

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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.

S I N C E R E L Y



Martin FM Grummer

M A R T I N F M G R U M M E R
A R C H I T E C T
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507
mgrummer@centurylink.net



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 #: _____

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

Legal Description: LOTS 142, BLOCK 70, UNIVERSITY HTS

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

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: MICHELE NENOS Contact: MICHELE

Address: 423 WELLESLEY PL NE

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

Architect: MARTIN GRUMMER Contact: MARTIN

Address: 331 WELLESLEY PL NE

Phone#: 245-2501 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: _____

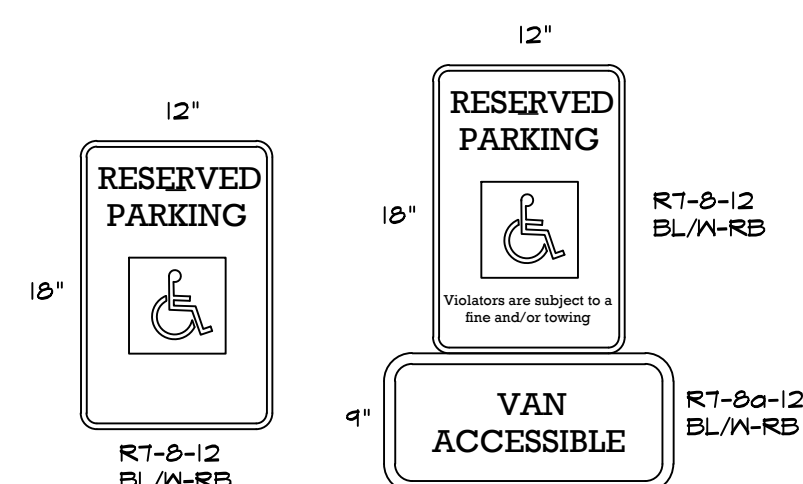
Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 31 AUG 14 By: [Signature]

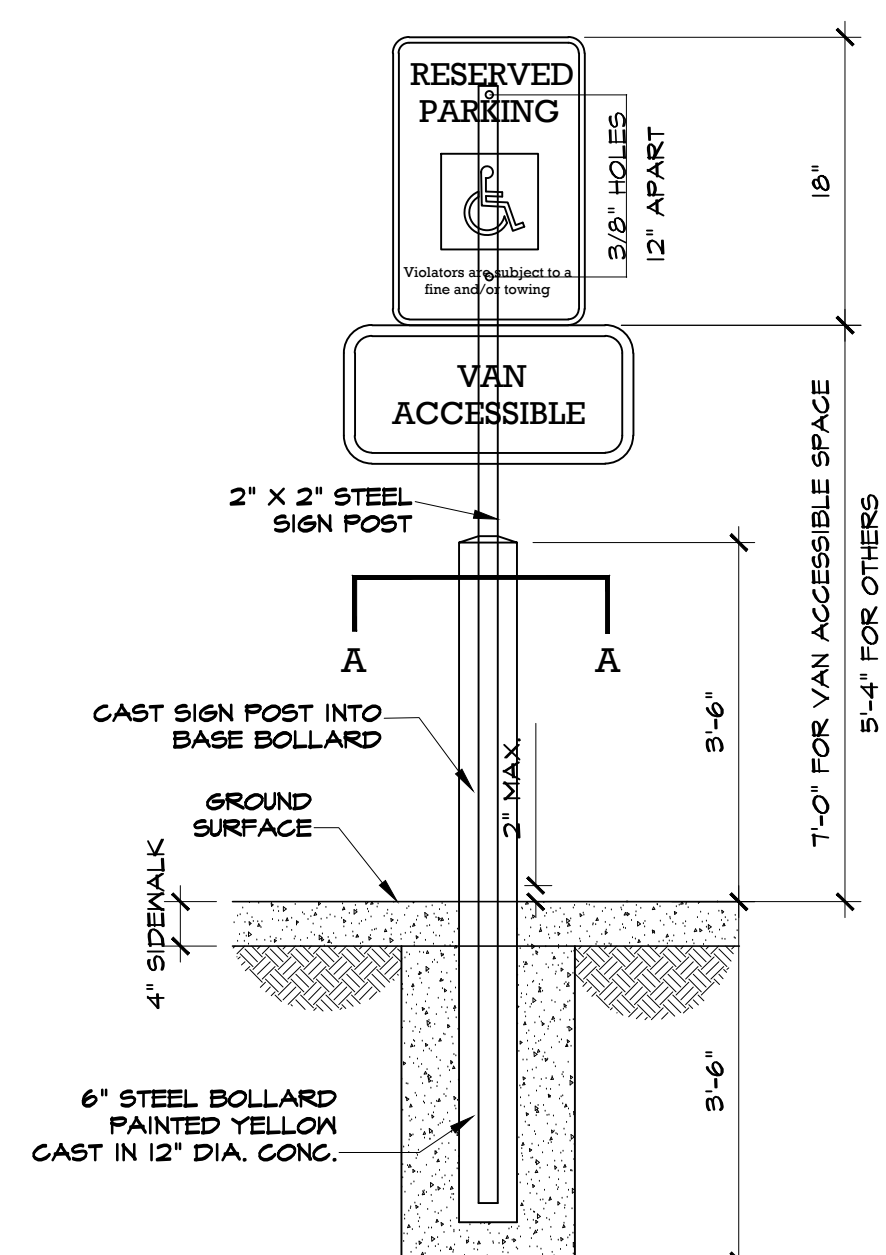
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

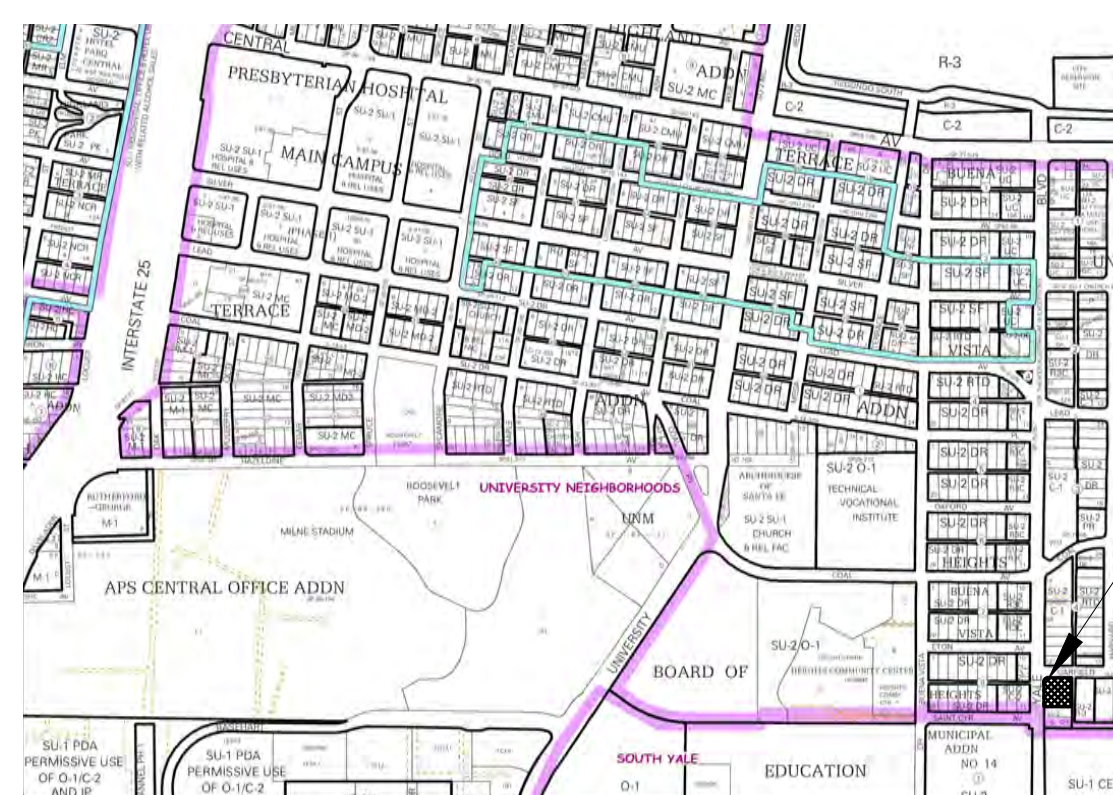
BICYCLE RACK
N.T.S.



2 HANDICAP PARKING SIGNS

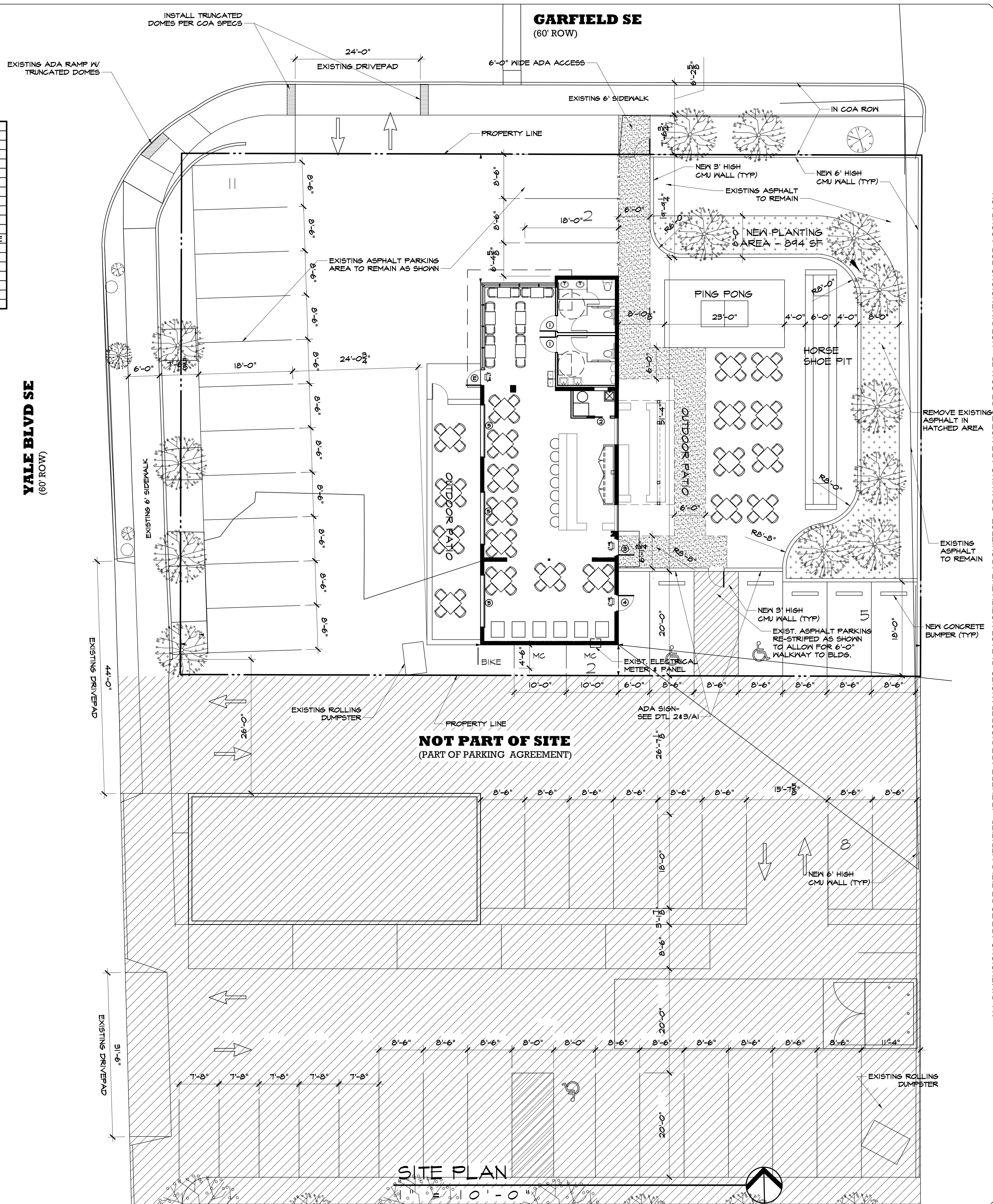


3 SIGN MOUNTING DETAIL
A1.2 NTS



VICINITY MAP

PARKING - RESTAURANT/BAR W/O FULL LIQUOR ONE SPACE FOR EACH FOUR SEATS $94 \text{ SEATS} / 4 = 25 \text{ SPACES REQ.}$
PARKING - COFFEE BAR ONE SPACE FOR EACH FOUR SEATS $32 \text{ SEATS} / 4 = 8 \text{ SPACES REQ.}$
PARKING - 512 YALE SE REQUIRED = 20 PROVIDED = 22, 20% SHARED BY AGREEMENT
93 SPACE REQUIRED TOTAL FOR 500 YALE SE - 9.9 FOR 10% REDUCTION FOR SITE LOCATED W/IN 300 FT OF BUS ROUTE - 2.2 FOR SHARED PARKING 27.5 SPACES REQUIRED ON SITE 28 SPACES PROVIDED
CROSS ACCESS AGREEMENTS ON FILE



**MARTIN FM GRUMMER
ARCHITECT**
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

THE DIMENSIONS FOR ACCO

NOT TO BE SCALED. USE

BREWSTILLERY
 REMODEL TENANT IMPROVEMENT
 500 YALE SE
 ALBUQUERQUE, NM 87107

DATE:
5 FEB 2016

DRAWN BY:
MFMG

CHECKED BY:

VERIFIED BY:

REVISIONS	

ALL DIMENSIONS IN MILLIMETERS

SHEET NO:
A1.2