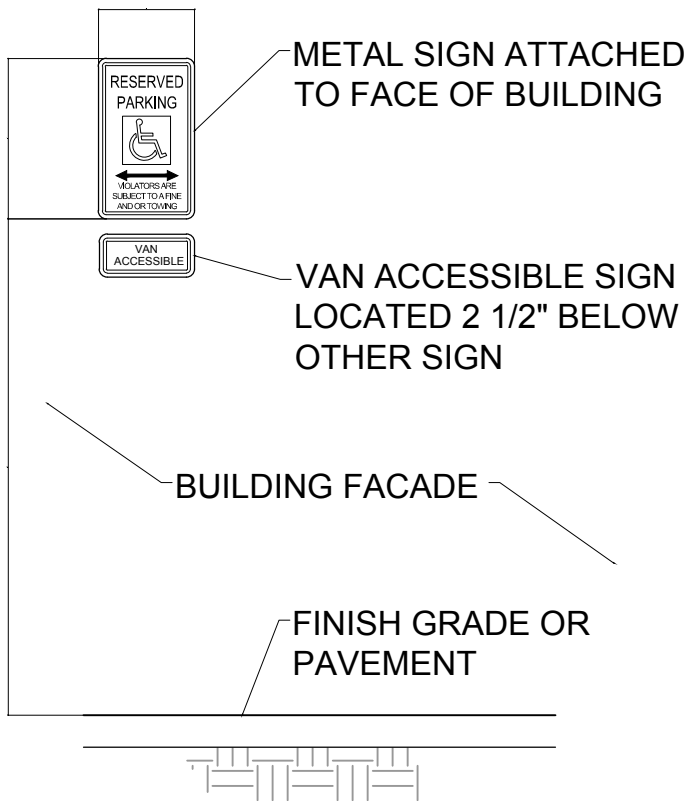
MC PARKING SIGN

SCALE: 1/2" = 1'-0"



C6 HC PARKING SIGN

SCALE: 1/2" = 1'-0"



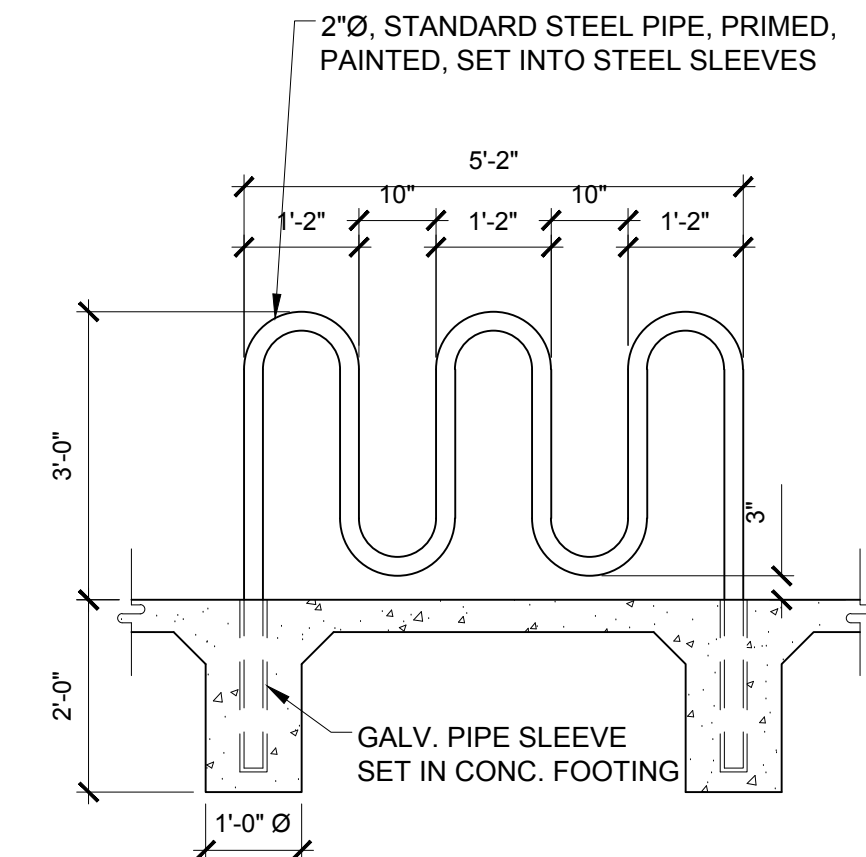
TRAFFIC CIRCULATION LAYOUT APPROVED

Signed _____ Date _____

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



SCALE: NTS



C1 BIKE RACK

SCALE: 1/2" = 1'-0"

GENERAL NOTES:

- CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- NO CERTIFIED SURVEY WAS PROVIDED FOR THIS PROJECT. NOTIFY ARCHITECT OF ANY DISCREPANCIES IN DIMENSION, LOCATION OR ELEVATION IMMEDIATELY.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
- THESE CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, MEANS AND METHODS, BRACING, SHORING, FORMS, SCAFFOLDING, GUYING OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT FOR DISCREPANCIES OR OMISSIONS IN ORDER TO CONFORM TO THE DRAWINGS NEEDED IN ORDER TO CONFORM TO CODES. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK SHOWN ON DRAWINGS IF IN CONFLICT UNTIL RECEIVING CLARIFICATION FROM ARCHITECT.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE DURING CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ANY WORK INVOLVED.

PARKING CALCULATION:

EXISTING BUILDING A = 9,600, LEASEABLE
EXISTING BUILDING B = 4,240, SF LEASEABLE
EXISTING BUILDINGS C & D = 2,884 SF, LEASEABLE
EXISTING GARAGE = 2,720 SF
NEW BREWERY TAPROOM = 3,338 SF

REQUIRED PARKING:

OFFICE - 1 SPACE PER 200 SF = (16,724/200) 84 SPACES
NEW BREWERY TAPROOM = 122 SEATS / 4 = 31 SPACES
REQ. PARKING = 115 SPACES
TRANSIT ROUTE REDUCTION @ 10% = 104 SPACES REQUIRED

EXISTING EXTERIOR PARKING = 93 SPACES INCLUDING 4 EXISTING HC SPACES
EXISTING GARAGE PARKING = 5 SPACES
MOTORCYCLE PARKING = 3 REQUIRED, 4 SPACES PROVIDED (IN GARAGE)
EXISTING BIKE RACK IN COURTYARD TO REMAIN

TOTAL PARKING PROVIDED = 114 SPACES

SITE AREA = 89,298 SF
BUILDINGS = 22,782 SF
NET LOT AREA = 69,854 SF
REQUIRED LANDSCAPE AREA @ 15% = 10,478 SF

EXISTING LANDSCAPING TO REMAIN = 9,470 SF
NEW LANDSCAPE AREA = 2,000 SF

TOTAL LANDSCAPING PROVIDED = 11,470 SF

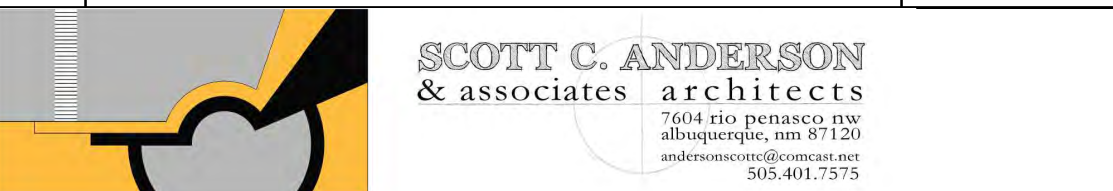
SCOPE OF SITE WORK:

INCIDENTAL UTILITY CONNECTIONS.

NEW PAVING, STRIPING, FENCING, & SIDEWALKS.

UPC: 101908049724041701
LOT: LD-72-395 BLOCK: 6 SUBDIVISION: PLAZA EAST CONDOMINIUM
ZONING: C-1
ZONE ATLAS PAGE: G19

No	Revision	Item	Date



KALM BREWERY
8338 COMANCHE RD NE
ALBUQUERQUE, NEW MEXICO 87110

TRAFFIC CIRCULATION LAY OUT

SEAL SCOTT C. ANDERSON No. 4342 05/25/17 REGISTERED ARCHITECT	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	DATE 5/25/17
TCL		OF