

SITE ANALYSIS AND DATA

LEGAL DESCRIPTION

LOTS NUMBERED 1 THRU 12, BLOCK 5 OF THE FRANCISCAN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF THE FRANCISCAN ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 17, 1934 IN VOLUME D FOLIO 13, AND LOTS NUMBERED 3 THRU 6, BLOCK 7 OF THE ALVARADO ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 27, 1924 IN VOLUME C2, FOLIO 92.

ZONING

M-2

BUILDING USE

BREWERY, MANUFACTURING, STORAGE

TOTAL ACREAGE

1.1780 ACRES or 50,879.57 SF

TOTAL BUILDING AREA

14,316 GSF

PARKING REQUIREMENTS

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1
TOTAL BUILDING AREA : 14,316 GSF

AREA: A-2 (ASSEMBLY) 1 SPACE PER 4 PERSONS: 153 OCCUPANTS / 4 = 38 SPACES
TOTAL PARKING REQUIRED: 38
TRANSIT REDUCTION (10%): -4 (BUS ROUTE #13 RUNS ALONG 2ND STREET)
TOTAL PARKING REQUIRED: 34 (INCLUDES 4 ACCESSIBLE SPACES, 1 BEING VAN)

TOTAL PARKING PROVIDED: OFF-STREET: 67
ON-STREET: 19 / 2 = 9
TOTAL PARKING PROVIDED: 67 + 9 = 76

DESIGNATED DISABLED PARKING SPACES

REQUIRED: 36 to 50 = 3 ACCESSIBLE SPACES REQUIRED (1 VAN ACCESSIBLE)
PROVIDED: 4 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

MOTORCYCLE PARKING SPACES

REQUIRED: 26 to 50 = 2 SPACES
PROVIDED: 3 SPACES

BICYCLE PARKING

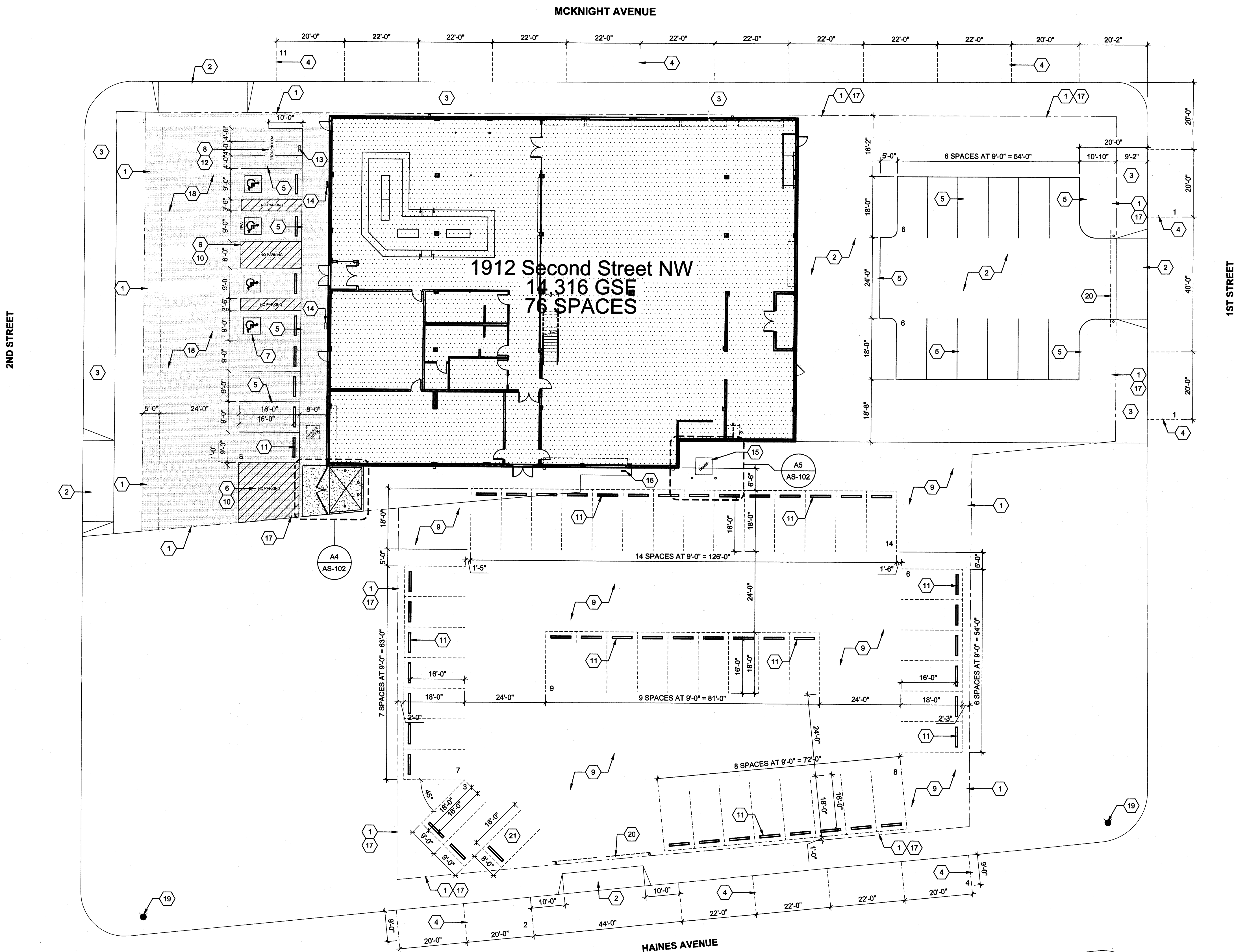
REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 38 / 20 = 2 SPACES
PROVIDED: 3 SPACES

SHEET KEYED NOTES

- EXISTING PROPERTY LINE.
- EXISTING CONCRETE DRIVE.
- EXISTING CONCRETE SIDEWALK.
- ON-STREET PARKING SPACE (STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY).
- PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE.
- PAINTED DIAGONAL STRIPING (2" O.C. AT 45 DEGREES), COLOR: WHITE.
- PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- PAINTED PARKING SIGNAGE: (MOTORCYCLE), COLOR: WHITE 6" H LETTER SIZE.
- EXISTING GRAVEL PARKING LOT.
- PAINTED PARKING SIGNAGE: (NO PARKING), COLOR: WHITE 6" H LETTER SIZE.
- PARKING BUMPER, SEE SHEET AS-102.
- MOTORCYCLE PARKING, 4'W x 8' L, MINIMUM.
- POLE MOUNTED MOTORCYCLE PARKING SIGNAGE, SEE SHEET AS-102.
- POLE MOUNTED H.C. PARKING SIGNAGE, SEE SHEET AS-102.
- TRANSFORMER.
- STEEL BIKE RACK, SEE SHEET AS-102.
- EXISTING CHAIN LINK FENCE.
- ASPHALT PAVING (NOT TO EXCEED 2% SLOPE AT ACCESSIBLE PARKING STALLS AND ENTRANCES TO BUILDING).
- EXISTING FIRE HYDRANT.
- EXISTING CHAIN LINK FENCE GATE.
- COMPACT PARKING SPACE.

LEGEND

- NEW CONCRETE DRIVE
- NEW ASPHALT PAVING

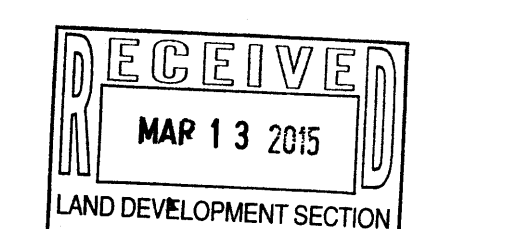
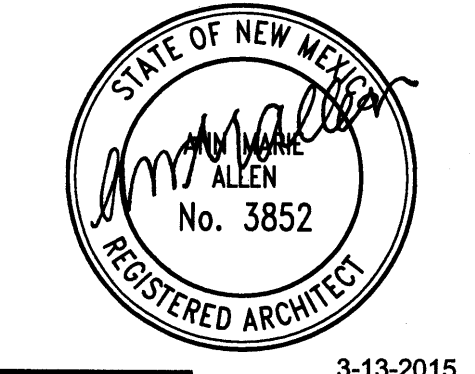


A2

SITE PLAN

1/16" = 1'-0"

0 8' 16' 32'



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LEGAL DESCRIPTION

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ZONING

M-2

BUILDING USE

BREWERY, MANUFACTURING, STORAGE

TOTAL ACREAGE

1.1780 ACRES or 50,879.57 SF

TOTAL BUILDING AREA

14,316 GSF

PARKING REQUIREMENTS

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17.3-1
TOTAL BUILDING AREA : 14,316 GSF

AREA: A-2 (ASSEMBLY) 1 SPACE PER 4 PERSONS: 153 OCCUPANTS / 4 = 38 SPACES
TOTAL PARKING REQUIRED: 38
TRANSIT REDUCTION (10%): -4 (BUS ROUTE #13 RUNS ALONG 2ND STREET)
TOTAL PARKING REQUIRED: 34 (INCLUDES 4 ACCESSIBLE SPACES, 1 BEING VAN)

TOTAL PARKING PROVIDED: OFF-STREET: 66

DESIGNATED DISABLED PARKING SPACES

REQUIRED: 36 to 50 = 3 ACCESSIBLE SPACES REQUIRED (1 VAN ACCESSIBLE)
PROVIDED: 4 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

MOTORCYCLE PARKING SPACES

REQUIRED: 28 to 50 = 2 SPACES
PROVIDED: 3 SPACES

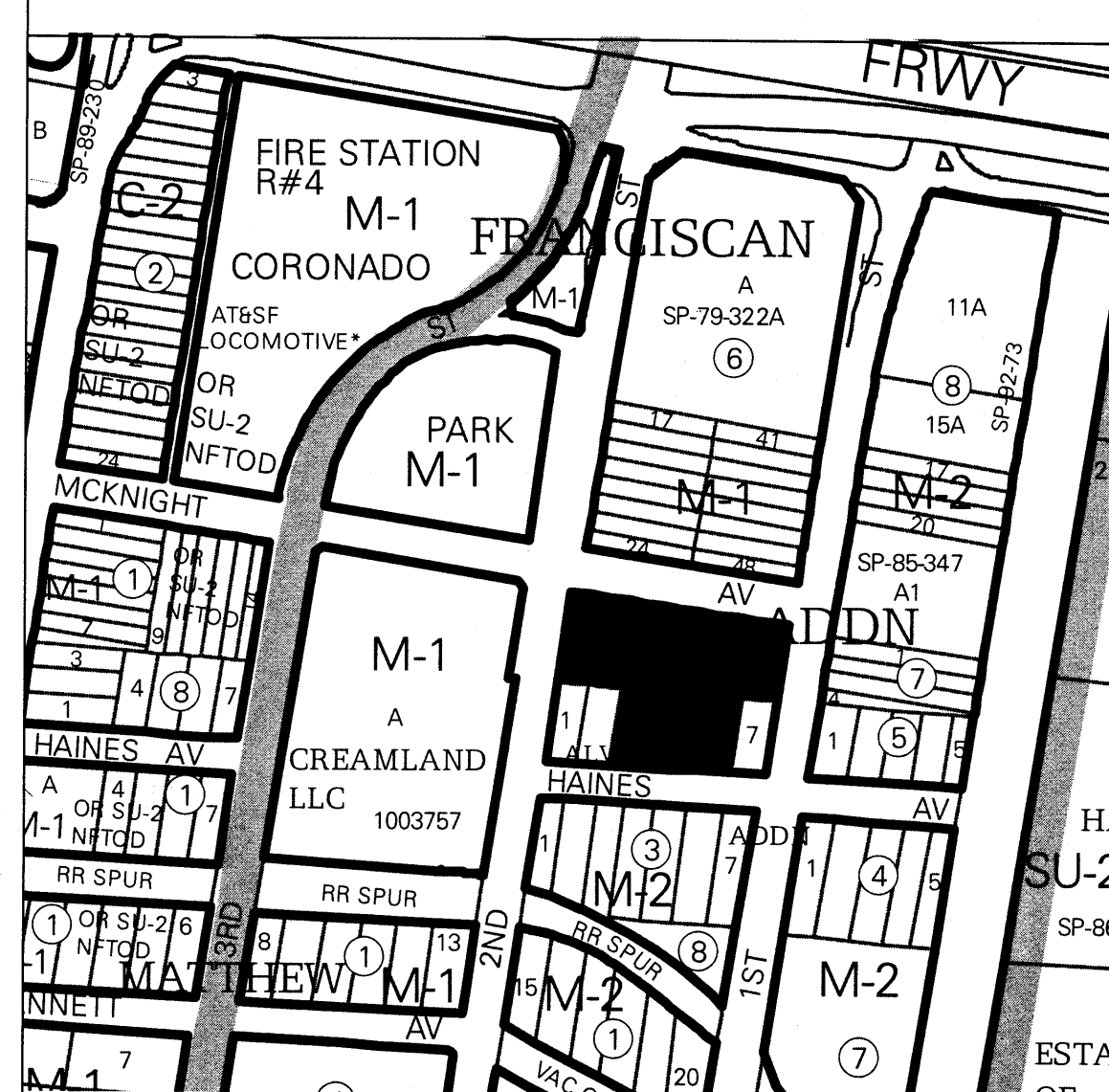
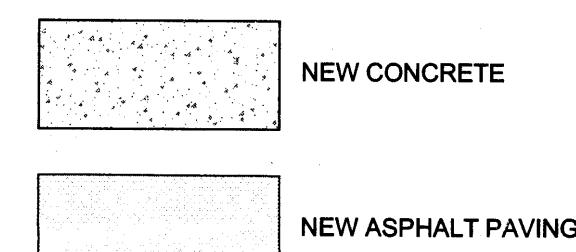
BICYCLE PARKING

REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 38 / 20 = 2 SPACES
PROVIDED: 3 SPACES

SHEET KEYED NOTES

1. EXISTING PROPERTY LINE AND EXTENTS OF WORK.
2. EXISTING CONCRETE DRIVE.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING CONCRETE CURB CUT.
5. PAINTED PARKING STRIPING 4" WIDE, COLOR: WHITE.
6. PAINTED DIAGONAL STRIPING (2" O.C. AT 45 DEGREES), COLOR: WHITE.
7. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
8. PAINTED PARKING SIGNAGE: (MOTORCYCLE), COLOR: WHITE 6" H LETTER SIZE.
9. EXISTING GRAVEL PARKING LOT.
10. PAINTED PARKING SIGNAGE: (NO PARKING), COLOR: WHITE 12" H LETTER SIZE.
11. PARKING BUMPER, SEE SHEET AS-102.
12. MOTORCYCLE PARKING, 4'W x 8' L MINIMUM.
13. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE, SEE SHEET AS-102.
14. POLE MOUNTED H.C. PARKING SIGNAGE: PER LOCAL AND/OR STATE STANDARDS, SEE SHEET AS-102. NOTE: SIGN MUST HAVE THE REQUIRED LANGUAGE VISIBLE. VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
15. TRANSFORMER.
16. STEEL BIKE RACK, SEE SHEET AS-102.
17. EXISTING CHAIN LINK FENCE.
18. 4" ASPHALT PAVING.
19. EXISTING FIRE HYDRANT.
20. EXISTING CHAIN LINK FENCE GATE.
21. COMPACT PARKING SPACE.
22. 5' SETBACK.
23. EXISTING ACCESSIBLE RAMP.
24. 4" CONCRETE SIDEWALK ADJACENT TO BUILDING, SEE SHEET AS-102.
25. EXTERIOR BOLLARD - 4", SEE SHEET AS-102.
26. CONCRETE DRIVE APRON PER CABQ DRAWING 2426.
27. CONCRETE CURB AND GUTTER, PER CABQ DRAWING 2415A.
28. TYPICAL CONCRETE SIDEWALK PER CABQ DRAWING 2430.
29. DETECTABLE/TACTILE WARNING SURFACE, SEE SHEET AS-102.
30. DOWNSPOUT, EXTEND THROUGH SIDEWALK PER CABQ DRAWING 2235.
31. 4" CONCRETE SIDEWALK ADJACENT TO BUILDING (SIMILAR), SEE SHEET AS-102. (SIDEWALK TO BE AT SAME LEVEL AS FINISH FLOOR NOT TO EXCEED 2% SLOPE AT ACCESSIBLE PARKING STALLS AND ENTRANCES TO BUILDING).

LEGEND



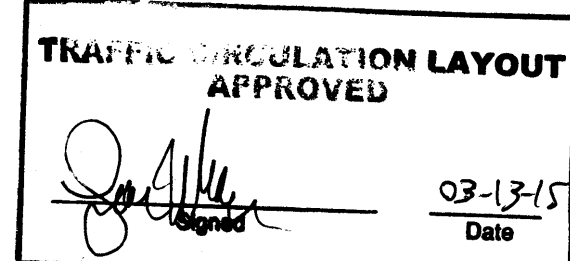
VICINITY MAP

NOT TO SCALE

1912 Second Street NW

Public infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



SITE PLAN

1" = 20'

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

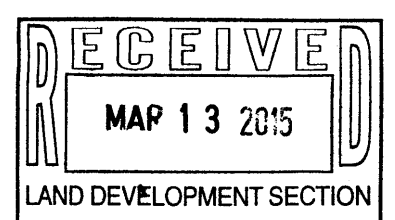
ARCHITECT



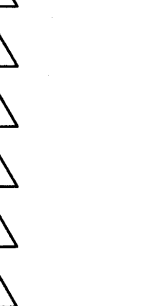
ENGINEER 3-13-2015

PROJECT

RIO BRAVO BREWERY
1912 Second Street NW
Albuquerque, New Mexico 87102



REVISIONS



DRAWN BY

REVIEWED BY

DATE 2/12/2015

PROJECT NO. 14-0111

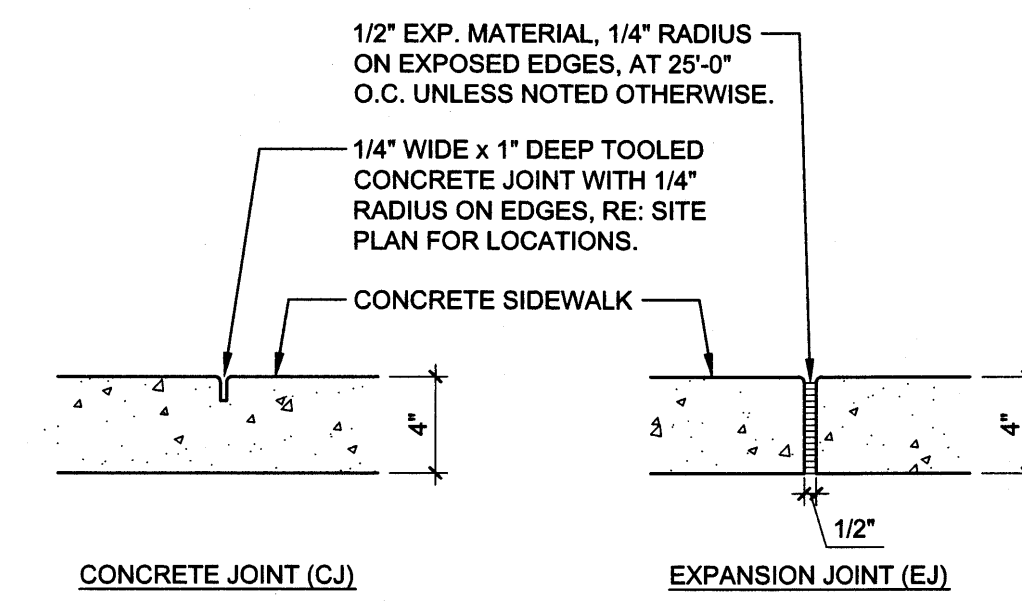
DRAWING NAME

MISC. SITE DETAILS

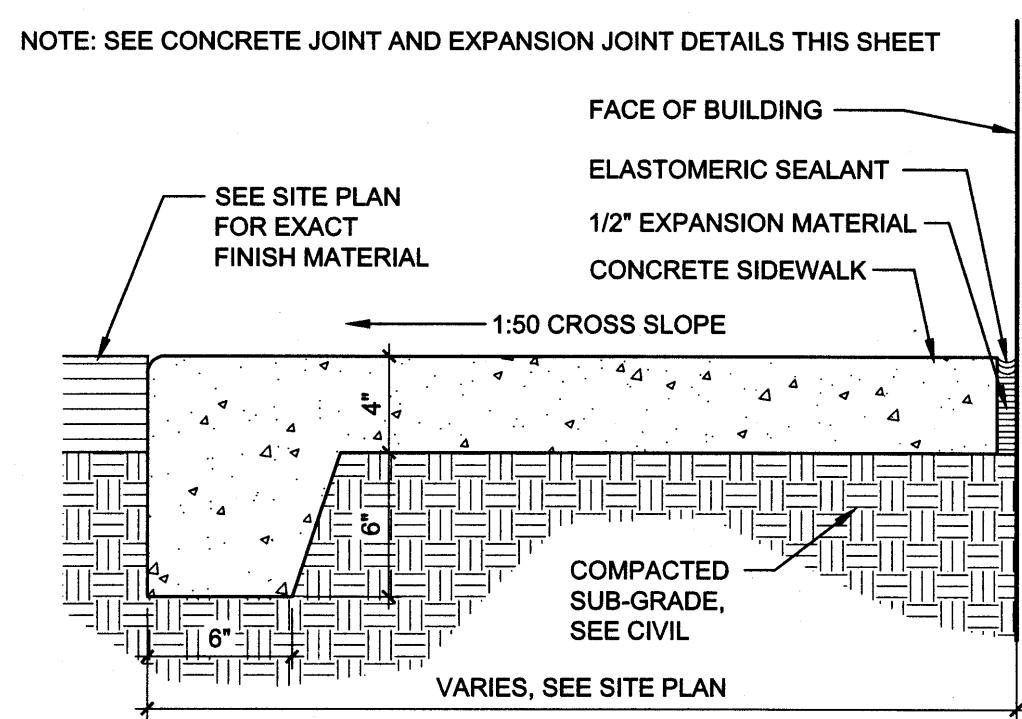
SHEET NO.

AS-102

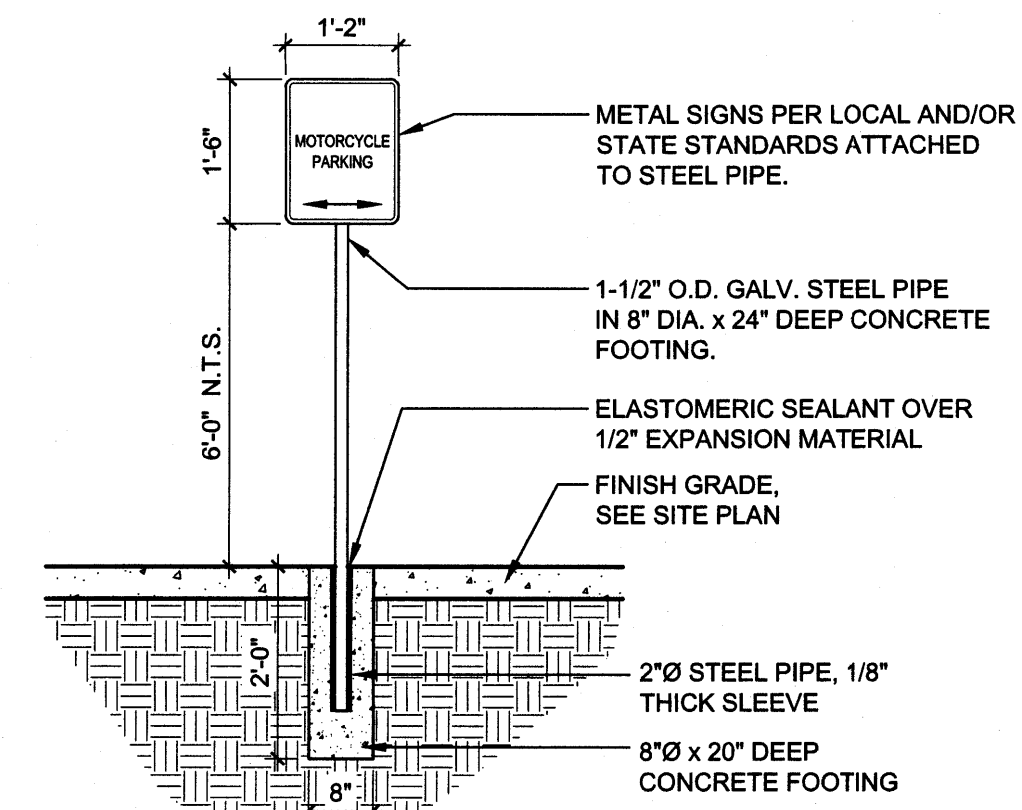
OF



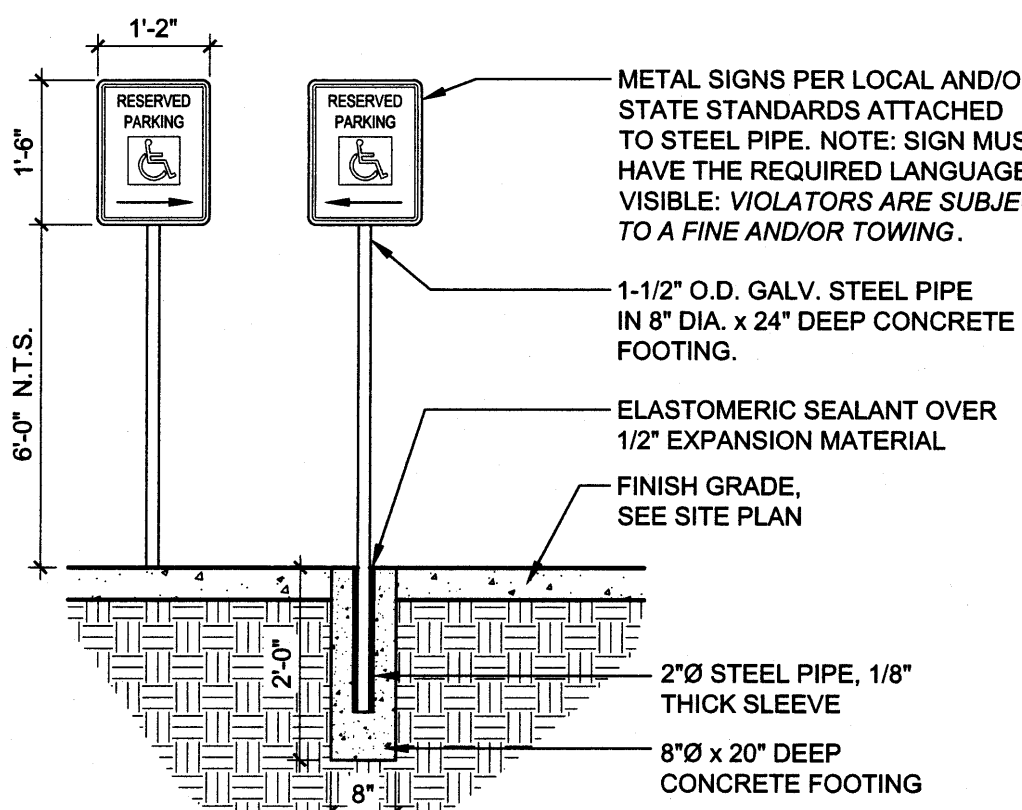
**E5 CONCRETE JOINT and
EXPANSION JOINT**
1 1/2" = 1'-0"



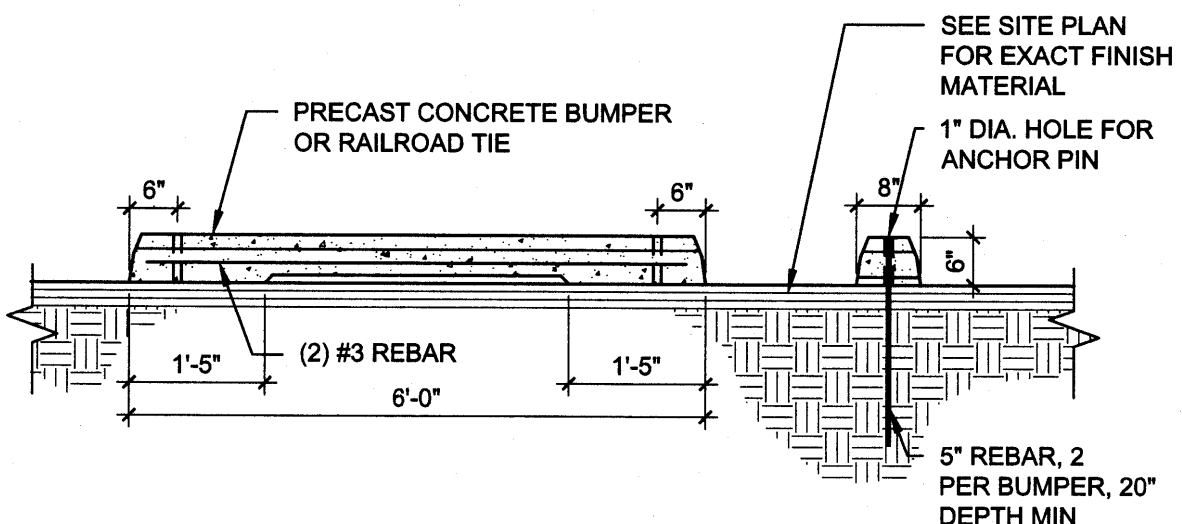
E6 4\"/>



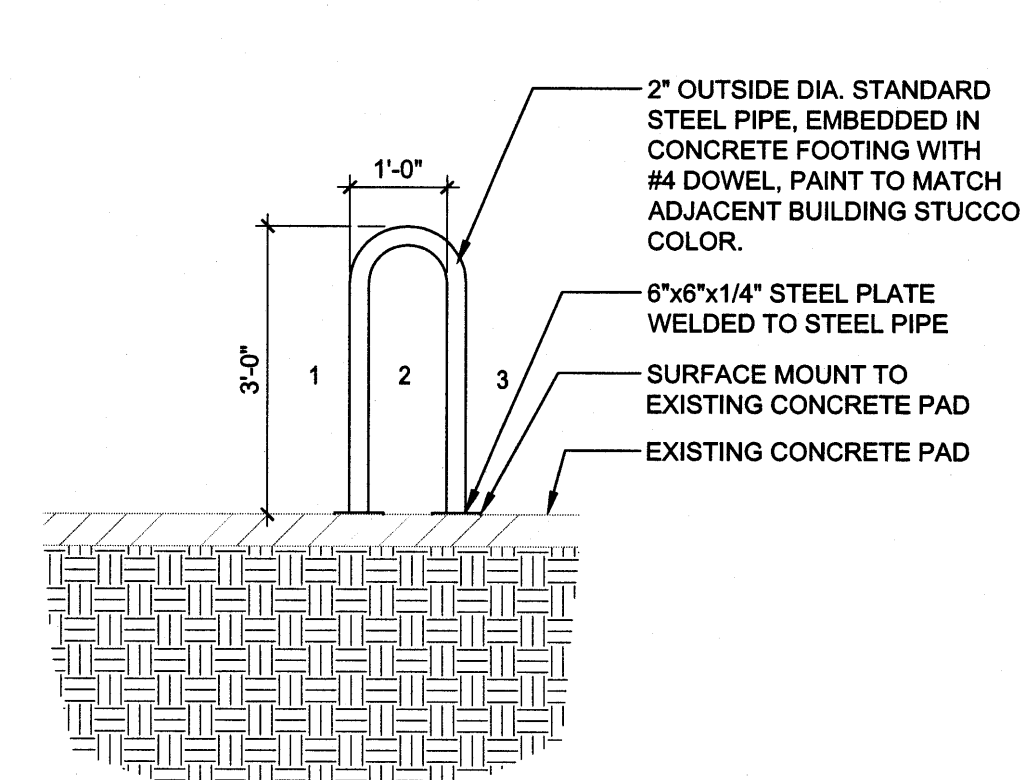
**D5 POLE MOUNTED
MOTORCYCLE PARKING SIGN**
1 1/2" = 1'-0"



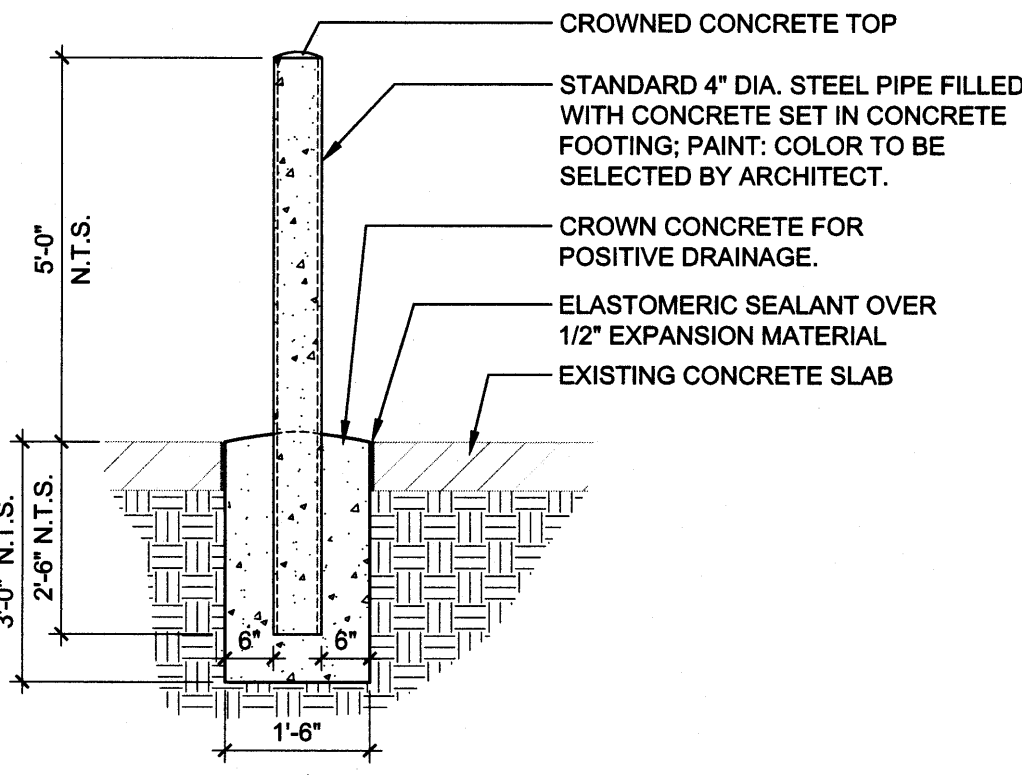
**D6 POLE MOUNTED
H.C. PARKING SIGN**
1 1/2" = 1'-0"



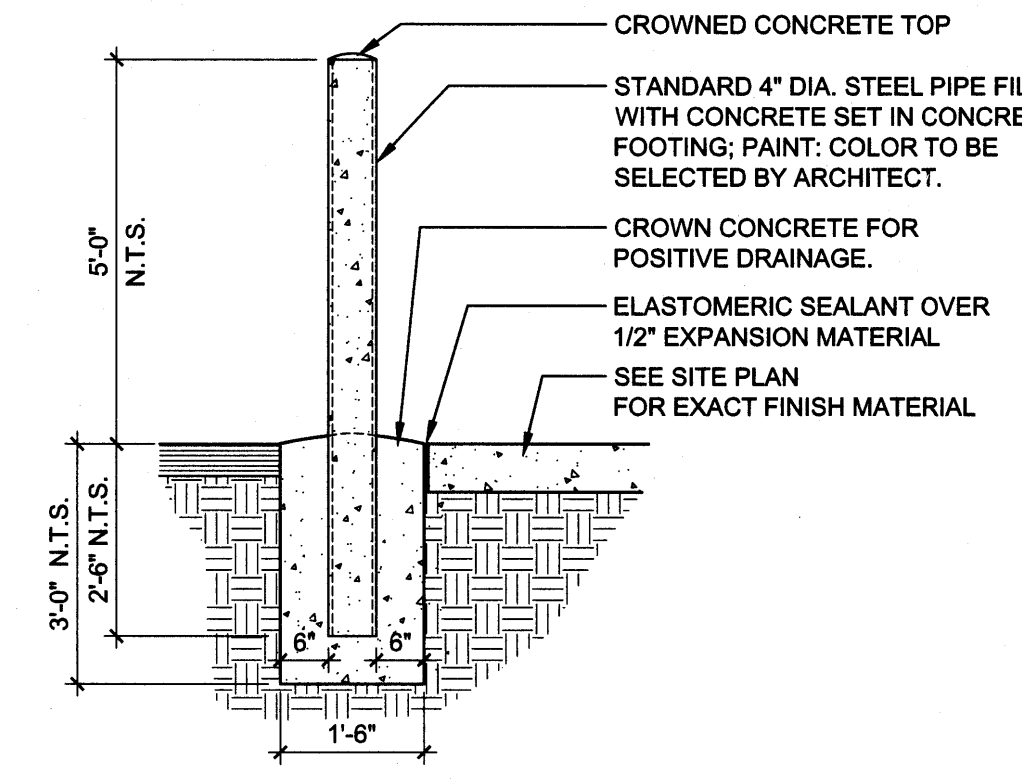
C3 PARKING BUMPER
1 1/2" = 1'-0"



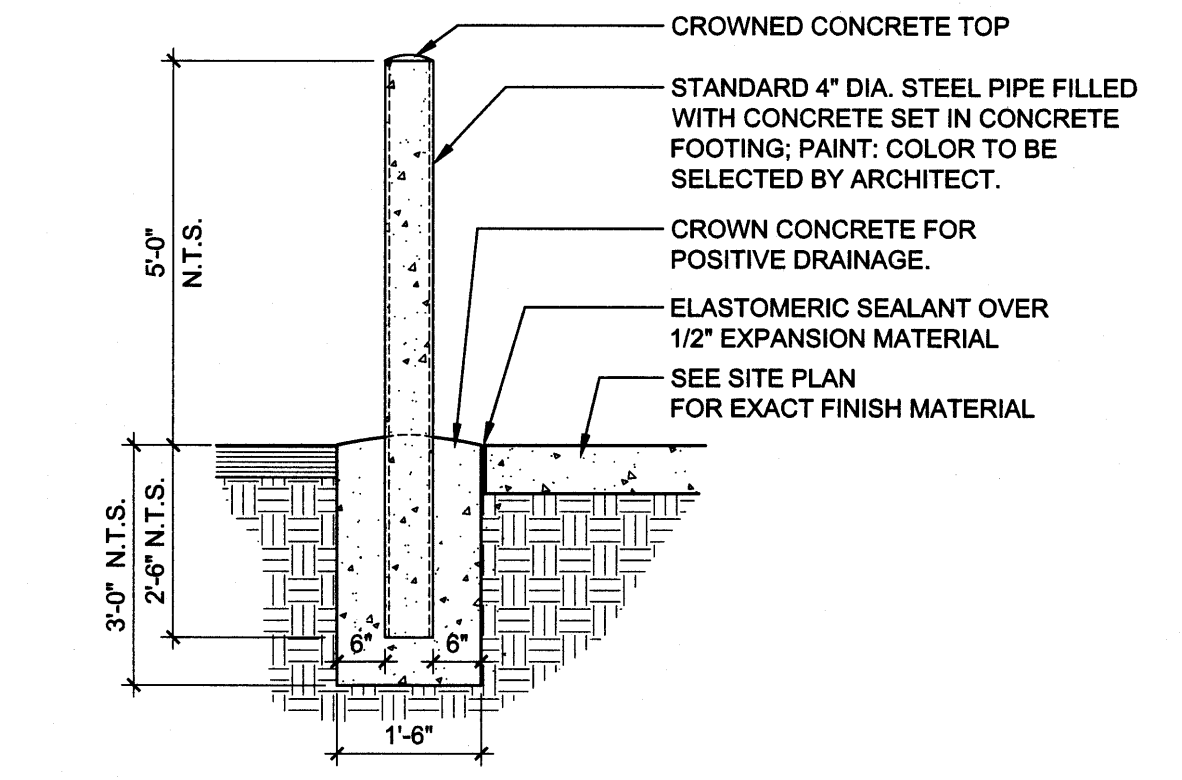
C4 BIKE RACK
1 1/2" = 1'-0"



C5 INTERIOR BOLLARD - 4\"/>



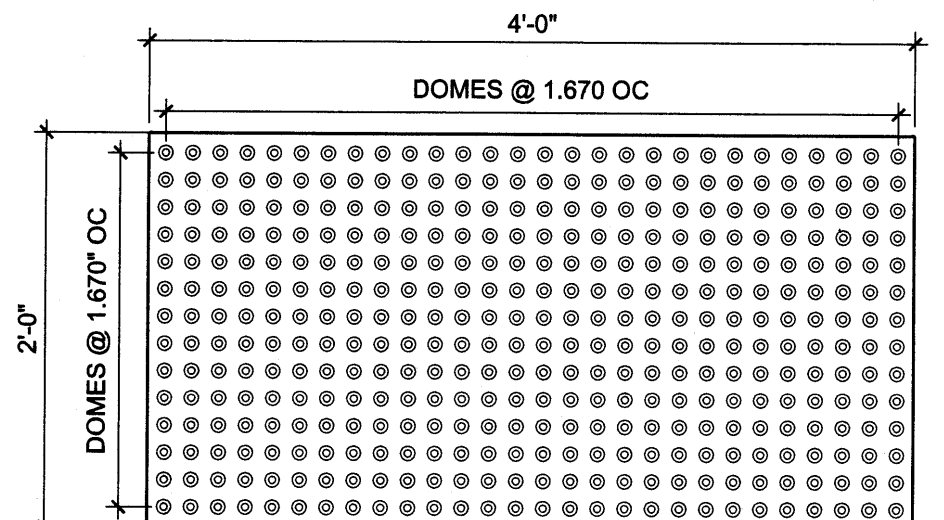
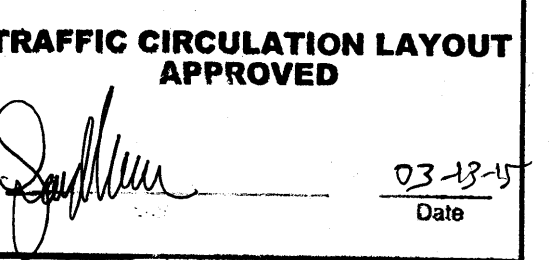
C6 EXTERIOR BOLLARD - 6\"/>



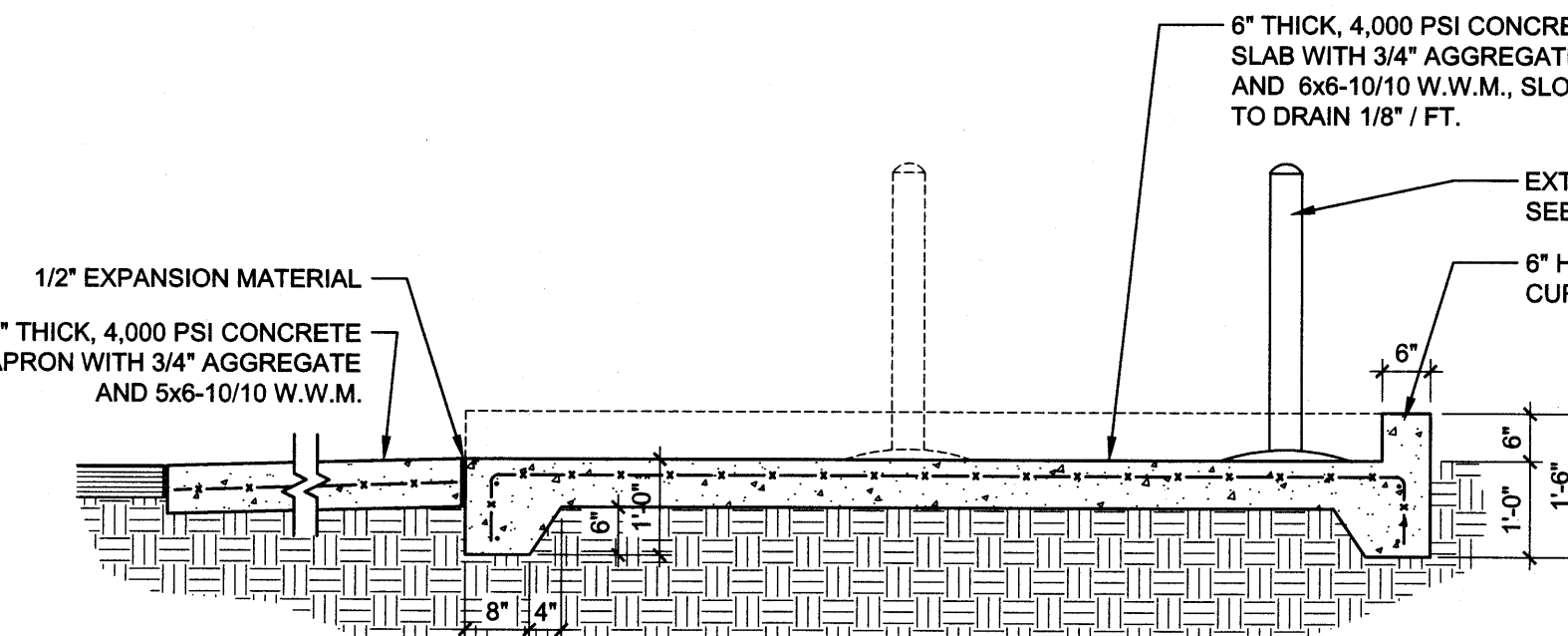
C6 EXTERIOR BOLLARD - 4\"/>

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

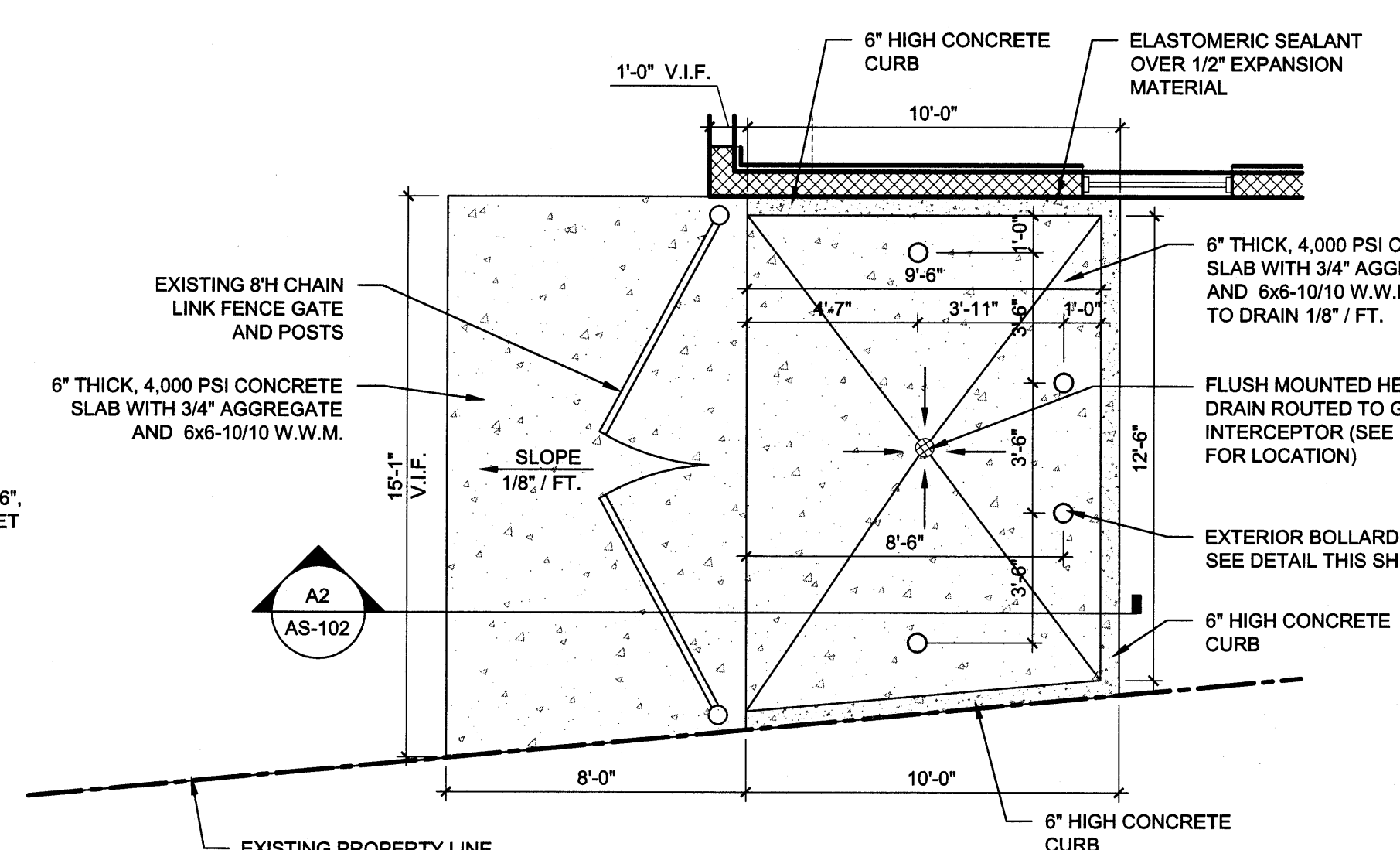
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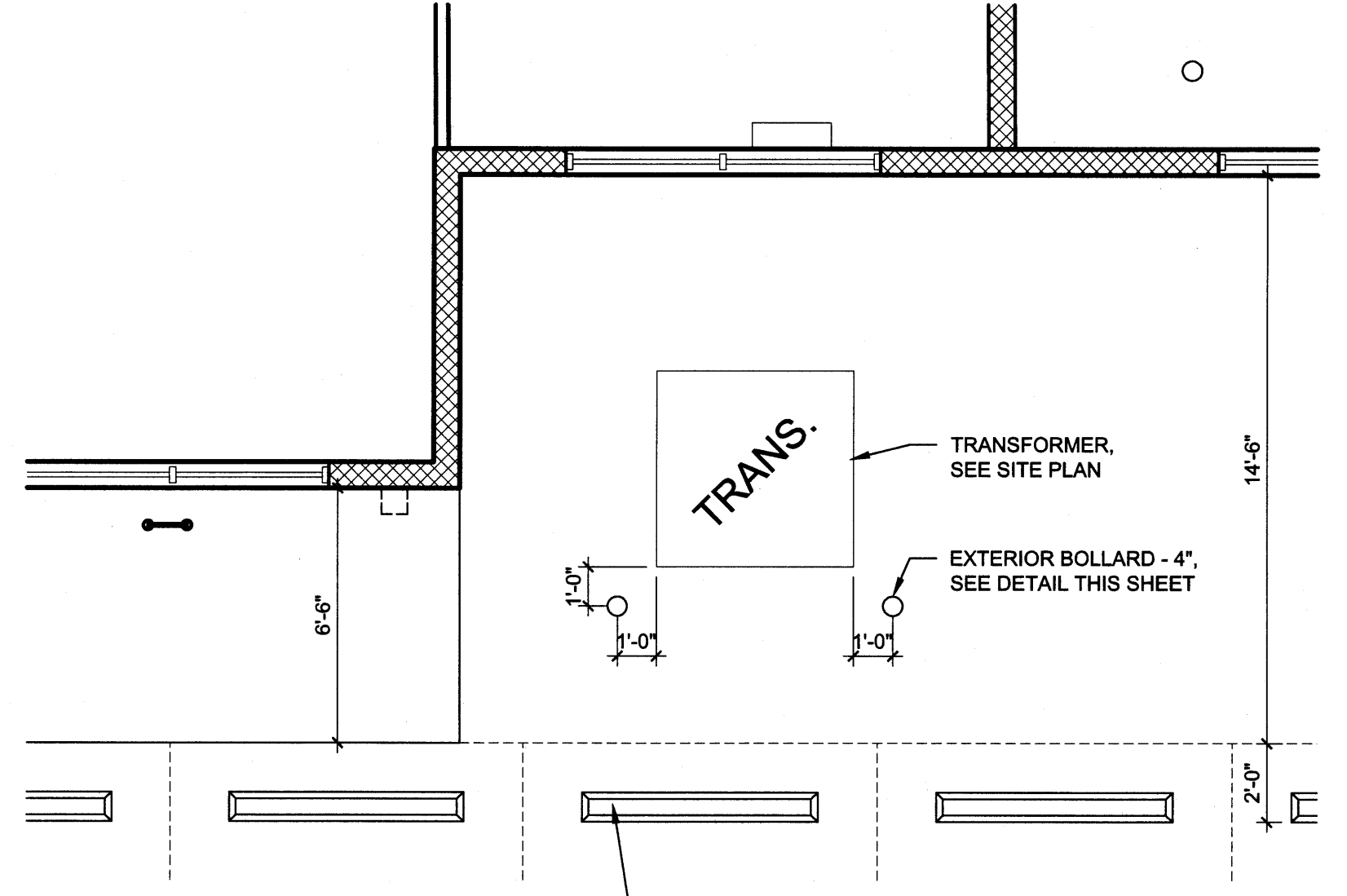
**A1 DETECTABLE/TACTILE
WARNING SURFACE TILE**
1" = 1'-0"



A2 SECTION - TRASH ENCLOSURE
1 1/2" = 1'-0"



A4 ENLARGED PLAN - TRASH ENCLOSURE
1 1/4" = 1'-0"



A5 ENLARGED PLAN - TRANSFORMER
1 1/4" = 1'-0"



LEGAL DESCRIPTION

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1.1780 ACRES or 60.879.67 SF

TOTAL BUILDING AREA
14,316 GSF

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1
TOTAL BUILDING AREA - 14,316 GSF
AREA: A-2 (ASSEMBLY) 1 SPACE PER 4 PERSONS: 153 OCCUPANTS / 4 = 38 SPACES
TOTAL PARKING REQUIRED: 34
TRANSIT REDUCTION (10%): -4 (BUS ROUTE #13 RUNS ALONG 2ND STREET)
TOTAL PARKING REQUIRED: 34 (INCLUDES 4 ACCESSIBLE SPACES, 1 BEING VAN)
TOTAL PARKING PROVIDED: OFF-STREET: 46 spaces, 4 accessible spaces

DESIGNATED DISABLED PARKING SPACES 8/10/16
REQUIRED: 36 to 50 = 3 ACCESSIBLE SPACES REQUIRED (1 VAN ACCESSIBLE)
PROVIDED: 4 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

MOTORCYCLE PARKING SPACES
REQUIRED: 26 to 50 = 2 SPACES
PROVIDED: 3 SPACES

BICYCLE PARKING
REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: $38 / 20 = 2$ SPACES
PROVIDED: 3 SPACES

1. EXISTING PROPERTY LINE AND EXTENTS OF WORK.
2. EXISTING CONCRETE DRIVE.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING CONCRETE CURB CUT.
5. PAINTED PARKING STRIPING (4' WIDE), COLOR: WHITE.
6. PAINTED DIAGONAL STRIPING (20" O.C. AT 45 DEGREES), COLOR: WHITE.
7. PAINTED ACCESSIBLE PAINTED SYMBOL.
8. PAINTED PARKING SIGNAGE: (INTERPOLY CAR, COLOR: WHITE 6" LETTER SIZE).
9. EXISTING GRADING PARKING LOT.
10. EXISTING PARKING SIGNAGE (NO PARKING), COLOR: WHITE 12" LETTER SIZE.
11. PARKING BUMPER, SEE SHEET AS-102.
12. MOUNTED CYCLE RACK, 4'W X 8'L MINIMUM.
13. POLE MOUNTED, MOBILE PARKING SIGNAGE, SEE SHEET AS-102.
14. POLE MOUNTED H.C. PARKING SIGNAGE FOR LOCAL AND/OR STATE STANDARDS, SEE SHEET AS-102. NOTE: SIGN MUST HAVE THE REQUIRED LANGUAGE VISIBLE: VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING.
15. TRANSFORMER.
16. STEEL BIKE RACK, SEE SHEET AS-102.
17. EXISTING CHAIN LINK FENCE.
18. 4" ASPHALT PAVING.
19. EXISTING FIRE HYDRANT.
20. EXISTING CHAIN LINK FENCE GATE.
21. COMPACT PARKING SPACE.
22. SETBACK.
23. EXISTING ACCESSIBLE RAMP.
24. 4" CONCRETE SIDEWALK ADJACENT TO BUILDING, SEE SHEET AS-102.
25. EXTERIOR BOLLARD - 4", SEE SHEET AS-102.
26. CONCRETE DRIVE SIGN AND PARKING DRAWING 2425.
27. CONCRETE CURB AND GUTTER, PER CABQ DRAWING 2415A.
28. TYPICAL CONCRETE SIDEWALK PER CABQ DRAWING 2430.
29. DETECTABLE TACTILE SURFACE, SEE SHEET AS-102.
30. DOWNSPOUT, EXTEND THROUGH SIDEWALK PER CABQ DRAWING 2235.
31. 4" CONCRETE SIDEWALK ADJACENT TO BUILDING (SIMILAR), SEE SHEET AS-102.
32. SIDEWALK TO BE AT LEAST 6" FROM FLOOR NOT TO EXCEED 2" SLOPE AT ACCESSIBLE PARKING STALLS AND ENTRANCES TO BUILDING.

Diagram illustrating two types of pavement:

- NEW CONCRETE**: Represented by a rectangular area filled with a pattern of small dots and lines, indicating a granular or aggregate structure.
- NEW ASPHALT PAVING**: Represented by a rectangular area filled with a pattern of small dots and lines, indicating a granular or aggregate structure.



△
△
△
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DRAWN BY _____

REVIEWED BY _____

DATE 2/12/2015

PROJECT NO. 14-0111

DRAWING NAME

TRAFFIC
CIRCULATION

CIRCULATION AYOUT

Abstract

SHEET NO. _____

AS-101

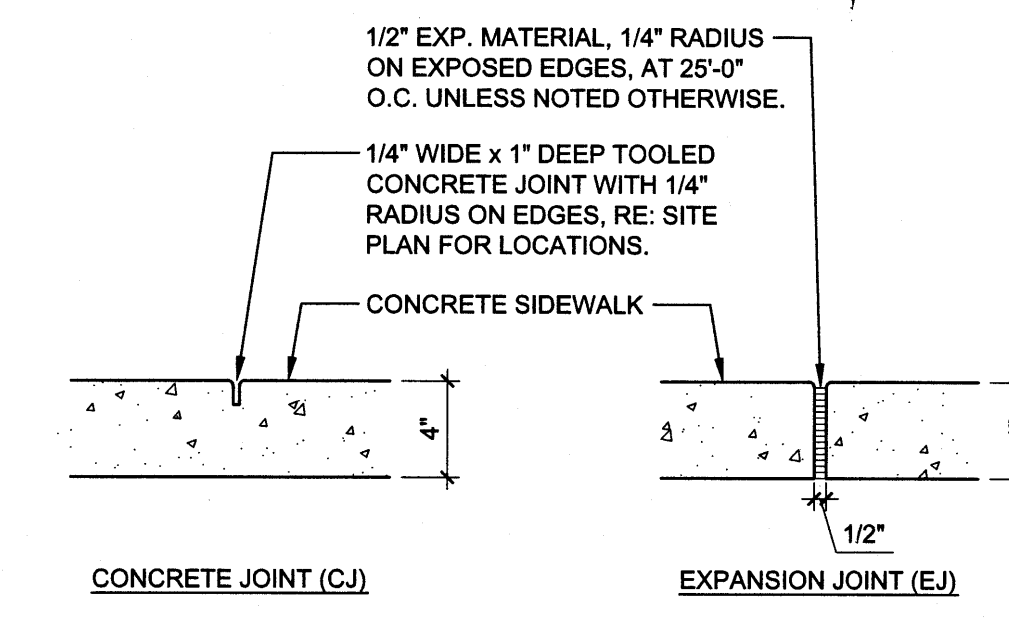
OF

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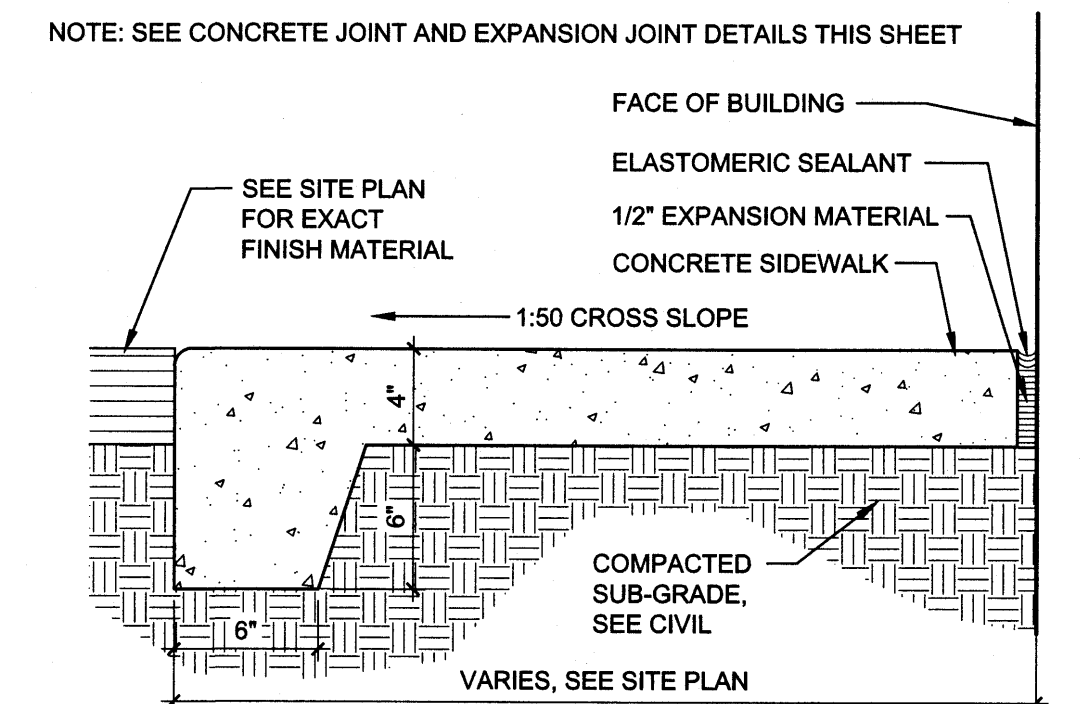
**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed 03-13-15
Date

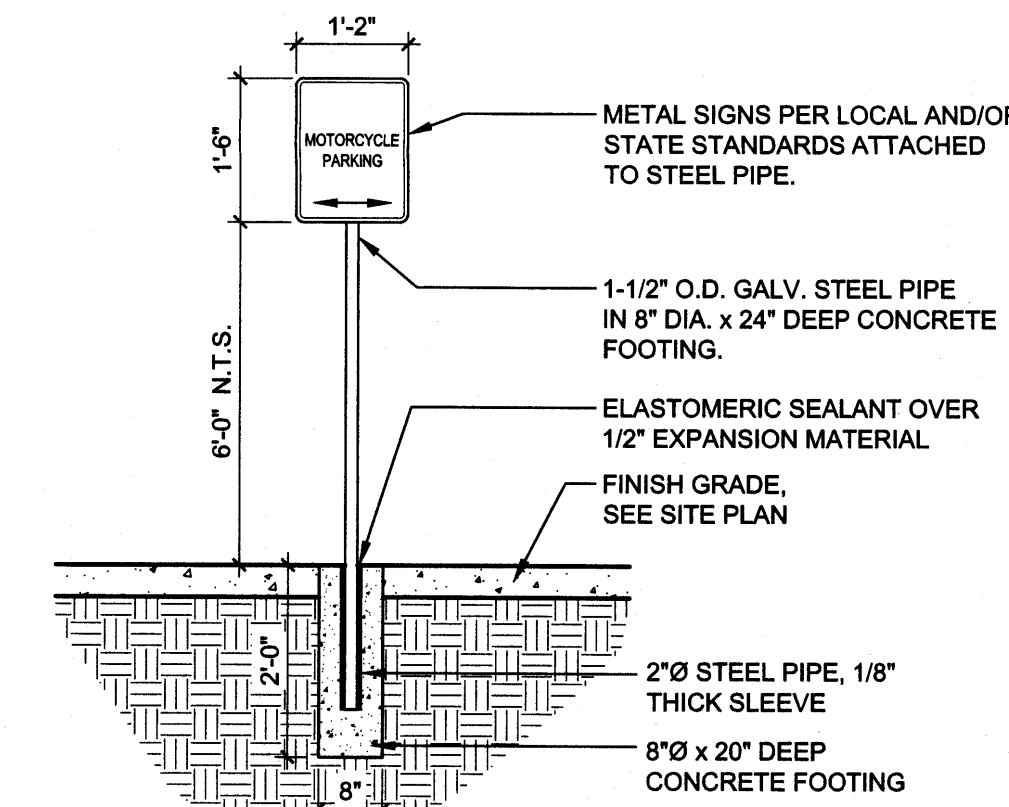
SITE PLAN
1" = 20'



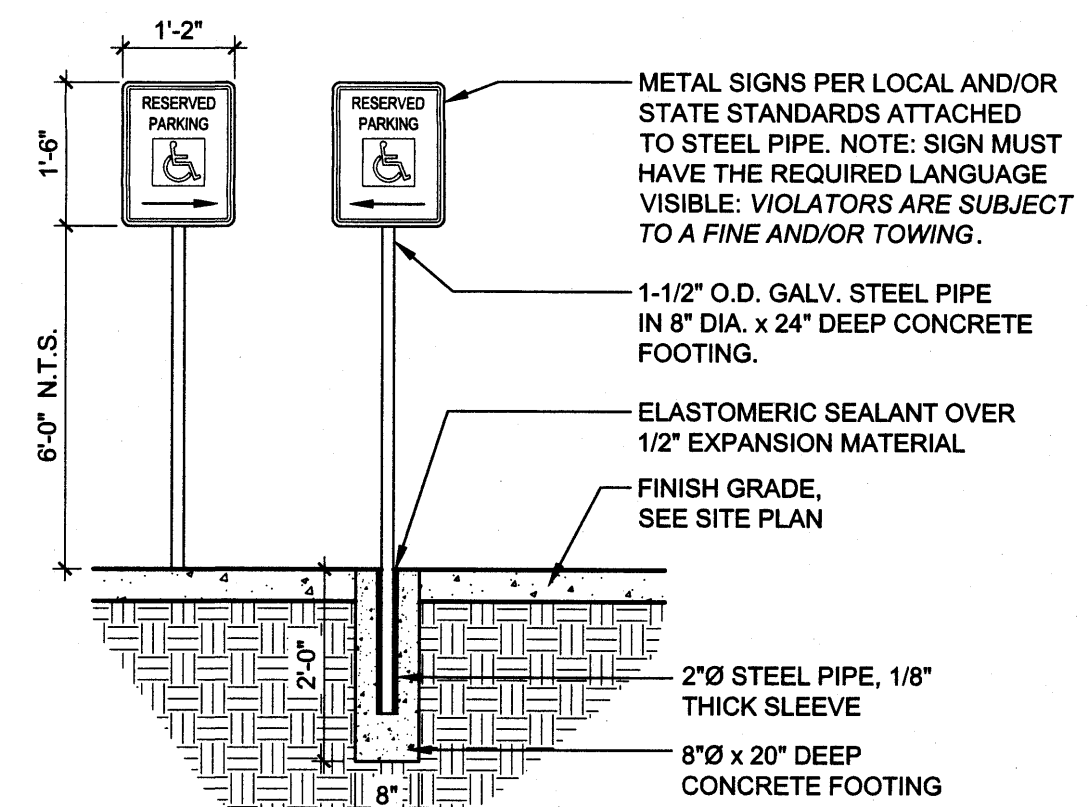
E5 CONCRETE JOINT and EXPANSION JOINT
1 1/2" = 1'-0"



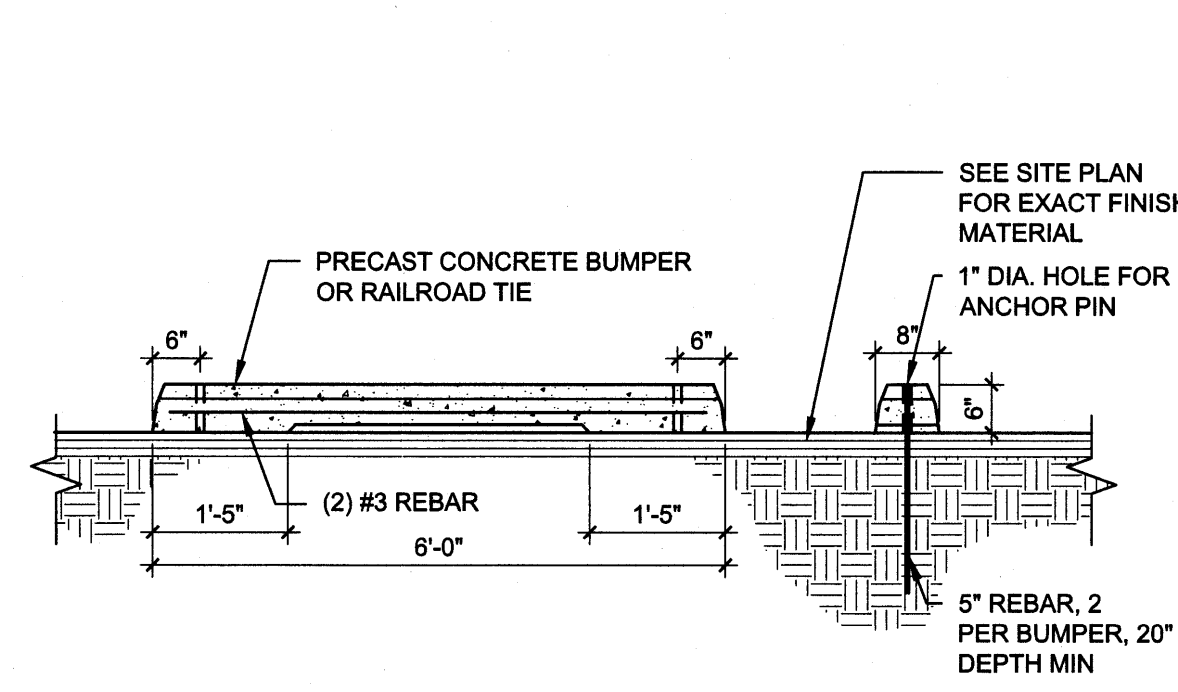
E6 4" CONCRETE SIDEWALK ADJACENT TO BLDG.
1 1/2" = 1'-0"



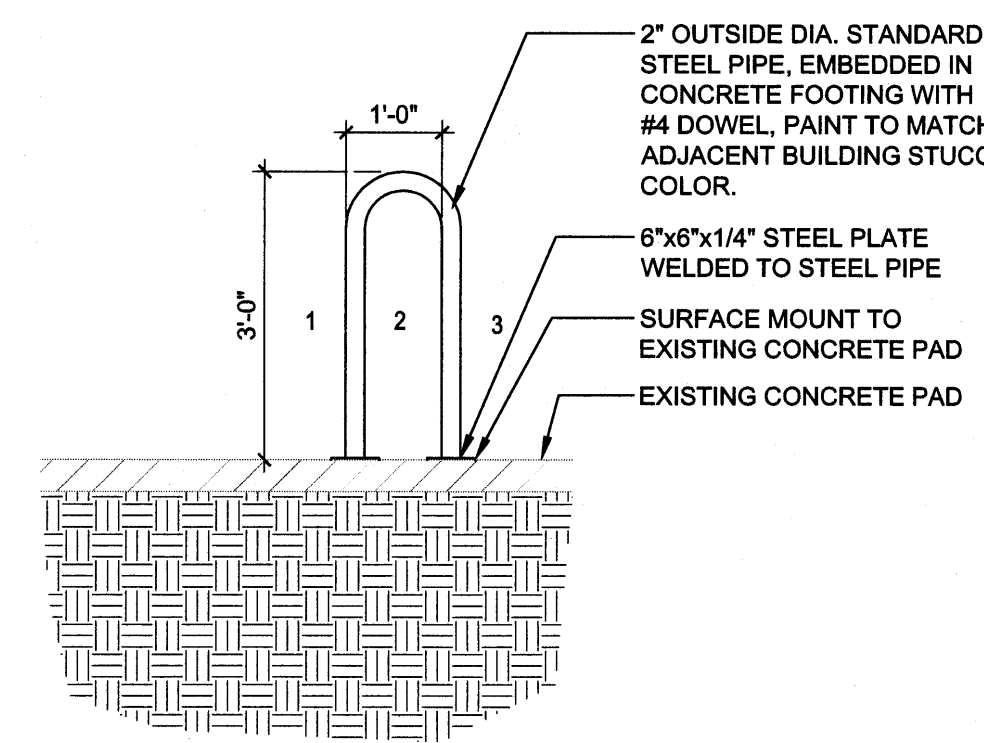
D5 POLE MOUNTED MOTORCYCLE PARKING SIGN
1/2" = 1'-0"



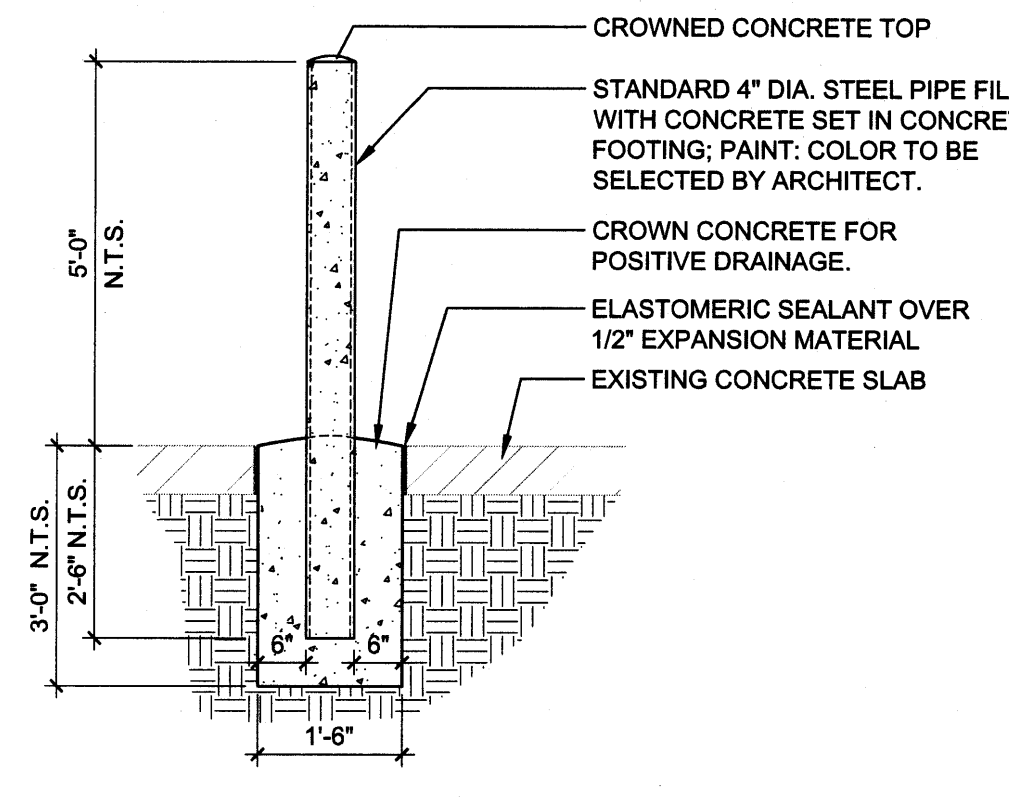
D6 POLE MOUNTED H.C. PARKING SIGN
1/2" = 1'-0"



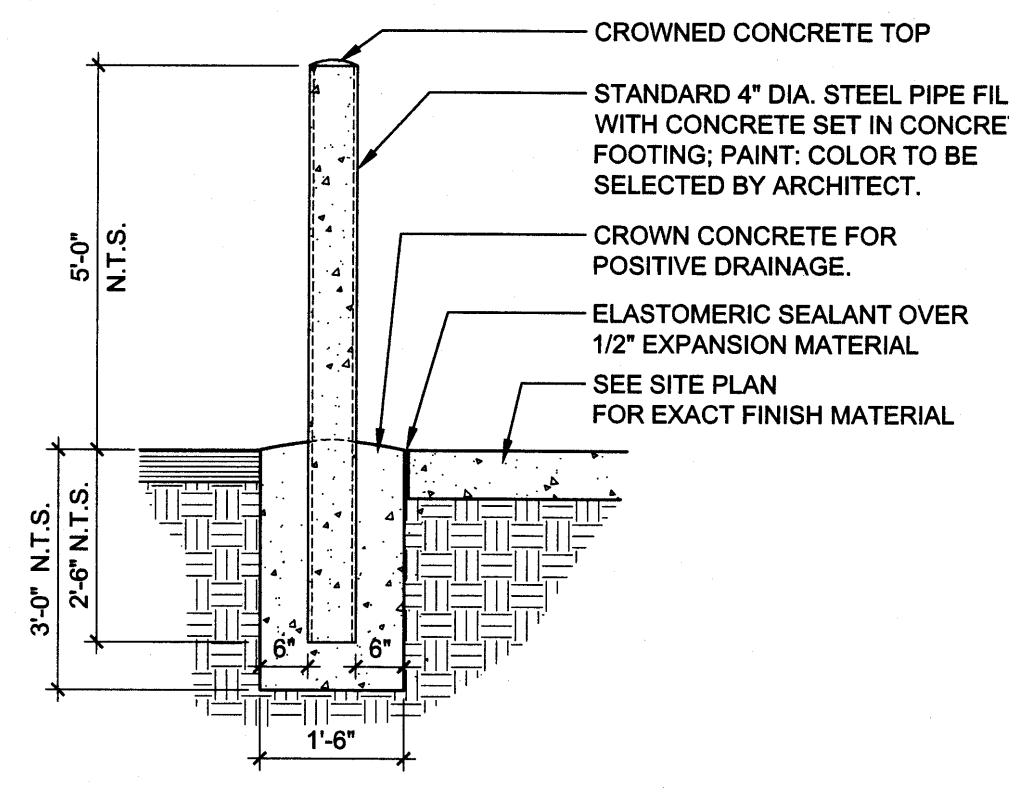
C3 PARKING BUMPER
1/2" = 1'-0"



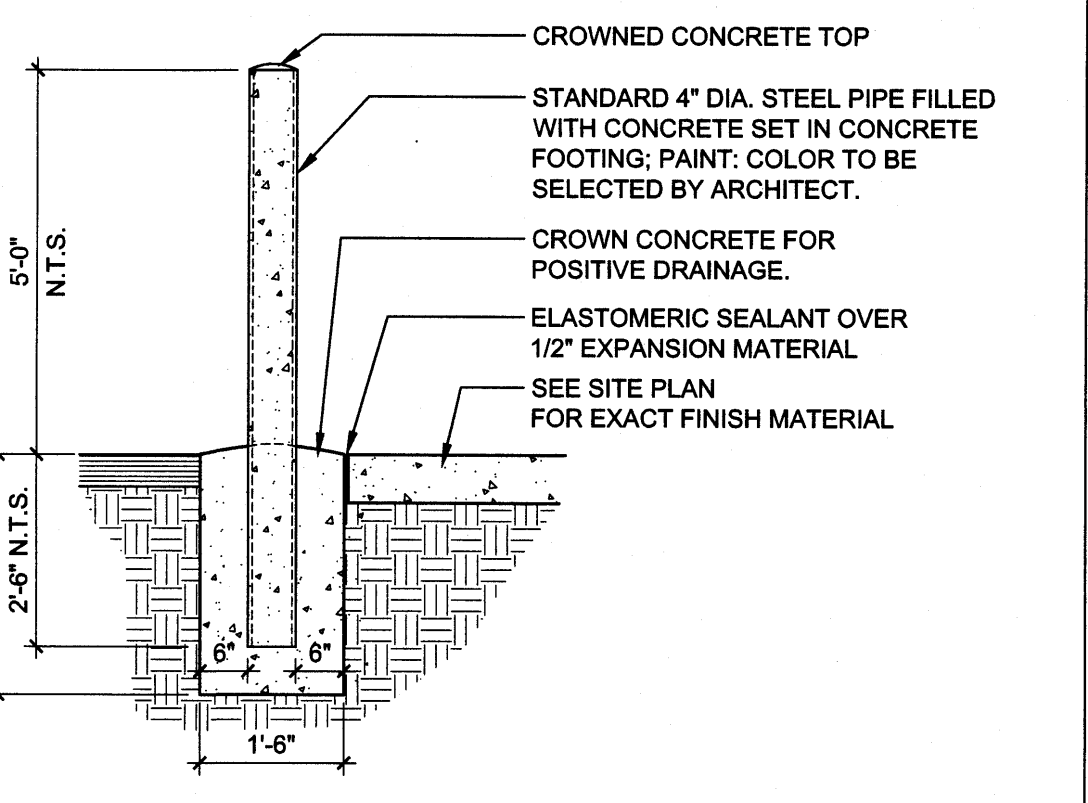
C4 BIKE RACK
1/2" = 1'-0"



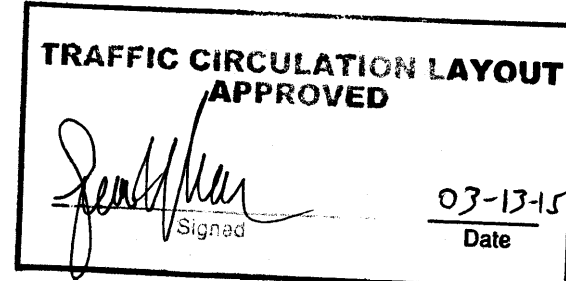
C5 INTERIOR BOLLARD - 4"
1/2" = 1'-0"



C6 EXTERIOR BOLLARD - 6"
1/2" = 1'-0"

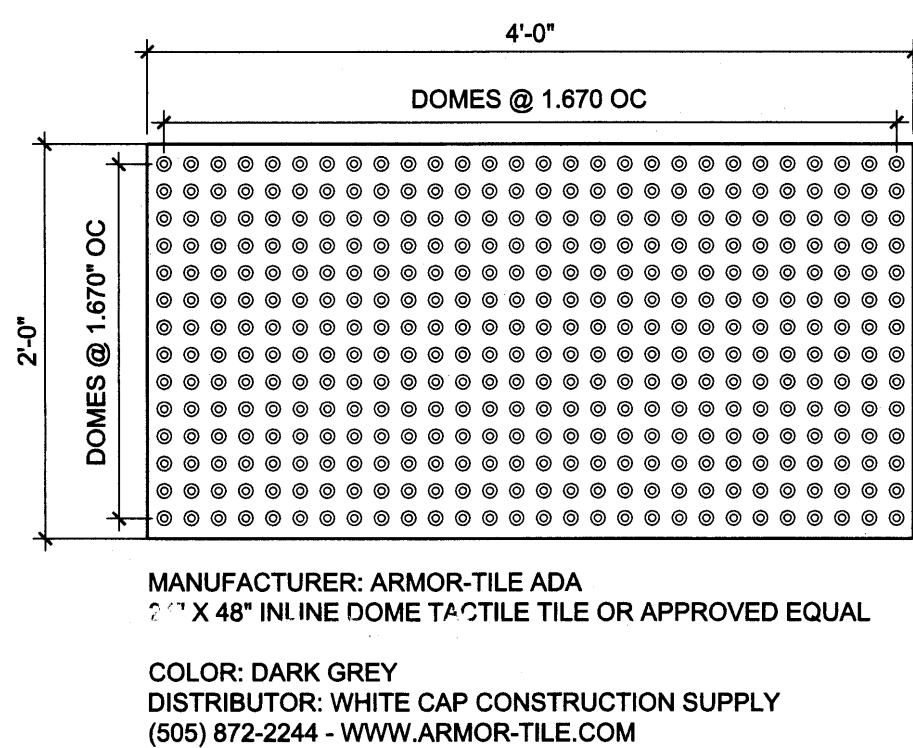


C6 EXTERIOR BOLLARD - 4"
1/2" = 1'-0"

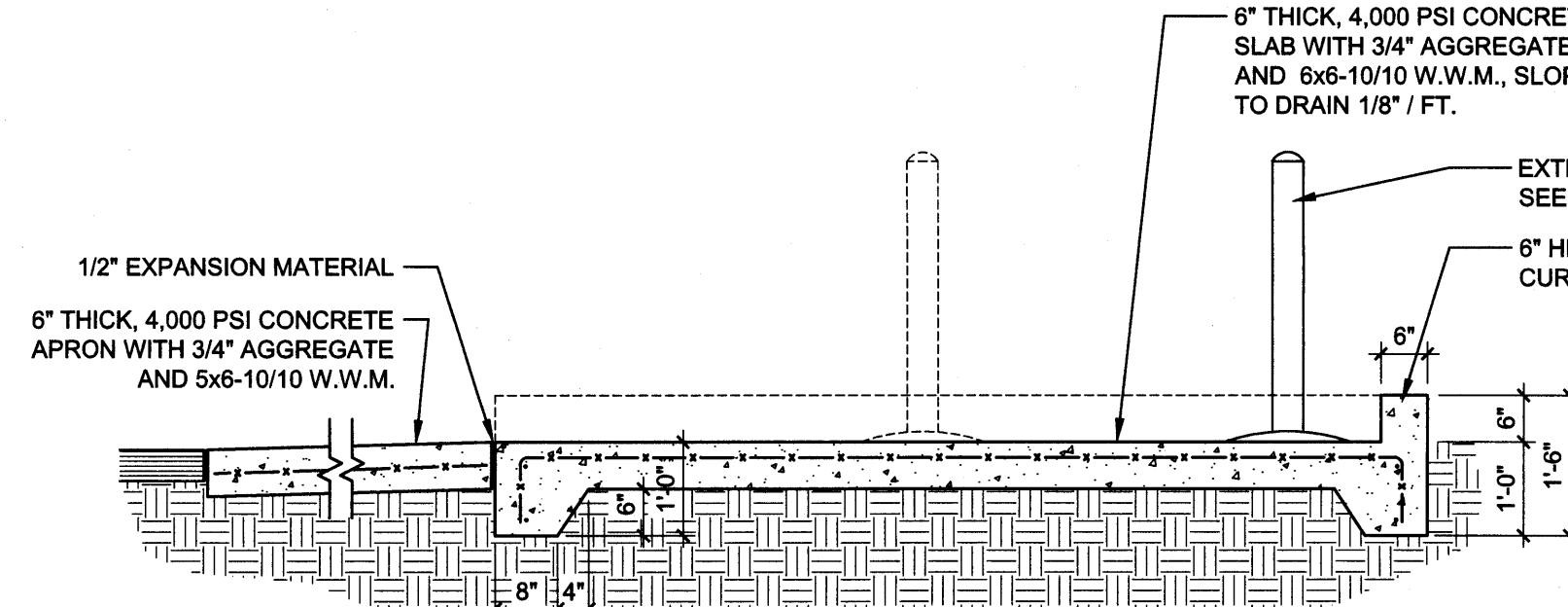


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

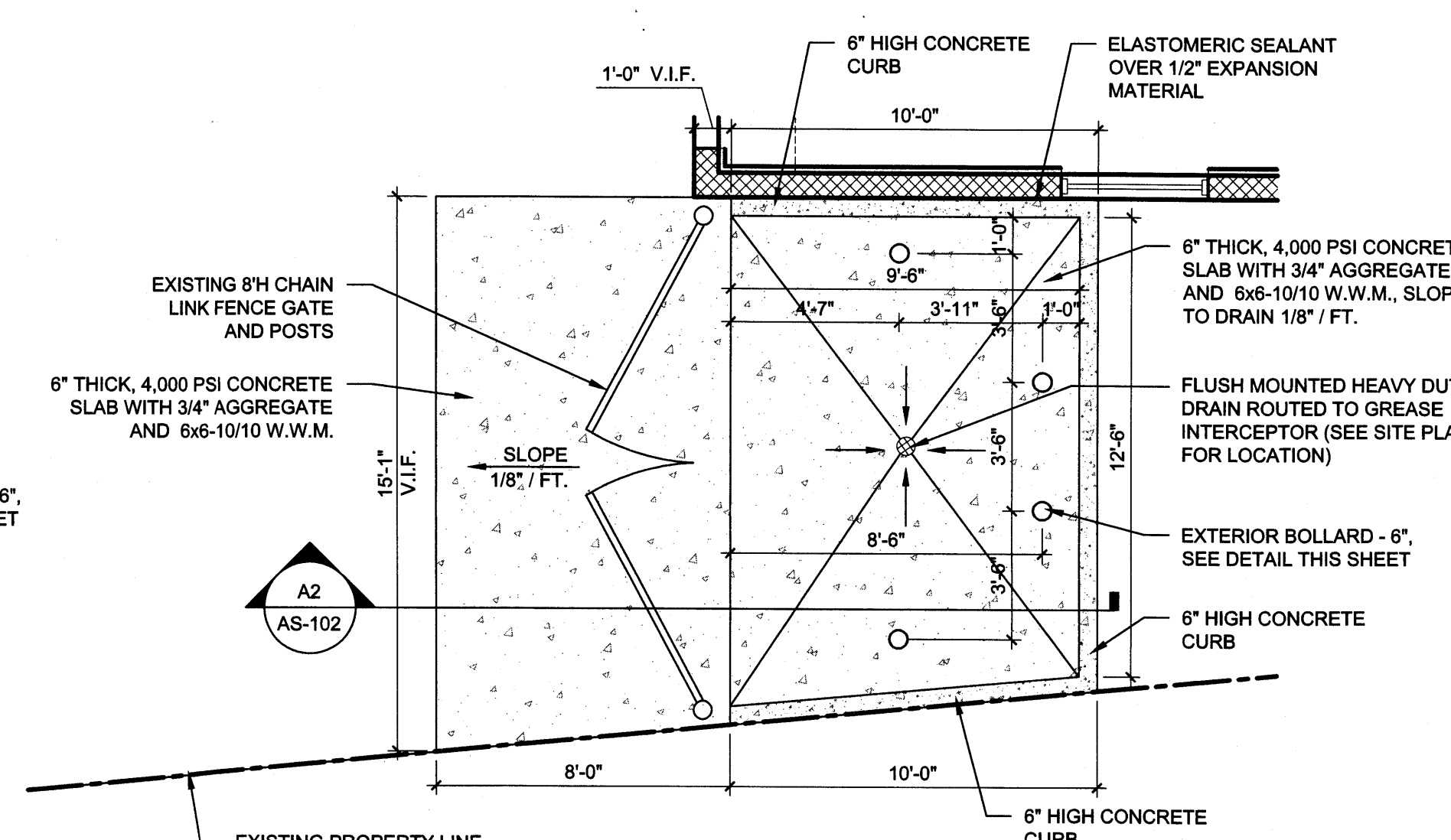
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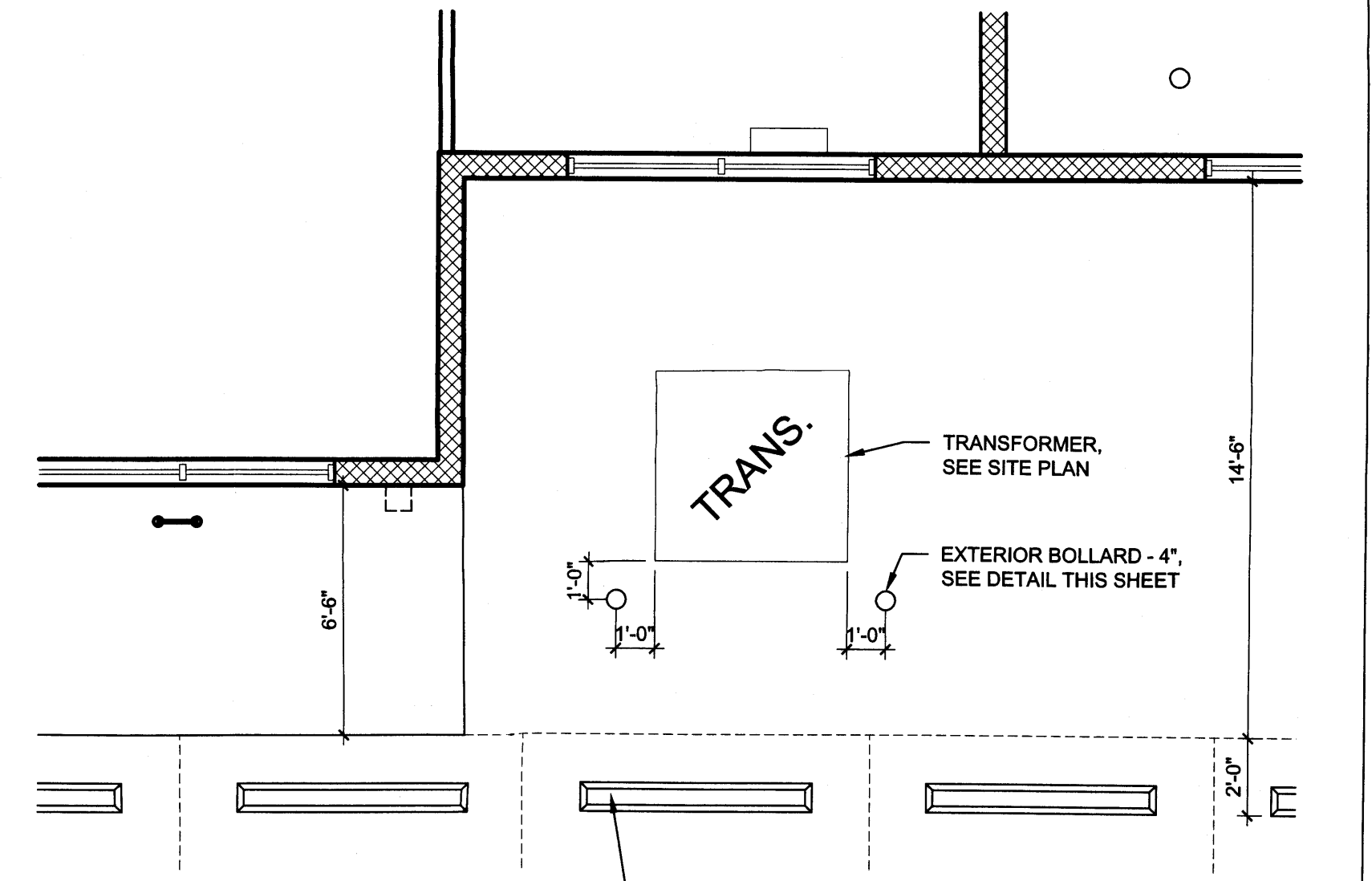
A1 DETECTABLE/TACTILE WARNING SURFACE TILE
1" = 1'-0"



A2 SECTION - TRASH ENCLOSURE
1/2" = 1'-0"



A4 ENLARGED PLAN - TRASH ENCLOSURE
1/4" = 1'-0"



A5 ENLARGED PLAN - TRANSFORMER
1/4" = 1'-0"