PHASE 1 1115 Griegos Rd NW | **PHASE 2** 1111 Griegos Rd NW

Primarily interior renovation of existing building to provide space for coffee shop

Construct exterior deck to be shared by future Phase 2

Utilizing perceived existing parking space (with new layout) to provide necessary parking for coffee shop

Construct new brewery / taproom

Provide adequate parking to serve new space

Deck to be shared by Phase 1 & Phase 2

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

105.500

84.500

New gas serivce street connection?

EXISTING O.H. UTILITY LINES

NEW GAS LINE

NEW GAS METER

S 79°56'00" E

S 79°56'00" E

5' Public Utility Easement

5' Public Utility Easement

Tract 6A
1115 Griegos Rd NW
0.299 acres

Tract 7A
1111 Griegos Rd NW
0.243 acres

North Patio
1,123 sf

22'-9"

15' Rear Yard

15' Rear Yard + Landscape Buffer

Phase 2 One-Way Parking Exit Lane??

4'-0"

18'-2"

(e) Concrete pad

New water heater

8' Garage door

(e) Landscape Area

Concrete Benches

Seating

Stadium

RR 1
70 sf

Future Airstream Kitchen
(on wheels)
160sf

Open Seating
1,285 sf

(e) Transformer w/ underground service

(e) Electrical meters

RR 2
80 sf

Janitor Storage Utilities
179 sf

3'-9"

(e) Breaker panels

11'-4"

Deck
675 sf

2nd Floor Deck
350 sf

FUTURE BREWERY / TAPROOM
2-Floors, 2500 sf

EXISTING CURB CUT

PHASE 1

PHASE 1:
CAFE IN EXISTING BUILDING

Seating = 18 stools

Booth
4 seats

Booth
4 seats

Booth
4 seats

Coffee Roaster

Espresso Bar
300 sf

Pick up

Order

Circulation

12' Garage door

PHASE 2:
BREWERY IN NEW / FUTURE CONSTRUCTION

RESIDENTIAL

108.324

N 10°28'33" E

S 10°28'26" W

125.810

28'26" W

124.660

Revocable Permit

Existing Asphalt

Entry
81 sf

Window seating with stools

New full height glazing - raise header?

Donut Kitchen
120 sf

Window

Stair Tower
227 sf

UP

UP

One-Way

15' Landscape Buffer

2nd Floor Seating (Above)
605 sf

CLOSE CURB CUT

12TH STREET NW

24'-0"

(e) Concrete pad

(21) Phase 1 Parking Spaces

(18) Phase 2 Parking Spaces

LOT LINE TO BE VACATED

24'-11"

Existing Asphalt

5' Front setback

N 79°09'19" W

90.600

N 79°09'19" W

84.500

R=15'
L=23.46'

13'-7"

Parallel Parking

11'-0"

4'-0"

WM

CLOSE CURB CUT

CLOSE CURB CUT

PHASE 2

EXISTING CURB CUT

4'-0"

Existing Sign Tower

Revocable Permit

GRIEGOS RD NW

Conceptual Master Plan
Scale: 1/8" = 1'-0"

1

N

cafe josh

Cafe Josh
1115 Griegos Rd NW
Albuquerque, NM 87

DATE: 17 October 2019
DRAWN BY: LP,CG
PHASE: Programming
REVISED:

SHEET TITLE: Site Plan

SHEET NUMBER:

AS1.0