

**Bell Trading Post Renovation**  
1503 Central Ave. NW  
Albuquerque, New Mexico

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

REVISIONS  
 ▲ CONSTRUCTION AMENDMENT  
 ▼

DRAWN BY: MS, ALT  
 REVIEWED BY: LN, AT  
 DATE: 02/19/05  
 PROJECT NO: 04074  
 DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1003713

**ADMINISTRATIVE AMENDMENT**  
 File # 0544-0888-Project # 1003713  
 1. Carpets  
 2. Covered motorcycle areas  
 3. Accessible walkways  
 DATE: 02/19/05  
 APPROVED BY: [Signature]



VICINITY MAP  
J-13

**DRB SITE DEVELOPMENT PLAN APPROVAL:**  
 PROJECT #: DRB# 1003713  
 APPLICATION#: APP# 05-00303

**EPC App. No: 04EPC-01557**  
 This plan is consistent with the specific site development plan approved by the City and that the findings and conditions in the Official Notice, Notification of decision have been complied with.  
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Traffic Engineer, Transportation Division	Date
Utilities Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / ANAQUA	Date
Parks & Recreation Department	Date
Environmental Health	Date
Solid Waste Management	Date
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.	
City Engineer, Albuquerque/Bernalillo County Planning Division	Date

**SHEET INDEX**

1. SITE DEVELOPMENT PLAN
2. LANDSCAPE PLAN
3. CONCEPTUAL GRADING AND DRAINAGE PLAN
4. CONCEPTUAL UTILITY PLAN
5. BUILDING ELEVATIONS
6. SITE ELEVATIONS & SITE DETAILS

**GENERAL NOTES**

- A. SIGNAGE TO RESEMBLE ORIGINAL, SIGN (2) TO BE LOCATED ALONG CENTRAL AVE.
- B. LOTS TO BE CONSOLIDATED INTO ONE TRACT.
- C. POTENTIAL PATIOS ALONG ROMA & 15TH ARE CONSENT UPON VACATION APPROVAL, SECURITY AND ARCHITECTURAL PRESERVATION ISSUES. PATIO WALLS SHALL NOT EXCEED 6' IN HEIGHT.
- D. NEW SIDEWALKS TO BE BUILT WHERE EXISTING DRIVEWAYS ARE TO BE REMOVED.
- E. THE VACATION OF THE BUS SHELTER, IF REQUIRED, WILL BE TO SIGN-OFF. TRAVEL DEPT. HAS APPROVED THE PARTICIPATION IN THE RAPID RISE BUSINESS PARTNERSHIP PROGRAM IN LIEU OF PROVIDING A BUS SHELTER.

**REVISIONS**

1. ADDITION OF 3 CARPORTS, 12 SPACES COVERED AND 3 SPACES UNCOVERED.
2. ADDITION OF 4 SPACES.
3. RELOCATION OF ACCESSIBLE PARKING SPACE CLOSER TO ENTRY AND TO AVOID CONFLICT WITH CARPORTS.
4. REDUCTION OF TREE WELLS WITHIN CARPORTS. EXISTING TREE TO REMAIN AND ADDITIONAL TREE AT CENTRAL AVE. 10 TREES TOTAL.
5. RELOCATED POLE MOUNTED LIGHTS AWAY FROM CARPORTS FOR A MORE EFFECTIVE USE OF ILLUMINATION. ADDED POLE MOUNTED LIGHT TO PARKING SPACES AT CORNER OF CENTRAL AVE. FOR LIGHT TO BEING TREE TO REMAIN.
6. ADDITION OF NEW CONVENIENCE RAMP TO MAIN ENTRY.
7. RELOCATED BIKE RACK FOR ADDITIONAL SOFTWARE.
8. REVISED LANDSCAPE CALCULATIONS TO REFLECT UPDATED DESIGN CONDITIONS.
9. UPDATED SITE DEVELOPMENT PLAN ON EAST SIDE TO REFLECT DESIGN CONDITIONS.
10. ADDITIONAL LANDSCAPE TREE FROM APPROVED SEP. APPROVAL AND LANDSCAPE TREE FROM APPROVED SEP. APPROVAL OF ROMA AVE. AND 15TH ST.

**PARKING DATA**

23 SECURED SPACES FOR LOFT RESIDENTS  
 1 HANDICAPPED SPACE  
 TOTAL 24 OFF-STREET SPACES  
 ON-STREET SPACES AVAILABLE DIRECTLY ADJACENT TO SITE TO ACCOMMODATE C-1 TENANTS UP TO 2500 SF MAX COMMERCIAL

**LEGAL DESCRIPTION**

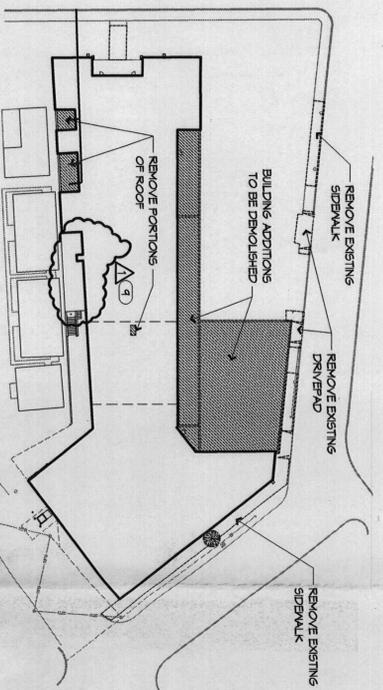
AREA ADDITION: BLK 14 15 16 17 THROUGH 6 WEST END ADDITION: LOTS 2A, 3A, 4, 5 WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18 TOWNSHIP 10 NORTH, RANGE 3 EAST, N14M CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2004

**FIRE PROTECTION**

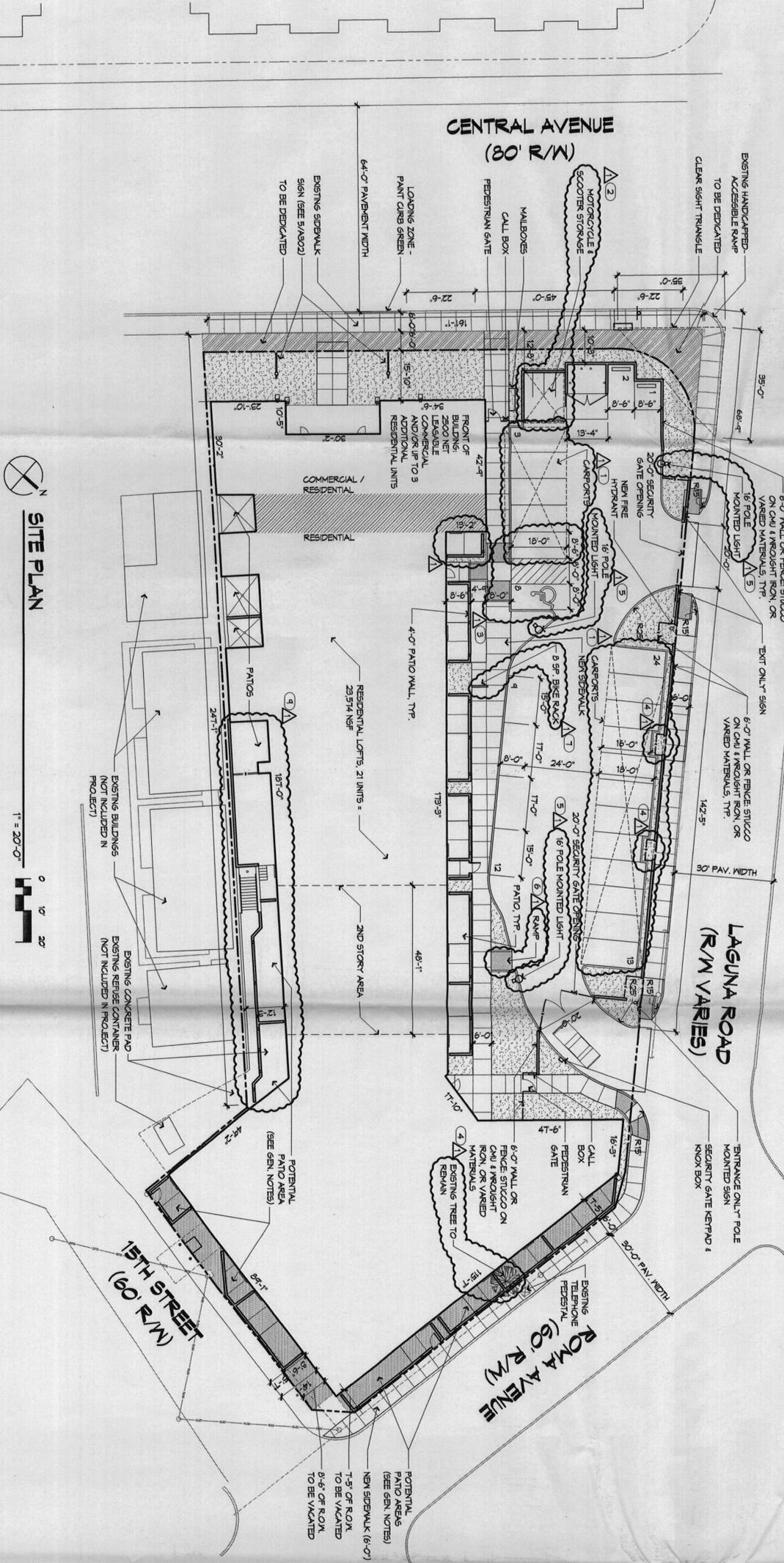
CONSTRUCTION: TYPE I-B FULLY SPRINKLERED  
 OCCUPANCY TYPE: R-2 (APARTMENT HOMES)  
 OCCUPANT LOAD: 22,291 SF/200 OCC. = 112  
 OCCUPANT LOAD: 2500 SF/100 OCC. = 25

**PROJECT DATA**

CURRENT ZONING: 51-2, 51-1 BELL TRADING POST AND BELLERY WAREHOUSE NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN  
 PROPOSED ZONING: 51-2, 51-1 RESIDENTIAL LOTS WITH UP TO 2500 SF COMMERCIAL OFFICE (C-1) USE  
 MAXIMUM HEIGHT/MINIMUM SETBACK: V.A. - EXISTING BUILDING CURRENT LOT AREA: 48,993 SF OR 1,006.0 ACRES  
 PROPOSED LOT AREA: 44,200 SF OR 1,014 ACRES W/ EXMT. VARIATIONS  
 EXISTING 1ST FLOOR - 21,947 SF (REMOVE 5,941 SF)  
 PROPOSED 1ST FLOOR - 21,953 SF  
 EXISTING 2ND FLOOR - 2,391 SF  
 TOTAL 24,344 SF  
 PROPOSED DENINT: 24,751 SF (HABITABLE)/44,200 SF (GITE) = 0.56 FAR  
 BUILDING DATA: 21 RESIDENTIAL LOTS, IN ADDITION, UP TO 2500 SF OF FLEXIBLE COMMERCIAL OFFICE AND/OR UP TO 3 ADDITIONAL RESIDENTIAL LOTS ON CENTRAL AVE SIDE  
 OPEN SPACE:  
 CURRENT OPEN SPACE REQUIRED: 300 SF FOR EACH EFFICIENCY OR ONE BEDROOM DWELLING UNIT.  
 UP TO 24 UNITS = 7,200 SF  
 PROPOSED USABLE OPEN SPACE:  
 LOT AREA - 44,200 SF  
 PAVED AREA - 12,007 SF  
 BUILDING FOOTPRINT - 22,248 SF  
 OPEN SPACE PROVIDED - 4,950 SF



DEMOLITION SITE PLAN  
1" = 50'-0"



SITE PLAN  
1" = 20'-0"



**Bell Trading Post  
Renovation**  
1503 Central Ave. NW  
Albuquerque, New Mexico

REVISIONS  
1 10-27-08 ADMIN AMENDMENT

DRAWN BY: YJ  
REVIEWED BY: MB  
DATE: 2/15/05  
PROJECT NO: 04074  
DRAWING NAME: LANDSCAPE PLAN FOR BUILDING PERMIT

SHEET NO: **1001**  
2 OF 6

**IRRIGATION NOTES**

1. THE CONTRACTOR SHALL DEVELOP AN IRRIGATION PLAN, SCHEDULE AND PERMITS FOR THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN TO THE ARCHITECT FOR REVIEW AND APPROVAL.
2. UNDERGROUND IRRIGATION SYSTEM: THE IRRIGATION SYSTEM FOR THE SITE SHALL CONSIST OF A FULLY AUTOMATED DRIP AND WITH AN IRRIGATION SYSTEM DESIGNED TO BE IN FULL COMPLIANCE WITH THE CITY OF ALBUQUERQUE LANDSCAPE AND WATER MGMT ORDINANCE.
3. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIMES FOR ALL IRRIGATION ZONES SHALL BE ADJUSTED TO ACCOMMODATE SEASON, LOCATION, AND PLANT PERFORMANCE.
4. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT HEADS. SPRAY HEADS SHALL BE APPROPRIATELY DESIGNED AND MAINTAINED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
5. LANDSCAPE CONTRACTOR SHALL INSTALL IRRIGATION SLEEVES UNDER ALL PAVED SURFACES. COORDINATE IRRIGATION SLEEVES WITH ALL TRADES.

**PLANTING NOTES**

1. PLANTING AND IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER MGMT ORDINANCE. LANDSCAPE BEES SHALL ACHEIVE MINIMUM 75% PLANT QUANTITIES ARE APPROPRIATE, AND REFLECT THE ESTIMATED NUMBER OF PLANTS NECESSARY TO ACHIEVE THE DESIGN INTENT AND THE REQUIRED COVERAGE AT PLANT MATURITY.
2. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. PLANTS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IN ORIGINAL NURSERY CONDITION.
4. POINT OF CONNECTION: A CONNECTION TO CITY WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY.
5. MULCH: ALL PLANTING BEES SHALL BE COVERED WITH MULCH. MULCH TO BE 2" DEEP, 100% WOOD CHIP, ADD VISUAL INTEREST, AND PROTECT SOIL MOISTURE.
6. CONTRACTOR SHALL INSTALL 6" DIAMETER RING OF SHREDDED BARK MULCH UNDER TREES PLANTED IN TIRE.
7. SOIL BIOLOGY AMENDMENT SHALL BE APPLIED IN LANDSCAPE AREAS. SEE SPECIFICATION AND APPROXIMATE SQUARE FOOTAGE THE LEGEND.
8. THE LANDSCAPE INSTALLATION SHALL BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
9. CONTRACTOR SHALL VERIFY PLANT COUNTS. THIS IS PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM PLANT QUANTITIES, THEN PLANT QUANTITIES SHALL PREVAIL.
10. EXACT LOCATIONS OF PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.

**KEYED NOTES**

1. PROPERTY LINE
2. LIMITS OF WORK
3. GRAVEL EDGE ADJACENT OF BUILDING
4. RESERVATION LANDSCAPE AREA
5. TRASH DIMENSION
6. COVERED PARKING
7. ASPHALT PAVING
8. POLE LIGHT. SEE ELECTRICAL XXXX
9. CAN SCREEN WALL
10. NOT USED.
11. METAL FINISH. SEE A001.
12. STEEL BRACK. TO REMAIN
13. STEEL BRACK. TO REMAIN
14. STEEL BRACK. TO REMAIN

**LANDSCAPE CALCULATIONS**

REQUIRED LANDSCAPE AREA: 5006 SF  
PROVIDED LANDSCAPE PATIO AREA: 400 SF  
PROVIDED HIGH WATER USE TIER AREA: 0 SF  
NET AREA: 5406 SF

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PROVIDED HIGH WATER USE TIER AREA: 0 SF  
NET AREA: 5406 SF

**PLANTING LEGEND**

TREES	SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical Name	Height	Width	Water requirements	Sheet/Detail
		3	2" Caliper	ESCARPMENT LIVE OAK	Quercus fusiformis	40.00	30.00	Medium Water Use	L002/A1
		6	24" Box Multi-Trunk	CHASTE TREE	Viburnum cedrus	25.00	20.00	Medium Water Use	L002/A1

GROUNDCOVER	SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical Name	Height	Width	Water requirements	Sheet/Detail
		18	1-6al	GAIRA	Gaura lindheimeri	3.00	2.50	Medium Water Use	L002/A2
		39	1-6al	REGAL MIST GRASS	Muhlenbergia capillaris	3.50	3.00	Medium Water Use	L002/A2
		12	1-6al	GERMANDER	Teucrium chamaedrys	1.00	2.00	Medium Water Use	L002/A2

SHRUB	SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical Name	Height	Width	Water requirements	Sheet/Detail
		65	1-6al	MUNSTEAD LAVENDER	Lavendula angustifolia Munstead	1.50	2.00	Medium Water Use	L002/A2
		19	1-6al	APP ROSEMARY	Rosmarinus officinalis 'Arp'	4.00	4.00	Low Water Use	L002/A2

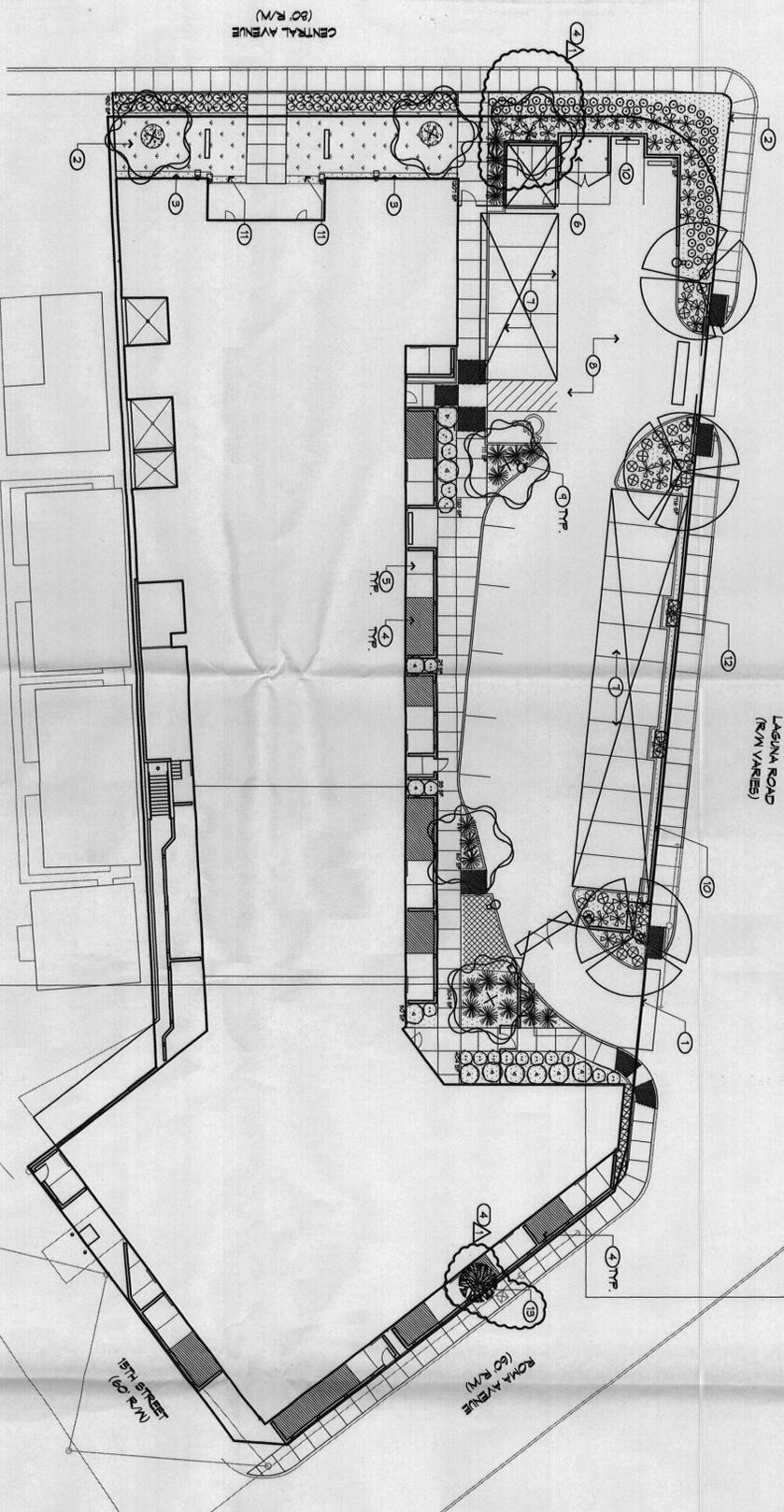
SUCULLENT	SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	Botanical Name	Height	Width	Water requirements	Sheet/Detail
		39	1-6al	RED HESPERALOE	Hesperaloe parviflora	4.00	4.00	Low Water Use	L002/A2
		20	1-6al	BEASGRASS	Nolina texana	4.00	5.00	Low Water Use	L002/A2

GRASSES	SYMBOL	AREA	INSTALLED SIZE	COMMON NAME	Botanical Name	Water requirements
		1932 SF	Sod	LEGACY BUFFALO GRASS	Bouteloua dactyloides Legacy	Low Water Use

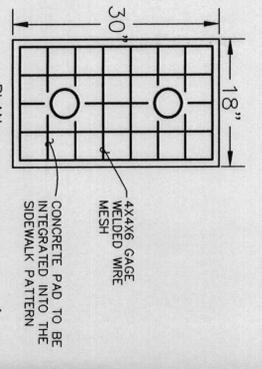
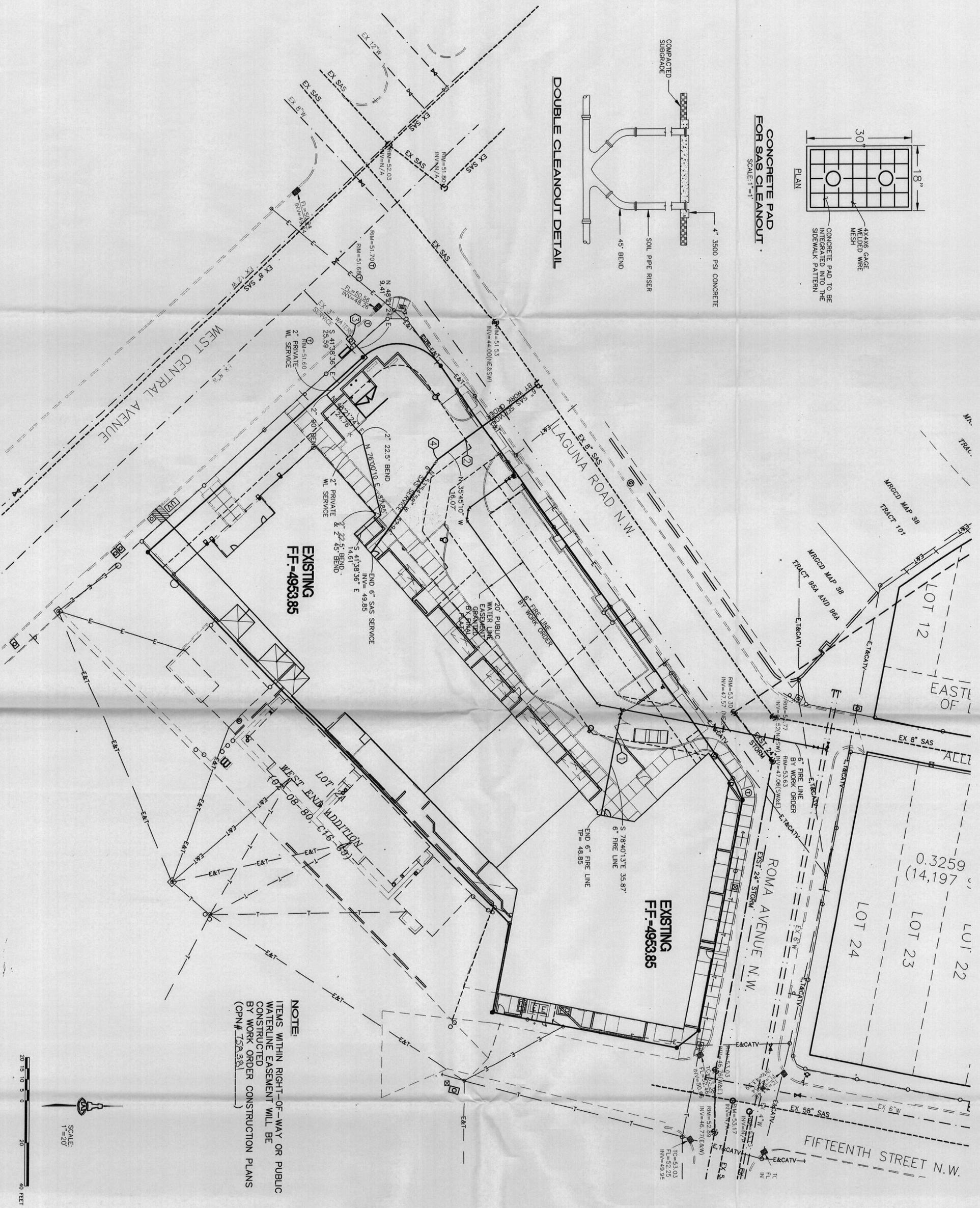
EXISTING VEGETATION	SYMBOL	QTY.	EXISTING TREE TO REMAIN
	1	1	EXISTING TREE TO REMAIN

**PLANTING PLAN**

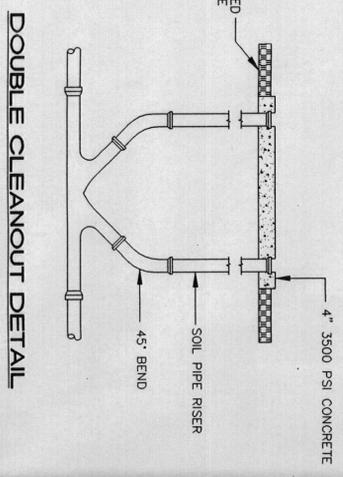
1" = 20'-0"





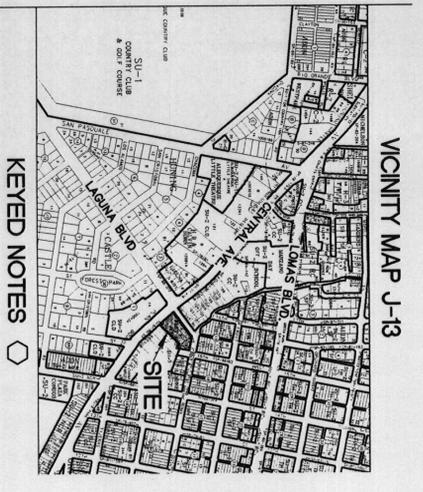
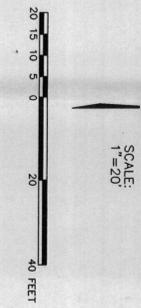


**CONCRETE PAD FOR SAS CLEANOUT**  
SCALE: 1"=1'



**DOUBLE CLEANOUT DETAIL**

**NOTE:**  
ITEMS WITHIN RIGHT-OF-WAY OR PUBLIC WATERLINE EASEMENT WILL BE CONSTRUCTED BY WORK ORDER CONSTRUCTION PLANS (OPN# 158381)



**KEYED NOTES**

1. BEGIN 6" PRIVATE FIRE LINE. REMOVE EXIST 6" CAP METOH 6" WL BY WORK ORDER (OPN# 758381) TP=48.73
2. BEGIN PRIVATE 6" SAS SERVICE. REMOVE EXIST 6" CAP MATCH SAS SERVICE FROM WORK ORDER (OPN# 758381). INV=48.33
3. 3" WATER METER CONVERTED TO 2" WATER METER BY WORK ORDER PLANS.
4. INSTALL 6" 11.25' BEND, 6" 5' BEND, DOUBLE CLEANOUT PER SETAIL THIS SHEET. INV=47.28

**LEGEND**

CONCRETE CURB	PROPOSED
CONCRETE/SIDEWALK	SINGLE WATER METER & BOX
WALL OR HEAD WALL	GATE VALVE W/ VALVE BOX
WOOD FENCE	FIRE HYDRANT
CHAIN LINK FENCE	WATER LINE W/ FITTING
TOP OF CURB	
POST	
POST	
WATER VALVE	
WATER METER	
ELECTRIC PANEL	
ELECTRIC SERVICE/FEEDSTAL	
OVERHEAD UTILITIES	
OVERHEAD TELEPHONE	
ELECTRIC	
STREET LIGHT	
BOLLARD	
CATV	
TELEPHONE FEEDSTAL	
GUY WIRE	
STORM DRAIN MANHOLE	
TELEPHONE MANHOLE	
SANITARY SEWER MANHOLE	
CLEANOUT	
GAS METER/SERVICE VALVE	
BENCH	
FIRE HYDRANT	
PULLBOX	
UTILITY VALVE	
TRAFFIC SIGNAL	
TREE	
MAIL BOX	

**ISAACSON & AREMAN, P.A.**  
Consulting Engineering Associates

128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph: 505-268-8828 Fax: 505-268-8832

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02/18/05

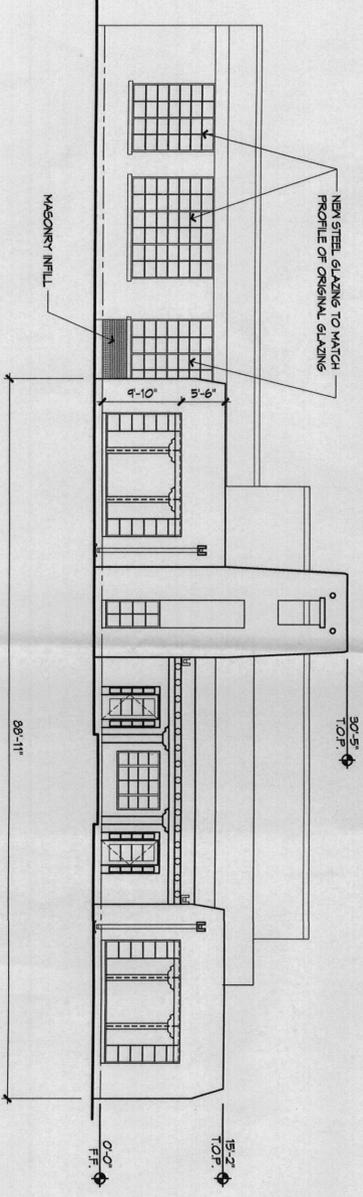
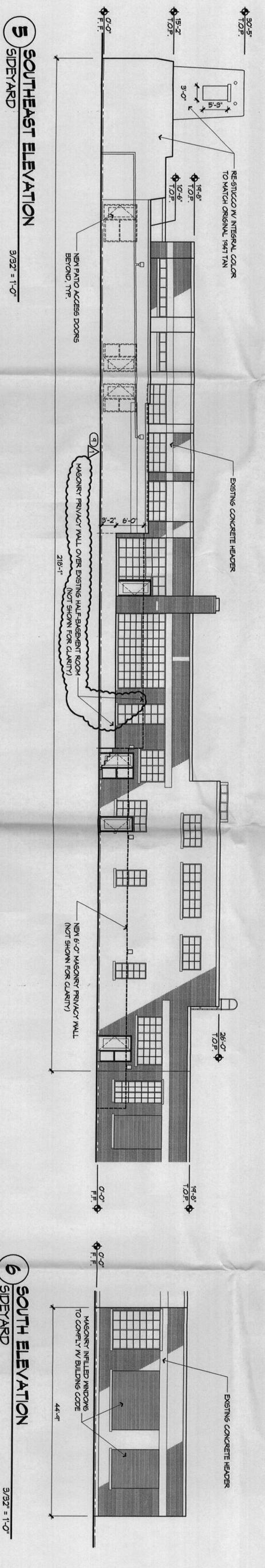
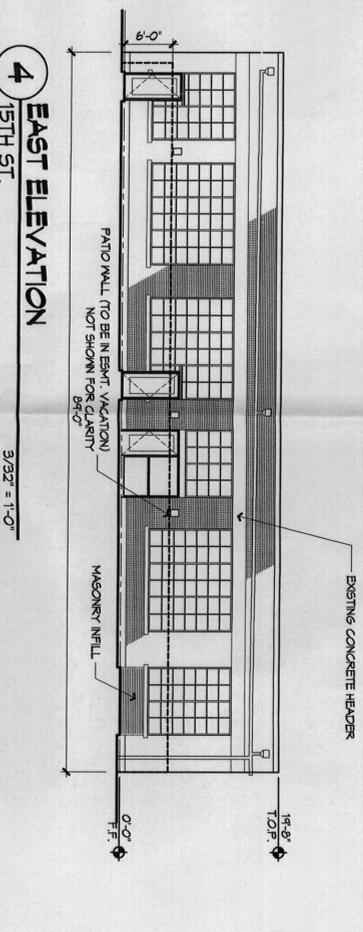
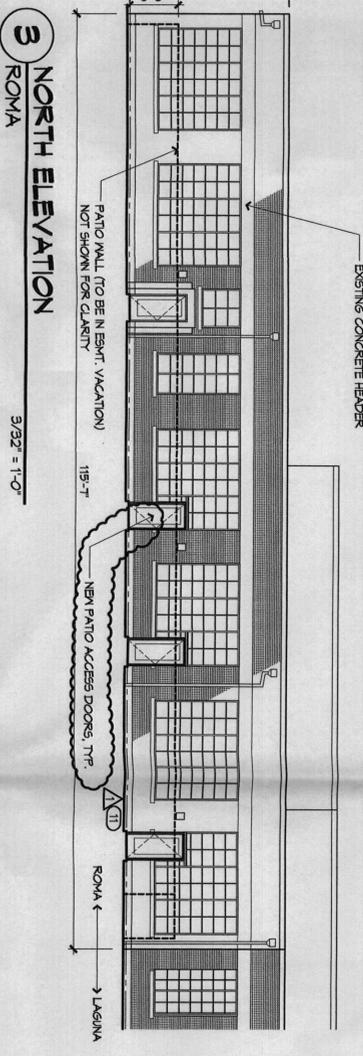
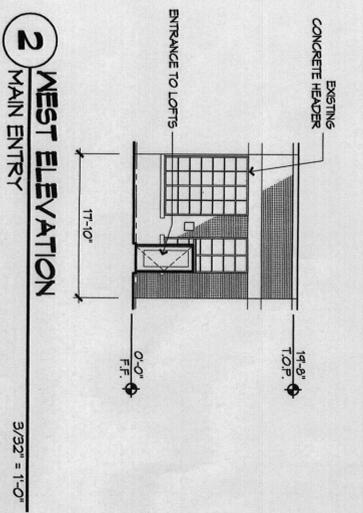
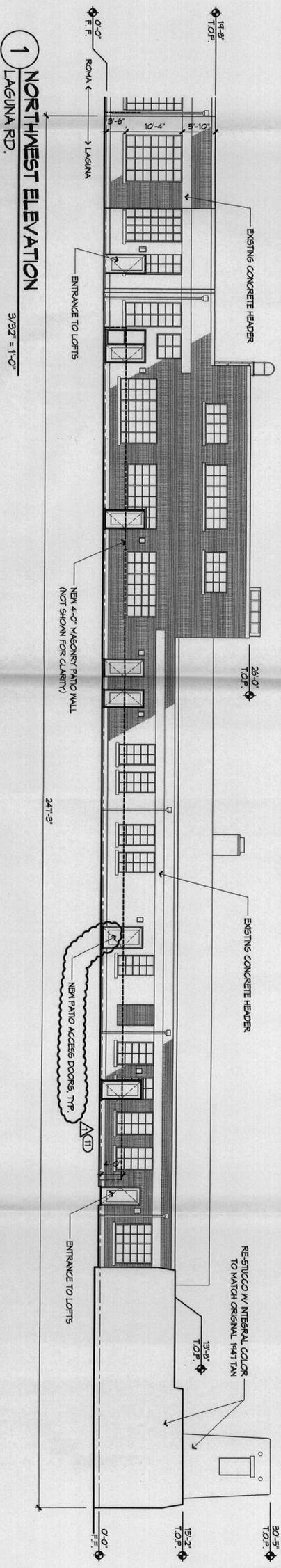
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**BELL TRADING  
POST LOFTS**  
FHDC

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**UTILITY PLAN**

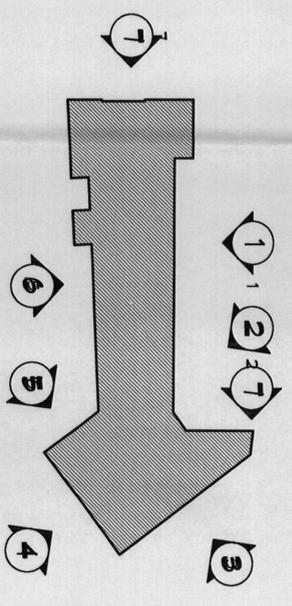
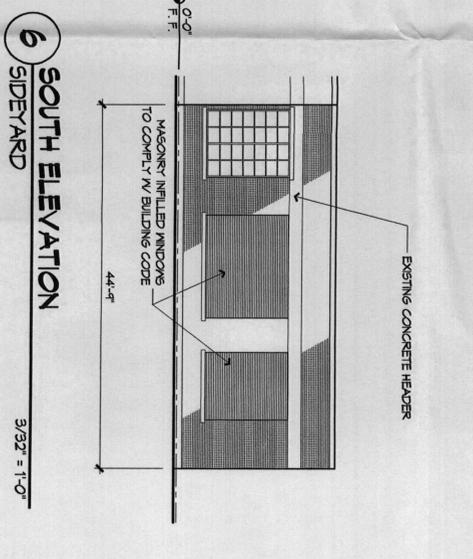
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Date: 02/01/05	Job Number: 1304		



**GENERAL NOTE  
ELEVATIONS**

1. ALL ORIGINAL WINDOWS TO BE RESTORED AND REGLAZED.
2. WINDOW FRAMES IN BRICK PORTION OF BUILDING TO BE RESTORED TO ORIGINAL CONDITION AND PAINTED TAN COLOR TO COMPLEMENT STUCCO.
3. RESTORE WOOD VISAS, LINTELS, CORBELS, & COLUMNS TO ORIGINAL CONDITION.
4. TEXTURED GLASS TO BE USED IN WINDOWS IMMEDIATELY FRANKING LAGUNA RD., ROMA AVE., AND SIDEYARD TO 6'-8" / 1/2" ABOVE FINISHED FLOOR TO PRESENT PRIVACY ALONG PUBLIC STREETS.
5. EXISTING OR MISSING DOWNPOUTS TO BE REPLACED.

INDICATES AREAS OF ORIGINAL RED BRICK



REVISIONS

△	10/27/05	ADMINISTRATIVE AMENDMENT
△		
△		

DRAWING INFORMATION

DRAWN BY	MS
REVIEWED BY	LM
DATE	02/19/05
PROJECT NO.	04074
DRAWING NAME	BUILDING ELEVATIONS



ARCHITECT

ENGINEER

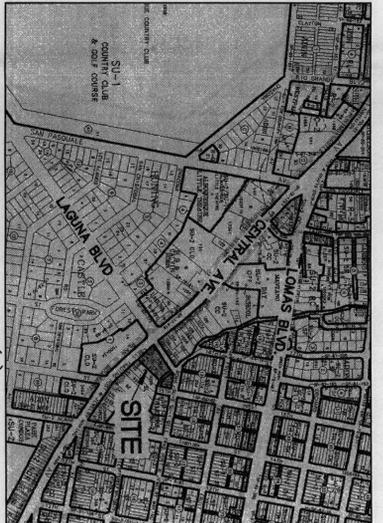
PROJECT

**Bell Trading Post Renovation**  
1503 Central Ave. NW  
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REVISIONS

△	
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DATE	02/15/05
PROJECT NO.	04074
DRAWING NAME	
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT	



VICINITY MAP  
J-13

Is an Infrastructure List required? (X) Yes ( ) No  
If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

PROJECT #: DRB# 1003713  
APPLICATION #: App# 05-00303  
EPC App. No: 04EPC-01557

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 11/25-04 and that the findings and conditions in the Official Notice of Decision have been complied with.

City Engineer	Transportation Division	Date	2-23-05
City Engineer	Public Works Division	Date	2-23-05
City Engineer	Engineering Division / ANAEC	Date	2/23/05
City Engineer	Parks & Recreation Department	Date	2/23/05
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APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.

DRB Chairperson, Planning Department

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- E. THE LOCATION OF THE BUS SHELTER, IF REQUIRED, WILL BE TO BE DETERMINED BY THE TRANSPORT DEPT. PRIOR TO ETC FINAL PERMITTING.
- F. THE ROAD REZE BUSINESS PARTNERSHIP PROGRAM IN LIEU OF PROVIDING A BUS SHELTER.

FIRE PROTECTION

CONSTRUCTION: TYPE IIB FULLY SPRINKLERED  
OCCUPANCY TYPE: R-2 (APARTMENT HOUSES)  
OCCUPANT LOAD: 22,251 SF/200 OCC. = 112  
OCCUPANCY TYPE: B (OFFICES)  
OCCUPANT LOAD: 2500 SF/100 OCC. = 100

LEGAL DESCRIPTION

AREA ADDITION:  
BLOCK 14 - LOTS 1 THROUGH 6  
TOGETHER WITH  
WEST END ADDITION:  
LOTS 2A, 3A, 4 & 5  
NEW MARKET HEIGHT APARTMENT PROJECTED SECTION 18  
TOWNSHIP 10 NORTH, RANGE 9 EAST, NMPN  
CNT OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2004

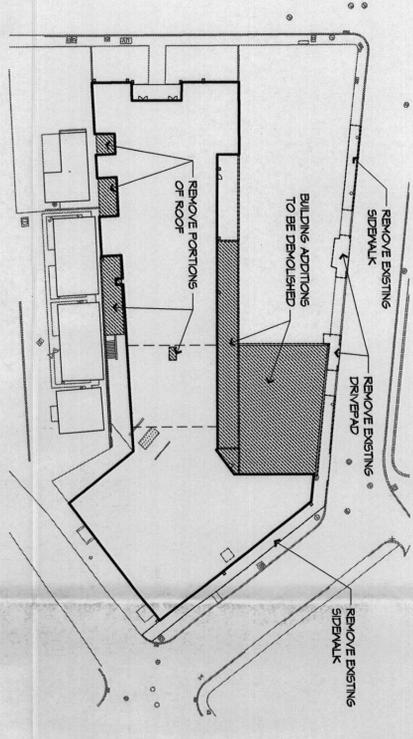
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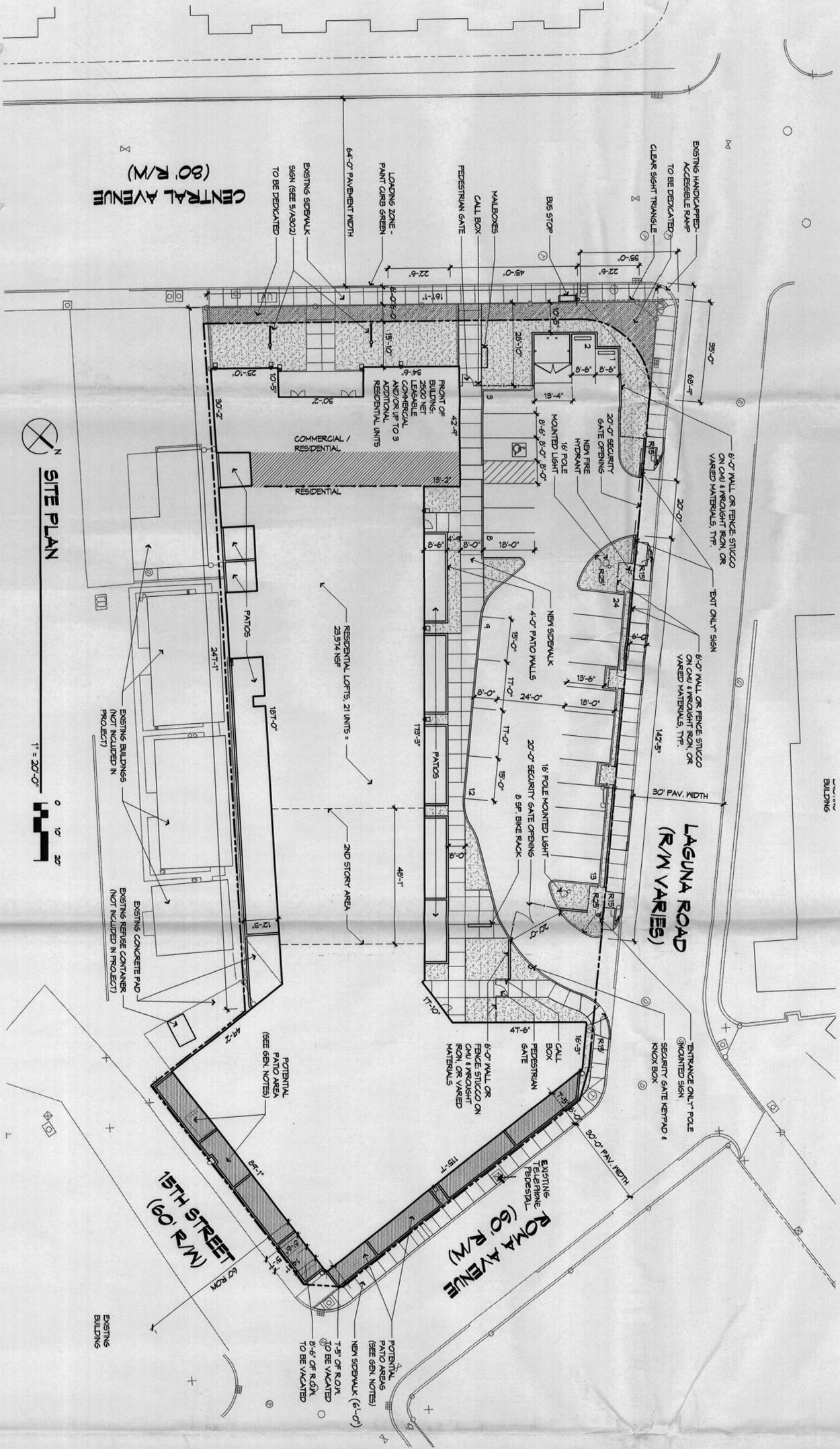
PROJECT DATA

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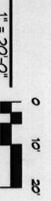
DEMOLITION SITE PLAN



CENTRAL AVENUE (80' R/W)



SITE PLAN



**LANDSCAPE NOTES**

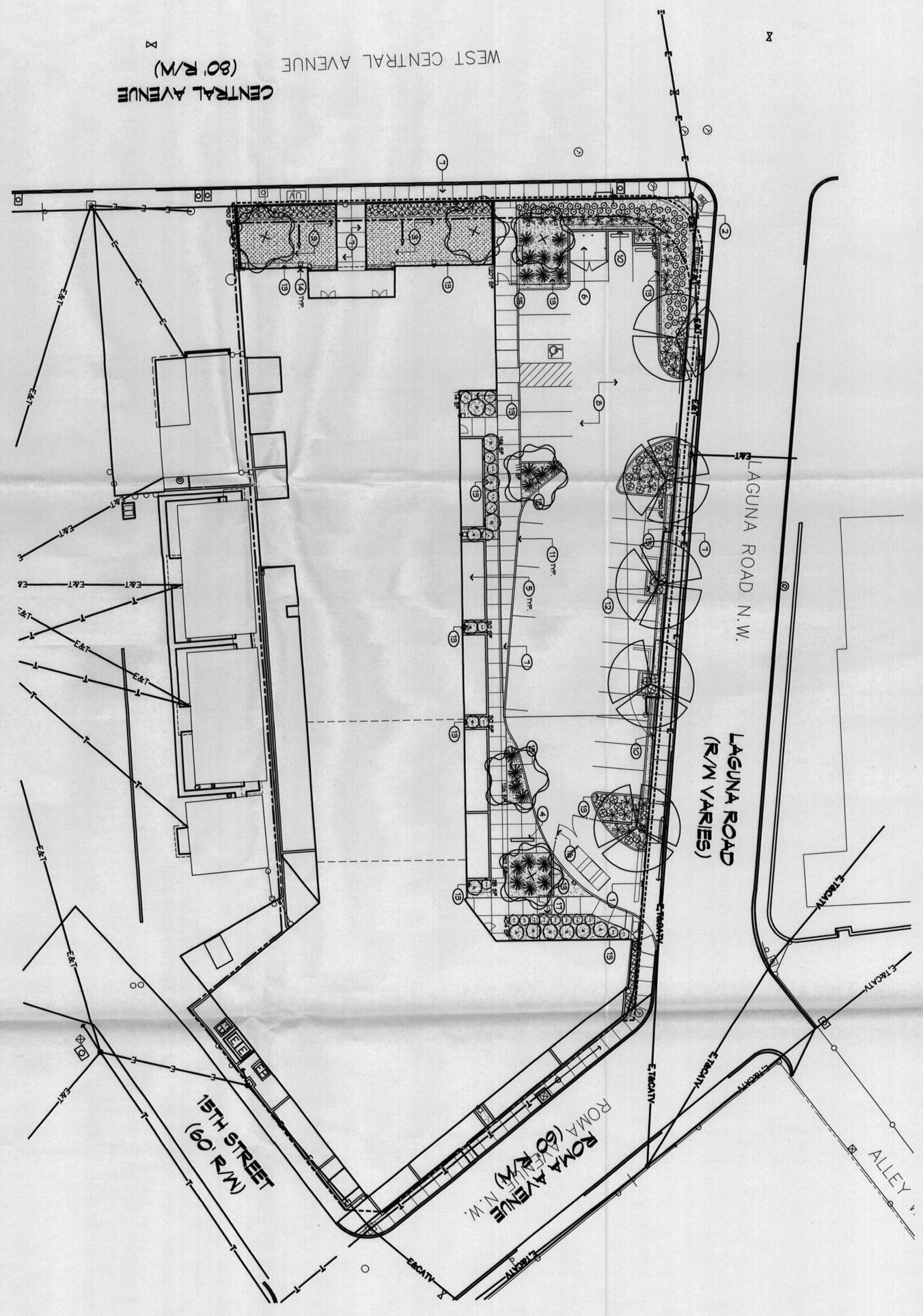
1. PLANTING AND IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH THE INTENT OF THE CITY OF ALBUQUERQUE ORDINANCE LANDSCAPE BEDS SHALL ACHIEVE MINIMUM 75% LIVE VEGETATION COVERAGE UPON PLANT MATURITY. NOTED PLANT QUANTITIES ARE APPROXIMATE AND REFLECT THE ESTIMATED NUMBER OF PLANTS NECESSARY TO ACHIEVE THE DESIGN INTENT AND THE REQUIRED COVERAGE AT PLANT MATURITY.
2. PLANTING AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
3. CONTROLLER: THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. THE RUN TIMES FOR THE VARIOUS ZONES SHALL BE APPROXIMATELY 60 MINUTES UPON PLANT ESTABLISHMENT. RUN TIME WILL BE ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION, AND PLANT PERFORMANCE.
4. DEEP ENTRANCES SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT FOR BUFFALO GRASS. NOTES: THIS SITE IS IN A HIGH WIND AREA AND IS PROPOSED TO BE OPEN TO WIND CURRENTLY ON TO IMPERMEABLE SURFACES AND ADJACENT PAVINGS.
5. POINT OF CONNECTION: A CONNECTION TO CITY WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY.
6. MULCH: ALL PLANTING BEDS SHALL BE COVERED WITH MULCH, IN ORDER TO MINIMIZE WEED GROWTH, ADD VISUAL INTEREST, AND PROTECT SOIL MOISTURE.

**LANDSCAPE CALCULATIONS**

SITE AREA: 45,293 SF  
BUILDING AREA: 22,248 SF  
NET AREA: 23,045 SF  
  
REQUIRED LANDSCAPE AREA:  
15% OF NET AREA: 3457 SF  
  
PROVIDED LANDSCAPE AREA: 3914 SF  
PROVIDED HIGH WATER USE TURF AREA: 0 SF

**KEYED NOTES: (X)**

1. PROPERTY LINE
2. LIMITS OF WORK
3. BUFFALO GRASS TURF AREA
4. BICYCLE RACK 4 SPACES
5. RESIDENTIAL PATIO AREA
6. TRASH RECEPTACLE
7. EXISTING CONCRETE SIDEWALK
8. EXISTING PAVING
9. FENCE
10. COIL SCREEN WALL
11. 6" CONCRETE CURB
12. METAL FENCE
13. 3/8" ROUND GRAVEL
14. BUILDING DOWNPOUT
15. VALEBOX
16. SECURITY GATE
17. FERRETTIAN GATE



**PLANTING LEGEND**

SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
(X)	5	2" Caliper	ESCAMPMENT LIVE OAK	Quercus turbinella	40.00	30.00	Medium Water Use
(X)	5	2" Caliper	CHASTE TREE	Viburnum cedrus	25.00	20.00	Medium Water Use
PERENNIALS							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
(X)	21	3-6" x 15"	GAUZA	Gaura bicolor	3.00	2.50	Medium Water Use
(X)	41	1-6" x 7"	REGAL WIST GRASS	Habenaria capillaris	3.50	3.00	Medium Water Use
(X)	12	1-6" x 8"	GERANIUM	Teucrium chamaedrys	1.00	2.00	Medium Water Use
SHRUBS							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
(X)	14	1-6" x 7"	MANDARIN LANCEOL	Larrea mexicanus	1.50	2.00	Low Water Use
(X)	65	1-6" x 7"	APR ROSEBUSH	Rosa chinensis	4.00	4.00	Low Water Use
SUCULENT							
SYMBOL	EST. QTY.	INSTALLED SIZE	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	WATER REQUIREMENTS
(X)	32	1-6" x 8"	RED HESPERALOE	Hesperaloe parviflora	4.00	4.00	Low Water Use
(X)	23	1-6" x 8"	BEAUBATONIA	Nolina texana	4.00	5.00	Low Water Use
GRASSES							
SYMBOL	AREA	INSTALLED SIZE	COMMON NAME	BOTANICAL NAME	WATER REQUIREMENTS		
(X)	1592 SQ. FT.	5/8" or higher @ 12" OC	LEISOR BUFFALO GRASS	Bouteloua dactyloides Lagou	Low Water Use		
MULCHES							
SYMBOL	AREA	INSTALLED SIZE	COMMON NAME	WATER REQUIREMENTS			
(X)	4000 SQ. FT.	CRUISER FINES	SANTA FE BROWN	Low Water Use			



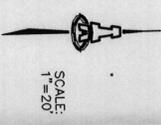
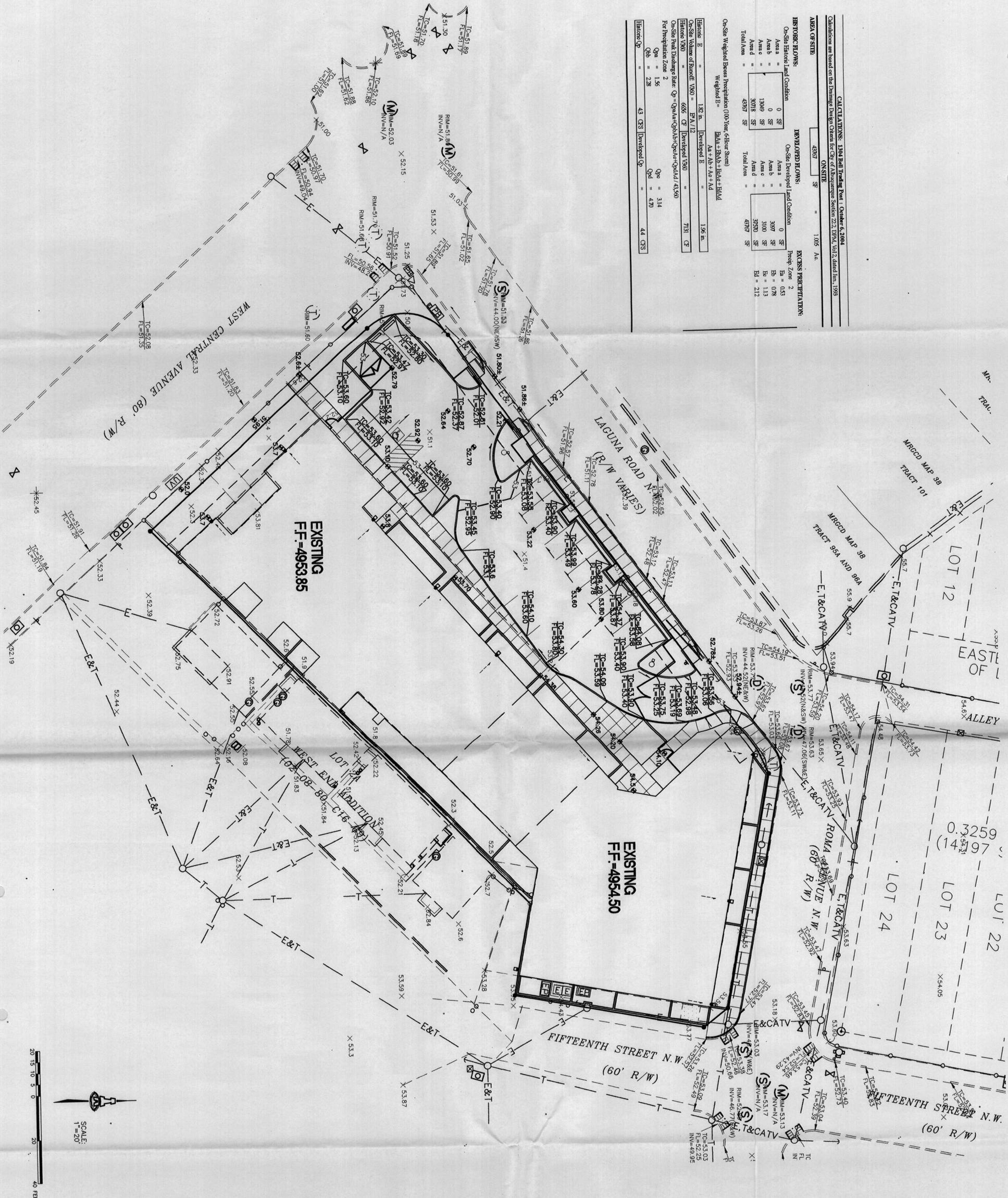
**SITE PLAN**

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.1, D.M., Vol. 2, dated Jan., 1993

AREA OF SITE: 4367 SF = 1.005 Ac.

HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIPITATION:	
On-Site: Historical Land Condition	On-Site: Developed Land Condition	Prep. Zone 2	Prep. Zone 2	Prep. Zone 2	Prep. Zone 2
Area a = 0 SF	Area a = 0 SF	Ea = 0.03	Ea = 0.03	Ea = 0.03	Ea = 0.03
Area b = 0 SF	Area b = 3097 SF	Eb = 0.78	Eb = 0.78	Eb = 0.78	Eb = 0.78
Area c = 1349 SF	Area c = 3100 SF	Ec = 1.13	Ec = 1.13	Ec = 1.13	Ec = 1.13
Area d = 3078 SF	Area d = 3750 SF	Ed = 2.12	Ed = 2.12	Ed = 2.12	Ed = 2.12
Area e = 4367 SF	Area e = 4367 SF				
Total Area = 4367 SF	Total Area = 4367 SF				

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
 Weighted E = 1.96 in.  
 E = 1.96 in. / 12 = 0.163 CF  
 Historic V90 = 665 CF / Developed V90 = 7131 CF  
 On-Site Peak Discharge Rate:  $Q_p = Q_{dev} - Q_{hist}$   
 For Precipitation Zone 2  
 $Q_p = 1.56 - 0.163 = 1.397$   
 $Q_{dev} = 2.28$      $Q_{hist} = 0.883$   
 Historic  $Q_p = 43$  CFS / Developed  $Q_p = 44$  CFS



**GENERAL INFORMATION**

THIS SITE IS A CURRENTLY DEVELOPED PROPERTY LOCATED IN AN AREA THAT IS FULLY DEVELOPED. IMPROVEMENTS INCLUDE RENOVATION OF AN EXISTING BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING IMPROVEMENTS. CALCULATIONS FOR THE 100-YEAR, 6-HOUR STORM EVENT (THIS SHEET) SHOW AN INSIGNIFICANT INCREASE IN FLOW DUE TO DEVELOPMENT OF 0.1 CFS. THE DEVELOPED FLOW WILL CONTINUE TO FREE DISCHARGE TO LAGUNA ROAD, WEST CENTRAL DRAIN AND ROMA AVENUE TO THE EAST AND SOUTHWEST CORNERS OF THE PROPERTY. THE NORTHWEST AND SOUTHWEST CORNERS OF THE PROPERTY WILL BE REDIRECTED TO ROMA AVENUE.

**BENCHMARK:**  
 ACS BRASS CAP STAMPED "12-115" NORTHWEST QUADRANT OF THE INTERSECTION OF THE POSITION (NAD 1927), IN TERMS OF STATE PLANE COORDINATES (EASTING=4954.85 WESTING=499212.34 ELEVATION=4954.85 (NGVD29)) IN FEET

**LEGAL:**  
 A PORTION OF AN ABANDONED AND OBLITERATED ACQUA BENCH MARK PER A PORTION OF LOTS 1, 2, 3, 4, 5, AND 6, BURNING PER A PORTION OF LOT 2A, EASTMENT, WEST END ADDITION LOTS 3A, 4, AND 5, WEST ADDITION, CITY OF ALBUQUERQUE PROTECTED LAND 1.10 N.E. N. 31.0 COUNTY, NEW MEXICO OCTOBER-DECEMBER 1993

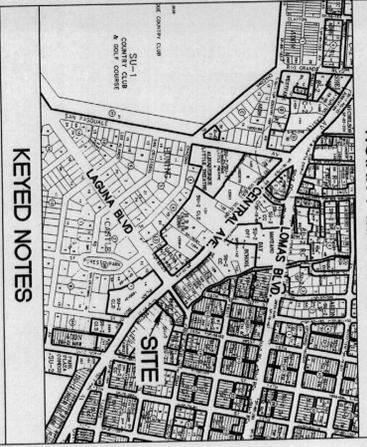
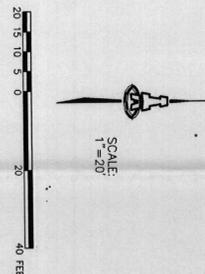
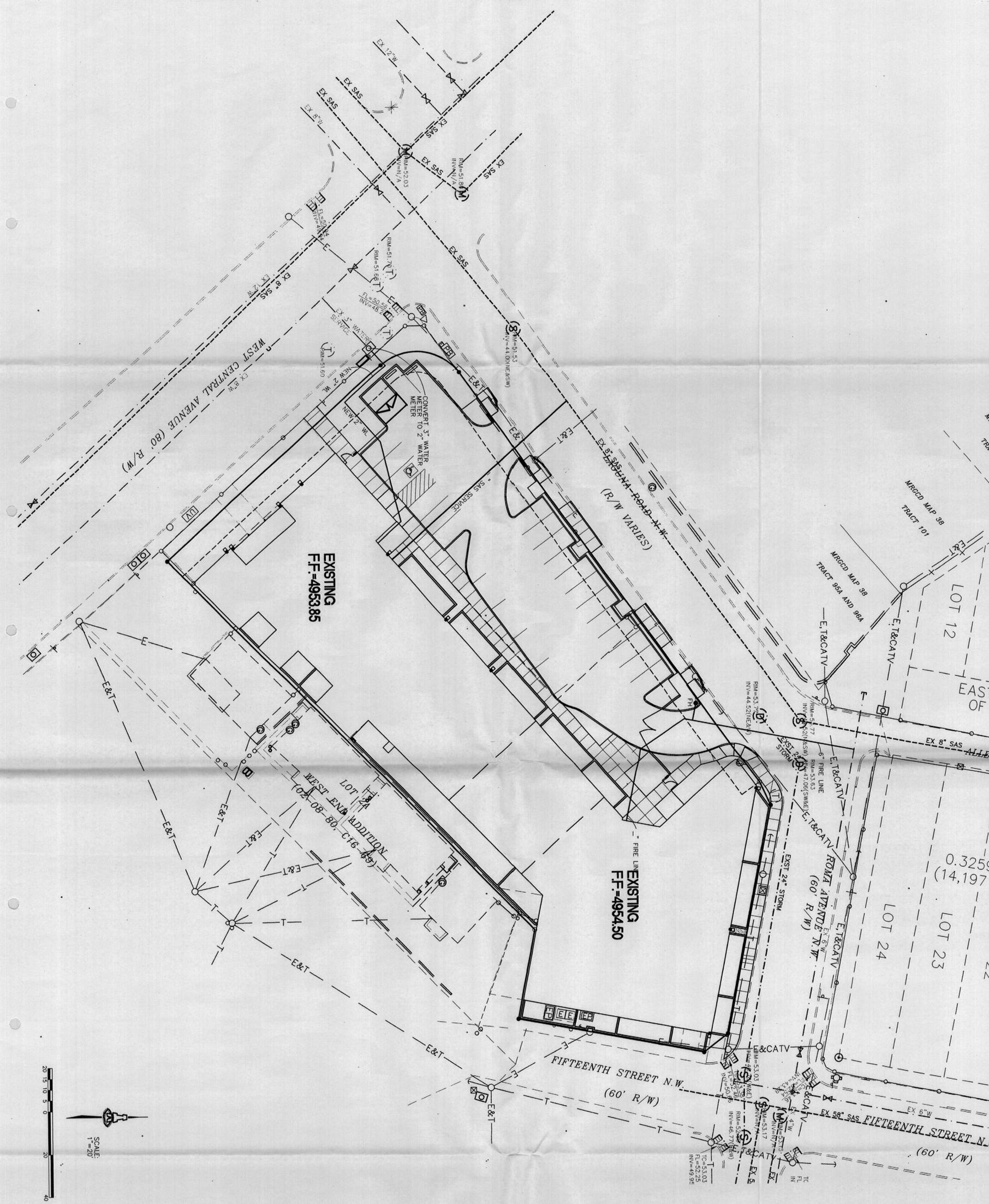
**LEGEND**

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ▲ 53.5 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TOP OF CURB ELEVATION
- FLOWLINE

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 01.21.05

**BELL TRADING**  
 POST  
 FHDC

**GRADING & DRAINAGE PLAN**  
 C-1  
 SH. 1 OF 1



**LEGEND**

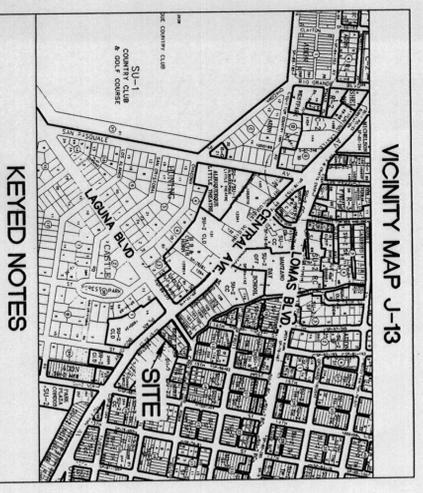
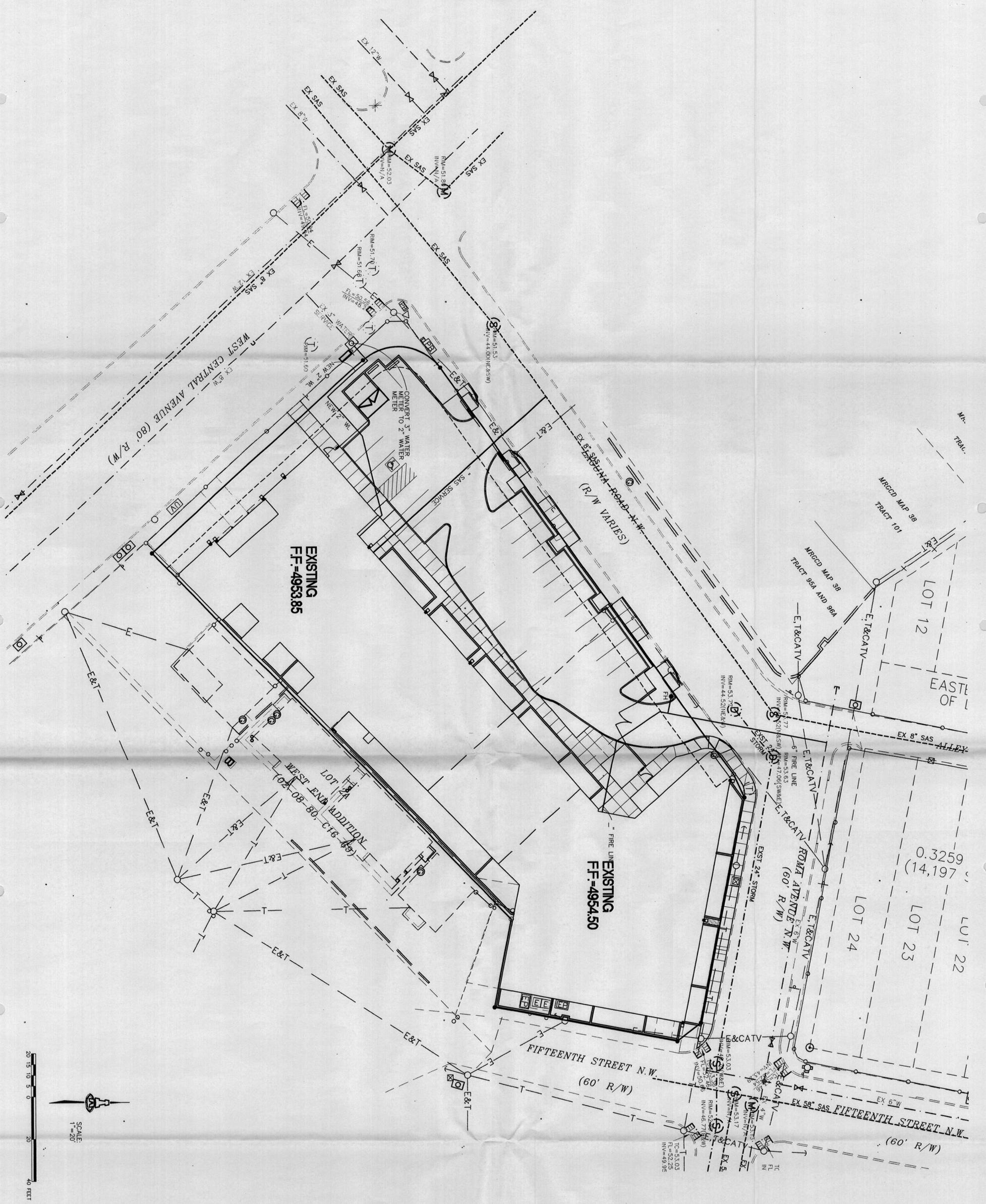
- |       |                           |         |                           |
|-------|---------------------------|---------|---------------------------|
| ---   | CONCRETE CURB             | EROSION |                           |
| - - - | CONCRETE/SIDEWALK         | ■       | SINGLE WATER METER & BOX  |
| —     | WALL OR HEAD WALL         | —       | GATE VALVE W/ VALVE BOX   |
| —     | SIGN                      | —       | FIRE HYDRANT              |
| —     | WATER VALVE               | —       | WATER LINE W/ FITTING     |
| —     | WATER METER               | —       | ELECTRIC SERVICE/PEDestal |
| —     | ELECTRIC SERVICE/PEDestal | —       | ELECTRIC PANEL            |
| —     | OVERHEAD UTILITIES        | —       | POWER POLE                |
| —     | TELEPHONE PEDESTAL        | —       | CABLE TELEVISION          |
| —     | BOLLARD                   | —       | GAS METER                 |
| —     | GUY WIRE                  | —       | DROP INLET                |
| —     | STORM DRAIN MANHOLE       | —       | TELEPHONE MANHOLE         |
| —     | SANITARY SEWER MANHOLE    | —       | MANHOLE                   |
| —     | CLEANOUT                  | —       | FIRE HYDRANT              |
| —     | SPRINKLER CONTROL         | —       | UTILITY VALVE             |
| —     | UTILITY PULLBOX           | —       | TRAFFIC SIGNAL            |
| —     | TREE                      | —       | MAIL BOX                  |

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**BELL TRADING  
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**CONCEPTUAL UTILITY PLAN**

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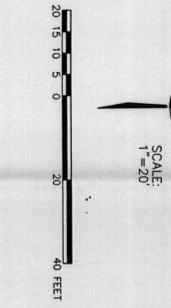
CONCRETE CURB	PROPOSED
CONCRETE SIDEWALK	SINGLE WATER METER & BOX
WALL OR HEAD WALL	GATE VALVE W/ VALVE BOX
SIGN	FIRE HYDRANT
WATER VALVE	WATER LINE W/ FITTING
WATER METER	
ELECTRIC SERVICE/PEDESTAL	
ELECTRIC PANEL	
E&T-CATV- OVERHEAD UTILITIES	
POWER POLE	
TELEPHONE PEDESTAL	
CABLE TELEVISION	
BOLLARD	
GAS METER	
GUY WIRE	
DROP INLET	
STORM DRAIN MANHOLE	
TELEPHONE MANHOLE	
SANITARY SEWER MANHOLE	
MANHOLE	
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UTILITY VAULT	
UTILITY PULLBOX	
TRAFFIC SIGNAL	
TREE	
MAIL BOX	

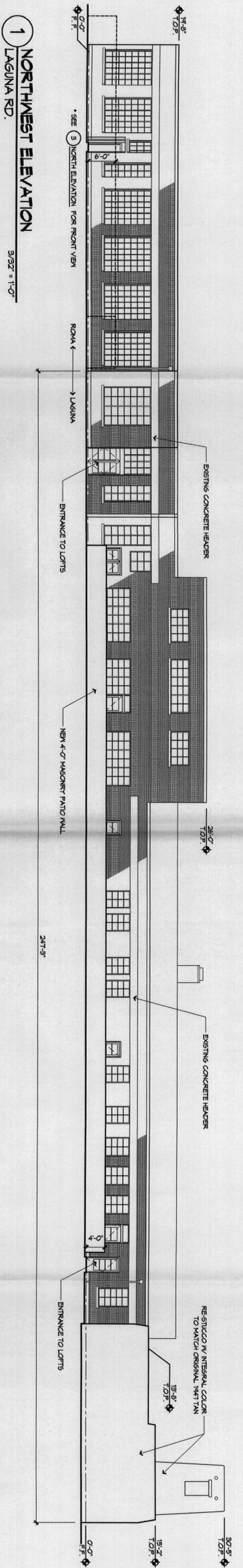
**ISAACSON & ARMAN, P.A.**  
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**BELL TRADING  
 POST LOFTS**  
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**CONCEPTUAL UTILITY PLAN**

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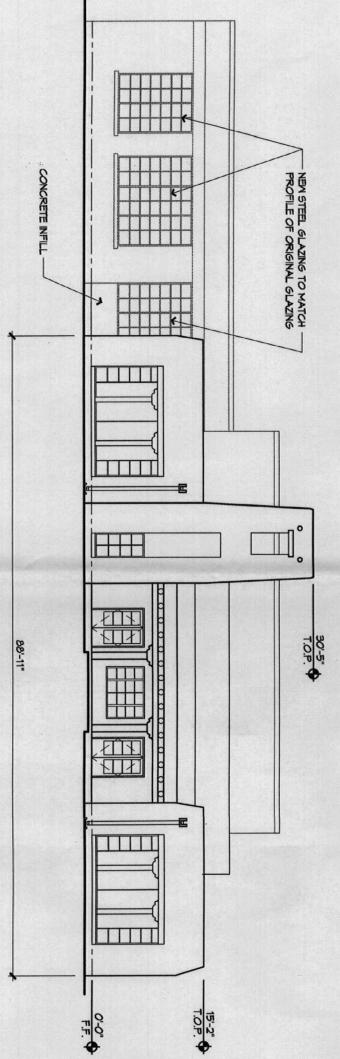
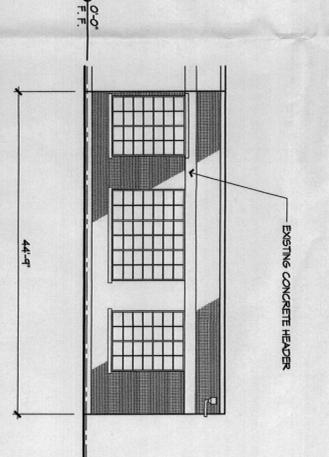
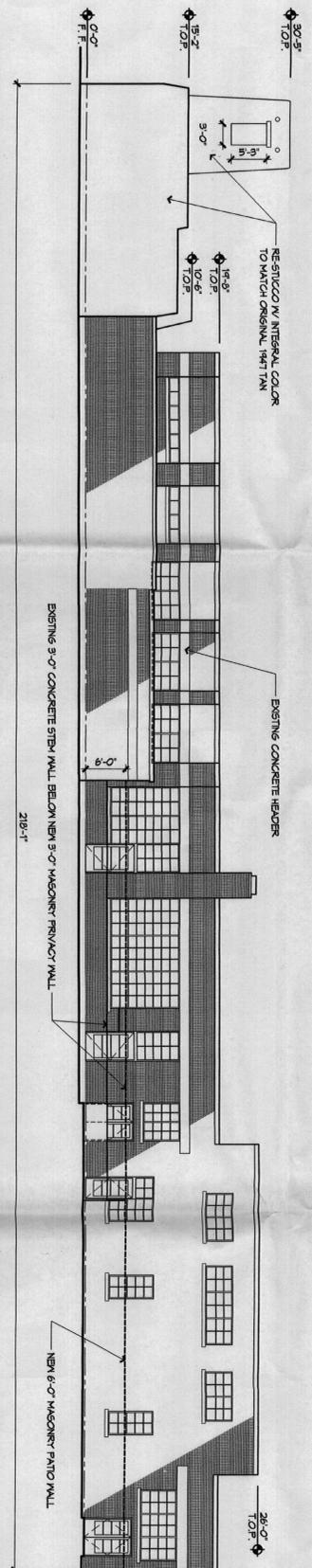
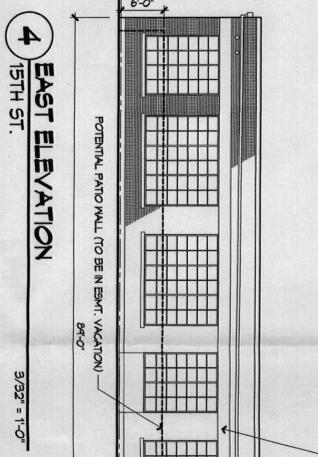
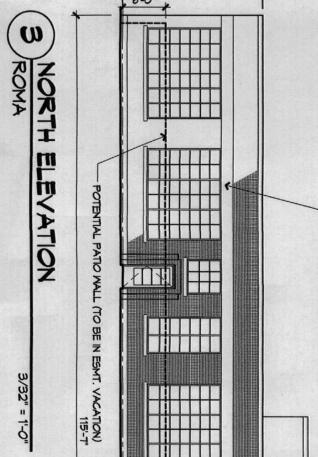
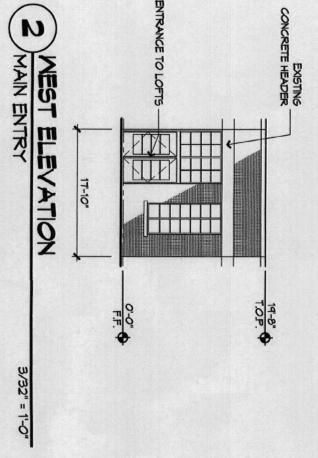


**architectural**  
interiors  
planning  
engineering

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ARCHITECT



- GENERAL NOTE**  
**ELEVATIONS**
1. ALL ORIGINAL WINDOWS TO BE RESTORED AND REFINISHED.
  2. WINDOW FRAMES IN BRICK PORTION OF BUILDING TO BE PAINTED BLACK; WINDOW FRAMES IN PEBBLE-SITE FRONT OF BUILDING TO BE RESTORED TO ORIGINAL CONDITION.
  3. RESTORE MOOD LIGHTS, LABELS, CORBELS, 1\"/>
- INDICATES AREAS OF ORIGINAL RED BRICK

**7** **SOUTHWEST ELEVATION**  
CENTRAL AVE.  
3/32" = 1'-0"

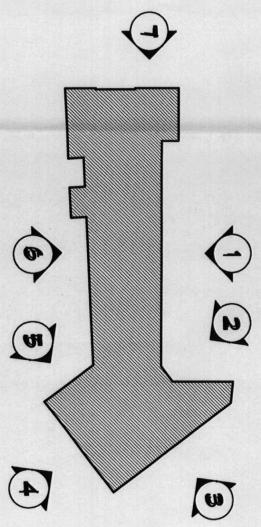
**5** **SOUTHEAST ELEVATION**  
SIDERYARD  
3/32" = 1'-0"

**2** **WEST ELEVATION**  
MAIN ENTRY  
3/32" = 1'-0"

**3** **NORTH ELEVATION**  
ROMA  
3/32" = 1'-0"

**4** **EAST ELEVATION**  
15TH ST.  
3/32" = 1'-0"

**6** **SOUTH ELEVATION**  
SIDERYARD  
3/32" = 1'-0"



**KEYPLAN**  
NTS

**Bell Trading Post Renovation**  
1503 Central Ave. NW  
Albuquerque, New Mexico

REVISIONS	

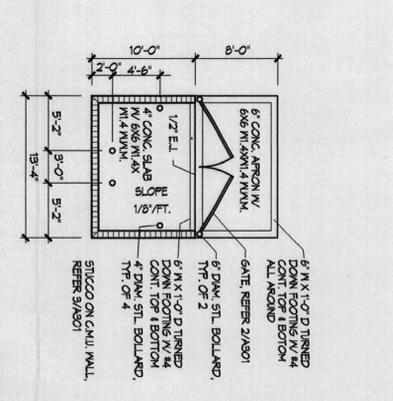
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PROJECT NO.	04074
DRAWING NAME	BUILDINGS ELEVATIONS

SHEET NO. **A301**  
5 OF 6

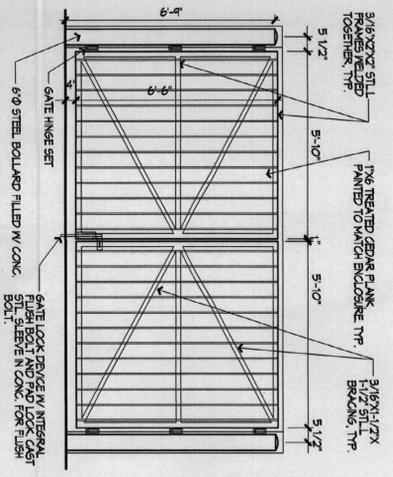
**Bell Trading Post  
Renovation**  
1503 Central Ave. NW  
Albuquerque, New Mexico

REVISIONS	DATE	BY	DESCRIPTION
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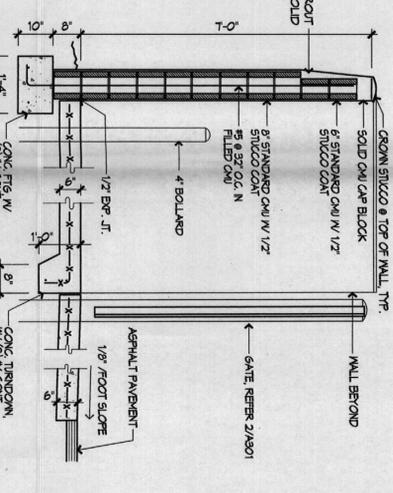
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REVIEWED BY	LN
DATE	02/15/08
PROJECT NO.	04074
DRAWING NAME	SITE ELEVATIONS & SITE DETAILS



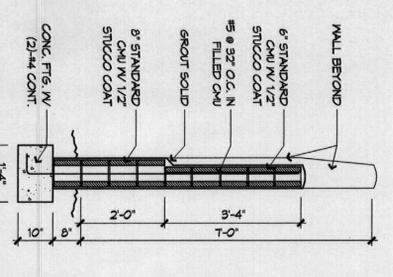
**1 SINGLE REFUSE ENCLOSURE**  
1/8" = 1'-0"



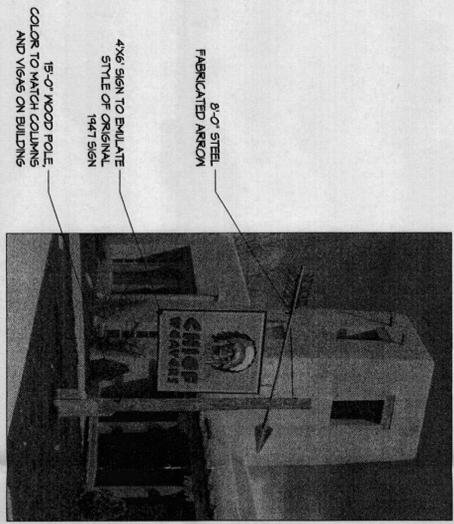
**2 GATE ELEVATION**  
3/8" = 1'-0"



**3 ENCLOSURE SECTION**  
1/2" = 1'-0"

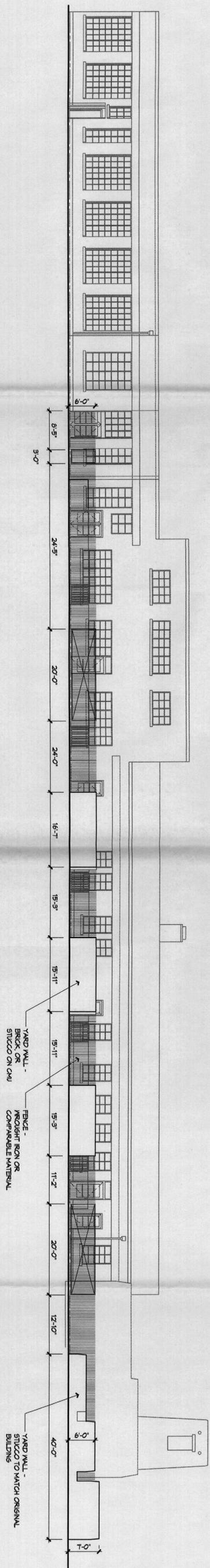


**4 SITE WALL SECTION**  
1/2" = 1'-0"



**5 BUILDING SIGN**  
ALONG CENTRAL AVE.  
NTS

**6 SITE ELEVATION**  
CENTRAL AVE.  
3/32" = 1'-0"



**7 SITE ELEVATION**  
LAGUNA RD.  
3/32" = 1'-0"