

# DEPT. OF VETERAN AFFAIRS COOPERATIVE STUDIES

ALBUQUERQUE, NEW MEXICO

## VA PHARMACY PROPOSED ADDITION

### ARCHITECT

DCSW ARCHITECTS, INC.  
320 CENTRAL AVENUE SW  
ALBUQUERQUE, NM 87102  
(505) 843-9639  
CONTACT: MARC E. SCHIFF, A.I.A.  
LOUIE L. MARTINEZ

### STRUCTURAL ENGINEER

WALLA ENGINEERING  
6100 INDIAN SCHOOL ROAD NE  
SUITE 210  
ALBUQUERQUE, NM 87110  
(505) 881-3008  
CONTACT: MIKE WALLA  
LARRY KENNEDY

### CIVIL ENGINEER

MARK GOODWIN AND ASSOCIATES  
8916 ADAMS NE  
ALBUQUERQUE, NM 87110  
(505) 828-2200  
CONTACT: MARK GOODWIN

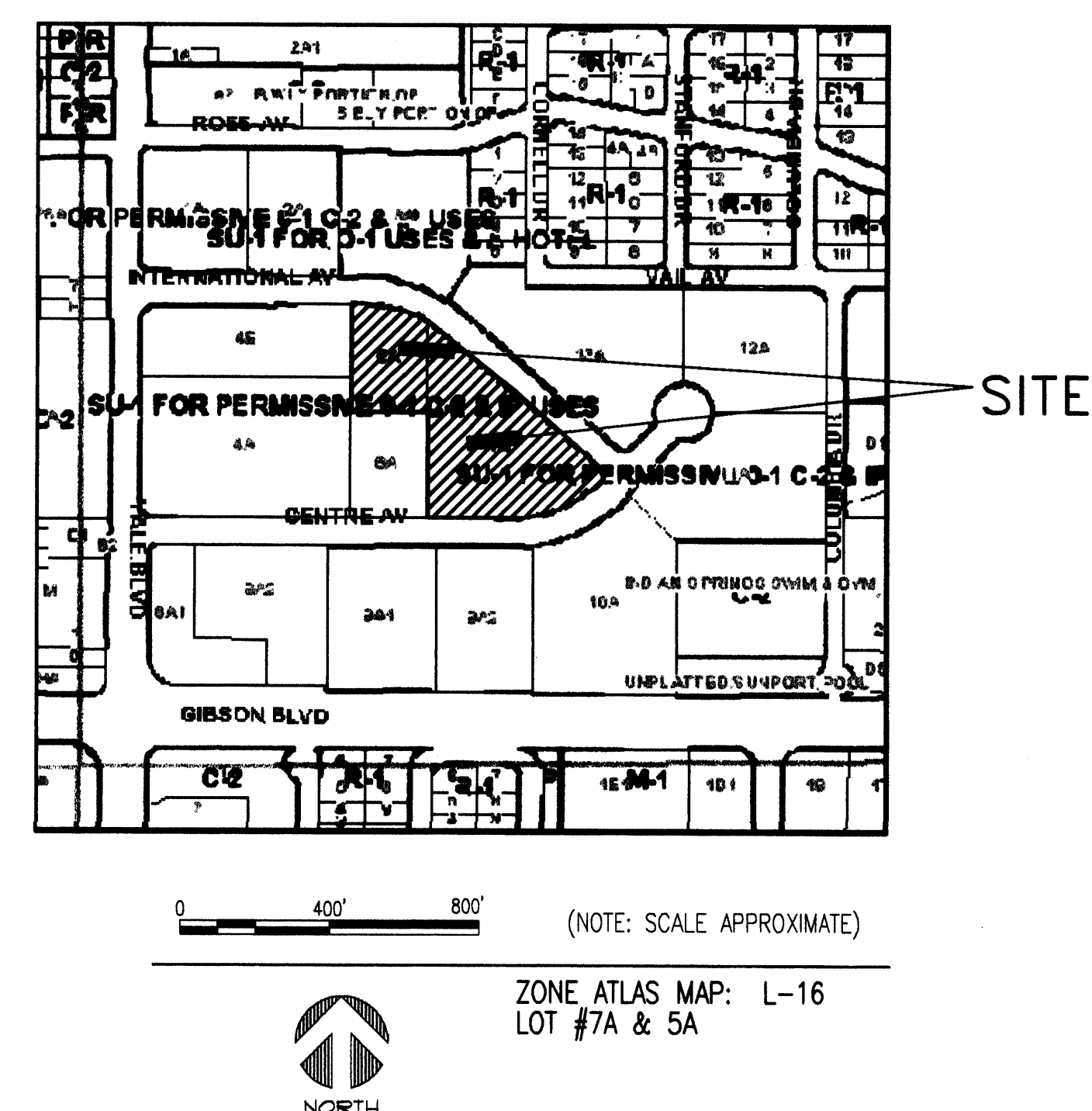
### MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER

CCI - ENGINEERING  
320 CENTRAL AVENUE SW  
SUITE 102  
ALBUQUERQUE, NM 87102  
(505) 242-8046  
CONTACT: JOHN G. KOSANOVICH

### LANDSCAPE ARCHITECT

HILLTOP LANDSCAPE ARCHITECTS  
AND CONTRACTORS  
7909 EDITH BLVD NE  
ALBUQUERQUE, NM 87113  
(505) 898-9690  
CONTACT: CARRIE DENTON

### VICINITY MAP



ZONING: SU-1 (SPECIAL USE) FOR  
IP USES

OCCUPANCY: OFFICE, MANUFACTURING,  
AND WAREHOUSE

CONSTRUCTION  
TYPE: II-N

### DRAWING INDEX:

GENERAL INFORMATION:  
G-000 TITLE SHEET

CIVIL:  
C-301 GRADING & DRAINAGE PLAN  
C-302 UTILITY PLAN

LANDSCAPE:  
L-1 LANDSCAPE PLAN

ARCHITECTURAL:  
A-SPO1 OVERALL SITE PLAN  
A-201 EXTERIOR ELEVATIONS  
A-501 ARCHITECTURAL SITE DETAILS

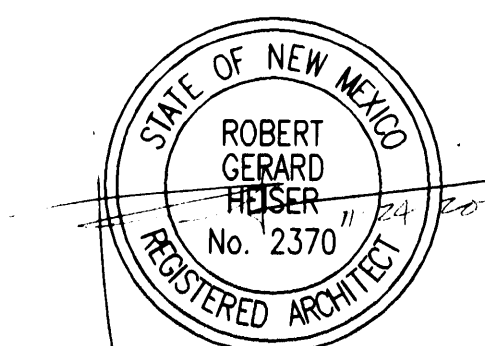


DESIGN COLLABORATIVE SOUTHWEST, INC.  
320 Central Ave., SW, Albuquerque, NM 87102  
505.843.9639 Fax: 505.843.9683  
Web Site: www.dcswwarchitects.com  
E-Mail: dcsww@dcswwarchitects.com

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### CONSULTANTS

Architect Engineer



### VA PHARMACY ADDITION

2401 CENTRE AVENUE SE  
ALBUQUERQUE, NM

PROJECT # 1002873

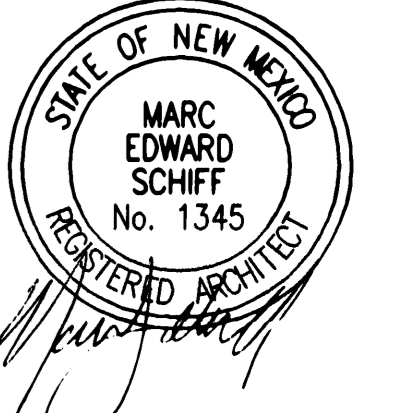
PROJECT NUMBER: 1002873 / EPC # 03EPC-01324	03 DRB-01975
<i>NA Michael Holton</i>	12-10-03
SOLID WASTE DEPARTMENT	DATE
<i>NA</i>	
ENVIRONMENTAL HEALTH DEPT	DATE
<i>Bill Dine</i>	12-10-03
REGISTERED ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Christine Sandoval</i>	12/10/03
PARKS AND GENERAL SERVICES DEPT	DATE
<i>Roger A. Sherr</i>	12/10/03
PUBLIC WORKS, WATER UTILITIES DIVISION	DATE
<i>Bill Dine</i>	12-10-03
CITY ENGINEER, ENGINEERING DIVISION/AMAFOM	DATE
<i>NA</i>	
FIRE MARSHALL	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
<i>Steven Milton</i>	12/10/03
CITY PLANNER, ALBUQUERQUE CITY ENGINEER COUNCIL PLANNING DIVISION	DATE

MARK	DATE	DESCRIPTION
ISSUE:		DRB SUBMITTAL
PROJECT NO:		0317
CAD DWG FILE:		0317G-000.DWG
DRAWN BY:		LLM
CHECKED BY:		RGH
DATE:		11/18/03

SHEET TITLE  
TITLE SHEET

G-000  
sheet of sheets

Architect	Engineer



**VA PHARMACY ADDITION**

2401 CENTRE AVENUE SE  
ALBUQUERQUE, NM

**LAND USE DATA FOR PROPOSED ADDITION- TRACT 5A**

LEGAL DESCRIPTION: TRACT 5A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE AND STORAGE WAREHOUSE

BUILDING SQ. FOOTAGE:  
TOTAL GROSS SF: 20,611 SF  
TOTAL NET USEABLE SF: 19,789 SF

TOTAL LAND AREA: 52,387.5 SF (1.20 ACRES)  
MAXIMUM F.A.R.: 35% (18,335.6 SF)  
PROPOSED BUILDING FOOTPRINT TOTAL: 20,611 SF

TOTAL LOT AREA LESS BUILDING AREA: 31,776.5 SF  
TOTAL PARKING LOT AREA: 9,870.8 SF  
TOTAL LANDSCAPE AREA: 15,847 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 30.0%

**PARKING CALCULATIONS FOR TRACT 5A**

OFFICE USES : 2,700 SF @ 1:200 SF = 14 SPACES  
MANUFACTURING USES: 0 SF @ 1:1000 SF = 0 SPACES  
WAREHOUSE USES : 17,100 SF @ 1:2000 SF = 9 SPACES

TOTAL PARKING REQUIRED : 23  
TOTAL HC PARKING REQ'D : 2  
TOTAL PARKING PROVIDED : 21  
STANDARD STALL (9'x18') : 21  
HANDICAP PARKING (13'x18') : 2

LIGHTING (1/2) : PARKING LOT AREA - 1.5 F.C. MIN.  
LIGHT POLE 16' HEIGHT MAX.

BIKE SPACES REQUIRED (1/20 CAR SPACES) :  
BIKE SPACES REQUIRED : 2  
BIKE SPACES PROVIDED : 2

**PARKING CALCULATIONS (EXISTING)- TRACT 7A**

OFFICE USES : 14,800 SF @ 1:200 SF = 74 SPACES  
MANUFACTURING USES: 15,000 SF @ 1:1000 SF = 15 SPACES  
WAREHOUSE USES : 16,200 SF @ 1:2000 SF = 9 SPACES

TOTAL PARKING REQUIRED : 98  
TOTAL HC PARKING REQ'D : 4  
TOTAL PARKING PROVIDED : 98  
STANDARD STALL (9'x20') : 94  
HANDICAP PARKING (13'x20') : 4

ZONING EXISTING : SU-1 FOR I-P  
PROPOSED ZONING : SU-1 FOR I-P

LIGHTING (1/2) : PARKING LOT AREA - 1.5 F.C. MIN.  
LIGHT POLE 25' HEIGHT MAX.

**LAND USE DATA**

LEGAL DESCRIPTION: TRACT 7A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE, MANUFACTURING, AND STORAGE WAREHOUSE

ZONING EXISTING : SU-1 FOR I-P  
PROPOSED ZONING : SU-1 FOR I-P

BUILDING SQ. FOOTAGE:  
TOTAL GROSS SF: 68,582 SF  
TOTAL NET USEABLE SF: 65,789 SF

TOTAL LAND AREA FOR LOT 5A & 7A: 189,588.4 SF (4.3524 ACRES)  
EXISTING MAXIMUM F.A.R.: 35% (66,356.3 SF)  
PROPOSED BUILDING FOOTPRINT TOTAL: 68,582 SF

TOTAL LOT AREA LESS BUILDING AREA: 121,007 SF  
TOTAL PARKING LOT AREA: 57,160.1 SF  
TOTAL LANDSCAPE AREA: 54,069.6 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 28.5%

**LAND USE DATA (EXISTING)- TRACT 7A**

LEGAL DESCRIPTION: LOT 7A, YALE BUSINESS PARK  
PROPOSED USE: OFFICE, MANUFACTURING, AND STORAGE WAREHOUSE

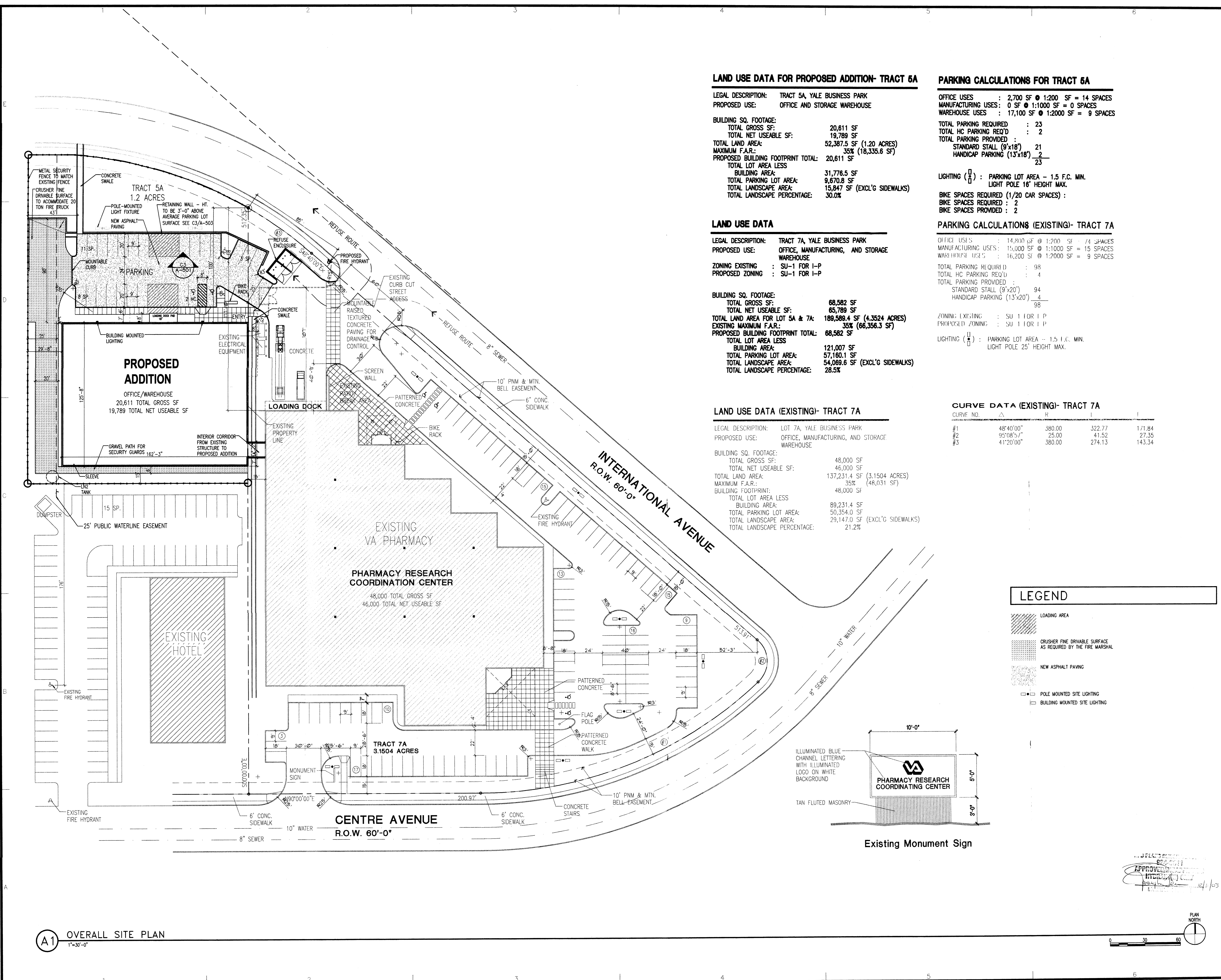
BUILDING SQ. FOOTAGE:  
TOTAL GROSS SF: 48,000 SF  
TOTAL NET USEABLE SF: 46,000 SF

TOTAL LAND AREA: 137,231.4 SF (3.1504 ACRES)  
MAXIMUM F.A.R.: 35% (48,031 SF)  
BUILDING FOOTPRINT: 48,000 SF

TOTAL LOT AREA LESS BUILDING AREA: 89,231.4 SF  
TOTAL PARKING LOT AREA: 50,354.0 SF  
TOTAL LANDSCAPE AREA: 29,147.0 SF (EXCL'G SIDEWALKS)  
TOTAL LANDSCAPE PERCENTAGE: 21.2%

**CURVE DATA (EXISTING)- TRACT 7A**

CURVE NO.	Δ	R	L	P
#1	48°40'00"	380.00	322.77	171.84
#2	95°08'57"	25.00	41.52	27.35
#3	41°20'00"	380.00	274.13	143.34



**LEGEND**

- LOADING AREA
- CRUSHER FINE DRIVABLE SURFACE AS REQUIRED BY THE FIRE MARSHAL
- NEW ASPHALT PAVING
- POLE MOUNTED SITE LIGHTING
- BUILDING MOUNTED SITE LIGHTING

**A1 OVERALL SITE PLAN**  
1"=30'-0"

