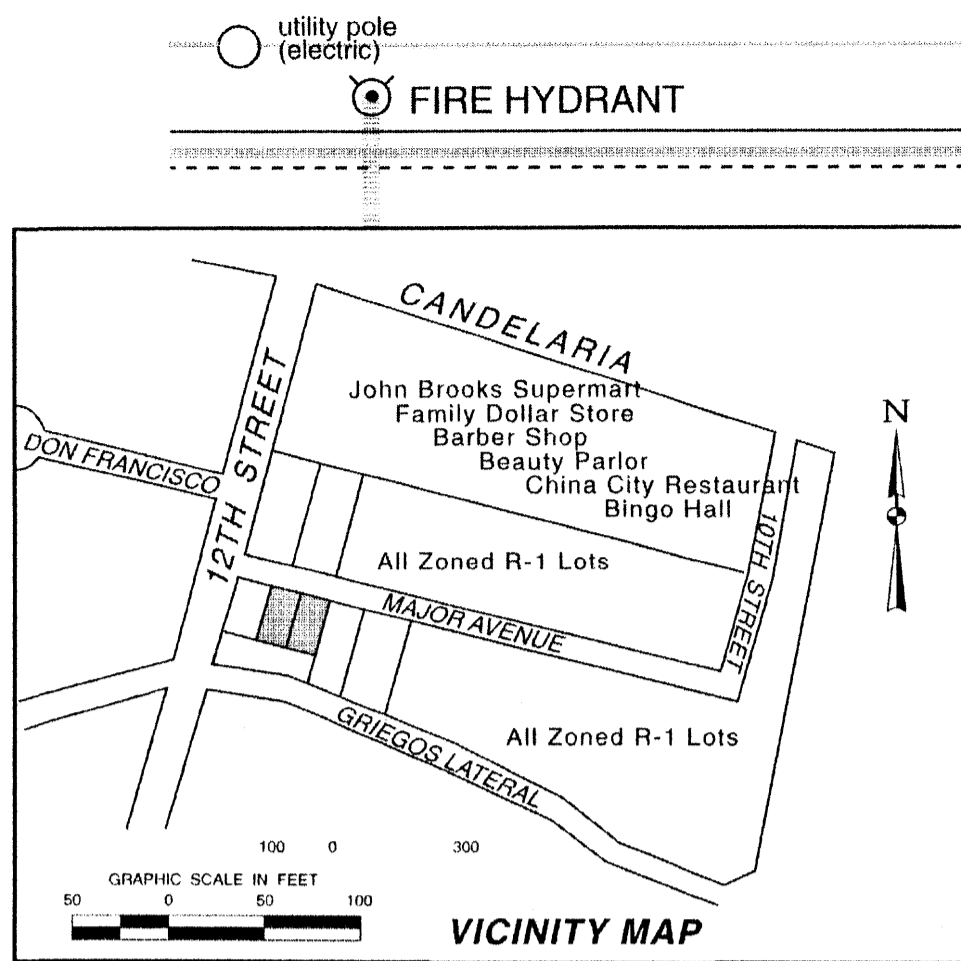


PROJ 1000836

DRB 01450-00000-00488

<p>Project No. 100836 Application No. ZMA 00110-00000-03166 SDBP 00128-00000-01367</p> <p>Site Development Plan (includes four pages and this cover sheet)</p> <p>1128 and 1124 Major Ave. NW Block 3, Lot 2B & 2C, Major Acres Map G-14-Z to be replatted as Lot 2-B-1</p> <p>PROJECT TITLE - El Nido Bed & Breakfast - Rol & Sarah J. Dolk 1124 Major Ave NW Albuquerque, NM 87107 505-344-1310</p>	<p>Approvals</p> <p><i>[Signature]</i> <u>4/20/01</u> Planning Director, City of Albuquerque Date</p> <p><i>[Signature]</i> <u>4-18-01</u> Traffic Engineer, City of Albuquerque Date</p> <p><i>[Signature]</i> <u>4-18-01</u> Water Utilities Department, City of Albuquerque Date</p> <p><i>[Signature]</i> <u>4-18-01</u> Parks and Recreation, City of Albuquerque Date</p> <p><i>[Signature]</i> <u>4/18/01</u> A.M.A.F.C.A. Date</p> <p><i>[Signature]</i> <u>4/18/01</u> City Engineer, City of Albuquerque Date</p> <p><u>N/A (ys)</u> Property Management Date</p>
--	--

Am 4/19/01



PARKING
 Parking Required for a Bed and Breakfast establishment is two 9'X20' spaces for residents and one 9'X20' space per guest bedroom.

Parking provided: two 9'X20' spaces on existing Lot 2C and three 9'X20' spaces, (one for each guest unit bedroom) on existing lot 2B.

BICYCLES
 No outdoor bicycles racks are to be provided for because the guests are permitted and encouraged to keep their bicycles in thier rooms.

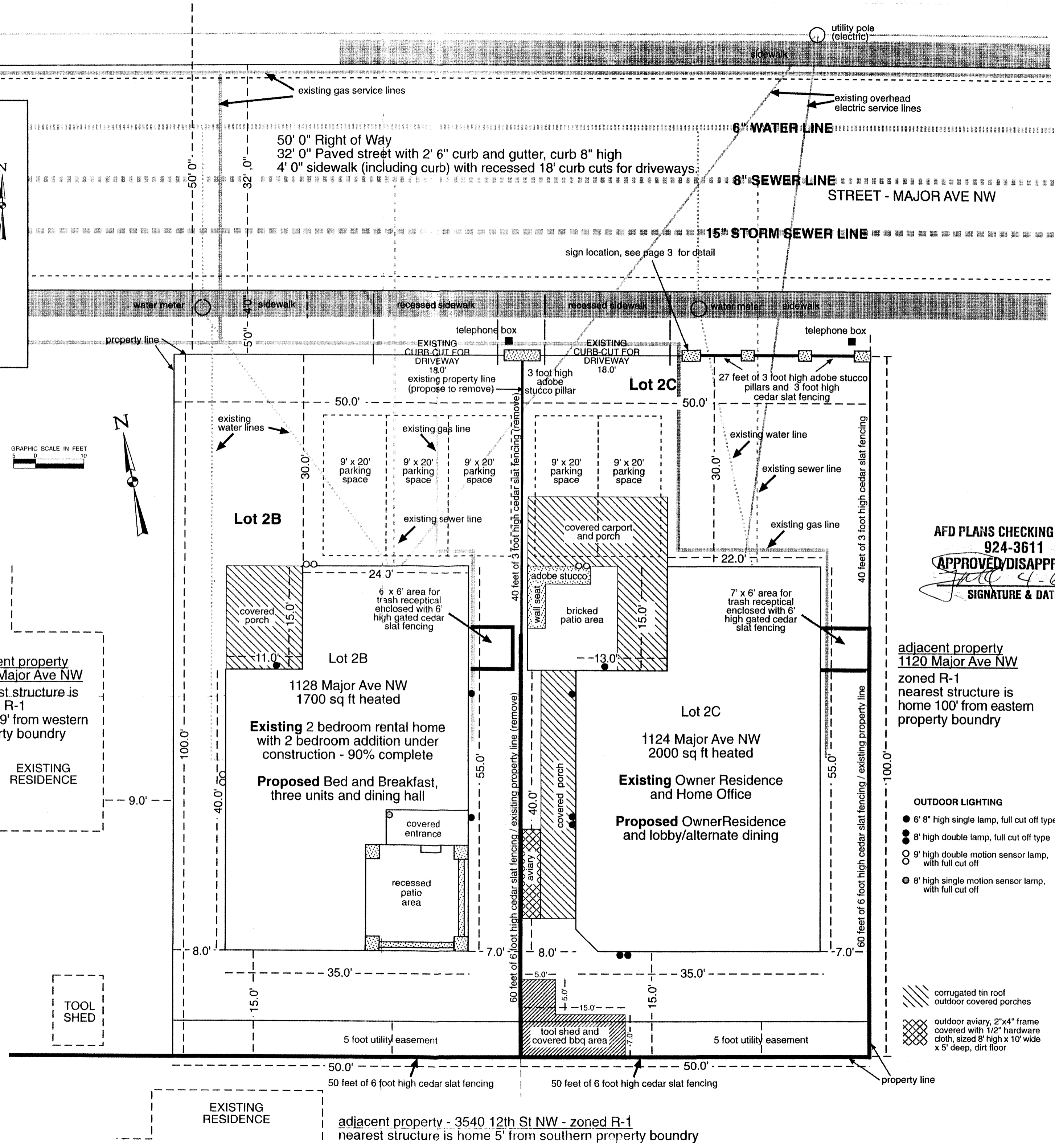
Sheena Rose Boman - 4-6-01
 Solid Waste Management Department

adjacent property
 1130 Major Ave NW
 nearest structure is
 zoned R-1
 home 9' from western
 property boundary

TABLE OF CONTENTS	
Site	page 1
Landscaping and Grade	page 2
Elevations	page 3
Floorplans	page 4

EXISTING Site Plan 1"= 10'-0"
 1128 and 1124 Major Ave. NW
 Block 3, Lot 2B & 2C, Major Acres
 Map G-14-Z

PROJECT TITLE
- El Nido Bed & Breakfast -
 Rol & Sarah J. Dolk
 1124 Major Ave NW
 Albuquerque, NM 87107
 505-344-1310



AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
John 4-6-01
 SIGNATURE & DATE













adjacent property
 1120 Major Ave NW
 zoned R-1
 nearest structure is
 home 100' from eastern
 property boundary

- OUTDOOR LIGHTING**
- 6' 8" high single lamp, full cut off type
 - 8' high double lamp, full cut off type
 - 9' high double motion sensor lamp, with full cut off
 - 8' high single motion sensor lamp, with full cut off

- ▨ corrugated tin roof outdoor covered porches
- ▩ outdoor aviary, 2"x4" frame covered with 1/2" hardware cloth, sized 8' high x 10' wide x 5' deep, dirt floor

adjacent property - 3540 12th St NW - zoned R-1
 nearest structure is home 5' from southern property boundary

LEGEND

-  grass/Triathalawn
-  grass/blue gramma
-  stucco/adobe
-  1/2" gray gravel
-  garden bedding
-  existing flagstone
-  flagstone proposed
-  corrugated tin roof
-  outdoor aviary, 2"x4" frame covered with 1/2" hardware cloth, sized 8' high x 10' wide x 5' deep, dirt floor
-  RR ties
-  cedar slat fence
-  red brick
-  patio pavers
-  concrete
-  santa fe brown crusher fines

GRAPHIC SCALE IN FEET
0 5 10



Landscaping Notes:

Landscape maintenance shall be the responsibility of the owners.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Waste Water Ordinance, planting restriction approach.

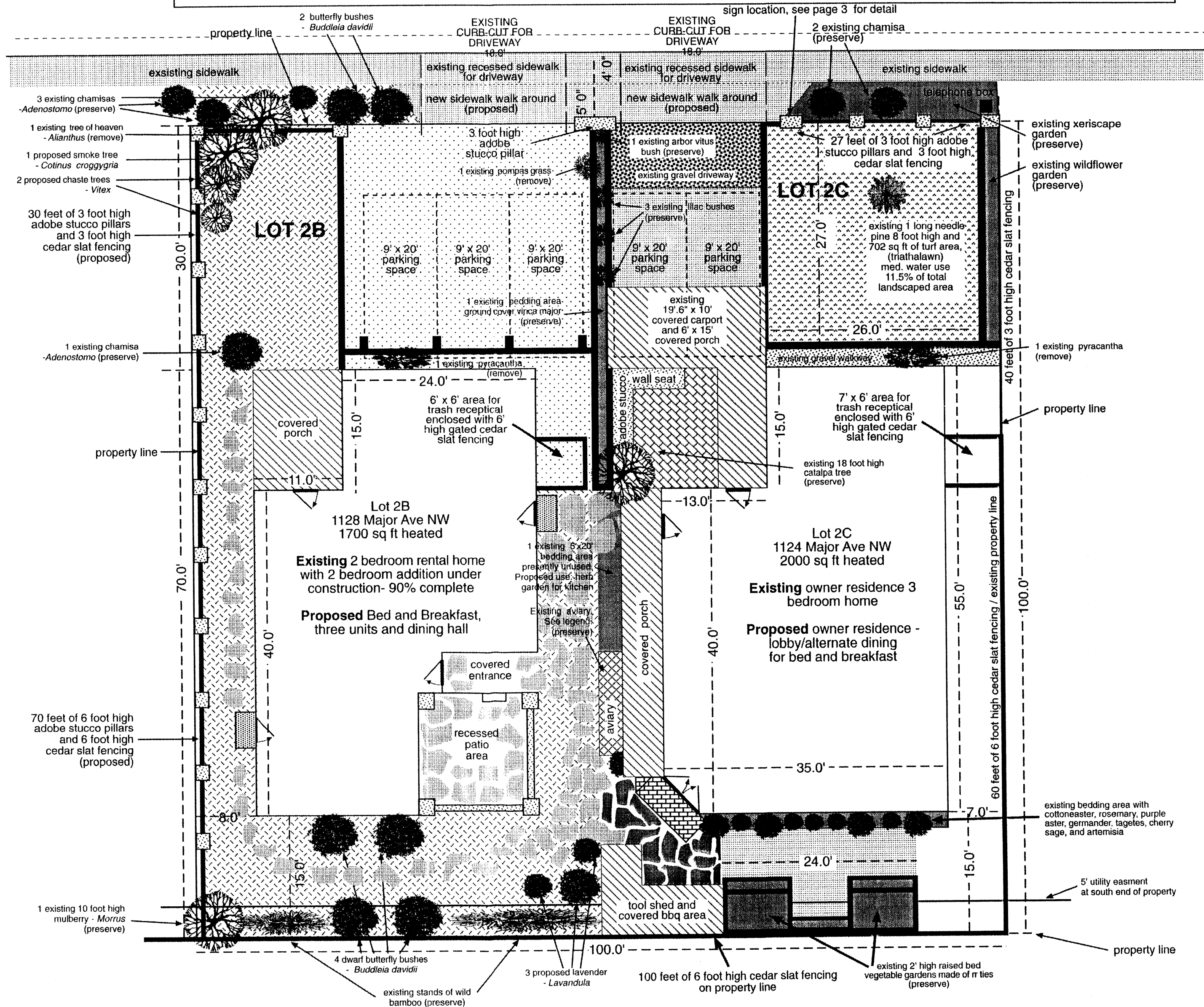
Approval of this plan does not constitute or imply exemption from waste water provisions of the Water Conservation Landscaping and Waste Water Ordinance. Water management is the sole responsibility of the property owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Waste Water Ordinance. Water conservative, environmentally sound landscape principles will be followed in the design and installation.

The existing landscape in place is maintained in accordance with above mentioned ordinances. Proposed landscaping will be placed on an automatic timed drip irrigation system, location to be determined at time of installation. Maintenance of this system will be the sole responsibility of the owners.

Landscape Calculations

Net Landscape Area	
Total Lot Area	10,000 sq ft
Total Building Area	4,125 sq ft
Offsite Area	450 sq ft
Net Lot Area	5,425 sq ft
Landscape Requirement	.15
Total Landscape Requirement	814 sq ft
Total Landscape Provided	2,451 sq ft
Total Bed Provided	345 sq ft
Total Sod Provided (existing)	702 sq ft
Total Native Seed Provided	1,404 sq ft



GRADING

There is no proposed paving, grading or additions to this site. A preliminary Grading Drainage Plan is not required for the submittal for SU-1 zoning along with site development plan approval. (Enclosed Statement from Hydrology in packet)

PARKING

Parking Required for a Bed and Breakfast establishment is two 9'X20' spaces for residents and one 9'X20' space per guest bedroom.

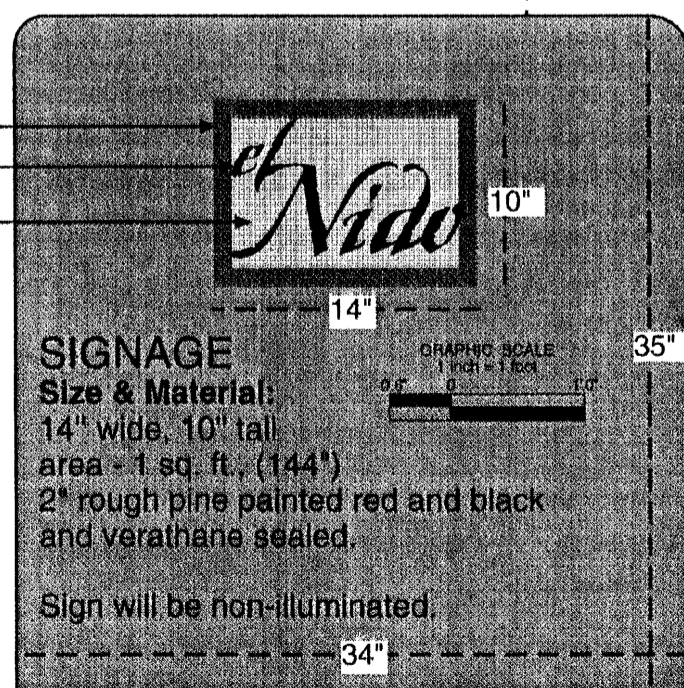
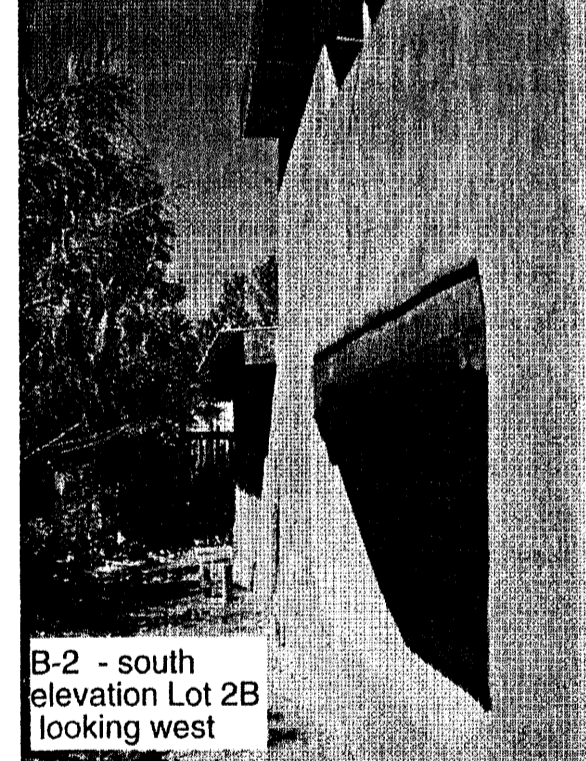
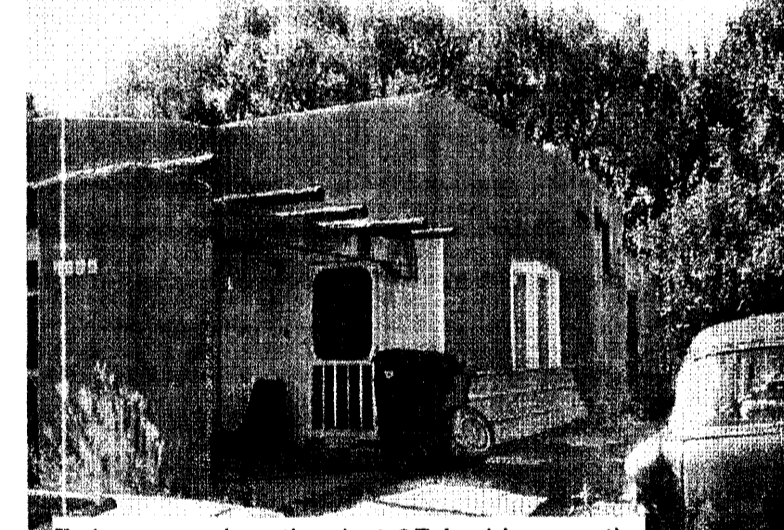
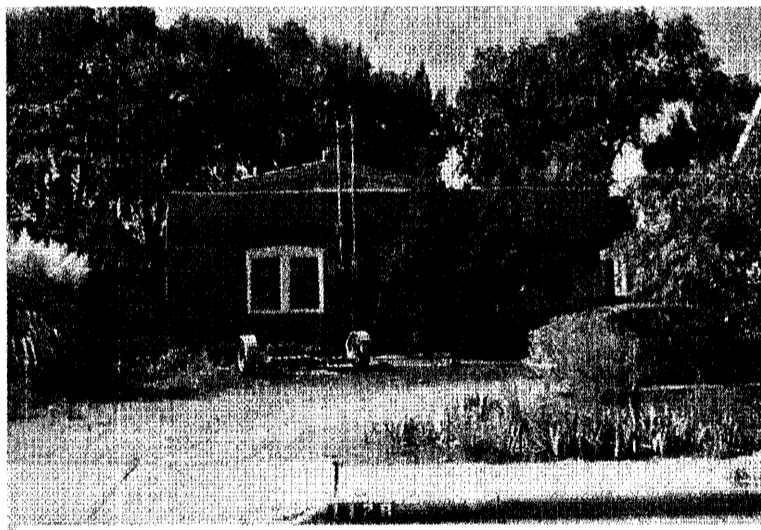
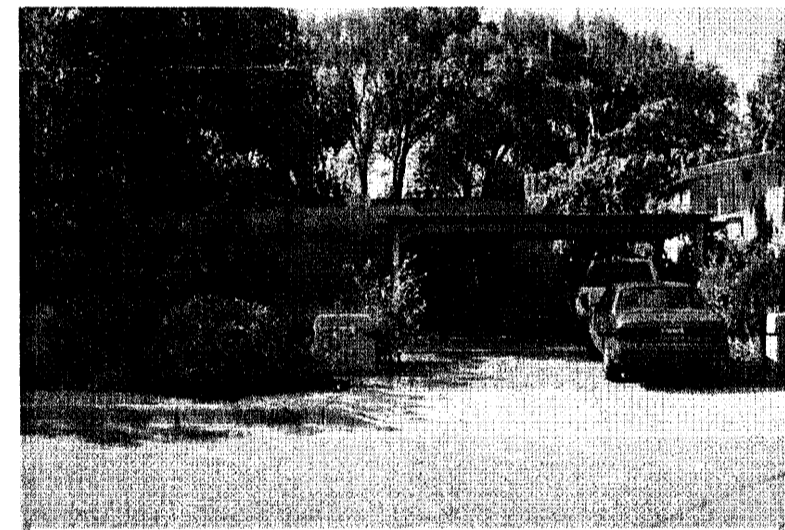
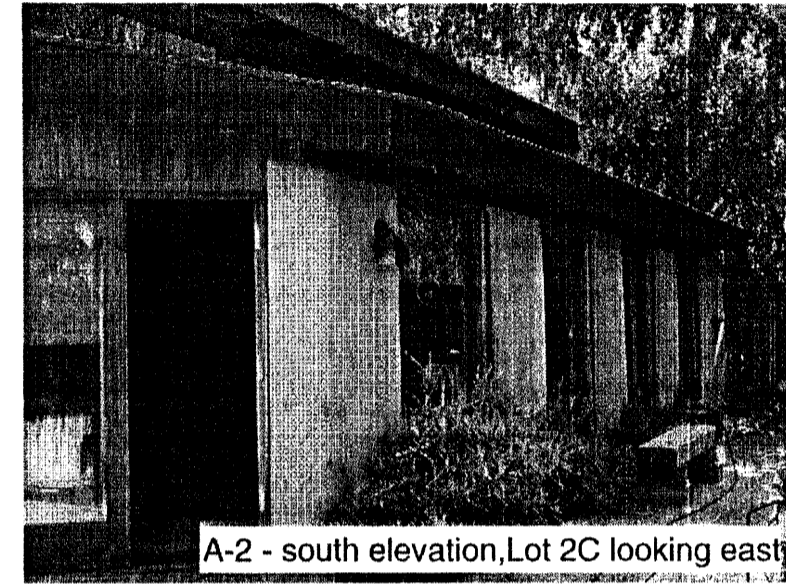
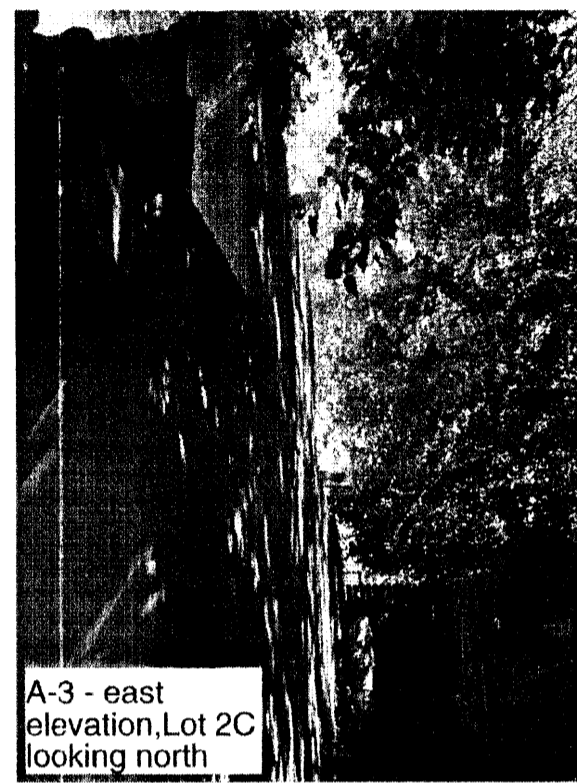
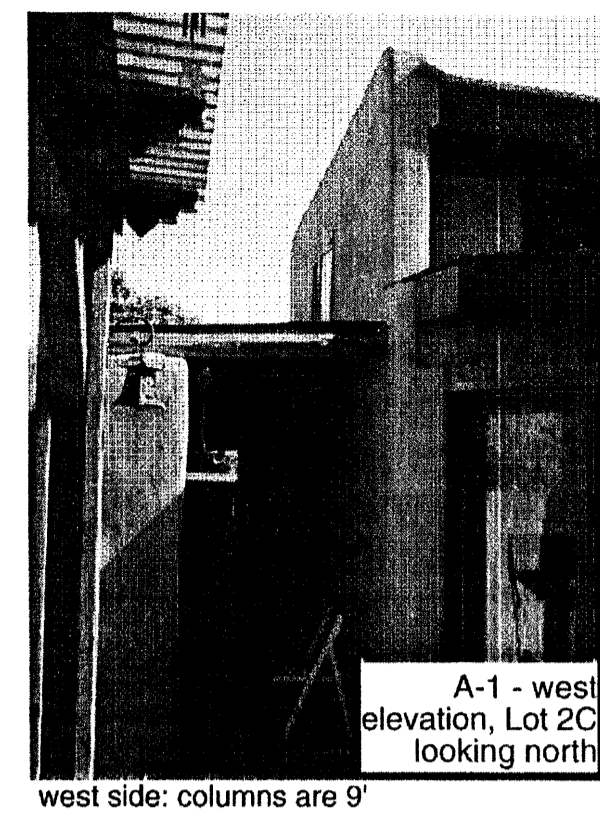
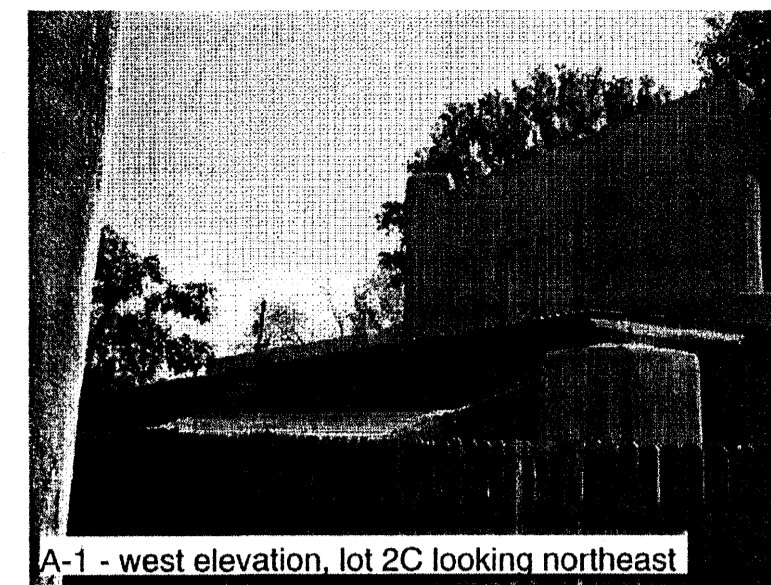
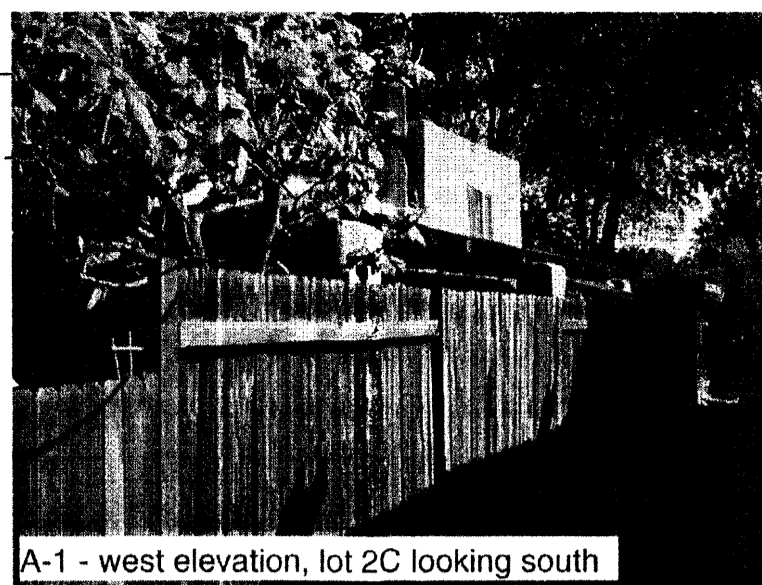
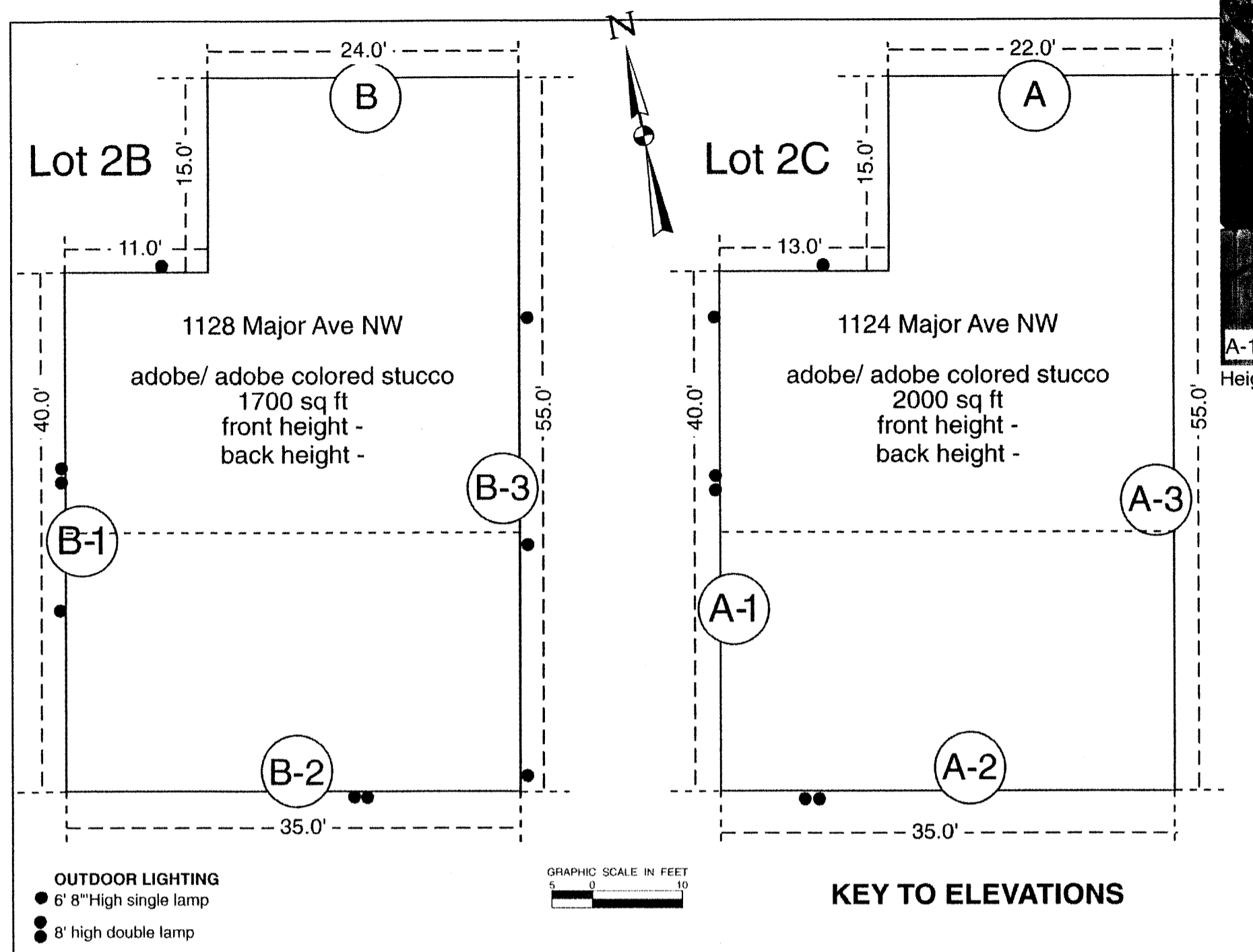
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BICYCLES

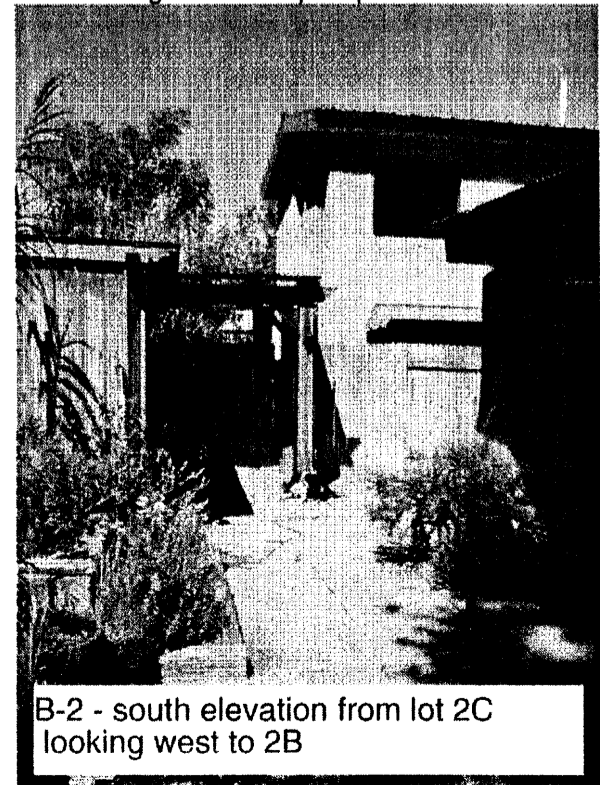
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LANDSCAPE Plan 1"= 10'-0"
1128 and 1124 Major Ave. NW
Block 3, Lot 2B & 2C, Major Acres
Map G-14-Z

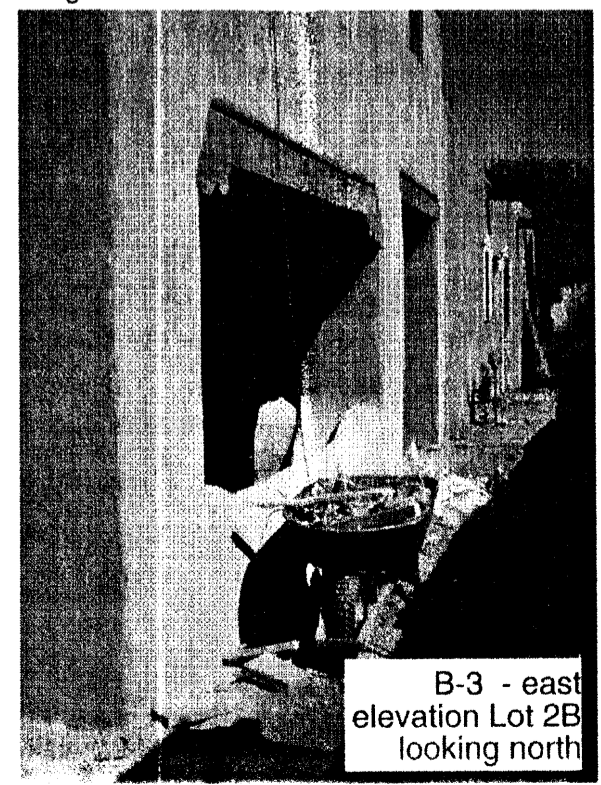
PROJECT TITLE
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Albuquerque, NM 87107
505-344-1310



Height of south elevation on lot 2B starts at 13' 4" rising to 17' at tip of peak

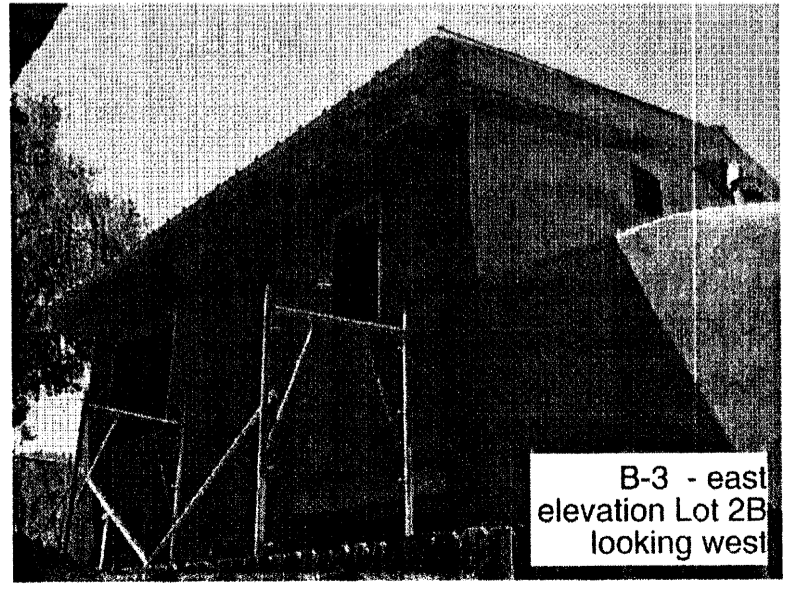


Height of east elevation is 10' at front. back: 13' 4" sloping up to 17" at peak



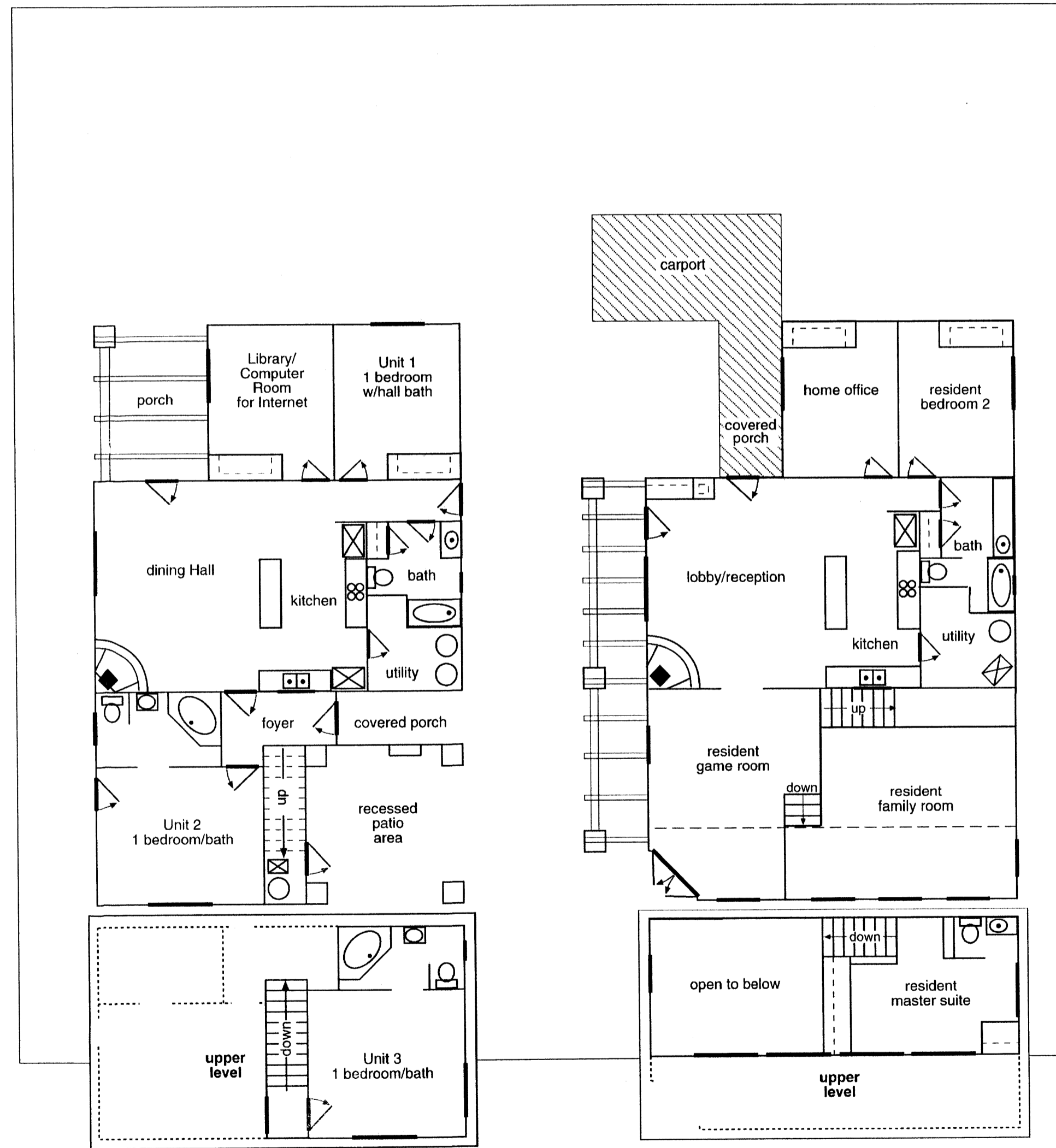
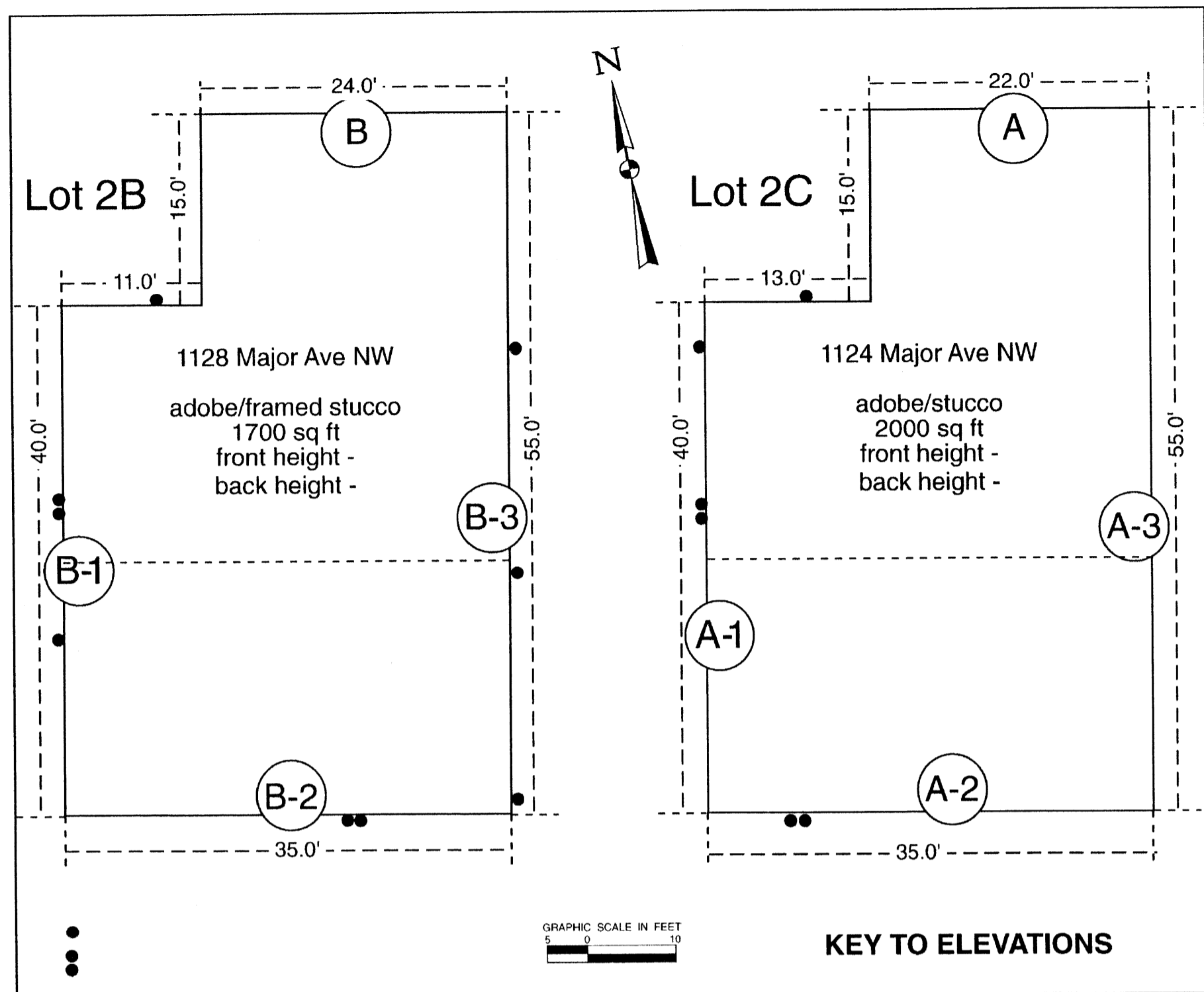
Height of south elevation is 9' at west end, east half: 13' 4" sloping to 17' and back down to 13' 4"

Height of east elevation is 10' 6" at front back: 13' 4" sloping up to 17' at peak



ELEVATIONS
1128 and 1124 Major Ave. NW
Block 3, Lot 2B & 2C, Major Acres
Map G-14-Z

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FLOORPLAN 1"= 10'-0"
 1128 and 1124 Major Ave. NW
 Block 3, Lot 2B & 2C, Major Acres
 Map G-14-Z

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