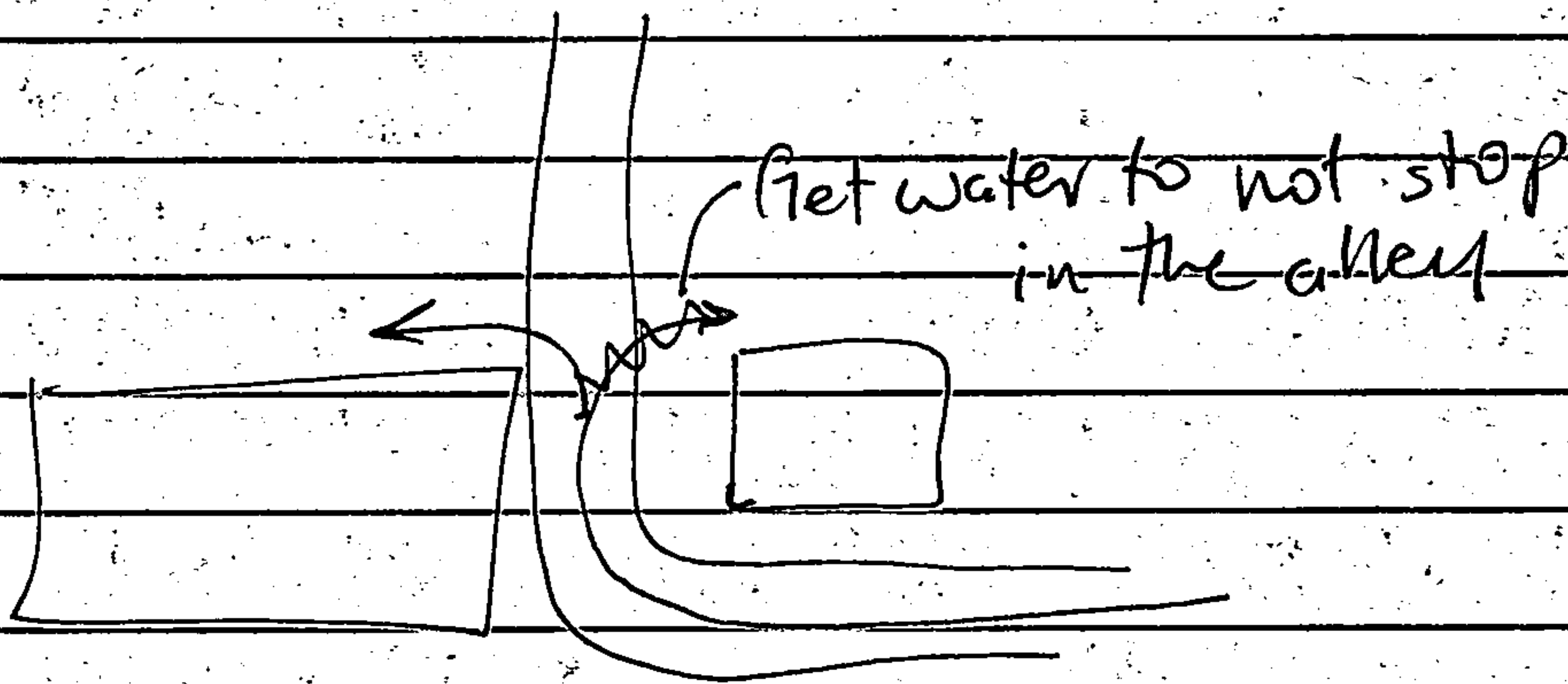


6/29/16 Mtng w/ Prop owner

Kevin mentioned regrading the alley to direct flows through the parking lot

Alley is higher, runoff spreads out into the properties.



Kevin will work with maintenance

1

2

3

4

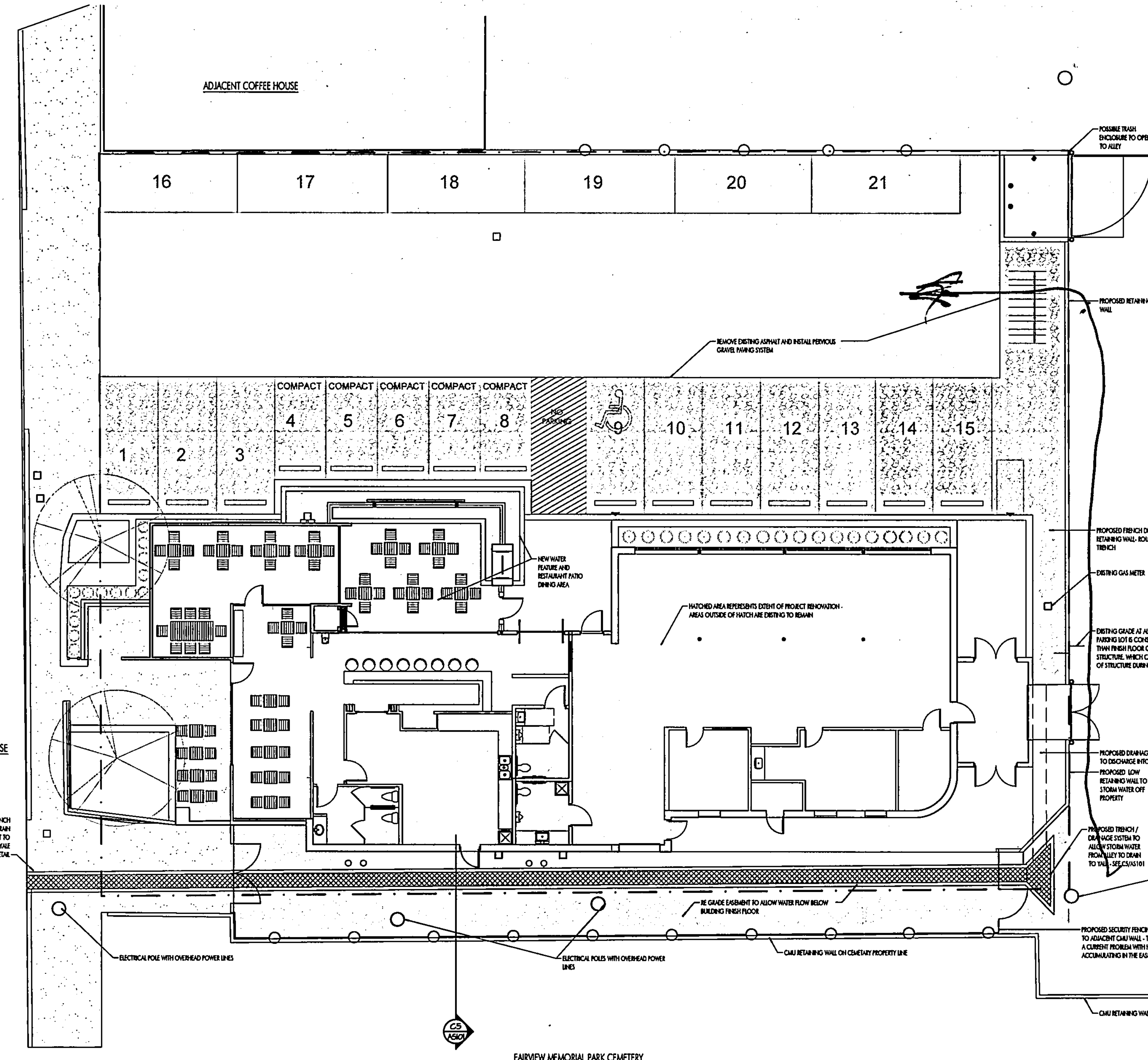
5

D

C

B

A



PARKING CALCULATIONS

PARKING REQUIREMENTS

TOTAL NUMBER OF PARKING SPACES:

F1- AQUAPONICS FARM- (1 PER 1,000 SF NET AREA)
A2- ASSEMBLY- 1 PER 4 SEATS- 80 SEATS TOTAL (INTERIOR AND EXTERIOR)
TOTAL PARKING SPACES REQUIRED INCLUDING HC SPACES (WITHOUT 10% REDUCTION)

TOTAL NUMBER OF HC PARKING SPACES REQUIRED:

NUMBER OF COMPACT SPACES ALLOWED BY ZONING (25% OF TOTAL SPACES)

MOTORCYCLE SPACES:

TOTAL REDUCTION FOR SITE LOCATED WITHIN 300' OF TRANSIT SYSTEM ROUTE (10% REDUCTION)

TOTAL SPACES REQUIRED ON SITE:

TOTAL SPACES PROVIDED ON SITE:

PARKING REQUIREMENTS

3
20
23

TOTAL PARKING SPACES: 1-25=REQUIRED: 1 SPACES
PROVIDED: 1 SPACES

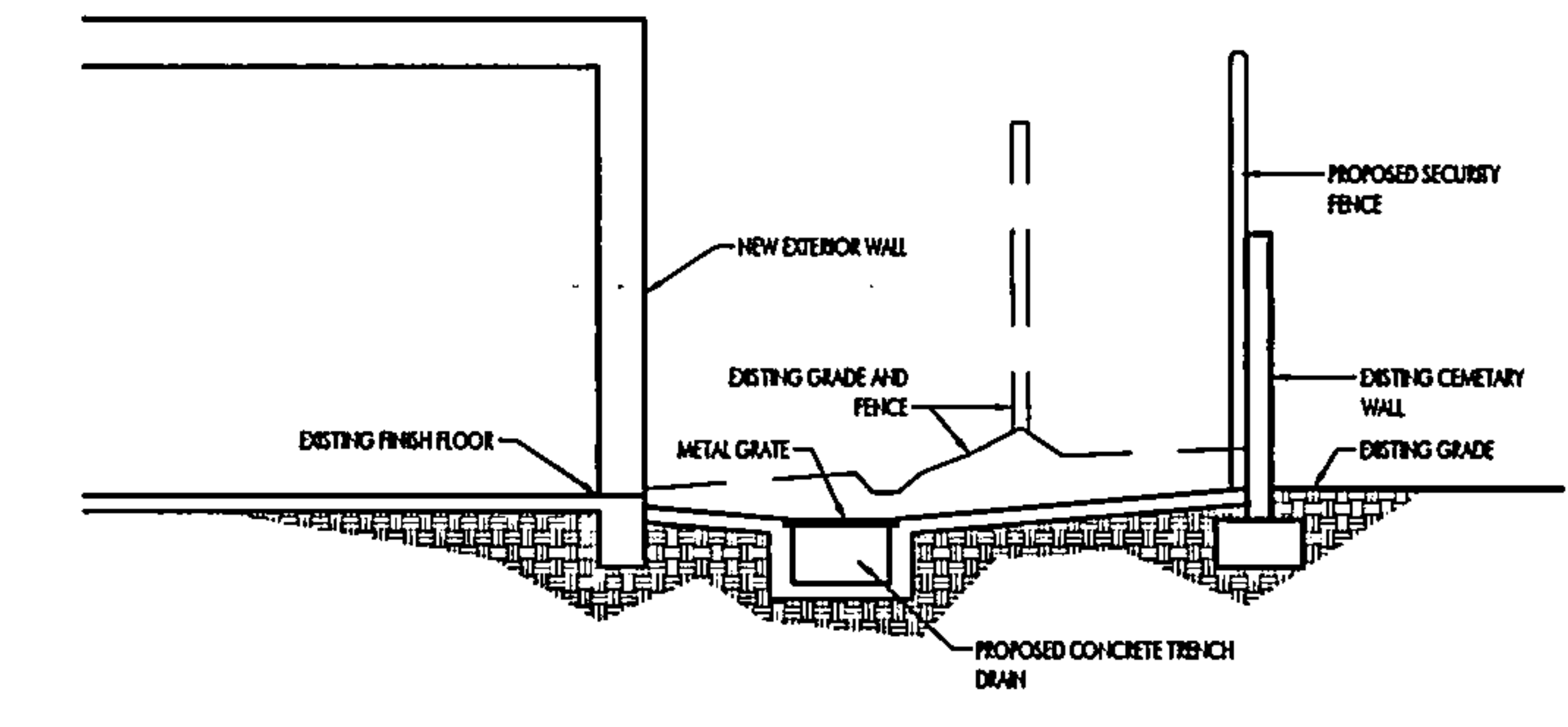
25%22=SPACES ALLOWED: 5 SPACES
COMPACT SPACES PROVIDED: 5 SPACES

TOTAL CAR SPACES 1-25 = REQUIRED MOTORCYCLE SPACES: 1
PROVIDED: 2

2 SPACES

21 SPACES

21 SPACES



ALBUQUERQUE
AQUAPONICS
512 YALE ST SE
Albuquerque, NM 87108

ISSUE:
75% SD
DRAWINGS

DRAWN BY:
CHECKED BY:
DATE: 2.05.2015

REVISIONS

SITE PLAN

15013
AS101

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edi
regenerating architecture

142 Truman St. NE
Albuquerque, NM 87108
ph 505.242.2851
fx 505.242.2852
www.edi-arch.com

A1 NEW SITE PLAN

1/8" = 1'-0"

1

2

3

4

5

Historical Causes of Drainage / Elevation Problems Concerning 512 Yale SE, 2206-2210 Garfield SE and Adjoining Properties

Steven Thoma (Owner)

4/13/2016

Hi,

I purchased 2206-2210 Garfield SE in 2005 and 512 Yale SE in 2013; I purchased and have resided several blocks away at 2011 Coal Place SE since 1994; I moved here in 1980 and have resided in the neighborhood essentially since then; I am thus familiar with the area and its changes over a few decades.

The historical nature of the drainage problem has arisen from three related causes, that CABQ has allowed. Although I believe that CABQ did not foresee or intend the current situation, the lesson learned over time is that we now have a drainage problem where one previously did not exist. I believe the primary causes are as follows:

- 1) Granting a permit for the cemetery to build a solid masonry wall along the entire East-West distance of the Garfield alley. This has caused drainage from all the properties from Yale to Columbia to flow down the alley instead of fanning out across the cemetery land. All of this drainage now flows onto and through my properties prior to being expelled onto Yale. I believe the change in natural drainage has caused sediment to be deposited building up the height of soil along the wall to a point where it is at a higher elevation than the slabs in these properties; and
- 2) Many sequential additions of material have been added to the alley as a means of road maintenance. When the alley has become potholed and in need of repair, rather than grading the alley down to remove surface irregularities, the city has more often added fill and graded up. In one area a contractor used up leftover asphalt from roadwork on Garfield by paving part of the alley;
- 3) The PNM Utility easement between 512 Yale SE and the cemetery wall is not necessarily a cause but it has exacerbated the problem. The historical usage of that space was as a drive through alley. The addition of utility poles and closing access to regular surface maintenance (in combination with the addition of the cemetery wall) has led to a substantial height gain in the ground surface, even above that of the alley surface mentioned, so that when the water comes rushing down the alley on its way to Yale the side of my building becomes a wall in a drainage canal. And my building floods.

As a consequence, when it rains hard as is often the case in the summer my properties flood, even though they were above grade at the time of construction. The surface of the alley is now higher than the slabs in two of my structures and due to the re-direction of drainage, water floods the crawl spaces of another structure which damages the floor heaters.

It was impossible to realize the nature of this problem until one either lives in or owns these properties. Furthermore, in the years I have owned them the problem has gotten notably worse. I used to dig trenches in the spring in order to help channel the water away from my structures but even this measure is no longer effective as too large a volume of water is trapped and re-directed to my properties because of the current shear height of the alley surface, I believe caused by the combination of impermeable cemetery wall and standard alley repair techniques.

not supposed to be correct pattern.

I am humbly asking that the City of Albuquerque take measures to assist my neighbors and I to remedy the storm water and drainage issues that we are having to deal with, as any viable solution is beyond what we can do on our own.

Thank you,

Steve Thoma
2011 Coal Place SE
Albuquerque, NM 87106
505-414-1139

GECKO PROP.
2206 - 2016



Asphalt added
on top of alley
grade

Slabs below
Current grade

Alley surface at
much greater
height than
original grade
around
2206 Garfield,
512 Yale SE,
and cemetery

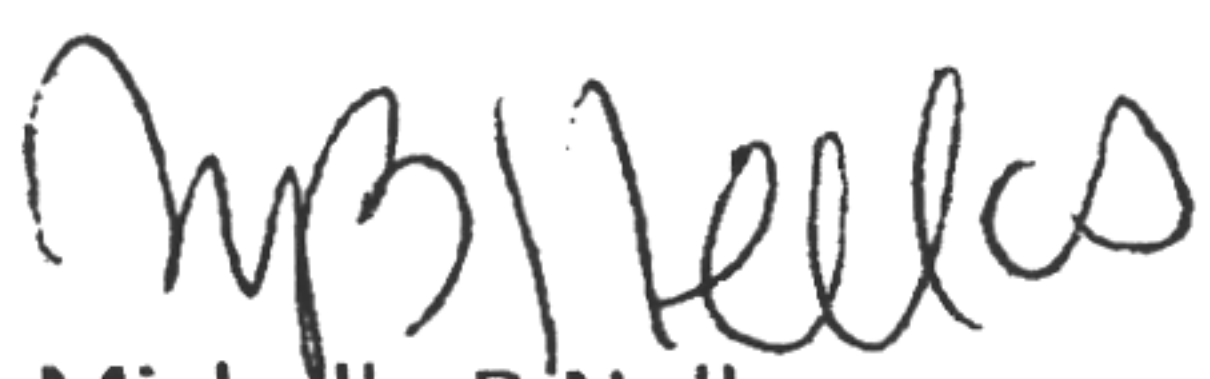
Michelle B. Nello
405 Wellesley Pl NE
Albuquerque NM 87106
(505) 382-7545

June 13, 2016

To whom it may concern,

This letter is to raise attention to the severe state of disrepair of a city owned alley that abuts my property. I am the property owner of 500 and 504 Yale Blvd SE (Lots 1, 2 & 3). The alley in question is directly to the east of my lots. Years of subsequent use and repair have raised the level of the alley to be higher than the east edge of my property, and as such, whenever there is a rainstorm large amounts of drainage flows directly onto my lots, both up against and inside my buildings. The core of the problem is that the alley runs East/West and then makes a 90 degree turn to run North/South. This creates a man-made route for the water to travel down and then, when it hits the turn, it has nowhere to drain to (like a storm drain). Either the alley needs constant attention, with a levee type feature, or there needs to be a permanent drainage system installed. If you have any questions, please feel free to contact me.

Thanks for your attention,


Michelle B Nello

From: [David Kindel](#)
To: [Harmon Rita T.](#)
Subject: RE: 512 Yale
Date: Wednesday, April 20, 2016 2:02:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[512 Yale SE - ALTA Survey.pdf](#)
[15013 -AS101-Layout1 \(2\).pdf](#)
[15013 -AD101-Layout1.pdf](#)

Rita-

I have attached the survey that we have for the property and have highlighted the 512 Yale Property line on the attached site plans.
See my response to your questions below:

David,

I have reviewed your documents. Some questions in order to move forward:

- I cannot tell where the property line is. There are 2 references.
The Property Line for 512 Yale lies right in the middle of the utility easement- The note calling out the CMU wall on cemetery property line should be revised to say "CMU WALL ON CEMETERY PROPERTY"
- The Utility easement appears to on property for 512 Yale, is this correct? Provide a plat is possible.
SEE ATTACHED SURVEY – 5' OF THE UTILITY EASEMENT IS ON 512 YALE PROPERTY
- What is the meaning of the dash-dot-dash lines? There are 3 lines and it is not clear
DASH DOT LINES REPRESENT SECURITY FENCING ON BOTH PLANS- WE ARE PROPOSING TO MOVE THE EXISTING FENCE ON YALE PROPERTY TO THE CEMETARY WALL TO CUT OFF THE EASEMENT FROM THE ALLEY
- Previous meetings were held about this drainage problem. Do you have any records or information about those meetings?
I HAVE NOT BEEN MADE AWARE OF ANY PREVIOUS MEETINGS- I WILL ASK STEVE
- Our GIS shows that 2206 and 2210 Garfield are one lot and includes the 2 structures to the north. Is this correct?
THIS SOUNDS ABOUT RIGHT, I HAVE ASKED STEVE TO CONFIRM

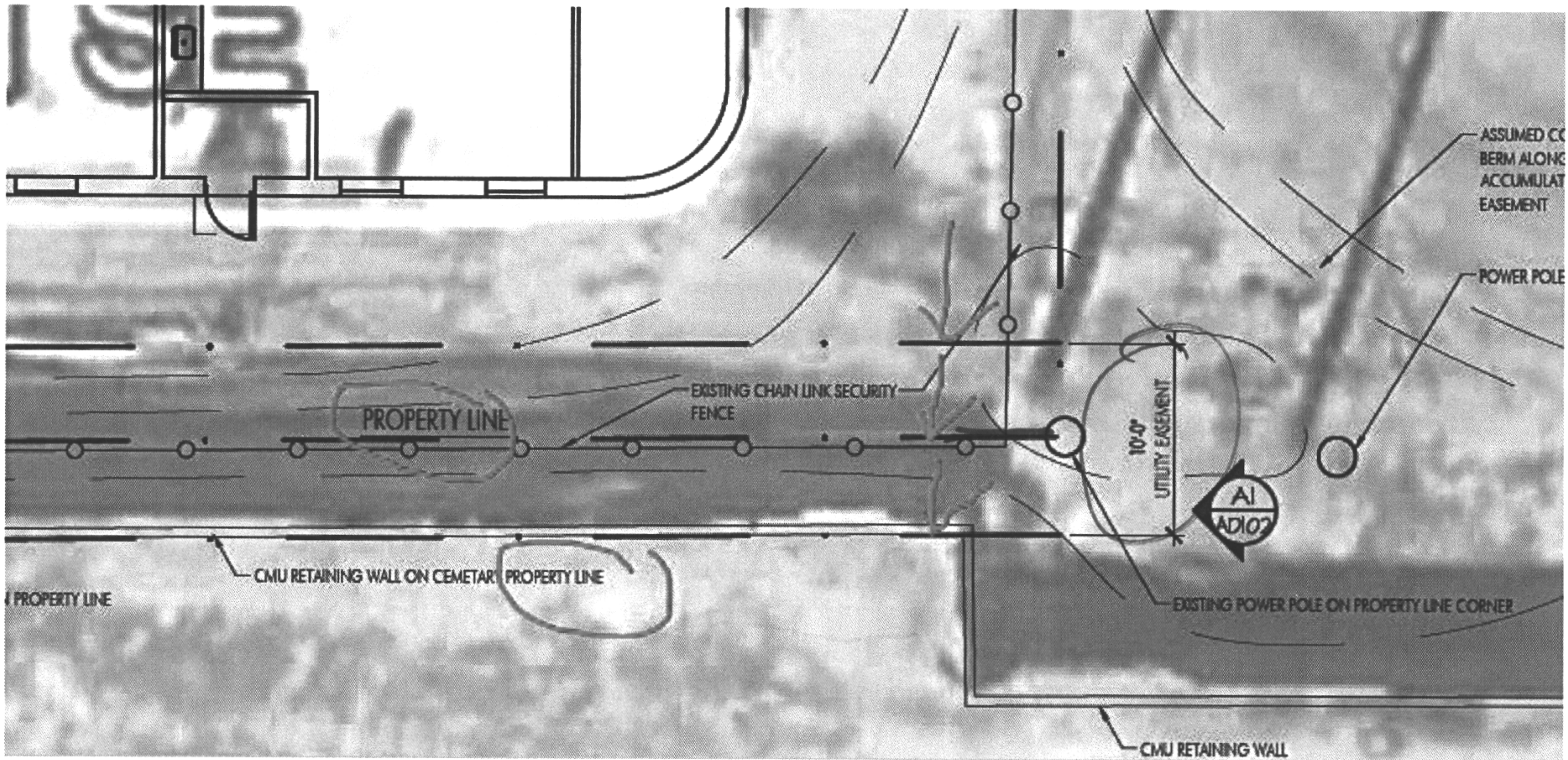
From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Wednesday, April 20, 2016 12:34 PM
To: David Kindel
Subject: RE: 512 Yale

David,

I have reviewed your documents. Some questions in order to move forward:

- I cannot tell where the property line is. There are 2 references.
- The Utility easement appears to on property for 512 Yale, is this correct? Provide a plat is possible.
- What is the meaning of the dash-dot-dash lines? There are 3 lines and it is not clear
- Previous meetings were held about this drainage problem. Do you have any records or information about those meetings?
- Our GIS shows that 2206 and 2210 Garfield are one lot and includes the 2 structures to the north. Is this correct?

Rita Harmon, P.E.
Senior Engineer, Hydrology
COA, Planning Department
505-924-3695



From: David Kindel [<mailto:Kindel@edi-arch.com>]
Sent: Thursday, April 14, 2016 12:07 PM
To: Harmon Rita T.
Cc: Montoya, Luz E.
Subject: RE: 512 Yale

Hi Rita-

I have attached (4) documents to describe the nature of the project and the challenges we are facing. AD101 is our existing site plan / Demo plan to show existing site as it is today and identify items that we need to address with the renovation. Sheet AD102 is a sheet of photographs that are called out on sheet AD101, so that you can see photos of the conditions that we believe are causing the subject properties to flood. Sheet AS101 is a schematic Design level site plan of what we are currently proposing as a potential solution to the issues. The word document is a letter from the property owner, Steve Thoma, to describe the background of the issues we need your help with. The goal for our meeting is to get your opinion of what needs to happen to stop the flooding of the subject property and the surrounding buildings and then begin to understand what role the City Of Albuquerque can play in helping us with work in Alley and Utility easement.

This project has the potential to become a really cool project. Our clients, Steve and Denise Thoma, are trying to turn the existing building into a new type of restaurant that grows food in the building. Steve and Denise are obsessed with Aquaponics, which is similar to hydroponics in the sense that they are growing plants in a soilless medium that circulates water with nutrients etc. Aquaponics uses fish instead of chemicals and fertilizers to naturally provide all the nutrients that the plants need to grow. The Aquaponics will occupy the East side of the building. The West side of the building they are going to build out to attract a restaurant tenant that can use the produce from the Aquaponics. They have also been in contact with the surrounding business owners to talk about removing all of the security fencing and requesting shared parking for the whole block in an attempt to revitalize the area and make it a more inviting. Please let me know if you have any questions.

Thanks

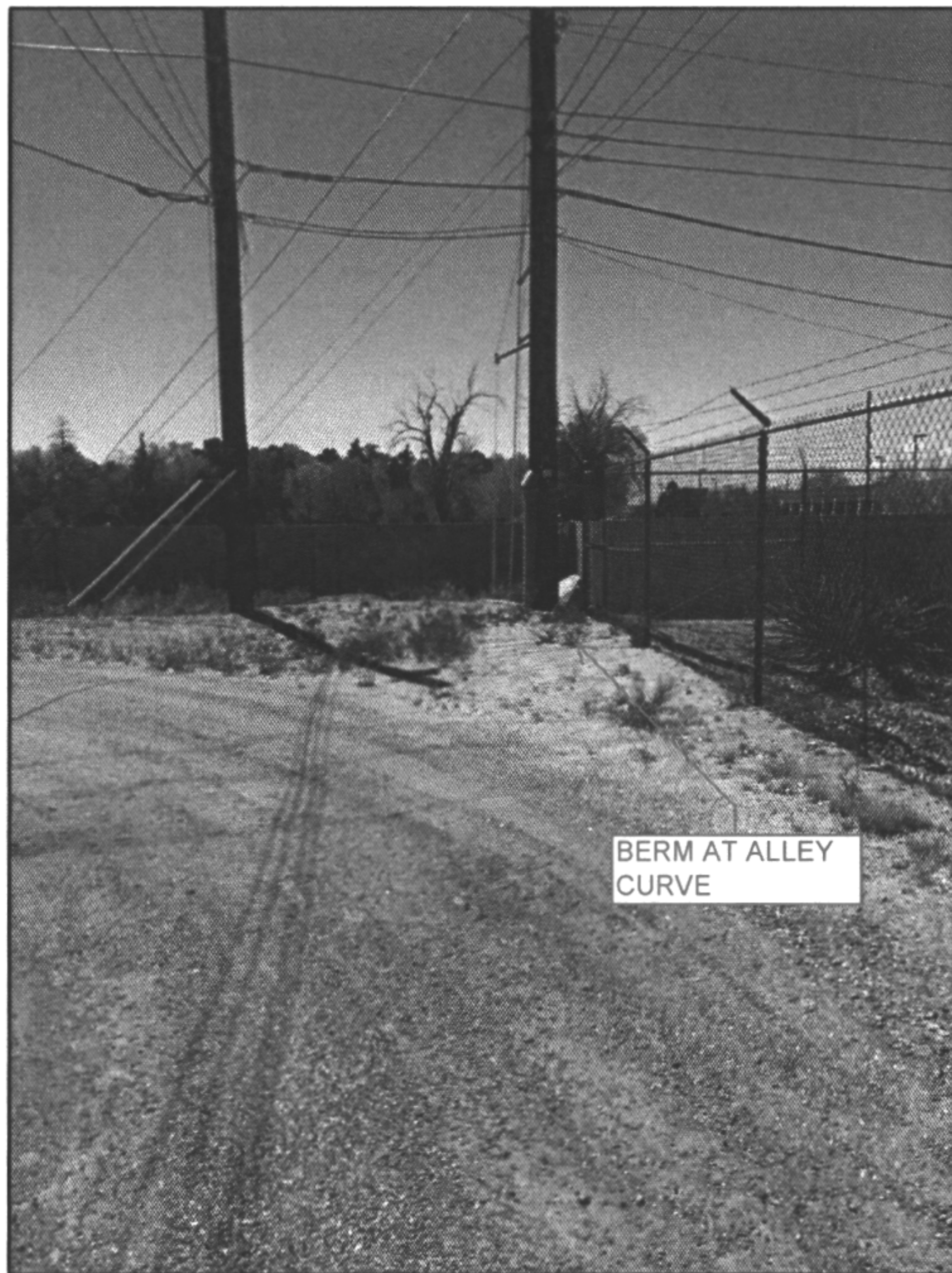
David Kindel

From: Harmon Rita T. [<mailto:rharmont@cabq.gov>]
Sent: Tuesday, April 12, 2016 4:06 PM
To: David Kindel
Subject: RE: 512 Yale

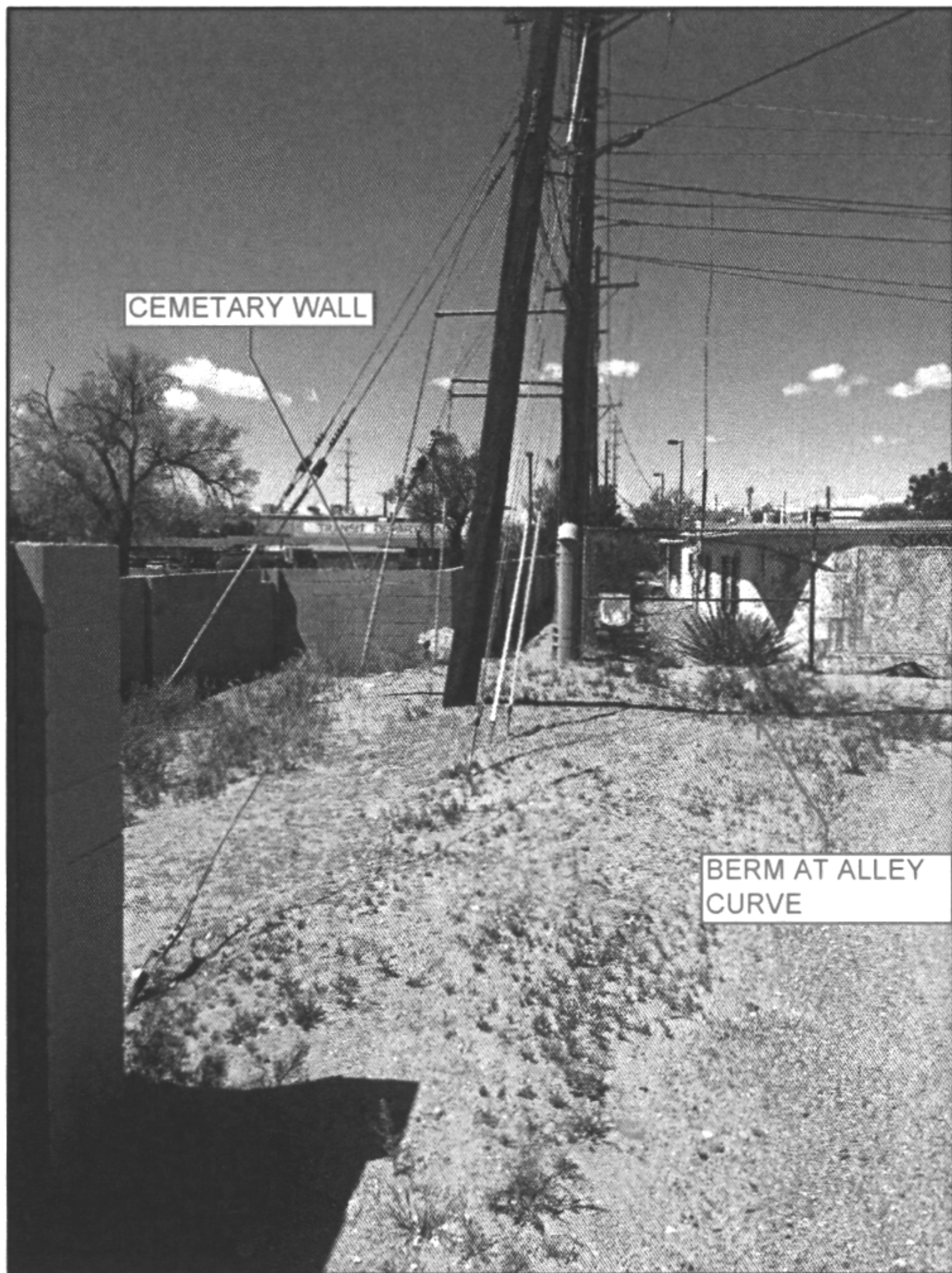
I believe 10:30 am works. Please send me a sketch, or vicinity map and some background info.

Thank you

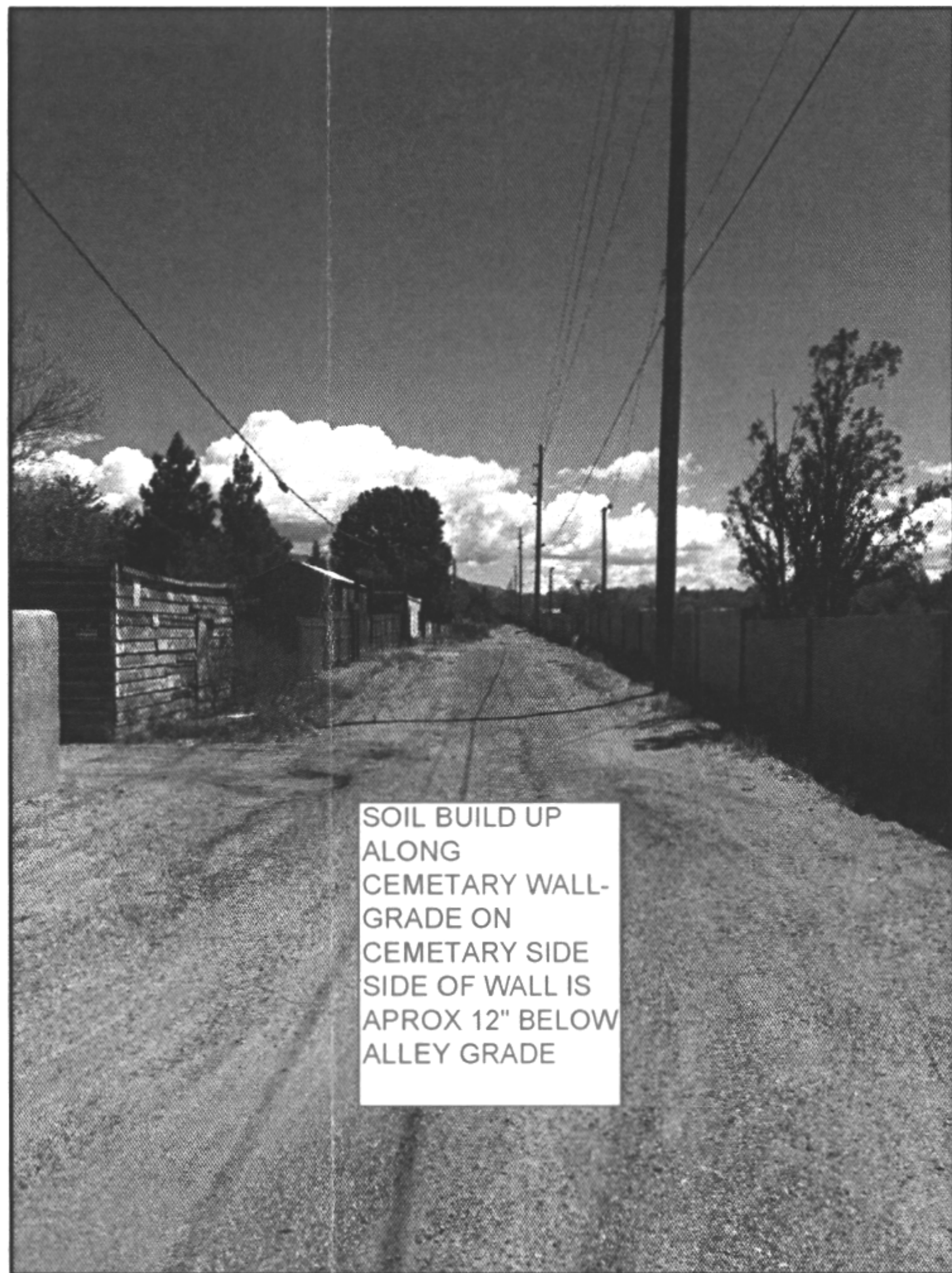
Rita Harmon, P.E.
 Senior Engineer, Hydrology
 COA, Planning Department
 505-924-3695



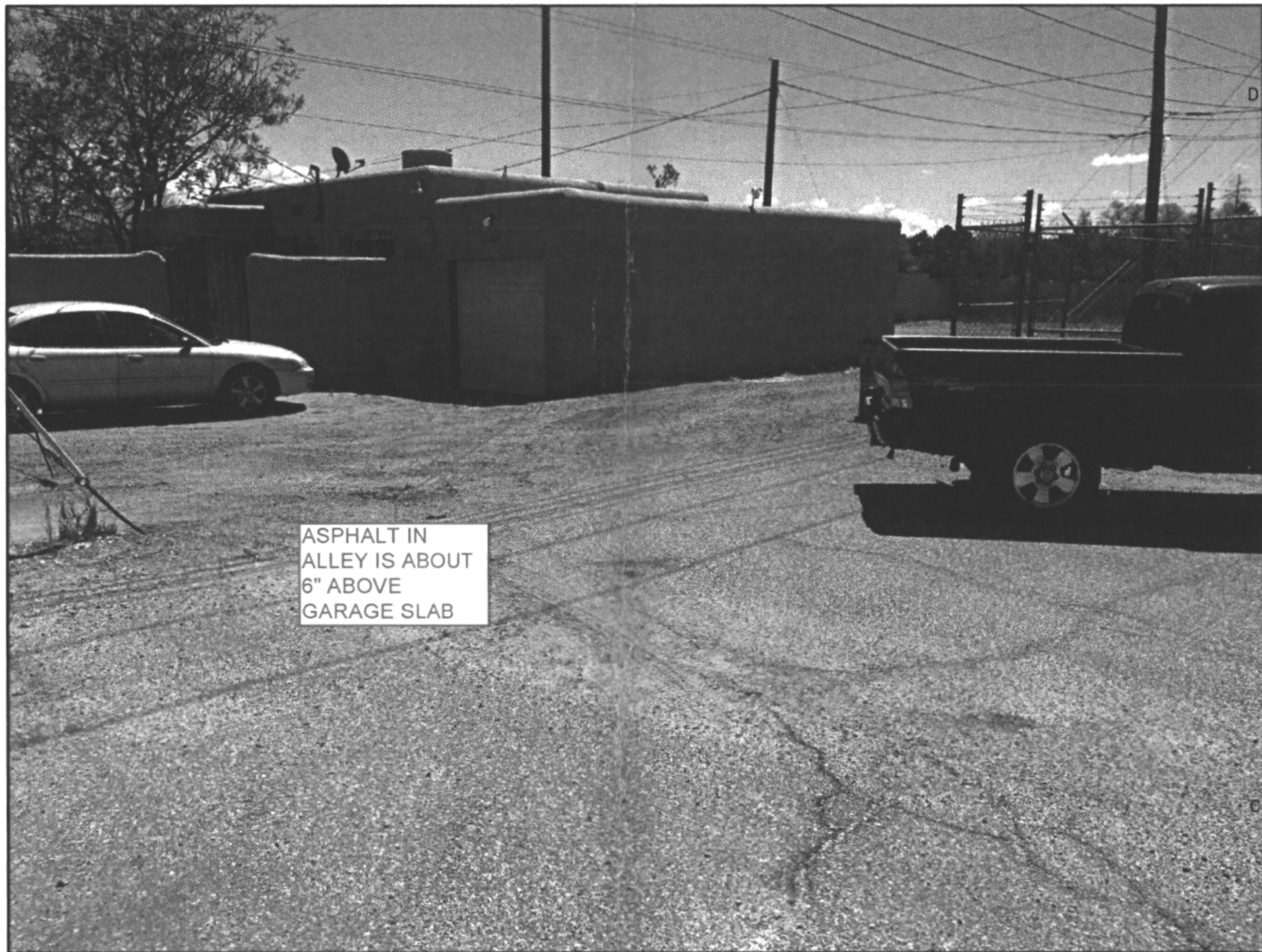
C1 PHOTO FROM ALLEY



C2 PHOTO FROM ALLEY



C3 PHOTO FROM ALLEY



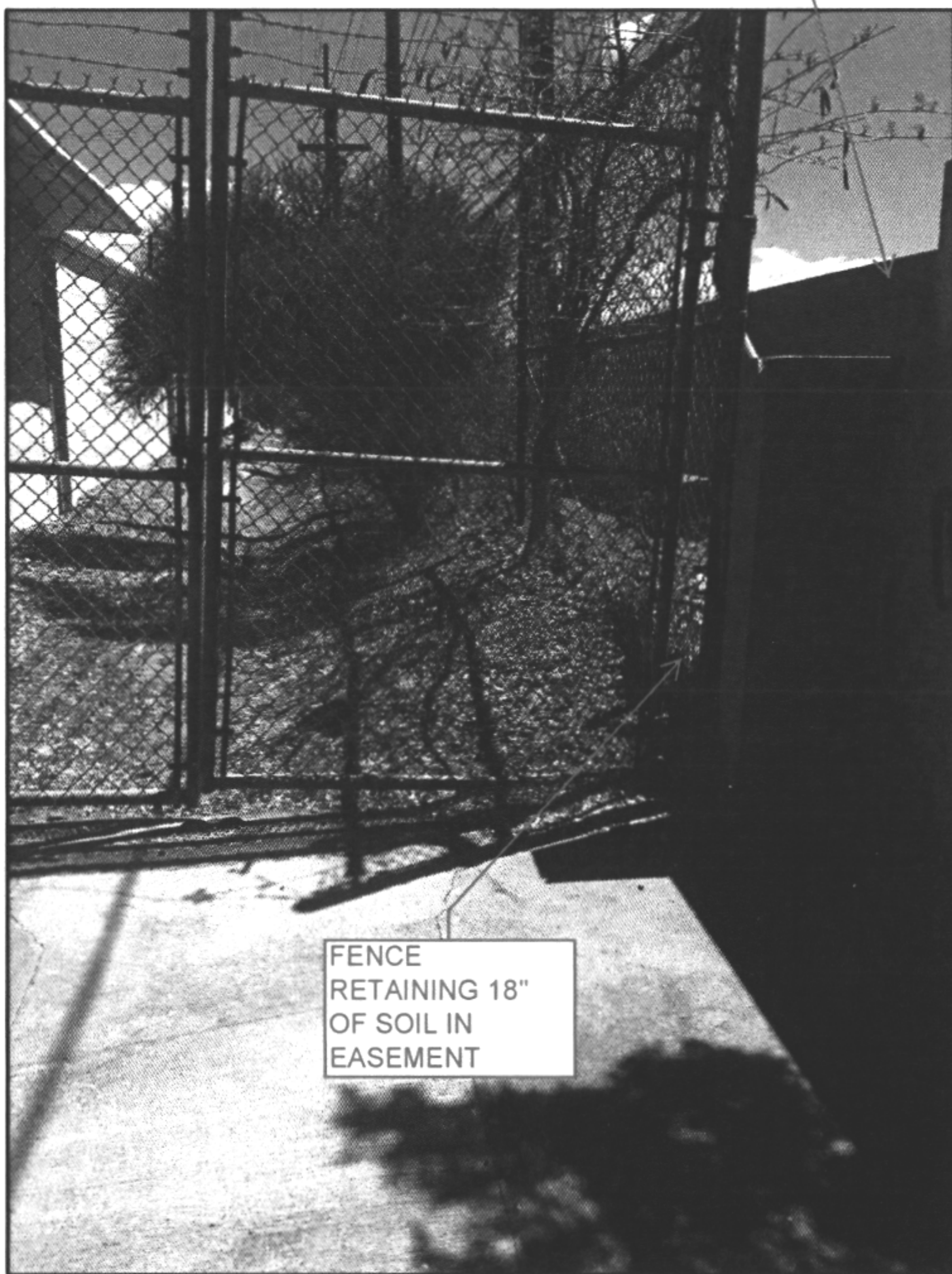
C4 PHOTO FROM PARKING LOT



A1 PHOTO FROM PARKING LOT CURB CUT ON YALE



A3 PHOTO @ CURB CUT TO YALE



A4 PHOTO @ UTILITY EASEMENT



A5 PHOTO OF STORM DRAIN ON YALE

ALBUQUERQUE
AQUAPONICS
512 YALE ST SE
Albuquerque, NM 87108

ēdi
142 Truman St. NE
Albuquerque, NM 87108
ph 505.242.2851
fx 505.242.2852
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ISSUE:
75% SD
DRAWINGS

DRAWN BY:
CHECKED BY:
DATE: 2.05.2015

REVISIONS

EXISTING
PHOTOGRAPHS

15013
AD102

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SHARED PARKING AGREEMENT

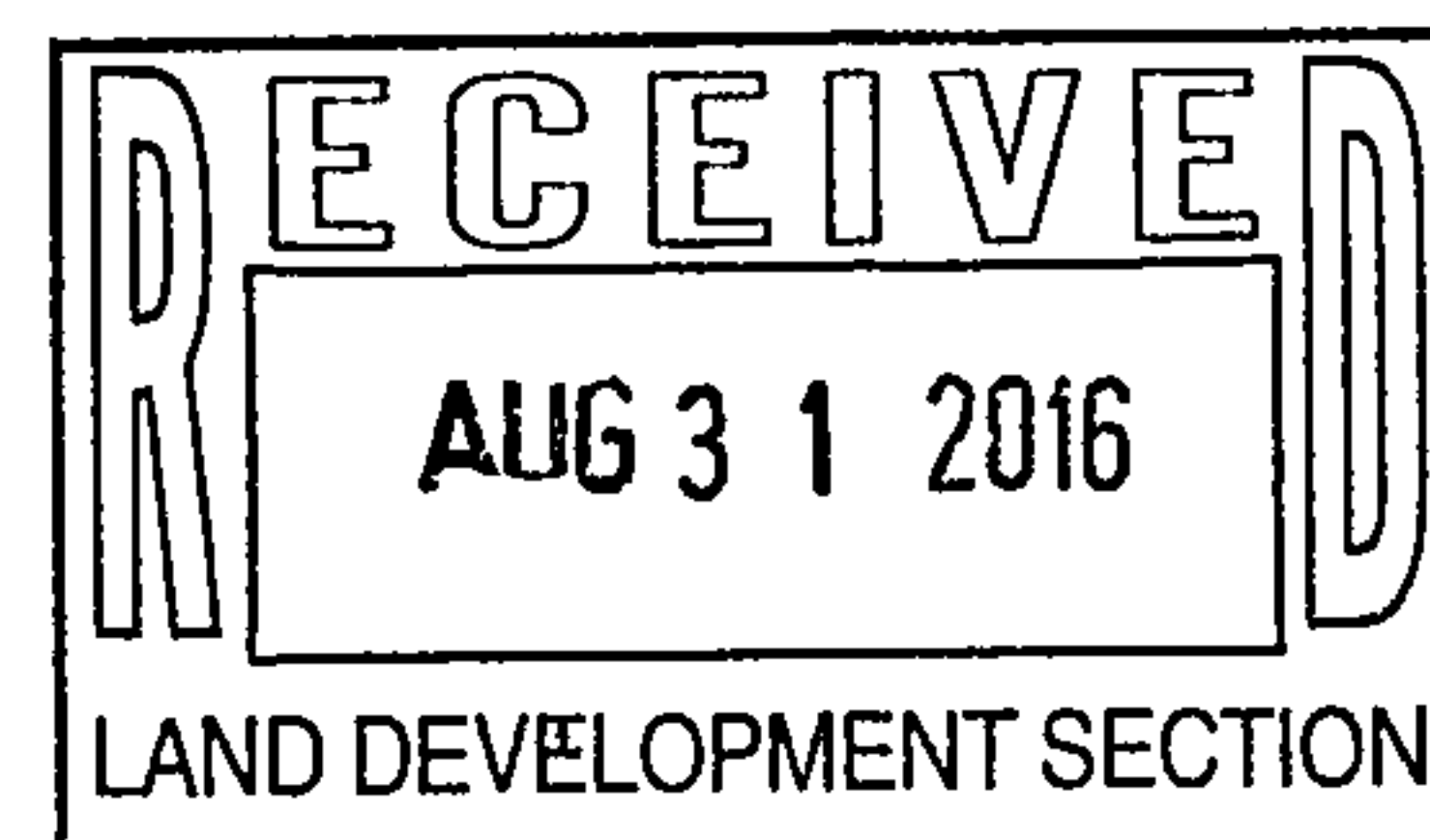
In conjunction with the development of The Brewstillery, located at 500 Yale SE, (the "Property") for which the legal description is attached as *Exhibit A*, the City of Albuquerque has allowed and Michele Nellos ("Owner") has elected, to reduce off-street parking requirements based upon Section 14-16-3-1-D-6 of the Zoning Ordinance of the City of Albuquerque and currently known proposed tenant uses. The approved site plan, as shown on *Exhibit B*, includes parking and the reduced parking calculations, as shown on *Exhibit C* attached hereto. Under this site plan and using the proposed tenant uses, 50 spaces are required and 50 spaces are provided.

The Owner, and its successors and assigns, agrees that it will not change the tenant uses at the Property in a manner that increases the number of required parking spaces unless additional spaces are provided. In the event that there are changes to the tenant uses, which would increase the number of required parking spaces at the Property, the parking calculations shall be updated by the Owner to reflect such change and presented to the City.

Furthermore, the Owner agrees the Property shall operate an open/shared parking arrangement, whereby, the Owner shall not segregate property access/parking rights or significantly impair access to parking on the Property by users of any portion of the Property.

The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking areas for such items as employee parking, handicap spaces, loading, designated timed areas such as "15 minute" temporary parking areas, or any other areas set forth on any site plan of the Property approved by the City, or take commercially reasonable actions to prevent areas which are not designated parking spaces on the site plan.

No sale or transfer of all or any portion of the Property shall be deemed void or violate this agreement. The terms of this agreement shall bind the Owners, successors and assigns. This agreement can be amended by mutual consent of the Owner and the City of Albuquerque. THIS AGREEMENT SHALL BE RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY.



Doc# 2016082015

08/30/2016 11:33 AM Page: 1 of 5
 AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County





GROWING WITH A GREEN FIN

info@abqaqua.com

facebook.com/abqaqua

PARKING AGREEMENT

IN WITNESS WHEREOF, the parties have executed this Agreement on the date below.

Michele B. Nellos
Owner (applicant) Lots 1,2, &3
Michele B. Nellos

7-5-16
Date

Steven Thoma
Owner (off-site parking area) Lots 4&5
Steven Thoma / Kukui Properties

7-5-16
Date

Suzanne Lubar
City of Albuquerque
Planning Director

8/29/16
Date

Jessica M. Harrell
Approved as to form -City Attorney

8/23/16
Date

STATE OF NEW MEXICO)
) ss.
County of Bernalillo)

The foregoing instrument was acknowledged before me the 5th day of July, 2016 by
Steven Thoma & Michelle Nellos on behalf of the Owner.

My Commission Expires
6/30/2019

STATE OF NEW MEXICO)
) ss.
County of Bernalillo)

Marcus L. Pillars
Notary Public

OFFICIAL SEAL
MARCUS L PILLARS
NOTARY PUBLIC-STATE of New Mexico
My Commission Expires 6/30/2019

The foregoing instrument was acknowledged before me the 29th day of August, 2016 by
Suzanne Lubar of the City of Albuquerque on behalf of the City.

My Commission Expires
5-14-2017

Denise Hidalgo
Notary Public

OFFICIAL SEAL
DENISE HIDALGO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 5-14-2017

PARKING AGREEMENT

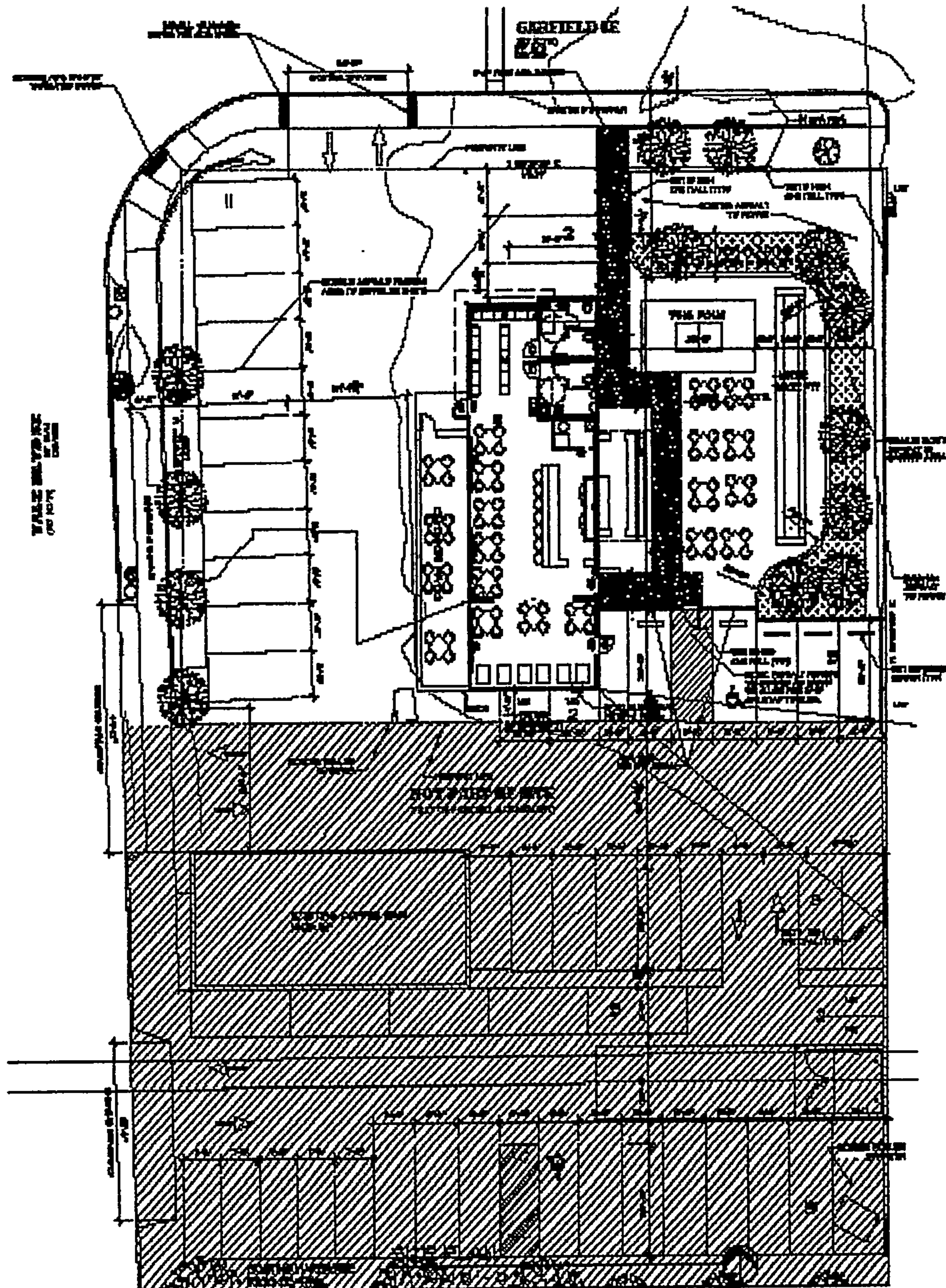
EXHIBIT A

Legal Description:

Lots 1,2,3,4,and 5, Block 70, University Heights Subdivision

Albuquerque, New Mexico

SITE PLAN:



SHARED PARKING CALCULATIONS

EXHIBIT C

The Planning Director or designee may authorize a reduction in the total number of required parking spaces for two or more uses jointly providing on-site parking subject to the following:

The respective hours of operation of the uses do not overlap, as demonstrated by the application of table A below. If one or all of the land uses proposing to use joint parking facilities do not conform to one of the general land uses classifications in table A, the applicant shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses. Such data may include information from a professional publication such as those published by the Institute of Transportation Engineers (ITE) or the Urban Land Institute (ULI), or by a professionally prepared parking study.

Table A. Schedule of Shared Parking Calculations

General Land Use Classification	Weekdays			Weekends		
	Midnight To 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to midnight	Midnight To 7 a.m.	7 a.m. to 6 p.m.	6 p.m. to midnight
Office and Industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Cinema/Theater	0%	70%	100%	5%	70%	100%

Brewstillery 99 seats @ 1 space/4 = 25 spaces required

20 spaces provided

Coffee Shop 32 seats @ 1 space/4 = 8 spaces required

8 spaces provided

512 Yale

F1 Occupancy 1/1000sf 3 space req.

A2 Occupancy 75 seats@1 space/4 = 19 spaces req.

22 spaces provided

55 spaces required

Less 10% for w/in 300 ft of bus route

50 spaces required

50 spaces provided

CITY OF ALBUQUERQUE



September 15, 2016

Martin Grummer FM Architect
Martin Grummer
331 Wellesley Pl NE
Albuquerque, NM 87106

Re: Brewstiller
500 Yale SE
Traffic Circulation Layout
Architect's Stamp dated 02-05-16 (K15-D099)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 08-31-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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)
2. The existing curb cut on Yale Blvd must be reconstructed to match the existing dimension of the drive aisle on the property. It must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
3. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
4. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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 Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: BREW STILLERY Building Permit #: _____ City Drainage #: K15D099

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

Legal Description: LOTS 1&2, BLOCK 70, UNIVERSITY HTS

City Address: 500 YALE SE, ALB., NM 87106

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: MICHELE NELOS Contact: MICHELE

Address: 423 WELLESLEY PL NE

Phone#: 382-7646 Fax#: _____ E-mail: _____

Architect: MARTIN GRUMMER Contact: MARTIN

Address: 331 WELLESLEY PL NE

Phone#: 245-2507 Fax#: _____ E-mail: MGRUMMER@CENTURYLINK.NET

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 31 AUG 14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

6 Feb 2016

Gary Sandoval
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

Re: Traffic Circulation Layout for 500 Yale Blvd. SE
87106

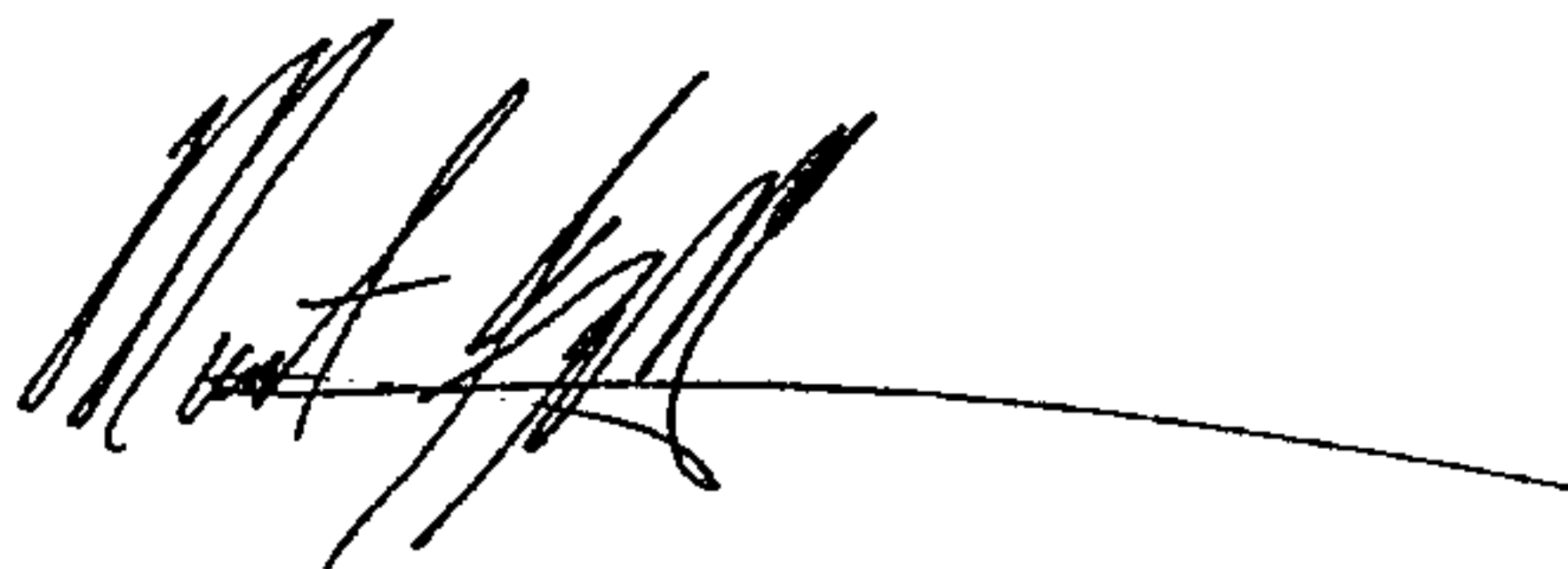
Gary

The project is located in the Southeast area of Albuquerque. We are proposing a Tenant Improvement to an existing building at 500 Yale Blvd. SE, Albuquerque, NM 87106. As part of the remodel, the owner would like to create outdoor seating areas on both the street side and the alley side of the property on the existing asphalt. The owner will create new landscape areas in the rear to create an enclosed patio area.

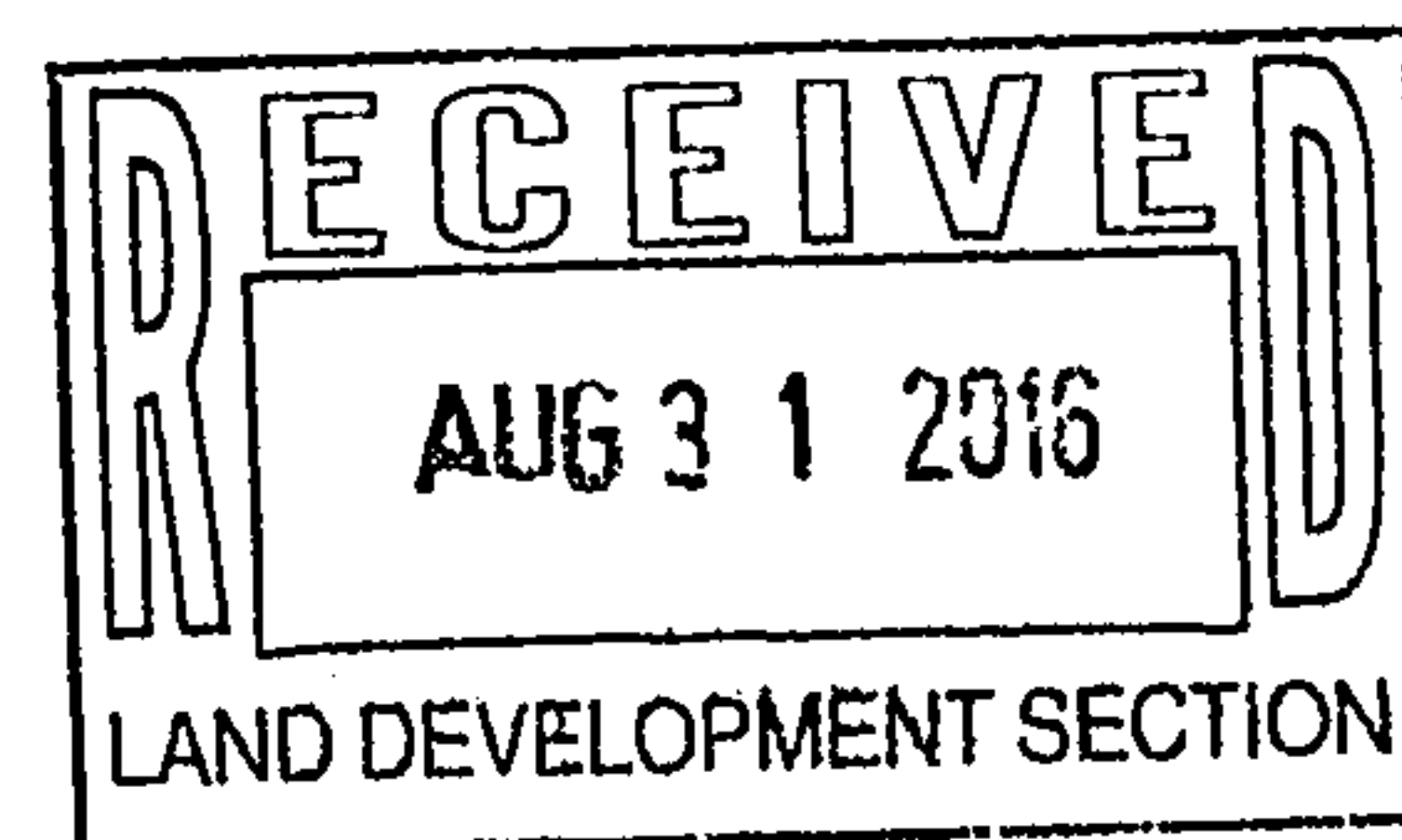
The owner owns both properties shown on the TLC and will provide a cross access agreement for access to the rear parking. The new arrangement is in keeping with the existing buildings on the block.

Please let me know if you need any more information.

SINCERELY

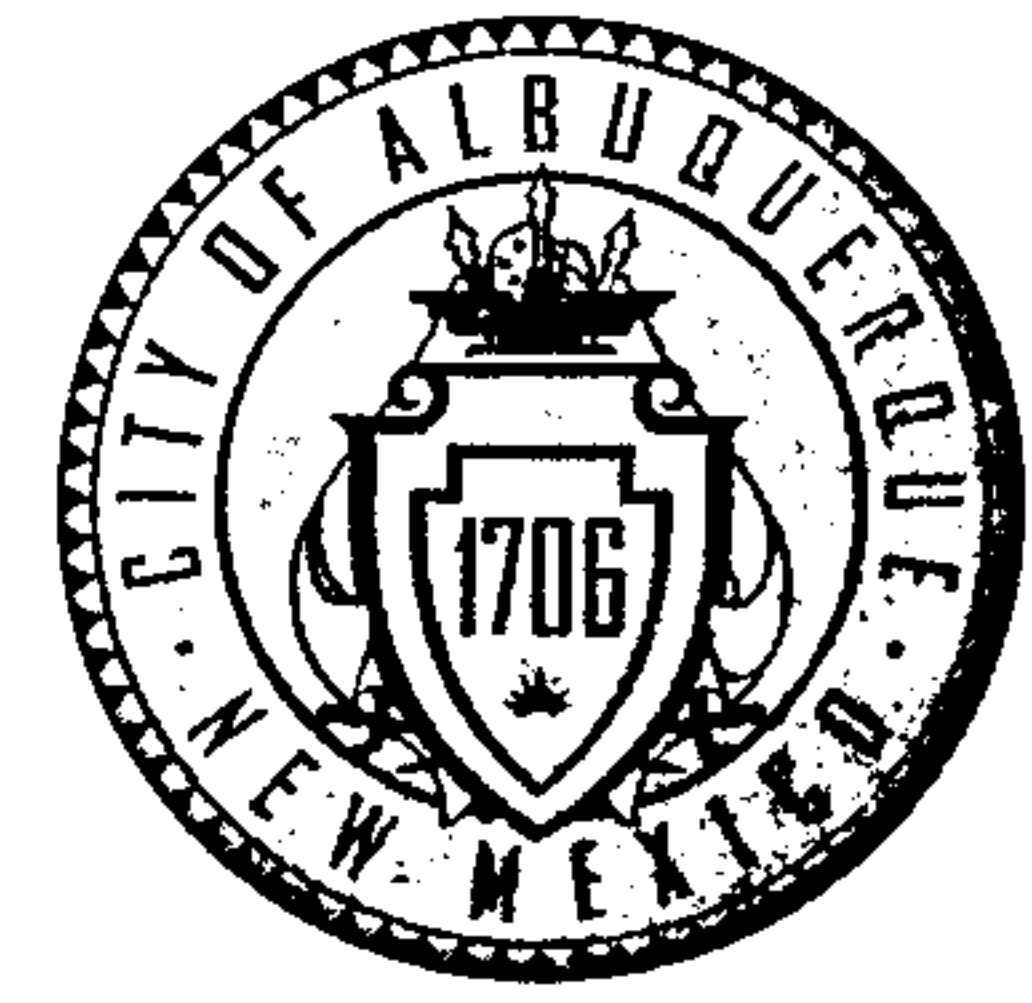


Martin FM Grummer



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 mgrummer@centurylink.net

CITY OF ALBUQUERQUE



October 4, 2016

Martin Grummer
Martin Grummer FM Architect
331 Wellesley PL NE
Albuquerque, NM 87106

Re: Brewstiller
500 Yale SE
Traffic Circulation Layout
Architect's Stamp dated 10-04-16 (K15-D099)

Dear Mr. Grummer,

The TCL submittal received 09-19-16 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.

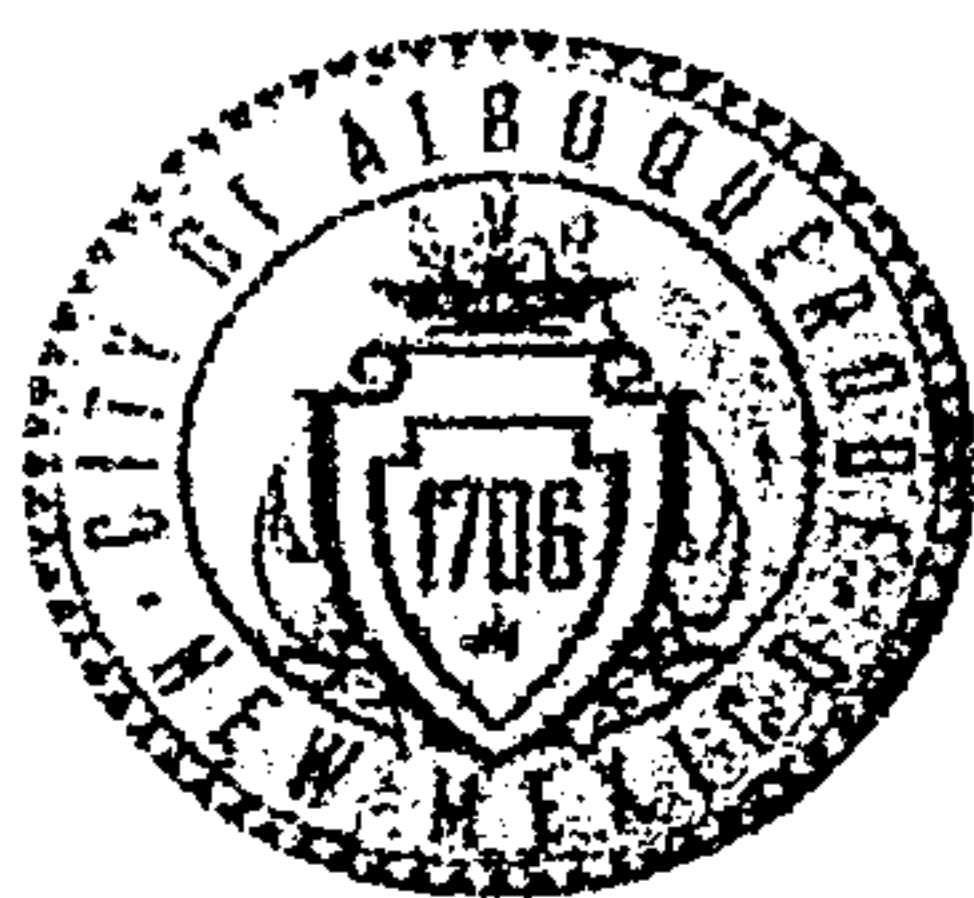
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\mao via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: BREWSTILLERY Building Permit #: _____ City Drainage #: _____

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

Legal Description: LOTS 142, BLOCK 70, UNIVERSITY HTS

City Address: 500 YALE SE, A.L.B., NM 87104

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: MILCHERE DENOS Contact: MILCHERE

Address: 423 WELLESLEY PL NE

Phone#: 382-7545 Fax#: _____ E-mail: _____

Architect: MARTIN GRUMMER Contact: MARTIN

Address: 331 WELLESLEY PL NE

Phone#: 245-2507 Fax#: _____ E-mail: MGRUMMER@CENTURYLINK.NET

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

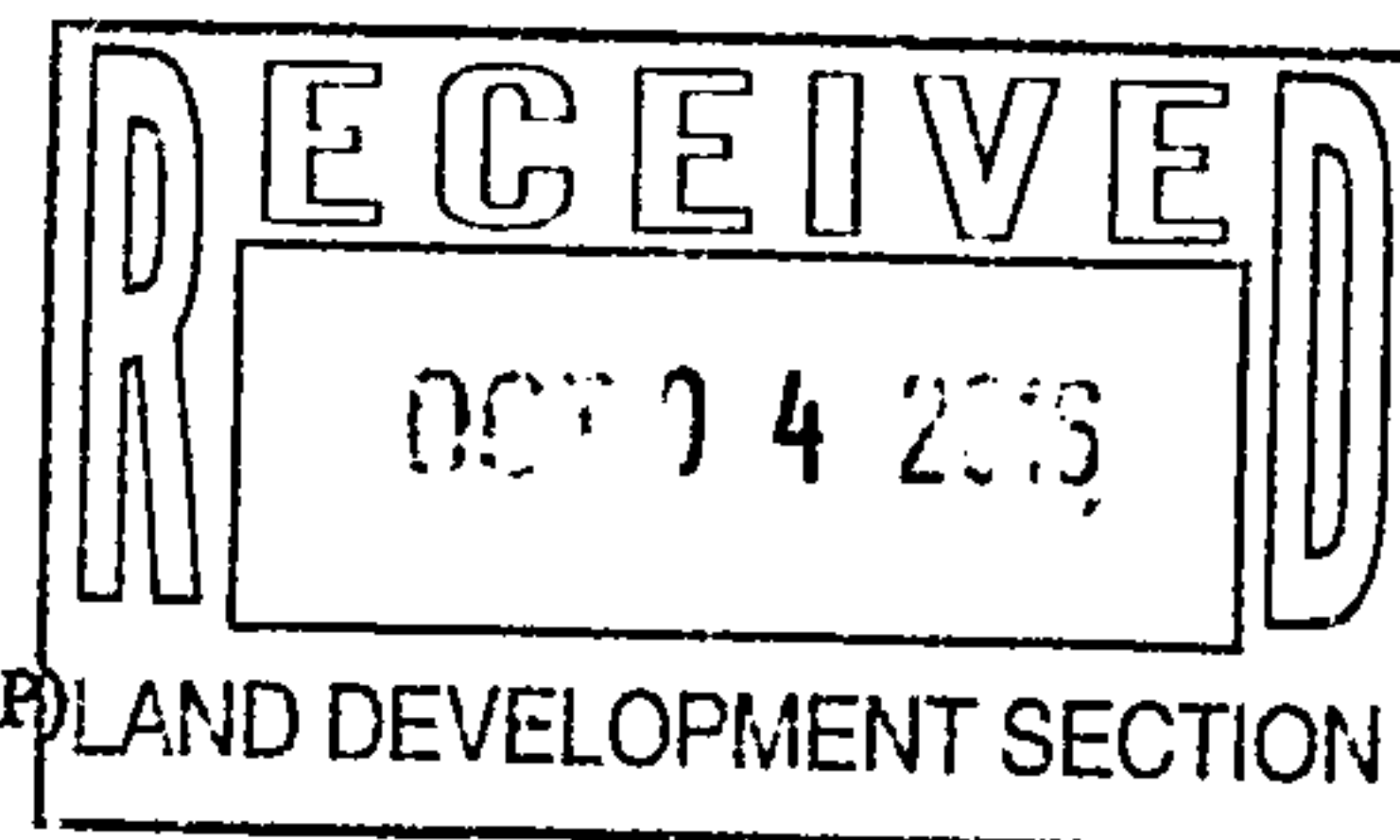
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) 4 OCT 14
19 SEP 14

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 31 AUG 14

Yes _____ No _____ Copy Provided _____

By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: BREW STILLERY Building Permit #: _____ City Drainage #: K15D099
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 1 & 2, BLOCK 70, UNIVERSITY HTS
City Address: 500 YALE SE, ALB., NM 87106
Engineering Firm: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Owner: MICHELE DENOS Contact: MICHELE
Address: 423 WELLESLEY PL NE
Phone#: 382-7546 Fax#: _____ E-mail: _____
Architect: MARTIN GRUMMER Contact: MARTIN
Address: 331 WELLESLEY PL NE
Phone#: 245-2507 Fax#: _____ E-mail: MGRUMMER@CENTURYLINK.NET
Surveyor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 31 AUG 14

By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

19 Sep 2016

Monica Ortiz
City of Albuquerque Building Dept.
Traffic Section
Albuquerque, NM

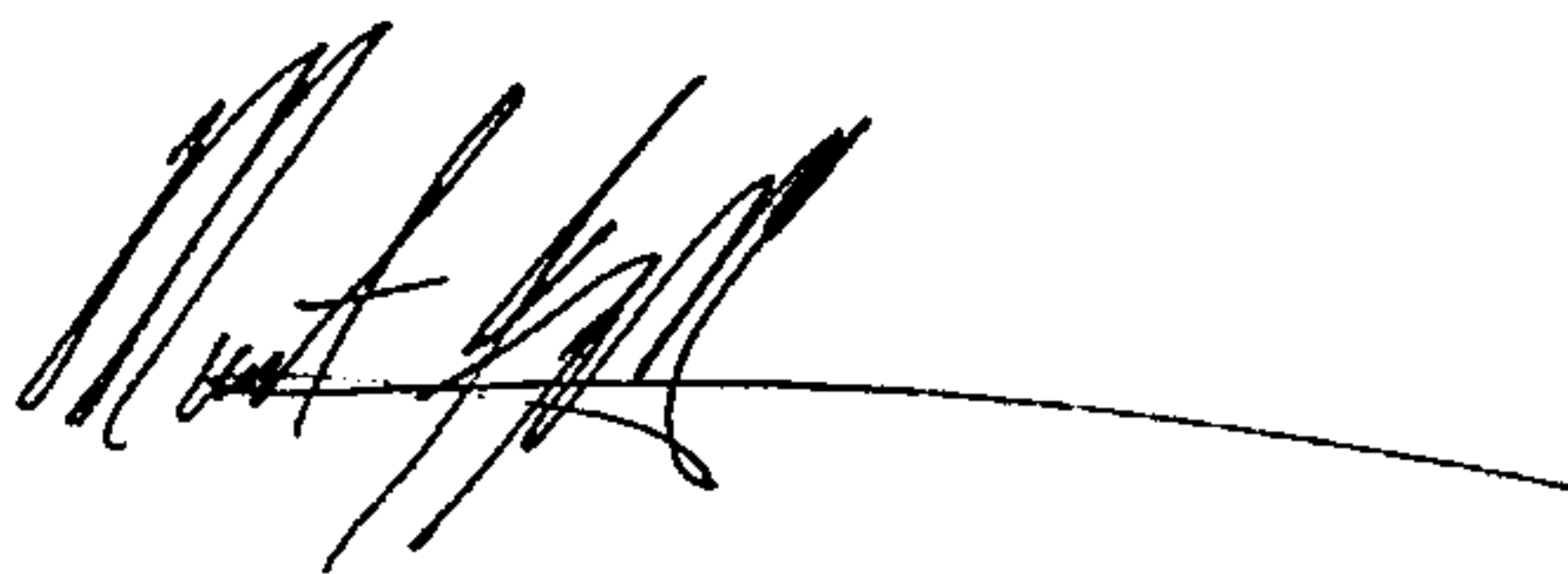
Re: Traffic Circulation Layout for 500 Yale Blvd. SE
87106

Monica

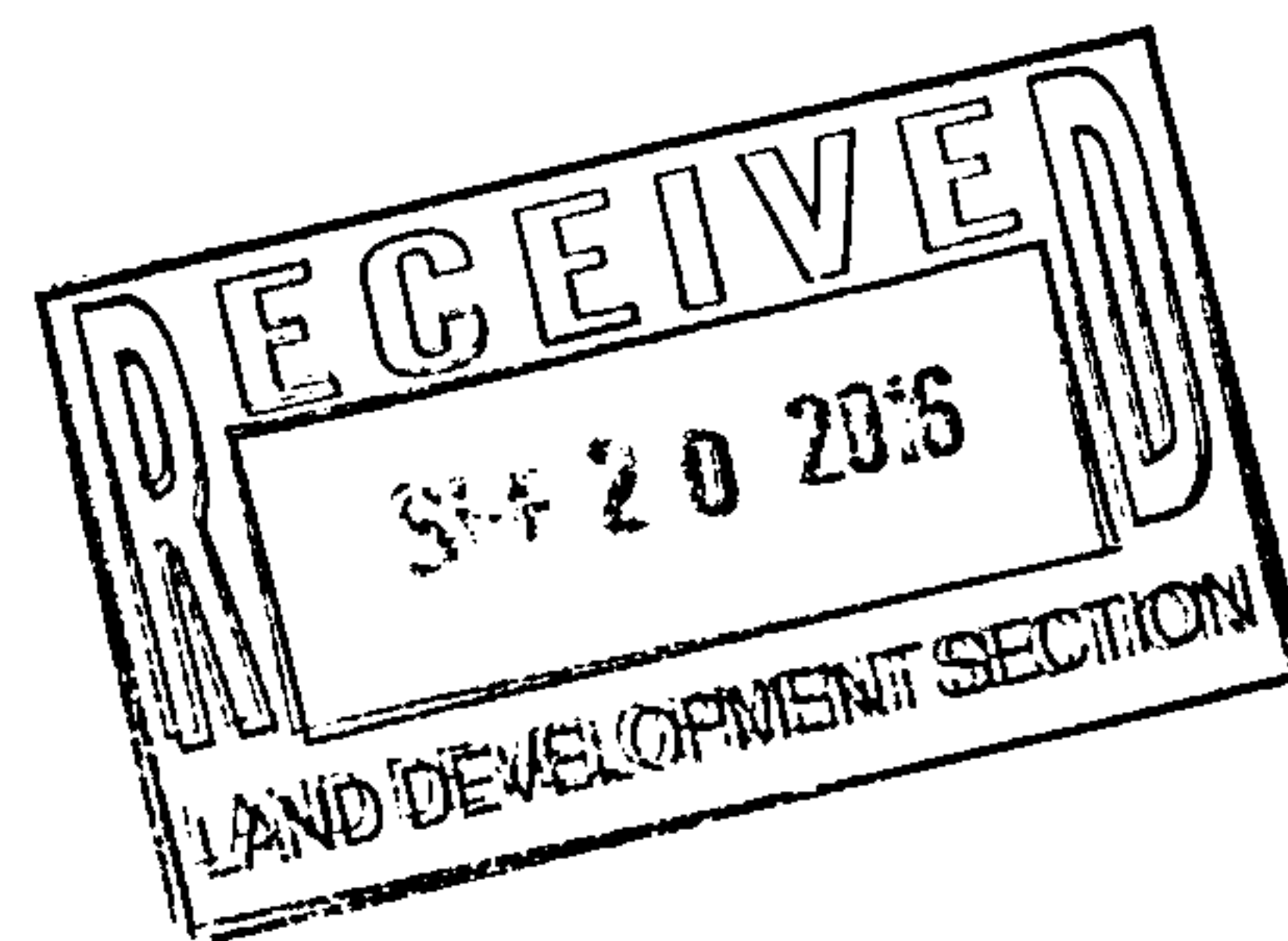
Attached is the revised TCL per your letter of September 15, 2016.
I added the 'No Parking' in the ADA access aisle, re-drew the drive pad
on Yale to be 26' wide, added notes to do the curb and gutter to COA
Standards and added a note regarding broken or cracked sidewalk to be
replaced.

Please let me know if you need any more information.

SINCERELY



Martin FM Grummer



MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 mgrummer@centurylink.net

CITY OF ALBUQUERQUE



September 15, 2016

Martin Grummer FM Architect
Martin Grummer
331 Wellesley Pl NE
Albuquerque, NM 87106

Re: Brewstiller
500 Yale SE
Traffic Circulation Layout
Architect's Stamp dated 02-05-16 (K15-D099)

Dear Mr. Grummer,

Based upon the information provided in your submittal received 08-31-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

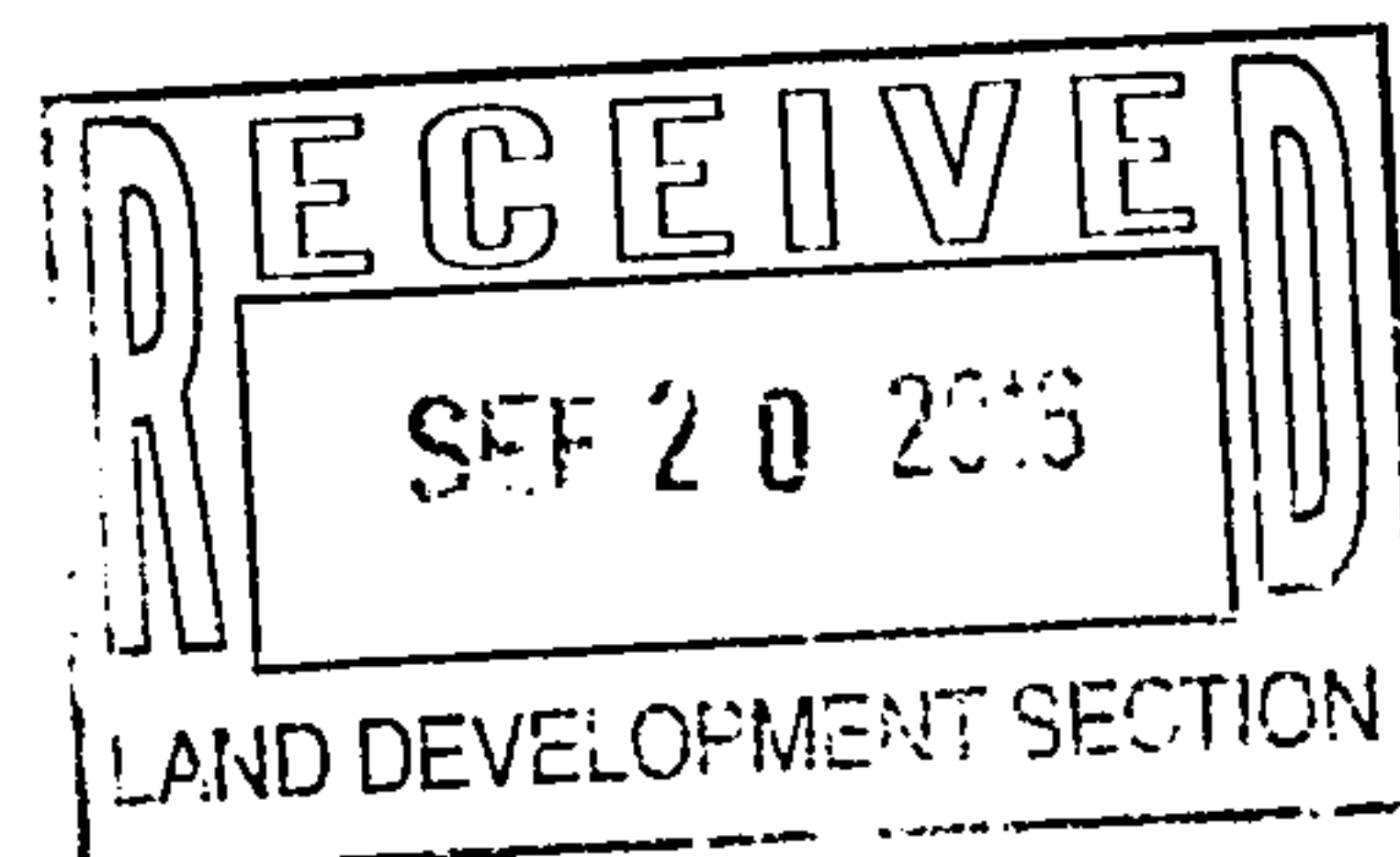
1. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
2. The existing curb cut on Yale Blvd must be reconstructed to match the existing dimension of the drive aisle on the property. It must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
3. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.
4. Please include two copies of the traffic circulation layout at the next submittal.

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 Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

mao via: email
C: CO Clerk, File



Current Project - Department Review Status

Review	Group Name	Reviewer Name	Reviewer Email	Assigned By	Review Status	Review Comments
1						
	Environmental Health	Susan Spring	sspring@cabq.gov	amzamora@cabq.gov	Revisions Needed	INSPECTION REQUIRED FOR EHD-CHPD NO INSPECTION REQUIRED FOR EHD-ESD. DISAPPROVED 2/9/16 THE ENVIRONMENTAL HEALTH PLAN REVIEW HAS FOUND THAT THE PLANS SUBMITTED INVOLVE AN ACTIVITY THAT MAY BE REGULATED BY THE ENVIRONMENTAL HEALTH DEPARTMENT, AIR QUALITY DIVISION. BEFORE YOU BEGIN ANY CONSTRUCTION, RENOVATION, DEMOLITION, OR SURFACE DISTURBANCE, YOU MAY HAVE TO OBTAIN ADDITIONAL PERMITS OR SUBMITT NOTIFICATION. EXAMPLES: FUGITIVE DUST CONTROL PERMIT, STATIONARY SOURCE PERMIT (FOR EMERGENCY BACKUP GENERATOR, GAS STATION, PAINT AND BODY SHOPS, DRY CLEANERS) AND ASBESTOS NOTIFICATION. FOR A LIST OF OTHER SOURCES THAT REQUIRE AIR QUALITY PERMITS, PLEASE GO TO www.cabq.gov/airquality/ OR CONTACT THE AIR QUALITY DIVISION AT (505) 768-1972.

Current Project - Department Review Status

	Transportation	Stanice Elliott	staniceelliott@cabq.gov	amzamora@cabq.gov	Revisions Needed	DISAPPROVED A Traffic Circulation Layout (TCL) plan is required when new or modified changes are requested for site access, circulation for parking areas, and drive through facilities. A pre-design conference with this office is
	Zoning	Concetta Trujillo	cmtrujillo@cabq.gov	amzamora@cabq.gov	Revisions Needed	CO Required Disapproved- Provide require parking and calculations for the new and expanded use. Not a restaurant no kitchen on site. Bars require one space for every 3 seats. 36 parking spaces required. 2/8/2016 Concetta Trujillo
	Hydrology	Stanice Elliott	staniceelliott@cabq.gov	amzamora@cabq.gov	Revisions Needed	DISAPPROVED Drainage report/plan required for new construction and for additions of 1000 square feet or more to existing structures. See Section 14-5-2-12 of the City's Drainage Ordinance. All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event
	Solid Waste	Michael Anaya	maanya@cabq.gov	amzamora@cabq.gov	Approved	No CO required. Approved. Michael Anaya. 2-8-2016.

Current Project - Department Review Status

	Fire	Manuel Zamora	mhzamora@cabq.gov	amzamora@cabq.gov	Revisions Needed	CO REQUIRED M. ZAMORA 2-11-16 December 10, 2015 The Fire Marshal's Office is requiring two Fire Marshals specific pages to be added to the building set of plans. The first will be a site plan and the second will be a floor plan. These plans will be specifically tailored for fire department needs. The criteria for these plans are listed below. The addition of these plans will help the fire department in two ways. First and most important these plans will be used by our front line personnel for pre incident planning and during emergencies as a quick point of reference. Secondly they will allow for a more efficient plan review resulting in a quicker review process. If you have any further questions please contact us at 924-3611. Note: All required fire hydrants shall be installed and operate before any building (or portion of the building) is occupied. An approved and adequate water supply shall be provided before any combustible materials are delivered to the building site. It shall be unlawful to occupy any portion of the building or structure until the required fire detection, alarm, and suppression systems have been tested and approved. Some plans may be too complex to fit onto
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