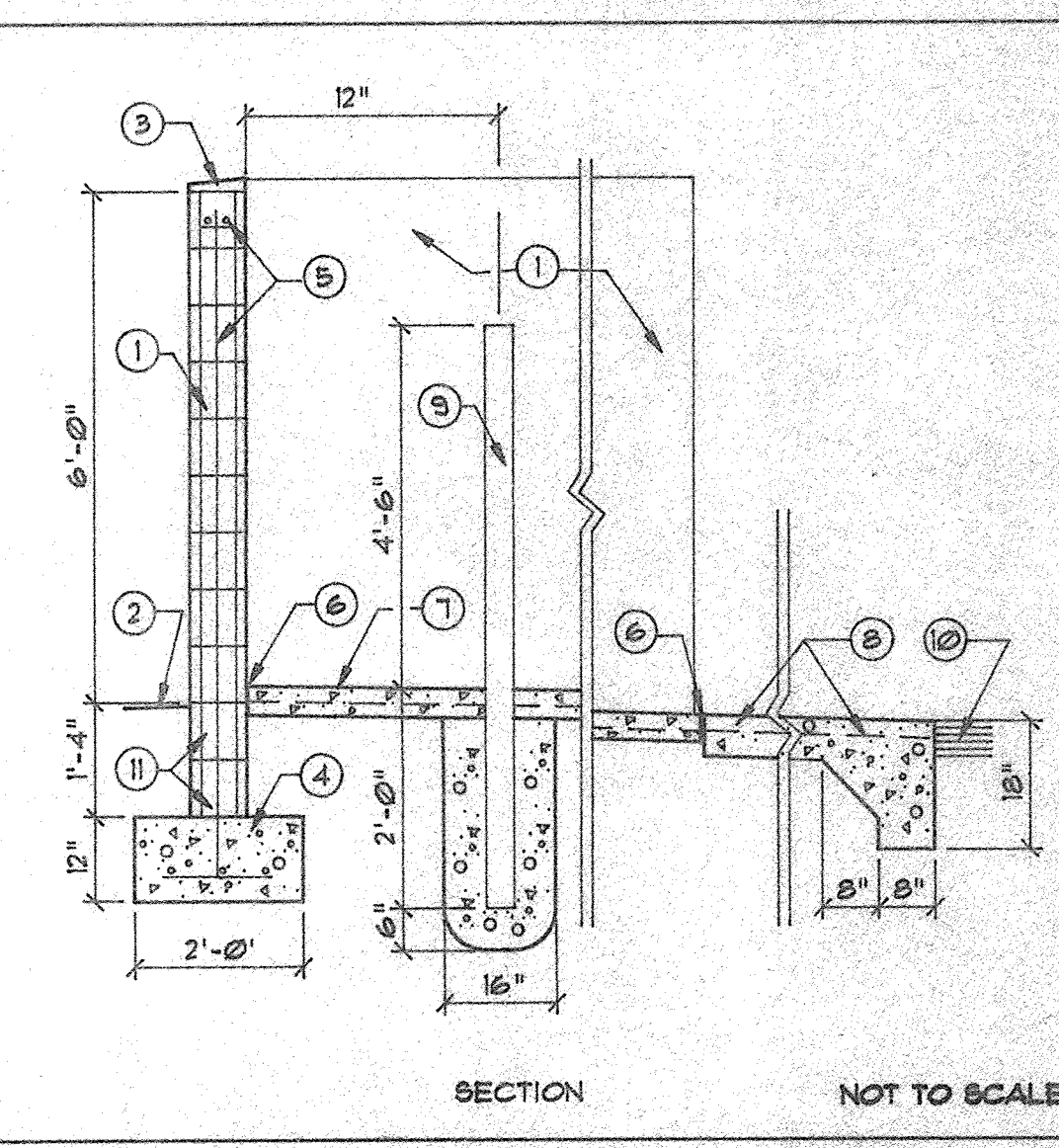
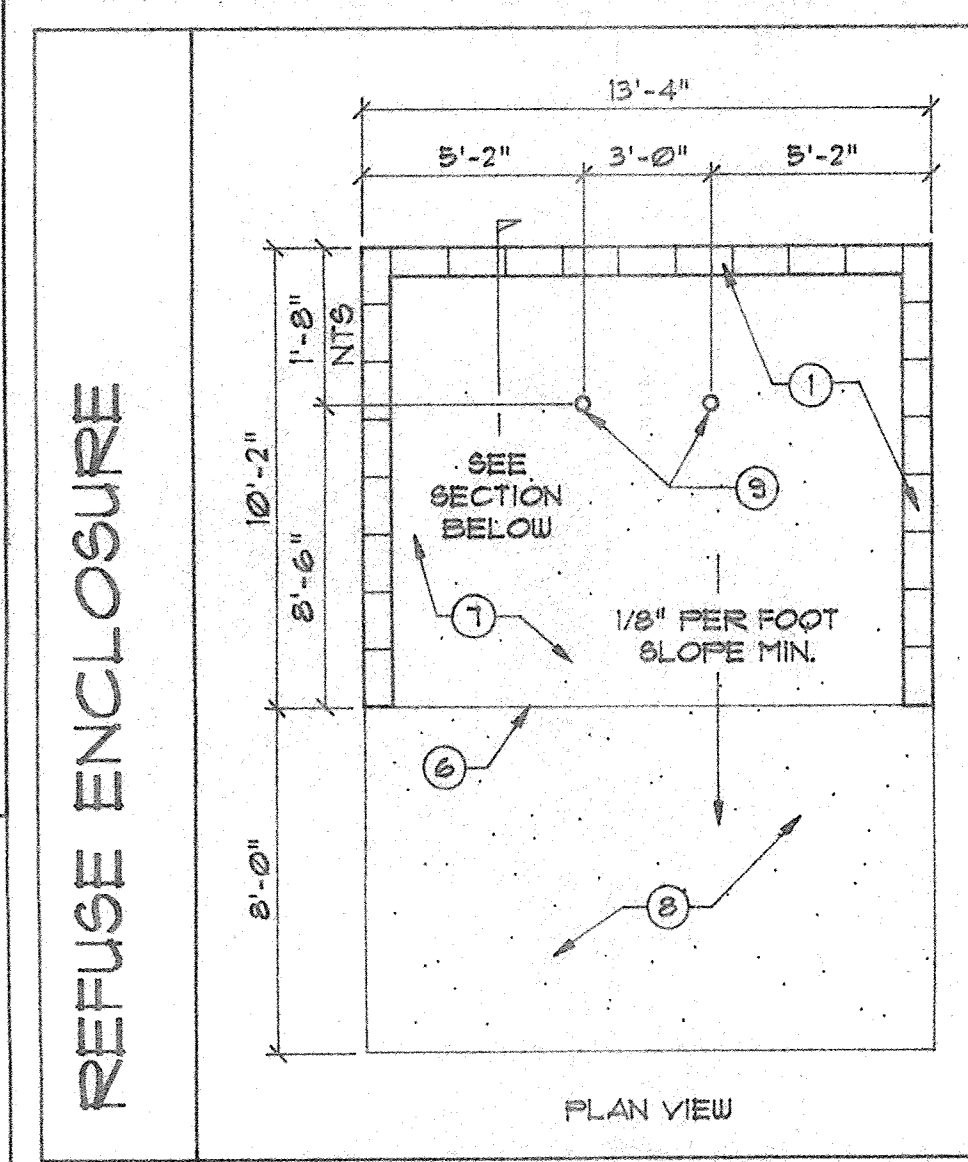
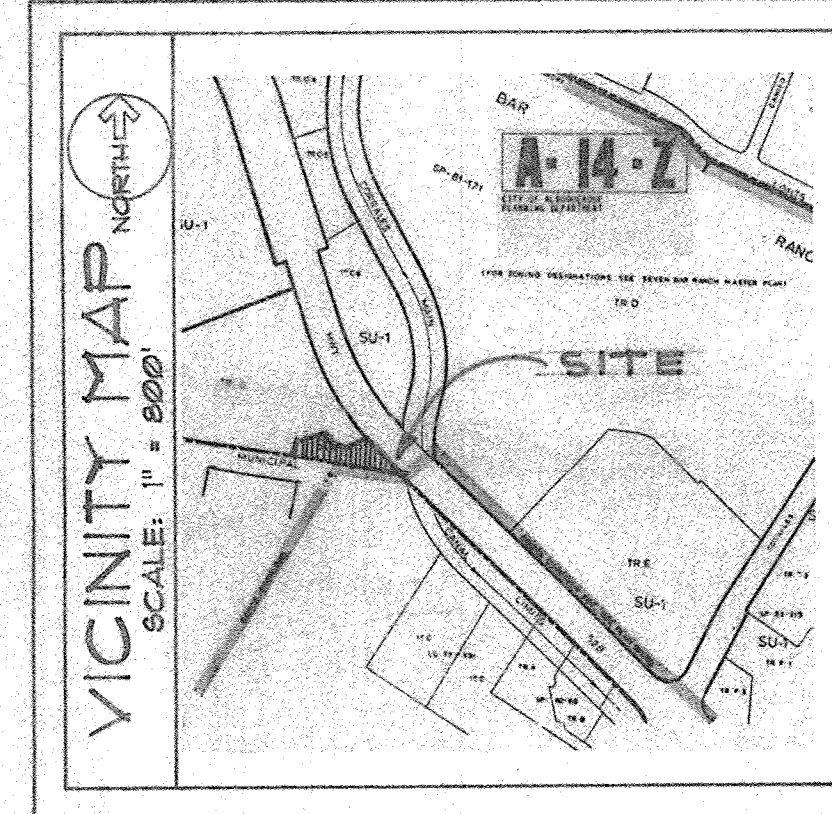


ORB-94-318 AMENDMENT



- KEYED NOTES
- 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING. PAPER COLOR BY ARCHITECT.
 - FINISH GRADE
 - SLOPE STUCCO CAP
 - 4-#4 BARS CONT. @ BOTTOM OF FOOTING; #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING
 - 2-#5 BARS @ TOP KNOCK OUT BLOCK BOND BEAM; CONTINUOUS; #5 BARS @ 32" O.C. VERTICAL; GROUT REINFORCED CELLS; DURAWALL @ 16" O.C. HORIZONTAL
 - 1/2" EXPANSION JOINT MATERIAL
 - 4" CONCRETE SLAB, 3000 PSI, 3/4" AGGREGATE WITH 6"x6" - 10"x10" W/M.
 - 6" CONCRETE APRON, 3000 PSI, 3/4" AGGREGATE WITH 6"x6" - 10"x10" W/M W/ TURNDOWN EDGE
 - 4" CONCRETE FILLED PIPE IN 16" DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
 - ASPHALT PAVING
 - GROUT ALL CELLS SOLID BELOW GRADE TYP.

CASE NUMBER: Z 94-78
DRB CASE NO.: 94-318

SITE DEVELOPMENT PLAN AMENDMENT

TRAFFIC ENGINEER: *[Signature]* DATE: 6-2-98

CITY ENGINEER: *[Signature]* DATE: 6-2-98

CITY ENGINEER: *[Signature]* DATE: 6-2-98

CITY ENGINEER: *[Signature]* DATE: 6-2-98

NEW MERCHANT UTILITIES DATE: 6-3-98

SOLID WASTE DATE: 6-2-98

NEW MERCHANT UTILITIES DATE: 5-27-98

APPROVAL AND CONDITIONAL ACCEPTANCE:
AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

[Signature] DATE: 6/15/98

CITY PLANNER, ALBUQUERQUE / BERNALILLO COUNTY PLANNING DIV.

DESIGN CRITERIA

OCCUPANCY A-3
ZONING SU-1/1P
CONSTRUCTION TYPE II-N
SEISMIC ZONE 2
LEGAL DESCRIPTION: TRACT G - 2E, SEVEN BAR RANCH ALBUQUERQUE, NEW MEXICO

HEATED SQUARE FOOTAGE: 3621 SQUARE FEET

COVERED PORTALE SQUARE FOOTAGE: 699 SQUARE FEET

PARKING CALCULATION
132 SEATS / 3 SEATS PER P. SPACE = 44 SPACES REQUIRED
44 SPACES LESS 10% (BUS ROUTE) = 40 SPACES REQUIRED
42 SPACES PROVIDED

PARKING COUNT
STANDARD 8.5' X 20' 38
COMPACT CAR 15' X 15' 2
HANDICAP 12' X 20' 1
HANDICAP VAN 1

TOTAL 42 PARKING SPACES

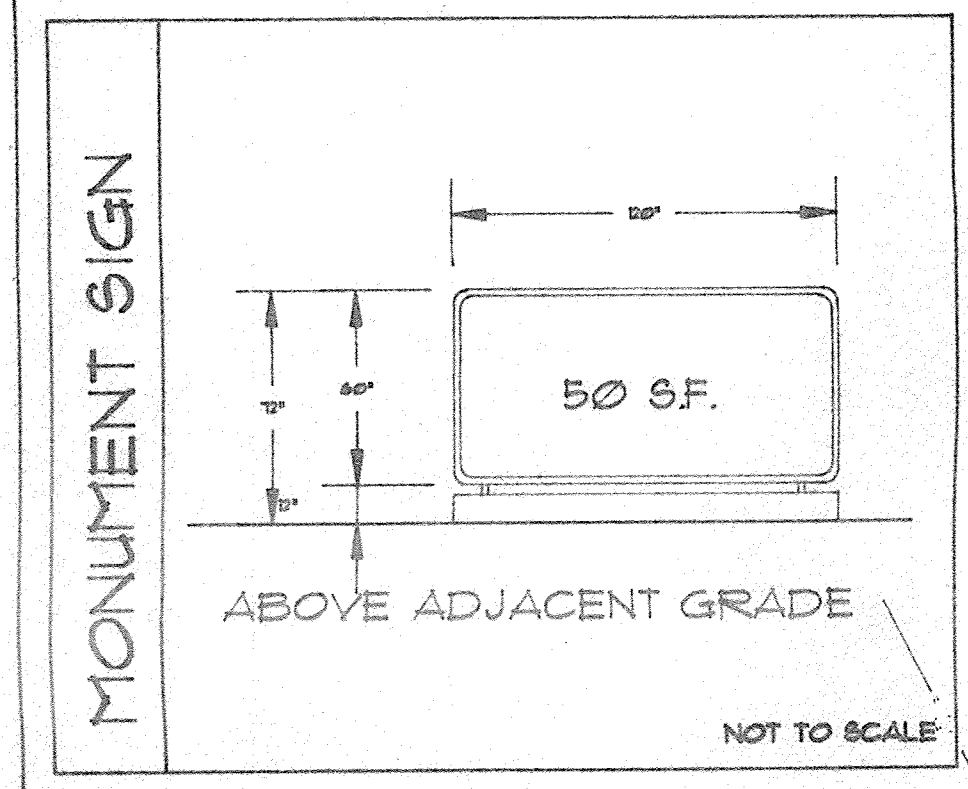
LANDSCAPE REQUIREMENTS
TOTAL LANDSCAPE REQUIRED (15% OF NET AREA) 1945 SF.
TOTAL LANDSCAPING PROVIDED 3802 SF.

OCCUPANCY CALCULATION
INTERIOR DINING AREA: 1135/15 SF. = 76 PERSONS
PARTY AREA: 202 SF/15 = 13 PERSONS
KITCHEN: 100 SF/200 = 4 PERSONS
ALL OTHERS (B.R.'S, LOBBY, SERV. BAR) 1245 SF/100 = 12 PERSONS
TOTAL OCCUPANTS = 112 PERSONS

CONCRETE STRENGTH 3000 PSI
LUMBER 2X8 PSI MIN.
SOIL BEARING 1500 PSF

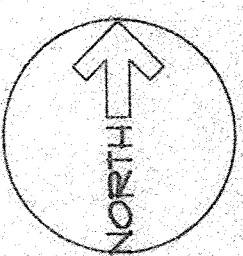
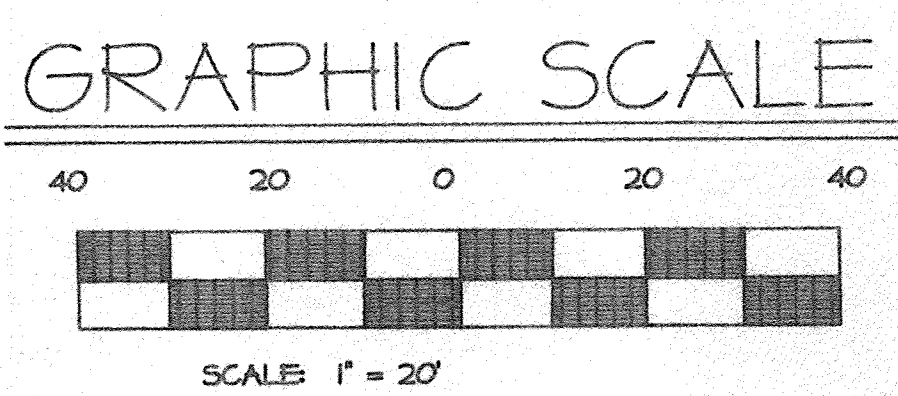
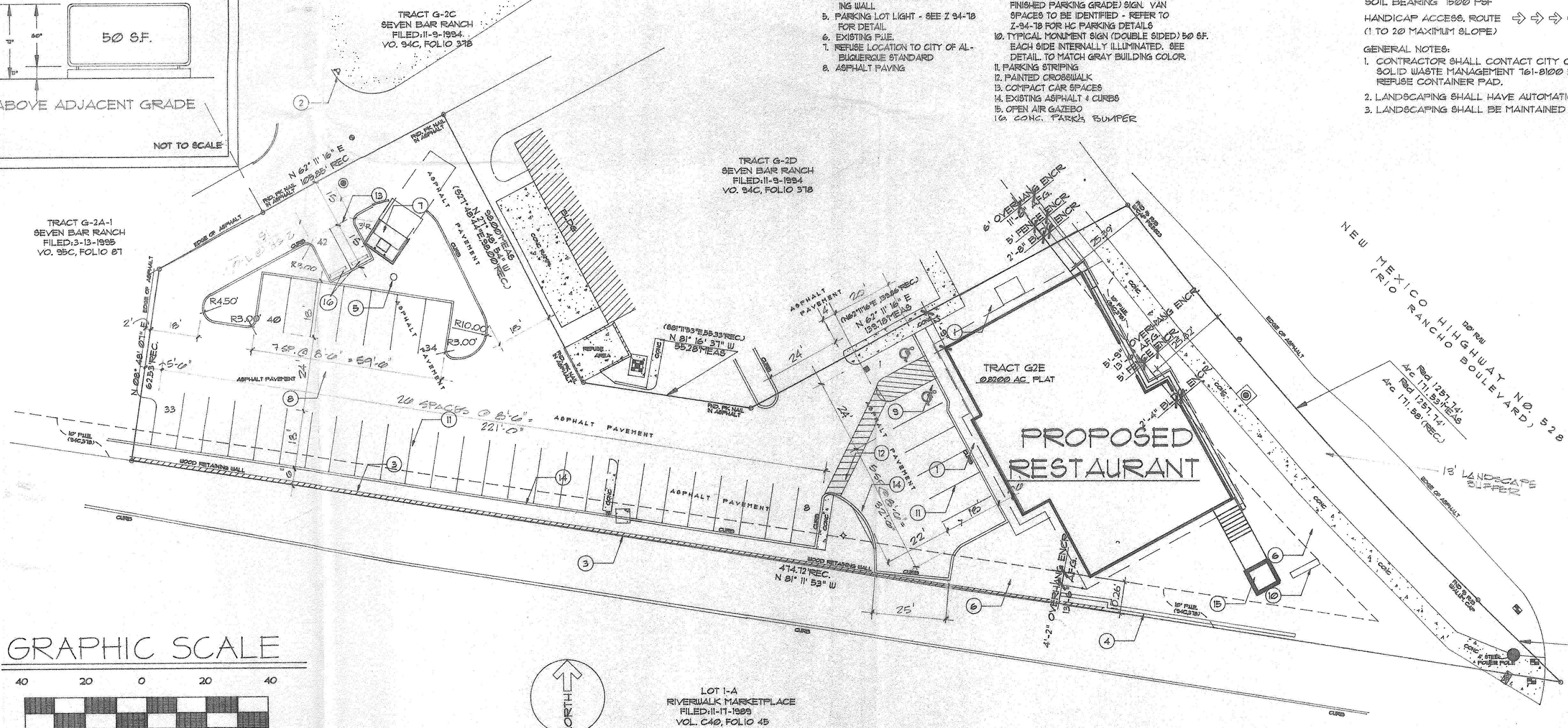
HANDICAP ACCESS, ROUTE → → → →
(1 TO 20 MAXIMUM SLOPE)

GENERAL NOTES:
1. CONTRACTOR SHALL CONTACT CITY OF ALBUQUERQUE SOLID WASTE MANAGEMENT 161-8100 BEFORE POURING REFUSE CONTAINER PAD.
2. LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION SYSTEM.
3. LANDSCAPING SHALL BE MAINTAINED BY MR. JENG TSAY

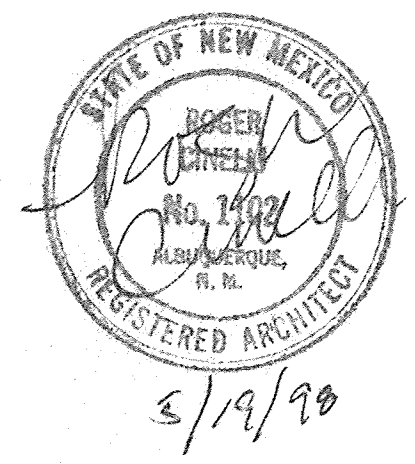


KEYED NOTES

- CONCRETE SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING WOOD RETAINING WALL
- PROPOSED CONCRETE RETAINING WALL
- PARKING LOT LIGHT - SEE Z 94-78 FOR DETAIL
- EXISTING PILE
- REMOVE LOCATION TO CITY OF ALBUQUERQUE STANDARD
- ASPHALT PAVING
- ALL WALKS @ HANDICAP PARKING FLUSH W/ HC ACCESS. ALL HC PARKING STALLS TO HAVE PAINTED SYMBOL AND POLE MOUNTED (MOUNT SIGN 80" ABOVE FINISHED PARKING GRADE) SIGN. VAN SPACES TO BE IDENTIFIED - REFER TO Z-94-78 FOR HC PARKING DETAILS
- TYPICAL MONUMENT SIGN (DOUBLE SIDED) 50 SF. EACH SIDE INTERNALLY ILLUMINATED. SEE DETAIL TO MATCH GRAY BUILDING COLOR.
- PARKING STRIPING
- PAINTED CROSSWALK
- COMPACT CAR SPACES
- EXISTING ASPHALT & CURBS
- OPEN AIR GAZEBO
- CONC. PARKS, SUMMER



LOT 1-A
RIVERWALK MARKETPLACE
FILED: 11-17-1999
VOL. C40, FOLIO 45



DATE: APR. 1998

SITE PLAN

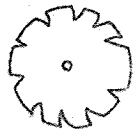







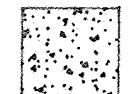

PROJECT: A CHINESE RESTAURANT FOR JENG & TUYET TSAY
ROGER CINELLI & ASSOCIATES, INC. 1716 SAN PATRICIO RD. S.W. 87104

SHEET 1 OF 4

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	35,719 S.F.
TOTAL BUILDINGS AREA	22,754 S.F.
NET LOT AREA	12,965 S.F.
LANDSCAPE REQUIREMENT	15%
TOTAL LANDSCAPE REQ'D	1945 S.F.
TOTAL LANDSCAPE PROVIDED	9353 S.F.
TOTAL BED PROVIDED	7465 S.F. 80%
TOTAL SOD PROVIDED	1888 S.F. 20%

LANDSCAPE LEGEND

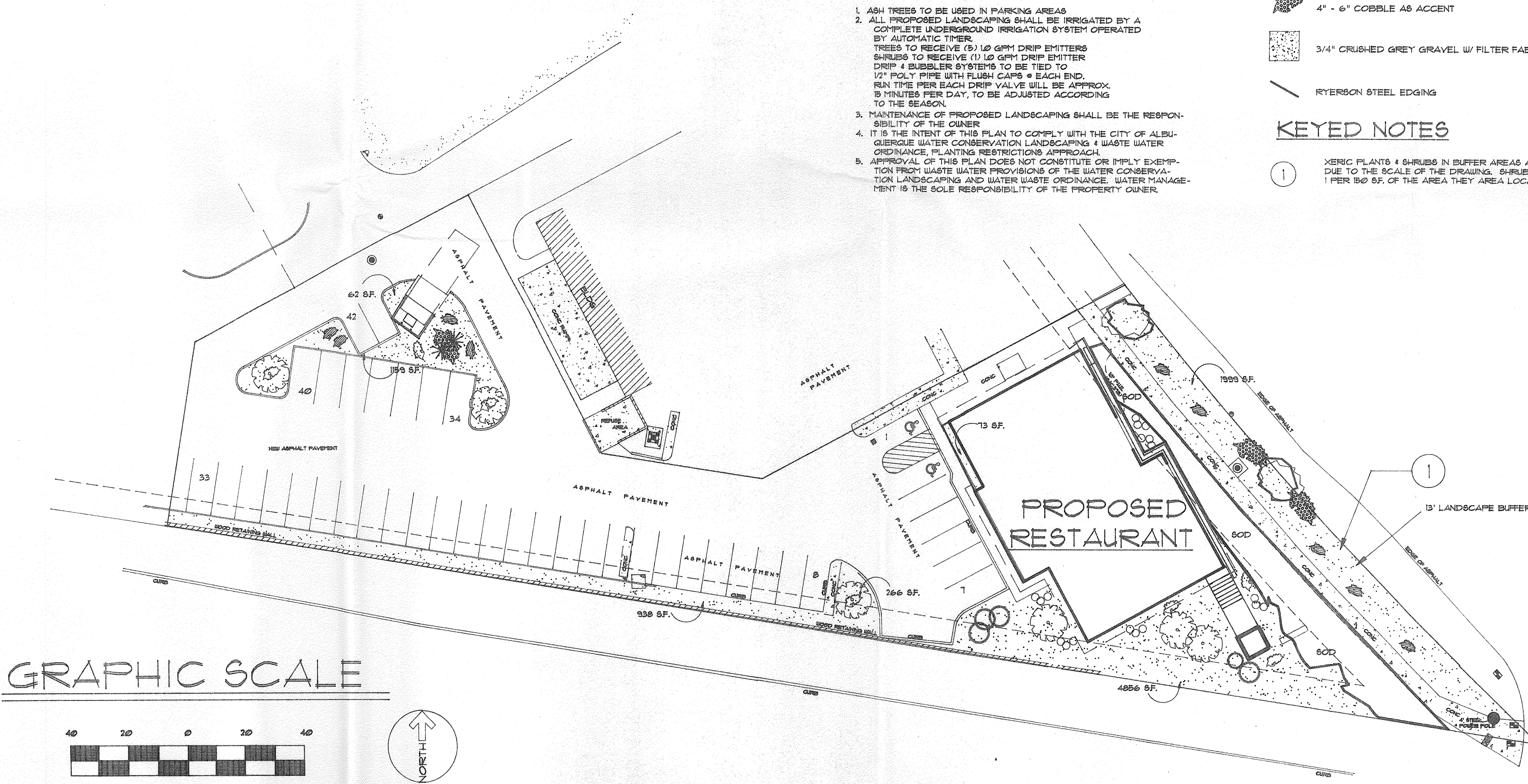
-  2 - 2 1/2" CAL. DECIDUOUS SHADE TREE
ASH - LONDON PLANE - LOCUST - MAPLE
-  6' - 8' AUSTRIAN PINE OR SPRUCE
-  6' - 8' FORESTIERA OR WASHINGTON HAWTHORN
-  XERIC PLANTS. CHAMISA, FLUME, 4 WING SALTBUSSH, BLUE MIST SPIRAEA, RUSSIAN SAGE
-  5 GAL. ORNAMENTALS. PHOTINIA, RHAPHIOLEPIS, COTONEASTER, EUONYMUS, HOLLY, BOXWOOD, NANDINA
-  5 GAL. TAM OR BUFFALO JUNIFER OR 1 GAL. HONEYSUCKLE OR HANG IVY
-  PALM YUCCA
SPRUCE - PICEA FUNGENS
AUSTRIAN PINE - PINUS NIGRA
-  4" - 6" COBBLE AS ACCENT
-  3/4" CRUSHED GREY GRAVEL W/ FILTER FABRIC
-  RYERSON STEEL EDGING

GENERAL NOTES

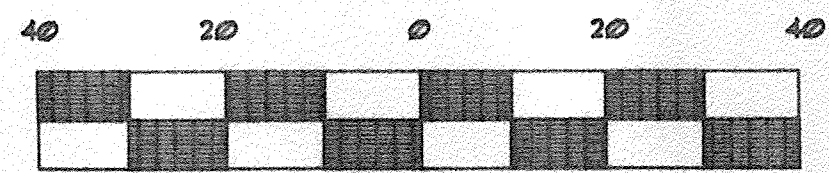
1. ASH TREES TO BE USED IN PARKING AREAS
2. ALL PROPOSED LANDSCAPING SHALL BE IRRIGATED BY A COMPLETE UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC TIMER.
TREES TO RECEIVE (5) 1/2 GPM DRIP EMITTERS
SHRUBS TO RECEIVE (1) 1/2 GPM DRIP EMITTER
DRIP & SUBIRATOR SYSTEMS TO BE TIED TO 1/2" POLY PIPE WITH FLUSH CAPS @ EACH END.
RIN TIME PER EACH DRIP VALVE WILL BE APPROX. 15 MINUTES PER DAY, TO BE ADJUSTED ACCORDING TO THE SEASON.
3. MAINTENANCE OF PROPOSED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER
4. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING & WASTE WATER ORDINANCE, PLANTING RESTRICTIONS APPROACH.
5. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WASTE WATER PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

KEYED NOTES

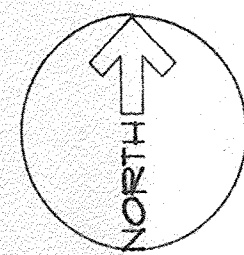
- ① XERIC PLANTS & SHRUBS IN BUFFER AREAS ARE SHOWN SCHEMATICALLY DUE TO THE SCALE OF THE DRAWING. SHRUBS SHALL BE PLANTED 1 PER 150 S.F. OF THE AREA THEY AREA LOCATED WITHIN.



GRAPHIC SCALE

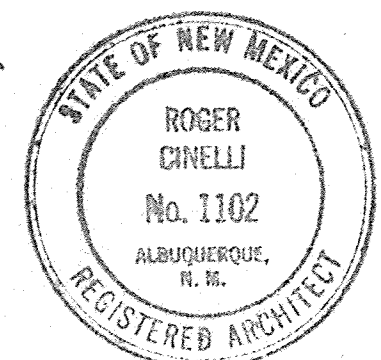


SCALE: 1" = 20'



LANDSCAPE PLAN

1"=20'-0"



5/18/98
REV. 6/11/98



DATE: MAY 1998
PROJECT: A CHINESE RESTAURANT FOR JENG & TUYET TSAY
ROGER CINELLI & ASSOCIATES, INC. 1716 SAN PATRICIO RD. S.W. 87104
SITE PLAN

SHEET 2 OF 4

DRAINAGE

LOCATION

THIS SITE IS TRACT G-2E OF SEVEN BAR RANCH WHICH CONTAINS 0.82 ACRE. THE SITE IS LOCATED WEST SIDE OF NM 528 AND APPROXIMATELY 700' SOUTH OF ELLISON DRIVE.

PURPOSE

THE PURPOSE OF THIS GRADING PLAN IS TO GET APPROVAL FOR SITE PLAN FOR BUILDING PERMIT, BUILDING PERMIT, AND ADMINISTRATIVE AMENDMENT APPROVAL TO CHANGE PARKING LAYOUT AND PAD DIMENSIONS.

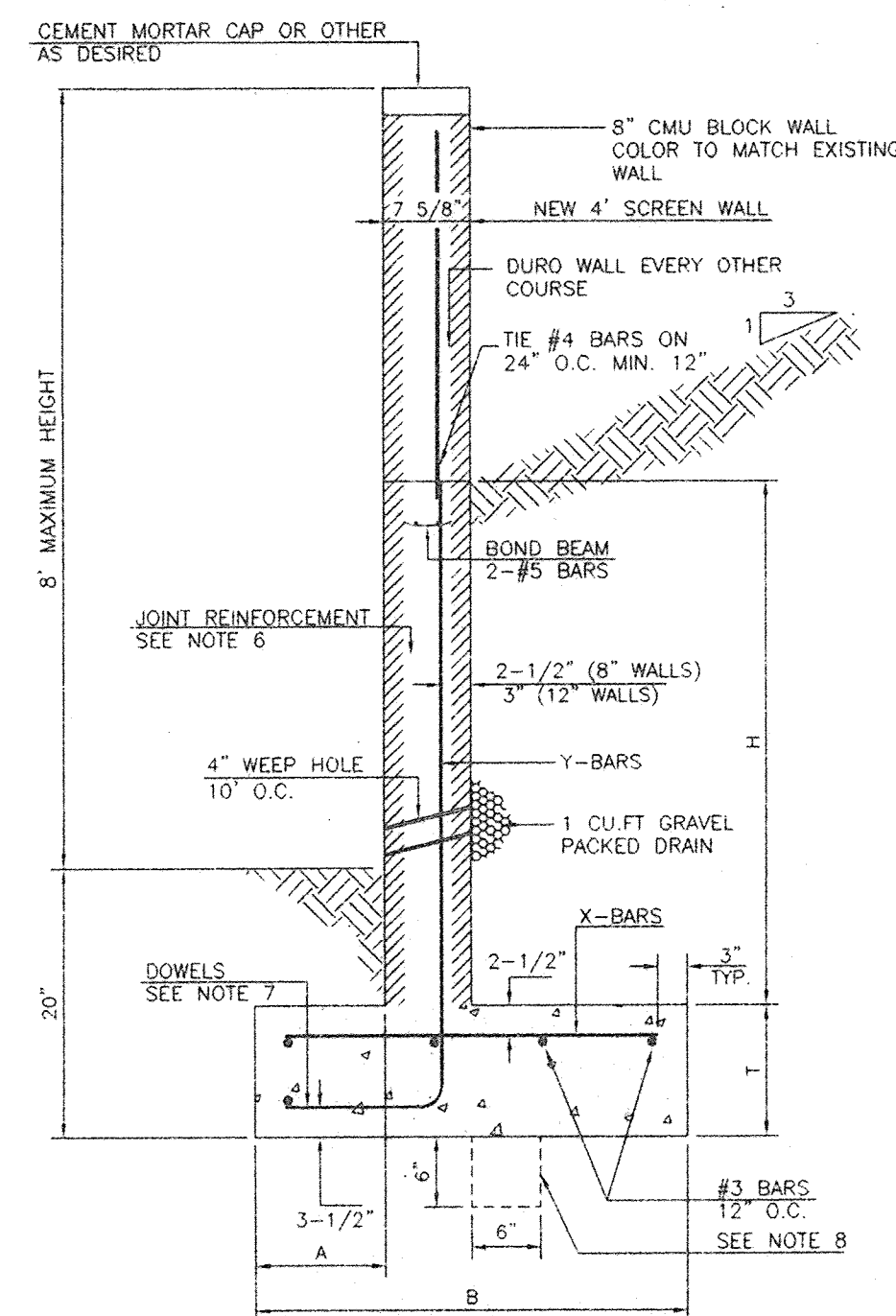
EXISTING CONDITIONS

THE SITE FALLS WITHIN THE CITY DRAINAGE REPORT NUMBER A-14/D009 PREPARED BY EASTERLING AND ASSOCIATES, INC. THIS DRAINAGE REPORT (A-14/D009) WAS PREPARED FOR THE ENTIRE TRACT G-2. APPROXIMATELY 80% OF THE CURB AND GUTTER AND THE PARKING LOT WAS BUILT UNDER OTHER DEVELOPMENT (UNDER PHASE-I) CONSTRUCTION OF THE TRACT G-2. THE SITE RUNOFF FOLLOWS THE DRAINAGE PATTERN DESIGNED IN THE DRAINAGE FILE A-14/D009. PORTION OF THE SITE DRAINS SOUTH AND THEN EAST TO NM-528. THE RUNOFF FROM THE BUILDING AND PORTION OF THE PARKING IN FRONT OF AN EXISTING INLET IN PARKING AREA IN FRONT OF THE BUILDING. THE REMAINING PORTION OF THE SITE DRAINS NORTH AND THEN EAST TO AN EXISTING INLET IN FRONT OF THE MAIN ENTRANCE OFF OF NM-528.

THE FEMA MAP NUMBER 35001C0109-D SHOWS THAT A VERY SMALL PORTION OF THE SITE FALLS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD ZONE. THE FLOOD PLAN ENCROACHMENT OF THE SITE WAS EXPECTED TO BE REMOVED BY A LETTER OF MAP REVISION UNDER SAD 223.

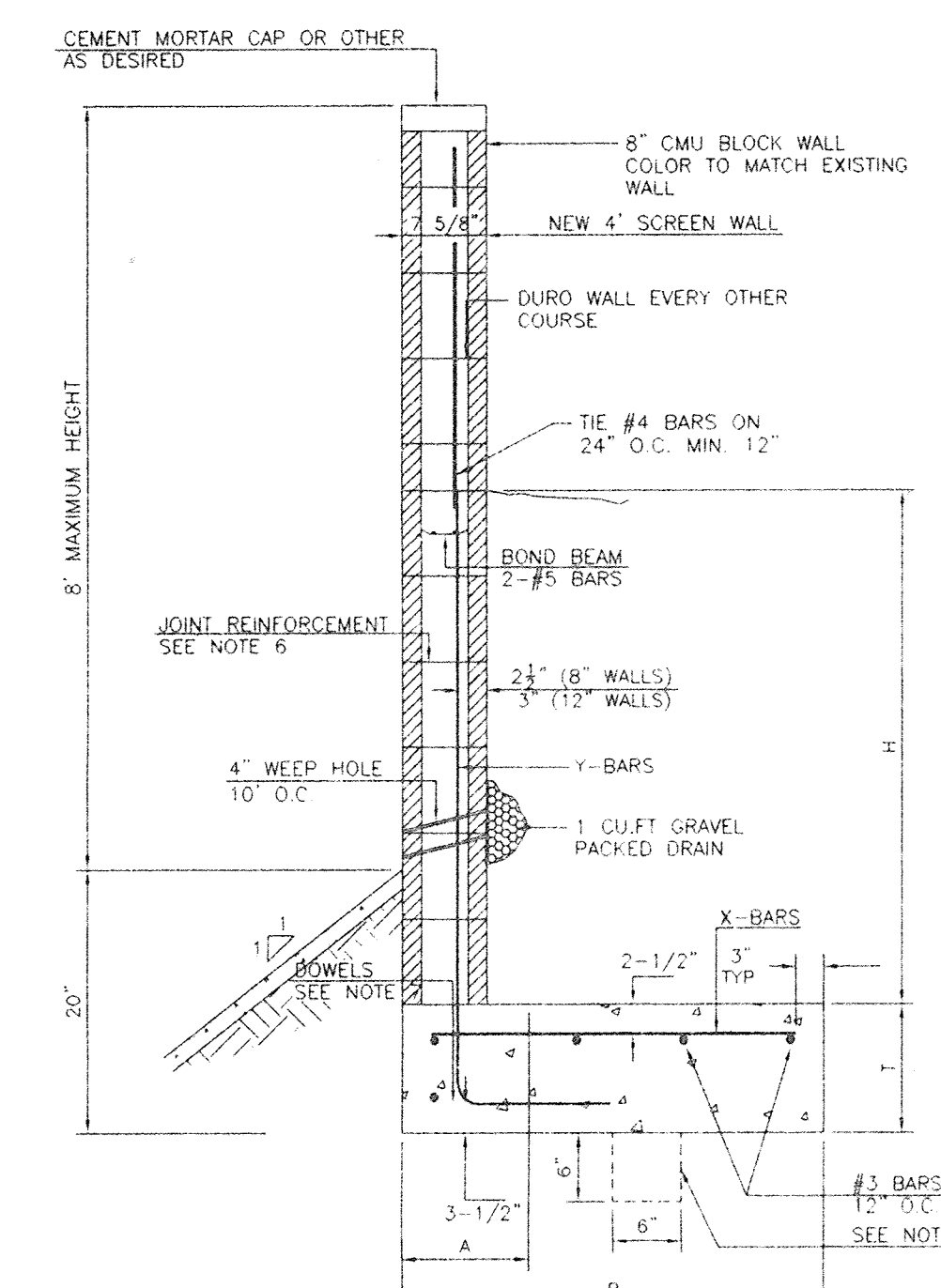
PROPOSED CONDITIONS

UNDER THE PROPOSED CONDITIONS WE WILL FOLLOW THE DRAINAGE NUMBER A-14/D009. QUANTITY OF THE RUNOFF SHOULD REMAIN THE SAME AS THE MASTER PLAN FOR TRACT G-2. THE SITE IS FAIRLY SMALL. THEREFORE, ANY MODIFICATION TO THE DRAINAGE PLAN SHOULD NOT CREATE ANY IMPACT TO THE DOWNSTREAM CAPACITY OF THE DRAINAGE STRUCTURES.



8 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
3'-4"	8"	2'-4"	9"	#3 @30" O.C.	#3 @27" O.C.
4'-0"	10"	2'-9"	9"	#4 @32" O.C.	#3 @27" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#3 @27" O.C.
5'-4"	14"	3'-8"	10"	#4 @16" O.C.	#4 @30" O.C.
6'-0"	16"	4'-2"	12"	#6 @24" O.C.	#4 @25" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#3 @25" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @30" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#4 @22" O.C.
7'-4"	18"	4'-10"	12"	#5 @16" O.C.	#5 @26" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#5 @21" O.C.

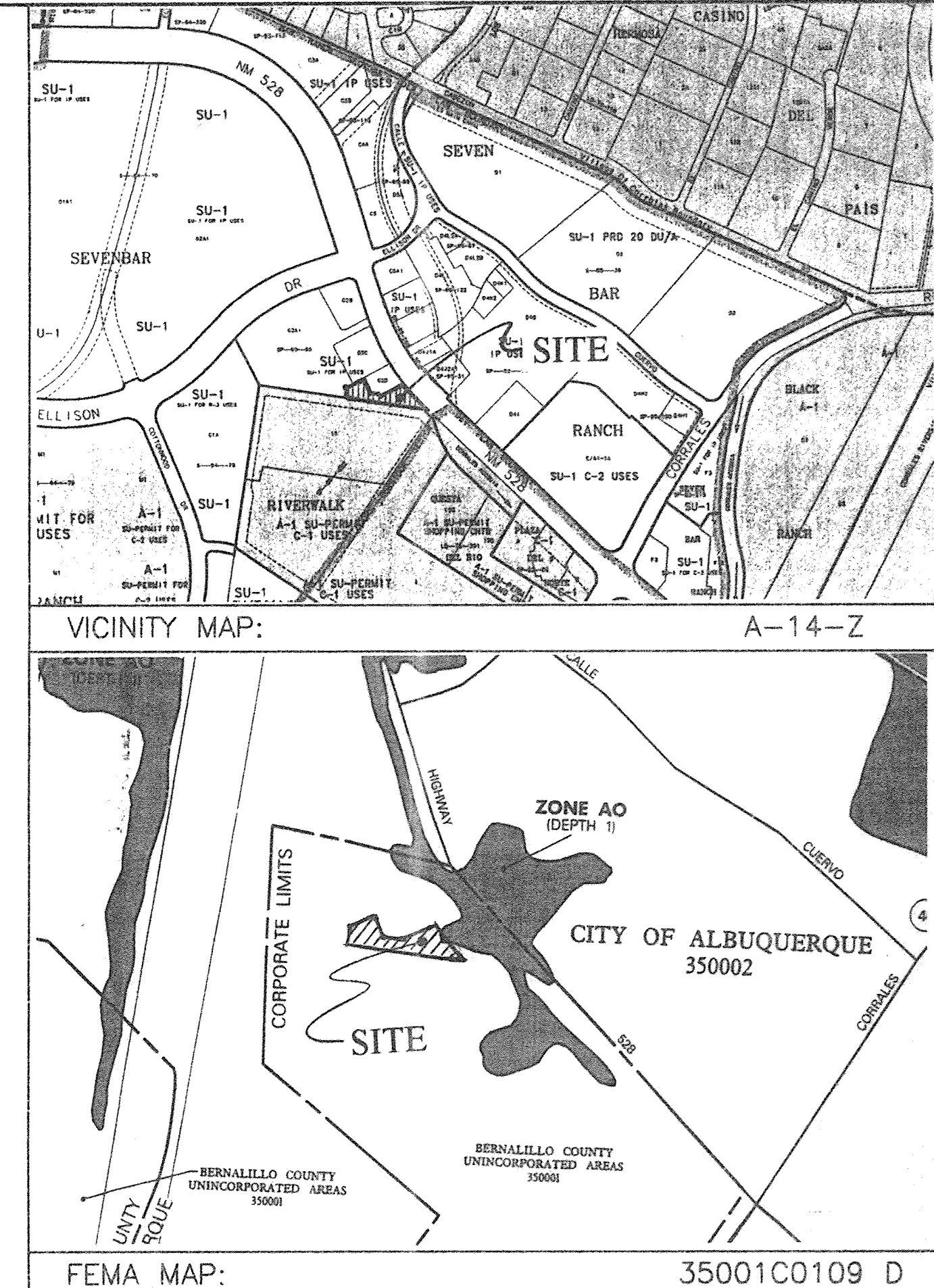


RETAINING WALL DETAIL OPTION-B
NOT TO SCALE

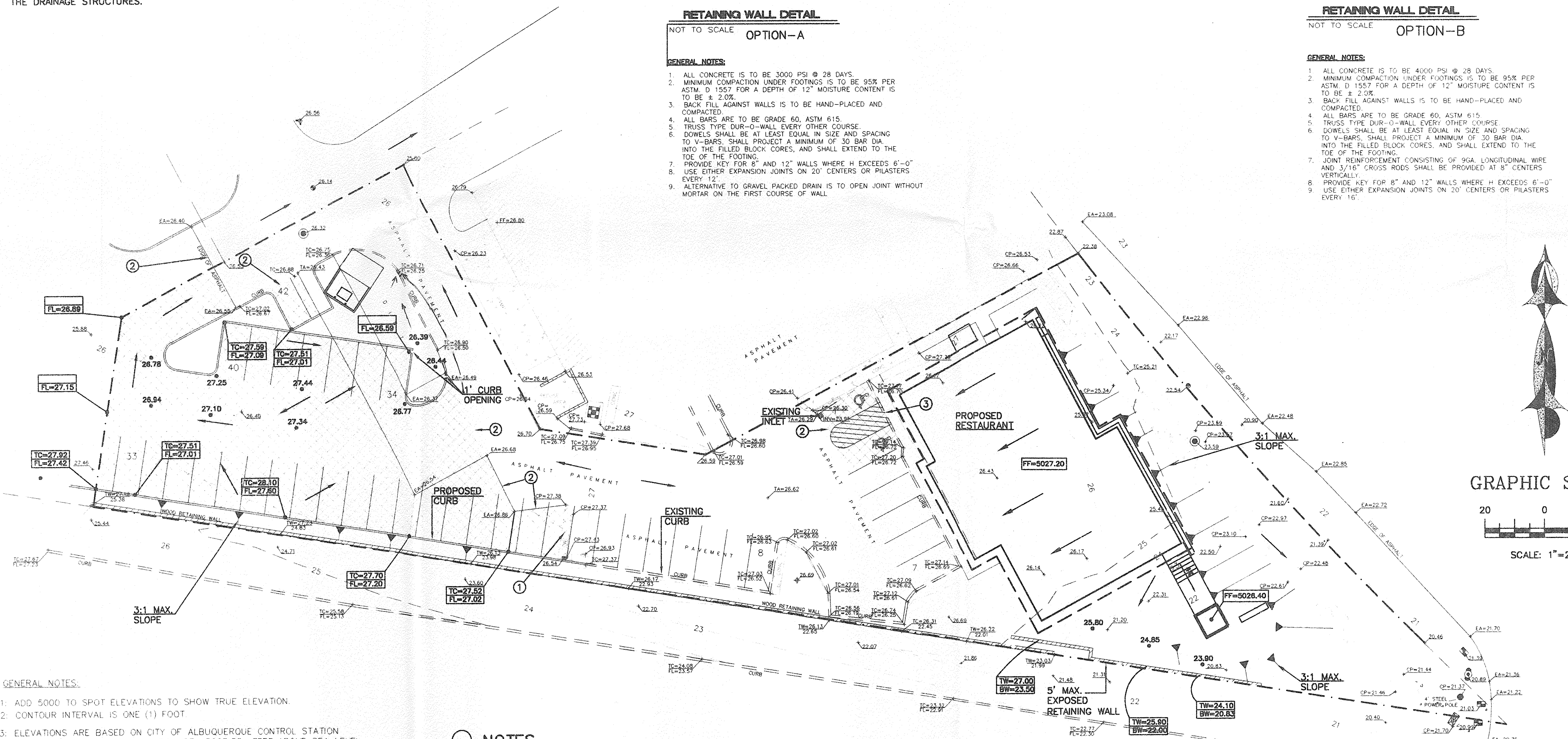
RETAINING WALL DETAIL OPTION-A
NOT TO SCALE

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'
 - ALTERNATIVE TO GRAVEL PACKED DRAIN IS TO OPEN JOINT WITHOUT MORTAR ON THE FIRST COURSE OF WALL.

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 - JOINT REINFORCEMENT CONSISTING OF 3/16" LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8' CENTERS VERTICALLY.
 - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'



LEGAL DESCRIPTION: TRACT G-2E, SEVEN BAR RANCH
PROJECT BENCHMARK: A.C.S. 12-A14
 ELEV = 5025.33



- GENERAL NOTES:**
- ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
 - CONTOUR INTERVAL IS ONE (1) FOOT.
 - ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION "12-A14", HAVING AN ELEVATION OF 5025.33, FEET ABOVE SEA LEVEL.
 - UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 - OPTION A OR B COULD BE USED FOR THE RETAINING WALL DESIGN.

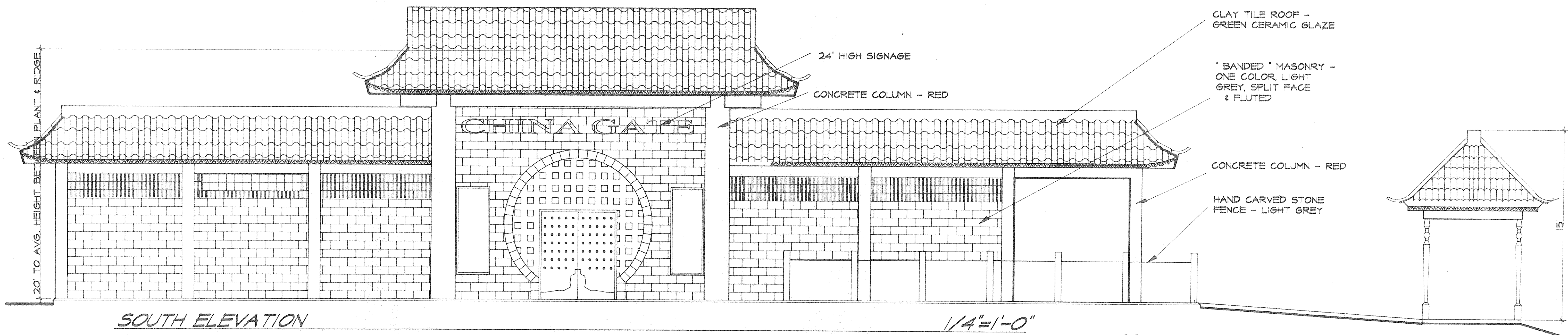
- NOTES**
- REMOVE EXISTING CONCRETE
 - MATCH EXISTING PAVING AND GRADE
 - MATCH TOP OF ASPHALT TO EXISTING TOP OF CURB

LEGEND

EXISTING SPOT ELEVATIONS	EA=22.85
PROPOSED SPOT ELEVATION	26.44
NEW PAVING AREA	
PROPOSED TOP OF RETAINING WALL	TW=24.10
PROPOSED BOTTOM OF THE RETAINING WALL	BW=20.83
PROPOSED TOP OF CURB ELEVATION	TC=27.70
PROPOSED FLOW LINE ELEVATION	FL=27.50

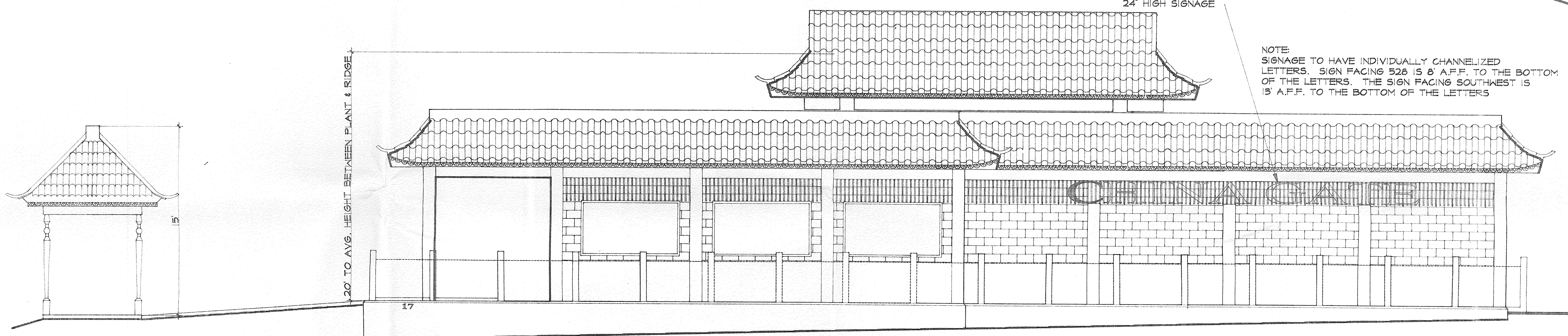
TRACT G-2E, GRADING PLAN

ENGINEER'S SEAL SHAHAB BIAZAR P.E. #13479	<p>ADVANCED ENGINEERING and CONSULTING 10208 SNOWFLAKE CT., NW ALBUQUERQUE, NEW MEXICO 87114 (505)899-5570</p>	DRAWN BY SH.B DATE 4-01-98 tsaoo-gr.dwg SHEET # 3 JOB # 000000
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SOUTH ELEVATION

1/4"=1'-0"



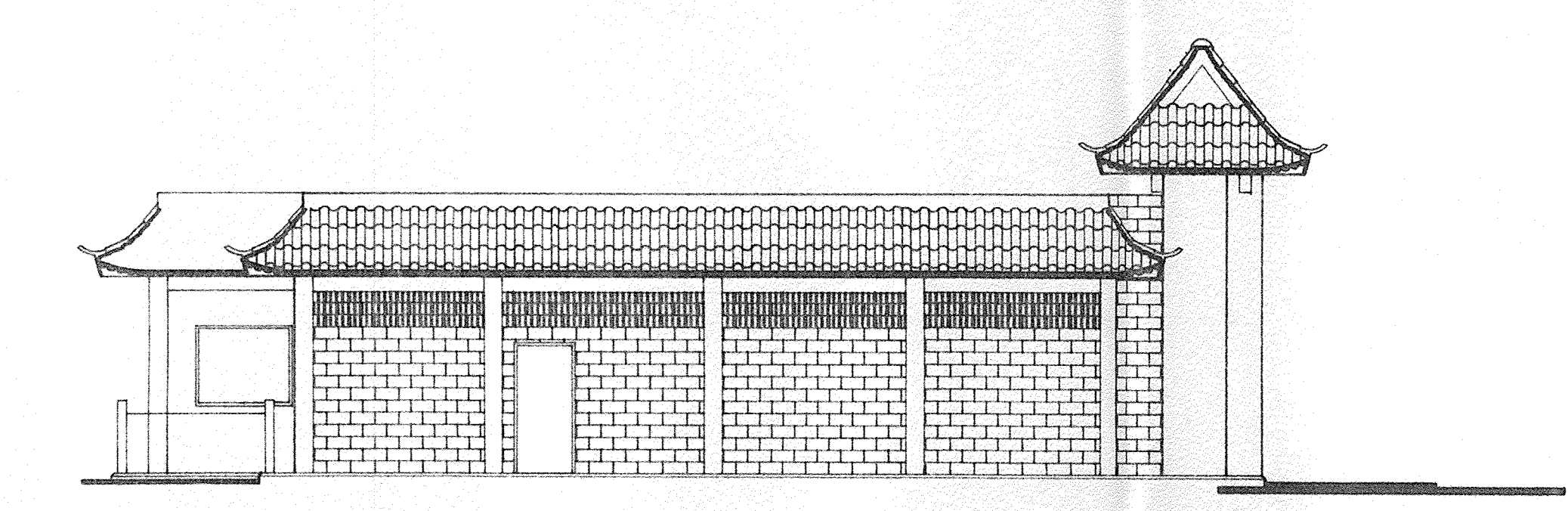
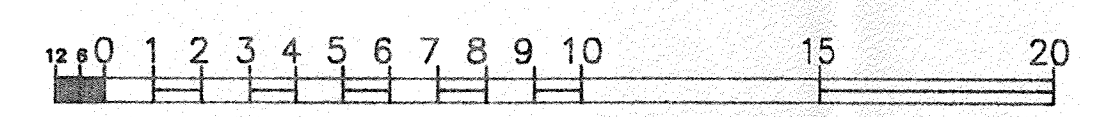
NORTH ELEVATION

1/4"=1'-0"

SIGNAGE AREA CALCULATION

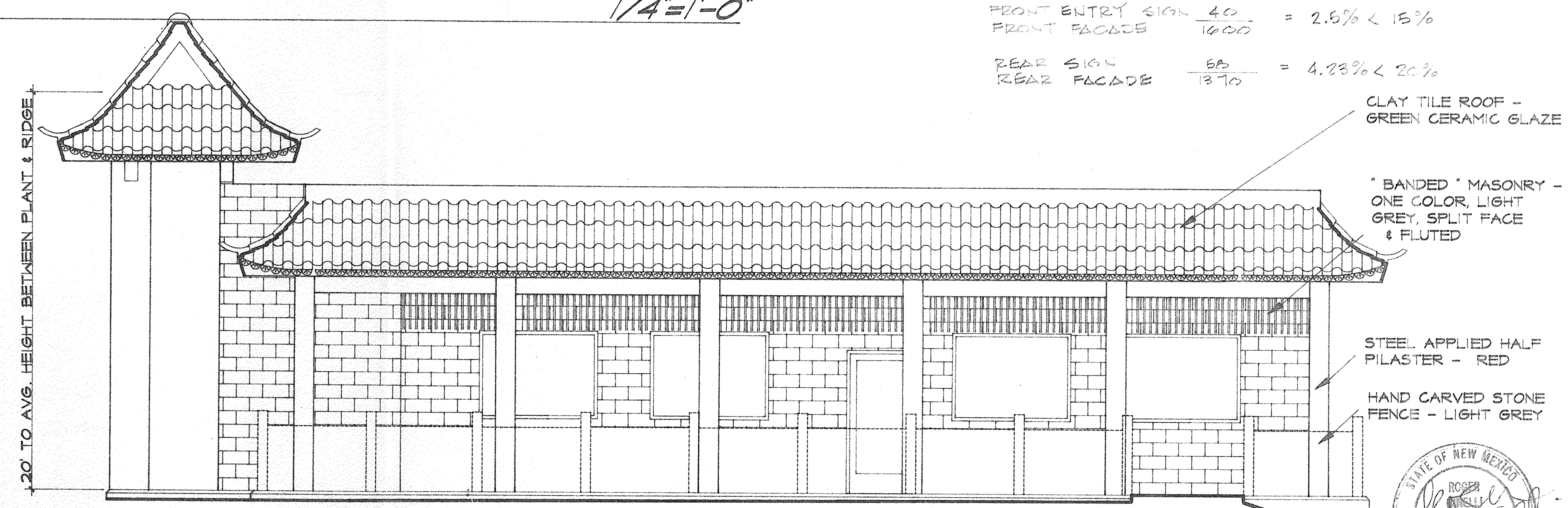
FRONT ENTRY SIGN	40	=	2.6%	<	15%
FRONT FACADE	1600				
REAR SIGN	60	=	4.23%	<	20%
REAR FACADE	1370				

SCALE



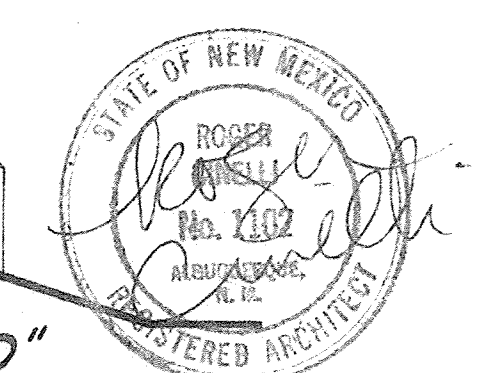
WEST ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/4"=1'-0"



5/19/98