

YASMINE'S CAFE

PROJECT DATA

LEGAL DESCRIPTION:
LOT 6, BLOCK 53, TERRACE ADDITION
ADDRESS:
1600 CENTRAL AVE. SE, ALBUQUERQUE, NM
ZONING:
SU-2, CMU
UNIVERSITY NEIGHBORHOOD SECTOR PLAN,
CENTRAL MIXED USE
ZONING ATLAS: K-15-Z

PARKING ANALYSIS

TOTAL EXISTING PARKING SPACES PROVIDED = 14

38 DINING SEATS / 4 =
9.5 REQUIRED PARKING SPACES, USE 10

NEW PATIO = 196SF / 15 = 13 PEOPLE
13 PEOPLE / 4 PER TABLE = 3.2 PARKING SPACES,
USE 4

TOTAL PARKING SPACES REQUIRED = 14
TOTAL PARKING SPACES PROVIDED = 14
TOTAL ADA PARKING SPACES PROVIDED = 2
1 STANDARD, 1 VAN

KEY NOTES

- EXISTING TREE.
- LINE OF SIGHT.
- NEW 4" CONCRETE SIDEWALK.
- 6" BOLLARD, 3'-0" HIGH - PAINT BRIGHT YELLOW.
- EXISTING STREET LIGHT.
- EXISTING FIRE HYDRANT.
- NEW CONCRETE PATIO, EPOXY PAINT.
- NEW FENCE, SEE WEST ELEVATION DRAWING.
- SLIDING FENCE GATE, MATCH FENCE.
- PAINT EXISTING CONCRETE STOOP WITH 4" WIDE YELLOW PAINT.
- NEW ADA 1:12 RAMP.
- PAINT EXISTING CONCRETE STOOP WITH 4' WIDE YELLOW PAINT.
- REUSE EXISTING 6'-0" X 8" CONCRETE BUMPER.
- EXISTING SIGN AND POST.
- 4"X 4" STEEL POST, PAINT.
- 1"X1" STEEL MINI POST @ 4"O.C., PAINT.
- 1"X1" STEEL HORIZONTAL SUPPORTS, PAINT.
- EXISTING WATER VALVE.
- NEW 4" WIDE STRIPED, ADA AISLE.

PROJECT DATA - CONT.

CONSTRUCTION TYPE: TYPE
OCCUPANT GROUP: A-2
OCCUPANT LOAD:
DINING AREA EXISTING =
570 SF / 15 = 38 SEATS
NEW PATIO =
196 / 15 = 13 SEATS
NEW TOTAL OCCUPANT LOAD =
50 SEATS

SITE PLAN / WEST ELEVATION

Afra Construction & Design

2501 Yale Blvd. Suite 102
Albuquerque, New Mexico 87106
Tel 505.243.9093
Fax 505.243.1861

YASMINE'S CAFE

1600 CENTRAL AVE SE
Albuquerque, NM 87106

Lot 6, Terrace Addition, Block 53

REV	DATE	DESCRIPTION	APVD
1			
2			
3			
4			

SP / A-1

6.11.10

PLUMBING FIXTURES

PLUMBING FIXTURE COUNT FOR RESTAURANT
BC 2000, CHAPTER 29, GROUP A-2

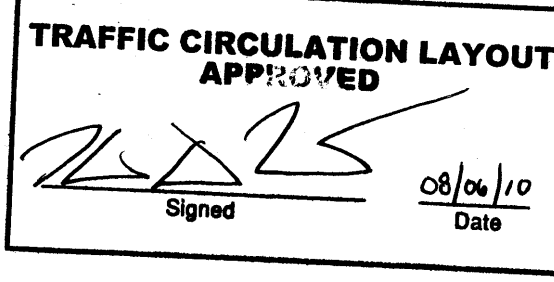
OCCUPANT LOAD = 50
MEN = 25, WOMEN = 25

EXISTING	WATER CLOSETS		LAVATORIES		PKG. FOUNTAIN	
	REQ	PROVIDED	REQ	PROVIDED	REQ	PROVIDED
MEN	1	1	1	1	N/A	
WOMEN	1	1	1	1	N/A	

NOTE: EXISTING RESTROOMS ARE IN
ADA COMPLIANCE.

PATIO FENCE: NORTH ELEVATION

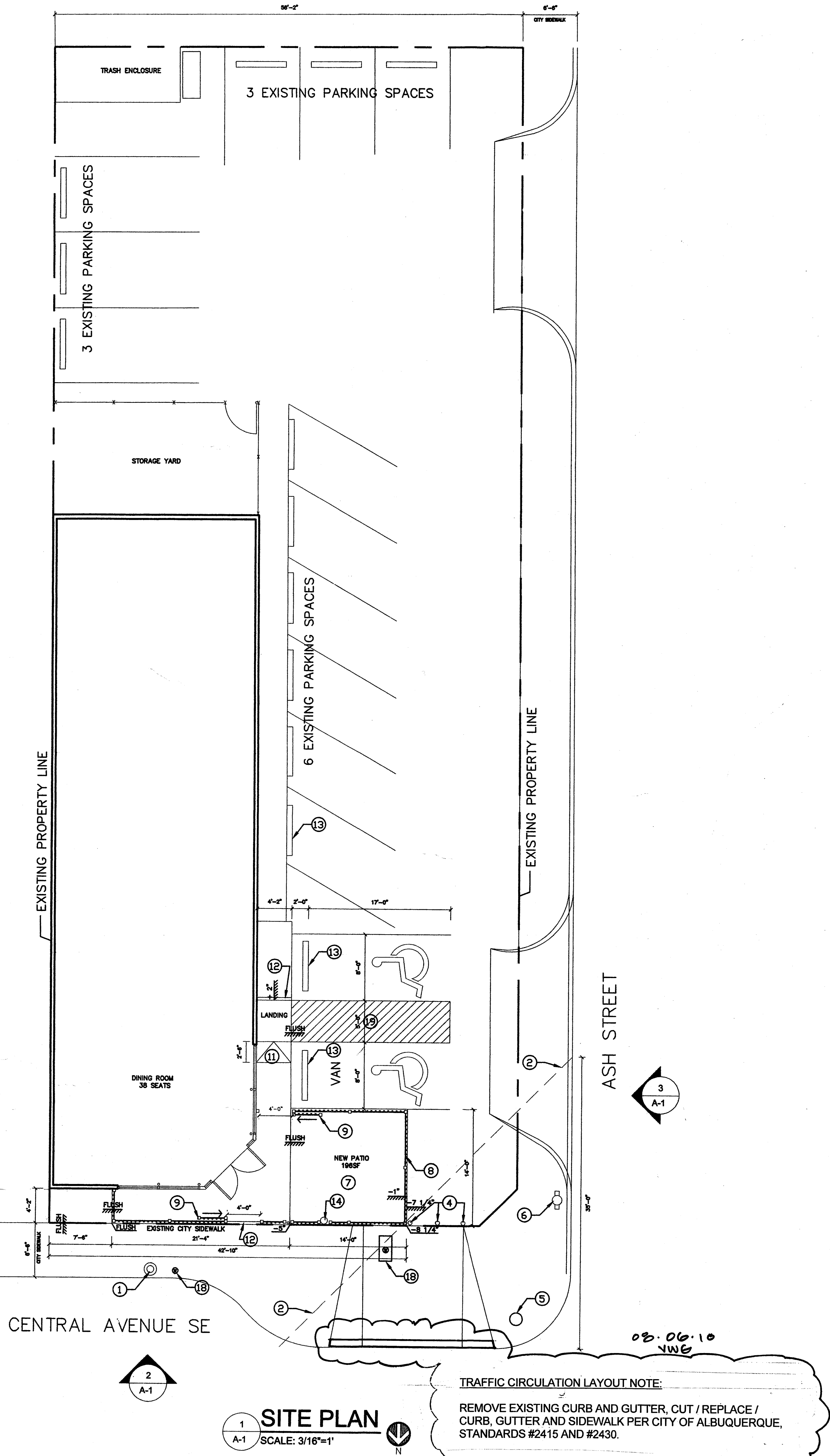
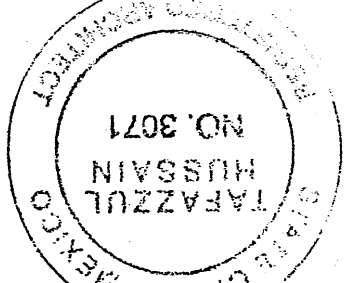
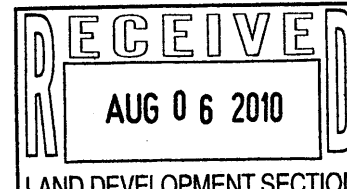
2
A-1 SCALE: 1/4"=1'



ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.
Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.

PATIO FENCE: WEST ELEVATION

3
A-1 SCALE: 1/4"=1'



SITE PLAN

1
A-1 SCALE: 3/16"=1'

TRAFFIC CIRCULATION LAYOUT NOTE:

REMOVE EXISTING CURB AND GUTTER, CUT / REPLACE /
CURB, GUTTER AND SIDEWALK PER CITY OF ALBUQUERQUE,
STANDARDS #2415 AND #2430.