

# Hope Evangelical Free Church

## SANCTUARY ADDITION & REMODEL

4710 Juan Tabo NE, Albuquerque, New Mexico  
MASTER SITE DEVELOPMENT PLAN

# 100-3764

### SIGNATURES

PROJECT NUMBER: 100-3764

APPLICATION NUMBER: 05DRB-00808

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED NOVEMBER 19, 2004 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

*[Signature]*  
TRAFFIC ENGINEERING TRANSPORTATION DIVISION

DATE: 5-17-05

*[Signature]*  
UTILITY DEVELOPMENT

DATE: 5/17/05

*[Signature]*  
CHRISTINA SANDERSON  
PARKS AND CENTRAL SERVICES DEPT.

DATE: 2/16/05

*[Signature]*  
BRADLEY D. BRIGHAM  
CITY ENGINEER

DATE: 2/16/05

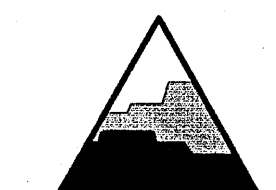
*[Signature]*  
N/A  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

DATE: 2/16/05

*[Signature]*  
SHARON MALSON  
DRB CHAIR PERSON, PLANNING DEPARTMENT

DATE: 2/16/05

*[Signature]* 2/16/05



# SMPC

ARCHITECTS

115 AMHERST DRIVE SE  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 255-8668

### CIVIL ENGINEER

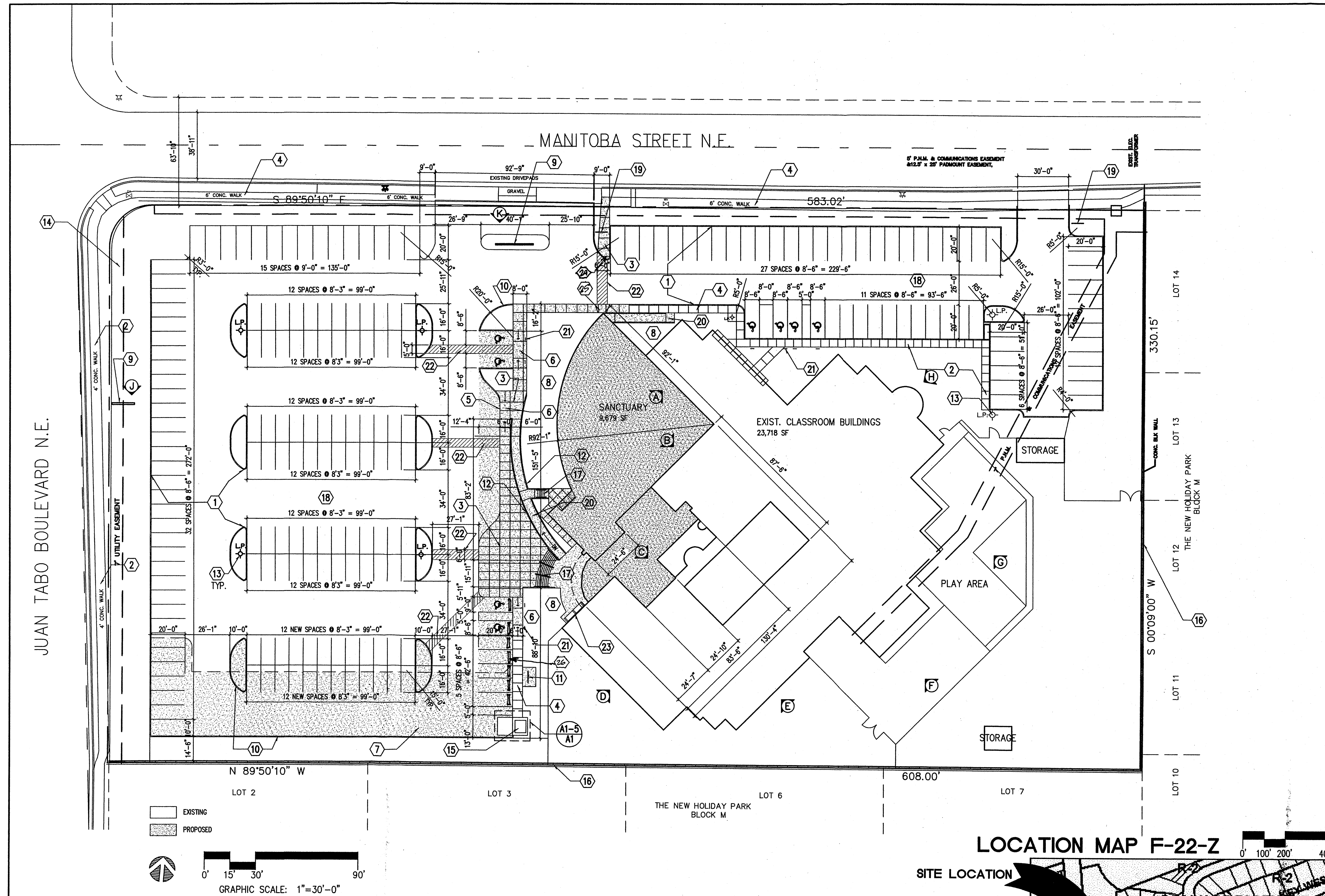
THE Group

4800 JUAN TABO BLVD., NE  
ALBUQUERQUE, NEW MEXICO 87111  
(505) 823-1000

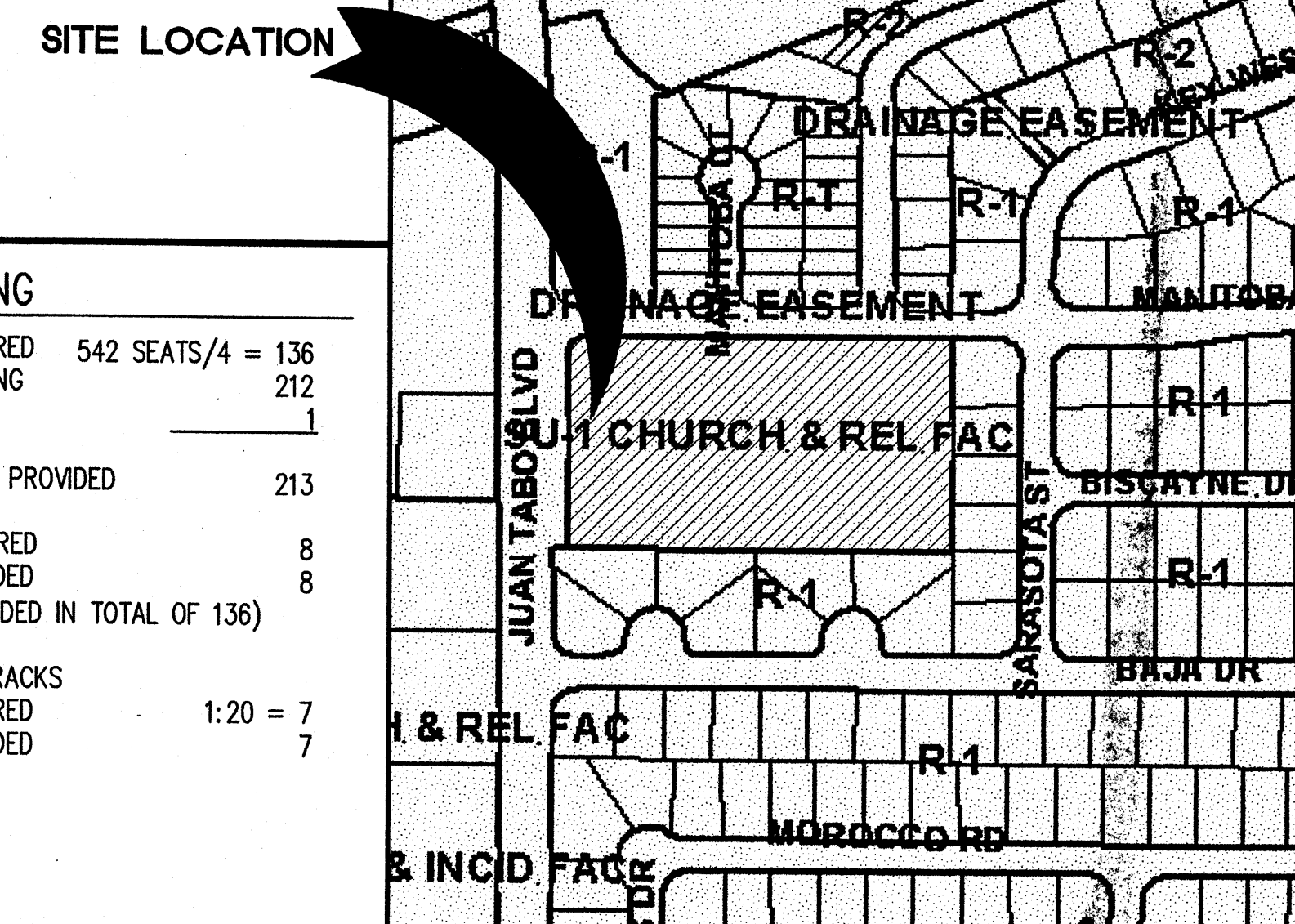
## SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NO. 04052  
FEBRUARY 5, 2005  
REVISED FEBRUARY 14, 2005

C1



### LOCATION MAP F-22-Z



### INDEX OF DRAWINGS

- C1 MASTER SITE PLAN
- C201 OVERALL SITE GRADING PLAN
- C301 OVERALL SITE UTILITY PLAN
- CD2 OVERALL SITE DRAINAGE PLAN
- L1 LANDSCAPING - MASTER SITE PLAN
- A1 ELEVATION PHOTOGRAPHS
- A2 ELEVATION SKETCHES AND DETAILS

### LEGEND

- LP EXISTING LIGHT POLE
- ⊛ FIRE HYDRANT
- ⊙ ELEVATION PHOTOGRAPHS, SEE SHEET A1

### KEYED NOTES

1. EXISTING CONCRETE CURB
2. 4' EXISTING CONCRETE SIDEWALK
3. NEW CONCRETE SLAB
4. EXISTING 6" CONCRETE SIDEWALK
5. FLUSH ACCESSIBLE SURFACE
6. CURB RAMP TYPE B
7. NEW ASPHALT PAVING
8. GRAVEL MULCH
9. EXISTING SIGNAGE
10. NEW CONCRETE CURB
11. NEW BICYCLE RACK-7 SPACES
12. NEW SOLID RETAINING WALL
13. EXISTING 22' PARKING LOT LIGHT
14. EXISTING 7" PUBLIC UTILITY EASEMENT
15. DUMPSTER, SEE DETAIL A5 ON SHT. A1
16. EXISTING WALL HEIGHT VARIES (APPROX. 6')
17. NEW CONCRETE STEPS & HANDRAILS
18. EXISTING ASPHALT PAVEMENT
19. NEW STOP SIGN
20. SLOPING SIDEWALK WITH GUARD RAIL
21. ACCESSIBLE PARKING SIGNAGE EACH SPACE
22. PEDESTRIAN CROSSING-3' MIN. WIDTH PAVEMENT STRIPING
23. OUTDOOR SEATING: 6 SEATS (2 COVERED) PER 14-16-3-18(C3)
24. CURB RAMP TYPE C
25. CURB RAMP TYPE A
26. PARKING BUMPERS

### STRUCTURES

EXISTING: 23,718 SF  
NEW ADDITION: 9,679  
TOTAL DEVELOPMENT: 33,397 SF

### LEGAL DESCRIPTION & SITE AREA

HOLIDAY PARK SUBDIVISIONS PARTS 7 AND 8, BERNALILLO COUNTY, NEW MEXICO  
SITE AREA: 4.6 ACRES = 199,667 SF

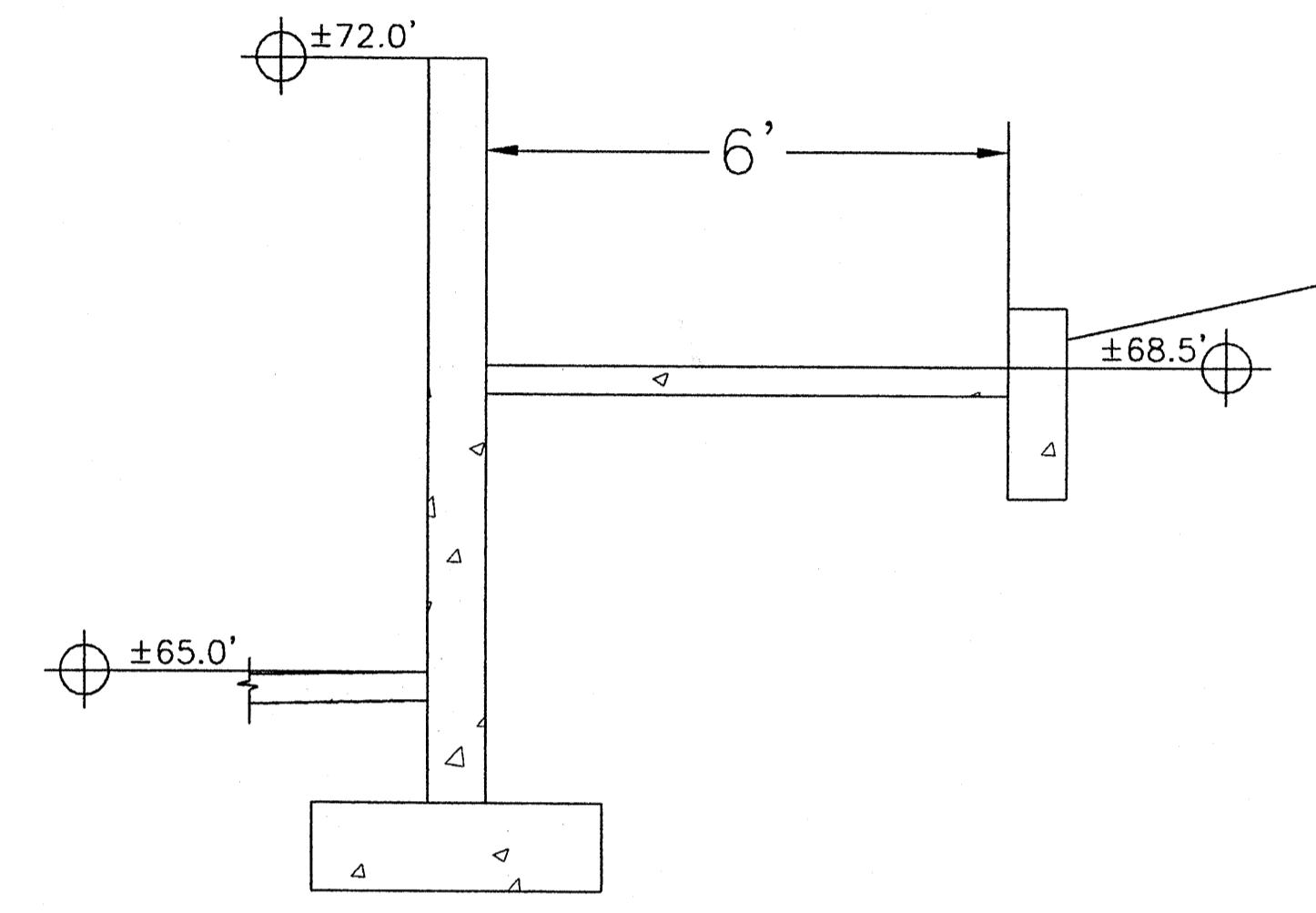
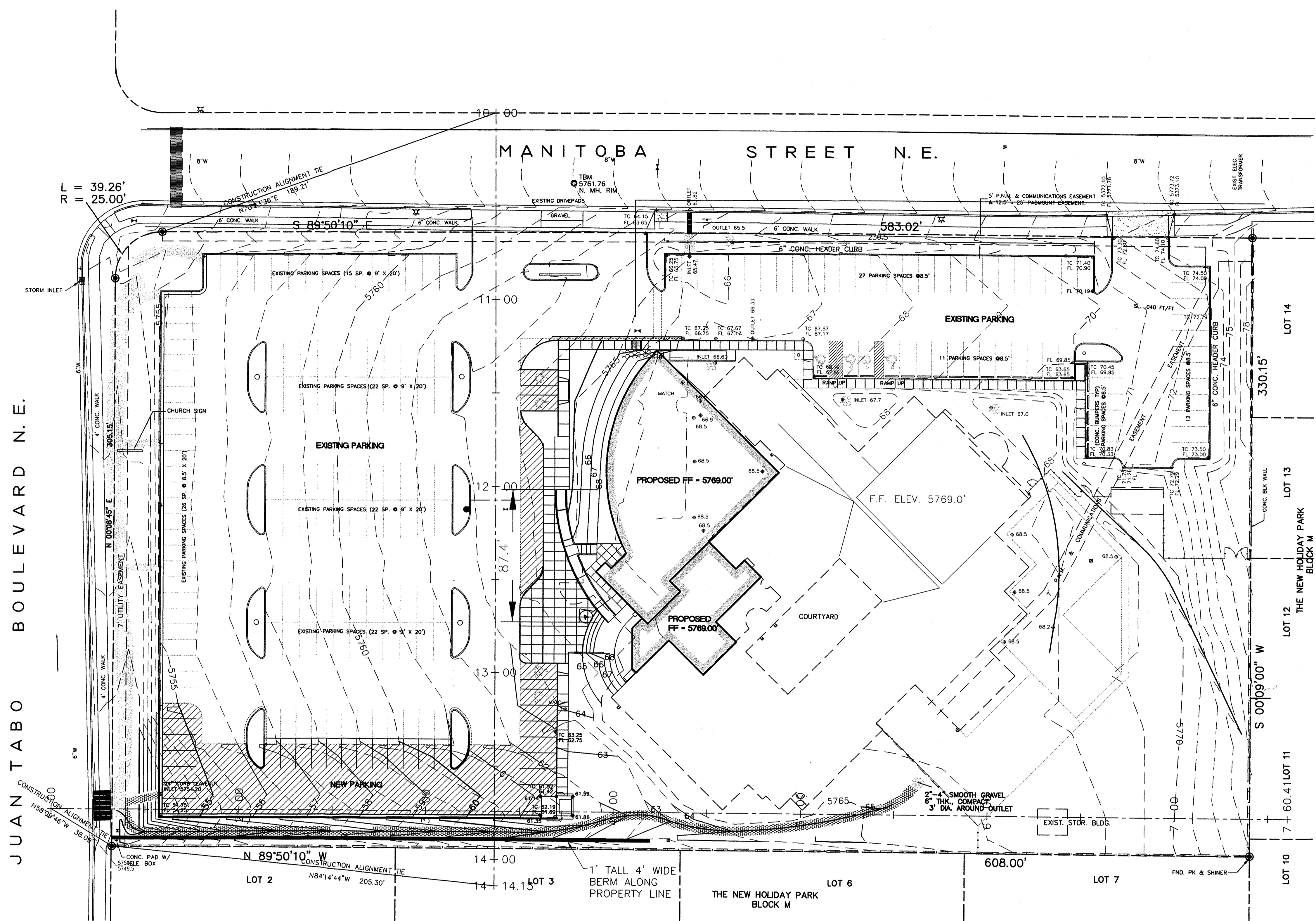
### PARKING

REQUIRED	542 SEATS/4 = 136
EXISTING	212
NEW	1
TOTAL PROVIDED	213
HC REQUIRED	8
PROVIDED	8
(INCLUDED IN TOTAL OF 136)	
BICYCLE RACKS	
REQUIRED	1:20 = 7
PROVIDED	7

A1	SITE MASTER PLAN
1"=30'-0"	A101

GRADING PLAN GENERAL NOTES:

- A. See sheet C-001 for complete list of general notes and symbol/linetype legend that apply to all sheets.
- B. Surface features associated with underground utilities are shown on demolition plans for clarity. See applicable utility plans for construction notes and details.



SECTION A  
NOT TO SCALE

LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALKS / PAVEMENT
- NEW RIPRAP EROSION PROTECTION
- 5565- EXISTING INDEX CONTOURS @ 5' INTERVALS
- EXISTING INTERMEDIATE CONTOURS @ 1' INTERVALS
- 65- PROPOSED CONTOURS @ 1.0' INTERVALS
- +58.0 EXISTING SPOT ELEVATION
- 58.0 PROPOSED SPOT ELEVATION
- FL FLOW LINE

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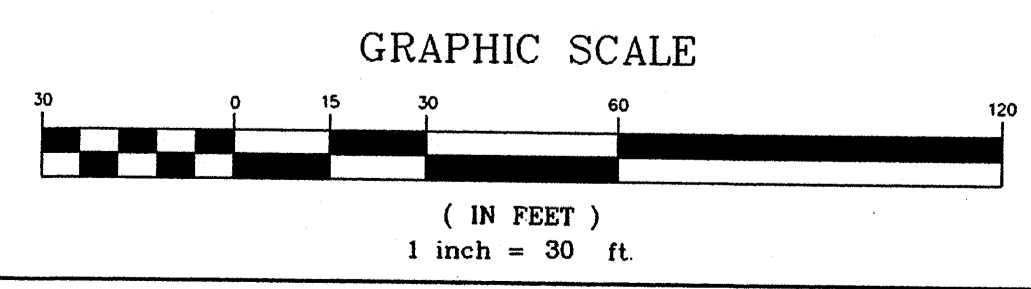
HOPE EVANGELICAL FREE CHURCH  
OVERALL SITE GRADING PLAN

REV. #	DATE	PROJECT #
		04052
		DWN BY: PMD
		CHK BY: DAA
		DATE: 10/28/04



C-201  
OF

**OVERALL SITE GRADING PLAN**  
SCALE: 1" = 30'-0"



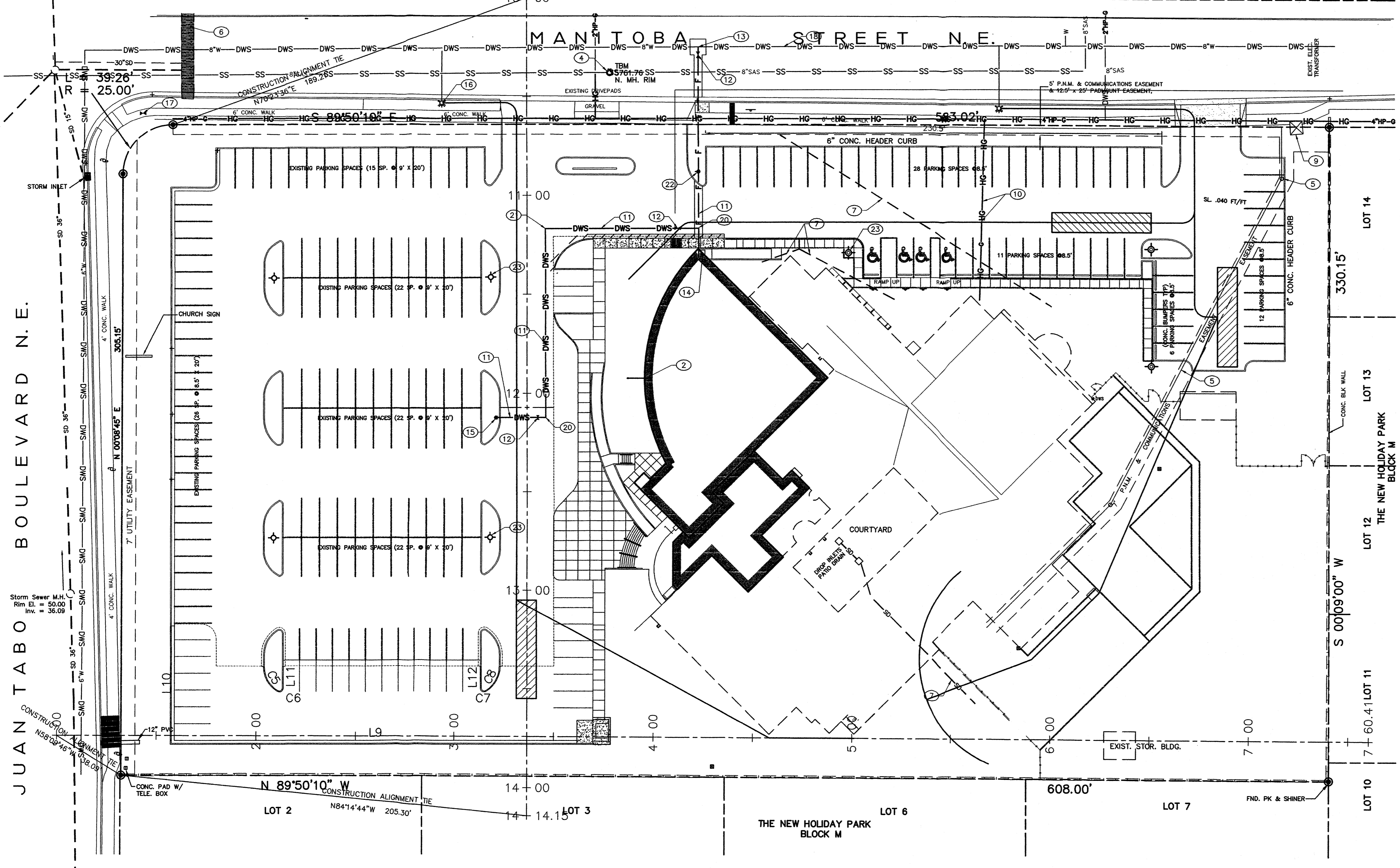
**THE group**  
TELCK-HENSLEY  
ENGINEERING GROUP  
4001 JUAN TABO NE, SUITE A  
ALBUQUERQUE, NEW MEXICO 87111  
Phone: (505) 292-3202 FAX: (505) 292-3904

UTILITY PLAN GENERAL NOTES:

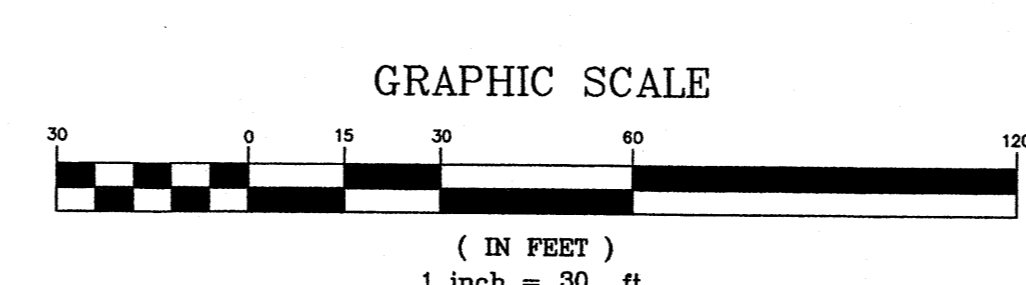
- A. See sheet C-001 for complete list of general notes, symbol and line types legend that apply to project.
- B. Sanitary sewer piping to be in pipe trench beddings per detail 3/C-503 & 4/C-503.
- C. Water piping to be installed per pipe trench terminology per detail 1/C-504.
- D. Water lines to be restrained per sheet C-505.
- E. Water shut off to be coordinated with owner. See general note sheet for additional coordination requirements.
- F. Install communication conduit, in shared utility trench, where possible. See Electrical site plan.
- G. See electrical site plan for: communication, electric and data lines, and new light pole locations.

UTILITY PLAN KEYED NOTES:

- 1. Existing clean out to remain. Protect during construction.
- 2. Install 6" PVC (SDR-35) SAS line. See detail 3/C-503 and 4/C-503.
- 3. Existing sanitary sewer to remain. Protect during construction.
- 4. Existing Sanitary Sewer manhole. Protect during construction.
- 5. Existing electrical lines to remain. Protect during construction.
- 6. Existing storm drain inlet to remain. Protect during construction.
- 7. Existing storm drain to remain. Protect during construction.
- 8. Existing water meter to remain. Protect during construction.
- 9. Existing transformer to remain. Protect during construction.
- 10. Existing natural gas line to remain. Protect during construction.
- 11. Install 6" PVC C900 waterline. See detail 1/C-504, 1/C-505 & 2/C-505. Restrain joints for 30' each side of valve.
- 12. Install 6" gate valve per detail 3/C-504. Restrain joints for 30' each side of valve.
- 13. Connect new 6" PVC C900 waterline to existing 8" waterline w/ 8"x8"x6" tee and transition coupling.
- 14. Connect water service connection to building, see mechanical plans.
- 15. Install fire hydrant w/valve(s) and appurtenances per details 10/C-504 and 3/C-504. Restrain all joints between 90° bend and hydrant.
- 16. Existing fire hydrant to remain. Protect during construction.
- 17. Existing water valve to remain. Protect during construction.
- 18. Existing waterline to remain. Protect during construction.
- 19. Existing light pole to remain. Protect during construction.
- 20. Install 6x6x6" tee. Restrain joints for 35' each side of tee.
- 21. Install 6x 90° elbow. Restrain joints for 15' each side of elbow.
- 22. Install post indicator valve per detail \_\_\_\_\_. Provide connection to fire alarm panel for tamper switch.
- 23. Existing light pole to remain.



**OVERALL SITE UTILITY PLAN**  
SCALE: 1" = 30'-0"



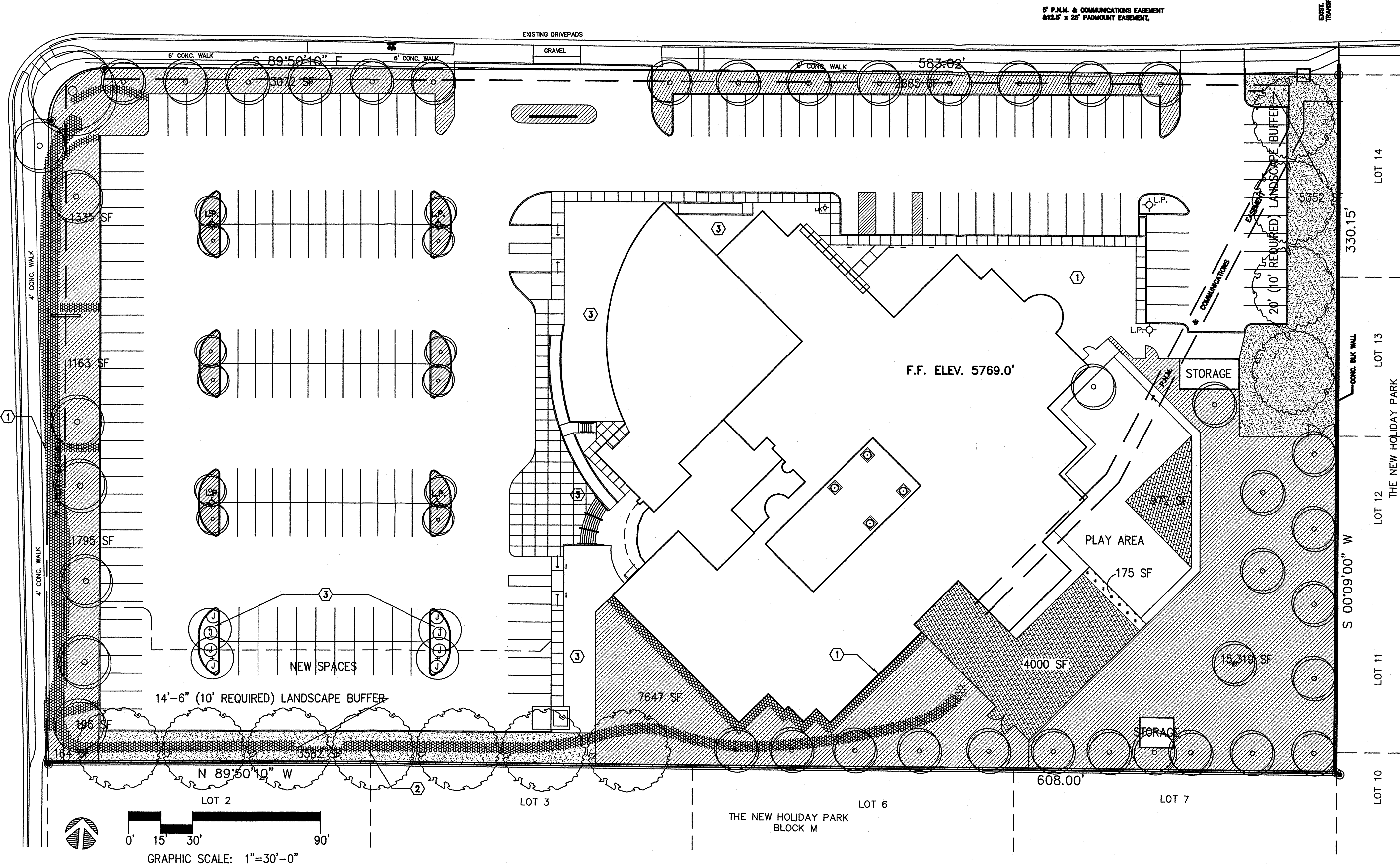
AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
2.2.05  
SIGNATURE & DATE

**THE group**  
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ARCHITECTS • PLANNERS • INTERIOR DESIGNERS 115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106 TELE. (505) 255-8668 FAX (505) 268-6665		<b>SMPC</b> ARCHITECTS
HOPE EVANGELICAL FREE CHURCH OVERALL SITE UTILITY PLAN		
REV. #	DATE	PROJECT #: 04052
		DWN BY: PMD
		CHK BY: DAA
		DATE: 10/28/04
		<b>C-301</b>
		OF

MANITOBA STREET N.E.

JUAN TABO BOULEVARD N.E.



**LEGEND**

SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE	IRRIG. SYSTEM
<b>TREES</b>					
	EXISTING TREES-SPECIES VARY (E.G., ASH, COTTONWOOD, PEAR)				EXISTING
	PROPOSED AUTUMN PURPLE ASH FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' CAL.	50'/50'	MEDIUM	DRIP
	PROPOSED GREEN ASH TO MATCH EXISTING	2' CAL.	30'/30'	MEDIUM	DRIP
<b>XERIC SHRUBS</b>					
	PROPOSED BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL.	2' X 6'	LOW+	DRIP
<b>GROUNDCOVERING</b>					
	EXISTING HIGH WATER TURF AREA				EXISTING
	EXISTING LOW WATER TURF AREA				EXISTING
	EXISTING LANDSCAPED AREAS WITH 75% VEGETATIVE COVER				EXISTING
	PROPOSED NATIVE GRASS & WILDFLOWER REVEG. MIX COA SPECIFICATION SECTION 1012. NATIVE GRASS SEEDING 'SANDY SOIL STABILIZER'	1/2 LB/1000 SF			TEMP
	EXISTING HIGH WATER TURF AREA REPLACED WITH LOW WATER TURF	1/2 LB/1000 SF			TEMP

**KEYED NOTES**

- EXISTING GRAVEL
- NEW COBBLE SWALE
- NEW GRAVEL MULCH

**LANDSCAPING**

LANDSCAPE REQUIRED		LANDSCAPE PROVIDED	
TOTAL SITE	199,667 SF (4.6 ACRES)	LANDSCAPE BUFFER	8,934 SF
TOTAL BUILDING FOOTPRINT	33,397 SF	PARKING LOT ISLANDS (8 @ 223 SF)	1,784 SF
NET SITE	166,270 SF	PERIMETER LANDSCAPING	38,548 SF
		<b>SUBTOTAL</b>	<b>49,266 SF</b>
REQUIRED LANDSCAPE AREA 15% NET SITE	15% 166,270 SF. = 24,941 SF		
MAXIMUM ALLOWABLE HIGH WATER TURF = 20% REQUIRED LANDSCAPING	20% 24,941 SF = 4988 SF	<b>LANDSCAPING TOTAL</b>	<b>49,266 SF</b>
213 PARKING SPACES = 22 REQUIRED TREES		HIGH WATER TURF AREA	4972 SF
		73 TREES PROVIDED	

**NOTES**

- ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM EXCEPT REVEGETATION SEEDING.
- THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
- 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.

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

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HOPE EVANGELICAL FREE CHURCH - SANCTUARY ADDITION & REMODELING

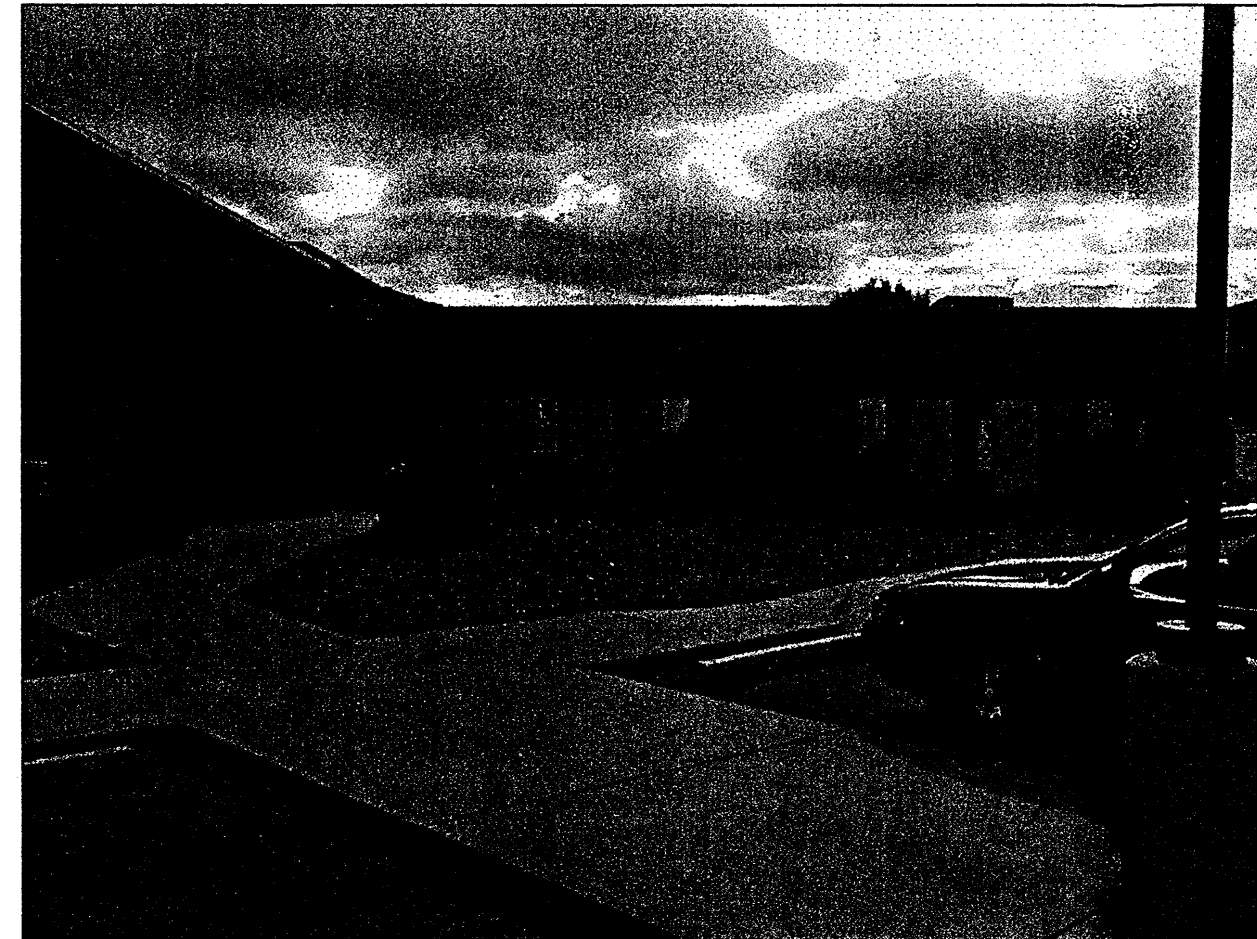
**MASTER LANDSCAPE PLAN**

REV. #	DATE	PROJECT #:
		04052
		DWN BY: GDH
		CHK BY:
		DATE: 02/04/05

**L-1**  
OF



SOUTHWEST (A)



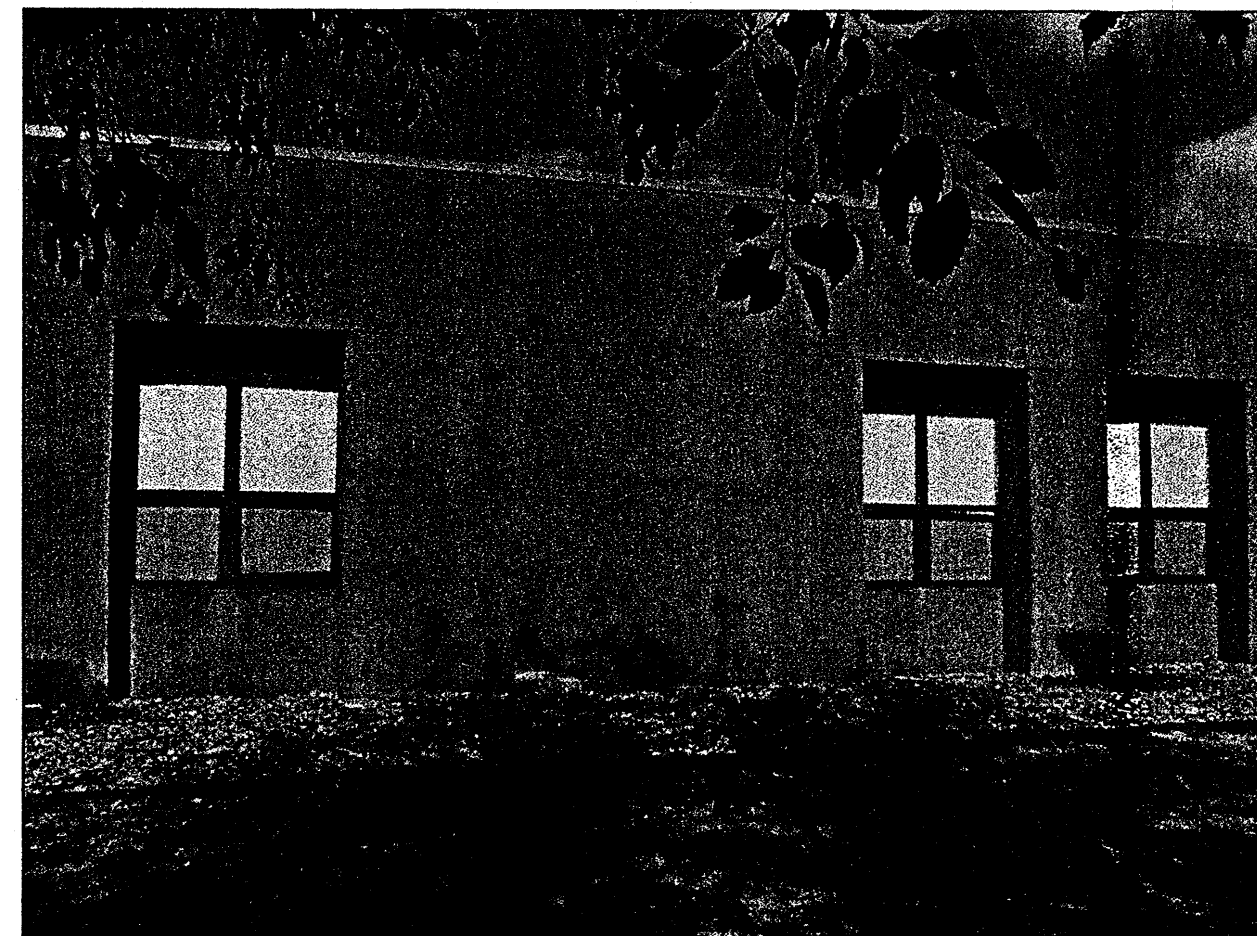
WEST (B)



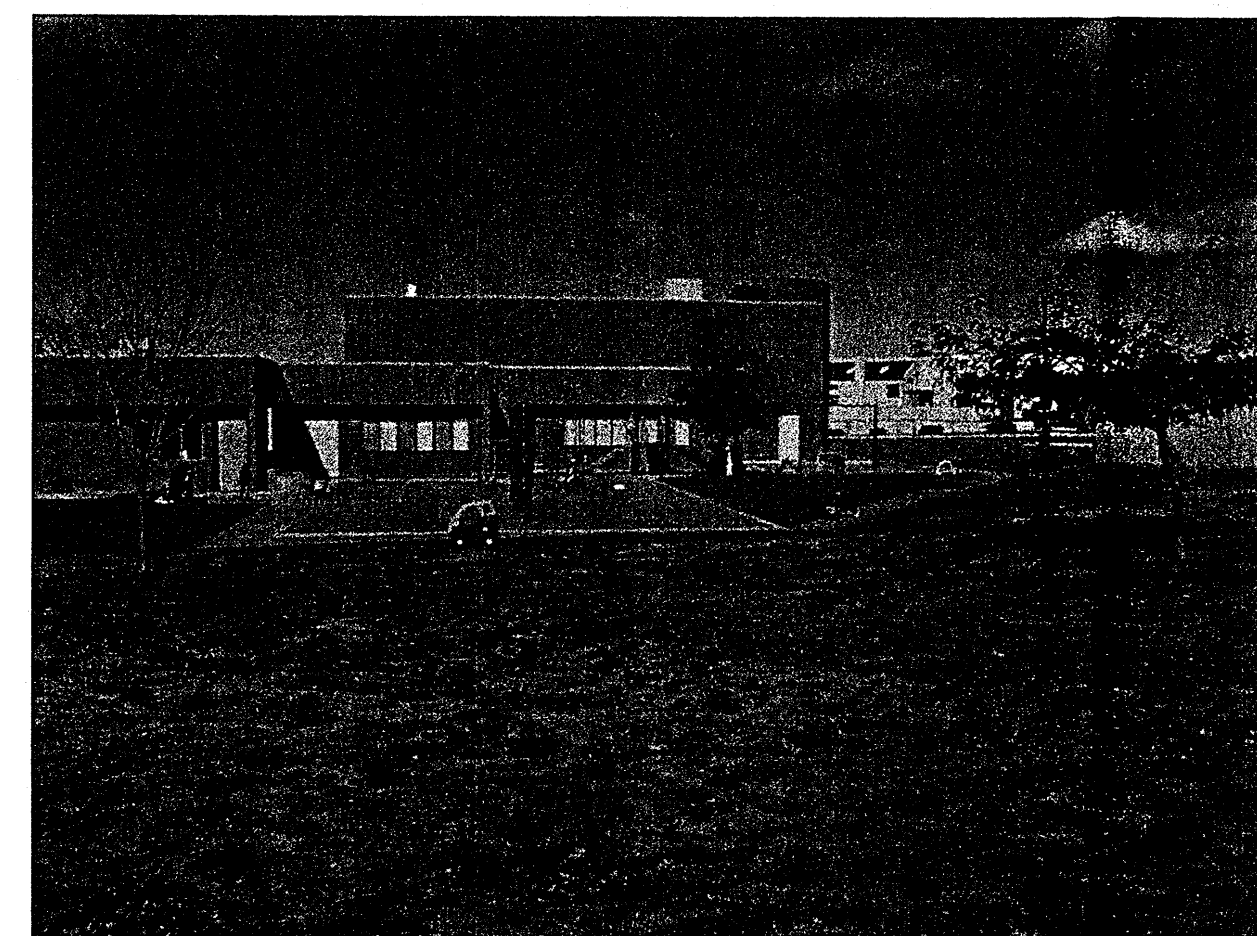
WEST (C)



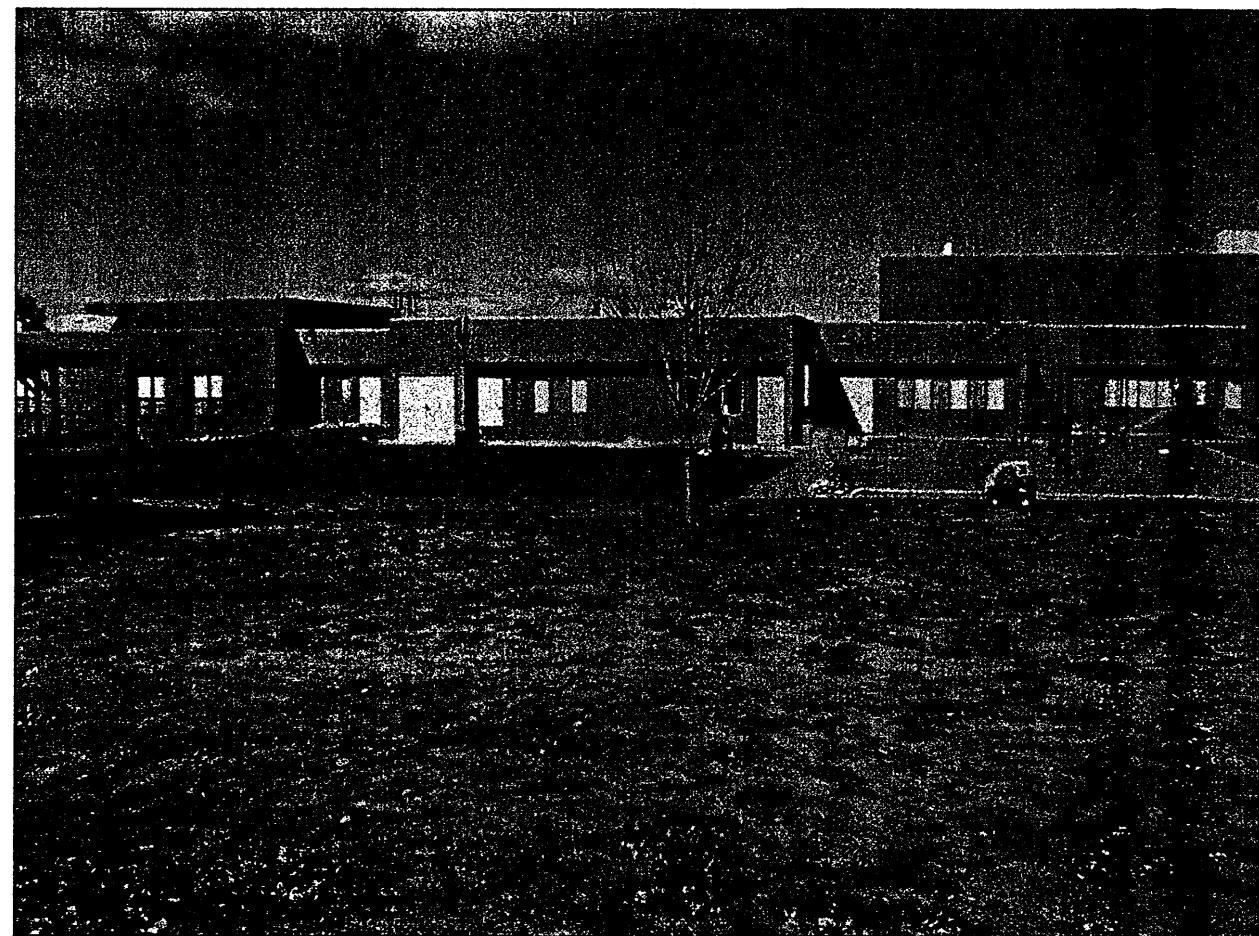
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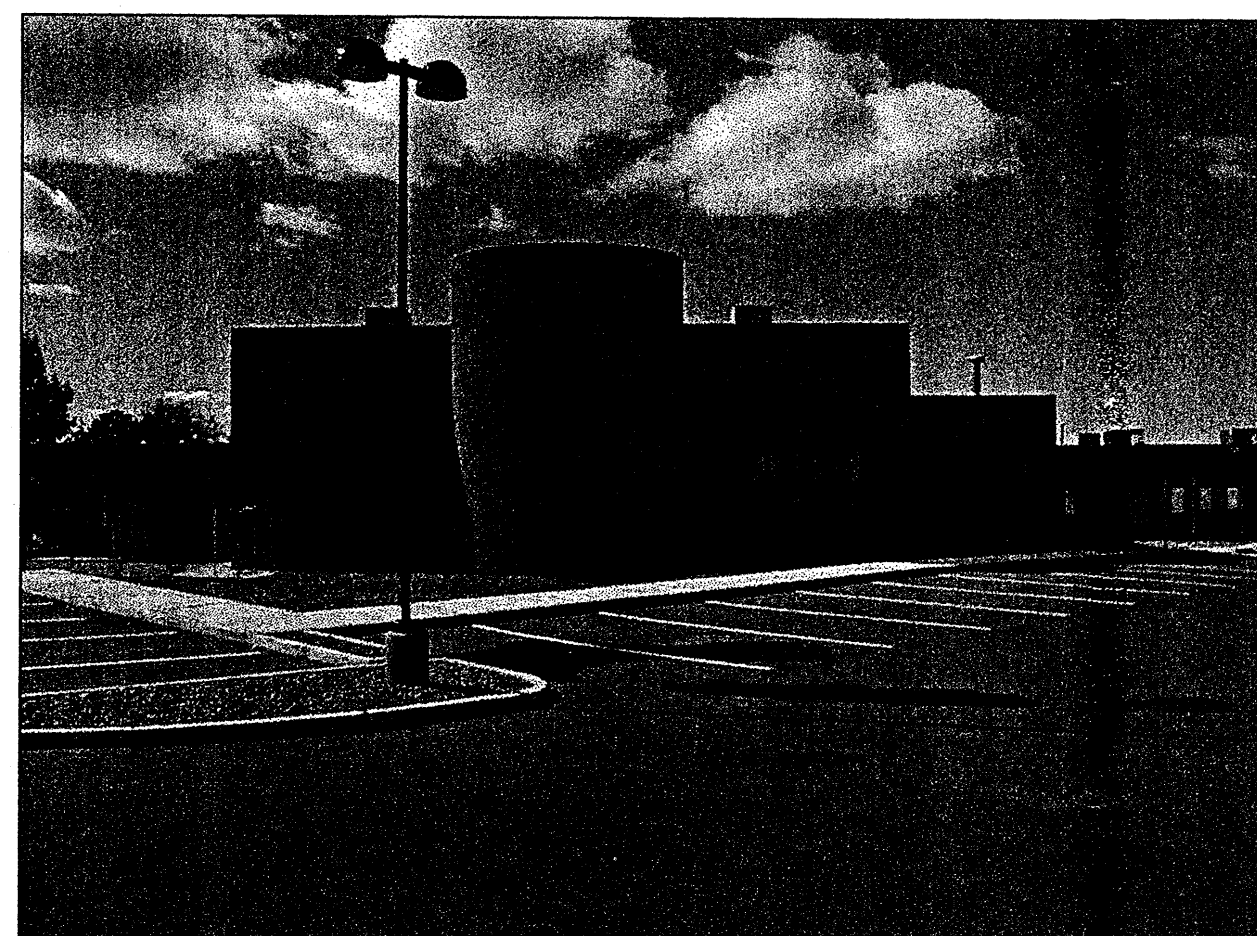
EAST (E)



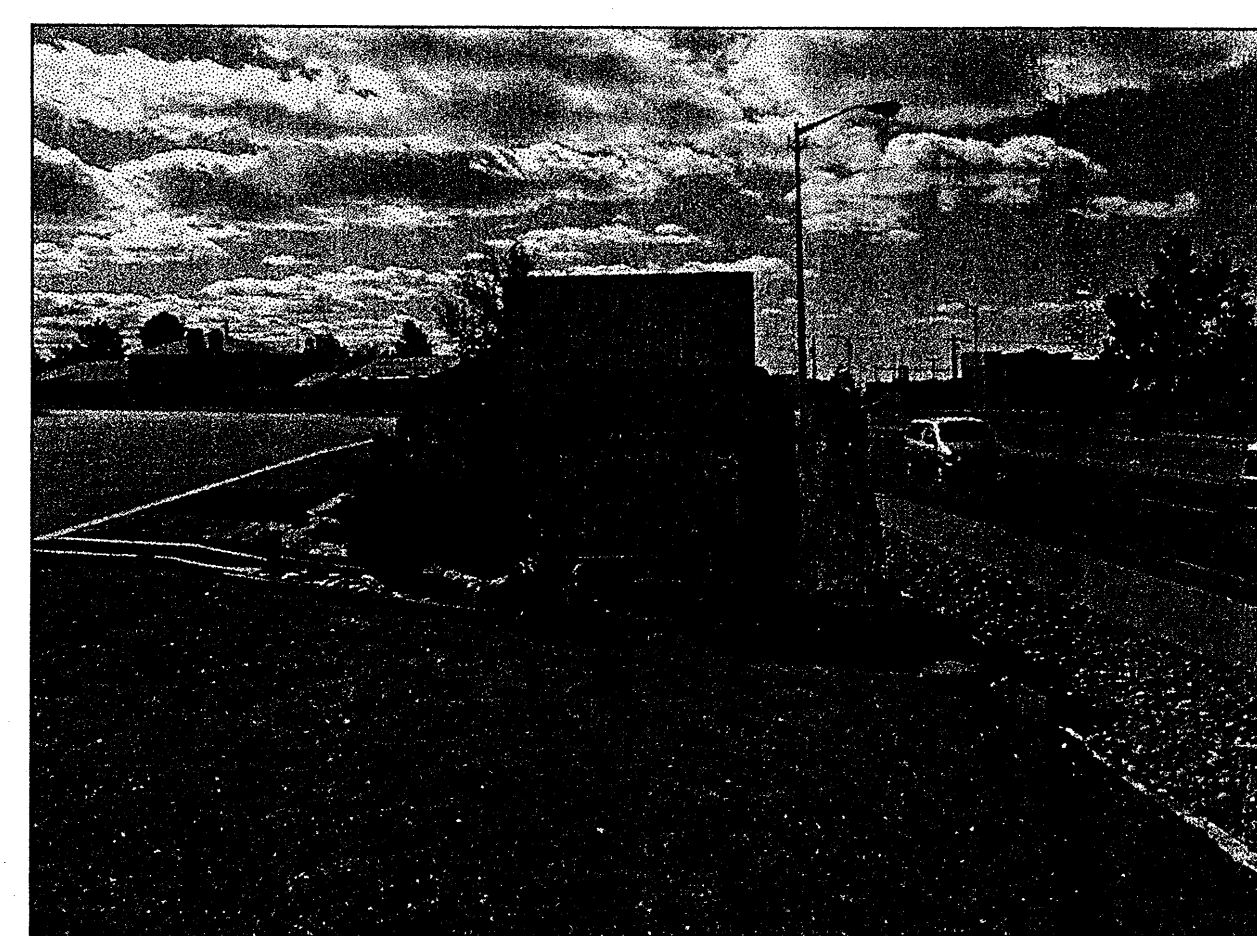
EAST (F)



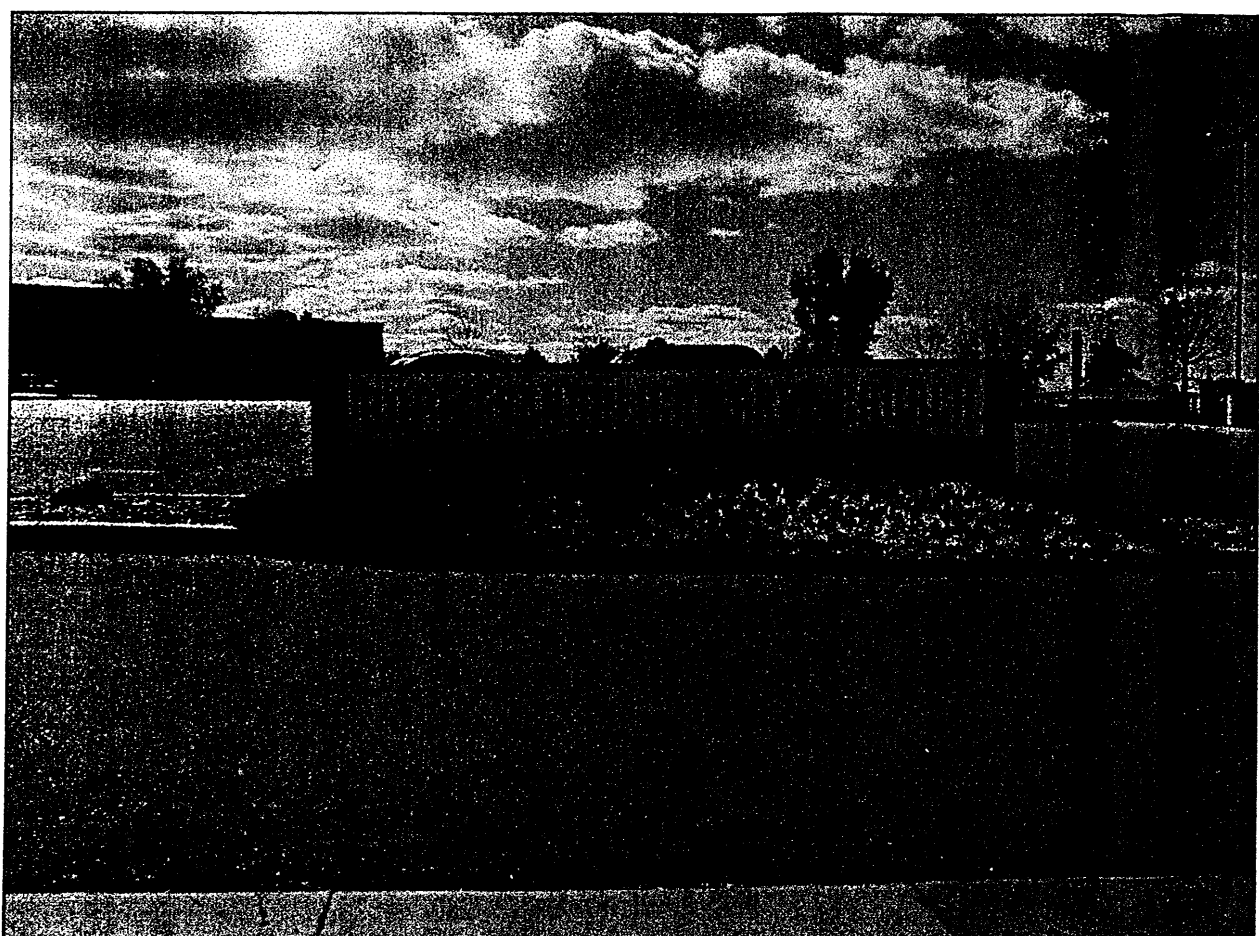
EAST (G)



NORTH (H)



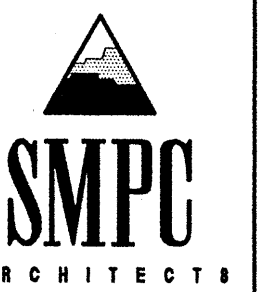
JUAN TABO SIGN (I)



MANITOBA SIGN (J)

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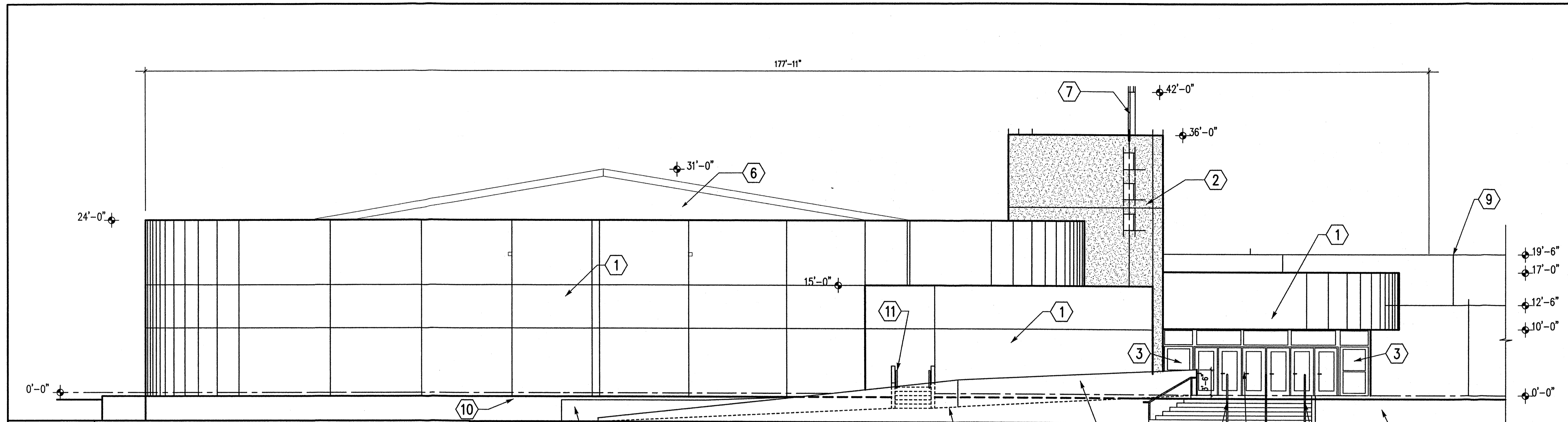
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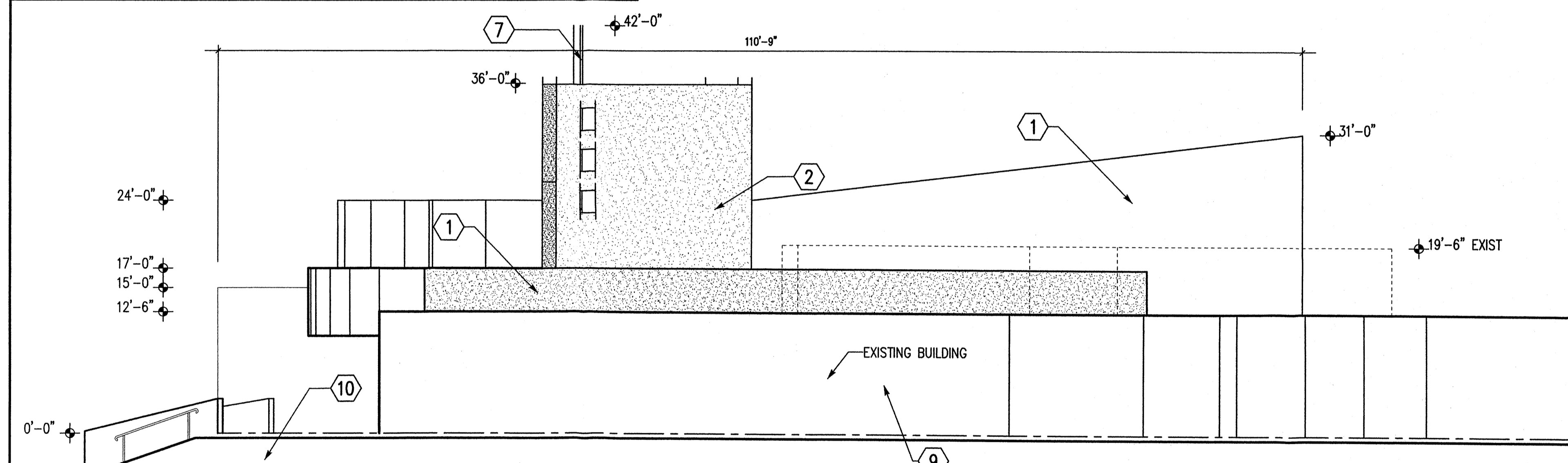
HOPE EVANGELICAL FREE CHURCH - SANCTUARY ADDITION & REMODELING

PHOTOGRAPHS OF EXISTING ELEVATIONS

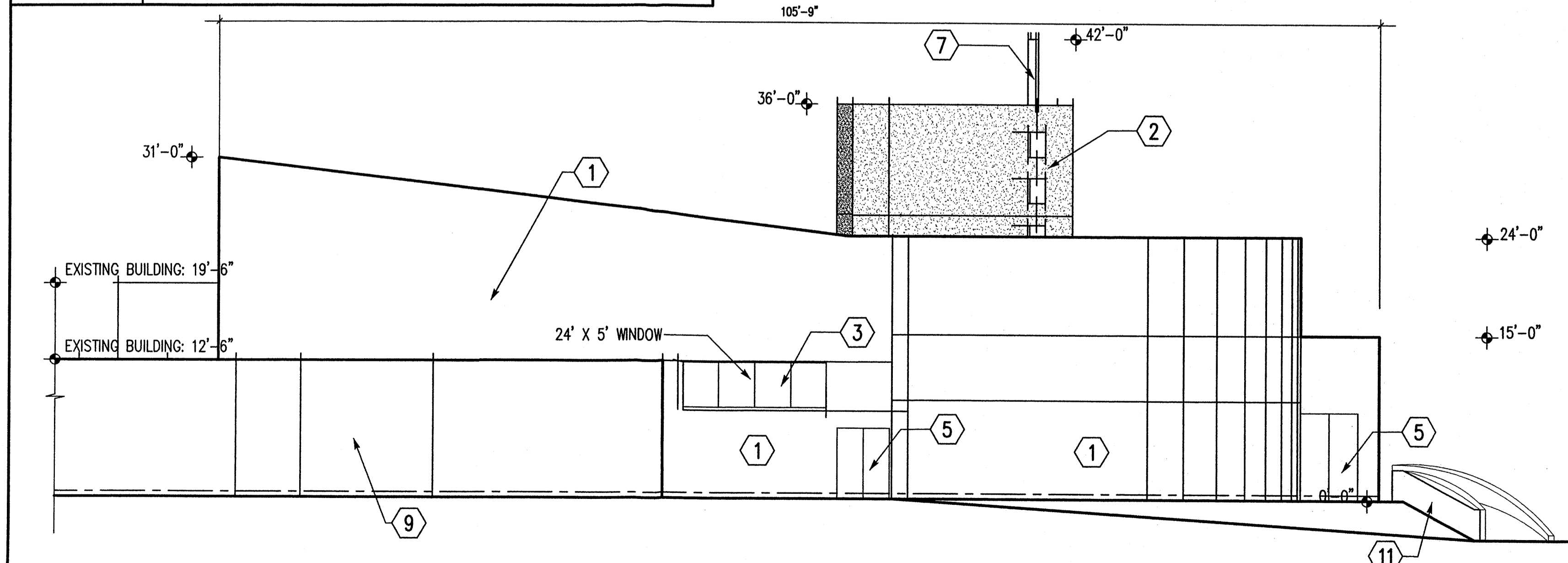
REV. #	DATE	PROJECT #
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		DWN BY: GDH
		CHK BY:
		DATE: 02/04/05
		<b>A1</b>
		OF



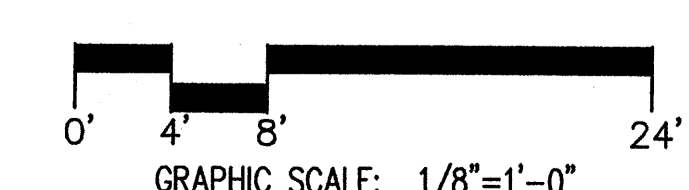
**K1 WEST ELEVATION**  
1/8" = 1'-0" A1



**G1 SOUTH ELEVATION**  
1/8" = 1'-0" A1



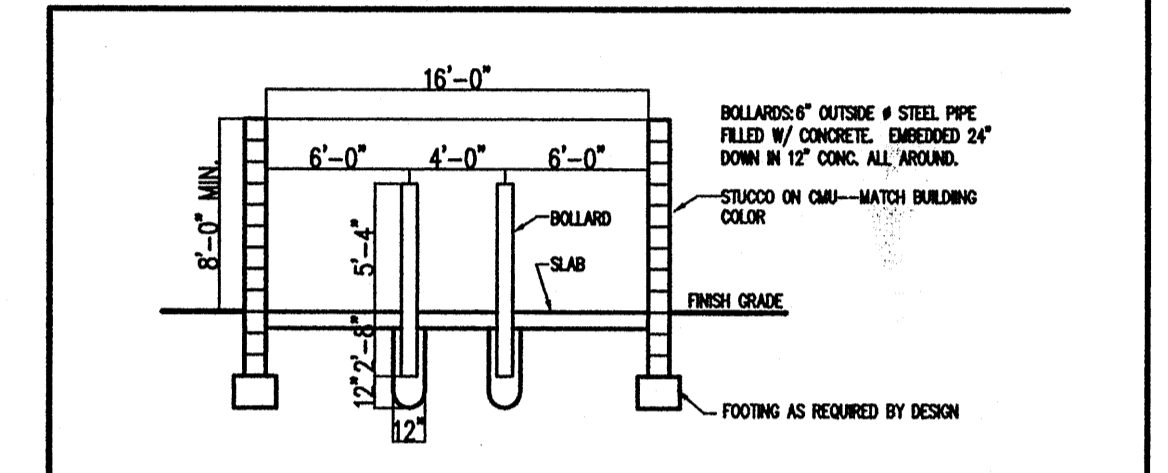
**D1 NORTH ELEVATION**  
1/8" = 1'-0" A1



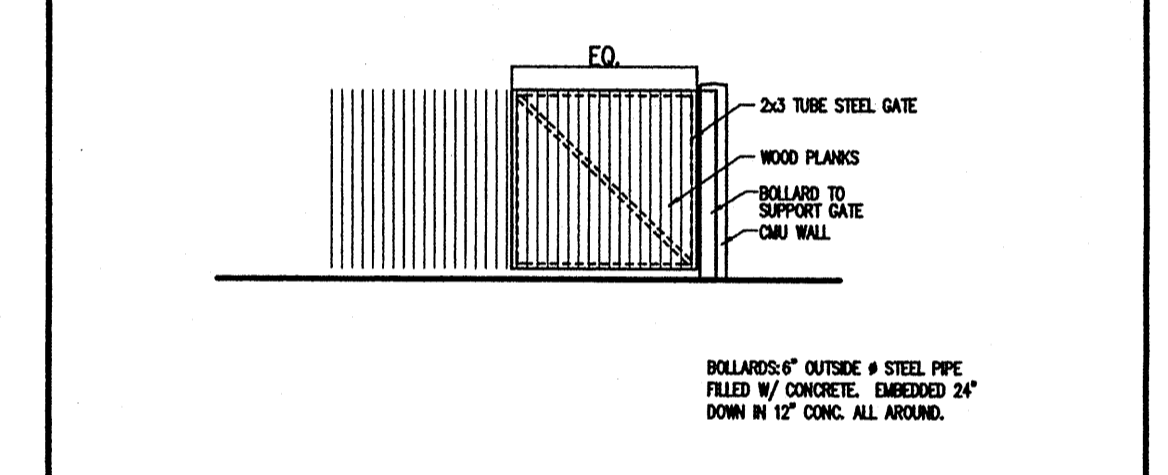
**KEYED NOTES**

1. ADOBE COLORED STUCCO TO MATCH EXISTING
2. EARTHTONE STUCCO ACCENT TO COMPLEMENT EXISTING STUCCO COLOR
3. TINTED GLASS IN ANODIZED ALUMINUM FRAMES TO MATCH EXISTING
4. ANODIZED ALUMINUM STOREFRONT TO MATCH EXISTING (10' X 24')
5. HOLLOW METAL DOORS AND FRAMES PAINTED TO MATCH EXISTING
6. LIGHT BEIGE SINGLE PLY ROOFING
7. DECORATIVE SPIRE--PAINTED STEEL TO MATCH EXISTING TRIM
8. STUCCO ON CMU LOW WALLS
9. EXISTING BUILDING--ADOBE STUCCO COLOR (SEE PHOTOS SHT. A1)
10. GRAVEL MULCH
11. STEPS WITH HANDRAILS

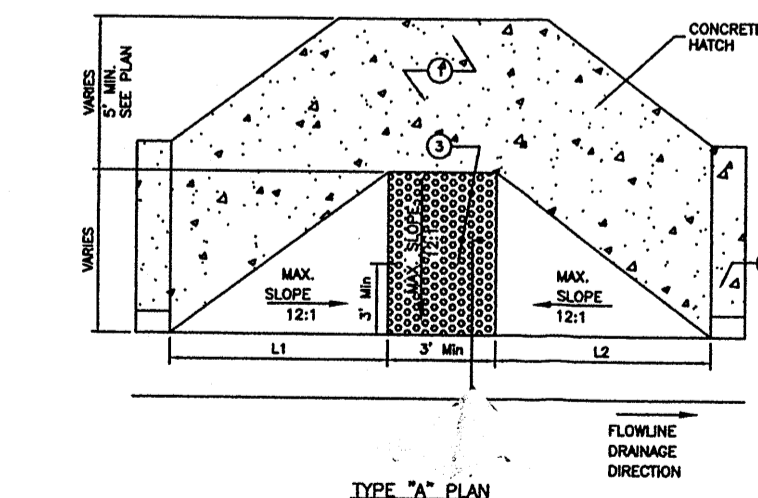
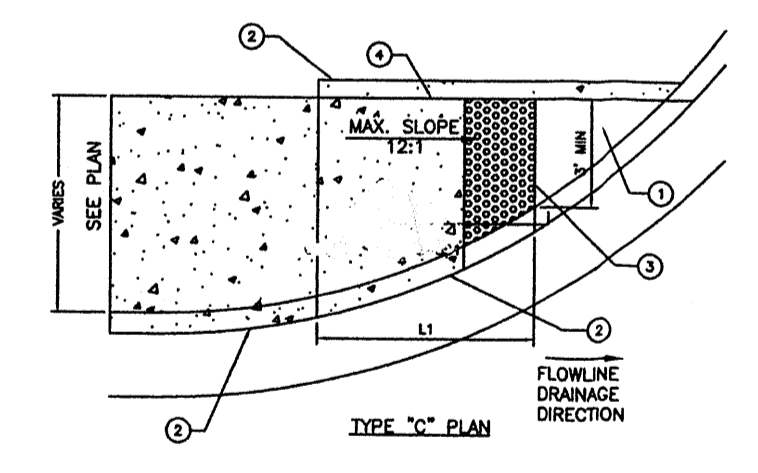
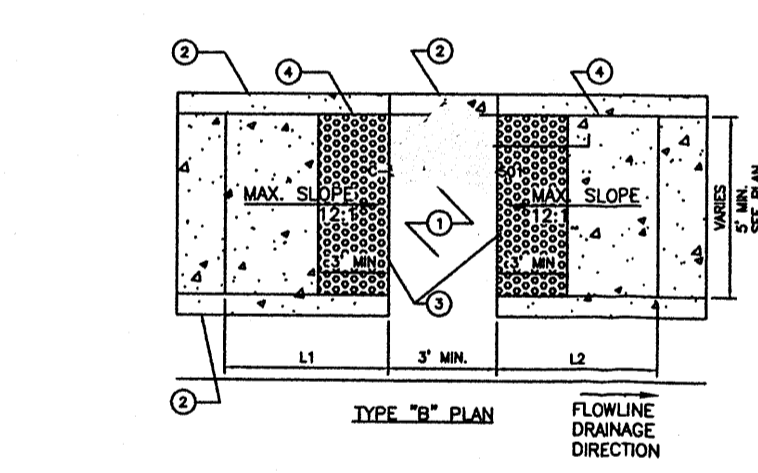
**DUMPSTER ENCLOSURE**



**1 DUMPSTER ENCLOSURE SECTION**  
1/8"=1'-0"

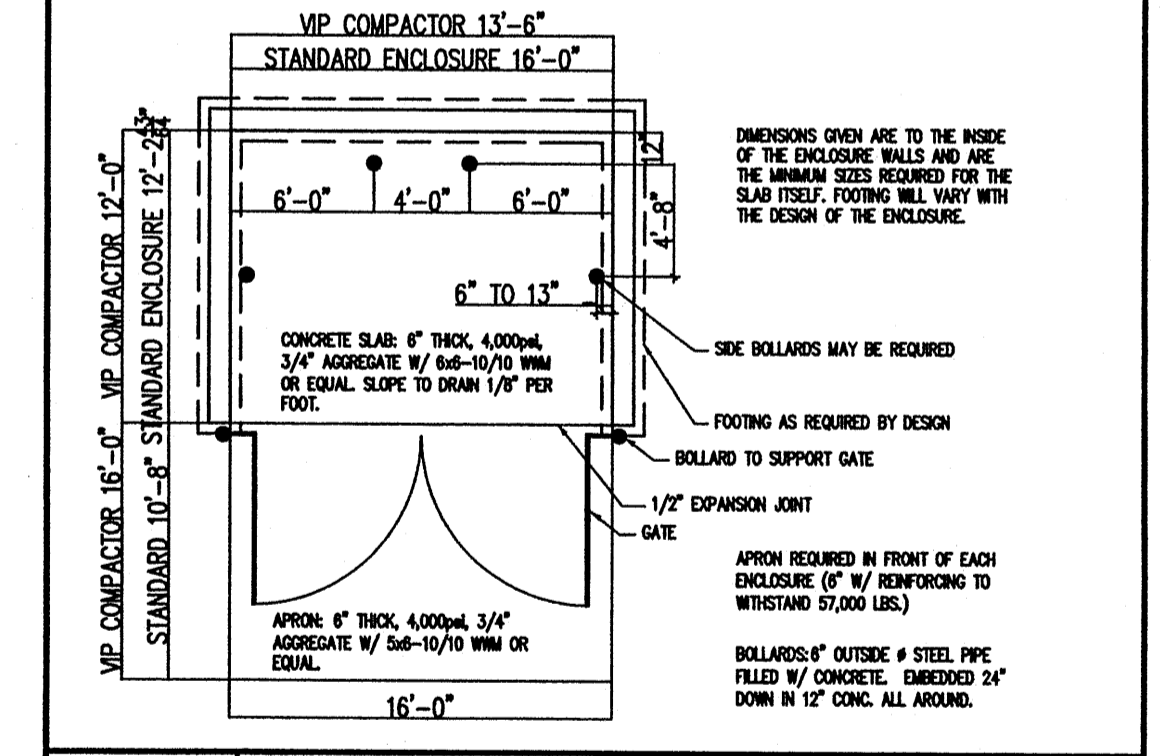


**2 DUMPSTER ENCLOSURE GATE**  
1/4"=1'-0"



- KEYED NOTES:**
1. LEVEL LANDING AREA
  2. CONC. CURB, SEE
  3. PLANS
  4. EXPANSION MATERIAL
  5. DETECTABLE WARNING SURFACE

TYP. CURB RAMP PLANS  
NOT TO SCALE



**3 DUMPSTER ENCLOSURE PLAN**  
1/8"=1'-0"

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**SMPC ARCHITECTS**

**HOPE EVANGELICAL FREE CHURCH  
ELEVATION SKETCHES & DETAILS**

REV. #	DATE	PROJECT # 04052
		DWN BY: GDH
		CHK BY:
		DATE: 02/04/05
		<b>A2</b>
		OF