

CITY OF ALBUQUERQUE



May 11, 2018

Boehm Architecture
William Boehm
Albuquerque, NM 87XXX

Re: Hollow Spirits Distillery
1324 1st NW
Traffic Circulation Layout
Architect's Stamp dated 05-10-18 (J14-D129)

Dear Mr. Boehm,

The TCL submittal received 05-09-18 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 3/2018)

Project Title: Hollow Spirits Distillery **Building Permit #:** 2018-03108 **Hydrology File #:** J14D129

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: Lot six-A (6-A) in Block numbered Nineteen (19) of Paris Addition

City Address: 1324 1st St NW

Applicant: Donna Salas **Contact:** Donna Salas

Address: 1324 1st St NW

Phone#: 505-459-5606 **Fax#:** _____ **E-mail:** donnasalas@msn.com

Other Contact: Frank Holloway **Contact:** _____

Address: 1324 1st St NW

Phone#: 505-550-1144 **Fax#:** _____ **E-mail:** _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DEPARTMENT:

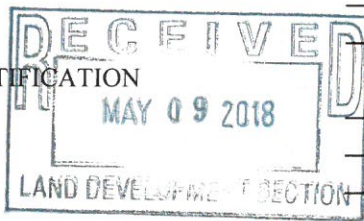
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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) _____

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?



DATE SUBMITTED: 5-8-2018 **By:** Donna Salas

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

HOLLOW SPIRITS
1324 1st St.
Albuquerque, NM 87102

DRAWING LIST

ARCHITECTURAL DRAWINGS	
SHEET	DRAWING TITLE
CS00	COVER SHEET
CS01	CODE REVIEW
CN01	CONSTRUCTION NOTES
LP100	EXISTING SITE PLAN/SURVEY
LP101	SITE IMPROVEMENT PLAN
LP102	TRASH DUMPSTER ACCESS PLAN & DIAGRAM
FS01	EGRESS & FIRE SAFETY
FS02	FIRE SAFETY 2 PLAN & RELATED INFORMATION
Ex-100	EXISTING BUILDING FLOOR PLAN
DI00	DEMO PLAN
A100	ARCHITECTURAL FLOOR PLAN
A100.1	EXPANDED ARCHITECTURAL FLOOR PLAN
A101	ROOF PLAN
A200	REFLECTED CEILING PLAN
A300	EXTERIOR BUILDING ELEVATIONS
A400	BUILDING SECTIONS
A600	ENLARGED TOILET PLANS: WOMEN
A601	ENLARGED TOILET PLANS: MEN
A800	PARTITION TYPES (SHEET 1)
A801	PARTITION TYPES (SHEET 2)
A802	PARTITION TYPES (SHEET 3)
A803	INTERIOR ELEVATIONS: POUR ROOM
A1000	FINISH SCHEDULE, DOOR SCHEDULE, WINDOW SCHEDULE

MEP DRAWINGS	
SHEET	DRAWING TITLE
E001	ELECTRICAL LEGEND, NOTES
E101	LIGHTING PLANS & FIXTURE SCHEDULE
E201	POWER & SPECIAL SYSTEMS PLANS AND EQUIPMENT CONNECTION SCHEDULES
E601	ELECTRICAL RISER DIAGRAM & PANEL SCHEDULES
M101	MECHANICAL PLANS
M501	MECHANICAL DETAILS
MP001	MECHANICAL SYMBOL LEGEND & NOTES
MP601	MECHANICAL SCHEDULES
PI01	SOIL & VENT PLANS
PI02	DOMESTIC WATER PLANS
P401	PLUMBING RISER DIAGRAMS
P501	PLUMBING DETAILS

ZONING COMPLIANCE

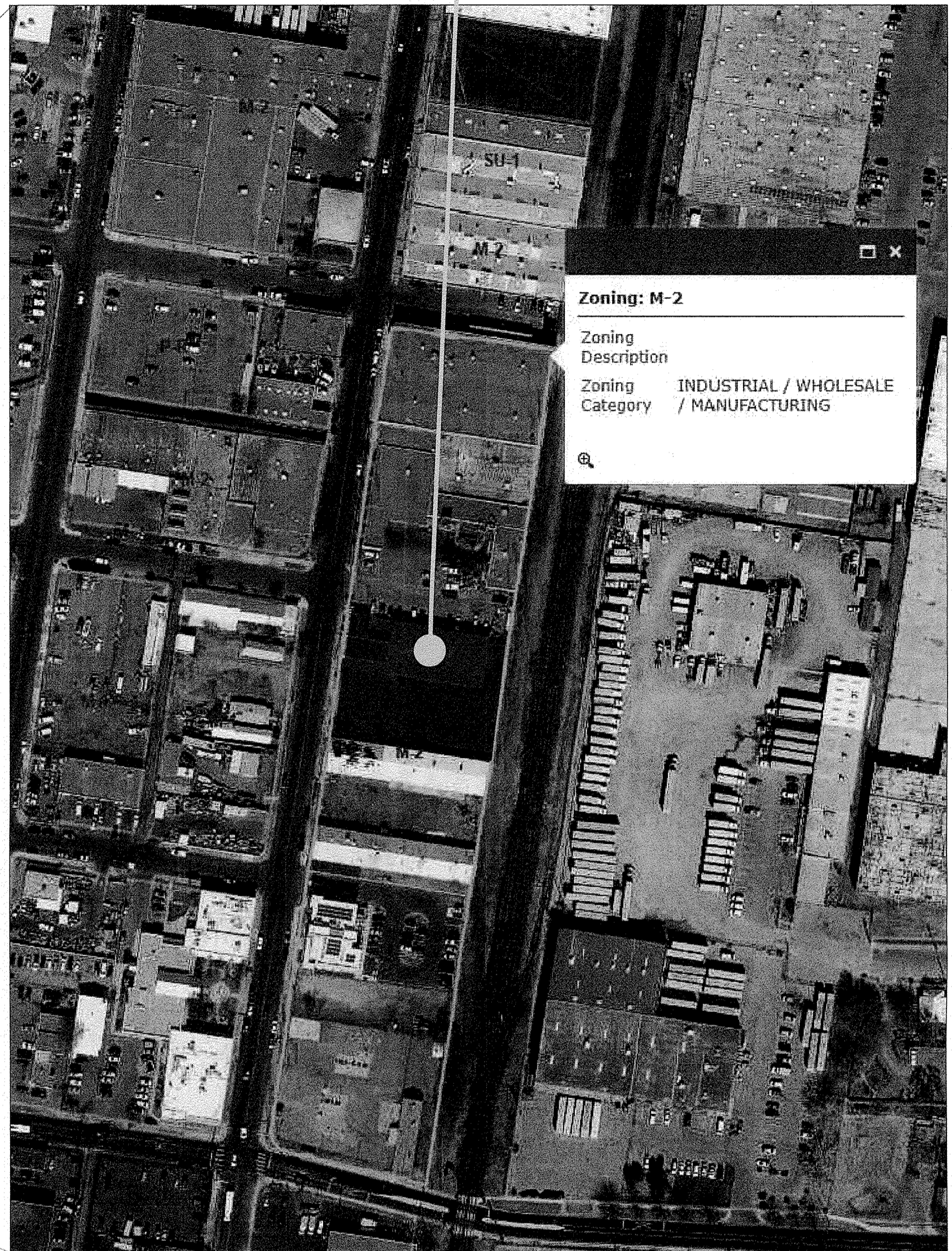
PROPOSED USE OF BUILDING SHALL FOLLOW ALL ZONING ORDINANCES AS PER CITY OF ALBUQUERQUE, CODE OF ORDINANCES, CHAPTER 14 - ZONING, PLANNING & BUILDING ARTICLE 16: ZONING CODE

ZONE M-2: HEAVY MANUFACTURING	HOLLOW SPIRITS COMPLIANT?	NOTES
A) PERMISSIVE USES 5) MANUFACTURE OR TREATING OF THE FOLLOWING: 6) ALCOHOL	YES	
C) HEIGHT 1) STRUCTURE HEIGHT UP TO 36' IS PERMITTED AT ANY LEGAL LOCATION	YES	EXISTING BUILDING HEIGHT IS 18'-6" AT MAXIMUM HEIGHT LOCATION
D) LOT SIZE NO REQUIREMENTS	YES	
E) SETBACK SETBACK SHALL BE PROVIDED IN THE O-I ZONE <u>O-I ZONE SETBACK REQUIREMENTS</u> THE FOLLOWING REGULATIONS APPLY TO STRUCTURES OTHER THAN SIGNS EXCEPT AS PROVIDED IN 14-16-3-1 & 14-16-3-3 OF THIS ZONING CODE: 1) THERE SHALL BE A FRONT & CORNER SIDE YARD SETBACK OF NOT LESS THAN 5' & A SETBACK OF 11' FROM THE JUNCTION OF A DRIVEWAY OR ALLEY & A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION	YES	THE EXISTING BUILDING ALONG 1ST ST IS ON THE PROPERTY LINE (SIDE YARD). HOWEVER, ANY AND ALL NEW WORK WILL BE IN COMPLIANCE WITH O-I ZONING SETBACK REQUIREMENTS.
F) OFF-STREET PARKING OFF-STREET PARKING MUST BE PROVIDED AS SET FORTH IN 14-16-3-1 OF THIS ZONING CODE <u>RESTAURANT/BAR WITH DISTILLER'S LICENSE AND IN COMPLIANCE WITH FIRE CODE:</u> 1 PARKING SPACE FOR EVERY 3 SEATS <u>OFFICE:</u> 1 PARKING SPACE FOR EVERY 200 SQUARE FEET OF NET LEASEABLE AREA ON GROUND FLOOR	YES YES	THE BAR WILL HAVE 93 SEATS AND WILL THEREFORE REQUIRE 31 SPACES. THE OFFICE IS 2,000S.F. OF NET LEASEABLE AREA AND THEREFORE REQUIRES 10 SPACES. THE NEW PARKING DESIGN SHOWS A TOTAL OF 41 PARKING SPACES WHICH IS COMPLIANT WITH ZONING REQUIREMENTS

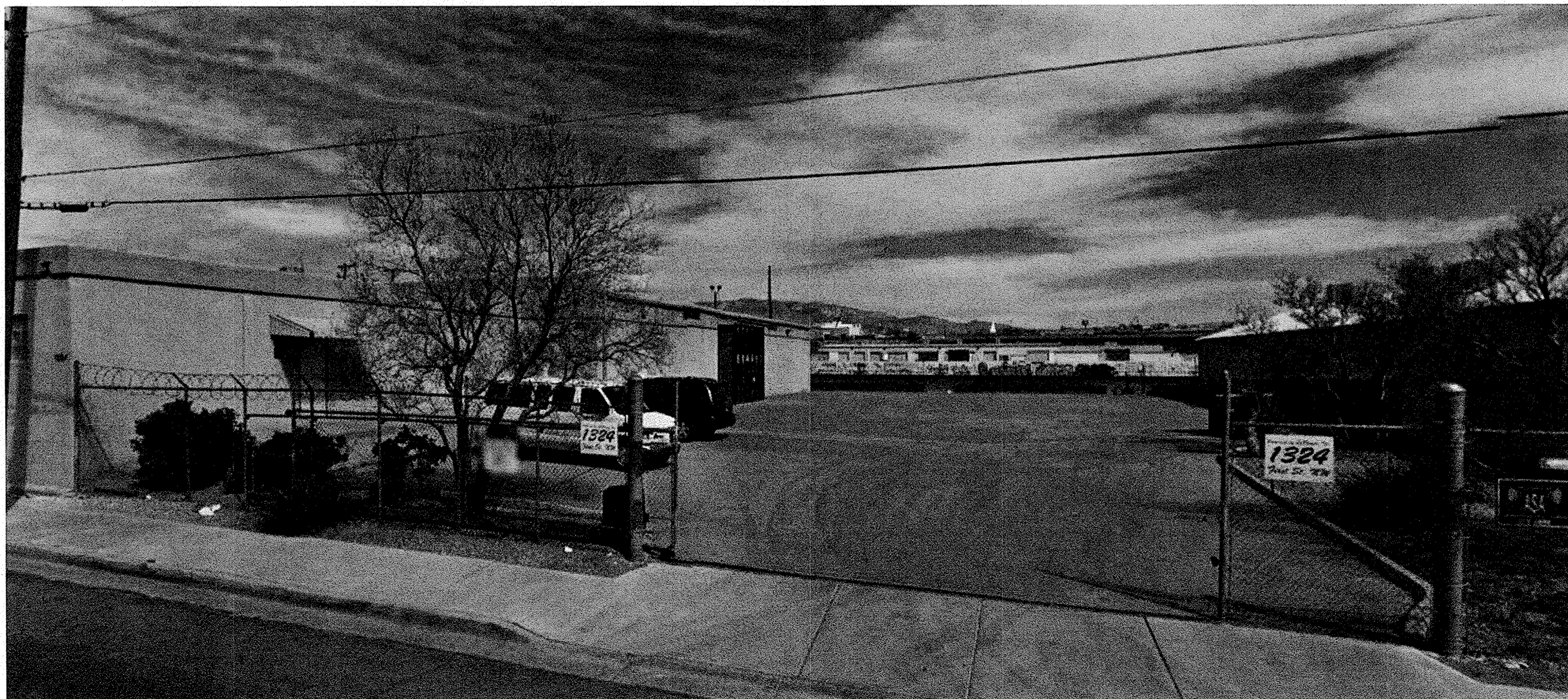
SUMMARY: PROPOSED DESIGN IS COMPLIANT WITH ALL APPLICABLE ZONING REQUIREMENTS



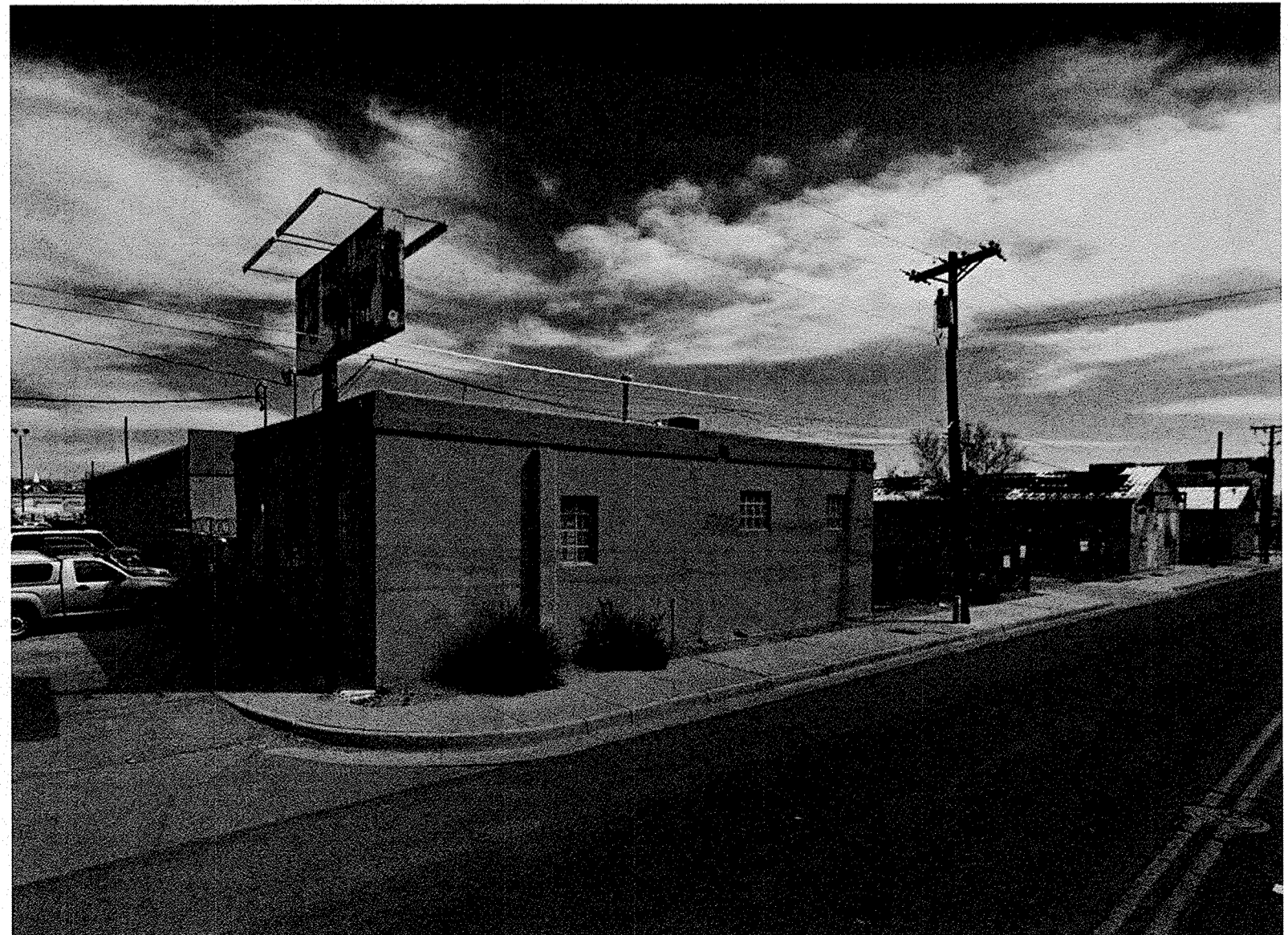
ALBUQUERQUE SATELLITE MAP



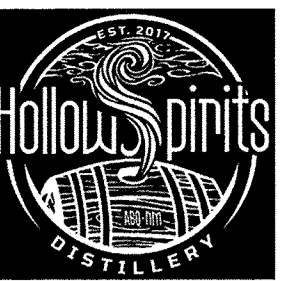
SITE VICINITY MAP



EXISTING STREETSCAPE: FRONT ENTRANCE



EXISTING STREETSCAPE: SIDE & REAR



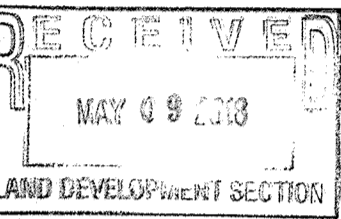
Frank Holloway, CEO
Frank@hollowspirits.com
(505) 550-1144

Michael S. Chavez
michaelschavez17@gmail.com
(505) 385-1212

Architect of Record:
Boehm Architecture
bill@boehmarchitecture.com
(617) 521-9082

M/E/P Engineers:
Testudo Engineering
wayne@testudoeng.com
505) 554-1282

General Contractor:
Ernie Vallez Construction
vallezconst@msn.com
505) 550-8884

[illegible]

Hollow Spirits
1324 1st St NW
Albuquerque, NM
87102

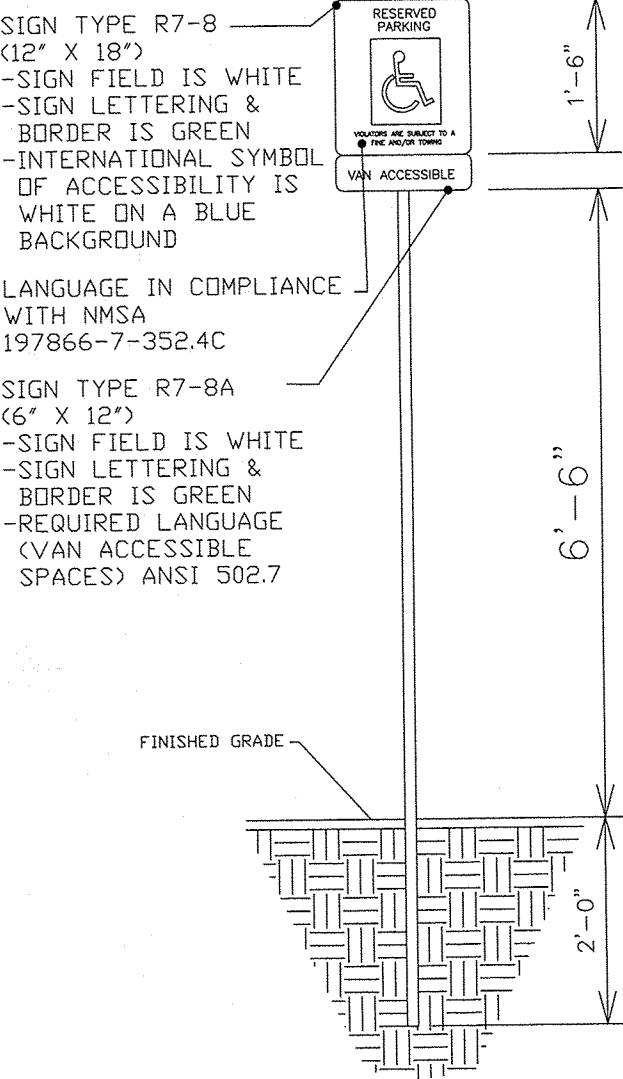
COVER SHEET

Project number	1700
Date	5/07/2018
Drawn by	MC
Checked by	MC, BB

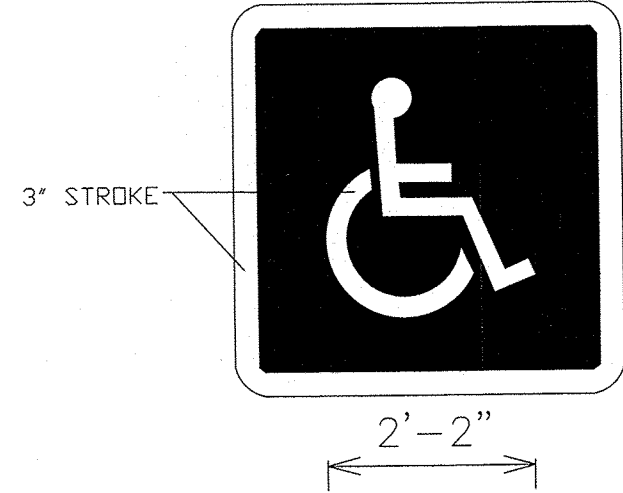
CS00

Scale NONE

ACCESSIBILITY SIGNAGE

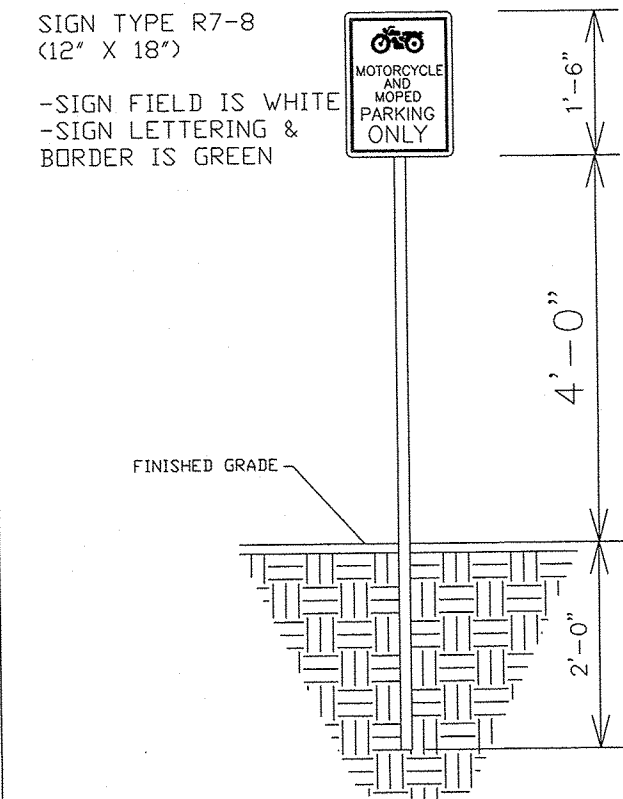


SCALE: 1/2" = 1'-0"



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

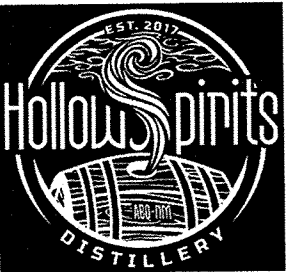
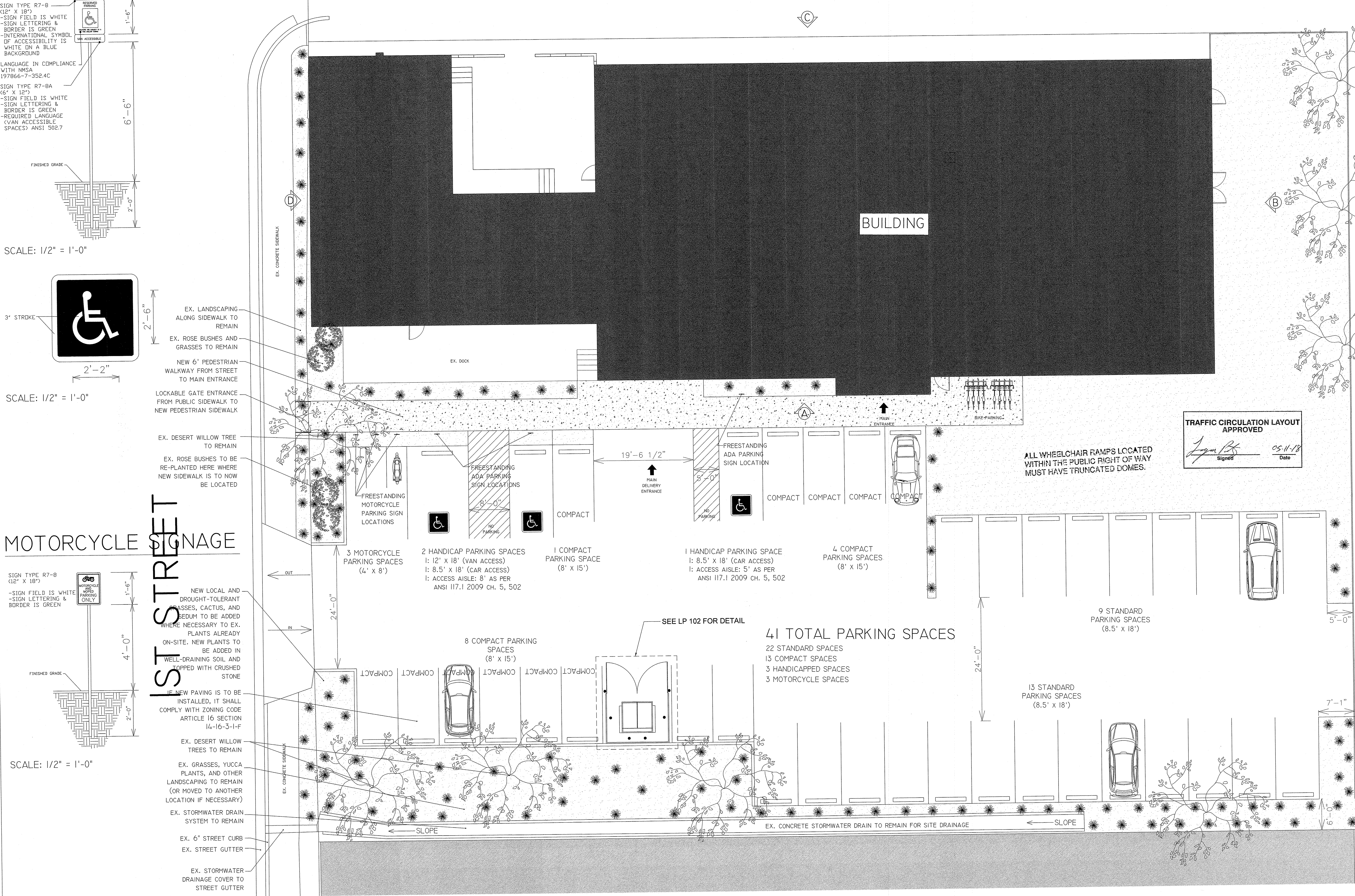
MOTORCYCLE SIGNAGE



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

1ST STREET

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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 Frank@hollowspirits.com
 (505) 550-1144

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 michaelschavez17@gmail.com
 (505) 385-1212

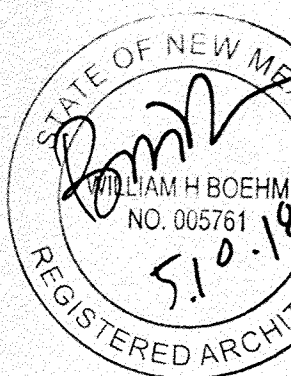
Architect of Record:
 Boehm Architecture
 bill@boehmarchitecture.com
 (617) 521-9082

M/E/P Engineers:
 Testudo Engineering
 wayne@testudoeng.com
 (505) 554-1282

General Contractor:
 Ernie Vallez Construction
 vallezconst@msn.com
 (505) 550-8884

PERMIT SUBMISSIONS:

No.	Description	dd/mm/yy
01	PERMIT SET	02/11/2018
02	REVISION SET	28/02/2018
03	REVISION SET	04/04/2018
04	REVISION SET	05/07/2018
05	REVISION SET	05/10/2018



Hollow Spirits
 1324 1st St NW
 Albuquerque, NM
 87102

SITE IMPROVEMENT PLAN

Project number	1700
Date	5/10/2018
Drawn by	MC
Checked by	MC, BB

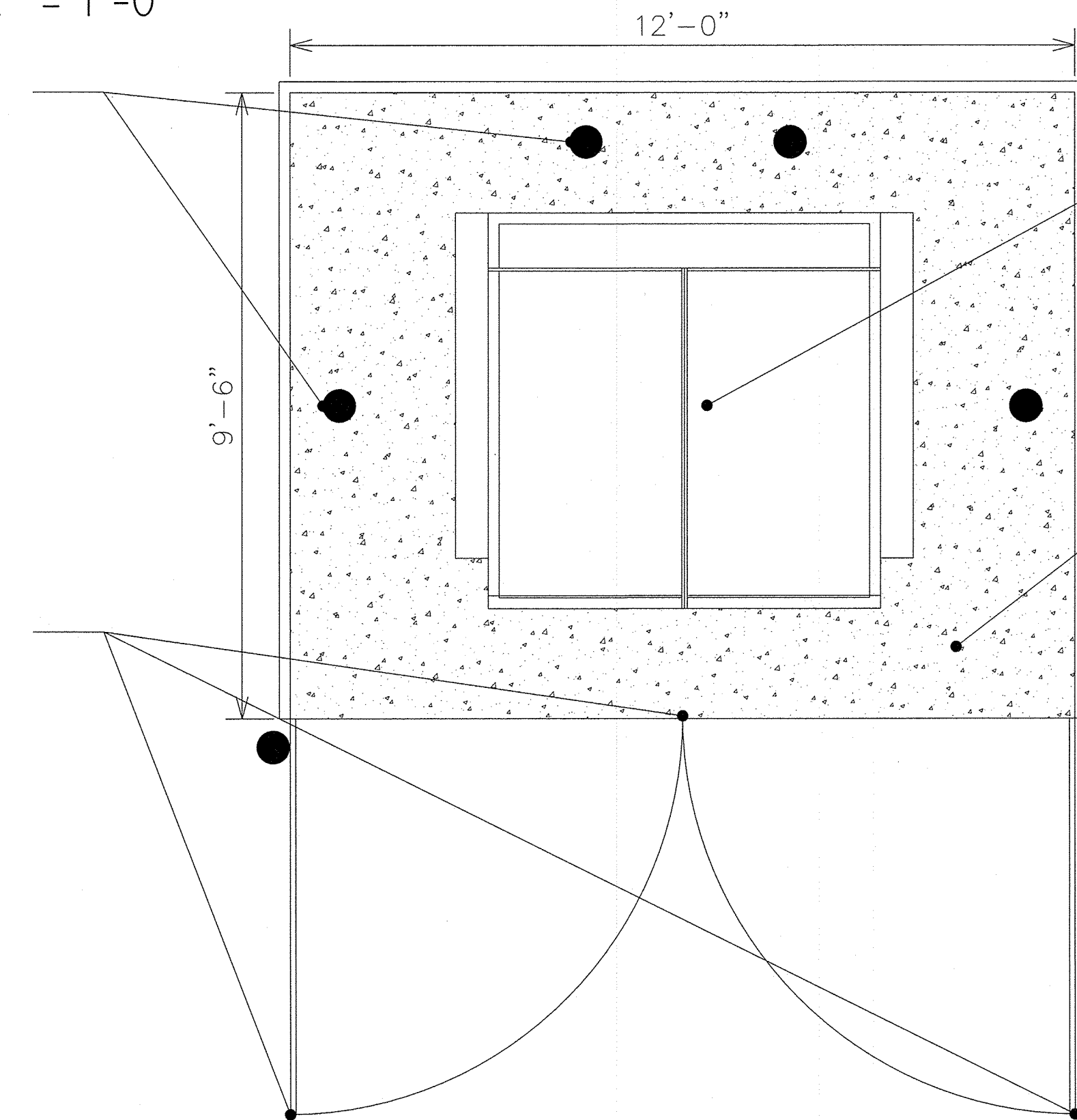
LP101

Scale 1/8" = 1'-0"

THE BUILDING ASSOCIATED WITH THE NEW TRASH ENCLOSURE WILL NOT BE PROVIDING FOOD SERVICE. THEREFORE, NO SANITARY DRAINS ARE SHOWN OR NEEDED WITHIN TRASH ENCLOSURE.

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

DRILL HOLES IN PAD
FOR GATE PINS IN
THESE LOCATIONS



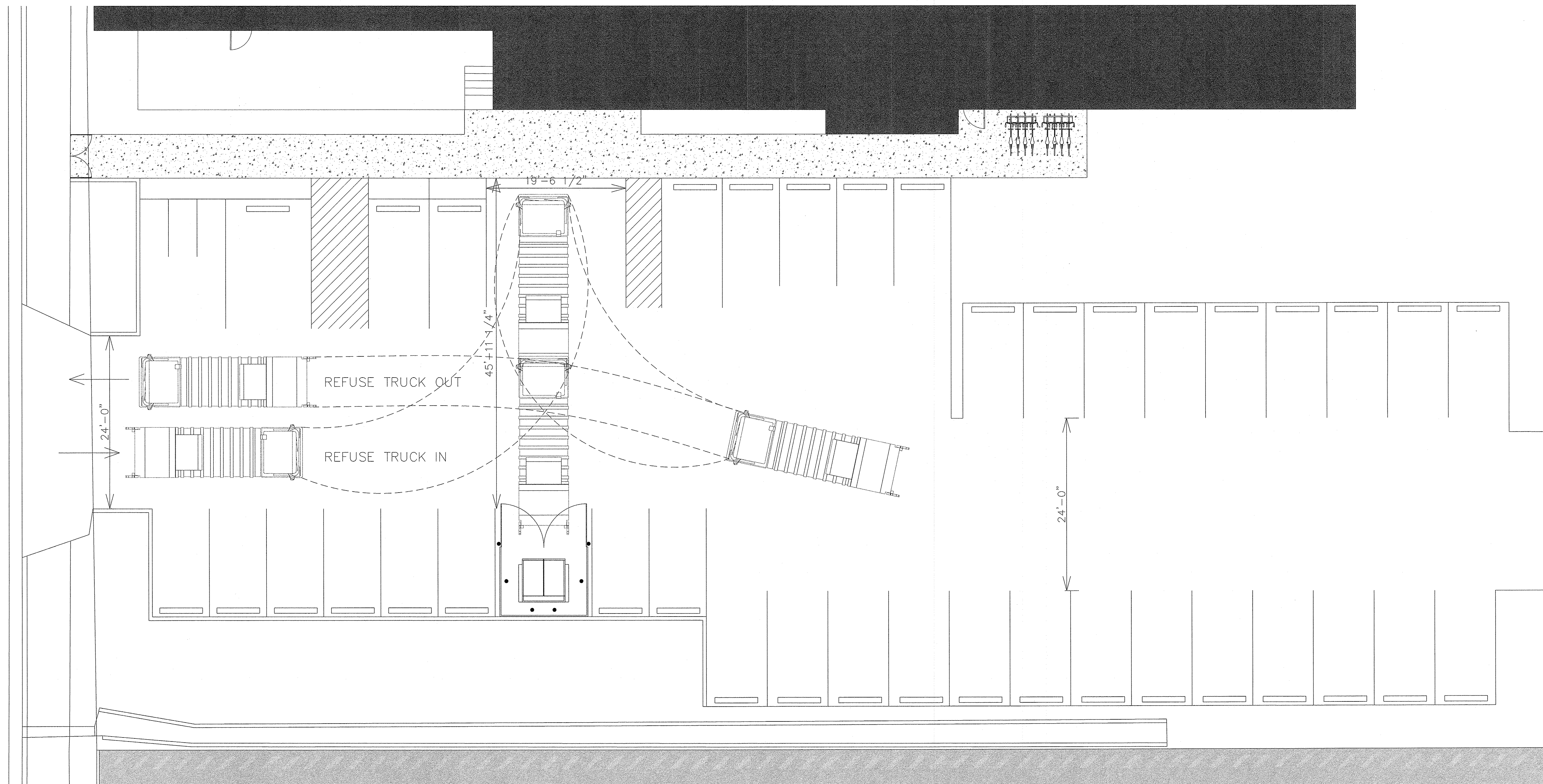
4 YD. LIFT BIN W/
CASTORS, ROLLED OUT FOR
SERVICE

-6" THICK 4,000 PSI

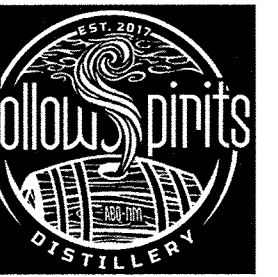
-4" OF $\frac{3}{4}$ " AGGREGATE W/
6X6 - 10/10 WWM

-POURED AT GRADE

SCALE: 1/8" = 1'-0"



ST STREET



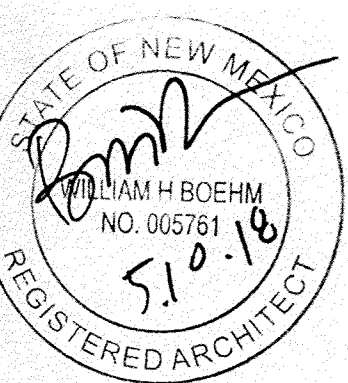
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[illegible]

Hollow Spirits
324 1st St NW
Albuquerque, NM
87102

JUMPSTER DETAIL & FUSE TRUCK ACCESS DIAGRAM

Project number	1700
Date	5/10/2018
Drawn by	MC
Checked by	MC, BB

P102

Scale	$\frac{1}{8}'' = 1'-0''$
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