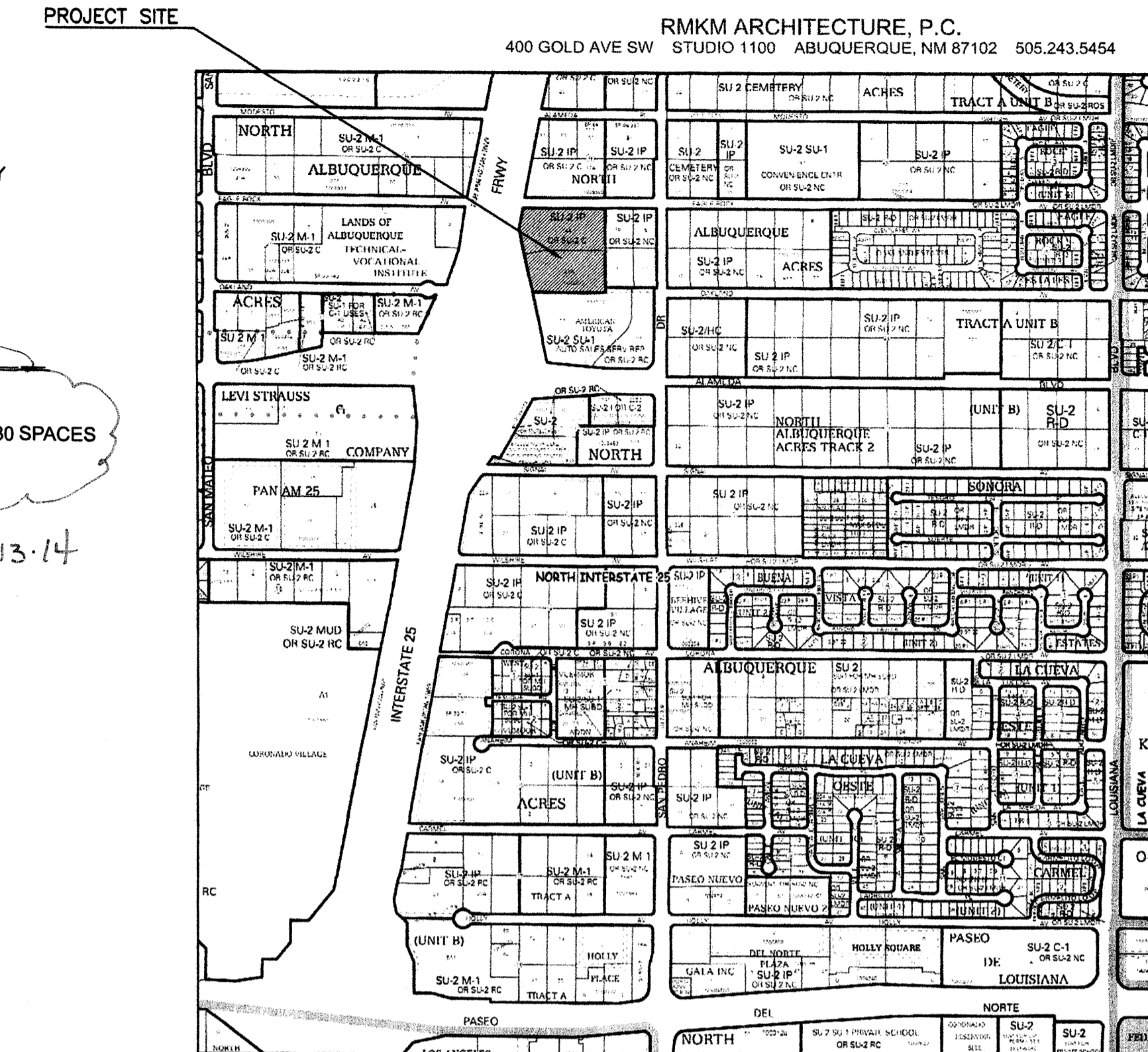
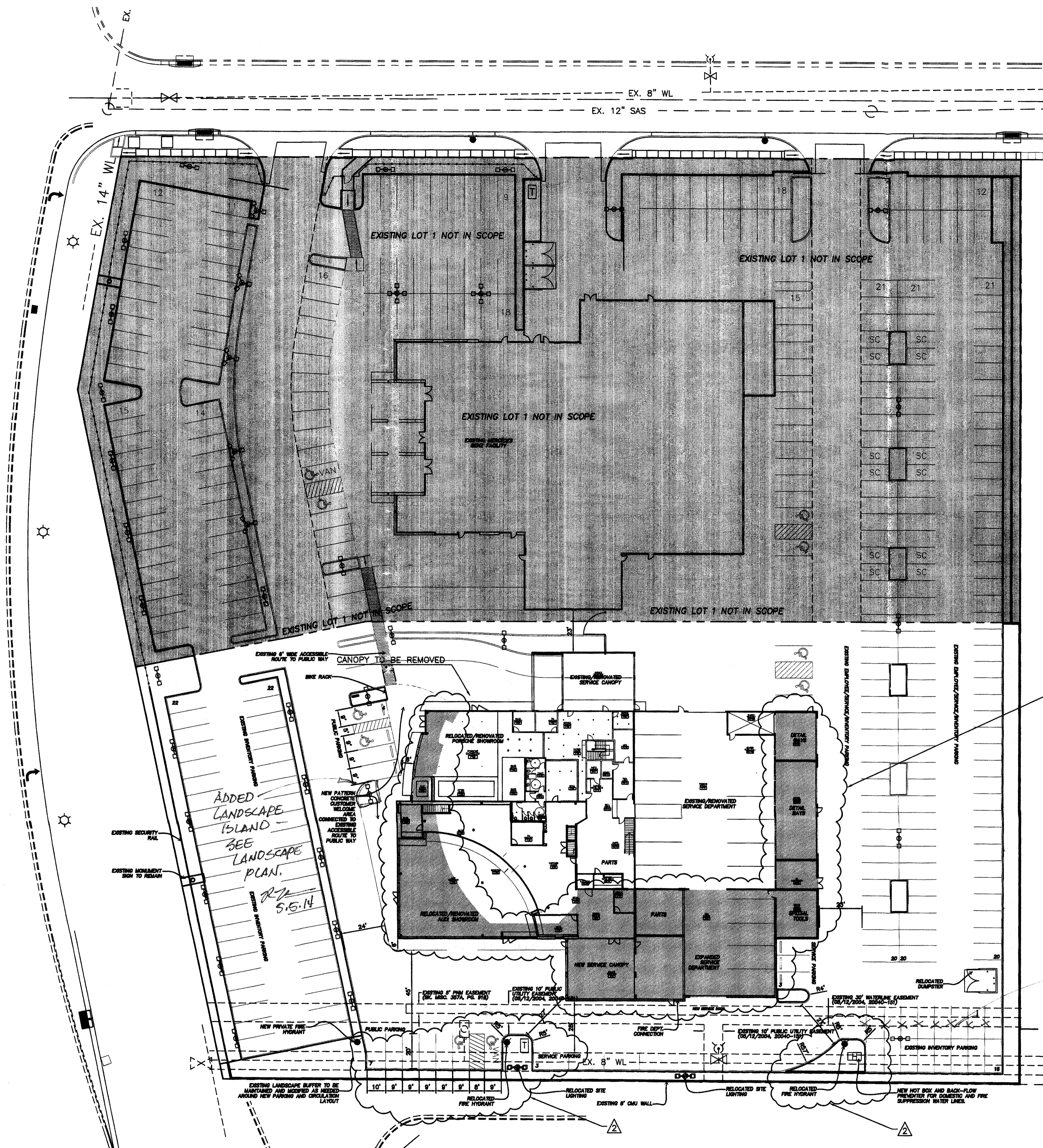


NOTES
PROPOSED IMPROVEMENTS:
 ▲ INCREASE BUILDING 2 SQUARE FOOTAGE FROM 18,900 SQ. FT. BY 13,500 SQ. FT. FOR A TOTAL FLOOR AREA OF 32,400 SQ. FT.
 ▲ MODIFY DRIVE AND CREATE LANDSCAPE ISLANDS TO ALLOW FOR RELOCATION OF SITE LIGHTING, HOT BOX, AND FIRE HYDRANTS.
 NEW LIGHT POLES OR THOSE TO BE RELOCATED SHALL BE A MAXIMUM OF 30' HIGH WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 30; WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.



VICINITY MAP: C-18-Z
LEGAL DESCRIPTION:
LOTS 12, 13, 14, 19, 20 & 21 NORTH ALBUQUERQUE ACRES TRACT A UNIT B

PARKING
 1 SPACE/1000 Sq. Ft. Parts, Service = 13,710 Sq. Ft./1000 = 14 SPACES
 1 SPACE/200 Sq. Ft. SHOWROOM, OFFICE SPACE = 15,849 Sq. Ft./200 = 80 SPACES
 TOTAL SPACES REQUIRED: 94 - TOTAL PARKING PROVIDED 130
 HC PARKING REQUIRED 4 - HC PARKING PROVIDED 4



▲ CLOUDY AREA INDICATES NEW SQUARE FOOTAGE TO EXISTING APPROVED SITE DEVELOPMENT PLAN

OK
5-13-2014
ZONING ENFORCEMENT
City of Albuquerque

DELETE DOUBLE SPACES
RJA 5.5.14

ADDED LANDSCAPE ISLAND - SEE LANDSCAPE PLAN.
RJA 5.5.14

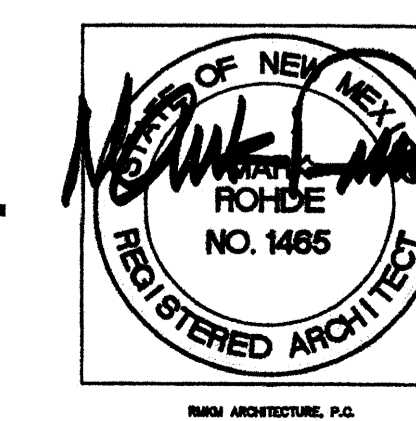
01 SITE PLAN
Scale: 1" = 30'-0"

PROJECT NUMBER:	1002201
APPLICATION NUMBER:	14DRB-70670
DRB SITE DEVELOPMENT PLAN APPROVAL:	
Traffic/Engineering/Transportation Division	03-19-14
Utilities Development	03-19-14
Parks & Recreation Department	3-19-14
City Engineer	3-19-14
Environmental Health Department (conditional)	
Solid Waste Management	5-13-14
DRB Chairperson, Planning Department	

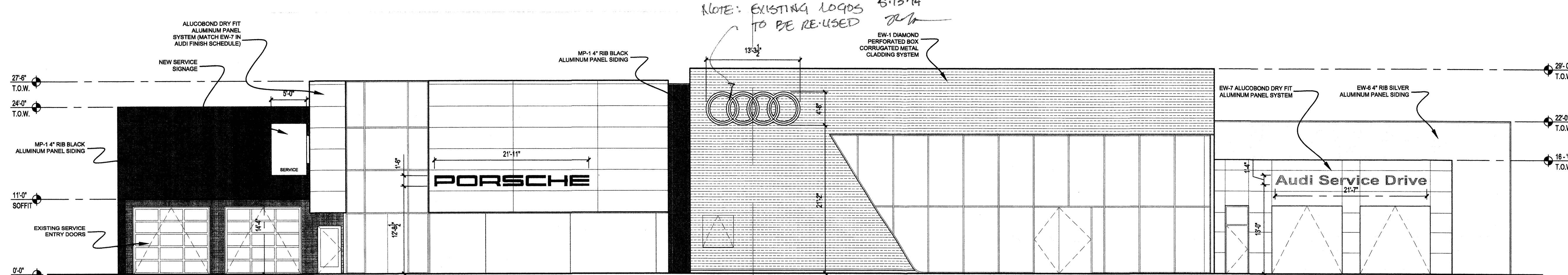
REV. #	DATE	DESCRIPTION	CHECK

PROJECT: PREMIER MOTOR CARS PORSCHE - AUDI ADDITION AND RENOVATION
 8920 Pan American Freeway, Ne Albuquerque, NM 87113
 SCALE: AS NOTED
 RMKM PROJECT NO. 1306
 DRAWING FILE NO. 1306_A010.DWG
 DATE: MARCH, 2014
 PROJECT MANAGER: JAK
 DRAWN BY: JAK

PLANS CHECKING OFF...
 \$24,000
 APPROVED & APPROVED
 HYDRANT(S) ONLY
 RJA 03/14
 SIGNATURE & DATE

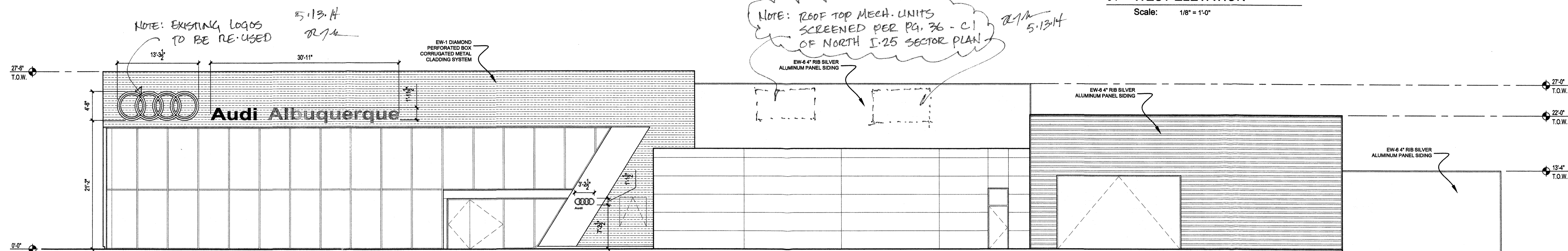


A0.10



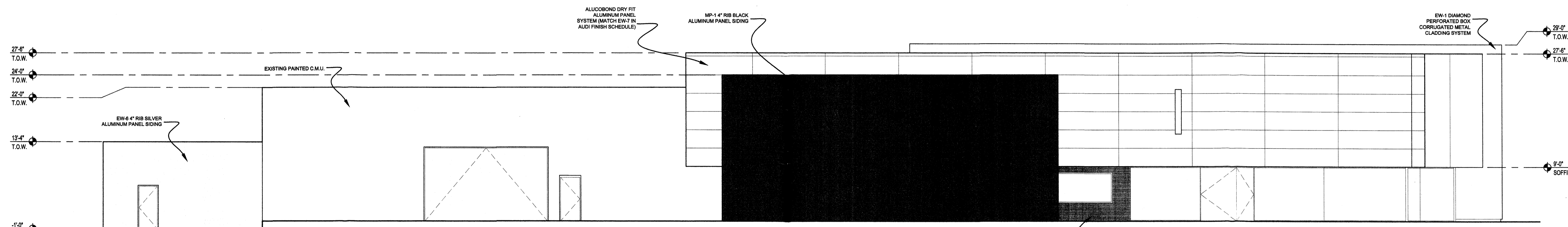
04 WEST ELEVATION

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



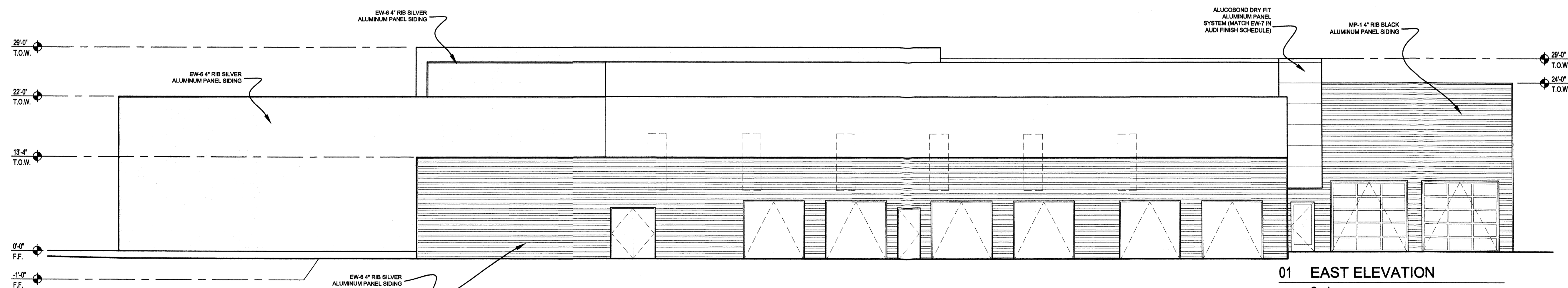
03 SOUTH ELEVATION

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



02 NORTH ELEVATION

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



01 EAST ELEVATION

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

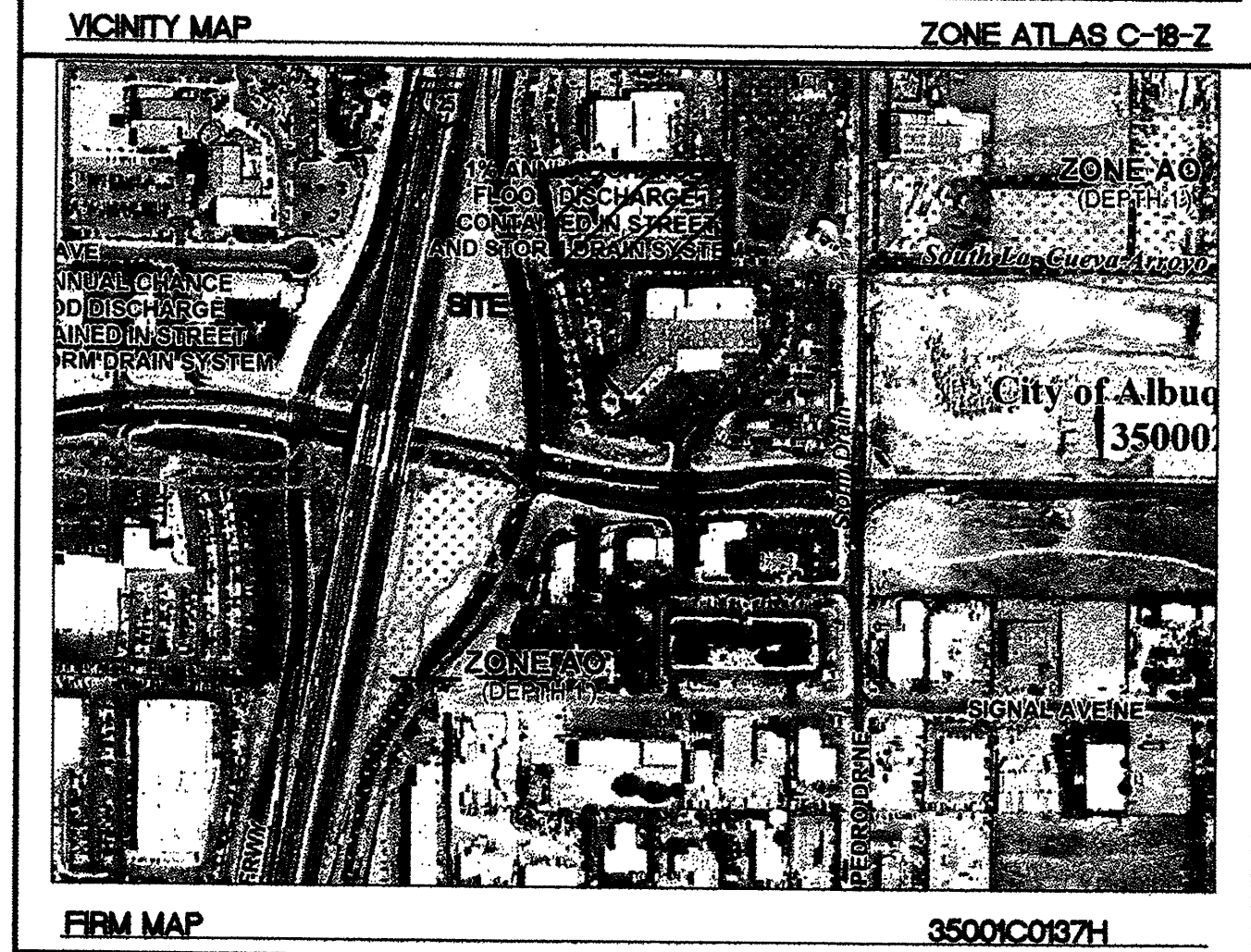
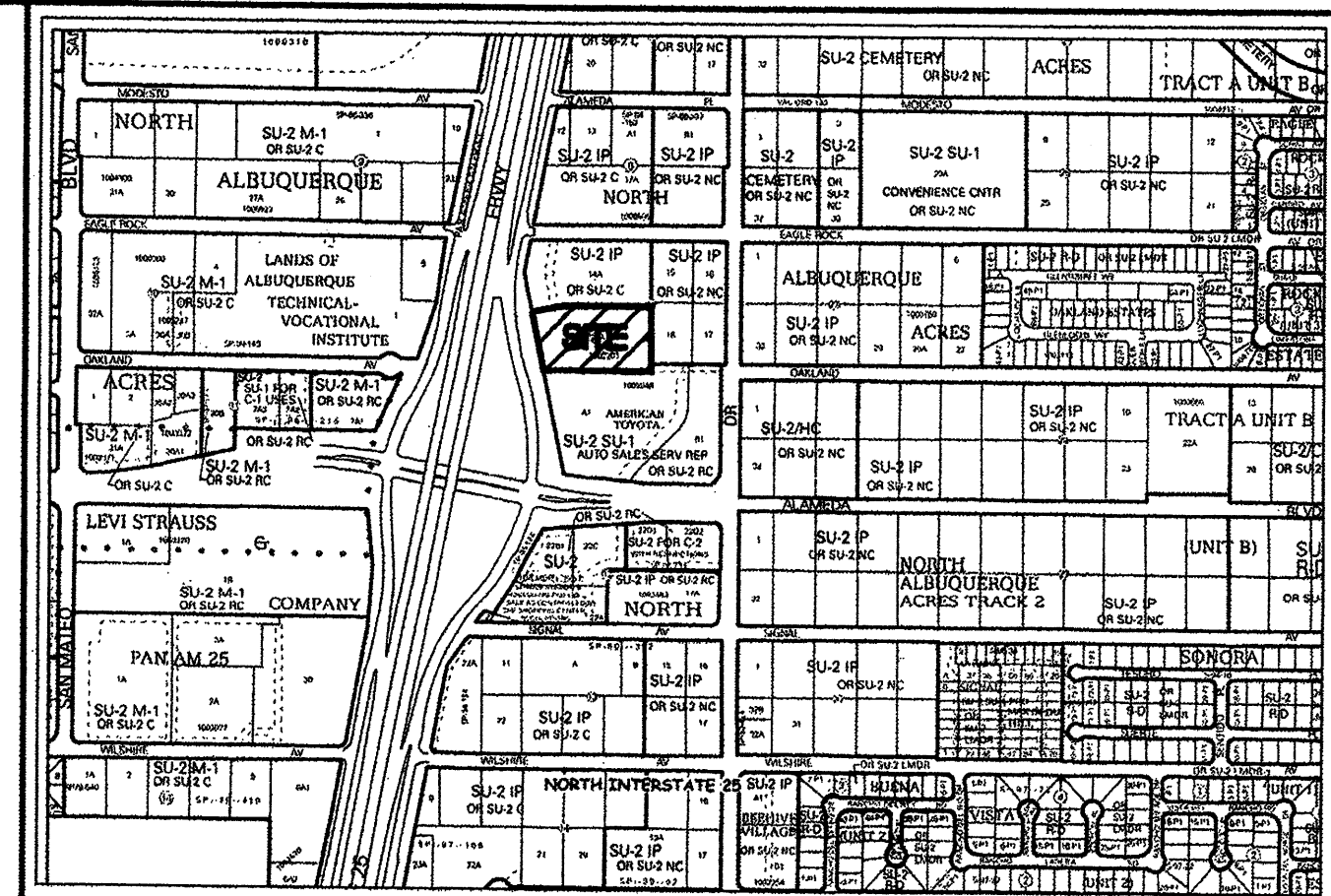
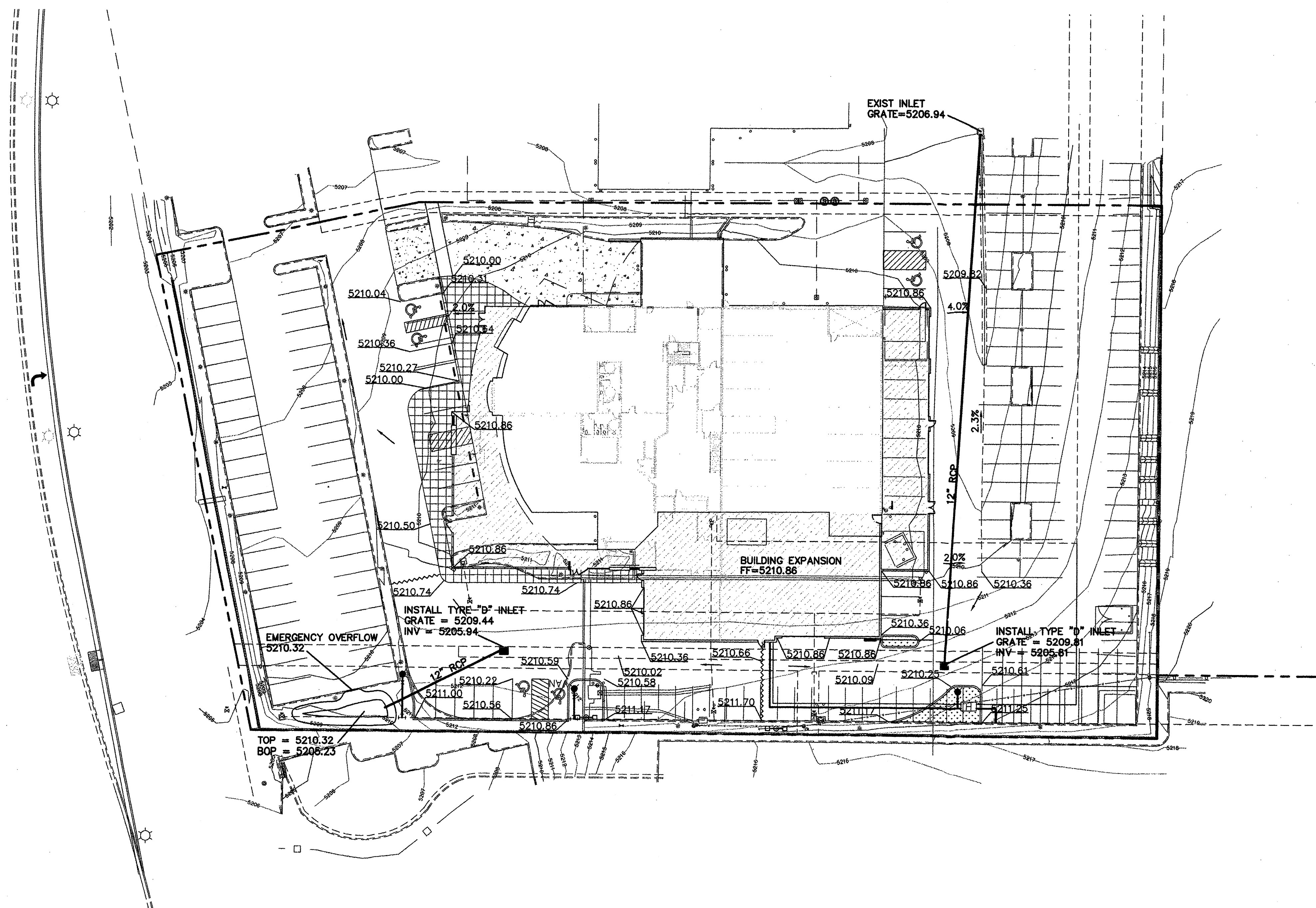
REV. #	DATE	DESCRIPTION	CHECK

PROJECT: PREMIER MOTOR CARS PORSCHE - AUDI ADDITION AND RENOVATION
8920 Pan American Freeway, Ne Albuquerque, NM 87113

SCALE: AS NOTED
RMKM: PROJECT NO. 1306
DRAWING FILE NO. 1306_A2.10.DWG
DATE: MARCH, 2014
PROJECT MANAGER: JAK
DRAWN BY: JAK

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: A2.10



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

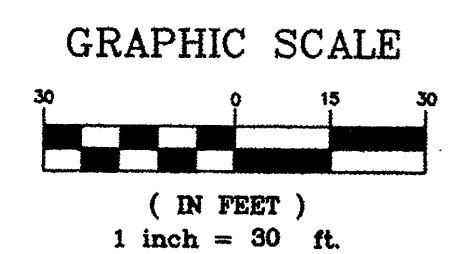
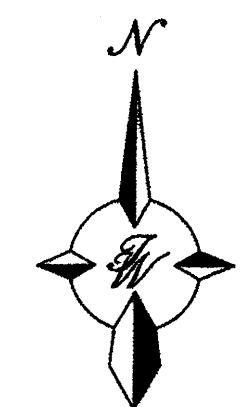
1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

CAUTION:

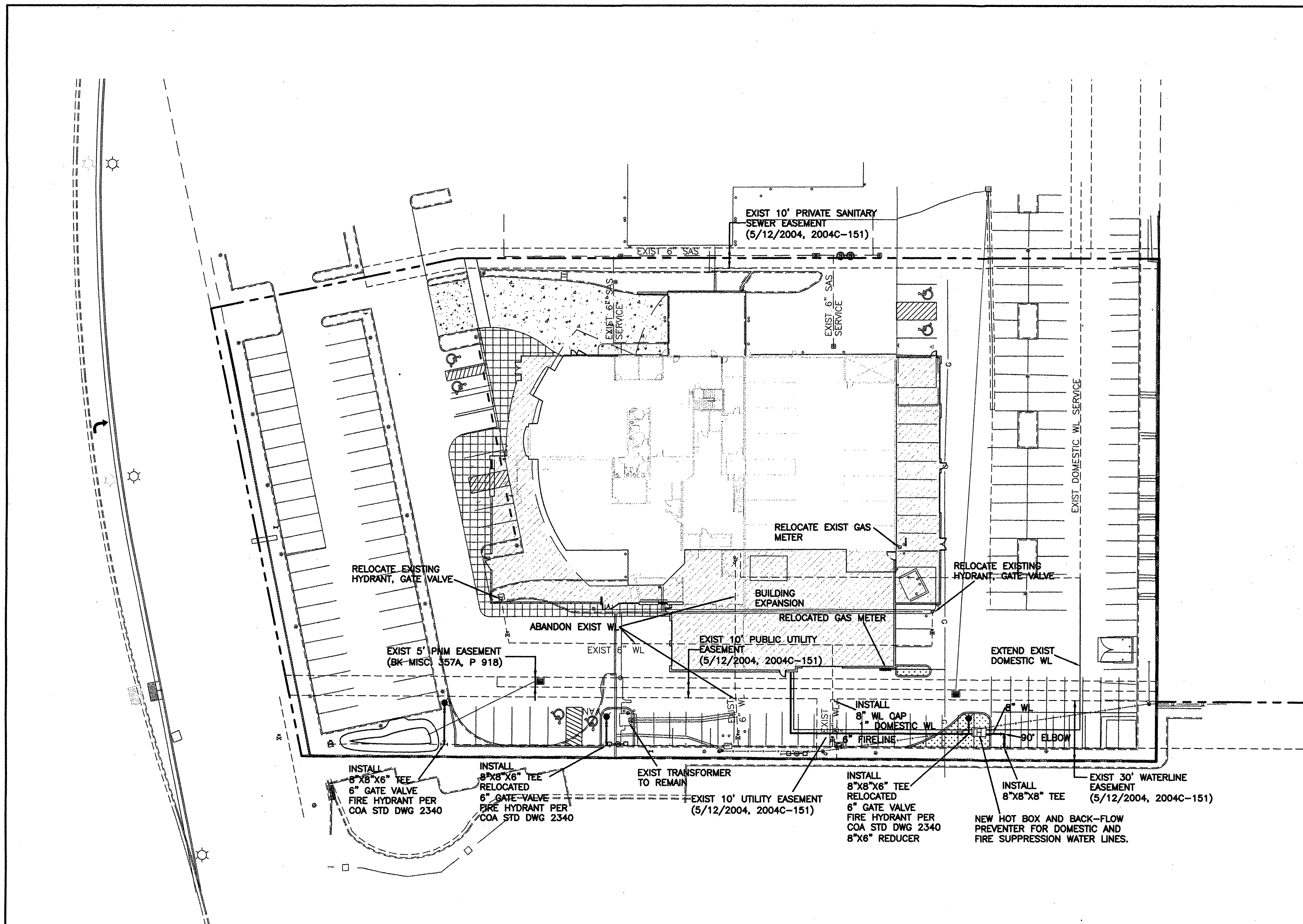
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

- Curb & Gutter
- - - Boundary Line
- - - Easement
- Sidewalk
- - - Existing Curb & Gutter
- Single Clean Out
- ⊗ Double Clean Out
- ⊙ Existing SD Manhole
- ⊙ Existing SAS Manhole
- ⊙ Existing Fire Hydrant
- ⊙ Existing Water Meter
- ⊙ Existing Power Pole
- ⊙ Existing Gas Valve
- u — Existing Overhead Utilities
- g — Existing Gas
- - - Ex. 8" SAS — Existing Sanitary Sewer Line
- - - Ex. WL — Existing Water Line
- - - Ex. RCP — Existing Storm Sewer Line
- - - 4900 — Existing Index Contour
- - - Existing Contour
- x — Post and Cable Fence



	ENGINEER'S SEAL PORCHE-AUDI EXPANSION ALBUQUERQUE, NM	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 3-10-14
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING 2013042-GRB
SHEET # 1		JOB # 2013042

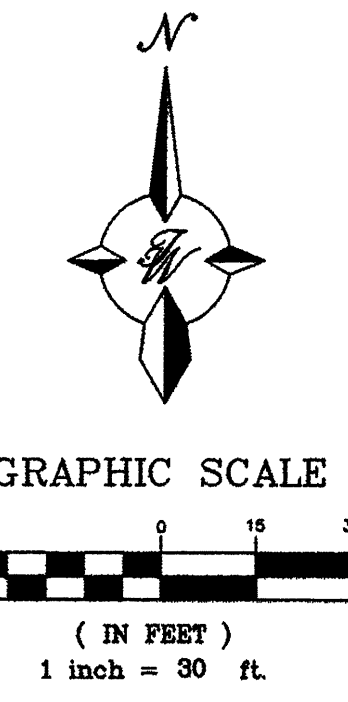


GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
9. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
12. REFERENCE SHEET 7 FOR DEMOLITION OF ONSITE EXISTING IMPROVEMENTS.

LEGEND

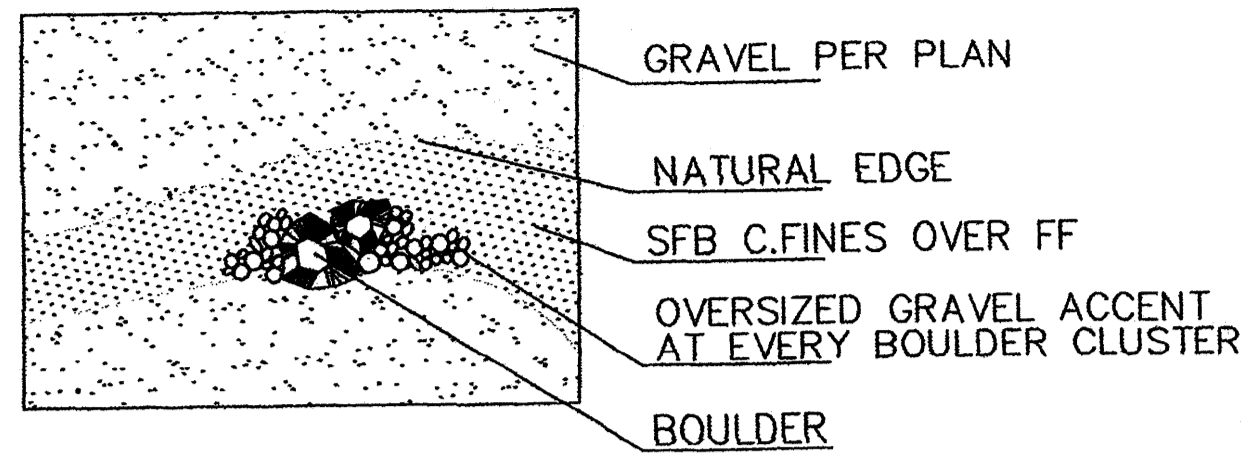
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING CURB & GUTTER
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE



CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL 	PORCHE-AUDI EXPANSION ALBUQUERQUE, NM	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 3-10-14
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2013042-MUB
		SHEET # 2
RONALD R. BORANNAN P.E. #7868		JOB # 2013042

GRAVEL ACCENT DETAIL



PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 62
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- VITEX (L) 13
Vitex angust-castus
15 Gal.
- PINON PINE (M) 1
Pinus edulis
6-8
- PALM YUCCA (L) 8
- RED YUCCA (L) 49
Hesperaloe parviflora
5 Gal.
- MAIDENGRASS (M) 54
Miscanthus sinensis
5 Gal. 16sf
- RUSSIAN SAGE (M) 52
Perovskia atriplicifolia
5 Gal.
- APACHE PLUME (L) 39
Fallugia paradoxa
5 Gal. 25sf
- BLUE MIST SPIREA (M) 35
Coryopteris clandonensis
5 Gal.
- LANAS/ SCOTCH BROOM (M) 28
Cytisus scoparius/
Genista hispanica
5 Gal.
- ROSEMARY (M) 22
Rosmarinus officinalis
2 Gal. 36sf
- POTENTILLA (M) 32
Potentilla fruticosa
2 Gal.
- AUTUMN SAGE (M) 31
Salvia greggii
2 Gal. 9sf
- HONEYSUCKLE (M) 54
Lonicera sempervirens
1 Gal. 200sf
Unstaked-Groundcover
- CHAMISA (L) 94
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER 97
1 Gal. 4sf
- ORNAMENTAL POT WITH
PLANT MATERIAL AND
ANNUAL COLOR 16
- BENCH 4
- GREYLEAF COTONEASTER 13
Cotoneaster buxifolius
5 Gal.
- OVERSIZED GRAVEL
& 10 BOULDERS
- NATURAL EDGE
- GREY GRAVEL
WITH FILTER FABRIC

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.

Exact locations of benches and ornamental pots to be determined.

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.

Planting in Ornamental pots to be hand watered.

LANDSCAPE CALCULATIONS

	LOT 1	LOT 2	
NET LANDSCAPE AREA			
TOTAL LOT AREA	125,092	111,526	square feet
TOTAL BUILDINGS AREA	24,300	18,900	square feet
OFFSITE AREA	2,312	0	square feet
NET LOT AREA	98,480	92,626	square feet
LANDSCAPE REQUIREMENT	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	14,772	13,894	square feet
TOTAL LANDSCAPE PROVIDED	18,166	13,898	square feet
TOTAL BED PROVIDED (PERVIOUS)	12,225	11,501	square feet
TOTAL PATIO PROVIDED (IMPERVIOUS)	5,935	2,397	square feet

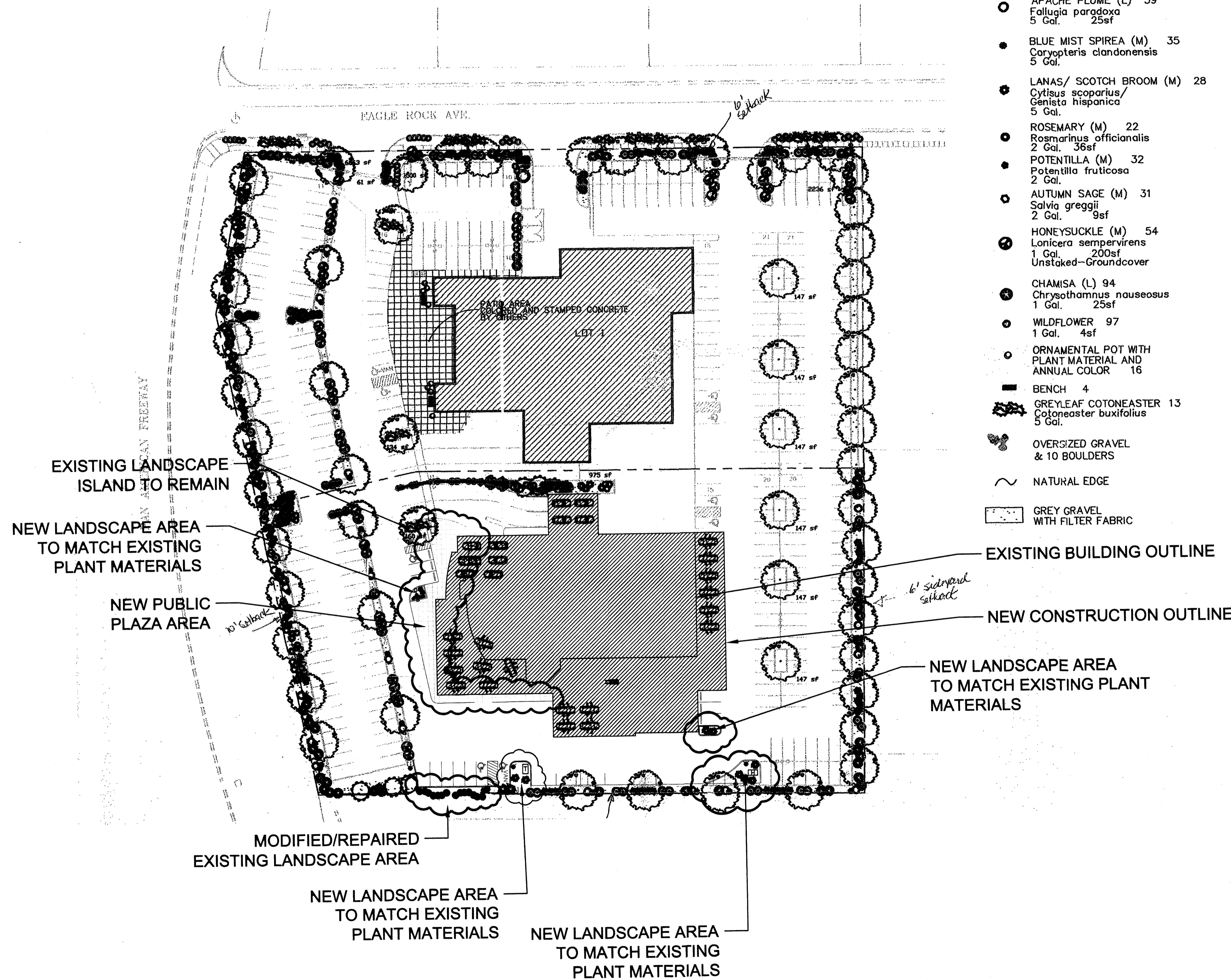
LANDSCAPE REVISIONS

TOTAL EXISTING LANDSCAPE REQUIREMENT FOR LOTS 1 AND 2 AT 15% TOTALS 28,616 SF. TOTAL EXISTING LANDSCAPE PROVIDED FOR LOTS 1 AND 2 TOTALS 32,058 SF FOR A TOTAL OF 3,442 SF OVER THE LANDSCAPE REQUIREMENT FOR THE ENTIRE DEVELOPMENT. NEW CONSTRUCTION REMOVES 1,555 SF OF EXISTING LANDSCAPE AND REPLACES 900 SF FOR A NET LOSS OF 655 SF OF LANDSCAPE AREA. THIS LEAVES A TOTAL OF 2,787 SF OVER THE 15% LANDSCAPE REQUIREMENT AREA FOR ENTIRE DEVELOPMENT.

PATIO REVISIONS

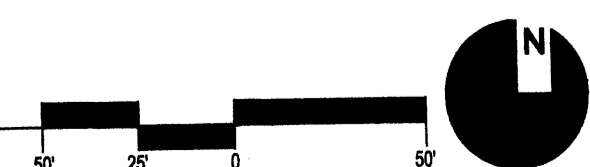
EXISTING PATIO AREA FOR LOT 2 TOTALS 2,397 SF. THIS AREA WILL BE REMOVED AS PART OF THE ADDITION/RENOVATION OF THE PORSCHE-AUDI FACILITY AND WILL BE REPLACED WITH 2,713 SF OF NEW PUBLIC PATIO FOR A NET GAIN OF 316 SF OF PUBLIC PATIO SPACE.

NOTE:
AMOUNT OF GROUND COVER IN LANDSCAPING EXCEEDS 75% GROUND COVER (11,079 sq. ft.) TREES ARE ALLOWED TO BE COUNTED FOR GROUND COVER
JAK 5.13.14



01 LANDSCAPE PLAN

Scale: 1" = 50'-0"



REV. #	DATE	DESCRIPTION	CHECK

PROJECT: PREMIER MOTOR CARS PORSCHE - AUDI ADDITION AND RENOVATION
8920 Pan American Freeway, Ne Albuquerque, NM 87113

SCALE: AS NOTED
RMRM: PROJECT NO. 1006
DRAWING FILE NO. 1308_DRB LANDSCAPE PLAN.DWG
DATE: APRIL 2014
PROJECT MANAGER: JAK
DRAWN BY: JAK

SHEET TITLE: AMENDED LANDSCAPE PLAN
SHEET NUMBER: 01

L0.10

