

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 22, 2015

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

**Re: Green Jeans Farmery Shell Permit
Certificate of Occupancy – Transportation Development**
Administrative Amendment dated 3-11-15 (H17-D036A2)
Certification dated 10-20-15

Dear Mr. McClain,

Based upon the information provided in your submittal received 10-20-15, 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.

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

Sincerely,

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 09/2015)

Project Title: GREEN JEANS FARMERY SHELL PERMIT

Building Permit #: 2014-9-3067

City Drainage #: H170036A2

DRB#: 14DRB70342

EPC#: 14EPC40036

Work Order#: _____

Legal Description: TRACK A-1-B OF ACME ACRES, WITHIN SECTION 11 T 10 N R 3 E, NMPM CITY OF ALBUQUERQUE BERNALLILLO COUNTY

City Address: 3600 Cutler NE Albuquerque, NM 87110

Engineering Firm: Miller Engineering Consultants

Contact: Verlyn Miller

Address: 3500 Comanche NE Building F Albuquerque NM 87107

Phone#: 888.7500

Fax#: -

E-mail: _____

Owner: GREEN JEANS FARMERY LLC

Contact: ROY SOLOMON

Address: 3500 Cutler NE Albuquerque NM 87110

Phone#: 505.660.0565

Fax#: -

E-mail: ROY@ROYSOLOMON.ORG

Architect: McClain + Yu Architecture and Design

Contact: Raimund McClain

Address: 2009 Ridgecrest Dr. SE Albuquerque, NM 87109

Phone#: 2662142

Fax#: -

E-mail: raimund@mcclain-yu.com

Other Contact: none

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

OTHER (SPECIFY) _____

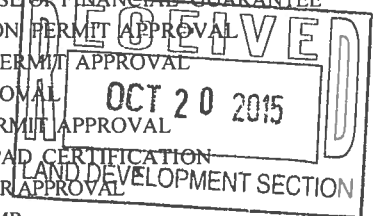
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____



DATE SUBMITTED: OCTOBER 20, 2015

By: RAIMUND MCCLAIN

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

TRAFFIC CERTIFICATION

PROJECT: GREEN JEANS FARMERY

DATE: OCTOBER 20, 2015

PERMIT NUMBERS:

2014 9 3067 - SITE & FOUNDATION PERMIT

NOTE: THIS SITE PERMIT PERTAINS TO THE FOLLOWING BUILDING PERMITS:

2015 9 1620 - GREEN JEANS SHELL PERMIT (SHELL BUILDING PERMIT)

2015 9 0615 - SANTA FE BREWING COMPANY TAPROOM (BUILDING 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 MAR 11, 2015 (AA SIGN OFF). 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 OCT 20, 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 GREEN JEANS FARMERY.

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:

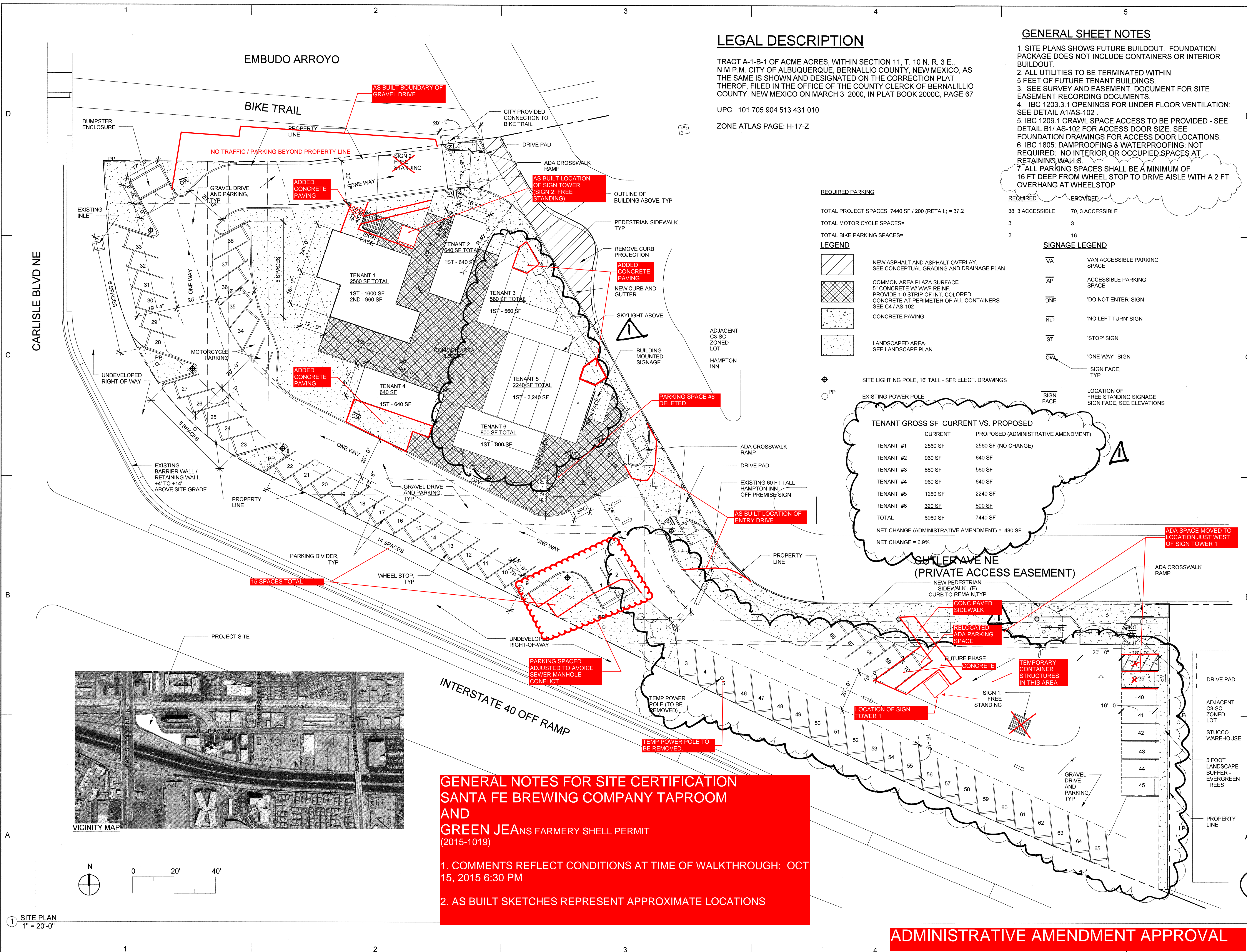
DATE:

October 20, 2015

Raimund McClain AIA NCARB LEED AP
raimund@mcclain-yu.com

McClain + Yu Architecture and Design

2009 Ridgecrest Dr. SE Albuquerque, NM 87108 (505)266-2142



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 THEROF, 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/ WAF 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

GENERAL NOTES FOR SITE CERTIFICATION
SANTA FE BREWING COMPANY TAPROOM
AND
GREEN JEANS FARMERY SHELL PERMIT
(2015-1019)

- 1. COMMENTS REFLECT CONDITIONS AT TIME OF WALKTHROUGH: OCT 15, 2015 6:30 PM
- 2. AS BUILT SKETCHES REPRESENT APPROXIMATE LOCATIONS

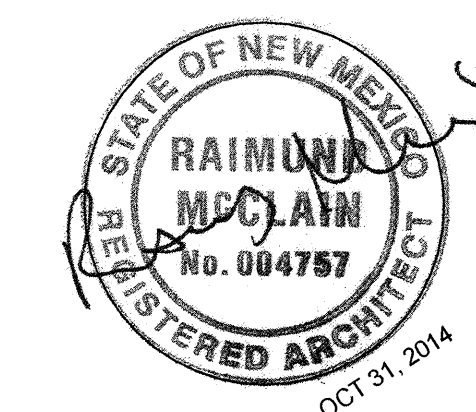
ADMINISTRATIVE AMENDMENT APPROVAL

McCLAIN
ARCHITECTURE &
DESIGN SERVICES

mcclain-arch.com

McClain Architecture & Design Services LLC
2009 Ridgecrest Dr SE
Albuquerque, NM 87108
505.217.8317
info@mcclain-arch.com
www.mcclain-arch.com

CONSULTANTS



PROJECT

GREEN JEANS CO.

GREEN JEANS
FARMERY

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 TO EAST
APPROVED BY DATE

FOUNDATION PERMIT
SET

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

| No. | Date | Revision | Description |
|--|----------|----------|-------------------------------|
| 1 | 01-21-15 | 1 | ADMINISTRATIVE AMENDMENT REQ. |
| Date 10/31/2014 | | | |
| Project Number GRN-JN | | | |
| Project File | | | |
| Drawn By DL | | | |
| Checked By RM | | | |
| Copyright © MCCLAIN ARCHITECTURE AND DESIGN SERVICES LLC | | | |

SHEET TITLE

SITE PLAN

AS-101
OF

Admin. Amendment - Approved 3.11.15

must save *





NO PARKING

RESERVED
PARKING
ONLY

VAN
ACCESSIBLE



RESERVED
PARKING
ONLY
VAN
ACCESSIBLE
VIOLATORS
ARE SUBJECT TO A
FINE AND/OR TOWING

RESERVED
PARKING
ONLY
VIOLATORS
ARE SUBJECT TO A
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NO PARKING

NO PARKING