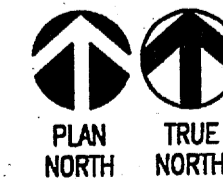


(A1) OVERALL SITE PLAN, MARBLE BREWERY NEW BUILDING ADDITION
1"=20'



SITE CALCULATIONS

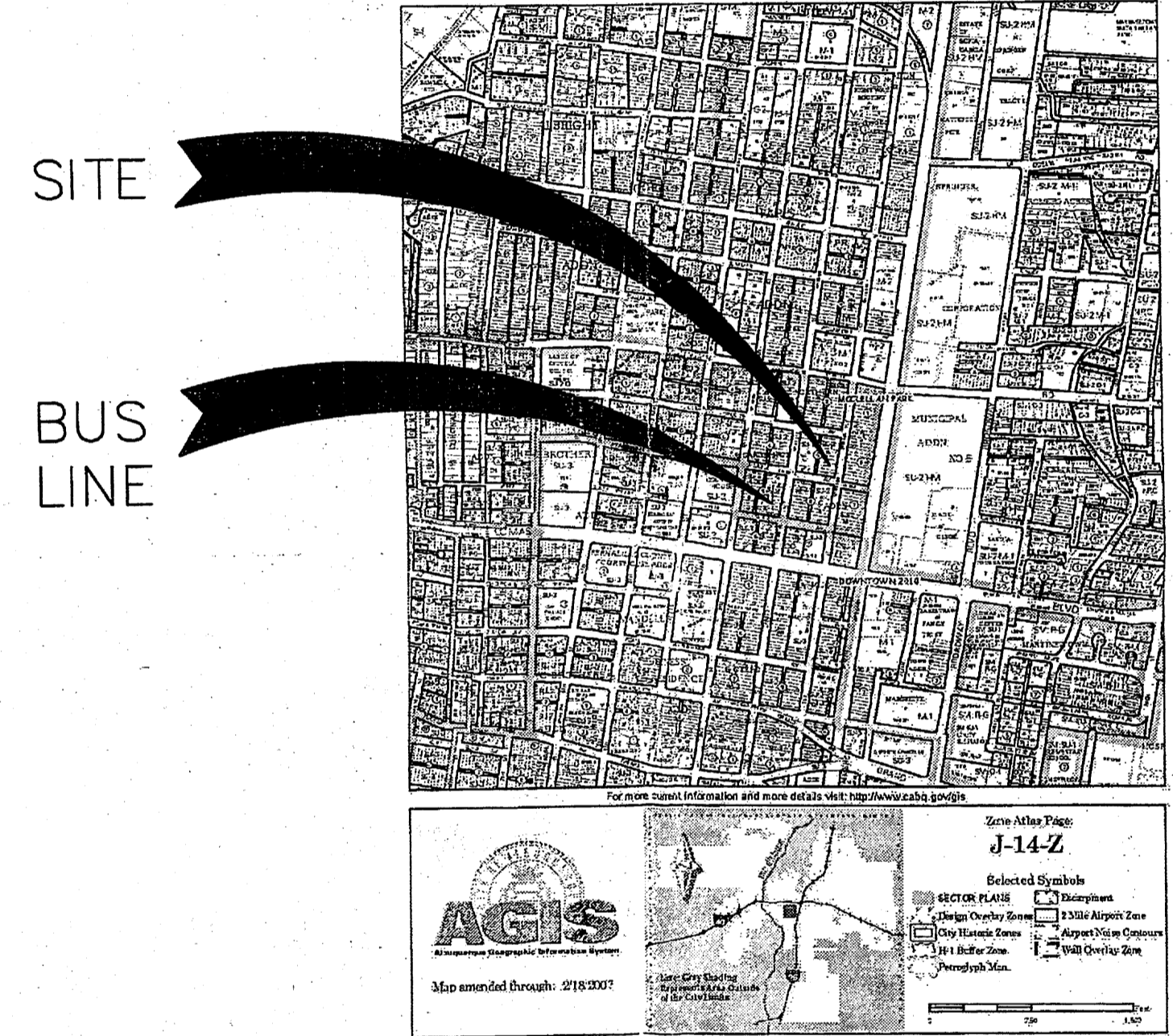
OFF STREET PARKING REQUIREMENTS
PER MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND
MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLAN

RETAIL-FOOD AND DRINK	0	2496 GSF	0
WAREHOUSE	1/2000	5532 GSF	3
MANUFACTURING	1/1000	6520 GSF	7
SUBTOTAL			10

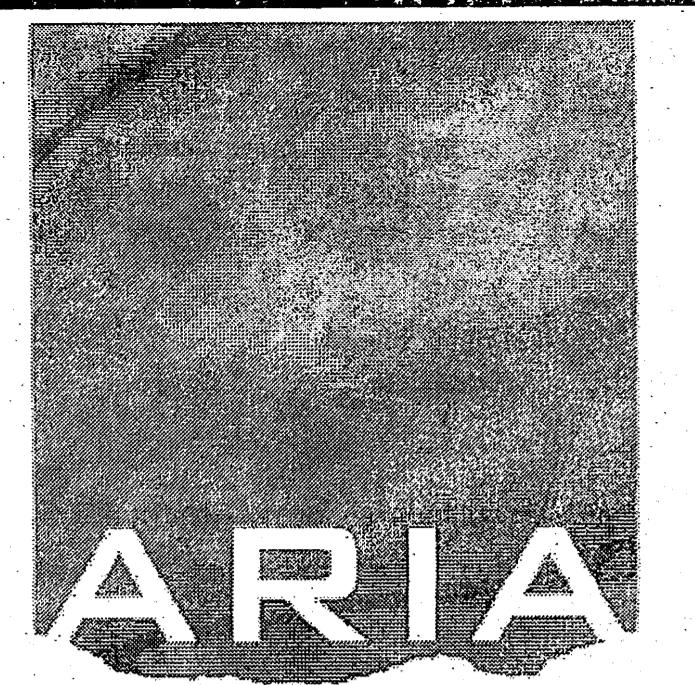
10% REDUCTION (300' FROM BUS ROUTE)	<1>
REDUCTION OF 1/2 OF EXISTING ON STREET PK	<1>
TOTAL SPACES REQUIRED	8
TOTAL SPACES PROVIDED	18
ADA PARKING REQUIRED	1 PER 25 PK
ADA PARKING PROVIDED	1
MOTORCYCLE PARKING REQUIRED	1 PER 25 PK
MOTORCYCLE PARKING PROVIDED	1
BICYCLE PARKING REQUIRED	1 PER 20
BICYCLE PARKING PROVIDED	6

LANDSCAPE BUFFER 5' WIDE BETWEEN ADJACENT RESIDENTIAL PROVIDED 8' WIDE IRRIGATED LANDSCAPE STRIP
SCREEN 6' HIGH SCREEN BETWEEN PARKING AND ADJACENT RESIDENTIAL PROVIDED 6' HIGH WOOD FENCE

LANDSCAPE REQUIREMENTS
PER MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND
MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLAN
STREET TREES REQUIRED AND PROVIDED ALONG FIRST STREET



(C5) VICINITY PLAN
N.T.S.



ARCHITECTURE
ARIA ARCHITECTURE LLC
227 JEFFERSON STREET NORTHEAST
ALBUQUERQUE | NEW MEXICO | 87108
PHONE | 505.506.2314 | 505.573.5583

**MARBLE BREWERY
NEW BUILDING
ADDITION**
111 MARBLE
ALBUQUERQUE, NM

Architect/Engineer

ARIA SUBMITTAL 6/30/2011

PROJECT NUMBER: 1005437
APPLICATION NUMBER: 10-70158

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG 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	Date	06-29-11
Water Utility Development	Date	06/29/11
Parks & Recreation Department	Date	6/29/11
City Engineer	Date	6-29-11
City Metropolitan Redevelopment Agency	Date	
* Environmental Health Department (conditional)	Date	
Solid Waste Management	Date	8-9-11
DRB Chairperson, Planning Department	Date	

* Environmental Health, if necessary

MARK	DATE	DESCRIPTION
1	6/29/11	DRB COMMENTS
1	6/21/11	DRB COMMENTS

ISSUE: DRB SUBMITTAL
PROJECT NO: 1001
CAD DWG FILE: 1001-AS101
DRAWN BY: CAD
CHECKED BY: PROJECT ARCH
DATE: 6/1/11

SHEET TITLE
SITE PLAN

AS101

1005437

EXISTING SITE DRAINAGE:

THIS 0.65 ACRE SITE IS LOCATED AT THE NORTHWEST CORNER OF MARBLE AVE. AND 1ST STREET WITH AN ADDRESS OF 111 MARBLE AVENUE. IT CONSISTS OF THE EXISTING MARBLE BREWERY BUILDING, A GRAVEL PARKING LOT AND AN EXISTING RESIDENCE. THE SITE IS BOUNDED ON THE NORTH BY A RESIDENCE, ON THE WEST BY AN ALLEY AND EXISTING BUILDING, ON THE EAST BY FIRST STREET AND ON THE SOUTH BY MARBLE AVE. THE SITE CURRENTLY DRAINS FROM WEST TO EAST WITH THE EXISTING BREWERY DRAINING NORTH TO SOUTH. ALL OF THE DRAINAGE FLOWS TO THE STREET AND THEN INTO AN EXISTING DROP INLET LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION. THE EXISTING SITE CURRENTLY DISCHARGES 2.34 CFS TO THE STREETS.

THE SITE DOES NOT LIE WITHIN A FLOOD PLAN ALTHOUGH 1ST STREET ADJACENT TO THE SITE IS LOCATED IN A ZONE AD FLOOD PLAN WITH A DEPTH OF ONE FOOT.

PROPOSED SITE DRAINAGE:

THIS PROJECT IS AN EXPANSION OF THE EXISTING BREWERY. THE RESIDENCE TO THE NORTH OF THE PROPERTY WILL BE DEMOLISHED TO MAKE ROOM FOR THE EXPANSION. THE EXISTING LOT LINES WILL BE ELIMINATED WITH A REPLAT. ALL PARKING LOTS WILL BE PAVED AND THE SITE WILL MAINTAIN THE SAME DRAINAGE PATTERN THAT CURRENTLY EXISTS.

THE CHANGE IN LAND USE WILL INCREASE THE EXISTING FLOW BY 0.62 CFS TO 2.96 CFS TOTAL DISCHARGE. THIS INCREASE IN FLOW AMOUNTS TO A VOLUME OF 1350 CUBIC FEET. THIS VOLUME IS CONTAINED WITHIN THE TWO WATER HARVESTING AREAS SHOWN ON THE PLAN. THE EXPANSION WILL NOT CAUSE ANY FLOWS TO ENTER 1ST STREET AND WILL NOT HAVE A NEGATIVE AFFECT ON THE FLOOD PLAN.

Weighted E Method

Existing On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment				100-Year			10-Year				
			%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)		
Ex. Building	10,670	0.24	0%	0	0%	0.00	0%	0.00	2.120	0.043	1.15	1.340	0.027	0.77
Ex. Parking Lot	11,091	0.25	0%	0	0%	0.00	100%	0.25	1.130	0.024	0.80	0.529	0.011	0.44
Ex. Residence	6,678	0.15	0%	0	90%	0.14	0%	0.00	0.914	0.012	0.39	0.386	0.005	0.18
						Total Flow 2.34								

Proposed On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment				100-Year			10-Year				
			%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)		
Ex. Building	10,670	0.24	0%	0	0%	0.00	0%	0.00	2.120	0.043	1.15	1.340	0.027	0.77
Ex. Parking Lot	11,091	0.25	0%	0	2%	0.01	0%	0.00	2.093	0.044	1.18	1.319	0.028	0.79
Ex. Residence	6,678	0.15	0%	0	25%	0.04	0%	0.00	1.785	0.023	0.63	1.075	0.014	0.40
						Total Flow 2.96								

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

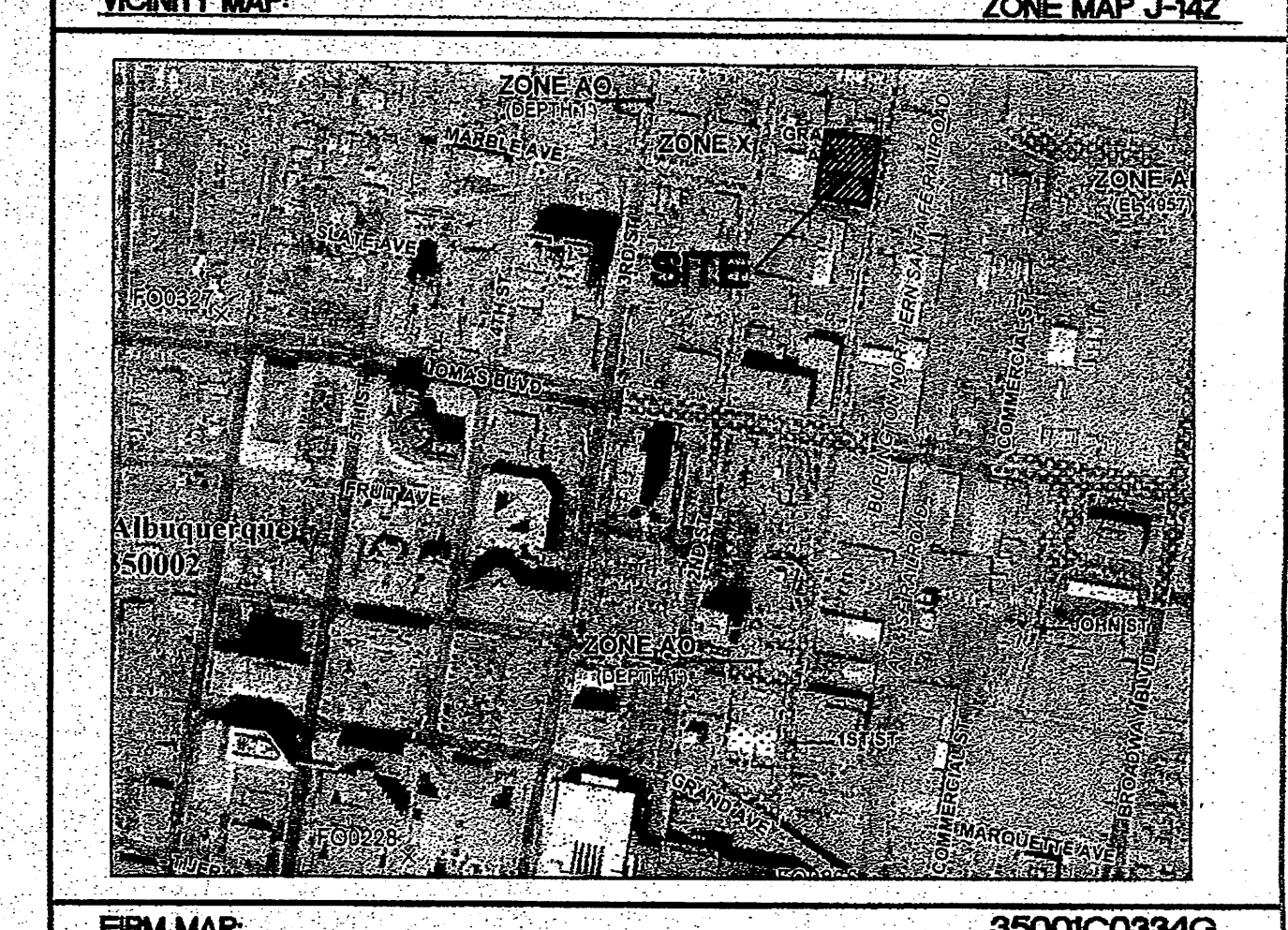
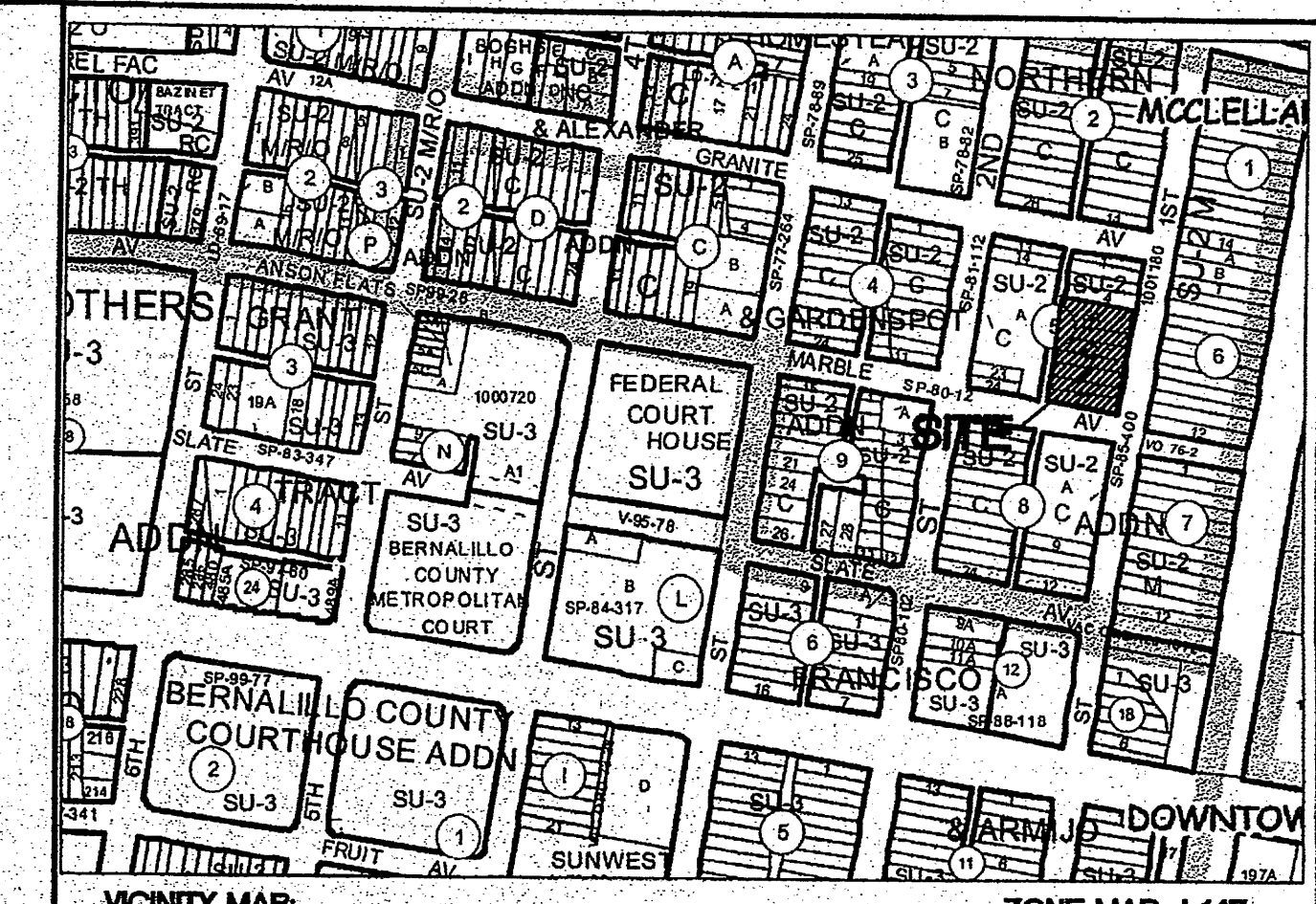
Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation E (inches)

Zone 2	100-Year	10-Year
Ea	0.53	0.13
Eb	0.78	0.28
Ec	1.13	0.52
Ed	2.12	1.34

Peak Discharge (cfs/acre)

Zone 2	100-Year	10-Year
Qa	1.56	0.38
Qb	2.28	0.95
Qc	3.14	1.71
Qd	4.70	3.14



FRM MAP: 35001C0334G

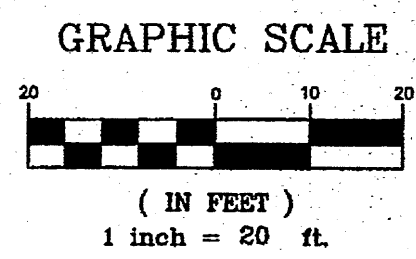
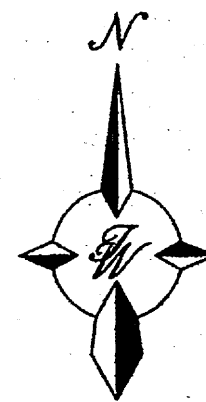
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- THIS PROPERTY IS LESS THAN 1.0 ACRE AND WILL NOT BE REQUIRED TO FILE A NPDES PERMIT WITH EPA.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

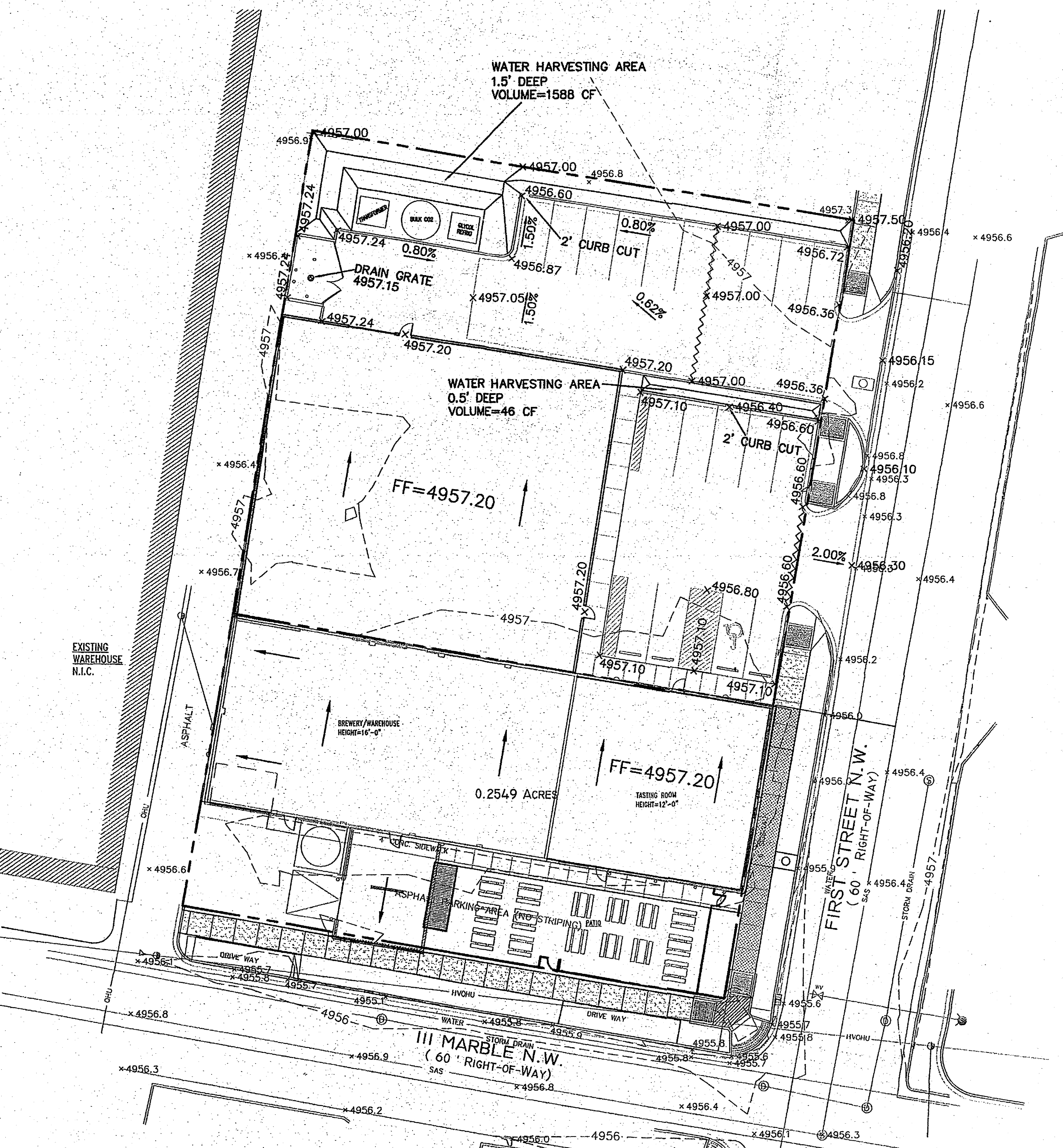
APPROVAL	NAME	DATE
INSPECTOR		



CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

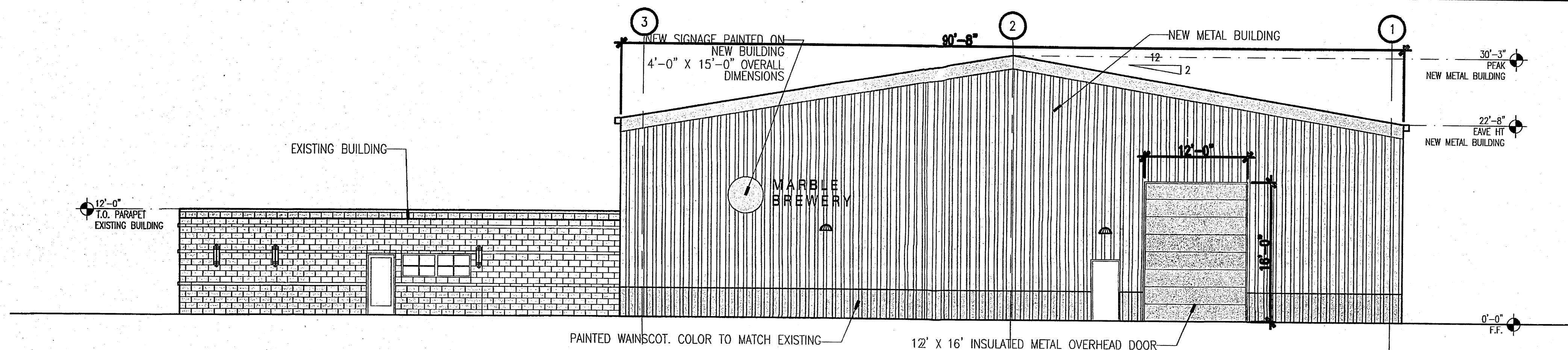
LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- - - EXISTING CURB & GUTTER
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- - - EXISTING OVERHEAD UTILITIES
- - - EX. UGE - - - EXISTING UNDERGROUND UTILITIES
- - - EX. 3" GAS - - - EXISTING GAS
- - - EX. 8" SAS - - - EXISTING SANITARY SEWER LINE
- - - EX. WL - - - EXISTING WATER LINE
- - - EX. RCP - - - EXISTING STORM SEWER LINE
- ~ ~ ~ WATER BLOCK

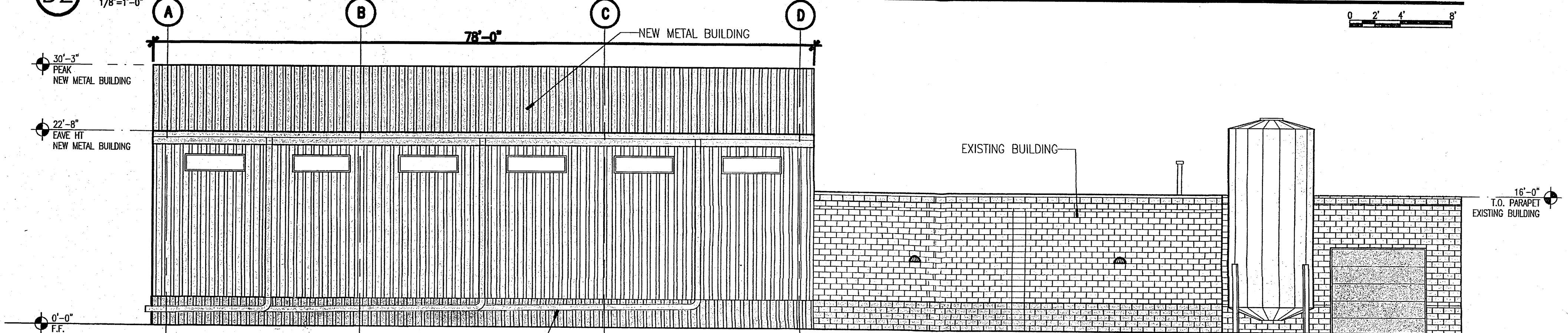


ROUGH GRADING APPROVAL _____ DATE _____

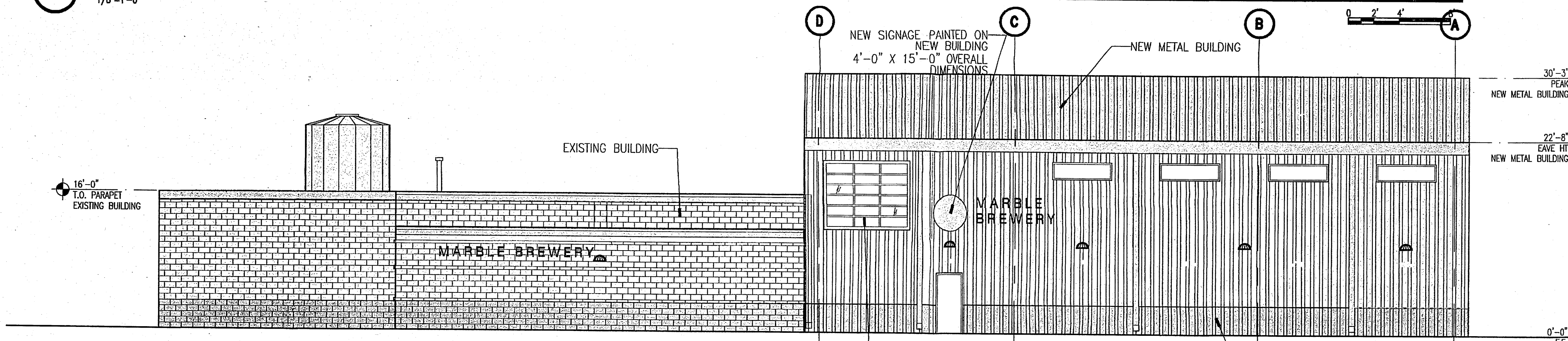
	MARBLE BREWERY 1ST ST AND MARBLE ST GRADING PLAN	DRAWN BY pm DATE 4-20-11 DRAWING 210067-CRB.DWG
	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 1 JOB # 2010067



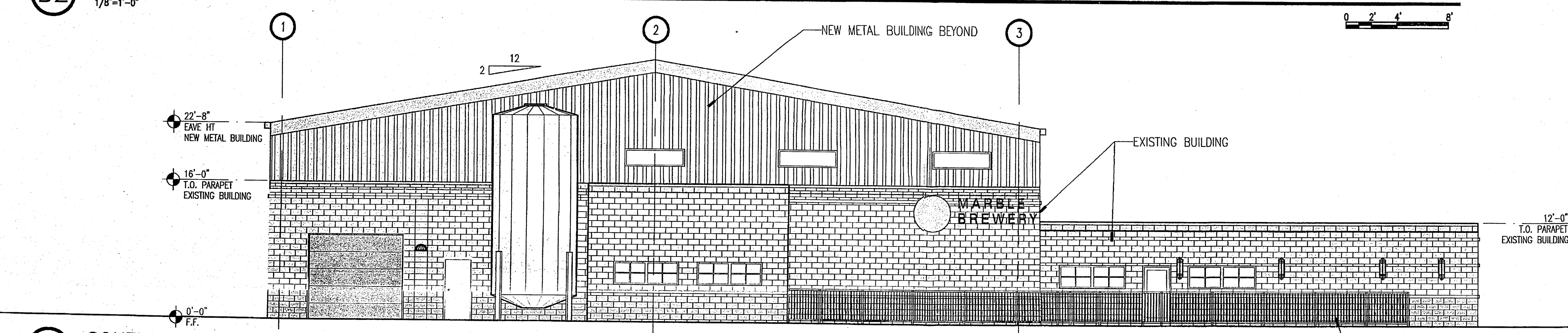
D2 NORTH ELEVATION
1/8"=1'-0"



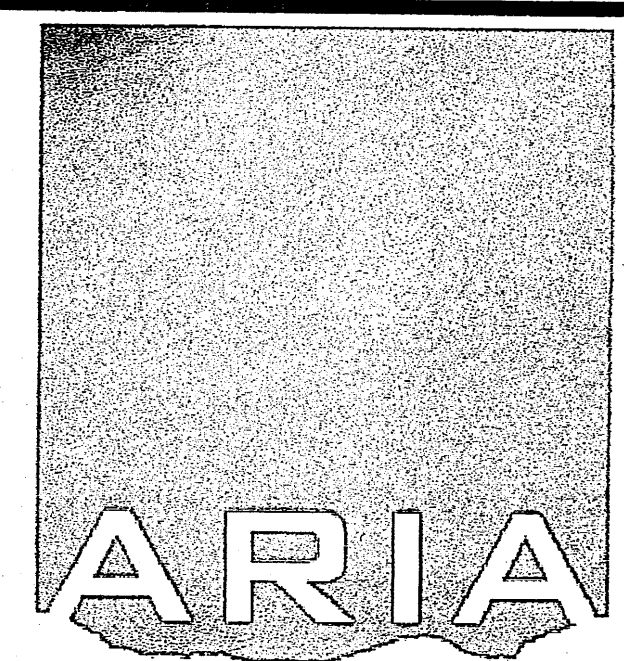
C2 WEST ELEVATION (ALLEY)
1/8"=1'-0"



B2 EAST ELEVATION
1/8"=1'-0"



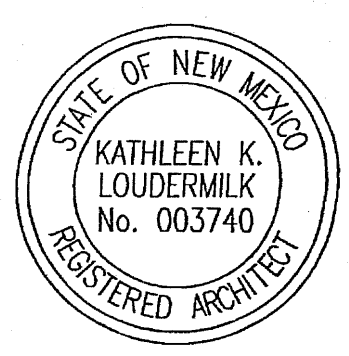
A2 SOUTH ELEVATION
1/8"=1'-0"



ARCHITECTURE
ARIA ARCHITECTURE LLC
 227 JEFFERSON STREET NORTHEAST
 ALBUQUERQUE | NEW MEXICO | 87108
 PHONE | 505.506.2314 | 505.573.5583

**MARBLE BREWERY
 NEW BUILDING
 ADDITION**
 111 MARBLE
 ALBUQUERQUE, NM

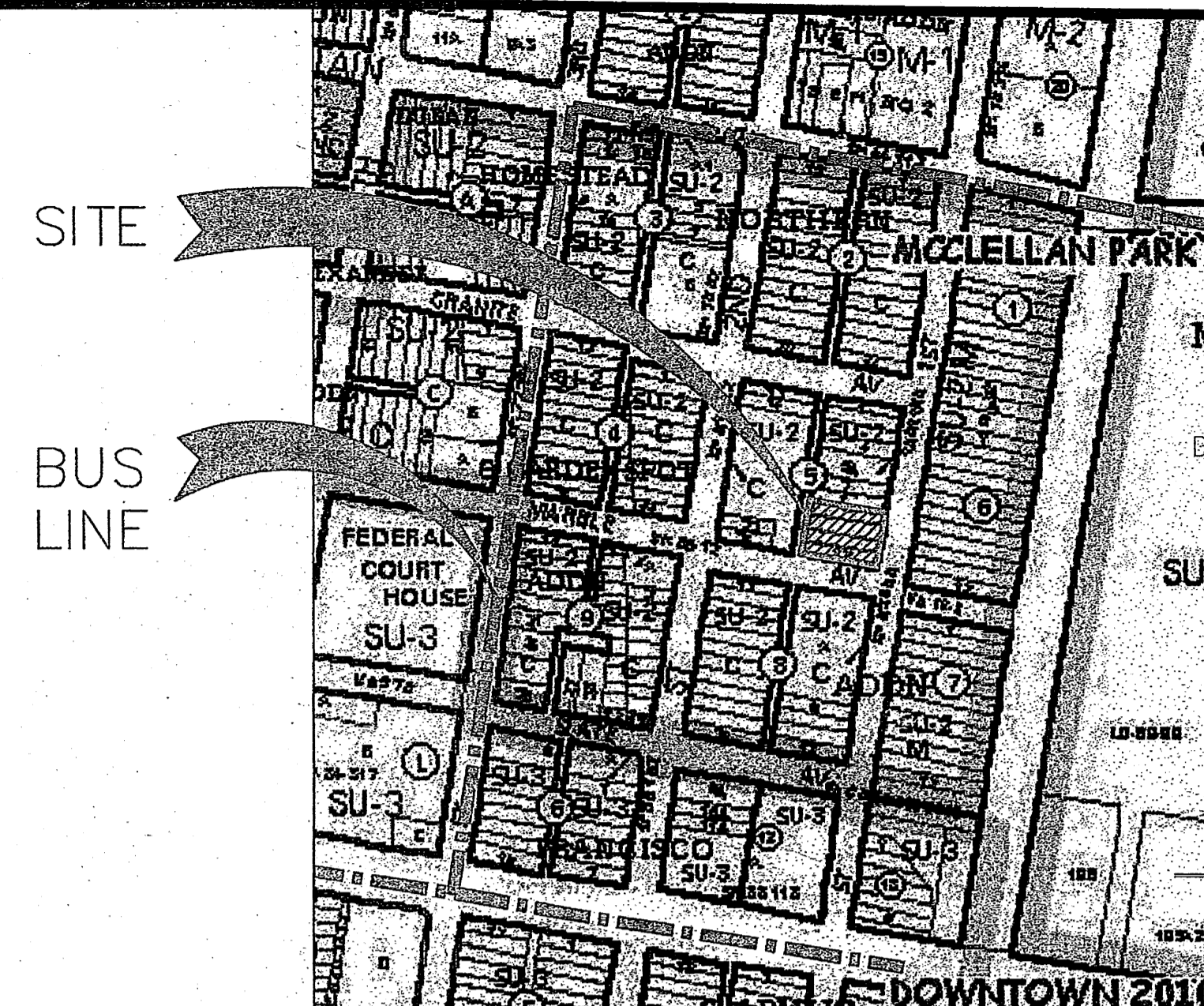
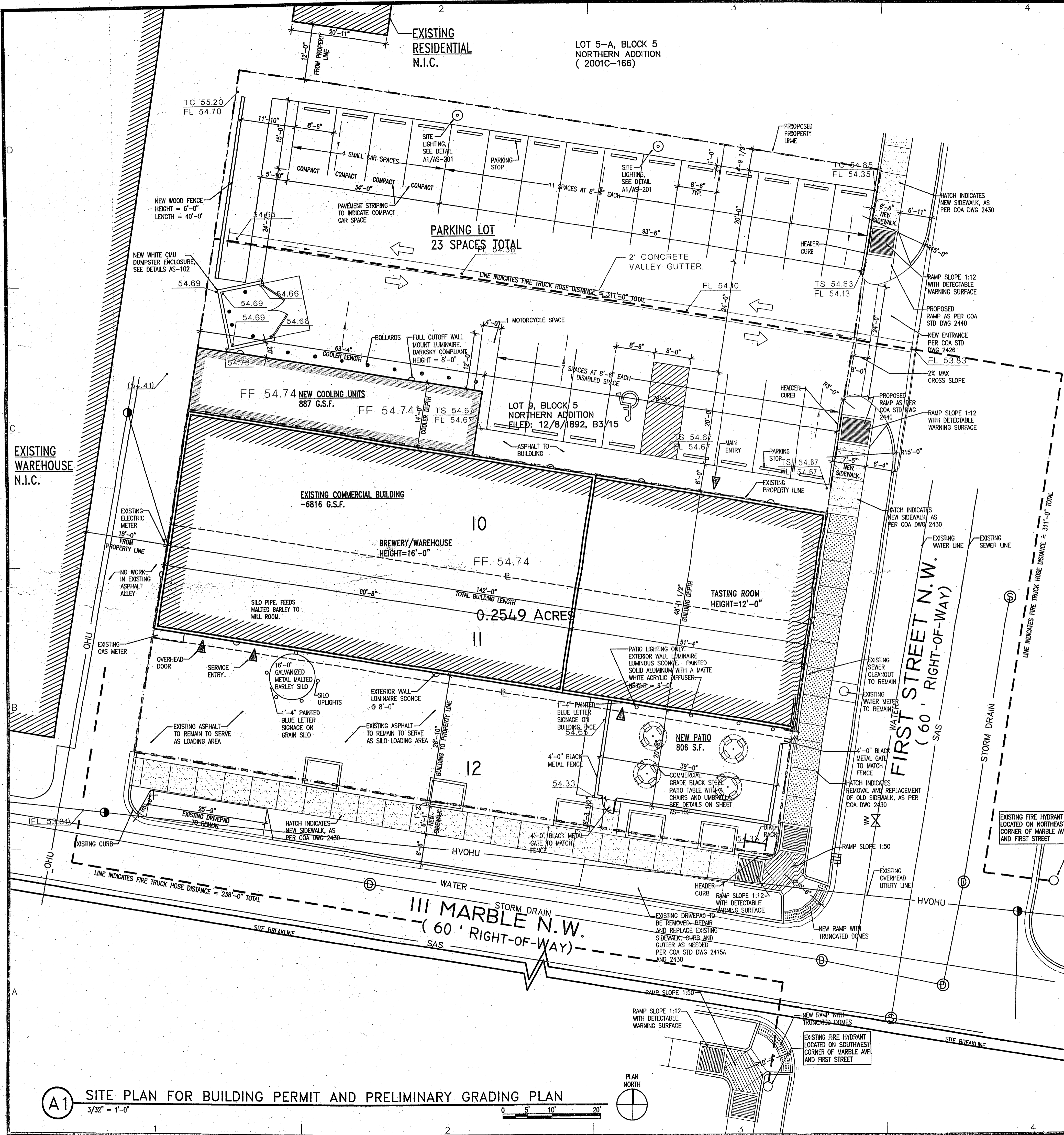
Architect/Engineer



MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		1001
CAD DWG FILE:		
DRAWN BY:		CAD
CHECKED BY:		PROJECT ARCH
DATE:		6/1/11

SHEET TITLE
BUILDING ELEVATIONS

A201



D5 VICINITY PLAN
N.T.S.

APD PLANS CHECKING OFFICE
224-5611
APPROVED/DISAPPROVED
6-19-07
SIGNATURE & DATE

SITE CALCULATIONS

PARKING REQUIREMENTS

MANUFACTURING/WAREHOUSE 4,000 SF OCCUPIABLE --> 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

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

STUDIO SW ARCHITECTS
Architect Engineer
STUDIO SOUTHWEST ARCHITECTS, INC.
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Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com
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CONSULTANTS
Architect Engineer

Architect Engineer
J. DAVID DEKKER
No. 1463
REGISTERED ARCHITECT
STATE OF NEW MEXICO

MARBLE BREWERY
111 MARBLE
ALBUQUERQUE, NM
REC-1
JUN 13 2007
HYDROLOGY SECTION

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITAL
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		
sheet of sheets		

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