AIS MASTER PLAN PHASE 1 - BUILDING A
2100 12TH STREET ALBUQUERQUE NM
MAY 15, 2015
DRB SUBMISSION

CONSULTANTS

Architect   Engineer

DRB SUBMITTAL

AIS MASTER PLAN PHASE 1

2400 12TH STREET
ALBUQUERQUE NM 87104

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

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PROJECT DIRECTORY

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SCOPE:
3 PHASE RETAIL PROJECT FOR THREE BUILDNGS (PHASED) FOR FUTURE COMERCIAL AND/OR RETAIL SPACES. INCLUDING PATIOS, PEDESTRIAN WALKS, ASPHALT PARKING AND SITE AMENITIES. THE INITIAL PHASE 1 WILL BUILD ONLY BUILDING A (4,000 SF) AND THE MAJORITY OF THE SITE AMENITIES (E.G. WALKS CURBS, LANDSCAPING) EXCEPT AT THE TWO DESIGNTATED. FUTURE BUILDING LOCATIONS (BUILDING B & 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

BUILDING A:

	GSF
GROUND FLOOR	4,000
PATIO	1,900

FUTURE BUILDING B: (PHASE II)

	GSF
GROUND FLOOR	4,000 - 6000

FUTURE BUILDING C: (PHASE III)

	GSF
GROUND FLOOR	4,000 - 6000

TOTAL BUILDINGS GSF: 12,000 - 16,000 GSF (PHASE 1 THROUGH 3)

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

BUILDING COVERAGE   12,000 - 16,000 GSF (8% - 11%)

TOTAL LOT AREA LESS
BUILDING AREA: PHASE A   150,577 - 12,000 =138,577 SF
FUTURE PHASE B & C   150,577 - 16,000 =134,577 SF

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

REFUGE AREA: (TRASH)   260 X 2 = 520 SF
SERVICE AREA: (PHASE I ONLY)   120 SF

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

TOTAL LANDSCAPE PERCENTAGE: REFER TO LANDSCAPE DWGS.

TOTAL REQUIRED SPACES:

RETAIL AND SERVICE USES UNLESS OTHERWISE SPECIFIED IN THIS SECTION: ONE SPACE PER 200 SQUARE FEET FOR THE FIRST 15,000 SQUARE FEET OF NET LEASABLE AREA.

RESTAURANT, BAR: ONE SPACE FOR EACH FOUR SEATS FOR ESTABLISHMENTS WITHOUT A FULL SERVICE LIQUOR LICENSE; OTHERWISE ONE SPACE PER THREE PERSONS OF PERMITTED FIRE OCCUPANCY LOAD.

ALL RETAIL (BUILDING A, B, C)
16,000 / 200 = 80 PARKING SPACES REQUIRED FOR ALL RETAIL

ONE RESTAURANT & TWO RETAIL (BUILDING A, C)
FLOOR AREA OCCUPANT

A-2   15 SF
KITCHEN   200 SF

FUTURE RESTAURANT 4000 - 6000 SF
3000 / 15 =   200 OCCUPANTS
1000 / 200 =   5 OCCUPANTS

TOTAL 205 OCCUPANTS

200 / 3 PER TABLE = 67 PARKING SPACES

FUTURE RESTAURANT 6000 SF
4000 / 15 =   267 OCCUPANTS
2000 / 200 =   10 OCCUPANTS

267 / 3 PER TABLE = 89 PARKING SPACES
10,000 / 200 = 50 PARKING SPACES

139 PARKING SPACES REQUIRED
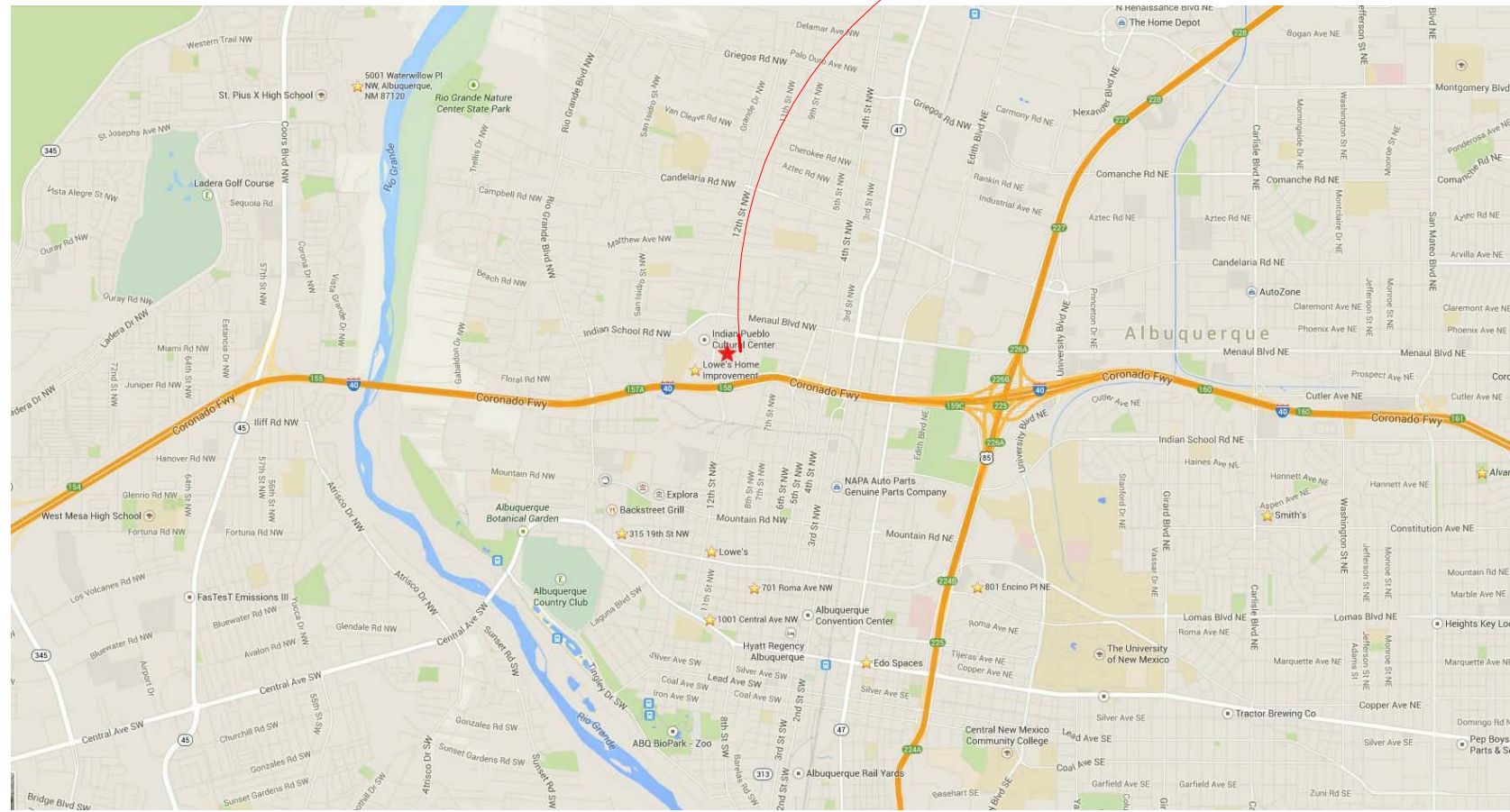145 PARKING SPACES PROVIDED

PROXIMITY TOWARDS BUS STOP   10% DISCOUNT
14.5 SPACE DISCOUNT (NOT APPLIED)

TOTAL REQUIRED: 145 - 14 = 131 SPACES

TOTAL PROVIDED SPACES:
STANDARD SPACES   118 (20 X 9 OR EQUIVALENT)
SMALL CAR SPACES   19 (8%)
HANDICAP SPACES   8

TOTAL PROVIDED: 145 SPACES

MOTORCYCLES SPACES: 3 REQUIRED
5 PROVIDED

BIKE SPACES:
1 BIKE SPACE PER 20 PARKING =   7.25 SPACES
SPACES PROVIDED: 15

PROJECT LOCATION

VICINITY MAP/LOCATION MAP
NTS

No	Date	Description
		Revision Schedule

ISSUE: DES DEV
PROJECT NUMBER: 1513
FILE: 0000G-001.RVT
DRAWN BY: DSJ
CHECKED BY: RH
DATE: 03/30/15

SHEET TITLE

COVER SHEET, PROJECT DIRECTORY

G-001