

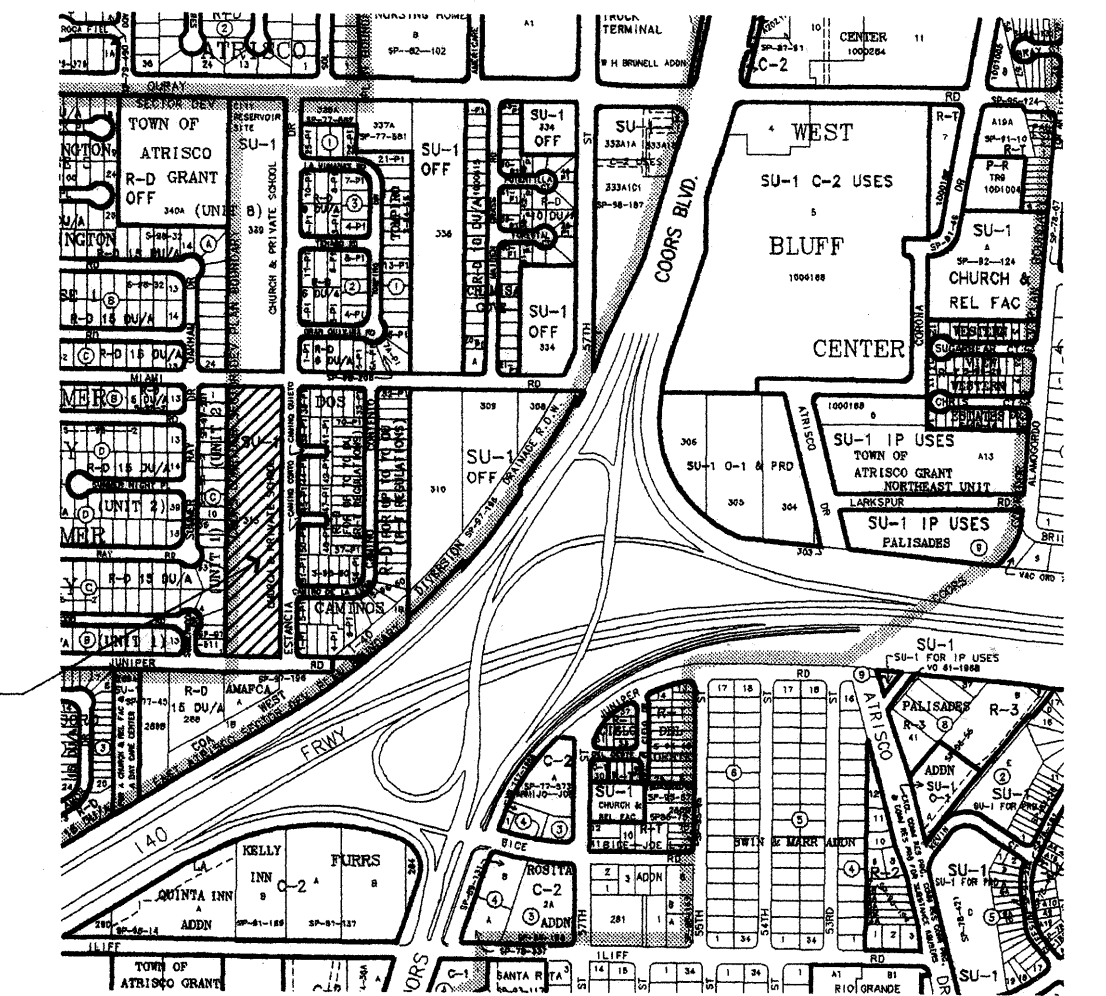
PROJECT NUMBER: 1005126
Application Number: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated NOVEMBER 17, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRB 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:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
<i>Michael Holten</i> Solid Waste Management	1/16/07 Date
DRB Chairperson, Planning Department	Date



PROJECT DATA

ADDRESS: 2201 ESTANCIA RD. NW, ALBUQUERQUE, NM 87120

AREA:
TRACT AREA: 217,770 S.F. (5.0 ACRES)
EXISTING BUILDING AREA: 15,170 S.F.
NEW BUILDING AREA: 13,044 S.F.
TOTAL BLDG. AREA (EXISTING + NEW): 28,214 S.F.
F.A.R.: 0.13
EXISTING ASPHALT PARKING TO REMAIN: 39,285 SF
NEW ASPHALT PARKING: 20,430 SF
EXISTING CONCRETE WALKS TO REMAIN: 2,713 SF
NEW CONCRETE WALKS: 5,487 SF

ZONING:
ZONE MAP H-11
SU-1 FOR CHURCH & PRIVATE SCHOOL

HEIGHT: 26 FEET, PER R-2 REGULATIONS, UNLESS MODIFIED BY PLANNING COMMISSION, 14-16-22 (D)

BUILDING SETBACKS:
FRONT YARD (JUNIPER RD.) SETBACK: 15 FEET
SIDE YARD SETBACK (ESTANCIA RD. & WEST PROPERTY LINE): 5 FEET PER UNDERLYING ZONE

OFF-STREET PARKING (PER 14-16-3-1 (A)(3) OF ZONING CODE):
ONE SPACE FOR EACH FOUR SEATS IN MAIN ROOM (SANCTUARY), EACH 30 INCHES OF FEW SPACES CONSIDERED ONE SEAT (5,711 PEWS / 30" = 191 SEATS)

191 SEATS / 4 = 48 CAR SPACES REQ'D

CAR PARKING PROVIDED: 143 SPACES (INCL. 10 HC SPACES)

HC PARKING: 3 HC SPACES REQUIRED FOR 36-50 REQUIRED CAR PARKING SPACES (ZONING CODE, 14-16-3-1 (F)(9))
IBC REQUIREMENTS ARE MORE STRINGENT:
8 HC SPACES REQUIRED FOR 101-300 PARKING SPACES PROVIDED, WITH ONE VAN ACCESSIBLE SPACE

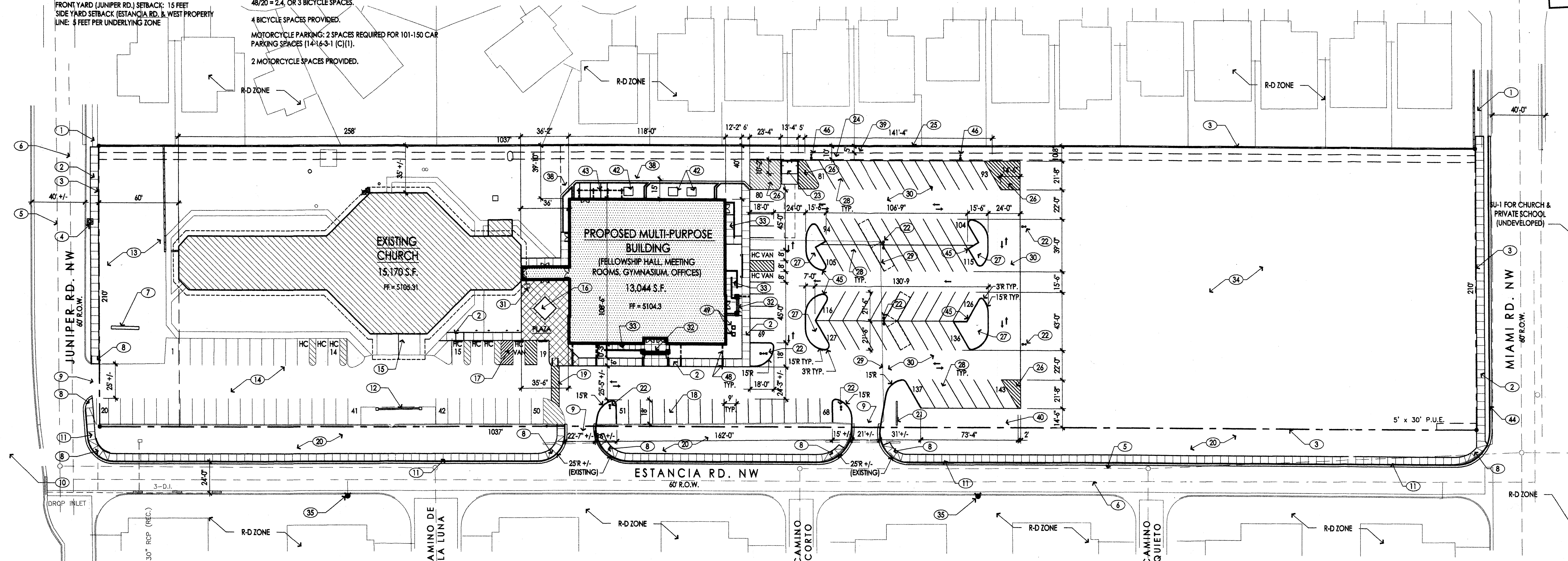
9 HC SPACES PROVIDED, INCL. 3 VAN ACCESSIBLE

BICYCLE PARKING: 1 SPACE PER EACH 20 REQUIRED CAR PARKING SPACES (TWO MINIMUM) (14-16-3-1 (B)(3))
48/20 = 2.4, OR 3 BICYCLE SPACES.

4 BICYCLE SPACES PROVIDED.

MOTORCYCLE PARKING: 2 SPACES REQUIRED FOR 101-150 CAR PARKING SPACES (14-16-3-1 (C)(1)).

2 MOTORCYCLE SPACES PROVIDED.



KEYED NOTES

- EXISTING 4' WIDE SIDEWALK.
- NEW 6' WIDE SIDEWALK.
- PROPERTY LINE.
- EXISTING WATER METER.
- EXISTING SANITARY SEWER MAIN.
- EXISTING WATER MAIN.
- EXISTING SIGN TO REMAIN.
- NEW SIDEWALK RAMP.
- EXISTING INGRESS/EGRESS.
- BIKE TRAIL RECENTLY BUILT BY C.O.A. ON SOUTH SIDE OF JUNIPER.
- NEW 6' SIDEWALK DIRECTLY BEHIND NEW MEDIAN CURB.
- EXISTING SITE WALL TO REMAIN.
- LANDSCAPED FRONT YARD, 15' MINIMUM BUFFER.
- EXISTING PARKING TO REMAIN.
- MAIN ENTRANCE TO EXISTING CHURCH.
- PLANTER.
- TWO NEW MOTORCYCLE PARKING SPACES.
- RE-STRIPE EXISTING ASPHALT PARKING LOT.
- PEDESTRIAN DRIVE AISLE CROSSING W/ PAINTED STRIPING ON EXISTING ASPHALT.
- EXISTING PONDING AREA TO REMAIN.
- NEW MONUMENT SIGN. REFER DETAIL A3 THIS SHEET.
- POLE LIGHT. REFER DETAIL A2 THIS SHEET.
- TRASH ENCLOSURE PER C.O.A. STANDARD SINGLE DUMPSTER ENCLOSURE REQUIREMENTS. REFER TO DETAIL A1 THIS SHEET.
- 10' WIDE LANDSCAPE BUFFER.
- EXISTING GRAY CMU SITE WALL. HEIGHT VARIES WITH SLOPE (6' HIGH TYPICALLY), FULL LENGTH OF WEST PROPERTY LINE.
- STRIPED ASPHALT.
- PLANTER BED OPENING IN ASPHALT PARKING LOT.
- 60° DIAGONAL PARKING, PER D.P.M. FIG. 23.7.1, TYPICAL.
- EDGE OF EXISTING ASPHALT PARKING LOT. EXISTING ASPHALT TO REMAIN IN THIS AREA, AND TO BE RE-STRIPE AS SHOWN.
- NEW ASPHALT PARKING.
- BIKE RACK, 4 SPACES.
- STEPS UP TO BUILDING ENTRY.
- RAMP UP TO BUILDING ENTRY.
- AREA FOR FUTURE CHURCH EXPANSION.
- EXISTING FIRE HYDRANT.
- NOT USED.
- NOT USED.
- NEW CURB & GUTTER.
- 5' WIDE MINIMUM BUILDING SETBACK.
- NEW LANDSCAPED SIDE YARD, (6' MIN. BUFFER).
- NOT USED.
- GROUND-MOUNTED MECHANICAL UNIT.
- TRELLIS STRUCTURE.
- NEW MEDIAN CURB.
- ASPHALT CURB.
- POLE LIGHT W/ SHIELDED LIGHT FIXTURE (AT WEST SIDE OF PARKING LOT ONLY).
- CONCRETE RUNDOWN FROM DOWNSPOUT TO CURB & GUTTER.
- UNDERGROUND PVC PIPE FROM DOWNSPOUT TO SIDEWALK CULVERT.
- CONDENSING UNITS ON CONCRETE PAD.

SPBP
PRELIMINARY PLAT
APPROVED BY DRB
ON _____

Addition to
Central Seventh Day Adventist Church
2201 Estancia Road NW
Albuquerque, NM

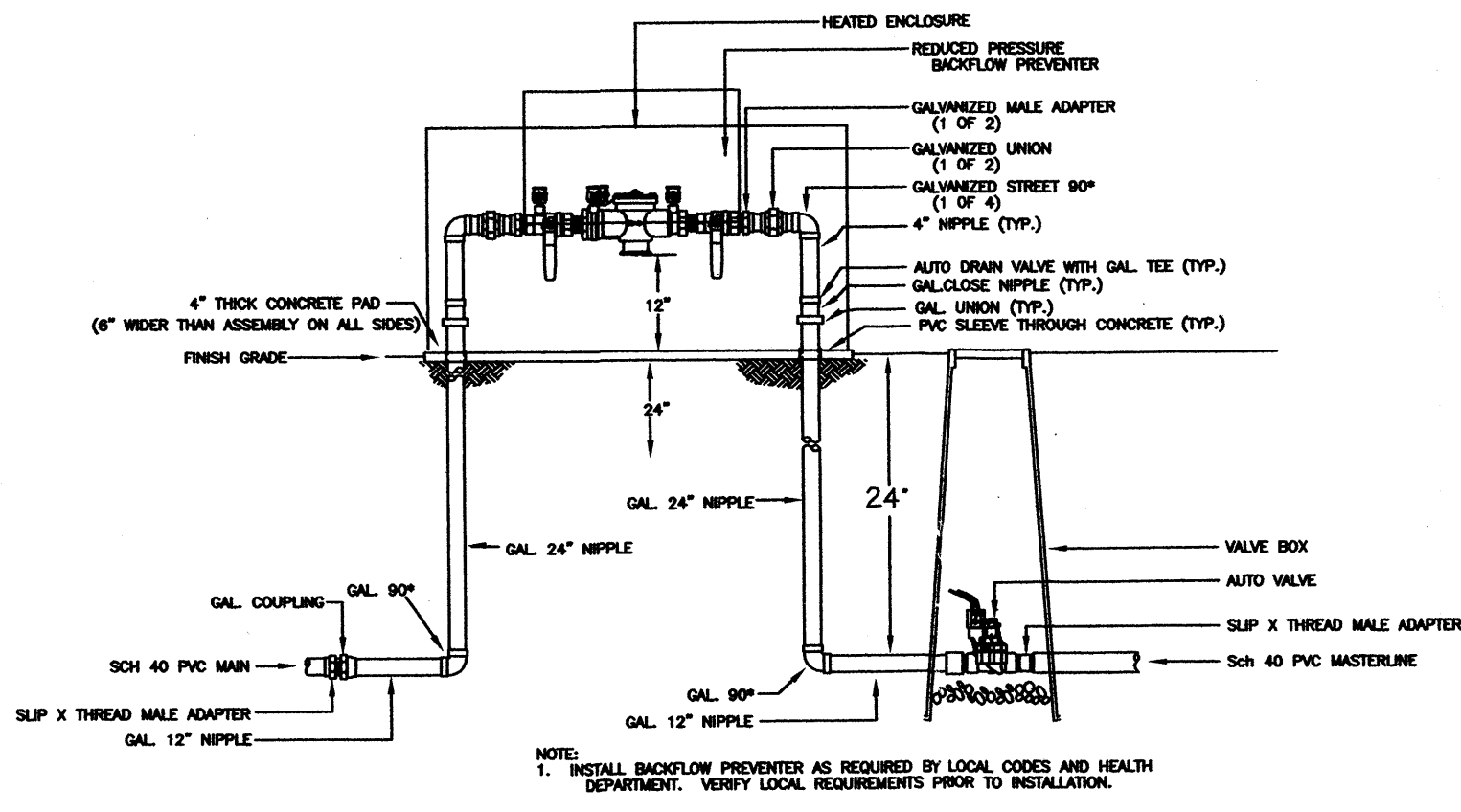
David West
Architect
AIA



1504 Camino Ecuestre NW
Albuquerque, NM 87107
ph/fax: 505-266-6416

REVISIONS	SITE PLAN
▲	
▲	
▲	
▲	
DATE 1-15-07	OF

A001



Mastervalue w/RPBA

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Water Use
Trees				
5	⊕	<i>Crataegus phaenopyrum</i> Washington Hawthorn	15-Gal	Medium+
12	⊙	<i>Forestiera neomexicana</i> New Mexico Olive	15-Gal	Medium
9	⊙	<i>Pistachia</i> Chinese Pistache	2" B&B	Medium+
3	⊙	<i>Chitalpa</i> Chitalpa	15-Gal	Medium +
5	⊙	<i>Quercus Buckleyi</i> Texas Red Oak	2" B&B	Medium
24	⊙	<i>Populus Acuminata</i> Mountain Cottonwood	2" B&B	Medium
Shrubs/Groundcovers				
8	⊙	<i>Caryopteris clandonensis</i> Blue Mist	5-Gal	Medium
18	⊙	<i>Cotoneaster parveyi</i> Clusterberry Cotoneaster	5-Gal	Medium
15	⊙	<i>Juniperus sabinia</i> 'Buffalo' Buffalo Juniper (female)	5-Gal	Low +
15	⊙	<i>Ceratostigma</i> Dwarf Plumbago	1-Gal	Low+
16	⊙	<i>Potentilla fruticosa</i> Shrubby Cinquefoil	5-Gal	Medium+
7	⊙	<i>Rhaphiolepis indica</i> India Hawthorn	5-Gal	Medium
59	⊙	<i>Rosmarinus officinalis</i> Rosemary	5-Gal	Low +
13	⊙	<i>Sphaeralcea</i> Scarlet Globmallow	1-Gal	Low +
24	⊙	<i>Oenothera</i> Mexican Evening Primrose	1-Gal	Low +
Ornamental Grasses				
44	⊙	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist	1-Gal	Medium

SITE DATA

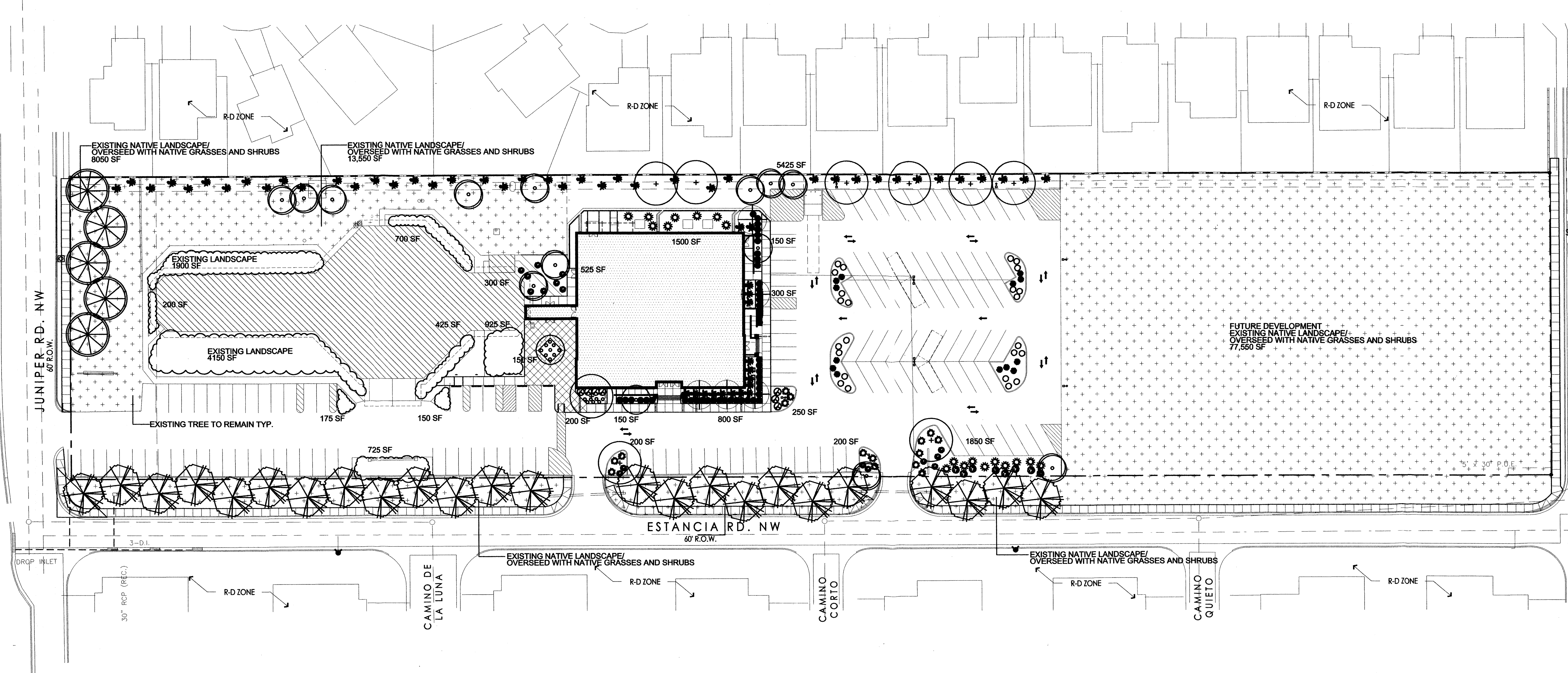
GROSS LOT AREA	217,770 SF
LESS BUILDING(S)	28,214 SF
LESS FUTURE DEVELOPMENT	77,550 SF
NET LOT AREA	112,006 SF
REQUIRED LANDSCAPE	16,800 SF
15% OF NET LOT AREA	31,250 SF
EXISTING LANDSCAPE	11,700 SF
PROPOSED LANDSCAPE	42,950 SF
TOTAL LANDSCAPE PROVIDED	38 %
PERCENT OF NET LOT AREA	
REQUIRED STREET TREES	29
PROVIDED AT 30' O.C. SPACING ALONG STREET	
REQUIRED PARKING LOT TREES	14
PROVIDED AT 1 PER 10 SPACES (143 SPACES/10)	
EXISTING TREES	6
PROPOSED TREES	11
TOTAL PARKING LOT TREES PROVIDED	17

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION PROVIDED BY OWNER
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER (WILKINS MODEL 975) PER CITY OF ALBUQUERQUE
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH OVER FILTER FABRIC
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.
NATIVE SEED TO BE C.O.A. WEST SIDE MIX WITH SHRUB SEED AT 11 LBS. PER ACRE.



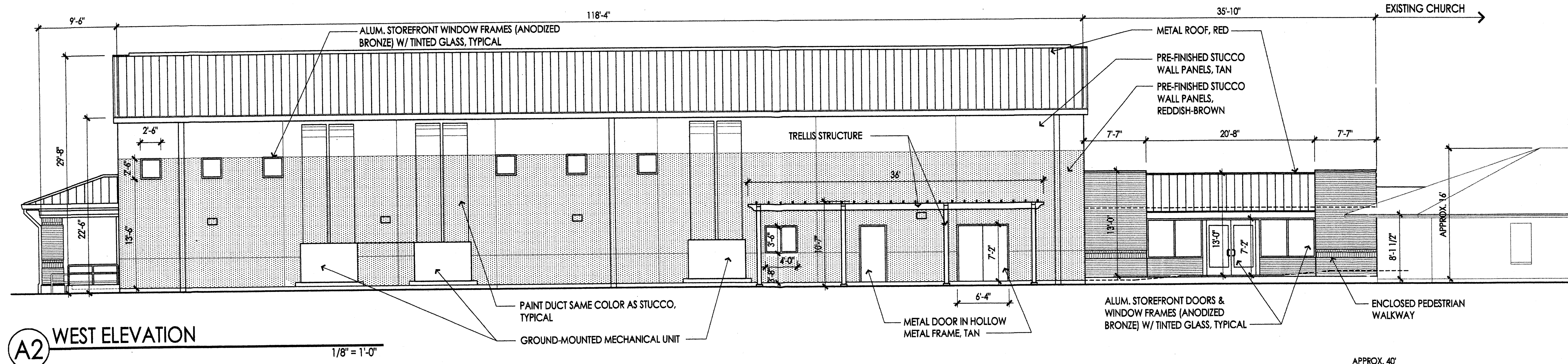
Growing Better **Up Heads**
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
P. O. BOX 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

Addition to
Central Seventh Day Adventist Church
2201 Estancia Road NW
Albuquerque, NM

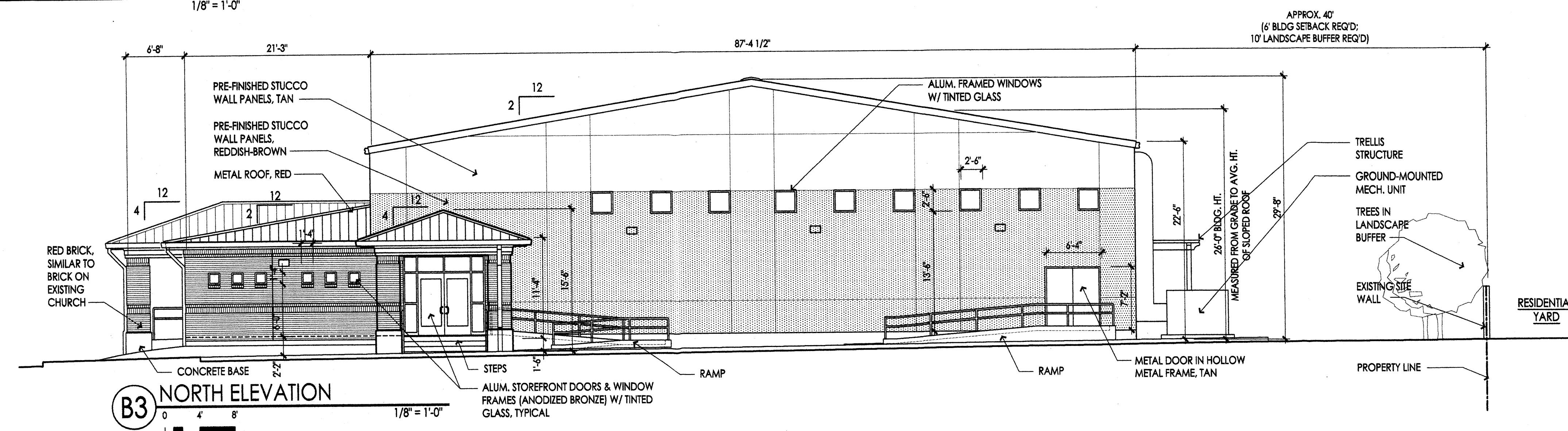
David West
Architect
AIA
STATE OF NEW MEXICO
JOHN GLENN BRALY
#128
REGISTERED LANDSCAPE ARCHITECT

REVISIONS	LANDSCAPE PLAN
1 11-6-06	
2 10-27-06	
3 10-2-06	
DATE 1-8-07	OF

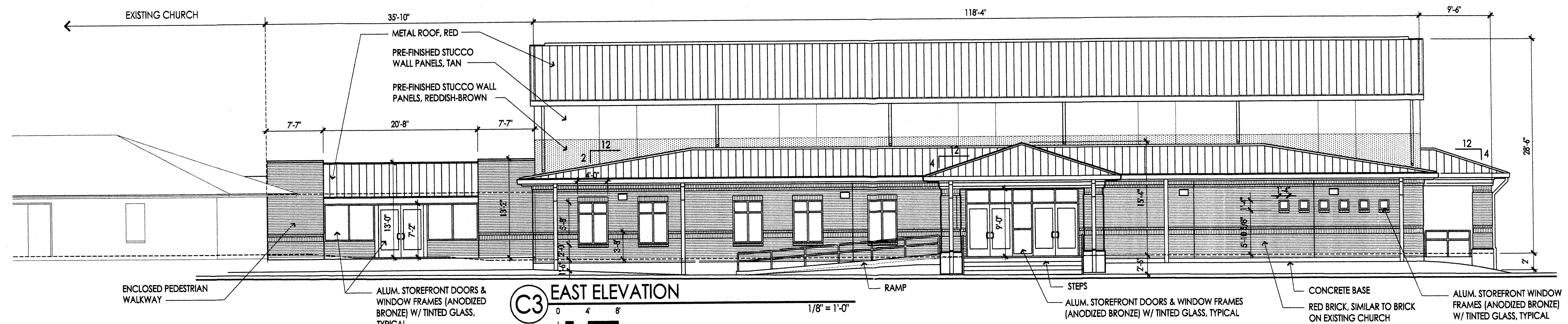
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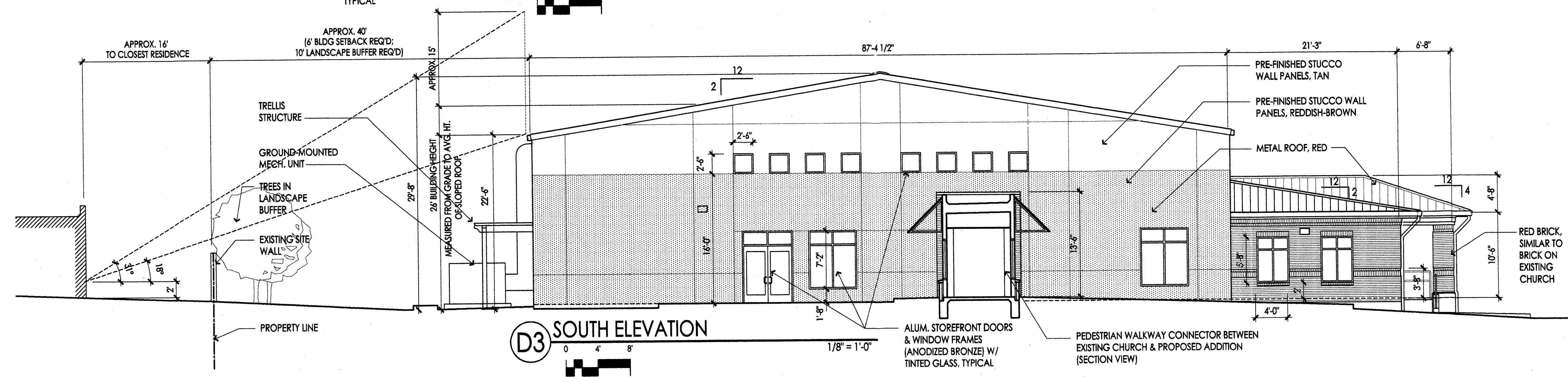
A2 WEST ELEVATION
1/8" = 1'-0"



B3 NORTH ELEVATION
1/8" = 1'-0"



C3 EAST ELEVATION
1/8" = 1'-0"



D3 SOUTH ELEVATION
1/8" = 1'-0"

Addition to
Central Seventh Day Adventist Church
 2201 Estancia Road NW
 Albuquerque, NM

David West
 Architect
 AIA

STATE OF NEW MEXICO
 DAVID PAUL WEST
 NO. 3208
 1-15-07
 REGISTERED ARCHITECT

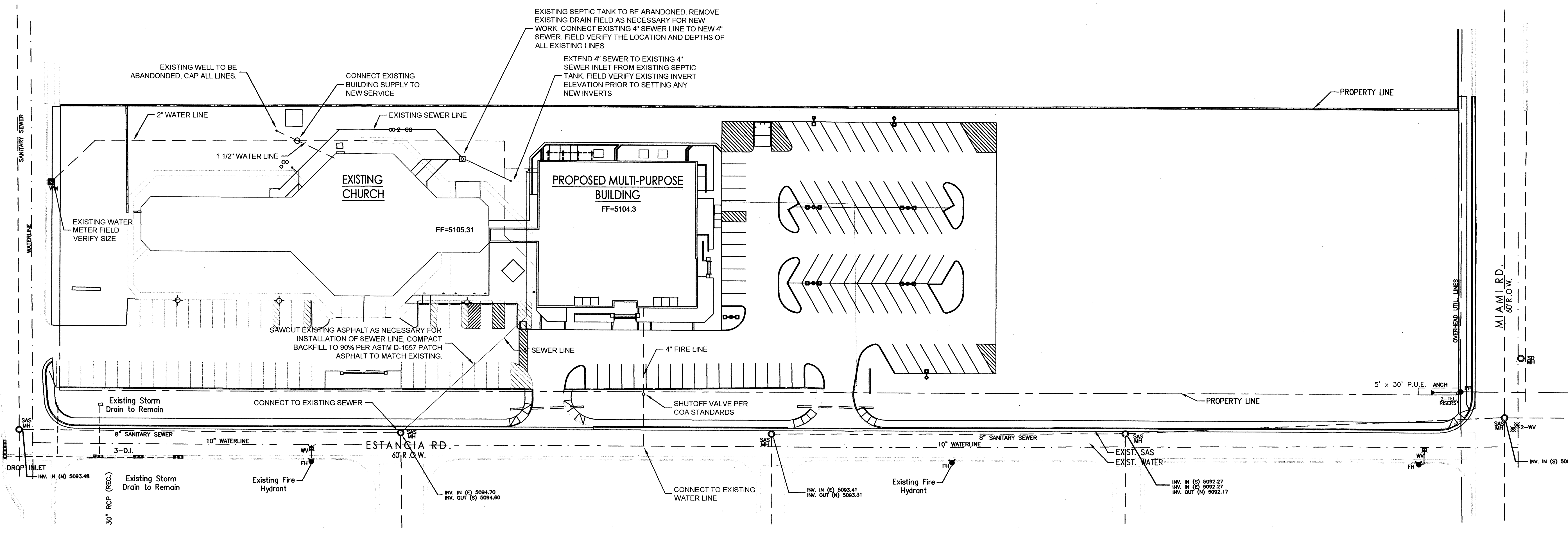
1504 Camino Ecuestre NW
 Albuquerque NM 87107
 ph/fax: 505-266-6416

REVISIONS	BLDG. ELEVATIONS
▲	A301 OF
▲	
▲	
DATE 1-15-07	

GENERAL NOTES

- A. CONTRACTOR NOTE: THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE SURVEY PROVIDED TO THE ARCHITECT, SITE INSPECTION, AND DISCUSSIONS WITH MUNICIPAL OFFICIALS. IT IS POSSIBLE THAT THE EXACT LOCATION OF BURIED LINES IN THE IMMEDIATE VICINITY OF THE PROPOSED BUILDING MAY BE SOMEWHAT DIFFERENT FROM THE LOCATION SHOWN ON THIS DRAWING. IF ADDITIONAL LINES ARE ENCOUNTERED, THEY SHALL BE EXPOSED AND IDENTIFIED BY THIS CONTRACTOR. WHERE ADDITIONAL LINES AND/OR DIFFERING LOCATIONS ARE ENCOUNTERED, THIS CONTRACTOR SHALL REQUEST THAT THE ARCHITECT ISSUE A RULING AS TO ANY NECESSARY CHANGE OF MATERIALS, RE-ROUTING, ABANDONING OR RELOCATING OF SUCH LINES.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

MINIMUM DEPTH BELOW GRADE (COVER):
WATER - 36" SEWER - 48" GAS - 18"
EXCEPT AT BUILDING CONNECTION
- C. SPECIFIC: THE CONTRACTOR SHALL BEAR ALL COSTS AND BE TOTALLY RESPONSIBLE FOR ALL OF THE UTILITY SERVICES AND THEIR COMPLETE INSTALLATION, AS SHOWN ON THE CONTRACT DRAWINGS, AND/OR DETAILS AND SPECIFICATIONS.
- D. SEWER PIPING BELOW SLAB OR PAVING, OR WITHIN 10' OF WATER LINES SHALL BE STANDARD WEIGHT ABS
- E. THIS CONTRACTOR IS TOTALLY RESPONSIBLE FOR CONTACTING PUBLIC UTILITY COMPANIES, MUNICIPALITIES, AND/OR OTHERS HAVING JURISDICTION ON UTILITY SERVICES FOR ALL CURRENT INFORMATION ON FEE CHARGES AND ALL OTHER COST EXPENSES REQUIRED IN PROVIDING COMPLETE AND FULLY OPERATING UTILITY SERVICES TO THIS PROJECT.
- F. REFER TO ARCHITECTURAL PLANS FOR COORDINATION WITH FINAL FINISHED AND EXISTING GRADES, AND OTHER SITE IMPROVEMENTS. ALSO REFER TO CIVIL, LANDSCAPING, AND ELECTRICAL DRAWINGS, AND OTHER DRAWINGS THAT MAY BE INCLUDED IN THIS SET OF CONTRACT DOCUMENTS.
- G. THIS CONTRACTOR SHALL COORDINATE CUT-OFF OF EXISTING UTILITIES FOR NEW CONNECTIONS WITH PUBLIC UTILITY COMPANY AND/OR MUNICIPALITY ENGINEERING OFFICIALS AND OWNER, AND HE SHALL CONFORM TO THEIR REQUIREMENTS. THE UTILITIES' CONNECTION POINTS SHOWN ON PLANS ARE APPROXIMATE ONLY.
- H. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SEWER LINES AND MANHOLES BEFORE SETTING ANY NEW INVERTS (EITHER INSIDE BUILDING AREA OR ON SITE). SHOULD INVERTS DIFFER GREATLY FROM THOSE SHOWN ON THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED AND A DECISION MADE AS TO ANY CHANGE IN MANHOLE INVERTS, CHANGES IN ROUTING AND/OR CHANGE IN ON-SITE SEWER LINE SLOPES AND INVERTS.
- I. REMOVE EXISTING ASPHALT AS NECESSARY FOR INSTALLATION OF NEW UNDERGROUND UTILITIES, TRENCH AND BACKFILL (COMPACT TO 90% PER ASTM D-1557) PATCH ASPHALT TO MATCH EXISTING.
- K. UTILITIES CONNECTIONS REQUIRING MAJOR SHUT-DOWN OF EXISTING FACILITIES SHALL BE SCHEDULED DURING OFF-HOURS, SUCH AS EVENINGS AND WEEKENDS, AND MUST BE SCHEDULED AND APPROVED BY OWNER AND ARCHITECT.
- L. THIS CONTRACTOR SHALL INSTALL PROPER (OSHA) BARRICADES IN PEDESTRIAN AND VEHICULAR TRAFFIC AREAS AS NEEDED TO ENSURE SAFETY AND THAT ALL FEDERAL, STATE AND LOCAL STANDARDS ARE COMPLIED WITH.
- M. CONTRACTOR SHALL MAKE EVERY EFFORT TO PROMPTLY COVER ALL PIPE TRENCHES AND OTHER EXCAVATION SITES TO MINIMIZE ANY POTENTIAL HAZARDS.
- N. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELIGHTING OF ALL GAS PILOTS ON ALL GAS APPLIANCES AND EQUIPMENT AFFECTED BY SHUT-OFF OF GAS SUPPLY CAUSED BY THE CONTRACTOR FOR ANY REASON (RE-ROUTING OF LINES, MAKING NEW CONNECTIONS, ETC.).
- P. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.
- Q. UTILITY TRENCHES TO BE BACK FILLED AND COMPACTED TO 90% PER ASTM D-1557, REFER TO GEOTECHNICAL REPORT OF ADDITIONAL REQUIREMENTS.

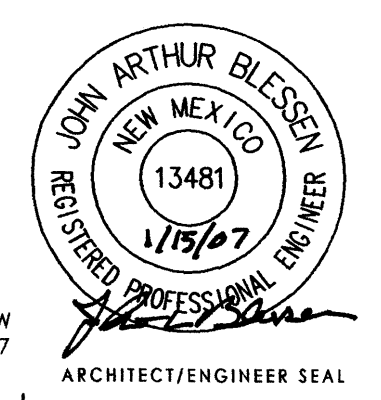


(A1) SITE UTILITY PLAN
1"=40'-0"

j arthur blessen engineering
architect engineer
11930 Manual Suite 109
Albuquerque, NM 87112
(505) 293-1477

Addition to
**Central Seventh Day
Adventist Church**
2201 Estancia Road NW
Albuquerque, NM
PROJ. # 06005

David West
Architect
AIA
1504 Camino Ecuestre NW
Albuquerque, NM 87107
ph/fax: 505-266-6416



REVISIONS	UTILITY PLAN
△	U-101
△	DATE JANUARY 15, 2007
△	OF
△	

