

PROJECT # 1004731



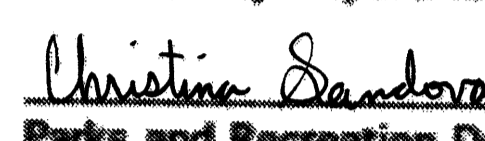
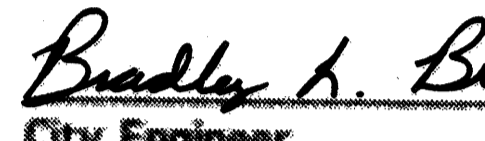
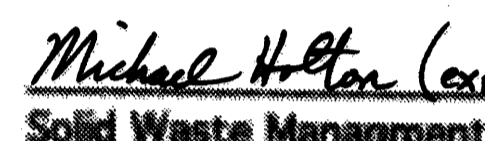

PROJECT NUMBER: 1004731

Application Number: 080RB-70341

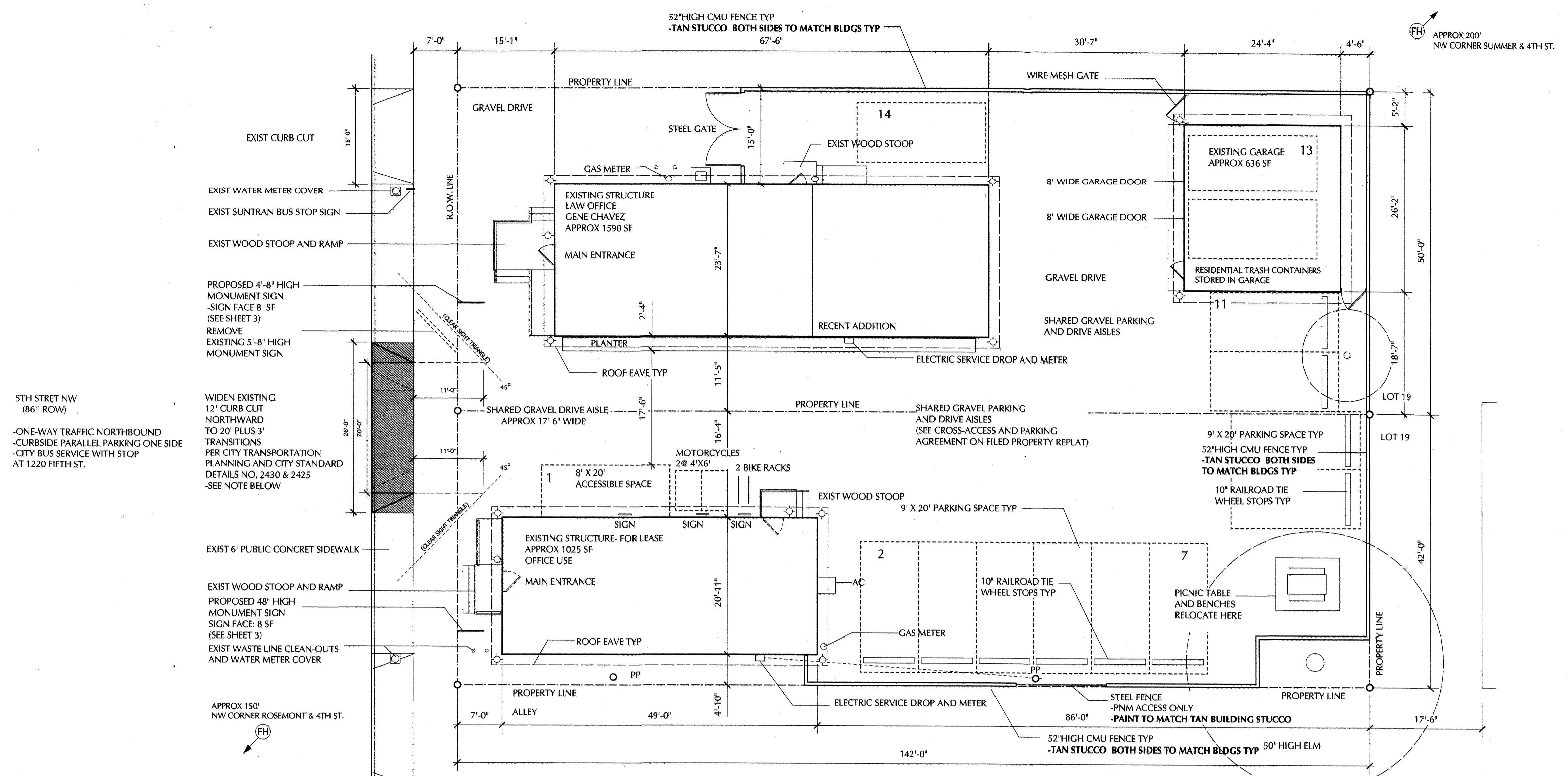
This Plan satisfies the Findings and Conditions in the Official EPC Notification of Decision dated May 17, 2007

No infrastructure List is required.

**DRB SITE DEVELOPMENT PLAN SINGOFF APPROVAL:**

	8/19/08
Traffic Engineering, Transportation Division	Date
	8-6-08
Water Utility Department <b>ABCWA</b>	Date
	8/6/08
Parks and Recreation Department	Date
	8/6/08
City Engineer	Date
<u>N/A</u>	
Environmental Health	Date
	5/2007
Solid Waste Management	Date
	8-28-08
DRB Chairperson, Planning Department	Date

*Catalina Lehner 8/19/08*



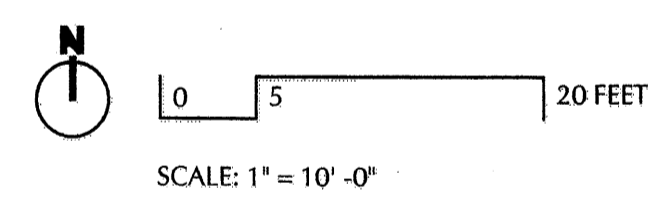
5TH STREET NW (86' ROW)  
 -ONE-WAY TRAFFIC NORTHBOUND  
 -CURBSIDE PARALLEL PARKING ONE SIDE  
 -CITY BUS SERVICE WITH STOP AT 1220 FIFTH ST.

WIDEN EXISTING 12' CURB CUT NORTHWARD TO 20' PLUS 3' TRANSITIONS PER CITY TRANSPORTATION PLANNING AND CITY STANDARD DETAILS NO. 2430 & 2425 -SEE NOTE BELOW

EXIST 6' PUBLIC CONCRET SIDEWALK  
 EXIST WOOD STOOP AND RAMP  
 PROPOSED 48" HIGH MONUMENT SIGN SIGN FACE: 8 SF (SEE SHEET 3)  
 EXIST WASTE LINE CLEAN-OUTS AND WATER METER COVER

APPROX 150' NW CORNER ROSEMONT & 4TH ST.

NOTE: THIS PLAN IS NOT AND SHOULD NOT BE USED IN PLACE OF AN ACCURATE TOPOGRAPHIC OR BOUNDARY SURVEY  
 NOTE: ALL IMPROVEMENTS WITHIN THE PUBLIC R.O.W. SHALL BE TO CITY STANDARDS INCLUDING BUT NOT LIMITED TO SIDEWALKS (DPM STD. DWG. 2430), PRIVATE ENTRANCES (STD. DWG. 2425) AND WHEEL CHAIR RAMPS (DPM STD. DWG. 2441)



**SITE PLAN - (EXISTING AND PROPOSED IMPROVEMENTS)**

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

PROPERTY ADDRESS: 1216 & 1220 5TH ST NW  
 ALBUQUERQUE NM 87102

OWNER:  
 PAUL A. CHAVEZ AND GENE N. CHAVEZ  
 1220 5TH ST NW ALBUQUERQUE NM 87102

EXISTING CONDITIONS AND IMPROVEMENTS -AGENT:  
**BERENT GROTH ARCHITECT AIA**  
 3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120  
 505 266 6700

**NOTE**  
 PLANS AND IMPROVEMENTS SHALL COMPLY WITH THE GENERAL SU-2 REGULATIONS AND OTHER APPLICABLE REGULATIONS IN THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN

**GENERAL NOTES**  
 THIS ARCHITECT WAS VERY RECENTLY RETAINED TO ASSIST THE OWNER IN FILING PLANS PER EPC CONDITIONS OF APPROVAL.

THIS PROJECT CONSISTS OF REHABILITATION AND CREATIVE REUSE OF DERELICT DWELLINGS BY ALLOWING RESIDENTIAL AND LIMITED NON-RESIDENTIAL USES. THE OWNERS INTEND TO USE THE PREMISES JOINTLY WITH SHARED PARKING AND ACCESS. THEY HAVE PREPARED AN AGREEMENT FOR THAT PURPOSE.

A CHANGE OF ZONE WAS APPROVED BY THE EPC TO SU-2 FOR SU-1 FOR RESIDENTIAL AND/OR LAW OFFICE, COURT REPORTER, ACCOUNTANT, ARCHITECT, ENGINEER, DOCTOR OFFICE. (THE CURRENT ZONE DESIGNATION IS SU-2 FOR SAWMILL RESIDENTIAL). CONDITIONAL ON SUBMITTAL OF A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT.

THE OWNERS HAVE MADE NUMEROUS IMPROVEMENTS TO THE PROPERTY WITH AN EFFORT TO COMPLY WITH THE GUIDELINES OF THE SAWMILL/WELLS PARK SECTOR PLAN. THE PROPERTY CLEARLY RETAINS A RESIDENTIAL SCALE.

**COMPLETED OWNER IMPROVEMENTS (REFER TO PLAN):**

- COMPLETE INTERIOR AND EXTERIOR RENOVATION OF THE EXISTING DWELLINGS, INCLUDING NEW WINDOWS AND STUCCO. 1120 5TH WAS ENLARGED TOWARD THE REAR.
- REPLACEMENT OF THE ORIGINAL GARAGE ENCROACHING ON ADJOINING PROPERTY.
- REPLACEMENT OF A CHAIN LINK FENCE WITH A SOLID CMU FENCE.
- CONSTRUCTION OF NEW FRONT STOOPS AND RAMPS, MONUMENT SIGN.
- IMPROVEMENTS TO DRIVE AISLE AND PARKING AREA.
- DECORATIVE GRAVEL AREA DEFINED IN FRONT OF EACH BUILDING.

**PROPOSED ADDITIONAL IMPROVEMENTS:**

- LANDSCAPING AT BOTH 1216 AND 1220 5TH STREET PER CITY OF ALBUQUERQUE WATER CONSERVATION ORDINANCE AND SAWMILL / WP SECTOR PLAN GUIDELINES (SEE LANDSCAPING PLAN).
- REPLACEMENT OF EXISTING MONUMENT SIGN AT 1220 5TH STREET - NEW REDUCED SIZE SIGNS AT 1216 AND 1220 5TH (SEE DETAILS ON ELEVATIONS / PHOTOS SHEET).
- RESIDENTIAL REFUSE COLLECTION CARTS SHALL NOT BE VISIBLE AND MAY BE LOCATED IN THE GARAGE.

**PROJECT INFORMATION**

ADDRESS: 1216 AND 1220 5TH ST NW

ZONE ATLAS PAGE: J-14

APPROVED ZONE: SU-2 FOR SU-1 FOR RESIDENTIAL AND/OR LAW OFFICE, COURT REPORTER, ACCOUNTANT, ARCHITECT, ENGINEER, DOCTOR OFFICE

ACREAGE: APPROXIMATELY 0.30 ACRES

LEGAL DESCRIPTION: 1220 5TH ST. NW: LOT 24-A, BEING A REPLAT OF LOTS 19,20,21,22,23 & 24, BLOCK 5 ROMERO ADDITION, PROJECTED SECTION 17, T. 10N., R. 3E., NMPM, TOWN OF ALBUQUERQUE GRANT (APPROX. 0.1626 AC.)

LEGAL DESCRIPTION: 1216 5TH ST. NW: LOT 24-B, BEING A REPLAT OF LOTS 19,20,21,22,23 & 24, BLOCK 5 ROMERO ADDITION, PROJECTED SECTION 17, T. 10N., R. 3E., NMPM, TOWN OF ALBUQUERQUE GRANT (APPROX. 0.1367 AC.)

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 1220 5TH AND AT KINLEY AND 6TH.

SIGNAGE: SEE ELEVATIONS/PHOTOS (SHEET 3).

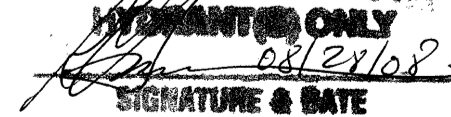
LANDSCAPING: SEE LANDSCAPE PLAN (SHEET 2).

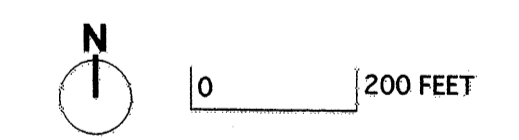
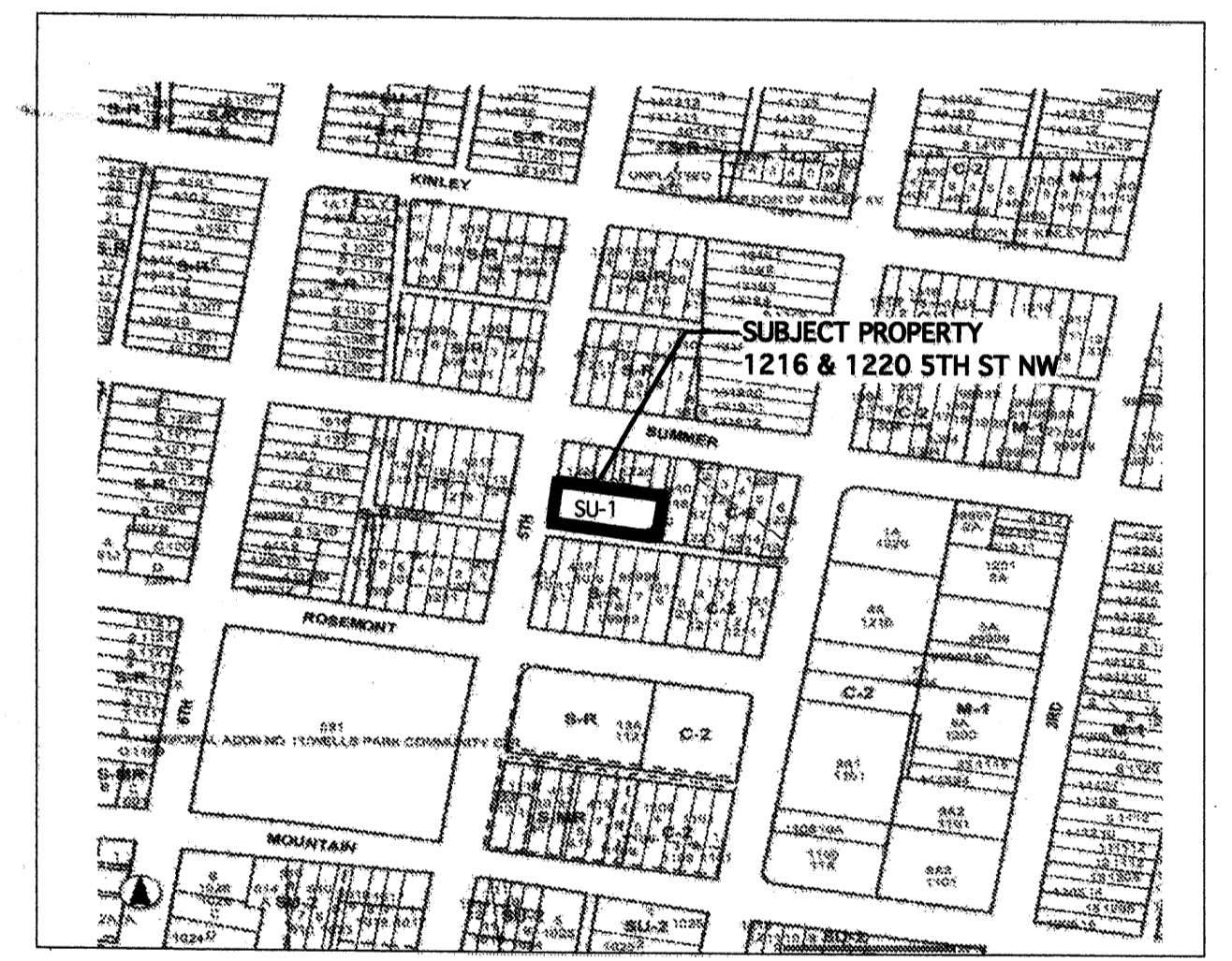
STREET PARKING: CURBSIDE PARKING PERMITTED ON THE WEST SIDE OF 5TH STREET, BOTH SIDES OF KINLEY, AND GENERALLY THROUGHOUT THE NEIGHBORHOOD.

**OFF-STREET PARKING:**

NET LEASABLE FLOOR AREA TOTAL = 2536 SF  
 FOR OFFICE USE - PARKING @ 1 SPACE / 200 SF NET LEASABLE = 13 SPACES  
 LESS TRANSIT CREDIT @ 10% = 12 SPACES  
 (ALTERNATE: FOR RESIDENTIAL USE - PARKING @ NO. BATHS = 3 SPACES REQUIRED = 3)

OFF STREET BIKE PARKING RACK: 2 SPACES  
 OFF STREET MOTORCYCLE SPACES PROVIDED: 2  
 OFF STREET AUTO PARKING PROVIDED: 14 SPACES INCLUDING 1 ACCESSIBLE SPACE

**APR PLANS CHECKED OFFICE 824-3811**  
**APPROVED FOR PERMITTING**  
**FOR PERMITTING ONLY**  
  
 SIGNATURE & DATE



**VICINITY MAP**

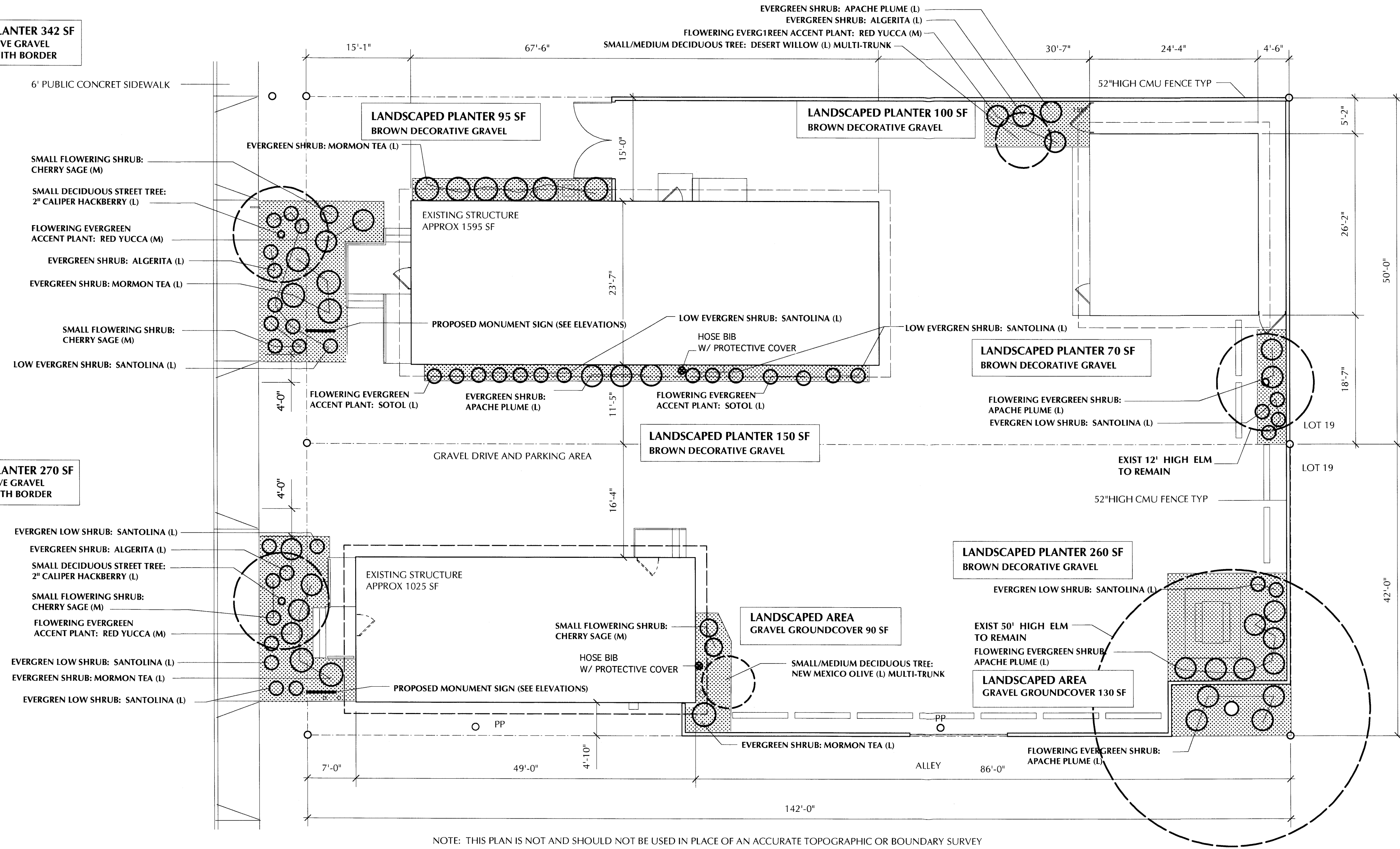
1216 & 1220 5TH ST NW  
 ZONE: SU-2 FOR SU1 FOR RESIDENTIAL AND/OR LAW OFFICE, COURT REPORTER, ACCOUNTANT, ARCHITECT, ENGINEER, DOCTOR OFFICE

**1216 & 1220 5TH ST  
 SITE PLAN  
 PROJECT NO 1004 731**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
 DATE, LAST REVISION: 8.06.08  
 PROPERTY ADDRESS: 1216 & 1220 5TH ST NW ALBUQUERQUE NM 87102

LANDSCAPED PLANTER 342 SF  
BROWN DECORATIVE GRAVEL  
GROUND COVER WITH BORDER

LANDSCAPED PLANTER 270 SF  
BROWN DECORATIVE GRAVEL  
GROUND COVER WITH BORDER



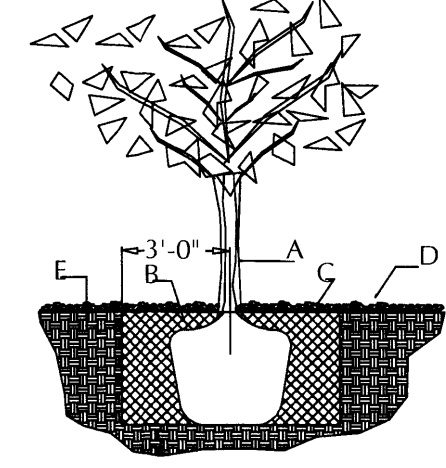
LANDSCAPE NOTES:  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste 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 Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 80% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.



TREE PLANTING DETAIL

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 3" DEPTH OF GRAVEL MULCH.
- D. UNDISTURBED SOIL.

IRRIGATION NOTES:  
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

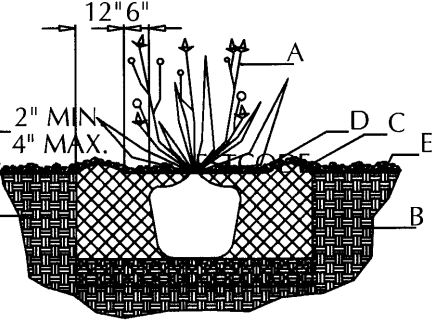
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.



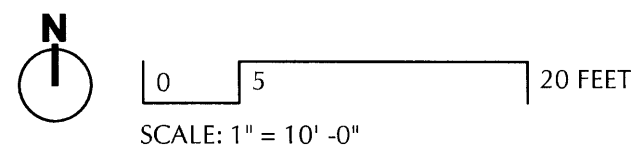
SHRUB PLANTING DETAIL

GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 3" DEPTH OF GRAVEL MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



LANDSCAPE PLAN - (EXISTING AND PROPOSED)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROPERTY ADDRESS : 1216 & 1220 5TH ST NW  
ALBUQUERQUE NM 87102

OWNER :  
PAUL A. CHAVEZ AND GENE N. CHAVEZ  
1220 5TH ST NW ALBUQUERQUE NM 87102

LANDSCAPE NOTES

PLANT MATERIAL SHALL PROVIDE 80% PLANTER COVERAGE AT MATURITY

PROVIDE WATER CONSERVING AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL PLANTS. SYSTEM AND LANDSCAPING TO BE OWNER MAINTAINED

THIS LANDSCAPE PLAN SHALL FOLLOW THE PLANTING RESTRICTIONS APPROACH, USING ONLY LOW AND MEDIUM WATER USE PLANTS ON AT LEAST 80% OF THE LANDSCAPE AREA.

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

1220 5TH ST  
LANDSCAPE CALCULATIONS

TOTAL BED PROVIDED	682	square feet
GROUND COVER REQ.	80%	square feet
TOTAL GROUND COVER REQUIREMENT	546	square feet
TOTAL GROUND COVER PROVIDED	616 (90%)	square feet
TOTAL SOD AREA (max. 20 % of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	682	square feet

1216 5TH ST NW  
LANDSCAPE CALCULATIONS

TOTAL BED PROVIDED	825	square feet
GROUND COVER REQ.	80%	square feet
TOTAL GROUND COVER REQUIREMENT	660	square feet
TOTAL GROUND COVER PROVIDED	675 (82%)	square feet
TOTAL SOD AREA (max. 20 % of landscape required)	0	square feet
TOTAL LANDSCAPE PROVIDED	825	square feet

1220 5TH ST  
PLANT PALETTE

- COMMON HACKBERRY (M) 2  
*Celtis occidentalis*  
2" Cal.
- DESERT WILLOW (L) 1  
*Chilopsis linearis*  
15 Gal. Multi-trunk
- ALGERITA (L+) 3  
*Berberis haematocarpa*  
5 Gal. 49sf
- APACHE PLUME (L) 3  
*Fallugia paradoxa*  
5 Gal. 25sf
- MORMON TEA (L) 10  
*Ephedra* spp.  
5 Gal. 16sf
- RED YUCCA (L) 3  
*Hesperaloe parviflora*  
5 Gal. 9sf
- BLUE SOTOL (L) 4  
*Oasylitron wheeleri*  
5 Gal. 9sf
- SANTOLINA (L) 15  
*Santolina chamaecyparissus*  
1 Gal. 16sf
- CHERRY SAGE (M) 4  
*Salvia greggii*  
1 Gal. 9sf
- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- EXISTING ELM

1216 5TH ST  
PLANT PALETTE

- COMMON HACKBERRY (M) 1  
*Celtis occidentalis*  
2" Cal.
- NEW MEXICO OLIVE (L) 1  
*Forestiera neomexicana*  
15 Gal. Multi-trunk
- ALGERITA (L+) 3  
*Berberis haematocarpa*  
5 Gal. 49sf
- APACHE PLUME (L) 11  
*Fallugia paradoxa*  
5 Gal. 25sf
- MORMON TEA (L) 5  
*Ephedra* spp.  
5 Gal. 16sf
- RED YUCCA (L) 2  
*Hesperaloe parviflora*  
5 Gal. 9sf
- SANTOLINA (L) 8  
*Santolina chamaecyparissus*  
1 Gal. 16sf
- CHERRY SAGE (M) 2  
*Salvia greggii*  
1 Gal. 9sf
- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- EXISTING ELM

OWNER :  
PAUL A. CHAVEZ AND GENE N. CHAVEZ  
1220 5TH ST NW ALBUQUERQUE NM 87102

EXISTING CONDITIONS AND IMPROVEMENTS EXCEPT AS INDICATED -AGENT:  
**BERENT GROTH ARCHITECT AIA**  
3546 SEQUOIA PLACE NW ALBUQUERQUE NM 87120  
505 266 6700

1216 & 1220 5TH ST  
LANDSCAPE PLAN  
PROJECT NO 1004 731

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
DATE, LAST REVISION : 4.23.08  
PROPERTY ADDRESS : 1216 & 1220 5TH ST NW ALBUQUERQUE NM 87102

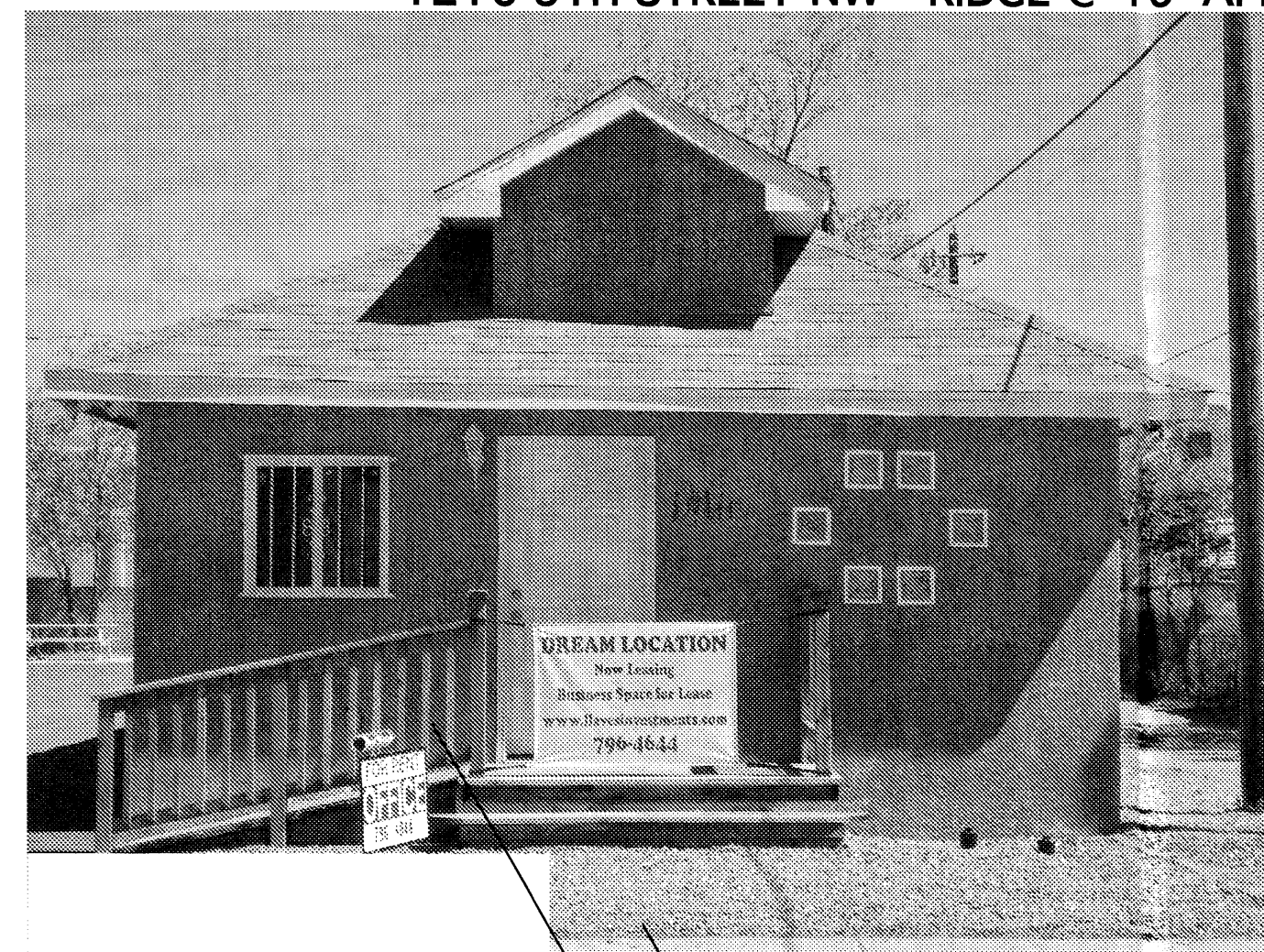
1220 5TH STREET NW - RIDGE @ 18' AFF



WEST ELEVATION

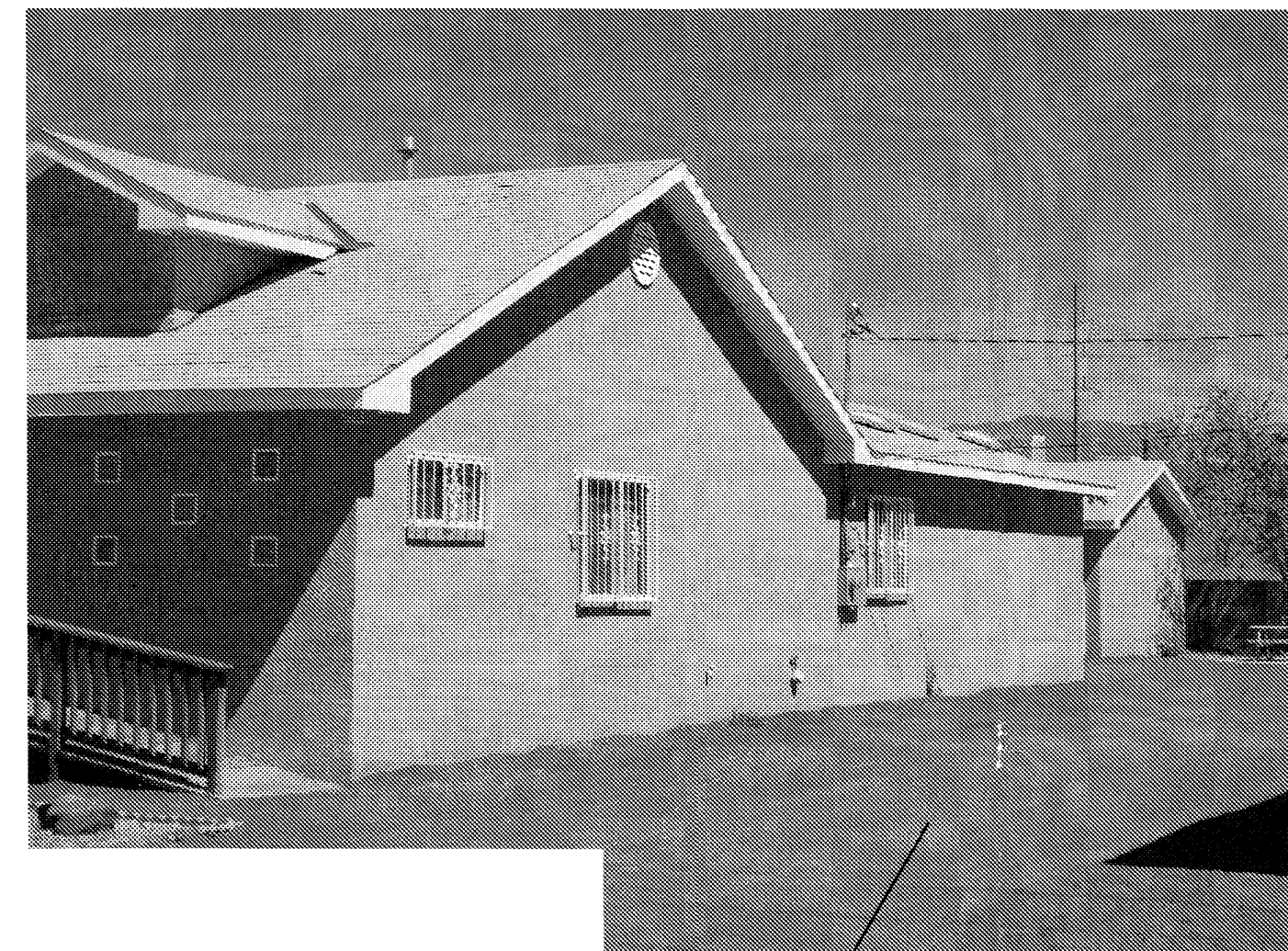
DECORATIVE GRAVEL PLANTER  
EXISTING WOOD STOOP AND RAMP

1216 5TH STREET NW - RIDGE @ 16' AFF



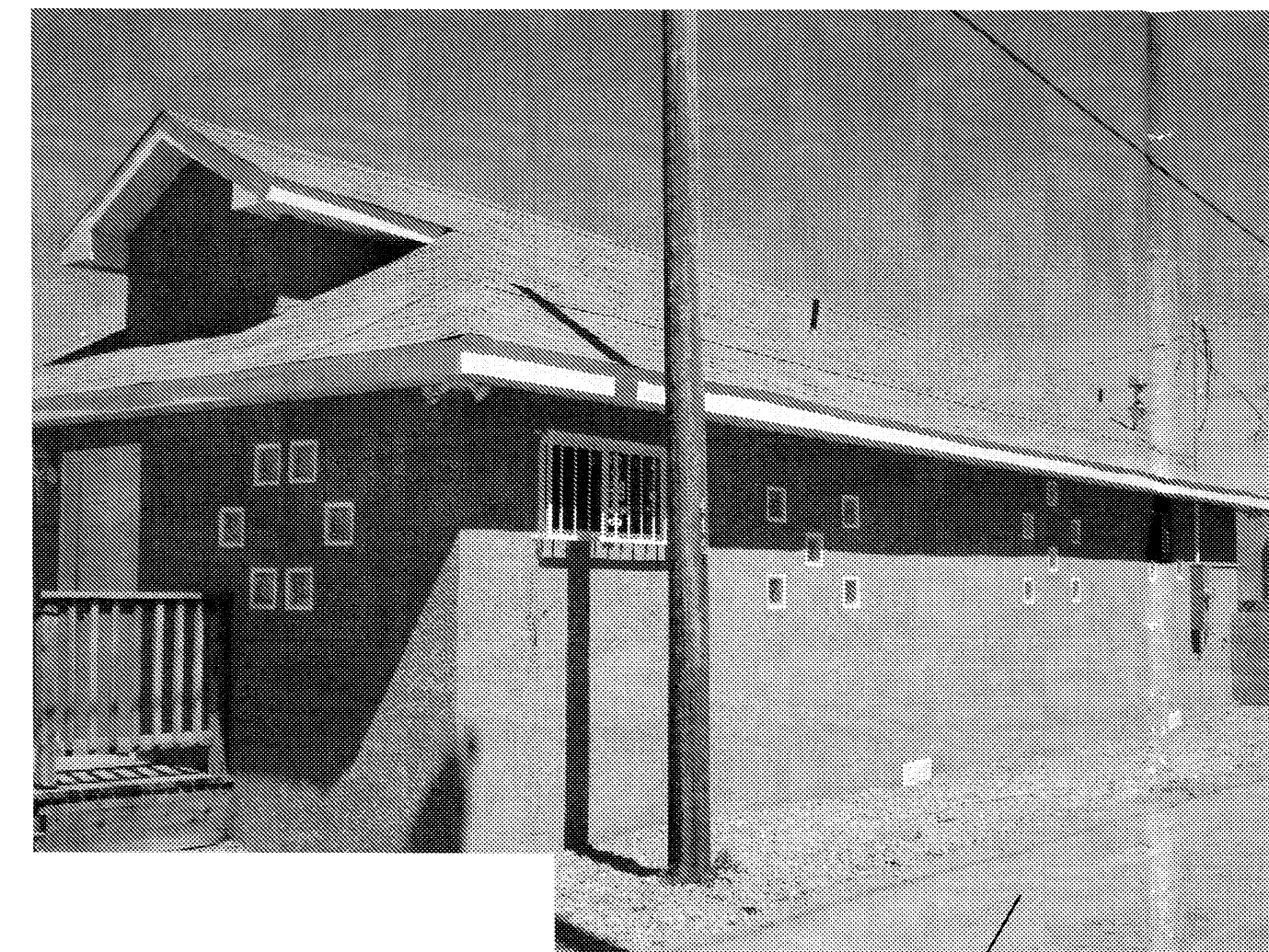
WEST ELEVATION

DECORATIVE GRAVEL PLANTER  
EXISTING WOOD STOOP AND RAMP



SOUTH ELEVATION

DRIVE AISLE TO REAR  
-GRAVEL GROUNDCOVER TYP



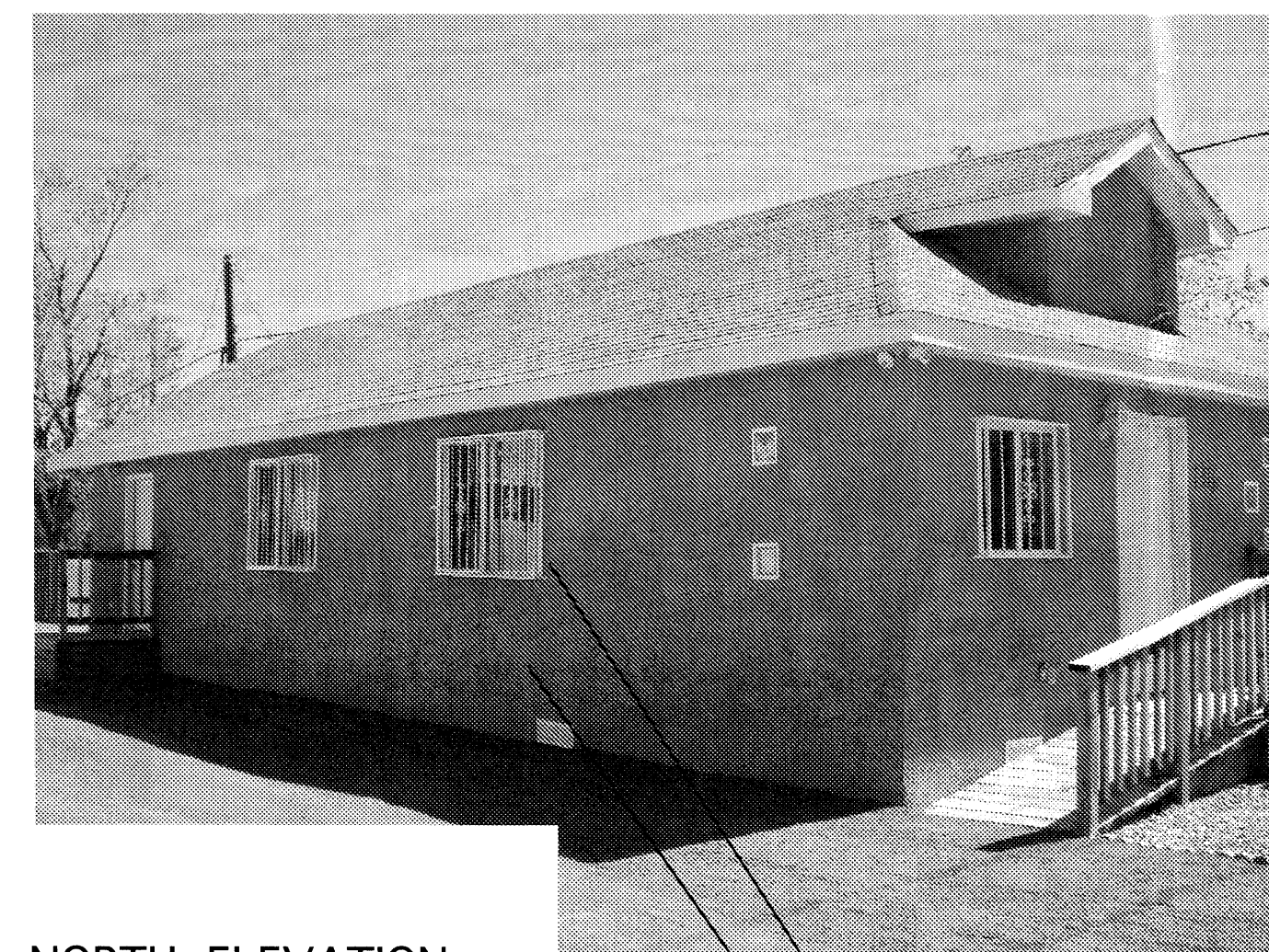
SOUTH ELEVATION

ALLEYWAY



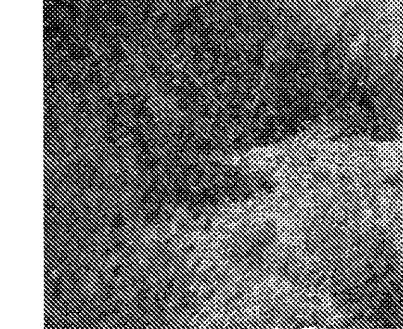
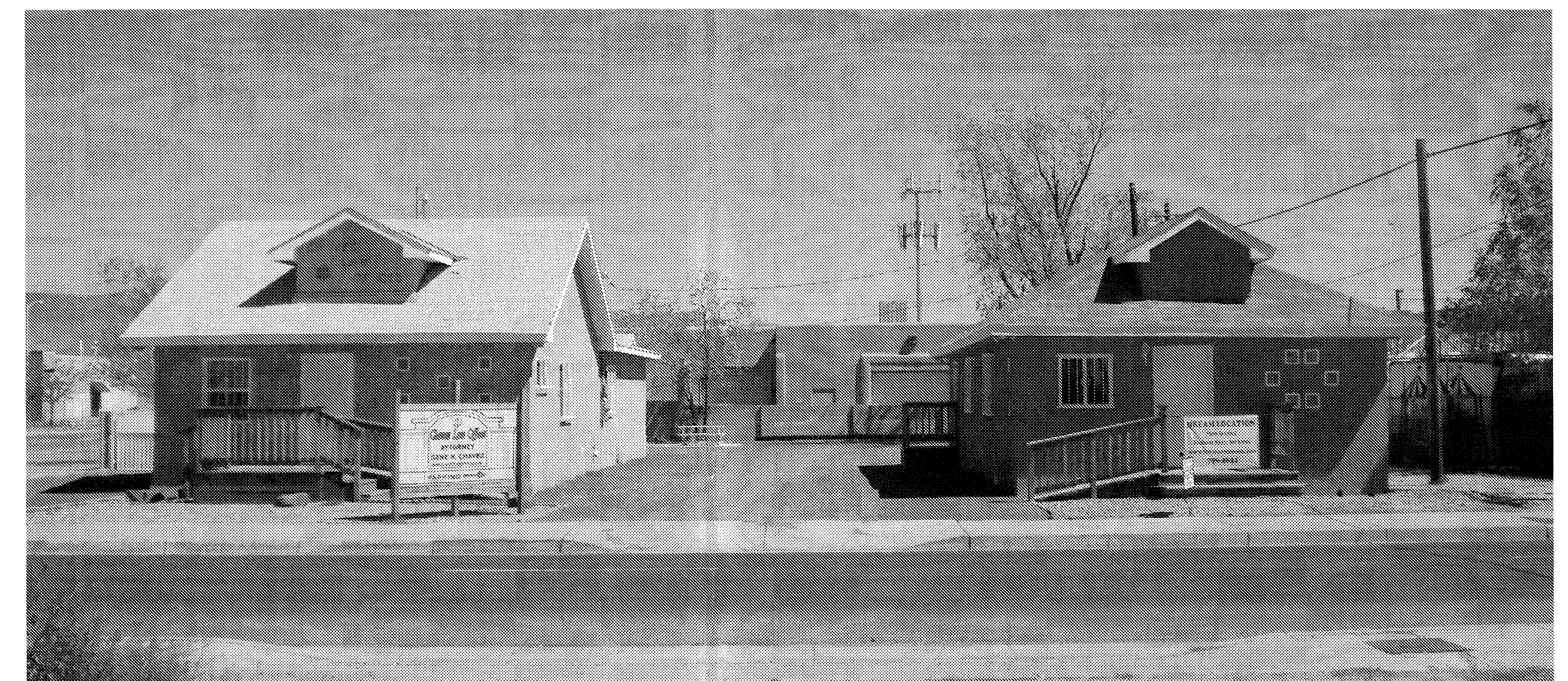
NORTH ELEVATION

DRIVEWAY ON NORTH SIDE  
DECORATIVE GLASS  
BLOCK PATTERN



NORTH ELEVATION

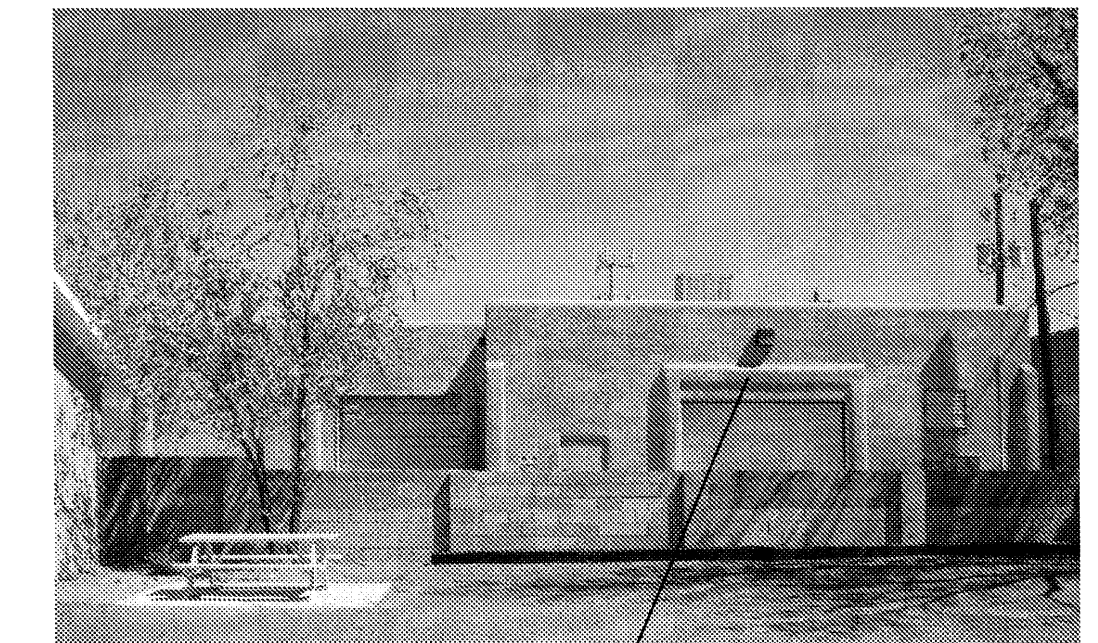
NEW WINDOWS-  
WHITE TRIM & GRATING TYP  
TAN STUCCO TYP



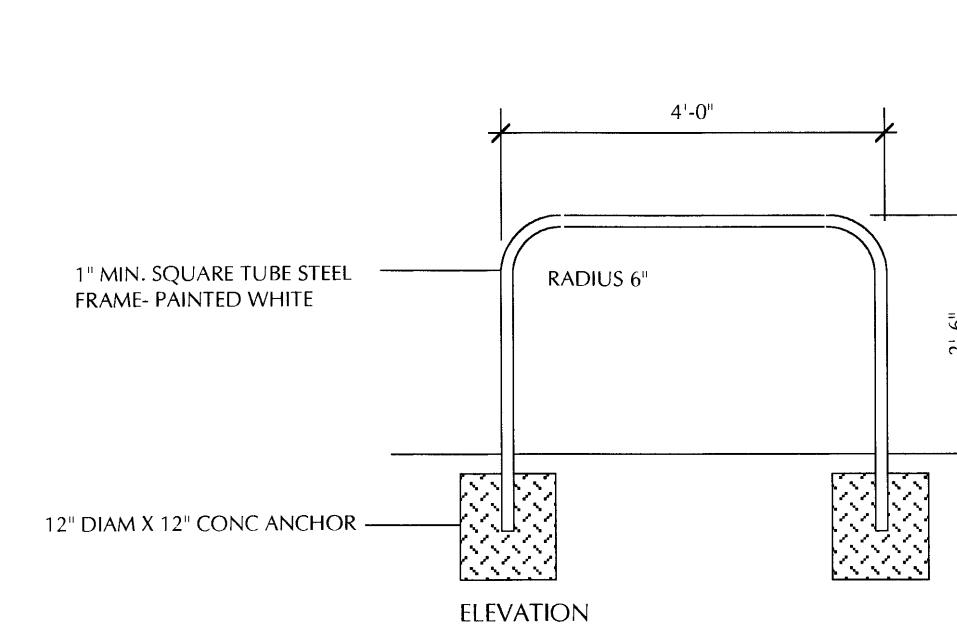
NEW GARAGE - TAN STUCCO  
WITH GLASS BLOCK PATTERN



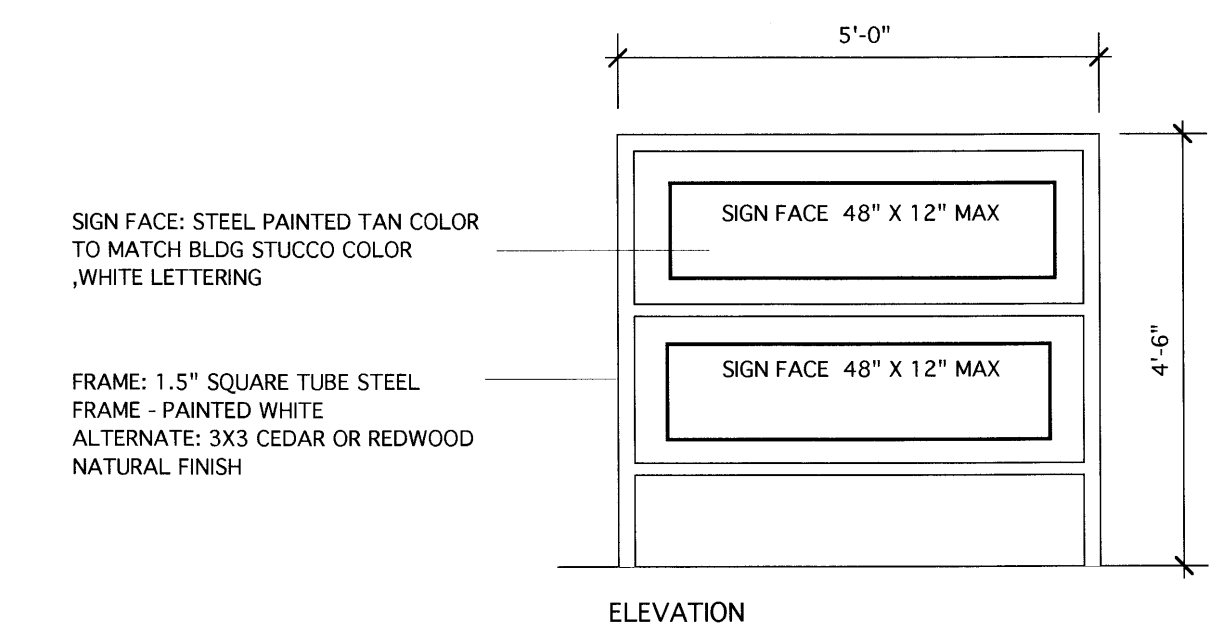
PICNIC TABLE WITH BENCHES



REAR PARKING AREA:  
ADJOINING COMMERCIAL USE TO EAST



PROPOSED BIKE RACK (See Site Plan)  
scale 1/2" = 1' - 0"



PROPOSED MONUMENT SIGNS (See Site Plan)  
scale 1/2" = 1' - 0"

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