



**Planning Department  
Transportation Development Services**

March 13, 2015

**Re: Rio Bravo Brewing Company, LLC**  
**1912 Second St. NW**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 2/12/15 (H14-D105)  
Certification dated 3-15-15

Dear Ms. Allen,

The TCL submittal received 3-13-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. Per meeting on 3-12-14 with Mr. Baker and Ms. Allen from Dekker Perich Sabatini, Ltd., a Temporary C.O. can be issued at that time with the understanding that any outstanding corrections must be completed within 60 days. The outstanding corrections are repair and/or replacement of sidewalk, drivepads and parking areas.

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 Final C.O. For digital submittal and minor comments and/or repairs, please submit photos to [rmichel@cabq.gov](mailto:rmichel@cabq.gov) or [mortiz@cabq.gov](mailto:mortiz@cabq.gov) prior to submittal. 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: CO Clerk





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: 66**

**DESIGNATED DISABLED PARKING SPACES**  
REQUIRED: 36 to 50 = 3 ACCESSIBLE SPACES REQUIRED (1 VAN ACCESSIBLE)  
PROVIDED: 4 ACCESSIBLE SPACES (1 VAN ACCESSIBLE)

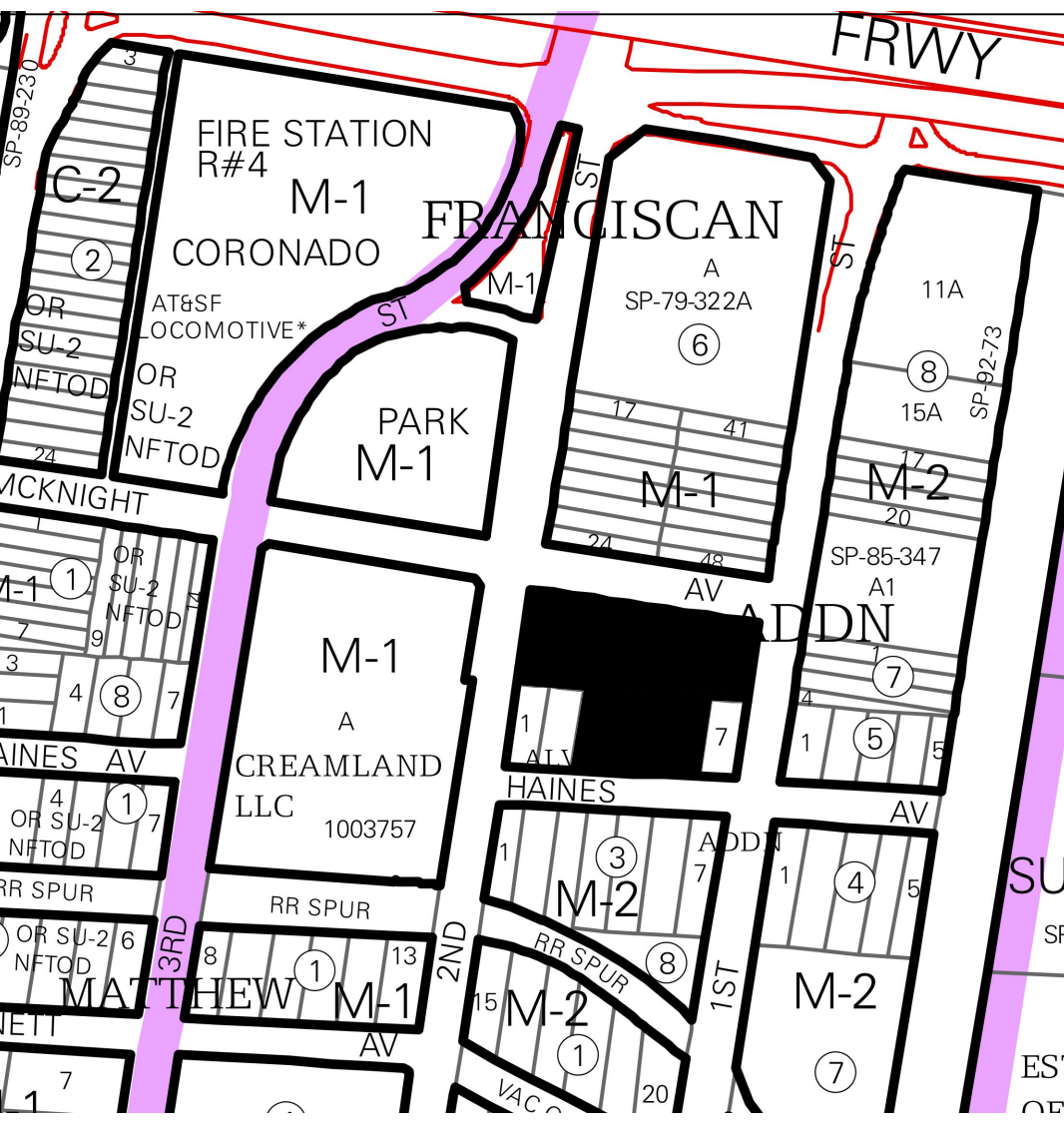
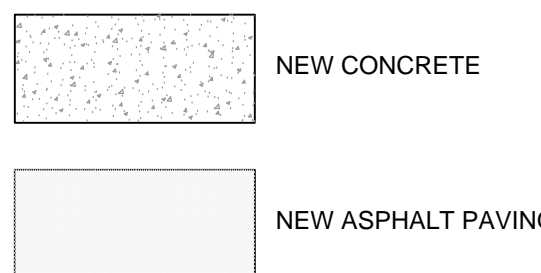
**MOTORCYCLE PARKING SPACES**  
REQUIRED: 26 to 50 = 2 SPACES  
PROVIDED: 3 SPACES

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

SHEET KEYED NOTES

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'-0" 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 CABO DRAWING 2425.
27. CONCRETE CURB AND GUTTER, PER CABO DRAWING 2415A.
28. TYPICAL CONCRETE SIDEWALK PER CABO DRAWING 2430.
29. DETECTABLE/TACTILE WARNING SURFACE, SEE SHEET AS-102.
30. DOWNSPOUT, EXTEND THROUGH SIDEWALK PER CABO 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

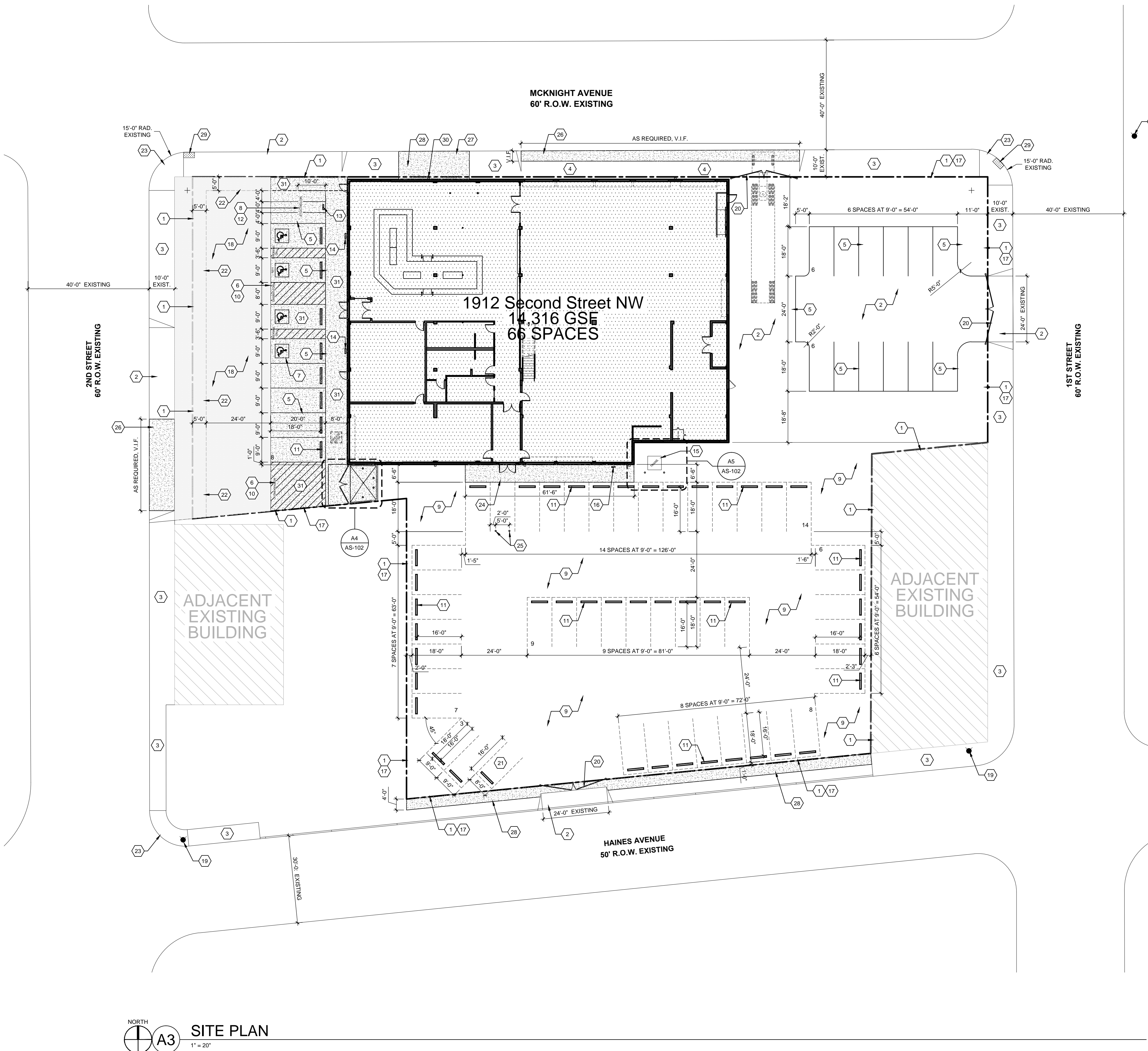


- REVISIONS
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DRAWN BY  
REVIEWED BY  
DATE 2/12/2015  
PROJECT NO. 14-0111  
DRAWING NAME

TRAFFIC  
CIRCULATION  
LAYOUT

SHEET NO.  
**AS-101**  
OF



NORTH  
A3  
SITE PLAN  
1" = 20'



DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

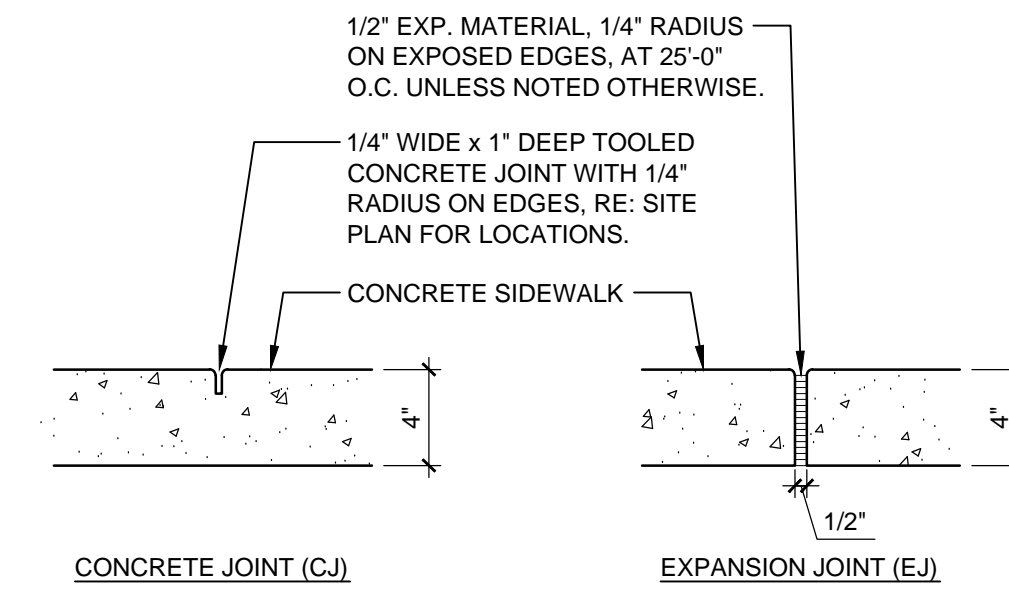
ARCHITECT



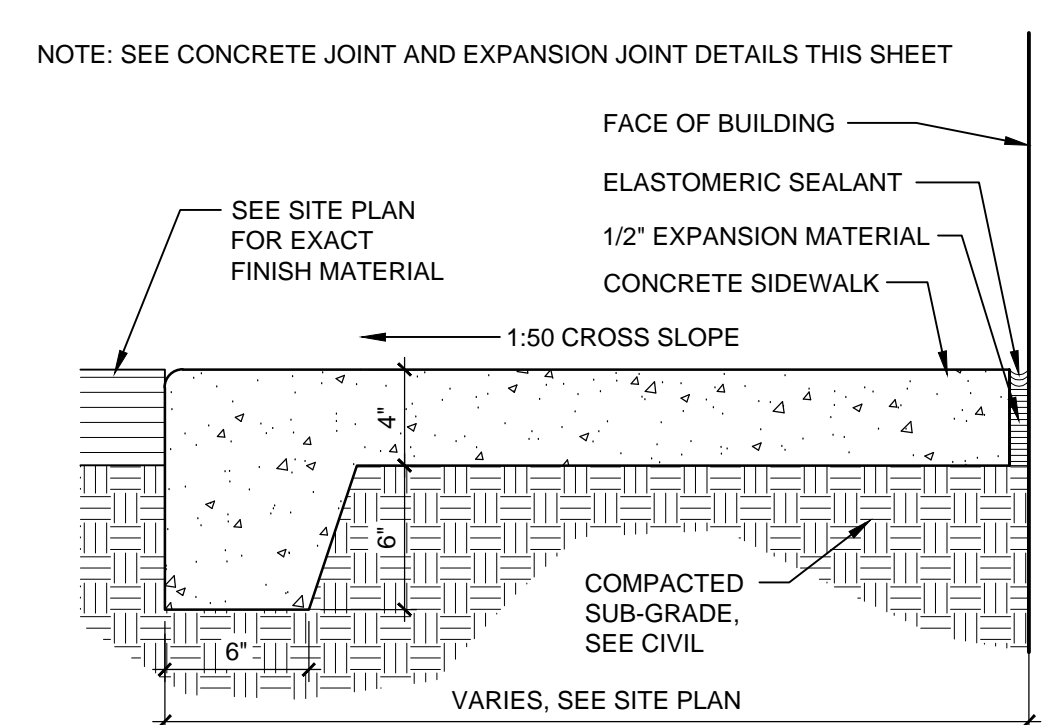
ENGINEER

PROJECT

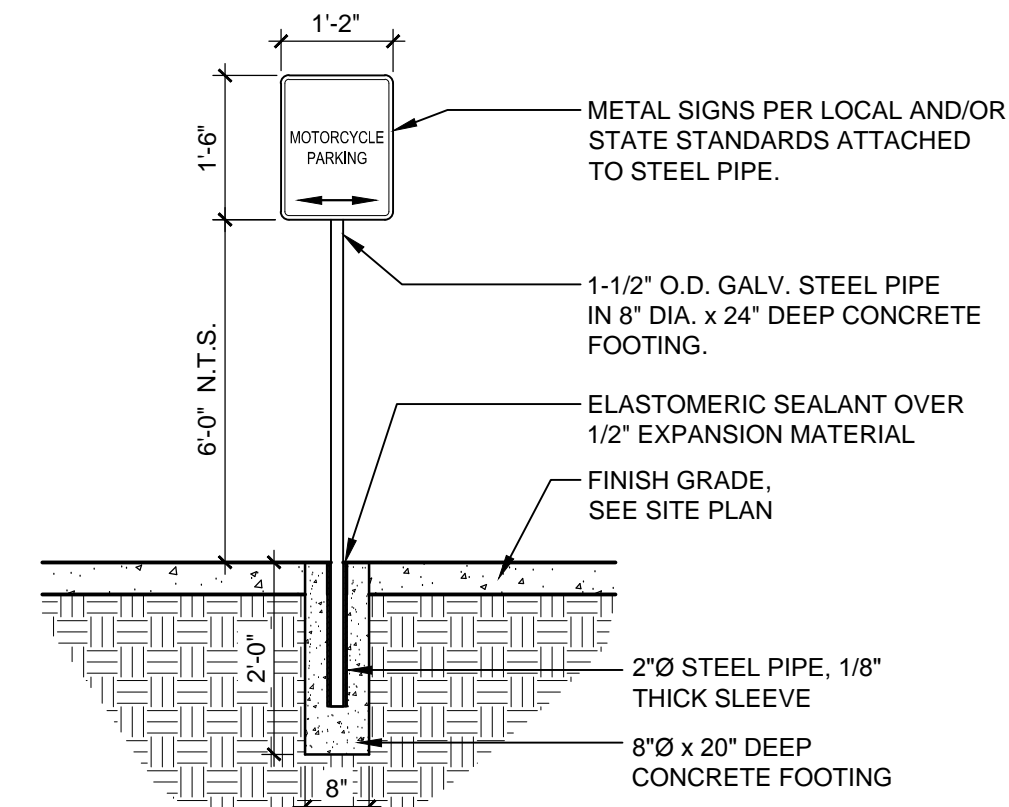
RIO BRAVO BREWERY  
1912 Second Street NW  
Albuquerque, New Mexico 87102



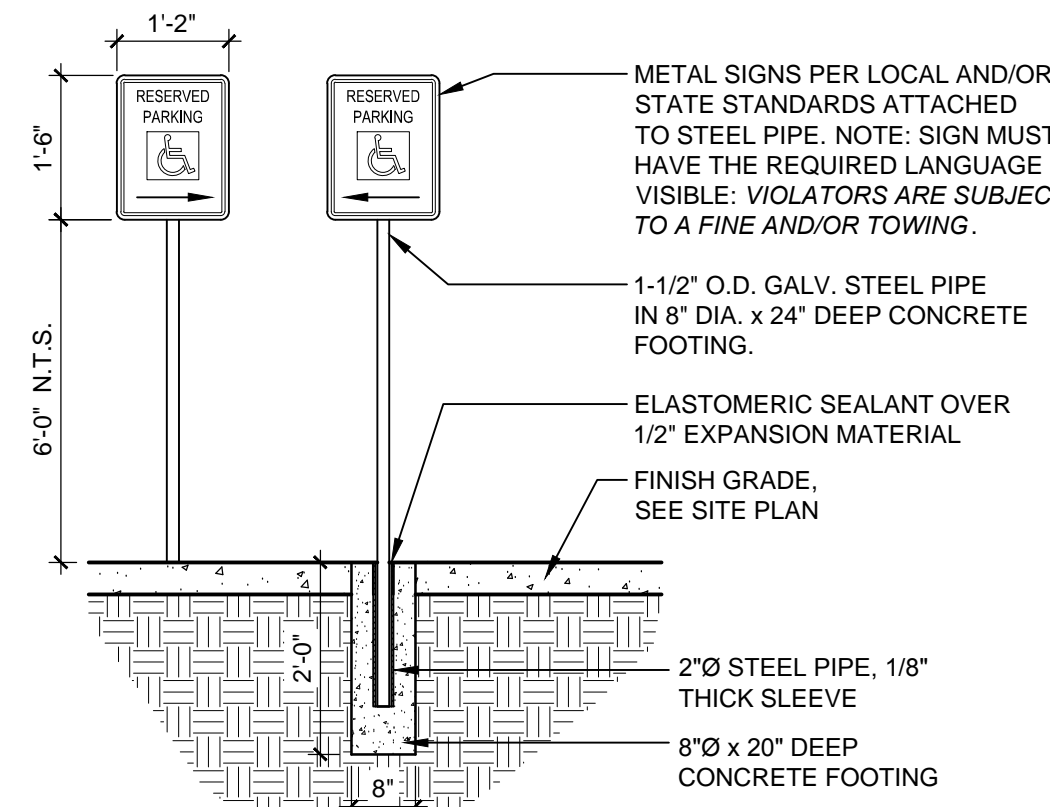
E5 CONCRETE JOINT and  
EXPANSION JOINT  
1 1/2" = 1'-0"



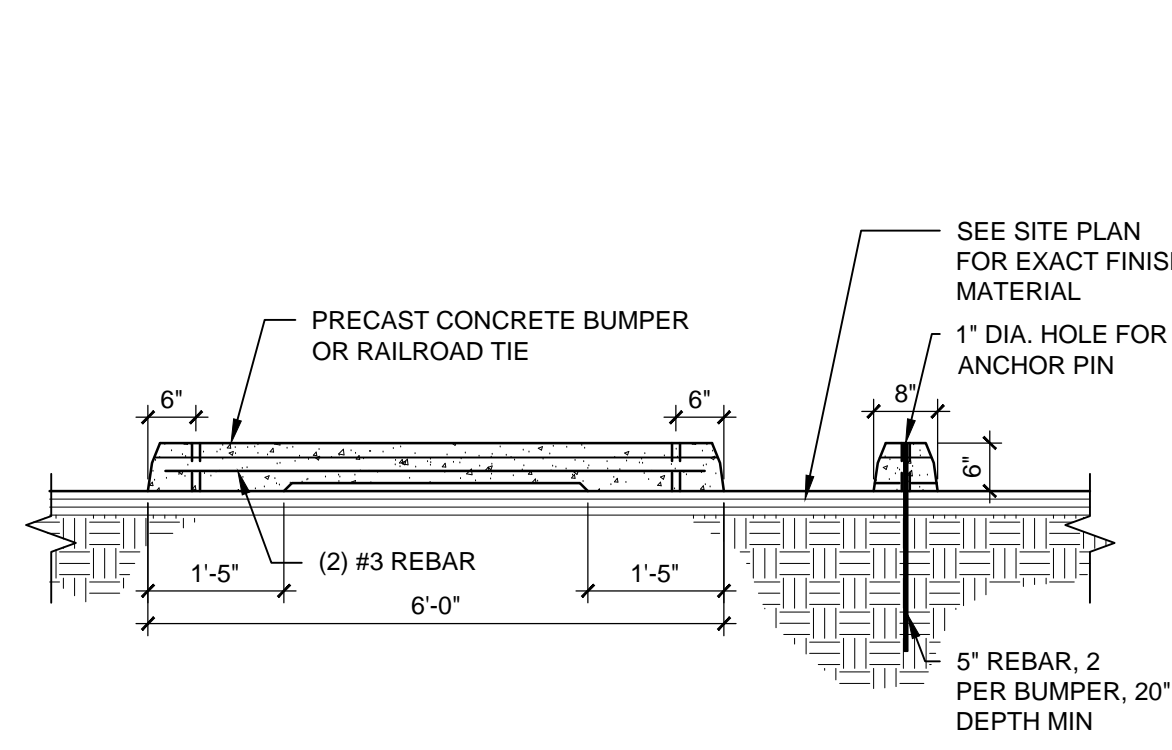
E6 4" CONCRETE SIDEWALK  
ADJACENT TO BLDG.  
1 1/2" = 1'-0"



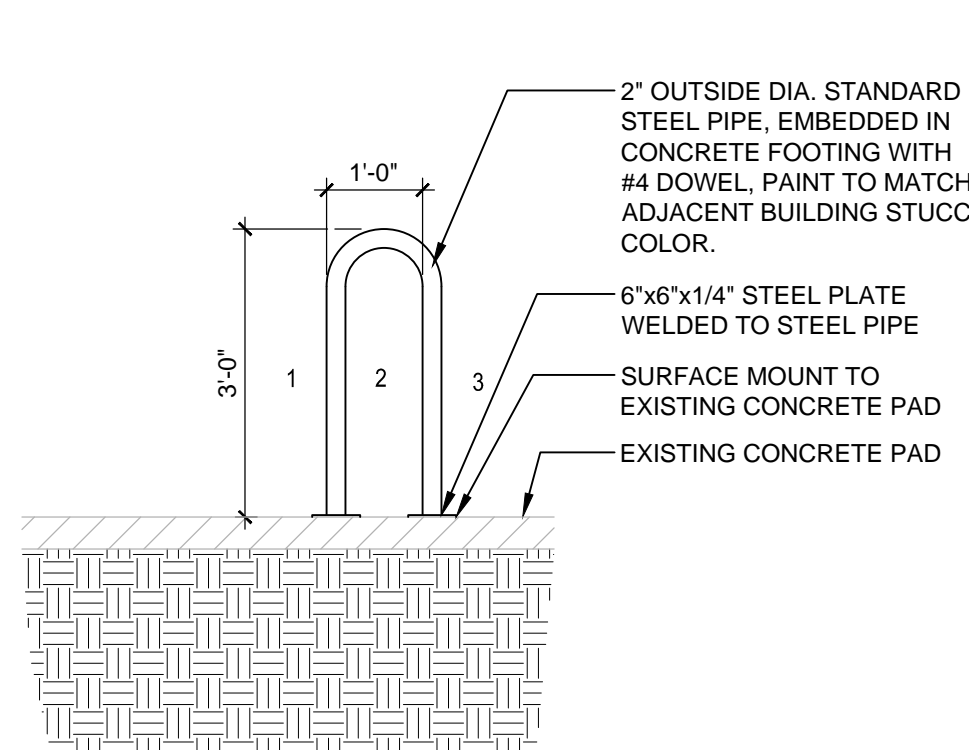
D5 POLE MOUNTED  
MOTORCYCLE PARKING SIGN  
1/2" = 1'-0"



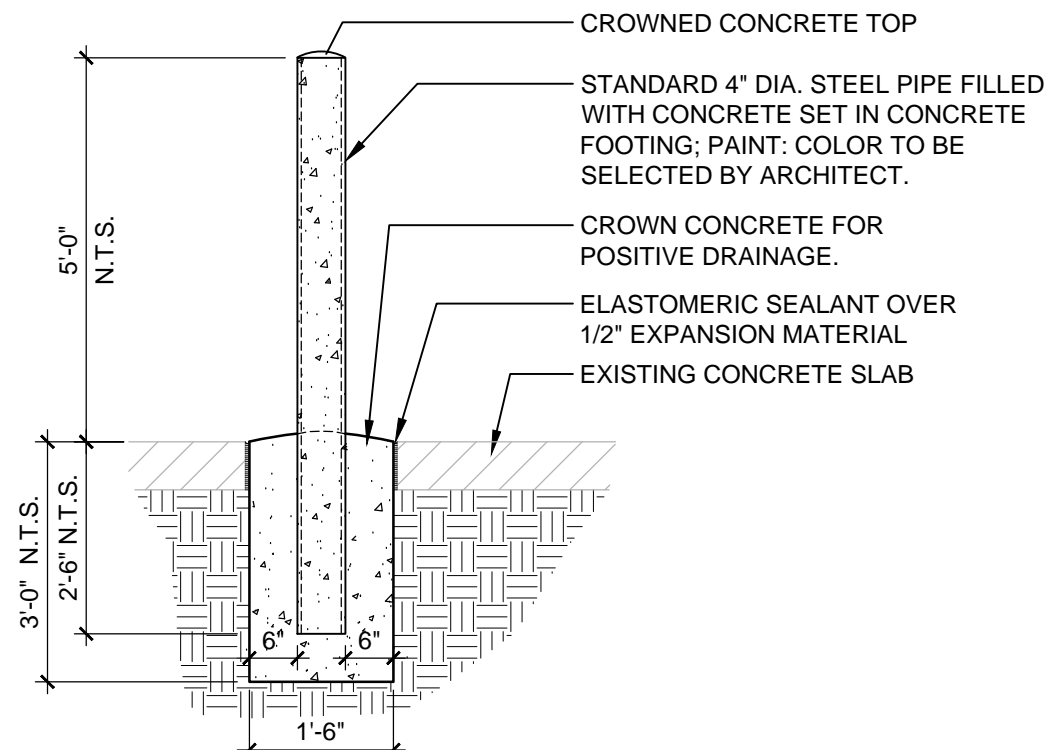
D6 POLE MOUNTED  
H.C. PARKING SIGN  
1/2" = 1'-0"



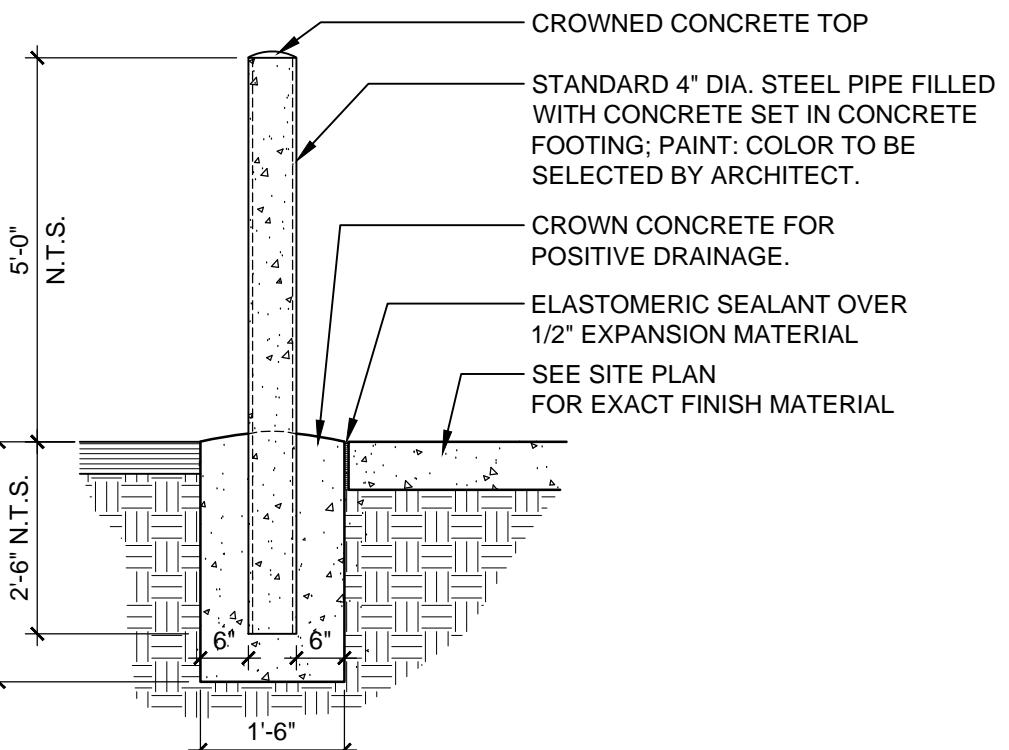
C3 PARKING BUMPER  
1/2" = 1'-0"



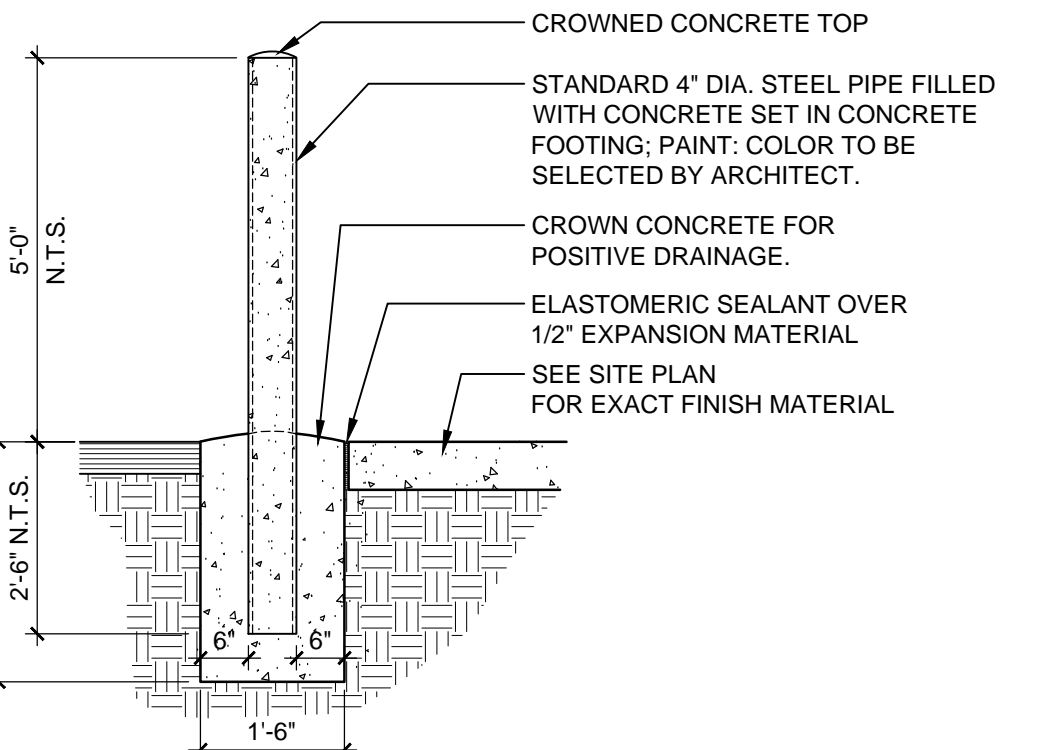
C4 BIKE RACK  
1/2" = 1'-0"



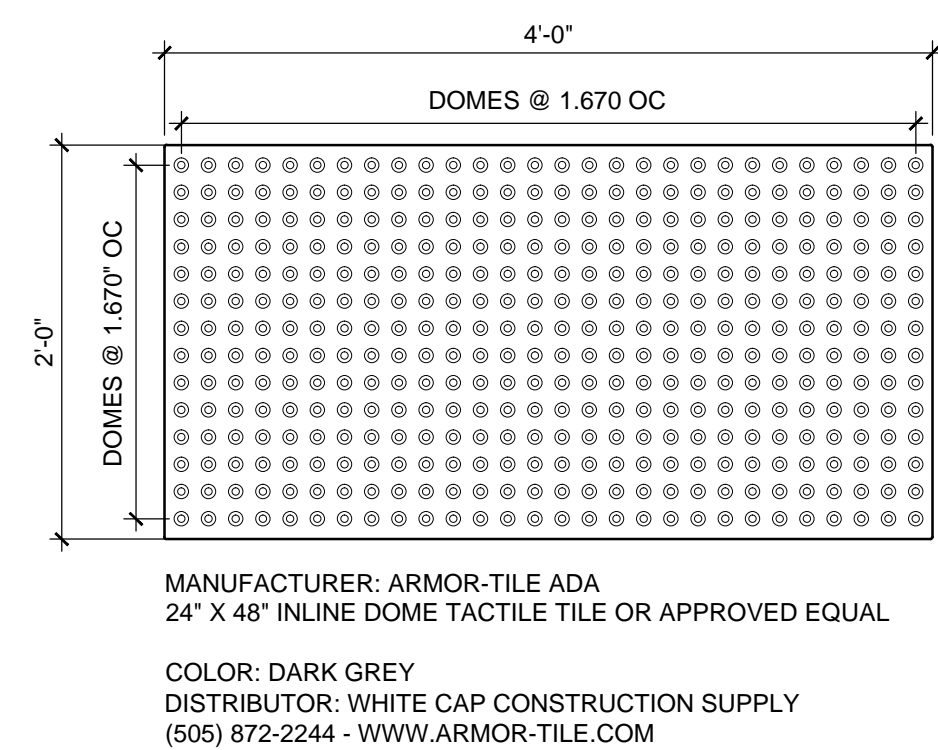
C5 INTERIOR BOLLARD - 4"  
1/2" = 1'-0"



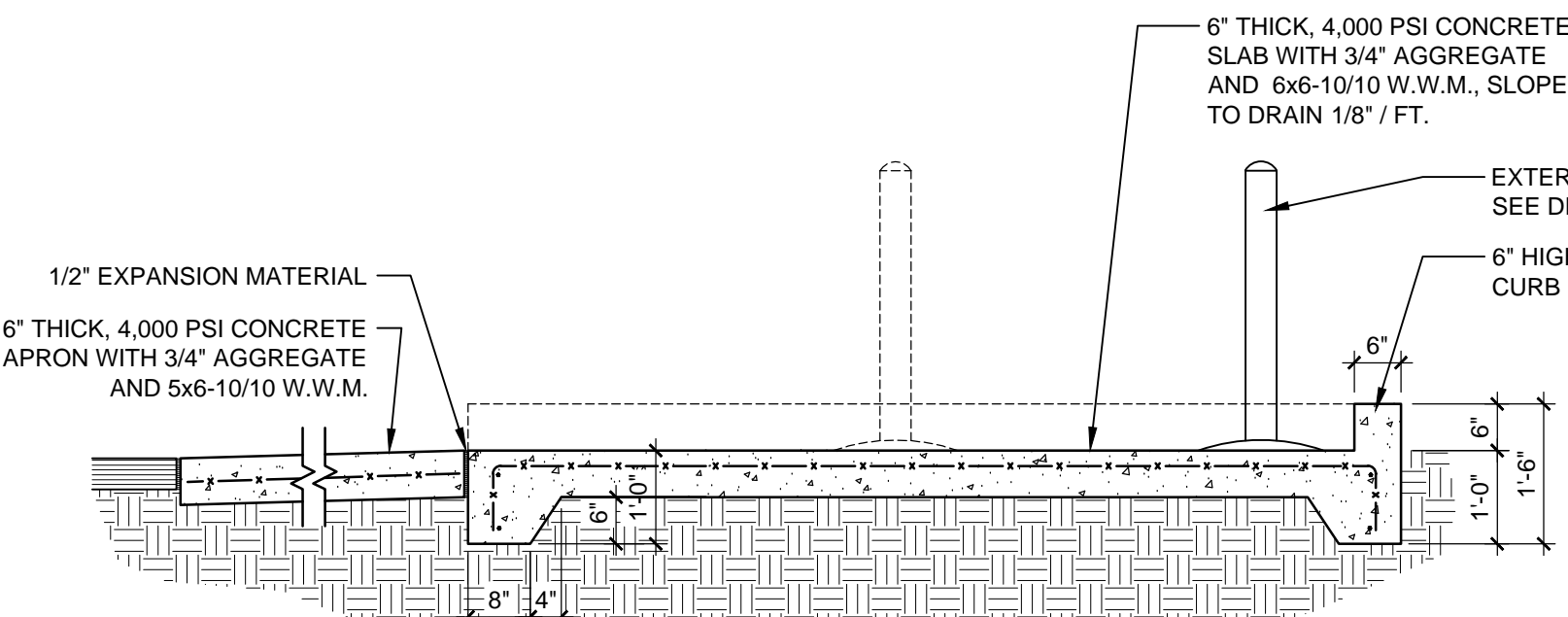
C6 EXTERIOR BOLLARD - 6"  
1/2" = 1'-0"



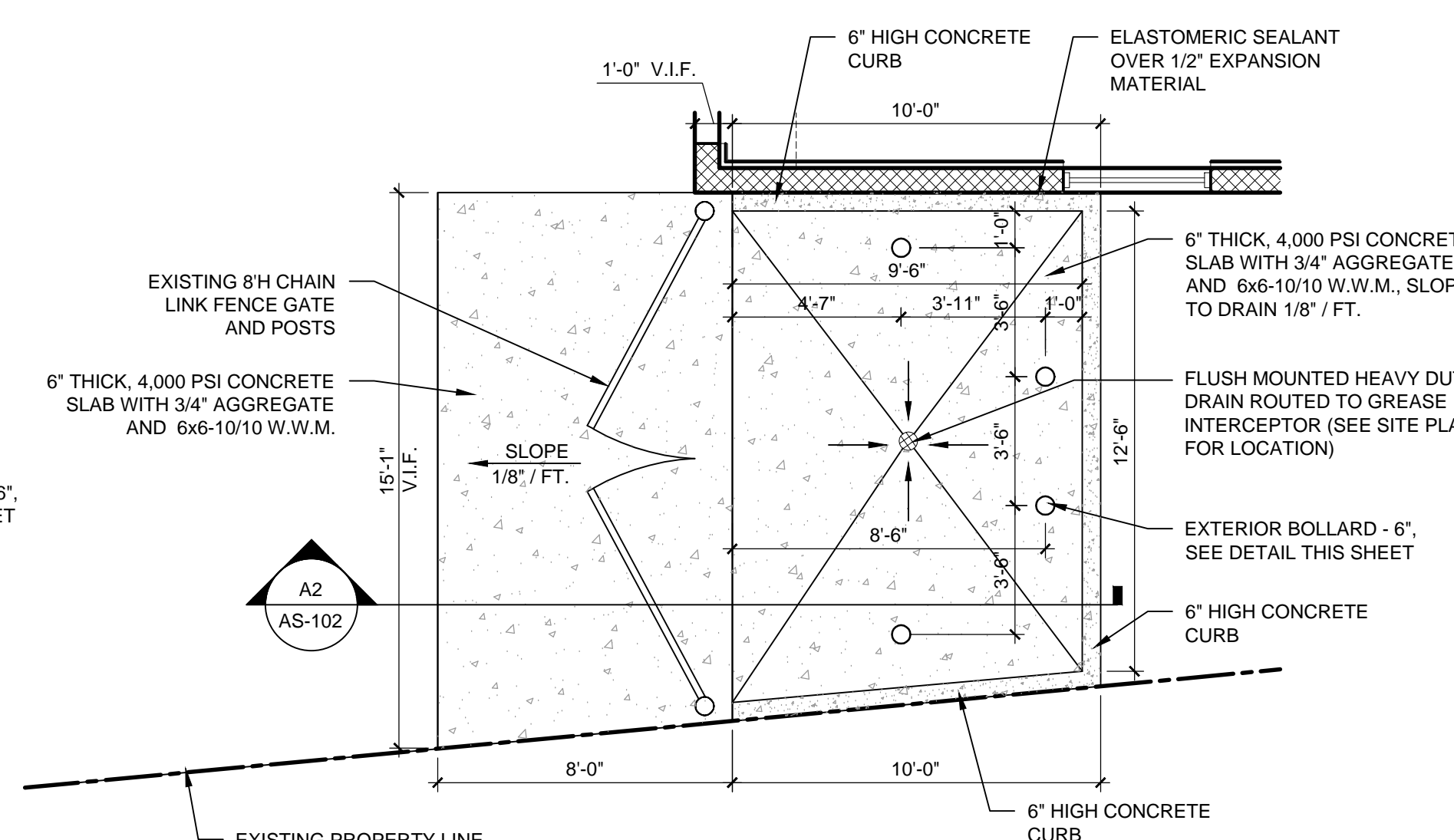
C6 EXTERIOR BOLLARD - 4"  
1/2" = 1'-0"



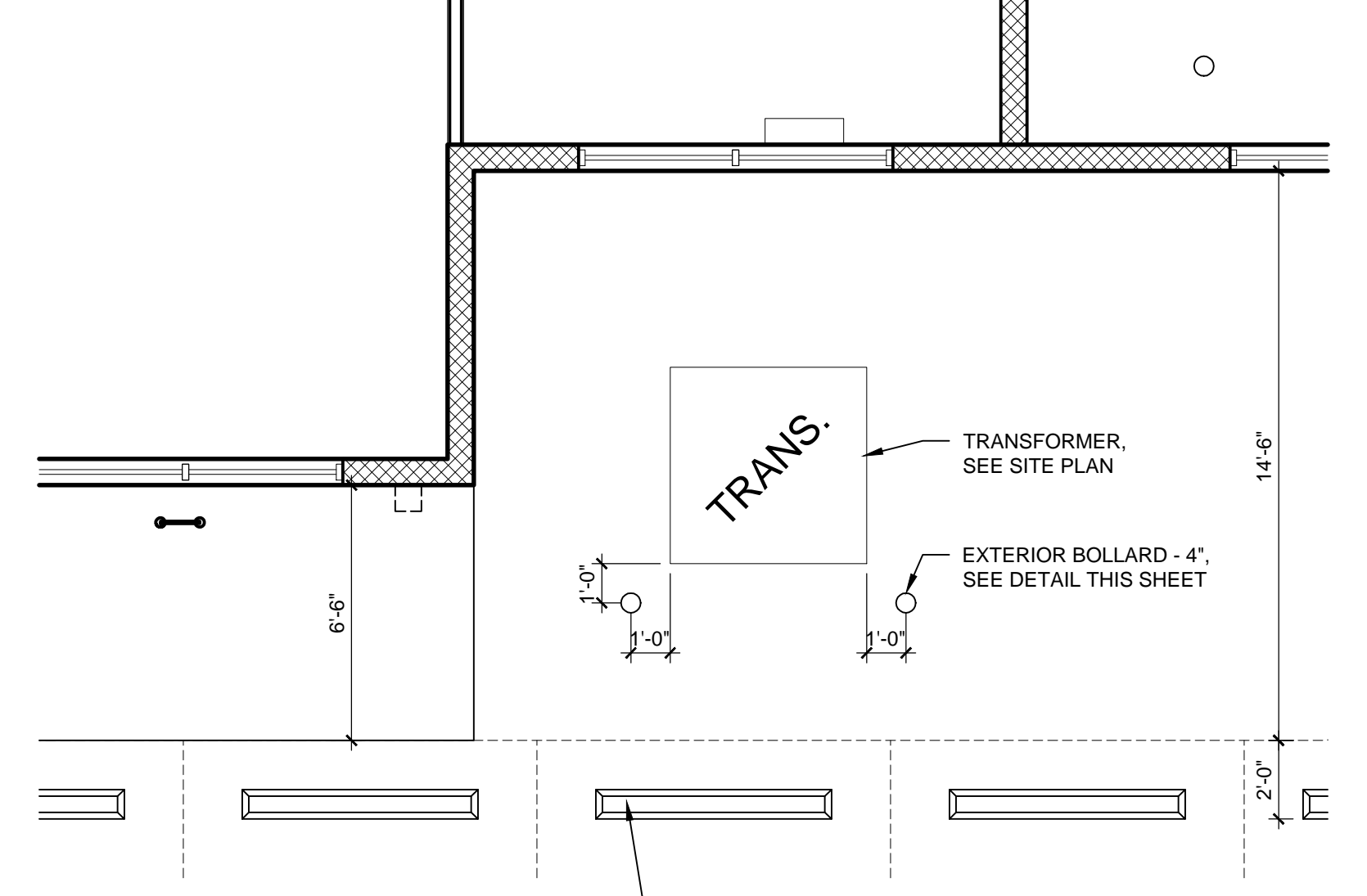
A1 DETECTABLE/TACTILE  
WARNING SURFACE TILE  
1" = 1'-0"



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"

REVISIONS



DRAWN BY

REVIEWED BY

DATE

PROJECT NO.

DRAWING NAME

MISC. SITE DETAILS

SHEET NO.

AS-102  
OF