

- 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 A4/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 C2/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	REBUILDING 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 = 5 MINIMUM (3 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 displays the project site area in North Tonawanda, NY. The project site is located at the intersection of Victoria Road and Herkimer Road. The map shows a grid of streets including Victoria Road, Herkimer Road, and various residential streets. A black dot marks the project site location. A north arrow is located in the bottom right corner.

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

VENTURA PLAZA
8041 VENTURA ST NE
ALBUQUERQUE, NM 87122

REVISIONS

△
△
△
△

DRAWN BY MM

REVIEWED BY _____ DS/CM _____

DATE 04/26/2023

PROJECT NO. 22-0129

DRAWING NAME

SITE PLAN

SHEET NO. _____

SDP1.1
OF