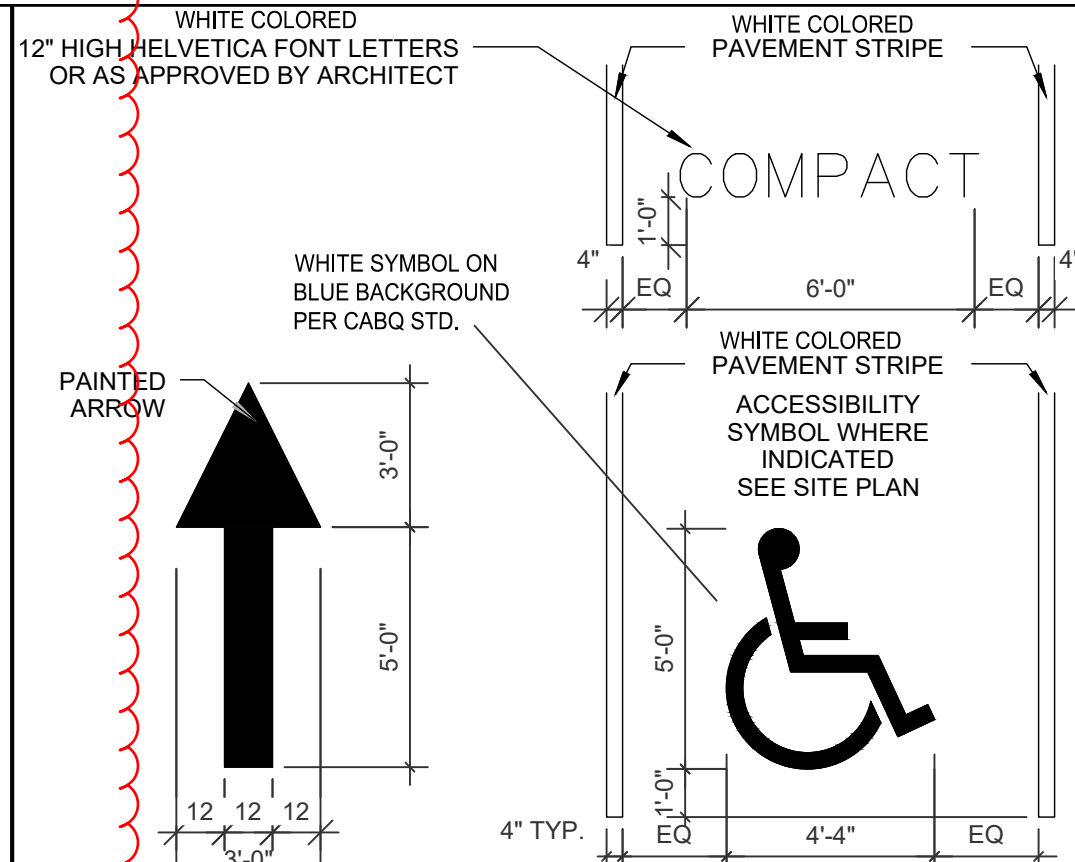


ADA SIGNPOST DETAIL
1/2" = 1'-0"



STRIPING DETAIL
1/4" = 1'-0"

PARKING CALCULATIONS

OFFICE - 3.5 per 1000 s.f.
2,157 S.F. / 1000 * 3.5 = 8 SPACES

LIGHT VEHICLE REPAIR - 1/1000S.F.
16,511 S.F. / 1000 = 17 SPACES

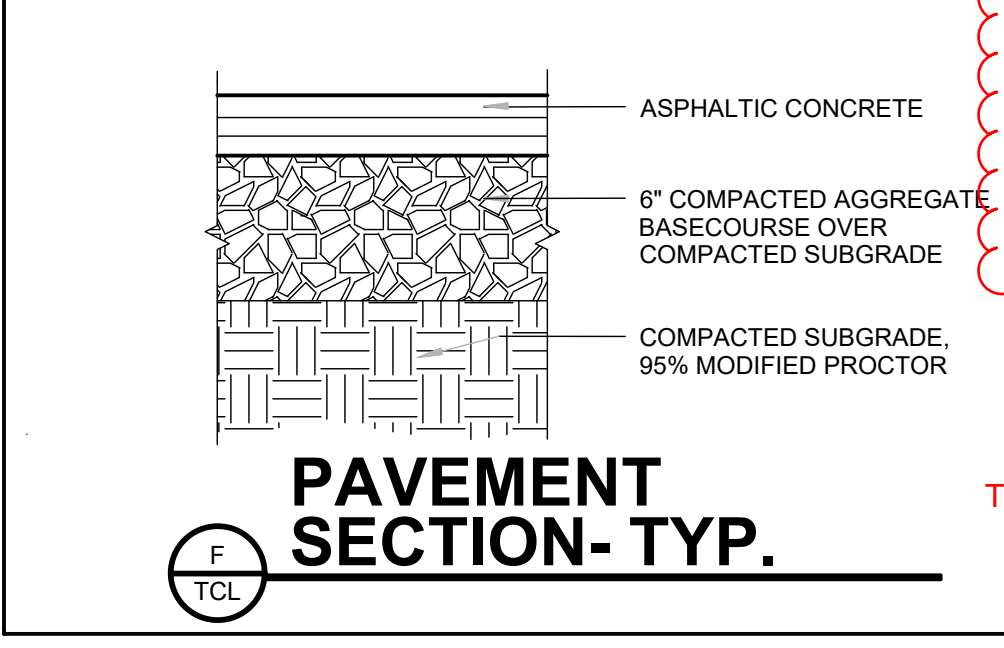
TOTAL SPACES REQUIRED - 25 SPACES

STANDARD SPACES REQUIRED - 23 SPACES
ADA SPACES REQUIRED - 2 SPACES
MOTORCYCLE SPACES REQUIRED - 1 SPACE
BICYCLE SPACES REQUIRED - 3 SPACES

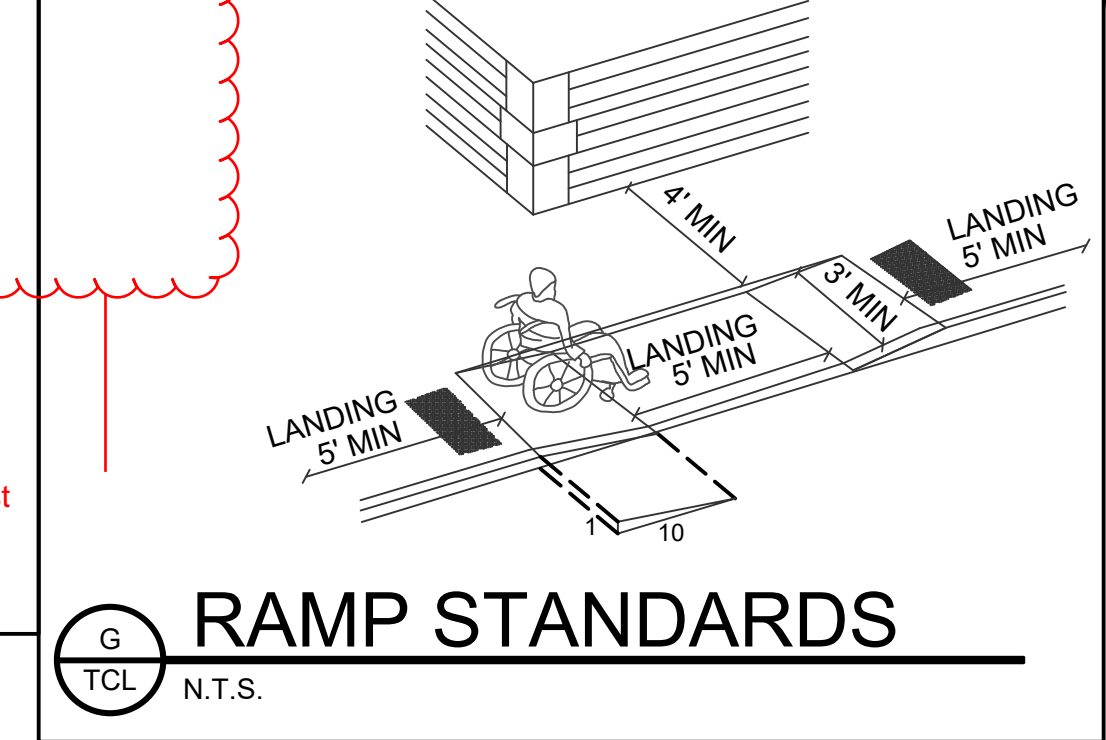
TOTAL STANDARD SPACES PROVIDED - 51 SPACES
TOTAL ADA SPACES PROVIDED - 2 SPACES
TOTAL MOTORCYCLE SPACES PROVIDED - 2 SPACES
TOTAL BICYCLE SPACES PROVIDED - 3 SPACES
TOTAL VEHICLE STORAGE SPACES - 69 SPACES

ZONING

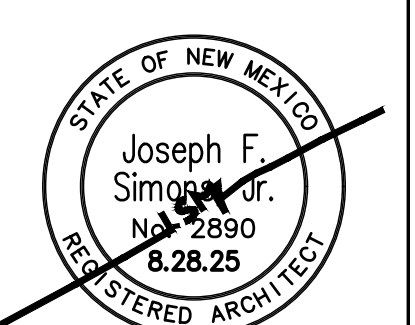
CLASSIFICATION NR-LM
ZONE ATLAS G-14-Z



PAVEMENT SECTION-TYP.

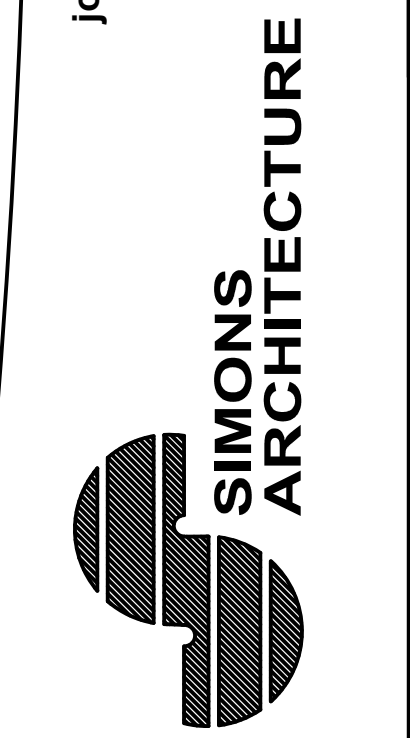


DUMPSTER ENCLOSURE DTL



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DISCOUNT TOWING
4000 2ND ST. NW
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BERNALILLO COUNTY

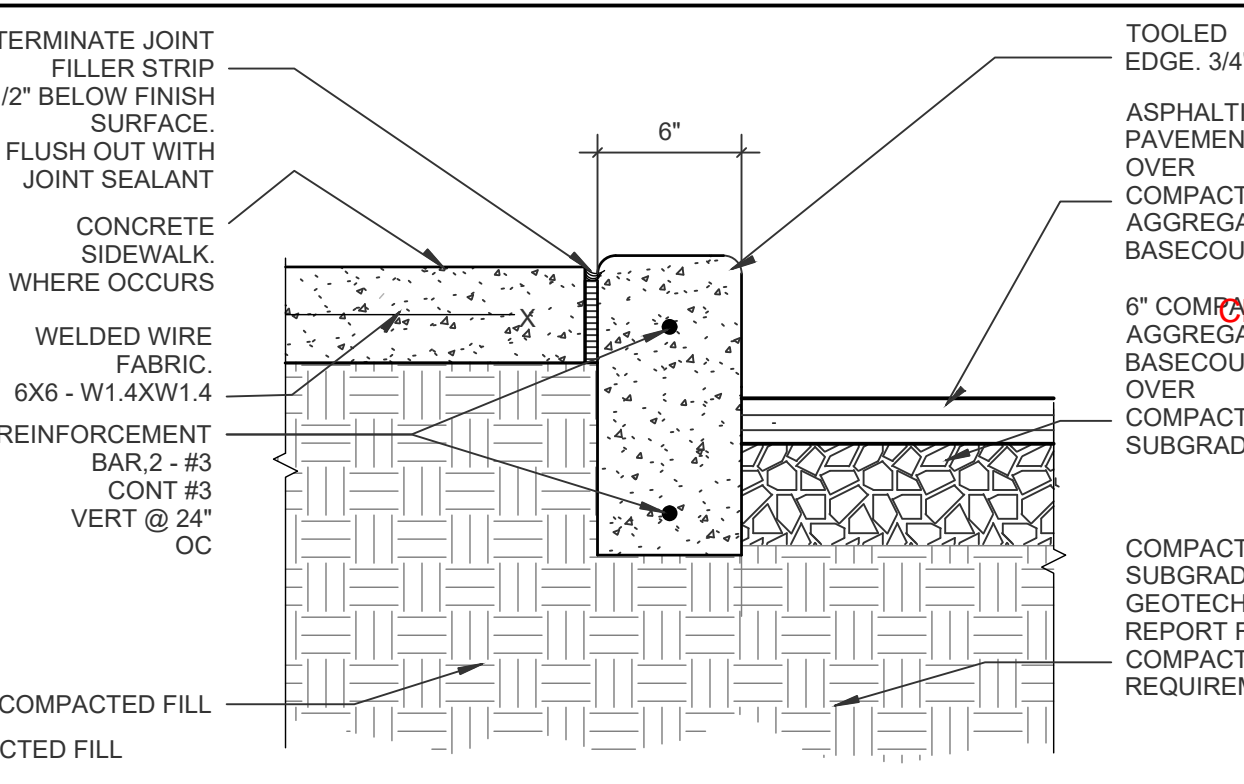
JOB NUMBER DIS-002
DATE 10.24.22
REVISIONS

DESIGNED & DRAWN BY JFS

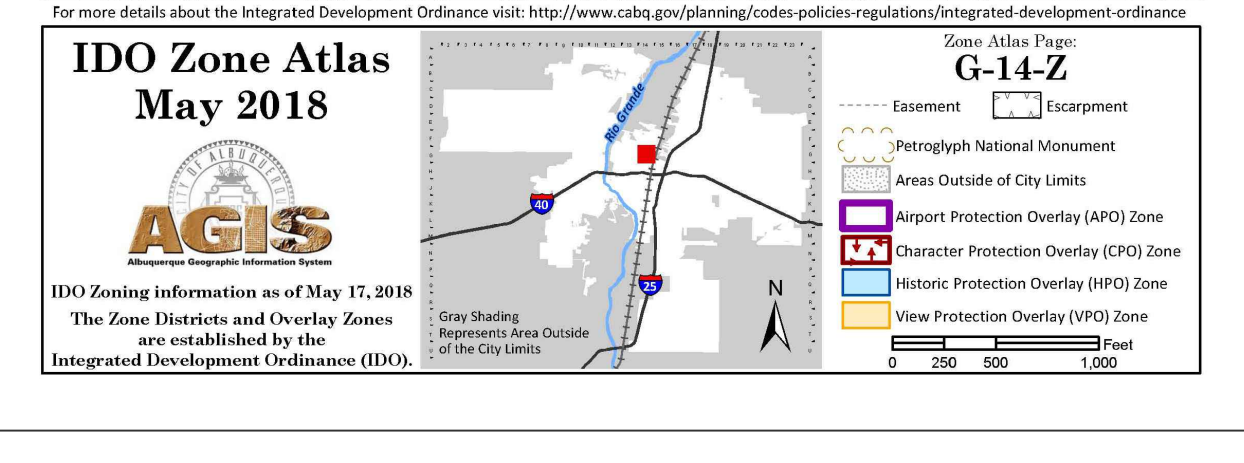
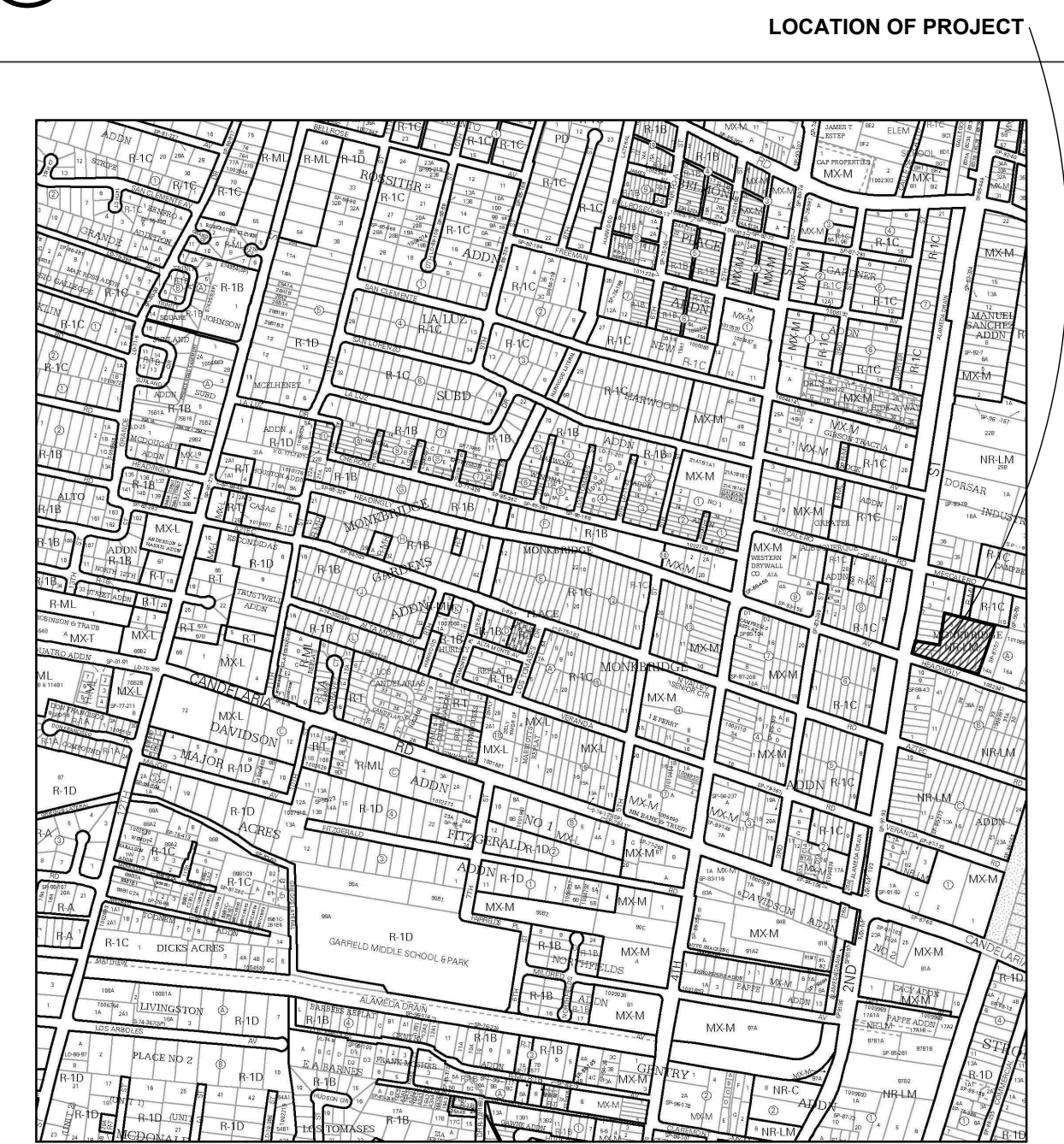
A1.1
TCL

KEYED NOTES

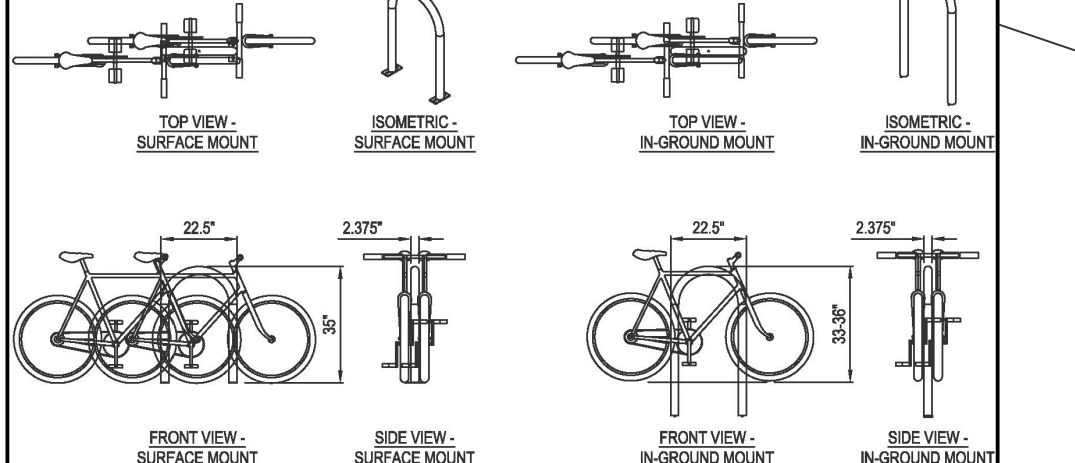
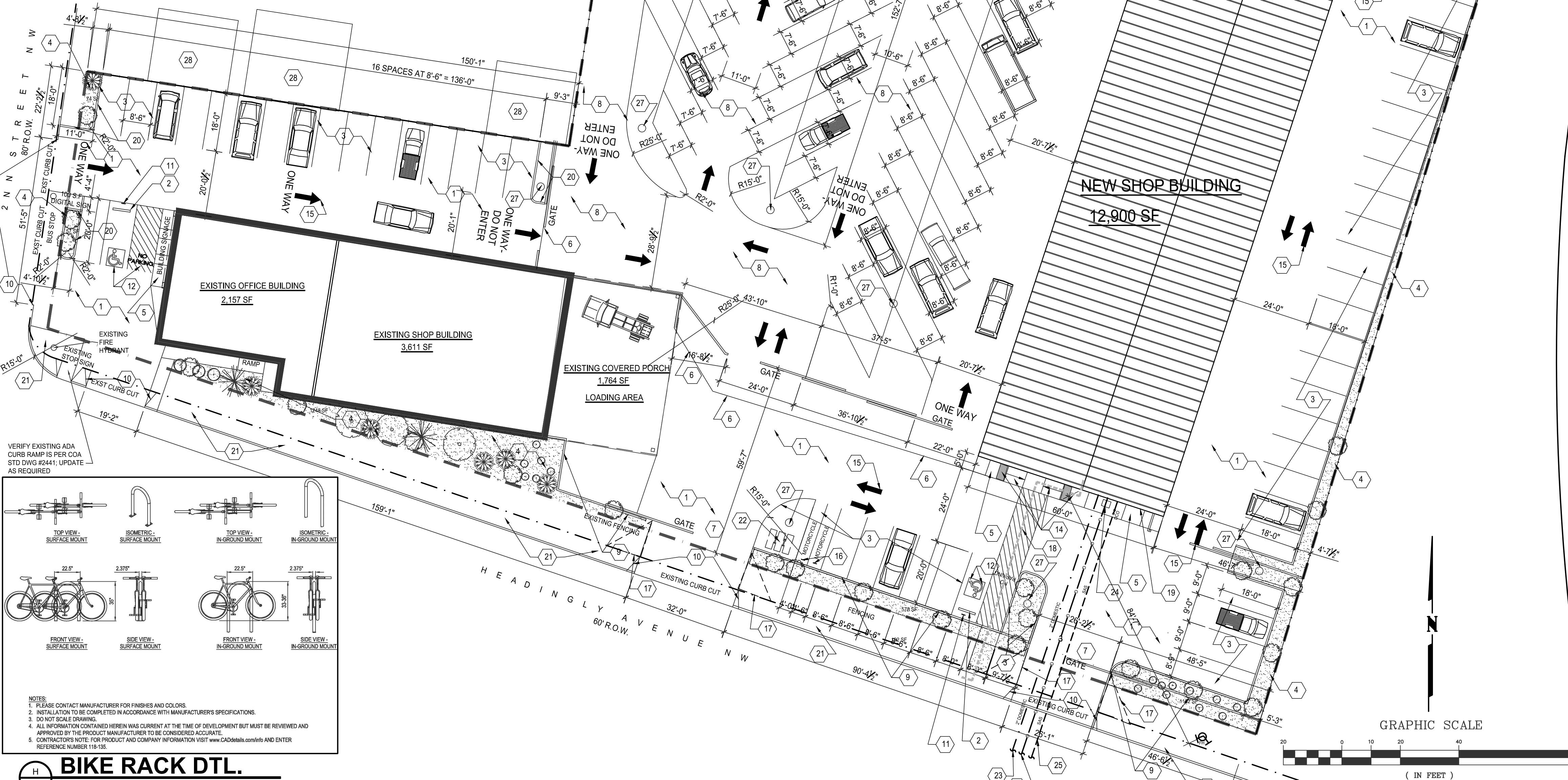
- NEW ASPHALT PAVING TO EXTENTS SHOWN. AT GC OPTION MILL AND RESURFACE EXISTING TO REMAIN IF VISIBLE. SAWCUT ALL PATCHES AND TRANSITIONS TO MAKE FLUSH.
- NEW PRECAST CONCRETE BUMPER-TYP.
- PAVEMENT STRIPING TO EXTENTS SHOWN
- LANDSCAPING AREA
- CONCRETE SIDEWALK PAVING- 5" THICK 3000 PSI MIX W/ 6X6 WWF
- EDGE OF ASPHALT PAVING AT BASECOURSE/GRAVEL CONDITION. THICKEN ASPHALT EDGE.
- NEW PAINTED METAL SLIDING SECURITY GATE BY OWNER- COORDINATE POWER, CONTROLS LOCATIONS
- GRAVEL OR COMPACTED BASECOURSE PAVING AT THIS AREA- OVERAGE PARKING AREAS. USE PIN FLAGS TO IDENTIFY SPACES. OR AT GC OPTION, PROVIDE PRECAST PARKING SPACES TO IDENTIFY SPACES.
- WROUGHT IRON PERIMETER FENCING AT FRONT (GC OPTION CHAIN LINK ALL OTHER SIDES). PIN FLAGS CUT TO REMAIN.
- NEW HOIST STRIPING PER DETAIL THIS PAGE
- NEW HOIST STRIPING AND PAVEMENT PAINTED SYMBOL
- NEW CABO STD DUMPSTER ENCLOSURE LOCATION PER DETAIL ON SHEET A1.3
- NEW ADA RAMP WITH TACTILE TRUNCATED DOME MAT.
- PAINTED DIRECTIONAL ARROW AND/OR WORD SIGNAGE ON PAVEMENT
- MOTORCYCLE PARKING SIGN
- LINE OF SIGHT TRIANGLE- PER 8-2-215 (11' SHOWN). LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS IN THIS AREA
- DASHED LINE INDICATES LOCATION OF ADA PATH FROM STREET OR FROM HC PARKING SPACE. CROSS SLOPE NOT TO EXCEED 2%
- PREMISE ID SIGNAGE- 12" HIGH
- STANDING CURB LOCATION- SEE TCL SHEET FOR DETAIL
- EXISTING SIDEWALK TO REMAIN. REPAIR/REPLACE CRACKED STONES AS REQUIRED.
- NEW BIKE RACK PER DETAIL ON TCL PAGE
- NEW WATER LINE - COORDINATE METER AND TAP WITH ABOVUA.
- NEW GAS METER- COORD. W/ NMCGO.
- NEW GAS LINE W/ DCO'S.
- NEW GAS LINE AND TAP- COORD W/ NMCGO.
- POLE LIGHT. 45 DEG SHIELDED.
- STORAGE BUILDINGS ADJACENT PROPERTY



STANDING CURB DETAIL
1-1/2" = 1'-0"

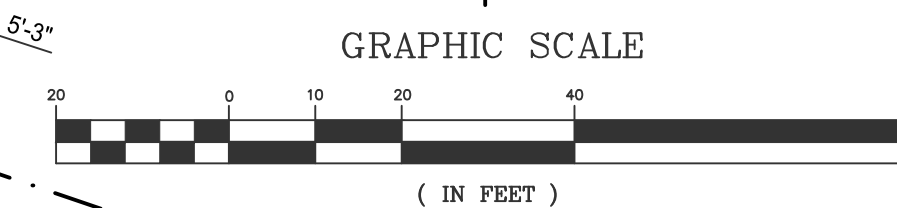


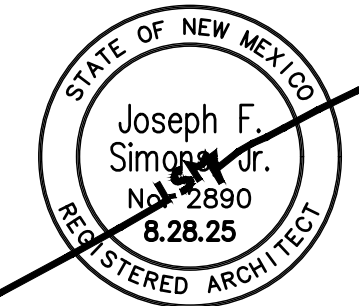
ZONE ATLAS PAGE
SCALE INDICATED



BIKE RACK DTL.
N.T.S.

- NOTES:
- PLEASE CONTACT MANUFACTURER FOR FINISHES AND COLORS
 - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 118-15





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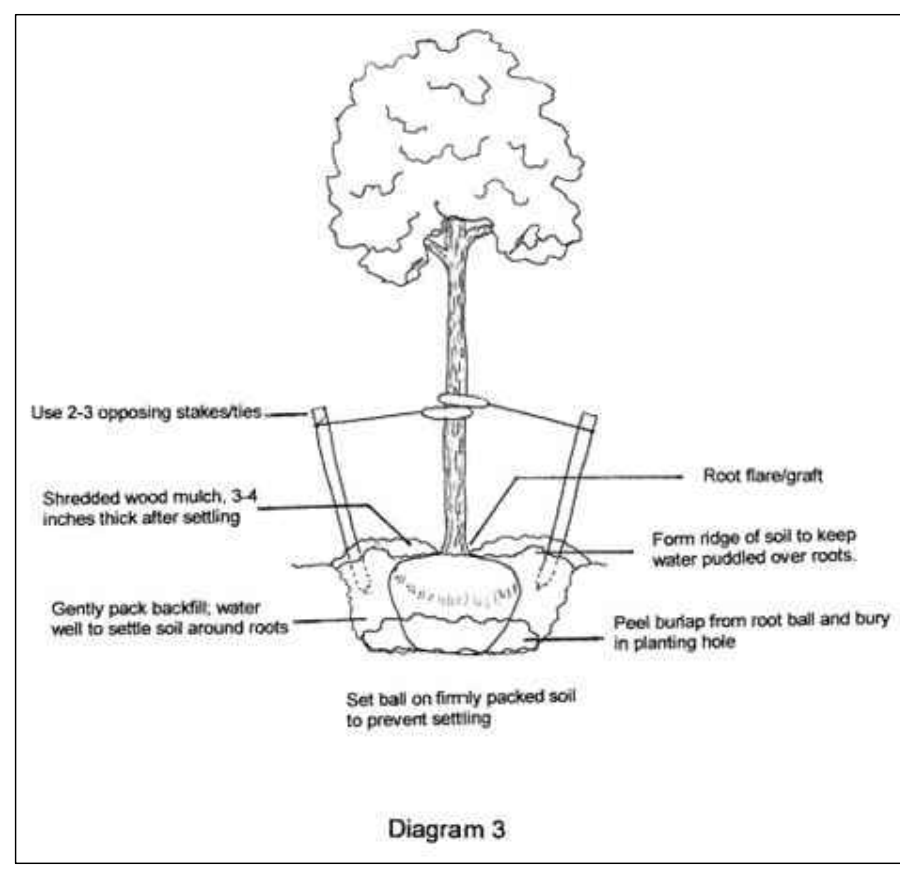
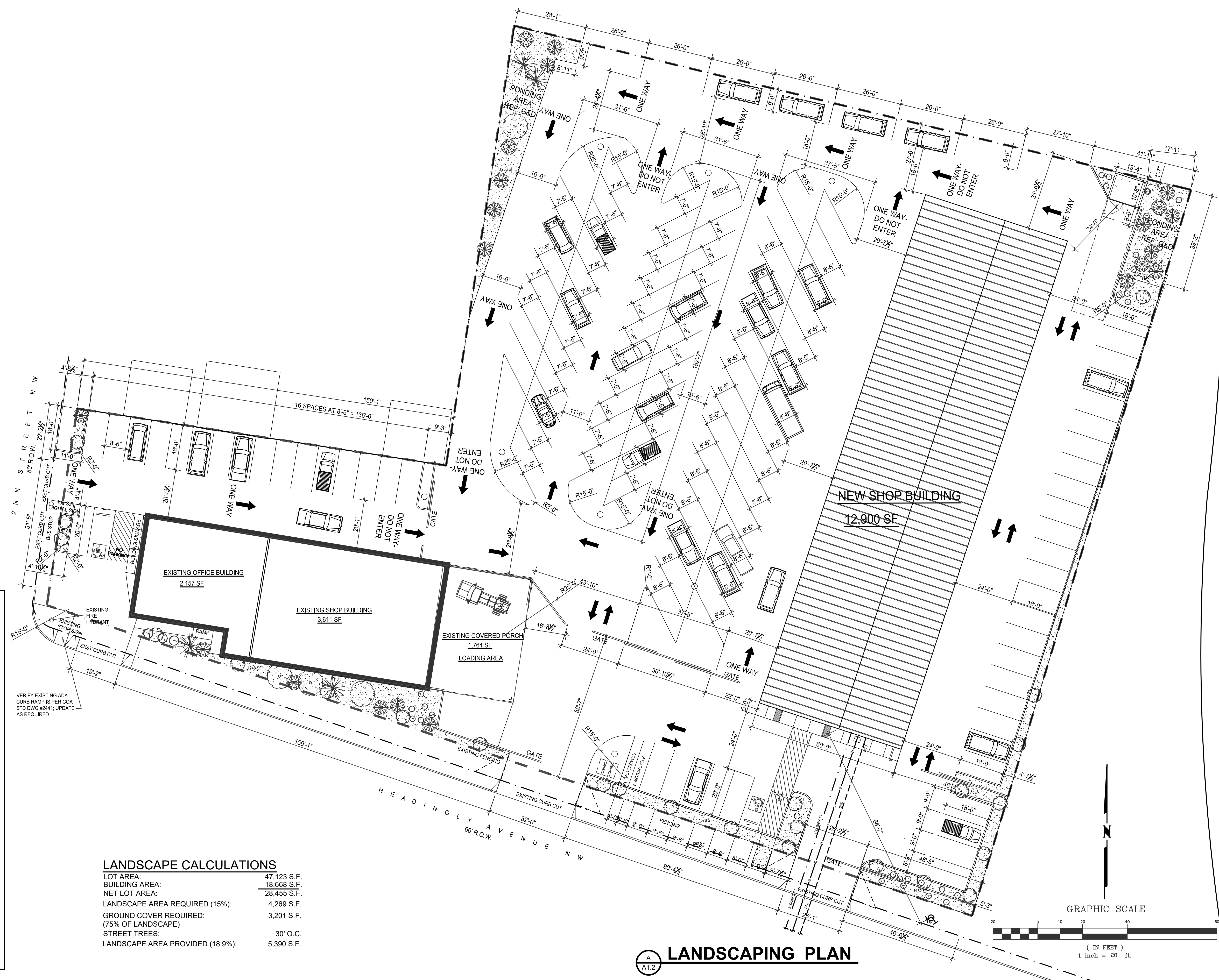


HUYNH SPECULATIVE
 2200 VISTA ORIENTE NW
 ALBUQUERQUE, NM 87120
 BERNALILLO COUNTY

JOB NUMBER
 HUY-003
 DATE
 10.24.22
 REVISIONS

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 JFS

A1.2



LANDSCAPE LEGEND

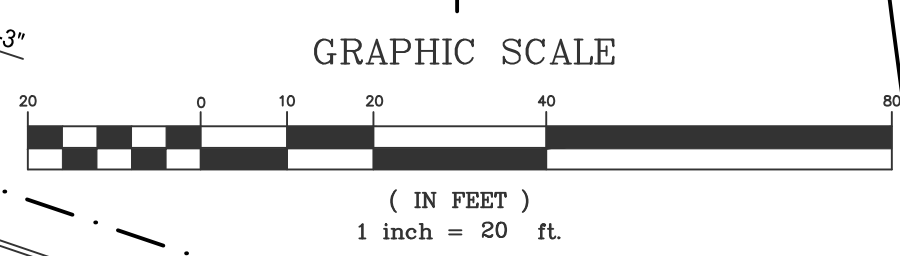
- DESERT WILLOW
- CHAMISA
- NEW MEXICO OLIVE
- APACHE PLUME
- CLARY SAGE
- 3/4" SANTA ANA TAN GRAVEL OVER FILTER FABRIC

MAINTENANCE NOTE:
 OWNER TO MAINTAIN THE NO WATER LANDSCAPE AT ALL TIMES.

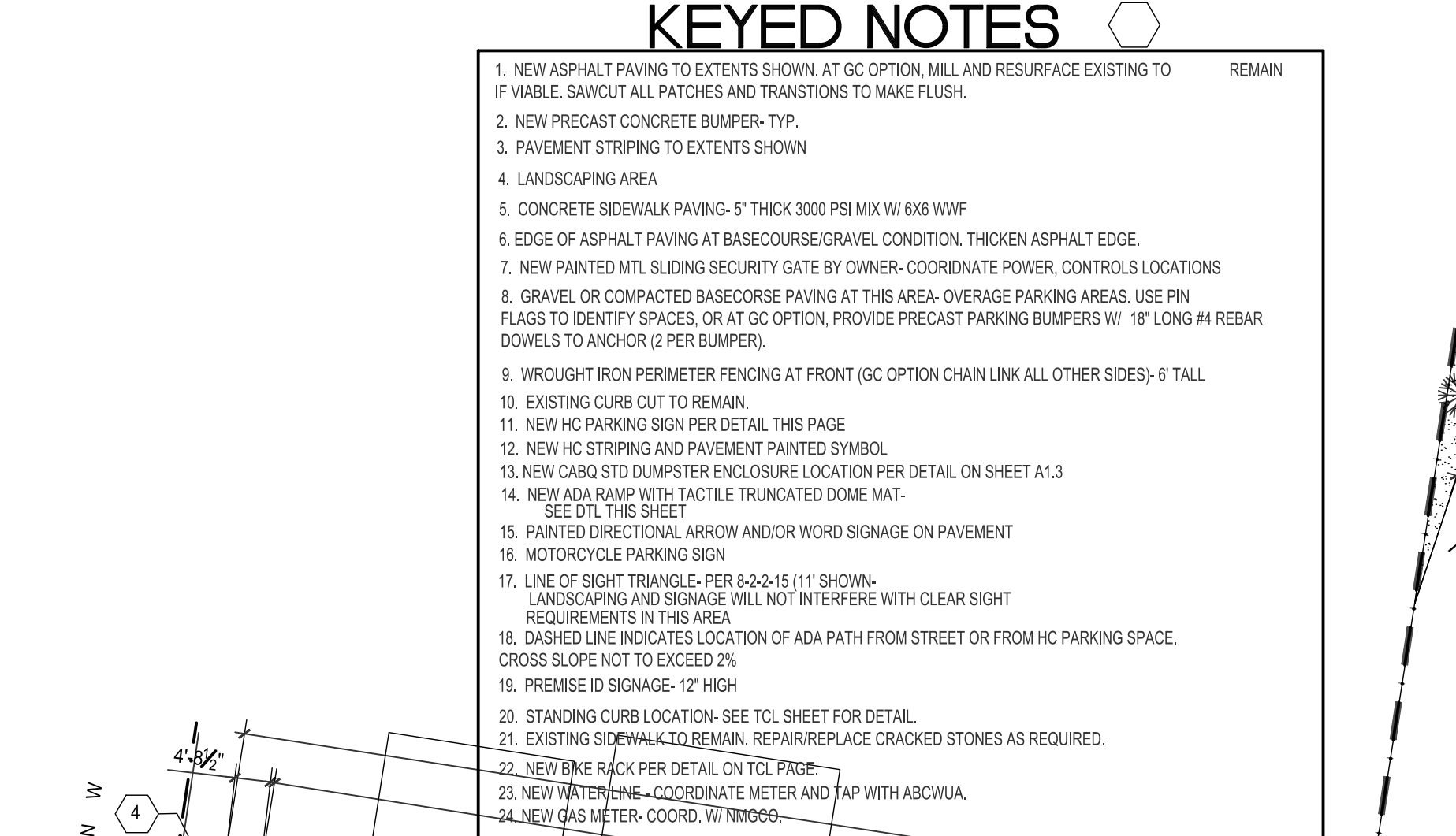
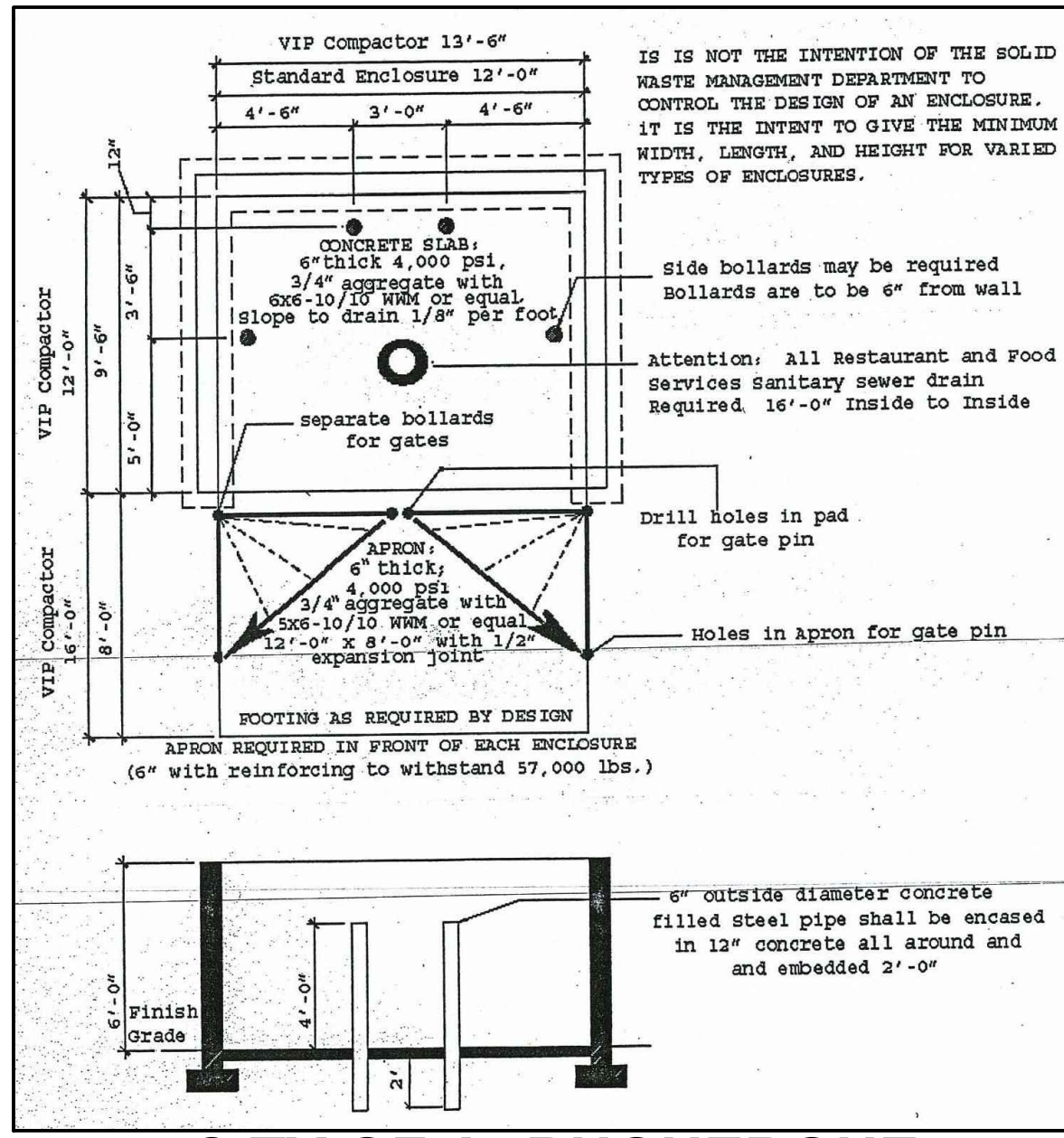
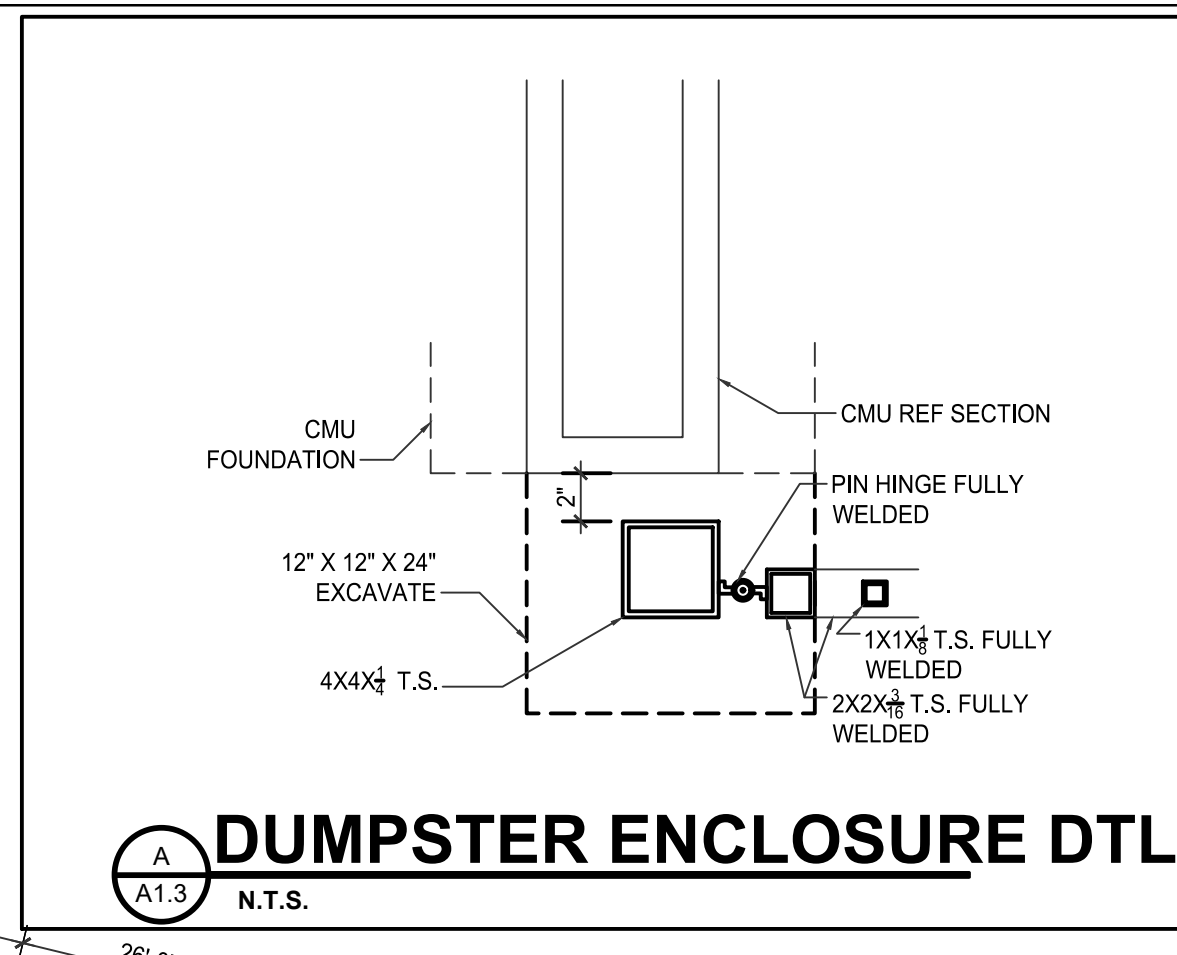
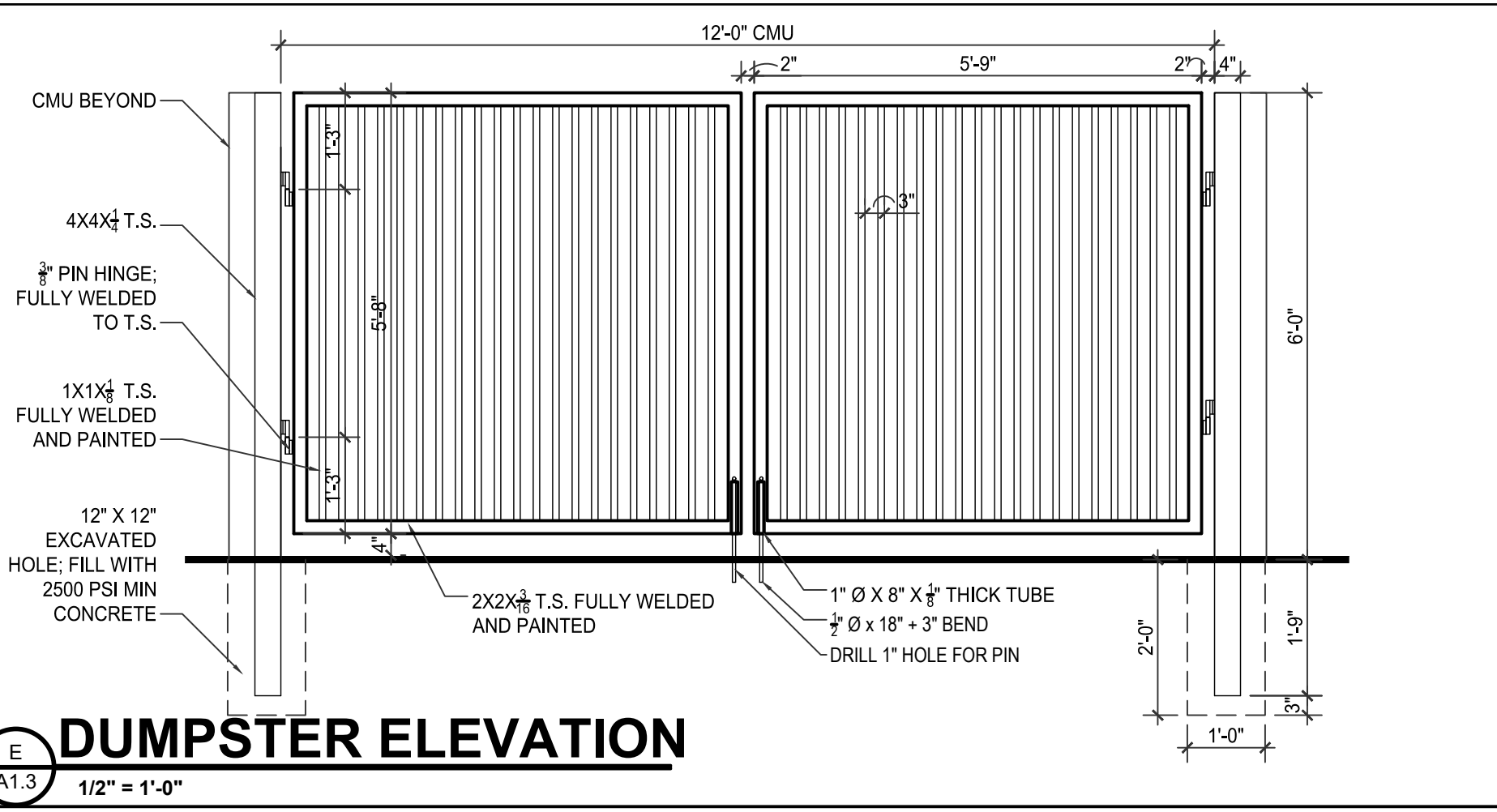
LANDSCAPE CALCULATIONS

LOT AREA:	47,123 S.F.
BUILDING AREA:	18,668 S.F.
NET LOT AREA:	28,455 S.F.
LANDSCAPE AREA REQUIRED (15%):	4,269 S.F.
GROUND COVER REQUIRED (75% OF LANDSCAPE):	3,201 S.F.
STREET TREES:	30' O.C.
LANDSCAPE AREA PROVIDED (18.9%):	5,390 S.F.

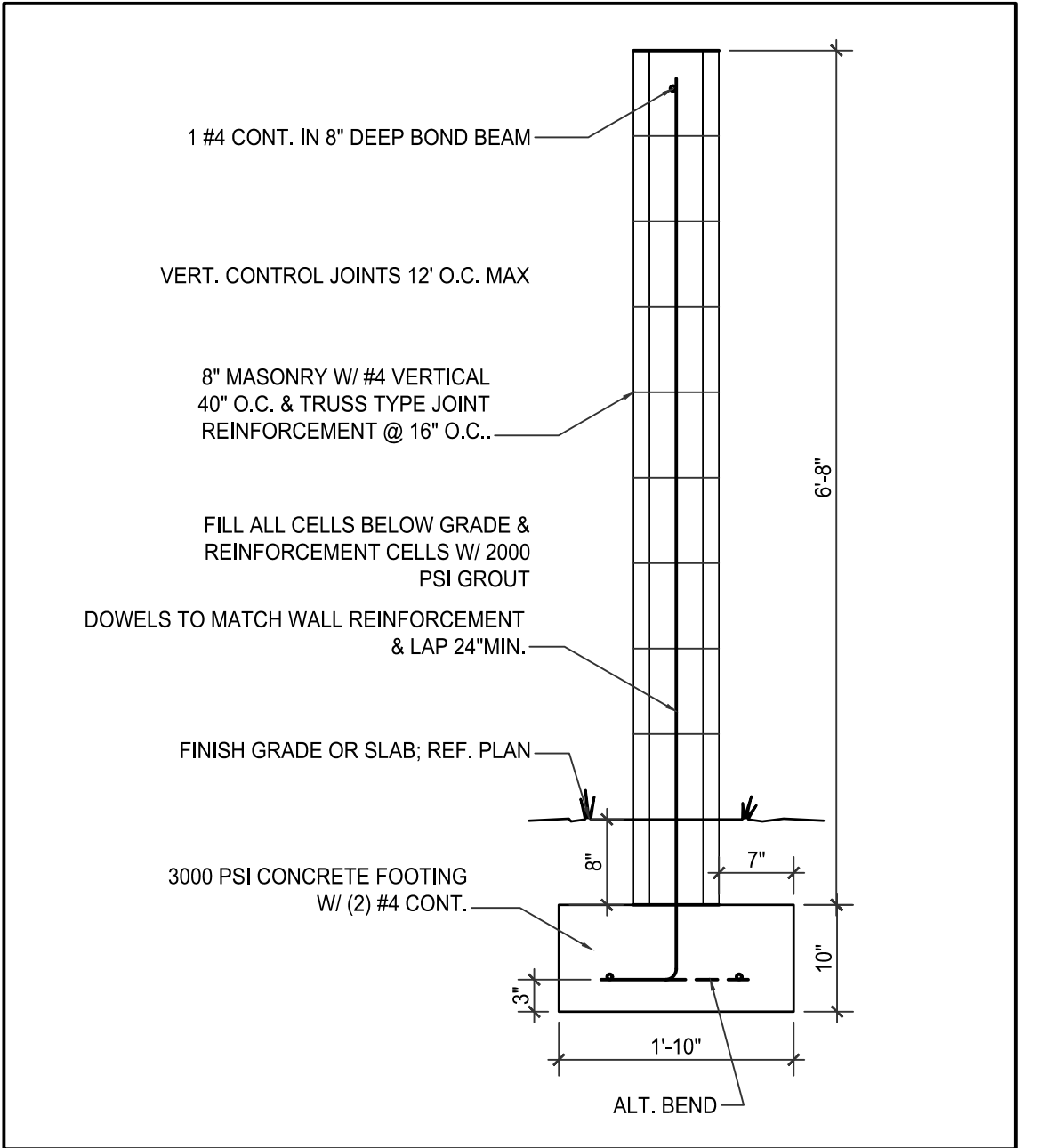
LANDSCAPING PLAN



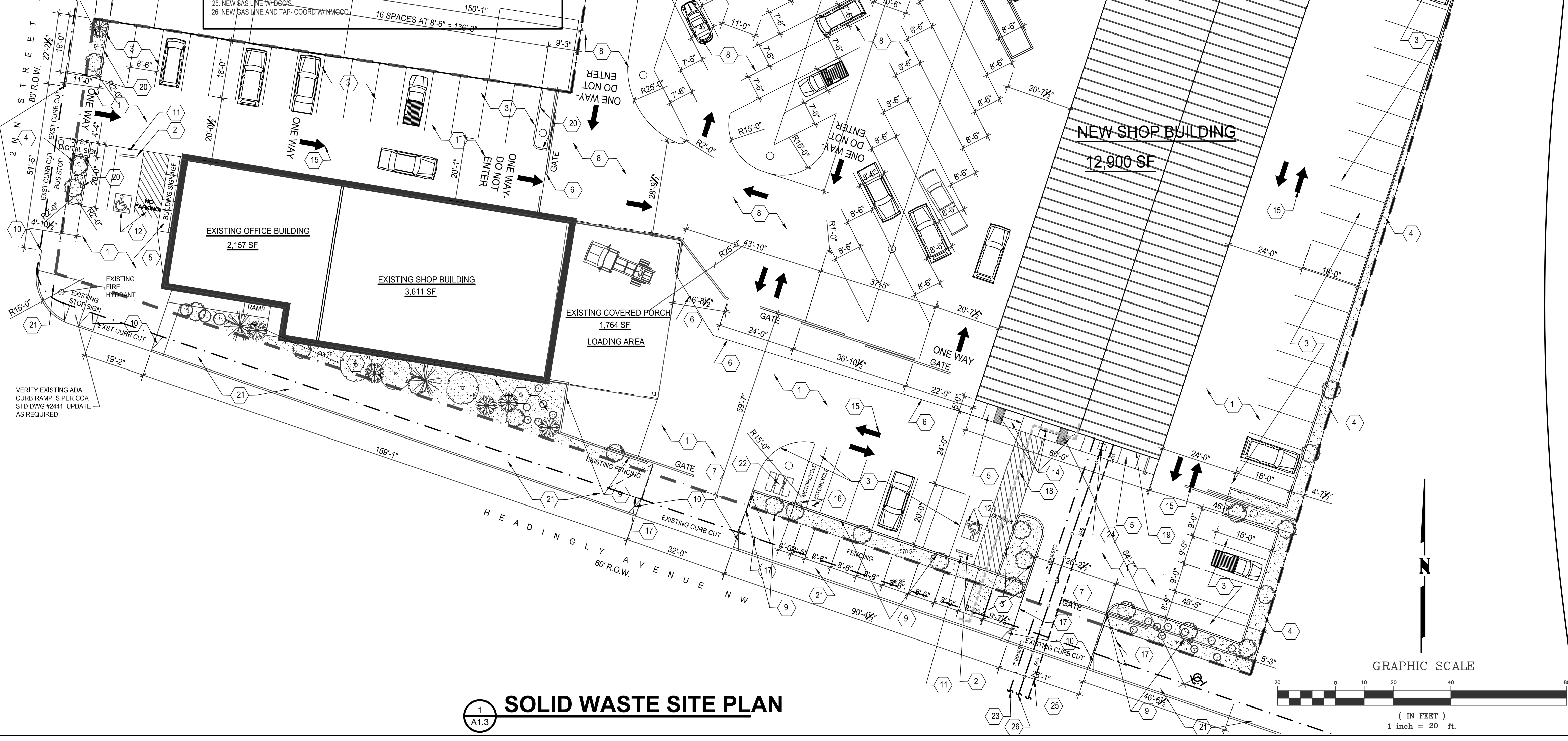
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 A1.2



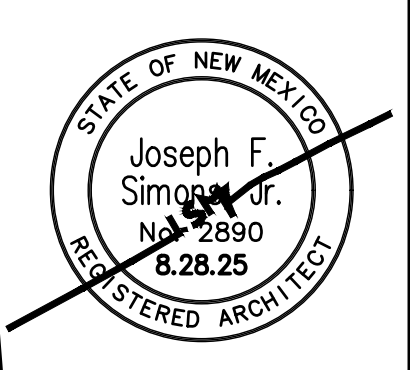
CITY OF ALBUQUERQUE- DUMPSTER ENCLOSURE DTL
A1.3 N.T.S.



DUMPSTER WALL SECTION
A1.3

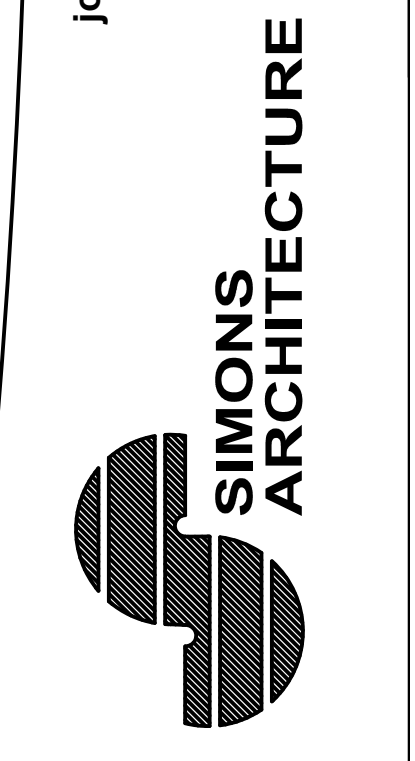


SOLID WASTE SITE PLAN
1 A1.3



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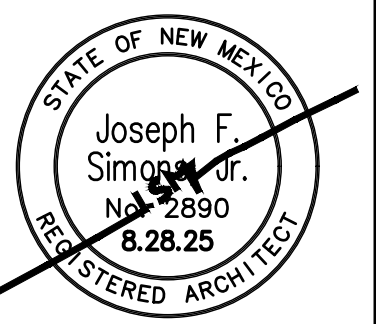
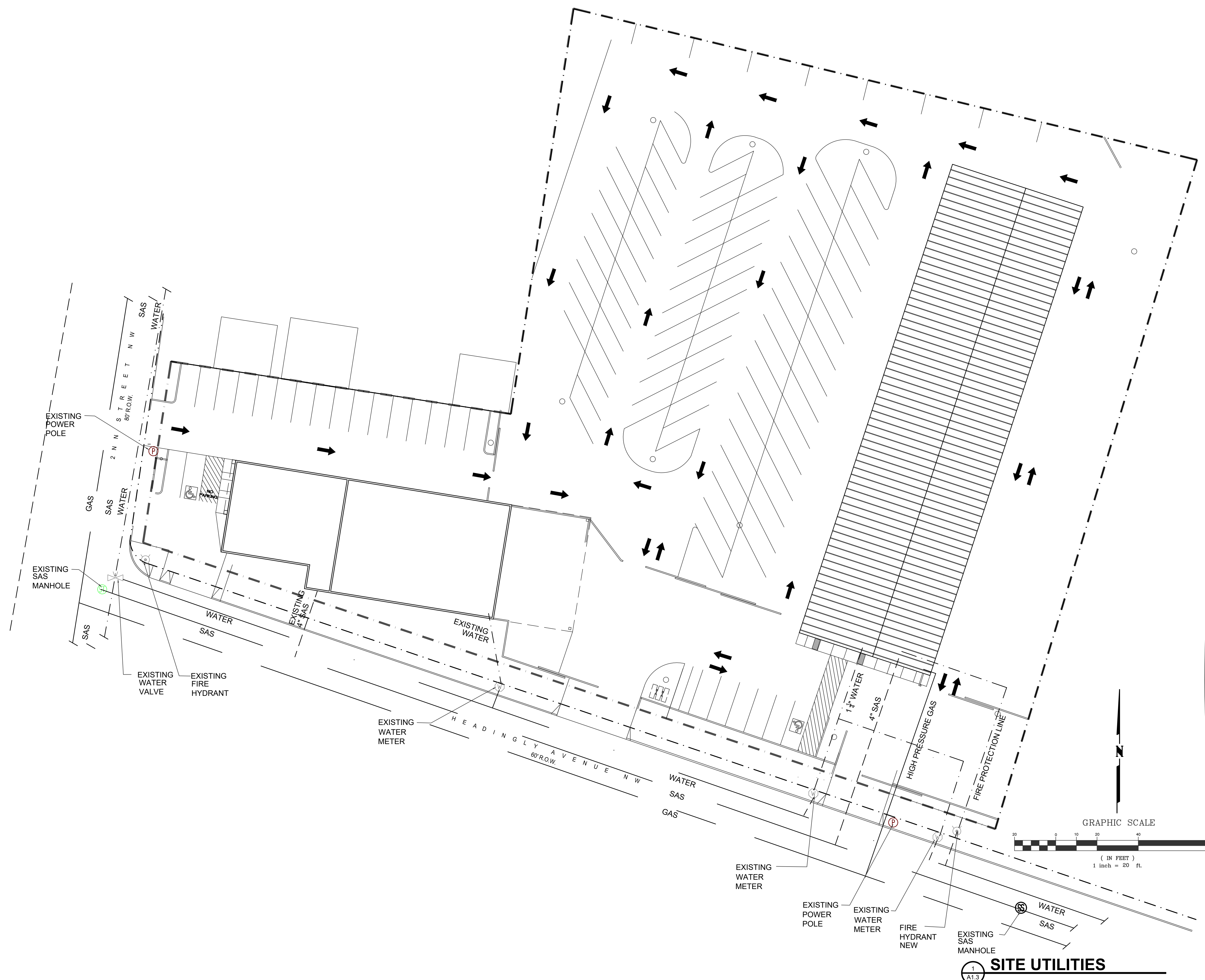


DISCOUNT TOWING
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER	DIS-002
DATE	10.24.22
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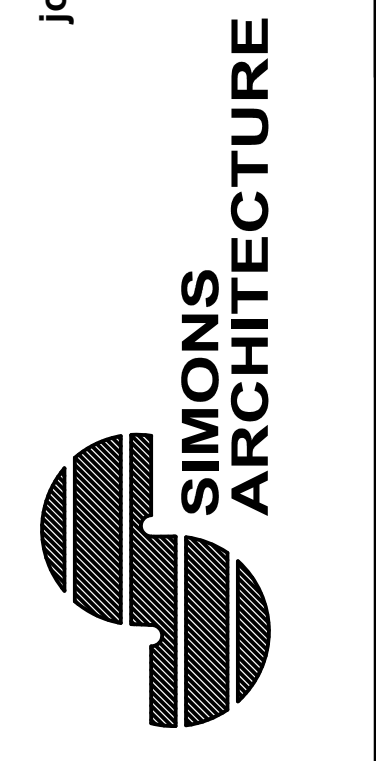
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A1.3



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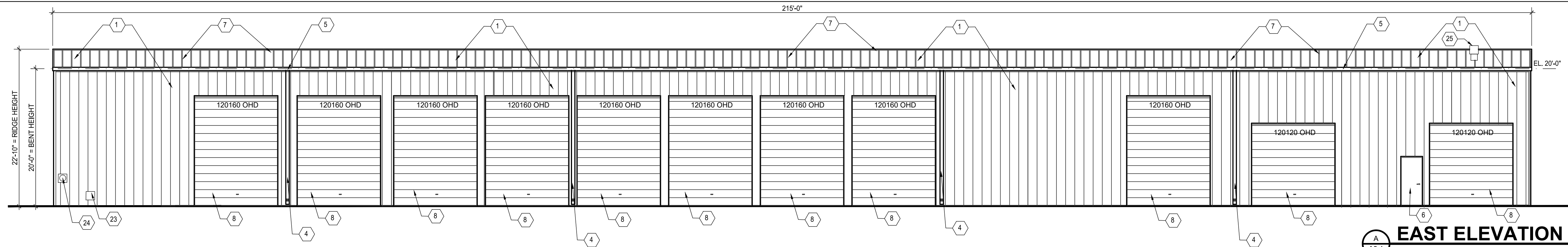
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A1.4

1 SITE UTILITIES
 A1.3

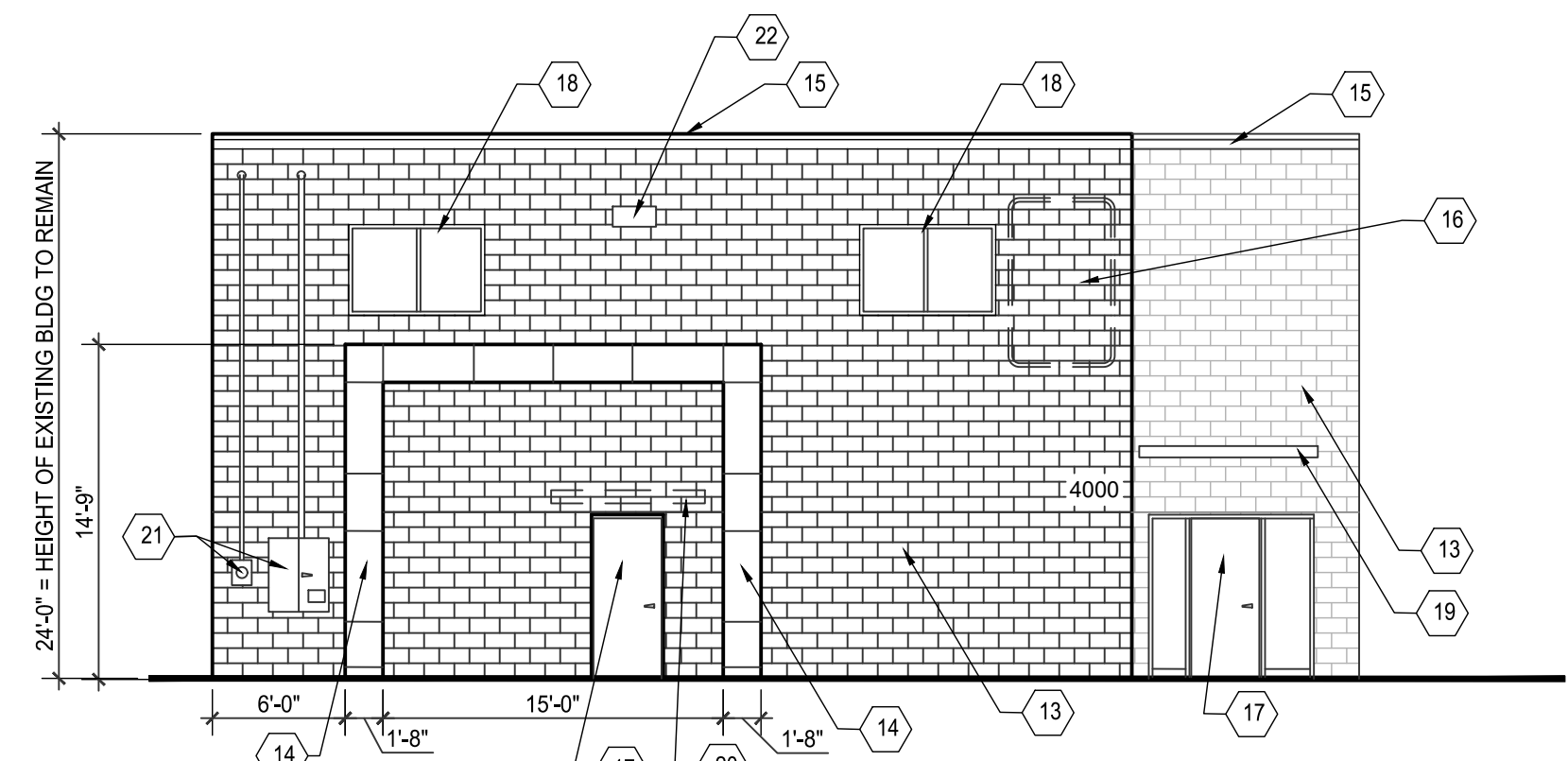


A EAST ELEVATION
A3.1 1/8" = 1'-0"

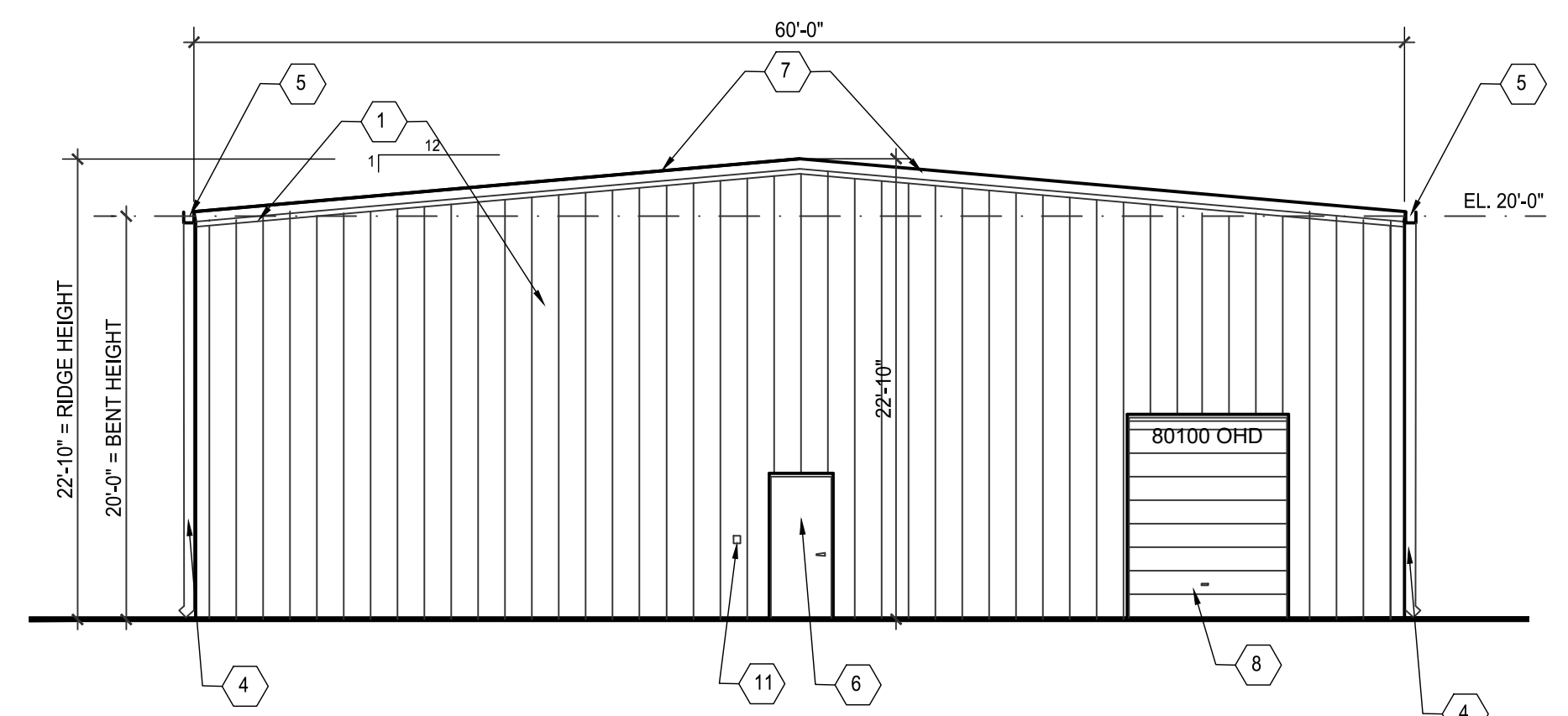
KEYED NOTES

1. PREFABRICATED STEEL FRAMING, EXTERIOR SHEATHING, ROOFING AND TRIM BY METAL BLDG MANUFACTURER.
2. INSULATED GLAZING WINDOW ASSEMBLY BY METAL BUILDING MANUFACTURER.
3. HVAC UNIT- SEE MECHANICAL FOR SIZE, SUPPORT ANGLES AND TRIM BY METAL BLDG. MANUFACTURER.
4. DOWNSPOUT LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
5. GUTTER LOCATION, VERIFY SIZE AND ANCHORING BY METAL BLDG MANUFACTURER
6. EXTERIOR MAN DOOR AND FRAME- REFER TO PLANS AND SHEET A4.1 FOR SIZE AND TYPE.
7. STANDING SEAM METAL PANEL ROOF SYSTEM- BY METAL BLDG MFR.
8. PREFINISHED INSULATED OVERHEAD DOOR BY METAL BLDG MANUFACTURER
9. EXTERIOR LIGHT FIXTURE- RE: ELECTRICAL DWGS.
10. ELECTRICAL SERVICE AND METER LOCATION
11. PROVIDE KNOX BOX THIS LOCATION OR APPROVED LOCATION BY FIRE MARSHAL
12. PREMISE ID SIGNAGE- 12' HIGH
13. PAINTED CMU BLOCK (EXISTING)- REPAINT OR AT GC OPTION, COAT WITH EIFS/STUCCO.
14. NEW MTL STUD FRAMED SIGNAGE FEATURE WITH WD SHEATHING AND ACM PANEL FINISH- BY SIGN MFR. ANCHOR INTO EXISTING CMU FACADE AND SLAB BELOW.
15. PREFINISHED MTL COPING- REFINISH OR REPLACE
16. EXISTING LIGHTED METAL CAN SIGNAGE TO BE REMOVED AND WALL PAINTED BEHIND, CAP OFF UTILITIES
17. EXISTING ENTRY DOOR TO REMAIN- REPAINT/REFINISH.
18. EXISTING WINDOWS TO REMAIN- REPAINT/REFINISH.
19. EXISTING SHADE STRUCTURE TO REMAIN- REPAINT/REFINISH.
20. EXISTING SHADE STRUCTURE TO BE REMOVED, PATCH HOLES FLUSH.
21. EXISTING ELECTRICAL SERVICE/ CT METER CAN ENCLOSURE TO REMAIN- REPAINT CABINET TO MATCH ADJACENT.
22. EXISTING LOUVER VENT TO REMAIN- REPAINT/REFINISH.
23. GAS METER; REF. PLUMBING
24. ELEC METER; REF. ELECTRICAL
25. ROOF EXHAUST; REF. MECHANICAL

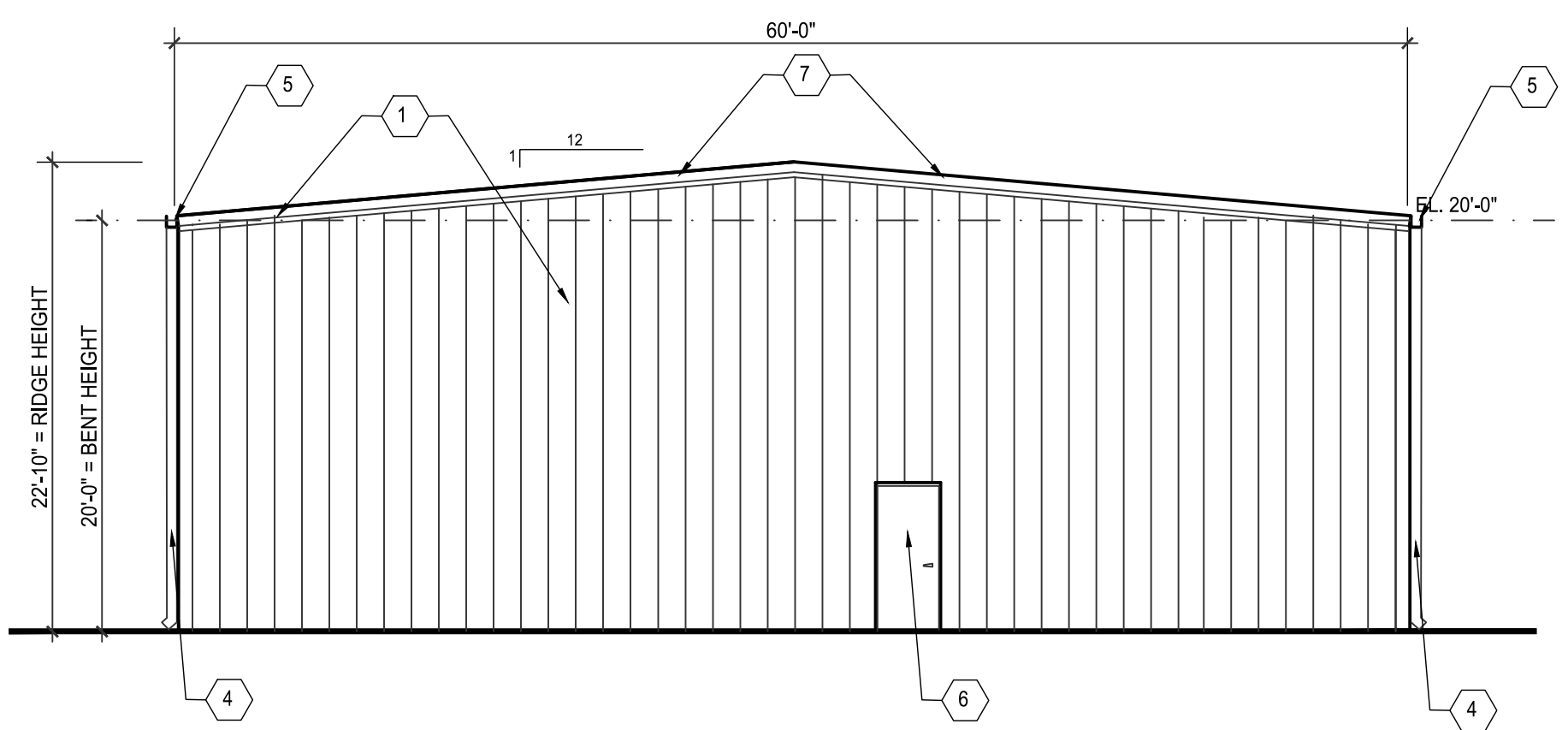
NOTE: ALL BUILDING COLOR ELEMENTS AND TRIM ARE "ALMOND" BY METALLIC



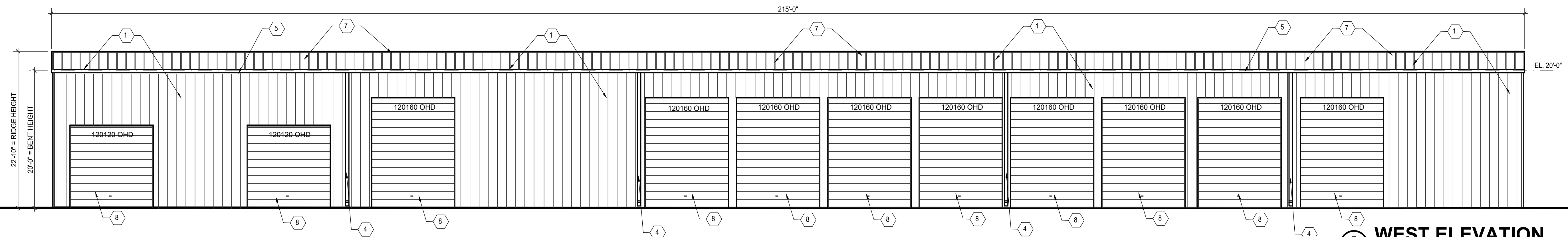
B EXISTING WEST ELEVATION
A3.1 1/8" = 1'-0"



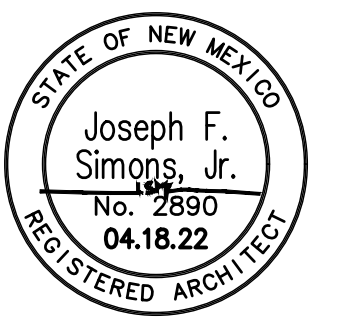
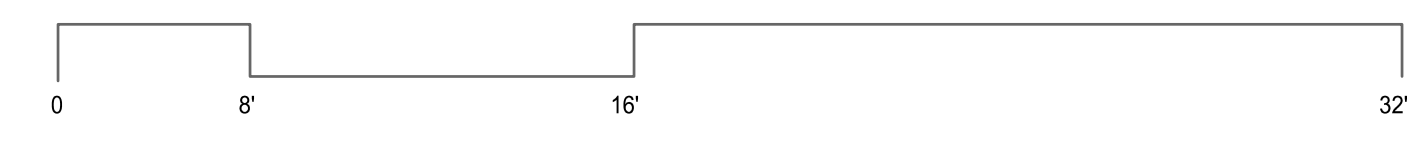
C SOUTH ELEVATION
A3.1 1/8" = 1'-0"



D NORTH ELEVATION
A3.1 1/8" = 1'-0"



E WEST ELEVATION
A3.1 1/8" = 1'-0"



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DISCOUNT TOWING
4000 2ND ST. NW
ALBUQUERQUE, NM
BERNALILLO COUNTY

JOB NUMBER
DIS-002
DATE
4.18.22
REVISIONS

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JFS

A3.1

KEYED NOTES

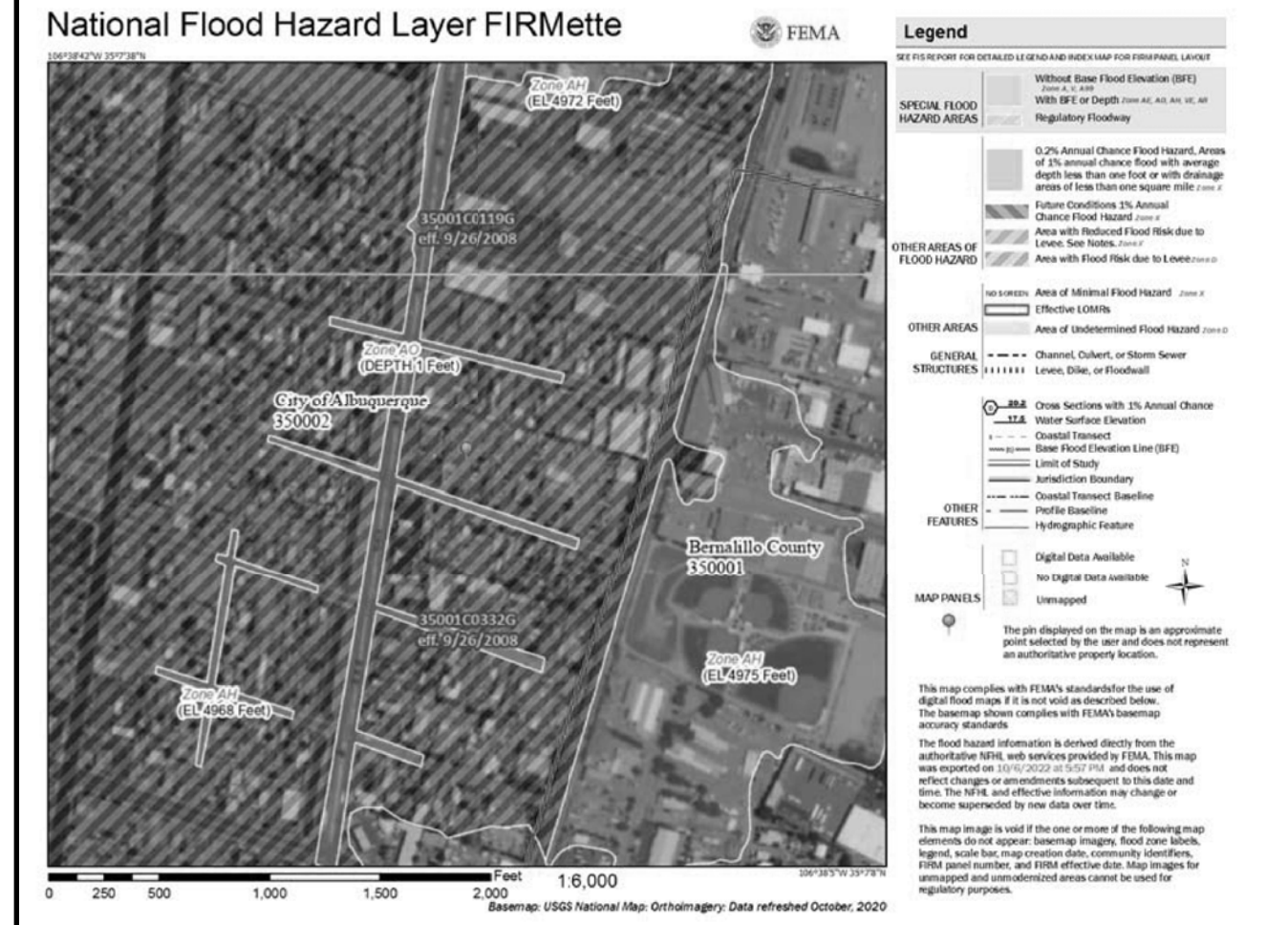
- 1 MAINTAIN EXISTING DRAINAGE AROUND EXISTING BUILDING
- 2 EDGE OF PAVEMENT
- 3 PROPOSED 2" CONCRETE VALLEY GUTTER
- 4 INSTALL DRIVEWAY PER COS STD DWG 2426
- 5 EXISTING STORM DRAIN INLET INSTALL 8" PVC INTO INV.= 4958.00
- 6 47 LF OF 8" PVC INV. IN= 4958.25 INV. OUT= 4958.00
- 7 TYPE 'D' DROP INLET TOG= 4961.75 INV. OUT= 4958.25 INV. IN (W)= 4958.50 INV. IN (E)= 4958.50 INSTALL ORIFICE PLATE @ INV.= 4958.50
- 8 100 LF OF 8" PVC INV. IN= 4959.00 INV. OUT= 4958.50
- 9 TYPE 'D' DROP INLET TOG= 4962.25 INV. OUT= 4959.00
- 10 222 LF OF 8" PVC INV. IN= 4959.33 INV. OUT= 4958.50
- 11 TYPE 'D' DROP INLET TOG= 4962.25 INV. OUT= 4959.33 INSTALL ORIFICE PLATE W/3" HOLE @ INV.= 4959.75
- 12 DETENTION BASIN IN PARKING AREA TOP= 4962.50 BOTTOM= 4961.75 MWSEL= 4961.96
- 13 DETENTION BASIN IN PARKING AREA TOP= 4962.50 BOTTOM= 4961.75 MWSEL= 4961.96
- 14 INSTALL FLOOD WALL TOP OF WALL= 64.00 BOTTOM OF WALL= 61.33
- 15 INSTALL TRASH ENCLOSURE
- 16 INSTALL 2" CURB CUT
- 17 ASPHALT FLUSH WITH FINISH FLOOR
- 18 RETENTION POND TOP= 4962.85 BOTTOM= 4960.50 VOLUME= 955 CF
- 19 DETENTION POND/ WITH WATER QUALITY VOLUME= 1074 CF TOP= 4963.25 BOTTOM= 4960.50 MWSEL= 4962.57
- 20 INSTALL 6" CURB AND GUTTER
- 21 INSTALL WHITE PAINTED CROSS WALK CHEVRONS
- 22 INSTALL 5" WIDE CONCRETE SIDEWALK

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP:



FIRM MAP:

LEGAL DESCRIPTION:

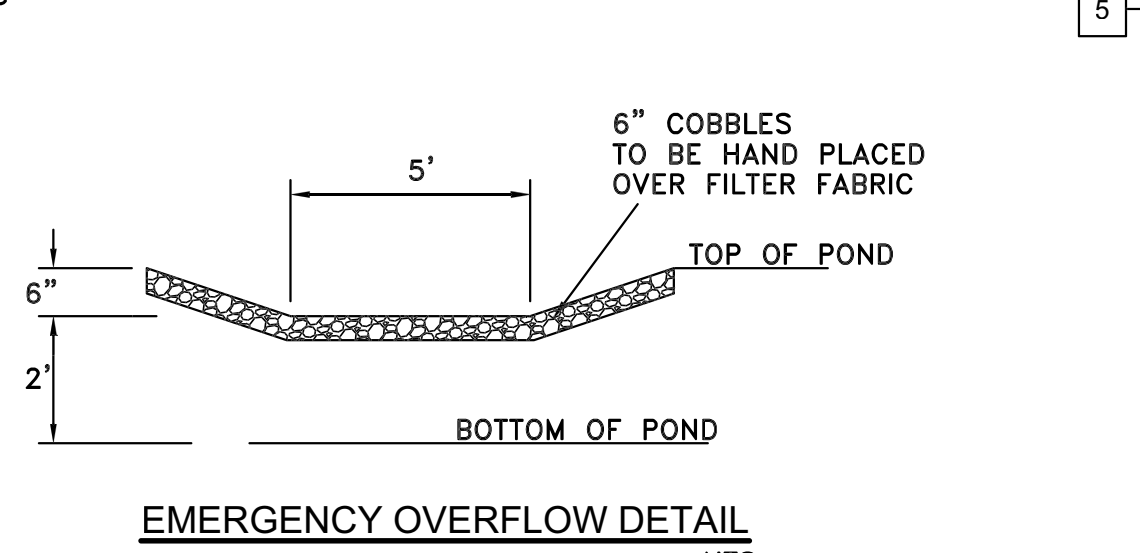
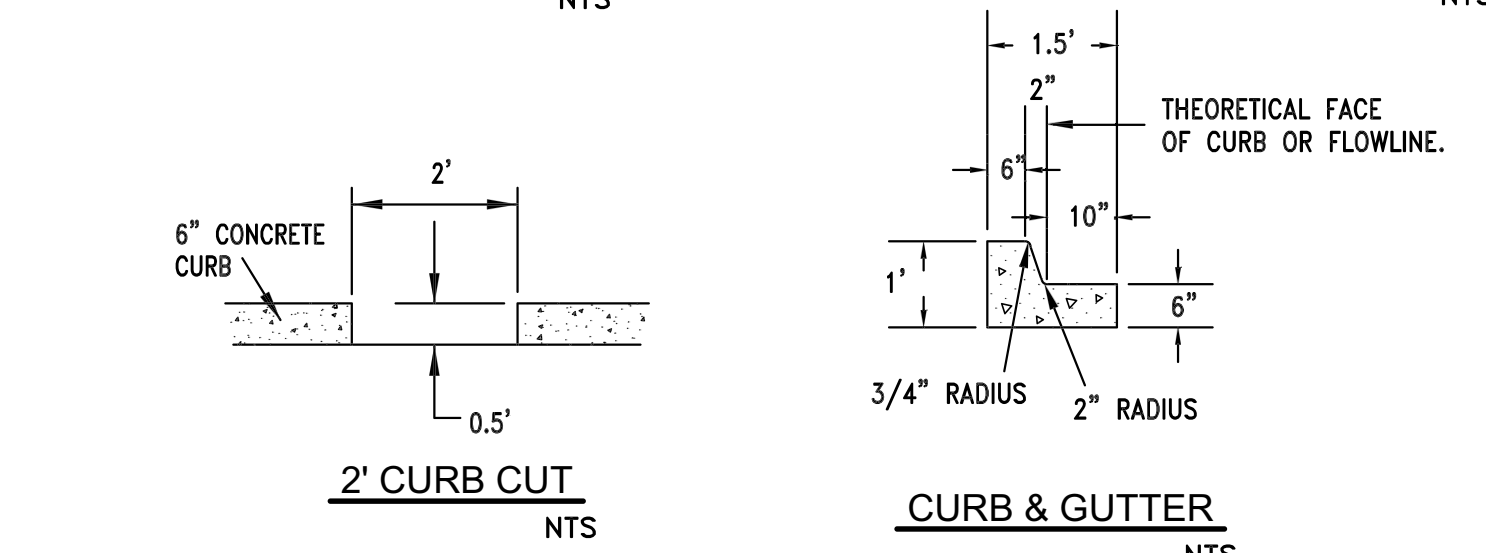
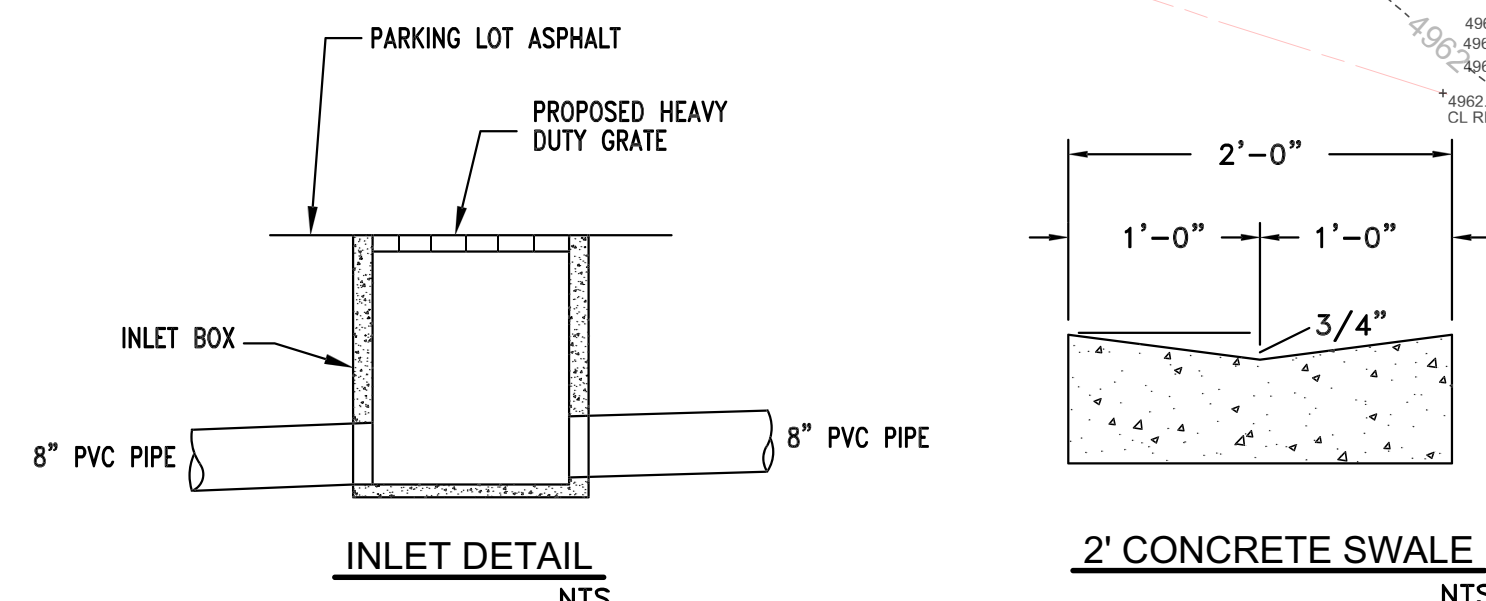
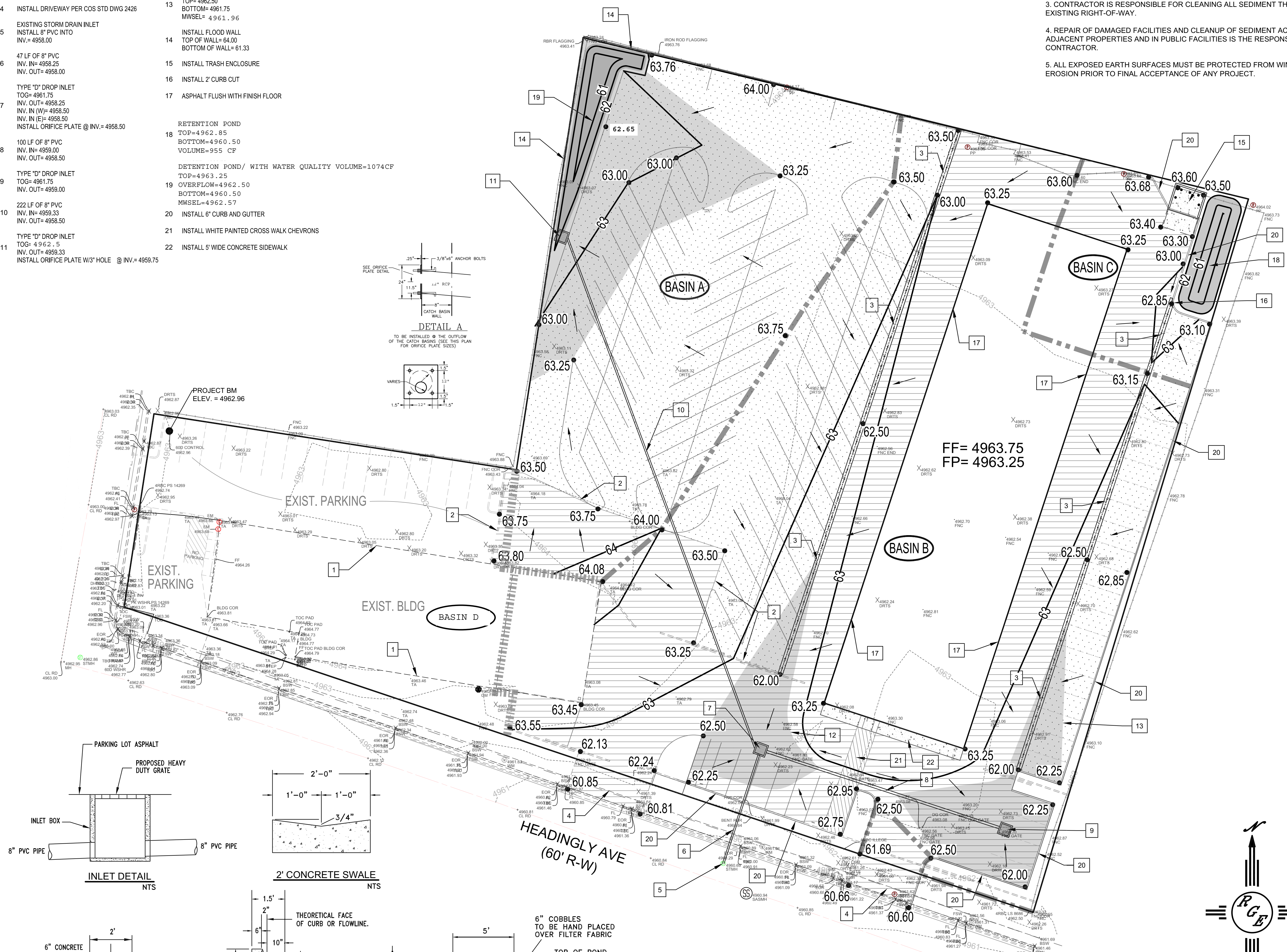
XXXXXX
XXXXXX

NOTES:

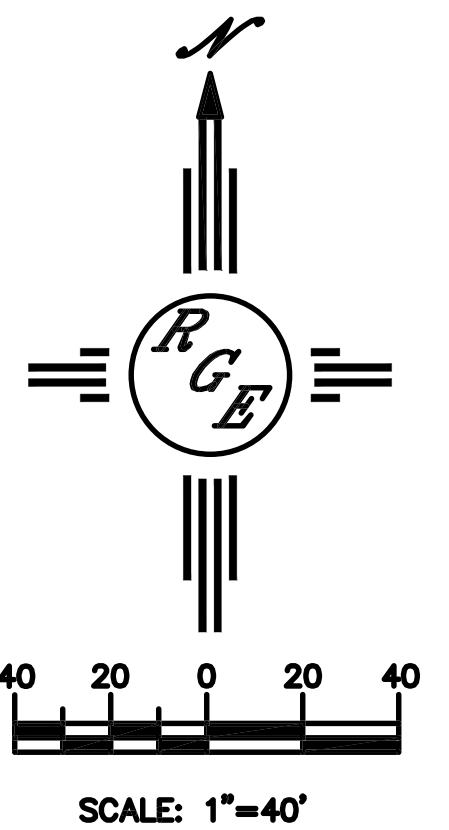
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

LEGEND

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
+ XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----	PROPOSED FLOOD WALL
-----	PROPOSED GRAVEL
-----	PROPOSED CONCRETE
-----	PROPOSED 2" WIDE CONCRETE VALLEY GUTTER
-----	PROPOSED PAVEMENT
-----	DETENTION BASIN PONDING
-----	RETENTION POND
-----	BASIN BOUNDARY
-----	FLOW DIRECTION



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



	DISCOUNT TOWING HEADINGLY AVE.	DRAWN BY DEM
	GRADING AND DRAINAGE PLAN	DATE 10-10-22
	SHEET # C1	DISCOUNT TOWING DWG
DAVID SOULE P.E. #14522	RIO BOX 53204 ALBUQUERQUE, NM 87199 (505) 321-8099	JOB #