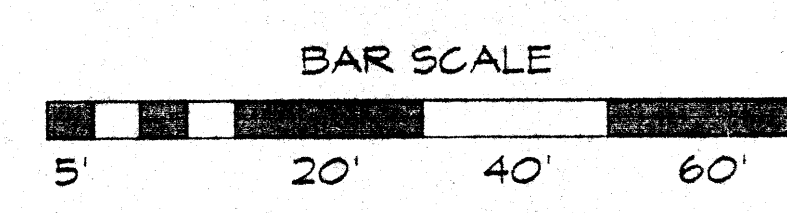


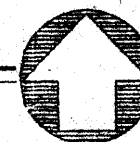
LOCATION MAP L-19-Z

LEGAL DESCRIPTION
 LOTS 5, 6, 17 & 18 BLOCK B, CASAS SERENAS ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 420 PENNSYLVANIA AVE SE



SITE DEVELOPMENT PLAN FOR SUBDIVISION

SCALE: 1" = 20'-0"



LOTS 5 & 6

USE OF PROPERTIES:
 LOTS 5 & 6 CURRENTLY ZONED SU-1 FOR CHURCH.
 SITE CONSISTS OF PARKING AND LANDSCAPED AREAS,
 AND A 2,600 SQ.FT. SINGLE STORY STRUCTURE
 CONTAINING A TEMPLE OF WORSHIP, PRAYER ROOMS,
 RELIGIOUS EDUCATION AREA AND RESTROOMS.
 [REQUIREMENTS SET FORTH ZONING CODE ARTICLE 14-16-2-22, ITEM B-9]

- MAXIMUM HT. & WIDTH ALLOWED...
 [PER ZONING CODE ARTICLE 14-16-2-11, ITEM 'C']
 EXISTING STRUCTURES COMPLY WITH HT. RESTRICTIONS
 WITHIN 60° ANGLE AT P₁ AND COMPLY W/ SOLAR ACCESS.
- MINIMUM SETBACK REQUIREMENTS FOR SU-1 ZONE
 TO BE REVIEWED AND APPROVED BY CITY PLANNING.
 [PER ZONING CODE ARTICLE 14-16-2-22]
 EXISTING CONDITIONS REVIEWED AND APPROVED.
 NO CHANGES CURRENTLY INTENDED.
- NONRESIDENTIAL MAXIMUM FLOOR AREA RATIOS
 NO CHANGES SINCE ORIGINAL SU-1 APPROVAL.
 [ZONING CODE ARTICLE 14-16-2-22 ITEM (6)]
 LOT 5 AREA...6,767 SQ.FT.
 CONTAINS NO STRUCTURES.....F.A.R. = 0.0
 LOT 6 AREA...6,783 SQ.FT.
 STRUCTURE AREA...2,600 SQ.FT.....F.A.R. = .38

LOTS 17 & 18

USE OF PROPERTIES:
 LOTS 5 & 6 CURRENTLY ZONED SU-1 FOR CHURCH.
 EXISTING COMMON PROPERTY LINE CURRENTLY
 STRADDLED BY UNOCCUPIED SINGLE STORY RESIDENTIAL
 TYPE BRICK AND PITCHED ROOF STRUCTURE.
 THIS BUILDING IS INTENDED TO BE DEMOLISHED, AND
 REPLACED BY A NEW 2-STORY BRICK STRUCTURE
 HOUSING A NEW PLACE OF WORSHIP, PRAYER ROOMS,
 RELIGIOUS EDUCATION AREAS AND MODERN RESTROOMS.
 SITE PLAN FOR BP IS CURRENTLY SUBMITTED
 FOR EPC, SU-1 APPROVAL.

[REQUIREMENTS SET FORTH ZONING CODE ARTICLE 14-16-2-22, ITEM B-9]

- PROPOSED TEMPLE TO COMPLY W/ R-2 ZONE PER CODE.
 THIS BUILDING COMPLIES W/ ZONING ORDINANCE (14-16-2-11-C)
 PROPOSED STRUCTURE IS CURRENTLY DESIGNED AT 25' HIGH.
- MINIMUM SETBACK REQUIREMENTS FOR SU-1 ZONE
 TO BE REVIEWED AND APPROVED BY CITY PLANNING.
 [PER ZONING CODE ARTICLE 14-16-2-22]
 EXISTING CONDITIONS REVIEWED AND APPROVED.
 PROPOSED CHANGES CURRENTLY BEING REVIEWED
 FOR SITE DEVELOPMENT APPROVAL.

LOTS 5, 6, 17 & 18

LOT CONSOLIDATION NOTES FOR F.A.R.

REPLAT ACTION CURRENTLY SUBMITTED AND PENDING THIS APPROVAL.
 03DRB-00546 PROJECT 1000501 ZONE MAP L-14

PROPOSED SUMMARY PLAT OF LOTS 5, 6, 17 & 18...
 PROPOSED POST APPROVAL SUBDIVISION F.A.R.

CONSOLIDATED LOT AREA...27,000 SQ.FT.

EXISTING STRUCTURES AREA.....F.A.R. = .09
 (DOES NOT INCLUDE BUILDING TO BE DEMOLISHED)

PROPOSED NEW STRUCTURE AREA.....
 BUILDING FOOTPRINT AREA...3,320 SQ.FT. (USED FOR F.A.R. CALCULATION)
 (2-STORY TOTAL...6,680 SQ.FT.)

CONSOLIDATED LOT F.A.R. = .21
 [ZONING CODE ARTICLE 14-16-2-22 ITEM (6)]

PROJECT NUMBER: 1000501

APPLICATION NUMBER: 03DRB-01280

DRB SITE DEVELOPMENT PLAN APPROVAL:

Rihal Dault 8-06-03
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Rogay L. Huan 9-5-03
 UTILITIES DEVELOPMENT DATE

Christine Sandoval 8/6/03
 PARKS AND RECREATION DEPARTMENT DATE

Brad J. Bish 8/6/03
 CITY ENGINEER DATE

NA _____
 * ENVIRONMENTAL HEALTH DEPARTMENT (conditional) DATE

Michael Holten - see attached letter 8-5-03
 SOLID WASTE MANAGEMENT DATE

Sherrin Matson 8/6/03
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

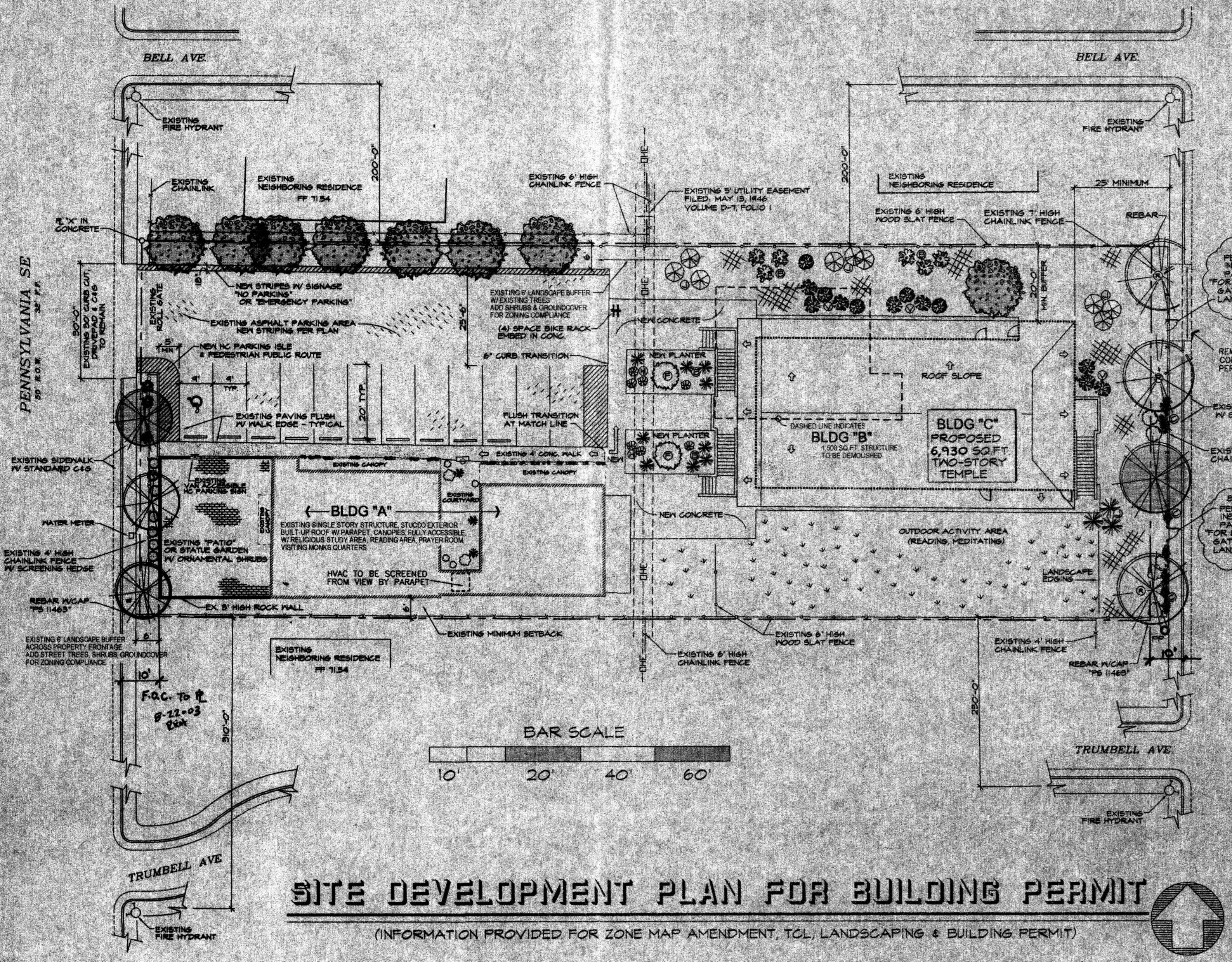
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)
 4-10-03

REVISION #
 THESE PLANS WERE PREPARED BY SHIVER CONSTRUCTION CO. FOR SHIVER CONSTRUCTION CO. UNDER CONTRACT BY SHIVER CONSTRUCTION CO. WITHOUT FURTHER COMMENT.
SHIVER CONSTRUCTION CO.
DESIGN BLDG
 ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 744-8198
 1412 BROADWAY BLVD. NE
 WWW.ShiverConstructionCompany.com

A NEW TEMPLE FOR:
CHUA QUANG MINH
 THE NEW MEXICO VIETNAMESE BUDDHIST ASSOCIATION
 ALBUQUERQUE, NEW MEXICO 87108

SHEET
12
 2/10/02
 DATE
 P-05-01
 PROJECT NO.

PROJECT 1000501



LANDSCAPE LEGEND

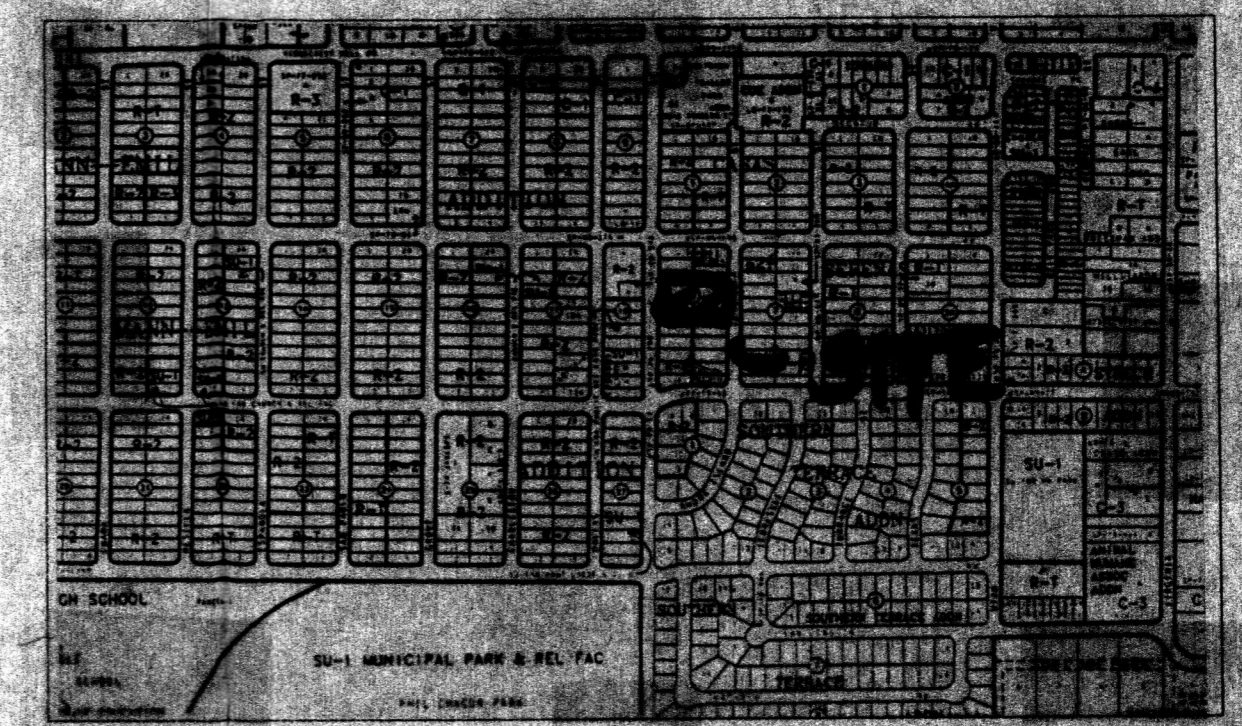
SYMBOL	PLANT TYPE
	EXISTING TREE BLACK LOCUST ROBINIA PSEUDOACACIA RUSSIAN OLIVE ELAEAGNUS ANGUSTIFOLIA CHINESE ELM ULMUS PARVIFOLIA
	NEW STREET TREE ① HONEY LOCUST GLEDITSIA TRIACANTHOS ② RUSSIAN OLIVE ELAEAGNUS ANGUSTIFOLIA
	EXISTING SHRUBS / ORNAMENTALS COTONEASTER PARNEY FORSYTHIA INTERMEDIA PYRACANTHA SANTA CRUZ OR MOJAVE FOTINIA FRASERI
	EXISTING PLANTER BOXES ① BLOOMING FLOWERS IVY & CREEPERS NEW SHRUBS / ORNAMENTALS ① FORSYTHIA INTERMEDIA ② HOLLY ILEX BURFORD OR CHINESE ③ BARBERRY BERBERIS JAPONICA
	NEW GROUNDCOVER ① JUNIPER JUNIPERUS BLUE CHIP OR BLUE BOY ② SPIREA JAPONICA ③ GIANT PERIWINKLE VINCA MAJOR
	NEW CLIMBING VINES FOR CHAINLINK FENCE ① TRUMPET VINE CAMPIDIS RADICANS ② VA. CREEPER PARITENDOCISSUS GUNTOULIA
	SEED MIX STANDARD CITY OF ALBUQUERQUE SEED MIX
	GREY TO BROWN GRAVEL OVER REED BARRIER 3/4 - 1/8 GRAVEL OVER FILTER FABRIC

LANDSCAPE NOTES

- ALL NEWLY PLANTED LANDSCAPING IS TO BE DRIP SYSTEM IRRIGATED.
- LANDSCAPES ARE TO BE WEED FREE AND MAINTAINED BY THE OWNER.
- IRRIGATION SYSTEM IS TO BE MAINTAINED BY THE OWNER.
- GROUNDCOVER TO BE 15% COVERAGE AT MATURITY.
- ALL STREET TREES ARE TO BE 3" CALIPER, ORNAMENTALS 2" SHRUBS AND JUNIPERS ARE TO BE 5 GAL. MINIMUM PERENNIALS AND ORNAMENTALS 1 GAL. MIN.
- IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER ORDINANCE. ALL TREES, SHRUBS & GRASSES ARE TO BE LOW TO MEDIUM WATER USAGE.

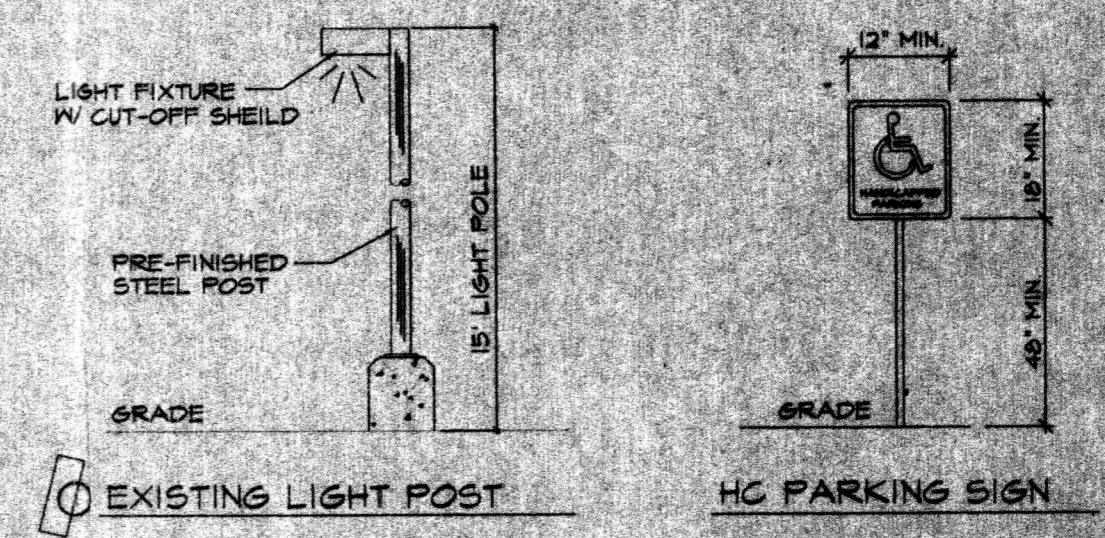
LANDSCAPE CALCULATIONS

NORTH ZONE (WEST PROPERTY LINE TO EAST END OF BUILDING)	2,810 SQ. FT.
SOUTH ZONE (WEST PROPERTY LINE TO EAST END OF BUILDING)	3,540 SQ. FT.
EAST ZONE (NORTH PROPERTY LINE TO SOUTH PROPERTY LINE)	1,249 SQ. FT.
WEST ZONE (NORTH PROPERTY LINE TO SOUTH PROPERTY LINE)	364 SQ. FT.
TOTAL LANDSCAPED AREAS PROVIDED	8,613 SQ. FT.
TOTAL SITE AREA	0.62 ACRES = 270,012 SQ. FT.
TOTAL BUILDING AREA	9,265 SQ. FT.
TOTAL NET LOT AREA	270,012 SQ. FT.
15% OR AREA REQUIRED	4,050 SQ. FT.
	8,613 > 4,051



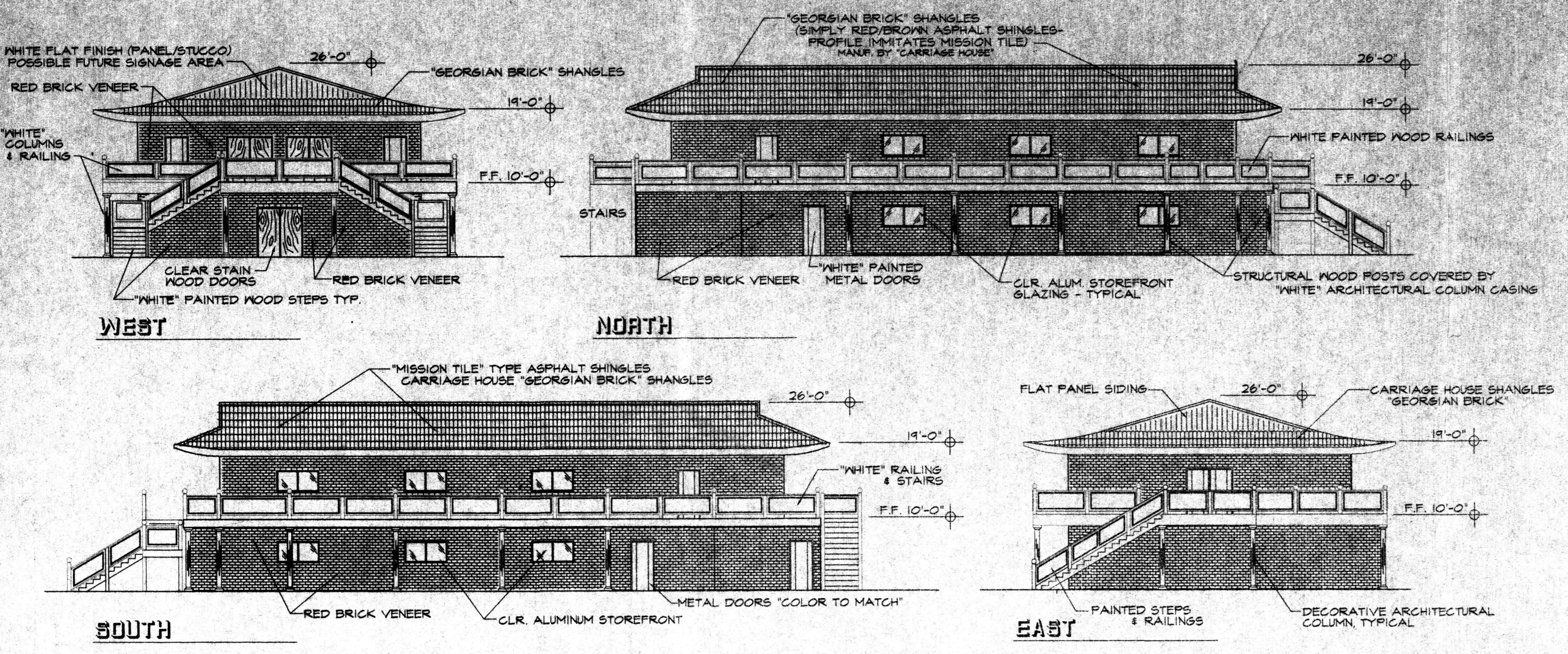
LEGAL DESCRIPTION

LOTS 5, 6, 17 & 18 BLOCK 8, CASAS SERENAS ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 420 PENNSYLVANIA AVE SE



PARKING CRITERIA

SPACE REQUIRED PER (4) CONGREGATION MEMBERS	TOTAL CONGREGATION	(40)
TOTAL SPACES REQUIRED		11 SPACES
TOTAL SPACES PROVIDED		12 SPACES
INCLUDES (1) VAN ACCESSIBLE HC SPACE		



PROPOSED NEW TEMPLE ELEVATIONS
 SCALE: 3/32" = 1'-0"

FLOOR AREA SEPERATION CALCS.

- FIRST FLOOR AREA = 3,115 sqft.
DEDUCT CLASSROOMS & RRS BY 2 HR. SEPERATION WALL (1,355 sqft)
- FIRST FLOOR AREA SUBMITTED FOR FIRE FLOW CALCS. = 1,760 sqft.
- SECOND FLOOR AREA SUBMITTED FOR FIRE FLOW CALCS. = 2,850 sqft.
- TOTAL FLOOR AREA FOR FIRE FLOW CALCULATION = 4,610 sqft.
- TYPE II (NON-COMBUSTIBLE) BALCONY OMITTED PER FIRE MARSHALL 9-3-03

PROJECT NUMBER: 1000501

APPLICATION NUMBER: 03DRB-0281

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Rohal Douth</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	8-06-03 DATE
<i>Roger & Sheri</i> UTILITIES DEVELOPMENT	9-5-03 DATE
<i>Christine Sandoval</i> PARKS AND RECREATION DEPARTMENT	8/6/03 DATE
<i>Beatty J. B/h</i> CITY ENGINEER	8/6/03 DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
<i>Michael Holten (see attached letter)</i> SOLID WASTE MANAGEMENT	8-5-03 DATE
<i>Sheran Matson</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	8/6/03 DATE
ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE



REVISION #

SHIVER CONSTRUCTION CO.
 DESIGN BUILD
 1412 BROADWAY BLD. NE ALBUQUERQUE, NEW MEXICO 87102 PHONE (505) 344-3461 FAX (505) 764-8198
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 420 PENNSYLVANIA SE ALBUQUERQUE, NEW MEXICO 87108

SHEET 1

2/10/02 DATE
 P-03-01 PROJECT NO.