

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	LANDSCAPE BUFFER AREA, SEE SDP2.1
3	EXISTING CMU WALL TO REMAIN, HEIGHT VARIES
4	EXISTING FIRE HYDRANT TO REMAIN
5	EXISTING ASPHALT TO REMAIN
6	EXISTING SPECIALTY PAVMENT CROSSWALK TO REMAIN
7	EXISTING ROCK MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
8	ASPHALT PAVING, SEE CIVIL
9	PONDING/DRAINAGE AREA, SEE CIVIL
10	CURB AND GUTTER, SEE A3/SDP1.2
11	CURB CUT, SEE CIVIL AND D2/SDP1.2
12	TIE INTO EXISTING CURB
13	6" DIA. BOLLARD, SEE C3/SDP1.2
14	ASPHALT SPEED BUMP, SEE B4/SDP1.2
15	CONCRETE SIDEWALK, SEE A1/SDP1.2
16	GUARDRAIL, SEE D5/SDP1.2
17	LOADING AREA, NO PARKING, UNLOADING AND UNLOADING ONLY
18	CONCRETE CURB RAMP TYPE A, SEE A3/SDP1.2
19	CONCRETE CURB RAMP TYPE B, SEE A4/SDP1.2
20	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
21	DECORATIVE METAL FENCE, SEE C4/SDP1.2
22	DECORATIVE METAL FENCE WITH FIRE ACCESS GATES, SEE C5/SDP1.2
23	STOP SIGN, SEE C1/SDP1.2
24	PEDESTRIAN CROSSWALK, SEE B5/SDP1.2
25	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
26	ACCESSIBLE PARKING, SEE B2/SDP1.2
27	VAN ACCESSIBLE PARKING, SEE B3/SDP1.2
28	ACCESSIBLE PARKING SIGN, SEE C1/SDP1.2
29	MOTORCYCLE PARKING AND SIGNAGE, SEE C1/SDP1.2
30	BICYCLE RACK, SEE C2/SDP1.2
31	GATHERING SPACE WITH BENCHES AND TRASH RECEPTACLE, SEE D3 AND D4/SDP1.2
32	BUILDING OVERHEAD CANOPY, SEE ARCHITECTURAL
33	REFUSE BIN STORAGE ROOM CONTAINING (1) 1 CU YD CONTAINER, PROVIDE STEEL BOLLARDS AS SHOWN FOR WALL PROTECTION, SEE C3/SDP1.2
34	LOCATION FOR SOLID WASTE PICKUP
35	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER

ZONING:
MIXED-USE - MEDIUM LOW ZONE DISTRICT (MX-L)

LEGAL DESCRIPTION: PARCEL A-2-2 PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC

SITE AREA: 1.69 ACRES
ZONE ATLAS: D-20-Z
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 26'-0"
SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: II-B

PARKING CALCULATIONS: (TABLE 5-5-1, 5-5(C)(5)(c))
(1 SPACE / 300 SQ.FT. GFA: 96,000 GFA/3,000 = 32 SPACES, MINUS REDUCTION OF 10% (3 SPACES) FOR PROXIMITY TO TRANSIT WITH PEAK SERVICE FREQUENCY OF 30 MIN = 29 SPACES)

REQUIRED SPACES = 29 SPACES
PROVIDED PARKING = 15 TOTAL SPACES
REQUESTING WAIVER OF 14 PARKING SPACES TO THE
REQUIRED 29 MINIMUM SPACES PER TABLE 5-5-1

ADA PARKING REQUIRED: 2 INCLUDING 1 VAN ACCESSIBLE
ADA PARKING PROVIDED = 2 SPACES
MOTORCYCLE PARKING REQUIRED: 2 SPACES
(TABLE 5-5-4: REQUIRED OFF-STREET VEHICLE PARKING SPACES = 29 MINIMUM SPACES REQUIRED)
MOTORCYCLE PARKING PROVIDED = 2 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES
LOADING SPACES PROVIDED = 2 SPACES

	LANDSCAPE AREA, SEE SDP2.1
	FIRE LANE - CODE COMPLIANT PERMEABLE SURFACE, SEE SDP2.1
	REINFORCED CONCRETE PAD, SEE CIVIL
	PROPERTY LINE
	EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
	BENCH
	LITTER RECEPTACLE
	FIRE HYDRANT
	EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE AND REPLACE AS NEEDED
	1 CU YD REFUSE CONTAINER

The map shows a residential neighborhood with a proposed development area highlighted in black. The project is located on the intersection of the proposed road and the existing road. The map includes street names, lot numbers, and a north arrow. The map is labeled 'PROJECT SITE' and 'NORTH'.

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

VENTURA PLAZA
8041 VENTURA ST NE
ALBUQUERQUE, NM 87122

REVISIONS

DRAWN BY	MM
REVIEWED BY	DS/CM
DATE	03/10/2023
PROJECT NO.	22-0129
DRAWING NAME	
SITE PLAN	

SHEET NO. **SDP1.1** OF

