

GENERAL NOTES

- MESILLA AVE. NE ABUTS THE PROPERTY AT THE WEST. MENAUL BLVD. NE ABUTS THE PROPERTY AT THE NORTH.
- CITY BUS ROUTE RUNS ALONG MENAUL BLVD. NE
- THERE IS AN EXISTING BIKE ROUTE CONNECTION SOUTH OF THE SITE AT CUTLER, AND A BIKE LANE EAST OF THE SITE ON PENNSYLVANIA
- IT IS ANTICIPATED THAT APPROXIMATELY 15,000 SF OF THE DEVELOPMENT WILL BE LEASED TO RESTAURANT TENANTS WITH THE BALANCE LEASED TO OTHER RETAIL USES. IT IS UNKNOWN WHICH PORTIONS OF WHICH BUILDINGS WILL HOUSE SPECIFIC USES AND/OR HOW MANY SEATS EACH RESTAURANT USE WILL REQUIRE. CALCULATIONS PROVIDED HERE ARE BASED ON A HYPOTHETICAL SCENARIO. THE APPLICANT REQUESTS THAT NO CAP BE PLACED ON ALLOWABLE RESTAURANT USES (OTHER THAN BY PARKING CAPACITY) SINCE MARKET CONDITIONS MAY DICTATE DIFFERENT COMBINATIONS OF USES FROM YEAR TO YEAR.
- ADJACENT DEVELOPMENT LOCATED ON PLAN IS APPROXIMATED FROM AN AERIAL PHOTOGRAPH. SURVEY INFORMATION FOR ADJACENT SITES WAS NOT AVAILABLE TO THE APPLICANT.
- OUTDOOR RESTAURANT SEATING WITHIN 75' OF A RESIDENTIAL ZONE SHALL NOT OPERATE PAST 10 P.M.
- SITE DEVELOPMENT PLAN SHALL COMPLY WITH COA ZONE CODE SECTION 14-16-3-18 GENERAL BUILDING AND SITE DESIGN REGULATIONS FOR NON-RESIDENTIAL USES.
- NO LIGHTING SHALL SHINE DIRECTLY ON PUBLIC R.O.W.S OR RESIDENTIAL PROPERTIES PER SECTION 14-16-3-9 COA ZONE CODE. LIGHT POLES WITHIN 100' OF RESIDENTIAL PROPERTIES SHALL NOT EXCEED 16'.
- AT A MINIMUM, THE USABLE OUTDOOR AREA SHALL CONSIST OF AN 8' WALKWAY ALONG THE MAIN FACADE OF EACH BUILDING WITH PUBLIC ENTRANCES, A 6' CLEAR PATH ON ALL WALKWAYS AND ANY OTHER USABLE PUBLIC OUTDOOR AREA INCLUDED IN THE LANDSCAPE PROVIDED. THE USABLE PUBLIC OUTDOOR AREA SHALL EXCLUDE PRIVATE OUTDOOR RESTAURANT SEATING.
- OUTDOOR AMENITIES WILL INCLUDE SEATING AND/OR DINING PATIOS ALONG PEDESTRIAN PATHS WITH BOLLARDS AND/OR OVERHEAD CANOPY LIGHTING, SURROUNDED BY DECIDUOUS SHADE TREES AND SHRUBS SELECTED TO PROVIDE YEAR-ROUND COLOR AND INTEREST.
- ALL ROOF TOP AND/OR GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER SECTION 14-16-3-18 OF THE ZONING CODE.
- LINES SPLITTING SHOPS BUILDINGS INTO TENANT SPACES ARE NOT FIXED; TENANT SPACES MAY BE COMBINED INTO LARGER SPACES.

SIGNATURE BLOCK

PROJECT NUMBER: 1007099
 APPLICATION NUMBER: 08DRB-70422
 THIS PLAN IS CONFORMANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) AND THE PROVISIONS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION AND MITIGATIONS.
 IF AN ENVIRONMENTAL LAW ENFORCEMENT (LE) VIOLATION IS FOUND, THERE IS A SET OF APPROVED SIGN PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

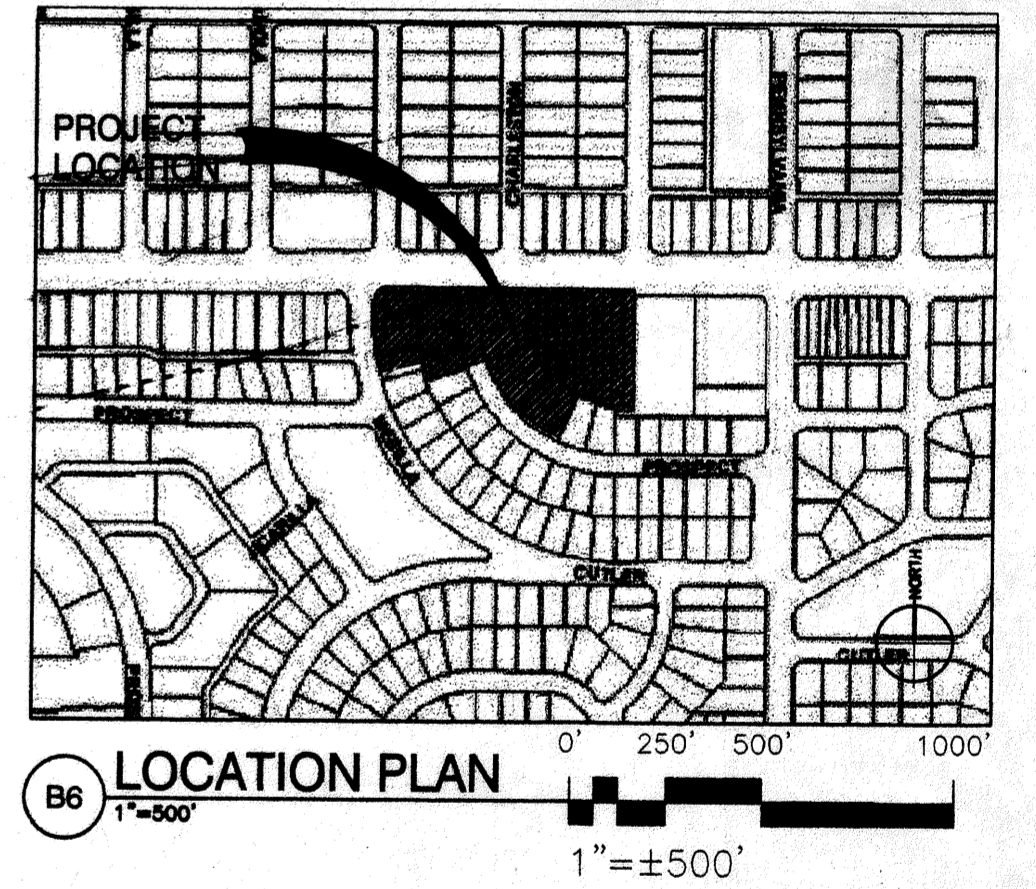
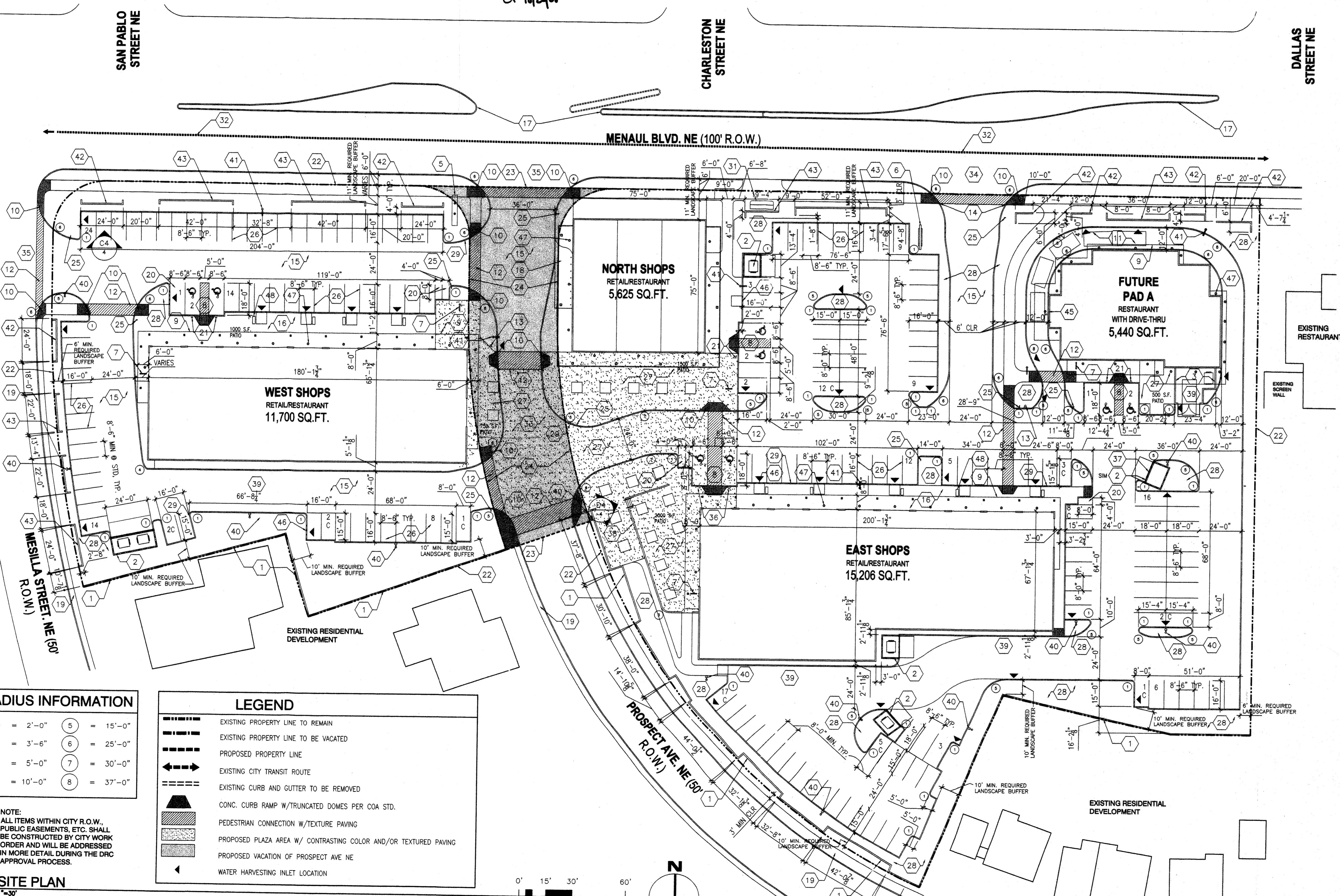
TRANSPORTATION ENGINEER, TRANSPORTATION DIVISION: *10-22-08*
 UTILITIES DEPARTMENT: *10-22-08*
 PARKS AND RECREATION DEPARTMENT: *10/22/08*
 CITY ENGINEER: *10/22/08*
 ENVIRONMENTAL HEALTH DEPARTMENT (Conditional): *10/22/08*
 SOLID WASTE MANAGEMENT: *10/22/08*
 DRB CHAIRPERSON, PLANNING DEPARTMENT: *10/22/08*

KEYED NOTES

- PROPOSED 6'-8" HIGH SPLIT FACE CMU SCREEN WALL, MED. TAN
- PROPOSED 6' HIGH SPLIT FACE LIGHT TAN CMU REFUSE ENCLOSURE WITH ALUMINUM COLOR GATES AND CONCRETE APRON PER COA STANDARDS (DOUBLE WIDTH WHERE SHOWN).
- PROPOSED 6' HIGH SPLIT FACE LIGHT TAN CMU SERVICE YARD SCREEN WALL WITH ALUMINUM COLOR GATES.
- PROPOSED LIGHT SIGNAGE, SEE SHEET 1007099-01. NOT USED
- PROPOSED PRIMARY MONUMENT SIGN, SEE SHEET 7.
- PROPOSED SECONDARY MONUMENT SIGN, SEE SHEET 7.
- PROPOSED BICYCLE RACK FOR 2 BICYCLES.
- PROPOSED ACCESSIBLE PARKING.
- PROPOSED AWNING ABOVE, TYP.
- PROPOSED ACCESSIBLE CONCRETE CURB RAMP WITH TRUNCATED DOMES CONSTRUCTED TO COA STANDARDS (STD DRAWING 2440)
- PROPOSED DRIVE THROUGH LAKE.
- PROPOSED PEDESTRIAN CONNECTION WITH TEXTURED PAVING.
- PROPOSED FIRE HYDRANT
- PROPOSED 30' WIDE CONCRETE SITE DRIVE TO BE CONSTRUCTED TO COA STANDARDS (STANDARD DRAWING 2426)
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- RECONFIGURED CONCRETE MEDIAN
- PROPOSED LOADING AREA (ACCESSED BY MOUNTABLE CURB)
- EXISTING CITY SIDEWALK TO REMAIN.
- PROPOSED MOTORCYCLE SPACES, SIGNAGE AT EACH SPACE
- PROPOSED HANDICAP PARKING SIGN, TYPICAL OF 6.
- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO BE VACATED
- PROPOSED STOP SIGN
- PROPOSED PAINTED PARKING STRIPING, TYP.
- PROPOSED PLAZA AREA WITH CONTRASTING COLOR AND/OR TEXTURED PAVING. EXTENT AS INDICATED BY HATCH.
- PROPOSED LANDSCAPING AREA WITH DRIP IRRIGATION, TYP.
- PROPOSED CONCRETE CURB, TYP.
- NOT USED.
- PROPOSED COA TYPE 'C' SHELTER AT RE-LOCATED BUS STOP.
- EXISTING CITY TRANSIT ROUTE.
- PROPOSED VACATION OF PROSPECT AVE. NE.; PUBLIC ROADWAY AND SIDEWALK EASEMENTS WILL BE PROVIDED.
- PROPOSED RIGHT-IN, RIGHT-OUT ENTRY, 30' WIDE W/25' CURB RETURN RADI.
- PROPOSED FULL ACCESS ENTRY, 36' WIDE W/25' CURB RETURN RADI.
- PROPOSED VAN ACCESSIBLE PARKING SIGN, TYPICAL OF 2.
- PROPOSED RECYCLING AREA.
- RETAINING WALL FOR RAISED PATIO.
- SERVICE/LOADING AREA (TEMPORARY PARKING FOR DELIVERIES AND SERVICE VEHICLES).
- PROPOSED 16" HIGH SITE LIGHTING, TYPICAL. SEE SHEET 7.
- PROPOSED 20" HIGH SITE LIGHTING, TYPICAL. SEE SHEET 7.
- PROPOSED 32" HIGH MEDIUM TAN SPLIT FACE CMU SCREEN WALL.
- PROPOSED 40" HIGH MEDIUM TAN SPLIT FACE CMU SCREEN WALL.
- EACH COMPACT SPACE SHALL HAVE THE WORD "COMPACT" PAINTED WITHIN THE SPACE, TYPICAL.
- DRIVE THRU WINDOW LOCATION.
- CURB CUTS FOR WATER HARVESTING, TYPICAL WHERE INDICATED.
- OVERHEAD CANOPY LIGHTING, TYPICAL WHERE INDICATED.
- 4' LONG SITE BENCH, TYPICAL WHERE INDICATED.

BUILDING CRITERIA

PROJECT:	MENAUL & PROSPECT NE RETAIL CENTER
OWNER:	SANDIA FOUNDATION
ARCHITECT:	Van H. Gilbert Architect PC 2428 Baylor Drive SE Albuquerque, NM 87106 Phone: (505) 247-9955
LEGAL DESCRIPTION:	LOTS 1-11 & 33-38 BLOCK 17 AND LOTS 1-3 & PORTION LOT 37, 38-39 BLOCK 16 ZUNI ADDITION
ZONING ATLAS MAP:	H-19-2
CURRENT ZONING:	C-2, SU-1 for NURSERY
PROPOSED ZONING:	SU-1 for C-2 permissive uses, including a full service liquor license only in conjunction with a restaurant, excluding sale of alcohol for off-site consumption and excluding off-premise signs; no more than 18,000 SF net leasable area may be used for restaurant purposes
OCCUPANCY GROUP:	M
CONSTRUCTION TYPE:	VB
NUMBER OF FLOORS:	1
GROSS SQUARE FOOTAGE:	WEST SHOPS 11,700 SF NORTH SHOPS 5,625 SF EAST SHOPS 15,206 SF PAD A 5,440 SF TOTAL 37,971 SF
ALLOWABLE AREA (per building):	M OCCUPANCY & VB-CONSTRUCTION = 27,000 SF FULLY SPRINKLERED x 300% (ONE-STORY) = 36,000 SF
PARKING ANALYSIS:	1,620 SF NET LEASABLE AREA (1ST 15,000) + 1,250 SF NET LEASABLE AREA + 1/3 SEATS FOR REST. W/LIQUOR & 1/4 ALLOW. FIRE OCC. LOAD FOR REST. W/OUT LIQUOR
TRANSIT REDUCTION (10%), BUS SHELTER REDUCTION (5%)	23 SPACES + 12 SPACES = 35 SPACES
ADJUSTED REQUIRED (PER C-2 ZONING)	197 SPACES, 5 MC SPACES
PARKING PROVIDED	190 SPACES, 5 MC SPACES
ACCESSIBLE PARKING REQUIRED: 8 SPACES	ACCESSIBLE PARKING PROVIDED: 2 VAN SPACE, 6 CAR SPACES
PARKING SPACE SIZES:	STD. CAR SPACE 8'-6" TO 9' X 18' (140) COMPACT SPACE 8' X 15' (42) MOTORCYCLE SPACE 4' X 8' (8) STANDARD ACCESSIBLE SPACE 8'-6" TO 9' X 18' w/ 5' ACCESS STRIP (8) VAN ACCESSIBLE SPACE 9' X 20' w/ 9' ACCESS STRIP (2)
BICYCLE RACK SPACES:	10 REQUIRED 10 PROVIDED
TOTAL LOT AREA:	4.1623 ACRES = 180,972 SF
NET LOT AREA:	3.14 ACRES = 135,744 SF
FLOOR AREA RATIO:	37,971 SF/180,972 SF 20.8%
TOTAL LANDSCAPE AREA REQUIRED:	20,362 SF
TOTAL LANDSCAPE AREA PROVIDED:	25,131 SF



LOCATION PLAN
 1" = 500'
 0' 250' 500' 1000'

MENAUL & PROSPECT RETAIL CENTER
 FOR THE SANDIA FOUNDATION
 ALBUQUERQUE, NEW MEXICO

Van H Gilbert Architect PC
 ARCHITECTURE · INTERIORS · PLANNING

2428 baylor drive se albuquerque, nm 87106
 tel 505 . 247 . 9955 fax 505 . 247 . 1026

Drawn By: STAFF WGA Project No: 920.00
 Checked By: STAFF Date: 09/11/08

SITE PLAN

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 Sheet No. 1
 SHEET 1 OF 8

RADIUS INFORMATION

1 = 2'-0"	5 = 15'-0"
2 = 3'-6"	6 = 25'-0"
3 = 5'-0"	7 = 30'-0"
4 = 10'-0"	8 = 37'-0"

LEGEND

- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE VACATED
- PROPOSED PROPERTY LINE
- EXISTING CITY TRANSIT ROUTE
- EXISTING CURB AND GUTTER TO BE REMOVED
- CONC. CURB RAMP W/TRUNCATED DOMES PER COA STD.
- PEDESTRIAN CONNECTION W/TEXTURE PAVING
- PROPOSED PLAZA AREA W/ CONTRASTING COLOR AND/OR TEXTURED PAVING
- PROPOSED VACATION OF PROSPECT AVE NE
- WATER HARVESTING INLET LOCATION

PROJECT # 1007099

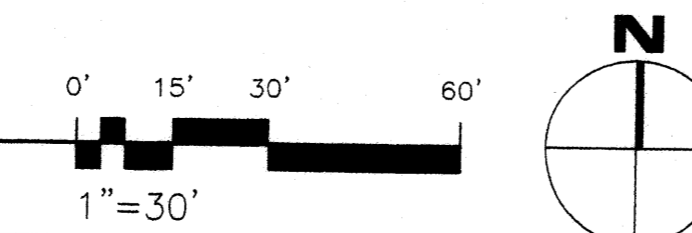
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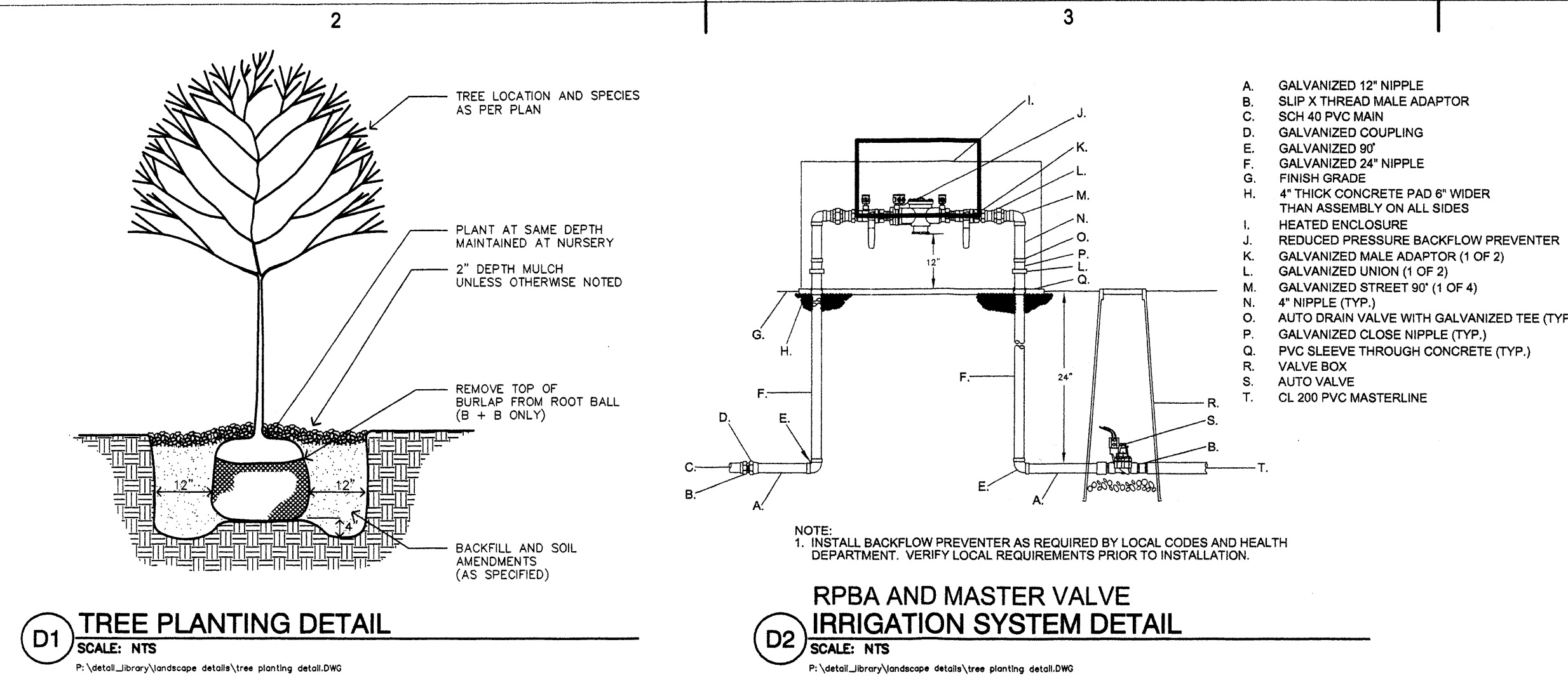
C

B

A

A3 1"=30'





LANDSCAPE & IRRIGATION NOTES

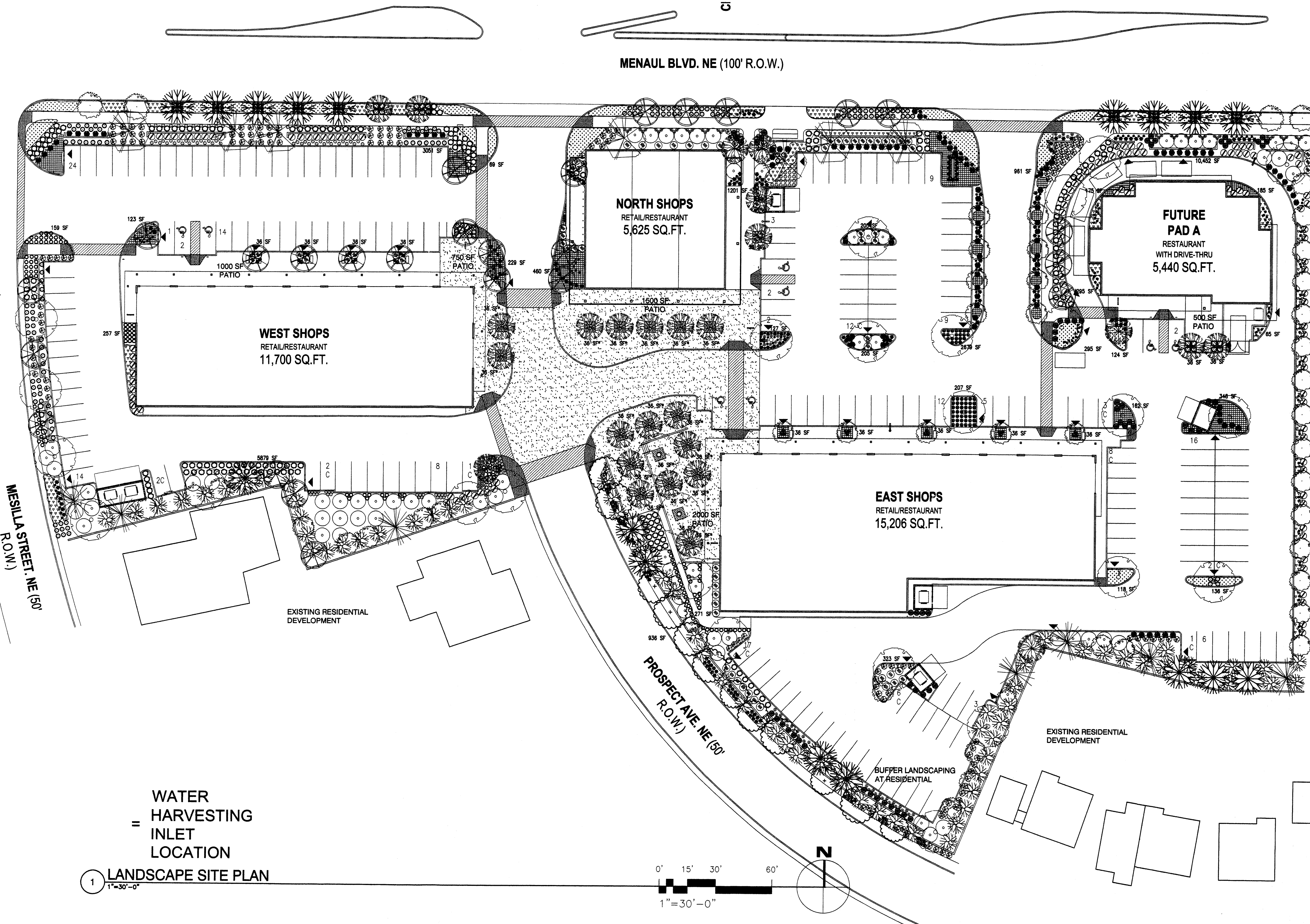
- PLANT SUBSTITUTIONS SHALL BE ALLOWABLE ONLY IF INSUFFICIENT QUANTITIES OF PLANTS INDICATED ARE AVAILABLE. NO PARTIAL SUBSTITUTIONS SHALL BE PERMITTED.
- THIS LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE AS WELL AS THE CITY OF ALBUQUERQUE POLLEN CONTROL AND WASTE WATER ORDINANCES.
- ALL LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE IRRIGATION SYSTEM SHALL CONSIST OF A MASTER VALVE AND REDUCED PRESSURE BACKFLOW PREVENTER, PROGRAMMABLE AUTOMATIC CONTROLLER, WITH ELECTRIC IRRIGATION VALVES ZONED BY WATER DISTRIBUTION REQUIREMENTS, AND CONNECTED TO DROP EMITTERS LOCATED TO PROVIDE WATER AT ROOT ZONES OF PLANTS. FLOW RATES AND ZONES SHALL BE MATCHED TO EACH PLANT'S SPECIFIC WATER NEEDS. MICRO SPRAY HEADS MAY BE USED IN LIMITED AREAS ONLY AS NEEDED FOR SMALL SHRUB OR GROUND COVER AREAS.
- GRAVEL MULCH SHALL BE USED AT ALL AREAS NOT COVERED BY LIVING GROUND COVERS.
- PLANTING AREAS FOLLOWED WITH AN ASTERISK INDICATE LOCATIONS OF TREE GRATES.
- IRRIGATION SYSTEM RUN TIMES OF 30 MINUTES EACH SHALL BE BASED ON THE FOLLOWING SCHEDULE ONCE LANDSCAPE IS ESTABLISHED:
2 MONTHS @ 1 x PER MONTH, 3 MONTHS @ 1 x PER WEEK, 2 MONTHS @ 2 x PER WEEK, 2 MONTHS @ 3 x PER WEEK, AND 3 MONTHS @ 4 x PER WEEK. RUN TIMES DURING ESTABLISHMENT PERIOD OF 1-2 YEARS WILL VARY AND MAY INCLUDE DAILY WATERING DEPENDING ON TEMPERATURES AND ACTUAL PLANTING DATES. (NOTE THAT RUN TIMES ARE BASED ON 4.33 WEEKS/MONTH).

GENERAL SHEET NOTES

- MESILLA AVE. NE ABUTS THE PROPERTY AT THE WEST, MENAUL BLVD. NE ABUTS THE PROPERTY AT THE NORTH.
- CITY BUS ROUTE RUNS ALONG MENAUL BLVD. NE.
- THERE IS AN EXISTING BIKE TRAIL CONNECTION SOUTH OF THE SITE AT CUTLER, AND A BIKE ROUTE EAST OF THE SITE AT PENNSYLVANIA.
- IT IS ANTICIPATED THAT APPROXIMATELY 15,000 SF OF THE DEVELOPMENT WILL BE LEASED TO RESTAURANT TENANTS RANGING IN SIZE FROM 1200-2000 SF (WITH ONE POSSIBLE 5500 RESTAURANT) WITH THE BALANCE OTHER RETAIL USES. AT THIS TIME, IT IS UNKNOWN WHICH PORTIONS OF WHICH BUILDINGS WILL HOUSE THESE USES AND/OR HOW MANY SEATS EACH RESTAURANT USE WILL REQUIRE. IN ORDER TO SIMPLIFY REQUIRED AND PROVIDED PARKING CALCULATIONS, WHICH CAN ONLY BE HYPOTHETICAL UNTIL ACTUAL TENANTS ARE IDENTIFIED, THE CALCULATIONS CURRENTLY SHOWN ARE BASED ON GROSS (VERUS NET) SQUARE FOOTAGE OF ALL BUILDINGS WITH REQUIRED PARKING BASED ONLY ON RETAIL USES. THE APPLICANT WOULD PREFER NOT TO HAVE A CAP ON ALLOWABLE RESTAURANT USES (OTHER THAN BY PARKING CAPACITY) SINCE MARKET CONDITIONS MAY DICTATE A DIFFERENT COMBINATION OF USES FROM YEAR TO YEAR.
- OUTDOOR AMENITIES WILL INCLUDE SEATING AND/OR DINING PATIOS ALONG PEDESTRIAN PATHS WITH BOLLARDS AND/OR OVERHEAD CANOPY LIGHTING, SURROUNDED BY DECIDUOUS SHADE TREES AND SHRUBS SELECTED TO PROVIDE YEAR-ROUND COLOR AND INTEREST.

LANDSCAPE CALCULATIONS

SITE AREA	180,972 SF
- BUILDING AREA	99,725 SF
SUBTOTAL	81,247 SF
- TOTAL OFF-SITE AREA	5,103 SF
NET LOT AREA:	138,144 SF
REQUIRED LANDSCAPE AREA	135,747 SF x 15% =
	20,421 SF
LANDSCAPE AREA PROVIDED:	25,131 SF
75% LIVE VEGETATIVE COVER REQUIRED:	16,848 SF
75% LIVE VEGETATIVE COVER PROVIDED:	20,717 SF
STREET TREE FRONTAGE AT MENAUL =	685 LF
STREET TREES REQUIRED = 685 / 30 FEET O.C. =	23 TREES
STREET TREES PROVIDED =	27 TREES



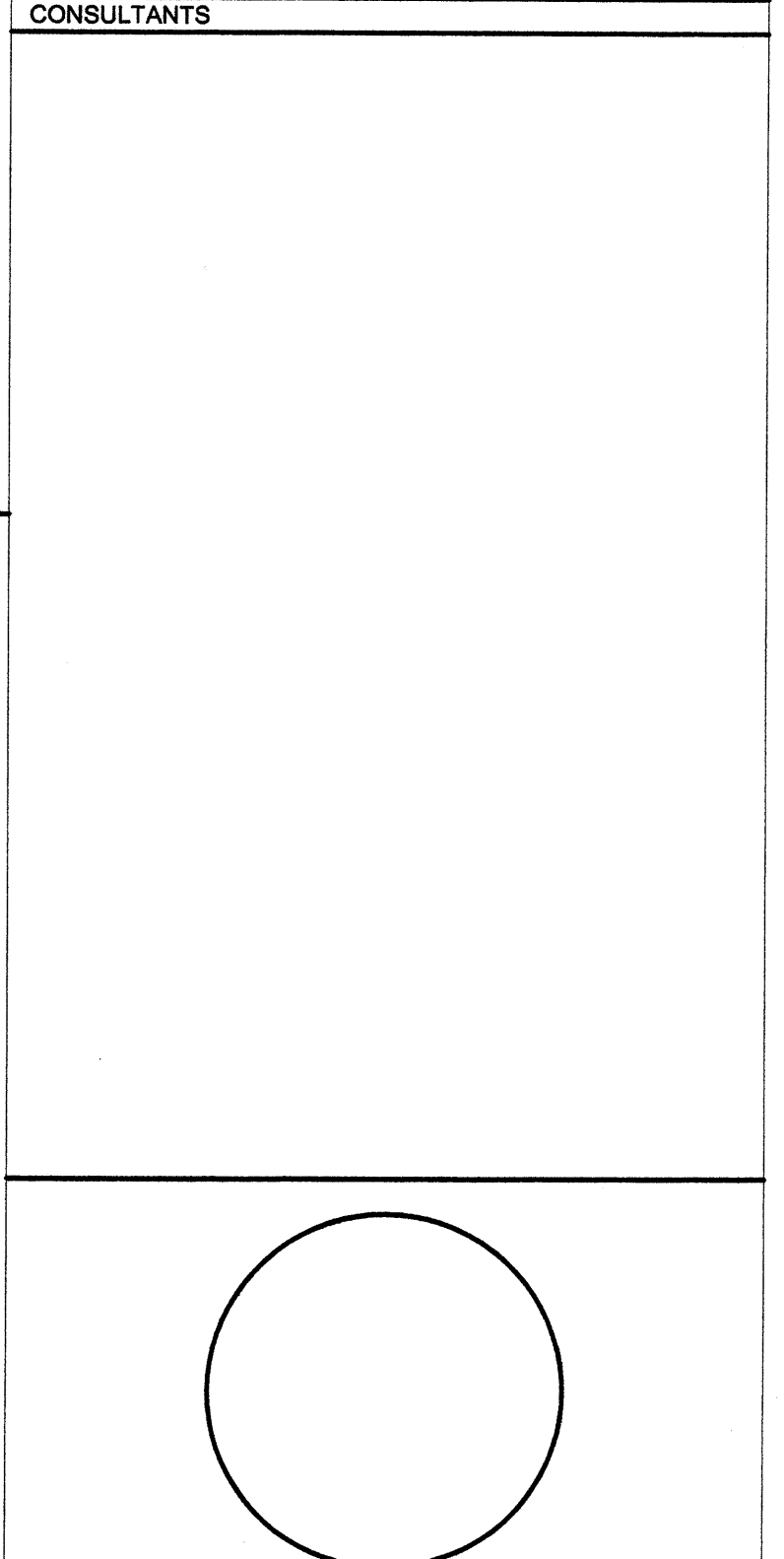
EXISTING RESTAURANT

Trees	SYMBOL	QUANTITY	INSTALLED SIZE	MATURE SIZES	WATER USE/EMITTER SCHEDULE	BOTANICAL NAME COMMON NAME
27	2" caliper	10-12 high	30 high	25 wide	M 4@2gph	Robinia ambigua Purple Robe Locust (D)
17	2" caliper	10-12 high	25 high	20 wide	M 4@2gph	Koeleria paniculata Golden Rain Tree (D) STREET TREE
7	2" caliper	10-12 high	30 high	25 wide	M 4@2gph	Pinus thunbergiana Japanese Black Pine (E)
25	1.5" caliper	10-12 high	20 high	20 wide	L+ 4@2gph	Chilopsis linearis Desert Willow (D)
48	2" caliper	10-12 high	20 high	18 wide	M 6@2gph	Pinus Calaverana 'Calaveras Seed' Cleveland Select Flowering Pine (D) STREET TREE
7	2" caliper	10-12 high	30 high	30 wide	M 6@2gph	Crataegus crusgalli inermis Thornless Hawthorn (D)
28	2" caliper	10-12 high	20 high	20 wide	M 6@2gph	Malus 'Adams' Crabapple (D) STREET TREE
12	Various	Existing	N/A			Arizona Cypress (Existing) (E)
Shrubs	SYMBOL	QUANTITY	INSTALLED SIZE	MATURE SIZES	WATER USE	BOTANICAL NAME COMMON NAME
71	15 gallon	12 o.c.	10h x 10w		M 2@2gph	Pyracantha coccinea Firethorn (E)
80	5 gallon	12 o.c.	3h x 8w		L 2@2gph	Rhus aromatica 'Gro-Low' Gro-Low Sumac (D)
103	5 gallon	8 o.c.	4h x 4w		L 1@2gph	Artemisia tridentata Big Sage (E)
90	5 gallon	12 o.c.	3h x 42w		L 1@2gph	Artemisia x 'Powis Castle' Wormwood (E)
186	1 gallon	8 o.c.	3-4h x 3w		M 3@2gph	Miscanthus sinensis 'Yakushima' Dwarf Maidengrass (D)
88	5 gallon	4 o.c.	4-11 x 3w		L 2@2gph	Amorpha canescens Leadplant (D)
94	5 gallon	4 o.c.	3h x 3w		L 1@2gph	Penstemon pseudospectabilis Desert Penstemon (E)
131	5 gallon	3 o.c.	3h x 2w		M 1@2gph	Solidago rugosa 'Fireworks' Fireworks Goldenrod (D)
151	1 gallon	3 o.c.	2h x 2w		M 2@2gph	Raphiolepis indica 'Blueberry Muffin' Blueberry Muffin India Hawthorne (D)
149	5 gallon	4 o.c.	4h x 2w		L 1@2gph	Sedum 'Blue Spire' Sedum (D)
100	1 gallon	4 o.c.	30h x 2w		L 1@2gph	Achillea Terra Cotta Terra Cotta Yarrow (E)
141	1 gallon	30" o.c.	24h x 18" w		L 1@2gph	Nepeta 'Walker's Low' Walker's Low Catmint (D)
108	1 gallon	30" o.c.	18h x 18" w		L 1@2gph	Artemisia frigida Fringed Sage (E)
222	1 gallon	2 o.c.	24h x 18" w		M 1@2gph	Hosta x 'Majestaty' Majestaty (D)
218	1 gallon	2 o.c.	18h x 12" w		L 1@2gph	Liatris punctata Gayleheart (D)
Ground Covers	SYMBOL	QUANTITY	SPACING/ (OR SIZE)	WATER USE	BOTANICAL NAME COMMON NAME	
1980 sq. ft.	(V.I.F.)	12" o.c.	12" x 24" w	L 1@2gph	Artemisia versicolor 'Seaform' Cuttous Sage (E)	
2202 sq. ft.	(V.I.F.)	18" o.c.	12h x 12" w	M 1@2gph	Festuca glauca Boulder Blue Boulder Blue Fescue (E)	
2115 sq. ft.	(V.I.F.)	12" o.c.	5h x 8" w	L 1@2gph	Hymenocallis scopulorum Thrift-Leaf Fleury Sue (E)	

Van H. Gilbert Architect PC
ARCHITECTURE • INTERIORS • PLANNING

VHGA

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PROJECT

MENAUL/PROSPECT RETAIL CENTER

SANDIA FOUNDATION

ADDRESS
Albuquerque, New Mexico

REV 10/08/08 REVISIONS FOR DRB DEFERRAL TO 10/15/08

Mark	Date	Description
	September 22, 2008	

Project Number 920.00

Drawn By Author

Checked By Checker

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SHEET TITLE

LANDSCAPE SITE PLAN

2 (LC100)

SHEET OF



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Tel 505-247-9955 Fax 505-247-1826
E-mail info@vhgarchitect.com
Web Site www.vhgarchitect.com

CONSULTANTS

GENERAL SHEET NOTES

1. DOOR LOCATIONS ARE 'ILLUSTRATIVE' AND MAY NOT ALL BE USED. LOCATIONS WILL BE DETERMINED BY INDIVIDUAL TENANTS BASED ON LEASING AREAS. EXITS WILL BE PROVIDED AS REQUIRED BY APPLICABLE BUILDING CODES.

COLOR SCHEDULE

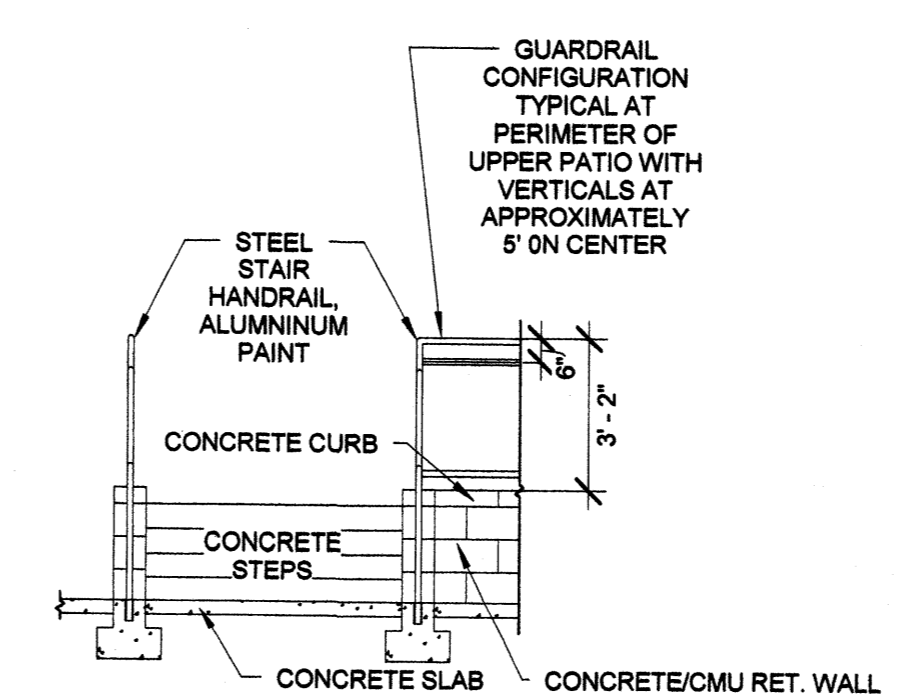
- S1 ORANGE STUCCO
- S2 TEAL STUCCO
- S3 PURPLE STUCCO
- S4 RED STUCCO
- S5 BEIGE STUCCO
- P1 ORANGE PAINT
- P2 TEAL PAINT
- P3 PURPLE PAINT
- P4 RED PAINT
- P5 ALUMINUM PAINT
- P6 BEIGE PAINT

REFERENCE KEYNOTES

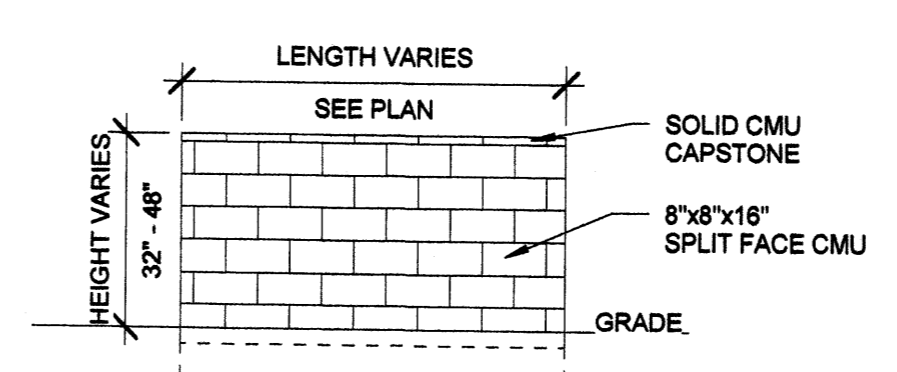
- 03 31 00.01 CONC SLAB
- 05 50 00.03 1x1 STEEL TUBE SIGN VALANCE-PAINTED
- 05 50 00.51 METAL COLUMN COVER
- 07 54 23.14 PREMANUFACTURED FLASHING
- 07 62 00.02 CAP FLASHING/COPING-PAINT
- 07 62 00.03 GALV SHEET METAL SCUPPER
- 08 11 00.04 INSULATED HOLLOW METAL DOOR
- 08 41 13.01 ALUM STOREFRONT SYSTEM
- 09 24 00.01 7/8" 3-COAT STUCCO SYSTEM
- 26 00 00.07 LIGHTING FIXTURE

SHEET KEYNOTES

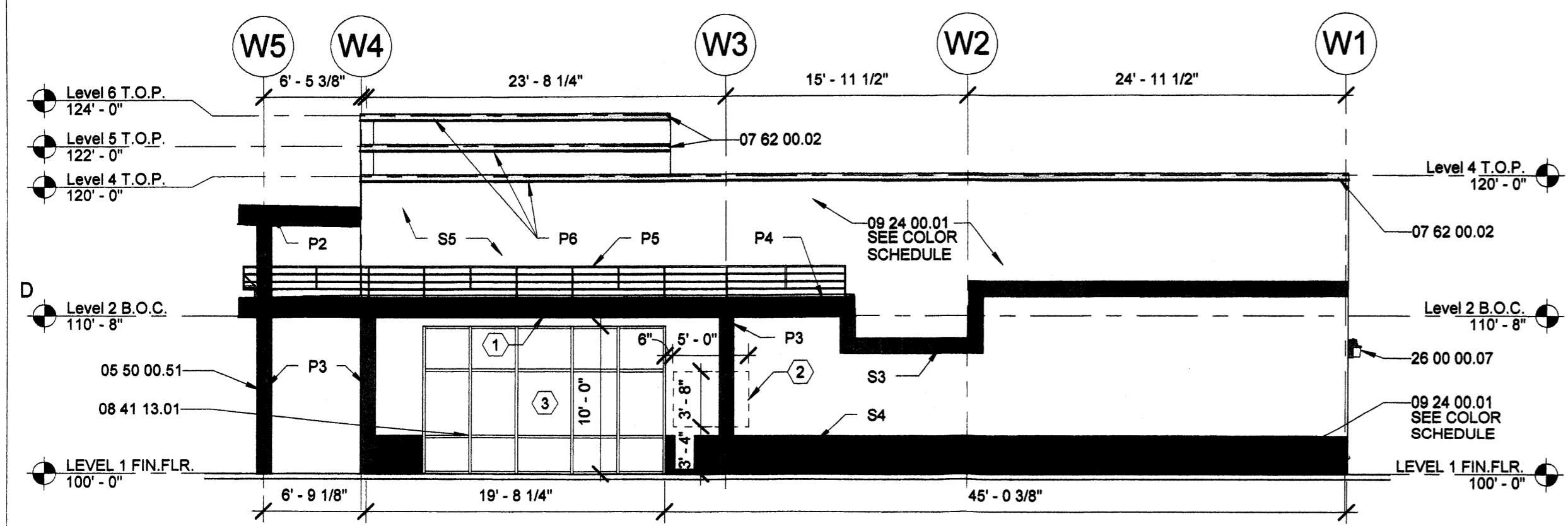
- 1. RECESSED CANOPY LIGHT LOCATION, TYPICAL
- 2. POTENTIAL PARAPET SIGN OR WALL SIGN LOCATION. SEE GUIDELINES FOR SPECIFIC REQUIREMENTS.
- 3. POTENTIAL DOOR LOCATION.



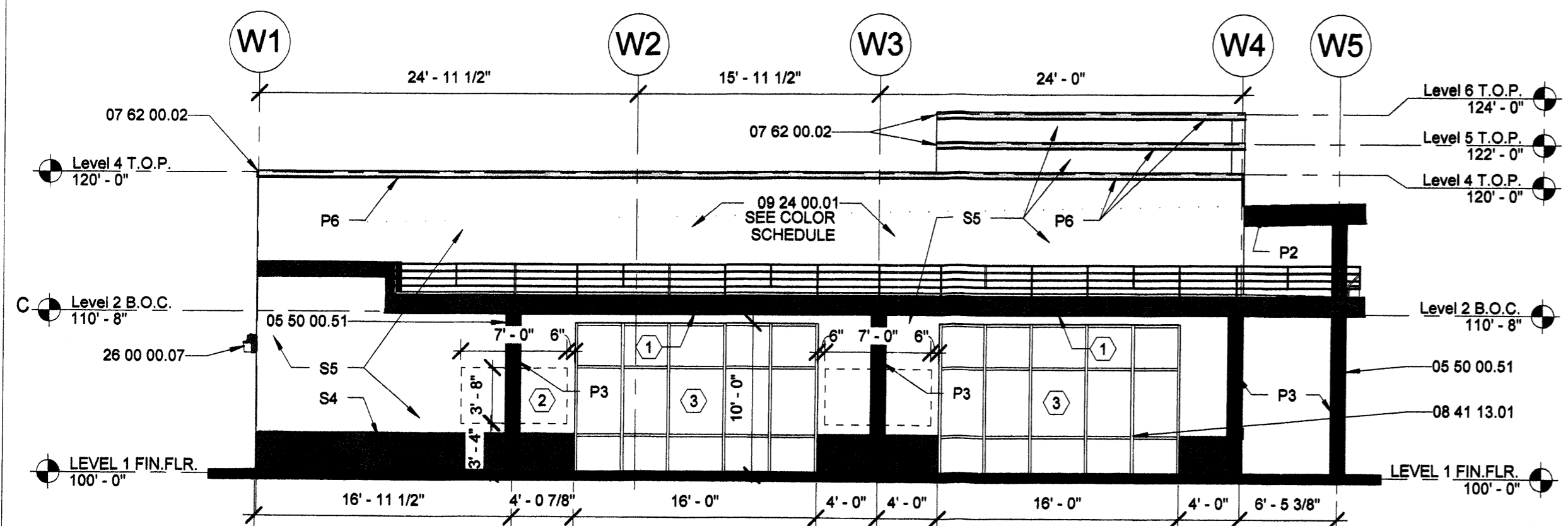
D4 PARTIAL RET. WALL ELEV-TYP.
Scale: 1/4" = 1'-0"



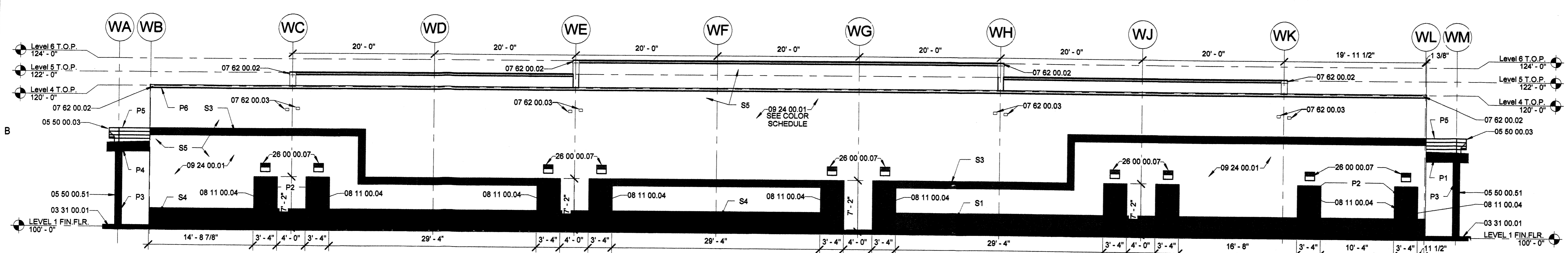
C4 SCREEN WALL ELEV-TYP.
Scale: 1/4" = 1'-0"



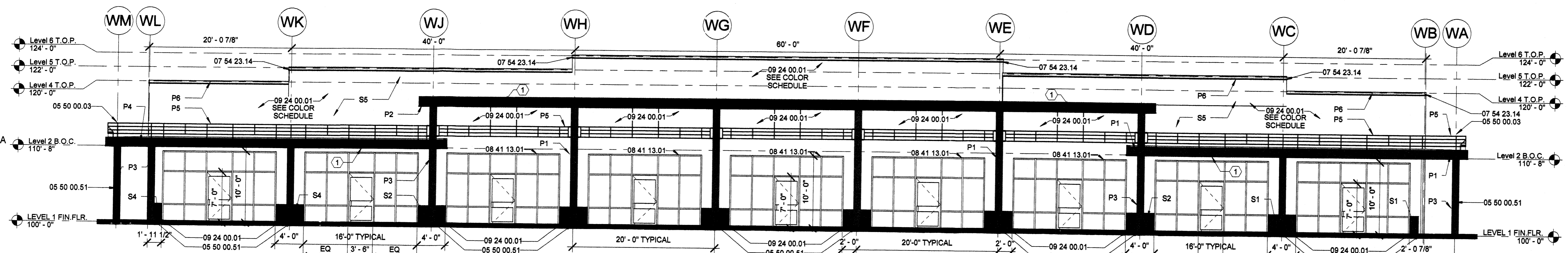
D1 WEST SHOPS - WEST ELEVATION
Scale: 1/8" = 1'-0"



C1 WEST SHOPS - EAST ELEVATION
Scale: 1/8" = 1'-0"



B1 WEST SHOPS - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



A1 WEST SHOPS - NORTH ELEVATION
Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT
MENAU / PROSPECT RETAIL CENTER

SANDIA FOUNDATION

ADDRESS
Albuquerque, New Mexico

REV.	DATE	DESCRIPTION
REV. 2	10/09/08	REVISIONS FOR ORB DEFERRAL TO 10/15/08
REV. 1	2/21/08	HEIGHT MODIFICATIONS
Mark	Date	Description

Date: September 22, 2008
Project Number: 920.00
Project File:
Drawn By: Staff
Checked By: Staff
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SHEET TITLE
BUILDING ELEVATIONS - WEST SHOPS

4 (A-201)
OF

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Web Site www.vhgarchitect.com

CONSULTANTS

GENERAL SHEET NOTES

1. DOOR LOCATIONS ARE "ILLUSTRATIVE" AND MAY NOT ALL BE USED. LOCATIONS WILL BE DETERMINED BY INDIVIDUAL TENANTS BASED ON LEASING AGREEMENTS. EXITS WILL BE PROVIDED AS REQUIRED BY APPLICABLE BUILDING CODES.

COLOR SCHEDULE

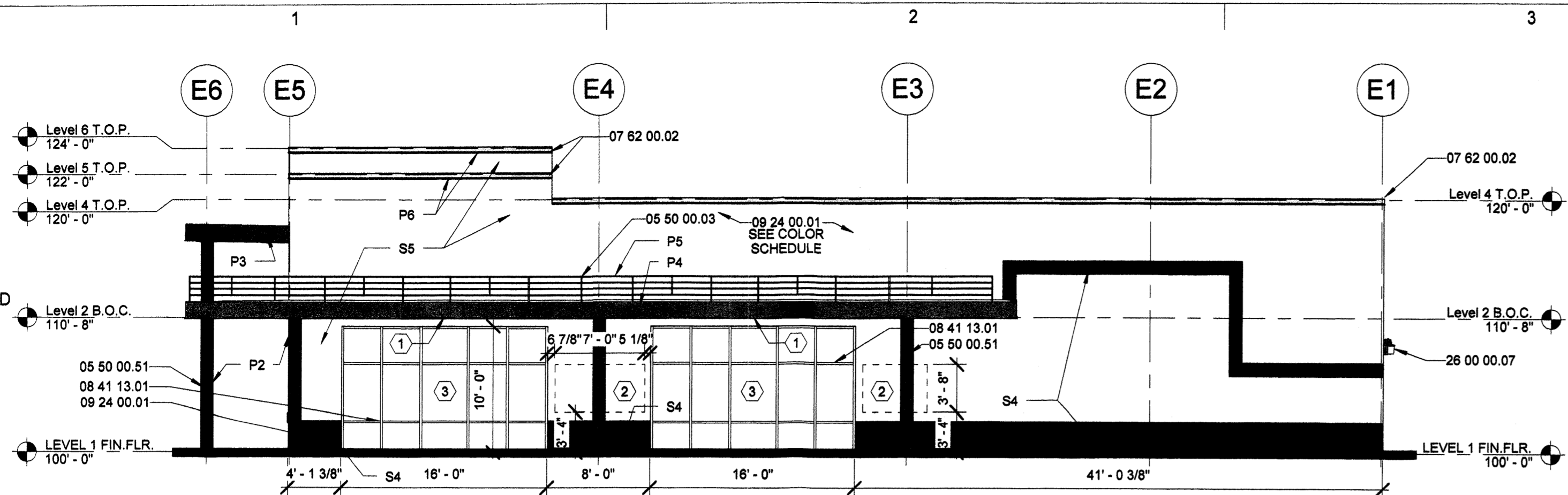
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- S2 TEAL STUCCO
- S3 PURPLE STUCCO
- S4 RED STUCCO
- S5 BEIGE STUCCO
- P1 ORANGE PAINT
- P2 TEAL PAINT
- P3 PURPLE PAINT
- P4 RED PAINT
- P5 ALUMINUM PAINT
- P6 BEIGE PAINT

REFERENCE KEYNOTES

- 03 31 00.01 CONG SLAB
- 05 50 00.03 1x1 STEEL TUBE SIGN VALANCE-PAINTED
- 05 50 00.51 METAL COLUMN COVER
- 07 54 23.14 PREMANUFACTURED FLASHING
- 07 62 00.02 CAP FLASHING/COPING-PAINT
- 07 62 00.03 GALV SHEET METAL SCUPPER
- 08 11 00.04 INSULATED HOLLOW METAL DOOR
- 08 41 13.01 ALUM STOREFRONT SYSTEM
- 09 24 00.01 7/8" 3-COAT STUCCO SYSTEM
- 26 00 00.07 LIGHTING FIXTURE

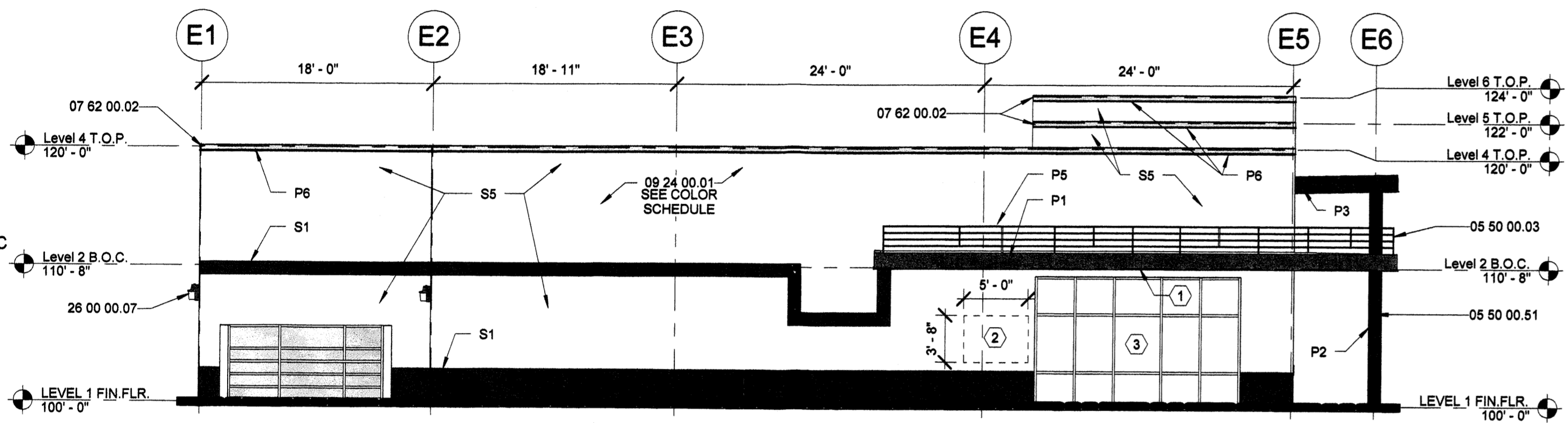
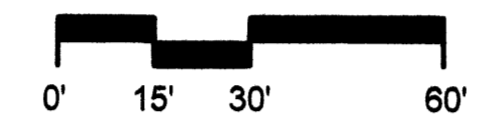
SHEET KEYNOTES

1. RECESSED CANOPY LIGHT LOCATION, TYPICAL
2. POTENTIAL PARAPET SIGN OR WALL SIGN LOCATION. SEE GUIDELINES FOR SPECIFIC REQUIREMENTS.
3. POTENTIAL DOOR LOCATION.



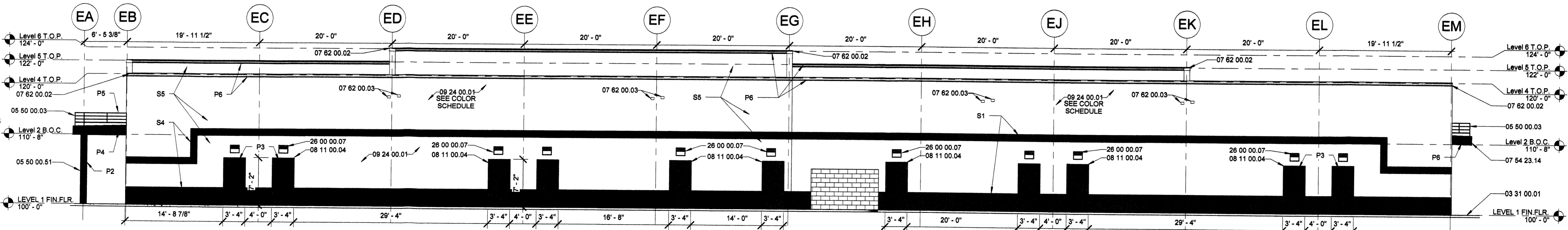
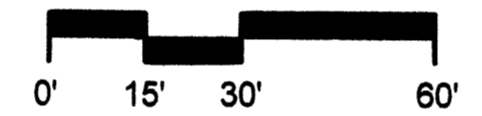
D1 EAST SHOPS - WEST ELEVATION

Scale: 1/8" = 1'-0"



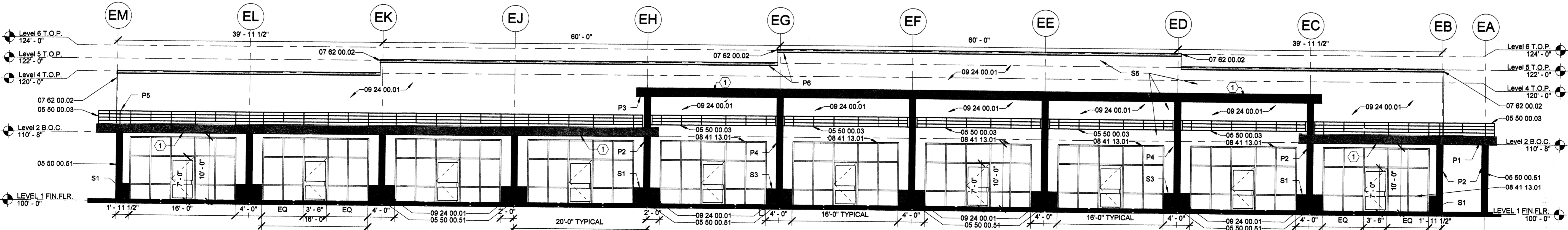
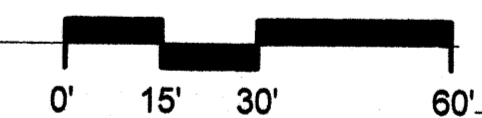
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Scale: 1/8" = 1'-0"



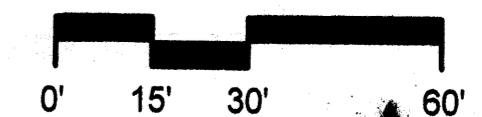
B1 EAST SHOPS - SOUTH ELEVATION

Scale: 1/8" = 1'-0"



A1 EAST SHOPS - NORTH ELEVATION

Scale: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

PROJECT
MENAU / PROSPECT RETAIL CENTER
SANDIA FOUNDATION
ADDRESS
Albuquerque, New Mexico

REV	NO	REVISIONS FOR DRB DEFERRAL TO 10/15/08
REV 2	10/20/08	REVISIONS FOR DRB DEFERRAL TO 10/15/08
REV 1	2/21/08	HEIGHT MODIFICATIONS
Mark	Date	Description

Date: September 22, 2008
Project Number: 920.00
Project File:
Drawn By: Author
Checked By: Checker
Copyright ©: VAN H. GILBERT ARCHITECT PC

SHEET TITLE
BUILDING ELEVATIONS - EAST SHOPS
5 (A-202)
SHEET OF

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Tel 505-247-9955 Fax 505-247-1826
E-mail info@vhgarchitect.com
Web Site www.vhgarchitect.com

CONSULTANTS

GENERAL SHEET NOTES

1. DOOR LOCATIONS ARE "ILLUSTRATIVE" AND MAY NOT ALL BE USED. LOCATIONS WILL BE DETERMINED BY INDIVIDUAL TENANTS BASED ON LEASING AREAS. EXITS WILL BE PROVIDED AS REQUIRED BY APPLICABLE BUILDING CODES.

COLOR SCHEDULE

- S1 ORANGE STUCCO
- S2 TEAL STUCCO
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- P1 ORANGE PAINT
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SHEET KEYNOTES

- 1. RECESSED CANOPY LIGHT LOCATION, TYPICAL
- 2. POTENTIAL PARAPET SIGN OR WALL SIGN LOCATION. SEE GUIDELINES FOR SPECIFIC REQUIREMENTS.
- 3. POTENTIAL DOOR LOCATION.



PROJECT

MENAU / PROSPECT
RETAIL CENTER

SANDIA FOUNDATION

ADDRESS

Albuquerque, New Mexico

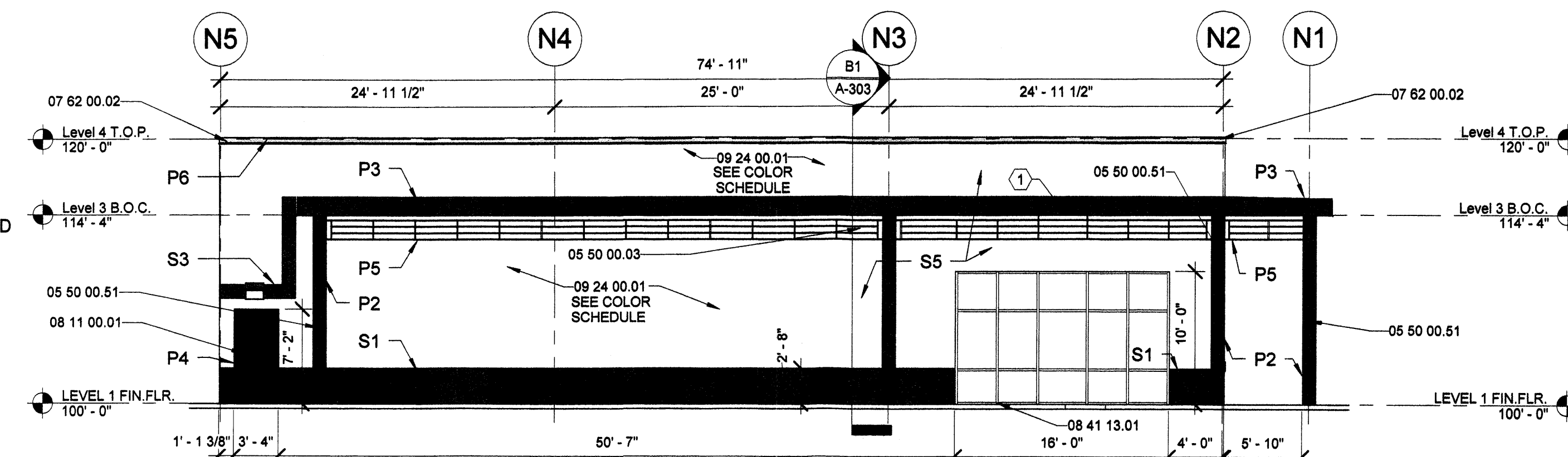
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REV.	NO.	DATE	DESCRIPTION
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REV. 1	221/08		HEIGHT MODIFICATIONS
Mark	Date	Description	
Date	September 22, 2008		
Project Number	920.00		
Project File			
Drawn By	Author		
Checked By	Checker		
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SHEET TITLE

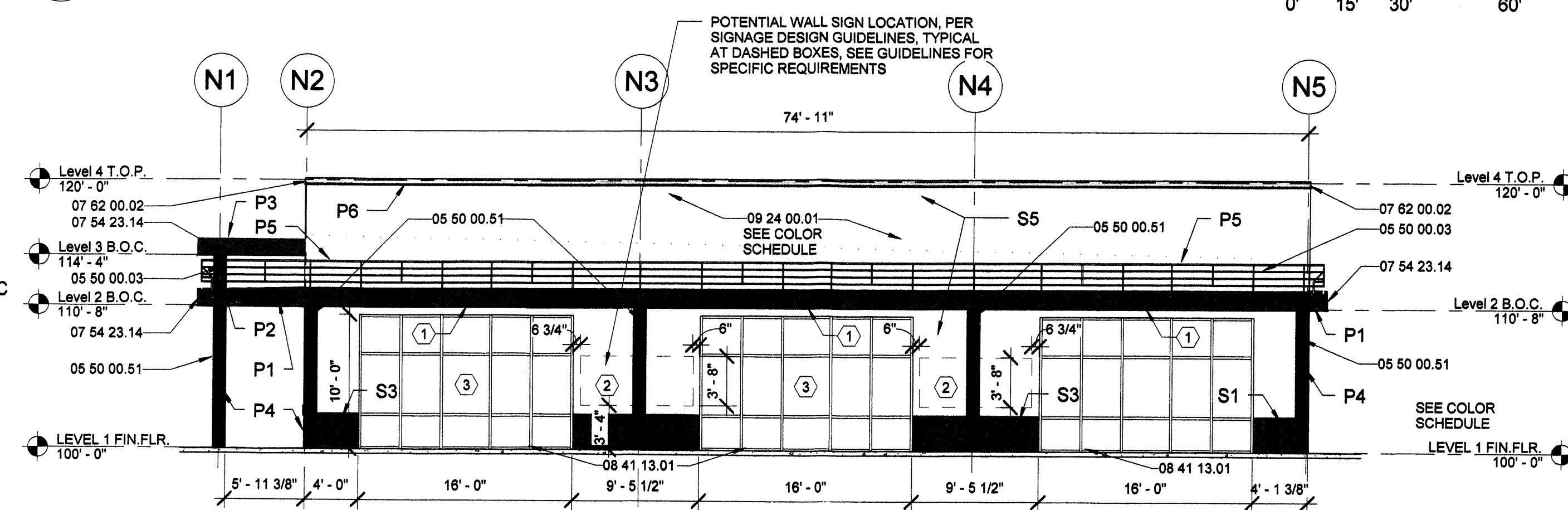
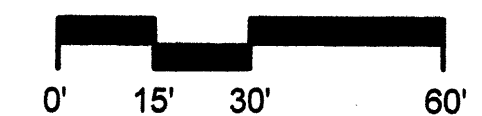
BUILDING
ELEVATIONS-NORTH
SHOPS

6 (A-203)
OF



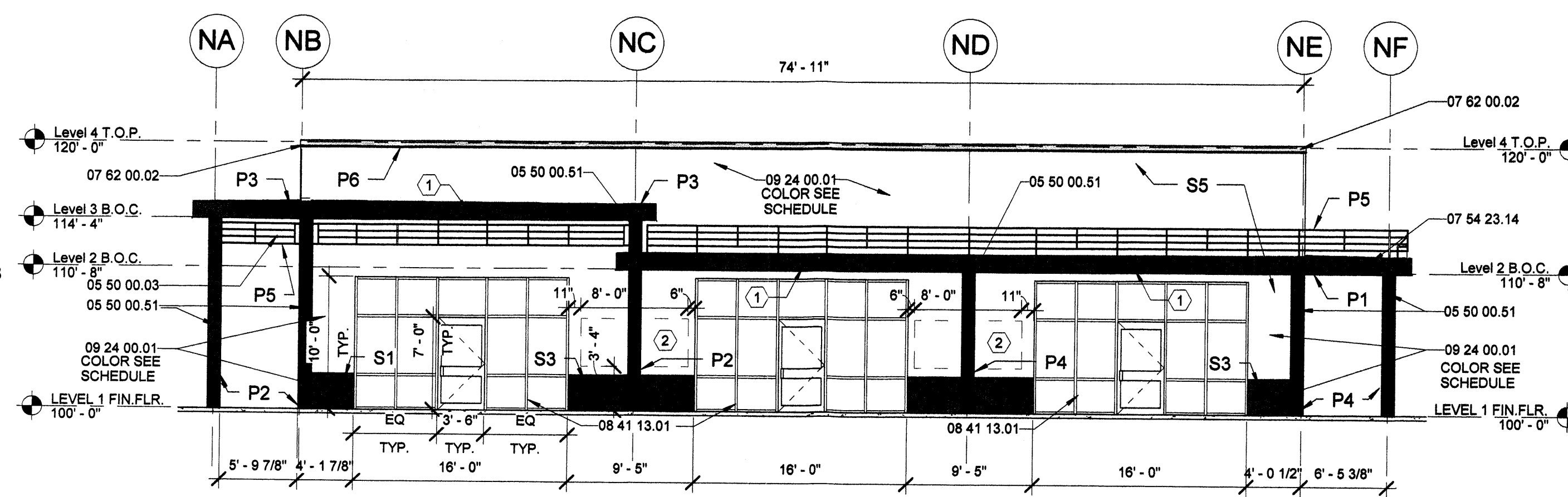
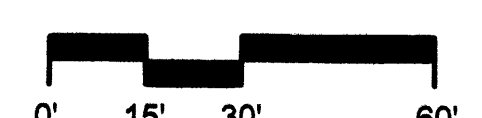
D1 NORTH SHOPS - WEST ELEVATION

Scale: 1/8" = 1'-0"



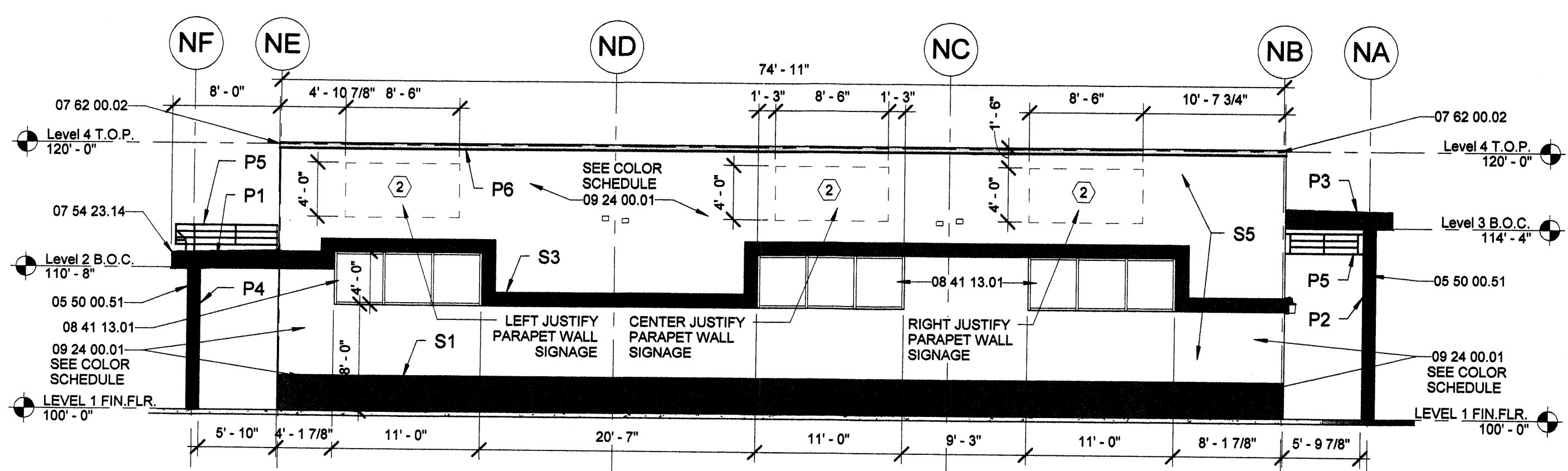
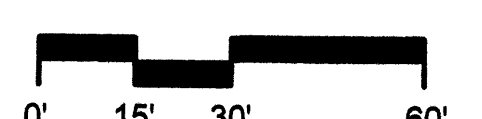
C1 NORTH SHOPS - EAST ELEVATION

Scale: 1/8" = 1'-0"



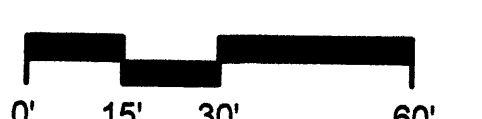
B1 NORTH SHOPS - SOUTH ELEVATIONS

Scale: 1/8" = 1'-0"



A1 NORTH SHOPS - NORTH ELEVATIONS

Scale: 1/8" = 1'-0"



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GENERAL SHEET NOTES

SIGNAGE DESIGN GUIDELINES

A. GENERAL

1. ALL SIGNAGE AND SIGNAGE LIGHTING SHALL BE IN CONFORMANCE WITH THE STATE OF NEW MEXICO NIGHT SKY PROTECTION ACT, CITY OF ALBUQUERQUE ZONING CODE GENERAL SIGN REGULATIONS, AND THE C-2 REGULATIONS OR THESE SIGNAGE DESIGN GUIDELINES, WHICHEVER IS MOST RESTRICTIVE.
2. ONE BUILDING MOUNTED SIGN, INCLUDING PARAPET WALL OR MARQUEE SIGN PER TENANT STREET FRONTAGE SHALL BE PERMITTED. BLADE SIGN SHALL BE ADDITIONAL.
3. OFF-PREMISE SIGNS ARE PROHIBITED.
4. AUDIBLE SIGNS OR DEVICES IN CONJUNCTION WITH SIGNAGE SHALL NOT BE PERMITTED.
5. ROTATING, PULSATING OR OSCILLATING BEACONS OF LIGHT, INCLUDING SEARCHLIGHTS USED FOR COMMERCIAL OR PROMOTIONAL PURPOSES SHALL NOT BE PERMITTED.
6. A SIGN SHALL NOT OVERHANG INTO THE PUBLIC RIGHT-OF-WAY MORE THAN FIVE FEET.
7. SIGNS SHALL NOT BE LOCATED WITHIN A CLEAR SIGHT TRIANGLE.
8. NO PORTION OF AN ILLUMINATED SIGN SHALL HAVE A LUMINANCE OF GREATER THAN 320 FOOTLAMBERTS AT NIGHT.
9. SIGNAGE FACING IN THE DIRECTION OF AN EXISTING RESIDENTIAL USE OR WITHIN 40' OF A RESIDENTIAL ZONE SHALL NOT BE ILLUMINATED UNLESS OTHERWISE SHIELDED BY A WALL, BUILDING, OR OTHER ACCEPTABLE NON-TRANSPARENT OBJECT.

B. FREE-STANDING SITE SIGNS

1. A TOTAL OF TWO FREE-STANDING SITE SIGNS, ONE PRIMARY SIGN, AND ONE SECONDARY SIGN (REFERENCE RELATED DRAWINGS THIS SHEET), WILL BE PROVIDED AT EAST AND WEST PORTIONS OF THE SITE. AREA OF EACH SIGN FACE SHALL BE LIMITED TO 60 S.F.
2. NO LIGHT BULB USED TO INDICATE TIME SHALL HAVE A RATING GREATER THAN 40 WATTS; NO REFLECTORS SHALL BE USED IN CONJUNCTION WITH SUCH BULBS.

C. BUILDING MOUNTED TENANT SIGNS

1. ALL BUILDING-MOUNTED SIGNAGE SHALL BE APPROVED BY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO FABRICATION AND/OR INSTALLATION. SIGNS FOR WHICH PRIOR APPROVAL HAS NOT BEEN OBTAINED MAY BE REMOVED BY OWNER. TENANTS WILL BE RESPONSIBLE FOR ALL CHARGES ASSOCIATED WITH BUILDING REPAIRS NEEDED FROM INAPPROPRIATELY MOUNTED SIGNAGE.
2. BUILDING MOUNTED SIGNAGE SHALL BE LIMITED TO THE FOLLOWING TYPES, QUANTITIES AND LOCATIONS (REFERENCE ASSOCIATED DIAGRAMS):

a. ONE "MARQUEE SIGN" PER TENANT FAÇADE (WHERE NO PARAPET WALL SIGN IS PROVIDED) ATTACHED TO SIGNAGE STRUCTURE (WHERE SIGNAGE STRUCTURE ALLOWS):

i. MARQUEE SIGNAGE SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS. MARQUEE SIGNS MAY BE INTERNALLY OR EXTERNALLY ILLUMINATED PROVIDED THAT THEY COMPLY WITH GUIDELINE A.6. ABOVE.

ii. CHANNEL LETTERS SHALL NOT EXTEND BEYOND SIGNAGE STRUCTURE. OVERALL HEIGHT OF CHANNEL LETTER SIGNAGE SHALL NOT EXCEED 30" IN HEIGHT AND SHALL BE LIMITED TO TWO LINES OF TEXT.

iii. MARQUEE SIGNS SHALL BE LIMITED TO 75% OF THE TENANT FAÇADE WIDTH TO A MAXIMUM WIDTH OF 75'. MARQUEE SIGNS SHALL BE CENTERED ON SUCH WIDTH UNLESS OTHERWISE APPROVED BY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE.

b. ONE "PARAPET WALL SIGN" PER TENANT STREET FRONTAGE (WHERE NO MARQUEE SIGN IS PROVIDED) SHALL BE ALLOWABLE ONLY WHERE INDICATED ON SPECIFIC BUILDING ELEVATIONS:

i. PARAPET WALL SIGNS SHALL CONSIST OF INDIVIDUAL CHANNEL LETTERS, INTERNALLY OR EXTERNALLY ILLUMINATED PROVIDED THAT THEY COMPLY WITH GUIDELINE A.6. ABOVE.

ii. ALLOWABLE PARAPET WALL SIGN LOCATIONS AND SIGN FACE AREAS SHALL BE WITHIN AREAS INDICATED ON THE BUILDING ELEVATIONS.

iii. SIGNAGE AREA SHALL BE A MAXIMUM OF 40 S.F. WITH A MAXIMUM OF THREE LINES OF TEXT. LETTER SIZE SHALL BE A MAXIMUM OF 14" HIGH.

c. ONE "BLADE SIGN" PER PUBLIC ENTRANCE:

i. BLADE SIGNS SHALL CONSIST OF CEILING-HUNG SIGNS ADJACENT AND PERPENDICULAR TO AN ENTRY WHERE POSSIBLE TO LOCATE 9'-0" MINIMUM ABOVE WALKWAY (SEE BLADE SIGN DIAGRAM).

d. ONE "WALL SIGN" PER PUBLIC ENTRANCE:

i. WALL SIGNS SHALL NOT BE MOUNTED LESS THAN 3'-4" ABOVE FINISH FLOOR; TOP OF WALL SIGNS SHALL BE 7'-4" ABOVE FINISH FLOOR (SEE CANOPY SIGN DIAGRAM).

ii. WALL SIGNS SHALL BE MOUNTED 6" FROM, JUSTIFIED TO ADJACENT ENTRY AND ONLY WITHIN LOCATIONS DESIGNATED ON BUILDING ELEVATIONS (SEE DETAIL).

iii. SIGN FACE AREA SHALL NOT EXCEED 20 S.F. EACH

e. ROOF AND PROJECTING SIGNS ARE PROHIBITED.

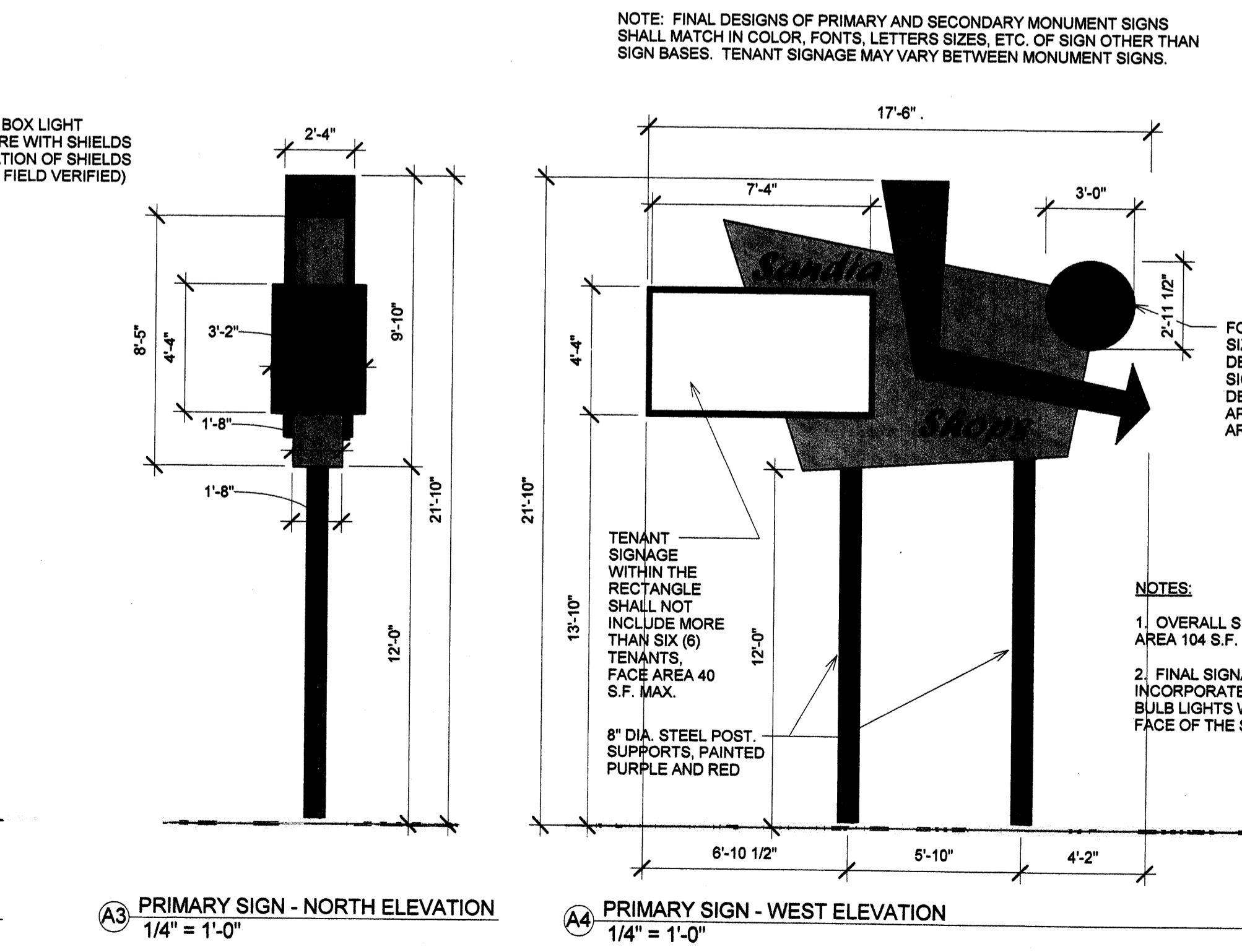
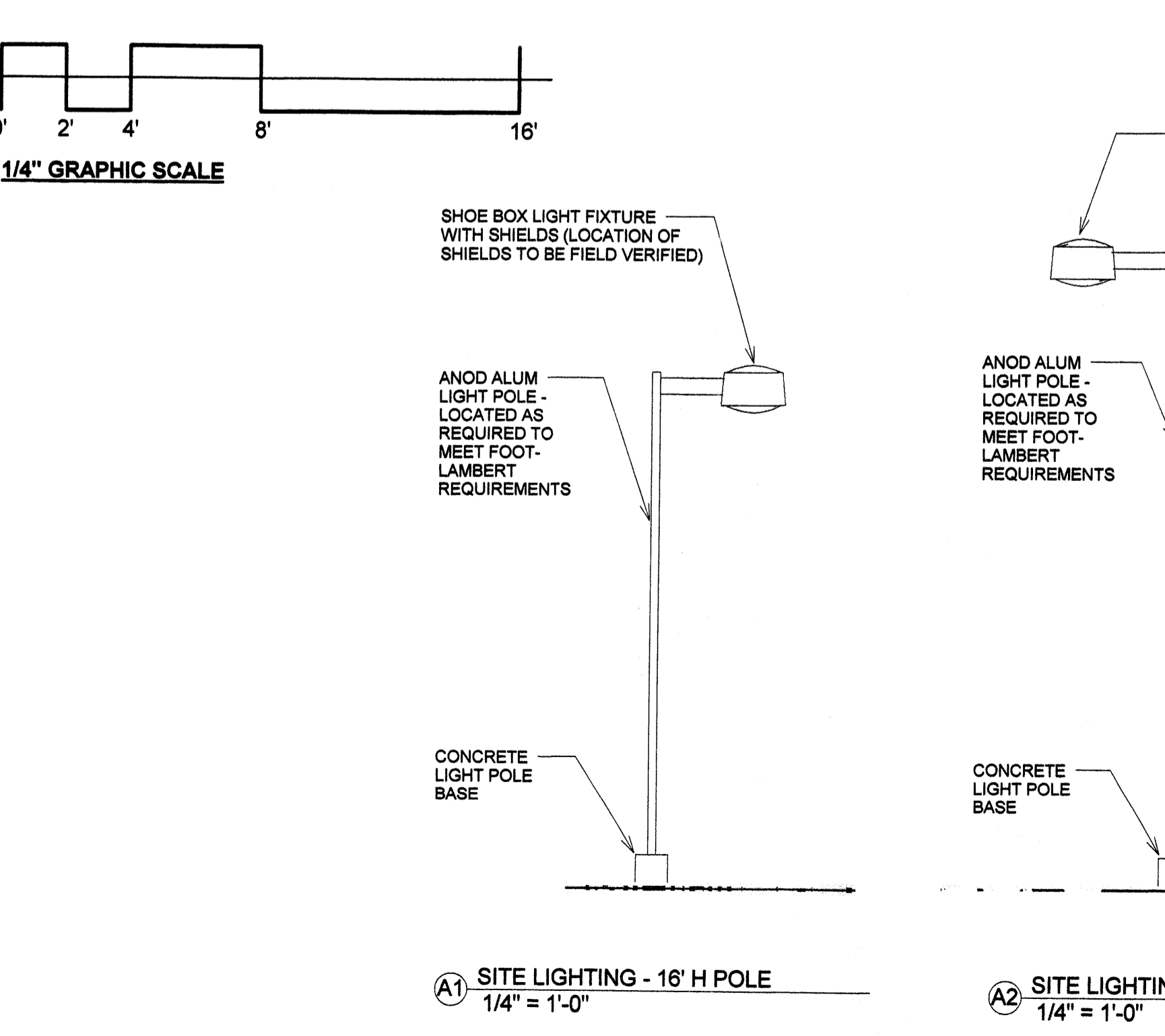
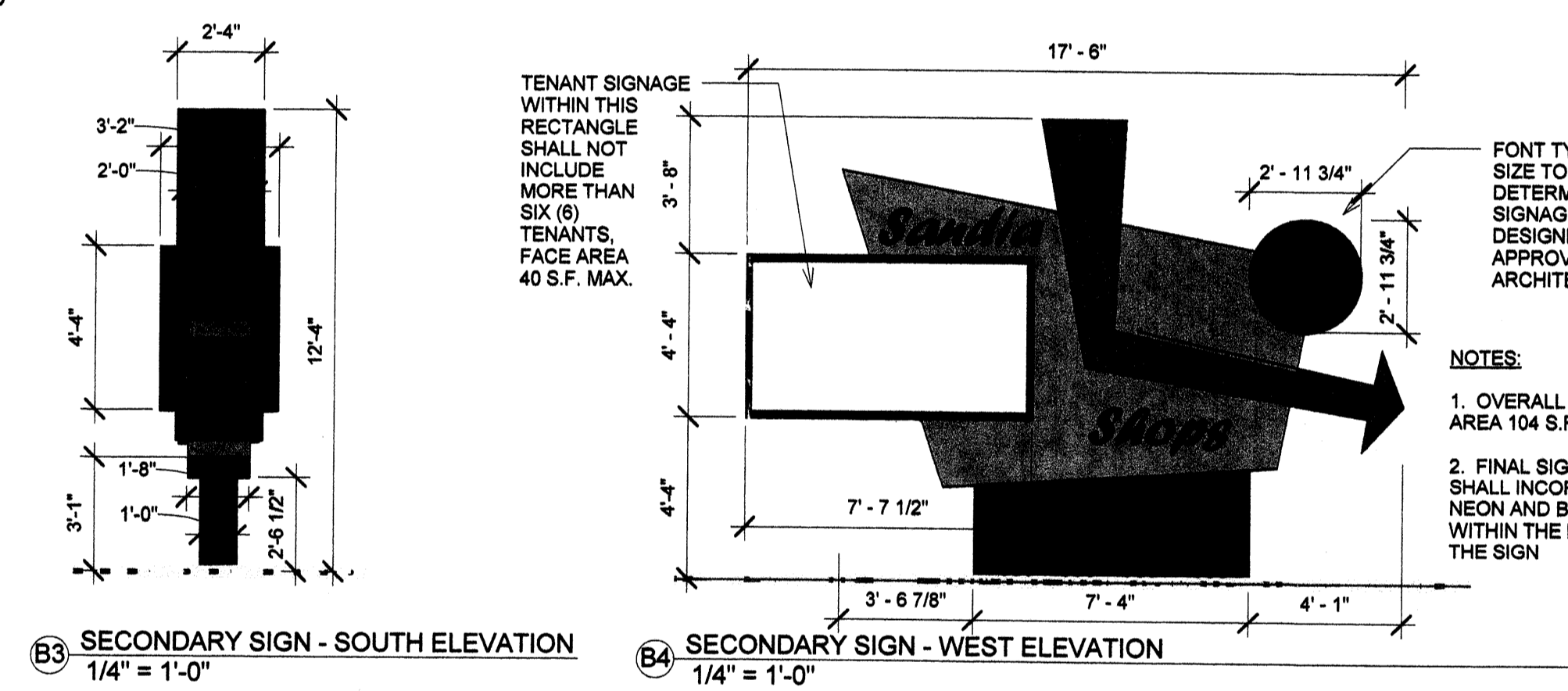
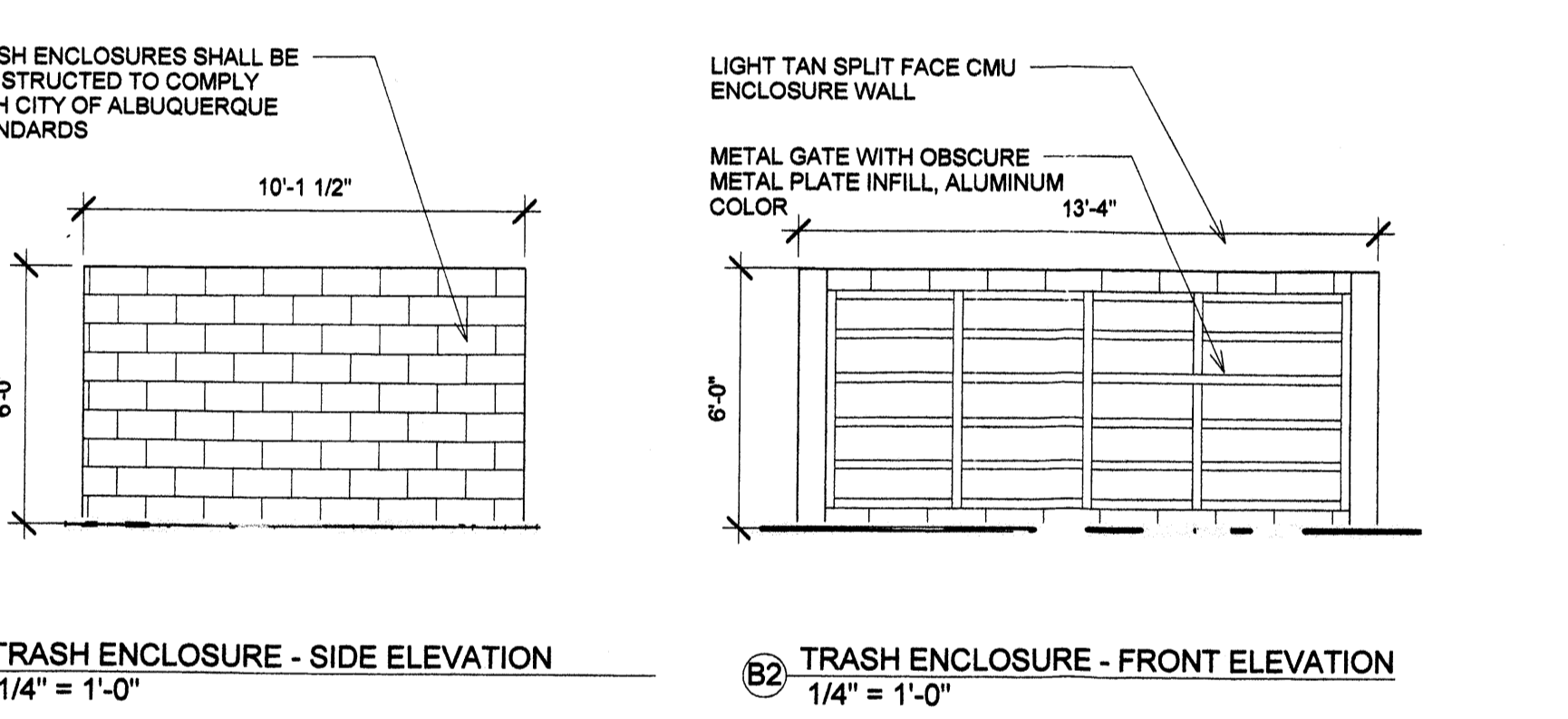
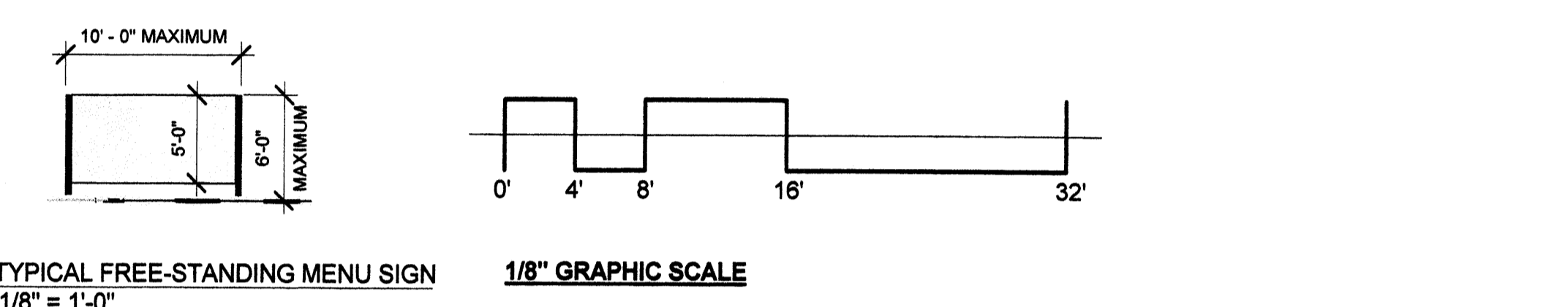
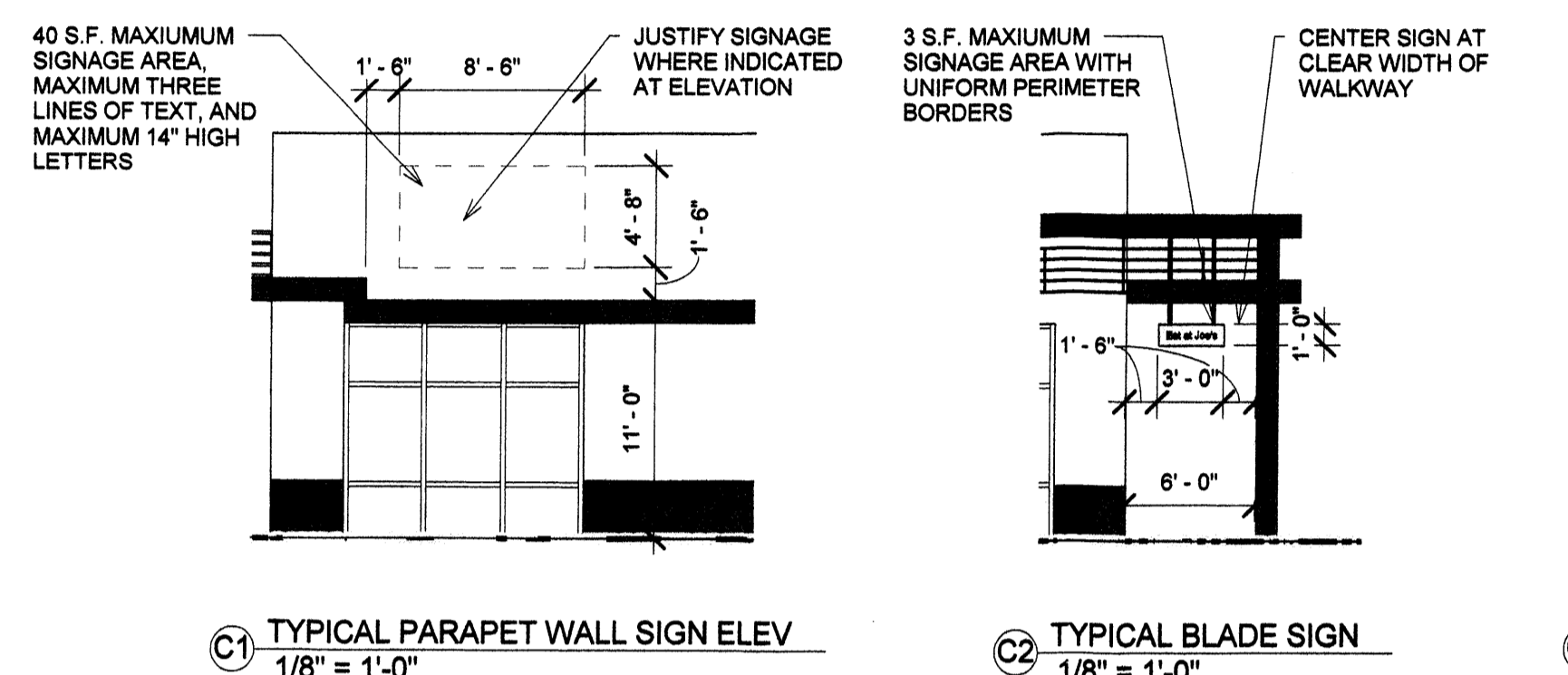
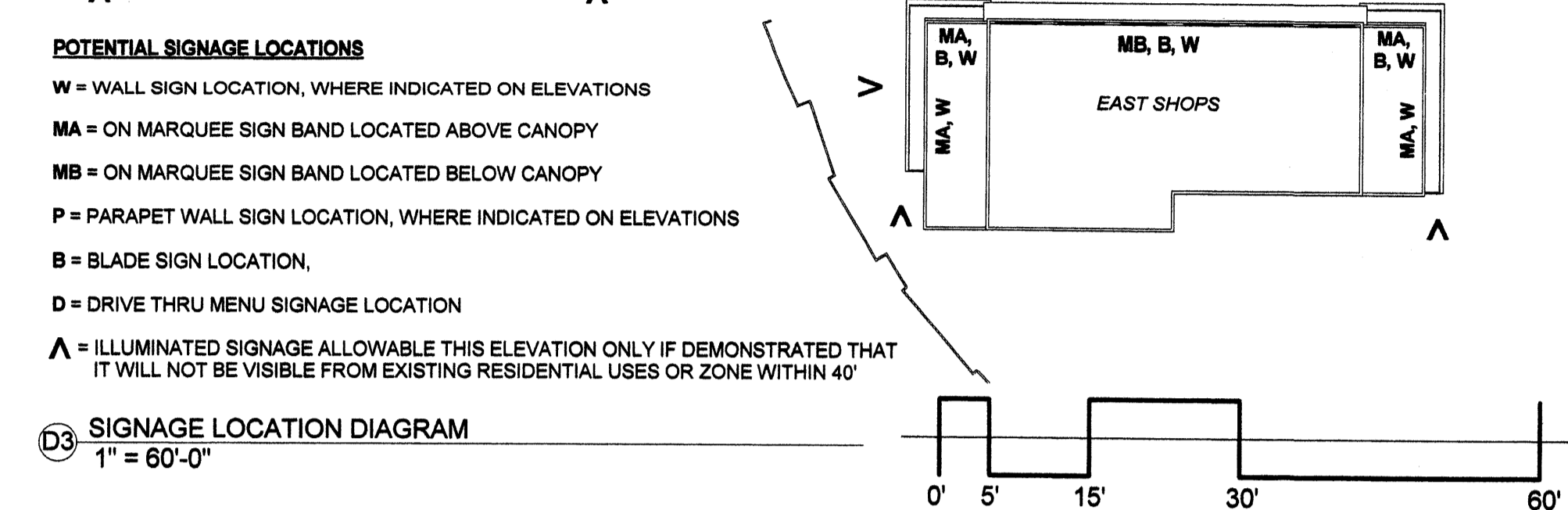
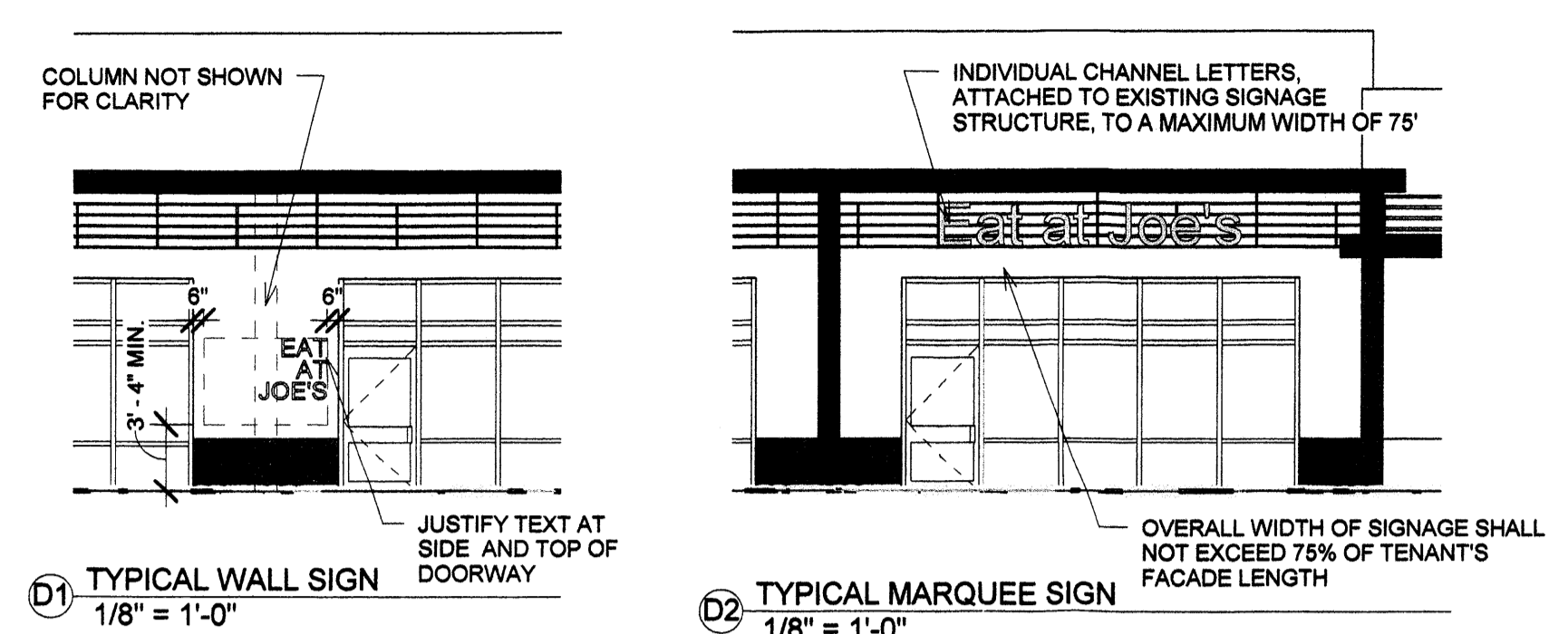
D. DRIVE-THRU SIGNAGE

1. IN ADDITION TO THE BUILDING-MOUNTED TENANT SIGNS ALLOWED IN SECTION C. ABOVE, A DRIVE-THRU SHALL BE ALLOWED UP TO THREE ADDITIONAL FREE-STANDING OR WALL-MOUNTED MENU SIGNS NOT TO EXCEED A COMBINED TOTAL OF 180 S.F.

a. ALL DRIVE-THRU SIGNAGE SHALL BE APPROVED BY OWNER OR OWNER'S DESIGNATED REPRESENTATIVE PRIOR TO FABRICATION AND/OR INSTALLATION. SIGNS FOR WHICH PRIOR APPROVAL HAS NOT BEEN OBTAINED MAY BE REMOVED BY OWNER. TENANTS WILL BE RESPONSIBLE FOR ALL CHARGES ASSOCIATED WITH BUILDING AND/OR SITE REPAIRS NEEDED FROM INAPPROPRIATELY MOUNTED SIGNAGE.

b. FREE-STANDING DRIVE-THRU MENU SIGNS, INCLUDING ANY SUPPORTING STRUCTURE, SHALL BE A MAXIMUM OF 10' WIDE, AND 6' FROM THE ADJACENT GRADE (SEE MENU SIGN DIAGRAM).

c. WALL MOUNTED MENU SIGNS SHALL BE LOCATED A MINIMUM OF 3'-4" ABOVE FINISH FLOOR AND A MAXIMUM OF 7'-4" ABOVE FINISH FLOOR (SEE WALL SIGN DIAGRAM).



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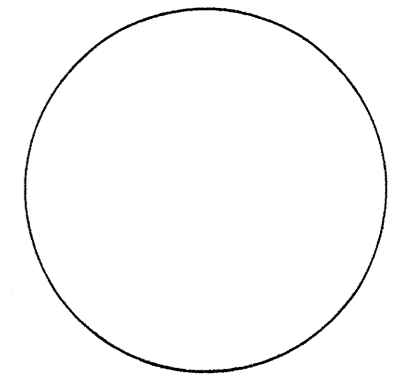
GENERAL SHEET NOTES

Van H. Gilbert Architect PC
 ARCHITECTURE • INTERIORS • PLANNING



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 Tel 505-247-9955 Fax 505-247-1826
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CONSULTANTS

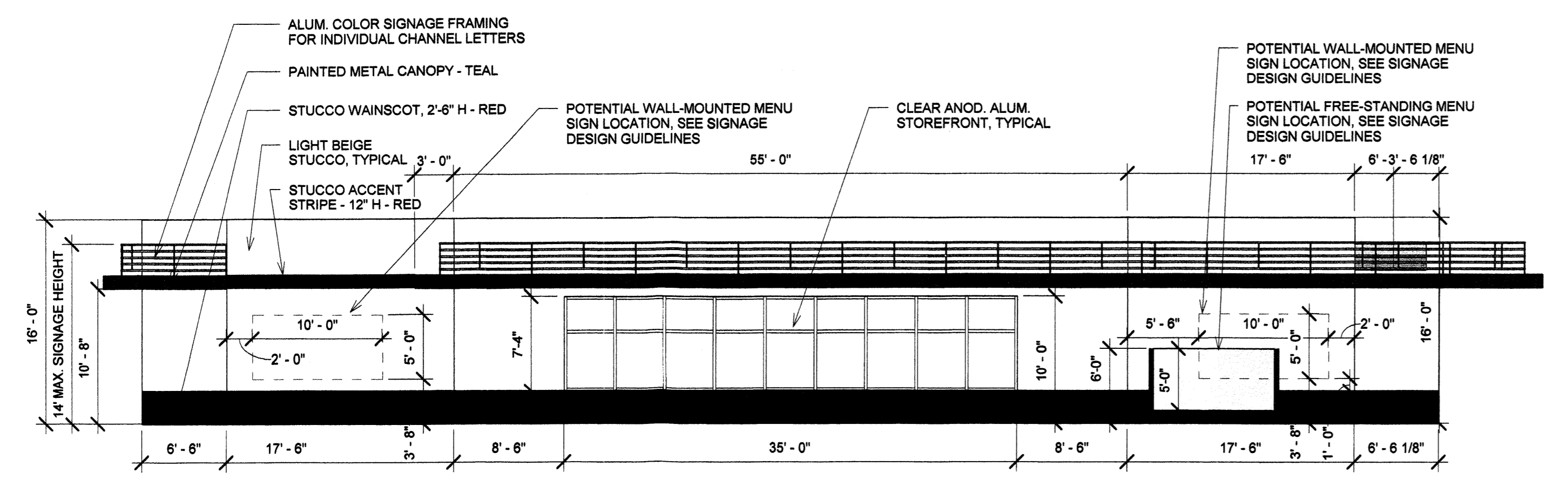


PROJECT

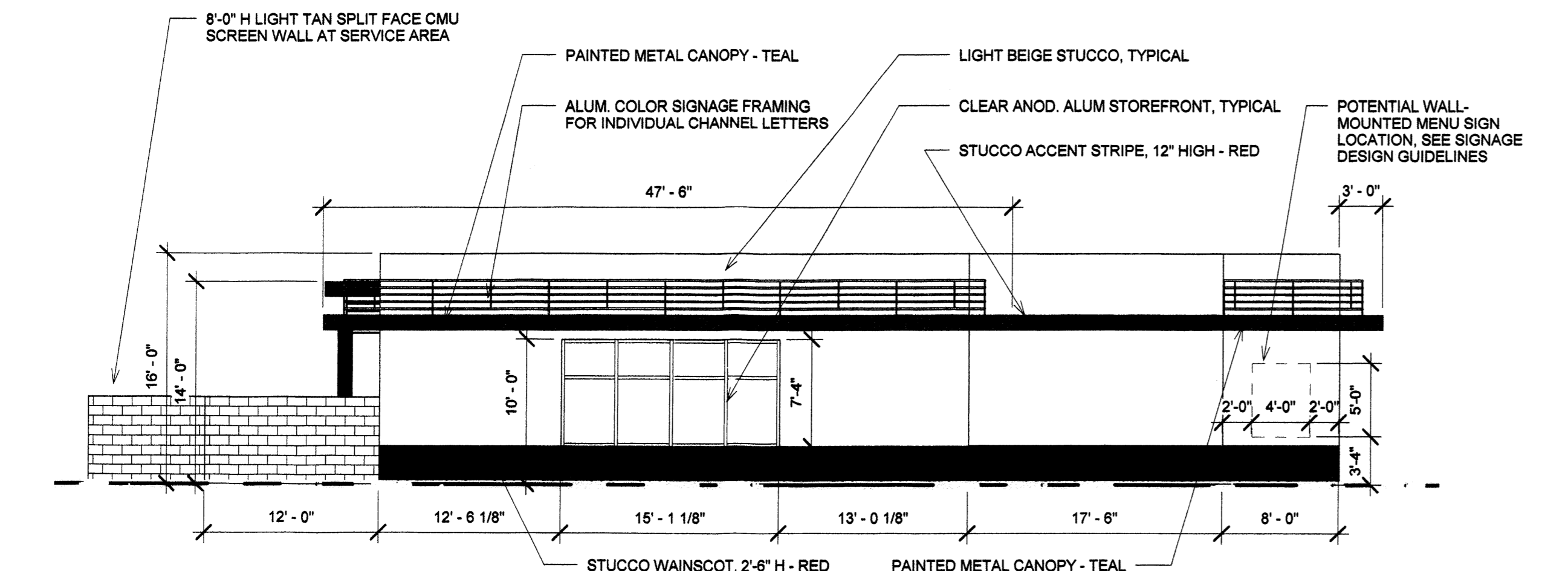
Sandia Foundation
Menaul Prospect Retail Center
Menaul Boulevard NE
Albuquerque, NM

REV.	10/8/08	REVISIONS FOR DRB DEFERRAL TO 10/15/08
Mark	Date	Description
Date: September 16, 2008		
Project Number: 920.01		
Project File:		
Drawn By:		Author
Checked By:		Checker
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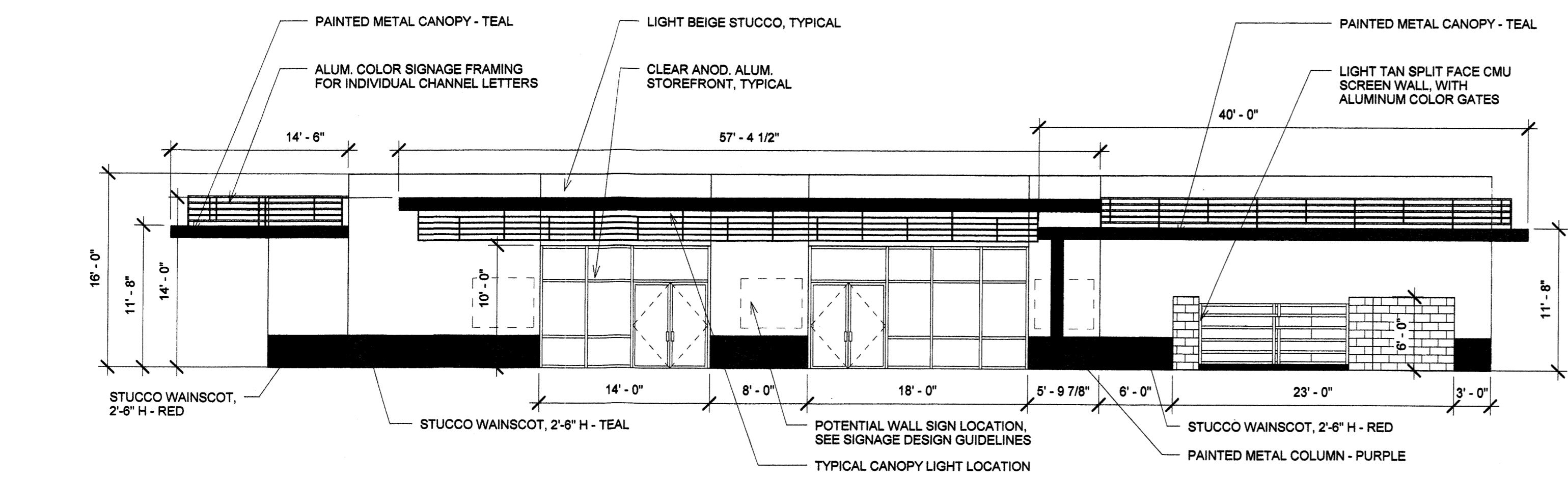
SHEET TITLE
BUILDING ELEVATIONS - PAD A



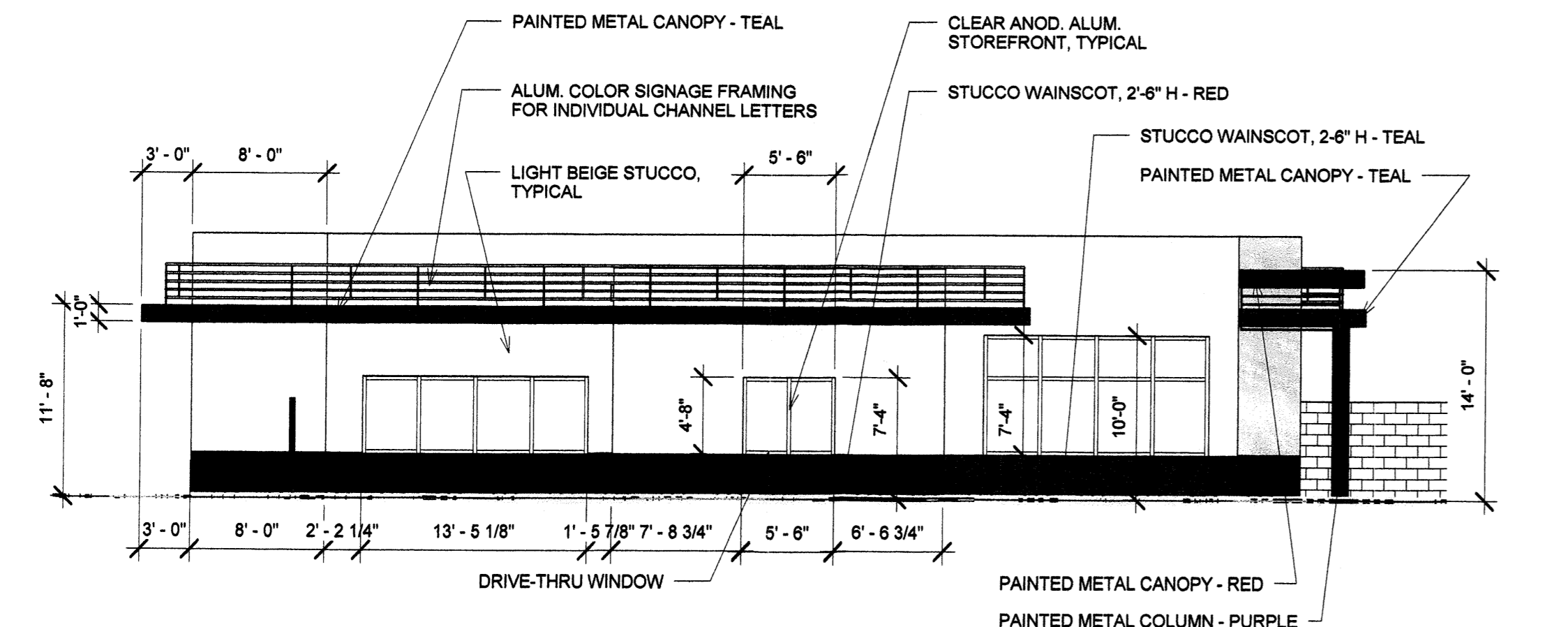
1 PAD A - NORTH ELEVATION
 1/8" = 1'-0"



2 PAD A - EAST ELEVATION
 1/8" = 1'-0"



3 PAD A - SOUTH ELEVATION
 1/8" = 1'-0"



4 PAD A - WEST ELEVATION
 1/8" = 1'-0"