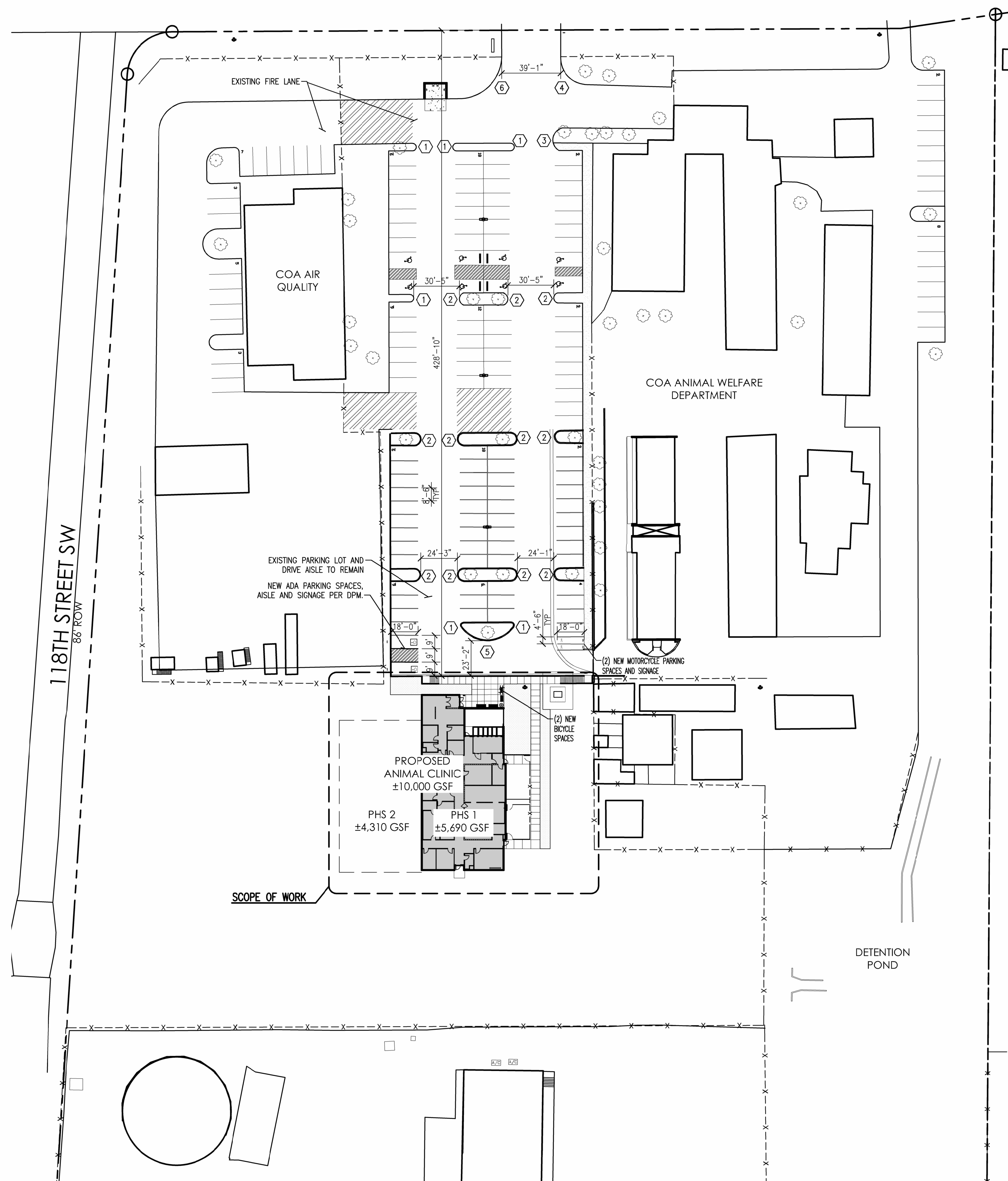


SUNSET GARDENS ROAD SW



PARKING CALCULATIONS

PER IDO SECTION 5-5(C)(1)(G) OFF-STREET PARKING CALCULATION:
 WHEN A CALCULATION OF REQUIRED PARKING SPACES RESULTS IN A FRACTION OF A SPACE, THE NUMBER OF REQUIRED PARKING SPACES SHALL BE **ROUNDED DOWN** TO THE NEAREST WHOLE NUMBER.

PER TABLE 5-5-1 OFF-STREET PARKING REQUIREMENTS:
 EXISTING BUILDINGS REQUIRED PARKING
 COA ANIMAL WELFARE DEPARTMENT (KENNELS)
 2.5 SPACES / 1,000 SF = 2.5 X 26,138 SF = 65 PARKING SPACES REQUIRED
 COA AIR QUALITY CONTROL (OFFICE)
 3.5 SPACES / 1,000 SF = 3.5 X 9,610 SF = 33 PARKING SPACES REQUIRED

NEW CONSTRUCTION REQUIRED PARKING (VETERINARY HOSPITAL)
 2.5 SPACE / 1,000 SF = 2.5 X 5,690 SF = 14 PARKING SPACES REQUIRED
 EXISTING + NEW CONSTRUCTION REQ PARKING = 112 PARKING SPACES REQUIRED

PROVIDED PARKING:

STANDARD SPACES (EXISTING)	= 139
ADA SPACES (EXISTING)	= 8 (3 VAN)
ADA SPACES (NEW)	= 2 (1 VAN)
TOTAL SPACES PROVIDED	= 149 PARKING SPACES PROVIDED

REQUIRED ADA ACCESSIBLE PARKING SPACES:
 PER IDO 5-5-(C)(8)(a); WITHIN THE OFF-STREET PARKING REQUIREMENTS OF TABLE 5-5-1 AND AS ADJUSTED BY SECTION 14-16-5-5(C)(5), 3. - (PARKING REDUCTIONS) - ACCESSIBLE PARKING SHALL BE PROVIDED FOR ALL MULTI-FAMILY AND NON-RESIDENTIAL USES AS REQUIRED BY THE FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAG) AND NEW MEXICO STATUTES ANNOTATED, AS AMENDED.

PER ADAAG:
 TOTAL PARKING IN LOT: 101-150,
 5 ADA ACCESSIBLE PARKING SPACE (1 VAN) SHALL BE PROVIDED.
 PROVIDED: 10 ADA ACCESSIBLE PARKING SPACES.

REQUIRED MOTORCYCLE SPACES:
 PER 5-5(D) MOTORCYCLE PARKING, MINIMUM REQUIRED MOTORCYCLE PARKING SHALL BE CALCULATED BASED ON THE TOTAL NUMBER OF REQUIRED OFF-STREET PARKING SPACES, AFTER REDUCTIONS, CREDITS, AND ALLOWANCES. PER TABLE 5-5-4, FOR

REQUIRED SPACE (1-25 FOR ANIMAL CLINIC)	= 1 SPACE
PROVIDED MOTORCYCLE SPACES	= 2 SPACES

REQUIRED BICYCLE SPACES:
 PER TABLE 5-5-5, FOR NON-RESIDENTIAL USE, BICYCLE PARKING SHALL BE 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.

REQUIRED SPACES: 10% OF 14 (ANIMAL CLINIC)	= 2 SPACES
PROVIDED BICYCLES SPACES:	= 2 SPACES

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A NEW ANIMAL CLINIC TO BE CONSTRUCTED ADJACENT TO THE CITY OF ALBUQUERQUE'S WESTSIDE ANIMAL SHELTER. THIS PROJECT IS THE FIRST PHASE OF A TWO-PHASE PROJECT, THE SECOND PHASE BEING AN EXPANSION OF THE CLINIC. THE 5,886SF BUILDING IS CONSIDERED NON-COMBUSTIBLE AS BOTH THE EXTERIOR AND INTERIOR WALLS CONSIST OF CMU TO 3'-4" ABOVE THE SLAB, FOR DURABILITY OF THE BUILDING, AND METAL STUD FRAMING ABOVE. THE ROOF FRAMING CONSISTS OF STEEL BAR JOISTS AND METAL DECK, WITH BOTH PVC ROOFING AND LOW-SLOPE STANDING SEAM METAL ROOFING.

THE SCOPE OF THE WORK WILL INCLUDE ALL WORK NECESSARY FOR A COMPLETE PROJECT INCLUDING, BUT NOT LIMITED TO; NEW EXTERIOR STUCCO SYSTEMS ON STUD FRAMING, GYPSUM BOARD PARTITIONS, ALUMINUM STOREFRONT, HOLLOW METAL DOORS AND FRAMES, FIBERGLASS DOORS AND FRAMES, POLISHED CONCRETE THROUGHOUT, LED LIGHT FIXTURES, POWER DISTRIBUTION THROUGHOUT, ROOFTOP MECHANICAL EQUIPMENT AND DUCT DISTRIBUTION, PLUMBING FIXTURES THROUGHOUT, EPOXY PAINT THROUGHOUT, AND NEW ANIMAL CARE EQUIPMENT. INSULATION WILL BE PROVIDED IN EXTERIOR WALLS AND ROOF SYSTEMS TO MEET THE CURRENT ENERGY CODES.

THE PROJECT IS LOCATED ON THE SOUTH END OF THE EXISTING PARKING LOT THAT IS UTILIZED BY THE ANIMAL SHELTER AND OTHER CITY AGENCIES. THE NEW CLINIC WILL UTILIZE THE EXISTING LOT, AS WELL, FOR CLIENTS AND STAFF. THE EXTENT OF THE SITE WORK INCLUDES GRADING AROUND THE PROPOSED BUILDING, NEW SIDEWALKS BETWEEN THE EXISTING PARKING LOT AND THE NEW CLINIC, NEW WALKING PET YARDS AND A SMALL NEW STORMWATER POND. THE REMAINDER OF THE SITE IS TO BE PRESERVED FOR FUTURE DEVELOPMENT.

NEW UTILITIES ARE PROVIDED TO THE NEW CLINIC, INCLUDING A NEW DOMESTIC WATER LINE AND A NEW FIRE LINE TO A NEW HYDRANT FROM A CONNECTION IN 118TH STREET, NEW SANITARY SEWER CONNECTION WITHIN THE EXISTING PARKING LOT, A NEW GAS LINE, NEW FIBEROPTIC COMMUNICATION FROM THE EXISTING ANIMAL SHELTER AND A NEW ELECTRICAL TRANSFORMER FOR NEW POWER TO BOTH PHASES OF THE PROPOSED BUILDING.

THE BUILDING WILL NOT INCLUDE A FIRE SPRINKLER SYSTEM. HOWEVER, A NEW FIRE HYDRANT IS PLANNED NEAR THE FRONT OF THE BUILDING.

CODE DATA

BUILDING ADDRESS:	11800 SUNSET GARDENS RD SW ALBUQUERQUE, NEW MEXICO 87121
LEGAL DESCRIPTION:	TRACT A PLAT OF WESTSIDE SATELLITE CENTER CONT 28.8182 AC +-
UPC:	100805610021730602
ACRES:	28.82
CONSTRUCTION TYPE:	TYPE II-B
SQUARE FOOTAGE:	TOTAL PROPOSED BUILDING: ±10,000 GROSS SF PHASE 1 SQUARE FOOTAGE: 5,890 GROSS SF
OCCUPANCY TYPE:	BUSINESS
OCCUPANT LOAD:	49 OCCUPANTS

RADIUS INFORMATION:
 ALL RADII ARE EXISTING TO REMAIN AND ARE THEREFORE APPROXIMATE

- ① = 2'-6"
- ② = 4'-6"
- ③ = 8'-6"
- ④ = 15'-6"
- ⑤ = 22'-6"
- ⑥ = 28'-6"

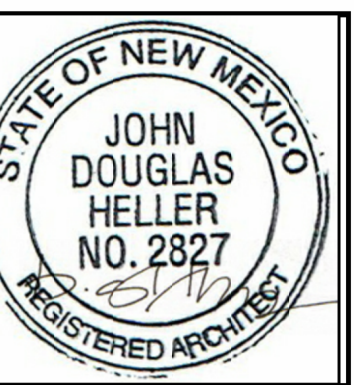
VICINITY MAP



SITE

DESCRIPTION
 BY
 DATE
 REV A A A A A

mullen heller
architecture



MULLEN HELLER
 ARCHITECTURE
 1719 CENTRAL AVE SW | STE. D
 ALBUQUERQUE, NM | 87109
 P | 505.268.4144
 F | 505.268.4244
 www.mullenheller.com

JOB NUMBER 25-03
 DRAWN BY LF
 PROJECT MGR JDH
 DATE 08-15-25
 PHASE TCL

PROJECT
 COA Westside Animal Shelter Clinic
 11800 Sunset Gardens Rd SW
 Albuquerque, NM 87121
 TITLE
 Traffic Control Layout

SHEET

TCL