

Site Data

THIS SITE LIES WITHIN THE ALAMEDA BLVD. DESIGN OVERLAY ZONE; CHARACTER ZONE 4 AND THE NORTH I-25 SECTOR DEVELOPMENT PLAN.

LEGAL DESCRIPTION: TRACT 1-A, LEVI STRAUSS & CO (A REPLAT OF TRACT 1, LEVI STRAUSS & CO)

LOT AREA: TRACT 1-A 87,155 S.F.

CURRENT ZONING: SU-2, M-1

PROPOSED USAGE AND BUILDING AREA: AUTOMOTIVE SALES AND AUTOMOTIVE SERVICE BUILDINGS. BOTH ARE PERMISSIVE USES IN M-1 ZONE.

BUILDING NO.1 (AUTOMOTIVE SERVICE CENTER) CUSTOMER SERVICE AREA SERVICE BAYS 1,026 S.F. 3,794 S.F. 4,820 S.F. TOTAL

BUILDING NO.2 (AUTOMOTIVE SALES) 3,207 S.F.

TOTAL BUILDING AREA = 8,027 S.F.

FLOOR AREA RATIO = BUILDING AREA = 8,027 S.F. = 0.092 LOT AREA S.F. 87,155 S.F.

PARKING REQUIREMENTS:

BUILDING AREAS
CCC AUTOMOTIVE SERVICE/REPAIR BLDG. AUTO SALES BLDG. NET S.F. 4,233 S.F. 2,648 S.F.

TOTAL NET S.F. BUILDINGS 6,881 S.F.

NO. OF PARKING SPACES REQUIRED: 6,881 S.F./200=34.41=35
NO. OF PUBLIC ACCESS PARKING SPACES PROVIDED: 50
50 > 35; THEREFORE OK.

TOTAL NO. HANDICAPPED PARKING SPACES REQUIRED: 2
TOTAL NO. HANDICAPPED PARKING SPACES PROVIDED: 4

TOTAL NO. OF BICYCLE SPACES REQUIRED: 35/20=1.75=2
TOTAL NO. OF BICYCLE SPACES PROVIDED: 5

LANDSCAPE AREA REQUIREMENTS:

TOTAL LOT AREA = 2,008 AC. = 87,155 S.F.
NET LOT AREA = 87,155 - 8,027 - 4,602 = 74,526

REQUIRED LANDSCAPED AREA = .15 x 74,526 S.F. = 11,179 S.F.

PROVIDED LANDSCAPED AREA = ON SIDE LANDSCAPED AREA = 15,022 S.F.
OFF SITE (R.O.W.) LANDSCAPED AREA = 4,602 S.F.
TOTAL PROVIDED LANDSCAPE AREA = 19,624 S.F.

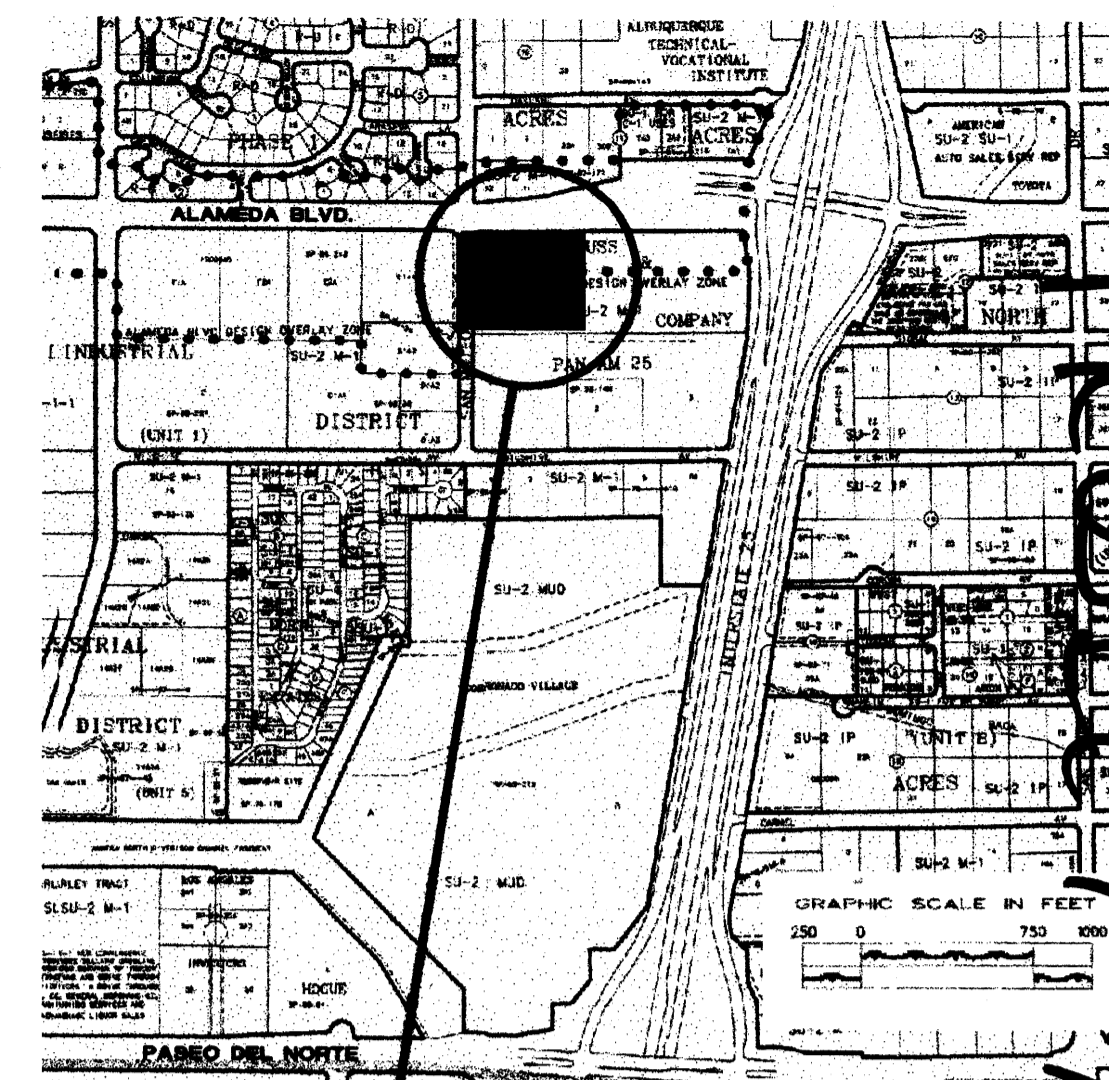
19,624 S.F. > 11,179 S.F.; THEREFORE OK

REQUIRED LANDSCAPED AREA PER ALAMEDA BLVD. DOZ) 0.15 x (OFF STREET PARKING AREA'S) S.F. = .015 x 43,917 S.F. = 6,588 S.F.

PROVIDED LANDSCAPE AREA = 19,624 S.F.
19,624 S.F. > 6,588 S.F.; THEREFORE O.K.

Sheet Index:

- C-1 SITE PLAN FOR SUBDIVISION
- C-2 CONCEPTUAL GRADING PLAN
- C-3 MASTER UTILITY PLAN
- L-1 LANDSCAPE PLAN
- A-1 EXTERIOR BUILDING ELEVATIONS: BUILDING NO. 1 / AUTOMOTIVE SERVICE CENTER
- A-2 EXTERIOR BUILDING ELEVATIONS: BUILDING NO. 2 / AUTO SALES



Location Map

Zone Atlas C-17 & 18

Project Number: 10035236

Application Number: 04DRB-01905

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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Left Sign</i>	Date	4-7-05
Traffic Engineering, Transportation Division	Date	1/05/2005
<i>Debra Murrin</i>	Date	11/5/05
Utilities Development	Date	11/5/05
<i>Christina Sandoral</i>	Date	11/5/05
Parks and Recreation Department	Date	11/5/05
<i>Bradley L. Brigham</i>	Date	11/5/05
City Engineer	Date	
N/A	Date	
Environmental Health Department (conditional)	Date	12-28-04
<i>Jan White</i>	Date	1/25/05
Solid Waste Management	Date	
<i>Sheran Matern</i>	Date	
DRB Chairperson, Planning Department	Date	

General Notes

- A. ALL ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS OR LANDSCAPING WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN.
- B. NO BACK LIT, PLASTIC OR VINYL AWNINGS OR ILLUMINATED PLASTIC BAND.
- C. NO OUTDOOR LOUDSPEAKERS OR OTHER AMPLIFIED PUBLIC ADDRESS SYSTEMS SHALL BE PERMITTED.
- D. GRADE ELEVATIONS ON THIS PLAN REFERENCE +100.0' FINISH FLOOR ELEVATION OF BUILDING NO. 1.
- E. LIGHT SOURCE SHALL BE LIMITED TO A MAXIMUM OFF-SITE LUMINANCE OF 1000 FOOT LAMBERTS FROM ANY POINT AND 200 FOOT LAMBERTS FROM ANY RESIDENTIAL PROPERTY LINE. LIGHT SOURCES SHALL BE SHIELDED SO THEY ARE NOT VISIBLE FROM ANY POINT ON RESIDENTIALLY ZONED PROPERTY WITHIN 200 FEET TO THE SITE PROPERTY LINE.
- F. ALL OUTDOOR LIGHT FIXTURES SHALL REMAIN OFF BETWEEN 11:00 P.M. AND SUNRISE EXCEPT FOR ILLUMINATION WALKWAYS, DRIVEWAYS AND EMPLOYEE PARKING LOTS DURING OPERATIONAL HOURS, AND LIGHT FIXTURES USED TO ILLUMINATE THE U.S. FLAG.
- G. LIGHT FIXTURES SHALL HAVE FULL CUT-OFF SHIELDS SO THAT NO FUGITIVE LIGHT ESCAPES THE PROPERTY LINE. LIGHT FIXTURES SHALL BE FULLY SHIELDED W/ HORIZONTAL LAMPS, SEE DETAIL A-1
- H. SIGNAGE SHALL BE CONSISTENT W/ C.O.A. ZONING CODE, ALAMEDA BLVD. DESIGN OVERLAY ZONE, AND THE NORTH I-25 SECTOR DEVELOPMENT PLAN.

DRB SUBMITTAL

LEE GAMELSKY ARCHITECTS P.C.

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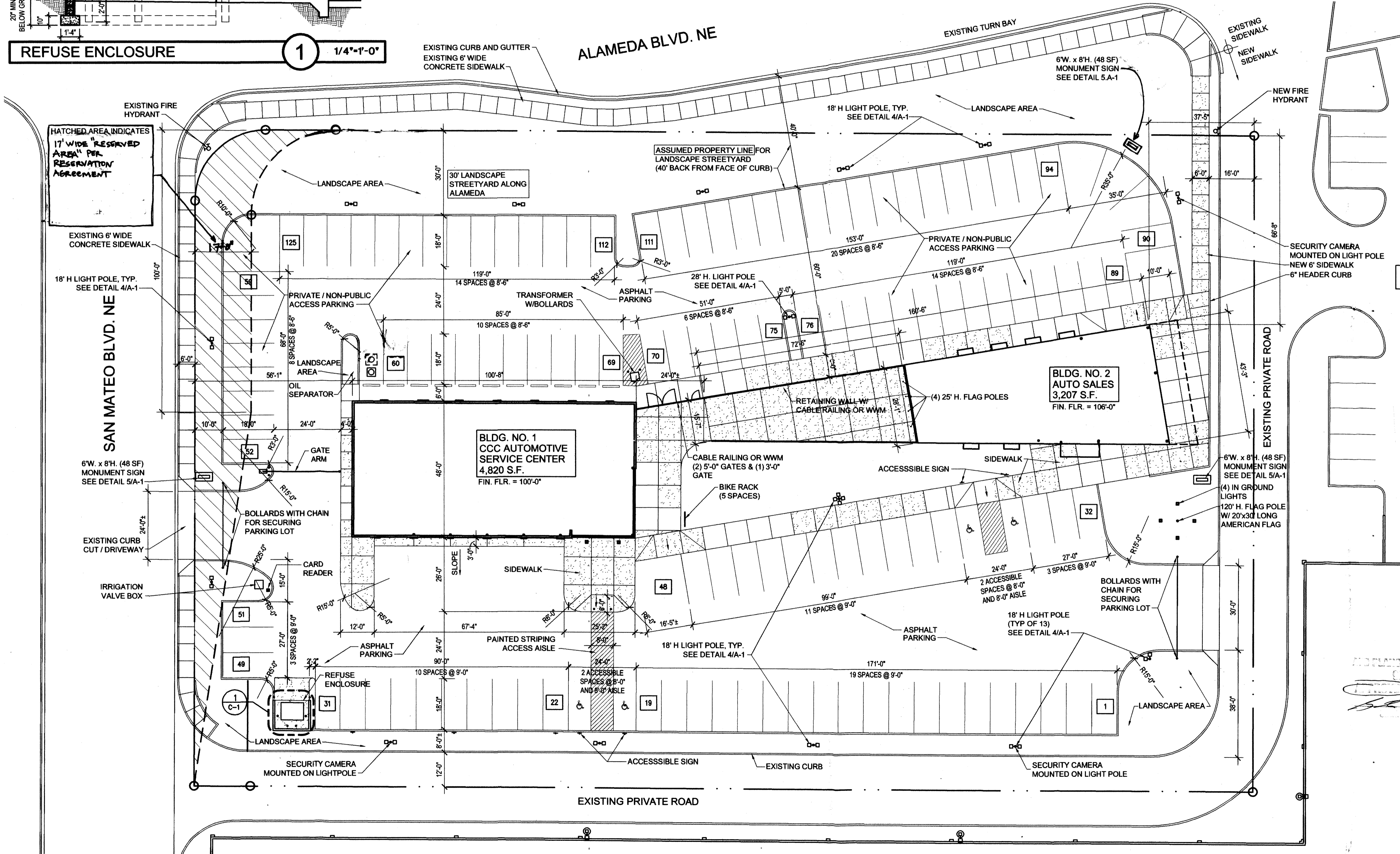
CAR CARE CENTER / SALES
San Mateo / Alameda, N.E.
Albuquerque, New Mexico

PROJECT ARCHITECT: LEE GAMELSKY, AIA Project #: 04-05-P Date: 14 DECEMBER 2004

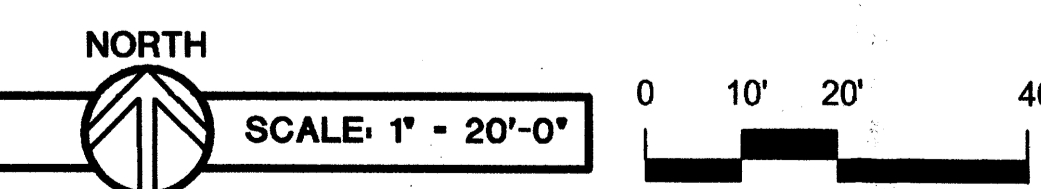
SITE DEVELOPMENT PLAN FOR SUBDIVISION

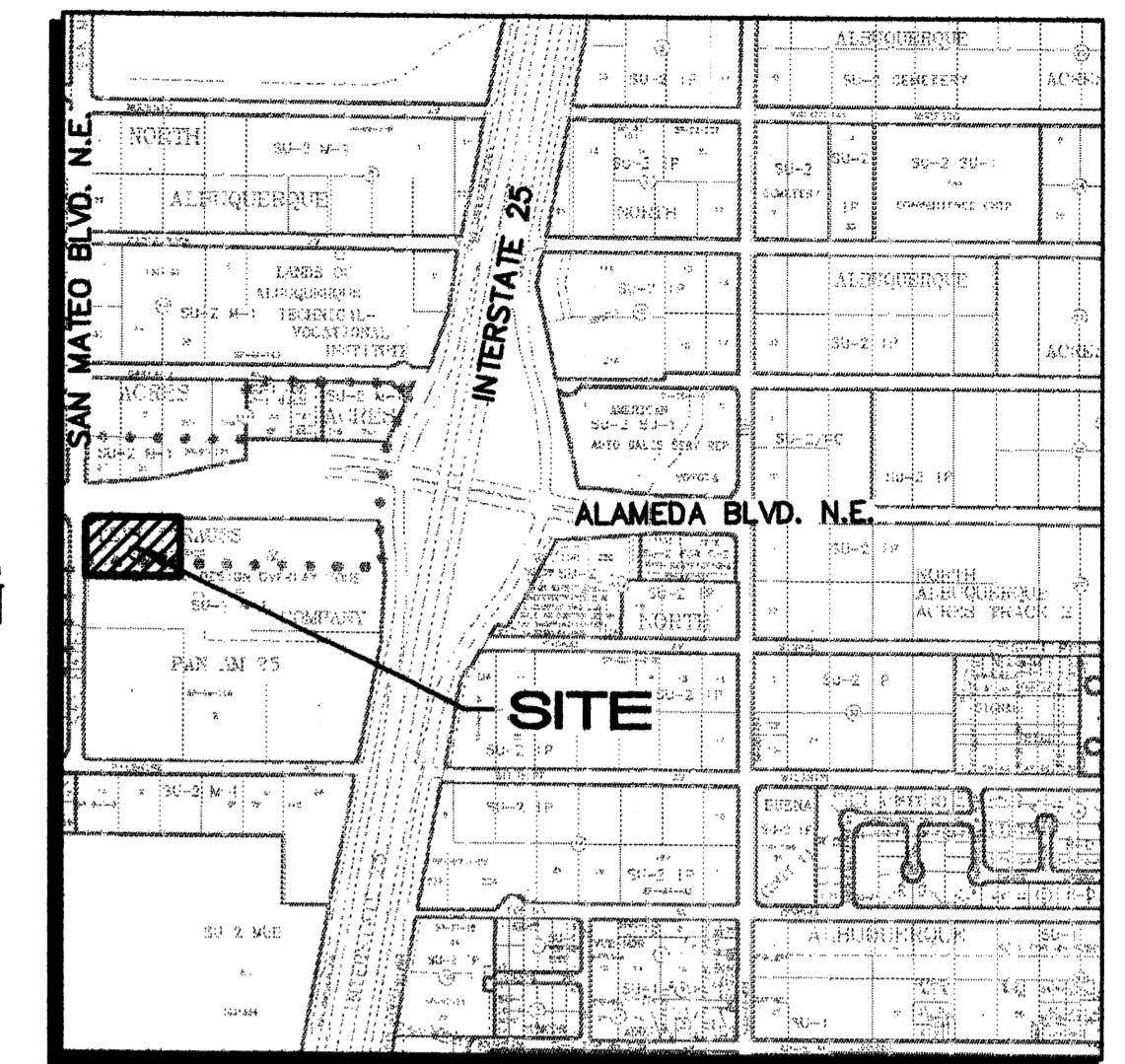
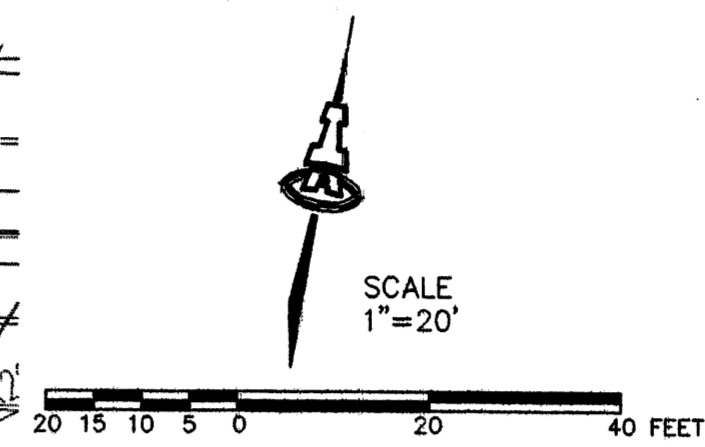
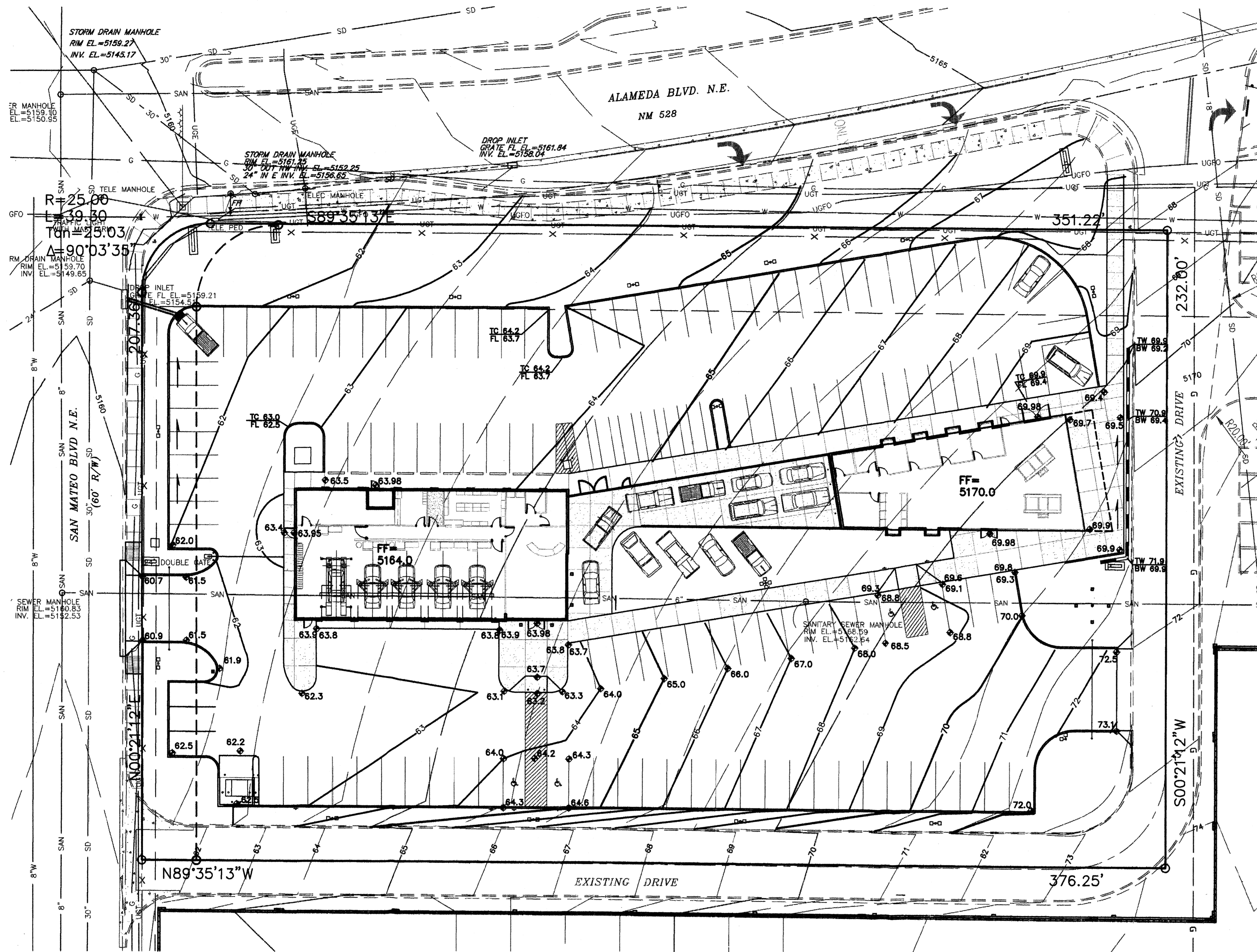
By: RM File: OCC SALES/DRAWINGS/SCHEMATIC DESIGN AS1 SITE Sheet: 5 Of: C-1

REFUSE ENCLOSURE 1 1/4" x 1'-0"



SITE PLAN





C-18
VICINITY MAP
1"=750±

LEGAL DESCRIPTION: TRACT 1-A, LEVI STRAUSS & CO.

AREA: 2.0008 ACRES

FLOOD ZONE DESIGNATION: A VERY SMALL PORTION ALONG THE NORTH EDGE OF THE SITE FALLS WITHIN ZONE AO (DEPTH 1). THE BALANCE OF THE SITE IS WITHIN ZONE X, LOCATED OUTSIDE THE 500-YR FLOODPLAIN.

EXISTING CONDITIONS: THE SITE WAS PREVIOUSLY PAVED, BUT HAS BEEN REDEVELOPED AS PART OF ADJACENT TRACT 1-B. CURRENTLY THE SITE IS UNDEVELOPED BUT EXISTING HYDROLOGY IS BASED ON THE PREVIOUS PAVED STATUS. THE SITE SLOPES DOWN TO THE WEST AT 3% DISCHARGING FREELY TO SAN MATEO BLVD. N.E.

EXISTING HYDROLOGY: 3
Precipitation Zone: 7% B & 93% D
Land Treatment:
Q₁₀₀₋₆ = (2.0008 AC)(4.85 CFS/AC) = 9.7 CFS

PROPOSED CONDITIONS: THE PROPOSED SITE WILL CONTINUE TO DRAIN WEST TO SAN MATEO BLVD. WITH THE NORTH HALF DRAINING TO A NEW INLET AT THE NW CORNER WHICH WILL DISCHARGE TO A CITY CATCH BASIN. THE SOUTH HALF WILL DRAIN TO SAN MATEO BLVD. VIA THE PROPOSED DRIVEPAD.

PROPOSED HYDROLOGY: 3
Precipitation Zone: 7% B & 93% D
Land Treatment:
Q = (2.0008 AC)(4.85 CFS/AC) = 9.7 CFS
THERE WILL BE NO CHANGE TO RUNOFF RATE WITH THE PROPOSED DEVELOPMENT.

- LEGEND**
- 5200--- EXISTING CONTOUR
 - 52--- PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - FF=5164.0 FINISHED FLOOR ELEVATION
 - TC 69.5 TOP OF CURB ELEVATION
FL 70.0 FLOWLINE
 - PROPOSED RETAINING WALL
 - TW 71.9 TOP OF WALL ELEVATION
BW 69.9 BOTTOM OF WALL ELEVATION

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PROJECT ARCHITECT:
LEE GAMELSKY, AIA

Project #:
04-05-P

Date:
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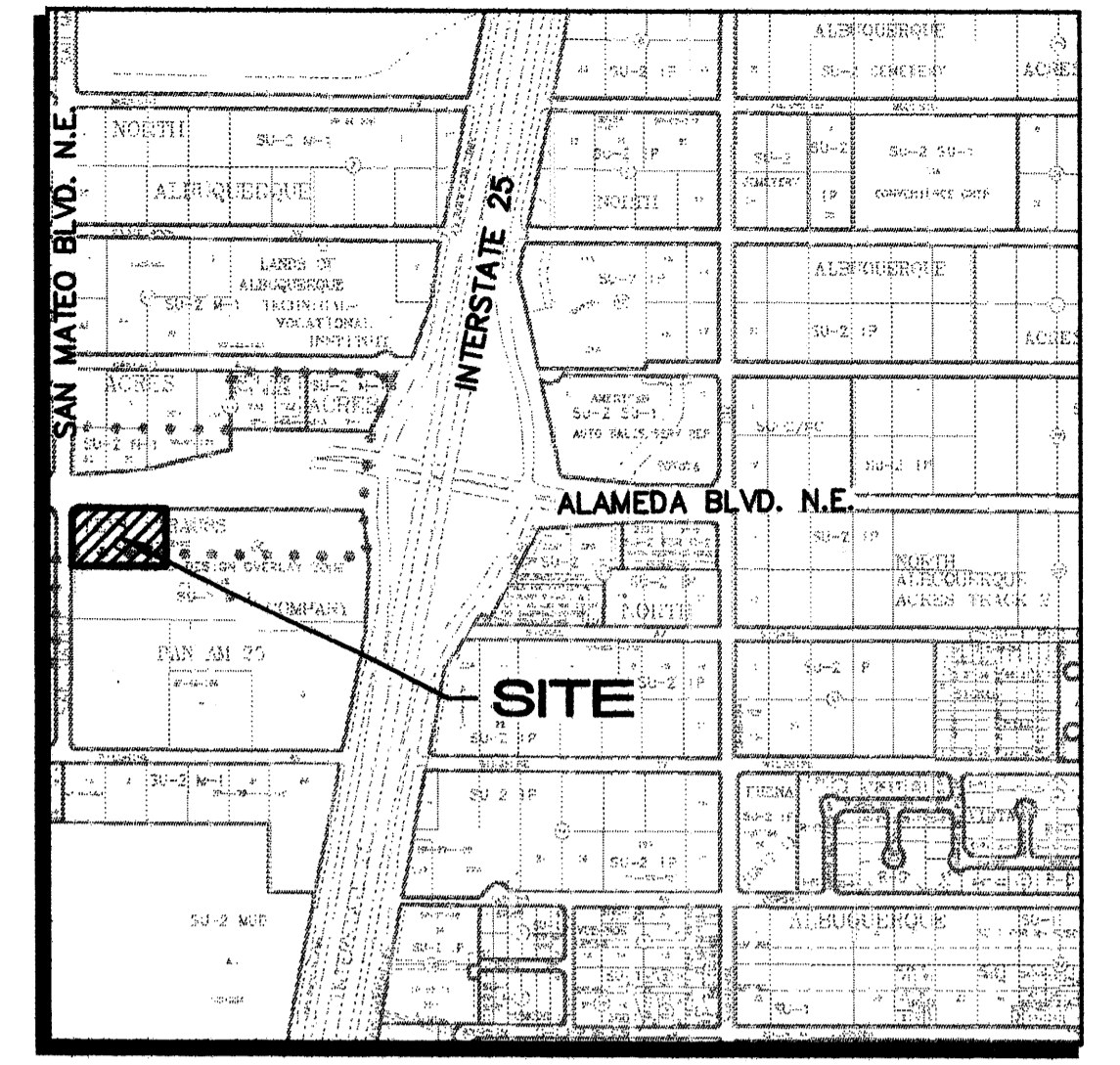
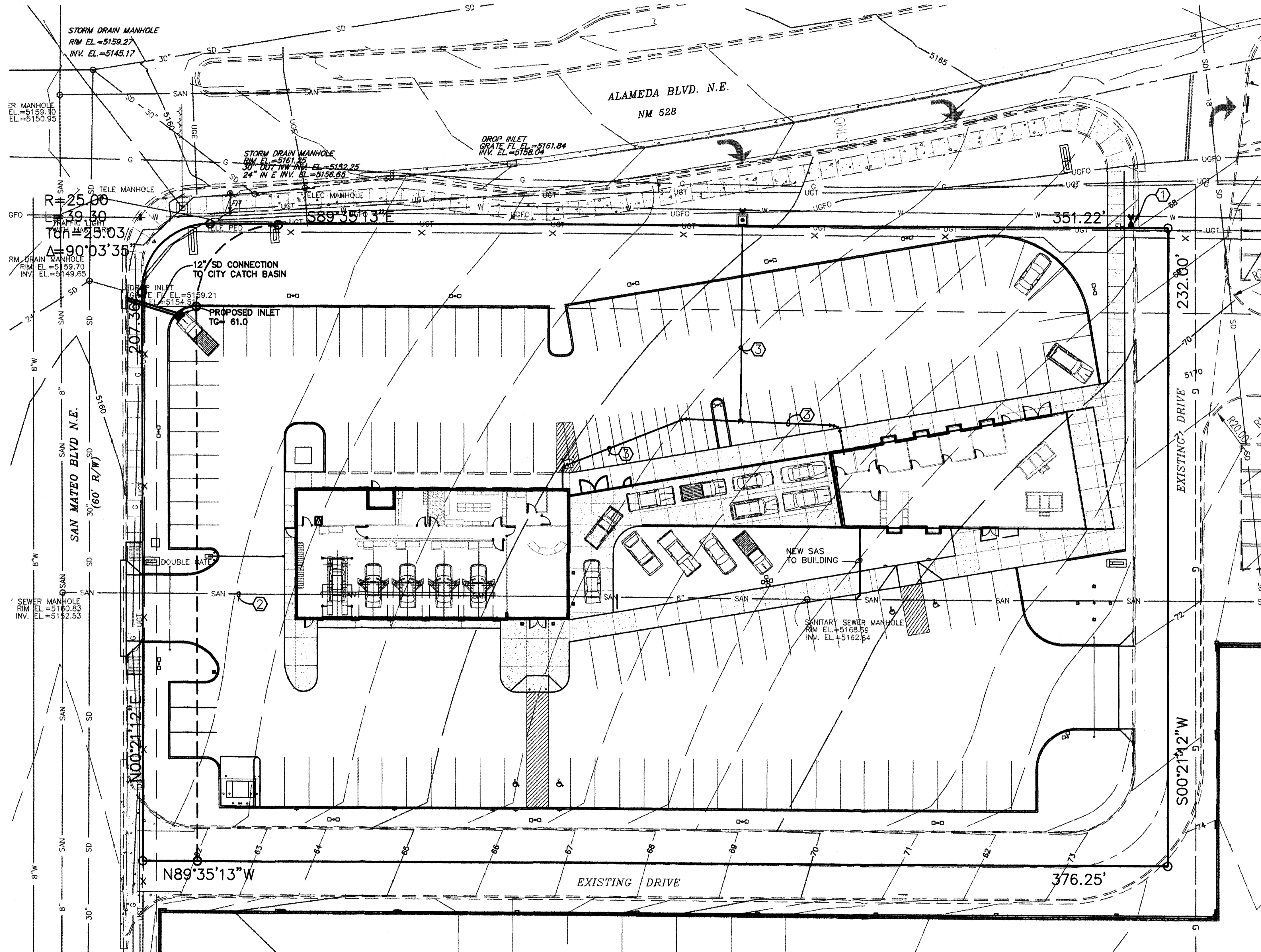


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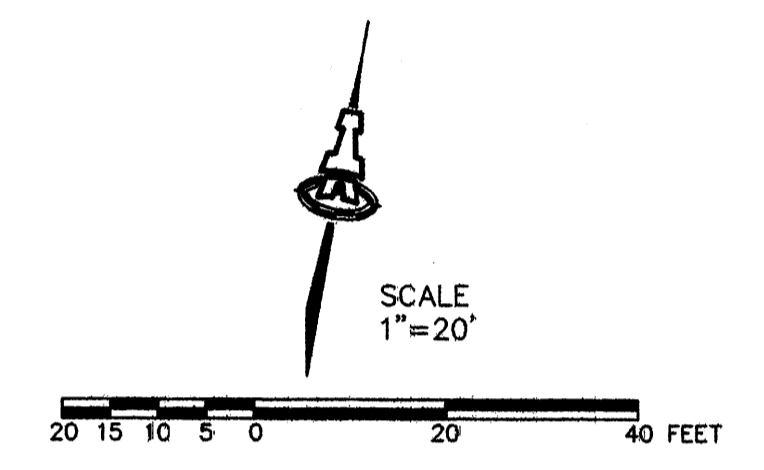
CONCEPTUAL GRADING PLAN

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Sheet: 3 Of: 43
C-2



C-18 VICINITY MAP 1"=750'±



LEGEND

- [Symbol] — SINGLE WATER METER & BOX
- [Symbol] — GATE VALVE W/ VALVE BOX
- FH [Symbol] FIRE HYDRANT WITH VALVE
- [Symbol] — SAS MANHOLE
- [Symbol] — WATER LINE W/ FITTING

UTILITY SERVICE NOTES

1. NEW PUBLIC FIRE HYDRANT BY WORK ORDER AT NE CORNER OF SITE.
2. RE-USE EXISTING 6" SANITARY SEWER SERVICE STUB TO SAN MATEO BLVD. N.E.
3. NEW PUBLIC WATER SERVICE TO TWO PROPOSED BUILDINGS.

DRB SUBMITTAL

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PROJECT ARCHITECT: LEE GAMESKY, AIA	Project #: 04-05-P
Date: 14 DECEMBER 2004	

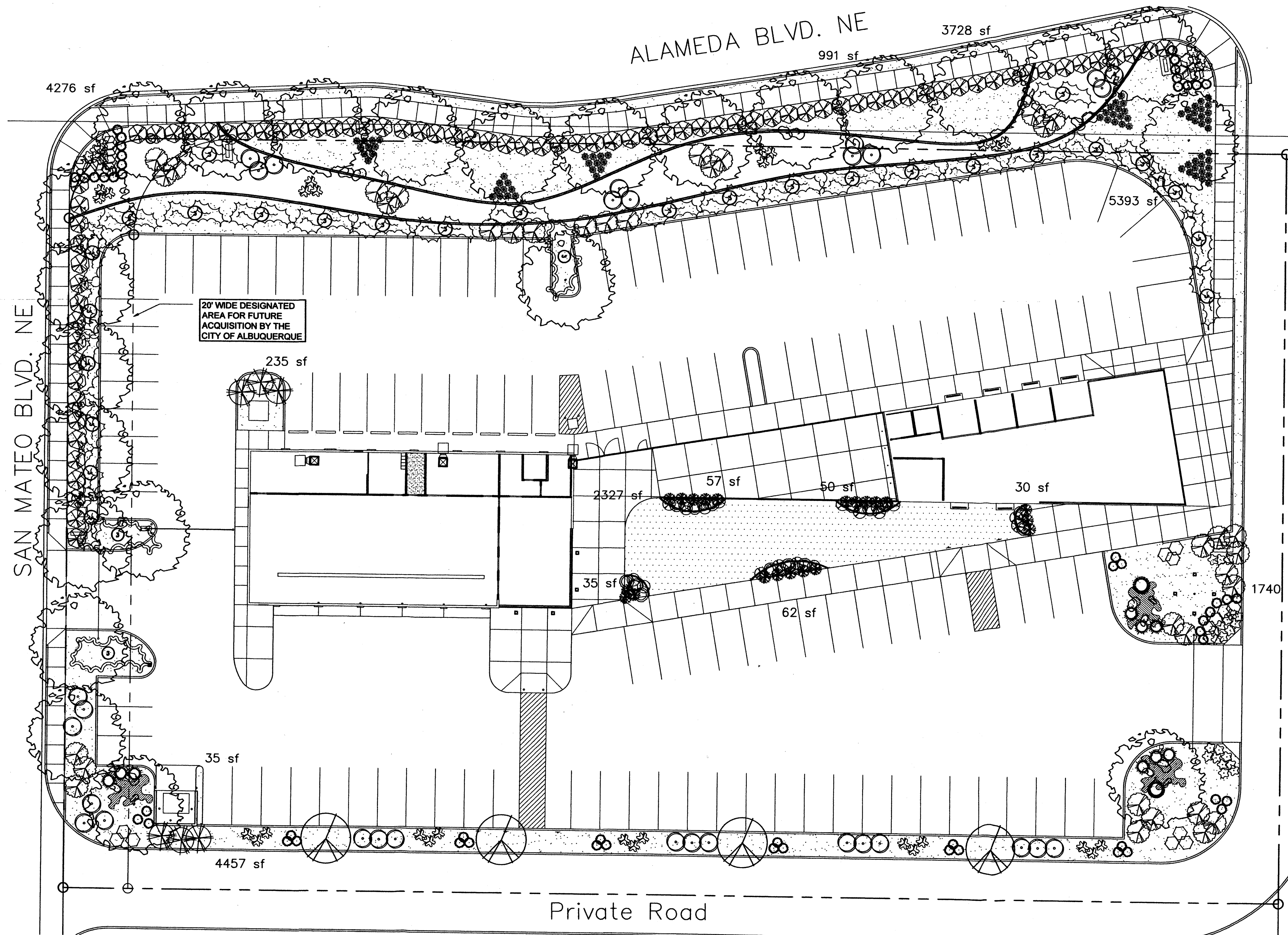


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CONCEPTUAL UTILITY PLAN

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File: QCC SALES/DRAWINGS/SCHEMATIC DESIGN

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PLANT LEGEND

- ASH (H) OR HONEY LOCUST (M) 2
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- FLOWERING PEAR (M+) 4
Pyrus calleryana
2" Cal.
- MUGO PINE (M) 2
Pinus mugo
5 Gal.
- SILVERBERRY (M) 6
Elaeagnus pungens
5 Gal. 100sf
- INDIAN HAWTHORN (M) 79
Raphiolepis indica
5 Gal. 36sf
- ROSEMARY (M) 32
Rosmarinus officinalis
2 Gal. 9sf
- POTENTILLA (M) 33
Potentilla fruticosa
2 Gal.
- AUTUMN SAGE (M) 32
Salvia greggii
2 Gal. 9sf
- SANTOLINA 30
Santolina chamaecyparissus
1 Gal. 10sf
- REGAL MIST (M) 21
Muhlenbergia capillaris
1 Gal. 9sf
- LAVENDER (M) 53
Lavandula angustifolia
1 Gal. 9sf
- CRIMSON PIGMY BARBERRY 75
Berberis thunbergii 'Atropur Nan'
1 Gal. 2sf
- THREADGRASS (M) 27
Stipa tenuissima
1 Gal. 4sf
- HALLS HONEYSUCKLE (M) 35
Japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- WILDFLOWER 23
1 Gal. 4sf
- CREEPING ROSEMARY (L) 81
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf
Symbol indicates 3 plants
- GREYLEAF COTONEASTER (M) 9
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants
- COMMERCIAL GRADE STEEL EDGING
- 13 BOULDERS
- 7/16" SANTA FE BROWN GRAVEL WITH GRAVEL PAVE
- 7/16" SANTA FE BROWN WITH FILTER FABRIC
- 3/4" GRAY GRAVEL WITH FILTER FABRIC

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	87309	square feet
TOTAL BUILDINGS AREA	7949	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	79360	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	11904	square feet
CAR DISPLAY AREA	2327	square feet
TOTAL BED PROVIDED	16813	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	12610	square feet
TOTAL GROUNDCOVER PROVIDED	14153	square feet
TOTAL LANDSCAPE PROVIDED	16480	square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

San Mateo Blvd. NE
Required # 7 Provided # 7

Alameda Blvd. NE
Required # 11 Provided # 11

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

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.

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

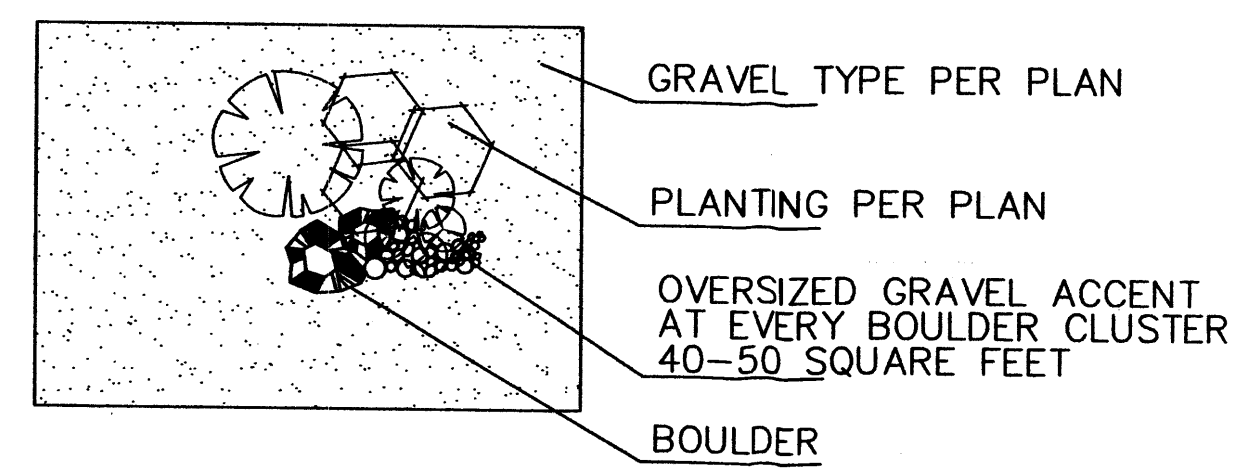
IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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.

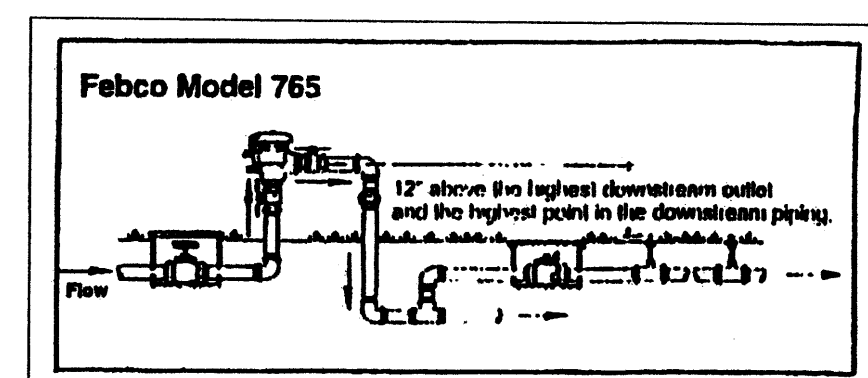
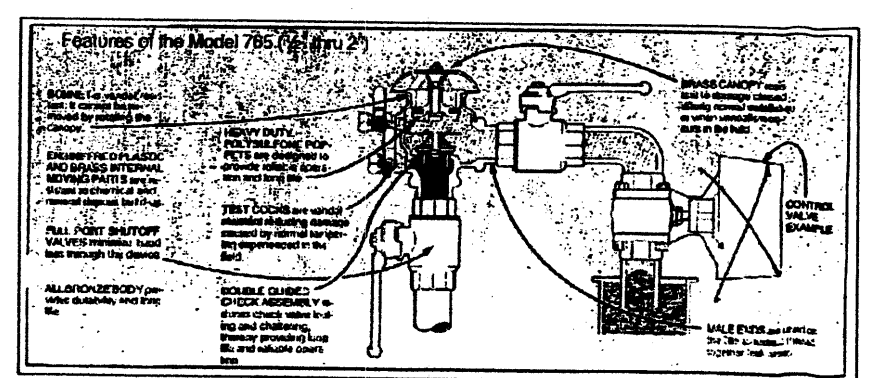
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.



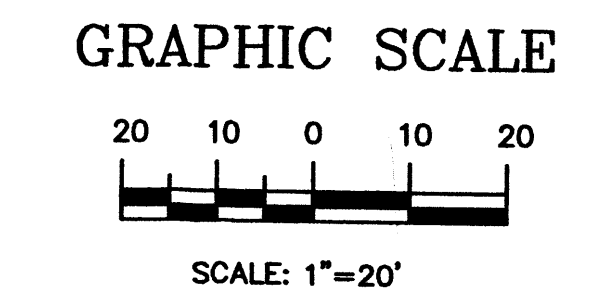
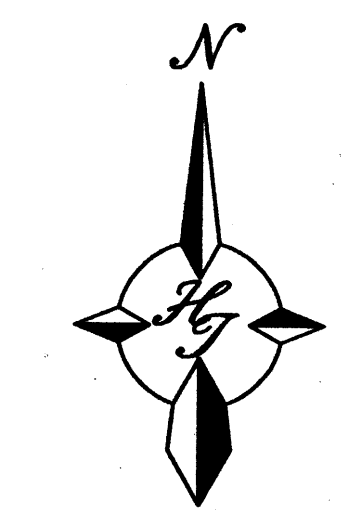
GRAVEL ACCENT DETAIL

NTS



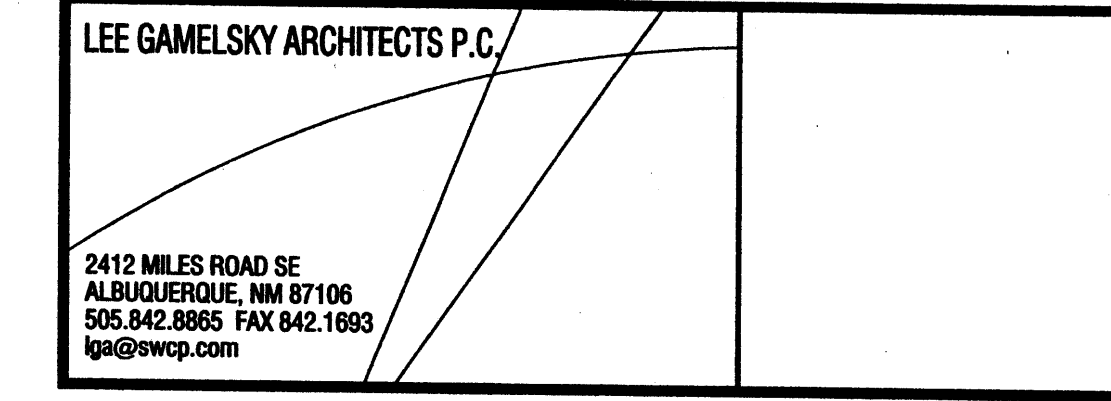
BACKFLOW PREVENTOR DETAIL

NTS



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cm@hilltoplandscaping.com
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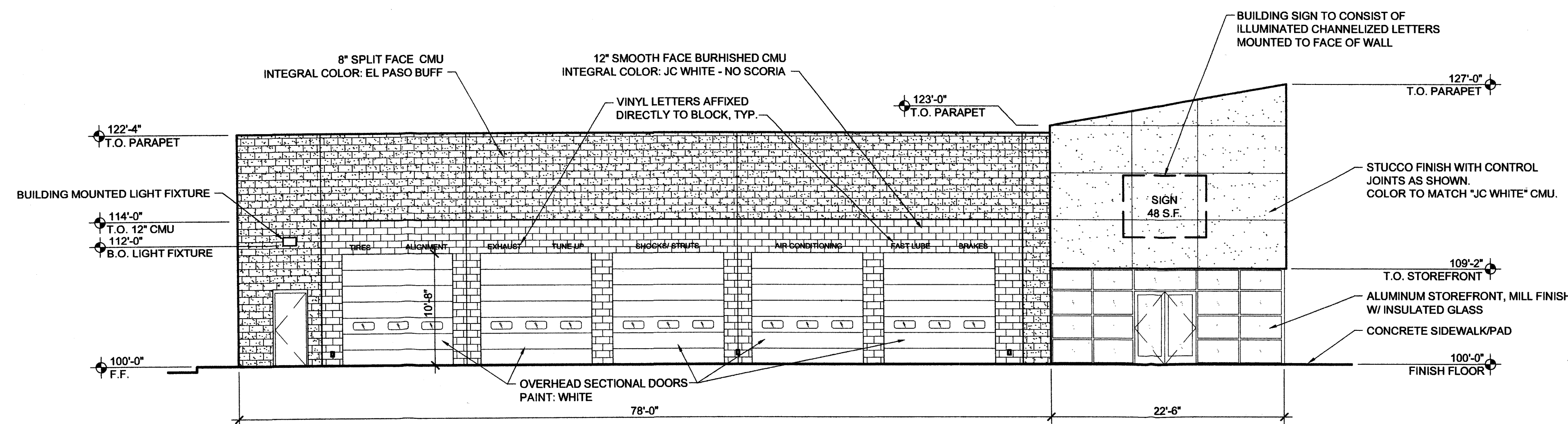


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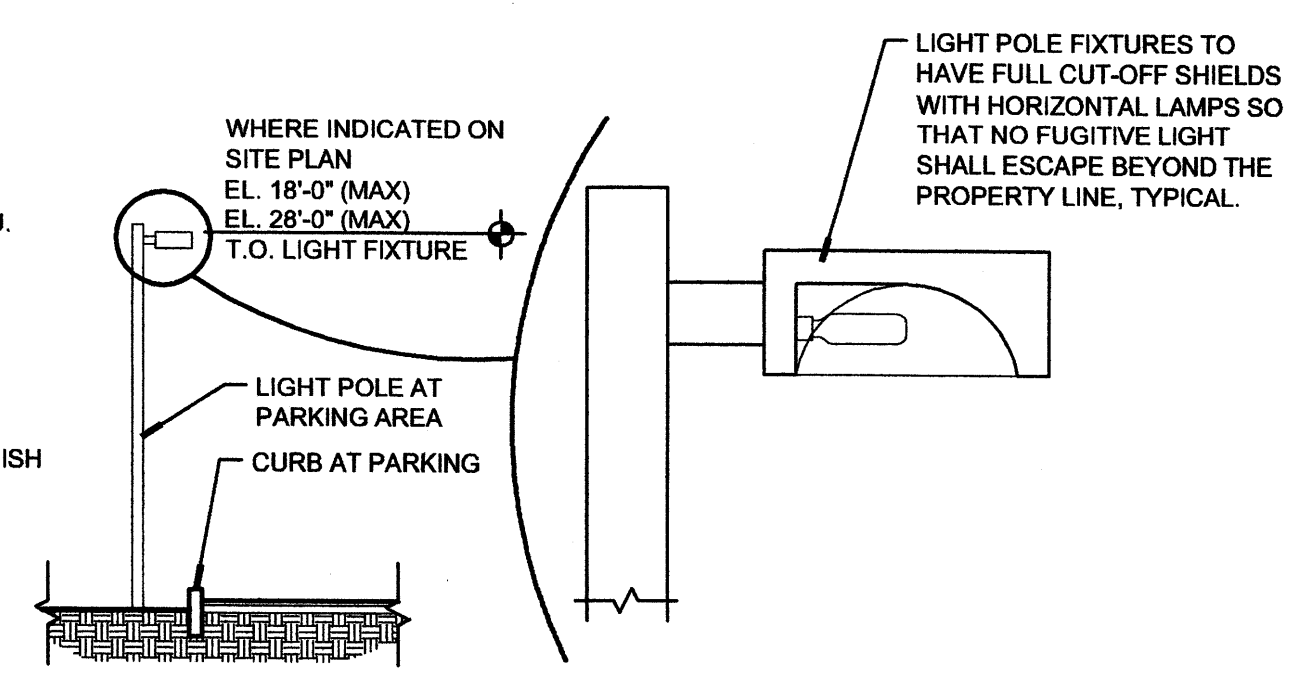
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Project #: 04-05-P
Date: 14 DECEMBER 2004

LANDSCAPE PLAN

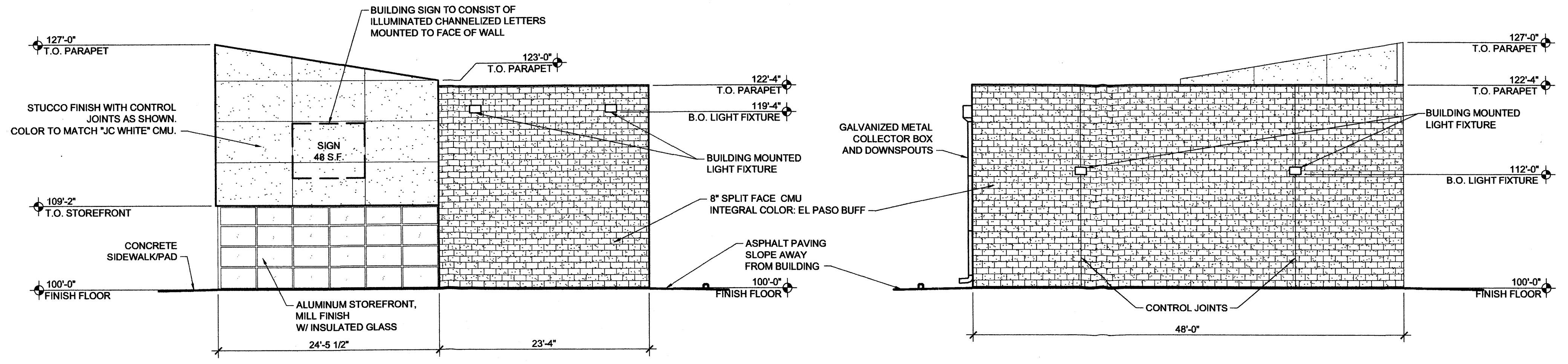
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Sheet: 5 of 43
L-1



SOUTH ELEVATION 1/8" = 1'-0"
 0 4' 8' 16'

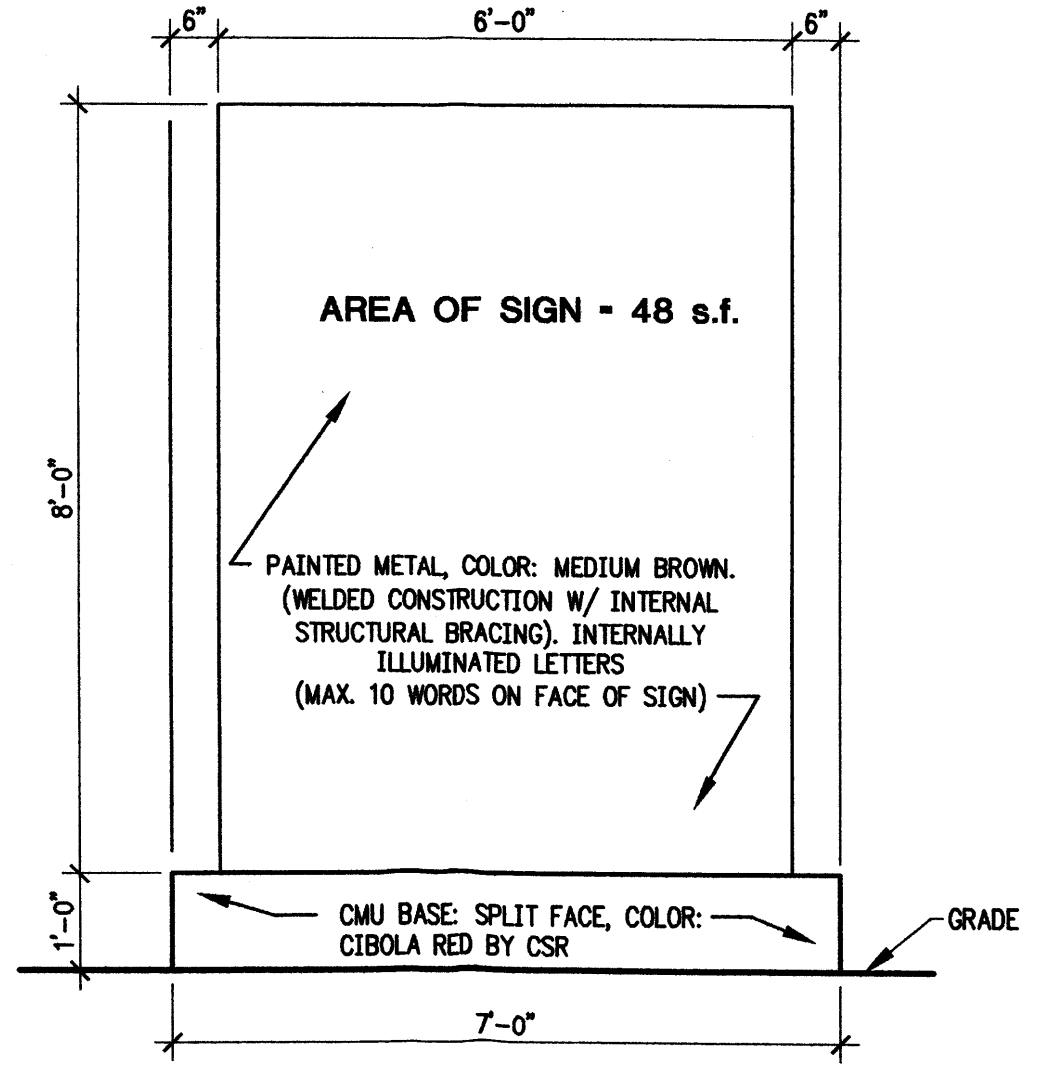


LIGHT POLE & DETAIL 4 1/8" = 1'-0"

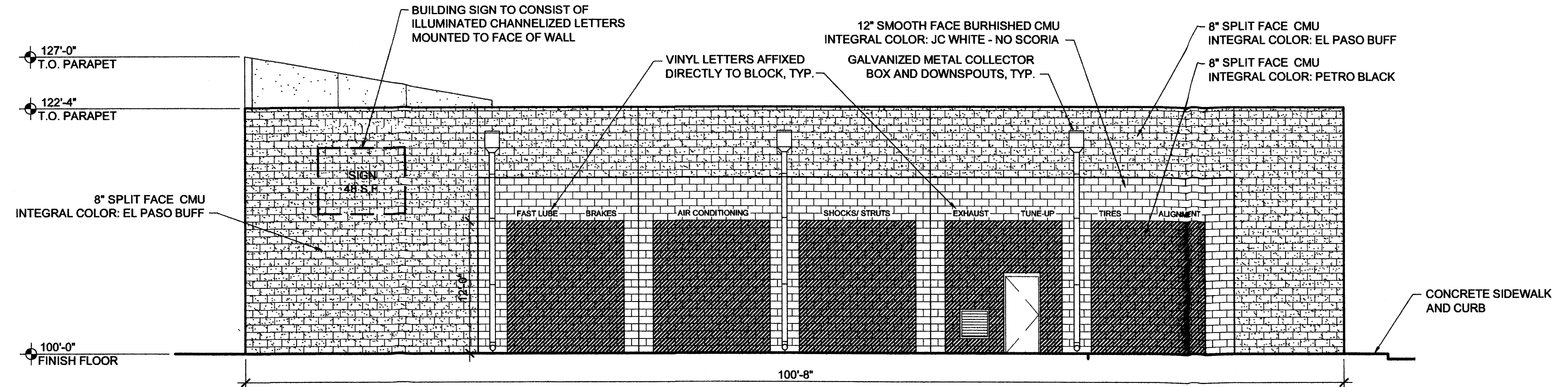


EAST ELEVATION 1/8" = 1'-0"
 0 4' 8' 16'

WEST ELEVATION 1/8" = 1'-0"
 0 4' 8' 16'



MONUMENT SIGN 5 1/2" = 1'-0"



NORTH ELEVATION 1/8" = 1'-0"
 0 4' 8' 16'

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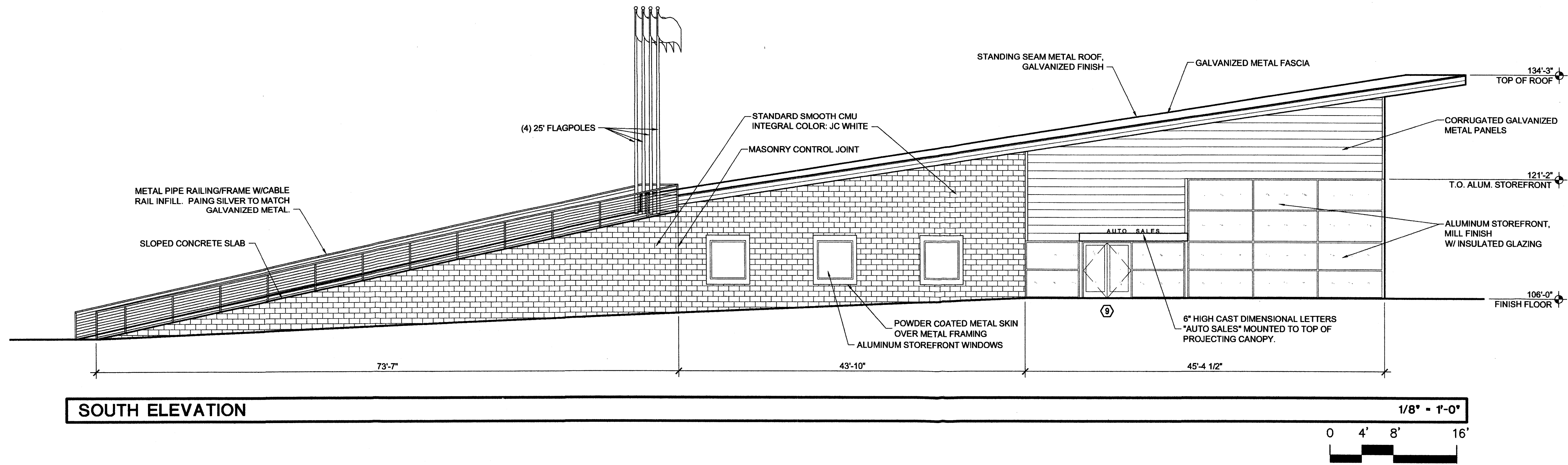
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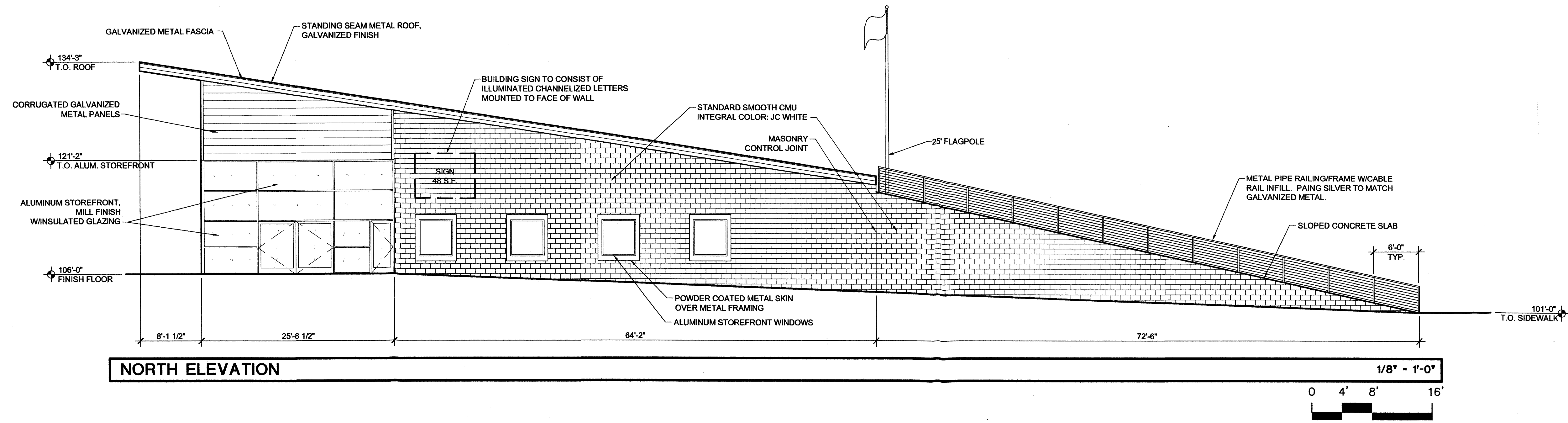
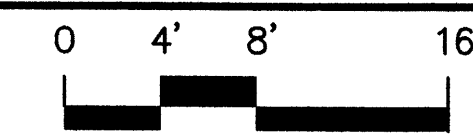
EXTERIOR ELEVATIONS
CCC SERVICE

By: RM
 File: OCC SALES/DRAWINGS/SCHEMATIC DESIGN
 A2_ELEVATIONS
 Sheet: 6 Of 43
A-1



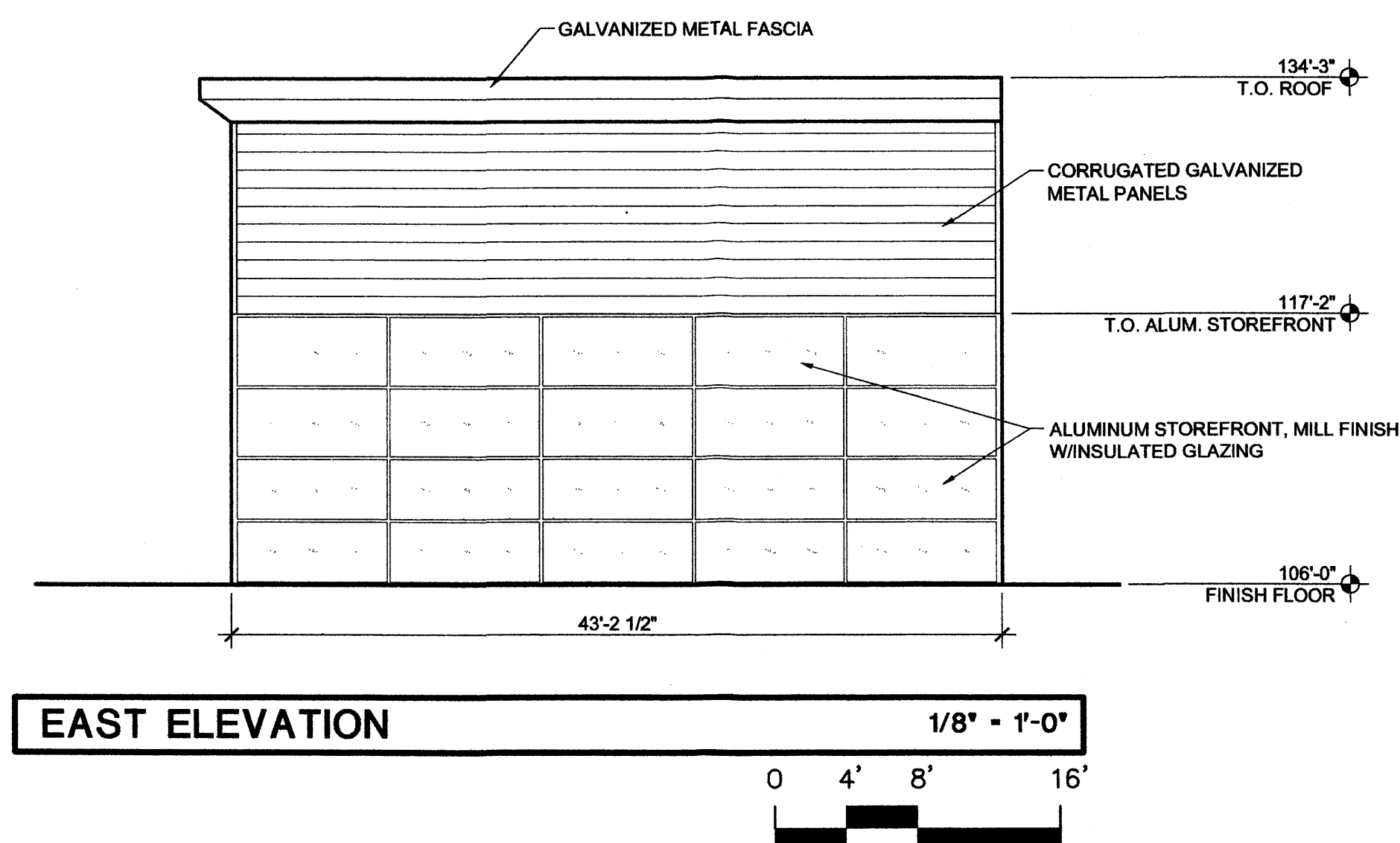
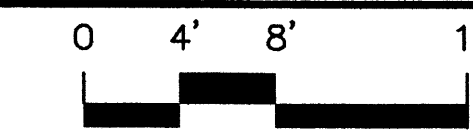
SOUTH ELEVATION

1/8" = 1'-0"



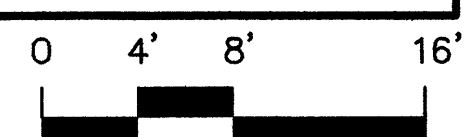
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



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CAR CARE CENTER / SALES

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PROJECT ARCHITECT: LEE GAMELSKY, AIA	Project #: 04-05-P
	Date: 14 DECEMBER 2004

**EXTERIOR ELEVATIONS
CAR SALES**

By: RM	Sheet: 7 Of: 43
File: QCC SALES\DRAWINGS\SCHEMATIC DESIGN	A-2