

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.

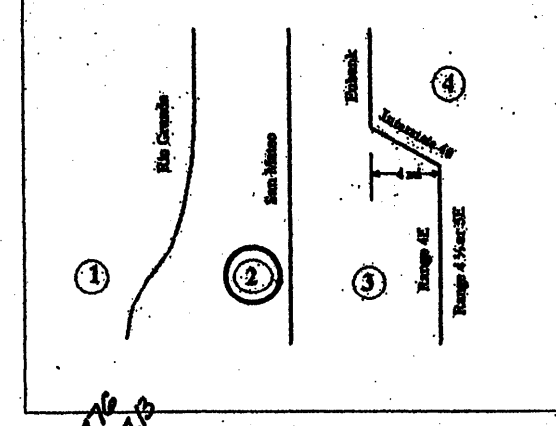


TABLE A-4. LAND TREATMENTS

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, groundwater and infiltration capacity. Croplands. Unfilled 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. Unimproved parking, roads, trails. Most vacant lots. 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 at 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 treatment, measure respective surface area. In the case of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.

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

Zone	Treatment			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 0.70)	2.87 (0.47, 1.49)	4.57 (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	2.32 (0.05, 0.87)	3.33 (0.38, 1.45)	4.70 (1.00, 2.26)	6.57 (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 1-0.2 HOUR)

Zone	Intensity 100-YR (2-YR, 10-YR)
1	4.70 (1.84, 3.14)
2	3.03 (2.04, 3.41)
3	3.38 (2.21, 3.65)
4	3.61 (2.34, 3.87)

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

"Qp" = 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

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

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, DICES, 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 260-1990 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 LOCATIONS 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/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

- TOP OF CURB ELEVATION = TC = 5104.00
- CURB FLOWLINE ELEVATION = FE = 5101.05
- EXISTING SPOT ELEVATION = SE = 5103.7
- EXISTING CONTOUR ELEVATION = CE = 5104.0
- PROPOSED SPOT ELEVATION = PE = 5104.75
- PROPOSED CONTOUR ELEVATION = PCE = 5104.0
- PROPOSED OR EXISTING CONCRETE SURFACE = CS = 5104.0
- EXISTING FENCE LINE = FL = 5104.0

BENCH MARK REFERENCE:

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

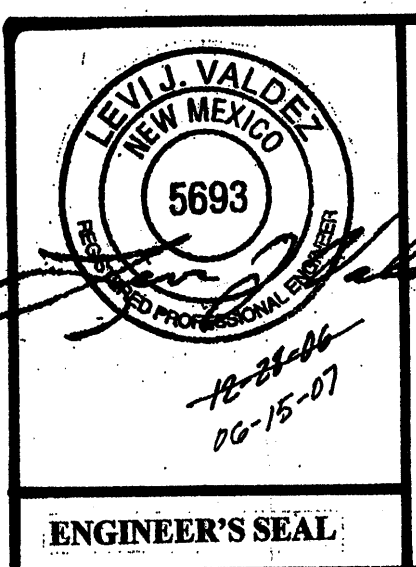
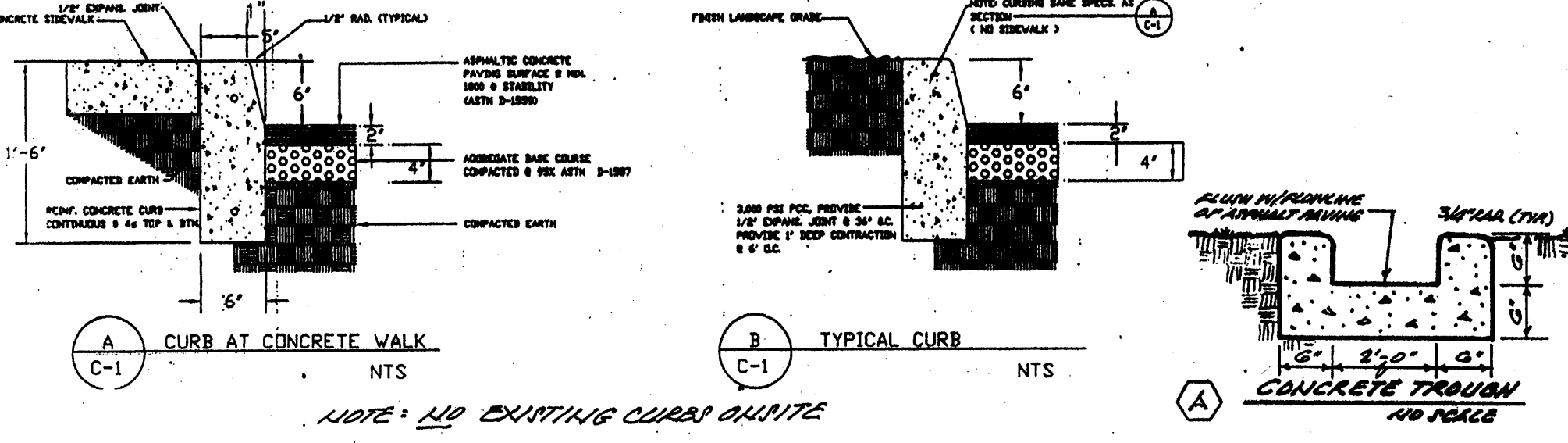
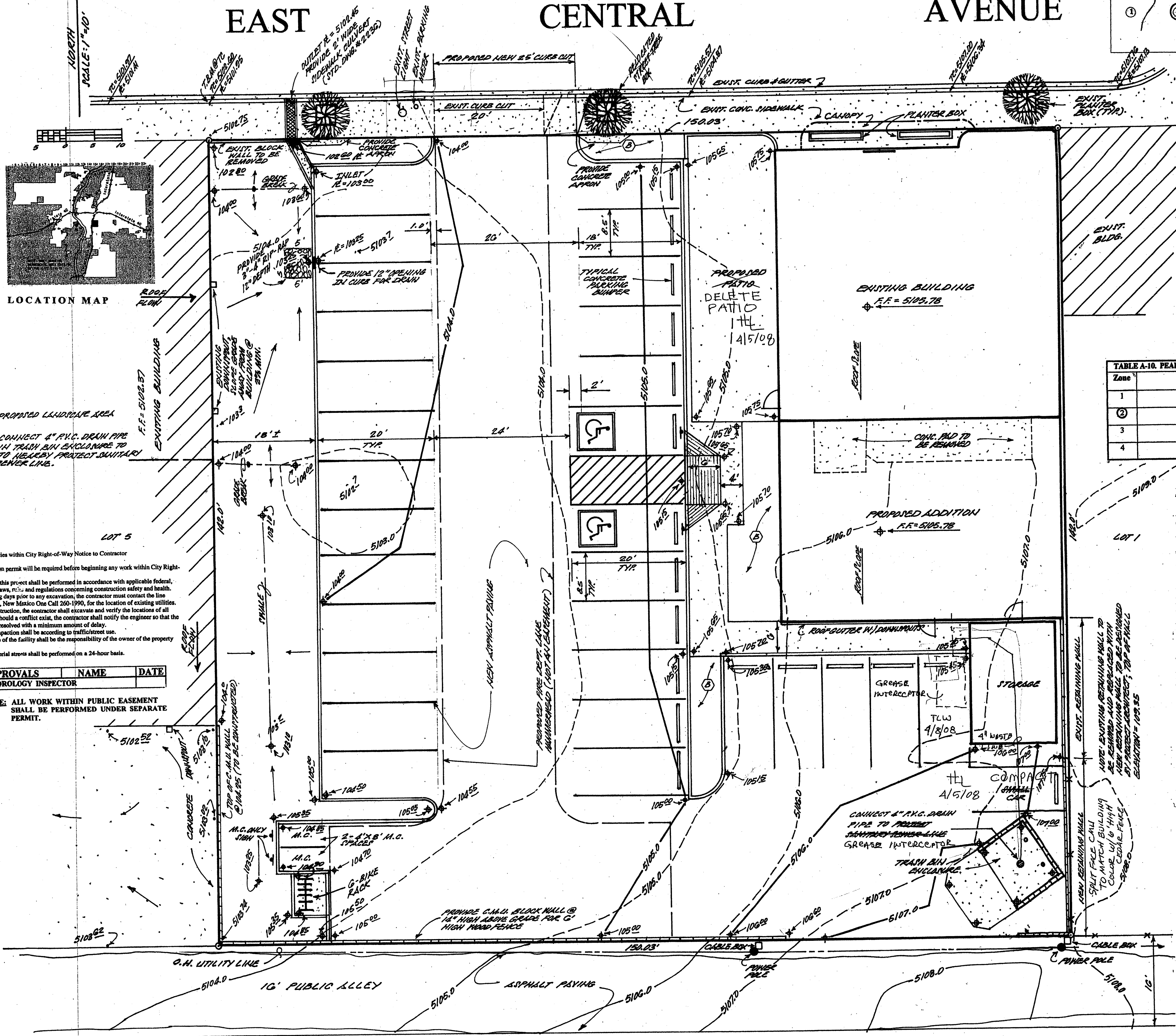
- B) PROPOSED LANDSCAPE SEAL
- C) CONNECT 4" P.V.C. DRAIN PIPE IN TRASH BIN ENCLOSURE TO NEAREST PROTECT DRAINAGE SINKER LINE.

- Drainage Facilities within City Right-of-Way Notice to Contractor
- An excavation permit will be required before beginning any work within City Right-Of-Way.
 - All work on this project shall be performed in accordance with applicable federal, state and local law, rules, and regulations concerning construction safety and health.
 - Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 200-1990, for the location of existing utilities.
 - Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 - Backfill compaction shall be according to traffic/street use.
 - Maintenance of the facility shall be the responsibility of the owner of the property being served.
 - Work on arterial streets shall be performed on a 24-hour basis.

APPROVALS

NAME	DATE
HYDROLOGY INSPECTOR	

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



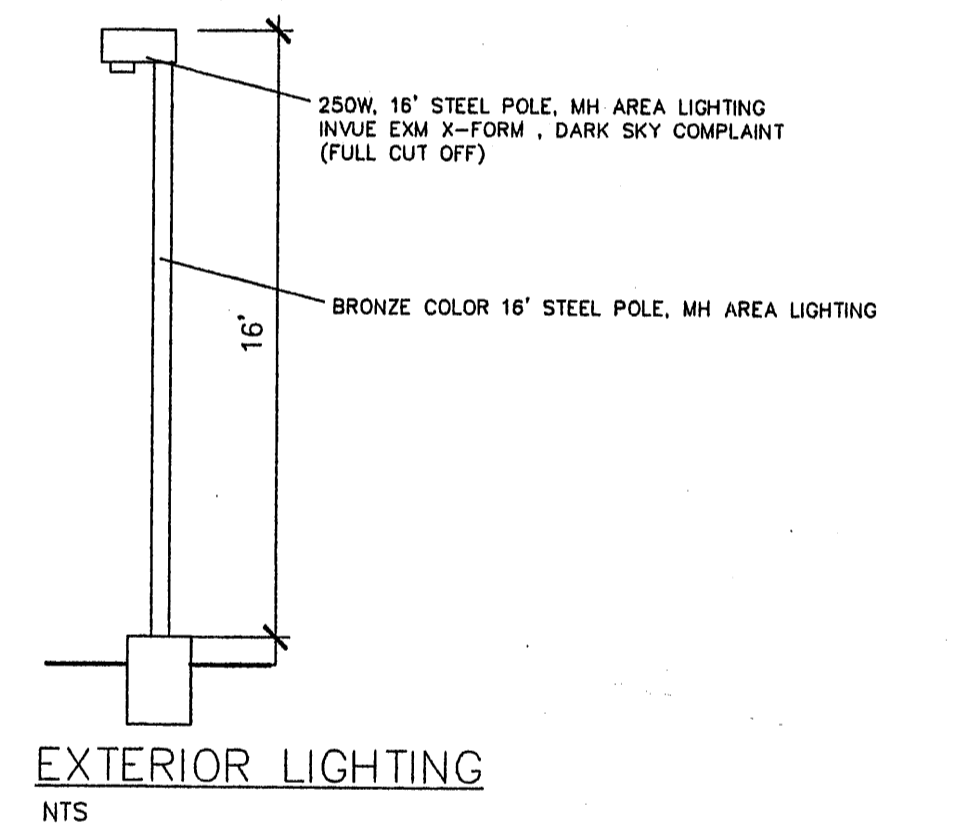
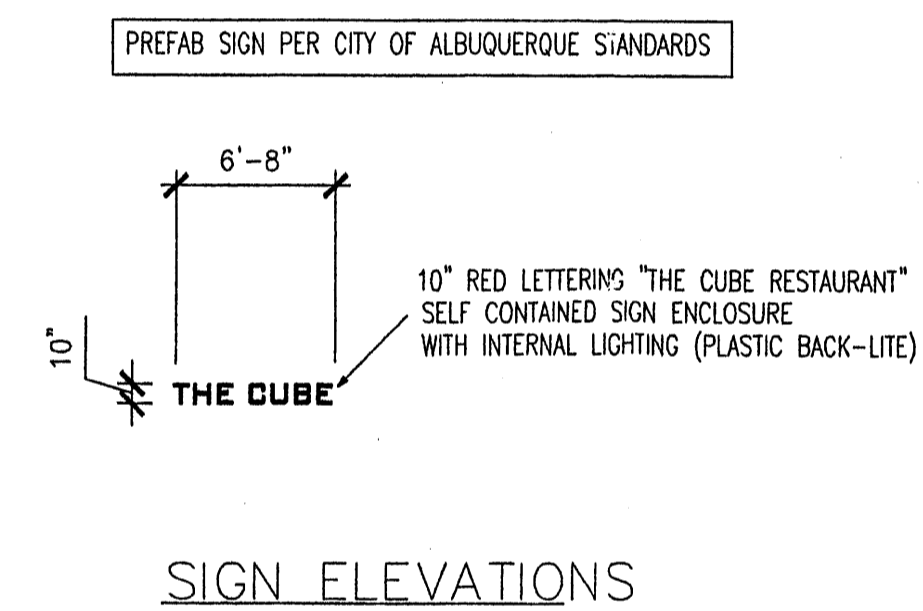
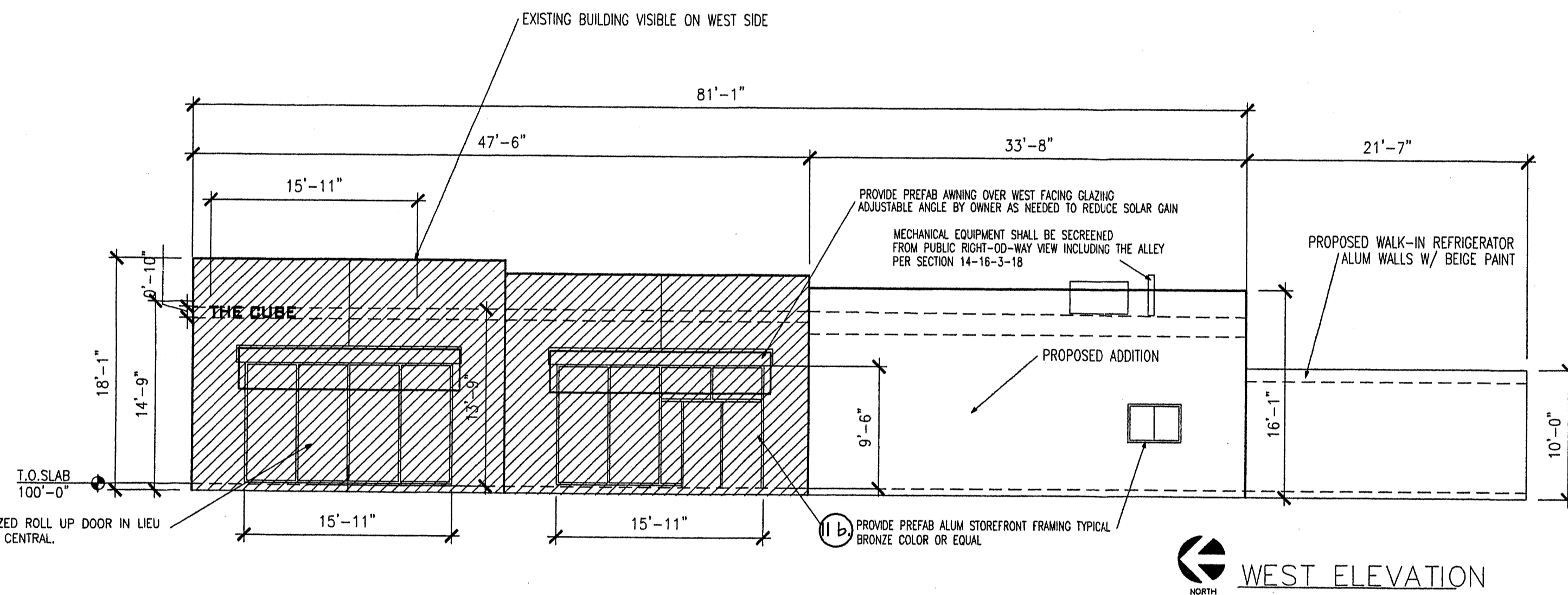
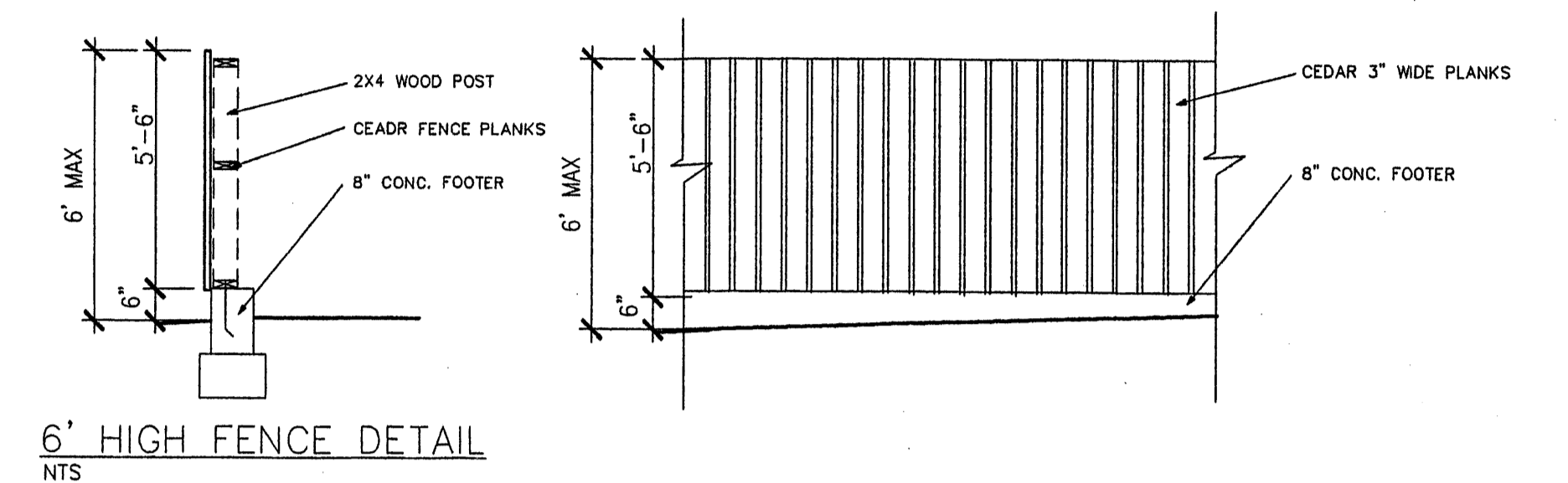
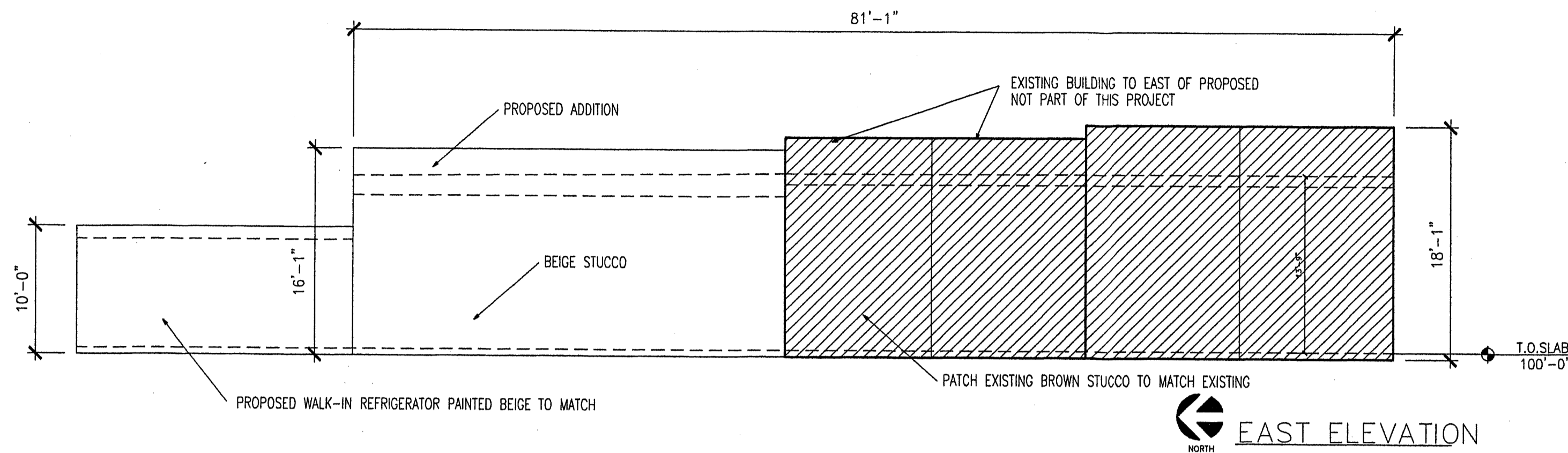
GRADING AND DRAINAGE PLAN

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

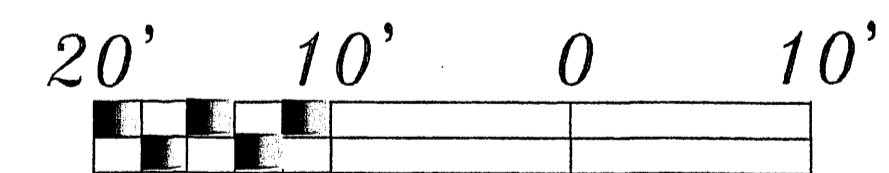
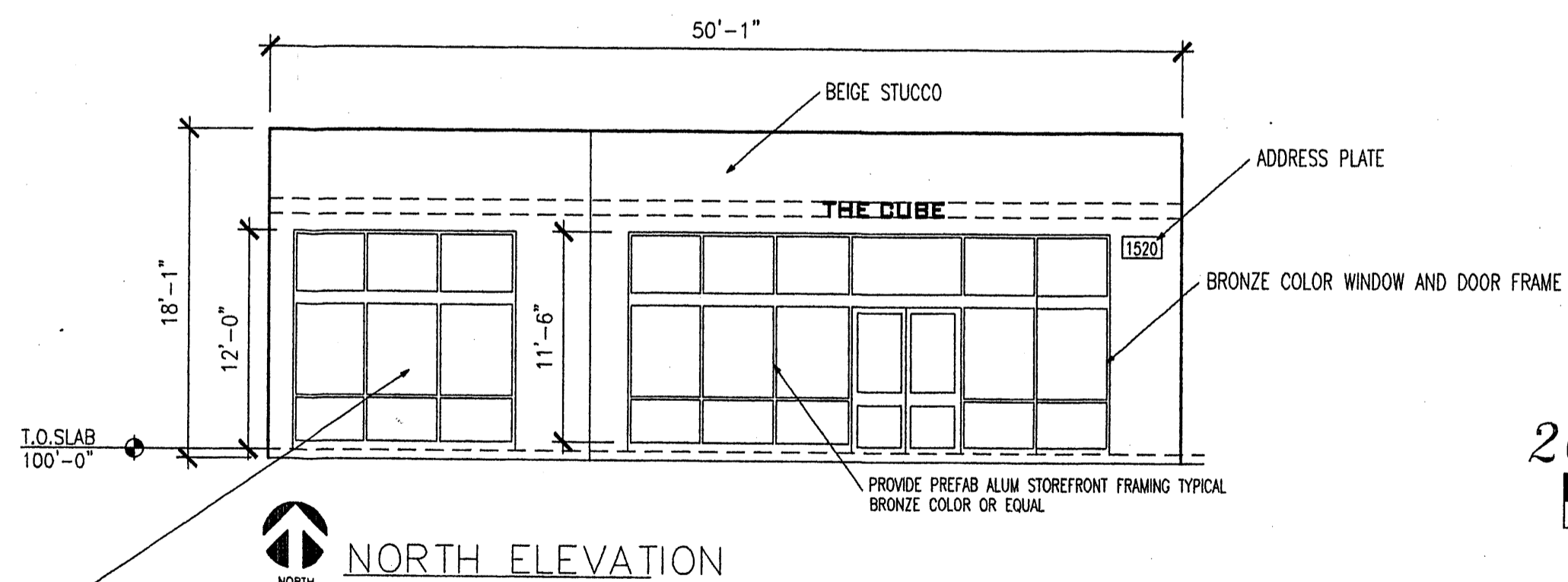
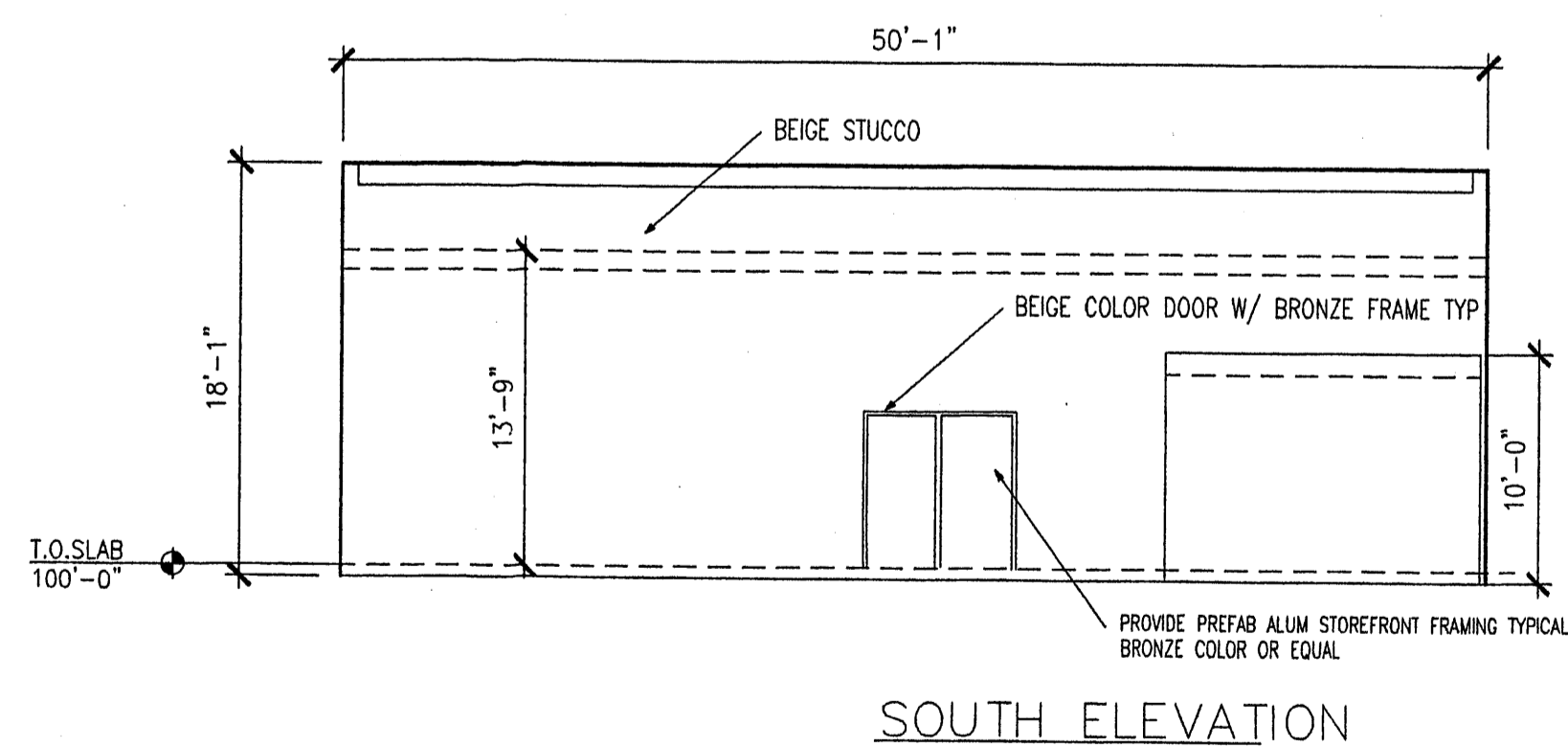
APPROVED FOR THE CITY OF ALBUQUERQUE
 03/24/08
 M.H.

CITY OF ALBUQUERQUE
 "SOLID WASTE"
 MANAGEMENT DEPARTMENT
 APPROVED 3/1/08
 M.H.

DRG# 1002270
 on each sheet
 Amended plan



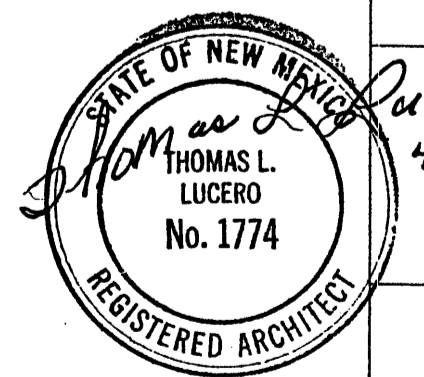
THE NORTHERN MOST BANK OF WINDOWS ON THE WEST SIDE MAY BE GLAZED ROLL UP DOOR IN LIEU OF FIXED WINDOWS. CLEAR GLAZING SHALL BE USED AT WINDOWS FACING CENTRAL.



SCALE: 1" = 10'

DRB # 1002270

AMENDED 4/5/08
PER DBN



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

REVISION DATE
11-28-07
03-11-08

THOMAS L. LUCERO
ARCHITECT
No. 1774

DATE
04-01-08

SHEET NUMBER
S-1

CENTRAL AVENUE S.E.

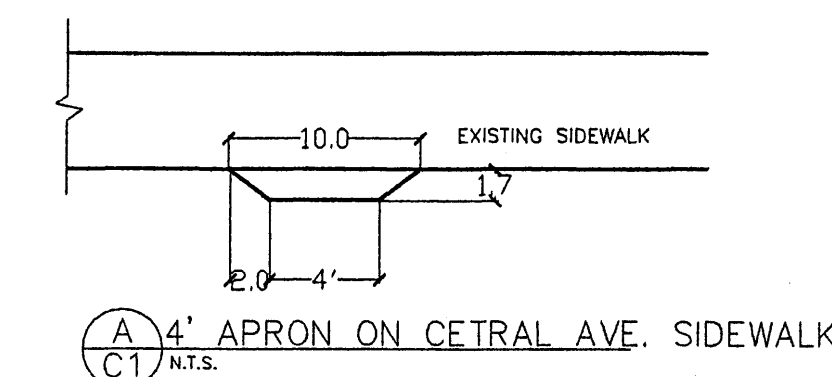
80' R/W

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

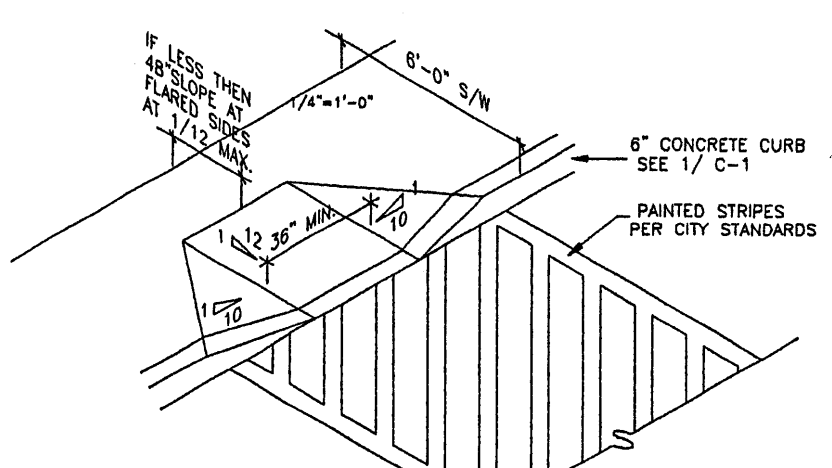
PROVIDE NEW 4" THICK CONCRETE APRON TO ALLOW FOR A PEDESTRIANS 4' CLEAR WALK AREA

SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.

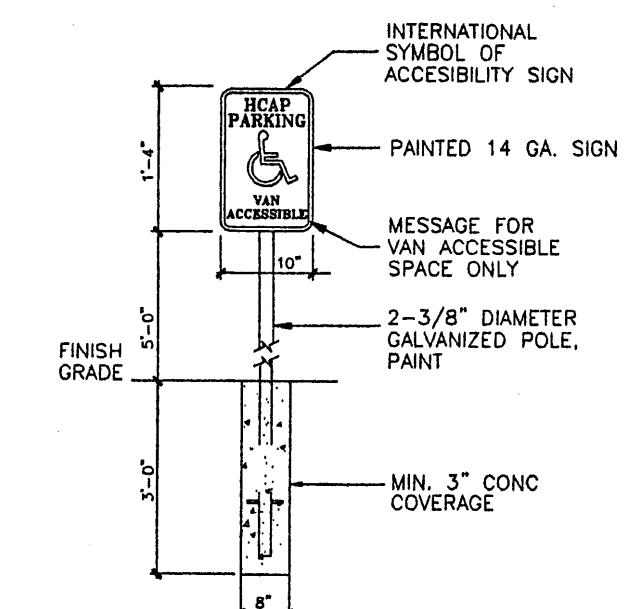
OUTDOOR PATIO SHALL BE ALLOWED IF APPROVED AS A CONDITIONAL USE BY HEARING EXAMINER.



LOT 5
BLOCK 52
THE TERRACE ADDITION
FILED: NOVEMBER 15, 1910
VOLUME C2, FOLIO 71

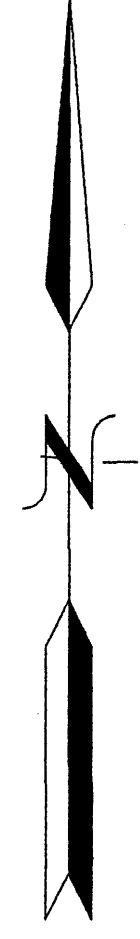
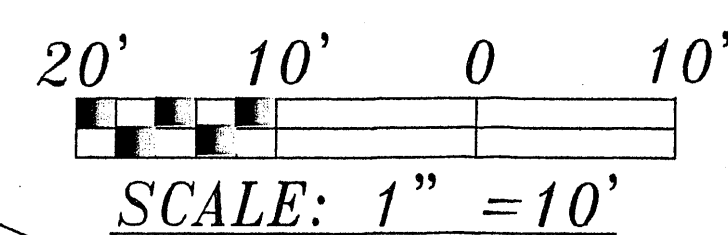
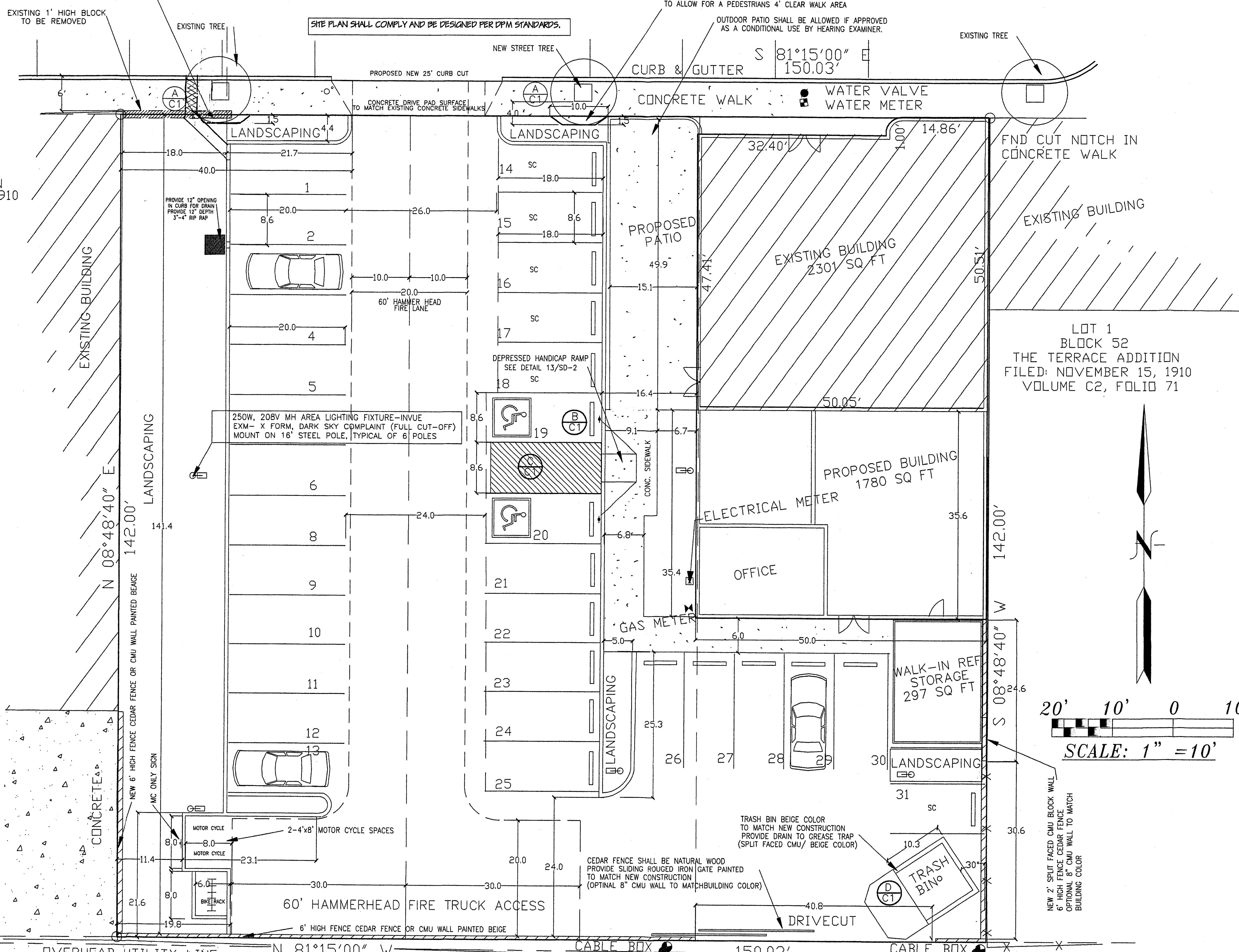


HANDICAPPED RAMP
C1 N.T.S.



NOTES:
1. SIGN SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT FRONT CENTER OF ACCESSIBLE, NO MORE THAN 5'-0\"/>

ACCESSIBLE PARKING SIGN
C1 N.T.S.



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)
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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:	RESTURANT- A-2 KITCHEN & MANAGERS OFFICE- B
SQUARE FOOTAGE	RESTURANT= 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

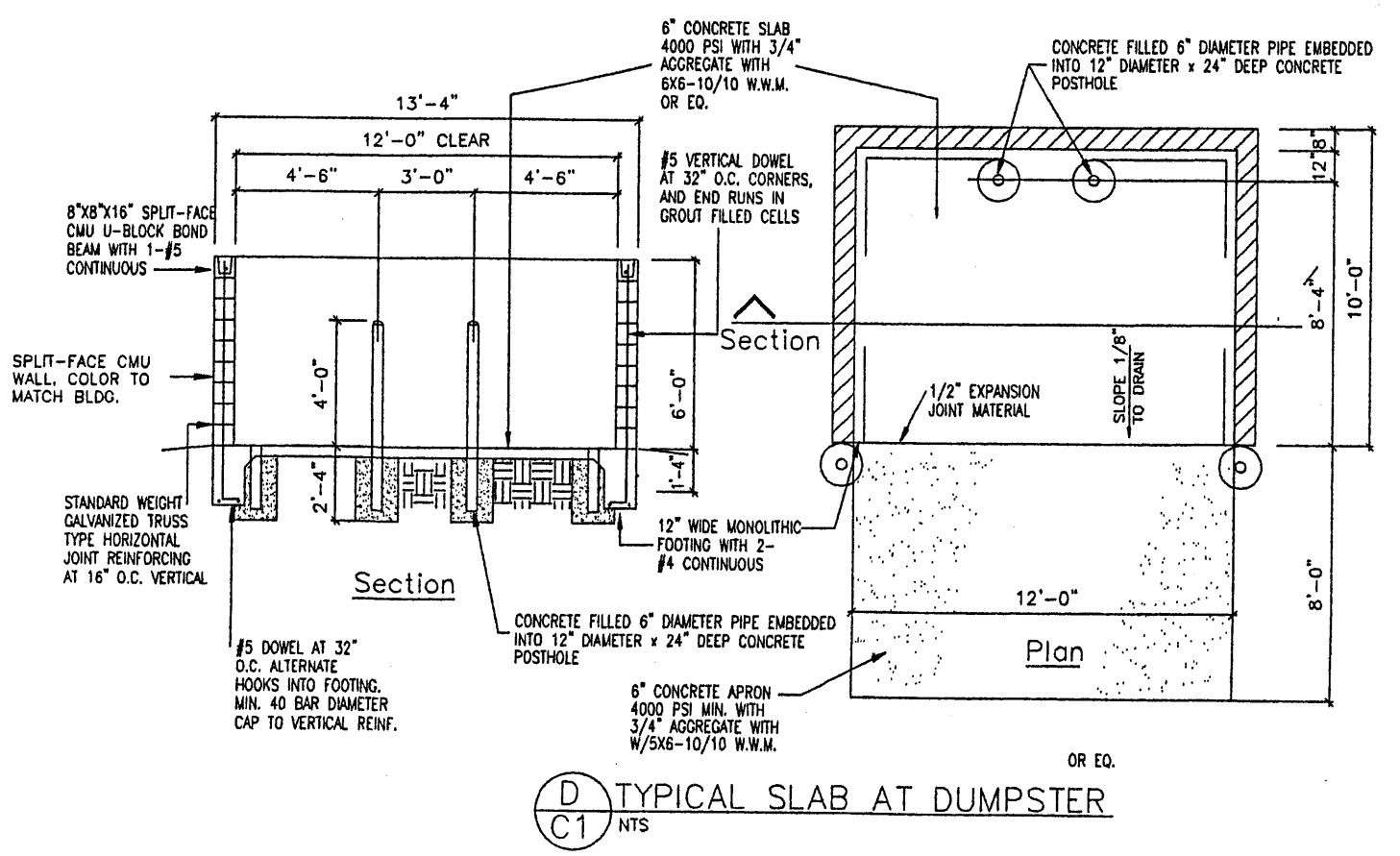
LEGAL DESCRIPTION:	
LOTS 2, 3 AND 4	BLOCK 52
THE TERRACE ADDITIO,	CITY OF ALBUQUERQUE, BERNALILLO
COUNTY, NEW MEXICO.	(ZONE MAP K-15),
ZONING:	SU2-CMU

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

REVISION DATE	03-12-08
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BROKEN ASPHALT SURFACE
16' PUBLIC ALLEY
EDGE OF ASPHALT
ASPHALT PAVEMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



TYPICAL SLAB AT DUMPSTER
C1 N.T.S.

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

APD PLANS CHECKING OFFICE
824-3611
APPROVED
MANAGEMENT(S) ONLY
3/21/08
SIGNATURE & DATE

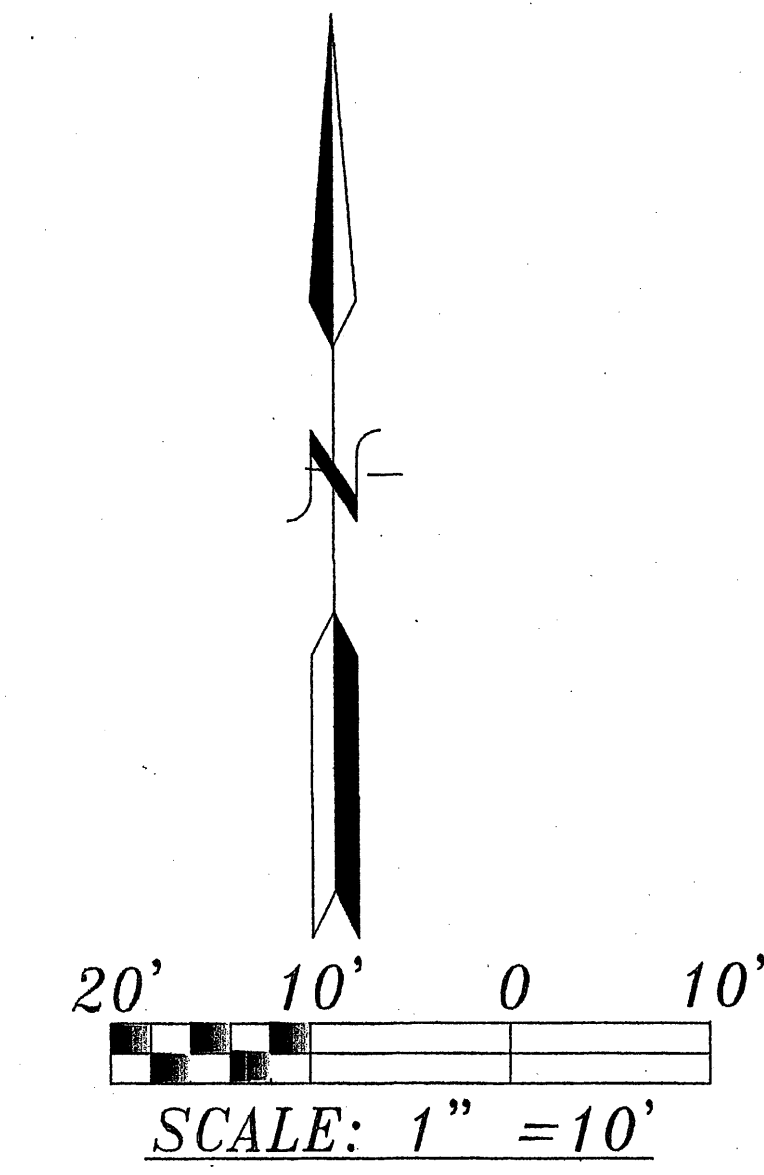
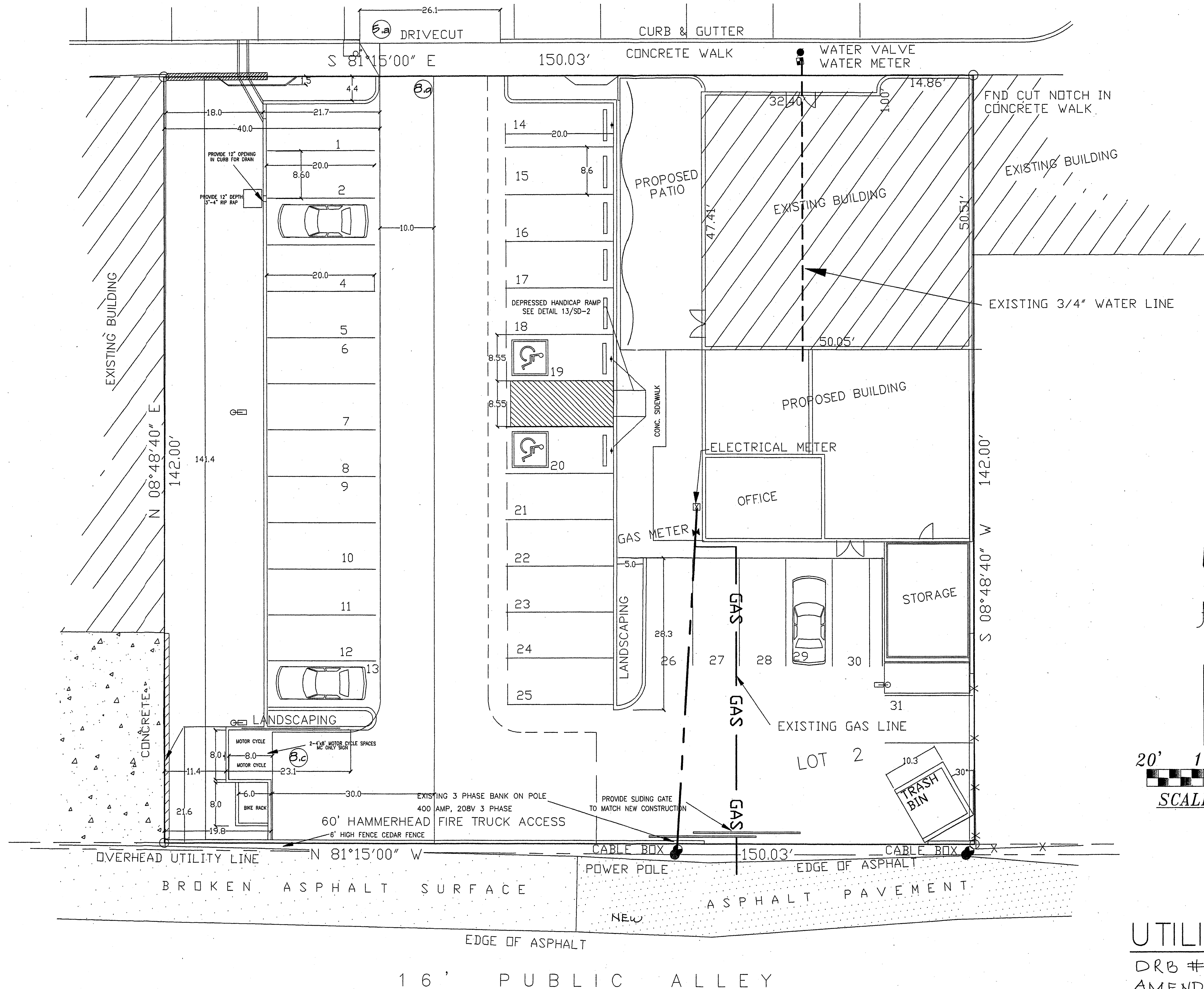
SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.
ADA OPTION C
REF: GUIDE FOR THE PLANNING,
DESIGN AND OPERATION
PEDESTRIAN FACILITIES
std. WHEEL CHAIR RAMPS-2441
std. DRIVEWAYS-2425
std. PRIVATE ENTRANCE-2426
std. SIDEWALKS-2430

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

PROJECT NUMBER:	
APPLICATION NUMBER:	
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 () 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	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

THOMAS LUCERO ARCHITECT
DATE 03-12-08
SHEET NUMBER C-1

CENTRAL AVENUE S.E.
80' R/W



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

REVISION DATE
12-01-07



THOMAS L. LUCERO
ARCHITECT

DATE
03-14-08

SHEET NUMBER

U-1

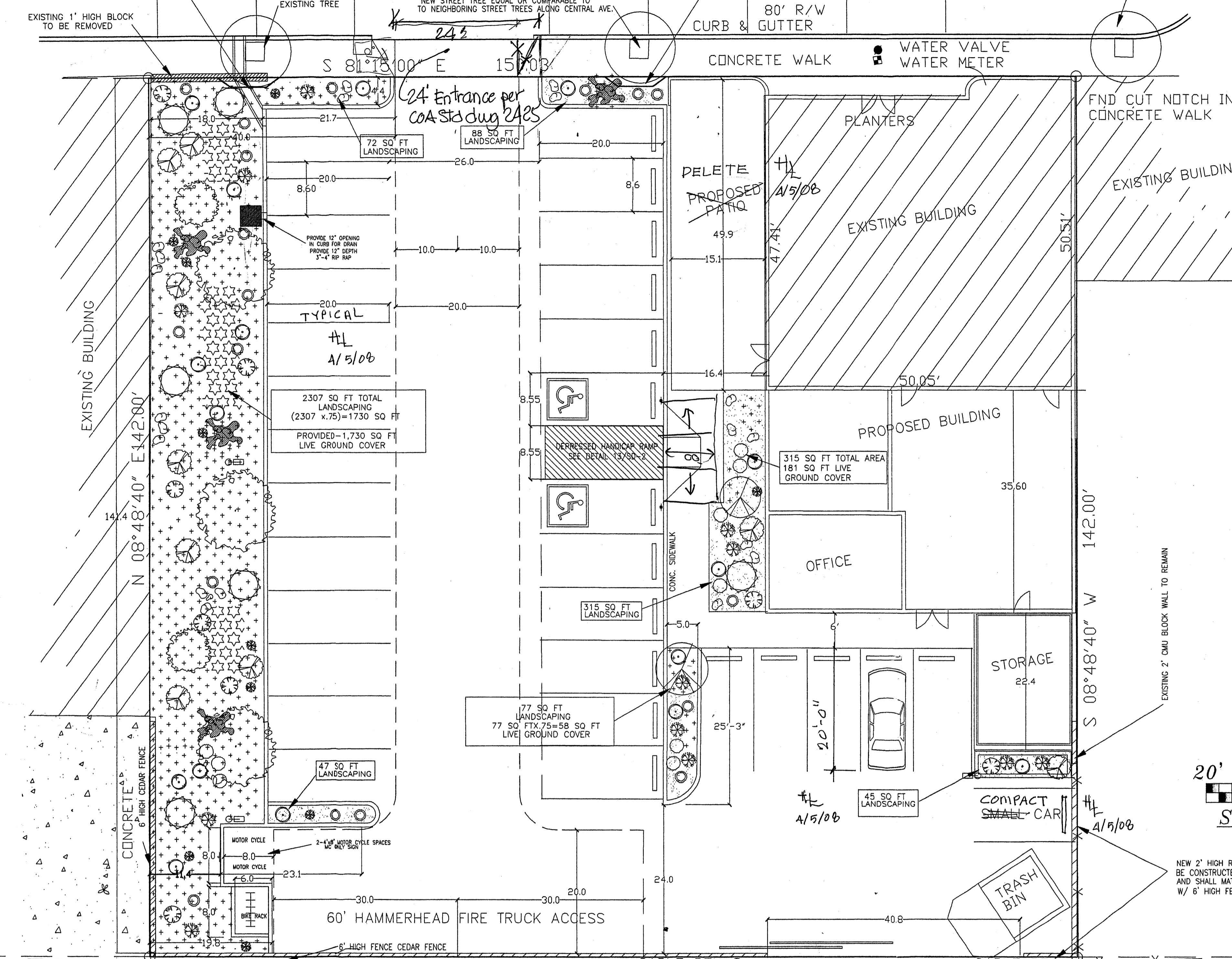
UTILITY PLAN
DRB # 1002270
AMENDED # 4/5/08

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

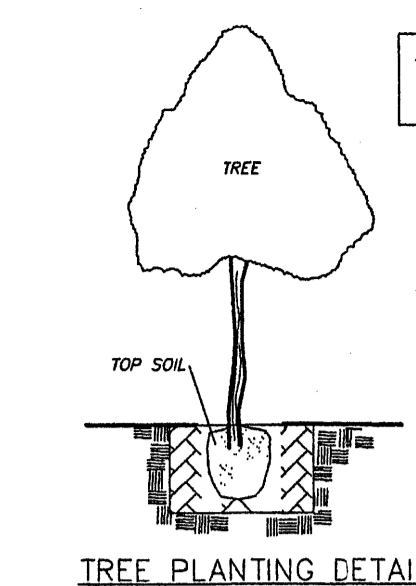
CENTRAL AVENUE S.E.

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

EXISTING TREE

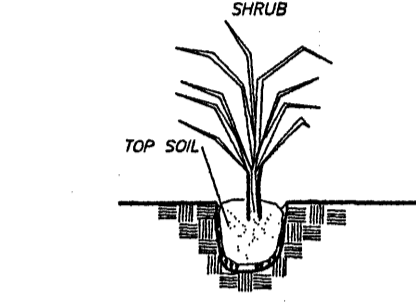


TREES SHALL RECEIVE 150 GALLONS OF WATER UNTILL ESTABLISHED.

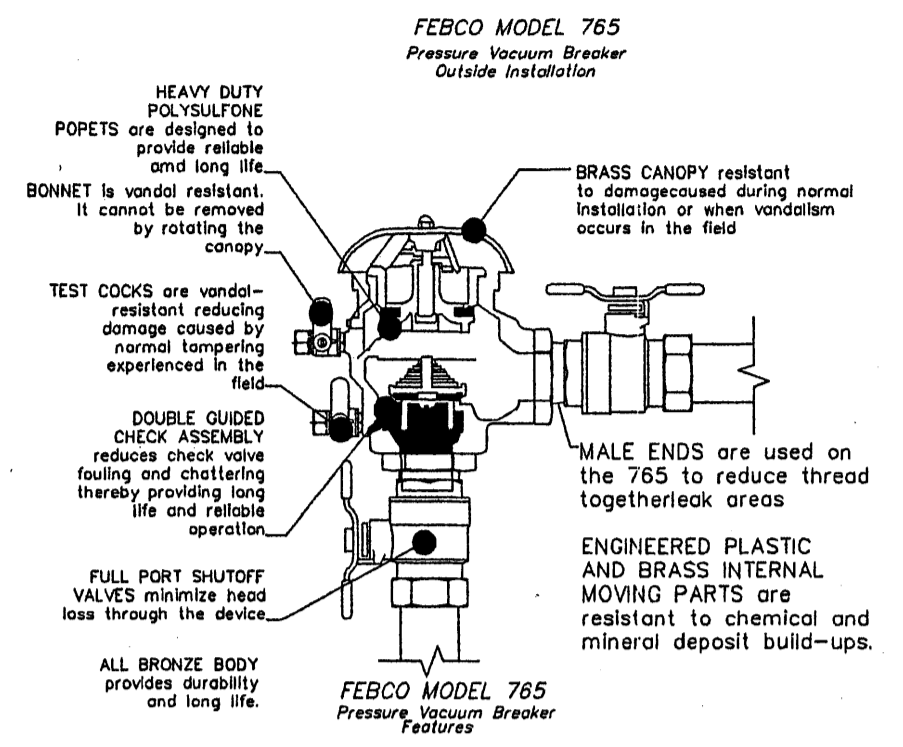
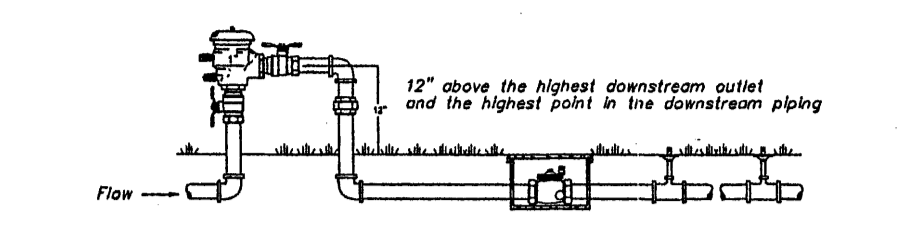


TREE PLANTING DETAIL

- GENERAL NOTES**
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SERRLING.
 2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED. THE LEVEL MAY BE EXCEEDED BY ONLY ONE INCH LAYER OF SOIL.
 3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND PLANTING PIT.

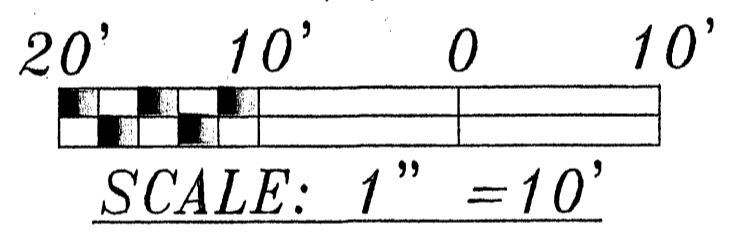


SHRUB PLANTING DETAIL



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.
It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
Plant beds shall achieve 75% live ground cover at maturity.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. (NEW TREES SHALL RECEIVE 150 GALLONS OF WATER UNTILL ESTABLISHED.)
Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.
Location of controller to be field determined and power source for controller to be provided by others.
Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer.



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 REQUIRED. 2,951 SQ FT LANDSCAPING AREA PROVIDED (NATIVE GRASS GROUND COVER NOT APPLICABLE)
THE WEST AREA OF LOT	2307 SQ FT TOTAL (2307 x .75)=1730 SQ FT LIVE GROUND COVER

1520-CENTRAL-AVENUE-SE
FLOOR-PLAN-AND-CODE-DATA
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

BROKEN ASPHALT SURFACE
16' PUBLIC ALLEY

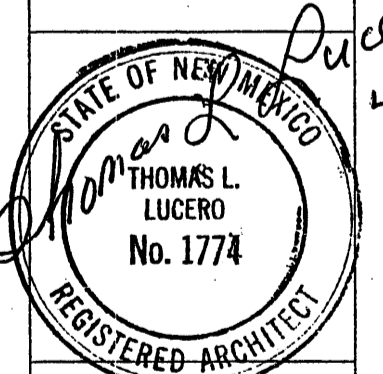
ASPHALT PAVEMENT
REPLACE EXIST. SURFACE WITH NEW PAVEMENT -
UNDER SEPARATE WORK ORDER

LANDSCAPING

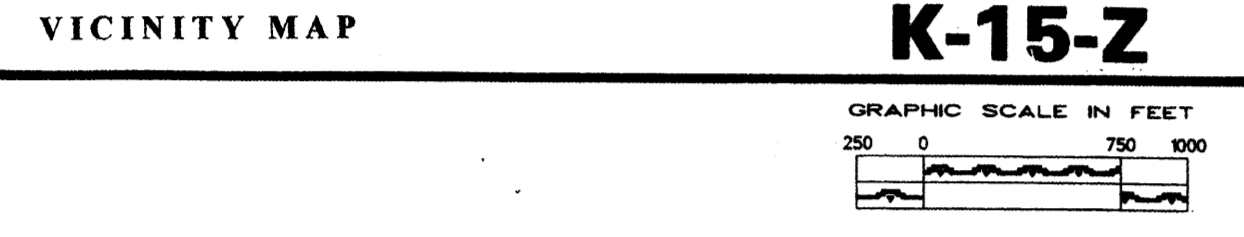
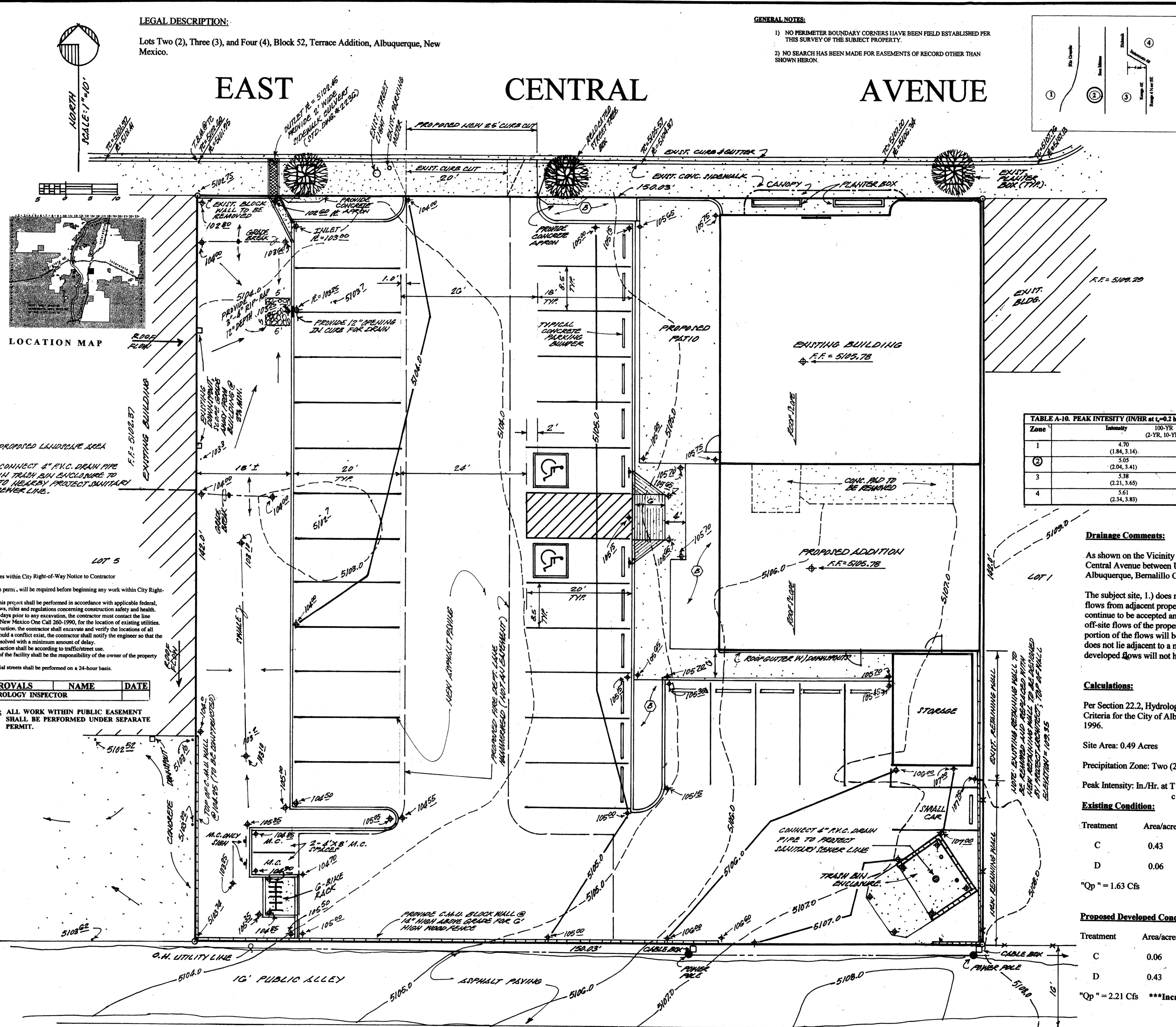
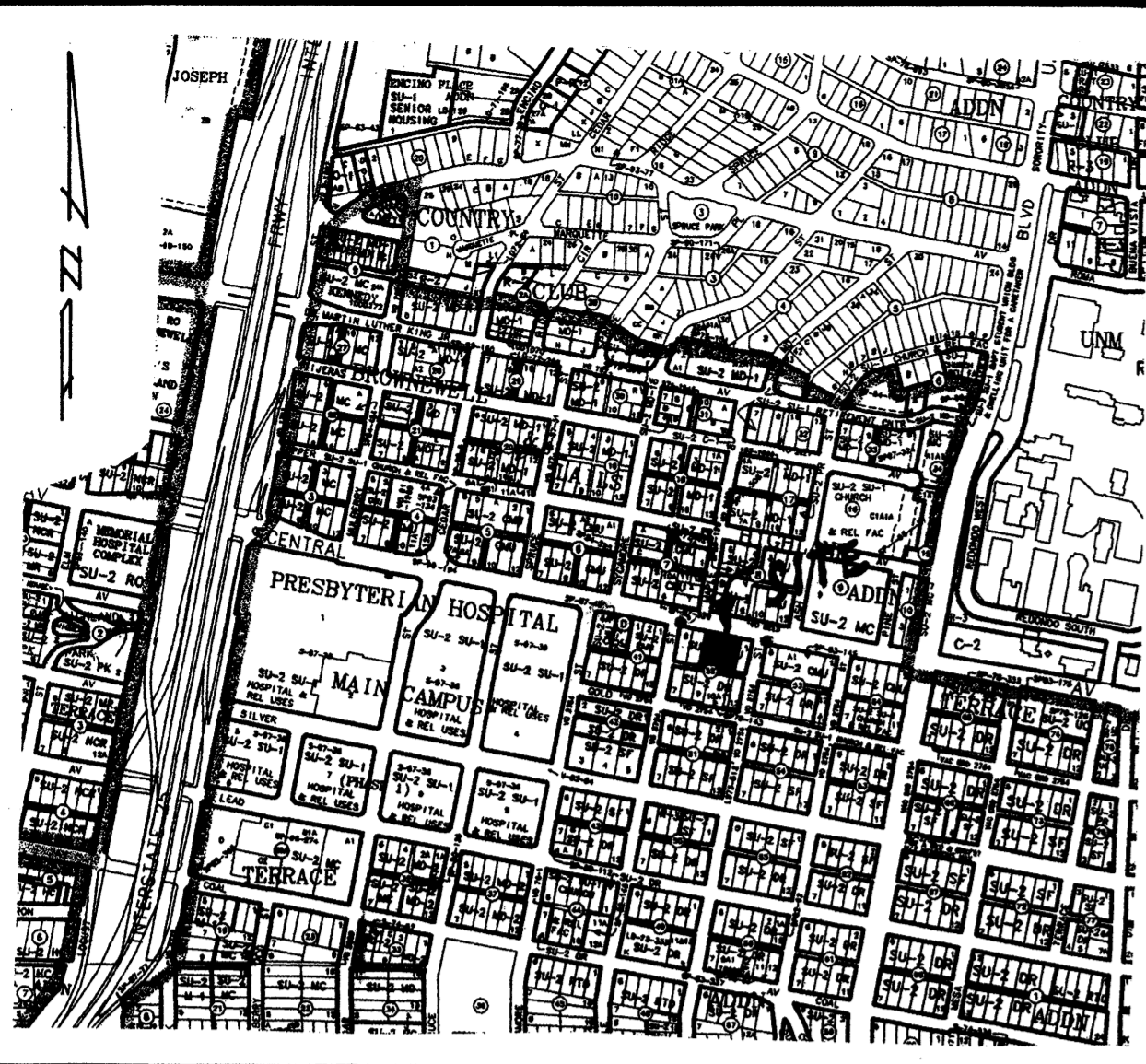
1"=10'
DRB # 1002270
AMENDED 4/5/08

PLANT LEGEND			
	AFOHAN PINE (3) PINUS ELDERICA FULL SUN / MED WATER 2" Col. / MATURE SIZE- 40FT TALL, 18 WIDE		AUTUM SAGE (8) SALVIA GREGGII SUN SHADE / MED WATER 5 GAL. / MATURE SIZE-- 24" TALL, 36" WIDE
	CHINESE PISTACHE (2) PISTACHIA CHINENSIS FULL SUN / MED WATER 2" Col. / MATURE SIZE-- 40FT TALL, 30 WIDE		RUSSIAN SAGE (12) PEROVSKIA ATRIPLIIFOLIA FULL SUN / MED WATER 5 GAL. / MATURE SIZE-- 5' FT TALL, 5' WIDE
	DESERT WILLOW (2) CHILOPSIS LINEARS FULL SUN / MED WATER 2" Col. / MATURE SIZE-- 8-20 FT TALL, 10-15 WIDE		MEXICAN EVENING PRIMROSE (15) OENANTHERA BERLANDIERI FULL SUN / LOW-MED WATER 5 GAL. / MATURE SIZE-- 12" TALL, 60" WIDE
	SOUTHERNWOOD (6) ARTEMISA ABROTANUM 5 GAL. / FULL-PART SUN/MED WATER 36" TALL, 36" WIDE		HARDY AFRICAN DAISY (11) OSTEOSPERMUM BABERIAE FULL SUN / LOW WATER 5 Gal., 9sf / 4" TALL, 12" WIDE
	CHAMISA (8) Chrysothamnus nauseosus 1 Gal.		PARTRIDGE FEATHER (17) TANACETUM DENSUM-AMANI SUN SHADE / LOW WATER 5 Gal., 9sf / 12" TALL, 12" WIDE
	PECAN MULCHING		APACHE PLUME (9) Follugia paradoxa 5 Gal. 25sf
	75% GROUND COVER SHRUBY PULVINARIS RUSCHIA PULVINARIS FULL SUN / LOW WATER 3" TALL, 12" WIDE		LARGE BOULDER
	75% GROUND COVER YELLOW ROCKROSE HELIANTHEMUM NUMMULARIUM FULL SUN / LOW WATER 6" TALL, 18" WIDE		OVERSIZED GRAVEL & 3 BOULDERS

REVISION DATE
12-01-07
03-13-08



THOMAS LUCERO
ARCHITECT
DATE
04-01-08
SHEET NUMBER
L-1



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, DICES, 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 260-1990 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 = 70' 5106.00
 CURB FLOWLINE ELEVATION = 12' 5106.95
 EXISTING SPOT ELEVATION = 12' 5108.1
 EXISTING CONTOUR ELEVATION = 5104.0
 PROPOSED SPOT ELEVATION = 5104.75
 PROPOSED CONTOUR ELEVATION = 5104.0
 PROPOSED OR EXISTING CONCRETE SURFACE = 5104.0
 EXISTING FENCE LINE = X X X X X

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

APPROVALS

HYDROLOGY INSPECTOR	NAME	DATE

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

Drainage Facilities within City Right-of-Way Notice to Contractor

- An excavation permit, will be required before beginning any work within City Right-of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets shall be performed on a 24-hour basis.

NOTE: TRASH BIN ENCLOSURE DETAILS ARE SHOWN ON TRAFFIC CIRCULATION LAYOUT SHEET.

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

GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted 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. Unirrigated Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil uncompacted by human activity. Minimal vegetation. Unirrigated parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 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 D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lines 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			
	A	B	C	D
1	1.29 (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 (0.50, 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, 2.09)	5.03 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.17, 3.57)

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

Zone	Intensity
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)

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

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:

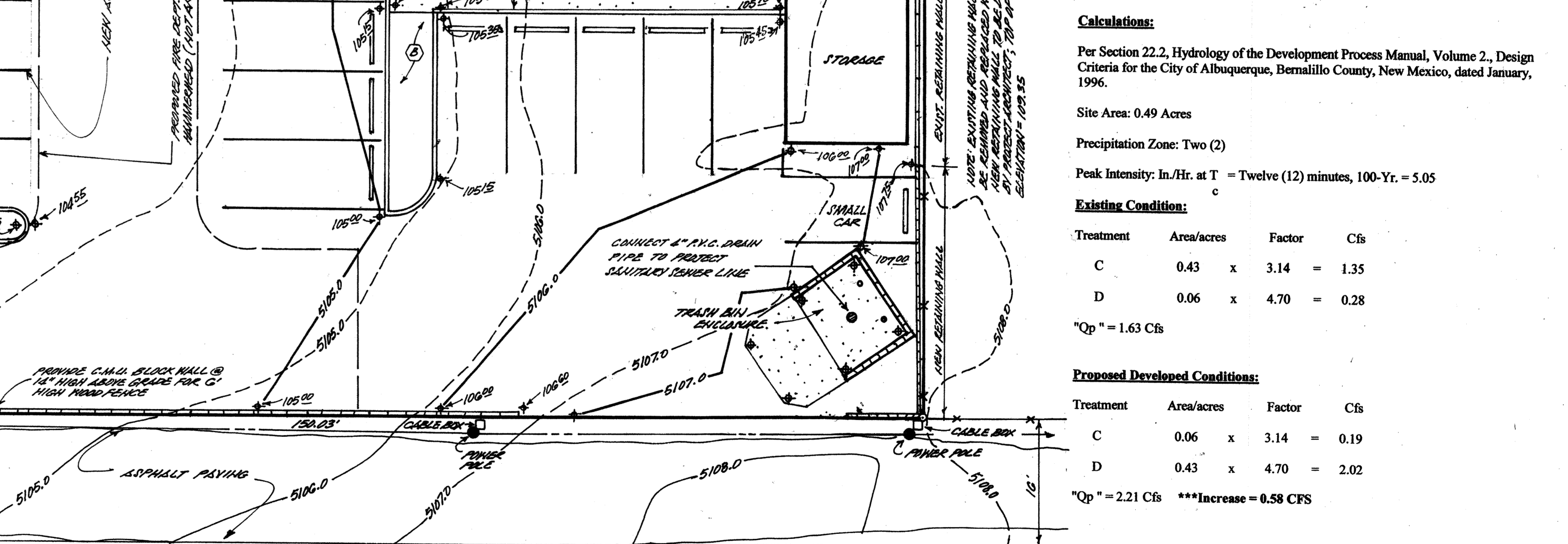
Treatment	Area/aces	Factor	Cfs
C	0.43	x 3.14	= 1.35
D	0.06	x 4.70	= 0.28

"Qp" = 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

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



GRADING AND DRAINAGE PLAN

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

ENGINEER'S SEAL
 EVIL VALDEZ
 NEW MEXICO
 5693
 10-28-06
 06-15-07
 REVISED: 02-26-08

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

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

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. (7)
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)

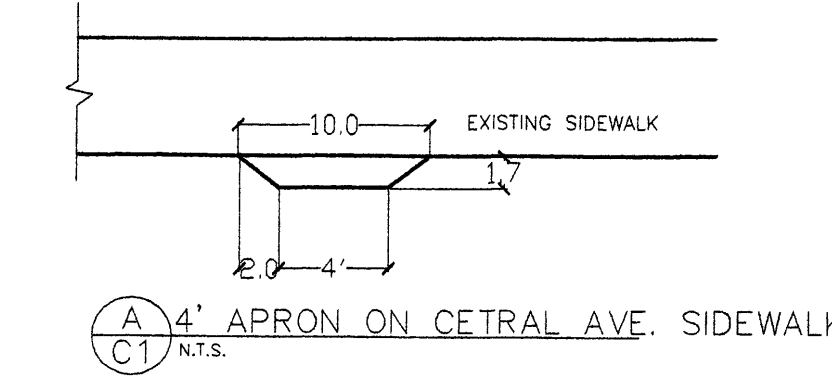
PROJECT DATA:	
CONSTRUCTION TYPE:	III-B
OWNER:	LEE AKA LLC 1520 CENTRAL SE ALBUQUERQUE, NM 87102
ARCHITECT:	THOMAS LUCERO ARCHITECTS 1500 ESCALANTE AVENUE SW ALBUQUERQUE, NM 87104
SITE ADDRESS:	1520 CENTRAL AVENUE SE ALBUQUERQUE, NM 87104
OCCUPANCY GROUP:	RESTURANT- A-2 KITCHEN & MANAGERS OFFICE- B
SQUARE FOOTAGE	RESTURANT= 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

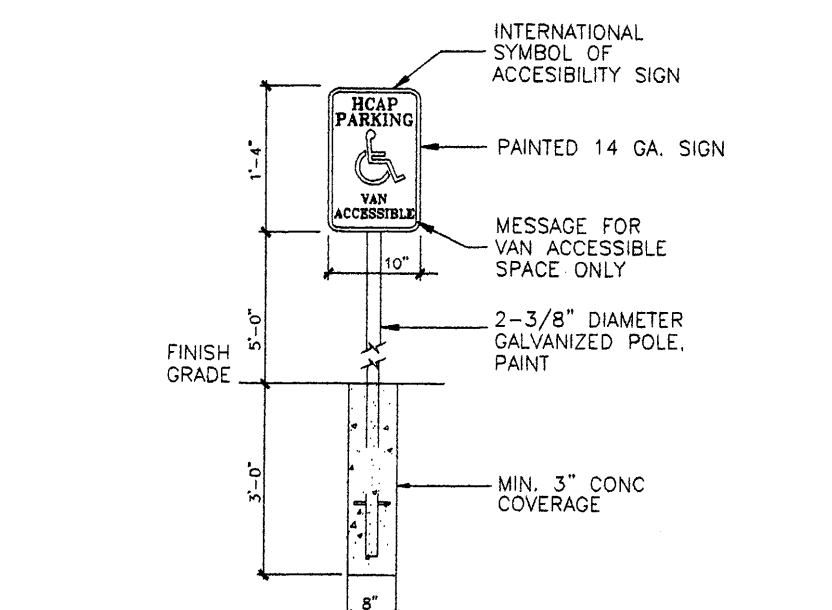
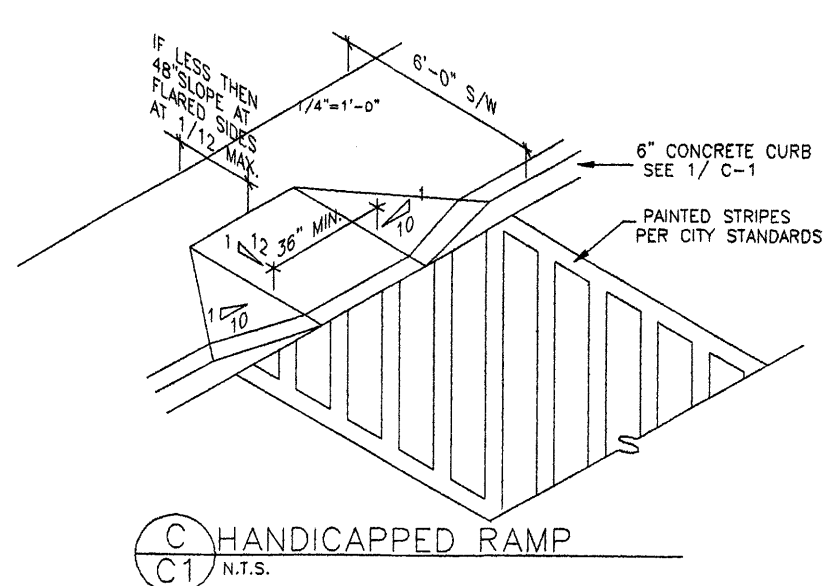
REVISION DATE
03-12-08

THOMAS LUCERO ARCHITECTS
1500 ESCALANTE AVENUE SW
ALBUQUERQUE, NEW MEXICO 87104
DATE
03-12-08

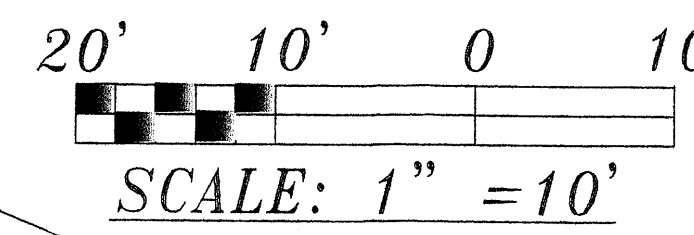
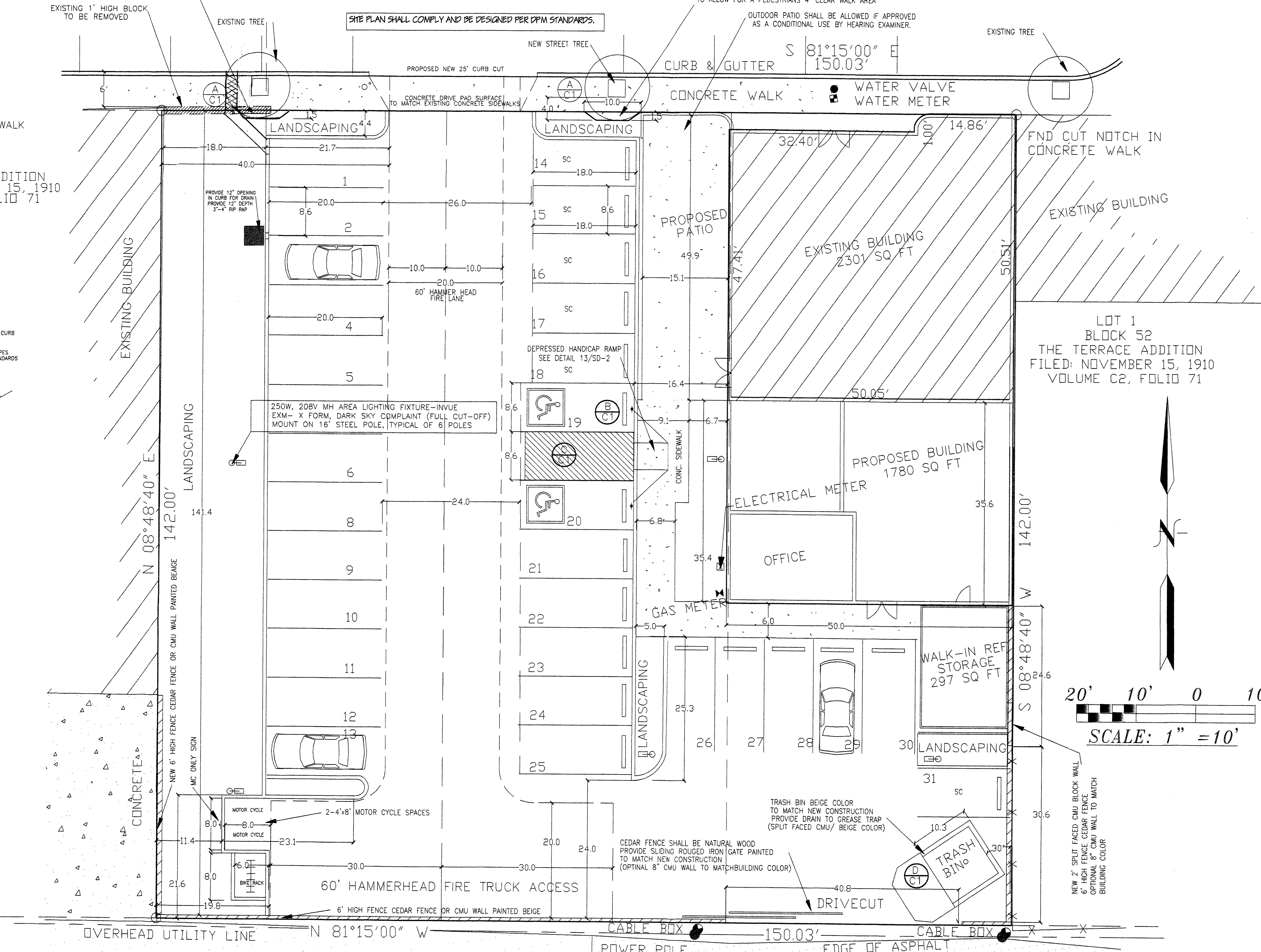
SHEET NUMBER
C-1



LOT 5
BLOCK 52
THE TERRACE ADDITION
FILED: NOVEMBER 15, 1910
VOLUME C2, FOLIO 71



NOTES:
1. SIGN SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT FRONT CENTER OF ACCESSIBLE SPACE. NO MORE THAN 12" HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE AND SET A MINIMUM OF 3'-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
WHITE CHARACTERS ON BLUE BACKGROUND
BACKGROUND - WHITE



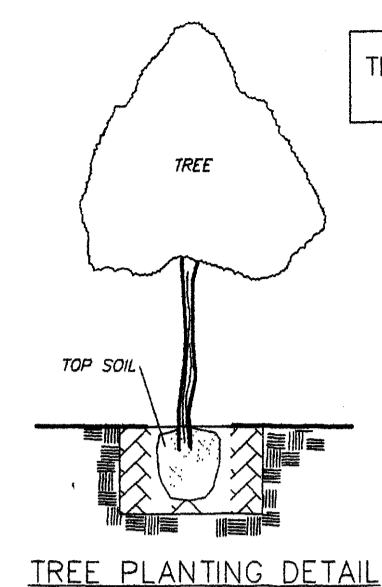
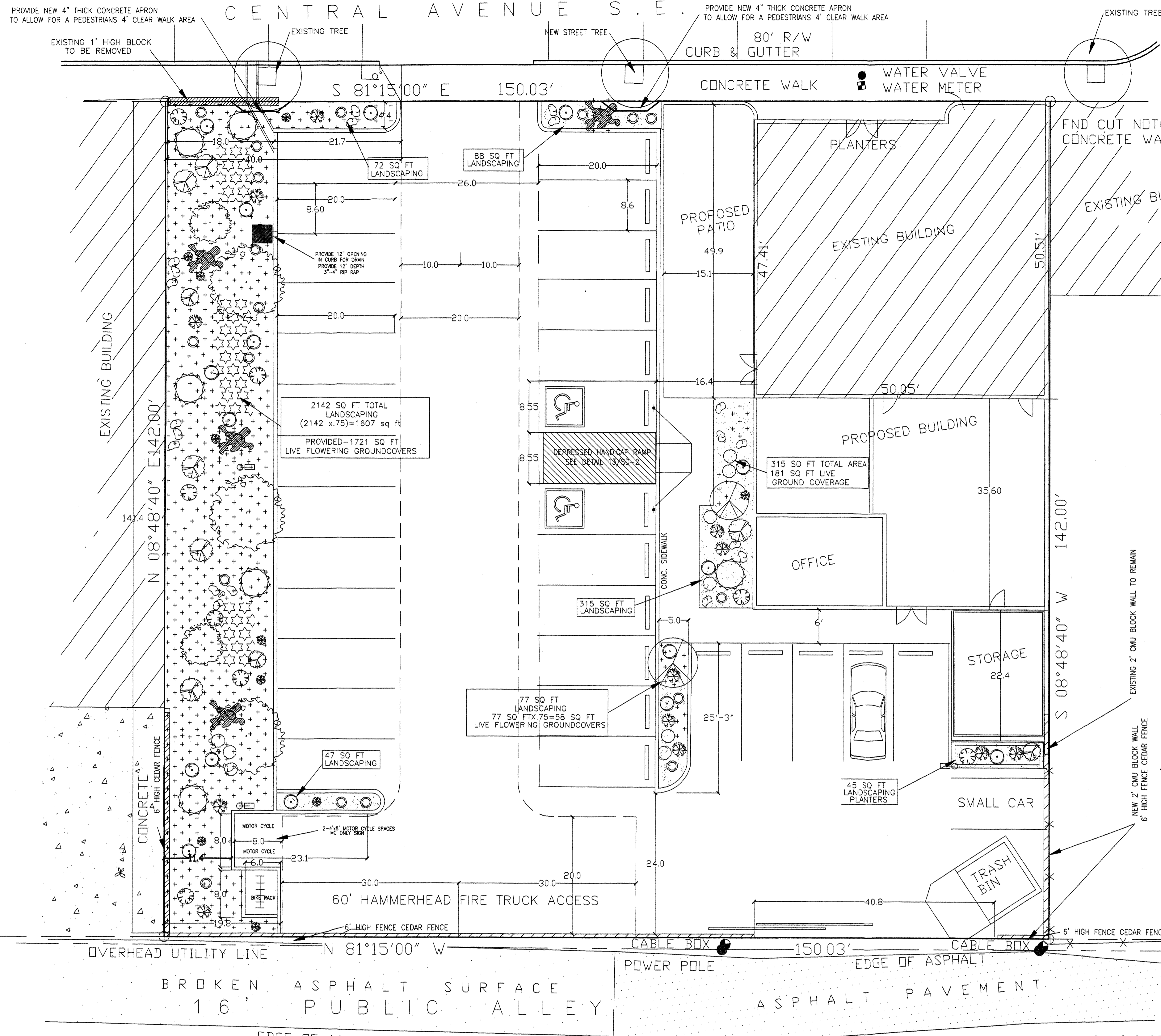
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS
ADA OPTION C
REF. GUIDE FOR THE PLANNING,
DESIGN AND OPERATION
PEDESTRIAN FACILITIES
S10. WHEEL CHAIR RAMPS-2441
S10. DRIVEWAYS-2423
S10. PRIVATE ENTRANCE-2426
S10. SIDEWALKS -2430

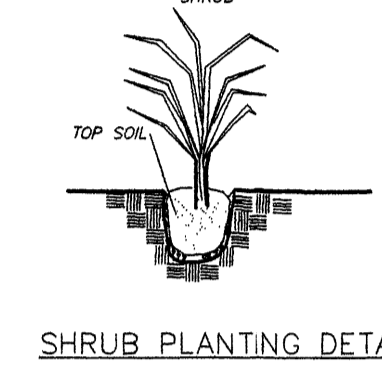
REF: EPC CONDITIONS - 1002270
DECEMBER 20, 2007, SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NUMBER:	
APPLICATION NUMBER:	
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 () 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	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	Date



GENERAL NOTES

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SERRILING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THE LEVEL MAY BE EXCEEDED BY ONLY ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND PLANTING PIT.



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. (NEW TREES SHALL RECEIVE 150 GALLONS OF WATER UNTIL ESTABLISHED.)

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer.

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	

1520-CENTRAL-AVENUE-SE
FLOOR-PLAN-AND-CODE-DATA
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

REVISION DATE
12-01-07
03-13-08

THOMAS LUCERO ARCHITECT

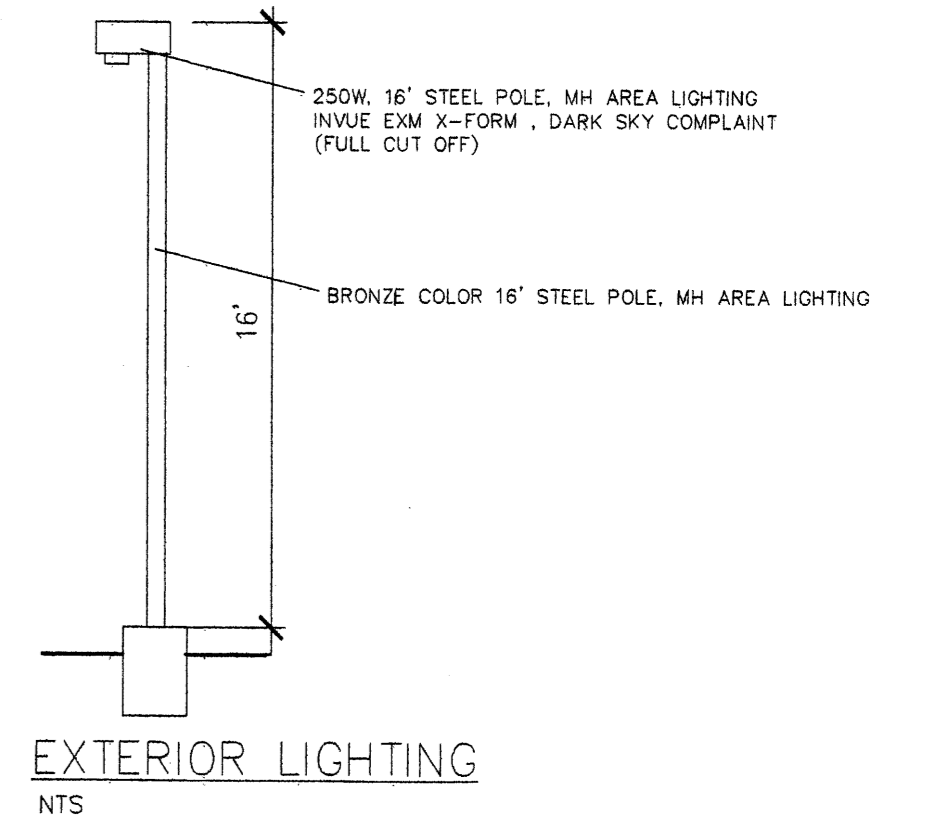
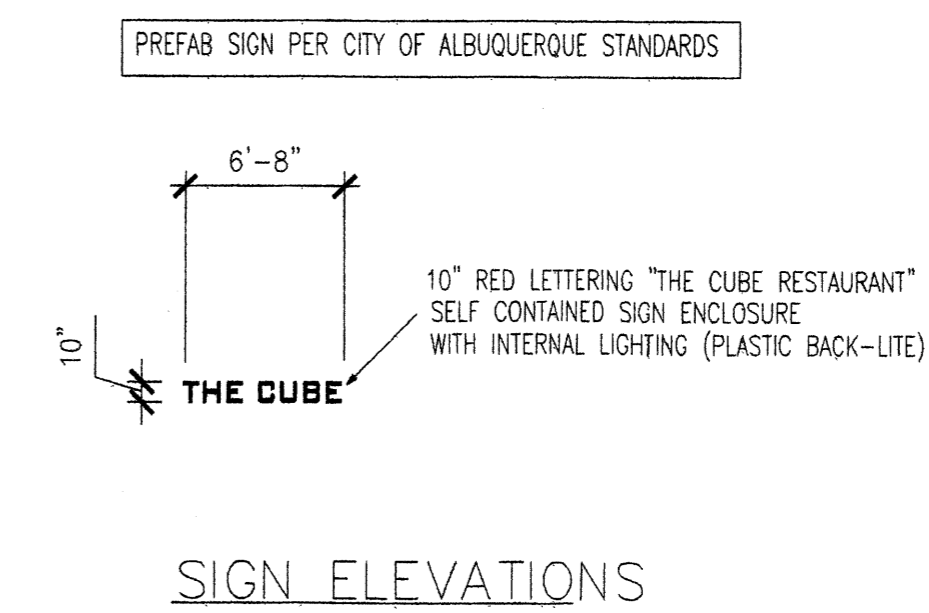
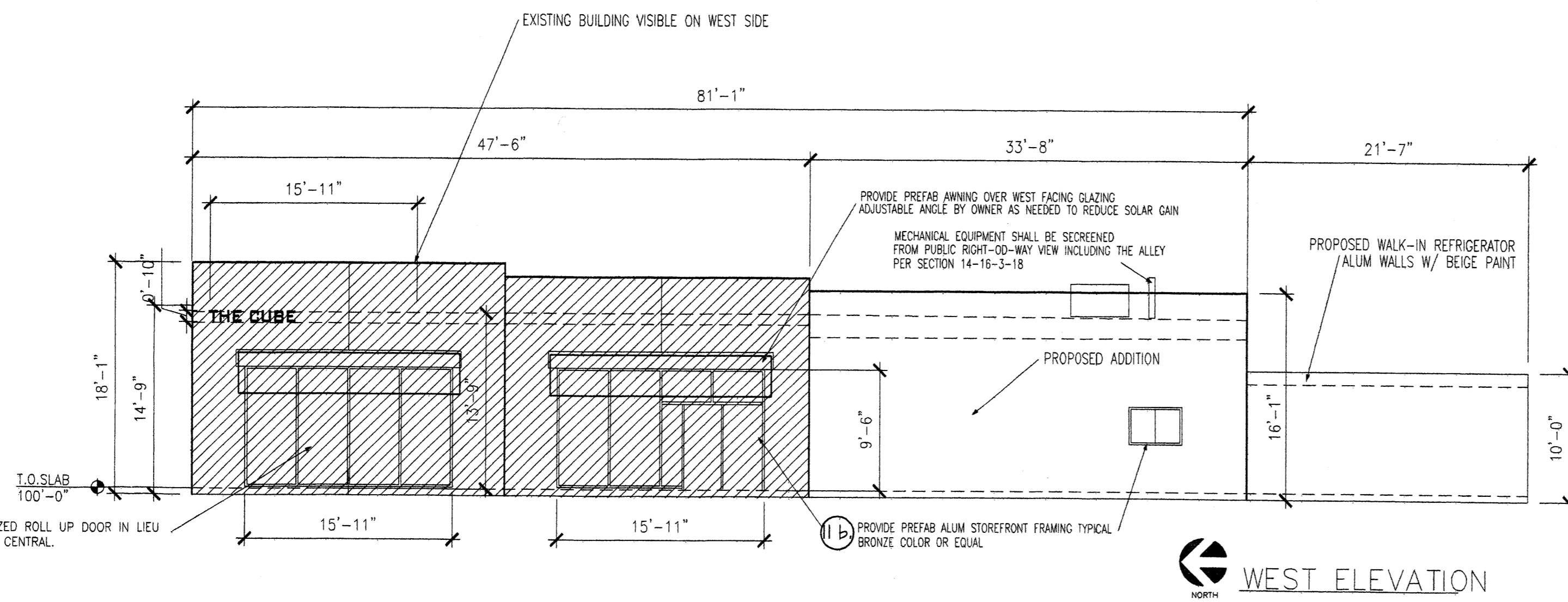
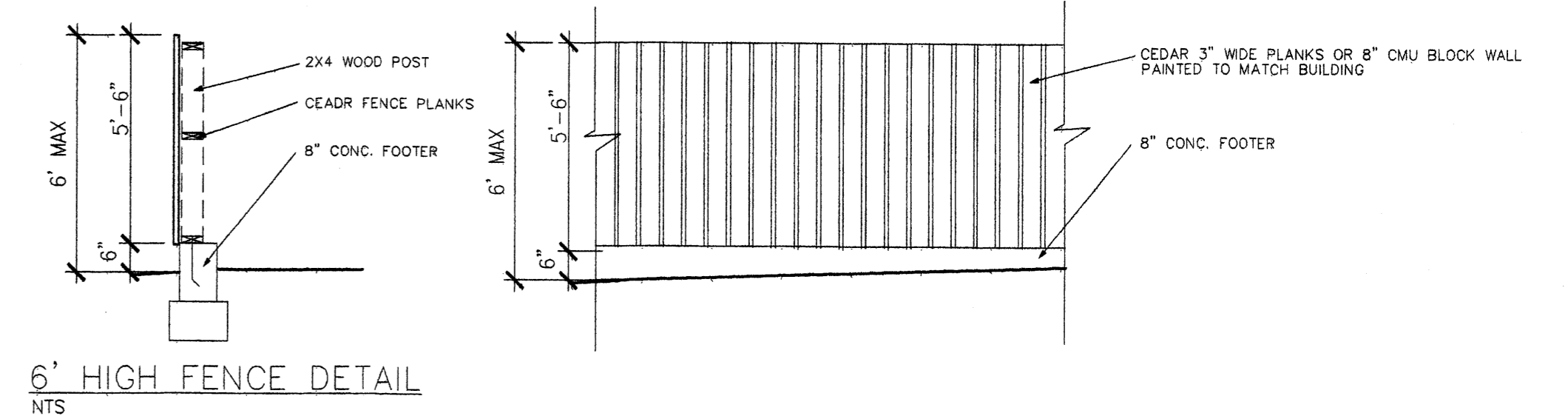
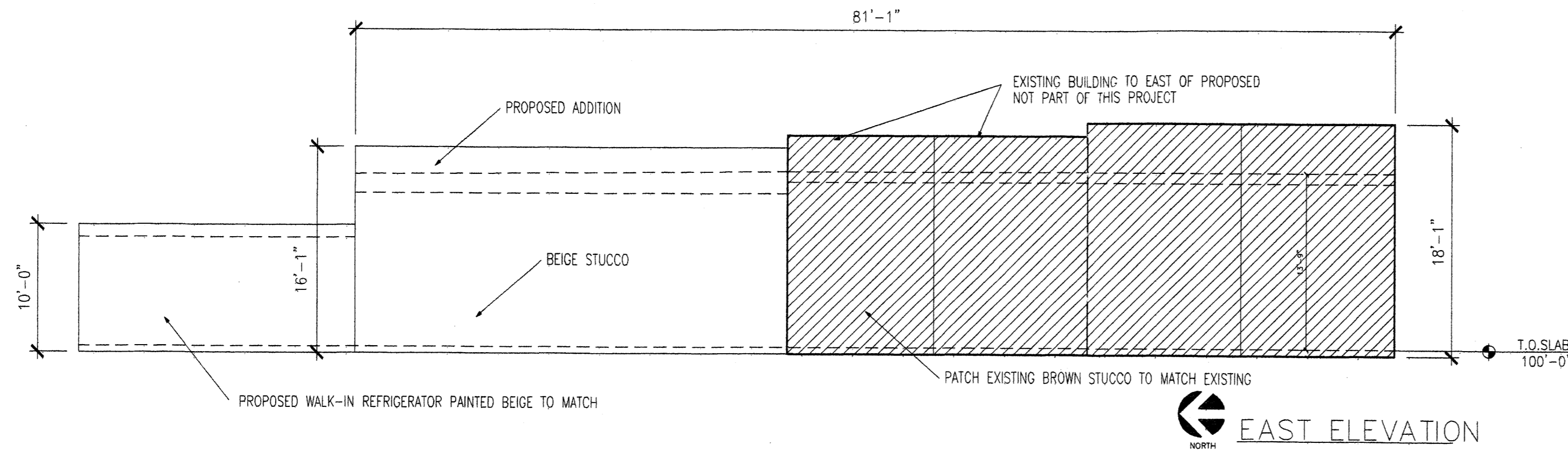
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03-20-08

SHEET NUMBER
L-1

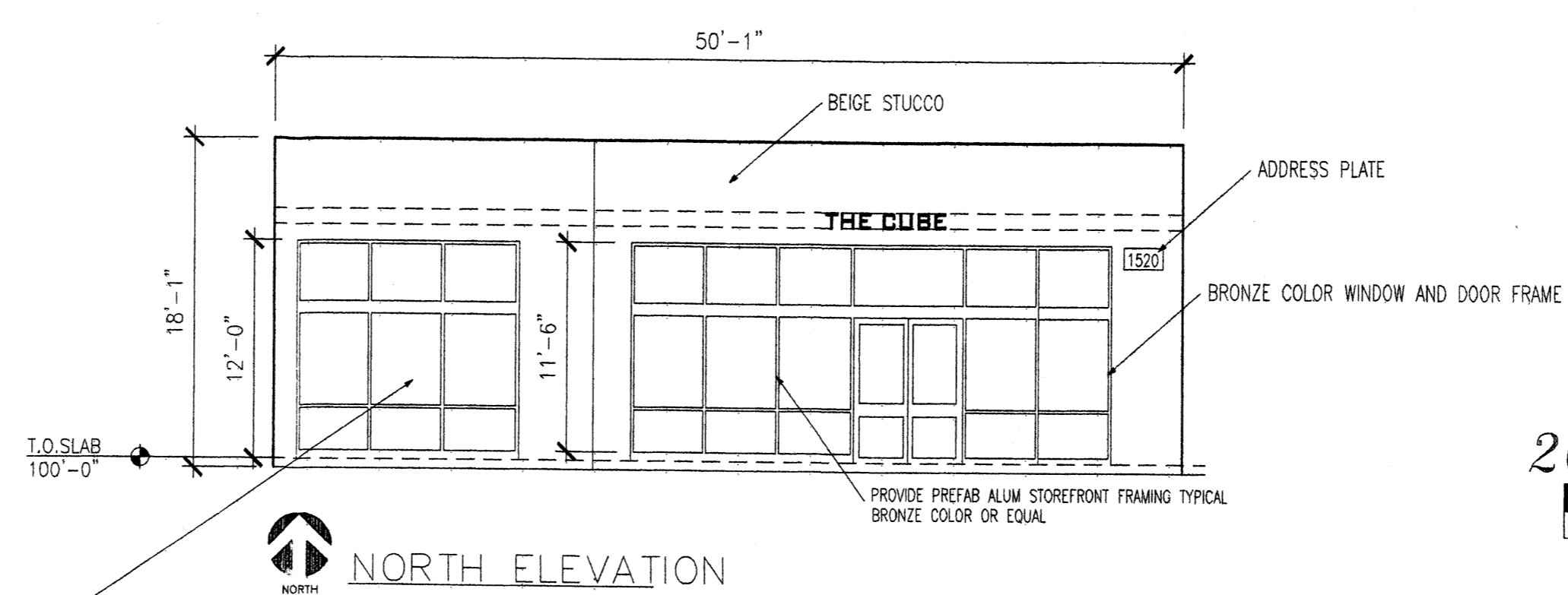
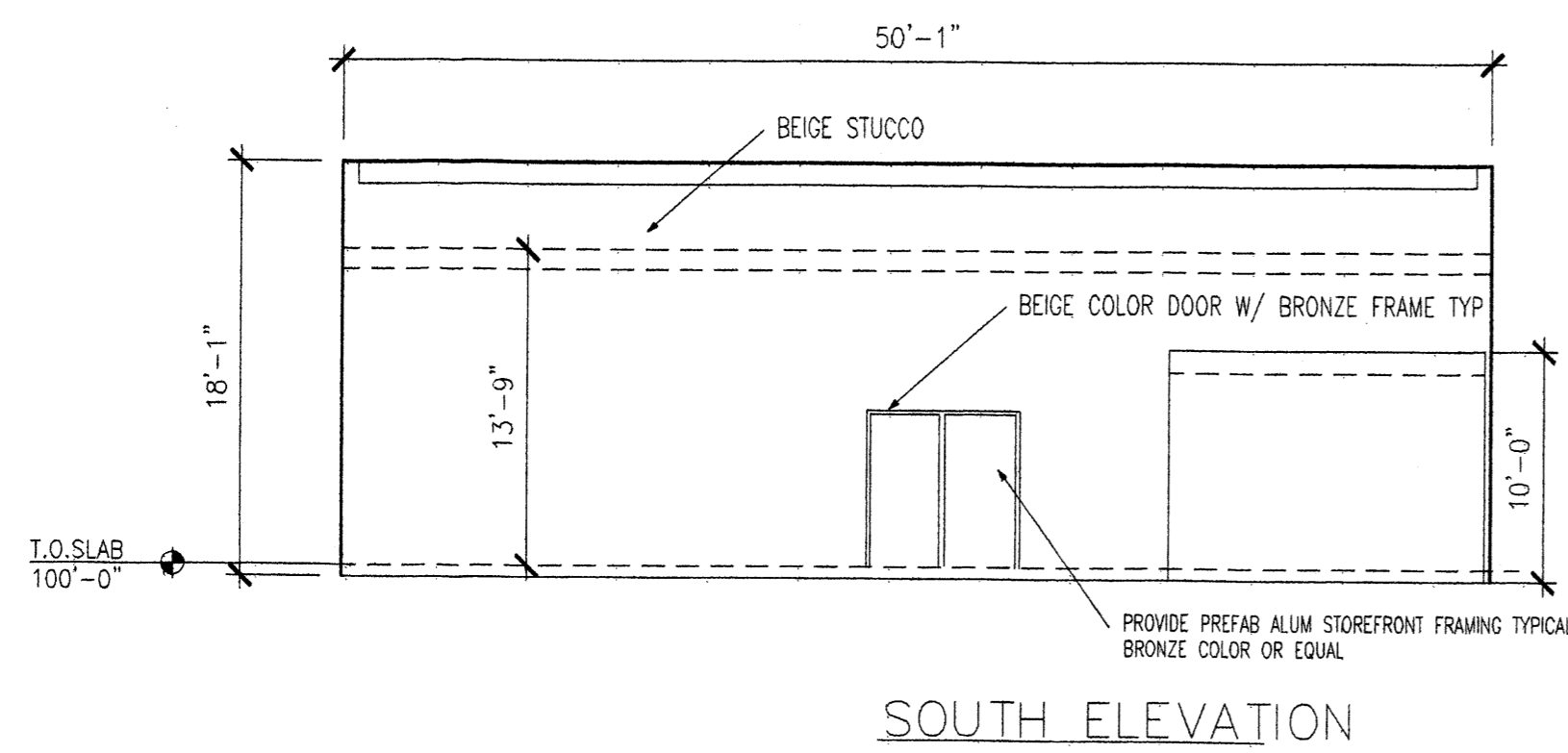
PLANT LEGEND			
	AFGHAN PINE (3) PINUS ELDARICA FULL SUN / MED WATER 2" Cal. / MATURE SIZE- 40FT TALL, 18 WIDE		PECAN MULCHING
	CHINESE PISTACHE (2) PISTACHIA CHINENSIS FULL SUN / MED WATER 2" Cal. / MATURE SIZE- 40FT TALL, 30 WIDE		75% GROUNDCOVER SHRUB PULVINARIS RUSCHIA PULVINARIS FULL SUN / LOW WATER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

LANDSCAPING

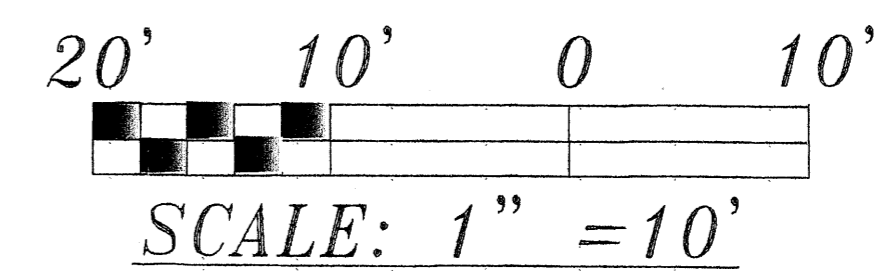
1"=10'



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.

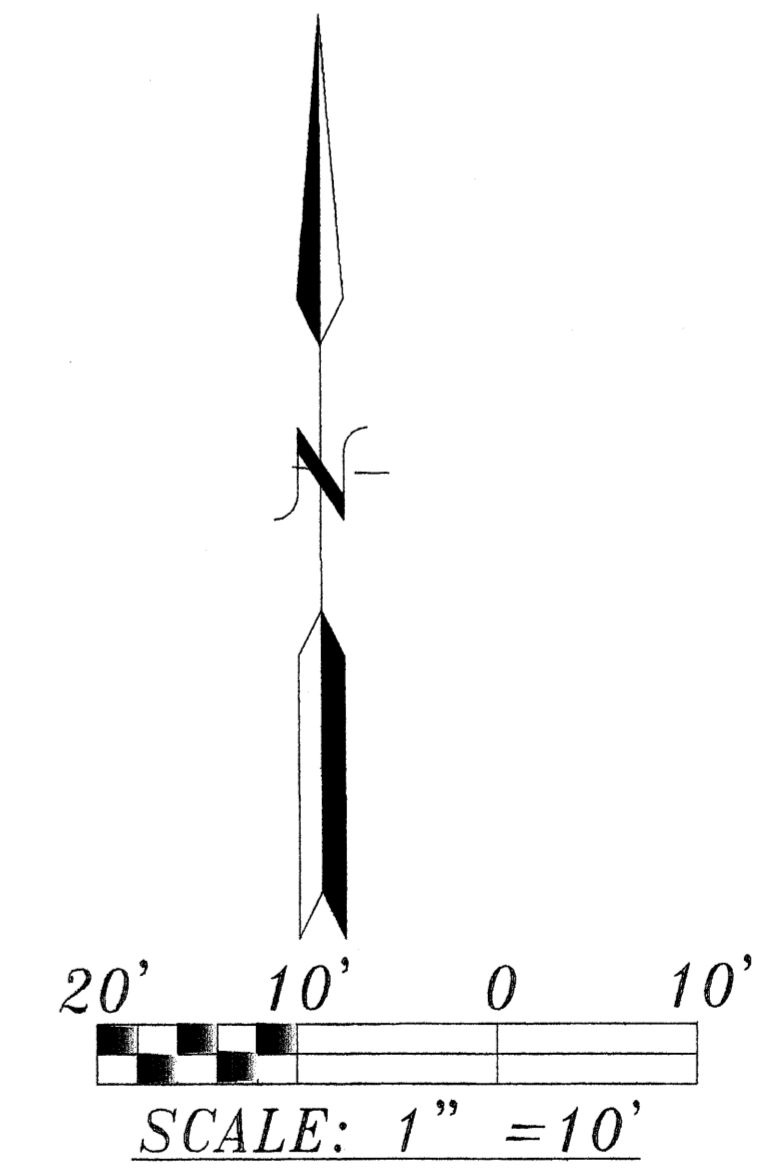
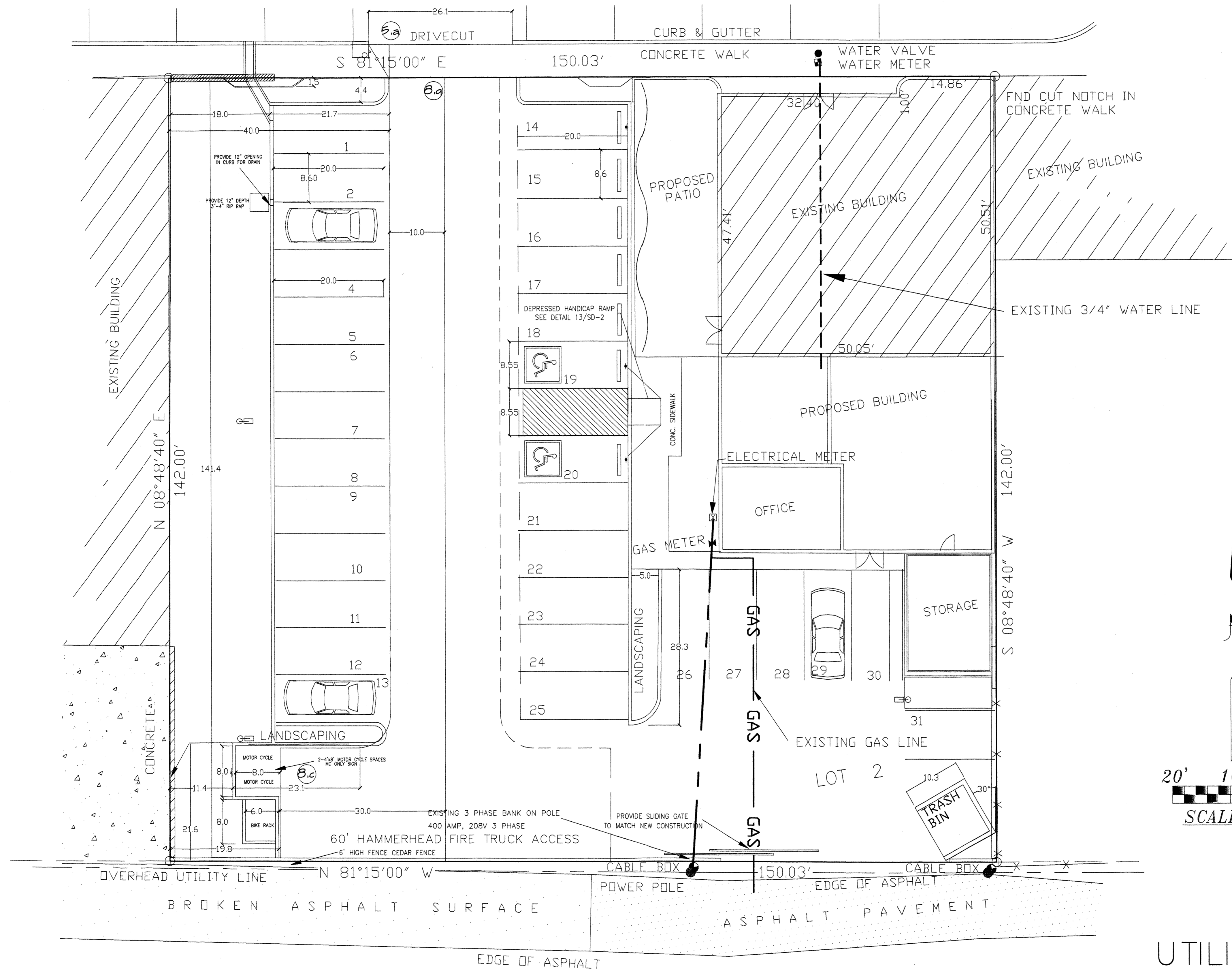


1520-CENTRAL-AVENUE-SE
ELEVATIONS
ALBUQUERQUE-NEW-MEXICO
PROJECT#-1520

REVISION DATE	11-26-07
DATE	03-20-08
SHEET NUMBER	S-1

THOMAS LUCERO ARCHITECT
ARCHITECT
1520 CENTRAL AVENUE SE
ALBUQUERQUE, NEW MEXICO 87102

CENTRAL AVENUE S.E.
80' R/W



16' PUBLIC ALLEY

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

REVISION DATE 12-01-07
THOMAS LUCERO ARCHITECT 1000 CALLE ALVARADO, N.W. ALBUQUERQUE, NM 87104 (505) 845-9898
DATE 03-14-08
SHEET NUMBER U-1

UTILITY PLAN