

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

September 23, 2015

Raimund McClain
McClain + YU Architecture & Design
2009 Ridgecrest Dr., SE
Albuquerque, NM

**Re: Green Jeans, Phase 1, Tenant No.1- Santa Fe Brewing
3600 Cutler Ave. NE
30-Day Temporary Certificate of Occupancy- Transportation Development
Administrative Amendment dated 3-11-15 (H17-D036A2)
Certification dated 9-22-15**

Dear Mr. McClain,

Based upon the information provided in your submittal received 9-23-15, 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.

Permanent Certificate of Occupancy will only be given upon completion of all parking improvements.

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) 924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File

TRAFFIC CERTIFICATION

PROJECT: GREEN JEANS FARMERY

DATE: SEPTEMBER 23, 2015

PERMIT NUMBER: 2014 9 3067 - SITE & FOUNDATION PERMIT

I, RAIMUND MCCLAIN, NMRA #4757, OF THE FIRM MCCLAIN + YU ARCHITECTURE & DESIGN, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED OCT 31, 2014 (WITH REVISION 1 DATED JAN 21, 2015). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY RAIMUND MCCLAIN OF THE FIRM MCCLAIN + YU ARCHITECTURE & DESIGN. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON SEPT 22, 2015 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 SITE CERTIFICATION FOR PORTIONS AFFECTING THE CERTIFICATE OF OCCUPANCY FOR PHASE I - SANTA FE BREWING COMPANY TAPROOM (TENANT #1).

EXCEPTIONS: NOTED ON ATTACHED AS BUILT SITE PLAN, SEE ATTACHED.

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 ARCHITECT:

Raimund McClain

DATE:

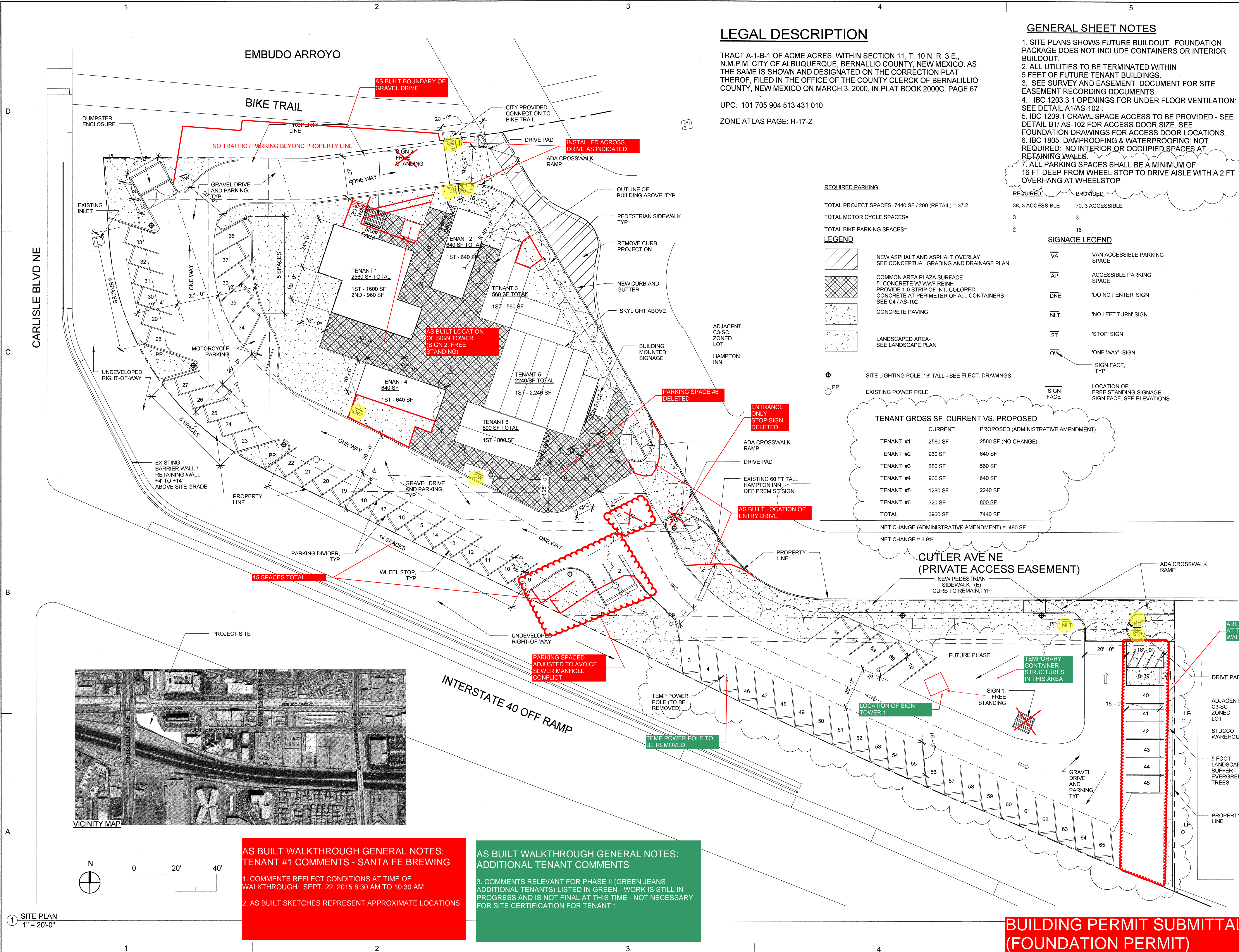
September 23, 2015

Raimund McClain AIA NCARB LEED AP

raimund@mcclain-yu.com

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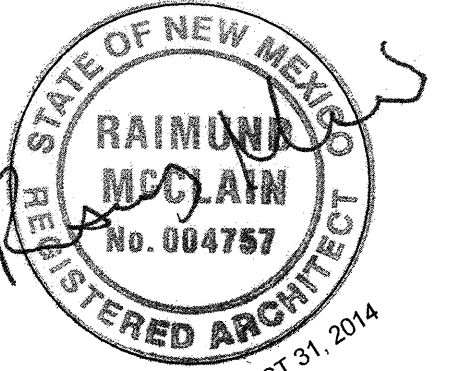


McCLAIN
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2009 Ridgecrest Dr SE
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505.217.8317
info@mcclain-arch.com
www.mcclain-arch.com

CONSULTANTS



PROJECT

GREEN JEANS CO.

GREEN JEANS
FARMERY

ADDRESS

3600 CUTLER NE

FOUNDATION PERMIT
SET

JAN 26 2015
J.B.C.
Plan Check Section

REV 1 01-21-15 REVISIONS FOR BUILDING PERMIT.

X Date 1 Revision 1
REV AA 12-18-14 EPC ADMINISTRATIVE AMENDMENT REQ.
No. Date Description

Date 10/31/2014

Project Number GRN-JN

Project File

Drawn By DL

Checked By RM

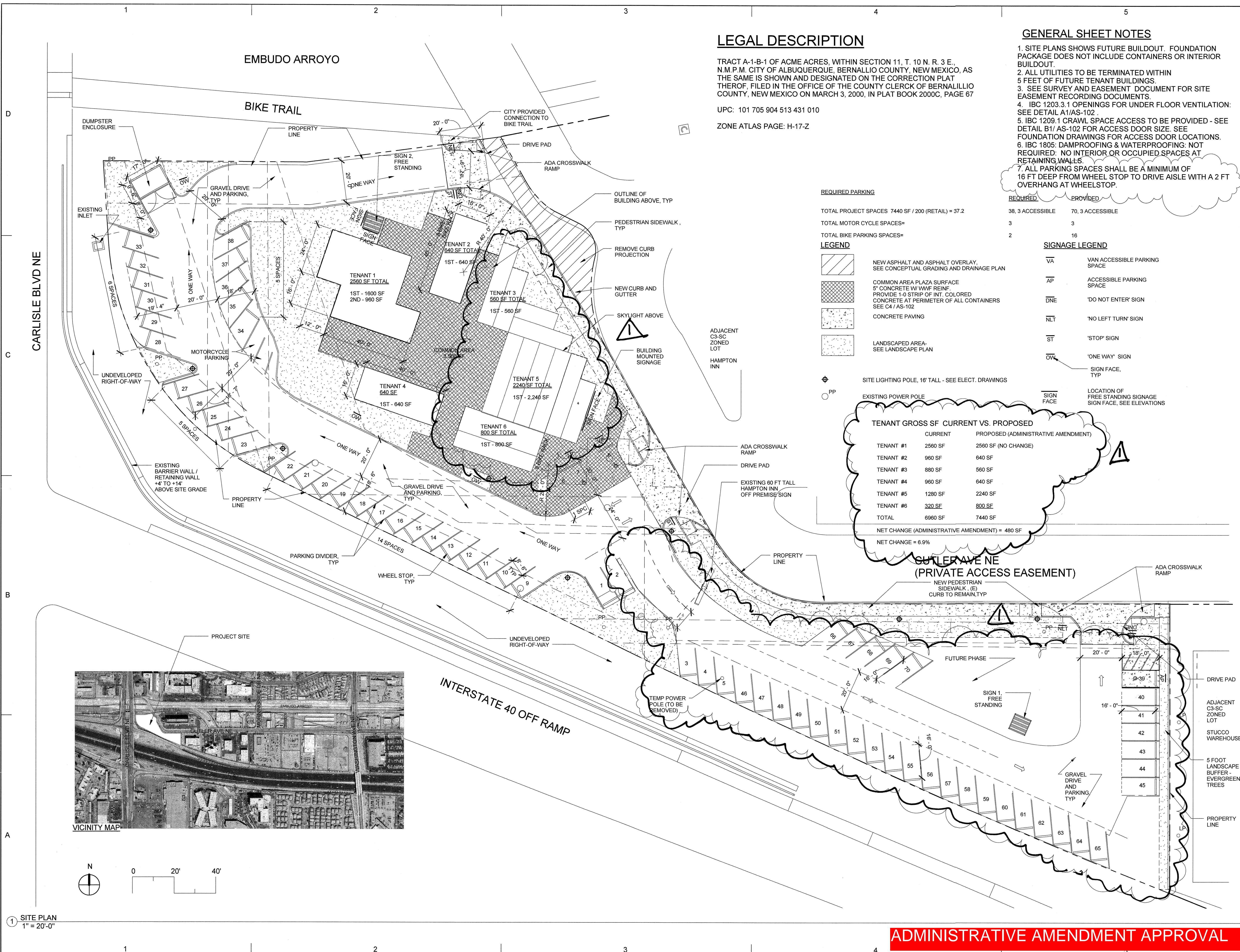
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MCCLAIN ARCHITECTURE AND DESIGN SERVICES LLC

SHEET TITLE

SITE PLAN

AS-101

SHEET OF



McCLAIN
ARCHITECTURE &
DESIGN SERVICES

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www.mccclain-arch.com

CONSULTANTS

PROJECT

ADDRESS

3600 CUTLER NE
ADMINISTRATIVE AMENDMENT
FILE #10035 PROJECT #100178
AMEND EPC SITE PLAN TO RECONFIGURE +
ADD 480 SF (+10%) OF CONTAINERS,
ADD 33 PARKING SPACES + ADD LANDSCAPING +
APPROVED BY DATE

FOUNDATION PERMIT SET

REV 1 01-21-15 REVISIONS FOR BUILDING PERMIT.

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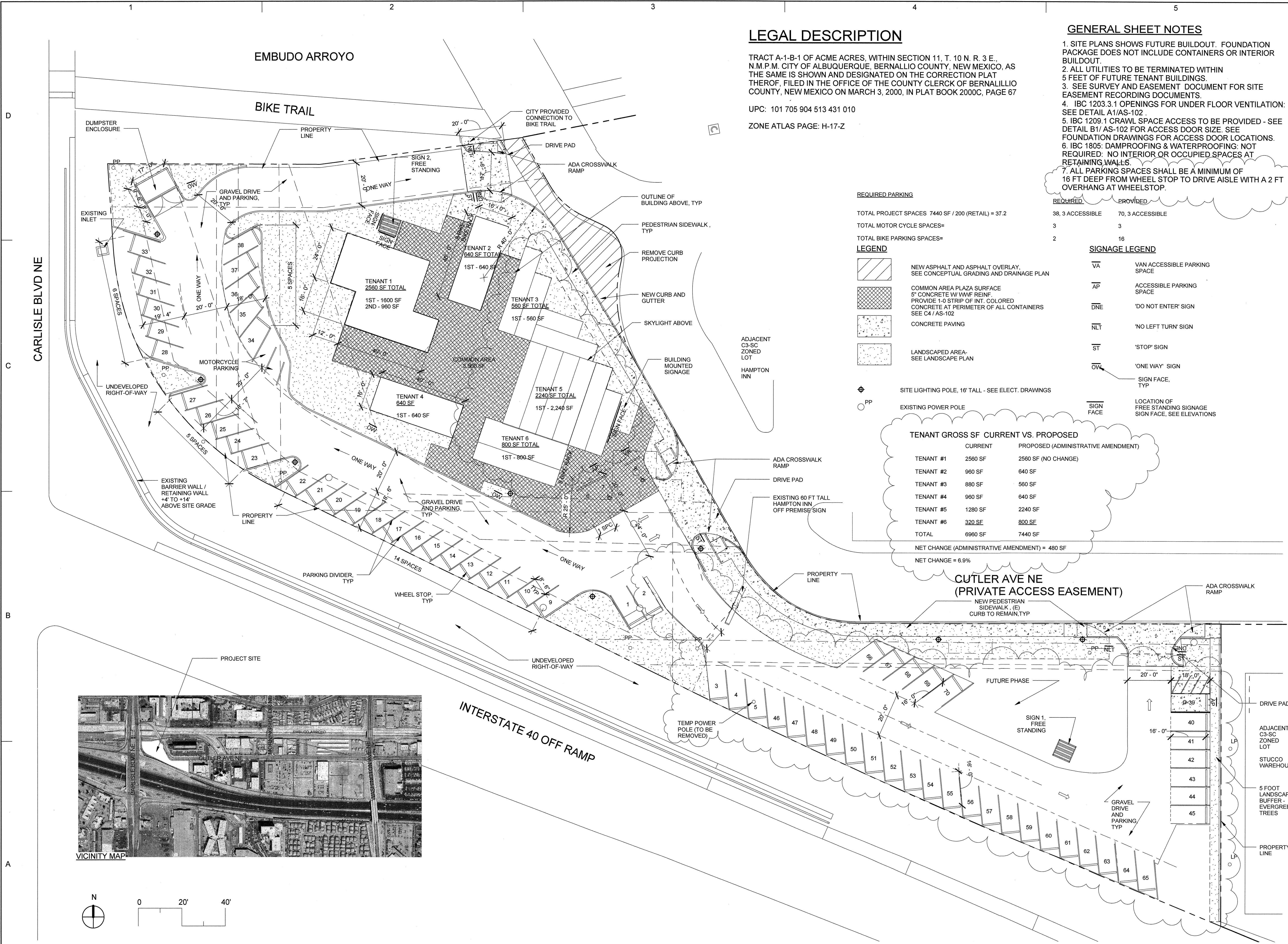
SITE PLAN

AS-101

SHEET OF

Admin. Amendment - Approved 3.11.15

must save *



LEGAL DESCRIPTION

TRACT A-1-B-1 OF ACME ACRES, WITHIN SECTION 11, T. 10 N. R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 3, 2000, IN PLAT BOOK 2000C, PAGE 67

UPC: 101 705 904 513 431 010
ZONE ATLAS PAGE: H-17-Z

GENERAL SHEET NOTES

1. SITE PLANS SHOWS FUTURE BUILDOUT. FOUNDATION PACKAGE DOES NOT INCLUDE CONTAINERS OR INTERIOR BUILDOUT.
2. ALL UTILITIES TO BE TERMINATED WITHIN 5 FEET OF FUTURE TENANT BUILDINGS.
3. SEE SURVEY AND EASEMENT DOCUMENT FOR SITE EASEMENT RECORDING DOCUMENTS.
4. IBC 1203.3.1 OPENINGS FOR UNDER FLOOR VENTILATION: SEE DETAIL A1/AS-102.
5. IBC 1209.1 CRAWL SPACE ACCESS TO BE PROVIDED - SEE DETAIL B1/ AS-102 FOR ACCESS DOOR SIZE. SEE FOUNDATION DRAWINGS FOR ACCESS DOOR LOCATIONS.
6. IBC 1805: DAMPROOFING & WATERPROOFING: NOT REQUIRED: NO INTERIOR OR OCCUPIED SPACES AT RETAINING WALLS.
7. ALL PARKING SPACES SHALL BE A MINIMUM OF 16 FT DEEP FROM WHEEL STOP TO DRIVE AISLE WITH A 2 FT OVERHANG AT WHEELSTOP.

REQUIRED PARKING

TOTAL PROJECT SPACES 7440 SF / 200 (RETAIL) = 37.2
TOTAL MOTOR CYCLE SPACES=
TOTAL BIKE PARKING SPACES=

LEGEND

- NEW ASPHALT AND ASPHALT OVERLAY, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
- COMMON AREA PLAZA SURFACE 5" CONCRETE W WWF REINF. PROVIDE 1-0 STRIP OF INT. COLORED CONCRETE AT PERIMETER OF ALL CONTAINERS SEE C4 / AS-102
- CONCRETE PAVING
- LANDSCAPED AREA- SEE LANDSCAPE PLAN

SITE LIGHTING POLE, 16' TALL - SEE ELECT. DRAWINGS
EXISTING POWER POLE

TENANT GROSS SF CURRENT VS. PROPOSED

	CURRENT	PROPOSED (ADMINISTRATIVE AMENDMENT)
TENANT #1	2560 SF	2560 SF (NO CHANGE)
TENANT #2	960 SF	640 SF
TENANT #3	880 SF	560 SF
TENANT #4	960 SF	640 SF
TENANT #5	1280 SF	2240 SF
TENANT #6	320 SF	800 SF
TOTAL	6960 SF	7440 SF

NET CHANGE (ADMINISTRATIVE AMENDMENT) = 480 SF
NET CHANGE = 6.9%

SIGNAGE LEGEND

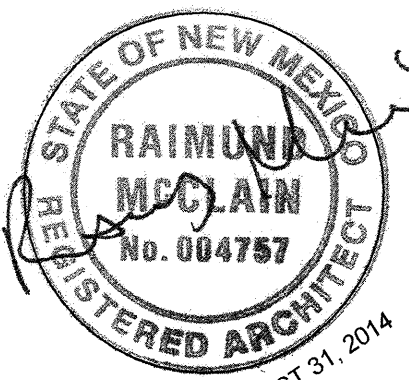
- VAN ACCESSIBLE PARKING SPACE
- ACCESSIBLE PARKING SPACE
- 'DO NOT ENTER' SIGN
- 'NO LEFT TURN' SIGN
- 'STOP' SIGN
- 'ONE WAY' SIGN
- SIGN FACE, TYP
- LOCATION OF FREE STANDING SIGNAGE SIGN FACE, SEE ELEVATIONS

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SITE PLAN

AS-101

SHEET

OF

BUILDING PERMIT SUBMITTAL
(FOUNDATION PERMIT)