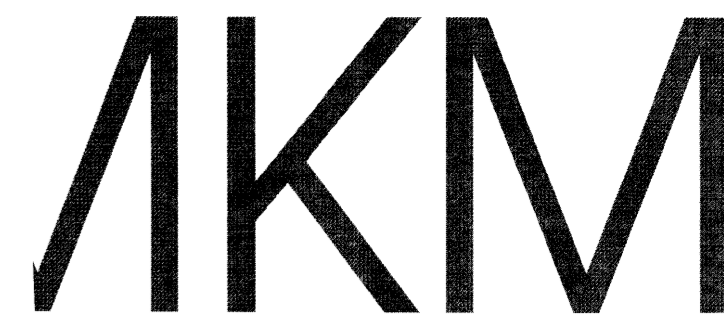


PROJECT #: 1002201
 DATE: 3-19-14
 APP#: 14-70070
 (ASBP)



NOTES

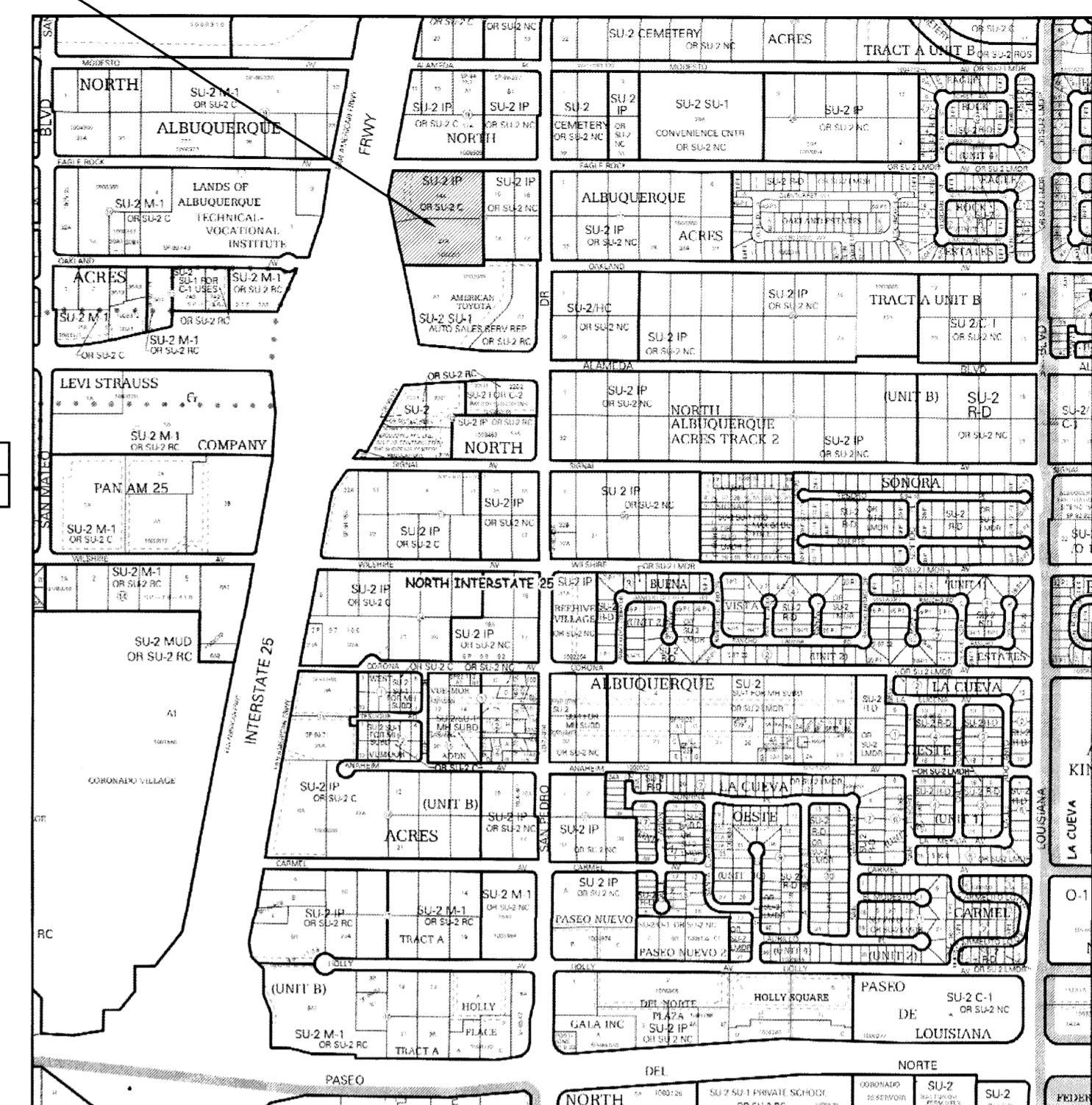
- PROPOSED IMPROVEMENTS:
- INCREASE BUILDING 2 SQUARE FOOTAGE FROM 18,900 SQ. FT. BY 13,500 SQ. FT. FOR A TOTAL FLOOR AREA OF 32,400 SQ. FT.
 - MODIFY DRIVE AND CREATE LANDSCAPE ISLANDS TO ALLOW FOR RELOCATION OF SITE LIGHTING, HOT BOX, AND FIRE HYDRANTS.
- NEW LIGHT POLES OR THOSE TO BE RELOCATED SHALL 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.

PARKING

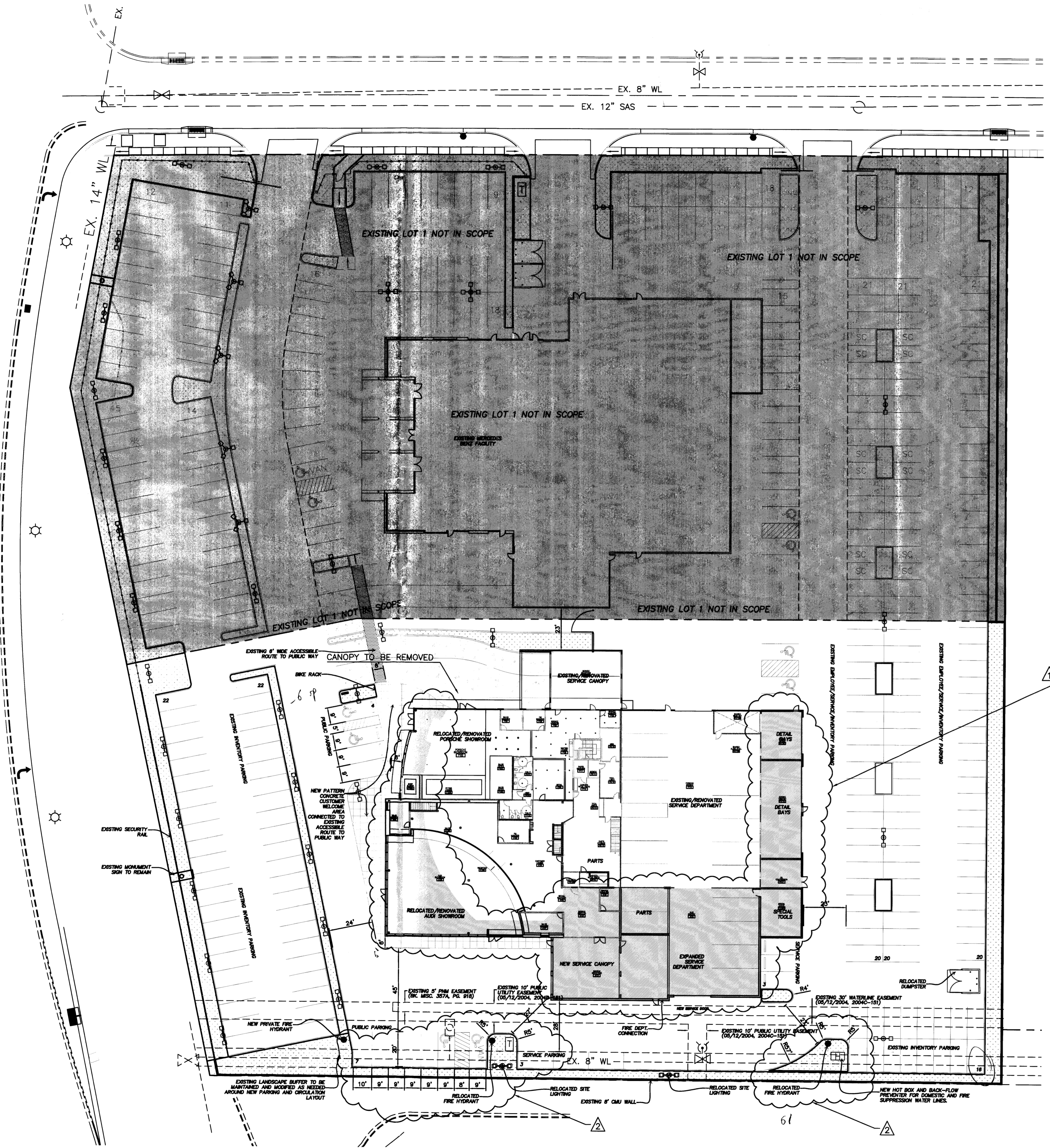
PARKING CALC. 1 SPACE/1000 SF. PARTS, SERVICE
 1 SPACE/200 SF. SHOWROOM, OFFICE SPACE

BUILDING 2	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.
32,400 SQ. FT.	92	137	4	4

PROJECT SITE
 RMKM ARCHITECTURE, P.C.
 400 GOLD AVE SW STUDIO 1100 ABUQUERQUE, NM 87102 505.243.5454



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



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

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic/Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

ISSUES & REVISIONS

REV. #	DATE	DESCRIPTION	CHECK

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

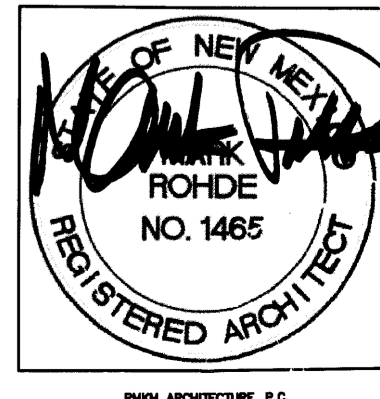
SCALE
 AS NOTED
 RMKM PROJECT NO. 1006
 DRAWING FILE NO. 1306_A010.DWG
 DATE MARCH 2014
 PROJECT MANAGER JAK
 DRAWN BY JAK

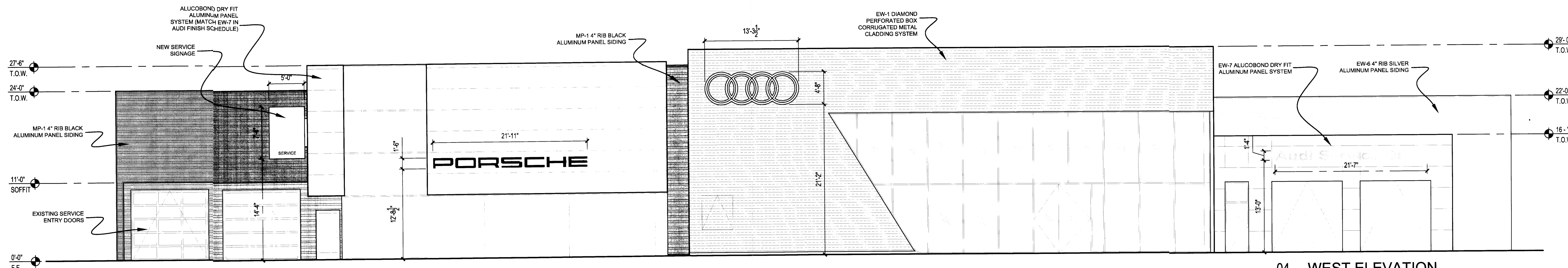
01 SITE PLAN
 Scale: 1" = 30'-0"

SHEET TITLE
 AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

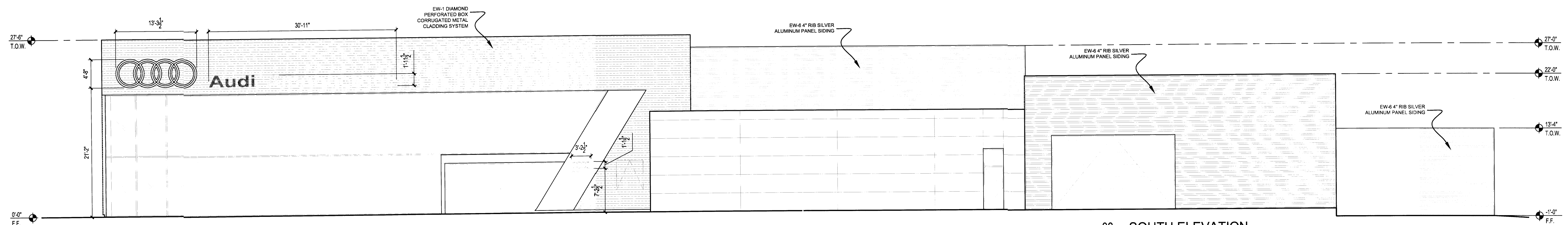
SHEET NUMBER

A0.10

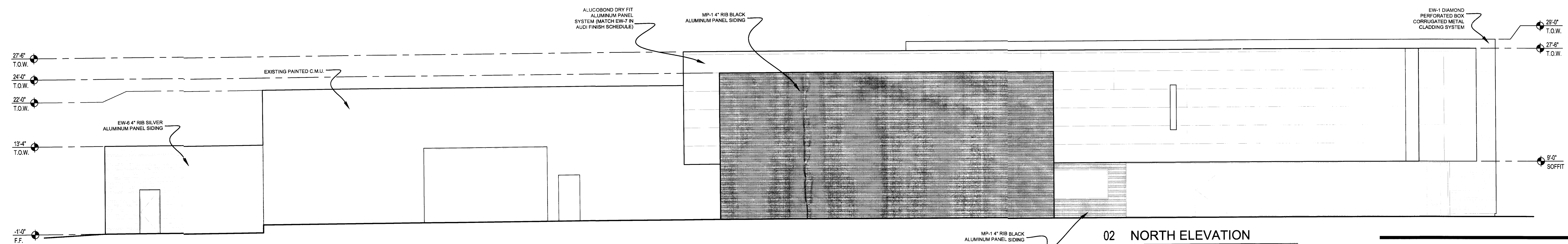




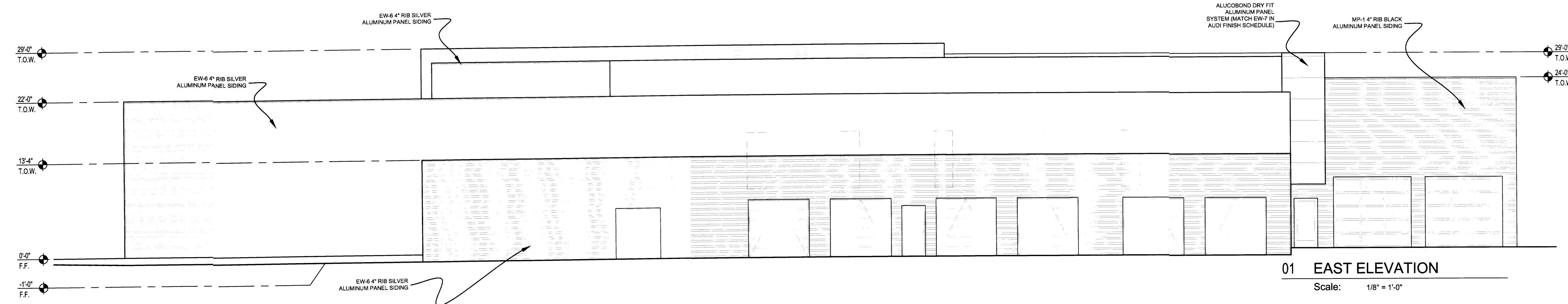
04 WEST ELEVATION
Scale: 1/8" = 1'-0"



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



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



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

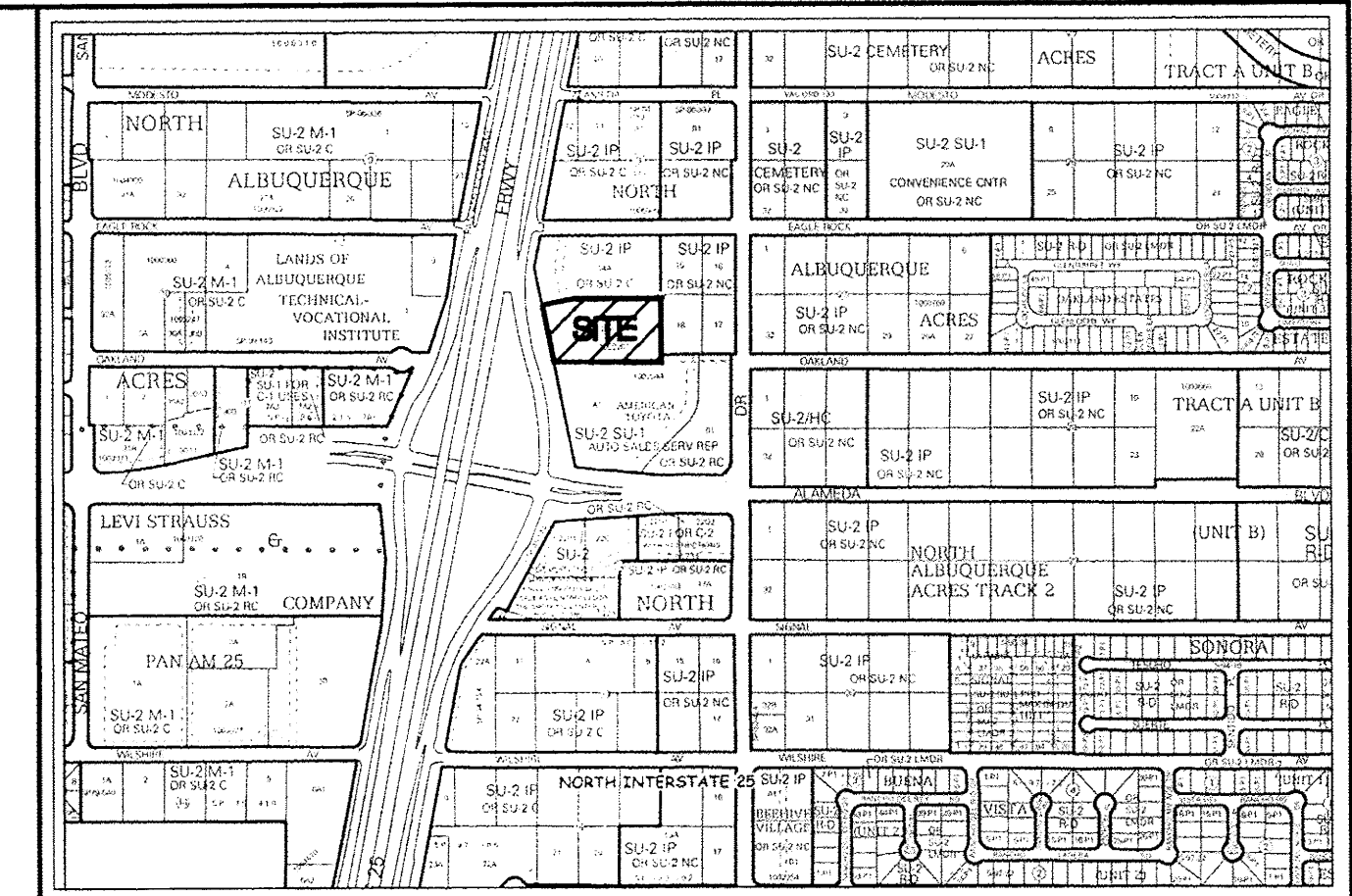
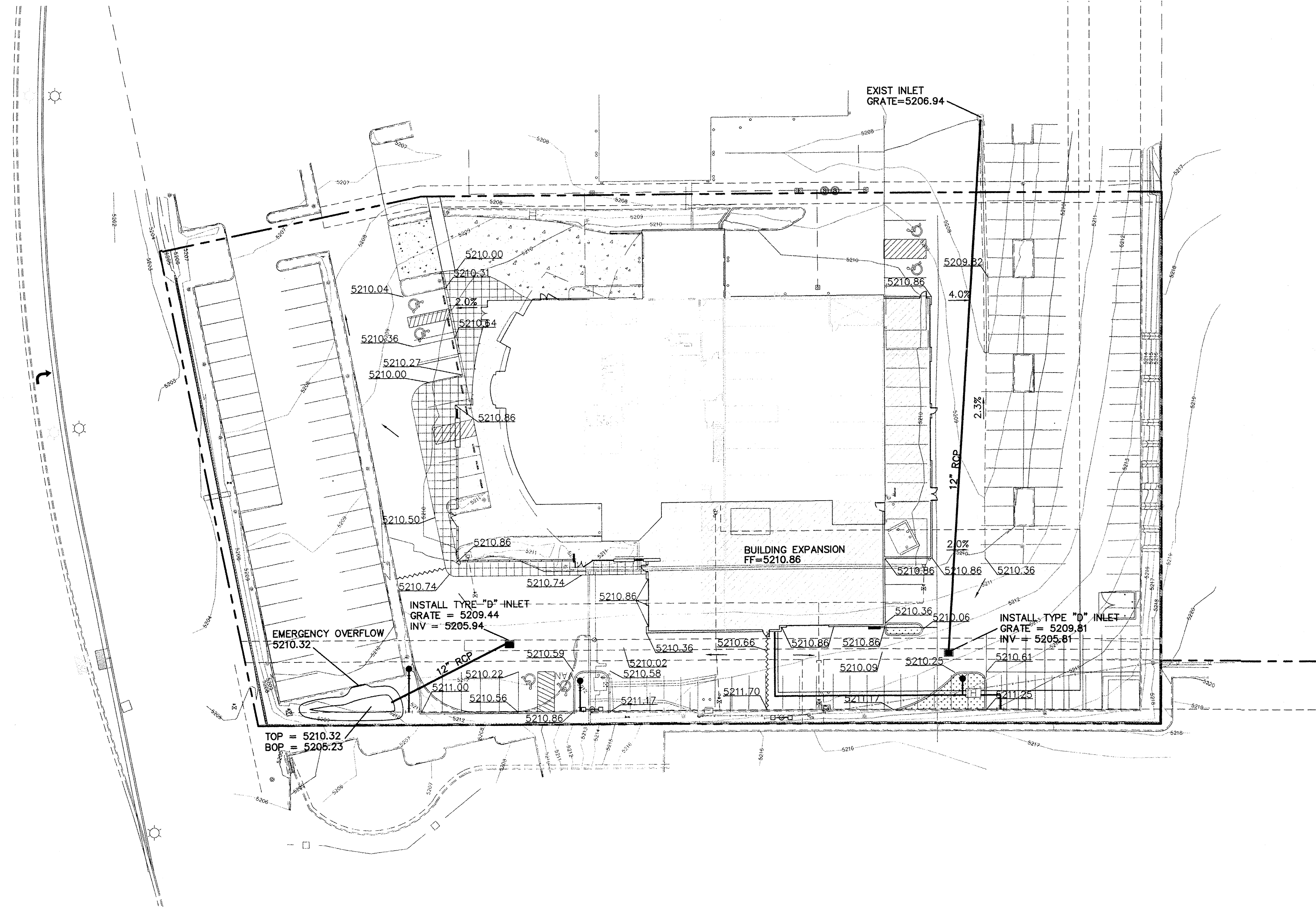
REV. #	DATE	DESCRIPTION	CHECK

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

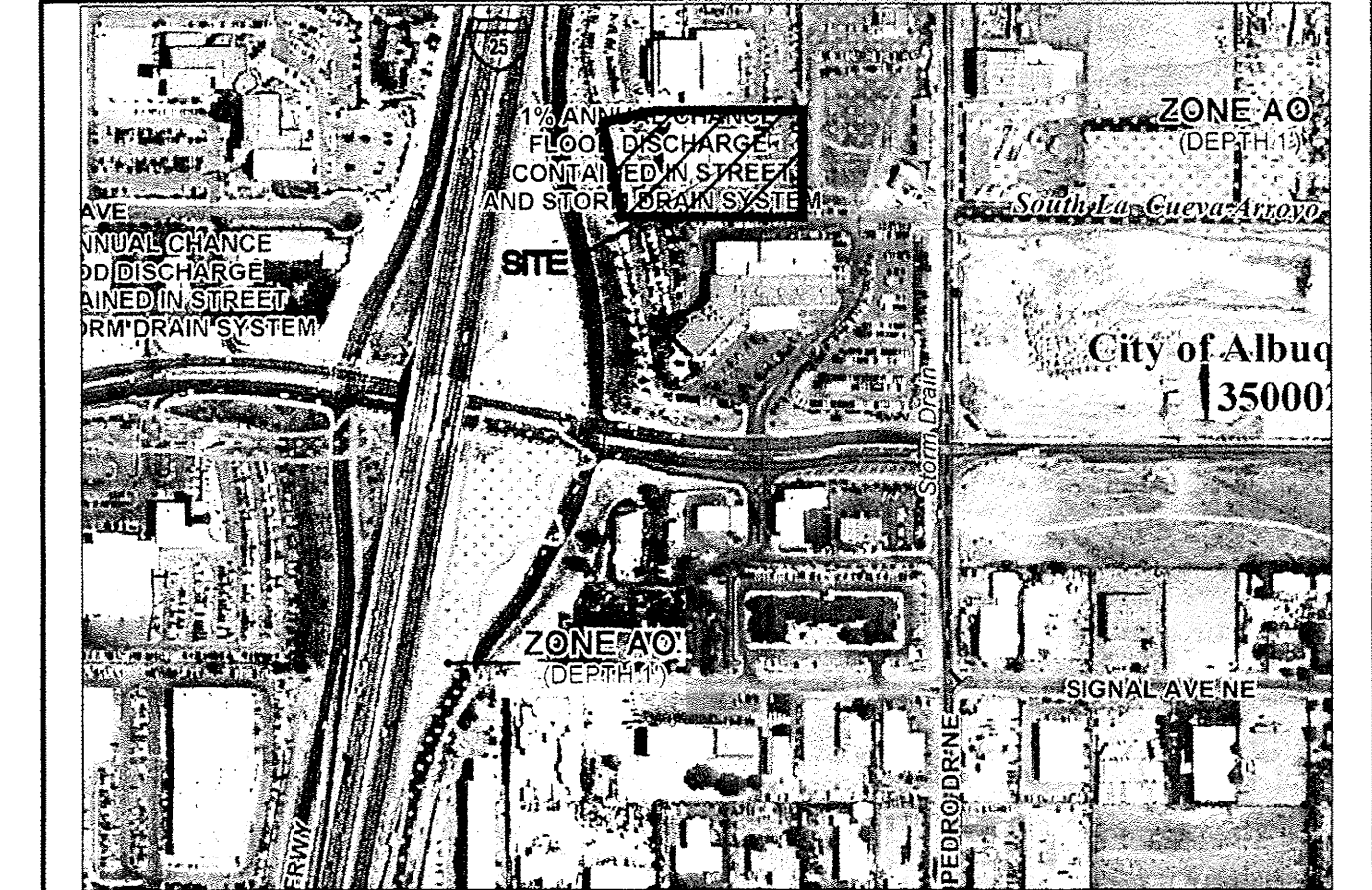
SCALE
AS NOTED
RMKM PROJECT NO. **1306**
DRAWING FILE NO. **1306_A2.10.DWG**
DATE **MARCH 2014**
PROJECT MANAGER **JAK**
DRAWN BY **JAK**

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.10



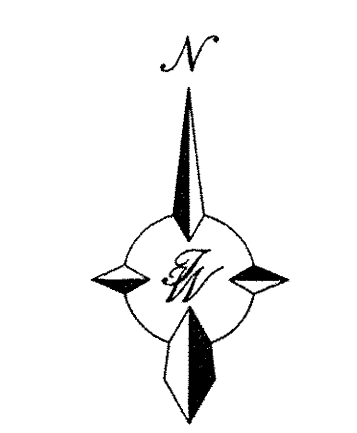
VICINITY MAP ZONE ATLAS C-18-Z



FIRM MAP 3500IC0197H

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
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- - - EX. 8" SAS EXISTING SANITARY SEWER LINE
- - - EX. WL EXISTING WATER LINE
- - - EX. SCL EXISTING STORM SEWER LINE
- - - 4500 EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- - - POST AND CABLE FENCE



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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.

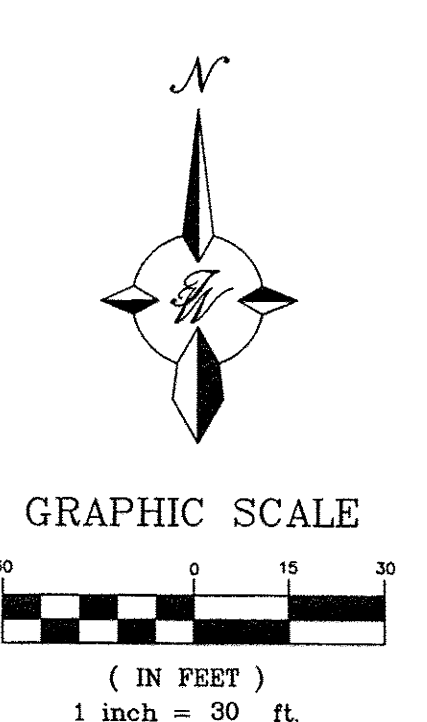
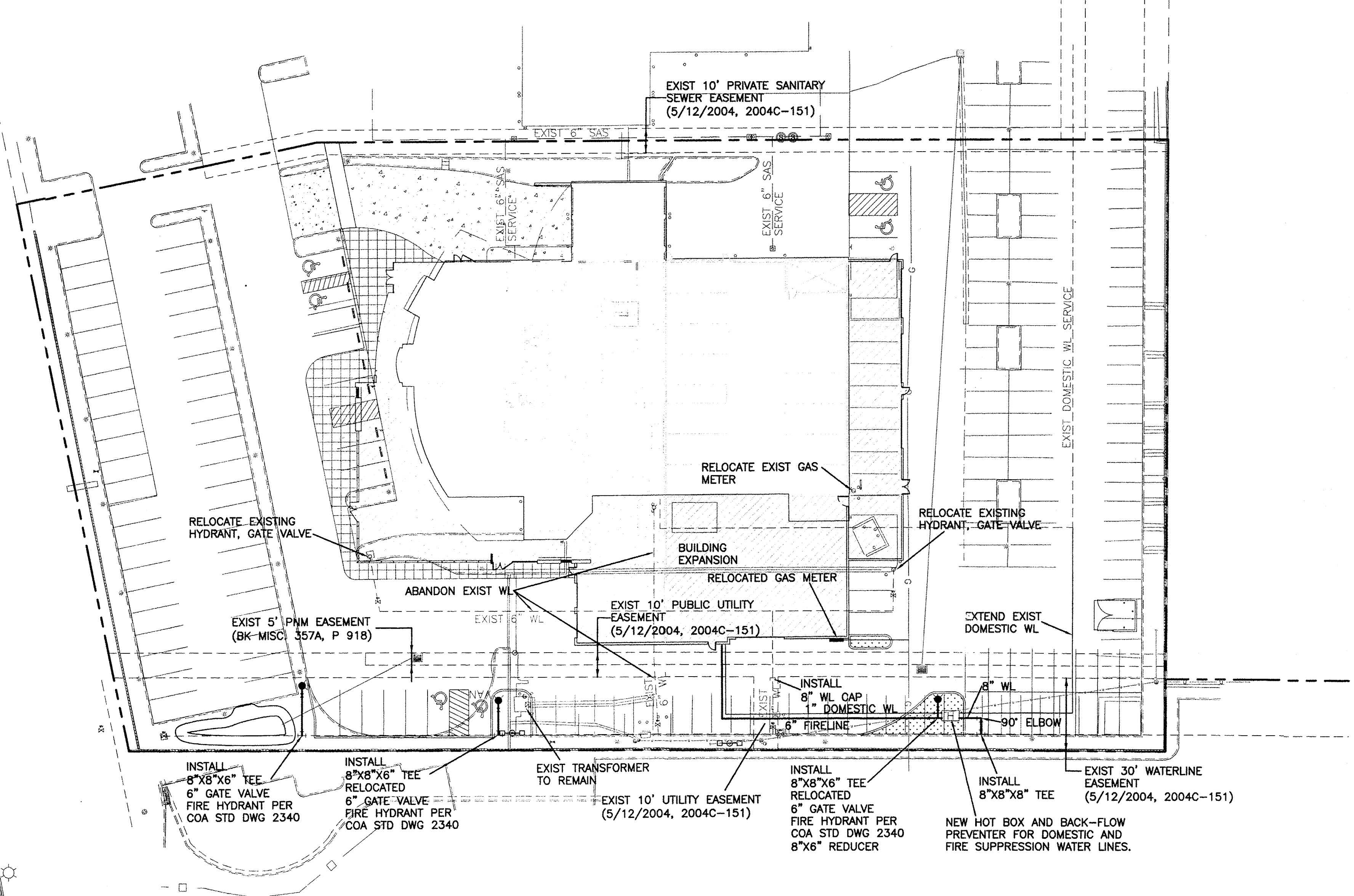
ENGINEER'S SEAL	PORCHE-AUDI EXPANSION ALBUQUERQUE, NM	DRAWN BY pm
	GRADING AND DRAINAGE PLAN	DATE 3-10-14
		DRAWING 2013042-GRB
RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # 1
		JOB # 2013042

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

GENERAL UTILITY NOTES:

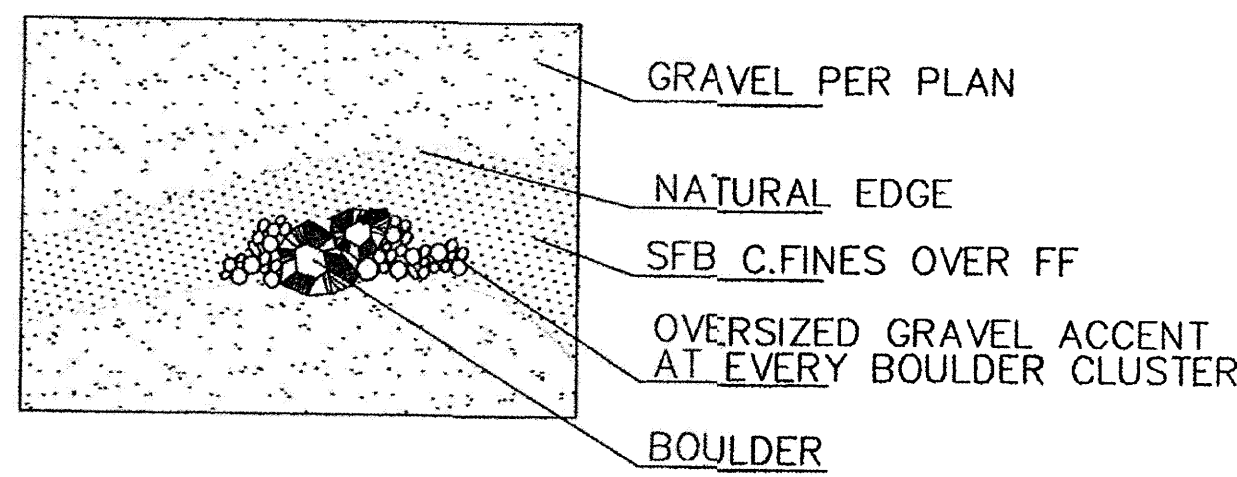
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING 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.



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

GRAVEL ACCENT DETAIL



PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 62
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
- 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
Follicia paradoxa
5 Gal. 25sf
- BLUE MIST SPIREA (M) 35
Caryopteris 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

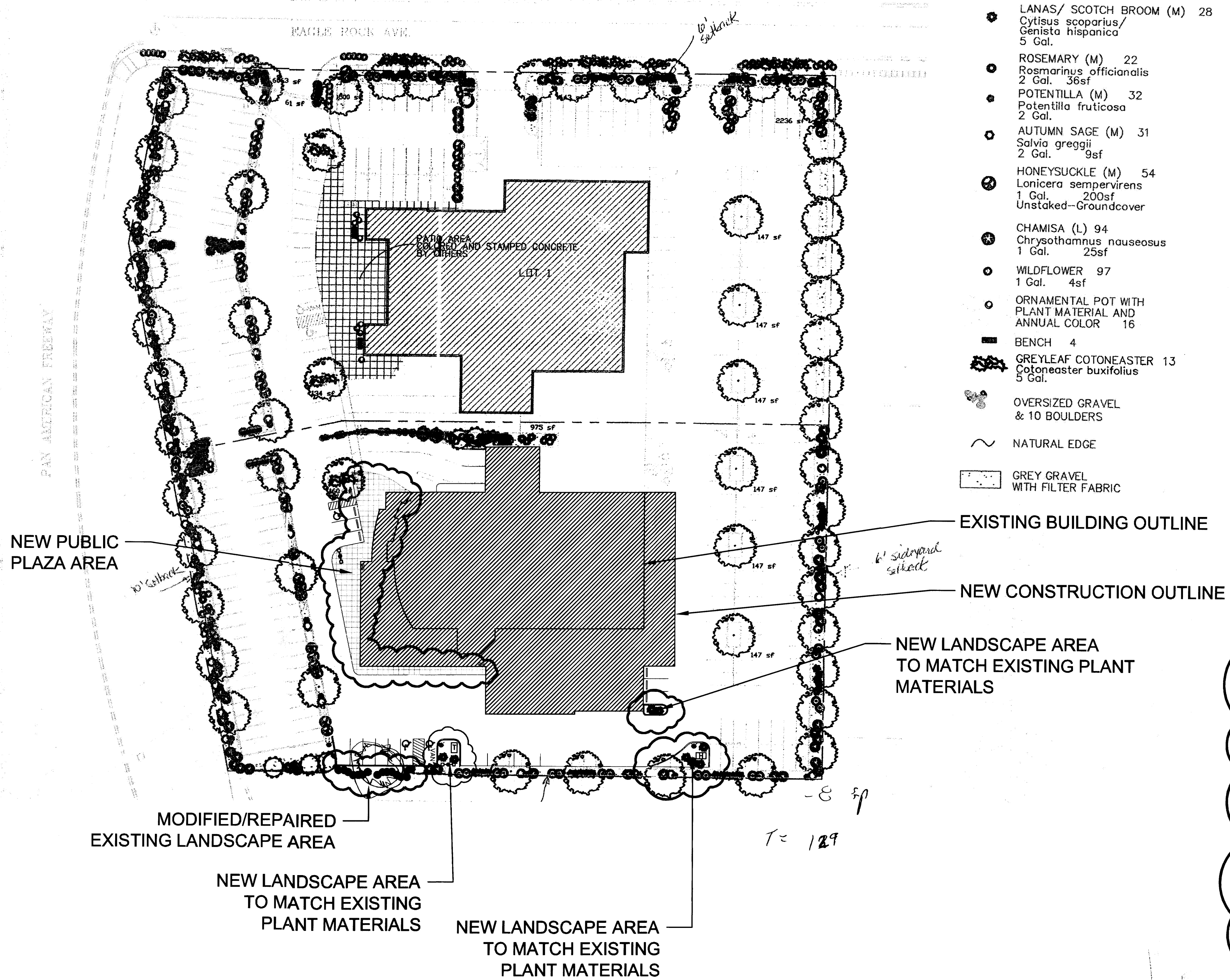
NET LANDSCAPE AREA	LOT 1	LOT 2	
TOTAL LOT AREA	125,092	111,526	square feet
TOTAL BUILDINGS AREA	24,300	18,900	square feet
OFFSITE AREA	2,312	0	square feet
NET LOT AREA	98,480	92,626	square feet
LANDSCAPE REQUIREMENT	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	14,772	13,894	square feet
TOTAL LANDSCAPE PROVIDED	18,160	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.

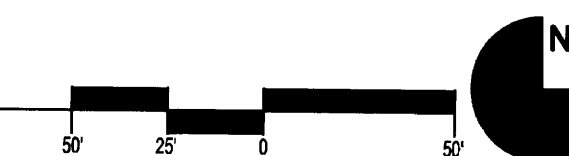
PATIO REVISIONS

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.



01 LANDSCAPE PLAN

Scale: 1" = 50'-0"



RMKM

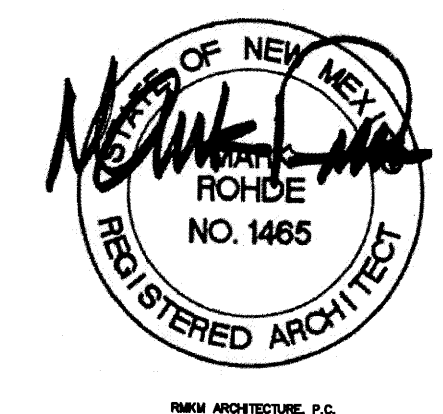
RMKM ARCHITECTURE, P.C.
400 GOLD AVE SW STUDIO 1100 ALBUQUERQUE, NM 87102 505.243.6454

REV. #	DATE	DESCRIPTION	CHECK

PROJECT	SCALE
PREMIER MOTOR CARS	AS NOTED
PORSCHE - AUDI	RMKM PROJECT NO.
ADDITION AND RENOVATION	1008
8920 Pan American Freeway, Ne	DRAWING FILE NO.
Albuquerque, NM 87113	1306.DRS LANDSCAPE PLAN.DWG
	DATE
	MARCH 2014
	PROJECT MANAGER
	JAK
	DRAWN BY
	JAK

SHEET TITLE
AMENDED LANDSCAPE PLAN

SHEET NUMBER



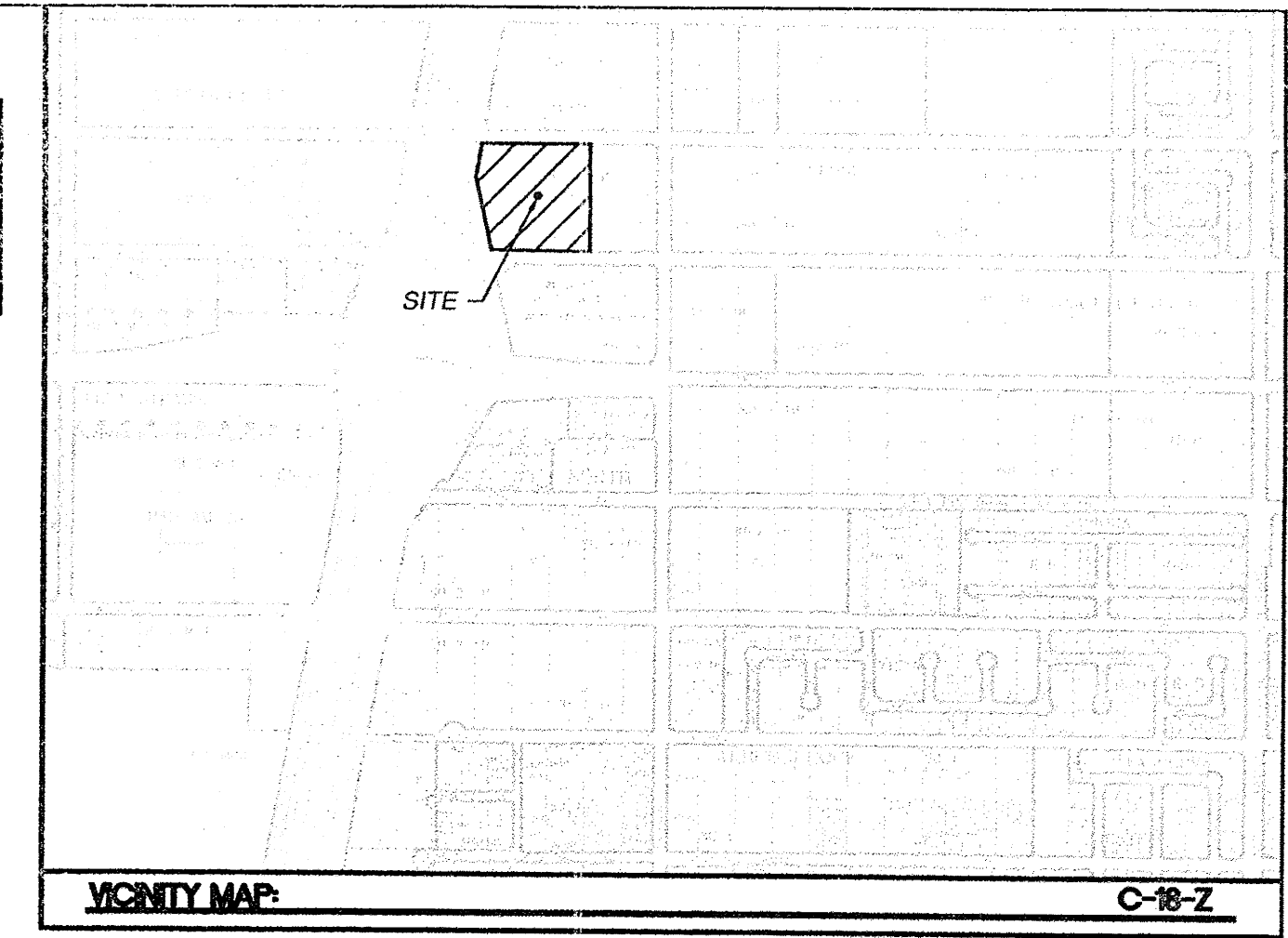
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PROJECT #: 1002201
 DATE: 3-19-14
 APP #: 14-70070
 (ASBP)

SITE DATA TABLE

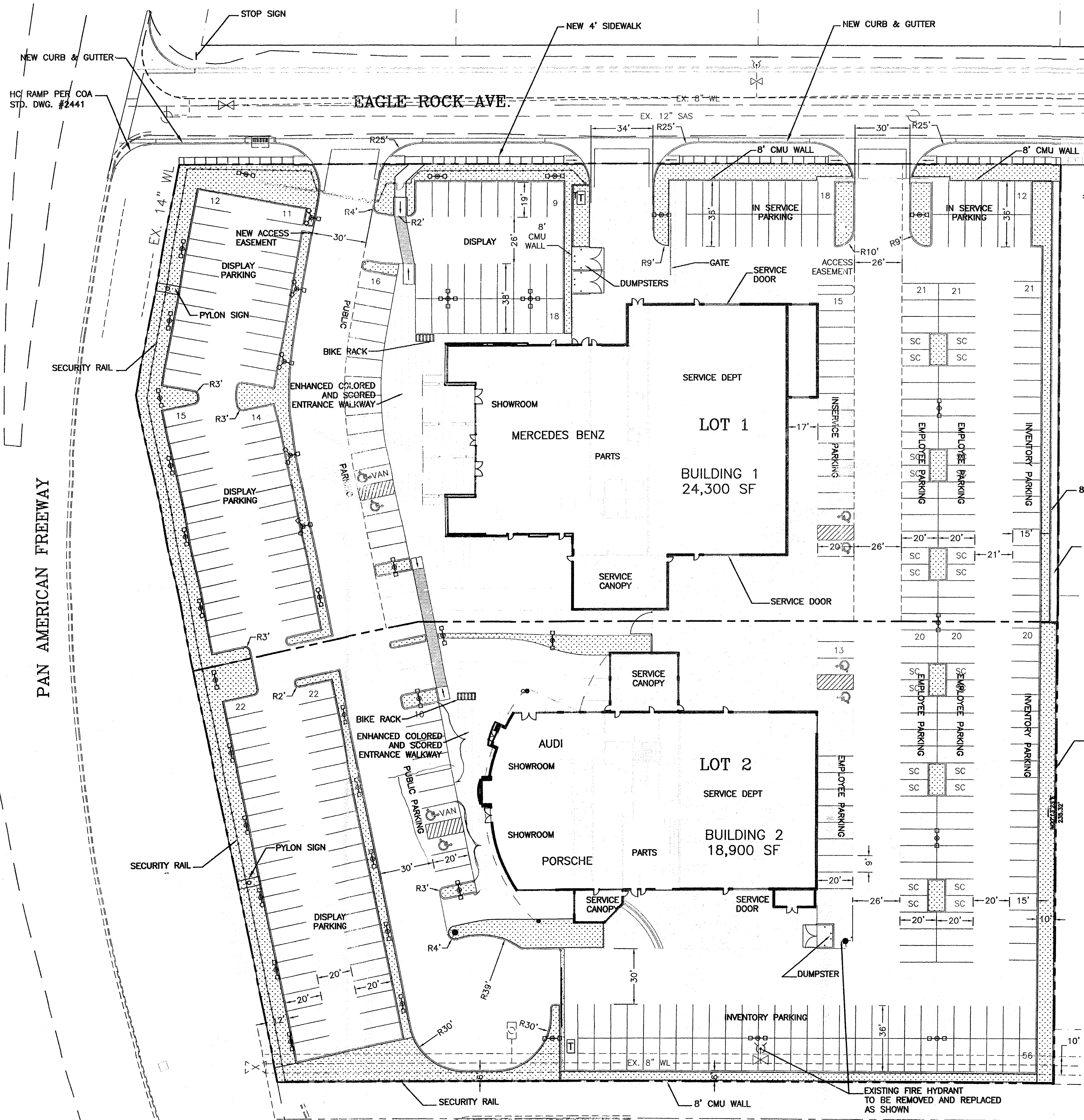
TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	SEAT. CAP.	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE RACKS REQ.
1	1	2.87	29,032	NEW CAR SALES & SERVICE	C-2	45' SOLAR SETBACK	-	73	203	3	3	1	1	1
2	2	2.56	20,544	NEW CAR SALES & SERVICE	C-2	45' SOLAR SETBACK	-	53	183	3	3	1	1	1
TOTAL		7.6311	49,573					126	386	6	6	2	2	2

PARKING CALC. 1 SPACE/1000 SF, PARTS, SERVICE
 1 SPACE/200 SF, SHOWROOM, OFFICE SPACE



VICINITY MAP C-18-Z

LEGAL DESCRIPTION
 LOTS 12, 13, 14, 19, 20 & 21 NORTH ALBUQUERQUE ACRES TRACT A UNIT B



LEGEND

DESCRIPTION	DESCRIPTION
○	EXISTING SAS MANHOLE
— EX. 8" SAS —	EXISTING SANITARY SEWER LINE
— 8" SAS —	PROPOSED SANITARY SEWER LINE
⊗	EXISTING VALVE W/BOX
⊙	EXISTING FIRE HYDRANT
— EX. 16" WL —	EXISTING WATER LINE
—	PROPOSED HEADER CURB
—	PROPOSED CURB & GUTTER
—	BOUNDARY LINE
—	EASEMENT
—	PROPOSED SIDEWALK
—	CENTERLINE
●	PROPOSED FIRE HYDRANT
—	PROPOSED CONCRETE PAVING

- NOTES:**
- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - LIGHT POLES SHALL BE A MAXIMUM OF 30' FEET 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 - NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 - SEE SHEET C8 FOR HC RAMP DETAILS.
 - SEE SHEET C8 FOR HC PARKING DETAILS.
 - SEE SHEET C8 FOR PAVING DETAILS.

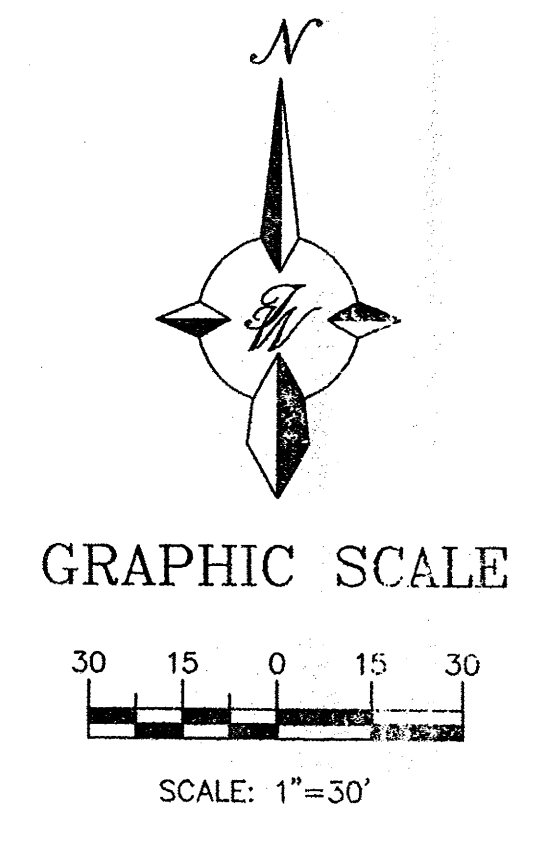
- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. LANDSCAPING PLAN
 - C3. ELEVATIONS
 - C4. ELEVATIONS
 - C5. PLYON SIGN DETAIL
 - C6. GRADING AND DRAINAGE PLAN
 - C7. MASTER UTILITY PLAN
 - C8. DETAILS

PROJECT NUMBER: 1002201
 APPLICATION NUMBER: 03-0382

DRB SITE DEVELOPMENT PLAN APPROVAL:

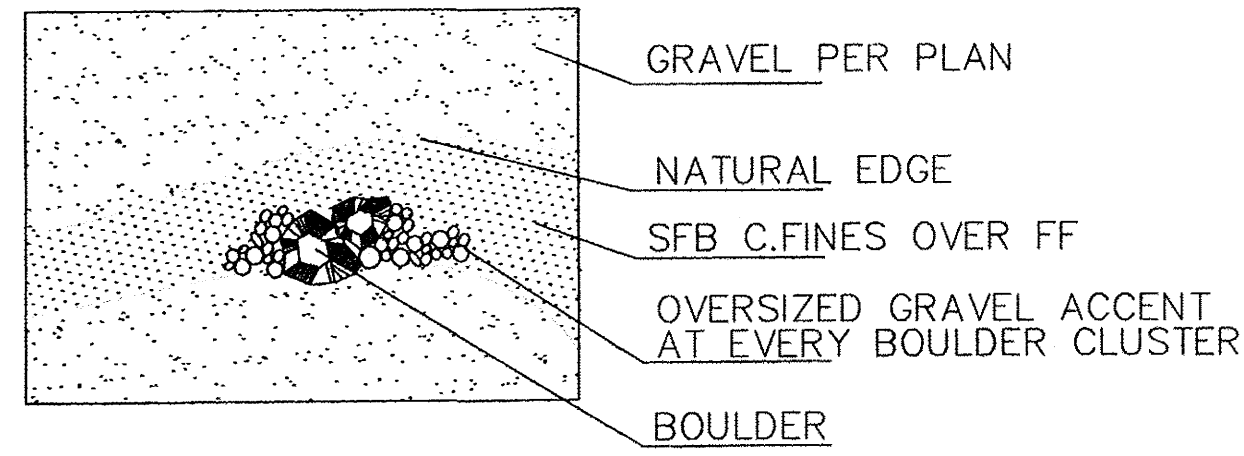
<i>John S. ...</i> Engineer, Transportation Division	10/8/03 Date
<i>Roger A. ...</i> Utilities Development	10/8/03 Date
<i>Christina ...</i> Parks & Recreation Department	10/8/03 Date
City Engineer	Date
N/A	Date
Environmental Health Department (conditional)	Date
<i>Michael ...</i> Solid Waste Management	9-9-03 Date
<i>Sharon ...</i> DRB Chairperson, Planning Department	10/8/03 Date

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
R.C. ... 9-9-03
 SIGNATURE & DATE



ENGINEER'S SEAL	PREMIER MOTORCARS	DRAWN BY B/JF
	SITE PLAN FOR BUILDING PERMIT TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DATE 9/4/03
		2282SPB-8-22-03x
		SHEET # C1
		JOB # 220082

GRAVEL ACCENT DETAIL



PLANT LEGEND

- ASH (H) AND HONEY LOCUST (H) 62
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Gal.
- VITEX (L) 13
Vitex angustifolia
15 Gal.
- PINON PINE (M) 1
Pinus edulis
6-8"
- PALM YUCCA (L) 8
Hesperaloe parviflora
5 Gal.
- 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
Corydalis 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.

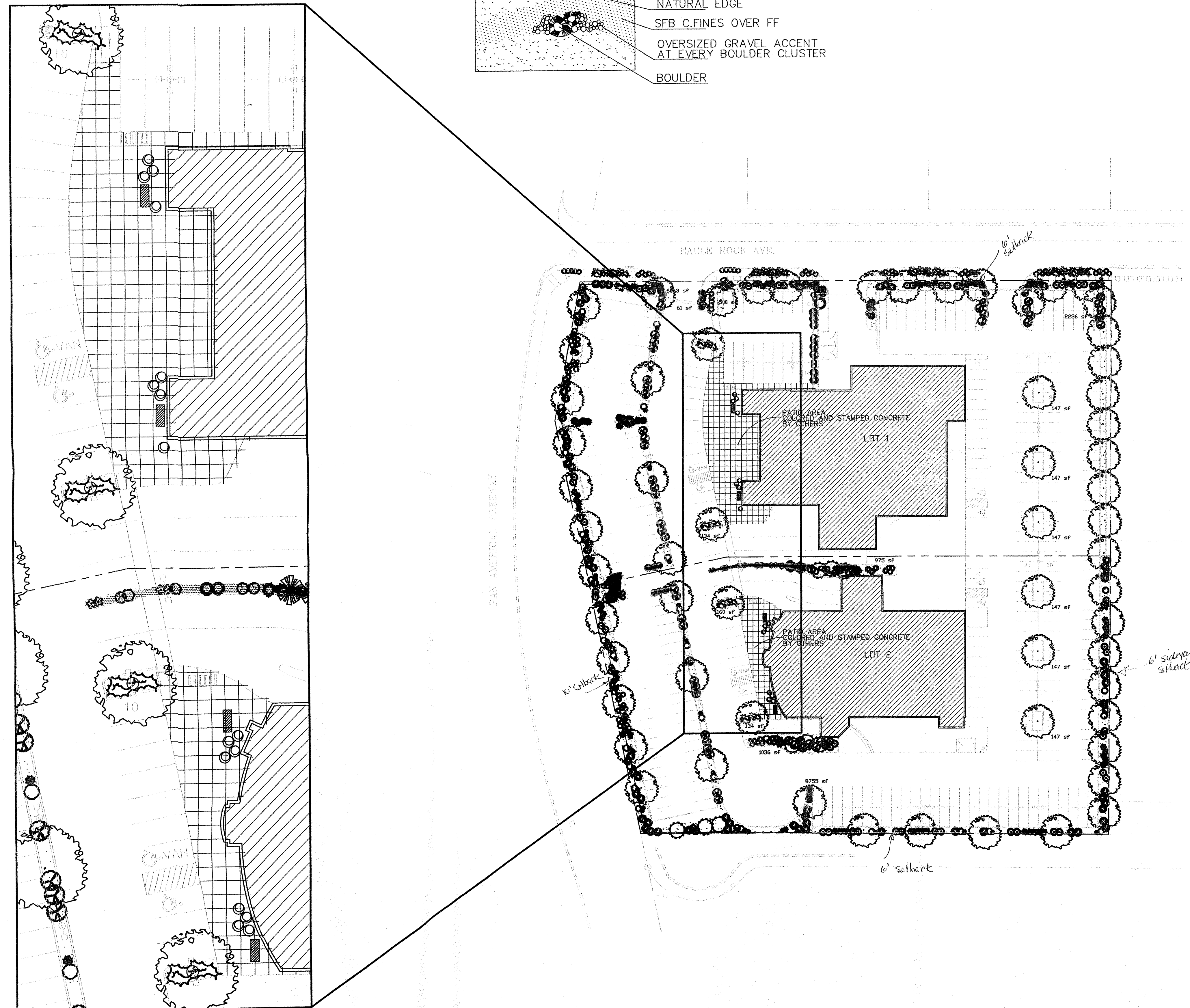
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

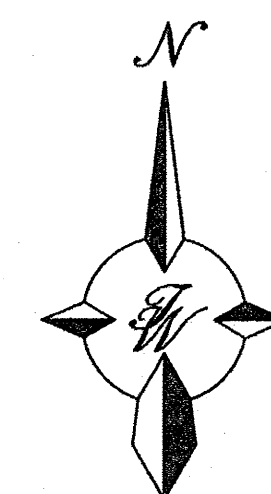
Planting in Ornamental pots to be hand watered.

LANDSCAPE CALCULATIONS

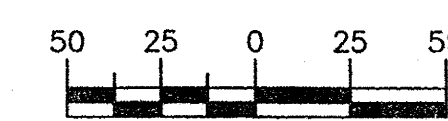
NET LANDSCAPE AREA	LOT 1	LOT 2	
TOTAL LOT AREA	125,092	111,526	square feet
TOTAL BUILDINGS AREA	24,300	18,900	square feet
OFFSITE AREA	2,312	0	square feet
NET LOT AREA	98,480	92,626	square feet
LANDSCAPE REQUIREMENT	15%	15%	
TOTAL LANDSCAPE REQUIREMENT	14,772	13,894	square feet
TOTAL LANDSCAPE PROVIDED	18,160	13,898	square feet
TOTAL BED PROVIDED (PERVIOUS)	12,225	11,501	square feet
TOTAL PATIO PROVIDED (IMPERVIOUS)	5,935	2,397	square feet



PATIO
1:20

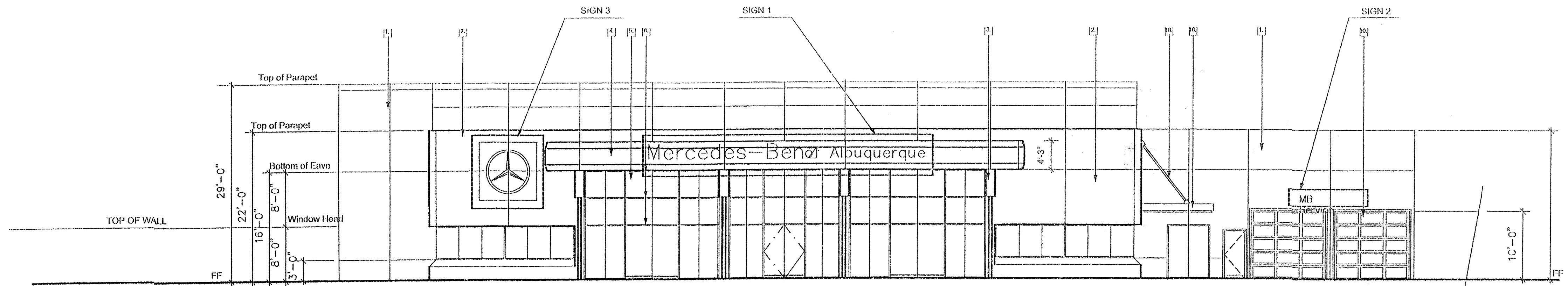


GRAPHIC SCALE

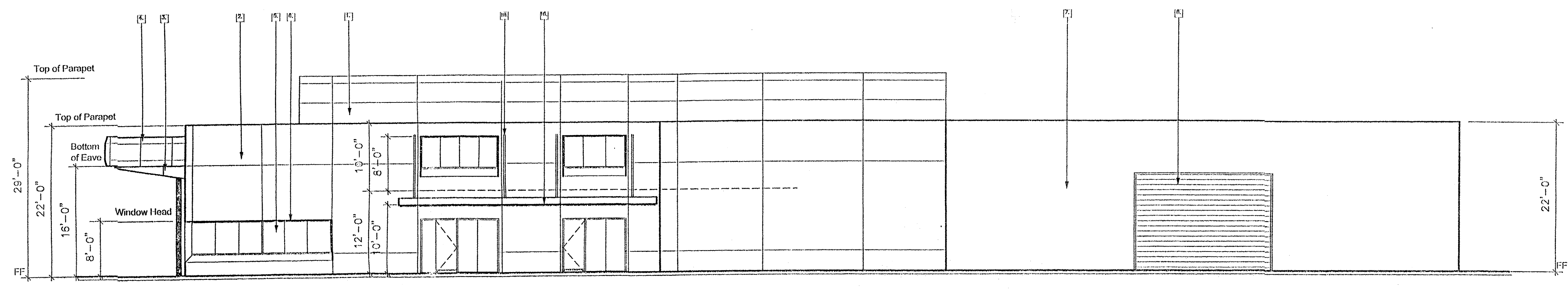


SCALE: 1"=50'

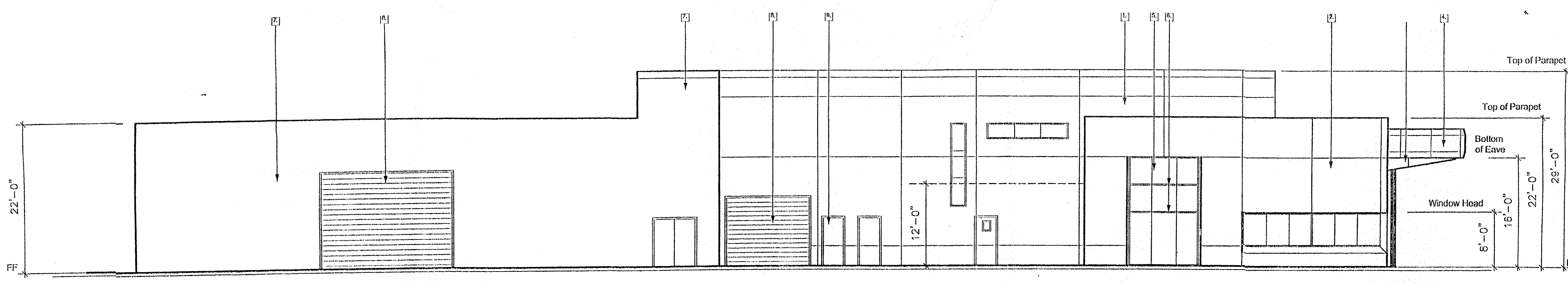
LANDSCAPE ARCHITECT'S SEAL	PREMIER MOTORCARS	DRAWN BY CMD
	LANDSCAPE PLAN	DATE 8-25-03
JAMES DEFLOM #0007	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	HT-LS-01
		SHEET # -
		JOB # 220082



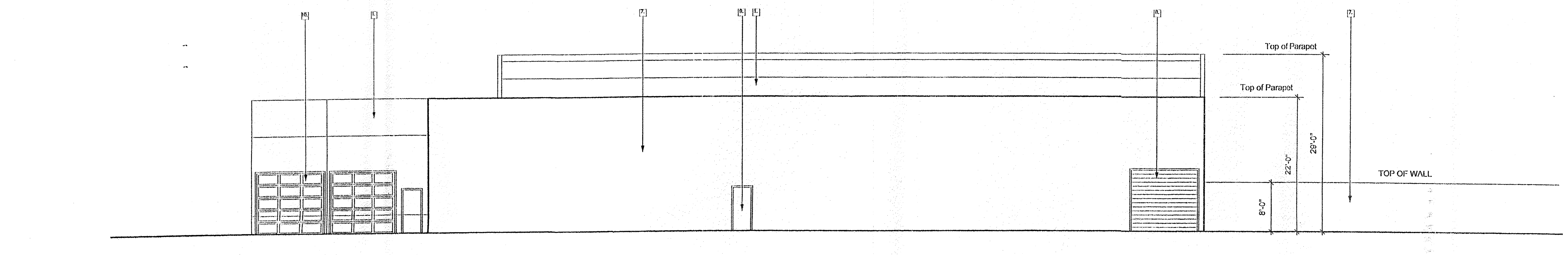
FRONT ELEVATION



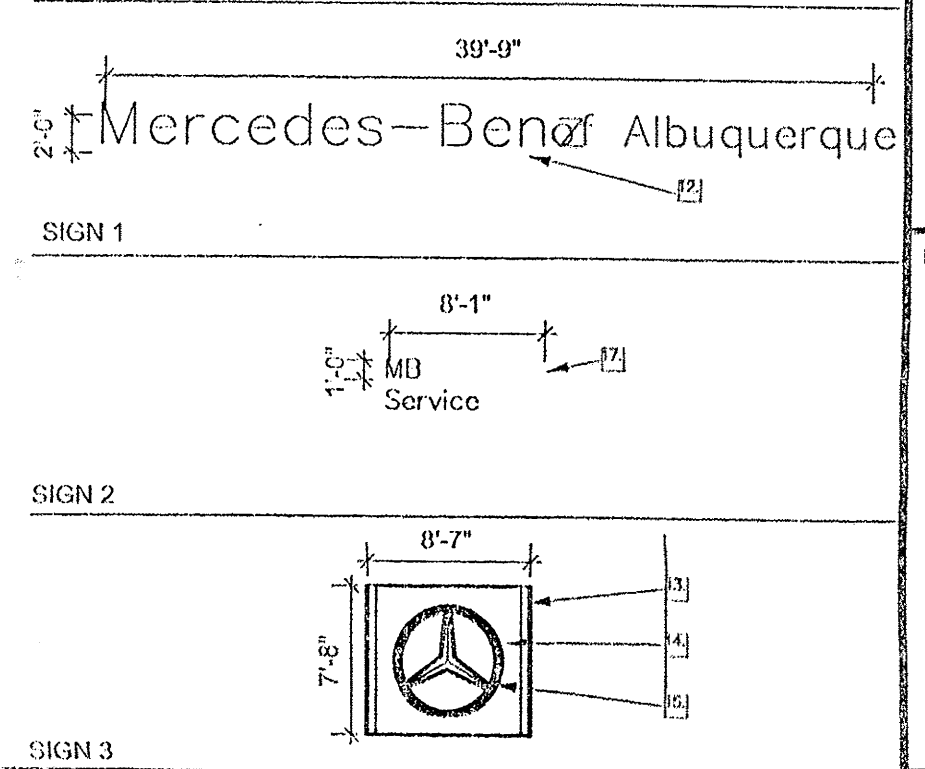
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



EXTERIOR MATERIALS

Number	Material	Color
1. EIFS 1		Light Grey
2. EIFS 2		Medium Grey
3. EIFS 3		Dark Grey
4. Composite Metal Panels		Grey
5. Glass		Clear
6. Aluminum Storefront		Clear
7. Precision Concrete Block		Light Grey
8. Metal Roll Up Door & Frame		Match Adjacent Surface
9. Metal Door & Frame		Match Adjacent Surface
10. Aluminum & Glass Door		Clear
11. Acrylic Fascia		Mercedes Benz Blue
12. Laser Routed Letters		Back Light
13. Metallic Columns		Silver
14. Aluminum		Blue
15. Plastic		White - Back Light
16. Steel Canopy		Dark Grey
17. Channel Letters		Black
18. Metal		Galvanized

PROJECT TITLE:
Premier Motors
Albuquerque

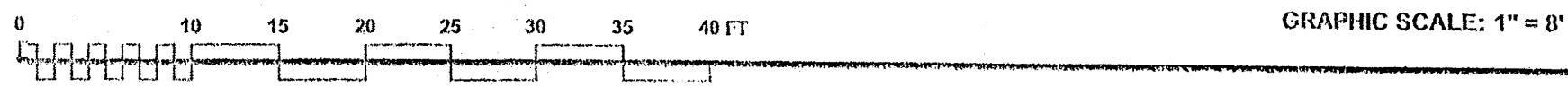
Whitfield Associates, Inc.
architecture
interior planning
34189 Pacific Coast Hwy., Suite 201 + Dana Point, CA 92629
Phone: 949.234.1880
Fax: 949.234.1948

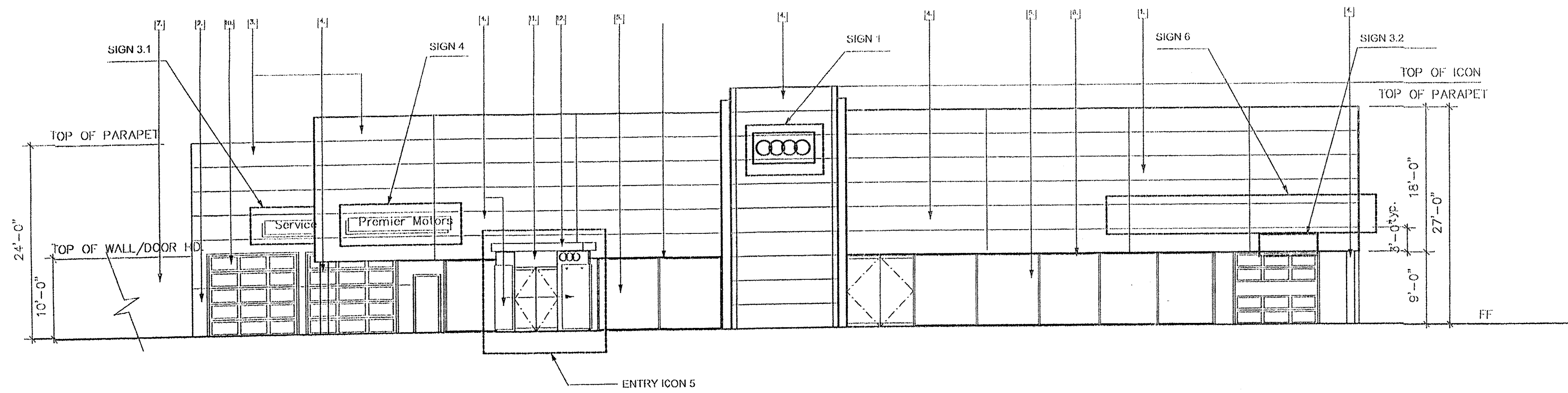
SHEET TITLE:
MERCEDES BENZ
ELEVATIONS

PROJECT NUMBER: 22010

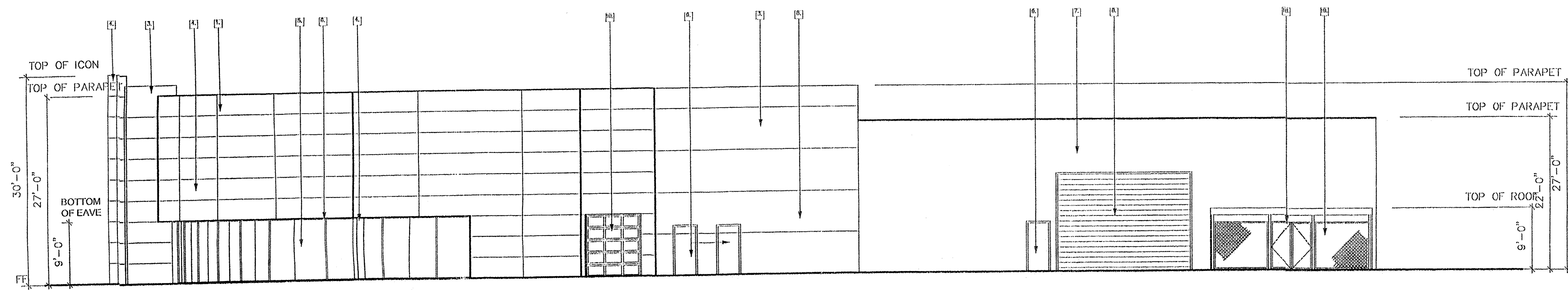
CONSTRUCTION ISSUE DATE:
SCALE: AS NOTED
DRAWN:
PLOT: H.H.H.H.

SHEET NUMBER:
C3

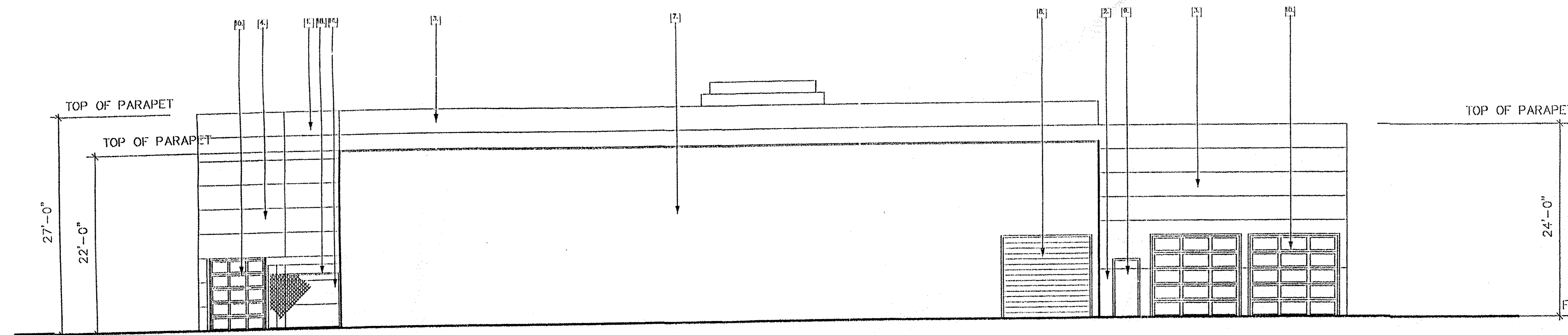




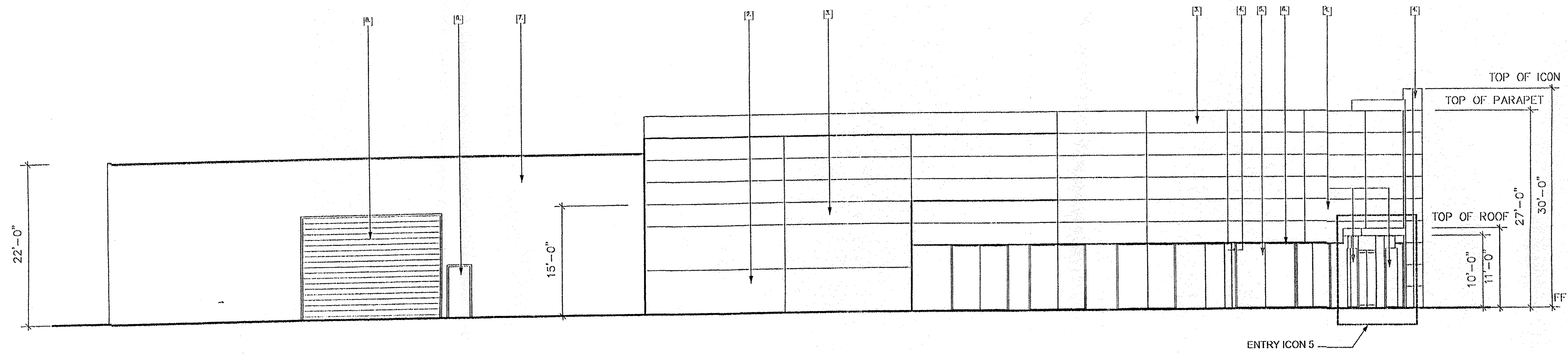
FRONT ELEVATION



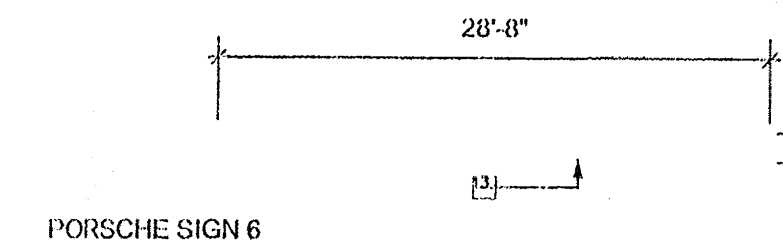
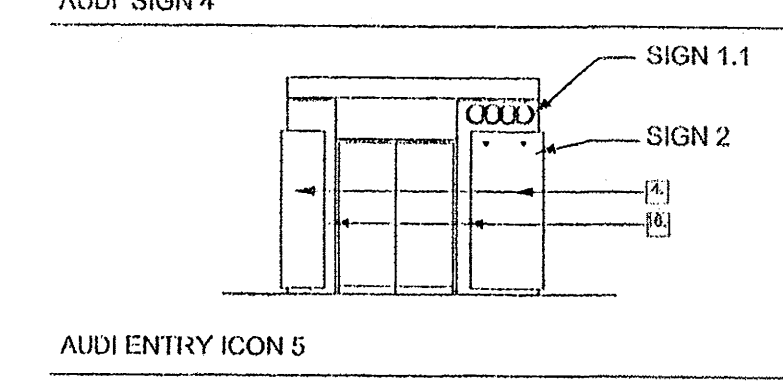
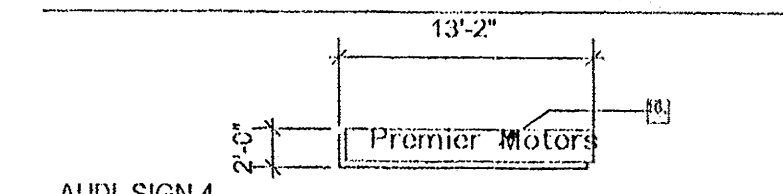
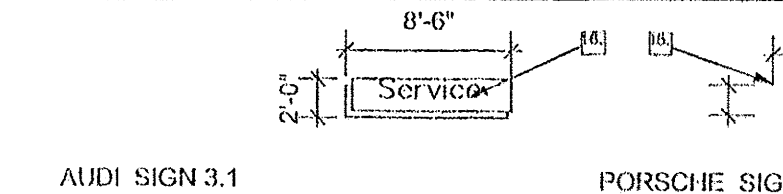
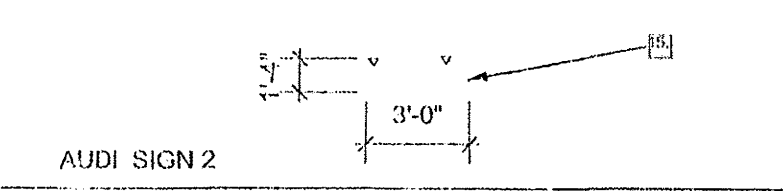
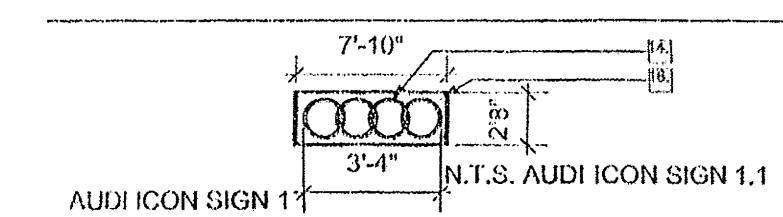
SOUTH ELEVATION



EAST ELEVATION

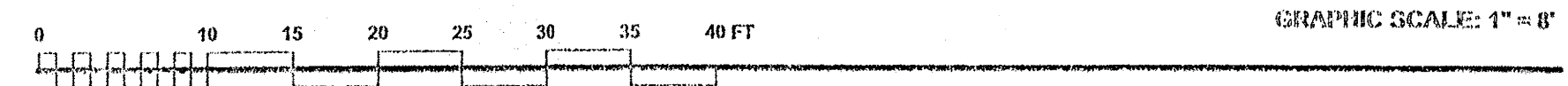


NORTH ELEVATION



EXTERIOR MATERIALS

Number	Material	Color
1.	EIFS 1	#631 Silver
2.	EIFS 2	#618 Antique White
3.	EIFS 3	#310 China White
4.	Composite Metal Panels	Grey
5.	Glass	Clear
6.	Aluminum Storefront	Clear
7.	Precision Concrete Block	#310 China White
8.	Metal Roll Up Door & Frame	Match Adjacent Surface
9.	Metal Door & Frame	Match Adjacent Surface
10.	Aluminum & Glass Door	Clear
11.	Anodized Break Metal	Black
12.	Anodized Break Metal	Clear
13.	Channel Letters	Red PMS 201 C
14.	Aluminum	Brushed
15.	Channel Letters	Red Pantone 186c
16.	Paint	Black
17.	Paint	White
18.	Metal	Galvanized
19.	Chain Link	Galvanized



PROJECT TITLE:
Premier Motors
Albuquerque

Whitfield Associates, Inc.

architecture
interior
planning
design
34189 Pacific Coast Hwy., Suite 201 # Dana Point, CA 92629
Phone: 949.234.1850
Fax: 949.234.1946

SHEET TITLE:
AUDI PORSCHE ELEVATIONS

PROJECT NUMBER: 22010

CONSTRUCTION ISSUE DATE:

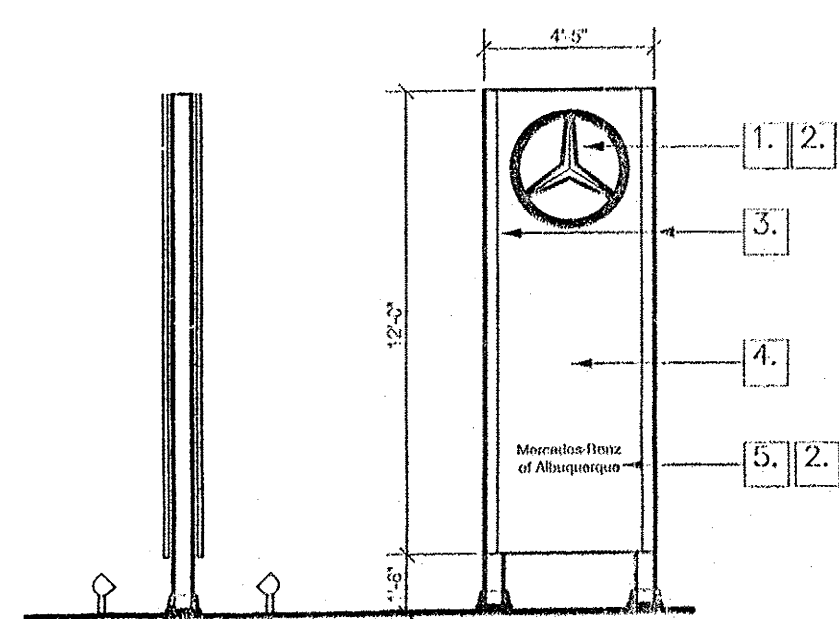
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SCALE: AS NOTED

DRAWN:

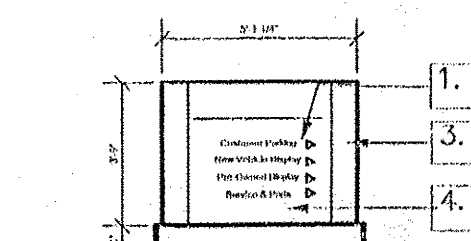
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C4



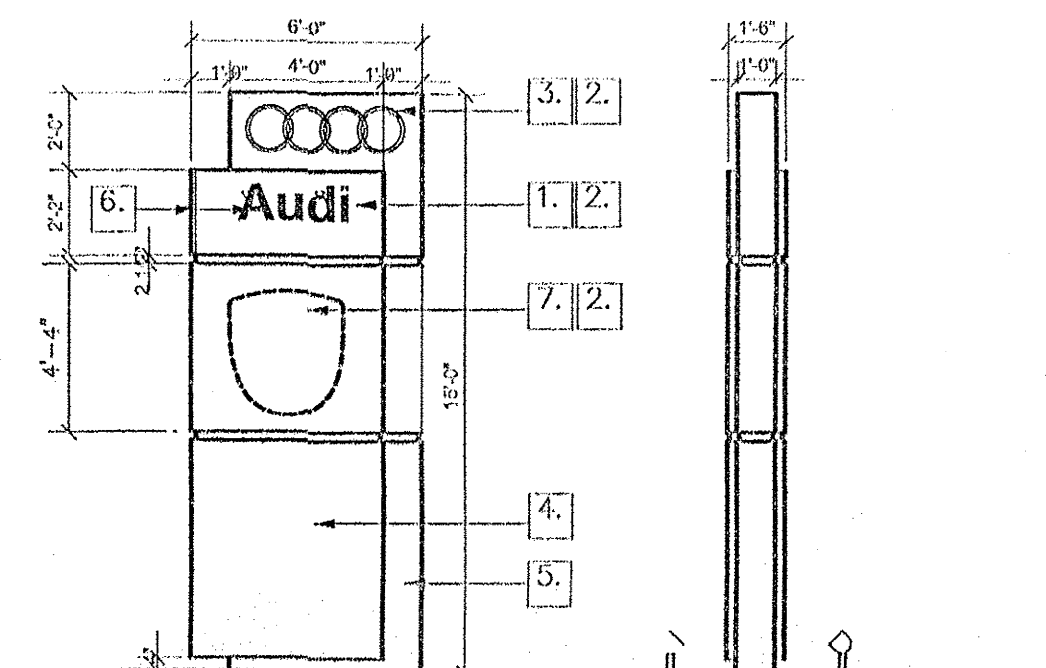
- 1. Internally illuminated white plastic
- 2. Double sided
- 3. Tubular silver steel columns
- 4. Metallic blue alum. face panel
- 5. Surface mounted reflective plastic lettering

Brand Sign A



- 1. Internally illuminated white plastic
- 2. Double sided
- 3. Tubular silver steel columns
- 4. Metallic blue alum. face panel
- 5. Surface mounted reflective plastic lettering

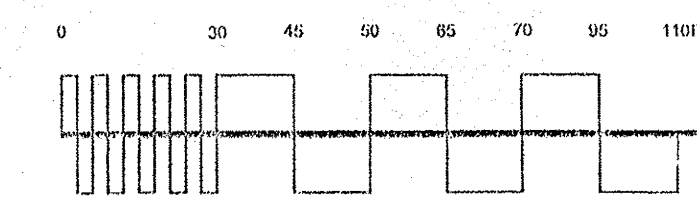
Directional Sign A.1



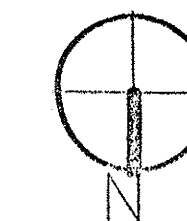
- 1. Internally illuminated top section
- 2. Double sided
- 3. Chrome
- 4. Alucabond
- 5. Grey
- 6. Red
- 7. Porsche Icon

Brand Sign B

All signs are subject to manufacturers approval and update

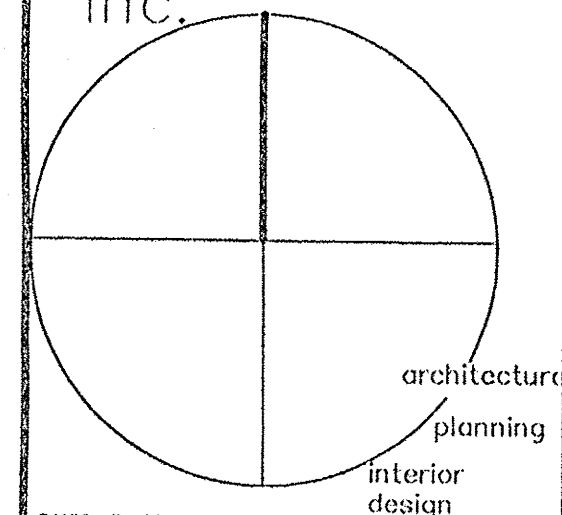


GRAPHIC SCALE: 1" = 30'



PROJECT TITLE:
Premier
Motors
Albuquerque

Whitfield
Associates,
Inc.



architecture
planning
interior
design
34119 Pacific Coast Hwy., Suite 201 4th Dana Point,
CA 92609
Phone: 949.234.1950
Fax: 949.234.1946

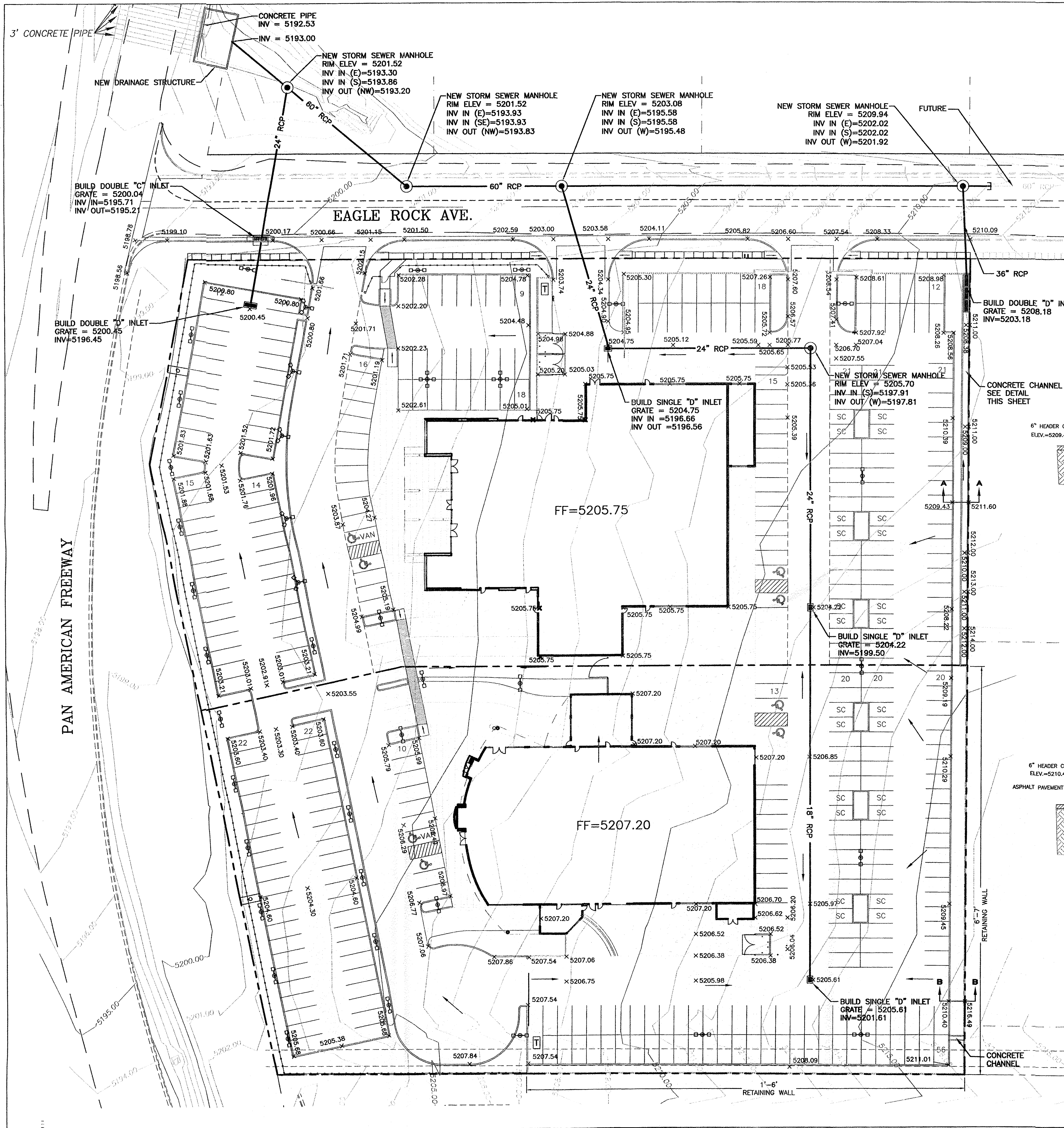
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SIGN DETAIL

PROJECT NUMBER: 22010

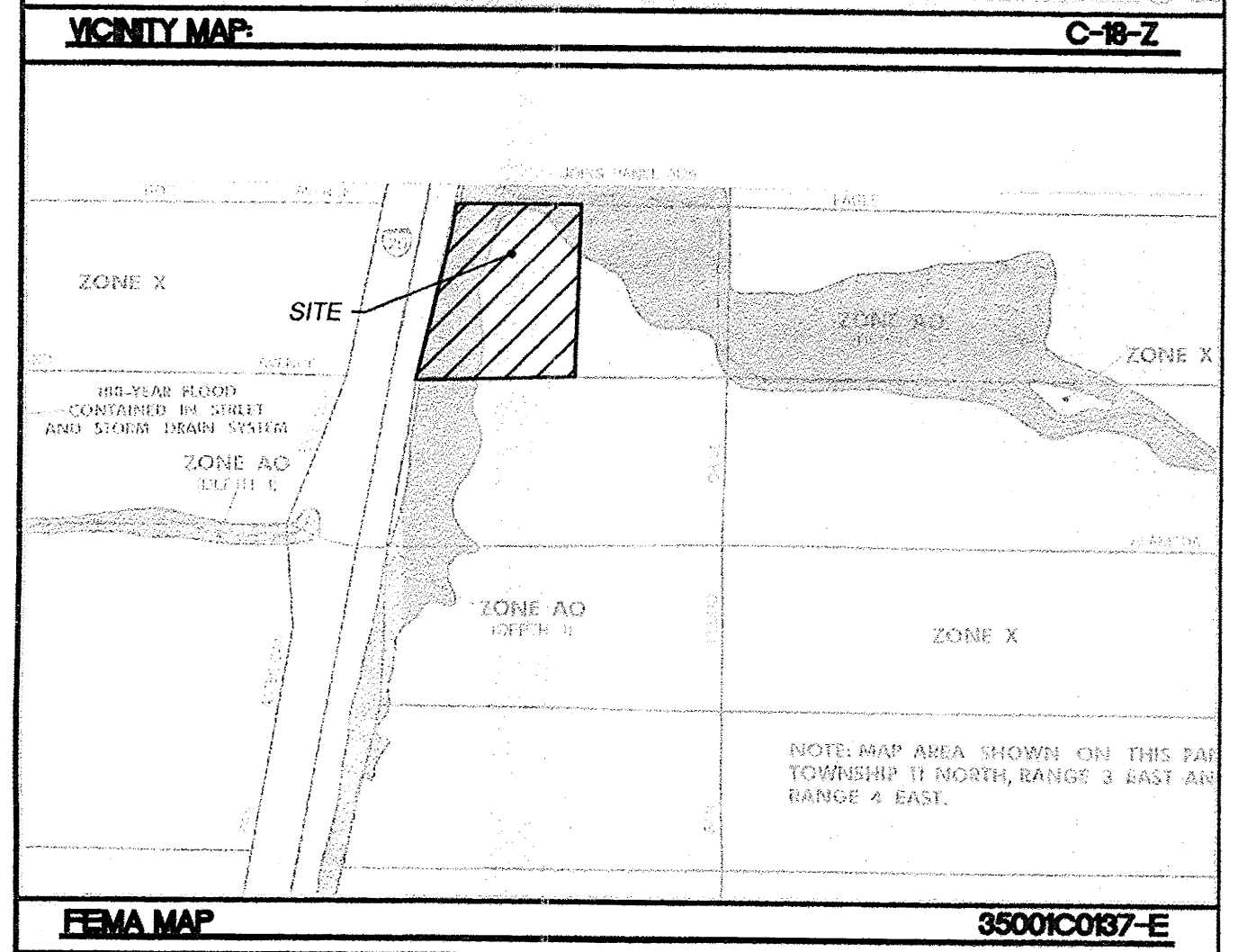
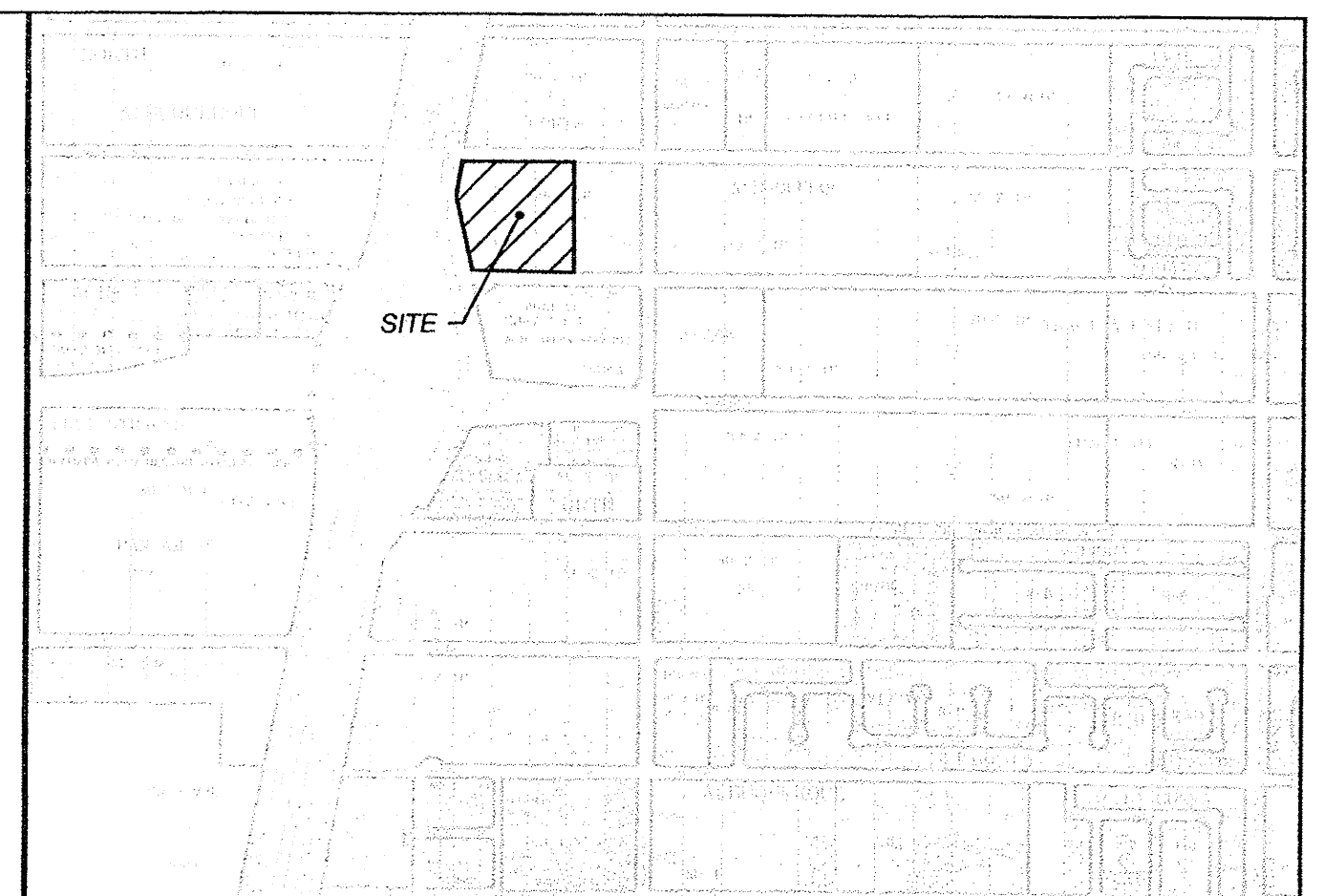
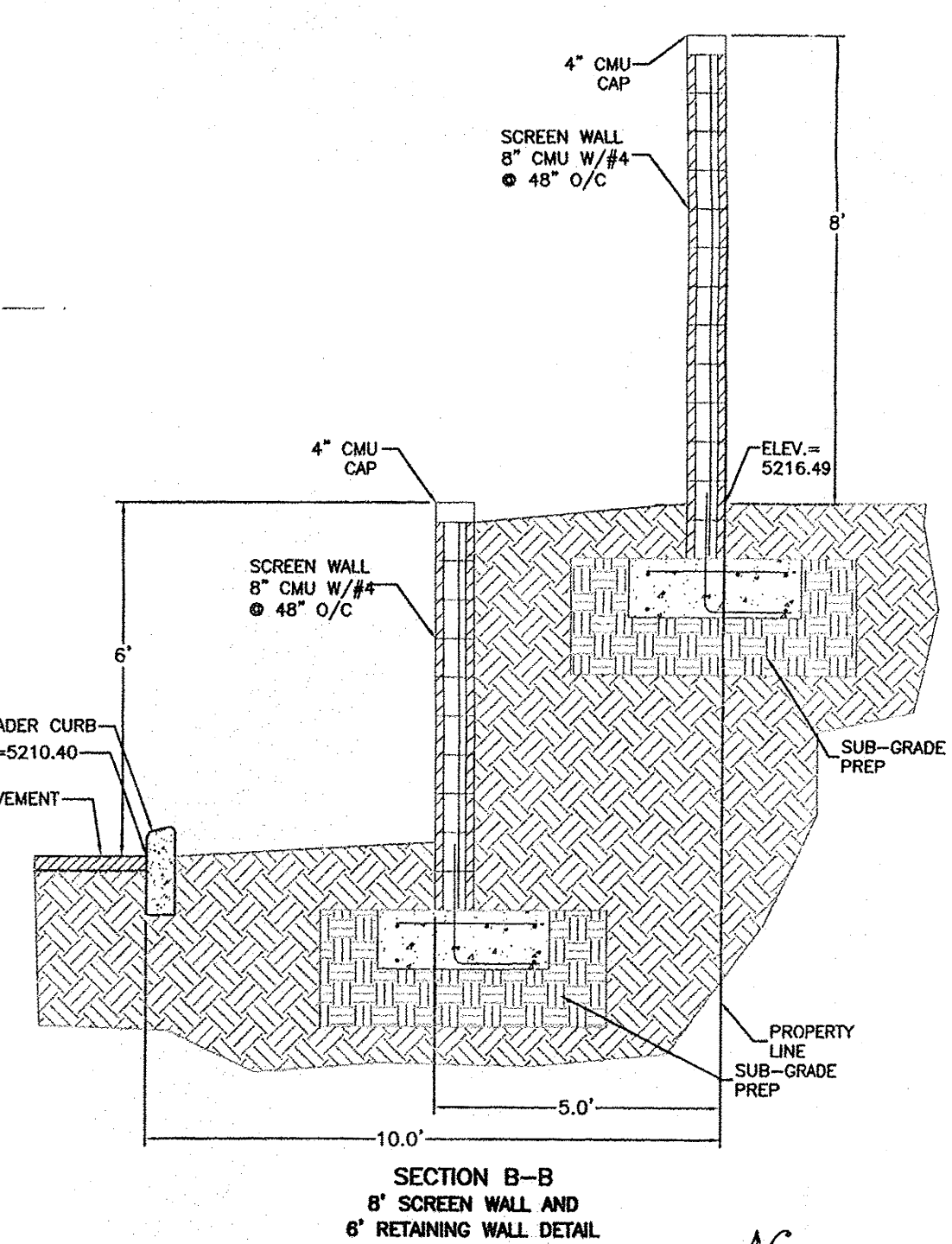
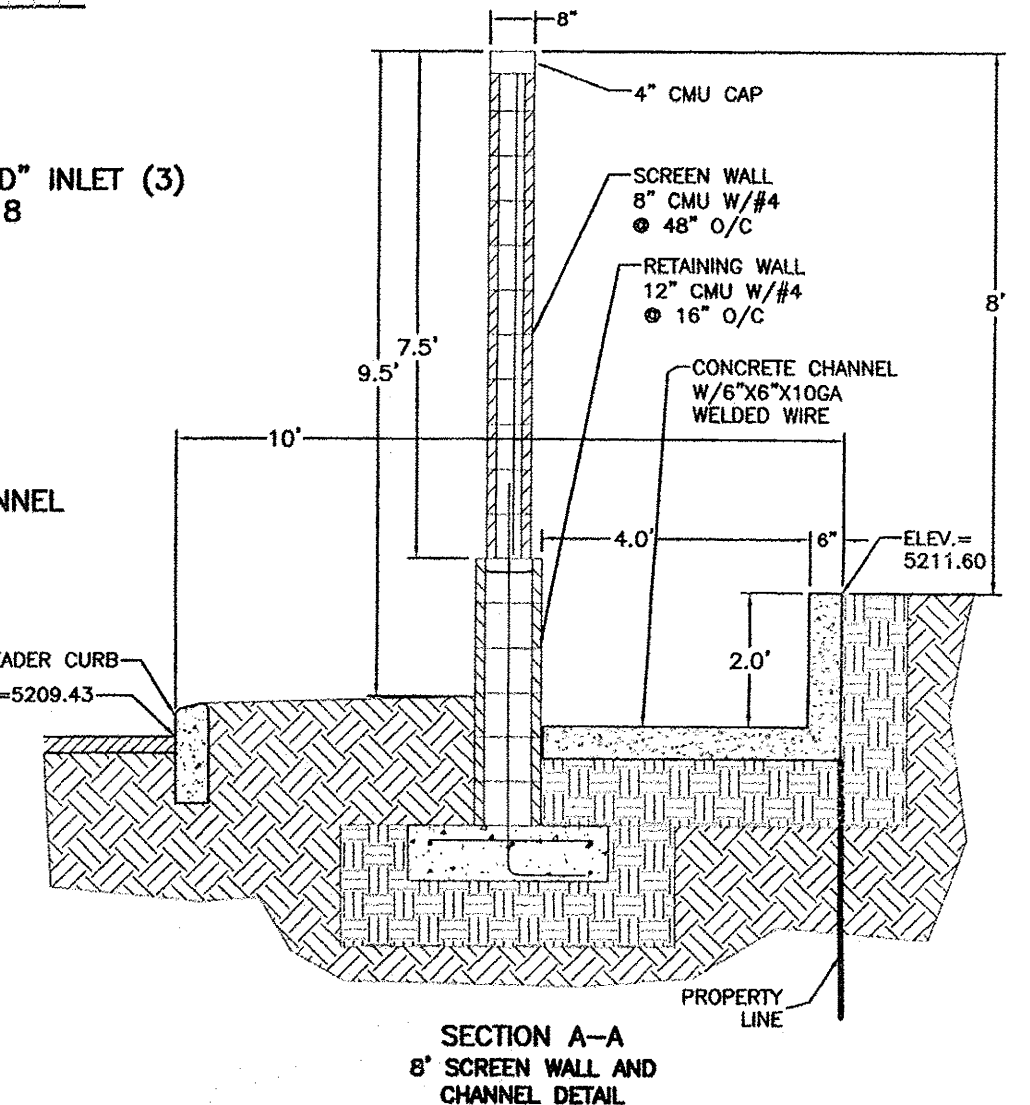
CONSTRUCTION
ISSUE DATE: SHEET NUMBER:

SCALE: AS NOTED
DRAWN:
PLOT: ###-###-##

C5



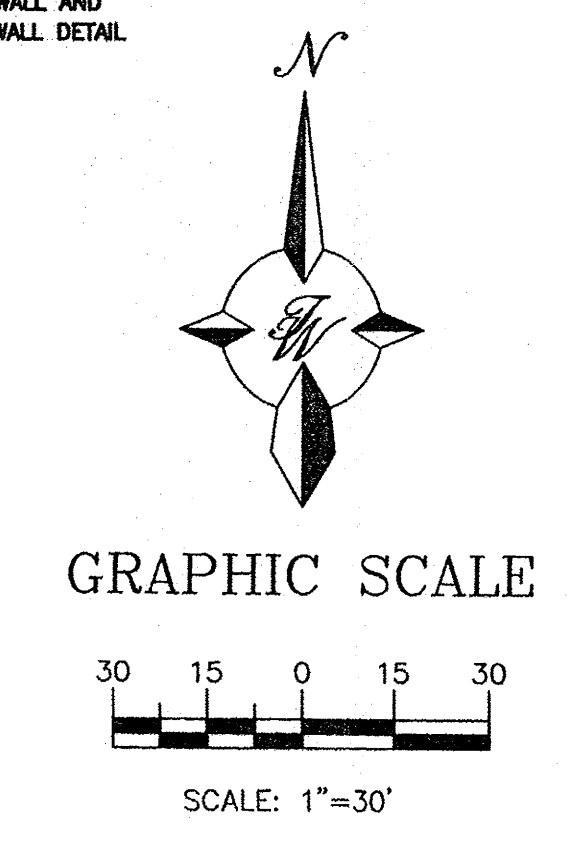
- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



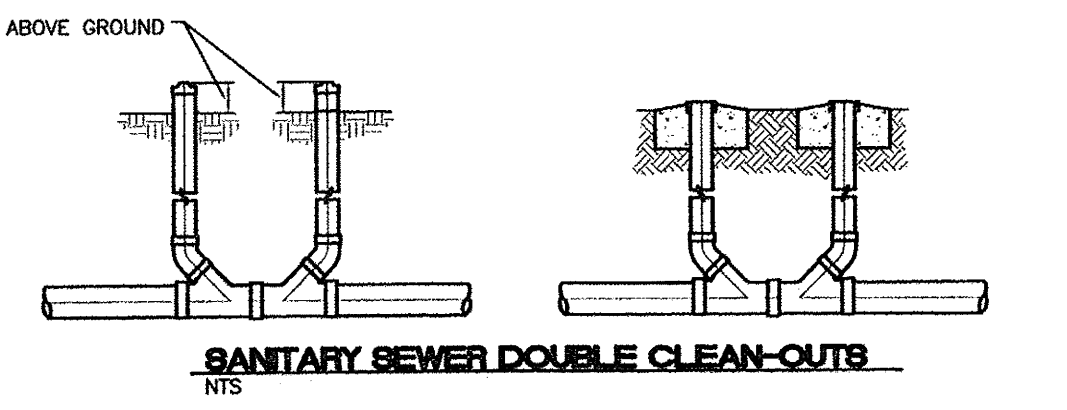
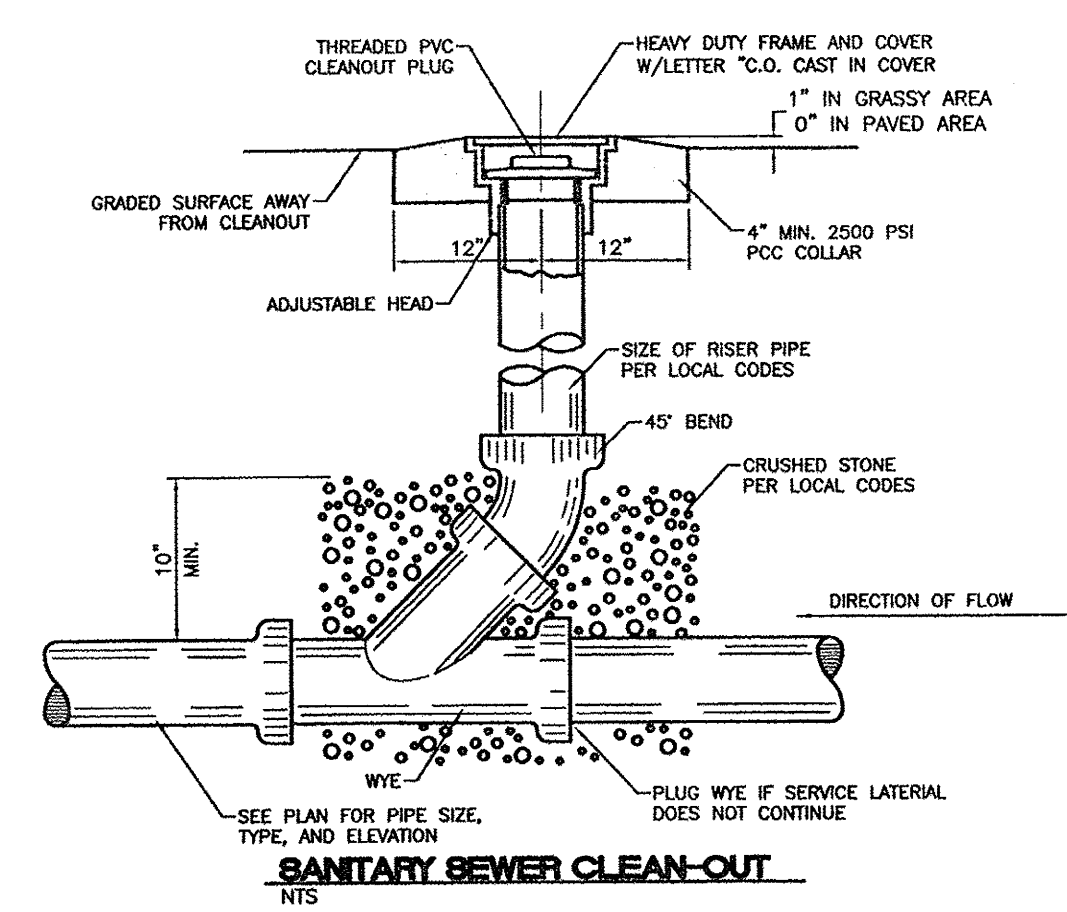
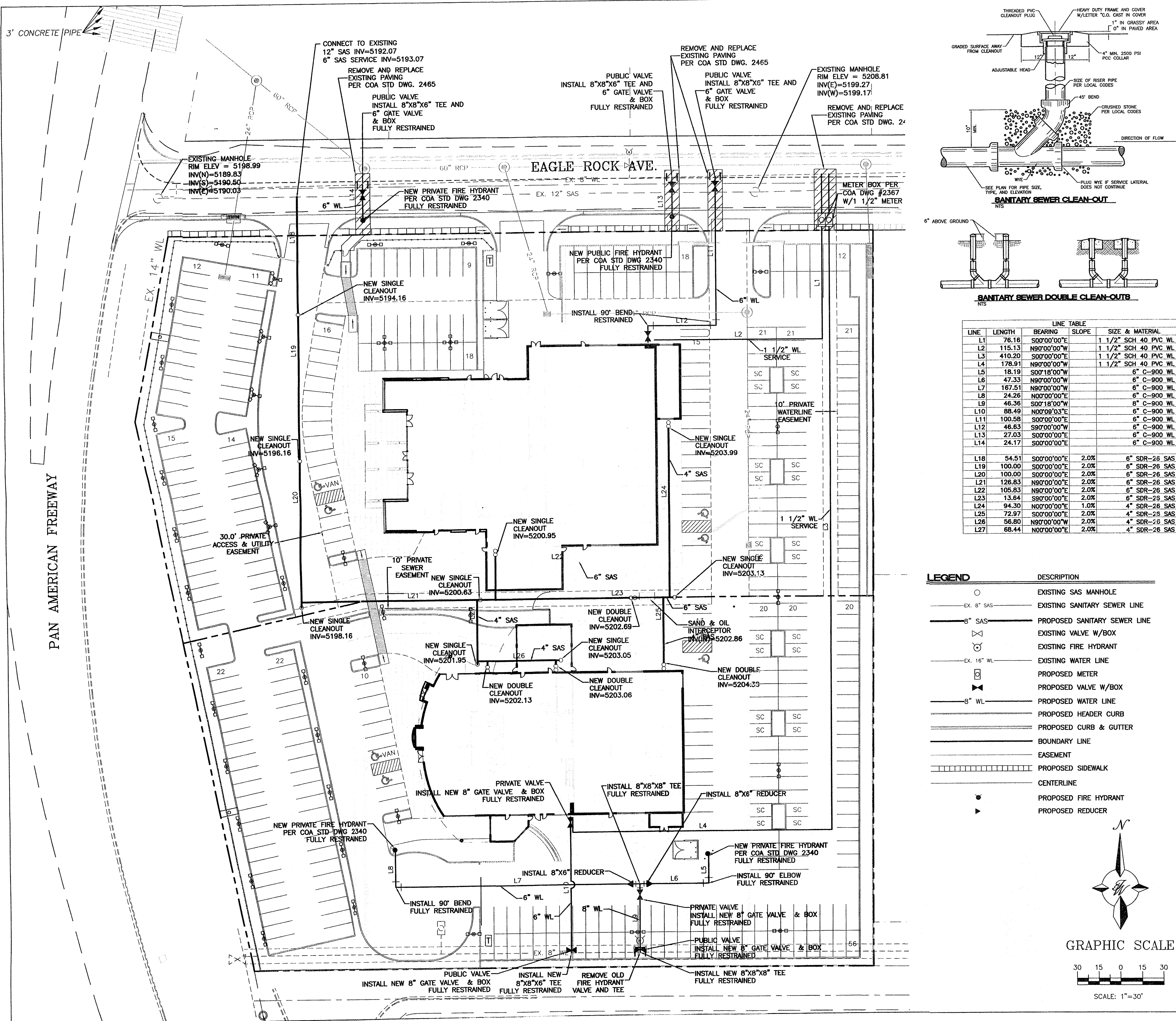
LEGAL DESCRIPTION:
LOTS 12, 13, 14, 19, 20 & 21 NORTH ALBUQUERQUE ACRES TRACT A UNIT B

- NOTES:**
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS NOTED.
 - REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS FOR ALL GROUND WORK PREPARATIONS.
 - ALL CURBWORK TO BE 6" HEADER CURB, UNLESS OTHERWISE NOTED.
 - ADD 0.50' TO FLOWLINE ELEVATIONS FOR TOP OF CURB
 - ZERO CURB SHOWN AS DASHED LINE AROUND BLDG

LEGEND	DESCRIPTION
○	EXISTING SAS MANHOLE
— EX. 8" SAS —	EXISTING SANITARY SEWER LINE
— 8" SAS —	PROPOSED SANITARY SEWER LINE
⊗	EXISTING VALVE W/BOX
⊙	EXISTING FIRE HYDRANT
— EX. 16" WL —	EXISTING WATER LINE
⊕	PROPOSED METER
— 8" WL —	PROPOSED VALVE W/BOX
— 8" WL —	PROPOSED WATER LINE
—	PROPOSED HEADER CURB
—	PROPOSED CURB & GUTTER
—	BOUNDARY LINE
—	EASEMENT
—	PROPOSED SIDEWALK
—	CENTERLINE

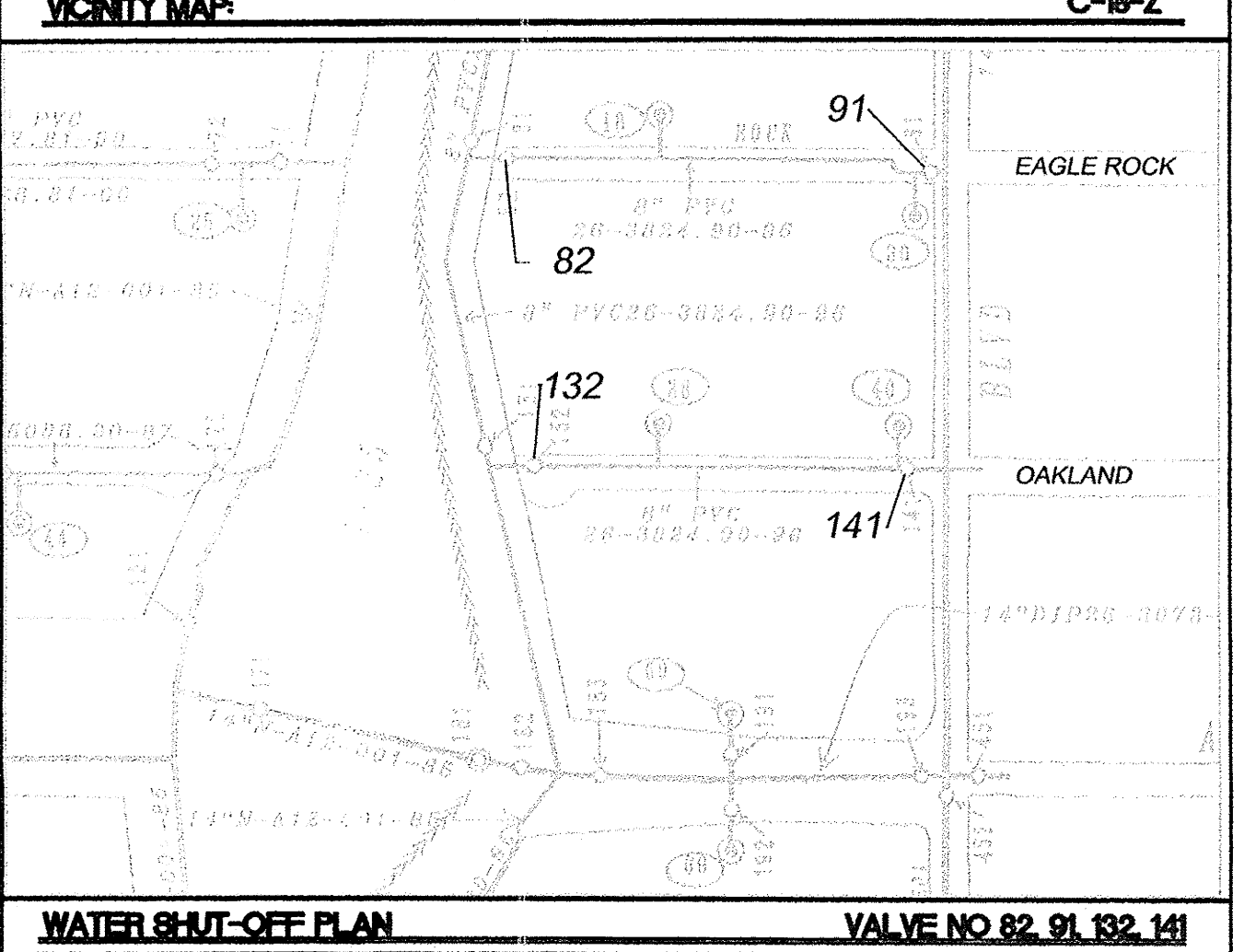
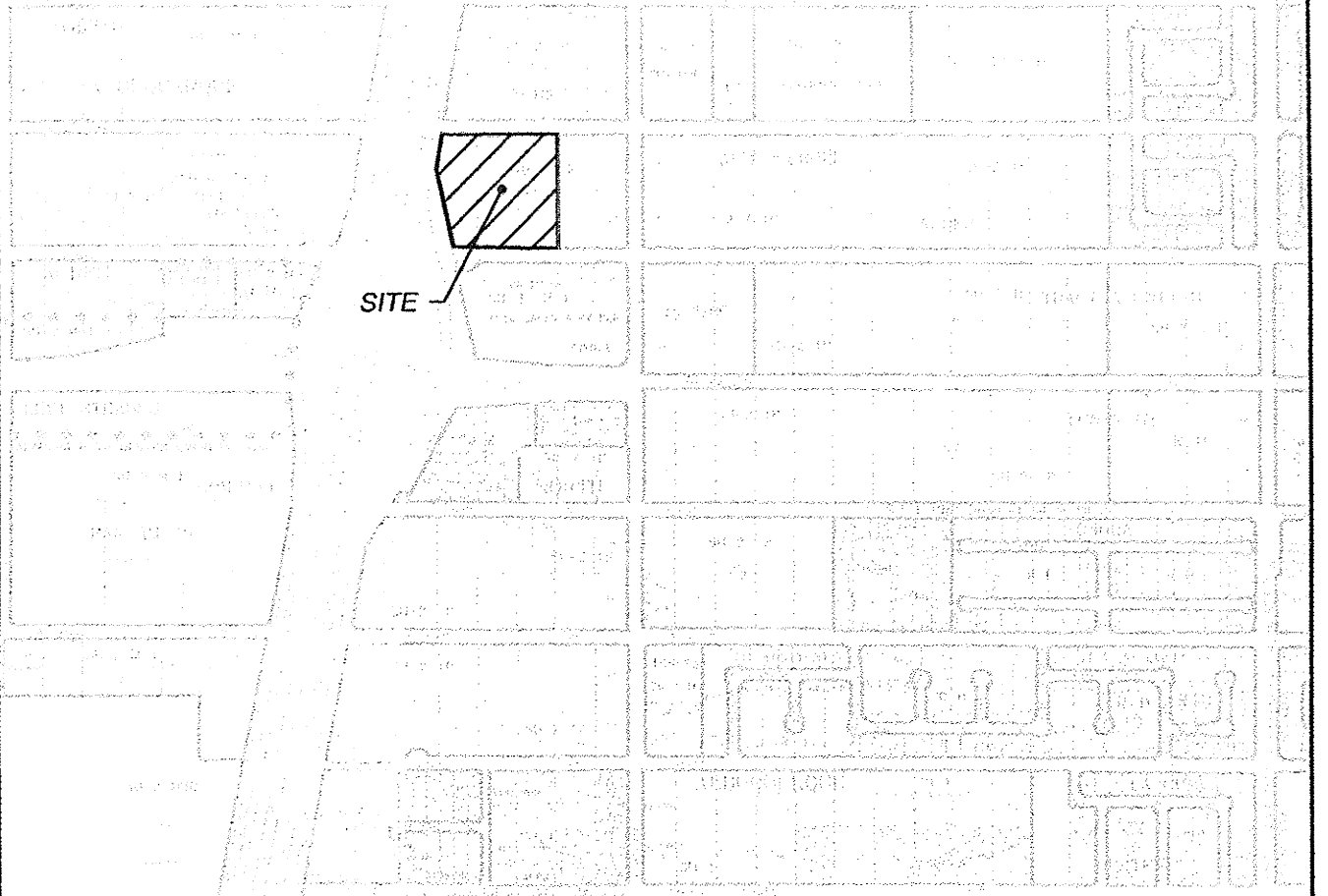


ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	PREMIER MOTORCARS	DRAWN BY: B/JF DATE: 9/4/03 2282GRB-8-22-03x
	GRADING AND DRAINAGE PLAN	SHEET # C6
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 220082



LINE	LENGTH	BEARING	SLOPE	SIZE & MATERIAL
L1	76.18	S00°00'00"E		1 1/2" SCH 40 PVC WL
L2	115.13	N90°00'00"W		1 1/2" SCH 40 PVC WL
L3	410.20	S00°00'00"E		1 1/2" SCH 40 PVC WL
L4	178.91	N90°00'00"W		1 1/2" SCH 40 PVC WL
L5	18.19	S00°18'00"W		6" C-900 WL
L6	47.33	N90°00'00"W		6" C-900 WL
L7	167.51	N90°00'00"W		6" C-900 WL
L8	24.26	N00°00'00"E		6" C-900 WL
L9	46.36	S00°18'00"W		6" C-900 WL
L10	88.49	N00°09'03"E		6" C-900 WL
L11	100.58	S00°00'00"E		6" C-900 WL
L12	46.63	S90°00'00"W		6" C-900 WL
L13	27.03	S00°00'00"E		6" C-900 WL
L14	24.17	S00°00'00"E		6" C-900 WL
L18	54.51	S00°00'00"E	2.0%	6" SDR-26 SAS
L19	100.00	S00°00'00"E	2.0%	6" SDR-26 SAS
L20	100.00	S00°00'00"E	2.0%	6" SDR-26 SAS
L21	126.83	N90°00'00"E	2.0%	6" SDR-26 SAS
L22	106.83	N90°00'00"E	2.0%	6" SDR-26 SAS
L23	13.64	S90°00'00"W	2.0%	6" SDR-26 SAS
L24	94.30	N00°00'00"E	1.0%	4" SDR-26 SAS
L25	72.97	S00°00'00"E	2.0%	4" SDR-26 SAS
L26	56.80	N90°00'00"W	2.0%	4" SDR-26 SAS
L27	68.44	N00°00'00"E	2.0%	4" SDR-26 SAS

LEGEND	DESCRIPTION
○	EXISTING SAS MANHOLE
— EX. 8" SAS —	EXISTING SANITARY SEWER LINE
— 6" SAS —	PROPOSED SANITARY SEWER LINE
⊗	EXISTING VALVE W/BOX
⊕	EXISTING FIRE HYDRANT
— EX. 16" WL —	EXISTING WATER LINE
⊞	PROPOSED METER
⊞	PROPOSED VALVE W/BOX
— 8" WL —	PROPOSED WATER LINE
—	PROPOSED HEADER CURB
—	PROPOSED CURB & GUTTER
—	BOUNDARY LINE
—	EASEMENT
—	PROPOSED SIDEWALK
—	CENTERLINE
⊕	PROPOSED FIRE HYDRANT
▶	PROPOSED REDUCER



LEGAL DESCRIPTION:
 LOTS 12, 13, 14, 19, 20 & 21 NORTH ALBUQUERQUE ACRES TRACT A UNIT B

NOTES:

- ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
- NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
- APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
- SHUTOFF THE VALVES INDICATED IN THE ABOVE PLAN

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
- ALL PIPE MATERIAL TO BE USED PER UPC.

ENGINEER'S SEAL	PREMIER MOTORCARS	DRAWN BY B/JF
	MASTER UTILITY PLAN	DATE 10/3/03
		2282MUE-8-22-03x
		SHEET #
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	C7
RONALD R. BOHANNAN P.E. #7868		JOB # 220082