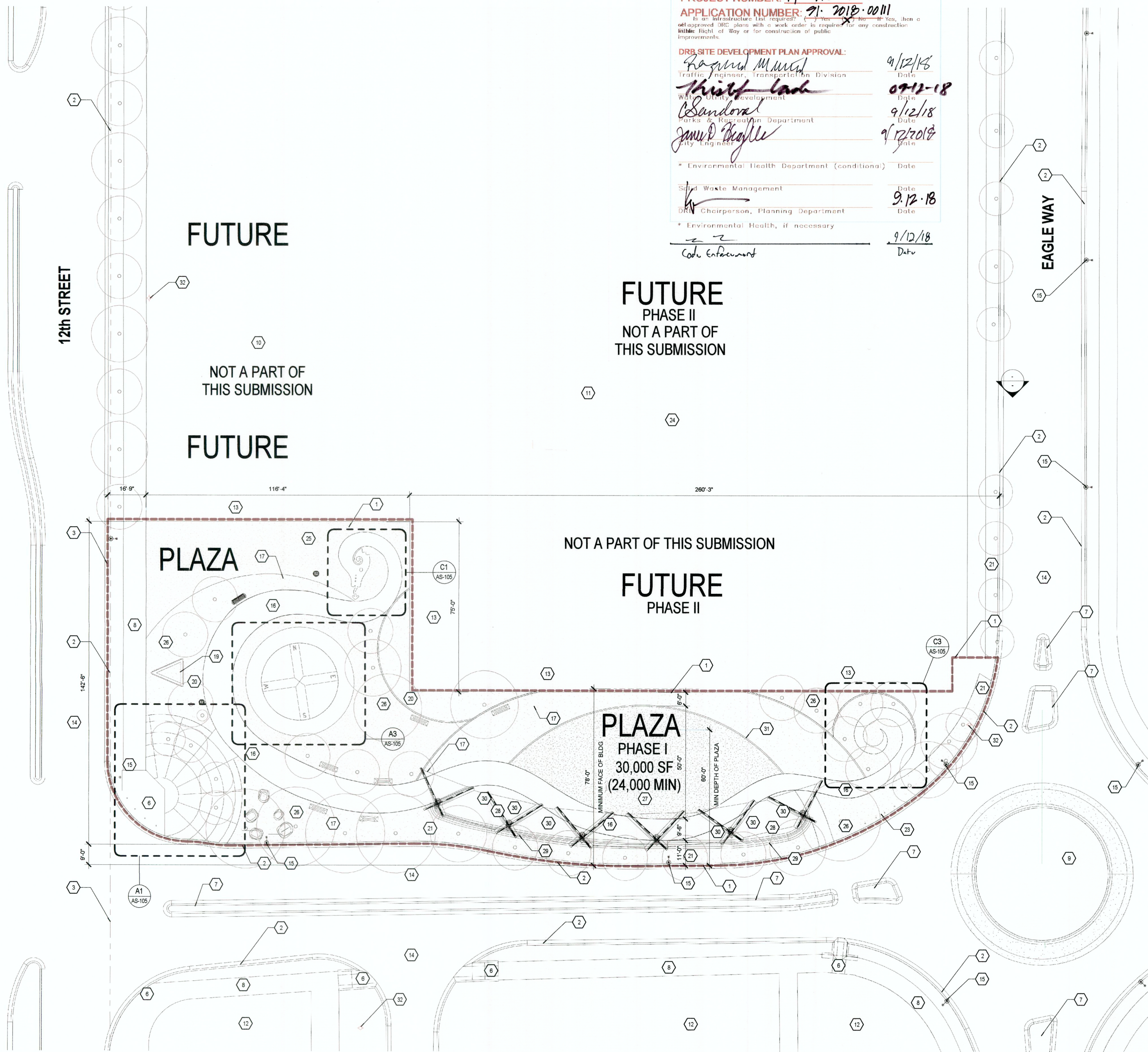


9/12/2018 9:28:45 AM

P:\1727 Avanyu North\10-Drawings\BIM\1727 Avanyu Plaza R16-Overall.rvt



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

0 10' 20' 40'
Plan North True North

PROJECT NUMBER: PP-2118-001470
APPLICATION NUMBER: 21-2018-0011

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Rafael Muniz</i> Traffic Engineer, Transportation Division	9/12/18
<i>Theresa Ladd</i> Water Utility Development	07-12-18
<i>Sandora</i> Parks & Recreation Department	9/12/18
<i>Janet Hoyle</i> Planning	9/12/2018
Environmental Health Department (conditional)	Date
Solid Waste Management	9.12.18
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	9/12/18
Code Enforcement	Date

PROJECT DATA

ADDRESS: 2500 12TH STREET

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

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

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

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

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

KEYED NOTES

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

LEGEND

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

DESIGN DATA

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

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

SITE:
PLAZA: 30,000 SQ FT (25,000 MIN REQUIRED) (0.68 ACRES)
NORTH PAD: 5.9 ACRES
PARKING: 2.1 ACRES (20 - 245 PARKING SPACES)

FUTURE STRUCTURES (TYPE 2B CONSTRUCTION):

BUILDING D: 6000 SF
BUILDING E: 8000 SF
BUILDING F: 8000 SF
BUILDING G: 8000 SF
BUILDING H: 20000 SF

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

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

PROJECT LOCATION



STUDIO

SW
ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 Fax 505.843.9683
Web Site: www.studioswarch.com
Email: mail@studioswarch.com

© 2014, 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, Inc. and all rights thereto are
Reserved. For exceptions refer to the Owner-Architect Agreement

CONSULTANTS

Architect Engineer

DRB
SUBMITTAL



AVANYU PLAZA
2500 12th STREET
ALBUQUERQUE NM 87104

Key Plan

NTS

No	Date	Description
----	------	-------------

Revision Schedule

ISSUE:	DES DEV
PROJECT NUMBER:	1727
FILE:	SSWA_Inc_2018_Template.rvt
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	JUNE 30, 2018

SHEET TITLE

SITE PLAN - OVERALL

AS-101