

CITY OF ALBUQUERQUE



May 6, 2016

Jeff Wooten
Wooten Engineering
1005 21st. St., Suite B1
Albuquerque, NM 87124

Re: Marble Brewery New Building Addition
111 Marble Ave., NW
Request for Certificate of Occupancy- Transportation Development
Administrative Amendment dated 1-8-16 (J14-D140)
Certification dated 5-2-16

Dear Mr. Wooten,

Based upon the information provided in your submittal received 5-3-16, 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

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Marble Brewery New Building Addition Building Permit #: T201492814 City Drainage #: 114D140
DRB#: 1005437 EPC#: _____ Work Order#: _____
Legal Description: Lot 7A, Block 5, Northern Addition, Albuquerque, Bernalillo County
City Address: 111 Marble Ave. NW, Albuquerque NM 87102

Engineering Firm: Wooten Engineering Contact: Jeff Wooten
Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124
Phone#: 505-980-3560 Fax#: _____ E-mail: jeffwooten.pe@gmail.com

Owner: Marble Ave Properties Contact: Ted Rice
Address: 111 Marble Ave. NW, Albuquerque, NM 87102
Phone#: 505-670-4197 Fax#: _____ E-mail: _____

Architect: Aria Studio Consultants Inc. Contact: Daniel Puzak
Address: P.O. Box 1515, Cedar Crest, NM 87008
Phone#: 505-506-2314 Fax#: _____ E-mail: daniel@ariascnc.com

Other Contact: _____ 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

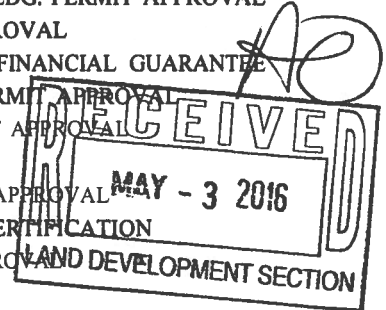
DATE SUBMITTED: 5/2/16

By: Daniel Puzak, AIA

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) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



STUDIO CONSULTANTS, INC

Aria Studio Consultants, Inc
PO Box 1515
Cedar Crest, NM 87008

5/2/2016

City of Albuquerque
Planning Department
Plaza del Sol, 600 2nd NW
Albuquerque, NM 87102

Re: Site Certification-111 Marble Brewery

Phase 1-Permit 149281401

Phase 2-Permit 201492814

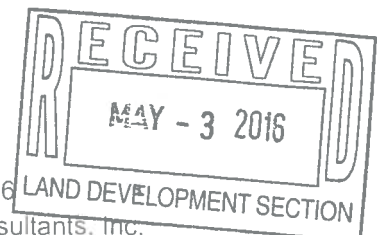
I, Daniel Puzak, AIA, NMRA #5317, of Aria Studio Consultants, INC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the AA approved plan dated July 29, 2014. The record information edited onto the original design documentation has been obtained by Daniel Puzak of the firm Aria Studio Consultants, INC. I further certify that I personally visited the project site on April 13, 2016 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 for Phase 1 AND Phase 2.

(Describe any exceptions and/or qualifications here in a separate paragraph.)

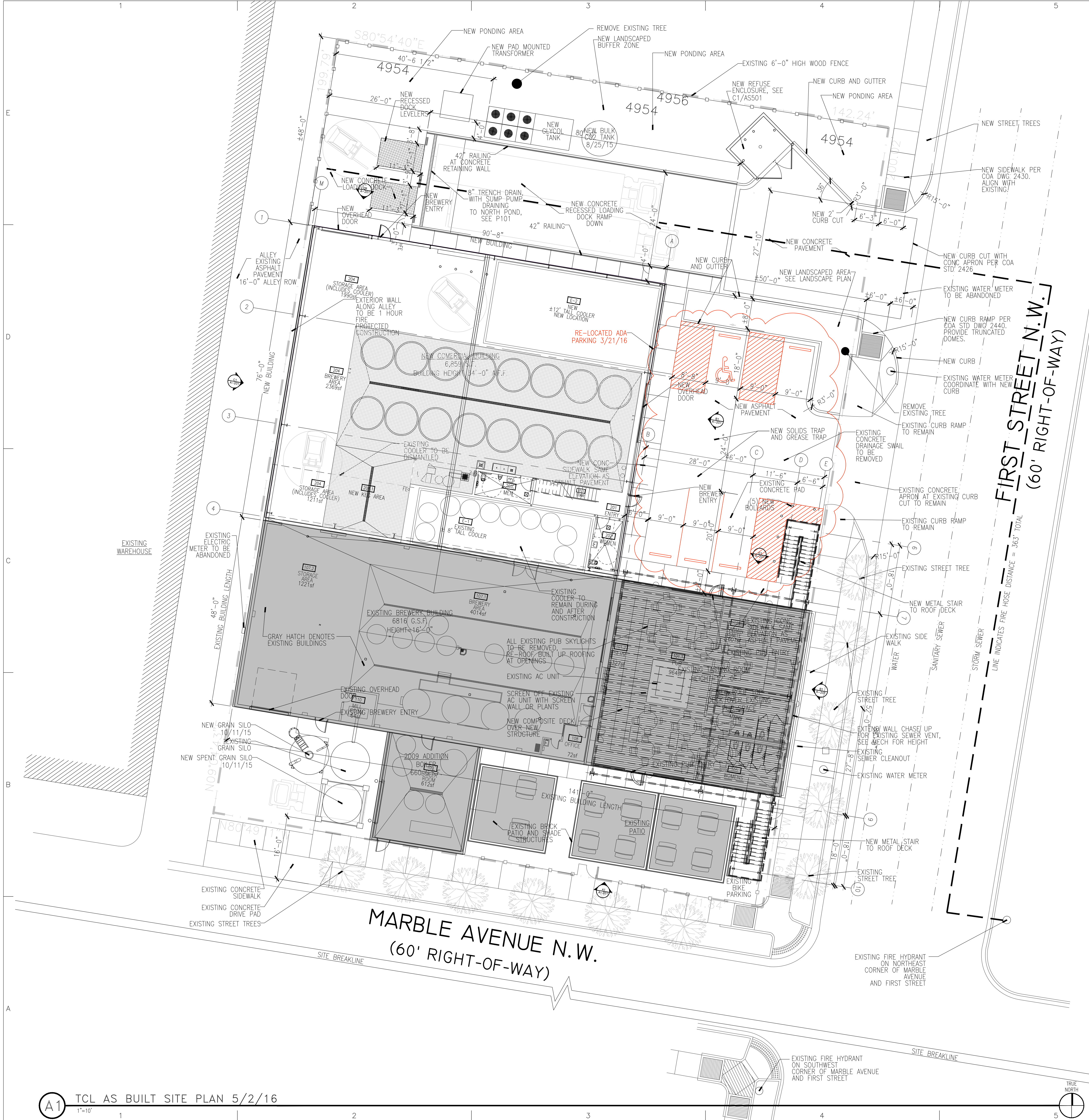
- 1.) ADA parking on north side of pub entrance was moved north on the site plan to meet the 2% grading requirement for ADA. The attached AS-Built site plan dated 5/2/16 is clouded to show changes that occurred in field for this parking area.

(Describe any deficiencies and/or required corrections here in a separate paragraph) NONE

The Record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the site plan 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.



Daniel Puzak, AIA 5/2/16
Owner, Aria Studio Consultants, Inc.



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 WA.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 REQUIRED AND PROVIDED ALONG FIRST STREET

STREET TREES

STUDIO CONSULTANTS, INC
PO BOX 937
EDGEWOOD NM, 87015
DANIEL@ARIASCINC.COM
(505) 506-2314

MARBLE BREWERY
NEW BUILDING
ADDITION
111 MARBLE AVENUE NW
ALBUQUERQUE, NM 87102

Architect/Engineer

| MARK | DATE | DESCRIPTION |
|--------------|----------------|-------------|
| REVISIONS | | |
| ISSUE | | PERMIT SET |
| PROJECT NO | 1407 | |
| CAD DWG FILE | 1407-AS101.DWG | |
| DRAWN BY | DGP | |
| CHECKED BY | DGP | |
| DATE | 5/2/16 | |

SITE PLAN

AS101