



DESIGN 2 FUNCTION, LLC

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Site Plan for Building Permit Reason for Request

3/28/18

The Owner of the property, Vitality Works, requests Site Plan for Building Permit approval for a building addition of approximately 35,575 sq. ft. This addition will consist of a new warehouse of 35,003 sq. ft. and a new air compressor room of 572 sq. ft. both of which will be added onto the south face of the existing building.

The existing building is approximately 103,596 sq. ft. Our request for 35,575 sq. ft. expansion, is below the previously approved expansion area shown on the Site Development Plan, Z-73-41-2 dated 1/23/1980 which shows 2 future phases of 94,000 sq. ft. each. The Notification of Decision allows future site development plans to be submitted to the Planning Director for review and approval.

Our existing parking plan provides more than the required number of spaces. We have shown new motorcycle parking spaces and adjusted the accessible parking spaces to meet current design guidelines to provide an access aisle between the rows of parking so users do not travel behind parked vehicles.

We have added street trees based on the comments received at our PRT on 3/13/18. Our plan also shows the extent of existing landscaping that is in compliance with the 15% net site stated in our PRT meeting.

We have added sidewalks along Bluewater both detached (5' minimum width) and attached (6' width) as discussed with Racquel Michel with Transportation based on the PRT comments. The use of the 6' attached sidewalk is to avoid removing existing landscaping in the area in front of the building.

The exterior elevations of the new addition will utilize the same colors and textures as the existing building.

Based on the information above, we believe that this request is compliant with the approved Site Development Plan.

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Nicholas A. Pirkel
Project Manager - Agent