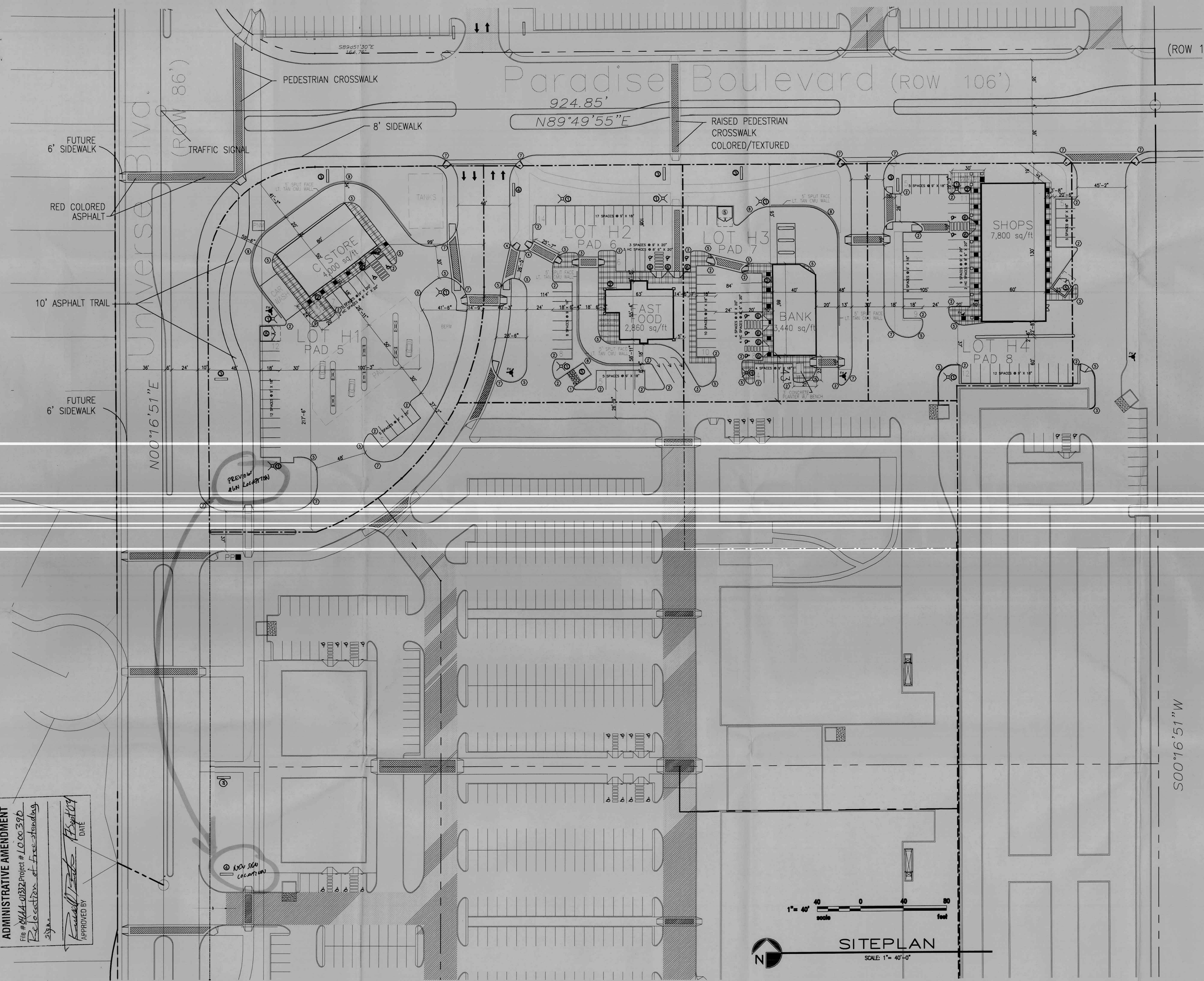

ADMINISTRATIVE AMENDMENT
File # 04AA-01332 Project # 1000390
Relocation of Free standing sign.
APPROVED BY
DATE

BUILDING AREA & PARKING CALCULATIONS:

LOT 1 C-STORE 4,000 SF. BUILDING
LOT SIZE= 75,511.26 SQ/FT OR 1.73 A.C
FAR= .05
PARKING:
4,000 SF / 200 = 20 SPACES
SPACES PROVIDED 25 SPACES
BICYCLE SPACE 1 SPACE

LOT 2 BLAKES 2,350 SF. BUILDING
LOT SIZE= 41,904.72 SQ/FT OR .96 A.C
FAR= .05
PARKING:
80 SEATS/ 3 = 20 SPACES
SPACES PROVIDED 33 SPACES
BICYCLE SPACE 1 SPACE

LOT 3 BANK 3,300 SF. BUILDING
LOT SIZE= 38,193.40 SQ/FT OR .87 A.C
FAR= .08
PARKING:
3,200 SF / 200 = 16 SPACES
SPACES PROVIDED 28 SPACES
BICYCLE SPACE 1 SPACE

LOT 4 SHOPS 7,800 SF. BUILDING
LOT SIZE= 40,802.65 SQ/FT OR .93 A.C
FAR= .19
PARKING:
7,800 SF / 200 = 39 SPACES
SPACES PROVIDED 43 SPACES
BICYCLE SPACE 2 SPACES

PARKING NOTES:
TYPICAL STANDARD SPACES ARE ——— 9'-0" x 18'-0"
TYPICAL SMALL CAR SPACES ARE ——— 7'-6" x 15'-0"
TYPICAL HANDICAP SPACES ARE ——— 9'-6" x 20'-0"
WITH A 8' WIDE ACCESS AISLE
* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED	114 SPACES
TOTAL HC PARKING SPACES PROVIDED	13 SPACES
TOTAL PROVIDED	127 SPACES

TOTAL REQUIRED SPACES = 87 SPACES
TOTAL PROVIDED SPACES = 127 SPACES

LEGAL DESCRIPTION

TRACT H AT VENTANA SQUARE: LOTS 1-4

CURRENT ZONING

SU-1 FOR RESTRICTED C-2 USES

TOTAL ACREAGE

4.49 ACRES(TOTAL GROSS)

GENERAL ARCHITECTUAL DESIGN REQUIREMENTS

GENERAL ARCHITECTURAL

General architecture character for pad structures is to follow the general design concept depicted on elevations of major stores and shops. Pad buildings will be cementitious finish with a cementitious or split face accent band. The main building must be colored to match color benjamin moore (#2) bm951 and (#1) bm1032. If the building extends below finish floor (bof) area, will also be covered with color #2. structures are to be predominately flat-roofed however partial building areas such as porticos or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed type mission tile clad and the high point of the roof must fit the main building and below the top of the main building parapet. Architectural entry element roofs may extend above the parapet and two and one to pitch to the entry formed of the main buildings. Building heights are limited to 25' parapet heights for major building walls, and 30' top of roof heights for roof ridgelines. Pad buildings tile clad entry roofs may extend above this height to accent and articulate the building mass. The approved of the site plans for building permits for each site will be delegated to the city of albuquerque planning staff.

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 must be four or eight inch split face one or more colors. color #2.
—four or eight inch split face or accent block. color #1
—flat canopies to be cementitious finish color #1
—lighting to be entirely recessed in soffit of fuel canopies.(max 50ft 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 concrete tile roofing and 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 as noted 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 be back lit. No exposed neon. Neon must be within 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 pendant mounted fixtures 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. Free-standing dumpster 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. Main parking area lighting not to exceed 30' to fixture. Exposed, i.e. unshield light fixtures are prohibited. All lamps must be shield box box type fixtures. Maximum light level under fuel canopies to be 50ft candles, from totally recessed lighting

FREE STANDING SIGNAGE

Five 150 sf x 15' tall architecturally coordinated signs are permitted. one each at the paradise blvd. entry to g&h, one at the universe entry to H and one on Paseo del Norte frontage (future). Each pad building or group of pad buildings to have one 50 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 face internal to site

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, 3, 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. DPC 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.

1000390

REV	DATE	BY	REVISION
A			
B			
C			
D			
E			
F			

GEORGE RANHART AND ASSOCIATES PC
2325 SAN PEDRO N.E.
SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 883-9110 FAX (505) 837-0277

PROJECT TITLE: VENTANA SQ. LOTS 1-4
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: MIKE SAFRANY
JOB NO:
DRAWN BY: MPS

SHEET TITLE: SITE PLAN - BLDG PERMIT

DATE: 6-21-04
SCALE: AS NOTED
sheet- A1.0 of-