

PROJECT NUMBER: PR-2018-001470
 APPLICATION NUMBER:
 Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB 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 CULVER. 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.



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CONSULTANTS

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 Engineer: *Carl Garcia*
 Date: Jul 6, 2020

Architect: *Del Leroy Dixon*
 Engineer: *Del Leroy Dixon*
 Date: 7/20/2020

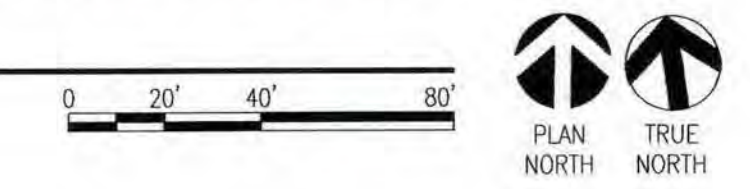
AVANYU RETAIL
 2400 12TH STREET
 ALBUQUERQUE, NM 87104

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"



DRB SUBMITTAL