



**Planning Department
Transportation Development Services**

September 11, 2014

Peter Butterfield, R.A.
Peter Butterfield Architects
13013 Glenwood Hills Ct. NE
Albuquerque, NM 87111

**Re: Rock and Brews Restaurant, 4800 Montgomery Blvd.
Certificate of Occupancy – Transportation Development
Administrative Amendment (1002078) dated 01-08-14 (G17-D011)
Certification dated 09-08-14**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 09-09-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact me at (505)924-3630.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Rock and Brews Restaurant Building Permit #: t201490475 City Drainage #: _____
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: Lot B1, Block A Vista Grande Addition
 City Address: 4800 Montgomery Blvd NE

Engineering Firm: Rio Grande Engineering Contact: David Soule
 Address: PO Box 93924
 Phone#: 505 321 9099 Fax#: _____ E-mail: david@riograndeengineerin

Owner: Tradecor 4800 Montgomery LLC Contact: Britt Sanchez
 Address: 4455 E. Camelback Rd., E-180 Phoenix, AZ 85018
 Phone#: 602-819-3580 Fax#: _____ E-mail: Britt.Sanchez@TradeCorLL

Architect: Peter Butterfield Architect Contact: Peter Butterfield
 Address: 13013 Glenwood Hills Ct NE Albuquerque, NM 87111
 Phone#: 505 332 9323 Fax#: 505 212 0901 E-mail: peterbutterfield@Q.com

Surveyor: Sandia Land Survey Contact: Andrew Medina
 Address: 15 Casa Terrenos Placitas, NM 87043
 Phone#: 505 867 1241 Fax#: 505 867 1405 E-mail: _____

Contractor: Hart Construction Contact: Rick Sanchez
 Address: 2919 2nd St NW Albuquerque, New Mexico 87107
 Phone#: 505 345 4001 Fax#: (505)-345-4304 E-mail: RGonzales@hartconstructic

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: 9/8/2014 By: Peter Butterfield

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 that are part of a larger common plan of development

peter butterfield architect

• 505 332 9323 • fax 212 0901 • 13013 Glenwood Hills Ct. NE • Albuquerque New Mexico 87111 •

TRAFFIC CERTIFICATION

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1-8-2014. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPTEMBER 8, 2014 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.

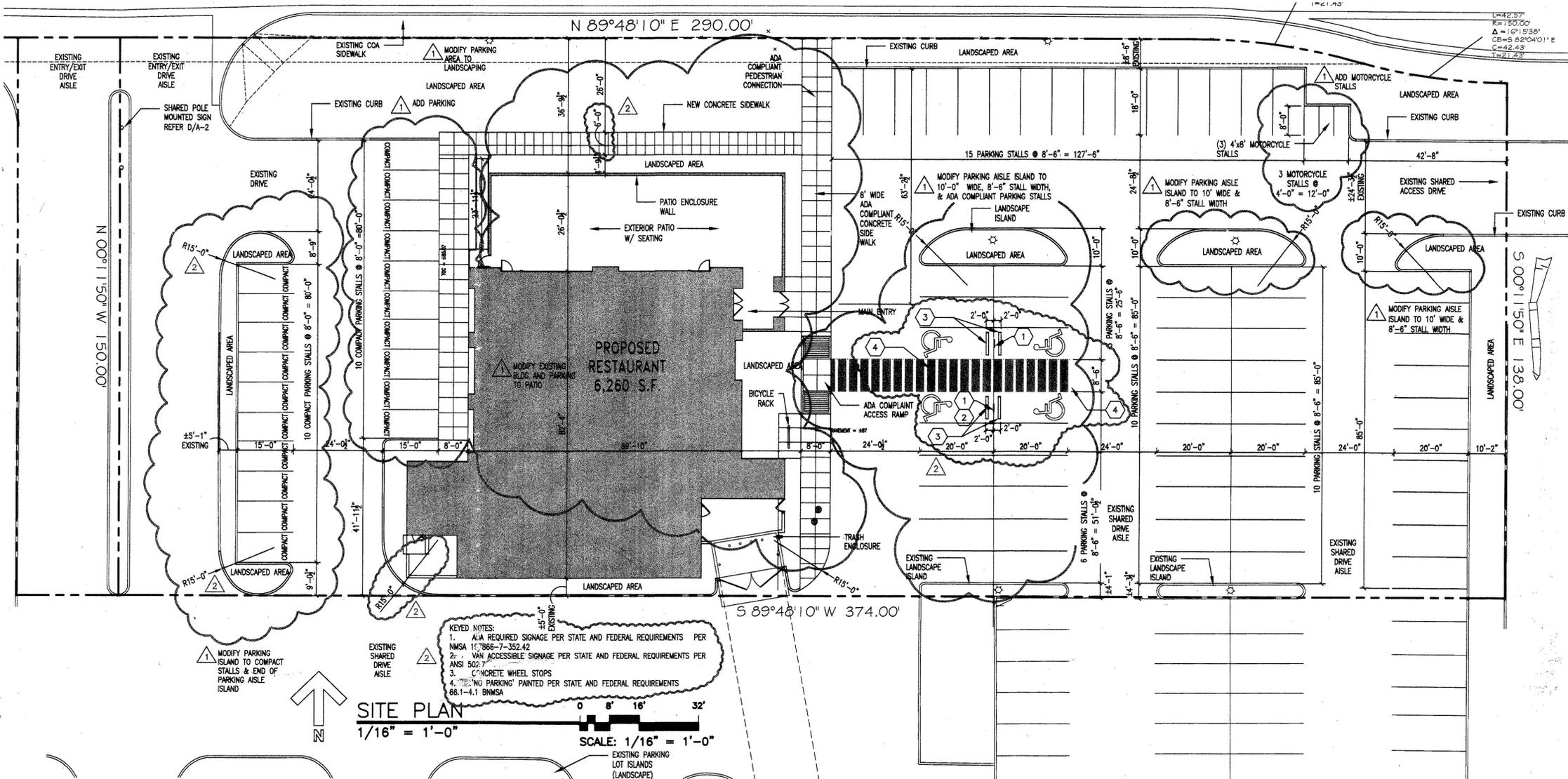


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

9/8/14
Date





KEYED NOTES:
 1. ADA REQUIRED SIGNAGE PER STATE AND FEDERAL REQUIREMENTS PER NMSA 157866-7-352.42
 2. VAN ACCESSIBLE SIGNAGE PER STATE AND FEDERAL REQUIREMENTS PER ANSI 502.7
 3. CONCRETE WHEEL STOPS
 4. "NO PARKING" PAINTED PER STATE AND FEDERAL REQUIREMENTS 66.1-4.1 BMSA

SITE PLAN
 1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"

ADMINISTRATIVE AMENDMENT
 FILE #13-10293 PROJECT #1002078
 Building re-use with reduction from 2004 AA. Changes as noted on sheets B-1, L-1 + P-2
 Catalina Lehner 1-8-2014
 APPROVED BY DATE

NO DEVIATION
 PB 9/8/14

0 40' 80' 160'
 1" = 80'-0"
OVERALL REFERENCE SITE PLAN

- A-01 - EXISTING SITE PLAN, OVERALL SITE PLAN & BLDG. DEMOLITION AREA
- L-1 - LANDSCAPE PLAN
- A-2 - BUILDING ELEVATIONS & SIGN DETAILS

PROJECT DATA
SITE INFORMATION:

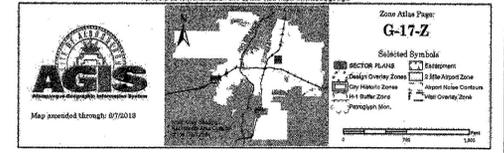
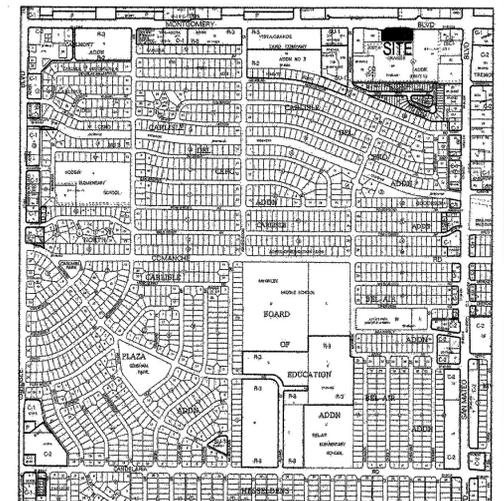
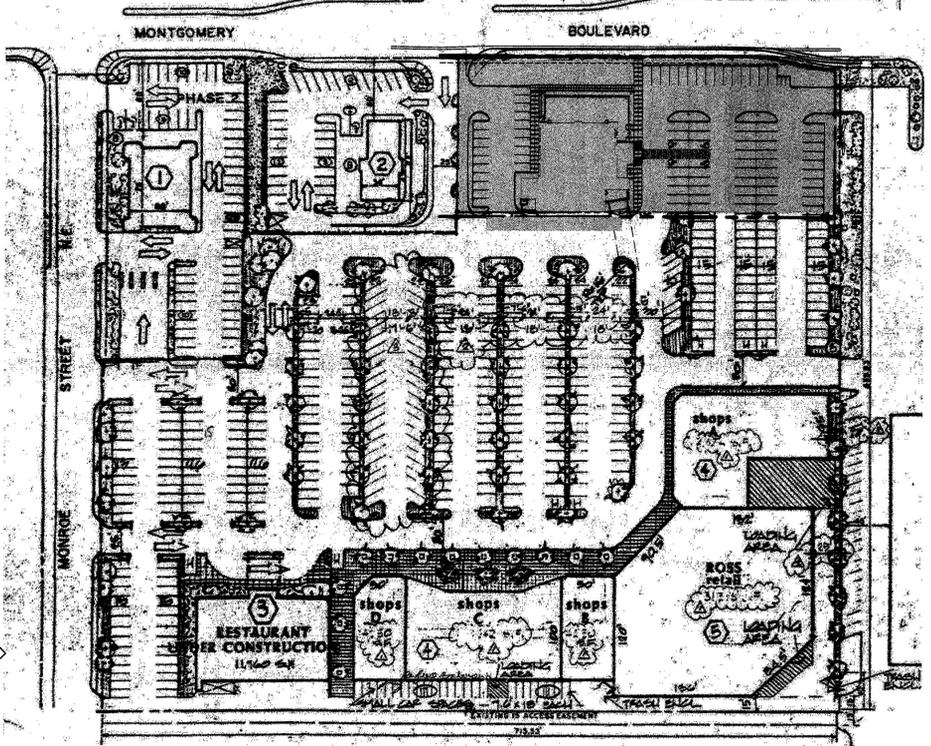
UPC: 101 706 044 751 711 603
 OWNER: TRADECOR 4800 MONTGOMERY LLC
 OWNER ADDRESS: 4455 E. CAMELBACK RD., E-180 PHOENIX, AZ. 85018
 SITE ADDRESS: 4800 MONTGOMERY NE, ALBUQUERQUE NM 87110
 LEGAL DESCRIPTION: TR B-1 BLK A AMENDED PLAT OF TRS B-1 & B-2 BLK A VISTA GRANDE ADDN UNIT 1 BEING A REPL OF R B BLK A VISTA GRANDE EXC NLY POR TO R/W CONT 1.2533 AC
 SITE ACREAGE: 1.2533 ACRES
 ZONING: C-2(S)

PARKING INFORMATION:

PROPOSED BUILDING USE: RESTAURANT WITH FULL SERVICE LIQUOR LICENSE
 PARKING REQUIRED: (FULL LIQUOR LICENSE PARKING REQUIREMENT APPLICABLE) (26) RESTAURANT, BAR, ONE SPACE FOR EACH FOUR SEATS FOR ESTABLISHMENTS WITHOUT A FULL SERVICE LIQUOR LICENSE; OTHERWISE ONE SPACE PER THREE PERSONS OF PERMITTED FIRE OCCUPANCY LOAD.
 TRANSIT REDUCTION:
 1. THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE
 PROPOSED PERMITTED FIRE OCCUPANCY LOAD: 274 OCCUPANTS
 PARKING REQUIRED AND PROVIDED:
 274 OCCUPANTS/3 = 92 STALLS - 9 STALLS (10% TRANSIT REDUCTION FACTOR) = 83 PARKING STALLS REQUIRED/PROVIDED
 20 COMPACT STALLS
 63 STANDARD STALLS
 BICYCLE PARKING: NONRESIDENTIAL USES: ONE BICYCLE SPACE PER EACH 20 PARKING SPACES REQUIRED FOR AUTOMOBILES AND LIGHT TRUCKS - 5 SPACES REQUIRED/PROVIDED
 MOTORCYCLE PARKING REQUIRED (51-100 STALLS) = 3 SPACES REQUIRED/PROVIDED
 DESIGNATED DISABLED PARKING SPACES (51-100 STALLS) = 4 SPACES REQUIRED/PROVIDED

BUILDING INFORMATION:

EXISTING BUILDING HEATED AREA: 6,260 S.F.
 TOTAL NEW HEATED BUILDING AREA (INCLUDES ADDITION TO REPLACE DEMOLISHED PORTION AND EXISTING PORTION OF BUILDING THAT IS REMODELED): 6,260 S.F.
 PATIO AREA: 2,258 S.F.



peter butterfield
 architect 13013 glenwood hills ct. ne
 albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0801

DRAWING NAME
 REVISIONS
 Δ - COA AA TRAFFIC ENG. COMMENTS 1/2/14
 Δ - Comments 1/7/14
 STATE OF NEW MEXICO
 PETER BUTTERFIELD
 NO. 3850
 REGISTERED ARCHITECT
 11/11/13

Rock & Brews Restaurant
 4800 Montgomery Blvd. NE
 Albuquerque, NM
 A-1
 SHEET NO. 11/11/13