

PROJECT # 1004875

QUAKER MEETING HOUSE  
ALBUQUERQUE, NEW MEXICO

DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

LOT SIZE - APPROX. 24, 730 S.F. = APPROX. 5.7 A. WITH STREETS ON TWO SIDES (CORNER LOT) AND WITH ALLEY ON ONE INTERIOR SIDE.

ZONED S-R, PLAN TO SUBMIT TO CHANGE TO SU1/SU2 FOR CHURCH USE.

APPLYING FOR CHANGE FROM SU-2 FOR S-R ZONE TO SU-2 FOR SU-1 FOR CHURCH AND RELATED USE.

APPLYING FOR CHANGE FROM 7 LOTS TO 1 LOT CONSOLIDATION.

DESIGN THEME AND LAND USES

• NORTHERN NEW MEXICO TERRITORIAL (SIMILAR TO EXISTING MEETING HOUSE)

• WALLS: STUCCO OVER STUDS - COLOR: EARTH-TONES SIMILAR TO EXISTING MEETING HOUSE

• ROOFS: BUILT-UP, SLOPED TO DRAIN @ PARAPETS; METAL STANDING RIB OR ASPHALT SHINGLES @ SLOPED ROOFS. COLOR(S) COMPATIBLE WITH WALLS.

• PORTALES: PART OF AND OPEN TO USABLE OPEN SPACE. 8' MINIMUM DEPTH.

• ADDITIONAL POSSIBLE BUILDING USES

a. EXISTING BUILDING TO REMAIN MEETING, CLASSROOMS, OFFICES

b. FUTURE ADDITIONS MAY INCLUDE:

- CLASSROOMS
- OFFICES
- ENLARGED LIBRARY
- DINING AND KITCHEN
- CARETAKER'S APARTMENT
- GUEST ROOM

• ADDITIONAL POSSIBLE BUILDINGS

a. MASSING

- EXISTING BUILDING IS 1 STORY WITH FULL BASEMENT, APPROXIMATELY 20' HIGH
- ADDITIONAL BUILDING(S) WILL BE 1 OR 2 STORY (PARTIAL), NOT OVER 26' HIGH.
- FAR WILL NOT EXCEED .40
- LOCATED 10' OR MORE FROM EXISTING BUILDING.
- PROVIDE ON-SITE SIDEWALKS, OPEN SPACE AND LANDSCAPING

SETBACKS:

NORTH (ADJACENT TO PROPERTY ZONED S-R)

a. 10' LANDSCAPE BUFFER (ALSO FOR SETBACK FROM NON-RESIDENTIAL TO RESIDENTIAL ZONING)

b. PARKING ADJACENT TO THE BUFFER WILL REQUIRE 6' HIGH, 8" CMU WALL ALONG PROPERTY LINE (3' HIGH FOR 11' FROM PROPERTY LINE AND PUBLIC SIDEWALK TO THE WEST)

WEST (ALONG FIFTH STREET)

a. FUTURE 10' LANDSCAPE BUFFER @ PARKING (IN/OUT VEHICULAR ACCESS ALLOWED THROUGH)

b. SETBACK AT EXISTING BUILDING TO REMAIN.

EAST (ALONG ALLEY)

a. 5' PROPOSED MINIMUM.

SOUTH (ALONG BELLAMAH AVE.)

a. AS IS @ EXISTING BUILDING

b. 5' MINIMUM PROPOSED AT ANY NEW BUILDING

c. APPROXIMATELY 2400 S.F. USABLE OPEN SPACE PROPOSED AS INTERIOR PLAZA.

OFF-STREET PARKING

NUMBER REQUIRED: 1 FOR 4 SEATS IN MEETING HOUSE.

NUMBER OF SEATS/ATTENDEES: 30 TO 50 AVERAGE

a. ASSUME MEETING SPACE USE IS FOR TABLES & CHAIRS = 15 S.F./OCCUPANT = 1010 S.F. MEETING SPACE ÷ 15 = 68 OCCUPANTS ÷ 4 = 17 SPACES REQUIRED LESS 10% FOR SITE LOCATED WITHIN 300' OF BUS ROUTE ON 4TH ST. = 17-2 = 15 TOTAL PARKING SPACES REQUIRED. 25 ARE PROPOSED.

• PARKING SPACES WILL BE 8.5' WIDE MIN. (PREFERABLY 9') X 20' LONG WITH 24" SPACE BETWEEN ROWS. 2 ACCESSIBLE SPACES WILL BE PROVIDED, ONE FOR VANS. WHEEL GUARDS WILL BE PROVIDED SO AS NOT TO ENCROACH ON LANDSCAPING OR SIDEWALKS.

• A TRASH ENCLOSURE, 6' HIGH WITH GATES, WILL BE PROVIDED NEXT TO THE ALLEY.

• 3 BICYCLES ACCOMMODATED AT EXISTING A RACK.

TRANSIT ABQ RIDE BUS #10 RUNS HALF A BLOCK AWAY ON 4TH STREET.

LANDSCAPE

- TREES AND GROUNDCOVER WILL BE ADDED TO 10' BUFFER STRIP TO THE NORTH. MINIMAL DRIP IRRIGATION WILL BE PART OF THIS DEVELOPMENT.
- NEW LANDSCAPING WILL COVER APPROXIMATELY 2,038 SQ. FT. INCLUDING NATIVE GRASS AND WILDFLOWER REVEGETATION.
- EXISTING 3 SITE TREES AND 6 STREET TREES TO REMAIN.
- FUTURE DEVELOPMENT WILL INCLUDE OPEN SPACE LANDSCAPING.
- NEW AND EXISTING LANDSCAPING WILL COVER A MINIMUM 15% OF THE SUBJECT SITE'S NET LOT AREA.

SIGNAGE

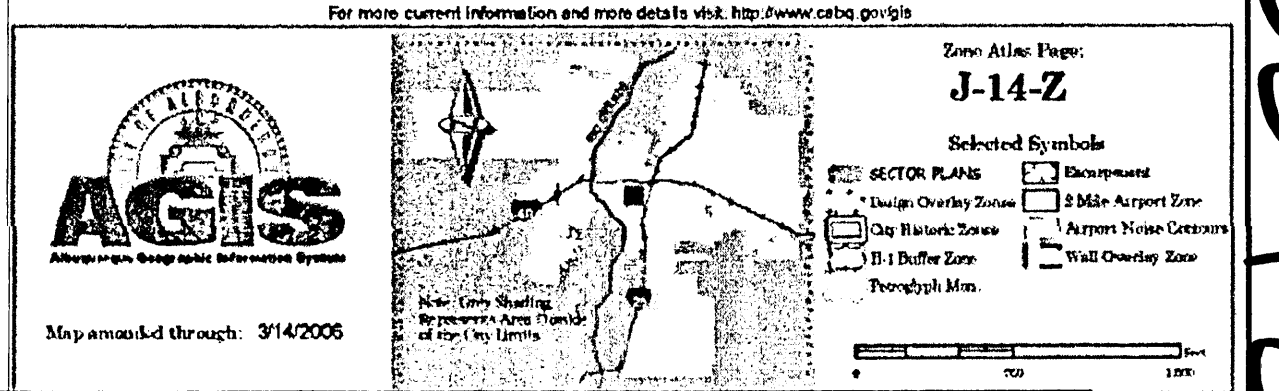
- EXISTING 2 SIGNS ON EXISTING BUILDING WILL REMAIN.
- ANY NEW BUILDING SIGNS, IF ANY, WILL BE SIMILAR IN CHARACTER.

SITE LIGHTING

- WILL CONSIST OF LOW LEVEL WALKWAY LIGHTS AT INTERIOR PATHS
- OPEN SPACE LIGHTING WILL BE BY BUILDING WALL LIGHTS AND CEILING LIGHTS AT PORTALES.
- PARKING LIGHTING WILL BE DOWN-LIT POLE LIGHTS, 20' HIGH MAXIMUM, DARK SKY COMPLIANT.

PEDESTRIAN AMENITIES

- DEVELOPMENT WILL INCLUDE IN-SITE SIDEWALKS, 6' MIN. WIDE, AND WILL INCLUDE APPROX. 2400 S.F. USABLE OPEN SPACE IN FORM OF LANDSCAPED PLAZA WITH BENCHES (FOR GARDEN AND RECREATION) WALKWAYS, LANDSCAPING AND 2 PORTALES FOR SHADE - MINIMUM 8' DEPTH.
- TOTAL SIDEWALK CIRCULATION IS 1,393 SQ. FT. FOR THIS DEVELOPMENT.



H4 VICINITY MAP

PROJECT NUMBER: 1004875

APPLICATION NUMBER: 0708-70382

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) date June 17, 2005 and the finding and conditions in the Official Notification of Decision are satisfied.

Is an infrastructure List required? YES  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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>[Signature]</i>	1-18-08
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	12-19-07
Water Utility Department ABQ WUA	Date
<i>[Signature]</i>	12/14/07
Parks and Recreation Department	Date
<i>[Signature]</i>	9/25/09
City Engineer	Date
Environmental Health Department (conditional)	Date
<i>[Signature]</i>	12/14/07
Solid Waste Management	Date
<i>[Signature]</i>	12/19/07
DRB Chairperson, Planning Department	Date
*Environmental Health, if necessary	Date

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SMPC ARCHITECTS

QUAKER FRIENDS MEETING HOUSE

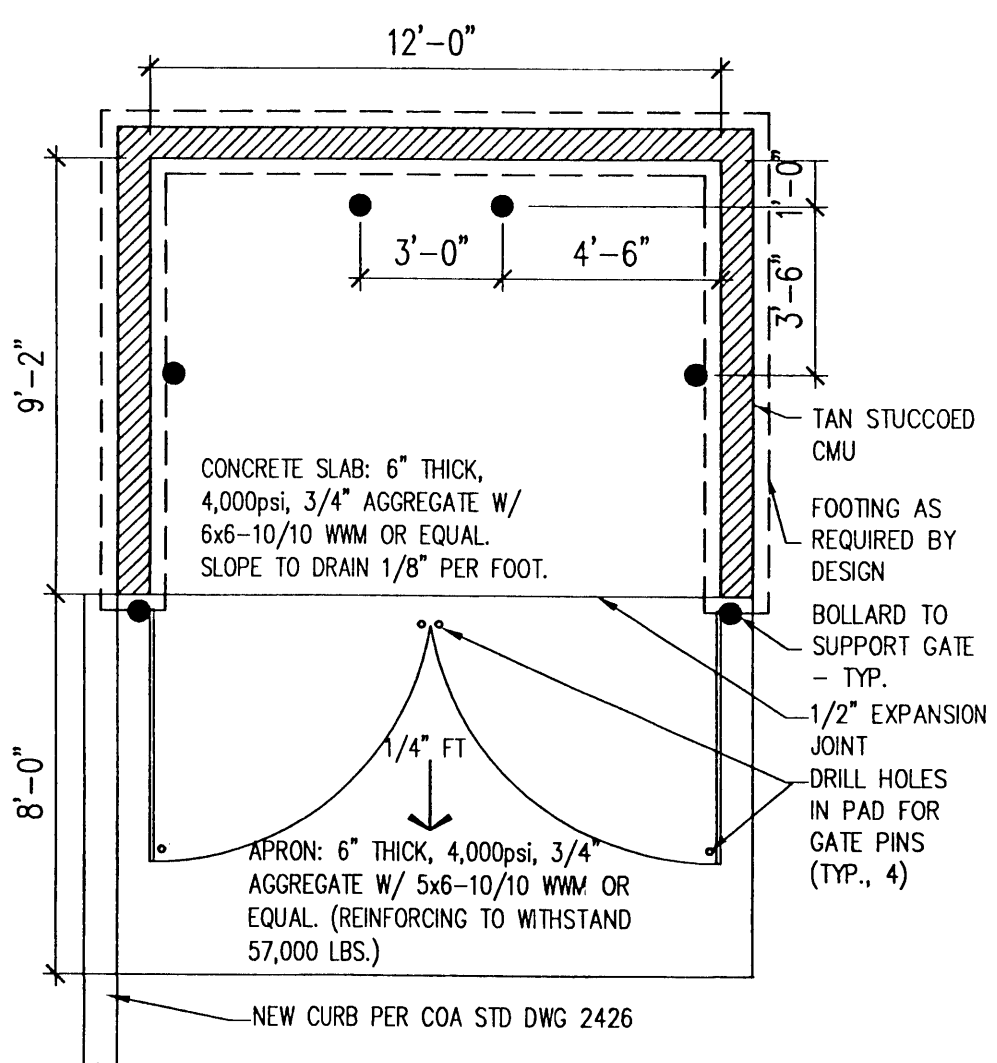
SITE PLANS

REV. #	DATE	PROJECT # 04030
REVISION 110-06-2006	DWN BY: LLL	
REVISION 202-01-2007	CHK BY: PRL	
REVISION 308-14-2007	DATE: 05/04/06	
REVISION 412-12-2007		

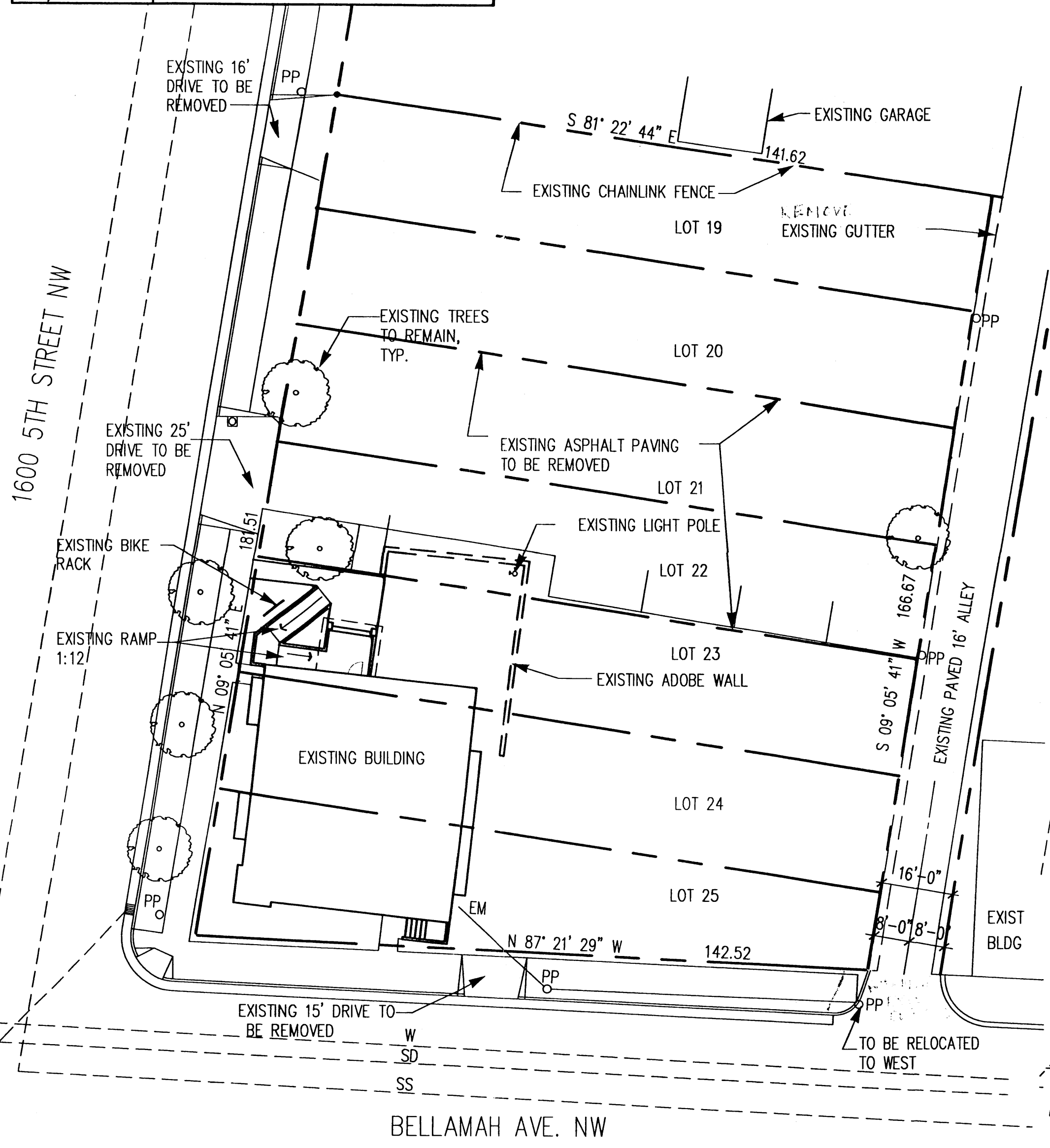
ALLISON ABRAHAM No. 1515

C101

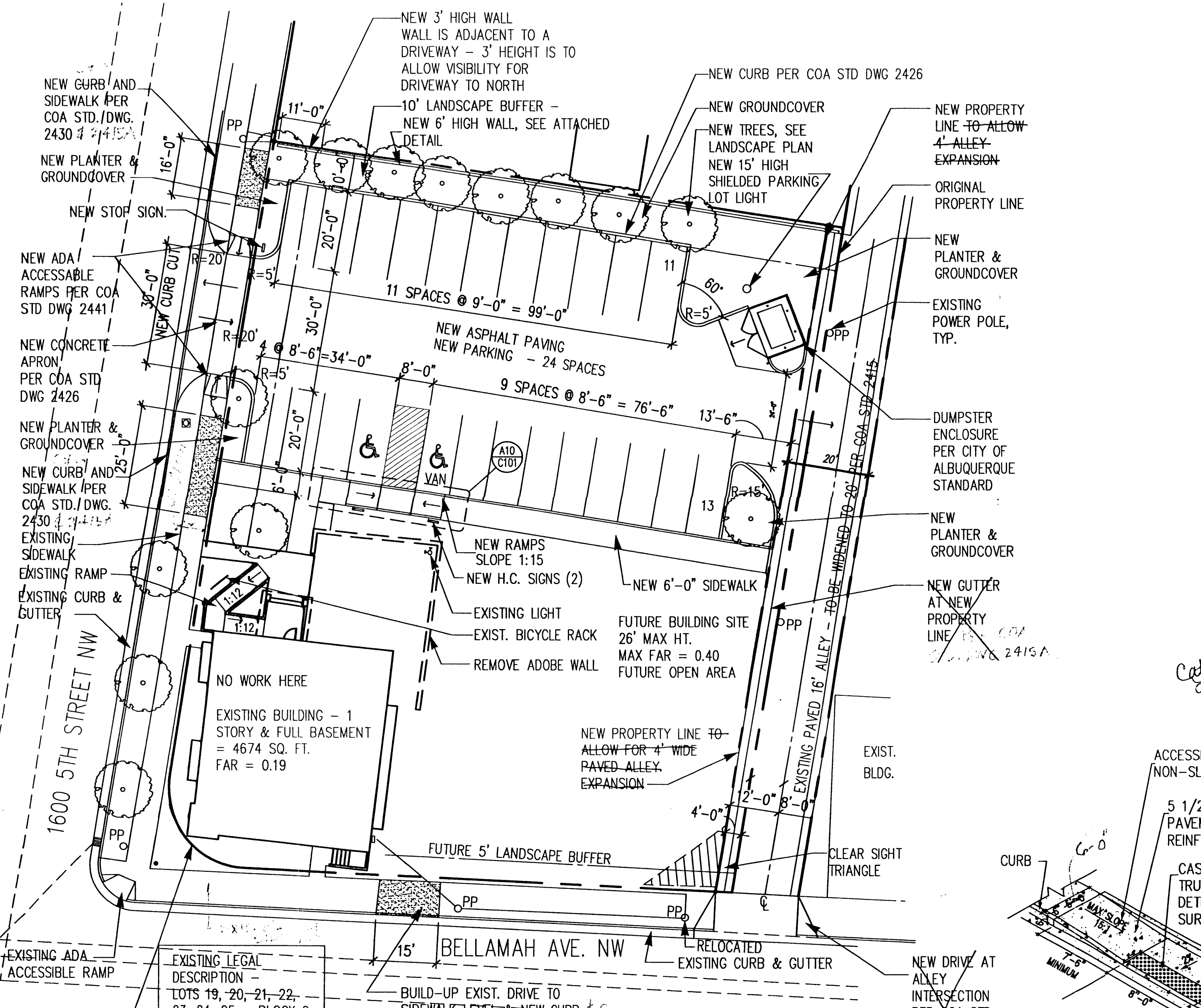
1 OF 3



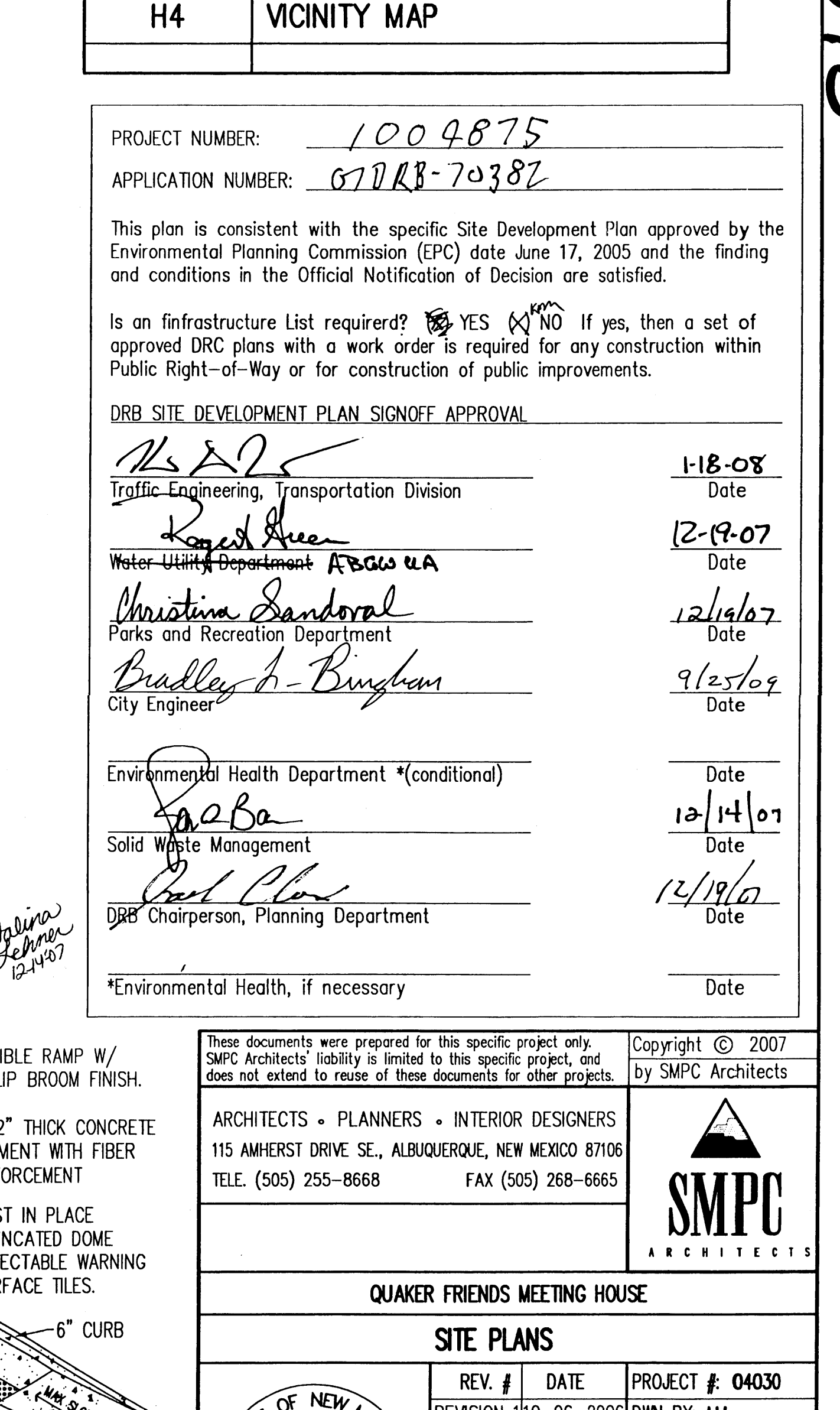
J1 DUMPSTER ENCLOSURE  
1/4"=1'-0"



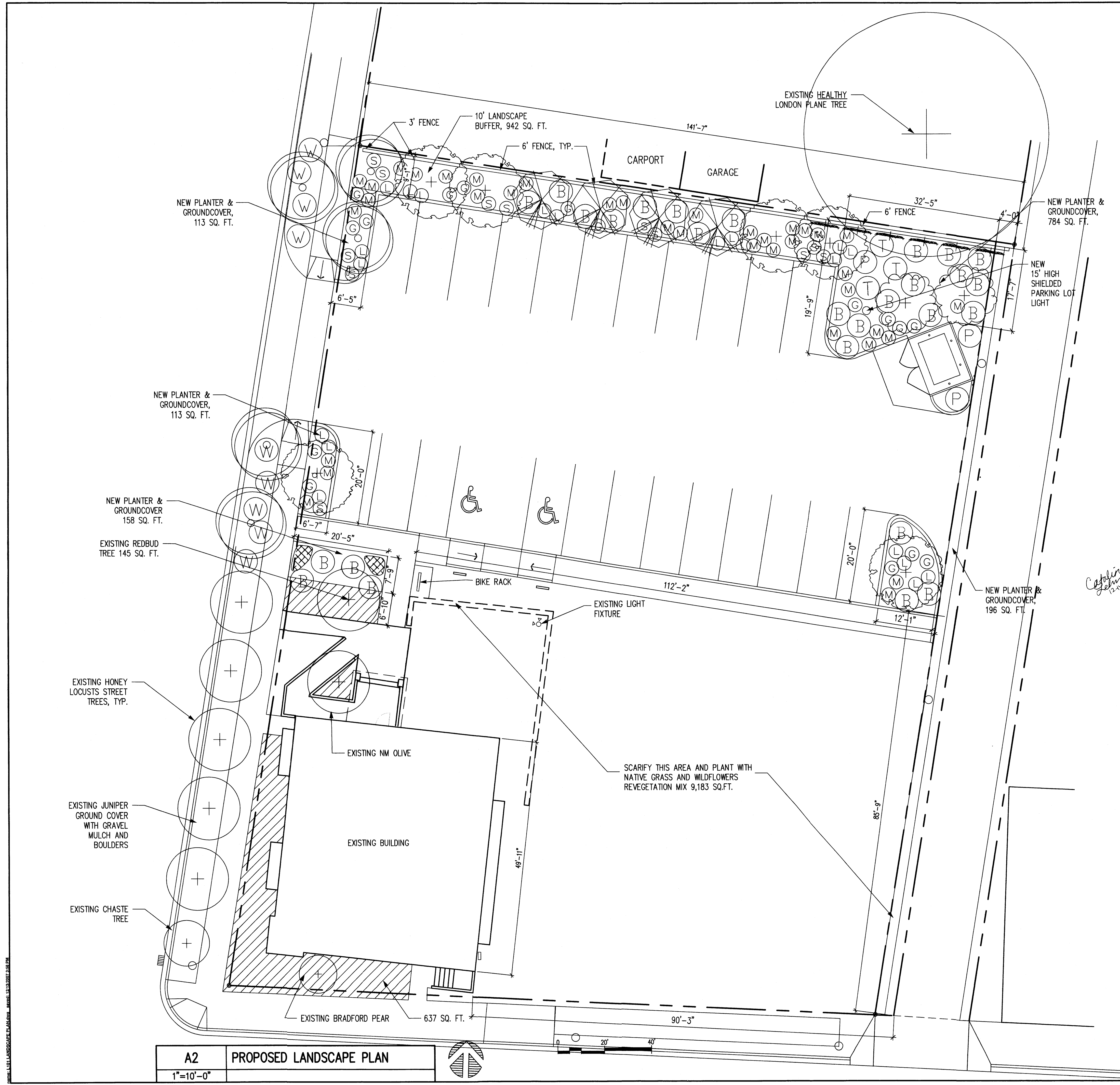
A1 EXISTING SITE & CONCEPTUAL UTILITY PLAN  
1"=20'-0"



A7 PROPOSED SITE PLAN  
1"=20'-0"



A10 RAMP - ADA SPACE  
1/8"=1'-0"



LEGEND				
SYMBOL	PLANT MATERIAL	SIZE	MATURE HT. AND SPREAD	WATER USAGE
	TREES			
(+)	EXISTING DEODUOUS TREE AS INDICATED			
(+)	PURPLE ROBE LOCUST ROBINIA AMBIGUA	2" CAL	40'/35'	LOW
(+)	GOLDEN RAIN TREE KOELREUTERIA PANICULATA	2" CAL	20'/25'	MEDIUM
(+)	AFGHAN PINE PINUS ELDARICA	6" B&B	35'/30'	MEDIUM
(+)	CHASTE TREE VITEX ANGUS-CASTUS	15 GAL	15'/15'	LOW
	XERIC SHRUBS			
(B)	ANDORRA JUNIPER JUNIPERUS HORIZONTALIS 'PLUMOSA'	1 GAL	18" x 6'	LOW
(G)	LYDIA BROOM GENISTA LYDIA	1 GAL	2' x 3'	LOW
(L)	ENGLISH LAVENDER LAVENDULA ANGUSTIFOLIA	1 GAL	3' x 3'	MEDIUM
(M)	BLUE MIST SPIREA CARYOPTERIS CLANDONEUSIS	1 GAL	3' x 3'	LOW
(P)	RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA	1 GAL	5' x 5'	LOW
(S)	GREEN SANTOLINA SANTOLINA CHAMAECY PARISSUS	1 GAL	2' x 2'	LOW
(T)	TUSCAN BLUE ROSEMARY ROSMARINUS OFFICINALIS	1 GAL	5' x 5'	LOW
(W)	WILTON CARPET JUNIPER JUNIPERUS HORIZONTALIS 'WILTONI'	1 GAL	5' x 5'	LOW
(H)	HONEYSUCKLE LONICERA JAPONICA HALLIANA	1 GAL	6' +	MEDIUM
(Hatched)	EXISTING XERIC SHRUB LANDSCAPING	-	-	-
(Dotted)	NATIVE GRASS & WILDFLOWERS REVEGETATION MIX	SEED	-	LOW
(Cross-hatched)	ANNUAL AND PERENNIAL FLOWERS	-	-	-

*Catalina Schmeier 12/10/07*

LANDSCAPING REQUIREMENTS	
TOTAL SITE AREA	24,653 SQ. FT.
TOTAL EXISTING BUILDING FOOTPRINT	2,376 SQ. FT.
NET SITE AREA	22,277 SQ. FT.
LANDSCAPED AREAS: (REQUIRED 15% OF 22,277 = 3,342 SQ. FT.)	
EXISTING	782 SQ. FT.
PROPOSED	11,489 SQ. FT.
PLANTERS:	2,306 SQ. FT.
REVEGETATION:	9,183 SQ. FT.
TOTAL	12,271 SQ. FT.
HIGH WATER TURF AREAS	0 SQ. FT.

- NOTES**
- ALL PLANT MATERIAL TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
  - THE OWNER AGREES TO PROPERLY MAINTAIN ALL LANDSCAPING IN A LIVING CONDITION AND TO REPLACE DEAD PLANT MATERIAL IN A TIMELY MANNER.
  - LANDSCAPING, PLANTING AND IRRIGATION SYSTEM DESIGN WILL COMPLY WITH WATER CONSERVATION LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE 6-1-1-1 THROUGH 6-1-1-14.
  - ALL PLANTING AREAS TO RECEIVE 3" DEEP BROWN LARGE BARK MULCH TOPPING OVER FILTER FABRIC.

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**SMPC ARCHITECTS**

QUAKER FRIENDS MEETING HOUSE

**LANDSCAPE PLAN**

REV. #	DATE	PROJECT # 04030
REVISION 1	10-06-2006	DWN BY: JTH
REVISION 2	06-01-2007	CHK BY: CAA
REVISION 3	08-14-2007	DATE: 07/31/06
REVISION 4	12-12-2007	

STATE OF NEW MEXICO  
ALLISON ABRAHAM  
12/12/07

**L101**  
1 OF 1

**A2 PROPOSED LANDSCAPE PLAN**  
1"=10'-0"