John XXIII Catholic Community

4831 Tramway Ridge Road NE

Albuquerque, New Mexico 87111

PROJ 1000549

Project: 1000549

Application: 00450-00000-00696

Phase III

Amendment to DRB #92-92
Original EPC Approval #86-312

25 May 2000

9/5/00

8-31-00

Bradley L. Bingham 6.26.00

Parks & Recreation 6/21/00

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John XXIII Catholic Community
Pastor: Father Ark Biczak
Phase 3 - Community Hall and other Alterations
4831 Tramway Ridge Rd. NE Albuquerque, NM 87111
Telephone: 505-293-0088

REVISIONS		
NO	DATE	BY

DRAWING TITLE: Title

DRAWING NO: DRB-1

SCALE:
DATE:
PROJECT NO:

DESIGN	DRAWN	CH'KD.

Design Data

John XXIII Community Church
Phase III Community Hall
Amendment to DRB #92-92
Original EPC approval #86-312

Zoning Map = F-22-Z

Legal Description

Lot 12, corrected plat for Tramway Ridge, as shown on plat filed February 12, 1987, Book C32, page 189.

4831 Tramway Ridge Rd. NE
Albuquerque, NM 87111

Zoning Requirements

Required Building Set Backs:
Front = 11 ft
Side = 5 ft
Rear = 15 ft
Proposed Set Backs:
Front = 52'-4"
Side = 25'-5"
Rear = 95'-1"

Walls between residential and Church - 8'
(current 6' - will be raised 2' by construction)

Signage - Existing

Hydrology - Final will be submitted at Building Permit Phase

Fire Truck Access - Approved by Frank Quintana, Fire Inspector, Fire Marshall's Office

Landscaping

Landscaping Nonresidential Development
Section 14-16-3-10
(c)(2) verify underground utility lines; No trees or
- shrubs within 3' of existing gas mains and
- gas service lines.
(c)(3) Landscape Plans will show
- Topography, finished contour lines
- Type of watering system
- Parties responsible for maintenance of landscaping
- Square footage for all landscaping on site and
- individual areas
- Quantities of trees and shrubs with mature height
- and spread
(e) Landscape Area Requirements
- (1) 15% of net lot area
- (2) Clear sight lines at exit
- (3) Landscape buffers
- (4) Special requirements: object to minimize noise and
- sight impact
(a) 10' wide along residential/nonresidential
- boundary
- (b) Primarily trees (8' min. at planting) 25'min.
- at maturity, spacing 75% canopy diameter
- (c) Parking and Vehicle Circulation6' high opaque
- wall
- (f) Plant sizes
- (l) Trees 2" @ 6" above grade or 10'-12' high
- (2) Schrubs low growing evergreens - 1 gal.
- (3) Ground cover or turf adequate to provide
- coverage after 1 growing season
- (g) Special landscaping standards
- (1) Off street parking
- (a) 1 tree per 10 spaces
- (b) All space within 100' of a tree
- (c) Minimum planter size 36sf per tree
- (d) 75% of trees should be deciduous with a
- minimum mature canopy of 25' diameter
- (3) All required landscape areas 36sf or larger
- shall be covered with living vegetation
- material covering at least 75% of the
- required landscape area.

1 Tree per 10 parking spaces	Required	Provided
-	16	16

16.6% Total Area Landscaped
Buffer Landscaping - Requires spacing 75% of mature
- canopy spread along residential areas. Provided by
- a combination of tree types, spreads are called out in
- planting schedule for a total of 12 additional trees
- along west and north property lines

Parking Requirements

Main Assembly (Nave) Seating 588

Per Albuquerque Zoning Code, 14-16-3-1(A)(3)
Church or other place of worship: one space for each four seats in main room (30 inches of pew space is considered one seat.)

Church = 1 space per 4 seats

Calculation: 588 seats divided by 4 equals 147 parking spaces required. Site plan provides 155 parking spaces, 8 more than required, allowing an additional 32 seats to be added

Maximum occupant load of 620

Main worship seating = 588
Site Size in acres = 5.59

Parking	Required	Provided
4 seats per parking space	147	155
For 100-300 parking spaces		
Handicap	8	8
Van Accessible	1	1

Construction per Phase

DRB Approved Plan #92-92

-	Footprint SF	Parking SF
Construction per Phase		
Phase I	12,980	57,800
Phase II	16,730	0
Phase III	5,021	37,800
Phase IV (Bell Tower)	Not Yet Completely Designed	

Approved Total Building Footprint	34,731
Approved Total Parking	95,600

Requested Variation	Building	Parking
Phase III	7,150	5,400
Differential	2,129	-32,400
Percentile change per Master Plan	6.13%	-33.89%

Sheet Index

DRB-1 Title Page
DRB-2 Code Analysis and Index
DRB-3 Site Plan
DRB-4 Landscaping Plan
DRB-5 Elevations

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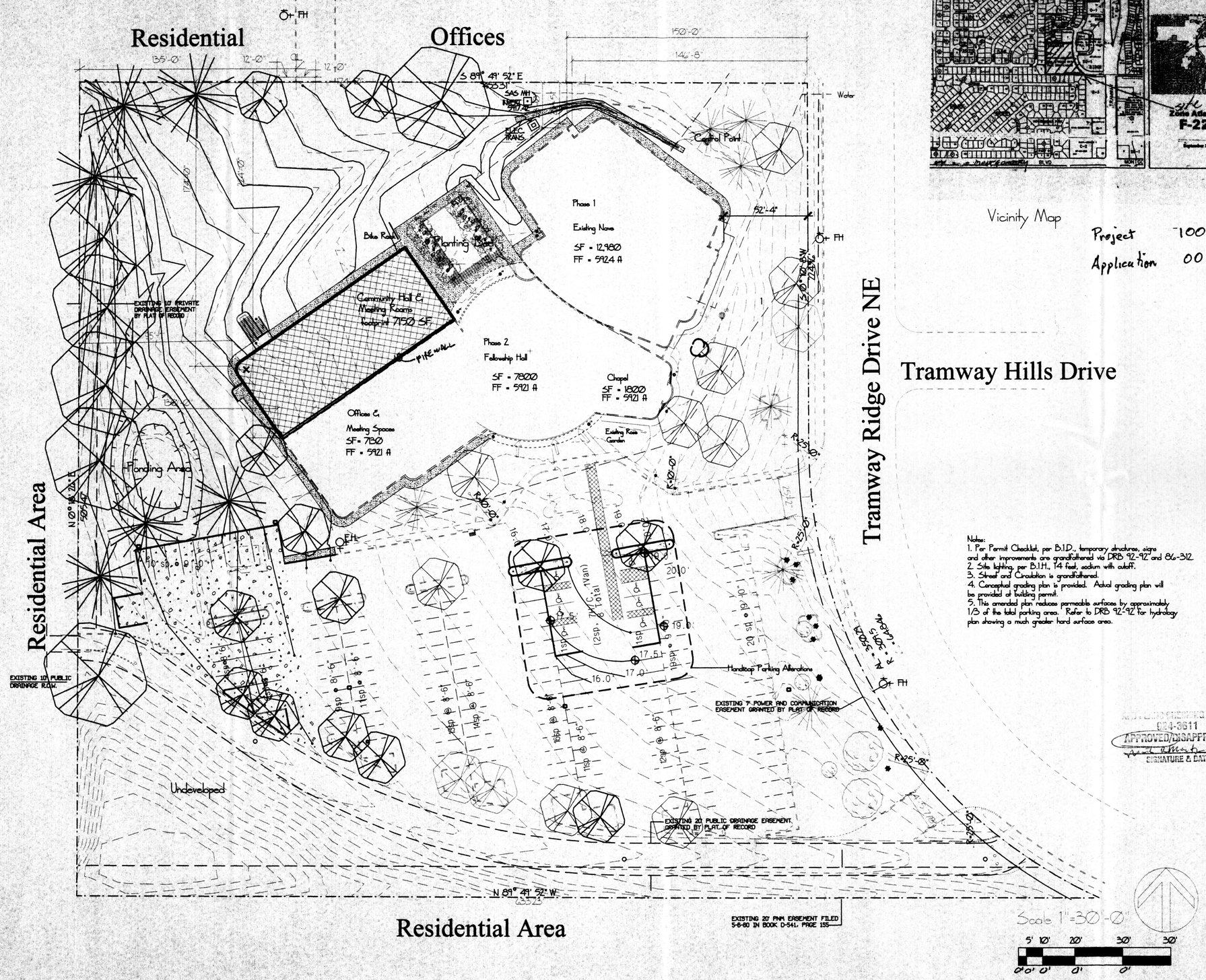
REVISIONS

NO.	DATE	BY

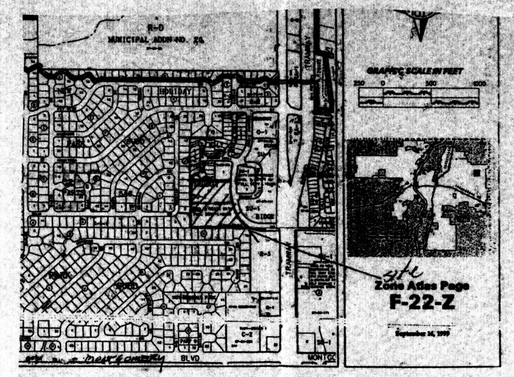
DRAWING TITLE
Code Analysis & Index

DRAWING NO.
DRB-2

SCALE:
DATE:
PROJECT NO.
DESIGN | DRAWN | CHKD



Notes:
1. Per Permit Checklist, per B.I.D., temporary structures, signs and other improvements are grandfathered via DRB 92-92 and 86-312.
2. Site lighting, per B.I.H., 14 feet, sodium with cutoff.
3. Street and Circulation is grandfathered.
4. Conceptual grading plan is provided. Actual grading plan will be provided at building permit.
5. This amended plan reduces permeable surfaces by approximately 1/3 of the total parking area. Refer to DRB 92-92 for hydrology plan showing a much greater hard surface area.



Vicinity Map

Project 1000549
Application 00450-00000-00696

PLANNING DEPARTMENT
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE

STATE OF NEW MEXICO
David L. Callahan
No. 1760
REGISTERED ARCHITECT

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REVISIONS		
NO.	DATE	BY

DRAWING TITLE
Site Plan

DRAWING NO.
DRB-3

SCALE: 1"=30'-0"
DATE:
PROJECT NO.

DESIGN	DRAWN	CHKD.

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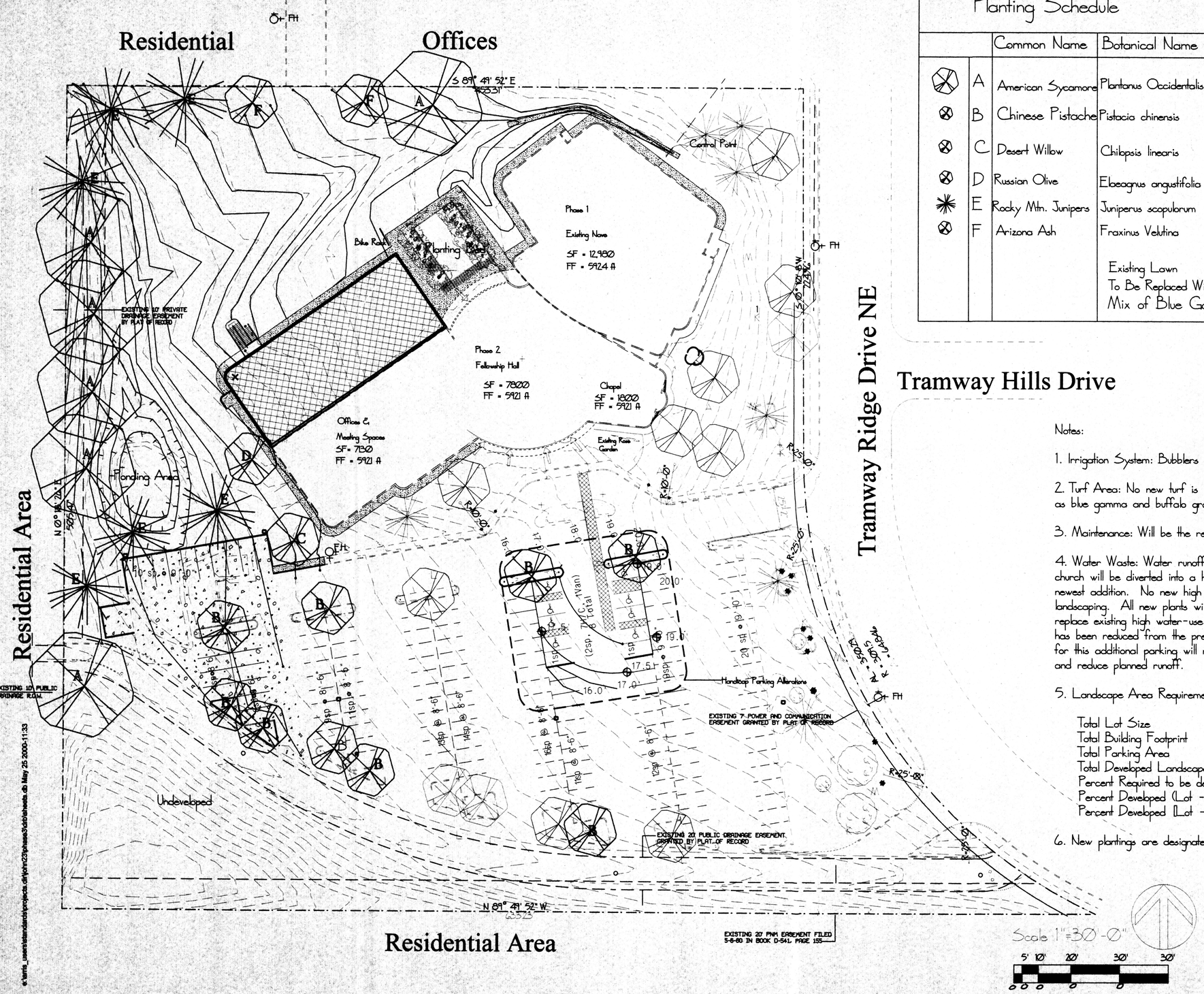

Planting Schedule

		Common Name	Botanical Name	Remarks
	A	American Sycamore	Plantanus Occidentalis	60' spread
	B	Chinese Pistache	Pistacia chinensis	50' spread
	C	Desert Willow	Chilopsis linearis	15' spread
	D	Russian Olive	Elaeagnus angustifolia	30' spread
	E	Rocky Mtn. Junipers	Juniperus scopulorum	30' spread
	F	Arizona Ash	Fraxinus Velutina	30' spread
			Existing Lawn To Be Replaced With Mix of Blue Gamma and	Buffalo Grass over time.

Notes:

1. Irrigation System: Bubblers will be provided to all new trees.

2. Turf Area: No new turf is being added. Low water grasses such as blue gamma and buffalo grass will gradually replace existing turf.

3. Maintenance: Will be the responsibility of the owner.

4. Water Waste: Water runoff from the north and west side of the church will be diverted into a holding pond on the west side of the newest addition. No new high water plants are being added to the landscaping. All new plants will have bubblers. The owner will replace existing high water-use turf over time. The parking area has been reduced from the previous plans by 34%. The area not used for this additional parking will now be pervious to water absorption and reduce planned runoff.

5. Landscape Area Requirement:

Total Lot Size	5.6 acres (244,309 sf)
Total Building Footprint	36,860 sf
Total Parking Area	78,500 sf
Total Developed Landscape	34,443 sf
Percent Required to be developed	15%
Percent Developed (Lot - Building)	16.6%
Percent Developed [Lot - (Building + Parking)]	26.7%

6. New plantings are designated with bold lines.

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REVISIONS		
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DRAWING TITLE
Landscape

DRAWING NO.
DRB-4

SCALE: 1" = 30' - 0"
DATE:
PROJECT NO.

DESIGN	DRAWN	CH'KD.

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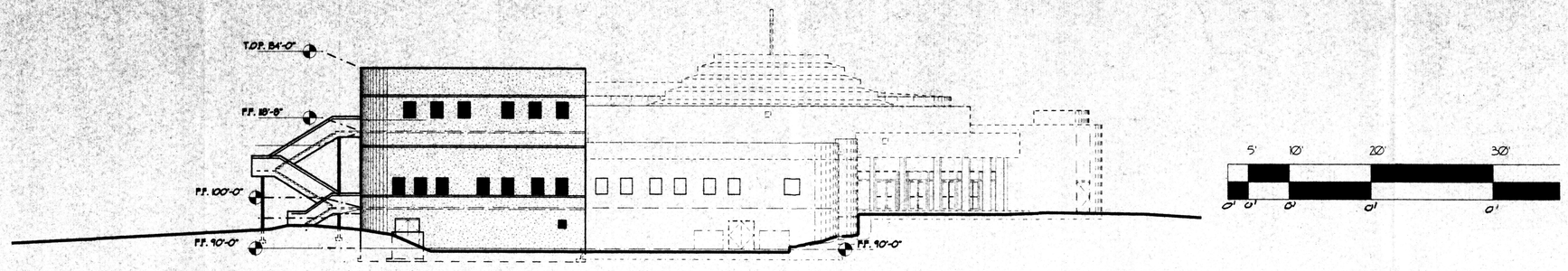
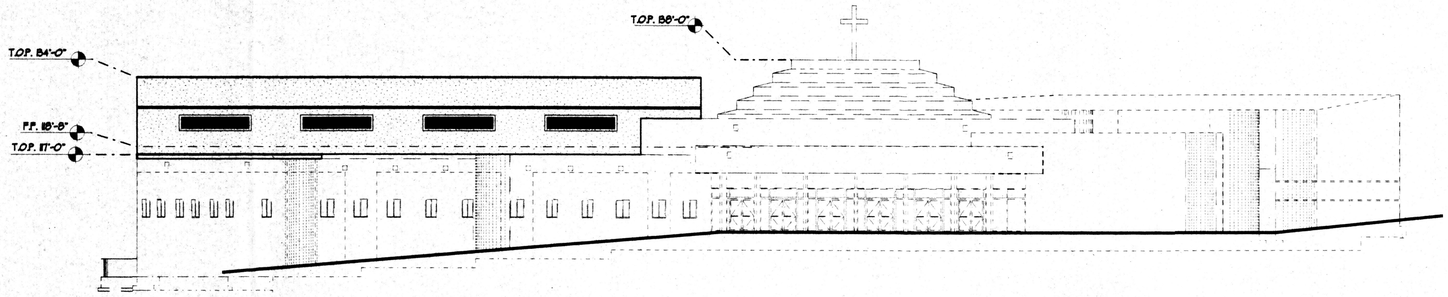


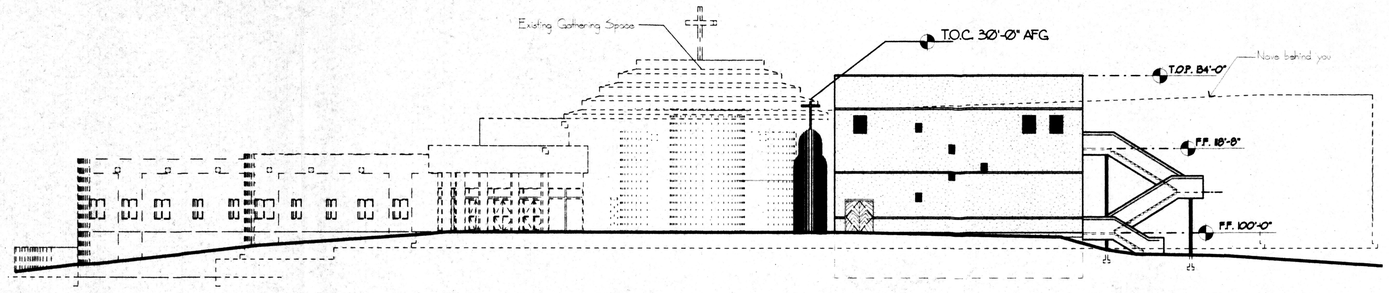
West Elevation

Scale 1/16" = 1'-0"



South Elevation

Scale 1/16" = 1'-0"



East Elevation

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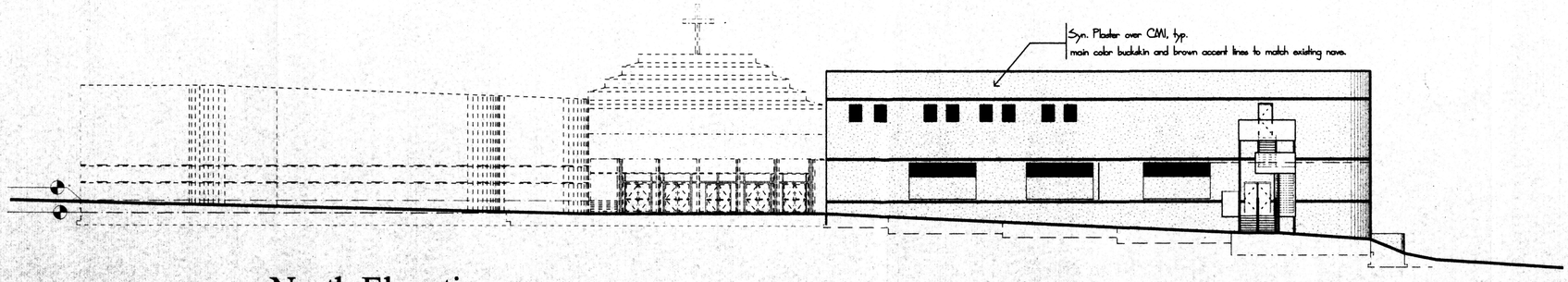

North Elevation

Scale 1/16" = 1'-0"

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REVISIONS		
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DRAWING TITLE

Elevations

DRAWING NO.

DRB-5

SCALE: 1/8"=1'-0"
DATE:
PROJECT NO.

DESIGN	DRAWN	CHKD.