

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 / LOT AREA S.F. = 8,027 S.F. / 87,155 S.F. = 0.092

PARKING REQUIREMENTS:

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

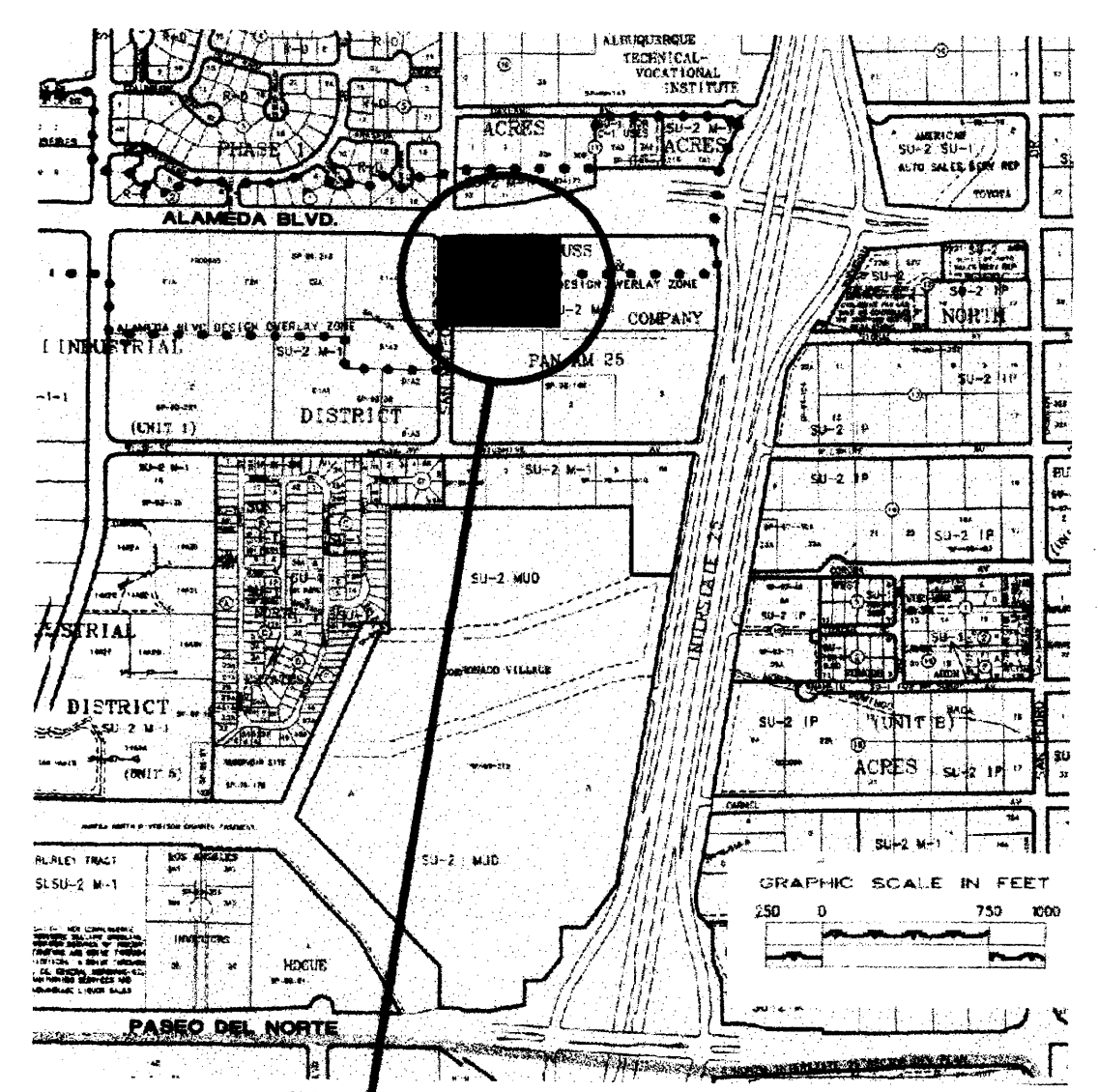
19,624 S.F. > 11,179 S.F.; THEREFORE OK

REQUIRED LANDSCAPED AREA (PER ALAMEDA BLVD. DOZ) 0.15 x (OFF STREET PARKING AREAS) S.F. = 0.15 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: _____

Application Number: *SRS*

Is an Infrastructure List required? () Yes () No. If Yes, then a set of approved DRC plans with a **weak order to improve for any construction within Public Right-of-Way** or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division Date _____

Utilities Development **PRELIMINARY SEAT** Date _____

Parks and Recreation Department **APPROVED BY DRB** Date **ON 1/5/04**

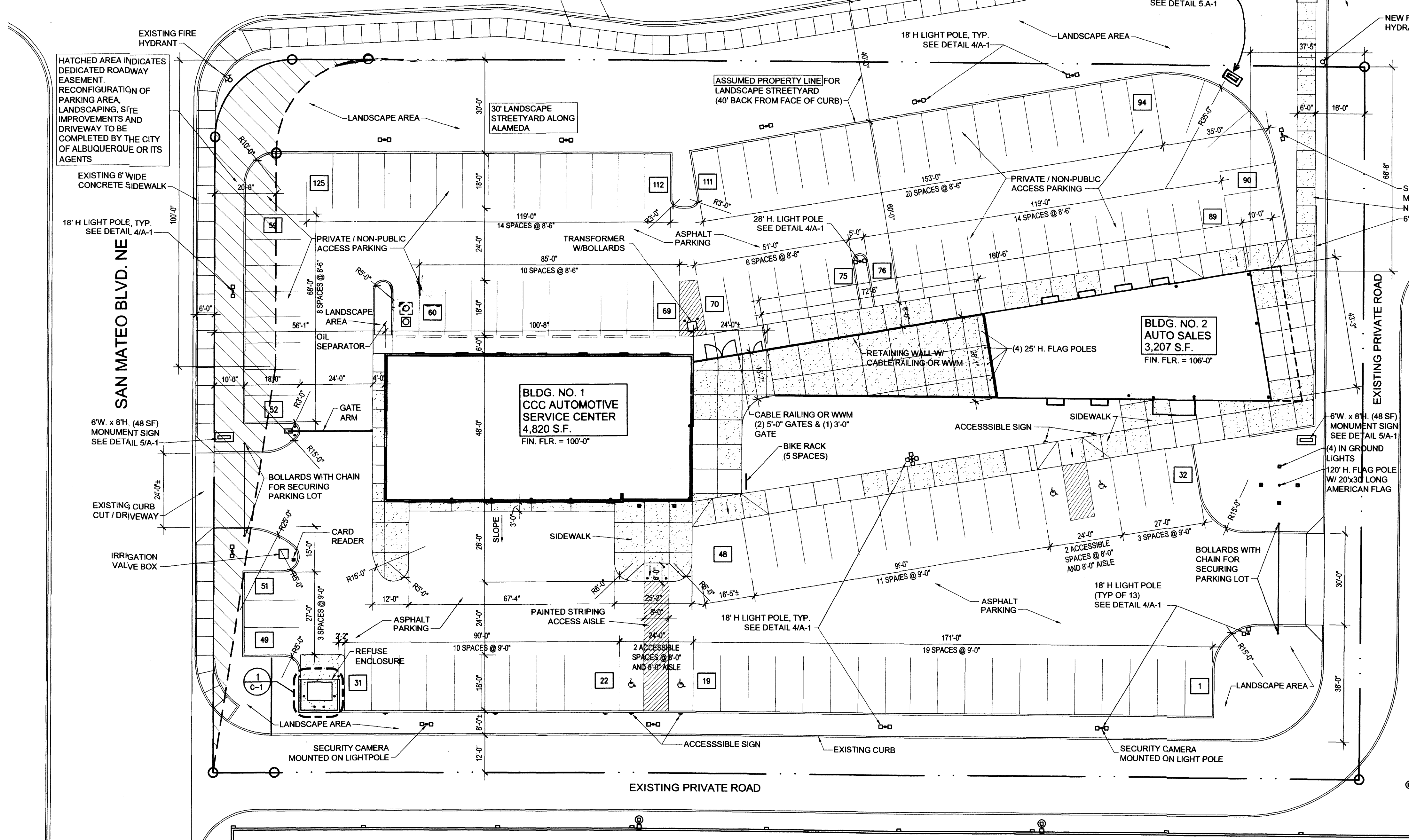
City Engineer Date _____

Environmental Health Department (conditional) Date _____

Joe White Solid Waste Management Date **12-28-04**

DRB Chairperson, Planning Department Date _____

* Environmental Health, if necessary



- 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 SIGNAGE OR ILLUMINATED PLASTIC BAND.
 - C. NO OUTDOOR LOUSPEAKERS 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 OF 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 GAMESKY ARCHITECTS P.C.

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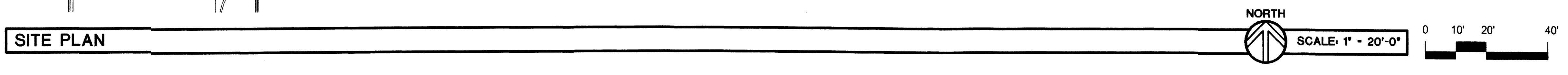
PROJECT ARCHITECT: LEE GAMESKY, AIA
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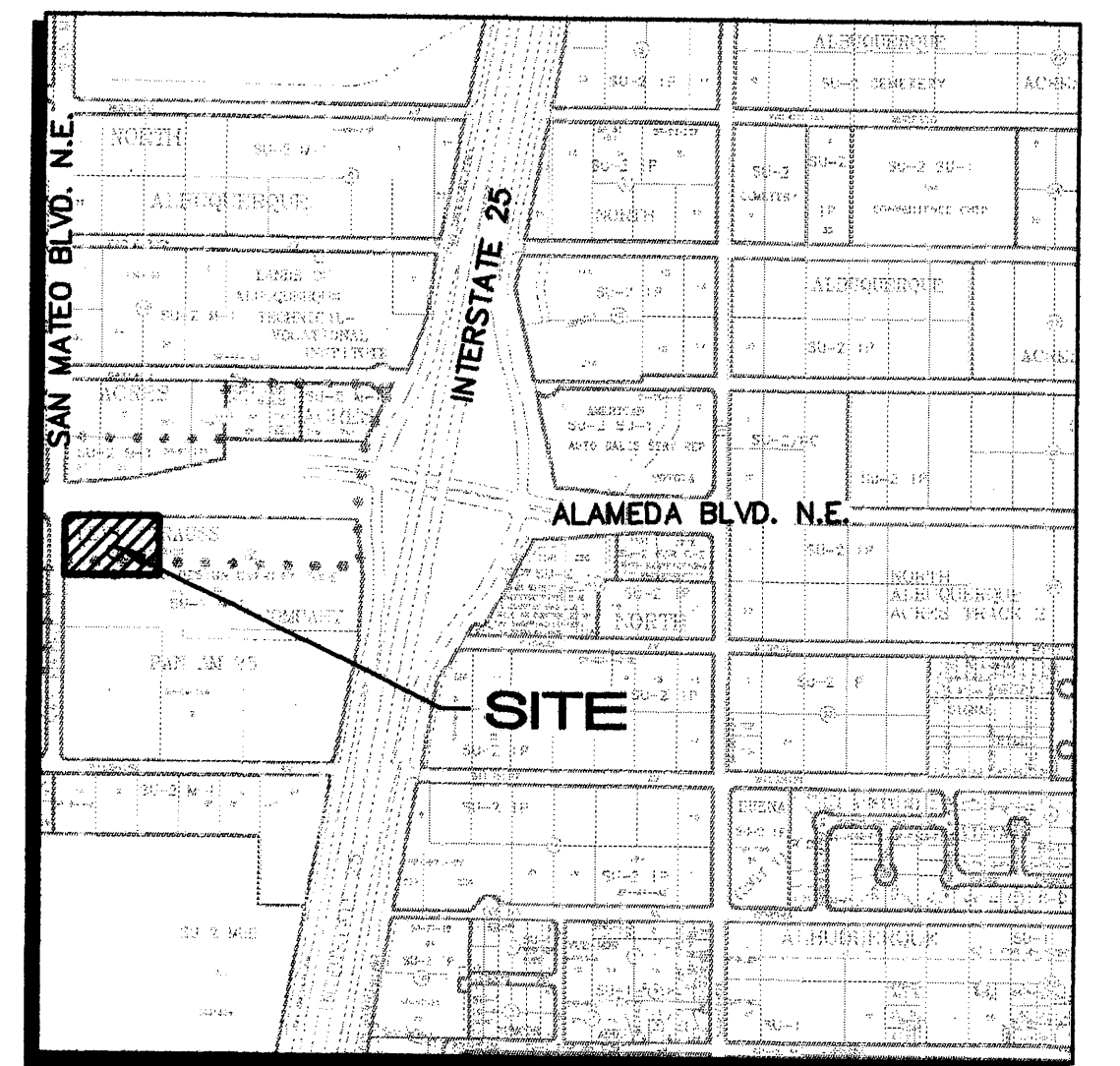
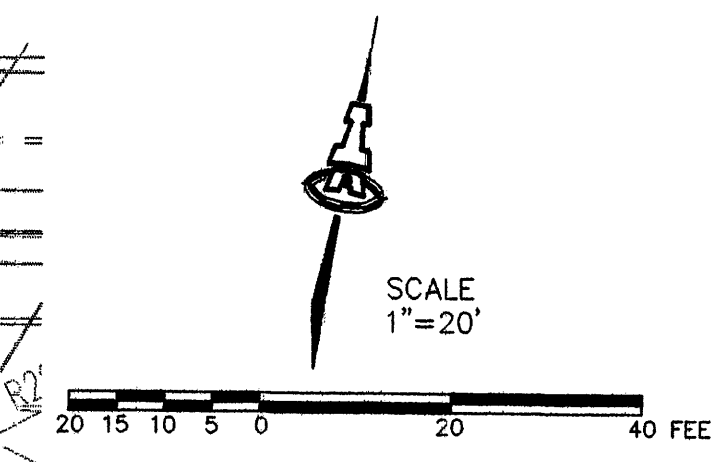
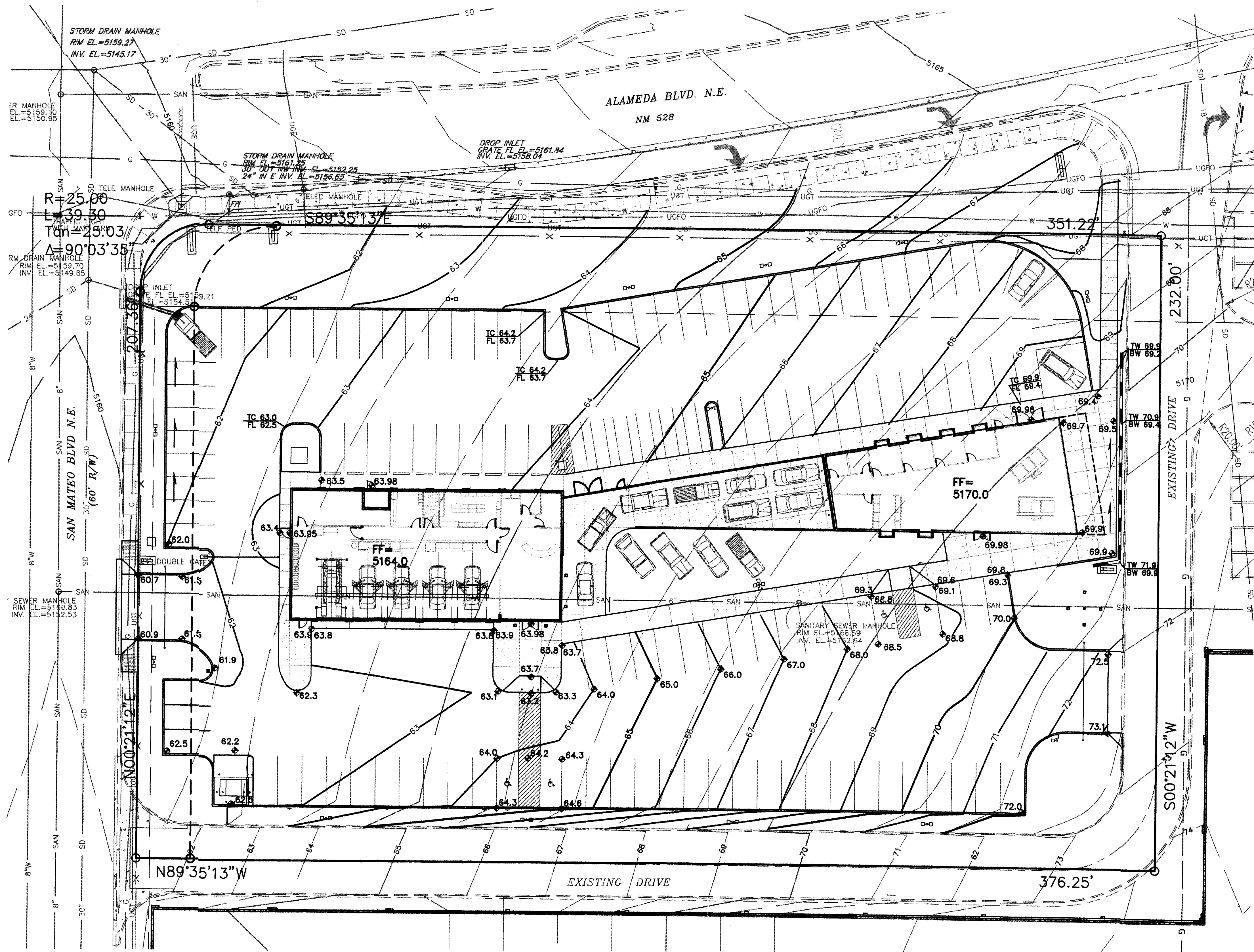
Project #: 04-05-P
 Date: 14 DECEMBER 2004

SITE DEVELOPMENT PLAN FOR SUBDIVISION

By: RM
 File: CCC SALES/DRAWINGS/SCHEMATIC DESIGN AS1_SITE

Sheet 5 Of
C-1





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 DEVELOPMENT. 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:
 $Q_{100-5} = (2.0008 \text{ AC})(4.85 \text{ CFS/AC}) = 9.7 \text{ CFS}$

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:
 Precipitation Zone: 3
 Land Treatment: 7% B & 93% D
 $Q = (2.0008 \text{ AC})(4.85 \text{ CFS/AC}) = 9.7 \text{ CFS}$
 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 FL 70.0 TOP OF CURB ELEVATION FLOWLINE
 - PROPOSED RETAINING WALL
 - TW 71.9 BW 69.9 TOP OF WALL ELEVATION BOTTOM OF WALL

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 LEE GAMESKY, AIA

Project #:
 04-05-P

Date:
 14 DECEMBER 2004

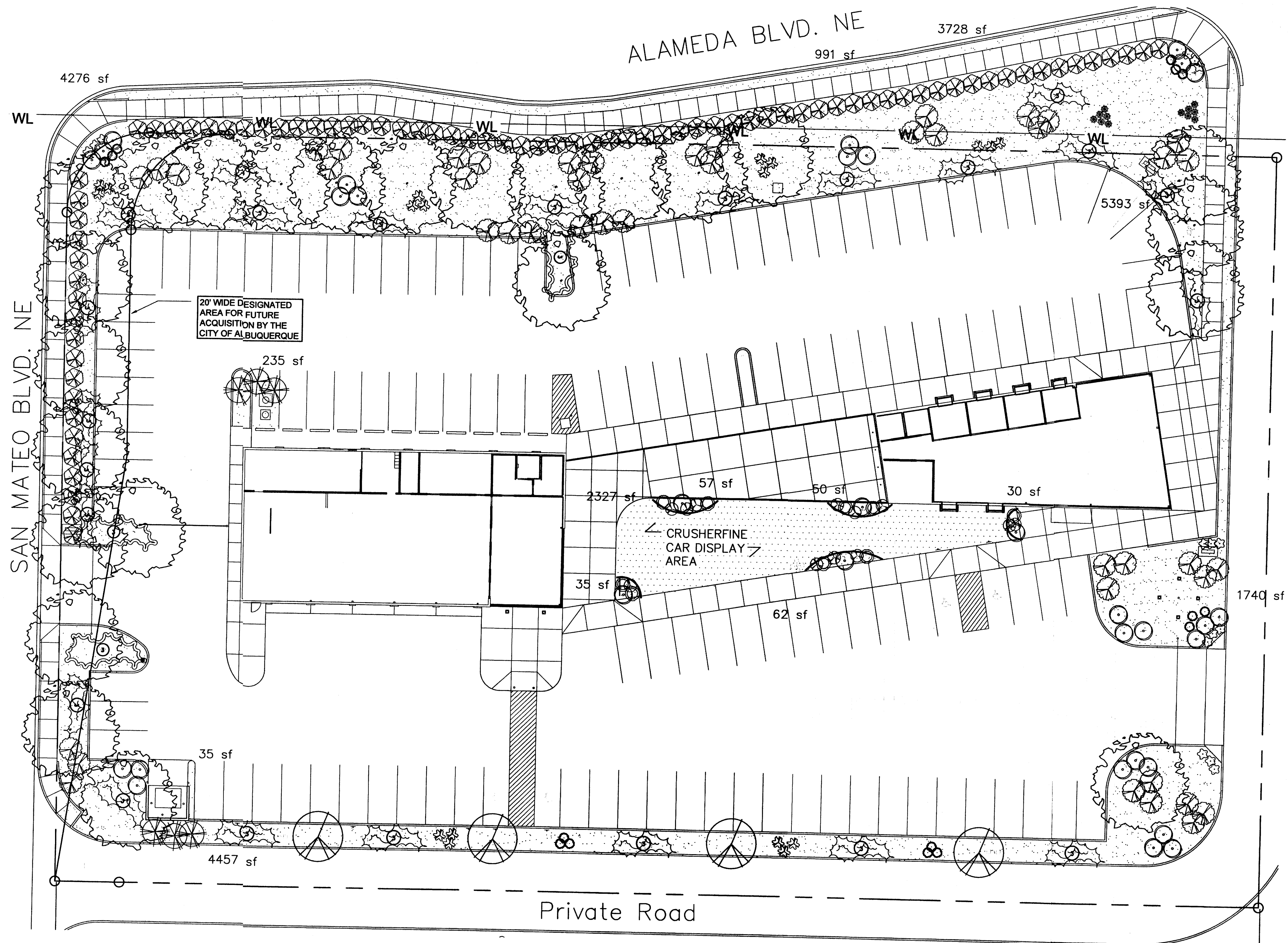


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 Consulting Engineering Associates
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 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1412GRD.DWG.rh 12/13/04

CONCEPTUAL GRADING PLAN

By:
 File: QCC SALES/DRAWINGS/SCHEMATIC DESIGN

Sheet Of:
C-2



PLANT LEGEND

- ASH (H) OR HONEY LOCUST (M) 24
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.
- FLOWERING PEAR (M+) 4
Pyrus calleryana
2" Cal.
- SILVERBERRY (M) 6
Elaeagnus pungens
5 Gal. 100sf
- INDIAN HAWTHORN (M) 79
Raphiolepis indica
5 Gal. 36sf
- ROSEMARY (M) 9
Rosmarinus officinalis
2 Gal. 9sf
- POTENTILLA (M) 15
Potentilla fruticosa
2 Gal. 4sf
- TAM JUNIPER (M) 32
Juniperus sabin
1 Gal. 150sf
- RED YUCCA (L) 15
Hesperaloe parviflora
1 Gal. 9sf
- CRIMSON PIGMY BARBERRY (M) 12
Berberis thunbergii 'Atropur Nana'
1 Gal. 4sf
- BLUE FESCUE (M) 18
Festuca ovina glauca
1 Gal. 4sf
- HALLS HONEYSUCKLE (M) 45
Japonica 'Halliana'
1 Gal. 100sf
Unstaked-Groundcover
- WILDFLOWER 12
1 Gal. 4sf
- CREEPING ROSEMARY (L) 102
Rosmarinus officinalis 'Prostrata'
1 Gal. 36sf
Symbol indicates 3 plants
- COTONEASTER (M) 9
Cotoneaster spp.
5 Gal. 81sf
Symbol indicates 3 plants
- COMPACT CRUSHER FINES
- 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	16401	square feet
TOTAL LANDSCAPE PROVIDED	18728	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:

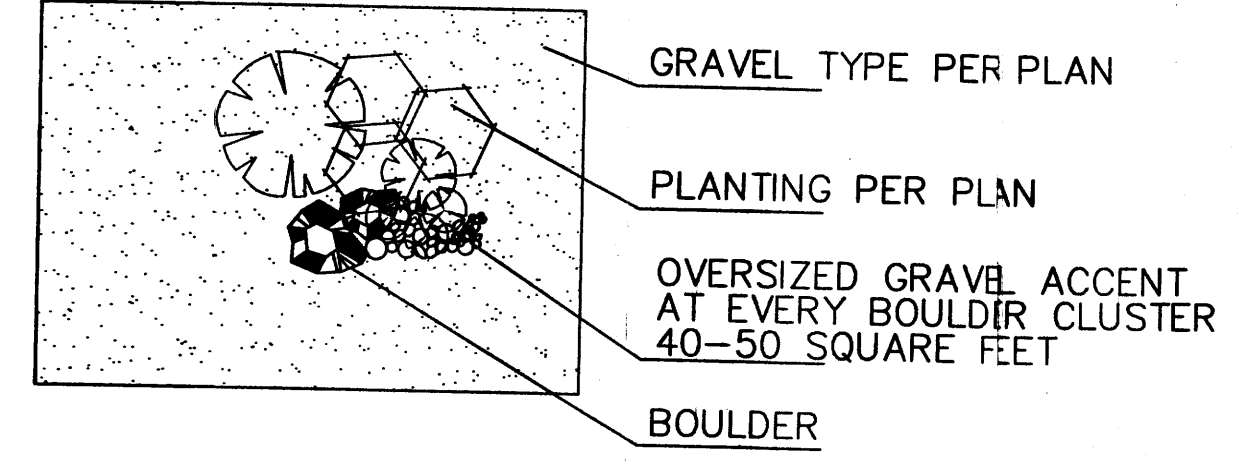
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

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.

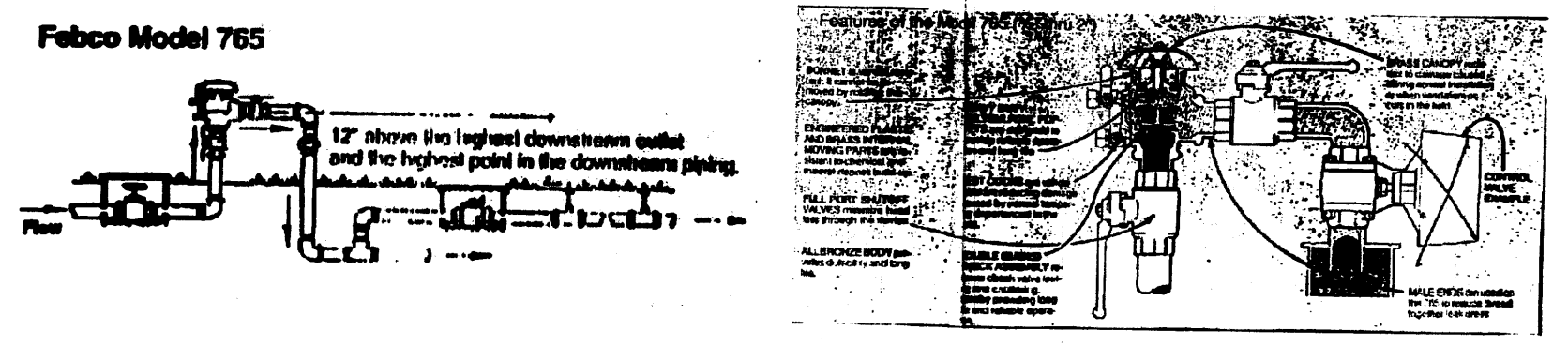
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.



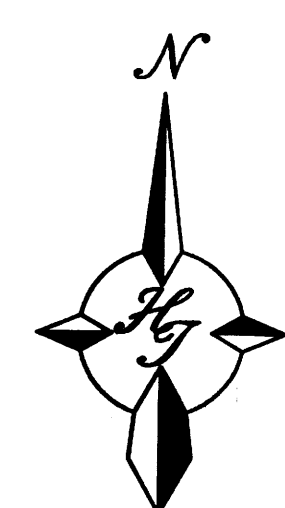
GRAVEL ACCENT DETAIL

NTS

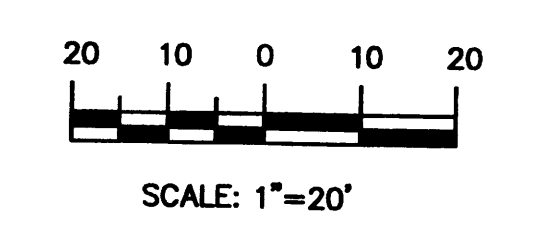


BACKFLOW PREVENTOR DETAIL

NTS



GRAPHIC SCALE



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DRB SUBMITTAL

LEE GAMELSKY ARCHITECTS P.C.

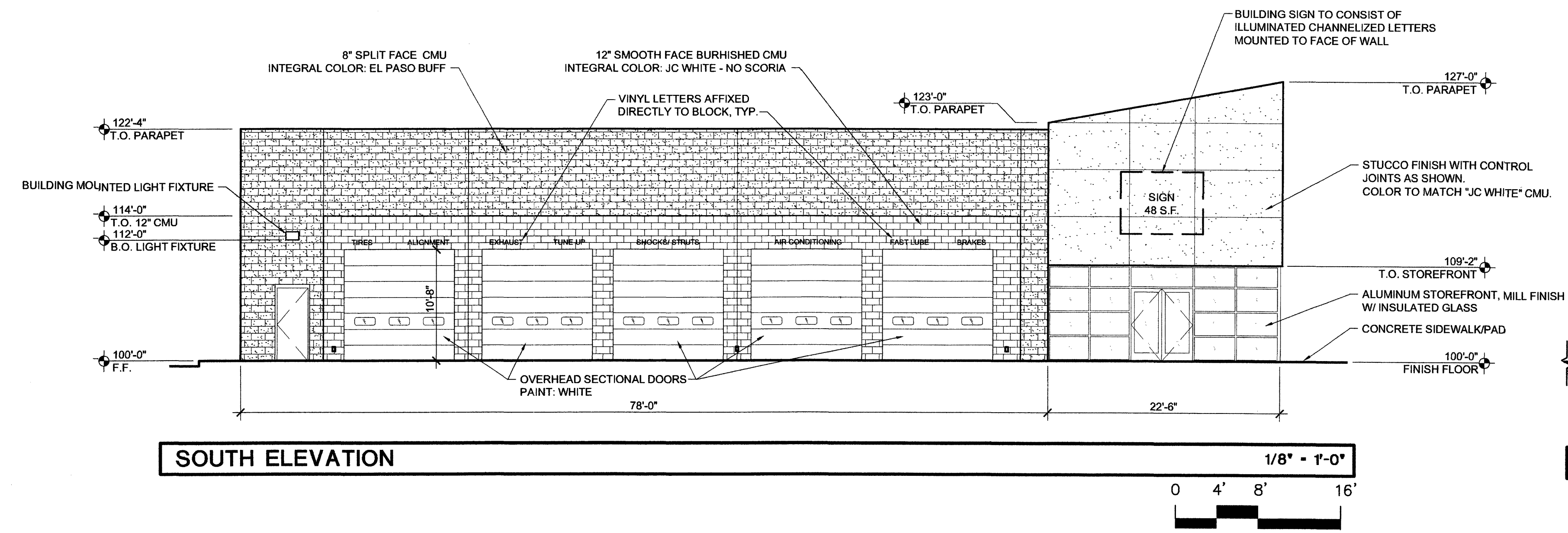
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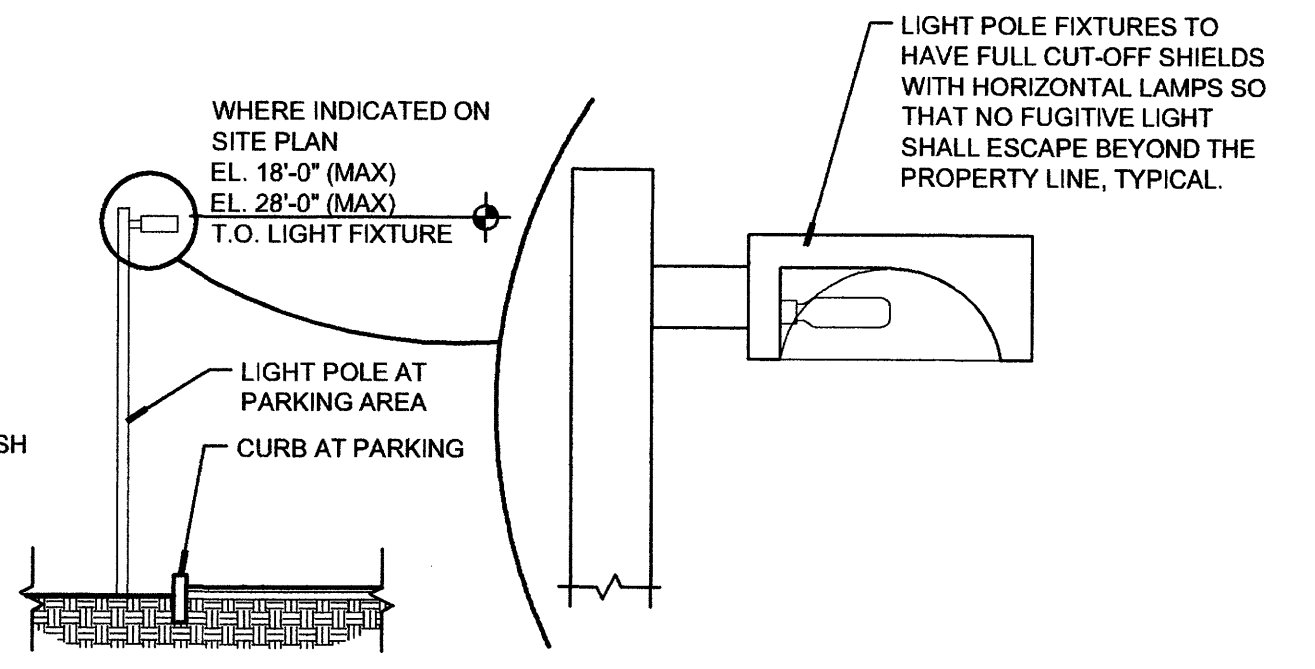
LANDSCAPE PLAN

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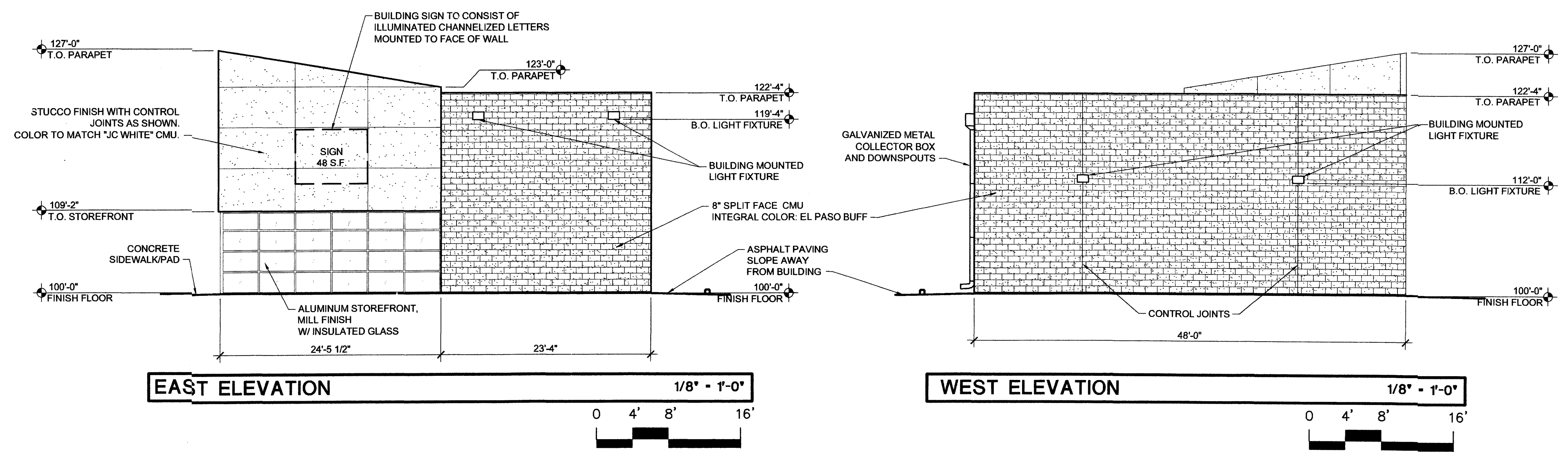
SOUTH ELEVATION

1/8" = 1'-0"



LIGHT POLE & DETAIL

4 1/8" = 1'-0"

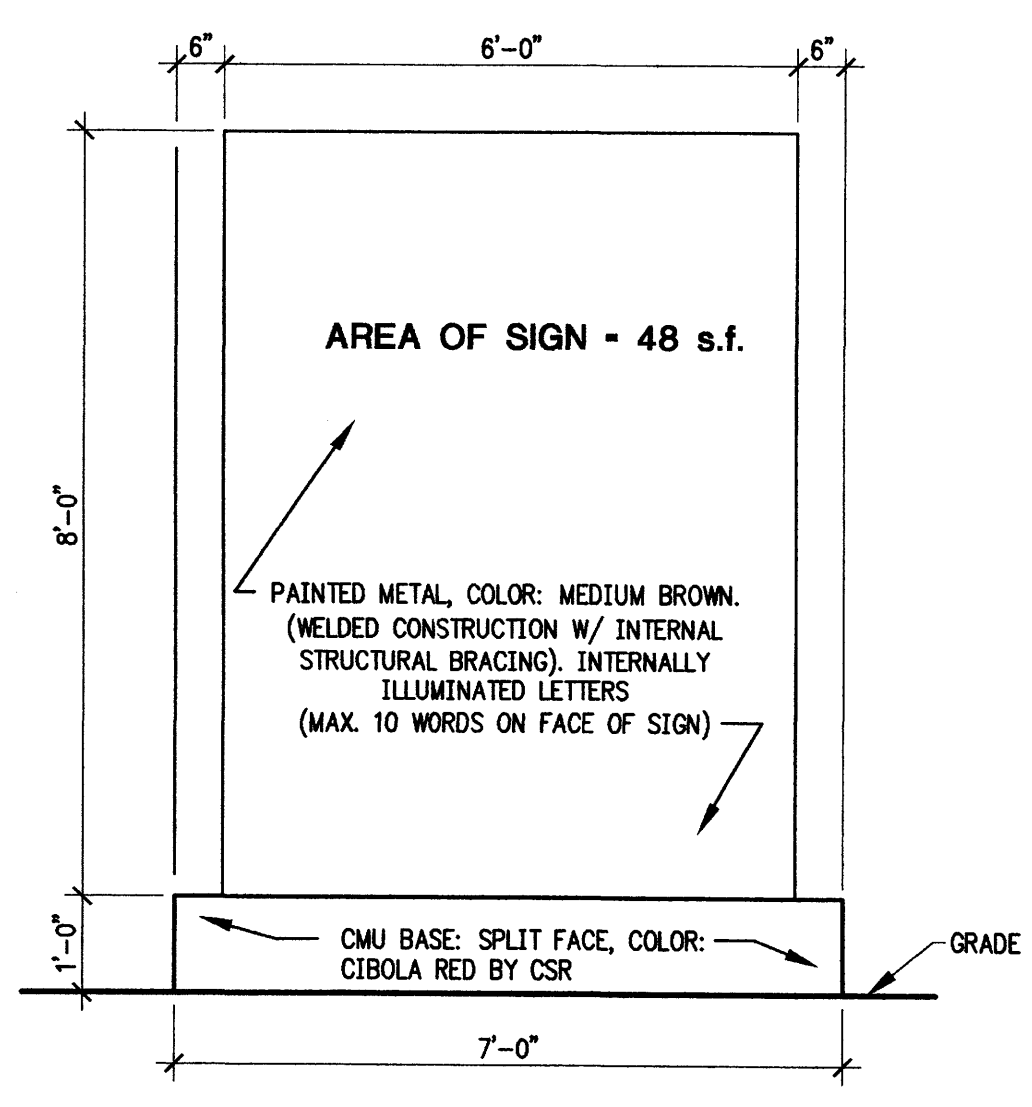


EAST ELEVATION

1/8" = 1'-0"

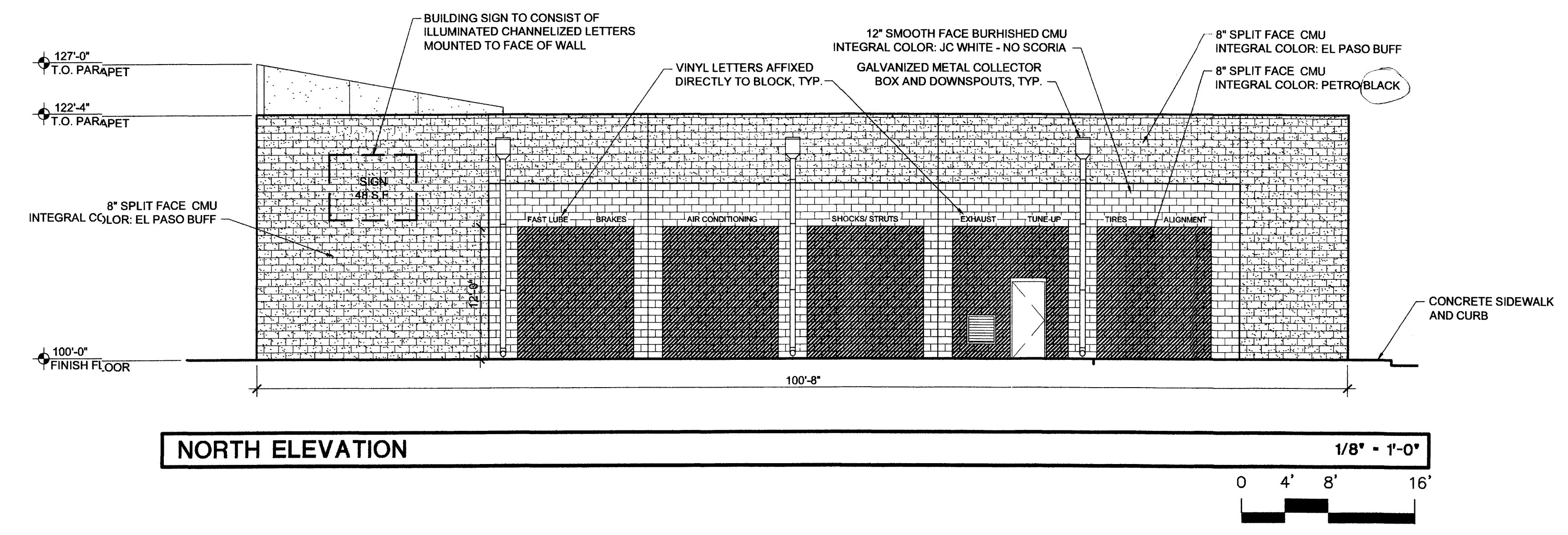
WEST ELEVATION

1/8" = 1'-0"



MONUMENT SIGN

5 1/2" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

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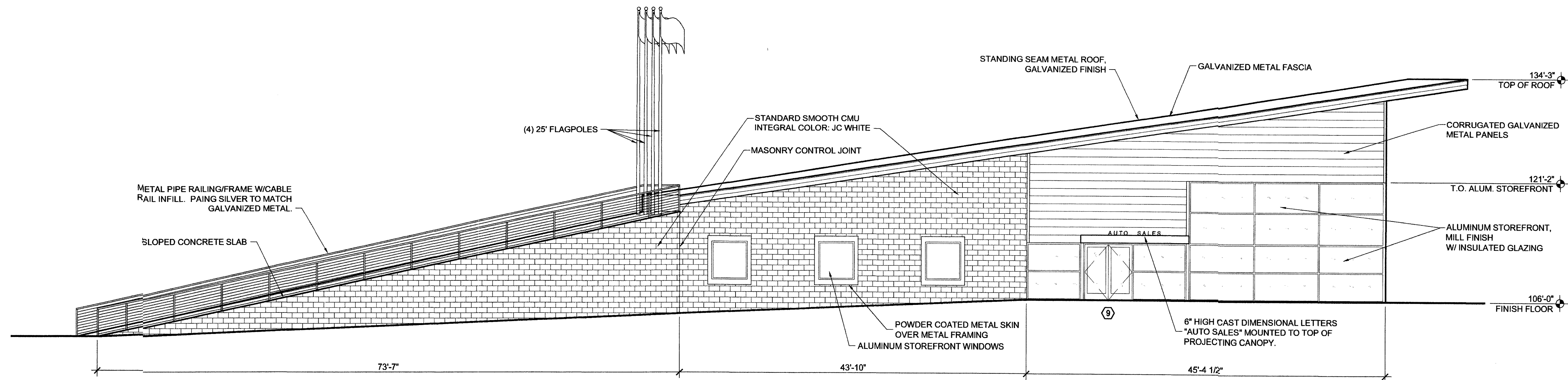
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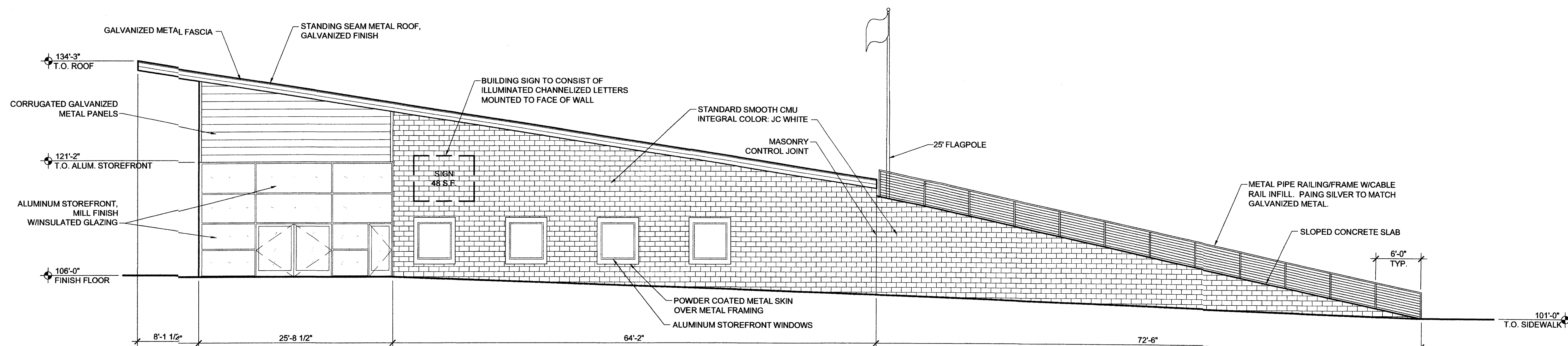
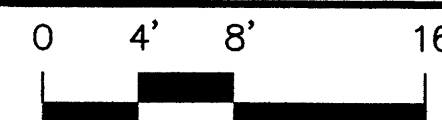
**EXTERIOR ELEVATIONS
CCC SERVICE**

By: RM File: QCC SALES\DRAWINGS\SCHEMATIC DESIGN A2_ELEVATIONS	Sheet: 16 Of: A-1
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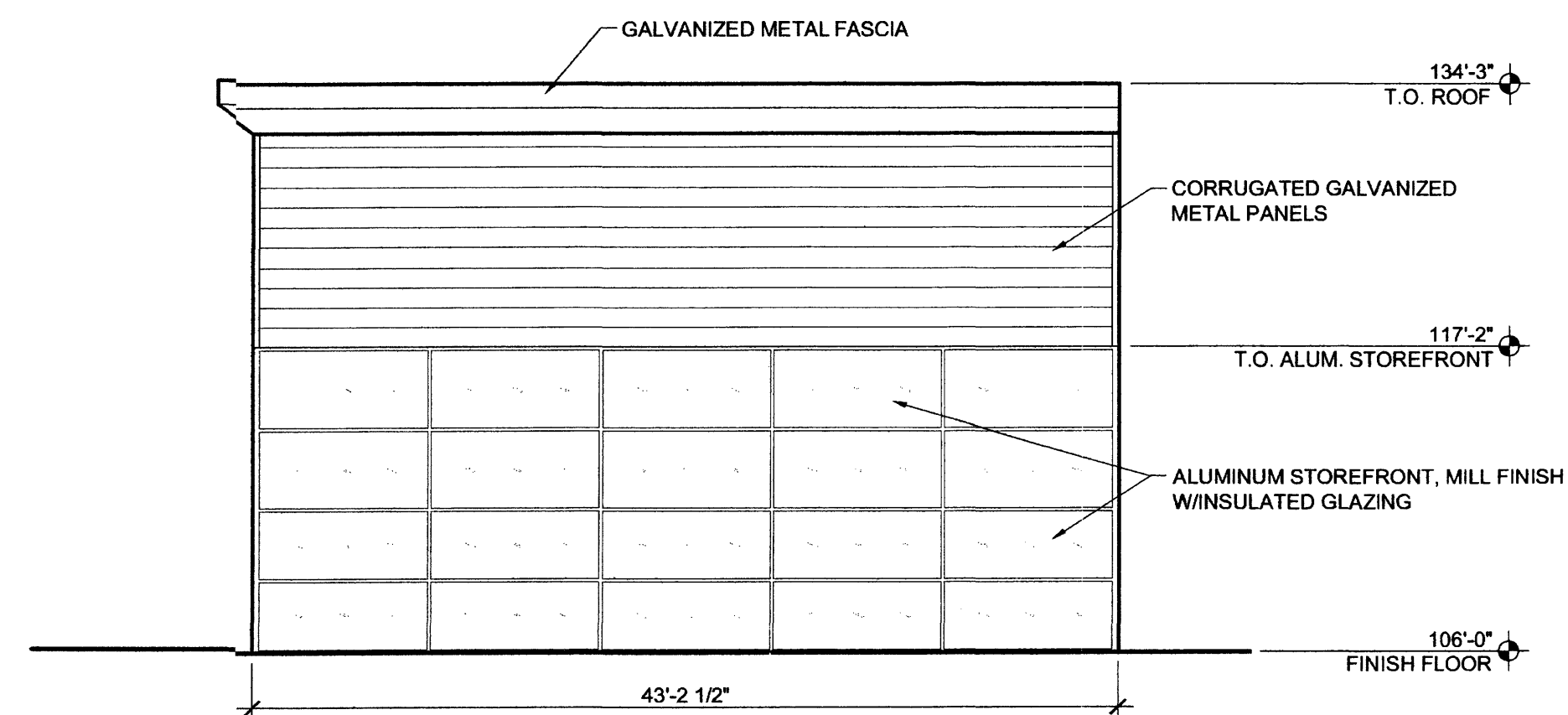
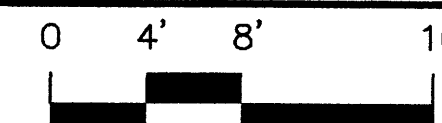
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1/8" = 1'-0"



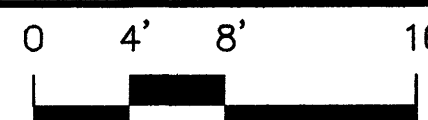
NORTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



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**EXTERIOR ELEVATIONS
CAR SALES**

By: RM File: QCC SALES\DRAWINGS\SCHEMATIC DESIGN	Sheet: 16 Of: A-2
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