



# Memorandum

**To:** Jolene Wolfley, Chair  
Robert Webb, Senior Planner

**From:** Char Johnson, AICP, Senior Planner

**Date:** July 19, 2024

**Re:** Re-submittal of Site Plan, 9610 and 9630 Universe Boulevard NW (PR-2020-004024/SI-2024-00648)

The following memo provides responses to staff comments for the Site Plan Administrative application heard on July 3, 2024. Staff comments are in italic followed by the Applicant responses.

## Planning Comments

*Page 3: Updated 7/1/2024: It appears to be no drainage on the site, please confirm.*

**Applicant Response:** Dave Aube, P.E., Thompson Engineering explained there is no need for a pond on the site. Stormwater runoff is diverted to the regional pond located southeast of the site. Rene Brissett from Hydrology confirmed that improvements to the regional pond are sufficient to support drainage from the site.

*Page 6: (2)(a)(2) – The façade incorporates two features: windows on upper floors and - ?? Primary pedestrian entrance.*

**Applicant Response:** The site does not have a street-facing façade, and therefore is not required to meet the standards in *IDO Section 5-11(E)(2)*. The south and western façade may be visible from Universe Boulevard and Paseo del Norte, but the building is located behind existing development which obscures the building. The proposed façade includes articulation, color variation, and windows on the upper floor contributing to an attractive building design.

*The project and application numbers must be added to the Site Plan and any associated IL.*

**Applicant Response:** Agreed. The project numbers and application numbers are included on re-submitted plans.

*Page 6: Please add the following note: "Rolled doors visible in the faux windows must match the color of the building façade, i.e., gray, and is not highly visible when lit."*

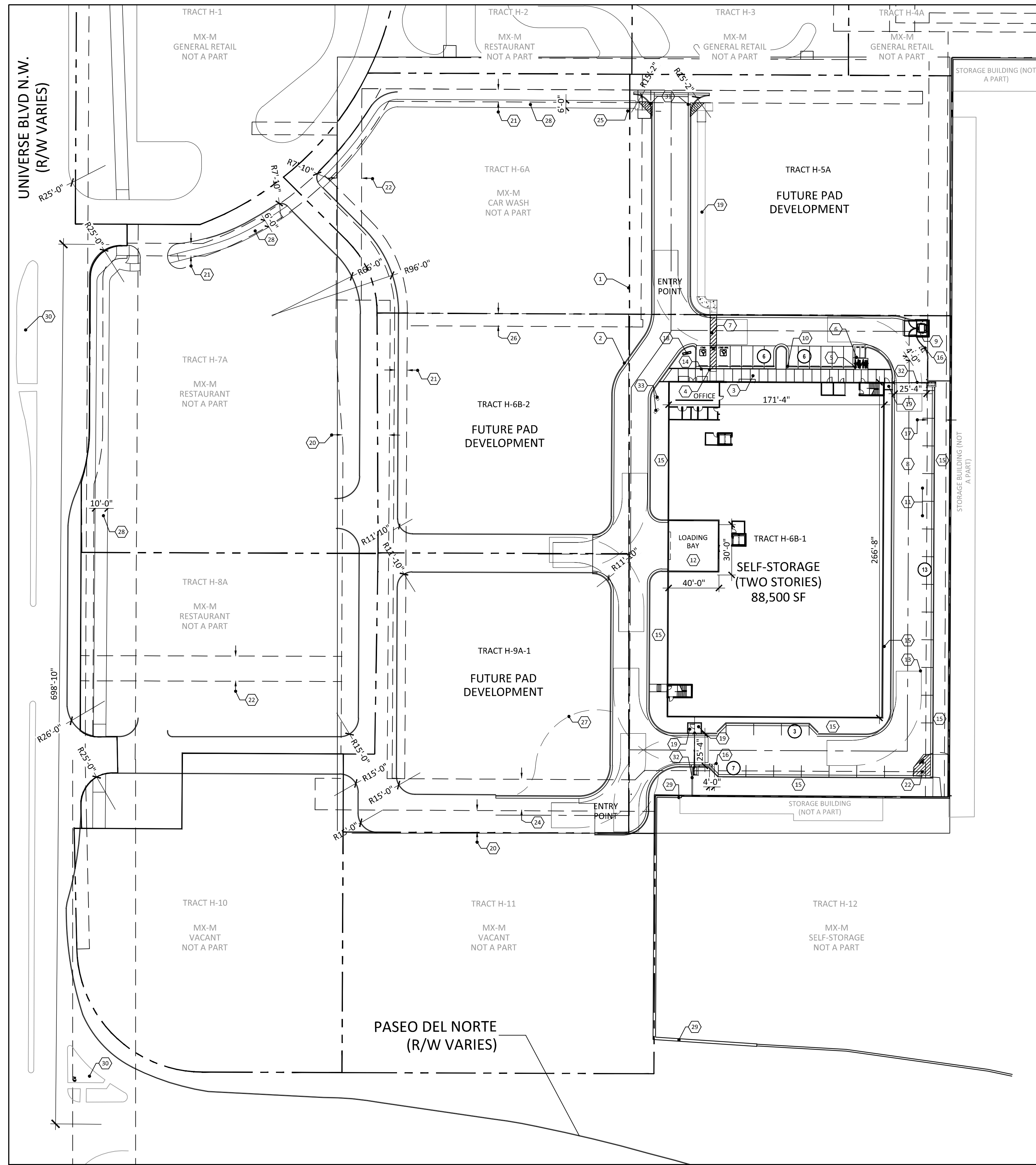
**Applicant Response:** The Applicant proposes that the note be slightly modified to allow adjustments to the color provided they are muted and are within the color palette specified in the VPO-2. The Applicant proposes the following note:

"Rolled doors visible in the faux windows shall be muted colors as shown on the building elevations."

*Pages 6-7: An outdoor seating area is required for a primary building more than 30,000 s.f. per IDO Section 5-11(E)(3)(a).*

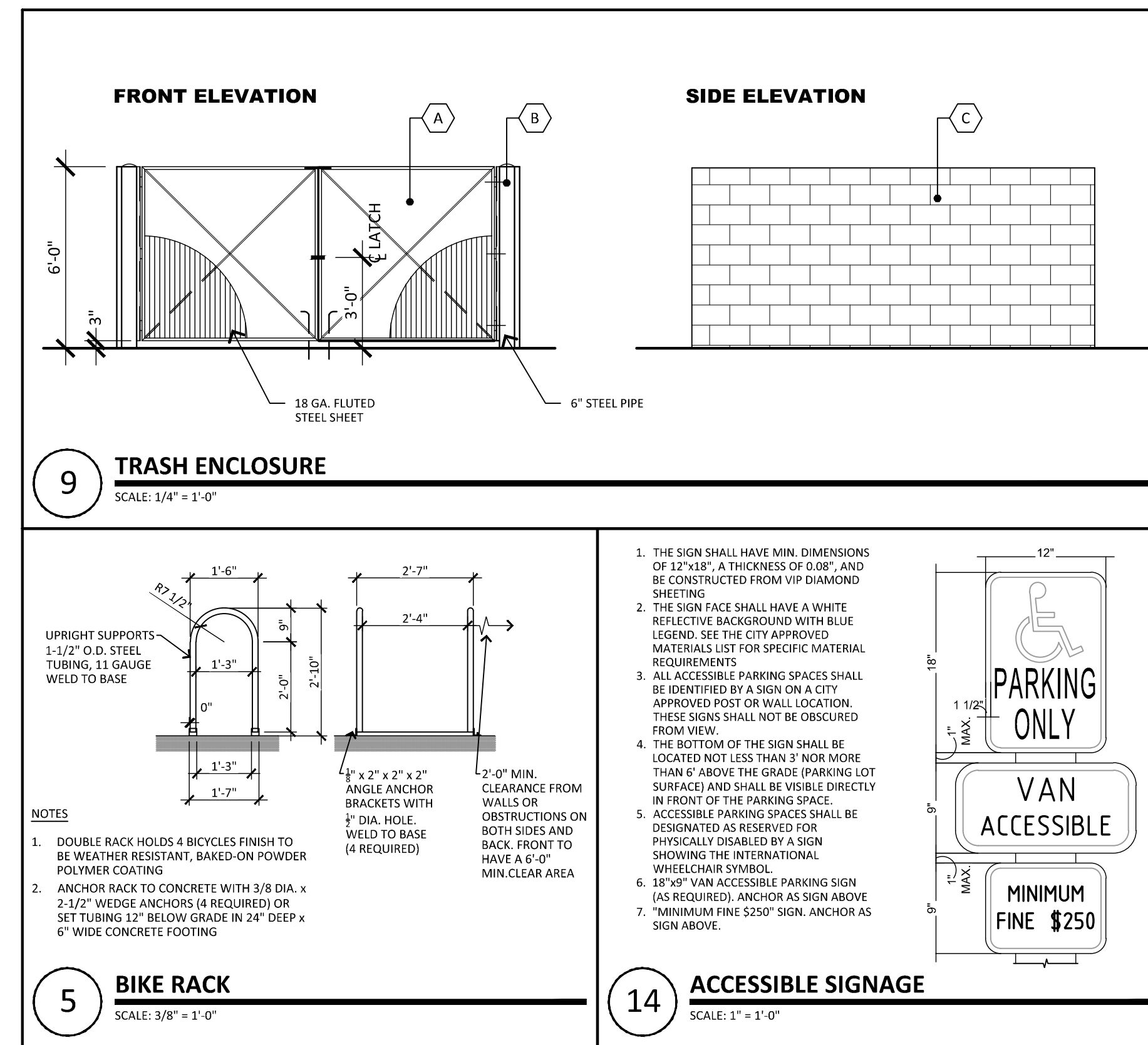
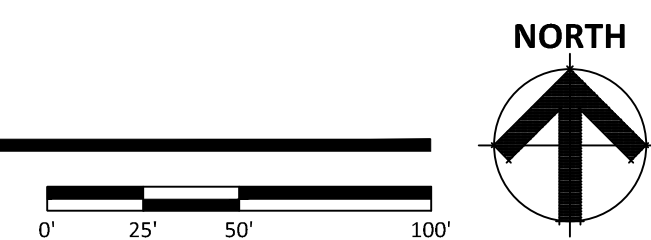
**Applicant Response:** The revised Landscape Plan includes 800 square feet of outdoor seating space at the northwest corner of the site, which contains two benches and shade from trees.

Attached: Revised sheets: Site Plan (SP-1), Landscape Plan (LS-101), Elevations EI-1



**SITE PLAN**

SCALE: 1" = 50'-0"



**A METAL GATE: SWINGING**  
 FINISH: PAINTED TO MATCH  
 MFG: T.B.D.  
 COLOR: SHERWIN WILLIAMS IRON ORE #SW 7069

**B METAL BOLLARDS:**  
 FINISH: PAINTED TO MATCH  
 MFG: T.B.D.  
 COLOR: SHERWIN WILLIAMS ARGOS #SW 7065

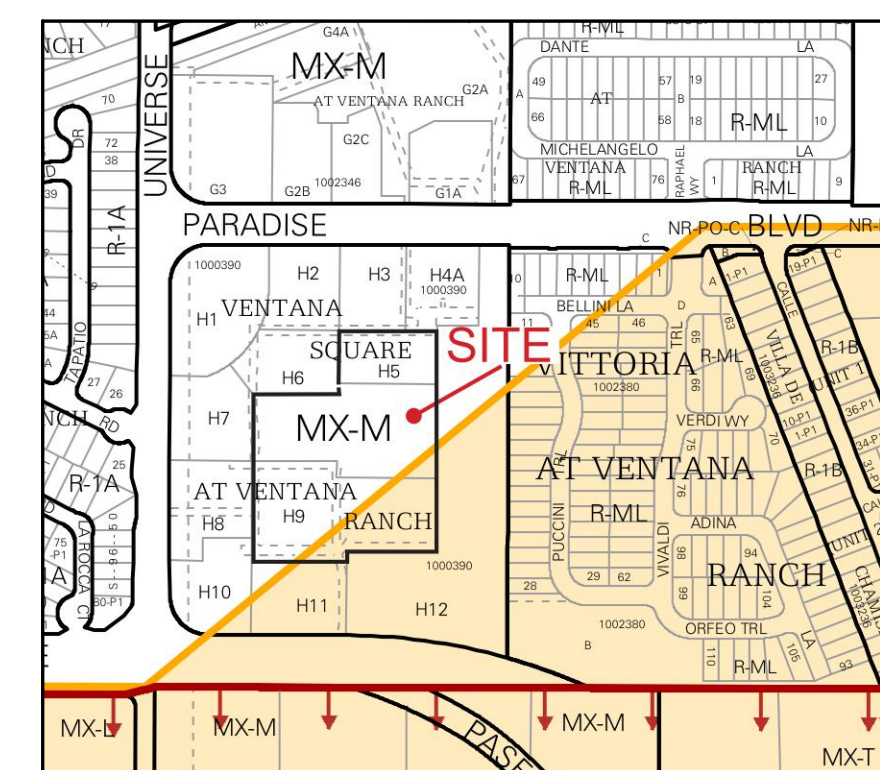
**C 8X8X16 MASONRY:**  
 FINISH: SMOOTH FACE  
 MFG: SUPERLITE  
 COLOR: BLACK MOUNTAIN



Approved for access by the Solid Waste Department.  
 All containers must be made accessible for pick up between the hours of 5AM and 8PM.  
 Reviewer: *Herman Gallegos*  
 Date: 07-18-24  
 \*\*Recycle declined\*\*  
 \*\*Keypad Access\*\*  
 \*\*See keynote 32\*\*

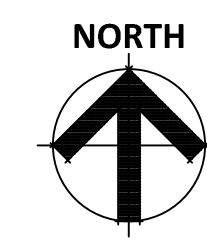
**NOTES:**

- LIGHTING FOR THE INTERIOR FAUX WINDOWS WILL BE OFF BETWEEN 10:00 PM AND 7:00 AM. LIGHTING IS ALSO COMPLIANT PER IDO SECTION 4-3(D)(29)(E). ALL LIGHTING WILL COMPLY WITH THE NEW MEXICO DARK SKIES ORDINANCE.
- THE ELEVATION FACADES COMPLY WITH THE DEVELOPMENT STANDARDS FOR THE MX-M ZONE DISTRICT CONTAINED IN IDO SECTION 5-11(E) AND THE STANDARDS FOR VPO-2 CONTAINED IN IDO SECTION 3-6(E)(5)-(7).
- ROLLED DOORS VISIBLE IN THE FAUX WINDOWS SHALL BE MUTED COLORS AS SHOWN ON THE BUILDING ELEVATIONS.



**VICINITY MAP**

SCALE: 1" = 500'-0"



**VENTANA SQUARE SELF-STORAGE**  
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD  
 ALBUQUERQUE, NM 87114  
 DATE: 07-17-2024 (PRELIMINARY)



SP-1

RKAA# 22116.00

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**PROJECT DIRECTORY**

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**SITE DATA**

PARCEL NUMBERS:	101006504904730603 & 101006504807330604 & 101006506208830605
EXISTING ZONING:	MX-M
SITE AREA:	231,217 SF (5.31 ACRES)
PROPOSED USE:	SELF-STORAGE
STORAGE BUILDING PARCEL AREA:	97,966 S.F. (2.25 ACRES)
STORAGE BUILDING AREA (TWO STORIES):	88,500 S.F.
STORAGE BUILDING FOOTPRINT AREA:	45,050 S.F.
PARKING REQUIRED:	OFFICE: 3.5 SPACE PER 1000 S.F. SELF-STORAGE: 1 SPACE PER 3000 S.F. TOTAL PARKING REQUIRED: 34 SPACES PARKING PROVIDED: 35 SPACES
MOTORCYCLE PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES
ADA ACCESSIBLE SPACES REQUIRED:	2 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	2 SPACES
LANDSCAPING PROVIDED (15% OF PARCEL AREA):	7,865 SF
LANDSCAPING REQUIRED:	15,990 SF
TRACT H-6B-2 PARCEL AREA:	38,234 S.F. (0.88 ACRES)
TRACT H-9A-1 PARCEL AREA:	46,163 S.F. (1.06 ACRES)
TRACT H-5A PARCEL AREA:	48,786 S.F. (1.12 ACRES)

**SITE NOTES**

- PROPERTY LINE
- CURB
- NEW SIDEWALK
- ACCESSIBLE RAMP
- BICYCLE RACK
- MOTORCYCLE PARKING ONLY SIGN
- CONCRETE CROSSWALK
- ASPHALT PAVING
- TRASH ENCLOSURE
- CONCRETE PARKING BUMPER
- PARALLEL PARKING
- 30'X40' LOADING ZONE
- FIRE TRUCK TURNING RADIUS
- ACCESSIBLE PARKING SIGN
- LANDSCAPING
- GATE ACCESS KEY PAD
- PUBLIC WATERLINE EASEMENT - REFER CIVIL
- MONUMENT SIGN
- CONCRETE SIDEWALK
- EXISTING PUBLIC WATERLINE AND SEWAGE EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT
- PRIVATE ACCESS EASEMENT
- EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT
- EXISTING 10' PUBLIC WATERLINE EASEMENT
- NEW 10' PUBLIC UTILITY EASEMENT
- EXISTING CUL-DE-SAC
- EXISTING SIDEWALK
- EXISTING 8'-0" BLOCK WALL TO REMAIN
- EXISTING MEDIAN
- 10' X 20' VISIBILITY TRIANGLE
- NEW PROPOSED LIFT GATE AND WALL
- GATE WIDTH CLEARANCE APPROXIMATELY 26'-6" FROM THE TOP OF PAD
- OUTDOOR SEATING AREA (800 S.F.) BENCH; BY OTHERS

PROJECT NUMBER: PR-2020-004024

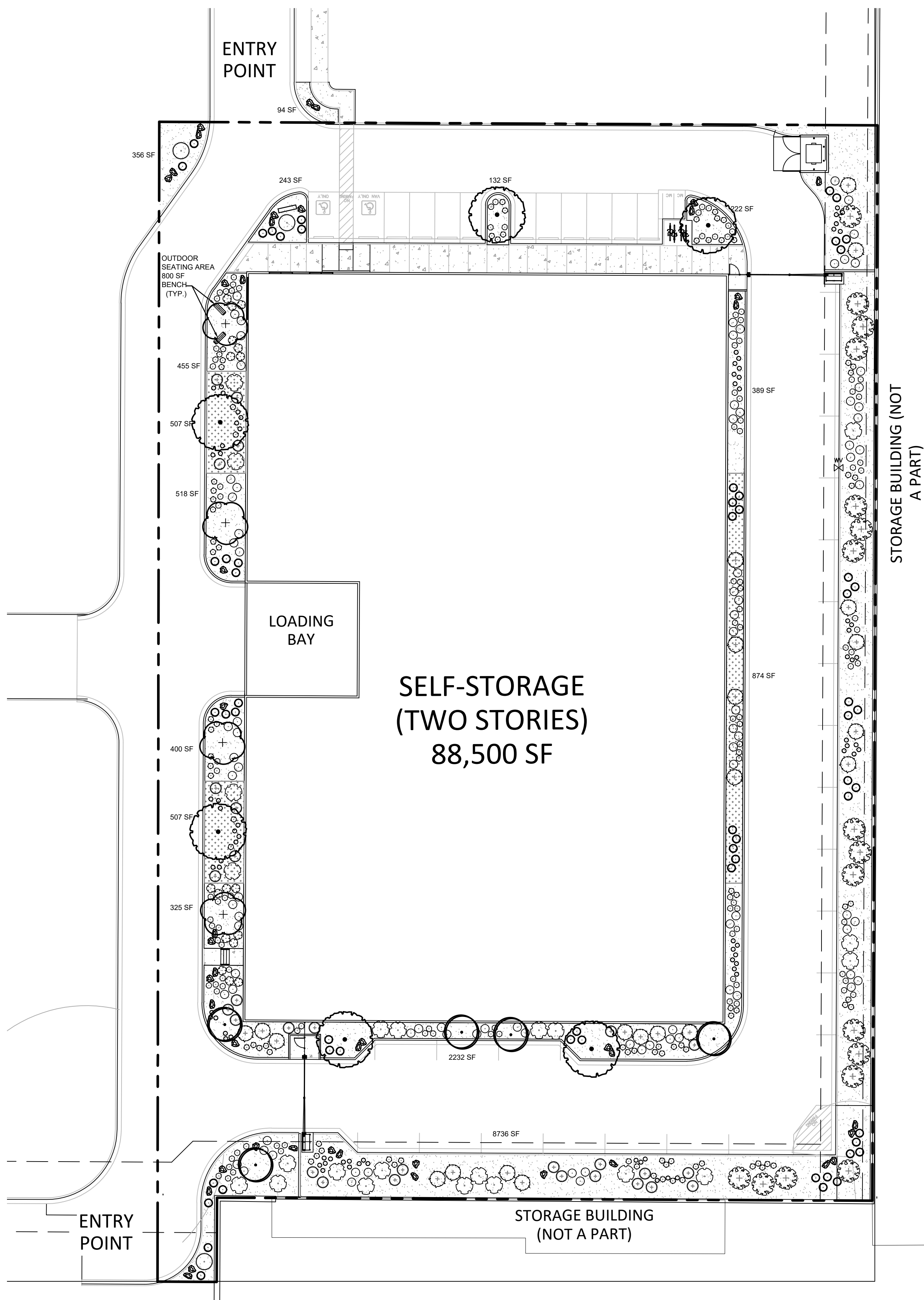
Application Number: SI-2024-00648

Is an Infrastructure List required? ( ) Yes ( ) 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.

**DPT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWU/A	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Herman Gallegos Solid Waste Management	07-18-24 Date
Planning Department	Date

PROJECT NUMBER = PR-2020-004024  
 APPLICATION NUMBER = SI-2024-00648



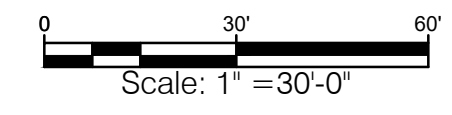
**SELF-STORAGE  
(TWO STORIES)  
88,500 SF**

**LOADING BAY**

**STORAGE BUILDING (NOT A PART)**

**STORAGE BUILDING (NOT A PART)**

**A1 LANDSCAPE PLAN**



**LANDSCAPE CALCULATIONS**

**GENERAL LANDSCAPE (5-6-C)**

MINIMUM LANDSCAPE AREA IDO 5-6(C)(2)  
 TOTAL SITE AREA (2.25 AC.): 98,062 SF  
 DEVELOPED AREA: -45,632 SF  
 BUILDING AREA: 52,430 SF  
 NET AREA: 52,430 SF  
 REQUIRED / PROVIDED LANDSCAPE: 7,865 (15%) / 15,990 SF (31%) COMPLIANT

COVERAGE: IDO 5-6(C)(2)(e)  
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE: 11,993 SF (75%) / 12,114 (78%) COMPLIANT  
 REQUIRED/PROVIDED GROUND-LEVEL COVERAGE: 3,029 SF (25%) / 8,643 (71%) COMPLIANT +RE-VEG. OVER (100%)

PARKING LOT INTERIOR TREE REQUIREMENTS 5-6(F)(2)  
 PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES AND NO PARKING SPACE MAY BE MORE THAN 100FT FROM A TREE TRUNK.  
 PARKING LOT SPACES PROVIDED: 35  
 REQUIRED/PROVIDED PARKING LOT TREES: 3/7 COMPLIANT

PARKING LOT AREA  
 AT LEAST 10% OF THE PARKING LOT AREA CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED.  
 TOTAL PARKING LOT AREA: 21,228 SF  
 REQUIRED/PROVIDED LANDSCAPE AREA: 2,123 SF (10%) / 11,373 (54%) COMPLIANT

**TURF GRASS AREAS (NO TURF GRASS IS PROVIDED)**

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING EDGE.

**STREET TREES (NON APPLICABLE)**

STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C. LANDSCAPE SHALL APPLY PURSUANT TO IDO 5-6 LANDSCAPE BUFFERING AND SCREENING.

**GRAVEL MULCH COVERAGE**

LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA, OR 50 PERCENT INDT-UC-MS AREAS

REQUIRED: 11,922 SF (no more than 75%) / NON GRVL 3,974 SF (more than 25%)  
 PROVIDED: 1,888 SF (12%) NON GRVL 14,008 SF (88%) COMPLIANT

ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.

**GENERAL LANDSCAPE NOTES**

**IRRIGATION**

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING. PURSUANT TO IDO 5-6(C)(14)(C) THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS AND SHRUBS/ GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS.

**RESPONSIBILITY OF MAINTENANCE**

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**

THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

**PNM COORDINATION**

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**CLEAR SIGHT DISTANCE**

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

**SHREDDED ORGANIC MULCH AT TREES**

SHREDDED ORGANIC MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' DIAMETER CIRCLE.

**IDO STANDARDS**

PLANTING SHALL BE FIELD ADJUSTED TO COMPLY WITH THE FOLLOWING REGULATIONS:

**CLEARANCE**

PER 5-6(C)(7)(A), VEGETATION REQUIRED BY THIS SECTION 14-16-5-6 SHALL BE LOCATED AT LEAST 3 FEET IN ANY DIRECTION FROM ANY FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS.

PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.

PER 5-6(C)(9)(B) ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8-FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9-FOOT CLEARANCE OVER THE STREET SURFACE.

PER 5-6(C)(10)(A) TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS.

PER 5-6(C)(10)(B) TREES SHALL NOT BE PLANTED WITHIN 10 FEET IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.

PER 5-6(C)(10)(E) ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS MUST ALLOW 10 FEET OF CLEARANCE FOR ACCESS AND TO ENSURE THE SAFETY OF THE WORK CREWS AND PUBLIC DURING MAINTENANCE AND REPAIR.

PER 5-6(C)(10)(F) TREES SHALL NOT BE PLANTED NEAR EXISTING OR PROPOSED STREET LIGHT POLES.

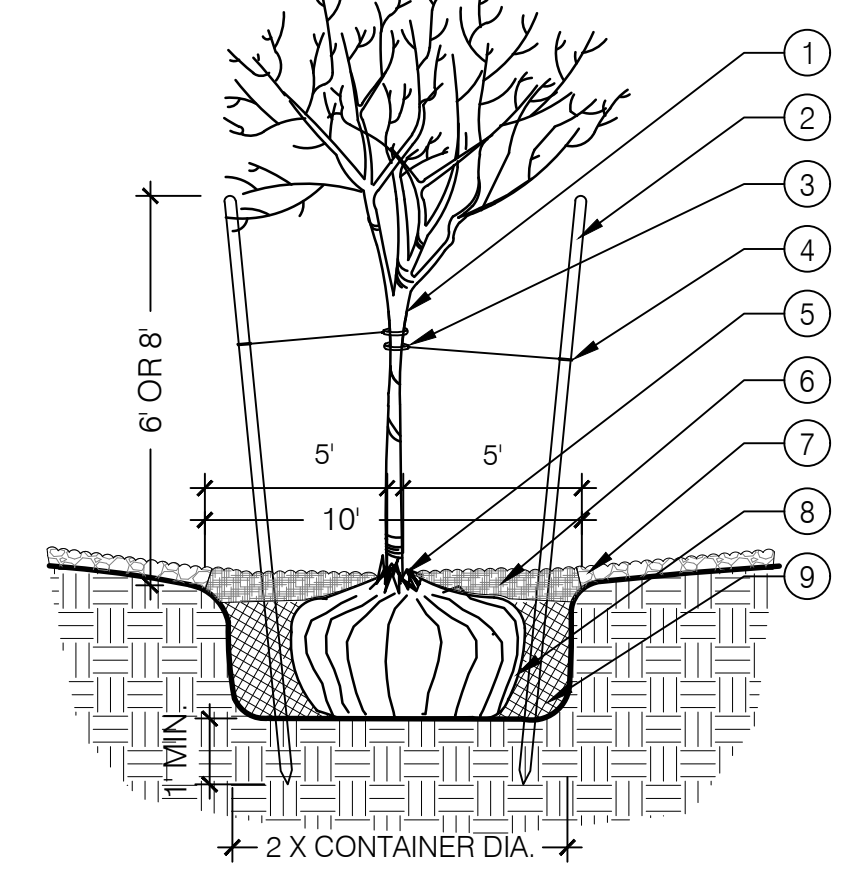
**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
<b>TREES</b>					
	5	Cercis reniformis / Oklahoma / Oaklahoma Redbud	2.5" Cal.	15' x 12'	Medium
	7	Crataegus phaenopyrum / Washington Hawthorn	2.5" Cal.	20' X 20'	Medium
	4	Forestiera pubescens / New Mexico Olive	2.5" Cal.	15' x 15'	Medium
<b>SHRUBS</b>					
	17	Amelanchier utahensis / Serviceberry	2 gal.	8' x 8'	Medium
	110	Cerastium tomentosum / Snow In Summer	1 gal.	8' x 2'	Medium
	89	Euphorbia myrsinites / Myrtle Spurge	1 gal.	1' x 2'	Low
	18	Lavandula angustifolia / English Lavender	1 gal.	3' x 3'	Medium
	22	Ligustrum vulgare / Common Privet	1 gal.	8' x 6'	Medium
	77	Linum perenne / Blue Flax	1 gal.	18" X 18"	Medium
	21	Ribes aureum / Golden Currant	1 gal.	6' x 6'	Medium
<b>GRASSES</b>					
	28	Nolina texana / Beargrass	5 gal.	4' x 4'	Low
	90	Panicum virgatum / Switch Grass	#1	4' X 3'	Medium
<b>DESERT ACCENTS</b>					
	3	Agave americana / Century Plant	5 gal.	6' x 6'	RW
	59	Hesperaloe parviflora / Red Yucca	1 gal.	5' X 3'	RW

**LANDSCAPE MATERIALS**

- 14,102 SF WALK-ON WOOD MULCH BY BARELAS LANDSCAPING MATERIALS (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 1,888 SF 2"-4" BUILDOLGY BROWN COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)
- 44 3' X 3' LARGE BOULDER

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



**1 TREE PLANTING** SCALE: N.T.S.



**VENTANA SQUARE SELF-STORAGE**  
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD  
 ALBUQUERQUE, NM 87114  
 DATE: 2-29-2024 (PRELIMINARY)

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**LS 101**

STATE OF NEW MEXICO  
 KENNETH A. ROMIG  
 #337  
 REGISTERED LANDSCAPE ARCHITECT

07-19-2024

CONSENSUS PLANNING

# PROJECT DIRECTORY

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# GENERAL NOTES

- A. ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING.
- B. ROLLED DOORS VISIBLE IN THE FAUX WINDOWS SHALL BE MUTED COLORS AS SHOWN ON THE BUILDING ELEVATIONS

# MATERIAL AND COLORS

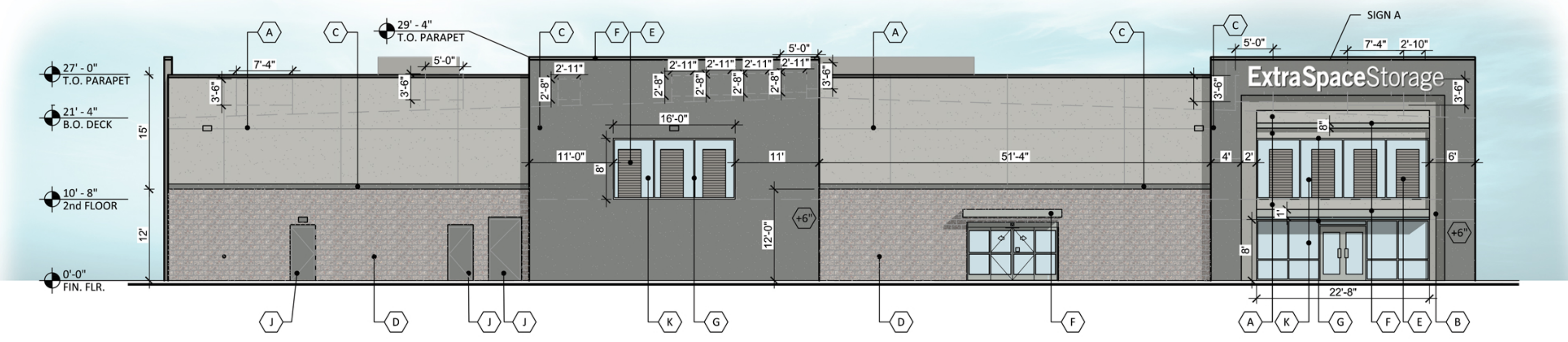
- A PAINTED STUCCO:**  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: ARGOS # SW 7065  
 LRV: 50
- B PAINTED STUCCO:**  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: GRAY MATTERS # SW 7066  
 LRV: 39
- C PAINTED STUCCO:**  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: CITYSCAPE # SW 7067  
 LRV: 22
- D 8X8X16 MASONRY:**  
 FINISH: SPLIT FACE  
 MFG: SUPERLITE  
 COLOR: PEBBLE BEACH-NW GRAY  
 LRV: 21
- E ROLLER DOORS:**  
 MFG: JANUS  
 COLOR: SILHOUETTE GRAY  
 LRV: 39
- F LIGHT GAUGE METAL TRIM/CANOPY:**  
 MFG: ATAS  
 COLOR: DOVE GRAY  
 LRV: 35
- G STOREFRONT MULLION:**  
 MFG: KAWNEER  
 COLOR: DOVE GRAY  
 LRV: 35
- H DOWNSPOUT:**  
 MFG: FLY GEM MASTIC  
 COLOR: SILVER GREY 02
- J PAINTED HOLLOW METAL DOORS:**  
 MFG: SHERWIN WILLIAMS  
 COLOR: CITYSCAPE # SW 7067  
 LRV: 22
- K GLAZING:**  
 MFG: PPG OR EQUAL  
 COLOR: CLEAR  
 TYPE: SOLARBAN 60 INSULATED
- L ROLL UP DOOR:**  
 MFG: COOKSON OR EQUAL  
 COLOR: RAL-7037  
 LRV: 22

# SIGN INFORMATION

- SIGN A:**  
 DIMENSIONS: 2'-0"H x 21'-3" L  
 ILLUMINATED: YES  
 SF: 42.5 SF  
 PERCENTAGE OF FACADE: 42.5 / 4794 (TOTAL) = <1%
- SIGN B:**  
 DIMENSIONS: 1'-6"H x 16'-0" L  
 ILLUMINATED: YES  
 SF: 24 SF  
 PERCENTAGE OF FACADE: 24 / 7363 (TOTAL) = <1%
- SIGN C:**  
 DIMENSIONS: 6'-9"H x 14'-10" L  
 ILLUMINATED: YES  
 SF: 100 SF  
 PERCENTAGE OF FACADE: 100 / 7363 (TOTAL) = 1%
- SIGN D:**  
 DIMENSIONS: 2'-6"H x 26'-7" L  
 ILLUMINATED: YES  
 SF: 66 SF  
 PERCENTAGE OF FACADE: 66 / 4794 (TOTAL) = <1%

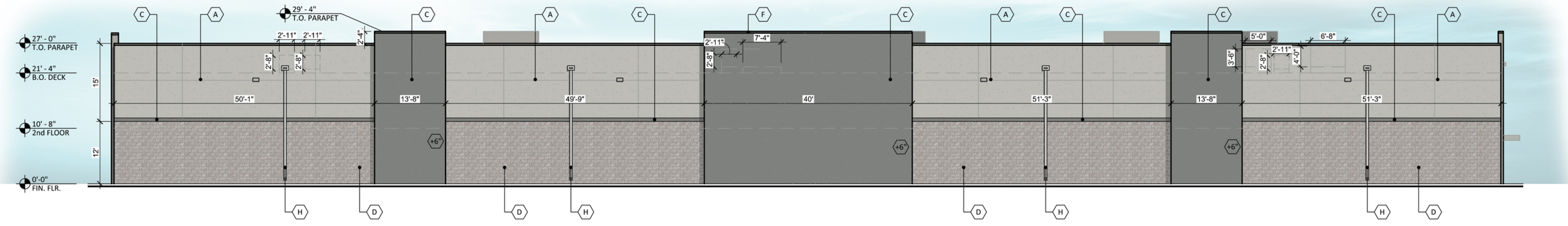
# IDO SIGN RESTRICTIONS

MAX 25% OF FACADE NO MAX NUMBER OF SIGNS 1  
 FREESTANDING SIGN



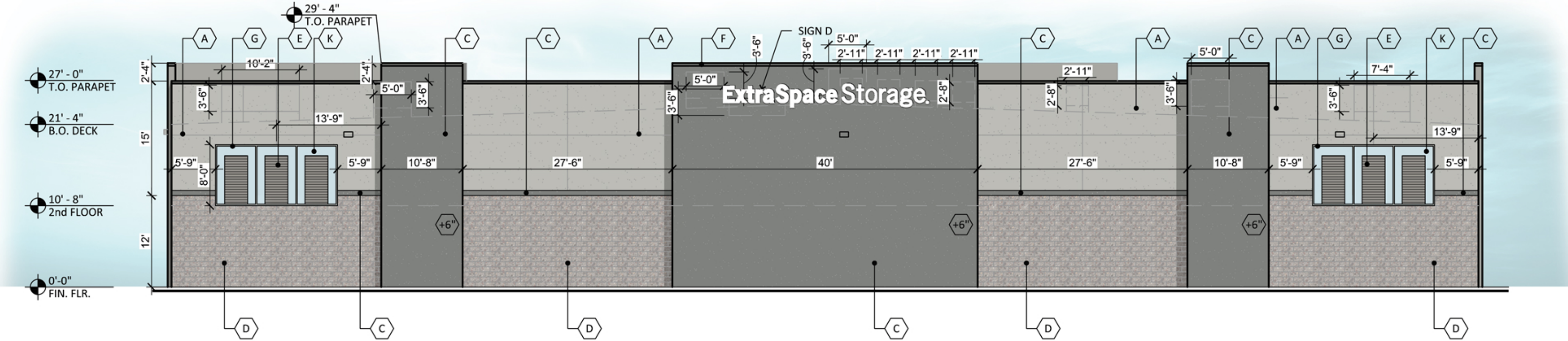
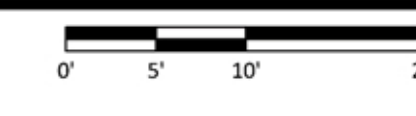
## NORTH ELEVATION

SCALE: 3/32"=1'-0"



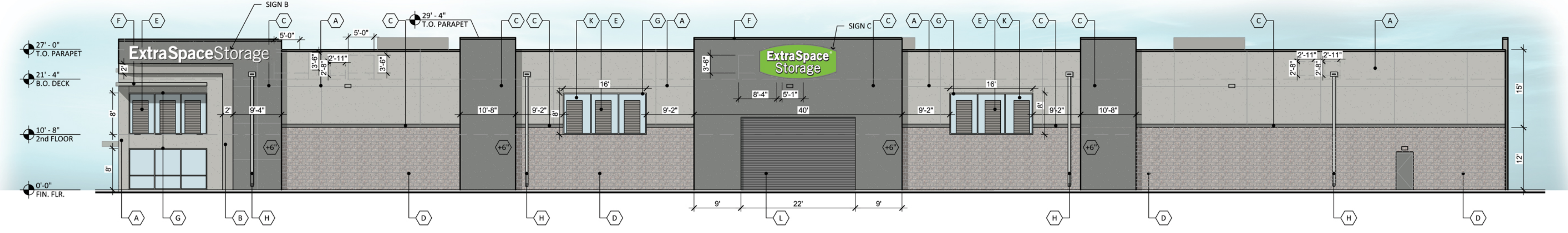
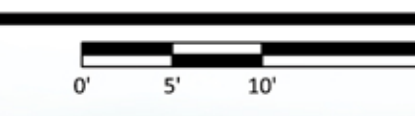
## EAST ELEVATION

SCALE: 3/32"=1'-0"



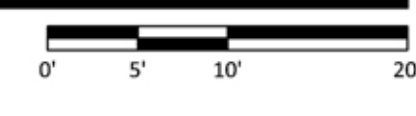
## SOUTH ELEVATION

SCALE: 3/32"=1'-0"



## WEST ELEVATION

SCALE: 3/32"=1'-0"



**VENTANA SQUARE SELF-STORAGE**  
 NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD  
 ALBUQUERQUE, NM 87114  
 DATE: 07-17-2024 (PRELIMINARY)



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**EL-1**  
 FLOOR PLAN

RKAA# 22116.00



- FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY UNDER A SEPARATE PERMIT. SIGNAGE WILL COMPLY WITH 5-12(F) (2) OF THE IDO.