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- L1 LANDSCAPING - MASTER SITE PLAN
- L2 LANDSCAPING - PHASE 1 SITE PLAN
- A1 EXTERIOR ELEVATIONS

STRUCTURES

EXISTING: 10,460 SF
 PHASE 1: 2,392 SF
 PHASE 2: 3,638 SF
 PHASE 3: 23,830 SF
 TOTAL NEW DEVELOPMENT: 29,860 SF

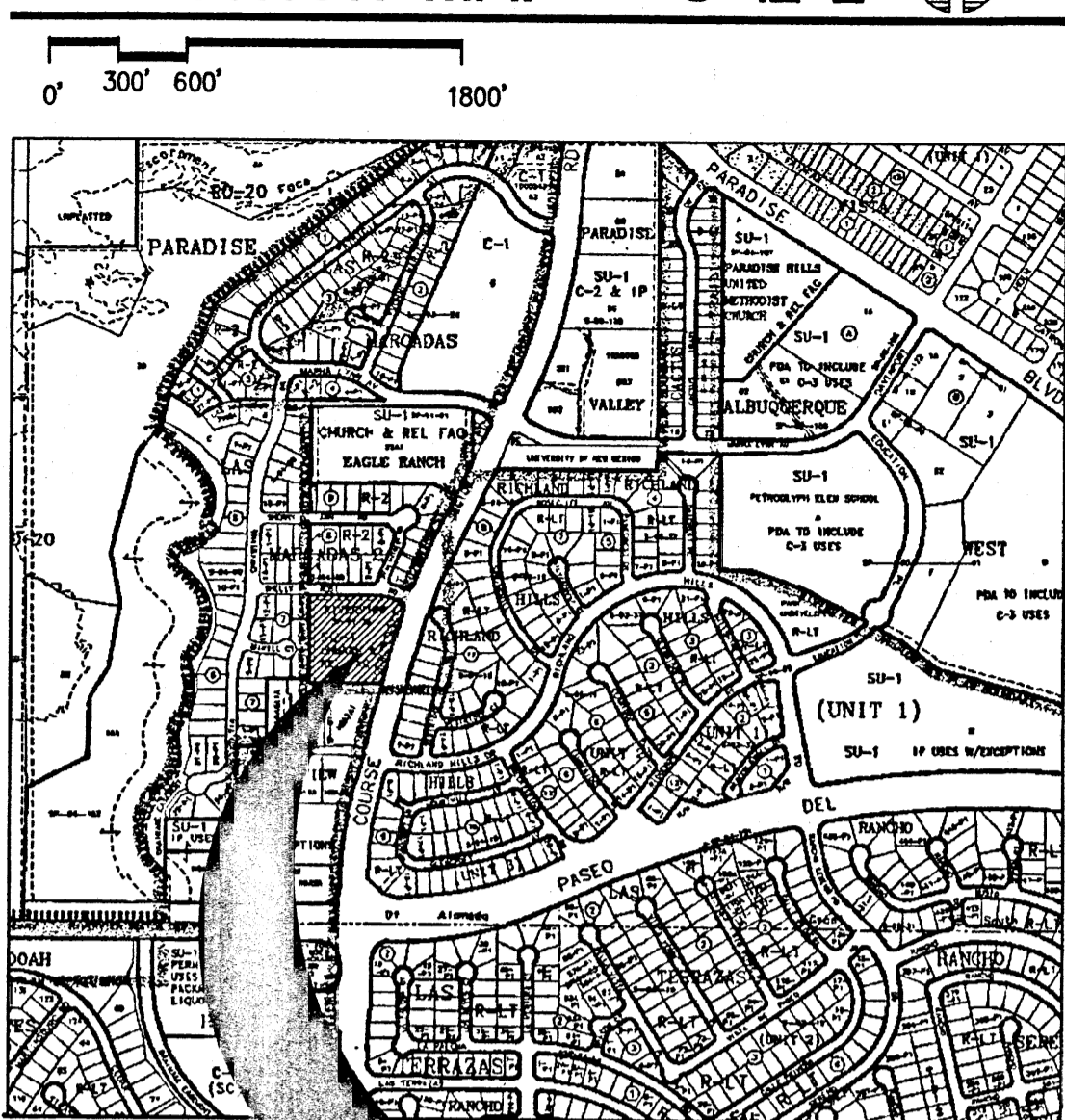
PARKING

REQUIRED 345-4= 87
 PROVIDED 140
 HC REQUIRED 4
 PROVIDED 4
 (INCLUDED IN TOTAL OF 140)
 BICYCLE RACKS
 REQUIRED 1:20= 5
 PROVIDED 7

LEGAL DESCRIPTION

PARCEL 'A' AS SHOWN ON THE PLAT OF REVERVIEW PARCELS.

LOCATION MAP C-12-Z



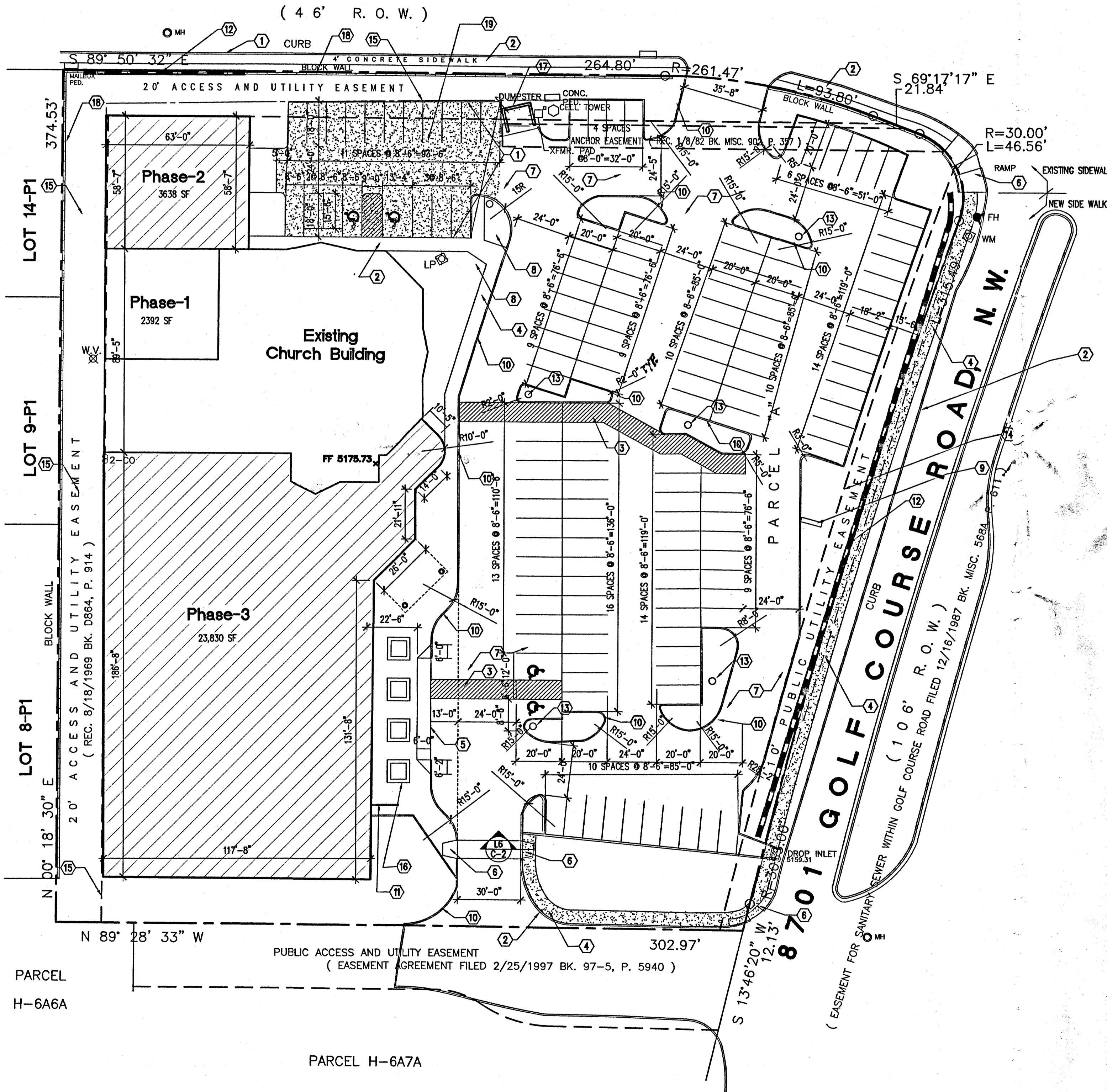
SITE LOCATION

**RIO VISTA CHURCH
 ADDITION & REMODEL**
 8701 GOLF COURSE RD. NW
 MASTER SITE DEVELOPMENT PLAN

SIGNATURES

PROJECT NUMBER: 1003169	
APPLICATION NUMBER: 04-00321	
THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED 02/19/04 AND THE FINDINGS AND CONDITIONS IN THE OFFICE NOTIFICATION OF DECISION ARE SATISFIED.	
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
APPROVED AS TO REQUIREMENTS	
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	3-19-04 DATE
<i>[Signature]</i> UTILITY DEVELOPMENT	3-17-04 DATE
<i>[Signature]</i> PARKS AND GENERAL SERVICES DEPT. Recreation Dept.	3/17/04 DATE
<i>[Signature]</i> CITY ENGINEER	3/17/04 DATE
<i>[Signature]</i> ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	3/17/04 DATE
<i>[Signature]</i> DRB CHAIR PERSON, PLANNING DEPARTMENT	3-5-04 DATE

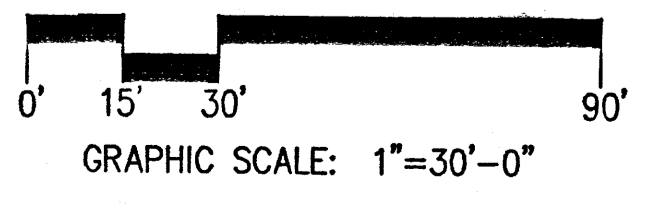
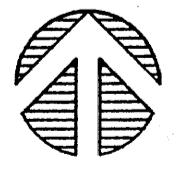
SHELLY ROSE ROAD, N.W.
 (4'6" R. O. W.)



KEYED NOTES

1. EXISTING CONCRETE CURB
2. EXISTING CONCRETE SIDEWALK
3. 6' WIDE PEDESTRIAN PATH WITH PERMANENT STRIPED MARKING ON PAVEMENT
4. 6" CONCRETE SIDEWALK, SEE DETAIL H11/C-2
5. FLUSH ACCESSIBLE SURFACE
6. CURB RAMP PER CITY STANDARDS
7. ASPHALT PAVING
8. LANDSCAPED AREA
9. EXISTING BUILDING SIGNAGE
10. CONCRETE CURB
11. BICYCLE RACK-7 SPACES
12. SOLID RETAINING WALL
13. 25' HIGH METAL HALIDE PARKING LOT LIGHT WITH CUTOFF LENS, SEE DETAIL L11/C-2
14. EXISTING 10' PUBLIC UTILITY EASEMENT
15. EXISTING 20' ACCESS & UTILITY EASEMENT
16. PLANTERS, RAISED PLANTER SEAT 15" HIGH
17. DUMPSTER, SEE DETAIL A&C11/C-2
18. EXISTING BLOCK WALL
19. EXISTING PARKING, NO PERIMETER CHANGE

NAME: C-12-Z DATE: MAR 18, 2004 TIME: 3:20 PM PLOT SCALE: 1" = 30'-0"



A1	SITE MASTER PLAN
1"=30'-0"	

**DEVELOPMENT REVIEW
 PACKAGE DRB**
 PROJECT NO. 03059
 MARCH 05 2004

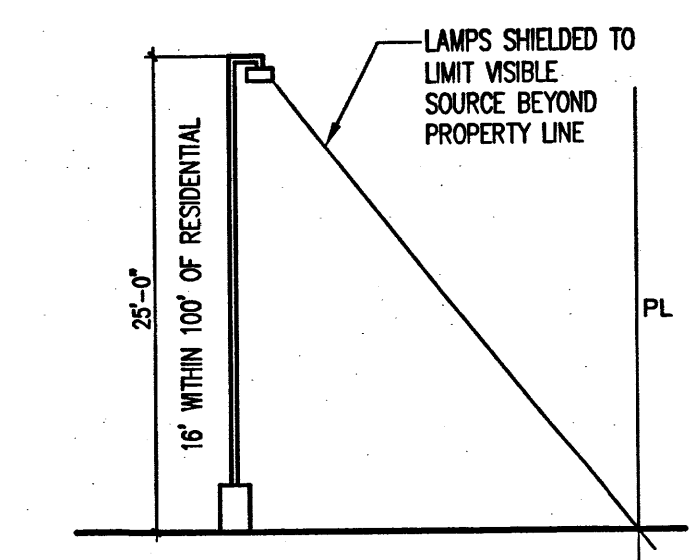
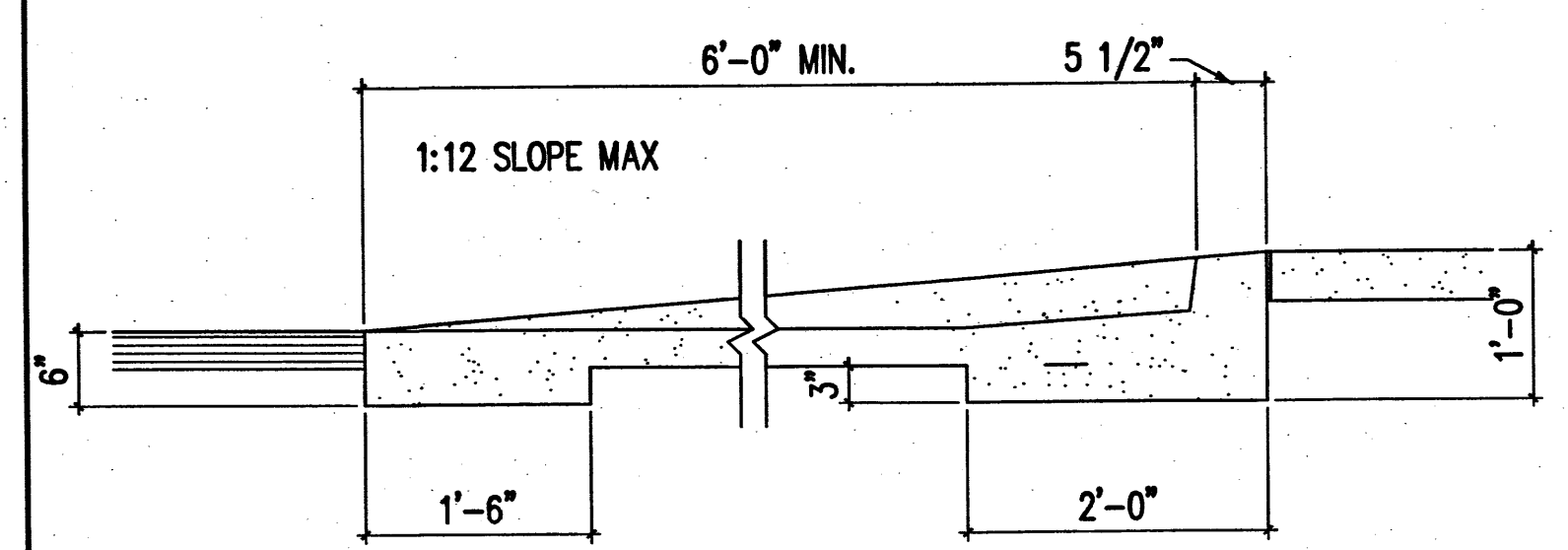
03 EPC-02193
 EPC SITE DEVELOPMENT PLAN
 BUILDING PERMIT

C1

PROJECT 1003169

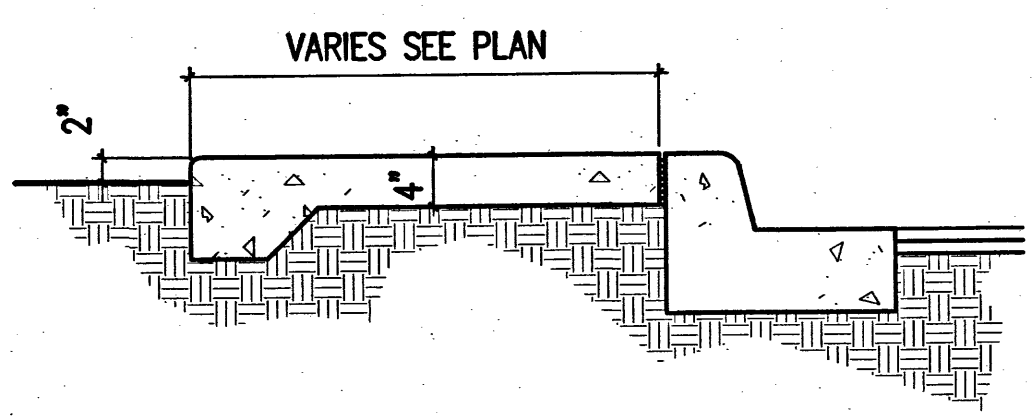
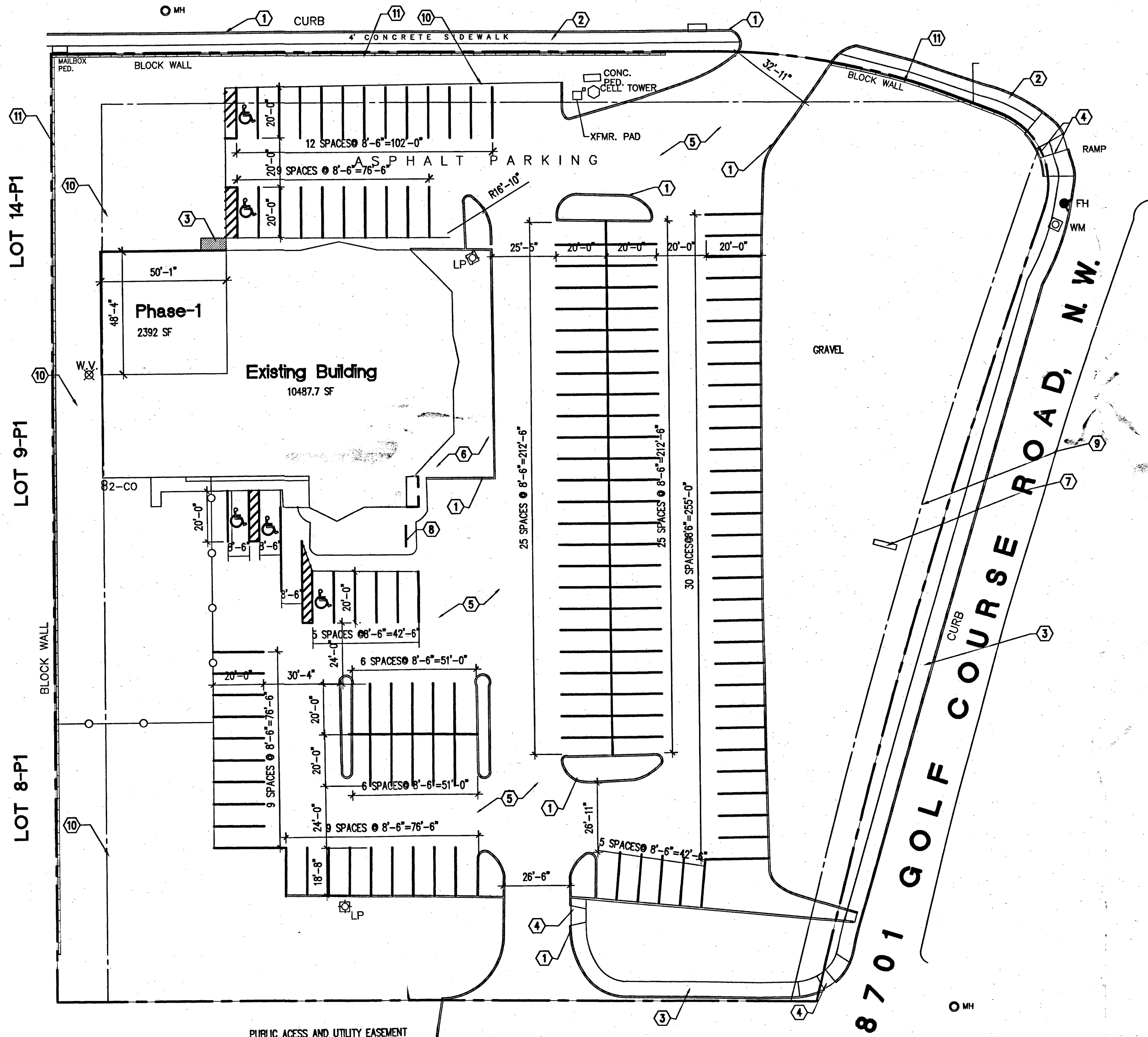
KEYED NOTES

1. EXISTING CONCRETE CURB
2. 4' EXISTING CONCRETE SIDEWALK
3. 6' CONCRETE SIDEWALK
4. CURB RAMP PER CITY STANDARDS
5. ASPHALT PAVING
6. LANDSCAPED AREA
7. EXISTING BUILDING SIGNAGE
8. BICYCLE RACK-5 SPACES
9. EXISTING 10' PUBLIC UTILITY EASEMENT
10. EXISTING 20' ACCESS & UTILITY EASEMENT
11. EXISTING BLOCK WALL

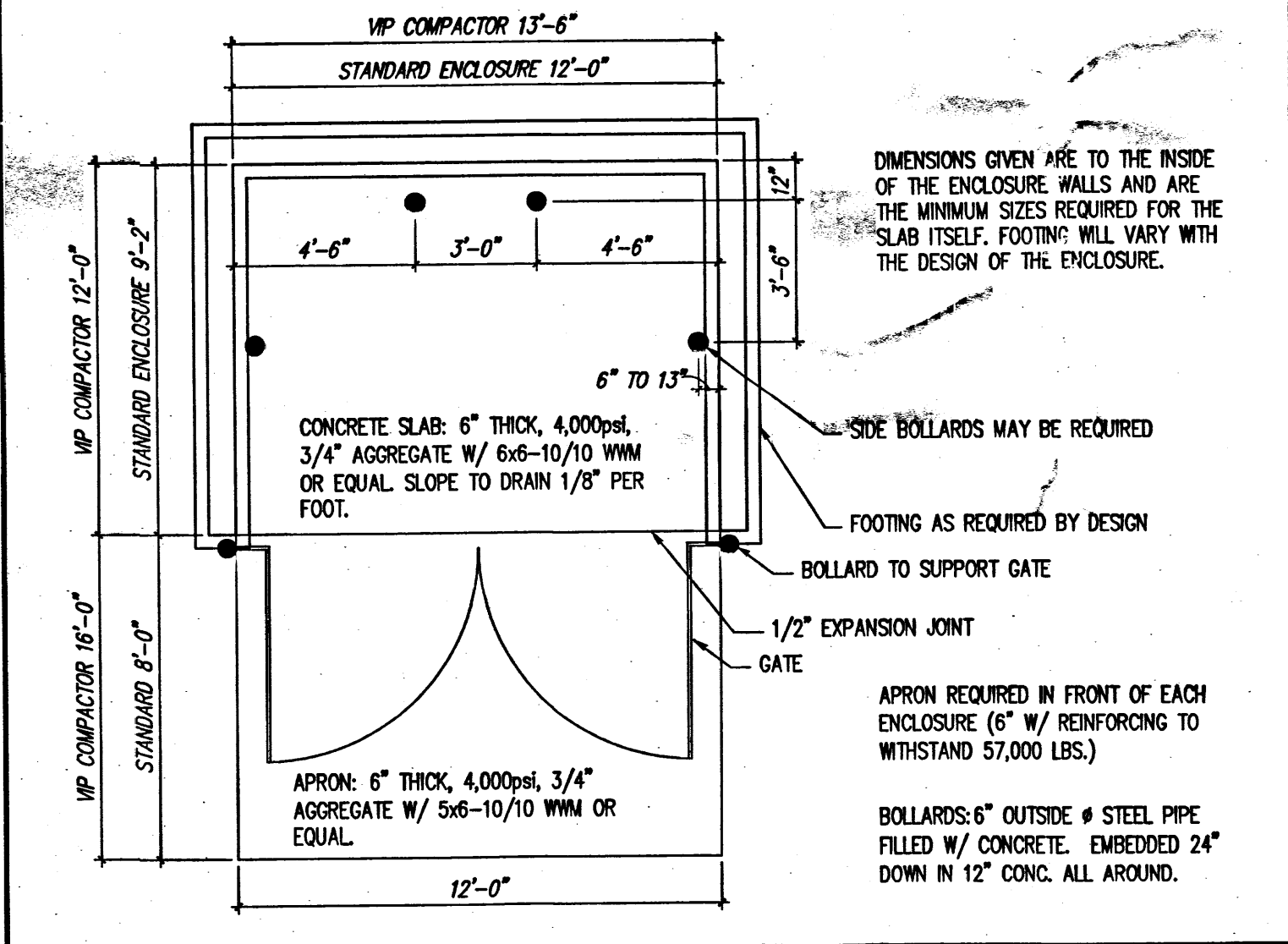


L6	RAMP	L11	LIGHT
3/4"=1'-0"	C-1	1/8"=1'-0"	C-1

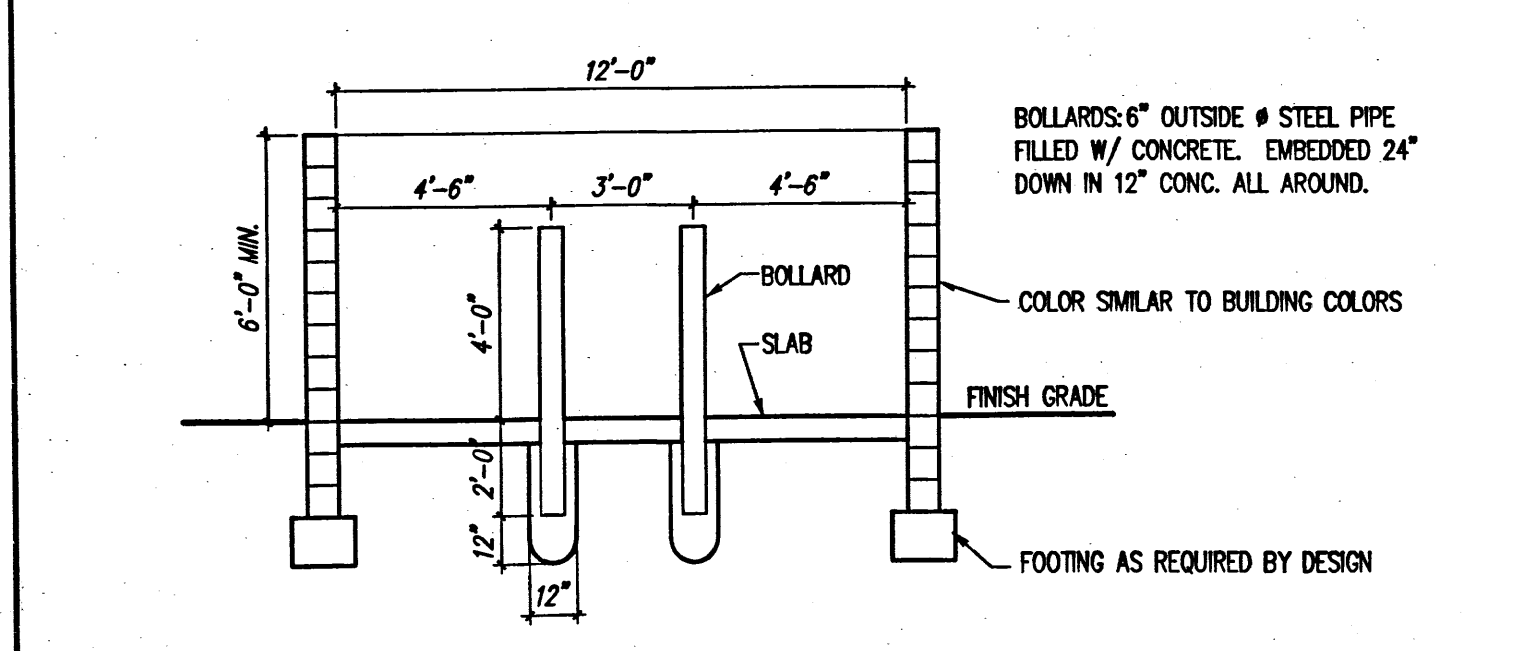
SHELLY ROSE ROAD, N.W.



H11	DETAIL
3/4"=1'-0"	C-1



C11	DUMPSTER ENCLOSURE PLAN
1/4"=1'-0"	C-1



A11	DUMPSTER ENCLOSURE SECTION
1/4"=1'-0"	C-11

LEGAL DESCRIPTION

PARCEL 'A' AS SHOWN ON THE PLAT OF REVERVIEW PARCELS.

STRUCTURES

EXISTING: 10,487 SF
PHASE 1: 2,329 SF

TOTAL: 12,816 SF
STRUCTURES

PARKING

REQUIRED	201-4=	50
PROVIDED		90
HC REQUIRED		3
PROVIDED		5
(INCLUDED IN TOTAL OF)		
BICYCLE RACKS REQUIRED	1:20=	7
PROVIDED		7

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SMPC ARCHITECTS

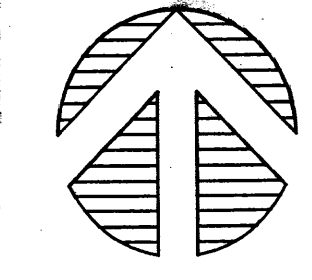
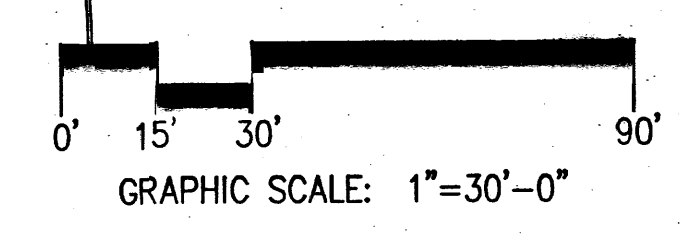
RIO VISTA CHURCH ADDITION & REMODEL

PHASE-1 SITE PLAN

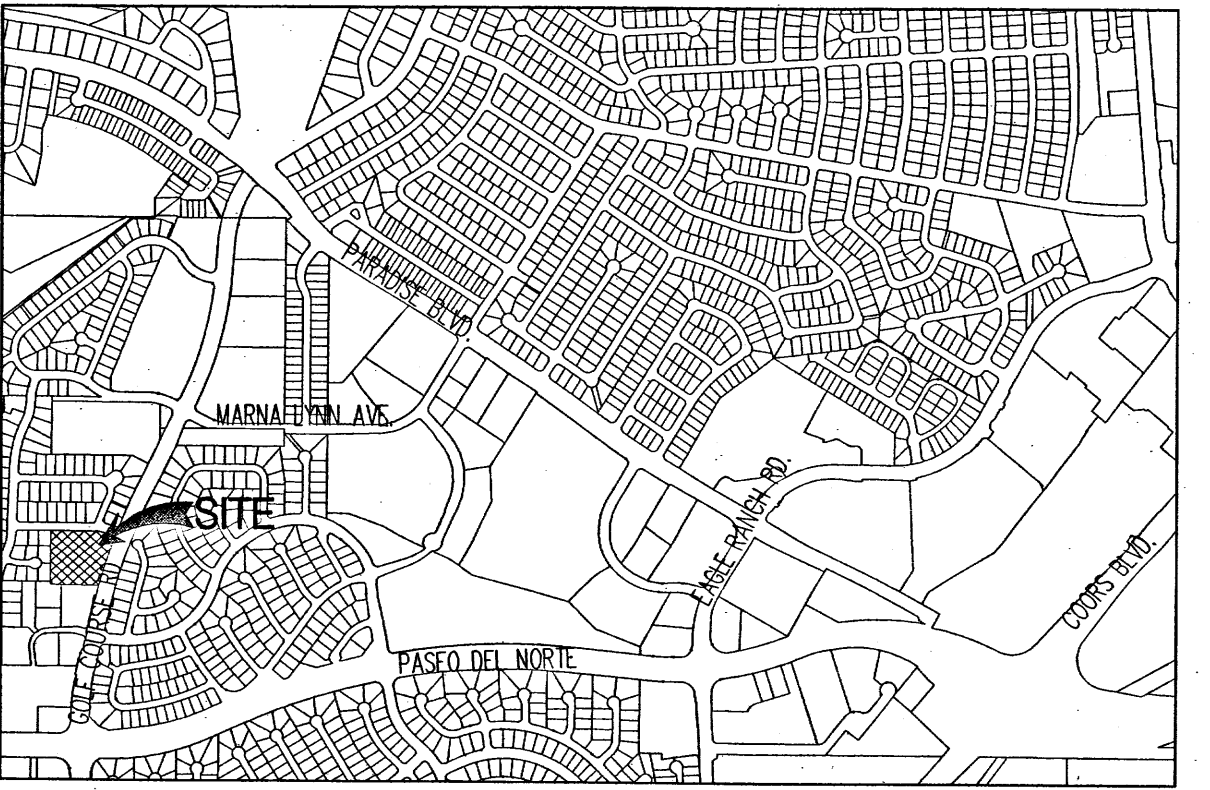
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		CHK BY: DAC
		DATE: 03/05/04

C-2
OF

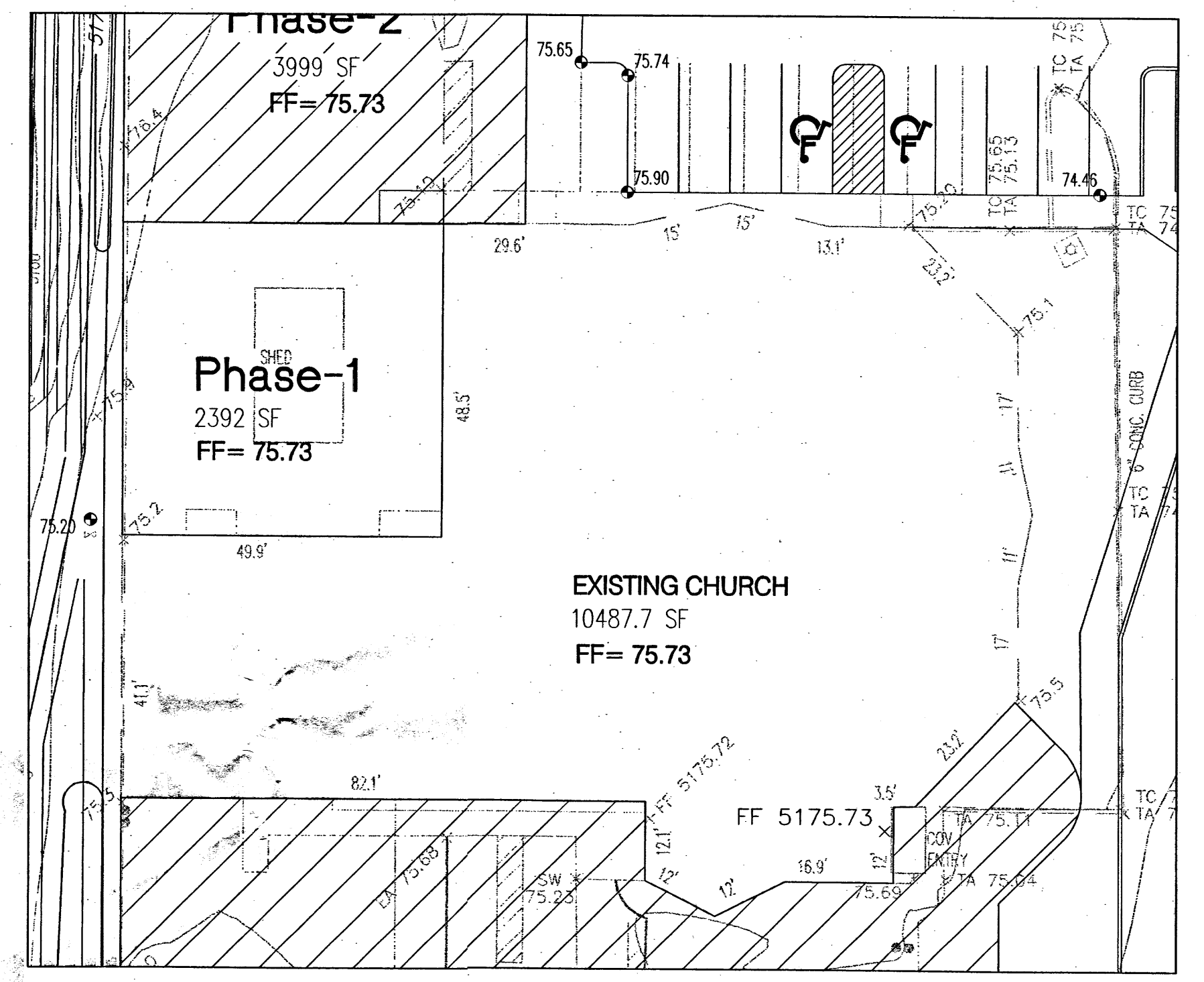
A1	SITE PLAN PHASE 1
1"=30'-0"	



NAME: C-2.dwg DATE: MAR 08, 2004 TIME: 8:53 AM PLOT SCALE: 1"=30'-0"



VICINITY MAP
ZONE ATLAS MAP C-12-Z



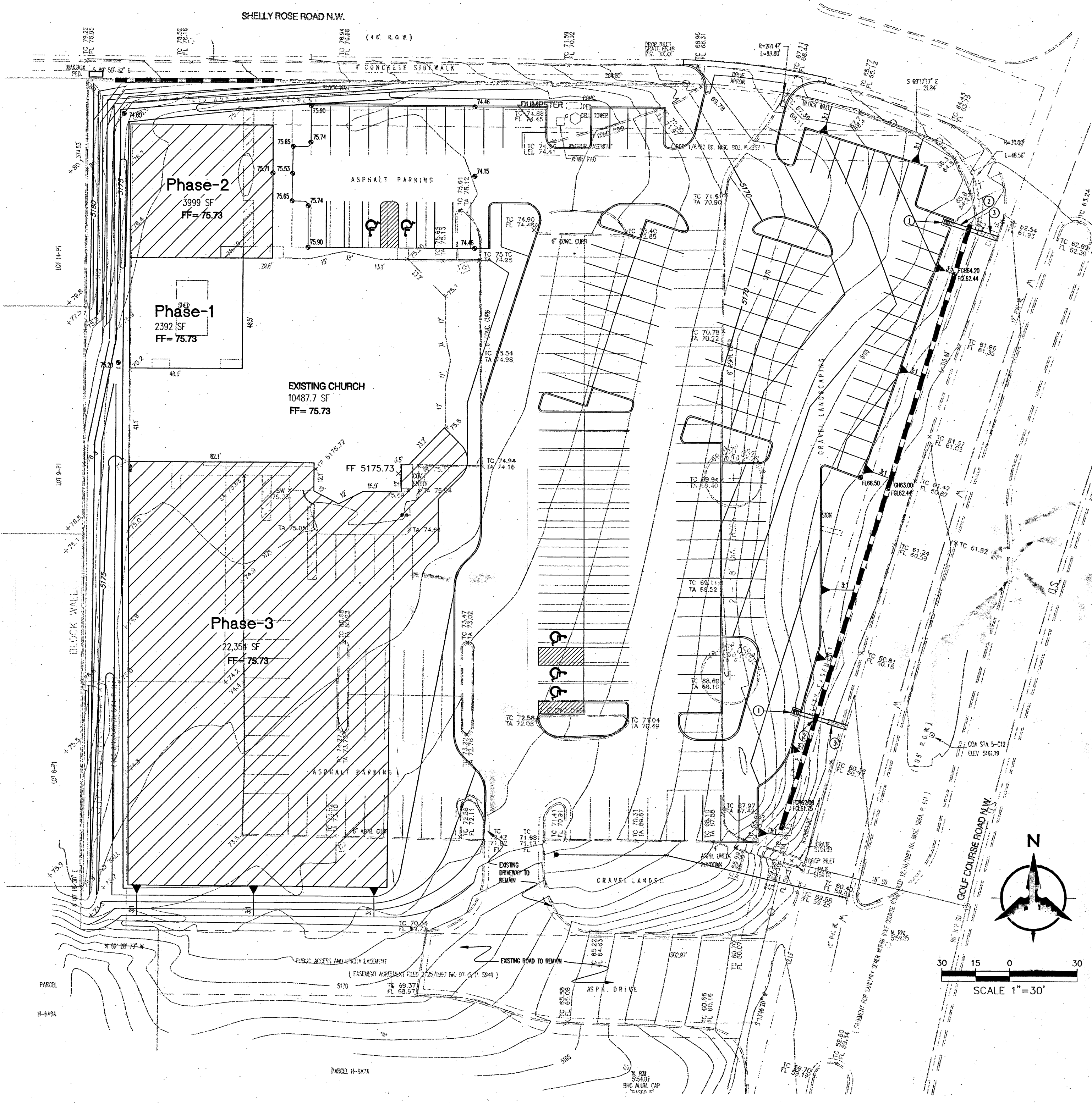
PHASE 1

LEGEND

- PROPERTY LINE
- 5301- EXISTING CONTOURS
- X 5301.15 EXISTING GROUND SPOT ELEVATION
- 65.23 EXISTING ELECTRICAL POLE
- PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TW=TOP OF WALL, BW=BOTTOM OF WALL
- EX=EXISTING, TO=TOP OF GRADE
- S=2.0% PROPOSED DIRECTION OF FLOW
- ===== WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- ===== PROPOSED CURB & GUTTER
- EASEMENT
- ☼ EXISTING TREE
- ⊕ PROPOSED LIGHTING
- SD PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE

LEGAL DESCRIPTION

Parcel "A" as shown on the Plot of RIVERVIEW PARCELS, as the same is shown and designated on the plot thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1997, in Volume 97C, page 38.



MASTER PLAN

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed addition to Rio Vista Church along the west side of Golf Course Rd. between Paradise Blvd. and Paseo Del Norte. The addition will be constructed in three phases which will include three buildings and additional parking. This submittal is in support of site plan approval.

II. SITE LOCATION
The site is located within zone atlas map # C-12-Z. According to the Federal Emergency Management Agency map #35001C0108 E there is not a flood zone within proximity to the site.

III. EXISTING HYDROLOGIC CONDITIONS
This site is approximately 3.02 acres and currently has one building on the northwest portion of the property. The site slopes to the east at 4 to 5% through the parking area and then at a 12 to 13% slope along the landscape up to the current sidewalk. Vegetation cover is sparse and most unpaved areas are covered in gravel. An analysis of the existing hydrology was performed in accordance with section 22.2 of the Development Process Manual. Treatments for this site are 60% treatment D, 35% treatment C, and 5% treatment B. The peak 100yr flow rate was calculated to be 11.26cfs for the 100 year, 6 hour storm. An asphalt runoff on the southeast side of the property with a drop inlet allows for some drainage to exit the site. The remaining drainage exits the site via surface flow into Golf Course Road and eventually into the Golf Course Rd. storm drain via curb inlets. According to the 'Drainage Report for Golf Course Road between Paseo Del Norte and Paradise Blvd. NW (City Hydrology File # C-12/D2A) the pipe capacity of this 84" storm drain in front of this site is approximately 571cfs. This information can be found on Plate 7 of this report.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed project consists of the construction of three new buildings, additional paved parking and landscape areas, all to be completed in three phases. A portion of the site will continue to free discharge into Golf Course Rd., while the rest of the site will drain directly into the Golf Course Rd. storm drain. The existing asphalt runoff will be replaced with a new type 'D' inlet that will tie into the existing drop inlet on at the southeast corner of the property. This drop inlet will drain the southeast portion of the parking area. A new drop inlet will be installed along the northeast curb of the site that will help drain the northeast half of the parking area. This inlet will connect to an 18" pipe tied into 2-12" sidewalk culverts that discharge into Golf Course Rd. The rest of the site will drain via surface flow through the driveways into Golf Course Rd. Upon completion of construction, the slope of the parking lot will remain at 4 to 5% and land treatments will consist of 85% treatment D, 10% treatment C and 5% treatment B. The proposed peak 100yr flow was calculated to be 12.39cfs. This is approximately 1cfs greater than the existing conditions. Relative to the capacity of the 84" storm drain in front of the site (571cfs), the excess 1cfs will have an insignificant impact to this storm drain.

V. CONCLUSION
The conceptual drainage management plan proposes concepts which are capable of safely passing the 100 year storm which meet city requirements. The excess peak discharge for this site, as currently proposed, is minor in comparison to the capacity of the Golf Course Rd. storm drain. With this submittal we are seeking site plan approval.

KEYED NOTES

- 1 STORM DRAIN INLET TYPE "D"
- 2 18" SD PIPE INSTALLED THROUGH RETAINING WALL
- 3 2-12" SIDEWALK CULVERT

Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

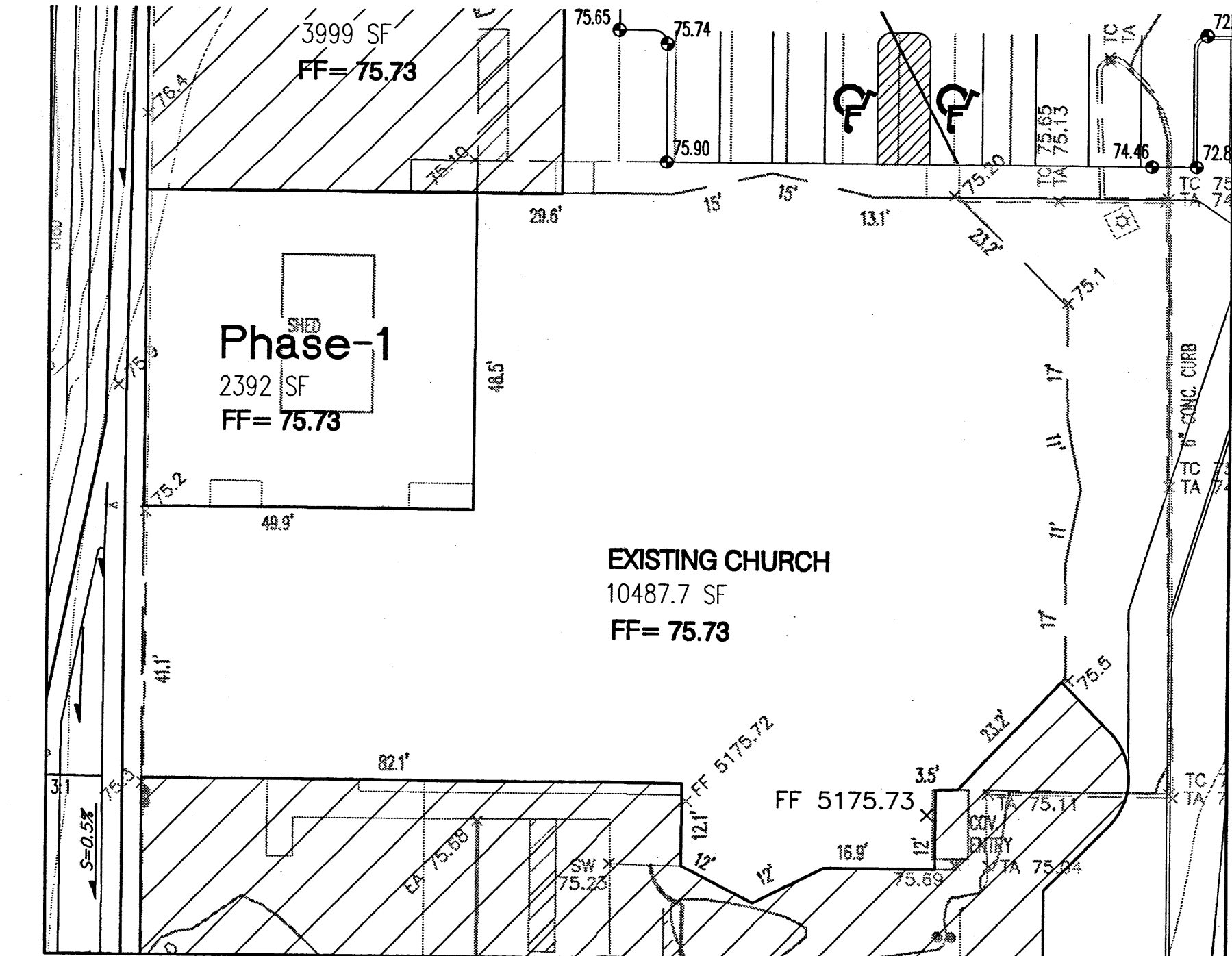
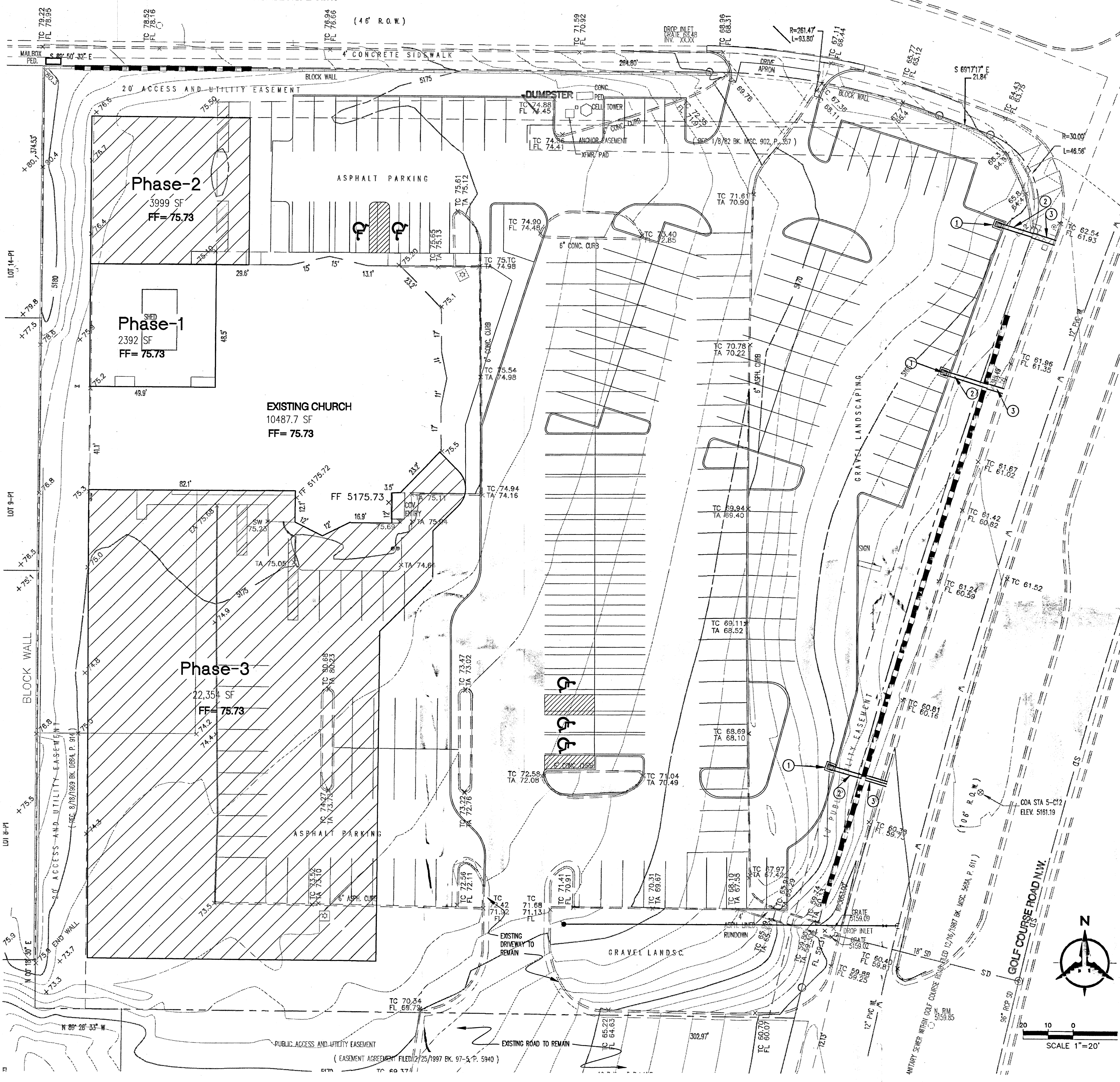
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RIO VISTA CHURCH - ADDITION & REMODEL
 CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

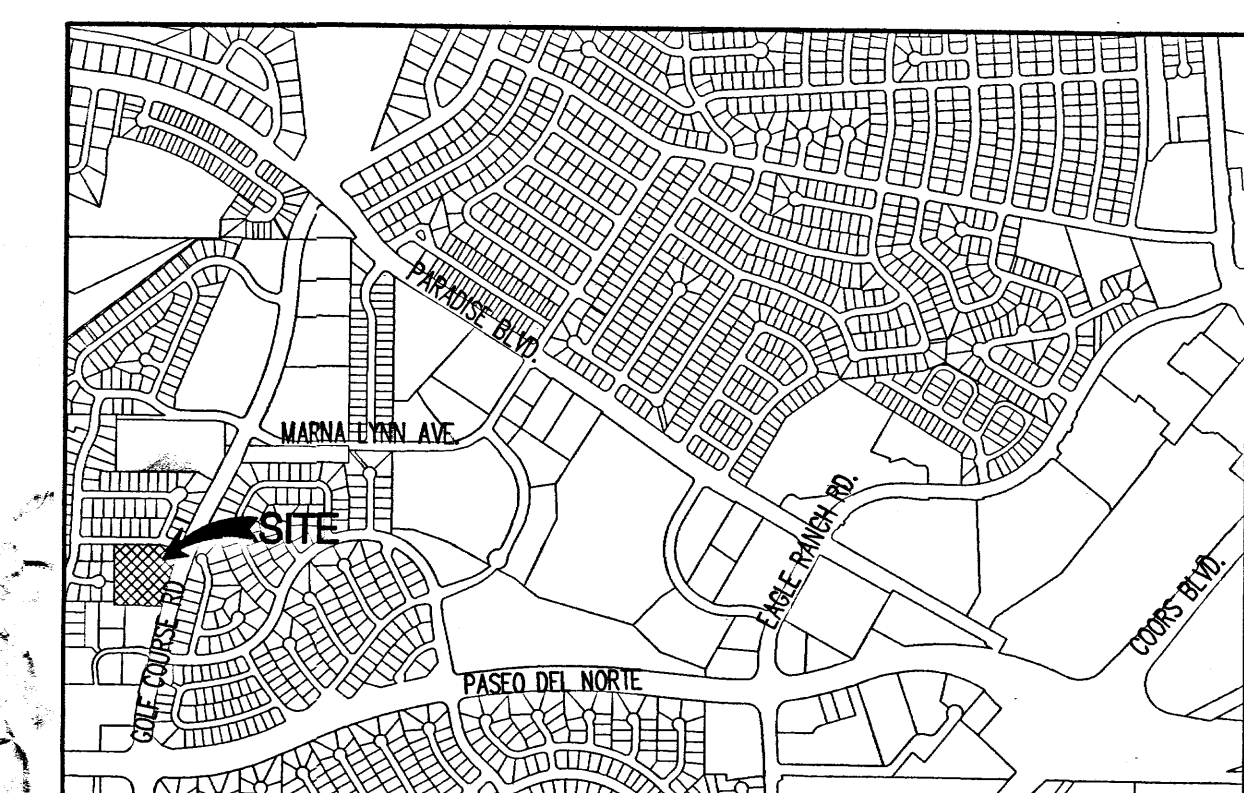
REV. #	DATE	PROJECT #:
		040294
		DWN BY: KJW
		CHK BY: BJS
		DATE: 03-08-04



EXISTING CHURCH
10487.7 SF
FF= 75.73

**PHASE 1
LEGAL DESCRIPTION**

Parcel "A" as shown on the Plot of RIVERVIEW PARCELS, as the same is shown and described on the plot thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1997, in Volume 97C, page 38.



VICINITY MAP
ZONE ATLAS MAP C-12-2

KEYED NOTES

- ① STORM DRAIN INLET TYPE "D"
- ② 18" SD PIPE INSTALLED THROUGH RETAINING WALL
- ③ 2-12" SIDEWALK CULVERT

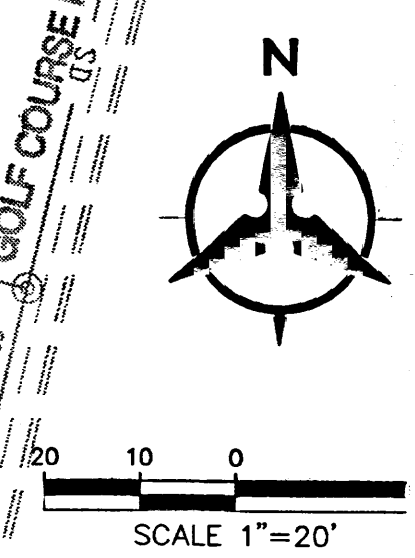
AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED

At. Andrew Z. Chavez
Signature & Date
2/5/04

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- x 5301.15 EXISTING GROUND SPOT ELEVATION
- 65.23 EXISTING ELECTRICAL POLE
- PROPOSED SPOT ELEVATION
- TC-TOP OF CURB, FL-FLOW LINE
- TW-TOP OF WALL, BW-BOTTOM OF WALL
- EX-EXISTING, TO-TOP OF GRADE
- ~ S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- PROPOSED LIGHTING
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE



MASTER PLAN

Bohannon & Huston
 Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4395
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

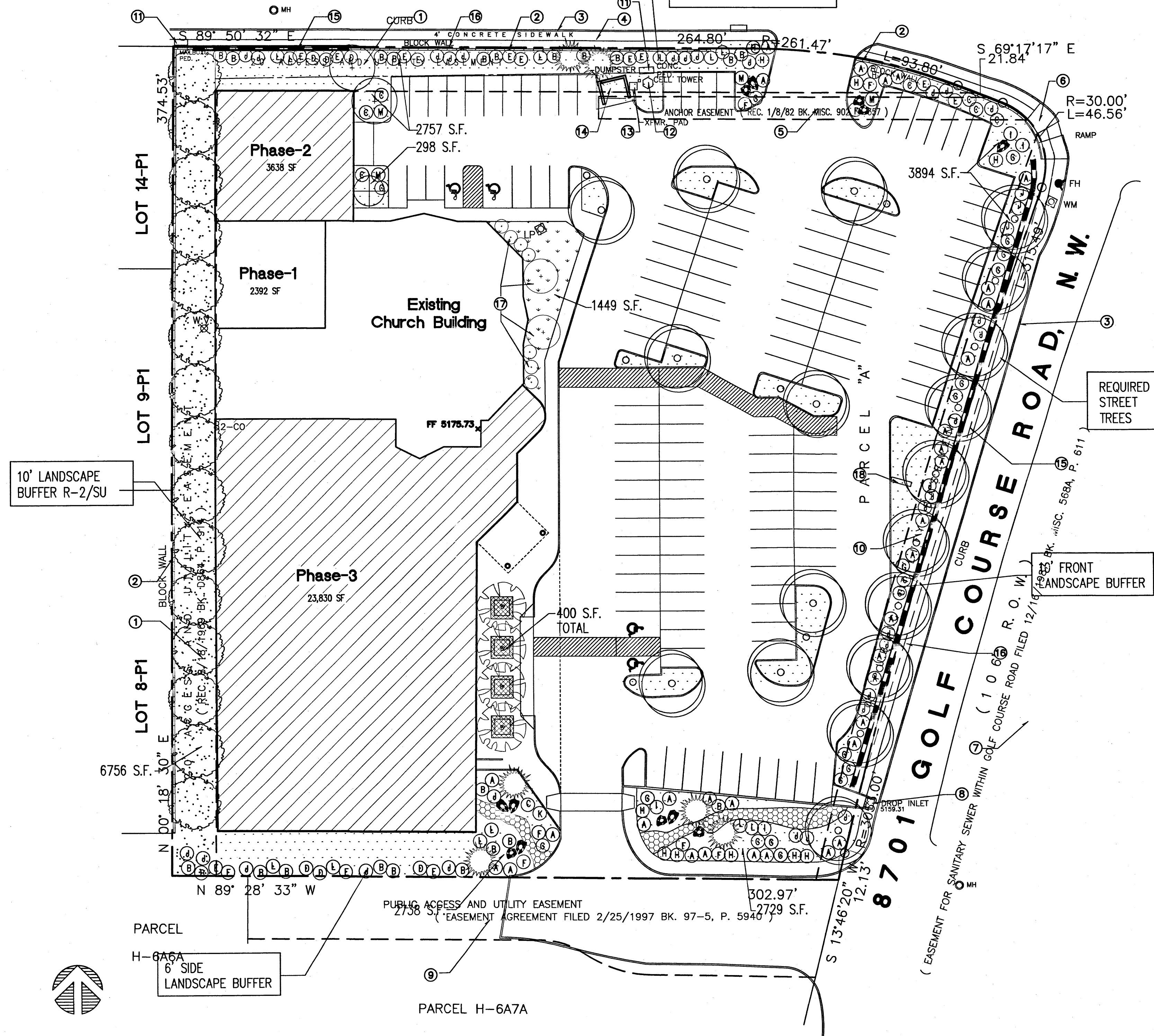
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RIO VISTA CHURCH - ADDITION & REMODEL			
FIRE MARSHAL APPROVAL			
REV. #	DATE	PROJECT #: 02059	
		DWN BY: CPP	
		CHK BY: DAC	
		DATE: 12/24/03	
C-X			
OF			

\\040294\csp\general\040294\p01.dwg
March 05, 2004 - 9:57am

SHELLY ROSE ROAD, N.W.

(4 6' R. O. W.)

6' SIDE LANDSCAPE BUFFER



KEYED NOTES

1. 20' ACCESS AND UTILITY EASEMENT (REC. 8-18-1969 BK. D864, P. 914)
2. BLOCK WALL
3. CURB
4. 4' CONCRETE SIDEWALK
5. ANCHOR EASEMENT (REC. 1-8-82 BK. MISC. 902, P. 357)
6. RAMP
7. EASEMENT FOR SANITARY SEWER WITHIN GOLF COURSE ROAD FILED 12-16-1987 BK. MISC. 568A, P. 611
8. DROP INLET
9. PUBLIC ACCESS AND UTILITY EASEMENT (EASEMENT AGREEMENT FILED 2-25-1997 BK. 97-5, P. 5940)
10. 10' PUBLIC UTILITY EASEMENT
11. CONCRETE PEDESTAL/ MAILBOX PEDESTAL
12. CELL TOWER
13. TRANSFORMER PAD
14. DUMPSTER
15. EXISTING RETAINING WALL
16. GRAVEL BETWEEN RETAINING WALL AND SIDEWALK
17. EXISTING TREES/ SHRUBS
18. BUILDING SIGN

LANDSCAPING

LANDSCAPE REQUIRED		
TOTAL SITE		131,548 (3 ACRES)
TOTAL BUILDING FOOTPRINT		40,261 S.F.
NET SITE		91,287 S.F.
REQUIRED LANDSCAPE AREA 15% NET SITE	15% 91,287 S.F. =	13,693 S.F.
MAXIMUM ALLOWABLE HIGH WATER TURF = 20% REQUIRED LANDSCAPING		
	20% 13,693 S.F. =	2,738 S.F.
149 PARKING SPACES = 15 REQUIRED TREES		
LANDSCAPE PROVIDED		
FRONT LANDSCAPE BUFFER		3,200 S.F.
SIDE LANDSCAPE BUFFER AND ENTRIES		4,669 S.F.
REAR LANDSCAPING BUFFER (REVEGETATION)		7,400 S.F.
BUILDING LANDSCAPING		1,900 S.F.
	SUBTOTAL	17,169 S.F.
	LANDSCAPING TOTAL	17,169 S.F. = 18.8 % NET SITE
HIGH WATER TURF AREA		0 S.F.
WATER FEATURE: LESS THAN 500 GAL/DAY FOUNTAIN OR 21,780 S.F. POND		
38 TREES PROVIDED		

NOTES

1. ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM EXCEPT REVEGETATION SEEDING.
2. THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
3. LANDSCAPING PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.

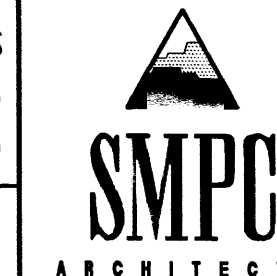
LEGEND

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
TREES				
	SHADEMASTER HONEY LOCUST GLEDITSIA TRICANTHOS	2" CAL	40'/35'	LOW
	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL	25'/20'	MEDIUM
	AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL	50'/50'	MEDIUM
	NEW MEXICO OLIVE FORESTIERA NEOMEXICANA	15 GAL	18'/15'	MEDIUM
	VITEX VITEX AGNUS-CASTUS	15 GAL	15'/15'	LOW
	AUTUMN BLAZE PEAR PYRUS CALLERYANA 'AUTUMN BLAZE'	2" CAL	30'/25'	MEDIUM +
XERIC SHRUBS				
	A BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' X 6'	LOW+
	B CHAMISA CHRYSOTHAMNUS NAUSEOSUS	1 GAL	6' X 6'	LOW
	C BLUE MIST SPIREA - 2 EACH CARYOPTERIS CLAUDONENSIS	1 GAL	2' X 3'	MEDIUM
	D APACHE PLUME FALLUGIA PARADOXA	1 GAL	4' X 5'	LOW
	E FERNBUSH CHAMAEBATIARIA MILLEFOLIUM	1 GAL	5' X 5'	LOW
	F RED YUCCA - 2 EACH HESPERALOE PARVIFLORA	1 GAL	3' X 3'	MEDIUM
	G ORNAMENTAL GRASS: 2 EACH REGAL MIST MUHLBERGIA	1 GAL	3' X 3'	LOW
	H ORNAMENTAL GRASS: 2 EACH THREADLEAF STIPA TENNUIFOLIA	1 GAL	2' X 2'	LOW
	I ORNAMENTAL GRASS: BEARGRASS NOLINA MICROCARPA	1 GAL	4' X 4'	LOW
	J RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	1 GAL	5' X 5'	MEDIUM
	K AUTUMN (CHERRY) SAGE - 2 EACH SALVIA GREGGII	1 GAL	2' X 3'	MEDIUM
	L THREE LEAF SUMAC RHUS TRILOBATA	1 GAL	4' X 4'	LOW+
	M CREEPING ROSEMARY ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL	2' X 6'	LOW+
GROUNDCOVERING				
	BLUE GRAMA/BUFFALOGRASS SEED MIX			LOW
	NATIVE GRASS & WILDFLOWER REVEGETATION MIX COA SPECIFICATION SECTION 1012 NATIVE GRASS SEEDING 'SANDY SOIL STABILIZER'	1/2 LB/ 1000 S.F.		TEMPORARY
	2"-4" SANTA ANA TAN COBBLE 6" DEPTH OVER FILTER FABRIC			
	3/4" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)			
	ANNUAL/ PERENNIAL FLOWER BEDS			
	ROCK BOULDER 27 CF. TO 36 CF.			

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RIO VISTA CHURCH - ADDITION & REMODEL

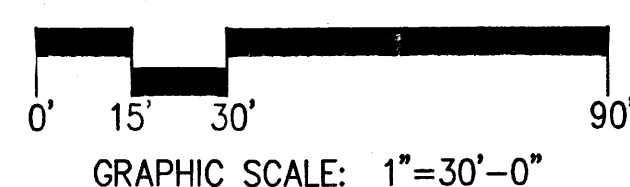
MASTER LANDSCAPE PLAN

REV. #	DATE	PROJECT #
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		CHK BY: DAC
		DATE: 03/05/04

L-1
OF

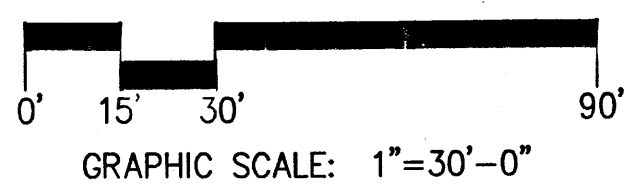
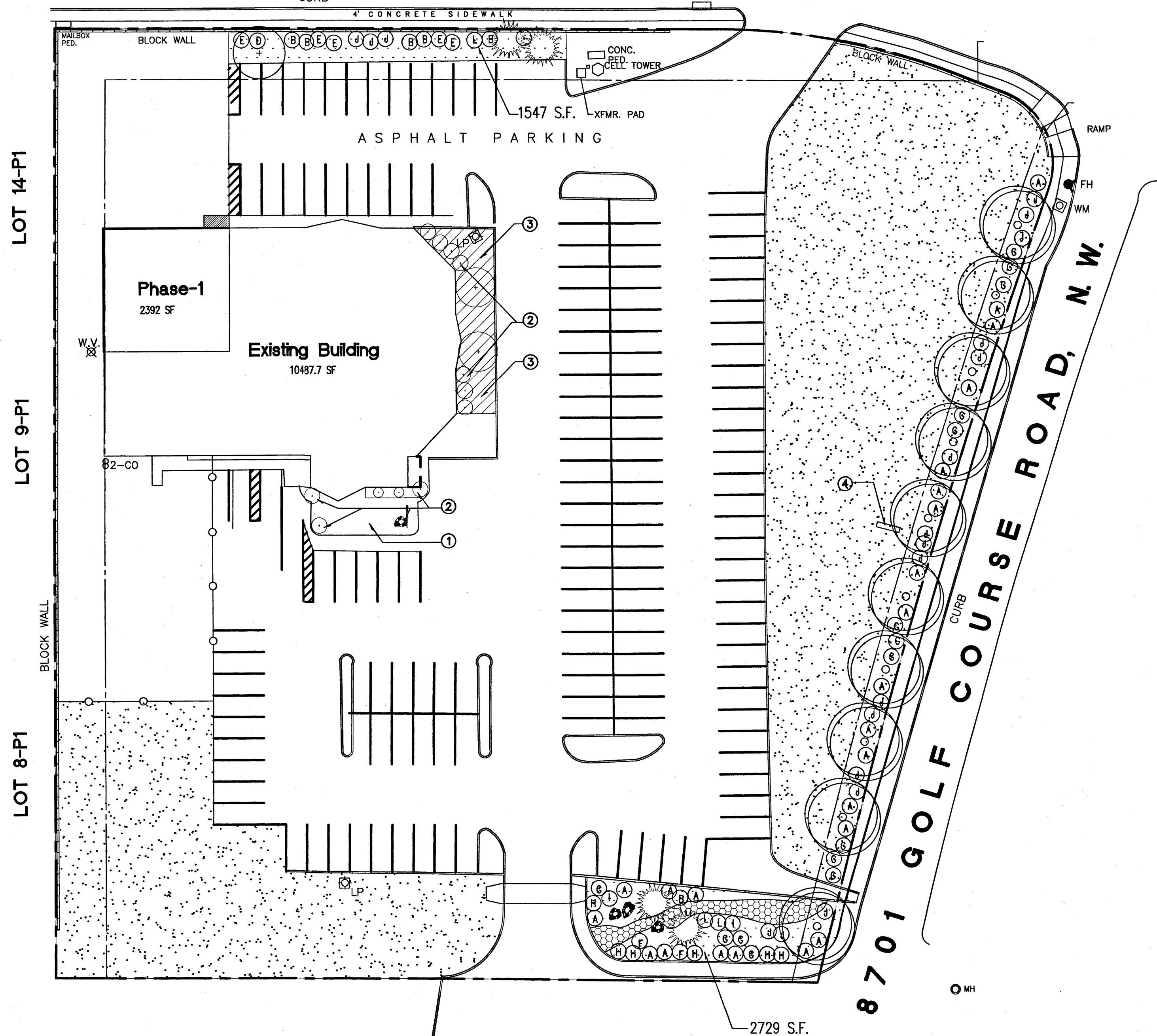
A1 LANDSCAPE MASTER PLAN

1"=30'-0"



GRAPHIC SCALE: 1"=30'-0"

SHELLY ROSE ROAD, N.W.



KEYED NOTES

1. EXISTING GRAVEL THIS AREA
2. EXISTING TREES/ SHRUBS/ BOULDER
3. ADD BLUE GRAMA GRASS THIS AREA
4. BUILDING SIGN

LEGEND

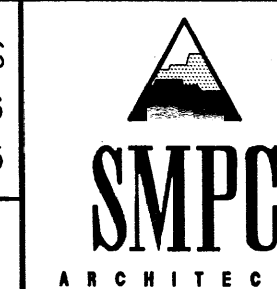
SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
TREES				
	SHADEMAOR HONEY LOCUST GLEDITSIA TRICANTHOS	2" CAL	40'/35'	LOW
	RAYWOOD ASH FRAXINUS OXYCARPA 'RAYWOOD'	2" CAL	25'/20'	MEDIUM
	AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL	50'/50'	MEDIUM
	NEW MEXICO OLIVE FORESTIERA NEOMEXICANA	15 GAL	18'/15'	MEDIUM
	VITEX VITEX AGNUS-CASTUS	15 GAL	15'/15'	LOW
	AUTUMN BLAZE PEAR PYRUS CALLERYANA 'AUTUMN BLAZE'	2" CAL	30'/25'	MEDIUM +
XERIC SHRUBS				
	A BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL	2' X 6'	LOW+
	B CHAMISA CHRYSOTHAMNUS NAUSEOSUS	1 GAL	6' X 6'	LOW
	C BLUE MIST SPIREA - 2 EACH CARYOPTERIS CLANDONENSIS	1 GAL	2' X 3'	MEDIUM
	D APACHE PLUME FALLUGIA PARADOXA	1 GAL	4' X 5'	LOW
	E FERNBUSH CHAMAEBATIARIA MILLEFOLIUM	1 GAL	5' X 5'	LOW
	F RED YUCCA - 2 EACH HESPERALOE PARVIFLORA	1 GAL	3' X 3'	MEDIUM
	G ORNAMENTAL GRASS: 2 EACH REGAL MIST MUHLENBERGIA	1 GAL	3' X 3'	LOW
	H ORNAMENTAL GRASS: 2 EACH THREADLEAF STIPA TENUIFOLIA	1 GAL	2' X 2'	LOW
	I ORNAMENTAL GRASS: BEARGRASS NOLINA MICROCARPA	1 GAL	4' X 4'	LOW
	J RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	1 GAL	5' X 5'	MEDIUM
	K AUTUMN (CHERRY) SAGE - 2 EACH SALVIA GREGGII	1 GAL	2' X 3'	MEDIUM
	L THREE LEAF SUMAC RHUS TRILOBATA	1 GAL	4' X 4'	LOW+
	M CREEPING ROSEMARY ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL	2' X 6'	LOW+
GROUNDCOVERING				
	BLUE GRAMA/BUFFALOGRASS SEED MIX			LOW
	NATIVE GRASS & WILDFLOWER REVEGETATION MIX COA SPECIFICATION SECTION 1012 NATIVE GRASS SEEDING 'SANDY SOIL STABILIZER'	1/2 LB/ 1000 S.F.		TEMPORARY
	2"-4" SANTA ANA TAN COBBLE 6" DEPTH OVER FILTER FABRIC			
	3/4" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)			
	ANNUAL/ PERENNIAL FLOWER BEDS			
	ROCK BOULDER 27 C.F. TO 36 C.F.			

NOTES

1. ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM EXCEPT REVEGETATION SEEDING.
2. THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
3. LANDSCAPING PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.

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RIO VISTA CHURCH ADDITION & REMODEL

PHASE-1 LANDSCAPE PLAN

REV. #	DATE	PROJECT #: 03059
		DWN BY: MHL
		CHK BY: DAC
		DATE: 03/05/04

L-2
OF

A1 LANDSCAPING PLAN PHASE 1

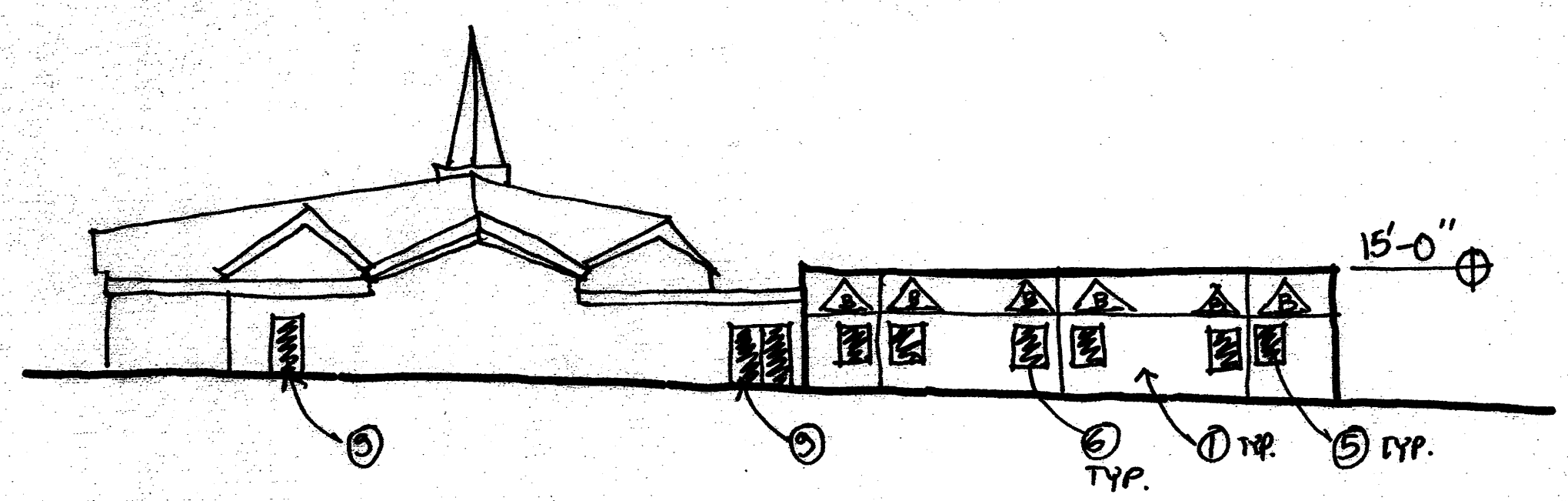
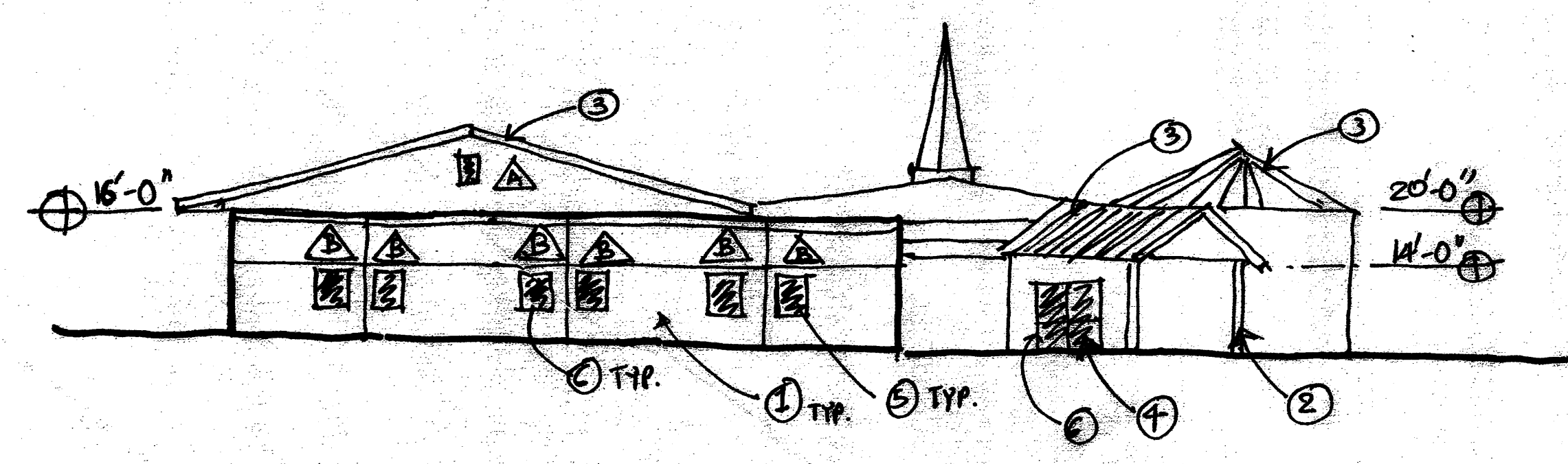
1"=30'-0"

NAME: L2.dwg DATE: MAR 04, 2004 TIME: 4:09 PM PLOT SCALE: 1"=30'-0"

KEYED NOTES

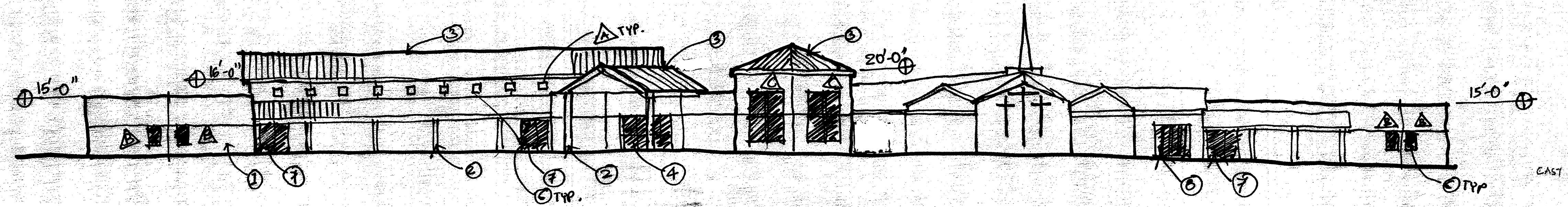
1. SYNTHETIC STUCCO, OFF-WHITE TO MATCH EXISTING
2. PAINTED CMU TO MATCH EXISTING OFF-WHITE, TYP.
3. METAL ROOFING, EARTH TONE TAN TO MATCH EXISTING SLOPING ROOF.
4. 6'X7' ALUMINUM STORE FRONT
5. CLEAR GLAZING WITH ALUMINUM FRAME COLOR TO MATCH EXISTING.
6. TRIM TO MATCH EXISTING BLUE TRIM COLOR.
7. HOLLOW METAL DOOR, PAINTED TO MATCH EXISTING BLUE PAINT.
8. EXISTING WINDOW
9. EXISTING DOOR

△ WINDOW SIZES	
A	2'x2'
B	4'x6'
C	8'x12'

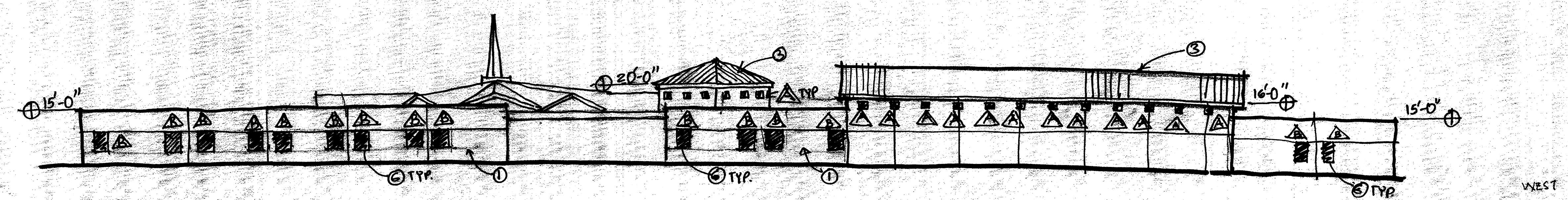


1 SOUTH ELEVATION - MASTER DEVELOPMENT
1/16"=1'-0"

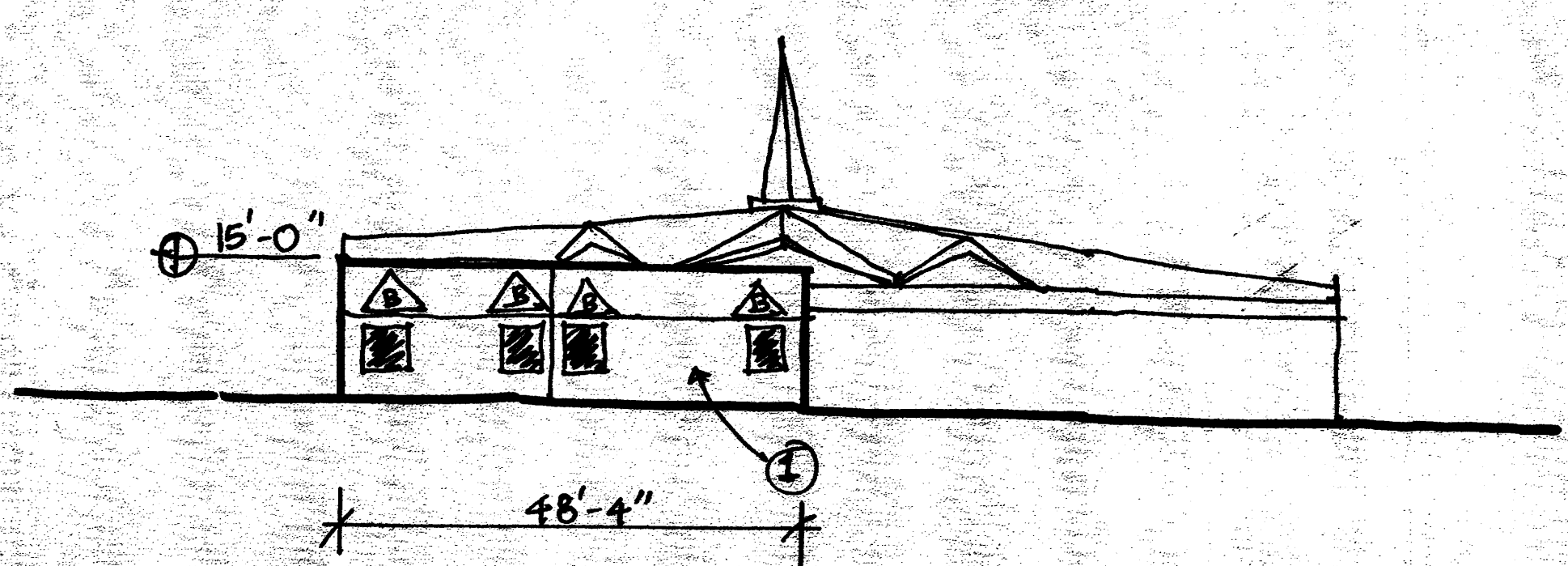
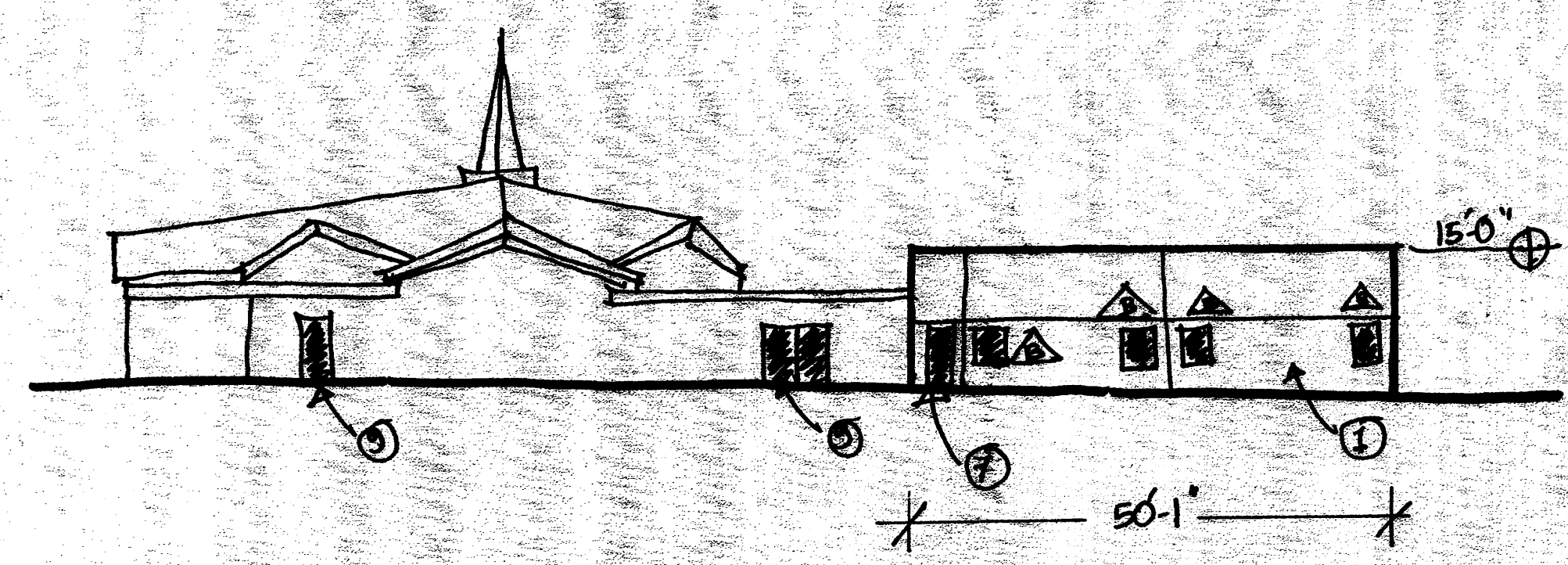
2 NORTH ELEVATION
1/16"=1'-0"



3 EAST ELEVATION - MASTER DEVELOPMENT
1/16"=1'-0"




4 WEST ELEVATION - MASTER DEVELOPMENT
1/16"=1'-0"



1 NORTH ELEVATION - PHASE ONE
1/16"=1'-0"

2 WEST ELEVATION - PHASE ONE
1/16"=1'-0"

NAME: A-1.dwg DATE: DEC 30, 2003 TIME: 4:38 PM PLOT SCALE: 1" = 16'-0"

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RIO VISTA CHURCH - ADDITION & REMODEL		
EXTERIOR ELEVATIONS		
REV. #	DATE	PROJECT # 03059
		DWN BY: CPP
		CHK BY: DAC
		DATE: 12/30/03
A-1		OF