

Hoffman/Davis

SITE DEVELOPMENT PLAN
PROPOSAL
317 & 319 16TH ST. NW
ALBUQUERQUE, NM 87104

JUNE 29, 2005

PROJECT NUMBER: 1003926

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conclusions in the Official Notification of Decision are attached.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC 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:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

LOMAS BLVD.

NOTE: AN ENCROACHMENT AGREEMENT IS ON FILE DOCUMENT # 85-91960

NEIGHBOR'S SEWER DRAIN AT CORNER OF SHED

EDGE OF BUILDING ON ADJOINING PROPERTY

PATIO FLAGSTONE/CRUSHER FINES
• 10' BY 13'

NEIGHBOR'S BUILDING ENCROACHES +/- 0.8'

NEW STUCCO WALL BROWN STUCCO TO MATCH EXISTING WALL AND BUILDING.
• DECREASING FROM 6' TO 4'
• INCREASING FROM 4' TO 5.5'
• TOTAL LENGTH 49'

UTILITY POLE
FIRE HYDRANT

STOP SIGN

WOOD SHED (MOVABLE)

5' WOOD FENCE

578 sq. ft.

CASITA

STRUCTURE 15' HIGH

BRICK PATIO

BRICK PAVERS

STUCCO BENCH

WOOD PORCH

6' BROWN STUCCO WALL

CONC. DRIVEWAY

HANDICAPPED PARKING

3' WOOD FENCE

PROPERTY LINE

LOT 11

LOT 10

1864 sq. ft.

RESIDENCE

STRUCTURE 20' HIGH

WOOD PORCH

36.9'

50.0'

25.00'

42'

PROPERTY LINE

Caminito del Lado

UTILITY POLE

STOP SIGN

NEIGHBOR'S RESIDENT

4' BROWN STUCCO WALL

3' WOOD FENCE

PROPERTY LINE

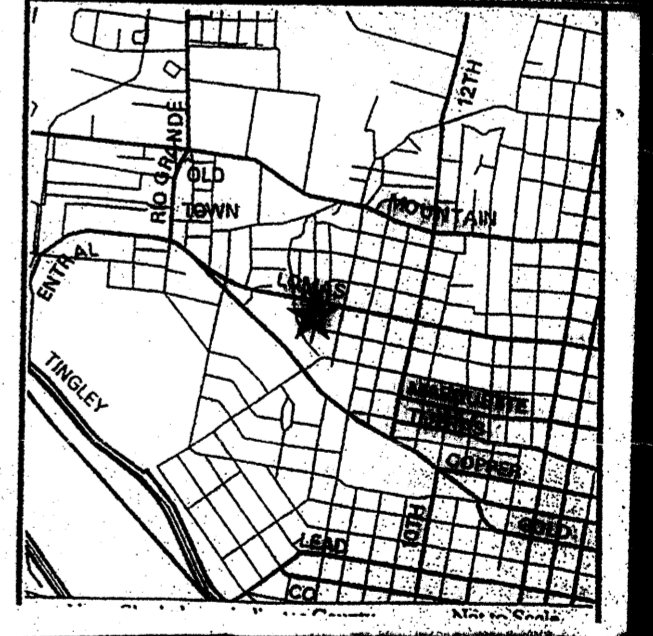
STOP SIGN

317 & 319 16TH STREET N.W.

LOTS 10 & 11
BLOCK 15
PERREA ADDITION
(82-45)

NOTE: BUILDING TIES ARE BASED UPON THE SPACING OF THE CURBS ON 16TH STREET & THE ALLEY WAY.

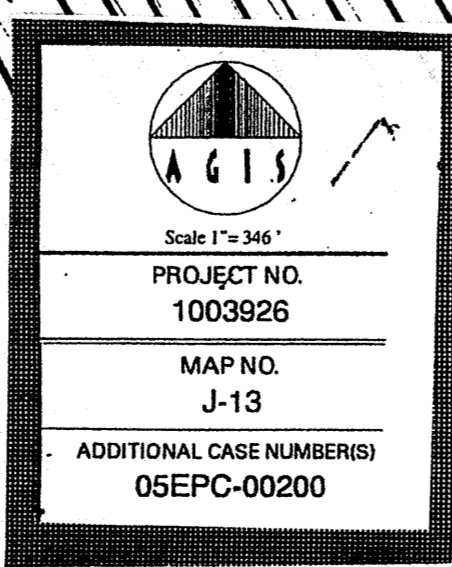
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NOTE: A ROOF DRAIN HAS BEEN INSTALLED TO CATCH ROOF WATER FLOW AT THE JOINING OF BUILDINGS

RESIDENT PARKING
TRASH CONTAINER
ELECTRICAL METER

NEIGHBOR'S RESIDENT



1" = 8 FT.

Landscaping Legend
Site Development Plan
317 and 319 16th St., NW
Albuquerque, NM 87104

Nr.	Proposed or existing	Scientific name	Common name	Ave. ht. & diam. in feet
1	proposed beds		vegetable and flower garden	approx. 200 sq. ft.
2	existing	Allanthera altissima	tree-of-heaven	12 x 12
3	existing bed	Hedera helix	English ivy	variable (climbing vine)
4	proposed	Fallugia paradoxa	Apache plume	5 x 5
5	existing	Acer	maple (unknown species)	20 x 15
6	proposed/existing	Rosmarinus officinalis	upright rosemary	4 x 4
7	proposed bed	Callardia aristata	blanket flower	1 x 2
8	proposed	Philadelphus microcarpa	littlear mockorange	5 x 5
9	proposed bed	Healanthus maximiliani	New Mexico sunflower	7 x 7
10	existing	Rosmarinus species	prostrate rosemary	1.5 x 6
11	proposed	Rosa woodsii	woods rose	4 x 6
12	proposed	Psalotrophe tagentina	paperflower	1 x 1
13	existing	Salvia greggii	cherry sage	2 x 2
14	existing	Tamarix ramos.	tamarisk	30 x 15
15	existing		unidentified tree	25 x 15
16	existing	Sedum spp.	stonecrop	25 x 4
17	proposed	Buchloe dactyloides	buffalo grass	approx. 250 sq. ft.
18	existing	Rosa	unidentified rose	6 x 3
19	existing	Laurencia angustifolia	English lavender	2 x 2
20	existing		unidentified shrub	2 x 3
21	existing	Elaeagnus angustifolia	Russian olive	15 x 15
22	existing	Chilopsis linearis	desert willow	15 x 10
23	existing bed	Hedera helix, Cerastium plumbaginoides	English ivy, dwarf plumbago	approx. 250 sq. ft.
24	existing	Rosa banksiae	Lady Bank's rose	6 x 3

- BUS STOPS
12TH ST. & LOMAS
17TH ST. & LOMAS
CENTRAL & LAGUNA
ABQ TROLLEY 12TH & LOMAS
- BIKE ROUTE
15TH ST. NORTH TO MOUNTAIN RD.
15TH ST. SOUTH TO LAGUNA
LAGUNA TO BOSQUE BIKE TRAILS
- PEDESTRAIN TRAIL
OLD TOWN/DOWNTOWN WALKING TRAIL
ALONG LOMAS BLVD.
- TRASH CONTAINER LOCATED IN ALLEY RESIDENTIAL
- EXISTING PLANTING WATERED BY OWNER
EXISTING WATER BILL \$36.00
- EXISTING PLANTING WILL BE PRESERVED



CASITA: NORTH ASPECT



CASITA: SOUTH ASPECT



CASITA: EAST ASPECT



CASITA: WEST ASPECT



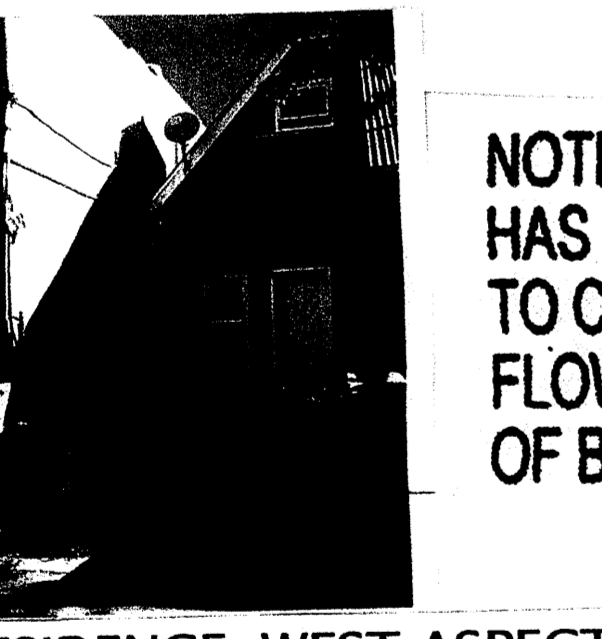
RESIDENCE: NORTH ASPECT



RESIDENCE: SOUTH ASPECT



RESIDENCE: EAST ASPECT



RESIDENCE: WEST ASPECT

NOTE ENCROACHMENT