

NEW BUILDING FOR: NEW COVENANT CHURCH

7200 HOLLY AVE NE
ALBUQUERQUE NEW MEXICO

PROJECT # 1005130

New Building for:
NEW COVENANT CHURCH

7200 Holly Avenue NE
Albuquerque New Mexico

Consultants:

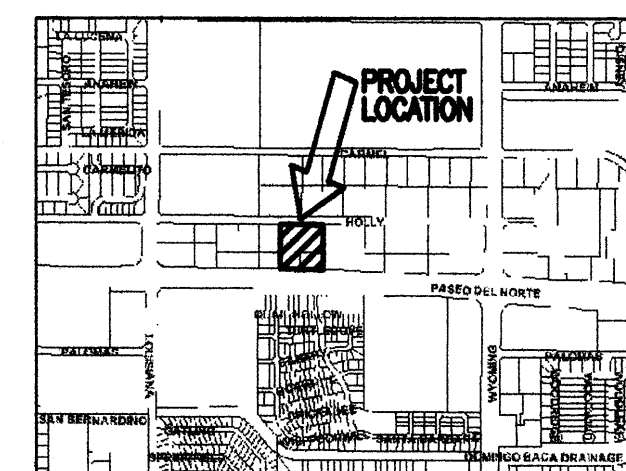
CML:
RESOURCE TECHNOLOGY, INC.
5501 JEFFERSON NE, SUITE 200
ALBUQUERQUE, NM 87109
(505) 243.7300

LANDSCAPE:
THE HILLTOP
7909 EDITH NE
ALBUQUERQUE, NM 87184
(505) 898.9690

Sheet Index:

- 1 OF 6 COVER SHEET
- 2 OF 6 SITE PLAN & DETAILS
- 3A OF 6 LANDSCAPE PLAN
- 3B OF 6 LANDSCAPE DETAILS & CALCULATIONS
- 4 OF 6 GRADING PLAN
- 5 OF 6 UTILITY PLAN
- 5A OF 6 PLAT OF LOT 7-A-1, BLOCK 10
- 6 OF 6 ELEVATIONS

Vicinity Map:



Parking Requirements

PARKING REQUIRED: 1 PER 4 SEATS @ 635 SEATS = 159 SPACES	
PARKING PROVIDED: = 163 SPACES	
REQUIRED H.C. PARKING: 8 SPACES	
H.C. PARKING PROVIDED: 8 SPACES	
BICYCLE PARKING REQUIRED: 8 SPACES	
BICYCLE PARKING PROVIDED: 9 SPACES	
MOTORCYCLE PARKING REQUIRED: 5 SPACES	
MOTORCYCLE PARKING PROVIDED: 5 SPACES	

General Notes

1. VERIFY ALL EXISTING SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS. ALL EXISTING STUB-OUTS TO BE USED AND TIED INTO NEW LINES FOR BUILDING.
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS

Project Data

LOCATION:	7200 HOLLY AVE. ALBUQUERQUE, NM
OWNER:	NEW COVENANT CHURCH OF ALBUQUERQUE
UPC NUMBER:	101906411003030126
LEGAL DESCRIPTION:	LOTS 7A & 25; BLOCK 10 TRACT 2, UNIT 3, N. ALBUQUERQUE ACRES
CURRENT ZONING:	SU-2 MIXED USE (COMPLY W/ CITY ZONING C-1)
ZONE ATLAS PAGE:	C-19 (LA CUEVA SECTOR DEVELOPMENT PLAN)
APPLICABLE CODE:	2003 IBC
CONSTRUCTION TYPE:	II-B; SPRINKLERED
OCCUPANCY GROUP:	A-3
LOT AREA:	140,571 S.F. (2.7306 AC.)
TOTAL BUILDING AREA:	25,000 S.F. WORSHIP CENTER 13,000 S.F. NORTH CLASSROOM WING 6,000 S.F. EAST OFFICE/FELLOWSHIP WING 6,000 S.F.
ROOF OVERHANG AREA:	1,245 S.F.
NET LOT AREA:	115,571 S.F.
PAVED AREA:	96,746 S.F.
TOTAL LANDSCAPE AREA:	18,825 S.F.
% OF NET LOT AREA LANDSCAPED	16.2 %

ALLOWABLE FLOOR AREA:	28,500 S.F. (TABLE 503) 9500 BASE + 200% (SPRINKLERED)
ACTUAL FLOOR AREA:	25,000 S.F.
ALLOWABLE HEIGHT:	36'
ACTUAL HEIGHT:	28'
EXITS REQ'D:	3 (TABLE 1018.1)
MIN. TRAVEL DISTANCE TO EXIT:	250' (TABLE 1015.1)
EXIT WIDTH:	123.3" .15 (TABLE 1005.1) x 822 = 123.3"
EXITS PROVIDED:	3
FIRE EXT. REQ'D:	9
TOTAL OCCUPANT LOAD:	806.5
WORSHIP SPACE 1 PER CHAIR:	635
CLASSROOMS 1 PER 20sf / 3,000sf	150
OFFICES 1 PER 100sf / 2,000sf	20
KITCHEN 1 PER 200sf / 300sf	1.5
LOBBY - 2,000sf	-
PLUMBING CALCS:	
(TABLE 2902.1)	
PHASE 1 (WORSHIP CENTER)	
WATER CLOSETS -	
MALE = 1/150; 635occ. / 2 = 317.5 MALE OCC. =	
MALE = 2.11 REQ'D & 4 PROVIDED	
FEMALE = 1/200; 635occ. / 2 = 317.5 FEMALE OCC. =	
MALE = 4.23 REQ'D & 4 PROVIDED	
LAVATORIES -	
MALE = 1/200; 635occ. / 2 = 317.5 MALE OCC. =	
MALE = 1.587 REQ'D & 2 PROVIDED	
FEMALE = 1/200; 635occ. / 2 = 317.5 FEMALE OCC. =	
FEMALE = 1.587 REQ'D & 2 PROVIDED	
DRINKING FOUNTAIN - 1/1000 REQ'D & 1 PROVIDED	
SERVICE SINK - 1 REQ'D & 1 PROVIDED	



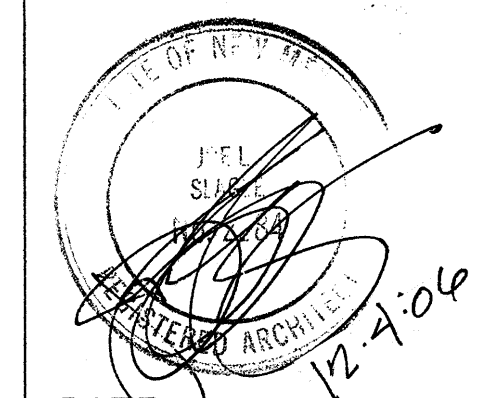
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new mexico 87104
505 246 0870
fax 505 246 0437

REVISIONS:

- 10.04.06 - PER CITY PLANNER'S COMMENTS
- 10.24.06 - PER EPC COMMENTS

ARCHITECT:

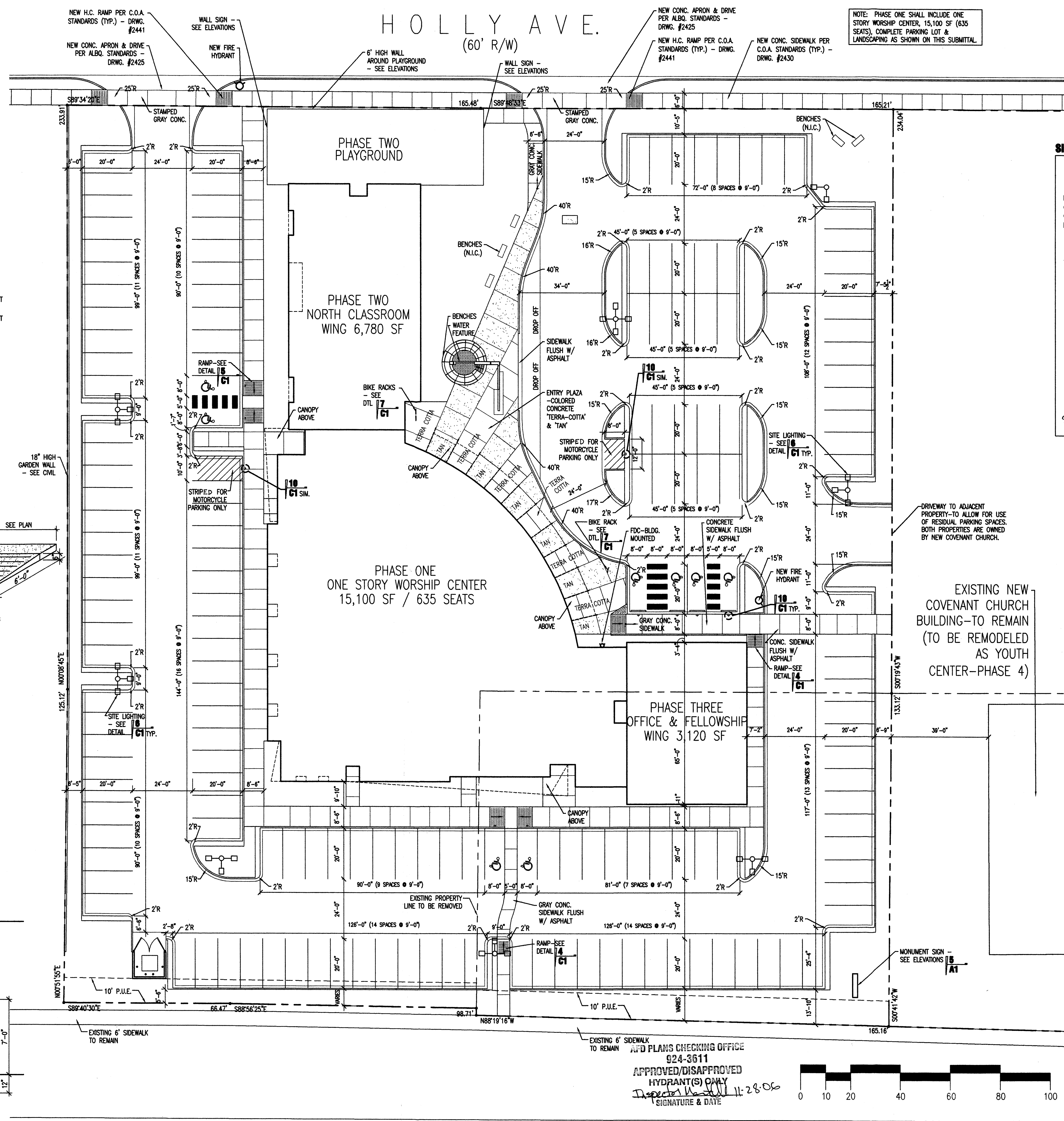
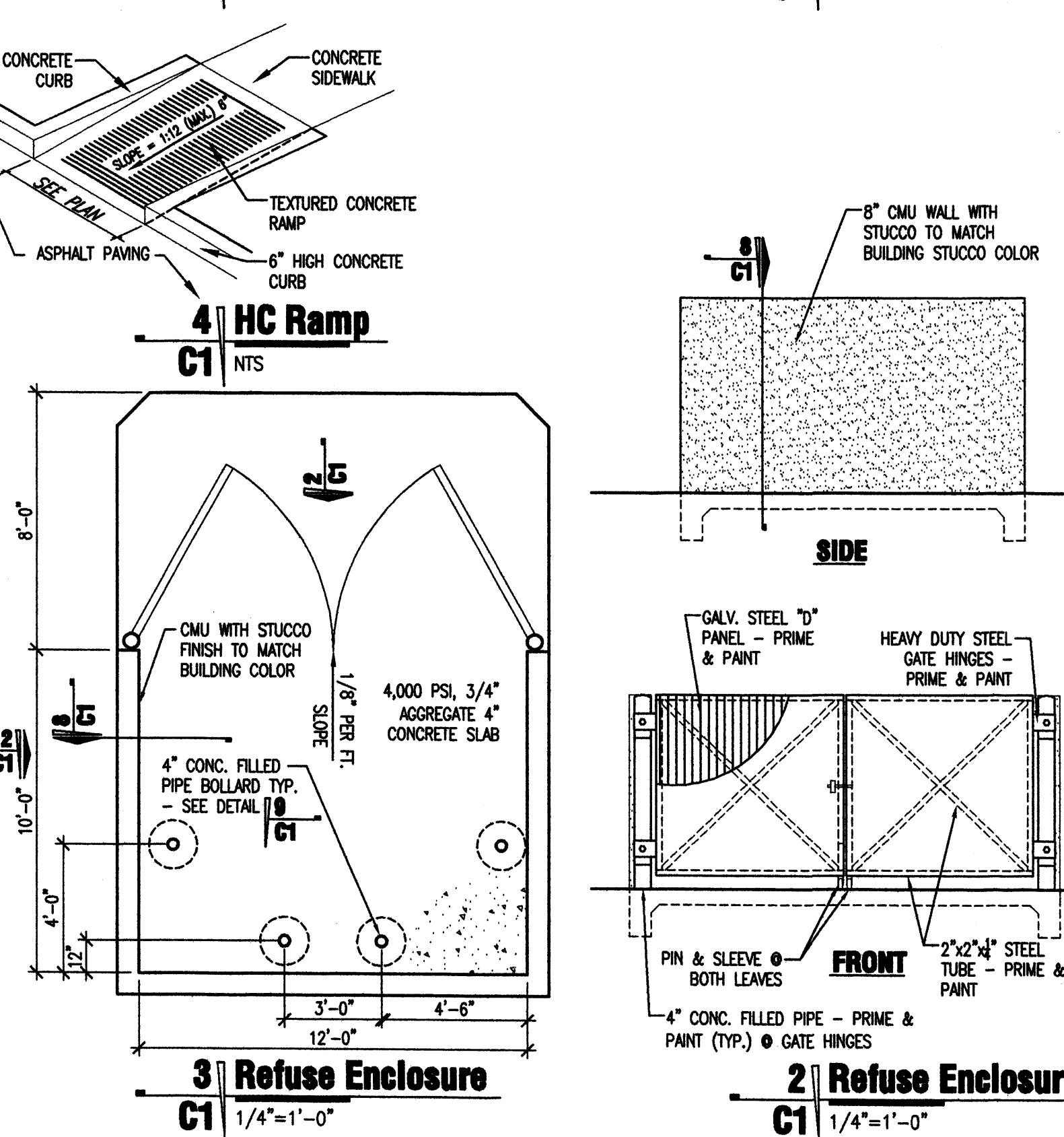
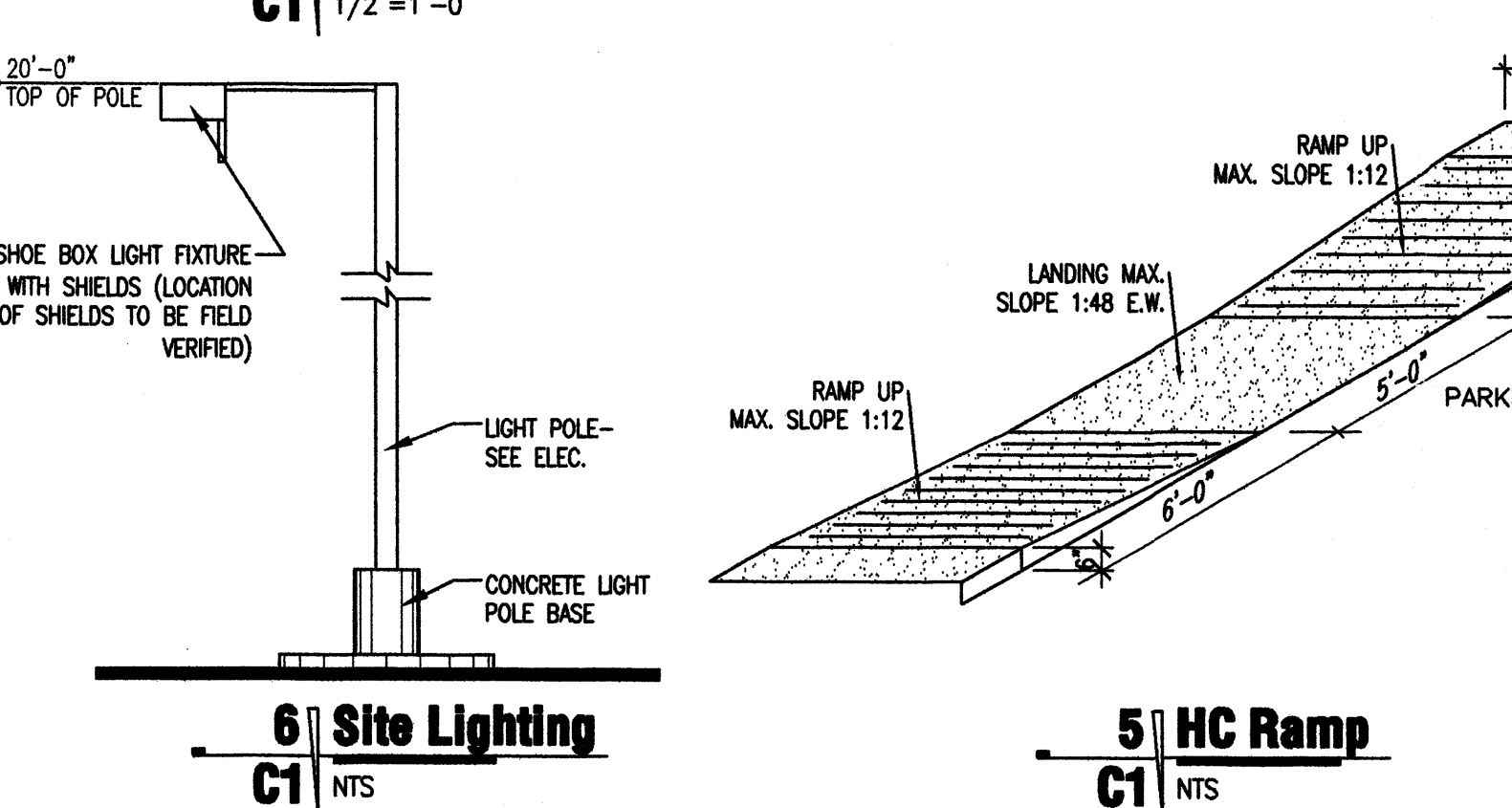
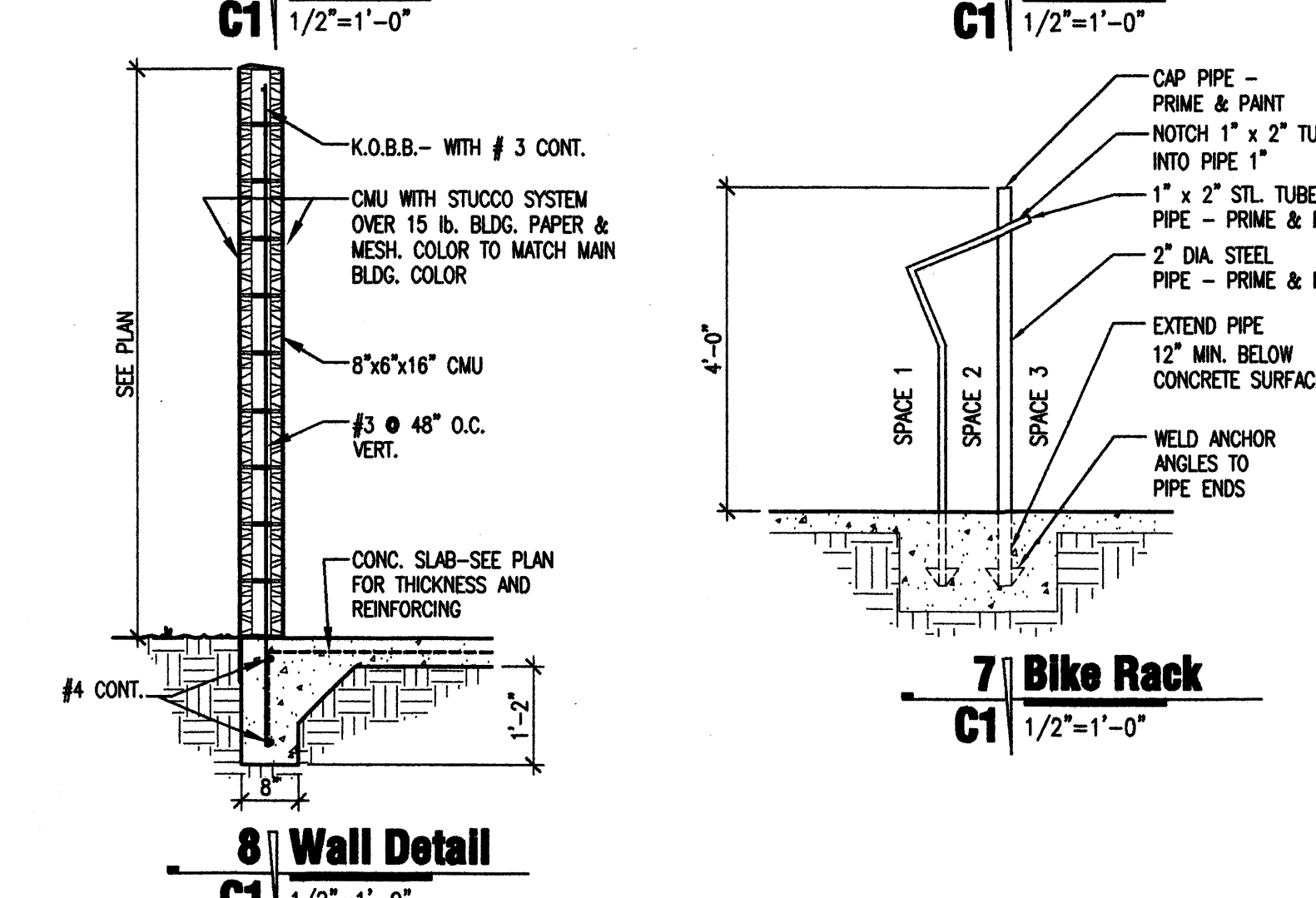
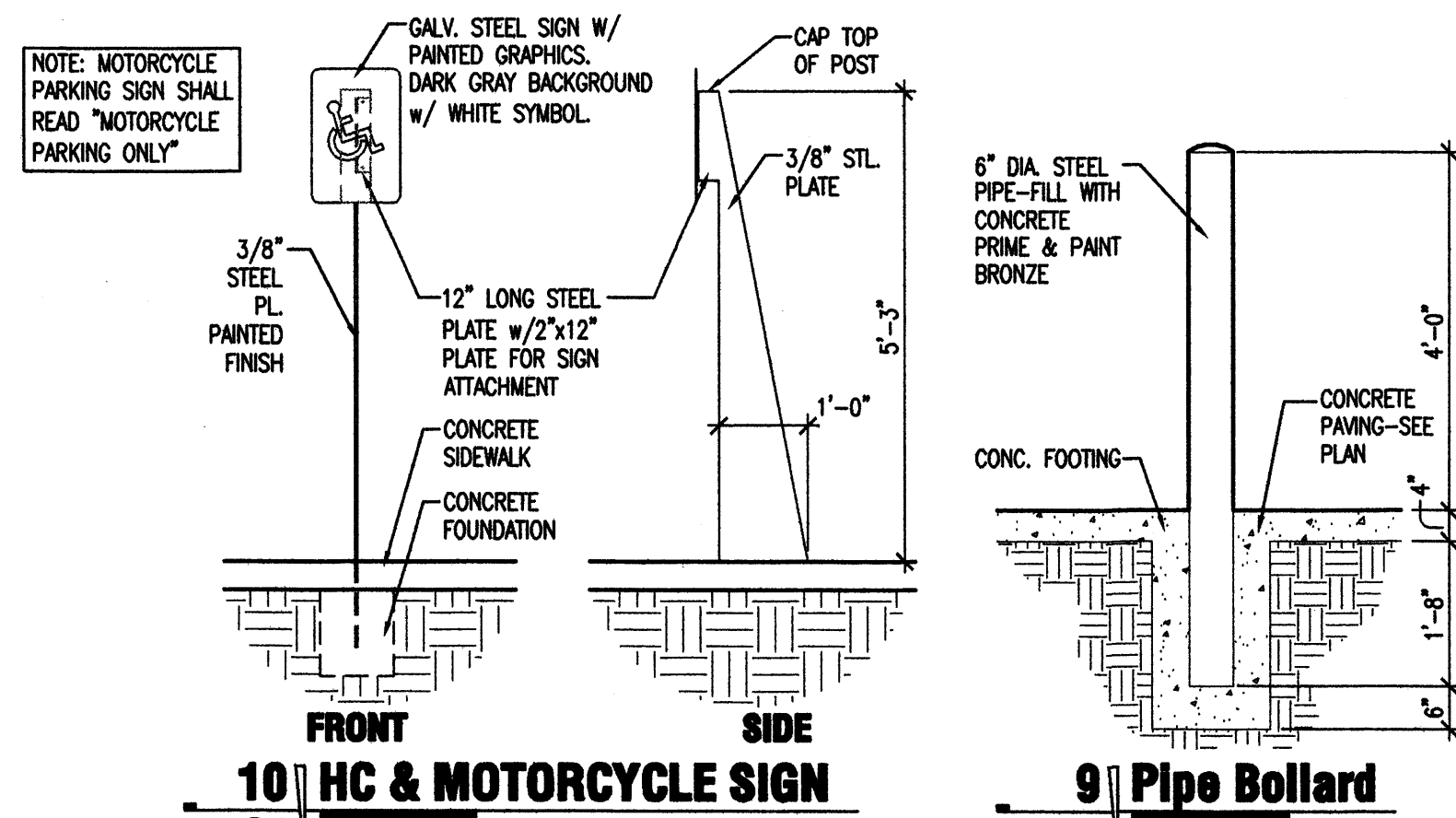
ENGINEER:



DATE:
11.06.06

SHEET:
1 OF 6

DRB SUBMITTAL DECEMBER 5, 2006



NOTE: PHASE ONE SHALL INCLUDE ONE STORY WORSHIP CENTER, 15,100 SF (635 SEATS), COMPLETE PARKING LOT & LANDSCAPING AS SHOWN ON THIS SUBMITTAL.

SIGNATURE BLOCK

PROJECT NUMBER 1005130

APPLICATION NUMBER *CA-DEB-01687*

Is an infrastructure list required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

<i>[Signature]</i>	DATE: 12-20-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
<i>[Signature]</i>	DATE: 12/21/06
UTILITIES DEVELOPMENT	
<i>[Signature]</i>	DATE: 12/20/06
PARKS AND RECREATION	
<i>[Signature]</i>	DATE: 12/20/06
CITY ENGINEER	
<i>[Signature]</i>	DATE:
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE:
<i>[Signature]</i>	DATE: 11/28/06
SOLID WASTE MANAGEMENT	
<i>[Signature]</i>	DATE:
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE:

New Building for:
NEW COVENANT CHURCH
7200 Holly Avenue NE
Albuquerque New Mexico

EXISTING NEW COVENANT CHURCH BUILDING-TO REMAIN (TO BE REMODELED AS YOUTH CENTER-PHASE 4)

JLS ARCHITECTS

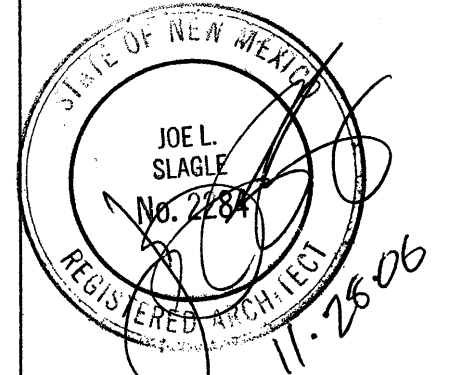
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Site Plan & Details

REVISIONS:

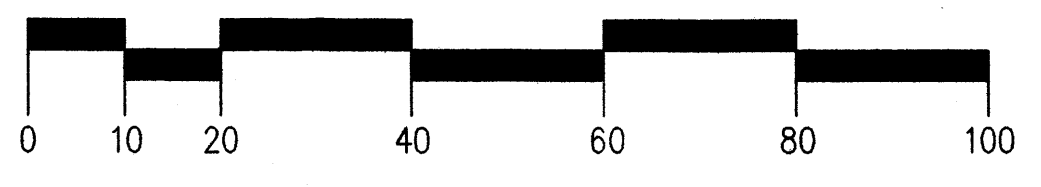
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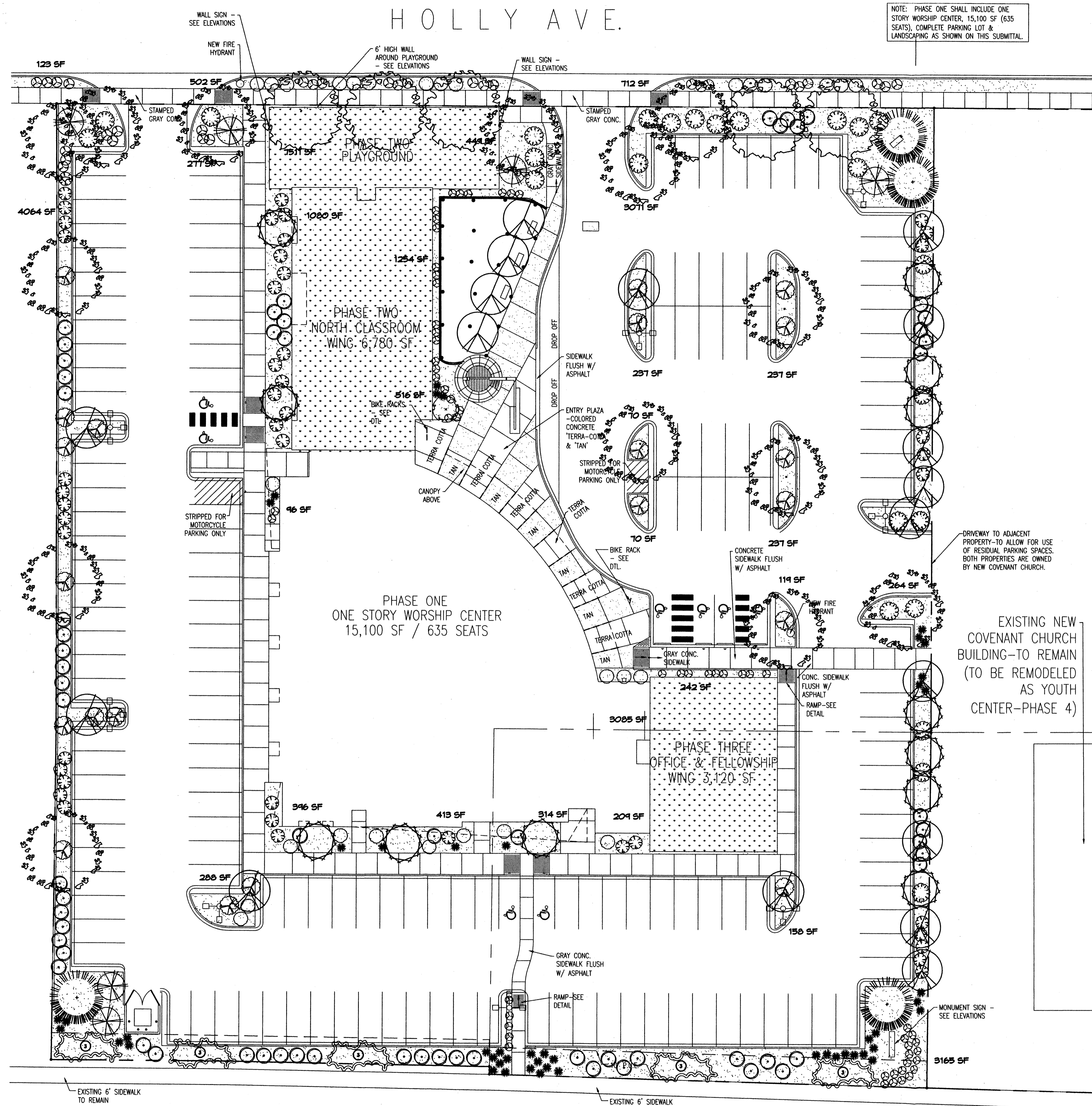


DATE: 11.06.06 SHEET: 2 OF 6

APPROVED/DISAPPROVED HYDRANT(S) ONLY
[Signature] 11-28-06



1 Site Plan
C1 | 1" = 20'-0"



NOTE: PHASE ONE SHALL INCLUDE ONE STORY WORSHIP CENTER, 15,100 SF (635 SEATS), COMPLETE PARKING LOT & LANDSCAPING AS SHOWN ON THIS SUBMITTAL.

PLANT LEGEND

- PURPLE ROBE LOCUST (M) 8
Robinia idahoensis
2" Cal.
- CHINESE PISTACHE (M) 20
Pistacia chinensis
2" Cal.
- DESERT WILLOW (L) 12
Chilopsis linearis
5 Gal. 225sf
- SILVERBERRY (M) 7
Elaeagnus pungens
5 Gal. 100sf
- BIRD OF PARADISE (L) 1
Caesalpinia gillesii
5 Gal. 100sf
- RUSSIAN SAGE (M) 41
Perovskia atriplicifolia
1 Gal. 36sf
- RED YUCCA (L) 18
Hesperaloe parviflora
1 Gal. 4sf
- COMMERCIAL GRADE STEEL EDGING
- 3/4" GRAY GRAVEL WITH FILTER FABRIC
- AFGHAN PINE (M) 4
Pinus eldarica
6'-8"
- CHITALPA (M) 6
Chitalpa x tashkentensis
2" Cal.
- APACHE PLUME (L) 14
Fallugia paradoxa
1 Gal. 25sf
- CHAMISA (L) 41
Chrysothamnus nauseosus
1 Gal. 25sf
- WILDFLOWER/PERENNIAL 97
including but not limited to
Gaillardia, Penstemon
Coneflower, and Purple Iceplant
- HONEYSUCKLE (M) 31
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- WINTER JASMINE (M) 16
Jasminum nudiflorum
1 Gal. 100sf
Unstaked-Groundcover
- GREYLEAF COTONEASTER (M) 21
Cotoneaster buxifolius
5 Gal. 81sf
Symbol indicates 3 plants
- SOD WITH POP UP SPRINKLER
- CRIMP STRAIN/NATIVE SEED TEMPORARY DURING CONSTRUCTION
- WILT FENCING ON PERIMETER

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DRIVEWAY TO ADJACENT PROPERTY TO ALLOW FOR USE OF RESIDUAL PARKING SPACES. BOTH PROPERTIES ARE OWNED BY NEW COVENANT CHURCH.

EXISTING NEW COVENANT CHURCH BUILDING - TO REMAIN (TO BE REMODELED AS YOUTH CENTER - PHASE 4)



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The Hilltop

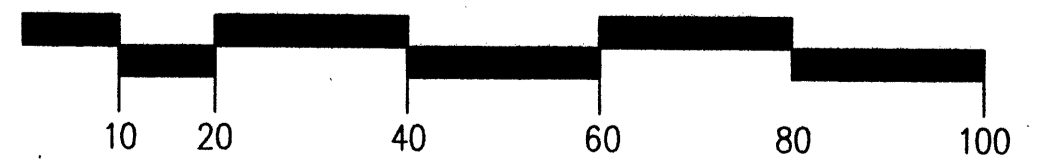
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REVISIONS:
09.05.06 RMM
10.31.06 RMM
11.02.06 RMM

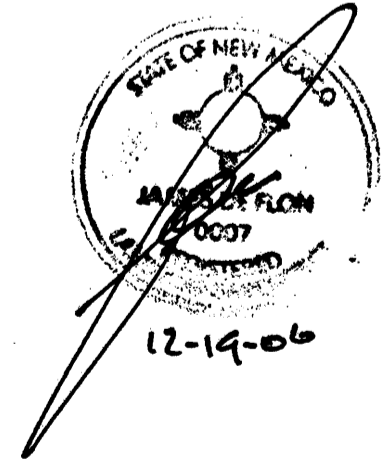
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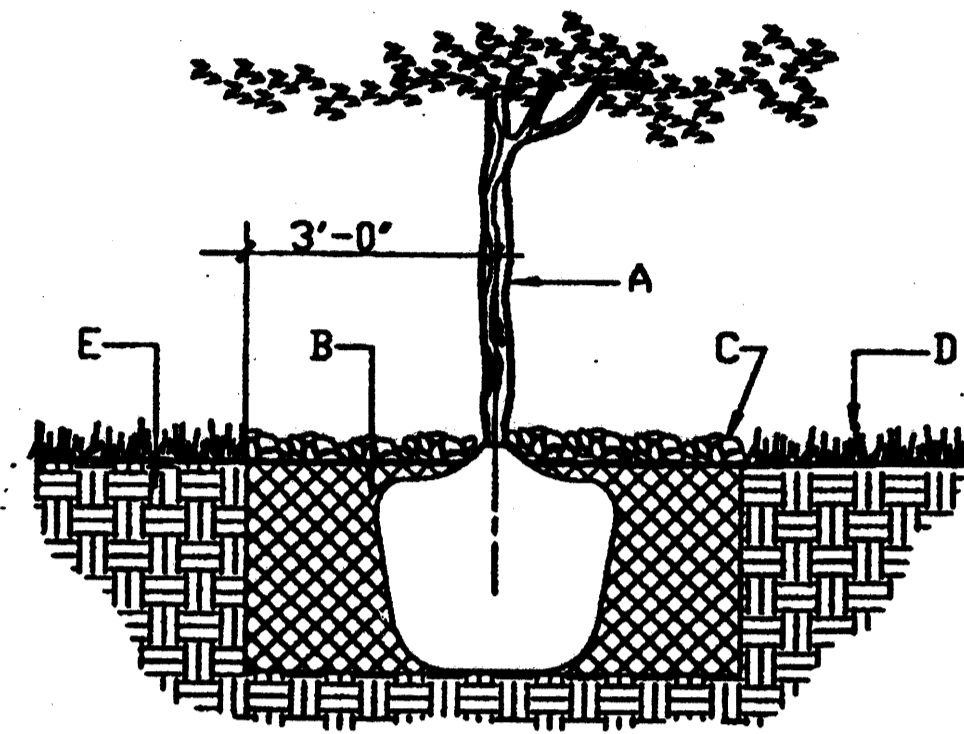
LANDSCAPE PLAN

DATE: 11.06.06 RMM SHEET: 3a of 6



North
1" = 20'-0"
Landscape Plan
L1



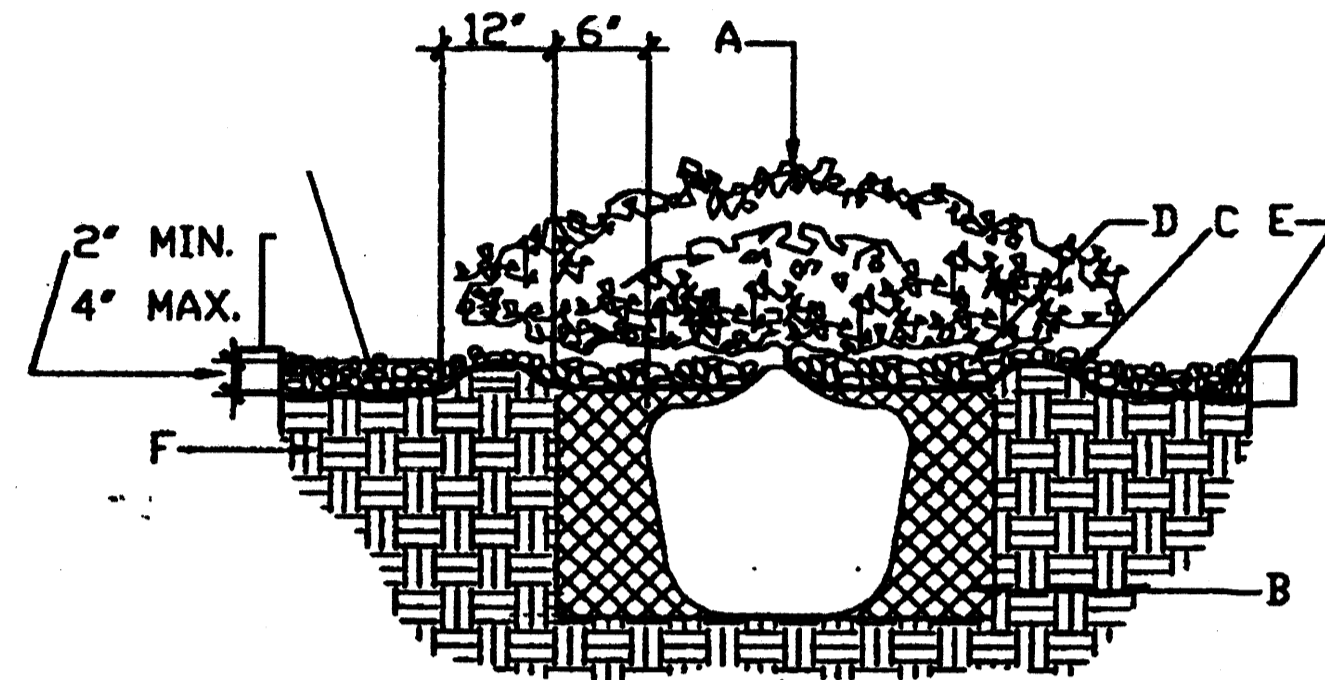


GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATES LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.



GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Name of Street: Paseo del Norte
Required # 0 Provided # 0

Name of Street: Holly Avenue
Required # 9 Provided # 9

PARKING LOT TREE REQUIREMENTS

Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces
Required # 17 Provided # 23

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Crushed Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground Drip system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

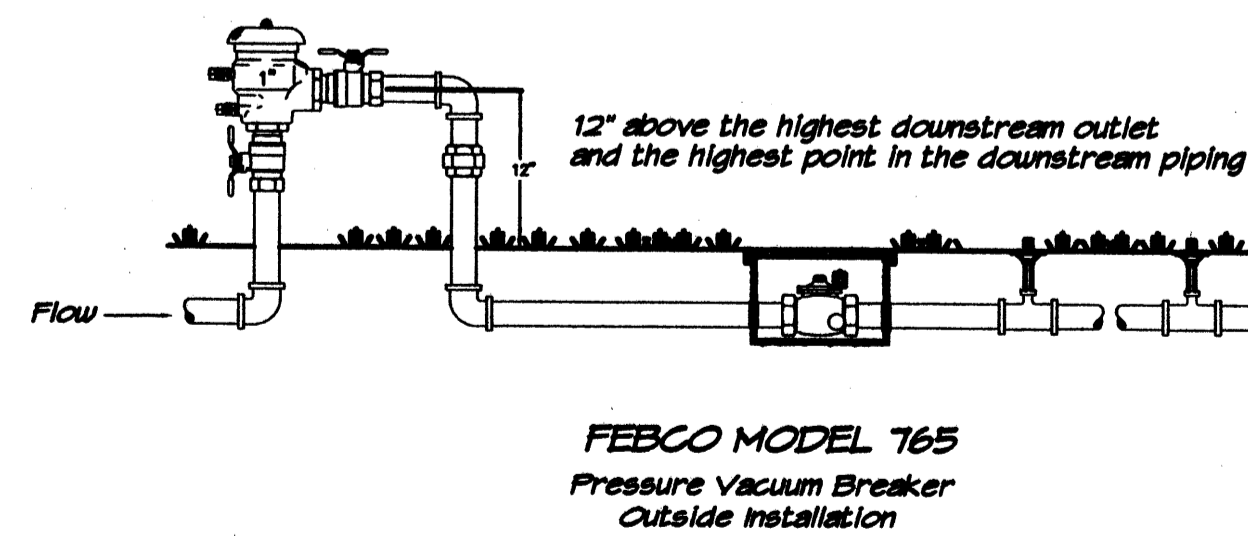
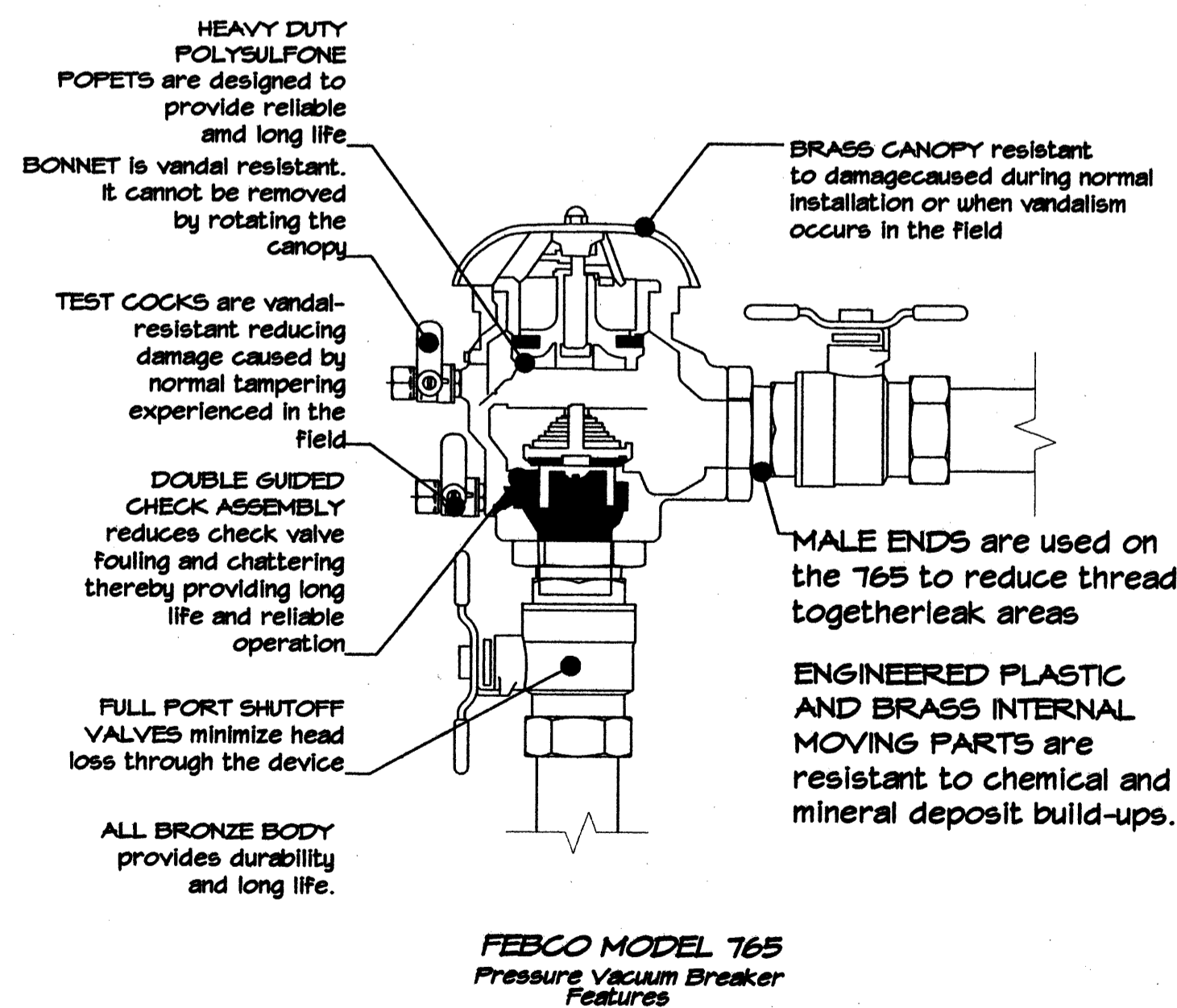
Water and Power source shall be the responsibility of the Developer/Builder.

New Building for:
NEW COVENANT CHURCH

7200 Holly Avenue NE
Albuquerque New Mexico

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	119664	square feet
TOTAL BUILDINGS AREA	25000	square feet
NET LOT AREA	94664	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	14200	square feet
TOTAL BED PROVIDED	17309	square feet
GROUND COVER REQ.	80%	square feet
TOTAL GROUND COVER REQUIREMENT	13847	square feet
TOTAL GROUND COVER PROVIDED	14236 (82%)	square feet
TOTAL SOD AREA (max. 20% of landscape required)	1254 (6%)	square feet
TOTAL LANDSCAPE PROVIDED	18563	square feet
TEMPORARY NATIVE SEED PRIOR TO CONSTRUCTION OF PHASES 2 & 3	10546	square feet



BACKFLOW DETAIL NOT TO SCALE

JIS
ARCHITECTS

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REVISIONS:

09.05.06 RMM
10.31.06 RMM
11.02.06 RMM

ARCHITECT: ENGINEER:

LANDSCAPE PLAN

DATE: 11.06.06 SHEET: 3b of 6

GRADING DESCRIPTION:

EXISTING CONDITIONS:

HOLLY AVENUE AND PASEO DEL NORTE HAVE ALREADY BEEN CONSTRUCTED WITH EXISTING PAVEMENT, WATER, SEWER AND STORM DRAIN FACILITIES IN ACCORDANCE WITH THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN. DRAINAGE IMPROVEMENTS WERE CONSTRUCTED TO THE NORTH TO ACCOMMODATE THIS SITE. THESE IMPROVEMENTS INCLUDE INLETS AND STORM DRAIN IN HOLLY AVENUE, AN AMAFCA DRAINAGE POND, AND THE NORTH DOMINGO BACA DAM.

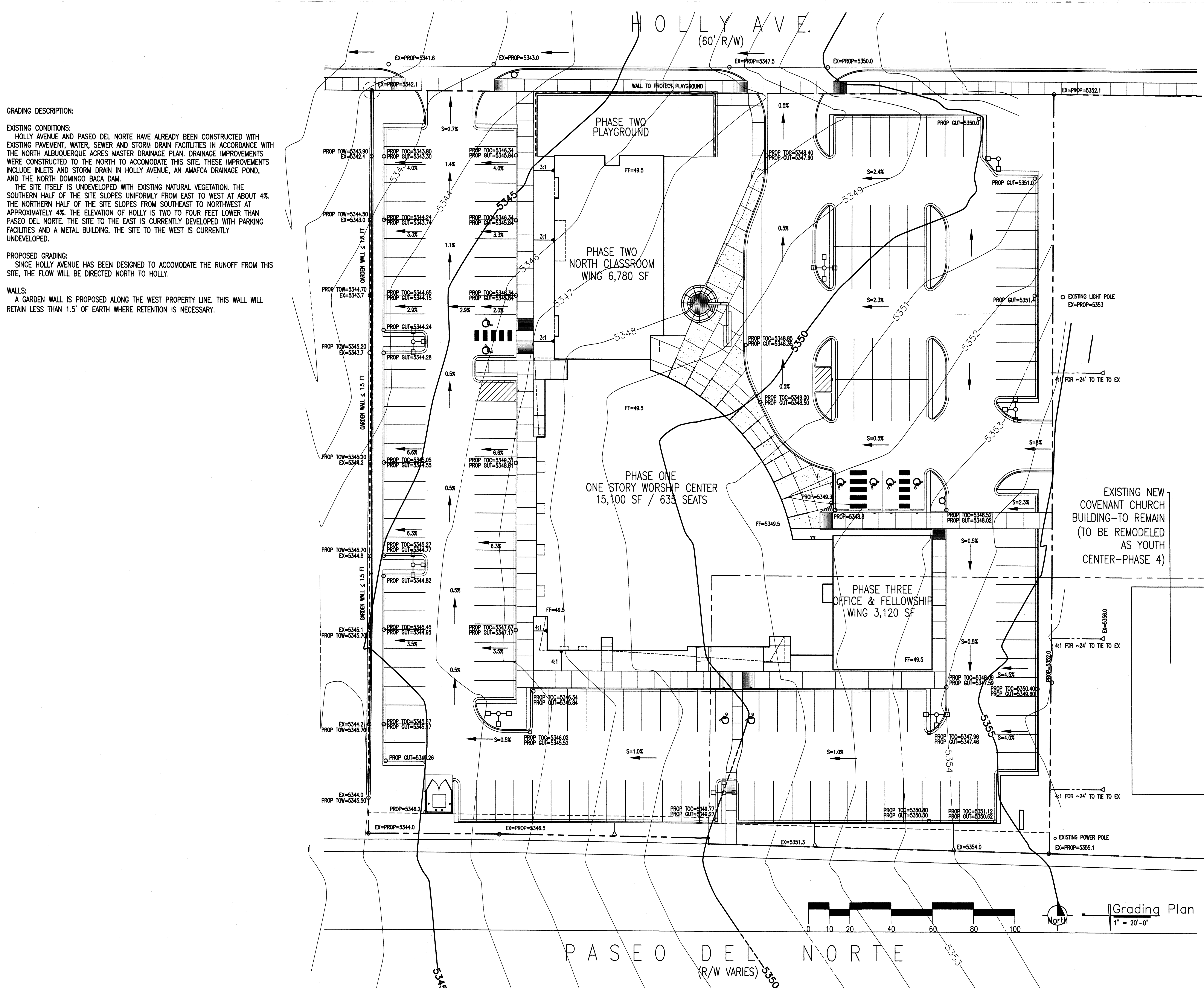
THE SITE ITSELF IS UNDEVELOPED WITH EXISTING NATURAL VEGETATION. THE SOUTHERN HALF OF THE SITE SLOPES UNIFORMLY FROM EAST TO WEST AT ABOUT 4%. THE NORTHERN HALF OF THE SITE SLOPES FROM SOUTHEAST TO NORTHWEST AT APPROXIMATELY 4%. THE ELEVATION OF HOLLY IS TWO TO FOUR FEET LOWER THAN PASEO DEL NORTE. THE SITE TO THE EAST IS CURRENTLY DEVELOPED WITH PARKING FACILITIES AND A METAL BUILDING. THE SITE TO THE WEST IS CURRENTLY UNDEVELOPED.

PROPOSED GRADING:

SINCE HOLLY AVENUE HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM THIS SITE, THE FLOW WILL BE DIRECTED NORTH TO HOLLY.

WALLS:

A GARDEN WALL IS PROPOSED ALONG THE WEST PROPERTY LINE. THIS WALL WILL RETAIN LESS THAN 1.5' OF EARTH WHERE RETENTION IS NECESSARY.



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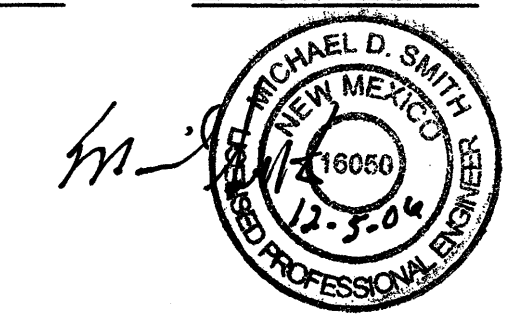
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 CENTER-PHASE 4)

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Grading Plan

REVISIONS:

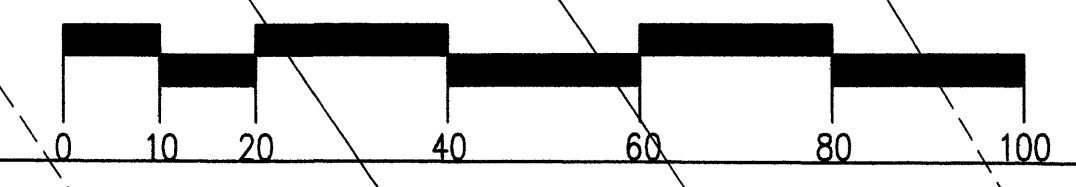
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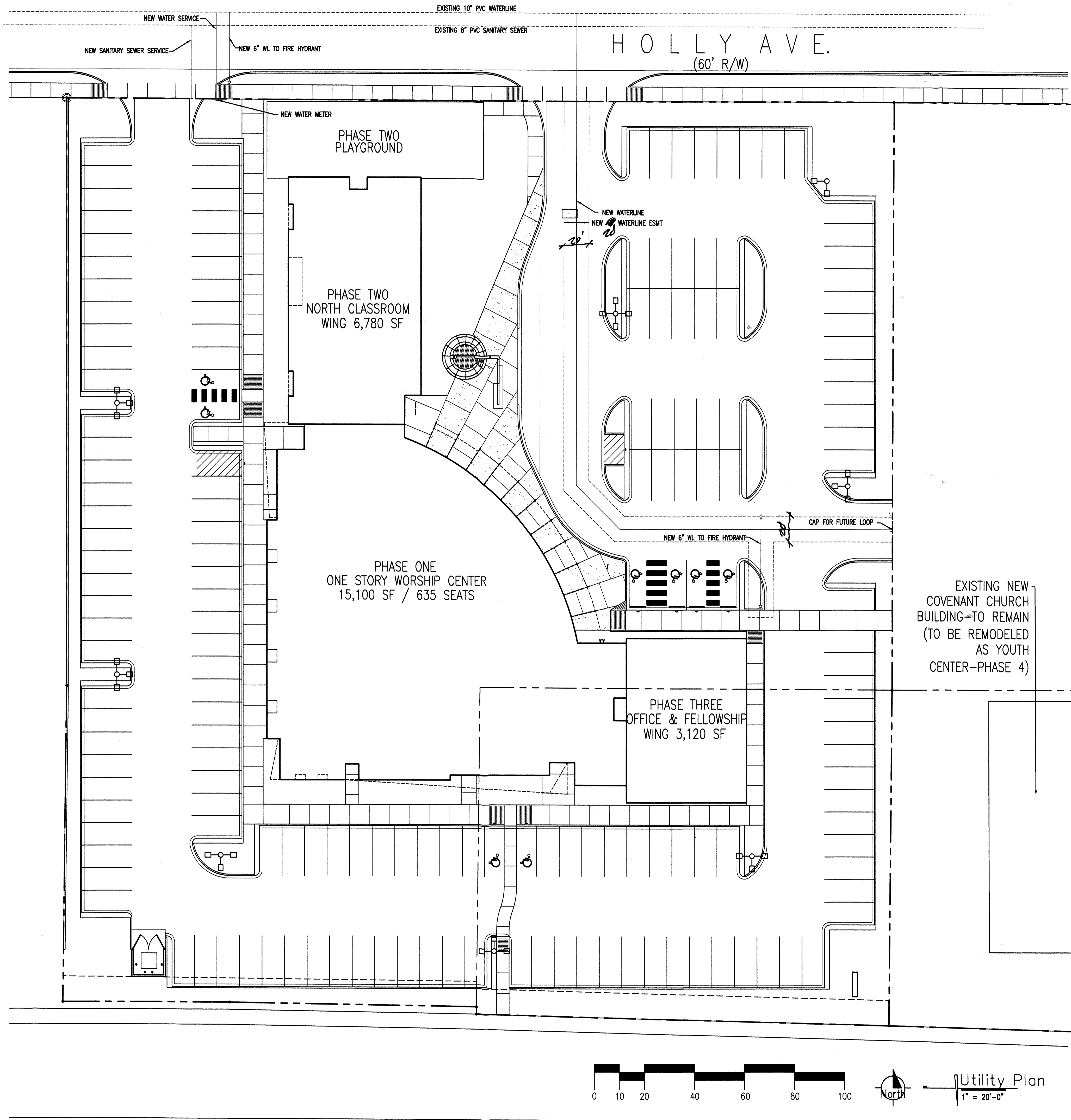
DATE:
 11.06.06

SHEET:
 4 of 6

Grading Plan
 1" = 20'-0"



PASEO DEL NORTE
 (R/W VARIES)



HOLLY AVE.
(60' R/W)

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BUILDING TO REMAIN
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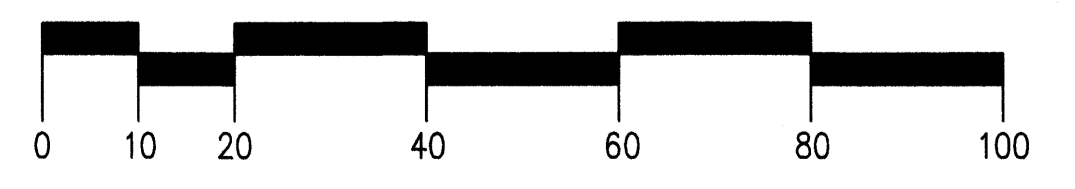
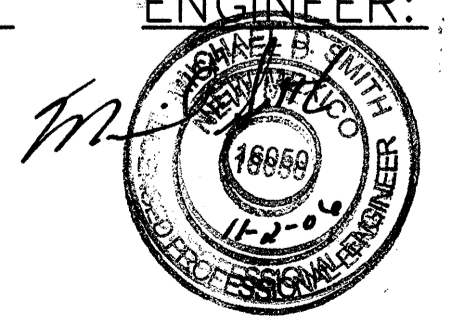
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Utility Plan

REVISIONS:

ARCHITECT:

ENGINEER:

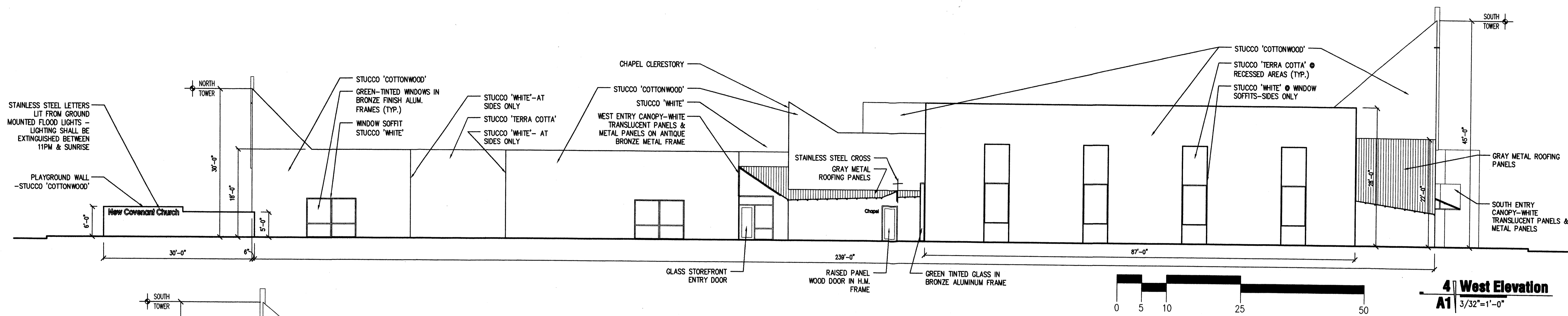


Utility Plan
1" = 20'-0"

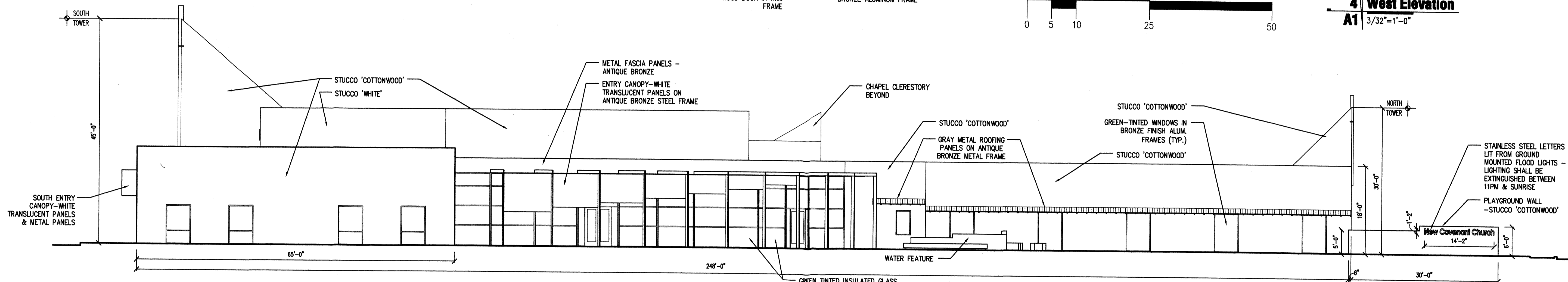
PASEO DEL NORTE
(R/W VARIES)

DATE:
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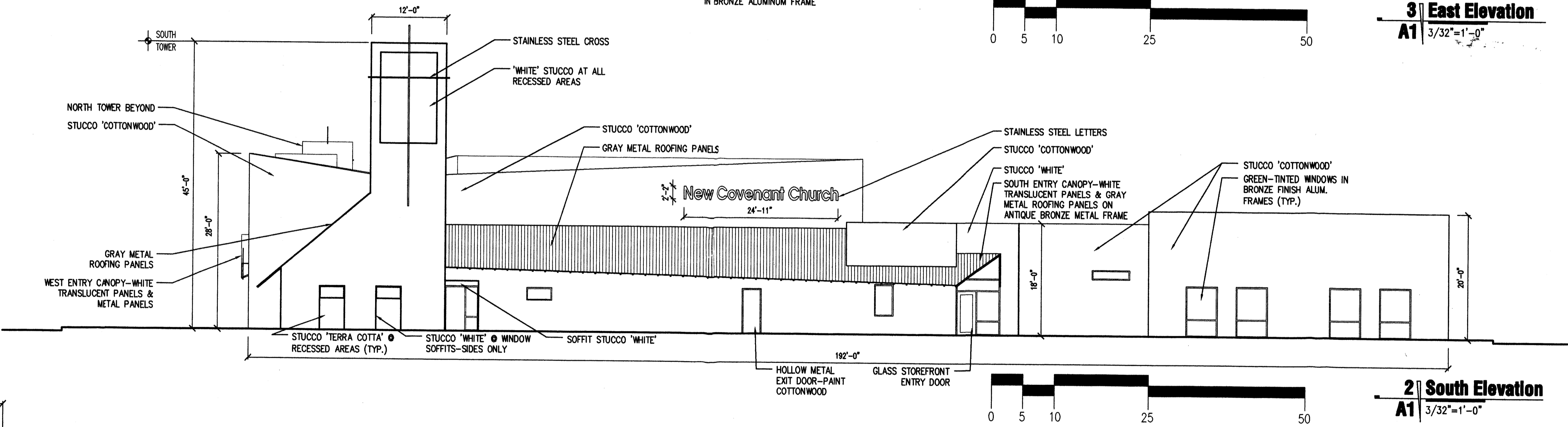
SHEET:
5 of 6



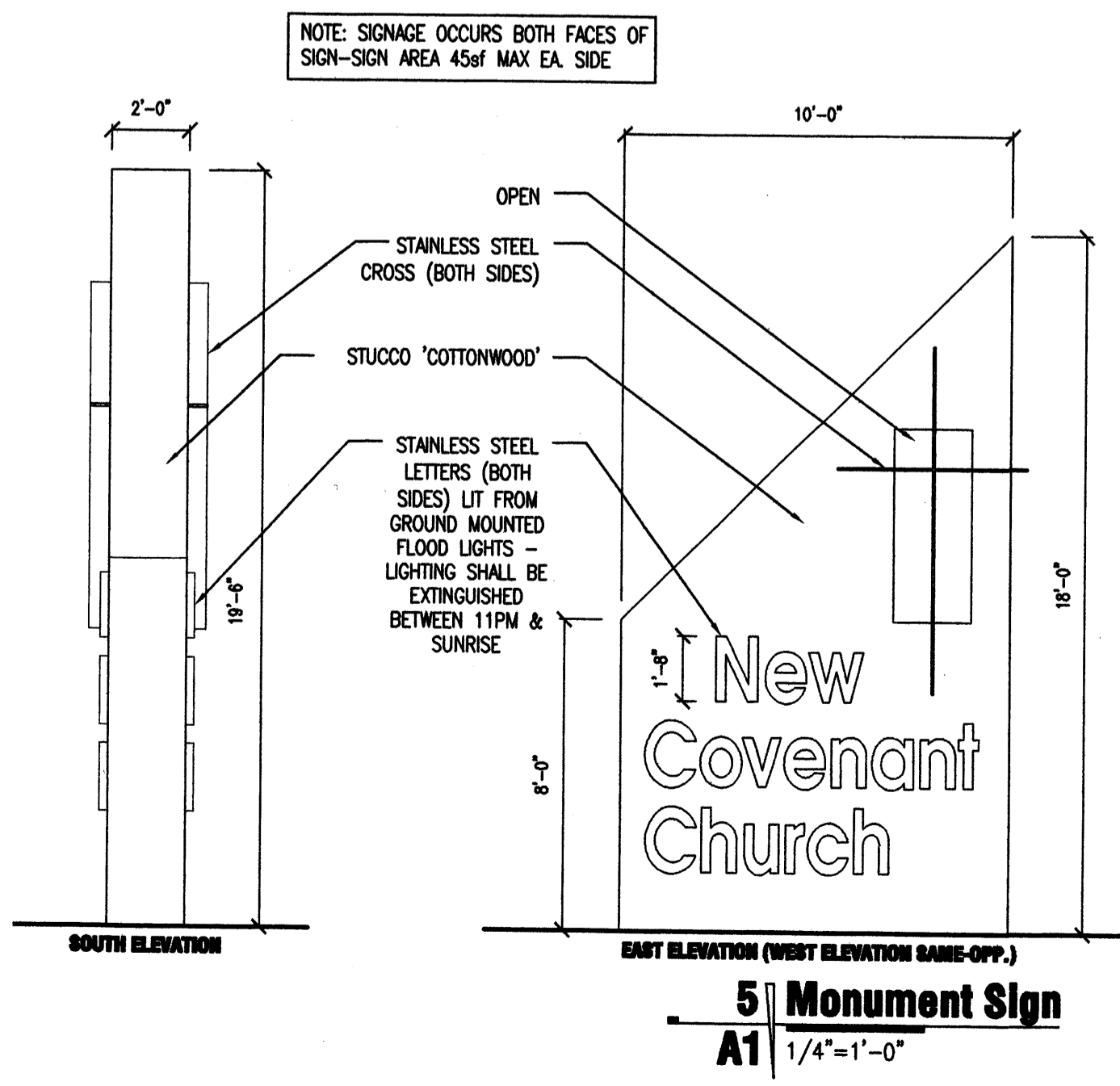
4 West Elevation
A1 3/32"=1'-0"



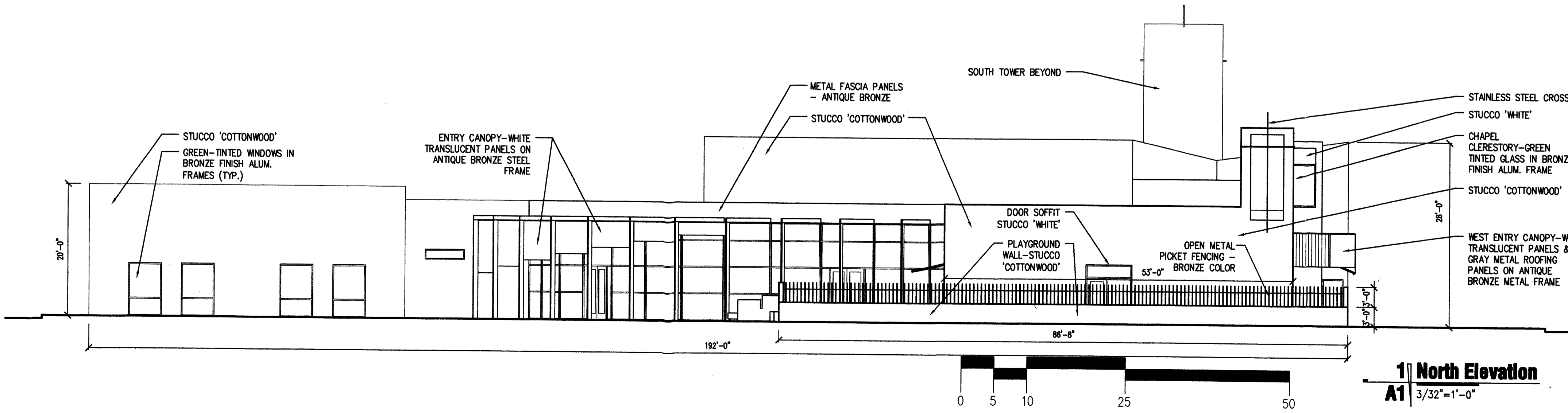
3 East Elevation
A1 3/32"=1'-0"



2 South Elevation
A1 3/32"=1'-0"



5 Monument Sign
A1 1/4"=1'-0"



1 North Elevation
A1 3/32"=1'-0"

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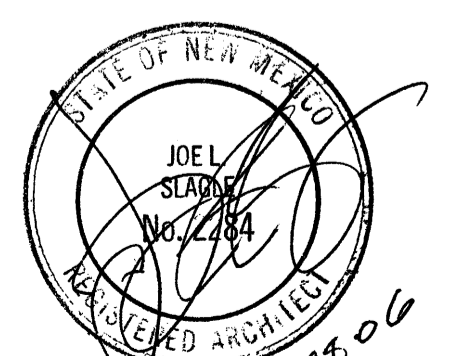
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Building Elevations

REVISIONS:

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- 10.24.06 - PER EPC COMMENTS

ARCHITECT: ENGINEER:



DATE: 11.26.06 SHEET: 6 OF 6