

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, ALB., NM 87105

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: MICHELE NEWOS 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:

- ☐ 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 16
19 SEP 16

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: _____

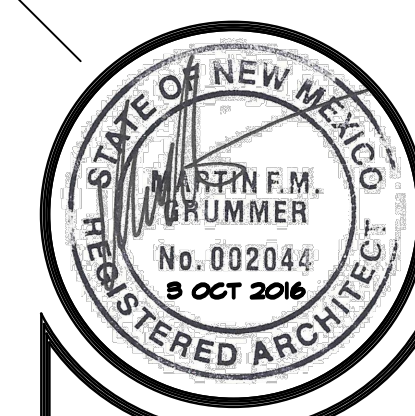
DATE SUBMITTED: 31 AUG 16

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 that are part of a larger common plan of development



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2507

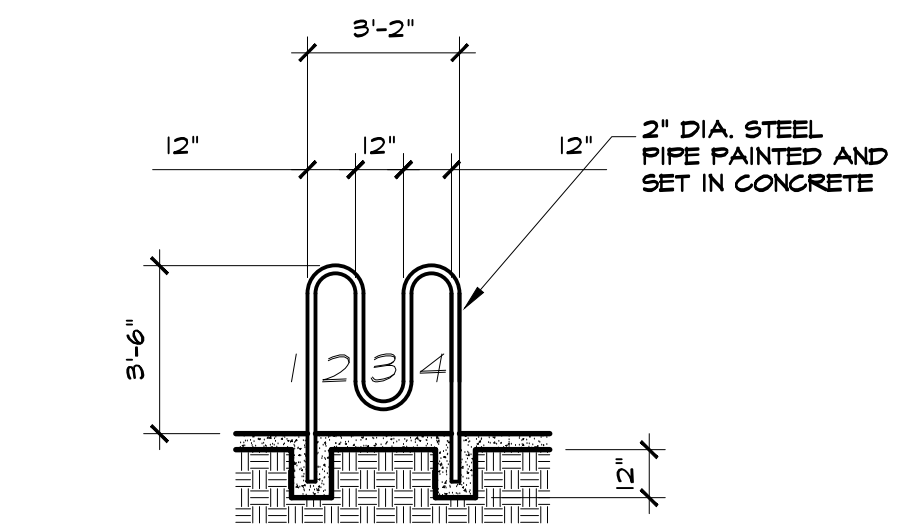
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

BREWSTILLERY
REMODEL TENANT IMPROVEMENT
500 YALE SE
ALBUQUERQUE, NM 87107
TRAFFIC CIRCULATION LAYOUT

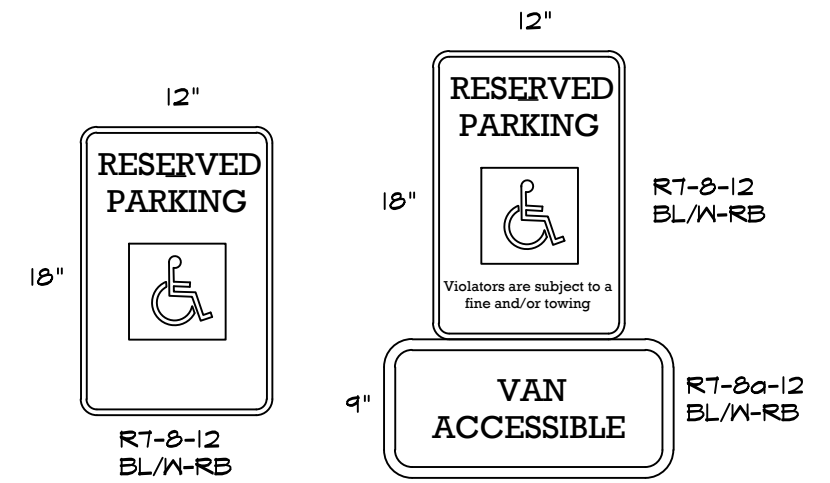
DATE: 5 FEB 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS	

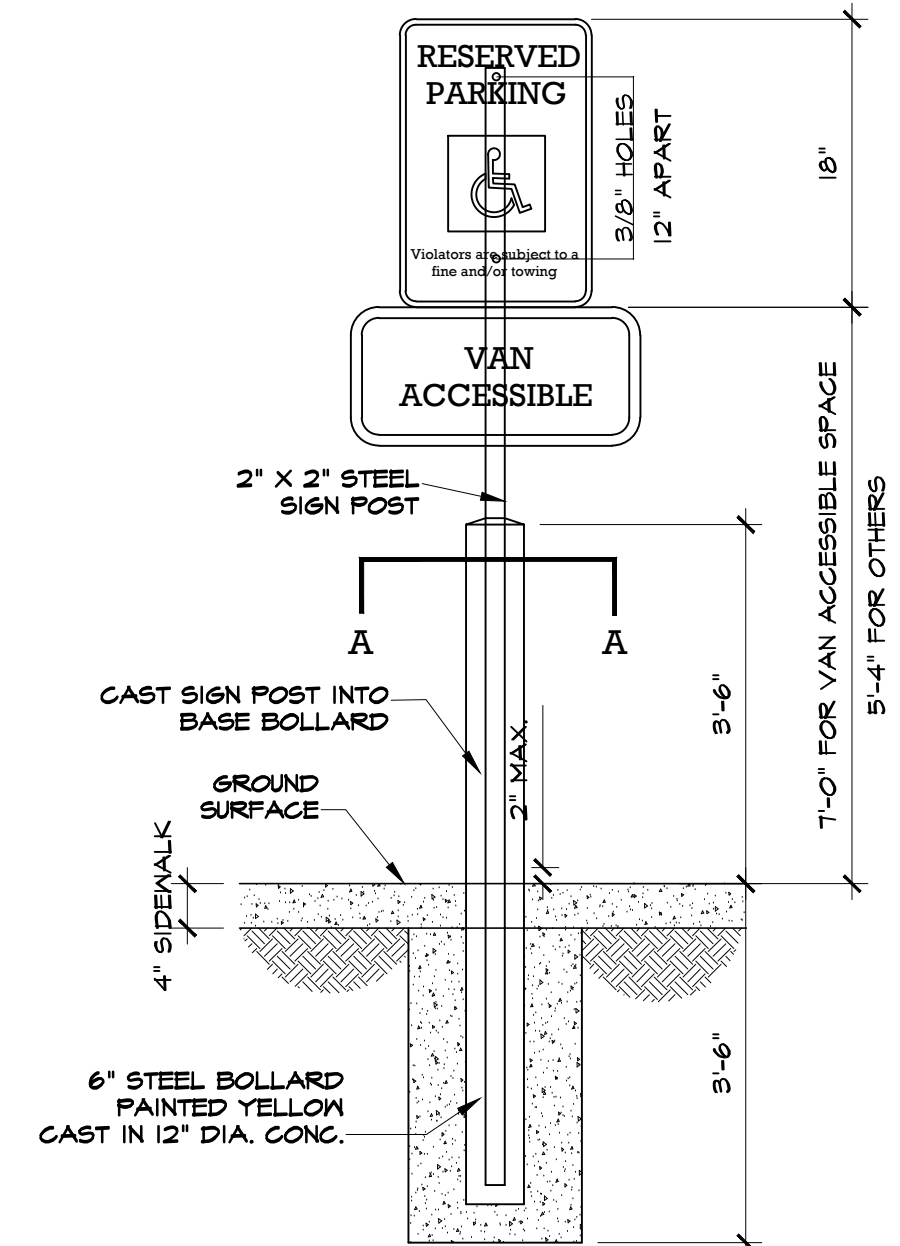
TCL
SHEET NO:
A1.2



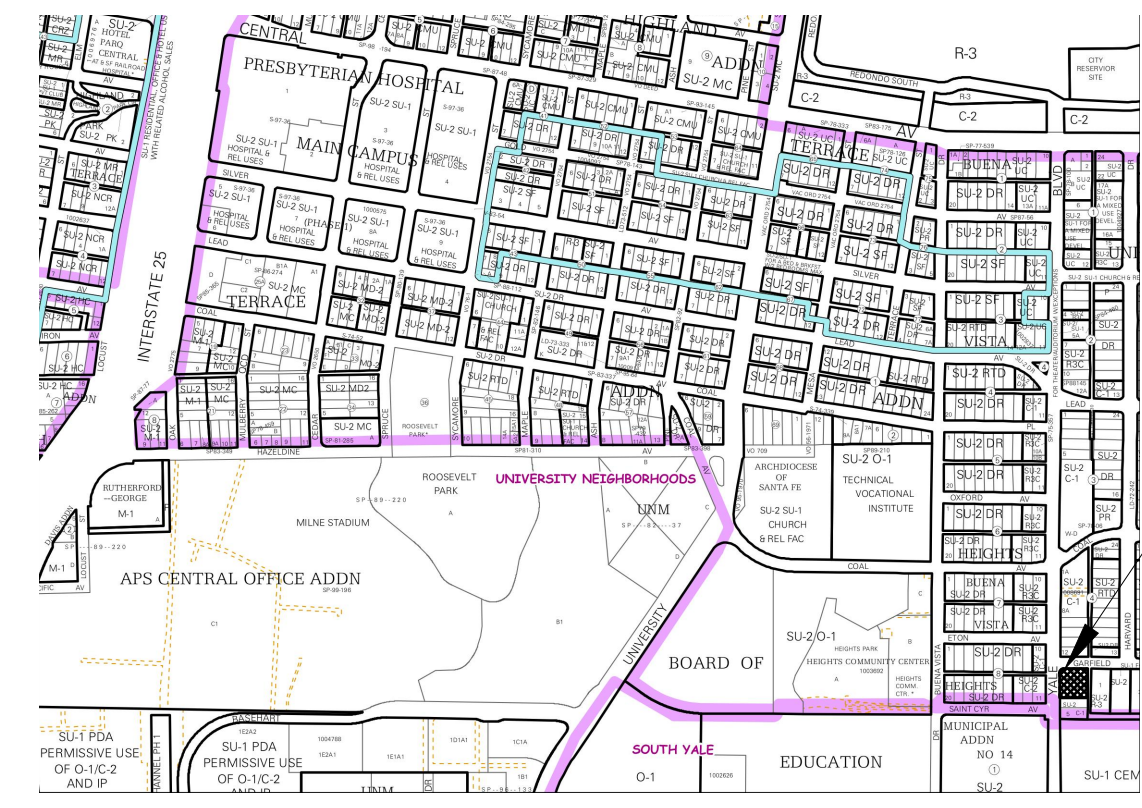
1 BICYCLE RACK
A1.2 N.T.S.



2 HANDICAP PARKING SIGNS
A1.2 N.T.S.



3 SIGN MOUNTING DETAIL
A1.2 N.T.S.



VICINITY MAP

PARKING - RESTAURANT/BAR W/O FULL LIQUOR ONE SPACE FOR EACH FOUR SEATS 99 SEATS / 4 = 25 SPACES REQ.
PARKING - COFFEE BAR ONE SPACE FOR EACH FOUR SEATS 32 SEATS / 4 = 8 SPACES REQ.
PARKING - 512 YALE SE REQUIRED = 20 PROVIDED = 22, 20% SHARED BY AGREEMENT
33 SPACE REQUIRED TOTAL FOR 500 YALE SE - 3.3 FOR 10% REDUCTION FOR SITE LOCATED W/IN 300 FT OF BUS ROUTE - 2.2 FOR FOR SHARED PARKING 21.5 SPACES REQUIRED ON SITE 28 SPACES PROVIDED
CROSS ACCESS AGREEMENTS ON FILE

ALL BROKEN OR CRACKED
SIDEWALK TO BE REPLACED
WITH SIDEWALK AND CURB &
GUTTER - COA STD. 2430

YALE BLVD SE
(60' ROW)

INSTALL NEW CURB &
GUTTER -
COA STD. 2430

INSTALL NEW DRIVEPAD
TO 26'-0" WIDE -
COA STD. 2425

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

**TRAFFIC CIRCULATION
LAYOUT APPROVED**
Signed _____ Date _____

