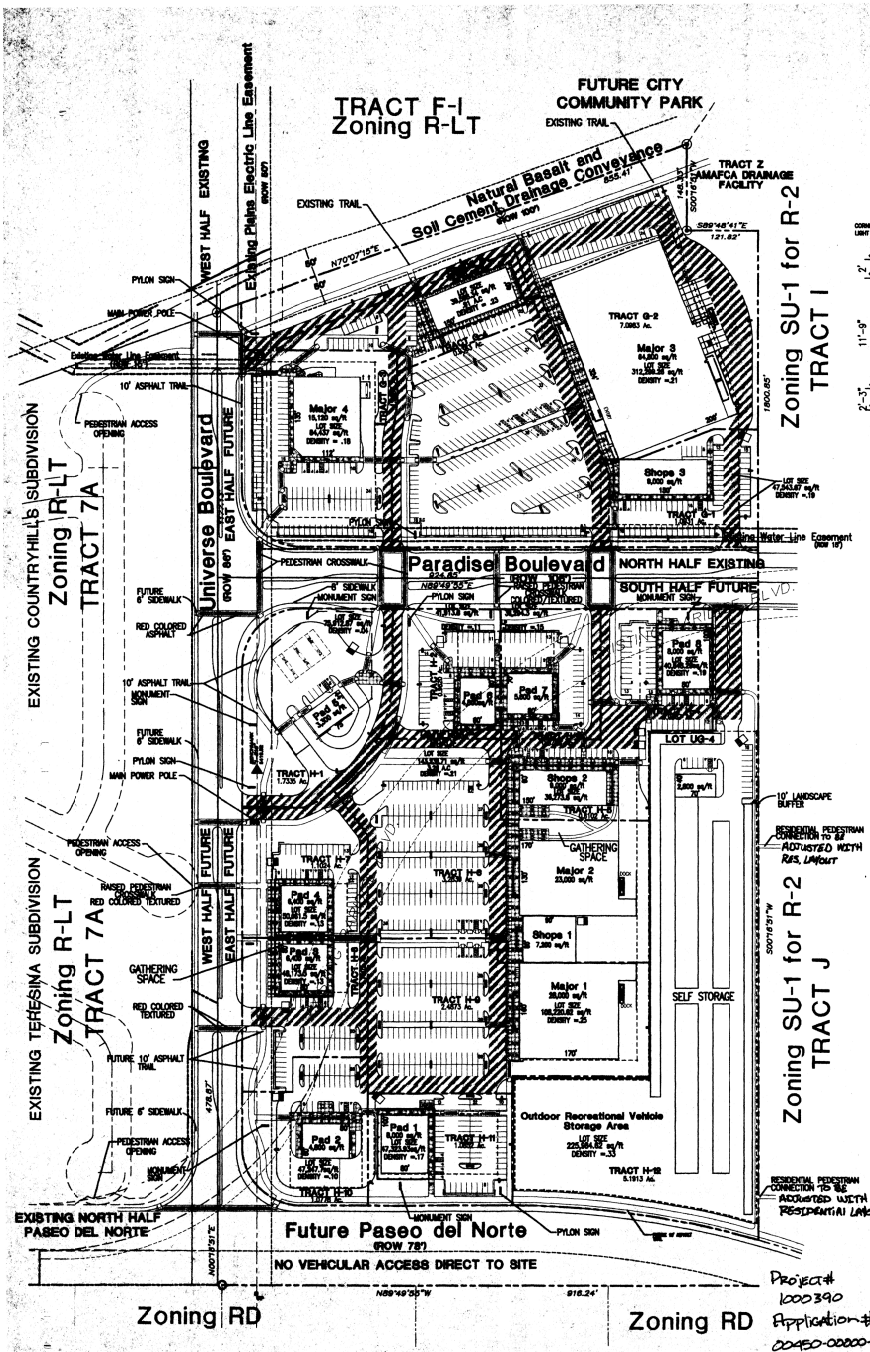
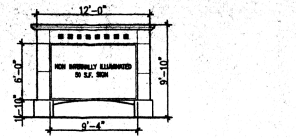
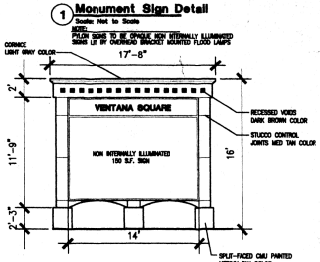




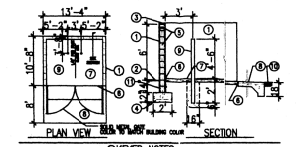
1 **Monument Sign Detail**
Scale: Not to Scale

NOTE:
PYLON SIGNS TO BE SINGLE NON INTERNALLY ILLUMINATED
SIGNS LIT BY OVERHEAD BRACKET MOUNTED FLOOD LAMPS



2 **Pylon Sign Detail**
Scale: Not to Scale

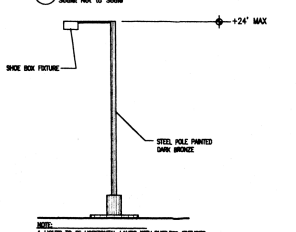
NOTE:
PYLON SIGNS TO BE SINGLE NON INTERNALLY ILLUMINATED
SIGNS LIT BY OVERHEAD BRACKET MOUNTED FLOOD LAMPS



KEYED NOTES

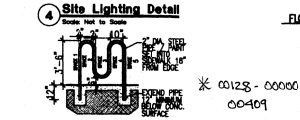
1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO COP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING & 18" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#4 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #3 BARS @ 32" O.C. VERTICAL DOUT REINFORCED CELLS. DIAMOND @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH #3@ - 18X18 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH #3@ - 18X18 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 18" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

3 **Refuse Enclosure**
Scale: Not to Scale



NOTE:
1 LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
2 LIGHTS WITHIN 300' OF A RESIDENTIAL ZONE NOT TO EXCEED 20' IN HEIGHT.

4 **Site Lighting Detail**
Scale: Not to Scale



5 **Bike Rack Detail**
Scale: Not to Scale

EPC CASE # _____ DRB CASE # _____

THIS PLAN IS APPROVED AS A CONCEPTUAL PLAN ONLY. PRIOR TO "PRE-DRB" OR "DRB" SUBMITTAL, A SITE PLAN FOR SUBDIVISION OR BUILDING PERMIT MUST BE APPROVED BY THE EPC.

DEVELOPMENT FACILITATION TEAM (DFT) COMMENTS

Parks & Recreation Department	6/21/00
Solid Waste Management	6-21-00
Transportation Development	6/21/00
Hydrology	6-21-00
Water Utility Authority	6/21/00
Environmental Health Department	6-21-00
Albuquerque Bernalillo County Water Utility Authority	6/21/00
City Engineer / AMAFCA	6/21/00
Traffic Engineering, Transportation Division	6/21/00
City Engineer	6/21/00
Planning Department	6/21/00
Code Enforcement	6-21-00
Albuquerque Public Schools	6/21/00
Planning Department	6/21/00

APPROVAL AND CONDITIONS, EXCEPTIONS AS modified by the DRB

	6/21/00
	6-21-00
	6/21/00
	6-21-00

Project# 1000390
Application #'s
00450-00000-00880
00450-00000-00880

00128 - 00000 - 00409
00128 - 00000 - 00410

BUILDING AREA & PARKING CALCULATIONS:

MAJOR 1 — 28,000 SF. BUILDING
LOT SIZE= 108,346.80 SQ/FT OR 2.49 A.C
28,000 SF / 200 = 140 SPACES
SPACES PROVIDED 150 SPACES
FAR= .25

MAJOR 2 — 23,000 SF. BUILDING
LOT SIZE= 143,046.69 SQ/FT OR 3.28 A.C
23,000 SF / 200 = 115 SPACES
SPACES PROVIDED 115 SPACES
FAR= .21

MAJOR 3 — 64,800 SF. BUILDING
LOT SIZE= 309,201.95 SQ/FT OR 7.09 A.C
64,800 SF / 200 = 324 SPACES
SPACES PROVIDED 275 SPACES + EXCESS
FAR= .21

MAJOR 4 — 15,120 SF. BUILDING
LOT SIZE= 86,279.29 SQ/FT OR 1.98 A.C
15,120 SF / 200 = 76 SPACES
SPACES PROVIDED 104 SPACES
FAR= .18

PAD 1 — 8,000 SF. BUILDING
LOT SIZE= 47,271.31 SQ/FT OR 1.08 A.C
8,000 SF / 200 = 40 SPACES
SPACES PROVIDED 43 SPACES
FAR= .17

PAD 2 — 4,800 SF. BUILDING
LOT SIZE= 46,948.96 SQ/FT OR 1.08A.C
4,800 SF / 200 = 24 SPACES
SPACES PROVIDED 26 SPACES
FAR= .10

PAD 3 — 6400 SF. BUILDING
LOT SIZE= 48,360.31 SQ/FT OR 1.11 A.C
6,400 SF / 200 = 32 SPACES
SPACES PROVIDED 39 SPACES
FAR= .13

PAD 4 — 6,400 SF. BUILDING
LOT SIZE= 48,020.54 SQ/FT OR 1.10 A.C
6,400 SF / 200 = 32 SPACES
SPACES PROVIDED 34 SPACES
FAR= .13

PAD 5 — 3,300 SF. BUILDING
LOT SIZE= 75,511.26 SQ/FT OR 1.73 A.C
3,300 SF / 200 = 17 SPACES
SPACES PROVIDED 5 SPACES + EXCESS
FAR= .04

PAD 6 — 4,800 SF. BUILDING
LOT SIZE= 41,904.72 SQ/FT OR .96 A.C
4,800 SF / 200 = 24 SPACES
SPACES PROVIDED 41 SPACES
FAR= .11

PAD 7 — 5,600 SF. BUILDING
LOT SIZE= 38,193.40 SQ/FT OR .87 A.C
5,600 SF / 200 = 28 SPACES
SPACES PROVIDED 41 SPACES
FAR= .15

PAD 8 — 8,000 SF. BUILDING
LOT SIZE= 40,802.65 SQ/FT OR .93 A.C
8,000 SF / 200 = 40 SPACES
SPACES PROVIDED 46 SPACES
FAR= .19

SHOPS 1 — 7,200 SF. BUILDING
LOT SIZE= 143,046.68 SQ/FT OR 3.28 A.C
7,200 SF / 200 = 36 SPACES
SPACES PROVIDED 28 SPACES + EXCESS
FAR= .21

SHOPS 2 — 9,000 SF. BUILDING
LOT SIZE= 35,292.31 SQ/FT OR .81 A.C
9,000 SF / 200 = 45 SPACES
SPACES PROVIDED 16 SPACES + EXCESS
FAR= .25

SHOPS 3 — 9,000 SF. BUILDING
LOT SIZE= 47,480.4 SQ/FT OR 1.09 A.C
9,000 SF / 200 = 45 SPACES
SPACES PROVIDED 67 SPACES
FAR= .19

SHOPS 4 — 9,000 SF. BUILDING
LOT SIZE= 40,785.22 SQ/FT OR .93 A.C
9,000 SF / 200 = 45 SPACES
SPACES PROVIDED 47 SPACES
FAR= .23

UG-4 LOT — 2,800 SF. BUILDING
LOT SIZE= 226,133.03 SQ/FT OR 5.19 A.C
2,800 SF / 200 = 14 SPACES
SPACES PROVIDED 15 SPACES
FAR= .01

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 31,1988 agreement with C.O.A

TOTAL BUILDING AREA = 287,220 SQ/FT
TOTAL LOT AREA = 1,363,836.6 SQ/FT
TOTAL FAR = .21

TRACT G 12.68 GROSS ACRES
97,820 SQ/FT TOT BUILDING AREA FAR=.19

TRACT H 25.58 GROSS ACRES
189,720 SQ/FT TOT BUILDING AREA FAR=.15

PARKING NOTES:

TYPICAL STANDARD SPACES ARE ——— 9'-0" x 20'-0"
TYPICAL SMALL CAR SPACES ARE ——— 7'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE ——— 8'-0" x 20'-0"
WITH A 8' WIDE ACCESS AISLE

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED	940 SPACES
TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES)	70 SPACES
TOTAL SMALL CAR PARKING SPACES PROVIDED	85 SPACES
TOTAL PROVIDED	1097 SPACES

TOTAL REQUIRED SPACES = 1077 SPACES
TOTAL PROVIDED SPACES = 1095 SPACES

LEGAL DESCRIPTION

TRACTS G AND H AT VENTANA SQUARE

CURRENT ZONING

C-2 TO SU-1 FOR C-2

TOTAL ACREAGE

38.26 ACRES(TOTAL GROSS) TRACT G= 12.68A.C TRACT H=25.58A.C

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL
General architectural character for pad structures is to follow the general design concept depicted on elevations of major stores and allpad buildings will be cementitious finish with a cementitious or split face cmu dado band. the main building walls must be painted to match color benjamin moore (#2) bm851 and (#1) bm1032. If the building extends below finish floor that area will also be covered with color #2. structures are to be predominately flat-roofed. however parapet building areas such as portals or small extensions of building functions adjacent to the major building mass may have sloped roofs. sloped roofs are to be sheet type material tile clad and the high point of the roof must hit the main building wall below the top of the main building parapet. Architectural entry element roofs may extend above the parapet wall top and area to relate to the entry format of the main buildings. Building heights are limited to 35' parapet heights for major building walls, and 29' parapet heights for pad building walls (mission tile clad entry roofs may extend above this height to accent and articulate the building mass.

PAD ARCHITECTURAL DESIGN STANDARDS
Shall include the following elements to provide uniform standards for all pads. each pad to follow building elevations provided.
—the lower 3'-4" of the area of vertical walls and landscape walls shall be four or eight inch split face cmu or stucco. color #2.
—four or eight inch split face or accent block. color #1
—fuel canopies to be cementitious finish color #1
lighting to be entirely recessed in soffit of fuel canopies.(max 50R candles)
—each pad development to provide an outdoor paved and landscaped patio space with outdoor furniture, such as bench seating or picnic tables.

MECHANICAL EQUIPMENT SCREENING
All mechanical equipment will be screened from view of the adjacent parking area and public right-of-way. In addition, if it is determined that the mechanical unit can be observed from the residential area horizontal screening per the attached conceptual sketch is required.

COLOR PALLET
color #1 light tan benjamin moore #1032
color #2 medium dark tan dado band base wall color
& accent benjamin moore #951
color #3 desert glow Monier concrete tile roofing anc trim

SPECIAL BUFFERING
Drive up pick up windows to be screened with a 5' high opaque wall and 5' wide (minimum) landscape area with evergreen trees at 10' on center and 10' high (minimum). A berm of the same height as the wall may be provided in lieu of the wall.

BUILDING SIGNAGE
Except on roted under awnings all signage will be internally illuminated individual type lettering not to exceed 8 percent of the wall area of each building elevation or ten percent of the wall area of the shop building. Letters are to back lit. No exposed neon. No signs with solid opaque faced metal channel lettering can type signs are prohibited. Any special logos associated with a specific tenant are to be provided in a non-illuminated fashion for specific approval.

LANDSCAPING
Landscaping of the pads will be from the same landscaping pallet and concept as provided on the master landscaping plan.

AWNINGS
Awnings are permitted above window areas. Awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed 8 percent of the area of building wall. Illumination of awnings must be from persistent source located above the awning. accent colors on awnings are to be compatible with the general color palette and samples of the proposed awning colors are to provided with each submittal.

GLAZING
Reflective glazing is prohibited. Clear and bronze tinted glass is permitted.

SERVICE AREAS
Service areas such as refuse locations and compactors are to be totally screened from the view of the adjacent residential area, public rights-of-way and the adjacent monument area. The service, compactor and compactor locations are to be gated. Screening material to match building wall color and material.

LIGHTING
Site lighting for pad structures is to match the site lighting provided for the main parking area. pad site lighting not to exceed 20' to fixture. Exposed, i.e. unshield light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Maximum light level under fuel canopies to be 50ft candles, from totally recessed lighting

FREE STANDING SIGNAGE
Five 150 sf x 16' tall architecturally coordinated signs are permitted. one each at the parradise blvd. entry to gish. one at the universe entry to H and one on Paseo del Norte fronting (Future). Each pad building or group of pad buildings to have one 48 sf monument sign

TRAFFIC REQUIREMENTS:
All traffic requirements have been met per May 31,1998 agreement between the city and Los Ventanas limited partnership

PARKING
The allowed parking shall be equal to the required parking plus 10% maximum ADA requirements shall be located adjacent to building entries

RESTRICTED USE
1. Restaurant fast food with drive up.
   a. Not permitted on pads 3 and 4
   b. Drive up window must be located only adjacent to Paseo Del Norte and Paradise Boulevard or on east elevation.
2. Auto repair, tire, battery, accessories, parts and detailing
   a. Not permitted on pads 2, 3, 4, 5 or M-4
   b. Service areas to be internal to bldg.
3. Retail sales of alcoholic drinks for consumption off premises within 500 feet of any residential zone
   a. Limited to Major 1, 2, 3 and 4; Pads 1, 2, 5, 6, 7 and 8; Shops 1 and 2

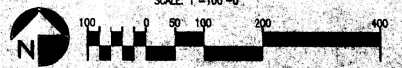
ALTERNATE USE
Concept: If one of the approved schematic alternate use plans is selected for development in lieu of the approved Site Plan for Building Permit, a complete Site Plan for Building Permit Purposes will be prepared and submitted to the DRB for review and approval. (EPC review not required unless the plan for development does not match one of the alternate schematic plans). Any use that does not conform to the approved site plan or alternate use plans will require a new submittal to EPC.

NOTE:
ISSUANCE OF BUILDING PERMIT, FOR ANY TRACT WITHIN VENTANA SQUARE, AS PROPOSED ON SHEET A1 REQUIRES INDIVIDUAL PLATTING OF TRACTS WITHIN DETAILED GRADING AND DRAINAGE PLAN APPROVAL

▲ PER ZONING

COMBINED
Tracts G and H Site plan for Subdivision

SCALE: 1"=100'-0"



REV	DATE	BY	REVISION

GEORGE RANHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: Ventana Square
Albuquerque, New Mexico
PROJECT NUMBER: George Ranhart, AIA
DRAWN BY: SD
JOB NO. 9952
SHEET TITLE: CONCEPTUAL SITEPLAN
DATE: 6/7/00
SCALE: 1"=100'
SHEET: A1