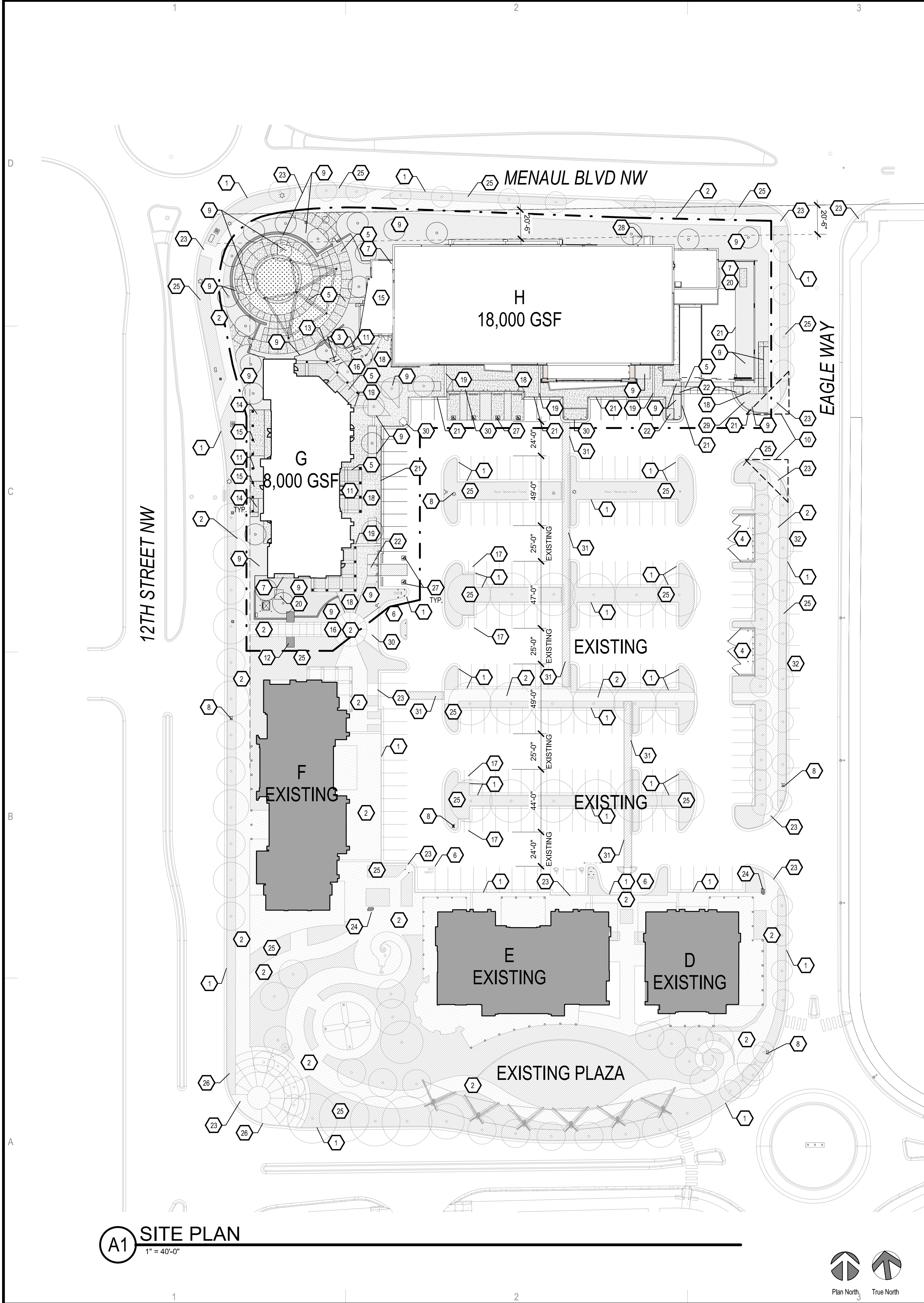


ADMINISTRATIVE AMENDMENT

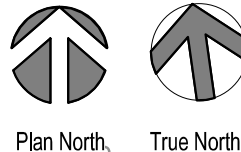
FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



A1 SITE PLAN
1" = 40'-0"



PROJECT NUMBER: _____	
APPLICATION NUMBER: _____	
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order required for any construction within Public Right-of-Way or for construction of public improvements.	
DFT SITE PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____
*Environmental Health, if necessary	

APPROVED PARKING SPACE TABULATIONS

10	ACCESSIBLE SPACES AT 20'-0" x 9'-0"
119	SPACES AT 18'-0" x 9'-0"
54	SPACES AT 18'-0" x 8'-10"
14	SPACES AT 16'-0" x 8'-9" (COMPACT)
197	TOTAL OFF STREET PARKING SPACES

8	ON STREET PARKING	MOTORCYCLE
205	TOTAL PARKING SPACES	5 SPACES REQ. (151-300) IDO 5-5 D
		REQUIRED: 5 SPACES
		ACTUAL: 8 SPACES
ACCESSIBLE SPACES		BICYCLE SPACES
6 SPACES REQ. UNDER 200		12TH & MENAUL ORDINANCE:
(151-200) IBC TABLE 1106.1		1 SPACE PER 20 SPACES
150 REQUIRED SPACES		REQUIRED: 10 SPACES
REQUIRED: 6 SPACES		ACTUAL: 16 SPACES
ACTUAL: 10 SPACES		

APPROVED IDO REQUIRED PARKING

EXISTING BUILDING	
D - 4,500 SF	
E - 8,000 SF	
F - 8,500 SF	

PROPOSED BUILDING	
G - 8,000 SF	
H - 18,000 SF	

EXISTING + PROPOSED SF: 47,000 SF (D,E,F,G,H)

PARKING CALCULATIONS:	PHASE 2 (EXISTING)
RETAIL: 4 SPACES/1000SF	10,000 GSF: 40 SPACES
RESTURANT: 8 SPACES/1000SF	11,000 GSF: 80 SPACES

RETAIL: 4 SPACES/1000SF	PHASE 3 (PROPOSED)
RESTURANT: 8 SPACES/1000SF	22,000 GSF: 88 SPACES
TOTAL	4,000 GSF: 32 SPACES
	240 SPACES

ORDINANCE 0-16-22:
(APPROVED PARKING REDUCTION)

0-16-22: 25% PARKING (240 SPACES X 25% REDUCTION)
REDUCTION - 60 SPACES

REQUIRED: 240 - 60 SPACES = 180 SPACES
ACTUAL: 197 PARKING SPACES (OFF STREET)

SITE TABULATION

TOTAL ACREAGE OF PAD:	5.9 ACRES
EXISTING AREA (NO CONSTRUCTION):	4.5 ACRES
PROPOSED AREA OF WORK:	1.4 ACRES

LANDSCAPING: SEE LANDSCAPE DRAWINGS

VICINITY MAP



GENERAL NOTES

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- SEE SHEETS AS-102 THROUGH AS-112 & G002 FOR SITE DETAILS AND BALANCE OF INFORMATION.
- ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS.
- ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE.
- IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. SEE DETAILS A1-AS/AS-111.
- CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

KEYED NOTES

- EXISTING EDGE OF CURB.
- EXISTING CONCRETE WALKWAY.
- BIKE RACK LOCATION, SEE B1 / AS-111
- EXISTING TRASH ENCLOSURE, CENTER ON DRIVE AISLE.
- COLORLED PATTERNED CONCRETE.
- EXISTING LOADING ZONE DESIGNATED AREA. 9'-0" WIDE X 18'-0" DEEP.
- PROPOSED BUILDING UTILITY LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- NEW LANDSCAPING.
- CLEAR SITE TRIANGLE. - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- WOOD TRELLIS SHADE STRUCTURE.SEE DASHED OUTLINE FOR EXTENTS.
- PROPOSED ENTRY ARCH @ 12TH STREET.
- PROPOSED ENTRY ARCH @ GARDEN PLAZA
- 5'-8" MINIMUM CAFE SPACE.
- NEW CONCRETE PATIO PAD.
- PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA), COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD.
- EXISTING MOTORCYCLE SPACES 4'X8' MIN. DIMENSION.
- NEW CONCRETE WALKWAY.
- NEW CONCRETE ROOF DRAIN CULVERT. CONCRETE CULVERT FLUSH WITH CONCRETE WALKWAY.
- NEW CONCRETE PAD AT ELECTRICAL TRANSFORMER LOCATION.
- NEW CONCRETE CURB.
- NEW CONCRETE ACCESSIBLE CURB RAMP. SEE A1-A3/AS-105.
- EXISTING ACCESSIBLE CURB RAMP - NO CONSTRUCTION.
- EXISTING BIKE RACK LOCATION.
- EXISTING LANDSCAPING. NO CONSTRUCTION.
- EXISTING TRAFFIC SIGNAL.
- ACCESSIBLE PARKING STALLS 20'X9' MIN. DIMENSION. SEE DETAIL B4/AS-111.
- ADA ACCESS AISLES SHALL PROVIDE THE WORDS "NO PARKING".
- 6'X8' CONCRETE PAD AT DOOR.
- REMOTE FDC LOCATION.
- FLUSH CURB FOR PEDESTRIAN ACCESS.
- ACCESSIBLE PEDESTRIAN PATHWAY.
- EXISTING ON STREET PARKING.

LEGEND

---	PROJECTED SCOPE OF WORK
[Pattern]	NEW CONCRETE WALKWAY
[Pattern]	NEW LANDSCAPING
[Pattern]	EXISTING WALKWAY
[Pattern]	EXISTING LANDSCAPING
[Pattern]	CONCRETE PATIO SCORED WITH INTEGRATED COLOR
[Pattern]	EXISTING BUILDINGS
[Pattern]	CRUSHER FINES

CONSULTANTS



Architect Engineer



AVANYU NORTH -
BUILDINGS G & H



2500 12th Street
Albuquerque, NM

DRB SUBMITTAL

No	Date	Description
Revision Schedule		
ISSUE:	50% CONSTRUCTION DOCUMENTS	
PROJECT NUMBER:	2123_Avanyu Bldg H_central.rvt	
FILE:	2123_Avanyu Bldg H_central.rvt	
DRAWN BY:	JP	
CHECKED BY:	DSJ	
DATE:	FEBRUARY 13, 2023	

SHEET TITLE

SITE PLAN - OVERALL