

DESCRIPTION OF WORK

NEW ACCESSORY DWELLING UNIT (522 square feet), TO BE BUILT IN REAR YARD OF EXISTING HOUSE (1680 square feet). NEW CONSTRUCTION TO MATCH EXISTING HOUSE.

LOT COVERAGE

TOTAL PROPOSED BUILDING AREA
PROPOSED + EXISTING = 2,202 SF.
TOTAL LOT: 7,200 SF
PERCENTAGE OF SITE BUILD-OUT: 30%
(30% = 2,202 / 7,200)

LEGAL DESCRIPTION

4710 IDELWILDE LN SE, ALBUQUERQUE NM 87108-3424
LEGAL: 003 065 PARKLAND HILLS ADDN.
BERNALILLO COUNTY, NEW MEXICO
PROPERTY CLASS: R
UPC 101795637036011123

ZONING

ZONE ATLAS PAGE: L-17
IDO ZONE DISTRICT: R-1C
IDO DEFINITION: SINGLE FAMILY LARGE LOT
LAND USE: 01/LOW DENSITY RESIDENTIAL
LOT 3, BLOCK 65
SUBDIVISION: PARKLAND HILLS ADDN

NEIGHBORHOOD ASSOCIATIONS:

Parkland Hills NA

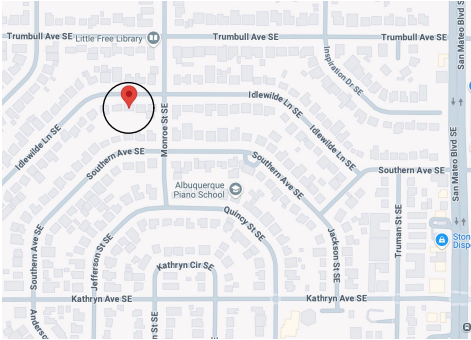
LEGEND

G EXISTING GAS METER

E EXISTING ELEC. METER

FENCE

VICINITY MAP

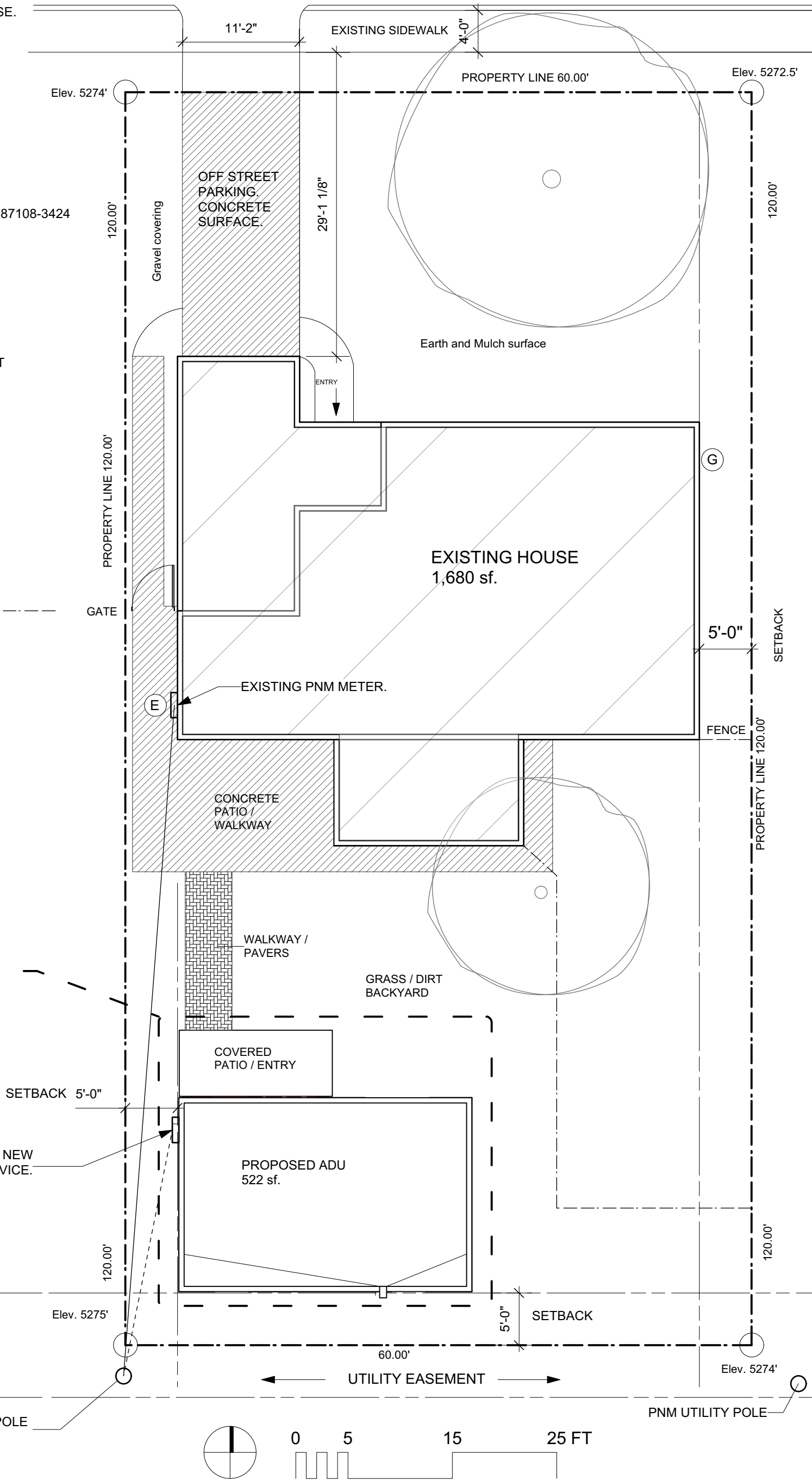


AREA OF PROPOSED NEW CONSTRUCTION

NEW PNM METER w/ NEW 200 AMP SERVICE.

NEW PNM UTILITY POLE w/ transformer

4710 Idelwilde Ln. SE
Albuquerque, NM 87108



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SITE PLAN

Scale: 1" = 10'-0"

GABLE
DESIGN STUDIO
505-328-4557

Blanchard ADU
4710 Idelwilde Ln. SE
Albuquerque, NM 87108

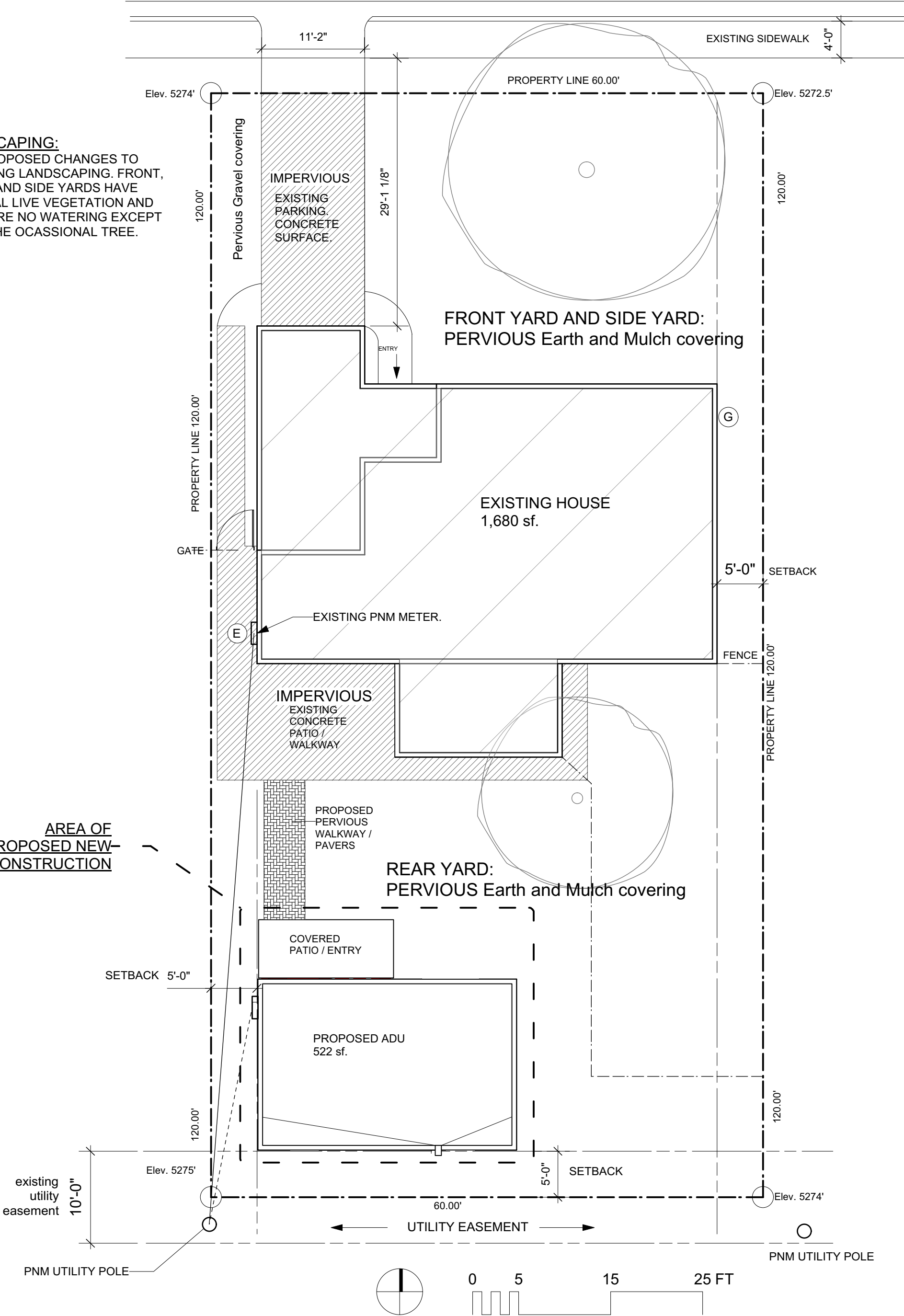
SITE PLAN

DATE:
3.28.25

S1

LANDSCAPING:
NO PROPOSED CHANGES TO
EXISTING LANDSCAPING. FRONT,
REAR AND SIDE YARDS HAVE
MINIMAL LIVE VEGETATION AND
REQUIRE NO WATERING EXCEPT
FOR THE OCASSIONAL TREE.

**AREA OF
PROPOSED NEW-
CONSTRUCTION**

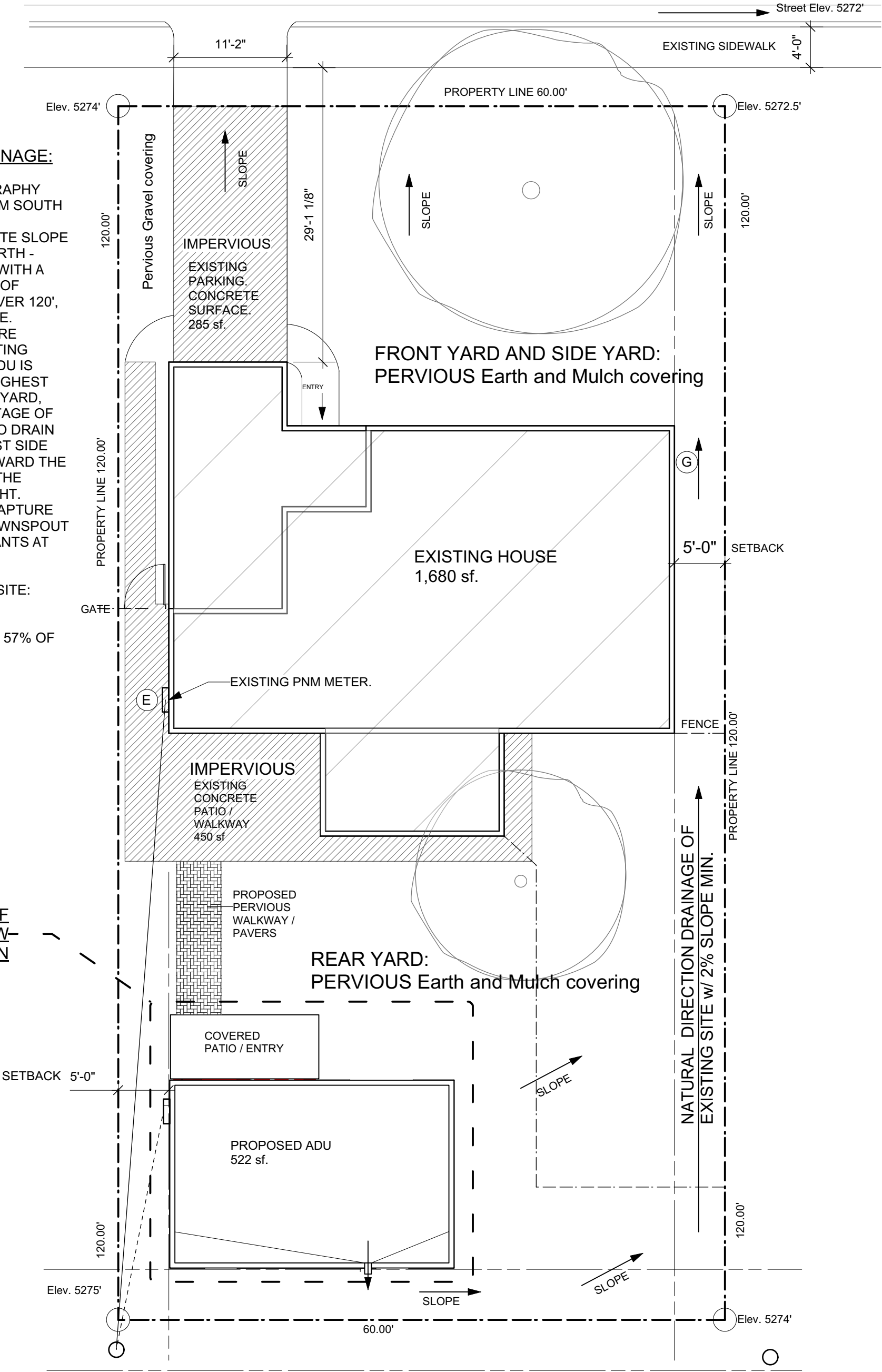


GRADING AND DRAINAGE:

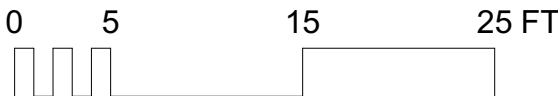
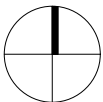
EXISTING SITE TOPOGRAPHY SLOPES SLIGHTLY FROM SOUTH WEST TO NORTH EAST CORNERS. PREDOMINATE SLOPE IS FROM SOUTH TO NORTH - TOWARD THE STREET; WITH A CHANGE IN ELEVATION OF APPROXIMATELY 2'6" OVER 120', OR ROUGHLY 2% GRADE. NO MAJOR CHANGES ARE PLANNED TO THE EXISTING DRAINAGE. THE NEW ADU IS PROPOSED FOR THE HIGHEST CORNER OF THE REAR YARD, AND WILL TAKE ADVANTAGE OF THE NATURAL SLOPE TO DRAIN WATER ALONG THE EAST SIDE OF THE PROPERTY TOWARD THE STREET AS SHOWN IN THE DRAINAGE PLAN AT RIGHT. SOME MINOR WATER CAPTURE IS PLANNED AT THE DOWNSPOUT TO WATER POTTED PLANTS AT PATIO.

SQUARE FOOTAGE OF SITE:
7200sf.
PROPOSED PERVIOUS SURFACES = 4,100 sf. or 57% OF SITE.

AREA OF
PROPOSED NEW
CONSTRUCTION



1 GRADING / DRAINAGE PLAN
Scale: 1" = 10'-0"



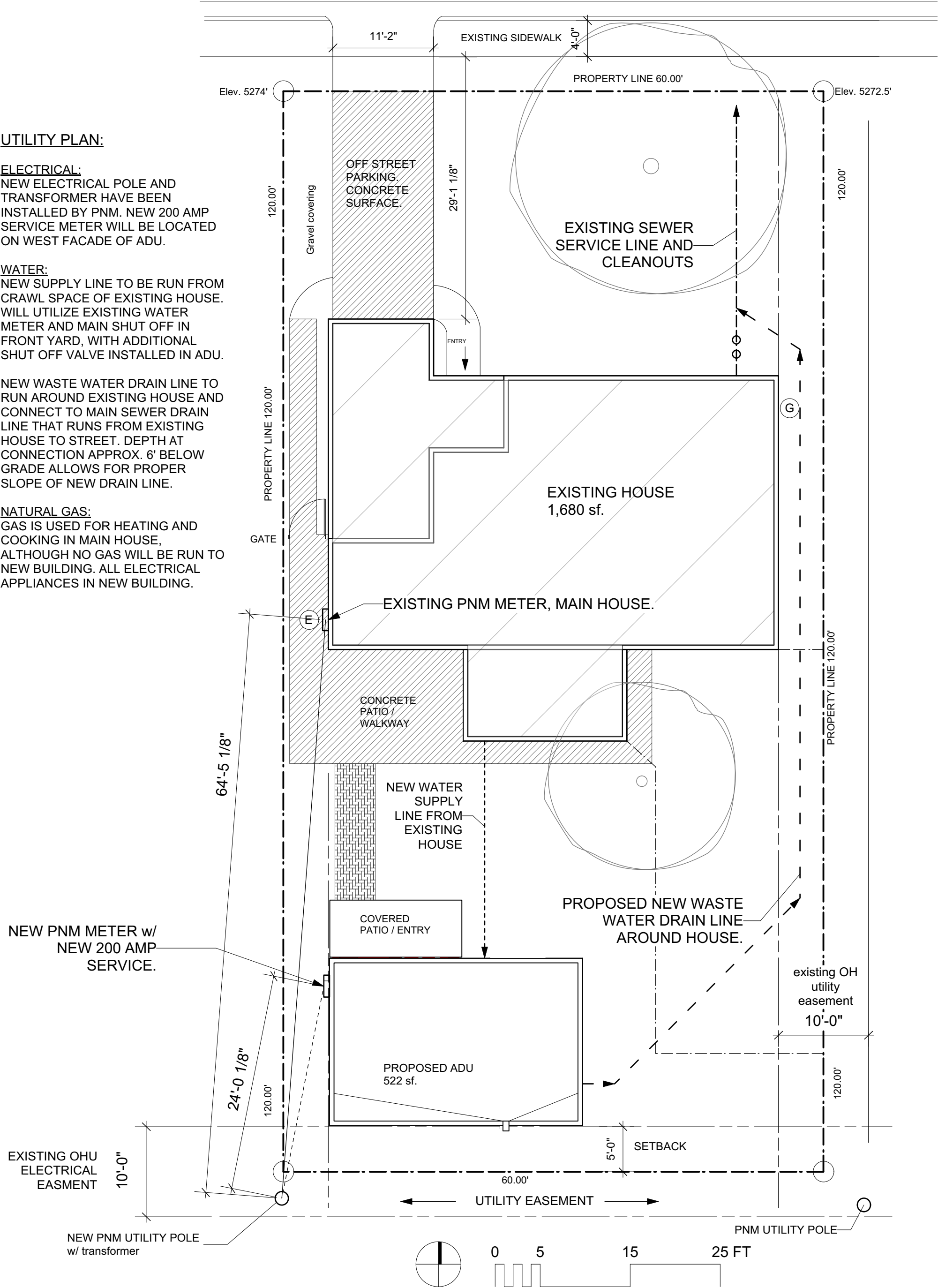
UTILITY PLAN:

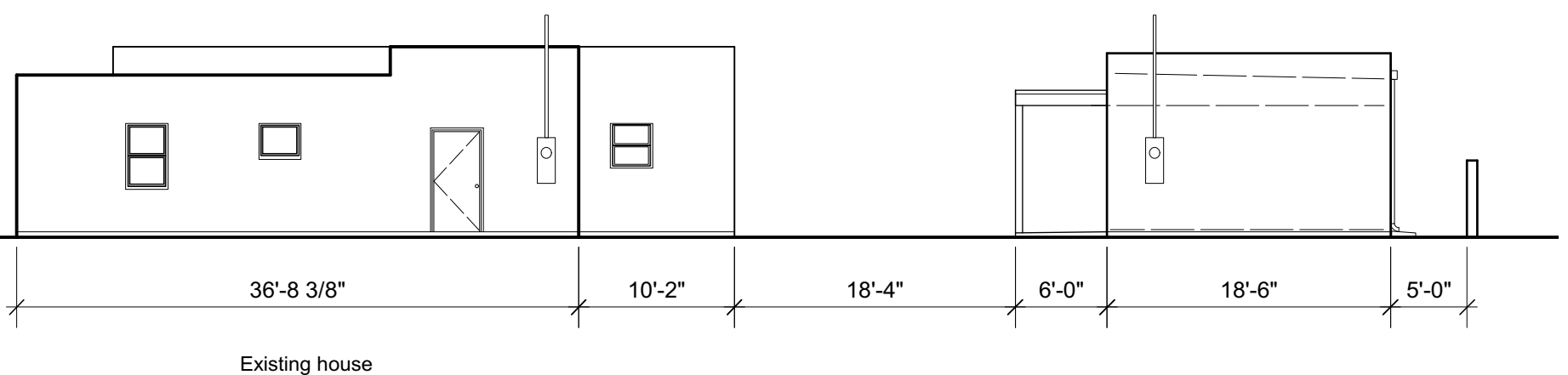
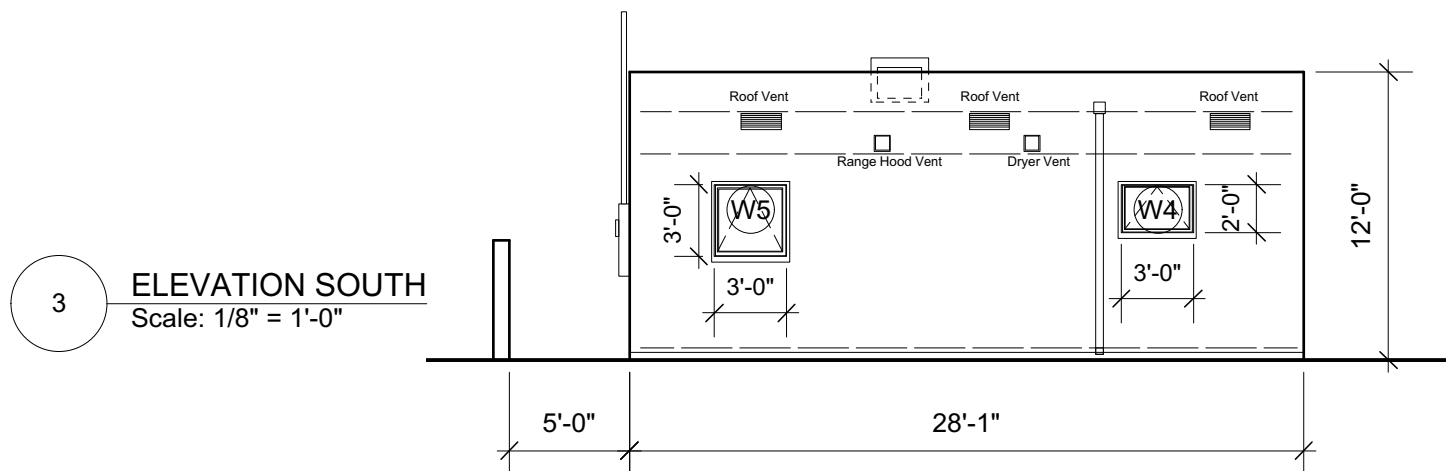
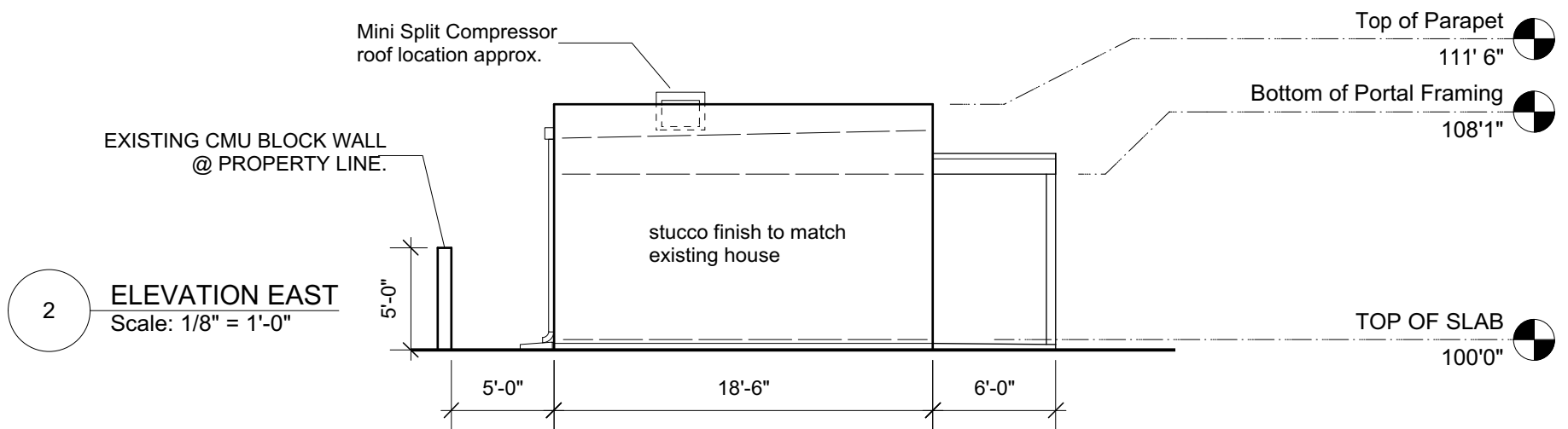
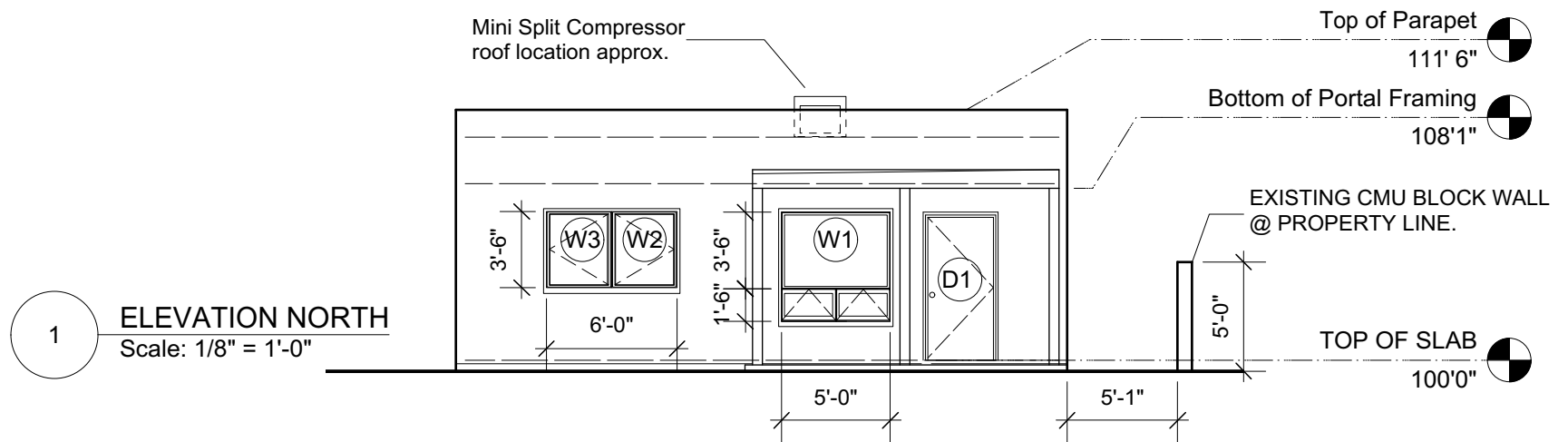
ELECTRICAL:
NEW ELECTRICAL POLE AND TRANSFORMER HAVE BEEN INSTALLED BY PNM. NEW 200 AMP SERVICE METER WILL BE LOCATED ON WEST FACADE OF ADU.

WATER:
NEW SUPPLY LINE TO BE RUN FROM CRAWL SPACE OF EXISTING HOUSE. WILL UTILIZE EXISTING WATER METER AND MAIN SHUT OFF IN FRONT YARD, WITH ADDITIONAL SHUT OFF VALVE INSTALLED IN ADU.

NEW WASTE WATER DRAIN LINE TO RUN AROUND EXISTING HOUSE AND CONNECT TO MAIN SEWER DRAIN LINE THAT RUNS FROM EXISTING HOUSE TO STREET. DEPTH AT CONNECTION APPROX. 6' BELOW GRADE ALLOWS FOR PROPER SLOPE OF NEW DRAIN LINE.

NATURAL GAS:
GAS IS USED FOR HEATING AND COOKING IN MAIN HOUSE, ALTHOUGH NO GAS WILL BE RUN TO NEW BUILDING. ALL ELECTRICAL APPLIANCES IN NEW BUILDING.





4 **ELEVATION WEST**
Scale: 3/32" = 1'-0"

Note: Scale reduced in this view in order to include elevation of existing house.

GENERAL INFORMATION EXTERIOR:
-PROPORTIONS AND CONSTRUCTION OF NEW ADU TO MATCH EXISTING HOUSE.
-FINISH TO BE STUCCO OR CEMENTITIOUS PANEL SIDING, MATCHING COLOR OF HOUSE.
-WINDOWS TO BE WHITE VINYL.
-WOOD COLUMNS AT PATIO.
-FLUSH PANEL METAL CLAD EXT. DOOR.
-MINI SPLIT ON ROOF WILL LIKELY BE UNSEEN FROM GROUND.