

PROJECT NUMBER: 1004 623 06 EPC - 0019 06 EPC - 00023
 07 DRB- 1004623

Application Number: _____

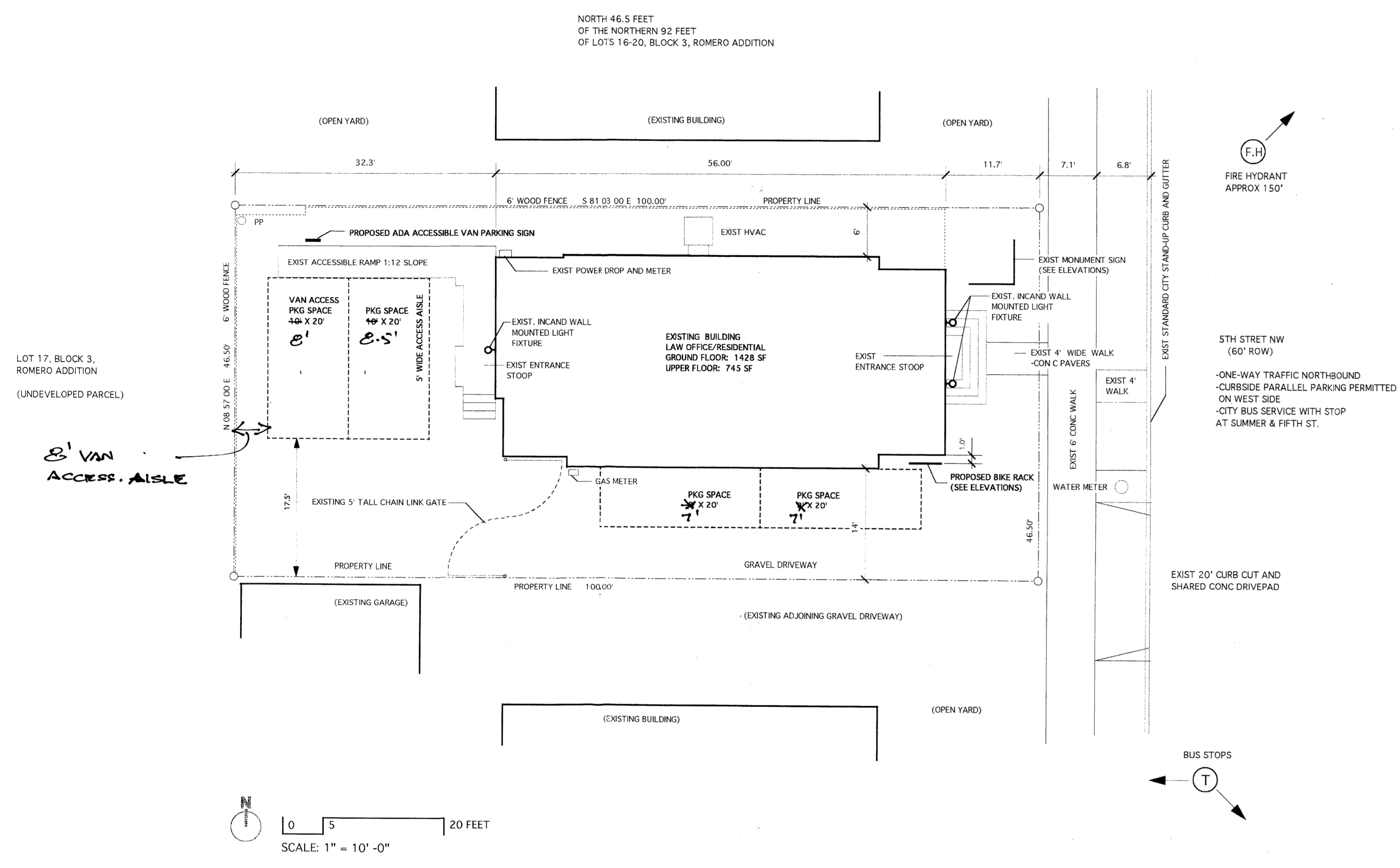
This Plan satisfies the Findings and Conditions in the Official EPC Notification of Decision dated 4/16/2006

No infrastructure List is required.

DRB SITE DEVELOPMENT PLAN SINGOFF APPROVAL:

<i>Ally Day</i>	5-25-07
Traffic Engineering, Transportation Division	Date
<i>Roger Albee</i>	4/25/07
Water Utility Department	Date
<i>Christina Santoral</i>	4/25/07
Parks and Recreation Department	Date
<i>Bradley L. Bingham</i>	4/25/07
City Engineer	Date
N/A	
Environmental Health	Date
<i>Michael Holton</i>	6/7/07
Solid Waste Management	Date
<i>J. Matson</i>	6/07/07
DRB Chairperson, Planning Department	Date

PROJECT 1004623

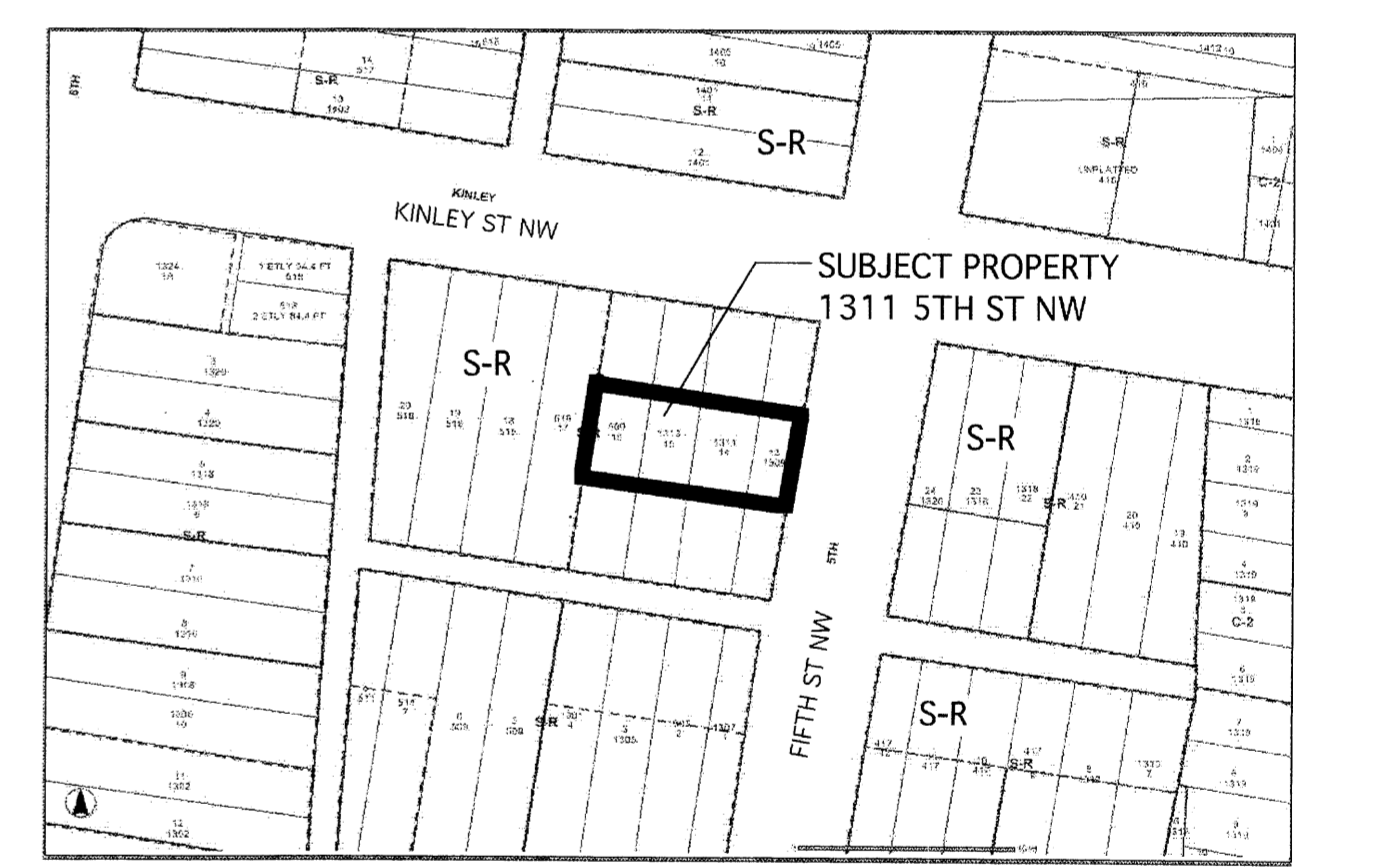


GENERAL NOTES

THIS PROJECT CONSISTS OF REHABILITATION AND CREATIVE REUSE OF A DERELICT DWELLING BY ALLOWING RESIDENTIAL AND LIMITED NON-RESIDENTIAL USES. TO THIS END THE ENVIRONMENTAL PLANNING COMMISSION GRANTED A CHANGE OF ZONE TO SU-2 FOR SU-1 FOR LAW OFFICE AND/OR RESIDENTIAL USES AND THE OWNERS HAVE MADE NUMEROUS IMPROVEMENTS TO THE PROPERTY. THERE WAS AN EFFORT AND SOME GUIDANCE FROM EPS PLANNING STAFF TO COMPLY WITH THE GUIDELINES OF THE SAWMILL/WELLS PARK SECTOR PLAN AND THE PROPERTY CLEARLY RETAINS ITS ORIGINAL RESIDENTIAL CHARACTER. THIS PLAN IS SUBMITTED TO ILLUSTRATE THESE IMPROVEMENTS AND EXISTING CONDITIONS AND TO COMPLY WITH CONDITION NO. 1 IN THE EPC NOTICE OF DECISION.

PROJECT INFORMATION

ADDRESS: 1311 5TH ST NW
 ZONE ATLAS PAGE: J-14
 APPROVED ZONE: SU-2 FOR SU-1 LAW OFFICE AND/OR RESIDENTIAL (CHANGED FROM SU-2 FOR S-R, SAWMILL, RESIDENTIAL)
 ACREAGE: 0.14 ACRES
 LEGAL DESCRIPTION: SOUTH 46.5 FEET OF NORTH 94 FEET OF LOTS 13-16, BLOCK 3, ROMERO ADDITION
 UTILITIES: SITE IS CONNECTED TO CITY WATER AND SEWER, PNM GAS AND POWER, QWEST.
 SOLID WASTE COLLECTION: RESIDENTIAL SERVICE APPROVED
 PUBLIC TRANSPORTATION: THERE IS BUS SERVICE ON 5TH AND ON 6TH STREETS. STOPS ARE AT SUMMER AND 5TH AND KINLEY AND 6TH.
 SIGNAGE: SEE ELEVATIONS/PHOTOS (SHEET 3) FOR DETAILS ON MONUMENT SIGN.
 ACCESSIBILITY: AN ADA COMPLIANT CONCRETE RAMP PROVIDES ACCESS TO THE BUILDING.
 LANDSCAPING: SEE LANDSCAPE PLAN (SHEET 2).
 STREET PARKING: CURBSIDE PARKING PERMITTED ON THE WEST SIDE OF 5TH STREET, BOTH SIDES OF KINLEY, AND GENERALLY THROUGHOUT THE NEIGHBORHOOD.
 OFF-STREET PARKING: THE PROJECT CONSISTS OF CREATIVE REUSE OF AN EXISTING PROPERTY TO PERMIT RESIDENTIAL AND LIMITED NON-RESIDENTIAL USES. TO THIS END A SU-1 ZONE DESIGNATION WAS GRANTED. NO SPECIFIC PARKING REQUIREMENTS WERE STIPULATED BY THE EPC.
 4 SPACES INDICATED ON PLAN.
 A BIKE RACK IS PROPOSED TO BE ADDED.
 (UNDER SF RESIDENTIAL USE- NO. BATHS: 3 SPACES REQUIRED: 3)



SITE PLAN - (EXISTING IMPROVEMENTS)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 DATE, LAST REVISION : 3.22.07
 PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

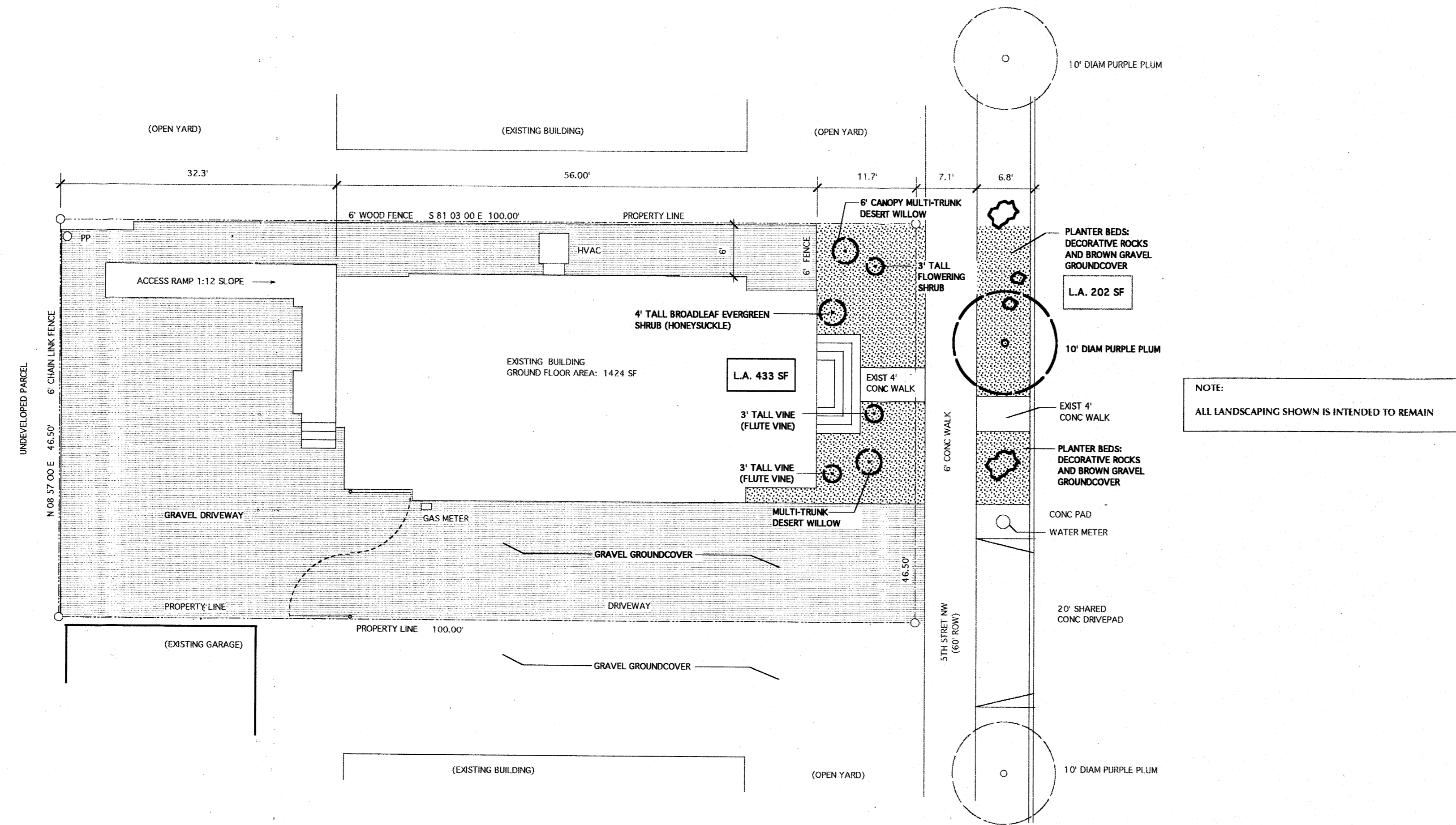
OWNER :
 RAUL A. LOPEZ AND
 SHANNON LOPEZ
 1311 5TH ST NW ALBUQUERQUE NM 87102
 505 768 1134

VICINITY MAP

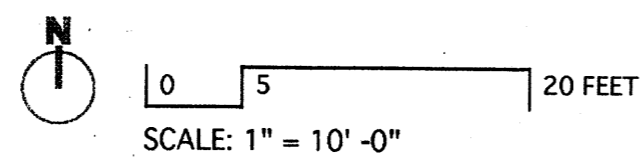
13 11 5TH ST NW
 ZONE: SU1 FOR LEGAL OFFICE AND/OR RESIDENCE

1311 5TH ST
 SITE PLAN
 PROJECT NO 1004 623

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
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NOTE:
ALL LANDSCAPING SHOWN IS INTENDED TO REMAIN



1311 5TH ST
LANDSCAPE PLAN - (EXISTING IMPROVEMENTS)

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DATE, LAST REVISION : 3.22.07
PROPERTY ADDRESS : 1311 5TH ST NW ALBUQUERQUE NM 87120

OWNER :
RAUL A. LOPEZ AND
SHANNON LOPEZ
1311 5TH ST NW ALBUQUERQUE NM 87102
505 768 1134

AGENT:
BERENT GROTH ARCHITECT AIA
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120
505 266 6700

LANDSCAPE CALCULATIONS

SITE AREA= 0.14 ACRE= 6,099 SF
BUILDING, PARKING & DRIVEWAYS= 3500 SF
NET SITE AREA= 2600 SF
LANDSCAPED AREA @ 15% = 390 SF
LANDSCAPING PROVIDED ON SITE= 433 SF (IN ROW: 202 SF)

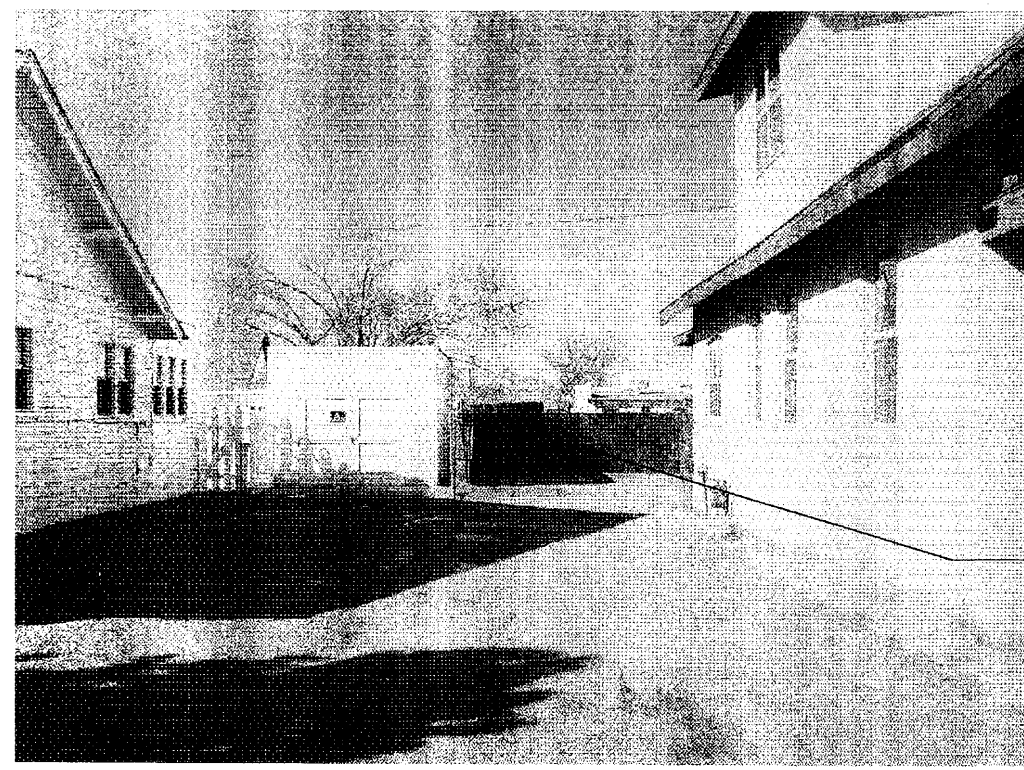
LANDSCAPE NOTES

LANDSCAPING SHALL COMPLY WITH SAWMILL / WELLS
PARK SECTOR PLAN GUIDELINES AND CITY OF
ALBUQUERQUE WATER CONSERVATION ORDINANCE
AND SHALL BE OWNER MAINTAINED

ANY IRRIGATION SYSTEM SHALL BE WATER CONSERVING
AUTOMATIC DRIP IRRIGATION, OWNER MAINTAINED

1311 5TH ST
LANDSCAPE PLAN
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SOUTH ELEVATION LOOKING WEST

FASCIA COLOR: BROWN
 ROOF SHINGLES: TAN/GRAY
 NEW WINDOWS PER SECTOR GUIDELINES
 WOOD FENCE TYP: MATCH FASCIA BROWN

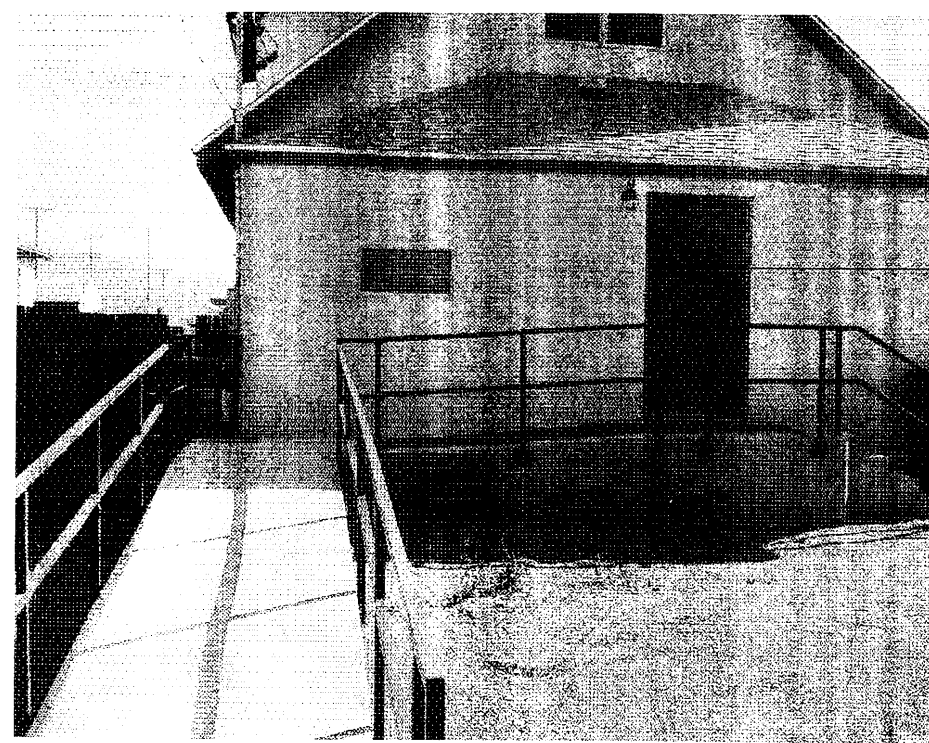


EAST ELEVATION

NEW MONUMENT DIRECTORY AND ADDRESS SIGN (SEE DETAIL BELOW)

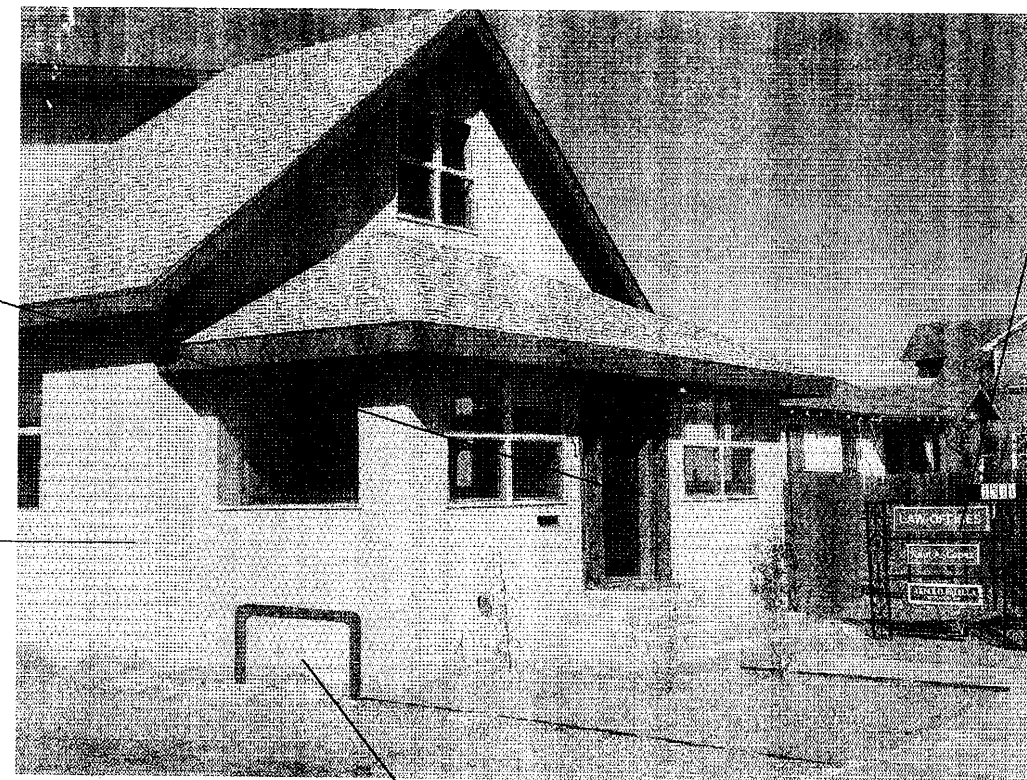


NE CORNER



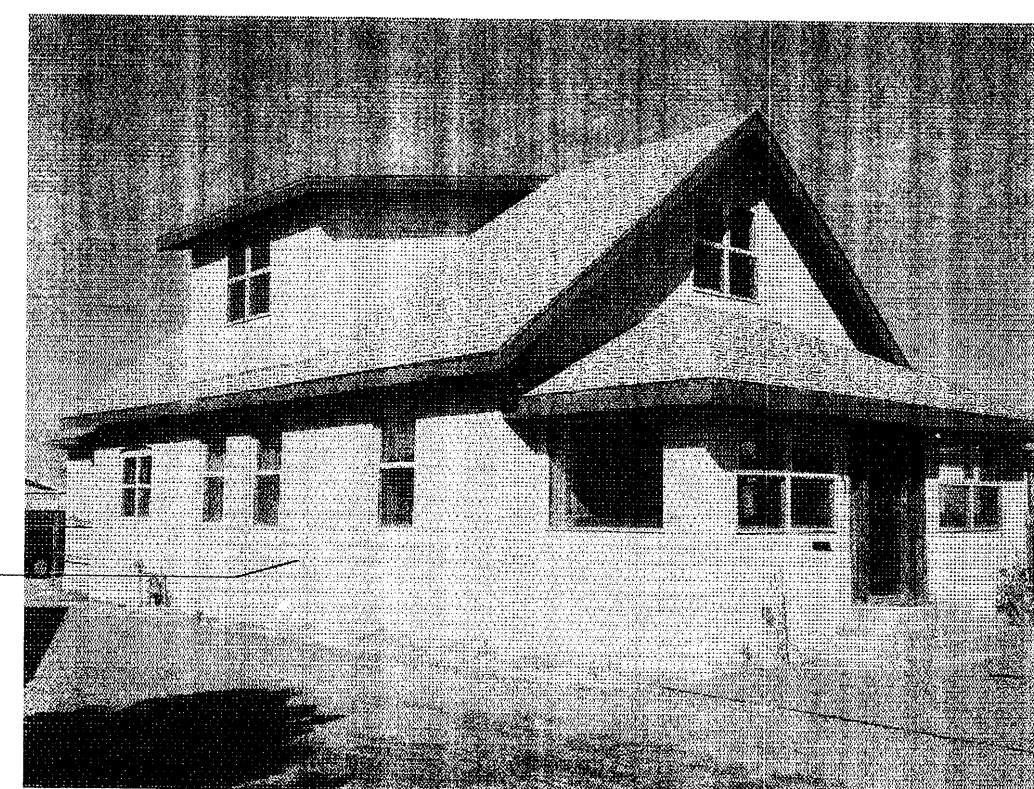
WEST ELEVATION SHOWING RAMP

EXTERIOR WOOD DOORS: NATURAL FINISH
 NEW STUCCO, TYP COLOR: TAN



SE CORNER

BIKE RACK LOCATION



SOUTH ELEVATION

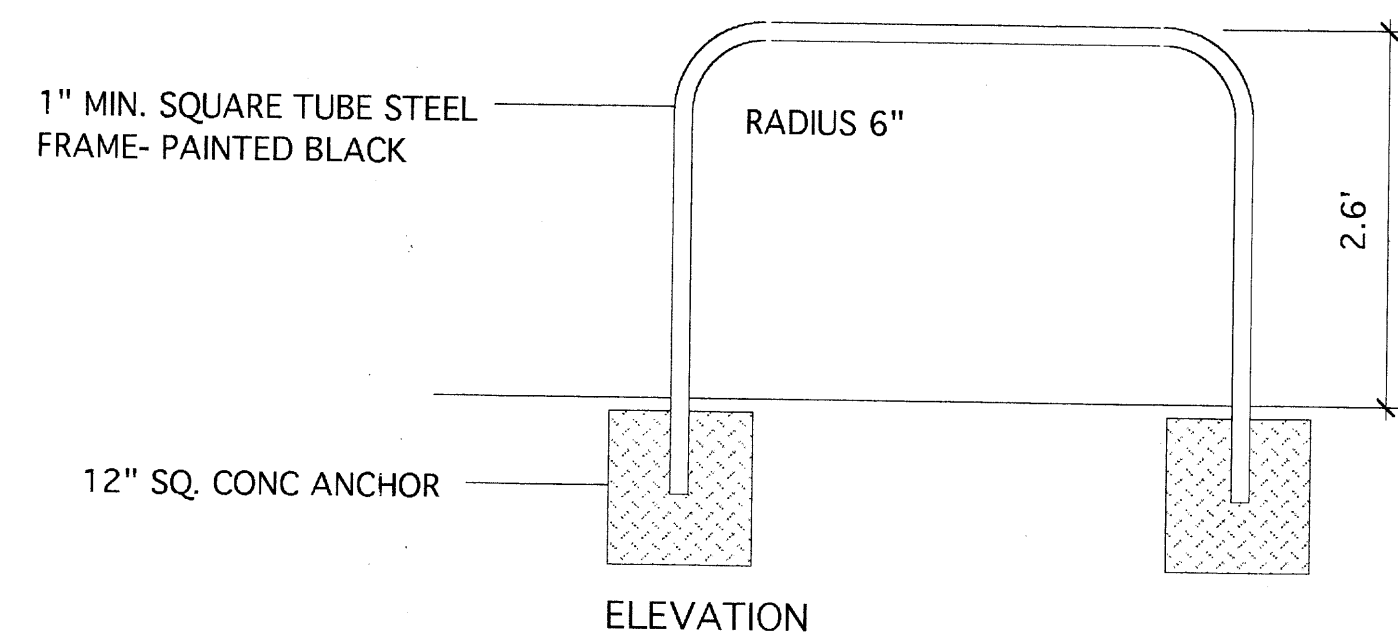
NEW STUCCO, TYP COLOR: TAN

NOTE: ALL PHOTOGRAPHS SHOW WINTER CONDITIONS

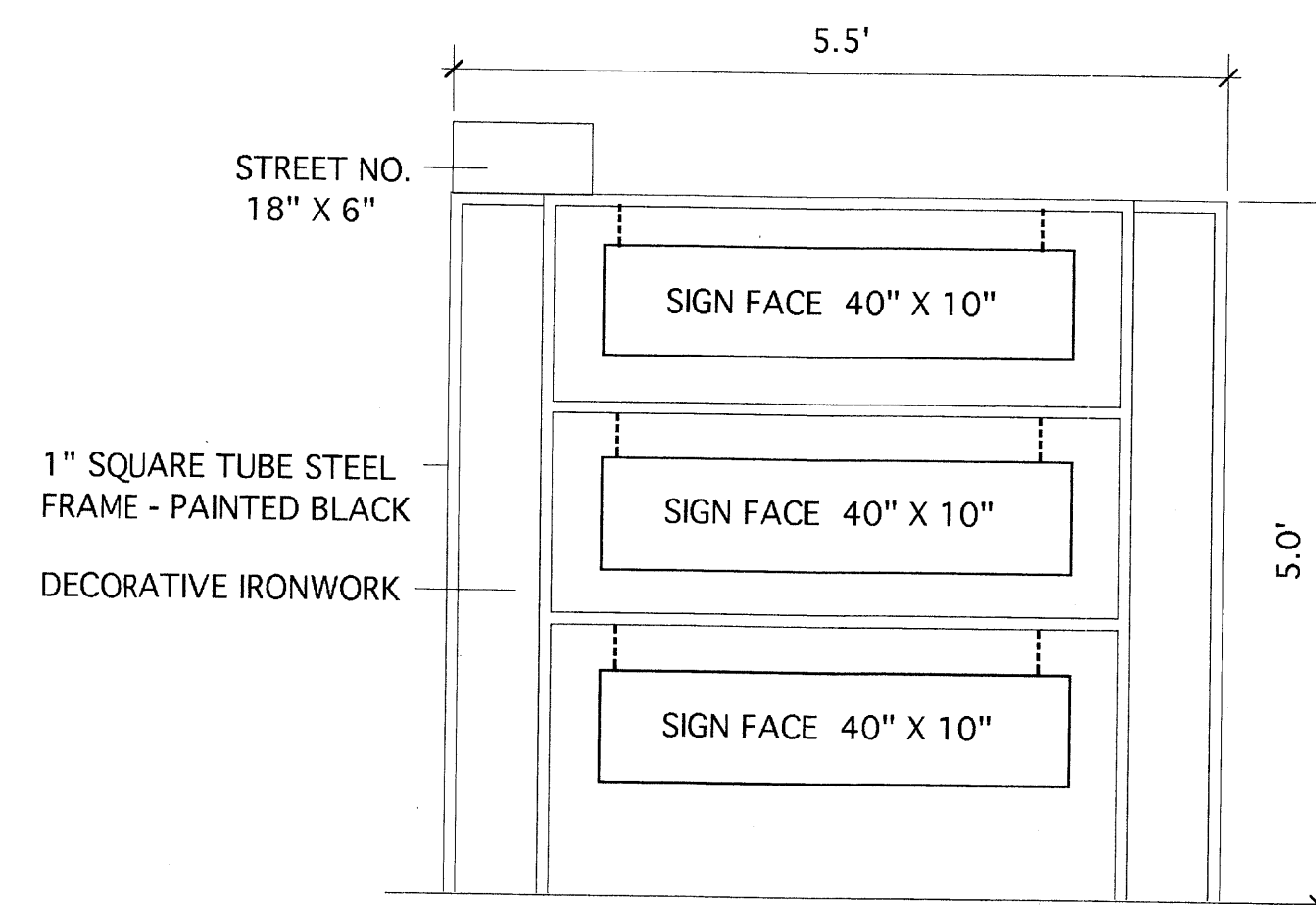
1311 5TH ST
BUILDING ELEVATIONS / PHOTOS
 PROJECT NO 1004 623

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PROPOSED BIKE RACK (See Site Plan)
 scale 3/4" = 1' - 0"



EXIST. MONUMENT SIGN (See Site Plan)
 scale 3/4" = 1' - 0"



EAST ELEVATION

1311 5TH ST
BUILDING ELEVATIONS / PHOTOS
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