

Project Data

A. LEGAL DESCRIPTION: The West One Hundred feet (N. 100') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the North Forty-three feet (N. 43') of the West One Hundred feet (N. 100') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, on May 12, 1887, in Plat Book D1, folio 14.

AND
The East Forty-two feet (E. 42') of Lot numbered Seven (7) in Block numbered Fourteen (14) and the East Forty-two feet (E. 42') of the North Forty-four feet (N. 44') of Lot numbered Eight (8) in Block numbered Fourteen (14) of HUNING'S HIGHLAND ADDITION, to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on May 12 1887, in Plat Book D1, folio 14.

AREAS:
TOTAL TRACT AREA: (0.3041 Acres) 19,248 SF
BUILDING FOOTPRINT: 7,082 SF
HARD SURFACE AREA (patios, walkways, stairs, dumpster pad): 2,595 SF
LANDSCAPE AREA: 3,611 SF

B. LANDSCAPE AREA REQUIREMENTS:
NET LOT AREA (TOTAL TRACT-BLDG FOOTPRINT SF): 6,166 SF
LANDSCAPE REQUIRED (15%): 925 SF
LANDSCAPE PROVIDED: 3,611 SF

C. PROPOSED USE:
SU-2 for NCR Current Zoning
SU-2 for SU-1 Proposed Zoning
RESIDENTIAL GROSS SF: 19,946 SF
LIVE/WORK AREA GROSS SF: 1,850 SF
TOTAL GROSS SQUARE FOOTAGE: 21,246 SF

D. PARKING:
6 units @ 2 spaces each: 12 spaces
12 units @ 1.5 spaces each: 18 spaces
Total number of spaces required: 30 spaces

NOTE: Development Agreement between the City of Albuquerque, New Mexico and Paradigm 4 Company, L.L.C., a New Mexico Limited Liability Company. See Section 412. City Investments. Parking Garages shall accommodate not more than 525 parking spaces, the exact number to be determined by the Project Plan. There shall be thirty (30) parking spaces, including one h.c. space in the OAH5 parking structure reserved for the Arno Lofts.

TOTAL PARKING PROVIDED: 30 spaces in parking garage

F. HANDICAPPED PARKING:
H.C. parking required: 1 space
H.C. parking provided: 1 space in parking garage

G. BUILDING SETBACKS AND HEIGHT LIMITATIONS:
3 STORY, BRICK BUILDING
Maximum Building Height: 41'-0"
Minimum Building Setback: 0'-0"
Arno Total Number of Dwelling Units: 18 units

Note: Pavement of the alley in accordance with city standards along the east side of this project is required. This work shall be completed prior to requesting certificate of occupancy approval.

ARNO STREET (60' R.O.W.)

PROJECT 1002115

Case Number: Project # 1002115
DEB # 02DRB-01833 (SAR)

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON _____ AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH.

Phil Dora
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
DATE: 12-18-02

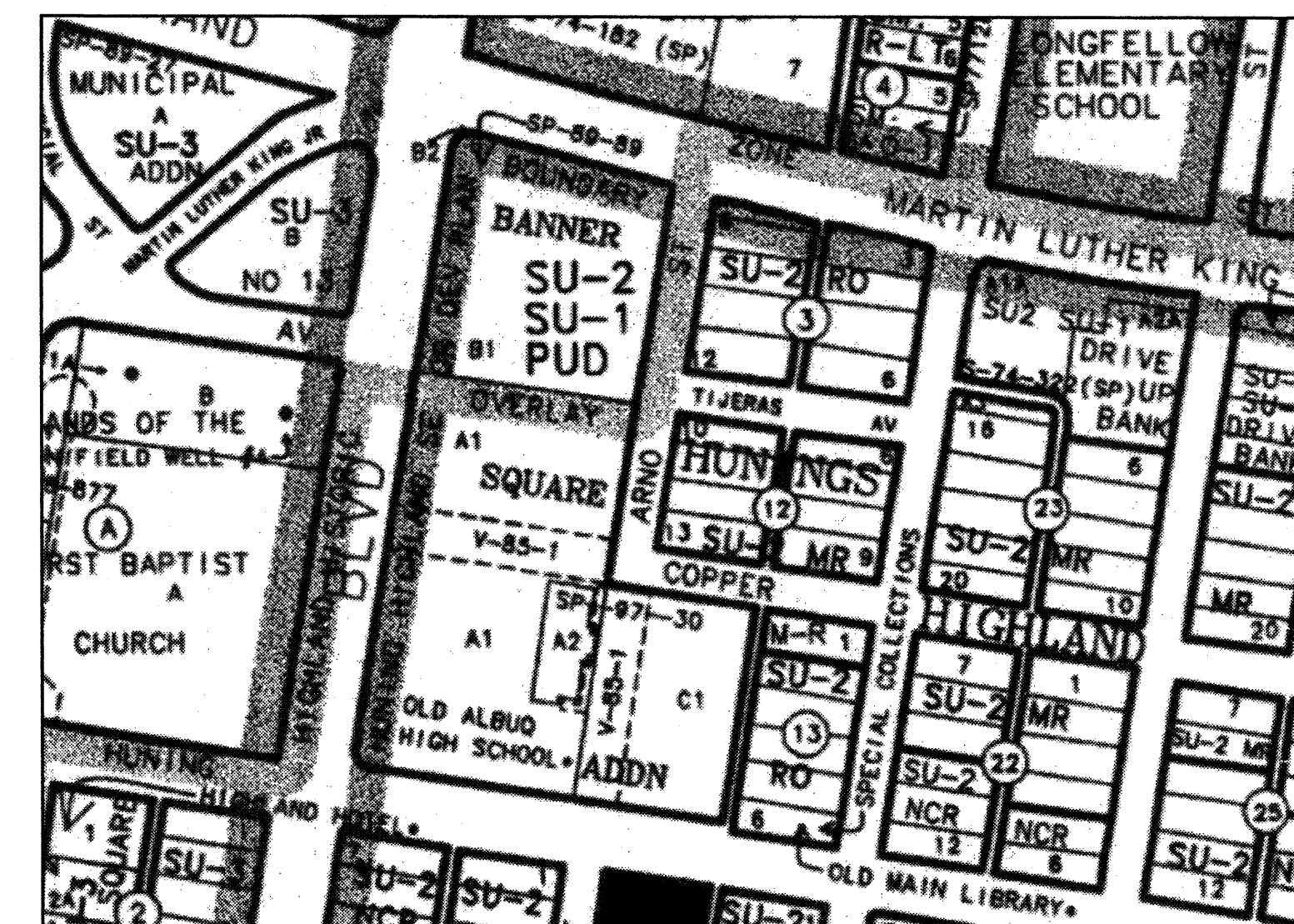
Christina Sandoval
DESIGN & DEVELOPMENT - PARKS & RECREATION
DATE: 12/18/02

Roger A. Shea
PUBLIC WORKS, WATER UTILITIES DIVISION
DATE: 12/18/02

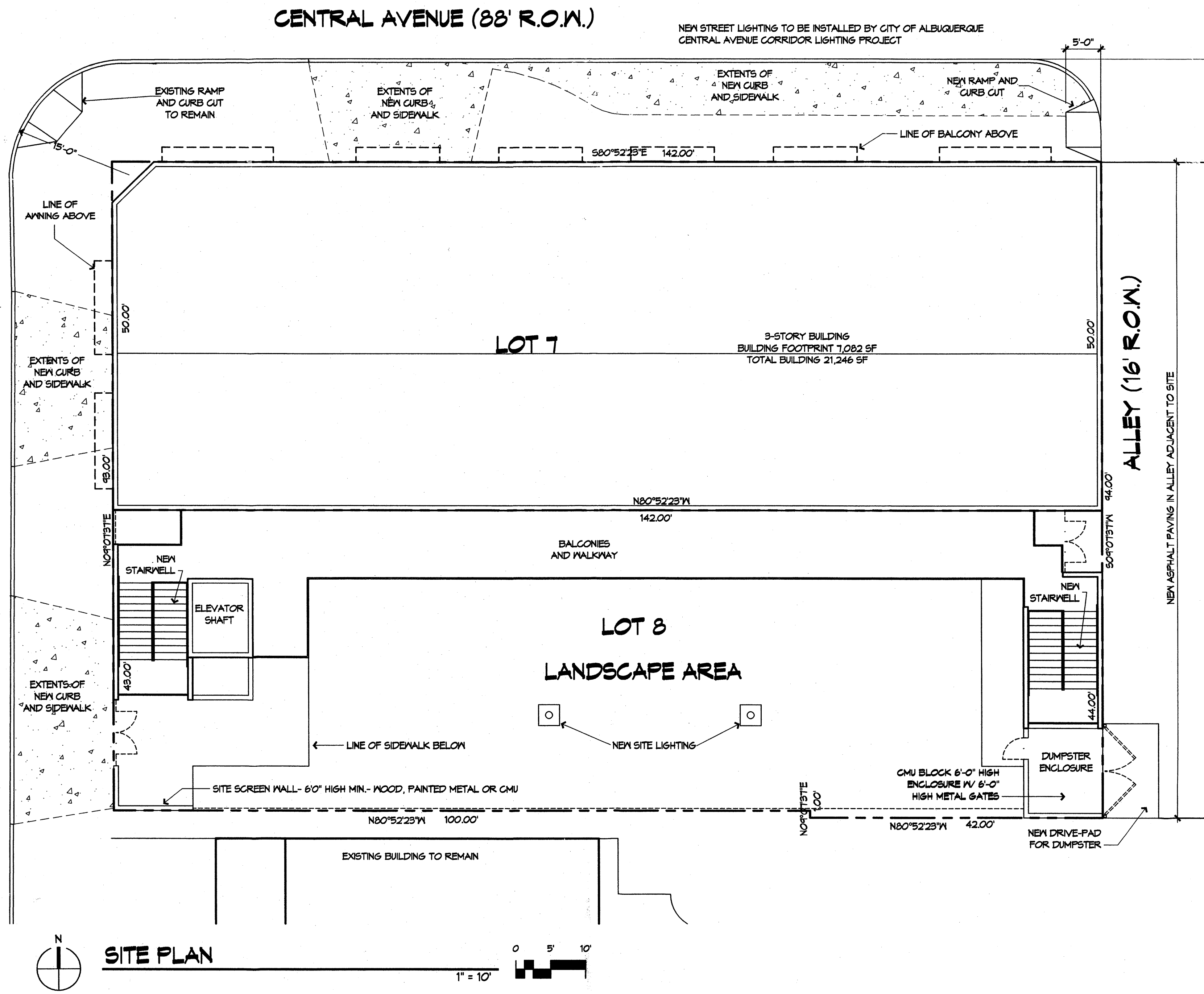
Phil Dora
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA
DATE: 2-26-03

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

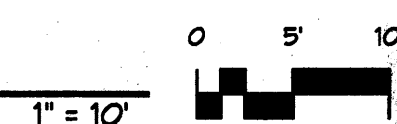
Sharan Nelson
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION
DATE: 7/4/03
PLN 10706 4/96 -> 5-03
PLN 10706 4/96 -> 5-03
PLN 10706 4/96 -> 5-03



SITE VICINITY MAP
ZONE ATLAS PAGE K-14-Z
NO SCALE

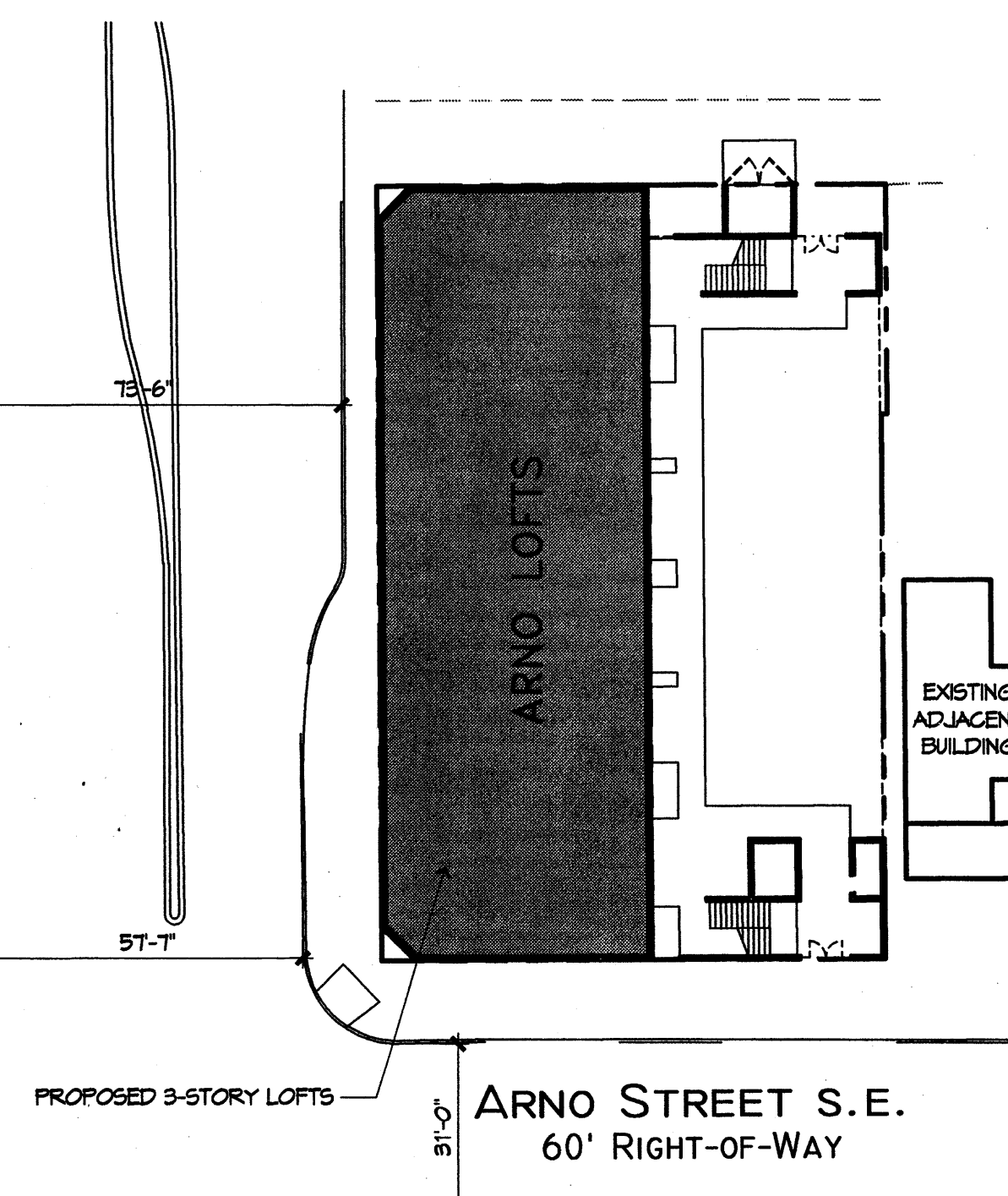
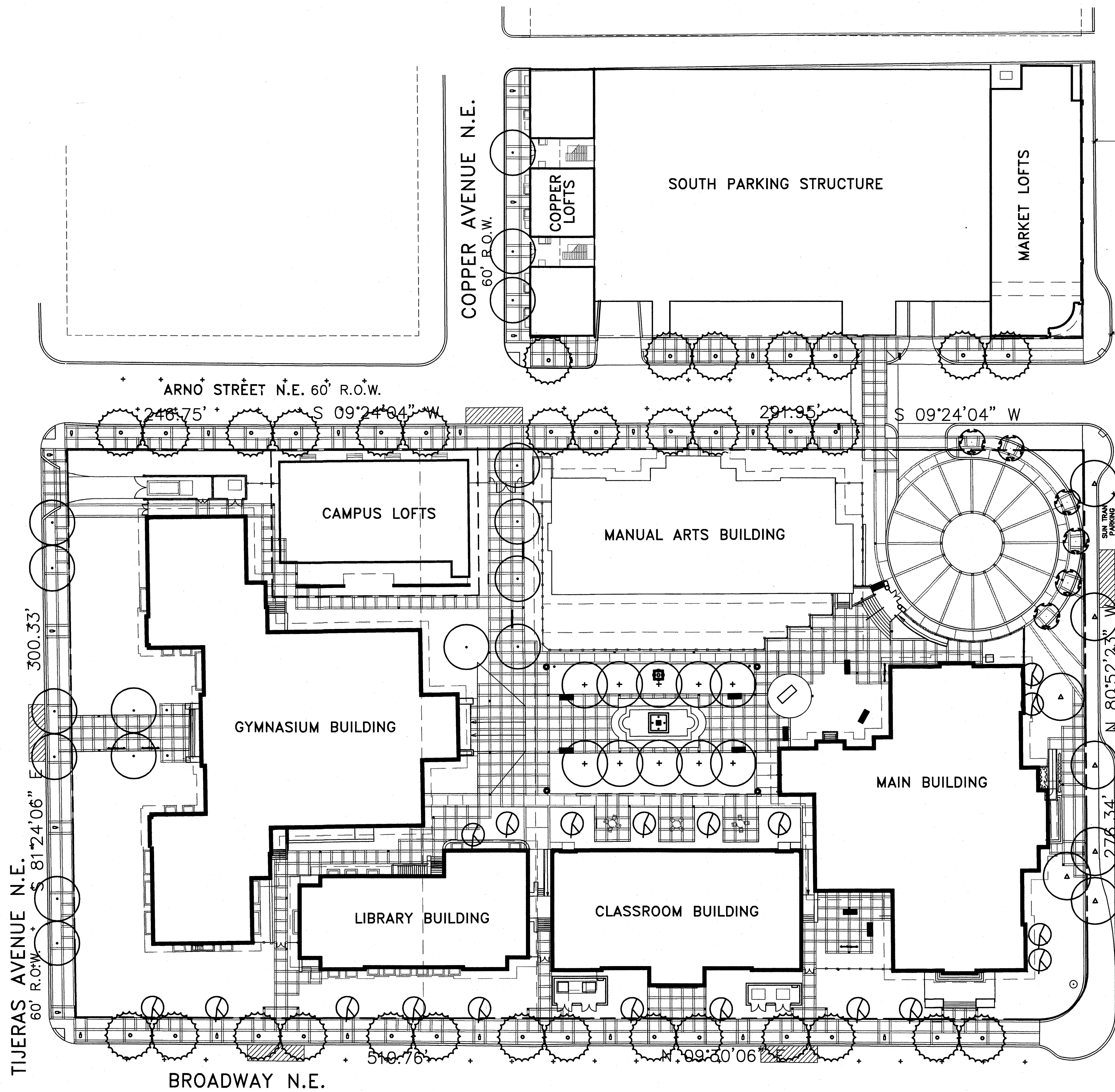


SITE PLAN



Site Development Plan
for Building Permit
Arno Lofts

Dekker/Perich/Sabatini
architecture - interiors - planning - engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505.761.9700
fax: 761-4222
10 October 2002
02083

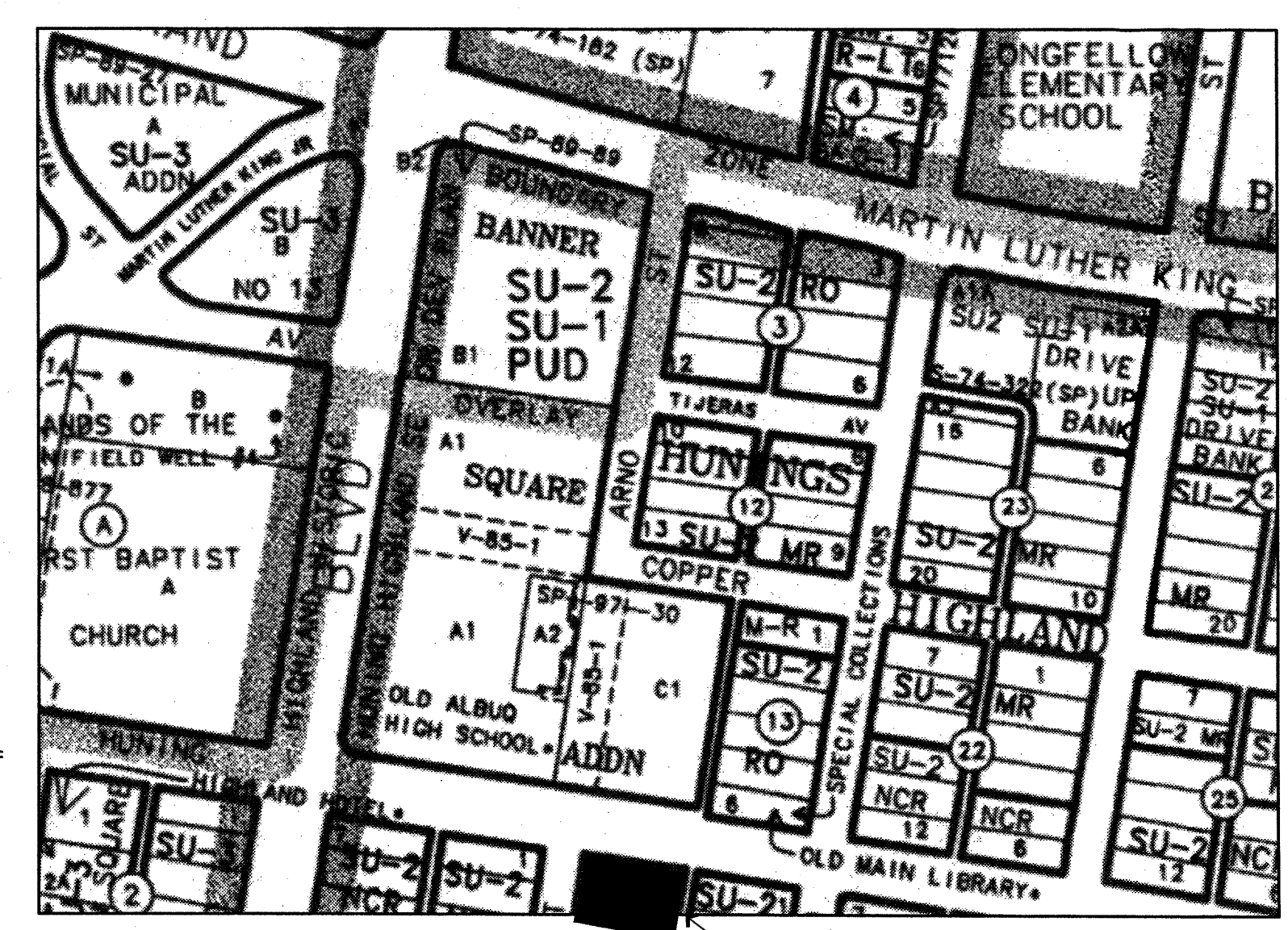


SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 for the ARNO LOFTS
 400 Central Avenue, SE
 (FORMERLY ZIA MOTOR LODGE SITE)

JULY 25, 2002

INDEX

- Sheet 1 Demolition Plan & Photos (with street views of existing adjacent buildings)
- Sheet 2 Site Development Plan for Building Permit
- Sheet 3 Landscape Plan
- Sheet 4 Conceptual Grading, Drainage & Utility Plan
- Sheet 5 Proposed Elevations (with elevation views of existing adjacent buildings)
- Sheet 6 First & Second Floor Plans
- Sheet 7 Third Floor Plan



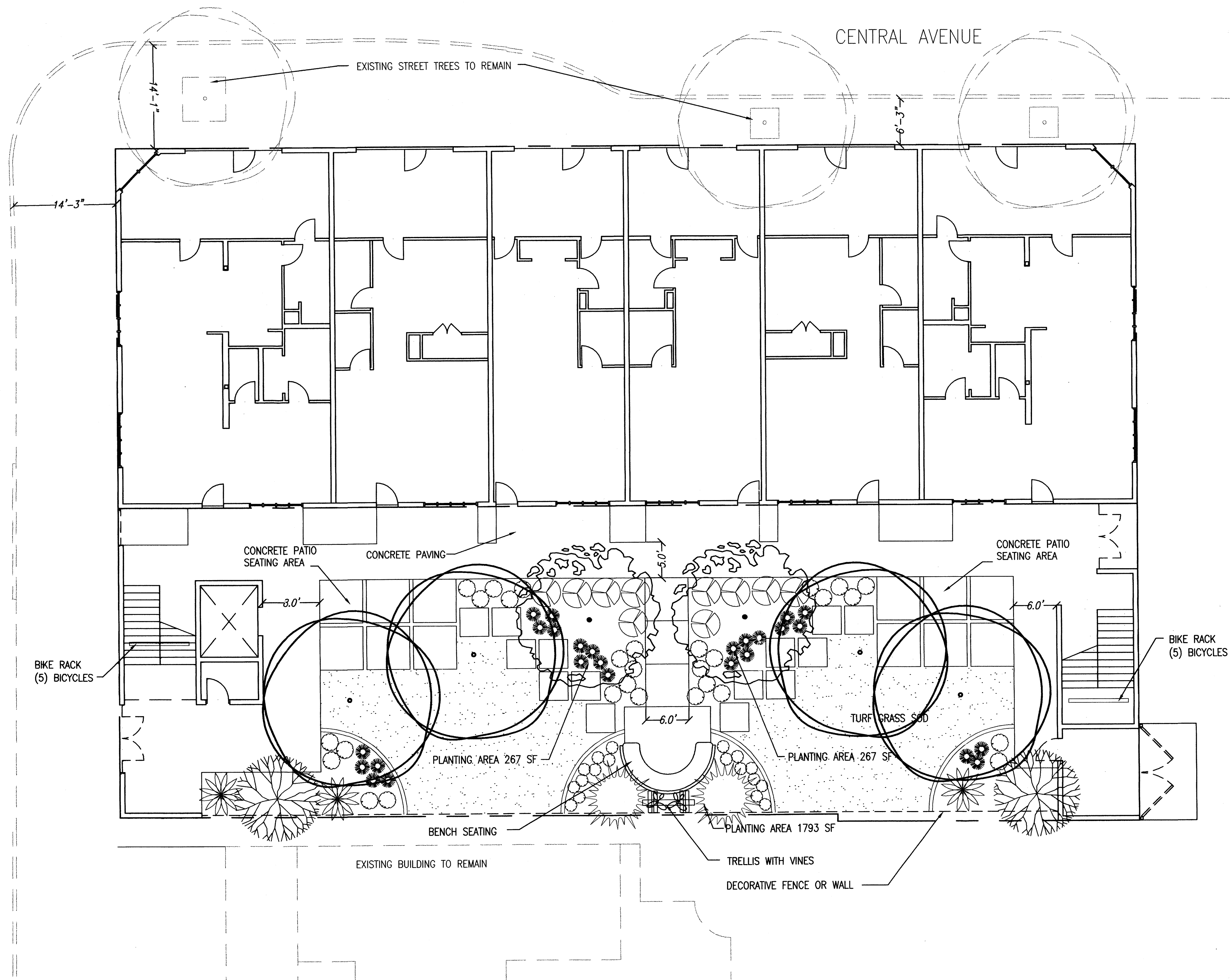
SITE VICINITY MAP
 70NF ATI AS PAGE K-14-7
 NO SCALE

OVERALL SITE ORIENTATION PLAN
 1" = 30'

Cover Sheet
 Overall Site Orientation Plan
Arno Lofts

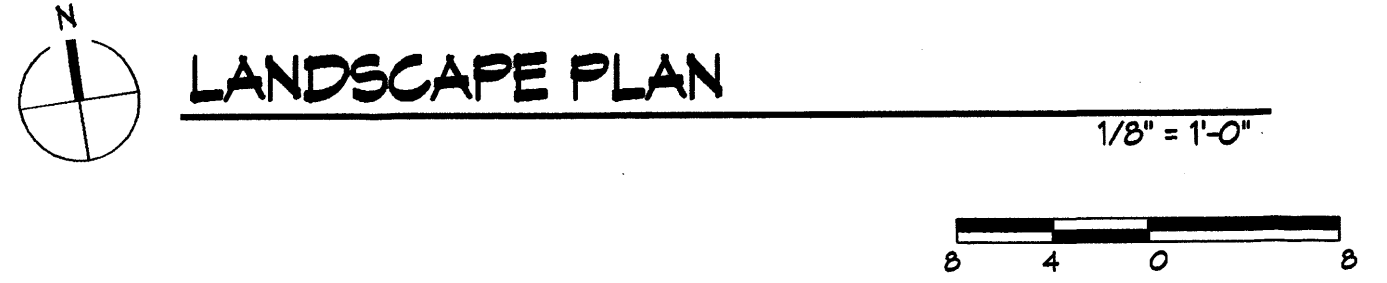
Deker/Perich/Sabatini
 architecture • interiors • planning • engineering
 6801 Jefferson N.E., Suite 100
 Albuquerque, NM 87110
 505.761.9700
 fax 761-4222
 10 October 2002
 02083

ARNO STREET



PLANT LEGEND

LARGE SHADE TREES 2 1/2" CALIPER			
	RAYWOOD ASH IDAHO LOCUST	Fraxinus oxycarpa Robinia ambigua	30' x 35' 30' x 40'
ORNAMENTAL TREES 15 GALLON			
	CHITALPA NEW MEXICO OLIVE	X Chitalpa tashkentensis Forestiera neomexicana	15' x 25' 12' x 12'
EVERGREEN TREES' 6'- 8' HT			
	PINON PINE	Pinus edulis	15' x 20'
SHRUBS 5 GALLON			
	BIRD OF PARADISE ARP ROSEMARY	Caesalpinia gilliesii Rosmarinus officinalis "Arp"	6' x 6' 5' x 5'
	PARNEY COTONEASTER	Cotoneaster parneyi	5' x 5'
	DWARF CHAMISA	Chrysothamnus nauseosus x nauseosus	2' x 2'
ORNAMENTAL GRASSES AND PERENNIALS 1 GALLON			
	REGAL MIST HARDY FOUNTAIN GRASS LAVENDER	Muhlenbergia capillaris Pennisetum alopecuroides Lavendula angustifolia	3' x 3' 2' x 2' 18" x 18"
TURF GRASS SOD			
	BUFFALO GRASS	Buchloe dactyloides	
VINES 5 GALLON			
	LADY BANK'S ROSE	Rosa banksiae	4' x 20'



LANDSCAPING NOTES

- ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" TO 4" LAYER OF BARK MULCH. NO PLANTING BED SHALL BE LEFT UN-COVERED.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.
- AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. GRASS AREAS WILL BE SPRAY IRRIGATED, TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.
- AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.
- LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

AREA CALCULATIONS

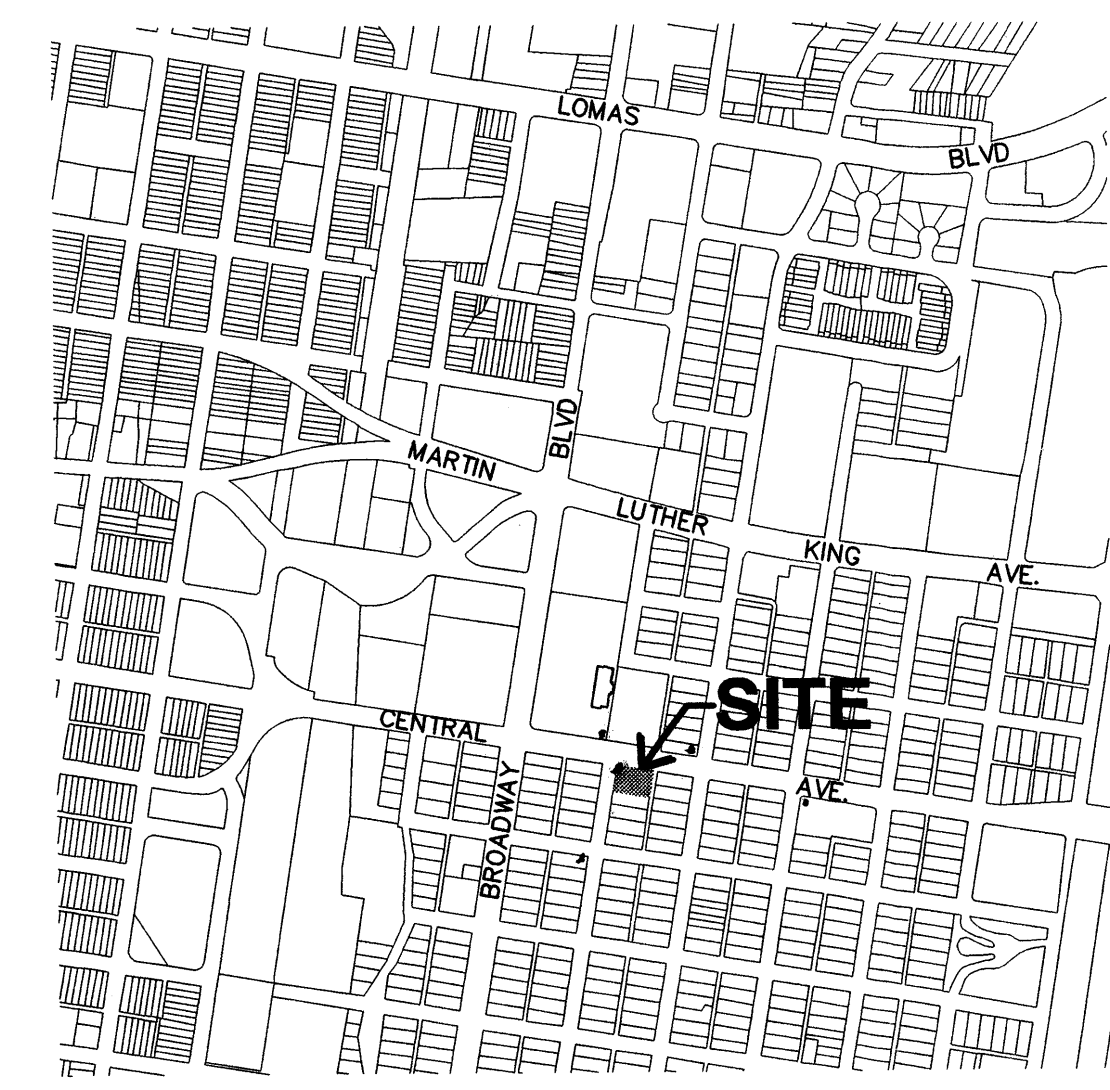
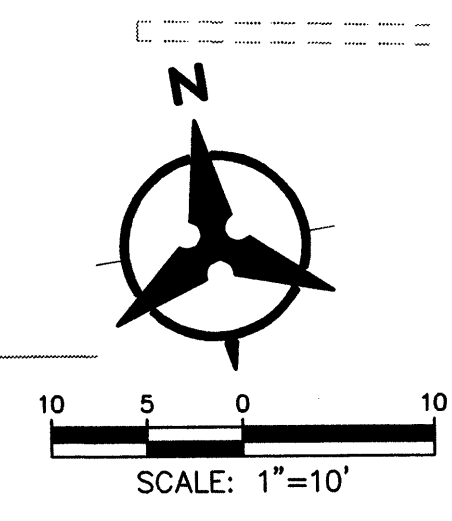
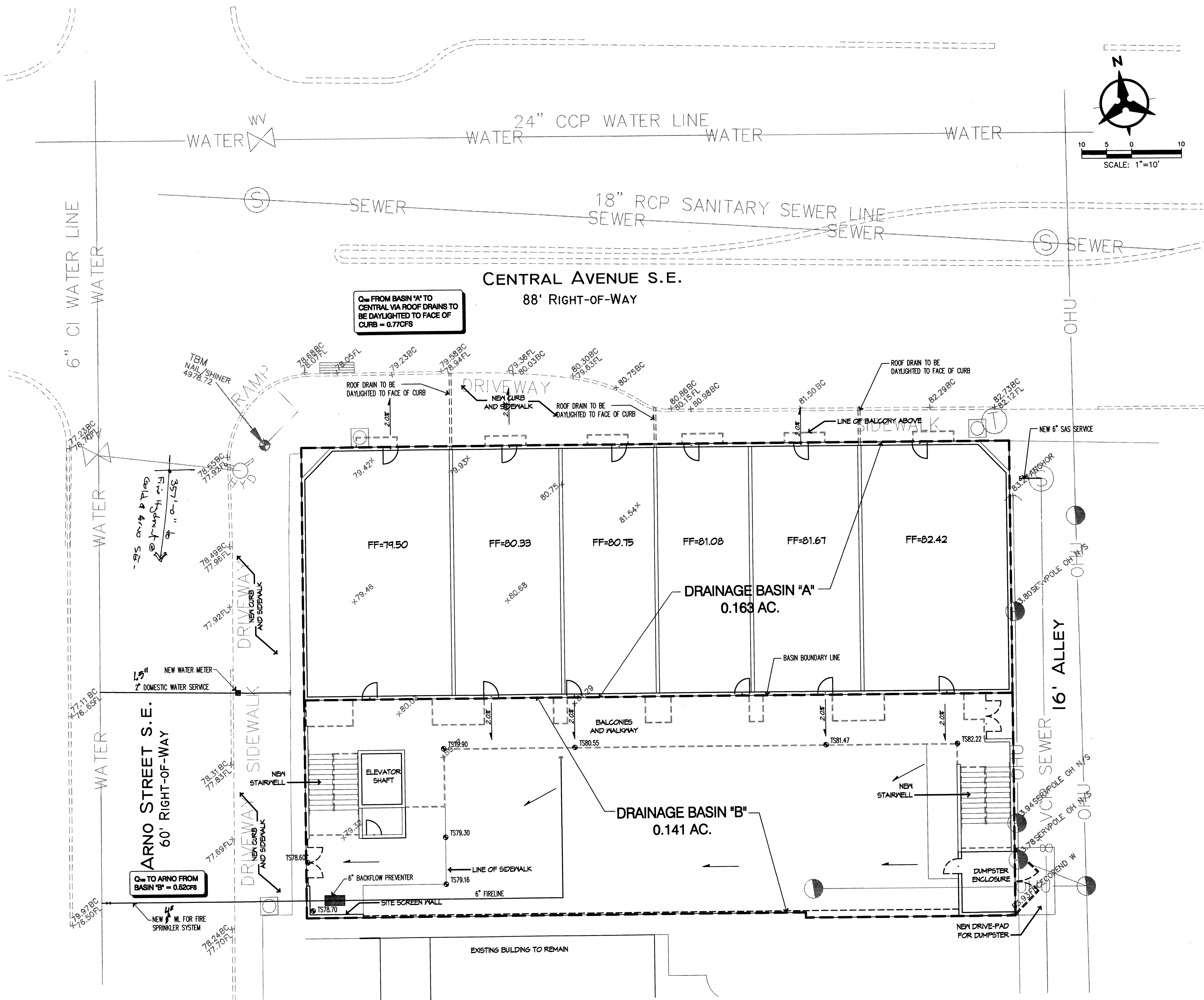
TOTAL SITE (.30 Ac.) =	13,248 SF
BUILDING TOTAL (FIRST FLOOR) =	7,082 SF
NET SITE AREA =	6,166 SF
LANDSCAPE AREA PROVIDED =	2327 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	37%

3 Landscape Plan Arno Lofts

Deker/Perich/Sabatini
 architecture • interiors • planning • engineering
 6801 Jefferson NE, Suite 100
 Albuquerque, NM 87109
 505.761.9700
 fax 761-4222
 31 July 2002
 P06029

5150 A SAN FRANCISCO NE
 ALBUQUERQUE, NM 87109
 PHONE: 505-822-8200
 FAX: 505-822-8282
 E-MAIL: mail@sites-sw.com
 WEB: www.sites-sw.com

P LANNING
 L ANDSCAPE ARCHITECTURE
 M ARKET ANALYSIS



LEGAL DESCRIPTION
 Lot 7 & Por. of Lot 8, Block 14
 Huning's Highland Addition

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
 The purpose of this submittal is to present a conceptual grading and drainage plan for the "Arno Lofts" project. This submittal is made in order to support EPC & DRB approvals for the site plan and plat.

II. SITE LOCATION AND EXISTING CONDITIONS
 The project site is located on the southeast corner of Central and Arno. In its current condition, the majority of the site contains the Zia Motor Lodge and associated facilities including parking. The site currently drains to the west and to the north into Arno and Central. The total peak discharge from the site in the 100 year storm is approximately 1.35cfs. Site slopes are 2% to 3%. The site is located within zone atlas map # K-14, and hydrologic zone 2.

III. PROPOSED HYDROLOGIC CONDITIONS
 The proposed project is to consist of 18 Loft Apartments and a small courtyard area. The site has been divided into two basins for proposed conditions. Basin A consists solely of the main portion of the building. Basin A is 100% impervious area and generates a peak discharge of 0.77cfs in the 100 year storm. This flow will be discharged to Central Ave via roof drain lines to be daylighted through the face of the curb.

Proposed Basin B consists of the balconies, stair towers, sidewalks and courtyard area behind the building. Basin B will discharge 0.52cfs to Arno via surface flow during the 100 year storm event. Basin B is 50% impervious, and 25% each of land treatments B & C.

The total discharge to adjacent public streets under proposed conditions is slightly less than existing peak flows.

IV. OFFSITE CONSIDERATIONS
 There are no upstream offsite flows which will impact this site. In addition, the site will not have any detrimental impact on downstream drainage infrastructure since proposed conditions discharge is slightly less than existing.

V. CONCLUSION
 This conceptual grading and drainage plan proposes concepts which are capable of safely passing the 100 year storm and which meet city requirements. With this submittal, we are seeking city hydrology approval for site plan and plat.

DRAINAGE CALCULATIONS

EXISTING CONDITIONS:
 ASSUME 90% D, 5% C, 5% B
 0.3 AC * 4.5cfs/ac = 1.35cfs

PROPOSED CONDITIONS:
 BASIN "A" (100% D)
 0.163 AC * 4.7cfs/ac = 0.77cfs

BASIN "B" (50% D, 25% C, 25% B)
 0.141 AC * 3.7cfs/ac = 0.52cfs

TOTAL PROPOSED = 1.29cfs

CONCEPTUAL GRADING, DRAINAGE & UTILITIES PLAN
 1" = 10'



**4 Conceptual Grading,
 Drainage & Utilities Plan
 Arno Lofts**

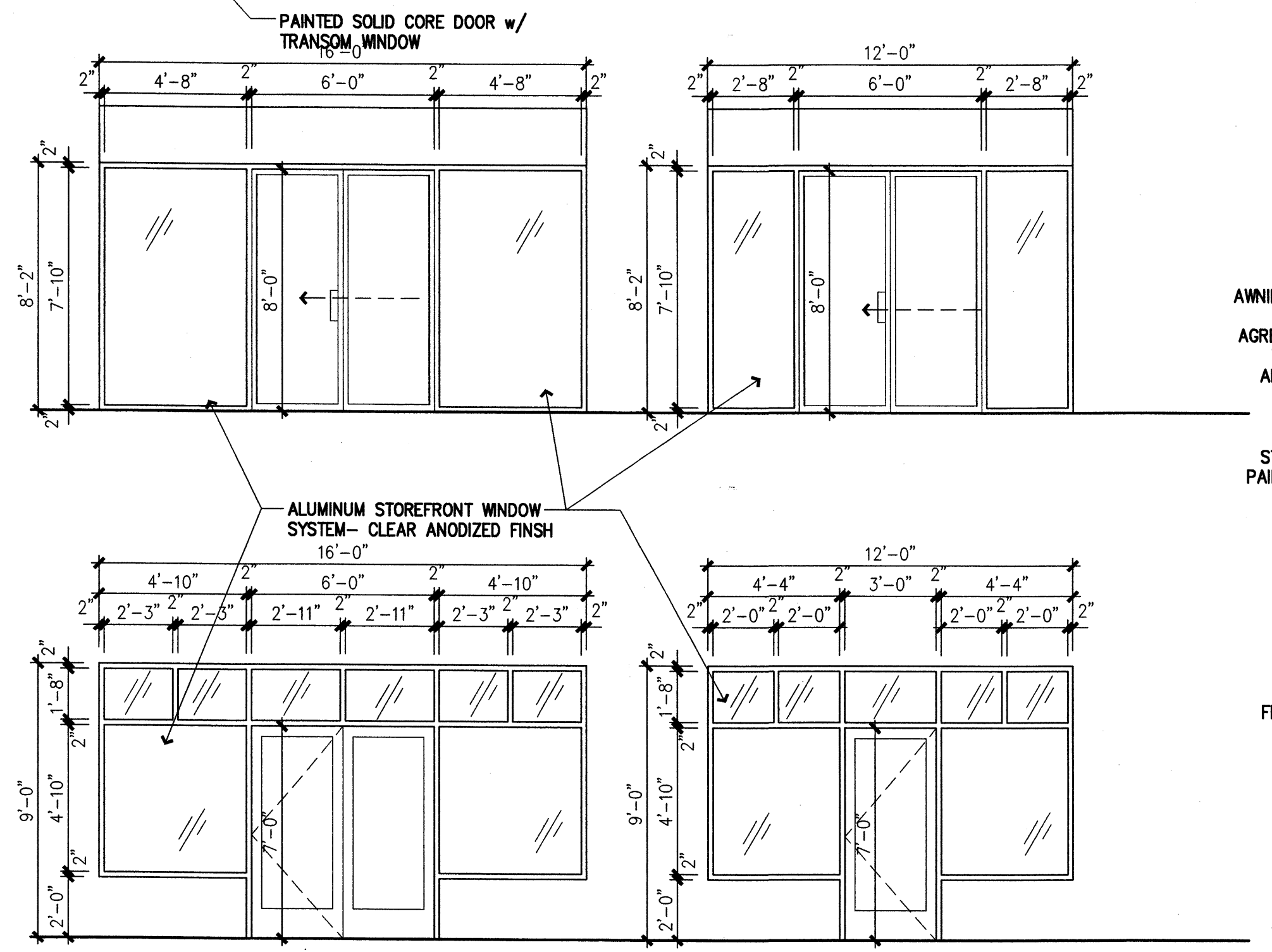
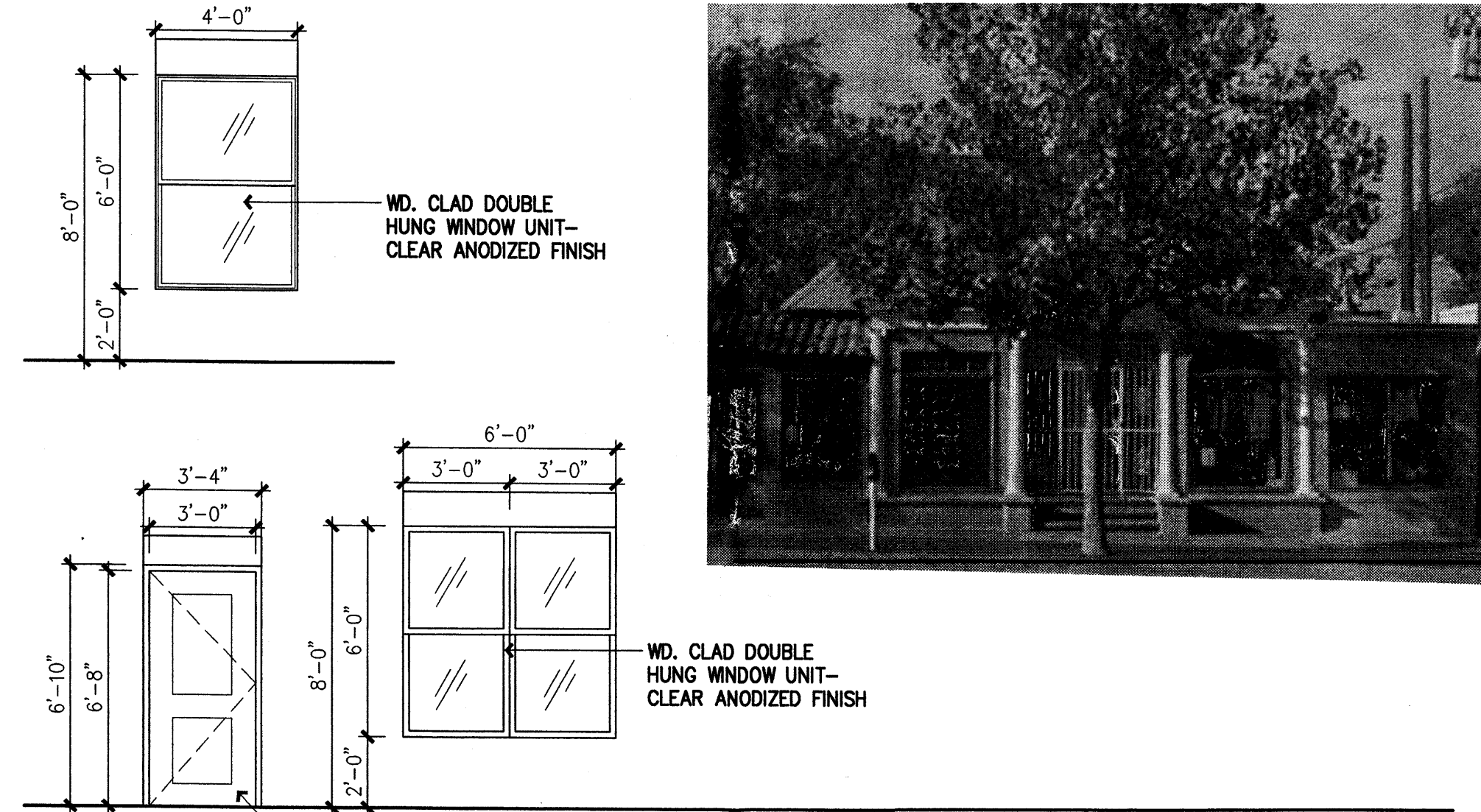
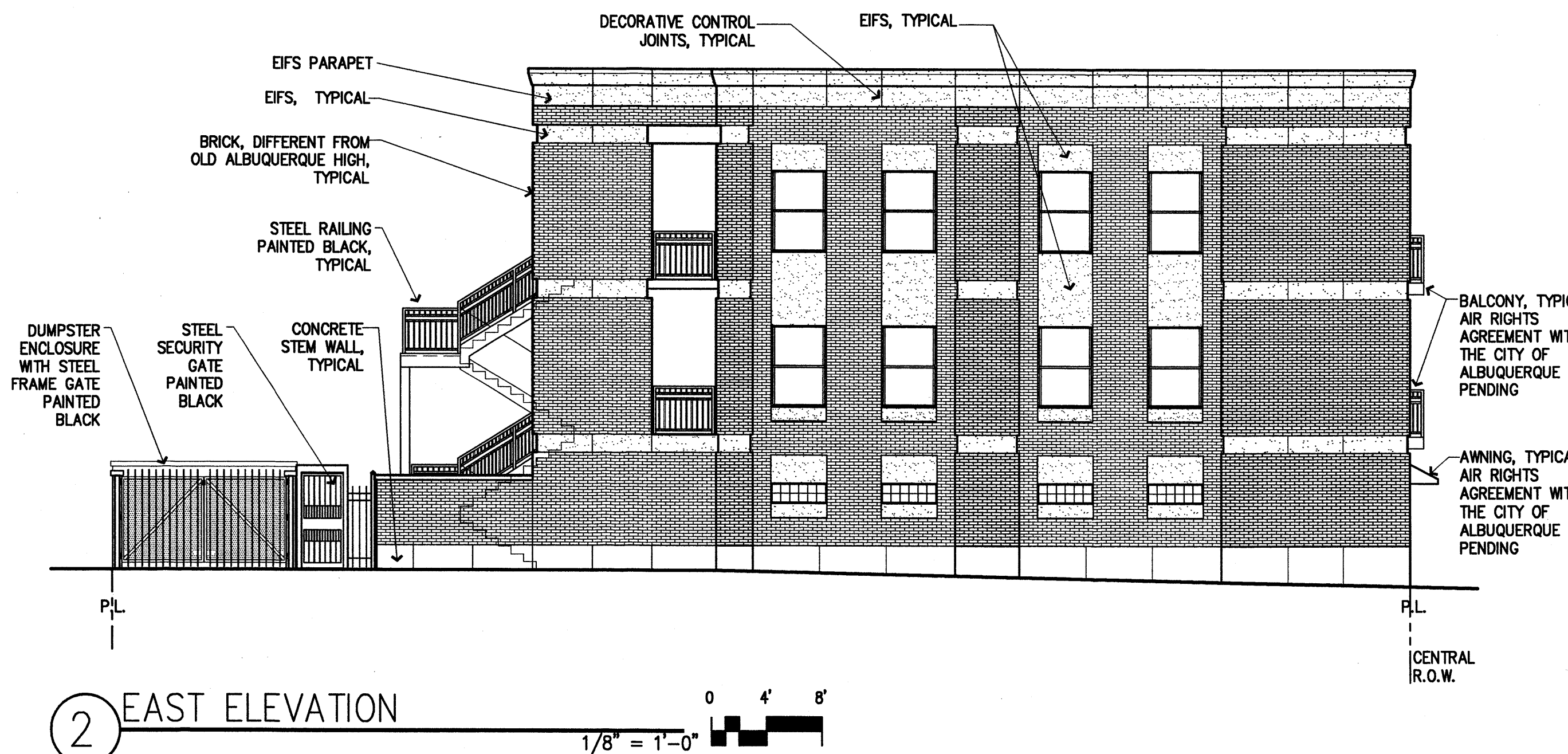
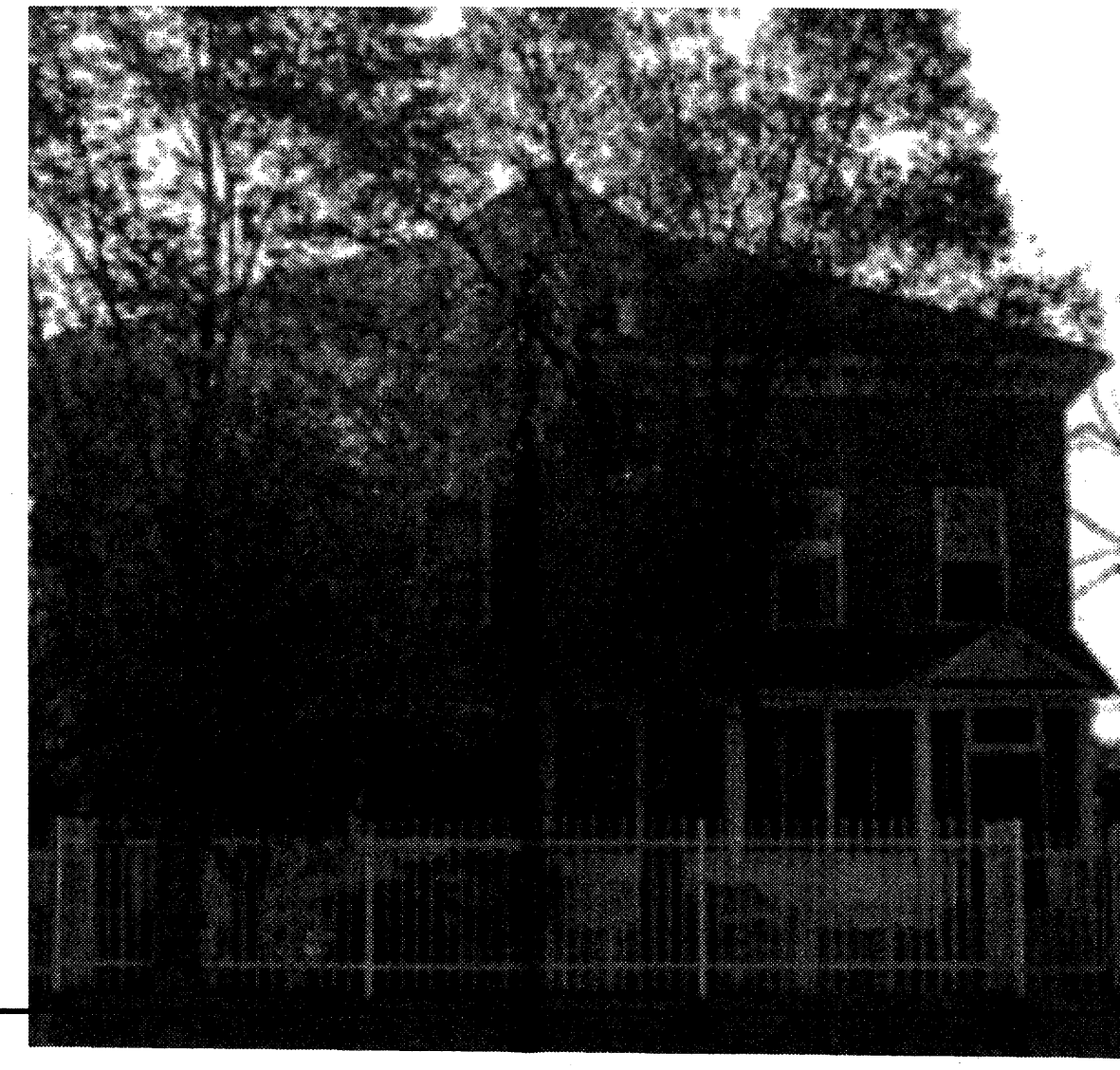
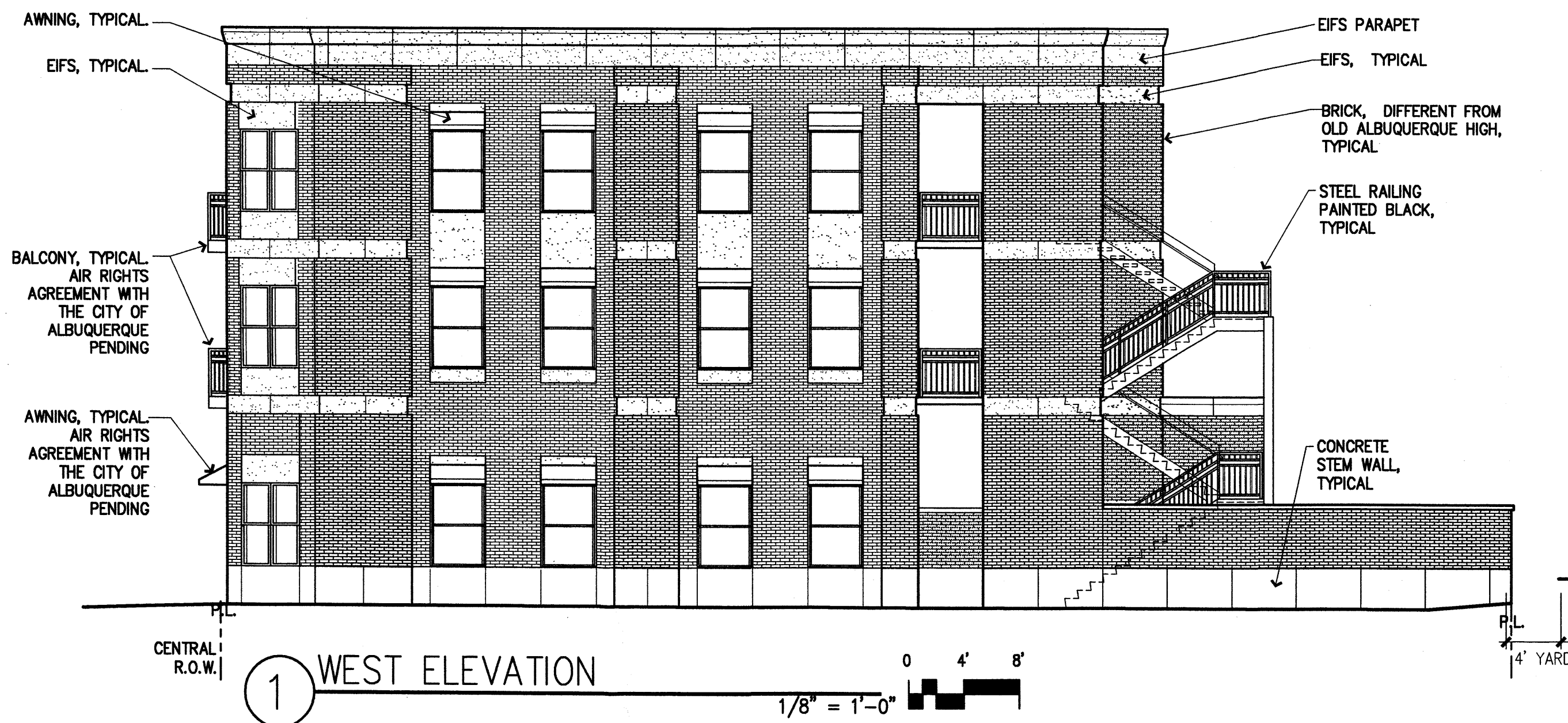
Bohannon & Huston
 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Deker/Perich/Sabatini
 architecture - interiors - planning - engineering
 505 761-9700
 6801 Jefferson NE, Suite 100
 Albuquerque, NM 87109
 fax 761-4222

24 July 2002

P06029

AFD PLANS CHECKING OFFICE
 924-3611
 APPROVED/DISAPPROVED
 HYDRANT(S) ONLY
 SIGNATURE & DATE 12/6/02

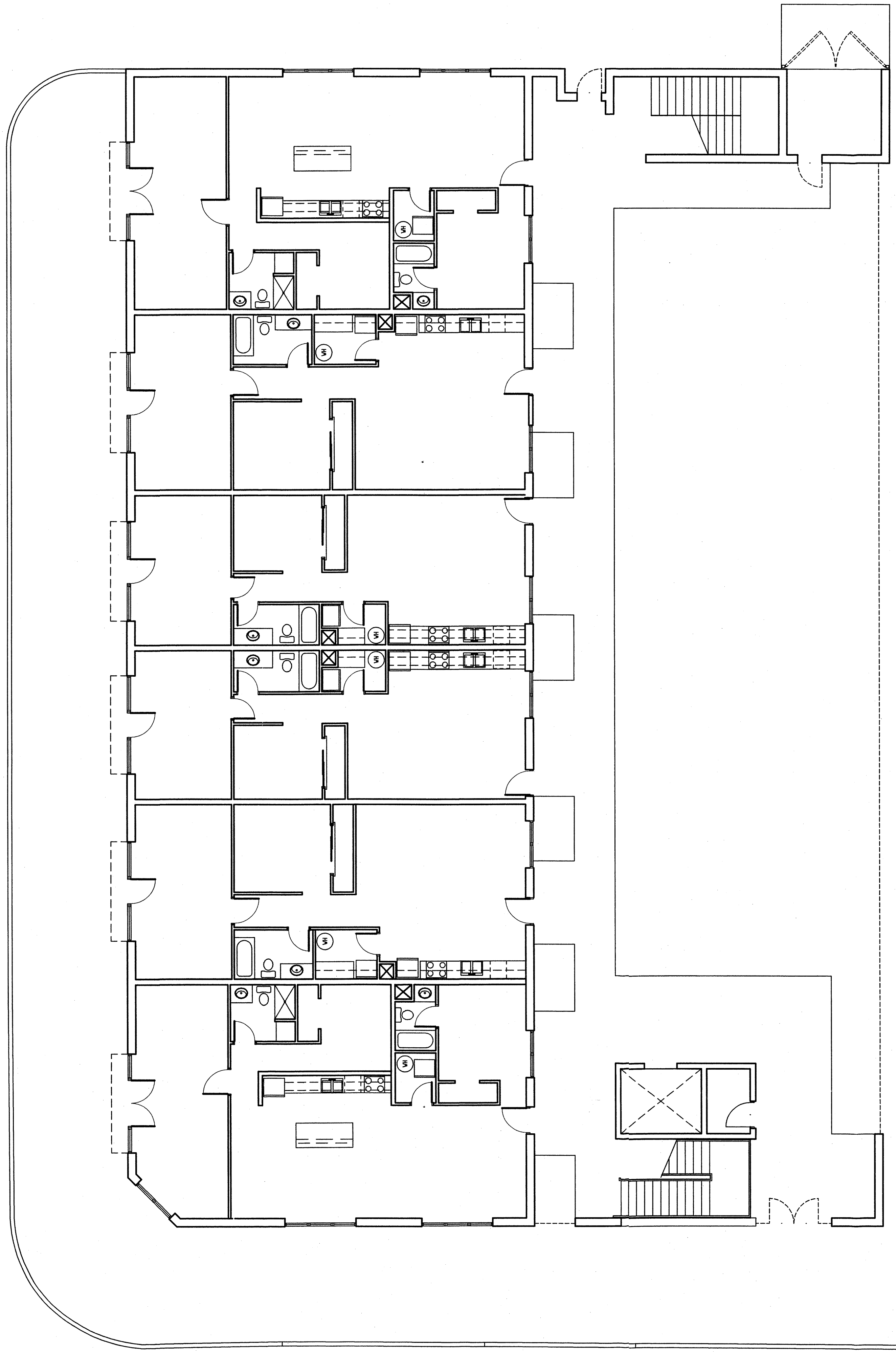


5 WINDOW/ DOOR TYPES
1/4" = 1'-0"

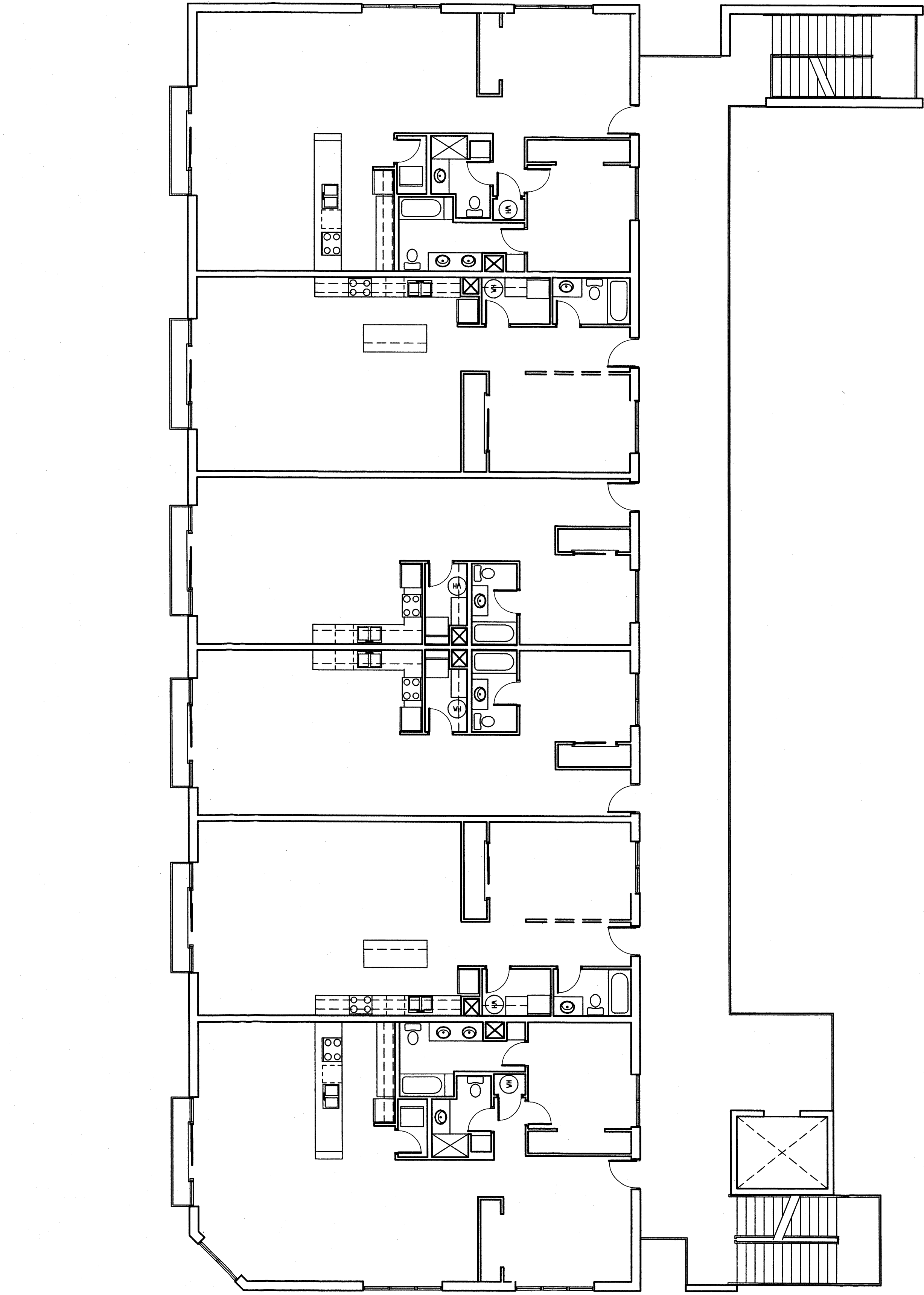
4 SOUTH ELEVATION
1/8" = 1'-0"

Proposed Elevations
and Street View
Arno Lofts

Deker/Perich/Sabatini
architecture - interiors - planning - engineering
505 761-9700
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
fax 761-6222
20 March 2003
02083



1 1st FLOOR PLAN
7,082 SF (Footprint) 1/8" = 1'-0"



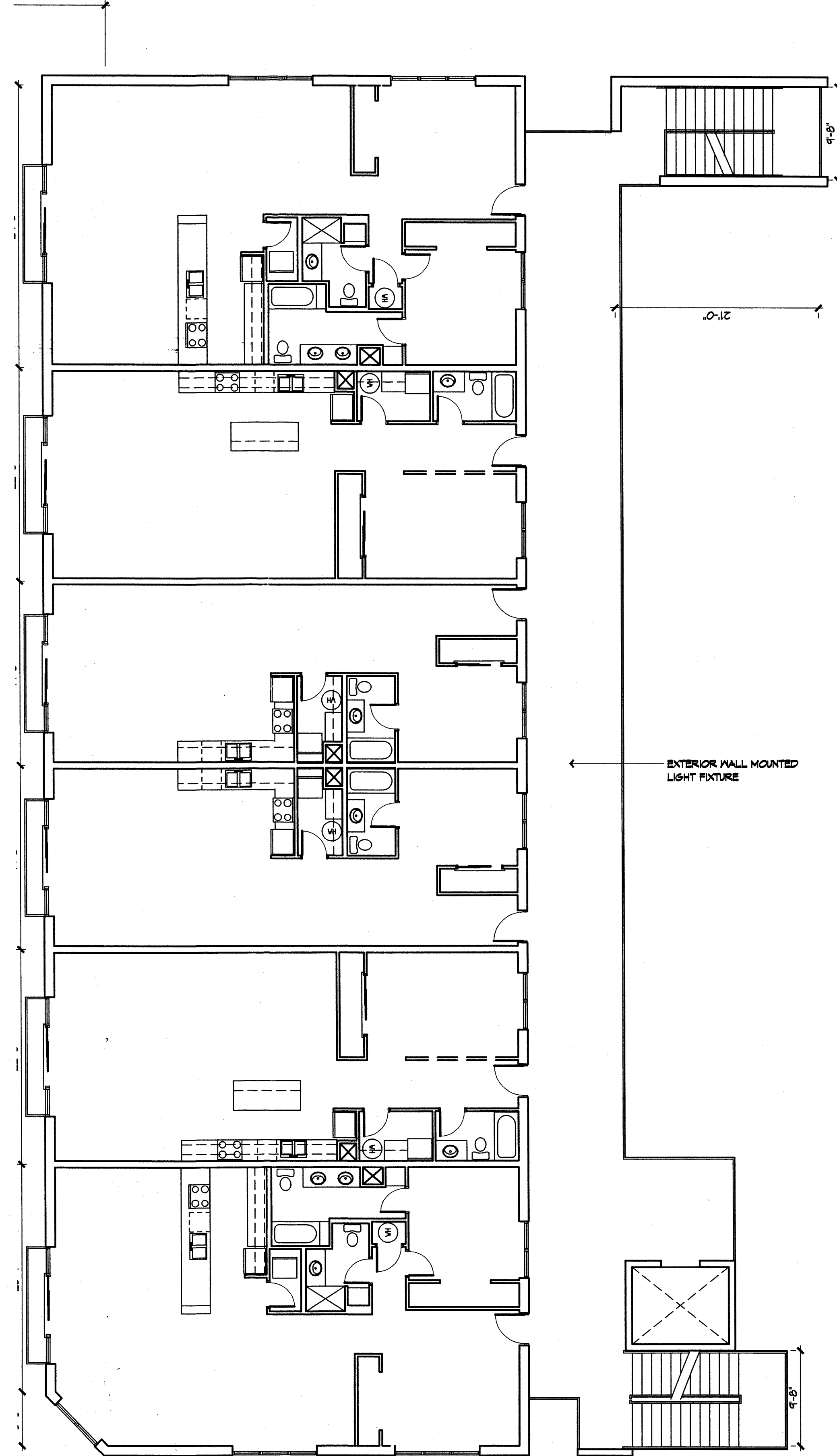
2 2nd FLOOR PLAN
7,082 SF (Footprint) 1/8" = 1'-0"

6 Building Floor Plans Arno Lofts

Deker/Perich/Sabatini
 architecture • interiors • planning • engineering
 6801 Jefferson NE, Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 02083
 10 October 2002

©2002 Deker/Perich/Sabatini Architecture, Inc. All rights reserved.

ARNO LOFTS
-18 DWELLING UNITS



3 3rd FLOOR PLAN
7,082 SF (Footprint)
1/8" = 1'-0"
0 4 8'

7 Building
Floor Plans
Arno Lofts

Deker/Perich/Sabatini
architecture • interiors • planning • engineering
6801 Jefferson NE, Suite 100
Albuquerque, NM 87109
505.761.9700
fax 761-4722

10 October 2008
02083