

12/5/2019 2:17:13 PM

C:\Users\jpinol\Documents\1836 Avanyu - Central\_jpinol\1836.rvt

CONSULTANTS

**DRB SUBMITTAL**

Architect Engineer



AVANYU NORTH -  
BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:		DESIGN DEVELOPMENT
PROJECT NUMBER:		1836
FILE:		1836 Avanyu Bldg D R19
DRAWN BY:		Author
CHECKED BY:		Checker
DATE:		12/01/2018

SHEET TITLE  
**COVER SHEET,  
PROJECT DIRECTORY**

**G-001**

# AVANYU NORTH MASTER PLAN, BUILDINGS D, E & F

2500 12TH STREET ALBUQUERQUE NM  
DECEMBER 05, 2019

DESIGN REVIEW BOARD SUBMITTAL



thirty-five years  
**STUDIO SOUTHWEST**  
ARCHITECTS

© 2019 STUDIO SOUTHWEST ARCHITECTS, INC.

## DRAWING INDEX

### SHEETS - GENERAL

G-001 COVER SHEET, PROJECT DIRECTORY

### SHEETS - FIRE

### SHEETS - SURVEY

### SHEETS - CIVIL

C-001 CIVIL GENERAL NOTES  
CG-101 GRADING & DRAINING PLAN  
CG-102 GRADING & DRAINING PLAN  
CG-501 GRADING & DRAINING DETAILS & CALCULATIONS  
CU-101 UTILITY PLAN & DEMOLITION & EASEMENT VACATION PLAN

### SHEETS - LANDSCAPE

L-101 LANDSCAPE PLAN

### SHEETS - STRUCTURAL

### SHEETS - ARCHITECTURAL SITE

AS-101 SITE PLAN  
AS-105 SITE DETAILS  
AS-106 SITE DETAILS

### SHEETS - ARCHITECTURAL

A-101D FLOOR PLAN - OVERALL  
A-201D EXTERIOR BUILDING ELEVATIONS  
A-202D EXTERIOR BUILDING ELEVATIONS  
A-101E FLOOR PLAN - OVERALL  
A-201E EXTERIOR BUILDING ELEVATIONS  
A-202E EXTERIOR BUILDING ELEVATIONS  
A-101F FLOOR PLAN - OVERALL  
A-201F EXTERIOR BUILDING ELEVATIONS  
A-202F EXTERIOR BUILDING ELEVATIONS

### SHEETS - PLUMBING

### SHEETS - ELECTRICAL

E-XXX PHOTOMETRIC STUDY

### SHEETS - MECHANICAL

### SCOPE:

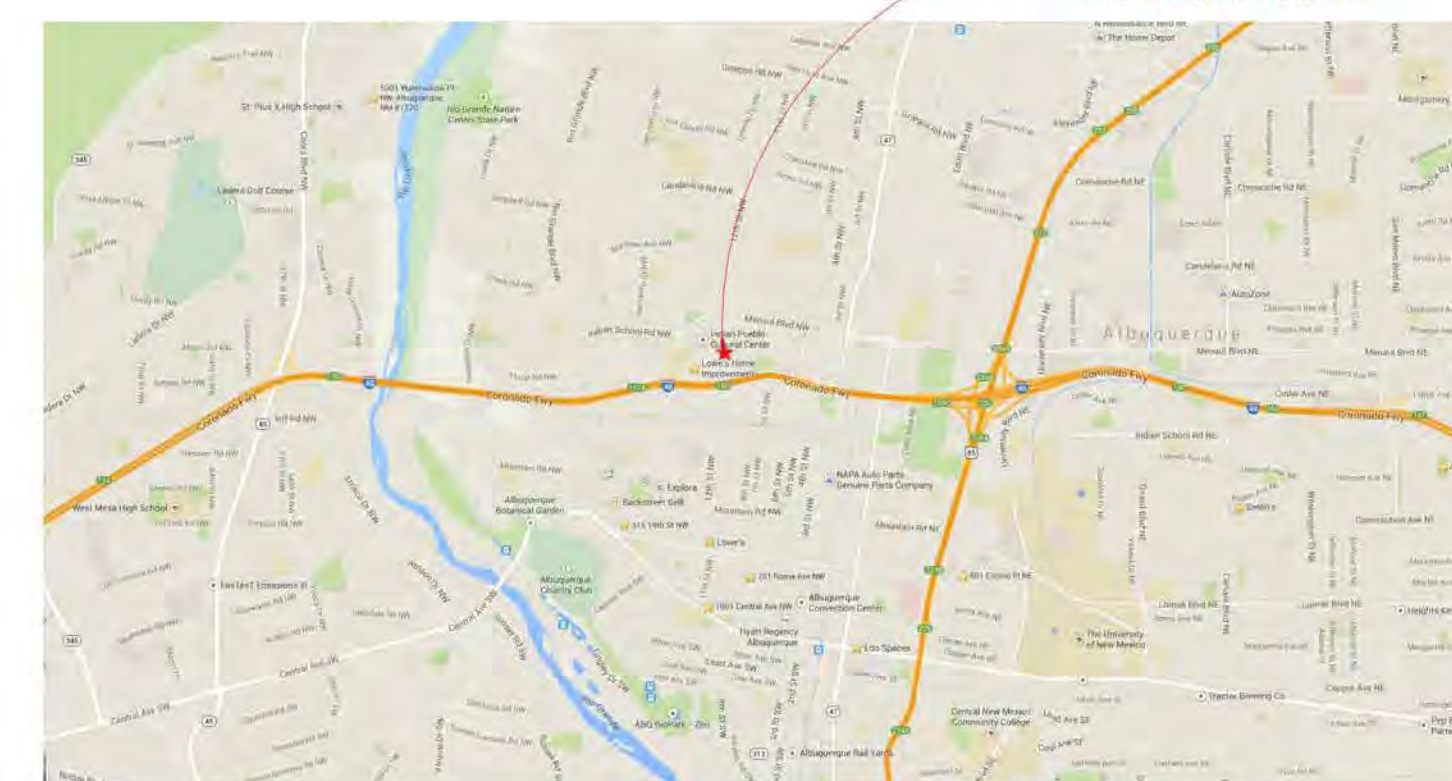
THIS SUBMITTAL IS THE SECOND STAGE OF A 3 STAGE COMERCIAL RETAIL PROJECT. THE FIRST STAGE HAS BEEN COMPLETED WHICH INCLUDED THE PLAZA, HARDSCAPE AND LANDSCAPING AT THE SOUTH END OF THE 5 ACRE PROJECT LOCATION. THE SECOND STAGE IS FOR THREE PROPOSED STRUCTRES AND THE MAJORITY OF THE SITE AS DEFINEND IN THE PROPOSED SITE PLAN. THE PROPOSED STRUCTURES INCLUDE BUILDING D (4500SF), BUILDING E (8000) AND BUILDING F (8500). IN ADDITION THE SECOND STAGE INCLUDES PATIOS, PEDESTRIAN WALKS, ASPHALT PARKING, LANDSCAPING AND SITE AMENITIES. THE FINAL THIRD STAGE HAS BEEN OUTLINED IN THE SITE PLAN AND IS NOT A PART OF THIS SUBMITTAL.

UPC: 101405901329320113

Owner: US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS  
Owner Address: 1001 INDIAN SCHOOL RD NW ALBUQUERQUE NM 87104

Situs Address: 1015 INDIAN SCHOOL RD NW ALBUQUERQUE NM 87102  
Legal Description: TR 84E MRGCD MAP 35 & ADJ VAC PORT OF 9TH ST  
Acres: 47.29

PROJECT  
LOCATION



VICINITY MAP/LOCATION MAP  
NTS

### PROJECT DIRECTORY

#### OWNER/CLIENT

IPMI 6, LLC  
2401 12TH STREET NW  
ALBUQUERQUE, NM 87104  
PHONE: (505) 724-3518  
FAX: (505) 842-6956  
CONTACT: Mike Canfield  
EMAIL: mcanfield@indianplaza.com

#### ARCHITECT

STUDIO SOUTHWEST ARCHITECTS, INC.  
2101 MOUNTAIN ROAD NW  
ALBUQUERQUE, NM 87104  
PHONE: (505) 843-9639  
FAX: (505) 843-9683  
CONTACT: Danny Solares  
EMAIL: dsolares@studioswarch.com

#### CIVIL

ISAACSON & ARFMAN INC.  
128 MONROE ST NE  
ALBUQUERQUE, NM 87108  
PHONE: (505) 268-8828  
CONTACT: Fred Arfman  
EMAIL: freda@iacivil.com

#### LANDSCAPE

CONSENSUS PLANNING, INC.  
302 EIGHTH STREET NW  
ALBUQUERQUE, NM 87102  
PHONE: (505) 764-9801  
FAX: (505) 842-5495  
CONTACT: Scott Culler  
EMAIL: culler@consensusplanning.com

#### STRUCTURAL ENGINEER

CHAVEZ GREIVES  
4700 LINCOLN ROAD NE SUITE 102  
ALBUQUERQUE, NM 87109  
PHONE: (505) 344-4080  
FAX: (505) 343-8759  
CONTACT: George Bradley, P.E.  
EMAIL: gbradley@cg-engr.com

#### MECHANICAL ENGINEER

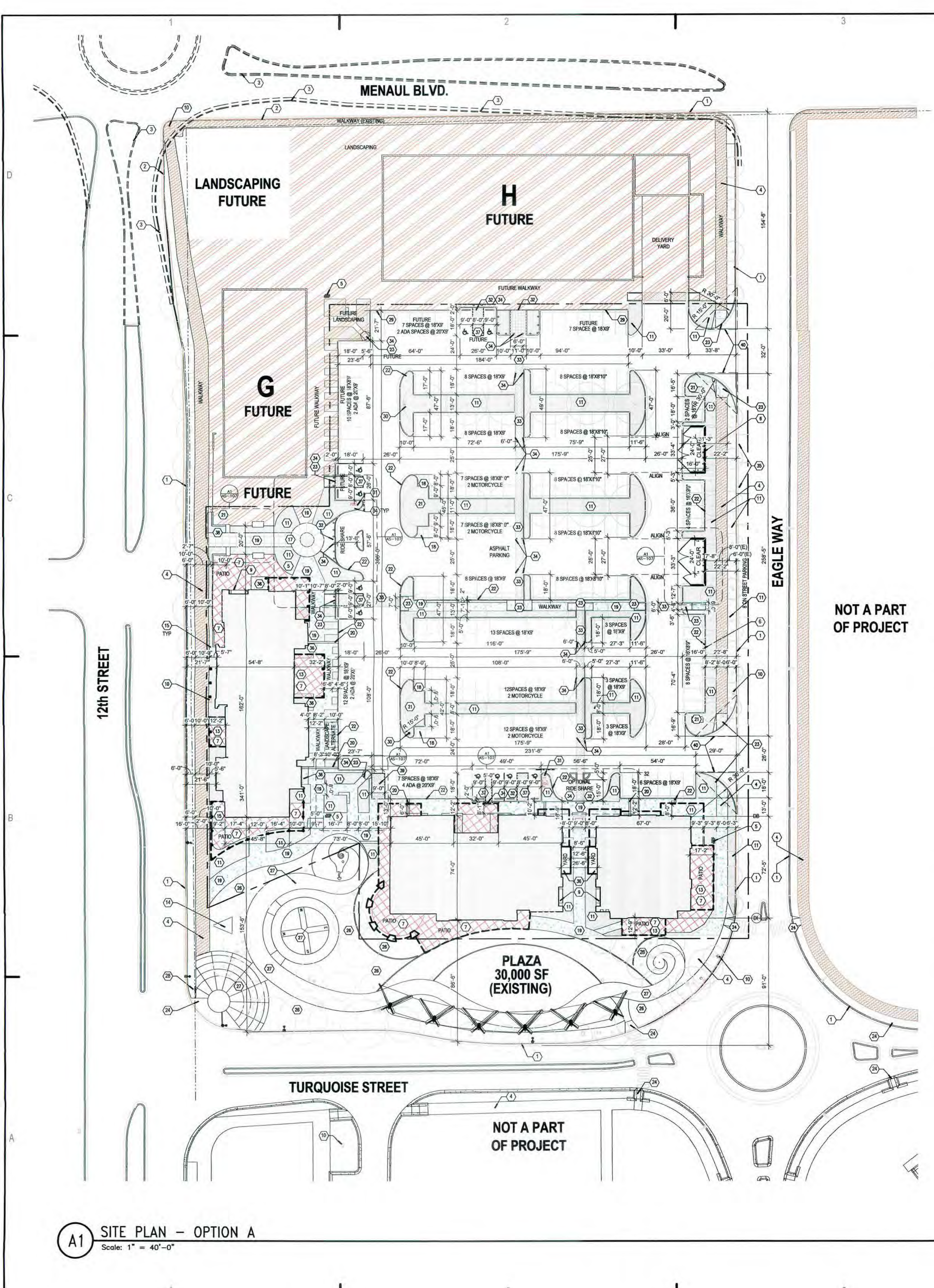
ROCK GAP ENGINEERING  
6759 ACADEMY ROAD NE  
ALBUQUERQUE, NM 87109  
PHONE: (505) 344-2366  
CONTACT: Kyle Best  
EMAIL: kyleb@rockgap.com

#### PLUMBING ENGINEER

ROCK GAP ENGINEERING  
6759 ACADEMY ROAD NE  
ALBUQUERQUE, NM 87109  
PHONE: (505) 344-2366  
CONTACT: Kyle Best  
EMAIL: kyleb@rockgap.com

#### ELECTRICAL ENGINEER

ROCK GAP ENGINEERING  
6759 ACADEMY ROAD NE  
ALBUQUERQUE, NM 87109  
PHONE: (505) 344-2366  
CONTACT: Ross Krayer, PE  
EMAIL: rossk@rockgap.com



PROJECT NUMBER: PR-2018-001470  
 APPLICATION NUMBER:  
 Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
 DRB SITE DEVELOPMENT PLAN APPROVAL:  
 Traffic Engineer, Transportation Division Date: 1/27/20  
 Water Utility Development Date: Jul 16, 2020  
 Parks & Recreation Department Date: 1-29-20  
 City Engineer Date: 1-29-20  
 N/A Date: 7/6/2020  
 \* Environmental Health Department (conditional) Date:  
 See attached sheet  
 Solid Waste Management Date:  
 DRB Chairperson, Planning Department Date: Jul 14, 2020  
 \* Environmental Health, if necessary

**PARKING SPACE TABULATIONS**

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

8 ON STREET PARKING  
 205 TOTAL PARKING SPACES

ACCESSIBLE SPACES  
 6 SPACES REQ. UNDER 200 (151-200) IBC TABLE 1106.1  
 150 REQUIRED SPACES  
 REQUIRED: 6 SPACES  
 ACTUAL: 10 SPACES

MOTORCYCLE  
 5 SPACES REQ. (151-300) IDO 5-5-D  
 REQUIRED: 5 SPACES  
 ACTUAL: 8 SPACES

BICYCLE SPACES  
 12TH & MENAUL ORDINANCE:  
 1 SPACE PER 20 SPACES  
 REQUIRED: 10 SPACES  
 ACTUAL: 16 SPACES

**IDO REQUIRED PARKING**

BUILDING D - 4,500SF  
 E - 8,000SF  
 F - 8,500SF  
 PROPOSED SF: 21,000 SF (BLDGS D, E, F)

FUTURE H - 8,000SF  
 FUTURE G - 20,000SF  
 PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)

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

PHASE 3 (FUTURE)  
 24,000 GSF: 96 SPACES  
 4,000 GSF: 32 SPACES  
 RETAIL: 4 SPACES/1000SF  
 RESTAURANT: 8 SPACES/1000SF

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

0-16-22: 25% PARKING (256 SPACES X 25% REDUCTION)  
 REDUCTION - 64 SPACES  
 REQUIRED: 192 TOTAL  
 ACTUAL: 197 PARKING SPACES (OFF STREET)

**SITE TABULATIONS:**

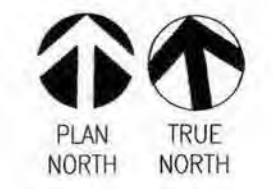
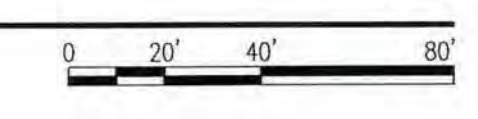
TOTAL ACREAGE OF PAD: 5.9 ACRES  
 EXISTING PLAZA: .7 ACRES  
 FUTURE STAGE OF WORK: 2.4 ACRES

TOTAL AREA OF PROPOSED WORK: 3.5 ACRES

LANDSCAPING: SEE LANDSCAPE DRAWINGS

**LEGEND**

- FUTURE BUILDING PAD
- NEW CONCRETE WALKWAY
- NEW SCORED SLAB AT PATIO WITH INTEGRATED COLOR
- NEW LANDSCAPE
- EXISTING CONCRETE WALKWAY
- EXISTING CARRIAGE LANDSCAPE STRIP VERIFY TREE REQUIREMENTS



**GENERAL NOTES**

- 1) SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- 2) SEE SHEETS AS-105 & AS-106 FOR SITE DETAILS.
- 3) ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9. AREA LIGHTING REGULATIONS SEE C3/AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES. SEE SHEETS E-101 AND E-102.
- 4) ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- 5) ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
- 6) IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT
- 7) ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. SEE DETAILS A1-A3/AS-105.
- 8) CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

**SHEET KEYED NOTES**

1. EXISTING EDGE OF CURB.
2. EXISTING EDGE OF CURB TO REMAIN C.O.A. WILL DO FULL SIDEWALK AND STREET IMPROVEMENTS.
3. FUTURE LOCATION OF EDGE OF CURB SHOWN DASHED. REFER TO C.O.A. MENAUL BLVD STREET IMPROVEMENT DRAWINGS.
4. EXISTING CONCRETE WALKWAY.
5. FUTURE BIKE RACK LOCATION. SEE C2/AS-105.
6. TRASH ENCLOSURE. CENTER ON DRIVE AISLE. SEE DETAIL A1/AS-106.
7. COLORED PATTERNED CONCRETE.
8. PROPOSED SITE SIGNAGE. NOT A PART OF THIS SUBMITTAL.
9. PROPOSED BUILDING UTILITY LOCATION.
10. EXISTING FIRE HYDRANT LOCATION.
11. NEW LANDSCAPING.
12. FUTURE 6" CARRIAGE STRIP. PROVIDE NECESSARY IRRIGATION PREP FOR FUTURE USE
13. WOOD TRELLIS SHADE STRUCTURE. SEE DASHED OUTLINE FOR EXTENTS.
14. PROPOSED ENTRY MONUMENT @ 12TH STREET.
15. 5'-6" MINIMUM CAFE SPACE.
16. NEW PATIO CONCRETE PAD.
17. PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD.
18. NEW MOTORCYCLE SPACES 4'X8' MIN. DIMENSION. SEE DETAIL B1/AS-105 FOR POSTED MOTORCYCLE PARKING SIGNAGE.
19. NEW CONCRETE WALKWAY.
20. NEW ROOF DRAIN CULVERT. CONCRETE CULVERT FLUSH WITH CONCRETE WALKWAY.
21. NEW CONCRETE PAD AT ELECTRICAL TRANSFORMER LOCATION.
22. NEW CONCRETE CURB.
23. NEW CONCRETE ACCESSIBLE CURB RAMP. SEE A1-A3/AS-105.
24. EXISTING ACCESSIBLE CURB RAMP - NO CONSTRUCTION.
25. EXISTING BIKE RACK LOCATION.
26. EXISTING LANDSCAPING AT PLAZA. NO CONSTRUCTION.
27. EXISTING HARDSCAPE AT PLAZA. NO CONSTRUCTION.
28. EXISTING TRAFFIC SIGNAL.
29. TEMPORARY ASPHALT CURB. (FOR FUTURE CONSTRUCTION).
30. PROPOSED FIRE HYDRANT LOCATION.
31. REMOTE FDC LOCATION.
32. FLUSH CURB FOR PEDESTRIAN ACCESS.
33. ACCESSIBLE PEDESTRIAN INTEGRALLY COLORED CONCRETE.
34. BOLLARDS @ PATHWAY. SEE DETAIL C1/AS-105.
35. ON STREET PARKING.
36. OPTIONAL EMPLOYEE YARD T.B.D.
37. ACCESSIBLE PARKING STALLS 20'X9' MIN. DIMENSION. SEE DETAIL A4, B4, & B5/AS-105. ADA ACCESS AISLES SHALL PROVIDE THE WORDS "NO PARKING".
38. ENTRY ARCH
39. LOADING ZONE DESIGNATED AREA. 9'-0" WIDE X 18'-0" DEEP.
40. 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.



**STUDIO SW ARCHITECTS**  
 2101 Mountain Road NW Suite B | Albuquerque NM 87104  
 505-843-9639 | www.studioswarch.com  
 © 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

**CONSULTANTS**

**DRB SUBMITTAL**

Architect:   
 Engineer:

**AVANYU RETAIL**  
 2400 12TH STREET  
 ALBUQUERQUE, NM 87104

**Key Plan**  
 NTS

No	Date	Description
Revision Schedule		
ISSUE:		DRB
PROJECT NUMBER:		1836
FILE:		1836 SP01.DWG
DRAWN BY:		DS
CHECKED BY:		RH
DATE:		Project Issue Date

**SHEET TITLE**  
**SITE PLAN FOR BUILDING PERMIT**  
**AS-101**

A1 SITE PLAN - OPTION A  
 Scale: 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 is required for any construction within Public Right-of-Way or for construction of public improvements.  
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	1/21/20 Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**GENERAL NOTES**

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- SEE SHEETS AS-105 & AS-106 FOR SITE DETAILS.
- ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9. AREA LIGHTING REGULATIONS SEE C3/AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES. SEE SHEETS E-101 AND E-102.
- 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-A3/AS-105.
- CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

**SHEET KEYED NOTES**

- EXISTING EDGE OF CURB.
- EXISTING EDGE OF CURB TO REMAIN C.O.A. WILL DO FULL SIDEWALK AND STREET IMPROVEMENTS.
- FUTURE LOCATION OF EDGE OF CURB SHOWN DASHED. REFER TO C.O.A. MENAUL BLVD STREET IMPROVEMENT DRAWINGS.
- EXISTING CONCRETE WALKWAY.
- FUTURE BIKE RACK LOCATION. SEE C2/AS-105.
- TRASH ENCLOSURE. CENTER ON DRIVE AISLE. SEE DETAIL A1/AS-106.
- COLOR PATTERNED CONCRETE.
- PROPOSED SITE SIGNAGE. NOT A PART OF THIS SUBMITTAL.
- PROPOSED BUILDING UTILITY LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- NEW LANDSCAPING.
- FUTURE 6' CARRIAGE STRIP. PROVIDE NECESSARY IRRIGATION PREP FOR FUTURE USE.
- WOOD TRELLIS SHADE STRUCTURE. SEE DASHED OUTLINE FOR EXTENTS.
- PROPOSED ENTRY MONUMENT @ 12TH STREET.
- 5'-6" MINIMUM CAFE SPACE.
- NEW PATIO CONCRETE PAD.
- PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD.
- NEW MOTORCYCLE SPACES 4'X8' MIN. DIMENSION. SEE DETAIL B1/AS-105 FOR POSTED MOTORCYCLE PARKING SIGNAGE.
- NEW CONCRETE WALKWAY.
- NEW ROOF DRAIN CULVER. 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 AT PLAZA. NO CONSTRUCTION.
- EXISTING HARDSCAPE AT PLAZA. NO CONSTRUCTION.
- EXISTING TRAFFIC SIGNAL.
- TEMPORARY ASPHALT CURB. (FOR FUTURE CONSTRUCTION).
- PROPOSED FIRE HYDRANT LOCATION.
- REMOTE FDC LOCATION.
- FLUSH CURB FOR PEDESTRIAN ACCESS.
- ACCESSIBLE PEDESTRIAN INTEGRALLY COLORED CONCRETE.
- BOLLARDS @ PATHWAY. SEE DETAIL C1/AS-105.
- ON STREET PARKING.
- OPTIONAL EMPLOYEE YARD T.B.D.
- ACCESSIBLE PARKING STALLS 20'X9' MIN. DIMENSION. SEE DETAIL A4, B4, & B5/AS-105.

**CONSULTANTS**

Architect \_\_\_\_\_ Engineer \_\_\_\_\_

**DRB SUBMITTAL**

**AVANYU RETAIL**

2400 12TH STREET  
ALBUQUERQUE, NM 87104

**Key Plan**

NTS

No	Date	Description
Revision Schedule		
ISSUE:		DRB
PROJECT NUMBER:		1836
FILE:		1836 SP01.DWG
DRAWN BY:		DS
CHECKED BY:		RH
DATE:		Project Issue Date

**SHEET TITLE**  
**SITE PLAN FOR BUILDING PERMIT**

**AS-101**

**PARKING SPACE TABULATIONS**

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

8 ON STREET PARKING  
205 TOTAL PARKING SPACES

ACCESSIBLE SPACES  
6 SPACES REQ. UNDER 200 (151-200) IBC TABLE 1106.1  
150 REQUIRED SPACES  
REQUIRED: 6 SPACES  
ACTUAL: 10 SPACES

IDO REQUIRED PARKING  
BUILDING D - 4,500SF  
E - 8,000SF  
F - 8,500SF  
PROPOSED SF: 21,000 SF (BLDGS D, E, F)

FUTURE H - 8,000SF  
FUTURE G - 20,000SF  
PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)

PARKING CALCULATIONS:  
RETAIL: 4 SPACES/1000SF  
RESTAURANT: 8 SPACES/1000SF

PHASE 2 (PROPOSED)  
10,000 GSF: 40 SPACES  
11,000 GSF : 80 SPACES

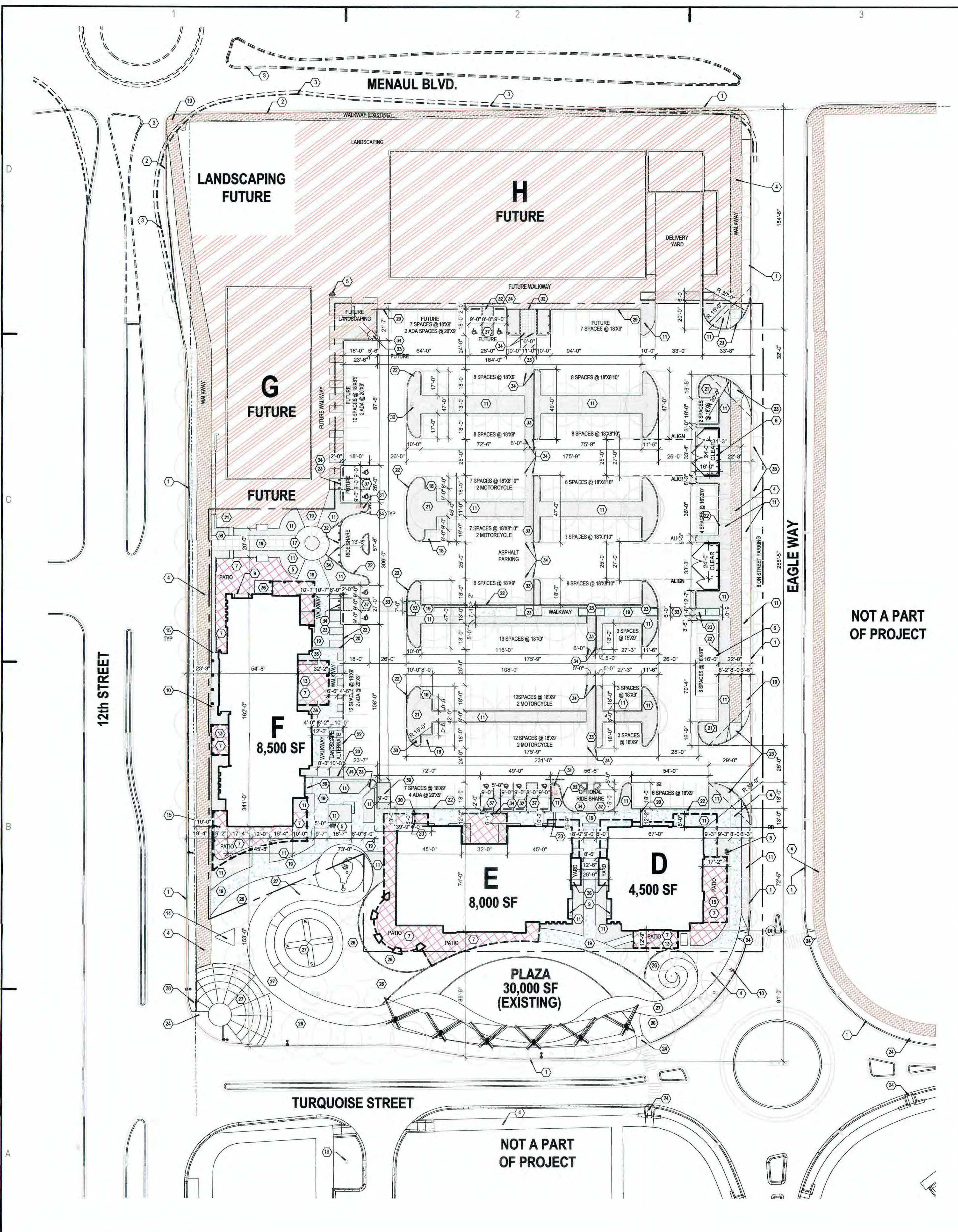
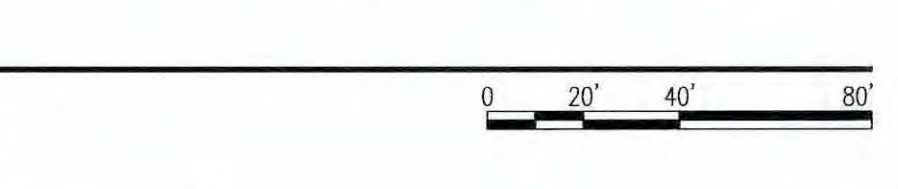
PHASE 3 (FUTURE)  
24,000 GSF: 96 SPACES  
4,000 GSF : 32 SPACES

TOTAL 256 SPACES  
**ORDINANCE 0-16-22: (PARKING REDUCTION)**  
0-16-22: 25% PARKING (256 SPACES X 25% REDUCTION)  
REDUCTION - 64 SPACES  
REQUIRED: 192 TOTAL  
ACTUAL : 197 PARKING SPACES (OFF STREET)

TOTAL AREA OF PROPOSED WORK: 3.5 ACRES  
LANDSCAPING: SEE LANDSCAPE DRAWINGS

**LEGEND**

- FUTURE BUILDING PAD
- NEW CONCRETE WALKWAY
- NEW SCORED SLAB AT PATIO WITH INTEGRATED COLOR
- NEW LANDSCAPE
- EXISTING CONCRETE WALKWAY
- EXISTING CARRIAGE LANDSCAPE STRIP VERIFY TREE REQUIREMENTS



NOT A PART OF PROJECT

NOT A PART OF PROJECT

**A1 SITE PLAN - OPTION A**  
Scale: 1" = 40'-0"



**GENERAL LANDSCAPE NOTES**

**IRRIGATION**  
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

THE 6' CARRIAGE STRIP ALONG THE 12TH STREET FRONTAGE, WAS PLANTED AT THE TIME OF THE 12TH STREET IMPROVEMENTS, AN IRRIGATION SYSTEM WAS INSTALLED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS WITH A BUBBLER SYSTEM.

THE MENAUL BOULEVARD FRONTAGE AND A PORTION OF THE 12TH STREET FRONTAGE WILL BE PLANTED AS PART OF THE 12TH STREET & MENAUL IMPROVEMENTS AND WILL BE IRRIGATED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS WITH A BUBBLER SYSTEM.

**RESPONSIBILITY OF MAINTENANCE**  
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**  
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE:**  
LANDSCAPING AND SIGNAGE 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 AREA.

**LANDSCAPE AREA COVERAGE**

TOTAL SITE AREA (5.79 AC.):	252,300 SF
BUILDING AREA (D, E, & F):	- 21,000 SF
APPROXIMATE FUTURE BUILDING AREA (G & H):	- 25,491 SF
NET AREA	205,809 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	30,871 SF
PROVIDED LANDSCAPE AREA	20,124 SF
APPROXIMATE PHASE II LANDSCAPE	18,750 SF
EXISTING PLAZA LANDSCAPE	+13,500 SF
TOTAL	52,374 SF (25%)

**LANDSCAPE LIVE VEGETATIVE COVERAGE**  
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

PHASE I LANDSCAPE AREA	20,124 SF
PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE	134,008 SF (662%)
PROVIDED GROUND-LEVEL PLANT COVERAGE	16,920 SF (89%)

THE PHASE II LANDSCAPE AREAS WILL ALSO MEET THE 75% LIVE VEGETATIVE MATERIAL COVERAGE AND 25% GROUND-LEVEL COVERAGE REQUIREMENTS.

**PARKING LOT AREA**  
AT LEAST 10% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES, AND AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

RETAIL CENTER IS PROVIDING 199 PARKING SPACES.

TOTAL PARKING LOT AREA:	81,230 SF
PROVIDED LANDSCAPE AREA:	13,648 SF (17%)

**PARKING LOT TREES**  
PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

RETAIL CENTER IS PROVIDING 199 PARKING SPACES.  
PARKING LOT TREES REQUIRED: 19  
PARKING LOT TREES PROVIDED: 29

**STREET TREES**  
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED ALONG THE 12TH STREET AND MENAUL BOULEVARD AT THE TIME OF THE PROPOSED STREET IMPROVEMENTS IN ACCORDANCE WITH THE STREET TREE ORDINANCE.

**PHASING**  
PHASE I TO INCLUDE ALL PLANTINGS, GRAVEL MULCH AND IRRIGATION INDICATED IN PHASE I AREA. PHASE I TO ALSO INCLUDE ALL IRRIGATION EQUIPMENT WITH STUBOUTS FOR ALL FUTURE PHASES.

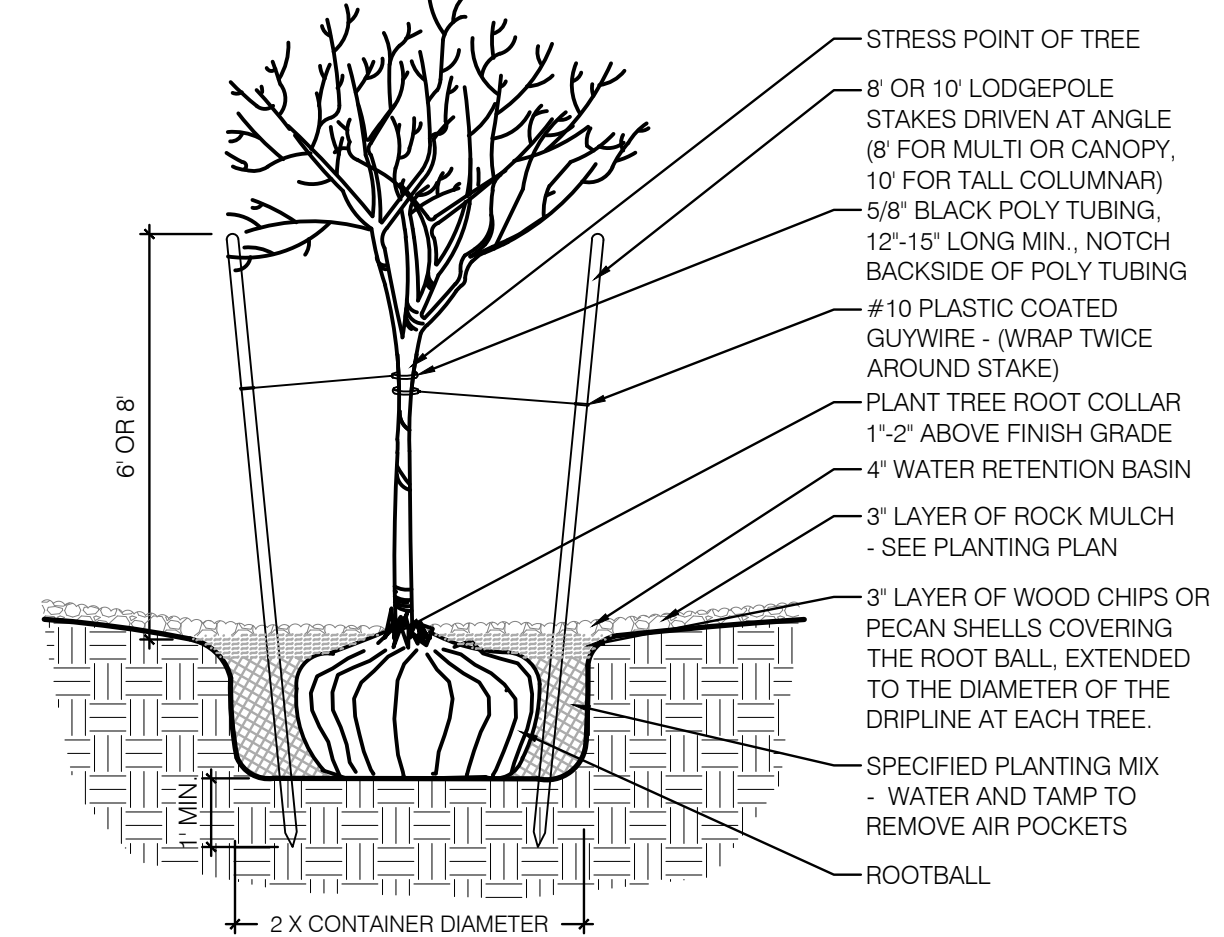
PHASE II TO INCLUDE ALL PLANTINGS AND GRAVEL MULCH IN FUTURE LANDSCAPE AREAS TO BE DETERMINED.

**PLANT LEGEND**

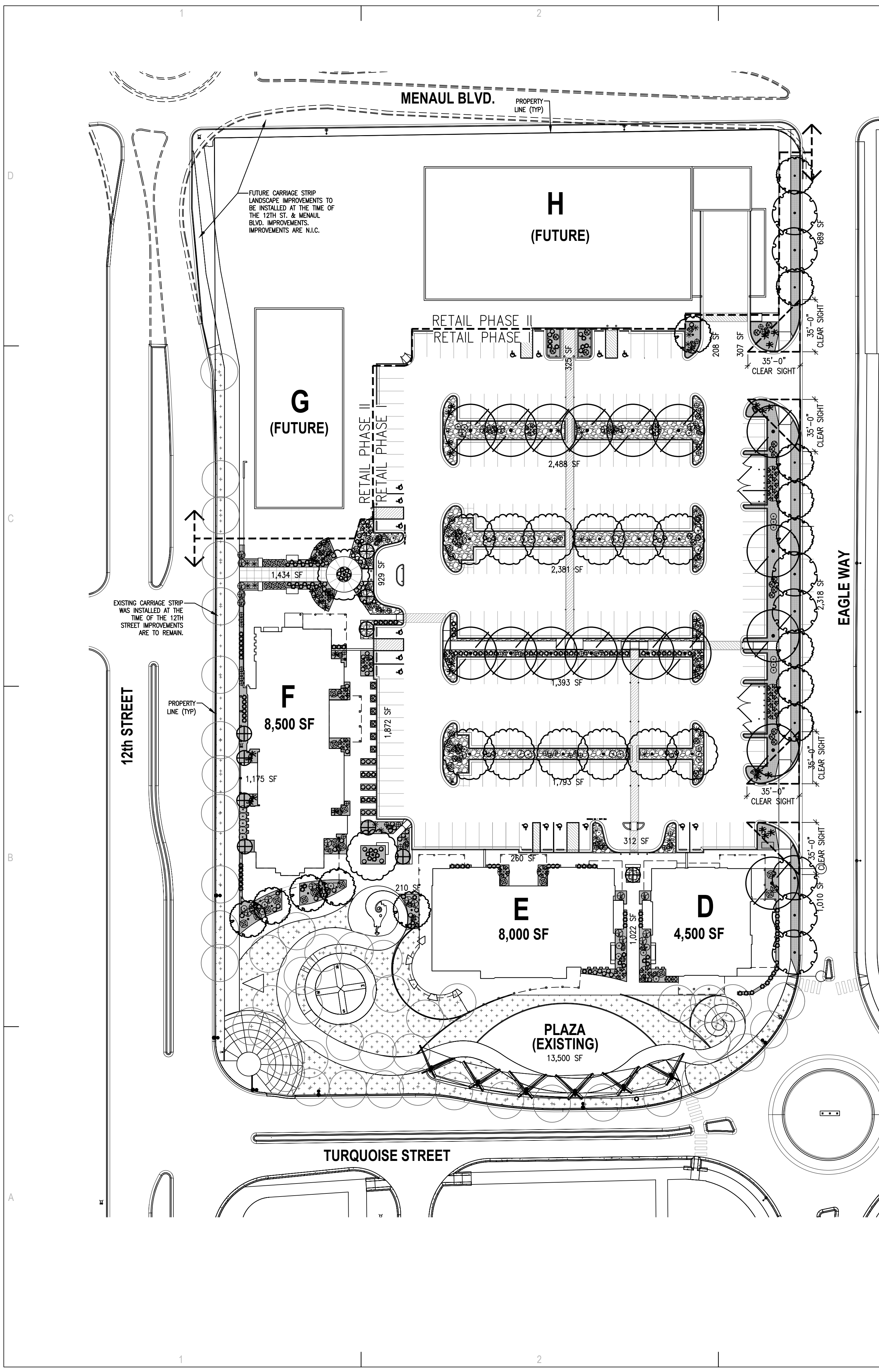
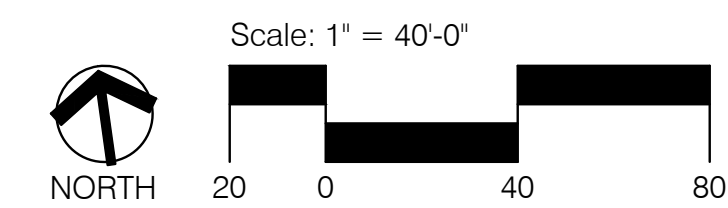
QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE)	COMMON NAME	SIZE	MATURE SIZE
	(Circle with dot)		EXISTING TREE TO REMAIN		
	(Circle with cross-hatch)		EXISTING GRAVEL MULCH TO REMAIN		
<b>TREES</b>					
10	(Circle with cross-hatch)	FORESTIERIA NEOMEXICANA (M)	NEW MEXICO PRIVET	15-GAL	15' HT X 10' SPR.
17	(Circle with cross-hatch)	FRAXINUS PENN. 'URBANITE' (M+)	URBANITE ASH	2' B&B	45' HT. X 35' SPR.
7	(Circle with cross-hatch)	GLEDITSIA TRIACANTHOS 'SKYLINE' (M+)	SKYLINE HONEYLOCUST	2' B&B	40' HT. X 30' SPR.
14	(Circle with cross-hatch)	KOELREUTERIA PANICULATA (M)	GOLDEN RAIN TREE	2' B&B	25' HT X 25' SPR.
14	(Circle with cross-hatch)	LULMUS PARVIFOLIA 'ALLEE II' (M)	ALLEE LACEBARK ELM	2' B&B	45' HT X 35' SPR.
<b>SHRUBS/GROUNDCOVERS</b>					
35	(Circle with cross-hatch)	CARYOPTERIS CLAUD. 'DARK KNIGHT' (M)	DARK KNIGHT BLUE MIST	5-GAL.	3' HT. X 3' SPR.
39	(Circle with cross-hatch)	CHRYSOTHAMNUS NAUSEOSUS (L)	CHAMISA	1-GAL.	4' HT. X 4' SPR.
25	(Circle with cross-hatch)	FALLUGIA PARADOXA (L)	APACHE PLUME	1-GAL.	4' HT. X 4' SPR.
22	(Circle with cross-hatch)	PINUS MUGO MUGO (M)	MUGO PINE	5-GAL.	8' HT. X 8' SPR.
87	(Circle with cross-hatch)	LAVENDULA ANGUSTIFOLIA 'HIDCOTE' (M)	ENGLISH LAVENDER	1-GAL.	3' HT. X 3' SPR.
58	(Circle with cross-hatch)	SALVIA GREGGII 'FURMAN'S RED' (M)	CHERRY SAGE	1-GAL.	3' HT. X 3' SPR.
37	(Circle with cross-hatch)	JUNIPERUS SABINA 'BUFFALO' (L+)	BUFFALO JUNIPER	5-GAL.	2' HT. X 5' SPR.
40	(Circle with cross-hatch)	RHUS TRILOBATA 'AUTUMN AMBER' (L+)	CREeping THREE LEAF SUMAC	5-GAL.	2' HT. X 5' SPR.
<b>ACCENTS</b>					
150	(Circle with cross-hatch)	CALAMAGROSTIS A. 'KARL FOERSTER' (L+)	FEATHER REED GRASS	5-GAL.	3' HT. X 3' SPR.
35	(Circle with cross-hatch)	HESPERALOE PARVIFLORA (M)	RED YUCCA	5-GAL.	3' HT. X 3' SPR.
<b>LANDSCAPE BOULDERS AND GRAVEL MULCH</b>					
42	(Circle with cross-hatch)		MOSS ROCK BOULDERS (3x3 MIN)		
11,798 SF	(Circle with cross-hatch)		3/4" TAMPICO GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC)		
9,636 SF	(Circle with cross-hatch)		1-4" AMARETTO BROWN ROCK MULCH (6" DEPTH OVER FILTER FABRIC)		

**NOTES:**

- THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
- THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
- REMOVE ROPE/ METAL BASKET AND BURLAP AFTER PLANTING.



**TREE PLANTING DETAIL**  
SCALE: N.T.S.



CONSULTANTS

**DRB SUBMITTAL**

Architect Engineer



**AVANYU NORTH - BUILDINGS D, E & F**



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

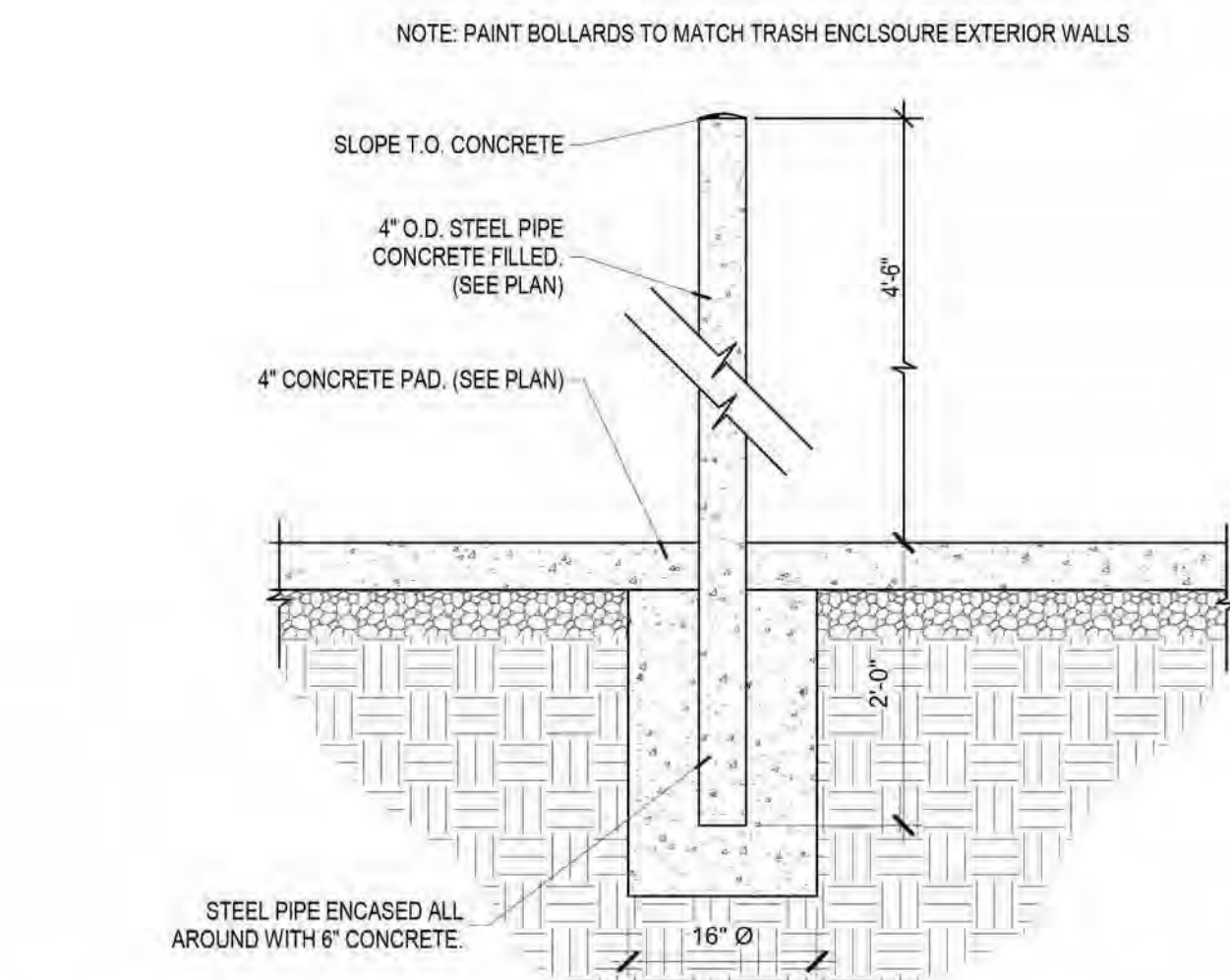
NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg D R19	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	12/01/2018	

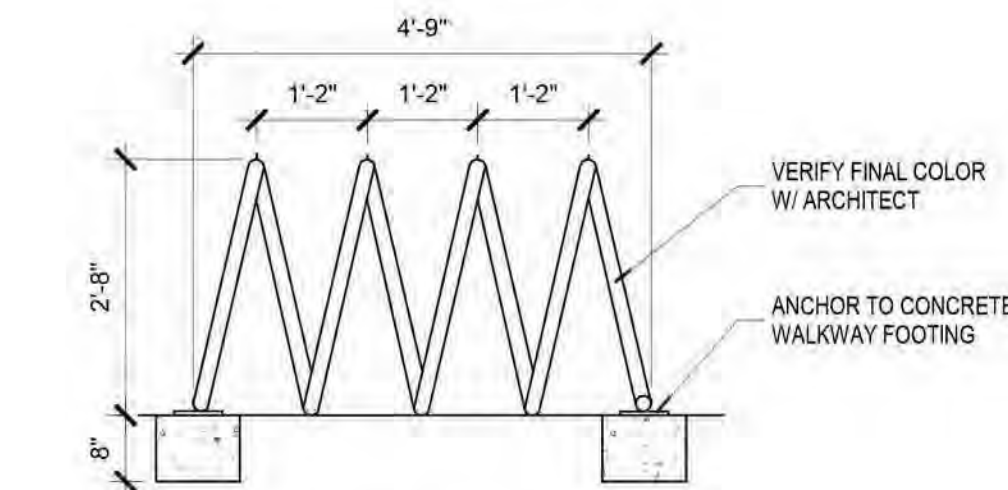
SHEET TITLE

**SITE DETAILS**

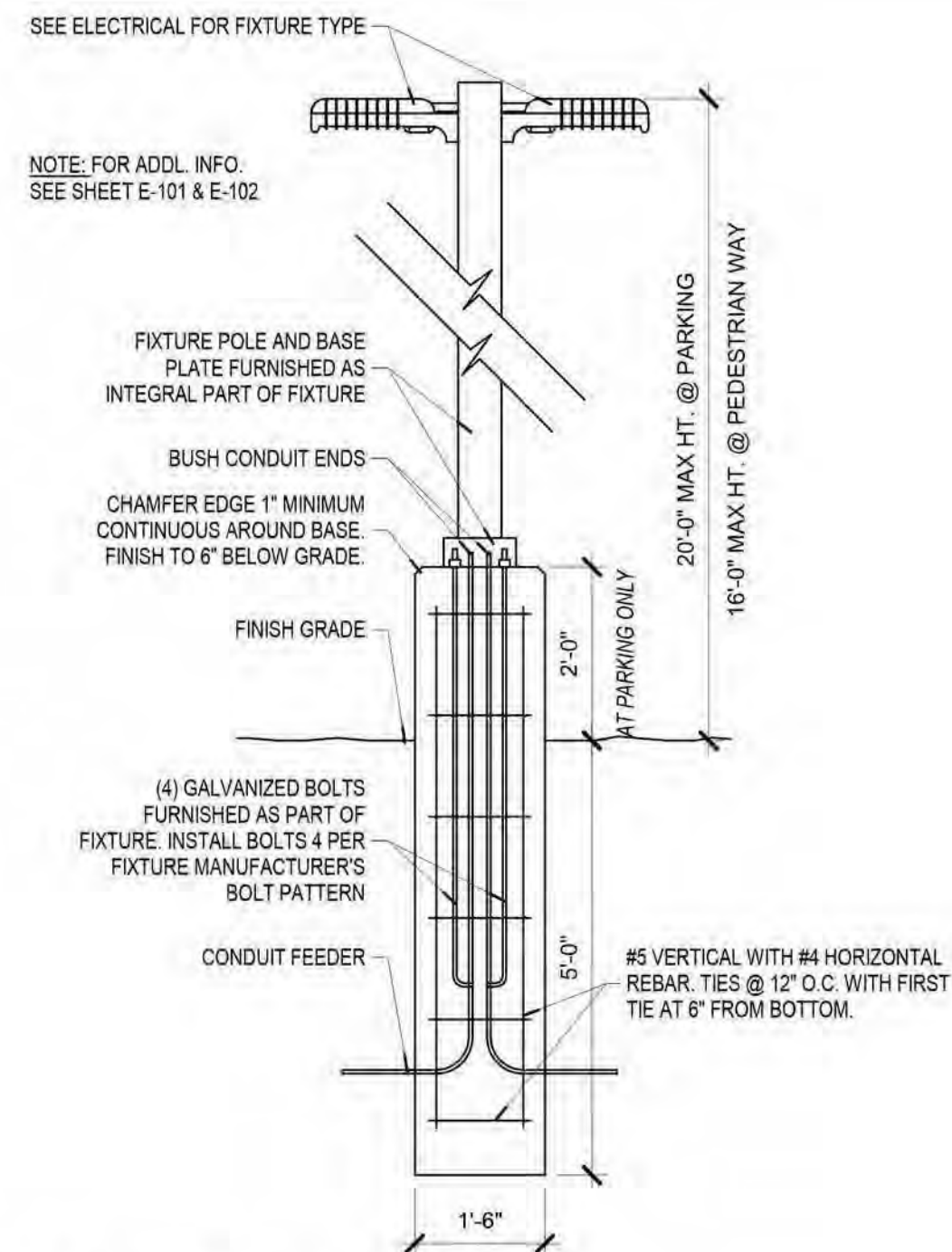
**AS-105**



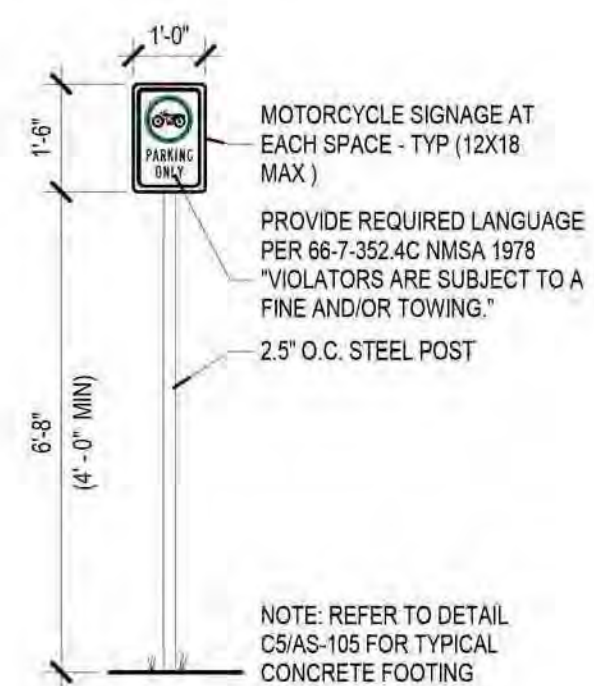
**C1 BOLLARD**  
3/4" = 1'-0"



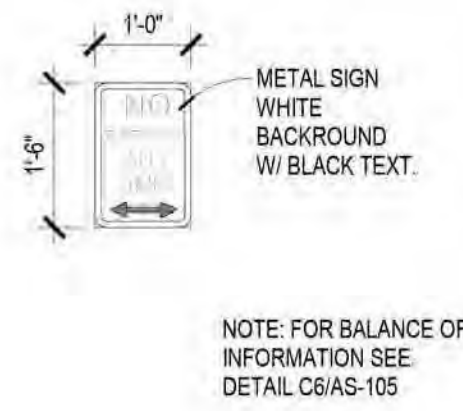
**C2 COIL BIKE RACK**  
1/2" = 1'-0"



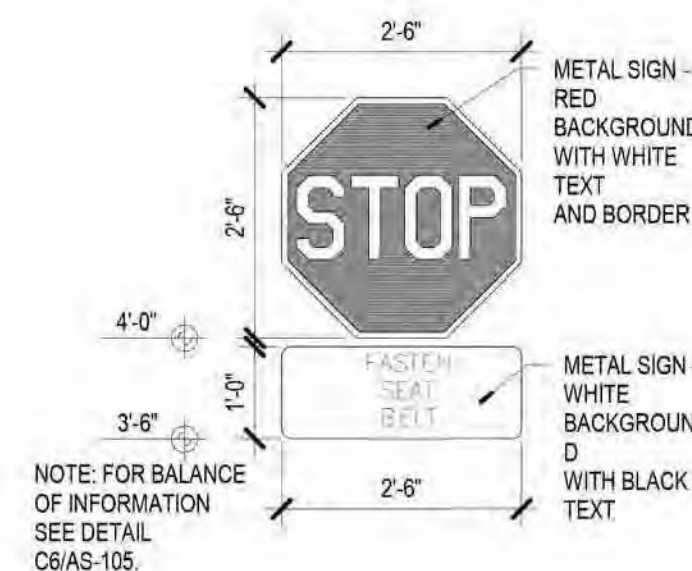
**C3 LIGHTING**  
1/2" = 1'-0"



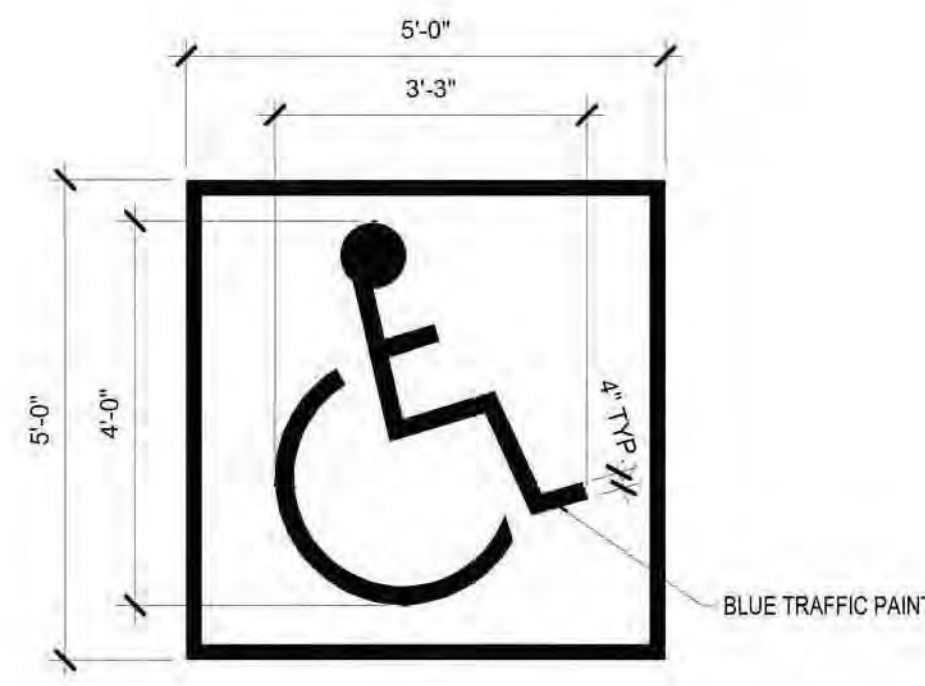
**B1 MOTO SIGN**  
3/8" = 1'-0"



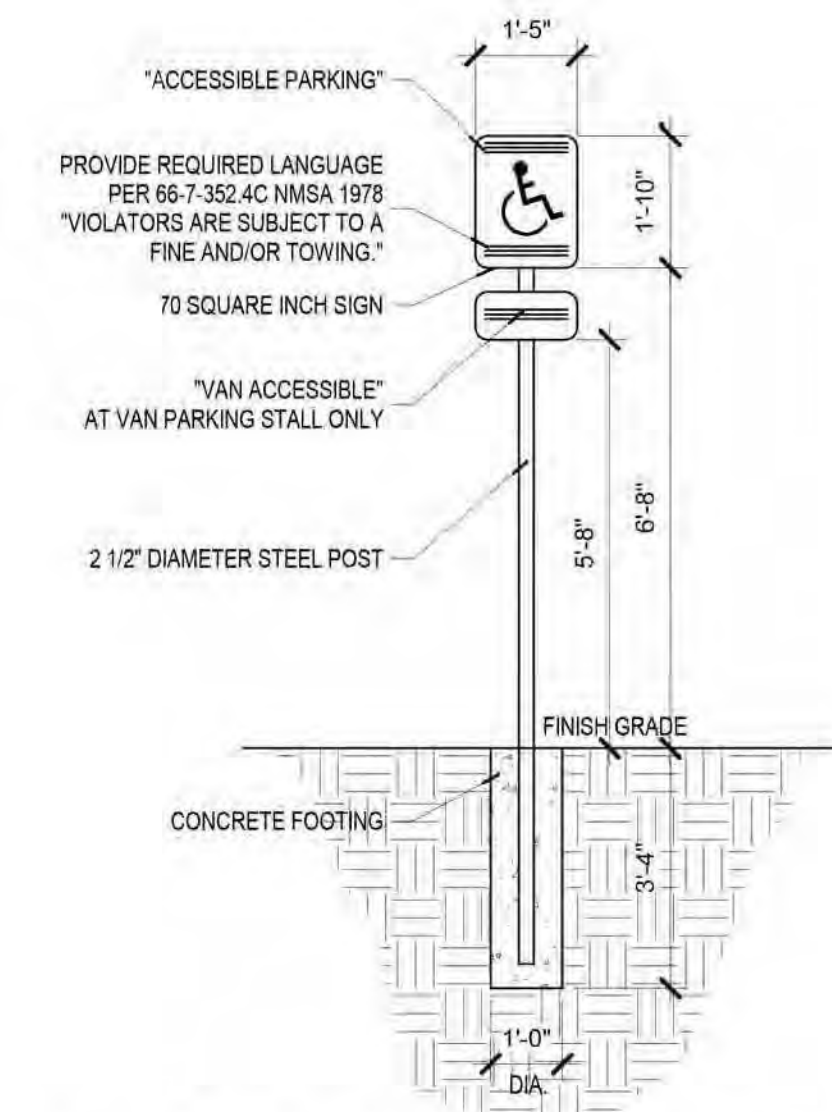
**B2 NO PARKING SIGN 1**  
1/2" = 1'-0"



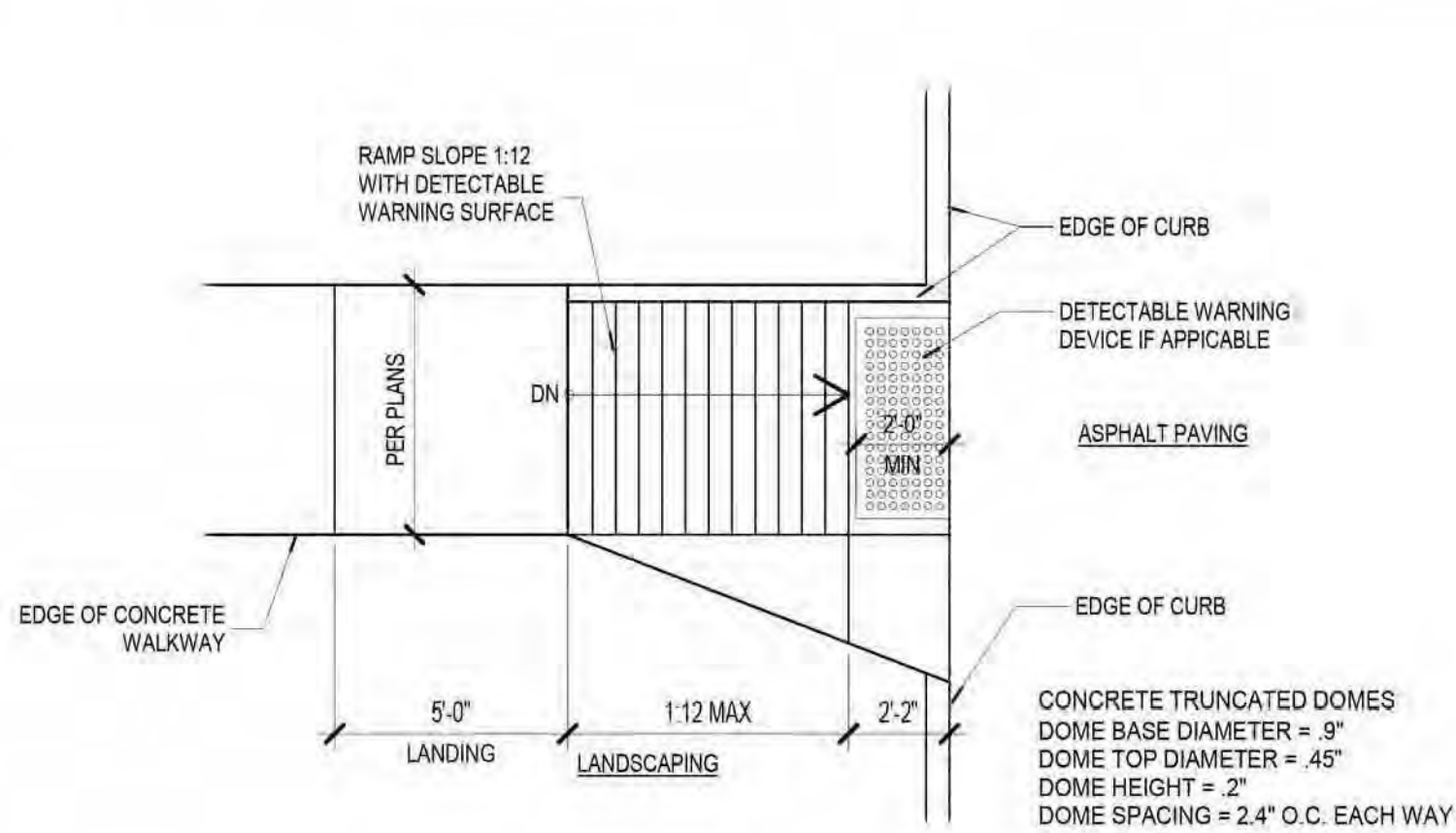
**B3 STOP SIGN 1**  
1/2" = 1'-0"



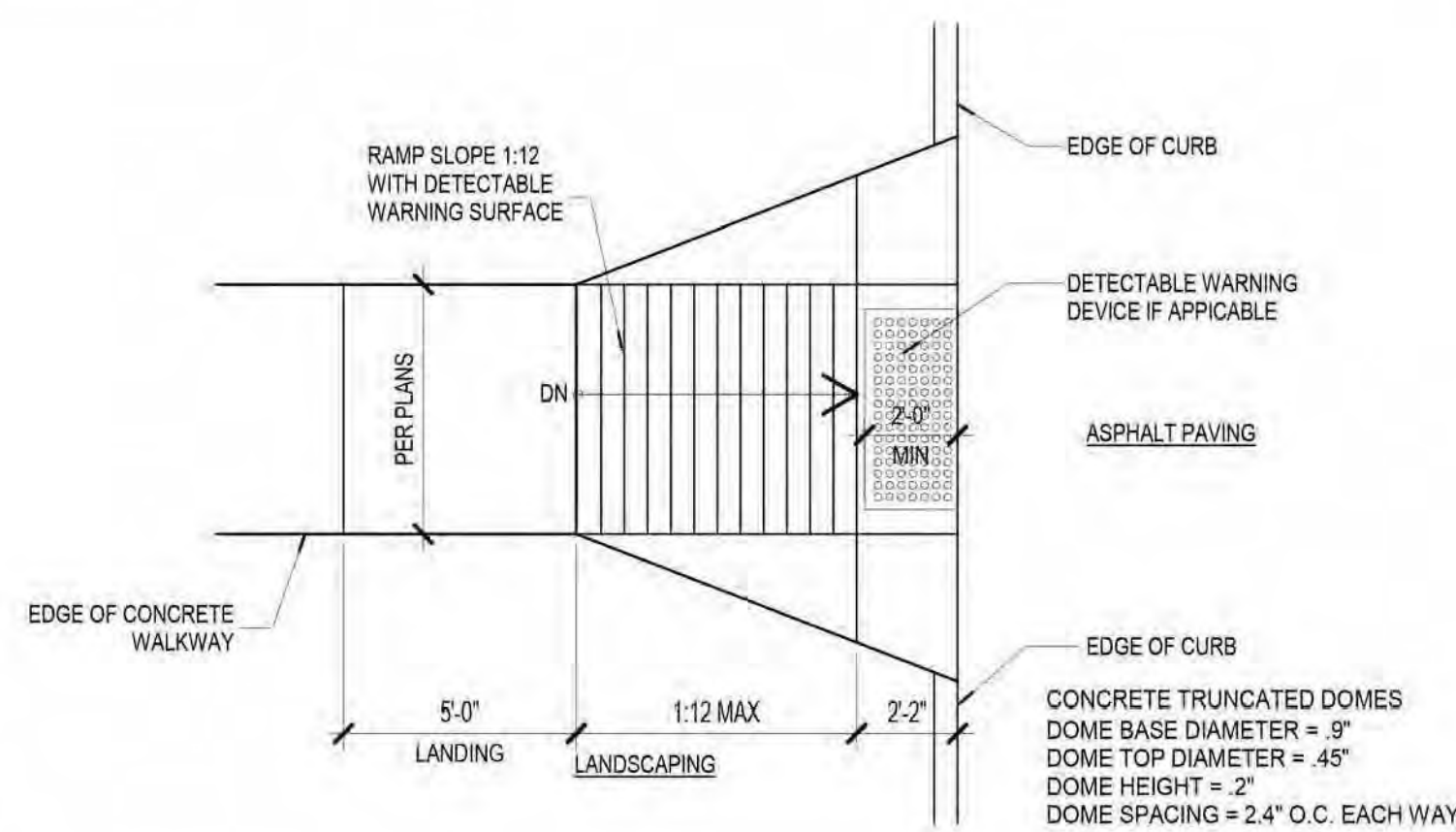
**B4 ADA SIGNAGE AT STALL**  
1/2" = 1'-0"



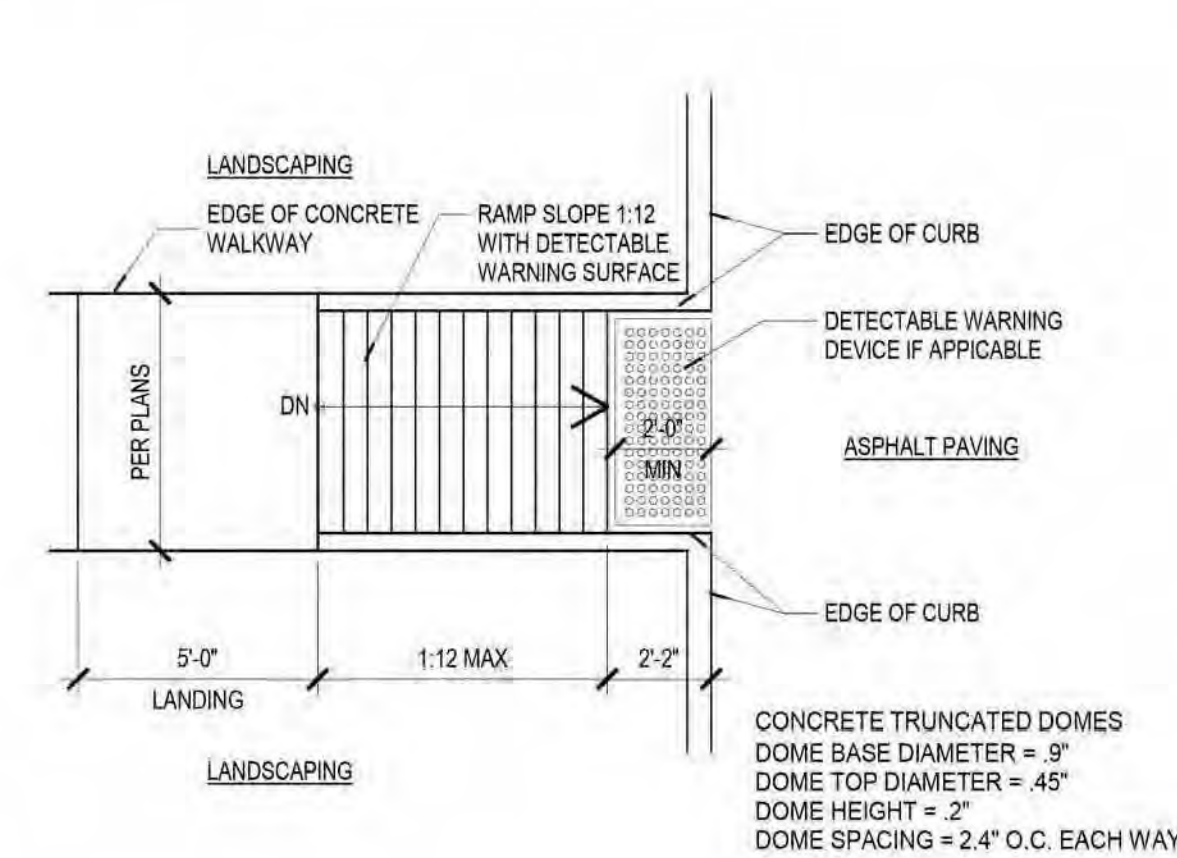
**B5 ADA PARKING SIGNAGE**  
3/8" = 1'-0"



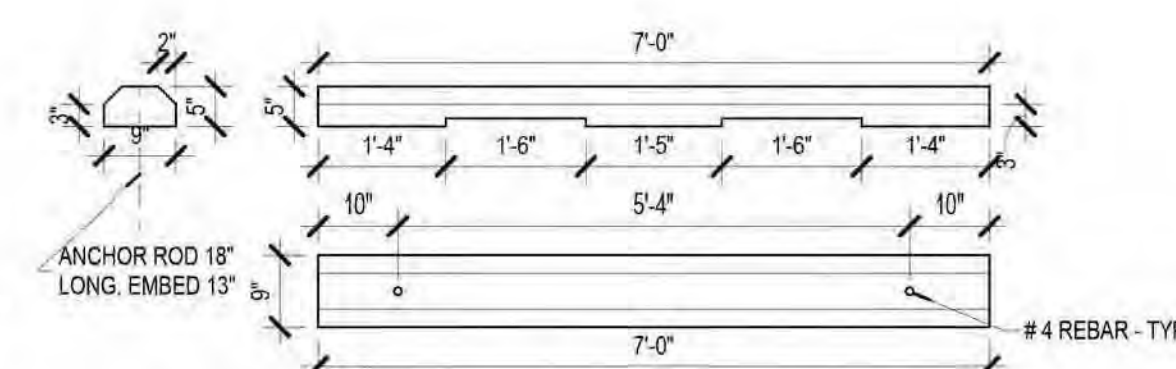
**A1 CURB RAMP - 1**  
1/4" = 1'-0"



**A2 CURB RAMP - 2**  
1/4" = 1'-0"



**A3 CURB RAMP - 3**  
1/4" = 1'-0"



**A4 CONCRETE WHEEL STOP**  
1/2" = 1'-0"

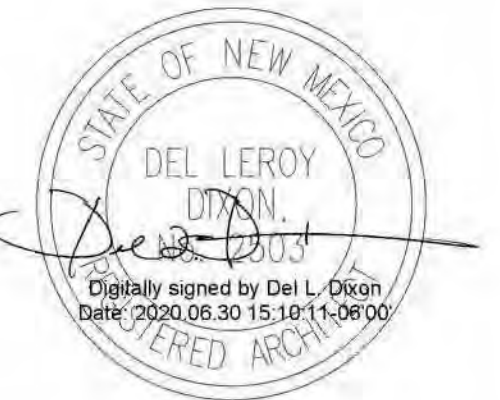
12/14/2019 3:31:50 PM

C:\Users\jgno\Documents\1836 Avanyu D - Central\_jgno8EYK3.rvt

CONSULTANTS

**DRB SUBMITTAL**

Architect Engineer



AVANYU NORTH -  
BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

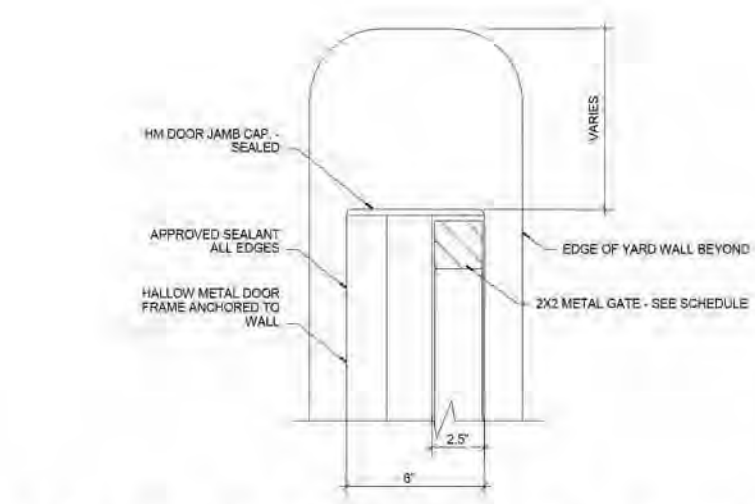
NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg D R19	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	12/01/2018	

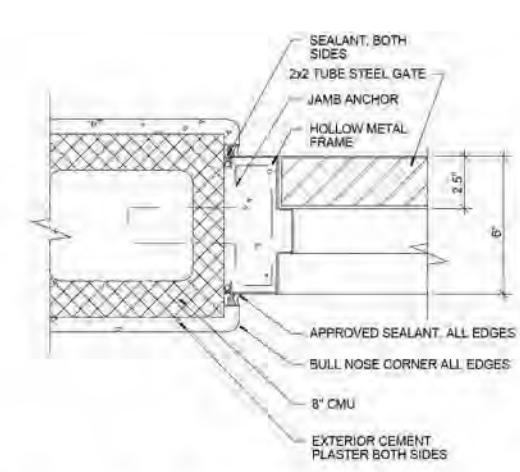
SHEET TITLE

**SITE DETAILS**

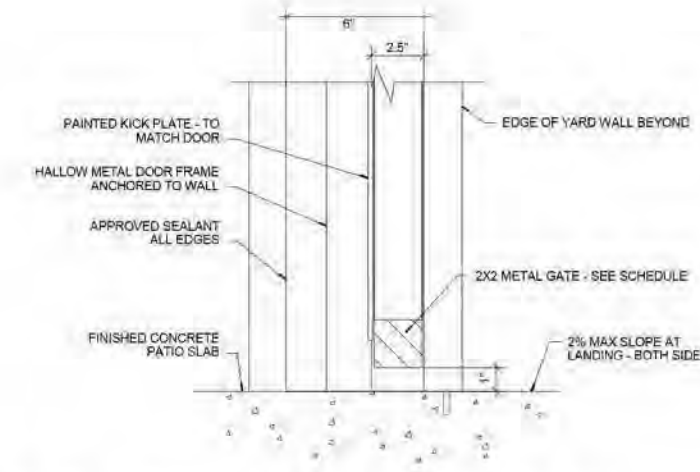
**AS-106**



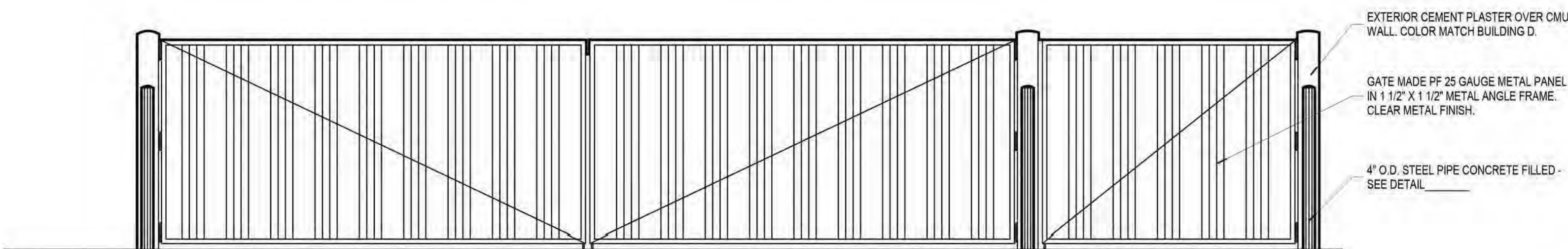
**C1 GATE @ CMU HEAD**  
1 1/2" = 1'-0"



**C2 GATE @ CMU JAMB**  
1 1/2" = 1'-0"



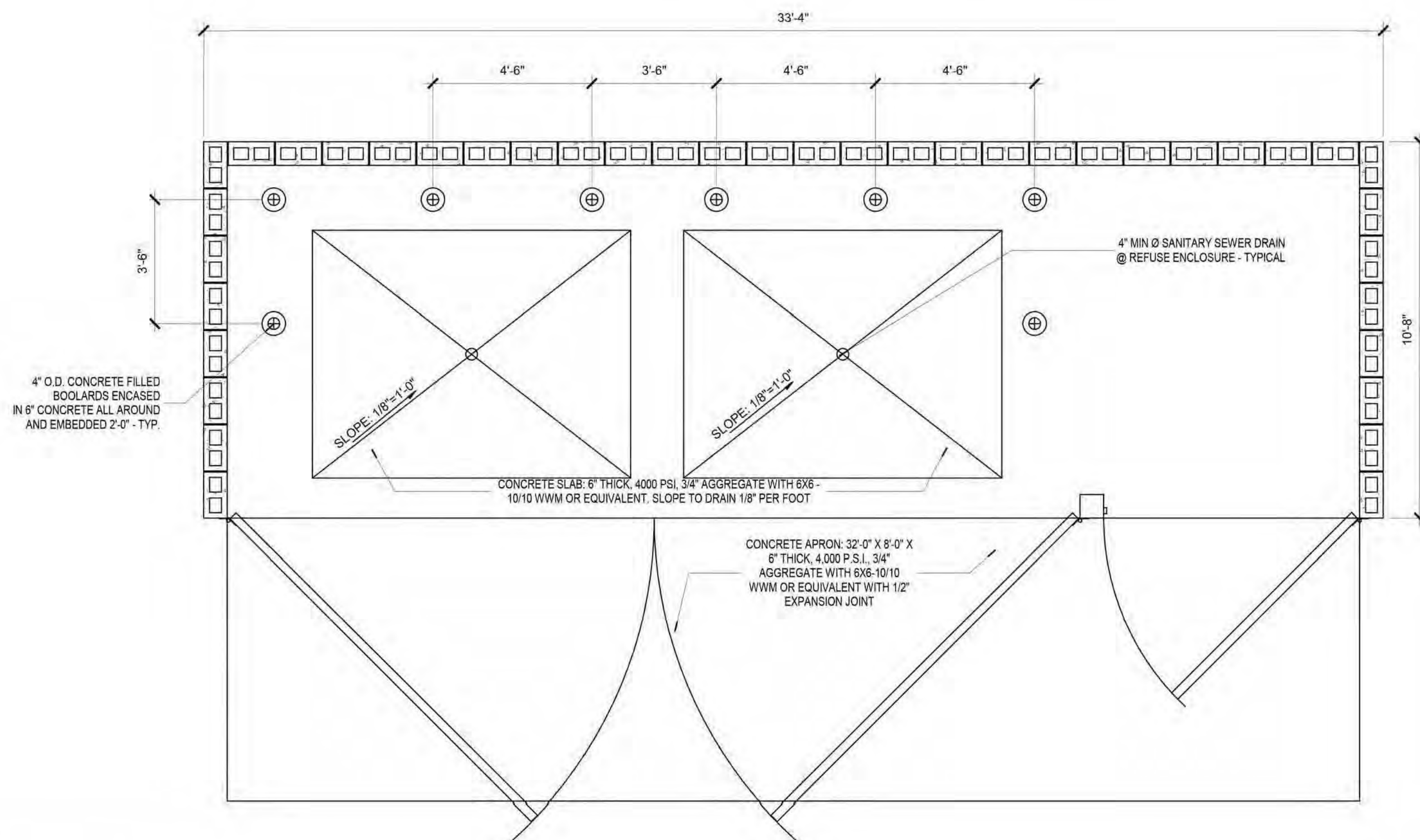
**C3 GATE @ CMU SILL**  
1 1/2" = 1'-0"



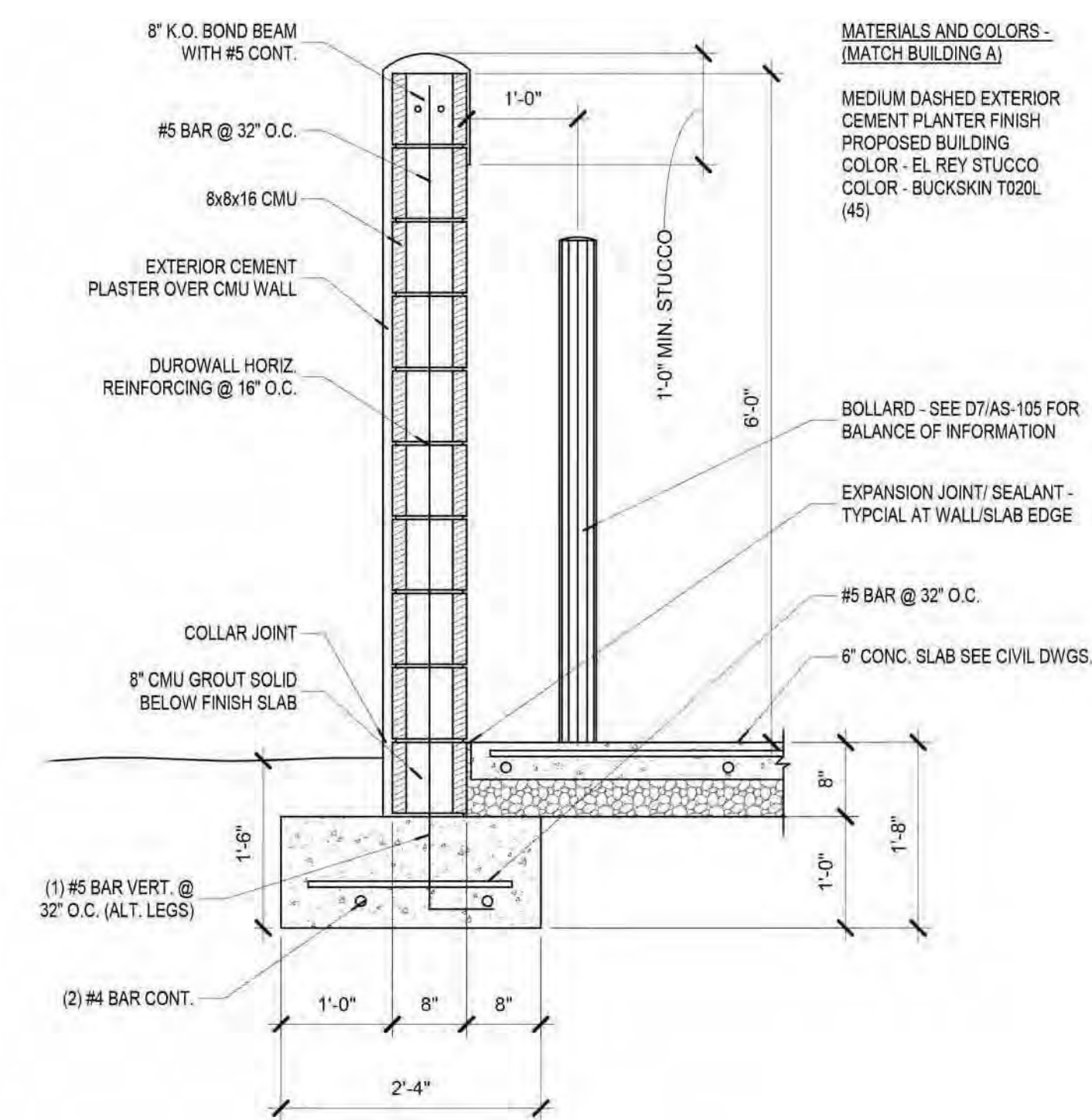
**B1 ENCLOSURE ELEVATION**  
3/8" = 1'-0"



**B2 TRASH - SIDE ELEVATION**  
3/8" = 1'-0"

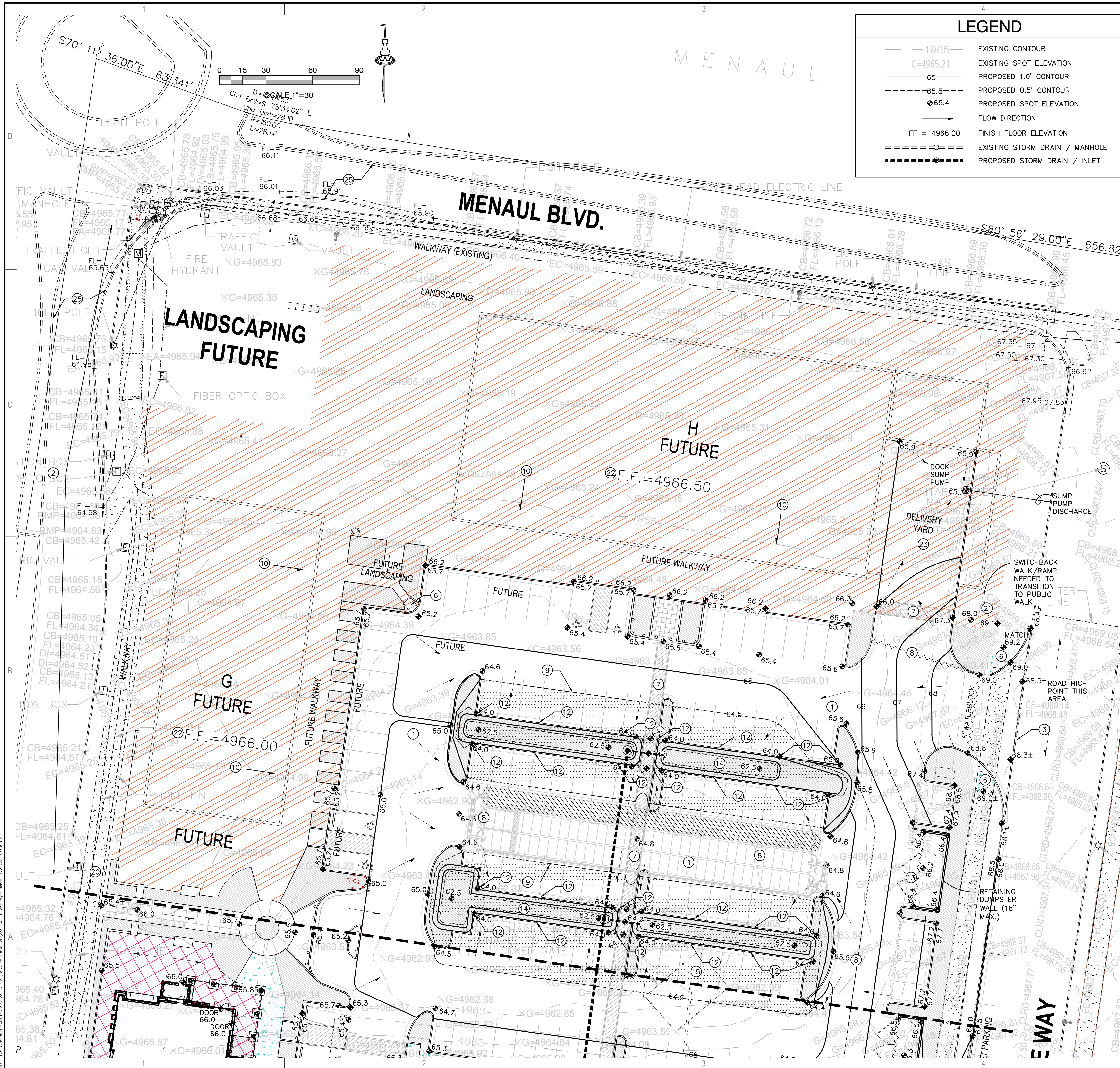


**A1 TRASH ENCLOSURE PLAN**  
3/8" = 1'-0"



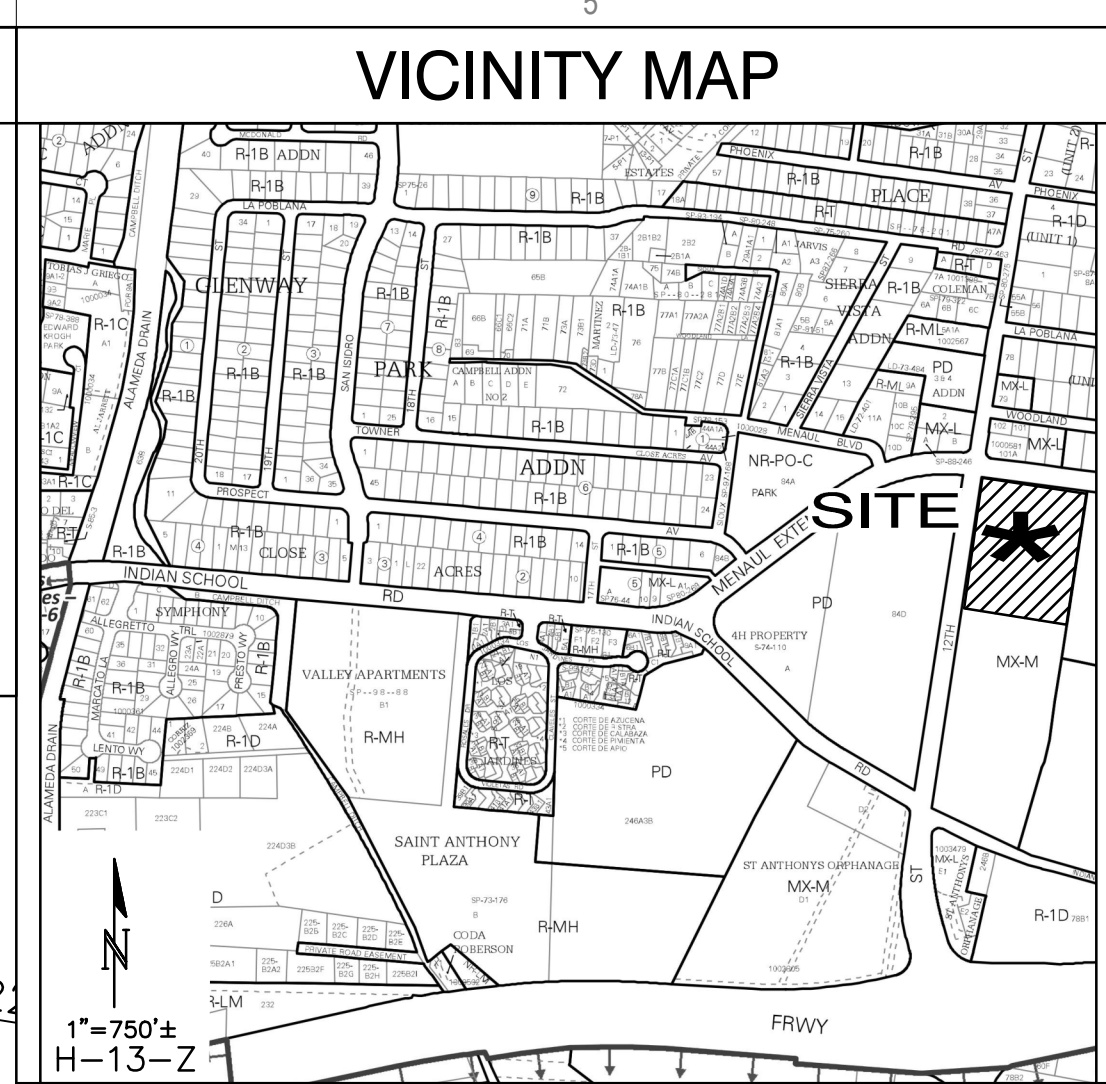
**A2 TRASH ENCLOSURE WALL**  
3/4" = 1'-0"





### LEGEND

	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED 1.0' CONTOUR
	PROPOSED 0.5' CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET



- ### KEYED NOTES
- THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- CONSTRUCT NEW PAVING AND 6" HIGH MEDIAN CURB AND GUTTER AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
  - NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
  - PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
  - TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA FOR ADA ACCESS.
  - SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLAINT. ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
  - CONSTRUCT ADA COMPLAINT RAMP. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
  - CONSTRUCT ADA COMPLAINT PEDESTRIAN ACCESS AT ELEVATIONS SHOWN. TARGET LONGITUDINAL SLOPE = 4.5% LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
  - HIGH POINT / GRADE BREAK LOCATION.
  - 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
  - CONCENTRATED ROOF DISCHARGE DIRECTION. NO MAIN ROOF AREA MAY DISCHARGE TO 12TH STREET OR MENAUL BLVD.
  - CONSTRUCT 1.5' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS CONCENTRATED ROOF DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC ROOF DISCHARGE LOCATIONS. CONSTRUCT PER COA STD. DWG. 2236. SEE CG-501 FOR ADDITIONAL INFORMATION.
  - PROVIDE 2.0' WIDE OPENING IN CURB TO PASS FLOW. SEE DETAIL SHEET CG-501.
  - CONSTRUCT CONCRETE DUMPSTER PAD SLOPING TO DIRECT LOCALIZED STORMWATER TO PROPOSED SANITARY SEWER DRAINAGE INLET AT LOW POINT. SEE UTILITY PLAN.
  - CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 ARMORED SIDE SLOPES (6" AVG. DIA. ANGULAR ROCK. COORDINATE COLOR WITH ARCHITECT.) SEE DETAIL SHEET CG-501. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME MUST BE CORRECTED AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR TO PROTECT EXISTING STORM DRAIN LIFT STATION THIS AREA.
  - APPROXIMATE LOCATION OF EXISTING STORM DRAIN SYSTEM. RIM AND INVERT ELEVATIONS PER AS-BUILT SURVEY DATA.
  - FIELD LOCATE 10' DIA. TYPE E M.H. REMOVE TOP SLAB ACCESS DOOR (ELEV 4962.0±). RAISE TO NEW PAVEMENT (4964.2±). RECONSTRUCT TOP SLAB WITH ACCESS DOOR. FIELD LOCATE 4'X4' CONCRETE VAULT. REMOVE VAULT ACCESS COVER. RAISE TO NEW PAVEMENT (4964.2±). RECONSTRUCT VAULT ACCESS COVER.
  - SEE ELECTRICAL PLANS FOR RELOCATION OF PUMP STATION CONTROL PANEL IN SECURE ENCLOSURE.
  - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
  - CONSTRUCT ADA COMPLAINT TRANSITION WALK TO EXISTING PUBLIC WALK. COORDINATE WITH ARCHITECT.
  - CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS.
  - FUTURE BUILDING F.F. ELEVATIONS PROVIDED FOR GENERAL INFORMATION.
  - FUTURE DELIVERY YARD MAY REQUIRE SUMP PIT TO DRAIN. TO BE COORDINATED AS PART OF FUTURE PLANS.
  - LIMITS OF DETENTION PONDED STORMWATER BASED ON A 0.1 CFS PER ACRE DISCHARGE RATE.
  - LINWORK FOR FUTURE MENAUL BLVD. AND 12TH STREET PROVIDED FOR GENERAL INFORMATION.

# STUDIO SW ARCHITECTS

2101 Mountain Road NW Suite B | Albuquerque, NM 87104  
505-843-9639 | www.studioswarch.com

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

---

CONSULTANTS

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com

---

Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_

**DRB SUBMITTAL**  
NOVEMBER 26, 2019  
REV. JANUARY 22, 2020

---

**AVANYU RETAIL**

2400 12TH STREET  
ALBUQUERQUE, NM 87104

---

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:		DRB
PROJECT NUMBER:		IA 2334
FILE:		2334 CG-101.dwg
DRAWN BY:		DC
CHECKED BY:		FCH
DATE:		

---

SHEET TITLE

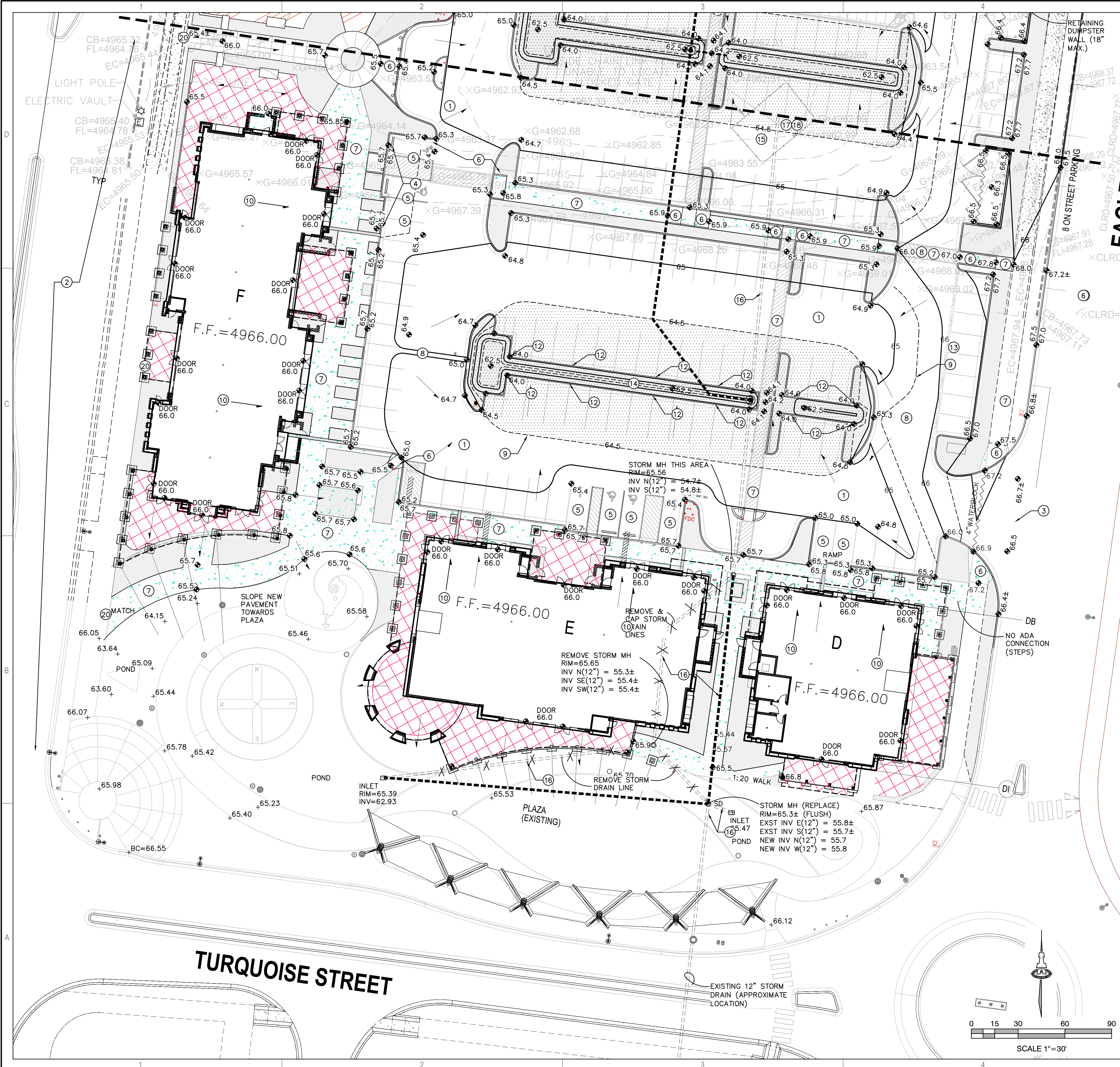
## GRADING & DRAINAGE PLAN

1 OF 2

---

# CG-101





### KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- CONSTRUCT NEW PAVING AND 6" HIGH MEDIAN CURB AND GUTTER AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
  - NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
  - PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
  - TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA FOR ADA ACCESS.
  - SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
  - CONSTRUCT ADA COMPLIANT RAMP. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
  - CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS AT ELEVATIONS SHOWN. TARGET LONGITUDINAL SLOPE = 4.5% LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
  - HIGH POINT / GRADE BREAK LOCATION.
  - 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
  - CONCENTRATED ROOF DISCHARGE DIRECTION. NO MAIN ROOF AREA MAY DISCHARGE TO 12TH STREET OR MENAUL BLVD.
  - CONSTRUCT 1.5' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS CONCENTRATED ROOF DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC ROOF DISCHARGE LOCATIONS. CONSTRUCT PER COA STD. DWG. 2236. SEE CG-501 FOR ADDITIONAL INFORMATION.
  - PROVIDE 2.0' WIDE OPENING IN CURB TO PASS FLOW. SEE DETAIL SHEET CG-501.
  - CONSTRUCT CONCRETE DUMPSTER PAD SLOPING TO DIRECT LOCALIZED STORMWATER TO PROPOSED SANITARY SEWER DRAINAGE INLET AT LOW POINT. SEE UTILITY PLAN.
  - CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 ARMORED SIDE SLOPES (6" AVG. DIA. ANGULAR ROCK. COORDINATE COLOR WITH ARCHITECT). SEE DETAIL SHEET CG-501. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME MUST BE CORRECTED AT CONTRACTOR'S EXPENSE.
  - CONTRACTOR TO PROTECT EXISTING STORM DRAIN LIFT STATION THIS AREA.
  - APPROXIMATE LOCATION OF EXISTING STORM DRAIN SYSTEM. RIM AND INVERT ELEVATIONS PER AS-BUILT SURVEY DATA.
  - FIELD LOCATE 10' DIA. TYPE E MH. REMOVE TOP SLAB ACCESS DOOR (ELEV 4962.0±). RAISE TO NEW PAVEMENT (4964.2±). RECONSTRUCT TOP SLAB WITH ACCESS DOOR. FIELD LOCATE 4'X4' CONCRETE VAULT. REMOVE VAULT ACCESS COVER. RAISE TO NEW PAVEMENT (4964.2±). RECONSTRUCT VAULT ACCESS COVER.
  - SEE ELECTRICAL PLANS FOR RELOCATION OF PUMP STATION CONTROL PANEL IN SECURE ENCLOSURE.
  - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
  - CONSTRUCT ADA COMPLIANT TRANSITION WALK TO EXISTING PUBLIC WALK. COORDINATE WITH ARCHITECT.
  - CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS.
  - FUTURE BUILDING F.F. ELEVATIONS PROVIDED FOR GENERAL INFORMATION.
  - FUTURE DELIVERY YARD MAY REQUIRE SUMP PIT TO DRAIN. TO BE COORDINATED AS PART OF FUTURE PLANS.
  - LIMITS OF DETENTION PONDED STORMWATER BASED ON A 0.1 CFS PER ACRE DISCHARGE RATE.
  - LINEWORK FOR FUTURE MENAUL BLVD. AND 12TH STREET PROVIDED FOR GENERAL INFORMATION.

### LEGEND

— 4965 —	EXISTING CONTOUR
G=4965.21	EXISTING SPOT ELEVATION
— 65 —	PROPOSED 1.0' CONTOUR
- - - 65.5 - - -	PROPOSED 0.5' CONTOUR
◆ 65.4	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
— — — — —	EXISTING STORM DRAIN / MANHOLE
- - - - -	PROPOSED STORM DRAIN / INLET

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com

Architect Engineer

**DRB SUBMITTAL**

FRED C. ARFMAN  
NEW MEXICO  
PROFESSIONAL ENGINEER  
NOVEMBER 26, 2019  
REV. JANUARY 22, 2020

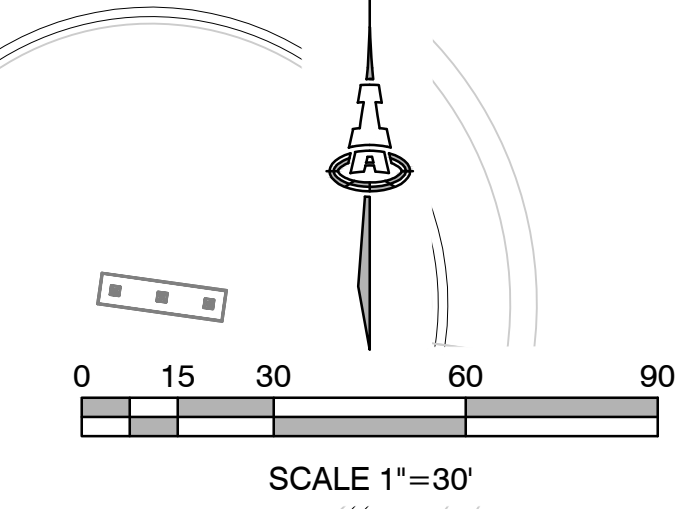
**AVANYU RETAIL**

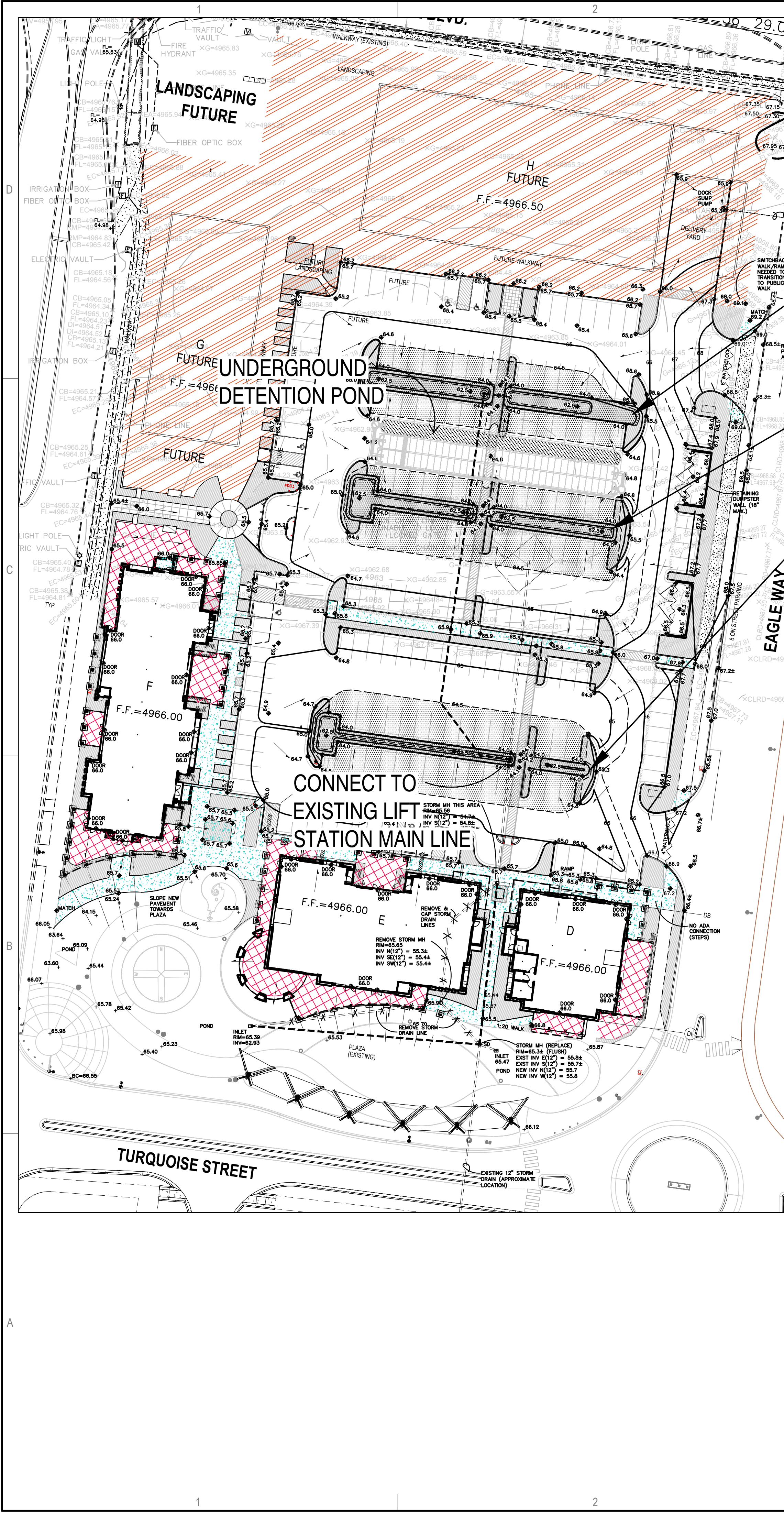
2400 12TH STREET  
ALBUQUERQUE, NM 87104

Key Plan  
NTS

No	Date	Description
Revision Schedule		
ISSUE:		DRB
PROJECT NUMBER:		IA 2334
FILE:		2334 CG-101.dwg
DRAWN BY:		DC
CHECKED BY:		FCH
DATE:		-

SHEET TITLE  
**GRADING & DRAINAGE PLAN**  
2 OF 2





**NORTH POND**

Contour	Area	Volume
4964.5	6515	2087 CF
4964.0	1834	1413 CF
4963.0	992	429 CF
4962.5	725	293 CF

POND VOLUME = 3930 CF

**CENTER POND**

Contour	Area	Volume
4964.5	8141	2499 CF
4964.0	1854	1490 CF
4963.0	1125	479 CF
4962.5	792	317 CF

POND VOLUME = 4468 CF

**SOUTH POND**

Contour	Area	Volume
4964.5	9043	2533 CF
4964.0	1087	809 CF
4963.0	530	197 CF
4962.5	258	100 CF

POND VOLUME = 3538 CF

ALL ROOF AND PARKING WILL DRAIN TO THE INTERIOR. PERIMETER LANDSCAPE AND PAVEMENT WILL DRAIN TO THE SURROUNDING STREETS.

THIS SITE WILL DETAIN THE 100-YEAR 6-HOUR VOLUME WITHIN SURFACE PONDS AND UNDERGROUND OPEN CHAMBER SYSTEM. THESE DETENTION AREAS WILL BE CONNECTED TO THE EXISTING STORM DRAIN LIFT STATION CONSTRUCTED WITH THE ADJACENT SITE (COA HYDROLOGY NO. H13D106). THIS SYSTEM IS DESIGNED TO PUMP 2.0 CFS TO THE PUBLIC STORM DRAIN.

PER THE LIFT STATION DESIGN, THE TOTAL ACREAGE IMPACTING THE LIFT STATION IS 13.1 ACRES. THE PER ACRE DISCHARGE RATE IS 2.0/13.1 = .15 CFS/ACRE. THEREFORE, THE DETENTION VOLUME IS BASED ON A DISCHARGE RATE OF 4.5 \* .15 = .68 CFS (SEE INFLOW/OUTFLOW HYDROGRAPH).

TOTAL REQUIRED POND VOLUME = 32,285 CF

**SURFACE PONDS**

- NORTH = 3930 CF
- CENTER = 4468 CF
- SOUTH = 3538 CF

TOTAL SURFACE = 11935 CF

THE REMAINING (32285-11935) 20,350 CF WILL BE COLLECTED IN AN UNDERGROUND STORMTECH MC-4500 STORMWATER DETENTION SYSTEM.

MINOR PERIMETER LANDSCAPING AND PAVEMENT FRONTING MENAUL AND 12TH STREET WILL DISCHARGE TO THE STREETS.

PER THE APPROVED LIFT STATION DESIGN: LEAD PUMP TURNS ON AT 4955.00 LAG PUMP TURNS ON AT 4959.00

**CALCULATIONS: 2334 - IPCC - Menaul & 12th - SE Corner : November 20, 2019**  
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan. 1993

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 197952 SF = 4.54 ACRE

DEVELOPED FLOWS:	Treatment SF	%	EXCESS PRECIP:
Area A	0	0%	E <sub>A</sub> = 0.53
Area B	19795	10%	E <sub>B</sub> = 0.78
Area C	9898	5%	E <sub>C</sub> = 1.13
Area D	168259	85%	E <sub>D</sub> = 2.12
Total Area	197952	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
Weighted E =  $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$   
Developed E = 1.94 in.

On-Site Volume of Runoff: V<sub>360</sub> =  $\frac{E * A}{12}$   
Developed V<sub>360</sub> = 31945 CF

On-Site Peak Discharge Rate:  $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$   
For Precipitation Zone 2  
Q<sub>pA</sub> = 1.56      Q<sub>pC</sub> = 3.14  
Q<sub>pB</sub> = 2.28      Q<sub>pD</sub> = 4.70  
Developed Q<sub>p</sub> = 19.9 CFS

**CALCULATIONS: 2334 - IPCC - Menaul & 12th - SE Corner : November 20, 2019**  
HYDROGRAPH FOR SMALL WATERSHED  
DPM SECTION 22-2 \* PAGE A-13/14

Base time, t<sub>b</sub>, for a small watershed hydrograph is:  
 $t_b = (2.107 * E * A / Q_p) - (0.25 * A_n / A)$

Where

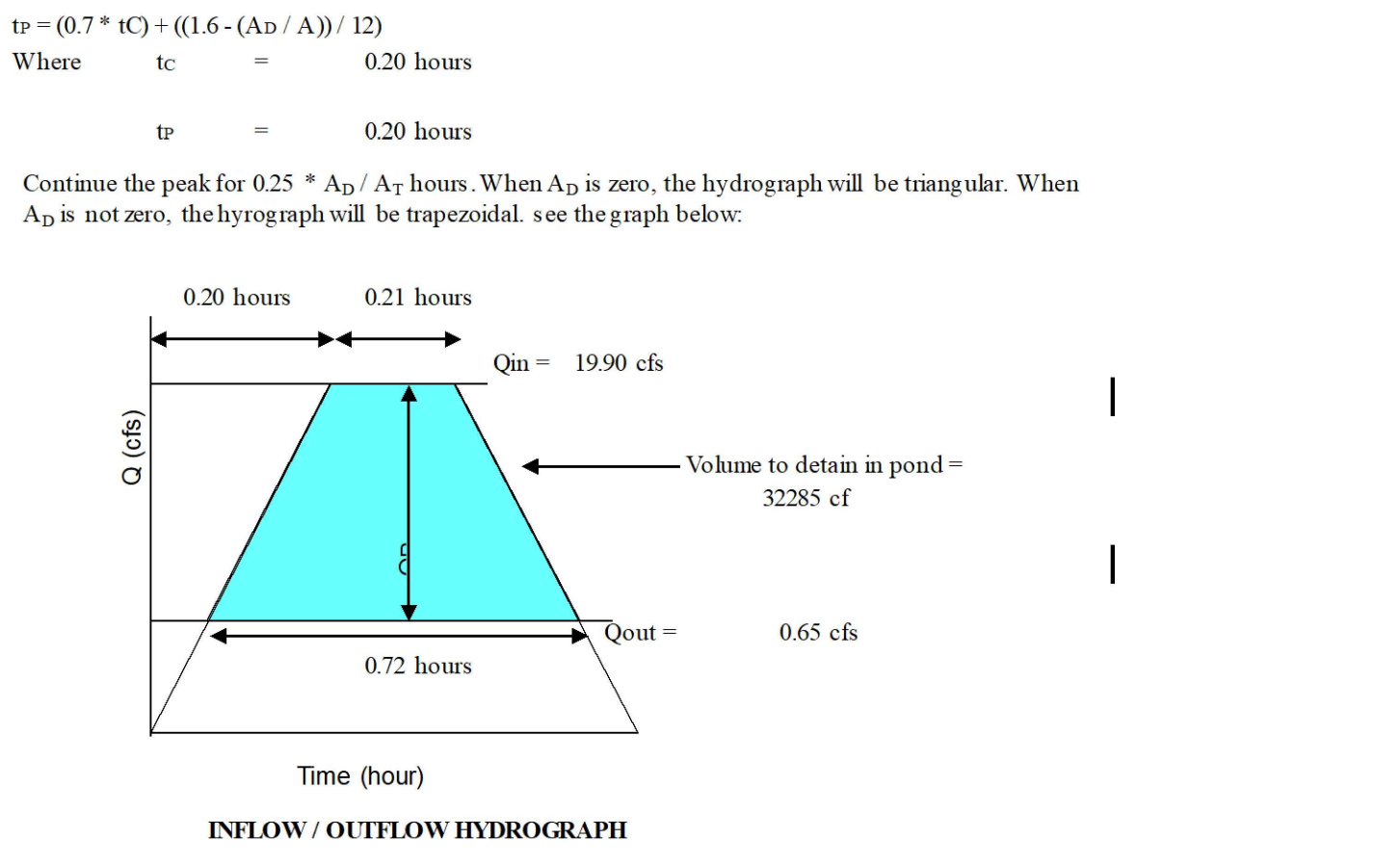
E	= 1.94 inches
A	= 4.54 acres
A <sub>n</sub>	= 3.86 acres
Q <sub>p</sub>	= 19.9 cfs

t<sub>b</sub> = 0.72 hours

E is the excess precipitation in inches (from DPM TABLE A-8). Q<sub>p</sub> is the peak flow. A<sub>n</sub> is the area (acres) of treatment D, and A<sub>T</sub> is the total area in acres. Using the time of concentration, t<sub>c</sub> (hours), the time to peak in hours is:

$t_p = (0.7 * t_c) + ((1.6 * (A_n / A)) / 12)$   
Where t<sub>c</sub> = 0.20 hours  
t<sub>p</sub> = 0.20 hours

Continue the peak for 0.25 \* A<sub>D</sub> / A<sub>T</sub> hours. When A<sub>D</sub> is zero, the hydrograph will be triangular. When A<sub>D</sub> is not zero, the hydrograph will be trapezoidal. see the graph below:



**COVERED SIDEWALK CULVERT**  
CONSTRUCT PER COA STD. DWG 2236 WITH MODIFICATIONS PER THIS DETAIL

SCALE: N.T.S.

EDGE OF WALK      SIDEWALK      LANDSCAPING

EXTEND CULVERT 12" BEYOND BACK OF WALK ADJACENT TO LANDSCAPING

IF LOCATION IS WITHIN AN EXISTING WALK, REMOVE / REPLACE EXISTING WALK, CURB AND GUTTER AT JOINTS.

WELD 1/2" THICK, 3/8" MIN. DIAMETER OVER ALL SCREWS. COMPLETELY COVER SCREW HEADS. GRIND EDGES SMOOTH.

FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C. A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.

3/8" CHECKERED STEEL PLATE.

3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., CARBON STEEL MACHINE SCREW. (TYP)

USE NO. 3 DEFORMED BAR DOWELS SPACED DOWELS AT 18" O.C. MAXIMUM. 1-1/2" MINIMUM FROM FACE OF CONCRETE

**SECTION A**

- 6" AVERAGE DIAMETER (D60) ANGULAR ROCK (VARY BETWEEN 4" AND 8" DIAMETER)
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION
- INSTALL ALL EROSION PROTECTION FLUSH WITH ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.

PLACE 1.0' THICK FRACTURED FACE ROCK, 12" AVG. DIA.

PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION

**EROSION PROTECTION - MEDIUM**

SCALE: N.T.S.

**CURB OPENING**

SCALE: N.T.S.

3" PER PLAN

1/2" EXPANSION JOINT

SLOPE GUTTER TO DRAIN

CONTROL JOINT

**Key Plan**

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DRB	
PROJECT NUMBER:	IA 2334	
FILE:	2334 CG-101.dwg	
DRAWN BY:	DC	
CHECKED BY:	FCH	
DATE:	-	

**SHEET TITLE**

**GRADING AND DRAINAGE DETAILS & CALCULATIONS**

**CG-501**

SCALE: N.T.S.

**STUDIO SW ARCHITECTS**

2101 Mountain Road NW Suite B | Albuquerque NM 87104  
505-843-9639 | www.studioswarch.com

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

**CONSULTANTS**

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com

Architect      Engineer

**DRB SUBMITTAL**  
NOVEMBER 20, 2019  
REV. JANUARY 22, 2020

**AVANYU RETAIL**

2400 12TH STREET  
ALBUQUERQUE, NM 87104

**Key Plan**

NTS

No      Date      Description

Revision Schedule

ISSUE:      DRB

PROJECT NUMBER:      IA 2334

FILE:      2334 CG-101.dwg

DRAWN BY:      DC

CHECKED BY:      FCH

DATE:      -

**SHEET TITLE**

**GRADING AND DRAINAGE DETAILS & CALCULATIONS**

**CG-501**

SCALE: N.T.S.

CONSULTANTS

Architect Engineer

**BID SET: 7/10/2020**



**NOT FOR CONSTRUCTION**

**AVANYU RETAIL**

2400 12TH STREET  
ALBUQUERQUE, NM 87104

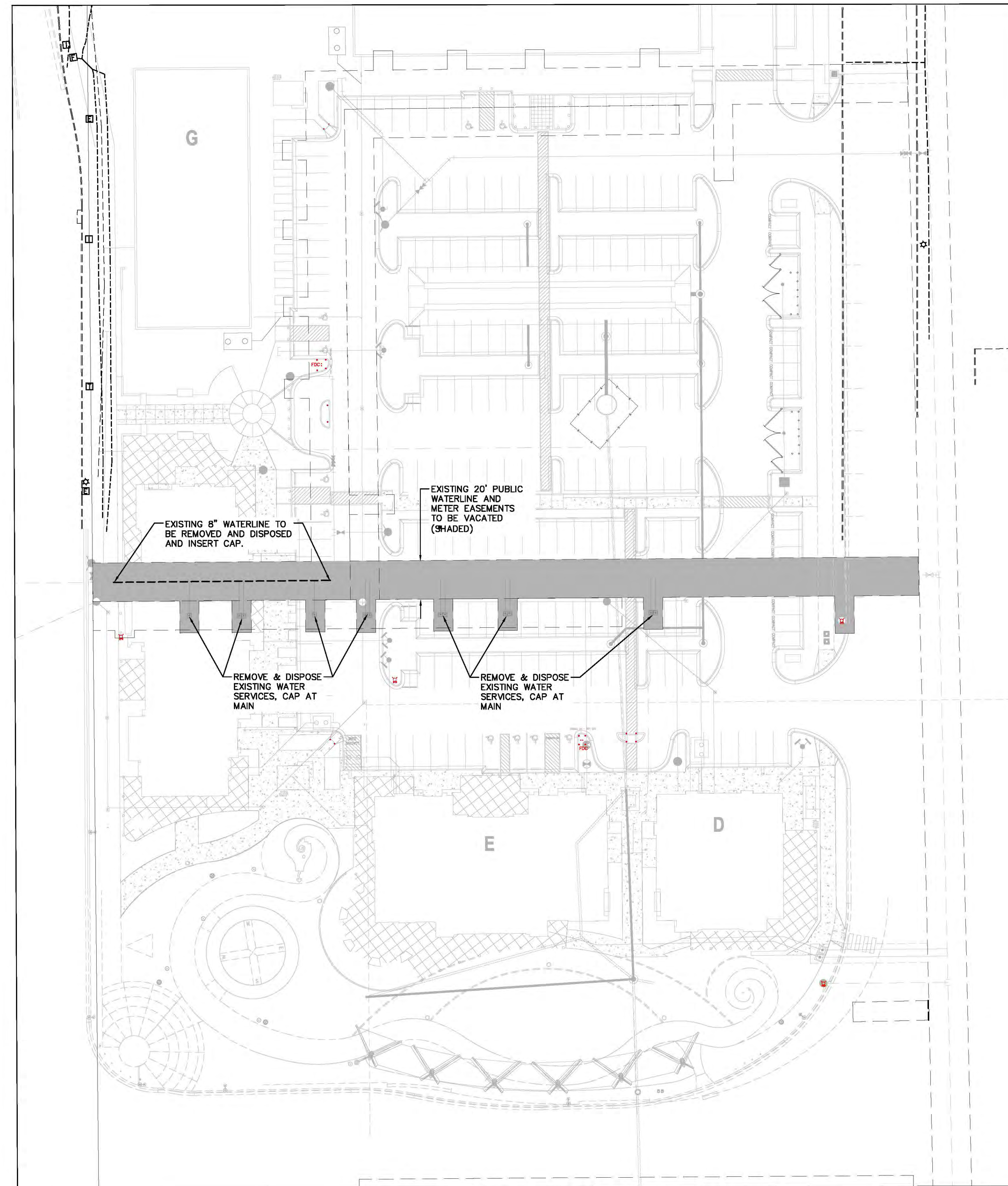
Key Plan

No	Date	Description
Revision Schedule		

ISSUE:	90% CD's
PROJECT NUMBER:	SSW 1836 / IA 2334
FILE:	2334 CD-101.dwg
DRAWN BY:	DC
CHECKED BY:	FCH
DATE:	July 10, 2020

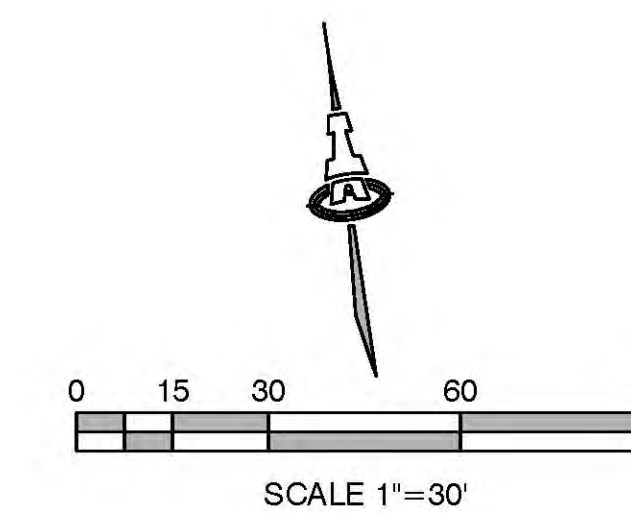
SHEET TITLE  
**UTILITY DEMOLITION AND EASEMENT VACATION PLAN**

**CD-101**



**LEGEND**

- EXISTING WATERLINE
- EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING SEWER LINE
- EXISTING MANHOLE
- WATERLINE EASEMENTS TO BE VACATED
- TBR TO BE REMOVED



W:\Projects\2334-2334\2334.dwg (PLOT) 7/10/2020 11:32 AM  
 PLOT BY: FCH



**KEYED NOTES**

- WATER KEYED NOTES**
1. REMOVE EXISTING 8" CAP AND CONNECT NEW 8" WATERLINE.
  2. 8" WATERLINE.
  3. 8" 45° BEND. (LT=11')
  4. 8"x6" TEE.
  5. 8"x6" REDUCER.
  6. 8" GATE VALVE W/ BOX. (LT=60')
  7. 6" GATE VALVE W/ BOX. (LT=46')
  8. 6" WATERLINE
  9. 8" 45° BEND. (LT=9')
  10. 6" 90° BEND. (LT=20')
  11. 6" CAP. (LT=46')
  12. 4" WATERLINE
  13. 4" 45° BEND. (LT=6')
  14. FIRE HYDRANT PER ABCWIA STD DWG 2340. PAINTED SAFETY ORANGE.
  15. PIV (POST INDICATOR VALVE).
  16. FDC (FIRE DEPARTMENT CONNECTION).
  17. 3" CONDUIT W/ PULL STRING FROM PIV TO FIRE ROOM.
  18. 1 1/2" WATER SERVICE LINE.
  19. 2" WATER SERVICE LINE.
  20. 8" WATERLINE (DRY) FOR FIRE SUPPRESSION FOR FUTURE BUILDING.

NOTE: NEW WATER METER SETTINGS, FIRE LINE, RELOCATION OF EXISTING FIRE HYDRANT AND THE REMOVAL OF EXISTING PUBLIC WATER AND SEWER LINES ARE TO BE DONE UNDER A CITY OF ALBUQUERQUE PUBLIC WORK ORDER.

GAS AND ELECTRIC LINES SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL POT-HOLE GAS AND ELECTRIC LINES TO DETERMINE EXACT LOCATIONS

**GENERAL NOTES**

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS AND GAS LINE SIZES. SEE CG-101 FOR STORM DRAIN DESIGN.
4. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
5. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

**RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS**

- NOTES:**
1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
  2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
  3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
  4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.50
MATERIAL:	PVC
SOIL TYPE:	GM/SW - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER. 4 INCH MINIMUM BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND

**LEGEND**

	EXISTING WATERLINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SEWER LINE
	EXISTING MANHOLE
	NEW WATERLINE
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW 2" METERED SERVICE
	NEW PRIVATE SEWER LINE
	NEW CLEAN OUT
	WATERLINE EASEMENTS TO BE VACATED
	TBR TO BE REMOVED
	SD STORM DRAIN

Architect Engineer

**BID SET: 7/10/2020**



**NOT FOR CONSTRUCTION**

**AVANYU RETAIL**

2400 12TH STREET  
ALBUQUERQUE, NM 87104

**Key Plan**

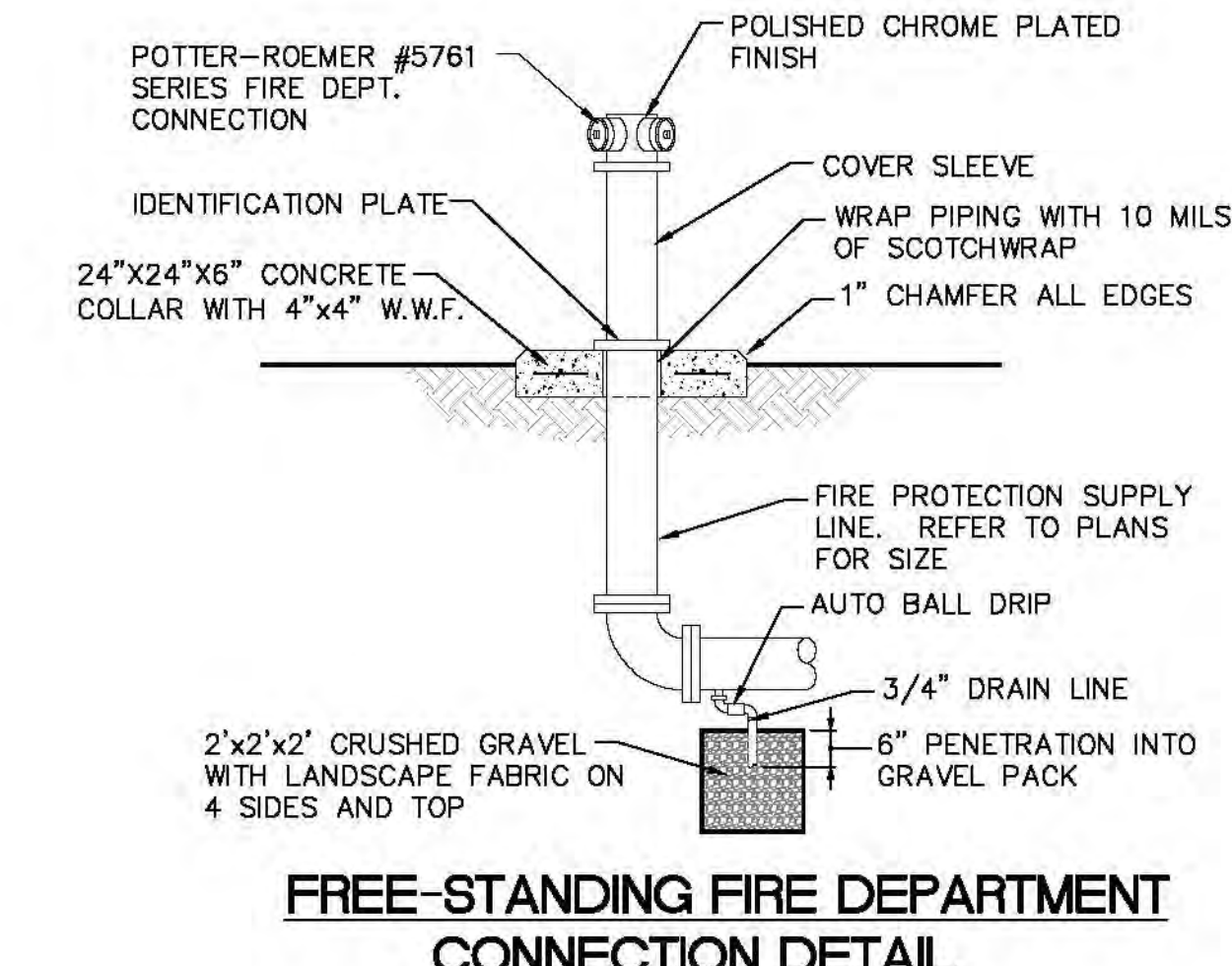
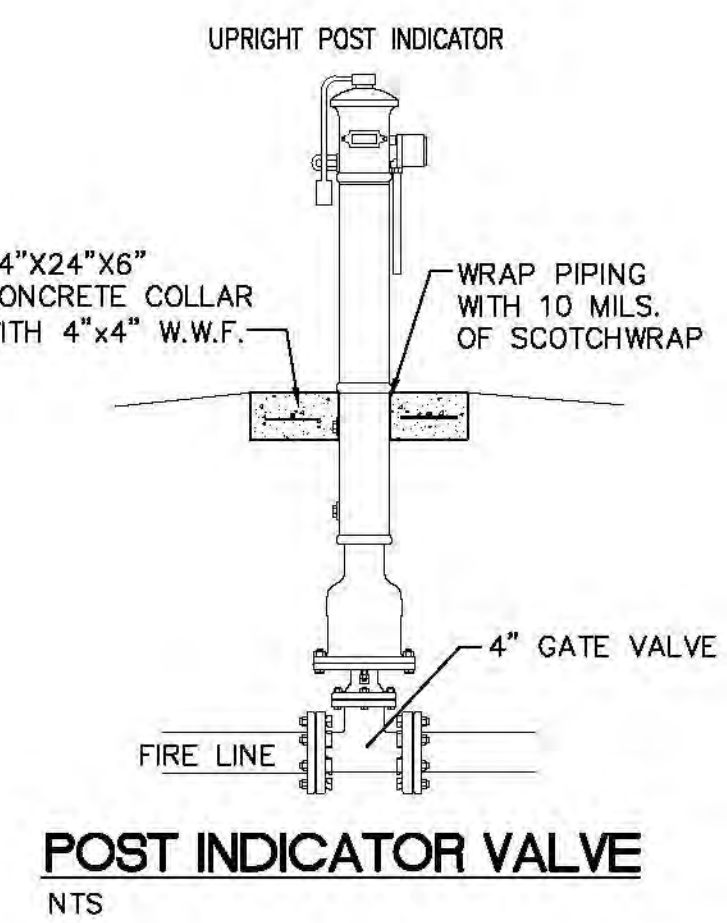
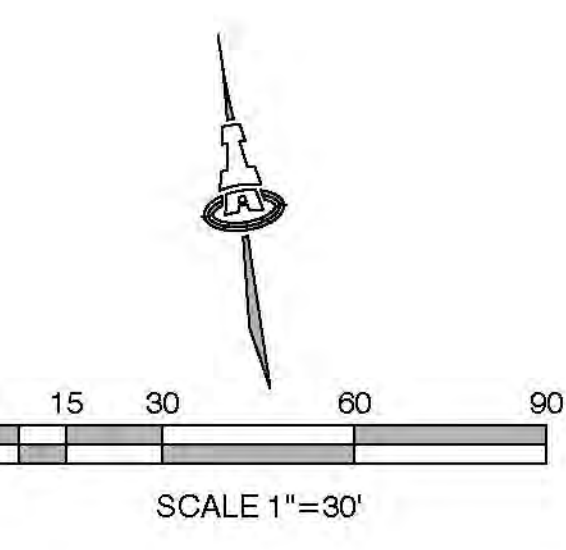
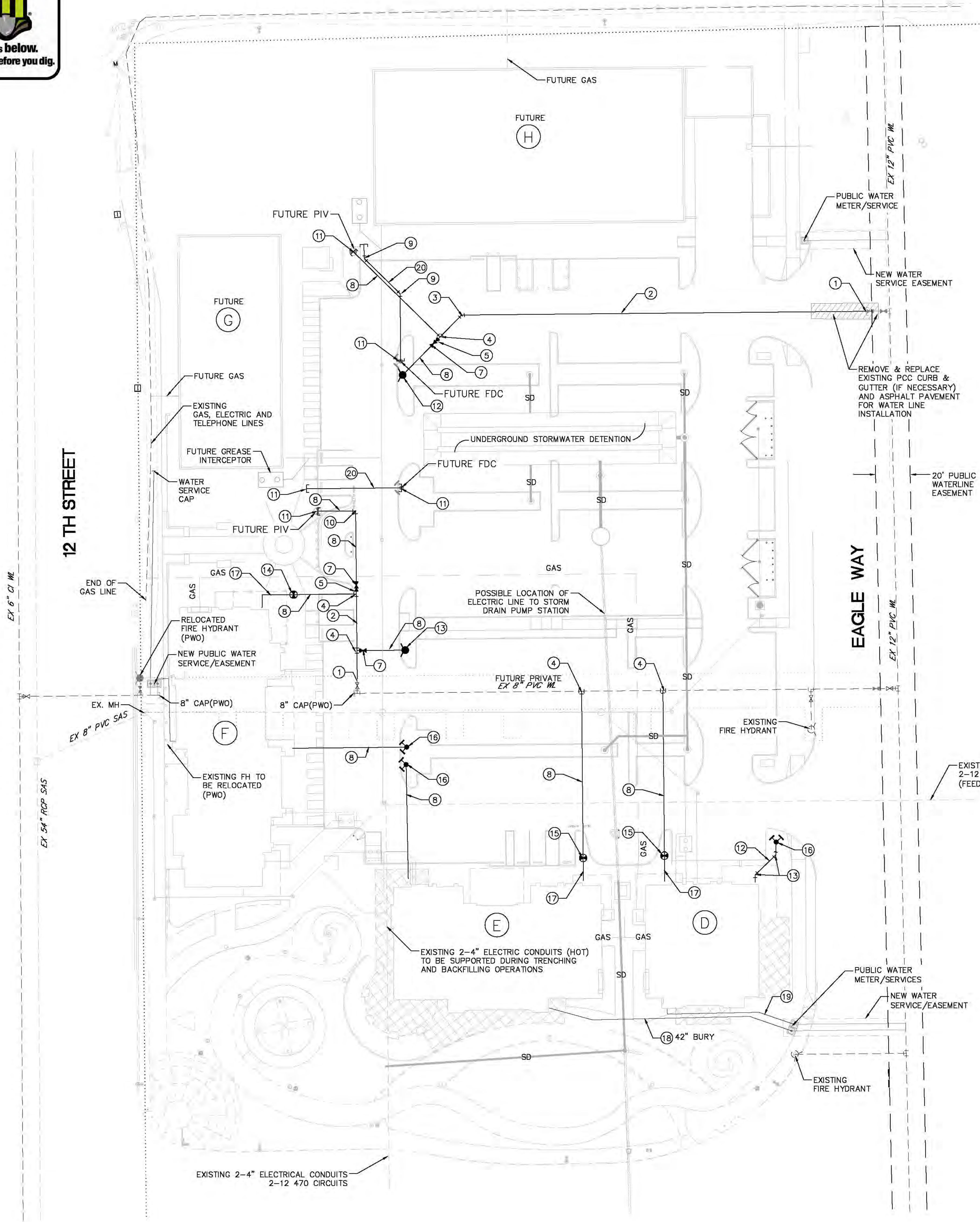
No	Date	Description
Revision Schedule		

ISSUE:	90% CD's
PROJECT NUMBER:	SSW 1836 / IA 2334
FILE:	2334 CU-101.dwg
DRAWN BY:	DC
CHECKED BY:	FCA
DATE:	July 10, 2020

SHEET TITLE

**SITE WATER PLAN**

**CU-101**



M:\PROJECTS\2334-2334-2334\DWG\BUILDING\2334 CU-101.dwg  
 PLOT DATE: 7/10/2020 11:15 AM  
 SCALE: 1"=30'  
 SHEET: CU-101



**GENERAL NOTES**

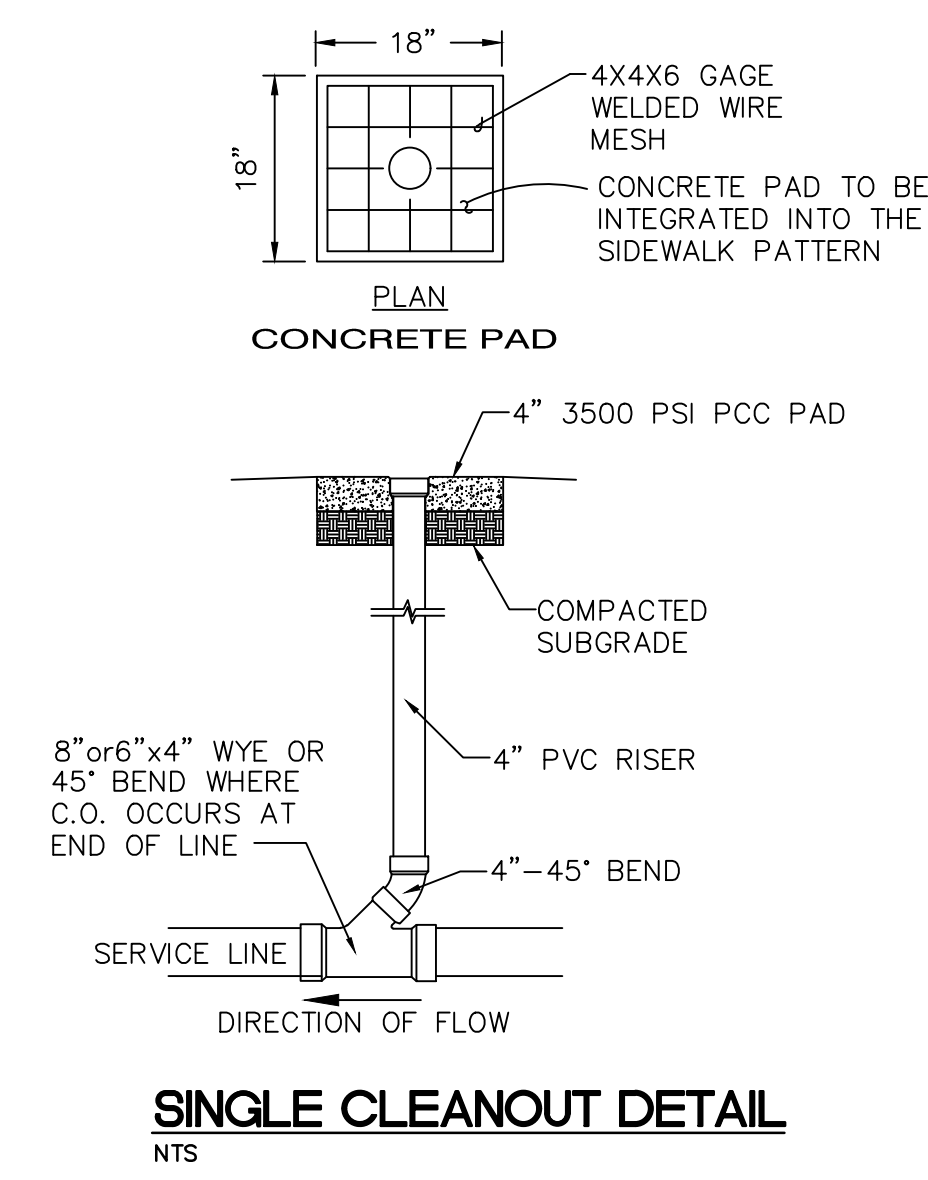
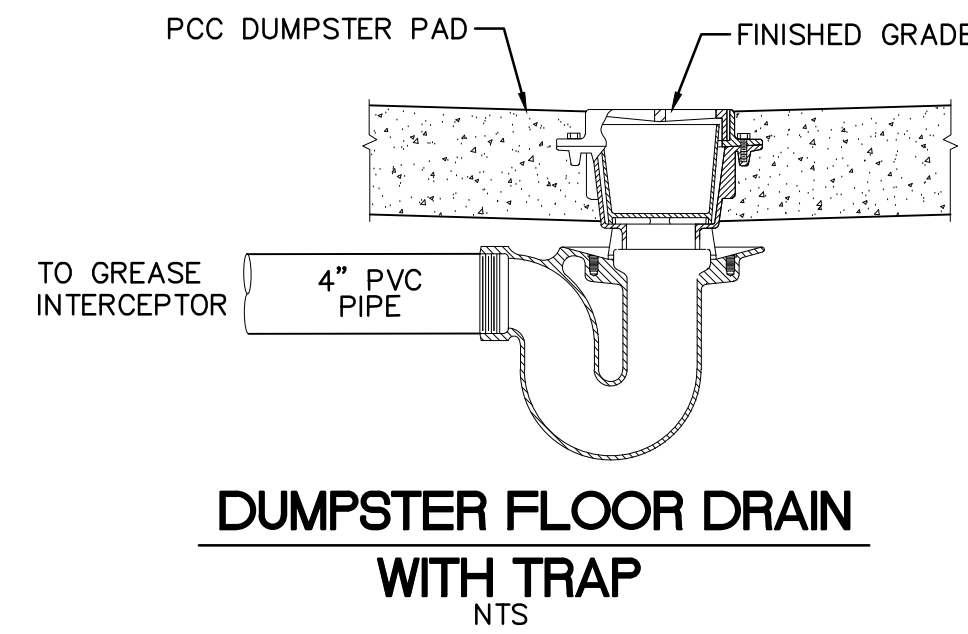
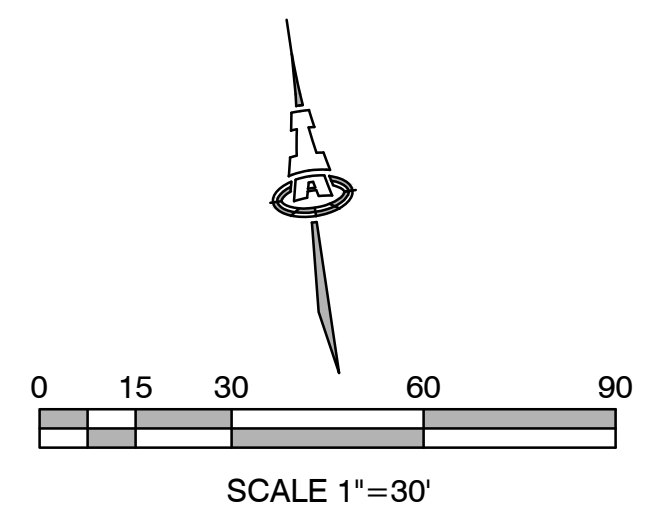
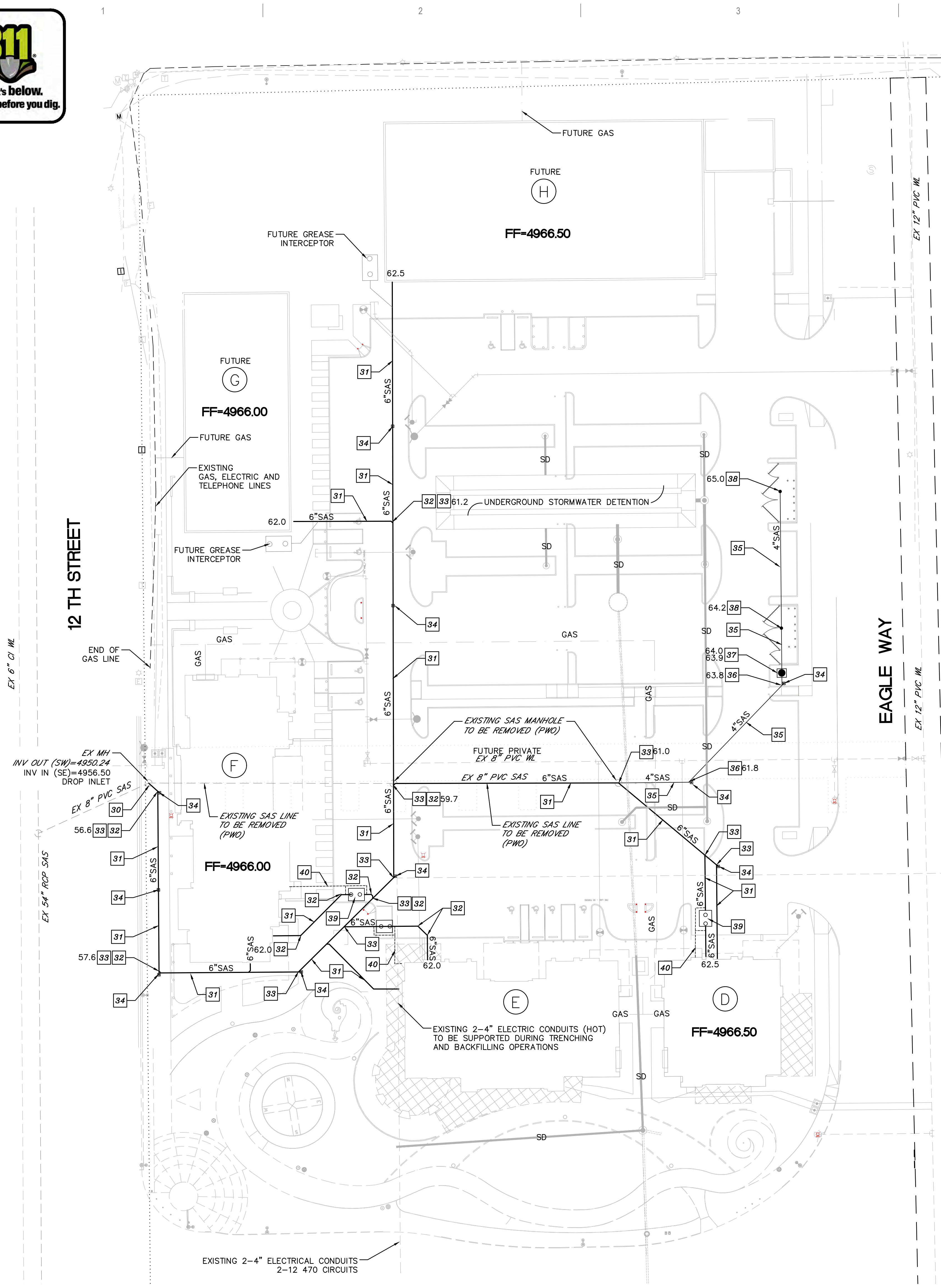
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE ELECTRICAL AND MECHANICAL SITE PLANS FOR LOCATIONS AND GAS LINE SIZES. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

**LEGEND**

- EXISTING WATERLINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SEWER LINE
- EXISTING MANHOLE
- NEW WATERLINE
- NEW WATER VALVE
- NEW FIRE HYDRANT
- NEW 2" METERED SERVICE
- NEW PRIVATE SEWER LINE
- NEW CLEAN OUT
- KEY NOTE W/ INV
- WATERLINE EASEMENTS TO BE VACATED
- TBR TO BE REMOVED
- SD STORM DRAIN

- PRIVATE SEWER
- CONNECT NEW SEWER SERVICE TO EXISTING MANHOLE.
  - 6" SANITARY SEWER LINE AT 1% MIN. SLOPE (PRIVATE).
  - 6" 45° BEND.
  - 6"x6" WYE/TEE.
  - SANITARY SEWER CLEANOUT.
  - 4" SANITARY SEWER LINE AT 2% MIN. SLOPE.
  - 4"x4" WYE/TEE.
  - TRAPZILLA MODEL TZ-160 GREASE INTERCEPTOR.
  - 4" DUMPSTER FLOOR DRAIN WITH "P" TRAP.
  - GREASE INTERCEPTOR. SIZE TO BE DETERMINED BY PLUMBING ENGINEER.
  - 3" GREASE INTERCEPTOR VENT LINE TO BUILDING.

GAS AND ELECTRIC LINES SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL POT-HOLE GAS AND ELECTRIC LINES TO DETERMINE EXACT LOCATIONS



Architect Engineer

**BID SET: 7/10/2020**



**NOT FOR CONSTRUCTION**

AVANYU RETAIL

2400 12TH STREET  
ALBUQUERQUE, NM 87104

Key Plan  
NTS

No	Date	Description
Revision Schedule		

ISSUE:	90% CD's
PROJECT NUMBER:	SSW 1836 / IA 2334
FILE:	2334 CU-102.dwg
DRAWN BY:	DC
CHECKED BY:	FCH
DATE:	July 10, 2020

SHEET TITLE  
**SITE SEWER PLAN**

12/14/2019 3:30:40 PM

C:\Users\jplino\Documents\1836 Avanyu D - Central\_jplino8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

**DRB SUBMITTAL**

AVANYU NORTH - BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg D R19	
DRAWN BY:	ARCH	
CHECKED BY:	ARCH	
DATE:	12/01/2018	

SHEET TITLE

FIRST FLOOR PLAN - OVERALL

**A-101D**

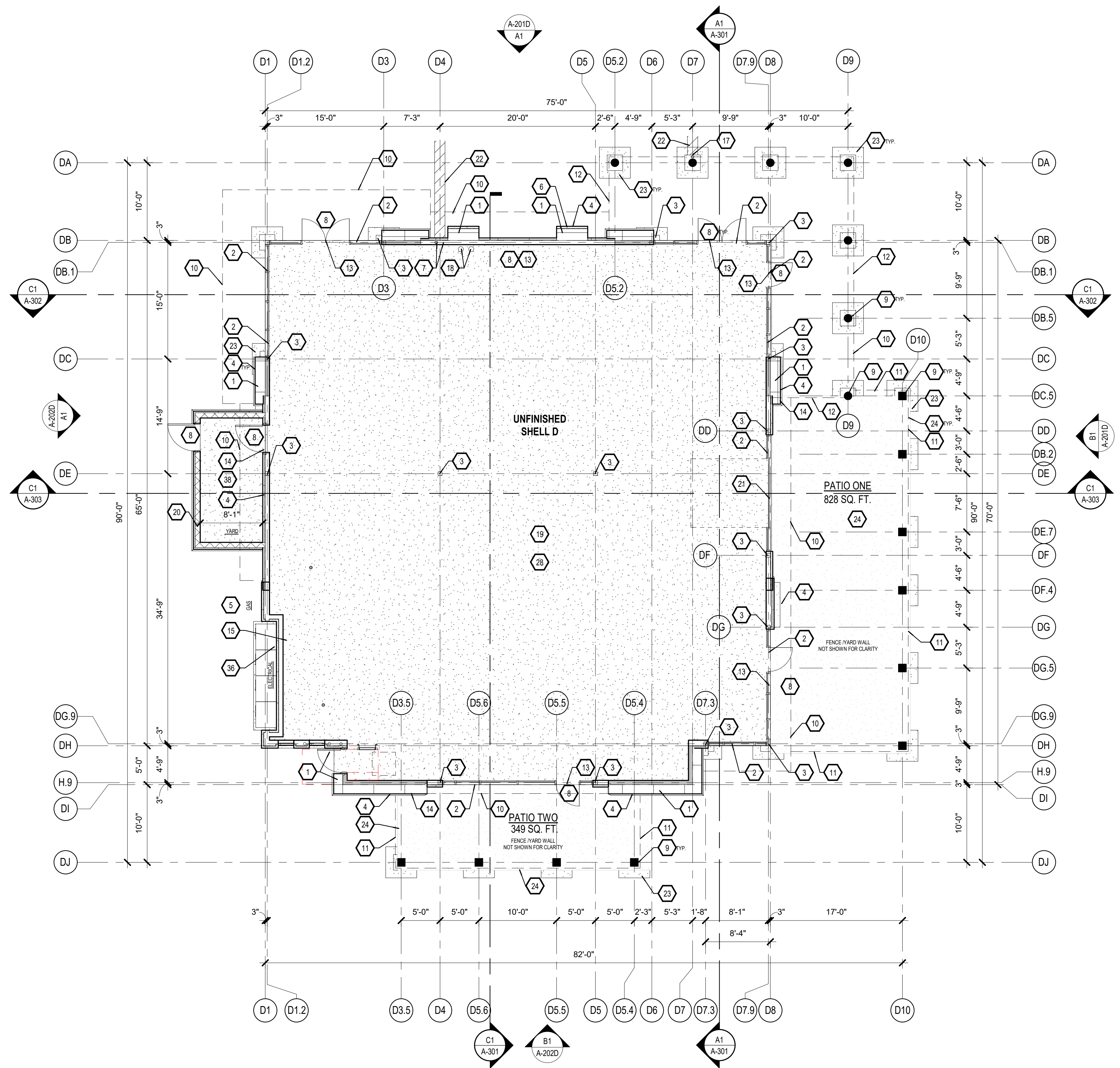
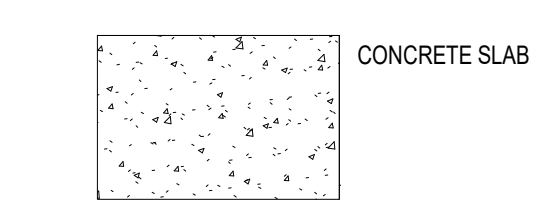
GENERAL NOTES

- A) COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING.
- B) UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- C) UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- D) REFER TO ENLARGED PLANS FOR WALL TYPES AND DIMENSIONS WITHIN DETAILED AREAS
- E) COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS WITH FIRE MARSHAL.
- F) REFER TO A-601 FOR DOOR AND FRAME TYPES. FINAL DOOR LOCATIONS TBD WITH OCCUPANT.
- G) UNDER FLOOR UTILITIES COMPLETED IN TENANT IMPROVEMENT.

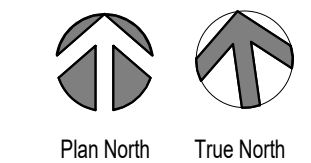
KEYED NOTES

1. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS AND ELEVATIONS FOR ADDL. INFORMATION
2. ALUMINUM STOREFRONT - TYPICAL
3. STEEL COLUMN - TYPICAL. SEE STRUCTURAL
4. TWO COAT SYNTHETIC STUCCO W/CRACKMASTER OVER 1" RIGID INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
5. GAS METER / UTILITY METER - SEE MECHANICAL AND PLUMBING DRAWINGS
6. KNOX BOX
7. ROOF DRAIN AND OVERFLOW WITHIN WALL. TAKE ROOF DRAIN THROUGH STEM WALL TO CULVERT. COORDINATE CONCRETE CULVERT TO ALIGN WITH OVERFLOW DRAIN. PROVIDE BRASS COW TONGUE AT OVERFLOW AND STEEL GRATE AND CULVERT.
8. DOOR/GATE PER SCHEDULE
9. WOOD COLUMN - TYP
10. OUTLINE OF ROOF STRUCTURE ABOVE
11. OUTLINE OF SHADE STRUCTURE ABOVE.
12. OUTLINE OF PORTAL ABOVE.
13. PROVIDE ELECTRICAL AT ALL POTENTIAL EXITS FOR FUTURE EXIT SIGNAGE.
14. KEY OPERATED TAMPER PROOF HOSE BIBB LOCATED AT EXTERIOR WALL.
15. OUTLINE OF ROOF ACCESS HATCH ABOVE. VERIFY FINAL LOCATION.
16. PAINTED STEEL FENCE
17. FACTORY PAINTED METAL DOWNSPOUT
18. FIRE RISER LOCATION COORDINATE
19. COORDINATE CONCRETE SLAB SAW CUT PATTERN, COLOR AND FINISH WITH ARCHITECT. SEE SLAB PLAN SHEET A-100 FOR ADDL. INFO.
20. 8' TALL YARDWALL
21. ROLL-UP DOOR TO MATCH ALUMINUM SF FINISH.
22. CONCRETE CULVERT AND STEEL GRATE PER DETAIL
23. CONCRETE FOOTING - SEE STRUCTURAL
24. CONCRETE PATIO SLAB, SCORED W/ INTERGRATED COLOR. SEE SHEET A-100 FOR ADDL. INFO.
25. SANITARY PIPE PENETRATION TO TOILET
26. FLOOR DRAIN AT TOILET ROOM - VERIFY WITH FUTURE T.I. TOILET ROOM PLAN
27. EDGE OF PERIMETER STEM WALL - SEE STRUCTURAL FOR BALANCE OF INFORMATION
28. CONCRETE SLAB - COORDINATE WITH TENANT IMPROVEMENTS DRAWINGS FOR FINAL PENETRATION LOCATIONS AND UNDERGROUND UTILITIES - SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
29. POINT OF ORIGIN - ALIGN WITH CENTER OF DOOR OPENING
30. 10' X 10' SAW CUT CONTROL JOINT. REFER TO STRUCTURAL FOR DEPTH OF JOINT.
31. 38" RECESS AT CONCRETE SLAB FOR WALKOFF MAT
32. RECESS AREA FOR FUTURE TILE.
33. SLOPE TO DRAIN
34. ELECTRICAL STUB UP PENETRATION
35. PLUMBING STUB-UP PENETRATION
36. FLOOR SINK LOCATION
37. MOP SINK DRAIN
38. OPTIONAL YARD

LEGEND



**A1 1ST FLOOR PLAN**  
1/8" = 1'-0"



12/14/2019 3:35:54 PM

C:\Users\jplol\Documents\1836 Avanyu E - Central\_jplol8EYK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

**DRB SUBMITTAL**

AVANYU NORTH -  
BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:		DESIGN DEVELOPMENT
PROJECT NUMBER:		1836
FILE:		1836 Avanyu Bldg D R19
DRAWN BY:		ARCH
CHECKED BY:		ARCH
DATE:		10/08/19

SHEET TITLE  
**FIRST FLOOR PLAN -  
OVERALL**

**A-101E**

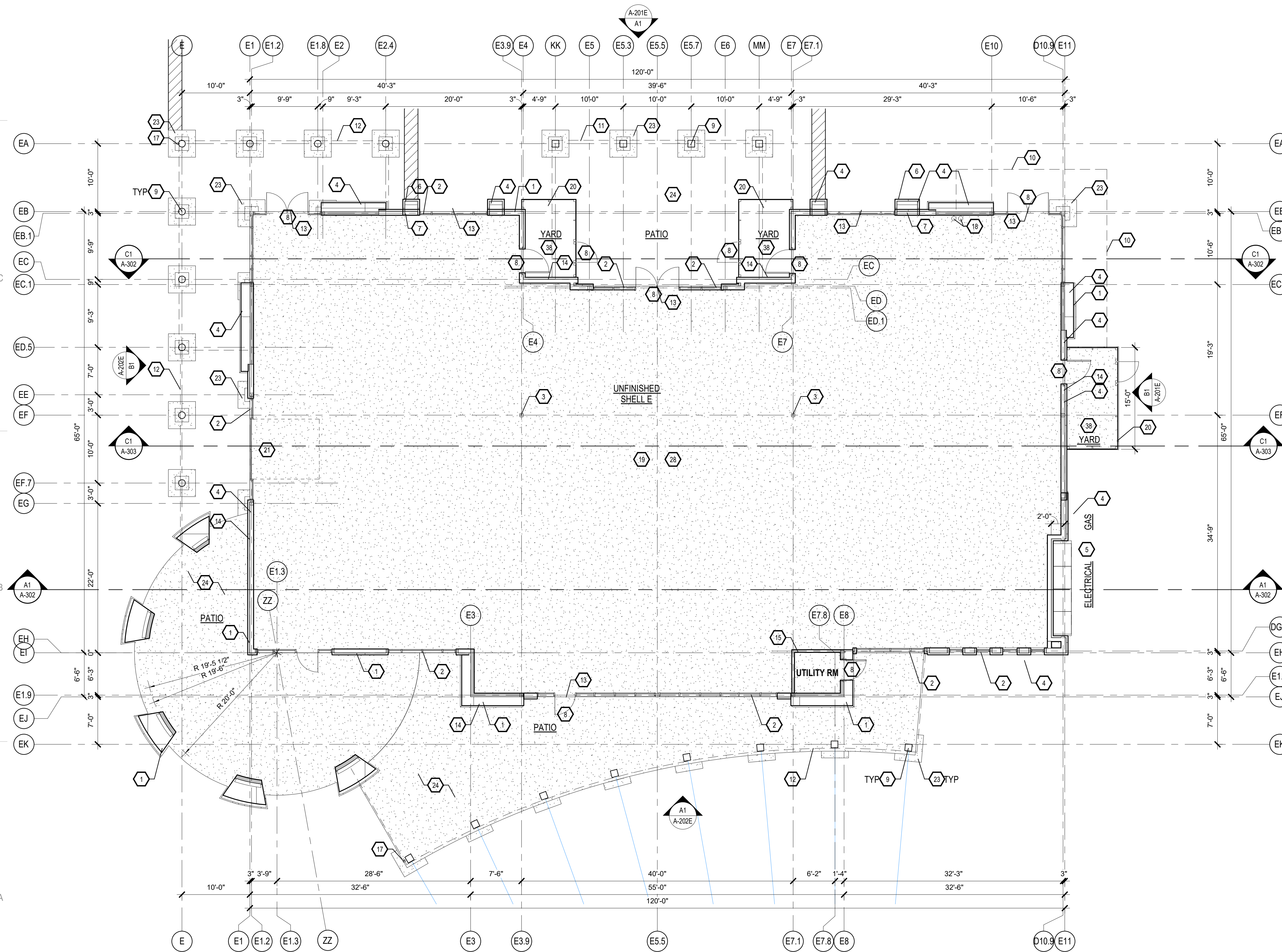
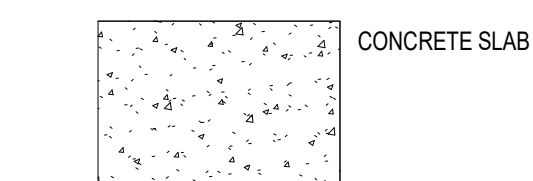
**GENERAL NOTES**

- A) COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING.
- B) UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- C) UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- D) REFER TO ENLARGED PLANS FOR WALL TYPES AND DIMENSIONS WITHIN DETAILED AREAS
- E) COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS WITH FIRE MARSHAL.
- F) REFER TO A-601 FOR DOOR AND FRAME TYPES.
- G) UNDER FLOOR UTILITIES COMPLETED IN TENANT IMPROVEMENT.

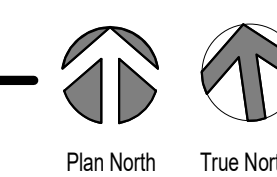
**KEYED NOTES**

1. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS AND ELEVATIONS FOR ADDL INFORMATION.
2. ALUMINUM STOREFRONT - TYPICAL
3. STEEL COLUMN - TYPICAL. SEE STRUCTURAL
4. TWO COAT SYNTHETIC STUCCO W/CRAKMASTER OVER 1" RIGI ISULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL INFO.)
5. GAS METER / UTILITY METER - SEE MECHANICAL AND PLUMBING DRAWINGS
6. KNOX BOXY
7. ROOF DRAIN AND OVERFLOW WITHIN WALL. TAKE ROOF DRAIN THROUGH STEM WALL TO CULVERT. COORDINATE CONCRETE CULVERT TO ALIGN WITH OVERFLOW DRAIN. PROVIDE BRASS COW TONGUE AT OVERFLOW AND STEEL GRATE AND CULVERT.
8. DOOR GATE PER SCHEDULE
9. WOOD COLUMN - TYP
10. OUTLINE OF ROOF STRUCTURE ABOVE
11. OUTLINE OF SHADE STRUCTURE ABOVE
12. OUTLINE OF PORTAL ABOVE
13. PROVIDE ELECTRICAL AT ALL POTENTIAL EXITS FOR FUTURE EXIT SIGNAGE.
14. KEY OPERATED TAMPER PROOF HOSE BIBB LOCATED AT EXTERIOR WALL.
15. OUTLINE OF ROOF ACCESS HATCH ABOVE. VERIFY FINAL LOCATION.
16. PAINTED STEEL FENCE
17. FACTORY PAINTED METAL DOWNSPOUT
18. FIRE RISER LOCATION COORDINATE.
19. COORDINATE CONCRETE SLAB SAW CUT PATTERN, COLOR AND FINISH WITH ARCHITECT. SEE SLAB PLAN SHEET A-100 FOR ADDL INFO.
20. 8' TALL YARD WALL.
21. ROLL-UP DOOR TO MATCH ALUMINUM SF FINISH.
22. CONCRETE CULVERT AND STEEL GRATE
23. CONCRETE FOOTING - SEE STRUCTURAL
24. CONCRETE PATIO SLAB. SCORED W/ INTERGRATED COLOR. SEE SHEET A-100 FOR ADDL INFO.
25. SANITARY PIPE PENETRATION TO TOILET
26. FLOOR DRAIN AT TOILET ROOM - VERIFY WITH FUTURE T.I. TOILET ROOM PLAN
27. EDGE OF PERIMETER STEM WALL - SEE STRUCTURAL FOR BALANCE OF INFORMATION
28. CONCRETE SLAB - COORDINATE WITH TENANT IMPROVEMENTS DRAWINGS FOR FINAL PENETRATION LOCATIONS AND UNDERGROUND UTILITIES - SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
29. POINT OF ORIGIN - ALIGN WITH CENTER OF DOOR OPENING
30. 10' X 10' SAW CUT CONTROL JOINT. REFER TO STRUCTURAL FOR DEPTH OF JOINT.
31. 3/8" RECESS AT CONCRETE SLAB FOR WALKOFF MAT
32. RECESS AREA FOR FUTURE TILE.
33. SLOPE TO DRAIN
34. ELECTRICAL STUB UP PENETRATION
35. PLUMBING STUB UP PENETRATION
36. FLOOR SINK LOCATION
37. MOP SINK DRAIN
38. OPTIONAL YARD.

**LEGEND**



**A1 1ST FLOOR PLAN**  
1/8" = 1'-0"



12/14/2019 3:38:37 PM

C:\Users\jpl\OneDrive\Documents\1836 Avanyu F - Central\_jplm8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

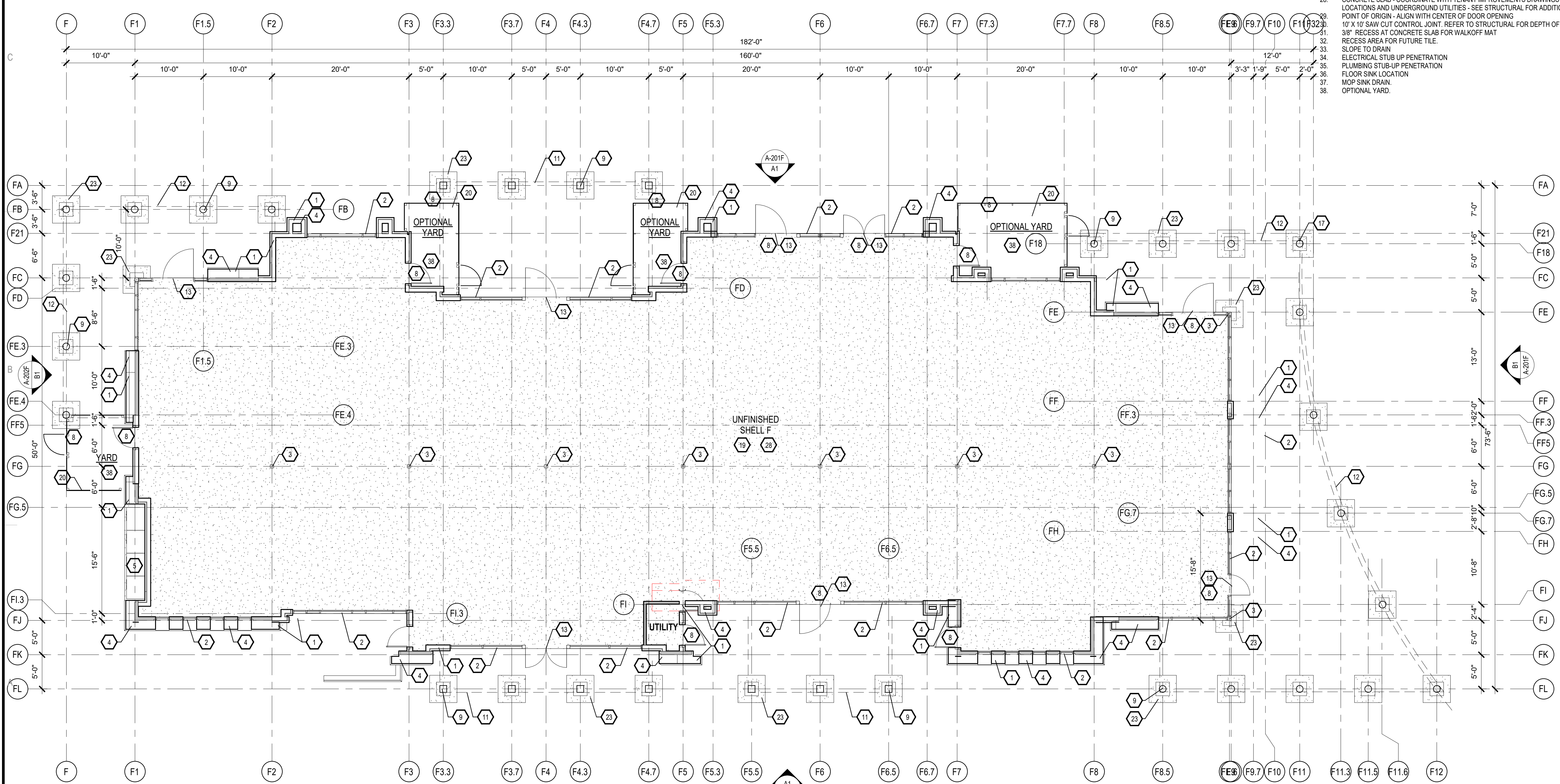
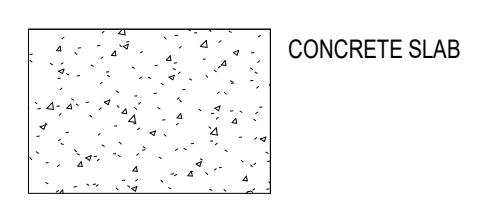
**GENERAL NOTES**

- A) COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING.
- B) UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- C) UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
- D) REFER TO ENLARGED PLANS FOR WALL TYPES AND DIMENSIONS WITHIN DETAILED AREAS
- E) COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS WITH FIRE MARSHAL.
- F) REFER TO A-601 FOR DOOR AND FRAME TYPES.
- G) UNDER FLOOR UTILITIES COMPLETED IN TENANT IMPROVEMENT.

**KEYED NOTES**

- 1. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS AND ELEVATIONS FOR ADDL. INFORMATION
- 2. ALUMINUM STOREFRONT - TYPICAL
- 3. STEEL COLUMN - TYPICAL. SEE STRUCTURAL
- 4. TWO COAT SYNTHETIC STUCCO WRACKMASTER OVER 1" RIGI INSULATION ADHERED TO 12" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING ( SEE WALL TYPES FOR ADDL. INFO.)
- 5. GAS METER / UTILITY METER - SEE MECHANICAL AND PLUMBING DRAWINGS
- 6. KNOX BOX
- 7. ROOF DRAIN AND OVERFLOW WITHIN WALL. TAKE ROOF DRAIN THROUGH STEM WALL TO CULVERT. COORDINATE CONCRETE CULVERT TO ALIGN WITH OVERFLOW DRAIN. PROVIDE BRASS COW TONGUE AT OVERFLOW AND STEEL GRATE AND CULVERT.
- 8. DOOR GATE PER SCHEDULE
- 9. WOOD COLUMN - TYP
- 10. OUTLINE OF ROOF STRUCTURE ABOVE
- 11. OUTLINE OF SHADE STRUCTURE ABOVE
- 12. OUTLINE OF PORTAL ABOVE
- 13. PROVIDE ELECTRICAL AT ALL POTENTIAL EXITS FOR FUTURE EXIT SIGNAGE.
- 14. KEY OPERATED TAMPER PROOF HOSE BIBB LOCATIN AT EXTERIOR WALL.
- 15. OUTLINE OF ROOF ACCESS HATCH ABOVE. VERIFY FINAL LOCATION.
- 16. PAINTED STEEL FENCE
- 17. FACTORY PAINTED METAL DOWNSPOUT
- 18. FIRE RISER LOCATION COORDINATE.
- 19. COORDINATE CONCRETE SLAB SAW CUT PATTERN, COLOR AND FINISH WITH ARCHITECT. SEE SLAB PLAN SHEET A-100 FOR ADDL. INFO.
- 20. OPTIONAL 9' TALL YARD WALL
- 21. ROLL-UP DOOR TO MATCH ALUMINUM SF FINISH.
- 22. CONCRETE CULVERT AND STEEL GRATE PER DETAIL
- 23. CONCRETE FOOTING - SEE STRUCTURAL
- 24. CONCRETE PATIO SLAB. SCORED W/ INTERGRATED COLOR. SEE SHEET A-100 FOR ADDL. INFO.
- 25. SANITARY PIPE PENETRATION TO TOILET
- 26. FLOOR DRAIN AT TOILET ROOM - VERIFY WITH FUTURE T.I. TOILET ROOM PLAN
- 27. EDGE OF PERIMETER STEM WALL - SEE STRUCTURAL FOR BALANCE OF INFORMATION
- 28. CONCRETE SLAB - COORDINATE WITH TENANT IMPROVEMENTS DRAWINGS FOR FINAL PENETRATION LOCATIONS AND UNDERGROUND UTILITIES - SEE STRUCTURAL FOR ADDITIONAL INFORMATION.
- 29. POINT OF ORIGIN - ALIGN WITH CENTER OF DOOR OPENING
- 30. 10' X 10' SAW CUT CONTROL JOINT. REFER TO STRUCTURAL FOR DEPTH OF JOINT.
- 31. 3/8" RECESS AT CONCRETE SLAB FOR WALKOFF MAT
- 32. RECESS AREA FOR FUTURE TILE.
- 33. SLOPE TO DRAIN
- 34. ELECTRICAL STUB UP PENETRATION
- 35. PLUMBING STUB-UP PENETRATION
- 36. FLOOR SINK LOCATION
- 37. MOP SINK DRAIN
- 38. OPTIONAL YARD.

**LEGEND**



**A1 1ST FLOOR PLAN**  
1/8" = 1'-0"

**DRB SUBMITTAL**

Avanyu North - Buildings F

2500 12th Street  
ALBUQUERQUE, NM

**Key Plan**



No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg F	
DRAWN BY:	ARCH	
CHECKED BY:	ARCH	
DATE:	10/08/19	

SHEET TITLE  
**FIRST FLOOR PLAN - OVERALL**

**A-101F**



12/14/2019 3:31:11 PM

C:\Users\jpinol\Documents\1836 Avanyu D - Central\_jpinol8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.


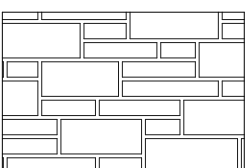
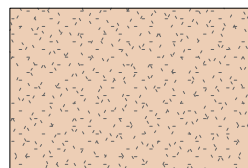

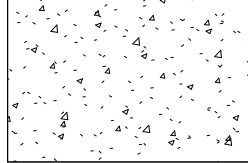
**GENERAL NOTES**

- A. COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING.
- B. GRADE VARIES. REFER TO CIVIL FOR EXTERIOR FINISH GRADES.
- C. FINAL DOOR LOCATIONS T.B.A. COORDINATE WITH FUTURE TENANT.
- D. BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 6 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5X5' AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTAL.

**KEYED NOTES**

1. ADDRESS IDENTIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STROKE WIDTH OF 2 INCHES.
2. STOREFRONT GLAZING SYSTEM.
3. BACK OF HOUSE EMPLOYEE ACCESS.
4. FUTURE SIGNAGE LOCATION, SEPARATE PERMIT REQUIRED.
5. PROVIDE ELECTRICAL AT WALL.
6. YARD WALL.
7. PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW. SEE DETAIL.
8. METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
9. PORTAL.
10. TRELIS SHADE STRUCTURE.
11. STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
12. EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
13. WOOD COLUMN.
14. BRASS COW TONGUE AT WALL. FOR OVERFLOW DRAIN.
15. ALUMINUM EYEBROW AT WINDOW.
16. TWO COAT SYNTHETIC STUCCO W/CRAACKMASTER OVER 1" RIGI INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
17. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL. INFORMATION.
18. WOOD BEAM.
19. ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
20. PAINTED METAL COPING.
21. ROOF SLOPE.

**LEGEND**

	EXTERIOR INSULATING AND FINISH SYSTEM		STONE VENEER
	EXTERIOR INSULATING AND FINISH SYSTEM		METAL PANEL. REFER TO ELEVATIONS FOR PANEL DIMENSIONS
	CONCRETE		

**MATERIALS AND COLORS**

COLORS SHOWN ARE IPFDC AND SSWA APPROVED. FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.

**CONSULTANTS**

Architect Engineer

**DRB SUBMITTAL**

AVANYU NORTH - BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

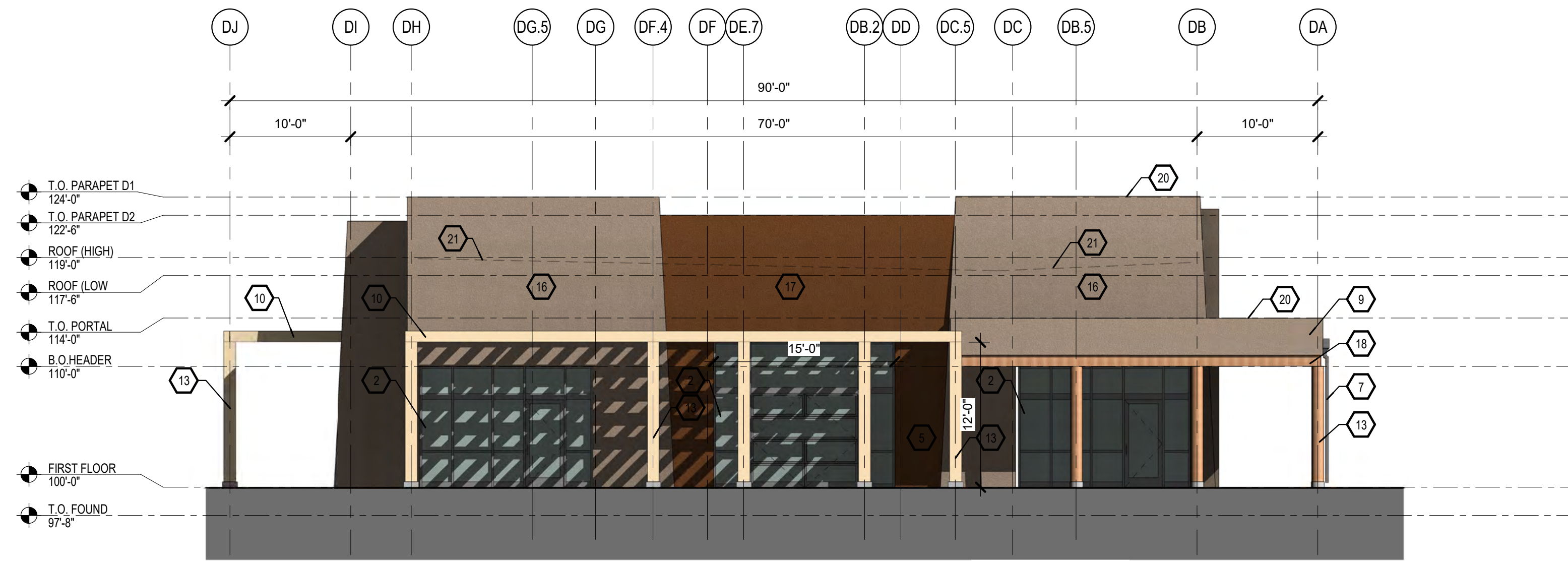
**Key Plan**

NTS

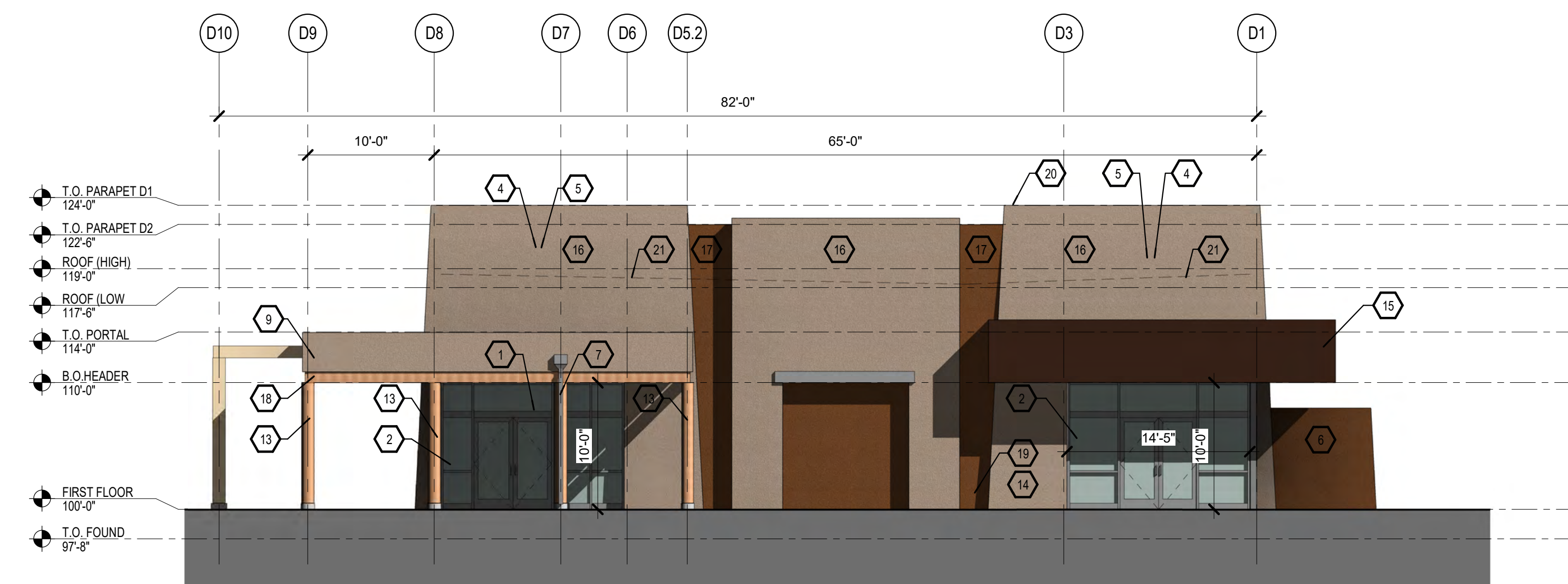
No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg D R19	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	12/01/2018	

SHEET TITLE  
**EXTERIOR BUILDING ELEVATIONS**

**A-201D**



**B1 EAST BUILDING ELEVATION**  
1/8" = 1'-0"



**A1 NORTH**  
1/8" = 1'-0"

12/14/2019 3:36:10 PM

C:\Users\jpl\OneDrive\Documents\1836 Avanyu E - Central\_jplno8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

**DRB SUBMITTAL**

AVANYU NORTH -  
BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg D R19	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	10/08/19	

SHEET TITLE

EXTERIOR BUILDING  
ELEVATIONS

**A-201E**

GENERAL NOTES

- A. COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING
- B. GRADE VARIES, REFER TO CIVIL FOR EXTERIOR FINISH GRADES
- C. FINAL DOOR LOCATIONS T.B.D. COORDINATE WITH FUTURE TENANT.
- D. BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 5 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5'X5' AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTAL.

KEYED NOTES

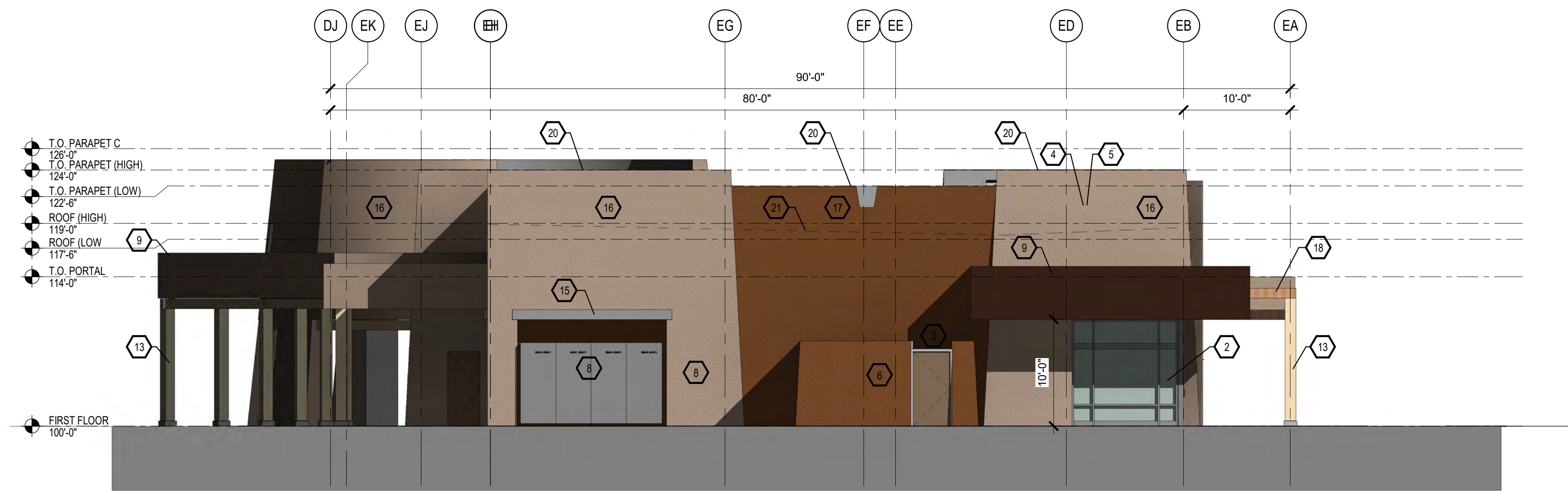
- 1. ADDRESS IDENTIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STROKE WIDTH OF 2 INCHES.
- 2. STOREFRONT GLAZING SYSTEM.
- 3. BACK OF HOUSE EMPLOYEE ACCESS.
- 4. FUTURE SIGNAGE LOCATION, SEPARATE PERMIT REQUIRED.
- 5. PROVIDE ELECTRICAL AT WALL.
- 6. YARD WALL.
- 7. PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW. SEE DETAIL.
- 8. METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
- 9. PORTAL
- 10. TRELLIS SHADE STRUCTURE.
- 11. STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
- 12. EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
- 13. WOOD COLUMN.
- 14. BRASS COW TONGUE AT WALL. FOR OVERFLOW DRAIN.
- 15. ALUMINUM EYEBROW AT WINDOW
- 16. TWO COAT SYNTHETIC STUCCO W/CRACKMASTER OVER 1" RIGID INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
- 17. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL. INFORMATION
- 18. WOOD BEAM
- 19. ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
- 20. PAINTED METAL COPING.
- 21. ROOF SLOPE

LEGEND

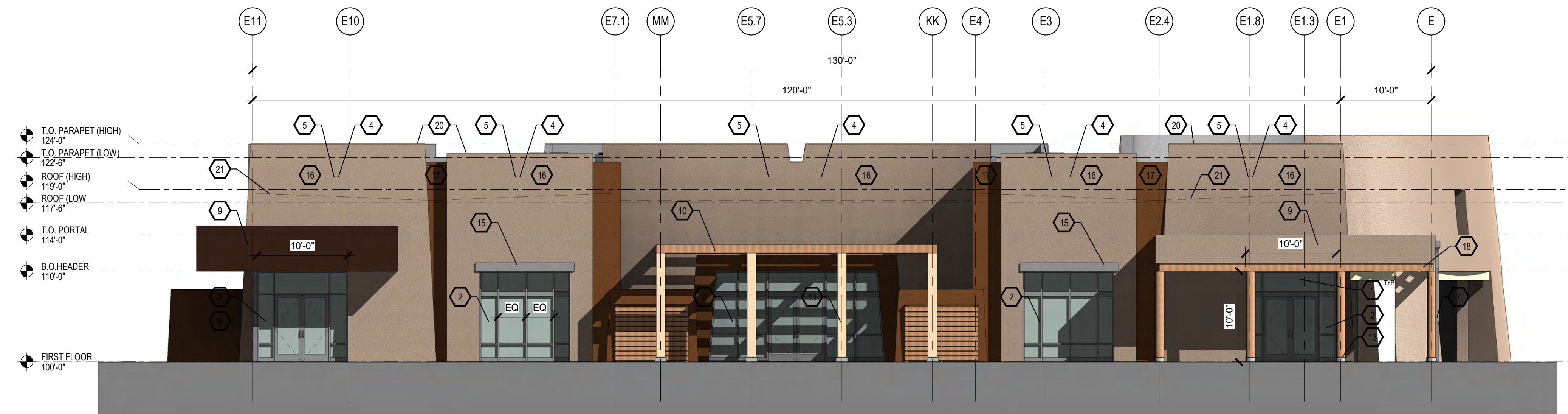
	EXTERIOR INSULATING AND FINISH SYSTEM		STONE VENEER
	EL REY STUCCO COLOR - RAWHIDE T022L (34)		METAL PANEL REFER TO ELEVATIONS FOR PANEL DIMENSIONS
	EXTERIOR INSULATING AND FINISH SYSTEM		
	EL REY STUCCO COLOR - BUCKSKIN T020L (45)		
	CONCRETE		

MATERIALS AND COLORS

COLORS SHOWN ARE IPFDC AND SSWA APPROVED.  
FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.



**B1 EAST ELEVATION**  
1/8" = 1'-0"



**A1 NORTH ELEVATION**  
1/8" = 1'-0"

12/4/2019 3:38:55 PM

C:\Users\jplino\Documents\1836 Avanyu F - Central\_jplino8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.


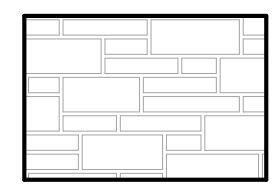
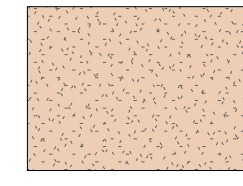


**GENERAL NOTES**

- A. COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING
- B. GRADE VARIES, REFER TO CIVIL FOR EXTERIOR FINISH GRADES
- C. FINAL DOOR LOCATIONS T.B.D. COORDINATE WITH FUTURE TENANT.
- D. BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 6 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5'X5' AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTAL.

**KEYED NOTES**

- 1. ADDRESS IDENTIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STROKE WIDTH OF 2 INCHES.
- 2. STOREFRONT GLAZING SYSTEM.
- 3. BACK OF HOUSE EMPLOYEE ACCESS.
- 4. FUTURE SIGNAGE LOCATION. SEPARATE PERMIT REQUIRED.
- 5. PROVIDE ELECTRICAL AT WALL.
- 6. YARD WALL.
- 7. PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW.
- 8. METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
- 9. PORTAL.
- 10. TRELIS SHADE STRUCTURE.
- 11. STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
- 12. EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
- 13. WOOD COLUMN.
- 14. BRASS COW TONGUE AT WALL FOR OVERFLOW DRAIN.
- 15. ALUMINUM EYEBROW AT WINDOW.
- 16. TWO COAT SYNTHETIC STUCCO W/CRAACKMASTER OVER 1" RIGID INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
- 17. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL. INFORMATION
- 18. WOOD BEAM
- 19. ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
- 20. PAINTED METAL COPING.
- 21. ROOF SLOPE

**LEGEND**

	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - RAWHIDE T022L (34)		STONE VENEER
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - BUCKSKIN T020L (45)		METAL PANEL REFER TO ELEVATIONS FOR PANEL DIMENSIONS
	CONCRETE		

**MATERIALS AND COLORS**

COLORS SHOWN ARE IPFDC AND SSWA APPROVED.  
FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.

**CONSULTANTS**

Architect Engineer

**DRB SUBMITTAL**

Avanyu North - Buildings F



2500 12th Street  
ALBUQUERQUE, NM

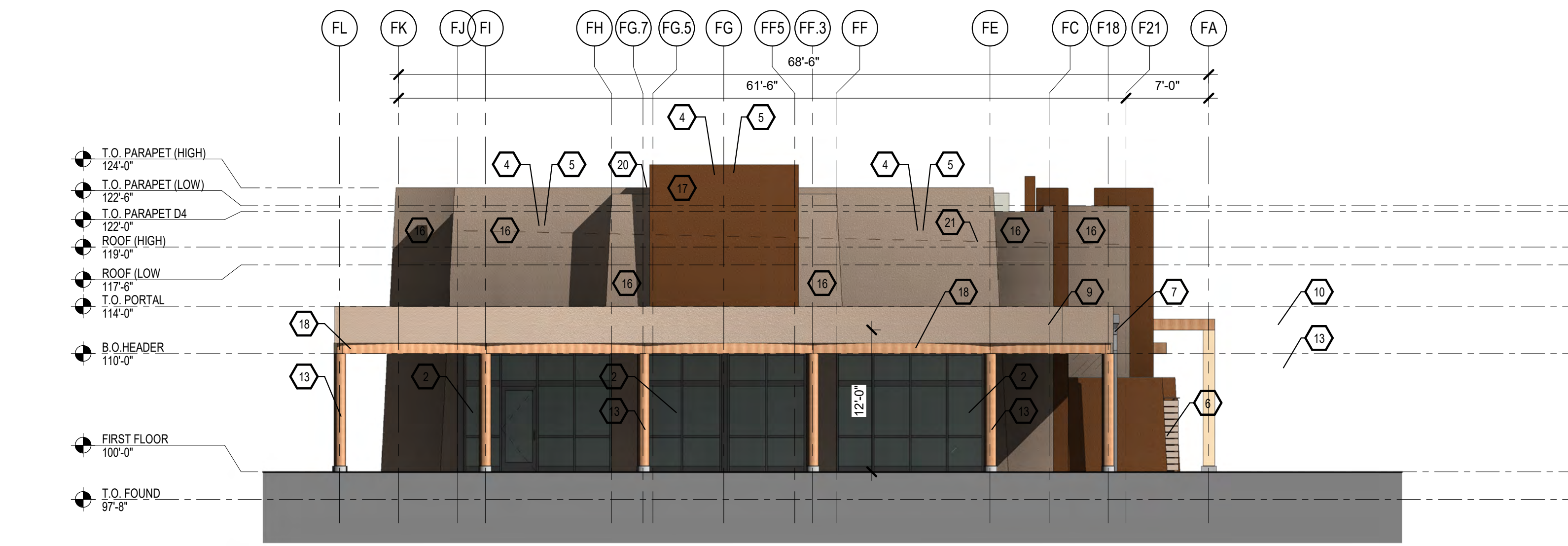
**Key Plan**

NTS

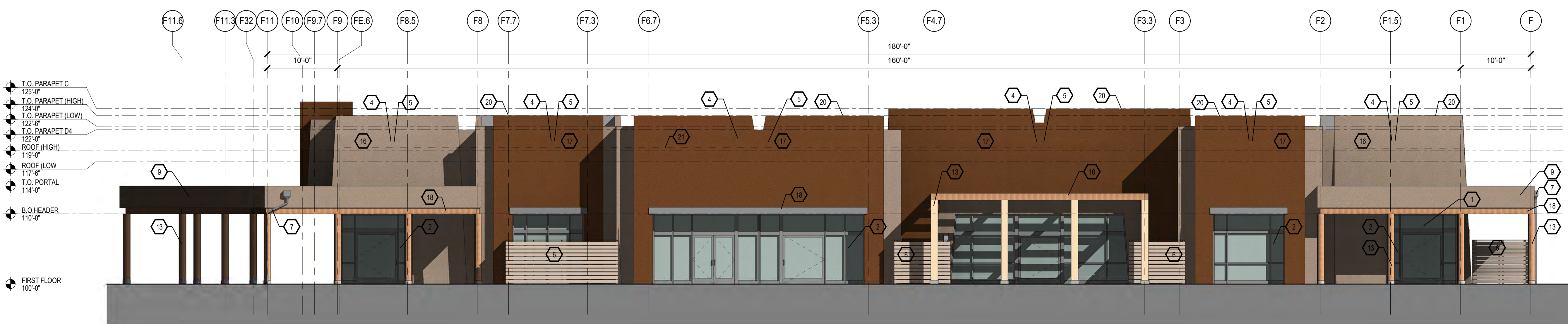
No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg F	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	10/08/19	

SHEET TITLE  
**EXTERIOR BUILDING ELEVATIONS**

**A-201F**



**B1 SOUTH ELEVATION**  
1/8" = 1'-0"



**A1 EAST ELEVATION**  
1/8" = 1'-0"

12/14/2019 3:31:44 PM

C:\Users\jplino\Documents\1836 Avanyu D - Central\jplino8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

**DRB SUBMITTAL**

AVANYU NORTH -  
BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg D R19	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	12/01/2018	

SHEET TITLE  
**EXTERIOR BUILDING  
ELEVATIONS**

**A-202D**

**GENERAL NOTES**

- A. COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING.
- B. GRADE VARIES. REFER TO CIVIL FOR EXTERIOR FINISH GRADES.
- C. FINAL DOOR LOCATIONS T.B.A. COORDINATE WITH FUTURE TENANT.
- D. BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 6 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5'X3' AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTAL.

**KEYED NOTES**

- 1. ADDRESS IDENTIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STROKE WIDTH OF 2 INCHES.
- 2. STOREFRONT GLAZING SYSTEM.
- 3. BACK OF HOUSE EMPLOYEE ACCESS.
- 4. FUTURE SIGNAGE LOCATION. SEPARATE PERMIT REQUIRED.
- 5. PROVIDE ELECTRICAL AT WALL.
- 6. YARD WALL.
- 7. PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW. SEE DETAIL.
- 8. METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
- 9. PORTAL.
- 10. TRELIS SHADE STRUCTURE.
- 11. STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
- 12. EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
- 13. WOOD COLUMN.
- 14. BRASS COW TONGUE AT WALL. FOR OVERFLOW DRAIN.
- 15. ALUMINUM EYEBROW AT WINDOW.
- 16. TWO COAT SYNTHETIC STUCCO W/CRACKMASTER OVER 1" RIGI INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
- 17. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL. INFORMATION.
- 18. WOOD BEAM.
- 19. ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
- 20. PAINTED METAL COPING.
- 21. ROOF SLOPE.

**LEGEND**

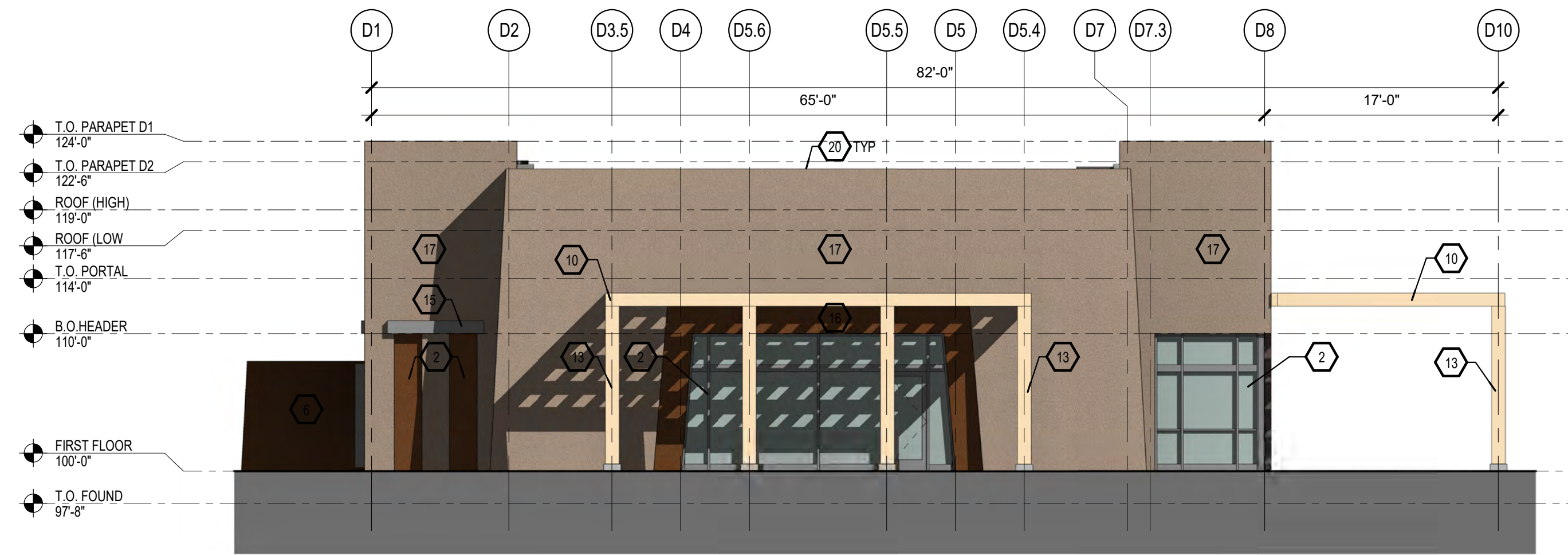
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - RAWHIDE T022L (34)		STONE VENEER
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - BUCKSKIN T020L (45)		METAL PANEL REFER TO ELEVATIONS FOR PANEL DIMENSIONS
	CONCRETE		

**MATERIALS AND COLORS**

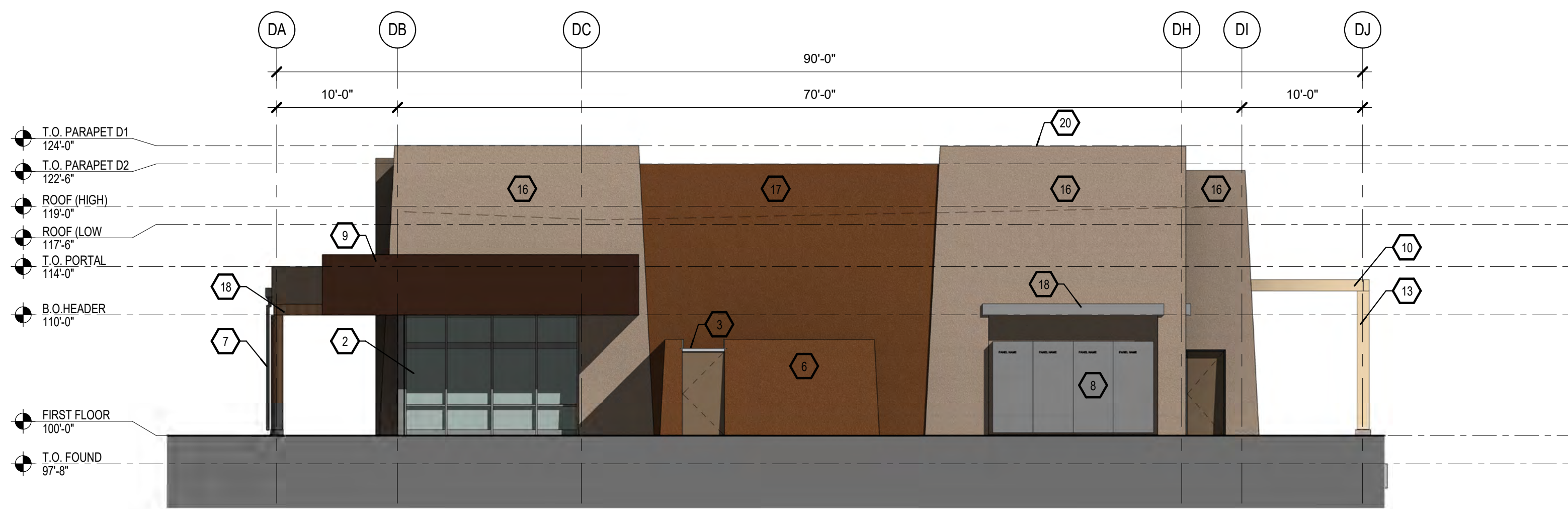
COLORS SHOWN ARE IPFDC AND SSWA APPROVED.  
FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.

**REQUIRED GLAZING**

TOTAL FACADE AREA FACING PLAZA: 1,020 SF  
40% MIN. OF AREA REQUIRED TO BE GLAZED: 408 SF  
TOTAL PROPOSED AREA OF GLAZING  
FACING PLAZA: 410 SF (40%)



**B1 SOUTH**  
1/8" = 1'-0"



**A1 WEST**  
1/8" = 1'-0"

12/14/2019 3:36:21 PM

C:\Users\jplino\Documents\1836 Avanyu E - Central\_jplino8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

**DRB SUBMITTAL**

AVANYU NORTH -  
BUILDINGS D, E & F



2500 12th Street  
ALBUQUERQUE, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:		DESIGN DEVELOPMENT
PROJECT NUMBER:		1836
FILE:		1836 Avanyu Bldg D R19
DRAWN BY:		Author
CHECKED BY:		Checker
DATE:		10/08/19

SHEET TITLE  
**EXTERIOR BUILDING  
ELEVATIONS**

**A-202E**

**GENERAL NOTES**

- COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING
- GRADE VARIES, REFER TO CIVIL FOR EXTERIOR FINISH GRADES
- FINAL DOOR LOCATIONS T.B.D. COORDINATE WITH FUTURE TENANT.
- BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 8 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5'X5' AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTAL.

**KEYED NOTES**

- ADDRESS IDENTIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STROKE WIDTH OF 2 INCHES.
- STOREFRONT GLAZING SYSTEM.
- BACK OF HOUSE EMPLOYEE ACCESS.
- FUTURE SIGNAGE LOCATION, SEPARATE PERMIT REQUIRED.
- PROVIDE ELECTRICAL AT WALL.
- YARD WALL.
- PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW. SEE DETAIL.
- METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
- PORTAL.
- TRELLIS SHADE STRUCTURE.
- STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
- EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
- WOOD COLUMN.
- BRASS COW TONGUE AT WALL. FOR OVERFLOW DRAIN.
- ALUMINUM EYEBROW AT WINDOW.
- TWO COAT SYNTHETIC STUCCO W/CRACKMASTER OVER 1" RIGID INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
- EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL. INFORMATION.
- WOOD BEAM.
- ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
- PAINTED METAL COPING.
- ROOF SLOPE.

**LEGEND**

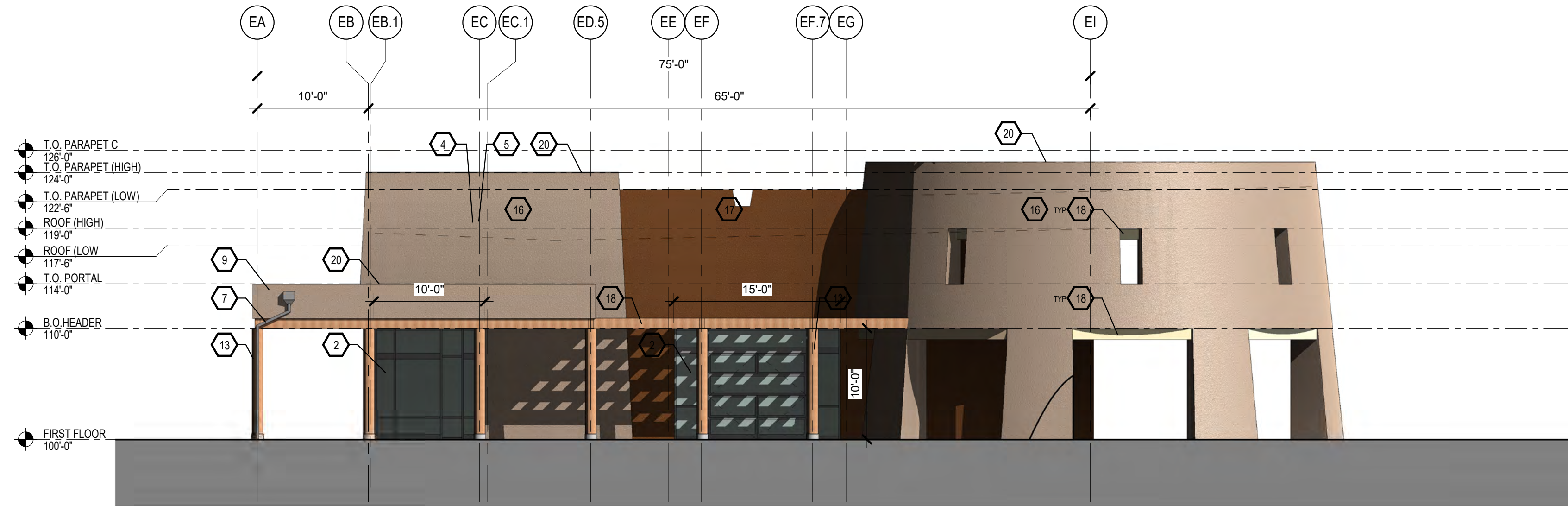
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - RAWHIDE T022L (34)		STONE VENEER
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - BUCKSKIN T020L (45)		METAL PANEL REFER TO ELEVATIONS FOR PANEL DIMENSIONS
	CONCRETE		

**MATERIALS AND COLORS**

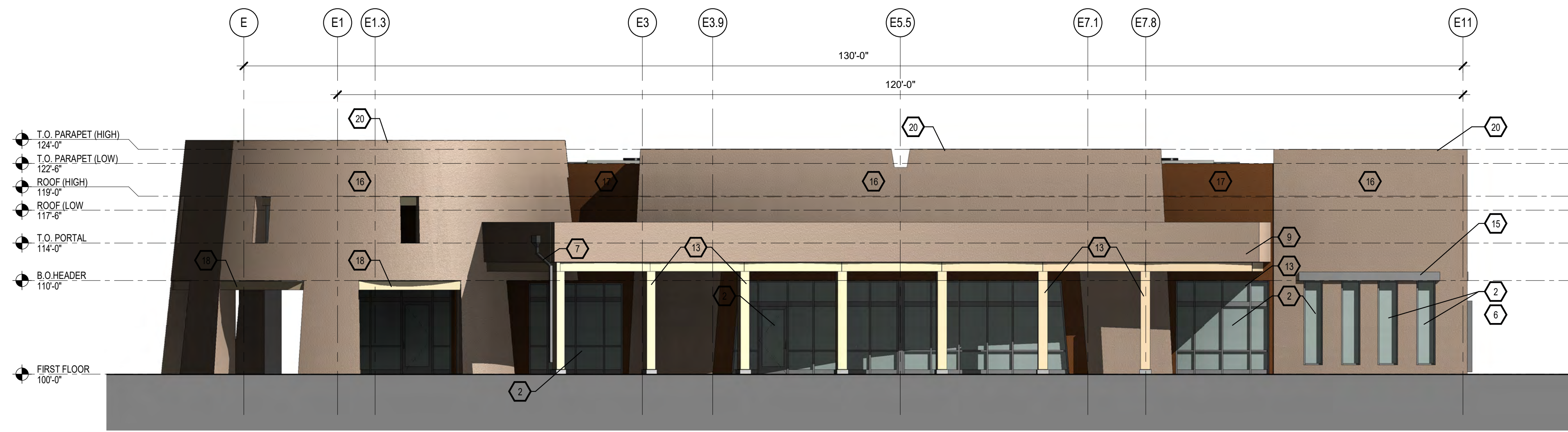
COLORS SHOWN ARE IPFDC AND SSWA APPROVED.  
FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.

**REQUIRED GLAZING**

TOTAL FACADE AREA FACING PLAZA: 1,840 SF  
40% MIN. OF AREA REQUIRED TO BE GLAZED: 736 SF  
TOTAL PROPOSED AREA OF GLAZING  
FACING PLAZA: 792 SF (43%)



**B1 WEST ELEVATION**  
1/8" = 1'-0"



**A1 SOUTH ELEVATION**  
1/8" = 1'-0"

12/4/2019 3:39:17 PM

C:\Users\jpin\Documents\1836 Avanyu F - Central\_jpin\8ETK3.rvt

© 2019 Studio Southwest Architects, Inc. Duplication or reproduction by any means without the express written consent of Studio Southwest Architects, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Studio Southwest Architects, Inc. and all rights thereto are reserved.

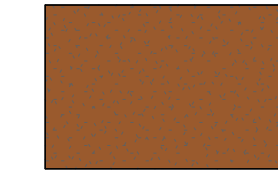
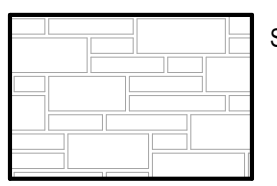
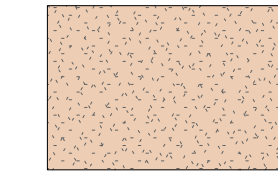
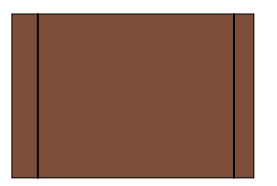

**GENERAL NOTES**

- A. COORDINATE WITH MECHANICAL, ELECTRICAL & PLUMBING
- B. GRADE VARIES, REFER TO CIVIL FOR EXTERIOR FINISH GRADES
- C. FINAL DOOR LOCATIONS T.B.D. COORDINATE WITH FUTURE TENANT.
- D. BUILDING MOUNTED SIGNS SHALL NOT EXCEED AN AREA OF 5 PERCENT OF THE FACADE. LOGO SIZE SHALL NOT EXCEED 5'X5' AND 2 FEET IN HEIGHT. 6 PERCENT OF THE AREA INCLUDES THE SIGNAGE AND THE LOGO. SIGNAGE IS NOT A PART OF THIS SUBMITTAL.

**KEYED NOTES**

- 1. ADDRESS IDENTIFICATION CENTERED ABOVE DOORWAY. LETTERING SHALL BE MINIMUM OF 12 INCHES HIGH WITH A MINIMUM BRUCH STROKE WIDTH OF 2 INCHES.
- 2. STOREFRONT GLAZING SYSTEM.
- 3. BACK OF HOUSE EMPLOYEE ACCESS.
- 4. FUTURE SIGNAGE LOCATION, SEPARATE PERMIT REQUIRED.
- 5. PROVIDE ELECTRICAL AT WALL.
- 6. YARD WALL.
- 7. PAINTED DOWNSPOUT AND LEADER HEAD WITH OVERFLOW.
- 8. METER LOCATION - EXPOSED LINES PAINTED TO MATCH EIFS COLOR CODE.
- 9. PORTAL
- 10. TRELLIS SHADE STRUCTURE
- 11. STEEL FENCE AT PATIO YARD PAINTED BLACK 42" TALL.
- 12. EXIT ACCESS GATE ONLY WITH PANIC HARDWARE.
- 13. WOOD COLUMN.
- 14. BRASS COW TONGUE AT WALL. FOR OVERFLOW DRAIN.
- 15. ALUMINUM EYEBROW AT WINDOW
- 16. TWO COAT SYNTHETIC STUCCO W/CRACKMASTER OVER 1" RIGID INSULATION ADHERED TO 1/2" SHEATHING OVER 2X WOOD FURRING OVER WALL FRAMING (SEE WALL TYPES FOR ADDL. INFO.)
- 17. EXTERIOR WALL VARIES IN THICKNESS AND FORM REFER TO WALL SECTIONS FOR ADDL. INFORMATION
- 18. WOOD BEAM
- 19. ROOF DRAIN AND OVERFLOW AT PORTAL - INSTALL SPLASH BLOCK BELOW.
- 20. PAINTED METAL COPING.
- 21. ROOF SLOPE

**LEGEND**

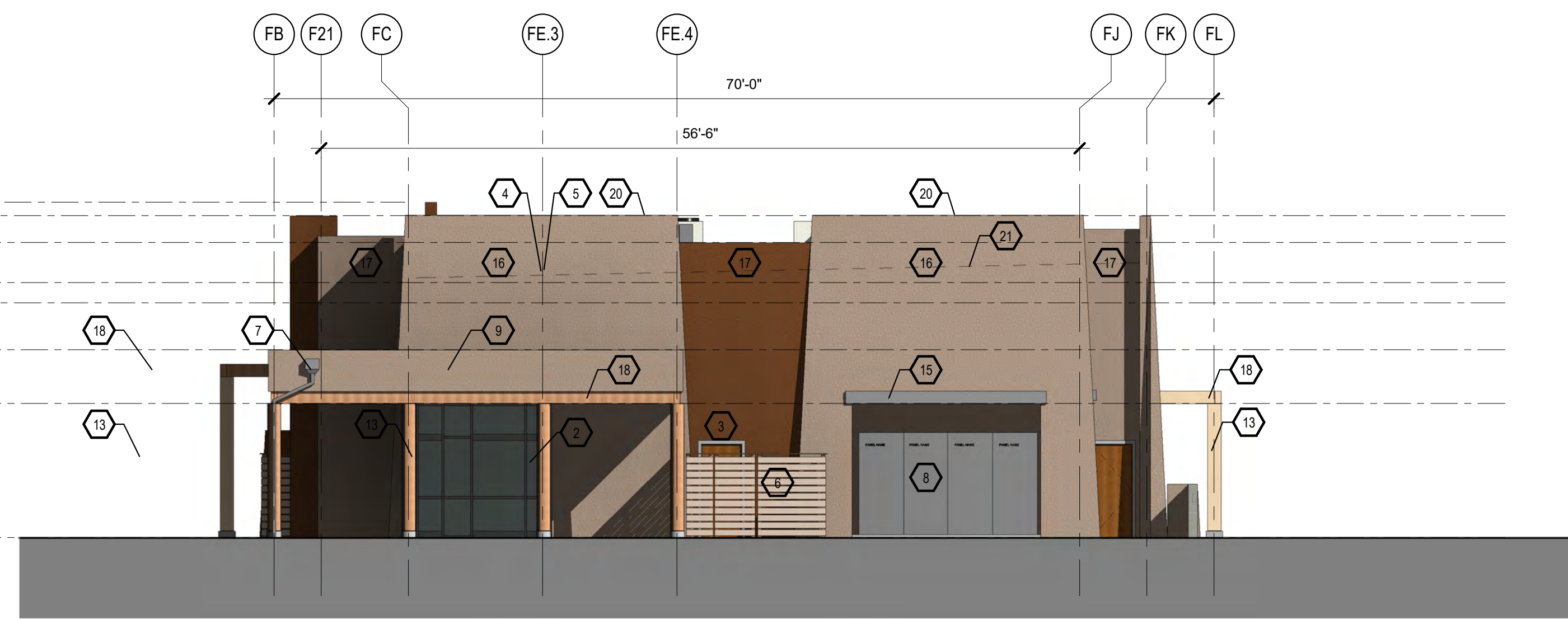
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - RAWHIDE T022L (34)		STONE VENEER
	EXTERIOR INSULATING AND FINISH SYSTEM EL REY STUCCO COLOR - BUCKSKIN T020L (45)		METAL PANEL REFER TO ELEVATIONS FOR PANEL DIMENSIONS
	CONCRETE		

**MATERIALS AND COLORS**

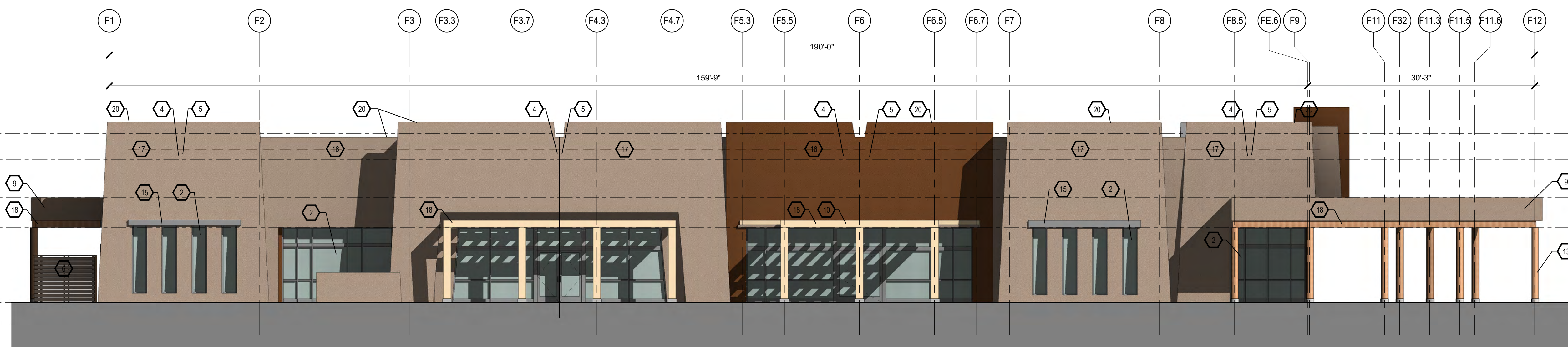
COLORS SHOWN ARE IPFDC AND SSWA APPROVED.  
FINISHES AND COLORS ON ELEVATIONS ARE FOR REFERENCE ONLY.

**REQUIRED GLAZING**

TOTAL FACADE AREA FACING 12TH STREET: 2,528 SF  
40% MIN. OF AREA REQUIRED TO BE GLAZED: 1011.2 SF  
TOTAL PROPOSED AREA OF GLAZING  
FACING 12TH STREET: 1090 SF (43%)



**B1 NORTH ELEVATION**  
1/8" = 1'-0"



**A1 WEST ELEVATION**  
1/8" = 1'-0"

**CONSULTANTS**

Architect Engineer

Avanyu North - Buildings F



2500 12th Street  
ALBUQUERQUE, NM

**Key Plan**

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:	1836	
FILE:	1836 Avanyu Bldg F	
DRAWN BY:	Author	
CHECKED BY:	Checker	
DATE:	10/08/19	

SHEET TITLE  
**EXTERIOR BUILDING ELEVATIONS**

**A-202F**

**DRB SUBMITTAL**








# PR-2018-001470\_SI-2019-00421\_Site\_Plan\_Approved\_2-5-20

Final Audit Report

2020-07-16

Created:	2020-07-14
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAHAHFAh3SJ_aU8vmwWPPEpMhzNS3oze6CPS

## "PR-2018-001470\_SI-2019-00421\_Site\_Plan\_Approved\_2-5-20" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2020-07-14 - 3:50:50 AM GMT- IP address: 198.175.173.4
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature  
2020-07-14 - 3:56:10 AM GMT
-  Document emailed to Kristopher Cadena (kcadena@abcwua.org) for signature  
2020-07-14 - 3:56:10 AM GMT
-  Email viewed by Jolene Wolfley (jwolfley@cabq.gov)  
2020-07-14 - 2:29:05 PM GMT- IP address: 198.175.173.4
-  Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)  
Signature Date: 2020-07-14 - 2:30:57 PM GMT - Time Source: server- IP address: 198.175.173.4
-  Email viewed by Kristopher Cadena (kcadena@abcwua.org)  
2020-07-16 - 4:24:19 PM GMT- IP address: 216.243.115.198
-  Document e-signed by Kristopher Cadena (kcadena@abcwua.org)  
Signature Date: 2020-07-16 - 9:46:25 PM GMT - Time Source: server- IP address: 216.243.115.198- Signature captured from device with phone number XXXXXXXX9912
-  Signed document emailed to Jolene Wolfley (jwolfley@cabq.gov), Kristopher Cadena (kcadena@abcwua.org) and Jay Rodenbeck (jrodenbeck@cabq.gov)  
2020-07-16 - 9:46:25 PM GMT