

CITY OF ALBUQUERQUE



May 11, 2018

Martin Grummer
Martin FM Grummer Architects
331 Wellesley
Albuquerque, NM 87106

Re: McMahon Marketplace Taproom
5720 McMahon Market Place NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 8-25-17 (A11D011H)
Certification dated 04-27-18

Dear Mr. Grummer,

Based upon the information provided in your submittal received 04-27-18, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. Missing Motorcycle parking signs.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

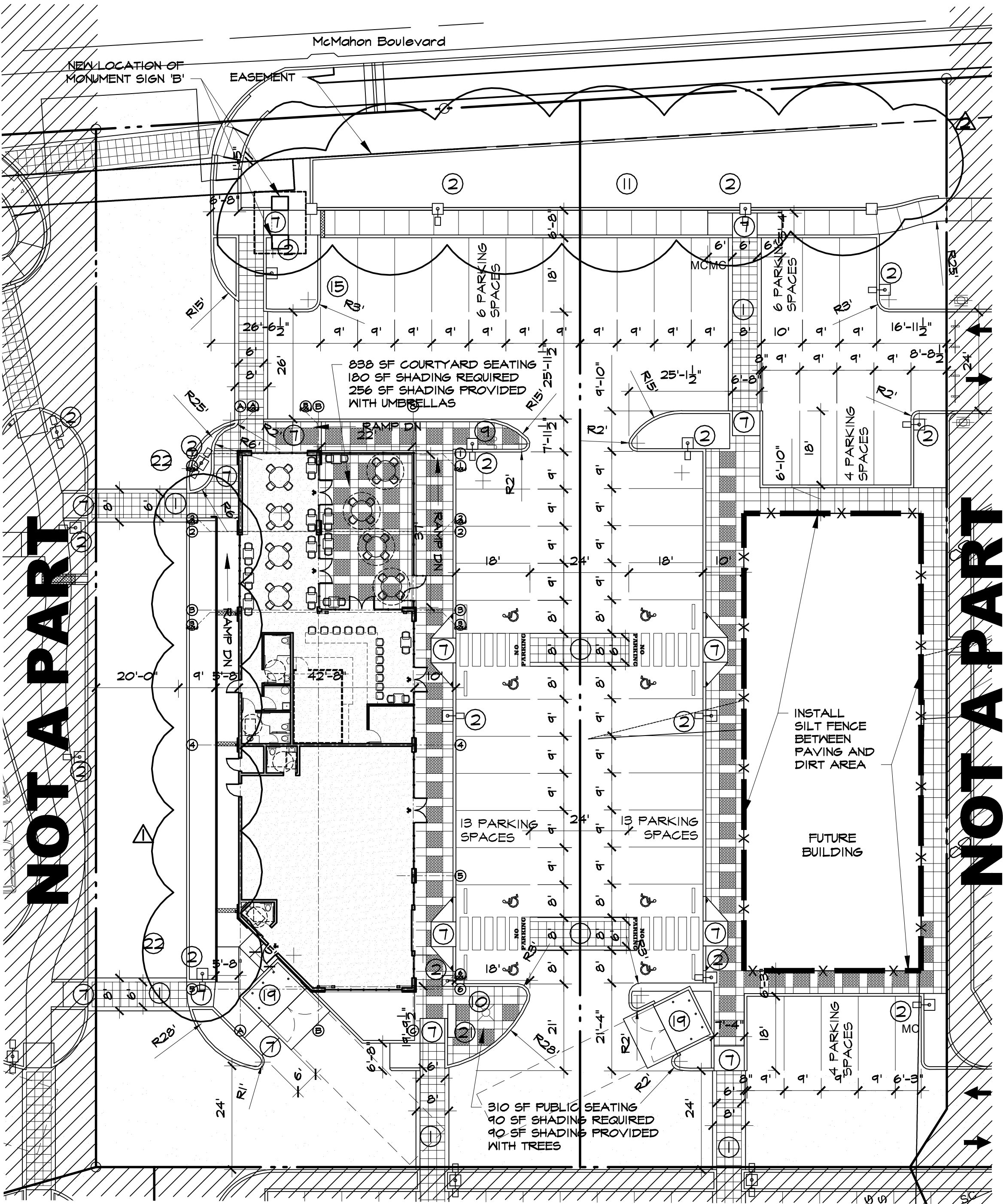
Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

KEYED NOTES

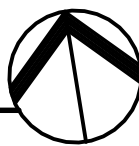
- 1 8" INTEGRALLY COLORED, RAISED, AND TEXTURED CONCRETE PEDESTRIAN CROSSWALK (RAISED TO TWO INCHES WHERE ALLOWED BY GRADES)
- 2 PROPOSED LIGHT POLE LOCATION RE: 3/A1.5 FOR POLE DETAIL
- 3 EXISTING 6' SIDEWALK
- 4 PROPOSED PONDING AREA (RE: CONCEPTUAL GRADING PLAN)
- 5 EXISTING 10' ASPHALT TRAIL TO REMAIN
- 6 LOCATION OF NEW 10' ASPHALT TRAIL
- 7 HANDICAP RAMP PER COA DWS @2441
- 8 INDICATES EXISTING 6' HIGH CMU (HEIGHT TO BE FIELD VERIFIED) SCREEN WALL FROM ADJACENT GRADE OF R ZONE AREA. COLOR OF WALL FACING COMMERCIAL DEVELOPMENT SHALL BE TAN IN COLOR.
- 9 INDICATES BIKE RACK LOCATION (9 BIKE CAPACITY)
- 10 OUTDOOR DINING/SEATING AREA (RE: LOCATION FOR SIZE) W/ 8' LONG X 3' WIDE BENCH SHADED BY TRELLIS AND LANDSCAPING
- 11 PROPOSED 3'-0" HIGH 8" INTEGRALLY COLORED SPLIT-FACED CMU BLOCK SCREEN WALL (TAN/RED COLOR) RE: 14/A3.0 FOR DETAIL
- 12 INDICATES SMALL CAR PARKING SPACE (9' X 15'-6" TYP.)
- 13 PROPOSED 30' LANDSCAPE BUFFER W/ 8' PEDESTRIAN PATHWAY
- 14 INDICATES PROPOSED FIRE HYDRANT LOCATION RE: UTILITY PLAN FOR INFO
- 15 INDICATES PROPOSED 5' X 10' MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS
- 16 NOT USED
- 17 INDICATES SIGN TYPE B.
- 18 HATCHED AREA INDICATES PROPOSED LANDSCAPE AREA TO BE WATERED W/ SUPPLEMENTAL WATER HARVESTING SYSTEM
- 19 INDICATES DUMPSTER LOCATION RE: DETAIL 2/A1.5 -INCLUDING SANITARY DRAIN FOR FOOD SERVICES. NOTE: ENCLOSURE SHALL MATCH ADJACENT BUILDING COLOR
- 20 INDICATES DUMPSTER LOCATION W/ RECYCLE - INCLUDING SANITARY DRAIN FOR FOOD SERVICES
- 21 INDICATES 18" HIGH BENCH LOCATION
- 22 SPEED BUMP

LANDSCAPE GRAVEL TO BE 2-3 INCH DEPTH OVER FABRIC. COLOR TO BE SANTA FE BROWN.



SITE PLAN - LOT 5 & 6a

1" = 20' - 0"



MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

PETERSON
PROPERTIES

McMAHON MARKET PLACE
TAPROOM & NEW SHELL BUILDING
5720 McMAHON BLVD NW
ALBUQUERQUE, NM 87114

SITE PLAN - LOTS 5 & 6a

LOT
5

DATE: 25 AUG 2017
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

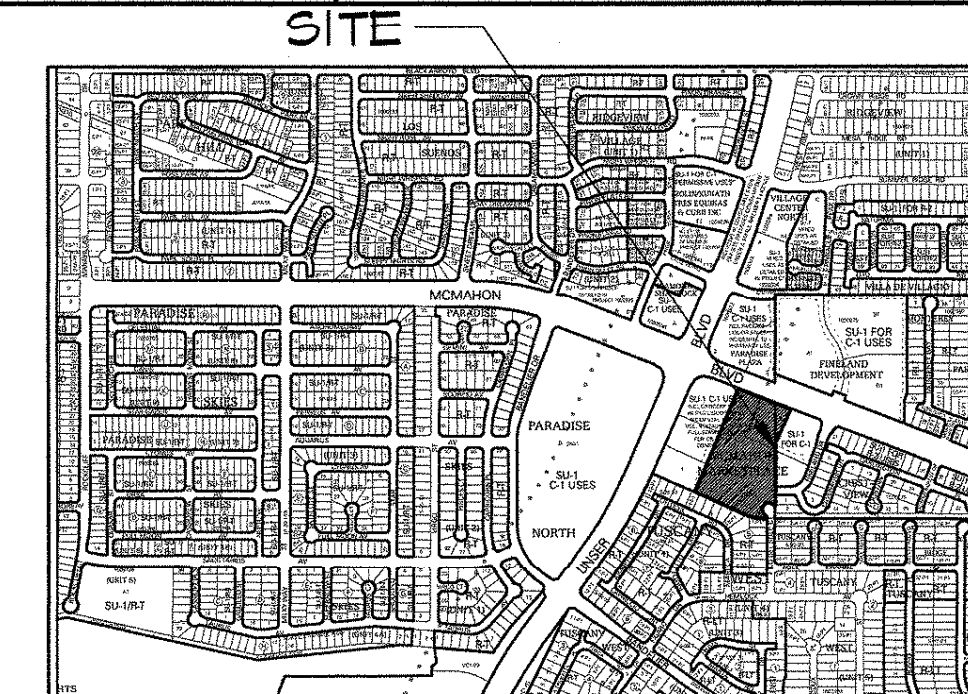
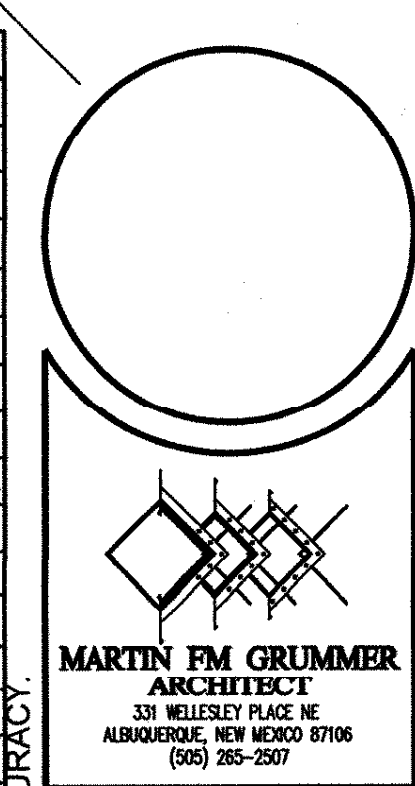
REVISIONS
26 SEP 2017
4 OCT 2017

SHEET NO:

A1.2

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

LEGAL DESCRIPTION	VARIES, REFER TO DESCRIPTION BELOW												TOTAL
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6a	LOT-7a	LOT-8	LOT-9a	LOT-9b	LOT-9c	LOT-9d	
TOTAL ACREAGE:	AREA = 1.14 AC	AREA = 1.2045 AC	AREA = 1.8545 AC	AREA = 0.7181 AC	AREA = 0.6886 AC	AREA = 3.821 AC	AREA = 1.282 AC	AREA = 0.6761 AC	AREA = 0.7121 AC	AREA = 0.9645 AC	AREA = 0.8055 AC	AREA = 0.8055 AC	
EXISTING ZONING:	VARIES, REFER TO APPLICATION PAGE												
PROPOSED ZONING:	VARIES, REFER TO APPLICATION PAGE												
BLDG. SIZE/ REG. DINING SEATS	3,000 SF / 100 SEATS	11,584 SF / NA	16,081 SF / NA	2,128 SF / 52 SEATS	4,541 SF / 80 SEATS & 1/200	4,712 SF	4,715 SF / 120 SEATS	6,300 SF / 106 CL @ 1/3	6,800 SF	13,760 SF	7,860 SF	7,860 SF	
FAR:	.06	.222	.222	.0755	.1516	.0448	.0878	.21	.2140	.3214	.2240	.2240	
PROPOSED # OF STRUCTURES:	1	1	1	1	1	1	1	1	1	1	1	1	
PROPOSED USE:	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	DRUG STORE	RESTAURANT W/ DRIVE THRU	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFF.	RESTAURANT W/ DRIVE THRU	FITNESS CENTER/ 1 TENANT	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	SHOPS/RETAIL-FOOD-OFFICE	OFFICE/SCHOOL/DAYCARE	
TOTAL PARKING PROVIDED:	51 SPACES	51 SPACES	10 SPACES	20 SPACES	11 SPACES	21 SPACES	33 SPACES	21 SPACES	26 SPACES	42 SPACES	38 SPACES	63 SPACES	454 SPACES PROV.
TOTAL PARKING REQ (INC. EMPL.):	30 SPACES	56 SPACES	75 SPACES	13 SPACES (1 PER 4 SEATS)	32 SPACES	24 SPACES	30 SPACES (1 PER 4 SEATS)	36 SPACES	34 SPACES	64 SPACES	58 SPACES	17 SPACES (241/500SF)	454 SPACES REQ.
DIFFERENCE (-/+):	+21 SPACES	-5 SPACES	-5 SPACES	7 SPACES	-19 SPACES	+8 SPACES	+3 SPACES	-15 SPACES	-8 SPACES	-22 SPACES	+10 SPACES	+46 SPACES	+5 SPACES
HC PROVIDED:	2 HC (INC. 2 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	4 HC (INC. 2 VAN ACCESSIBLE)	1 HC, VAN ACCESSIBLE	4 HC (INC. 4 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	3 HC (INC. 3 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	10 HC (INC. 10 VAN ACCESSIBLE)	4 HC (INC. 4 VAN ACCESSIBLE)	3 HC (INC. 2 VAN ACCESSIBLE)	2 HC (INC. 2 VAN ACCESSIBLE)	41 HC PROV.
HC REQUIRED:	2 HC SPACES	4 HC SPACES	4 HC SPACES	1 HC SPACE	4 HC SPACES	1 HC SPACE	3 HC SPACES	2 HC SPACES	5 HC SPACES	4 HC SPACES	3 HC SPACES	1 HC SPACE	24 HC REQ.
BIKE SPACES PROVIDED:	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	4 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	5 BIKE SPACES	62 BIKE PROV.
BIKE SPACES REQUIRED:	2 BIKE SPACES	3 BIKE SPACES	4 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	1 BIKE SPACE	2 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	4 BIKE SPACES	2 BIKE SPACES	2 BIKE SPACES	27 BIKE REQ.
MOTORCYCLE SPACES PROVIDED:	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	28 MC PROV.
MOTORCYCLE SPACES REQUIRED:	1 MOTORCYCLE SPACE	3 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	3 MOTORCYCLE SPACES	2 MOTORCYCLE SPACES	1 MOTORCYCLE SPACE	29 MC REQ.
MAX BUILDING HEIGHT:	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	26' TO TOP OF PARAPET	



VICINITY MAP NTS

PROJECT NUMBER: 1005280

Application Number: 16 ETC-40080/17 DPG-70134

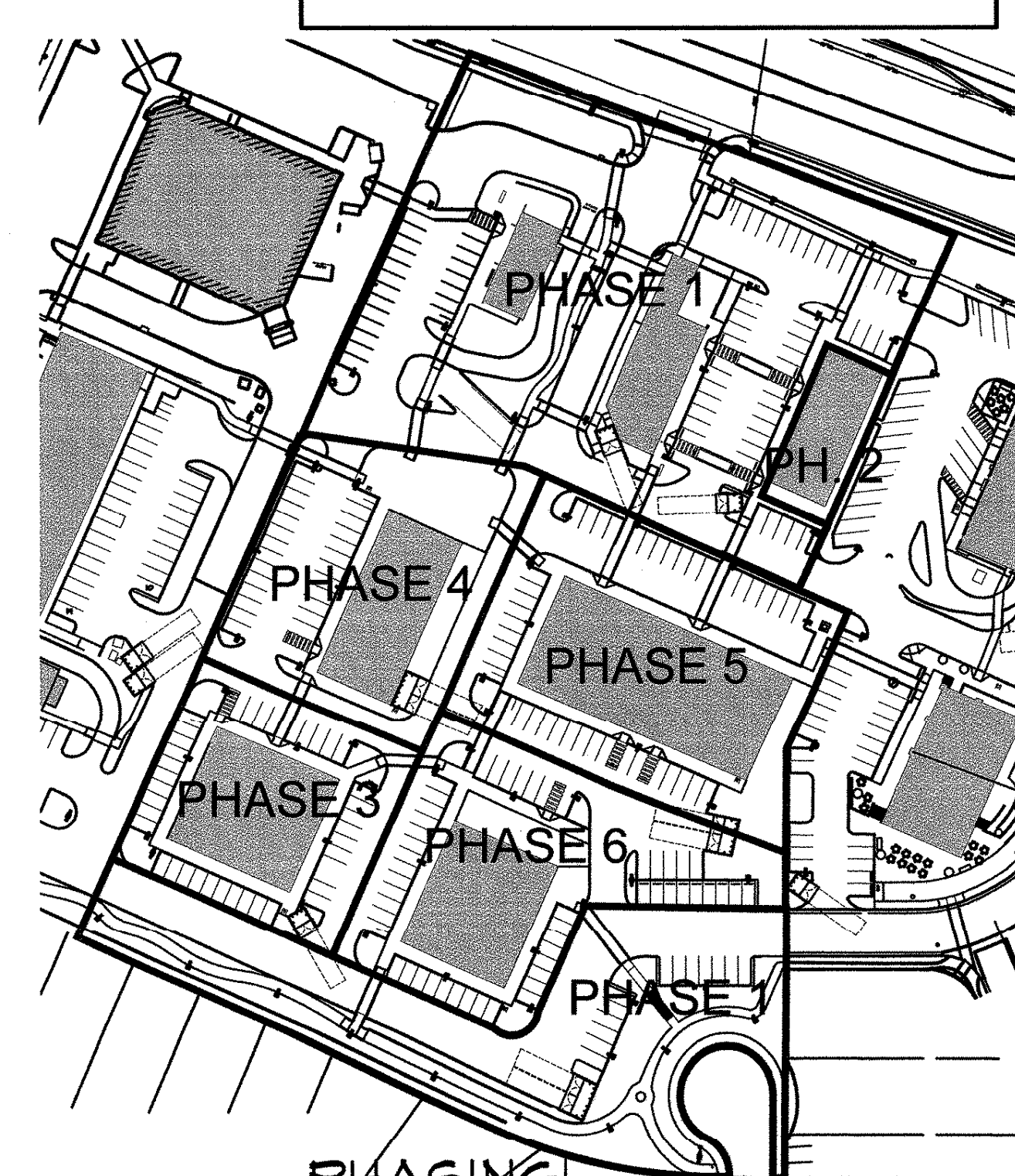
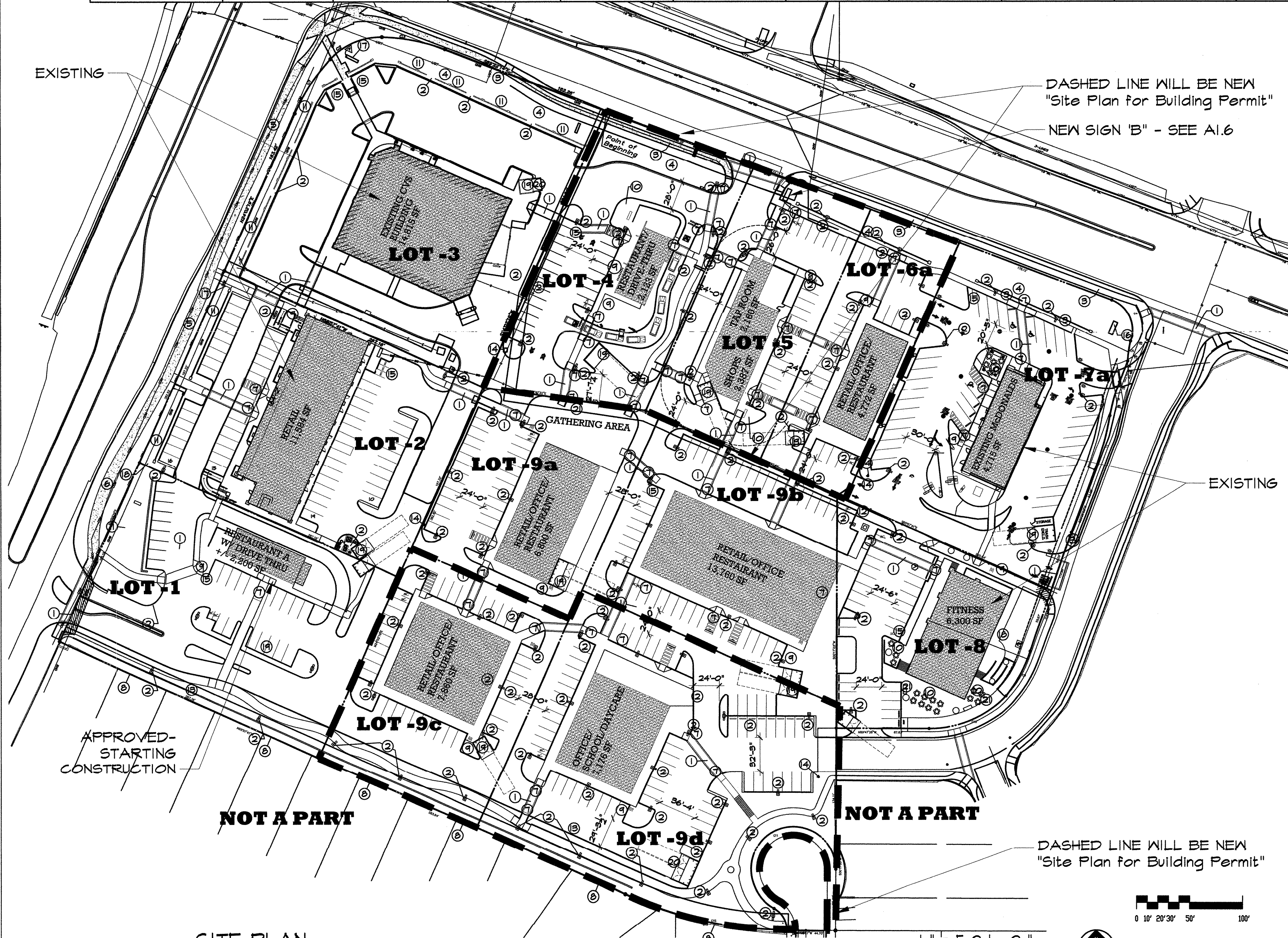
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	8/16/17
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	9-11-17
ASCIWA	Date
<i>[Signature]</i>	8/21/17
Parks and Recreation Department	Date
<i>[Signature]</i>	9-2-2017
City Engineer	Date
<i>[Signature]</i>	9/2/2017
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	9/2/17
Solid Waste Management	Date
<i>[Signature]</i>	9-21-2017
DRB Chairperson, Planning Department	Date

McMAHON MARKET PLACE
NEW SHELL BUILDING
McMAHON BLVD & UNSER BLVD NW
ALBUQUERQUE, NM 87114

SITE PLAN
SITE PLAN FOR BUILDING PERMIT



DATE: 1 AUG 2017

DRAWN BY: MFMS

CHECKED BY:

VERIFIED BY:

REVISIONS

SHEET NO: **A1.1**

1 OF 18



TRAFFIC CERTIFICATION

I, MARTIN GRUMMER, NMRA 2044, OF THE FIRM MARTIN GRUMMER - ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT (TAPROOM SHELL) IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1 AUG 2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MARTIN GRUMMER OF THE FIRM MARTIN GRUMMER - ARCHITECT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 27 APRIL 2018 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Martin FM Grummer

Date: 27 April 2018

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**](mailto:mgrummer@centurylink.net)



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

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: _____ By: _____

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