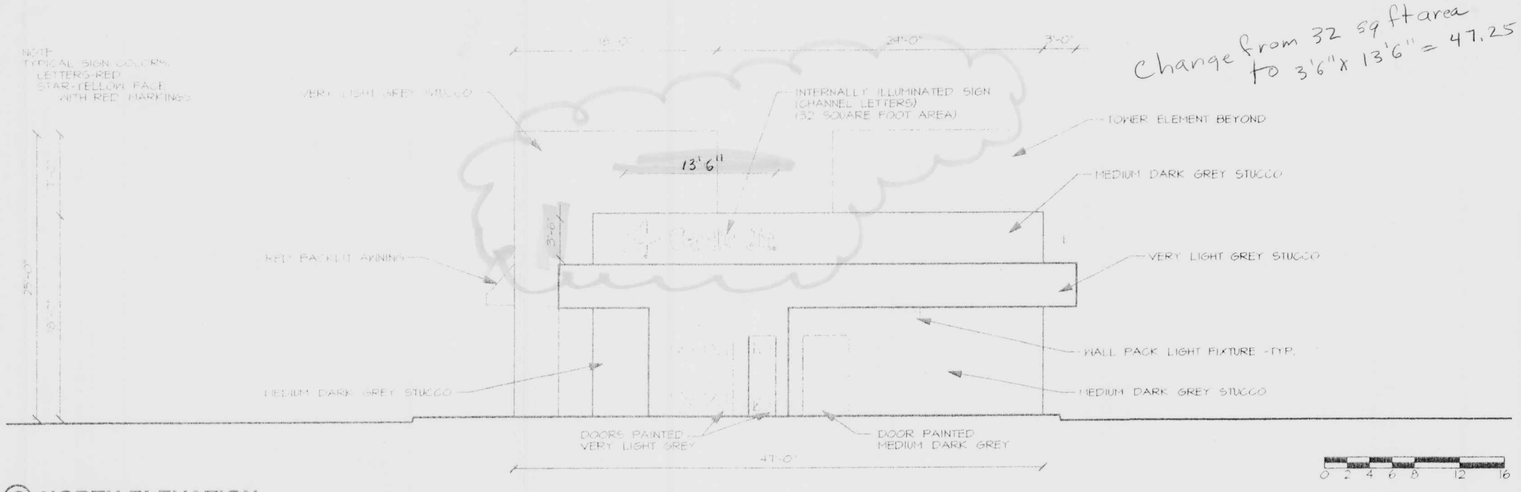
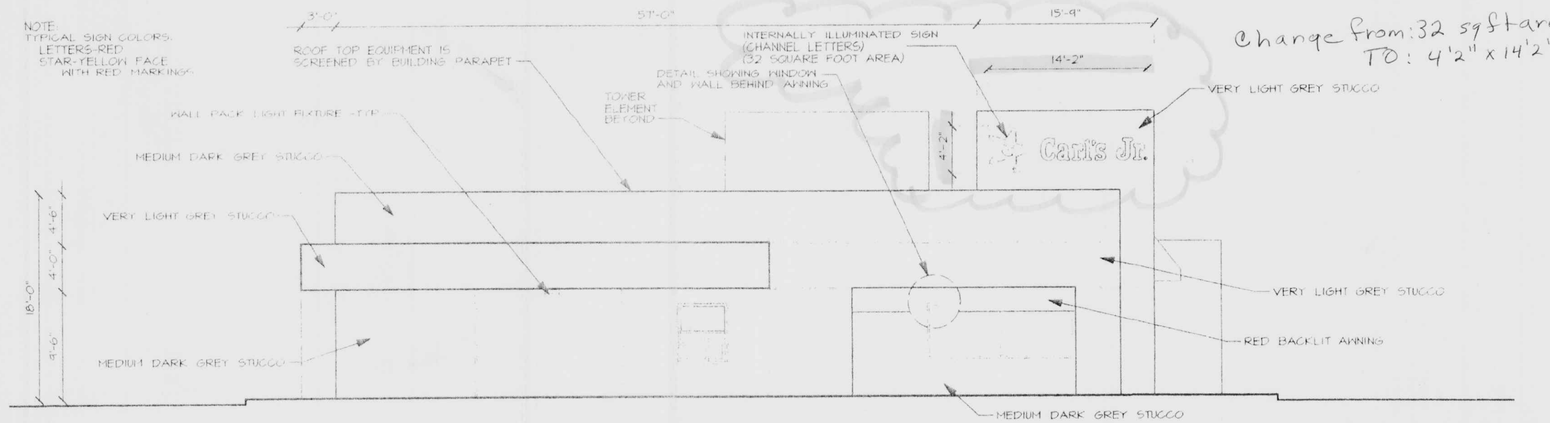


Change from 32 sq ft area to 3'6" x 13'6" = 47.25 sq. ft.

© NORTH ELEVATION

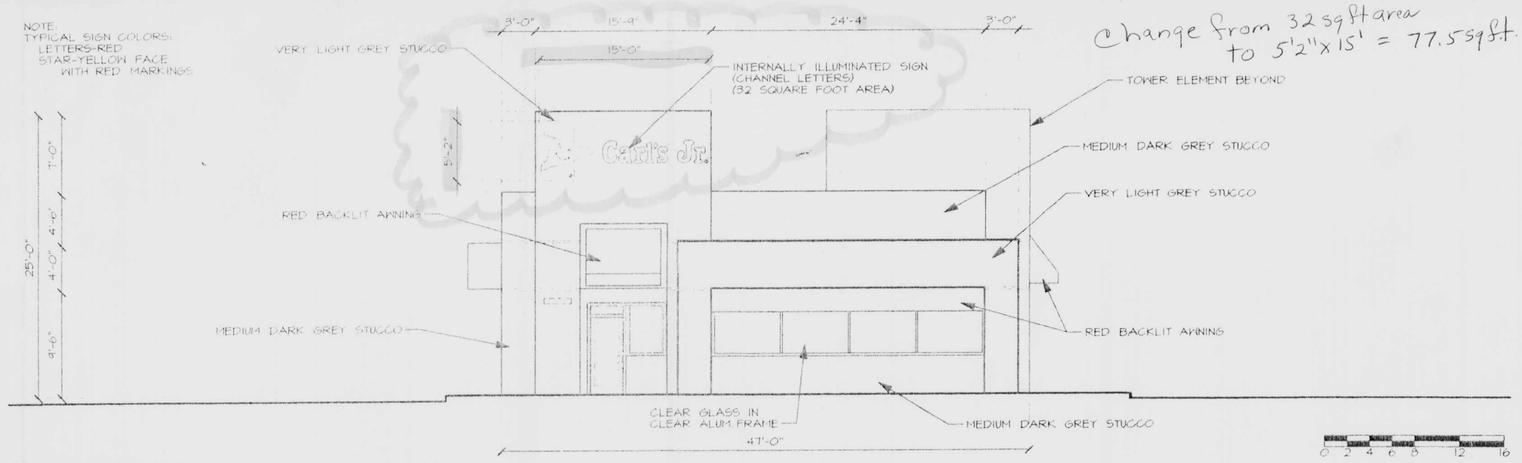
Scale: 1/8"=1'-0"



Change from: 32 sq ft area TO: 4'2" x 14'2" = 59 sq. ft.

Ⓘ WEST ELEVATION

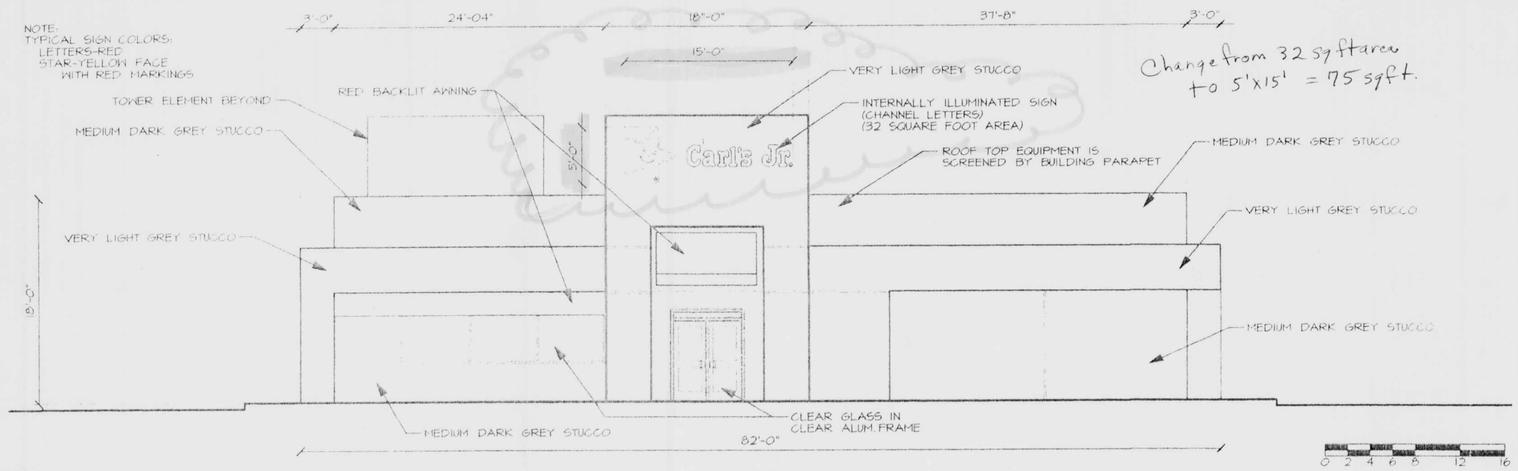
Scale: 1/8"=1'-0"



Change from 32 sq ft area to 5'2" x 15' = 77.5 sq ft.

Ⓟ SOUTH ELEVATION

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



Change from 32 sq ft area to 5'x15' = 75 sq ft.

Ⓥ EAST ELEVATION

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

EXHIBIT 2C

Ⓜ DETAIL TITLE

Scale

1000045

Project 1000045

ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
00134-00000
FILE NO. AA- 01273
Building Mounted Signs
As Shown
Planning Director 10/3/00
PLANNING DIRECTOR DATE

NOTES

CONSULTANT

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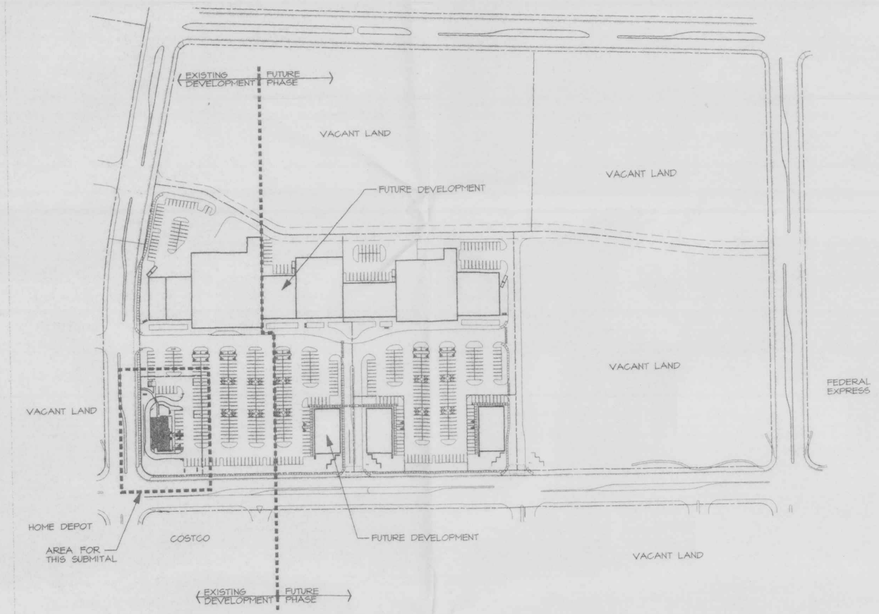
Site Development Plan
North Renaissance
Albuquerque, New Mexico

ISSUE DATE:
29 DEC 99
REVISIONS:

EXTERIOR ELEVATIONS

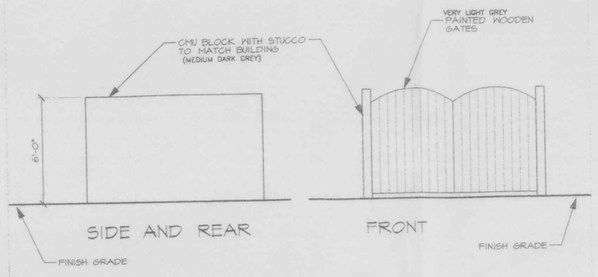
PROJECT 9910

SHEET SDP4 OF 4



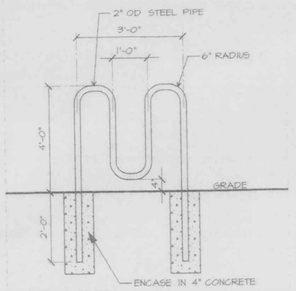
G MASTER SITE PLAN

Scale: 1"=2000'



N REFUSE ENCLOSURE ELEVATION

Scale

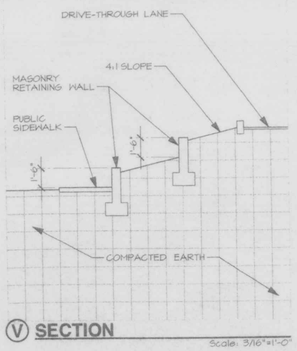


P BIKE RACK

Scale: 1/2" = 1'-0"

T DETAIL TITLE

Scale

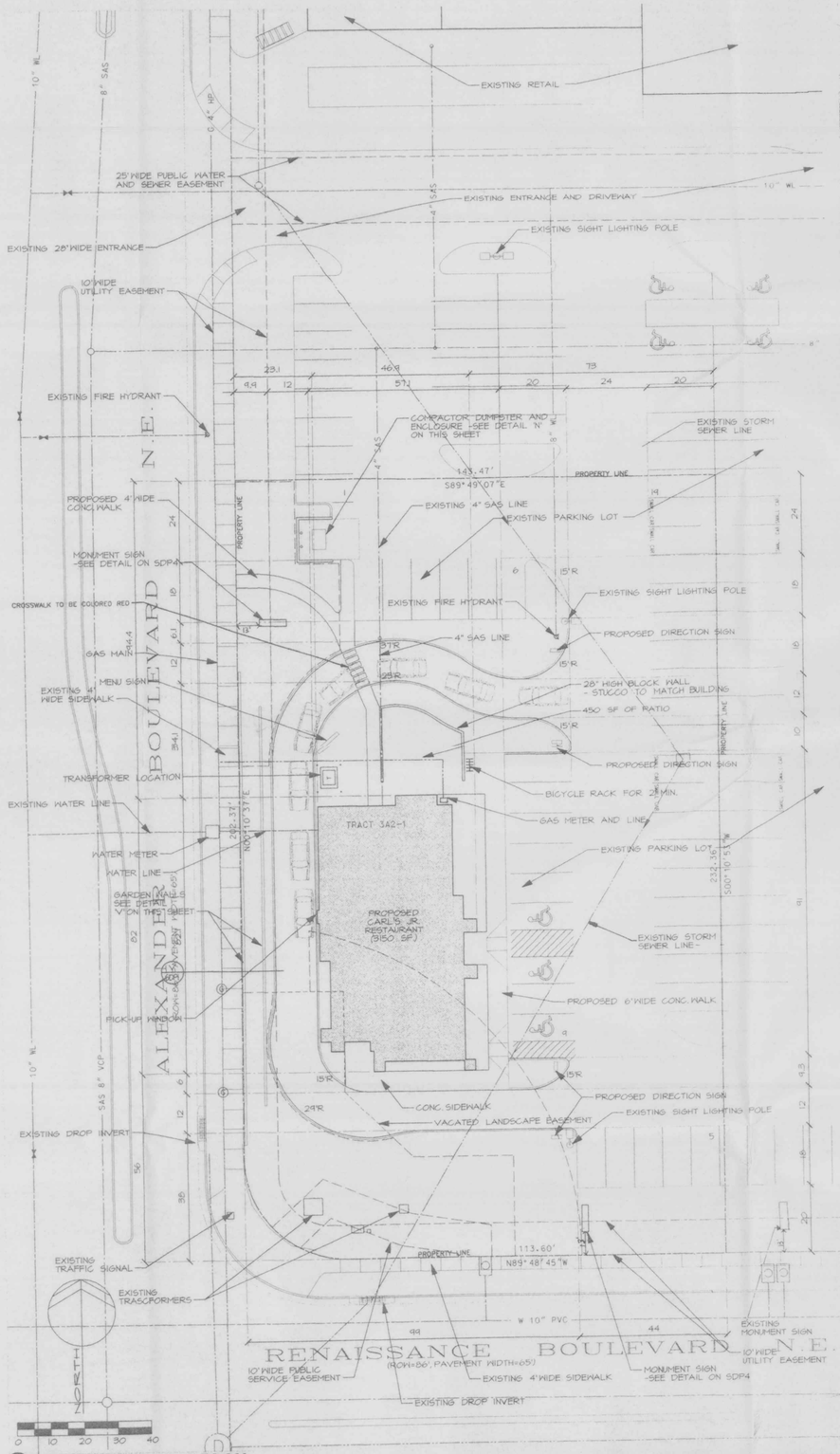


U DETAIL TITLE

Scale

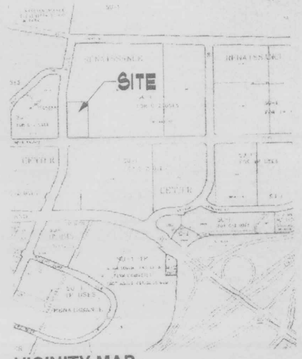
V SECTION

Scale: 3/16"=1'-0"



W CONCEPTUAL SITE PLAN

Scale: 1"=20'-0"



VICINITY MAP

F-16-Z

ZONING:
EXISTING:
SU-1

PROPOSED USE:
FAST FOOD RESTAURANT WITH DRIVE-UP

LEGAL DESCRIPTION:
TRACT 3A2-1 RENAISSANCE CENTER
33,155 SF (0.761 ACRES)

ZONE ATLAS PAGE:
F-16-Z

PARKING:
REQUIRED: TOTAL
(40 SEATS @ 1:4 RATIO =22.5)

PROVIDED: 40 TOTAL
(STANDARD: 34; HANDICAPPED: 2; SMALL CAR: 4)

MINIMUM SPACE SIZE:
FULL SIZE: 8.5' x 20'(18' ASPHALT + 2' OVERHANG)
SMALL CAR: 8'x15'(13.5' ASPHALT + 1.5' OVERHANG)

GENERAL NOTES

1. LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE PUBLIC RIGHT OF WAY (DIRECTLY ADJACENT TO THE SITE) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF TRACT 2.
2. OFF SITE LIGHTING LEVELS SHALL NOT EXCEED 1000 FOOTLAMBERTS
3. CROSS EASEMENTS HAVE BEEN CREATED BY THE TRACT 3 SITE PLAN AND WITH THE PLAT FOR DRAINAGE, INGRESS/EGRESS, PEDESTRIAN LINKAGE AND ALL UTILITIES.

SITE DATA	Office Depot TRACT 3A1	Carl's Jr. TRACT 3A2
PROPOSED USAGE:	RETAIL STORE	RESTURANT W/ DRIVE THRU
LOT AREA:	147,304.05 SF (3.3816 ACRES)	28,384.67 SF (0.6516 ACRE)
BUILDING AREA:	40,100 SF	5,000 SF
PARKING/DRIVEWAY:	92,120 SF ±	14,716 SF ±
LANDSCAPE AREA LANDSCAPING REQUIRED:	15,909 SF ± 16,204 SF ±	9,869 SF ± 3,658 SF ±
PARKING PROVIDED: PARKING REQUIRED:	205 SPACES 200 SPACES	49 SPACES 30 SPACES
HC PARKING PROVIDED: HC PARKING REQUIRED:	8 SPACES (1 VAN) 8 SPACES (1 VAN)	2 SPACES 1 SPACES

* ALL BUILDING AREAS AND REQUIRED INFORMATION IS BASED ON A 0.35 FLOOR AREA RATIO.

INDEX

SITE & UTILITY PLAN.....SDP1
LANDSCAPE PLAN.....SDP2
GRADING PLAN.....SDP3
ELEVATIONS.....SDP4

NOTES AND INDEX

CASE NUMBER: DRB-98-227

This Site Plan is in substantial conformance with the Renaissance Master Plan approved in the EPC on January 16, 1986 (Z-84-13-1)

This plan is consistent with the specific site development plan approved by the DRB on January 1998 and that the findings and conditions in the Official Notice of Decision have been complied with:

SITE DEVELOPMENT PLAN:

Traffic Engineer, TRANSPORTATION DEPT — Date 1-26-00

PARKS & ~~GENERAL~~ RECREATION SERVICES DEPT — Date 1-26-00

UTILITY DEVELOPMENT DEPT — Date 2-11-00

City Engineer, ENGINEERING DIV./AMAFCA — Date 2-17-00

APPROVAL AND CONDITIONAL ACCEPTANCE: As specified by the Development Process Manual.

DRB Planner, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION — Date 3/2/00

SIGNATURE BLOCK

Project 1000071 | 99420 00000 00070

SMS Architects, Inc.
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jclarke@zianet.com

CONSULTANT

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Site Development Plan
North Renaissance
Albuquerque, New Mexico

ISSUE DATE:
29 DEC 99

REVISIONS:

CONCEPTUAL SITE PLAN

PROJECT 99540

SHEET SDP1 OF 4

Ⓐ DETAIL TITLE

Scale

Ⓖ DETAIL TITLE

Scale

Ⓝ DETAIL TITLE

Scale

Ⓣ DETAIL TITLE

Scale

Ⓤ DETAIL TITLE

Scale

Ⓥ DETAIL TITLE

Scale

SHADE/STREET/PARKING LOT TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	FRAXINUS ANGUSTIFOLIA RAYHOOD	RAYHOOD ASH	H	35'	GL
	FRAXINUS VELUTINA	ARIZONA ASH	H	40'	GL
	PISTACIA CHINENSIS	CHINESE PISTACHE	M	60'	GL
	SOPHORA JAPONICA	JAPANESE PAGODA TREE	H	35'	GL
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	H	35'	GL
	--	--	--	--	--

EVERGREEN TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	PINUS EDULIS	PINON PINE	M	25'	GL/SCREEN
	PINUS NIGRA	AUSTRIAN PINE	H	35'	GL/SCREEN
	--	--	--	--	--
	--	--	--	--	--

ORNAMENTAL TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	CHILOPSIS LINEARIS	DESERT WILLOW	L	25'	GL
	SORBUS AUCUPARIA	EUROPIAN MOUNTAIN ASH	H	25'	GL
	PRUNUS CERASIFERA	PURPLE LEAF PLUMB	H	25'	GL
	PYRUS CALLERYANA	PRADFORD PEAR	H	25'	GL
	--	--	--	--	--
	--	--	--	--	--
	--	--	--	--	--

SHRUBS/ORNAMENTAL GRASSES/GROUNDCOVER					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER	SIZE	USE
	CARYOPTERIS CLANDONENSIS	BLUE MIST	M	3' HIGH	GL
	CHAMAEBATIARIA MILLEFOLIUM	FERNBRUSH	L/M	5' HIGH	GL
	FALLUSIA PARADOXA	APACHE PLUME	L	6' HIGH	GL/SCREEN
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	M	12' HT	GL
	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	L	5' HIGH	GL/SCREEN
	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	M	3' HIGH	GL
	NANDINA DOMESTICA	NANDINA	H	3'	GL
	GENISTA HISPINICA	SPANISH BROOM	M	4'	GL
	HESPERALOE PRAVIFLORA	RED YUCCA	M	4'	GL
	JUNIPERUS SABINA	TAM JUNIPER	M	--	GL
	CHINONELIS JAPONICA	FLOWERING QUINCE	H	--	GL
	PHOTINIA FRASERI	PHOTINIA	M	10'	GL
	HONEYSUCKLE	LONICERA	M	--	GL/SCREEN
	FIRETHORN	PYRACANTHA	M	8'+	SCREEN
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SOD	
	BLUE GRASS SOD

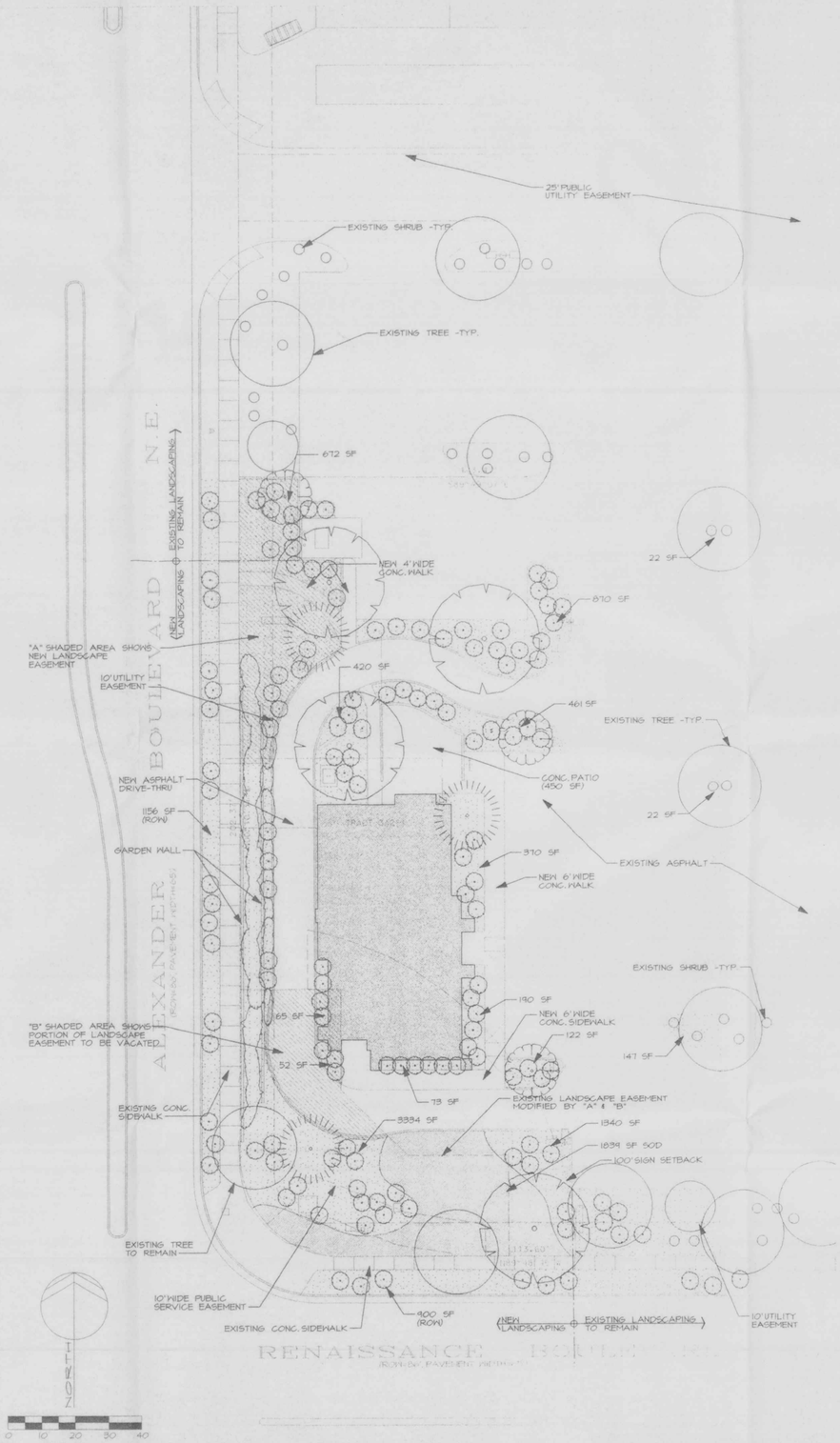
MULCHES	
	MULCH - BARK, GRAVEL, QUARRY (CRUSHER) FILES, COBBLESTONES. --BARK AND FILES WILL BE TO 3" DEPTH --COBBLESTONES - 4"-6" IN DIAMETER (USED IN DRAINAGE AREAS) --GRAVEL WILL BE TO 4" DEPTH

PLANT SIZES	
	-DECIDUOUS TREES TO BE MIN. 2-2 1/2" CALIPER, B & B OR BOXED -EVERGREEN TREES TO BE MIN. 15 GALLON CONTAINER OR 5'-6' HIGH -SHRUBS TO BE MIN. 1 AND 5 GALLON CONTAINERS

LEGEND NOTES	
	GL= GENERAL LANDSCAPE SIZE= MATURE PLANT SIZE H=HIGH WATER USE PLANT* M=MEDIUM WATER USE PLANT* L= LOW WATER USE PLANT* * AS DEFINED BY THE CITY OF ALBUQUERQUE PLANT LIST THIS PLANT LIST CONTAINS A RANGE OF PLANT MATERIALS WHICH MAY BE USED ON THIS PROJECT. IT IS POSSIBLE THAT NOT ALL LISTED MATERIALS WILL BE USED.

Ⓞ PLANT LEGEND

Scale



Ⓦ LANDSCAPING PLAN

Scale: 1"=20'-0"

GENERAL NOTES

A. PLANTS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE OF DRAWINGS AND NOT ALL SHRUBS OR GROUND COVERS ARE SHOWN.

B. THE INTENT OF THIS PLAN IS TO CONFORM TO ALL CITY ORDINANCES AND CODES RELATING TO LANDSCAPE REQUIREMENTS.

C. NO PLANTING BED WILL BE LEFT UNCOVERED OR NOT TOP DRESSED. ALL NEW PLANTING BEDS WILL BE PLANTED WITH SHRUBS, GROUND COVERS, GRASS AND OR MULCH (ORGANIC AND INORGANIC).

D. FOR SITE BOUNDARY AND UTILITY INFORMATION SEE SHEET SDP1. MINIMUM CENTERLINE TO CENTERLINE SETBACK FOR TREE TRUNK FROM UTILITY LINES WITHIN EASEMENTS WILL BE THREE (3) FEET.

IRRIGATION NOTES

AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO SERVE ALL PLAN MATERIALS, ACCORDING TO CURRENT CITY OF ALBUQUERQUE ORDINANCES AND STANDARDS.

MAINTENANCE

ALL LANDSCAPE AND IRRIGATION MAINTENANCE, INCLUDING THE PUBLIC RIGHT OF WAY ADJACENT TO THIS SITE SHALL BE THE RESPONSIBILITIES OF THE OWNER'S GROUNDS MAINTENANCE PERSONNEL. WASTE WATER IS THE RESPONSIBILITY OF THE OWNER.

ZONING REQUIREMENTS

1. LANDSCAPING AREA REQUIREMENTS - NOT LESS THAN 15% OF NET LOT AREA
2. CLEAR SITE ANGLE: 35' x 35' FROM CURB
3. PLANT SIZES
   - TREES MIN. 2" IN CALIPER
   - SHRUBS MIN. ONE GALLON
   - 75% LANDSCAPE COVERED (MATURE SPREAD OF PLANTS)

LANDSCAPE AREA REQUIRED

FOR PROPOSED BUILDING SITE NOT LESS THAN 15% OF NET LOT AREA.
LOT AREA = 39,155 SF
REQUIRED LANDSCAPE (15%) = 4500 SF
PROVIDED LANDSCAPE = 9500 SF
SOD ALLOWED (20% x 4500) = 1900 SF
SOD PROVIDED = 1340

Ⓜ LANDSCAPE NOTES

NOTES

STATE OF NEW MEXICO
JOHN
LEWIS
10
979
REGISTERED LANDSCAPE ARCHITECT

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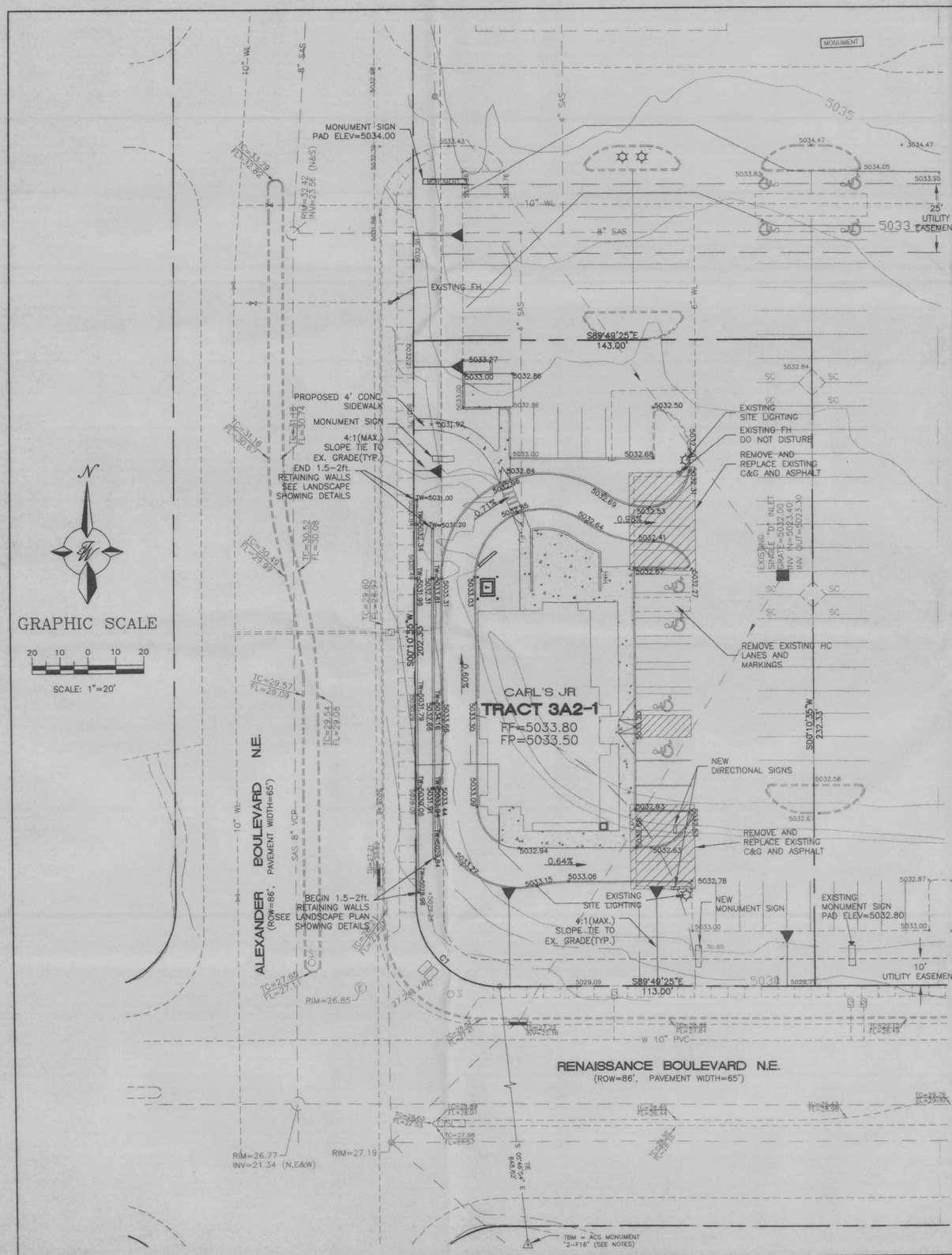
Site Development Plan
North Renaissance
Albuquerque, New Mexico

ISSUE DATE:
29 DEC 99
REVISIONS:

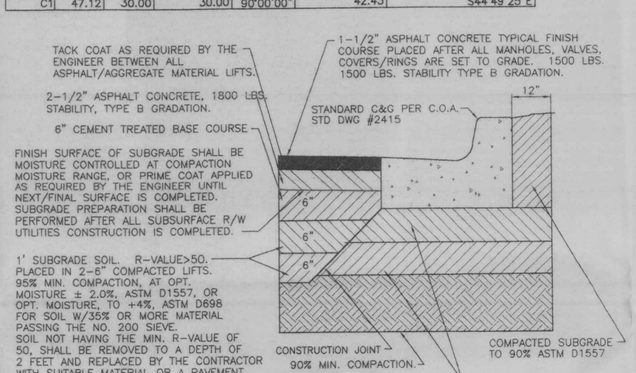
LANDSCAPING PLAN & SCHEDULES

PROJECT 99-10

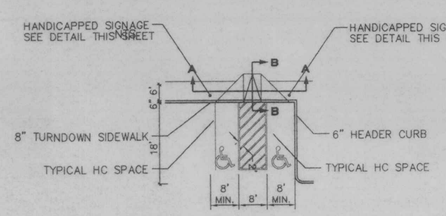
SHEET SDP2 OF 4



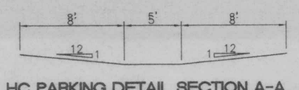
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	47.12	30.00	30.00	90°00'00"	42.43	S44°49'25"E



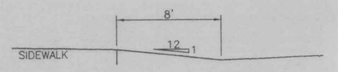
RENAISSANCE PAVING SECTION



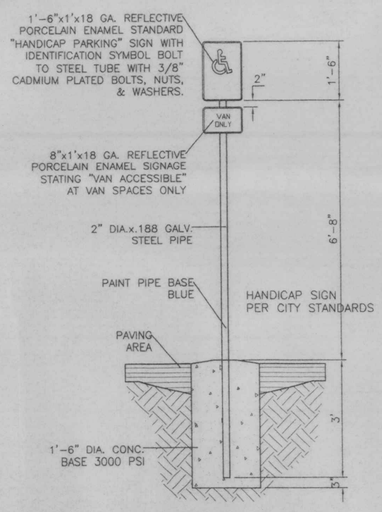
HC PARKING DETAIL
NTS



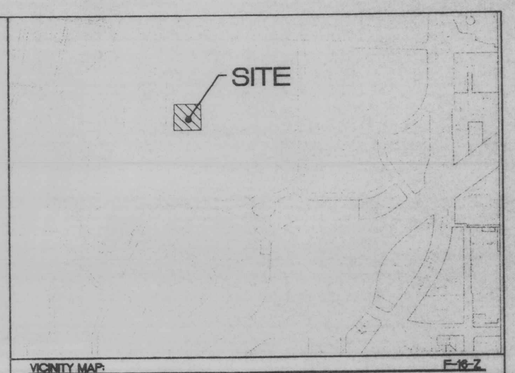
HC PARKING DETAIL SECTION A-A
NTS



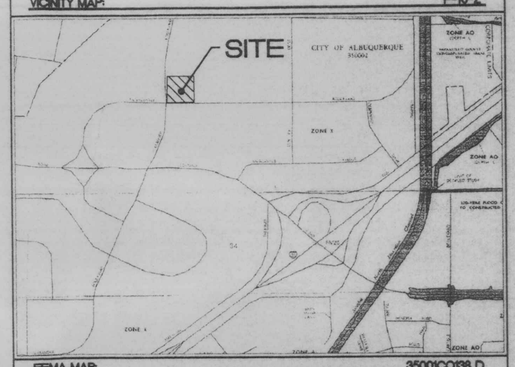
HC PARKING DETAIL SECTION B-B
NTS



HANDICAP SIGN
NTS



VICINITY MAP: F-16-Z



FEMA MAP: 35001C0139 D

LEGAL DESCRIPTION:
TRACT 3A2-1 OF NORTH RENAISSANCE CENTER

NOTES:
1. ALL ELEVATIONS LISTED ARE FLOWLINE, UNLESS OTHERWISE LISTED.
2. ACS MONUMENT "2-F16" NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) X=390,920.06 Y=1,504,671.78 EL=5062.020 GRID TO GROUND SCALE FACTOR=0.9998718 DELTA ANGLE=-0°12'36"

LEGEND	DESCRIPTION
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
EX. 24" RCP	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED PERIMETER WALL
5100	EXISTING CONTOUR
5100	EXISTING INDEX CONTOUR
5011	PROPOSED CONTOUR
5010	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
× 5048.25	EXISTING SPOT ELEVATION
× 5048.25	PROPOSED SPOT ELEVATION
× 5048.25	FUTURE SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	BENCH MARK
	STREET LIGHTS

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL
RAY BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

RONALD R. BOHANNAN P.E. #7868

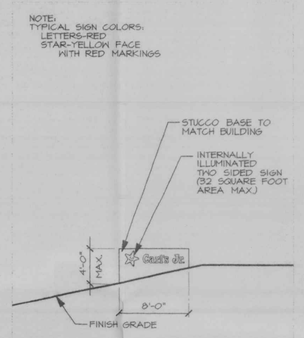
TRACT 3A2-1 CARL'S JR

GRADING AND DRAINAGE PLAN

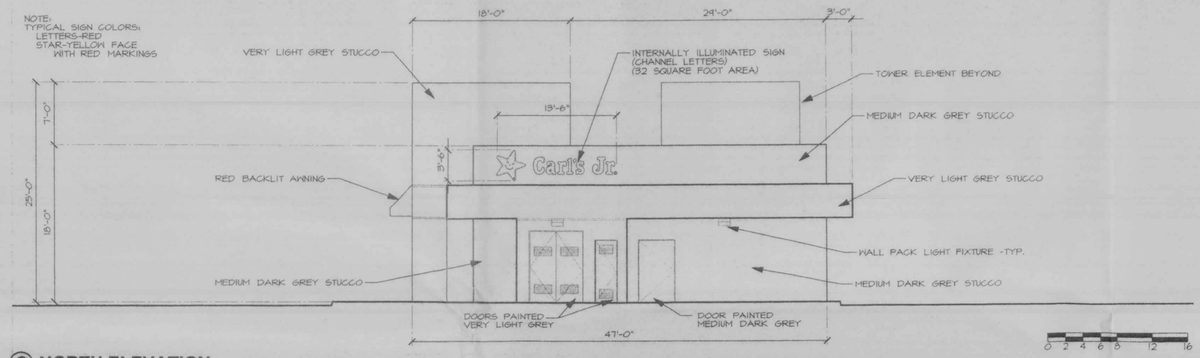
TIERRA WEST, LLC
4421 McLEOD ROAD, N.E., SUITE D
ALBUQUERQUE, NEW MEXICO 87109
(505)883-7592

DRAWN BY MP
DATE 12-22-99
9963GR1A.DWG
SHEET #
JOB # 990063

Ⓐ **DETAIL TITLE**
Scale



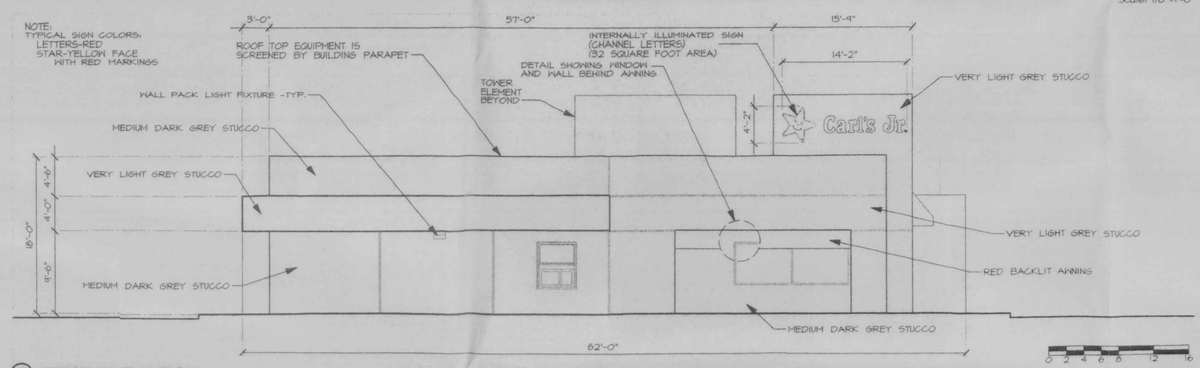
Ⓑ **MONUMENT SIGN ELEVATION**
Scale: 1/8"=1'-0"



Ⓒ **NORTH ELEVATION**
Scale: 1/8"=1'-0"

Ⓖ **DETAIL TITLE**
Scale

Ⓗ **DETAIL TITLE**
Scale

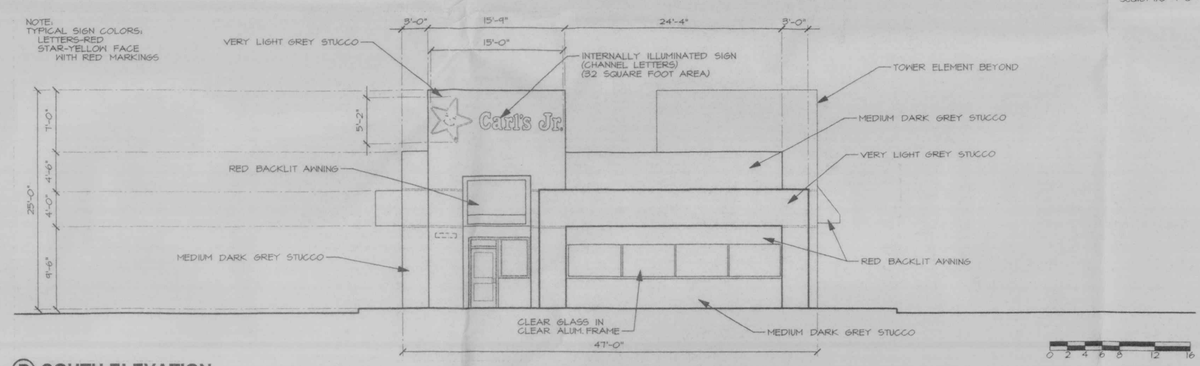


Ⓘ **WEST ELEVATION**
Scale: 1/8"=1'-0"

Ⓜ **DETAIL TITLE**
Scale

Ⓝ **DETAIL TITLE**
Scale

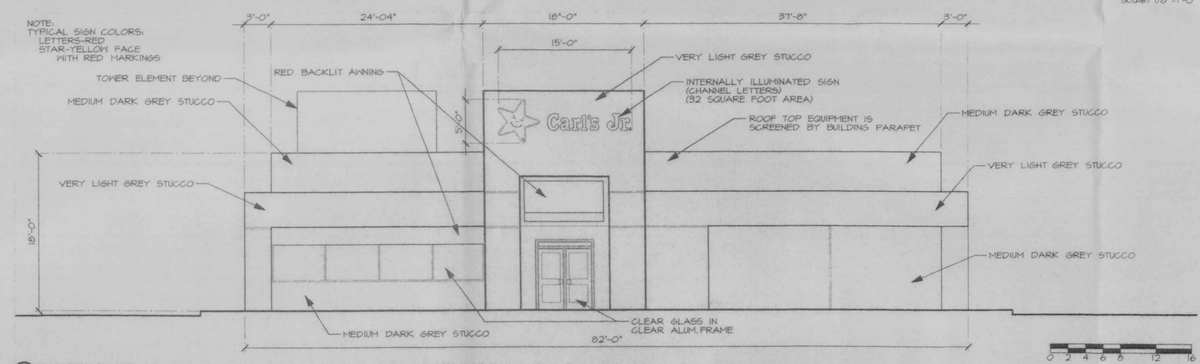
Ⓞ **DETAIL TITLE**
Scale



Ⓟ **SOUTH ELEVATION**
Scale: 1/8"=1'-0"

Ⓣ **DETAIL TITLE**
Scale

Ⓤ **DETAIL TITLE**
Scale



Ⓥ **EAST ELEVATION**
Scale: 1/8"=1'-0"

NOTES

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REVISIONS:

EXTERIOR ELEVATIONS

PROJECT 99-10

SHEET
SDP4
OF 4