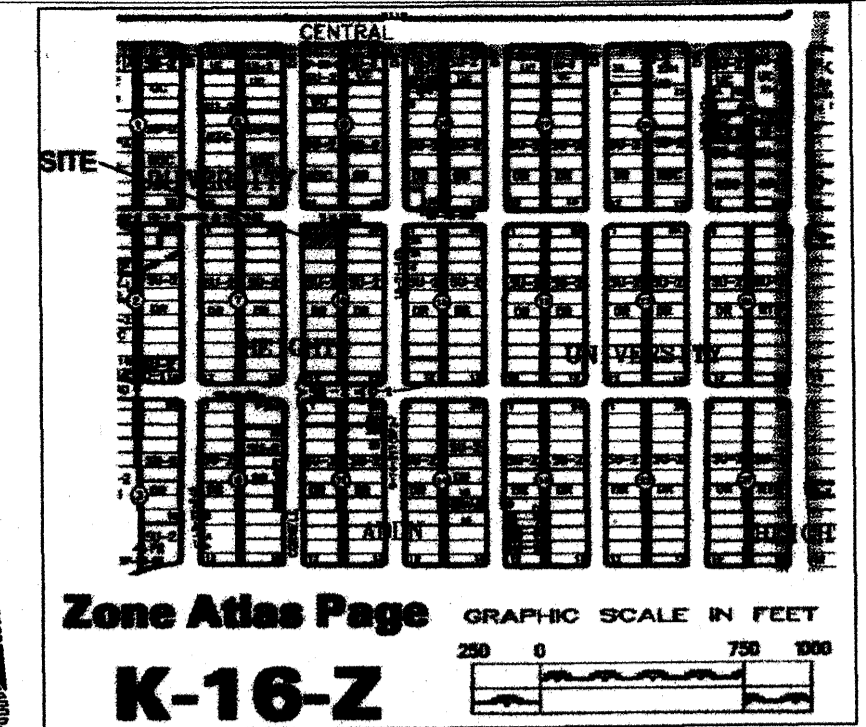
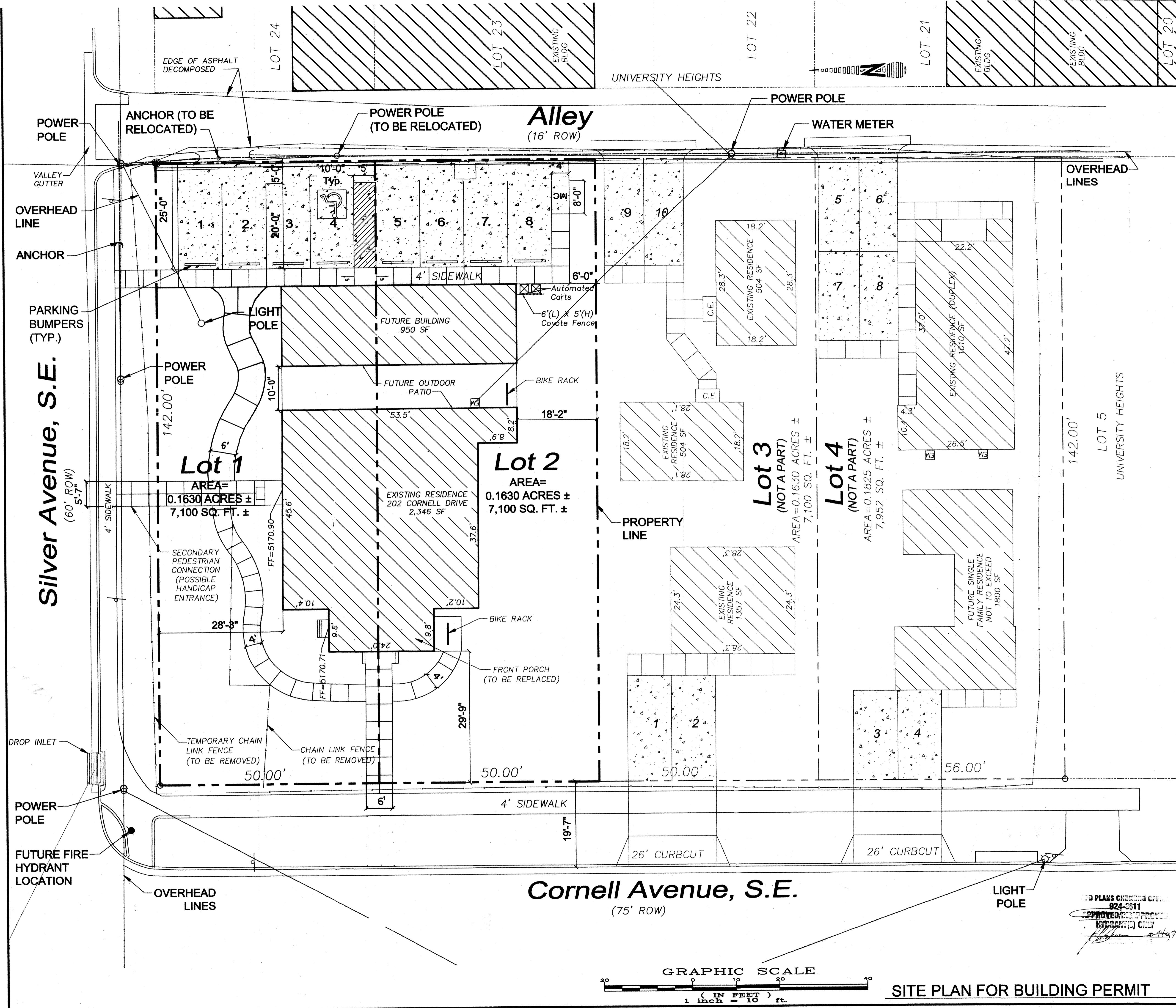


PROJECT# 1005210



DATE	REVISIONS BY
10-30-07	SITE INFO
2-14-08	HC PARKING
2-14-08	BIKE RACK

SITE INFORMATION:
 ZONING: SU-2/SU-1 FOR DR AND OFFICE, LIBRARY, AND/OR MUSEUM
 TOTAL SITE AREA: 14,200 SF
 PROPOSED USE: RESIDENTIAL, OFFICE, LIBRARY, AND/OR MUSEUM

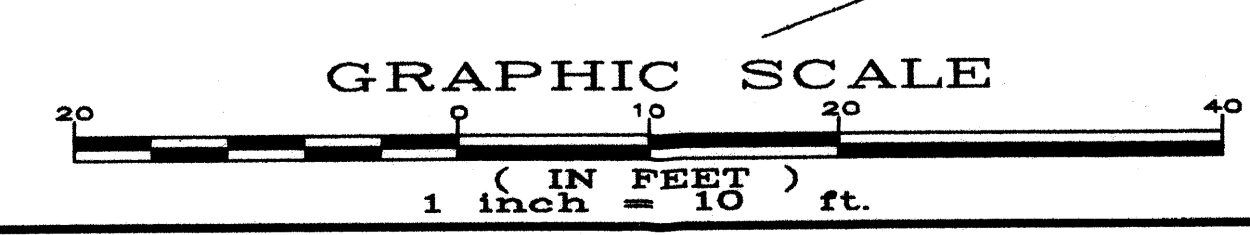
PARKING REQUIRED:
 1 SPACE PER 600 SF (3,296 SF) = 6 SPACES
 PARKING SPACES PROVIDED = 7 SPACES
 HANDICAP PARKING REQUIRED = 1 SPACE
 PROVIDED = 1 SPACE
 MOTORCYCLE PARKING REQUIRED = 1 SPACE
 PROVIDED = 1 SPACE
 BICYCLE PARKING REQUIRED = 1 RACK
 PROVIDED = 2 RACKS

- NOTES:**
1. APPROVAL OF THE LOCATION, DESIGN, HEIGHT, AND SIZE OF THE PROPOSED FUTURE BUILDING SHALL BE DELEGATED TO THE LANDMARKS AND URBAN CONSERVATION COMMISSION AND SUBJECT TO APPROVAL OF A CERTIFICATE OF APPROPRIATENESS.
 2. REFUSE CONTAINERS SHALL BE RESIDENTIAL STYLE AUTOMATED CARTS.
 3. PARKING SPACES SHALL BE REVISED TO PROVIDE AN 8.5' WIDE HANDICAPPED SPACE WITH AN 8' WIDE VAN ACCESS AISLE.

PROJECT NUMBER: 1005210
 Application Number: 08EPC40014/40017
 Is an Infrastructure List required? () Yes (X) 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:

<i>[Signature]</i>	5-2-08
Traffic Engineering / Transportation Division	Date
<i>[Signature]</i>	4-23-08
Water Utility Department	Date
<i>[Signature]</i>	4/23/08
Parks and Recreation Department	Date
<i>[Signature]</i>	4-23-08
City Engineer	Date
* Environmental Health Department-(conditional)	Date
<i>[Signature]</i>	4/14/08
Solid Waste Management	Date
<i>[Signature]</i>	4/23/08
DRB Chairperson, Planning Department	Date



SITE PLAN FOR BUILDING PERMIT

CONSENSUS PLANNING, INC.
 Planning / Landscape Architecture
 302 Eighth Street NW
 Albuquerque, NM 87102
 (505) 764-9801 Fax 842-5495
 e-mail: cp@consensusplanning.com

WERNER GILCHRIST HOUSE
 202 CORNELL SE, ALBUQUERQUE, NEW MEXICO
 SITE PLAN FOR RELOCATED BUILDINGS
 LOTS 1, 2, BLOCK 10, UNIVERSITY HEIGHTS

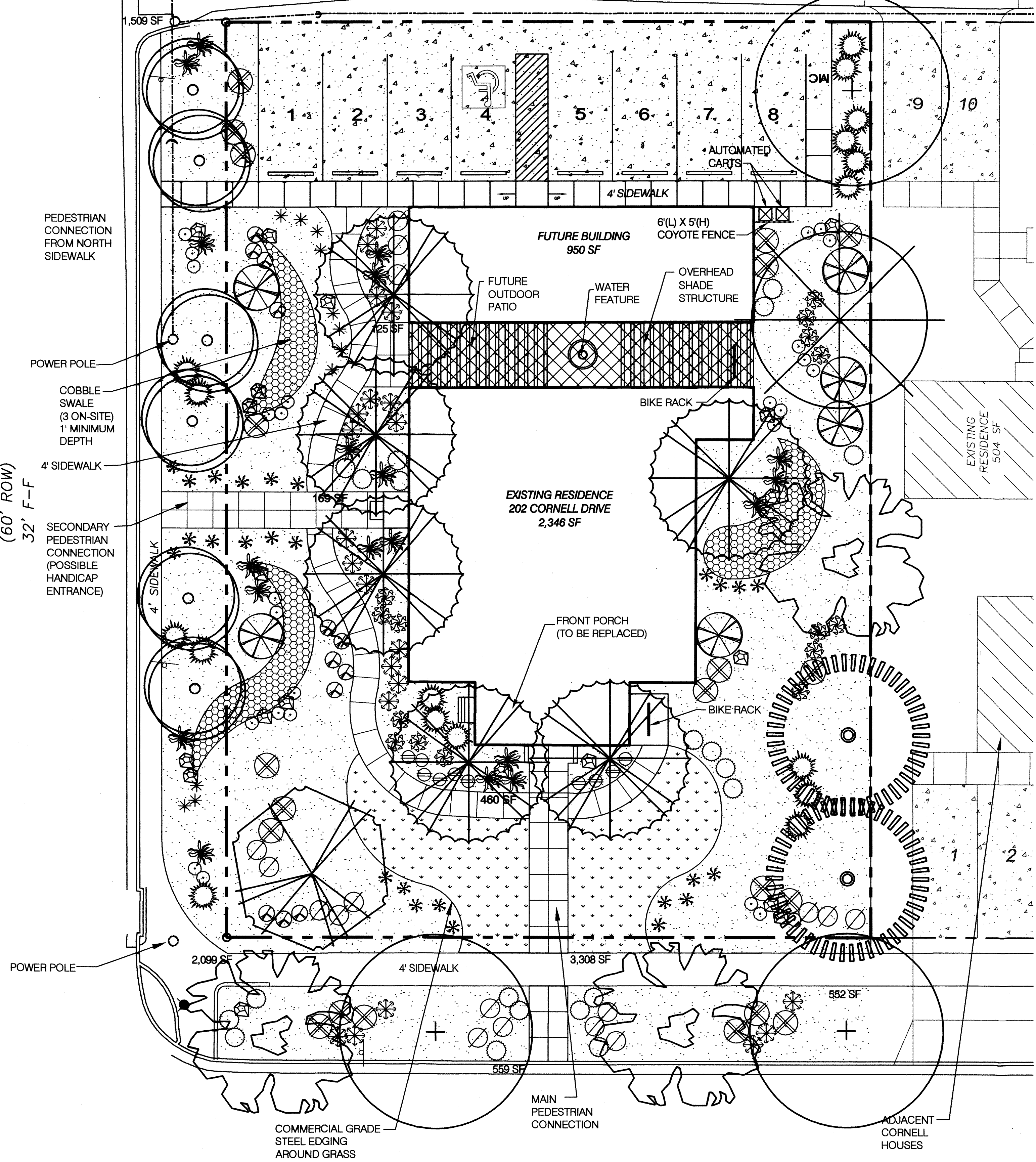
CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS.

DRAWN	DATE
www.kalendesign.com	4-7-08
CHECKED	SCALE
	AS NOTED
JOB NO.	SHEET
07-010	1

Silver Avenue, S.E.
(60' ROW)
32' F-F

UNIVERSITY HEIGHTS

Alley
(16' ROW)



Cornell Avenue, S.E.
(75' ROW)
36' F-F

LANDSCAPE PLAN

GENERAL NOTES

GENERAL
The design and provision of landscaping for the Werner-Gilchrist House will be in conformance with the City of Albuquerque Zoning Code, Pollen Ordinance, and the Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally-sound landscape principles will be followed in design and installation. The landscape design focuses on strategies to achieve a sustainable site, water reduction, and landscape aesthetics. The design is to be constructed in keeping with plant materials and native design practices that are being used by the adjacent Cornell property and other houses within the neighborhood. The historical significance of the house was taken into consideration when determining plant materials, outdoor spaces and views from both inside and outside the house.

MULCHES
All shrub planting areas shall be top dressed with a combination of Santa Fe Brown Crusher Fines and 2"-4" Santa Ana Tan Cobble. The three cobble swales located within the site shall provide drainage, water harvesting opportunities as well as accents within the landscape design. Minor grading will be required to create swales that retain runoff on-site. The swales shall have a minimum depth of 1". Mulches will suppress weed growth, isolate plant roots from both heat and cold temperatures, extending periods of active root growth, ultimately aiding plant growth and vigor.

STATEMENT OF WATER WASTE
Per the Water Conservation Landscaping and Water Waste Ordinance, the landscape plan for the Werner-Gilchrist House is limited to using high water use turf over a maximum of 20 percent of the required landscape area. All landscaping shall be in compliance with the Water Conservation Landscaping and Water Waste Ordinance.

IRRIGATION
Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated drip irrigation system will be used to irrigate tree, shrub, and groundcover planting areas. Irrigation system design shall consider the ability to easily provide additional emitters for the expanding root zone. Trees shall receive (5) 1.0 gph emitters and shrubs shall receive (2) 1.0 gph emitters. Irrigation system shall be controlled by a Rain Bird ESP-LX series controller. Pop-up spray heads will be used to irrigate turf areas and will be spaced evenly to reduce water waste.

MAINTENANCE RESPONSIBILITY
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the owner. All plants and sod areas shall be guaranteed for one year from date of installation. Any plants that are not of satisfactory vigor shall be replaced at no additional expense to the owner. After two growing seasons, adjustments to plant watering will need to be made by reducing irrigation to established drought resistant plant material. Water management will vary from season to season and year to year to compensate for variations in rainfall, heat and wind. The irrigation and maintenance will need to be adjusted accordingly.

STREET TREES
Street trees along Silver Ave. have been chosen to have a maximum height of 15' in order to prevent entanglement with the overhead powerline. The street trees proposed along Cornell Ave. as well as the existing street trees provide a variety in color, texture and form.

EXISTING LANDSCAPE
The removal and recommendation to keep existing trees on the site has been taken into consideration during the landscape design process. The landscape plan incorporates three healthy existing trees into the design of which are called out in the legend. Unfortunately several existing trees are not recommended to be preserved in this landscape plan. Leggy growth habits, prune damage, crooked trunks, and top heavy foliage makes these existing evergreen trees a danger to passing pedestrians and the house in high winds and heavy snowfall. In addition these trees are not aiding in the aesthetic curb appeal of this historic property.

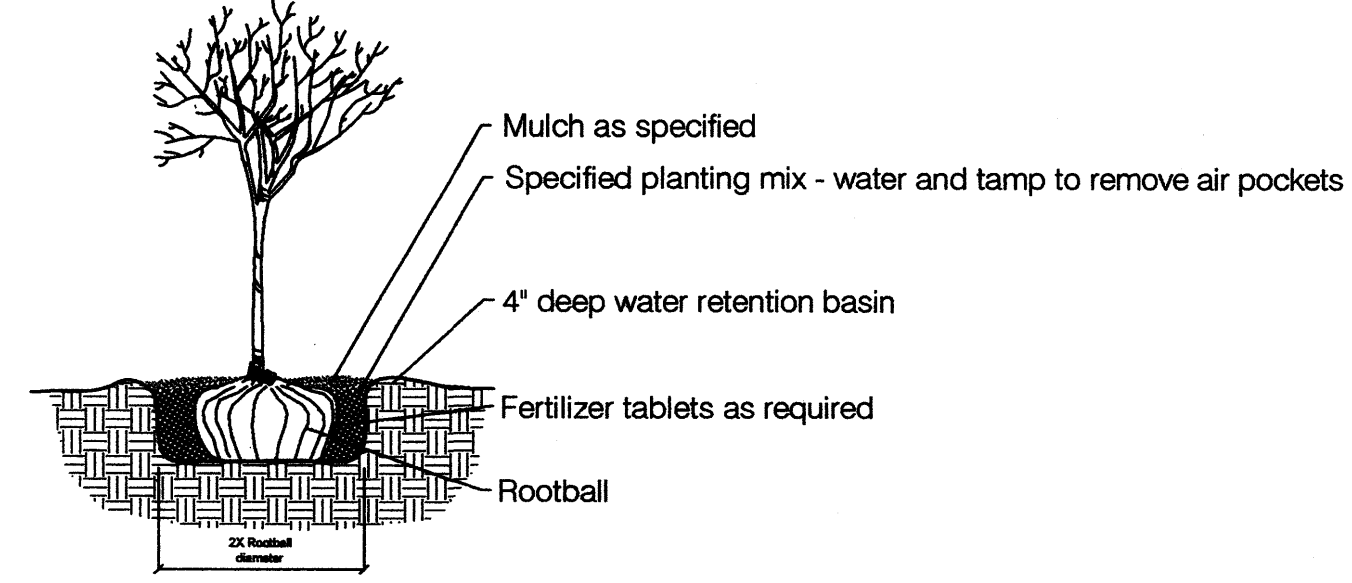
LANDSCAPE COVERAGE
All landscape areas, including buffer strips adjacent to major streets, shall contain live vegetative material covering at least 75% of the area.

LANDSCAPE CALCULATIONS

Site Area: Lot 1 & 2 (0.33 Ac.)	14,200 S.F.
Building Area:	3,296 S.F.
Total	10,904 S.F.
Require Landscape: (15%)	1,636 S.F.
Provided On-Site Landscape: (57%)	6,165 S.F.
Turf Area Allowed: (20%)	2,180 S.F.
Turf Area Provided: (8%)	918 S.F.

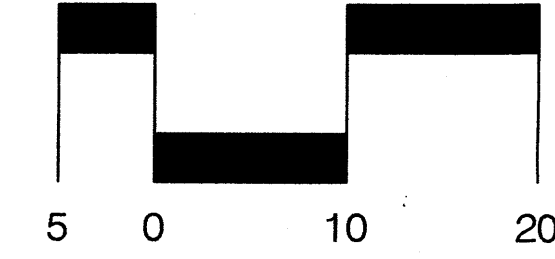
LANDSCAPE PALETTE

Qty.	Symbol	Botanical Name / Common Name	Size	Installed Size Mature Size	Water Use
Trees					
2		Existing Tree - to remain			
2		Sambucus mexicana Mexican Elder	15-Gal.	8' ht. x 4' spr. 20' ht. x 25' spr.	Low+
2		Pinus nigra Austrian Pine	B&B.	15' ht. x 6' spr. 35' ht. x 25' spr.	Medium
1		Koeleruteria paniculata Golden Rain Tree	2" Cal.	14' ht. x 6' spr. 25' ht. x 30' spr.	Medium
6		Populus fremuloides Quaking Aspen	2" Cal.	8' ht. x 4' spr. 40' ht. x 25' spr.	Medium
3		Robinia ambigua 'Purple Robe Locust' Purple Robe Locust	15-Gal.	16' ht. x 6' spr. 30' ht. x 30' spr.	Medium
Shrubs/Perennials/Groundcovers					
5		Lagerstroemia indica 'Dynamite' Crape Myrtle	15-Gal.	14' ht. x 6' spr. 15' ht. x 15' spr.	Medium
6		Spartium junceum Spanish Broom	5-Gal.	8' o.c. 8' ht. x 7' spr.	Low
20		Pinus mugo 'pumilio' Dwarf Mugo Pine	5-Gal.	6' o.c. 4' ht. x 4' spr.	Medium
21		Leucophyllum frutescens 'Thunder Cloud' Texas Ranger	5-Gal.	3' o.c. 4' ht. x 4' spr.	Medium
17		Rosmarinus officinalis 'Prostrata' Prostrate Rosemary	1-Gal.	5' o.c. 2' ht. x 5' spr.	Low
17		Guara lindheimeri Guara	1-Gal.	2' o.c. 3' ht. x 3' spr.	Medium
12		Lavandula augustifolia 'Hidcote' Hidcote English Lavender	1 Gal.	3' o.c. 1' ht. x 3' spr.	Low +
10		Stachys byzantina Woolly Lamb's Ear	1-Gal.	2' o.c. 1' ht. x 2' spr.	Med
15		Penstemon parryi Parry Penstemon	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low
21		Linum perenne Blue Flax	1-Gal.	2' o.c. 2' ht. x 2' spr.	Med
26		Delosperma cooperi Hardy Purple Iceplant	1-Gal.	2' o.c. 5' ht. x 2' spr.	Low
20		Callirhoe involucrata Winecups	1-Gal.	3' o.c. 3' ht. x 3' spr.	Low
Ornamental Grasses					
11		Nassella tenuissima Mexican Feather Grass	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low
26		Helictotrichon sempervirens Blue Avena Grass	1-Gal.	2' o.c. 2' ht. x 2' spr.	Low +
Hardscape					
918 SF		Buffalograss (2" Plugs to be used as starter plants, planting them 12" apart) Approx. 60 Plugs			
6,901 SF		Santa Fe Brown crusher fines (4" depth over filter fabric)			
576 SF		2"-4" Santa Ana Tan Cobble (8" depth over filter fabric)			
19		Boulders - 3' min. dia.			



1 TREE PLANTING DETAIL nts

Scale 1" = 10'



CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

REVISIONS BY DATE

10-30-07	SITE INFO
2-8-08	LANDSCAPE PLAN

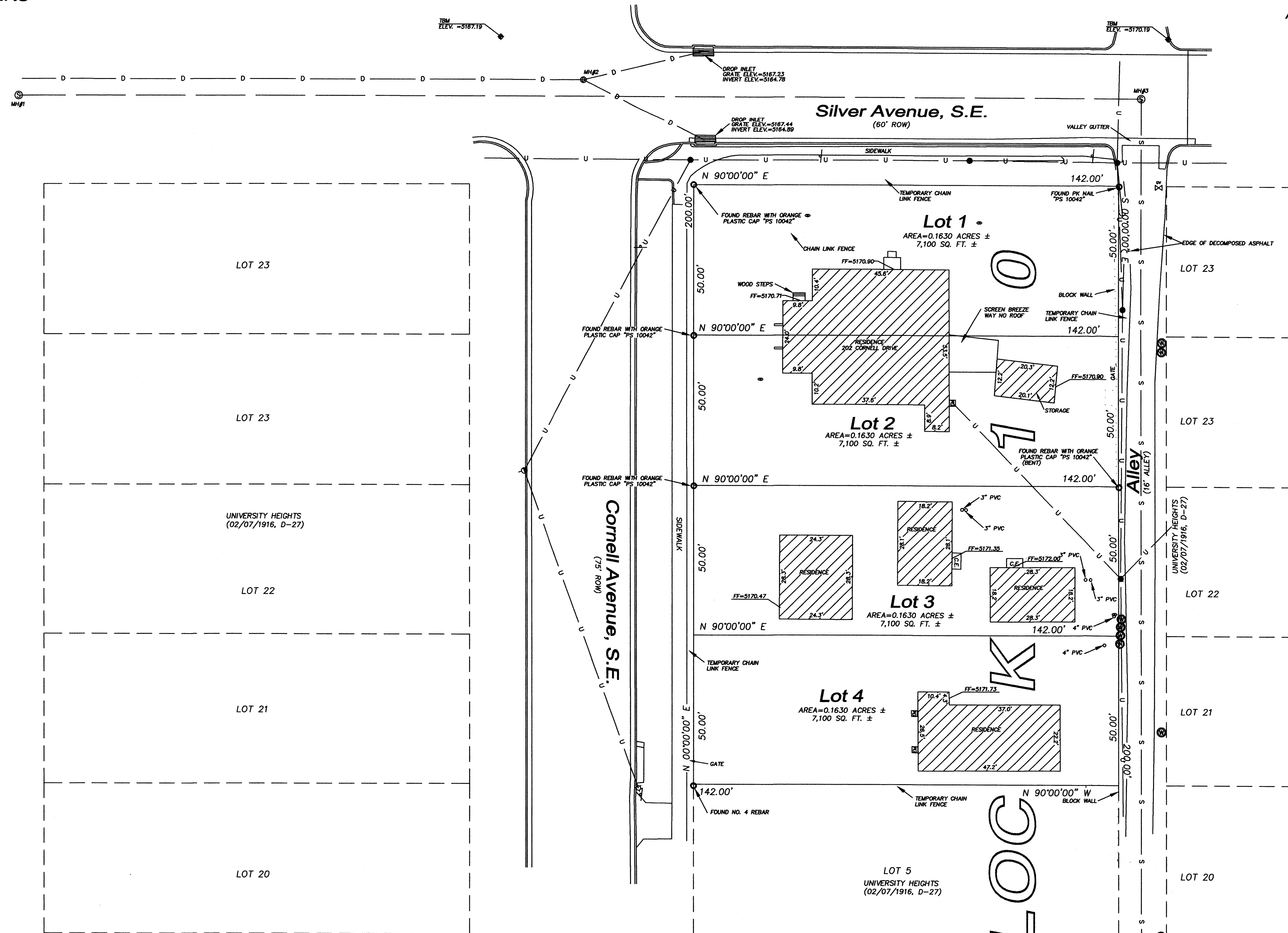
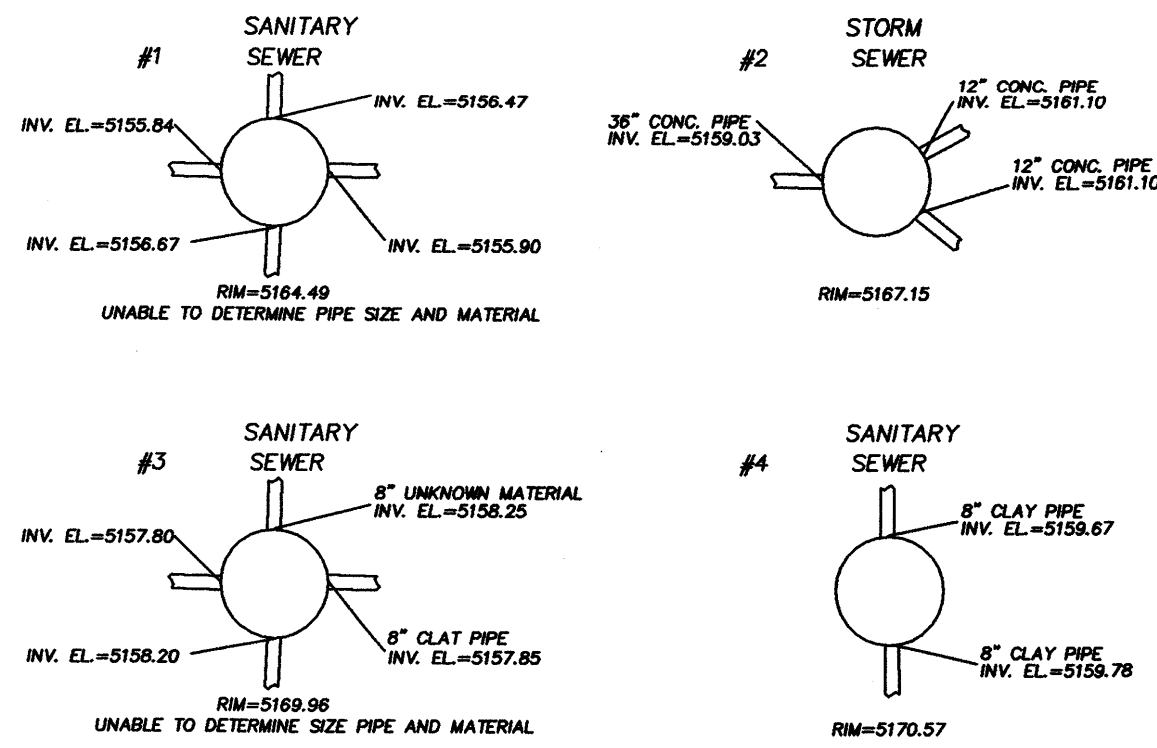
WERNER GILCHRIST HOUSE
202 CORNELL SE, ALBUQUERQUE, NEW MEXICO
SITE PLAN FOR RELOCATED BUILDINGS
LOTS 1, 2, BLOCK 10, UNIVERSITY HEIGHTS

CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS.

DRAWN BY: www.kalendesign.com
CHECKED: _____
DATE: 4.7.08
SCALE: AS NOTED
JOB NO.: _____
SHEET: L1 OF SHEETS

**THIS IS NOT A BOUNDARY SURVEY
APPARENT LOT LINES AND PROPERTY CORNERS
ARE SHOWN FOR ORIENTATION ONLY**

Topographic Survey of
Lots 1 through 4, Block 10
University Heights
Albuquerque, Bernalillo County, New Mexico
August 2007

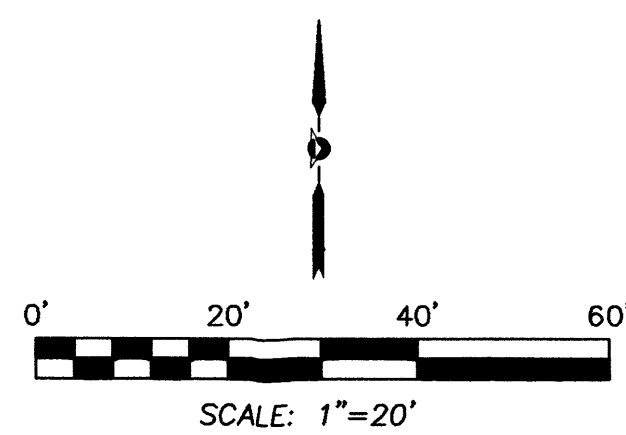


Legend

N 90°00'00" E	RECORD BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊕	SANITARY SEWER MANHOLE
⊙	WATER SPIGOT
⊗	STORM SEWER MANHOLE
⊛	WATER METER
⊜	GAS VALVE
⊝	SIGN
⊞	ELECTRIC METER
⊠	ANCHOR
—U—	OVERHEAD UTILITY LINES
—S—	SANITARY SEWER LINE
—SO—	STORM SEWER LINE
●	UTILITY POLE

Notes

- 1) PLAT REFERENCES:
A. PLAT OF UNIVERSITY HEIGHTS (02/07/1916, D-27)
- 2) ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "8-K15".
ELEVATION (FEET) = 5154.047
- 3) IMPROVEMENTS SHOWN ARE CURRENT AS OF AUGUST 20, 2007, DATE OF FIELD SURVEY.
- 4) LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 62, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.
- 5) THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.



Surveyor's Certificate

TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON SITE CALIBRATION UTILIZING ALBUQUERQUE CONTROL SURVEY (ACS) MONUMENTS. ELEVATIONS BASED ON A.C.S. DATUM (NGVD 1929). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS. THIS IS NOT A BOUNDARY SURVEY.

LARRY W. MEDRANO DATE



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

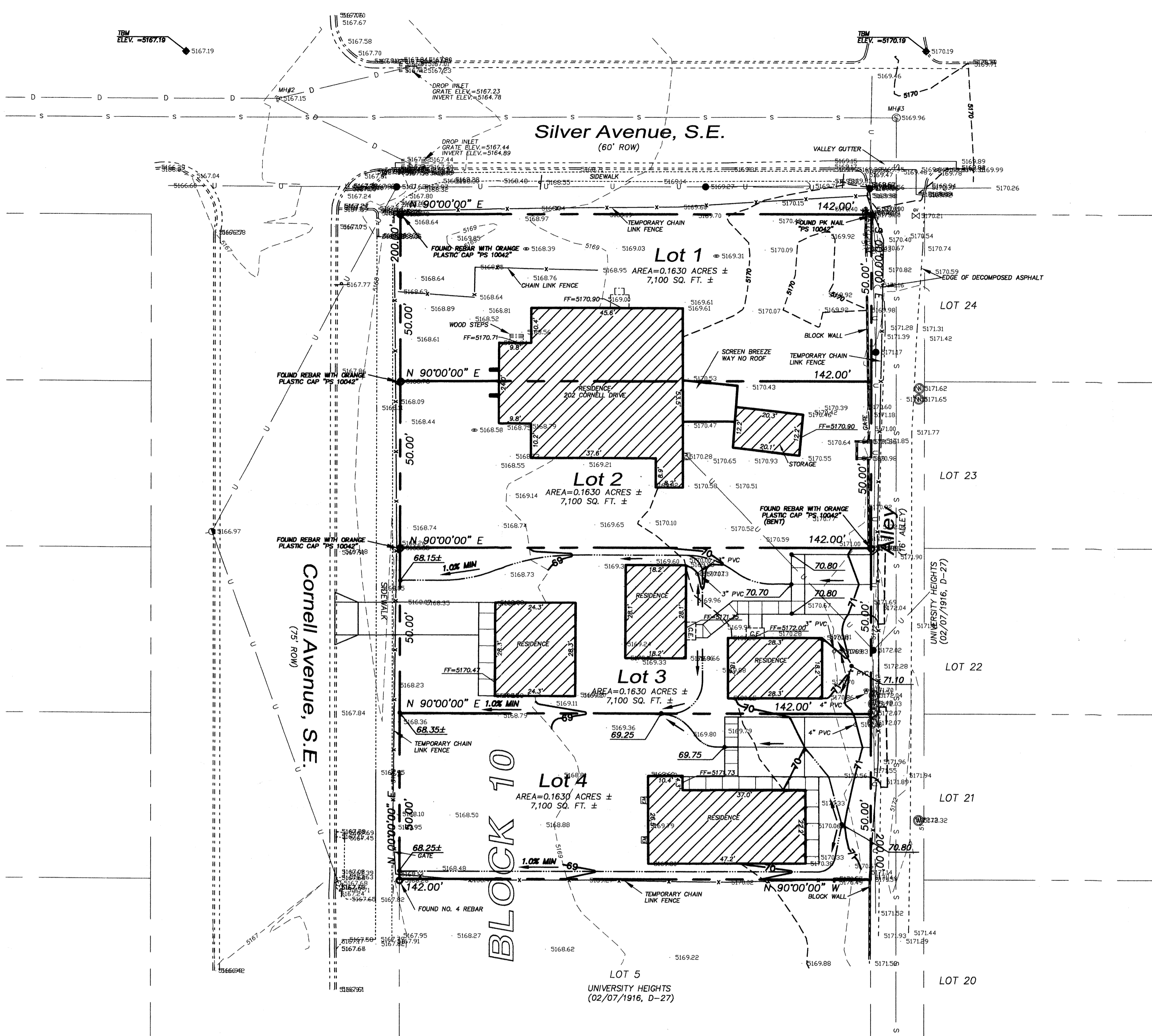
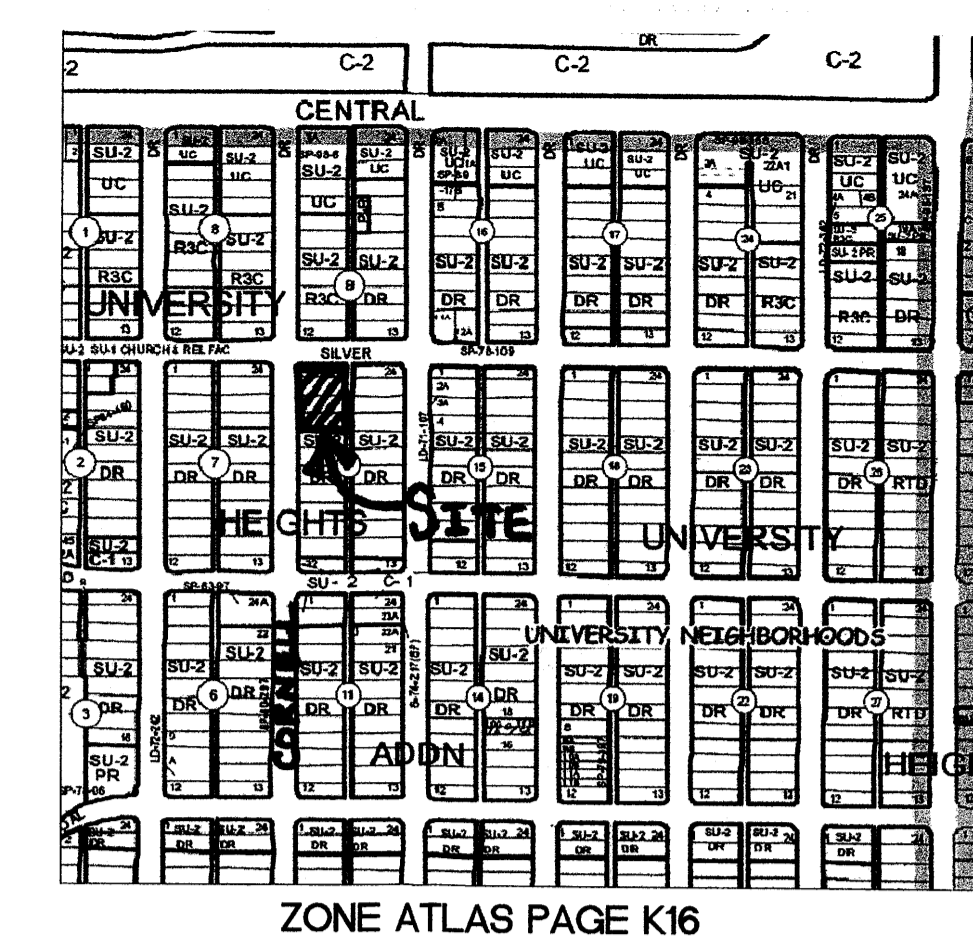
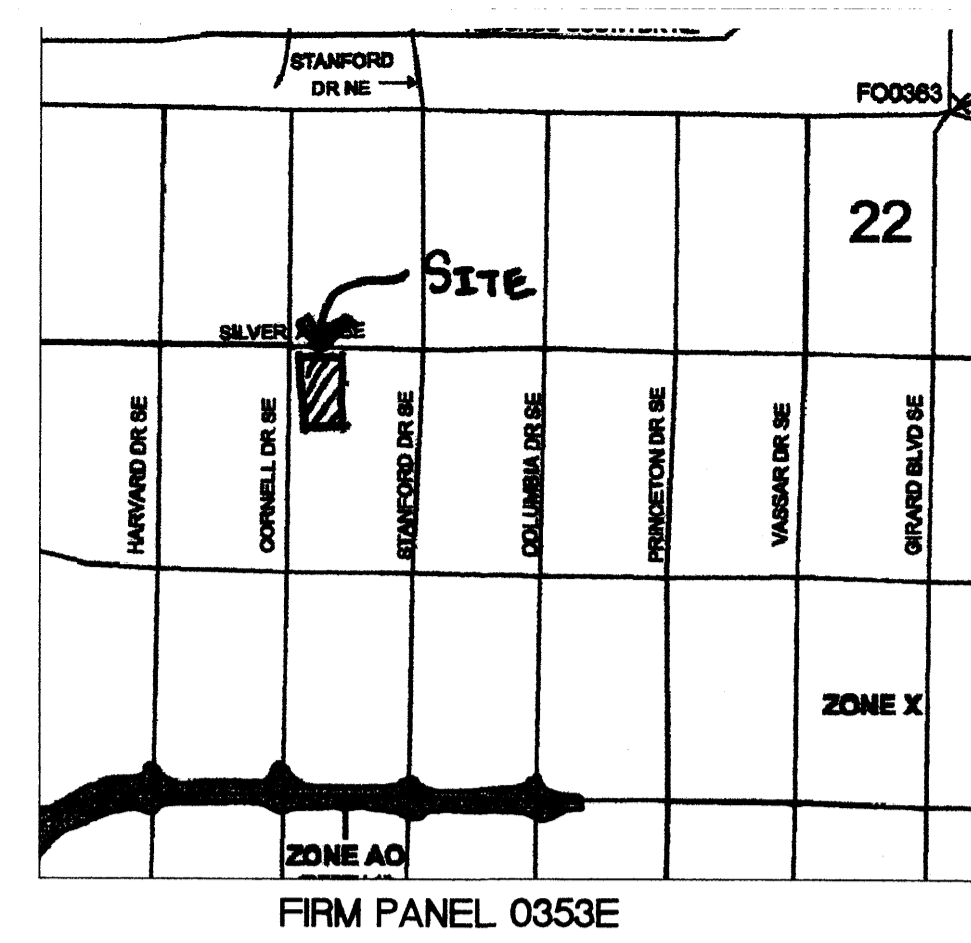
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR THE REQUIRED SWPPP, CONSTRUCTION DUST, AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED SPECIFICALLY BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to provide a Drainage Management Plan for the new homes located at 202-206 Cornell SE. The developer recently relocated several homes and placed them on permanent foundations. The sites (7,100 SF each) are zoned residential (SU-2 for DR).

II. EXISTING AND PROPOSED HYDROLOGIC CONDITIONS

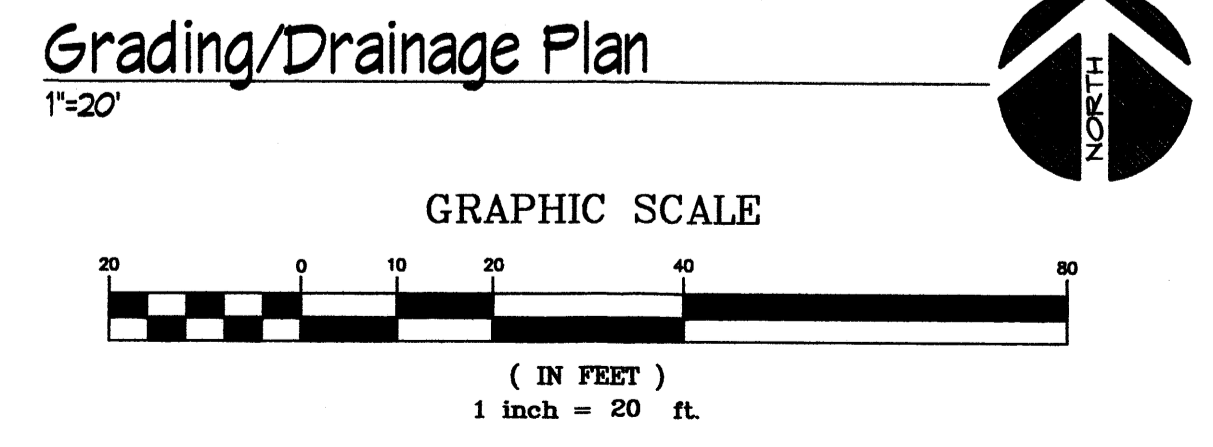
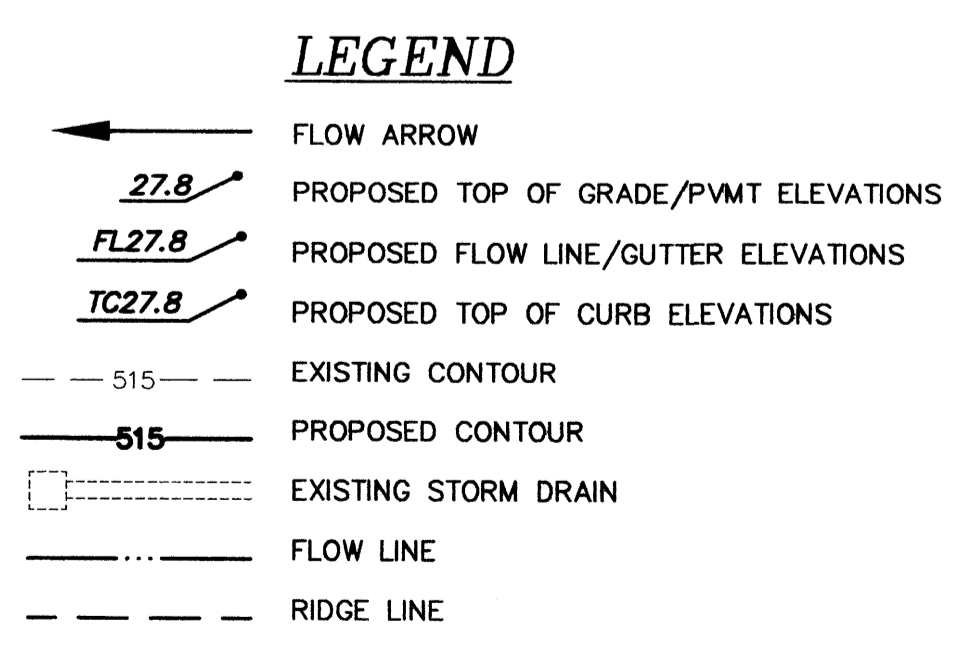
The existing and proposed hydrologic conditions should be considered equal for this analysis, since the area was previously developed as residential. The lots in this subdivision are 7,100 SF (or 6.13 DUs/Acre), so the Type 'D' land treatment is 60%. The remaining 40% land treatment is considered type 'C'. Per the Drainage Calculations Table (this sheet), the total 100-yr flow leaving the site is 2.66 cubic feet per second (cfs). Since the land treatment has not significantly increased, there will not be any negative impacts due to this development.

Currently, the drainage leaves the site in a sheet flow condition to Cornell. Since there are no increases in flow, we propose to allow the drainage to continue this drainage pattern.

III. CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely draining the 100 year storm, without any excess over previous development, and which meet city requirements. With this submittal, we are requesting building permit approval.

Proposed Werner Gilchrest House Drainage Calculations												
Ultimate Development Conditions Basin Data Table												
This table is based on the COA DPM Section 22.2, Zone: 2												
BASIN	Area (SQ. FT)	Area (AC)	Land Treatment Percentages			Q(100) (cfs/ac)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₄₄₀ (CF)	V(100) _{60day} (CF)	
Basin 'A'	28400	0.65	A	B	C	D	4.08	2.66	1.72	4080	5273	7867

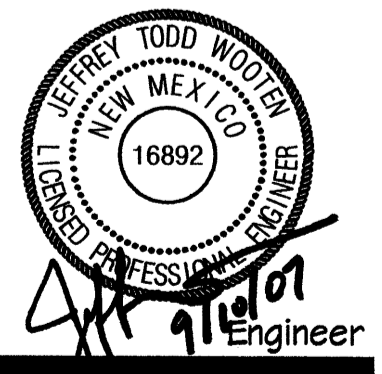


Construction Documents

Werner Gilchrest House
202-206 Cornell SE
Albuquerque, N.M.

Project Title
Drawn JTW Checked JTW
By _____

Proj. No. 2007016 Date 08/24/07



Revisions

GRADING/DRAINAGE PLAN

Sheet Title Sheet 1 of 1

C1

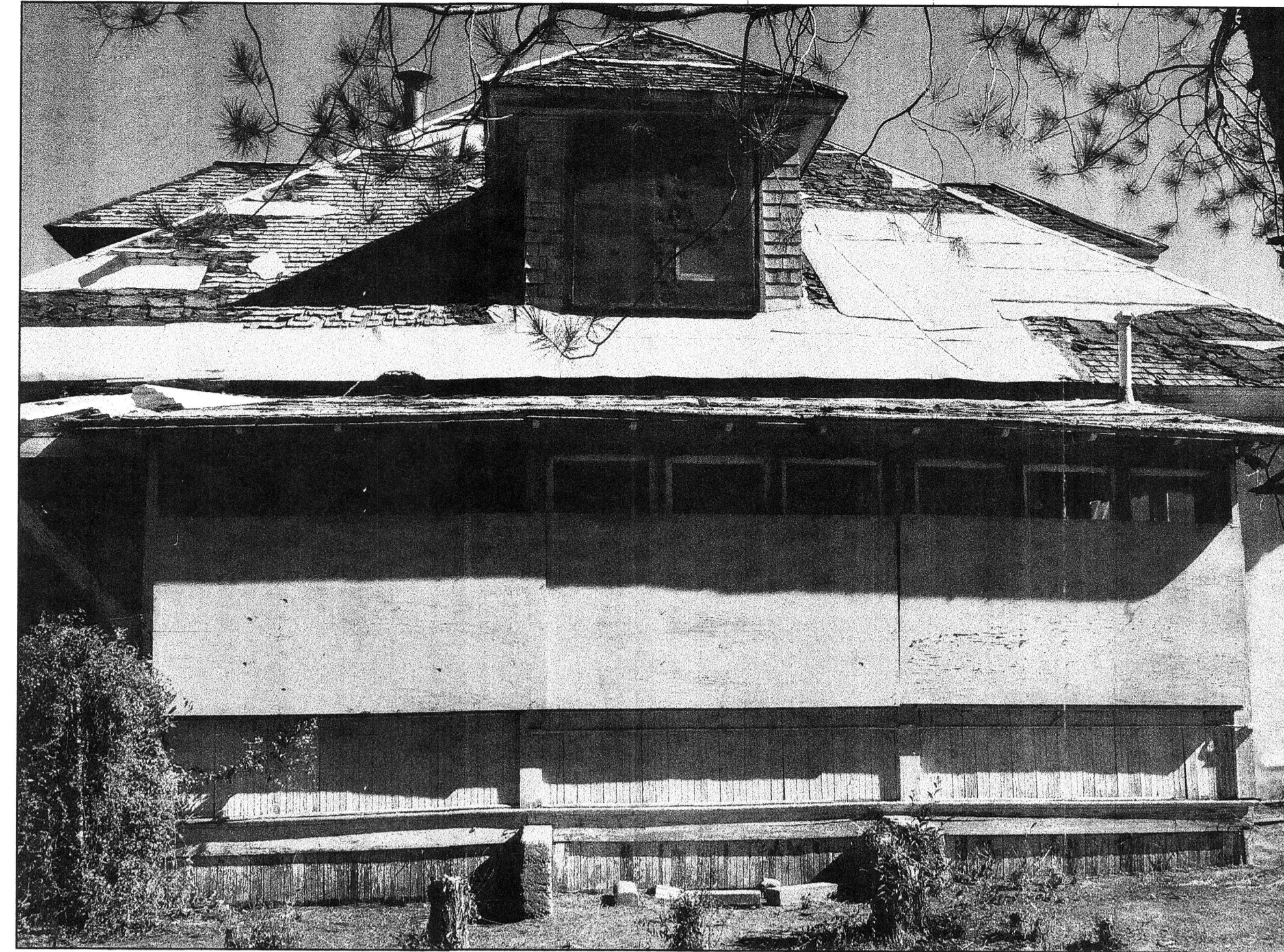
1

WERNER-GILCHRIST HOUSE SOUTHEAST ELEVATION



2

WERNER-GILCHRIST HOUSE WEST ELEVATION, FACING CORNELL DR



3

WERNER-GILCHRIST HOUSE NORTH ELEVATION, FACING SILVER AVE

4

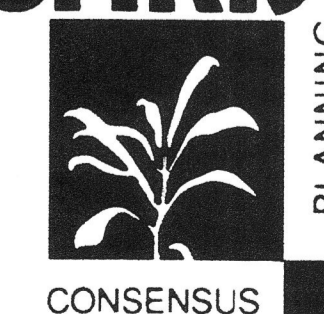
WERNER-GILCHRIST HOUSE SOUTHWEST ELEVATION



EXISTING BUILDINGS ELEVATIONS

WERNER-GILCHRIST HOUSE

Prepared for:
Werner-Gilchrist LLC
122 Tulane SE
Albuquerque, NM
87106



Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102