

PARKING CALCULATIONS

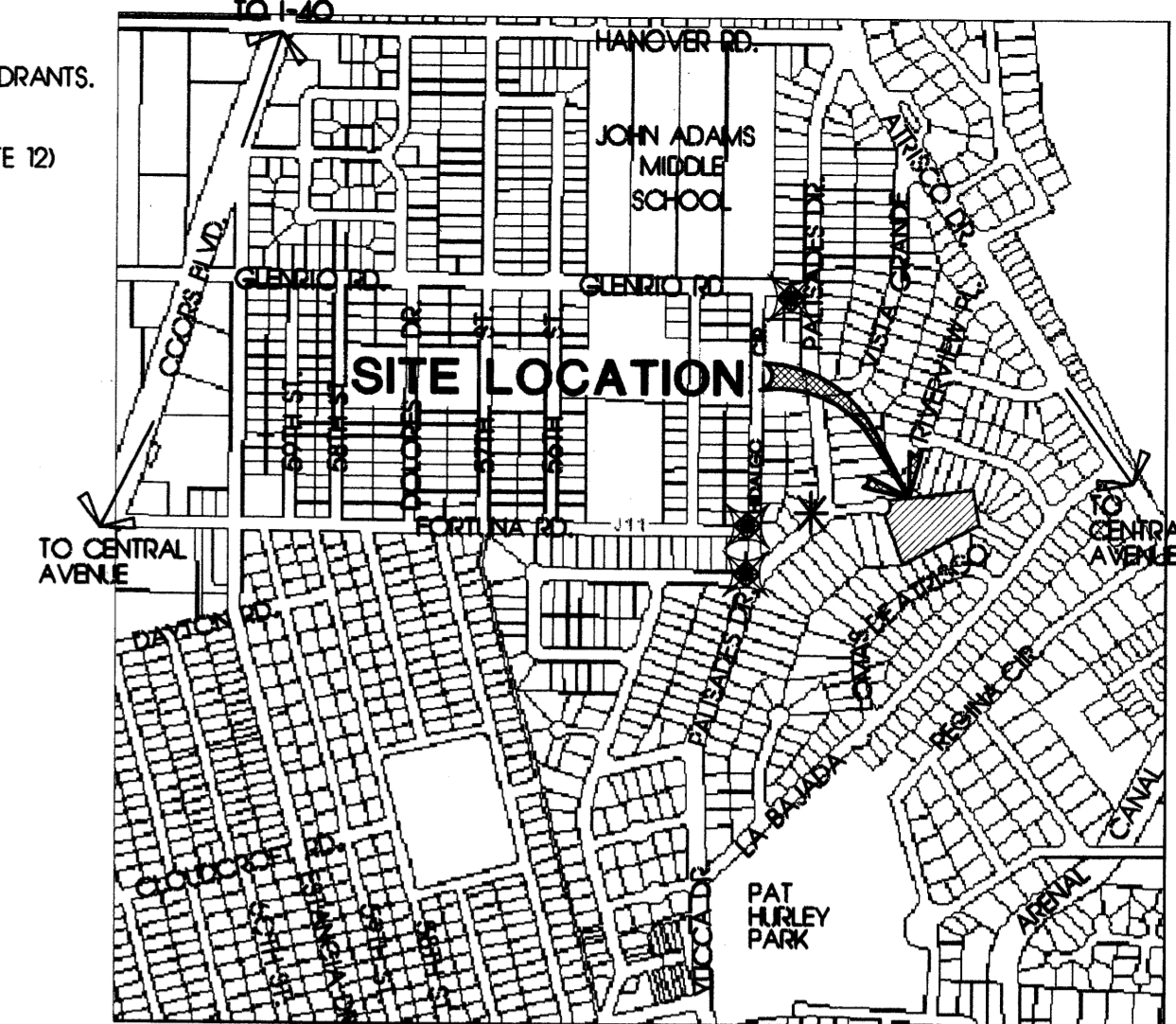
8 GUEST ROOMS (FUTURE MAX) : 8 CARS
 OWNER SPACES : 2 CARS
 TOTAL : 10 CARS

ONE ACCESSIBLE SPACE REQUIRED (VAN ACCESSIBLE)

SPACES PROVIDED : 11 STANDARD
 1 DISABLED

INDICATES EXISTING FIRE HYDRANTS.

NEW FIRE HYDRANT (SEE NOTE 12)



LOCATION MAP
 FROM ZONING ATLAS - J-12

NOTES

- Existing structures: This is an existing compound of structures, including a main building, courtyard, portales, and detached garage building. The application is to utilize these existing structures as a bed and breakfast establishment, with some future additions as described in note 9 below. Existing building areas are as follows: Main building (2 stories, 3 guest rooms) approx. 3600 sq. ft. Basement (one future guest room) approx. 1400 sq. ft. Portal structures (porches) approx. 1100 sq. ft. Detached garage (2 future guestrooms) approx. 840 sq. ft.
- Utilities: The site is fully served by all public utilities, including water and sewer.
- Access: The vehicular and pedestrian access are existing, via an existing dedicated and paved public street with sidewalks (Loma Alta Ct.)
- Parking within the existing walled compound exceeds the 10 spaces required.
- Landscaping: The existing site is well-landscaped with native species plus a traditional lawn. The lawn is contained by the masonry compound wall. Outside the compound walls, the landscaping is completely native. No modifications or significant additional landscaping is planned. Infill and replacement landscape materials will be drought-tolerant native or semi-native species.
- Drainage: No alterations to existing grading and drainage are proposed.
- Site lighting: No pole-mounted area lights will be added. Existing building-mounted residential-type exterior lighting will be matched in any addition.
- Elevations and materials: The photographs included with this site development plan are submitted in lieu of building elevations. They illustrate the existing style and materials of the compound. This is an historic traditional pueblo-style structure of adobe and concrete masonry, stucco, flat roofs, and surrounding portales constructed of rough vigas and timbers. Protruding vigas and canales are framed in wood as well. Yard walls are stucco masonry. The stucco colors of structure and yard walls shall be tan. All future renovations and additions will be consistent in style, color, materials, and detailing with the existing structures.
- Proposed future additions:
 - Portal addition for the garage/casita 8'x26' approx. 200 sq. ft.
 - Two story addition (2 guest rooms) 22'x26' approx. 1150 sq. ft.
 - South portal and terrace 8'x160' approx. 1280 sq. ft.
 - Extend wood deck approx. 42 sq. ft.
- Height: Portales will be similar in height to the existing portales (between 8' and 11' high). The two story, two guest room addition will not exceed the height of the height of the main structure (approximately 24').
- A 12" by 12" sign will be added at the location shown. No illumination on sign. Maximum height 6'-0" above grade.
- A new public fire hydrant shall be installed in the public right-of-way (sidewalk) on the west side of Palisades Drive, no more than 300 feet from the front property line of the subject property. Work shall be by a licensed and bonded contractor per city requirements. Connection is to the existing 10" water main in Palisades Drive. Prior to use as a bed & breakfast, the existing structures shall be required to provide interconnected smoke detectors per current residential codes.
- Approval of this site plan is only for existing development and conversion of the garage into a casita with portal. Future additions to the building shall be reviewed as an amendment to the site development plan by the EPC. Remodeling and minor cosmetic modifications does not require EPC approval.
- Conceptual Utility Plan added, all patching per C.O.A. standard details and specifications. C.O.A. bonded contractor required.

DRB PROJECT # 1003358
 04-00478

IS AN INFRASTRUCTURE LIST REQUIRED?
 () YES (X) NO. IF YES, THEN A SET OF APPROVED OLC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

Site Development Plan Approval:

Traffic Engineering, Transportation Division	Date	4-7-04
Regan A. Aram	Date	4-7-04
Utilities Department	Date	4/7/04
Parks & Recreation Department	Date	4/7/04
Bradley D. Bigham	Date	4/7/04
City Engineer	Date	
N/A	Date	
Environmental Health Department	Date	
Soil/Waste Management	Date	3/30/04
Sheran Matson	Date	4/7/04
DRB Chairperson, Planning Department	Date	

AFD Plans Checking Office
 924-3611
 HYDRANTS ONLY
 Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED

Signature & Date

REVISÉD - 1/14/04 PER STAFF COMMENTS.
 REVISÉD - 3/25/04 PER E.P.C. CONDITIONS.

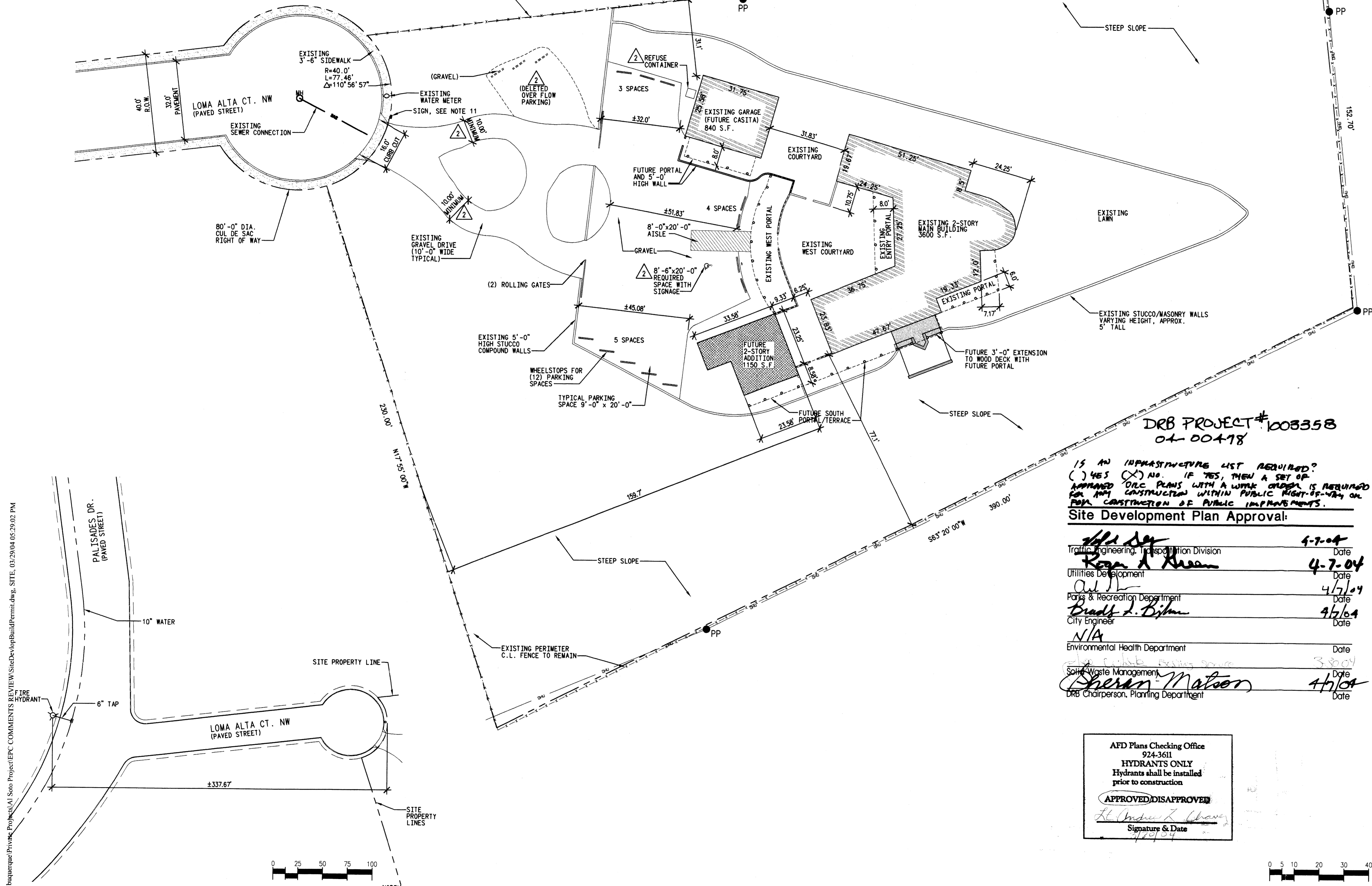
ISAAC BENTON & ASSOCIATES
 AIA
 624 Tijera Avenue NW
 Albuquerque, NM 87102
 TEL: 505-243-8499
 FAX: 505-243-3583
 E-MAIL: IBA@SNCP.COM

SOTO BED & BREAKFAST
 732 LOMA ALTA CT. NW
 Albuquerque, New Mexico

PROJECT ARCHITECT: ISAAC BENTON, AIA
 PROJECT #: IBA-03-21-P
 DATE: DECEMBER 26, 2003

By: JAM
 File: SiteDevlopBuildPermit.dwg
 SITE - tab
 Sheet 1 of 3

NOTE: SEE LOCATION MAP THIS SHEET FOR EXISTING FIRE HYDRANT LOCATIONS.



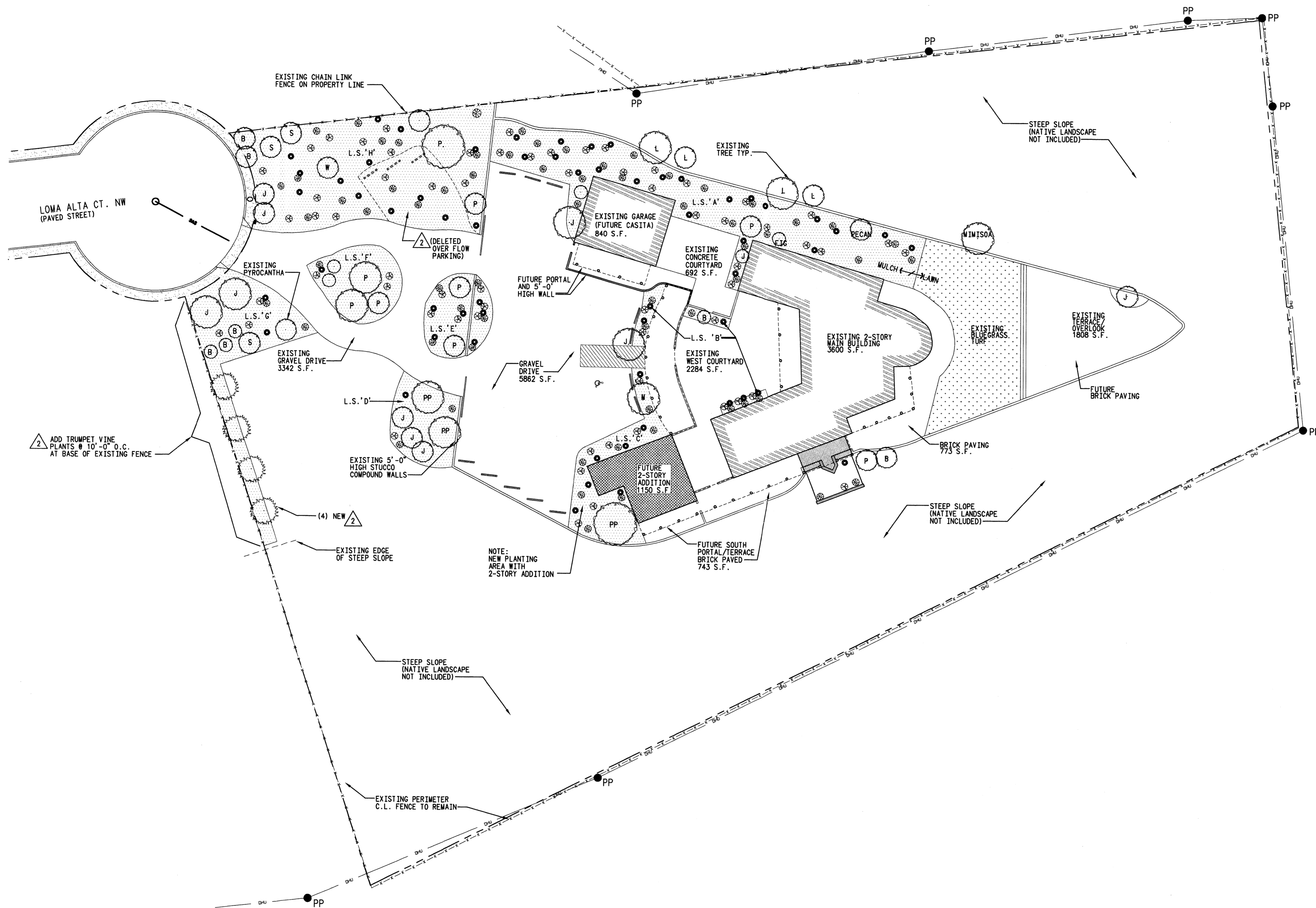
UTILITY PLAN (CONCEPT FOR HYDRANT)
 1"=50'-0"

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 1"=20'-0"

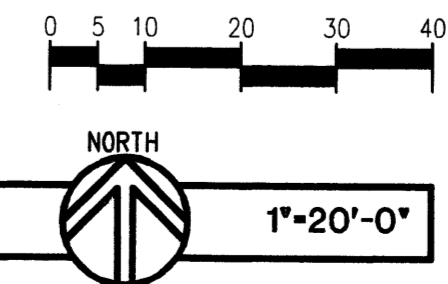
PROJECT 1003358

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LANDSCAPE PLAN - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



LANDSCAPE NOTES

1. THE EXISTING COMPOUND LANDSCAPE CONSISTS MOSTLY OF MATURE PLANTINGS. THESE ARE LIMITED TO THE ENTRY DRIVE AREAS, INSIDE THE WALLED COMPOUND, AND DIRECTLY OUTSIDE THE COMPOUND WALLS. MOST OF THE TREES AND SHRUBS ARE NATIVE OR SEMI-NATIVE DROUGHT-TOLERANT SPECIES. ALL FUTURE ADDITIONS TO THE LANDSCAPE WILL CONSIST OF GRAVEL MULCH WITH NATIVE OR SEMI-NATIVE PLANTINGS. THERE IS ONE TRADITIONAL KENTUCKY BLUEGRASS TURF LAWN COMPRISING LESS THAN 20 PERCENT OF THE LANDSCAPED AREAS. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPING IS TO REMAIN.
2. PRESENTLY THERE IS NO LANDSCAPE IRRIGATION SYSTEM. THE OWNER WOULD LIKE TO BE ALLOWED TO CONTINUE THE PRACTICE OF MANUAL IRRIGATION UNTIL SUCH TIME AS AN AUTOMATIC SYSTEM CAN BE IMPLEMENTED.
3. OUTSIDE THE WALLED COMPOUND AREA, ON THE STEEP ESCARPMENT SLOPES, GROUND COVER CONSISTS OF NATIVE GRASSES AND SHRUBS, PREDOMINANTLY FOUR-WINGED SALTBUSH, SAGE, AND CHAMISA AS WOULD BE SEEN ON OTHER UNDEVELOPED ESCARPMENT SLOPES IN THE AREA. THESE AREAS ARE NOT INCLUDED IN THE LANDSCAPING AREA CALCULATIONS.
4. THE OWNER, AL SOTO, TAKES FULL RESPONSIBILITY FOR IRRIGATION AND MAINTENANCE OF THE LANDSCAPING ON THIS SITE.
5. THIS PLAN IS IN COMPLIANCE WITH THE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE AREAS

GROSS LOT AREA:	-	85339 S.F.
PAVED AND BUILDING AREA:	-	21087 S.F.
NET LOT AREA:	-	64252 S.F.
15% LANDSCAPING REQUIREMENT:	-	9638 S.F.
20% HIGH WATER USE:	-	1928 S.F. (MAXIMUM)

LANDSCAPE AREAS:		
EXIST. LAWN	-	1927 S.F. = 20% OF LANDSCAPE REQUIREMENT
L.S. 'A'	-	3025 S.F.
L.S. 'B'	-	249 S.F.
L.S. 'C'	-	891 S.F.
L.S. 'D'	-	697 S.F.
L.S. 'E'	-	654 S.F.
L.S. 'F'	-	740 S.F.
L.S. 'G'	-	1384 S.F.
L.S. 'H'	-	3645 S.F.

2 TOTAL LANDSCAPE AREA	-	13212 S.F. = 20.56% OF LANDSCAPE REQUIREMENT
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LANDSCAPE LEGEND

- = GRAVEL MULCH
- = EXISTING BLUEGRASS TURF
- = BIG SAGE (NEW AND EXISTING SHRUBS)
- = CHOLLA CACTUS (IN ALL GRAVEL MULCH AREAS FOR 75% COVERAGE AT FULL GROWTH.)
- = NARROWLEAF YUCCA
- = PRICKLY PEAR CACTUS
- = SAND PENSTEMON
- = YELLOW CONEFLOWER
- = SAND SAGE
- = L = LOCUST (EXISTING TREES TO REMAIN)
- = W = DESERT WILLOW
- = B = MEXICAN BIRD OF PARADISE
- = P = PINON (5)
- = PP = PONDEROSA PINE (3)
- = J = JUNIPER (4)
- = S = SALT CEDAR (3)
- = M = FRUITLESS MULBERRY
- = 2 = FOUR (4) NEW 1" CALIPER DESERT WILLOW TREES @ 20'-0" O.C. 4'-0" FROM FENCE LINE.

2 REVISED - 3/25/04
PER E.P.C. CONDITIONS.

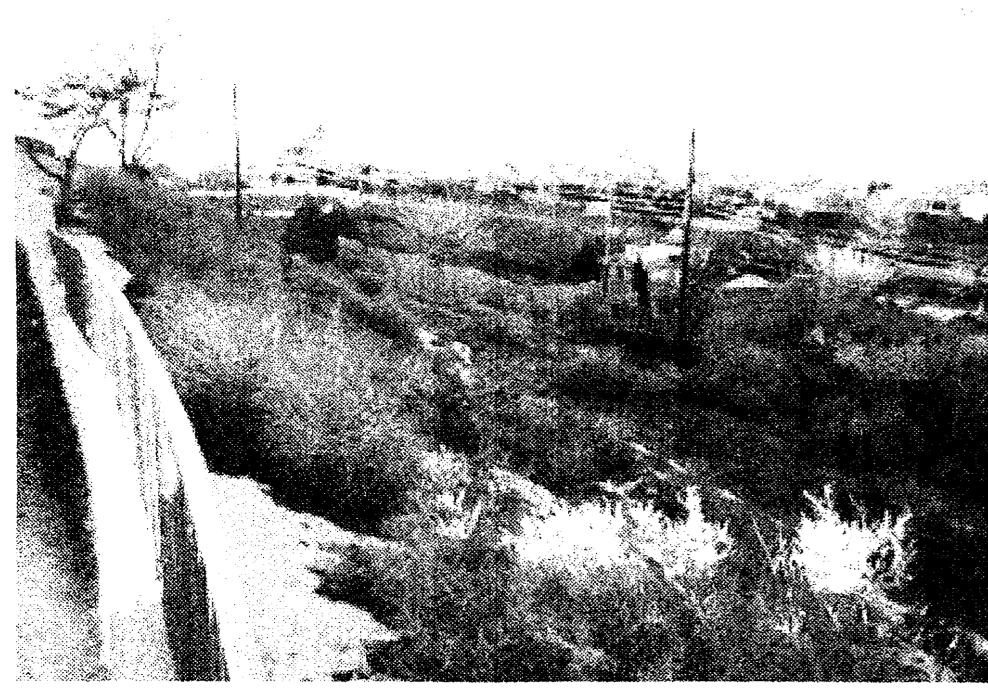
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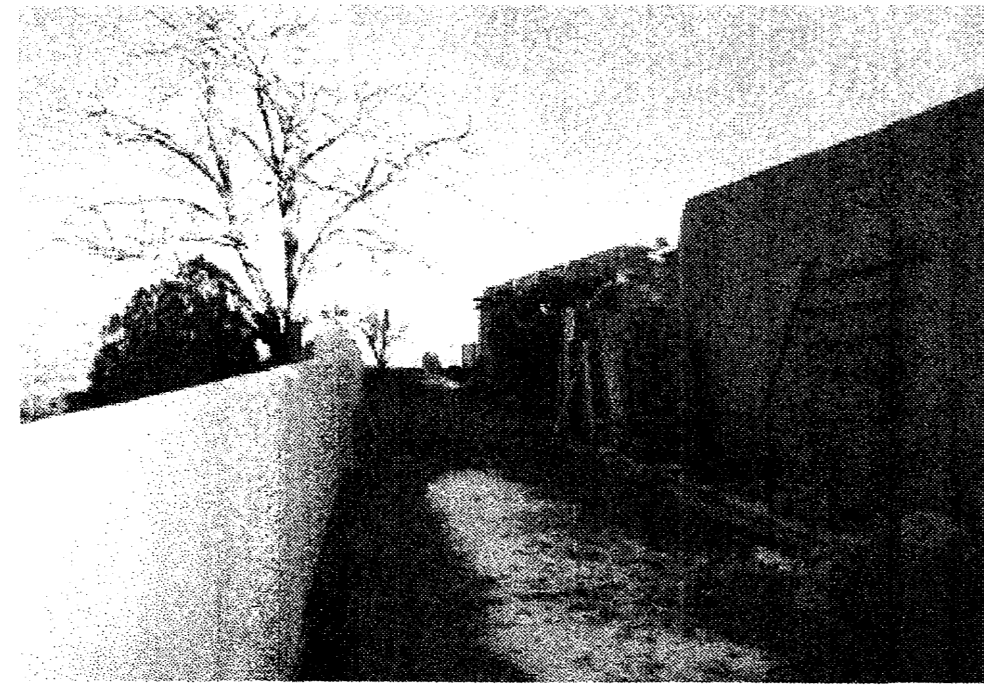
PROJECT ARCHITECT:	ISAAC BENTON, AIA	Project #:	IBA-03-21-P
Date:	DECEMBER 26, 2003		
LANDSCAPE PLAN - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT			
By:	JAM	Sheet 2 of 3	
File:	SiteDevelopBuildPermit.dwg LANDSCAPE - tab		

NOTES

Elevations and materials:
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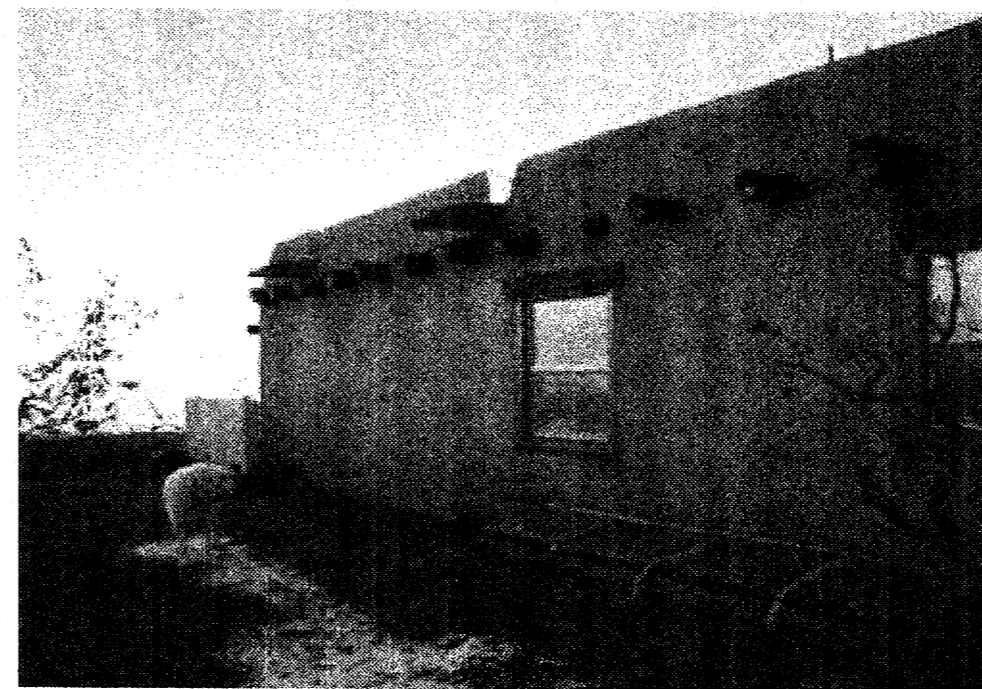
NEIGHBORHOOD TO NORTHWEST
 PHOTO 1 N.T.S.



NORTH SIDE OF GARAGE
 PHOTO 2 N.T.S.



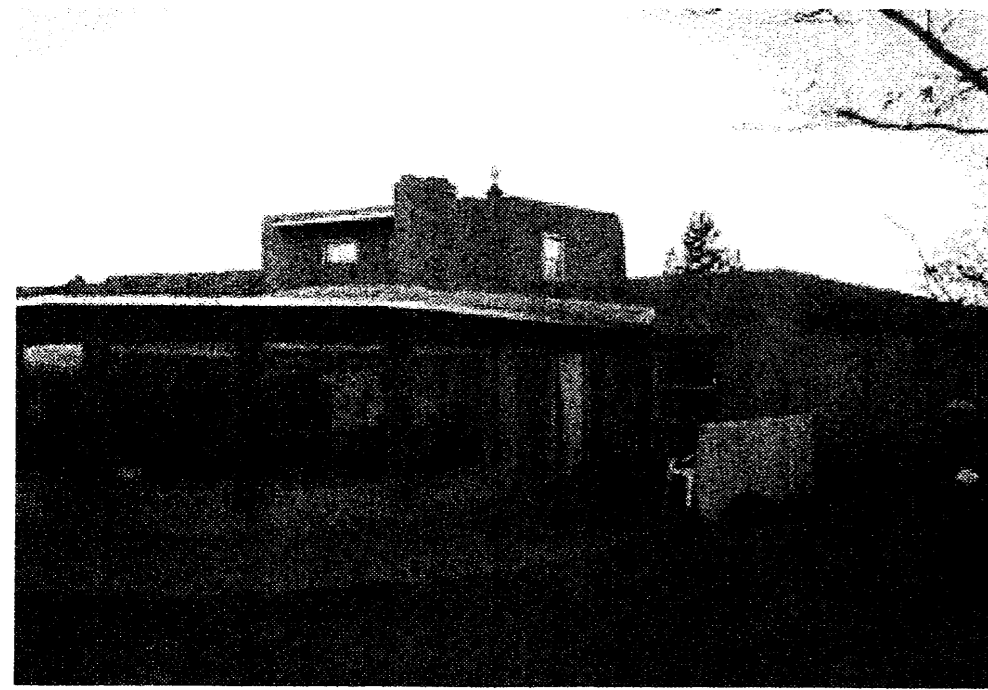
NEIGHBORHOOD TO NORTHEAST
 PHOTO 3 N.T.S.



NORTH SIDE OF MAIN BUILDING
 PHOTO 4 N.T.S.



MAIN BUILDING VIEW FROM NORTHEAST
 PHOTO 5 N.T.S.



MAIN BUILDING FROM NORTHEAST
 PHOTO 6 N.T.S.



MAIN BUILDING FROM SOUTHEAST
 PHOTO 7 N.T.S.



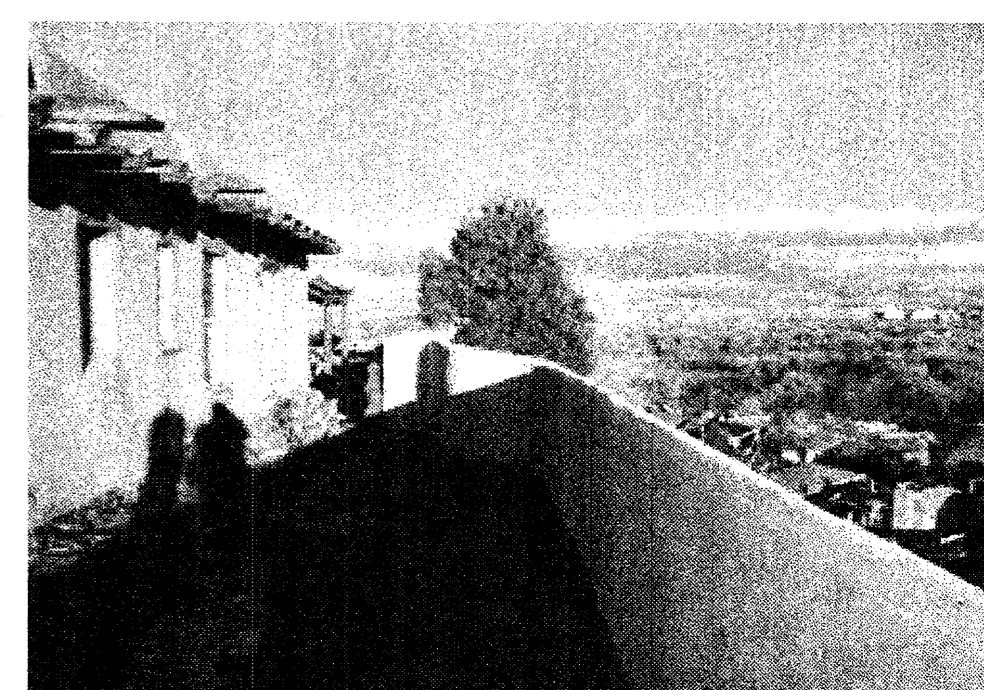
SOUTH SIDE OF MAIN BUILDING
 PHOTO 8 N.T.S.



NEIGHBORHOOD TO SOUTHEAST
 PHOTO 9 N.T.S.



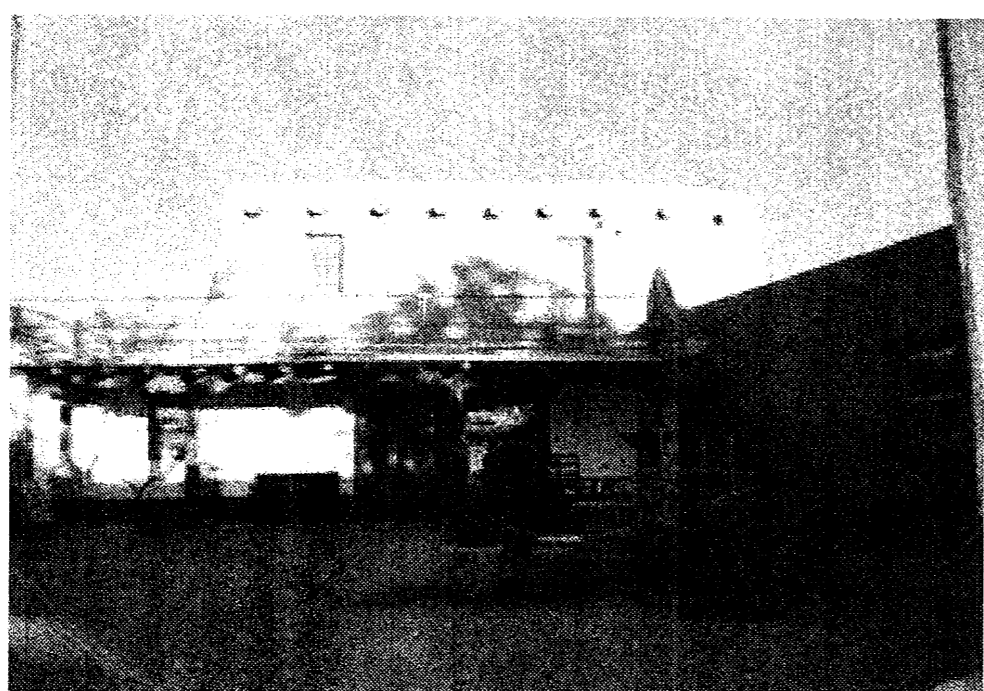
NEIGHBORHOOD TO SOUTH
 PHOTO 10 N.T.S.



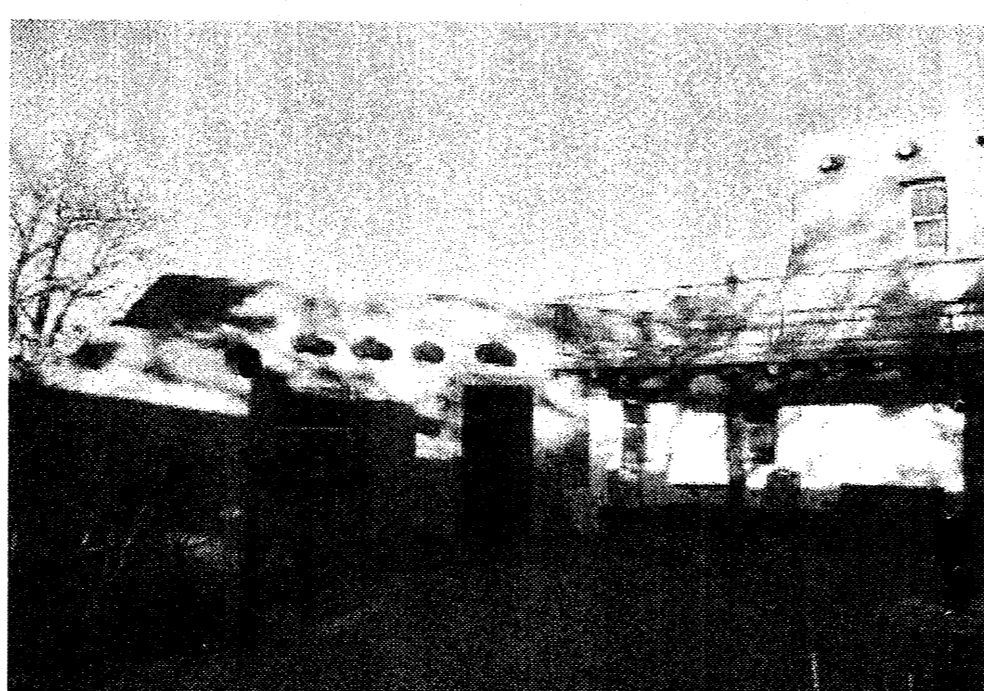
SOUTH SIDE OF BUILDING
 (FUTURE PORTAL AND TERRACE)
 PHOTO 11 N.T.S.



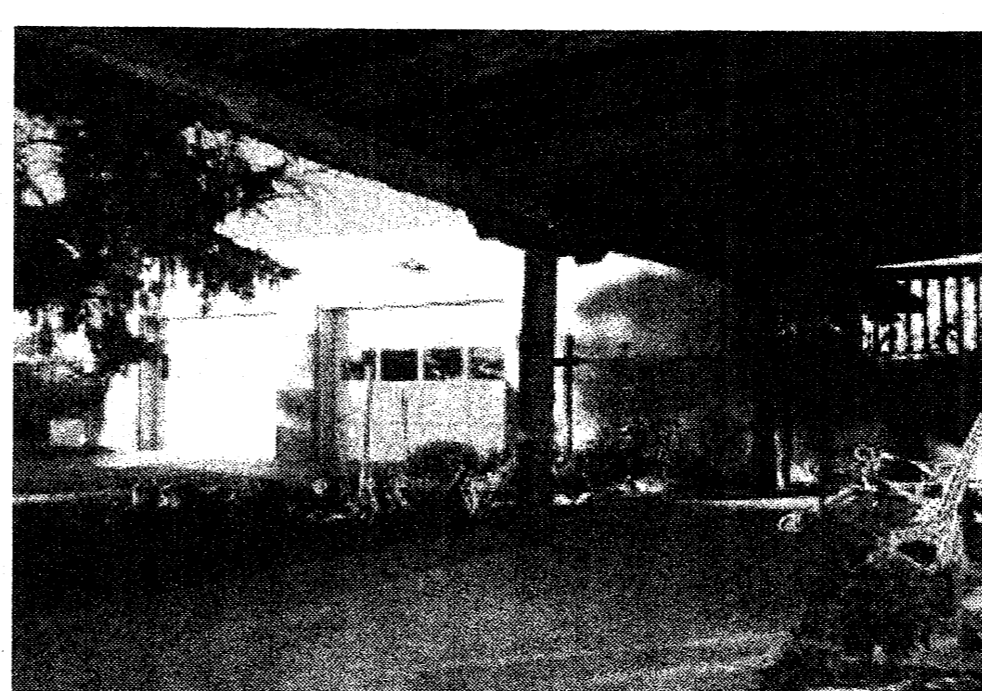
WEST ENTRY PORTAL
 PHOTO 12 N.T.S.



WEST COURTYARD
 PHOTO 13 N.T.S.



WEST COURTYARD
 PHOTO 14 N.T.S.



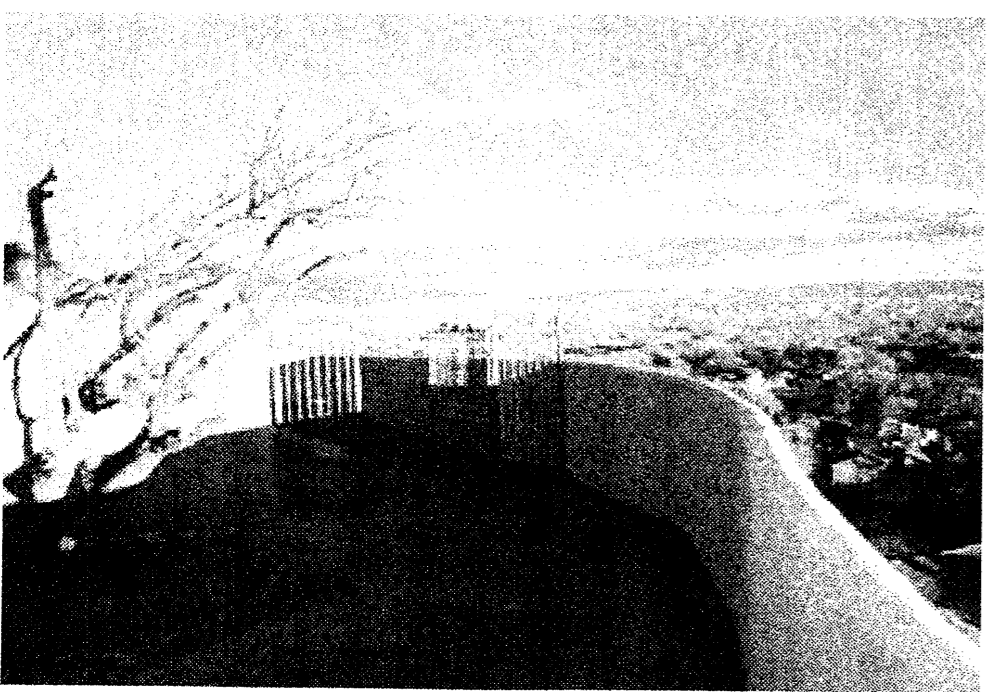
ENTRY PORTAL AND
 SOUTH SIDE OF GARAGE
 PHOTO 15 N.T.S.



SOUTH SIDE OF GARAGE
 (FUTURE CASITA WITH PORTAL)
 PHOTO 16 N.T.S.



SITE OF FUTURE ADDITION
 (LOOKING SOUTHEAST)
 PHOTO 17 N.T.S.



SITE OF FUTURE ADDITION
 (LOOKING EAST)
 PHOTO 18 N.T.S.



NEIGHBORHOOD TO SOUTH
 PHOTO 19 N.T.S.



NEIGHBORHOOD TO SOUTHWEST
 PHOTO 20 N.T.S.



PARKING AREA INSIDE COMPOUND
 PHOTO 21 N.T.S.



PARKING AREA OUTSIDE COMPOUND
 PHOTO 22 N.T.S.

REVISED - 3/25/04
 PER E.P.C. CONDITIONS.

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**SITE DEVELOPMENT PLAN
 FOR BUILDING PERMIT - PHOTO SHEET**

By: JAM
 File: AISotoPhotos.dwg
 AISotoPhotos - ITH
 Sheet 3 of 3