Approved

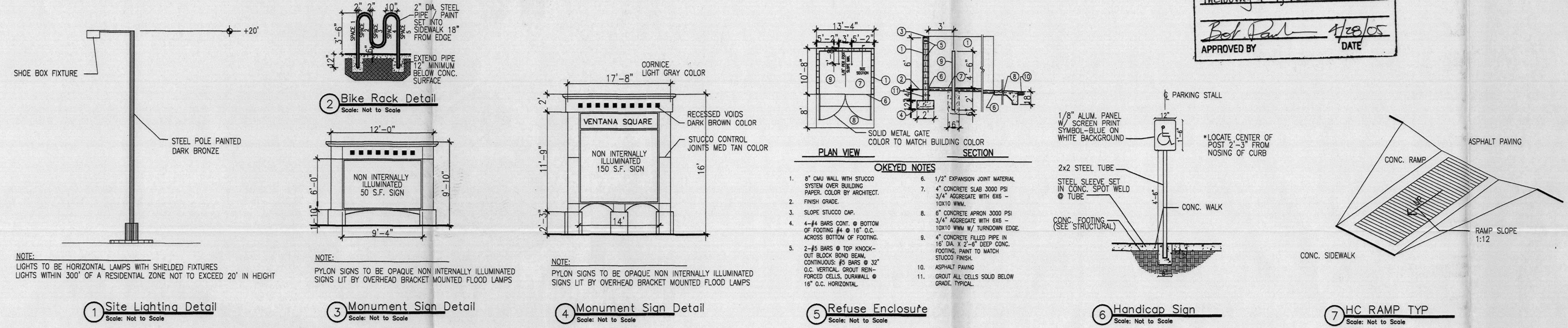
ADMINISTRATIVE AMENDMENT

File # 05-00217 Project # 1000390

Site Adjustments / Bldg. expansions including a 4,400 s.f. C-Store

APPROVED BY [signature] DATE 4/28/05

1000390



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:
60 SEATS / 3 = 20 SPACES
SPACES PROVIDED 33 SPACES
BICYCLE SPACE 1 SPACE

LOT 3 SHOPS 6,000 SF. BUILDING
LOT SIZE= 38,193.40 SQ/FT OR .87 A.C
FAR= .15
PARKING:
6,000 SF / 200 30 SPACES
SPACES PROVIDED 39 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 WITH A 8' WIDE ACCESS AISLE -----8'-6" x 20'-0"
* 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 elevatons of major stores and shops. pad buildings will be coementitious finish with a cementitious or split face cmu dado band. the main building walls must be colored to match color benjamin moore (#2) bm951 and (#1) bm1032. if the building extends below finish floor that area will aso be covered with color #2. structures are to be predominately flat-roofed however partial building areas such as portals 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 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 arae to relate to the entry format of the main buildings. Building heights are limited to 25' parapet heights for major building walls, and 22' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval 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 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 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 6 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 6 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 35' 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

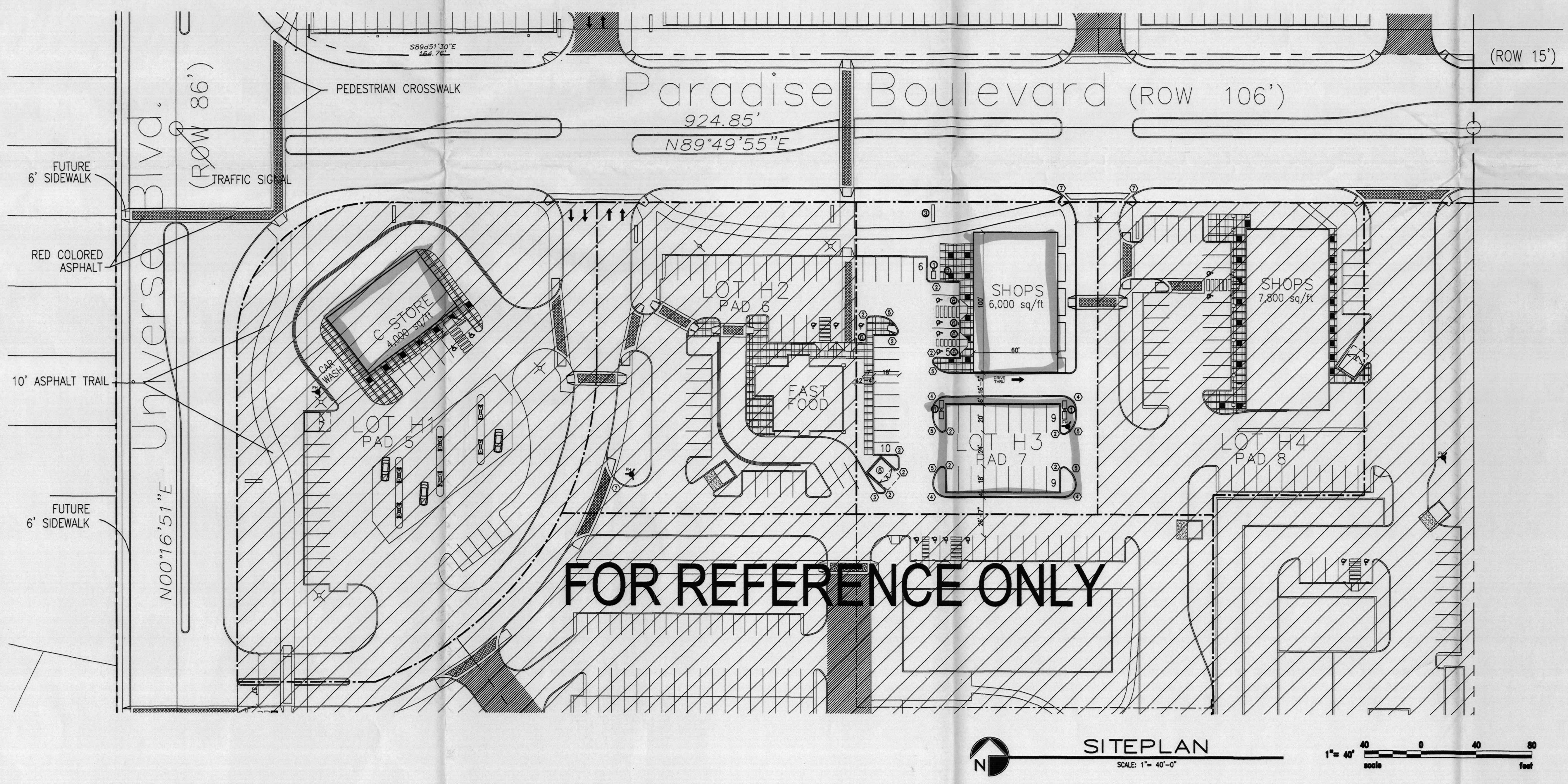
FREE STANDING SIGNAGE
Five 150 sf x 16' tall architecturally coordinated signs are permitted. one each at the paradise blvd. entry to g&h. one at the universe entry to H and one on Paseo del Norte frontage (future). Each pad building or group of pad buildings to have one 50 sf monument sign

TRAFFIC REQUIREMENTS:
All traffic requirements have been met per May 31,1998 agreement between the city and Las 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, 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.



REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

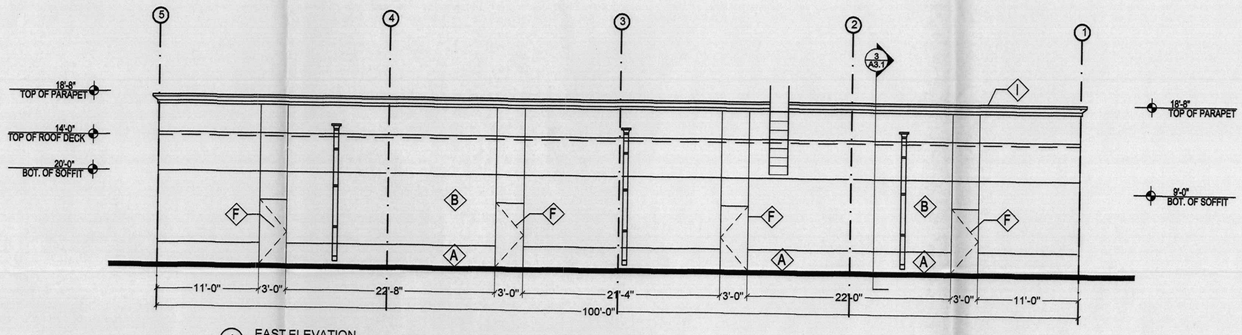
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
VENTANA H-3 SHOPS
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

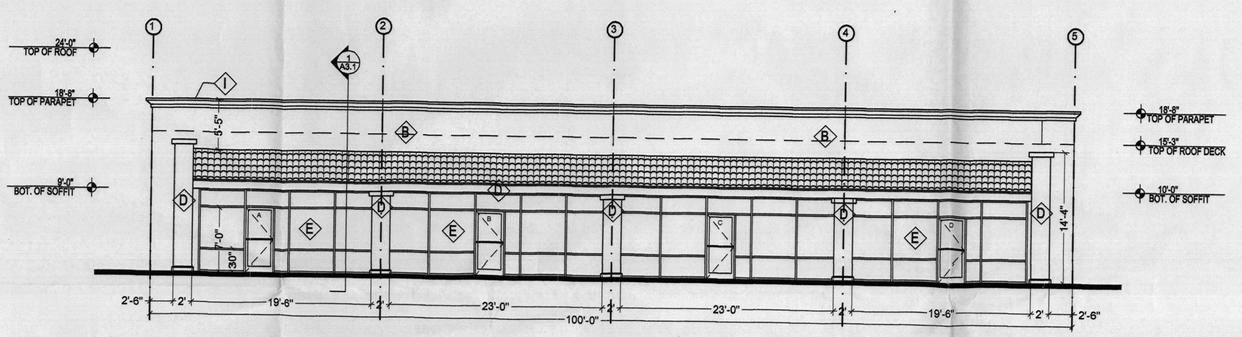
PROJECT MANAGER	JOB NO.	DRAWN BY:
MIKE SAFRANY	9052 (P7)	MPS

SHEET TITLE
SITE PLAN

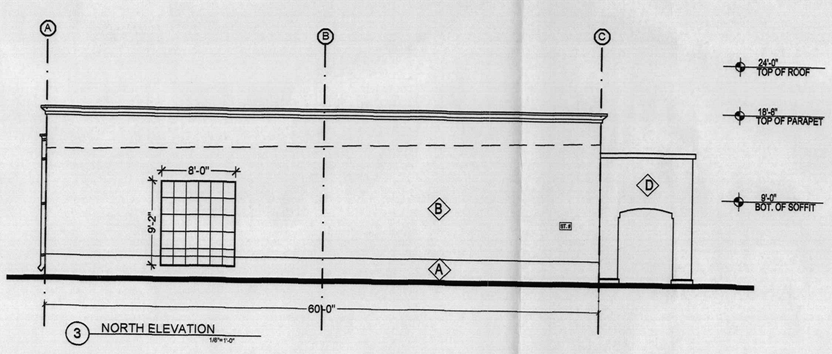
DATE: 1.18.05
SCALE: AS NOTED
sheet- A1.0 of-



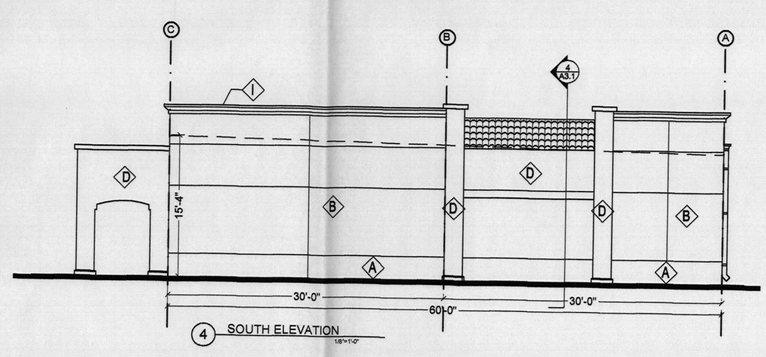
1 EAST ELEVATION
1/8"=1'-0"



2 WEST ELEVATION
1/8"=1'-0"



3 NORTH ELEVATION
1/8"=1'-0"



4 SOUTH ELEVATION
1/8"=1'-0"

MATERIAL SCHEDULE

A	STUCCO	EL REY 125 LA LUZ - (MED TAN)
B	STUCCO	EL REY 103 SAND
C	NOT USED	
D	STUCCO	EL REY 124 CORAL
E	ALUM. STOREFRONT	BRONZE
F	STEEL DOOR/TRELLIS	PAINT TO MATCH CORAL
G	NOT USED	
H	TILE ROOFING	MONIER MISSION PINTO BLEND
I	METAL COPING	EIFS FINISH OVER FOAM CORNICE- PAINT TO MATCH SAND

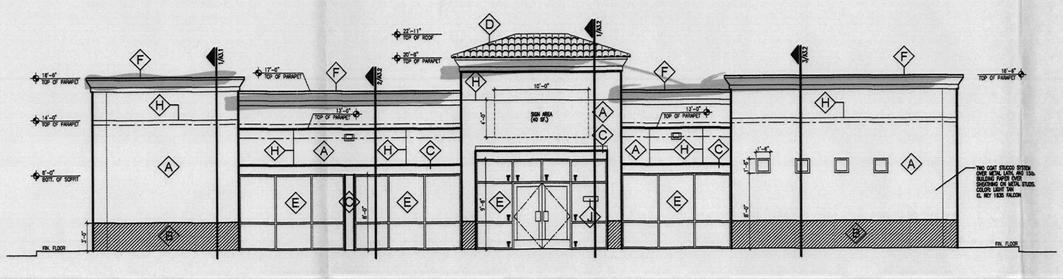
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E.
SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8377

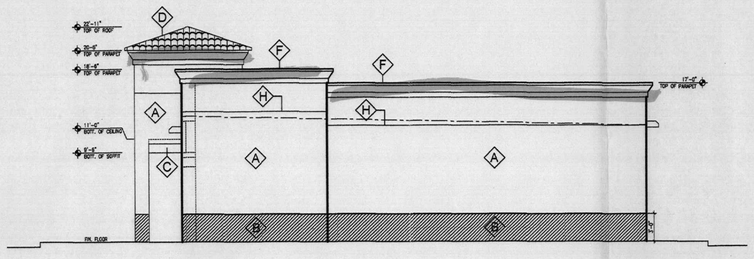
PROJECT TITLE
VENTANA H-3 SHOPS
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

DRAWN BY: MPS
JOB NO. 9052 (P7)
PROJECT MANAGER MIKE SAFRANY
SHEET TITLE ELEVATIONS

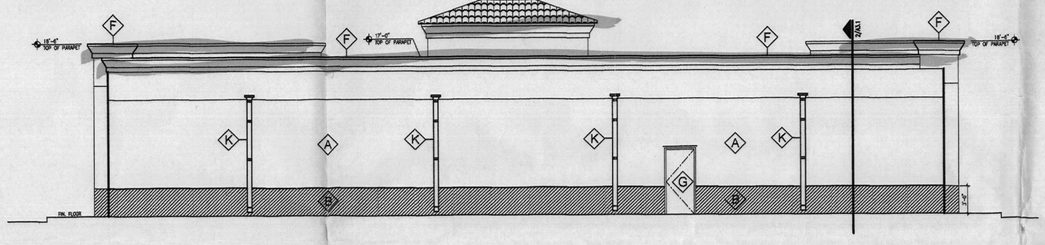
DATE: 1.18.05
SCALE: AS NOTED
sheet- A2.2 of-



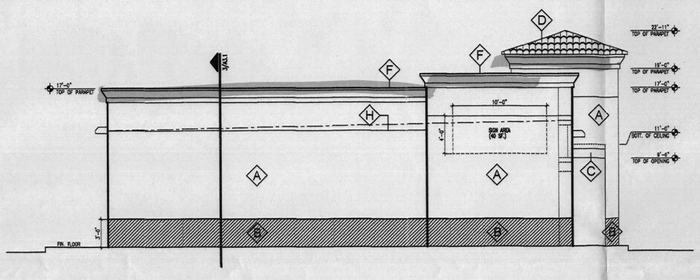
1 SOUTH ELEVATION
Scale: 1/8"=1'-0"



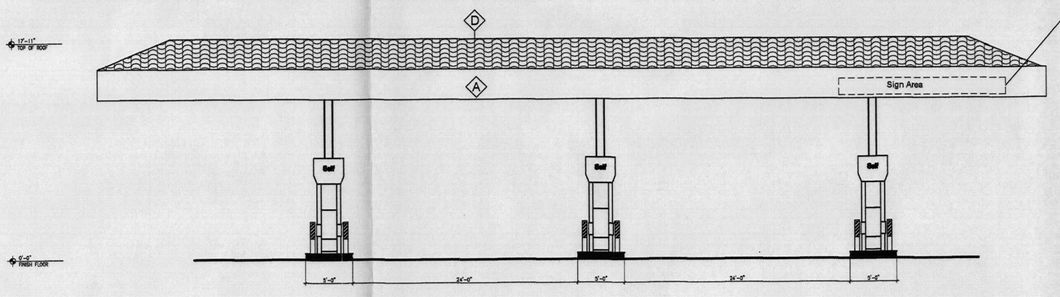
2 EAST ELEVATION
Scale: 1/8"=1'-0"



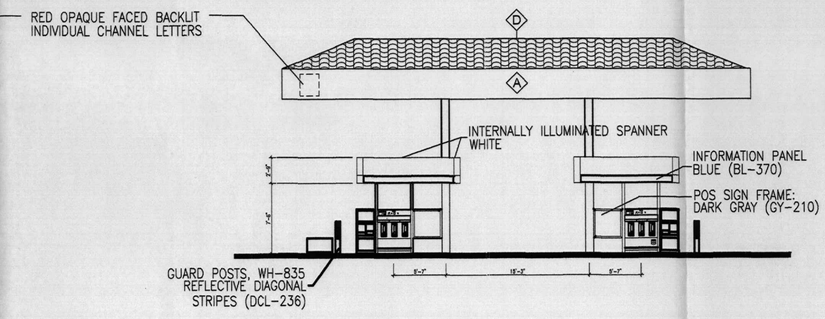
3 NORTH ELEVATION
Scale: 1/8"=1'-0"



4 WEST ELEVATION
Scale: 1/8"=1'-0"



5 SOUTH ELEVATION
Scale: 1/8"=1'-0"



6 WEST ELEVATION
Scale: 1/8"=1'-0"

KEYED COLOR / MATERIAL SCHEDULE

A	STUCCO	EL REY #1635 FALCON (LIGHT TAN)
B	STUCCO	EL REY #272 TIERRA (DARK TAN)
C	STUCCO	EL REY #429 HORIZON (ACCENT)
D	TILE ROOFING	MONIER MISSION S DESERT SKYLINE TAUPE
E	ALUM. STOREFRONT	BRONZE
F	METAL COPING	EIFS FINISH OVER FOAM CORNICE- PAINT TO MATCH: EL REY #1635 FALCON
G	STEEL DOOR WITH OVERHEAD GALVENIZED RAIN DRIP	PAINT TO MATCH EL REY #429 HORIZON
H	STUCCO CONTROL JOINT	
J	6" LETTERS PREMISE I.D.	
K	DOWNSPOUTS	PAINT TO MATCH EL REY #429 HORIZON

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

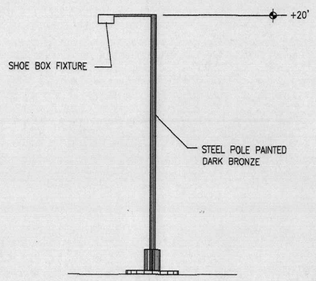
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-1877

PROJECT TITLE
VENTANA C-STORE
SEC PARADISE & UNIVERSE BLVD. NW
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: MICHAEL SAFRANY
JOB NO.: 9052 (P5)
DRAWN BY: MPS

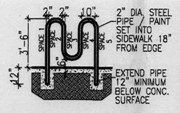
SHEET TITLE
ELEVATIONS

DATE: 1/10/2005
SCALE: AS NOTED
sheet- A2.1 of-

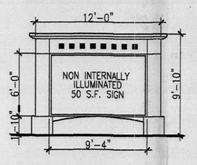


NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
LIGHTS WITHIN 300' OF A RESIDENTIAL ZONE NOT TO EXCEED 20' IN HEIGHT

1 Site Lighting Detail
Scale: Not to Scale

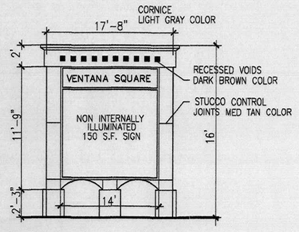


2 Bike Rack Detail
Scale: Not to Scale



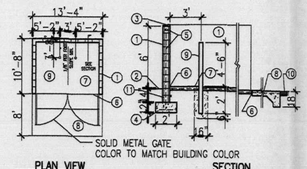
NOTE:
PYLON SIGNS TO BE OPAQUE NON INTERNALLY ILLUMINATED
SIGNS LIT BY OVERHEAD BRACKET MOUNTED FLOOD LAMPS

3 Monument Sign Detail
Scale: Not to Scale



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

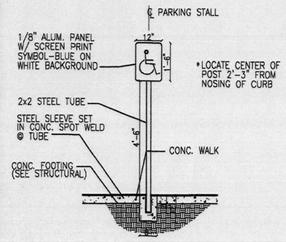
4 Monument Sign Detail
Scale: Not to Scale



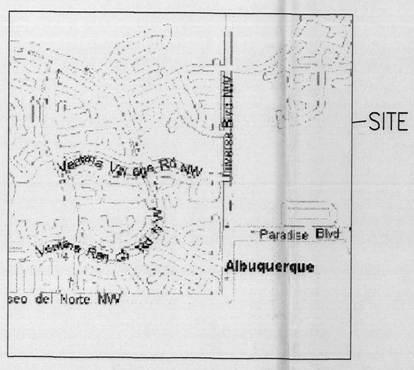
KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-0" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE. TYPICAL.

5 Refuse Enclosure
Scale: Not to Scale



6 Handicap Sign
Scale: Not to Scale



7 VICINITY MAP
Scale: Not to Scale

BUILDING AREA & PARKING CALCULATIONS:

LOT 1 C-STORE 4,400 SF. BUILDING
LOT SIZE= 75,511.26 SQ/FT OR 1.73 A.C
FAR= .06
PARKING:
4,400 SF / 200 = 22 SPACES
SPACES PROVIDED 24 SPACES
BICYCLE SPACE 1 SPACE
HC SPACE 1 TO 25 = 1 1 SPACE

LOT 2-BLAKES 2,350 SF. BUILDING
LOT SIZE= 41,904.72 SQ/FT OR .96 A.C
FAR= .05
PARKING:
60 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:
3,300 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 45 SPACES
BICYCLE SPACE 2 SPACES

RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

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 cmu dado band. the main building walls must be colored to match color benjamin moore (#2) bm951 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 partial building areas such as portals 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 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 23' parapet heights for major building walls, and 22' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent, and articulate the building mass. The approval 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 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 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 3' high opaque wall and 5' wide (minimum) landscape area with evergreen trees of 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 5 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 5 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 right-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. unshaded 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

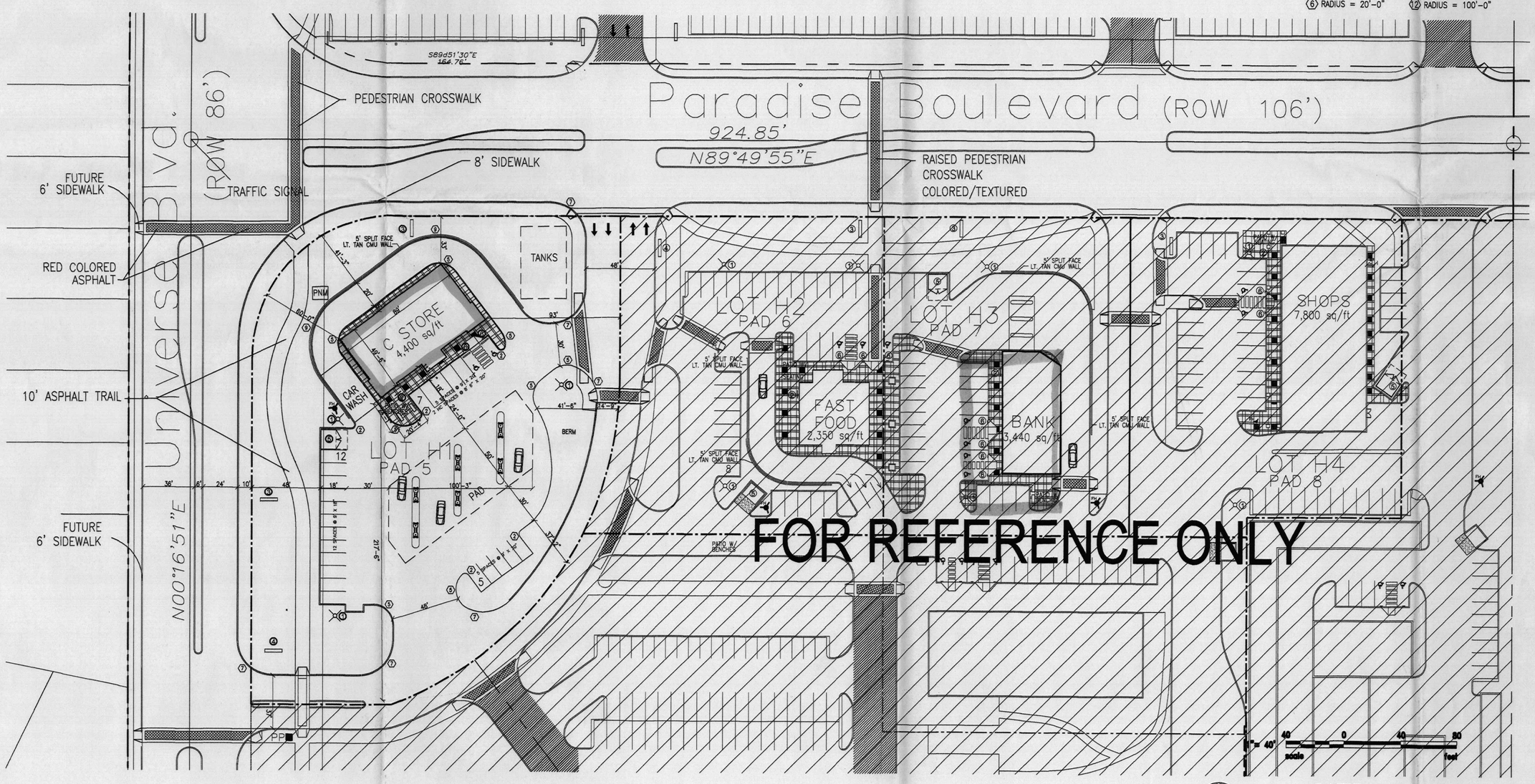
FREE STANDING SIGNAGE
Five 250 sf x 26' tall architecturally coordinated signs are permitted. one each at the paradise blvd. entry, by gate, one at the universe entry to it and one on Paseo del Norte frontage (future). Each pad building or group of pad buildings to have one 50 sf monument sign

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, 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.



SITEPLAN
SCALE: 1"= 40'-0"

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			

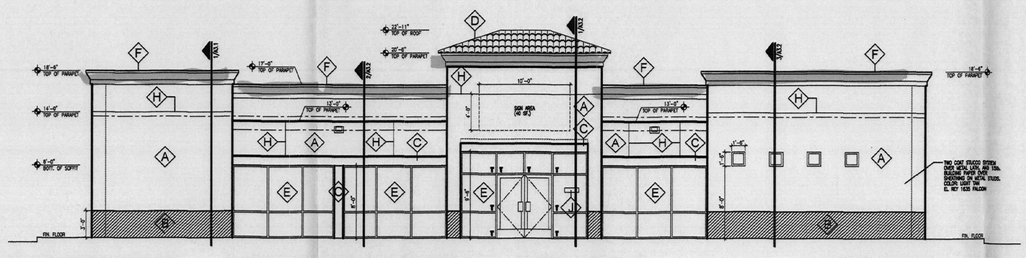
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-8877

PROJECT TITLE
VENTANA C-STORE
SEC UNIVERSE & PARADISE BLVD. NW
ALBUQUERQUE, NEW MEXICO

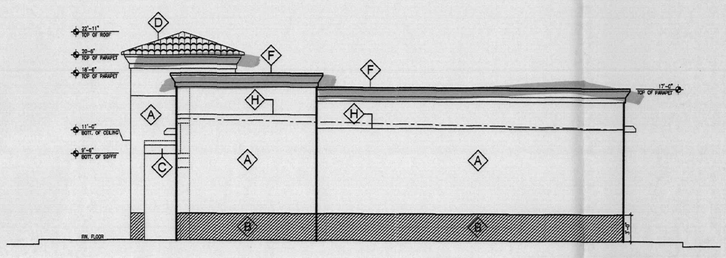
PROJECT MANAGER	JOB NO.	DRAWN BY:
MIKE SAFRANY	9052 (P5)	MPS

SHEET TITLE
SITE PLAN

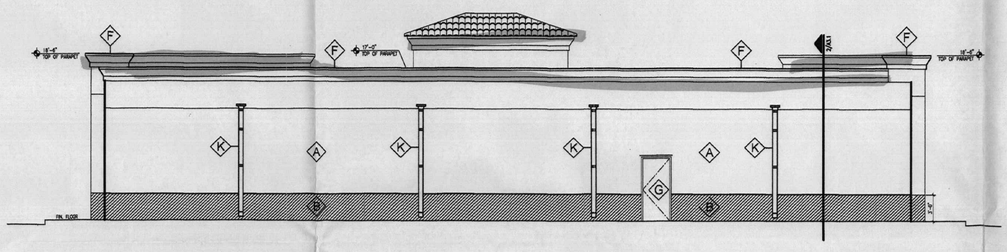
DATE: 1/10/05
SCALE: AS NOTED
sheet- A1.0 of-



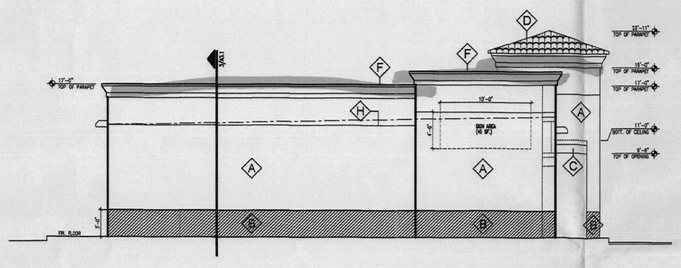
1 SOUTH ELEVATION
Scale: 1/8"=1'-0"



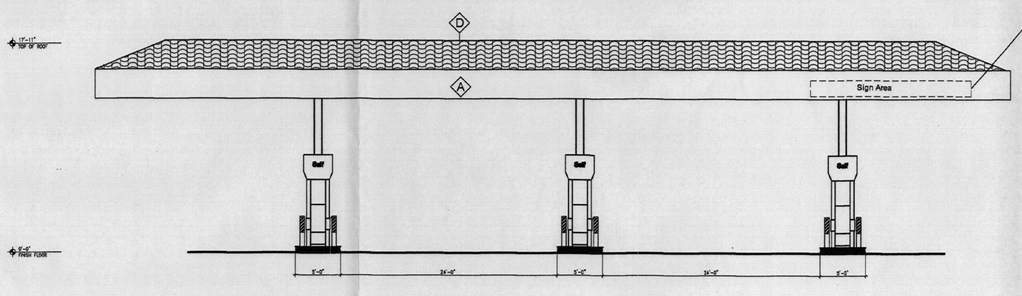
2 EAST ELEVATION
Scale: 1/8"=1'-0"



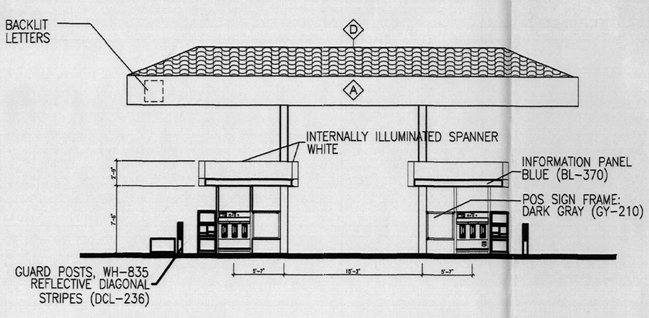
3 NORTH ELEVATION
Scale: 1/8"=1'-0"



4 WEST ELEVATION
Scale: 1/8"=1'-0"



5 SOUTH ELEVATION
Scale: 1/8"=1'-0"



6 WEST ELEVATION
Scale: 1/8"=1'-0"

KEYED COLOR / MATERIAL SCHEDULE

A	STUCCO	EL REY #1635 FALCON (LIGHT TAN)
B	STUCCO	EL REY #272 TIERRA (DARK TAN)
C	STUCCO	EL REY #429 HORIZON (ACCENT)
D	TILE ROOFING	MONIER MISSION S DESERT SKYLINE TAUPE
E	ALUM. STOREFRONT	BRONZE
F	METAL COPING	EIFS FINISH OVER FOAM CORNICE- PAINT TO MATCH: EL REY #1635 FALCON
G	STEEL DOOR WITH OVERHEAD GALVENIZED RAIN DRIP	PAINT TO MATCH EL REY #429 HORIZON
H	STUCCO CONTROL JOINT	
J	6" LETTERS PREMISE I.D.	
K	DOWNSPOUTS	PAINT TO MATCH EL REY #429 HORIZON

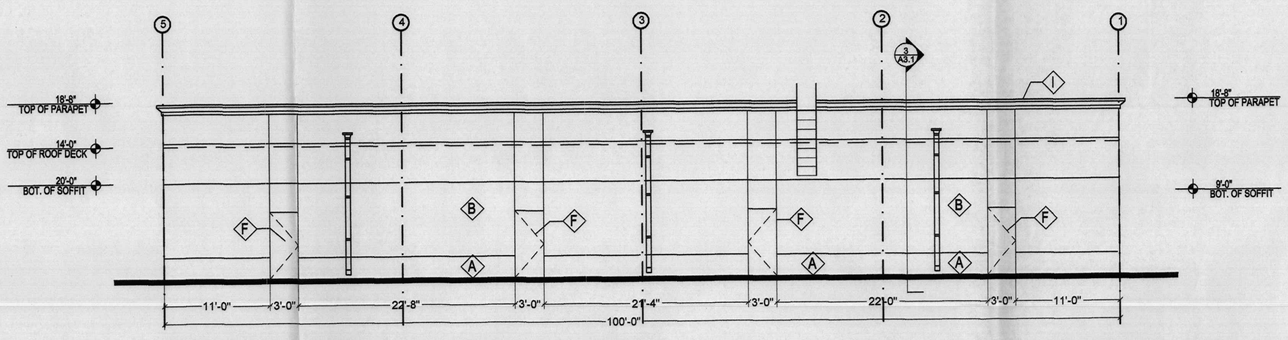
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-1877

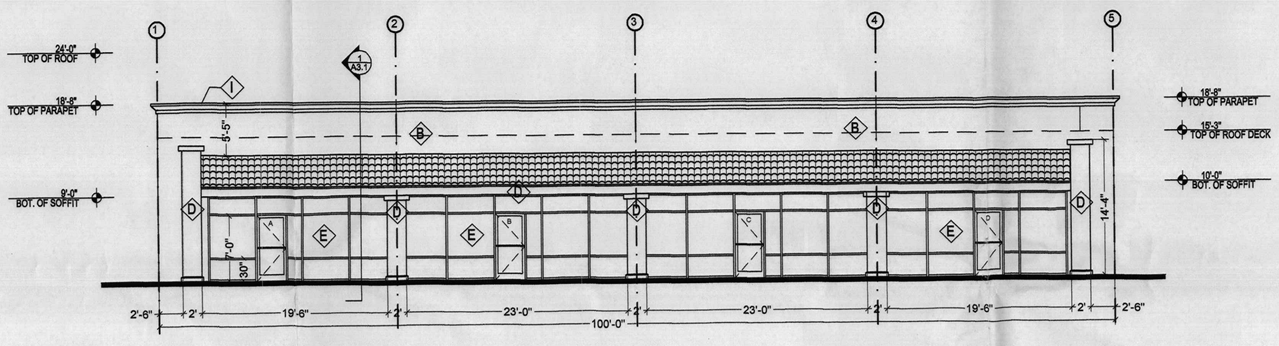
PROJECT TITLE
VENTANA C-STORE
SEC PARADISE & UNIVERSE BLVD. NW
ALBUQUERQUE, NEW MEXICO

DRAWN BY: MPS
JOB NO. 9052 (P5)
PROJECT MANAGER MICHAEL SAFRANY
SHEET TITLE ELEVATIONS

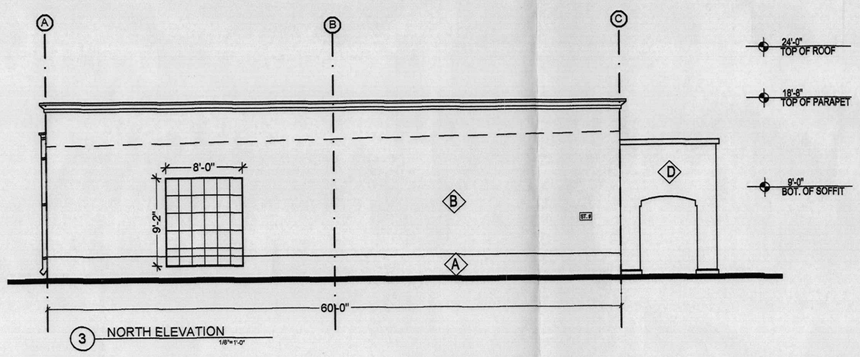
DATE: 1/10/2005
SCALE: AS NOTED
sheet- A2.1 of-



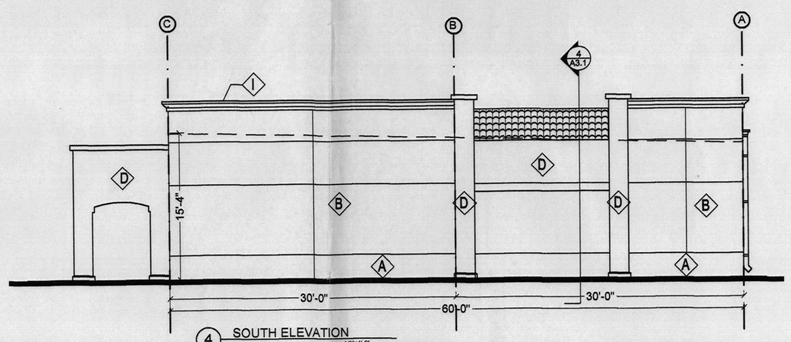
1 EAST ELEVATION 1/8"=1'-0"



2 WEST ELEVATION 1/8"=1'-0"



3 NORTH ELEVATION 1/8"=1'-0"



4 SOUTH ELEVATION 1/8"=1'-0"

MATERIAL SCHEDULE

A	STUCCO	EL REY 125 LA LUZ - (MED TAN)
B	STUCCO	EL REY 103 SAND
C	NOT USED	
D	STUCCO	EL REY 124 CORAL
E	ALUM. STOREFRONT	BRONZE
F	STEEL DOOR/TRELLIS	PAINT TO MATCH CORAL
G	NOT USED	
H	TILE ROOFING	MONIER MISSION PINTO BLEND
I	METAL COPING	EIFS FINISH OVER FOAM CORNICE- PAINT TO MATCH SAND

REV	DATE	BY	REVISION
A			
B			
C			
D			
E			
F			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E.
SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-4877

PROJECT TITLE
VENTANA H-3 SHOPS
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

JOB NO. 9052 (P7)

DRAWN BY: MPS

PROJECT MANAGER MIKE SAFRANY

SHEET TITLE ELEVATIONS

DATE: 1.18.05

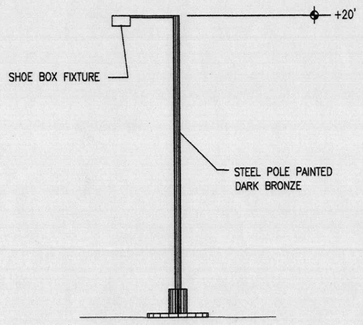
SCALE: AS NOTED

sheet- A2.2 of-

6-7-05

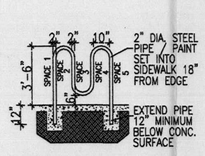
RADIUS INFORMATION:

1. RADIUS = 2'-0"
2. RADIUS = 3'-0"
3. RADIUS = 5'-0"
4. RADIUS = 10'-0"
5. RADIUS = 15'-0"
6. RADIUS = 20'-0"
7. RADIUS = 25'-0"
8. RADIUS = 30'-0"
9. RADIUS = 40'-0"
10. RADIUS = 50'-0"
11. RADIUS = 60'-0"
12. RADIUS = 100'-0"

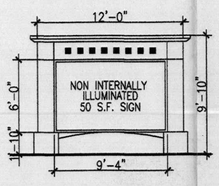


NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
LIGHTS WITHIN 300' OF A RESIDENTIAL ZONE NOT TO EXCEED 20' IN HEIGHT

1 Site Lighting Detail
Scale: Not to Scale

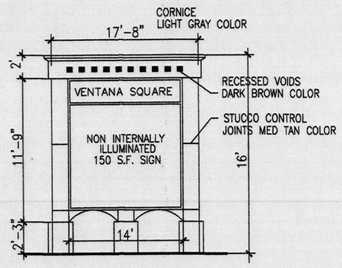


2 Bike Rack Detail
Scale: Not to Scale



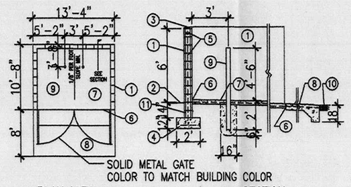
NOTE:
PYLON SIGNS TO BE OPAQUE NON INTERNALLY ILLUMINATED
SIGNS LIT BY OVERHEAD BRACKET MOUNTED FLOOD LAMPS

3 Monument Sign Detail
Scale: Not to Scale



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

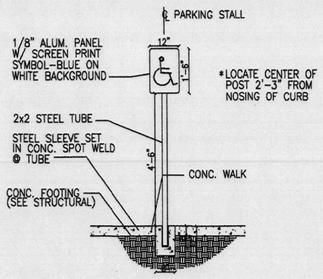
4 Monument Sign Detail
Scale: Not to Scale



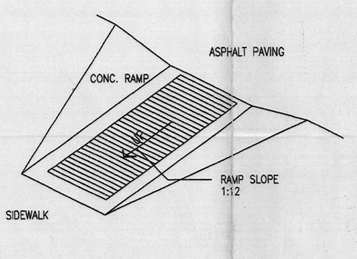
KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #5 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 8" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING. PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PRIMING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

5 Refuse Enclosure
Scale: Not to Scale



6 Handicap Sign
Scale: Not to Scale



7 HC RAMP TYP
Scale: Not to Scale

ADMINISTRATIVE AMENDMENT
File # 05-00217 - Project # 1000390
site adjustments / Bldg. expansions including 4,400 sf C-Store. Drive thrus meet intent of design requirements. Amend) 4/28/05 approval.
APPROVED BY — DATE 6/7/05

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:
60 SEATS / 3 = 20 SPACES
SPACES PROVIDED 33 SPACES
BICYCLE SPACE 1 SPACE

LOT 3 SHOPS 6,000 SF. BUILDING
LOT SIZE= 38,193.40 SQ/FT OR .87 A.C
FAR= .15
PARKING:
6,000 SF / 200 30 SPACES
SPACES PROVIDED 39 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 -----8'-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 cmu dado band. the main building walls must be colored to match color benjamin moore (#2) bm051 and (#1) bm1032. if the building extends below finish floor that area will aso be covered with color #2. structures are to be predominately flat-roofed however partial building areas such as portals 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 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 25' parapet heights for major building walls, and 22' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval 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 shall be four or eight inch split face cmu or stucco. color #2.
--four or eight inch split face or accent block. color #1
--fixed canopies to be cementitious finish color #1
--lighting to be entirely recessed in soffit of fixed 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 #051
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. unshaded 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

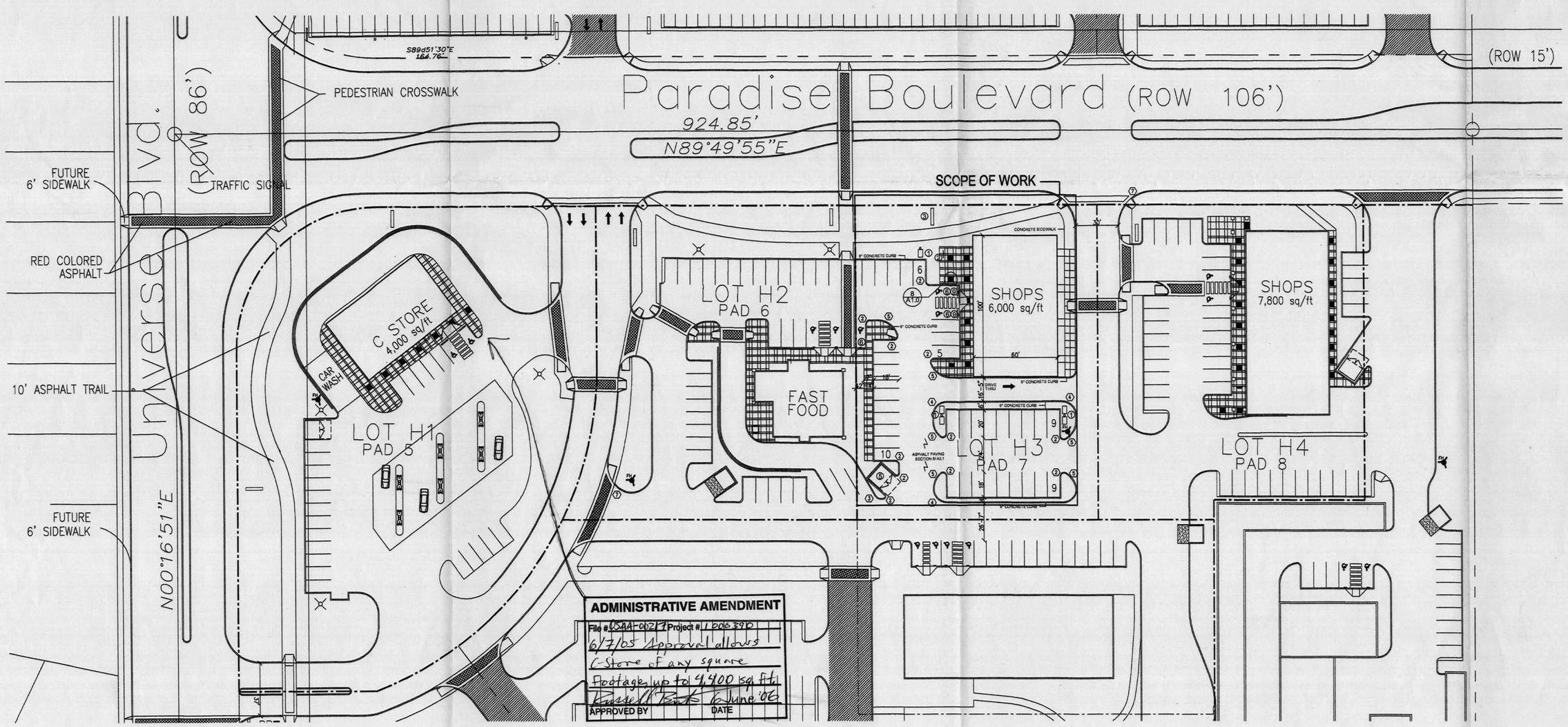
FREE STANDING SIGNAGE
Five 150 sf x 15' tall architecturally coordinated signs are permitted. one each at the paradise blvd. entry to gish. one at the universe entry to H and one on Paseo del Norte frontage (future). Each pad building or group of pad buildings to have one 50 sf monument sign

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, 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.



ADMINISTRATIVE AMENDMENT
File # 05AA-00217 Project # 1000390
6/7/05 Approval allows C-Store of any square footage up to 4,400 sq ft.
APPROVED BY — DATE 6 June '06

SITEPLAN
SCALE: 1"= 40'-0"

1"= 40' scale — 40 0 40 80 feet

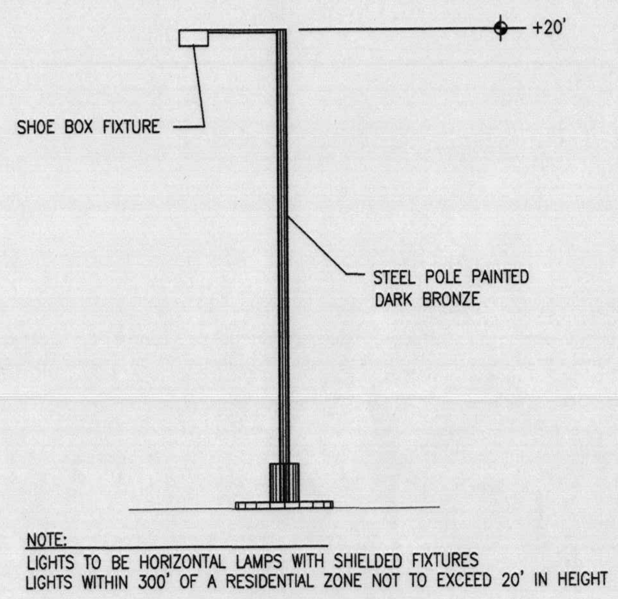
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-1877

PROJECT TITLE
VENTANA H-3 SHOPS
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

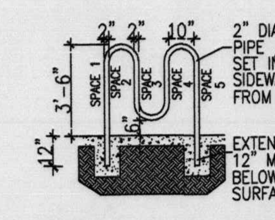
DRAWN BY: MPS
JOB NO. 9052 (P7)
PROJECT MANAGER MIKE SAFRANY
SHEET TITLE SITE PLAN

DATE: 1.18.05
SCALE: AS NOTED
sheet- A1.0 -of-

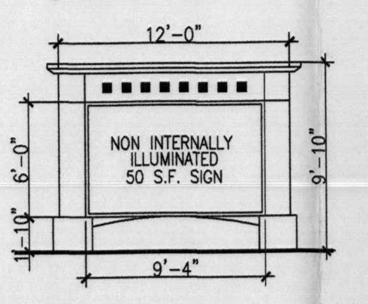


NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
LIGHTS WITHIN 300' OF A RESIDENTIAL ZONE NOT TO EXCEED 20' IN HEIGHT

1 Site Lighting Detail
Scale: Not to Scale



2 Bike Rack Detail
Scale: Not to Scale

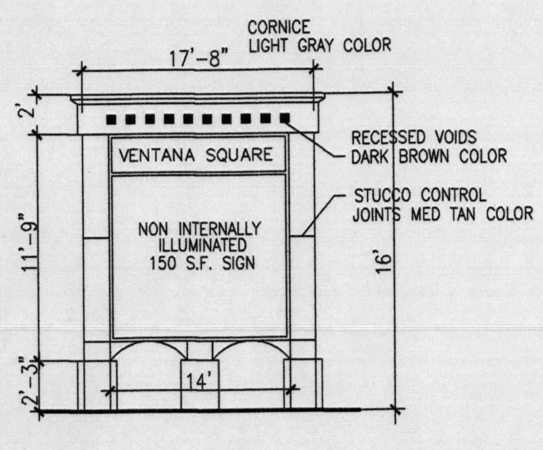


NOTE:
PYLON SIGNS TO BE OPAQUE NON INTERNALLY ILLUMINATED SIGNS LIT BY OVERHEAD BRACKET MOUNTED FLOOD LAMPS

3 Monument Sign Detail
Scale: Not to Scale

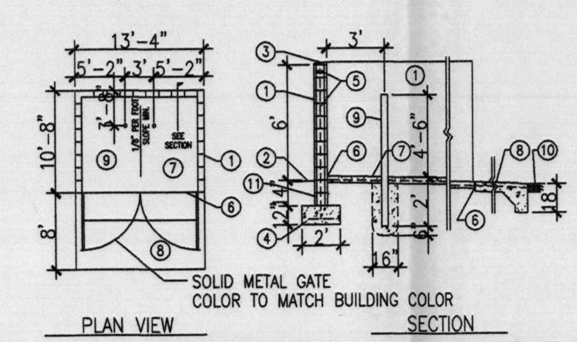
RADIUS INFORMATION:

1 RADIUS = 2'-0"	7 RADIUS = 25'-0"
2 RADIUS = 3'-0"	8 RADIUS = 30'-0"
3 RADIUS = 5'-0"	9 RADIUS = 40'-0"
4 RADIUS = 10'-0"	10 RADIUS = 50'-0"
5 RADIUS = 15'-0"	11 RADIUS = 60'-0"
6 RADIUS = 20'-0"	12 RADIUS = 100'-0"



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

4 Monument Sign Detail
Scale: Not to Scale



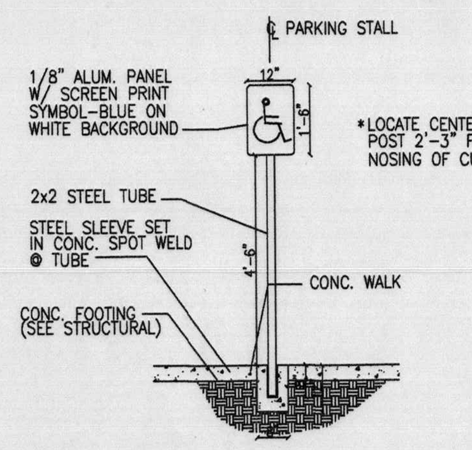
PLAN VIEW — SECTION

KEYED NOTES

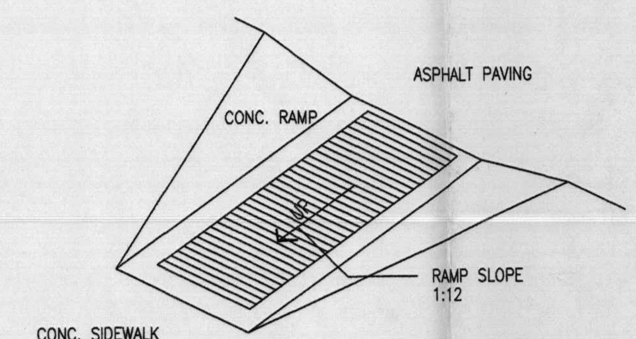
1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16' DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

5 Refuse Enclosure
Scale: Not to Scale

ADMINISTRATIVE AMENDMENT
File # 05-00217 Project # 1000390
Site adjustments/bldg. expansions including 4,400 c-store. Drive thru's meet intent of design requirements. Replaces 4/28/05 approval.
APPROVED BY [signature] DATE 6/7/05



6 Handicap Sign
Scale: Not to Scale



7 HC RAMP TYP
Scale: Not to Scale

6-7-05

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:
60 SEATS/ 3 = 20 SPACES
SPACES PROVIDED 33 SPACES
BICYCLE SPACE 1 SPACE

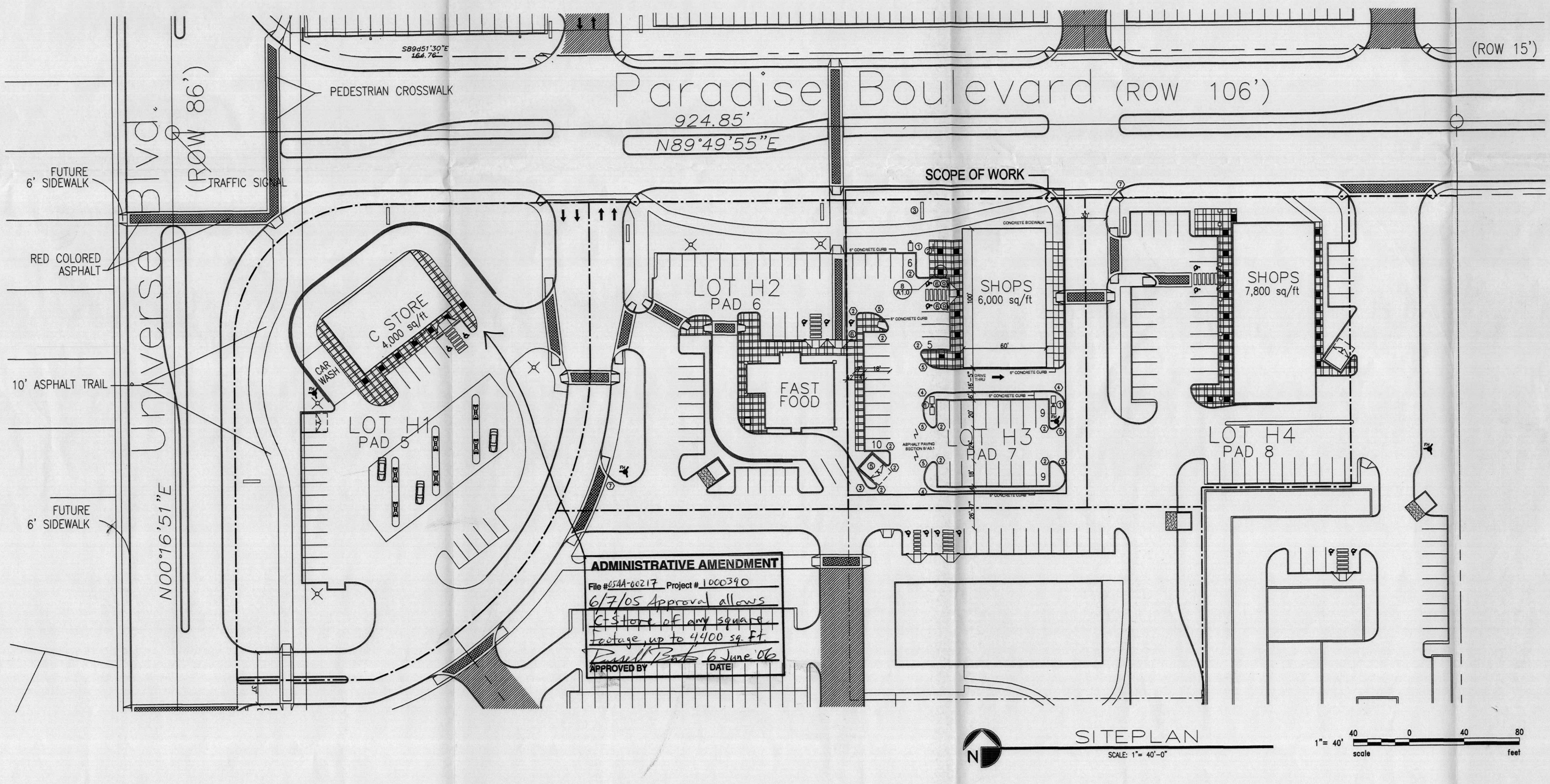
LOT 3 SHOPS 6,000 SF. BUILDING
LOT SIZE= 38,193.40 SQ/FT OR .87 A.C
FAR= .15
PARKING:
6,000 SF / 200 30 SPACES
SPACES PROVIDED 39 SPACES
BICYCLE SPACE 1 SPACE

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 WITH A 8' WIDE ACCESS AISLE -----8'-6" x 20'-0"
* 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



ADMINISTRATIVE AMENDMENT
File # 05AA-00217 Project # 1000390
6/7/05 Approval allows C-Store of any square footage up to 4400 sq. ft.
APPROVED BY [signature] DATE 6 June '06

SITEPLAN
SCALE: 1" = 40'-0"

1" = 40' scale 40 0 40 80 feet

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 elevatons of major stores and shops. pad buildings will be coementitious finish with a cementitious or split face cmu dado band. the main building walls must be colored to match color benjamin moore (#2) bm951 and (#1) bm1032. if the building extends below finish floor that area will aso be covered with color #2. structures are to be predominately flat-roofed however partial building areas such as portals 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 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 arae to relate to the entry format of the main buildings. Building heights are limited to 25' parapet heights for major building walls, and 22' parapet heights for pad building walls mission tile clad entry roofs may extend above this height to accent and articulate the building mass. The approval 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 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 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 6 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 6 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 35' 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 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 Las 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, 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.

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

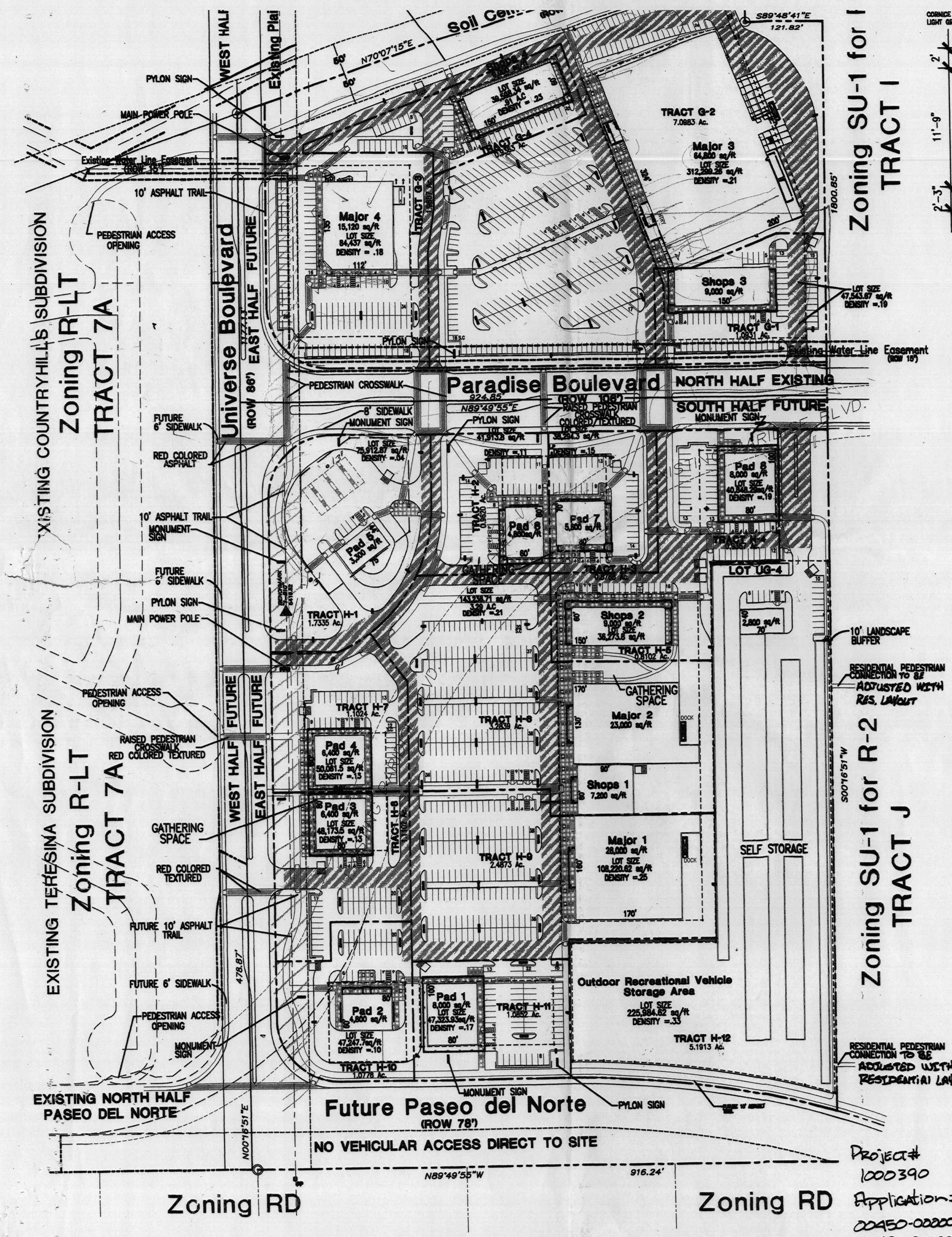
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

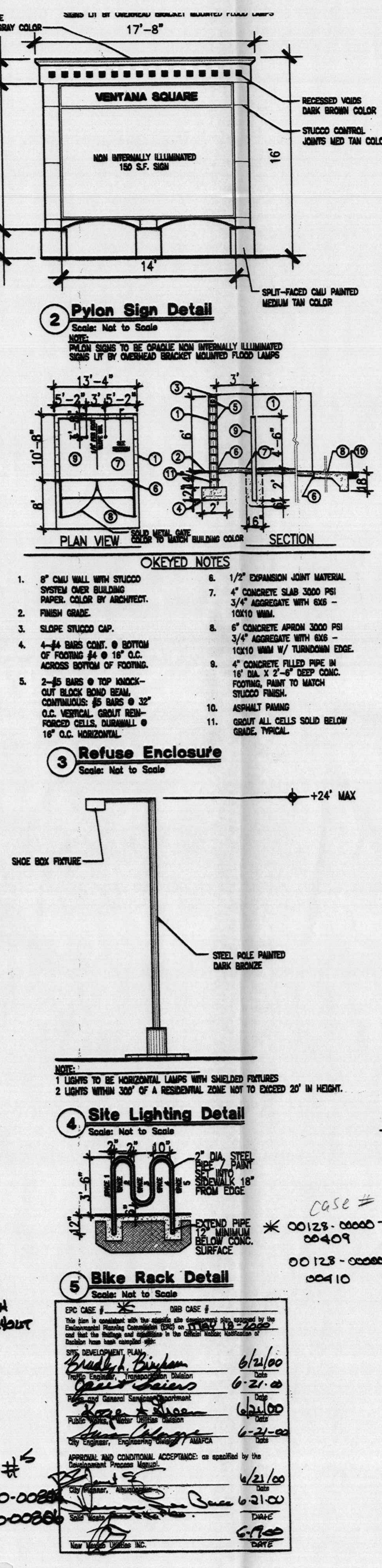
PROJECT TITLE
VENTANA H-3 SHOPS
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: MIKE SAFRANY | JOB NO.: 9052 (P7) | DRAWN BY: MPS

SHEET TITLE
SITE PLAN

DATE: 1.18.05
SCALE: AS NOTED
sheet- A1.0 of-





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=

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 31,1998 agreement with C.O.A

TOTAL BUILDING AREA = 287,220 SQ/FT
TOTAL LOT AREA = 1,383,830.6 SQ/FT
TOTAL FAR = .21

TRACT G 12.68 GROSS ACRES
97,920 SQ/FT TOT BUILDING AREA FAR=.19
TRACT H 25.58 GROSS ACRES
169,720 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 WITH A 8' WIDE ACCESS AISLE ------8'-0" x 20'-0"
* 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

extend above the parapet wall top and area to relate to the entry formal of the main buildings. Building heights are limited to 25' parapet heights for major building walls, and 22' 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 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 Monier 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 6 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 6 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. 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 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 Las 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, 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"
100 0 50 100 200 400

REV	DATE	BY
6		
5		
4		
3		
2		
1		

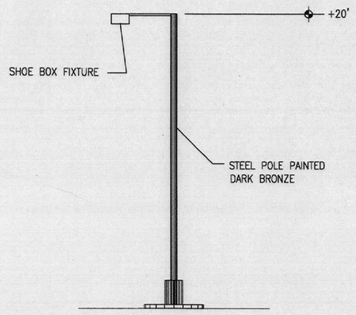
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
Ventana Square
Tract G and H at Ventana Ranch
Albuquerque, New Mexico

PROJECT MANAGER	JOB NO.	DRAWN BY:
George Rainhart, AIA	99052	SD

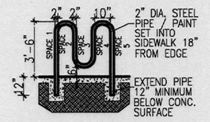
SHEET TITLE
CONCEPTUAL SITEPLAN

DATE: 6/7/00
SCALE: 1"=100'
sheet: A1 of-

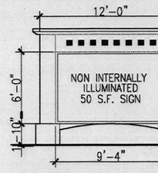


NOTE:
LIGHTS TO BE HORIZONTAL LAMPS WITH SHIELDED FIXTURES
LIGHTS WITHIN 300' OF A RESIDENTIAL ZONE NOT TO EXCEED 20' IN HEIGHT

1 Site Lighting Detail
Scale: Not to Scale

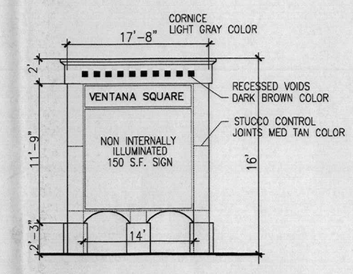


2 Bike Rack Detail
Scale: Not to Scale



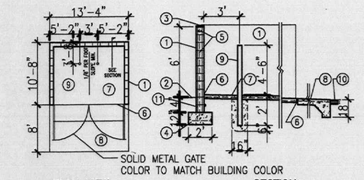
NOTE:
PYLON SIGNS TO BE OPAQUE NON INTERNALLY ILLUMINATED
SIGNS LIT BY OVERHEAD BRACKET MOUNTED FLOOD LAMPS

3 Monument Sign Detail
Scale: Not to Scale



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

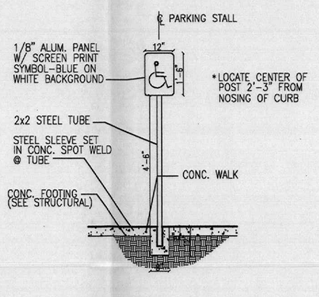
4 Monument Sign Detail
Scale: Not to Scale



KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING @4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM. CONTINUOUS. #7 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS. DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 18" DIA. X 2'-8" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

5 Refuse Enclosure
Scale: Not to Scale



6 Handicap Sign
Scale: Not to Scale

PROJECT NUMBER: 1000390
APPLICATION NUMBER: 04-01011

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on ____ and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

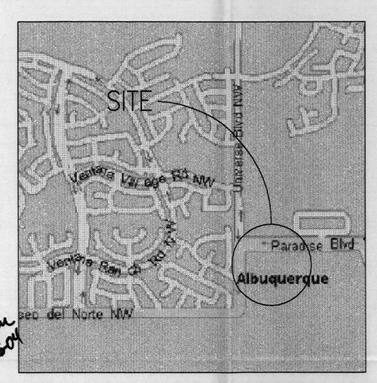
Is an Infrastructure List required? ( ) YES (✓) NO

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.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	8-17-04 Date
Utilities Department	7-6-04 Date
Parks and Recreation Department	7/14/04 Date
City Engineer, Engineering Division / AMAFCA	7/14/04 Date
Environmental Health Department *(conditional)	Date
Solid Waste Management	6-25-04 Date
DRB Chairperson, Planning Department	8/16/04 Date

* Environmental Health, if necessary

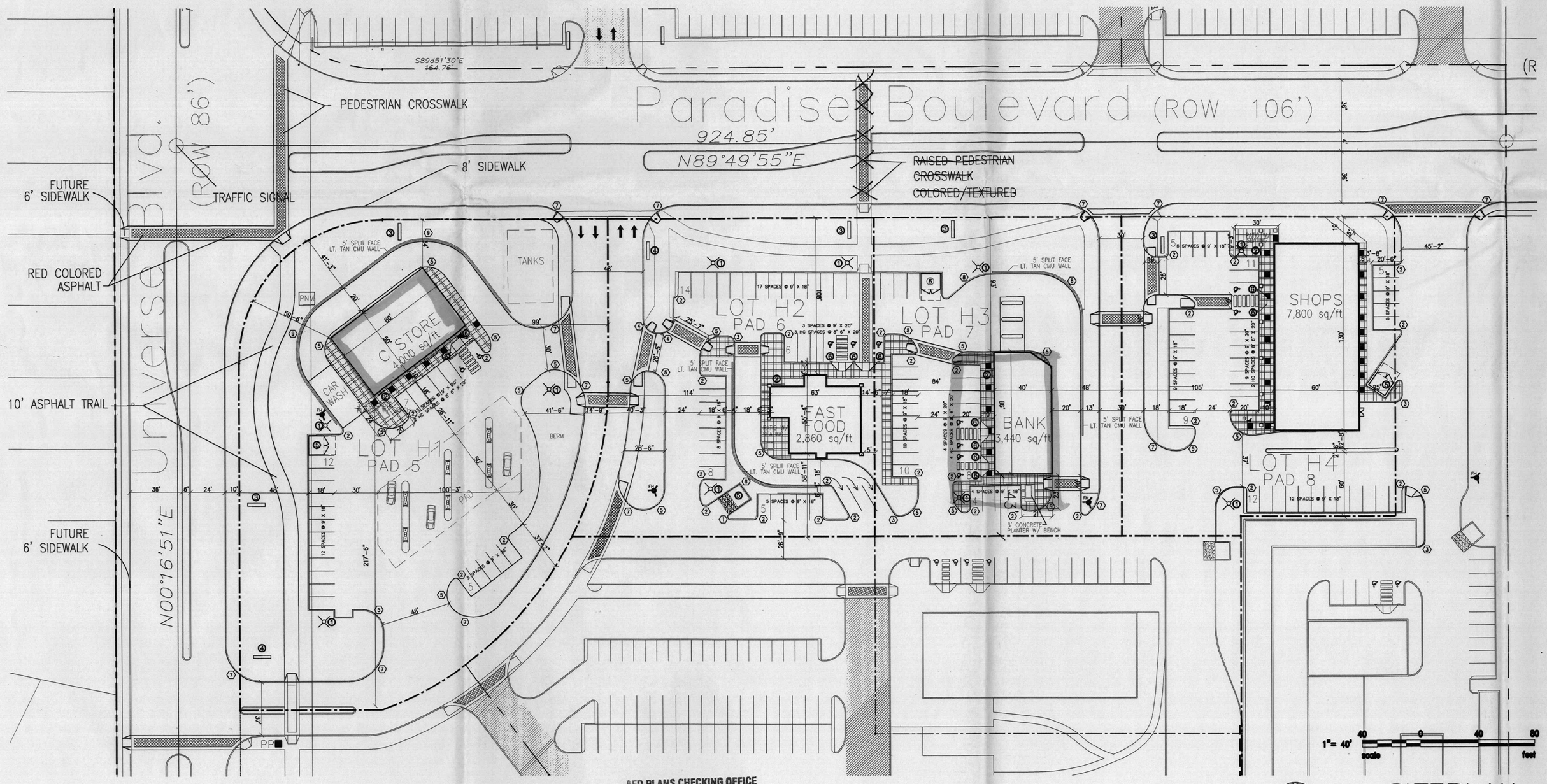


7 VICINITY MAP
Scale: Not to Scale

RADIUS INFORMATION:

① RADIUS = 2'-0"	⑦ RADIUS = 25'-0"
② RADIUS = 3'-0"	⑧ RADIUS = 30'-0"
③ RADIUS = 5'-0"	⑨ RADIUS = 40'-0"
④ RADIUS = 10'-0"	⑩ RADIUS = 50'-0"
⑤ RADIUS = 15'-0"	⑪ RADIUS = 60'-0"
⑥ RADIUS = 20'-0"	⑫ RADIUS = 100'-0"

[NOTE: Public Easements to be granted as requirement for Certificate of Occupancy.]



AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
6-25-04
SIGNATURE & DATE
2500 SQFT/IN COUT.

SITEPLAN
SCALE: 1"= 40'-0"

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:
60 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:
3,300 SF / 200 = 16 SPACES
SPACES PROVIDED 26 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 ____8'-0" 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 core block band. the main building walls must be colored to match color benjamin moore (#2) bm551 and (#1) bm1032. if the building extends below finish floor level all exposed walls will be painted with color #2. stucco stores are to be predominately flat-roofed however partial building areas such as portals or small extensions of building footprint adjacent to the major building mass may have sloped roofs. These roofs are to be sized high relation the size 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 22' parapet heights for major building walls, and 22' parapet heights for pad building walls relation site and entry roofs may extend above site 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 shall be four or eight inch split face core or stucco. color #2.
—four or eight inch split face or ocoont block. color #1
—roof copings to be cementitious finish color #2
—lighting to be entirely recessed in soffit of fast 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 obtained 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 #551
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 channel letters. signage not to exceed 5 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. lexan must be white. solid opaque flood metal channel lettering can type signs are prohibited. Any corporate 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 5 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 pallette 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 right-of-way and the adjacent monument area. Free-standing compactor and compactor locations are to be gated. Screening material to match building wall color and materials.

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. unshielded light fixtures are prohibited. All lamps must be shielded shoe box type fixtures. Minimum light level under fast canopies to be 50ft candles, from totally recessed lighting

FREE STANDING SIGNAGE
Five 150 sf x 18' tall architecturally coordinated signs are permitted, one each at the paradise blvd. entry to qlab, one at the universe entry to H and one on Paseo del Norte frontage (plans). Each pad building or group of pad buildings to have one 32 sf monument sign

TRAFFIC REQUIREMENTS:
All traffic requirements have been met per May 31,1996 agreement between the city and Las 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, 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.

REV	DATE	BY	REVISION
A			
A			
A			
A			
A			
A			
A			

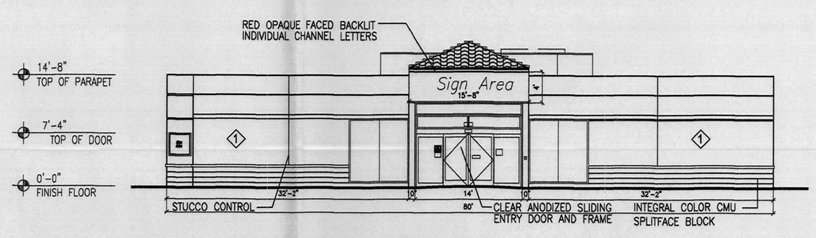
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0277

STATE OF NEW MEXICO
GEORGE R. RAINHART
NO. 5380
REGISTERED ARCHITECT

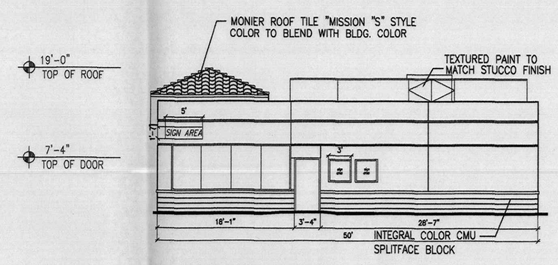
PROJECT TITLE: VENTANA SQ. LOTS H1-4
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

DRAWN BY: MPS
JOB NO.
PROJECT MANAGER: MIKE SAFRANY
SHEET TITLE: SITE PLAN - BLDG PERMIT

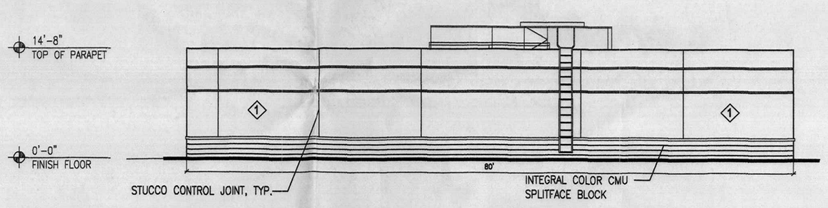
DATE: 6-21-04
SCALE: AS NOTED
sheet- A1 of-



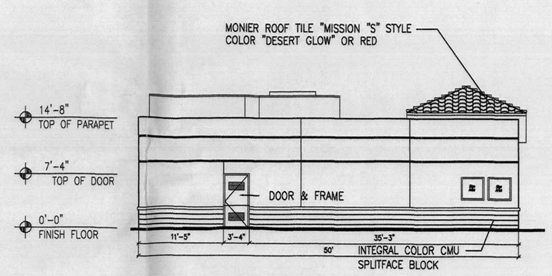
1 South Elevation
Scale: 3/32"=1'



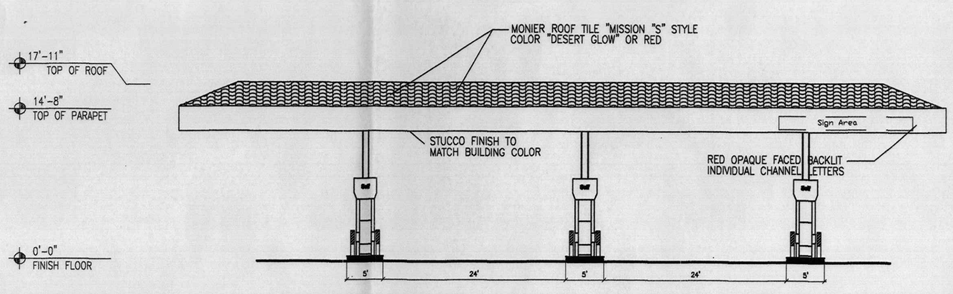
2 East Elevation
Scale: 3/32"=1'



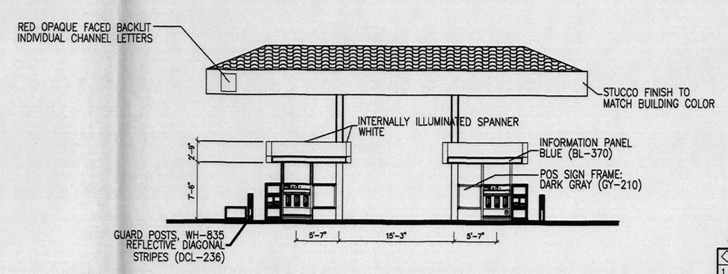
3 North Elevation
Scale: 3/32"=1'



4 West Elevation
Scale: 3/32"=1'



5 South Elevation
Scale: 3/32"=1'



6 West Elevation
Scale: 3/32"=1'

COLOR CHART

	COLOR	COMMON NAME	
1	BM 1032	LIGHT TAN	MAIN COLOR
2	BM 951	DARK TAN	SECONDARY COLOR
3	"DESERT GLOW"		CONCRETE TILE ROOFING

NOTE: ALL UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING.

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

8 0 4 8 16 32

DRB APPROVEA

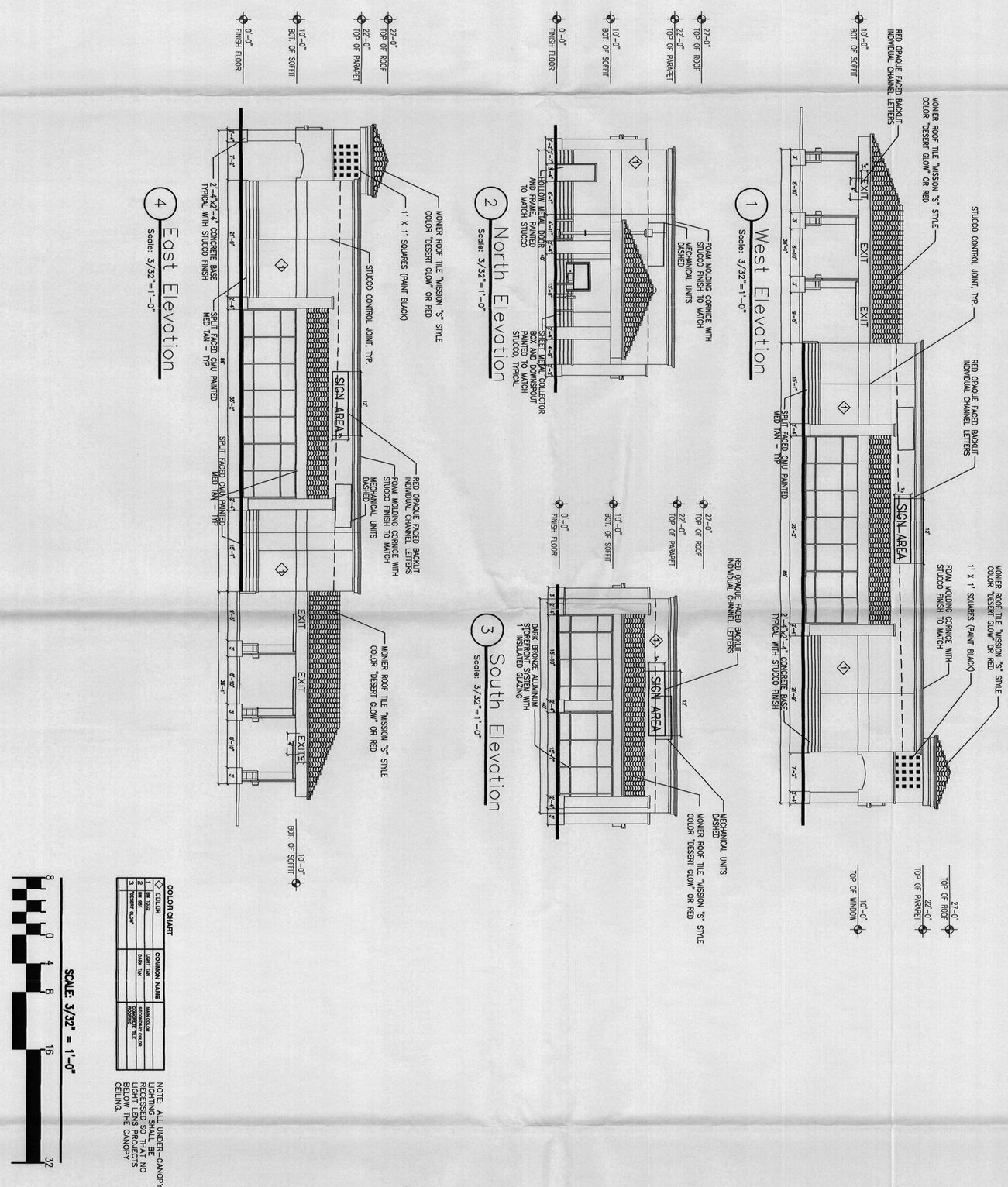
REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0877

PROJECT TITLE
VENTANA SQ. LOT H1
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

DRAWN BY: MPS
JOB NO.
PROJECT MANAGER MIKE SAFRANY
SHEET TITLE ALT. C-STORE ELEVATIONS

DATE: 12-12-03
SCALE: AS NOTED
sheet- A2.4 of-



COLOR CHART

	COLOR	COMMON NAME
MAIN COLOR	1. BM 1033	LIGHT TAN
SECONDARY COLOR	2. BM 891	DARK TAN
ACCENT TILE SOFFITS	3. "DESERT GLOW"	

NOTE: ALL UNDER-CANOPY LIGHTING SHALL BE RECESSED SO THAT NO LIGHT LENS PROJECTS BELOW THE CANOPY CEILING.

DRB APPROVED

DATE:	12-12-03
SCALE:	AS NOTED
sheet-	A2.3
of-	

PROJECT TITLE
VENTANA SQ. LOT H3
SEC UNIVERSE BLVD. & PARADISE BLVD.
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER	JOB NO.	DRAWN BY:
MIKE SAFRANY		MPS

SHEET TITLE
ALT. BANK ELEVATIONS

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-0877

REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			