ADMINISTRATIVE AMENDMENT

FILE # SI-2021-00783 **PROJECT #** PR-2019-002664

Relocation of dumpster; 263 sq ft patio addition; Reduction of paved area by 891 sq ft;

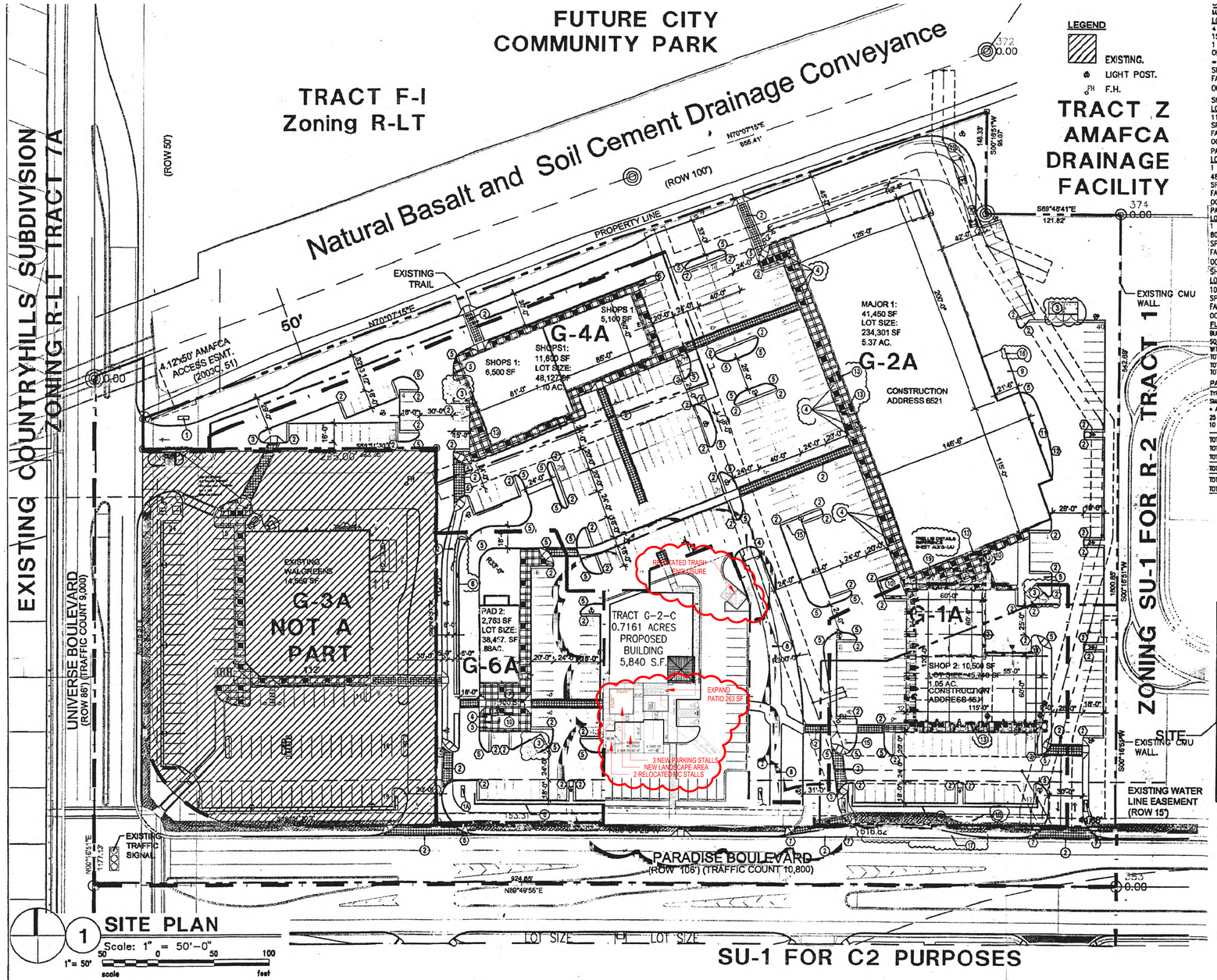
Addition of new door, Addition of (3) new parking spaces; relocation of (2) parking spaces;

Addition of 515 sq ft of landscaping.

Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque, ou=Planning Department, email=jmaranda@cabq.gov, c=US
Date: 2021.07.02 10:22:07 -06'00'

7/2/2021

APPROVED BY **DATE**



1 SITE PLAN
Scale: 1" = 50'-0"
1"= 50'

LEGEND

EXISTING.
LIGHT POST.
F.H.

BUILDING AREA & PARKING CALCULATIONS:

MAJOR 1: 41,450 SF. BUILDING.
LOT SIZE= 234,301 SF OR 5.38 A.C.
41,450 SF / 1 SPACE PER 200 SF FOR THE FIRST 15,000 SF OF NET LEASABLE AREA; 75 CARS,
1 SPACE PER 250 SF FOR THE NEXT 26,450 SF OF NET LEASABLE AREA; 106 CARS
= 181 CARS
SPACES PROVIDED 181 SPACES.
FAR= .17
OCCUPANT LOAD: 41,450/ 30 =1,382

SHOPS 1: 11,600 SF. BUILDING.
LOT SIZE= 48,127 SF OR 1.10 A.C.
11,600 SF / 200 = 58 SPACES.
SPACES PROVIDED 58 SPACES.
FAR= .24
OCCUPANT LOAD: 11,600/ 30 =387

PAD 1 : 2,005 SF. BUILDING.
LOT SIZE= 31,265 SF OR .718 A.C.
1 CAR PER 4 PROVIDED SEATS
48 SEATS / 4 = 12 REQ. CARS.
SPACES PROVIDED 31 SPACES.
FAR= .06
OCCUPANT LOAD: 2,005/ 15 =13

PAD 2 : 2,763 SF. BUILDING.
LOT SIZE= 38,457 SF OR .88 A.C.
1 CAR PER 4 PROVIDED SEATS
80 SEATS / 4 = 20 REQ. CARS
SPACES PROVIDED 42 SPACES.
FAR= .07
OCCUPANT LOAD: 2,763/15 =185

SHOPS 2: 10,500 SF. BUILDING.
LOT SIZE= 47,748 SF OR 1.05 A.C.
10,500 SF / 200 = 53 SPACES.
SPACES PROVIDED 57 SPACES.
FAR= .22
OCCUPANT LOAD: 10,500/ 30 =350

PAD 1: 2,840 S.F. BUILDING
LOT SIZE = 31,200 SF OR .718 AC
2,840/200 = 29 REQ CARS
SPACES PROVIDED = 30 SPACES

39 PARKING SPACES PROVIDED

FLOOR AREA RATIO
BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31,1998 AGREEMENT WITH C.O.A
TOTAL BUILDING AREA = 168,318 SQ/FT + 3,835 SF = 172,153 SF
TOTAL LOT AREA = 387,932 SQ/FT
TOTAL FAR = .17

PARKING NOTES:
TYPICAL STANDARD SPACES ARE 8'-6" X 20'-0" H.C. SPACE 8'-6" X 20'
SMALL CARS SPACES ARE ——8'-0" X 16'-0"
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *
26 BYCICLE SPACES.
10 MOTORCYCLE SPACES.

TOTAL STANDARD PARKING SPACES PROVIDED 319 SPACES +25=342 PROVIDED PARKING SPACES.
TOTAL SMALL CARS PARKING SPACES PROVIDED 23 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES) 27 SPACES +2=29 H.C PARKING SPACES
~~TOTAL PROVIDED 369 SPACES~~ TOTAL PROVIDED 374 SPACES.
TOTAL REQUIRED SPACES = 324 SPACES
TOTAL PROVIDED SPACES = 347 SPACES

TRACTS G FOR SUBDIVISION

LEGAL DESCRIPTION

TRACTS G AT VENTANA SQUARE

CURRENT ZONING

C-2 TO SU-1 FOR C-2

TOTAL ACREAGE

12.68 ACRES (TOTAL GROSS). TO INCLUDE G-1, G-2, G-3, G-4, G-5 AND G-6

PEDESTRIAN AND VEHICULAR CIRCULATION

See sheet A.1.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system.

INTERNAL CIRCULATION

See sheet A1.2. for internal circulation

BUILDING HEIGHTS AND SETBACKS

The maximum height of buildings within tract G shall be 35'-0" See plan A-1.1 for additional restrictions Setbacks are shown on sheet A1.2.

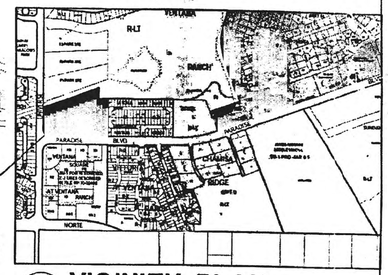
FLOOR AREA RATIOS

The overall FAR for tract G shall not exceed 10,000sq/ft per gross acre in acordance with the May 31,1998 agreement with the City of Albuquerque

LANDSCAPE

See sheet L1 and L2

7 VICINITY PLAN
SCALE: 1"=1,000'
0 1000' 2000'



RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 35'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

KEYED NOTES

1. PYLON SIGN.
2. 6"-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
3. GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
4. 6'-0"X6'-0" TREE PLANTERS.
5. BIKE RACK PER C.O.A. STANDARDS.
6. 2'-6" GARDEN WALL.
7. CONCRETE OUT DOOR PATIO AREA.
8. ASPHALT TRAIL.
9. DOCK METAL.
10. LANDSCAPE AREA.

LEGEND

EXISTING.
LIGHT POST.
F.H.

Approved for access by the Solid Waste Department
Herman Gallegos 05-27-21. Herman Gallegos
Detail for the new trash enclsoure will have to be approved, and inspected by the Solid Waste Department.

ADMINISTRATIVE AMENDMENT
File # MA-10-01 Project # 1002346
Tract G-2-C: ±5840 sq.ft. retail building.
APPROVED BY DATE 10 Aug '09

PROJECT NUMBER: 1002346
APPLICATION NUMBER: 05DRB-01870

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on ____ and the the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? ( ) YES (X) NO If yes, then a set of approved DRC 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

Traffic Engineering, Transportation Division	12-1-05 Date
Water Utility Department	12-20-05 Date
Parks and Recreation Department	12/14/05 Date
City Engineer	12/14/05 Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	12/14/05 Date

* Environmental Health, if necessary

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: VENTANA SQUARE. (NEC) UNIVERSE & PARADISE ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: GEORGE RAINHART
JOB NO. 902
DRAWN BY: APZ
SHEET TITLE: SITE PLAN. SUBDIVISION.
DATE: 072305
SCALE: 1"=50'
sheet A1.2 of

1002346