

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
Solid Waste Management	Date

IDO REQUIRED PARKING

BUILDING D - 4,500SF
E - 8,000SF
F - 8,500SF
FUTURE H - 8,000SF
FUTURE G - 20,000SF
TOTAL 49,000SF

PROPOSED SF: 21,000 SF (BLDG D, E, F)
PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)

GENERAL RETAIL	4 SPACES / 1000SF
	4 SPACES / 1000 = 200
	(49000 / 1000)/4 = 196 REQUIRED

PARKING TABULATIONS

10	ACCESSIBLE SPACES AT 20' X 9'-0"
110	SPACES AT 18' X 9'-0"
54	SPACES AT 18' X 8'-10"
10	SPACES AT 18' X 8'-9"
16	SPACES AT 16' X 8'-9" (COMPACT)

200 TOTAL OFF STREET PARKING SPACES

8	ON STREET PARKING
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208 TOTAL PARKING SPACES

8	MOTORCYCLE SPACES
16	BICYCLE SPACES (2 LOCATIONS)

0-16-22: 25% PARKING
REDUCTION - 50 SPACES
REQUIRED: 150 TOTAL
ACTUAL : 200 PARKING SPACES (OFF STREET)

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

BICYCLE SPACES
12TH & MANUAL ORDINANCE:
1 SPACE PER 20 SPACES
REQUIRED: 7.5 SPACES
ACTUAL: 16 SPACES

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

TABULATIONS

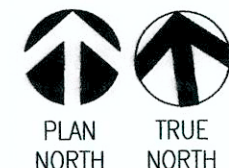
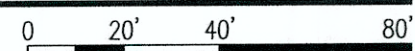
TOTAL ACREAGE OF PAD: 5.9 ACRES
EXISTING PLAZA : 7 ACRES
FUTURE STAGE OF WORK: 2.4 ACRES

TOTAL AREA OF PROPOSED WORK: 3.5 ACRES

LANDSCAPING: SEE LANDSCAPE DRAWINGS

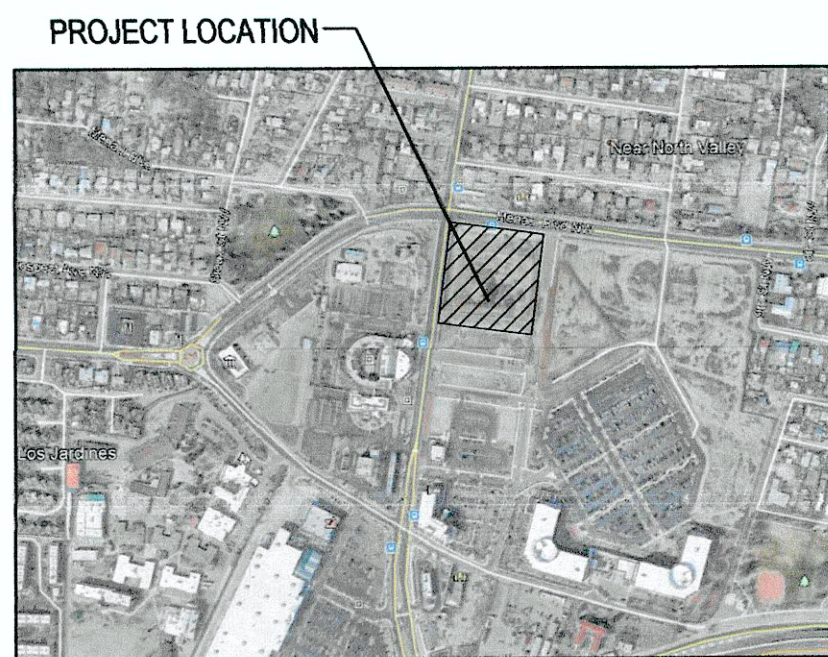
LEGEND

	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
- 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 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 DETAIL 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. MANUAL BLVD STREET IMPROVEMENT DRAWINGS.
 - EXISTING CONCRETE WALKWAY.
 - FUTURE BIKE RACK LOCATION. SEE D3/AS-105
 - TRASH ENCLOSURE. CENTER ON DRIVE AISLE. SEE DETAIL C1/AS-105
 - 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.
 - NOT USED
 - NEW CONCRETE WALKWAY
 - NEW ROOF DRAIN CULVER. CONCRETE.
 - NEW CONCRETE PAD AT ELECTRICAL TRANSFORMER LOCATION.
 - NEW CONCRETE CURB
 - NEW CONCRETE ACCESSIBLE CURB RAMP.
 - 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 PATHWAY
 - BOLLARDS @ PATHWAY
 - ON STREET PARKING
 - OPTIONAL EMPLOYEE YARD T.B.D.



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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