

To: Sheran Matson and Richard Sertich
From: Jeff Jinnett, Marble Brewery
Subject: DRB Approval
Date: 06/4/07

Thank you for being receptive to our plan of phased-in improvements to our building site at 111 Marble Ave NW. As I explained, while we are in agreement with the improvements, doing them immediately is taking us beyond the financial resources we are able to obtain for this project. Phasing in the improvements will allow us to renovate the building, bring it up to code compliance and begin operating our brewery. Once we get over the initial hurdles of opening our business we can focus on improving the aesthetics of the site in compliance with the McClellan Park Plan. I like Richard's suggestion of completing the project in phases, and upon further review would like to propose a three-phase approach towards project completion:

Phase 1 – Immediate

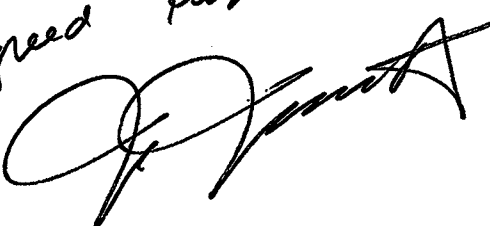
Building interior – all renovations and additions per plans
Building exterior – install new windows, install signage over front door, install parking lot lights on building
Install exterior cooler units, including protective bollards
Install dumpster pad and enclosure
Install handicap parking pad
Install grain silo
Grade & gravel parking lot, install parking bumpers
Install fence between parking lot and alley

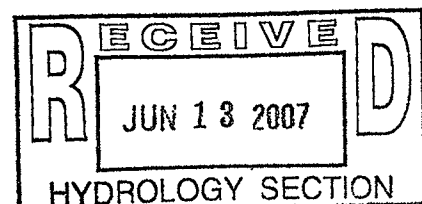
Phase 2 – Completion within 36 months of Phase 1 completion

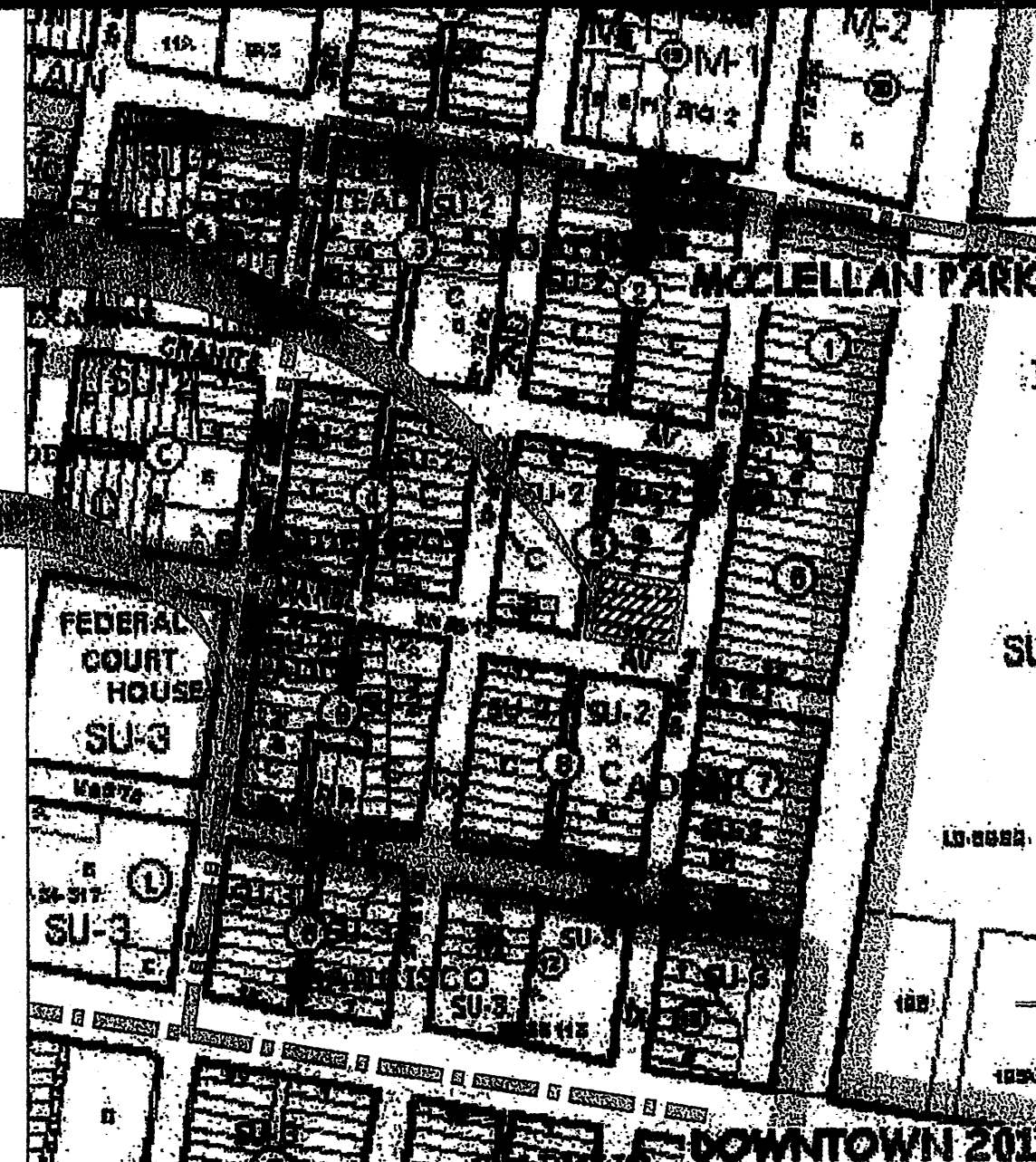
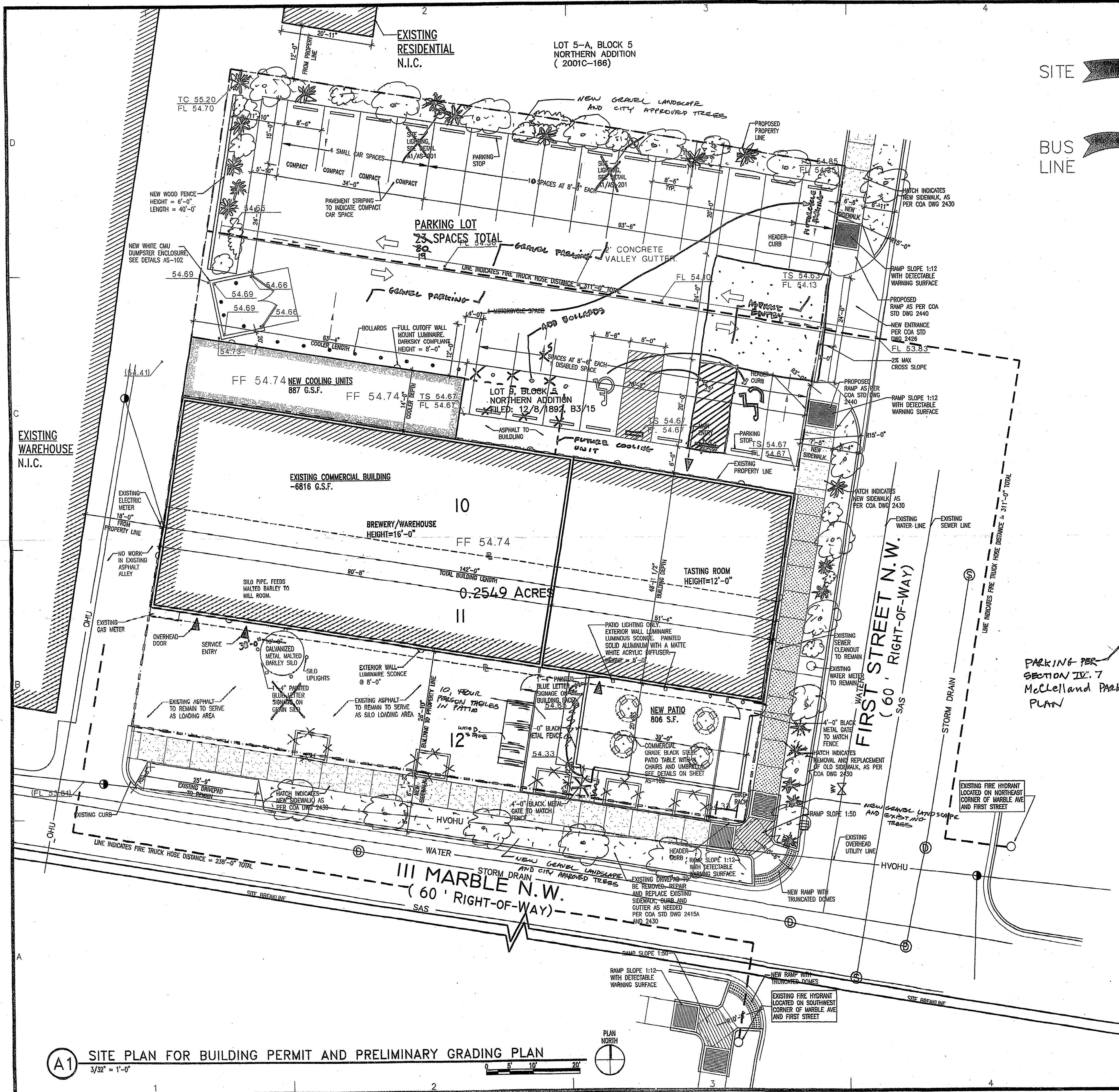
Complete patio and patio railings, complete landscaping around patio including shade tree
Sandblast and seal (or paint) building – we would like to leave the natural gray with painted accents

Phase 3 – Completion within 60 months of Phase 1 completion

Pave and stripe parking lot
Complete new sidewalks and curbs
✓ Complete Landscaping and tree planting

Agreed per

6-4-07





D5 VICINITY PLAN
N.T.S.

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1005437
APPLICATION NO. 07DRB-00559

DATE: 6-29-09
DATE: 7-20-09

APD PLANS CHECKING OFFICE
024-3011
APPROVED/DISAPPROVED
SIGNATURE & DATE

SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE
4,000 SF OCCUPABLE → 2 SPACES @ 1/2000 SF → 2 SPACES @ 1/2000 SF

SEATING
60-600/PARTS → 20 SPACES @ 1/15 SF → 20 SPACES @ 1/15 SF

OFFICE
6 OCCUPANTS → 3 SPACES @ 1/200 SF → 3 SPACES @ 1/200 SF

TOTAL SPACES → 25 SPACES

TOTAL SPACES WITH 10% REDUCTION → 23 SPACES

TOTAL SPACES PROVIDED → 23 SPACES

HC REQUIRED → 1 SPACE

HC PROVIDED → 1 SPACE

MOTORCYCLE REQUIRED → 1 SPACE

MOTORCYCLE PROVIDED → 1 SPACE

PROJECT NUMBER: 1005437
APPLICATION NUMBER: 07DRB-00559

Is an Infrastructure List required? () Yes (X) No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	5-16-07
Water Utility Development	5-16-07
Parks & Recreation Department	6-13-07
City Engineer	5-16-07
N/A	
Environmental Health Department (conditional)	
South Waste Management	6/14/07
DRB Chairperson, Planning Department	6/12/07
Redevelopment Official	4/15/07
Environmental Health, if necessary	

STUDIO SW ARCHITECTS
Architect
STUDIO SOUTHWEST ARCHITECTS, INC.
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E-Mail: mail@studioswarch.com

CONSULTANTS

Architect: **STUDIO SW ARCHITECTS**
Engineer: **DAVID DEKKER**
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY

111 MARBLE ALBUQUERQUE, NM

REGISTRATION
JUN 13 2007
HYDROLOGY SECTION

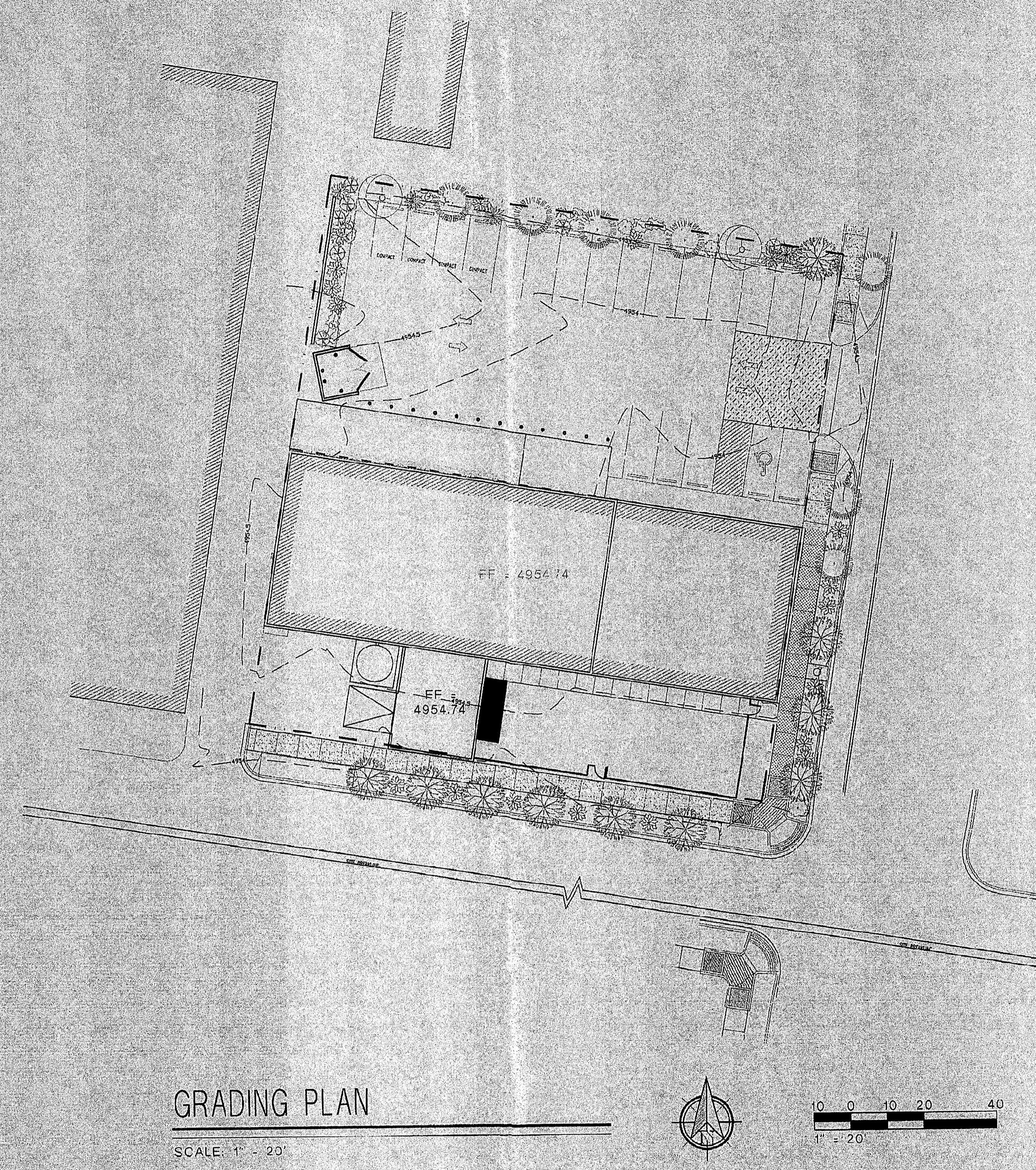
MARK	DATE	DESCRIPTION
	7/27/09	AA
	7/29/09	show landscape exterior
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0626
CAD DWG FILE:		0626AS-101.DWG
DRAWN BY:		DGP
CHECKED BY:		DD
DATE:		05/14/2007
SHEET TITLE		SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY GRADING PLAN

(A1) SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY GRADING PLAN
3/32" = 1'-0"

1/21/2010 8:47 AM

K:\Projects\2009\29130\Civil\GRADINGPLAN C-101.dwg

ALFRED ABREU



GRADING PLAN

SCALE: 1" = 20'

Legal Description

Lot numbered 9-A, Northern Addition, Albuquerque, Bernalillo County, New Mexico, as is the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

UPC Number

1014-058-314-195-435-03

Benchmark

PROJECT BENCHMARK
ACS MONUMENT 9-J15
X = 1489021.809
Y = 1526869.928
ELEV = 5093.057 (NAVD88)

LOCAL BENCHMARK
FINISH FLOOR OF EXISTING BUILDING

ELEV = 4954.74

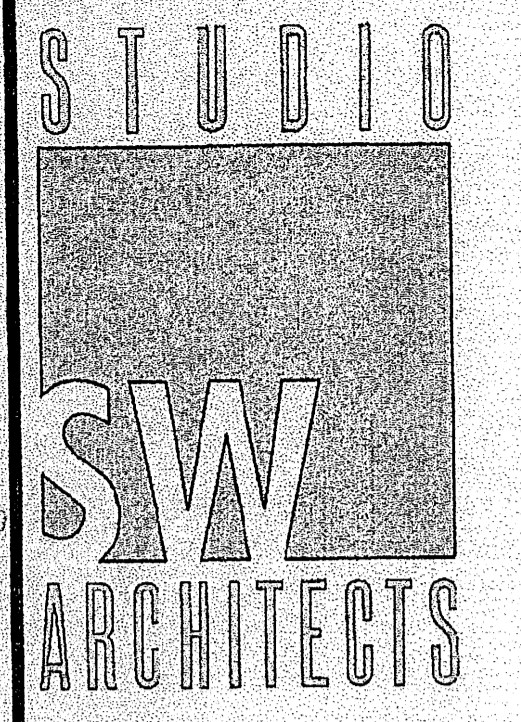
Drainage Narrative

THIS GRADING AND DRAINAGE PLAN IS BEING SUBMITTED TO REFLECT THE CONSTRUCTION OF A NEW STORAGE ADDITION ON THE SOUTH SIDE OF THE EXISTING BUILDING. THE AREA IS CURRENTLY PAVED AND AS SUCH THERE WILL BE NO CHANGE IN THE RUNOFF FROM THE SITE. NO GRADING OTHER THAN THAT FOR THE ADDITION WILL BE PERFORMED. THIS SITE'S GRADING WAS PREVIOUSLY APPROVED AS PART OF CASE NO. 1005437.

Drainage Calculations

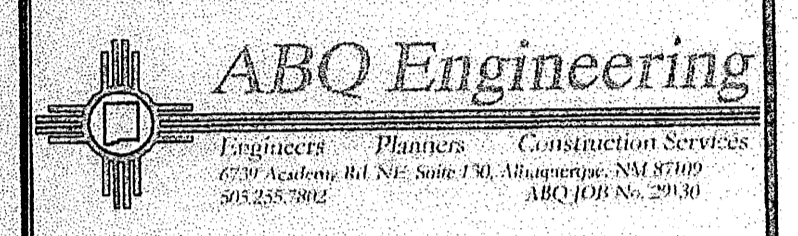
Hydrology Calculations
DPM - Section 22.2
Volume 2, January 1993

Precipitation Zone		2			
100 Year Storm Depth, P (360)		2.35			
Treatment Area	A	B	C	D	
Excess Precipitation Factors	0.53	0.70	1.13	2.12	
Peak Discharge Factors	1.56	2.28	3.14	4.70	
Land Treatment Area	Acres	Existing	Allowable	Proposed	
Type "D" (Roof)		0.28	0.08	0.28	
Type "C" (Unpaved Roadway)		0.11	0.10	0.11	
Type "B" (Irrigated Lawns)		0.10	0.10	0.10	
Type "A" (Undeveloped)		0.00	0.21	0.00	
Total (Acres)		0.49	0.49	0.49	
Excess Precipitation(in)		1.62	0.99	1.62	
Volume (100) cf		2889.12	1752.73	2889.12	
Volume (10) cf		1935.71	1174.33	1935.71	
Q (100) cfs		1.89	1.26	1.89	
Q (10) cfs		1.27	0.84	1.27	

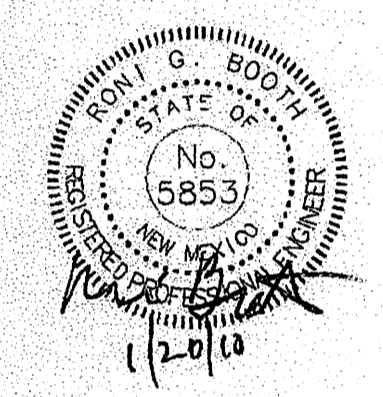


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Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

CONSULTANTS



Architect: Engineer:



MARBLE BREWERY STORAGE ADDITION

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		
PROJECT NO:	0932	
CAD DWG FILE:	GRADINGPLAN	
DRAWN BY:	M. GARCIA	
CHECKED BY:	M. GARCIA	
DATE:	1/20/2010	

SHEET TITLE

REVISED GRADING AND DRAINAGE PLAN

Engineer's Statement

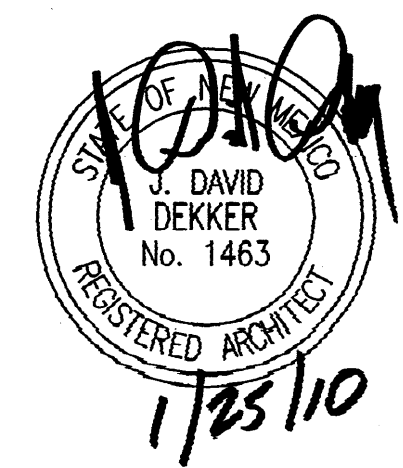
I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION

MARTIN J. GARCIA, NMPE #11767

C-101

CONSULTANTS

Architect Engineer



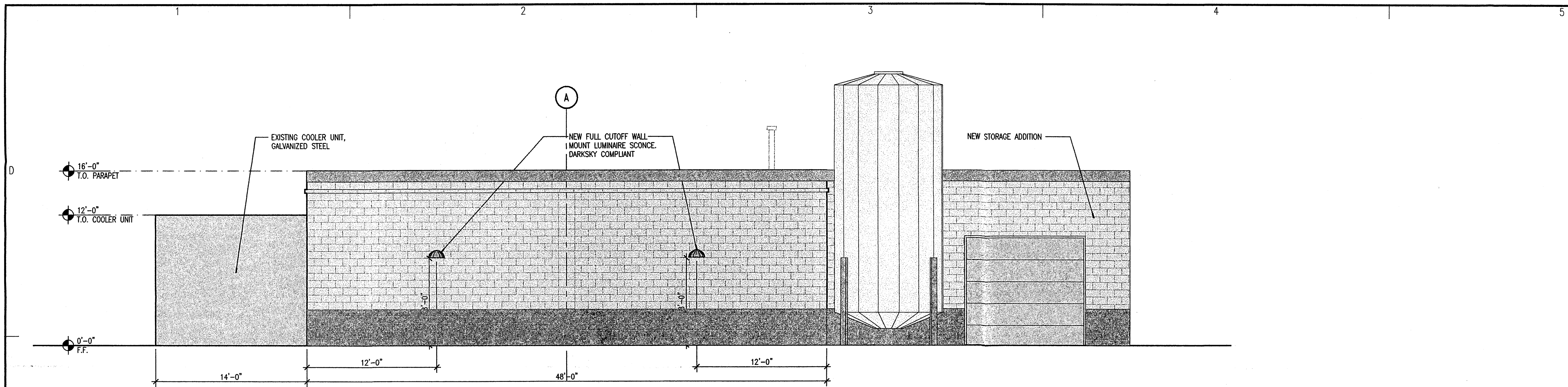
MARBLE BREWERY
STORAGE ADDITION

111 MARBLE
ALBUQUERQUE, NM

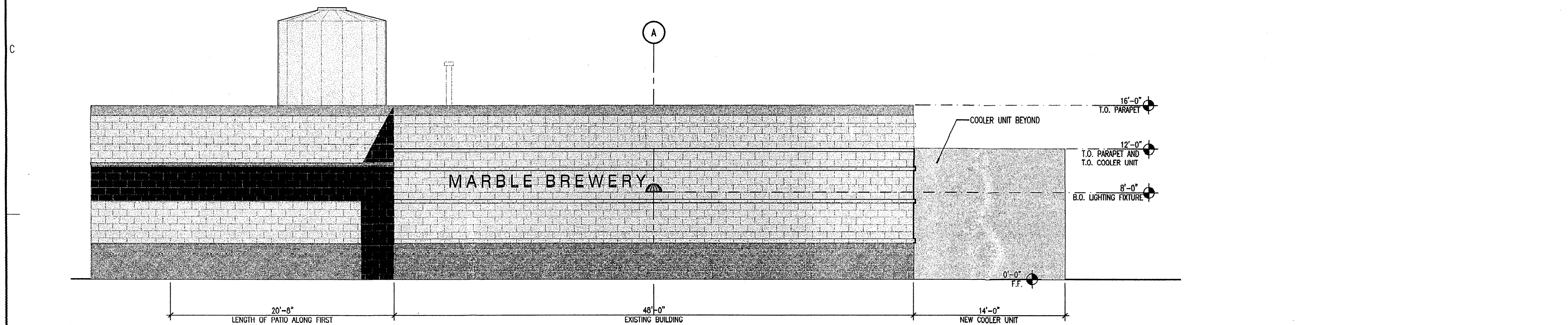
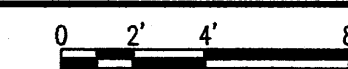
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ISSUE:		PERMIT ISSUE SET
PROJECT NO:		0932
CAD DWG FILE:		0424A-201.dwg
DRAWN BY:		DGP
CHECKED BY:		DD
DATE:		2/17/10

SHEET TITLE
ELEVATION AND
STORAGE ADDITION
SECTION

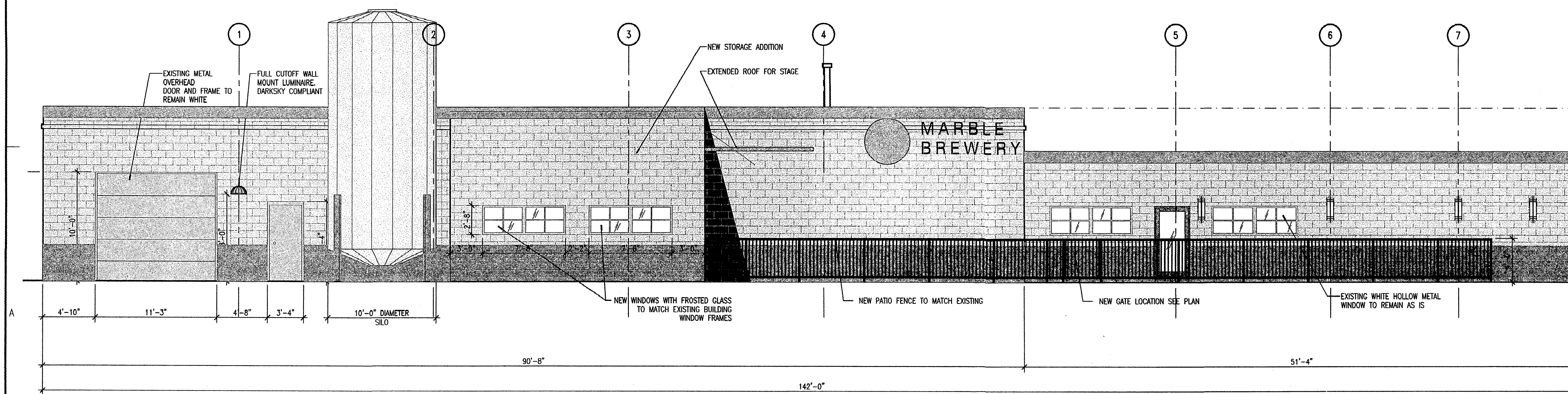
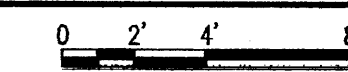
A-201



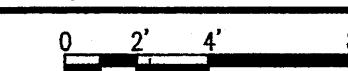
C1 WEST ELEVATION SHOWING STORAGE ADDTION
3/16"=1'-0"

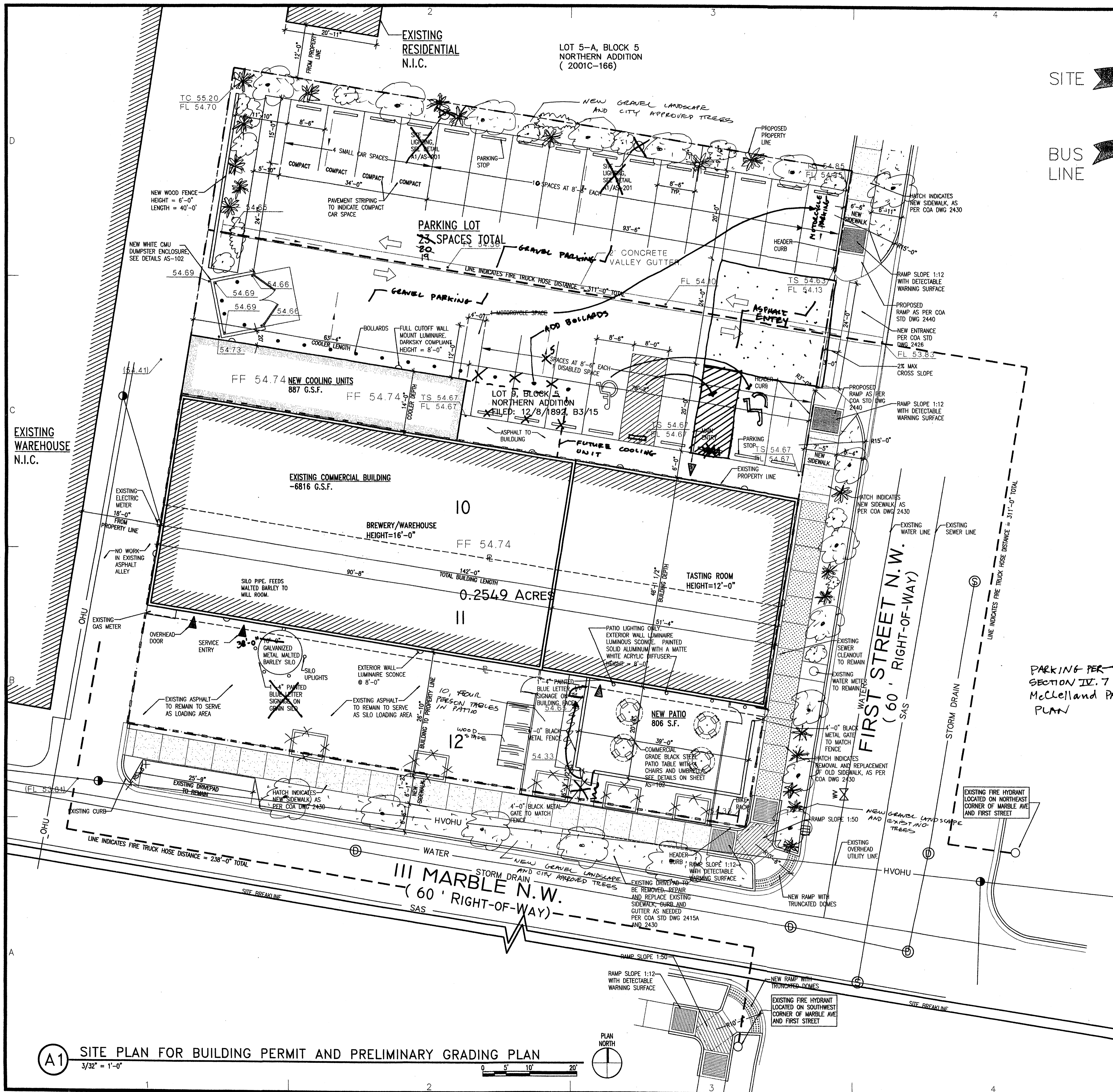


B1 EAST ELEVATION SHOWING STORAGE ADDTION
3/16"=1'-0"



A1 SOUTH ELEVATION SHOWING STORAGE ADDTION
3/16"=1'-0"





D5 VICINITY PLAN
N.T.S.

DRB ADMINISTRATIVE
SITE PLAN AMENDMENT
PROJECT NO. 1005437
APPLICATION NO. 07DRB-00559
DATE 6-29-07
7-20-07
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPIABLE	→ 2 SPACES @ 1/2000 SF	→ 2 SPACES @ 1/2000 SF
SEATING 6 OCCUPANTS	→ 20 SPACES @ 1/15 SF	→ 20 SPACES @ 1/15 SF
OFFICE 6 OCCUPANTS	→ 3 SPACES @ 1/200 SF	→ 3 SPACES @ 1/200 SF
TOTAL SPACES	→	25 SPACES
TOTAL SPACES WITH 10% REDUCTION	→	23 SPACES
TOTAL SPACES REQUIRED	→	23 SPACES
TOTAL SPACES PROVIDED	→	23 SPACES
HC REQUIRED	→	1 SPACE
HC PROVIDED	→	1 SPACE
MOTORCYCLE REQUIRED	→	1 SPACE
MOTORCYCLE PROVIDED	→	1 SPACE

PROJECT NUMBER: 1005437
APPLICATION NUMBER: 07DRB-00559

Is an Infrastructure List required? () Yes (X) No. If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Transportation Division	5-16-07
Water Utility Development	5-16-07
Parks & Recreation Department	6-13-07
City Engineer	5-16-07
Environmental Health Department (conditional)	
Sanitary Waste Management	6/14/07
DRB Chairperson, Planning Department	6/18/07
Redevelopment Official	4/15/07
Environmental Health, if necessary	

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CONSULTANTS

Architect Engineer
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

MARBLE BREWERY
111 MARBLE
ALBUQUERQUE, NM

RECORDED
JUN 13 2007
HYDROLOGY SECTION

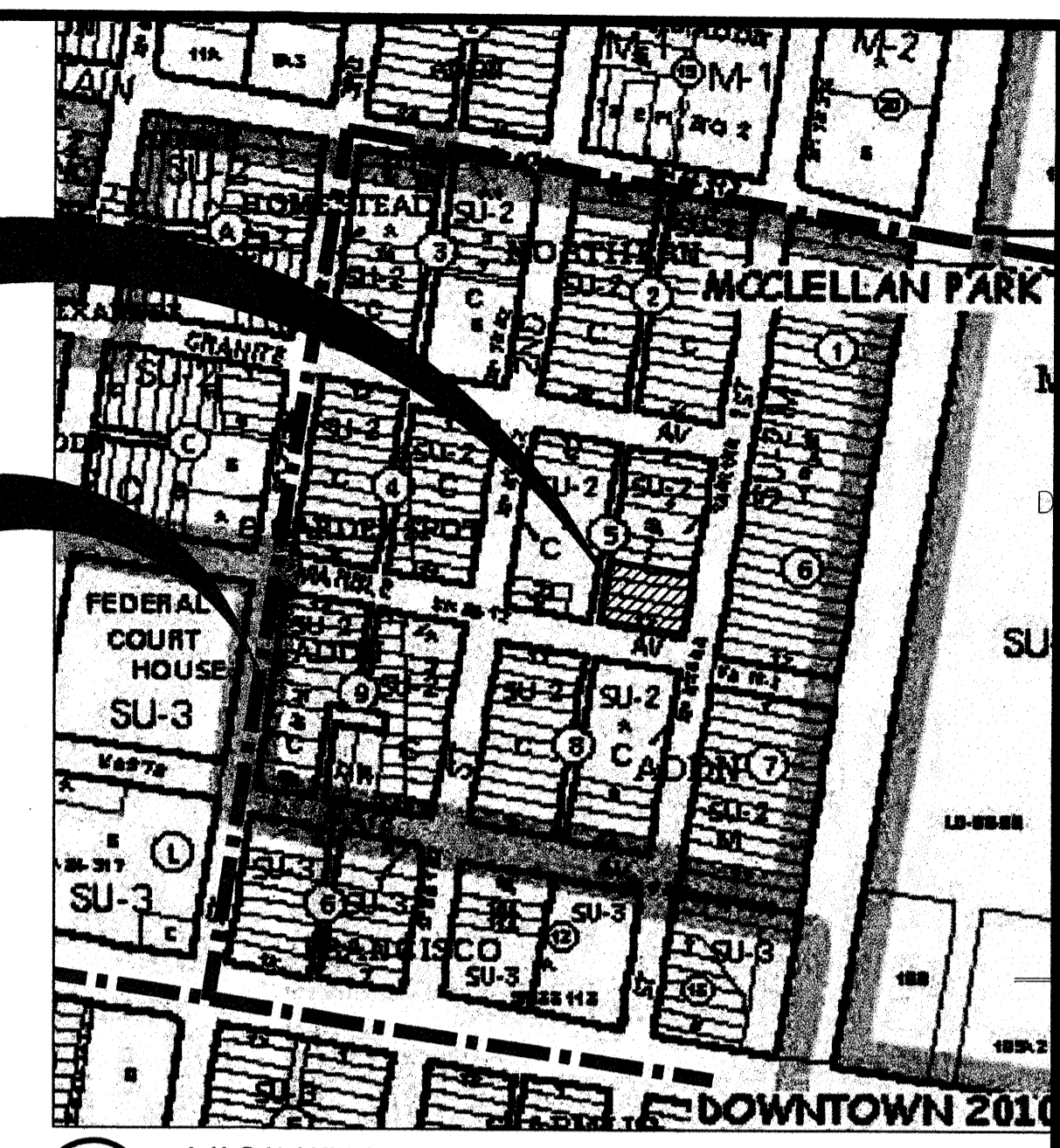
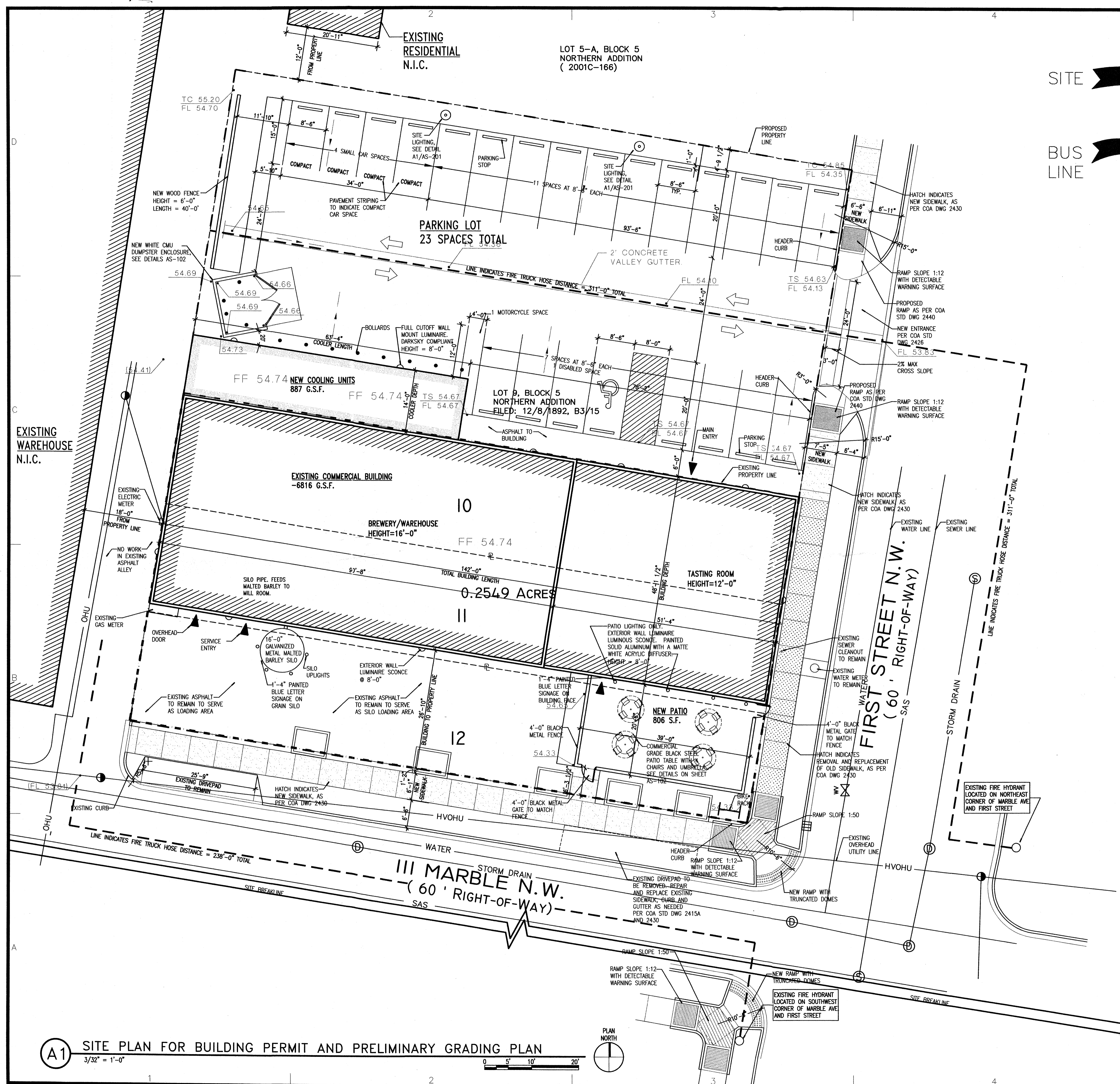
MARK	DATE	DESCRIPTION
	7/27/09	AA
	7/20/09	John Landrum / Jaxler/str

SHEET TITLE
SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY GRADING PLAN

AS-101
sheet of sheets

A1 SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY GRADING PLAN
3/32" = 1'-0"
0 5' 10' 20'
PLAN NORTH

PROJECT # 1005437 - AA



D5 VICINITY PLAN
N.T.S.

PLAN NORTH

APPROVED/DISAPPROVED
6/14/07
SIGNATURE & DATE

SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPABLE --> 2 SPACES @ 1/2000 SF --> 2 SPACES @ 1/2000 SF	
SEATING 60 OCCUPANTS --> 20 SPACES @ 1/15 SF --> 20 SPACES @ 1/15 SF	
OFFICE 6 OCCUPANTS --> 3 SPACES @ 1/200 SF --> 3 SPACES @ 1/200 SF	
TOTAL SPACES -->	25 SPACES
TOTAL SPACES WITH 10% REDUCTION -->	23 SPACES
TOTAL SPACES REQUIRED -->	23 SPACES
TOTAL SPACES PROVIDED -->	23 SPACES
HC REQUIRED -->	1 SPACE
HC PROVIDED -->	1 SPACE
MOTORCYCLE REQUIRED -->	1 SPACE
MOTORCYCLE PROVIDED -->	1 SPACE

PROJECT NUMBER: 1005437
APPLICATION NUMBER: 07DRB-00559

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DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Traffic Engineer, Transportation Division	5-16-07 Date
<i>[Signature]</i> Water Utility Development	5-16-07 Date
<i>[Signature]</i> Parks & Recreation Department	6-13-07 Date
<i>[Signature]</i> City Engineer	5-16-07 Date
N/A * Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	6/14/07 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6/14/07 Date
<i>[Signature]</i> Recreation Official	6/15/07 Date
* Environmental Health, if necessary	

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CONSULTANTS

Architect Engineer
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT

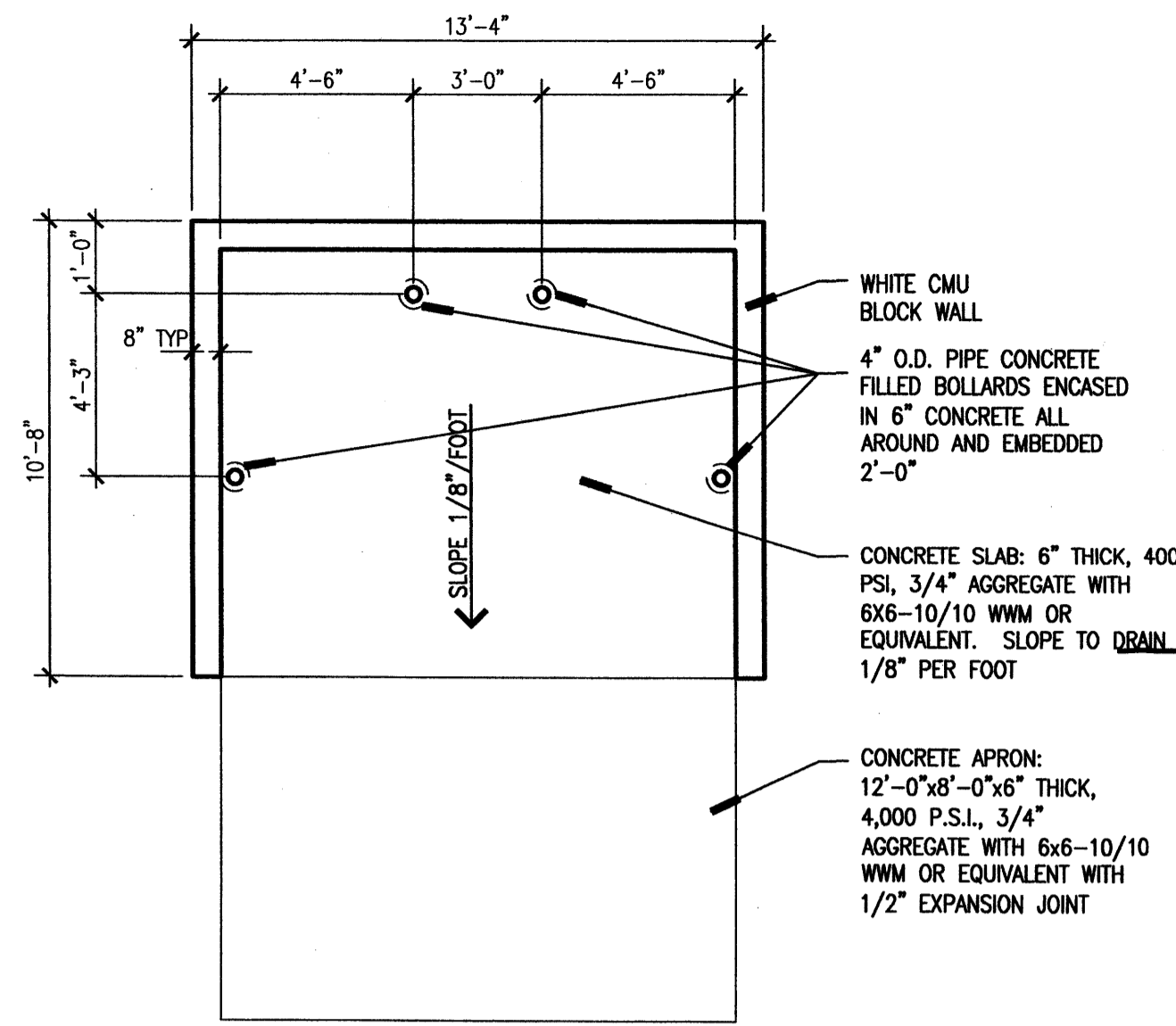
MARBLE BREWERY

111 MARBLE ALBUQUERQUE, NM

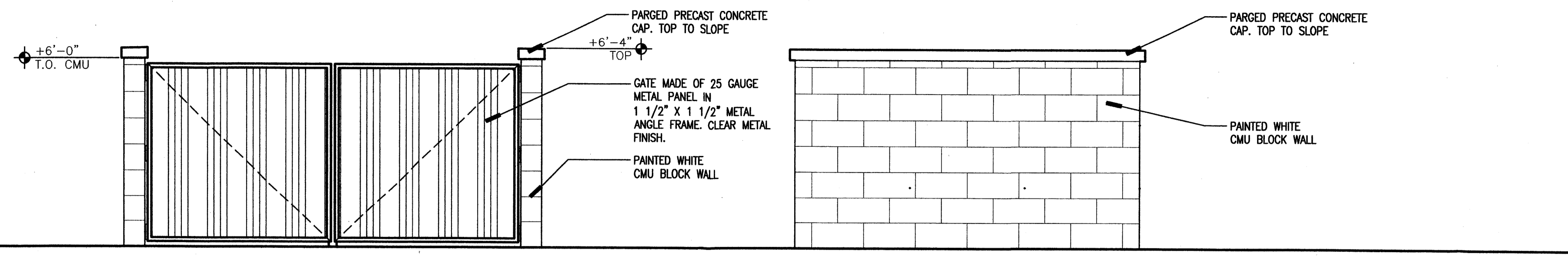
REGISTERED
JUN 13 2007
HYDROLOGY SECTION

1005437

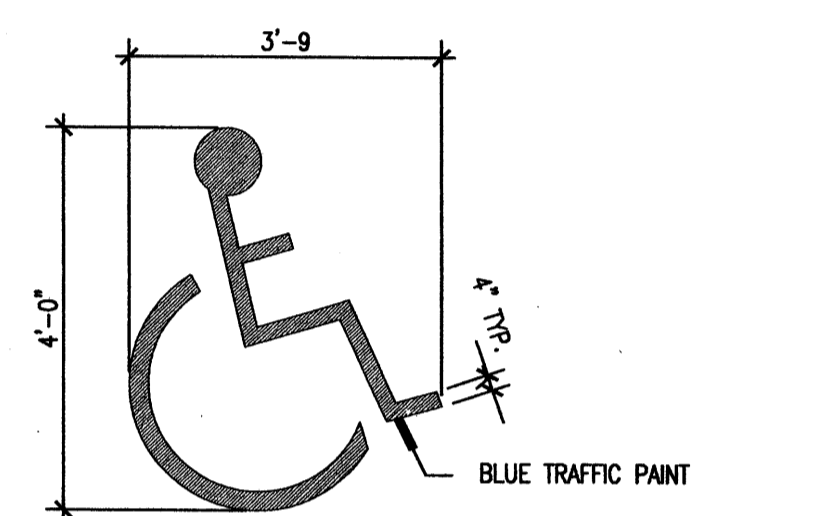
A1 SITE PLAN FOR BUILDING PERMIT AND PRELIMINARY GRADING PLAN
3/32" = 1'-0"
PLAN NORTH



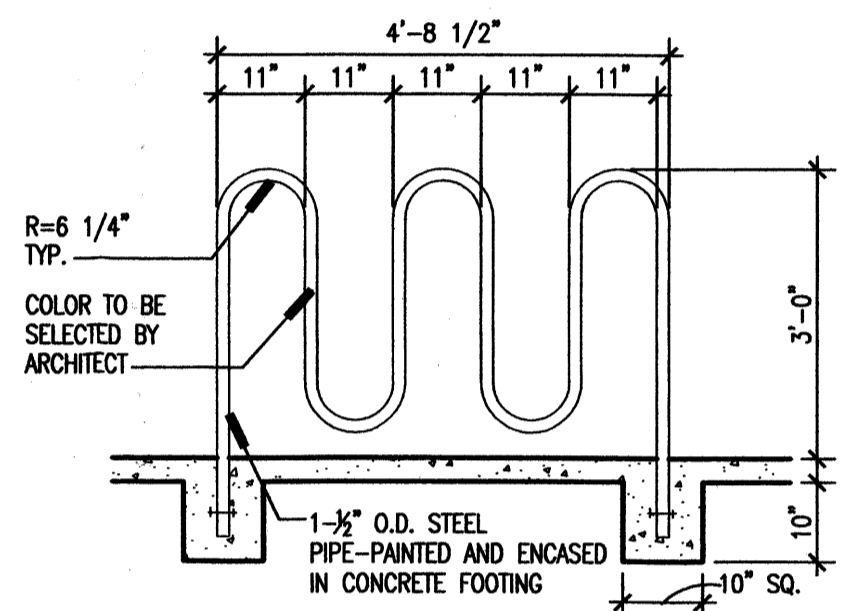
D1 TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



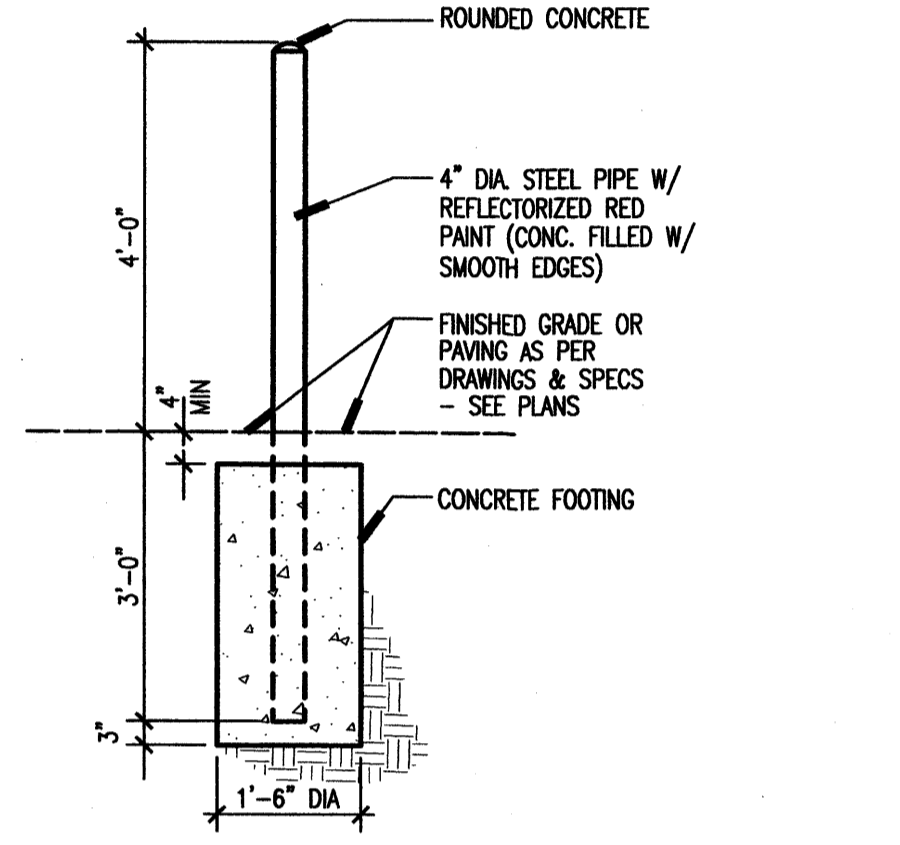
D2 TRASH ENCLOSURE FRONT ELEVATION SCALE: 3/8"=1'-0"
D3 TRASH ENCLOSURE SIDE ELEVATION SCALE: 3/8"=1'-0"



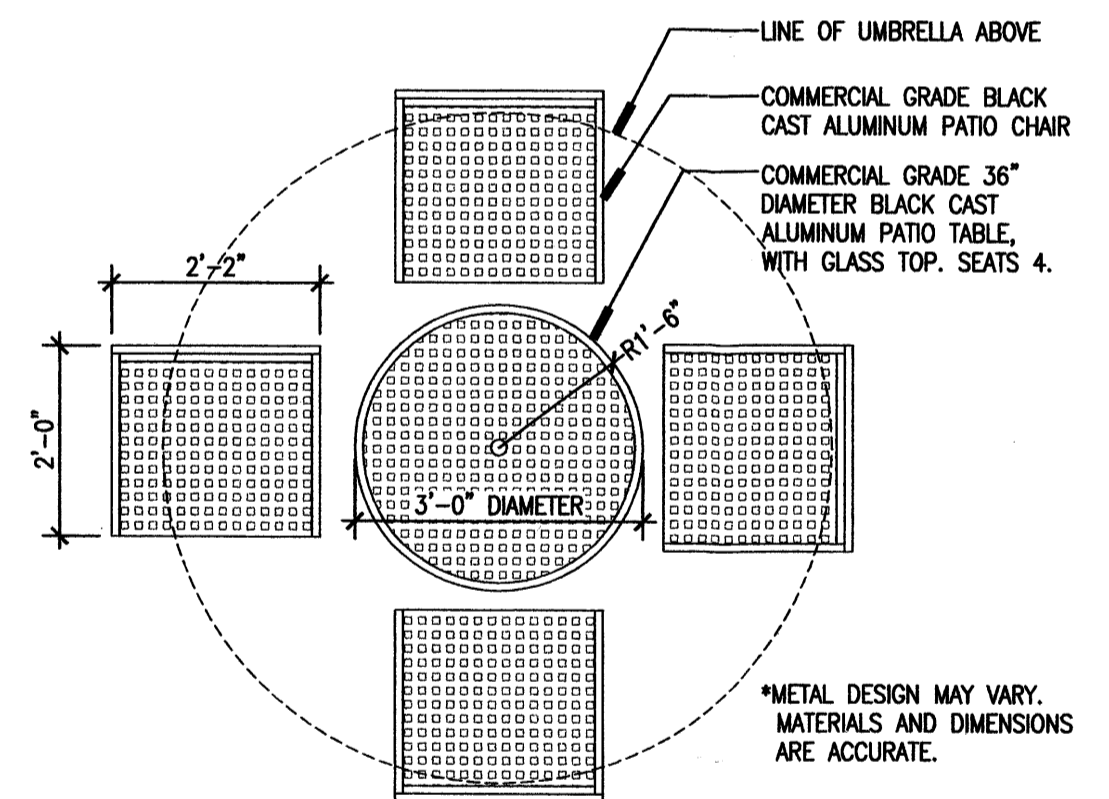
C1 H.C. PAVEMENT SIGN
SCALE: 1/2"=1'-0"



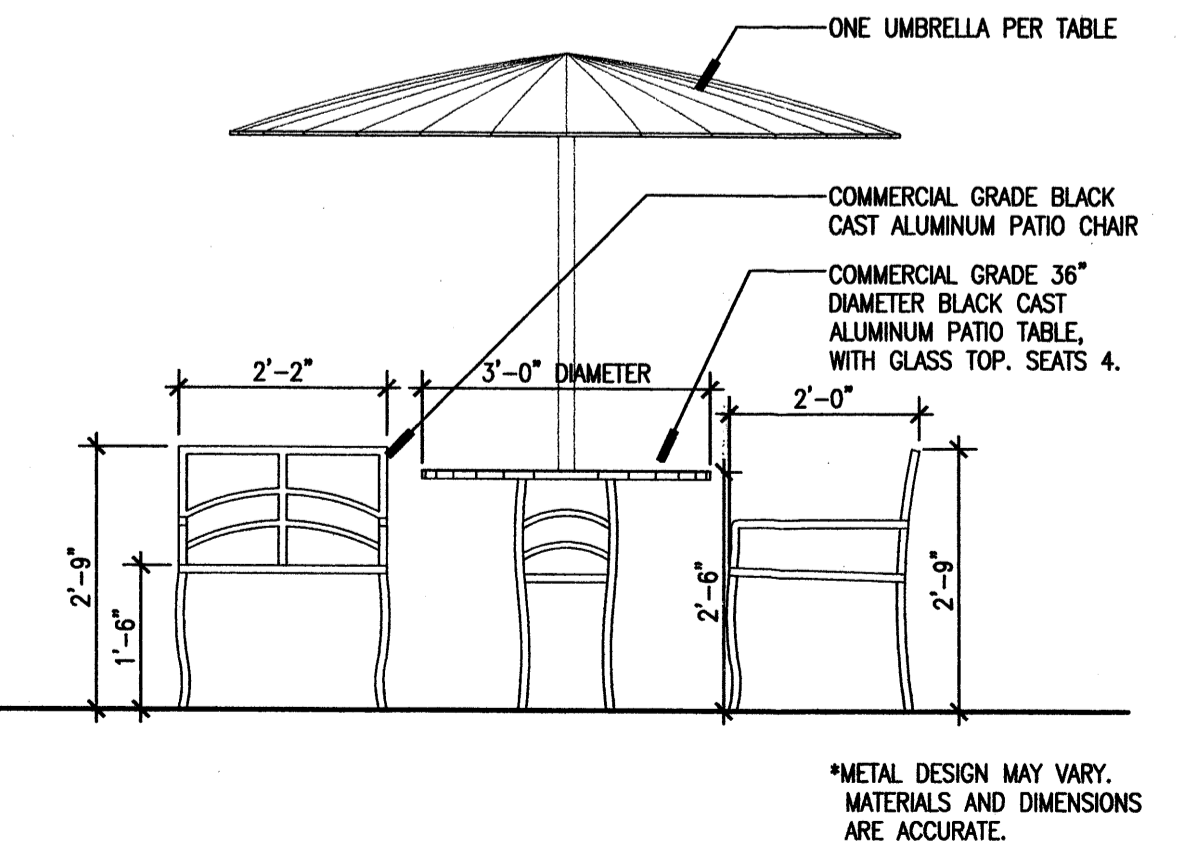
C2 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



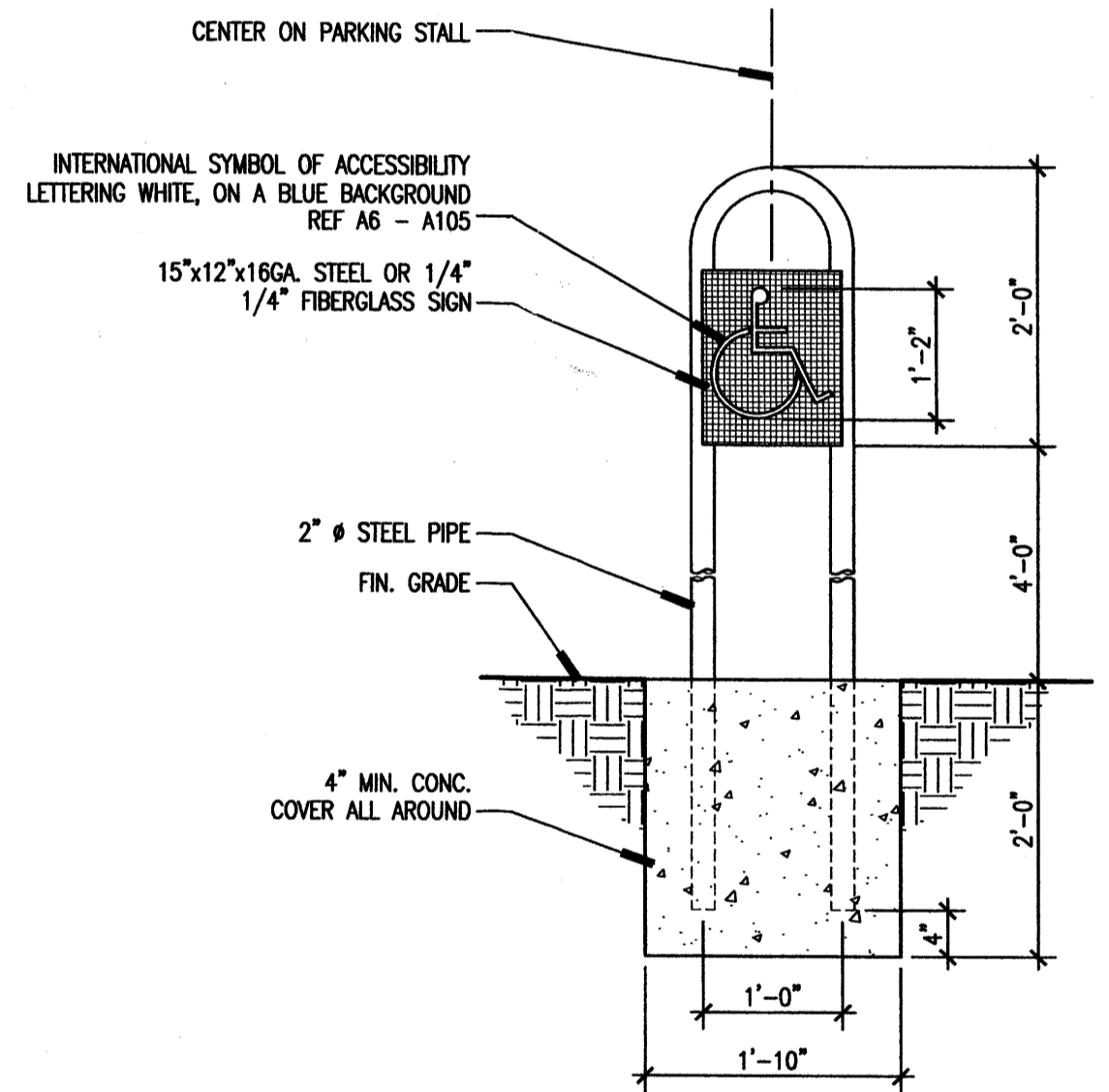
C3 4" TYPICAL BOLLARD
SCALE: 1/2"=1'-0"



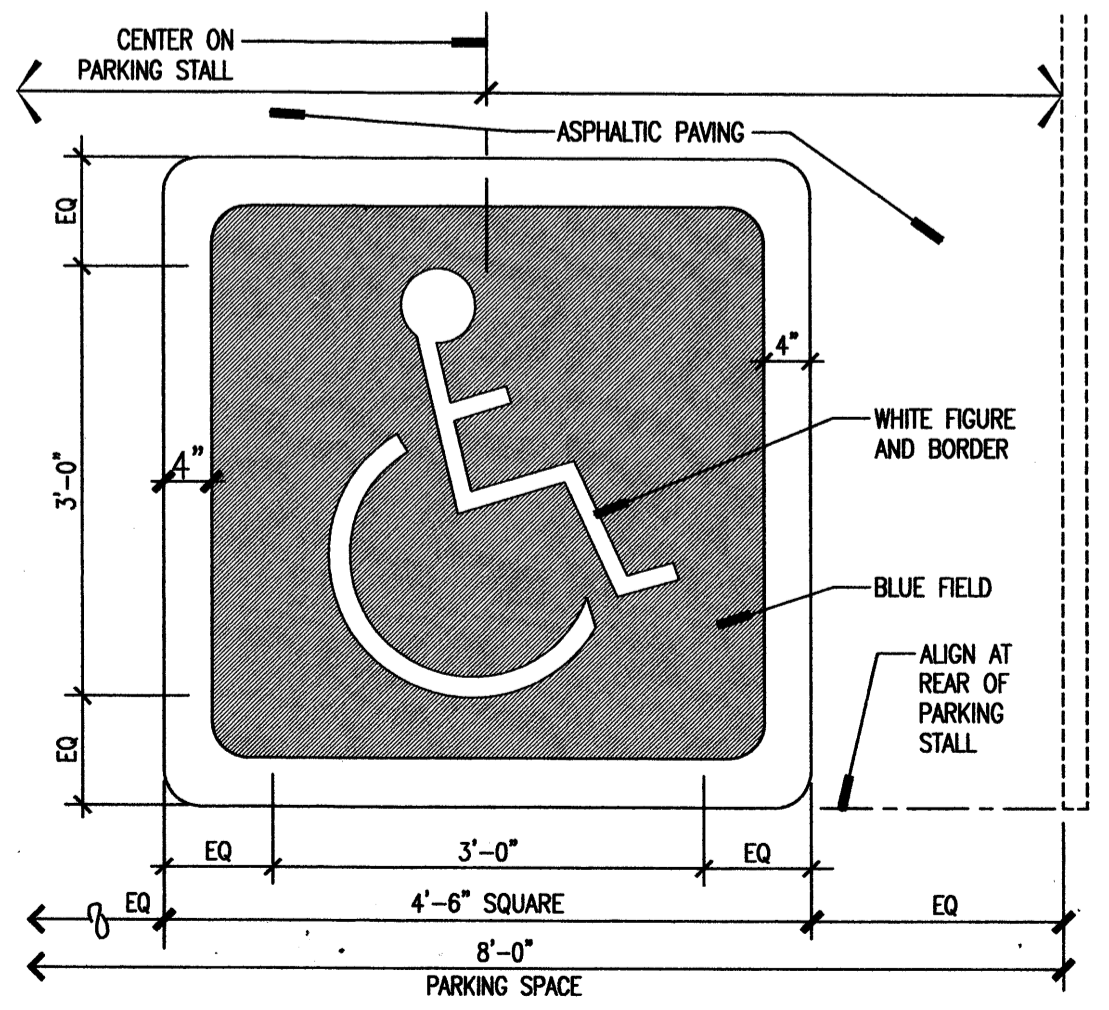
B3 PATIO FURNITURE PLAN
SCALE: 1/2"=1'-0"



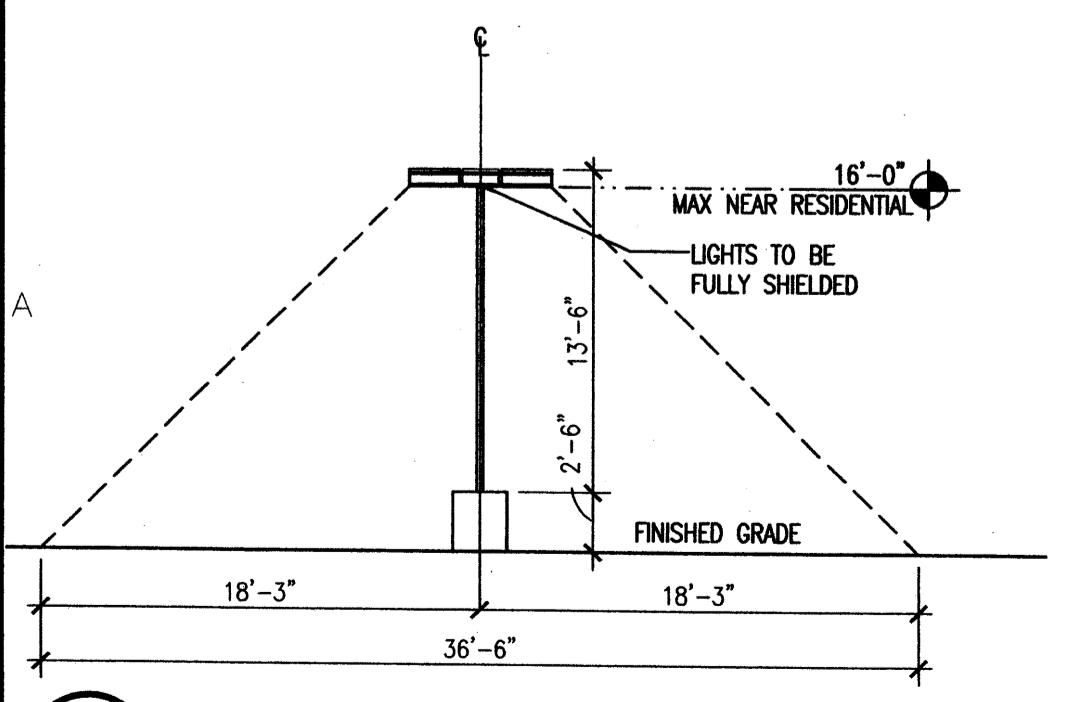
A3 PATIO FURNITURE ELEVATION
SCALE: 1/2"=1'-0"



B5 ACCESSIBLE PARKING SIGN
SCALE: 3/4"=1'-0"



A5 ACCESSIBLE PARKING SIGN
SCALE: 3/4"=1'-0"



A1 SITE LIGHTING
SCALE: 1/8"=1'-0"

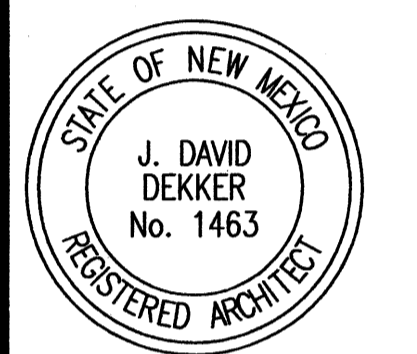
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CONSULTANTS

Architect Engineer



MARBLE BREWERY

111 MARBLE
ALBUQUERQUE, NM

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0626
CAD DWG FILE:		0424AS-102.DWG
DRAWN BY:		TMJ
CHECKED BY:		JDD
DATE:		05/14/2007

SHEET TITLE

SITE DETAILS

AS-102
sheet of sheets

