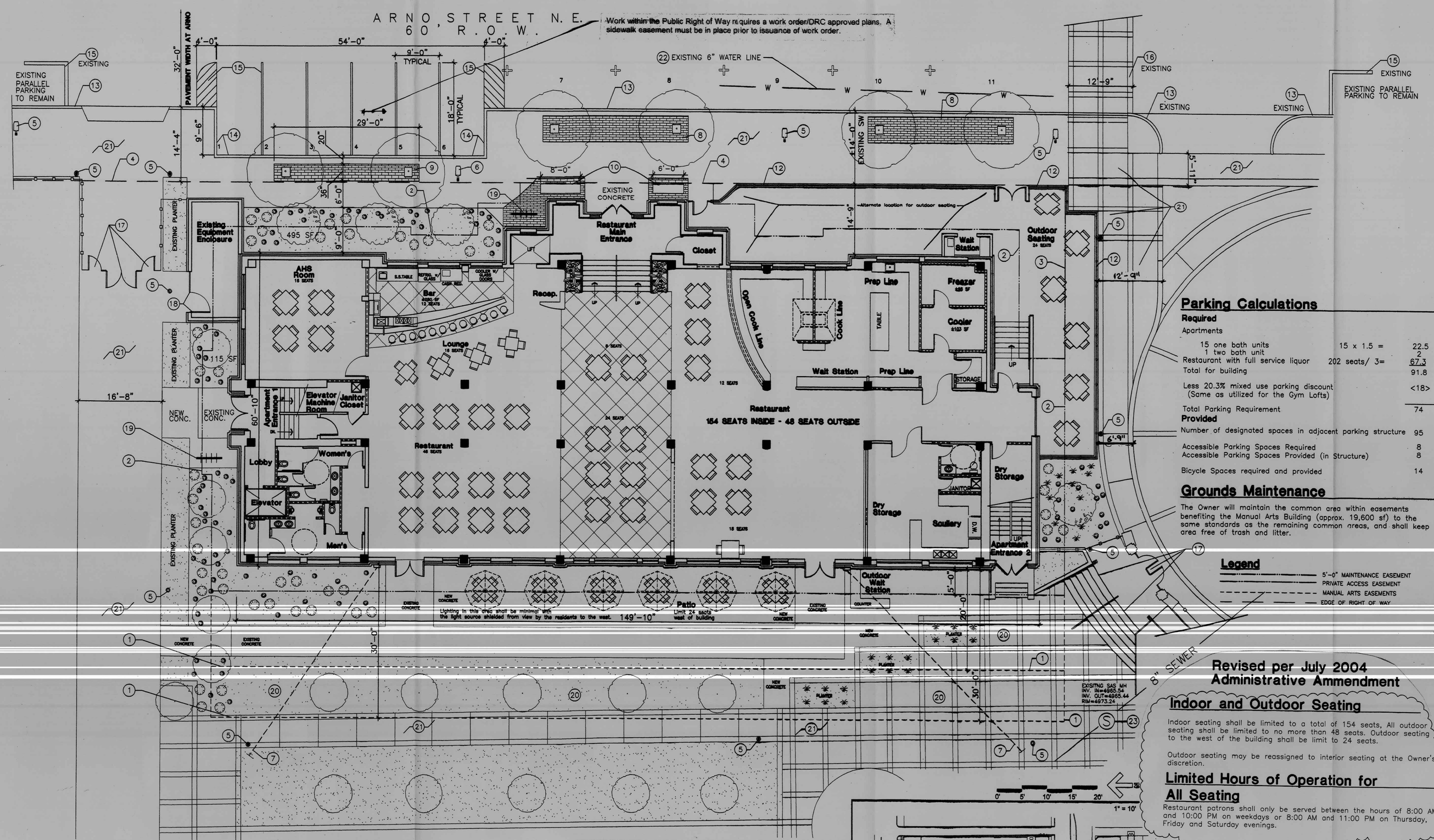


Site Plan/Landscaping Plan/Grading Plan/Site Utilities Plan

Keyed Notes

1. THE 10' AND 20' MANUAL ARTS EASEMENTS ARE FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT A-2 AND ARE TO BE MAINTAINED BY SAID OWNER PER BANNER SQUARE ADDITION FILED FEB. 24, 1997 IN VOL. 97C, FOLIO 60
2. THE 5' MAINTENANCE EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT A-2 PER BANNER SQUARE ADDITION FILED FEB. 24, 1997 IN VOL. 97C, FOLIO 60
3. PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT A-2 AND IS TO BE MAINTAINED BY SAID OWNER PER BANNER SQUARE ADDITION FILED FEB. 24, 1997 IN VOL. 97C, FOLIO 60
4. WEST SIDE OF 60' R.O.W.
5. EXISTING LIGHTING TO REMAIN
6. RELOCATED LIGHTING
7. EXISTING STORM WATER DRAIN TO REMAIN – NOW CONNECTS TO DRAINS CONSTRUCTED UNDER CITY PROJECT #657392
8. EXISTING BRICK AND PLANTER AREA
9. NEW BRICK AND PLANTER AREA TO MATCH EXISTING ADJACENT
10. NEW MASONRY BENCH w/ WHITE CONCRETE TOP. SEE DETAIL A, THIS SHEET.
11. NOT USED
12. NEW WROUGHT IRON FENCE w/ 6" WHITE CONCRETE BASE
13. EXISTING CURB AND GUTTER TO REMAIN
14. NEW CURB AND GUTTER TO MATCH ADJACENT EXISTING
15. PAINTED STRIPING – TYP.
16. EXISTING PEDESTRIAN PATH TO PARKING STRUCTURE
17. EXISTING GATES AND STEPS (ON SOUTH SIDE) TO REMAIN
18. NEW WROUGHT IRON GATE AND FENCE
19. NEW CONCRETE (NORTH SIDE) OR BRICK PAVING (EAST SIDE) w/ BICYCLE RACK BIKE RACKS SHALL ACCOMMODATE 14 BIKES IN TOTAL, THE DESIGN IS TO BE COORDINATED WITH PLANNING DEPT.
20. THIS AREA IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACT A-2 PER BANNER SQUARE ADDITION FILED FEB. 24, 1997 IN VOL. 97C, FOLIO 60
21. EXISTING SIDEWALK TO REMAIN
22. EXISTING 6" WATER LINE IN STREET – WATER SERVICE TO THE MANUAL ARTS BUILDING SHALL CONNECT TO THIS LINE.
23. EXISTING MAN HOLE AT 8" SANITARY SEWER THE MANUAL ARTS BUILDING SHALL CONNECT TO THIS LINE AT THIS LOCATION .

Landscaping Notes

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE

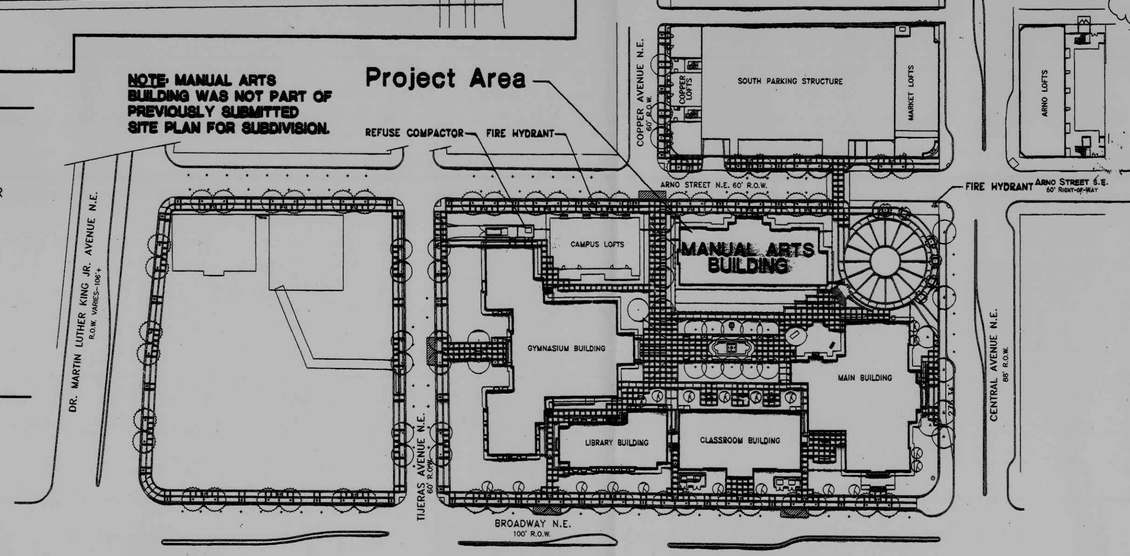
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS TO BE MULCHED WITH ORGANIC MULCH AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NOTE: MANUAL ARTS BUILDING WAS NOT PART OF PREVIOUSLY SUBMITTED SITE PLAN FOR SUBDIVISION.



Site Vicinity Map/ Approved Banner Square Plan

Project Description

Renovate existing building on the campus of Old Albuquerque High for use as a restaurant on the ground floor with 16 apartments on the upper two floors.

Project Data

OWNER:	Ricardo Chaves 303 Central Avenue NE Albuquerque, NM 505.259 6626
ARCHITECT:	BRISCOE ARCHITECTS, P.C. 4100 MENAUL BLVD. NE, STE. 2B ALBUQUERQUE, N.M. 87110 PH. 262-0193 JOHN BRISCOE AIA
BUILDING ADDRESS:	303 Central Avenue NE Albuquerque, NM
LEGAL DESCRIPTION:	Tract A-2, Banner Square Addition
ZONE ATLAS PAGE:	K-14
CURRENT ZONING:	SU-2/SU-1/ P.U.D.
CONSTRUCTION TYPE:	1 FR, FULLY SPRINKLERED

Area Calculations

LOT AREA 9,900 S.F., .229 ACRES

BUILDING AREA – First Floor 8,812 Usable nsf. (9,853 gsf)

BUILDING AREA – All Floors 30,714 gsf

Note: Tract A-2 contains the existing building only. Proposed improvements outside the building perimeter will occur within existing easements allowing such improvements.

Grading and Drainage Information

No changes are proposed to the site which will affect the grading and drainage plan currently in place for this portion of the Banner Square Addition. This site is included in Basin "A" as indicated on Project # PO 2069, the drainage plan included and approved with 02 EPC 01137. (This was the last Banner Square Project to go before EPC)

Refuse

This project will be served by the proposed compactor located to the east of the Gymnasium Building. The compactor shall be provided by the Owner of the Manual Arts Building. The hours of operation for the compactor shall be limited to the hours of 9:00 AM to 8:00 PM.

Signage

Singe review and approval is delegated to the Planning Department. The type of signs shall be limited to: wall signs, canopy or awning signs, and monument signs. No freestanding or roof mounted signs are allowed; no umbrella advertisement is allowed in outdoor dining areas. All signs shall be consistent and designed to integrate architecturally with the building using color, compatible materials, and lettering styles. Plastic signs, back lit plastic panel signs, or signs with movement are not appropriate for this complex. Individual channel letters shall not be more than 8" tall. Neon signs are acceptable. Signage for the Manual Arts building shall be compatible to signage within the larger OAHS Complex.

Outdoor Seating

Limited Hours of Operation

Service to outdoor tables located west of the Manual Arts Building and other outdoor activities shall be limited to between 8:00 AM and 9:00 PM.

Furnishings

Awnings and umbrellas for the outdoor eating areas shall be integrated with the existing architectural design of the campus, using color and materials compatible to the buildings. Tables and chairs shall also be compatible with the architectural character of the campus.

Music

Only non-amplified music and voice is allowed outdoors.

Parking Calculations

Required

Apartments

15 one bath units	15 x 1.5 =	22.5
1 two bath unit		2
Restaurant with full service liquor	202 seats/ 3=	67.3
Total for building		91.8
Less 20.3% mixed use parking discount (Same as utilized for the Gym Lofts)		<18>
Total Parking Requirement		74

Provided

Number of designated spaces in adjacent parking structure	95
Accessible Parking Spaces Required	8
Accessible Parking Spaces Provided (in Structure)	8
Bicycle Spaces required and provided	14

Grounds Maintenance

The Owner will maintain the common area within easements benefiting the Manual Arts Building (approx. 19,600 sf) to the same standards as the remaining common areas, and shall keep area free of trash and litter.

Legend

- 5'-0" MAINTENANCE EASEMENT
- PRIVATE ACCESS EASEMENT
- MANUAL ARTS EASEMENTS
- EDGE OF RIGHT OF WAY

Revised per July 2004 Administrative Ammendment

Indoor and Outdoor Seating

Indoor seating shall be limited to a total of 154 seats, All outdoor seating shall be limited to no more than 48 seats. Outdoor seating to the west of the building shall be limit to 24 seats.

Outdoor seating may be reassigned to interior seating at the Owner's discretion.

Limited Hours of Operation for All Seating

Restaurant patrons shall only be served between the hours of 8:00 AM and 10:00 PM on weekdays or 8:00 AM and 11:00 PM on Thursday, Friday and Saturday evenings.

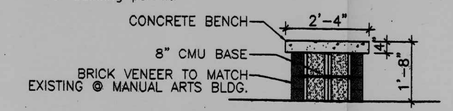
Other Limitations

The restaurant owner and operator will insure that Campus security and quite enjoyment is not in any way diminished by restaurant patrons and guests to the satisfaction of the Planning Director.

The restaurant cooking hood shall be vented to the roof of the building.

The cooling tower for the building shall be placed on the top level of the parking garage to the east, if possible.(a cooling tower is not planned for this project at this time.)

The streetscape shall not be altered from its current configuration, excepting the head-in-parking, as shown on the approved site plan for building permit.



A Section Through Bench
1/2"=1'-0"

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
SIGNATURE & DATE 4/19/04

Project Number: 1000184

Application Number: ~~03EPC-01984~~ 04-00603

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission dated Feb. 12, 2004 and the findings and conditions in the Official Notification of decision are satisfied.

DRB Site Development Plan signoff Approval:

Is an Infrastructure List required? ( ) 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.

Traffic Engineering, Transportation Division — DATE 4-8-04

Utilities Development — DATE 5/27/04

Parks and Recreation Department — DATE 5/5/04

City Engineer — DATE 5/5/04

Environmental Health Department (conditional) — DATE N/A

Solid Waste Management — DATE 4-19-04

Chairperson, Planning Department — DATE 6/3/04

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Briscoe Architects, p.c.

4100 Menaul Blvd. NE, Suite 2B * Albuquerque, New Mexico 87110

April 12, 2004