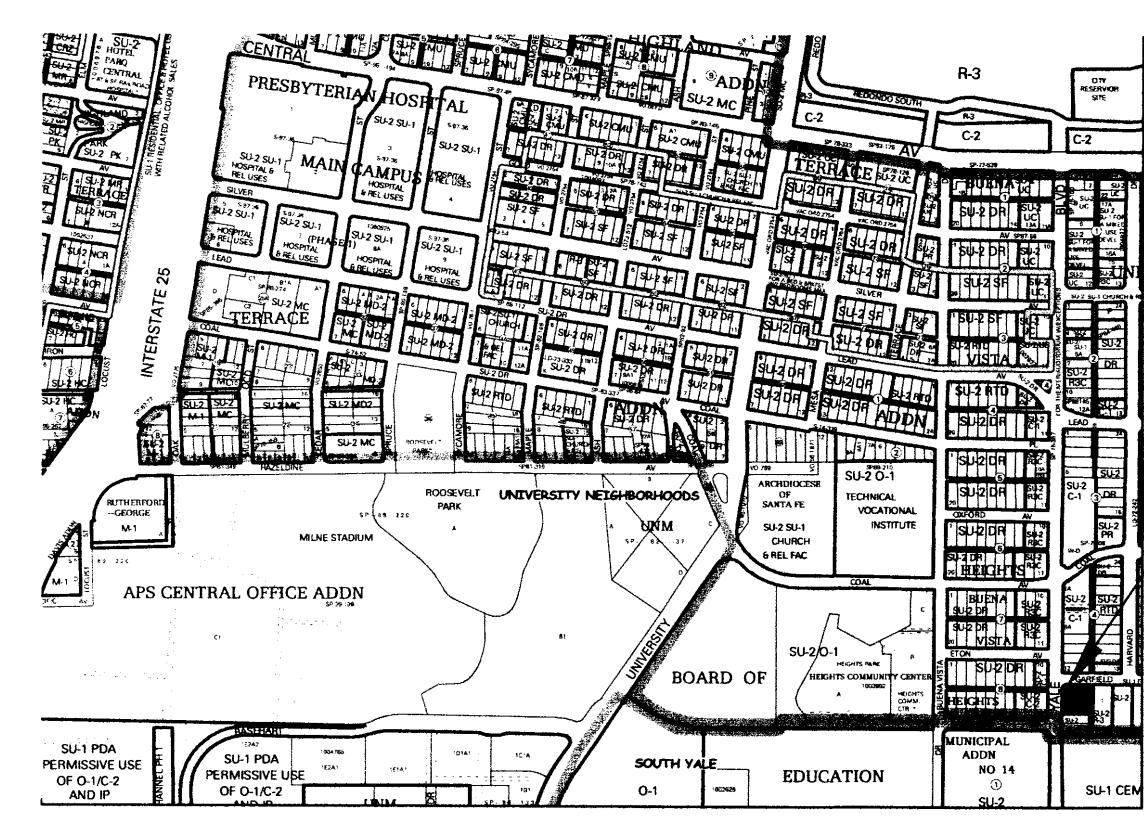
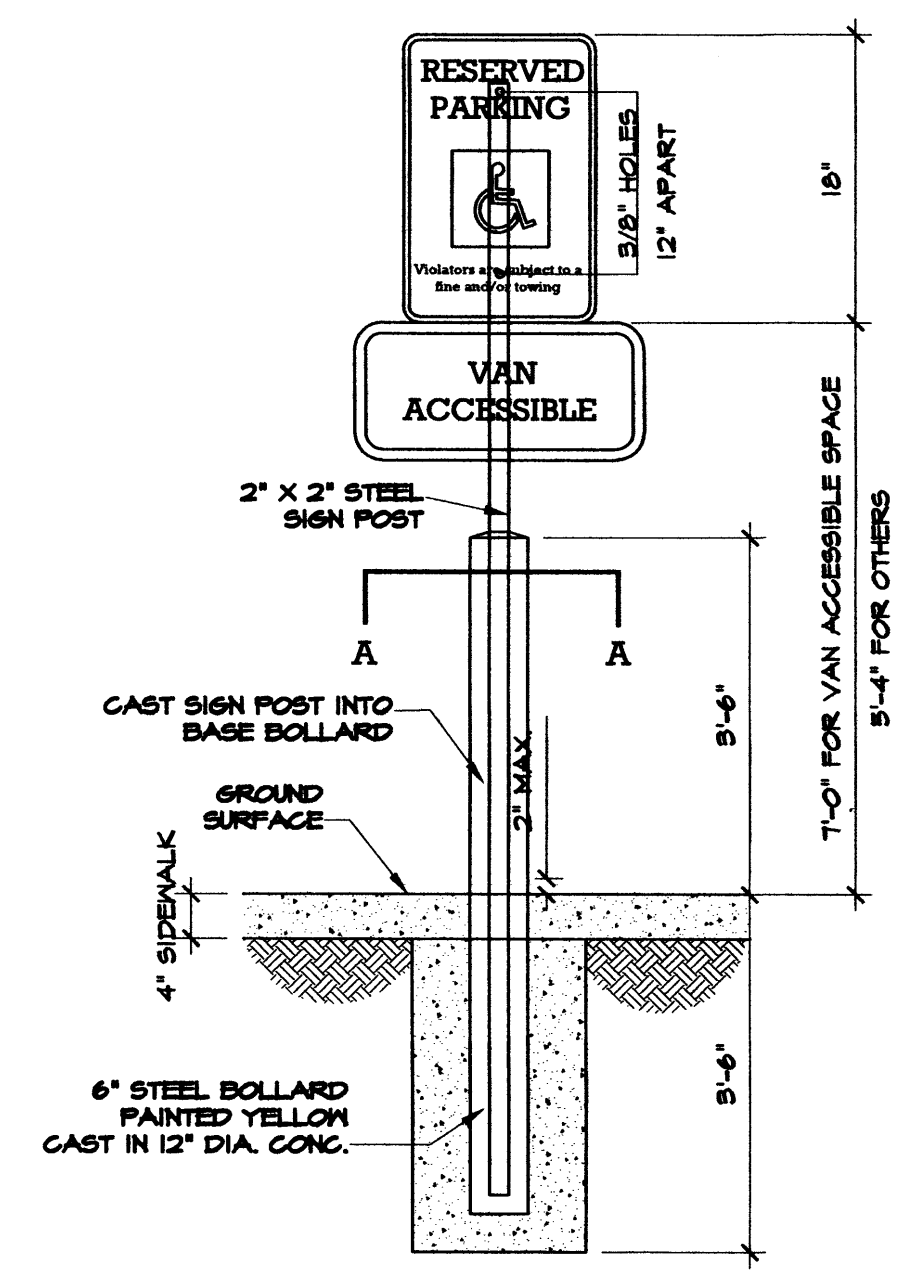
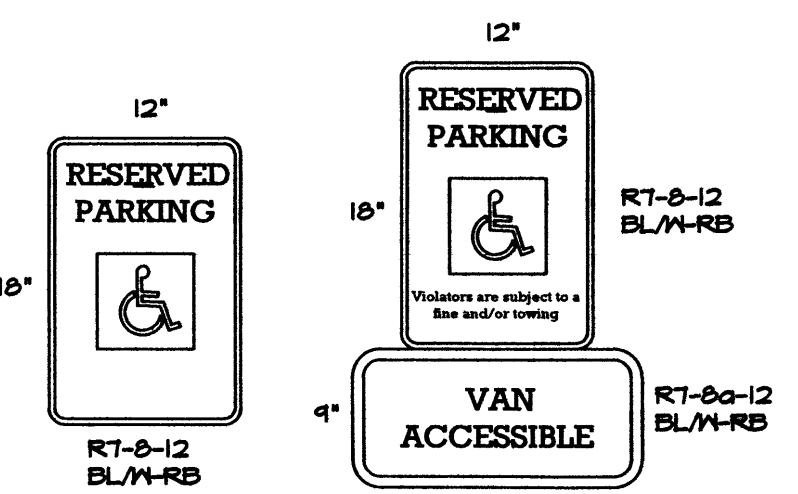
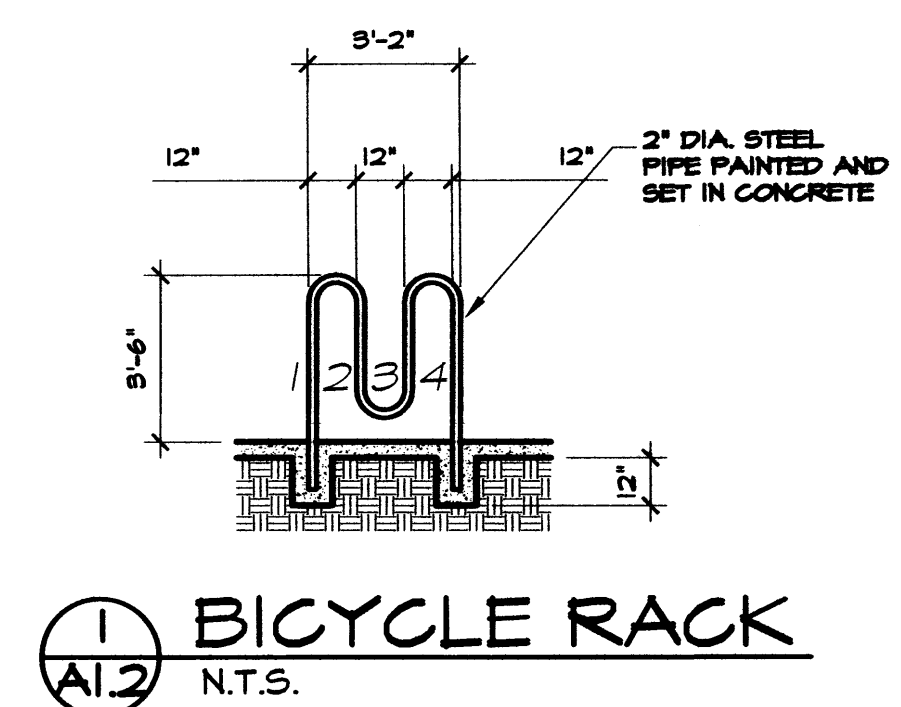


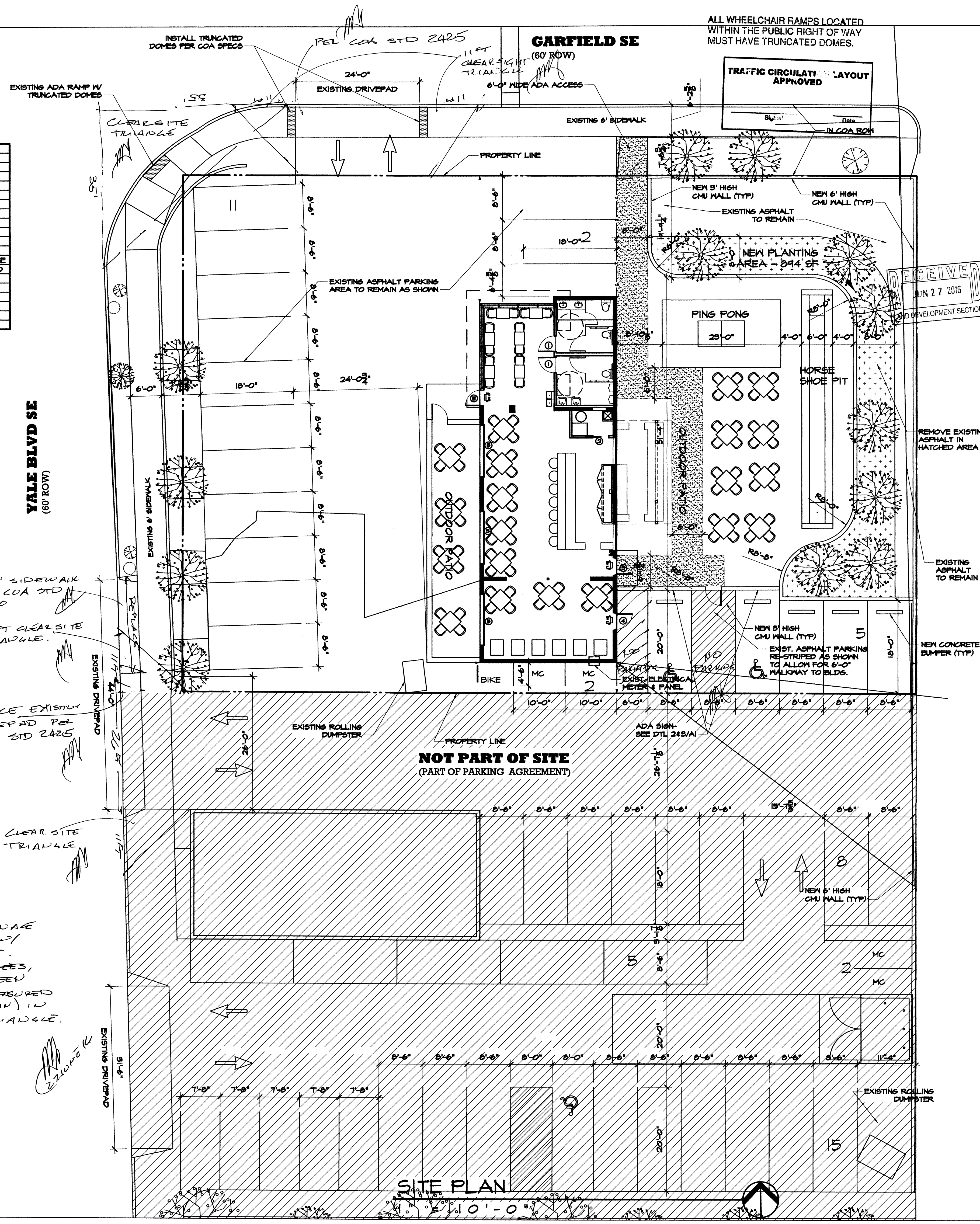


VICINITY MAP

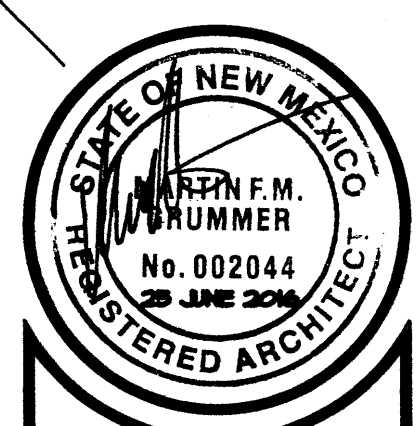
PARKING - RESTAURANT/BAR W/O FULL LIQUOR ONE SPACE FOR EACH FOUR SEATS 44 SEATS / 4 = 25 SPACES REQ.
PARKING - COFFEE BAR ONE SPACE FOR EACH FOUR SEATS 32 SEATS / 4 = 8 SPACES REQ.
PARKING - 512 YALE SE REQUIRED = 20 PROVIDED = 22, 20% SHARED BY AGREEMENT
38 SPACE REQUIRED TOTAL FOR 500 YALE SE - 9.5 FOR 10% REDUCTION FOR SITE LOCATED W/IN 300 FT OF BUS ROUTE - 2.3 FOR FOR SHARED PARKING 21.5 SPACES REQUIRED ON SITE 20 SPACES PROVIDED
CROSS ACCESS AGREEMENTS ON FILE

CLEAR SITE TRIANGLE
LANDSCAPING AND SIGNAGE
WILL NOT INTERFERE W/
CLEAR SIGHT TRIANGLE.
NO SIGNS, WALLS, TREES,
OR OBSTACLES BETWEEN
3 AND 8 FT TALL (MEASURED
FROM THE 60' PER ROW) IN
THE CLEAR SIGHT TRIANGLE.

500 YALE BLVD SE
TENANT IMPROVEMENT



ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.



MARTIN F.M. GRUMMER
ARCHITECT
331 WILSON PLACE NE
ALBUQUERQUE, NM 87102
(505) 262-2507

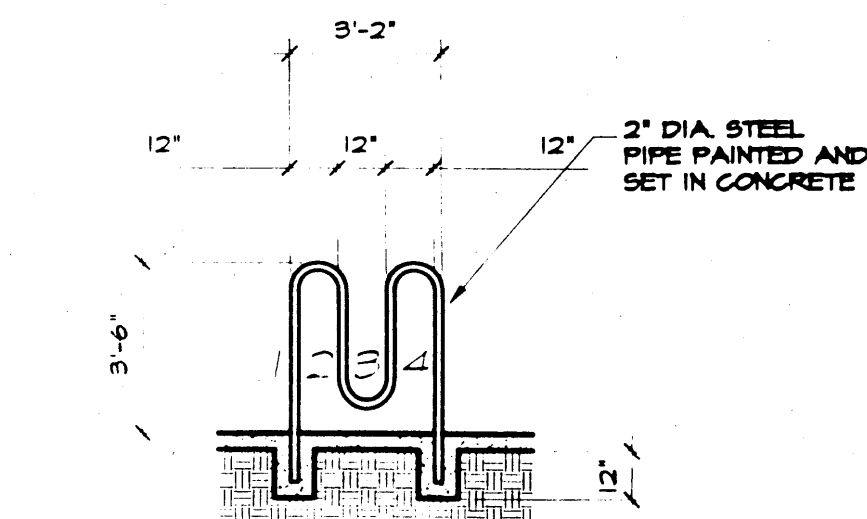
RECEIVED
JUN 27 2016
CITY DEVELOPMENT SECTION

BREWSTILLERY
REMODEL TENANT IMPROVEMENT
500 YALE SE
ALBUQUERQUE, NM 87107
TRAFFIC CIRCULATION LAYOUT

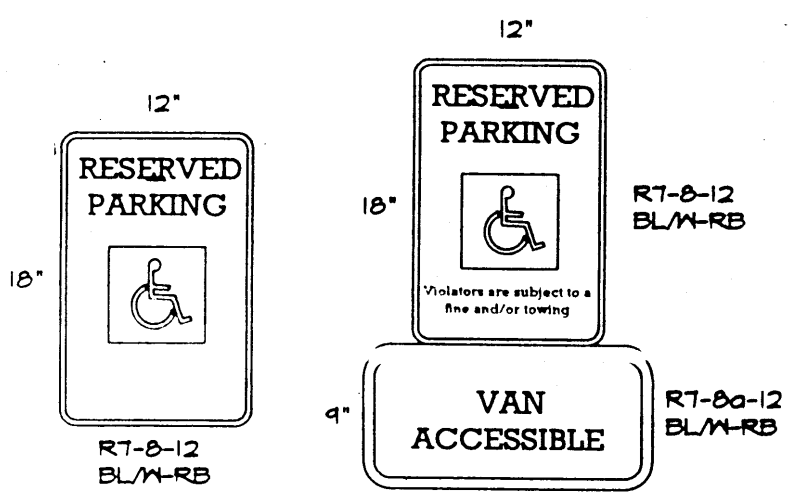
DATE: 5 FEB 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

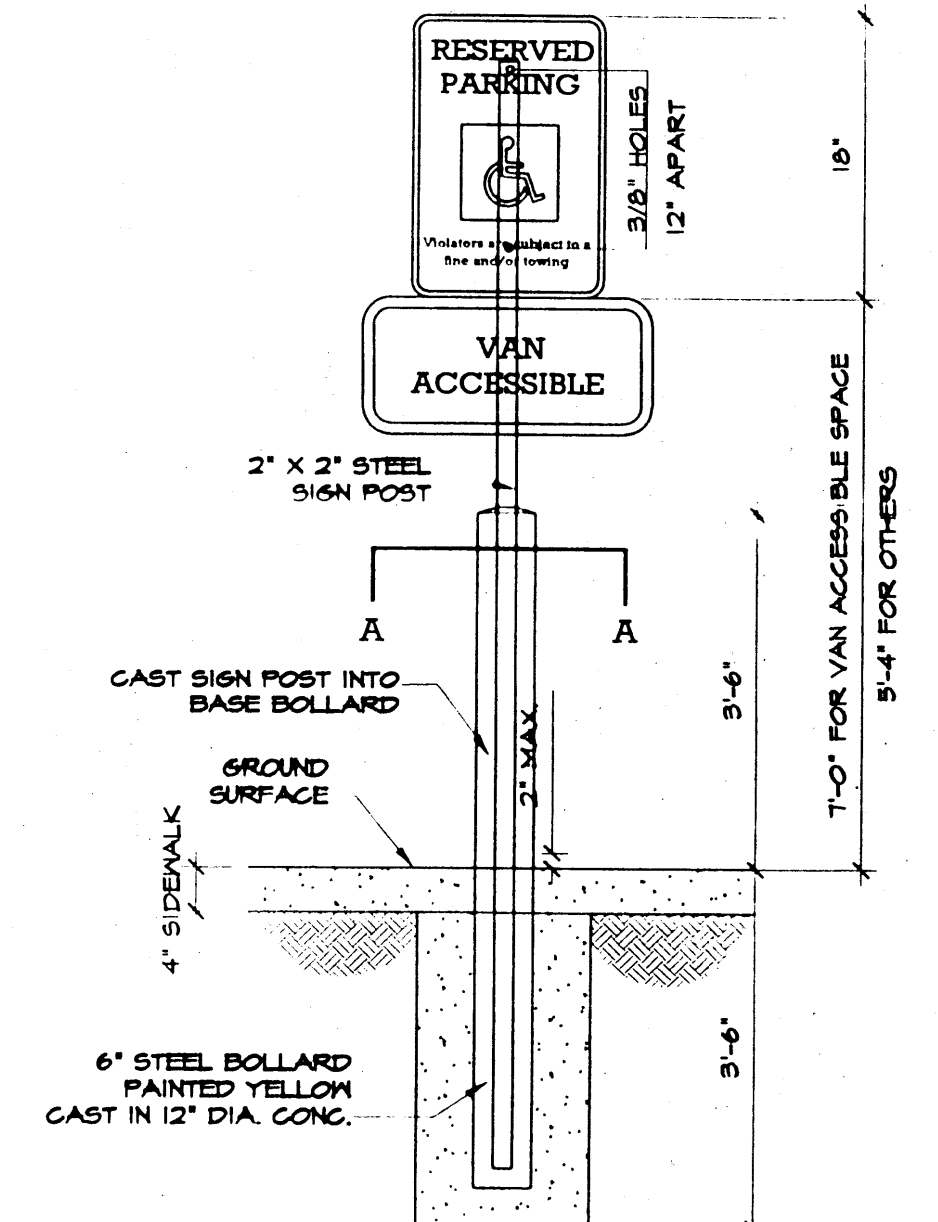
TCL
SHEET NO:
A1.2



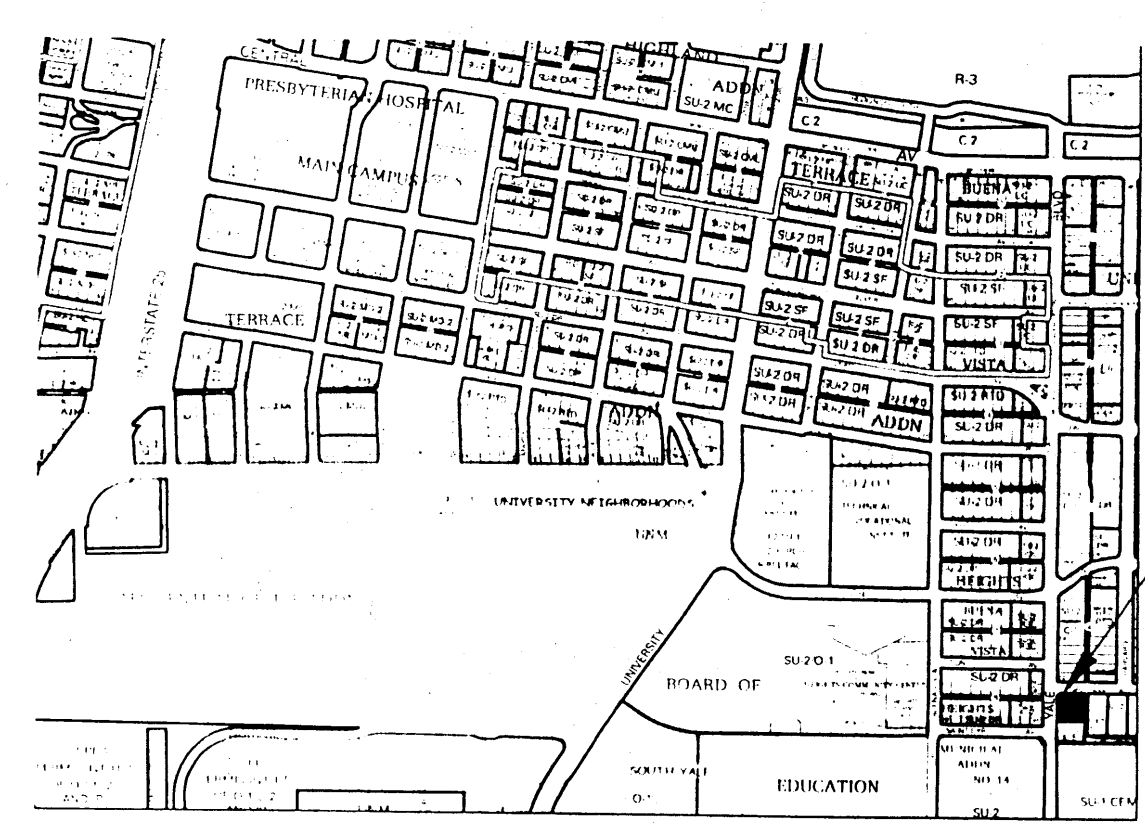
1 BICYCLE RACK
NTS.



2 HANDICAP PARKING SIGNS
NTS.



3 SIGN MOUNTING DETAIL
NTS.

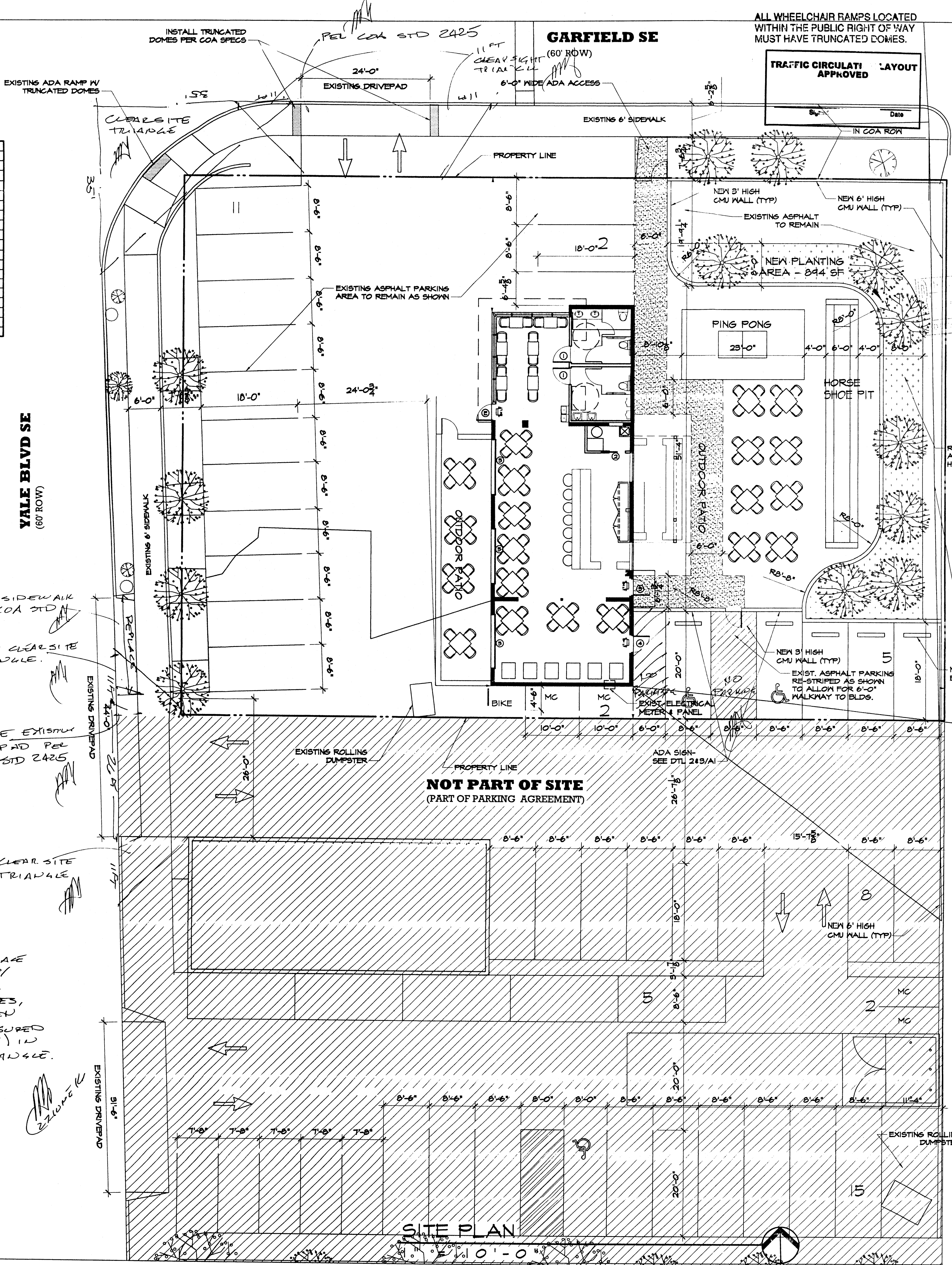


VICINITY MAP

PARKING - RESTAURANT/BAR W/O FULL LIQUOR ONE SPACE FOR EACH FOUR SEATS 44 SEATS / 4 = 25 SPACES REQ.
PARKING - COFFEE BAR ONE SPACE FOR EACH FOUR SEATS 32 SEATS / 4 = 8 SPACES REQ.
PARKING - 512 YALE SE REQUIRED = 20 PROVIDED = 22, 20% SHARED BY AGREEMENT
88 SPACE REQUIRED TOTAL FOR 500 YALE SE - 8.8 FOR 10% REDUCTION FOR SITE LOCATED W/IN 500 FT OF BUS ROUTE - 2.2 FOR FOR SHARED PARKING 27.5 SPACES REQUIRED ON SITE 28 SPACES PROVIDED
CROSS ACCESS AGREEMENTS ON FILE

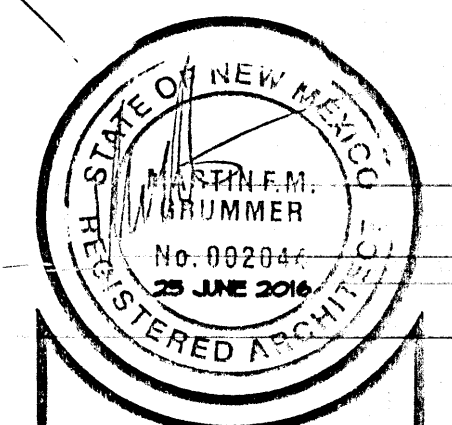
CLEAR SITE TRIANGLE
LANDSCAPING AND SIGNAGE
WILL NOT INTERFERE W/
CLEAR SIGHT TRIANGLE.
NO SIGNS, WALLS, TREES,
OR OBSTACLES BETWEEN
3 AND 8 FT TALL (MEASURED
FROM THE 60' PER ROW) IN
THE CLEAR SIGHT TRIANGLE.

500 YALE BLVD SE
TENANT IMPROVEMENT



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

TRAFFIC CIRCULATION LAYOUT
APPROVED
Date: _____



MARTIN FM GRUMMER
ARCHITECT
331 WELLSLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87108
(505) 265-2501

BREWSTILLERY
REMODEL TENANT IMPROVEMENT
500 YALE SE
ALBUQUERQUE, NM 87107
TRAFFIC CIRCULATION LAYOUT

DATE: 5 FEB 2016
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS

TCL

SHEET NO:
A1.2

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.