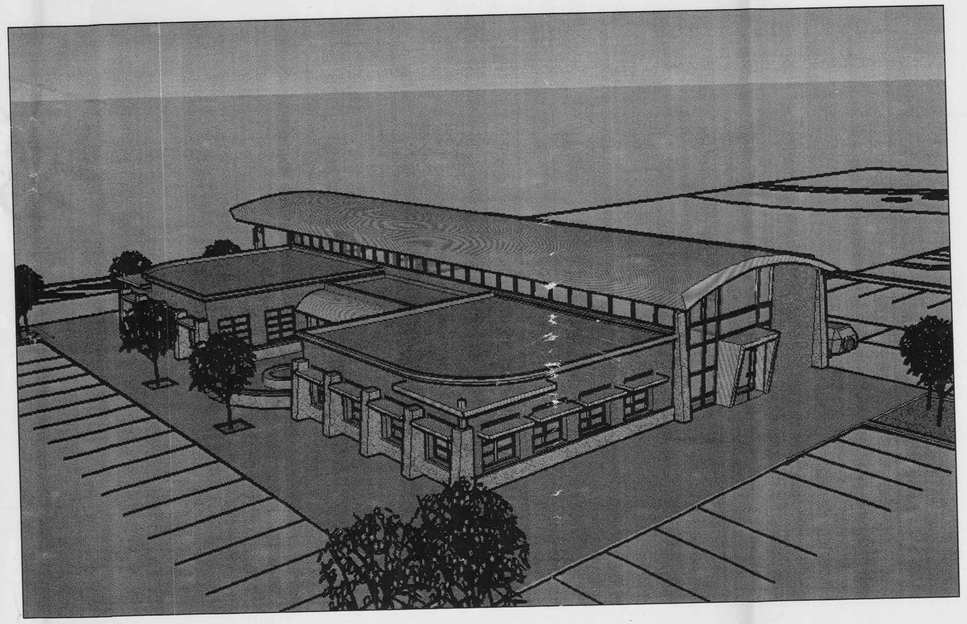
INDEX TO DRAWINGS :

	COVER SHEET
A001	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
L001	LANDSCAPE PLAN FOR BUILDING PERMIT
C001	CONCEPTUAL GRADING PLAN
C002	CONCEPTUAL UTILITY PLAN
A301	BUILDING ELEVATIONS

Classic Emporium



ENVIRONMENTAL PLANNING COMMISSION SUBMITTAL

Site Development Plan For Building Permit

November 6, 2003

Dekker/Perich/Sabatini

architecture ▪ interiors ▪ planning ▪ engineering

6801 Jefferson NE, Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222

Classic Emporium

1003/02

DRS: 03082 ALBP.: ~~100312~~

Site Development Plan For Building Permit

November 6, 2003

SITE DATA

LEGAL DESCRIPTION

LOTS 12, 14, OF THE REPLAT OF LANDS OF FERRARI - ESQUIBEL - PALMER, SEC. 33 OF SE 1/4, T11N, R4E, NMPM.

TOTAL AREA: 1.88 ACRES

BUILDING DATA

ALBUQUERQUE ZONING CODE

RETAIL EMPORIUM = 10,580 S.F.
CAR WASH = 3,600 S.F.
TOTAL 14,180 S.F.

PARKING REQUIRED:
14,180 S.F. @ 1 PER 200 S.F. = 70.9 SPACES
HC SPACES REQUIRED FOR 50-100 SPACES = 4 SPACES
BICYCLE PARKING @ 1 PER 20 SPACES = 71/20 = 3.5

PARKING SPACES PROVIDED:
REGULAR = 70
HC ACCESSIBLE = 4
TOTAL VEHICULAR SPACES = 74

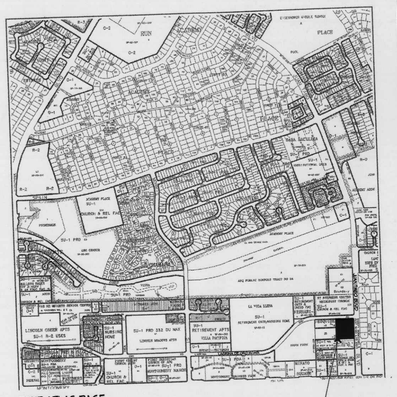
BICYCLE PARKING = 4

GENERAL NOTES

1. PROPERTY CURRENTLY ZONED SU-1-PRD 22/OFFICE, REQUESTING TO CHANGE TO SU-1 C-1.
2. FOR SITE LIGHTING STANDARDS REFER TO D5/A301. SITE LIGHTING SPACING & LOCATIONS TO CONFORM WITH C.O.A. STANDARDS.
3. SLOPE ON ALL HC ACCESSIBLE RAMPS NOT TO EXCEED 1:12.

KEYED NOTES

1. TRASH ENCLOSURE SEE A5/A301
2. INTERLOCK BLOCK RETAINING WALL, VARY COLOR 20% MINIMUM
3. LANDSCAPE WALL
4. PAINTED STRIPE CROSSWALK
5. METAL CANOPY ABOVE
6. FOUNTAIN (LOW TILE BASIN W/ WATER JET COLUMNS)
7. AUTOMATED PAY BOX
8. ATTENDANT HUT
9. 6" CURB & GUTTER
10. 4" WIDE PARKING STRIPE
11. 4" WIDE PAINTED STRIPES AT 45° ANGLE
12. METAL CANOPY ABOVE FOR AUTO DETAILING AREA
13. CONCRETE PAD
14. ASPHALT PAVING
15. C.O.A. UTILITY EASEMENT
16. PROPERTY LINE
17. HC ACCESSIBLE PARKING SIGN
18. CONCRETE SIDEWALK
19. DECORATIVE STONE OR CONCRETE PAVING
20. BIKE RACK
21. EXISTING SIDEWALK (6'-0" on Juan Tabo, 4'-0" on LaGrima de Oro)
22. CONCRETE DRAINAGE CULVERT, REFER TO C001
23. MONUMENT SIGN, REFER TO D4/A301
24. LIGHT POLE (SEE D5/A301)

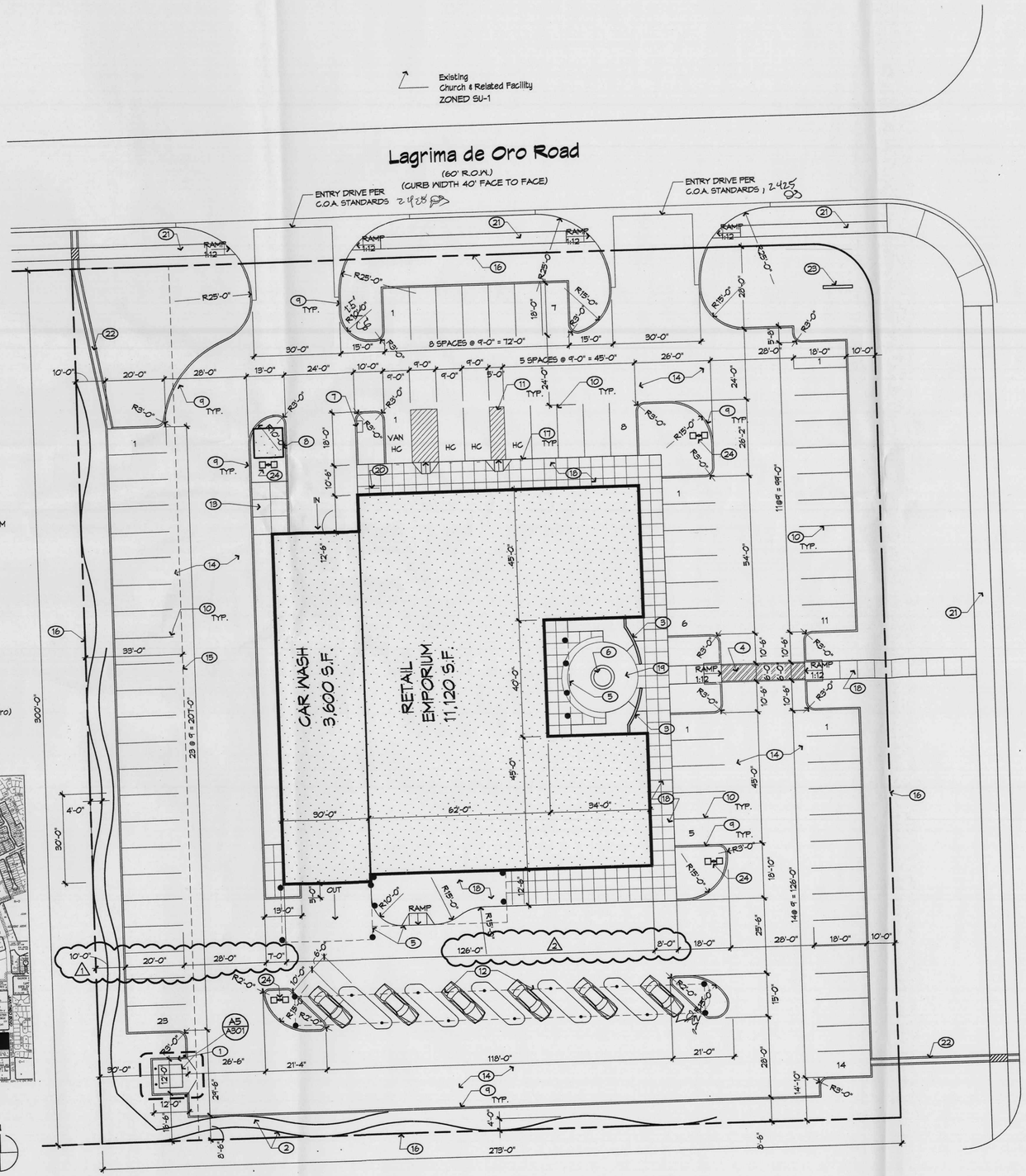


ZONE ATLAS PAGE
F-21-Z

PROJECT LOCATION

VICINITY MAP

0 500' 1000'



SITE DEVELOPMENT PLAN
For Building Permit.
1" = 20'-0"

0 10' 20'

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

PROJECT NUMBER: 1003102
APPLICATION NUMBER: QA-00286

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	3/10/04 DATE
UTILITIES DIVISION	3/10/04 DATE
PARKS AND RECREATION DEPARTMENT	3/10/04 DATE
CITY ENGINEER	3-10-04 DATE
SOLID WASTE MANAGEMENT	3/10/04 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES (X) NO.
IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER

REVISIONS
1 02/11/04
2 03/11/04

DRAWN BY	DLS, SAS
REVIEWED BY	CG
DATE	11/6/03
PROJECT NO.	03082

DRAWING NAME
Site Development Plan for Building Permit

SHEET NO.
A001
OF

SITE DATA

LEGAL DESCRIPTION

LOTS 12, 14, OF THE REPLAT OF LANDS OF FERRARI - ESQUIBEL - PALMER, SEC. 33 OF SE 1/4, T11N, R4E, NMPM.

TOTAL AREA: 1.88 ACRES

BUILDING DATA

ALBUQUERQUE ZONING CODE

RETAIL EMPORIUM = 10,580 S.F.
CAR WASH = 3,600 S.F.
TOTAL 14,180 S.F.

PARKING REQUIRED:
14,180 S.F. @ 1 PER 200 S.F. = 70.9 SPACES
HC SPACES REQUIRED FOR 50-100 SPACES = 4 SPACES
BICYCLE PARKING @ 1 PER 20 SPACES = 71/20 = 3.5

PARKING SPACES PROVIDED:
REGULAR = 70
HC ACCESSIBLE = 4
TOTAL VEHICULAR SPACES = 74

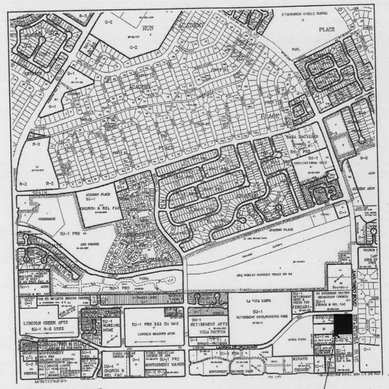
BICYCLE PARKING = 4

GENERAL NOTES

1 PROPERTY CURRENTLY ZONED SU-1-PRD 22/OFFICE, REQUESTING TO CHANGE TO SU-1 C-1.
2 FOR SITE LIGHTING STANDARDS REFER TO D5/A301. SITE LIGHTING SPACING & LOCATIONS TO CONFORM WITH C.O.A. STANDARDS.
3 SLOPE ON ALL HC ACCESSIBLE RAMPS NOT TO EXCEED 1:12.

○ KEYED NOTES

1 TRASH ENCLOSURE SEE A5/A301
2 RETAINING WALL
3 LANDSCAPE MALL
4 PAINTED STRIPE CROSSWALK
5 METAL CANOPY ABOVE
6 FOUNTAIN (LOW TILE BASIN W/ WATER JET COLUMNS)
7 AUTOMATED PAY BOX
8 ATTENDANT HUT
9 6" CURB & GUTTER
10 4" WIDE PARKING STRIPE
11 4" WIDE PAINTED STRIPES AT 45° ANGLE
12 METAL CANOPY ABOVE FOR AUTO DETAILING AREA
13 CONCRETE PAD
14 ASPHALT PAVING
15 C.O.A. UTILITY EASEMENT
16 PROPERTY LINE
17 HC ACCESSIBLE PARKING SIGN
18 CONCRETE SIDEWALK
19 DECORATIVE STONE OR CONCRETE PAVING
20 BIKE RACK
21 EXISTING SIDEWALK (6'-0" on Juan Tabo, 4'-0" on Lagrima de Oro)
22 CONCRETE DRAINAGE CULVERT, REFER TO C001
23 MONUMENT SIGN, REFER TO D4/A301
24 LIGHT POLE (SEE D5/A301)

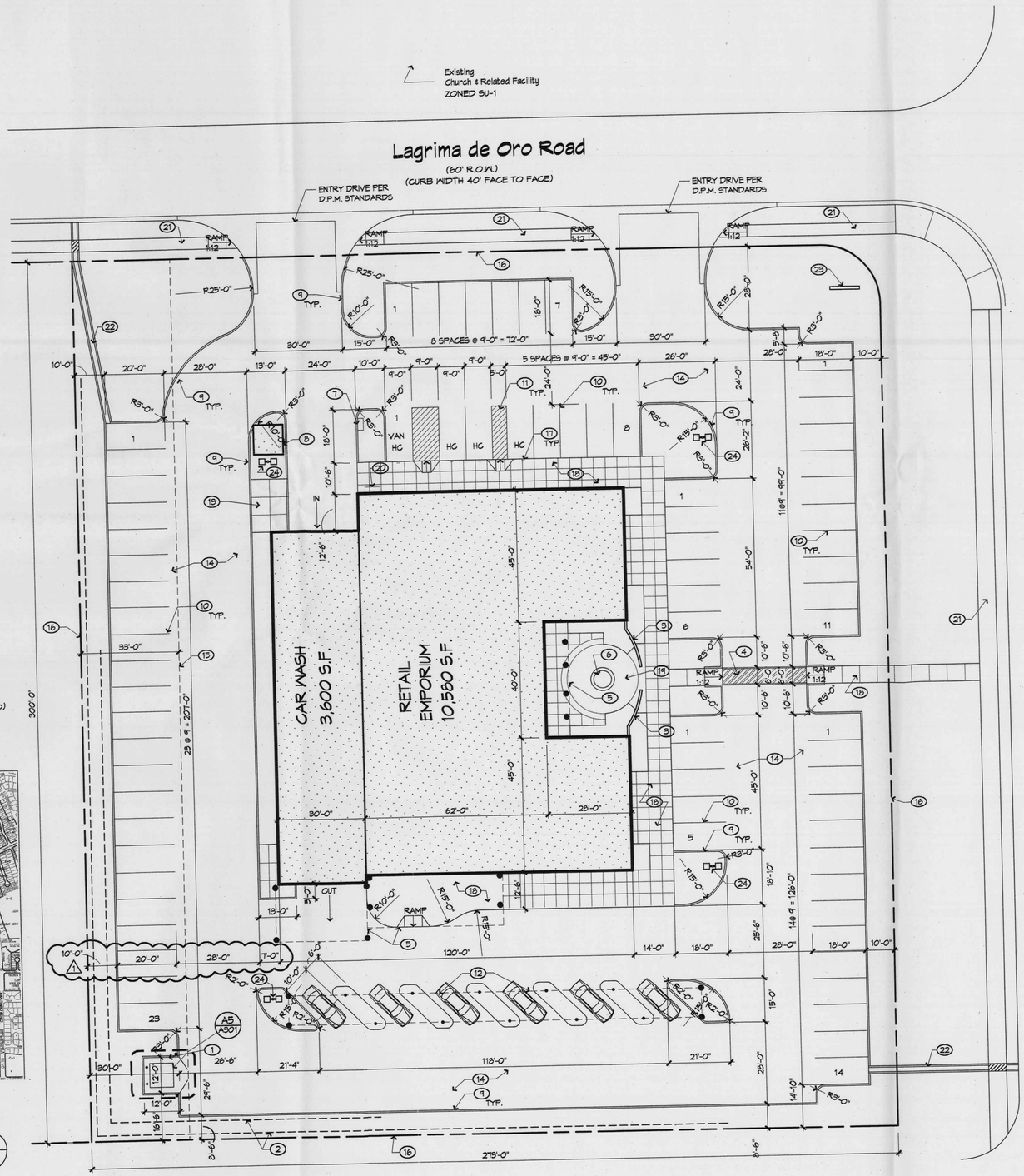


ZONE ATLAS PAGE
F-21-Z

PROJECT LOCATION

VICINITY MAP

0 500' 1000'



N

SITE DEVELOPMENT PLAN
For Building Permit

1" = 20'-0"

0 10' 20'

Existing Bakery, Bookstore & Restaurant w/no Liquour Service
ZONED SU-1

Juan Tabo Blvd.
(100' R.O.W.)
(CURB WIDTH 29' FACE TO MEDIAN)

Existing Residence
Existing Residence
Existing Residence
ZONED R-1
Existing Residence
Existing Residence

PROJECT NUMBER:

APPLICATION NUMBER:

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
Michael Holton SOLID WASTE MANAGEMENT	2-19-04 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

architect
interior
planning
engineering

Dekker Perich Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

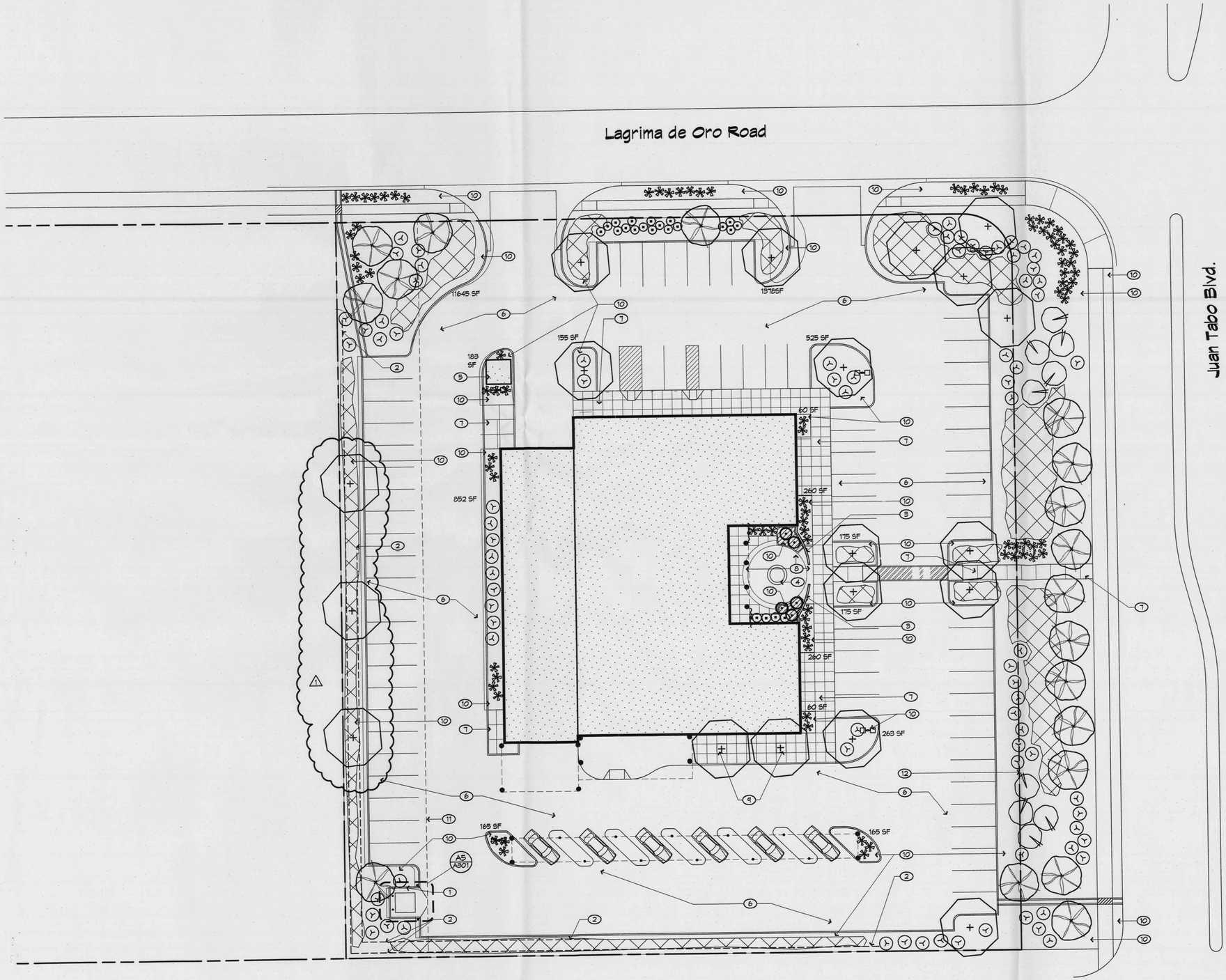
Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS
1 02/11/04

DRAWN BY	DLS, SAS
REVIEWED BY	CG
DATE	11/6/03
PROJECT NO.	03082

DRAWING NAME
Site Development Plan for Building Permit

SHEET NO.
A001
OF



Landscape Plan for Building Permit
1" = 20'-0"

0 10' 20'

KEYED NOTES

1 TRASH ENCLOSURE SEE A5/A301
2 RETAINING WALL
3 LANDSCAPE WALL
4 FOUNTAIN
5 ATTENDANT HUT
6 ASPHALT PAVING
7 CONCRETE SIDEWALK
8 DECORATIVE PAVING
9 TREE GRATE
10 LANDSCAPE AREA:
SANTA ANA TAN CRUSHER FINES /
2"-4" SANTA ANA TAN ROCK ON SLOPES
STEEPER THAN 5:1
11 G.O.A. UTILITY EASEMENT
12 PROPERTY LINE

LANDSCAPE CALCULATIONS

TOTAL AREA: 98,344 SF
BUILDING AREA: 14,180 SF
NET AREA: 84,164 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA): 12,625 SF
ALLOWABLE HIGH WATER USE TURF (20% OF LANDSCAPE AREA): 2,525 SF

PROVIDED LANDSCAPE AREA: 16,378 SF
PROVIDED HIGH WATER USE TURF AREA: 0 SF

LANDSCAPE NOTES

1. DESIGN: THE PLANTING DESIGN ACCENTUATES THE SITE PLAN'S PEDESTRIAN AND VEHICULAR CIRCULATION PATTERNS. IT ALSO STRENGTHENS THE PROJECT'S RELATIONSHIP TO ITS NATURALLY ARID SETTING IN THE NEARBY FOOTHILLS, WHERE SUCCULENTS AND MULTI-TRUNK TREES ARE FREQUENT SYMBOLS OF ALBUQUERQUE'S REGIONAL IDENTITY.

HEAT TOLERANT, LOW WATER-USE SHRUBS AND GROUNDCOVERS PROVIDE ADDITIONAL SEASONAL COLOR, TEXTURE AND FRAGRANCE WITHOUT COMPROMISING THE INTEGRITY AND STRENGTH OF THE OVERALL LANDSCAPE.

2. PLANTING AND IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. LANDSCAPE BEDS SHALL ACHIEVE MINIMUM 75% LIVE VEGETATIVE COVERAGE UPON PLANT MATURITY. NOTED PLANT QUANTITIES ARE APPROXIMATE, AND REFLECT THE ESTIMATED NUMBER OF PLANTS NECESSARY TO ACHIEVE THE DESIGN INTENT AND THE REQUIRED COVERAGE AT PLANT MATURITY.

3. PLANTING AND IRRIGATION INSTALLATION DETAILS SHALL MEET CITY OF ALBUQUERQUE REQUIREMENTS.

4. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

5. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIME FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 60 MINUTES UPON PLANT ESTABLISHMENT. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.

DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT PERHAPS FOR GROUNDCOVER AREAS. THIS AREA MAY BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.

6. POINT OF CONNECTION: A CONNECTION TO CITY WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY.

7. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH, IN ORDER TO MINIMIZE WEED GROWTH, ADD VISUAL INTEREST, AND PROTECT SOIL MOISTURE.

8. ALL LANDSCAPING SHALL COMPLY WITH SECTION 14-16-3-1 OF THE CITY ZONING CODE WHICH REQUIRES A 6'-0" CLEAR MINIMUM PEDESTRIAN CIRCULATION WIDTH ALONG WALKWAYS THAT ABUT BUILDINGS. ⚠1

PLANTING LEGEND

TREE

SYMBOL	EST QTY	SIZE @ MIN HT X SPD	COMMON NAME / Botanical name	IRRIG / OTHER NOTES
.75 OF PLAN SIZE	18	6'X4' B&B	DESERT WILLOW / Chilopsis linearis	3 - 2 GPH DRIP
	18	24"-Box @ 15'X4'	ESCARPMENT LIVE OAK / Quercus fusiformis	4 - 4 GPH DRIP

PALM

SYMBOL	EST QTY	SIZE @ MIN HT X SPD	COMMON NAME / Botanical name	IRRIG / OTHER NOTES
	5	8'X3'	WINDMILL PALM / Trachycarpus fortunei	3 - 2 GPH DRIP

SHRUB

SYMBOL	EST QTY	SIZE @ MIN HT X SPD	COMMON NAME / Botanical name	IRRIG / OTHER NOTES
	9	5 Gal @ 15"X15"	YELLOW BIRD OF PARADISE / Caesalpinia gilliesii	1 - 1 GPH DRIP
	21	1-Gal @ 4'X6'	TURPENTINE BUSH / Ericameria laricifolia	1 - 2 GPH DRIP

ACCENT

SYMBOL	EST QTY	SIZE @ MIN HT X SPD	COMMON NAME / Botanical name	IRRIG / OTHER NOTES
	51	5-Gal @ 12"X12"	BLUE SOTOL / Dasylirion wheeleri	1 - 1 GPH DRIP
	57	5-Gal @ 12"X12"	RED HESPERALOE / Hesperaloe parviflora	1 - 2 GPH DRIP

GROUNDCOVER

SYMBOL	EST QTY	SIZE @ MIN HT X SPD	COMMON NAME / Botanical name	IRRIG / OTHER NOTES
	90	1-Gal @ 4"X4"	SUNSET HYSSOP / Agastache rupestris	1 - 2 GPH DRIP, 2' O.C.
	185	1-Gal @ 6'X4'	THOMPSON BROOM / Baccharis X Starns	1 - 2 GPH DRIP, 5' O.C.
	2	5-Gal @ 2'X1'	YELLOW LADY BANKS' ROSE / Rosa banksiae 'Lutea'	1 - 4 GPH DRIP, UNSTAKE, TIE TO PORTAL

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

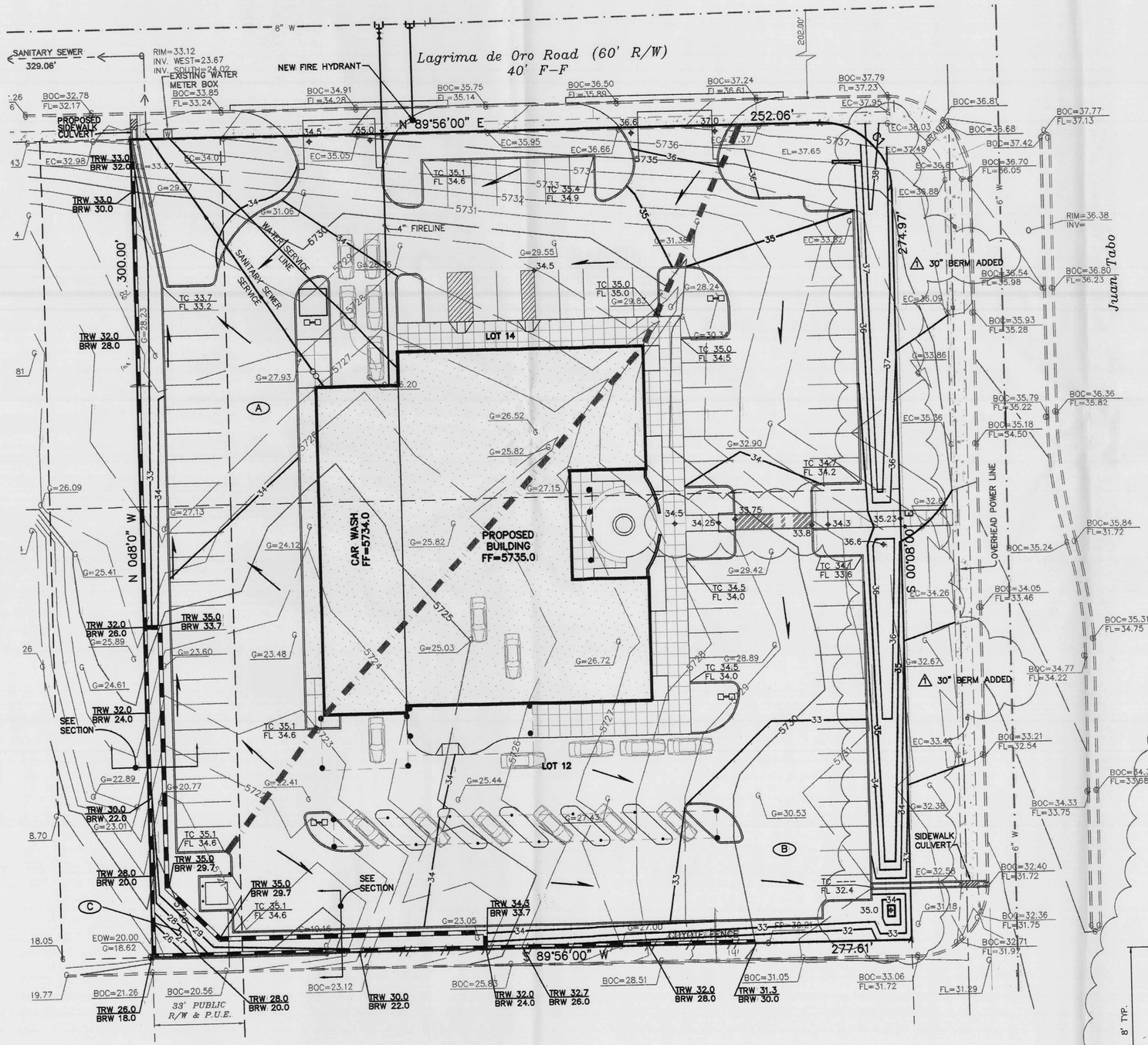
Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS
⚠1 02/17/04

DRAWN BY	DAC
REVIEWED BY	SY, MB
DATE	11-06-03
PROJECT NO.	03082

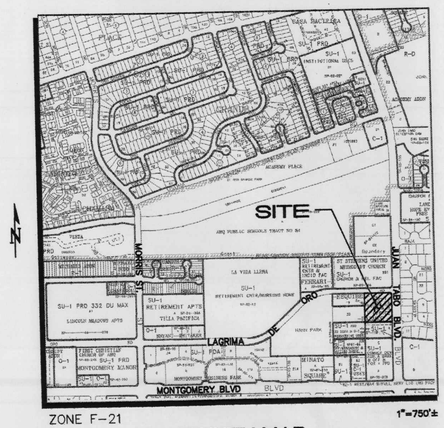
DRAWING NAME
Landscape Plan
for Building Permit

SHEET NO.
L001
OF



GRADING & DRAINAGE PLAN

1" = 20'-0"



VICINITY MAP

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF=6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TC=81.95 / FL=81.45 TOP OF CURB FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- TRW=52.0 / BRW=50.0 TOP OF WALL BOTTOM OF WALL ELEVATION
- BASIN (A) BASIN ID
- BASIN BOUNDARY

LEGAL DESCRIPTION:
LOTS 12 & 14, LANDS OF
FERRARI - ESQUIBEL - PALMER

AREA: 1.9088 ACRES

BENCHMARK: ACS BENCHMARK "28-F21"
ELEVATION = 5745.73

FLOOD ZONE DESIGNATION: ZONE 'X', OUTSIDE THE 100-YR FLOODPLAIN, AS SHOWN ON FIRM PANEL 144.

EXISTING CONDITIONS: THE SITE DRAINS TO THE SOUTHWEST AT 4-5% SLOPE. THE SITE IS BOUND BY JUAN TABO BLVD. (EAST), LAGRIMA DE ORO (NORTH), UNDEVELOPED LAND (WEST), & A FLYING STAR RESTAURANT (SOUTH).

EXISTING HYDROLOGY:
Precipitation Zone: 4
Land Treatment: 100% 'A'
$Q_{100-6} = (1.91)(2.20) = 4.2$ CFS

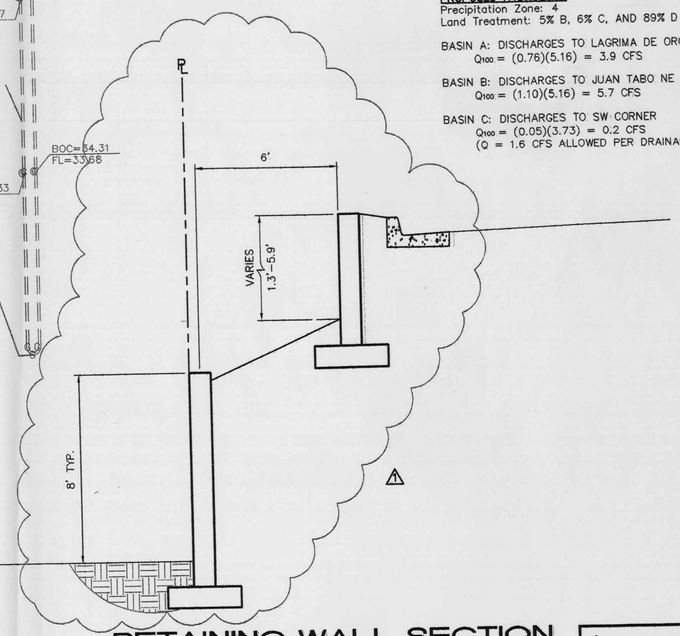
PROPOSED CONDITIONS: THE PROPOSED 14,300SF BUILDING INCLUDES RETAIL SPACE, A CAR WASH, AND ASSOCIATED LANDSCAPING AND PAVED PARKING. APPROXIMATELY 3/4 ACRE DRAINS NW TO LAGRIMA DE ORO, 1 ACRE DRAINS TO THE SE TO JUAN JABO, AND 2,000SF DRAINS TO THE SW CORNER.

PROPOSED HYDROLOGY:
Precipitation Zone: 4
Land Treatment: 5% B, 6% C, AND 89% D

BASIN A: DISCHARGES TO LAGRIMA DE ORO
$Q_{100} = (0.76)(5.16) = 3.9$ CFS

BASIN B: DISCHARGES TO JUAN TABO NE
$Q_{100} = (1.10)(5.16) = 5.7$ CFS

BASIN C: DISCHARGES TO SW CORNER
$Q_{100} = (0.05)(3.73) = 0.2$ CFS
(Q = 1.6 CFS ALLOWED PER DRAINAGE PLAN D67)



RETAINING WALL SECTION

SCALE: 1"=3'

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

8801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

SCOTT M. McGEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER
2/17/04

PROJECT

Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

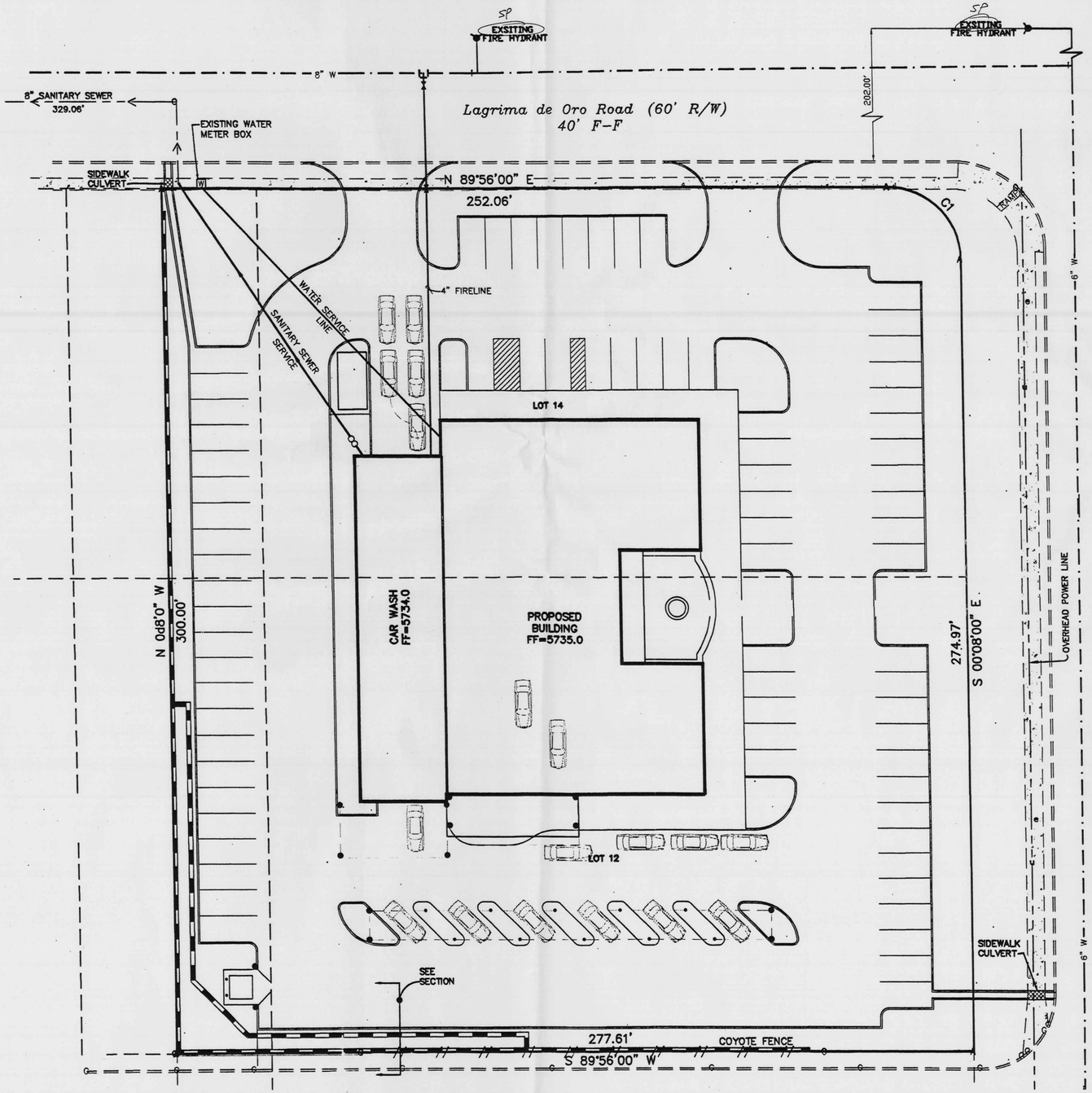
REVISIONS
1 02/17/04
2
3
4
5

DRAWN BY	RFH
REVIEWED BY	SMM
DATE	11/06/03
PROJECT NO.	

DRAWING NAME
Conceptual Grading & Utility Plan

SHEET NO. C001 OF

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1299GRD.DWGthor 02/16/04

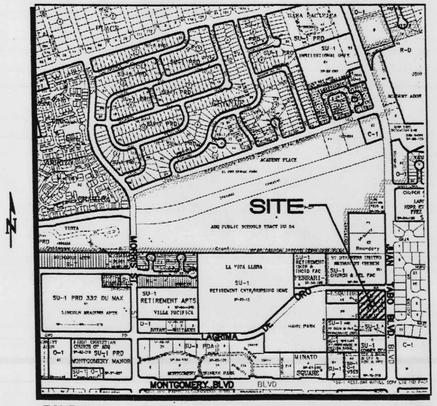


CONCEPTUAL UTILITY PLAN

1" = 20'-0"

0 10' 20'

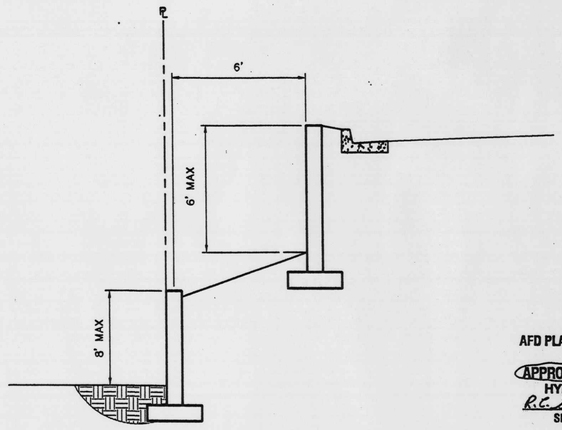
Juan Tabo



VICINITY MAP

LEGEND

- EXISTING WATER LINE
- FIRE LINE / WATER SERVICE LINE
- W — WATER METER
- 1 — EXISTING WATER VALVE
- SW — SIDEWALK CULVERT
- SANITARY SEWER LINE
- PROPOSED RETAINING WALL
- 8" SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- TEE
- PROPOSED WATER VALVE



RETAINING WALL SECTION

1"=3'

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
R.C. Long 11-17-03
SIGNATURE & DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1299UTL.DWG mrj 11/17/03

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

8801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

SCOTT M. McGEE
NEW MEXICO
10519
LICENSED PROFESSIONAL ENGINEER

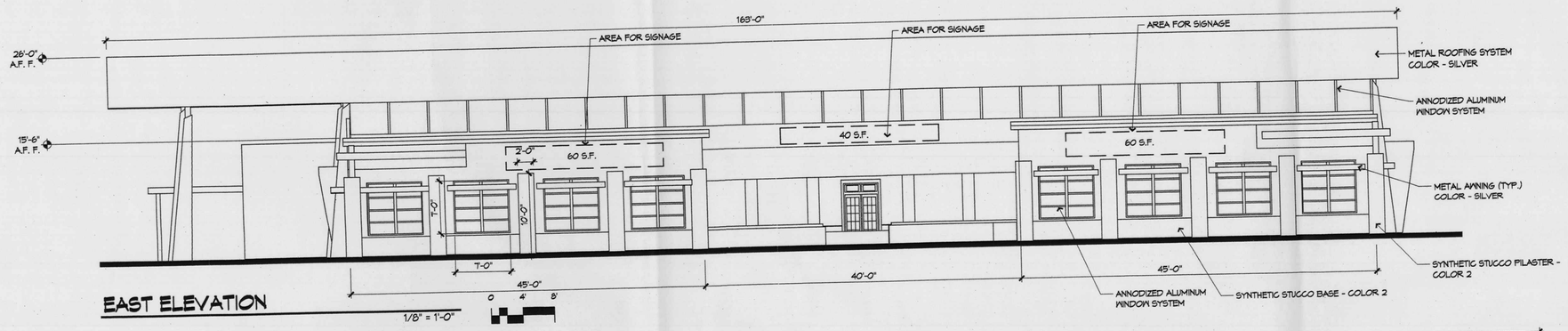
PROJECT

Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS

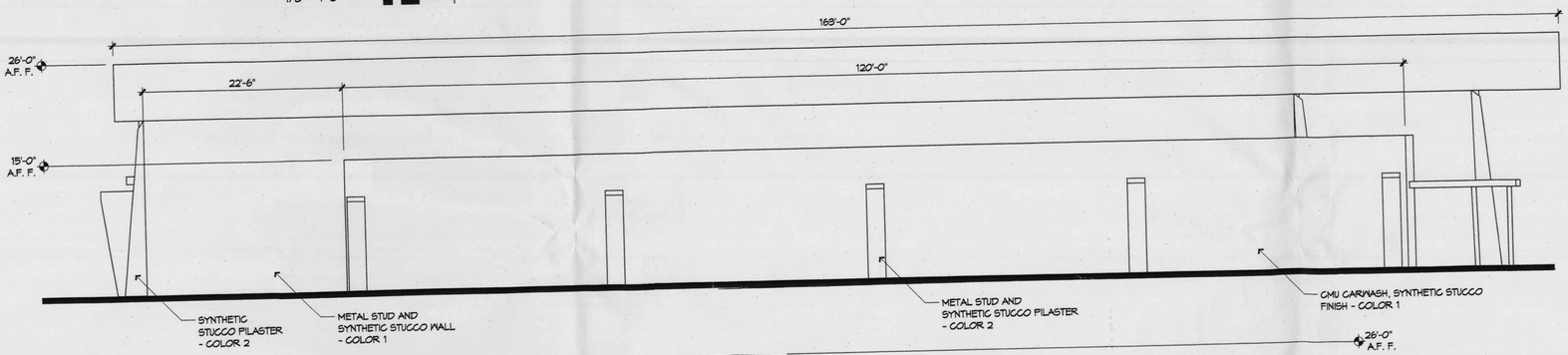
DRAWN BY	RPH
REVIEWED BY	SMM
DATE	11/06/03
PROJECT NO.	
DRAWING NAME	Conceptual Utility Plan

SHEET NO. C002 OF



EAST ELEVATION

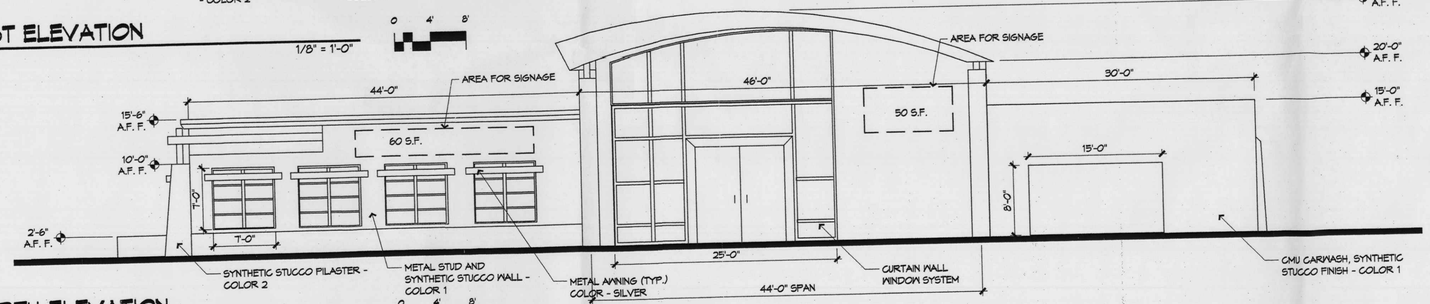
1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

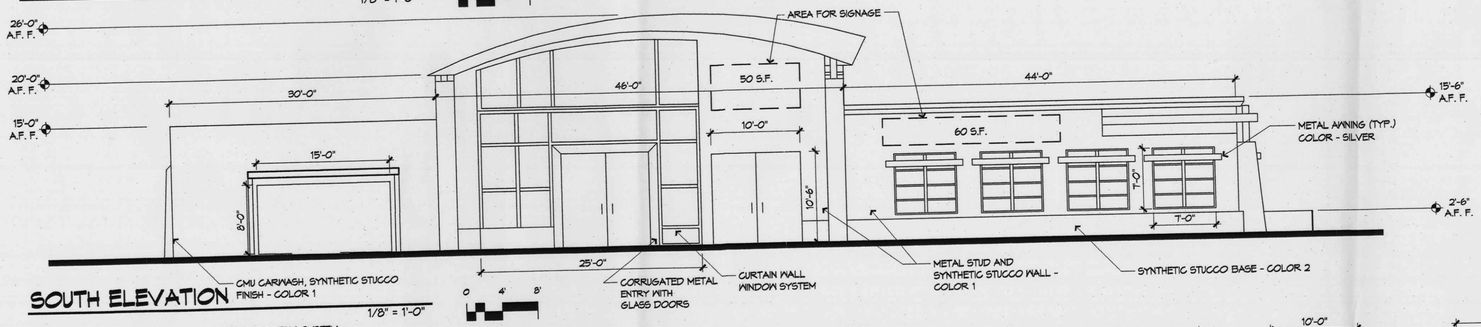
0 4' 8'



NORTH ELEVATION

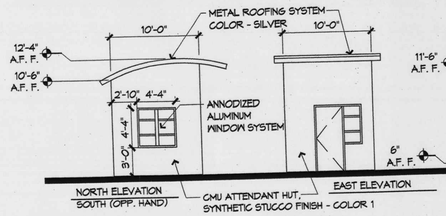
1/8" = 1'-0"

0 4' 8'



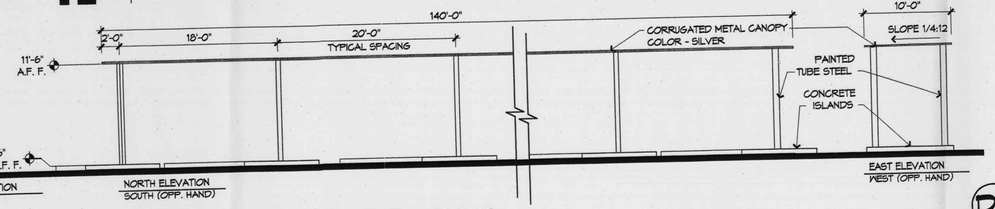
SOUTH ELEVATION

1/8" = 1'-0"



ATTENDANT HUT ELEVATIONS

1/8" = 1'-0"

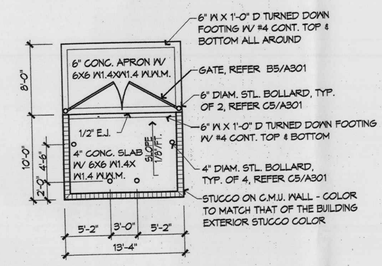


DETAILING CANOPY ELEVATIONS

1/8" = 1'-0"

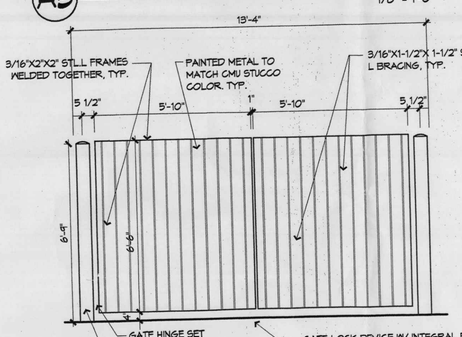
GENERAL NOTES

1. STUCCO COLORS:
   #1 - LIGHT TAN
   #2 - MEDIUM TAN
2. EXTERIOR SIGNAGE DESIGN GUIDELINES:
   ALL SIGNAGE TO BE MULTI-COLOR, BACK LIT, BUILDING MOUNTED.
   ALL SIGNAGE SHALL CONFORM TO COA SIZE REQUIREMENTS



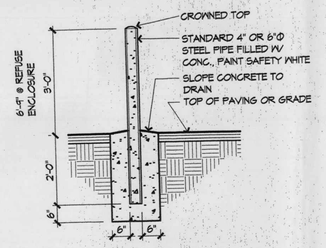
A5 SINGLE REFUSE ENCLOSURE

1/8" = 1'-0"



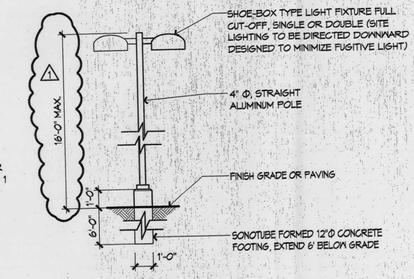
B5 GATE ELEVATION

3/8" = 1'-0"

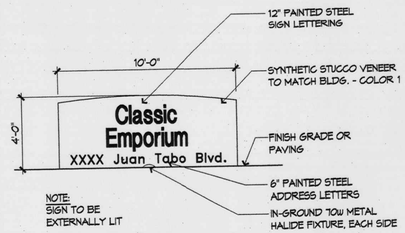


C5 BOLLARD DETAIL

1/2" = 1'-0"



NOTE: LIGHT PATTERNS TO AVOID GLARE OR REFLECTION ON ADJACENT PROPERTIES, BUILDINGS OR ROADWAYS.



NOTE:
SIGN TO BE EXTERNALLY LIT

D4 MONUMENT SIGN ELEVATION

1/4" = 1'-0"

D5 LIGHT STANDARD ELEVATION

1/4" = 1'-0"

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109

505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

PROJECT

Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS
1 02/17/04

DRAWN BY	DLS
REVIEWED BY	CG
DATE	11/6/03
PROJECT NO.	03082

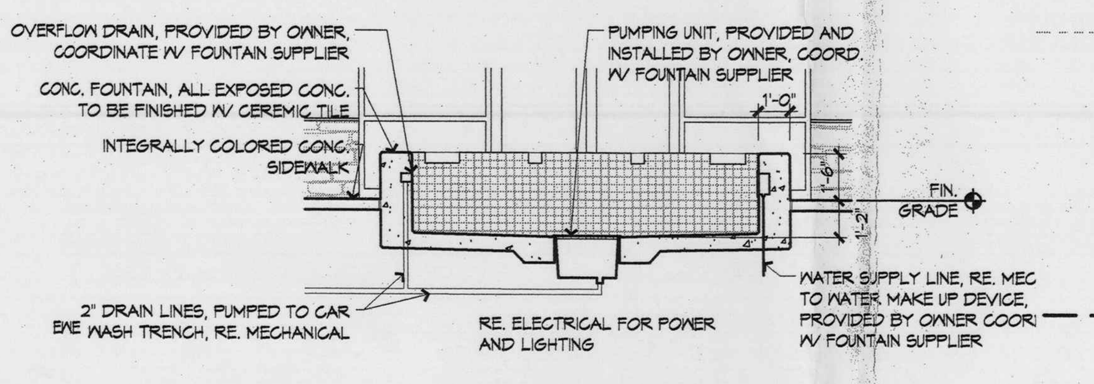
DRAWING NAME

Building Elevations

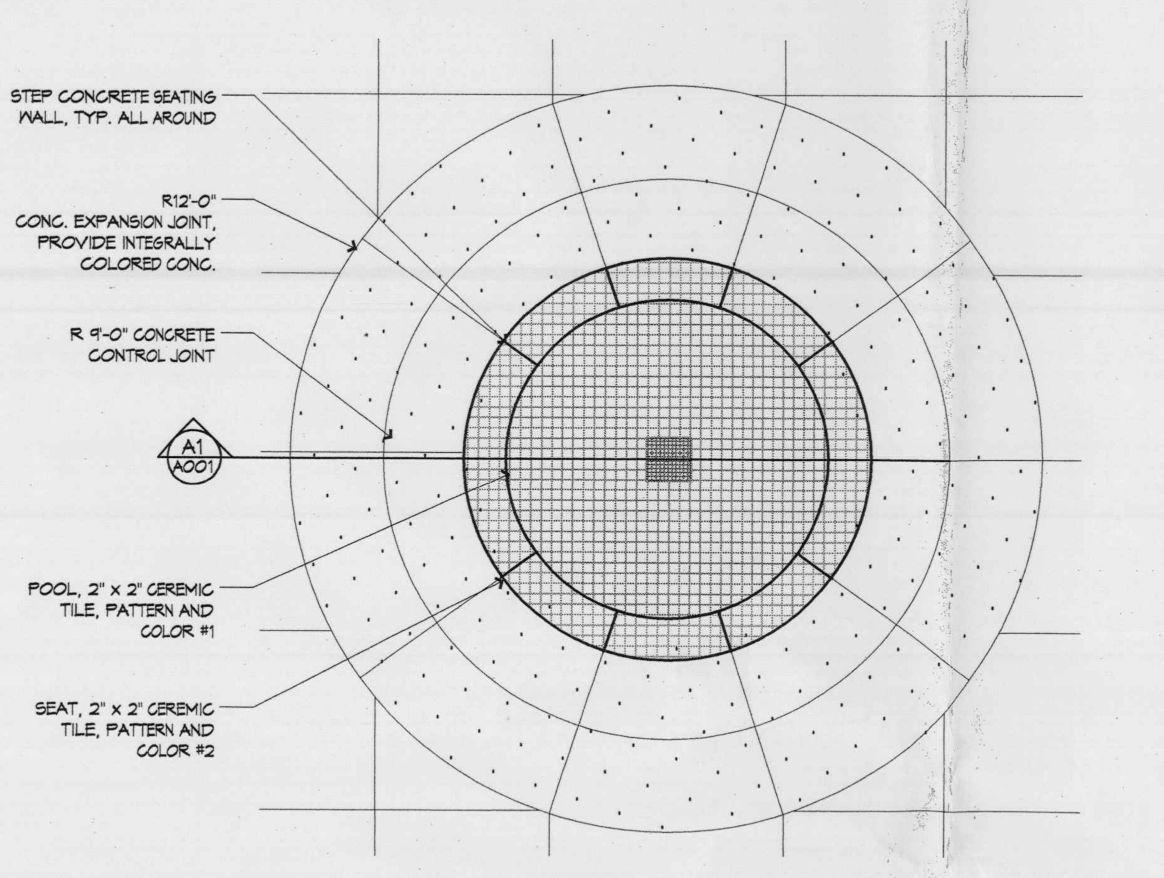
SHEET NO.

A301

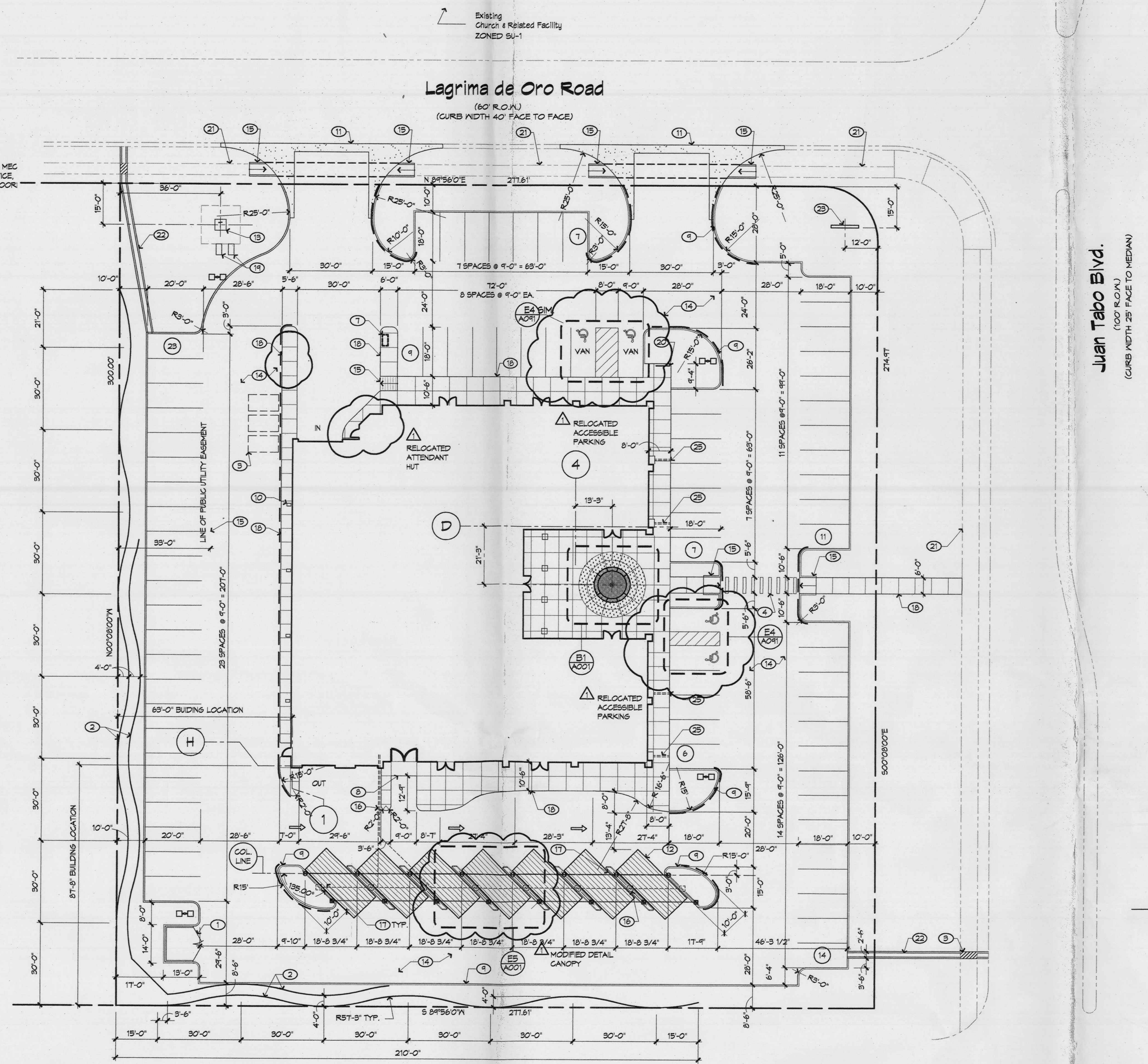
OF



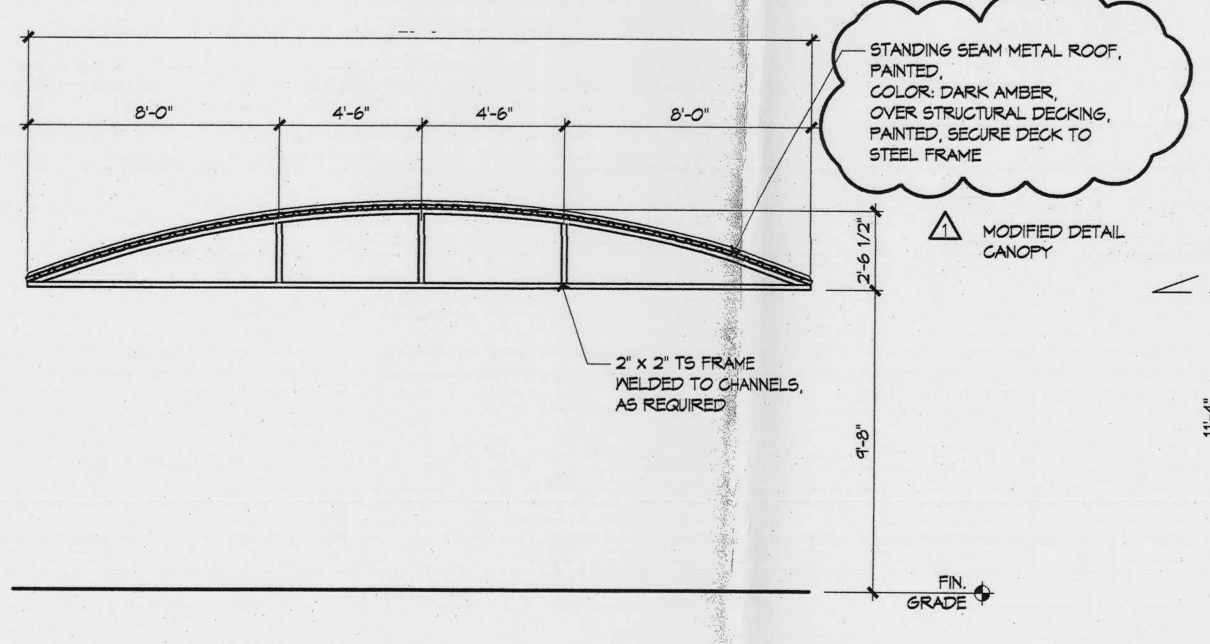
A1 SECTION
@ COURTYARD FOUNTAIN — 1/4" = 1'-0"



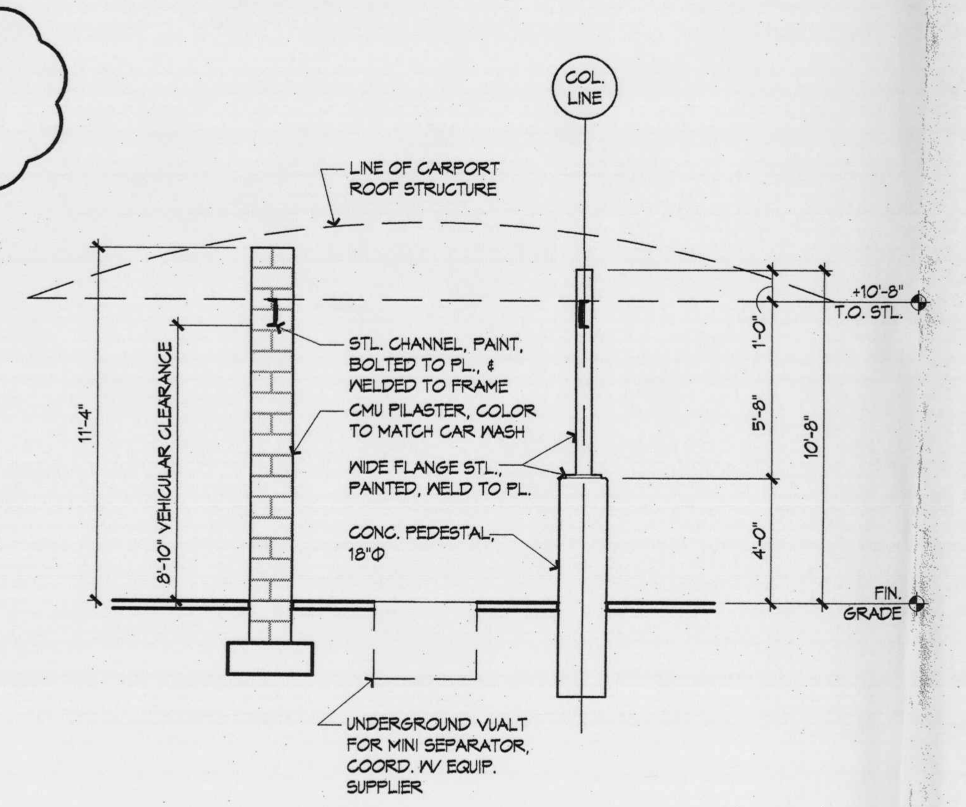
C1 ENLARGED PLAN
@ COURTYARD FOUNTAIN — 1/4" = 1'-0"



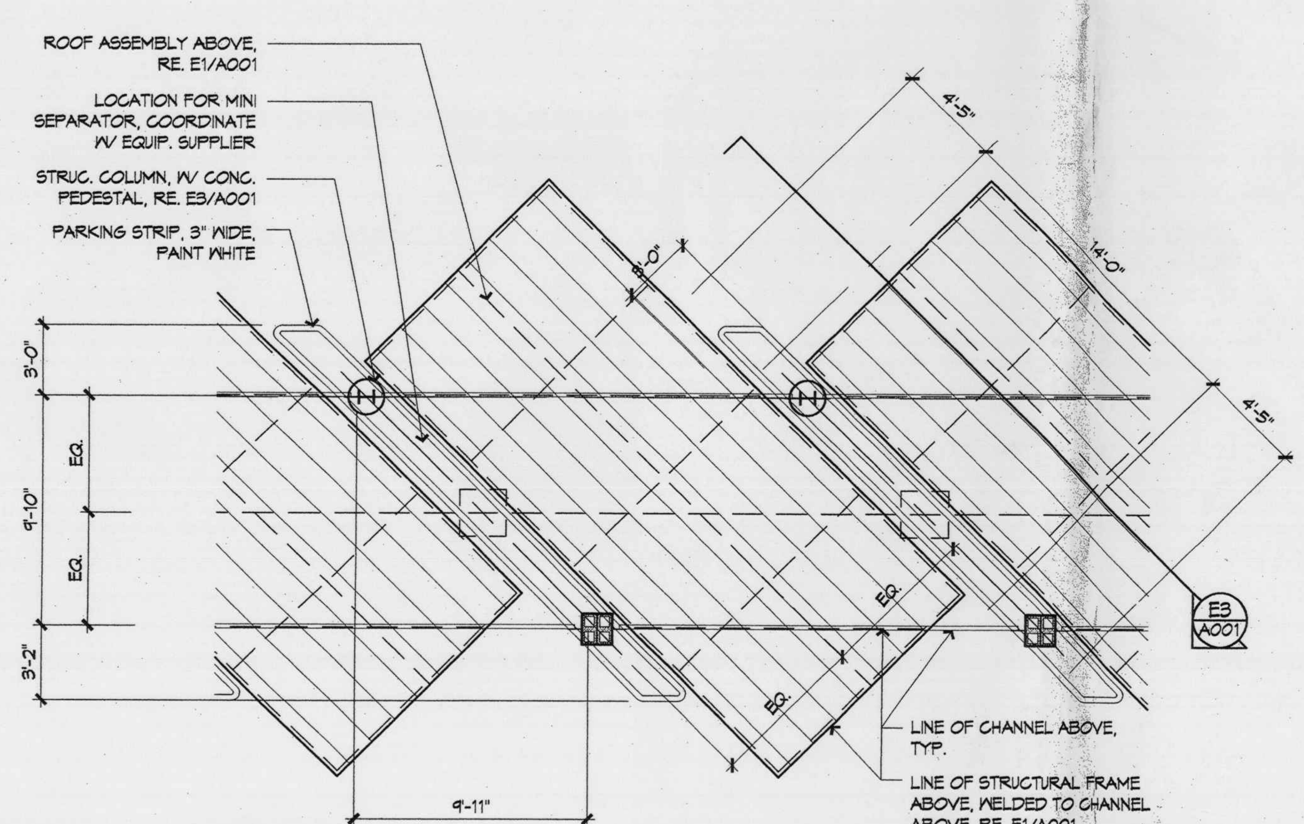
SITE PLAN — 1" = 20'-0"



E1 DETAIL - ROOF STRUCTURE
DETAIL CANOPY — 1/4" = 1'-0"



E3 CANOPY SECTION
DETAIL CANOPY — 1/4" = 1'-0"



E4 ENLARGED CANOPY PLAN
DETAIL CANOPY — 3/16" = 1'-0"

GENERAL NOTES

A. SITE LIGHTING SPACING & LOCATIONS TO CONFORM WITH C.O.A. STANDARDS.

B. SLOPE ON ALL ACCESSIBLE RAMPS NOT TO EXCEED 1:12.

KEYED NOTES

1. TRASH ENCLOSURE, RE. E3/A091
2. INTERLOCK CMU RETAINING WALL, COLOR TO VARY BY 20% MINIMUM, RE C001 AND S402
3. STEEL CULVERT COVER, GALVANIZED, CHECKERED, 2' WIDE x 6' LONG, V.I.F.
4. CROSSWALK, PAINT
5. CONCRETE VAULTS, 6'-0" x 11'-0" x 5'-0", BELOW GRADE BY CONTRACTOR, FOR CAR WASH WATER RECLAIM SYSTEM, COORDINATE WITH CAR WASH EQUIPMENT SUPPLIER, RE. MECHANICAL
6. NOT USED
7. STUB UP FOR FUTURE AUTOMATIC ELECTRONIC PAY BOX, RE. ELECTRICAL AND COORDINATE WITH EQUIPMENT SUPPLIER
8. ASPHALT FLUSH WITH TOP OF CONCRETE
9. CONCRETE CURB, RE. B3/A091
10. PRECAST CONCRETE SPLASHBLOCK, TYP. AT EACH CAR WASH DOWNSPOUT
11. DEMO EXISTING CURB, GUTTER, LANDSCAPING, AND SIDEWALK
12. DETAIL CARPORT
13. TRANSFORMER, PAINTED, W/CONC. PAD AS REQUIRED
14. ASPHALT PAVING,
    AT DRIVEWAYS:
    3" ASPHALTIC CONCRETE OVER, 4" AGGREGATE BASE COURSE OVER, 12" GRANULAR SUB-BASE
    AT PARKING AREAS:
    3" ASPHALTIC CONCRETE OVER, 12" GRANULAR SUB-BASE
15. CURB RAMP, RE D4/A091
16. TRENCH, BY CONTRACTOR, FOR VACUUM LINES BY CAR WASH EQUIPMENT SUPPLIER, COORDINATE WITH CAR WASH EQUIPMENT SUPPLIER
17. CONCRETE VAULT, 2'-0" x 2'-0" x 2'-0", BELOW GRADE, BY CONTRACTOR, FOR MINI SEPARATOR BY, CAR WASH EQUIPMENT SUPPLIER, COORDINATE WITH CAR WASH EQUIPMENT SUPPLIER, PROVIDE 2'-0" SQUARE GALVANIZED STEEL COVER PLATES, W/ (2) 2" Φ HOLES, FLUSH W/ TOP OF ASPHALT, FOR VACUUM LINES BY CAR WASH EQUIPMENT SUPPLIER
18. CONCRETE SIDEWALK, RE. B4, C3, AND C4/A091
19. DOMESTIC WATER LINE REDUCED PRESSURE BACK FLOW PREVENTER HOT BOX, AND IRRIGATION LINE REDUCED PRESSURE BACK FLOW PREVENTER HOT BOX, RE. ELECTRICAL AND MECHANICAL
20. BIKE RACK, RE. TO C6/A091
21. EXISTING SIDEWALK, TO REMAIN
22. CONCRETE DRAINAGE CULVERT RE. C001
23. MONUMENT SIGN, RE. A5/A091 AND E001
24. NOT USED
25. DRAINAGE BASIN, AND SIDEWALK CULVERTRE. A3 & A4/A091

LEGEND

- INTEGRALLY COLORED CONCRETE SIDEWALK SIMILAR TO DAVIS COLOR.
- PROPERTY LINE
- PAINT CURB RED, PAINT TEXT WHITE: FIRE LANE NO PARKING
- LIGHT STANDARD, RE.B6/A002 AND ELECTRICAL
- PARKING COUNT

ADMINISTRATIVE AMENDMENT
File # 04-01762 Project # 1003102
Minor Plan Adjustments. Materials + colors of detailing canopies shall match building.
Bob Paulson — APPROVED BY
1/11/05 — DATE

EPC

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

ISSUED FOR
ADMIN. AMEND.

PROJECT

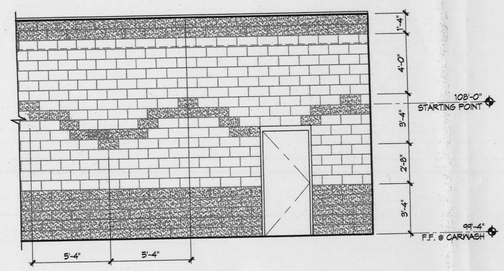
Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS
1 — 11/12/04 — ADMIN. AMENDMENT APPLICATION

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	10/26/04
PROJECT NO.	03082

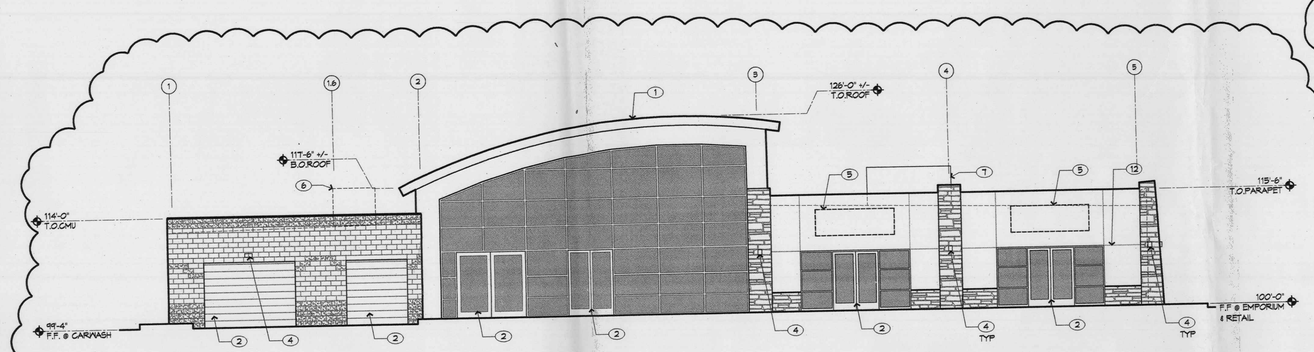
DRAWING NAME
Site Plan

SHEET NO.
A001
OF



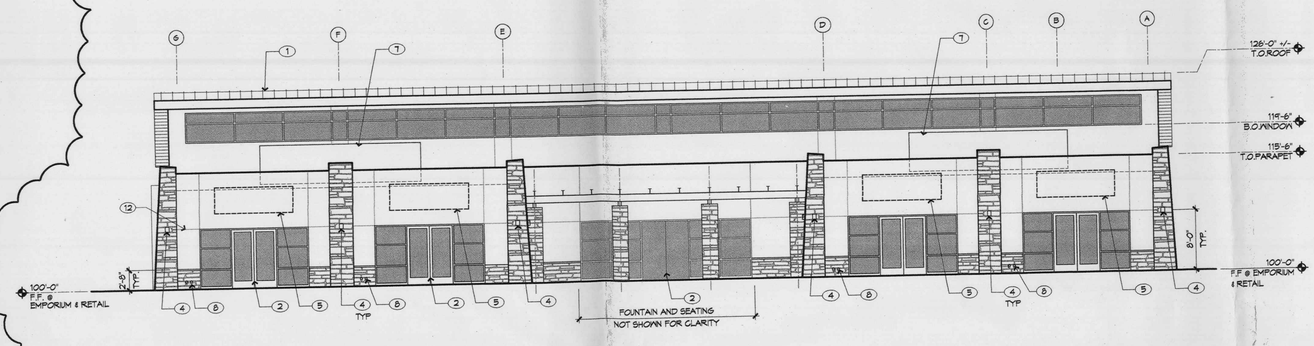
A1 DETAIL ELEVATION

1/4" = 1'-0"



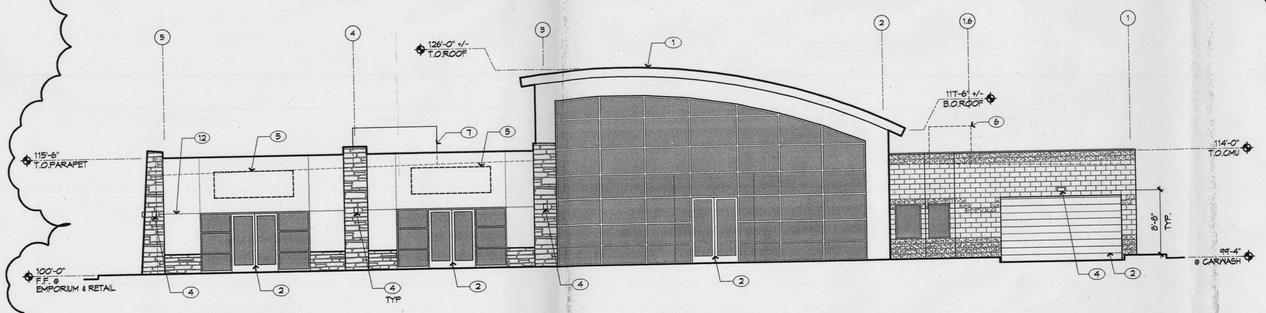
A2 SOUTH ELEVATION

1/8" = 1'-0"



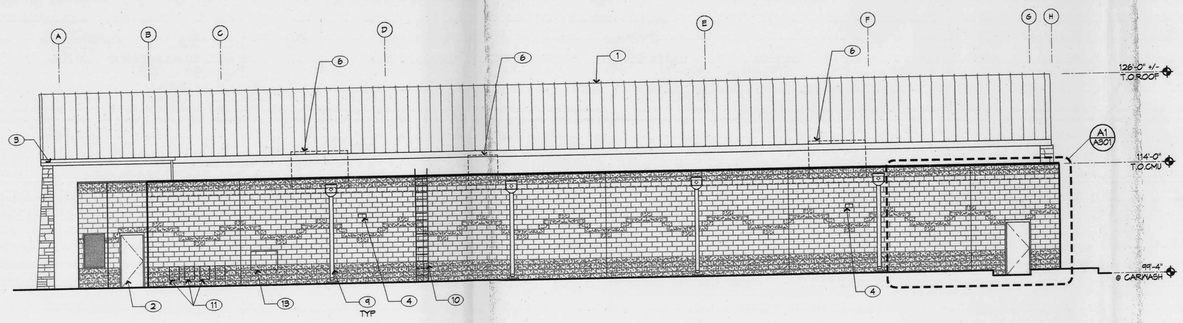
B2 EAST ELEVATION

1/8" = 1'-0"



C2 NORTH ELEVATION

1/8" = 1'-0"



D2 WEST ELEVATION

1/8" = 1'-0"

GENERAL NOTES

A. SIGNAGE:
1. NO INDIVIDUAL SIGN WILL EXCEED 72 SF, OR 12.5% OF FACADE AREA
NORTH FACADE: 2,407 SF
SOUTH FACADE: 2,407 SF
EAST FACADE: 3,390 SF
WEST FACADE: 3,460 SF

1 MODIFIED ELEVATIONS AND COLOR SELECTIONS

KEYED NOTES

1 MODIFIED ELEVATIONS AND COLOR SELECTIONS

1. STANDING SEAM METAL ROOF COLOR: DARK AMBER
2. DOOR AS SCHEDULED
3. GUTTER W/DOWNSPOUT TO CARWASH ROOF
4. WALL MOUNTED LIGHT FIXTURE RE. E111
5. AREA FOR SIGNAGE, (36 SF, TYP. FOR REFERENCE ONLY)
6. MECHANICAL ROOF TOP UNIT, RE. MECHANICAL
7. RTU SCREEN, 2 COAT STUCCO SYSTEM OVER 6" STEEL STUDS, FINISH TO MATCH BUILDING, RE. E4/A201
8. ROOF DRAIN & OVERFLOW ROOF DRAIN NOZZLE, RE. E1/A201
9. LEADER BOX & DOWNSPOUT, PAINT, RE. C1,D1/A201
10. STEEL LADDER
11. GAS METERS
12. STUCCO REVEAL
13. ELECTRIC METERS, RE. E411

- TWO COAT STUCCO SYSTEM COLOR: TAN
- STACKED STONE VENEER COLOR: TAN/BROWN
- SMOOTH FACE CMU COLOR: TAN
- SPLIT FACE CMU COLOR: BROWN
- GLAZING (COLOR: BLUE/GREEN)ALUMINUM STOREFRONT/CURTAINWALL (COLOR: CLEAR ANODIZED)

1 MODIFIED ELEVATIONS AND COLOR SELECTIONS

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

ISSUED FOR

ADMIN. AMEND.

PROJECT

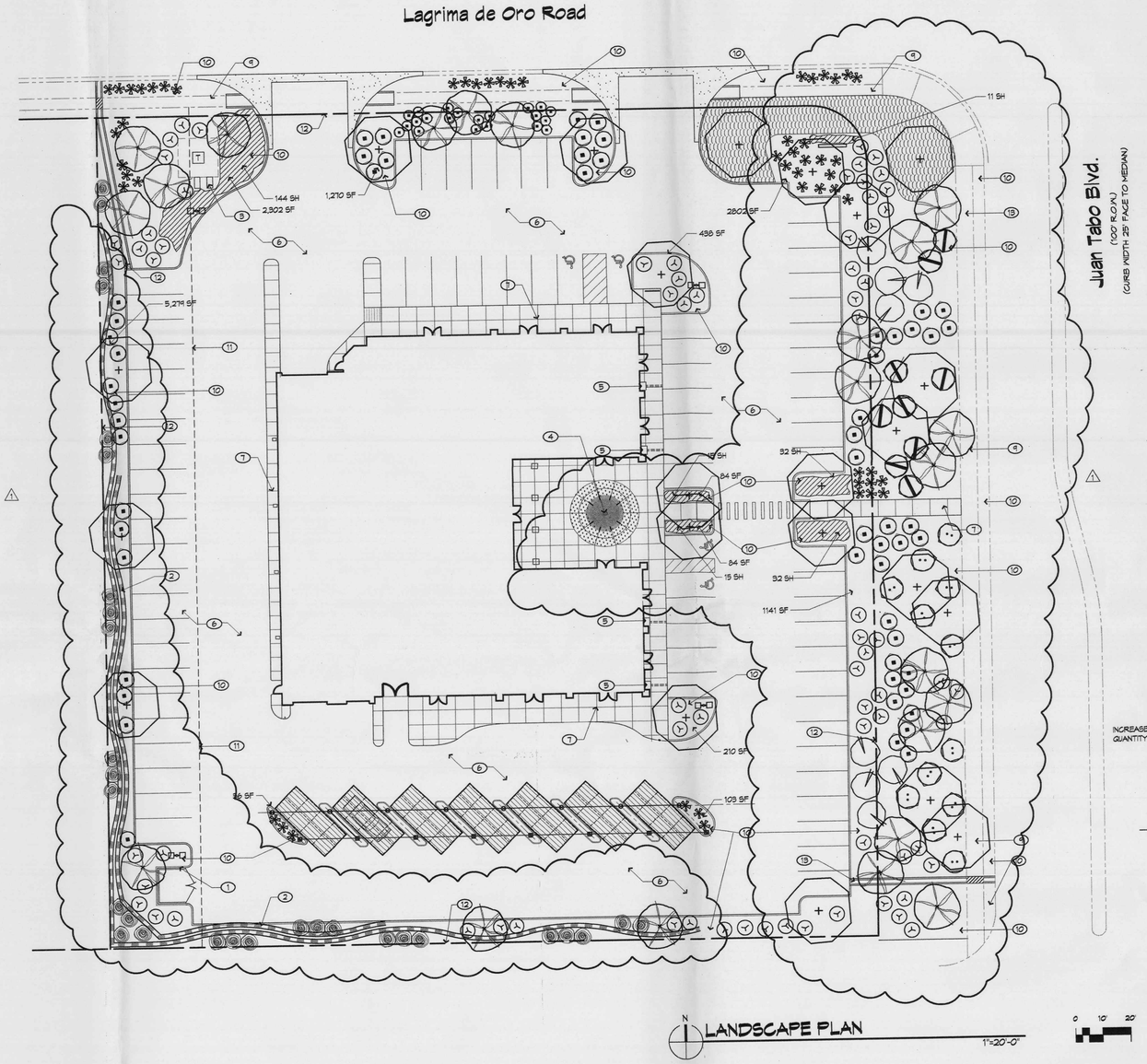
Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS
1 11/12/04 ADMIN. AMENDMENT APPLICATION

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	10/26/04
PROJECT NO.	03082

DRAWING NAME
Building Exterior Elevations

SHEET NO.
A301
OF



N

LANDSCAPE PLAN

1"=20'-0"

0 10' 20'

KEYED NOTES

1 TRASH ENCLOSURE, SEE A5/A501
2 RETAINING WALL, SEE CIVIL.
3 PROPOSED LOCATION OF IRRIGATION BACKFLOW PREVENTER IN HEATED ENCLOSURE AND PEDESTAL MOUNTED CONTROLLER.
4 FOUNTAIN, SEE ARCHITECTURAL AND MECHANICAL SHEETS.
5 DOWNSPOUT AND SIDEWALK CULVERT
6 ASPHALT PAVING
7 CONCRETE SIDEWALK
8 EXISTING SIDEWALK
9 NOT USED
10 LANDSCAPE AREA:
SANTA ANA TAN CRUSHER FINES /
2"-4" SANTA ANA TAN ROCK ON SLOPES
STEEPER THAN 5:1
11 C.O.A. UTILITY EASEMENT
12 PROPERTY LINE
13 DRAINAGE FLUME, SEE CIVIL.

LANDSCAPE CALCULATIONS

TOTAL AREA: 81,842 SF
BUILDING AREA: 14,675 SF
NET AREA: 67,216 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA): 10,083 SF
ALLOWABLE HIGH WATER USE TURF (20% OF LANDSCAPE AREA): 2,031 SF

PROVIDED LANDSCAPE AREA: 19,075 SF
PROVIDED HIGH WATER USE TURF AREA: 1,900 SF

LANDSCAPE AREA IN PUBLIC R.O.W.: 10,640 SF (NOT INCLUDED IN LANDSCAPE AREA CALCULATION)

LANDSCAPE NOTES

1. DESIGN: THE PLANTING DESIGN ACCENTUATES THE SITE PLAN'S PEDESTRIAN AND VEHICULAR CIRCULATION PATTERNS. IT ALSO STRENGTHENS THE PROJECT'S RELATIONSHIP TO ITS NATURALLY ARID SETTING IN THE NEARBY FOOTHILLS, WHERE SUCCULENTS AND MULTI-TRUNK TREES ARE FREQUENT SYMBOLS OF ALBUQUERQUE'S REGIONAL IDENTITY. HEAT TOLERANT, LOW WATER-USE SHRUBS AND GROUNDCOVERS PROVIDE ADDITIONAL SEASONAL COLOR, TEXTURE AND FRAGRANCE WITHOUT COMPROMISING THE INTEGRITY AND STRENGTH OF THE OVERALL LANDSCAPE.

2. LANDSCAPE BEDS SHALL ACHIEVE MINIMUM 75% LIVE VEGETATIVE COVERAGE UPON PLANT MATURITY. NOTED PLANT QUANTITIES ARE APPROXIMATE, AND REFLECT THE ESTIMATED NUMBER OF PLANTS NECESSARY TO ACHIEVE THE DESIGN INTENT AND THE REQUIRED COVERAGE AT PLANT MATURITY.

3. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT TURF AREAS, WHICH MAY BE IRRIGATED WITH SPRAY HEADS. SPRAY HEADS SHALL BE APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.

5. UNDERGROUND IRRIGATION SYSTEM: THE IRRIGATION SYSTEM SHALL CONSIST OF A FULLY AUTOMATED DRIP AND SPRAY IRRIGATION SYSTEM DESIGNED TO BE IN FULL COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER MASTER ORDINANCE.
A. POINT OF CONNECTION: SEE C002 FOR POINT OF CONNECTION.
B. SEE E001 FOR CIRCUITS PROVIDED FOR THE CONTROLLER AND BACKFLOW PREVENTER.
C. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIME FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 60 MINUTES UPON PLANT ESTABLISHMENT. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.

6. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH, IN ORDER TO MINIMIZE WEED GROWTH, ADD VISUAL INTEREST, AND PROTECT SOIL MOISTURE.

7. ALL LANDSCAPING SHALL COMPLY WITH SECTION 14-16-3-1 OF THE CITY ZONING CODE WHICH REQUIRES A 6'-0" CLEAR MINIMUM PEDESTRIAN CIRCULATION WIDTH ALONG WALKWAYS THAT ABUT BUILDINGS.

INCREASED VARIETY AND QUANTITY OF PLANTINGS

PLANTING LEGEND

TREE

SYMBOL	EST QTY	SIZE @ MIN HT×SPD	COMMON NAME Botanical name	IRRIG / OTHER NOTES
	23	6'X4' B&B	DESERT WILLOW Chilopsis linearis	3 - 2 GPH DRIP MULTITRUNK
.75 OF PLAN SIZE				
	23	24"-Box @ 9'x4'	ESCARPMENT LIVE OAK Quercus fusiformis	4 - 4 GPH DRIP TRIM LIMBS TO 6' ABOVE FINISH GRADE

SHRUB

SYMBOL	EST QTY	SIZE @ MIN HT×SPD	COMMON NAME Botanical name	IRRIG / OTHER NOTES
	9	15 Gal @ 15'x15'	YELLOW BIRD OF PARADISE Caesalpinia gilliesii	1 - 1 GPH DRIP
	11	1-Gal @ 4'x6'	TURPENTINE BUSH Ericameria laricifolia	1 - 2 GPH DRIP
	30	1-Gal @ 6'x6'	TRAILING ROSEMARY Rosmarinus officinalis 'Prostratus'	1 - 2 GPH DRIP
	58	5-Gal @ 12'x12'	THOMPSON BROOM Baccharis x 'Starn'	1 - 2 GPH DRIP
	12	5-Gal @ 12'x12'	HUGHES JUNIPER Juniperus horizontalis 'Hughes'	1 - 2 GPH DRIP
	9	5-Gal @ 12'x12'	LOW-GROW SUMAC Rhus aromatica 'Gro-Lo'	1 - 2 GPH DRIP

ACCENT

SYMBOL	EST QTY	SIZE @ MIN HT×SPD	COMMON NAME Botanical name	IRRIG / OTHER NOTES
	74	5-Gal @ 12'x12'	BLUE SOTOL Dasylirion wheeleri	1 - 1 GPH DRIP
	55	5-Gal @ 12'x12'	RED HESPERALOE Hesperaloe parviflora	1 - 2 GPH DRIP

GROUNDCOVER

SYMBOL	EST QTY	SIZE @ MIN HT×SPD	COMMON NAME Botanical name	IRRIG / OTHER NOTES
SH	249	1-Gal @ 9'x9'	SUNSET HYSSOP Agastache rupestris	1 - 2 GPH DRIP, 2' O.C.

TURF

SYMBOL	EST QTY	INSTALLATION	COMMON NAME	IRRIG / OTHER NOTES
	1,900 SF	SOD	ALB. PARK BLEND	SPRAY HEADS

architecture
interiors
planning
engineering

Dekker
Perich
Sabatini

6801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsabq.com

ARCHITECT

ENGINEER

ISSUED FOR

ADMIN. AMEND.

PROJECT

Classic Emporium
Juan Tabo & Lagrima de Oro
Albuquerque, New Mexico

REVISIONS

1	11/12/04	ADMIN. AMENDMENT APLICATION

DRAWN BY	DPS
REVIEWED BY	DPS
DATE	10/26/04
PROJECT NO.	03082

DRAWING NAME

Landscape Plan
for Building Permit

SHEET NO.

L001

OF