

9/12/2018 9:28:45 AM

P:\1727 Avanyu North\15 Drawings\BIM\1727 Avanyu Plaza - R16 - Overall.rvt

PROJECT NUMBER: PP-2018-001470
 APPLICATION NUMBER: 21-2018-0011
It is an infrastructure law requirement that all approved OEC plans with a work order to require any construction within Right of Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Rogin M...</i>	9/12/18
Traffic Engineer, Transportation Division	Date
<i>M...</i>	09-12-18
Waste Utility Development	Date
<i>S...</i>	9/12/18
Parks & Recreation Department	Date
<i>J...</i>	9/12/18
Engineering	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>H...</i>	9.12.18
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	Date
<i>C...</i>	9/12/18
Code Enforcement	Date

PROJECT DATA

ADDRESS: 2500 12TH STREET

USE: CENTRAL PLAZA ON THE CORNER OF 12TH AND TURQUOISE STREET ACROSS FROM THE INDIAN PUEBLO CULTURAL CENTER. THE PLAZA WILL INCLUDE PERFORMANCE SPACES, AVANYU - WALKING PATH, DEDICATED LANDSCAPING AREAS, TREE LINED & PLANTINGS AT CARRIAGE STRIP, GRASS BERMS, SHADE STRUCTURES - STEEL STRUCTURES WITH FABRIC SHADE AWINGS, AND MEMORIALS.

ZONING: XXXXXX
SHADE REQUIREMENTS: 25% - 50%
7,500 - 15,000 SF

LOT SIZE: 258,272 SF
PAD II: 5.9 ACRES
PARKING: NOT A PART OF THIS PHASE

PLAZA PHASE: 30,000 SF
68 ACRES
BICYCLE SPACES: REQUIRED: 1 PER 20 PARKING SPACES
PROVIDED: 8 SPACES

OPEN SPACE PLAZA: 30,000 SF
REQUIRED: 30,000 SF
HEIGHT: ALLOWED: 44'-0"
3 STORY
PROPOSED: NOT A PART OF THIS PHASE

KEYED NOTES

- EXTENT OF PHASE ONE
- EDGE OF EXISTING CONCRETE CURB
- PROPERTY LINE
- EDGE OF FUTURE CONCRETE CURB
- NEW CURB CUT DRIVEWAY LOCATION
- EXISTING CURB RAMP, BOLLARDS & TRAFFIC SIGNAL
- EXISTING CONCRETE MEDIAN
- EXISTING CONCRETE CURB
- EXISTING TRAFFIC CIRCLE PHASE II
- FUTURE CONSTRUCTION
- FUTURE CONSTRUCTION ASPHALT PARKING
- EXISTING LANDSCAPE NO CONSTRUCTION
- FUTURE CAFE SPACE
- EXISTING ASPHALT ROADWAY
- EXISTING LIGHT FIXTURE
- AVANYU PATHWAY - COLORED CONCRETE W/ PATTERN. SEE DETAILS
- CONCRETE BENCH NON SLEEP FRIENDLY
- FUTURE CONCRETE WALKWAY
- 15' TALL MONUMENT SIGN W/ PROJECTOR & SPEAKER
- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- CARRIAGE STRIP
- NEW CONCRETE CURB RAMP
- NEW VEHICLE ACCESS W/ REMOVABLE PAINTED STEEL BOLLARDS
- FUTURE COLORED CONCRETE PATHWAY AT PARKING LOT
- NEW BIKE RACK TYPICAL
- NEW TREE - PER LANDSCAPE DRAWINGS
- COMPACTED DIRT - ENTERTAINMENT AREA
- GRASS BERM - SEE DETAILS
- RETAINING WALL W/ POTTERY CHARD ON THE STREET SIDE
- OPTIONAL PAINTED STEEL SHADE STRUCTURE W/ FABRIC SHADE
- 4" CONCRETE CURB BOUNDARY FLUSH W/ FINISHED GRADE
- EXISTING FIRE HYDRANT

LEGEND

----- OUTLINE OF WORK (PHASE ONE)

DESIGN DATA

SHADE STRUCTURE - 2600 GSF - 25'-0" TALL
 TYPE 2B CONSTRUCTION
 NON-SPRINKLERED - OPEN ON ALL SIDES
 STEEL STRUCTURAL SUPPORT WITH TENSILE FABRIC AS SHADE COMPONENT.

ALL STRUCTURES ARE SHOWN DASHED INDICATING THE CONSTRUCTION IS PART OF THE FUTURE PHASES OF THIS PROJECT.

SITE:
 PLAZA: 30,000 SQ FT (25,000 MIN REQUIRED) (0.69 ACRES)
 NORTH PAD: 5.9 ACRES
 PARKING: 2.1 ACRES (20 - 25 PARKING SPACES)

FUTURE STRUCTURES (TYPE 2B CONSTRUCTION):
 BUILDING D: 6000 SF
 BUILDING E: 8000 SF
 BUILDING F: 8000 SF
 BUILDING G: 8000 SF
 BUILDING H: 20000 SF

ALL BUILDINGS ARE TO BE FULLY SPRINKLERED.
 ALL BUILDINGS ARE TO BE LESS THAN 30'-0".

NOTE: NO DRAINAGE ALLOWED ON 12TH ST. AND TURQUOISE ST. ON SITE BONDING IS REQUIRED.



FUTURE
 NOT A PART OF THIS SUBMISSION
 FUTURE

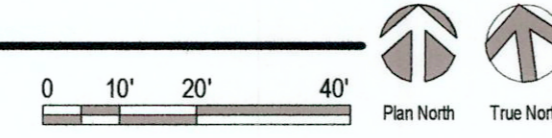
FUTURE
 PHASE II
 NOT A PART OF THIS SUBMISSION

NOT A PART OF THIS SUBMISSION
 FUTURE
 PHASE II

PLAZA

PLAZA
 PHASE I
 30,000 SF
 (24,000 MIN)

A1 SITE PLAN - PROJECT NORTH
1" = 20'-0"



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 SW ARCHITECTS

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CONSULTANTS

Architect Engineer

DRB SUBMITTAL

AVANYU PLAZA

AVANYU PLAZA
 2500 12TH STREET
 ALBUQUERQUE NM 87104

Key Plan

No	Date	Description
Revision Schedule		
ISSUE:	DES DEV	
PROJECT NUMBER:	1727	
FILE:	SSWA_Inc_2018_Template.rvt	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	JUNE 30, 2018	

SHEET TITLE
 A SITE PLAN - OVERALL

AS-101