

PARKING CALCULATIONS

8 GUEST ROOMS (FUTURE MAX) 8 CARS
 2 OWNER SPACES 2 CARS
 10 TOTAL
 ONE ACCESSIBLE SPACE REQUIRED (VAN ACCESSIBLE)
 11 STANDARD
 1 DISABLED

INDICATES EXISTING FIRE HYDRANTS
 * NEW FIRE HYDRANT (SEE NOTE 12)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1"-20'-0"

ATD Plans Checking Office
 924-3611
HYDRANTS ONLY
 Hydrants shall be installed prior to construction
APPROVED/SUBMITTED
 Signature & Date

Soil & Site Management
 Date: 3/20/04
 Date: 4/1/04
 Date: 4/7/04
 Date: 4/7/04
 Date: 4/7/04
 Date: 4/7/04

DRB PROJECT # 003558
 04-00478



NOTES

- Existing structures: This is an existing compound of structures, including a main building, courtyard, portico, 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. 3800 sq ft. Basement (one future guest room) approx. 1400 sq ft.
- Portico structure (approx. 1100 sq. ft., 1.5 story).
- Detached garage (2 future guest rooms) approx. 840 sq. ft. water and sewer, site is utility served by all public utilities, including LOMA ALTA CT.)
- Access: The vehicular and pedestrian access are existing, via an existing dedicated and power 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 and a well-maintained lawn. The landscaping is completely native. No modifications or significant additional landscaping is planned. Infill and replacement landscape material will be drought-tolerant native or semi-native species.
- Drainage: No alterations to existing grading and drainage are proposed. Site lighting: No permanent area lights will be added. Existing building lighting will be maintained 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 on historic traditional public-style structure of cobble and concrete masonry, stucco, flat roofs, and surrounding porches constructed of rough vigas and timber. Proposed vigas and concrete or masonry of in structure and jerd 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:
 - Partial addition for the garage/casita 8'x26' approx. 200 sq. ft. Two story addition (2 guest rooms) 22'x26' approx. 1150 sq. ft.
 - South porch and terrace 8'x160' approx. 1280 sq. ft.
 - Extend wood deck approx. 42 sq. ft.
 - Height: Porticoes will be similar in height to the existing porches (between 8 and 11 ft high). The two story, two guest room addition will (approximately 24') height of the main structure.
 11. A 12' by 12' sign will be added at the location shown. No illumination on sign. Maximum height 6'-0" above grade.
 12. 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 on bed & breakfast, the existing structures shall be reviewed to provide interconnected smoke detectors per current residential codes.
 13. Approval of this site plan shall be contingent upon the future additions to the building shall be reviewed on an amendment to the site development plan by the EPC. Resealing and minor cosmetic modifications does not require EPC approval.
 14. Conceptual Utility Plan added, all patching per C.O.A. standard details and specifications. C.O.A. bonded contractor required.

REVISIONS

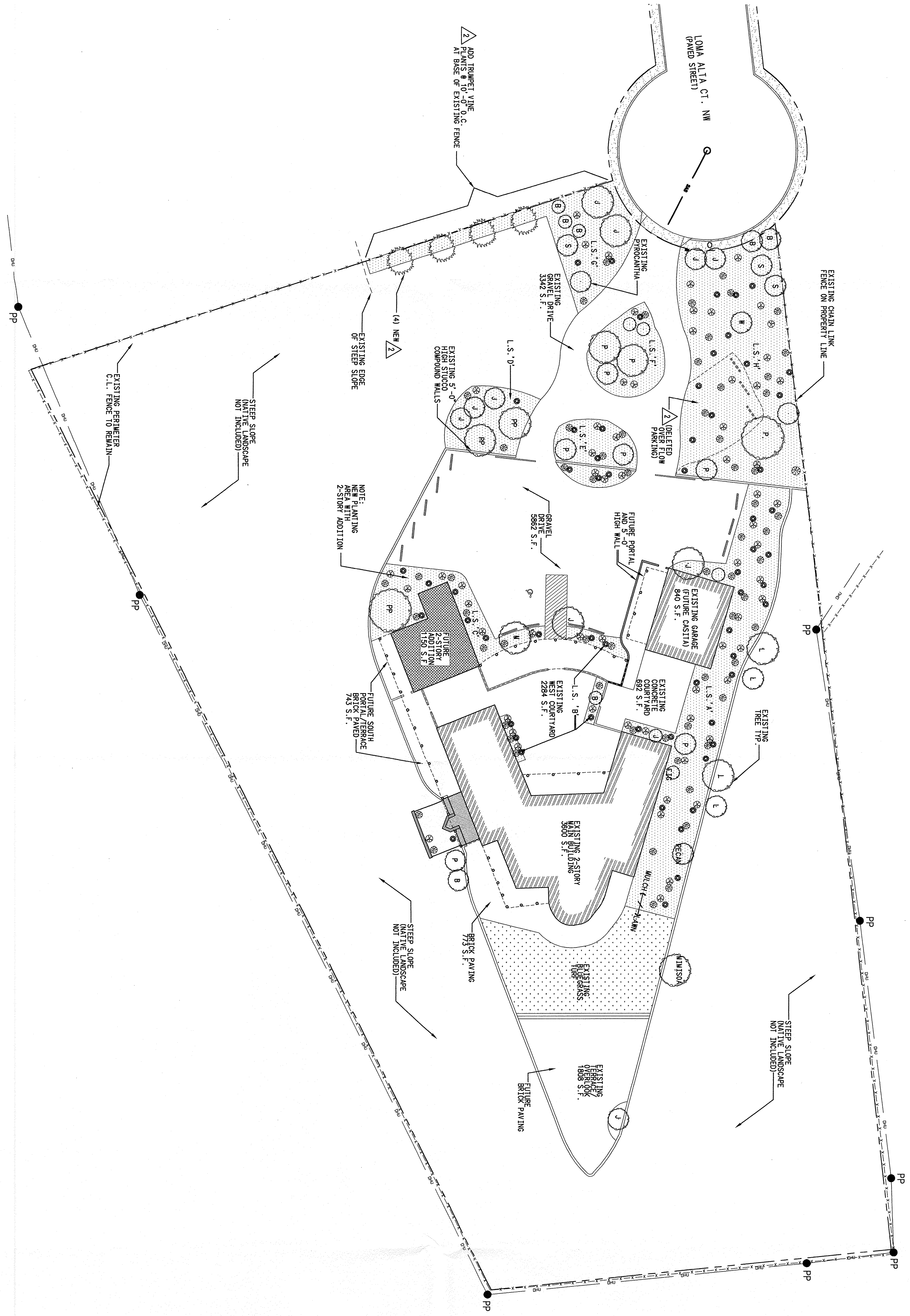
NO.	DATE	DESCRIPTION
1	1/14/04	REVISED - 3/25/04 PER STAFF COMMENTS.
2	3/25/04	REVISED - 3/25/04 PER E.P.C. COMMENTS.

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

PROJECT ARCHITECT:
 ISAAC BENTON, AIA
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 Date: DECEMBER 26, 2003

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 ISAAC BENTON, AIA
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
 Date: DECEMBER 26, 2003

Sheet 1 of 3



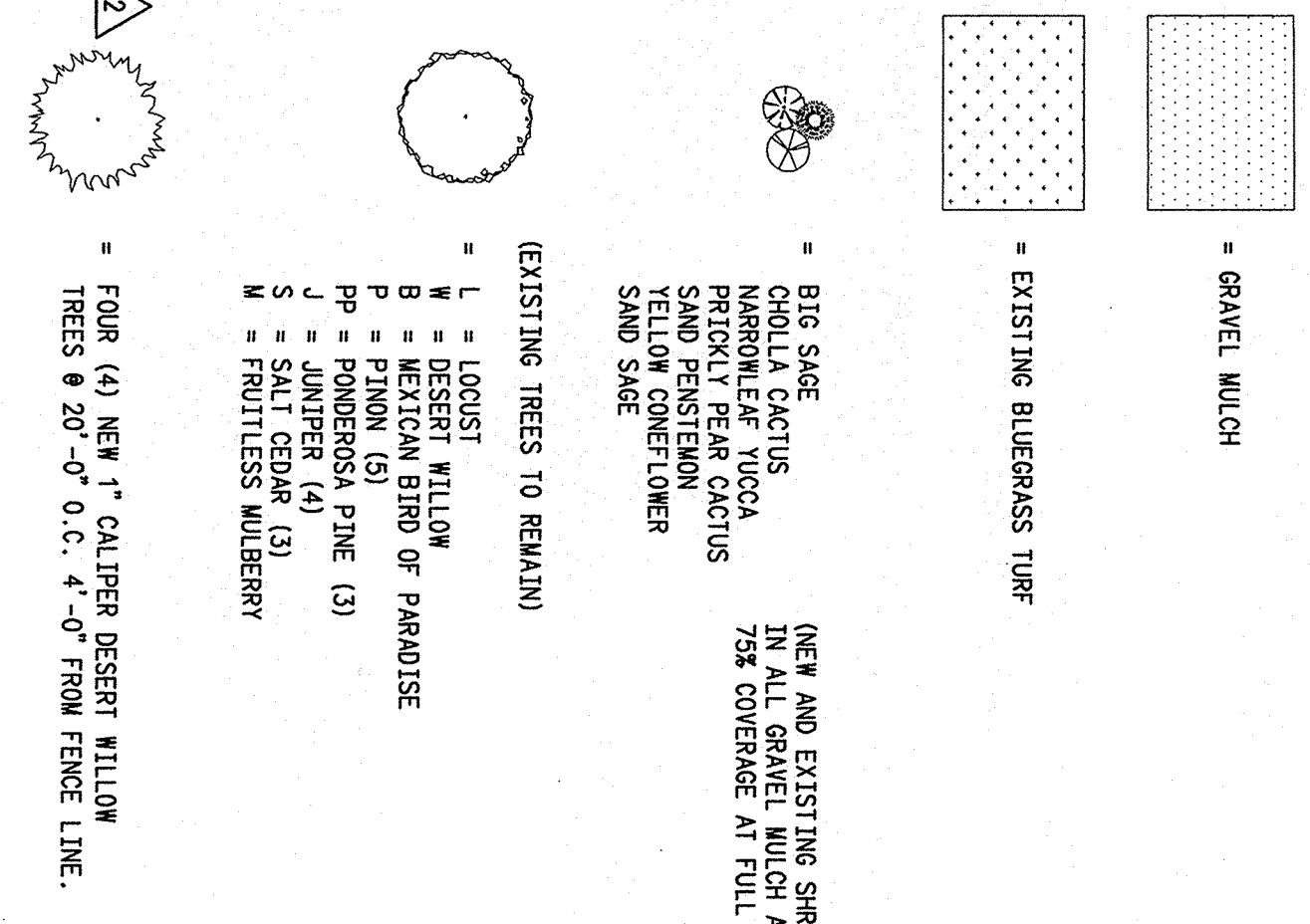
- ### LANDSCAPE NOTES
1. THE EXISTING COMPOUND LANDSCAPE CONSISTS MOSTLY OF MATURE PLANTINGS. THESE ARE LIMITED TO THE ENTRY DRIVE AREAS, INSIDE THE WALLED COMPOUND, AND DIRECTLY OUTSIDE THE COMPOUND WALLS. MOST OF THE TREES AND SHRUBS ARE NATIVE OR SEMI-NATIVE DROUGHT-TOLERANT SPECIES. ALL FUTURE ADDITIONS TO THE LANDSCAPE WILL CONSIST OF NATIVE, SEMI-NATIVE OR SOUTHWESTERN SPECIES OF TREES AND SHRUBS. TURF LAWNS COMPRISE 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 INSTALL A PRACTICE IRRIGATION SYSTEM.
 3. OUTSIDE THE WALLED COMPOUND AREA, ON THE STEEP ESCARPMENT SLOPES, GROUND COVER CONSISTS OF NATIVE GRASSES AND SHRUBS. PREDOMINANTLY UNDERDEVELOPED ESCARPMENT SLOPES IN THE AREA. THESE AREAS ARE NOT TO BE MAINTAINED OR IRRIGATED.
 4. THE OWNER, AI 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'	3023 S.F.
L.S. 'B'	249 S.F.
L.S. 'D'	897 S.F.
L.S. 'E'	654 S.F.
L.S. 'F'	740 S.F.
L.S. 'G'	1384 S.F.
L.S. 'H'	3545 S.F.
TOTAL	13272 S.F. = 20.58% OF LANDSCAPE REQUIREMENT

LANDSCAPE LEGEND



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

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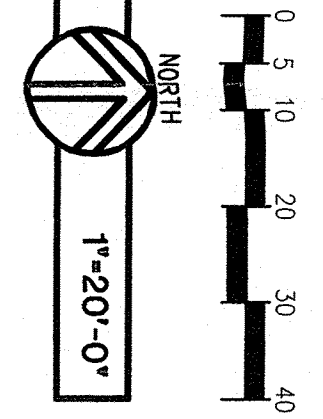
SOTO BED & BREAKFAST
 732 LOMA ALTA CT. NW
 Albuquerque, New Mexico

PROJECT ARCHITECT: ISAAC BENITON, AIA
 DATE: DECEMBER 28, 2003
 PROJECT #.: IBA-03-21-P

LANDSCAPE PLAN - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

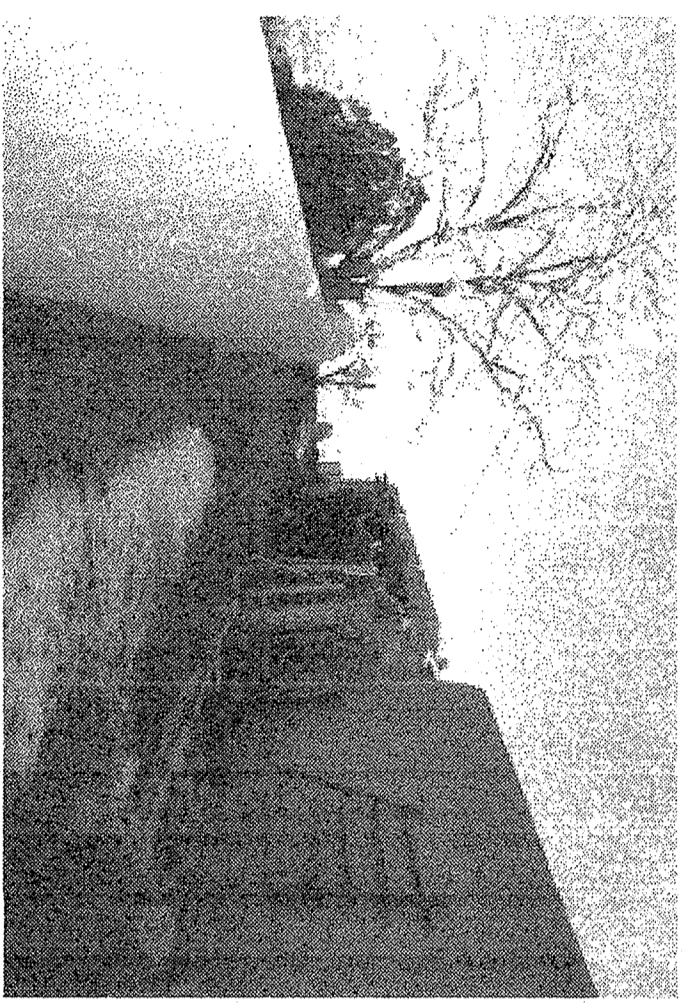
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 File: SiteDevlopBuildPermit.dwg
 Landscape - Iba
 Sheet 2 of 3

LANDSCAPE PLAN - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT





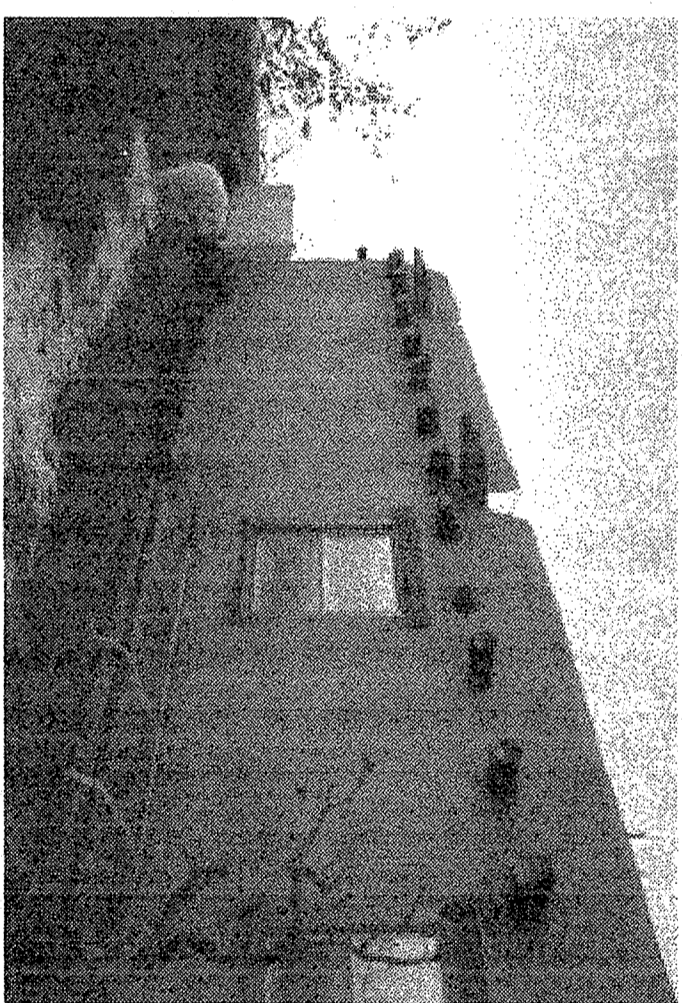
NEIGHBORHOOD TO NORTHWEST
PHOTO 1 N.T.S.



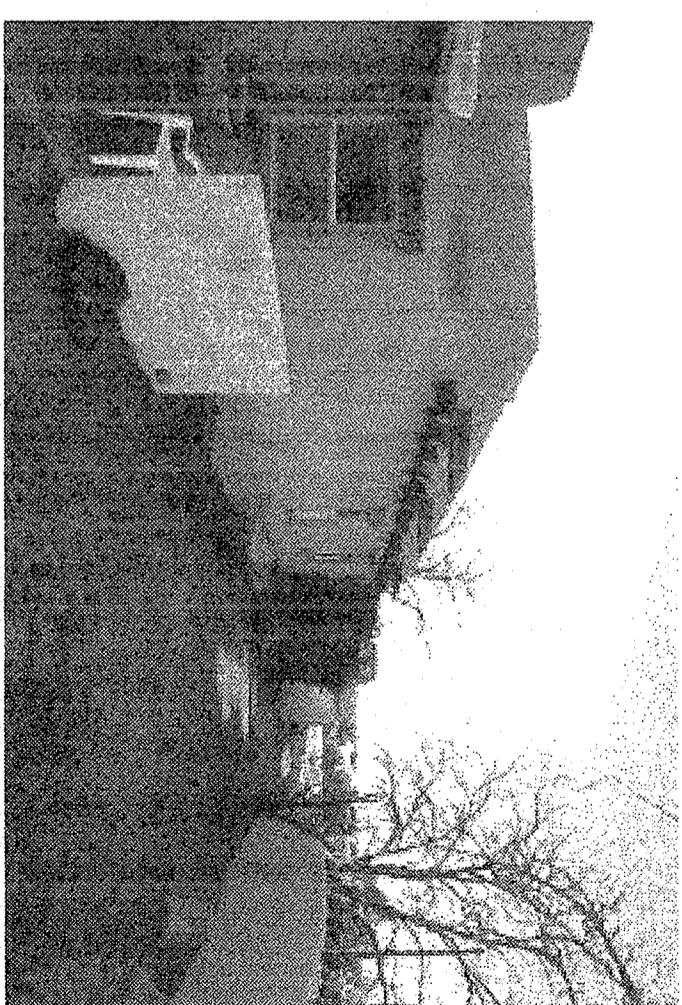
NORTH SIDE OF GARAGE
PHOTO 2 N.T.S.



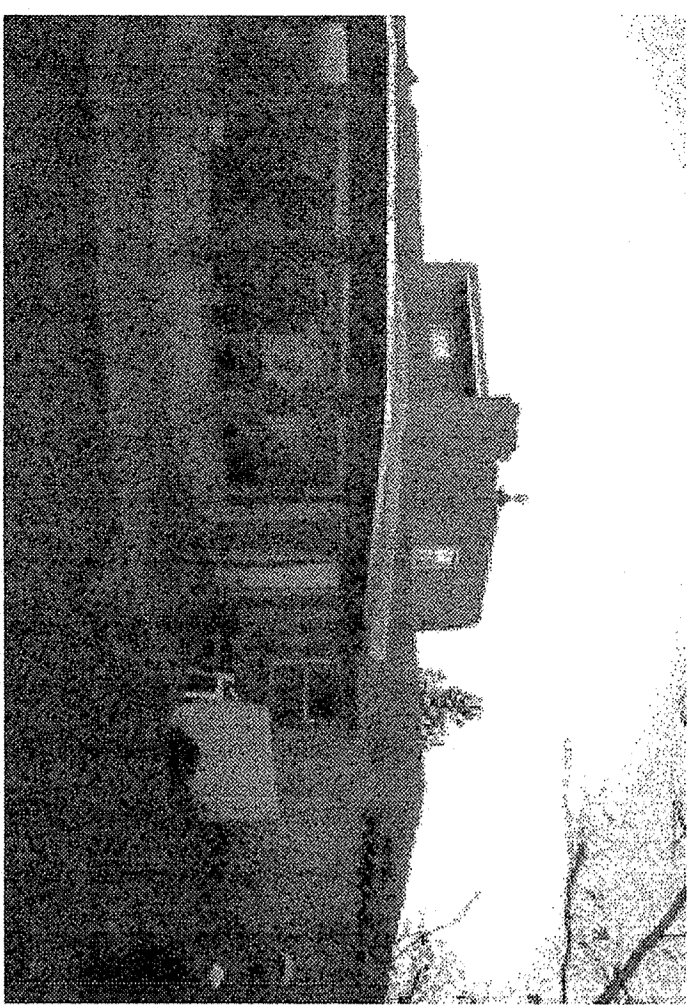
NEIGHBORHOOD TO NORTHEAST
PHOTO 3 N.T.S.



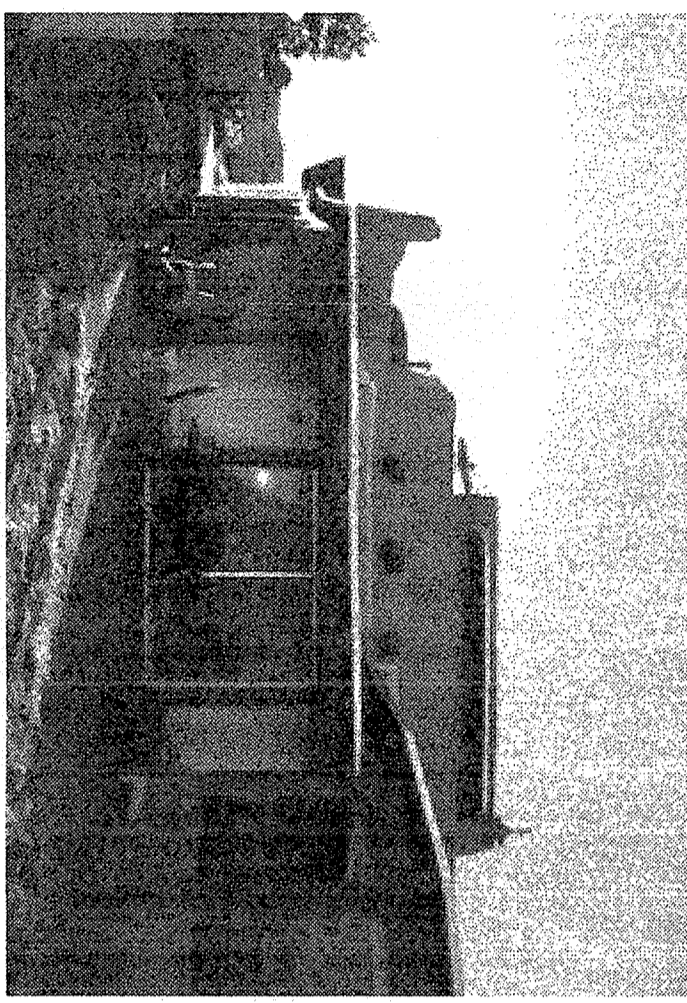
NORTH SIDE OF MAIN BUILDING
PHOTO 4 N.T.S.



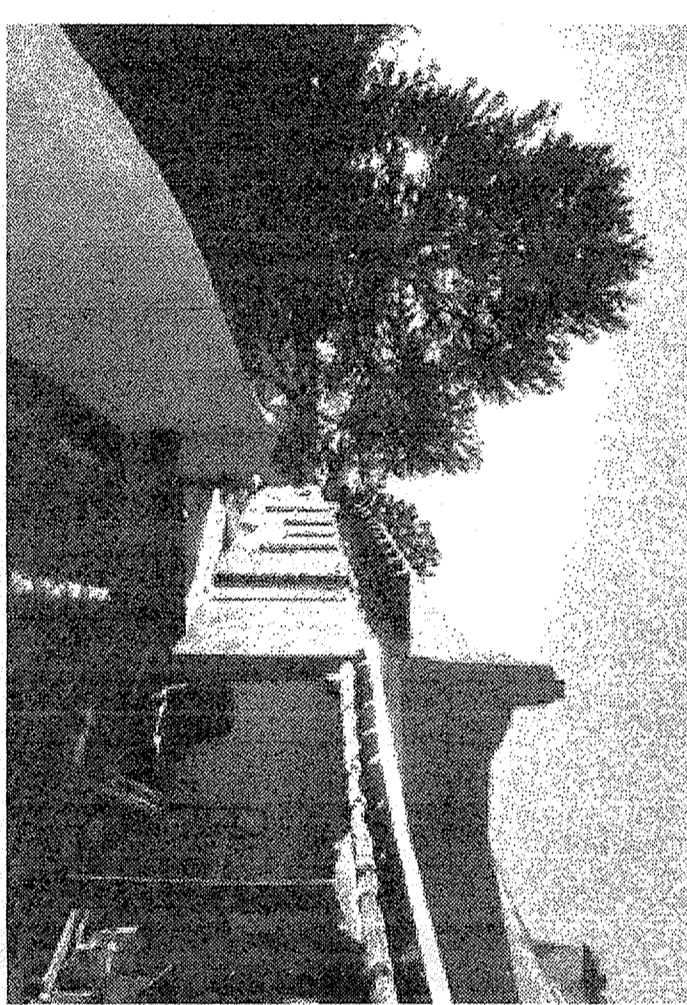
MAIN BUILDING VIEW FROM NORTHEAST
PHOTO 5 N.T.S.



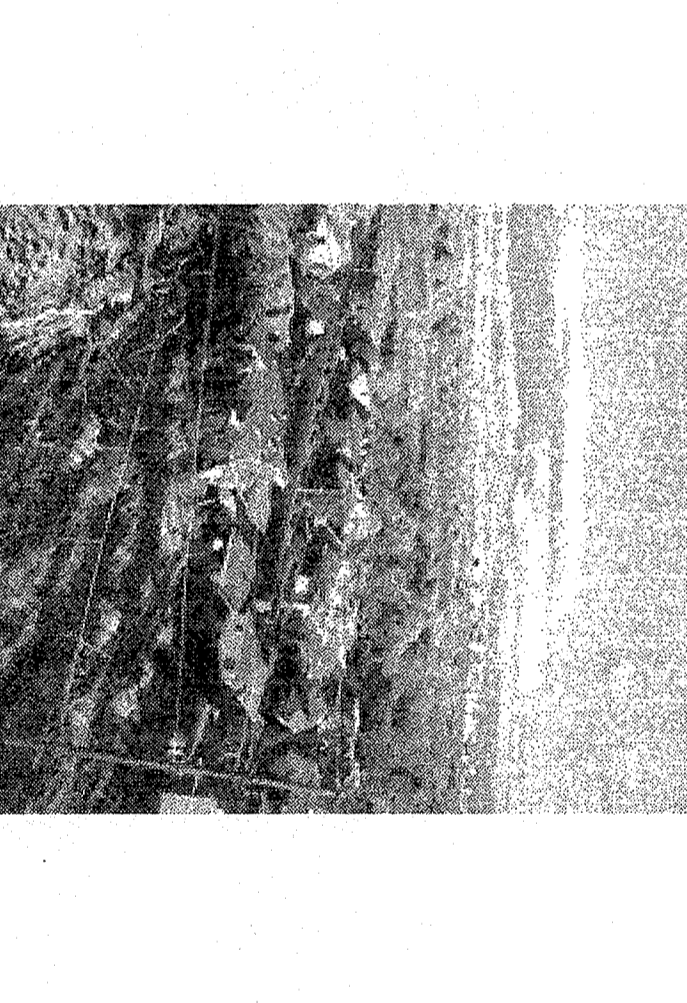
MAIN BUILDING FROM NORTHEAST
PHOTO 6 N.T.S.



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



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



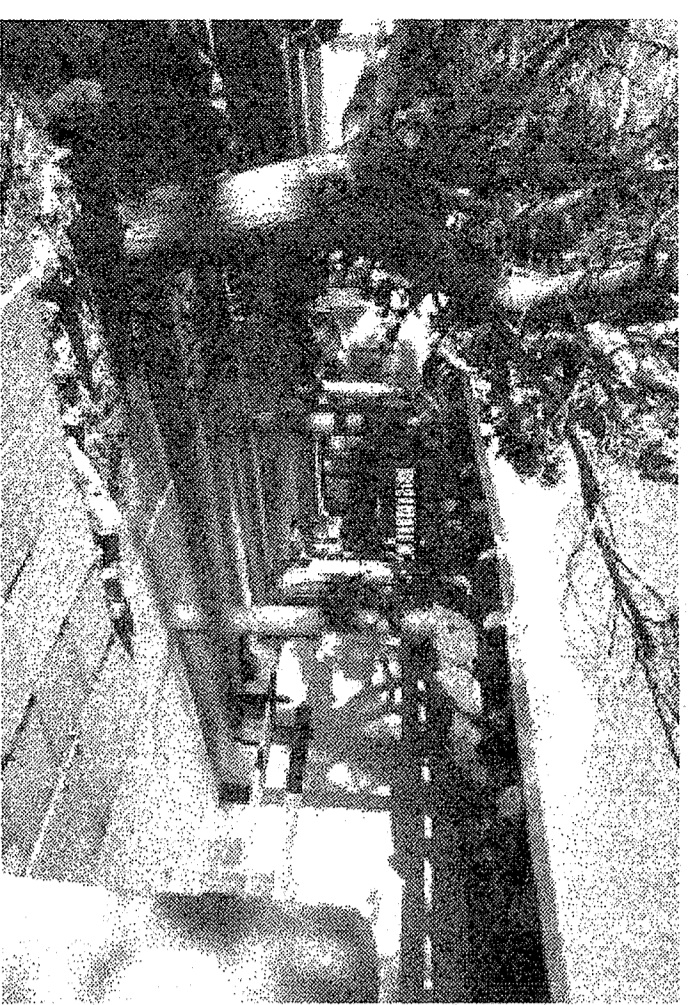
NEIGHBORHOOD TO SOUTHEAST
PHOTO 9 N.T.S.



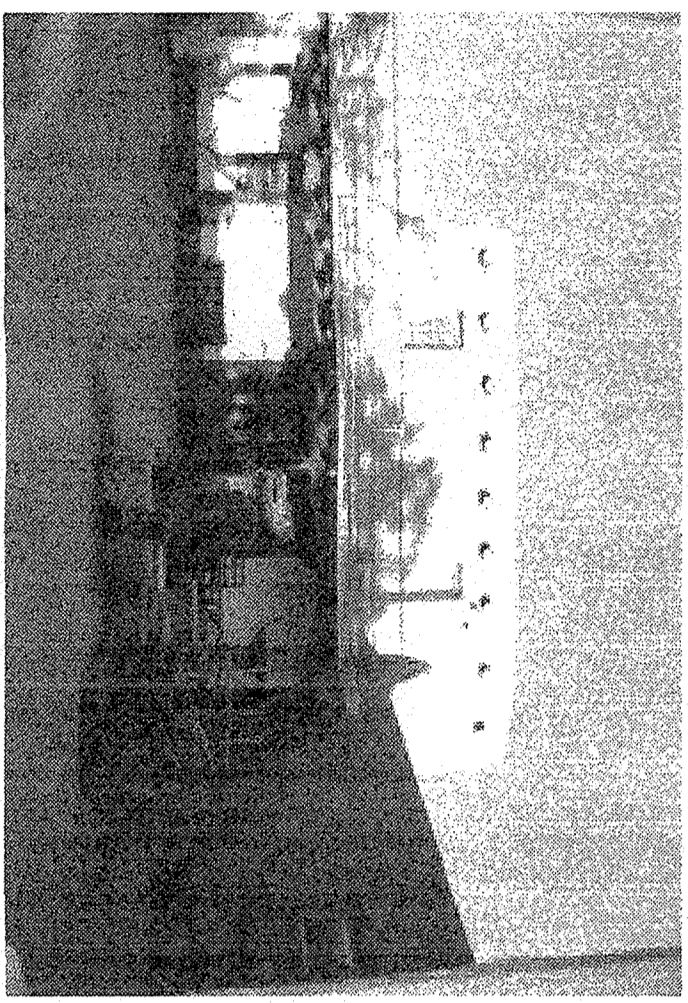
NEIGHBORHOOD TO SOUTH
PHOTO 10 N.T.S.



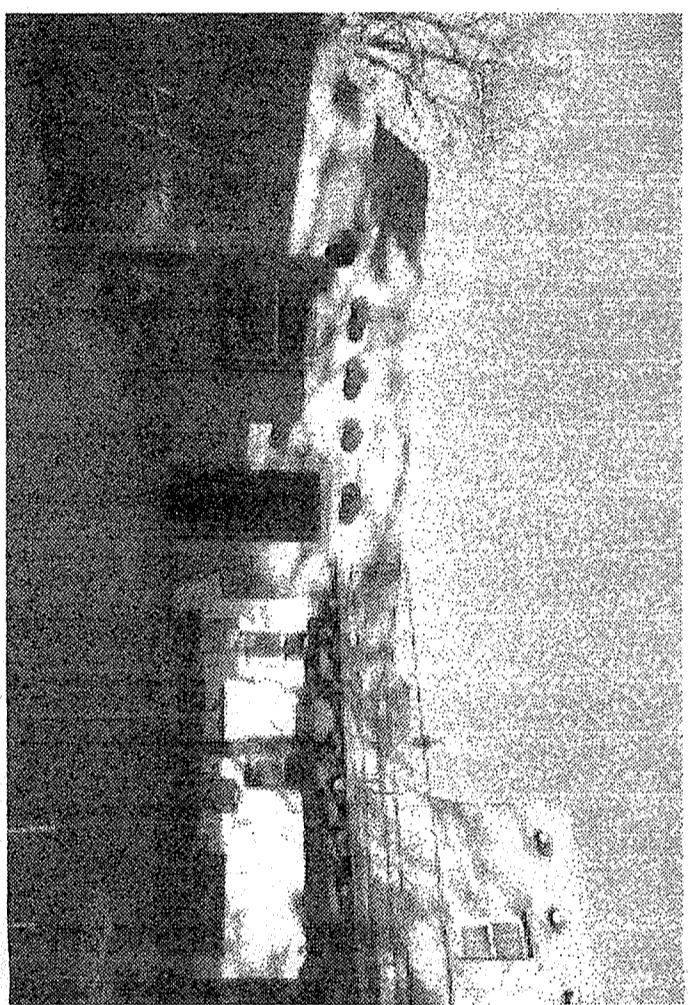
SOUTH SIDE OF BUILDING
(FUTURE PORTAL AND TERRACE)
PHOTO 11 N.T.S.



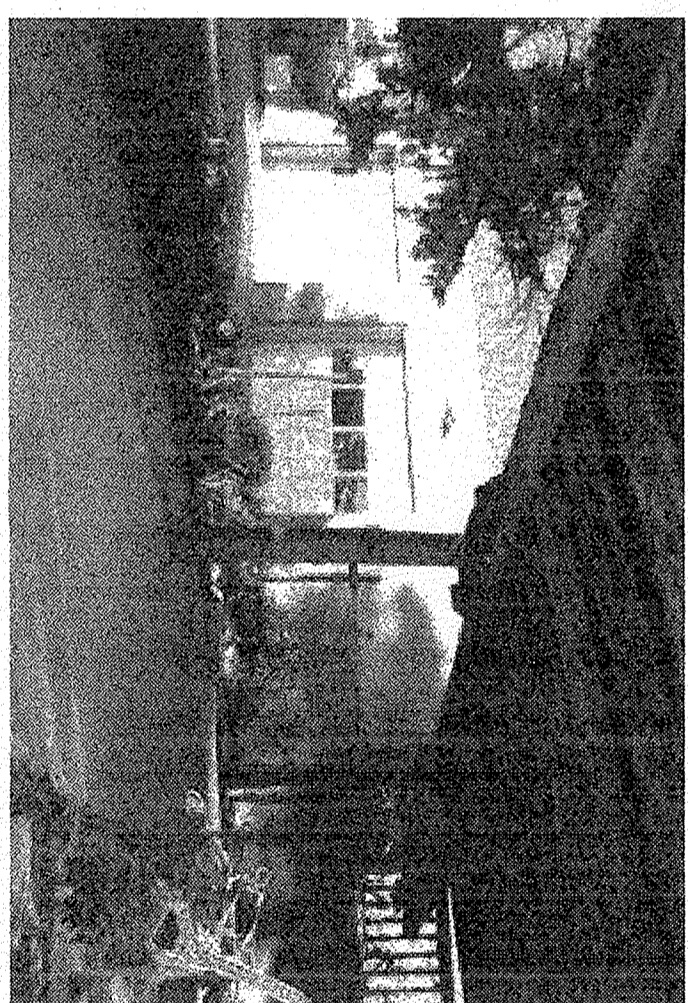
WEST ENTRY PORTAL
PHOTO 12 N.T.S.



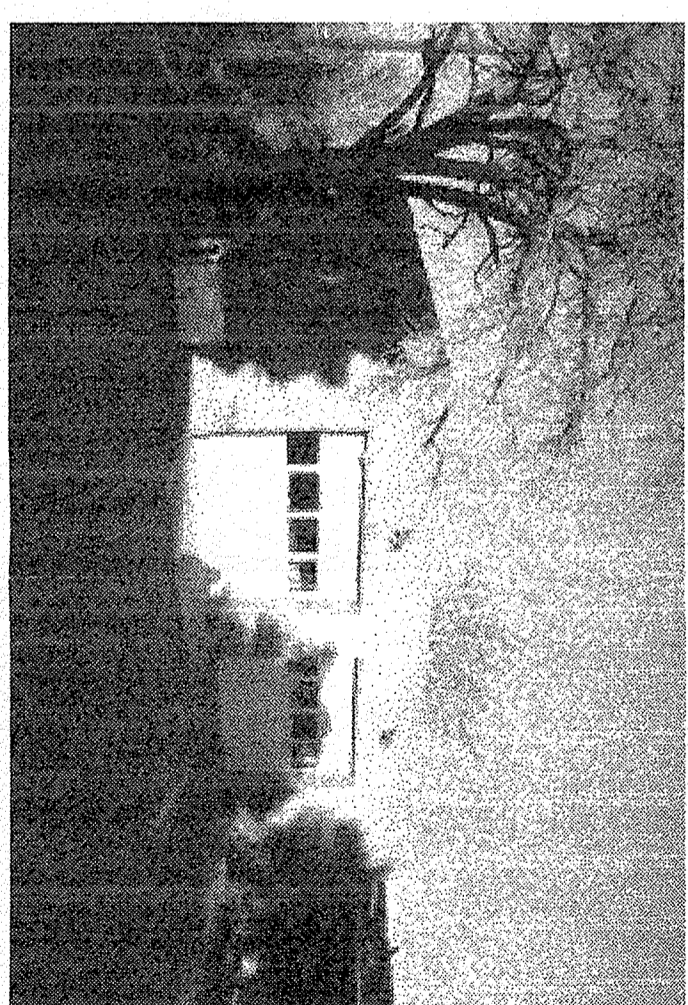
WEST COURTYARD
PHOTO 13 N.T.S.



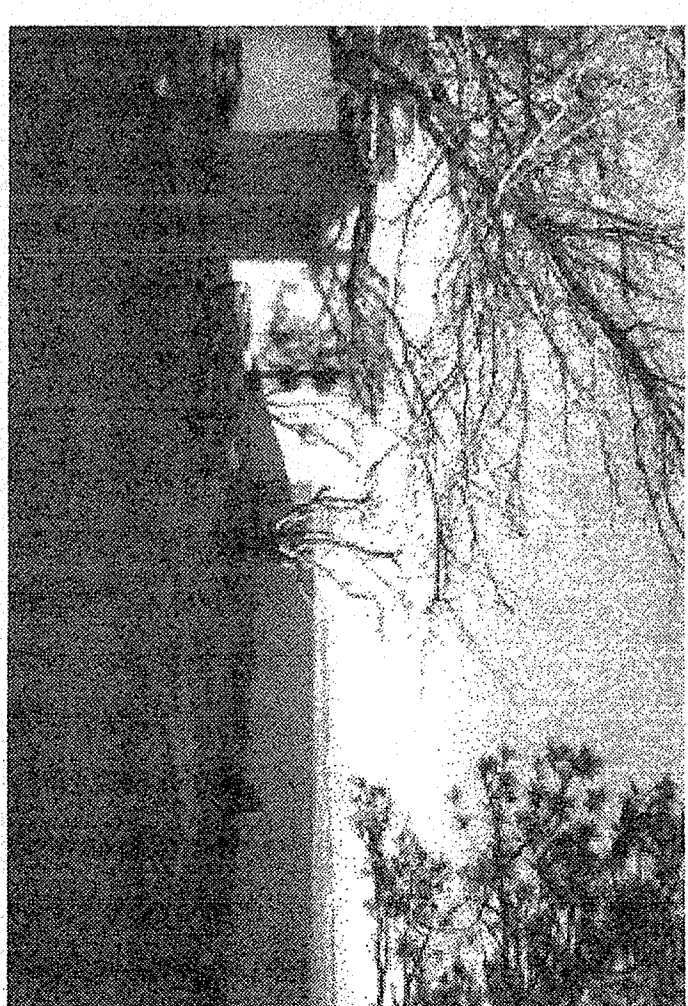
WEST COURTYARD
PHOTO 14 N.T.S.



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



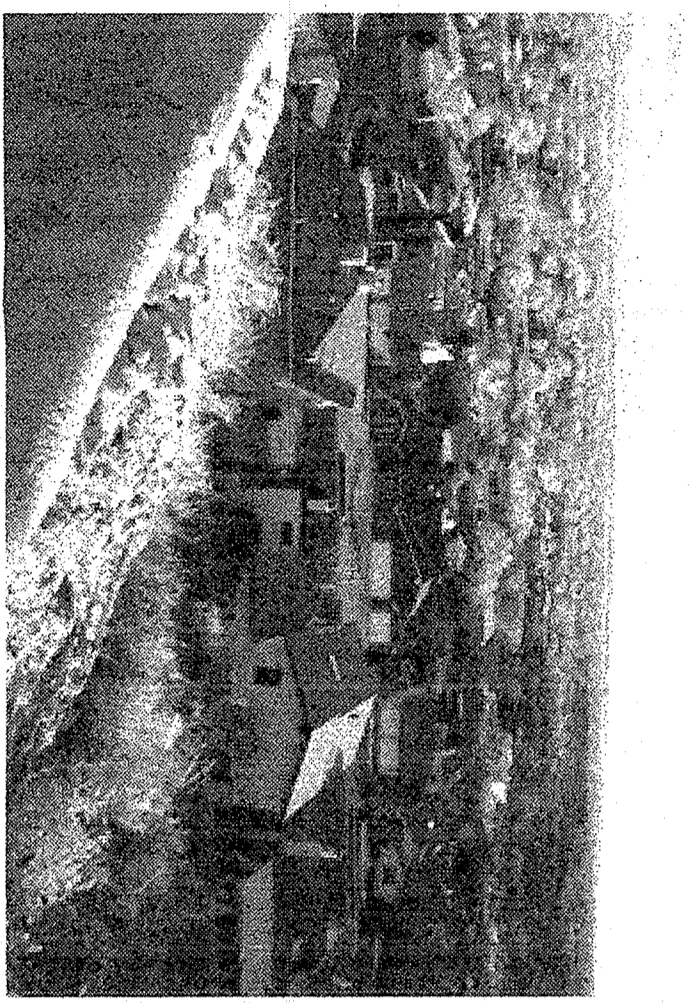
SOUTH SIDE OF GARAGE
(FUTURE CASTIA WITH PORTAL)
PHOTO 16 N.T.S.



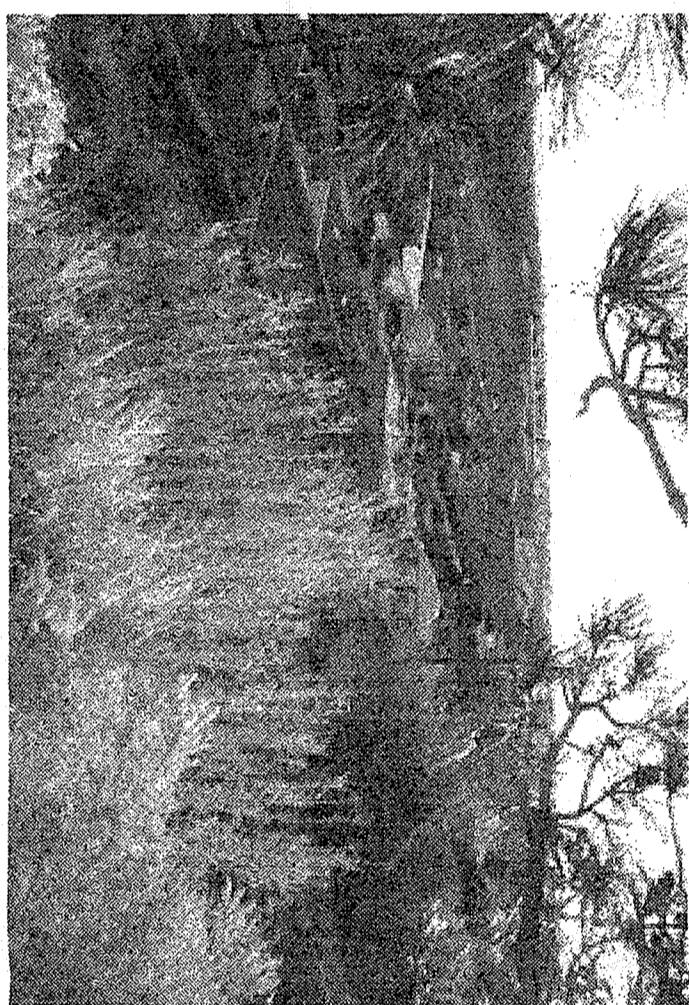
SITE OF FUTURE ADDITION
(LOOKING SOUTHEAST)
PHOTO 17 N.T.S.



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



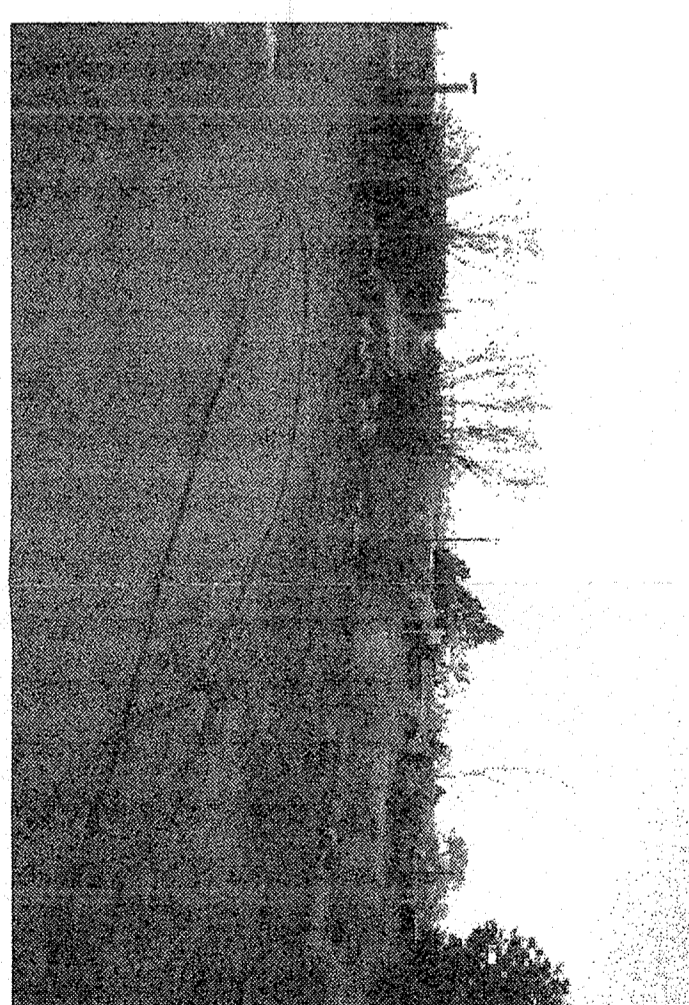
NEIGHBORHOOD TO SOUTH
PHOTO 19 N.T.S.



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.

NOTES
2
Character and materials:
The photographs included with this site development plan are intended to provide a visual context for the proposed building 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. Portaling vigas and cornices are formed in wood as well. Yard walls are stucco masonry. The stucco colors of the walls and additions will be consistent in style, color, materials, and detailing with the existing structures.

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Albuquerque, New Mexico

PROJECT ARCHITECT:
ISAAC BENTON, AIA
Project #: 18A-03-21-P
Date: DECEMBER 28, 2003
By: [Signature]
FAC: Albuquerque
Absorption
Absorption - 81
Sheet 3 of 3

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