

CENTRAL AVENUE S.E.

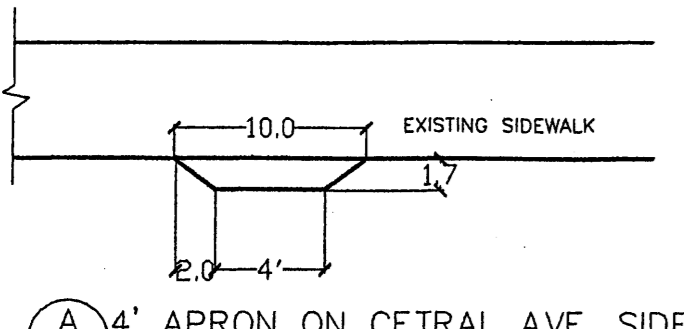
80' R/W

PROVIDE NEW 4" THICK CONCRETE APRON TO ALLOW FOR A PEDESTRIANS 4' CLEAR WALK AREA

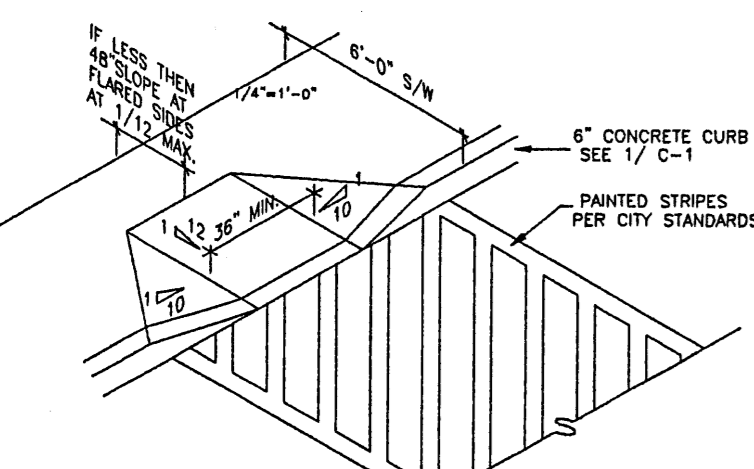
PROVIDE NEW 4" THICK CONCRETE APRON TO ALLOW FOR A PEDESTRIANS 4' CLEAR WALK AREA

SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.

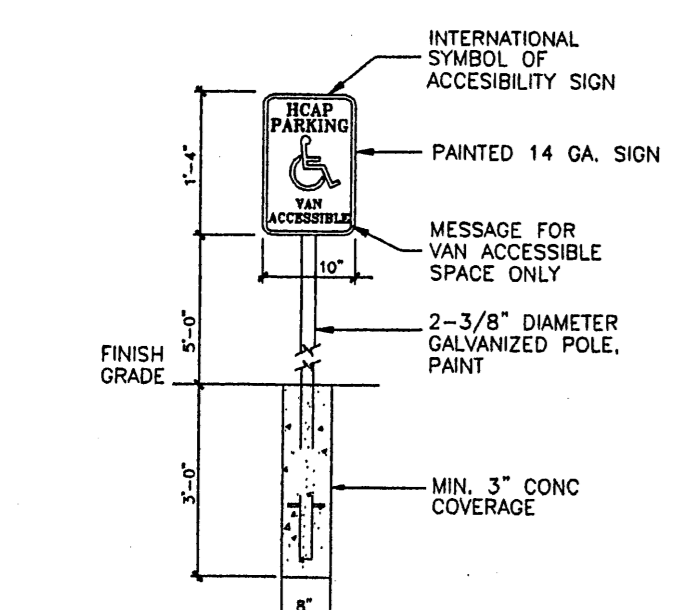
OUTDOOR PAID SHALL BE ALLOWED IF APPROVED AS A CONDITIONAL USE BY HEARING EXAMINER.



A 4' APRON ON CENTRAL AVE. SIDEWALK
C1 N.T.S.

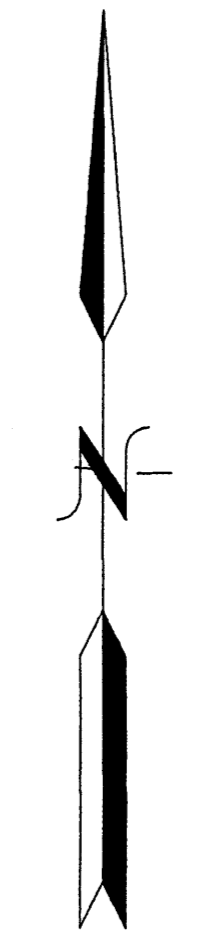
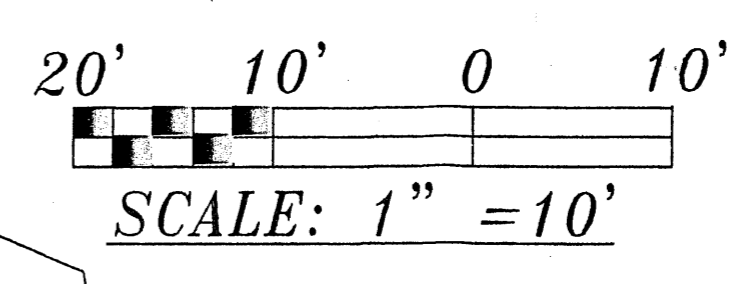
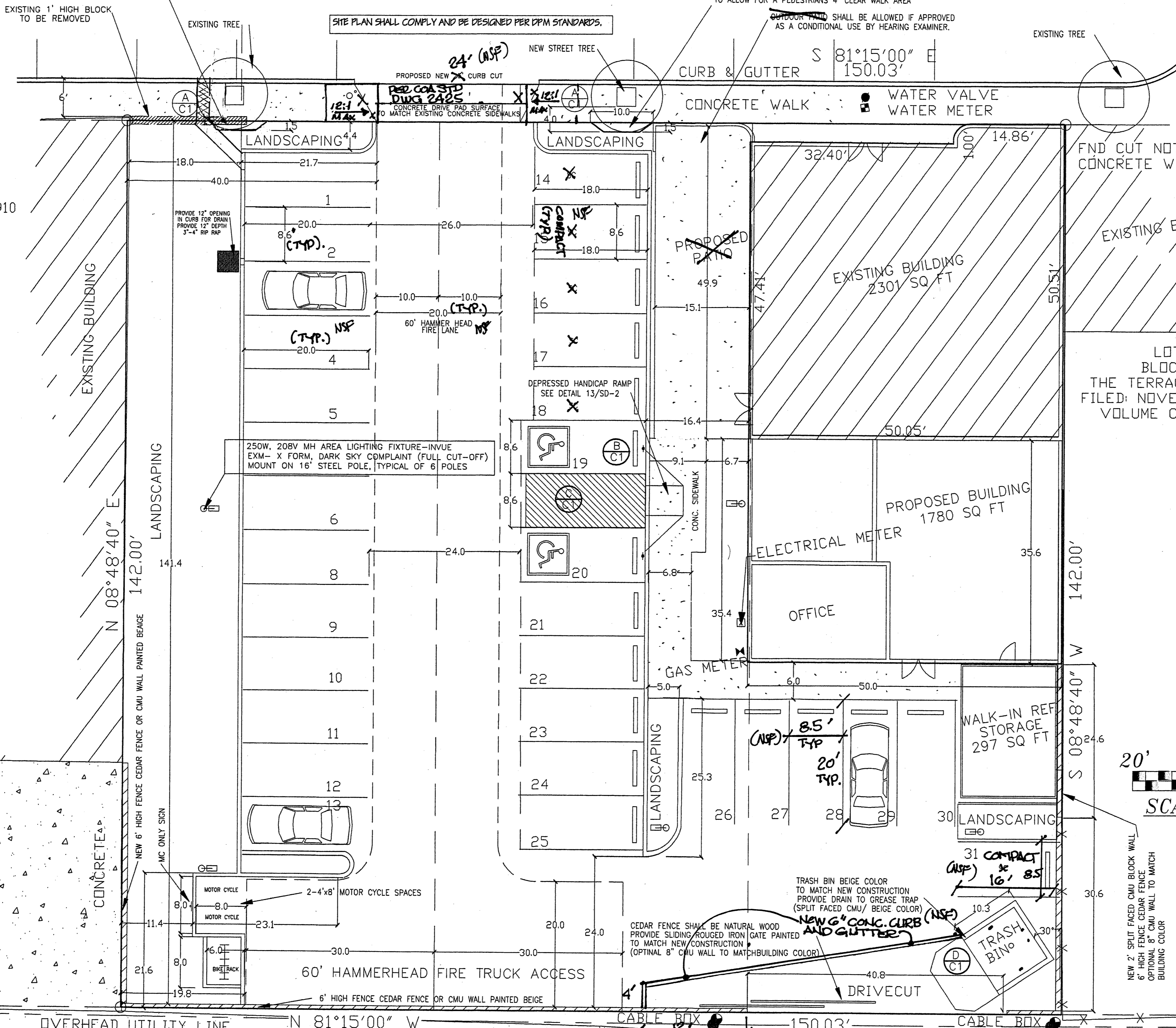


C HANDICAPPED RAMP
C1 N.T.S.



B ACCESSIBLE PARKING SIGN
C1 N.T.S.

- NOTES:
1. SIGN SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT FRONT CENTER OF ACCESSIBLE SPACE. NO MORE THAN 3'-0" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE AND SET A MINIMUM OF 2'-0" ABOVE FINISH GRADE TO THE BOTTOM OF THE SIGN.
 2. REFER TO SITE PLAN FOR LOCATION OF RESERVED PARKING SPACES.
 3. COLORS - LEGEND AND BORDER - GREEN
WHEEL SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE



BUILDING AREA	
TOTAL BUILDING AREA -	4,081 S.F.
(TOTAL SQUARE FOOTAGE EXCLUDES 297 SQ FT FOR THE WALK-IN REFRIGERATOR.)	
EXISTING BUILDING	2,301 S.F.
PROPOSED BUILDING	1,780 S.F.
PROPOSED WALK-IN REFRIGERATOR / STORAGE	297 S.F.

OCCUPANT LOAD	
OFFICE:	276 S.F. / 100 = 3 OCCUPANTS
DINING ROOM:	1,748 S.F. :15 NET 116 OCCUPANTS
PATIO:	420 S.F. :15 NET 28 OCCUPANTS
KITCHEN:	923 S.F. / 200 = 5 OCCUPANTS
TOTAL:	149 OCCUPANTS

LANDSCAPING REQUIREMENTS	
LOT AREA	21,304 S.F.
BUILDING AREA	- 4,081 S.F.
NET LOT AREA	= 17,223 S.F.
REQUIRED:	
17,223 x .15% = 2,583 S.F. OF LANDSCAPING	
3,030 SQ FT LANDSCAPING AREA PROVIDED	
(NATIVE GRASS GROUND COVER NOT APPLICABLE)	
THE WEST AREA OF LOT (2142 x.75)=1607 sq ft	
GROUND COVERAGE PROVIDED=1721 SQ FT	
LIVE FLOWERING GROUNDCOVERS	

PARKING CALCULATIONS	
REQUIRED: OCCUPANCY LOAD:	149
149 / 4 = 35 SPACES	
LESS 10% = 4 SPACES (BUS ROUTE)	
REQUIRED =	31 SPACES
PROVIDED:	31 (INCLUDES 2 H.C. / 2 MC+ 1 BIKE RACK)

PROJECT DATA:	
CONSTRUCTION TYPE:	III-B
OWNER:	LEE AKA LLC 1520 CENTRAL SE ALBUQUERQUE, NM 87102
ARCHITECT:	THOMAS LUCERO ARCHITECTS 1500 ESCALANTE AVENUE SW ALBUQUERQUE, NM 87104
SITE ADDRESS:	1520 CENTRAL AVENUE SE ALBUQUERQUE, NM 87104
OCCUPANCY GROUP:	RESTAURANT- A-2 KITCHEN & MANAGERS OFFICE- B
SQUARE FOOTAGE	RESTAURANT= 2291 S.F. KITCHEN= 923 S.F. MANAGERS OFFICE= 276 S.F. RESTROOMS OFFICE= 290 S.F.
TOTAL =	3,924 S.F.
ROOF LIVE LOAD	20 PSF (NON-REDUCABLE)
WIND LOAD	75 MPH
EXPOSURE	C
SEISMIC ZONE	2B
LEGAL DESCRIPTION:	
LOTS 2, 3 AND 4 BLOCK 52 THE TERRACE ADDITIO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. (ZONE MAP K-15). ZONING: SU2-CMU	

1520-CENTRAL-AVENUE-SE
SITE-DEVELOPMENT-PLAN-FOR-PERMIT
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

REVISION DATE
03-12-08

THOMAS LUCERO ARCHITECT
1500 ESCALANTE AVENUE SW
ALBUQUERQUE, NM 87104

DATE
03-12-08

SHEET NUMBER
C-1

10022270

BROKEN ASPHALT SURFACE
1.6' PUBLIC ALLEY

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 3/11/08

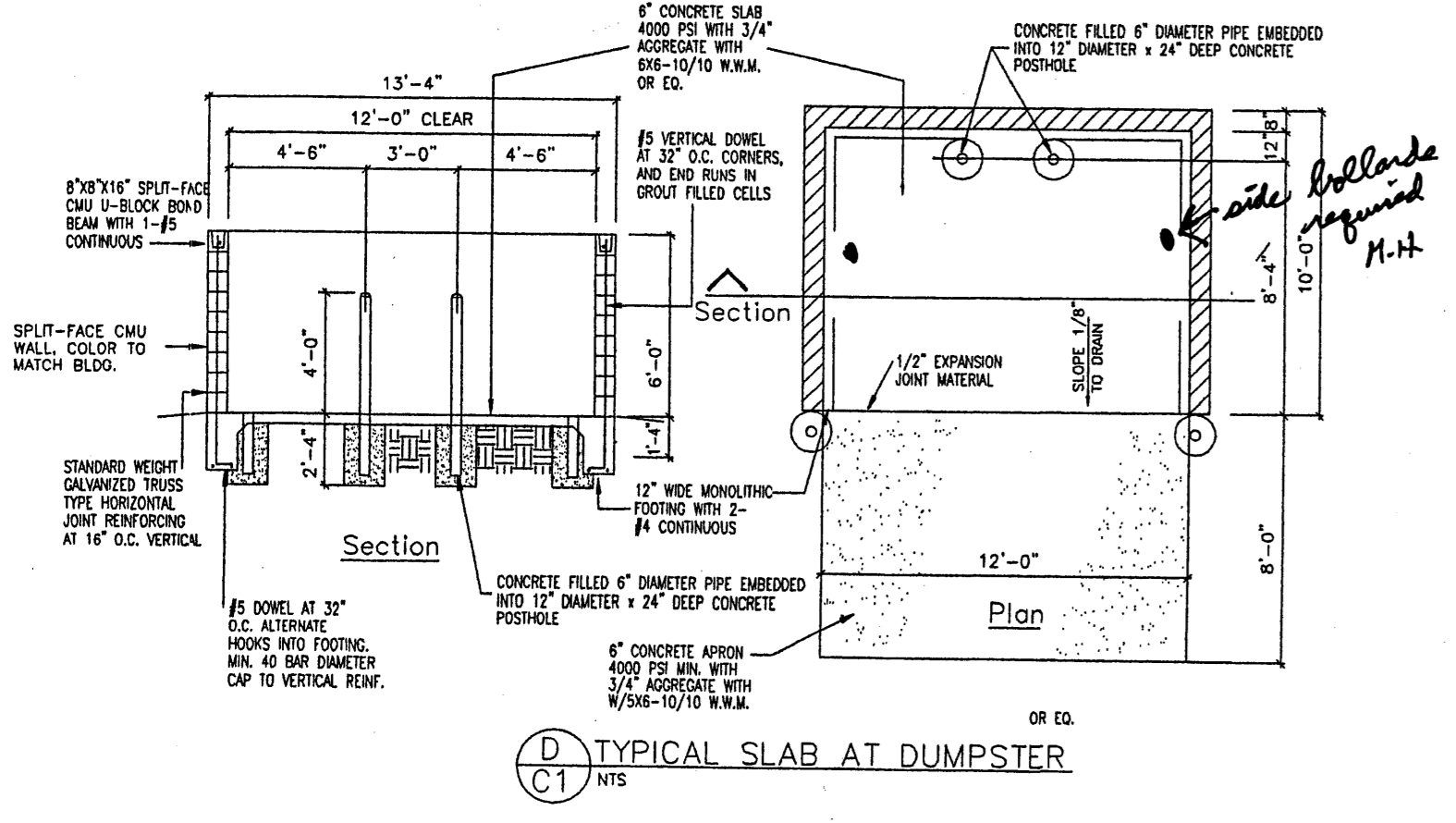
SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS

ADA OPTION C
REF. GUIDE FOR THE PLANNING,
DESIGN AND OPERATION
PEDESTRIAN FACILITIES

std. WHEEL CHAIR RAMPS-2441
std. DRIVEWAYS-2425
std. PRIVATE ENTRANCE-2426
std. SIDEWALKS-2430

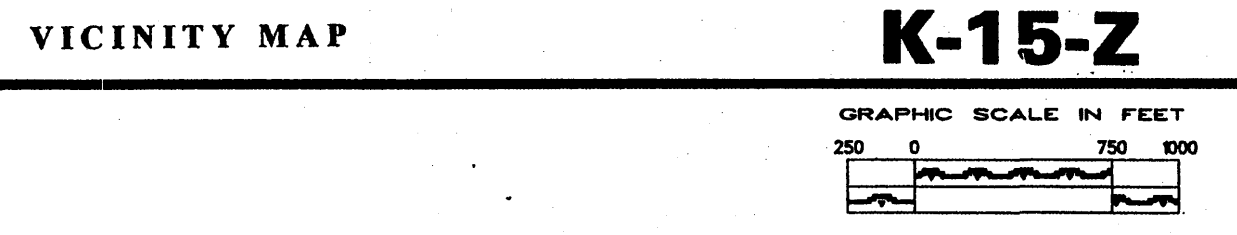
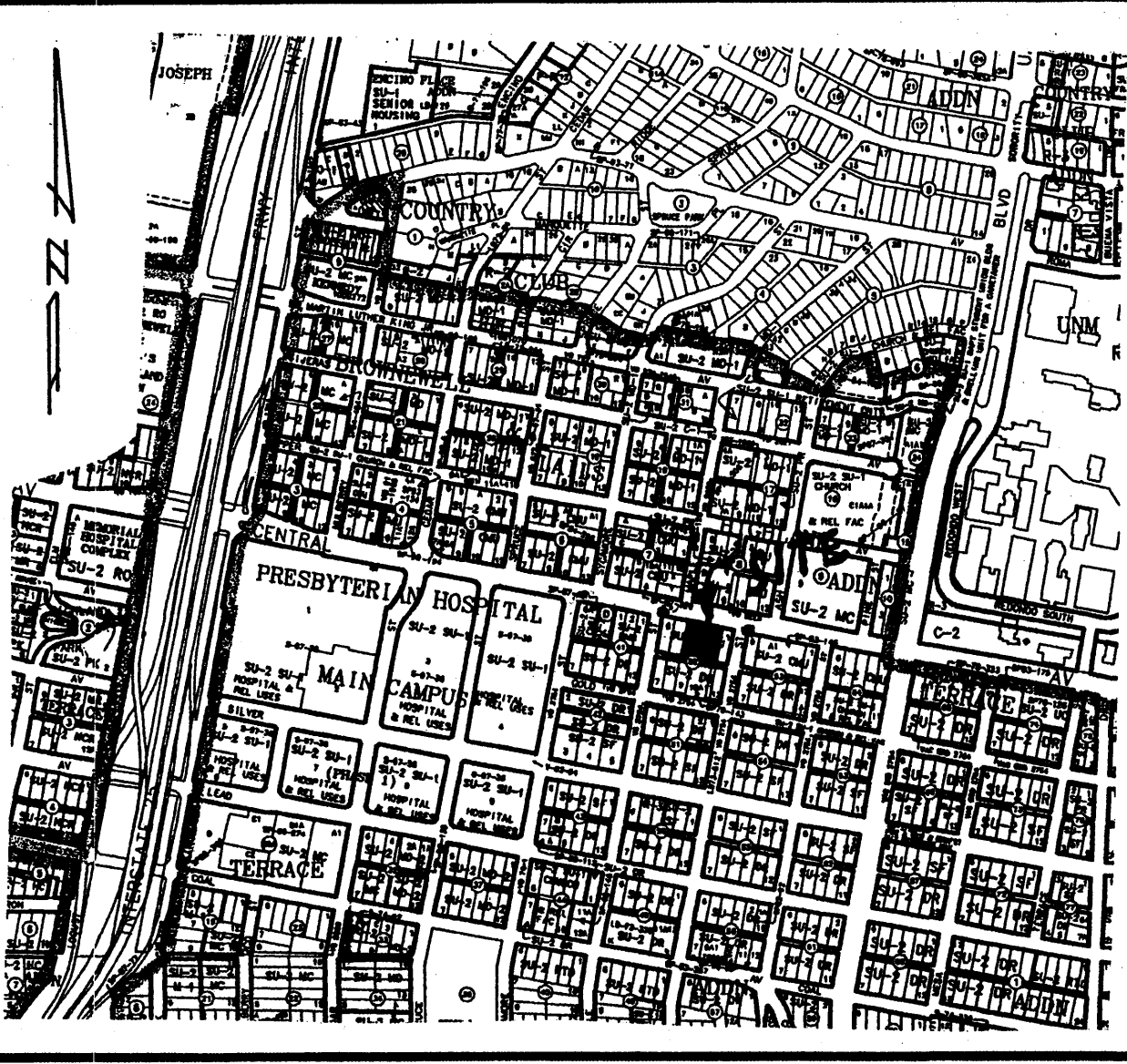
REF: EPC CONDITIONS - 1002270
DECEMBER 20, 2007, SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NUMBER:	1002270
APPLICATION NUMBER:	08222-70151
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? () Yes (X) No IF Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineering, Transportation Division	4-9-08
Date	4-9-08
ABCWA	Date
Christina Sanborn	4/9/08
Parks and Recreation Department	Date
Bradley S. Brizman	4/9/08
City Engineer	Date
N/A	
* Environmental Health Department (conditional)	Date
Michael Holton (side letter)	4/15/08
Solid Waste Management	Date
Andrew Saxe	4/15/08
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	



D TYPICAL SLAB AT DUMPSTER
C1 N.T.S.

AND PLANS CHECKING OFFICE
634-3611
APPROVED
SIGNATURE & DATE



EROSION CONTROL MEASURES:
 THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

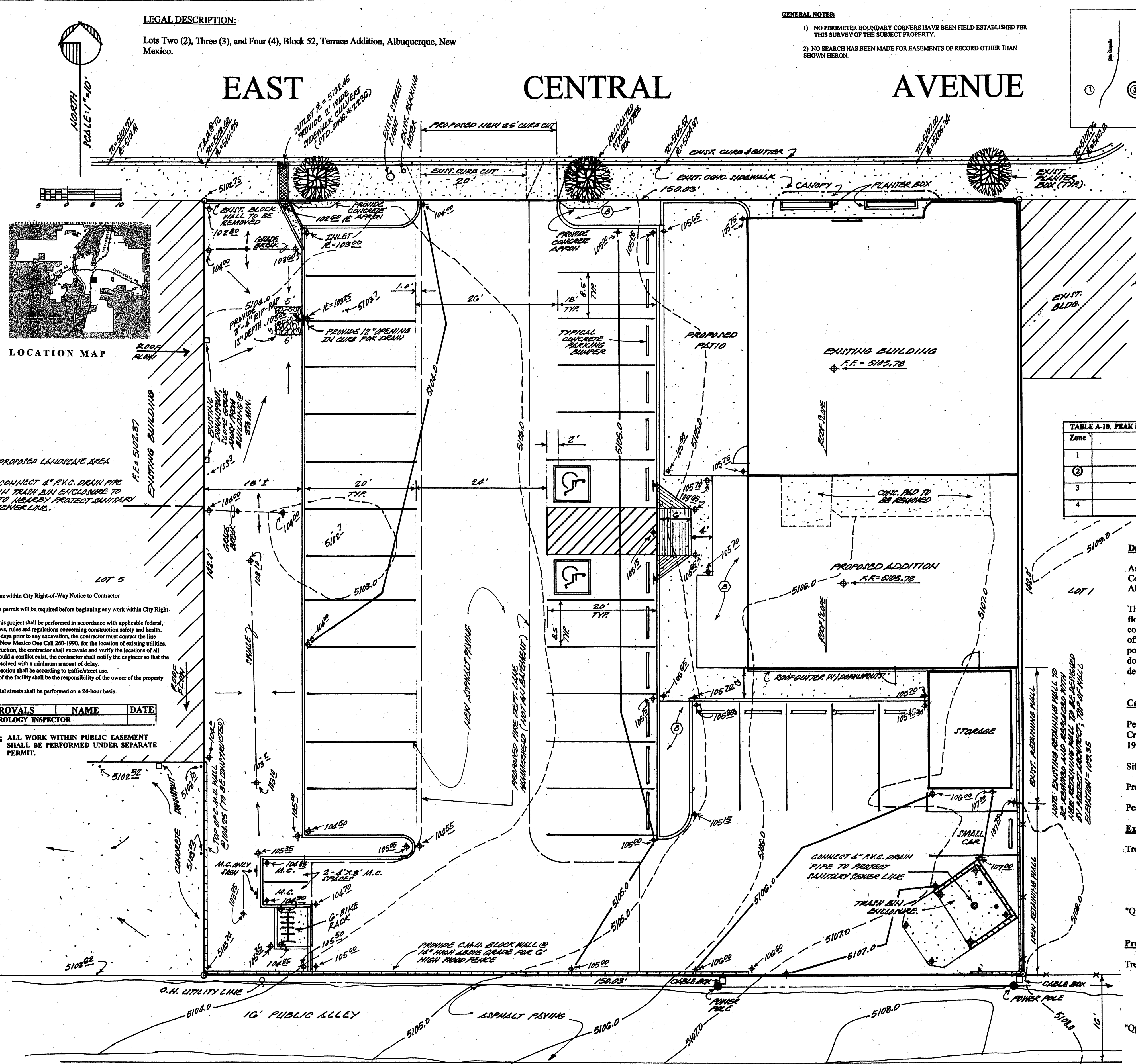
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

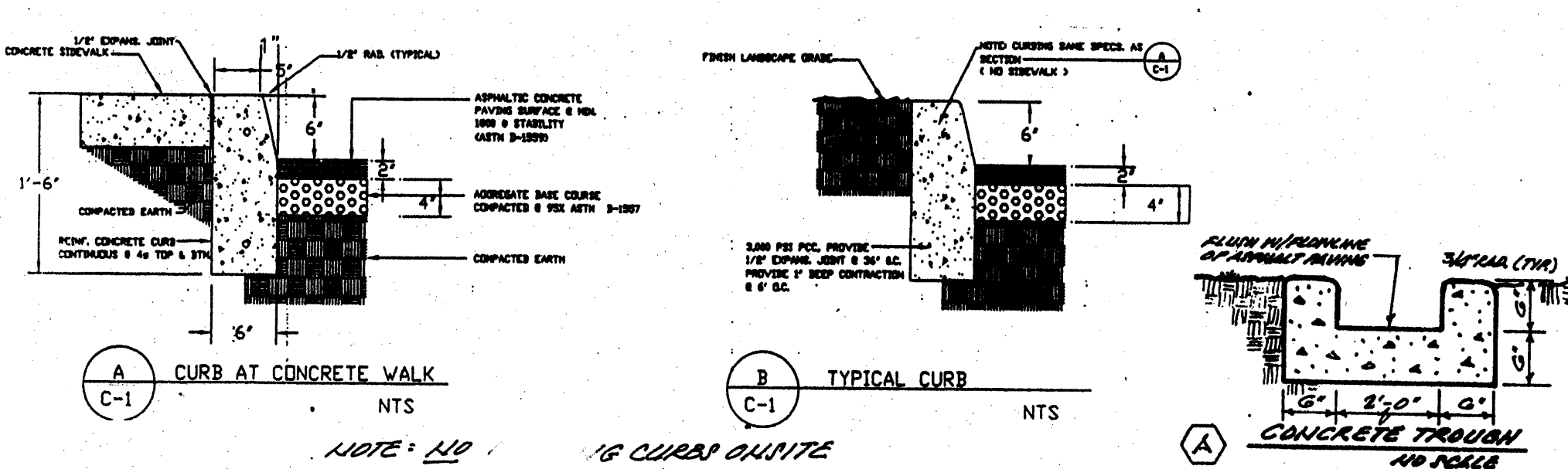
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 255-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:
 TOP OF CURB ELEVATION = 72' = 5104.00
 CURB FLOWLINE ELEVATION = 72' = 5104.05
 EXISTING SPOT ELEVATION = 5103.5
 EXISTING CONTOUR ELEVATION = 5104.0
 PROPOSED SPOT ELEVATION = 5104.75
 PROPOSED CONTOUR ELEVATION = 5104.0
 PROPOSED OR EXISTING CONCRETE SURFACE = [Symbol]
 EXISTING FENCE LINE = [Symbol]

BENCH MARK REFERENCE:
 ACS Station "12-K15"; Elevation = 5088.722, (Project T.B.M. as shown on the plan hereon).



CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 3/21/08
 A.H.



LEWIS VALDES
 NEW MEXICO
 5693
 ENGINEER'S SEAL
 10-21-08
 10-15-07

GRADING AND DRAINAGE PLAN

A PROPOSED PLAN
 FOR
"The Cube Restaurant"
 (1520 CENTRAL AVE. S.E.)
 ALBUQUERQUE, NEW MEXICO
 DECEMBER, 2006

LEGAL DESCRIPTION:
 Lots Two (2), Three (3), and Four (4), Block 52, Terrace Addition, Albuquerque, New Mexico.

GENERAL NOTES:
 1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
 2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

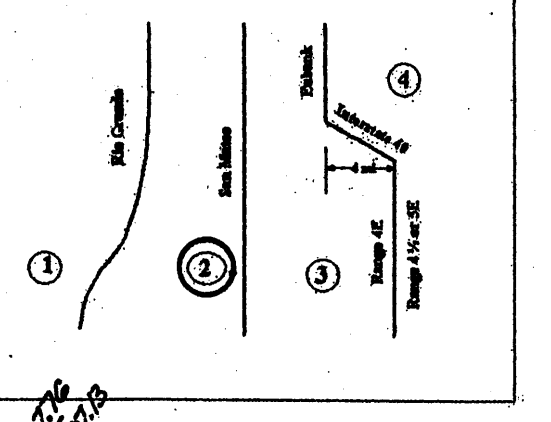


TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil unaccompanied by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unaccompanied by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unaccompanied by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most recent loam. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil unaccompanied by human activity with slopes of 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group I.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

TABLE A-9. PEAK DISCHARGE (cfs/acre)

Zone	Treatment (2-YR, 10-TR)			
	A	B	C	D
1	1.59 (0.00, 0.24)	2.03 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.009)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.65)	3.72 (1.00, 2.26)	5.35 (2.17, 3.57)

A.1. PRECIPITATION ZONES
 Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

TABLE A-10. PEAK INTENSITY (IN/HR at t=0.2 hour)

Zone	Intensity 100-YR (2-YR, 10-YR)
1	4.70 (1.84, 3.14)
2	5.05 (2.04, 3.41)
3	5.38 (2.21, 3.65)
4	5.61 (2.34, 3.83)

Drainage Comments:

As shown on the Vicinity Map hereon, the subject site is located on the South side of Central Avenue between University Blvd. and Interstate Highway 25, in the City of Albuquerque, Bernalillo County, New Mexico.

The subject site, 1.) does not lie within a designated floodplain, 2.) does accept off-site flows from adjacent properties to the east of the subject property; these flows will continue to be accepted and passed through the subject property, 3.) does contribute to the off-site flows of the property lying immediately west of the subject property; the major portion of the flows will be redirected and discharged into the East Central Avenue, 4.) does not lie adjacent to a natural or artificial water course, 5.) having free-discharge of developed flows will not have an adverse affect to downstream properties.

Calculations:

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2., Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico, dated January, 1996.

Site Area: 0.49 Acres

Precipitation Zone: Two (2)

Peak Intensity: In./Hr. at T = Twelve (12) minutes, 100-Yr. = 5.05

Existing Condition:

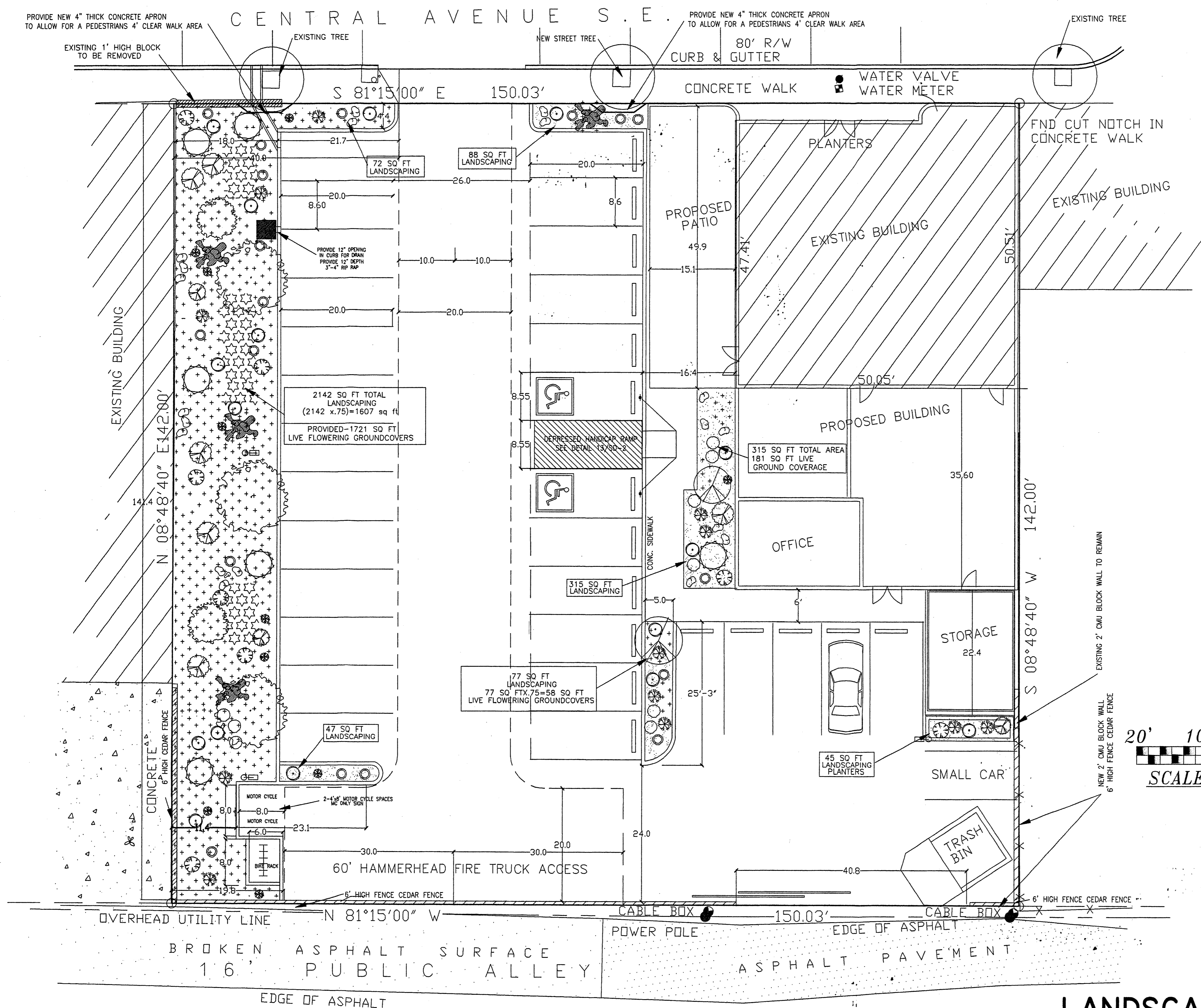
Treatment	Area/aces	Factor	Cfs
C	0.43	x 3.14	= 1.35
D	0.06	x 4.70	= 0.28

"Op" = 1.63 Cfs

Proposed Developed Conditions:

Treatment	Area/aces	Factor	Cfs
C	0.06	x 3.14	= 0.19
D	0.43	x 4.70	= 2.02

"Op" = 2.21 Cfs ***Increase = 0.58 CFS



PLANT LEGEND

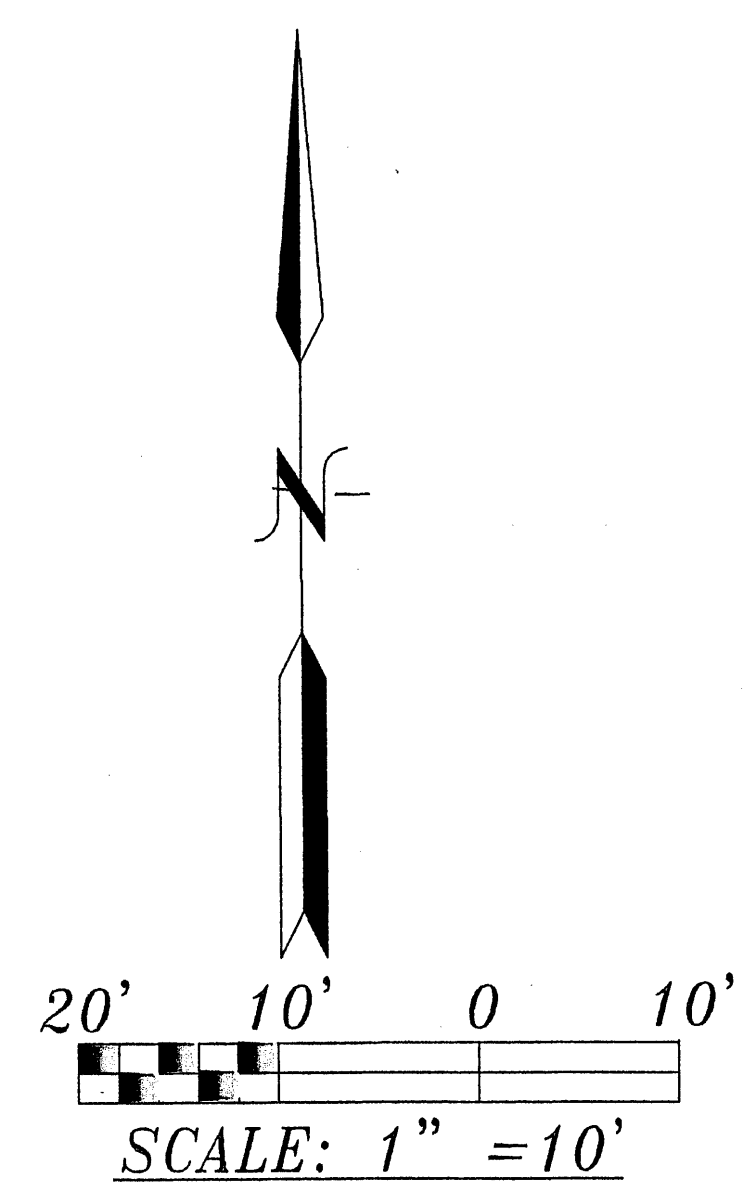
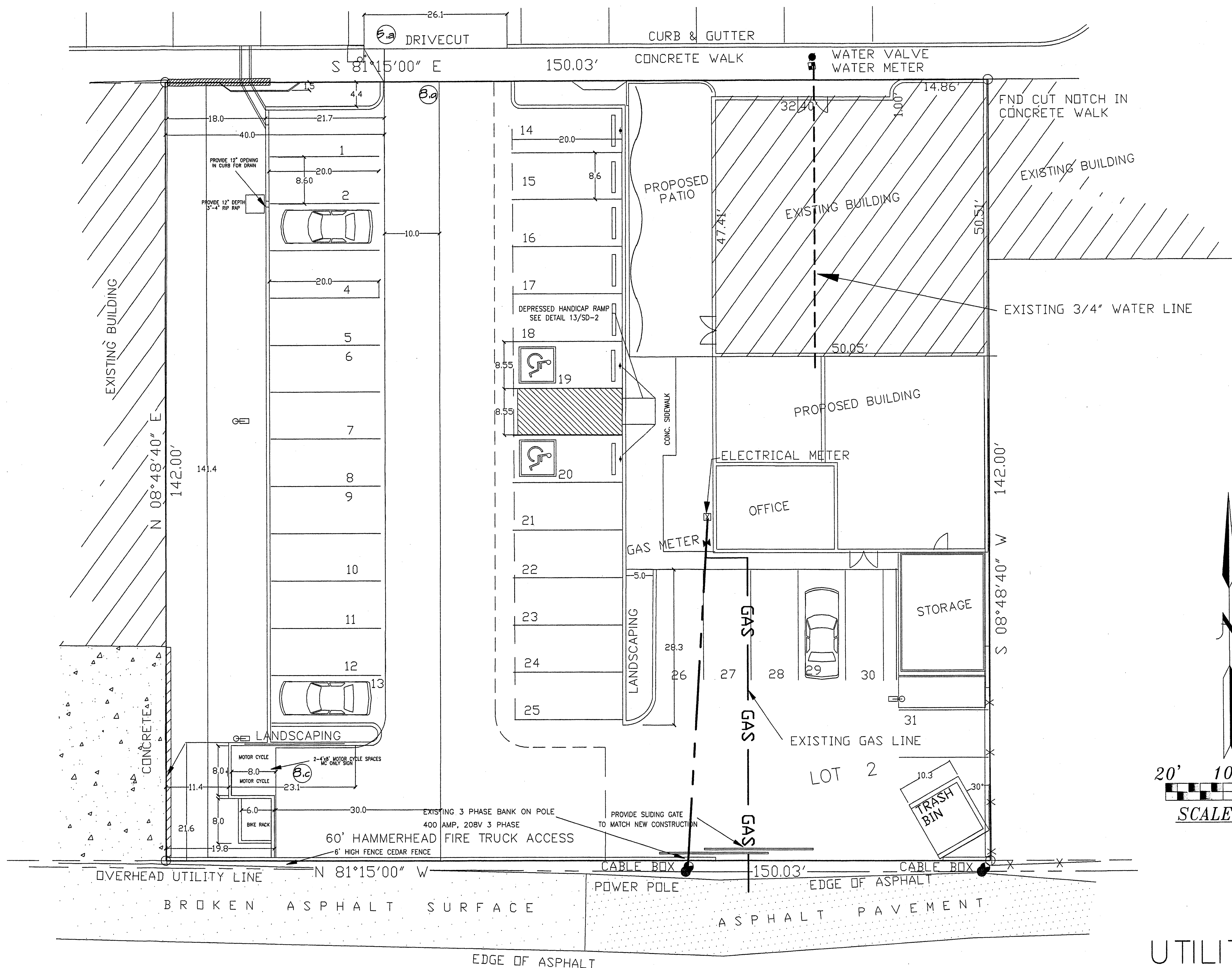
AFGHAN PINE (3) PINUS ELDARICA FULL SUN / MED WATER 2" Cal. / MATURE SIZE- 40FT TALL, 18 WIDE	CHAMISA (8) Chrysothamnus nauseosus 1 Gal. 25sf	PECAN MULCHING
CHINESE PISTACHE (2) PISTACHIA CHINENSIS FULL SUN / MED WATER 2" Cal. / MATURE SIZE- 40FT TALL, 30 WIDE	RUSSIAN SAGE (12) PEROVSKIA ATRIPILIFOLIA FULL SUN / MED WATER 5 GAL. / MATURE SIZE- 5' FT TALL, 5' WIDE	75% GROUNDCOVER SHRUB PULVINARIS RUSCHIA PULVINARIS FULL SUN / LOW WATER 3" TALL, 12" WIDE
DESERT WILLOW (3) CHILOPSIS LINEARS FULL SUN / MED WATER 2" Cal. / MATURE SIZE- 8-20 FT TALL, 10-15 WIDE	MEXICAN EVENING PRIMROSE (14) OENANTHERA BERLANDIERI FULL SUN / LOW-MED WATER 5 GAL. / MATURE SIZE- 12" TALL, 60" WIDE	75% GROUNDCOVER YELLOW ROCKROSE HELIANthemum NUMMULARIUM FULL SUN / LOW WATER 6" TALL, 18" WIDE
SOUTHERNWOOD (6) ARTEMISA ABROTANUM 5 GAL. / FULL-PART SUN/MED WATER 36" TALL, 36" WIDE	HARDY AFRICAN DAISY (9) OSTEOSPERMUM BABERIAE FULL SUN / LOW WATER 5 Gal., 9sf / 4" TALL, 12" WIDE	LARGE BOULDER
	PARTRIDGE FEATHER (17) TANACEFUM DENSUM-AMANI SUN SHADE / LOW WATER 5 Gal., 9sf / 12" TALL, 12" WIDE	OVERSIZED GRAVEL & 3 BOULDERS
	APACHE PLUME (9) Fallugia paradoxa 5 Gal. 25sf	

LANDSCAPING

1" = 10'

REVISION DATE	12-01-07
	03-13-08
THOMAS LUCERO ARCHITECT	
DATE	03-20-08
SHEET NUMBER	L-1

CENTRAL AVENUE S.E.
80' R/W

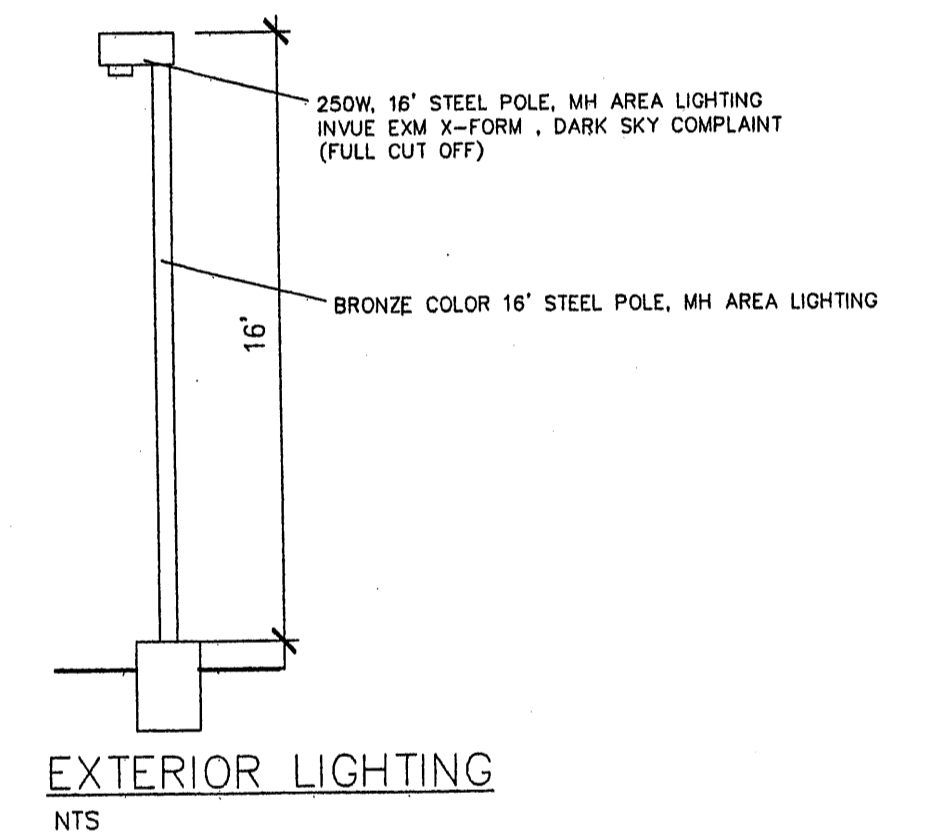
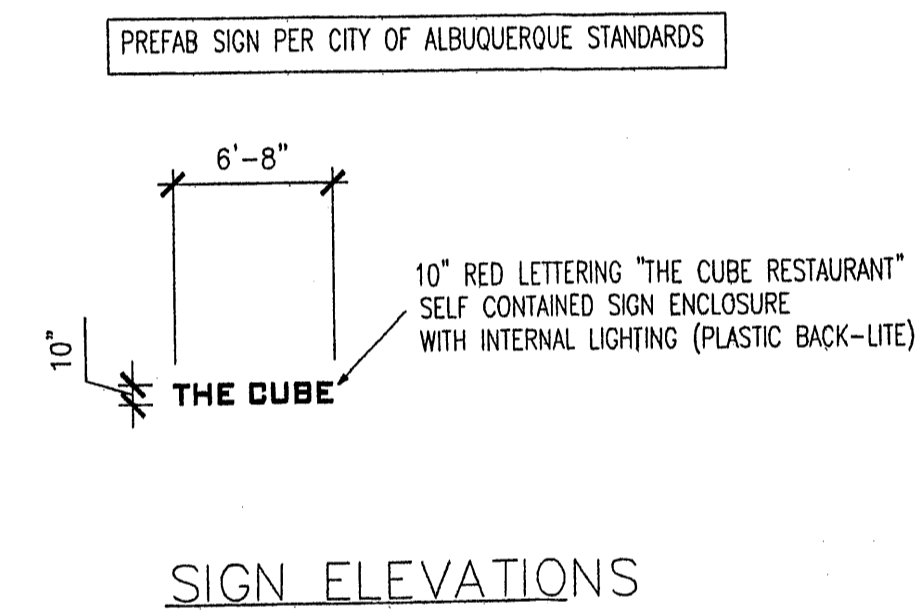
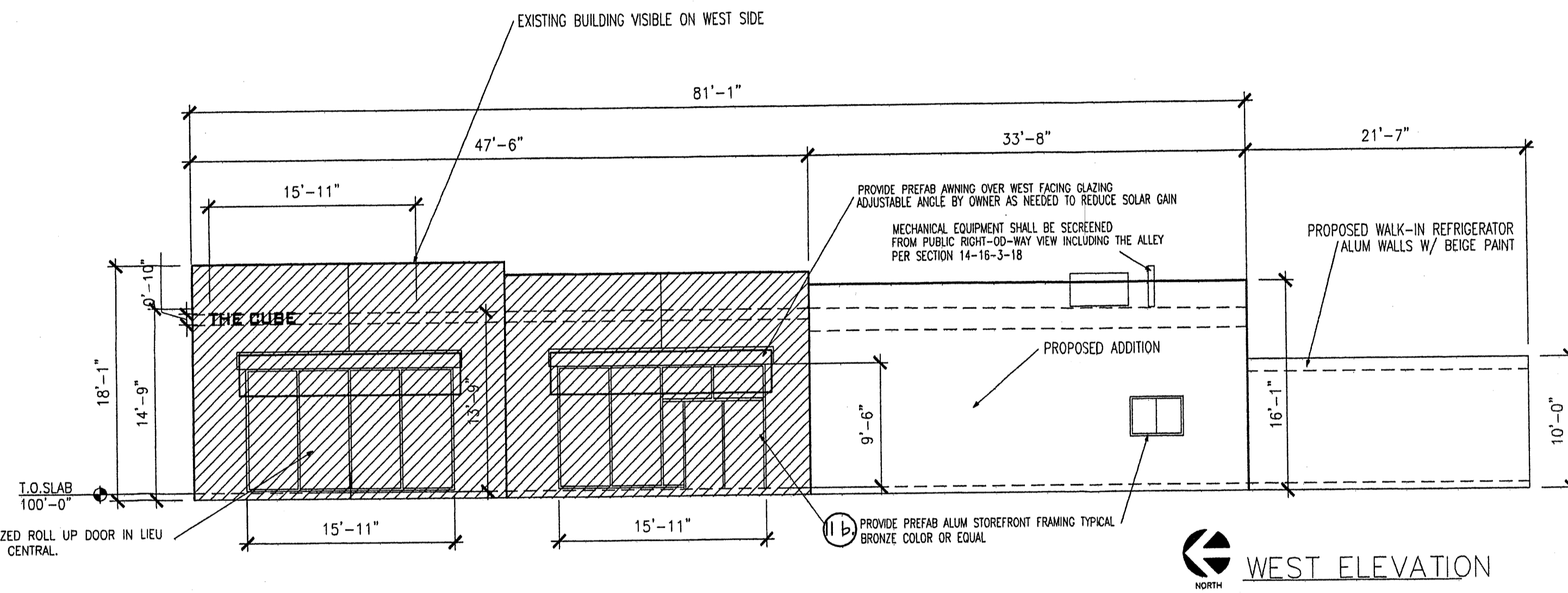
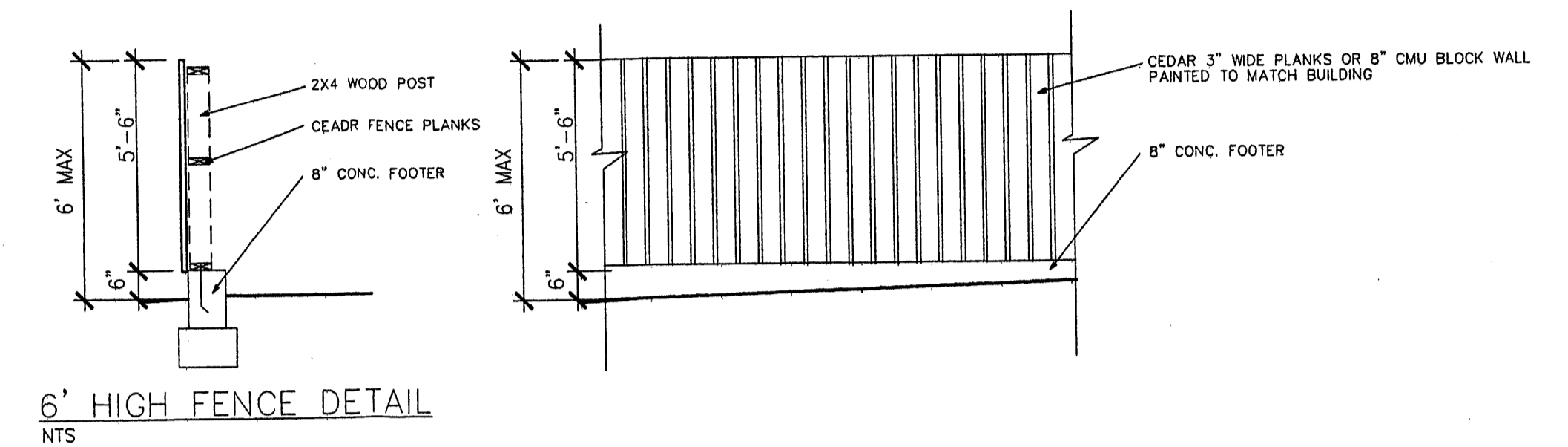
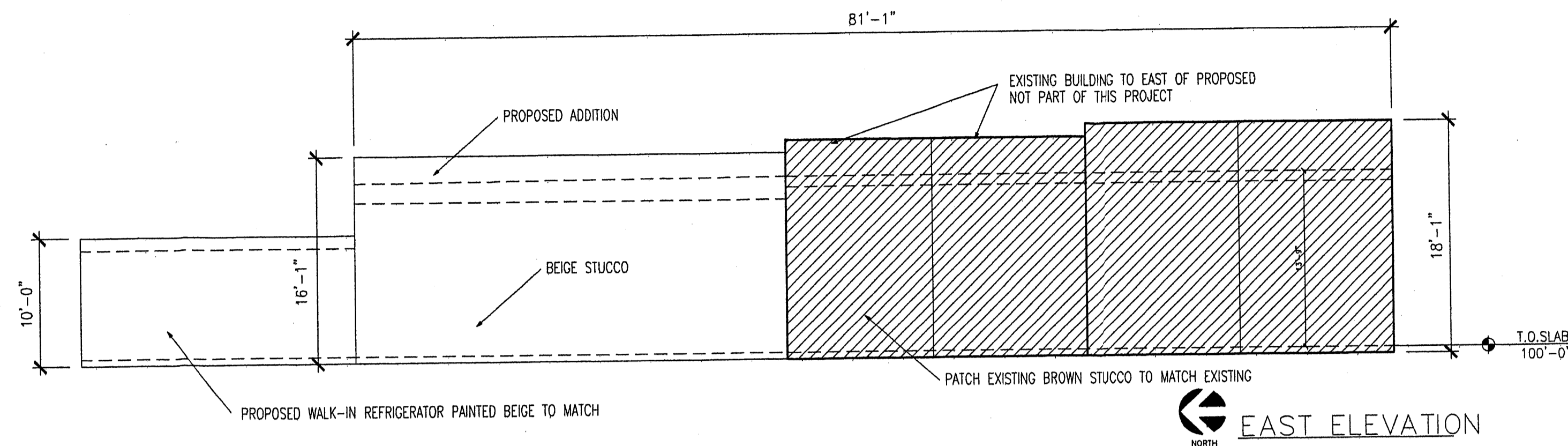


16' PUBLIC ALLEY

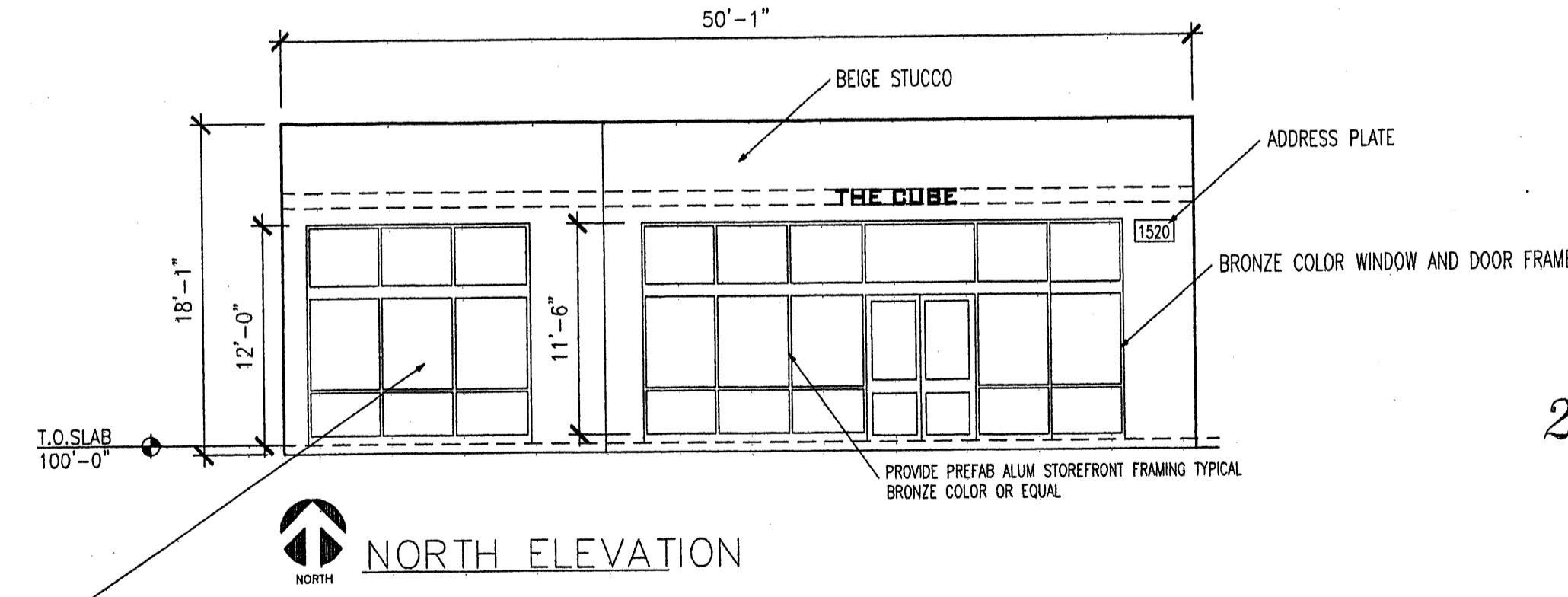
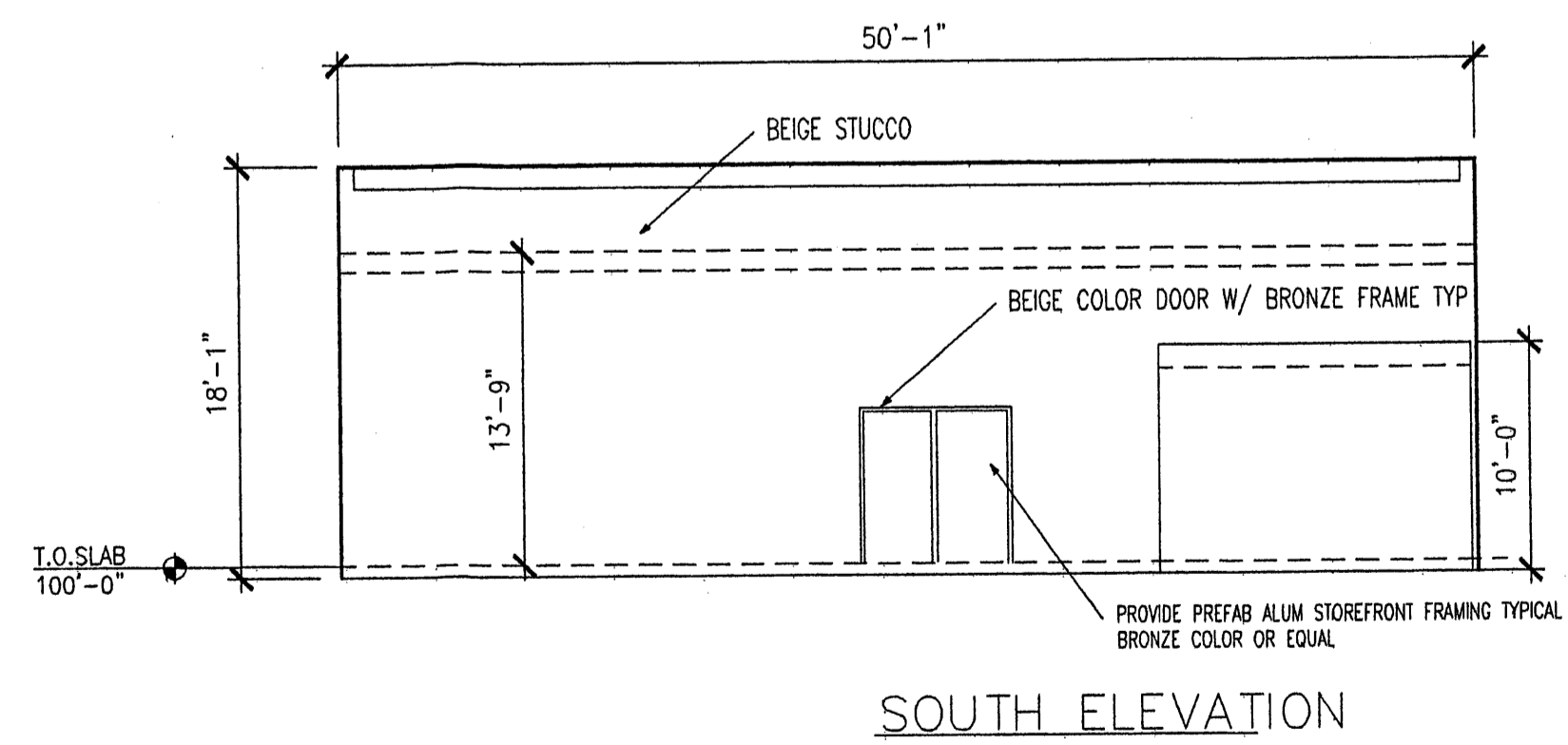
UTILITY PLAN

1520-CENTRAL-AVENUE-SE
UTILITY-PLAN
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

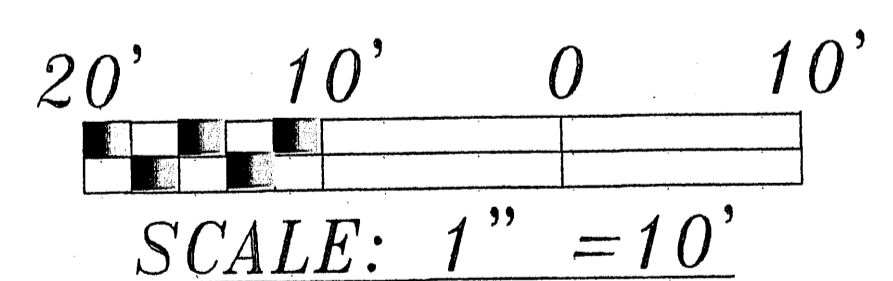
REVISION DATE 12-01-07
THOMAS LUCERO ARCHITECTS ARCHITECT 1000 UNIVERSITY AVENUE, N.W. ALBUQUERQUE, N.M. 87102-3000 (505) 243-8300
DATE 03-14-08
SHEET NUMBER U-1



THE NORTHERN MOST BANK OF WINDOWS ON THE WEST SIDE MAY BE GLAZED ROLL UP DOOR IN LIEU OF FIXED WINDOWS. CLEAR GLAZING SHALL BE USED AT WINDOWS FACING CENTRAL.



CLEAR GLAZING SHALL BE USED AT WINDOWS FACING CENTRAL.



1520-CENTRAL-AVENUE-SE
ELEVATIONS
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

REVISION DATE	11-28-07
DATE	03-11-08
SHEET NUMBER	S-1

THOMAS LUCERO ARCHITECT
DATE 03-20-08