

GENERAL NOTES

- A. GRADING OF THE TOTAL SITE (282,944 SF) UNDER PROPOSED CONDITIONS SHALL NOT INCREASE PEAK RUNOFF AMOUNTS (SEE DRAINAGE TABLE, THIS SHEET).
- B. MATCH EXISTING ELEVATIONS AT NEW DRIVEPAD AND SIDEWALK ALONG PRIVATE ACCESS ROAD.
- C. PRIOR TO PLACING STRUCTURAL FILL AND SUBSEQUENT TO GRADING IN CUT AREAS, THE EXPOSED SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES AND MOISTURE CONDITIONED TO A NEAR OPTIMUM (±3%) MOISTURE CONTENT, THEN COMPACTED TO A MINIMUM DENSITY AS DETERMINED BY ASTM 1557.

KEYED NOTES

- 1 DOWN SPOUT
- 2 1' WIDE SIDEWALK CULVERT PER COA DWG 22336
- 3 CONCRETE RUNDOWN, SEE DETAIL 2, THIS SHEET.
- 4 STATIONARY BOLLARDS PER COA STD DWG 2250
- 5 CONCRETE SPLASH BLOCK
- 6 2' WIDE SIDEWALK CULVERT PER COA DWG 22336

DESIGN INFORMATION

SURVEY DATA:
 THE SURVEY DATA USED FOR THIS PROJECT IS FROM THE ALTA VASCON LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY BY COMMUNITY SCIENCES CORPORATION FOR TRACT "A" MUNICIPAL ADDITION NO. 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY 1996/REVISED SEPTEMBER 1996.

PROJECT BENCHMARK:
 CGS BRASS CAP "18-K19" ELEV. 5363.320, LOCATED 48.9' SOUTH OF C.L. LOMAS BLVD. AND 3.8' WEST OF C.L. WYOMING BLVD.

AREA:
 3.00 ACRES - PHASE I DEVELOPMENT
 3.30 ACRES - PHASE II DEVELOPMENT
 6.30 ACRES TOTAL

FLOOD HAZARD:
 NO PART OF THIS SITE NOR THE ADJACENT TOWNSHIPS ARE SUBJECT TO A FLOOD HAZARD AS DETERMINED BY COMMUNITY PANEL NO. 350002 00300 OF THE FEMA FLOOD INSURANCE RATE MAPS, EFFECTIVE OCTOBER 14, 1993. THE PROJECT AREA IS INDICATED AS "ZONE C", AN AREA OF MINIMAL FLOODING.

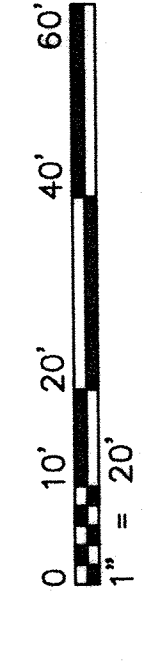
LEGAL DESCRIPTION:
 A CERTAIN TRACT OF LAND COMPRISING AND BEING TRACT "B" AND A PORTION OF TRACT "A" OF THE LAND DIVISION WITHIN MUNICIPAL ADDITION NO. 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, ON MARCH 7, 1973, IN BOOK A4, FOLIO 90, SAID TRACT HAVING 6.49551 AC (282,944 SF) MORE OR LESS.

DRAINAGE TABLE

BASIN #	EXISTING CONDITIONS		PROPOSED CONDITIONS	
	LAND AREA (SF)	Op (CFS)	LAND AREA (SF)	Op (CFS)
1	A			
	B	82,272	4.1	33,678
	C	230,672	26.6	249,266
	D			
TOTAL		282,944	30.7	282,944
				30.7

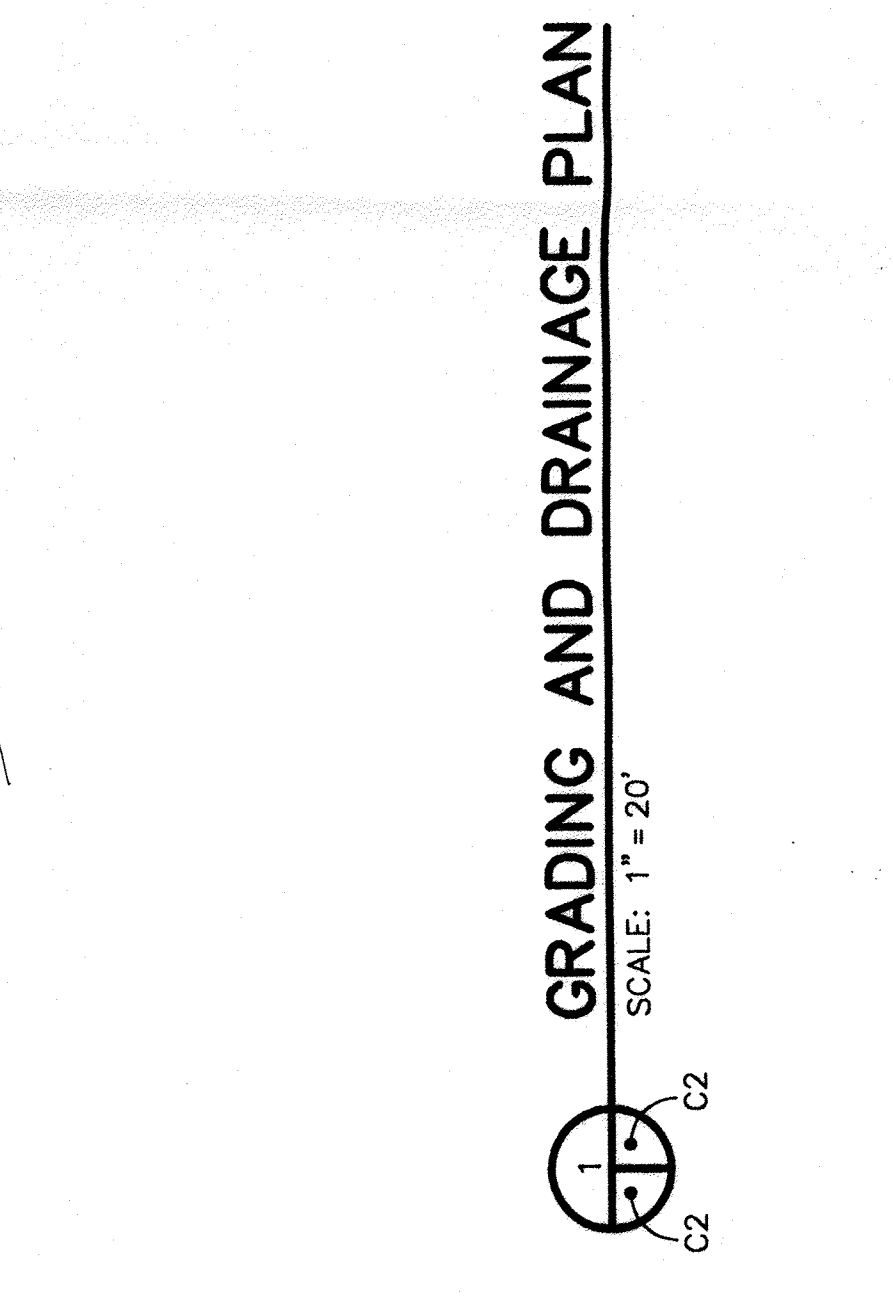
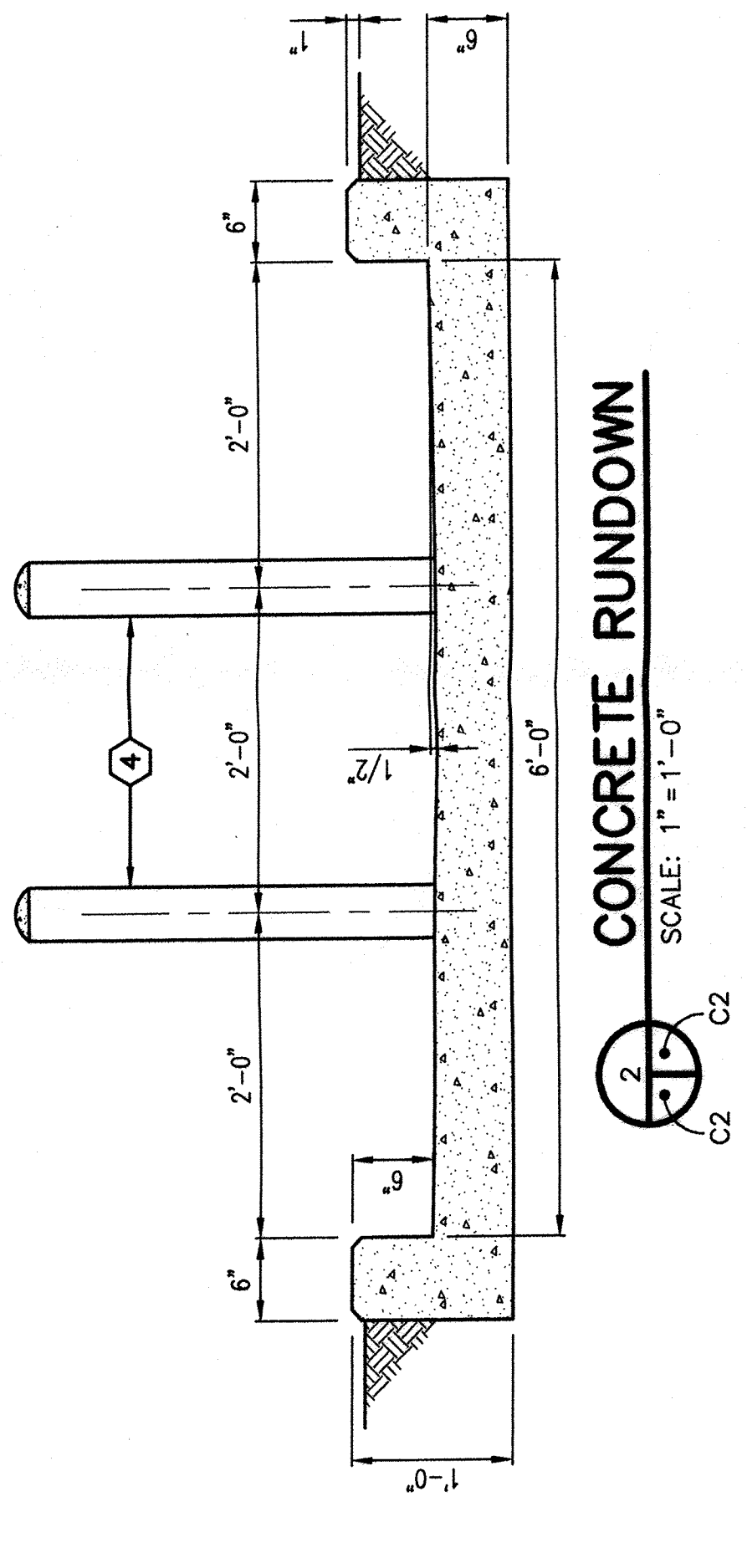
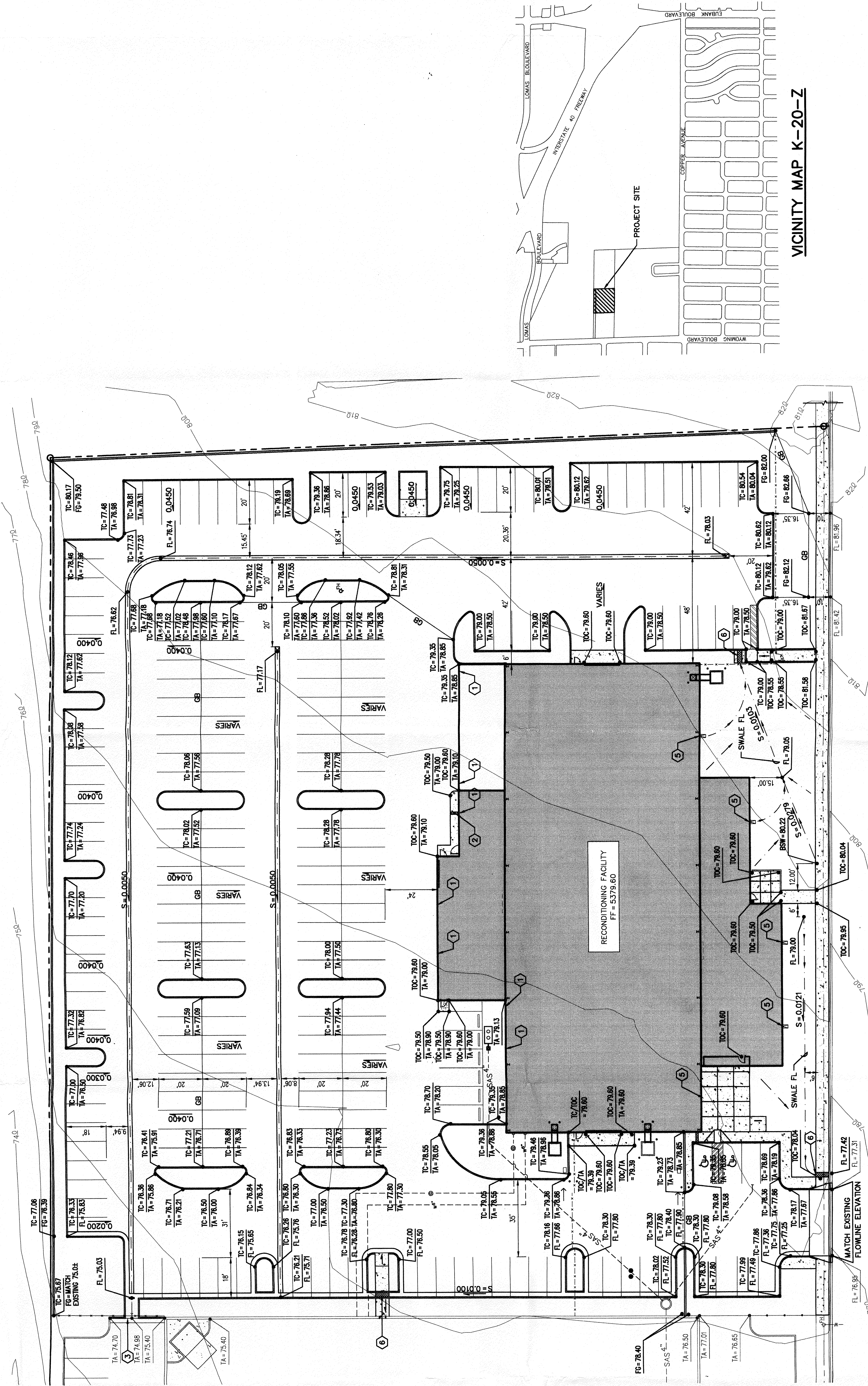
LEGEND

- 5370 EXISTING CONTOUR
- GB DRAINAGE SWALE
- GRADE BREAK
- PROPERTY LINE
- FLOWLINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- TOC TOP OF CONCRETE
- TA TOP OF ASPHALT FLOWLINE
- FL FINISH FLOOR
- FG FINISH GRADE
- S FINISH GRADE SLOPE
- BSW BACK OF SIDEWALK



1/4" = 20'
 1/8" = 10'

DESIGN BY	DATE	DESCRIPTION
CHECKED BY	DATE	
DRAWN BY	DATE	
SCALE	DATE	
SEQUENCE NO.	DATE	
RECONDITIONING FACILITY		
UGLY DUCKLING CORPORATION		
GRADING AND DRAINAGE PLAN		
LEEDSHILL - HERKENHOFF, INC.		
ARCHITECTS		
SANTA FE		
PROJECT MANAGER		
SHEET		
C2 OF 2		



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

PLANT LEGEND

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FS	14	FRAXINUS PENN.	SUMMIT ASH	1 1/2" CAL.
FP	8	FRAXINUS PENN.	PATMORE ASH	2" CAL.
CR	10	FORESTIERA NEOMEXICANA	NM OLIVE	4"-6"
FS	8	PINUS SYLVESTRIS	SCOTCH PINE	4"-6"
LA	4	LAUREL	YUCCA	5" GAL.
CH	23	CHRYSOETHAMNUS NAUSEOSUS	CHAMISA	"
JH	63	JUNIPERUS HORIZONTALIS	HUGHES JUNIPER	"
EP	16	ELAEAGNUS PUNGENS	SILVERBERRY	"
PP	19	PHOTINIA FRASER	SPANISH BROOM	"
CG	16	COTONEASTER GLAUOPHYLLUS	GRAY COTONEASTER	"
CG	16	BERBERIS GLADWYNENSIS	WM. PENN. BARBERRY	"
RT	3	RHUS TRILOBATA	THREE LEAF SUMAC	"
PC	43	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	"
SA	8	SALVIA GREGGII	CHERRY SAGE	"
LA	10	LAUREL	ENGLISH LAVENDER	1" GAL.
HP	4	HESPERALOE PARVIFLORA	RED YUCCA	"

* WATER USE REQUIREMENTS PER C.O.A.

LANDSCAPE DATA

GROSS LOT AREA	139,760 sf.
LESS BLDG.	25,298 sf.
NET LOT AREA	114,462 sf.
REQUIRED LANDSCAPE 15% OF NET LOT AREA	17,169 sf.
PROPOSED LANDSCAPE AREA	24,035 sf.
PERCENT OF LAND. AREA	21%

LOW AND MEDIUM WATER USE PLANTS
MIN. PROPOSED PLANTS
QTY. OF LOW AND MEDIUM WATER USE PLANTS ALL PLANTS PROPOSED

LANDSCAPE NOTES

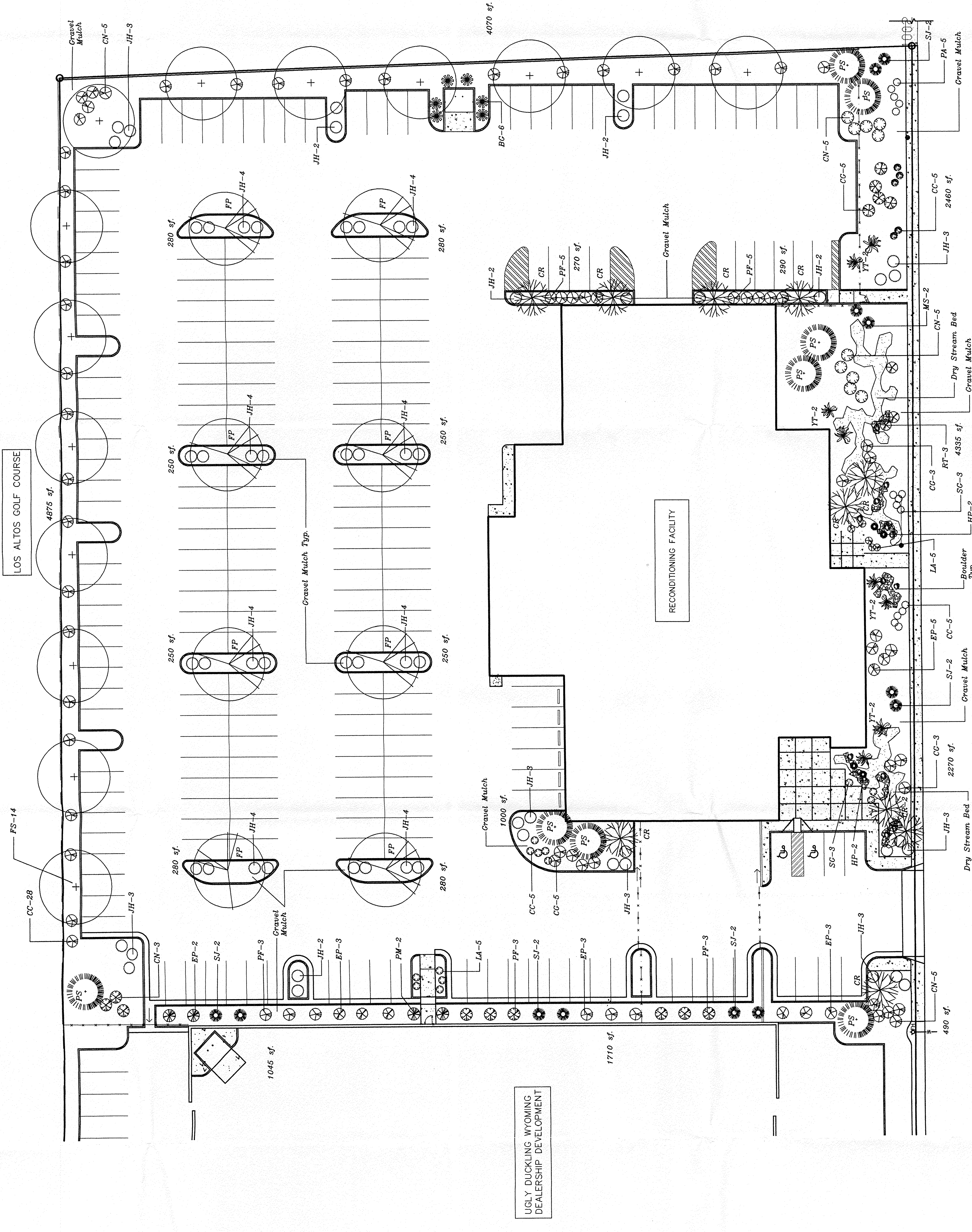
GRAVEL TO BE 3/8" SANTA ANA TAN OVER FILTER FABRIC TO 2" DEPTH
DRY STREAM BED TO CONSIST OF SANTA FE BROWN GRAVEL AND COBBLESTONE ACCENTS
MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
IT IS THE INTENT OF THIS PLAN THAT ALL LIVE PLANTS BE MAINTAINED TO AT LEAST 75% OF THE GROUND AREA AT TIME OF MATURITY

IRRIGATION NOTES

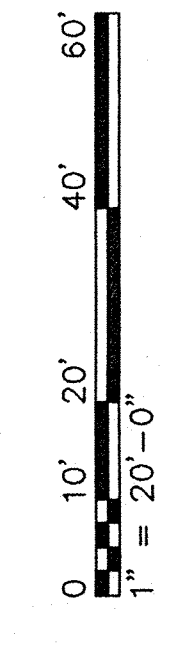
POINT OF CONNECTION FOR IRRIGATION SYSTEM TO BE DETERMINED IN FIELD ASSUMED 25 GPM @ 40 PSI.
BACKFLOW PREVENTION TO FOLLOW LOCAL REGULATIONS
AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN FIELD WITH POWER SUPPLIED BY OTHERS
IRRIGATION SYSTEM TO BE ISOLATED WITH GATE VALVE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

IRRIGATION SCHEDULE

VALVE	RUN TIME	FREQUENCY
D RIP	1 HOUR	NOV-FEB 1 PER DAY MAY-SEP 1 PER WEEK OCT 2-3 PER WEEK



LANDSCAPE PLAN
SCALE: 1"=20'



1/86047-31/DMS/A/C1/A-115-87/AD

REVISION	DATE	DESCRIPTION

DESIGN BY	JL
CHECKED BY	JL
DRAWN BY	H.U.
SCALE	1"=20'
DATE	MARCH 1997
PROJECT NO.	

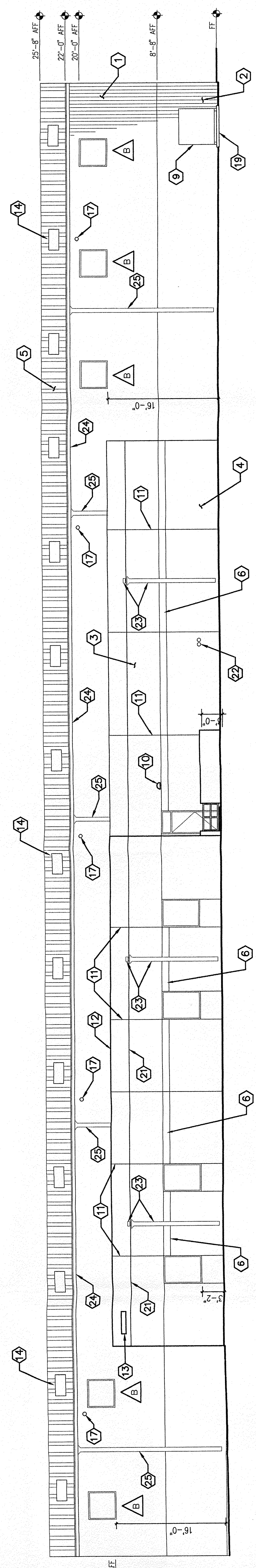
RECONDITIONING FACILITY
UGLY DUCKLING CORPORATION
LANDSCAPE PLAN

LEEDSHILL - HERKENHOFF, INC.	ARCHITECTS
ALBUQUERQUE	SANTA FE
PROJECT MANAGER	SHEET
	L1 OF 1

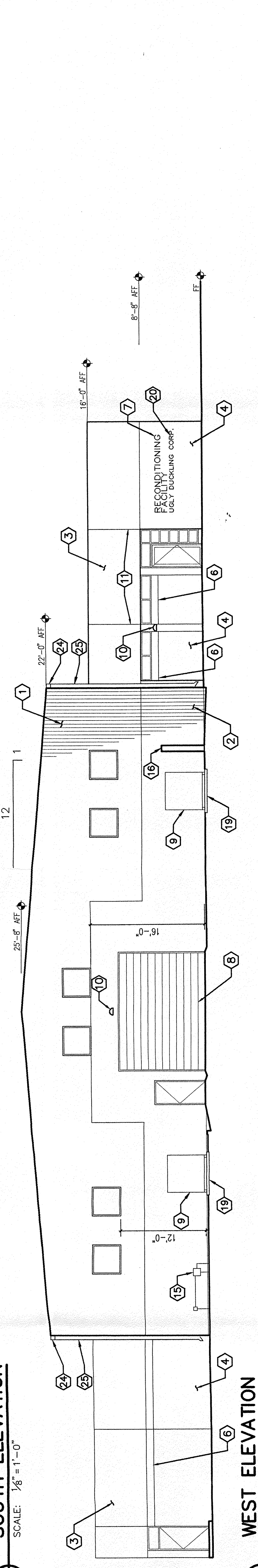


KEYED NOTES

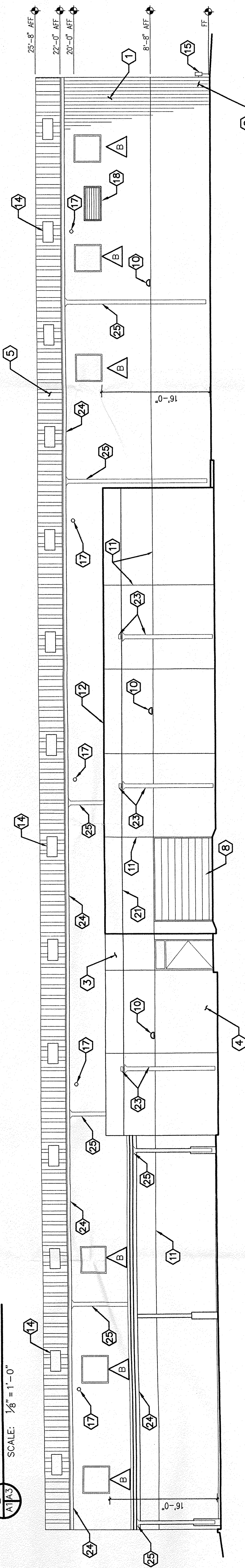
- 1 METAL PANELS (TO MATCH ACCENT COLOR FROM PHASE 1)
- 2 METAL PANELS (TO MATCH WAINSCOT IN PHASE 1)
- 3 STUCCO (COLOR TO MATCH STUCCO IN PHASE 1)
- 4 STUCCO (COLOR TO MATCH WAINSCOT IN PHASE 1)
- 5 METAL ROOF (LIGHT GREY)
- 6 STUCCO (BLUE TO MATCH PHASE 1)
- 7 METAL LETTERS
- 8 OVERHEAD DOORS (TYP.), SEE DOOR AND WINDOW TYPES
- 9 EVAPORATIVE COOLER, SEE MECHANICAL DRAWINGS
- 10 LIGHT FIXTURE (TYP.), (FIXTURES TO MATCH PHASE 1 EXTERIOR FIXTURES)
- 11 1/2" CONTROL JOINTS
- 12 METAL CAP FLASHING
- 13 BUILDING ADDRESS (8" HIGH METAL NUMBERS)
- 14 SKYLIGHT (TRANSLUCENT PANEL) TYP.
- 15 GAS METER, SEE MECHANICAL DRAWINGS
- 16 6" HIGH BLOCK WALL
- 17 RADIANT HEATER EXHAUST FLUE, SEE MECHANICAL DRAWINGS
- 18 INTAKE LOUVER, SEE MECHANICAL DRAWINGS
- 19 CONCRETE PAD
- 20 SIGNAGE TO BE SAME TYPE AND STYLE AS OWNER'S LOGO COORDINATE WITH OWNER
- 21 ROOF LINE
- 22 SIAMESE CONNECTION
- 23 SCUPPER WITH DOWNSPOUT, SEE DETAIL 2/2&2
- 24 7"x5/8" (MIN.) GUTTER SYSTEM
- 25 DOWNSPOUT
- 26 CONCRETE SPLASH BLOCK



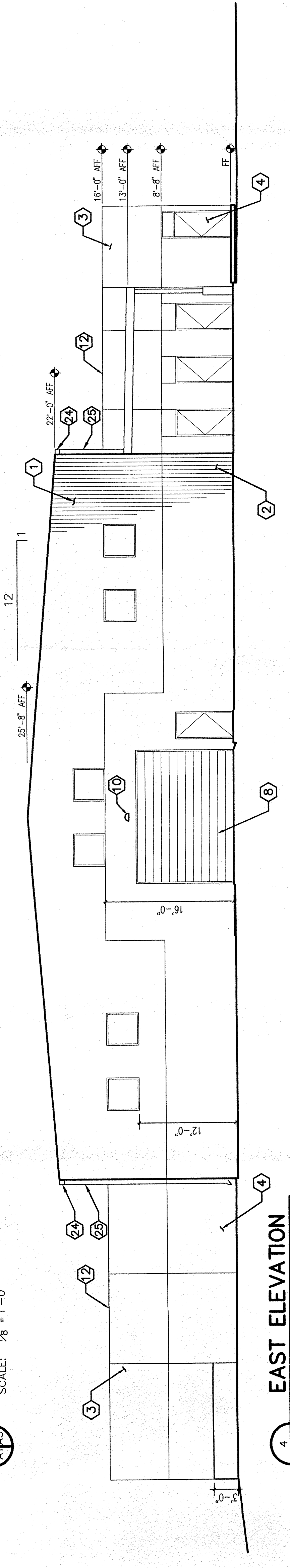
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



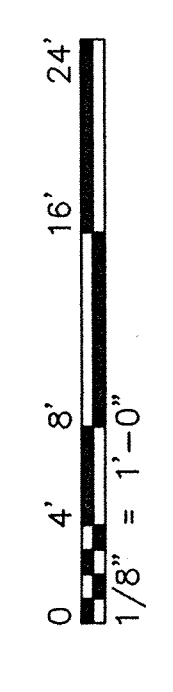
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

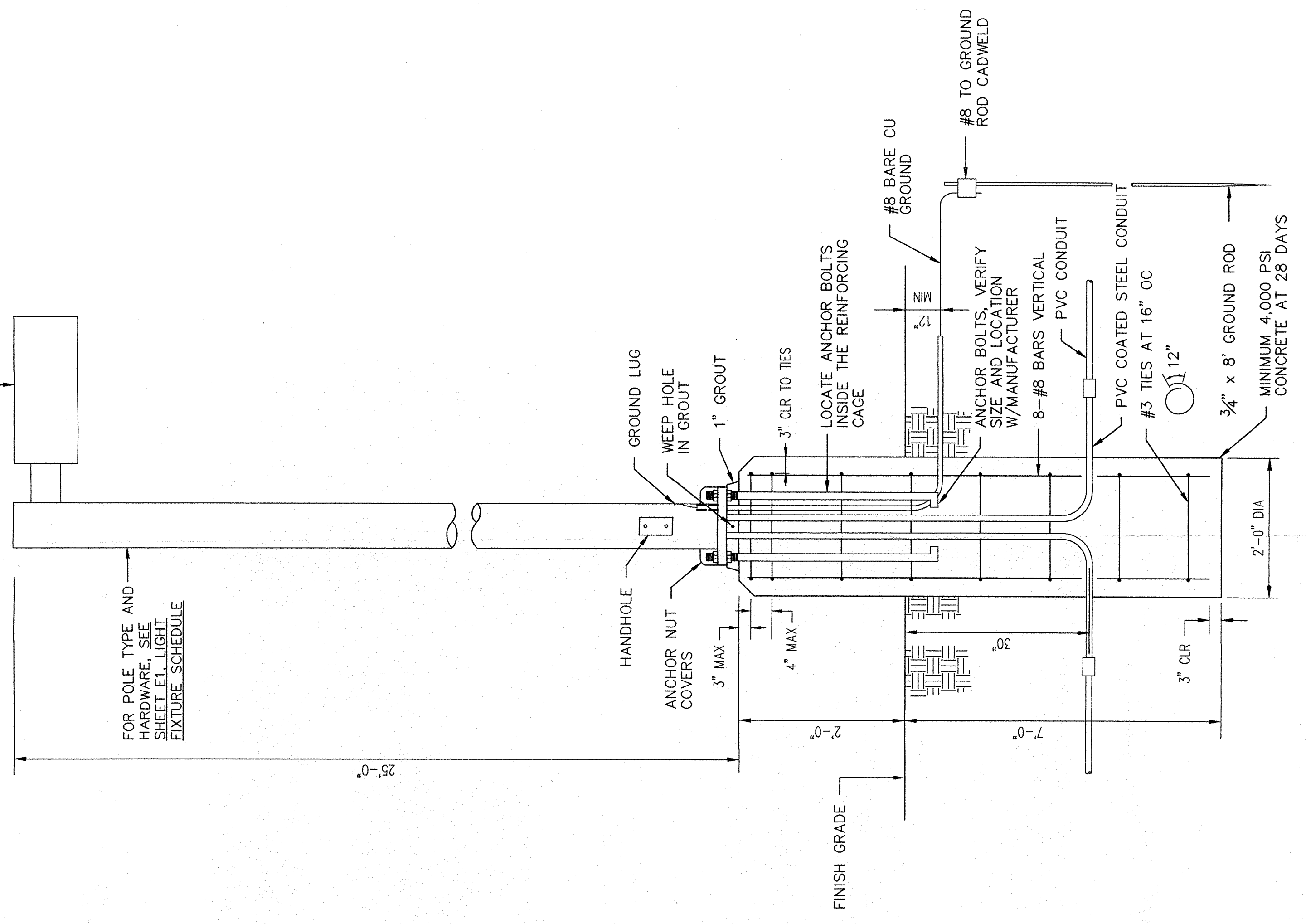


4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

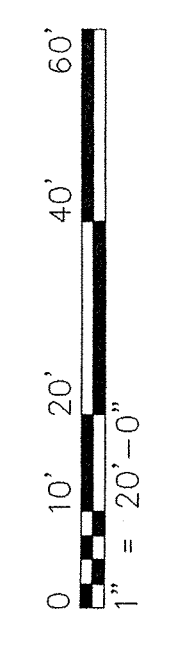


REVISION	DATE	DESCRIPTION
RECONDITIONING FACILITY		
UGLY DUCKLING CORPORATION		
EXTERIOR ELEVATIONS		
DESIGN BY	LEEDSHILL - HERKENHOFF, INC.	
CHECKED BY	ARCHITECTS	
DRAWN BY	ENGINEERS	
NO.	SANTA FE	
SCALE	1/8" = 1'-0"	
DATE	MARCH 1997	
PROJECT MANAGER	LH	
SHEET	A3 OF 5	

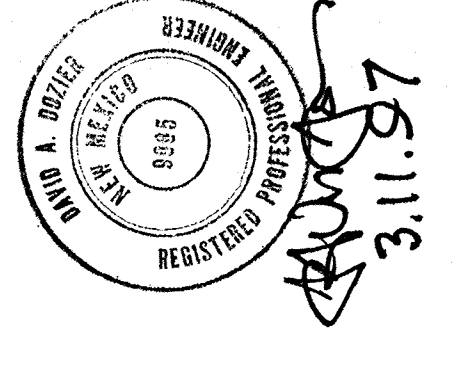
(1) OR (2) TYPE 'P' OR 'N' FIXTURES.



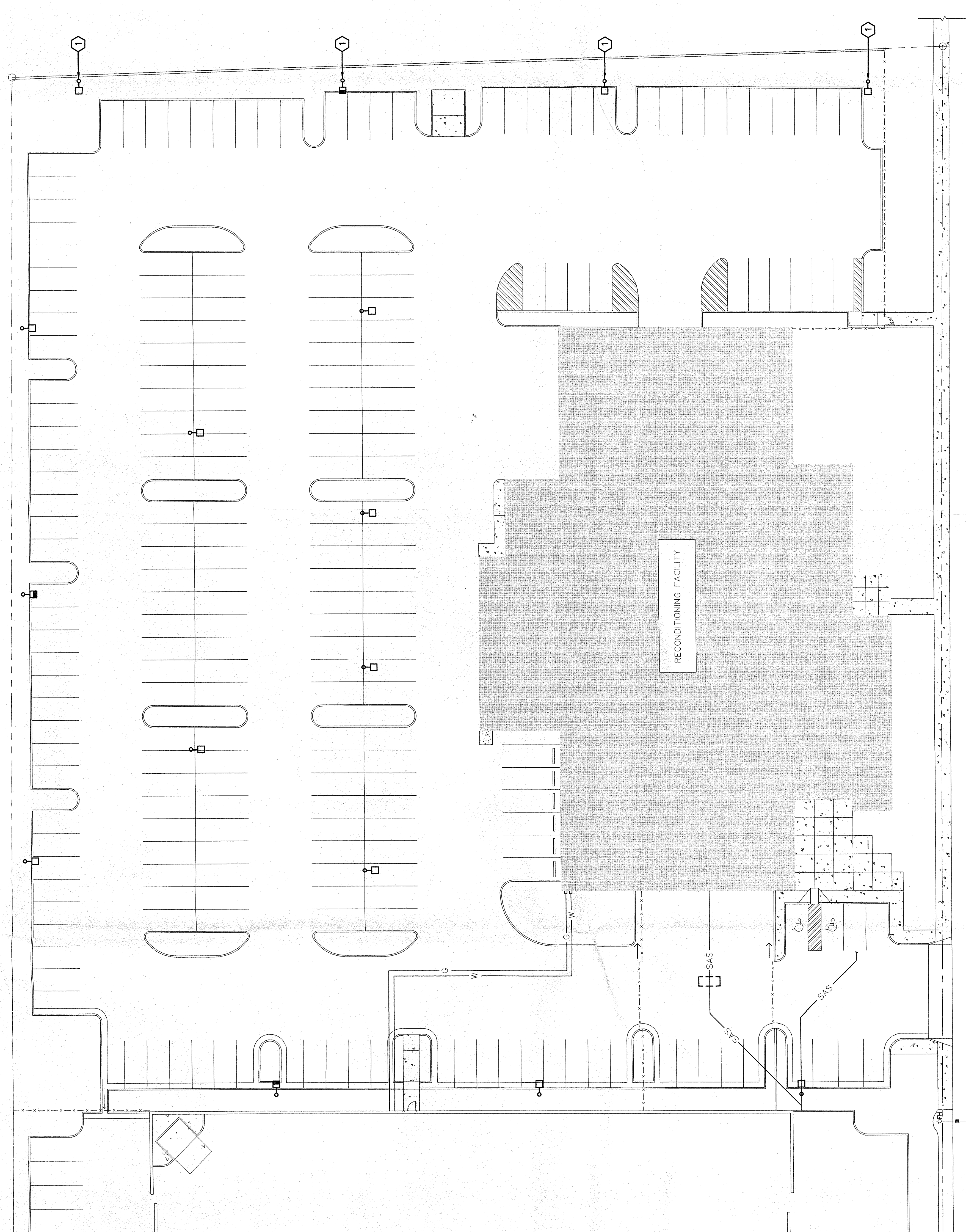
2 LIGHT POLE DETAIL
NOT TO SCALE
E1 E1



1/198047-37/06/06 SITE/02-18-97/PDS	
DESIGN BY	DESIGNER
CHECKED BY	DESCRIPTION
DRAWN BY	RECONDITIONING FACILITY
PDS	UGLY DUCKLING CORPORATION
SCALE	ELECTRICAL SITE LIGHTING PLAN
AS SHOWN	LEEDSHILL - HERKENHOFF, INC.
DATE	ARCHITECTS
SHEET	SANTA FE
SEQUENCE NO.	ENGINEERS
	LI PROJECT MANAGER



FOR REVIEW ONLY



KEYED NOTES
1 FIXTURE PROVIDED WITH HOUSE SIDE CUTOFF.

1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 20'

