

From: [Dave Aube](#)
To: [Webb, Robert L.](#)
Cc: [Shannon VanDusen](#); [Emily Brudenell](#)
Subject: Re: 1300 Britt
Date: Friday, May 26, 2023 10:41:35 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[f8a72e7d-2df9-4308-9a44-95579fc7eecb.png](#)
[image.png](#)
[A201.pdf](#)

[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%).

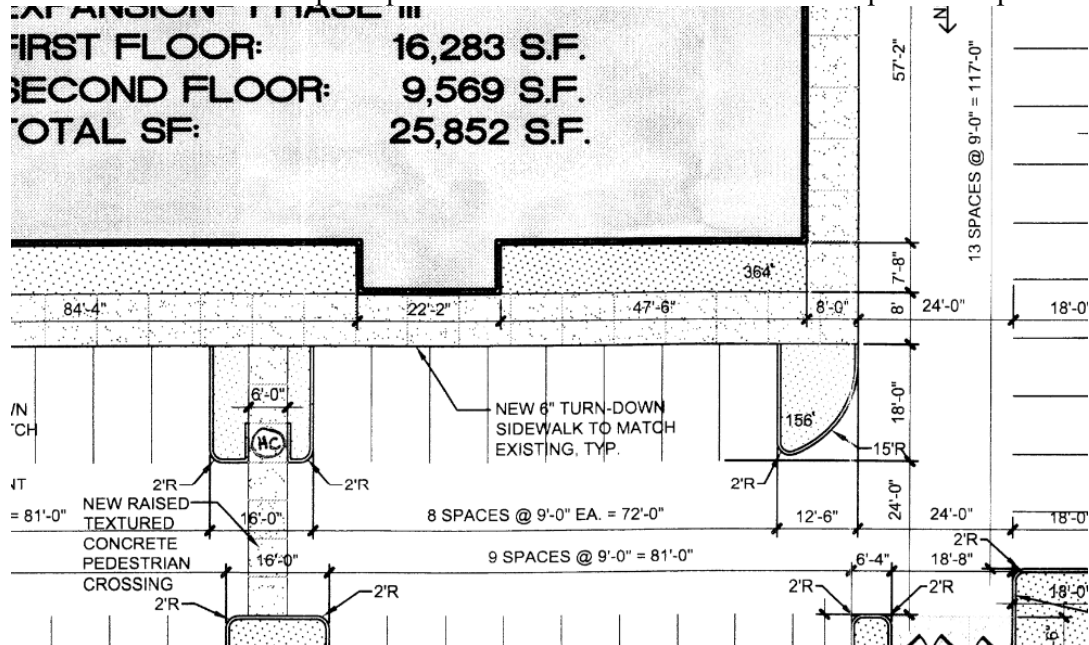
LANDSCAPING AREA
REDUCTED BY PROJECT
BY 752 SF

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	
4011 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 TO 2.23 63,092 INCLUDING EXISTING ADJACENT LOT)	



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. <rwebb@cabq.gov> 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



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