



RENOVATIONS

8601 LOMAS BOULEVARD N.E.

ALBUQUERQUE, NEW MEXICO

SITE DEVELOPMENT PLAN SUBMITTAL FOR E.P.C.
MAY 30, 2001

ARCHITECT

BPLW
6200 UPTOWN BLVD. NE-SUITE 400
ALBUQUERQUE, NM 87110
505-881-2759
CONTACT:
PAUL WATERS, AIA
MARIA SHELTON, AIA

CIVIL ENGINEERING

BPLW
6200 UPTOWN BLVD. NE-SUITE 400
ALBUQUERQUE, NM 87110
505-881-2759
CONTACT:
GUY JACKSON, P.E.

LANDSCAPE ARCHITECT

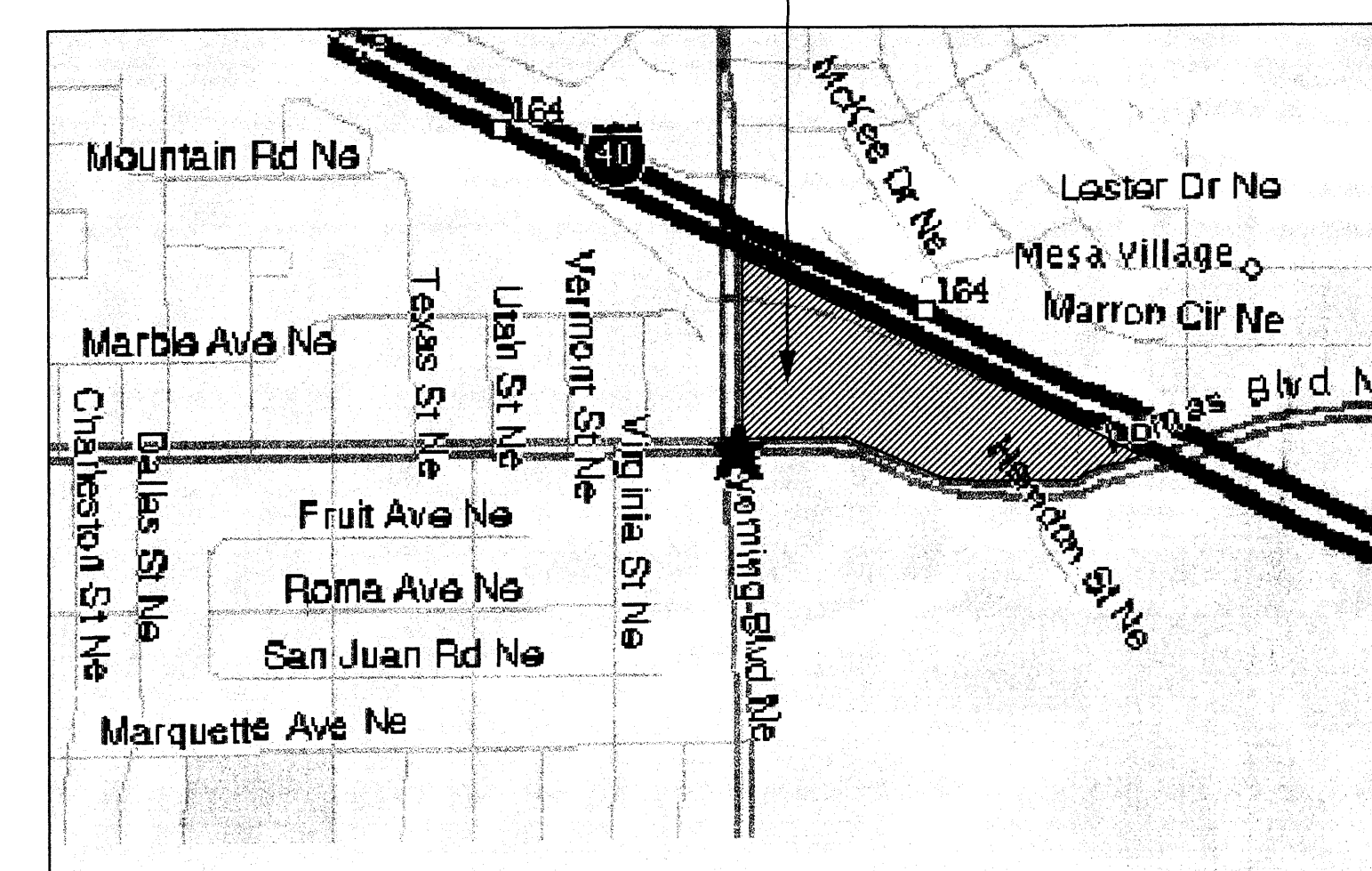
THE HILLTOP
7909 EDITH N.E.
ALBUQUERQUE, NM 87184
505-898-8690
CONTACT:
JIM FORRESTER

DRAWING INDEX

| SHEET NO. | SHEET TITLE |
|-----------|------------------------------------|
| A1 | SITE PLAN FOR BUILDING PERMIT |
| SP | SITE PLAN FOR SUBDIVISION |
| C2.1 | CONCEPTUAL GRADING & DRAINAGE PLAN |
| C3.1 | CONCEPTUAL UTILITY PLAN |
| L1 | LANDSCAPE PLAN |
| A2 | EXTERIOR ELEVATIONS |
| A3 | EXTERIOR ELEVATIONS |
| A4 | EXTERIOR ELEVATIONS |
| A5 | EXISTING SIGN PHOTOS |
| A6 | EXISTING ELEVATION PHOTOS |
| ESP | EXISTING SITE PLAN |

VICINITY MAP

SITE LOCATION



RICH FORD RENOVATIONS
EPC APPLICATION NO.

1001984

PROJECT 1001984

SITE DATA:
 ZONING: FROM C-2 & P TO C-2
 ZONE MAP: J-20-2
 ACREAGE: 753,589 SF = 17.3 AC.
 REQUIRED LANDSCAPING: 93,029 SF
 PROVIDED LANDSCAPING: 93,035 SF

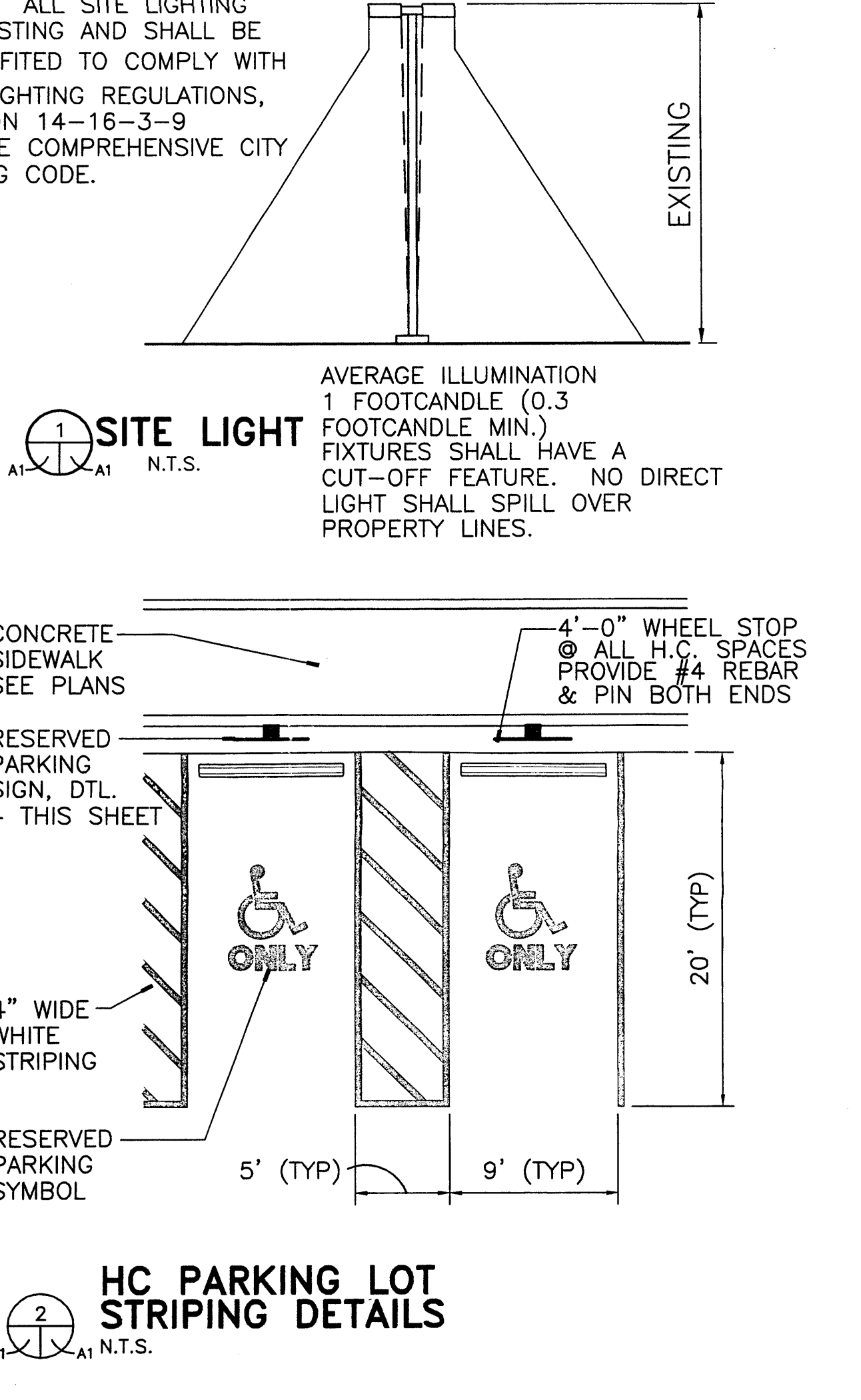
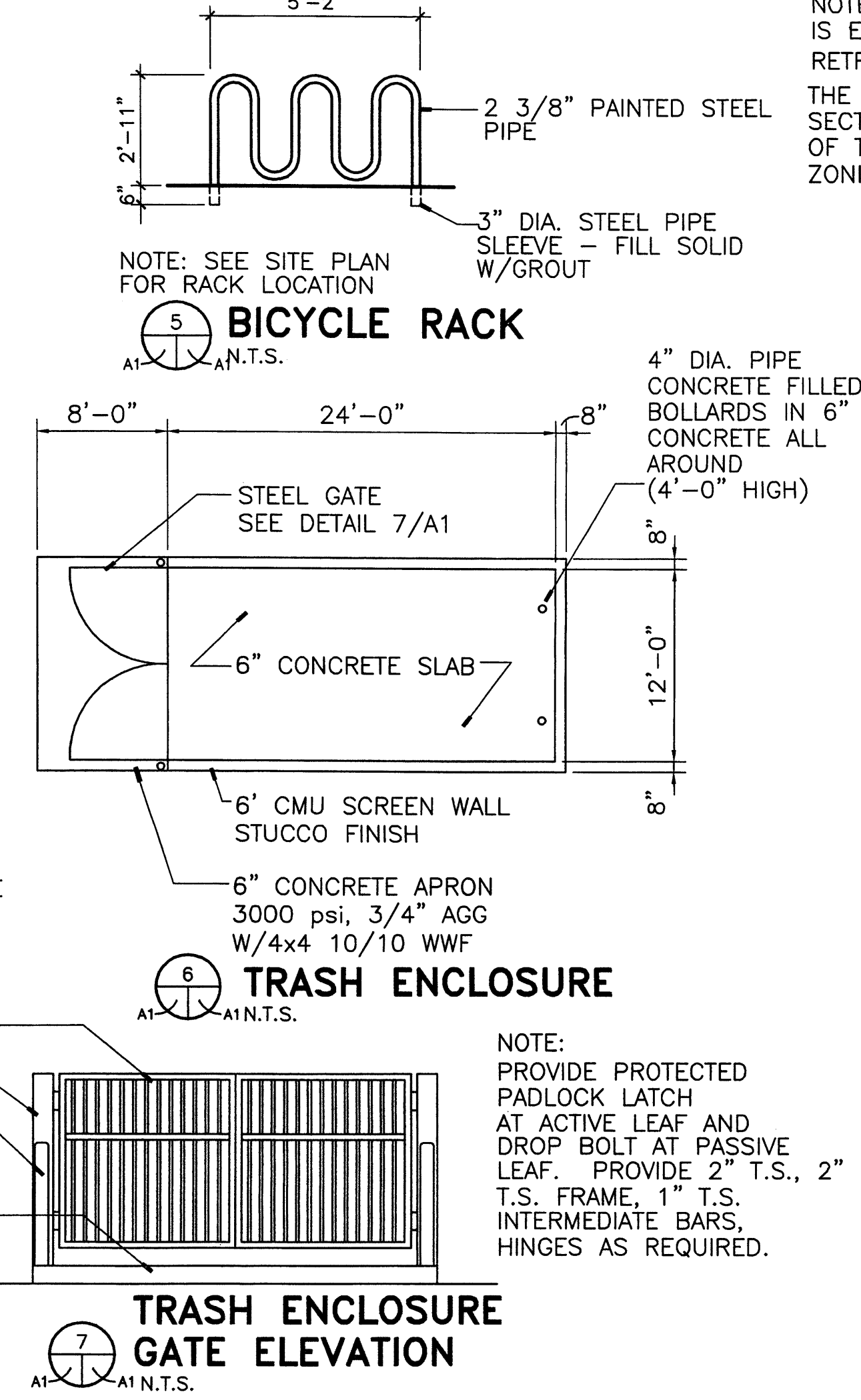
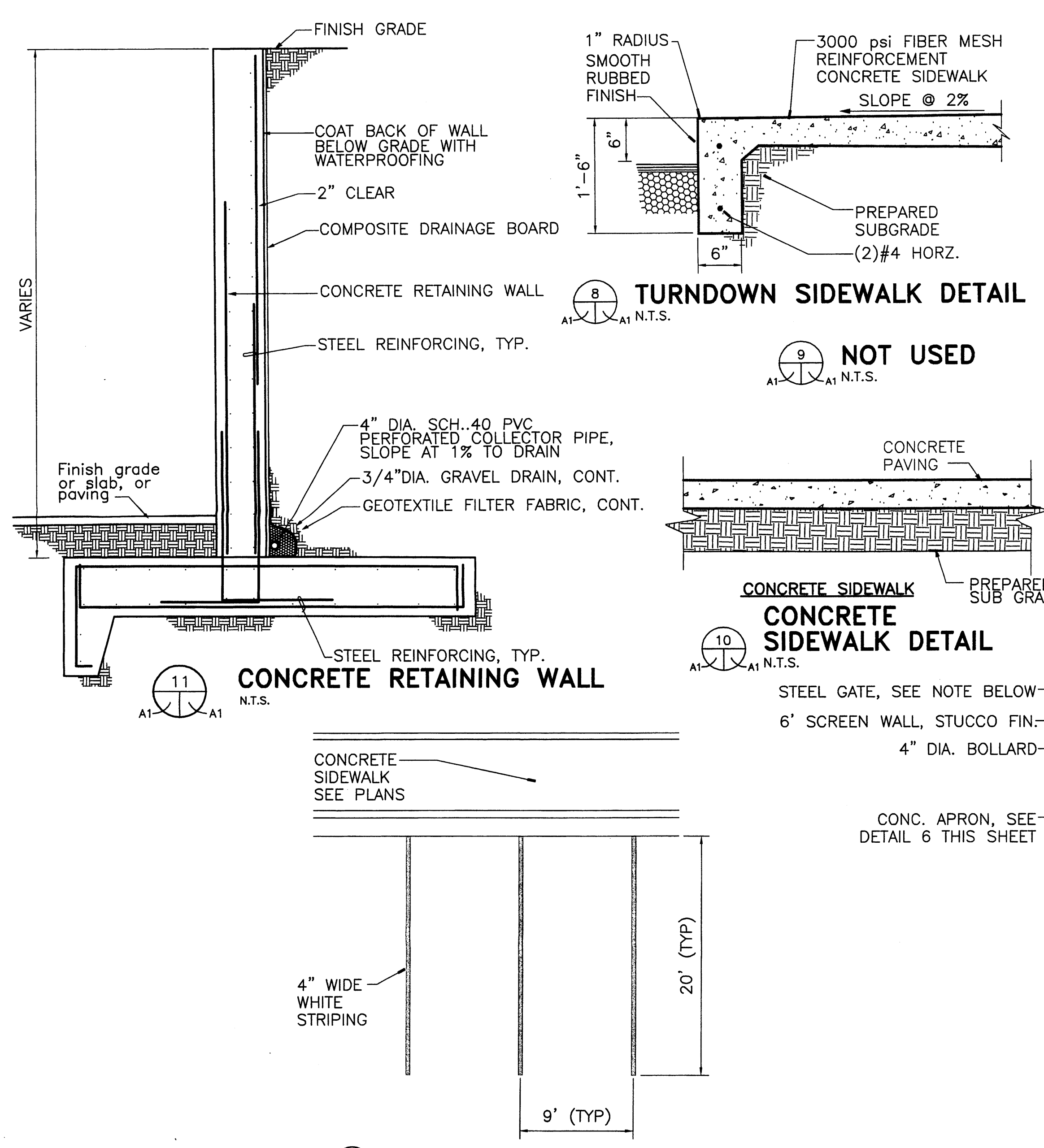
| BUILDING AREAS: | PARKING SPACES REQUIRED: |
|---|--------------------------|
| USED CAR SHOWROOM | 4,814 SF / 200 = 25 |
| SECOND STORY OFFICES | 1,807 SF / 200 = 9 |
| VESTIBULE | 282 SF / 200 = 2 |
| STORAGE | 1,938 SF / 200 = 10 |
| CAR WASH | 9,912 SF / 200 = 50 |
| QUICK LUBE | 4,608 SF / 200 = 23 |
| OFFICES FIRST LEVEL | 11,761 SF / 200 = 59 |
| OFFICES SECOND LEVEL | 5,275 SF / 200 = 26 |
| SERVICE LANES | 5,148 SF / 200 = 26 |
| NEW CAR SHOWROOM | 16,115 SF* / 200 = 81 |
| OUTDOOR PATIO | 1,120 SF* / - = - |
| PARTS RETAIL | 6,289 SF* / 200 = 32 |
| SERVICE (LOWER LEVEL) | 66,800 SF / 200 = 334 |
| PAINT SHOP | 4,000 SF / 200 = 20 |
| BODY SHOP | 6,250 SF / 200 = 31 |
| MAZDA USED CARS | 2,000 SF / 200 = 10 |
| MAZDA | 11,000 SF / 200 = 55 |
| SUBARU | 3,575 SF / 200 = 18 |
| TOTAL | 162,684 SF / 200 = 813 |
| TOTAL FOOTPRINT | 132,088 SF / 200 = 660 |
| * NOT INCLUDED IN FOOTPRINT | |
| TOTAL ALLOWANCE FOR BUS STOP ACCESSIBLE | 622 (REQUIRED) |
| TOTAL ALLOWANCE FOR BUS STOP | 16 H.C. (PROVIDED) |

PARKING PROVIDED:

| | |
|-------------------|--------------------------|
| CUSTOMER | 450 |
| HANDICAP | 16 |
| STAFF | 67 |
| CUSTOMER INTERIOR | 99 |
| TOTAL | 632 (OFF STREET PARKING) |
| STAGING | 192 |
| DISPLAY | 575 |

BICYCLE SPACES: 1/20

- NOTES:**
- VINYL COATED PLASTIC REFLECTIVE AWNINGS SHALL NOT BE PERMITTED.
 - NO FREESTANDING WIRELESS TELECOMMUNICATIONS FACILITIES SHALL BE PERMITTED; ANTENNAS SHALL BE ARCHITECTURALLY INTEGRATED.
 - ALL CANOPIES AND OUT BUILDINGS SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - ALL SITE SIGNS ARE EXISTING, ONLY BUILDING SIGNS AS SHOWN ON ELEVATIONS SHALL BE PROVIDED, NEW.
 - ALL H.M.C. EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. THE TOP OF THE BUILDING PARAPET SHALL BE EQUAL OR HIGHER THAN THE TOP OF THE EQUIPMENT.
 - NO LIQUOR, BEER, WINE, OR OTHER ALCOHOL WILL BE SOLD ON THE PREMISES.
 - ALL INTERIOR PARKING SPACES SHALL BE SCREENED FROM PUBLIC VIEW. THE TOP OF THE BUILDING PARAPET SHALL BE EQUAL OR HIGHER THAN THE TOP OF THE EQUIPMENT.
 - NO CHAIN LINK, RAZOR WIRE OR PLASTIC FENCING IS PERMITTED. HOWEVER, EXISTING CHAIN LINK FENCING, INCLUDING EXISTING RAZOR WIRE FENCING, ALONG THE INTERSTATE MAY REMAIN.
 - EXISTING WINDOWS ARE LOW-REFLECTIVE ALUMINUM FRAME WITH DOUBLE PANE INSULATING NON-REFLECTIVE GLASS. ALL NEW WINDOWS ARE TO MATCH EXISTING WINDOWS. SEE ELEVATIONS, SHEETS A2, A3 AND A4 FOR SIZES.
 - WORK WILL BE PERFORMED IN TWO PHASES. PHASE I WILL INCLUDE DEMOLITION OF EXISTING TRUCK SERVICE BUILDING, CONSTRUCTION OF NEW MAINTENANCE, PARTS WAREHOUSE AND RETAIL AND NEW SHOWROOM. TOTAL AREA OF PHASE I IS 89,204 SQ. FT. PHASE II WILL INCLUDE CONSTRUCTION OF NEW SERVICE LANES, REMODEL OF EXISTING SERVICE AND ADMINISTRATION OFFICES, EXISTING SHOWROOM AND EXISTING CAR SERVICE BUILDING. TOTAL AREA OF PHASE II IS: NEW CONSTRUCTION - 5,148 SQ. FT. SERVICE LANES REMODEL - 33,315 SQ. FT.
 - THE NEW CONSTRUCTION PROVIDES FIVE EMPLOYEE SHOWERS.

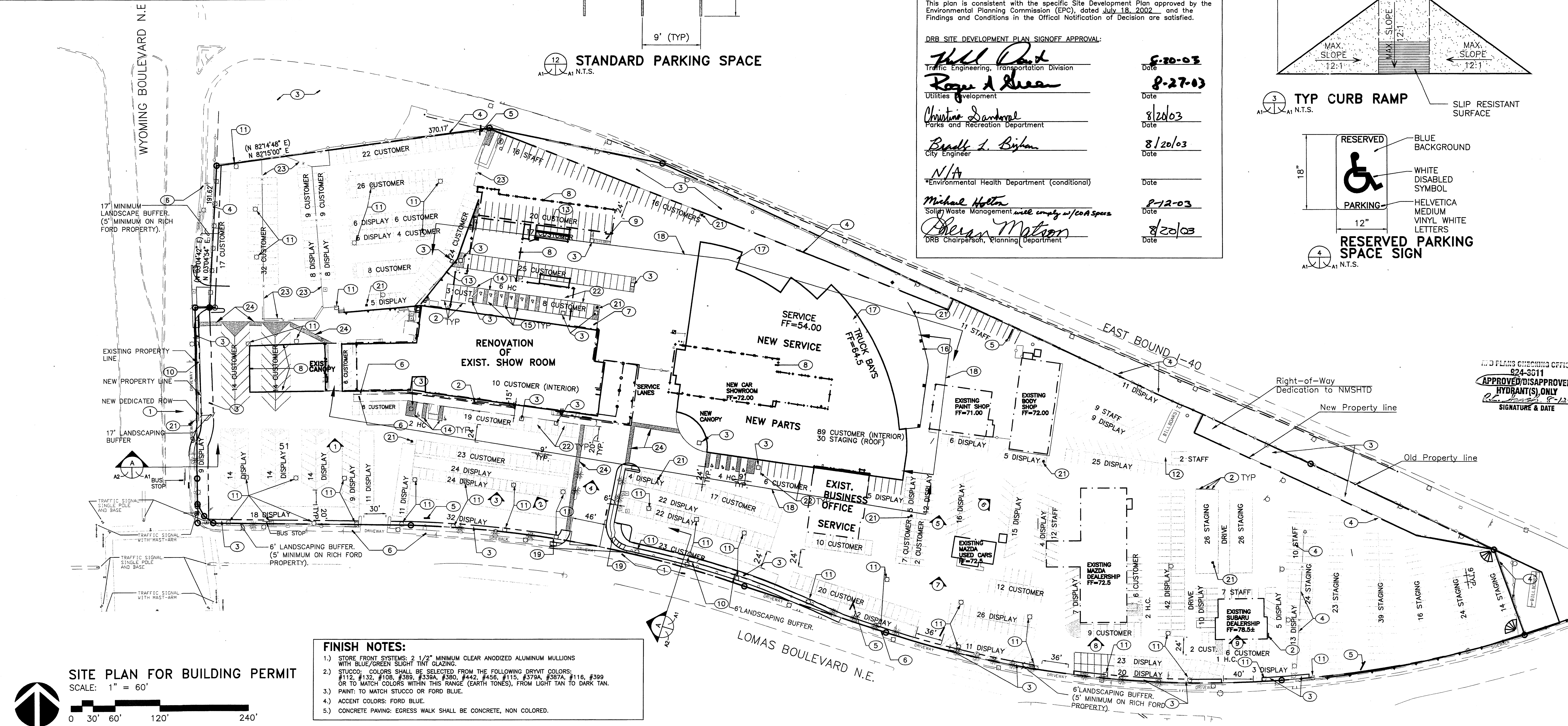


PROJECT NUMBER: 1001984
 Application Number: 00826, 00827, 00828

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 18, 2002, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|---------------------------|---------|
| <i>Hill</i> | 8-20-03 |
| <i>Rogers & Green</i> | 8-27-03 |
| <i>Christine</i> | 8/28/03 |
| <i>Burdick</i> | 8/20/03 |
| <i>N/A</i> | |
| <i>Michael</i> | 8-12-03 |
| <i>Berman</i> | 8/20/03 |



BPLW
 Architects & Engineers, Inc.
 6200 Uptown Blvd. NE Suite 400 Albuquerque, Nm 87110 (505) 881-2759
 48 West First Street Suite 100 Mesa, Arizona 85201 (480) 827-2759
 Designing to Shape the Future

- KEYED NOTES:**
- NEW DECELERATION LANE
 - NEW BIKE RACK, SEE DETAIL 5/A1
 - NEW LANDSCAPE, SEE LANDSCAPE PLAN L1.1
 - EXISTING CHAIN LINK FENCE
 - EXISTING SIDEWALK TO REMAIN
 - NEW TURN DOWN SIDEWALK, SEE DETAIL 8/A1
 - BUILDING TO BE DEMOLISHED
 - NEW TRASH ENCLOSURE, SEE DETAIL 6/A1
 - NEW CONCRETE SIDEWALK, SEE DETAIL 8/A1
 - EXISTING PARKING LOT LIGHT TO BE RETROFITTED PER DETAIL 1/A1.
 - EXISTING TRASH ENCLOSURE TO REMAIN.
 - EXISTING RETAINING WALL TO REMAIN.
 - NEW H.C. PARKING STRIPING & MARKINGS. SEE DETAIL 2/A1.
 - NEW CONCRETE H.C. RAMP. SEE DETAIL 3/A1.
 - NEW RETAINING WALL. SEE DETAIL 11/A1.
 - LOWER SERVICE AREA.
 - SEE ELEVATIONS SHEET A3.
 - NEW CONCRETE H.C. RAMPS PER COA STD DETAILS.
 - 35 SECURED BICYCLE LOCKERS TOTAL.
 - PROPOSED OR RELOCATED FIRE HYDRANT.
 - STANDARD PARKING SPACE. SEE DETAIL 12/A1.
 - EXISTING FENCE TO BE REMOVED.
- LEGEND**
- 1) EXISTING ELEVATIONS SEE SHEET A6

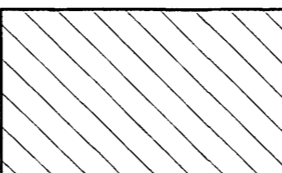
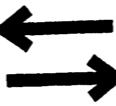


ENGINEER ARCHITECT

RICH FORD RENOVATIONS
 8601 Lomas NE
 Albuquerque, New Mexico 87112

PROJECT NO. A03009 DATE June 2003
 DRAWN BY CHECKED BY
 SITE PLAN FOR BUILDING PERMIT
 DRAWING NO. A1

NOTE:
 For Build Square Footages, see sheet A1

LEGEND

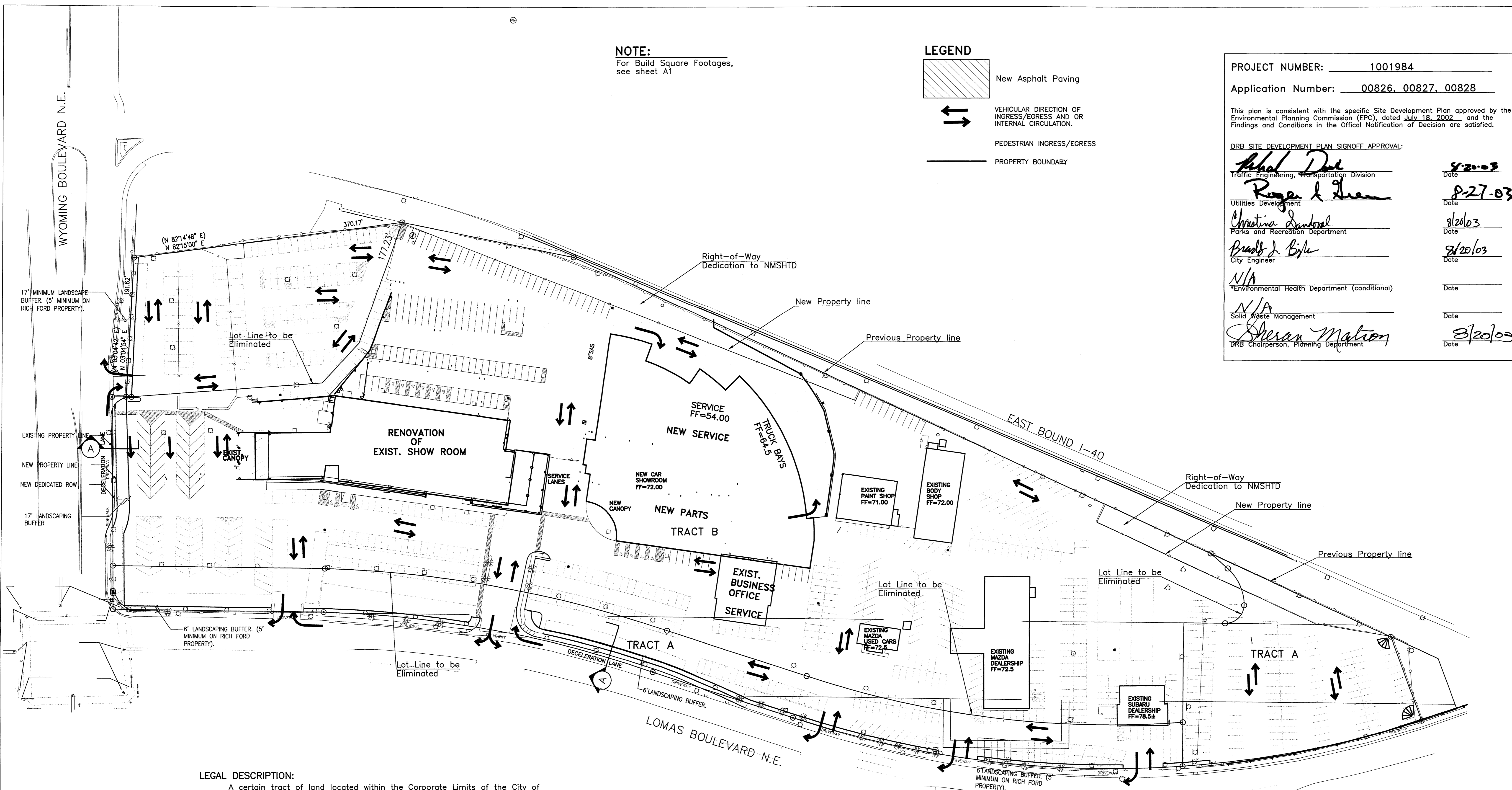
-  New Asphalt Paving
-  VEHICULAR DIRECTION OF INGRESS/EGRESS AND OR INTERNAL CIRCULATION.
-  PEDESTRIAN INGRESS/EGRESS
-  PROPERTY BOUNDARY

PROJECT NUMBER: 1001984
 Application Number: 00826, 00827, 00828

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 18, 2002, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRR SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

| | |
|--|-----------------|
| <i>Abdul Dae</i> Traffic Engineering, Transportation Division | 8/20/03 Date |
| <i>Roger L. Luan</i> Utilities Development | 8/27/03 Date |
| <i>Christina Sandoval</i> Parks and Recreation Department | 8/20/03 Date |
| <i>Bradley J. Byle</i> City Engineer | 8/20/03 Date |
| N/A *Environmental Health Department (conditional) | Date |
| N/A Solid Waste Management | Date |
| <i>Sheran Matson</i> DRB Chairperson, Planning Department | 8/20/03 Date |



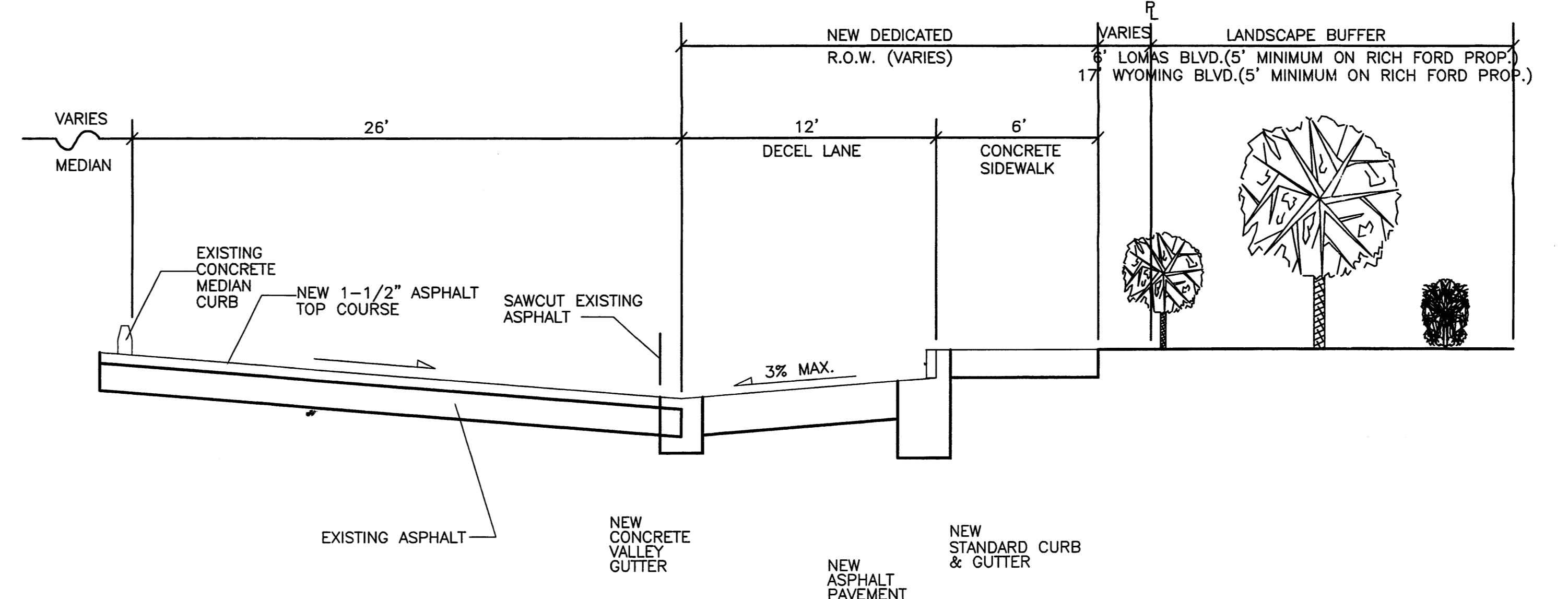
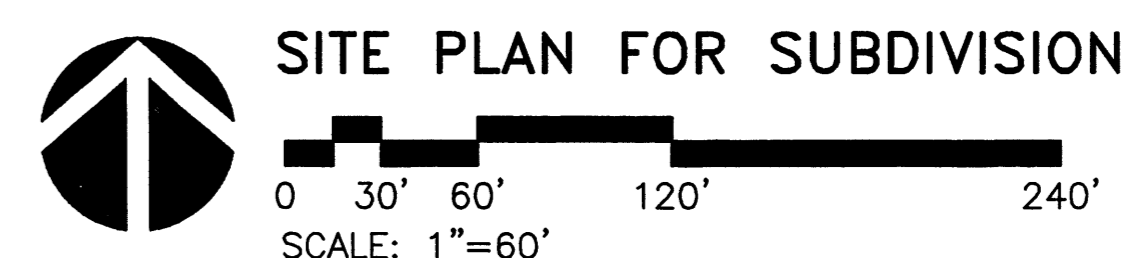
LEGAL DESCRIPTION:
 A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tracts A and B, Hyder-Maisel Subdivision, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 23, 1962, Book C5, Page 111, excepting therefrom that portion of said Tract A condemned by Stipulated Judgment filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 29, 1997, Book 97-20, Pages 4276-4284, Document No. 97077048; together with Tract A, Lands of Robert L. Johnston, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 17, 1977, Book B13, Page 3, and being more particularly described as follows:
 Beginning at the northwest corner of the parcel herein described, being the northwest corner of said Tract B, Hyder-Maisel Subdivision; also being a point common to the east right-of-way line of Wyoming Boulevard NE and the south right-of-way line of Interstate Highway 40, whence the Albuquerque City Survey Control Station "14-K20" bears S 00°37'05" E a distance of 2884.24 feet; thence N 89°26'49" E a distance of 26.74 feet along said south right-of-way line; thence N 85°45'12" E a distance of 261.12 feet along said south right-of-way line; thence N 42°37'07" E a distance of 74.37 feet along said south right-of-way line; thence N 19°26'18" E a distance of 177.23 feet along said south right-of-way line to the northernmost corner of the parcel herein described; thence S 78°14'12" E a distance of 236.91 feet along said south right-of-way line; thence S 64°48'50" E a distance of 1228.03 feet along said south right-of-way line to the northeast corner of the parcel herein described, being the northeast corner of said Tract A, Lands of Robert L. Johnston; thence S 19°46'50" E a distance of 122.12 feet to the southeast corner of the parcel herein described, being the southeast corner of said Tract A, also being a point on the north right-of-way line of Lomas Boulevard NE; thence along an arc of a curve to the right with Delta = 35°58'32", R = 1382.29 feet and L = 867.93 feet (Chord Bearing = N 89°44'10" W, Chord Length = 853.74 feet) along said north right-of-way line; thence N 71°44'51" W a distance of 200.07 feet along said north right-of-way line; thence along an arc of a curve to the left with Delta = 17°35'01", R = 1488.14 feet and L = 456.69 feet (Chord Bearing = N 79°32'07" W, Chord Length = 454.90 feet) along said north right-of-way line; thence N89°17'08" W a distance of 266.15 feet along said north right-of-way line to the southwest corner of the parcel herein described; thence N 52°28'54" W a distance of 15.50 feet; thence N29°23'43" W a distance of 18.38 feet to a point on the east right-of-way line of Wyoming Boulevard NE; thence N 00°33'11" W a distance of 266.36 feet to the point of beginning and containing 15.9915 acres more or less.

PROPOSED LEGAL DESCRIPTION:
 TRACT A, TRACTS OF RICH FORD (FORMALLY TRACTS A & B OF HYDER-MAISEL SUBDIVISION)

SITE DATA:

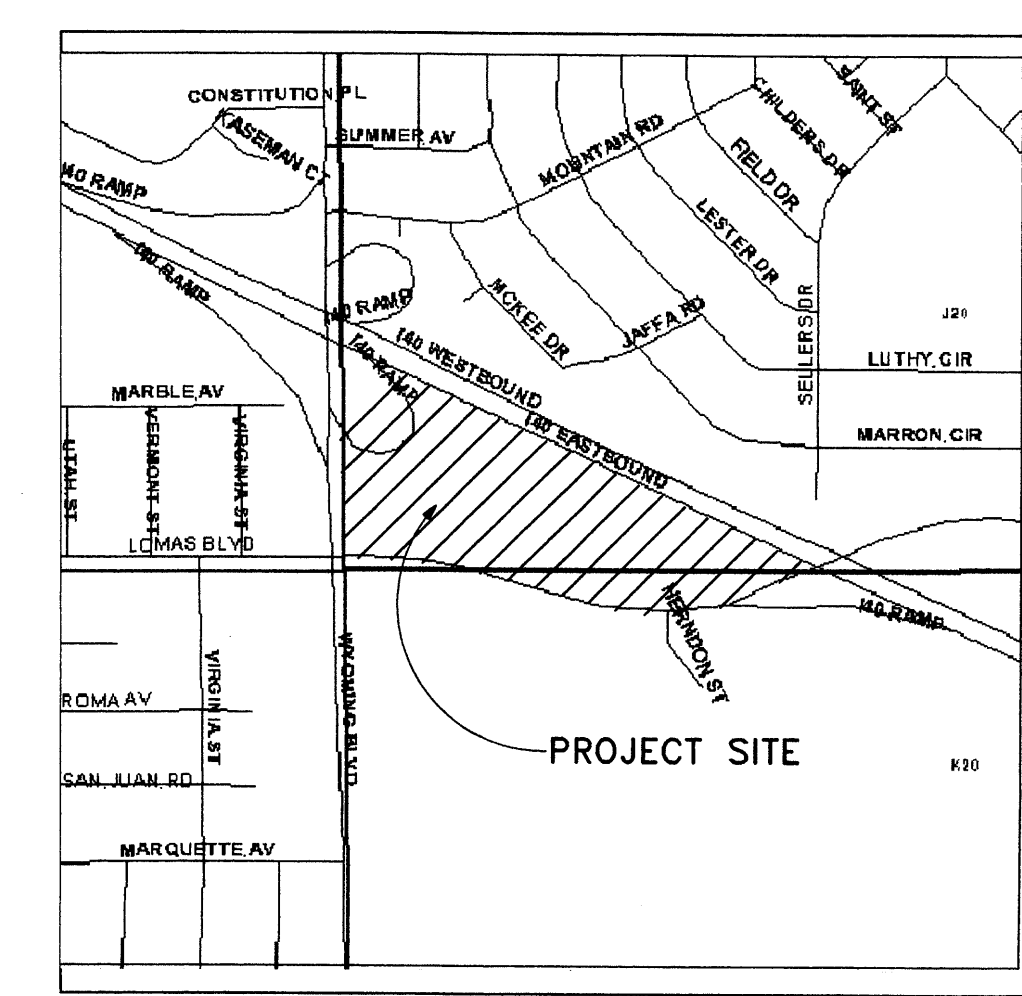
| | |
|------------------|------------------|
| ACREAGE: | 17.27 acres |
| EXISTING USE: | RETAIL CAR SALES |
| EXISTING ZONING: | C-2 |
| ZONE MAP: | J-20 |
| PROPOSED USE: | RETAIL CAR SALES |
| PROPOSED ZONING: | C-2 |

| | | | |
|-----|-----------------------|--------------------------------|-------------------|
| LOT | MAX. BUILDING HEIGHT: | MAX. BUILDING SETBACK: | FLOOR AREA RATIO: |
| A | 36' | 20'(front) 50'(rear) 10'(side) | .33 |

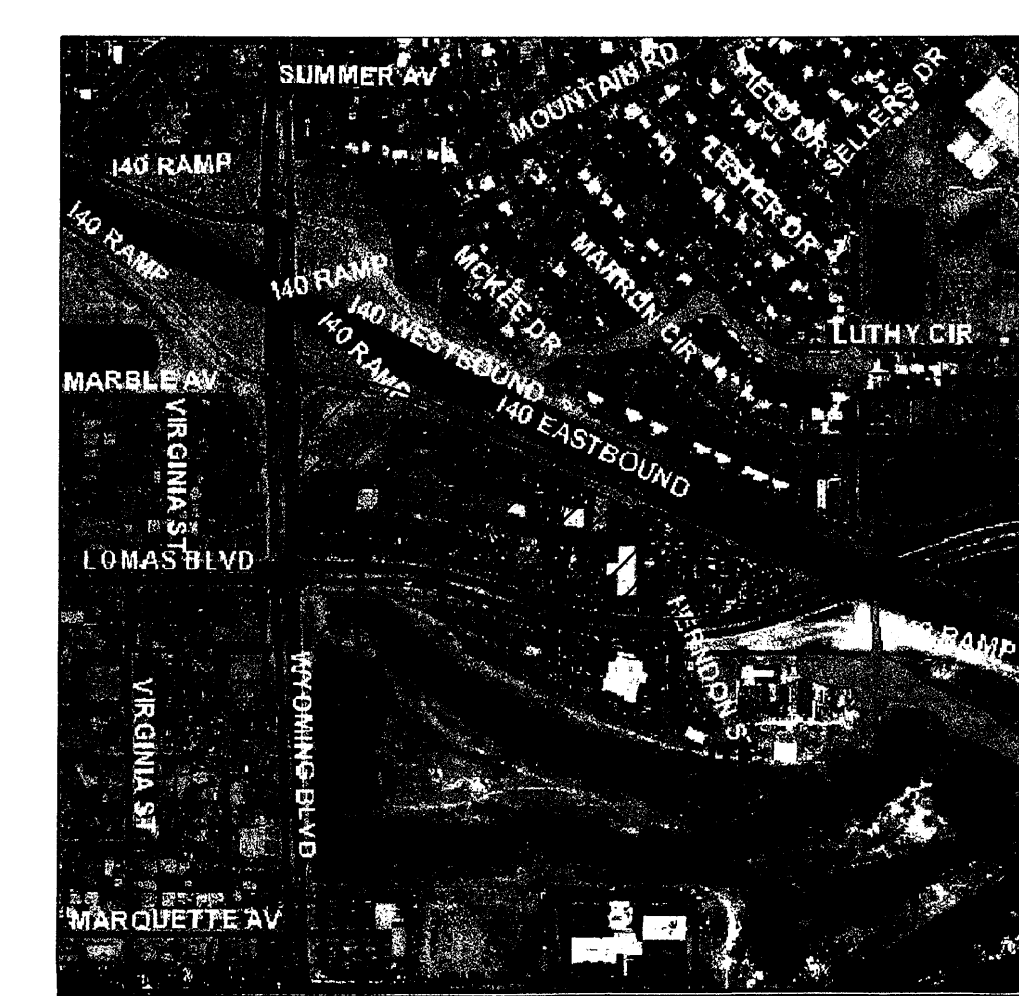


(A) SECTION "A"
 NOT TO SCALE

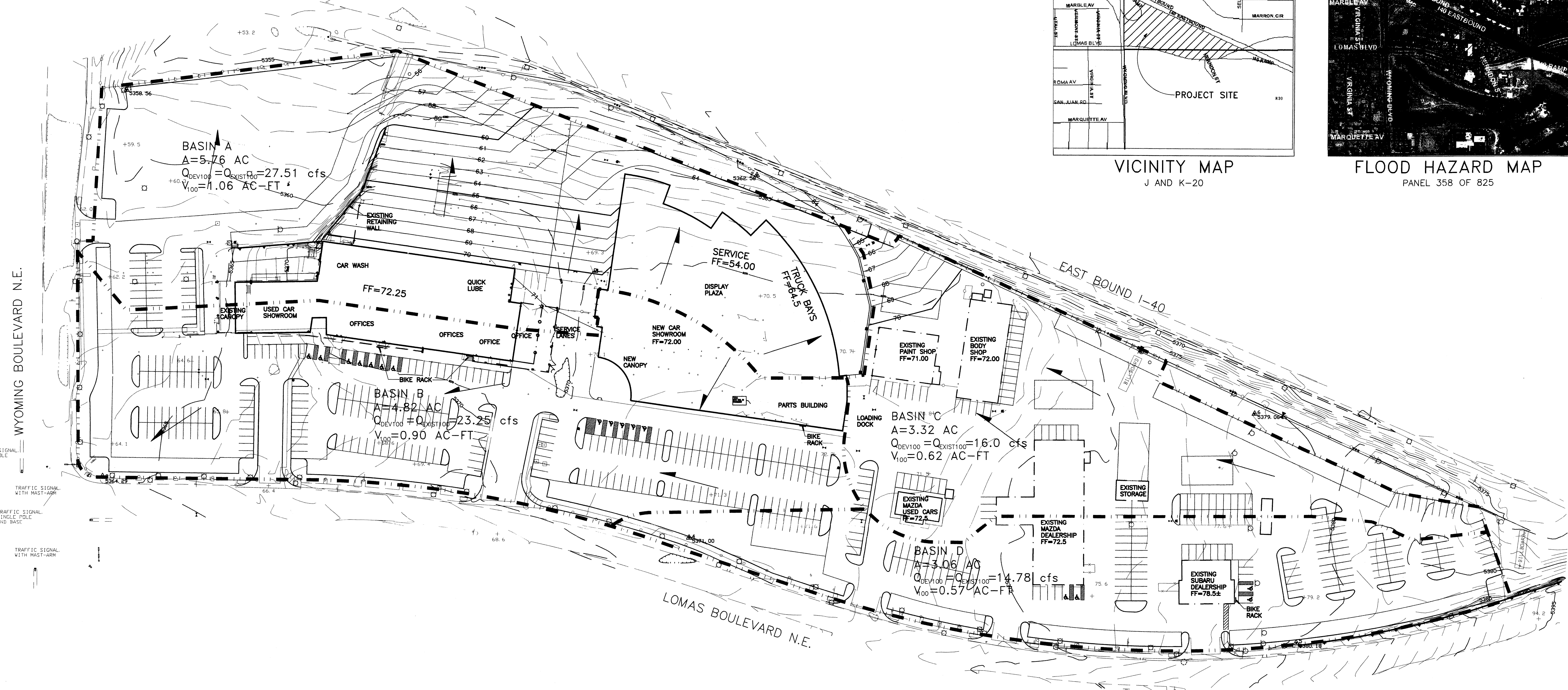
| | |
|--|-------------------|
| ENGINEER | ARCHITECT |
| RICH FORD RENOVATIONS | |
| 8601 Lomas NE Albuquerque, New Mexico 87112 | |
| PROJECT NO. A03009 | DATE June 2003 |
| DRAWN BY DLW | CHECKED BY GCJ |
| SITE PLAN FOR SUBDIVISION | |
| DRAWING NO. SP | |



VICINITY MAP
J AND K-20



FLOOD HAZARD MAP
PANEL 358 OF 825



- LEGEND**
- PROPOSED DIRECTION OF FLOW
 - PROPOSED INLET
 - PROPOSED INLET
 - 73.58 EXISTING SPOT ELEVATION
 - 5380— EXISTING CONTOURS
 - 68— PROPOSED CONTOURS
 - FF= FINISHED FLOOR ELEVATION
 - ← EXISTING AND PROPOSED DIRECTION OF FLOW
 - BASIN BOUNDARY

LEGAL DESCRIPTION
Tracts A and B, Hyder-Maisel Subdivision and Tract A, Lands of Robert L. Johnston.

BENCHMARK
ACS 1 3/4" Aluminum disk, stamped "ACS BM, 12-J20" epoxied to top of concrete drop inlet, ENE quadrant of Lomas Blvd. N.E. and Wyoming Blvd. N.E. centered on said drop inlet.

I.B.M.
A mag nail in the pavement south of the car wash and detail building as shown on the survey.
Elevation = 5371.40

DRAINAGE PLAN

This Drainage Plan is submitted in conjunction with the Conceptual Grading Plan for the Rich Ford property in support of Site Development for Subdivision Approval as well as Site Development for Building Permit Approval. This project consists of the demolition of several existing buildings, construction of building additions to existing buildings, construction of a new building as well as various site improvements and associated landscaping improvements. There will be an overall decrease in the amount of impervious areas due to the addition of landscaping features to a site currently developed almost entirely of impervious features. The hydrology of the site will be impacted as illustrated in the Drainage Calculations transmitted herewith with a minor decrease in peak discharge from the overall site. The following items concerning the Rich Ford Conceptual Drainage Plan are contained herein: 1) Vicinity Map; 2) Grading Plan; 3) Calculations 4) Floodplain Map and Drainage Information Sheet.

As shown by the Vicinity Map, the site is at the southeast corner of the intersection of Wyoming Blvd. and Lomas Blvd, between Lomas Blvd. NE and Interstate 40 in Albuquerque's Northeast Heights. The current Legal Description is: Tracts A and B, Hyder-Maisel Subdivision and Tract A, Lands of Robert L. Johnston.

Per flood insurance rate map Panel 358 of 825 for Bernalillo County New Mexico and Incorporated Areas, dated September 20, 1996, the site does not within a flood hazard zone. The site does however lie adjacent to, on the south side of, the Interstate 40 channel which is designated as Zone A with the 100 year flood contained to the constructed channel. In both the existing and developed scenarios, this site contributes developed runoff to the aforementioned channel.

The Conceptual Grading Plan shows existing grades indicated by spot elevations and contours at 1'-0" intervals as taken from the topographic survey prepared by Jeff Mortensen & Associates, Inc. proposed grades indicated by spot elevations and contours at 1'-0" intervals, the limit and character of existing improvements, the limit and character of the proposed improvements as well as continuity between existing and proposed improvements.

In the existing condition and developed conditions, the site generally flows east to west with a portion being conveyed in a southerly direction to existing storm drain improvements within Lomas and Wyoming Boulevards and the remainder being conveyed in a northerly direction to NMSHTD right of way and ultimately into the Interstate 40 channel. All runoff across the site is in the form of sheet flow. The site is characterized by four basins, A, B, C and D. Basins A and C contribute runoff to the NMSHTD right-of-way to the north while basins B and D contribute runoff to the storm drain improvements within Lomas and Wyoming to the south and west respectively.

Offsite flows do not enter the site from the south and west due to Lomas and Wyoming Boulevards which are improved with curb and gutter conveying developed runoff to the aforementioned storm drain improvements therein. Offsite flows do not enter the site from the west which lies topographically lower, and offsite runoff does not enter the site from the east due to existing improvements conveying runoff to outfalls other than the subject site.

The calculations which appear herein analyzes the developed conditions for the 100-year, 6-hour rainfall event. The procedure for 40 acre and smaller basins set by Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, dated January 1993, has been used to quantify the peak rate of discharge and volume of runoff generated. As shown by these calculations, there will be a minor decrease in both runoff and peak discharge rates from the site under the developed conditions versus the existing condition.

Drainage Summary

Project: Rich Ford
Project Number: 99068
Date: 08/16/02
By: Jeff Peterson

Site Location: Precipitation Zone: 3 Per Table A-1 COA DPM Section 22.2

Existing summary

| Basin Name | Ex A | Ex B | Ex C | Ex D |
|------------------------|------|------|------|------|
| Soil Treatment (acres) | | | | |
| Area "A" | 0.00 | 0.00 | 0.00 | 0.00 |
| Area "B" | 0.00 | 0.02 | 0.00 | 0.02 |
| Area "C" | 0.00 | 0.00 | 0.00 | 0.00 |
| Area "D" | 5.76 | 4.80 | 3.32 | 3.04 |

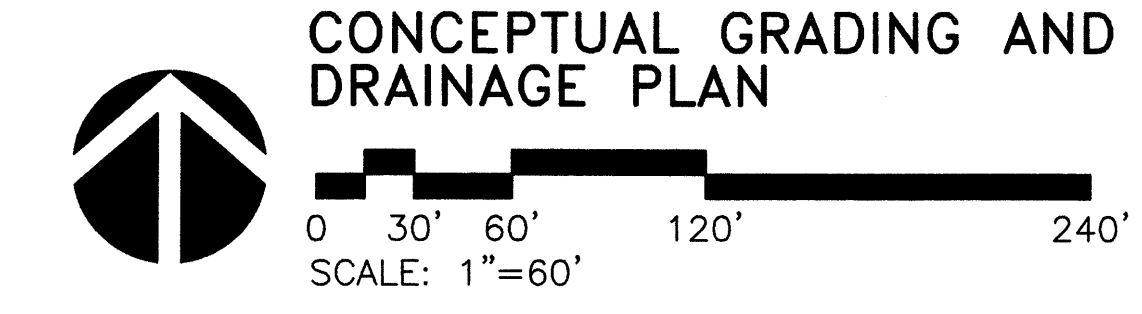
| Excess Runoff (acre-feet) | Sum (Overall Site) | | | |
|---------------------------|--------------------|------------|-----------|--------------|
| | 100yr. 6hr. | 10yr. 6hr. | 2yr. 6hr. | 100yr. 24hr. |
| 100yr. 6hr. | 1.13 | 0.95 | 0.65 | 0.60 |
| 10yr. 6hr. | 0.72 | 0.60 | 0.42 | 0.38 |
| 2yr. 6hr. | 0.43 | 0.36 | 0.25 | 0.23 |
| 100yr. 24hr. | 1.37 | 1.15 | 0.79 | 0.73 |

| Peak Discharge (cfs) | 100 yr. | 10yr. | 2yr. |
|----------------------|---------|-------|-------|
| | 28.92 | 24.14 | 16.67 |
| 19.53 | 16.29 | 11.25 | 10.32 |
| 11.75 | 9.79 | 6.77 | 6.20 |

| Proposed summary | Sum (Overall Site) | | | |
|------------------|--------------------|------------|-----------|--------------|
| | 100yr. 6hr. | 10yr. 6hr. | 2yr. 6hr. | 100yr. 24hr. |
| 100yr. 6hr. | 1.12 | 0.90 | 0.65 | 0.57 |
| 10yr. 6hr. | 0.71 | 0.57 | 0.41 | 0.36 |
| 2yr. 6hr. | 0.42 | 0.33 | 0.24 | 0.21 |
| 100yr. 24hr. | 1.36 | 1.09 | 0.78 | 0.68 |

| Peak Discharge (cfs) | 100 yr. | 10yr. | 2yr. |
|----------------------|---------|-------|-------|
| | 28.69 | 23.27 | 16.57 |
| 19.32 | 15.50 | 11.16 | 9.75 |
| 11.59 | 9.13 | 6.70 | 5.72 |

Change 0.08acre-feet decrease
1.83cfs decrease



Professional Engineer Seal for Jeff Peterson, State of New Mexico, License No. 8207.

RICH FORD RENOVATIONS

8601 Lomas NE
Albuquerque, New Mexico 87112

PROJECT NO. 20068 DATE AUGUST 20, 2002

DRAWN BY DLW CHECKED BY GCJ






CONCEPTUAL GRADING AND DRAINAGE PLAN

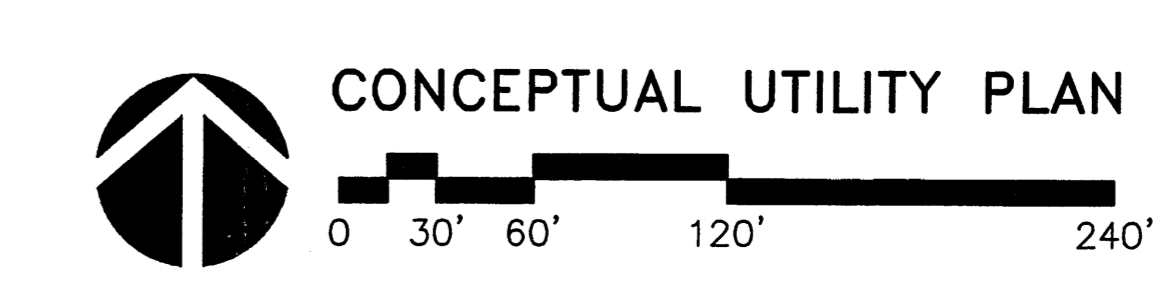
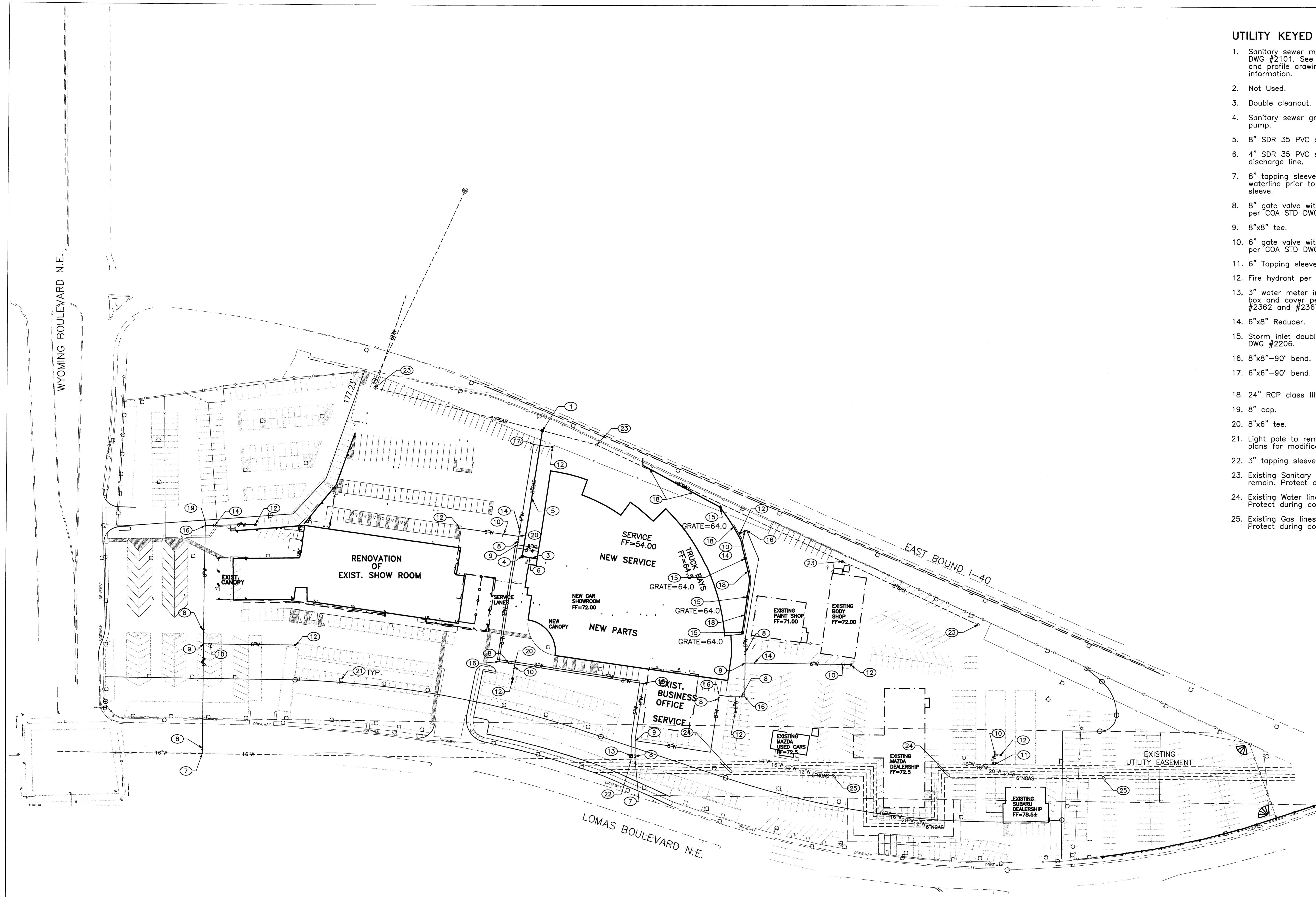
DRAWING NO. **C2.1**

UTILITY KEYED NOTES:

1. Sanitary sewer manhole per COA STD DWG #2101. See sanitary sewer plan and profile drawings for additional information.
2. Not Used.
3. Double cleanout.
4. Sanitary sewer grinder pump/ejector pump.
5. 8" SDR 35 PVC sanitary sewer line.
6. 4" SDR 35 PVC sanitary sewer forced discharge line.
7. 8" tapping sleeve. Verify size of main waterline prior to ordering tapping sleeve.
8. 8" gate valve with valve box type "A" per COA STD DWG #2325.
9. 8"x8" tee.
10. 6" gate valve with valve box type "A" per COA STD DWG #2325.
11. 6" Tapping sleeve connection.
12. Fire hydrant per COA STD DWG #2340.
13. 3" water meter in single meter box and cover per COA STD DWGS #2362 and #2367.
14. 6"x8" Reducer.
15. Storm inlet double "D" per COA STD DWG #2206.
16. 8"x8"-90° bend.
17. 6"x6"-90° bend.
18. 24" RCP class III.
19. 8" cap.
20. 8"x6" tee.
21. Light pole to remain. See electrical plans for modifications.
22. 3" tapping sleeve connection.
23. Existing Sanitary sewer manhole to remain. Protect during construction.
24. Existing Water lines to remain. Protect during construction.
25. Existing Gas lines to remain. Protect during construction.










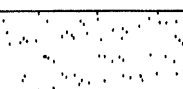
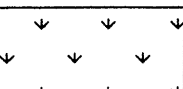
LEGEND

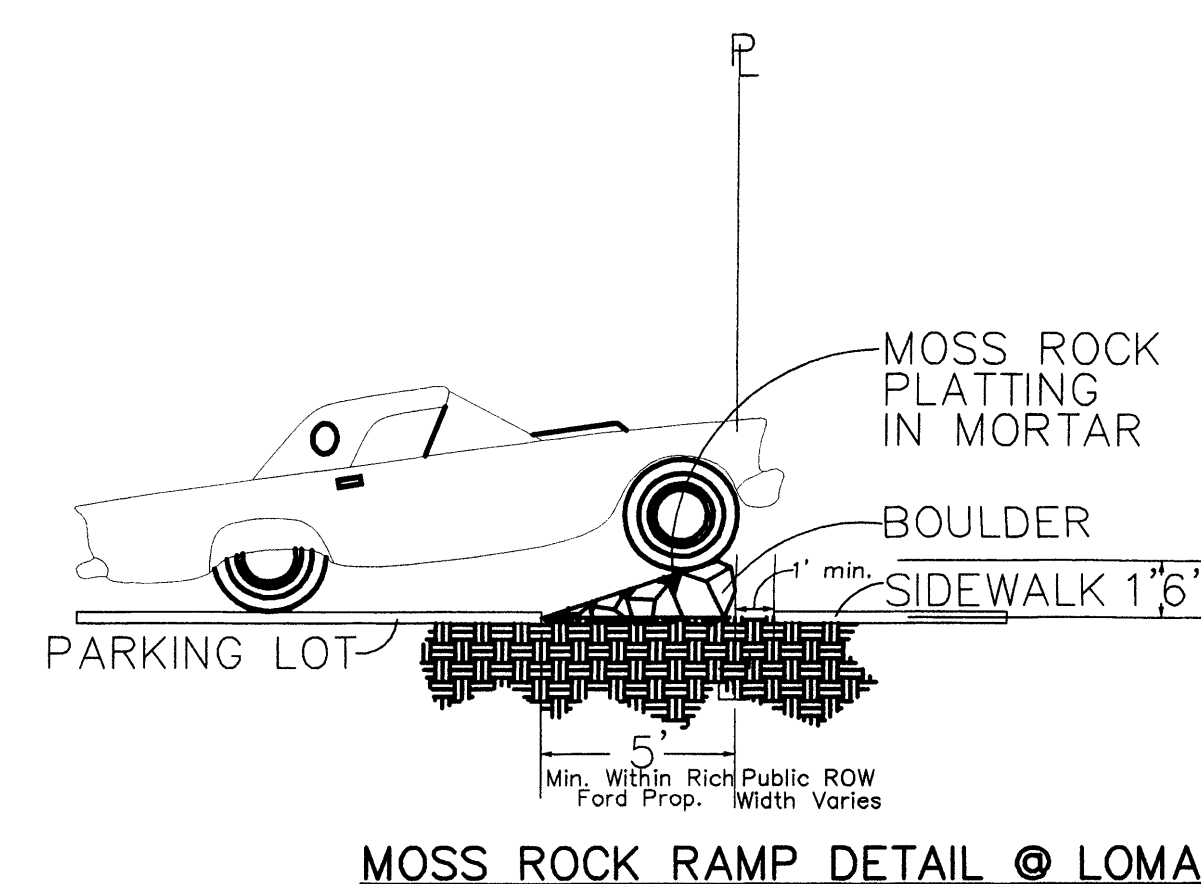
-  WATER METER
-  NEW FIRE HYDRANT
-  NEW GATE VALVE
-  EXISTING GAS MANHOLE
-  SANITARY SEWER MANHOLE



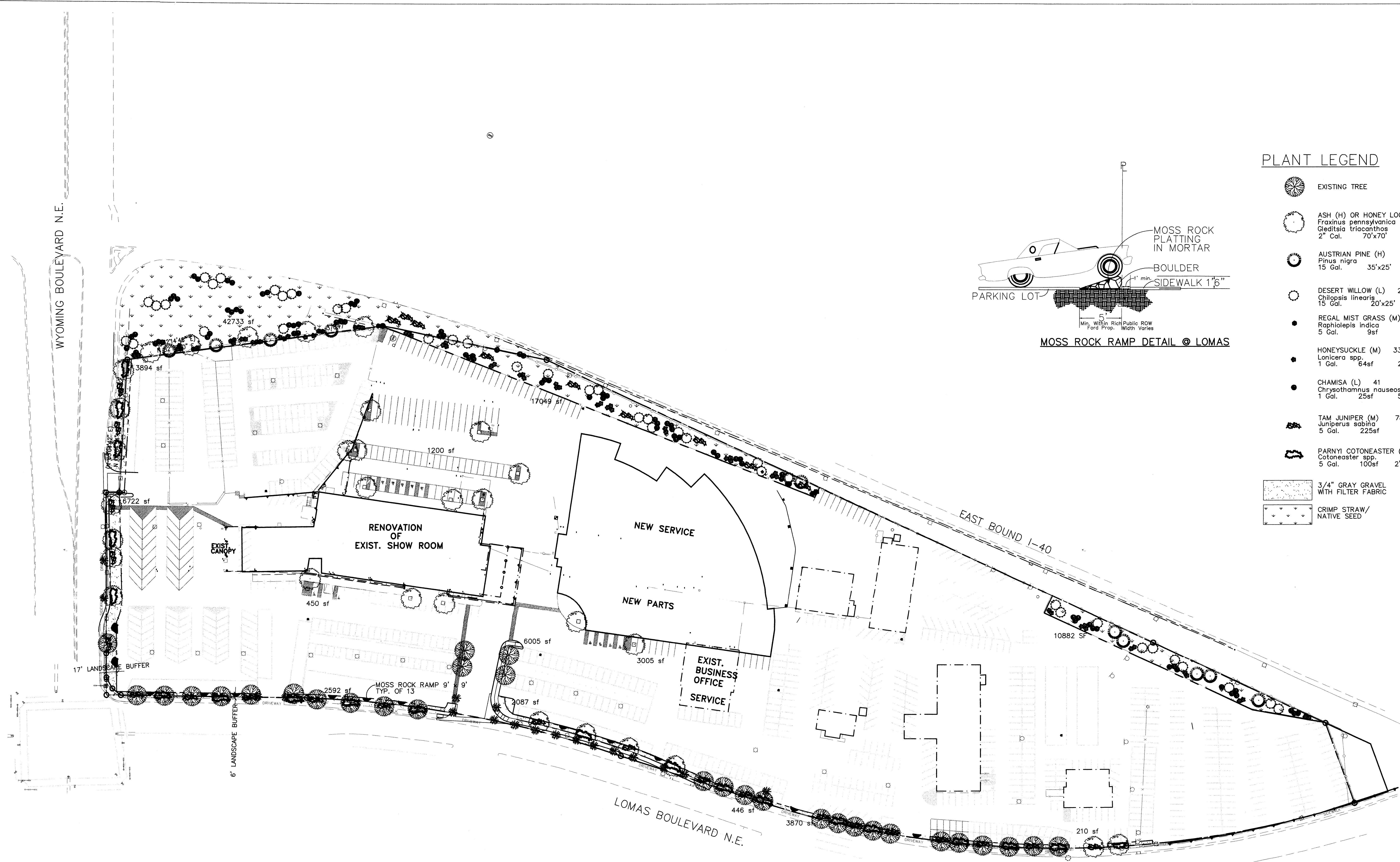
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|--|-------------------|
| ENGINEER | ARCHITECT |
| RICH FORD RENOVATIONS | |
| 8601 Lomas NE Albuquerque, New Mexico 87112 | |
| PROJECT NO. A03009 | DATE June 2003 |
| DRAWN BY DLW | CHECKED BY GCJ |
| CONCEPTUAL UTILITY PLAN | |
| DRAWING NO. C3.1 | |

PLANT LEGEND

-  EXISTING TREE
-  ASH (H) OR HONEY LOCUST (H) 25
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal. 70"x70"
-  AUSTRIAN PINE (H) 6
Pinus nigra 35"x25"
-  DESERT WILLOW (L) 21
Chilopsis linearis 20"x25"
-  REGAL MIST GRASS (M) 9
Raphiolepis indica 9sf 24"x36"
-  HONEYSUCKLE (M) 33
Lonicera spp. 64sf 2'x8'
-  CHAMISA (L) 41
Chrysothamnus nauseosus 1 Gal. 25sf 5'x5'
-  TAM JUNIPER (M) 78
Juniperus sabina 5 Gal. 225sf 18"x15'
-  PARNYI COTONEASTER (M) 57
Cotoneaster spp. 5 Gal. 100sf 2'x10'
-  3/4" GRAY GRAVEL WITH FILTER FABRIC
-  CRIMP STRAW/NATIVE SEED



MOSS ROCK RAMP DETAIL @ LOMAS



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.

Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

No plantings shall be placed in a 8' radius around a Manhole.

The Plant Legend shown reflects The City of Albuquerque Water Conservation Office's approved plants for low maintenance and water use.

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" poly pipe 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.

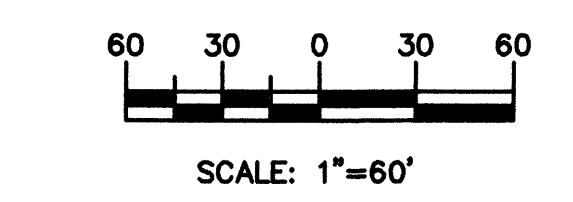
Irrigation maintenance shall be the responsibility of the Property Owner.

LANDSCAPE CALCULATIONS

| NET LANDSCAPE AREA | |
|-----------------------------|---------------------|
| TOTAL LOT AREA | 752,284 square feet |
| TOTAL BUILDINGS AREA | 132,088 square feet |
| OFFSITE AREA | 0 square feet |
| NET LOT AREA | 620,196 square feet |
| LANDSCAPE REQUIREMENT | 15% |
| TOTAL LANDSCAPE REQUIREMENT | 93,029 square feet |
| TOTAL LANDSCAPE PROVIDED | 93,035 square feet |
| TOTAL BED PROVIDED | 20,116 square feet |
| TOTAL SOD PROVIDED | 0 square feet |
| TOTAL NATIVE SEED PROVIDED | 70604 square feet |

NOTE: The offsite area included in the total landscape provided area is property of the NMSHTD that has been approved with permit issued for the landscape and maintenance to the owner of Rich Ford. The use of NMSHTD land for this purpose was approved by EPC.

GRAPHIC SCALE



The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
 7909 Edith N.E.,
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmd@hilltoplandscaping.com

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ENGINEER ARCHITECT

PROJECT NO. DATE

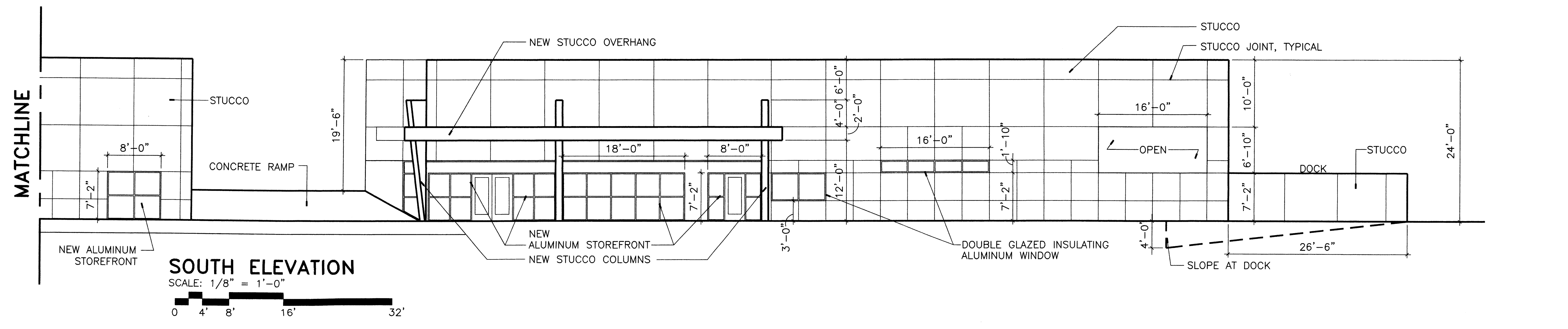
DRAWN BY CMD CHECKED BY JD

LANDSCAPE PLAN

DRAWING NO.

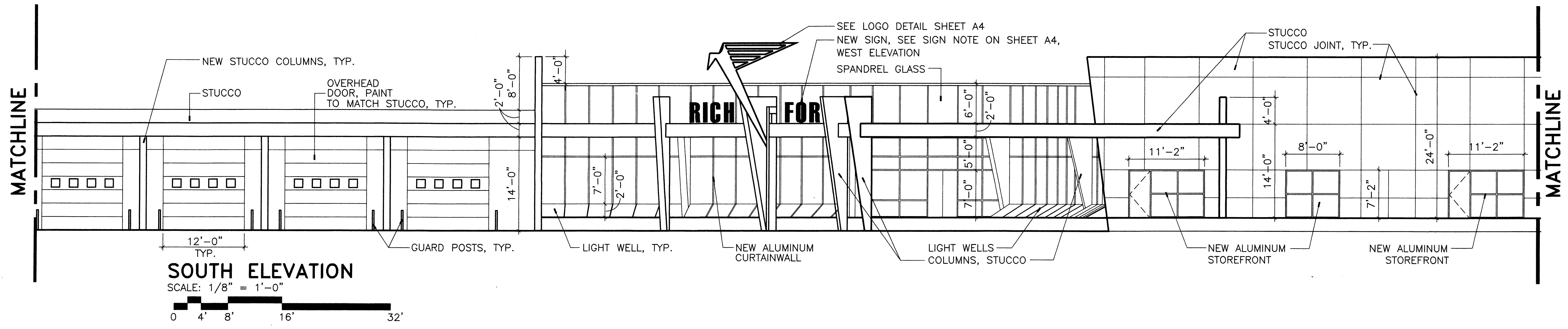
L1.1

4- 6/17/03 cmd
 3- 6/6/03 cmd
 2- 10/3/02 cmd
 1- 7/8/02 cmd



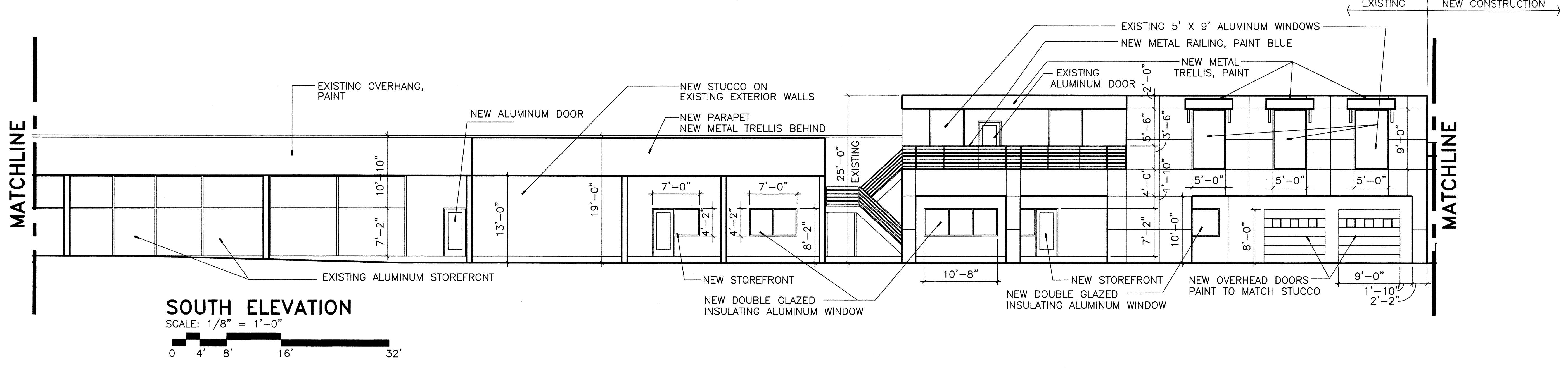
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'



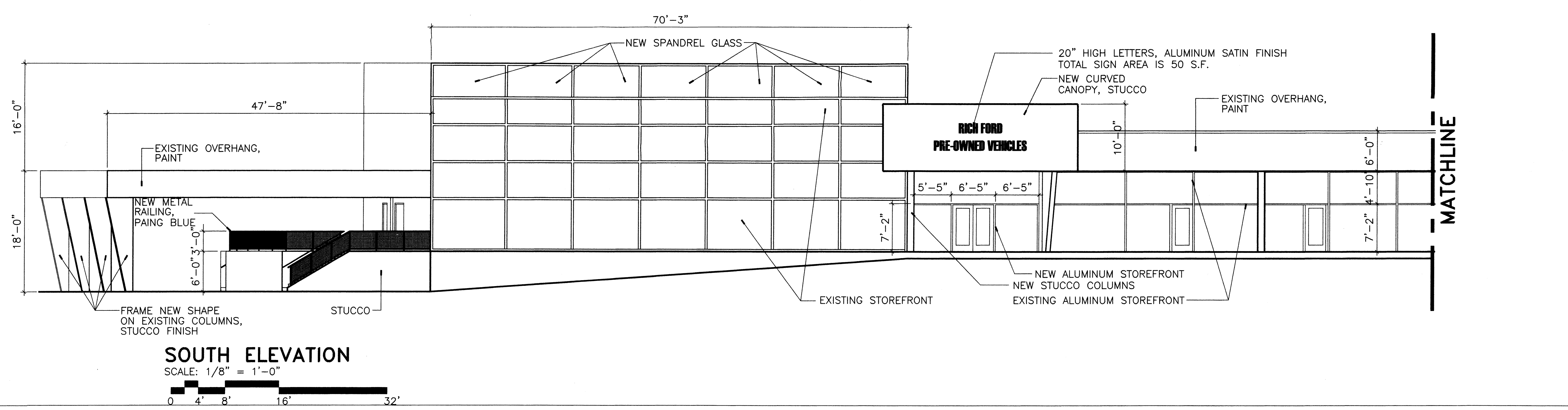
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'



SOUTH ELEVATION

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 0 4' 8' 16' 32'



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'

ENGINEER ARCHITECT

RICH FORD RENOVATIONS

8601 Lomas NE
 Albuquerque, New Mexico 87112

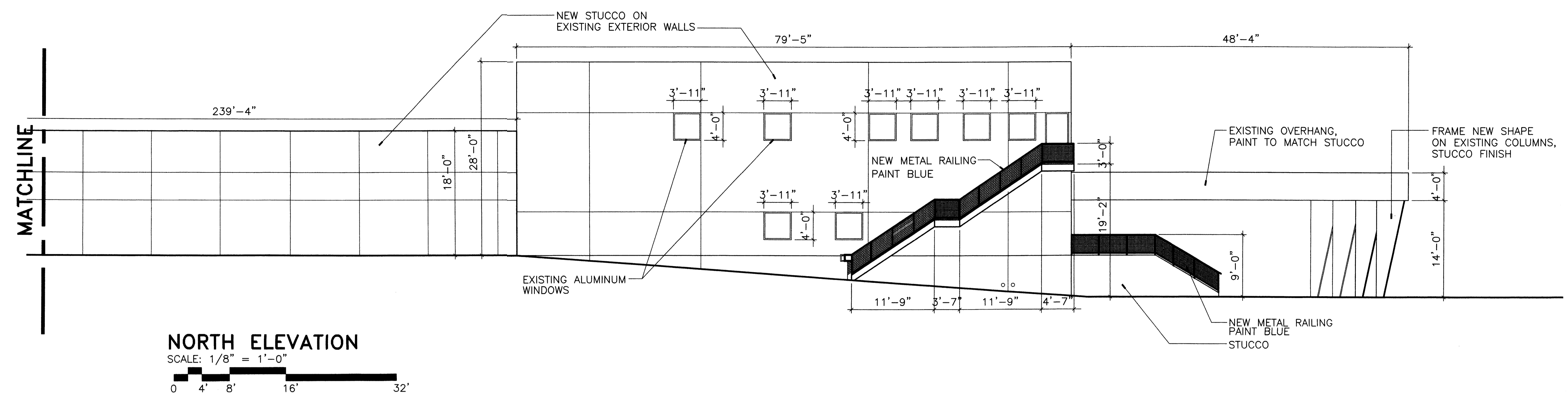
PROJECT NO. 20068 DATE

DRAWN BY CHECKED BY

EXTERIOR ELEVATIONS

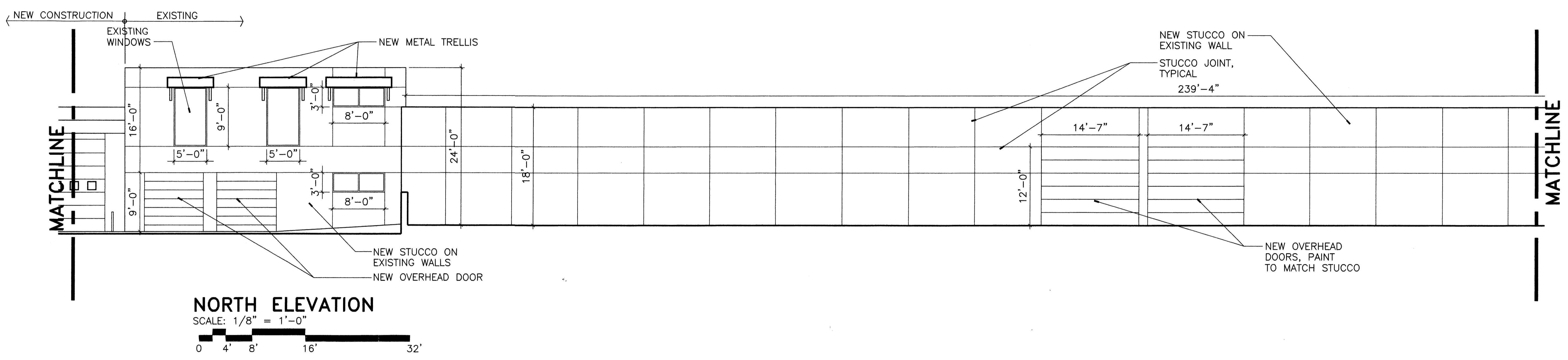
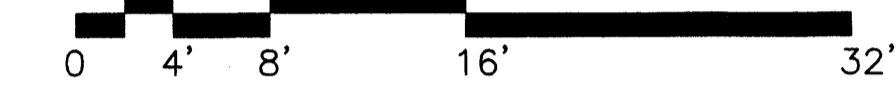
DRAWING NO.

A2



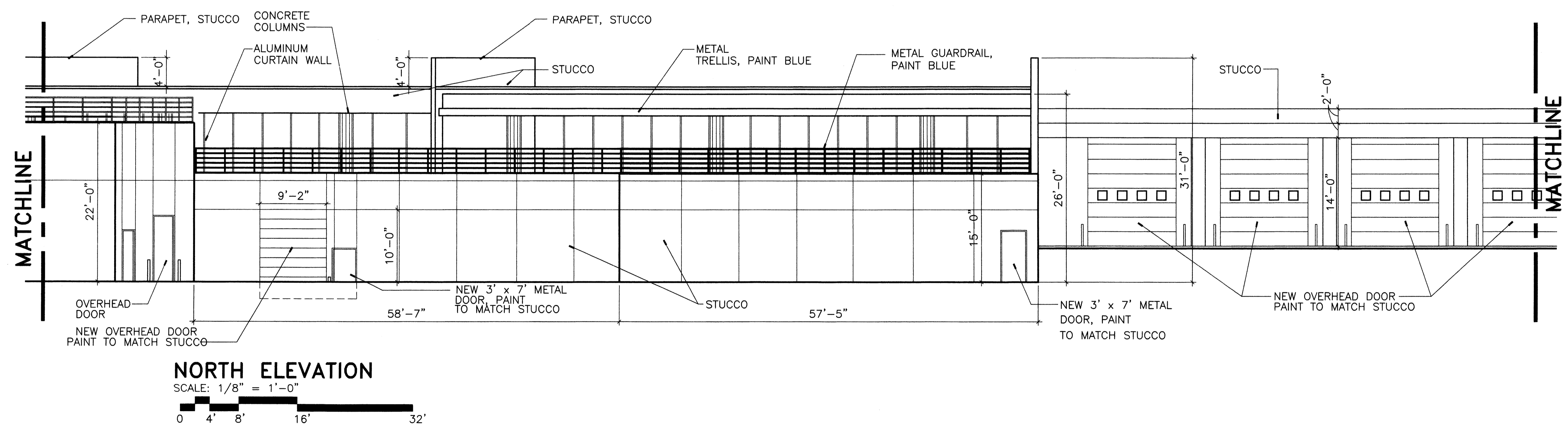
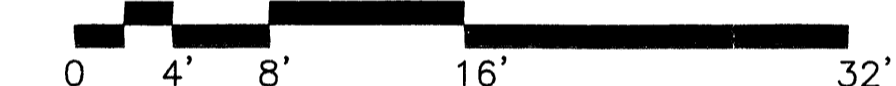
NORTH ELEVATION

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



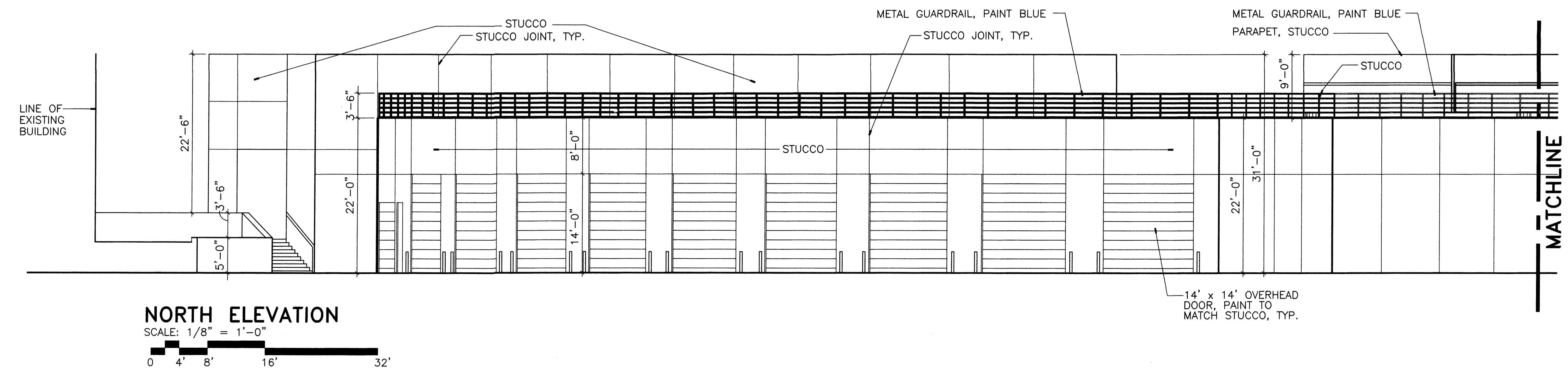
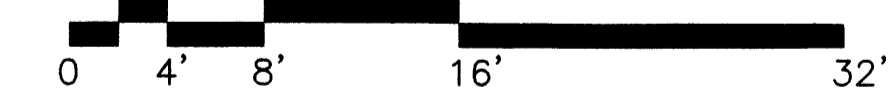
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SCALE: 1/8" = 1'-0"



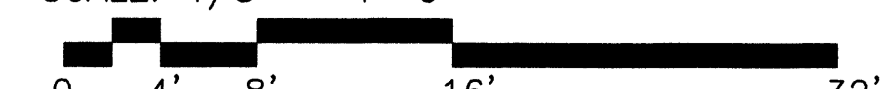
NORTH ELEVATION

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



NORTH ELEVATION

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



ENGINEER ARCHITECT

RICH FORD RENOVATIONS

8601 Lomas NE
 Albuquerque, New Mexico 87112

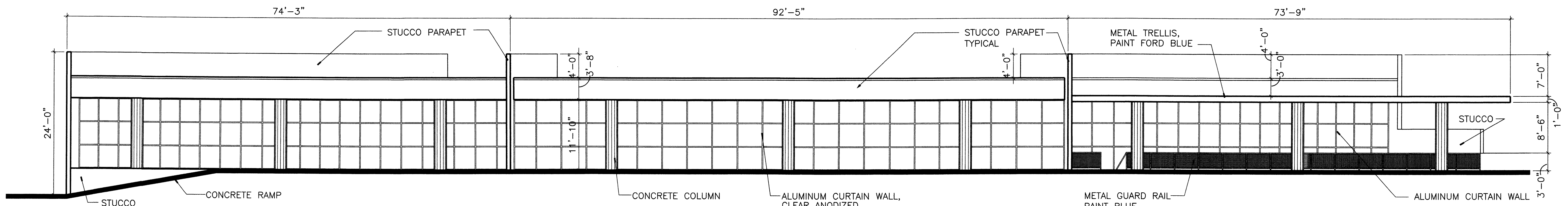
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EXTERIOR ELEVATIONS

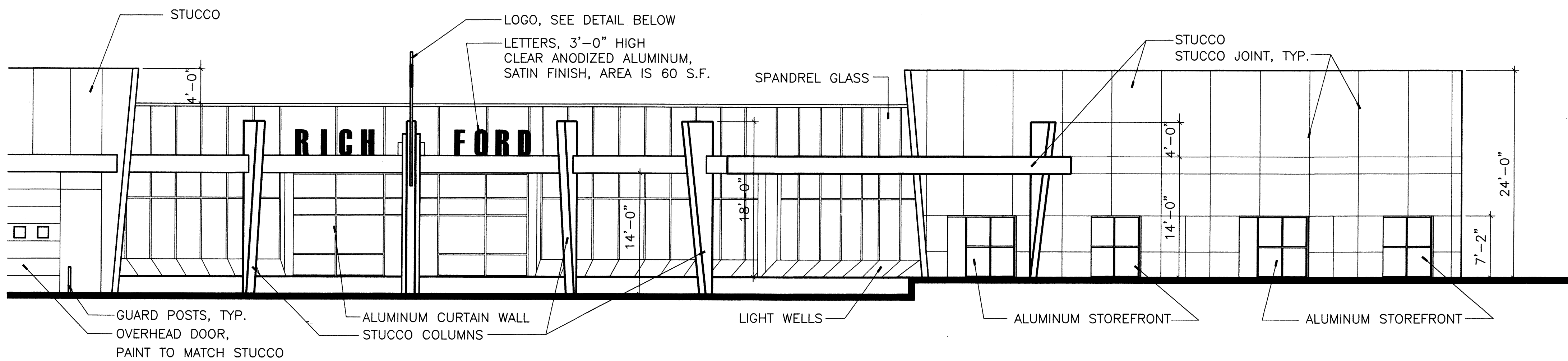
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A3



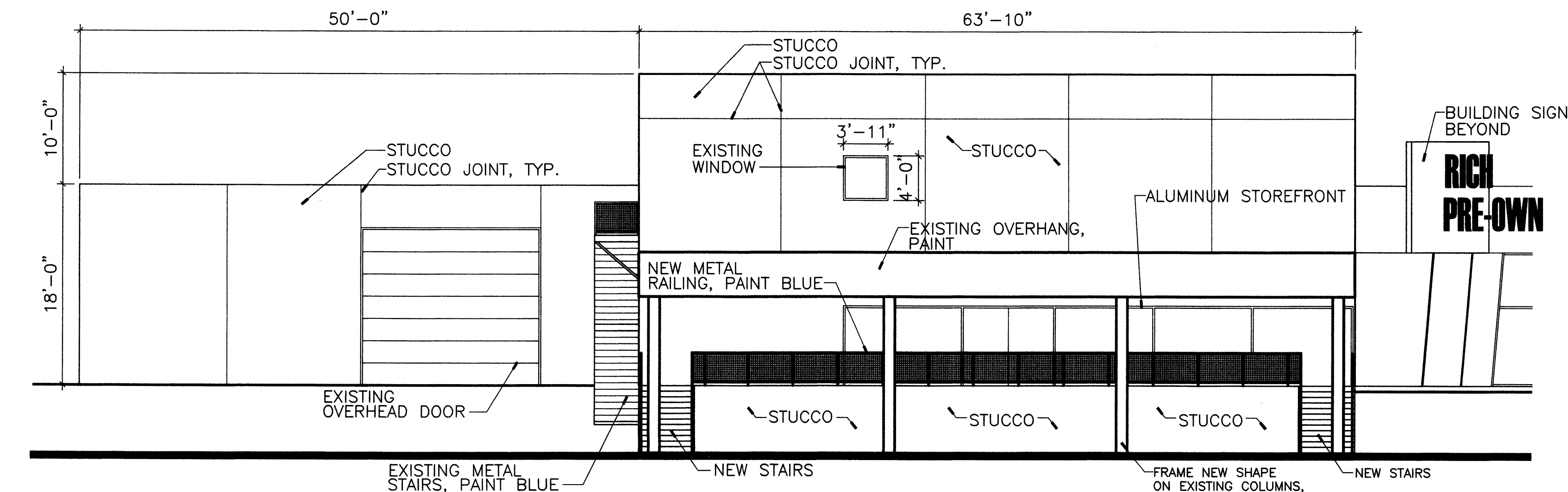
EAST ELEVATION (FROM DISPLAY DECK)

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'



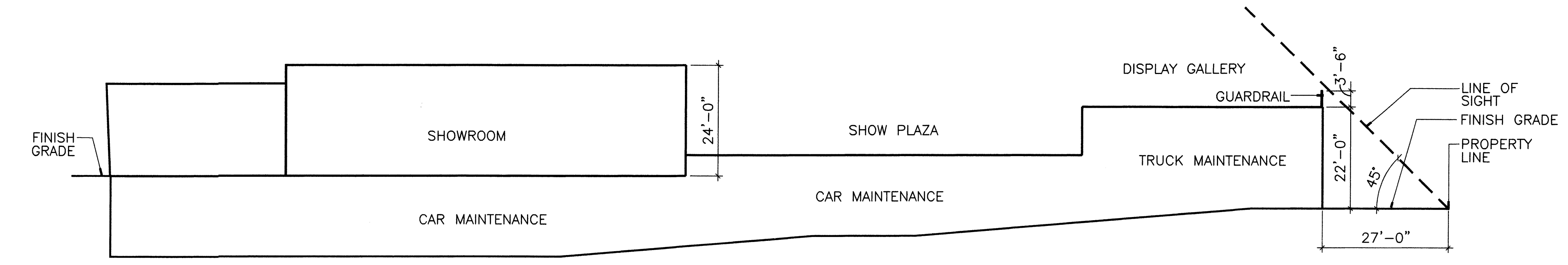
WEST ELEVATION

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'



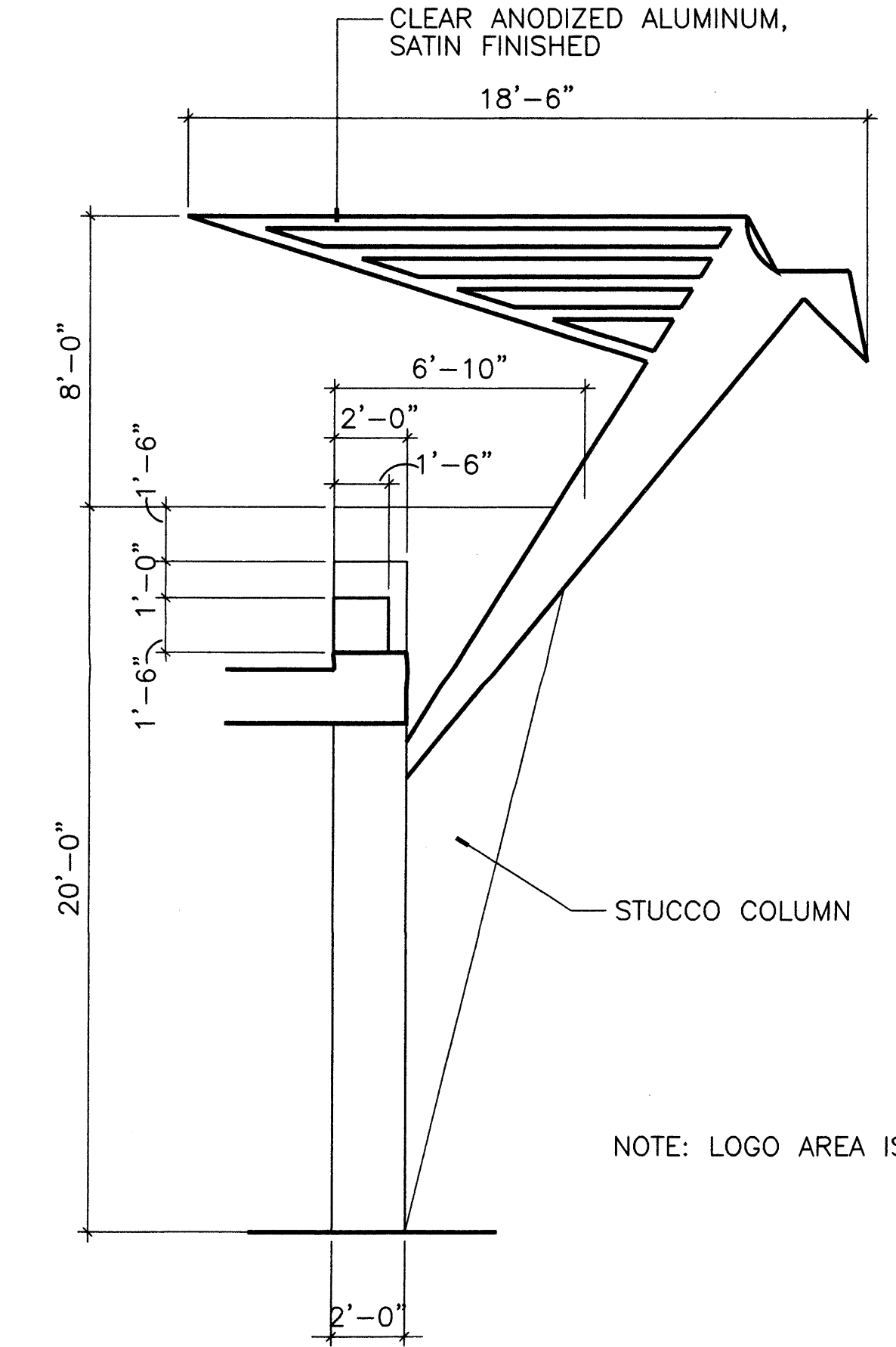
WEST ELEVATION

SCALE: 1/8" = 1'-0"
 0 4' 8' 16' 32'



LINE OF SIGHT SECTION

SCALE: 1/16" = 1'-0"
 0 4' 8' 16' 32'



LOGO DETAIL

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

NOTE: LOGO AREA IS 144 S.F.

ENGINEER ARCHITECT

RICH FORD RENOVATIONS

8601 Lomas NE
 Albuquerque, New Mexico 87112

PROJECT NO. 20068 DATE

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EXTERIOR ELEVATIONS

DRAWING NO.

A4



1 SIGN HEIGHT: 21'-0"
SIGN FACE: 72 SF



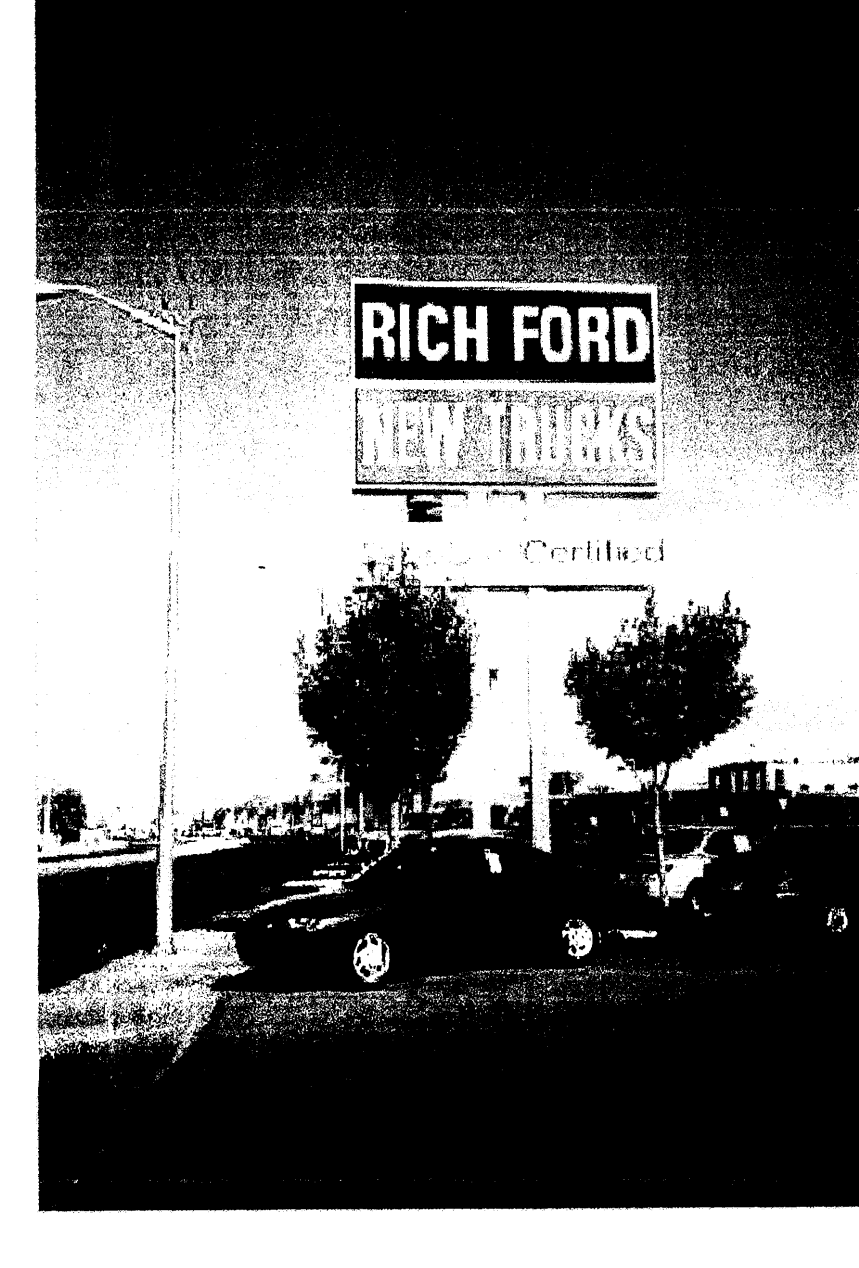
2 SIGN HEIGHT: 21'-0"
SIGN FACE: 60 SF



3 SIGN HEIGHT: 18'-0"
SIGN FACE: 40 SF



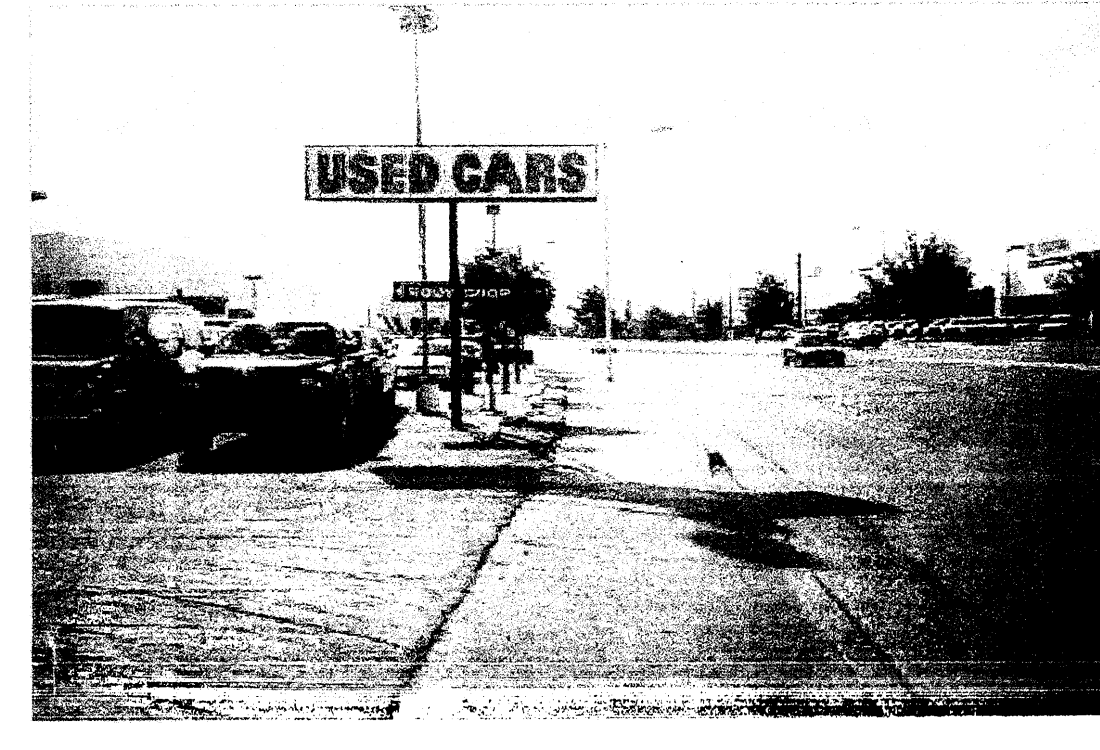
4 SIGN HEIGHT: 15'-0"
SIGN FACE: 24 SF



5 SIGN HEIGHT: 21'-0"
SIGN FACE: 60 SF
20 SF



6 SIGN HEIGHT: 11'-0"
SIGN FACE: 18 SF



7 SIGN HEIGHT: 15'-0"
SIGN FACE: 20 SF



8 SIGN HEIGHT: 12'-0"
SIGN FACE: 10 SF



9 SIGN HEIGHT: 21'-0"
SIGN FACE: 50 SF



10 SIGN HEIGHT: 30'-0"
SIGN FACE: 72 SF



11 SIGN: 4'-0" X 8'-0"



12 SIGN: 4'-0" X 8'-0"



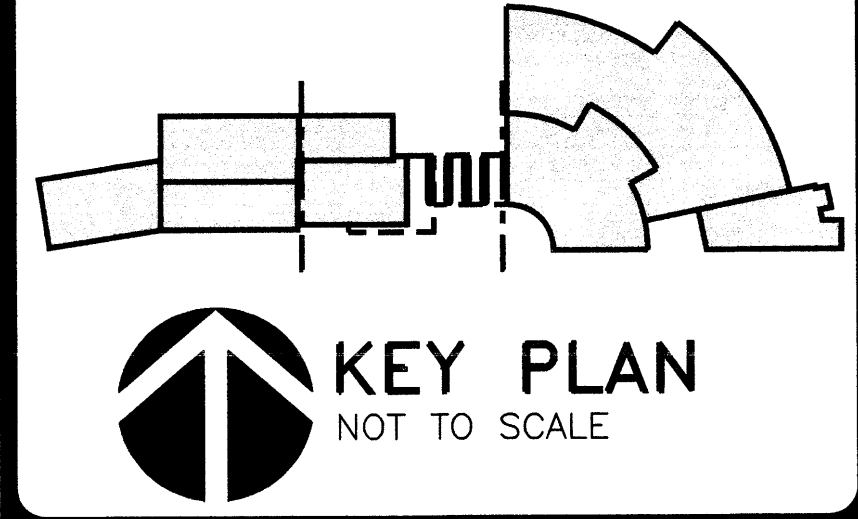
13 BILLBOARD



14 BILLBOARD

ALL SIGNS AND BILLBOARDS ARE EXISTING TO REMAIN.

PRELIMINARY
NOT FOR CONSTRUCTION



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ENGINEER ARCHITECT

RICH FORD RENOVATIONS

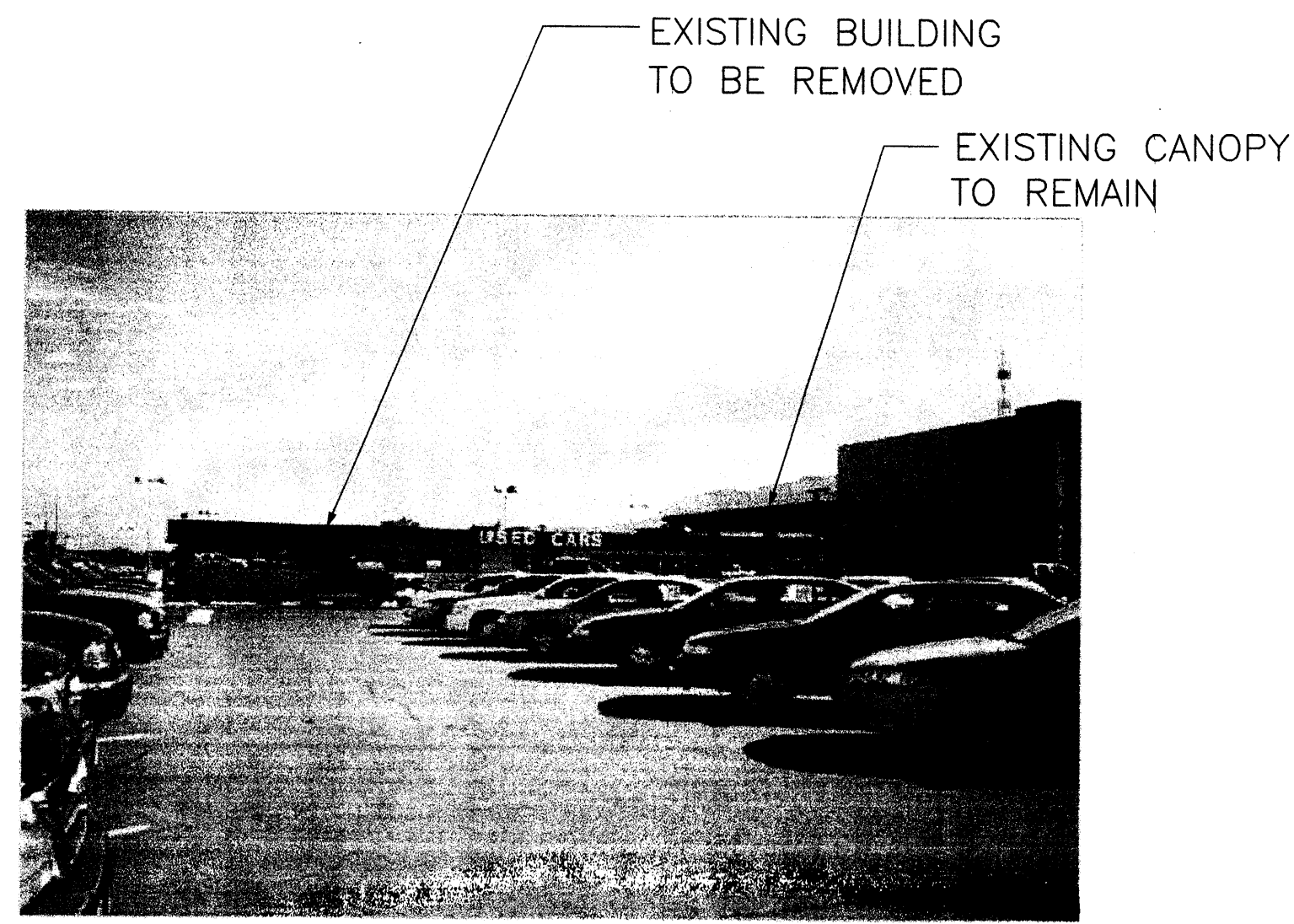
8601 Lomas NE
Albuquerque, New Mexico 87112

PROJECT NO. 20068.01 DATE MAY, 2002

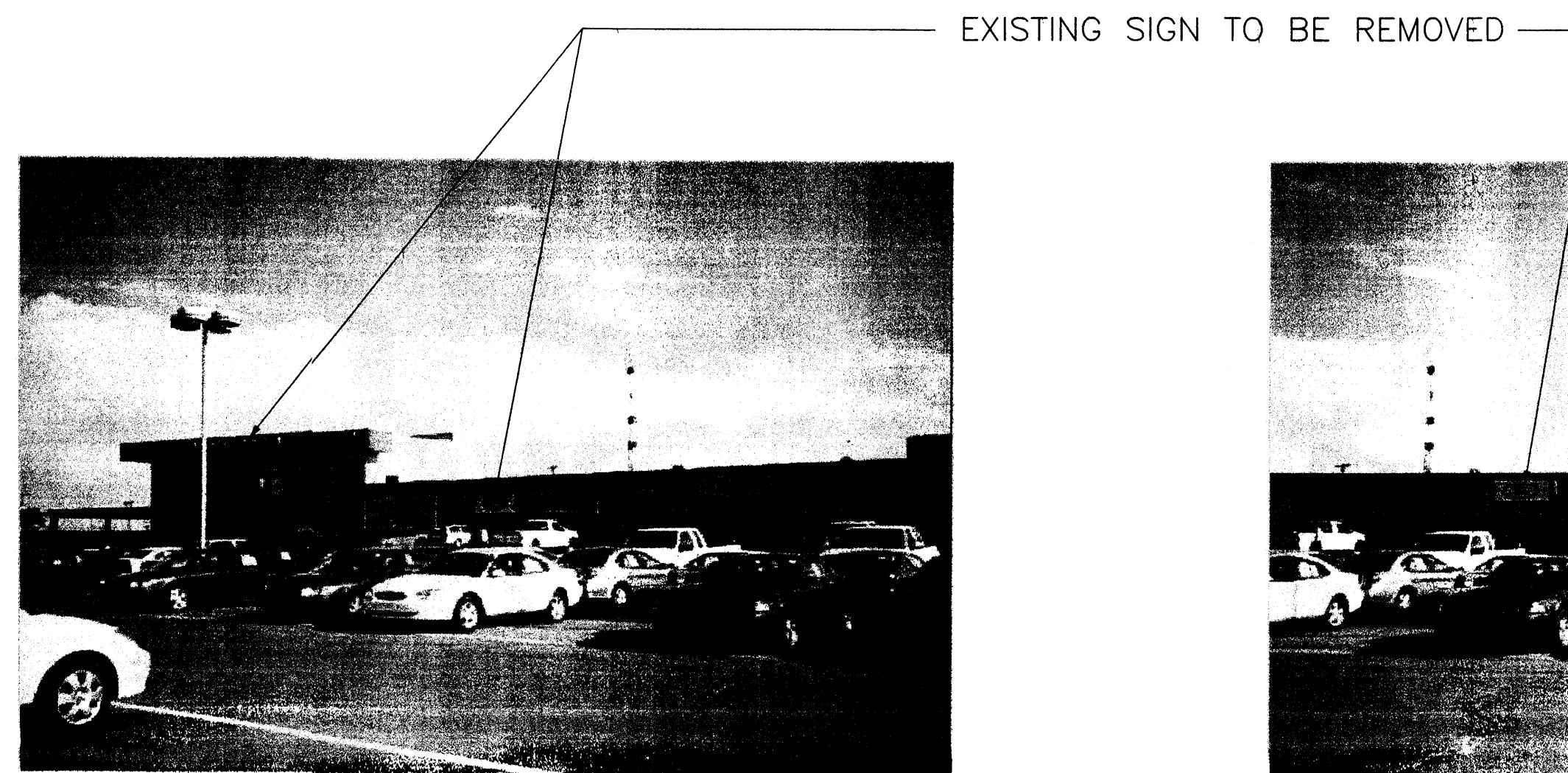
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EXISTING SIGN PHOTOS

DRAWING NO. **A5**



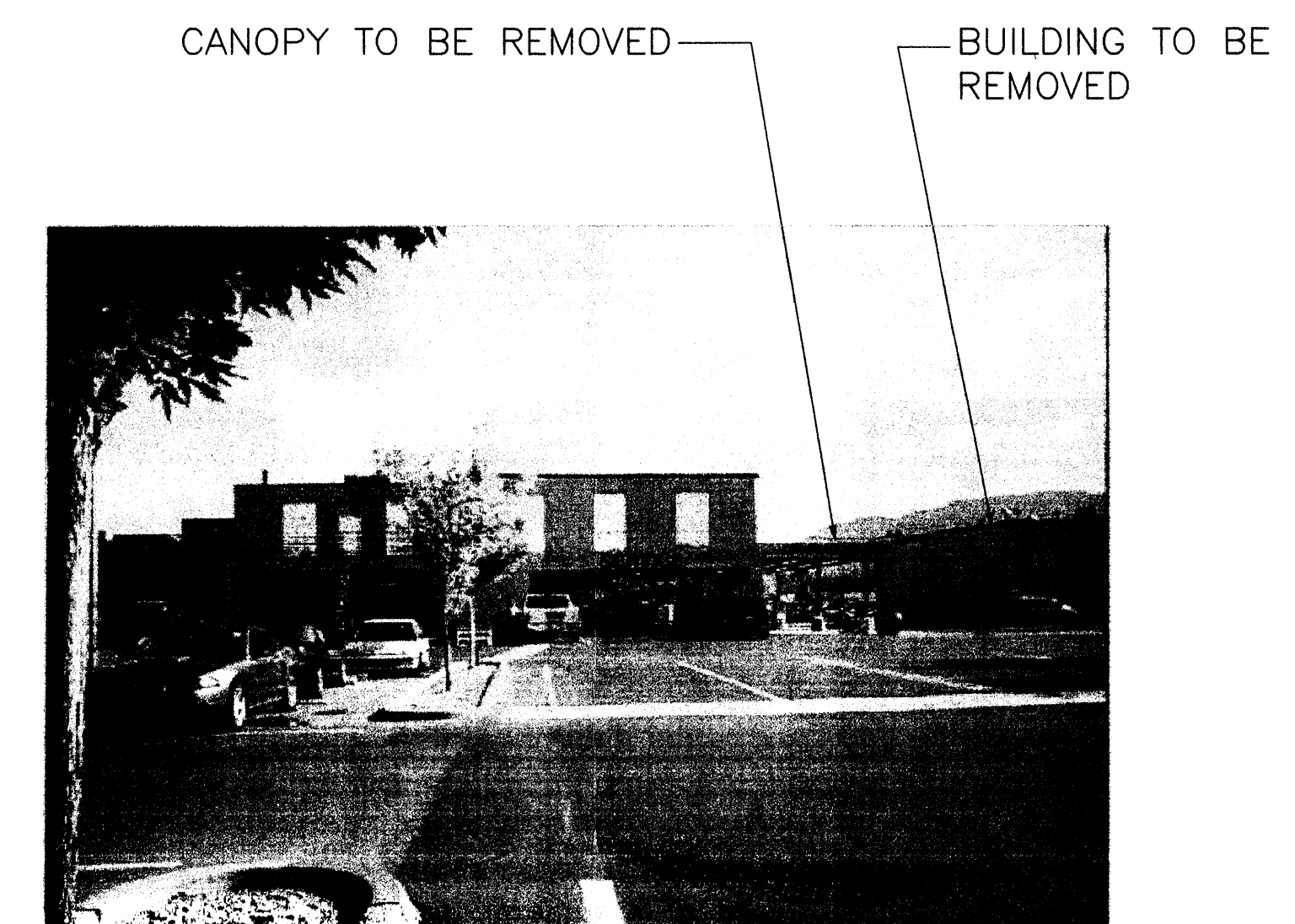
1 VIEW FROM LOMAS BLVD.
WESTERN MOST BUILDING



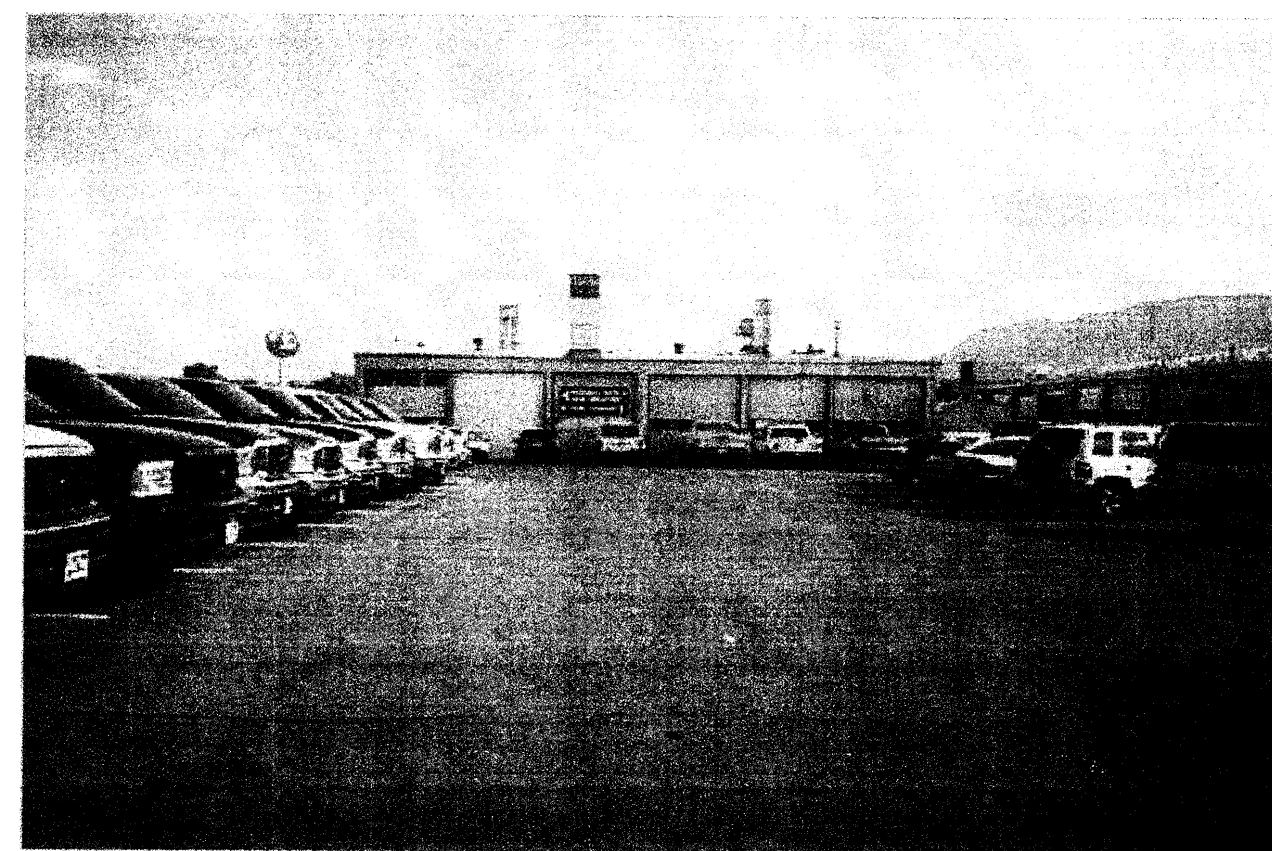
2 BUILDING TO REMAIN, VIEW FROM
LOMAS BLVD. TOWARD NORTH-WEST



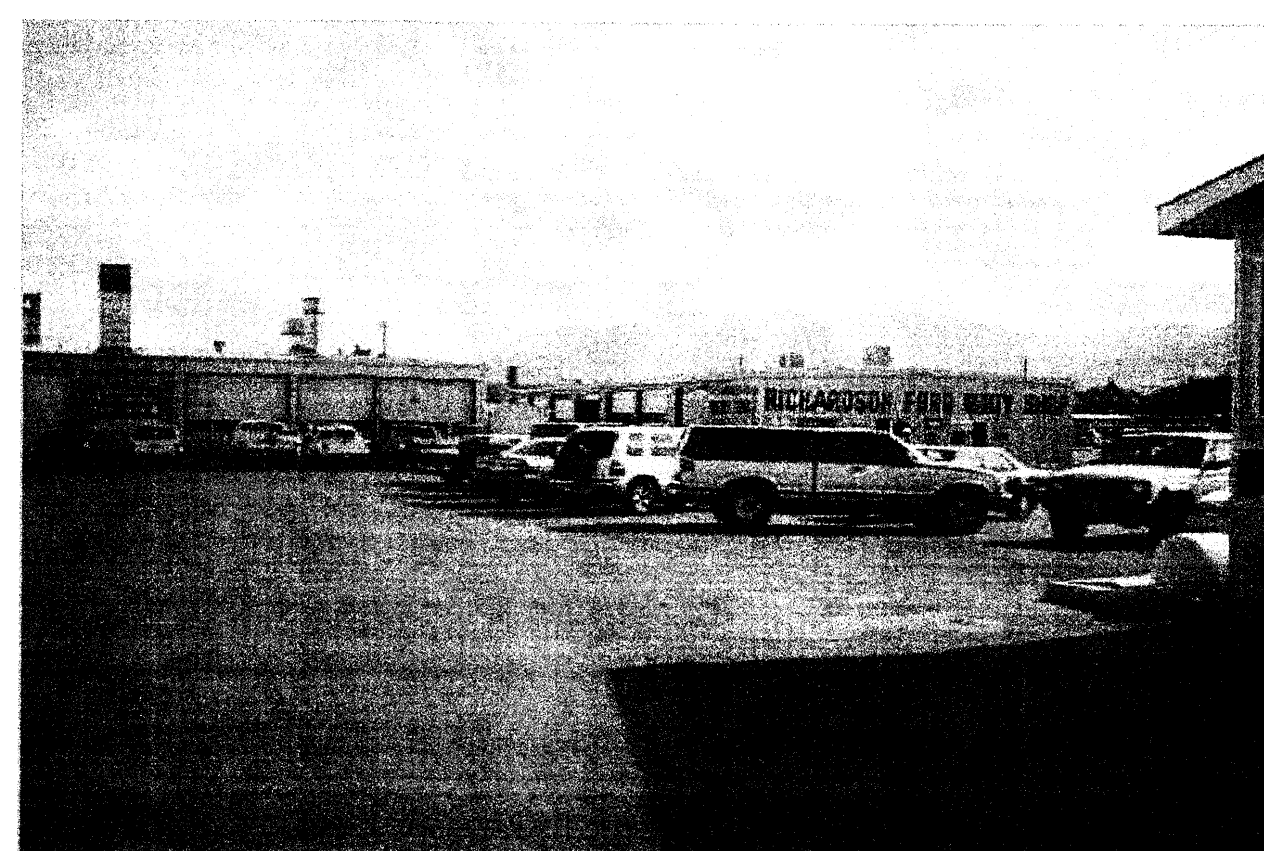
3 BUILDING TO REMAIN



4 BUILDING TO REMAIN



5 PAINT SHOP TO REMAIN



6 PAINT SHOP AND BODY SHOPS TO REMAIN



7 MAZDA USED CARS TO REMAIN



8 EXISTING MAZDA DEALERSHIP



9 EXISTING KIA DEALERSHIP

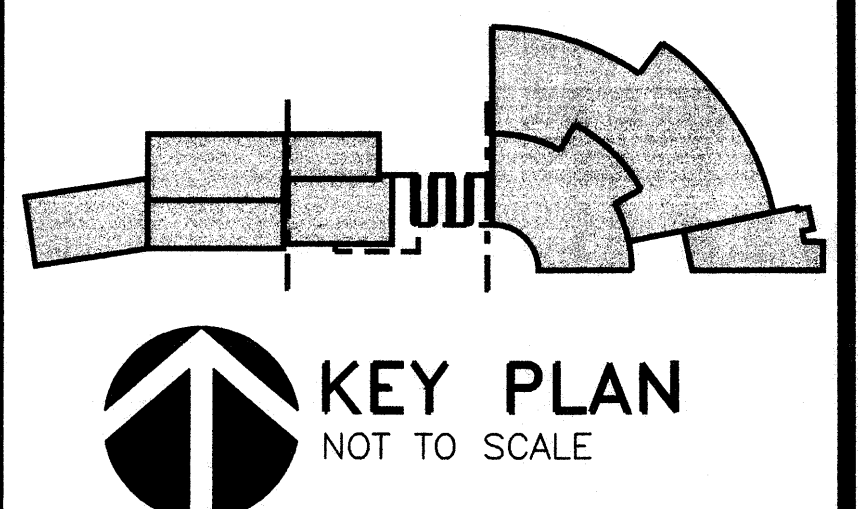
BPLW
Architects & Engineers, Inc.

6200 Uptown Blvd. NE Suite 400
Albuquerque, Nm 87110
(505) 881-2759

49 West First Street Suite 100
Mesa, Arizona 85201
(480) 827-2759

Designing to Shape the Future

PRELIMINARY
NOT FOR CONSTRUCTION



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| | |
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| ENGINEER | ARCHITECT |
|----------|-----------|

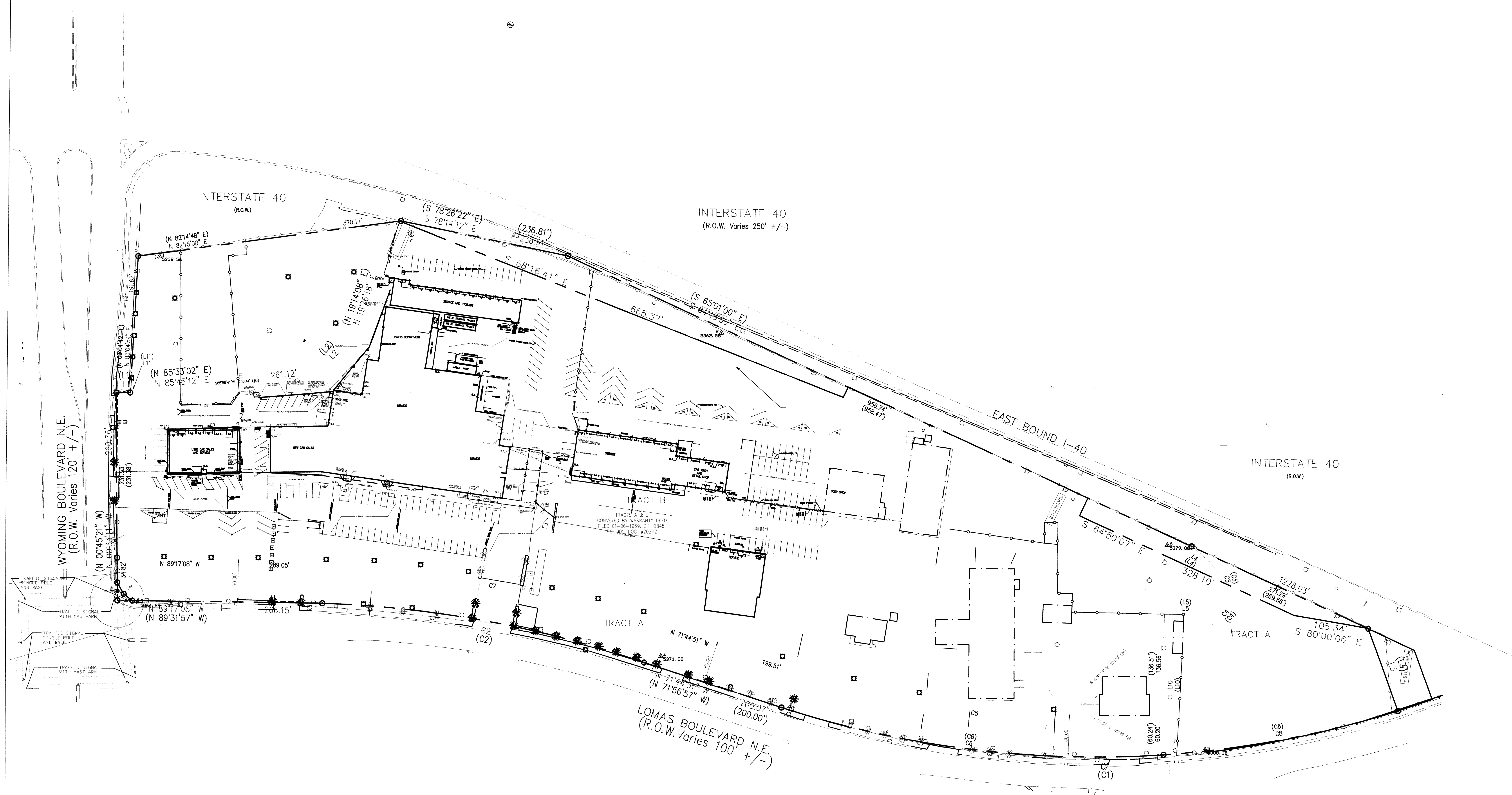
RICH FORD RENOVATIONS

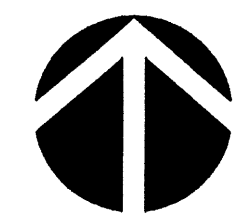
8601 Lomas NE
Albuquerque, New Mexico 87112

| | |
|-------------------------|-------------------|
| PROJECT NO. 20068.01 | DATE MAY, 2002 |
| DRAWN BY | CHECKED BY |

EXISTING ELEVATIONS

DRAWING NO.
A6



EXISTING SITE PLAN

 0 30' 60' 120' 240'
 SCALE: 1"=60'

ENGINEER ARCHITECT

RICH FORD RENOVATIONS

8601 Lomas NE
Albuquerque, New Mexico 87112

PROJECT NO. **A03009** DATE **June 2003**

DRAWN BY **DLW** CHECKED BY **GCJ**

EXISTING SITE PLAN

DRAWING NO.

ESP