

**A. GENERAL INFORMATION**

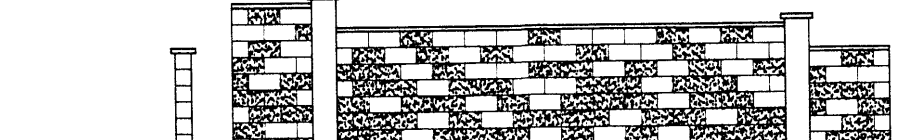
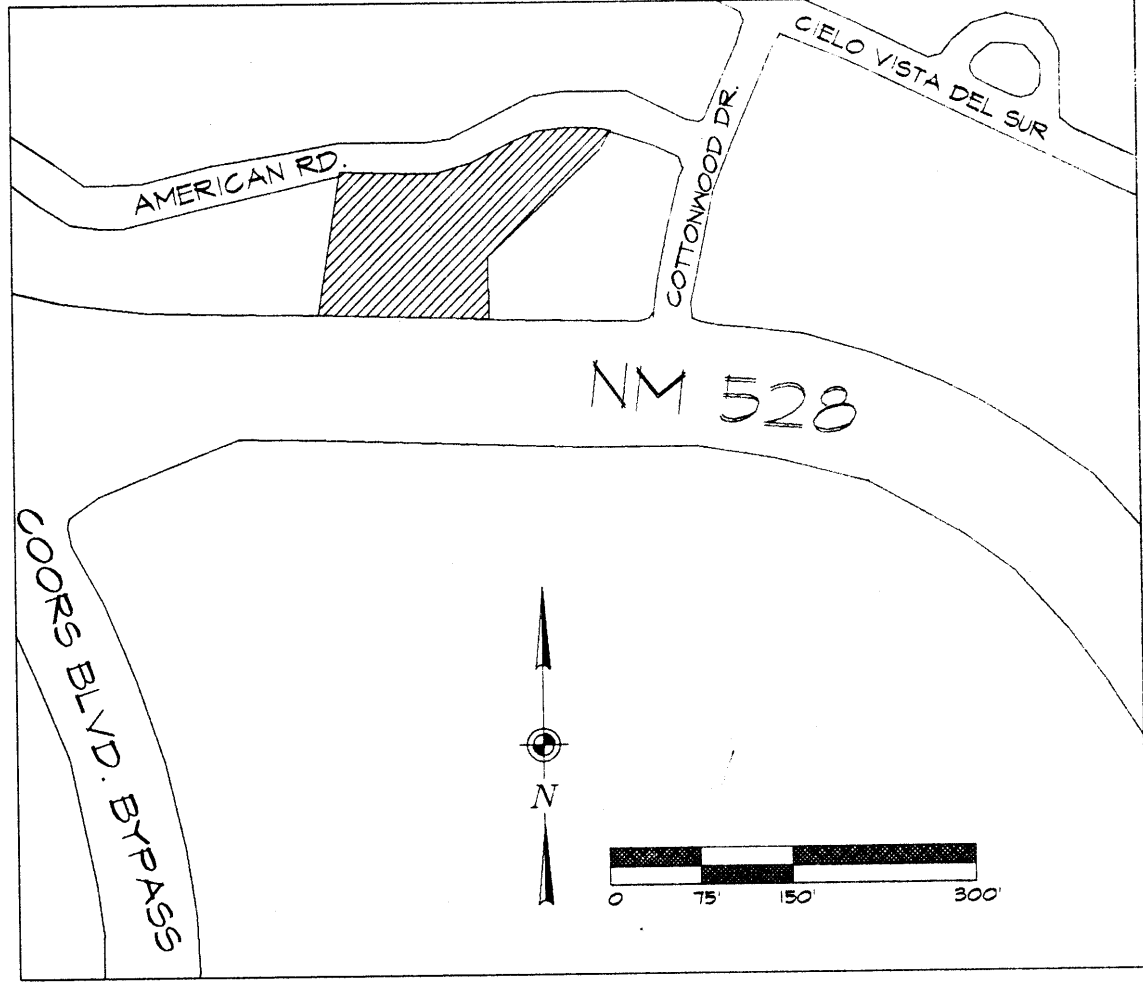
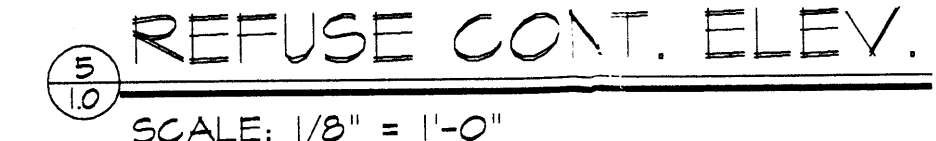
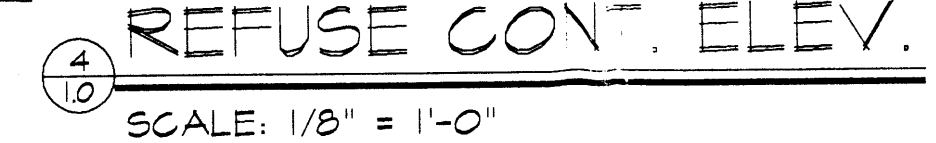
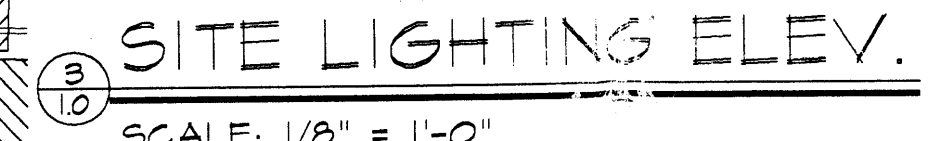
- A. BUILDING FOOTPRINT = 8,499 S.F.
- B. PARKING / AUTO. CIRCULATION = 38,351 S.F.
- C. PEDESTRIAN CIRCULATION = 8,783 S.F.
- D. LANDSCAPING = 24,583 S.F.

**B. PROPOSED DEVELOPMENT**

1. STRUCTURAL
  - A. FIRST FLOOR = 8,499 S.F.
  - B. LOWER LEVEL = 1,173 S.F.
  - C. TOTAL S.F. = 9,672 S.F.
  - D. PROPOSED USE: IP 22E (RESTAURANT)
2. PARKING AND INTERNAL CIRCULATION (BUILDING FIRE OCCUPANCY LOAD = 260)
  - A. PARKING SPACES REQUIRED = 87
  - B. TOTAL PARKING SPACES PROVIDED = 91
  - C. H.C. PARKING SPACES REQUIRED = 4
  - D. H.C. PARKING SPACES PROVIDED = 5
  - E. BICYCLE RACK SPACES PROVIDED = 5
  - F. BICYCLE RACK SPACES REQUIRED = 6
  - G. MOTORCYCLE SPACES REQUIRED = 0
  - H. MOTORCYCLE SPACES PROVIDED = 6
  - (NOTE: SC = SMALL CAR PARKING SPACE PAINTED SIGNAGE.)

**C. EPC CONDITIONS**

1. RESPONSE TO EPC CONDITION #5  
CROSS ACCESS TO THE PARCEL ON THE WEST WILL BE PROVIDED UPON DEVELOPMENT OF THAT PARCEL, ALONG THE WEST PROPERTY LINE.
2. RESPONSE TO EPC CONDITION #6  
NO AMPLIFIED SOUND OR OUTDOOR SPEAKERS SHALL BE ALLOWED.
3. RESPONSE TO EPC CONDITION #7  
LIGHT FIXTURES SHALL BE FULLY SHIELDED TO PROHIBIT FUGITIVE LIGHT SPILLAGE ONTO SURROUNDING RESIDENTIAL PROPERTIES.
4. RESPONSE TO EPC CONDITION #11  
METAL BUILDING AND SIGNAGE MATERIALS WILL BE NON-REFLECTIVE AS PER THE SEVEN BAR SECTOR DEVELOPMENT PLAN DESIGN REQUIREMENTS



**RETAINING WALL ZONING COMPLIANCE**

1. VERTICAL PILASTERS WITH A MINIMUM PROJECTION OF TWO INCHES FROM THE PUBLIC SIDE OF THE WALL SURFACE AT INTERVALS OF NO MORE THAN 20 FEET IN LENGTH.
2. A CONTINUOUS OVERHANG CAP ALONG THE LENGTH OF THE WALL PROJECTING AT LEAST TWO INCHES FROM THE PUBLIC FACE OF THE WALL.
3. EXPOSED FLAT FACED CMU BLOCKS EQUAL TO LESS THAN 50 PERCENT OF THE WALL FACADE.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

PROJECT NUMBER: 1204366  
 APPLICATION NUMBER: ASDRR-01294

*William J. Pineda* 12-16-05 DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

*Christina Sandoval* 11-23-05 DATE  
 WATER UTILITY DEPARTMENT

*Mark S.* 11-23-05 DATE  
 PARKS AND RECREATION DEPARTMENT

*NA* DATE  
 ENVIRONMENTAL HEALTH DEPARTMENT

*DMatson* 12/16/05 DATE  
 SOLID WASTE MANAGEMENT

*DMatson* 12/16/05 DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT

PROJECT: **THE FALLS RESTAURANT**

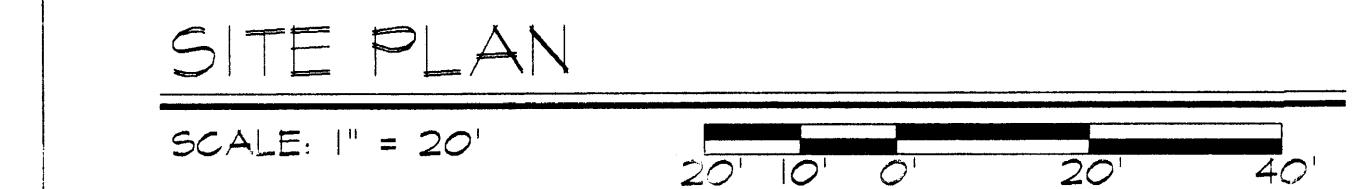
REVISIONS: 12/9/05 DRB TRANSPORTATION CORRECTIONS

JOB NUMBER: 0503

SHEET TITLE: **SITE PLAN FOR BUILDING PERMIT**

C-B-L ARCHITECTS, LTD. ARCHITECTS + PLANNERS, AIA  
 1700 LOSCAMER BLVD NE, SUITE 300 ALBUQUERQUE, NM 87112  
 PHONE (505) 763-1100 FAX (505) 763-1000

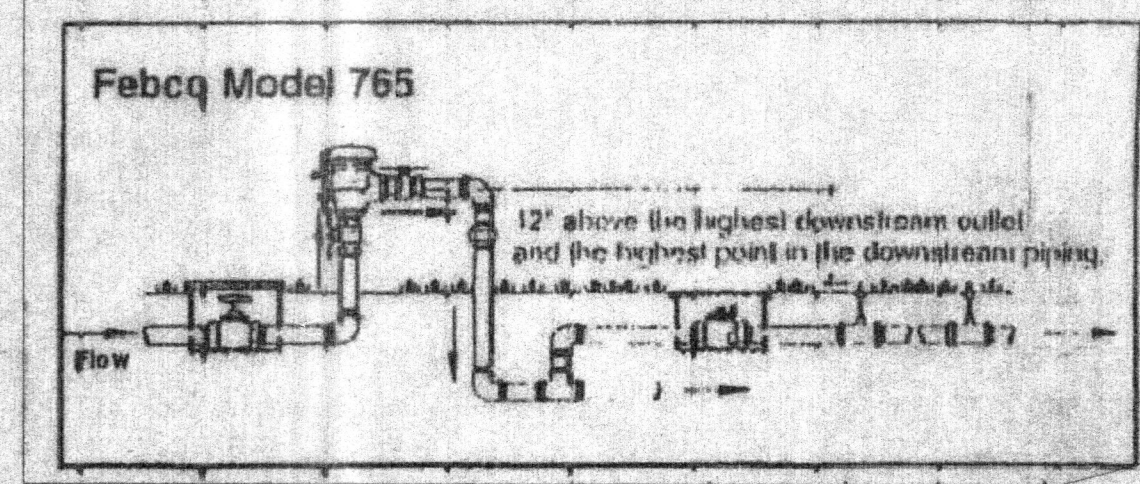
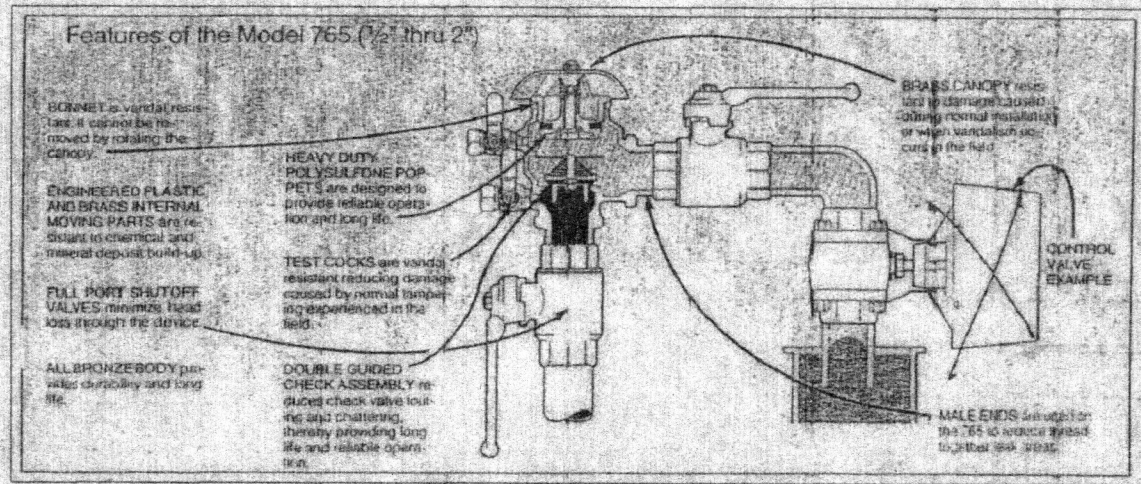
DATE: 12/15/05 SHEET NO: DRB 1.0



PROJECT 1004366

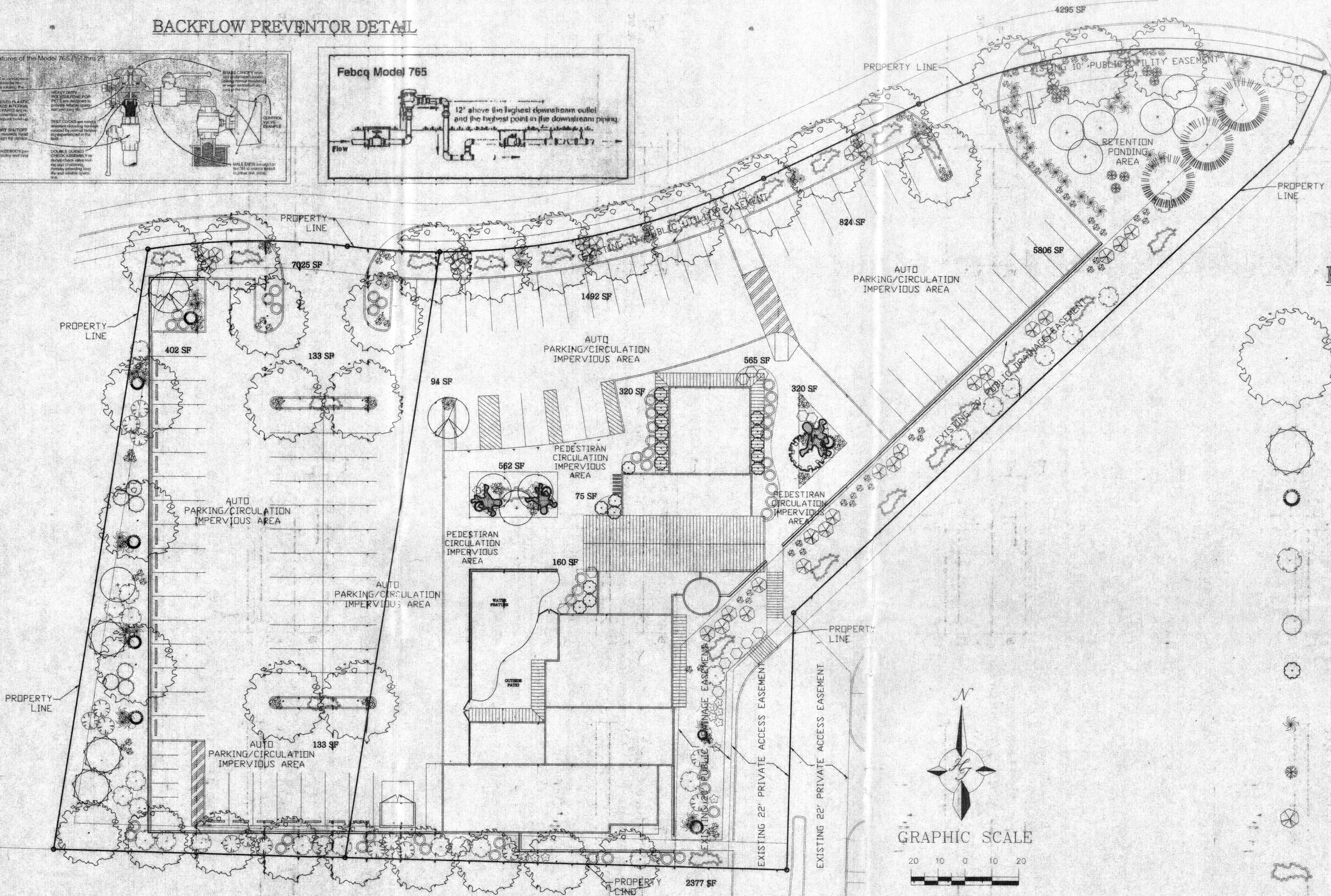


**BACKFLOW PREVENTOR DETAIL**



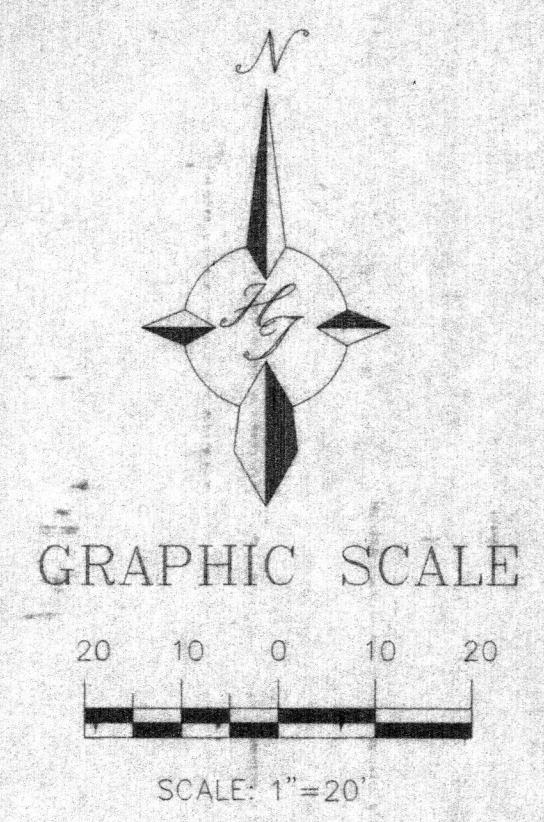
**A. GENERAL INFORMATION**

1. HIGH POLLON PRODUCING PLANTS WILL BE SUBSTITUTED AS PER EPC SUGGESTIONS.



**PLANT LEGEND**

- ASH (H) OR HONEY LOCUST (M) 23  
Fraxinus pennsylvanica  
Gleditsia triacanthos  
2" Cal.
- DESERT WILLOW (L) 5  
Chilopsis linearis  
15 Gal. 225sf
- MUGO PINE (M) 10  
Pinus mugo  
5 Gal. 36sf
- BIRD OF PARADISE (L) 13  
Caesalpinia gilliesii  
5 Gal. 100sf  
-and-  
BUTTERFLY BUSH (M) 14  
Buddleia davidii  
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 6  
Rhus trilobata  
5 Gal. 36sf
- RED TIP PHOTINIA (M) 18  
Photinia fraseri  
5 Gal. 25sf
- MAIDENGRASS (M) 43  
Miscanthus sinensis  
5 Gal. 16sf
- REGAL MIST (M) 9  
Muhlenbergia capillaris  
5 Gal. 9sf
- INDIAN HAWTHORN (M) 24  
Raphiolepis indica  
5 Gal. 36sf
- BUFFALO JUNIPER (L) 23  
Juniperus sabinia  
5 Gal. 225sf
- SANTA FE BROWN GRAVEL  
WITH FILTER FABRIC
- AUSTRIAN PINE (M) 6  
Pinus nigra  
6"-8'
- FLOWERING PEAR (M+) 3  
Pyrus calleryana  
2" Cal.
- NEW MEXICO OLIVE (L) 15  
Forestiera neomexicana  
15 Gal. 225sf
- ASPEN (M+) 1  
Populus tremuloides  
15 Gal.
- BLUE MIST SPIREA (M) 15  
Caryopteris clandonensis  
5 Gal. 9sf
- ROSEMARY (M) 47  
Rosmarinus officinalis  
5 Gal. 9sf
- POTENTILLA (M) 31  
Potentilla fruticosa  
2 Gal. 9sf
- BLUE AVENA (M) 23  
Elyctrichon sempervirens  
5 Gal. 9sf
- CHAMISA (L) 15  
Chrysothamnus nauseosus  
5 Gal. 25sf
- THREADGRASS (M) 108  
Stipa tenuissima  
1 Gal. 4sf
- OVERSIZED GRAVEL  
& 16 BOULDERS



**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.

Santa Fe Brown 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" polytype with flush caps at each end.

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/Builder.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA	81772	square feet
TOTAL BUILDINGS AREA	8500	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	73272	square feet
LANDSCAPE REQUIREMENT	156	square feet
TOTAL LANDSCAPE REQUIREMENT	10990	square feet
TOTAL BED PROVIDED	24583	square feet
GROUNDCOVER REQ.	756	square feet
TOTAL GROUNDCOVER REQUIREMENT	18437	square feet
TOTAL GROUNDCOVER PROVIDED	19120	square feet
TOTAL SOD AREA	0	square feet
TOTAL NATIVE SEED AREA	0	square feet
TOTAL LANDSCAPE PROVIDED	24583	square feet

**The Hilltop**  
LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 84th N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9490  
Fax (505) 898-7737  
cjohnson@hilltoplandscaping.com

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**PROJECT: THE FALLS RESTAURANT**

REVISIONS:

DATE: 11/15/05

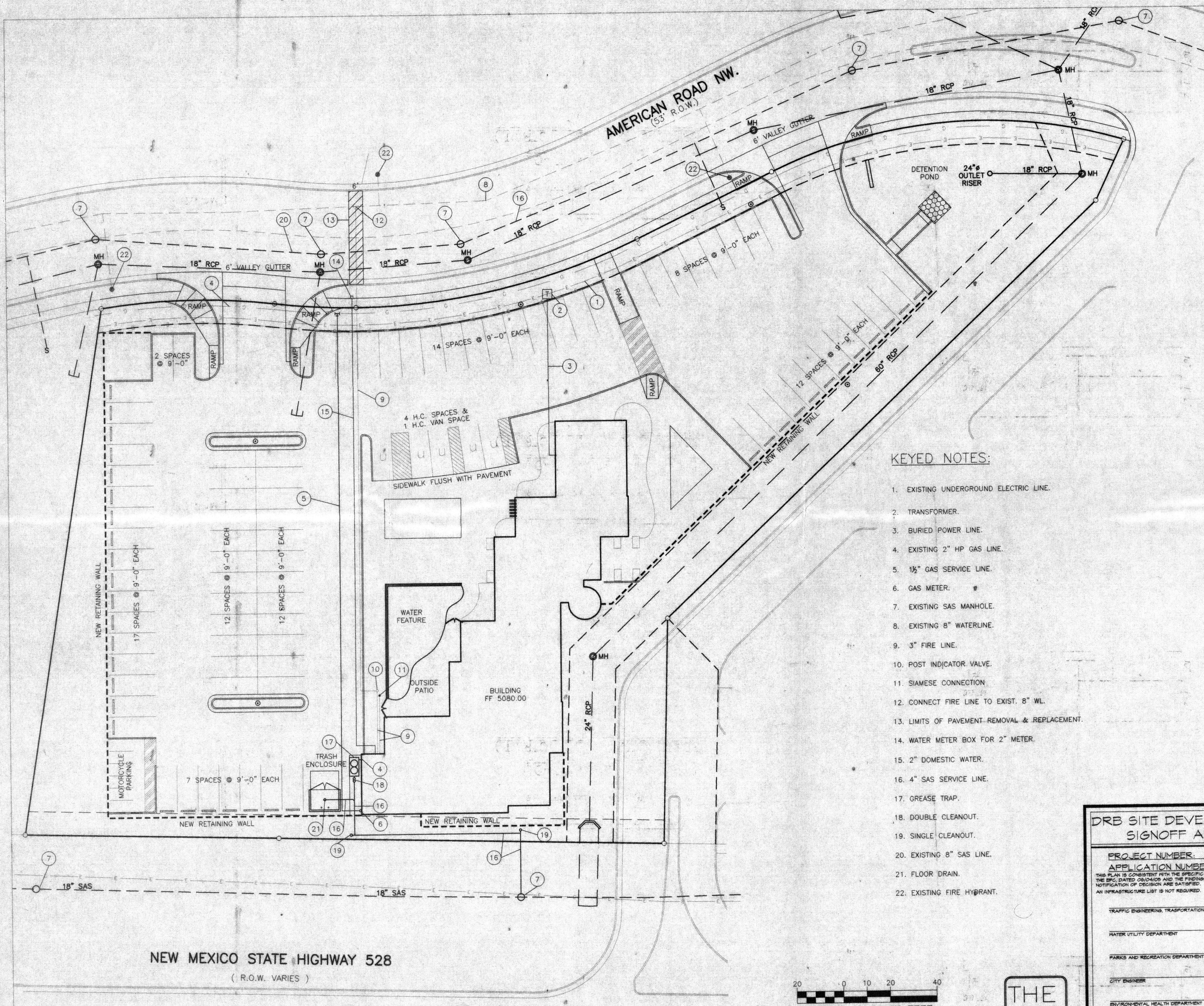
SHEET NO: DRB 2.0

JOB NUMBER: 0503

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ARCHITECTS + PLANNERS, AIA  
1000 UNIVERSITY BLVD. N.E. SUITE 300 ALBUQUERQUE, NM 87106  
PHONE (505) 763-1500 FAX (505) 763-1505

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

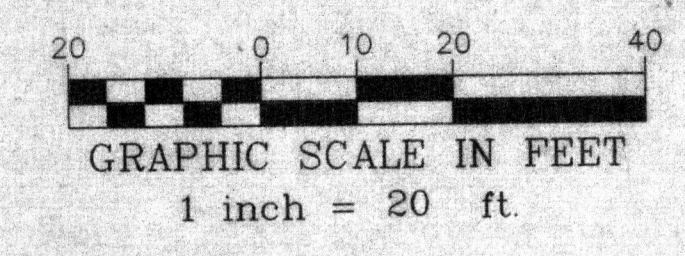




**KEYED NOTES:**

1. EXISTING UNDERGROUND ELECTRIC LINE.
2. TRANSFORMER.
3. BURIED POWER LINE.
4. EXISTING 2" HP GAS LINE.
5. 1/2" GAS SERVICE LINE.
6. GAS METER.
7. EXISTING SAS MANHOLE.
8. EXISTING 8" WATERLINE.
9. 3" FIRE LINE.
10. POST INDICATOR VALVE.
11. SIAMESE CONNECTION.
12. CONNECT FIRE LINE TO EXIST. 8" WL.
13. LIMITS OF PAVEMENT-REMOVAL & REPLACEMENT.
14. WATER METER BOX FOR 2" METER.
15. 2" DOMESTIC WATER.
16. 4" SAS SERVICE LINE.
17. GREASE TRAP.
18. DOUBLE CLEANOUT.
19. SINGLE CLEANOUT.
20. EXISTING 8" SAS LINE.
21. FLOOR DRAIN.
22. EXISTING FIRE HYDRANT.

NEW MEXICO STATE HIGHWAY 528  
( R.O.W. VARIES )



**SITE UTILITY PLAN**  
SCALE : 1"=20'

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

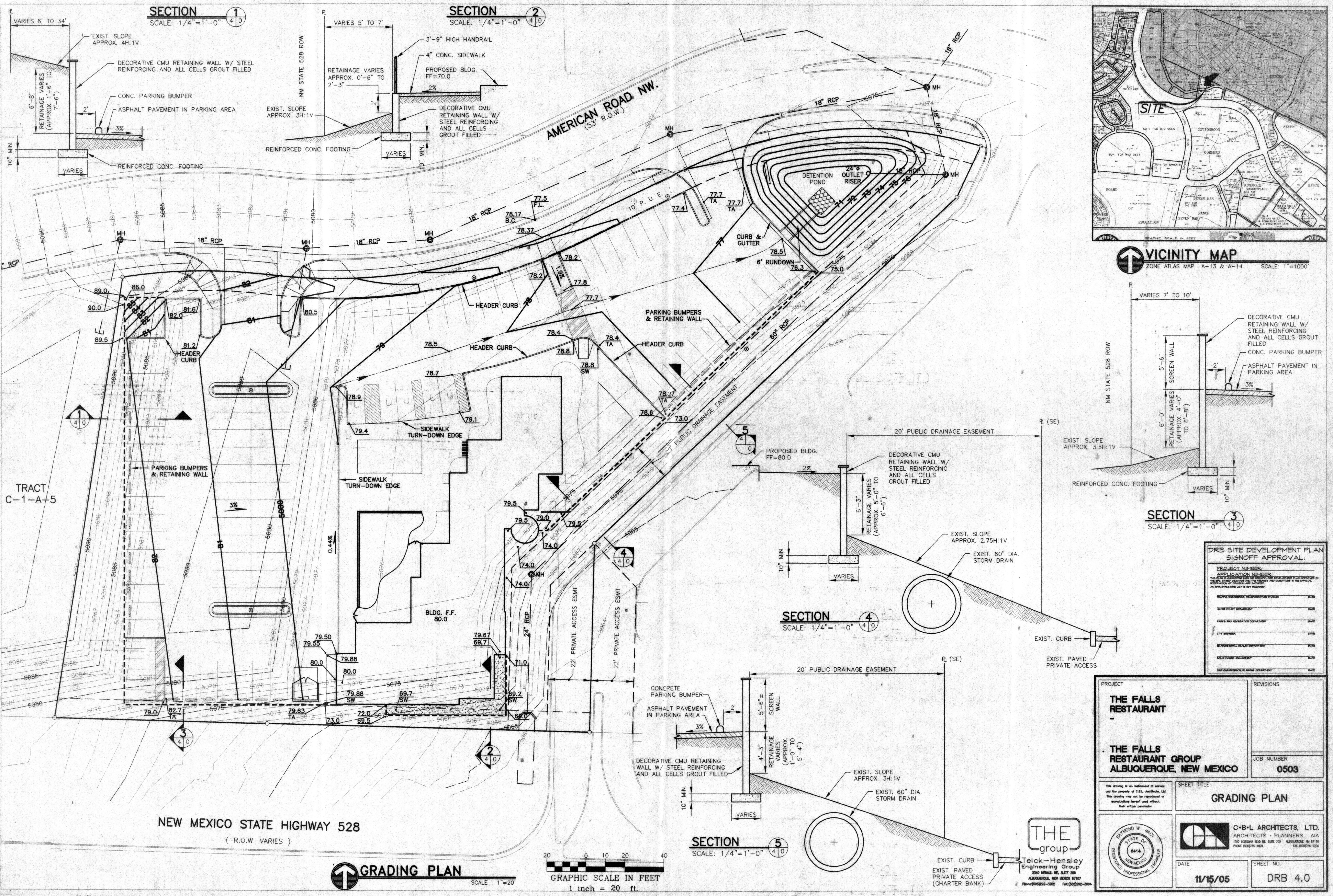
PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED 08/04/08 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.  
AN INFRASTRUCTURE LIST IS NOT REQUIRED.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT		REVISIONS	
<b>THE FALLS RESTAURANT</b>			
<b>THE FALLS RESTAURANT GROUP ALBUQUERQUE, NEW MEXICO</b>		JOB NUMBER <b>0503</b>	
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SHEET TITLE		DATE	
<b>SITE UTILITY PLAN</b>		<b>11/15/05</b>	
		SHEET NO. <b>DRB 3.0</b>	





**SECTION 1**  
SCALE: 1/4"=1'-0" 4/0

**SECTION 2**  
SCALE: 1/4"=1'-0" 4/0

**VICINITY MAP**  
ZONE ATLAS MAP A-13 & A-14 SCALE: 1"=1000'

**SECTION 3**  
SCALE: 1/4"=1'-0" 4/0

**SECTION 4**  
SCALE: 1/4"=1'-0" 4/0

**SECTION 5**  
SCALE: 1/4"=1'-0" 4/0

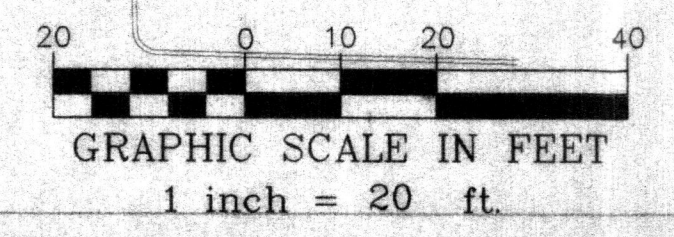
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_  
 THE FOLLOWING INDICATES THE DESIGN AND DEVELOPMENT PLAN APPROVED BY THE DRB. ANY CHANGES TO THE DESIGN AND DEVELOPMENT PLAN APPROVED BY THE DRB MUST BE APPROVED BY THE DRB. ANY CHANGES TO THE DESIGN AND DEVELOPMENT PLAN APPROVED BY THE DRB MUST BE APPROVED BY THE DRB.

PROJECT NUMBER	DATE
APPLICATOR	DATE
DESIGNER	DATE
ENGINEER	DATE
PLANNING	DATE
DRB	DATE

<b>PROJECT</b> <b>THE FALLS RESTAURANT</b>		<b>REVISIONS</b>	
<b>THE FALLS RESTAURANT GROUP</b> ALBUQUERQUE, NEW MEXICO		JOB NUMBER <b>0503</b>	
SHEET TITLE <b>GRADING PLAN</b>			
<b>THE group</b> Telck-Hensley Engineering Group 2340 MENA, NE, SUITE 300 ALBUQUERQUE, NEW MEXICO 87110 Phone: (505) 262-3332 Fax: (505) 262-3364		SHEET NO. <b>DRB 4.0</b>	
DATE <b>11/15/05</b>		DATE <b>11/15/05</b>	

**GRADING PLAN**  
SCALE: 1"=20'



**NEW MEXICO STATE HIGHWAY 528**  
(R.O.W. VARIES)

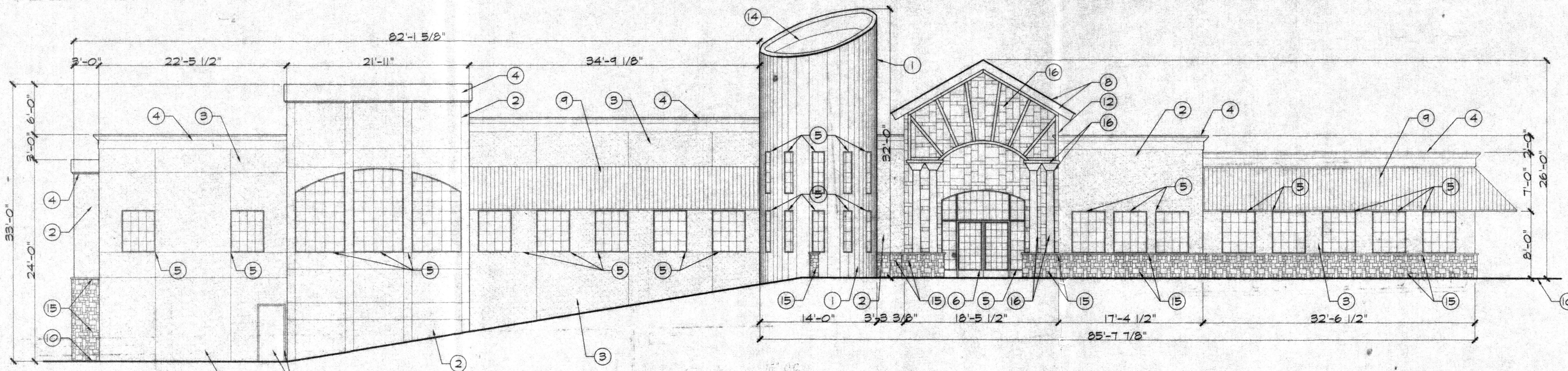


EPC CONDITIONS

1. RESPONSE TO EPC CONDITION #11  
 METAL BUILDING AND SIGNAGE MATERIALS WILL BE NON-REFLECTIVE AS PER THE SEVEN-BAR SECTOR DEVELOPMENT PLAN DESIGN REQUIREMENTS

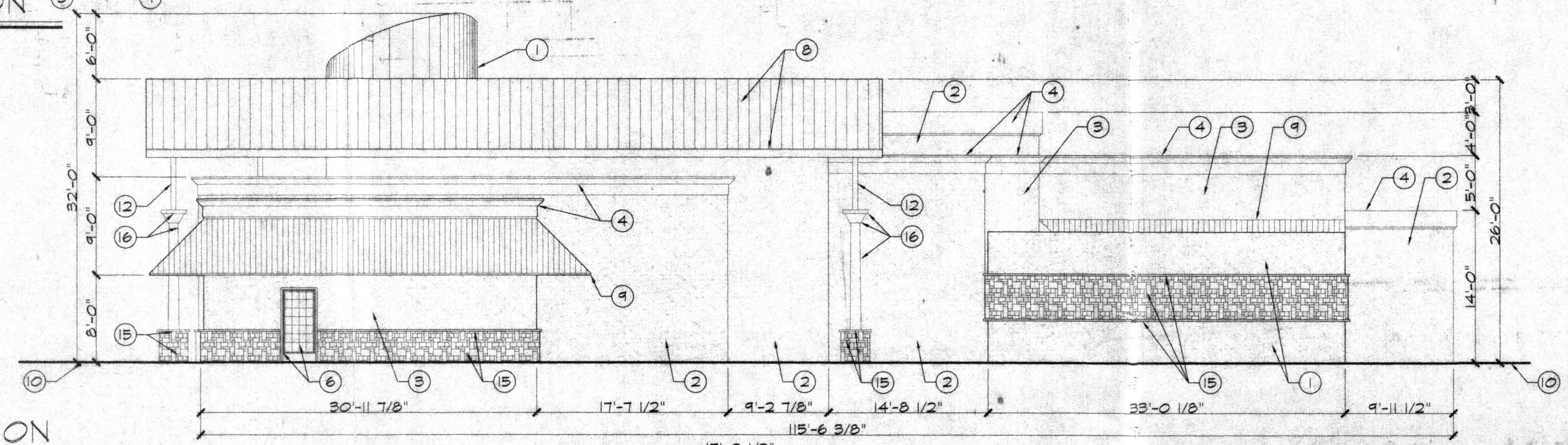
KEYED NOTES

1. EXTERIOR INSULATION AND FINISH SYSTEM, COLOR: SAGE GREEN
2. EXTERIOR INSULATION AND FINISH SYSTEM, COLOR: BROWN TAN
3. EXTERIOR INSULATION AND FINISH SYSTEM, COLOR: PEACH TAN
4. EXTERIOR INSULATION AND FINISH SYSTEM, COLOR: YELLOW TAN
5. ALUMINUM CLAD WOOD WINDOW AND FRAME, COLOR: DARK GREEN
6. ALUMINUM CLAD WOOD DOOR AND FRAME, COLOR: DARK GREEN
7. METAL DOOR AND FRAME, COLOR: MATCH SURROUNDING FINISH COLOR
8. METAL ROOFING AND FACIA, COLOR: DARK GREEN
9. FIXED FABRIC AWNINGS, COLOR: DARK GREEN
10. GRADE
11. METAL SHEET WITH CUT OUT LETTERING WITH BACKLIGHTING, COLOR: RUST
12. HEAVY TIMBER WOOD TRUSS SYSTEM, COLOR: DARK BRONZE
13. METAL SIGN LETTERING WITH BACKLIGHTING, COLOR: DARK BRONZE
14. METAL FRAMED SKYLIGHT, COLOR: DARK BRONZE
15. CULTURED STONE, COLOR: WARM TO COOL EARTHTONE TANS
16. CULTURED STONE, COLOR: COOL GREY
17. CAST IN PLACE CONCRETE, COLOR: COOL GREY



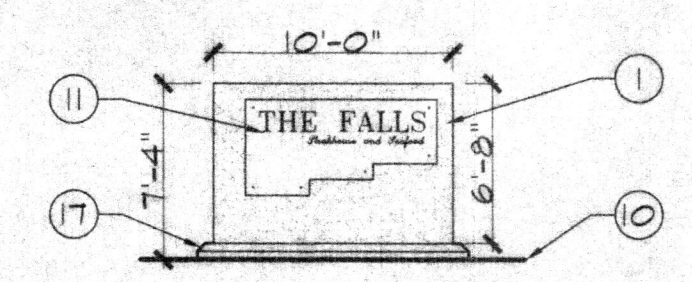
1  
4.0 EAST ELEVATION

SCALE: 1/8" = 1'-0"



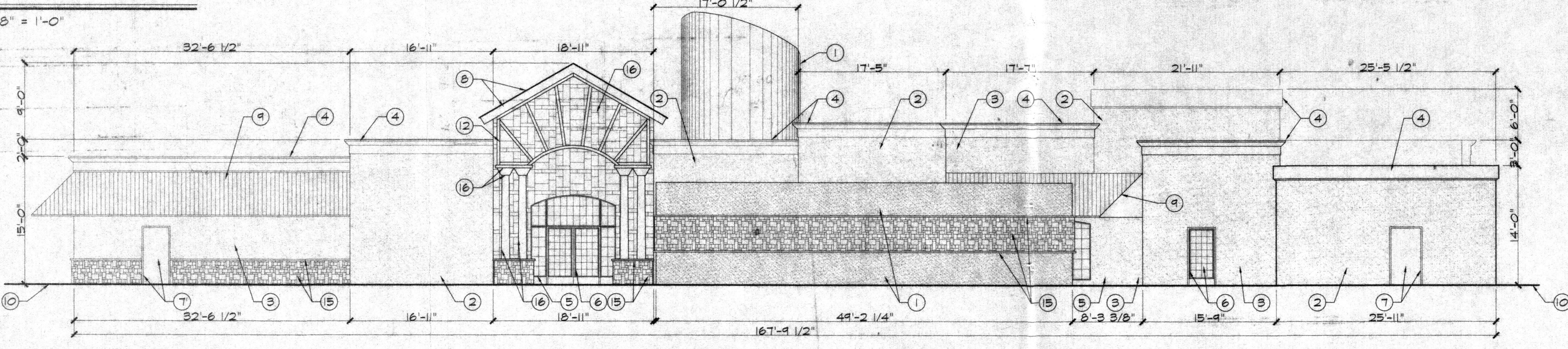
2  
4.0 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



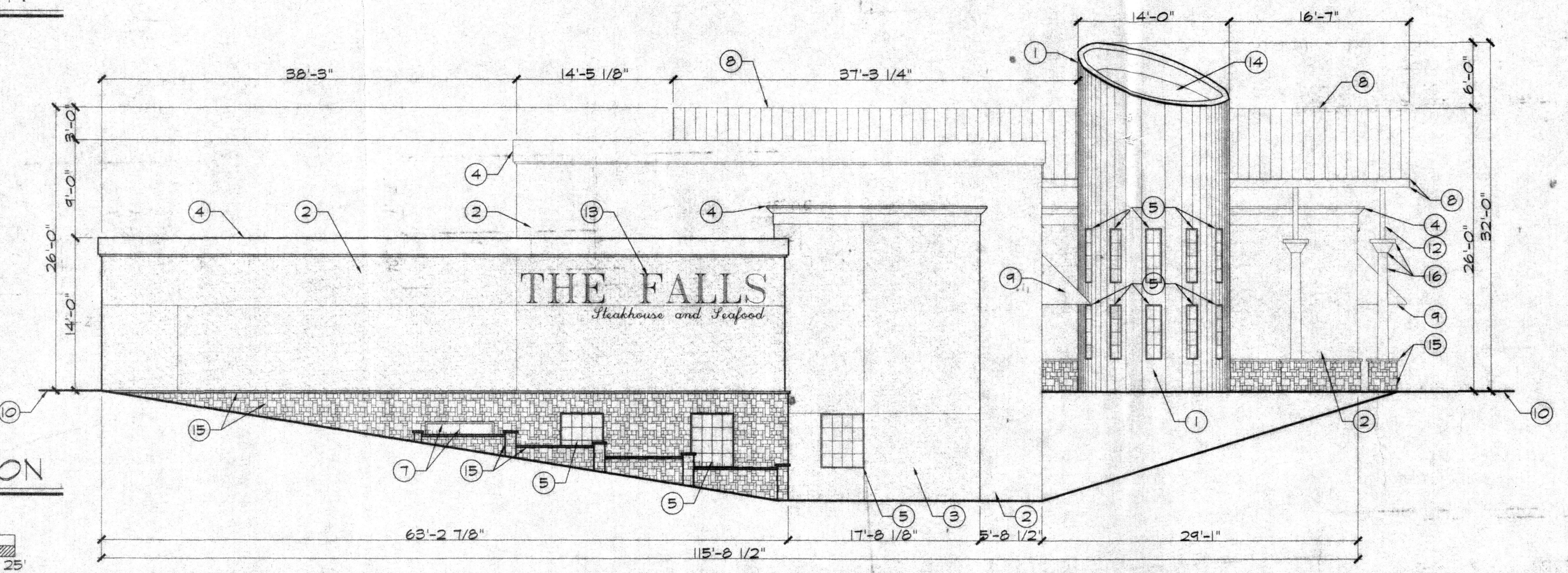
4  
4.0 SIGN ELEVATION

SCALE: 1/8" = 1'-0"  
 SIGN FACE AREA: 67 SQUARE FEET



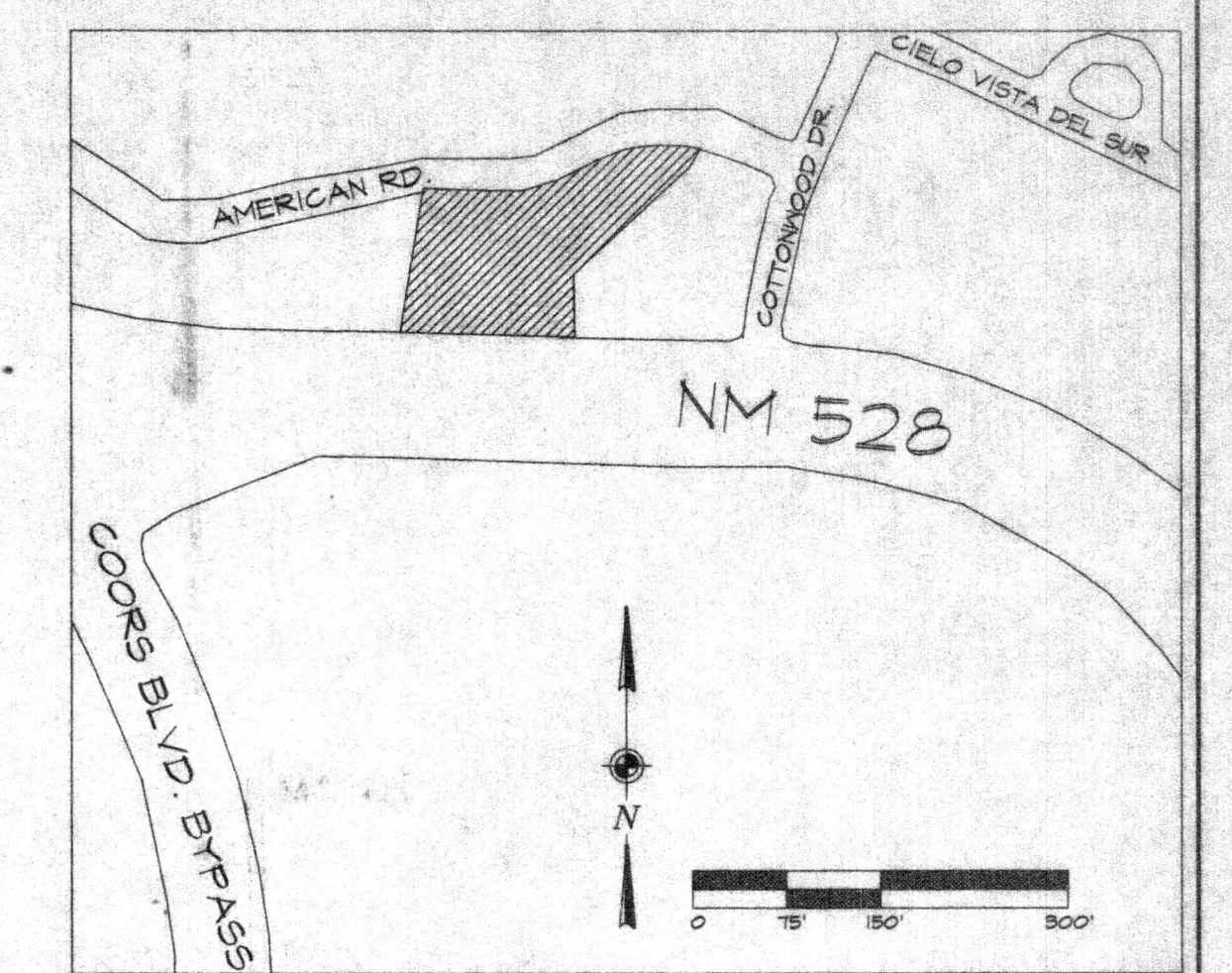
3  
4.0 WEST ELEVATION

SCALE: 1/8" = 1'-0"



5  
4.0 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



LOCATION MAP

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

PROJECT NUMBER: \_\_\_\_\_  
 APPLICATION NUMBER: \_\_\_\_\_

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED 02/04/05 AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED. AN INFRASTRUCTURE LIST IS NOT REQUIRED.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PROJECT <b>THE FALLS RESTAURANT</b>	REVISIONS
JOB NUMBER <b>0503</b>	
SHEET TITLE <b>BUILDING AND STRUCTURE ELEVATIONS</b>	
DATE <b>11/15/05</b>	SHEET NO. <b>DRB 5.0</b>

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