

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 30, 2021

Kent Trauernicht, RA
AKT Architects
PO Box 3366
Albuquerque, NM 87190

**Re: Lizard Tail Brewery
9800 Montgomery Blvd NE, Ste 7
Traffic Circulation Layout
Architect's Stamp 06-17-2021 (G21-D007)**

Dear Mr. Trauernicht,

The TCL submittal received 07-30-2021 is approved for Building Permit with. 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 an inspection for 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, the TCL, and 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,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

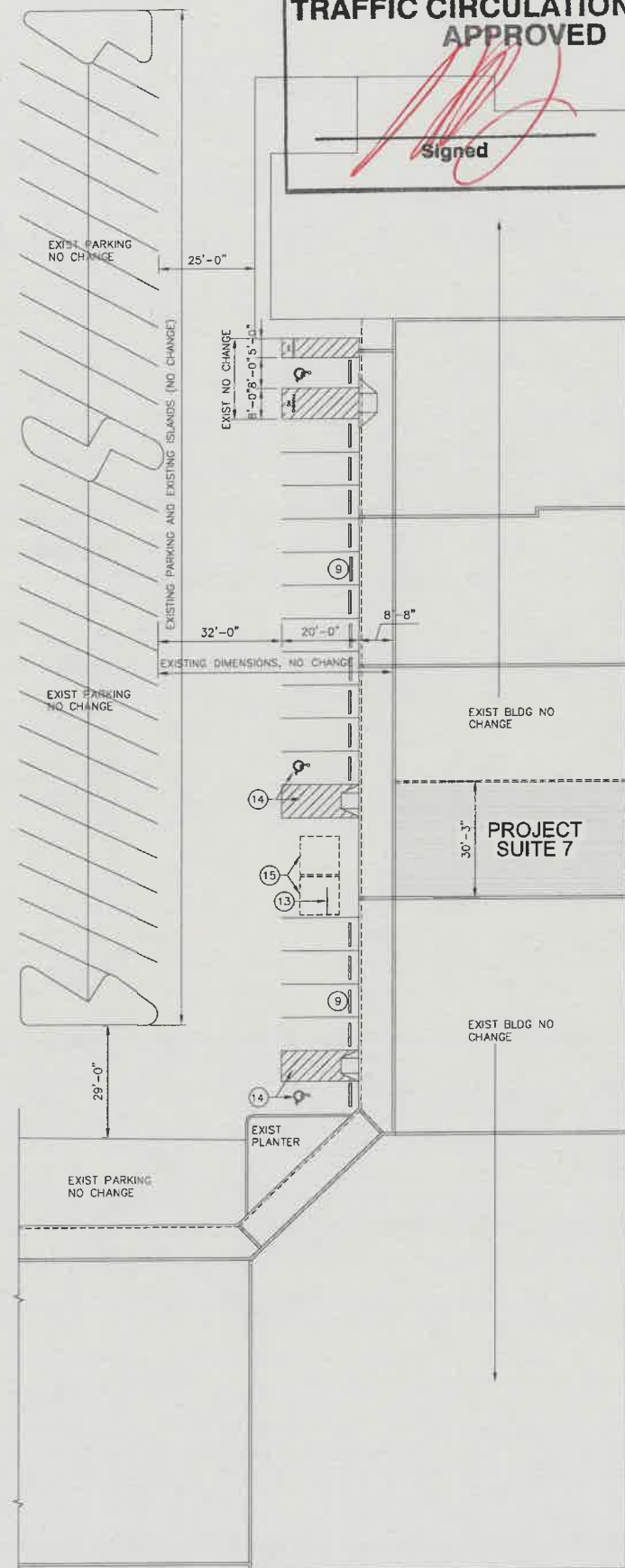
G21 - D007

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed

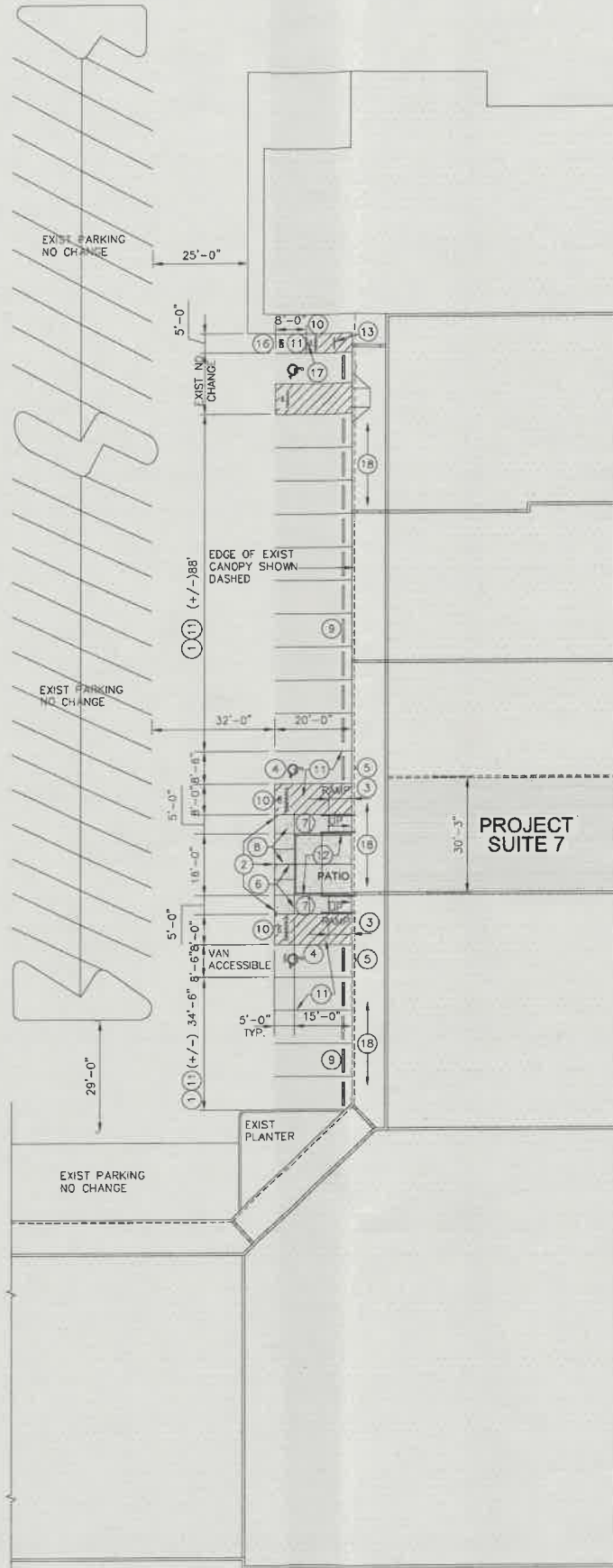
Date

7/30/21



EXISTING SITE PLAN

10 5 0 20
1" = 20'-0"



REVISED SITE PLAN

10 5 0 20
1" = 20'-0"

PROJECT DESCRIPTION

EXISTING TENANT SPACE REMODEL. INSTALL PATIO FOR CUSTOMER USE ACCESSED BY NEW SECTIONAL OVERHEAD DOOR. ELECTRICAL AND MECHANICAL SYSTEMS ARE EXISTING AND SHALL REMAIN WITH NO MODIFICATIONS.

SITE PLANS KEYED NOTES

1. RETIRED EXISTING PARKING AS REQUIRED BY PROJECT. MINIMUM PARKING SPACE SHALL BE 8'-6"x20'. RELOCATE PARKING STOPS AS REQUIRED.
2. BOLLARD, SEE DETAIL 1/A-5.0.
3. RAMP, SEE DETAIL 2/A-5.0.
4. ACCESSIBLE PARKING SYMBOL PER COA STANDARD DETAIL 2426. SEE DETAIL 3/A-5.0. PAINTED 6"H LETTERS "VAN" AS SHOWN AT VAN SPACE.
5. ACCESSIBLE PARKING SIGN, DESIGNATE VAN PARKING AS SHOWN. SEE DETAIL 4/A-5.0. CORE EXISTING CONC WALK AS REQUIRED TO INSTALL PATCH BACK WITH NONDRINKER GROUT.
6. CONCRETE JOINTS, SEE DETAILS 5/A-5.0.
7. ACCESSIBLE PEDESTRIAN PATHWAY (MAX 1:48 SLOPE) FROM ADA PARKING TO BUILDING ENTRANCES. SEE DETAILS SHEET A-5.0.
8. INSTALL CONCRETE WALK PER COA STD DWG. 2430. SEE DETAIL 5/A-5.0.
9. INSTALL PRECAST CONC WHEEL STOPS. INSTALL WITH #6x48" REBAR, TYPICAL AS SHOWN. MAY RELOCATE EXISTING IF IN GOOD CONDITION.
10. TRAFFIC PAINTED "NO PARKING" DESIGNATION. MINIMUM 12"H x 2"W LETTERS. PLACED AS SHOWN.
11. TWO COATS TRAFFIC PAINT, 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT), TYP. THROUGHOUT RETIRED PARKING AREA. ALL EXISTING MARKINGS SHALL BE PAINTED OUT AS REQUIRED TO VISUALLY ELIMINATE.
12. RAISED CONCRETE PATIO, SEE PLAN.
13. NEW BIKE RACK, SEE DETAIL 7/A-5.0.
14. REMOVE EXISTING ACCESSIBLE PARKING AND NON COMPLIANT CURB RAMP, PATCH BACK TO MATCH EXISTING.
15. REMOVE EXISTING TEMPORARY PATRON OUTDOOR AREA TENTS.
16. RESTRIPE EXISTING AREA AS SHOWN. 4"x8" MOTORCYCLE PARKING (1 SPACE) WITH PAINTED "MC" (MOTORCYCLE) 12"H LETTERS AS SHOWN. MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING", MOUNT ON SIGN STANDARD, BOTTOM OF SIGN NO LESS THAN 60" ABOVE FINISH GRADE, SEE DET. 6/A-5.0.
17. MOTORCYCLE PARKING SIGN, SEE DETAIL 6/A-5.0.
18. NOTE: ALL BROKEN OR CRACKED SIDEWALKS SHALL BE REMOVED AND REPLACED WITH SIDEWALK CURB AND CUTTER. INSTALL PER COA STANDARD DRAWINGS 2415 AND 2430.

SITE DATA

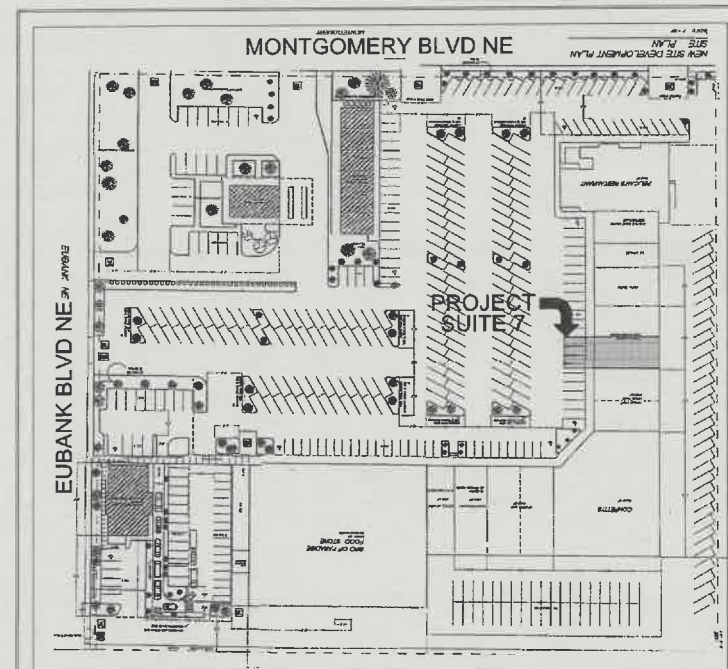
PROPERTY: LOT A-1, FRIEDMAN SUBDIVISION
ZONING: MX-M
LAND USE: RETAIL CENTER
PROJECT TENANT AND ADDRESS:
LIZARD TAIL BREWING
9800 MONTGOMERY BLVD. NE
SUITE 7
ALBUQUERQUE, NM 87111

EXISTING TENANT AREA: 1,752 SF
PATIO ADDITION AREA: 360 SF
TOTAL TENANT AREA WITH PATIO: 2,112 SF
REQUIRED PARKING: (2,112/1000)x8 = 17 SPACES
ENTIRE RETAIL CENTER PARKING IS RECIPROCAL.
17 SPACES PROVIDED, THIS REVISION (INCLUDES PARKING AT REAR FIRE LANE/ACCESS AISLES).

EXISTING NONCOMPLIANT ACCESSIBLE PARKING REPLACED WITH COA COMPLIANT SPACES: 2 SPACES (1 VAN).

TENANT IMPROVEMENT MOTORCYCLE PARKING: 1-SPACE
REQUIRED PER 25 AUTO PARKING...1-SPACE PROVIDED (ALL OTHER EXISTING).

TENANT IMPROVEMENT BICYCLE PARKING: 1-SPACE REQUIRED
PER 20 AUTO PARKING (MINIMUM 2)...2-SPACE PROVIDED.



EXISTING SITE PLAN

PARADISE SQUARE (RETAIL CENTER) 9800 MONTGOMERY BLVD. NE
ZONING: MX-M (MODERATE INTENSITY DISTRICT, RETAIL CENTER)

LIZARD TAIL BREWING
9800 MONTGOMERY BLVD. NE
SUITE 7
ALBUQUERQUE, NM 87111

akt architects, LLC

P.O. BOX 3366
ALBUQUERQUE, NM 87190
T: (505) 281-9580
F: (505) 286-1066
C: (505) 259-7919
aktarch@earthlink.net

CONSULTANT



PROJECT

LIZARD TAIL
BREWING
REMODEL

PARADISE
SQUARE

ADDRESS

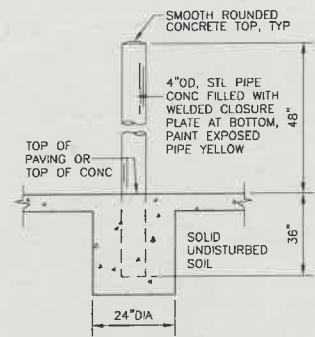
9800 MONTGOMERY
BLVD NE, SUITE 7
ALBUQUERQUE, NM
87111

MARK DATE DESCRIPTION
ISSUE DATE:

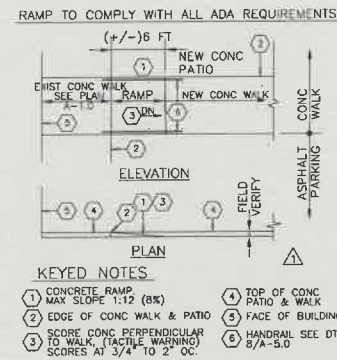
PROJECT NO:
COPYRIGHT AKT ARCHITECTS, LLC
SHEET TITLE

TRAFFIC
CIRCULATION
LAYOUT

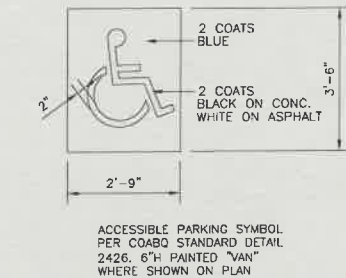
TCL



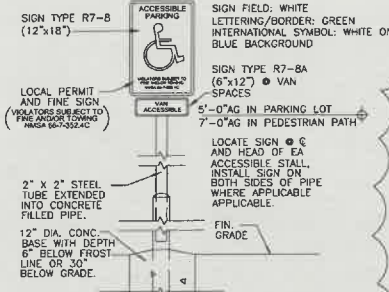
1 TYPICAL PIPE BOLLARD
N.T.S.



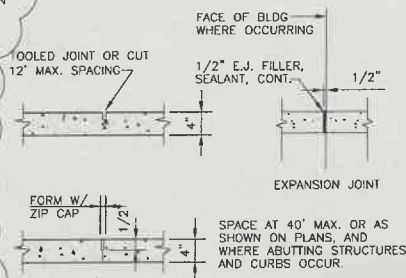
2 ACCESSIBLE RAMP
N.T.S.



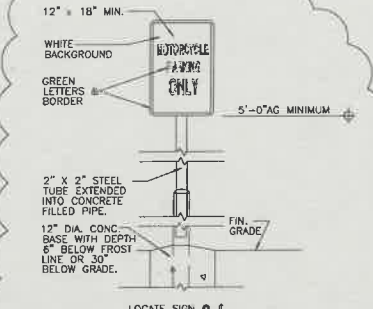
3 ACCESSIBLE PAINT STRIPING
N.T.S.



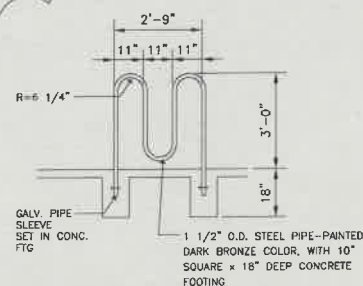
4 ACCESSIBLE PARKING SIGN
N.T.S.



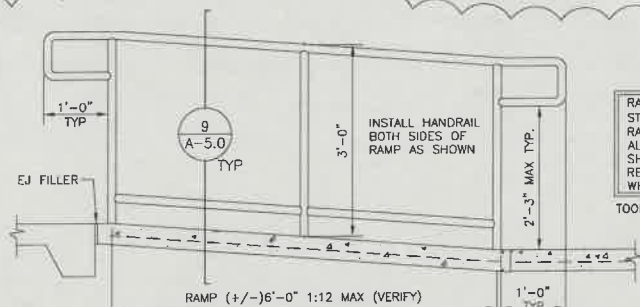
5 CONCRETE JOINT DETAILS
N.T.S.



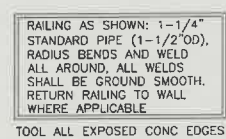
6 MOTORCYCLE PARKING SIGN
N.T.S.



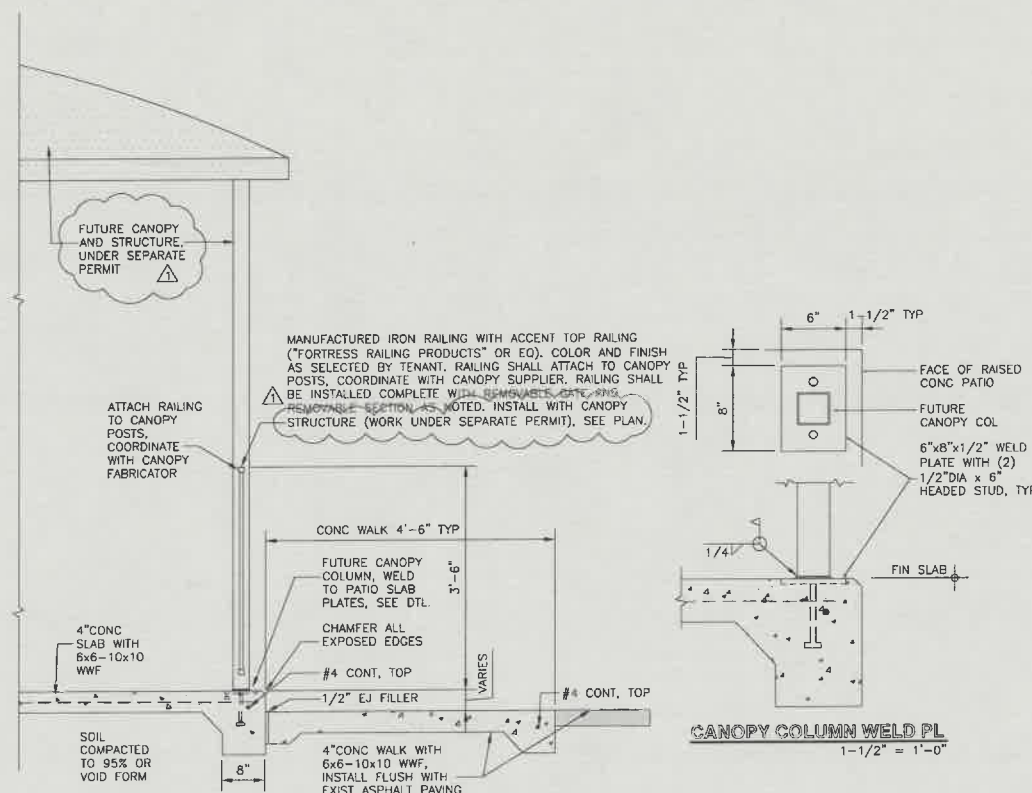
7 BICYCLE RACK DETAIL
N.T.S.



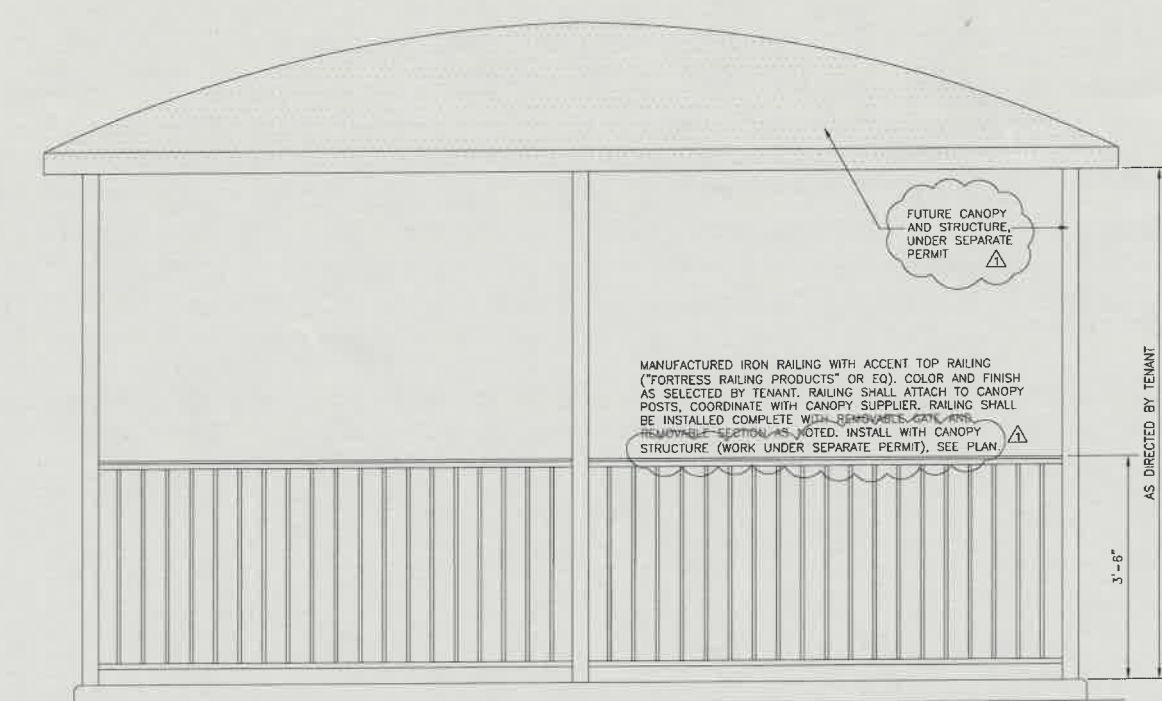
8 RAILING @ RAMP
N.T.S.



9 RAILING DETAIL
N.T.S.



6 PATIO SLAB, CANOPY, WALK DTL.
SCALE: 3/4"=1'-0"



7 PATIO ENCLOSURE RAILING - WEST FACE ELEVATION
SCALE: 3/4"=1'-0"

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CONSULTANT



PROJECT

**LIZARD TAIL
BREWING
REMODEL**

**PARADISE
SQUARE**

ADDRESS

**9800 MONTGOMERY
BLVD NE, SUITE 7
ALBUQUERQUE, NM
87111**

MARK	DATE	DESCRIPTION
△	7/29/21	CORRECTIONS PER BUILDING AND TRANSPORTATION

ISSUE DATE:

PROJECT NO:
COPYRIGHT AKT ARCHITECTS, LLC
SHEET TITLE

**DETAILS AND
PATIO
SECTIONS**

A-5.0

G21-DOOR