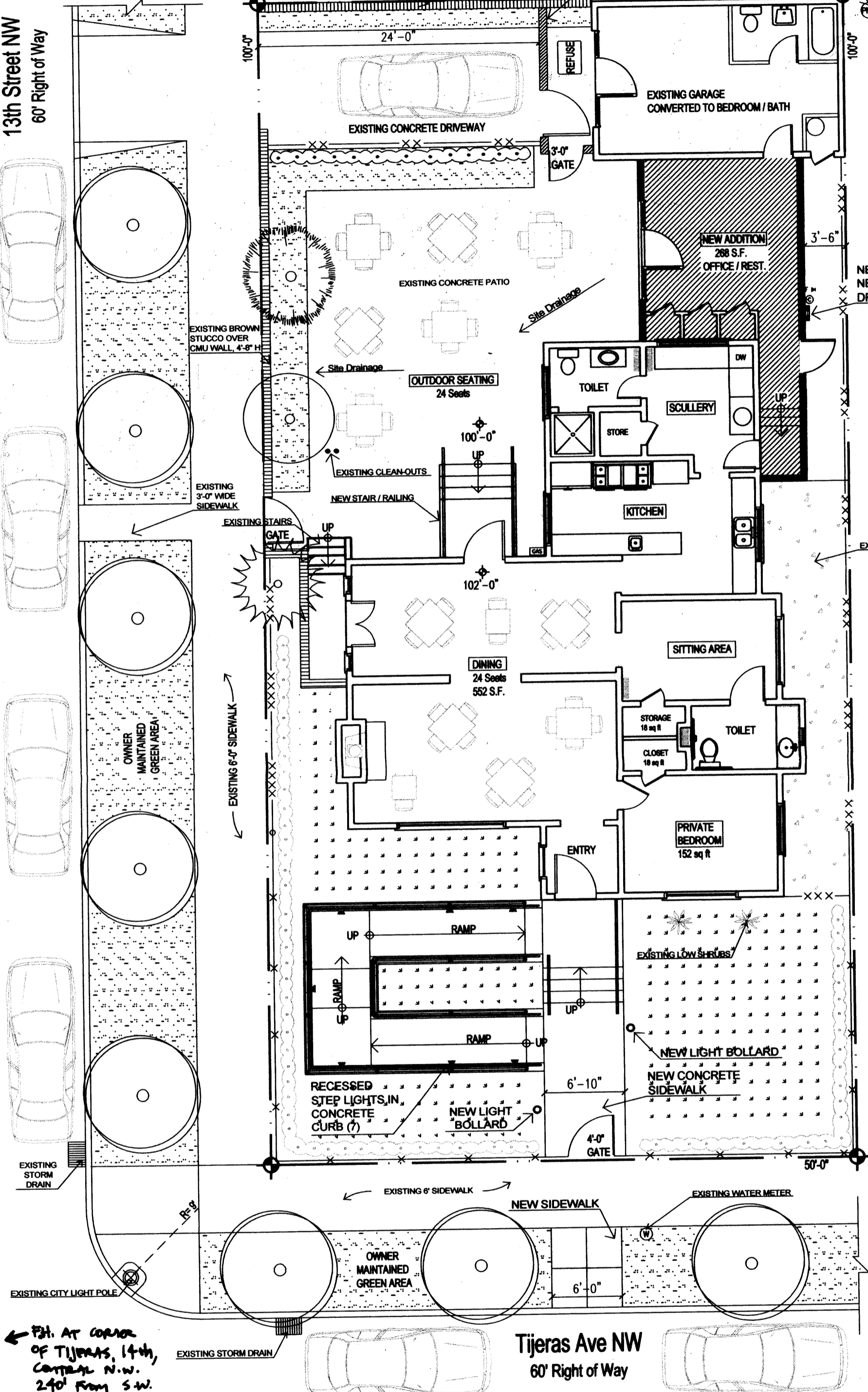
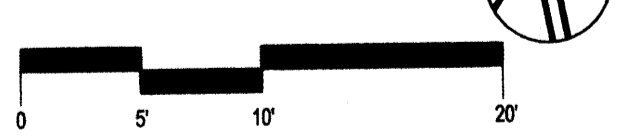


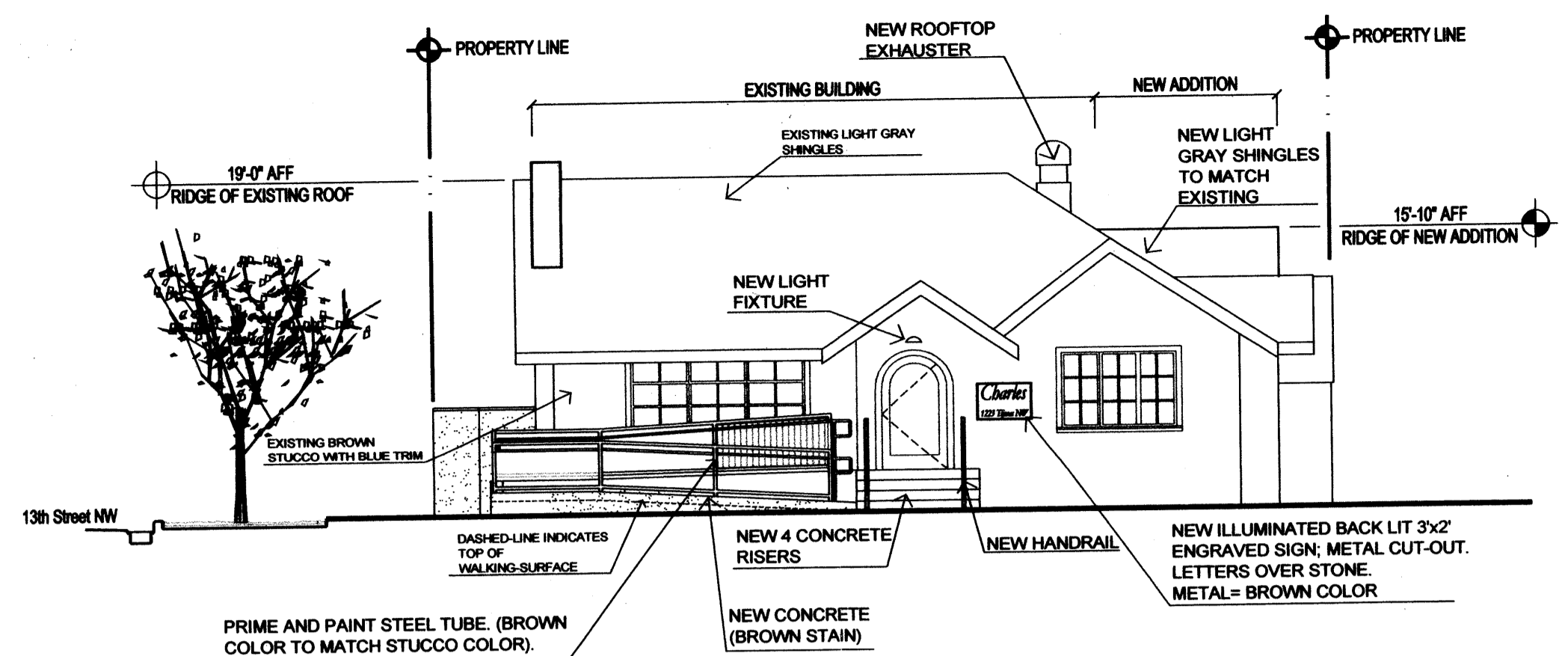
PH. C SW CORNER
MARQUEE # 13 H.W.W.
180' FROM N.W.
PROPERTY CORNER



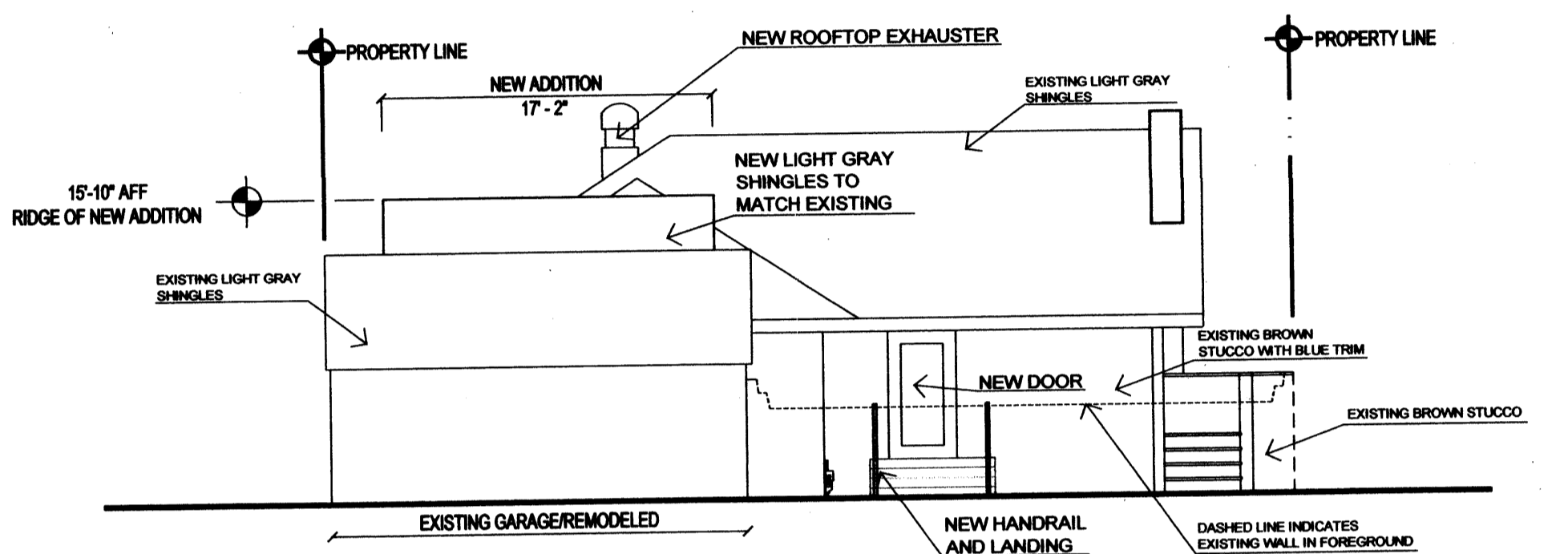
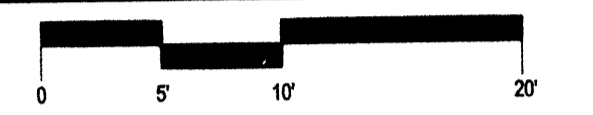
SITE PLAN AND BUILDING FLOOR PLAN
1/8" = 1'-0"



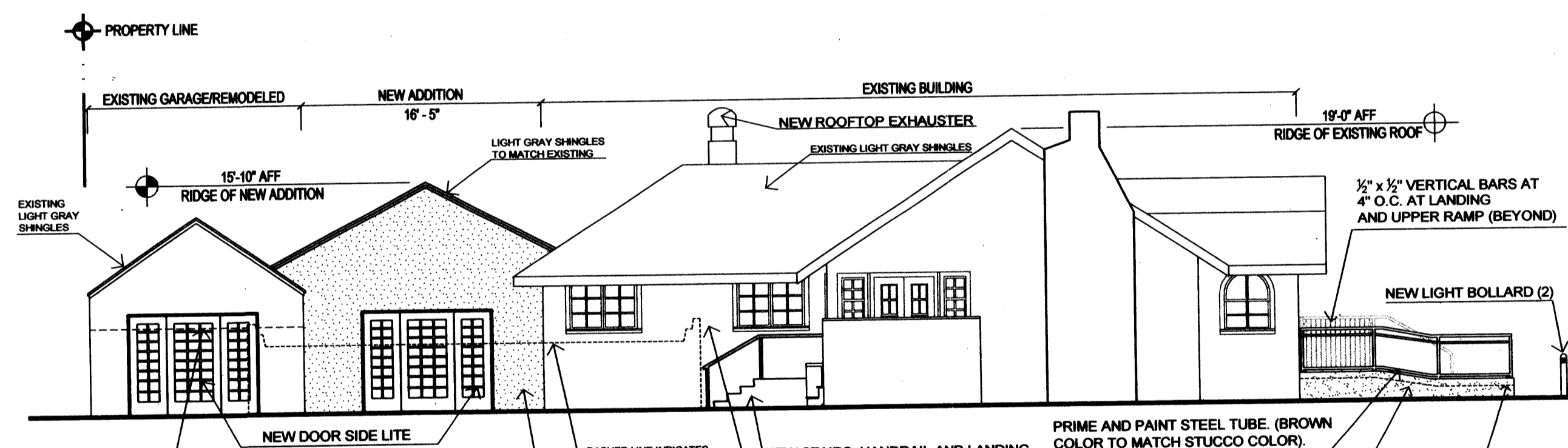
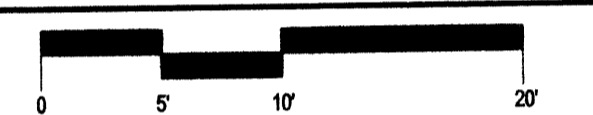
NO PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
Signature: 4-5-07
SIGNATURE & DATE
1193 ppm
V6 Const Hydrant.



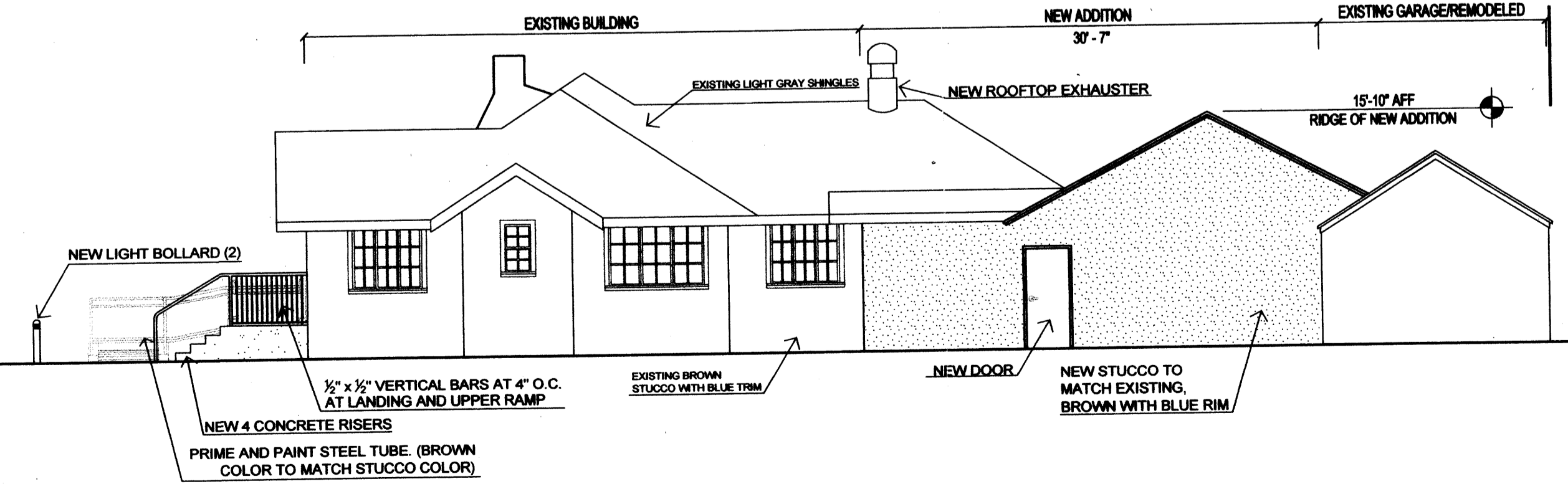
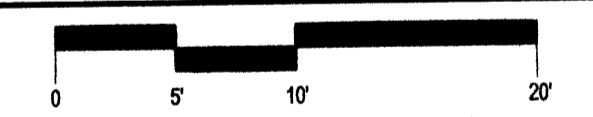
SOUTH ELEVATION
1/8" = 1'-0"



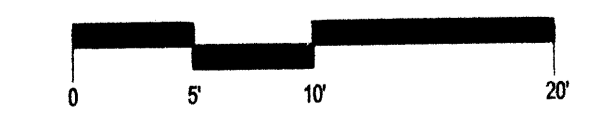
NORTH ELEVATION
1/8" = 1'-0"



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



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



GENERAL NOTES

- A. EXISTING SITE IS VERY FLAT WITH A SLIGHT SLOPE. EXISTING SITE DRAINS INTO EXISTING LANDSCAPING. TOP OF EXISTING GRADE/PATIO IS 100.00. FINISH FLOOR OF EXISTING RESIDENCE IS 102.00.
- B. THERE ARE NO KNOWN EASEMENTS ON THE SUBJECT PROPERTY.
- C. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUT-OFF TO PREVENT FUGITIVE LIGHT LEAVING THE SITE.
- D. THIS DRAWING INCLUDES ALL SITE AND BUILDING DESIGN, AND SITE IMPROVEMENTS AS APPROVED BY THE LUCC, AND THE DECISION FOR CERTIFICATE OF APPROPRIATENESS, MARCH 19, 2007.
- E. THE WALL SIGN SHALL NOT BE ILLUMINATED BETWEEN 10:00 P.M. AND 7:00 A.M.
- F. THE HOURS OF OPERATION ARE ACCORDINGLY:
5:30 PM - 10:30 PM, 6 DAYS A WEEK
IT IS ANTICIPATED THAT THE RESTAURANT WILL BE CLOSED MONDAYS.
- G. SEATING:
MAXIMUM NO. INDOOR SEATS: 24
MAXIMUM NO. OUTDOOR SEATS: 24
NOTE: THE MAXIMUM NUMBER OF CUSTOMERS SEATED / SERVED AT A SITTING SHALL BE 36.
- H. FOR SIDEWALK CONSTRUCTION DETAILS SEE COA DWG. 2430 PER STAIRING SPACES FOR BLUE WORKS CONSTRUCTION

LEGEND

- — — — — PROPERTY LINE.
- x — x — x — EXISTING 3' CHAIN LINK FENCE (TO REMAIN). HONEYSUCKLE GROWS ON CHAIN LINK - TO REMAIN.
- x — x — x — EXISTING 4" CHAIN LINK FENCE (TO REMAIN). HONEYSUCKLE GROWS ON CHAIN LINK - TO REMAIN.
- x — x — x — EXISTING BROWN STUCCO OVER CMU WALL, 4'-8" HIGH TO REMAIN.
- x — x — x — EXISTING 5'-8" HIGH WROUGHT IRON FENCE TO REMAIN. HONEYSUCKLE GROWS ON FENCE.
- x — x — x — EXISTING 6' HIGH WOOD FENCE TO REMAIN.
- — — — — DIRECTION OF EXISTING SITE DRAINAGE.
- GAS EXISTING GAS METER TO REMAIN.

LANDSCAPE NOTES

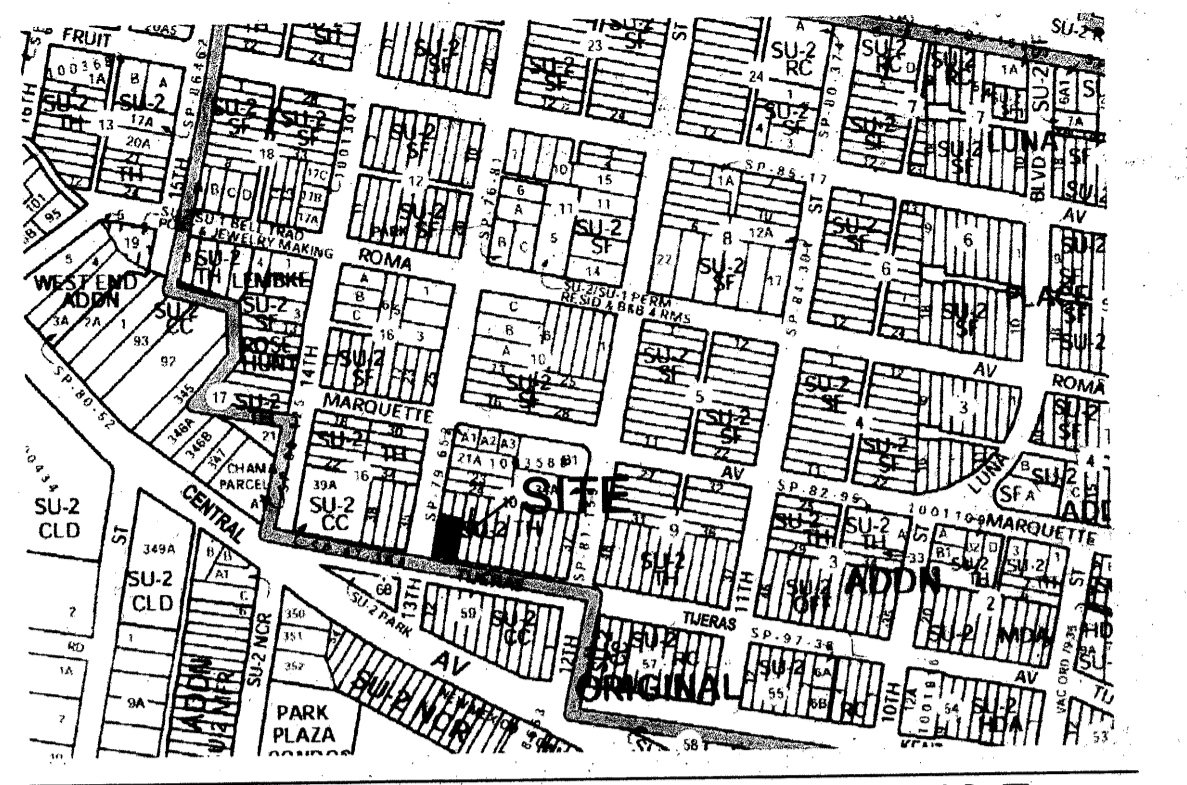
1. LANDSCAPE AND IRRIGATION SYSTEMS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING LANDSCAPE AREA IN THE PUBLIC RIGHT OF WAY.
2. ALL LANDSCAPING SHALL BE IN CONFORMANCE OF THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
3. ALL PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. DRIP EMITTERS, BUBBLES, AND SPRINKLERS SHALL BE PROVIDED. AN AUTOMATIC CONTROLLER SHALL BE PROVIDED.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA:	5,000 S.F.
TOTAL BUILDING AREA (W/ NEW ADDITION):	1,947 S.F.
OFF SITE LANDSCAPED AREA:	1,180 S.F.
NET LOT LANDSCAPE AREA:	1,893 S.F.
LANDSCAPE REQUIREMENTS:	15% S.F.
TOTAL LANDSCAPE AREA REQUIRED:	284 S.F.
TOTAL ON-SITE LANDSCAPE AREA PROVIDED:	1,462 S.F.

LANDSCAPE LEGEND

SYMBOL	NAME	SIZE	QTY
	ARIZONA SYCAMORE PLATANUS OCCIDENTALIS	2" Ø	1
	CHINESE PISTACHE PISTACIA CHINENSIS	2" Ø	8
	EXISTING RUSSIAN OLIVE - REPLACE WITH ARIZONA SYCAMORE	4" Ø	1
	EXISTING MULBERRY - REPLACE WITH ARIZONA SYCAMORE	4" Ø	1
	EXISTING HONEYSUCKLE GROWING ON FENCE		
	MISCELLANEOUS PERENNIALS PLANTED BY OWNER IN PUBLIC RIGHT OF WAY		
	EXISTING TURF GRASS TO REMAIN		



VICINITY MAP, ZONE ATLAS PAGE J-13-Z

PROJECT NUMBER: 1000892
APPLICATION NUMBER: 07DKB-00468

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 12/21/06, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an infrastructure lot required? () Yes () No. If yes, then a set of approved DRB plans with a wood, order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGN OFF APPROVAL:

<i>[Signature]</i>	1/25/08
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	4-18-07
Utilities Development (Water)	Date
<i>[Signature]</i>	4/18/07
Parks & Recreation Department	Date
<i>[Signature]</i>	4/18/07
Bradley J. Bingham	Date
City Engineer	Date
<i>[Signature]</i>	4/18/07
Joe F. Arguiana	Date
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	4/5/07
Michael Helton (2nd Swanson)	Date
Solid Waste Management	Date
<i>[Signature]</i>	1/30/08
DRB Chairperson, Planning Department	Date

SITE DATA

ADDRESS: 1223 TIJERAS AVENUE NW.
LEGAL DESCRIPTION: THE SOUTH 100' OF LOTS 47 AND 48, BLOCK 10, PEREA ADDITION, CITY OF ALBUQUERQUE.
LOT AREA: 5,000 S.F.
CURRENT ZONING: SU-2/TH.
PROPOSED ZONING: SU-2/SU-1 FOR SINGLE FAMILY RESIDENCE AND RESTAURANT USE WITH A BEER AND WINE LICENSE.
EXISTING BUILDING FOOTAGE:
HOUSE.....1,382 S.F.
GARAGE.....297 S.F.
TOTAL.....1,679 S.F.
NEW ADDITION.....268 S.F.
TOTAL BUILDING AREA WITH NEW ADDITION AND REMODELING.....1,947 S.F.

PARKING REQUIREMENTS

EXISTING ON-SITE PARKING: 2 SPACES: 1 IN GARAGE / 1 IN DRIVEWAY
NUMBER OF ON-SITE PARKING SPACES PROVIDED AFTER REMODEL: 1
NOTE:
EXISTING BUILDING WAS CONSTRUCTED PRIOR TO 1965. PARKING REQUIREMENTS SHALL ONLY BE TO THE EXTENT ON-PREMISE GROUND SPACE IS AVAILABLE.

LEE GAMESKY ARCHITECTS P.C.
2412 MILES ROAD SE
ALBUQUERQUE, NM 87106
505.842.8865 FAX 842.1980
lga@gamesky.com

Charles Benzaquen / Charles Restaurant
APPLICATION FOR SITE DEVELOPMENT PLAN/
ZONE MAP AMENDMENT
1223 TIJERAS AVENUE NW, ALBUQUERQUE, NEW MEXICO

PROJECT ARCHITECT: LEE GAMESKY, AIA
Project #: 06-05-P
Revised: 03.28.07

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB SUBMITTAL

By: [Signature]
File: [Signature]

Sheet: 1 Of 1