

**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

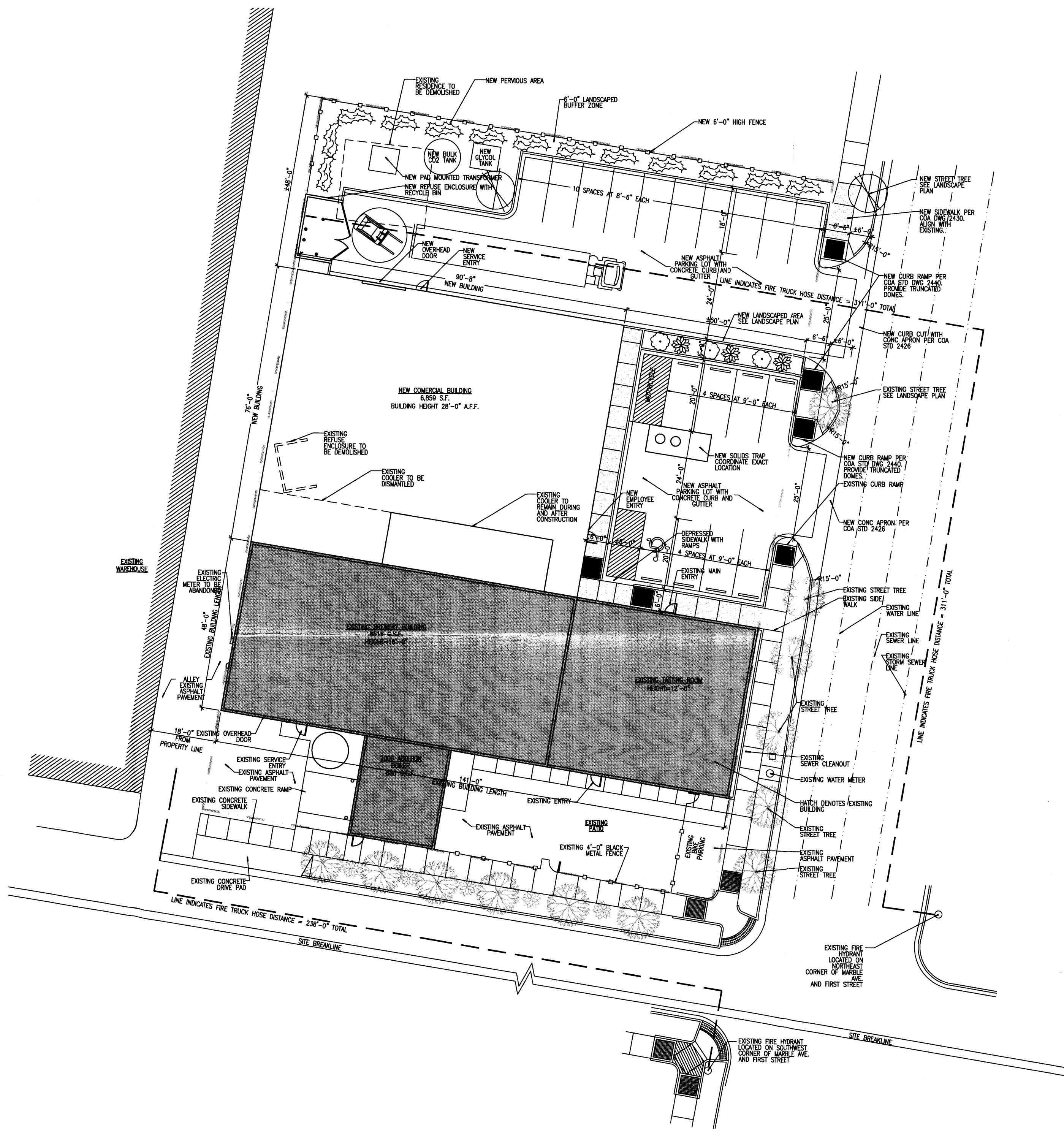
MOTORCYCLE PARKING REQUIRED 1 PER 25 PK  
MOTORCYCLE PARKING PROVIDED 1

BICYCLE PARKING REQUIRED 1 PER 20  
BICYCLE PARKING PROVIDED 6

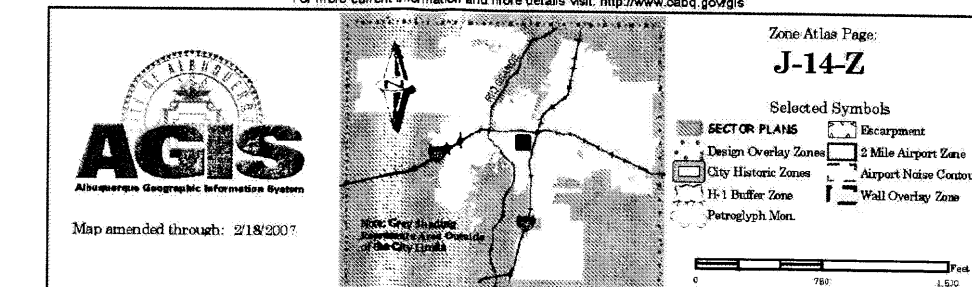
LANDSCAPE BUFFER 6' WIDE BETWEEN ADJACENT RESIDENTIAL  
PROVIDED 6' WIDE IRRIGATED LANDSCAPE STRIP  
SCREEN 6' HIGH SCREEN BETWEEN PARKING AND ADJACENT RESIDENTIAL  
PROVIDED 6' HIGH WOOD FENCE

LANDSCAPE REQUIREMENTS  
PER MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND  
MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLAN

STREET TREES REQUIRED AND PROVIDED ALONG FIRST STREET

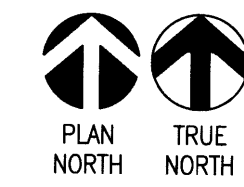
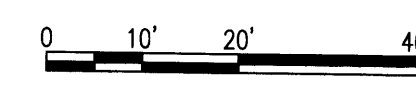


SITE  
BUS LINE



(C5) VICINITY PLAN  
N.T.S.

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



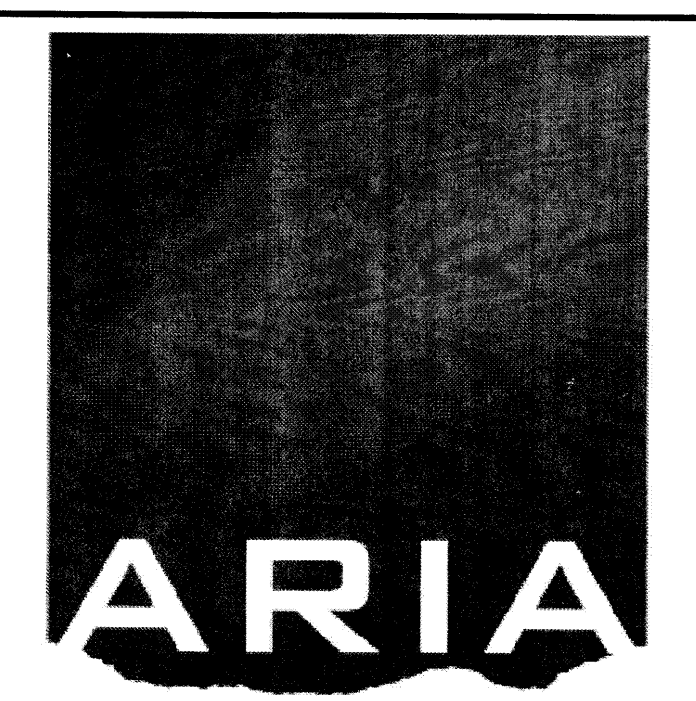
**PROJECT NUMBER: 1005437**  
**APPLICATION NUMBER: 10-70158**

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

\* Environmental Health, if necessary



**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



City of Albuquerque  
Building & Safety

OCT 18 2011

I.B.C.  
Plan Check Section

ARIA SUBMITTAL 6/30/2011

MARK	DATE	DESCRIPTION
▲	6/29/11	DRB COMMENTS
▲	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

**ORIGINAL**

**AS101**

**SITE INFORMATION**

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

THE PROPERTY LOCATED AT 111 MARBLE AVE. NW, LEGALLY DESCRIBED AS LOT  
7A, BLOCK 5, NORTHERN ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW  
MEXICO, IS ZONED SU-2-C AND IS LOCATED WITHIN THE BOUNDARIES OF THE  
MCCLELLAN PARK SECTOR DEVELOPMENT PLAN.

BECAUSE THE PROPERTY FRONTS ON A DESIGNATED PEDESTRIANWAY AS IDENTIFIED  
BY THE SECTOR PLAN, A BUSINESS ENGAGING IN THE SALE OF FOOD AND DRINK  
FOR BOTH ON-AND OFF-PREMISE CONSUMPTION FROM THIS LOCATION DOES NOT  
HAVE TO MEET PARKING REQUIREMENTS (REFERENCE SECTION IV.A.7 OF THE  
MCCLELLAN PARK SECTOR DEVELOPMENT PLAN).

LANDSCAPE REQUIREMENTS  
PER MCCLELLAN PARK SECTOR DEVELOPMENT PLAN AND  
MCCLELLAN PARK METROPOLITAN REDEVELOPMENT PLAN

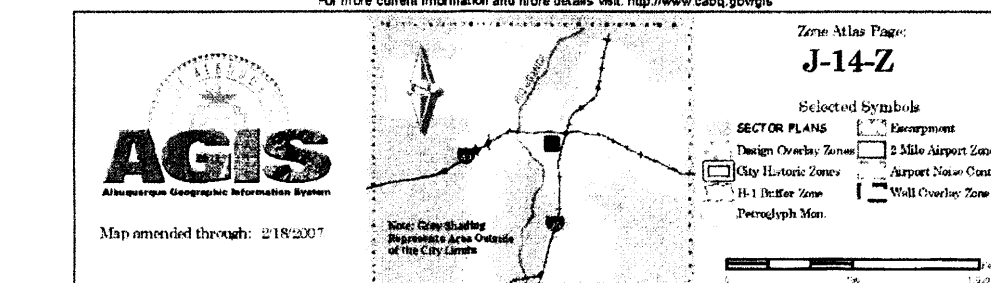
- LANDSCAPE BUFFER 6" WIDE BETWEEN ADJACENT RESIDENTIAL  
-PROVIDED 6" WIDE IRRIGATED LANDSCAPE STRIP
- SCREEN 6" HIGH SCREEN BETWEEN PARKING AND ADJACENT RESIDENTIAL  
-PROVIDED 6" HIGH WOOD FENCE
- STREET TREES REQUIRED AND PROVIDED ALONG FIRST STREET



STUDIO CONSULTANTS, INC  
21 BROKERAGE ST  
EDGEWOOD NM, 87015  
DANIEL@ARIASCINC.COM  
(505) 506-2314

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

Architect/Engineer



**(C5) VICINITY PLAN**  
N.T.S.



**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
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
City Metropolitan Redevelopment Agency	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	7-9-2014
DRB Chairperson, Planning Department	Date

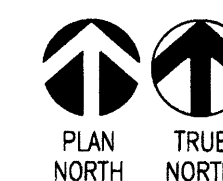
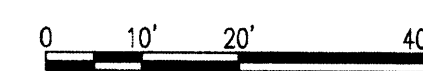
\* Environmental Health, if necessary

DRB ADMINISTRATIVE  
SITE PLAN AMENDMENT  
PROJECT NO. 1005437  
APPLICATION NO. 10-70158  
Amended at 11:00 AM  
7-29-14  
PLANNING DIRECTOR DATE



**(A1) OVERALL SITE PLAN, MARBLE BREWERY NEW BUILDING ADDITION**

1"=20'



DRB 1005437

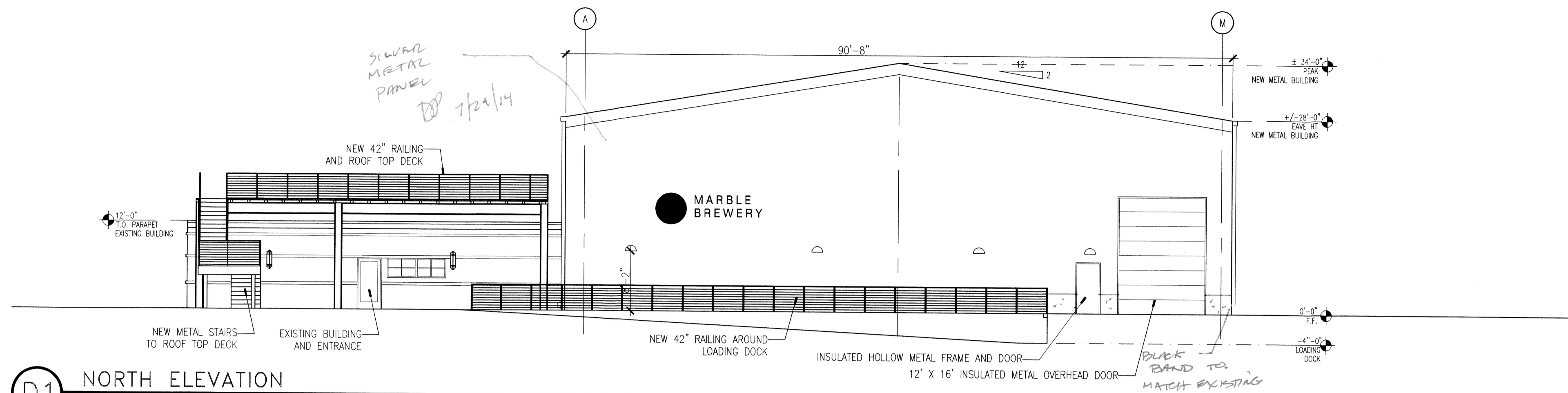
**AS101**

# ARIA

STUDIO CONSULTANTS, INC  
 21 BROKERAGE ST  
 EDGEWOOD NM, 87015  
 DANIEL@ARIASCINC.COM  
 (505) 506-2314

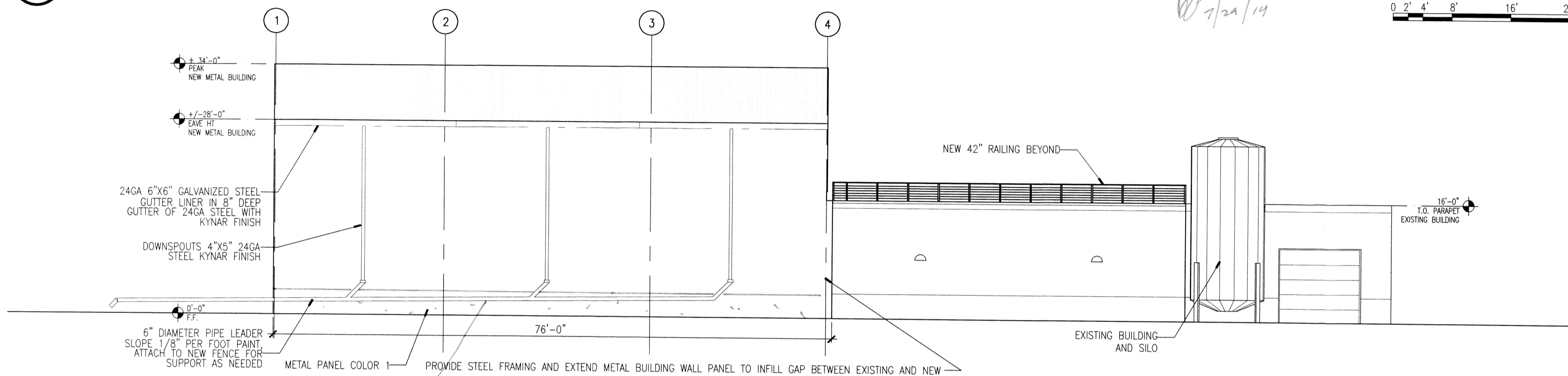
**MARBLE BREWERY  
 NEW BUILDING  
 ADDITION**  
 111 MARBLE AVENUE NW  
 ALBUQUERQUE, NM

Architect/Engineer



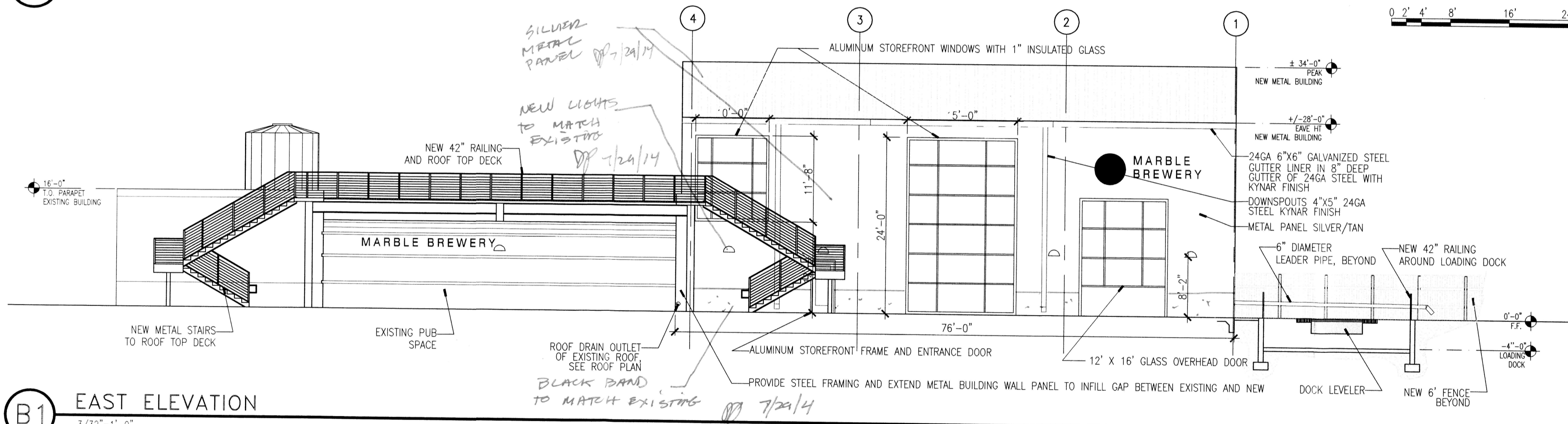
**D1 NORTH ELEVATION**

3/32"=1'-0"



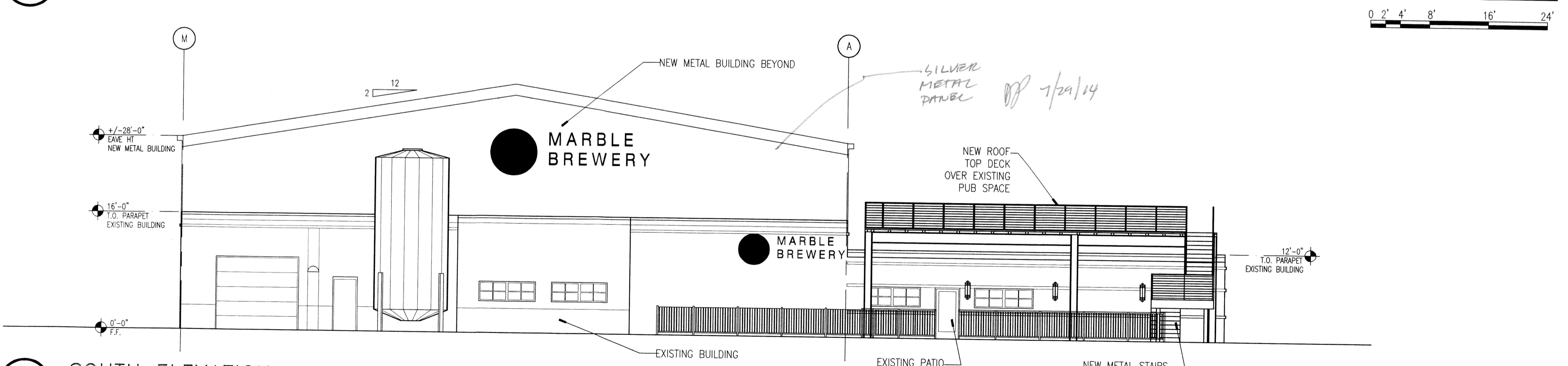
**C1 WEST ELEVATION (ALLEY)**

3/32"=1'-0"



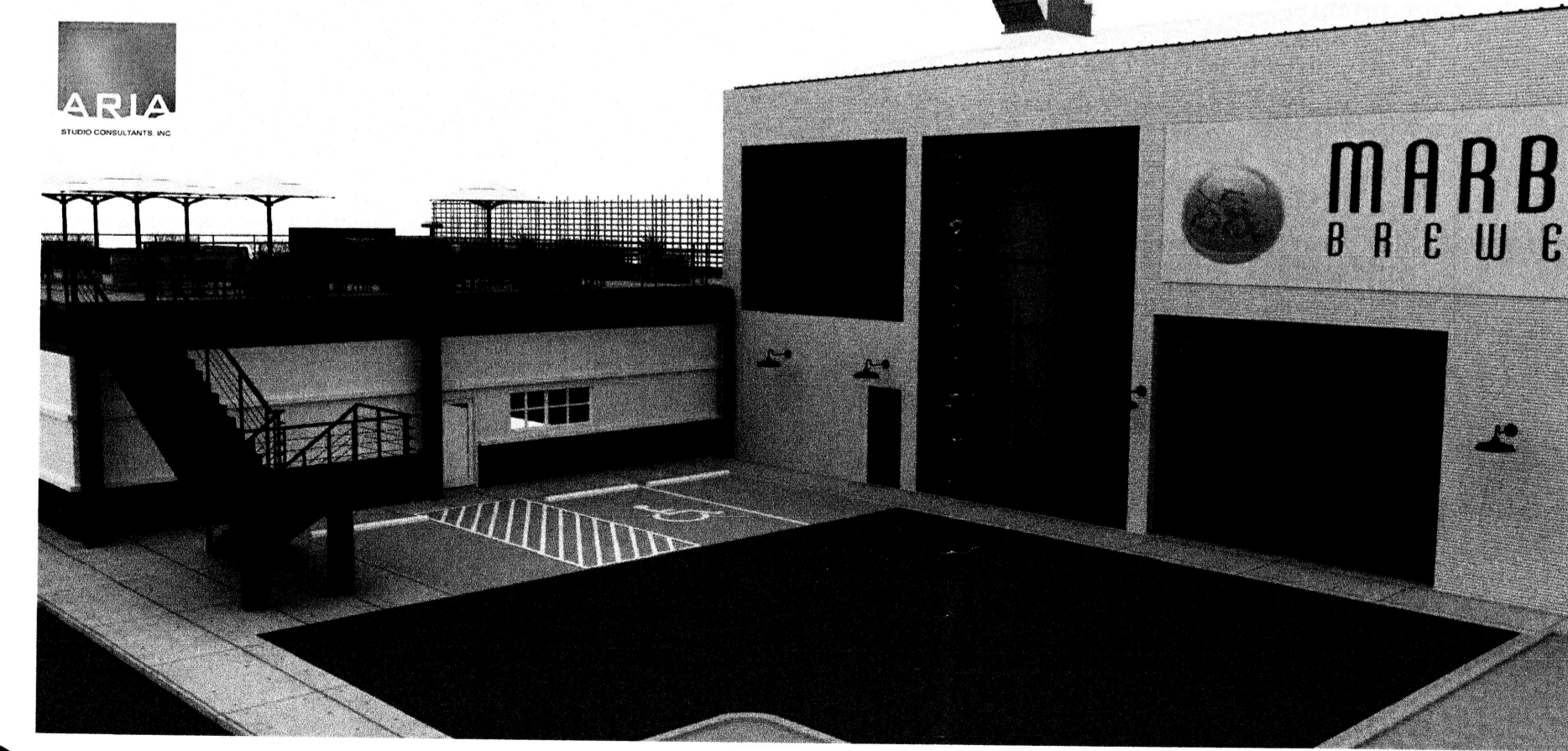
**B1 EAST ELEVATION**

3/32"=1'-0"



**A1 SOUTH ELEVATION**

3/32"=1'-0"



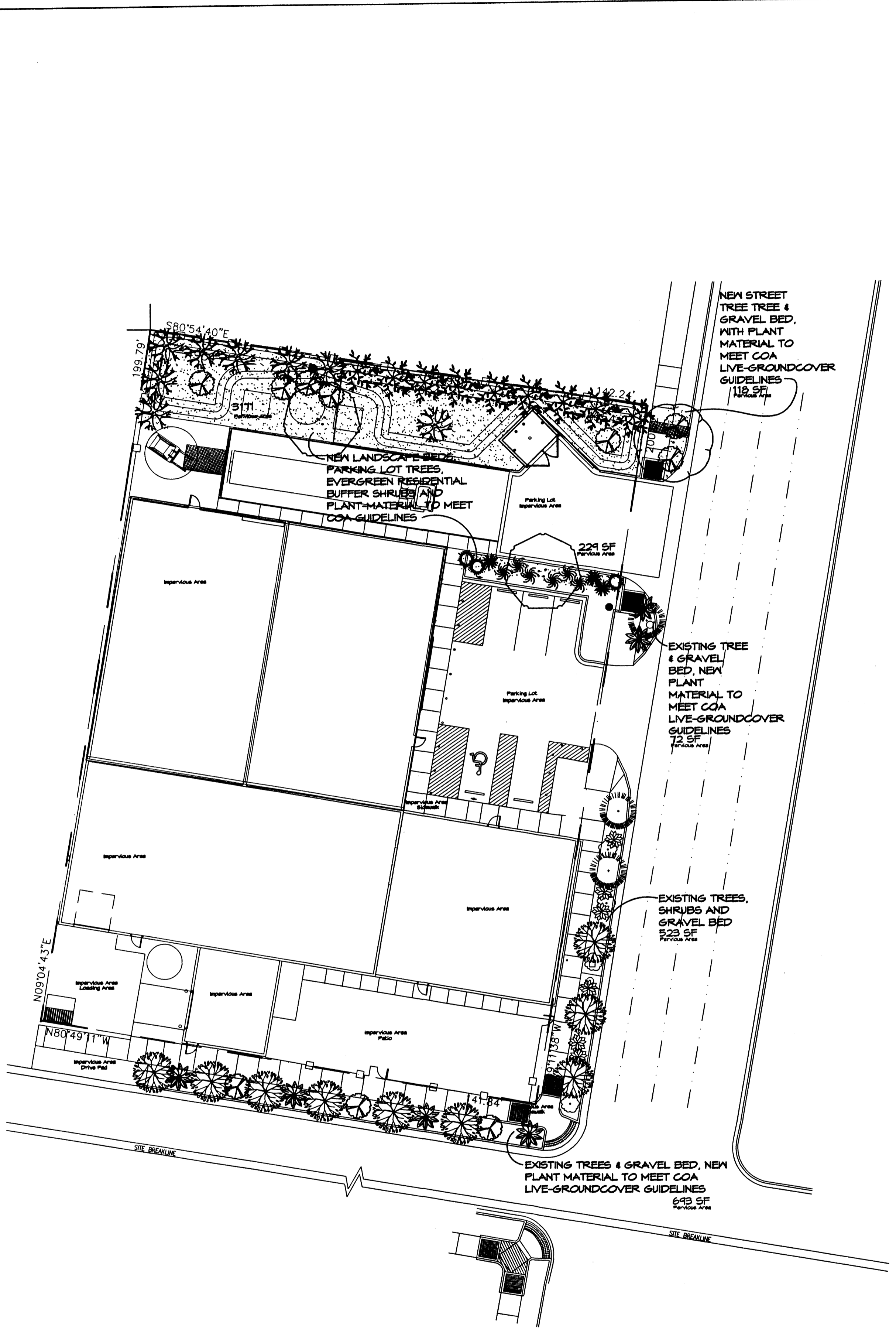
**A2 BUILDING RENDERINGS**

N.T.S.

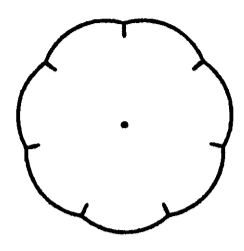
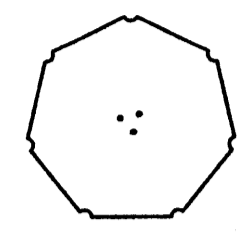










MARK	DATE	DESCRIPTION
ISSUE:	DRB AA 2014	
PROJECT NO:	1407	
CAD DWG FILE:		
DRAWN BY:	DGP	
CHECKED BY:	DGP	
DATE:	7/8/14	

SHEET TITLE  
**BUILDING ELEVATIONS**

**A201**



**PLANT LEGEND**

-  AUTUMN PURPLE ASH 1  
*Fraxinus americana*  
2" Cal., 12-14" Inst., 60' x 60' maturity  
Water (M) Allergy (H) 0sf  
STREET TREE
-  COMMON HACKBERRY 3  
*Celtis occidentalis*  
2" Cal., 12-14" Inst., 40' x 40' maturity  
Water (M) Allergy (L) 0sf  
PARKING LOT TREE
-  \* AUSTRIAN PINE 9  
*Pinus nigra*  
6'-8' Inst., 35' x 25' maturity  
Water (M) Allergy (L) 0sf  
EVERGREEN RESIDENTIAL BUFFER
-  \* Spanish Broom 8  
*Genista hispanica*  
5 Gal., 2'-4" Inst., 10' x 10' maturity  
Water (M) Allergy (L) 100sf  
EVERGREEN RESIDENTIAL BUFFER
-  MAIDENHAIR 6  
*Miscanthus sinensis*  
5 Gal., 18"-3' Inst., 3' x 5' maturity  
Water (M+) Allergy (L) 25sf
-  \* SCOTCH BROOM 3  
*Cytisus scoparius*  
5 Gal., 18"-3' Inst., 4' x 4' maturity  
Water (M) Allergy (L) 16sf
-  \* RED YUCCA 3  
*Hesperaloe parviflora*  
5 Gal., 18"-3' Inst., 3' x 4' maturity  
Water (L+) Allergy (L) 16sf
-  \* HONEYSUCKLE 12  
*Lonicera japonica 'Halliana'*  
1 Gal., 6"-15" Inst., 3' x 12' maturity  
Water (M) Allergy (L) 144sf  
Unstaked - Groundcover  
EVERGREEN PARKSTRIP COVERAGE
-  \* GREYLEAF COTONEASTER 6  
*Cotoneaster glaucophyllus*  
5 Gal., 24"-4' Inst., 2' x 9' maturity  
Water (M) Allergy (L) 81sf  
EVERGREEN PARKSTRIP COVERAGE
-  7/8" SANTA FE BROYN GRAVEL,  
OVER FILTER FABRIC TO A  
MINIMUM DEPTH OF 3"
-  2-4" COBBLE OVER FILTER  
FABRIC TO A MINIMUM DEPTH  
OF 6"; PROPOSED RETENTION  
POND- GRADES NOT GREATER  
THAN 3:1
-  EXISTING TREES AND SHRUBS  
TO REMAIN

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive (3) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Subirrigation systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

**STREET TREE REQUIREMENTS - Minimum 2" Caliper**

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

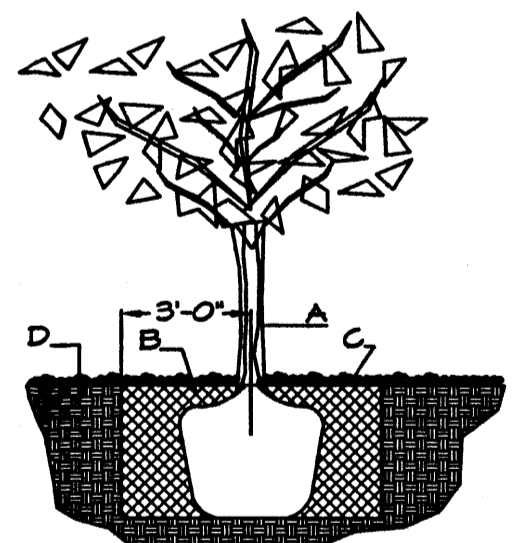
Name of Street: MARBLE  
Required 7 Provided 7 (1 NEW, 6 EXISTING)

Name of Street: 15T STREET  
Required 5 Provided 5 (5 EXISTING)

**PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper**

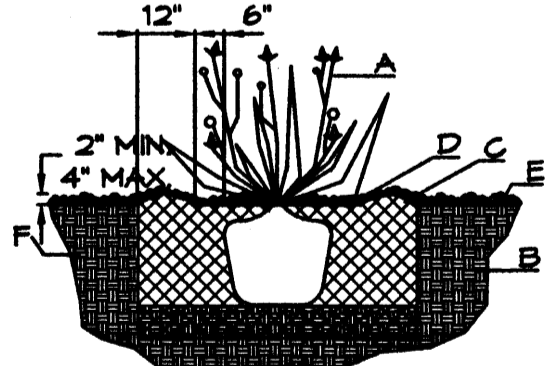
Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces  
Required 2 Provided 2



**TREE PLANTING DETAIL**

- NTS
- GENERAL NOTES:**
- ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
  - TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
  - PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
  - PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.
- CONSTRUCTION NOTES:**
- TREE
  - BACKFILL WITH EXISTING SOIL.
  - 3" DEPTH OF GRAVEL MULCH.
  - UNDISTURBED SOIL.



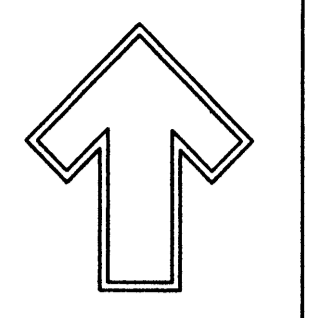
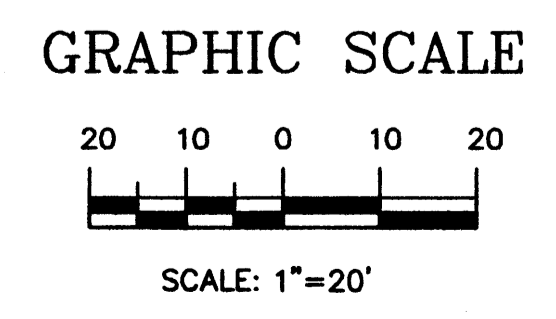
**SHRUB PLANTING DETAIL**

- NTS
- GENERAL NOTES:**
- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:**
- SHRUB.
  - BACKFILL WITH EXISTING SOIL.
  - EARTH BERM AROUND WATER RETENTION BASIN.
  - 3" DEPTH OF GRAVEL MULCH.
  - FINISH GRADE.
  - UNDISTURBED SOIL.

**LANDSCAPE CALCULATIONS**

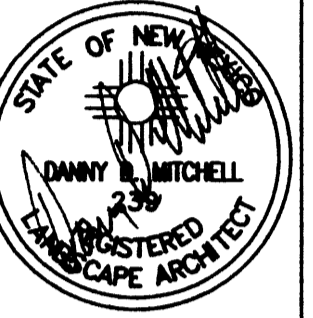
TOTAL LOT AREA	28360	square feet
TOTAL BUILDINGS AREA	14335	square feet
NET LOT AREA	14025	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	2104	square feet
TOTAL NEW BED PROVIDED	3171	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	2378	square feet
TOTAL GROUNDCOVER PROVIDED	2378	square feet
TOTAL EXISTING BED	1288	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	966	square feet
TOTAL GROUNDCOVER PROVIDED	1145	square feet
	227 sf Existing, 918 sf New	
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	4459	square feet

**NOTE TO CLIENT:**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap. In lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



Cont. Lic. #26458  
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Fax (505) 898-7737  
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



July 2, 2014

MARBLE BREWERY  
111 MARBLE AVE. NW

LANDSCAPE PLAN

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DRAWN BY: CMJ  
REVISION: 7-2-14 dm  
DATE: 7-2-14

SHEET #  
L1 of L1