

PROJECT NARRATIVE
PROJECT CONSISTS OF NEW PHASE 2, 7,536 S.F. TWO STORY ADDITION TO THE EXISTING PHASE 1 TWO STORY BUILDING. THE EXISTING PHASE 1 TWO STORY BUILDING. THE NEW PHASE 2 ONE ADDITION WILL MATCH THE EXIST PHASE 1 WOOD FRAME CONSTRUCTION WITH SIUCCO FINISH. ROOFING SYSTEM WILL BE TPO MEMBRANE ON ON OSB ROOF SHEATHING OVER PRE-ENGINEERED WOOD ROOF TRUSSES. THE PHASE 2 BUILDING WILL ALSO BE WITH AUTOMATIC SPRINKLER SYSTEM

TRAFFIC CIRCULATION
LAYOUT APPROVED
7/18/2024



VICINITY MAP
DESCRIPTION
TRACT A, OF MATCO TRACTS, A, AND B, ALBUQUERQUE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAN OF THE BERNALILLO COUNTY OF NEW MEXICO, ON JANUARY 25, 2009 IN MAP BOOK 2009C, FOLIO 22, 22818 ACRES
UPC # 10 055 1114 420220

PARKING REQUIREMENTS PER THE IDO - ZONE: MX-L
PHASE 1 AND PHASE 2 PARKING REQUIRED:
OFFICES = 3.5 SPACES/1,000 S.F. = 15,464 S.F. / 1,000 = 15.464 x 3.5 = 54 SPACES
DOMINATORY = 1 SPACES/75 UNITS = 44 UNITS / 3 = 14 SPACES
TOTAL PARKING REQUIRED = 68 SPACES (2 ADA SPACES)
TOTAL PARKING PROVIDED = 69 SPACES (INCLUDED 4 ADA)
MOTOR CYCLE PARKING REQUIRED = 100 SPACES = 3 SPACES
BICYCLE PARKING:
DOMINATORY 1 SPACE FOR EACH 3 UNITS = 42 UNITS/3 = 14 BICYCLE SPACES
NOTE: PER THE APPROVED ADMINISTRATIVE AMENDMENT DATED 11/02/2024, THE #3,2023,01,027 PROJECT WFR-2023-009-409 MODIFICATION TO THE SITE PARKING: INCREASE FROM 80 TO 91 PARKING SPACES. ADDITION OF A SECOND ACCESS POINT CHANGE IN USE FROM HOTEL TO VETERANS INTERGRATION CENTER. MODIFICATION PREVIOUSLY APPROVED BUILDING: REDUCTION IN BUILDING SIZE FROM 38,040 S.F. TO 34,495 S.F. NO CHANGES TO THE SITE HANDSPRING. CHANGES COMPLY WITH APPLICABLE IDO PROVISIONS

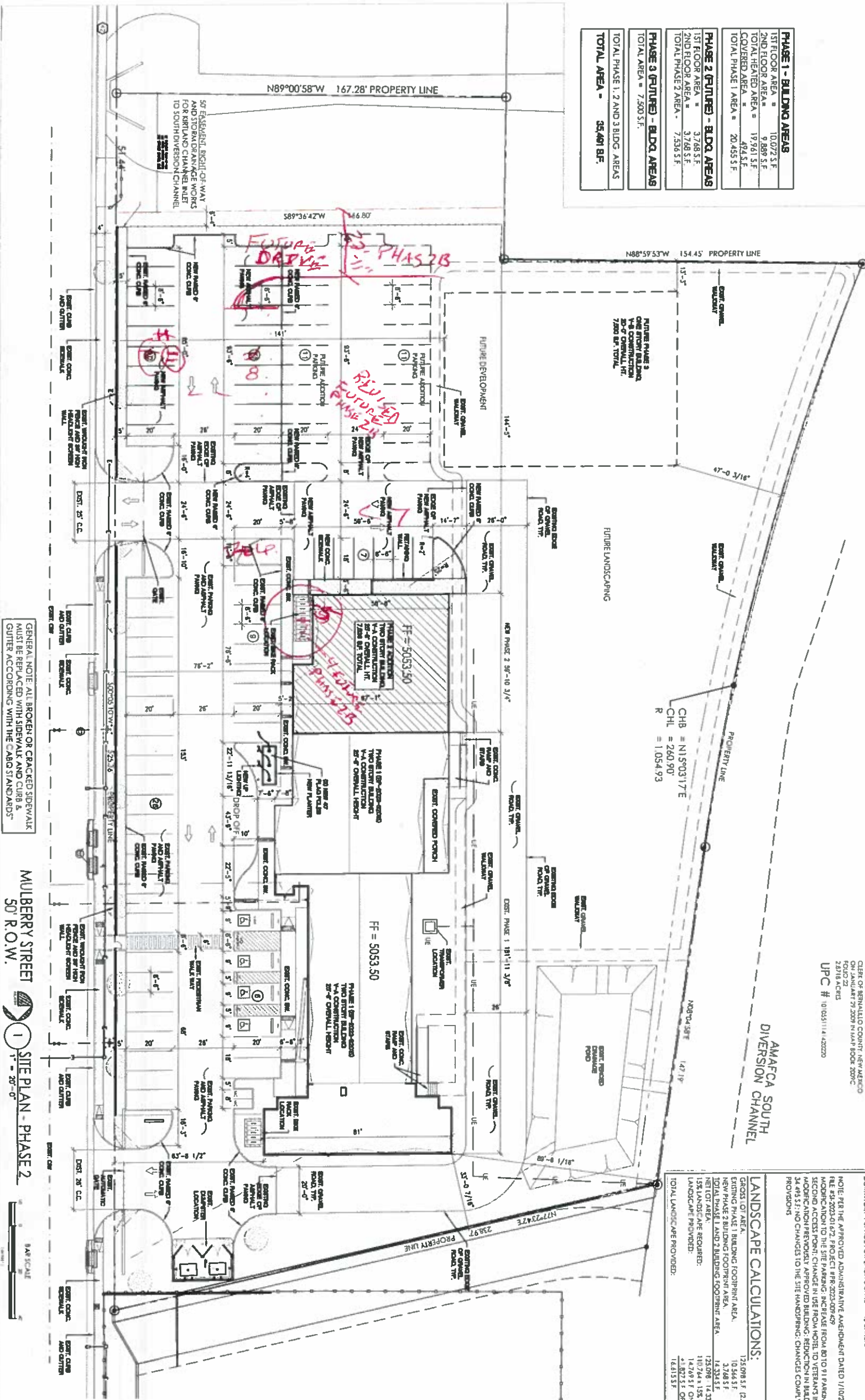
LANDSCAPE CALCULATIONS:
GROSS LOT AREA: 135,078 S.F. (3.27 ACRES)
EXISTING PHASE 1 BUILDING FOOTPRINT AREA: 10,566 S.F.
NEW PHASE 2 BUILDING FOOTPRINT AREA: 3,768 S.F.
TOTAL PHASE 1 AND 2 BUILDING FOOTPRINT AREA: 14,334 S.F.
NET LOT AREA: 123,078 S.F. (2.83 ACRES)
15% LANDSCAPE REQUIRED: 18,462 S.F. (0.42 ACRES)
LANDSCAPE PROVIDED: 14,769 S.F. (0.34 ACRES)
TOTAL LANDSCAPE PROVIDED: 14,769 S.F.
16,813 S.F.

PHASE 1 - BUILDING AREAS	
1ST FLOOR AREA =	10,072 S.F.
2ND FLOOR AREA =	9,899 S.F.
TOTAL HEATED AREA =	19,961 S.F.
COVERED AREA =	424 S.F.
TOTAL PHASE 1 AREA =	20,455 S.F.

PHASE 2 (FUTURE) - BLDG AREAS	
1ST FLOOR AREA =	3,768 S.F.
2ND FLOOR AREA =	3,768 S.F.
TOTAL PHASE 2 AREA =	7,536 S.F.

PHASE 3 (FUTURE) - BLDG AREAS	
TOTAL AREA =	7,500 S.F.

TOTAL PHASE 1, 2 AND 3 BLDG AREAS	
TOTAL AREA =	35,491 S.F.



GENERAL NOTE: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER ACCORDING WITH THE C&G STANDARDS

MULBERRY STREET
50' R.O.W.
SITE PLAN - PHASE 2

DATE: 06-25-2024
SHEET NUMBER: AS-1.00

REVISION DATE

STATE OF NEW MEXICO
REGISTERED ARCHITECT
No. 1240
4/29/2024

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VETERANS INTERGRATION CENTER
ARCH SITE PLAN - PHASE 2 BUILDING
2701 MULBERRY ST S.E.
ALBUQUERQUE, NM 87106
PROJECT #2171