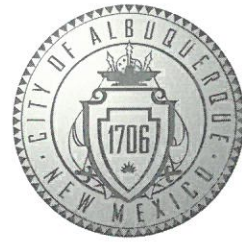


CITY OF ALBUQUERQUE



January 24, 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
Engineer's/Architect's Stamp **01-04-18** (G19-D040)

Dear Mr. Anderson,

Based upon the information provided in your submittal received ~~XX-XX-17~~ ⁰¹⁻¹⁶⁻¹⁸, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout checklist.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.
4. List the number of accessible parking spaces required by the zoning code with the parking calculations.
5. A scale of 1"=20' is recommended for sites less than 5 acres.
6. Please remove the topo information and the adjacent parcels not related to the building permit.
7. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
8. Identify the right of way width, medians, curb cuts, and street widths on Comanche.
9. Clarify existing property lines and proposed property lines.
10. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
11. The ADA accessible parking spaces must be updated to current ADA standards.
12. 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 call out detail and location of HC signs.

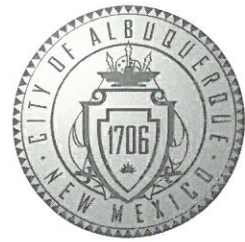
PO Box 1293

Albuquerque

NM 87103

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CITY OF ALBUQUERQUE



13. 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)
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code.
15. Show all drive aisle widths and radii. Some dimensions are not shown.
16. The parking spaces on the south end do not look to be useable. All spaces on the site plan must be present and functional, at final inspection.
17. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
18. Per the zoning 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.
19. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.

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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 me at 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, 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 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: _____

Other Contact: Scott Anderson Contact: _____

Address: _____

Phone#: 401-7575 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

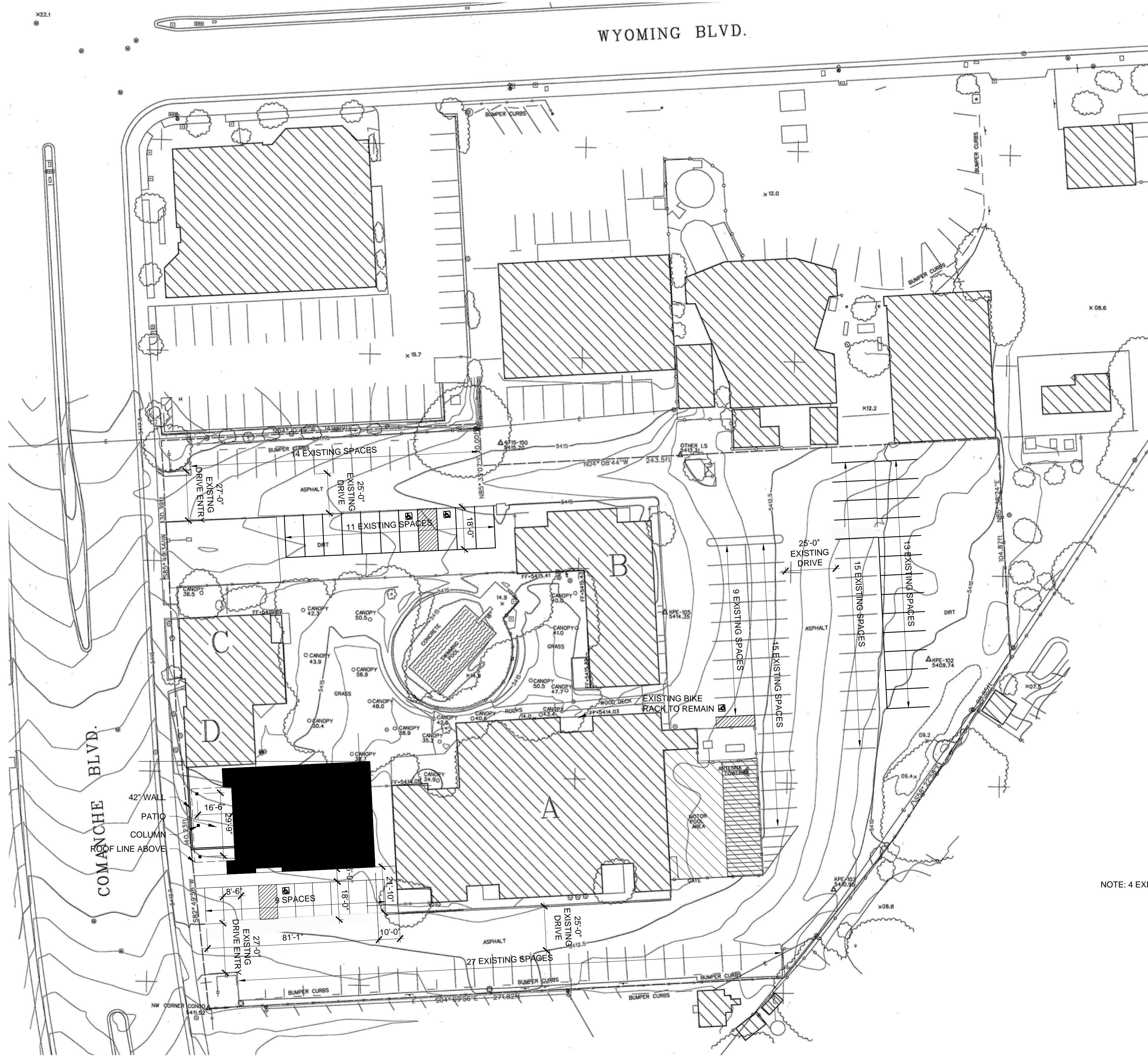
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 1/16/18 By: [Signature]

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

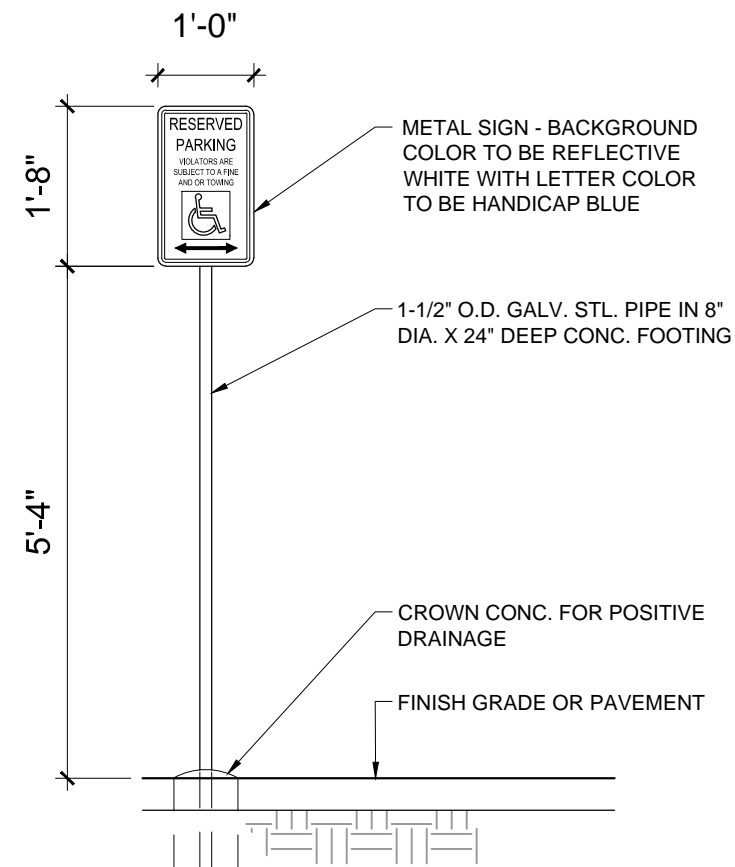


TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 30'-0"



NOTE: 4 EXISTING MOTORCYCLE SPACES PROVIDED IN GARAGE



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

EXISTING EXTERIOR PARKING = 92 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: 101906049724041701
LOT: LD-72-395 BLOCK: 6 SUBDIVISION: PLAZA EAST CONDOMINIUM
ZONING: C-1
ZONE ATLAS PAGE: G19

No	Revision	Item	Date

SCOTT C. ANDERSON
& associates architects
7004 RIO PULCANO DR
ALBUQUERQUE, NM 87120
andersonscott@scottandassociates.com
505.401.7575

KALM BREWERY
8338 COMANCHE RD NE
ALBUQUERQUE, NEW MEXICO 87110

DRAWING TITLE			
TRAFFIC CIRCULATION LAYOUT			
SEAL 	DESIGNED	PROJECT NO	
	DRAWN	SCALE	
	CHECKED	DRAWING NO	
	REVIEWED	TCL	
	DATE 1/4/18		