

# Hope Evangelical Free Church

## SANCTUARY ADDITION & REMODEL

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

### SIGNATURES

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

APPROVED BY DRB  
01/02/16/05

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

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND CENTRAL SERVICES DEPT.	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
DRB CHAIR PERSON, PLANNING DEPARTMENT	DATE

Joe White, Solid East

2-7-05



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

### CIVIL ENGINEER

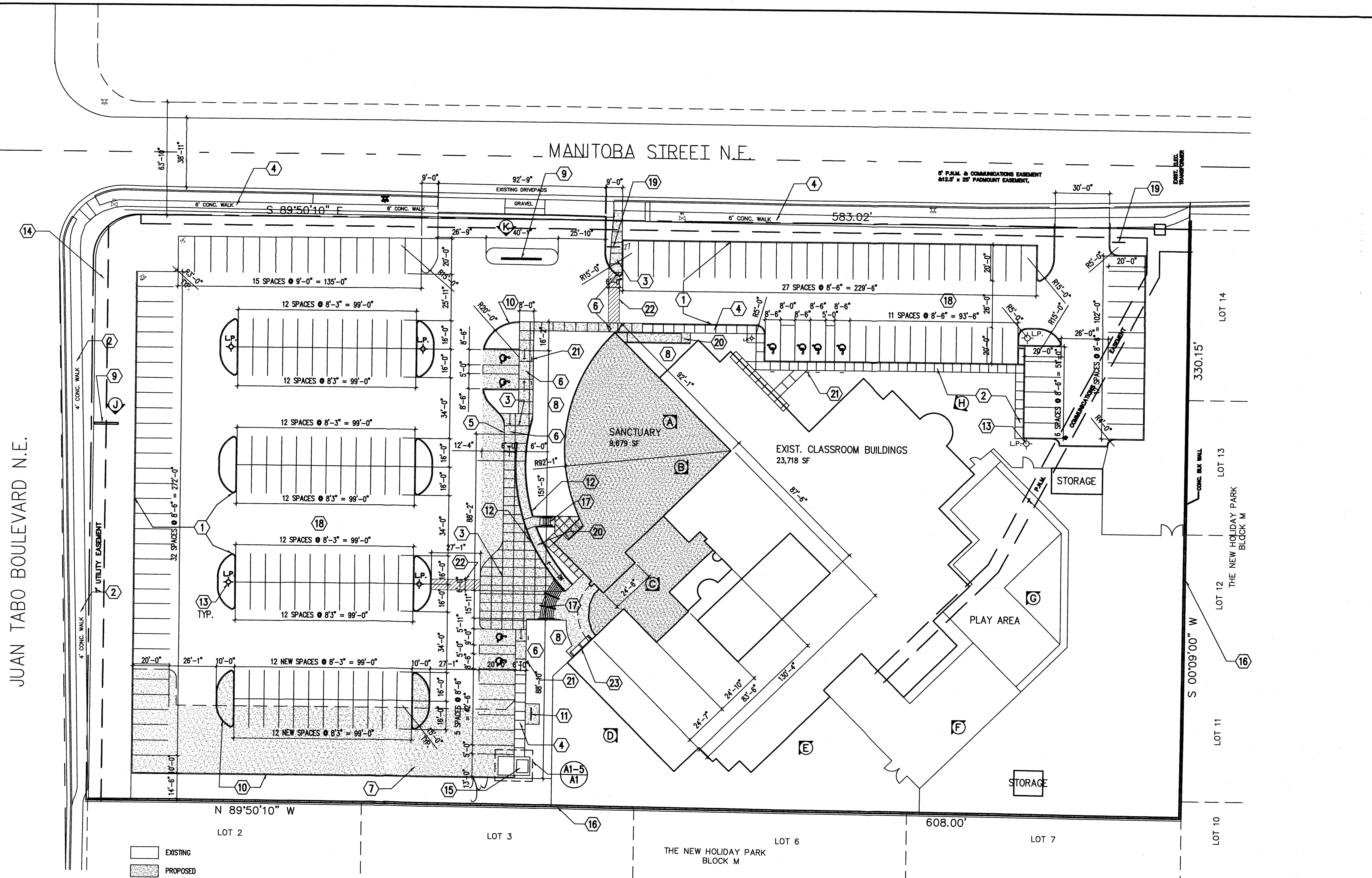
THE Group  
4800 JUAN TABO BLVD., NE  
ALBUQUERQUE, NEW MEXICO 87111  
(505) 823-1000

### DEVELOPMENT REVIEW

PACKAGE DRB

PROJECT NO. 04052  
FEBRUARY 5 2005

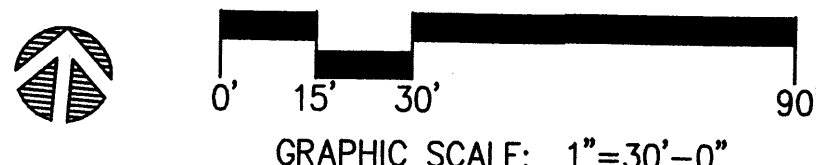
C1



JUAN TABO BOULEVARD N.E.

MANITOBA STREET N.E.

EXISTING  
PROPOSED



### INDEX OF DRAWINGS

### KEYED NOTES

- C1 MASTER SITE PLAN
- C201 OVERALL SITE GRADING PLAN
- C301 OVERALL SITE UTILITY PLAN

- L1 LANDSCAPING - MASTER SITE PLAN
- A1 ELEVATION PHOTOGRAPHS
- A2 ELEVATION SKETCHES AND DETAILS

### LEGEND

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

- EXISTING CONCRETE CURB
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SLAB
- EXISTING 6" CONCRETE SIDEWALK
- FLUSH ACCESSIBLE SURFACE
- CURB RAMP PER CITY STANDARDS
- NEW ASPHALT PAVING
- GRAVEL MULCH
- EXISTING SIGNAGE
- NEW CONCRETE CURB
- NEW BICYCLE RACK-7 SPACES
- NEW SOLID RETAINING WALL
- EXISTING 22' PARKING LOT LIGHT
- EXISTING 7" PUBLIC UTILITY EASEMENT
- DUMPSTER, SEE DETAIL A5 ON SHT. A1
- EXISTING WALL HEIGHT VARIES (APPROX. 6')
- NEW CONCRETE STEPS & HANDRAILS
- EXISTING ASPHALT PAVEMENT
- NEW STOP SIGN
- SLOPING SIDEWALK WITH GUARD RAIL
- ACCESSIBLE PARKING SIGNAGE EACH SPACE
- PEDESTRIAN CROSSING-3' MIN. WIDTH PAVEMENT STRIPING
- OUTDOOR SEATING: 6 SEATS (2 COVERED) PER 14-16-3-18(C3)

### STRUCTURES

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

### LEGAL DESCRIPTION & SITE AREA

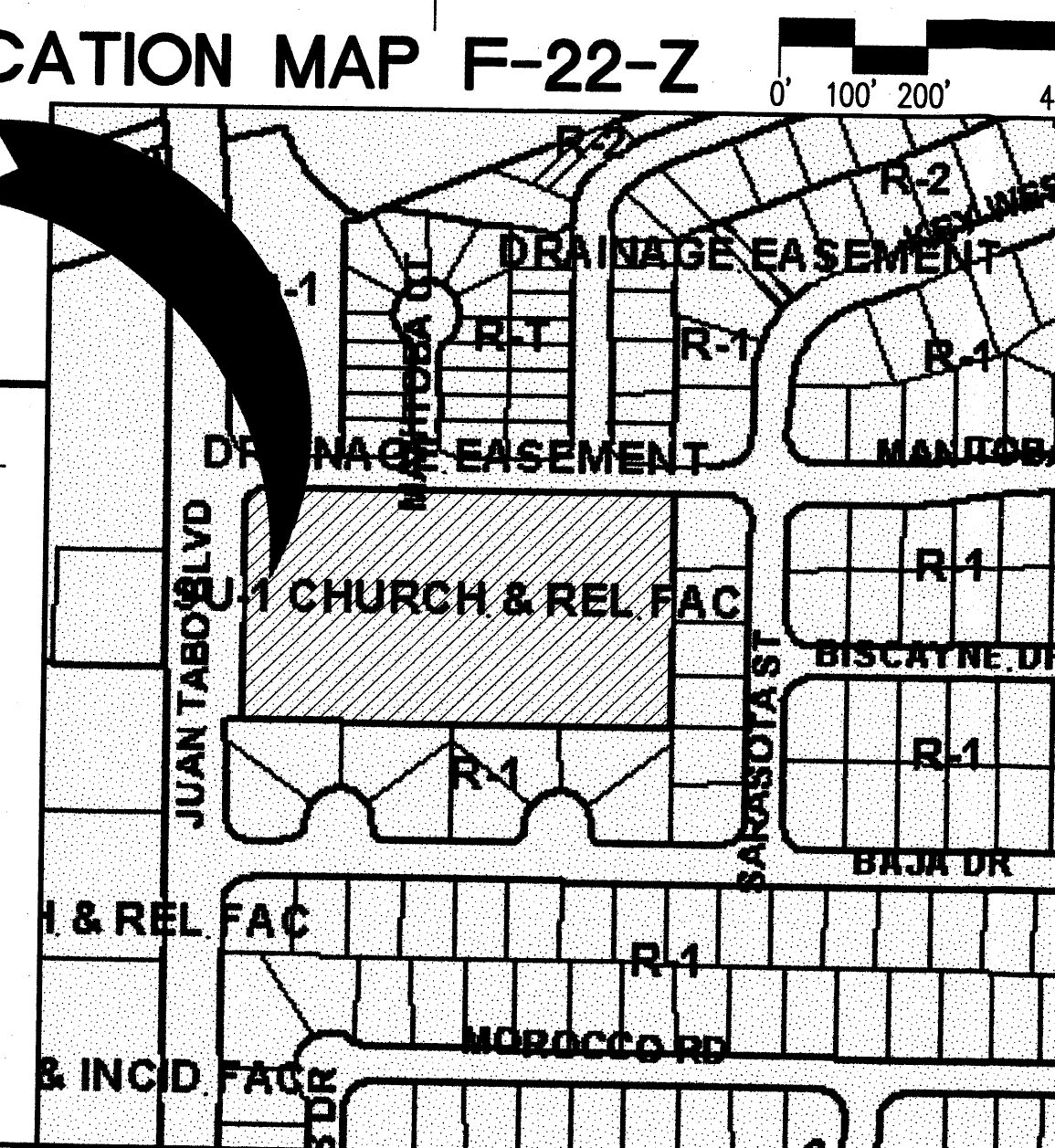
HOLIDAY PARK SUBDIVISIONS PARTS 7 AND 8, BERNALILLO COUNTY, NEW MEXICO  
SITE AREA: 4.6 ACRES = 199,667 SF

### 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

### LOCATION MAP F-22-Z

SITE LOCATION

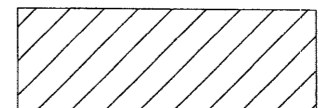

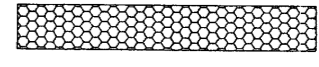

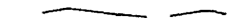






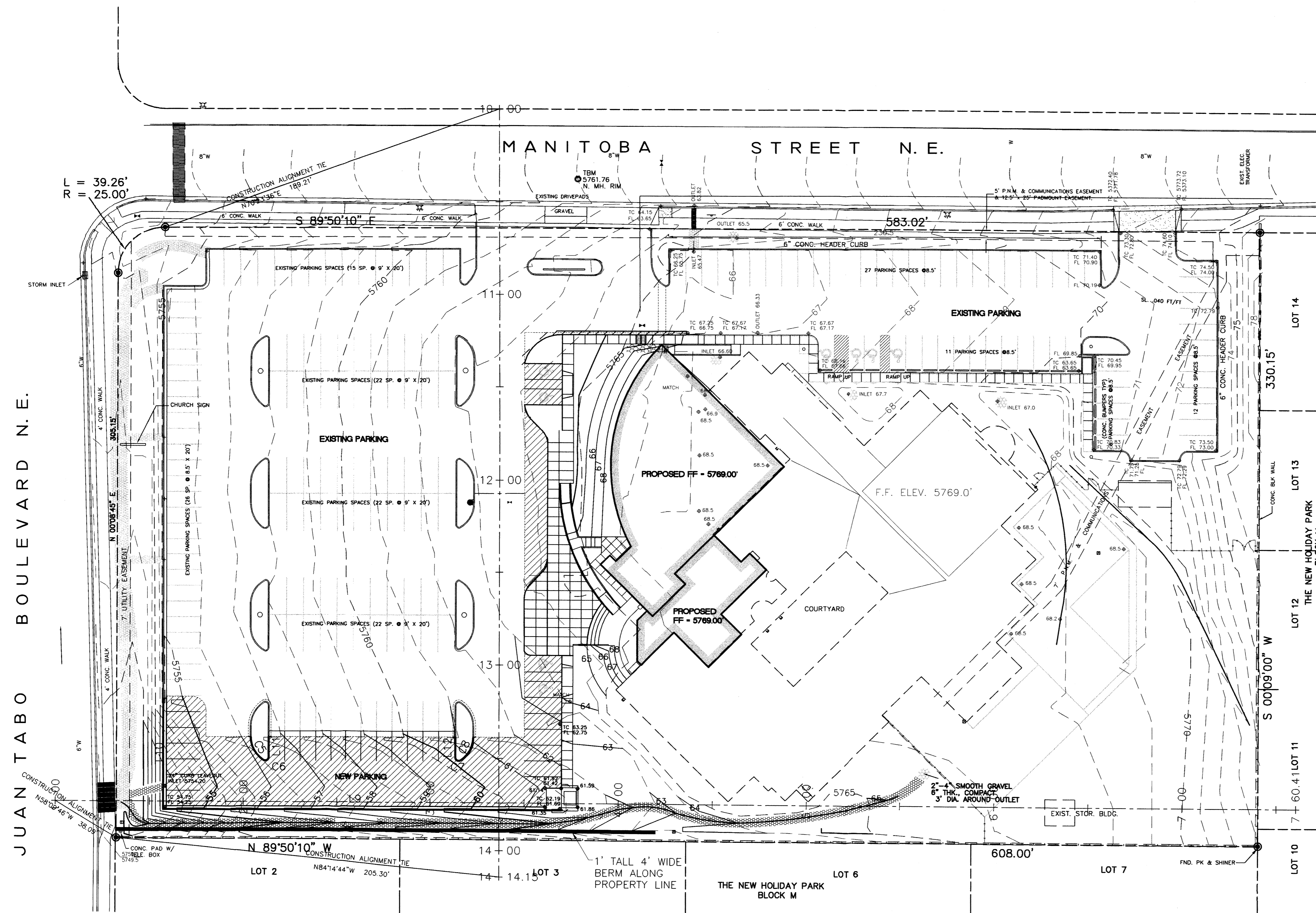
A1	SITE MASTER PLAN
1"=30'-0"	A101

GRADING PLAN GENERAL NOTES:

- A. See sheet C-G01 for complete list of general notes and symbol/inetype 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.

LEGEND

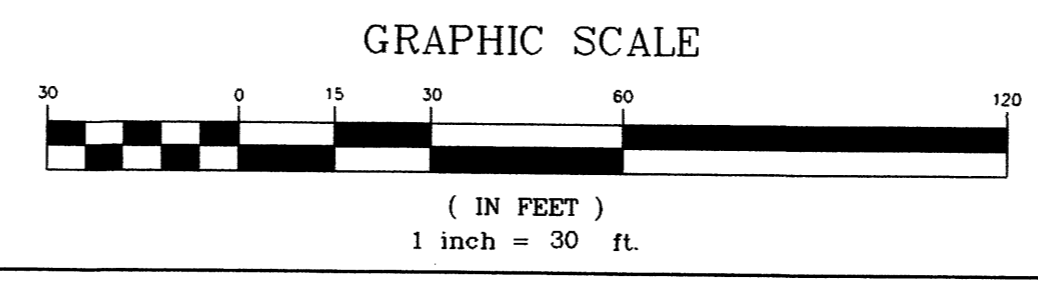
-  NEW ASPHALT PAVEMENT
-  NEW CONCRETE SIDEWALKS / PAVEMENT
-  NEW RIPRAP EROSION PROTECTION
-  5565 EXISTING INDEX CONTOURS @ 5' INTERVALS
-  EXISTING INTERMEDIATE CONTOURS @ 1' INTERVALS
-  65 PROPOSED CONTOURS @ 1.0' INTERVALS
-  +58.0 EXISTING SPOT ELEVATION
-  58.0 PROPOSED SPOT ELEVATION
-  FL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




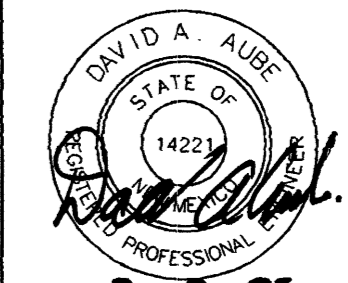
JUAN TABO BOULEVARD N.E.

MANITOBA STREET N.E.

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



**THE group** TELCK-HENSLEY ENGINEERING GROUP  
4001 JUAN TABO NE, SUITE A ALBUQUERQUE, NEW MEXICO 87111  
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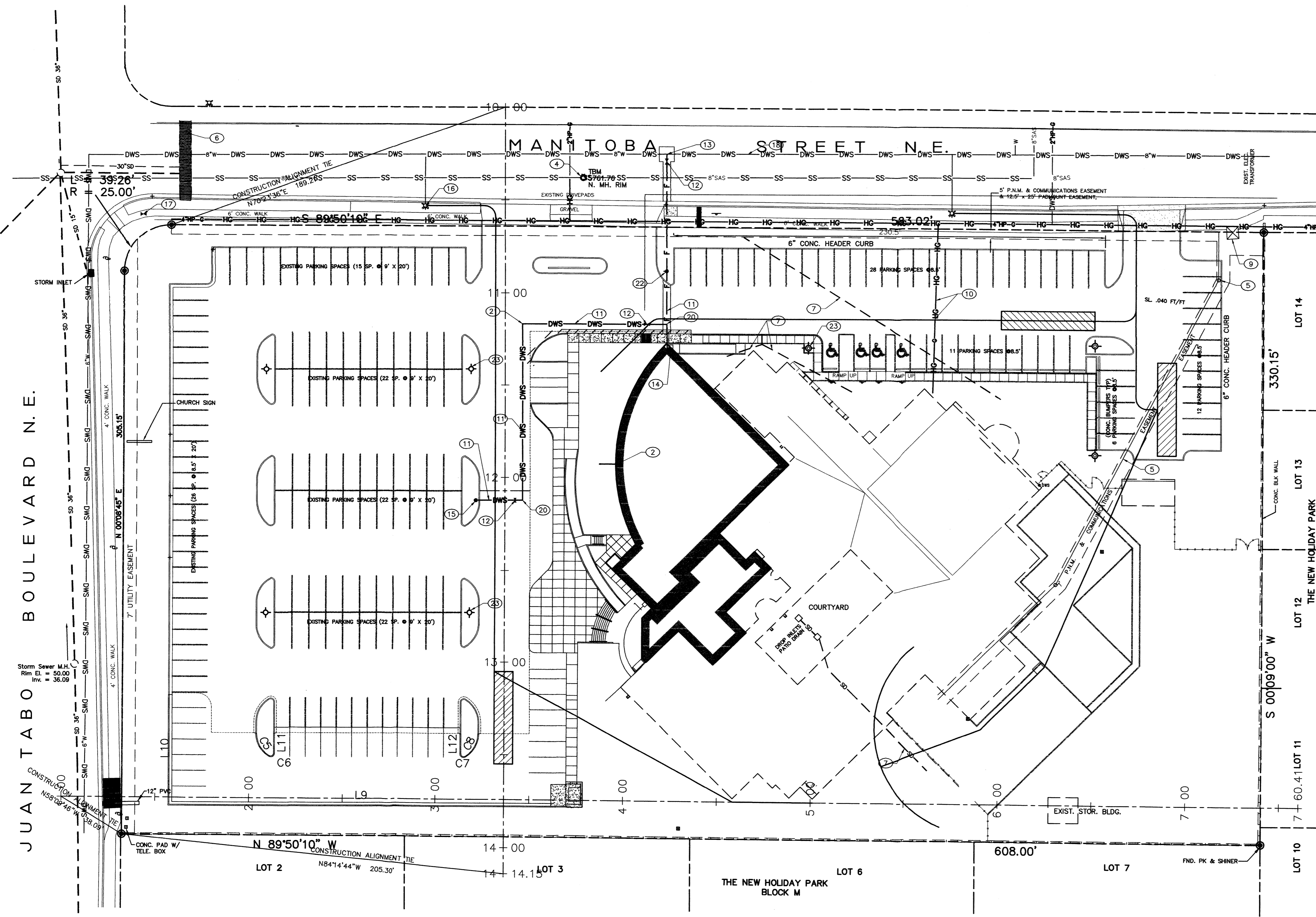
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ARCHITECTS • PLANNERS • INTERIOR DESIGNERS 115 AMHERST DRIVE SE., ALBUQUERQUE, NEW MEXICO 87106 TELE. (505) 255-8668 FAX (505) 268-6665		
HOPE EVANGELICAL FREE CHURCH OVERALL SITE GRADING PLAN		
REV. #	DATE	PROJECT #: 04052
		DWN BY: PMD
		CHK BY: DAA
		DATE: 10/28/04
		<b>C-201</b> OF

UTILITY PLAN GENERAL NOTES:

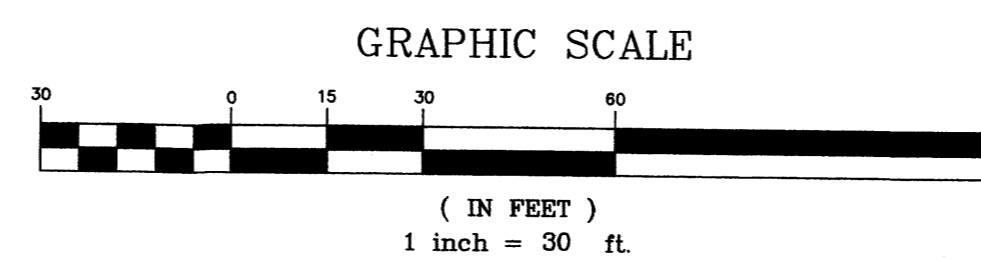
- A. See sheet C-001 for complete list of general notes, symbol and line types legend that apply to project.
- B. Sanitary sewer piping to be in pipe trench beddings per detail 3/C-503 & 4/C-503.
- C. Water piping to be installed per pipe trench terminology per detail 1/C-504.
- D. Water lines to be 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.
- 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"



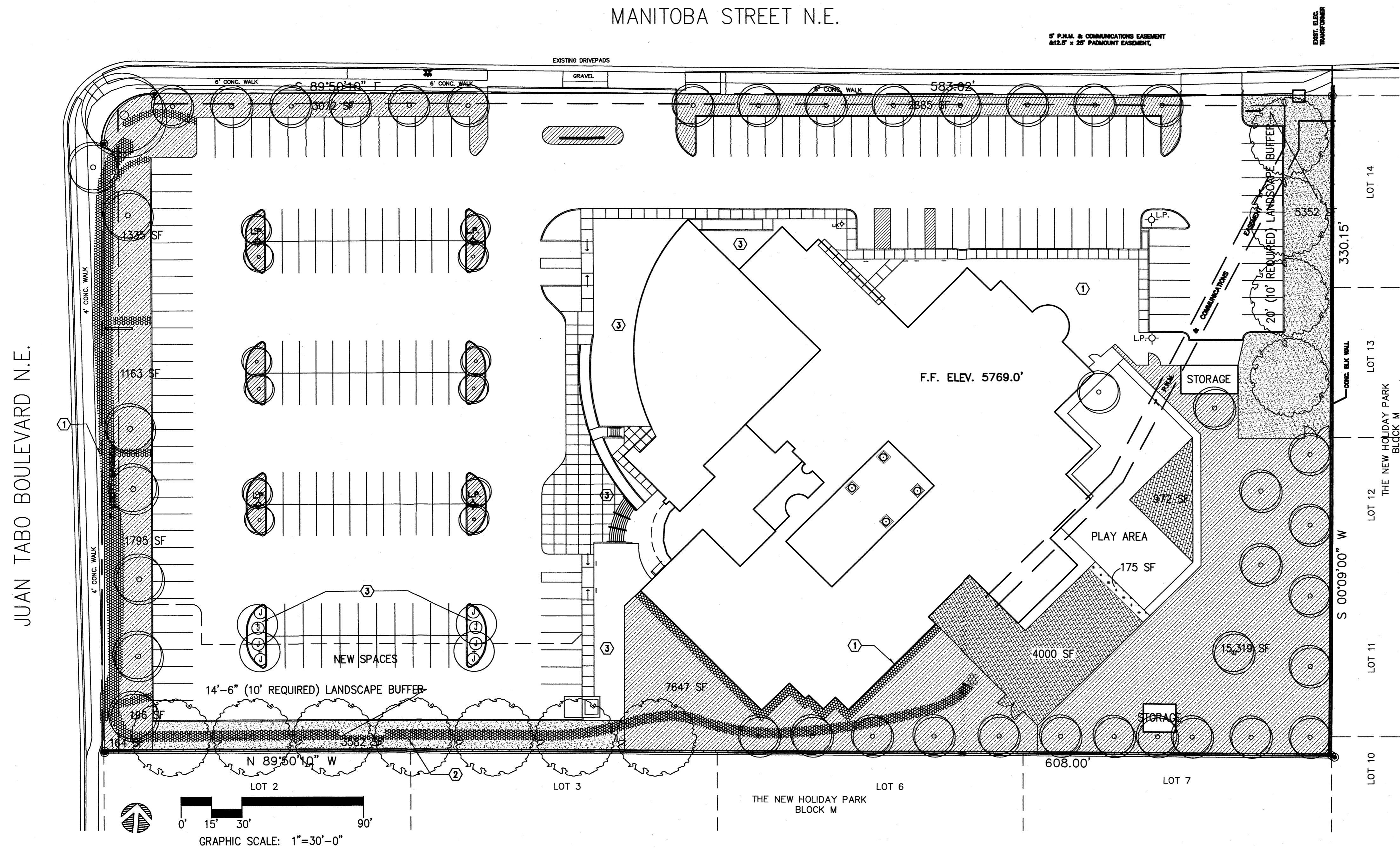
**THE group**  
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HOPE EVANGELICAL FREE CHURCH		
OVERALL SITE UTILITY PLAN		
REV. #	DATE	PROJECT #: 04052
		DWN BY: PMD
		CHK BY: DAA
		DATE: 10/28/04
		<b>C-301</b> OF

APPROVED FOR CONSTRUCTION  
924-2611  
APPROVED FOR CONSTRUCTION  
HYDRANT(S) ONLY  
Stamp 2.2.05

**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	30,548 SF
		<b>SUBTOTAL</b>	<b>49,266 SF</b>
REQUIRED LANDSCAPE AREA 15% NET SITE	15% 166,270 S.F. = 24,941 SF	LANDSCAPING TOTAL	49,266 SF
MAXIMUM ALLOWABLE HIGH WATER TURF = 20% REQUIRED LANDSCAPING	20% 24,941 SF = 4,988 SF	HIGH WATER TURF AREA	4,972 SF
213 PARKING SPACES = 22 REQUIRED TREES		HIGH WATER TURF AREA REPLACED WITH LOW WATER TURF	4,972 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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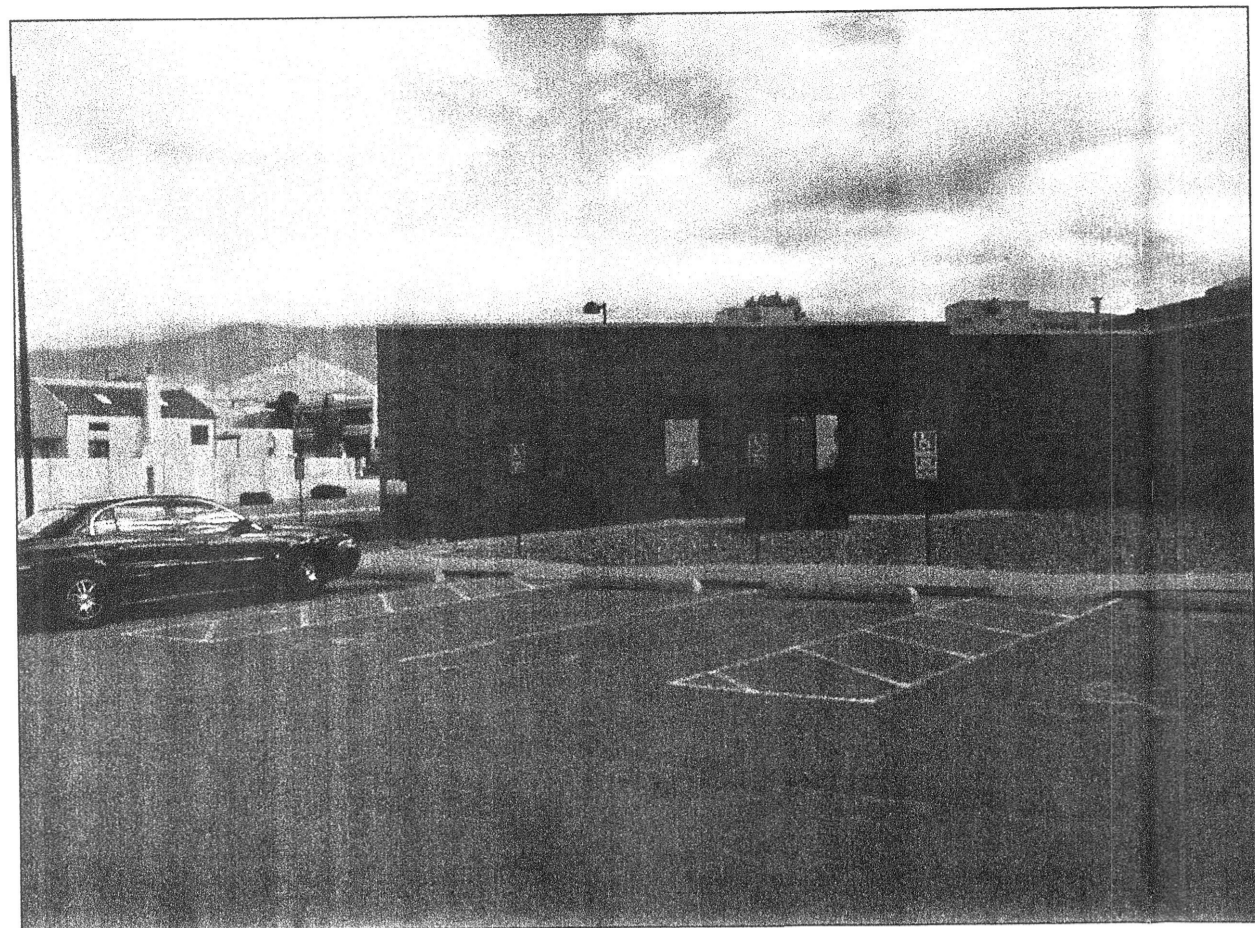
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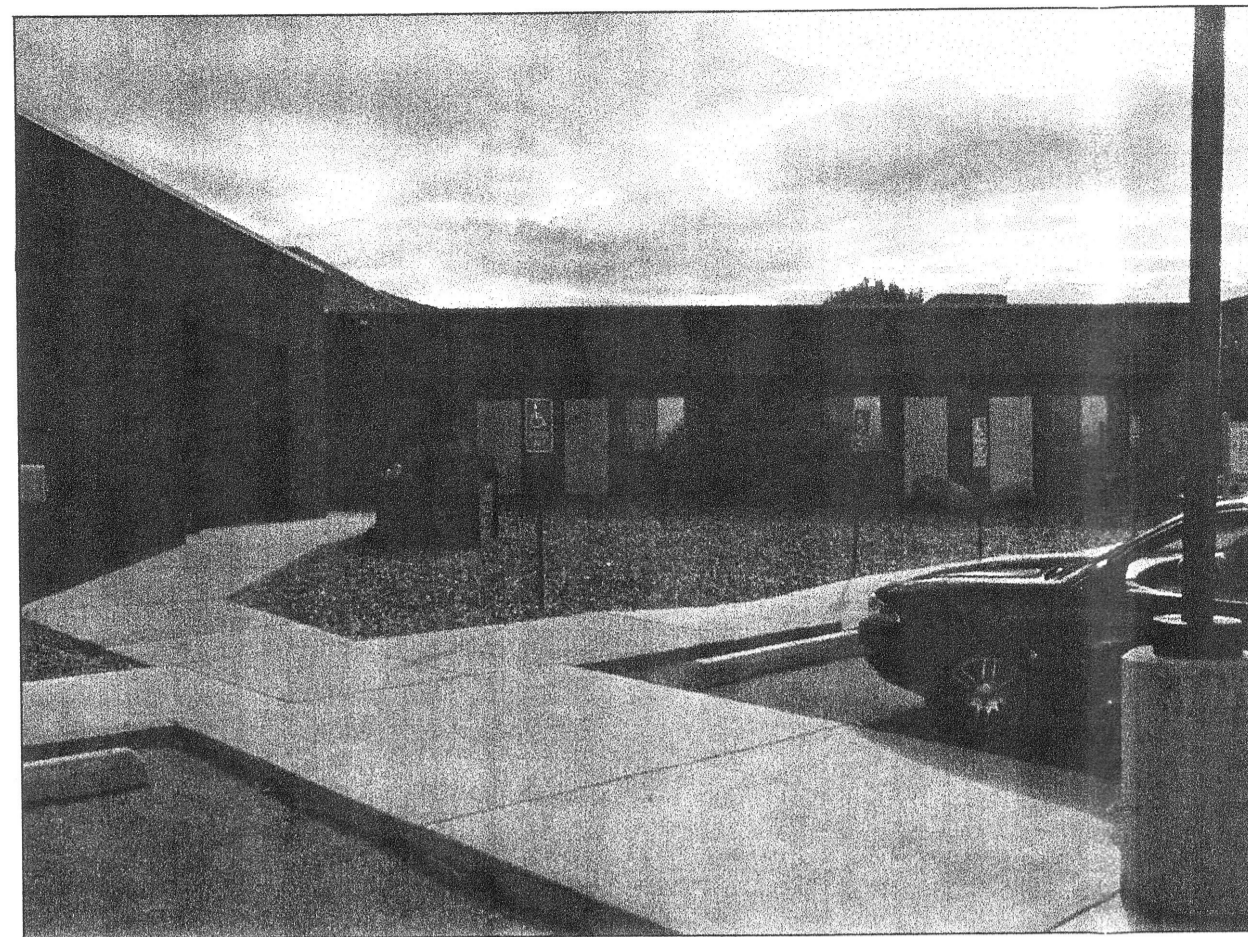
HOPE EVANGELICAL FREE CHURCH - SANCTUARY ADDITION & REMODELING

**MASTER LANDSCAPE PLAN**

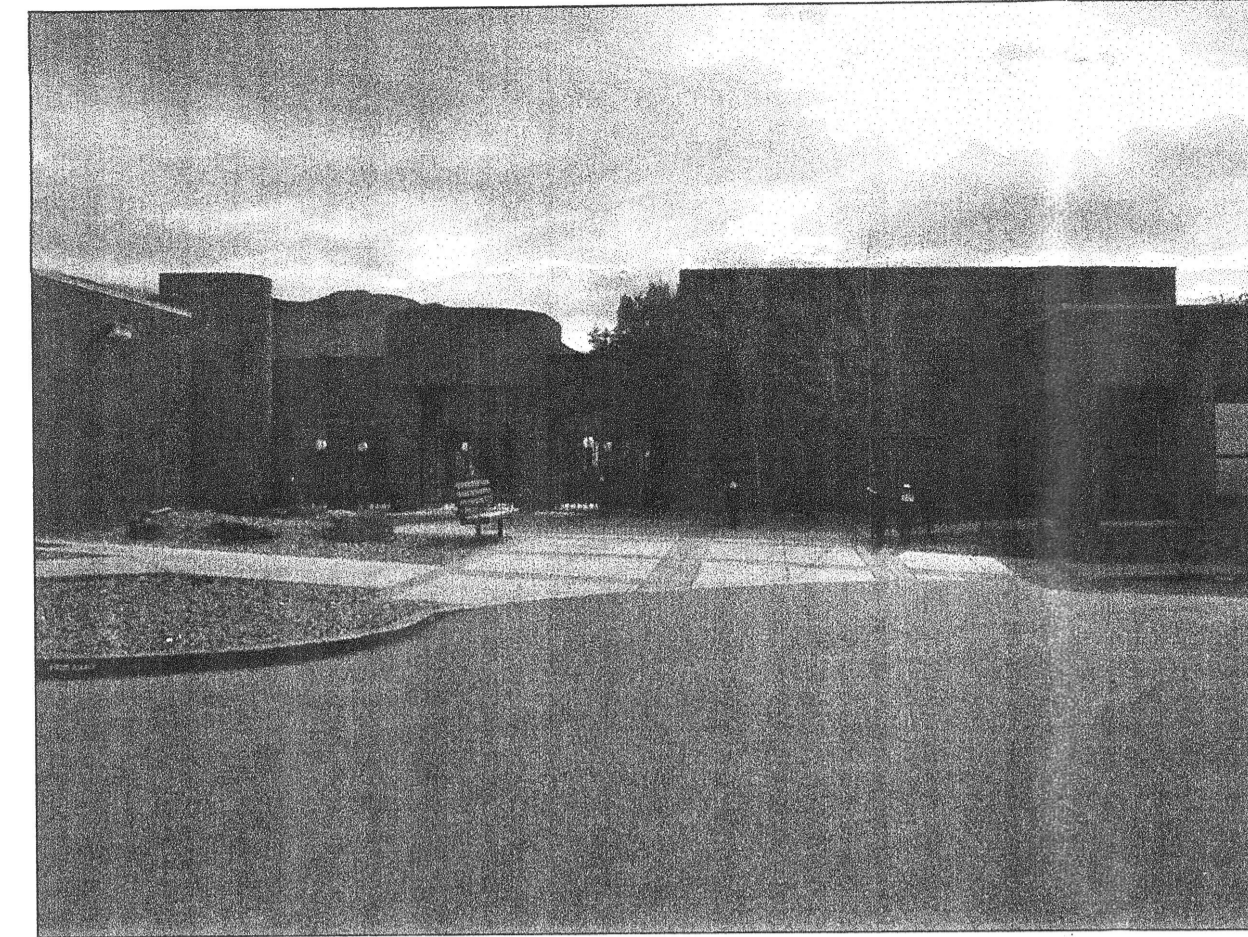
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		DATE: 02/04/05
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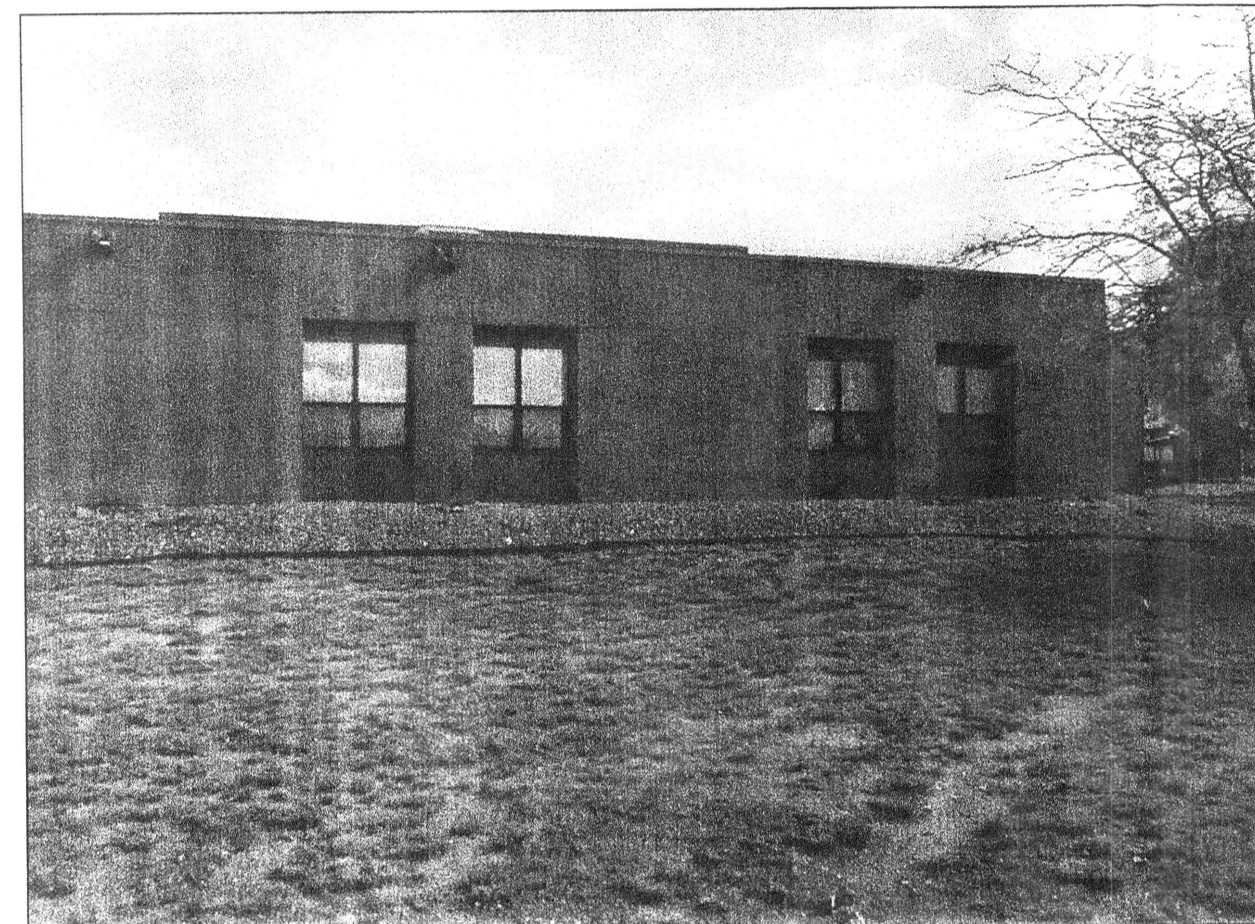
SOUTHWEST (A)



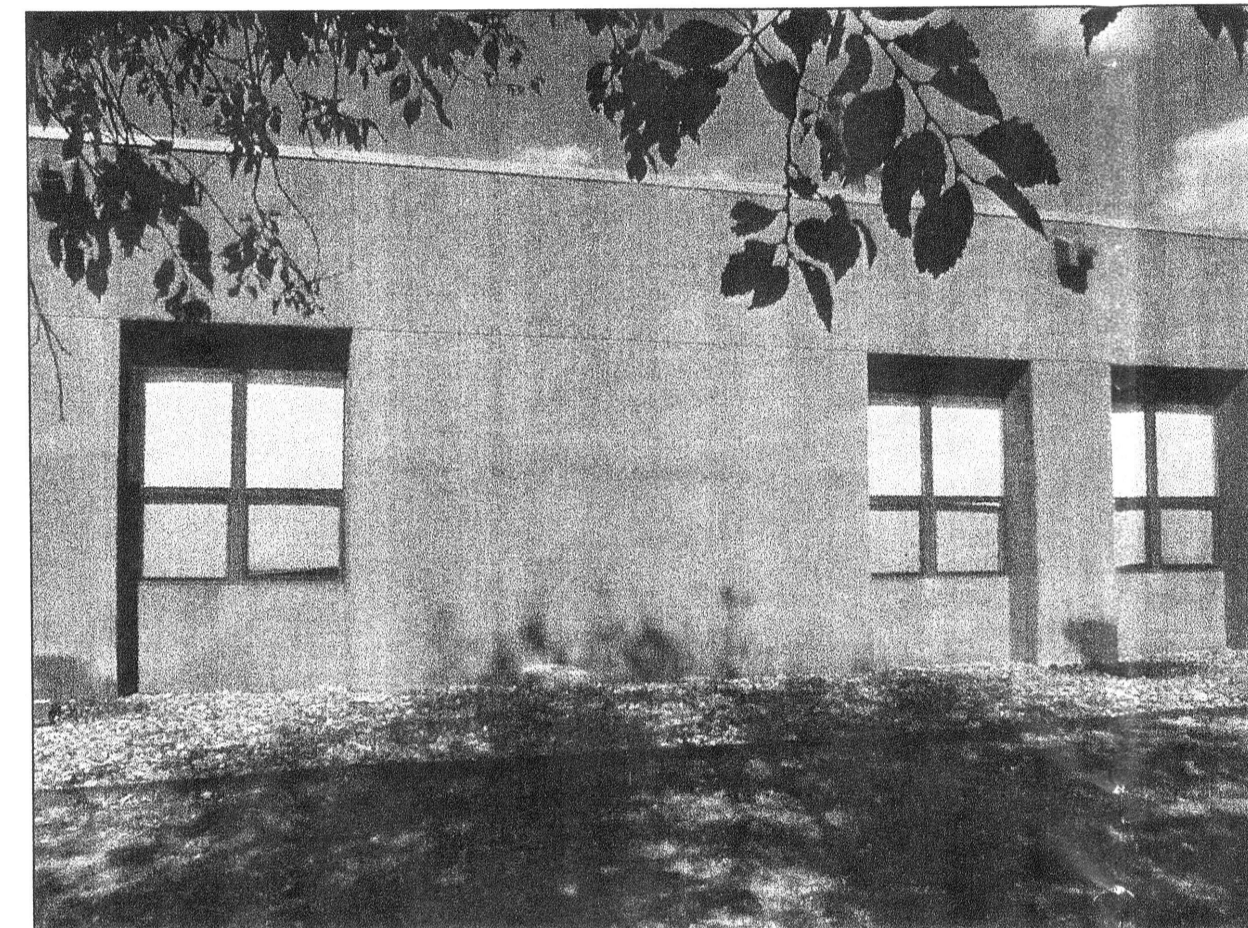
WEST (B)



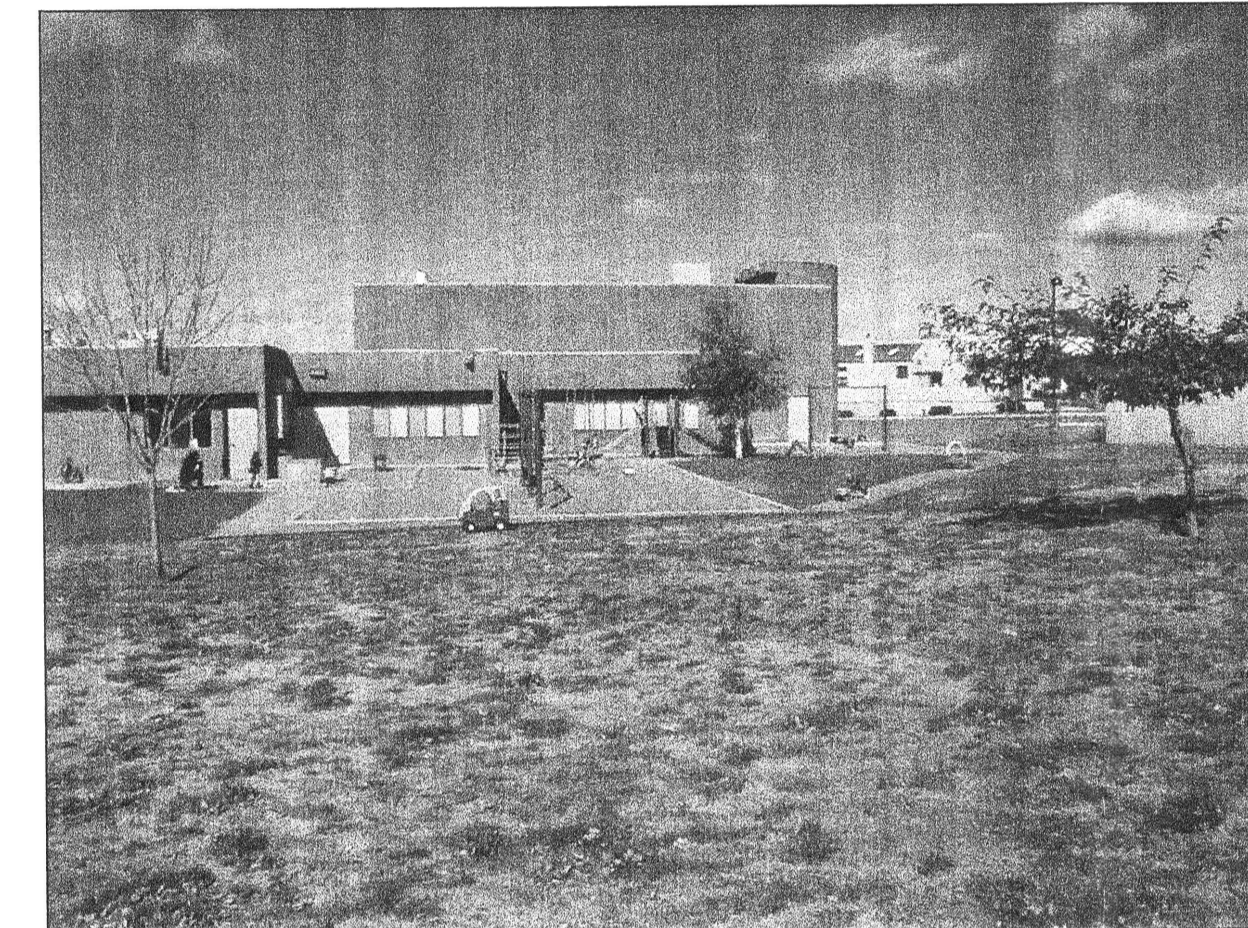
WEST (C)



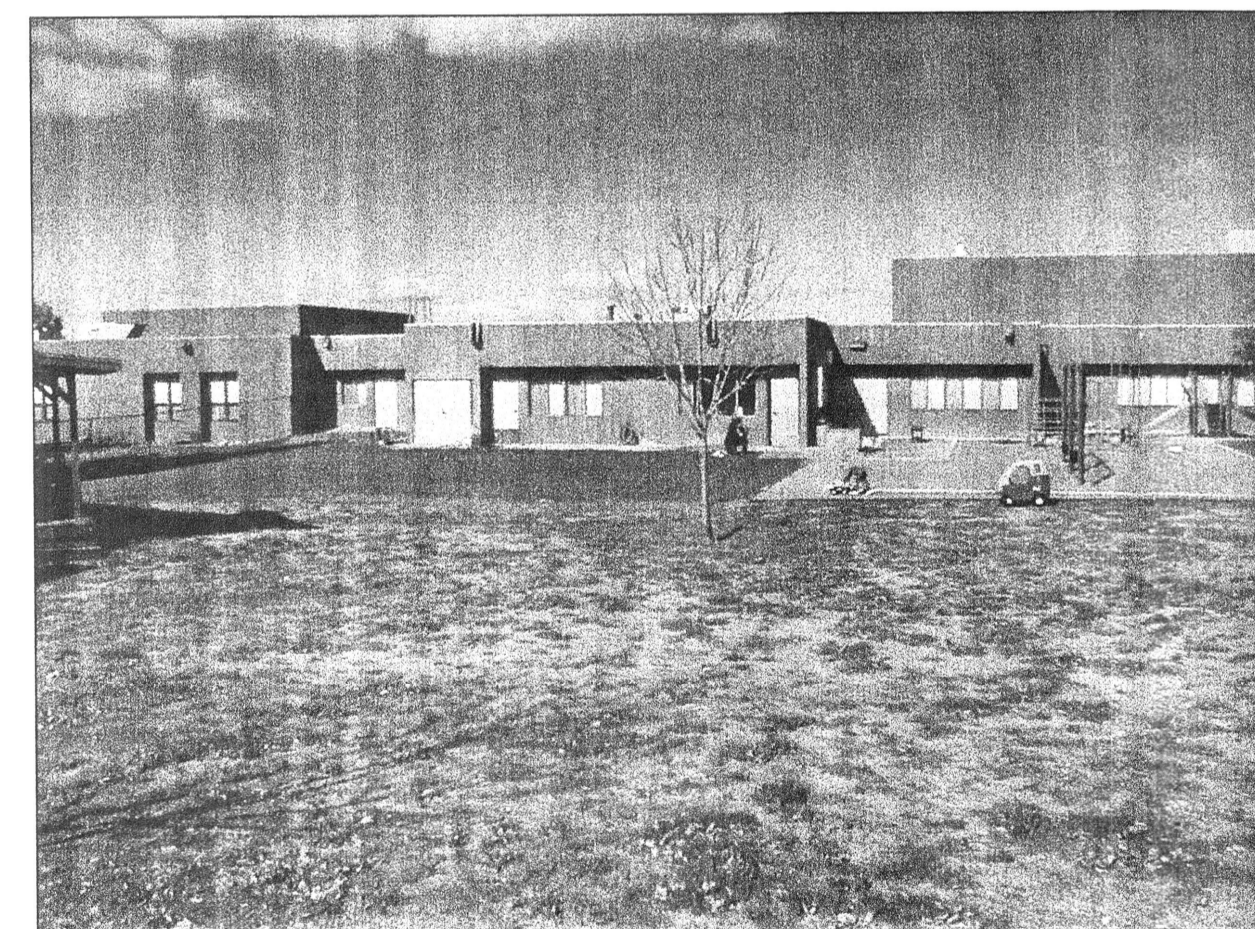
SOUTH (D)



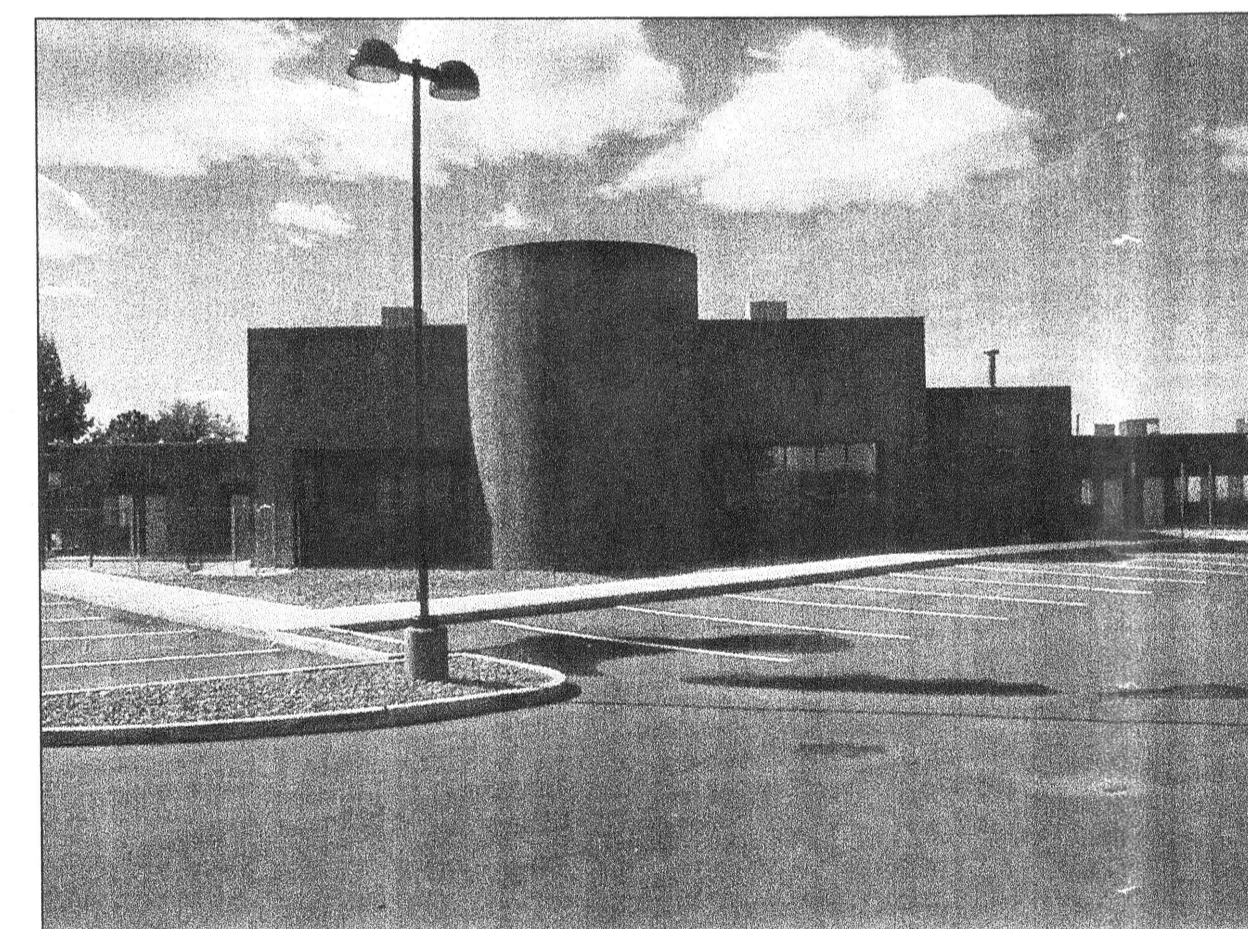
EAST (E)



EAST (F)



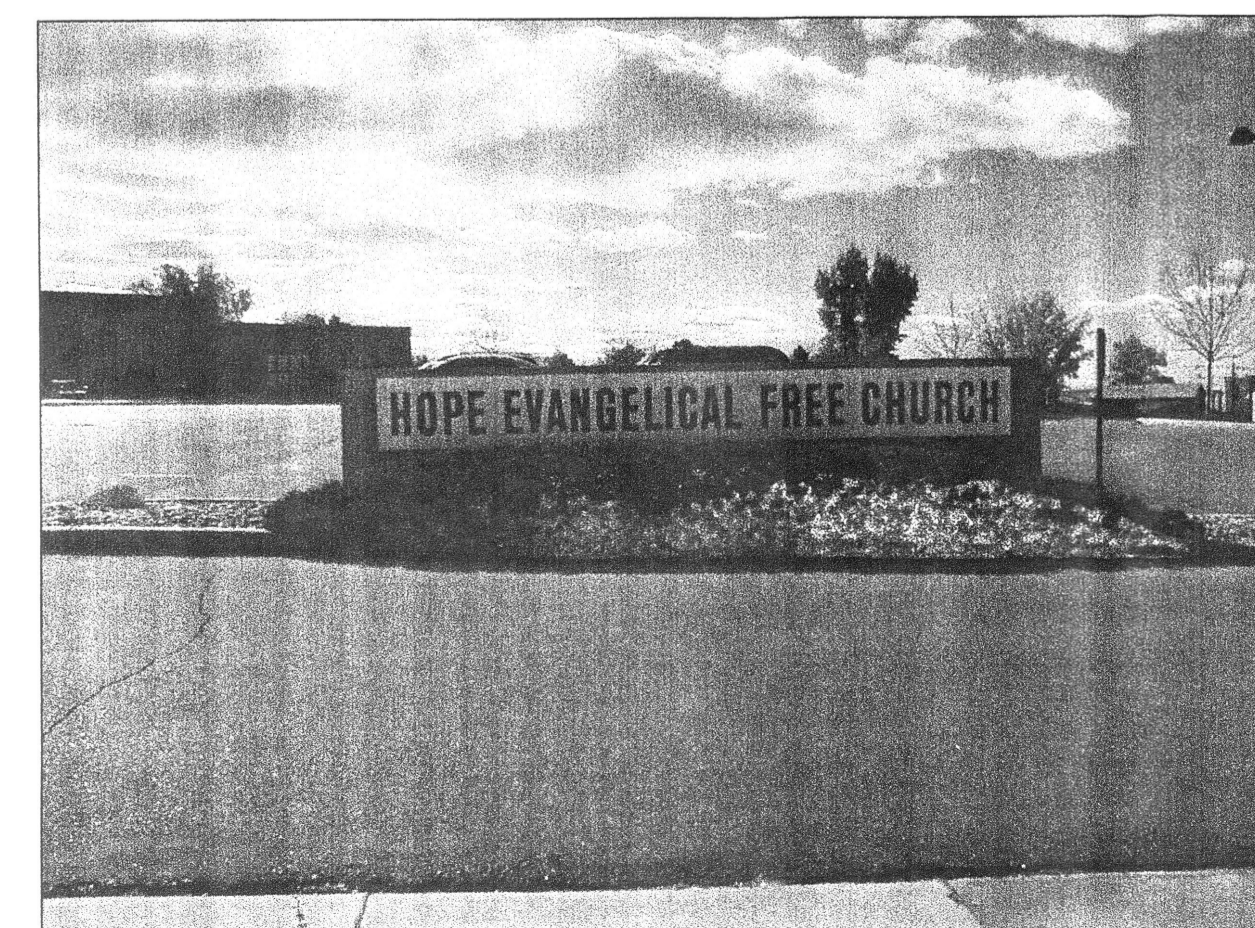
EAST (G)




NORTH (H)



JUAN TABO SIGN (I)



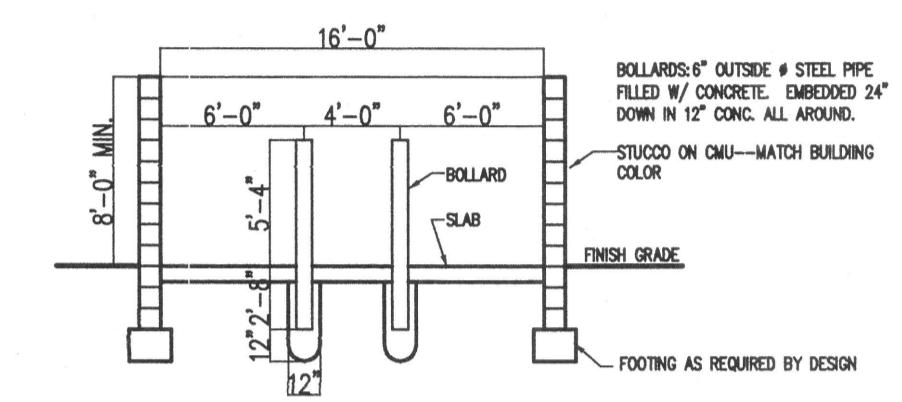
MANITOBA SIGN (K)

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HOPE EVANGELICAL FREE CHURCH – SANCTUARY ADDITION & REMODELING			
PHOTOGRAPHS OF EXISTING ELEVATIONS			
REV. #	DATE	PROJECT #: 04052	
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		CHK BY:	
		DATE: 02/04/05	
		<b>A1</b> OF	

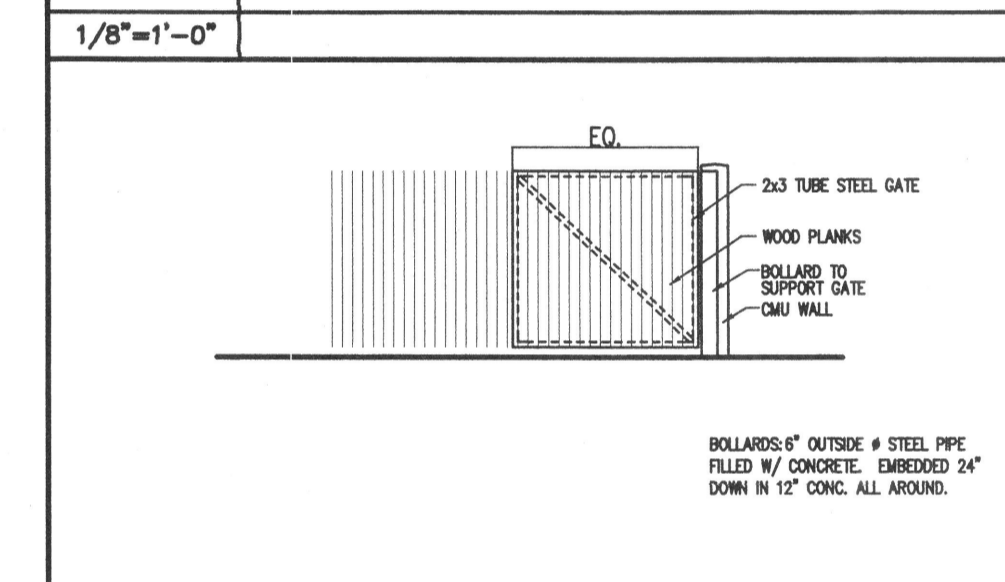
### KEYED NOTES

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

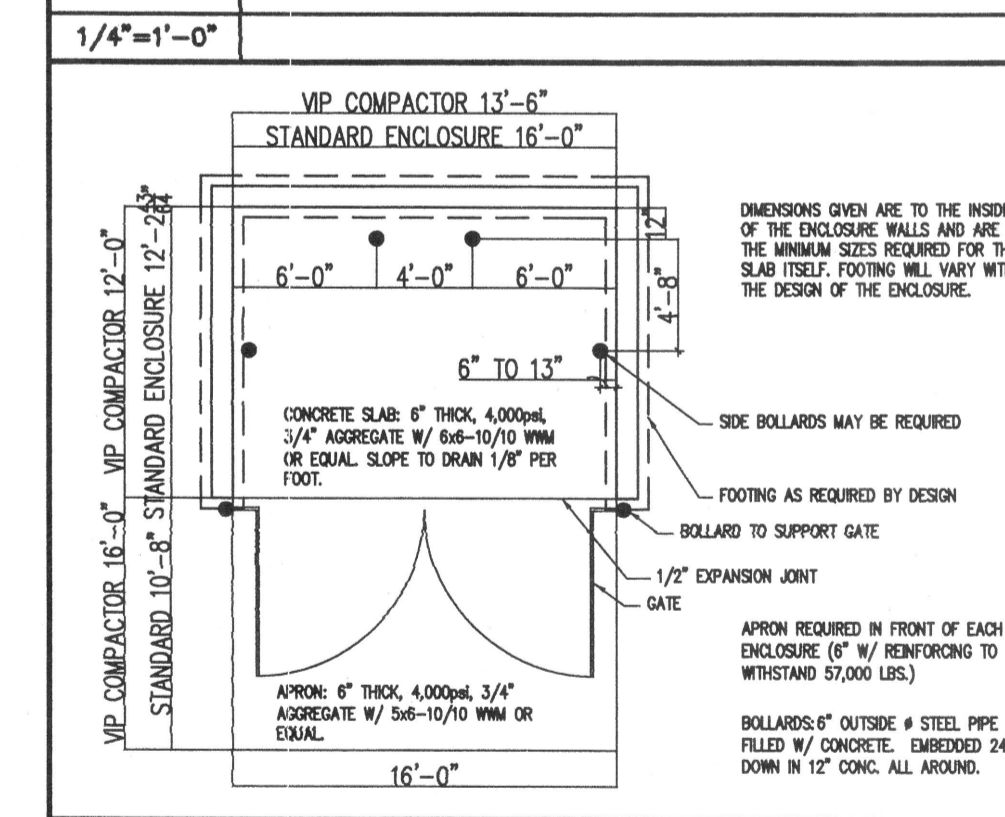
### DUMPSTER ENCLOSURE



#### 1 DUMPSTER ENCLOSURE SECTION



#### 2 DUMPSTER ENCLOSURE GATE



#### 3 DUMPSTER ENCLOSURE PLAN

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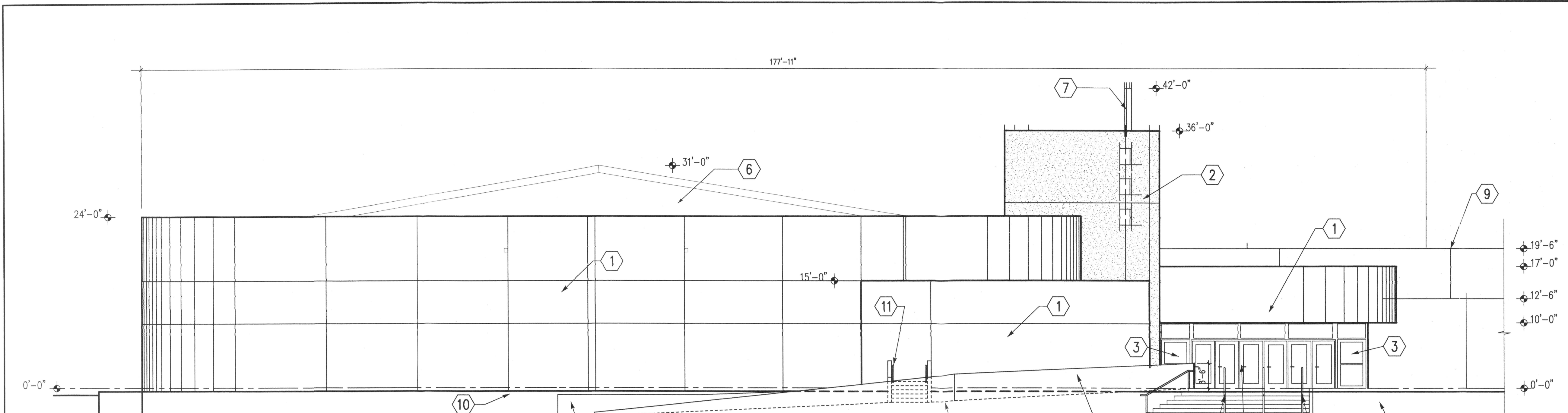
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**SMPC**  
 ARCHITECTS

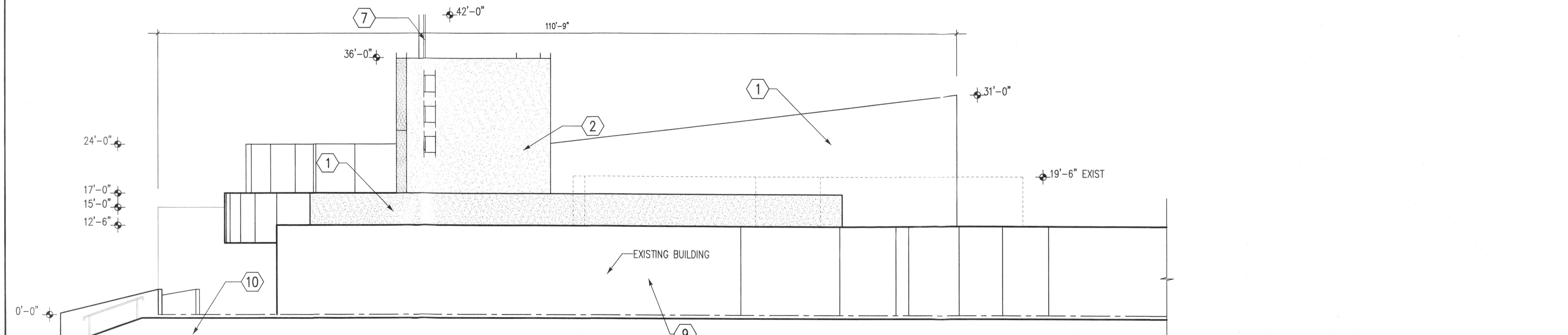
### HOPE EVANGELICAL FREE CHURCH ELEVATION SKETCHES & DETAILS

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		CHK BY:
		DATE: 02/04/05

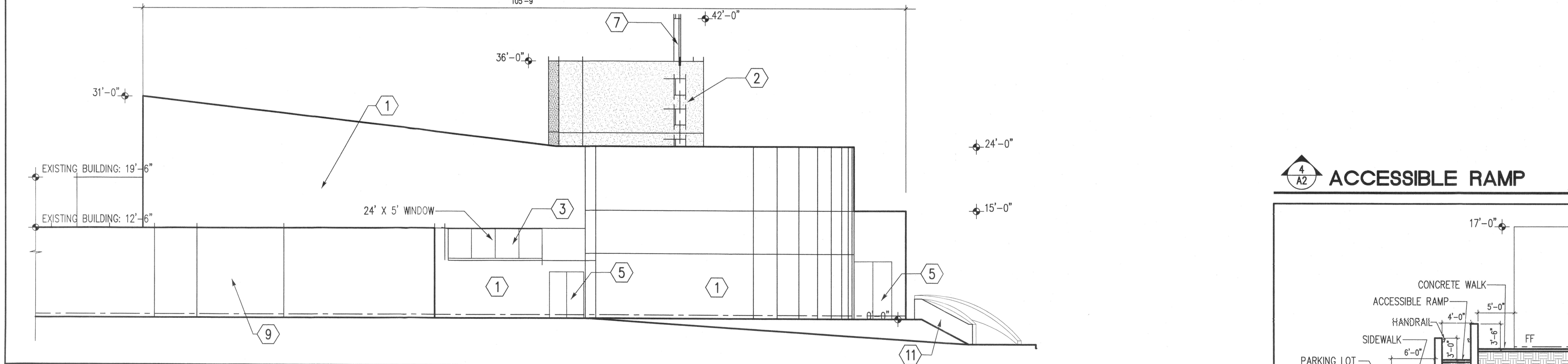
**A2**  
OF



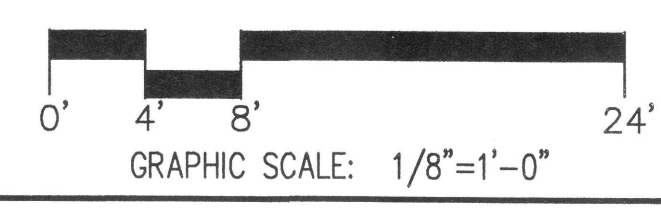
**K1 WEST ELEVATION**  
 1/8" = 1'-0" A1



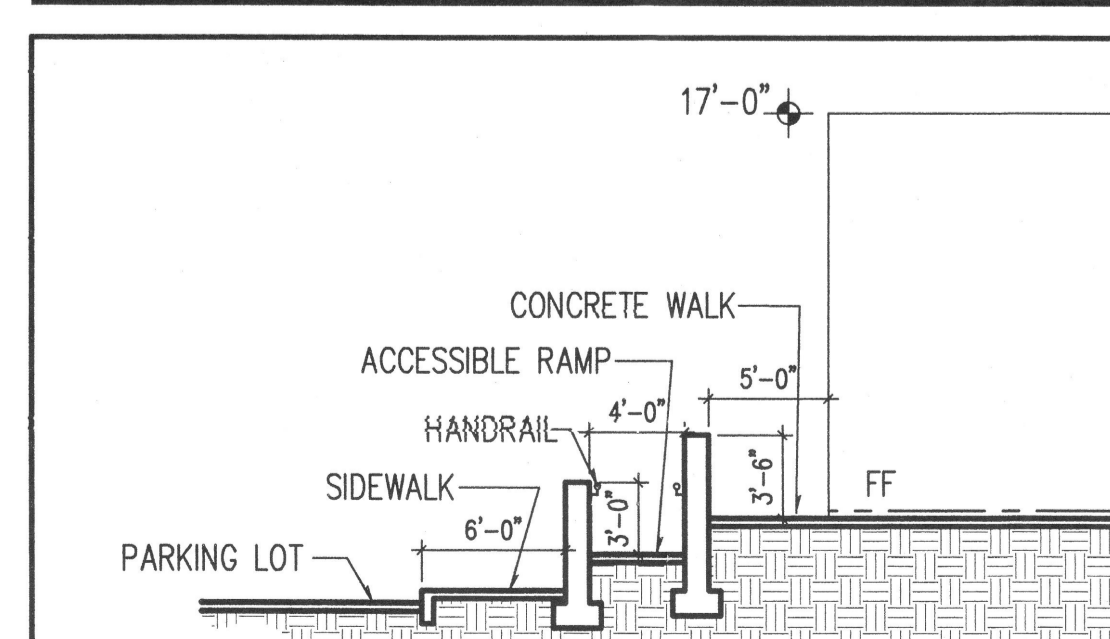
**G1 SOUTH ELEVATION**  
 1/8" = 1'-0" A1



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



### 4 ACCESSIBLE RAMP



**4 ACCESSIBLE RAMP CROSS-SECTION**  
 1/8" = 1'-0"