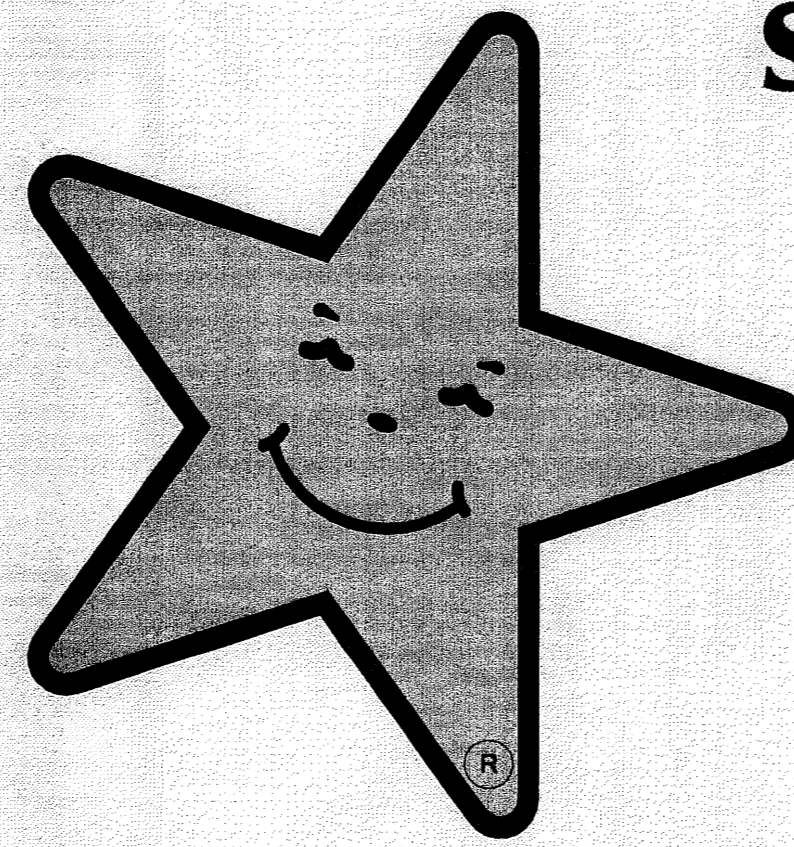


OWNER
 Estrella del Rio Grande, Inc.
 119 MacIver, Suite A
 Bishop CA 93514
 (760) 873-7234
 Fax (760) 873-6664
 E-mail: bandtwiles@aol.com
 Contact: Mr. Brett Wiles

ARCHITECT
 Schlegel Lewis Architects
 1620 Central Ave. SE
 Albuquerque, NM 87106
 (505) 247-1529
 Fax: (505) 243-6701
 E-mail: gdi@mac.com
 Contact: James Lewis

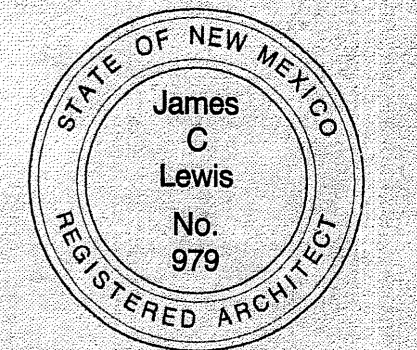
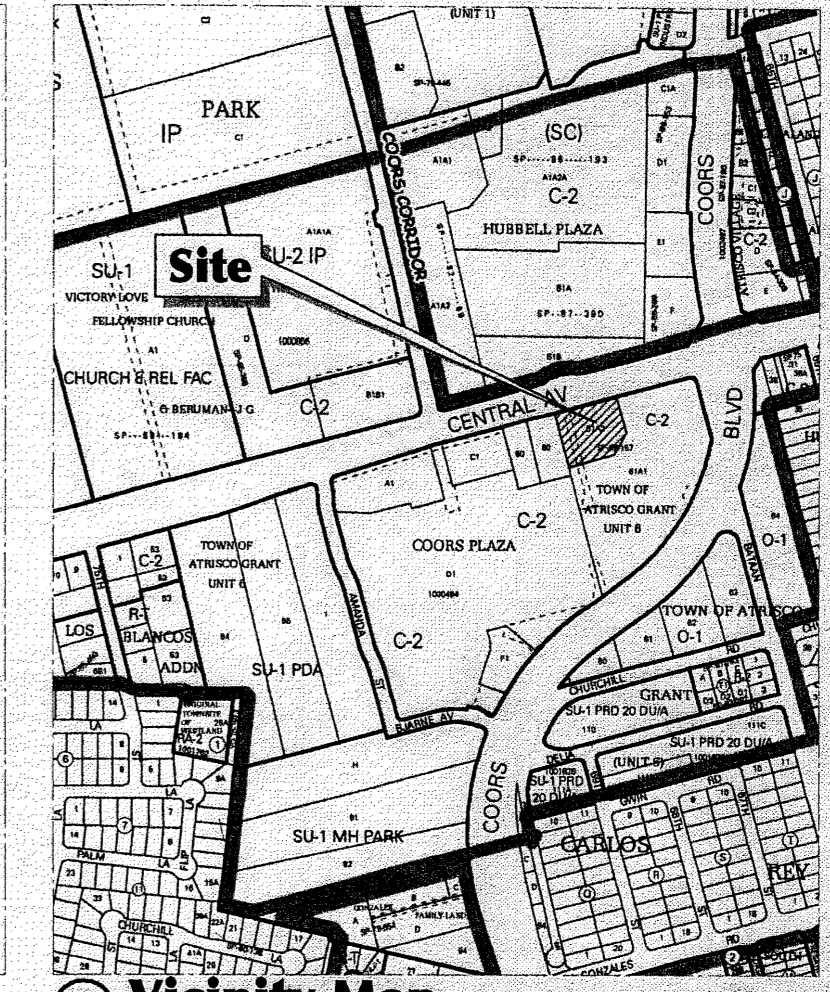
CIVIL ENGINEER
 D. Mark Goodwin and Associates, P.A.
 P.O. Box 90606
 Albuquerque, NM 87199
 (505) 828-2200, Fax: (505) 797-9539
 E-mail: mark@goodwinengineers.com
 Contact: Mark Goodwin



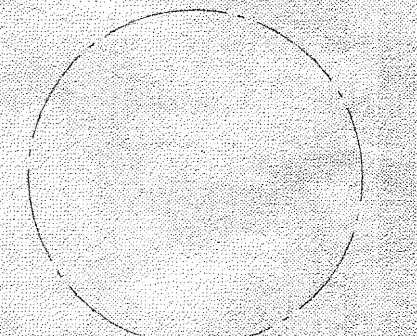
Site Development Plan for Building Permit and Subdivision

Carl's Jr.

Central Ave and Coors Rd



CONSULTANT



AB Project Team

T Project Title

D Vicinity Map

ADDRESS: 6700 Central Ave SW
 Albuquerque, New Mexico

LEGAL DESCRIPTION
 PARCELS: Lot 61A2-A, 61A2-B
 SUBDIVISION: Town of Atrisco Grant, Unit 6
 UPC#: 101005744821140708

ZONE ATLAS PAGE: K-10

LAND USE ZONING: C-2 SC

PARKING (Restaurant: (1 space per 4 seats))

Required:	Parcel 61A2-B	61A2-A
92/4-23	88/4-22	
10% bus discount = 3.0 Spaces	-2.3	-2.2
Total =	20.7	19.8
Provided:		
Standard Spaces	21	21
Small Car Spaces	2	0
H/C Space	1	1
Total	24	22

BICYCLE PARKING (1 space/20 parking spaces)

Required:	1.2	1.1
Provided:	2	2

Schlegel Lewis Architects
 1620 Central Ave SE
 Albuquerque, NM 87106
 (505) 247-1529
 FAX (505) 243-6701
 gdi@mac.com

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C Notes

PROJECT SUMMARY

This project incorporates approximately 5,400 square feet of quick serve type restaurant buildings including drive through windows, and will be built in two phases. The first phase is for a Carl's Jr. restaurant of approximately 2,700 square feet. The second phase is for an unknown restaurant of approximately 2,700 square feet.

The project includes towers, tile accents and tile roofs. The site features a large landscape buffer and outdoor patios.

The building style (single story retail) is comparable to the surrounding development. The color scheme, building materials and landscaping is similar to the surrounding development and conforms to the approved site development plan.

B Project Summary

- SDP-1 COVER SHEET
- SDP-2 SITE PLAN
- SDP-3 LANDSCAPE PLAN
- SDP-4 BUILDING ELEVATIONS
- SDP-5 CONCEPTUAL UTILITY PLAN

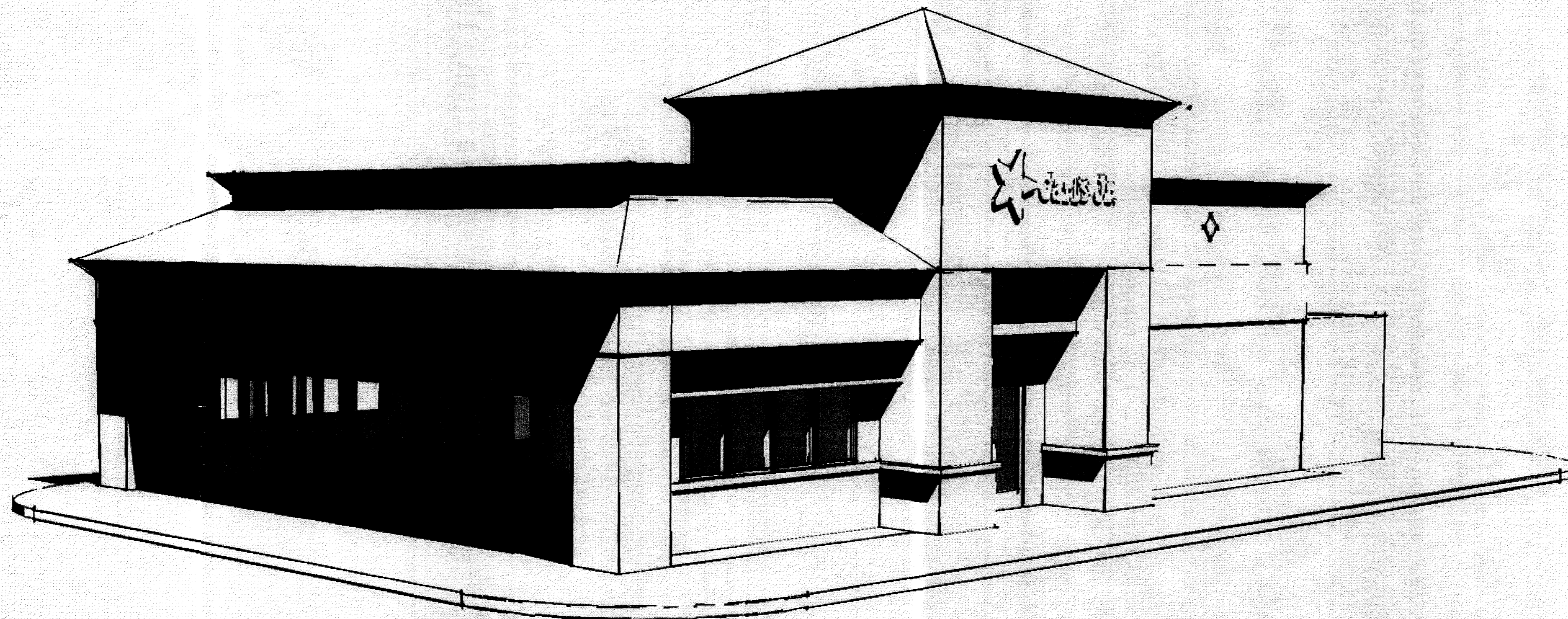
ISSUE DATE:
11 October, 2005

REVISIONS:
18 October, 2005

**Cover Sheet
 and Notes**

PROJECT 0519 SHEET **SDP-1** OF 5

A Index



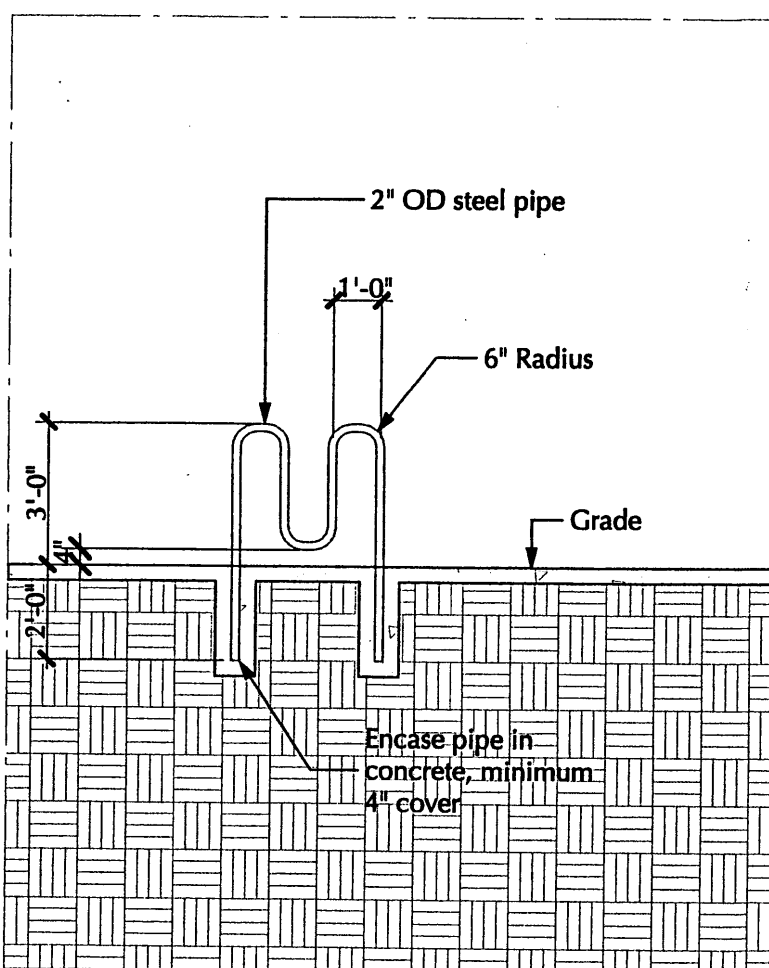
Y Perspective

DRAW 1004481

Site Development Plan for Building Permit
 and Site Development Plan for Subdivision
Carl's Jr. Restaurant
 Central and Coors
 Albuquerque, NM 87121

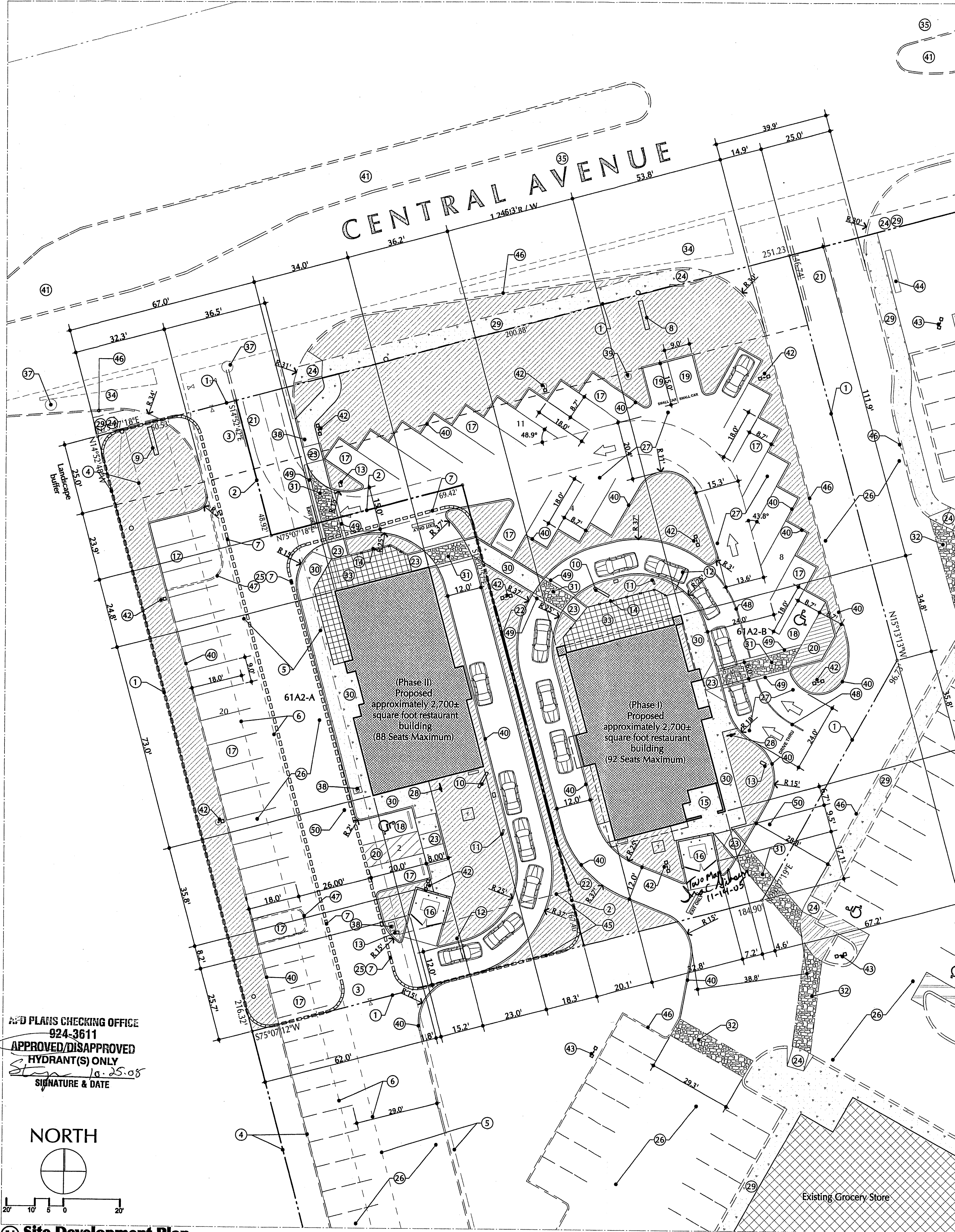
- KEYED NOTES**
- Existing property line (typical).
 - Proposed property line (with this plat)
 - There is a proposed blanket cross access easement for the benefit of these two sites
 - Existing 10' PNM & Qwest easement.
 - Existing 25' public waterline and sewerline easement.
 - Existing 10' public utility easement.
 - Areas enclosed by the heavy dashed line are part of phase II
 - Proposed monument sign (Carl's Jr.) See detail 'T' on sheet SDP-4
 - Proposed monument sign (Phase II restaurant) See detail 'S' on sheet SDP-4
 - Drive through menu sign and order station, -See detail 'Q' on sheet SDP-4
 - Drive through preview menu sign, -See detail 'D' on sheet SDP-4
 - Drive through clearance sign
 - Directional sign, -See detail 'R' on sheet SDP-4
 - 42" high wrought iron fence at drive through side of patio.
 - Proposed screened staging area for trash and deliveries
 - Dumpster enclosure, see elevation detail 'C' on sheet SDP-4
 - Typical parking space 9'-0" wide (8'-6" minimum) x 20' with concrete wheel stop (or 18' x 2' overhang with 8' wide walk)
 - Typical HC parking space 8'-6" x 20' with concrete wheel stop
 - Typical small car parking space 8'-0" x 15'-0". Provide "SMALL CAR" marking on pavement at the front of the space
 - 8' wide handicap aisle for van space
 - Existing common drive pad
 - 36" high x 86" long wall separating the drive through lanes. (Split face block to match building). Part of Phase II.
 - Proposed curb ramp.
 - Existing curb ramp
 - Temporary 6" high asphalt curb at phase II line
 - Existing asphalt paving
 - Proposed asphalt or black concrete paving
 - Bicycle rack (2 spaces minimum). See detail 'Y' sheet SDP-2.
 - Existing 6' wide concrete sidewalk
 - Proposed concrete sidewalk.
 - Proposed colored and textured concrete crosswalk (match existing).
 - Existing colored and textured concrete crosswalk
 - Colored and scored concrete patio
 - Existing deceleration taper.
 - Existing turn lane
 - Existing fire hydrant location
 - Existing manhole
 - Proposed water meters.
 - Proposed lighted flag pole.
 - Concrete curb
 - Existing street median
 - Site light fixture, -See detail 'E' on sheet SDP-2
 - Existing site lighting fixture.
 - Existing grocery store sign.
 - Proposed 20' private water and sewer easement.
 - Existing Curb
 - Existing curb to be removed
 - 4" wide solid white stripe
 - 12" wide solid white stripe
 - Delivery vehicles shall stop and unload in this location

Keyed Notes

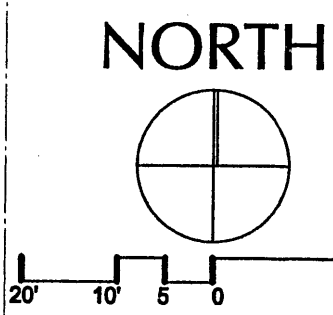


Bike Rack

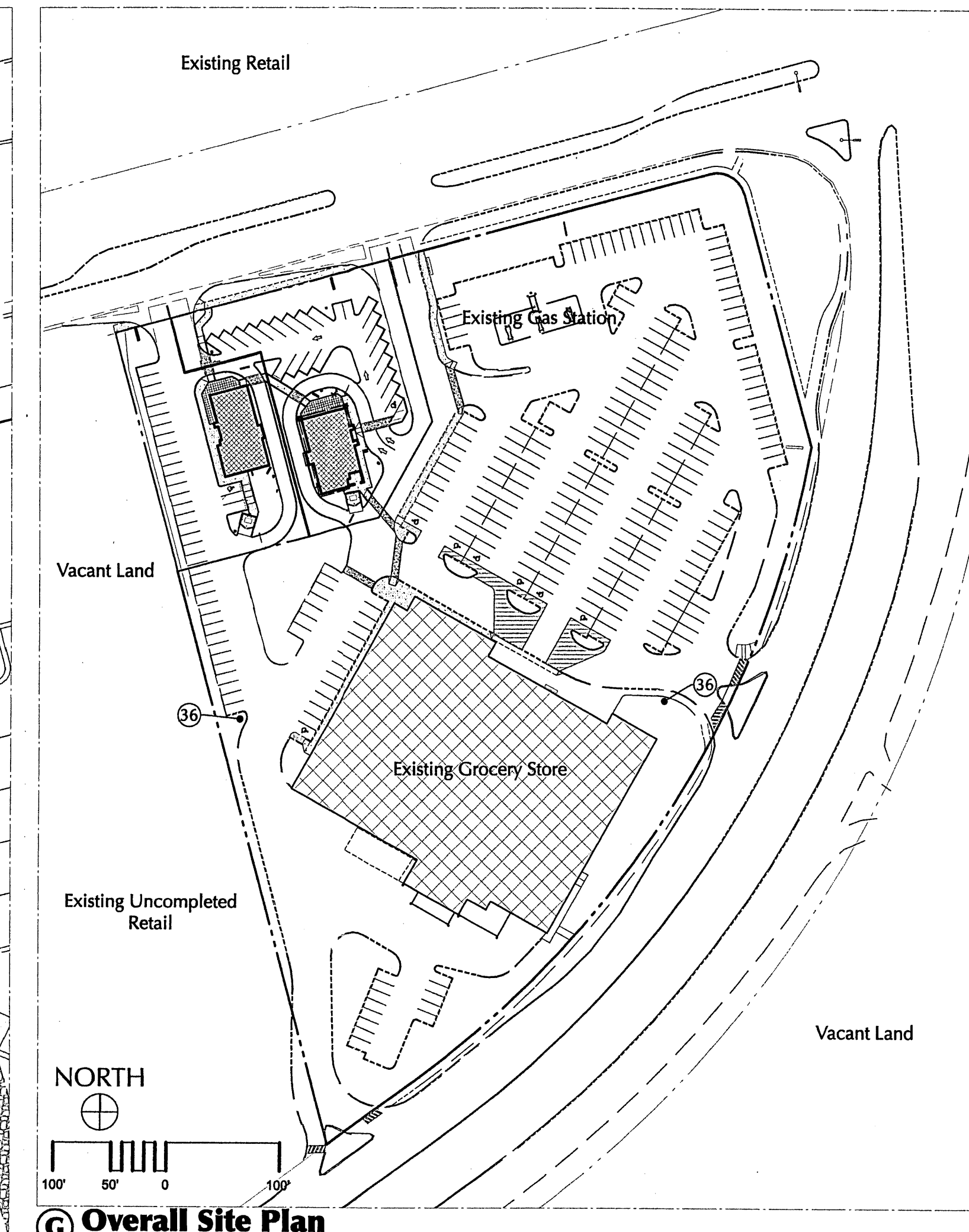
Scale: 1/4" = 1'-0"



APPROVED/DISAPPROVED HYDRANT(S) ONLY
 SIGNATURE & DATE
 10/25/05



Site Development Plan



Overall Site Plan

ADDRESS: 6700 Central Ave SW
 Albuquerque, New Mexico

LEGAL DESCRIPTION
 PARCELS: Lot 61A2-A, 61A2-B
 SUBDIVISION: Town of Arisco Grant, Unit 6
 UPC#: 101005744821140708

ZONE ATLAS PAGE: K-10

LAND USE ZONING: C-2 SC

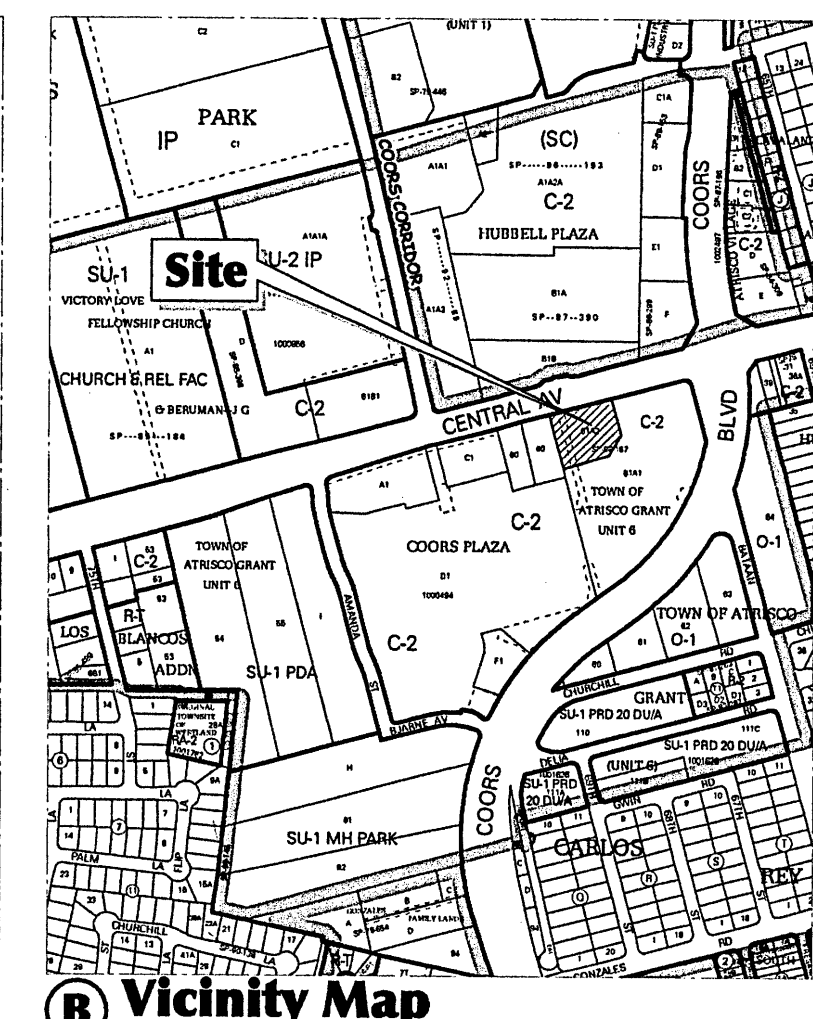
PARKING (Restaurant: 1 space per 4 seats)

Required:	Parcel 61A2-B	61A2-A
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Total	24	22

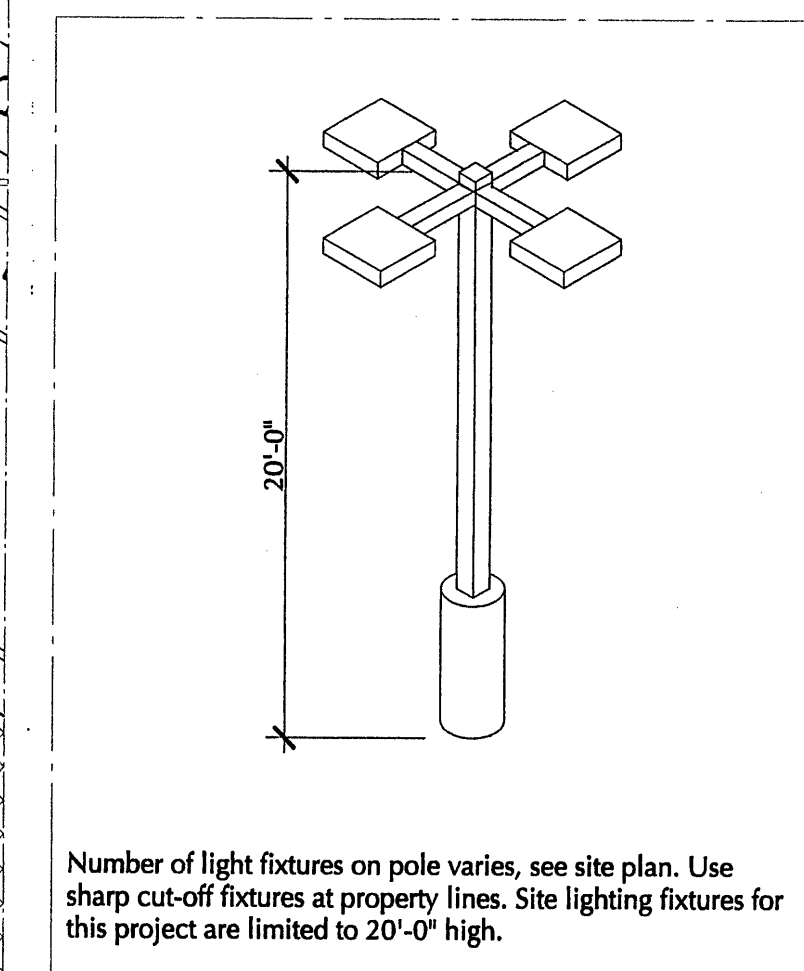
BICYCLE PARKING (1 space/20 parking spaces)

Required:	1.2	1.1
Provided:	2	2

Notes



Vicinity Map



Site Light Detail

Number of light fixtures on pole varies, see site plan. Use sharp cut-off fixtures at property lines. Site lighting fixtures for this project are limited to 20'-0" high.

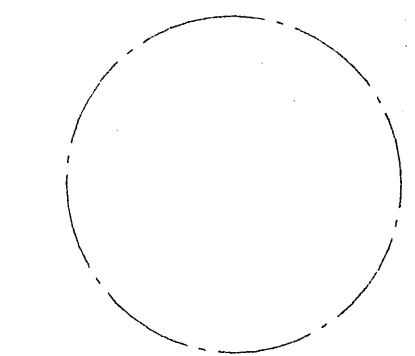
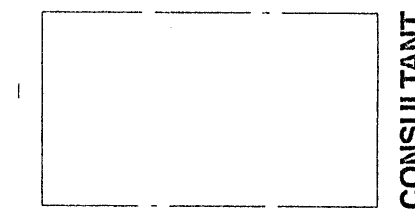
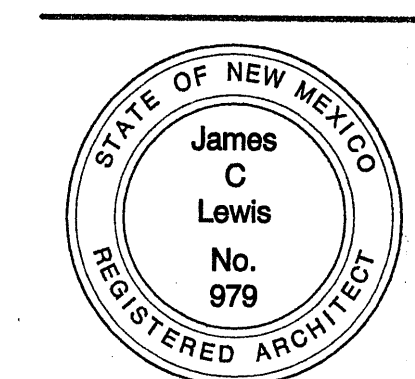
PROJECT NUMBER: 1004481
 APPLICATION NUMBERS: 05 AAD 1873 + 01297

Is an Infrastructure List Required? () Yes (✓) No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB Development Plan Approval

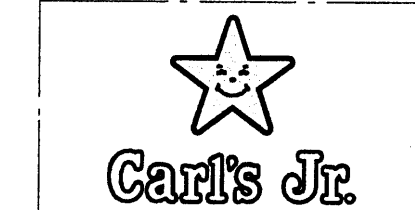
Engineers, Transportation Department	Date: 10/25/05
Water Utility Development	Date: 10/25/05
Parks and Recreation Department	Date: 10/25/05
City Engineer	Date: 10/25/05
N/A	Date:
Environmental Health Department (conditional)	Date: 11-14-05
Solid Waste Management	Date: 10/25/05
DRB Chairperson, Planning Department	Date:
Environmental Health, if necessary	Date:

Signature Block



1620 Central Ave SE
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 FAX (505) 443-6701
 gallema.com

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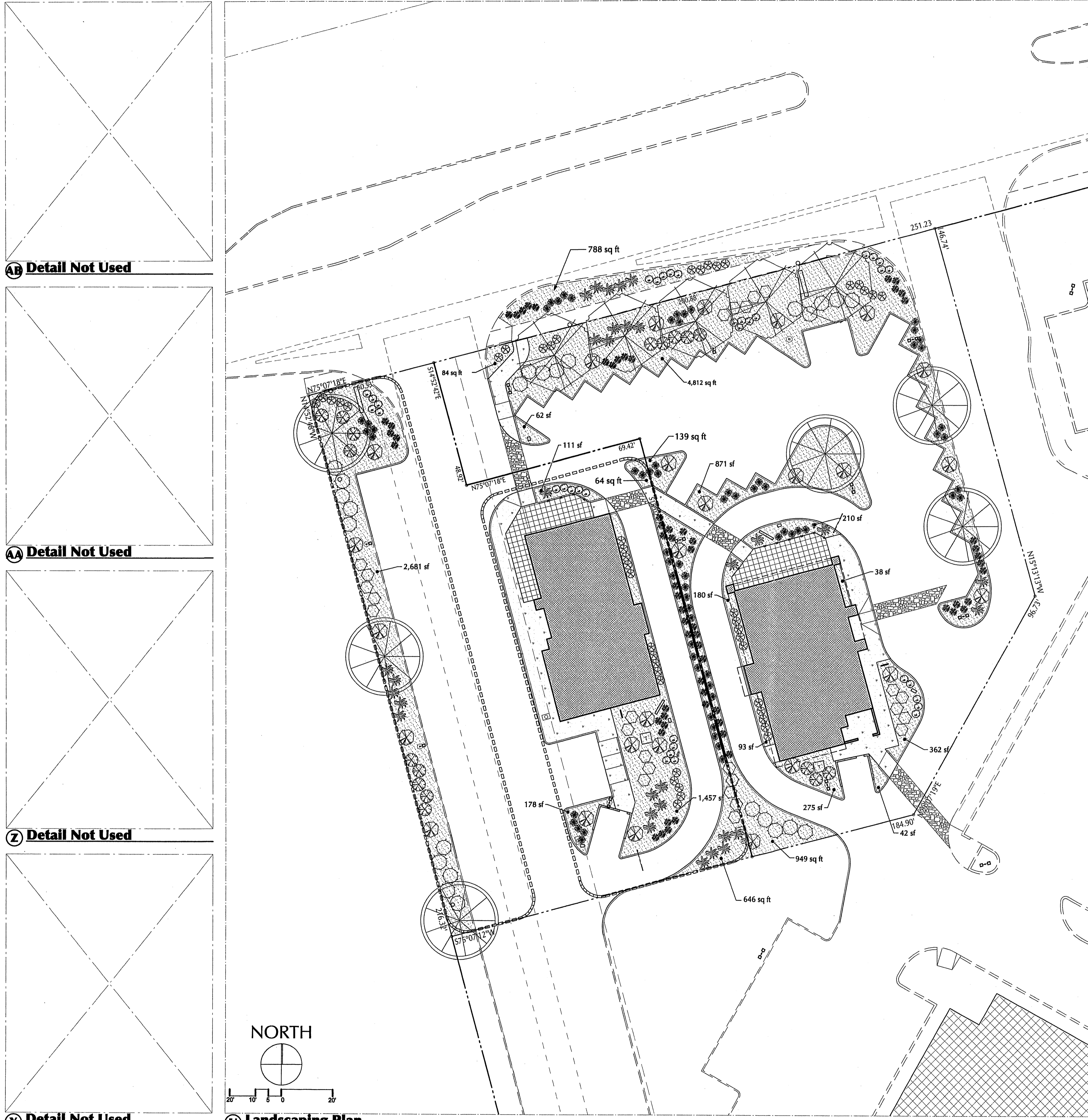
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Carl's Jr. Restaurant
 Central and Coors
 Albuquerque, NM 87121

ISSUE DATE:
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REVISIONS:
 18 October, 2005

Site Plan

PROJECT 0519 SHEET
SDP-2
 OF 5

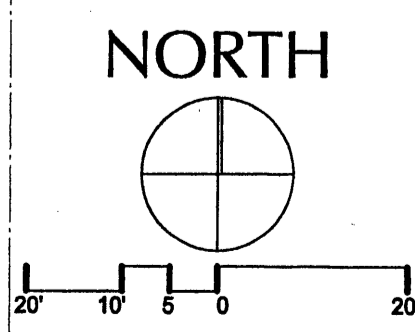


Detail Not Used

Detail Not Used

Detail Not Used

Detail Not Used



Landscaping Plan

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
5		Quercus buckleyi Texas Red Oak	2" B&B	Medium
6		Zelkova serrata Zelkova	2" B&B	Medium
Shrubs/Groundcovers				
45		Achillea filipendulina Moonshine Yarrow	1g	Medium
26		Cercocarpus ledifolios Curl-leaf Mtn. Mahogany	5-Gal	Low +
45		Ericameria laricifolia 'Aguirre' Turpentine Bush	5g	Low+
25		Ericameria nauseosus Chamisa	1g	Low
25		Fallugia paradoxa Apache Plume	1g	Low
35		Nepeta mussini Giant Catmint	1g	Medium
17		Perovskia atriplicifolia Russian Sage	1g	Medium
50		Rosmarinus officinalis Rosemary	5g	Low +
Ornamental Grasses				
66		Calamagrostis acutiflora Karl Foerster Grass	5g	Medium

LANDSCAPE CALCULATIONS

SITE AREAS	West Lot	East Lot
Gross Total:	29,429 SF	29,607 SF
Building Area:	2,700 SF	2,700 SF
Net Lot:	26,729 SF	26,907 SF

LANDSCAPE	West Lot	East Lot
(For proposed building site not less than 15% of net lot area.)		
Required Landscape of Net (15%)	4,009 SF	4,441 SF
Provided Landscape	5,137 SF	7,168 SF
Percentage of Net Lot Area	19.2%	26.6%
High Water use Turf	0 SF	0 SF

Required Street Trees @ 30' oc spacing = 6
 Required Parking Lot Trees (1 per 10 spaces) (46/10 = 5) Provided: 5

LANDSCAPING AND IRRIGATION

All landscape maintenance and waste water responsibilities will be with the Owner's grounds maintenance personnel.

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.

Provide gravel (Santa Ana Brown @ 2" depth over filter fabric shall be placed in all landscape areas which are not designated to receive native seed or other ground cover.

PLANT MATERIALS
As indicated on landscape schedule

PLANT GUARANTEE AND REPLACEMENT
All plants and sod areas shall be guaranteed for one year from date of installation. Any plants with not satisfactory vigor shall be replaced at no additional expense to the Owner.

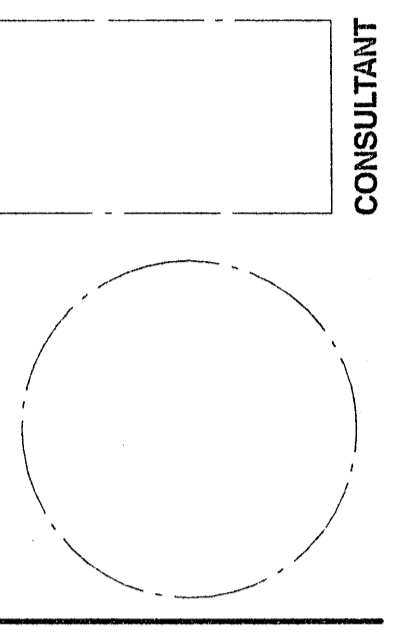
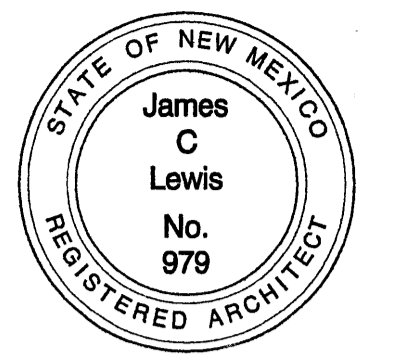
LANDSCAPE IRRIGATION
1-1/4" (minimum) main water line
Control Valves: Weathermatic
Laterals: Schedule 40 PVC
Spray Heads: Rainbird 1800
Bubblers: Rainbird 1300
Timers: Toro IC Series
Depth: 18" mains, 12" laterals
Pressure: 50 PSI (minimum)
Coverage: 100% of planted areas
Hose Bibs: See plumbing plans for sizes and locations.

An automatic underground irrigation system will be designed and installed (by irrigation subcontractor) to serve all plan materials, according to current City of Albuquerque ordinances and standards. Trees shall receive 5-1.0 gallons per minute drip emitters shrubs shall receive 2-1.0 gallons per minute drip emitters drip and bubbler system to be tied to 1/2" poly pipe with flue caps at each end.

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

Location of controller to be field determined and power source for controller to be provided by others. Point of connection for irrigation system is unknown at this time and will be coordinated in the field.

Landscaping Schedule



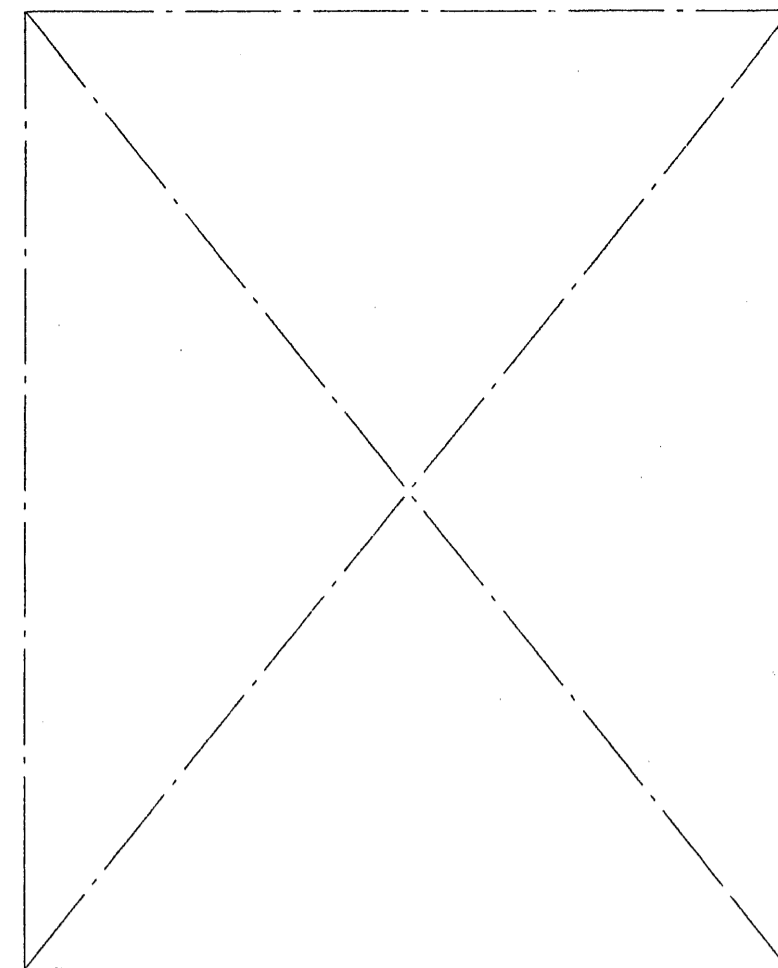
Scott Lewis
1620 Central Ave SE
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FAX (505) 243-6701
scott@mac.com



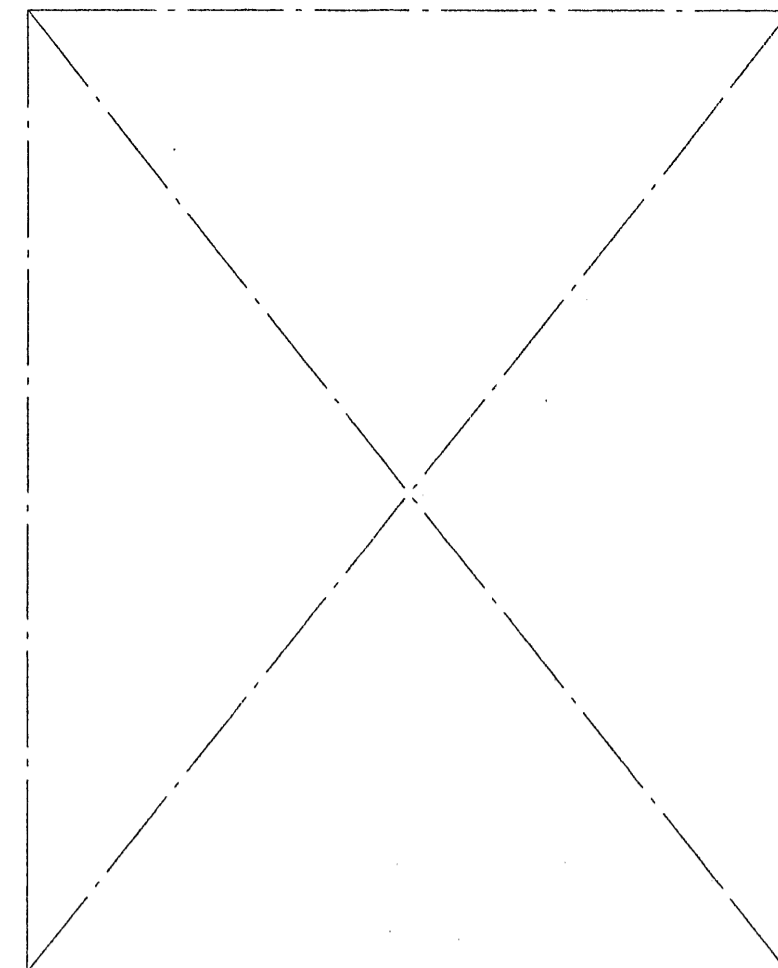
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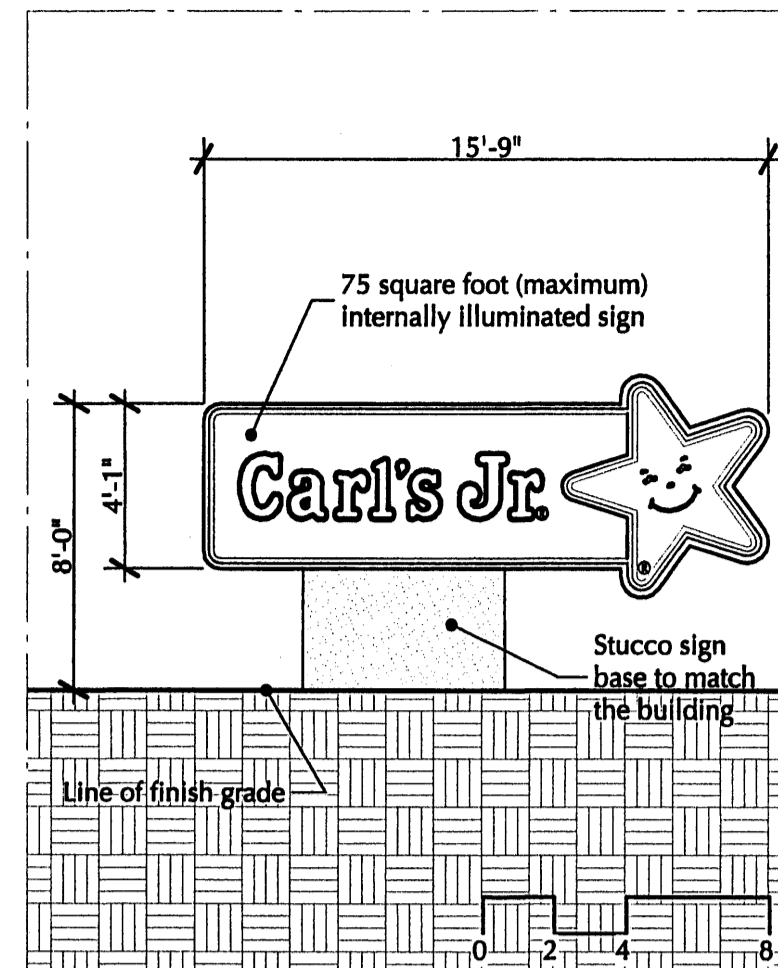
REVISIONS:
18 October, 2005



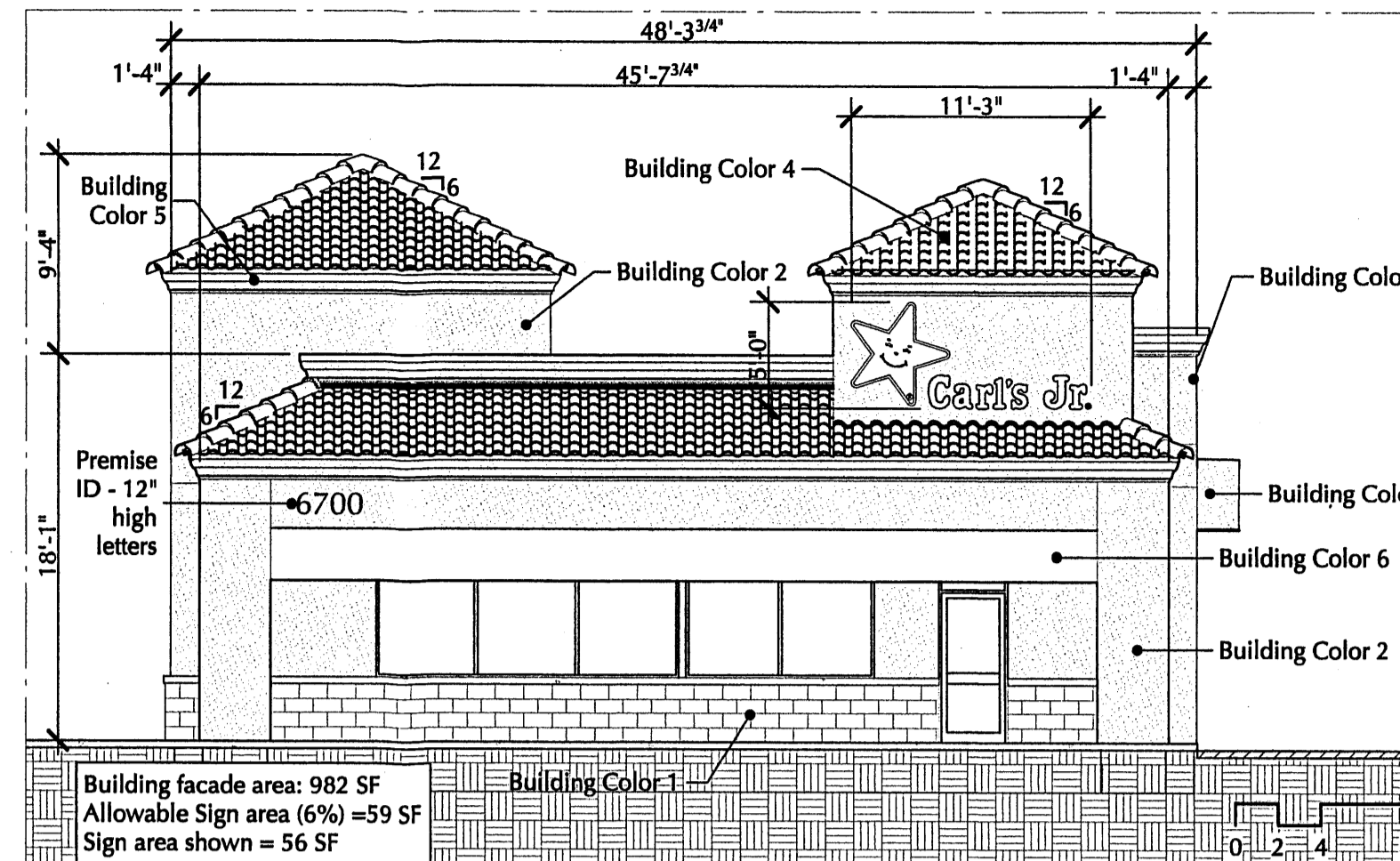
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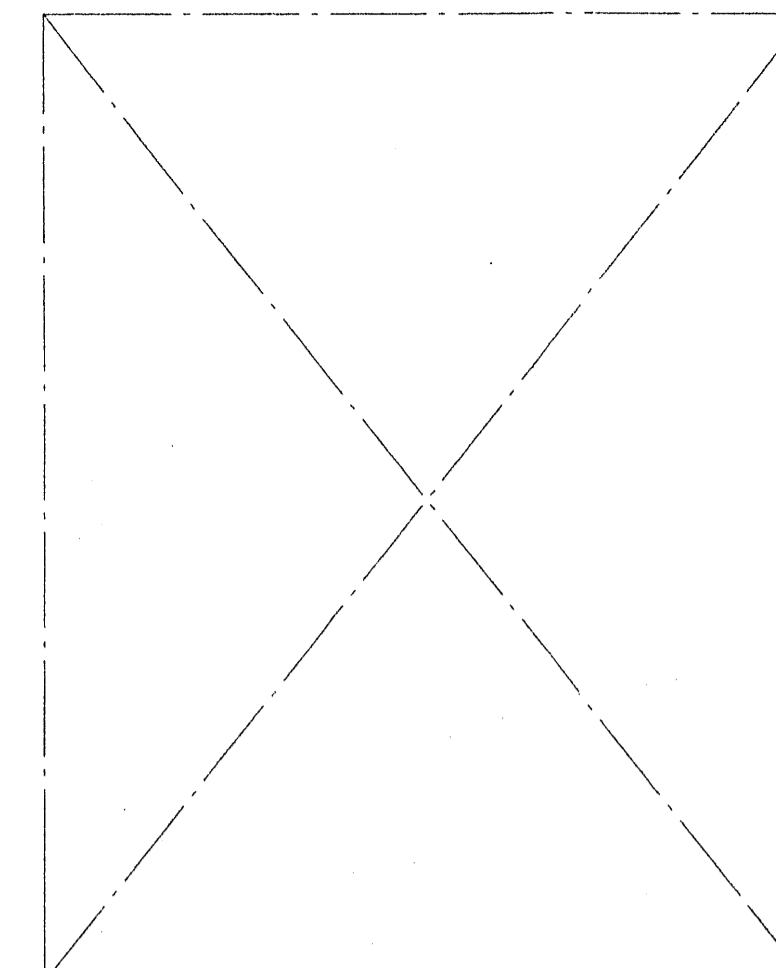
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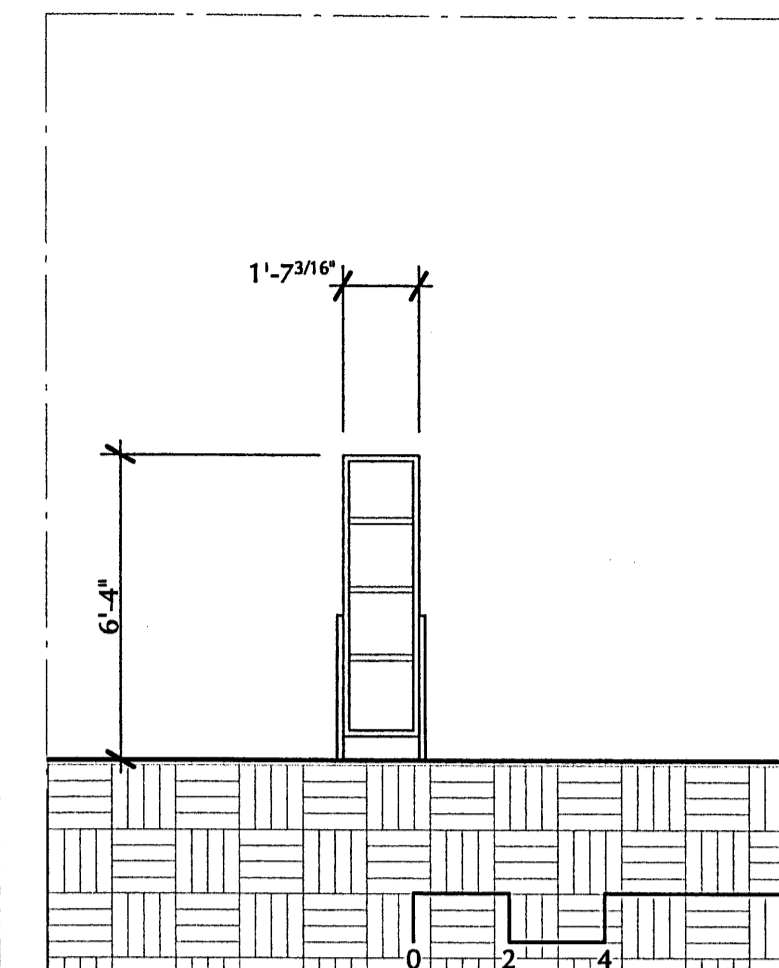
T Monument Sign- Carl's Jr. Scale: 3/16" = 1'-0"



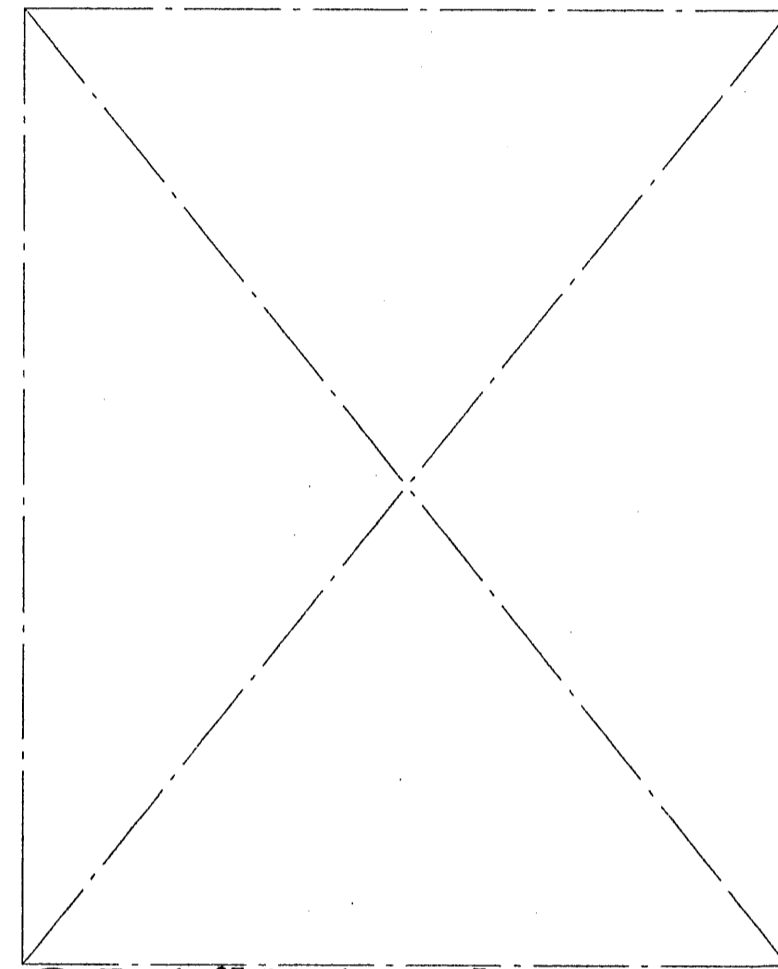
P South Elevation Scale: 1/8" = 1'-0"



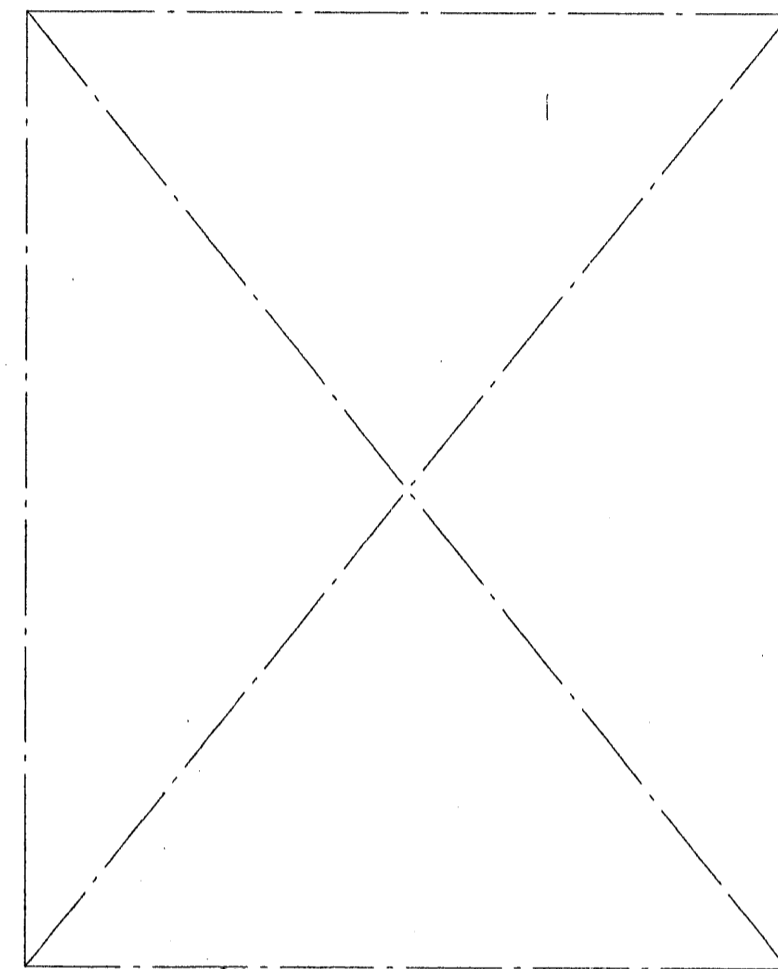
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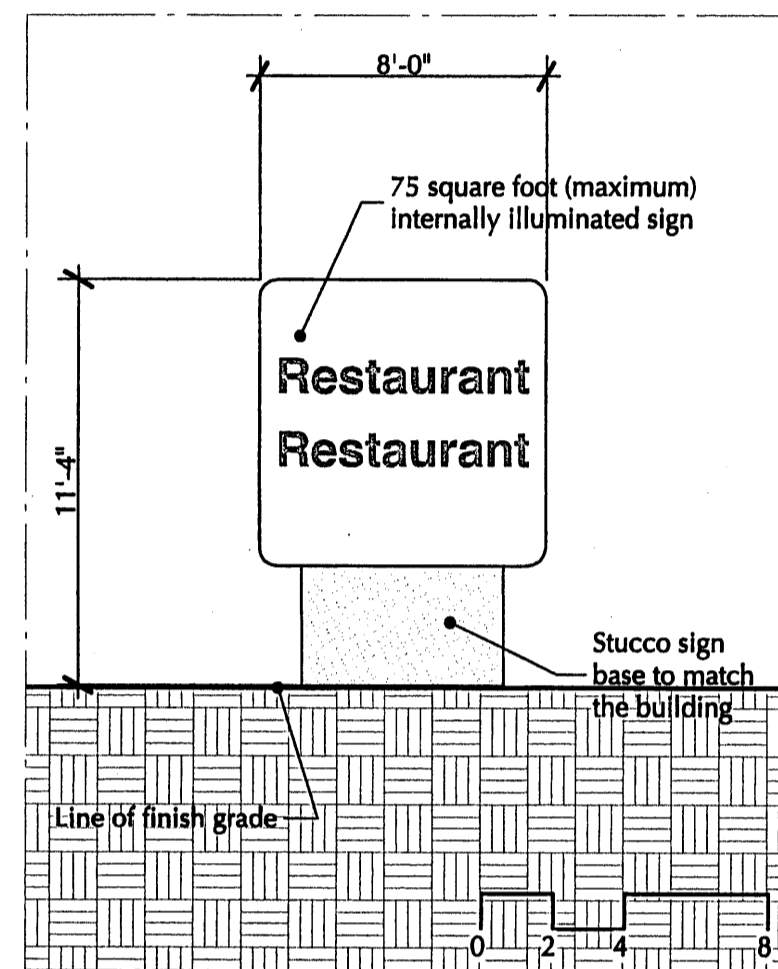
D Drive-Thru Preview Board Scale: 1/4" = 1'-0"



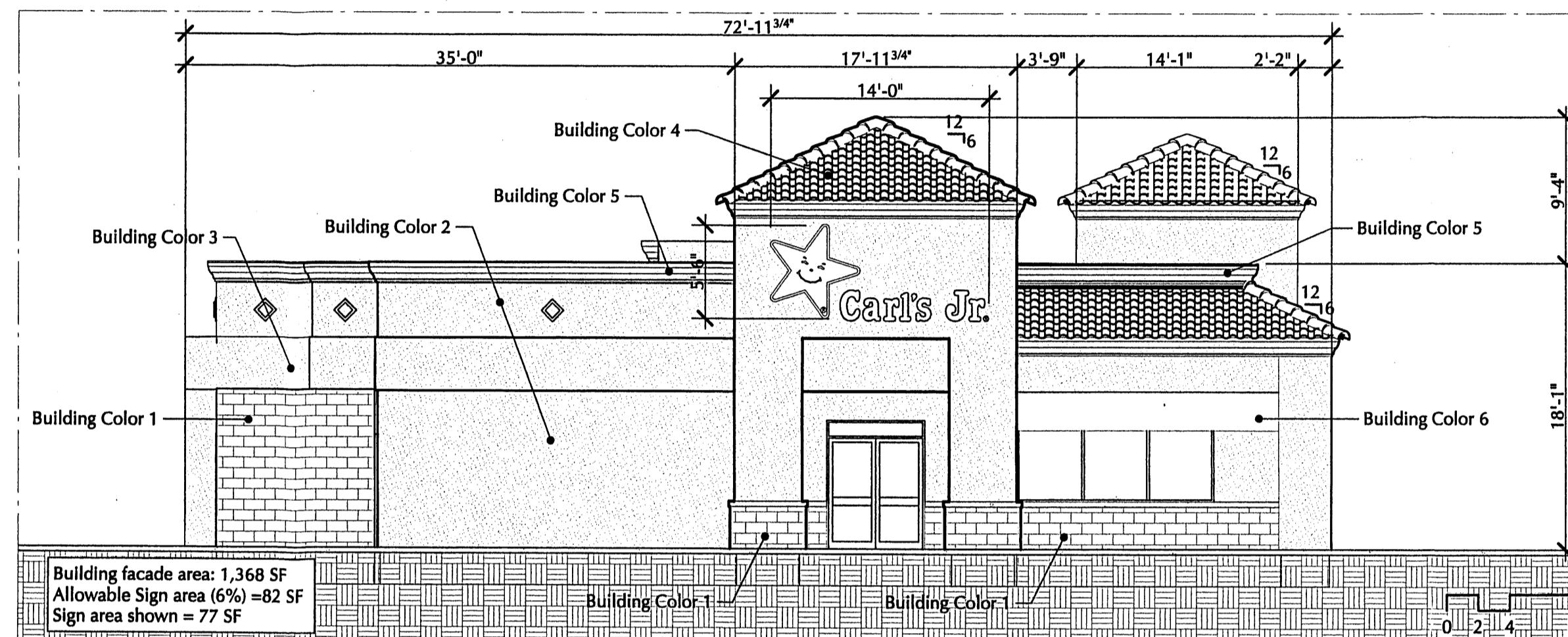
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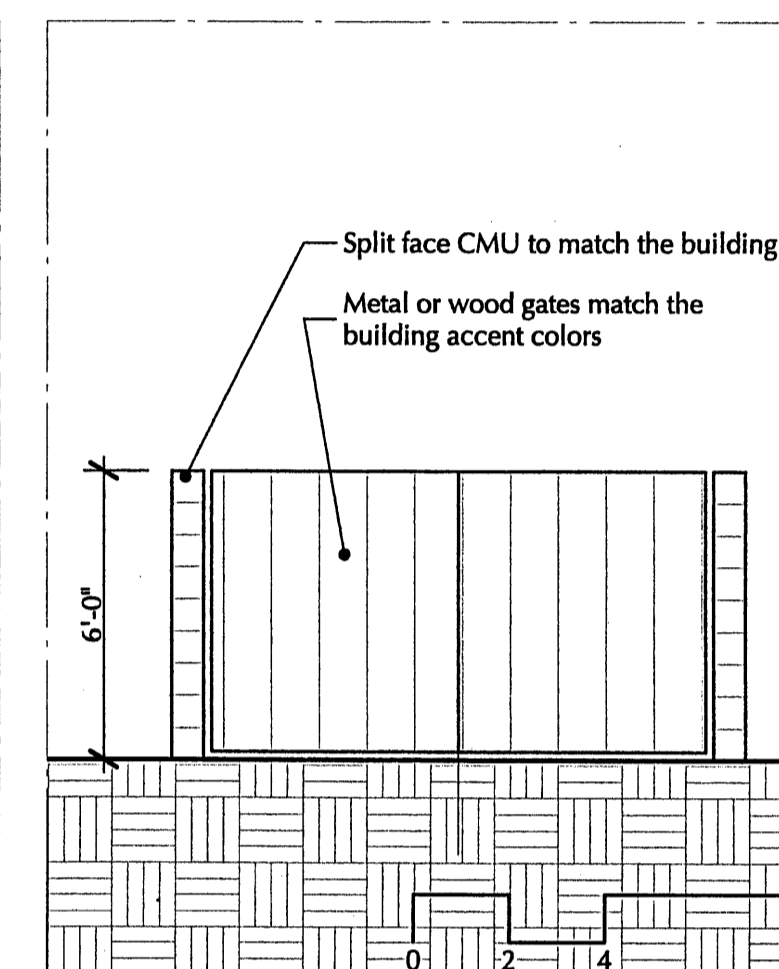
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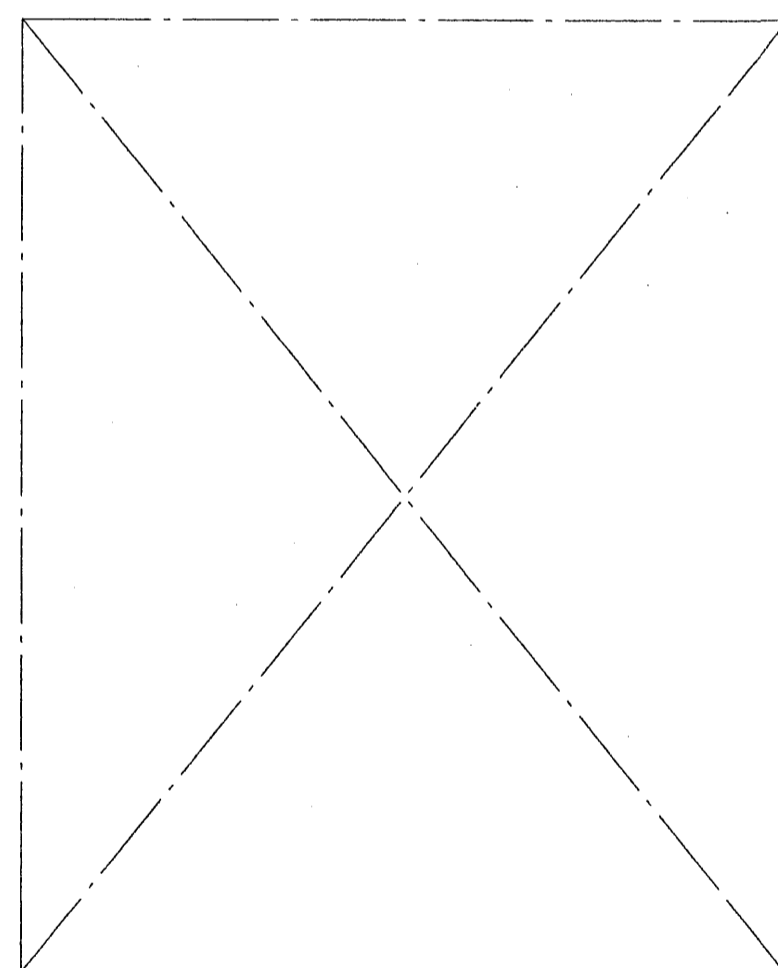
S Monument Sign- Phase II Scale: 3/16" = 1'-0"



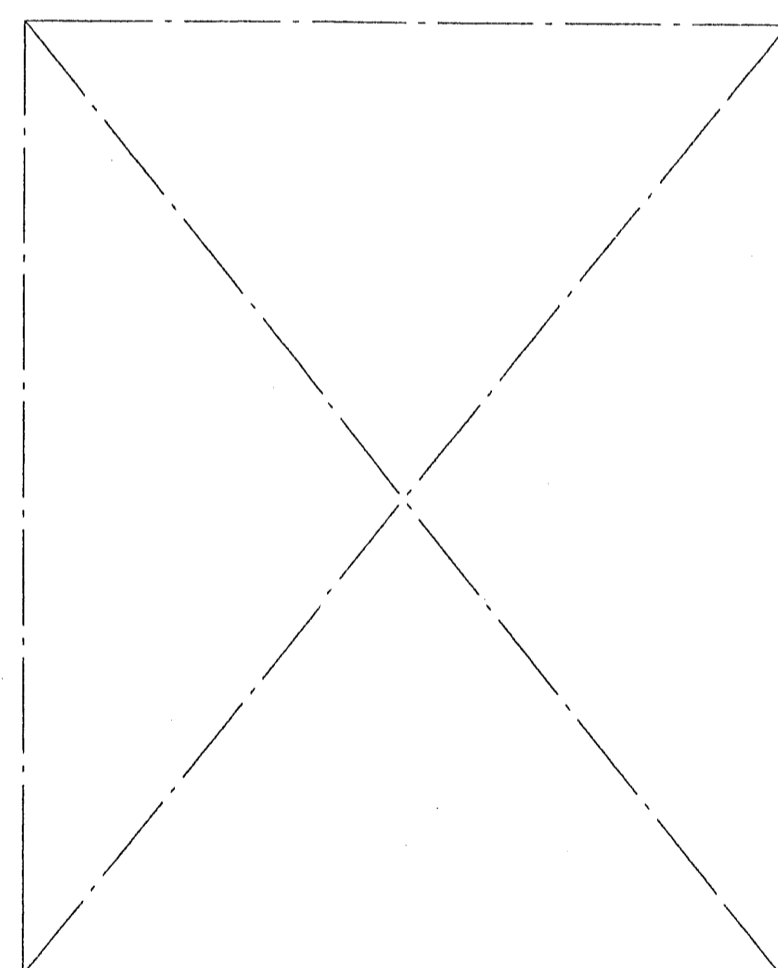
O West Elevation Scale: 1/8" = 1'-0"



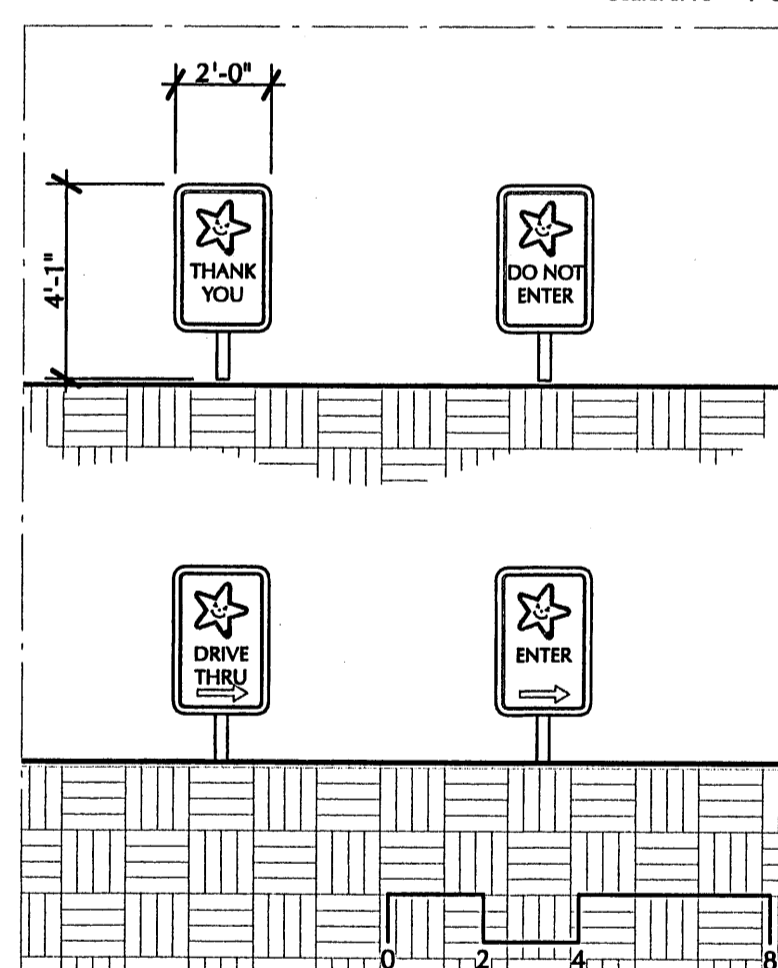
C Refuse Enclosure Scale: 1/4" = 1'-0"



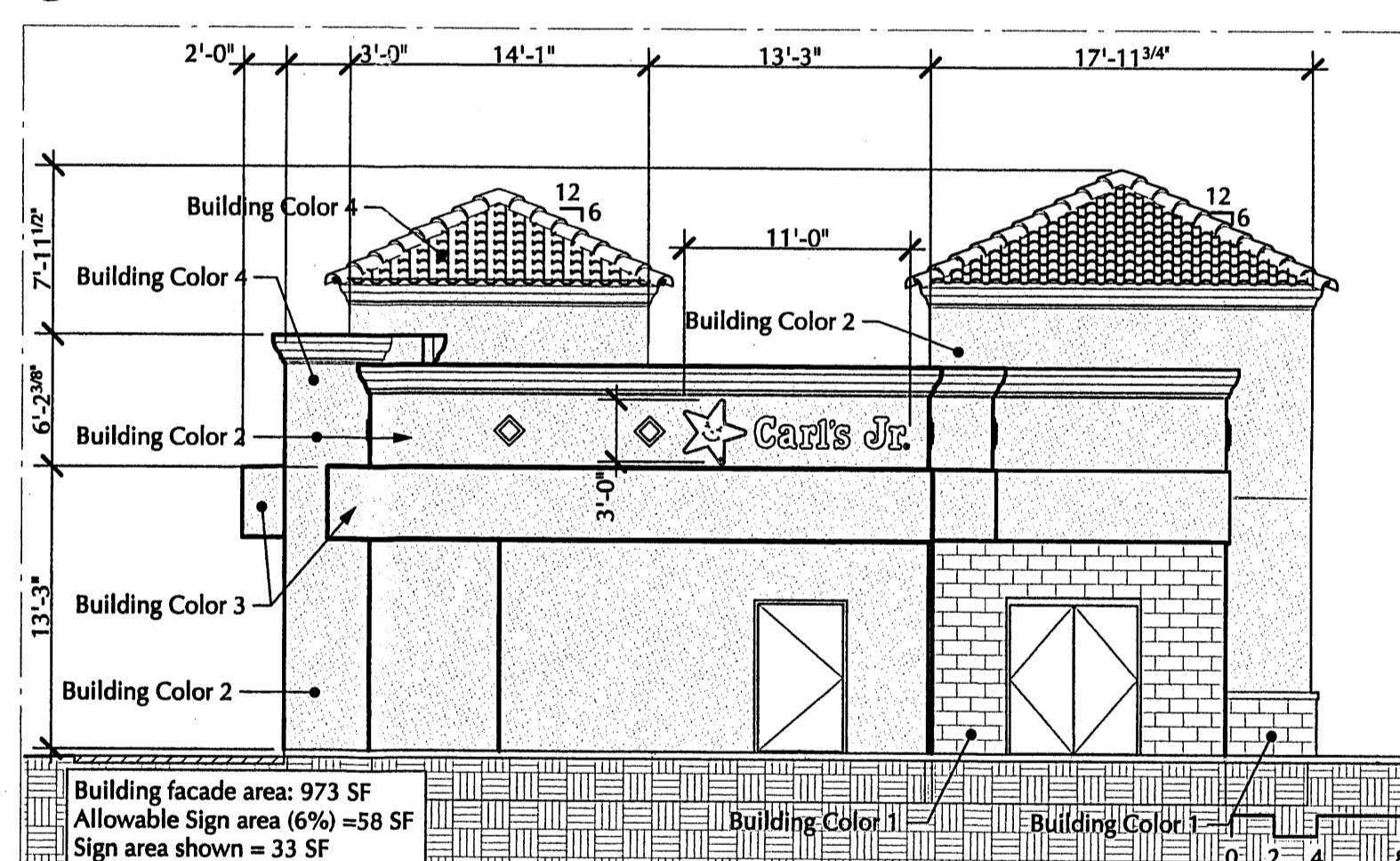
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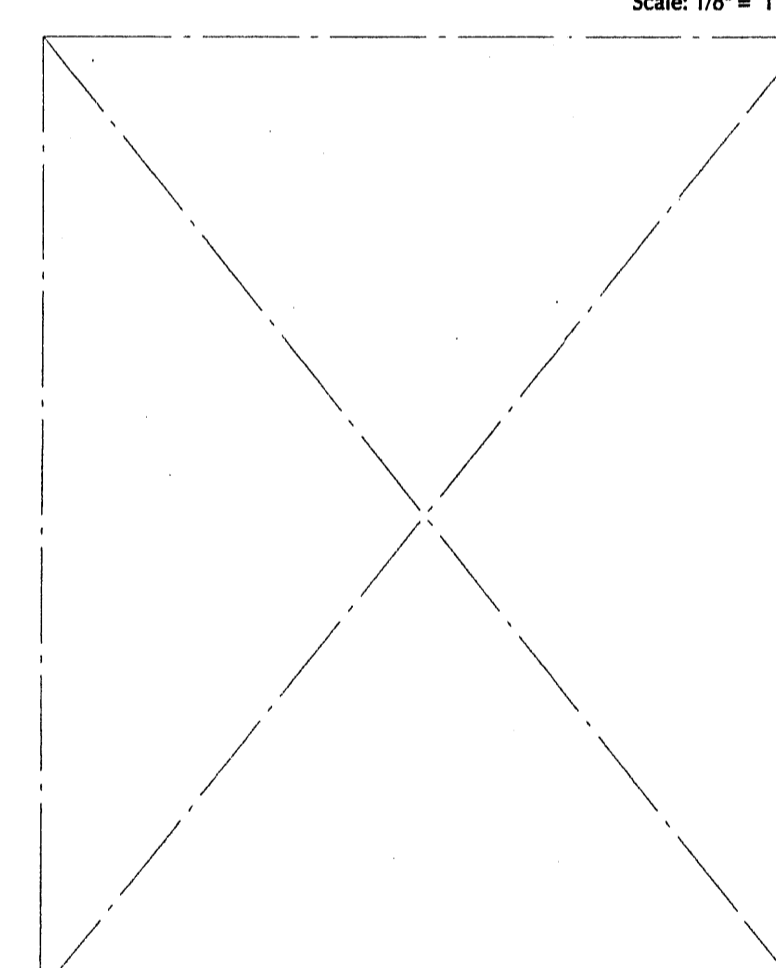
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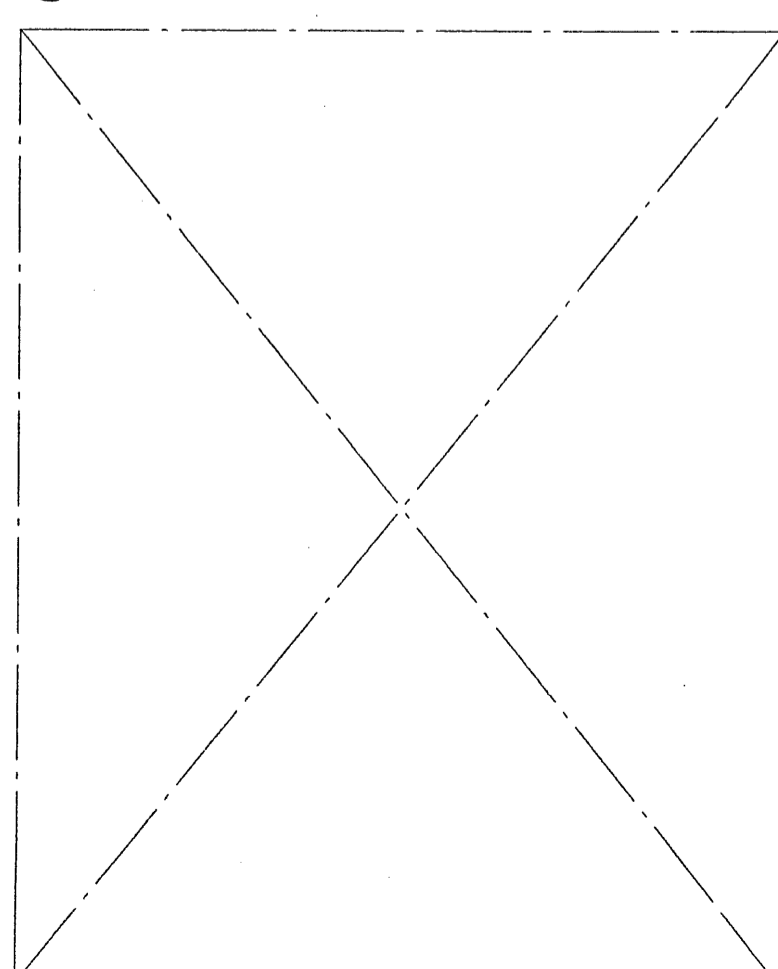
R Directional Sign Scale: 1/4" = 1'-0"



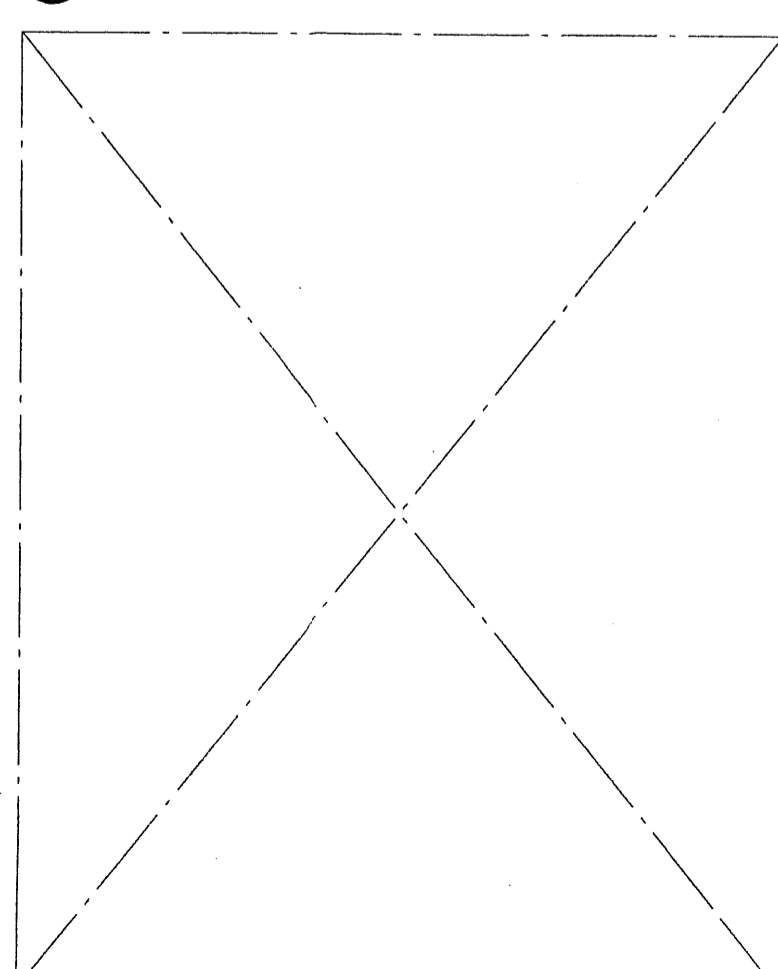
N North Elevation Scale: 1/8" = 1'-0"



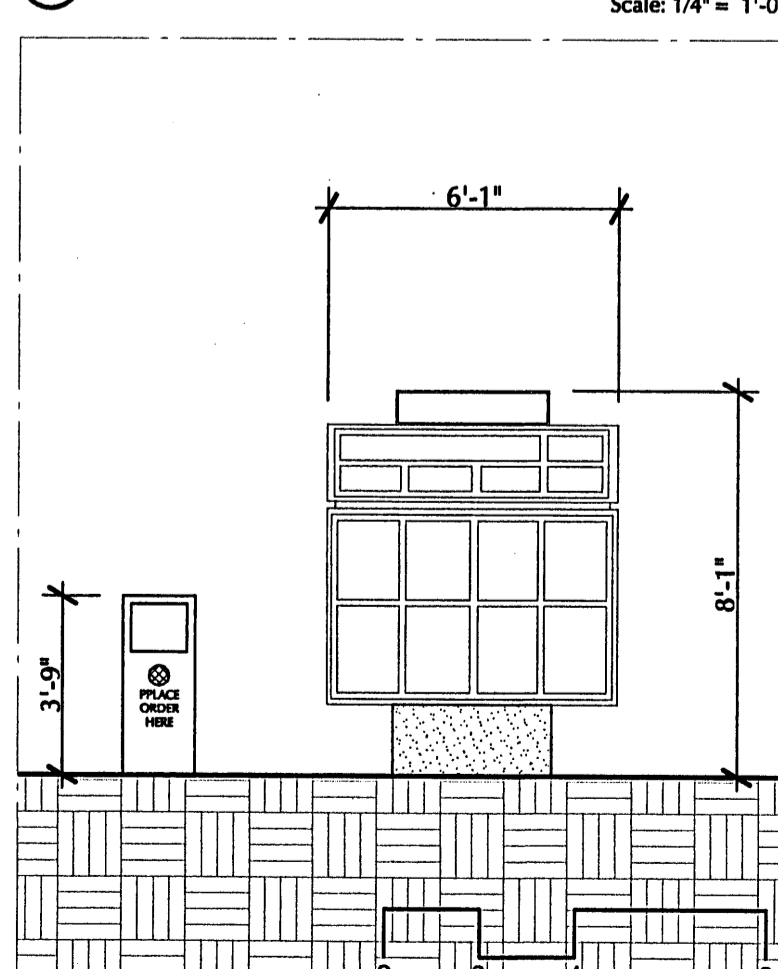
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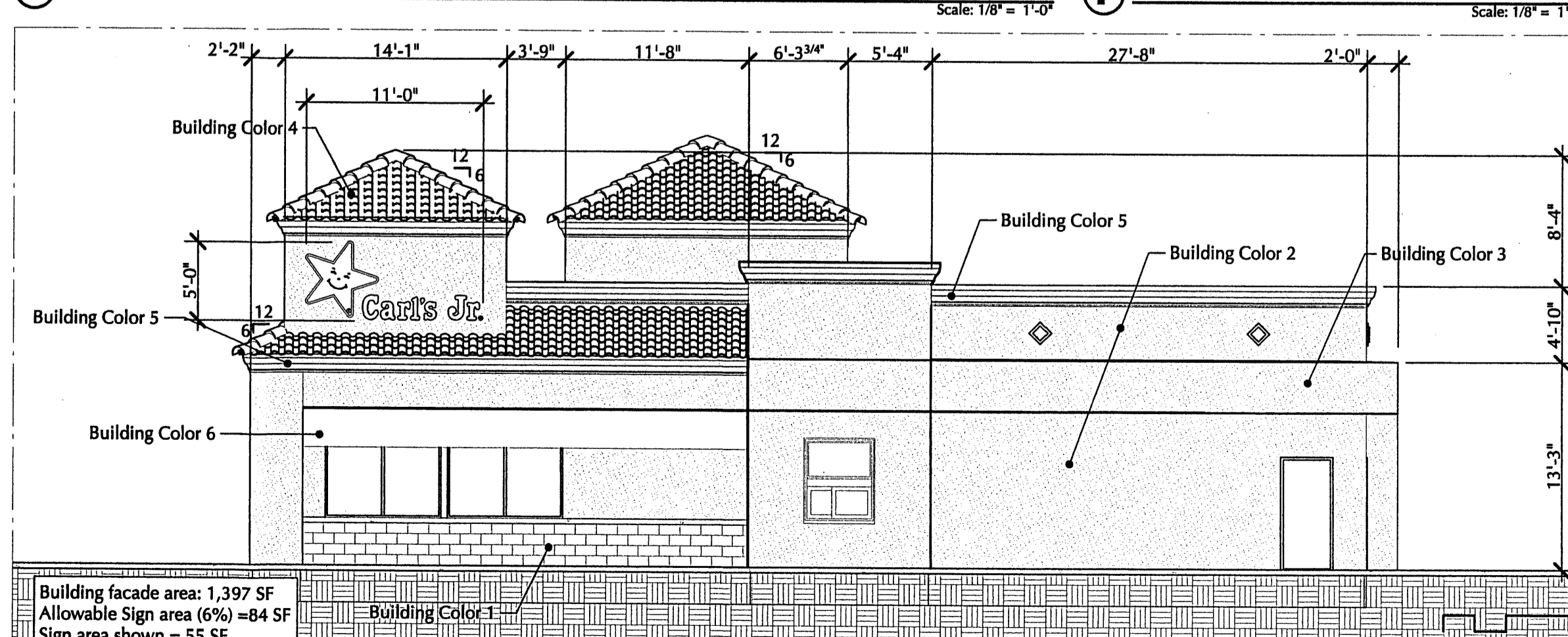
Y Detail Not Used



U Detail Not Used



Q Drive-Thru Menu Board Scale: 1/4" = 1'-0"



M East Elevation Scale: 1/8" = 1'-0"

BUILDING COLORS:

Building color 1	Dark Tan	Split faced block
Building color 2	Light Tan	Stucco
Building color 3	Dark Tan	Stucco accents
Building color 4	Red	Tile roof
Building color 5	White	Stucco cornice
Building color 6	Red	Fabric or metal awning

STOREFRONT FRAME and GLAZING:

Door and window frames shall be clear or bronze aluminum or painted metal. Glazing shall be clear or tinted. Glazing shall not be mirrored finished. (non-reflective)

ROOFING:

All flat roofing is not visible from public view and will be gravel or white membrane type.

SIGNAGE:

All building mounted signs shall be internally illuminated channel letters. The total building mounted sign area shall not exceed 6% of the total building facade.

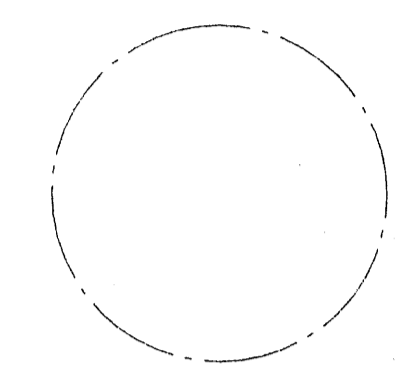
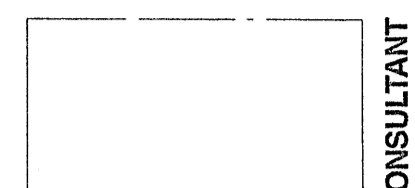
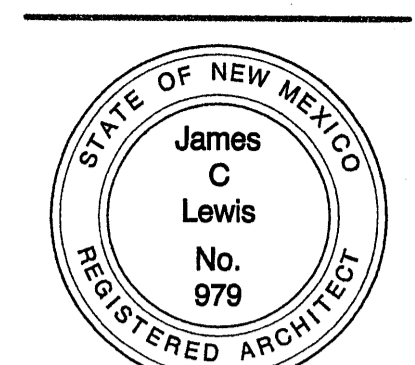
SIGNAGE COLOR:

Signs faces shall be red and yellow.

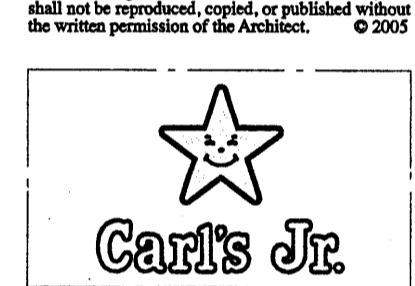
Note: All mechanical equipment will be screened from view of the adjacent parking area and public right of way.

Colors and Materials

Elevations for Phase II shall be done under Administrative Amendment.



Stalge & Lewis Architects, Inc.
1620 Central Ave. SE
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(505) 247-5299
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gsl@slmac.com



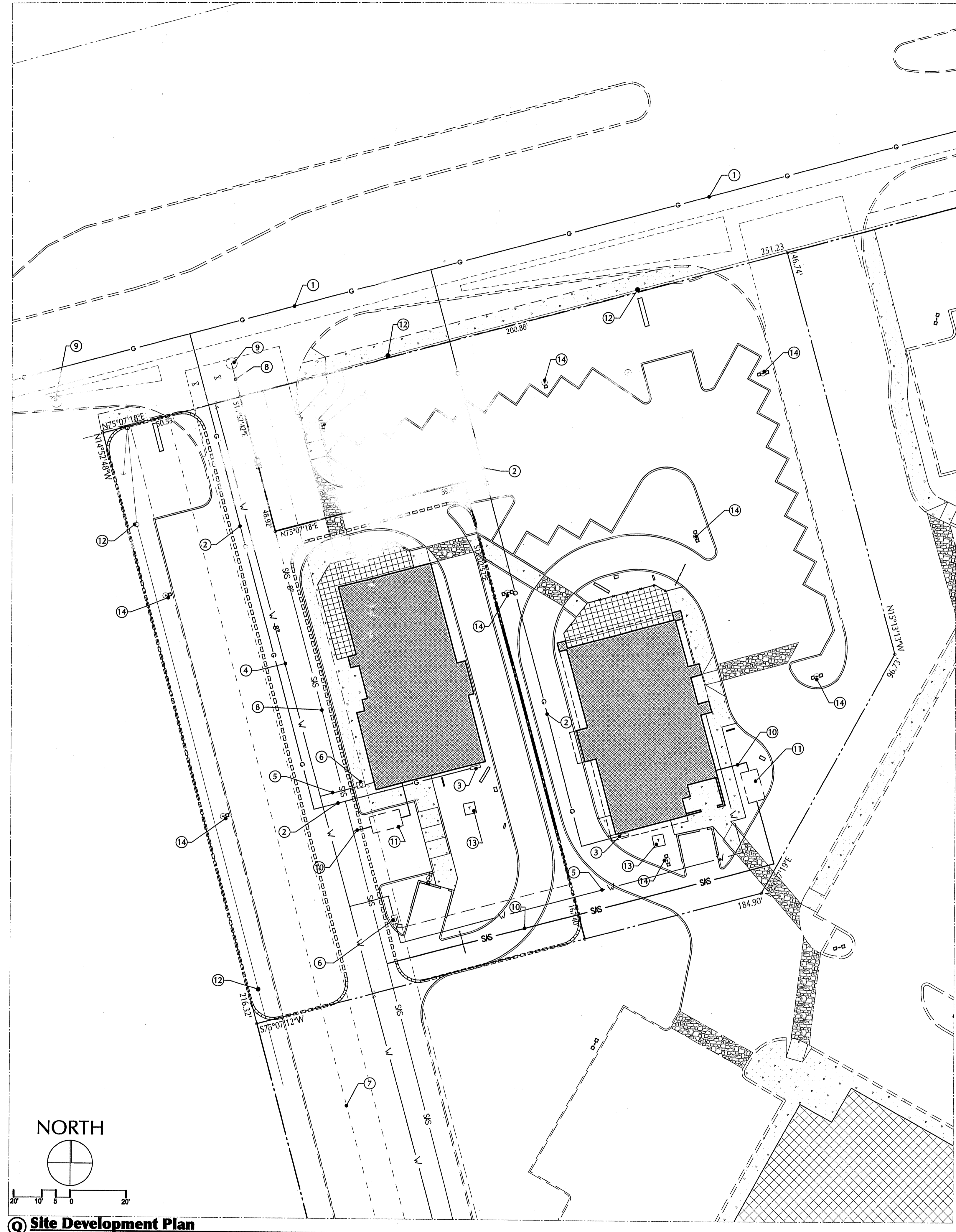
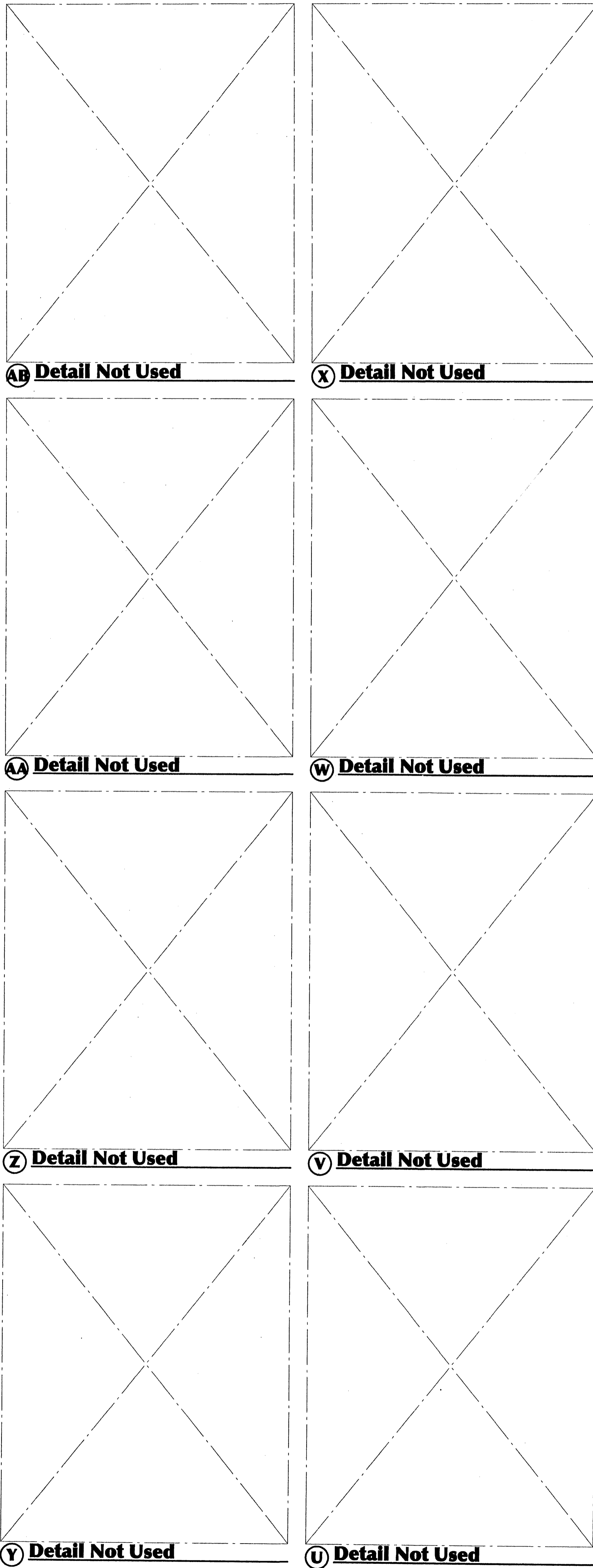
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Elevations

PROJECT 0519 SHEET SDP-4 OF 5

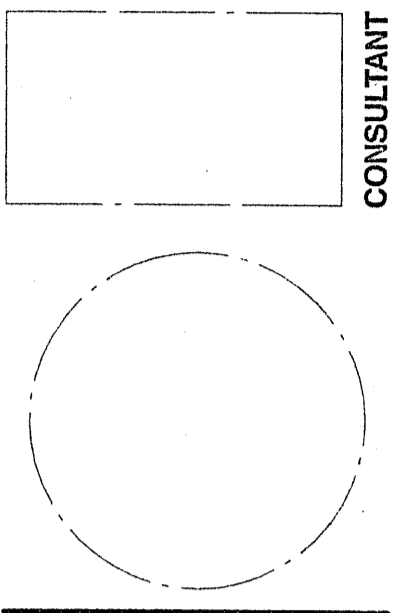
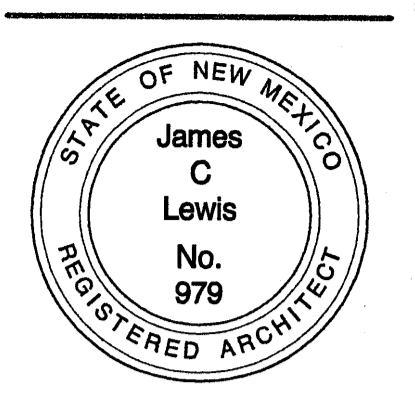


(D) Detail Not Used

(C) Detail Not Used

(A) Keyed Notes

1. Existing gas line.
2. Proposed gas line.
3. Proposed gas meter.
4. Existing water line.
5. Proposed water line.
6. Proposed water meter
7. Existing fire hydrant (100'-0" South of this point on this line). See Overall plan on sheet SDP-2 for exact location.
8. Existing Sanitary Sewer main.
9. Existing sanitary sewer manhole.
10. Proposed sanitary sewer line
11. Proposed grease interceptor.
12. Existing overhead electrical line and pole.
13. Proposed electrical transformer.
14. Proposed parking lot light.



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Site Development Plan for Building Permit
 and Site Development Plan for Subdivision
Carl's Jr. Restaurant
 Central and Coors
 Albuquerque, NM 87121

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 18 October, 2005

Utility Plan

PROJECT SHEET
 0519 SDP-5
 OF 5

Scale: 1" = 20'-0"