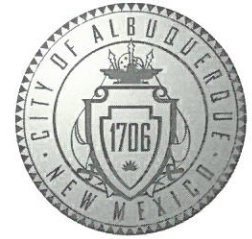


# CITY OF ALBUQUERQUE



November 12, 2019

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

**Re: Kalm Brewery,  
8338 Comanche Rd NE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 5-25-17 (G19D040)  
Certification dated 11-1-19**

Dear Mr. Anderson

Based upon the information provided in your submittal received 11-8-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

Ernest Armijo, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

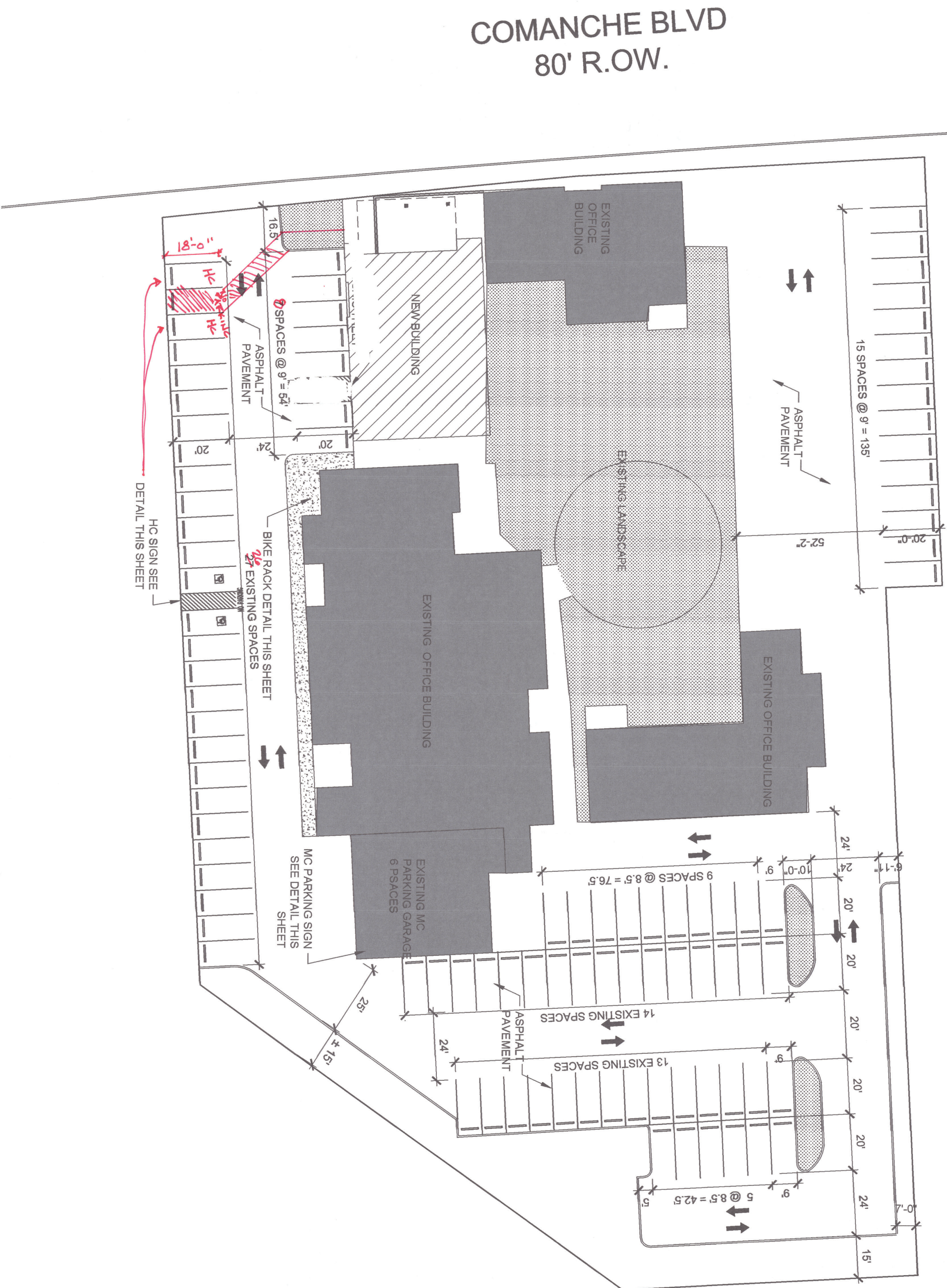
Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



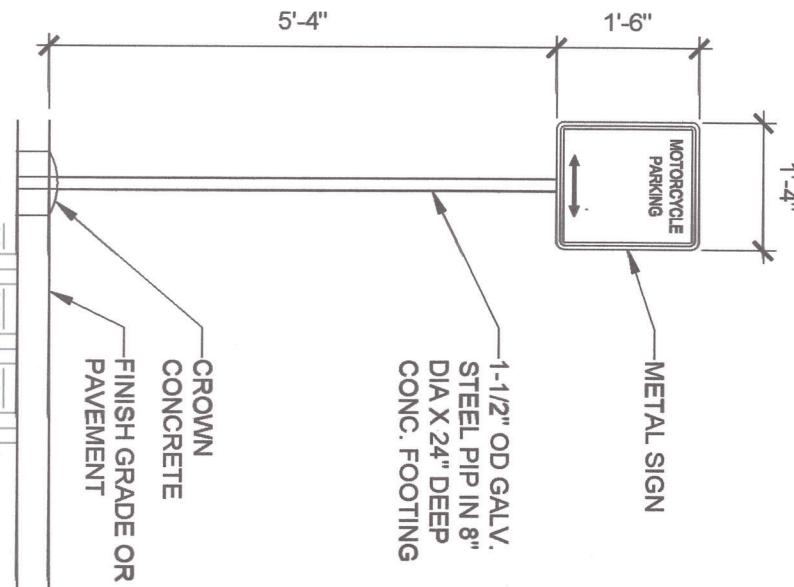
TRAFFIC CIRCULATION  
LAYOUT APPROVED  
Logan Patz  
Professional Engineer  
No. 4342  
State of New Mexico  
Signed \_\_\_\_\_ Date \_\_\_\_\_

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



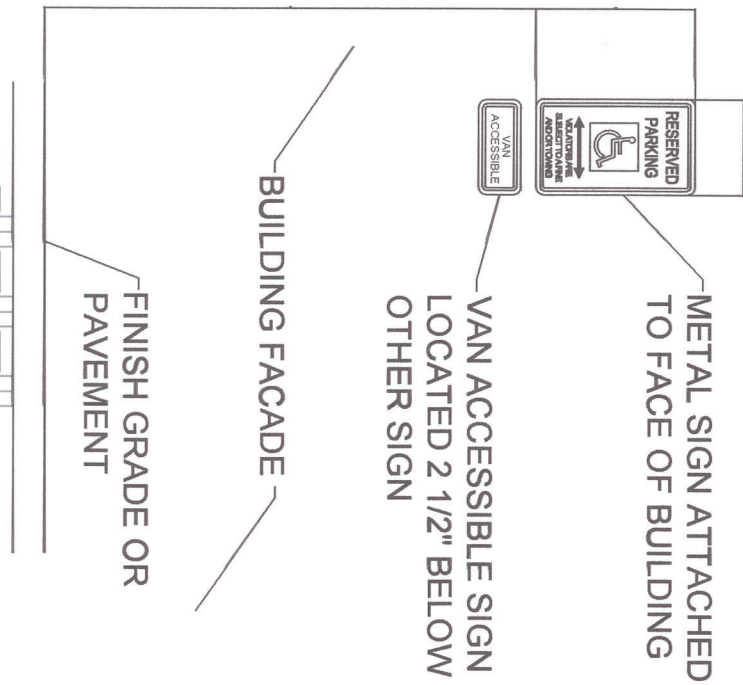
## TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 30'-0"



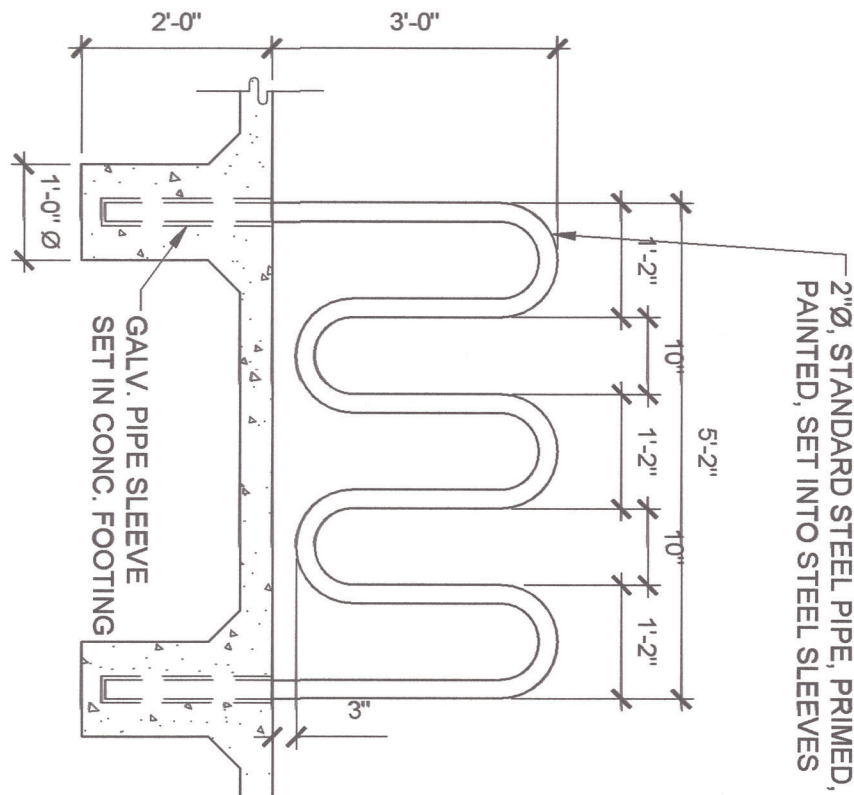
## MC PARKING SIGN

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



## C1 BIKE RACK

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



## C6 HC PARKING SIGN

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



## VICINITY MAP

SCALE: NTS

### 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 AVOID CONFLICTS WITH EXISTING UTILITIES AND TO MAINTAIN 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 FROM 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 BERMES 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, CRUMPS, SCHEDULING, STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ARCHITECT FOR DISCREPANCIES OR OMISSIONS NOTED ON 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 = (16,794/200) 84 SPACES  
NEW BREWERY TAPROOM - 1 SPACE PER 100 SF = 34 SPACES  
RECYCLING - 1 SPACE PER 100 SF = 34 SPACES  
TRANSIT ROUTE REDUCTION @ 10% = 104 SPACES REQUIRED

EXISTING EXTERIOR PARKING = 85 SPACES INCLUDING 4 EXISTING HC SPACES  
EXISTING EXTERIOR PARKING = 85 SPACES INCLUDING 4 EXISTING HC 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 = 22,792 SF  
NET LOT AREA = 69,854 SF  
REQUIRED LANDSCAPE AREA @ 15% = 10,478 SF  
EXISTING LANDSCAPING TO REMAIN = 8,470 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: 10199994724041771  
LOT: 10199994724041771  
ZONING: C-1  
ZONE ATLAS PAGE: G19

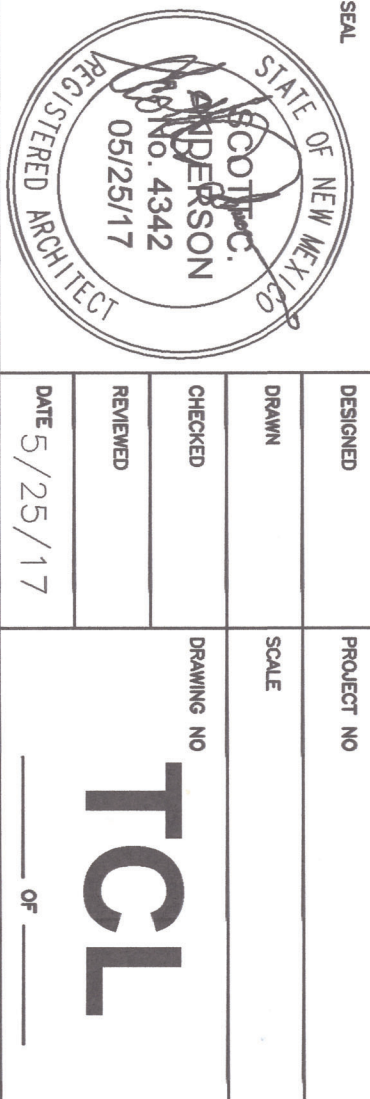
No Revision Item Date



KALM BREWERY  
8338 COMANCHE RD NE  
ALBUQUERQUE, NEW MEXICO 87110

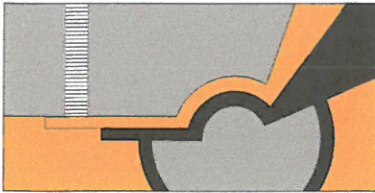
## TRAFFIC CIRCULATION LAY OUT

DESIGNED	PROJECT NO.
DRAWN	SCALE
CHECKED	DRAWING NO.
REVIEWED	DATE
DATE	5/25/17
DATE	5/25/17



TRAFFIC CIRCULATION LAY OUT





**SCOTT C. ANDERSON**  
& associates architects

7604 rio penasco nw  
albuquerque, nm 87120  
andersonscotte@comcast.net  
505.401.7575

November 1, 2019

**Ms. Jeanne Wolfenbager, PE**  
Planning Department  
Transportation Development  
600 2<sup>nd</sup> St. NW, Suite 201  
Albuquerque, NM 87102  
505 924-3991  
jwolfenbager@cabq.gov

Re: Traffic layout certification, 8338 Comanche Rd NE (BP2017-16591)

Dear Ms. Wofenbager:

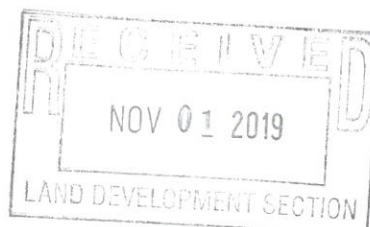
I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 5/25/17. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 10/16/19 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 a Certificate of Occupancy.

The deviations from the approved TCL as indicated on the as-build drawing and are as follows: the ADA parking and access ramp was relocated to the southwest corner of the site and eliminated from directly in front of the building.

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.

  
\_\_\_\_\_  
Signature Architect

11/1/19  
\_\_\_\_\_  
Date





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Kalm Brewery Building Permit #: 2017-16591 Hydrology File #: 619040

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 8338 Comanche Rd NE Alb, NM 87110

Applicant: Karl Kalm Contact: \_\_\_\_\_

Address: 8338 Comanche Rd NE Alb NM 87110

Phone#: 505-250-5501 Fax#: \_\_\_\_\_ E-mail: Karl.Kalm@gmail.com

Owner: Karl Kalm Contact: \_\_\_\_\_

Address: 8338 Comanche Rd NE Alb NM 87110

Phone#: 505-250-5501 Fax#: \_\_\_\_\_ E-mail: Karl.Kalm@gmail.com

TYPE OF SUBMITTAL: \_\_\_\_\_ PLAT ( \_\_\_\_\_ # OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

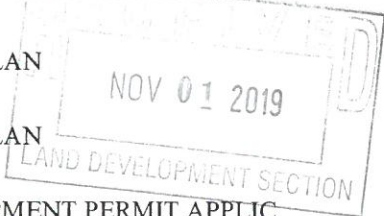
IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?



### 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 11/1/19 By: Jed Kalm

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_