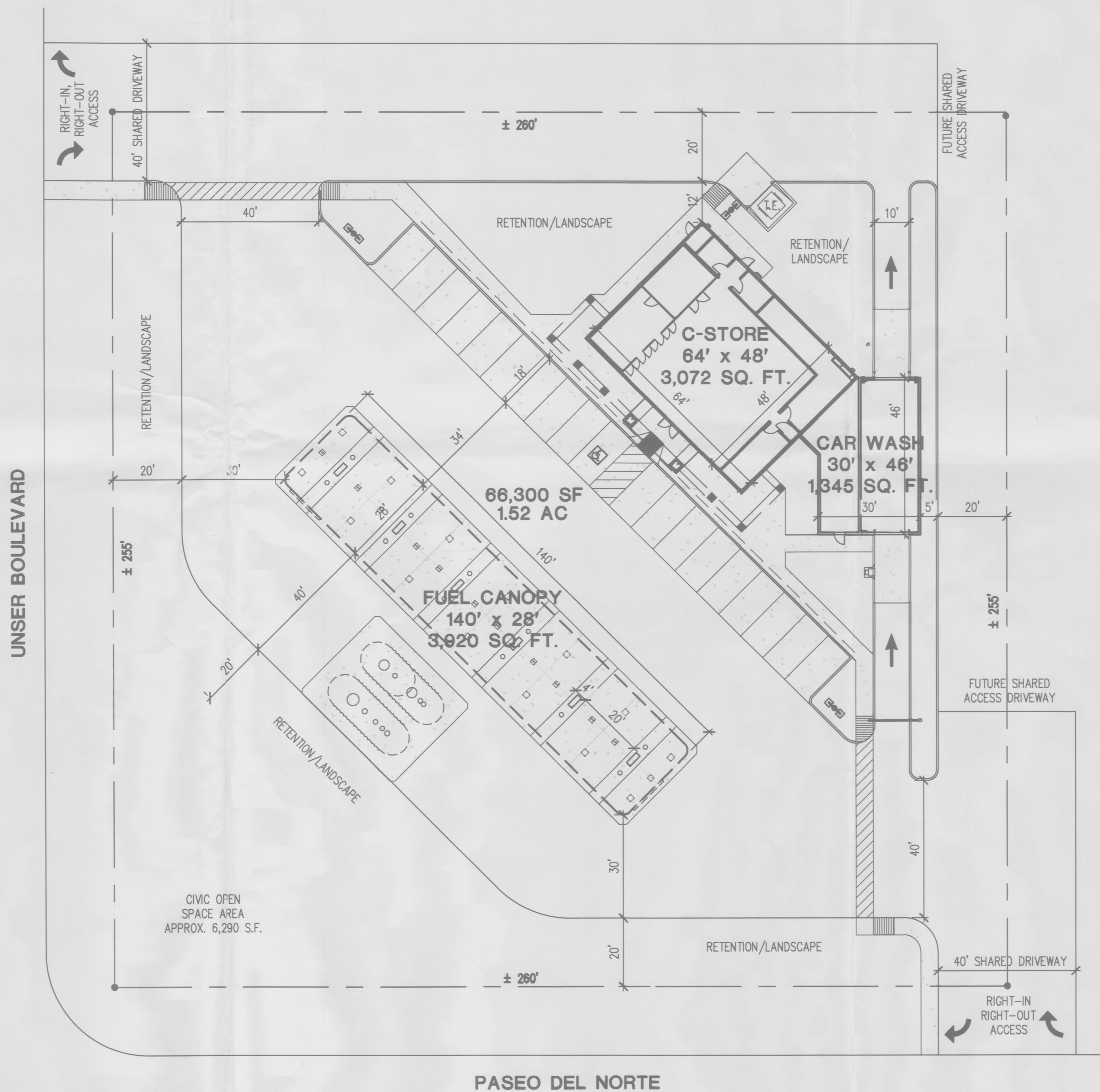


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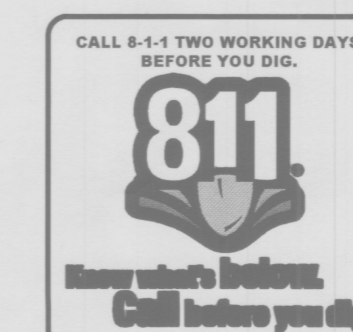
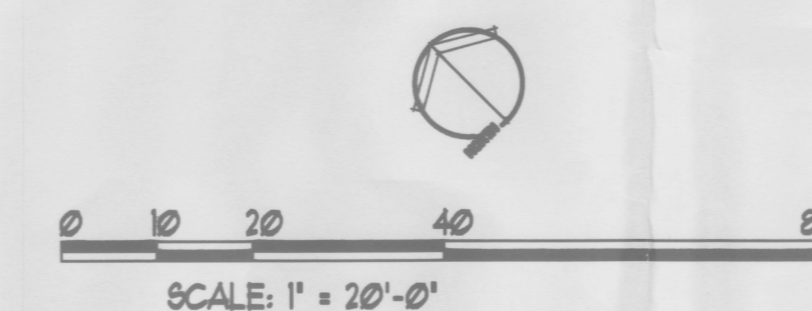
FILE SCALE: SCALE

PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP APPROX. SCALE: 1" = 1/2 MILE (2,640 S.F.)



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SHEET: OF:
PRELIMINARY SITE PLAN
OPTION 6

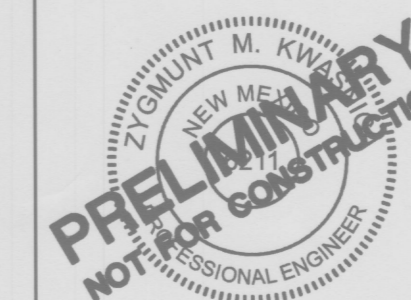
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OPTION 6

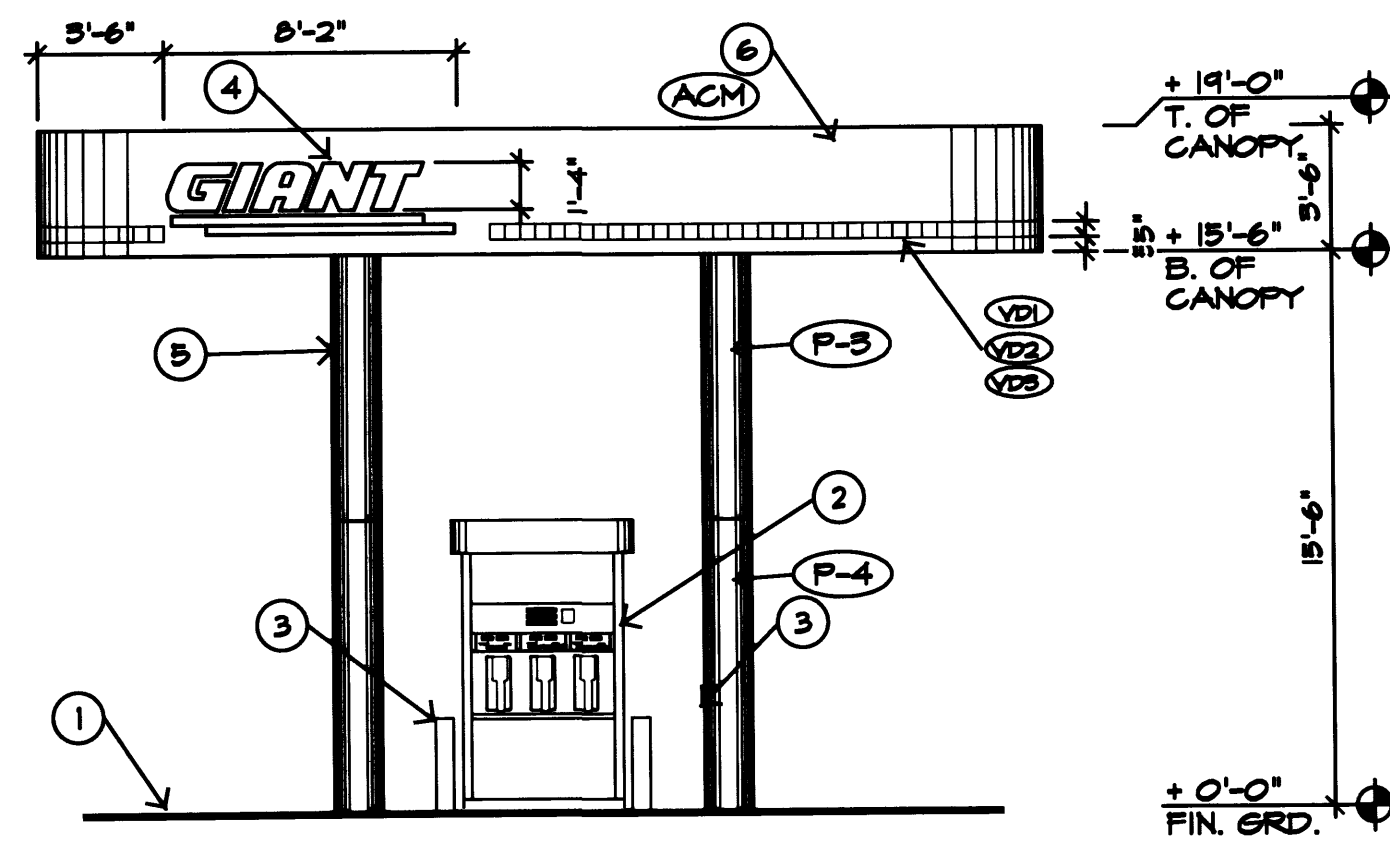
JOB NO: -
REVISIONS

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JACK SHEEHAN
928-300-4639

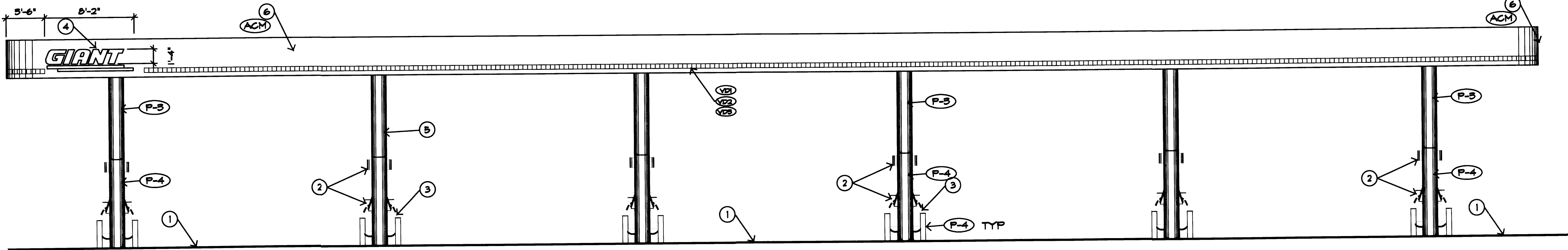
NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
-
NEC OF PASEO DEL NORTE & UNSER BLVD.
ALBUQUERQUE, NEW MEXICO



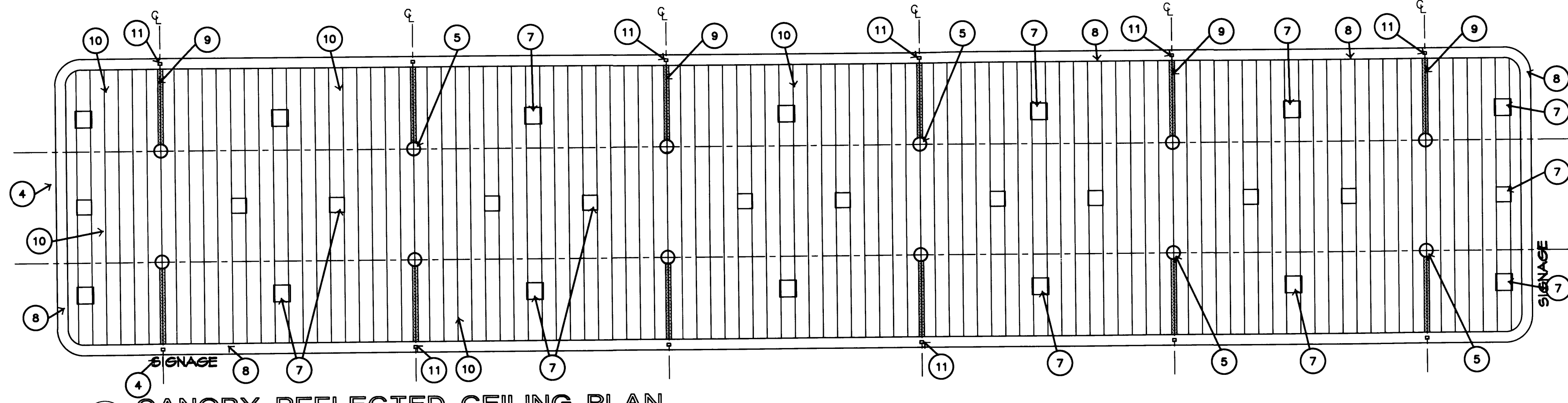
K
ENGINEERING & DESIGN
Zygmunt M. Kwasnica, P.E.
1743 East McNair Drive
Suite 100
Tempe, Arizona 85283
480-839-9207
480-481-7464
zkwasnica@k-eng.com



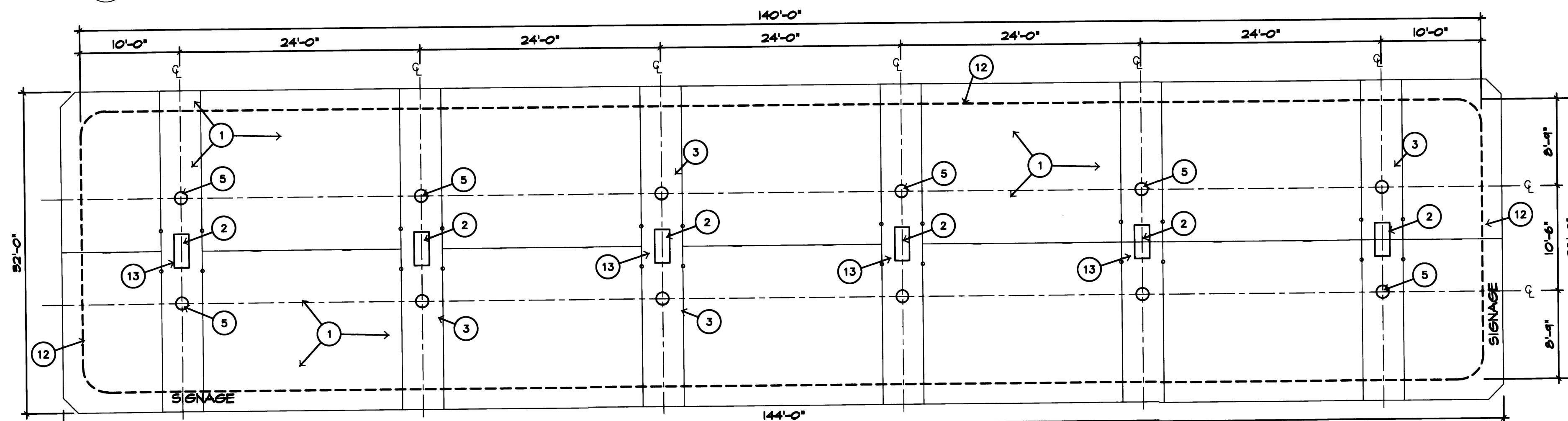
4 NORTH & SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EAST & WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 CANOPY REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



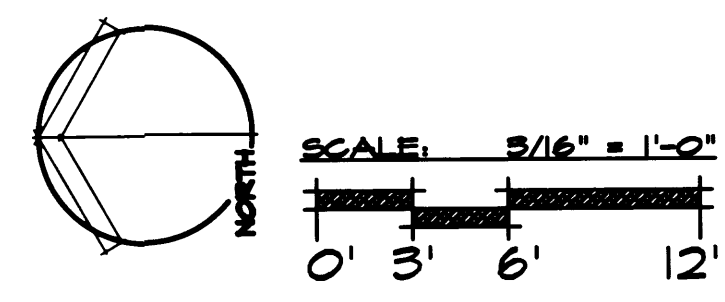
1 CANOPY PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES	VINYL DECAL INFO	PAINT COLOR SCHEDULE	KEY NOTES																		
<p>A. ALL MATERIALS FOR CANOPY SHALL BE NON-COMBUSTIBLE AND NO FOAM PLASTIC IS TO BE USED ON CANOPY. CANOPY SHALL BE IN COMPLIANCE WITH IBC 406.5.2.</p>	<p>PURPLE: DUNN EDWARDS DE-CO-23-12 STELLA STAR PURPLE PANTONE COATED T83C PURPLE PANTONE UN-COATED T83C PURPLE</p> <p>RED: FRAZEE ACIBOR RED ALERT PANTONE COATED T83C RED PANTONE UN-COATED T83C RED</p> <p>YELLOW: DUNN EDWARDS DE-101-12 TERESA YELLOW PANTONE COATED D56C YELLOW-ORANGE PANTONE UN-COATED D51C YELLOW-ORANGE</p> <p>VINYL DECALS, FIELD APPLIED COLORS: 76% RED, 8% YELLOW, 8% PURPLE RANDOM PATTERN</p>	<table border="1"> <thead> <tr> <th>CODE IDENTIFIER</th> <th>BRAND/SIZE</th> <th>COLOR</th> </tr> </thead> <tbody> <tr> <td>P-1</td> <td>DUNN-EDWARDS DEC 790</td> <td>BISON BEIGE</td> </tr> <tr> <td>P-2</td> <td>DUNN-EDWARDS DE 5208</td> <td>GALLOP HO</td> </tr> <tr> <td>P-3</td> <td>DUNN-EDWARDS DEC 7441</td> <td>LINEN WHITE</td> </tr> <tr> <td>P-4</td> <td>FRAZEE ACIBOR</td> <td>RED ALERT</td> </tr> <tr> <td>ACM</td> <td>ALCOA ARCH. PRODUCTS COLORFIELD 100</td> <td>GIANT OFF-WHITE PPH89WH1602</td> </tr> </tbody> </table>	CODE IDENTIFIER	BRAND/SIZE	COLOR	P-1	DUNN-EDWARDS DEC 790	BISON BEIGE	P-2	DUNN-EDWARDS DE 5208	GALLOP HO	P-3	DUNN-EDWARDS DEC 7441	LINEN WHITE	P-4	FRAZEE ACIBOR	RED ALERT	ACM	ALCOA ARCH. PRODUCTS COLORFIELD 100	GIANT OFF-WHITE PPH89WH1602	<ol style="list-style-type: none"> CONCRETE DRIVE SLAB - REFER TO SITE DESIGN DRAWINGS. MULTIPLE PRODUCT DISPENSER (TYP. 6) - REFER TO FUEL SYSTEM DRAWINGS. 4" DIA. PAINTED STEEL PIPE BOLLARDS - REFER TO SITE DETAILS. ILLUMINATED "GIANT" LOGO - ALL SIGNAGE IS UNDER SEPARATE PERMIT BY SIGN CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL TO LOCATION. 16" dia. PIPE COLUMN - PAINT A.C.M. CANOPY FASCIA BY CANOPY CONTRACTOR UNDER SEPARATE AGREEMENT WITH OWNER WITH 50" RADIUS AT EACH END - REFER TO STRUCTURAL DRAWINGS. LSI LED AMBIENT AND FOCUS CANOPY RECESSED LIGHT FIXTURES, SEE ELECTRICAL. PROVIDE WHITE TRIM. PRE FINISHED WHITE STEEL GUTTER/FASCIA SEE CANOPY STRUCTURAL DRAWINGS. PRE FINISHED WHITE STEEL ROOF DRAIN LEADER COVER, EMBOSSED TO MATCH CANOPY DECK. PRE FINISHED WHITE STEEL ROOF STANDING SEAM DECKING, EMBOSSED. 4X8 MIN. OVERFLOW OUTLET. LINE OF CANOPY ABOVE. SEE ELEVATIONS SLOPE CONCRETE AWAY FROM FUEL SYSTEM. SEE DET 10 - SOI.
CODE IDENTIFIER	BRAND/SIZE	COLOR																			
P-1	DUNN-EDWARDS DEC 790	BISON BEIGE																			
P-2	DUNN-EDWARDS DE 5208	GALLOP HO																			
P-3	DUNN-EDWARDS DEC 7441	LINEN WHITE																			
P-4	FRAZEE ACIBOR	RED ALERT																			
ACM	ALCOA ARCH. PRODUCTS COLORFIELD 100	GIANT OFF-WHITE PPH89WH1602																			

NOTE: CONTRACTOR TO WIRE NECESSARY ELECTRICAL FOR ALL LIGHTING AND SIGNAGE.

HAZARDOUS AREA NOTES

- A TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (UNDERGROUND TANK - FILL OPENING) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: ANY PIT, BOX, OR SPACE BELOW GRADE LEVEL, ANY PART OF WHICH IS WITHIN THE DIVISION 1 OR 2 CLASSIFIED LOCATION.
- EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: UP TO 18 INCHES ABOVE GRADE LEVEL WITHIN A HORIZONTAL RADIUS OF 10 FEET FROM A LOOSE FILL CONNECTION AND WITHIN A HORIZONTAL RADIUS OF 5 FEET FROM A TIGHT FILL CONNECTION.
- B TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (UNDERGROUND TANK - VENT-DISCHARGING UPWARD) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: WITHIN 3 FEET OF OPEN END OF VENT, EXTENDING IN ALL DIRECTIONS.
- EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: SPACE BETWEEN 3 FEET AND 5 FEET OF OPEN END OF VENT, EXTENDING IN ALL DIRECTIONS.
- C TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (REMOTE PUMP - OUTDOOR) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: ANY PIT, BOX, OR SPACE BELOW GRADE LEVEL IF ANY PART IS WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EDGE OF PUMP.
- EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: WITHIN 3 FEET OF ANY EDGE OF PUMP, EXTENDING IN ALL DIRECTIONS. ALSO UP TO 18 INCHES ABOVE GRADE LEVEL WITHIN 10 FEET HORIZONTALLY FROM ANY EDGE OF PUMP.
- D TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - PITS) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: ANY PIT, BOX, OR SPACE BELOW GRADE LEVEL, ANY PART OF WHICH IS WITHIN THE DIVISION 1 OR 2 CLASSIFIED LOCATION.
- E TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - DISPENSER) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: SPACE CLASSIFICATION INSIDE THE DISPENSER ENCLOSURE IS COVERED IN ANSIUL 81, "POWER OPERATED DISPENSING DEVICES FOR PETROLEUM PRODUCTS."
- F TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - DISPENSER) EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: WITHIN 18 INCHES HORIZONTALLY IN ALL DIRECTIONS EXTENDING TO GRADE FROM (1) THE DISPENSER ENCLOSURE OR (2) THAT PORTION OF THE DISPENSER ENCLOSURE CONTAINING LIQUID HANDLING COMPONENTS. SPACE CLASSIFICATION INSIDE THE DISPENSER ENCLOSURE IS COVERED IN ANSIUL 81, "POWER OPERATED DISPENSING DEVICES FOR PETROLEUM PRODUCTS."
- G TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - OUTDOOR) EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: UP TO 18 INCHES ABOVE GRADE LEVEL WITHIN 20 FEET HORIZONTALLY OF ANY EDGE OF ENCLOSURE.



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 zkwasnic@k-eng.com

PRELIMINARY
 NOT FOR CONSTRUCTION

NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
 NEC OF PASEO DEL NORTE & UNSER BLVD.
 ALBUQUERQUE, NEW MEXICO

WestProNM, LLC
JACK SHEEHAN
 928-300-4639

JOB NO: -
 REVISIONS

SCALE: N.T.S.
 DATE: 10/02/12
 DRAWN BY: JW
 CHKD BY: ES

SHEET: OF:
 FUEL CANOPY PLANS
 & ELEVATIONS

CA1



NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
 NEC OF PASEO DEL NORTE & UNSER BLVD.
 ALBUQUERQUE, NEW MEXICO

WesPropNM, LLC
JACK SHEEHAN
928-300-4639

JOB NO: -
 REVISIONS

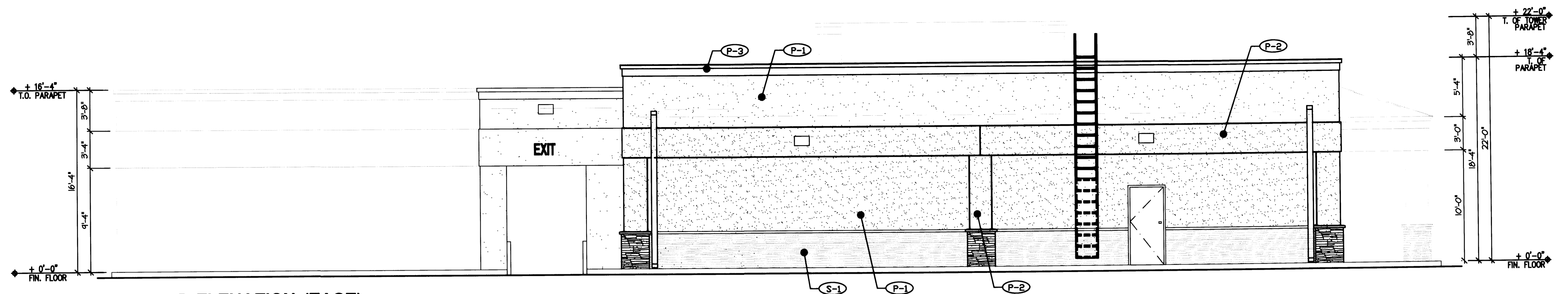
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 DATE: 10/02/12
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 CHKD BY: ZK

SHEET: OF:
 PRELIMINARY
 BUILDING ELEVATIONS

ELEV-1

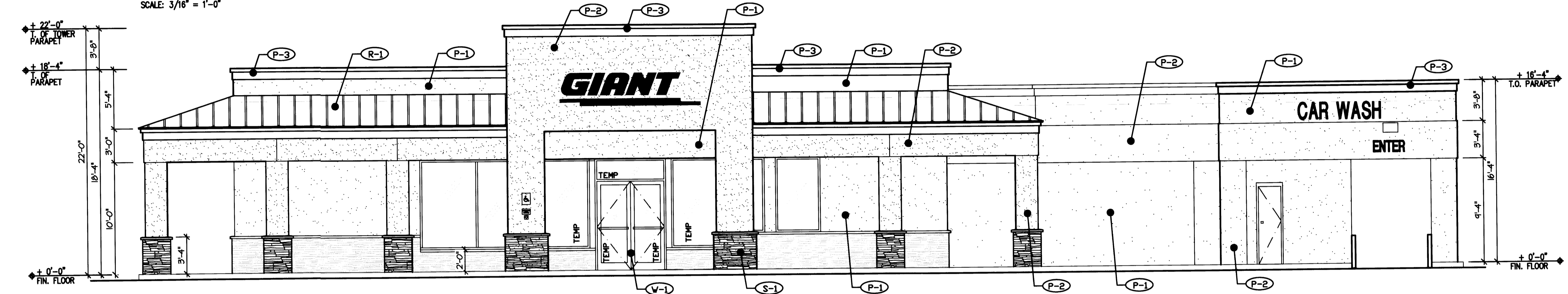
OPTION 1

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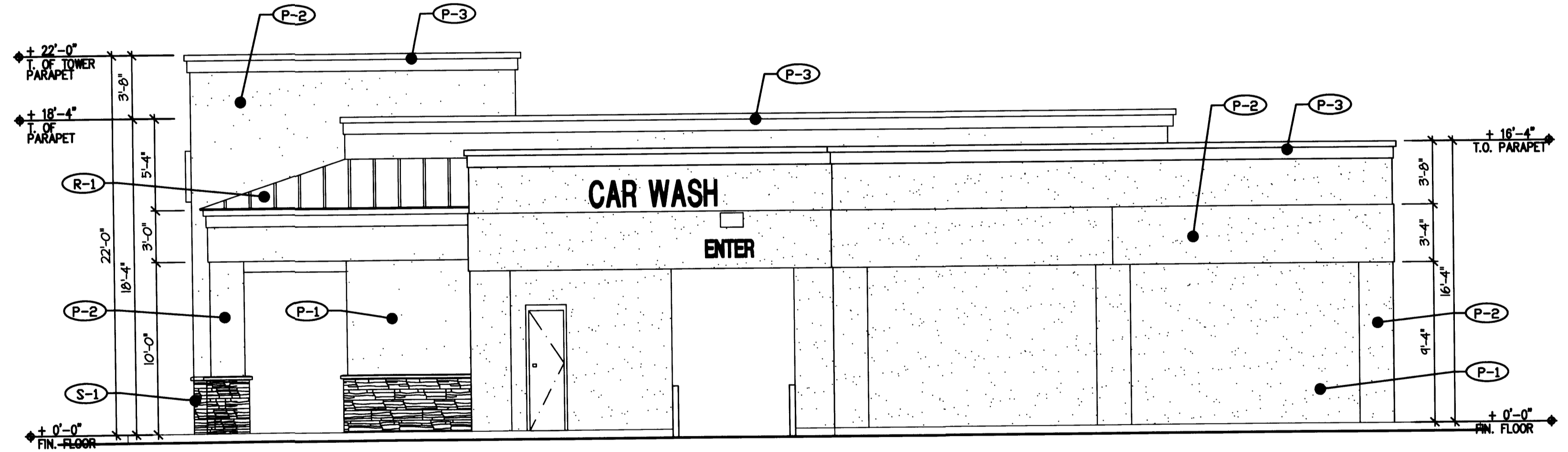
REAR ELEVATION (EAST)

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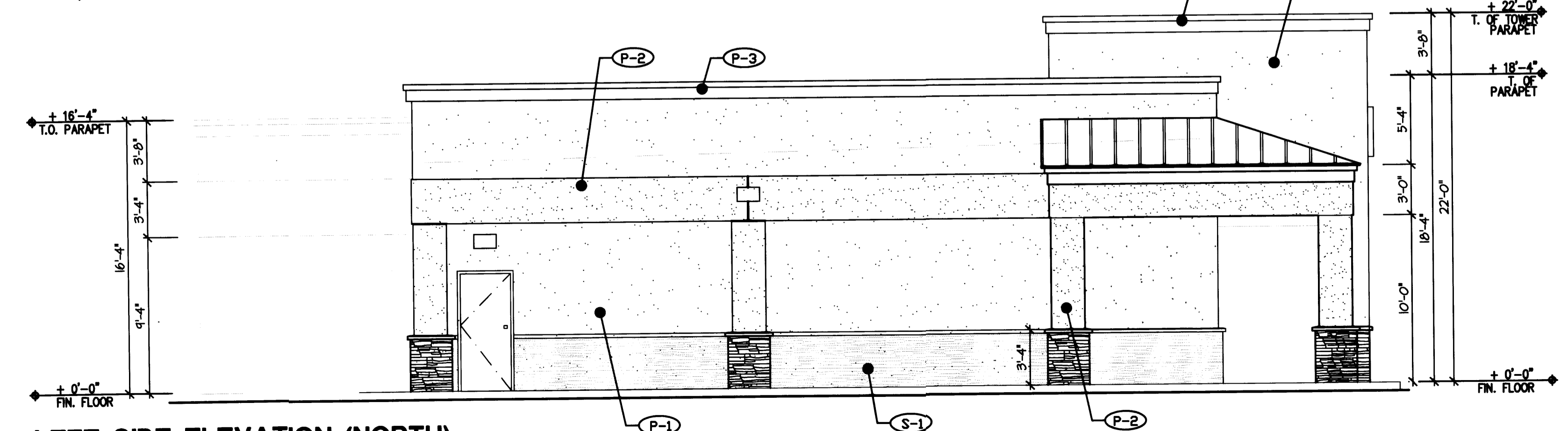
FRONT ELEVATION (WEST)

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"

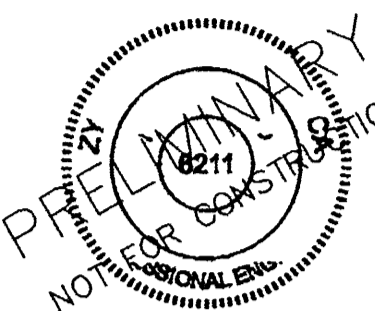


LEFT SIDE ELEVATION (NORTH)

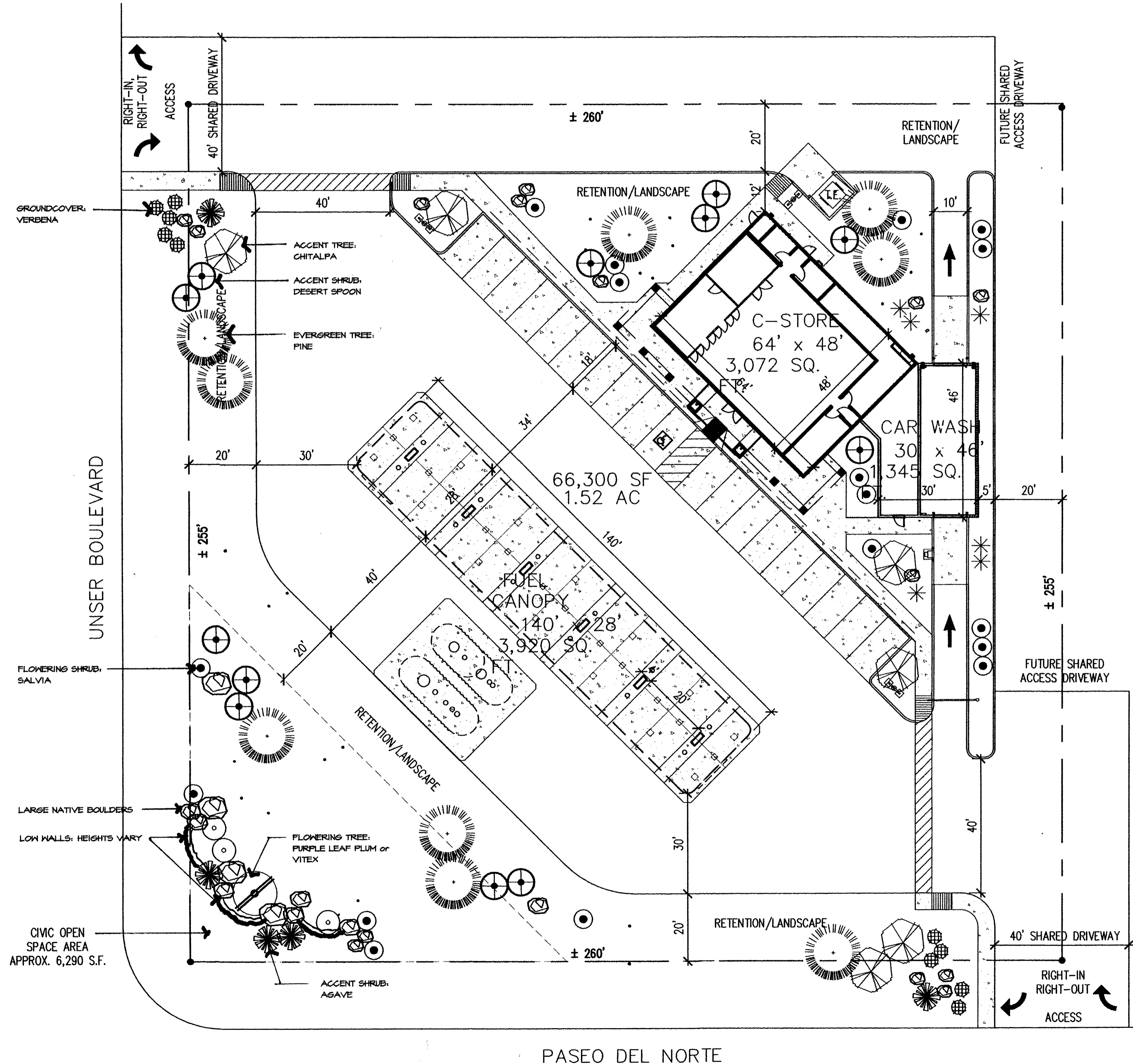
SCALE: 3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE

CODE IDENTIFIER	BRAND/SIZE	COLOR
(P-1) PAINT - 1 BASE	DUNN-EDWARDS DE 5205	GALLOP HO
(P-2) PAINT - 2 ACCENT	DUNN-EDWARDS DEC 750	BISON BEIGE
(P-3) PAINT - 3 ACCENT	DUNN-EDWARDS DEC 744	LINEN WHITE
(S-1) STONE VENEER	CULTURED STONE PRO-FIT LEDGESTONE	MOJAVE (PF-4014) CAP STONE TO MATCH
(R-1) METAL ROOFING	STANDING SEAM FLUOROPOLYMER POWDER-COATED	FABRAL TERRA GOTTA NON-REFLECTIVE
(W-1) WINDOW MULLIONS DARK BRONZE	ANODIZED ALUM.	FACTORY FINISH



ng\GIANT\ALBUQUEQUE PASEO DEL NORTE & UNSER\PRELIM SITE PLANS\BLOCKS\VICINITY MAP-



VICINITY MAP APPROX. SCALE: 1" = 1/2 MILE (2,640 S.F.)

NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
NEC OF PASEO DEL NORTE & UNSER BLVD.
ALBUQUERQUE, NEW MEXICO

WesPropNM, LLC
JACK SHEEHAN
928-300-4639

JOB NO: -

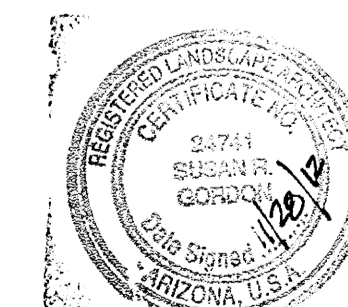
REVISIONS

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DRAWN BY:	NL/ZK
CHKD BY:	ZK

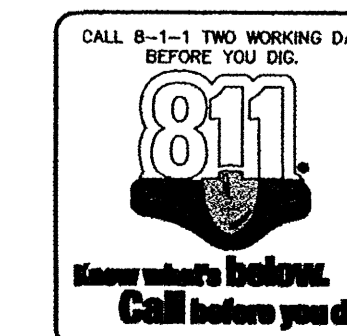
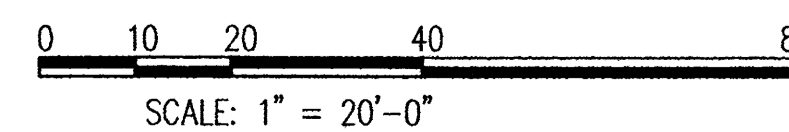
SHEET: OF:
PRELIMINARY SITE PLAN
OPTION 6

SP-1

OPTION 6



Susan R. Ford



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PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PROJECT # 1009543
 13-70708(SK)
 10-16-13

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 zkwasnica@k-eng.com



NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
 NEC OF PASEO DEL NORTE & UNSER BLVD.
 ALBUQUERQUE, NEW MEXICO

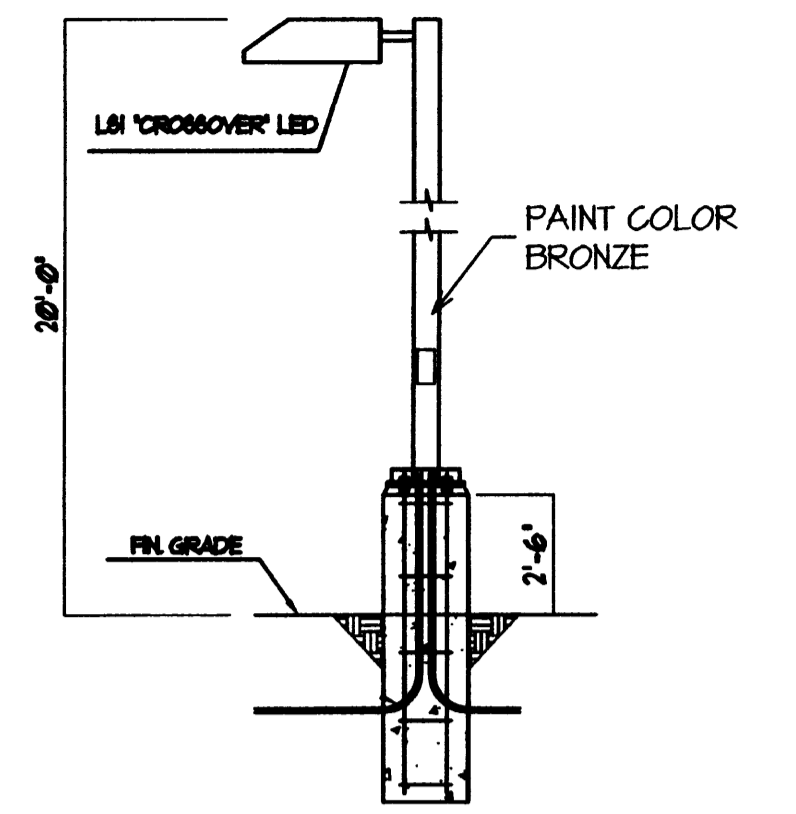
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JACK SHEEHAN
 928-300-4639

JOB NO: -
 REVISIONS

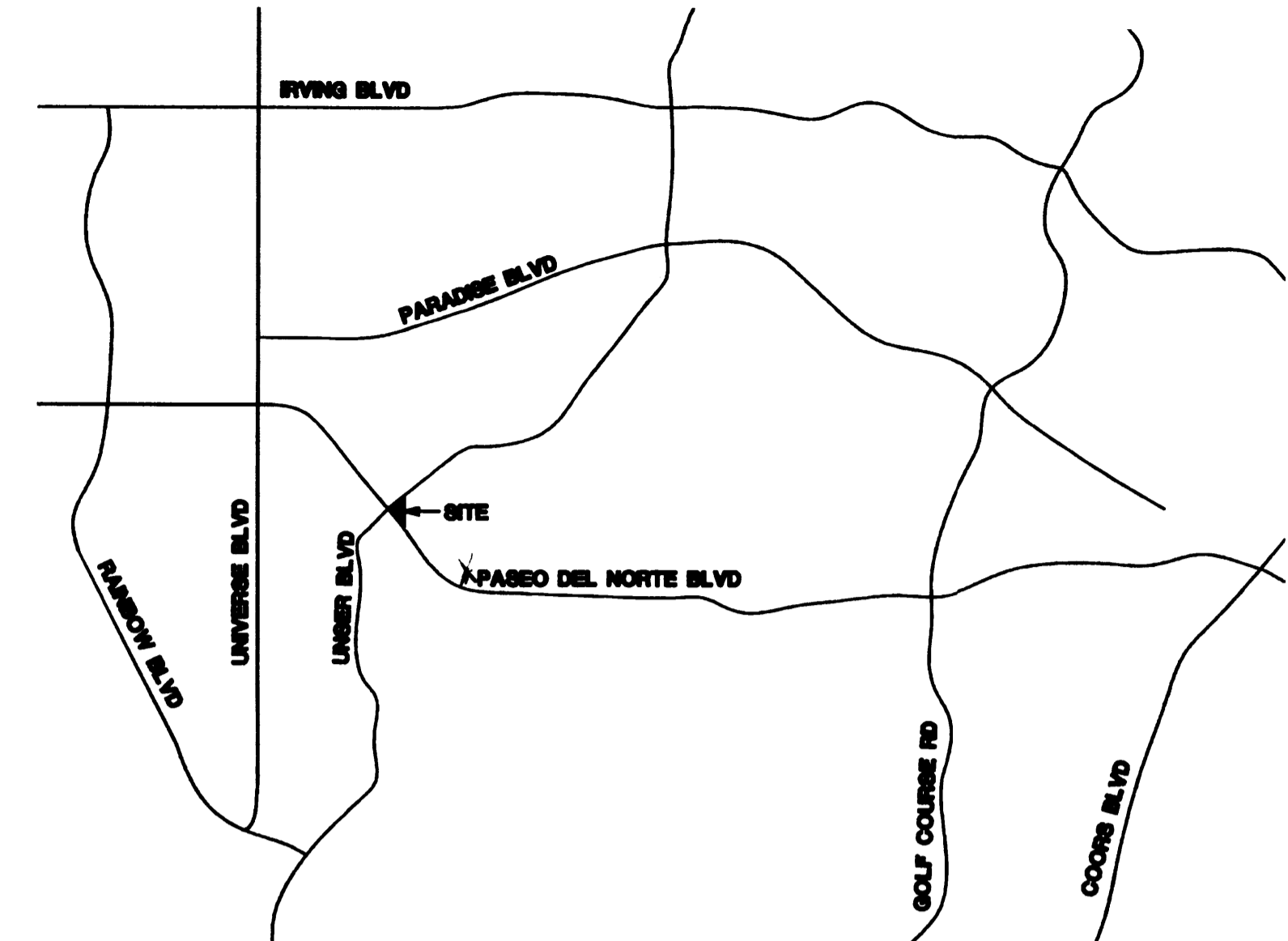
SCALE:	1" = 30'
DATE:	03/07/13
DRAWN BY:	NL/ZK
CHKD BY:	ZK

SHEET: OF:
 PRELIMINARY SITE PLAN
 03/07/13 LAYOUT

SP-1 A



TYPICAL AREA LIGHT

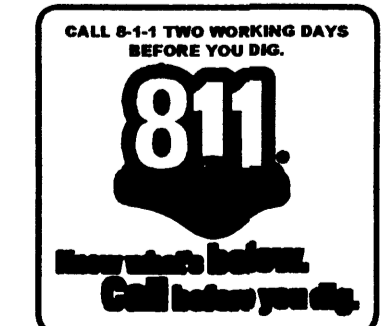
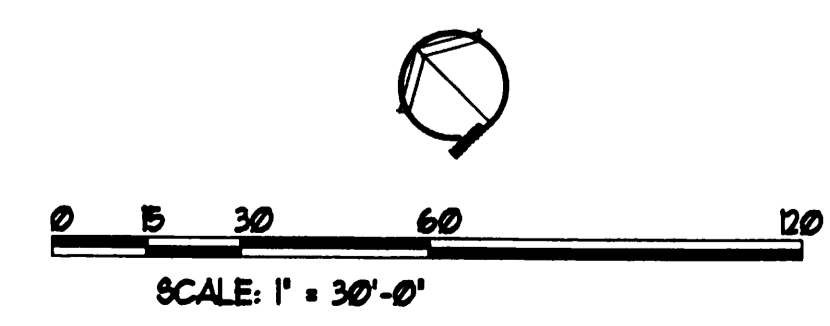


VICINITY MAP APPROX. SCALE: 1" = 1/2 MILE (2,640 S.F.)

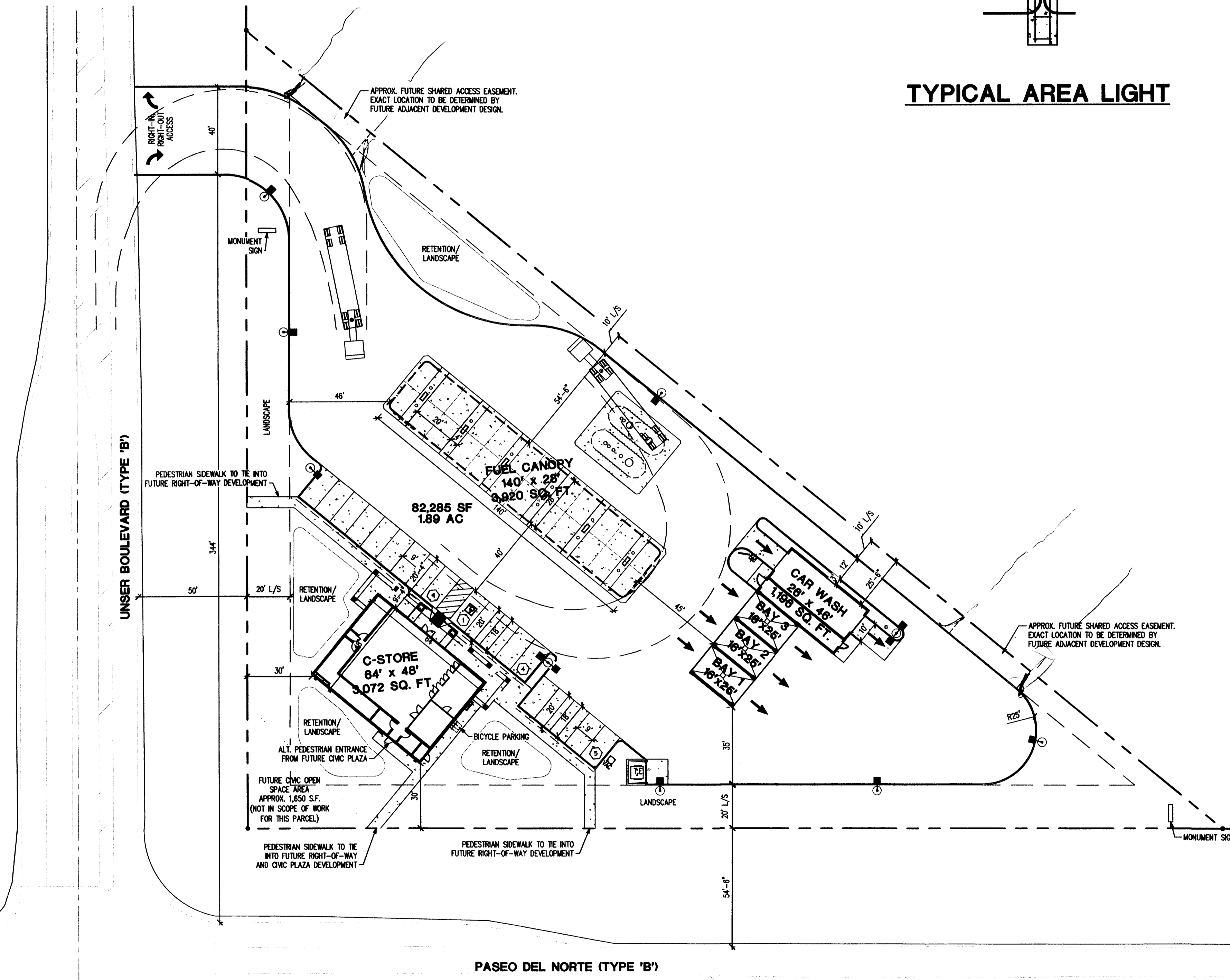
PROJECT DATA

- SITE AREA: 82,285 SQ. FT. - 1.89 ACRES
 PROPOSED USE: CONVENIENCE STORE, RETAIL FUEL, AND CAR WASH
- C-STORE AREA: 3,072 SQ. FT. (64'x48'), SINGLE STORY, HEIGHT: 22'-0"
 C-STORE CANOPY: 818 SQ. FT.
 C-STORE CONSTRUCTION: TYPE V-B
 C-STORE OCCUPANCY: M
 C-STORE ALLOW. AREA: 9,000 SQ. FT. - ONE STORY
 MIN. SETBACK PROVIDED: 30'-0"
- CAR WASH AREA: 1,196 SQ. FT. (26'x46'), SINGLE STORY, HEIGHT: 16'-4"
 CAR WASH CONSTRUCTION: TYPE II-B
 CAR WASH OCCUPANCY: B
 CAR WASH ALLOW. AREA: 9,000 SQ. FT. - TWO STORY
 MIN. SETBACK PROVIDED: 46'-9"
- SELF-WASH BAYS AREA: 1,200 SQ. FT. (48'x25'), SINGLE STORY, HEIGHT: 17'-6"
 WASH BAY CONSTRUCTION: TYPE II-B
 WASH BAY OCCUPANCY: B
 WASH BAY ALLOW. AREA: 9,000 SQ. FT. - TWO STORY
 MIN. SETBACK PROVIDED: 46'-9"
- FUEL CANOPY AREA: 3,920 SQ. FT. (140'x28'), SINGLE STORY, HEIGHT: 19'-0"
 CANOPY CONSTRUCTION: TYPE II-B
 CANOPY OCCUPANCY: M
 CANOPY ALLOW. AREA: 12,500 SQ. FT. - TWO STORY
 MIN. SETBACK PROVIDED: 64'-6"
- PARKING REQUIRED: 3,072 @ 1/200 SQ. FT. = 16 SPACES (1 HANDICAP)
 PARKING PROVIDED: 19 SPACES (1 HANDICAP)
- LANDSCAPE SETBACKS REQUIRED/PROVIDED:
 STREET FRONT: 20'-0"
 REAR: 10'-0"

- INDEX TO DRAWINGS**
- SP-1 A SITE PLAN FOR BUILDING PERMIT
 - SP-2 SITE PLAN FOR SUBDIVISION - Reverse
 - GR-1 GRADING AND DRAINAGE PLAN - Reverse
 - MU-1 MASTER UTILITY PLAN - Reverse
 - LP-1 LANDSCAPING PLAN - Reverse
 - ELEV-1 STORE ELEVATIONS
 - ELEV-2 CAR WASH ELEVATIONS
 - CA-1 FUEL CANOPY PLANS
 - SG-1 SIGNAGE PLAN

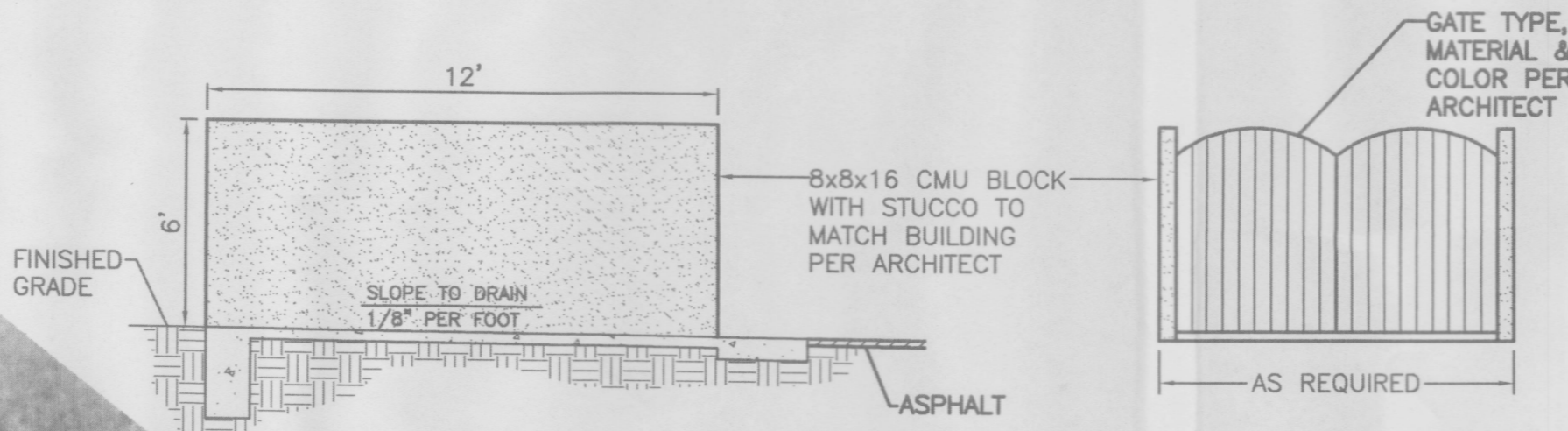


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PRELIMINARY SITE PLAN
 SCALE: 1" = 30'-0"

FILE NAME: PFE



DUMPSTER ENCLOSURE ELEVATION
NTS

PROJECT DATA

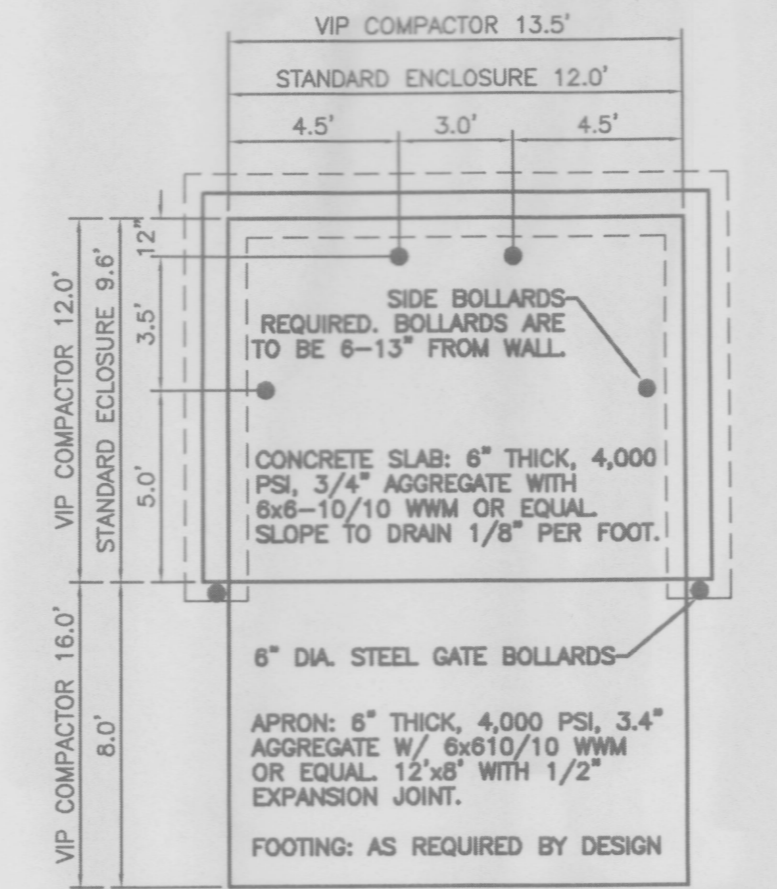
SITE AREA: 82,285 SQ. FT. - 1.89 ACRES
PROPOSED USE: CONVENIENCE STORE, RETAIL FUEL, AND CAR WASH

C-STORE AREA: 3,072 SQ. FT. (64'x48'), SINGLE STORY, HEIGHT: 22'-0"
C-STORE CANOPY: 818 SQ. FT.
C-STORE CONSTRUCTION: TYPE V-B
C-STORE OCCUPANCY: U
C-STORE ALLOW. AREA: 9,000 SQ. FT. - ONE STORY
MIN. SETBACK PROVIDED: 48'-0"

CAR WASH AREA: 1,198 SQ. FT. (26'x46'), SINGLE STORY, HEIGHT: 16'-4"
C-STORE CONSTRUCTION: TYPE II-B
C-STORE OCCUPANCY: U
C-STORE ALLOW. AREA: 9,000 SQ. FT. - TWO STORY
MIN. SETBACK PROVIDED: 52'-6"

FUEL CANOPY AREA: 3,920 SQ. FT. (140'x28'), SINGLE STORY, HEIGHT: 19'-0"
C-STORE CONSTRUCTION: TYPE II-B
C-STORE OCCUPANCY: U
C-STORE ALLOW. AREA: 12,500 SQ. FT. - TWO STORY
MIN. SETBACK PROVIDED: 59'-0"

PARKING REQUIRED: 3,072 @ 1/200 SQ. FT. = 16 SPACES (1 HANDICAP)
PARKING PROVIDED: 18 SPACES (1 HANDICAP)



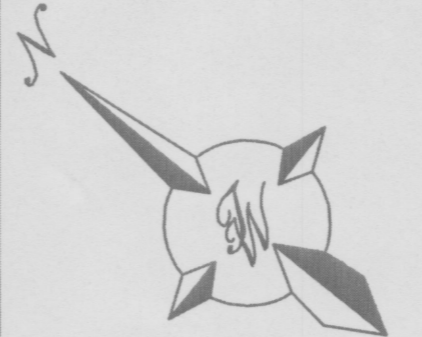
DUMPSTER ENCLOSURE DETAIL
NTS

LEGEND

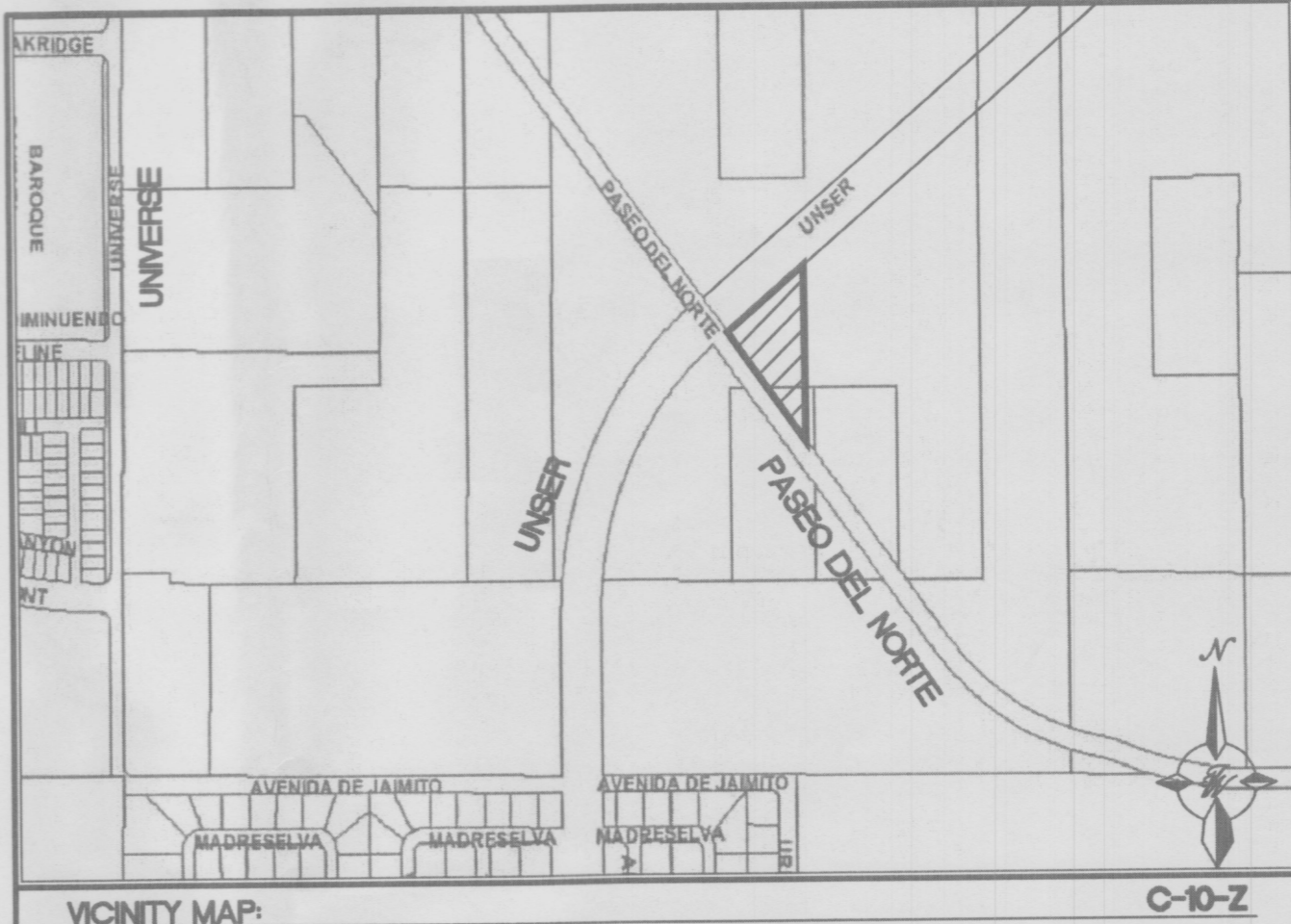
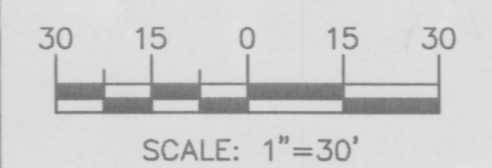
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- RETAINING WALL
- CONCRETE PAVEMENT
- AREA LIGHT
- EXISTING BOUNDARY LINE
- EXISTING STRIPING
- EXISTING EDGE OF ASPHALT
- EXISTING CURB

SITE LEGEND

- 1 6" HEADER CURB
- 2 6 FT. SIDEWALK
- 3 UNDERGROUND FUEL TANKS
- 4 TRASH ENCLOSURE (SEE DETAIL THIS SHEET)
- 5 MOTORCYCLE PARKING AND SIGNS
- 6 ADA RAMP
- 7 BICYCLE RACK
- 8 EXISTING EDGE OF PAVEMENT
- 9 EXISTING ROADWAY STRIPING
- 10 EXISTING ROADWAY CURB & GUTTER
- 11 TRANSFORMER
- 12 PEDESTRIAN ACCESS
- 13 STOP SIGN AND STOP BAR
- 14 POLE SIGN



GRAPHIC SCALE



LEGAL DESCRIPTION

A tract of land lying and situate within the Town of Alameda Grant, projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising the remaining portion of Tracts 15-13A2, 15-13A1, 15-13B2, 15-38A, 15-38B and 15-2B, as the same are described in that Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 06, 2003, in Book A-48, Page 2173, Document Number 2003002177, less than and excepting that portion of the land acquired by Stipulated Judgment for Condemnation, Second Judicial District Court Case No. CV 2006 6154, filed in the office of the Clerk of the Second Judicial District on June 23, 2009 and filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 2009 as Document Number 2009090671, said remaining portion tract being more particularly described as follows:

Beginning at the southernmost corner of described tract lying on the northeasterly right of way line of Paseo del Norte Boulevard, from whence a tie to Albuquerque Geographic Reference Survey Monument "8_C10" bears S 70°41'28" E, a distance of 1,871.65 feet;

Thence from said point of beginning, N 39°16'31" W along said right of way line, a distance of 486.27 feet to a point of curvature;

Thence along a curve to the right having a radius of 50.00 feet, an arc length of 78.54 feet, a delta angle of 89°59'56", and a chord of N 05°43'32" E, a distance of 70.71 feet to a point of tangency lying on the southeasterly right of way line of Unser Boulevard;

Thence N 50°43'30" E along said right of way line, a distance of 391.53 feet to the northernmost corner of described tract;

Thence leaving said right of way line, S 00°11'27" W, a distance of 694.65 feet to the point of beginning, containing 2.7055 acres (117,853 square feet) more or less.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG 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:

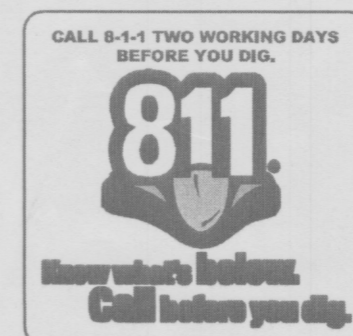
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

INDEX TO DRAWINGS

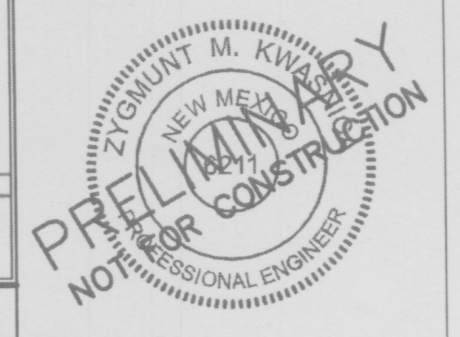
- SP-1 SITE PLAN FOR BUILDING PERMIT
- SP-2 SITE PLAN FOR SUBDIVISION
- GR-1 GRADING AND DRAINAGE PLAN
- MU-1 MASTER UTILITY PLAN
- LP-1 LANDSCAPING PLAN
- ELEV-1 STORE ELEVATIONS
- ELEV-2 CAR WASH ELEVATIONS
- CA-1 FUEL CANOPY PLANS
- SG-1 SIGNAGE PLAN

TIERRA WEST, LLC
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 480-839-8207
 FAX 480-491-7464
 zkwasnica@k-eng.com



NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
 NEC OF PASEO DEL NORTE & UNSER BLVD.
 ALBUQUERQUE, NEW MEXICO

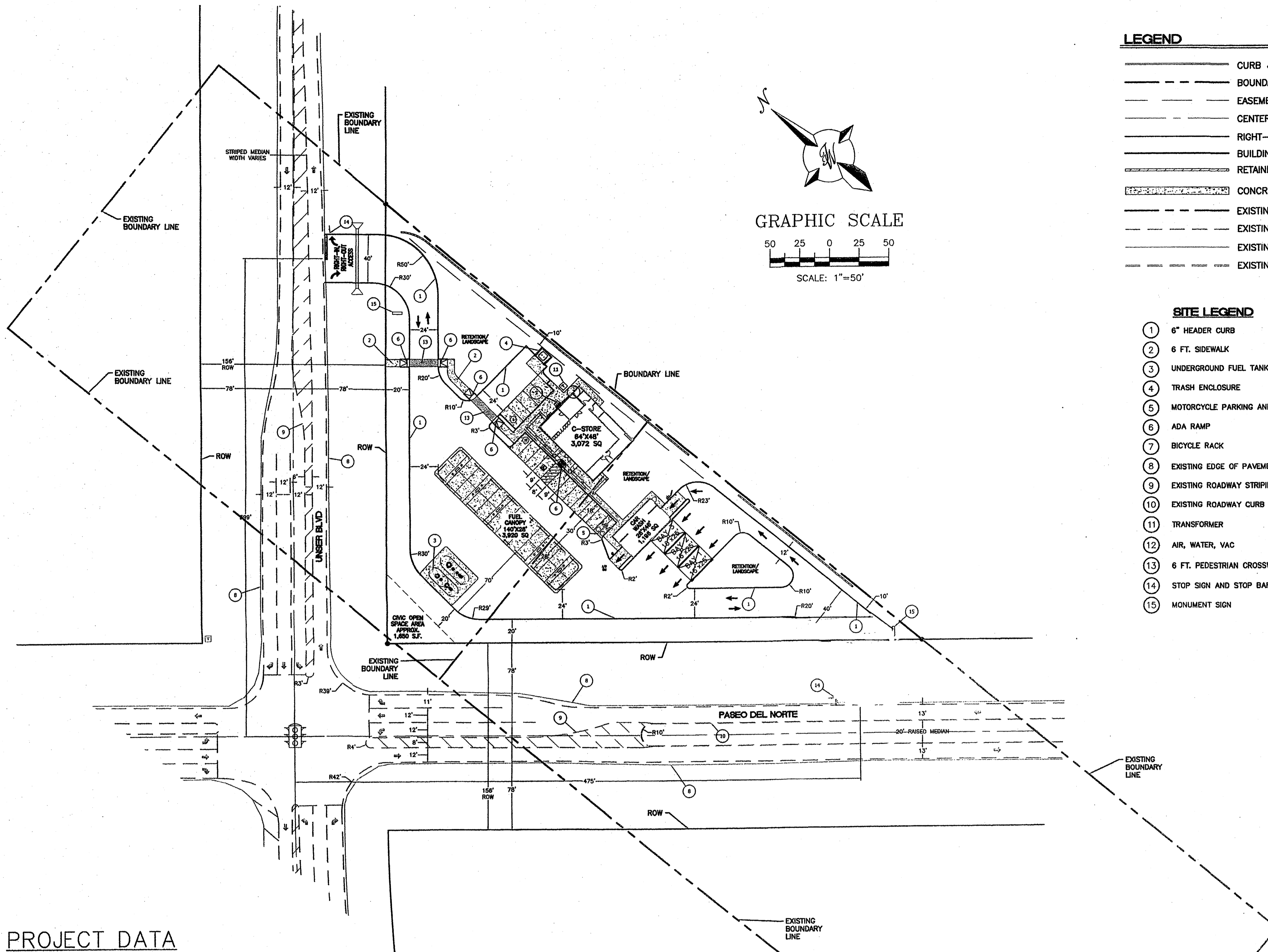
WesPropNM, LLC
 JACK SHEEHAN
 928-300-4639

JOB NO: _____
 REVISIONS

SCALE: 1" = 30'
 DATE: 10/02/12
 DRAWN BY: NL/ZK
 CHKD BY: ZK

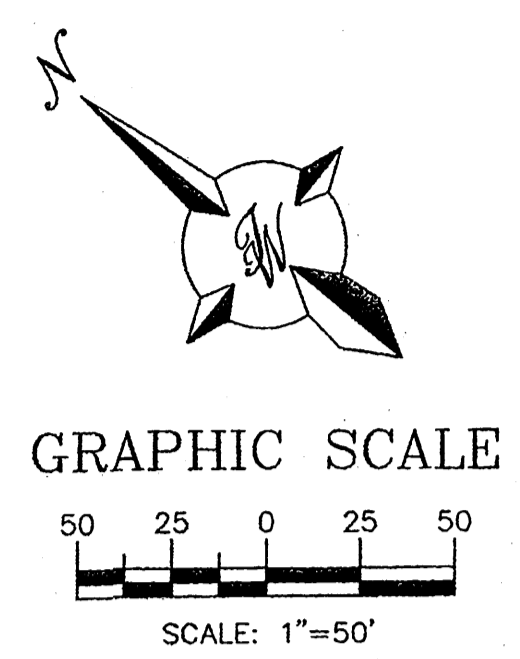
SHEET: 0F
 SITE PLAN FOR BUILDING PERMIT

SP-1 B



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - RETAINING WALL
 - CONCRETE PAVEMENT
 - EXISTING BOUNDARY LINE
 - EXISTING STRIPING
 - EXISTING EDGE OF ASPHALT
 - EXISTING CURB

- SITE LEGEND**
- ① 6" HEADER CURB
 - ② 6 FT. SIDEWALK
 - ③ UNDERGROUND FUEL TANKS
 - ④ TRASH ENCLOSURE
 - ⑤ MOTORCYCLE PARKING AND SIGNS
 - ⑥ ADA RAMP
 - ⑦ BICYCLE RACK
 - ⑧ EXISTING EDGE OF PAVEMENT
 - ⑨ EXISTING ROADWAY STRIPING
 - ⑩ EXISTING ROADWAY CURB & GUTTER
 - ⑪ TRANSFORMER
 - ⑫ AIR, WATER, VAC
 - ⑬ 6 FT. PEDESTRIAN CROSSWALK
 - ⑭ STOP SIGN AND STOP BAR
 - ⑮ MONUMENT SIGN



PROJECT DATA

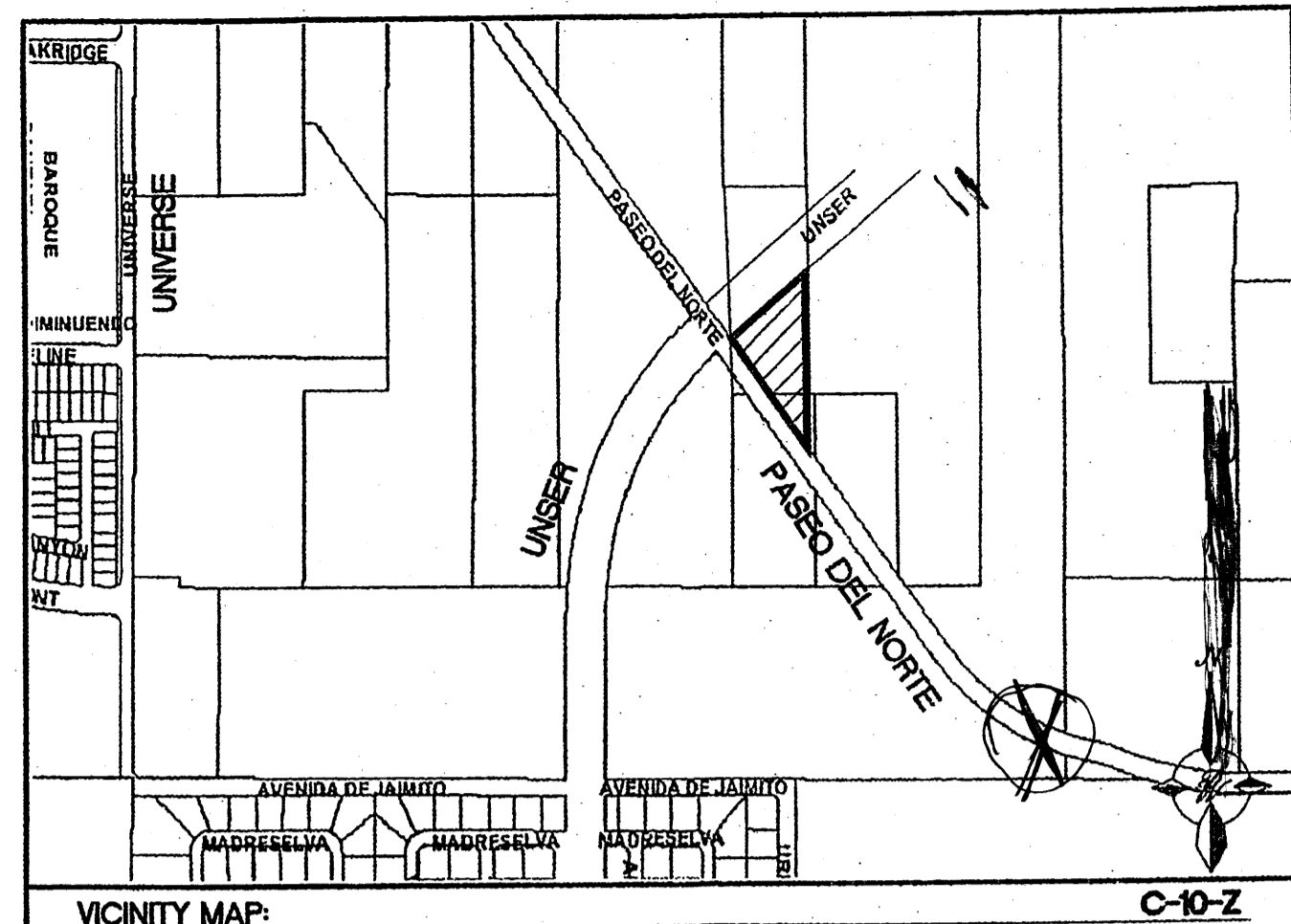
SITE AREA: 82,285 SQ. FT. - 1.89 ACRES
 PROPOSED USE: CONVENIENCE STORE, RETAIL FUEL, AND CAR WASH

C-STORE AREA: 3,072 SQ. FT. (64'x48'), SINGLE STORY, HEIGHT: 22'-0"
C-STORE CANOPY: 818 SQ. FT.
C-STORE CONSTRUCTION: TYPE V-B
C-STORE OCCUPANCY: M
C-STORE ALLOW. AREA: 9,000 SQ. FT. - ONE STORY
MIN. SETBACK PROVIDED: 46'-0"

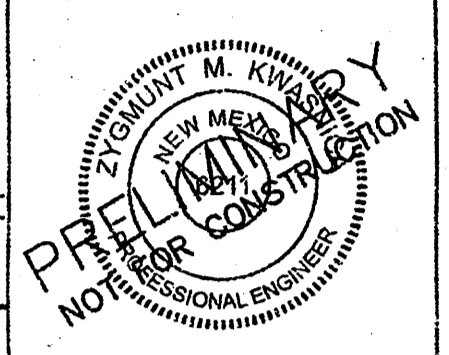
CAR WASH AREA: 1,196 SQ. FT. (26'x46'), SINGLE STORY, HEIGHT: 16'-4"
C-STORE CONSTRUCTION: TYPE II-B
C-STORE OCCUPANCY: B
C-STORE ALLOW. AREA: 9,000 SQ. FT. - TWO STORY
MIN. SETBACK PROVIDED: 52'-6"

FUEL CANOPY AREA: 3,920 SQ. FT. (140'x28'), SINGLE STORY, HEIGHT: 19'-0"
C-STORE CONSTRUCTION: TYPE II-B
C-STORE OCCUPANCY: M
C-STORE ALLOW. AREA: 12,500 SQ. FT. - TWO STORY
MIN. SETBACK PROVIDED: 56'-0"

PARKING REQUIRED: 3,072 @ 1/200 SQ. FT. = 16 SPACES (2 HANDICAP)
PARKING PROVIDED: 19 SPACES (2 HANDICAP)



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 zkwanica@k-eng.com



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 Thence along a curve to the right having a radius of 50.00 feet, an arc length of 78.54 feet, a delta angle of 89°59'56", and a chord of N 05°43'32" E, a distance of 70.71 feet to a point of tangency lying on the southeasterly right of way line of Unser Boulevard;
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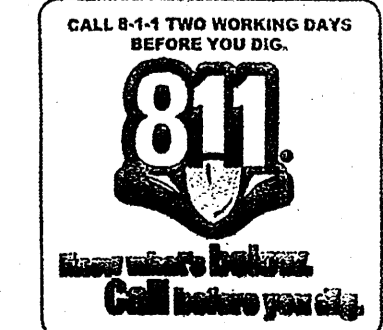
NOTE:
 SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-9, AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET.

EASEMENTS:
 NONE

SITE DATA
 LEGAL DESCRIPTION: LOT ELY PORTION OF C10.17
 ZONING:
 EXISTING: R-D
 PROPOSED: SU-1 FOR C-2
 SITE AREA: 1.89 ACRES
 PROPOSED USE:
 CONVENIENCE STORE, RETAIL FUEL & CAR WASH
 PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 THE FRONT OF THE BUILDING WILL FACE UNSER BLVD. PEDESTRIAN ACCESSIBILITY, IN THE FORM OF SIDEWALK, RUNS FROM THE BUILDING FRONT TO PASEO DEL NORTE. VEHICULAR ACCESS TO THE SITE WILL BE FROM BOTH UNSER BLVD & PASEO DEL NORTE.
 MAXIMUM BUILDING HEIGHT ALLOWED:
 UNLESS MODIFIED BY EPC, 26 FEET AT ANY LEGAL LOCATION.
 PROPOSED MAXIMUM ROOF HEIGHT: 22'-0"
 MINIMUM BUILDING SETBACK:
 NO REQUIREMENT, 20' MIN. PROPOSED.
 MAXIMUM FLOOR AREA RATIO:
 NO REQUIREMENT, 0.052 F.A.R. PROPOSED.
 PHASING
 NONE

- INDEX TO DRAWINGS**
- SP-1 SITE PLAN FOR BUILDING PERMIT
 - SP-2 SITE PLAN FOR SUBDIVISION - Reverse
 - GR-1 GRADING AND DRAINAGE PLAN - Reverse
 - MU-1 MASTER UTILITY PLAN - Reverse
 - LP-1 LANDSCAPING PLAN - Reverse
 - ELEV-1 STORE ELEVATIONS
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NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
 NEC OF PASEO DEL NORTE & UNSER BLVD.
 ALBUQUERQUE, NEW MEXICO

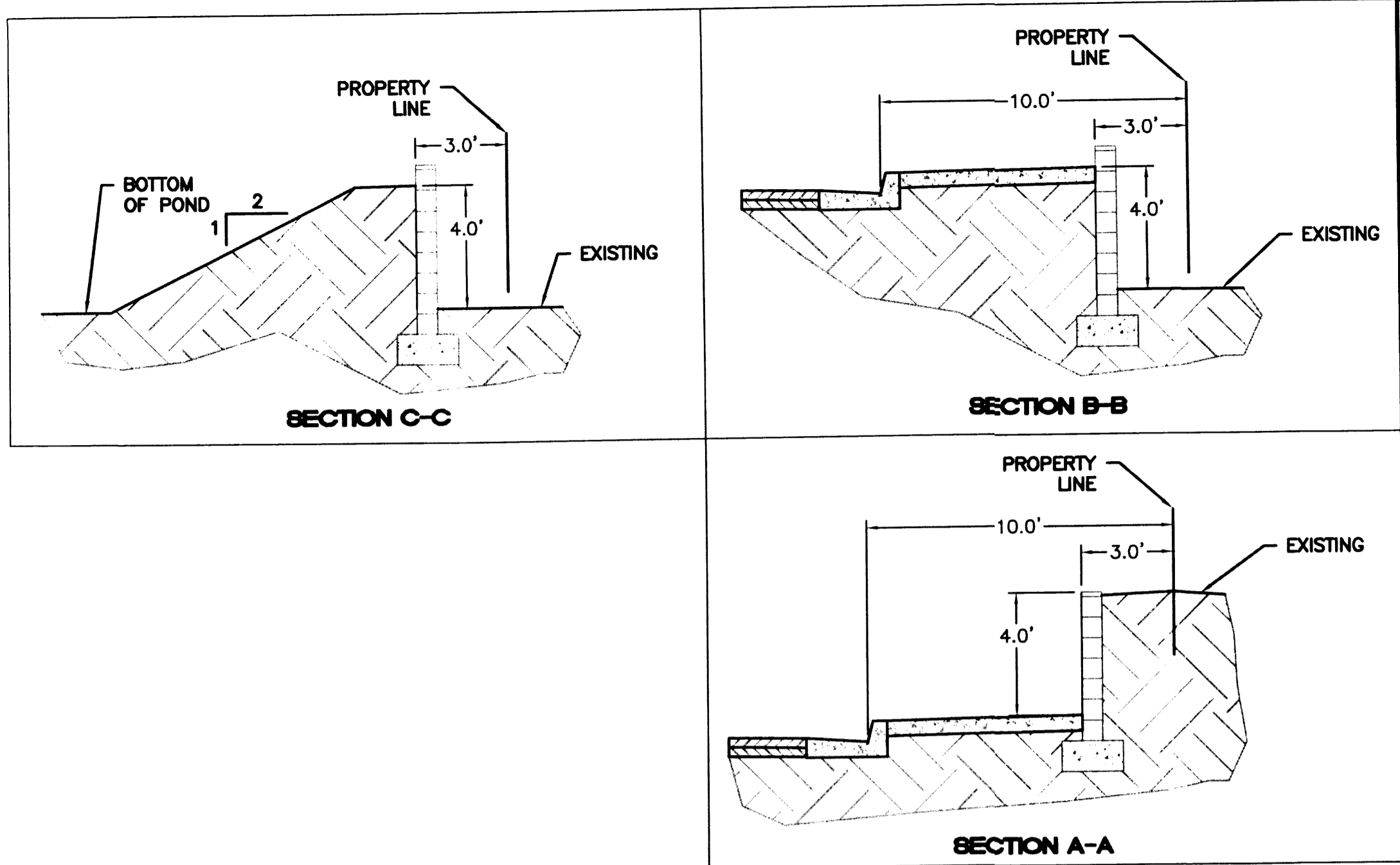
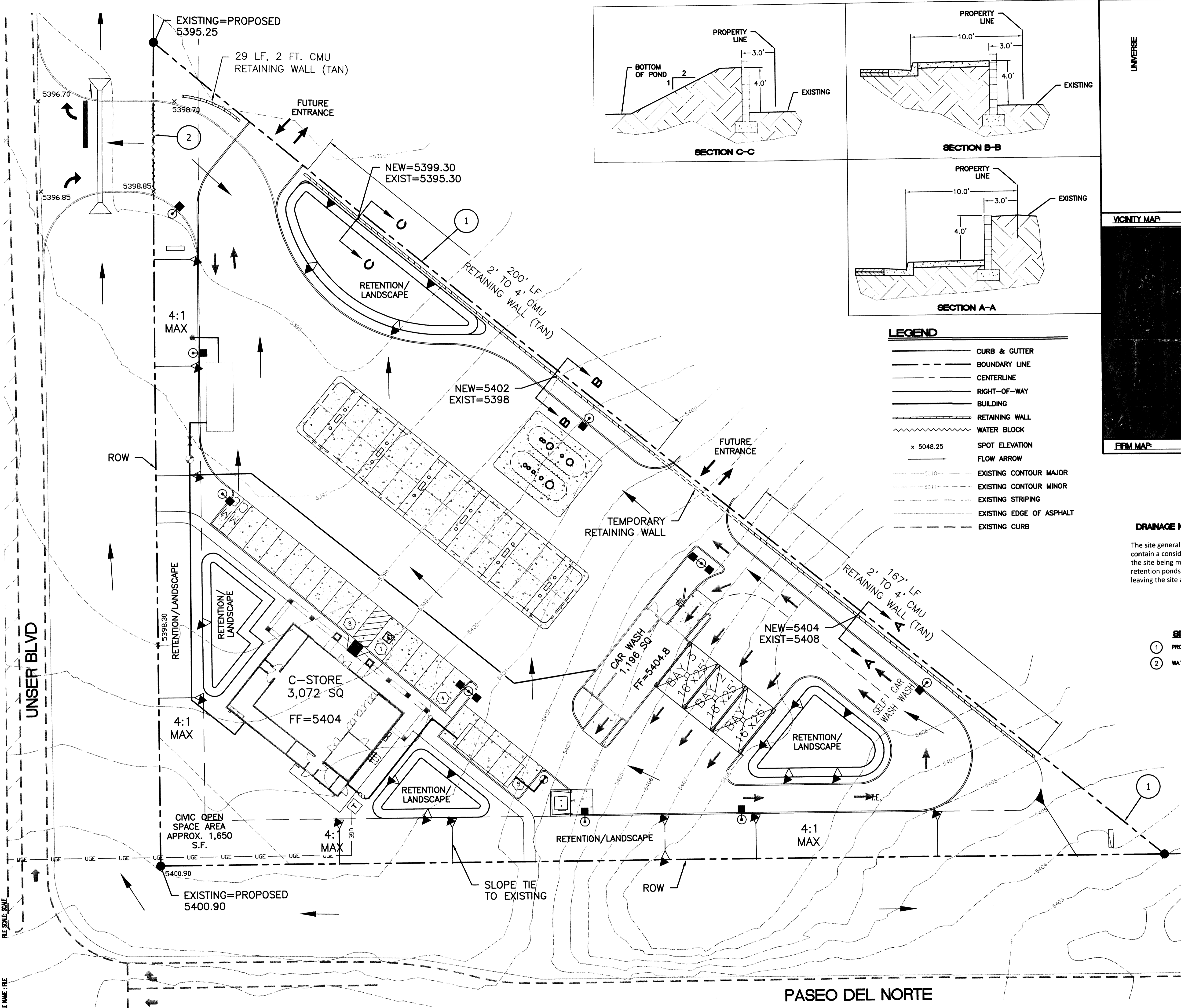
WesPropNM, LLC
 JACK SHEEHAN
 928-300-4639

JOB NO: -
 REVISIONS

SCALE: 1" = 30'
 DATE: 10/02/12
 DRAWN BY: NL/ZK
 CHKD BY: ZK

SHEET: OF:
 SITE PLAN
 FOR SUBDIVISION

SP-2



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- CENTERLINE
- - - RIGHT-OF-WAY
- BUILDING
- RETAINING WALL
- ~ ~ ~ WATER BLOCK
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - 5010 EXISTING CONTOUR MAJOR
- - - 5011 EXISTING CONTOUR MINOR
- - - EXISTING STRIPING
- - - EXISTING EDGE OF ASPHALT
- - - EXISTING CURB

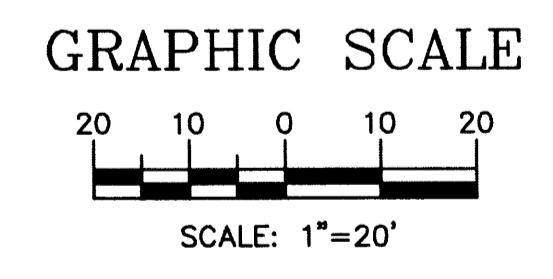
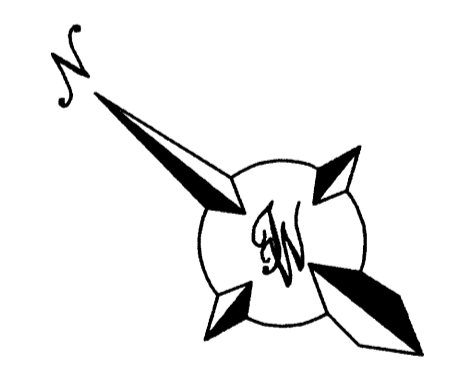


DRAINAGE NARRATIVE:

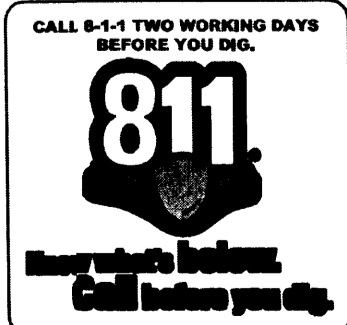
The site generally slopes from southwest to northeast. The undeveloped site does contain a considerable area of impervious rock (basalt) out crop with the majority of the site being mainly undisturbed native silty-sandy soils with native vegetation. Two retention ponds are proposed to be constructed on site to help maintain the runoff leaving the site at or below historic values.

SITE LEGEND

- ① PROPERTY LINE
- ② WATER BLOCK

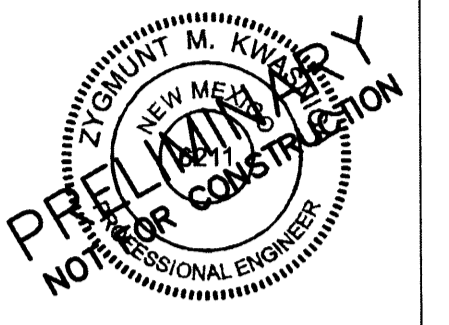


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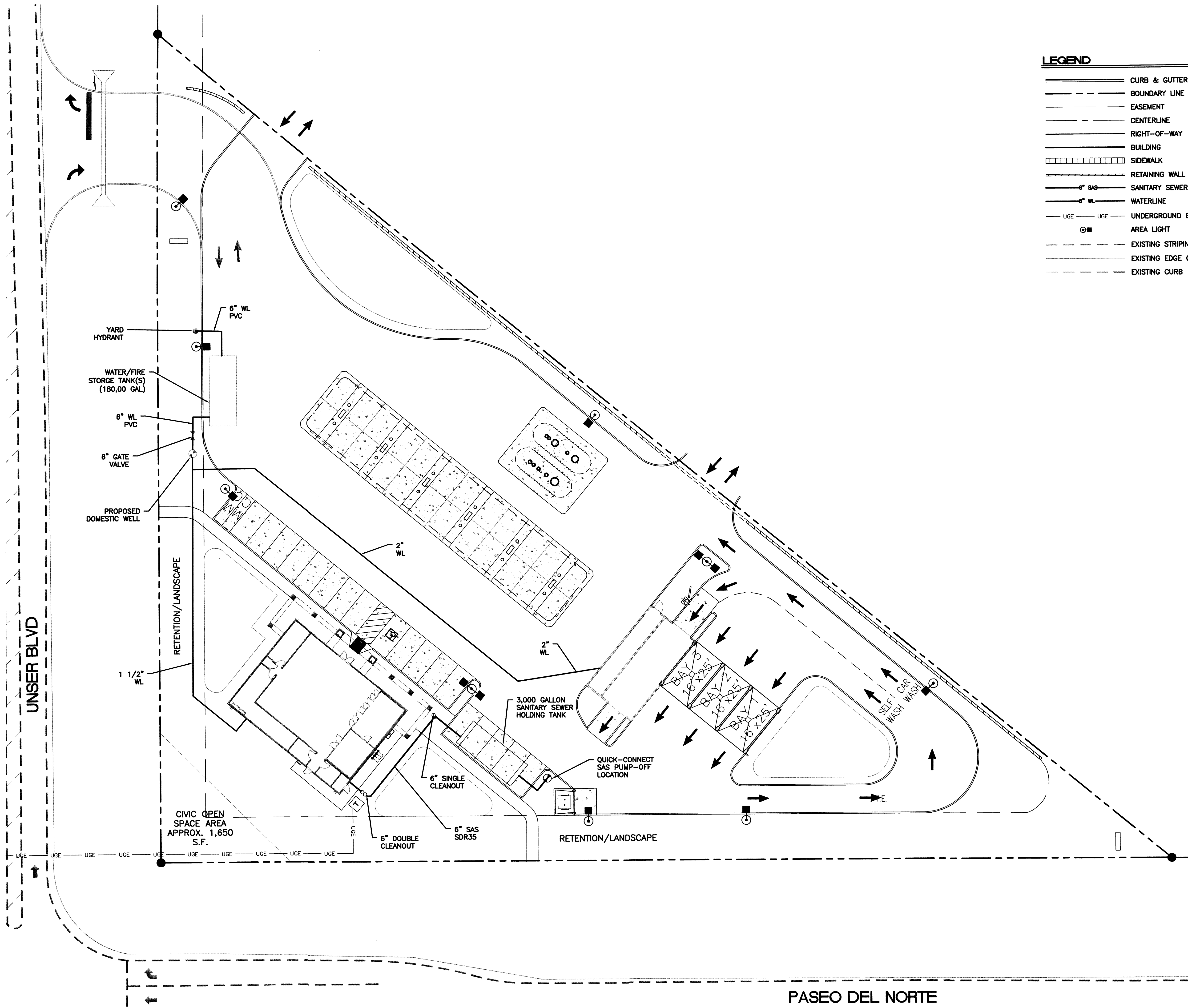
NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
 NEC OF PASEO DEL NORTE & UNSER BLVD.
 ALBUQUERQUE, NEW MEXICO

WesPropNM, LLC
 JACK SHEEHAN
 928-300-4639

JOB NO: -
 REVISIONS

SCALE:	1" = 20'
DATE:	02/14/13
DRAWN BY:	NL/ZK
CHKD BY:	ZK
SHEET:	OF:
CONCEPTUAL GRADING PLAN	

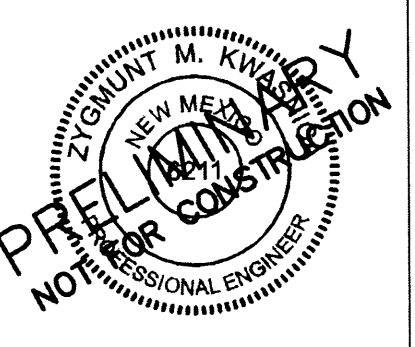
GR-1
 OPTION 6



LEGEND

=====	CURB & GUTTER
-----	BOUNDARY LINE
-----	EASEMENT
-----	CENTERLINE
-----	RIGHT-OF-WAY
=====	BUILDING
=====	SIDEWALK
=====	RETAINING WALL
-----	6" SAS SANITARY SEWER LINE
-----	6" WL WATERLINE
-----	UGE UGE UNDERGROUND ELECTRIC
⊙	AREA LIGHT
-----	EXISTING STRIPING
-----	EXISTING EDGE OF ASPHALT
-----	EXISTING CURB

K
ENGINEERING & DESIGN
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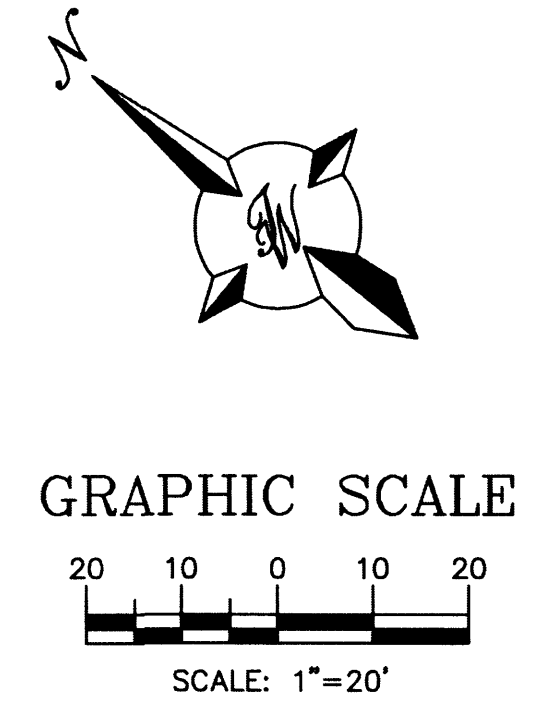
WesPropNM, LLC
JACK SHEEHAN
928-300-4639

JOB NO: -
REVISIONS
SCALE: 1" = 20'
DATE: 02/15/13
DRAWN BY: NL/ZK
CHKD BY: ZK

SHEET: OF:
CONCEPTUAL UTILITY PLAN

MU-1

OPTION 6



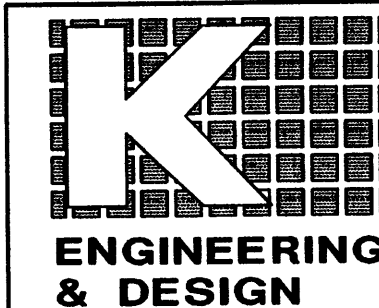
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PASEO DEL NORTE

UNSER BLVD



ENGINEERING & DESIGN

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NEW CONVENIENCE STORE, FUEL CANOPY & CAR WASH
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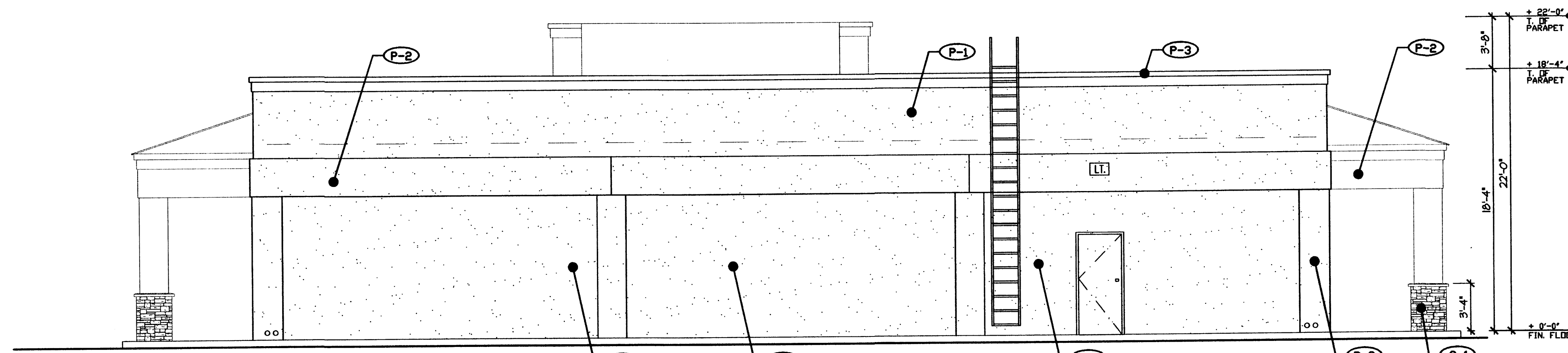
JOB NO: -
REVISIONS

SCALE: 3/16" = 1'-0"
DATE: 12/19/12
DRAWN BY: NL/ZK
CHKD BY: ZK

SHEET: OF:
PRELIMINARY
CONV. STORE ELEVATIONS

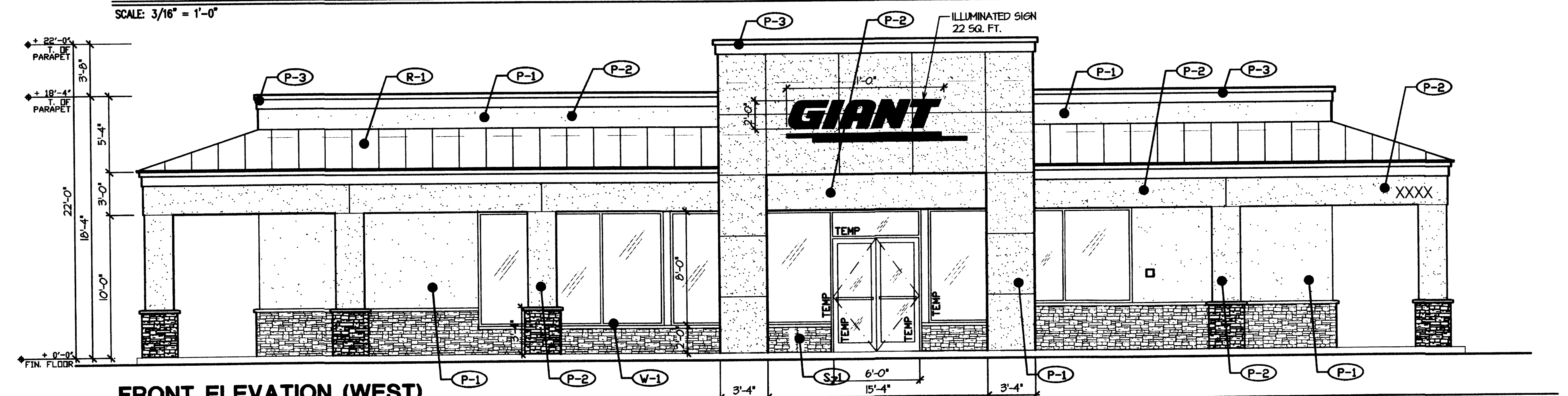
ELEV-1

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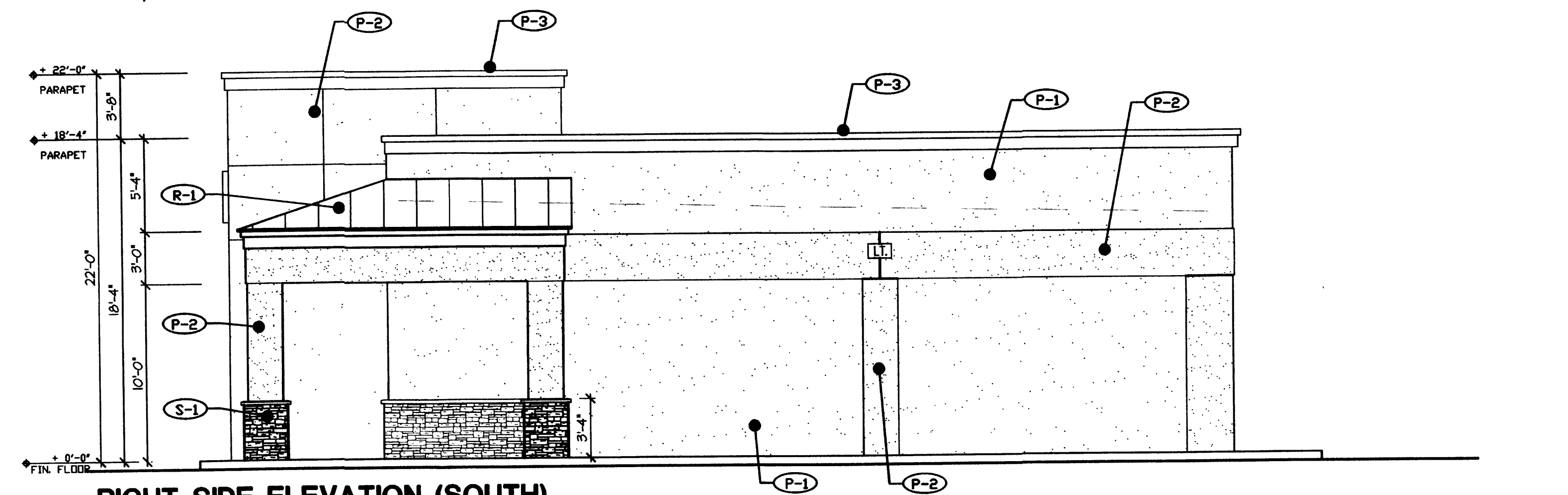
REAR ELEVATION (EAST)

SCALE: 3/16" = 1'-0"



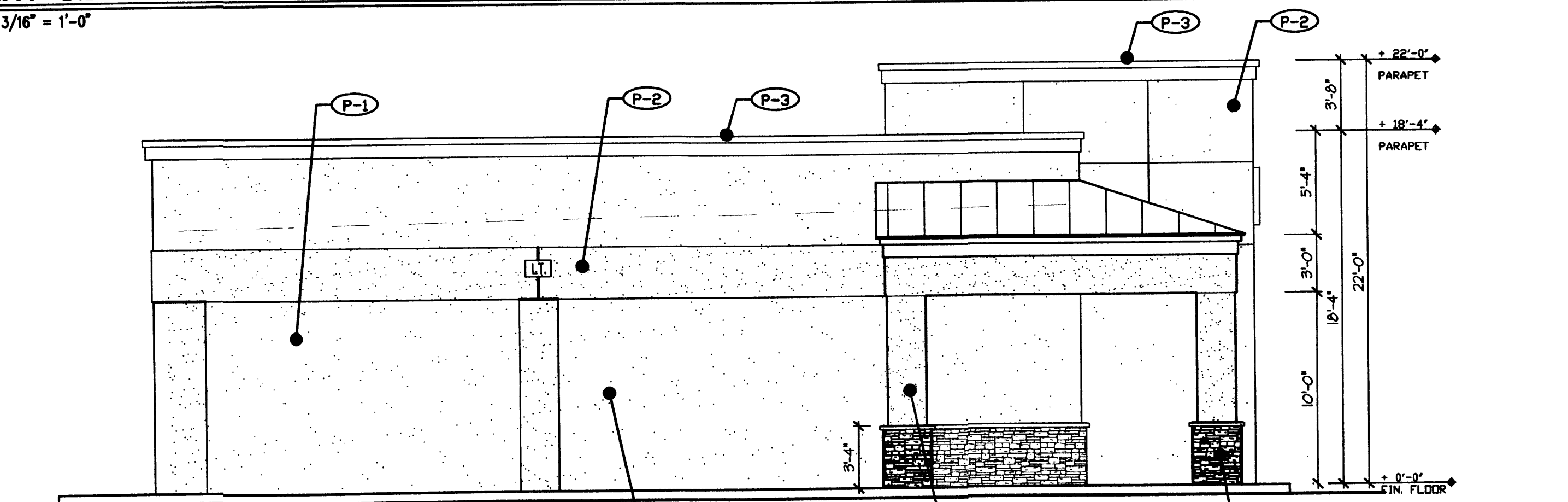
FRONT ELEVATION (WEST)

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"

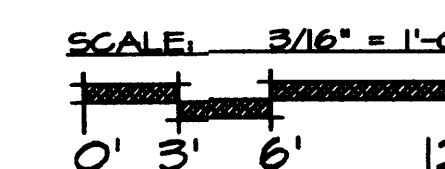


LEFT SIDE ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"

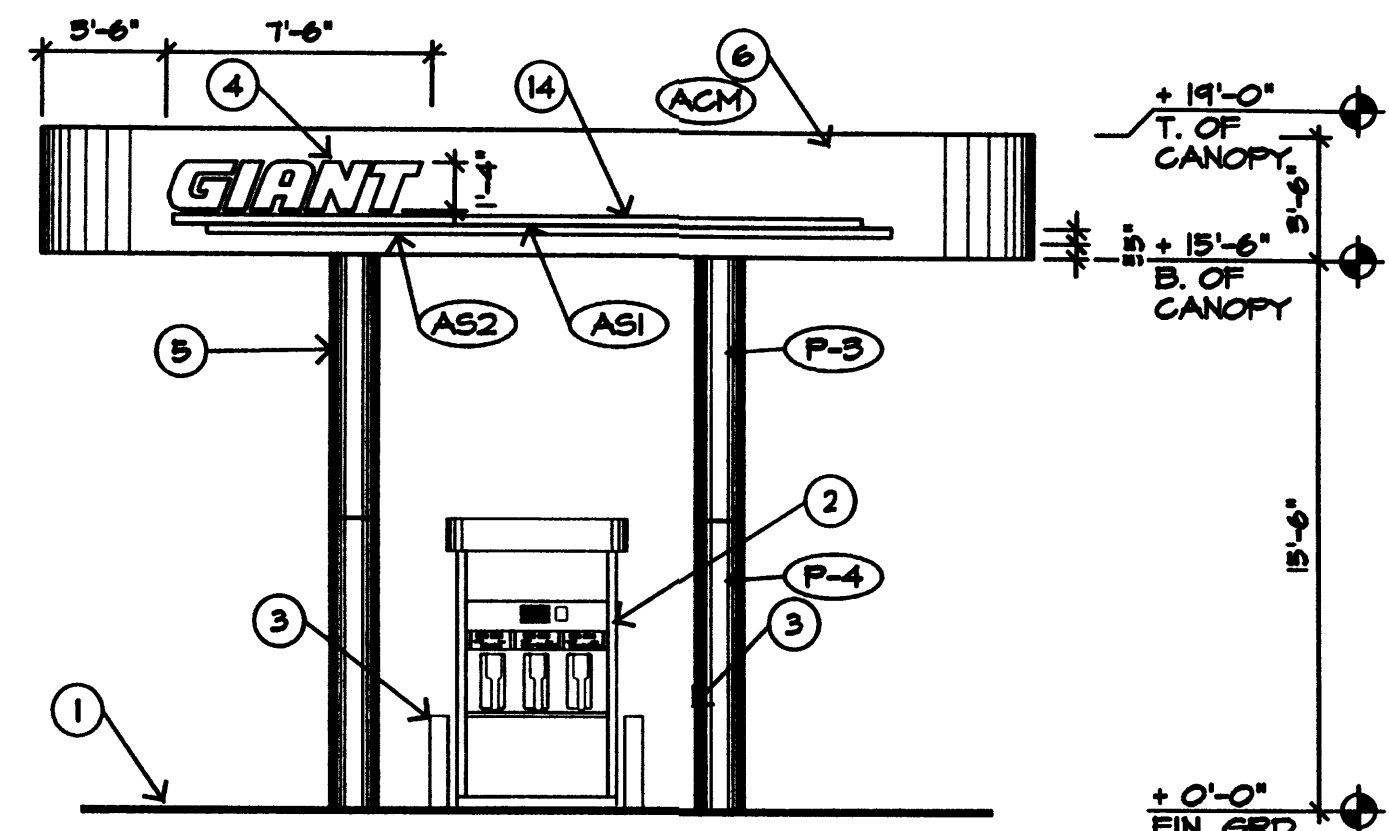
EXTERIOR COLOR SCHEDULE

CODE	IDENTIFIER	BRAND/SIZE	COLOR	LRY VALUE
(P-1)	PAINT - 1 BASE	DUNN-EDWARDS DE 5205	GALLOP HO	52
(P-2)	PAINT - 2 ACCENT	DUNN-EDWARDS DEC 780	BISON BEIGE	21
(P-3)	PAINT - 3 ACCENT	DUNN-EDWARDS DEC 141	LINEN WHITE	68
(S-1)	STONE VENEER	CULTURED STONE PRO-FIT LEDGESTONE	MOJAVE (PF-4014) CAP STONE TO MATCH	
(R-1)	METAL ROOFING	STANDING SEAM FLUOROPOLYMER POWDER-COATED	FABRAL BRICK RED NON-REFLECTIVE	16
(W-1)	WINDOW MILLIONS DARK BRONZE	ANODIZED ALUM.	FACTORY FINISH	



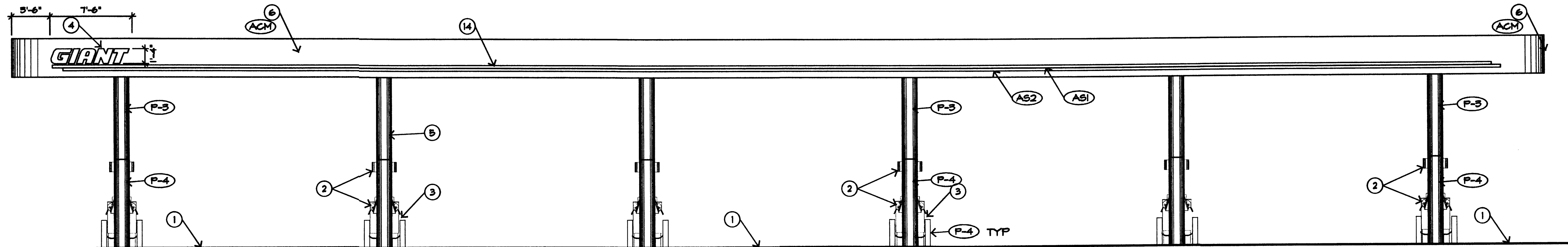
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FILE NAME: FILE



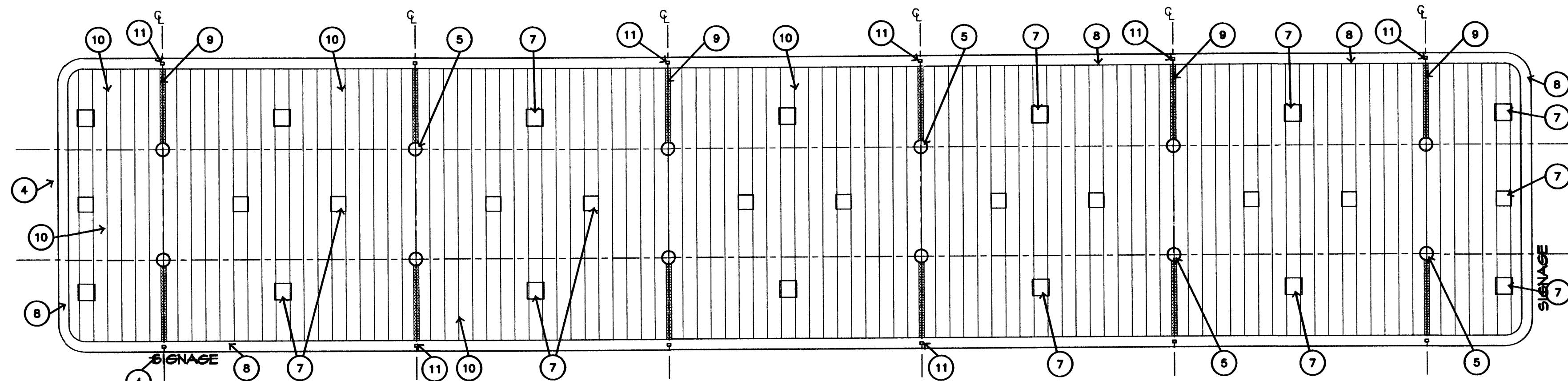
4 NORTH & SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



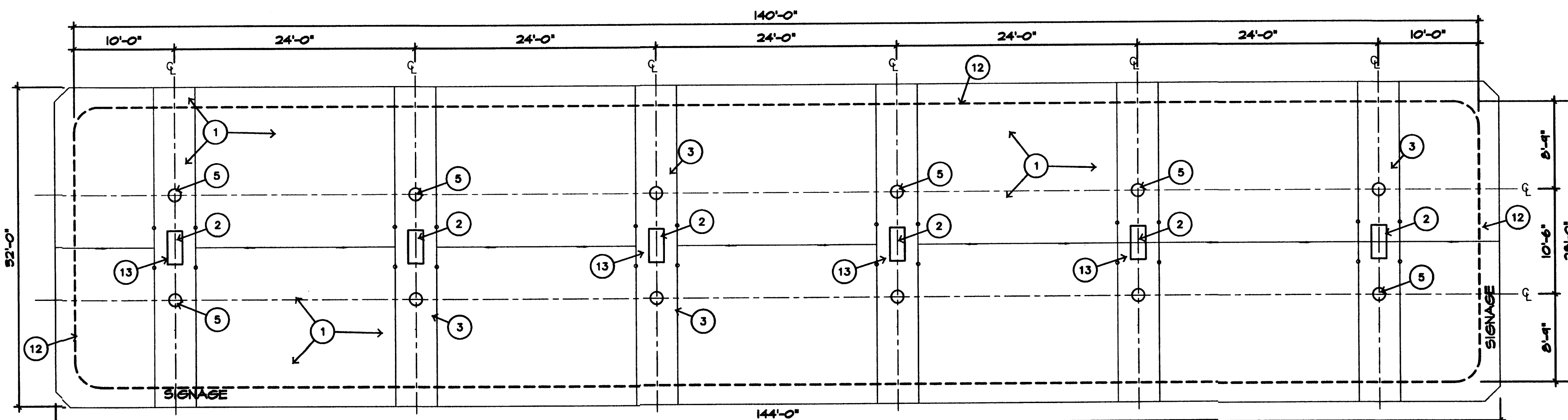
3 EAST & WEST ELEVATION

SCALE: 3/16" = 1'-0"



2 CANOPY REFLECTED CEILING PLAN

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



1 CANOPY PLAN

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

GENERAL NOTES

A. ALL MATERIALS FOR CANOPY SHALL BE NON-COMBUSTIBLE AND NO FOAM PLASTIC IS TO BE USED ON CANOPY. CANOPY SHALL BE IN COMPLIANCE WITH IBC 406.5.2.

PAINT COLOR SCHEDULE

CODE IDENTIFIER	BRAND/TYPE	COLOR	LRV VALUE
(P-1)	PAINT - 1	DUNN-EDWARDS DEC 790	EBON BEIGE LRV = 27
(P-2)	PAINT - 2	DUNN-EDWARDS DE 5209	GALLOP NO LRV = 82
(P-3)	PAINT - 3	DUNN-EDWARDS DEC 744	LINEN WHITE LRV = 66
(P-4)	PAINT - 4	PRAZER ACHDR	RED ALERT LRV = 17
(ACM)	ACM METAL FASCIA	ALCOA ARCH PRODUCTS COLDFIELD 100	GRANT OFF-WHITE PPR09HWT002 LRV = 90
(AS)	METAL VENT ACCENT STRIPS	PAINTS TO MATCH THE WHITE	LRV = 4
(AS)	YELLOW ACCENT LIGHT BAR	PAINTS TO MATCH THE YELLOW-ORANGE	LRV = 80

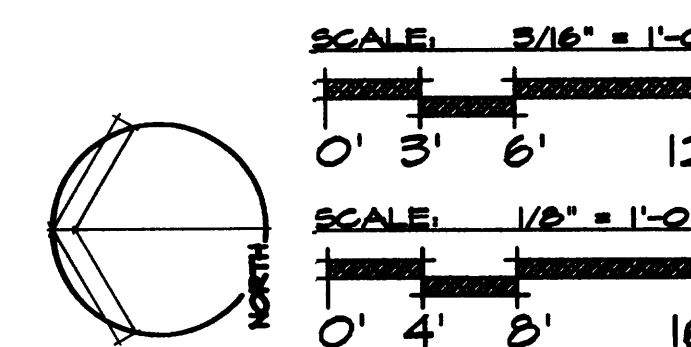
NOTE: CONTRACTOR TO WIRE NECESSARY ELECTRICAL FOR ALL LIGHTING AND SIGNAGE.

KEY NOTES

- CONCRETE DRIVE SLAB - REFER TO SITE DESIGN DRAWINGS.
- MULTIPLE PRODUCT DISPENSER (TYP. 6) - REFER TO FUEL SYSTEM DRAWINGS.
- 4" DIA. PAINTED STEEL PIPE BOLLARDS - REFER TO SITE DETAILS.
- ILLUMINATED "GIANT" LOGO - ALL SIGNAGE IS UNDER SEPARATE PERMIT BY SIGN CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL TO LOCATION.
- 16" DIA. PIPE COLUMN - PAINT
- ACM CANOPY FASCIA BY CANOPY CONTRACTOR UNDER SEPARATE AGREEMENT WITH OWNER WITH 50' RADIUS AT EACH END - REFER TO STRUCTURAL DRAWINGS.
- LSI LED AMBIENT AND FOCUS CANOPY RECESSED LIGHT FIXTURES, SEE ELECTRICAL. PROVIDE WHITE TRIM.
- PRE FINISHED WHITE STEEL GUTTER/FASCIA SEE CANOPY STRUCTURAL DRAWINGS.
- PRE FINISHED WHITE STEEL ROOF DRAIN LEADER COVER, EMBOSSED TO MATCH CANOPY DECK.
- PRE FINISHED WHITE STEEL ROOF STANDING SEAM DECKING, EMBOSSED.
- 4x8 MIN. OVERFLOW OUTLET.
- LINE OF CANOPY ABOVE. SEE ELEVATIONS
- SLOPE CONCRETE AWAY FROM FUEL SYSTEM. SEE DET 10 - SD1.
- ILLUMINATED ACCENT LIGHT BAR STRIPE.

HAZARDOUS AREA NOTES

- A TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (UNDERGROUND TANK - FILL OPENING) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: ANY PIT, BOX, OR SPACE BELOW GRADE LEVEL, ANY PART OF WHICH IS WITHIN THE DIVISION 1 OR 2 CLASSIFIED LOCATION. EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: UP TO 18 INCHES ABOVE GRADE LEVEL WITHIN A HORIZONTAL RADIUS OF 10 FEET FROM A LOOSE FILL CONNECTION AND WITHIN A HORIZONTAL RADIUS OF 5 FEET FROM A TIGHT FILL CONNECTION.
- B TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (UNDERGROUND TANK - VENT-DISCHARGING UPWARD) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: WITHIN 3 FEET OF OPEN END OF VENT, EXTENDING IN ALL DIRECTIONS. EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: SPACE BETWEEN 3 FEET AND 5 FEET OF OPEN END OF VENT, EXTENDING IN ALL DIRECTIONS.
- C TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (REMOTE PUMP - OUTDOOR) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: ANY PIT, BOX, OR SPACE BELOW GRADE LEVEL IF ANY PART IS WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EDGE OF PUMP. EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: WITHIN 3 FEET OF ANY EDGE OF PUMP, EXTENDING IN ALL DIRECTIONS. ALSO UP TO 18 INCHES ABOVE GRADE LEVEL WITHIN 10 FEET HORIZONTALLY FROM ANY EDGE OF PUMP.
- D TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - PITS) EXTENT OF CLASS 1, GROUP D, DIVISION 1 LOCATION: ANY PIT, BOX, OR SPACE BELOW GRADE LEVEL, ANY PART OF WHICH IS WITHIN THE DIVISION 1 OR 2 CLASSIFIED LOCATION. EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: SPACE CLASSIFICATION INSIDE THE DISPENSER ENCLOSURE IS COVERED IN ANSIUL 87, "POWER OPERATED DISPENSING DEVICES FOR PETROLEUM PRODUCTS."
- F TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - DISPENSER) EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: WITHIN 18 INCHES HORIZONTALLY IN ALL DIRECTIONS EXTENDING TO GRADE FROM (1) THE DISPENSER ENCLOSURE OR (2) THAT PORTION OF THE DISPENSER ENCLOSURE CONTAINING LIQUID HANDLING COMPONENTS. SPACE CLASSIFICATION INSIDE THE DISPENSER ENCLOSURE IS COVERED IN ANSIUL 87, "POWER OPERATED DISPENSING DEVICES FOR PETROLEUM PRODUCTS."
- G TYPICAL N.E.C. ARTICLE 514 CLASS 1 LOCATION (DISPENSING DEVICE - OUTDOOR) EXTENT OF CLASS 1, GROUP D, DIVISION 2 LOCATION: UP TO 18 INCHES ABOVE GRADE LEVEL WITHIN 20 FEET HORIZONTALLY OF ANY EDGE OF ENCLOSURE.



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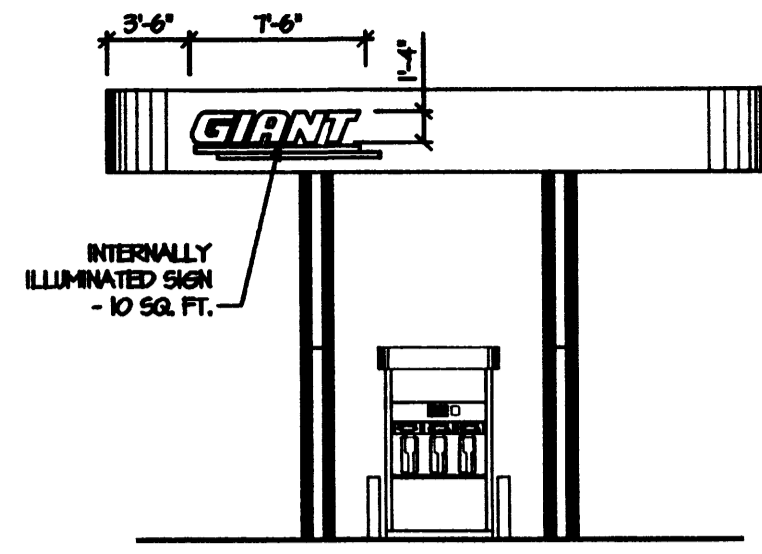
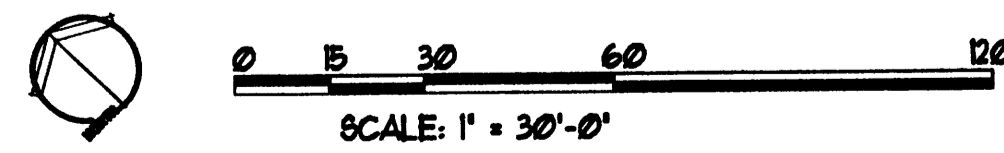
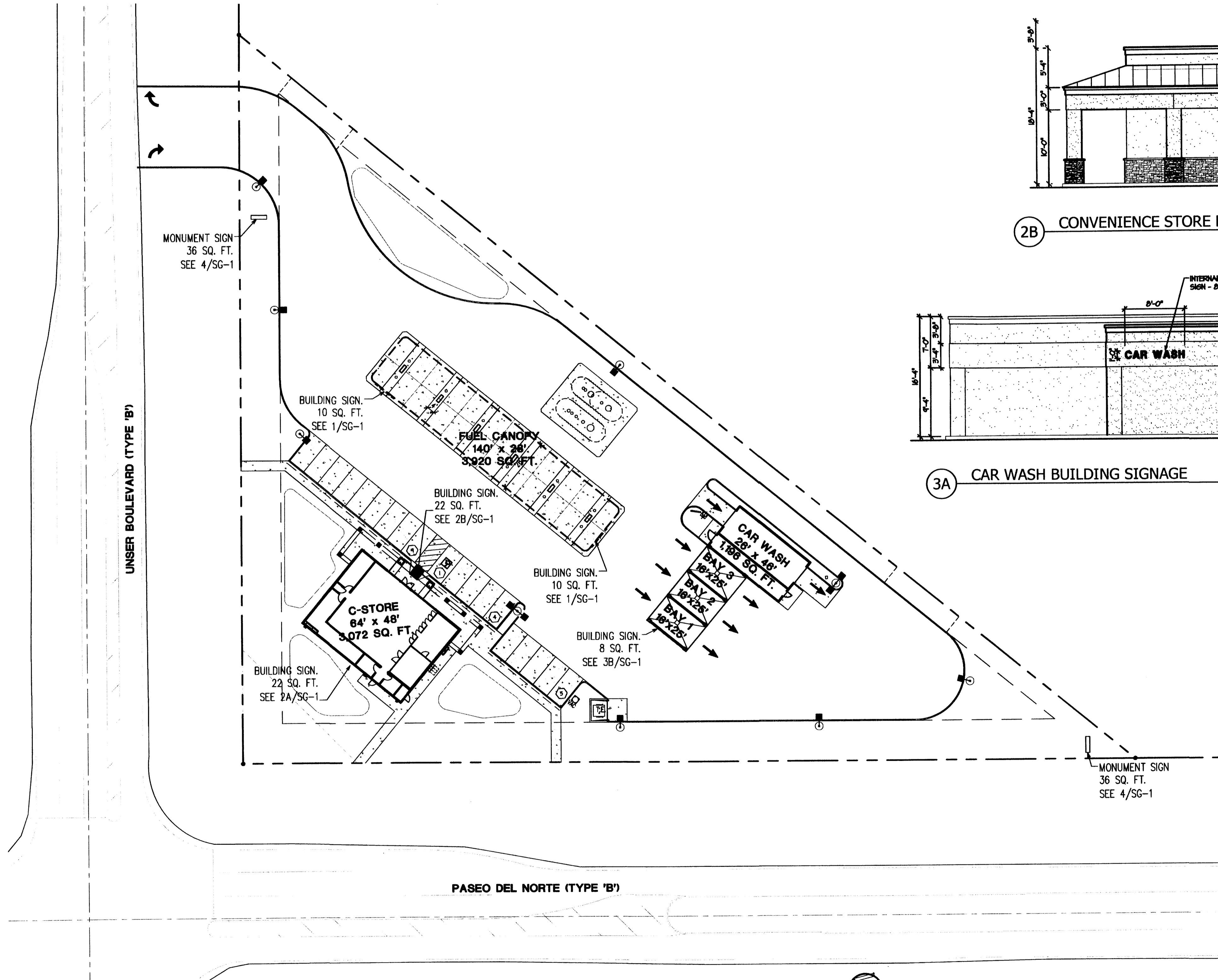
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 SCALE: N.T.S.
 DATE: 10/02/12
 DRAWN BY: JW
 CHKD BY: ES

SHEET: OF:
 FUEL CANOPY PLANS
 & ELEVATIONS

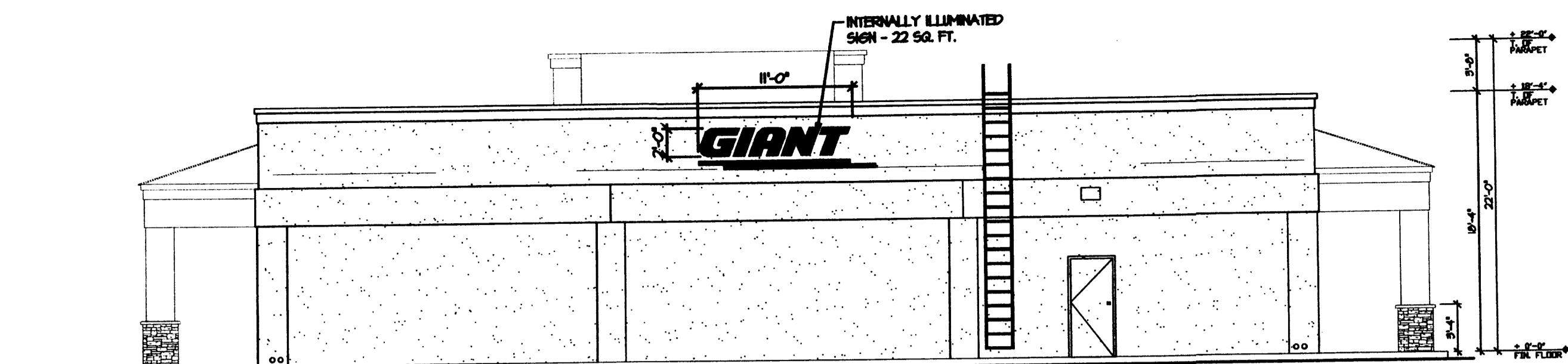
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PRELIMINARY SIGNAGE PLAN

SCALE: 1" = 30'-0"



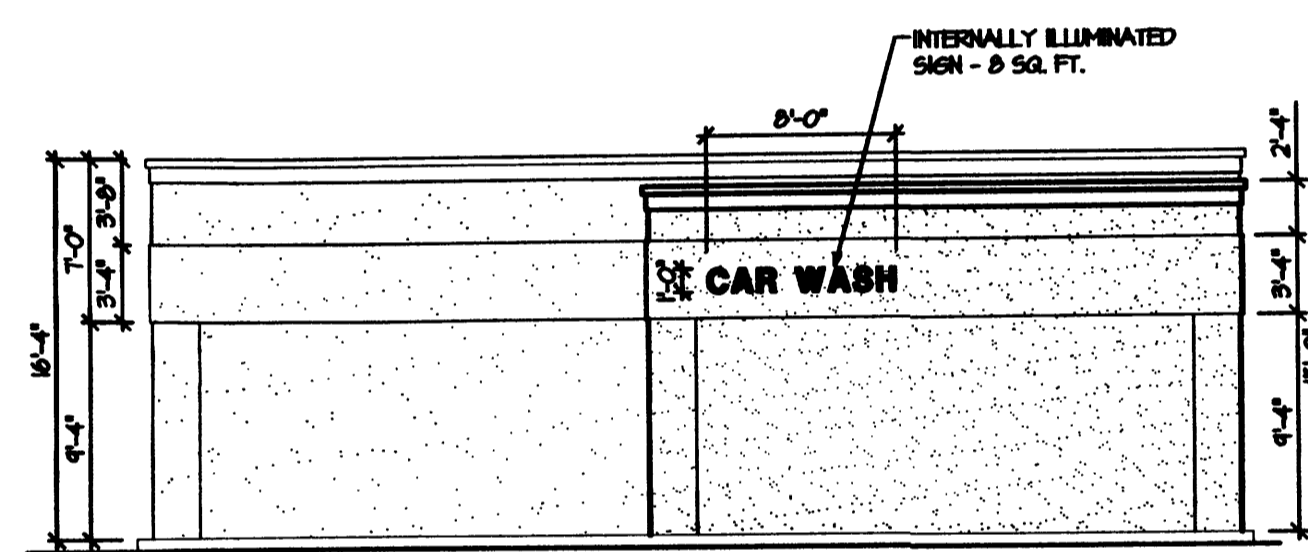
1 FUEL CANOPY SIGNAGE
Scale: 1/8" = 1'-0"



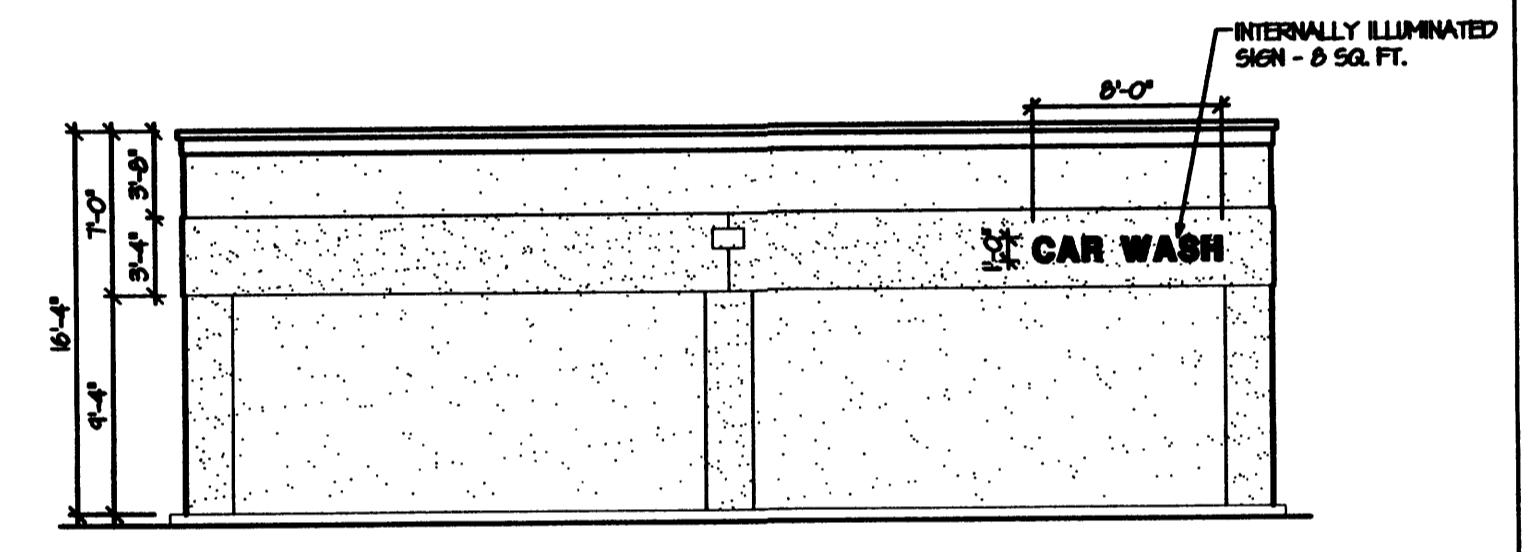
2A CONVENIENCE STORE BUILDING SIGNAGE
Scale: 1/8" = 1'-0"



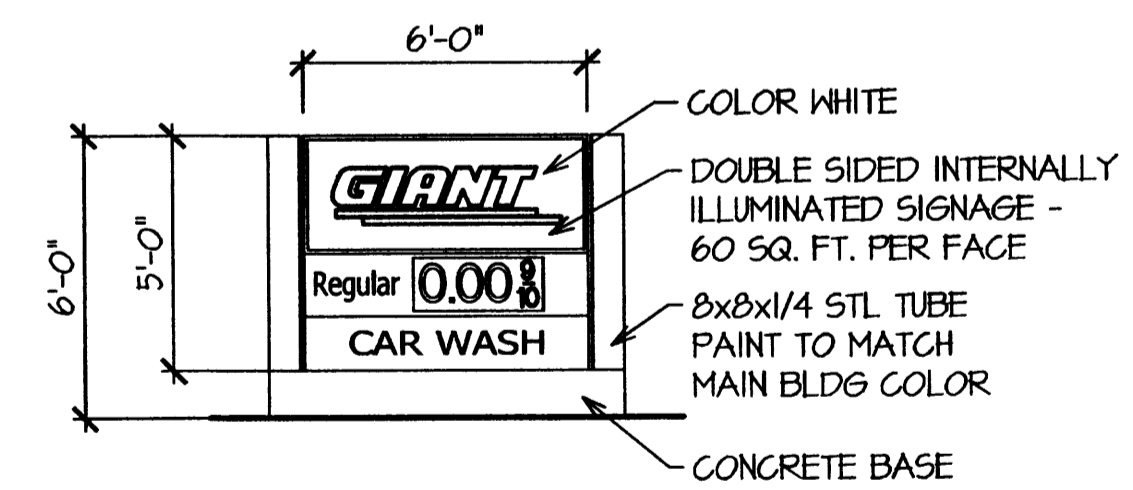
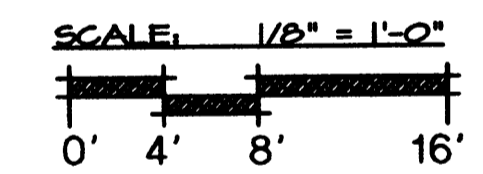
2B CONVENIENCE STORE BUILDING SIGNAGE
Scale: 1/8" = 1'-0"



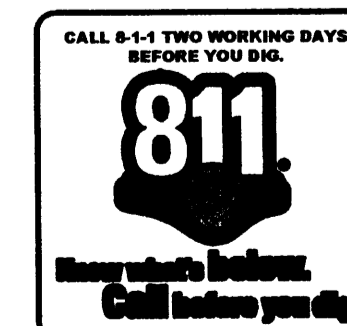
3A CAR WASH BUILDING SIGNAGE
Scale: 1/8" = 1'-0"



3B CAR WASH BUILDING SIGNAGE
Scale: 1/8" = 1'-0"



4 SITE MONUMENT SIGN
Scale: 1/4" = 1'-0"



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SCALE: SEE PLAN
DATE: 12/19/12
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CHKD BY: ZK

SHEET: OF:
PRELIMINARY SIGNAGE PLAN

SG-1