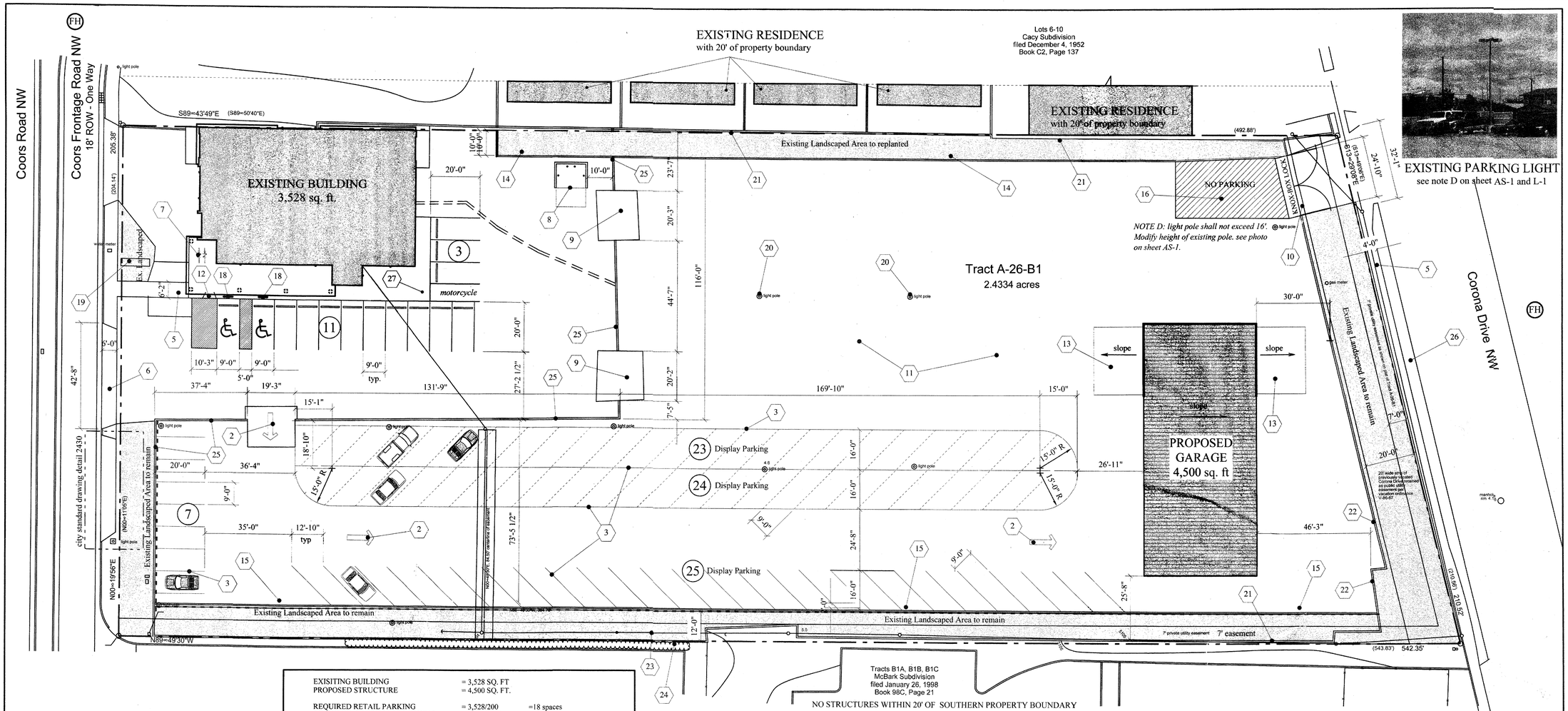


EXISTING PARKING LIGHT
see note D on sheet AS-1 and L-1

EXISITING BUILDING	= 3,528 SQ. FT	
PROPOSED STRUCTURE	= 4,500 SQ. FT.	
REQUIRED RETAIL PARKING	= 3,528/200	=18 spaces
REQUIRED WAREHOUSE PARKING	= 4,500/2000	=3 spaces
TOTAL REQUIRED PARKING	**=21 spaces**	
(TOTAL DISABLED PARKING	**=2 spaces)**	
DISPLAY PARKING PROVIDED	= 72 spaces	
THEREFORE,	**TOTAL PARKING PROVIDED = 93 (designated disabled parking = 2 spaces)**	

REVISED SITE PLAN

PARKING CALCULATIONS

scale: 1" = 20'-0"

Zoning: SU-1
Zoning Description: C-2 USES
Zone Atlas Page: G11
Property Address: 2922 Coors Blvd NW
UPC Number: 101105927252711 2

Reference DRB: *DRB-99-225*
Reference EPC: *Z-99-66*

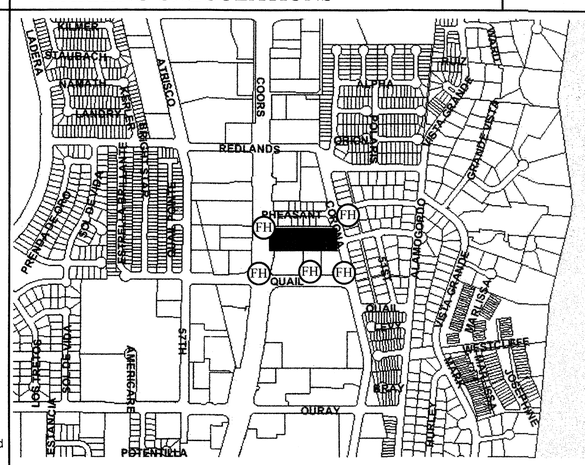
Owner:
Mike Hosni
M & F Auto Sales
2922 Coors Blvd NW
Albuquerque, NM 87120
505-839-2299

Designer:
Anissa Construction, inc.
1232 Western Meadows Rd NW
Albuquerque, NM 87114
505-250-5434

Civil Engineer:
QuikDraw Engineering
PO Box 729
Corrales, New Mexico 87048

Project Description:
This permit requests the construction of a 4,200 sq. ft. garage to be used for secure parking of inventory vehicles. One bay of the garage will be used for washing the vehicles. Project includes mechanical, electrical, and structural related to the new parking garage

PROJECT INFORMATION



ZONE ATLAS G11 and existing fire hydrants

1. Demolish existing curb cut and replace with valley gutter, curb and sidewalk to city standards section 340 and standard detail drawing 2430.
2. Painted one-way arrow.
3. 4" wide painted stripping for vehicular stalls, solid lines only.
4. Existing landscape areas to be replanted and irrigation repaired according to approved landscape plan dated 4/26/98 which is attached.
5. Existing concrete sidewalk as pedestrian access.
6. Existing curb cut as vehicular access.
7. New bike rack for two bikes.
8. New dumpster enclosure per city specifications.
9. Existing concrete drive pad at gate to remain.
10. Install new knox-box lock on existing gate.
11. Existing asphalt to remain.
12. Existing handicapped ramp access.
13. 6" concrete slab.
14. Continuous temporary asphalt built-up curb per City Standard Dwg. 2415B
15. Continuous concrete header curb per City Standard Dwg. 2415B.
16. No parking to be indicated on asphalt for fire truck access.
17. Concrete curb stops.
18. Handicapped parking signs, see utility sheet for detail.
19. Existing monument sign.
20. Existing pole lighting to remain.
21. **Existing 6' high exposed grey standard CMU wall** *to be raised to 8' above grade.*
22. **Existing 6' high brown CMU wall** *to be raised to 8' above grade.*
23. Overhead utility line.
24. Existing landscaping on neighboring property to remain.
25. Existing 20" brown CMU wall to remain.
26. City landscaped area to remain.
27. *Install sign to read, "motorcycle parking only"*

KEYED NOTES

This plan consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), and that the findings and conditions in the Official Notice; Notification of Decision have been compliled with SITE DEVELOPMENT PLAN APPROVAL
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.

(2.4334 acres)

CITY ENGINEER	DATE	PARKS AND RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE	TRAFFIC ENGINEERING, TRANSPORTATION DIV.	DATE
Michael Holton	6/25/07	AFD PLANS CHECKING OFFICE	
SOLID WASTE MANAGEMENT	DATE	FIRE MARSHAL, FIRE DEPT. PLAN CHECK 924-3611	DATE
		APPROVED DISAPPROVED HYDRANT(S) ONLY R.C. 8-2-07 SIGNATURE & DATE	
ENVIRONMENTAL HEALTH	DATE	SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE		

DRB SIGN OFF

ANISSA construction, inc.

EPC #1005396
EPC #07 EPC-00286
DRB #DRB-99-225

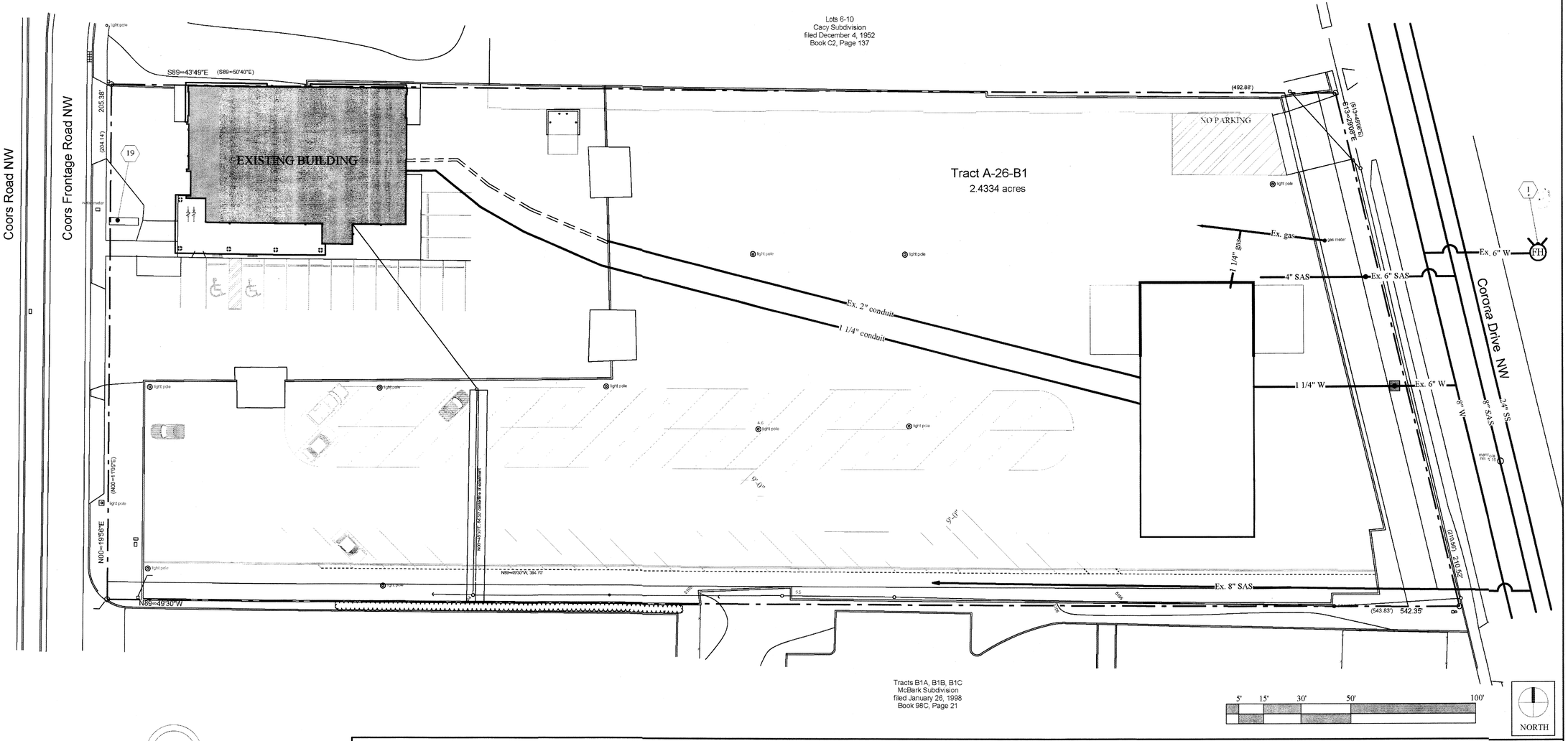
M & F Auto
PARKING GARAGE
SITE PLAN

2922 Coors Blvd NW
Albuquerque, New Mexico
1 April 2007 revised 6/18/2007

Anissa Construction, inc.
505) 250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
fax) 505-898-5811

AS-1

DRB (7/18/2007)
1 OF 11

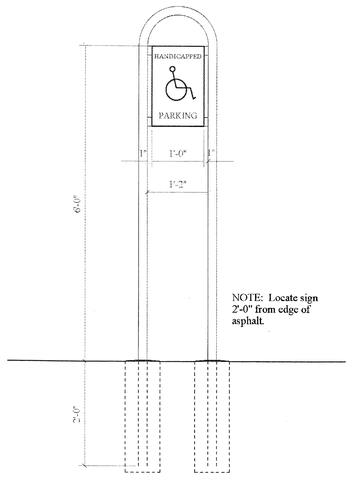


CONCEPTUAL UTILITY PLAN

scale: 1" = 20'-0"

1.

1. Existing fire hydrant



NOTE: Locate sign 2'-0" from edge of asphalt.

3/4" = 1'-0"

HANDICAP PARKING SIGN

KEYED NOTES

ANISSA construction, inc.

M & F Auto
PARKING GARAGE
CONCEPTUAL UTILITY PLAN

2922 Coors Blvd NW
Albuquerque, New Mexico

19 February 2007

Anissa Construction, inc.
505) 250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
fax) 505-898-5811

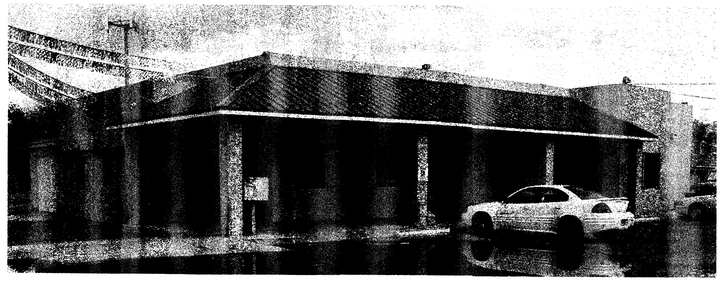
AS-2

DRB (7/18/2007)
2 OF 11

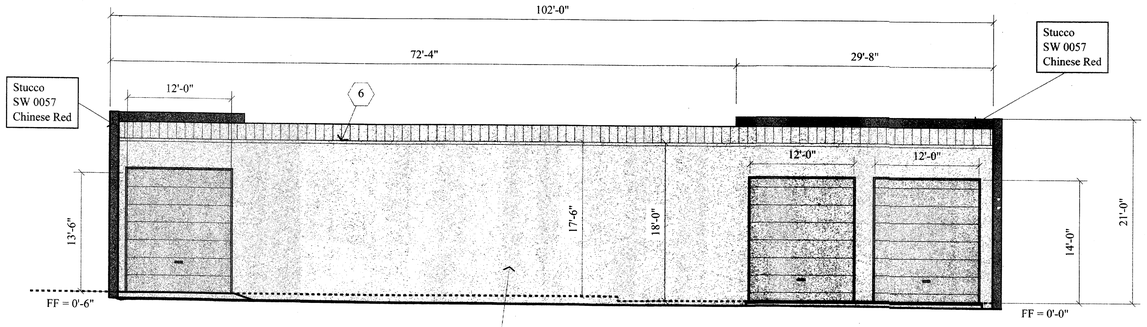
ANISSA construction, inc.

505-250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
505-898-1944 office
505-898-5811 fax

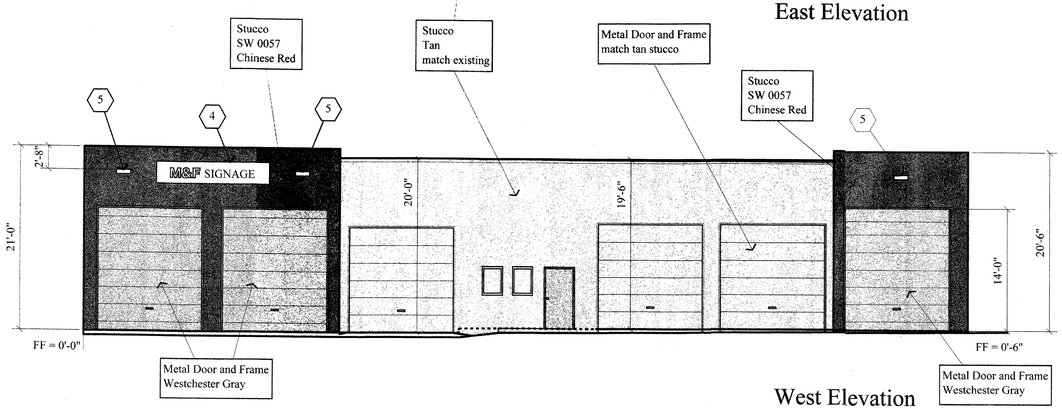
hogelandanissa@aol.com



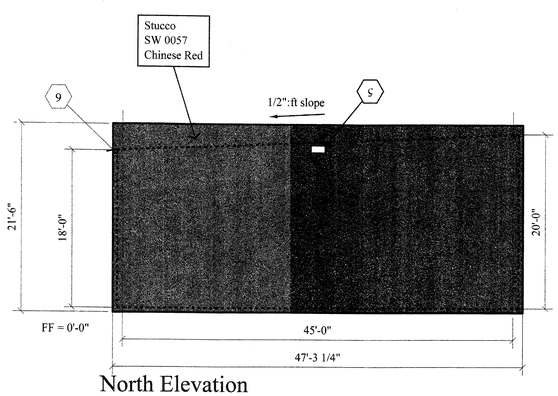
Existing Building on property



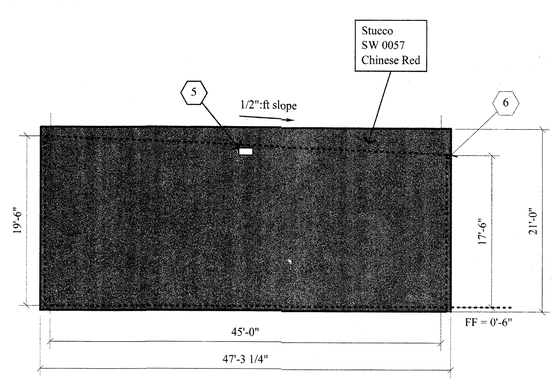
East Elevation



West Elevation



North Elevation



South Elevation

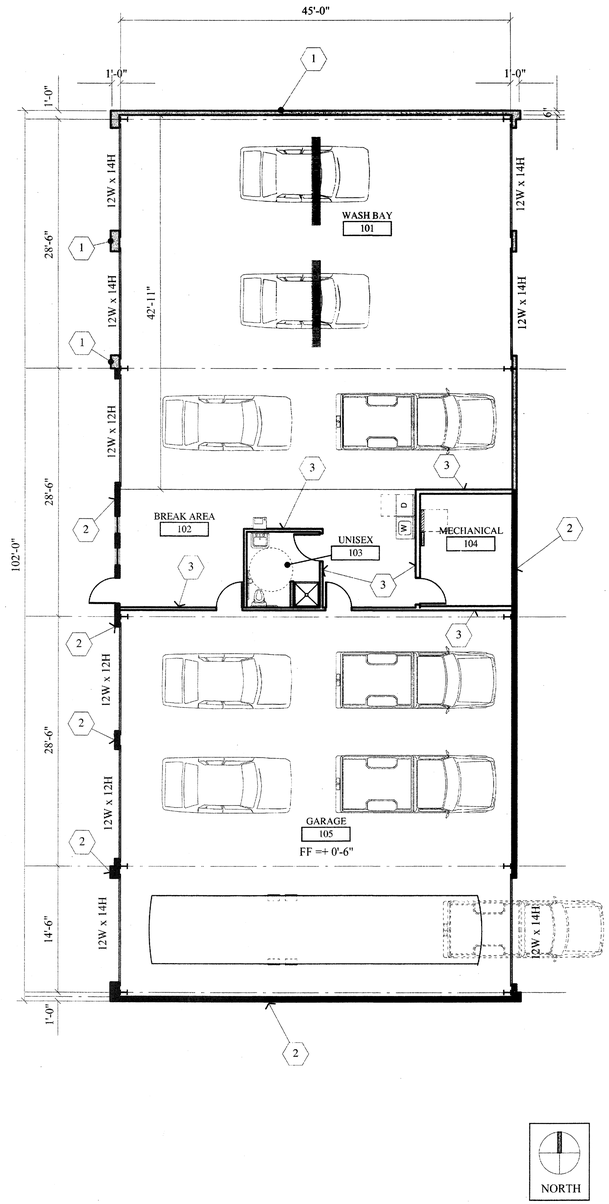
5/6/07

EXTERIOR ELEVATION - M & F Auto @ 2922 Coors Blvd NW, Albuq., NM scale: 1/8" = 1'-0"

GENERAL NOTES

general note: door, windows, and sectional doors provided by general contractor

keyed note	poche	description
1		6", 16 ga steel stud wall @ 16" o.c., R-19 fiberglass insulation exterior: three coat stucco system interior: liner panel
2		6", 16 ga steel stud wall @ 16" o.c., R-19 fiberglass insulation exterior: three coat stucco system interior: 5/8" gypsum wallboard
3		6", 24 ga steel stud wall @ 16" o.c., uninsulated exterior: none interior: 5/8" gypsum wallboard



FLOOR PLAN scale: 1/8" = 1'-0"

KEYED NOTES

1. See wall schedule.
2. See wall schedule.
3. See wall schedule.
4. Internally illuminated signage on the western facade only.
5. Exterior down light wall mounted fixtures.
6. External gutter, provided by metal building supplier.

ANISSA construction, inc.

EPC #1005396
EPC #07 EPC-00286
DRB #DRB-99-225

M & F Auto GARAGE
Floor Plan and Exterior Elevations

2922 Coors Blvd NW
Albuquerque, New Mexico
7 March 2007 revised 6/18/2007

Anissa Construction, inc.
505) 250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
fax) 505-898-5811

A-1

DRB (7/18/2007)
3 OF 11

Required Bicycle Parking based on City of Albuquerque Zoning Code 14-16-3-1

Requires one bicycle parking space per 20 automobile parking spaces.

Therefore: 2 bike spaces req

Ground cover

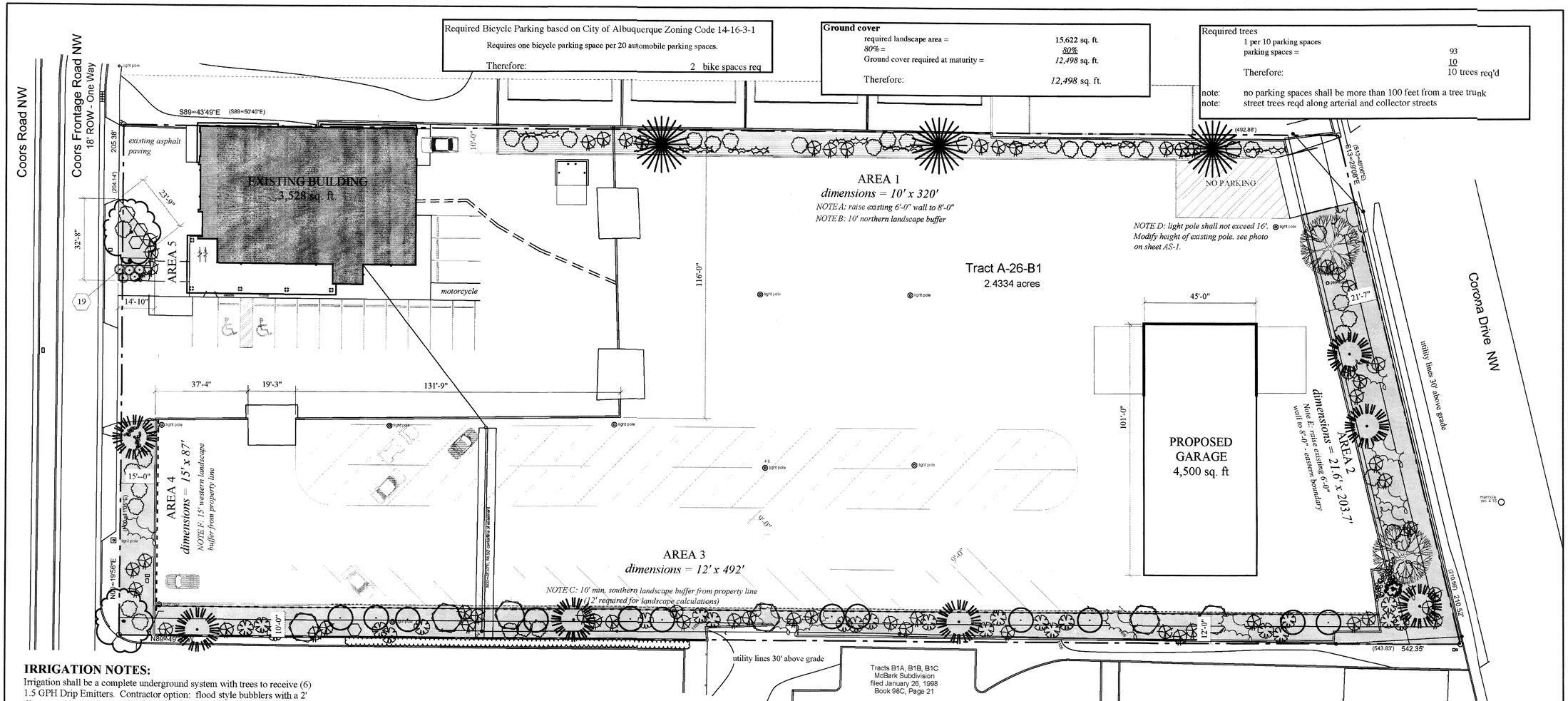
required landscape area = 15,622 sq. ft.
80% = 80%
Ground cover required at maturity = *12,498* sq. ft.

Therefore: *12,498* sq. ft.

Required trees

1 per 10 parking spaces
parking spaces = 93
10
Therefore: 10 trees req'd

note: no parking spaces shall be more than 100 feet from a tree trunk
note: street trees reqd along arterial and collector streets



scale: 1" = 20'-0"

IRRIGATION NOTES:

Irrigation shall be a complete underground system with trees to receive (6) 1.5 GPH Drip Emitters. Contractor option: flood style bubblers with a 2' diameter soil berm. *Root zone must be watered to a depth of 2' feet.*

Shrubs to receive (2) 1.0 GPH drip emitters. Drip and bubbler systems to be tied to 1/2" polypipe with flush caps to each end. The irrigation system will comply with the Albuquerque Waster Waste Ordinance 56-1977.

Wildflowers to receive (1) 1.0 GPH drip emitter.

During the establishment phase, run time per each drip valve will be approximately fifteen minutes *once every 1-2 days if planted in summer, every 2-3 days if planted in Fall/Winter.*

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.

Landscape maintenance will the responsibility of the Owner.

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 Ordinanace 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, 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 80% live ground cover at maturity.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/NOTES	Count	water usage
	Pistachia chinensia	*CHINESE PISTACHE*	2 1/2" cal.	2	M
	Gleditsia triacanthos	HONEY LOCUST	2 1/2" cal.	5	H
	Pinus	*AFGHAN PINE*	6'	7	M
	Sambucus mexicana	MEXICAN ELDER	15 gal.	1	L
	Chilopsis linearis	DESERT WILLOW	5 gal.	6	L
	Albizia julibrissin rosea	MIMOSA	5 gal.	12	M
	Raphiolepis Indica	INDIAN HAWTHORN	5 gal.	58	M
	Campsis radicans	TRUMPET VINE	1 gal.	8	M

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/NOTES	Count	water usage
	Robinia x ambigua	*PURPLE ROBE*	2 1/2" cal.	3	M
	Oenothera sp.	*EVENING PRIMROSE*	5 gal.	11	L/M
	Salvia greggii	AUTUMN SAGE	5 gal.	3	M
	Fallugia paradoxa	APACHE PLUME	5 gal.	38	M
	Chrysothamnus Nauseosus	CHAMISA	1 gal.	24	L
	Wildflower	WILDFLOWER	1 gal.	5	M
	Oversized gravel and boulders				
	3/4" grey gravel				

Landscape Calculations

net lot area = total area of lot - building foot print
total lot area = 105,999 sq. ft. (2.4334 acres)
building footprint = 8,028 sq. ft.
net lot area = 97,971 sq. ft.

required landscaping = net lot area x 15%
net lot area = 97,971
15%
Therefore: 14,696 sq. ft. req'd

Landscape Area	Sq. Footage
1	3,200
2	4,400
3	5,904
4	1,305
5	330
total sq. ft.	15,139

SUFFICIENT

LANDSCAPE PLAN

ANISSA construction, inc.

EPC #1005396
EPC #07 EPC-00286
DRB #DRB-99-225

M & F Auto
PARKING GARAGE
LANDSCAPE PLAN

2922 Coors Blvd NW
Albuquerque, New Mexico

1 April 2007 revised 6/18/2007

Anissa Construction, inc.
505) 250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
fax) 505-898-5811

L-1

DRB (7/18/2007)
4 OF 11

M & F AUTO SALES GRADING & DRAINAGE

2922 COORS BLVD. N.W.
ALBUQUERQUE, NEW MEXICO 87120

NOTE:
SURVEY PER USGS MODIFIED TOPO.

GENERAL NOTES:

1. GRADING ACTIVITIES ON ADJACENT PROPERTY OR RIGHTS-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE OWNER IS TRESPASSING AND THEREFORE ILLEGAL.

2. SLOPES SHALL BE NO STEEPER THAN 4H:1V PER CITY CODE/ POLICIES. IF THERE IS SUFFICIENT SLOPE PROTECTION (I.E. PLANTINGS, ROCK COVER, SHOTCRETE/ CONCRETE) SLOPES MAY BE NO STEEPER THAN 3H:1V.

3. A SEPARATE WALL PERMIT MUST BE OBTAINED FROM THE CITY OF ALBUQUERQUE DEPARTMENT.

4. DEVELOPMENT AND CONSTRUCTION OF THIS GRADING/ DRAINAGE PLAN WILL NOT ADVERSELY AFFECT OTHER PROPERTIES.

5. IF SOLID WALLS ARE BUILT AROUND PERIMETER OF THE LOT OWNER WOULD NEED TO RE-ENGINEER GRADING AND DRAINAGE PLAN.

EXISTING CONDITIONS

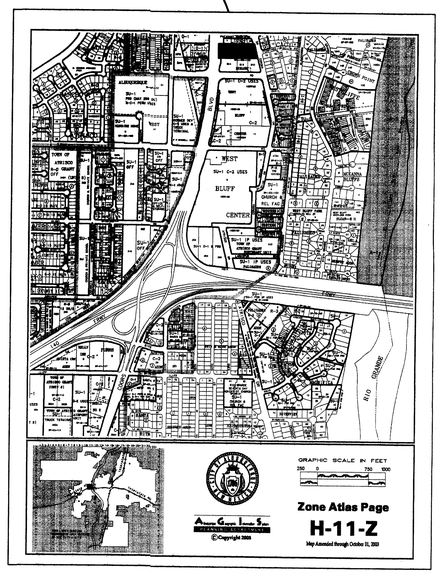
PRESENTLY THE 2.4334 ACRE SITE IS DEVELOPED. THE SITE IS BOUNDED ON THE EAST SIDE BY COOR BLVD., ON THE WEST SIDE BY CORONA DR., NORTH AND SOUTH SIDES BY PRIVATE PROPERTY. SITE TOPOGRAPHY SLOPES TOWARDS THE EAST SIDE OF THE LOT.

THE SITE IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN.

PROPOSED CONDITIONS

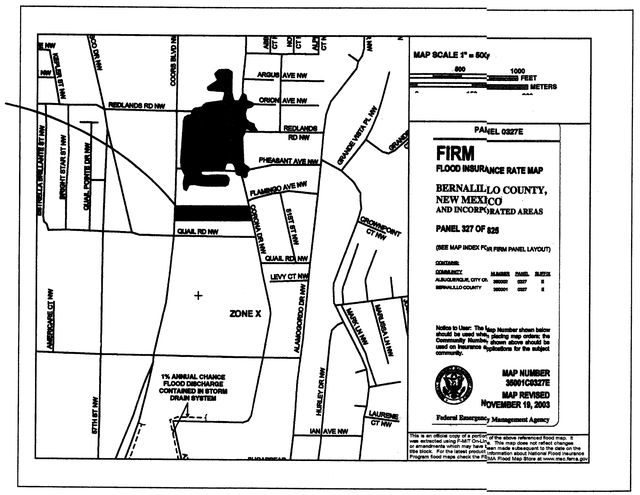
AS SHOWN, THE PROPOSED PAD IS LOCATED 30.77' FROM THE FRONT OF THE PROPERTY. ON DEVELOPED SITE FLOWS WILL FLOW TO THE FREE DISCHARGE LOCATED ON THE EAST SIDE OF THE LOT.

SITE



VICINITY/ZONE MAP H-11-Z

SITE



FEMA MAP #35001C0327E

PROPOSED INPUT

```
*                    ***********************************
*                    *M&F AUTO
*                    *100 YEAR 6 HOUR PROPOSED CONDITIONS
*                    *8000 SF IMPERVIOUS AREA
*                    ***********************************
START                TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
RAINFALL             TYPE=1 RAIN QUARTER=0.0
                     RAIN ONE=1.87 IN RAIN SIX=2.2 IN
                     RAIN DAY=2.66 IN DT=0.033333 HRS
*                    ************
COMPUTE NM HYD        ID=1 HYD NO=D1 DA=0.0038021 SQ MI
                     PER A=70 PER B=0 PER C=8 PER D=22
                     TP=-0.1333 HR MASS RAIN=-1
*                    ************
PRINT HYD            ID=1 CODE=1
FINISH
```

PROPOSED OUTPUT

```
AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -          - VERSION:  1997.02d      RUN DATE (MON/DAY/YR) =12/12/2006
INPUT FILE = P:\BCLENT~1\100prop6.txt                                  USER NO.= AHYMO-I-9702c01000X43-AH
```

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START										PAGE = 1
RAINFALL TYPE= 1										TIME= .00
										RAIN6= 2.200
COMPUTE NM HYD	D1	-	1	.00380	5.02	.164	.80697	1.500	2.062	PER IMP= 22.00
FINISH										

5.02 CFS DISCHARGE VOLUME

ENGINEER'S SEAL

OWNER: M & F AUTO SALES, ALBUQUERQUE, NEW MEXICO

TITLE: TRACT-A-2B-B1 GRADING & DRAINAGE

DATE: 12/06
SCALE: AS SHOWN
DESIGNED: SAT
CHECKED BY: JUE

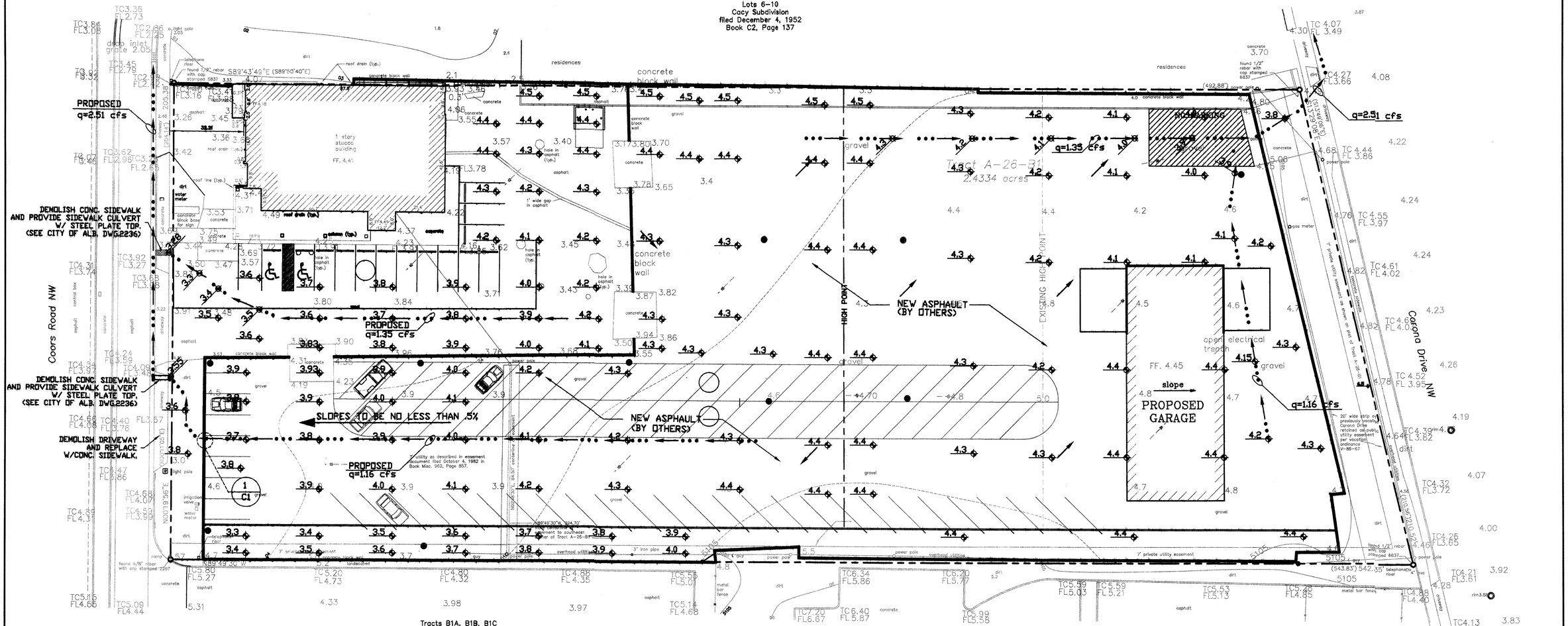
QuikDraw ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 898-0388 Fax (505) 897-0388

SHEET 2

DRB (7/18/2007) 5 OF 11

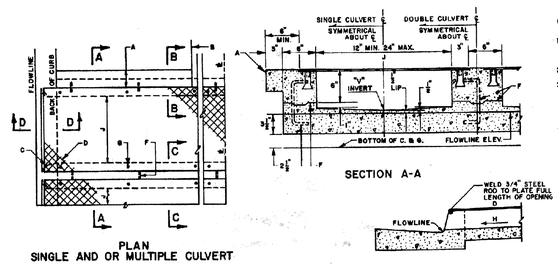
COPYRIGHT 2006 QuikDraw Engineering, L.L.C.

Lots 6-10
Cacy Subdivision
filed December 4, 1952
Book C2, Page 137



GRADING AND DRAINAGE PLAN

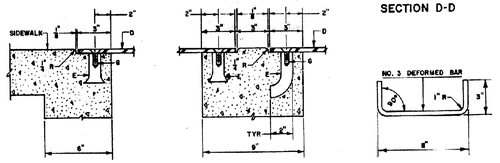
SCALE: 1" = 20'



PLAN
SINGLE AND OR MULTIPLE CULVERT

SECTION A-A

SECTION D-D



SECTION B-B

SECTION C-C

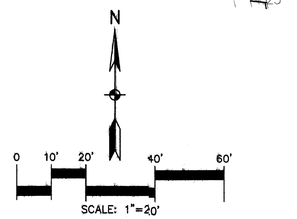
DOWEL DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT EXISTING SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH MOW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A MARB POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LIMITS OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:

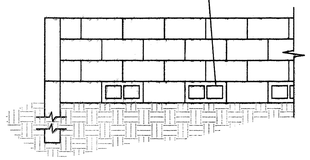
A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
B. EDGE OF SIDEWALK OR SETBACK (VARIANCE).
C. 3" RADIUS (TYPICAL).
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
E. FOR SECURING PLATE USE 1"X 5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SMM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C.; A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
G. 3/8" - 16 x 3 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
I. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX).



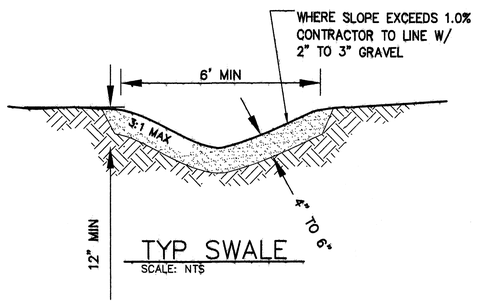
GRADING/ DRAINAGE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		STRUCTURE
—5389 FT—	(98)	CONTOUR
	FP=	FINISH PAD
		FLOW DIRECTION
		WALL
TC 0.00 FL 0.00	0.00	SPOT ELEV.

EXISTING WALL.
EVERY OTHER BLOCK
THIS POINT TO BE REMOVED AND REPLACED W/NEW BLOCK TO BE LAYED DOWN ON ITS SIDES FOR DRAINAGE.



2/A2 EXISTING WALL
SCALE: NTS



TYP SWALE
SCALE: NTS

LYLE C. LOSACK
NEW MEXICO
14925
REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S SEAL

OWNER:	M & F AUTO SALES, ALBUQUERQUE, NEW MEXICO
TITLE:	TRACT-A-26-B1 GRADING & DRAINAGE
DATE: 12/06	QuikDraw ENGINEERING, L.L.C.
SCALE: AS SHOWN	P.O. Box 729, Corrales, NM 87048, Office (505) 898-0389 Fax (505) 897-0389
DESIGNED: SAT	SHEET 2 OF 2
CHECKED BY: JJE	

DRB (7/18/2007)

COPYRIGHT 2005 QuikDraw Engineering, L.L.C.

DSL Associates
Architects-Engineers-Planners
4401 Silver SE Albuquerque, NM 87108
505-255-7802 FAX 505-255-7902

INDEX OF DRAWINGS

G1 COVER SHEET

C1 SITE PLAN

C2 GRADING AND DRAINAGE PLAN

L1 LANDSCAPE PLAN

A2 EXISTING BUILDING ELEVATIONS AND PROPOSED MODIFICATIONS

General Notes

1. TOWN OF ATRISCO, UNIT TRACT 100 26A-B
2. SURVEYOR: SANDIA LAND SURVEYING, JANUARY 21,1999
3. BENCH MARK: CITY OF ALBUQUERQUE SURVEY MONUMENT BRASS CAP "12-H 11 ELEVATION 5102.169
4. THIS SITE IS PART OF A FLOOD HAZARD AREA FLOODWAY
5. SOILS: SITE CONSIST OF MADUREE - WINK (FINE SANDY LOAM AND SANDY CLAY LOAM) HYDROLOGIC SOIL GROUP "B".
6. Area to be re-graded is less than one acre
7. Total earthwork is less than 500 cu yds
8. New paving required is less than 1000 sq. ft.

Existing Conditions

1. AT THE PRESENT THERE IS AN EXISTING BUILDING WITH A PAVED PARKING LOT. THE NORTH AND EAST SIDE OF THE SITE BORDER TOWNHOUSE AND SINGLE FAMILY DWELLINGS. THERE IS SOME LANDSCAPING AT THE NORTHEAST CORNER OF THE PROPERTY AND A CMU WALL ALONG PART OF THE NORTH BOUNDARY. THE SOUTH SIDE OF THE SITE BORDERS AN OFFICE/COMERCIAL PROPERTY AT THE SOUTHEAST CORNER AND A FILLING STATION AT THE SOUTHWEST CORNER. THERE IS LANDSCAPING ALONG THE ENTIRE SOUTH SIDE OF THE ADJACENT PROPERTY AS WELL AS A CMU WALL STARTING AT THE REAR OF THE FILLING STATION AND EXTENDING TO THE SOUTHWEST CORNER OF THE PROPERTY. THE WEST SIDE OF THE FILLING STATION LOT IS LANDSCAPED ALONG THE STREET EDGE.

Proposed Scope Of Work:

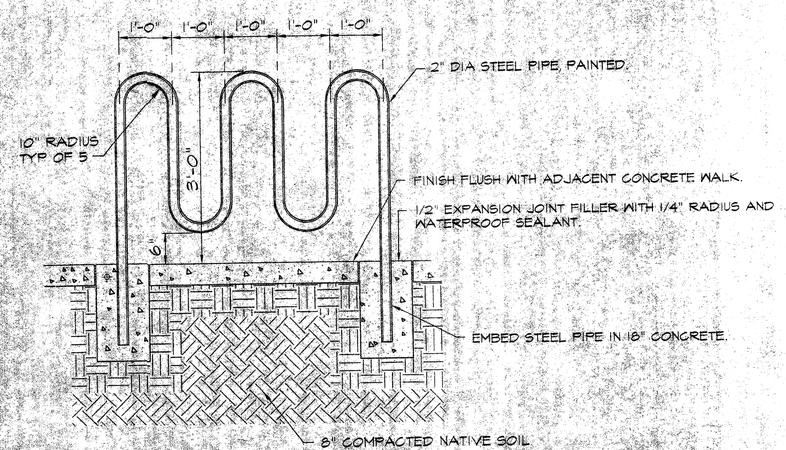
NEW CONSTRUCTION WILL CONSIST OF LANDSCAPING AND SITE DRAINAGE IMPROVEMENTS AS WELL AS GRAVEL IN THE CAR SALES DISPLAY AREA. THE CURB CUT AT THE SOUTHWEST CORNER OF THE SITE WILL BE REMOVED AND REPLACED WITH SIDEWALK TO MATCH EXISTING. A DRIVE PAD WILL BE ADDED TO THE CURB CUT AT THE EAST END OF THE SITE. A NEW HEADER CURB WILL BE CONSTRUCTED AT THE NORTHWEST CORNER OF THE SITE TO AID IN SITE DRAINAGE. THE EXISTING CMU WALL ON THE NORTH SIDE OF THE SITE WILL BE EXTENDED TO THE EAST BOUNDARY AND NEW SECURITY FENCING WILL BE INSTALLED AROUND THE INVENTORY DISPLAY AREA. BUSINESS WILL BE CONDUCTED DURING DAYLIGHT HOURS ONLY. THE INVENTORY DISPLAY AREA IS CURRENTLY LAYED OUT FOR 193 SPACES.

Parking Requirements

OFFICE:	3525/200 = 17.625
TOTAL REQUIRED:	18
TOTAL PROVIDED (INCLUDING 1 VAN ACCESSIBLE HC PARKING SPACE)	18
BICYCLE PARKING: ONE SPACE FOR EACH 25 PARKING SPACES.	1 SPACE REQUIRED 3 PROVIDED

Utilities

EXISTING PRIVATE UTILITIES ON SITE CONNECT WITH CITY SERVICES



BIKE RACK DETAIL

A/G1

NOT TO SCALE

Edward A. Stamp 8-4-99
Parks & Recreation DATE

Richard Dowdle 8-04-99
Transit Dev. DATE

Roger Schultz 8-4-99
Water Resources Date

Fred Zimmin 8/27/99
City Engineer

Jack Sp 9/3/99
Director, City Planning

DRB 99-225

G. BOLTZ
STATE OF NEW MEXICO
No. 5853
REGISTERED PROFESSIONAL ENGINEER
ENGINEER

DRB (7/18/2007)
7 OF 11

S. KNEE
CHECKED

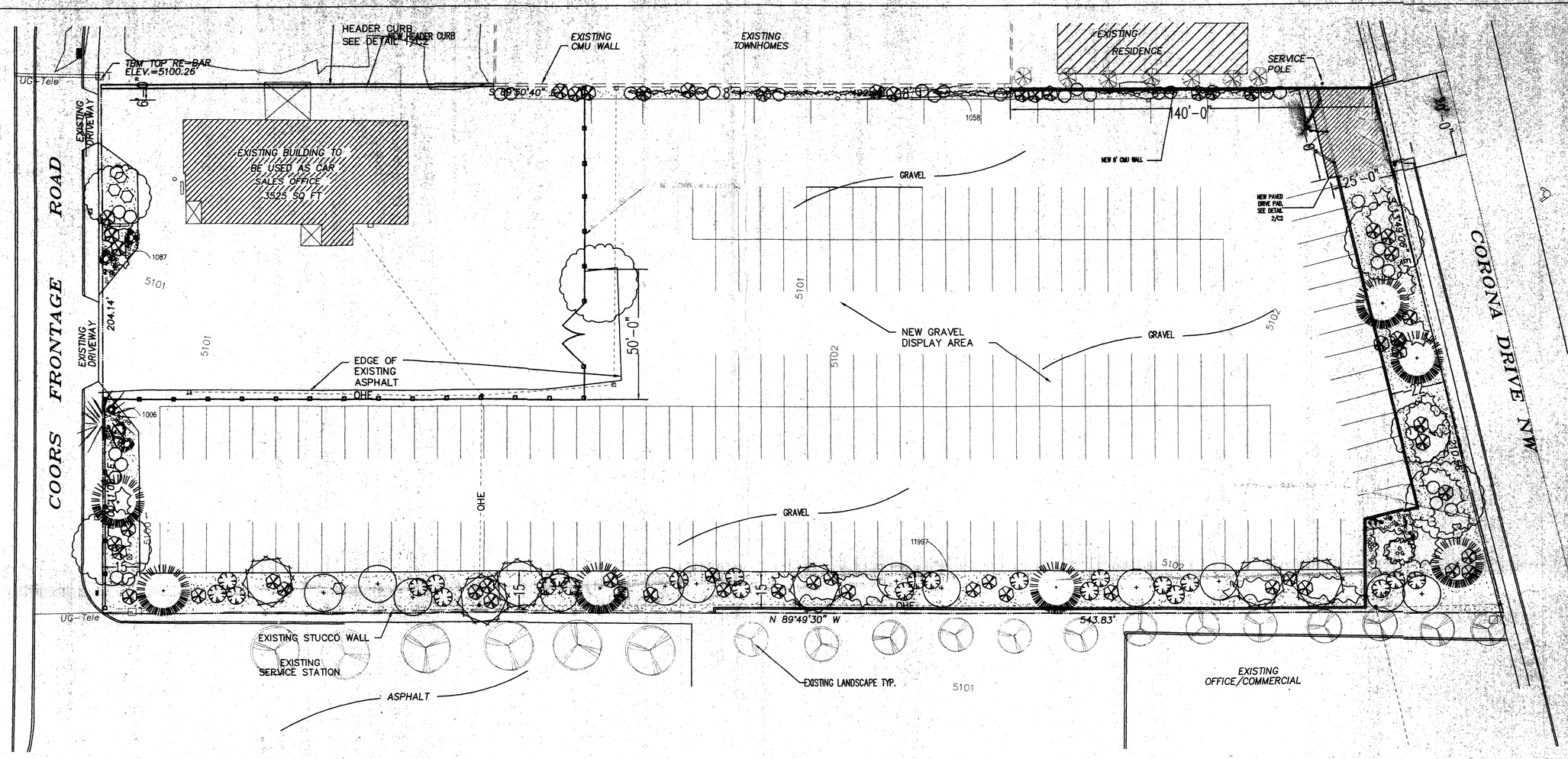
9918
PROJECT NO

6/3/99
DATE

ARCHITECT

COVER SHEET

G1



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 waste water 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.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters Shrubs to receive (2) 1.0 GPH Drip Emitters Drip and Bubbler systems to be tied to 1/2" polypipe 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.

PLANT LEGEND

- ASH(H) OR HONEY LOCUST (H) 6 — Fraxinus pennsylvanica, Gleditsia triacanthos — 2" Cal
- AUSTRIAN PINE(H) 7 — Pinus nigra — 8-8'
- WASHINGTON HAWTHORN (H) 1 — Crataegus phaenopyrum
- DESERT WILLOW 6 — Chilopsis linearis — 5 GAL
- LEYLANDII CYPRESS(M) 12 — Cupressocyparis leylandii — 5 GAL
- INDIAN HAWTHORN (M) 57 — Raphiolepis indica — 5 gal
- TAM JUNIPER (M) 46 — JUNIPERUS SABINA — 5 gal
- AUTUMN SAGE (M) 22 — Salvia greggii — 5 gal
- NANDINA 32 — Fallugia paradoxa — 5 gal
- CHAMISA (L) 24 — Chrysothamnus nauseosus — 1 gal
- TRUMPET VINE 9 — Campsis radicans — 1gal
- WILDFLOWER — 1 gal
- OVERSIZED GRAVEL & BOULDERS
- 3/4" GREY GRAVEL WITH FILTER FAB

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA

TOTAL LOT AREA	104,879.90	square feet
TOTAL BUILDINGS AREA	3881	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	100,998.90	square feet
LANDSCAPE REQUIREMENT	15	square feet
TOTAL LANDSCAPE REQUIREMENT	15,150	square feet
TOTAL LANDSCAPE PROVIDED	15,150	square feet
TOTAL BED PROVIDED	15,150	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet

DSL Associates
Architects–Engineers–Planners
4401 Silver SE Albuquerque, NM 87108
505–255–7802 FAX 505–255–7902

LANDSCAPE PLAN

SCALE: 1" = 20'

NORTH

THE HILLTOP expressly reserves the common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any manner whatsoever, nor are they to be assigned to any third party without obtaining the express written permission and consent of
THE HILLTOP

The Hilltop

6/4/99

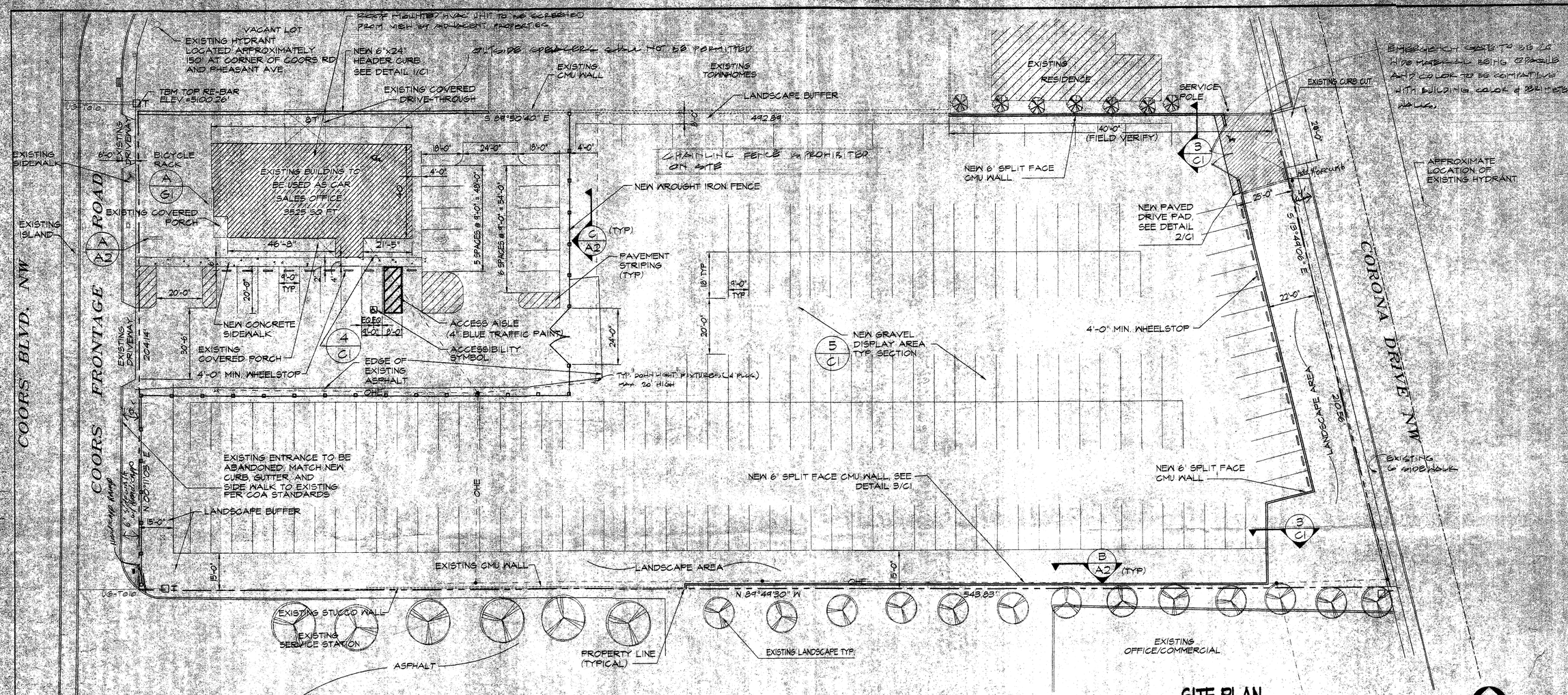
ALBUQUERQUE AUTO SALES
PARKING LOT
DRB (7/18/2007)
8 OF 11

ENGINEER	PROJECT NO	
S KNEE	9918	4/26/98
CHECKED		

STATE OF NEW MEXICO — JAMES DE PLON 0007 — REGISTERED LANDSCAPE ARCHITECT — 6-3-99

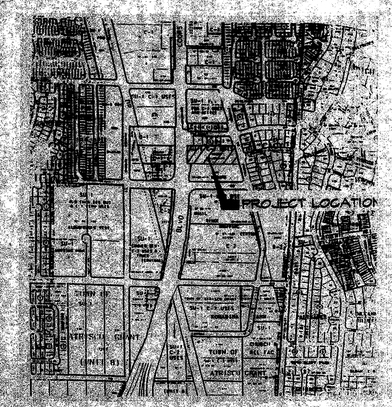
ARCHITECT

LANDSCAPE PLAN

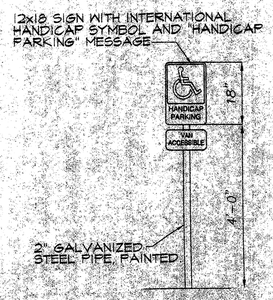


SITE PLAN

SCALE: 1" = 20'



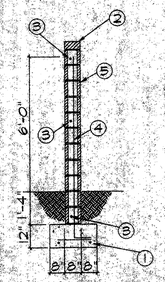
VICINITY MAP



HANDICAP SIGN

4/C1

N.T.S.



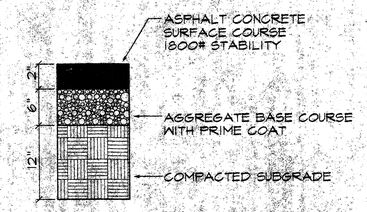
CMU WALL SECTION

3/C1

N.T.S.

1. 2 - #4 CONTINUOUS
2. 4" SOLID CMU CAP UNITS
3. #4 CONTINUOUS AROUND PERIMETER
4. #4 HOOKED VERTICALS AT 24" O.C. - ALT HOOKS.
5. 8" REINFORCED CONCRETE CONCRETE BLOCK WALL

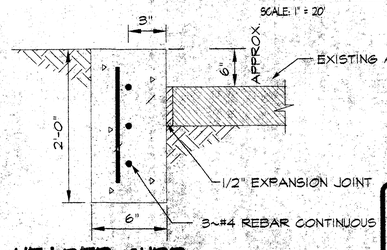
NOTE: ALL CELLS W/ RINFORCING SHALL BE GROUTED SOLID.



DRIVE PAD SECTION

2/C1

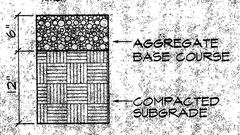
N.T.S.



HEADER CURB

1/C1

N.T.S.



PARKING SECTION

5/C1

N.T.S.

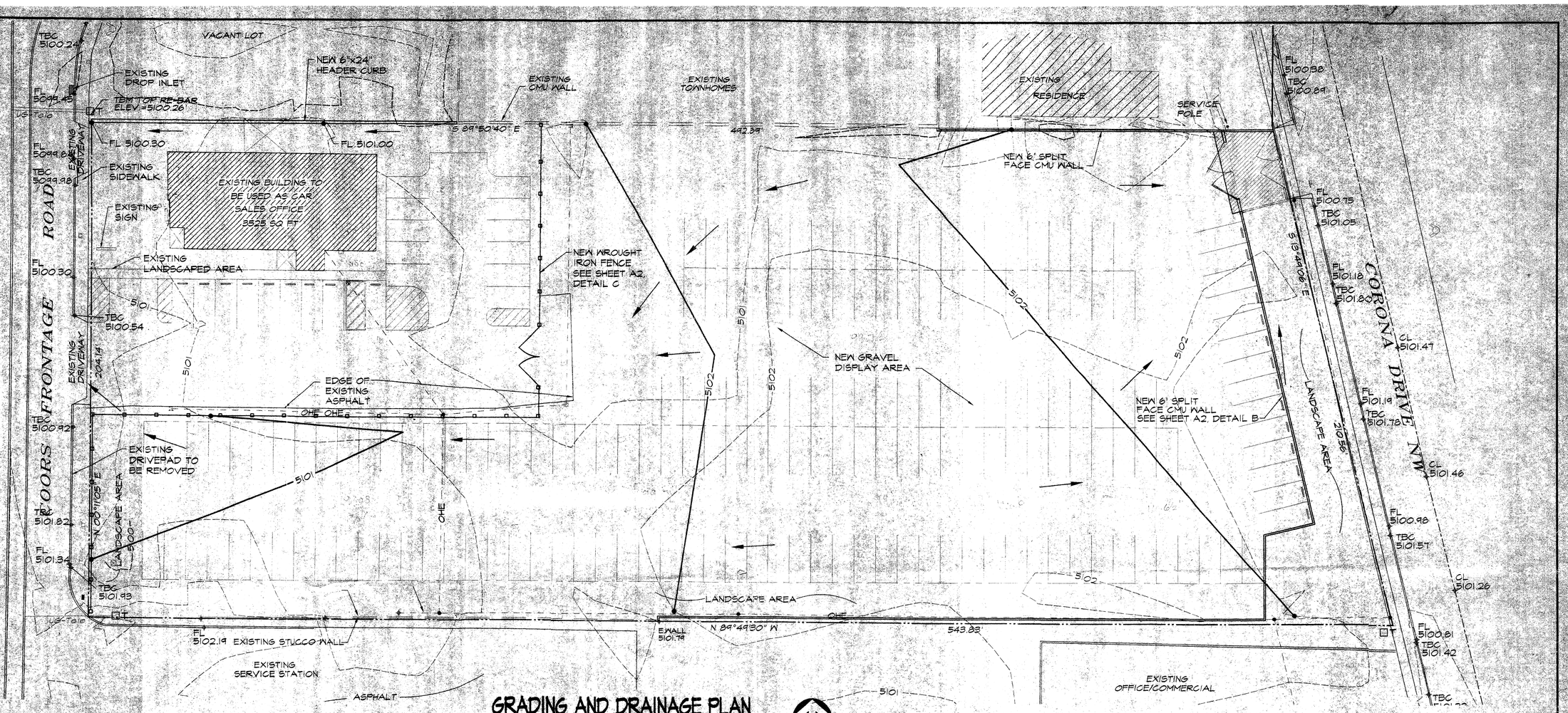
0 10 20 40 60

SCALE: 1"=20'

DSL Associates
Architects-Engineers-Planners
4401 Silver SE Albuquerque, NM 87108
505-255-7802 FAX 505-255-7902

ENGINEER		
S KNEE CHECKED	4918 PROJECT NO.	6/13/99 DATE
ARCHITECT	SITE PLAN C1	

DRB (7/18/2007)
9 OF 11



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

NORTH

ENGINEERS STATEMENT

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location.

RONI BOOTH, NMPE #5853

General Notes

1. TOWN OF ATRISCO, UNIT TRACT 100 26A-B
2. SURVEYOR: SANDIA LAND SURVEYING, JANUARY 21,1999
3. BENCH MARK: CITY OF ALBUQUERQUE SURVEY MONUMENT BRASS CAP "12-H 11 ELEVATION 5102.169
4. THIS SITE IS PART OF A FLOOD HAZARD AREA FLOODWAY.
5. SOILS: SITE CONSIST OF MADUREE - WINK (FINE SANDY LOAM AND SANDY CLAY LOAM) HYDROLOGIC SOIL GROUP "B".

Legend

— — — — —	EXISTING CONTOURS
————	PROPOSED CONTOURS
— — OHE — —	OVERHEAD ELECTRICAL
————	NEW 6' SPLIT FACE CMU WALL
FL	FLOW LINE ELEVATION
TBC	TOP OF BACK OF CURB

Hydrology Calculations

Precipitation Zone	1			
100 Year Storm Depth, P(360)	2.2			
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.97	4.37

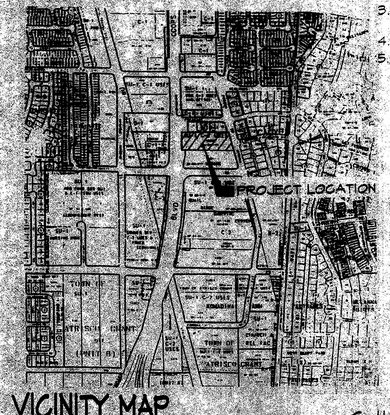
Land Treatment Area	Existing	Proposed
Type "D" (Roof)	0.55	0.55
Type "C" (Unpaved Roadway)	1.81	1.54
Type "B" (Irrigated Lawns)	0.1	0.37
Type "A" (Undeveloped)	0	0
Total	2.46	2.46
Excess Precipitation (in)	1.20	1.16
Volume (100), cf	10680.91	10367.28
Volume (10), cf	7156.21	6946.08
Q(100), cfs	7.80	7.57
Q(10), cfs	5.23	5.07

Existing Conditions

AT THE PRESENT THERE IS AN EXISTING BUILDING WITH A PAVED PARKING LOT. TWO-THIRDS OF THE SITE DRAINS WEST TO COORS FRONTAGE ROAD AND THEN NORTH TO AN EXISTING INLET LOCATED JUST NORTH OF THE SITE. THE OTHER ONE THIRD DRAINS EAST ONTO CORONA DRIVE. THERE IS NO RUN-OFF FROM OFF-SITE DRAINAGE TO THIS TRACT. TO THE SOUTH, GIANT SERVICE STATION IS DEVELOPED AND HAS A SIX FOOT GARDEN WALL THAT PREVENTS ANY WATER FROM DRAINAGE ONTO TRACT 26A-B. THE REMAINING TRACT, EAST OF GIANT SERVICE STATION, HAS A BERM THAT PONDS THE WATER ON THEIR PROPERTY. THE PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA DESIGNATED "RH".

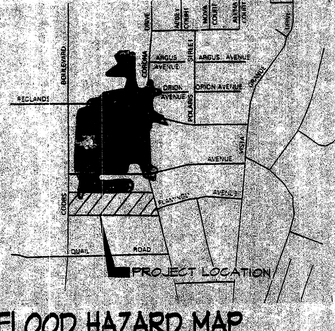
Proposed Conditions

THE FACILITY WILL BE USED TO PARK AND SELL AUTOMOBILES. NO NEW STRUCTURES WILL BE BUILT. NO ADDITIONAL PAVING IS ANTICIPATED. RUNOFF VOLUMES AND RATES WILL BE LESS THAN HISTORICAL BASED UPON 15% OF THE SITE BEING DEVELOPED AS A LANDSCAPE AREA. NEW CONSTRUCTION WILL CONSIST OF LANDSCAPING AND SITE DRAINAGE IMPROVEMENTS INCLUDING LAYING A BASE OF GRAVEL OVER EXISTING EARTHENED PARKING LOT IN THE CAR SALES DISPLAY AREA. THE CURB CUT AT THE SOUTHWEST CORNER OF THE SITE WILL BE REMOVED AND REPLACED WITH SIDEWALK TO MATCH EXISTING. A DRIVE PAD WILL BE ADDED TO THE CURB CUT AT THE EAST END OF THE SITE. A NEW HEADER CURB WILL BE CONSTRUCTED AT THE NORTHWEST CORNER OF THE SITE TO AID IN SITE DRAINAGE. THE EXISTING CMU WALL ON THE NORTH SIDE OF THE SITE WILL BE EXTENDED TO THE EAST BOUNDARY AND NEW SECURITY FENCING WILL BE INSTALLED AROUND THE INVENTORY DISPLAY AREA.



VICINITY MAP

G-11-Z



FLOOD HAZARD MAP

PANEL NO. 327

DSL Associates
Architects-Engineers-Planners
4401 Silver SE Albuquerque, NM 87108
505-255-7802 FAX 505-255-7902

RONI G. BOOTH STATE OF NEW MEXICO No. 5853 REGISTERED PROFESSIONAL ENGINEER

ENGINEER

DRB (7/18/2007)
10 OF 11

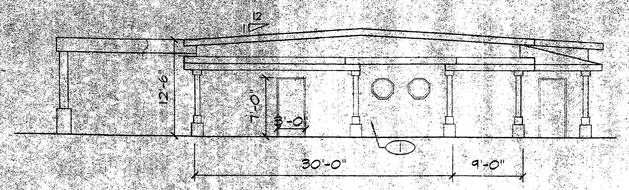
S KNEE	9918	6/3/99
CHECKED	PROJECT NO	DATE

GRADING AND DRAINAGE PLAN

ARCHITECT

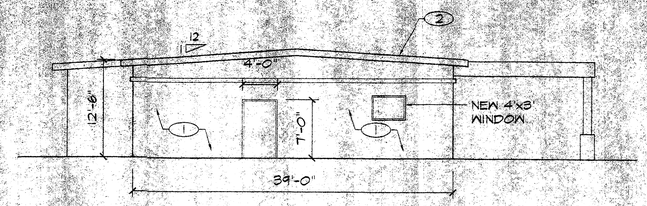
C2

DSL Associates
Architects-Engineers-Planners
4401 Silver SE Albuquerque, NM 87108
505-255-7802 FAX 505-255-7902



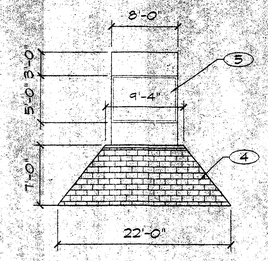
WEST ELEVATION

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



EAST ELEVATION

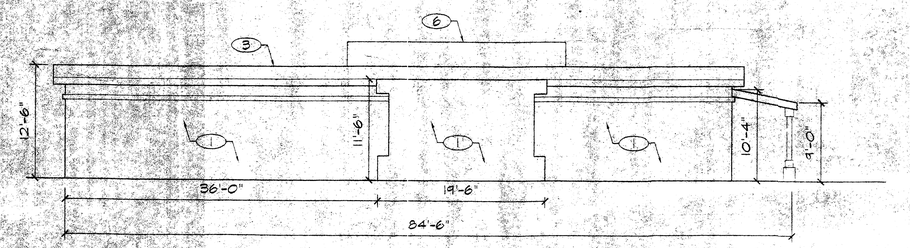
SCALE: 1/8" = 1'-0"



SIGN

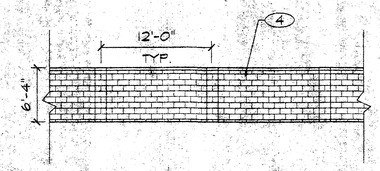
SCALE: 1/8" = 1'-0"

A
C1



NORTH ELEVATION

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

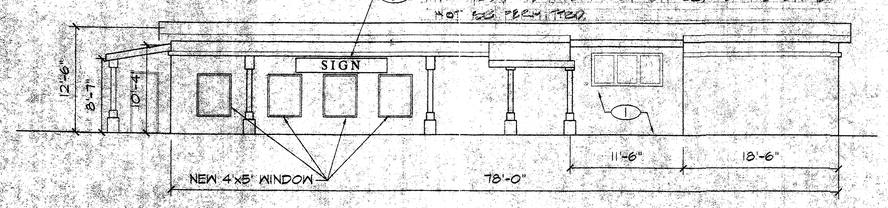


TYP. SECURITY WALL ELEVATION

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

B
C1

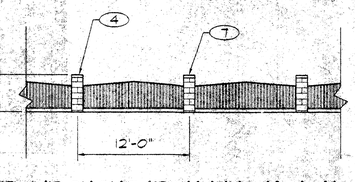
SIGNAGE PLACEMENT SHALL BE AS INDICATED AND INTERNALLY LIT BOX SIGNS SHALL NOT BE PERMITTED.



SOUTH ELEVATION

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

NOTE:
WROUGHT IRON FENCE COLOR SHALL BE COMPATIBLE TO THE BUILDING COLOR. WHITE COLOR WILL NOT BE USED ON WROUGHT IRON FENCE.



TYP. WROUGHT IRON ELEVATION

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

C
C1

Keyed Notes

1. BROWN STUCCO EXTERIOR FINISH.
2. WHITE TRIM AT ROOF EAVES.
3. RED METAL ROOF.
4. ALL CMU WALLS AND PILASTERS TO BE RED BLOCK WITH GREY CAP.
5. NEW RAISED LETTERED SIGN.
6. EXISTING SIGN TO BE REMOVED.
7. SPLIT-FACE 16x16 PILASTER @ 12'-0" ON CENTER.

NOTE:
THE COLOR OF THE BUILDING AND PERIMETER WALLS SHALL BE COMPATIBLE TO THE EXISTING BUILDINGS FOR THE AREA.

REVISIONS

DRB (7/18/2007)
11 OF 11

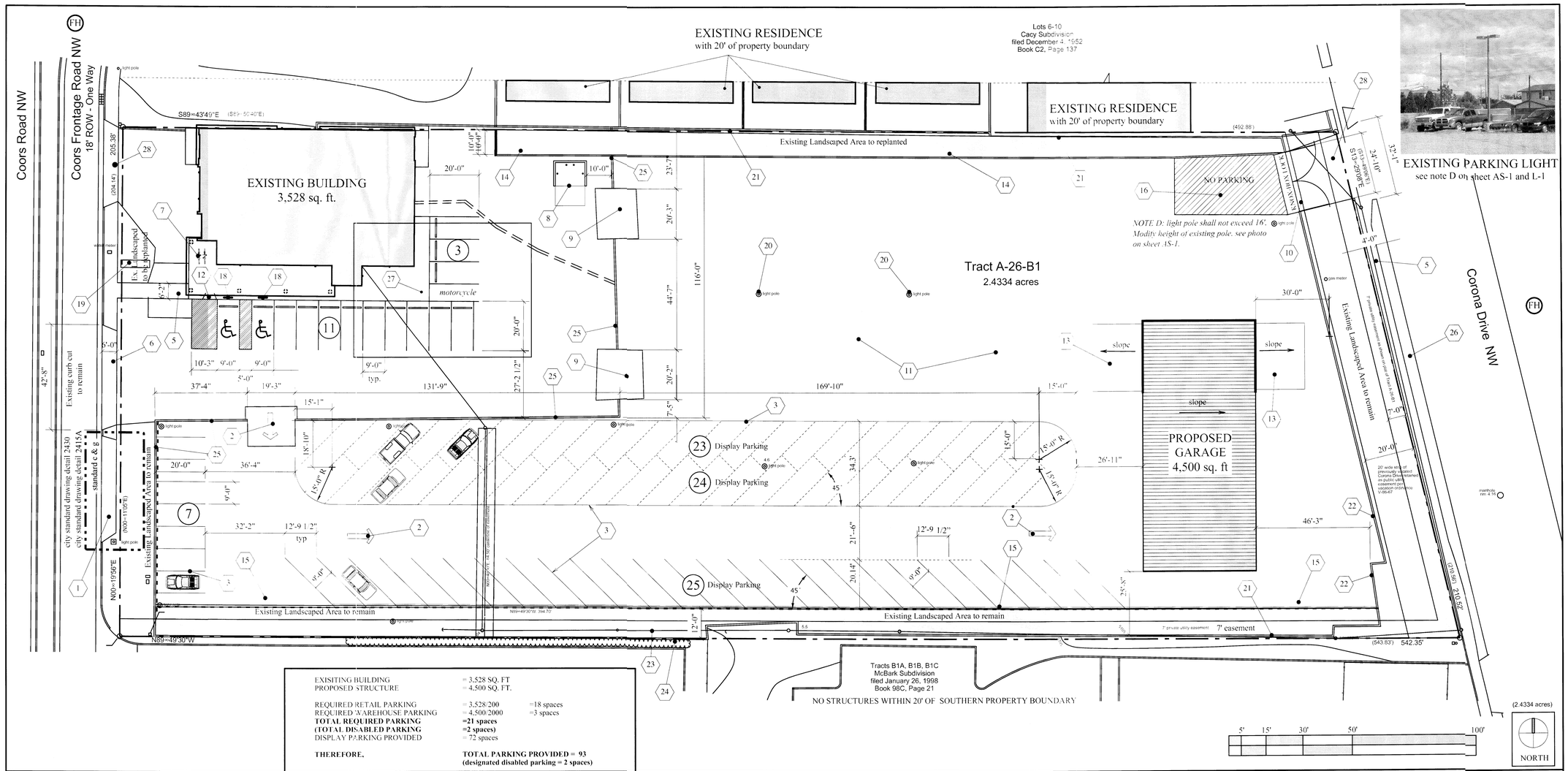
ENGINEER			
S KNEE	J. KAYPS	9918	6/8/99
CHECKED BY	DRAFTED BY	PROJECT NO.	DATE

ARCHITECT

EXISTING BUILDING ELEVATIONS AND PROPOSED MODIFICATIONS

A2

WWW.DSLASSOCIATES.COM EMAIL: INFO@DSLASSOCIATES.COM



EXISITING BUILDING	= 3,528 SQ. FT	
PROPOSED STRUCTURE	= 4,500 SQ. FT.	
REQUIRED RETAIL PARKING	= 3,528/200	=18 spaces
REQUIRED WAREHOUSE PARKING	= 4,500/2000	=3 spaces
TOTAL REQUIRED PARKING	**=21 spaces**	
(TOTAL DISABLED PARKING	**=2 spaces)**	
DISPLAY PARKING PROVIDED	= 72 spaces	
THEREFORE,	**TOTAL PARKING PROVIDED = 93 (designated disabled parking = 2 spaces)**	

REVISED SITE PLAN

PARKING CALCULATIONS

scale: 1" = 20'-0"

Zoning: SU-1
Zoning Description: C-2 USES
Zone Atlas Page: G11
Property Address: 2922 Coors Blvd NW
UPC Number: 101105927252711 2

Reference DRB: ***DRB-99-225***
Reference EPC: **Z-99-66**

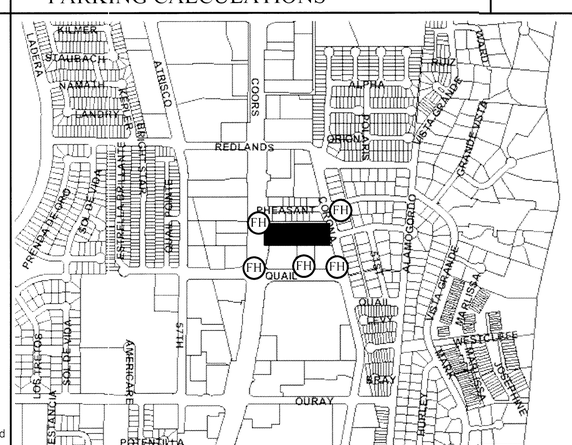
Owner:
Mike Hosni
M & F Auto Sales
2922 Coors Blvd NW
Albuquerque, NM 87120
505-839-2299

Designer:
Anissa Construction, inc.
1232 Western Meadows Rd NW
Albuquerque, NM 87114
505-250-5434

Civil Engineer:
QuikDraw Engineering
PO Box 729
Corrales, New Mexico 87048

Project Description:
This permit requests the construction of a 4,200 sq. ft. garage to be used for secure parking of inventory vehicles. One bay of the garage will be used for washing the vehicles. Project includes mechanical, electrical, and structural related to the new parking garage

PROJECT INFORMATION



ZONE ATLAS G11 and existing fire hydrants

1. Demolish existing curb cut and replace with valley gutter, curb and sidewalk to city standards section 340 and standard detail drawing 2430. and 2415A standard c & g.
2. Painted one-way arrow.
3. 4" wide painted stripping for vehicular stalls, solid lines only.
4. Existing landscape areas to be replanted and irrigation repaired according to approved landscape plan dated 4/26/98 which is attached.
5. Existing 4' wide concrete sidewalk as pedestrian access.
6. Existing curb cut as vehicular access.
7. New bike rack for two bikes.
8. New dumpster enclosure per city specifications.
9. Existing concrete drive pad at gate to remain.
10. Install new knox-box lock on existing gate.
11. Existing asphalt to remain.
12. Existing handicapped ramp access.
13. 6" concrete slab.
14. Continuous temporary asphalt built-up curb per City Standard Dwg. 2415B
15. Continuous concrete header curb per City Standard Dwg. 2415B.
16. No parking to be indicated on asphalt for fire truck access.
17. Concrete curb stops.
18. Handicapped parking signs, see utility sheet for detail.
19. Existing monument sign.
20. Existing pole lighting to remain.
21. Existing 6' high exposed grey standard CMU wall *to be raised to 8' above grade.*
22. Existing 6' high brown CMU wall *to be raised to 8' above grade.*
23. Overhead utility line.
24. Existing landscaping on neighboring property to remain.
25. Existing 20" brown CMU wall to remain.
26. City landscaped area to remain.
27. *Install sign to read, "motorcycle parking only"*
28. *Existing concrete curb cut and concrete sidewalk to remain.*

KEYED NOTES

PROJECT NUMBER: EPC 1005282

APPLICATION NUMBER: 06 DRB-017B

This plan consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 20, 2007 and that the Findings and Conditions in the Official Notice are satisfied.
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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	DATE	Solid Waste Management	DATE
ABCWUA	DATE	DRB Chariperson, Planning Department	DATE
Parks and Recreation Department	DATE	FIRE MARSHAL, FIRE DEPT. PLAN CHECK	DATE
City Engineer	DATE	Owner, Mike Hosni	DATE
* Environmental Health Department (conditional)	DATE		

ANISSA
construction,
inc.

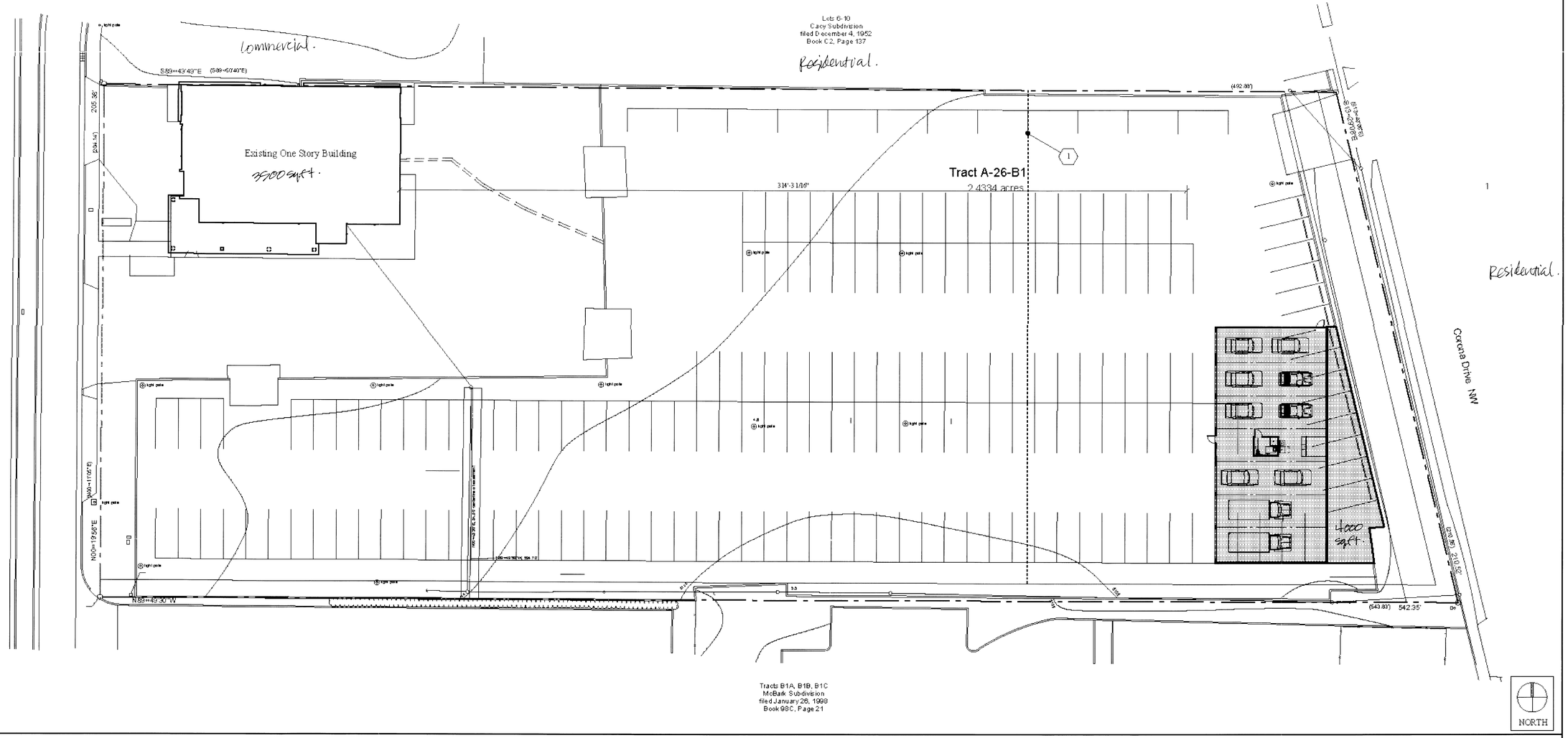
EPC #1005396
EPC #1005282
EPC #07 EPC-00286
DRB #DRB-99-225

M & F Auto
PARKING GARAGE
SITE PLAN FOR BUILDING PERMIT

2922 Coors Blvd NW
Albuquerque, New Mexico
1 April 2007 revised 8/18/2007

Anissa Construction, inc.
505) 250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
fax) 505-898-5811

AS-1



REVISED SITE PLAN

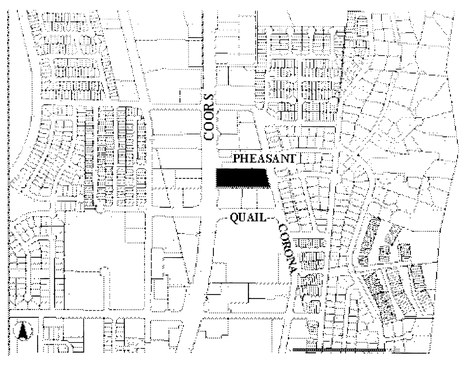
scale: 1" = 20'-0"

Zoning: SU-1
Zoning Description: C-2 USES
Zone Atlas Page: G11
Property Address: 2922 Coors Blvd NW
UPC Number:

Reference DRB:
Reference EPC: Z-99-66

1. Edge of proposed ashpalt.

KEYED NOTES



ZONE ATLAS G11

EPC reference number: Z-99-66
DRB reference number: 99-225

Question:
The proposed garage building will utilize an existing wall CMU wall along the eastern boundary. To accommodate the height of the building, the existing 7' high wall will jog to approx. 20'. Across Corona Rd is a neighborhood.

Is the proposed location acceptable?

CODE ANALYSIS

ANISSA construction, inc.

M & F Auto GARAGE
Site Plan

2922 Coors Blvd NW
Albuquerque, New Mexico
November 2006

Anissa Construction, inc.
505) 250-5434
1232 Western Meadows Rd NW
Albuq., NM 87114
fax) 505-898-5811

A-x
page x of x