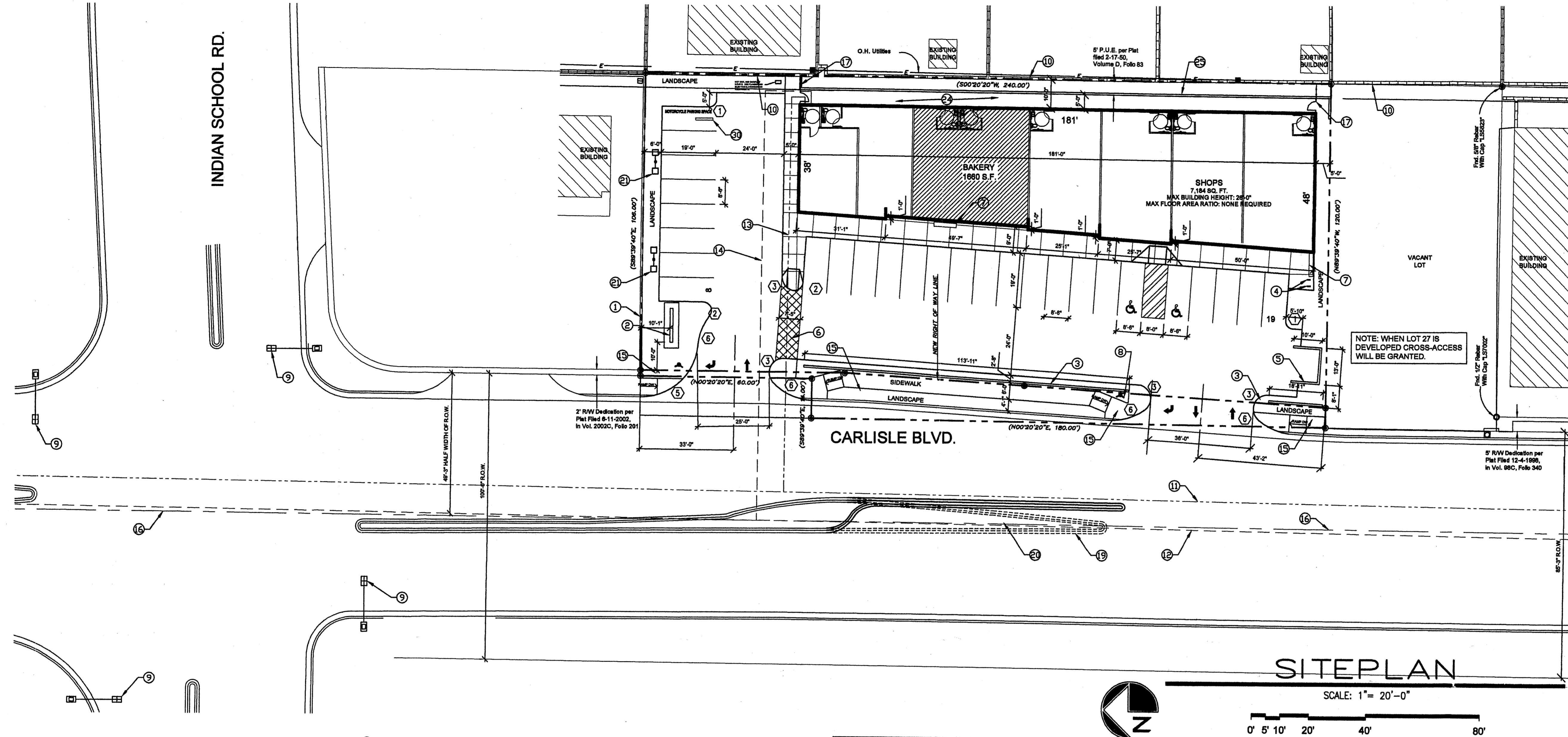


PROJECT # 1003801



- KEYED NOTES**
- EXISTING CONCRETE WALL.
 - MONUMENT SIGN WITH FLANTER BASE.
 - 3'-0" HIGH SPLIT FACE CMU SCREEN WALL.
 - BICYCLE RACKS. SEE DETAIL 2/AS1.1.
 - DUMPSTER ENCLOSURE. SEE DETAIL 1/AS1.1.
 - CROSSWALK, COLORED AND TEXTURED CONCRETE.
 - 8'-0" X 1'-6" BENCH.
 - PROPOSED FIRE HYDRANT.
 - EXISTING TRAFFIC SIGNAL.
 - EXISTING CMU WALL. ADD CMU AS NEED TO MAKE 6'-0" HIGH.
 - EXISTING 8" WATER LINE.
 - PROPOSED SANITARY SEWER.
 - PROPOSED WATER LINE.
 - PROPOSED SANITARY SEWER.
 - PROPOSED FUTURE R.O.W. DEDICATION.
 - CENTERLINE OF CARLISLE R.O.W.
 - 6'-0" TALL WROUGHT IRON SECURITY FENCE WITH GATE.
 - EXISTING CURB AND GUTTER TO BE REMOVED.
 - NEW CURB AND GUTTER.
 - SITE LIGHTING.
 - 6" BROWN SPLIT FACE CMU.
 - 4" BROWN SMOOTH FACE CMU CAP BLOCK.
 - 5'-0" CONCRETE PEDESTRIAN PATHWAY.
 - CMU RETAINING WALL.
 - SIDEWALK PER COA STANDARD DETAILS 2430-2431.
 - DRIVEPAD PER COA STANDARD DETAIL 2428.
 - 6'-0" HIGH CMU SCREEN WALL. SEE DETAIL 4/AS1.1 OR MATERIAL.
 - CURB RAMP PER COA STANDARD DETAIL 2426.
 - CONCRETE PARKING BUMPER.

- NOTES**
- THE BAKERY SHALL NOT EXCEED TWELVE SEATS MAXIMUM.
 - THE BAKERY SHALL ONLY HAVE ONE OVEN AND ONE VENT HOOD FROM COOKING EQUIPMENT.
 - THE BAKERY SHALL NOT HAVE STOVE-TOP OR GRILLING EQUIPMENT. THE USE OF A PANINI SANDWICH PRESS IS ALLOWED.
 - THE OVEN SHALL OPERATE ONLY BETWEEN THE HOURS OF 4:30 AM AND NOON, EXCEPT DURING THE MONTHS OF NOVEMBER AND DECEMBER WHEN THE OVEN SHALL STOP OPERATION NO LATER THAN 2PM.
 - DELIVERY HOURS SHALL BE BETWEEN 8AM AND 8PM.
 - SPECIAL EVENTS AND BAKING CLASSES SHALL BE LIMITED TO ONCE A MONTH.
 - ONLY RETAIL SALES OF BAKED GOODS ARE ALLOWED AS PER THE EXISTING ZONING.

LEGAL DESCRIPTION
 LOTS 28 THROUGH 31, BLOCK A, ALTURA ADDITION.

SITE DATA

PROPOSED USAGE: SU-1 FOR C-1
 LOT AREA: 27,933 SF (.6412 ACRES)
 LANDSCAPE REQUIRED: 3,112 SF
 LANDSCAPE PROVIDED: 4,920 SF

BUILDING AREA/PARKING:

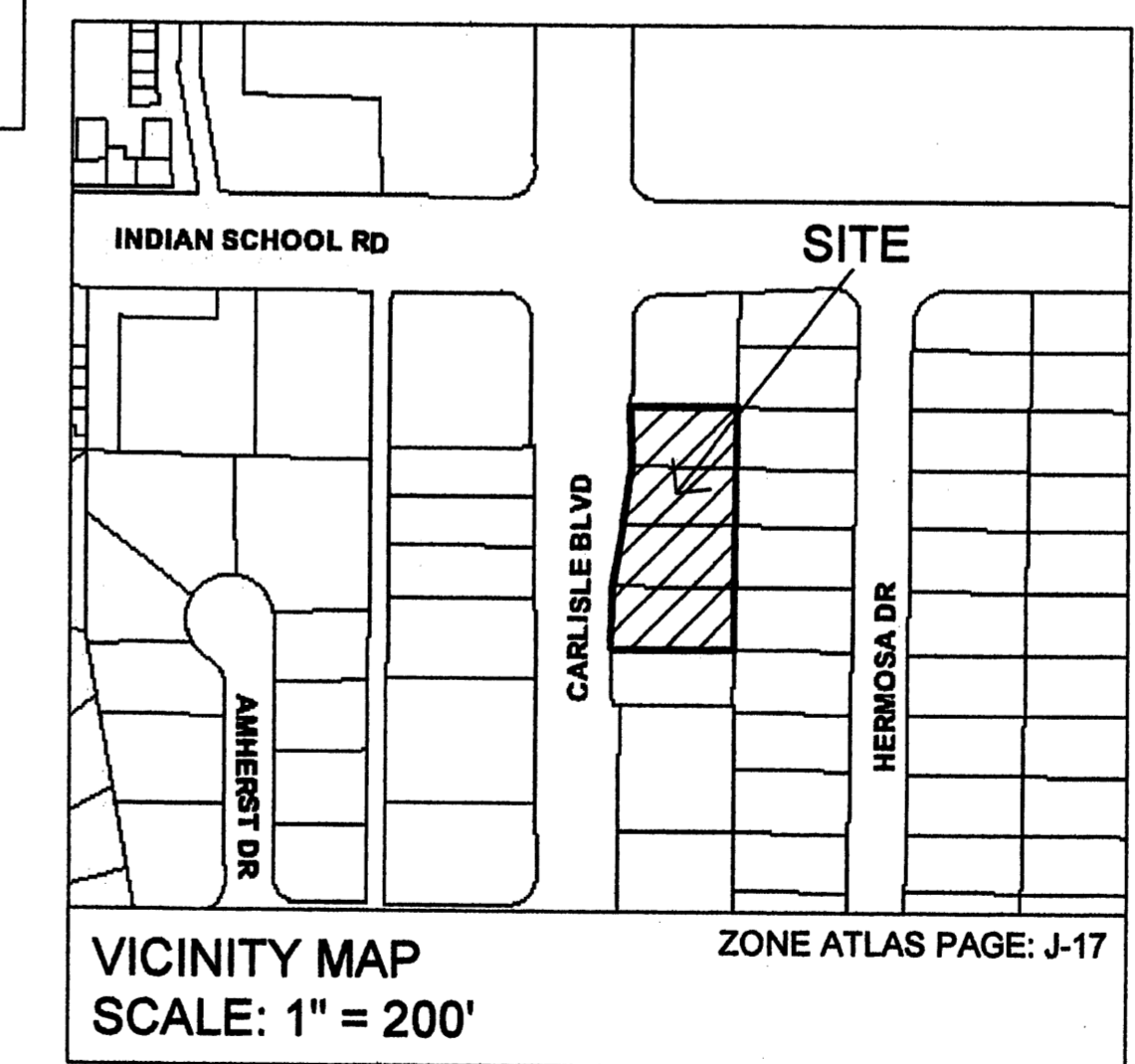
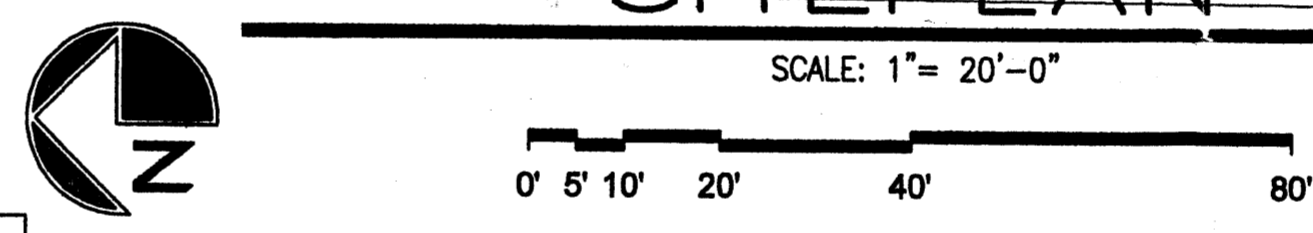
BUILDING: 7,184 SF
 7,184 SF/200 = 36 - 10% (TRANSIT ROUTE DEDUCTION) = 32

SPACES REQUIRED: 32 SPACES
 SPACES PROVIDED: 27 SPACES (AS APPROVED BY EPC)
 2 HO SPACES PROVIDED
 1 MOTORCYCLE SPACE

BIKE SPACES REQUIRED (1/20): 2 SPACES
 BIKE SPACES PROVIDED: 2 SPACES

- RADIUS:**
- ① RADIUS = 2'-6"
 - 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 = 50'-0"
 - ⑩ RADIUS = 65'-0"
 - ⑪ RADIUS = 100'-0"

NOTE: RAMP SLOPE NOT TO BE GREATER THAN 1:12.



NOTE: BOTH CARLISLE BLVD AND INDIAN SCHOOL RD HAVE EXISTING BUS ROUTES. THERE IS AN EXISTING BIKE LANE ON CARLISLE BLVD.

ZONING:

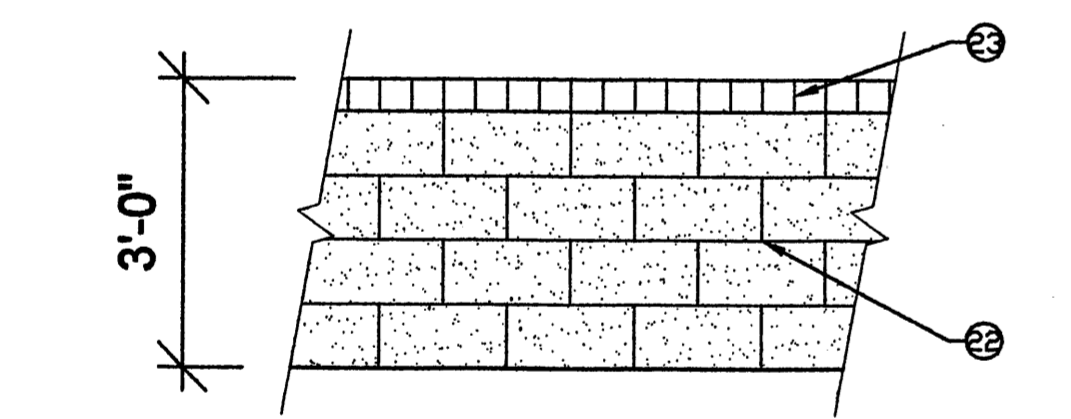
SU-1 FOR C-1 WITH THE FOLLOWING EXCLUSIONS AND MODIFICATIONS

EXCLUSIONS:

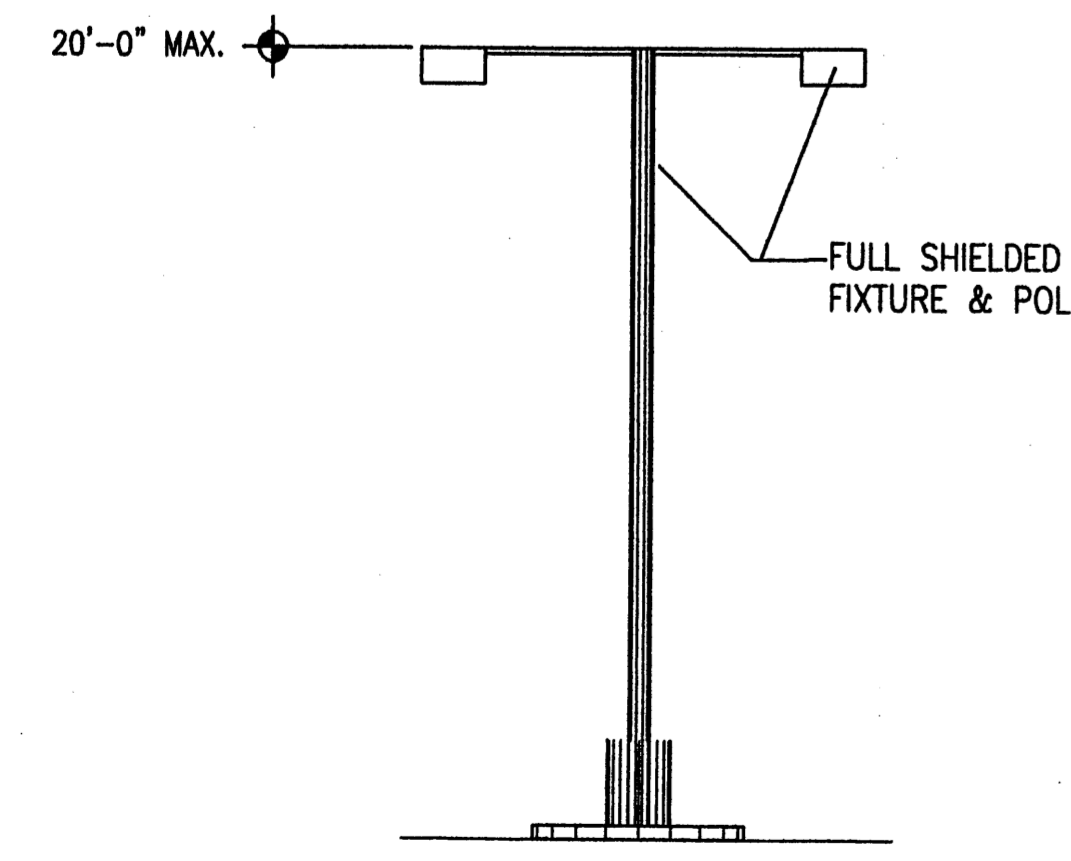
- A. OUTDOOR RESTAURANT SEATING
- B. LIQUOR SALES IN CONJUNCTION WITH A RESTAURANT
- C. GASOLINE SERVICE STATION
- D. OUTSIDE SALES OF GAS, OIL, OR LIQUEFIED PETROLEUM.
- E. ON PREMISE AUTOMOBILE AND MOTORIZED BICYCLE (MOPED) REPAIR AND BODY WORK.
- F. PAWN SHOPS
- G. CAR WASH
- H. LAUNDROMATS
- I. OFF-PREMISE SIGNAGE
- J. FREE-STANDING WIRELESS TELECOMMUNICATIONS FACILITIES UP TO 65 FEET IN HEIGHT
- K. COLLOCATED FREE-STANDING WIRELESS TELECOMMUNICATIONS FACILITIES UP TO 75 FEET IN HEIGHT
- L. ANTENNAE EXCEEDING 65 FEET IN HEIGHT
- M. COMMUNITY RESIDENTIAL PROGRAM IN ACCORDANCE WITH SECTION 14.16.2.16.B.2 OF THE ZONING CODE
- N. AUTO, TRAILER AND TRUCK RENTAL, SERVICE AND STORAGE.
- O. DRIVE-UP SERVICE WINDOWS AND DRIVE THRU FACILITIES INCLUDING BANKING FACILITIES.
- P. FIREWORKS SALES
- Q. GAMES WITHIN A COMPLETELY ENCLOSED BUILDING, OPERATED FOR PROFIT AND NOT A PERMISSIVE C-1 USE
- R. KENNEL
- S. MORTUARY
- T. MOBILE HOME AS CARETAKER QUARTERS
- U. RECYCLING BIN AS AN ACCESSORY USE
- V. USES OR ACTIVITIES IN A TENT
- W. ROOF-MOUNTED WIRELESS TELECOMMUNICATIONS FACILITIES

MODIFICATIONS

- A. BICYCLE REPAIR, PROVIDED IT IS DONE WITHIN A COMPLETELY ENCLOSED BUILDING.
- B. DRY CLEANING, WITH NO ON-PREMISE DRY-CLEANING OR LAUNDERING (DROP-OFF ONLY).
- C. ELECTRONIC AND PINBALL GAME ROOMS WITHIN A COMPLETELY ENCLOSED BUILDING AND WITH NO MORE THAN FOUR GAME MACHINES PER BUSINESS.
- D. RESTAURANT USE IS ALLOWED ONLY IF APPROVED BY THE EPC IN CONJUNCTION WITH A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT THAT DEMONSTRATES ADEQUATE BUFFERING AND PROTECTION OF ADJACENT RESIDENTIAL USES FROM ADVERSE EFFECTS OF NOISE, LIGHTING, POLLUTION, TRAFFIC AND ODORS.

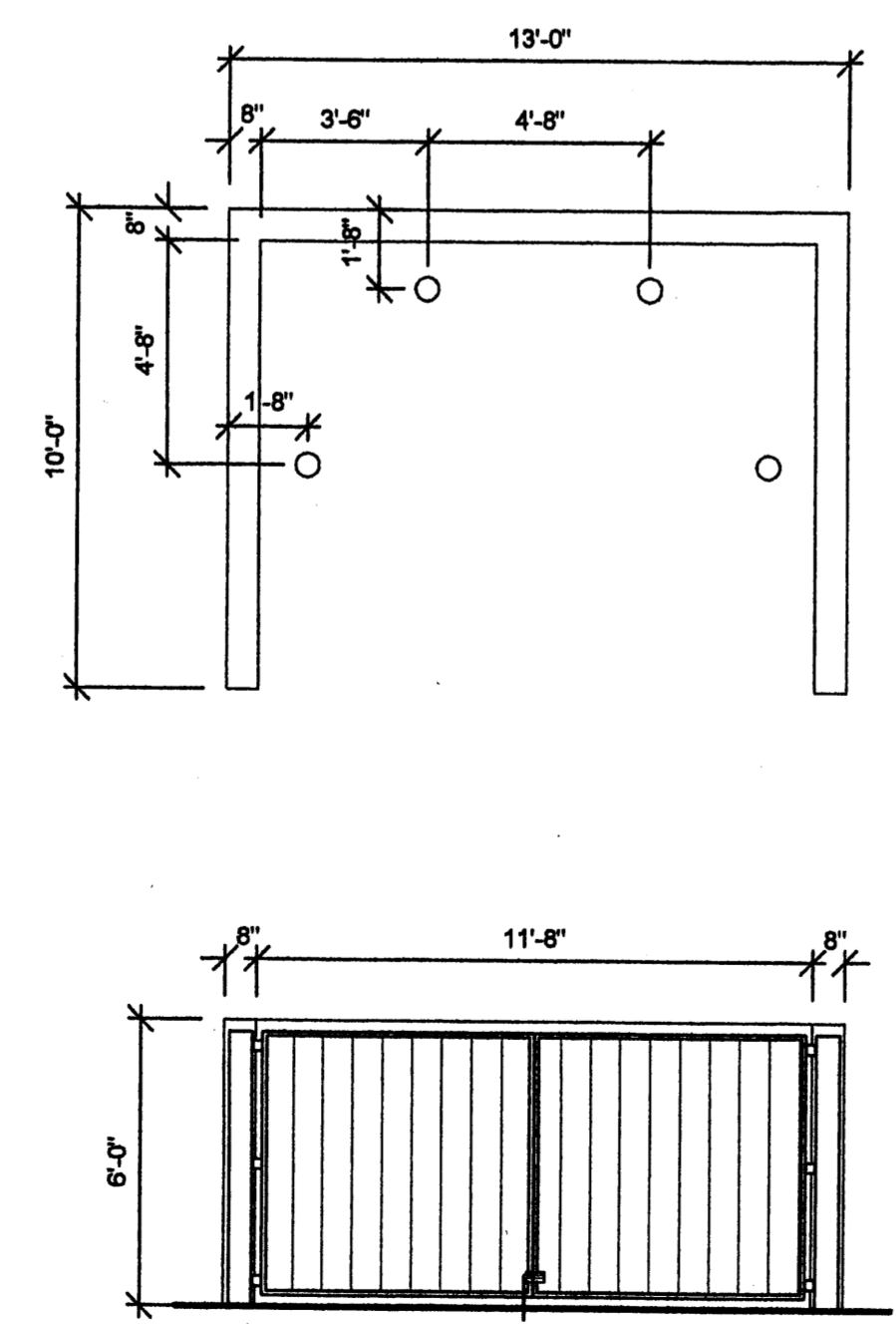


C SCREEN WALL
 N.T.S.



A SITE LIGHTING
 N.T.S.

NOTE: DUMPSTER ENCLOSURE TO MATCH SCREEN WALL MATERIAL AND CONSTRUCTION TYPE



B DUMPSTER ENCLOSURE
 N.T.S.

PROJECT NUMBER: 1003801

APPLICATION NUMBER: 08EPC-40026

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated 4/18/08 and the findings and conditions in the Official Notification of Decision approved on 4/18/08.

Is an Infrastructure List required? (X) 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	<i>Michael Heltzer</i>	5-21-08	Date
Water Utility Department	<i>Ray A. Green</i>	5-21-08	Date
Parks and Recreation Department	<i>Christine Sandora</i>	5/21/08	Date
City Engineer	<i>Bradley D. Brigham</i>	5/21/08	Date
Environmental Health Department *(conditional)	<i>Michael Heltzer (existing)</i>	5/13/08	Date
Solid Waste Management	<i>Paul Chast</i>	5/21/08	Date
DRB Chairperson, Planning Department	<i>Paul Chast</i>	5/21/08	Date

* Environmental Health, if necessary

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

PROJECT TITLE: CARLISLE SHOPS
 CARLISLE AND INDIAN SCHOOL
 ALBUQUERQUE, NM

PROJECT MANAGER: George Rainhart, AIA

DRAWN BY: JCS

JOB NO.:

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 03.03.08

SCALE: AS NOTED

SHEET: AS1.1 of