

AIS MASTER PLAN PHASE 2 - BUILDING B

2300 12TH STREET BUILDING B, ALBUQUERQUE NM

NOVEMBER 9, 2016

DRB SUBMISSION

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DESIGN DATA

DRB PROJECT # 1000649
 DRB APPLICATION # 15DRB-70199
 12TH STREET C.O.A. PROJECT # 7186-92
 Indian School Development Regulations O-16-22 (Enactment Number O-2016-019)

SCOPE:
 THE SECOND PHASE OF A THREE PHASE RETAIL PROJECT, LOCATED ACROSS FROM THE INDIAN PUEBLO CULTURAL CENTER ALONG 12TH STREET. THE PROJECT SITE IS PART OF A LARGER FUTURE RETAIL/COMMERCIAL DEVELOPMENT DEVELOPED BY THE INDIAN PUEBLO MARKETING CORPORATION.
 THE PROPOSED PROJECT IS FOR A ONE STORY, 6000 GSF, WOOD FRAMED STUCCO STRUCTURE AND THE DEVELOPMENT OF A NEW CURB, DRIVE HARDSCAPE AND LANDSCAPING ALONG THE NORTH PERIMETER OF THE PAD (TURQUOISE STREET). THE MODIFIED SITE WORK WILL RUN THE LENGTH OF THE NORTH SIDE OF THE PAD ALONG FROM 12TH STREET TO THE NEW ROADABOUT ALONG THE NORTH EAST CORNER AND EAGLE WAY. THE PROJECT ALSO INCLUDES PATIOS, PEDESTRIAN WALKS, MODIFIED ASPHALT PARKING, DRIVEWAY AND SITE AMENITIES. TURQUOISE ROAD ALONG THE NORTH OF THE PAD IS BEING COORDINATED TO THE WITH THE CITY'S 12TH STREET IMPROVEMENTS. THE ROAD IS INTENDED TO BE BUILT SIMULTANEOUSLY WITH BUILDING B AND THE NEW 12TH STREET ROAD DESIGN. THE INITIAL PHASE 1 WAS FOR BUILDING A (4,000 SFI PATIO), AND THE MAJORITY OF THE SITE AMENITIES (E.G. WALKS CURBS, LANDSCAPING). PHASE 3 WILL BE THE FUTURE BUILDING C. SEE SITE PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

LEGAL DESCRIPTION:
 TRACK 84 E
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

PROPOSED USE: RETAIL AND/OR RESTAURANT

EXISTING BUILDING A:

GROUND FLOOR	GSF	4,000
PATIO	GSF	1,500
COVERED PATIO	GSF	530

BUILDING B: (PHASE II)

GROUND FLOOR	GSF	6000
PATIO	GSF	1500
COVERED PATIO	GSF	750

FUTURE BUILDING C: (PHASE III)

GROUND FLOOR	GSF	4,000 - 8000
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TOTAL BUILDINGS GSF: 14,000 - 18,000 GSF (PHASE 1 THROUGH 3)

EXISTING & TOTAL LAND AREA: 150,577 SF (3.45 ACRES)

BUILDING COVERAGE: 12,000 - 18,000 GSF (8% - 12%)

TOTAL LOT AREA LESS BUILDING AREA: PHASE A 150,577 - 12,000 = 138,577 SF
FUTURE PHASE B & C 150,577 - 18,000 = 132,577 SF

TOTAL PARKING LOT AREA: 60,080 SF (40%)

REFUSE AREA: (TRASH) 260 X 2 = 520 SF

LANDSCAPE AREA: (INCLUDES HARDSCAPE) REFER TO LANDSCAPE DWGS.

TOTAL LANDSCAPE PERCENTAGE: REFER TO LANDSCAPE DWGS.

DESIGN GUIDELINE REQUIREMENTS

PATIO SHADE CALCULATIONS

REQUIRED: 25% MIN - 50% MAX
 PATIO GROSS: 1500 SF -
 PROVIDED SHADE: 750 SF (50%)

WEST FACING GLAZING AT 12TH STREET CALCS

REQUIRED: (106FT X 15FT) 40 = 636 SF
 PROVIDED: 295 + 295 SF + (5 X 11SF) = 645 SF

SIGNAGE CALCS - WEST FACING AT 12TH STREET

WEST ELEVATION GROSS: 2478 SF
 LOGO AND SIGNAGE:
 SUITE A : 75 SF
 SUITE B : 74 SF
 REQUIRED: 6% MAX (149 SF)
 PROVIDED: 6%

TOTAL REQUIRED SPACES:

PROPOSED RESTAURANT SEATING BUILDING B

INTERIOR	2500 SF	167 SEATS	55 SPACES
PATIO	1500 SF	100 SEATS	33 SPACES
TOTAL USE		267 SEATS	

REQUIRED PARKING BUILDING B (RESTAURANT)
 3 PER WINE/BEER REQUIREMENTS 88 SPACES

EXISTING RESTAURANT SEATING BUILDING A

INTERIOR	2213 SF	167 SEATS	55 SPACES
PATIO	1650 SF	107 SEATS	36 SPACES
TOTAL USE		287 SEATS	

REQUIRED PARKING BUILDING A (RESTAURANT)
 3 PER WINE/BEER REQUIREMENTS 91 SPACES

FUTURE BUILDINGS (FOR REFERENCE ONLY) BUILDING C (RETAIL)
 RETAIL AT 1200 FOR 7,500 NSF 38 SPACES

25% REDUCTION MIXED-USE DISTRICT REDUCTION

TOTAL SPACES	(88+91+38)	217 SPACES
25% REDUCTION	(221+25)	54 SPACES
TOTAL REQUIRED	(221-25)	163 SPACES

PROVIDED OFFSTREET SPACES 146 SPACES

PROVIDED PARKING SPACES (+ ON STREET) 164 SPACES

ADA SPACES

ADA SPACES REQUIRED FOR 88 SPACES	4 ADA SPACES
ADA SPACES PROVIDED	8 ADA

MOTORCYCLE SPACES REQUIRED 4 SPACES

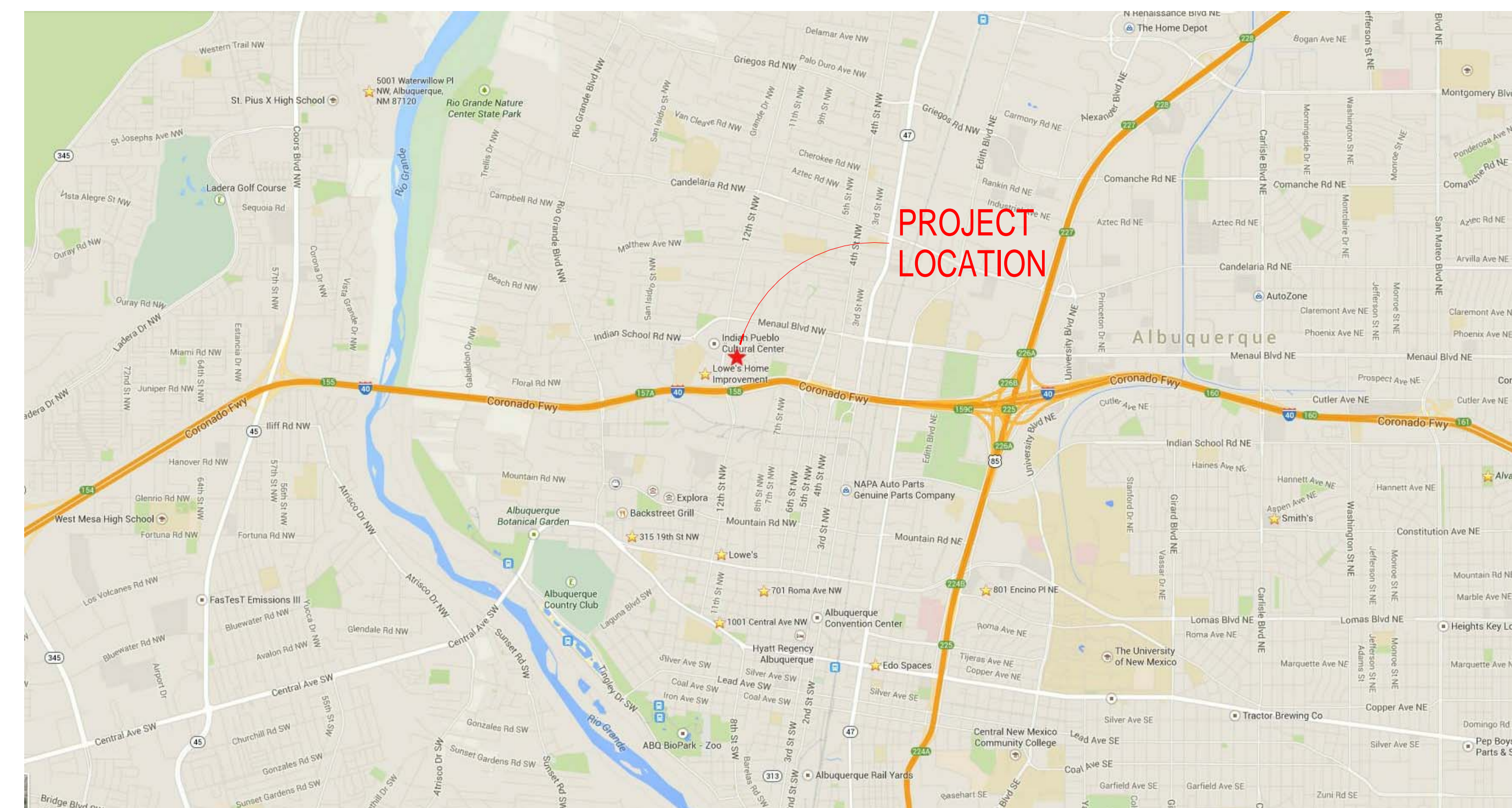
PROVIDED MOTORCYCLE SPACES 5 SPACES

BIKE SPACES (BUILDING B):

BIKE SPACE PER 20 PARKING SPACES PROVIDED:	4.4
	10



NOTE: IMAGE IS CONCEPTUAL IN NATURE AND MAY NOT DEPICT THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS



VICINITY MAP/LOCATION MAP
 NTS

PROJECT DIRECTORY

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CONSULTANTS

Architect	Engineer
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DRB SUBMITTAL

AIS PAD 1 - BUILDING B
 SHELL CONSTRUCTION

2300 12TH STREET
 BUILDING B
 ALBUQUERQUE NM 87104

No	Date	Description
Revision Schedule		

ISSUE: SD
 PROJECT NUMBER: 1513
 FILE: 1513G-001.RVT
 DRAWN BY: DSJ
 CHECKED BY: RH
 DATE: 01/18/16

SHEET TITLE
**COVER SHEET,
 PROJECT DIRECTORY**

G-001