

# 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-16-221 Enactment Number O-2016-019  
PERMIT # 201591950

**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 IN 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 SF) 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
PATIO	4,000
COVERED PATIO	1,500
	530
BUILDING B: (PHASE II)	
GROUND FLOOR	GSF
PATIO	6000
COVERED PATIO	1500
	750
FUTURE BUILDING C: (PHASE III)	
GROUND FLOOR	GSF
	4,000 - 8000
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	(217-.25)	54 SPACES
TOTAL REQUIRED	(217-55)	163 SPACES

**PROVIDED OFFSTREET SPACES** 146 SPACES  
**PROVIDED ONSTREET SPACES** 18 SPACES  
**PROVIDED PARKING SPACES (+ ON STREET)** 164 SPACES

**ADA SPACES**

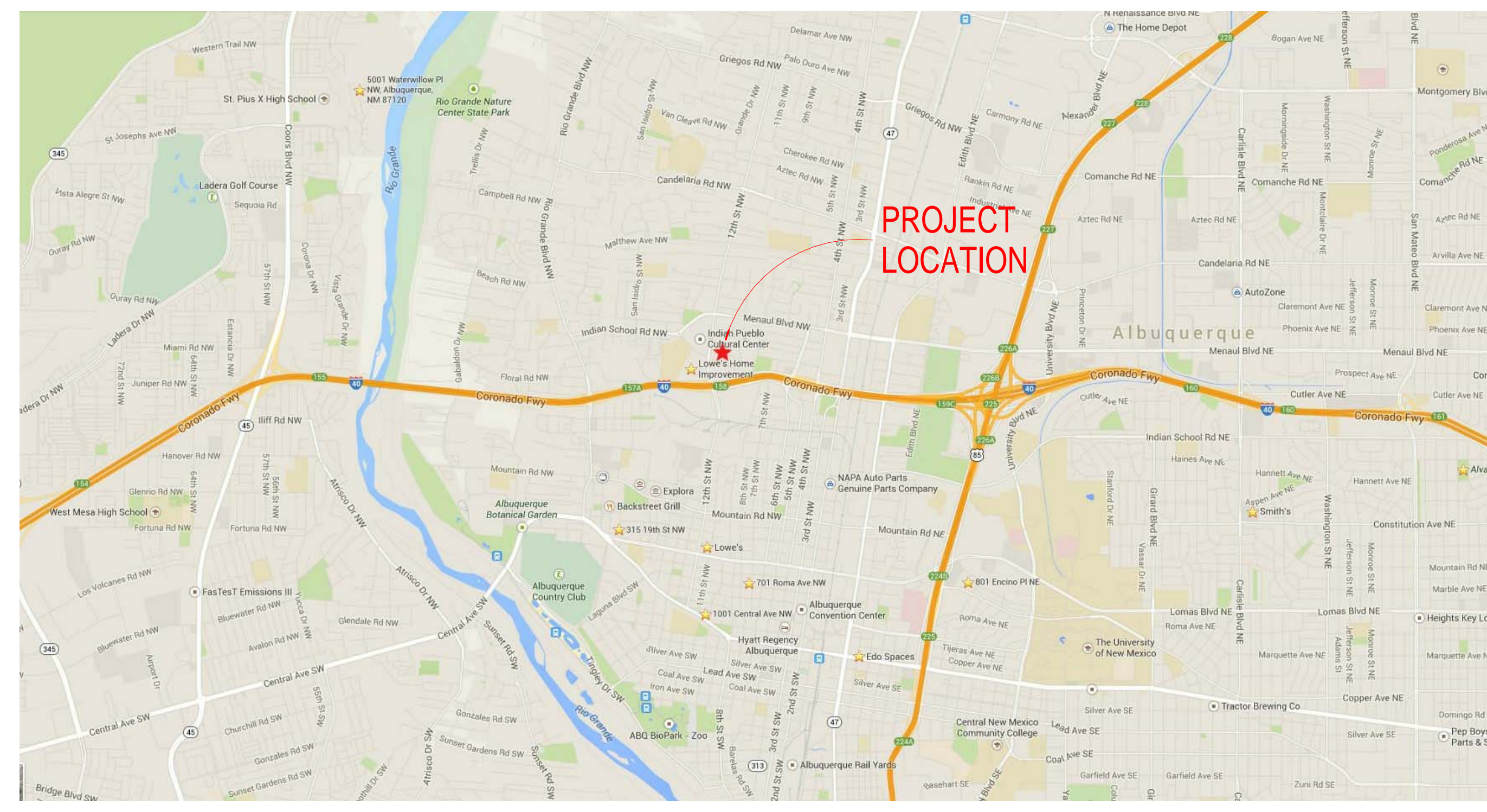
ADA SPACES REQUIRED FOR OFF-STREET PARKING SPACES (101 TO 300) 8 ADA SPACES  
ADA SPACES PROVIDED 8 ADA

**MOTORCYCLE SPACES REQUIRED** 4 SPACES  
**PROVIDED MOTORCYCLE SPACES** 5 SPACES

**BIKE SPACES (BUILDING B):**  
1 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

## Revision Schedule

No	Date	Description
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