CITY OF ALBUQUERQUE



September 12, 2017

Mark Baker Baker Architecture + Design 505 central Ave NW Suite E Albuquerque, NM 87102

Re: High and Dry Brewery 529 Adams St NE

Traffic Circulation Layout

Architect's Stamp dated 09-12-17 (K17-D115)

Dear Mr. Baker,

The TCL submittal received 09-12-17 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 <u>Drainage and Transportation Information Sheet</u> 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Senior Engineer, Planning Dept. Development Review Services

LWP via: email C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

		#: <u>BP-2017-21737</u> Hydrology File #: <u>K17D115</u>
DRB#:	EPC#: 16EPC-4	0070 Work Order#:
Legal Description: 022 032HTS RESERVOIR TR32 LTS 22 & 23		
City Address: 529 ADAMS ST NE ALBUQUERQUE, NM 87108		
Applicant: BAKER ARCHITECTURE + DESIGN		Contact: MARK BAKER
Address: 505 CENTRAL AVE NW SUITE E		
	Fax#:	E-mail: baker@bakerad.com
		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Check all that Apply:		
DEPARTMENT:		TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
HYDROLOGY/ DRAINAGE		X BUILDING PERMIT APPROVAL
× TRAFFIC/ TRANSPORTATION	N.	CERTIFICATE OF OCCUPANCY
MS4/ EROSION & SEDIMENT CONTRO)L	GRADING/ESC PERMIT APPROVAL
TYPE OF SUBMITTAL:		
AS-BUILT CERTIFICATION	TO TEM	PRELIMINARY PLAT APPROVAL
		SITE PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	10 2017	SITE PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	1 2 2017	FINAL PLAT APPROVAL
DRAINAGE MASTER PLAN	SECTION	
DRAINAGE REPORT LAND DEVE	LOPINENT SECTION	SIA/ RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMR		FOUNDATION PERMIT APPROVAL
		SO-19 APPROVAL
X TRAFFIC CIRCULATION LAYOUT (TCL)		PAVING PERMIT APPROVAL
TRAFFIC IMPACT STUDY (TIS)		GRADING/ PAD CERTIFICATION
NEIGHBORHOOD IMPACT ASSESMENT	r (NIA)	WORK ORDER APPROVAL
EDOGVOV A GEDAVATA CONTEDIOL DI	ANI (ECC)	CLOMR/LOMR
EROSION & SEDIMENT CONTROL PLA		DDE DEGLOS MEETINGS
OTHER (SPECIFY)		PRE-DESIGN MEETING?
		OTHER (SPECIFY)
ICTING A DECLIDARITE ALO Y	NI.a	OTTLER (of Both 1)
IS THIS A RESUBMITTAL?: X Yes No		
DATE SUBMITTED: 09/12/2017 By: JOE FOREMAN		
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED		FEE RECEIVED:

ADDRESS:

LEGAL DESCRIPTION:

529 ADAMS ST NE ALBUQUERQUE, NM 87108

022 032HTS RESERVOIR TR32 LTS 23&22

EXISTING BUILDING IS 4,955 SF AND SITE

ZONING:

TYPE OF DEVELOPMENT:

BREWERY AND TAPROOM

IS 14,850 SF.

C-2

SIZE OF DEVELOPMENT

EXECUTIVE SUMMERY:

CONVERT AN EXISTING INDUSTRIAL BUILDING IN THE HIGHLAND NEIGHBORHOOD CURRENTLY USED AS A TATTOO PARLOR INTO A MICROBREWERY. THE EXISTING BUILDING IS 4,955 SF AND THE SITE IS 14,850 SF.

IMPROVEMENTS TO THE PROPERTY WILL INCLUDE A MAJOR INTERIOR REMODEL AS WELL AS EXTERIOR IMPROVEMENTS. EXTERIOR IMPROVEMENTS INCLUDE: NEW FINISHES AND PAINT NEW PATIO AND SMALL ROOF DECK, REMOVAL OF A LOADING DOCK AND A CHAINLINK-FENCED STORAGE YARD. SITE IMPROVEMENTS WILL ALSO INCLUDE RESURFACING, ADDING SIGNAGE, ACCESSIBLE PARKING, BUMPERS, AND ISLANDS TO THE PARKING AREA, A NEW DUMPSTER ENCLOSURE AND A GENERAL CLEAN UP OF THE PROPERTY.

THE TRAFFIC CIRCULATION CONCEPT FOR THE DEVELOPMENT IS SUCH THAT VEHICLES SHALL ENTER FROM ADAMS STREET ON THE EAST SIDE OF THE PROPERTY. PROCEEDING WEST THOUGH THE ONE-WAY PARKING LOT, VEHICLES WILL THEN MAKE A RIGHT TURN INTO THE ADJACENT ALLEY, CONTINUE NORTH TO THE PROPERTY LINE, AND PROCEED EITHER EAST OR WEST TO EXIT

PARKING REQUIREMENTS

THE TOTAL NUMBER OF OFF-STREET PARKING SPACES REQUIRED PER THE ALBUQUERQUE ZONING CODE IS 23 SPACES.

THE TOTAL NUMBER OF OFF-STREET PARKING SPACES PROVIDED

PARKING CALCULATION:

1 PARKING SPACE IS REQUIRED PER 4 SEATS. 102 SEATS / 4 = 25.5 SPACES

10% REDUCTION FOR PROXIMITY TO TRANSIT 25.5 - 2.55 = 22.95 SPACES ~ <u>23 SPACES REQUIRED</u>

MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES PER IBC TABLE 1106.1 IS 1 SPACE.

THE NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED IS 1.

THE TOTAL NUMBER OF MOTORCYCLE SPACES REQUIRED PER THE ALBUQUERQUE ZONING CODE IS 1 SPACE.

THE TOTAL NUMBER OF MOTORCYCLE SPACES PROVIDED IS 1.

BICYCLE

1 SPACE REQUIRED PER 20 PARKING SPACES. NO LESS THAN 2. 23 PARKING SPACES / 20 = 1.15 ~ 2 SPACES REQUIRED

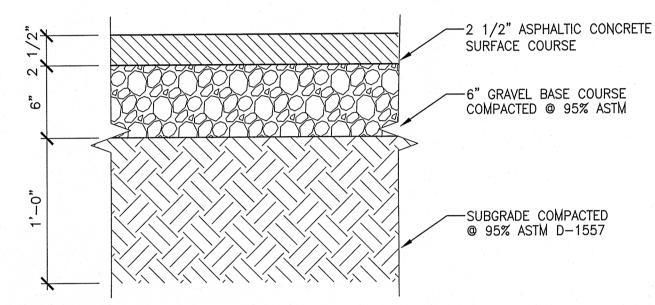
THE TOTAL NUMBER OF BICYCLE SPACES PROVIDED IS 7.

REQUIREMENT FOR COMMERCIAL OR RESIDENTIAL PAYEMENT SECTION SHALL BE DETERMINED BY THE ENGINEER. B' OR 10' (TYPICAL 2. TRANSVERSE SLOPE OF ALLEY PAVEMENT SURFACE SHALL BE 2% MIN. 3. TYPE AND LOCATION OF JOINTS SHALL BE DEFINED ON THE PROJECT CONSTRUCTION PLANS, SEE SECTION 337. CONSTRUCTION NOTES: A. ALLEY GUTTER, SEE DWG. 2415. B. WALL OR BUILDING FOUNDATION AT PROPERTY UNE. ASPHALT CONCRETE
ALLEY SECTION C. USE 6" x 18" PORTLAND CEMENT CONCRETE (PCC)
CUT-OFF-WALL. D. RIGHT-OF-WAY ADJACENT TO OPEN AREA. E. USE RESIDENTIAL SECTION FOR RESIDENTIAL ALLEY USE, SEE DWG. 2405. F. USE ARTERIAL SECTION FOR COMMERCIAL ALLEY USE, SEE DWG. 2407. 8' OR 10' (TYPICAL) G. USE 1/2" EXPANSION JOINT WHERE PCC PAVEMENT ABUTS WALLS, RIGID PAVEMENT, POLES, TRANSFORMERS. H. TYPE 4 TIED JOINT, SEE DWG. 2450. I. SAWCUT AND SEAL JOINT, SEE DWG. 2450. REVISIONS CITY OF ALBUQUERQUE

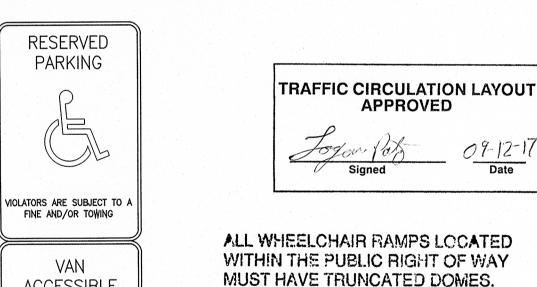
1/91 PANNG
12/15/92 COMMERCIAL & RESIDENTIAL
ALLEY SECTION

C.O.A. PAVING ALLEY SECTION DWG.2411 D4 C.O.A.

NOT TO SCALE

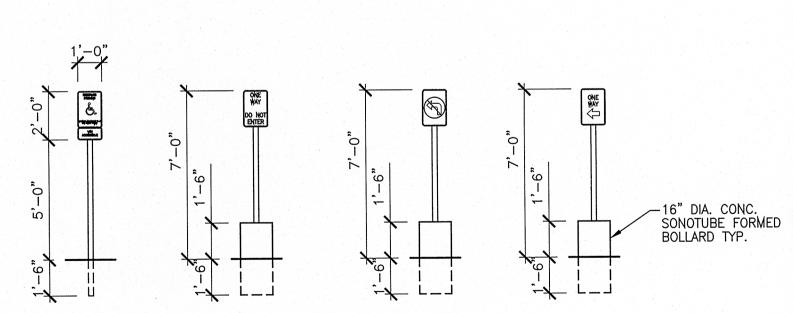


PARKING STALL SECTION TYP



TYPICAL ACCESSIBLE PARKING SIGN

ACCESSIBLE



POSTED SIGN DETAILS

MARK DATE DESCRIPTION B_AD PROJECT # 09/12/2017 DRAWN BY: CHECKED BY:

505 CENTRAL AVE NW SUITE E

OF NEW AL

MARK REA SAKEH NO. 3226

09/12/2017

87

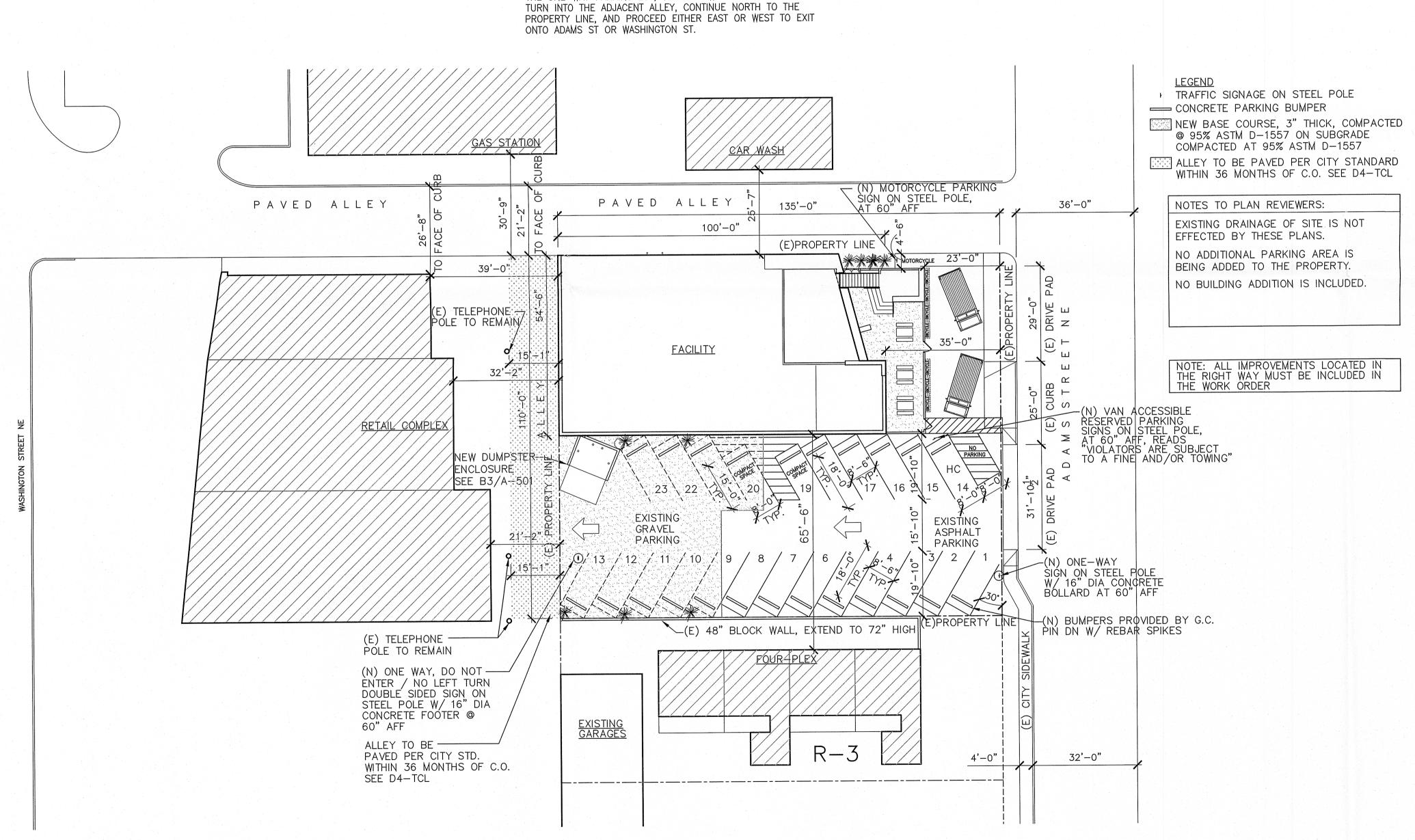
ALBUQUERQUE, NM 87102

T 505.254.4697

www.bakerAD.com

TRAFFIC CIRCULATION LAYOUT

> TCL SHEET 1 OF 1



TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"