From: <u>Dave Aube</u>
To: <u>Webb, Robert L.</u>

Cc: Shannon VanDusen; Emily Brudenell

Subject: Re: 1300 Britt

Date: Friday, May 26, 2023 10:41:35 AM

Attachments: image.png

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f8a72e7d-2df9-4308-9a44-95579fc7eecb.png

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[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Robert

Thanks for the questions.

As far as the Landscaping, we are proposing a reduction of 735 sf. We are required a total of 4011 sf, and will still have 8,435 sf on site.

Below are images from the AA we submitted that identify the required and provided totals. The image with the red revision clouds is the proposed condition. The black and white image is from the Site Plan from 2009.

As you can see the Net Lot area was slightly reduced (thus reducing the required sf). We are still well above the required and have reduced the provided landscaping by less than 10% (actually 8.2%).

LANDSCAPING AREA REDUCTED BY PROJECT BY 752 SF

NEW 6" STAND-UP CURB TO MATCH EXISTING, TYP.



SITE PLAN

NEW SITE AREA LIGHTS SHALL BE POLE MOUNTED AND LIGHT PARKING AREAS WITHOUT SHINING ON TO ADJACENT SITES. PARKING LIGHTS - 20'-0" ABOVE PARKING LOT. SEE DETAIL B3/4a of 5

TOTAL LOT AREA

44,033 SQUARE FEET, 1.01 ACRE (2.018 ACRES TOTAL INCLUDING EXISTING ADJACENT LOT)

NET LOT AREA

26,940 SQUARE FEET (63,092 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

TOTAL PARKING & PAVED AREA

24,213 SQUARE FEET (38,424 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

TOTAL LANDSCAPE AREA REQUIRED

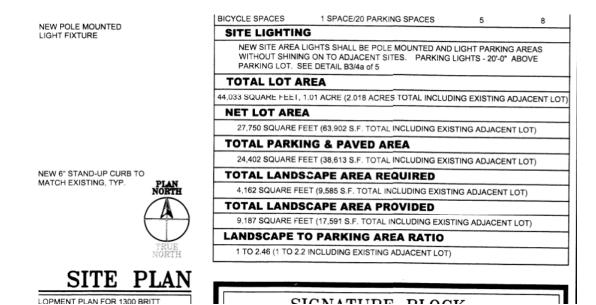
4C11 SQUARE FEET (9,434 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

TOTAL LANDSCAPE AREA PROVIDED

8,435 SQUARE FEET (16,839 S.F. TOTAL INCLUDING EXISTING ADJACENT LOT)

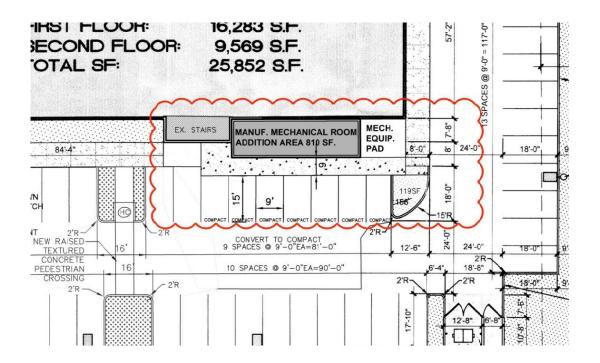
LANDSCAPE TO PARKING AREA RATIO

1 TO 2.87 (1 TC 2.23 63,092 INCLUDING EXISTING ACJACENT LOT)



As far as the parking, we are simply converting the standard parking stalls (8.5x18) to compact parking stalls (8.5x15) to give a little more room for the building addition.

The total number of compact spaces on the site will be 7 out of the required and provided 101. IRST FLOOR: 16,283 S.F. 57:-2" ECOND FLOOR: 9,569 S.F. .0-,6@ **'OTAL SF:** 25,852 S.F. 13 SPACES 364 24'-0" 8'-0" 84'-4" 47'-6" ã 18'-0' 22'-2" NEW 6" TURN-DOWN 80 156 SIDEWALK TO MATCH .CF HC EXISTING, TYP. 2'R 2'R-**NEW RAISED** 24. 8 SPACES @ 9'-0" EA. = 72'-0" 24'-0" 6'-0' 12'-6" 18'-0 TEXTURED 2'R CONCRETE 16'-0 9 SPACES @ 9'-0" = 81'-0" 18'-8" PEDESTRIAN CROSSING -2'R 18'-0'



PARKING			
SPECIFIC USE	PARKING REQUIREMENT	GROSS AREA	NUMBER REQUIRED
PHASE I (EXISTING)			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	4,630 GSF	23
	1 SPACE/300 SF (SECOND FLOOR)	7,296 GSF	24
MANUFACTURING	1 SPACE /1000 SF	3,000 GSF	3
PHASE II ADDITION			
OFFICE	1 SPACE/300 SF (SECOND FLOOR)	1,408 GSF	5
MANUFACTURING	1 SPACE /1000 SF	1,408 GSF	1
PHASE III EXPANSION			
OFFICE	1 SPACE/200 SF (FIRST FLOOR)	1,627 GSF	8
	1 SPACE/300 SF (SECOND FLOOR)	9,569 GSF	32
MANUFACTURING	1 SPACE /1000 SF	11 332 GSF	11
WAREHOUSE	1 SPACE /2000 SF	4,424 GSF	2
TOTAL RE	EQUIRED = 109 LESS 10% REDUCTION	FOR BUS ROUTE	98
		OTAL PROVIDED	101
SPECIFIC USE	PARKING REQUIREMENT	NUMBER REQUIRED	NUMBER PROVIDED
HANDICAP SPACES	PER TABLE	4	8
MOTORCYCLE SPACES	PER TABLE	3	4
BICYCLE SPACES	1 SPACE/20 PARKING SPACES	5	8

Lastly, I am attaching the Elevations for your review.

Please let me know if you have any questions or concerns. Looking forward to hearing from you. Cell 505-463-4503. Thanks Dave
On Thu, May 25, 2023 at 4:24 PM Webb, Robert L. < <u>rwebb@cabq.gov</u> > wrote:
1300 Britt
Hello David.
I had a couple questions on the AA submittal.
*Landscaping is being reduced.
Will it still meeting the standards of the original plan?
Or are you adding in another area?
*Parking is being reduced
Will it still meeting the standards of the original plan?
*For the façade design, will the addition match the existing building?
Please include elevations.
Send updated docs/drawings and we can add them to the file.
Thank you,
Robert



ROBERT WEBB

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