

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	63°52'40"	S 79°46'36" E	60.00	66.89	63.48
C2	30°48'28"	S 83°41'23" W	60.00	32.26	31.87
C3	31°42'00"	N 65°03'23" W	617.53	341.66	337.32
C4	90°00'00"	N 04°12'23" W	25.00	39.27	35.36
C5	49°42'54"	N 65°39'04" E	344.33	298.77	289.49
C6	90°14'25"	S 44°21'56" E	25.00	39.37	35.43

SITE DATA

LEGAL: TRACT A, WESTGATE HEIGHTS
 ADDRESS: 8301 CAMINO SAN MARTIN
 SITE AREA: 4.555 ACRES (198,410 SF)
 ZONING: SU-1 FOR CHURCH & RELATED FACILITIES
 BENCHMARK: CITY OF ALBUQUERQUE STATION
 5-MTO BEING A BRASS CAP
 ELEV= 5042.71 (NAVD 1988)

PARKING CALCULATIONS

NEW FELLOWSHIP HALL BUILDING
 REQUIRED: 1 SPACE FOR EACH 4 SEATS.
 UNCONCENTRATED SEATING
 467 SEATS / 4 = 117 SPACES
 PARKING REQUIRED: 117 SPACES
 PARKING PROVIDED: 133 SPACES
 ADA PARKING REQUIRED: 8 SPACES
 ADA PARKING PROVIDED: 8 SPACES
 MOTORCYCLE PARKING REQUIRED: 4 SPACES
 MOTORCYCLE PARKING PROVIDED: 4 SPACES
 BICYCLE PARKING REQUIRED: 1 SPACE
 BICYCLE PARKING PROVIDED: 1 SPACE

FUTURE OFFICE BUILDING
 ONE SPACE PER 200 SF. NET LEASABLE AREA:
 3,000 GROSS SQUARE FEET.
 PARKING REQUIRED: 15 SPACES
 PARKING PROVIDED: 15 SPACES
 ADA PARKING REQUIRED: 1 SPACE
 ADA PARKING PROVIDED: 1 SPACE
 MOTORCYCLE PARKING REQUIRED: 1 SPACE
 MOTORCYCLE PARKING PROVIDED: 1 SPACE
 BICYCLE PARKING REQUIRED: 1 SPACE
 BICYCLE PARKING PROVIDED: 2 SPACE

EXISTING SANCTUARY
 1 SPACE FOR EACH 4 SEATS IN MAIN SANCTUARY
 (EA. 30 INCH OF BENCH SPACE IS CONSIDERED
 ONE SEAT) 875 LF OF BENCH
 675/25 = 270 SEATS
 270 / 4 = 67.5 OR 68 SPACES
 PARKING REQUIRED: 68 SPACES
 PARKING PROVIDED: 68 SPACES
 ADA PARKING REQUIRED: 4 SPACES
 ADA PARKING PROVIDED: 4 SPACES
 MOTORCYCLE PARKING REQUIRED: 3 SPACES
 MOTORCYCLE PARKING PROVIDED: 3 SPACES
 BICYCLE PARKING REQUIRED: 3 SPACES
 BICYCLE PARKING PROVIDED: 3 SPACES

TOTAL SITE PARKING
 PARKING REQUIRED: 200 SPACES
 PARKING PROVIDED: 216 SPACES
 ADA PARKING REQUIRED: 13 SPACES
 ADA PARKING PROVIDED: 13 SPACES
 MOTORCYCLE PARKING REQUIRED: 8 SPACES
 MOTORCYCLE PARKING PROVIDED: 8 SPACES
 BICYCLE PARKING REQUIRED: 5 SPACES
 BICYCLE PARKING PROVIDED: 14 SPACES

KEYED NOTES

- NEW 6" CONCRETE SIDEWALK.
- NEW STANDARD CONCRETE DRIVE PAD, PER COA STANDARD DETAIL 2425.
- FUTURE 3,000 G.S.F. BUILDING, NIC.
- NEW EXTERIOR LIGHT POLE, SEE DETAIL 15/AS-501.
- NEW WHEELCHAIR RAMP W/ MAX. SLOPE OF 1:12 SEE DETAIL 10/AS-501.
- NEW CONCRETE CURB & GUTTER, SEE DETAIL 14/AS-501.
- NEW ASPHALT PAVING, SEE DETAIL 12/AS501.
- NEW MOTORCYCLE PARKING SPACE & SIGN, SEE DETAIL 1/AS-501. MOTORCYCLE PARKING SPACES FOR EACH BUILDING ON THE SITE SHALL BE LOCATED TO COMPLY WITH 14-16-3-1(C).
- EXISTING LIGHT POLES TO REMAIN.
- EXISTING FREE STANDING SIGNAGE TO BE REMOVED ONTO SUBJECT PROPERTY.
- NEW 4" WIDE THERMOPLASTIC CROSSWALK STRIPING.
- NEW 4" WIDE PAVEMENT MARKING.
- NEW LANDSCAPE ISLAND.
- NEW TURN-DOWN CONCRETE SIDEWALK, SEE DETAIL 13/AS-501.
- DESIGNATED PARISHIONER DROP/PICK-UP AREA.
- NEW DUMPSTER, SEE DETAIL 2/AS-501.
- NEW BIKE RACK, SEE DETAIL 1/AS-501.
- EXISTING 6' IN HEIGHT CMU WALL.
- NEW STOP SIGN, SEE DETAIL 6/AS-501.
- NEW ACCESSIBLE PARKING SIGN, SEE DETAIL 8/AS-501 & 9/AS-501.
- NEW ACCESSIBLE PARKING SPACE, SEE DETAIL 5/AS-501.
- EXISTING ACCESSIBLE PARKING SPACE.
- EXISTING STORAGE STRUCTURE.
- NEW DESIGN OF EXISTING DETENTION POND, SEE GRADING AND DRAINAGE SHEET CG-101.
- EXISTING DETENTION POND.
- EXISTING CMU WALL, HEIGHT VARIES FROM 3' TO 6' IN HEIGHT (BROWN STUCCO).
- EXISTING 6' IN HEIGHT WROUGHT IRON FENCE.
- NEW TREE WELL & LANDSCAPE AREA SEE DETAIL 5/AS-501.

VICINITY MAP M-10-Z
 NOT TO SCALE

INDEX OF DRAWINGS

- AS-101 SITE PLAN FOR BUILDING PERMIT
- AS-501 SITE PLAN DETAILS
- L-100 PROPOSED LANDSCAPE PLAN
- L-101 DEMOLITION & EXISTING LANDSCAPE PLAN
- CG-102 PRELIMINARY UTILITY PLAN
- CG-101 PRELIMINARY GRADING PLAN
- A-201 BUILDING ELEVATIONS
- G-002 DESIGN STANDARDS

GENERAL NOTES

- ALL WHEELCHAIR RAMPS IN THE CITY RIGHT OF WAY SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND MUST HAVE A DETECTABLE WARNING SURFACE CONSISTING OF RAISED, TRUNCATED DOMES.
- EXACT LOCATION OF SITE LIGHTING WILL BE VERIFIED BY PHOTOMETRIC STUDY, DURING CONSTRUCTION DOCUMENT PHASE. THE LOCATION OF SITE LIGHTING SHALL BE COORDINATED WITH THE LANDSCAPE PLAN AND GRADING & DRAINAGE PLAN TO AVOID CONFLICTS WITH SHADE TREES AND STORM WATER FLOWS.
- ALL ROOF & GROUND MOUNTED EQUIPMENT TO BE SCREENED, PER 14-16-3-18(C)(6) ANY STRUCTURAL FEATURES USED TO SCREEN EQUIPMENT SHALL MATCH THE PREDOMINANT MATERIALS AND COLORS USED IN THE BUILDING.
- IT IS THE APPLICANT'S OBLIGATION TO DETERMINE IF EXISTING UTILITY EASEMENTS OR RIGHTS-OF-WAY ARE LOCATED ON OR ADJACENT TO THE PROPERTY AND TO ABIDE BY ANY CONDITIONS OR TERMS OF THE EASEMENTS OR AGREEMENTS.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT FOOT AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSE.
- AREA LIGHTING SHALL COMPLY WITH 14-16-3-9 OF THE ZONING CODE.
- EPG DELEGATES APPROVAL OF THE FUTURE OFFICE BUILDING TO THE DRB, PER THE DESIGN STANDARDS ON SHEET 8 (G-002).
- EXTERIOR LIGHTING FIXTURES SHALL RELATE STYLISTICALLY TO THE ARCHITECTURE OF THE ADJACENT BUILDINGS.
- CONTROLLED, DIRECTIONAL LIGHTING SHALL BE USED TO HIGHLIGHT PUBLIC SPACES AND WALKWAYS.
- FIXTURE STYLE AND DESIGN SHALL BE COMPATIBLE AND CONSISTENT.
- EXISTING WROUGHT IRON FENCE IN COA RIGHT-OF-WAY TO BE RELOCATED DURING CONSTRUCTION.

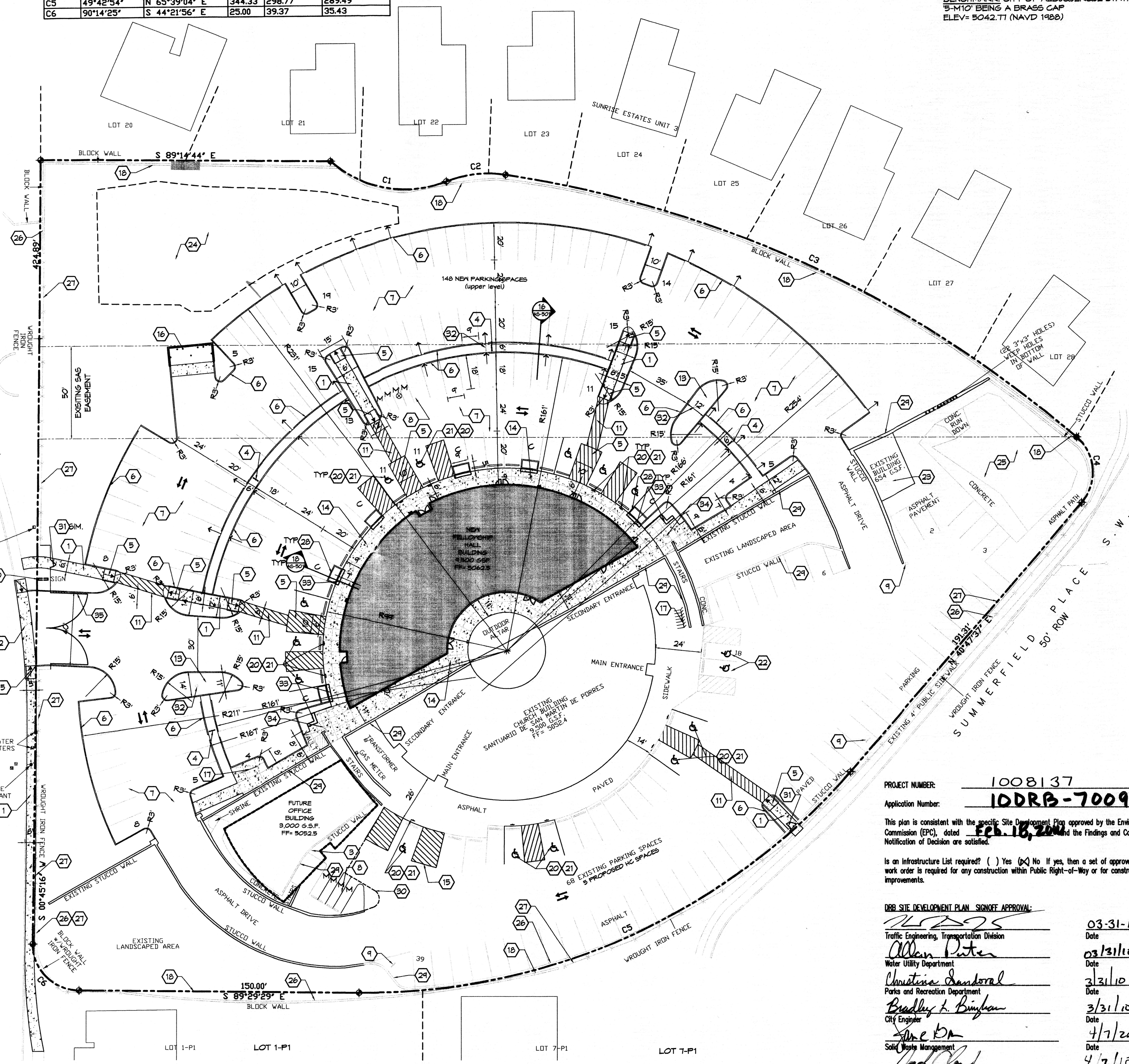
PROJECT NUMBER: 1008137
 Application Number: 10DRB-70095

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Feb. 18, 2010 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 DRC 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
Alan Pater 03/31/10
 Date
 Water Utility Department
Christine Anderson 3/31/10
 Date
 Parks and Recreation Department
Bradley A. Bingham 3/31/10
 Date
 City Engineer
Steve Kim 4/7/2010
 Date
 Solid Waste Management
Paul Clow 4/7/10
 Date
 DRB Chairperson, Planning Department
4/7/10



CONCEPTUAL SITE PLAN
 1" = 30'

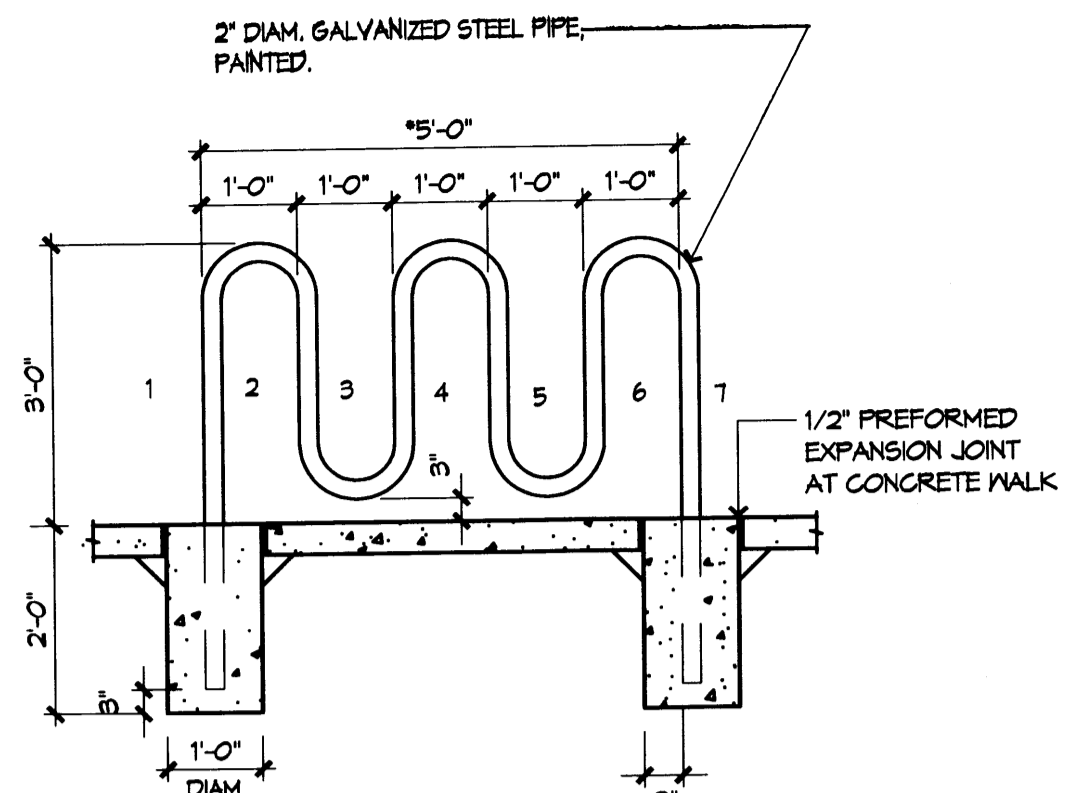
DSA
 Darren Sowell
 ARCHITECTS
 4700 Lincoln N.E., Suite 111
 Albuquerque, N.M. 87109
 Phone: (505) 342-6200
 Fax: (505) 342-6201

Santuario de San Martin de Porres
 8301 Camino San Martin
 Westgate Heights
 Albuquerque, New Mexico

Project Number
 Drawn By
 Checked
 Issue Date JANUARY 21, 2010
SITE PLAN FOR BUILDING PERMIT

Scale: AS SHOWN
AS-101
 SHEET 1 OF 8

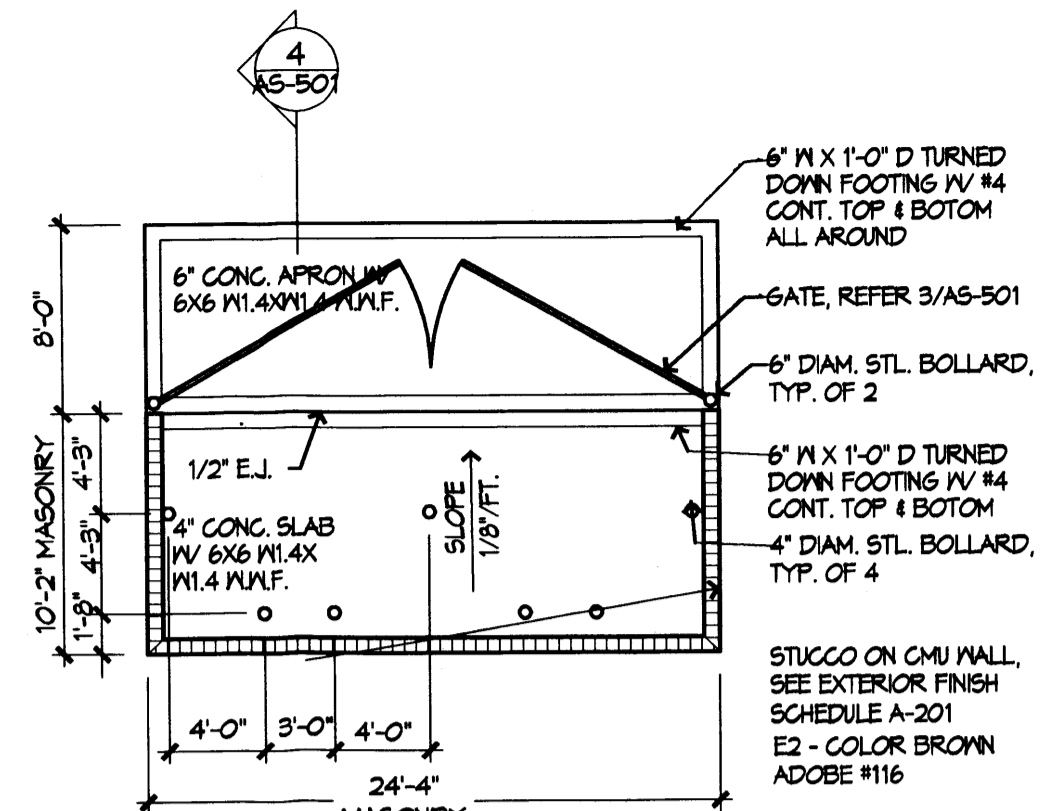
1008137



NOTE: MODIFY SIZE FOR # OF SPACES REQUIRED-CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 CAR SPACES

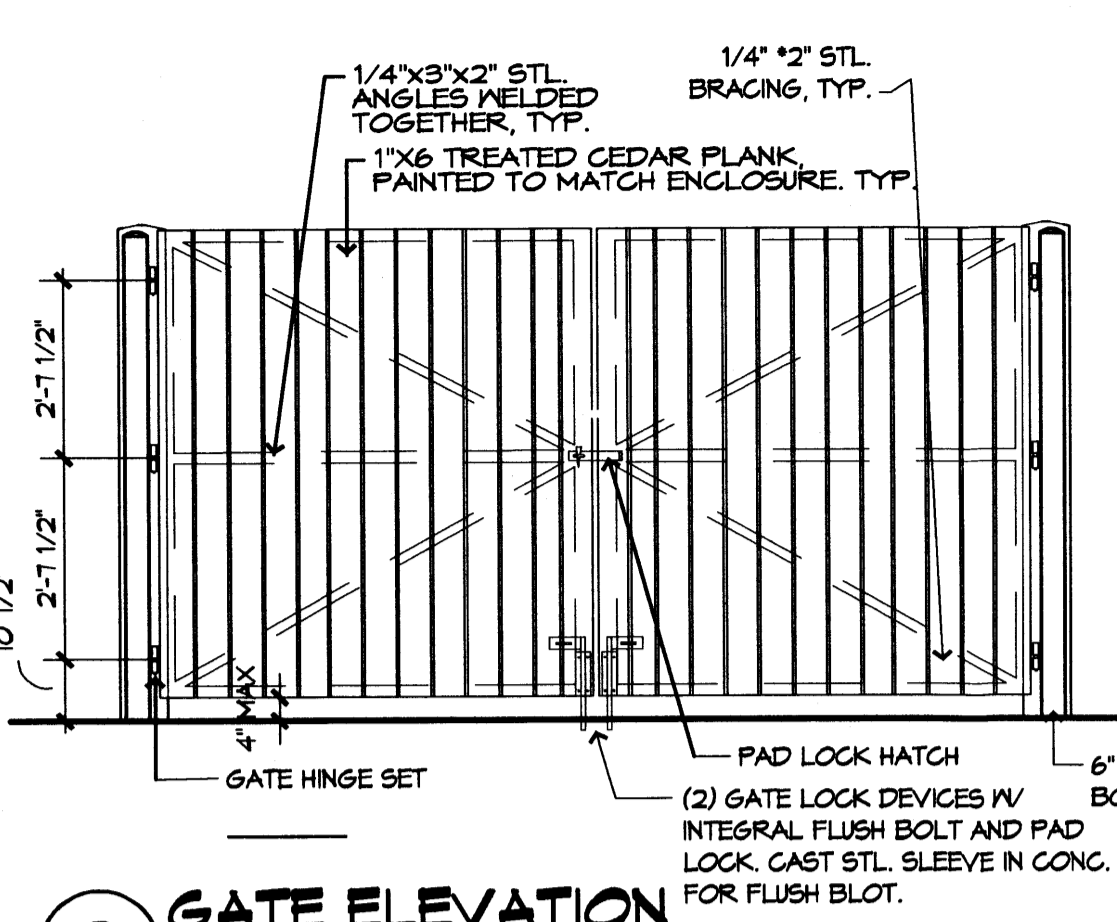
1 BIKE RACK DETAIL

1/2" = 1'-0"



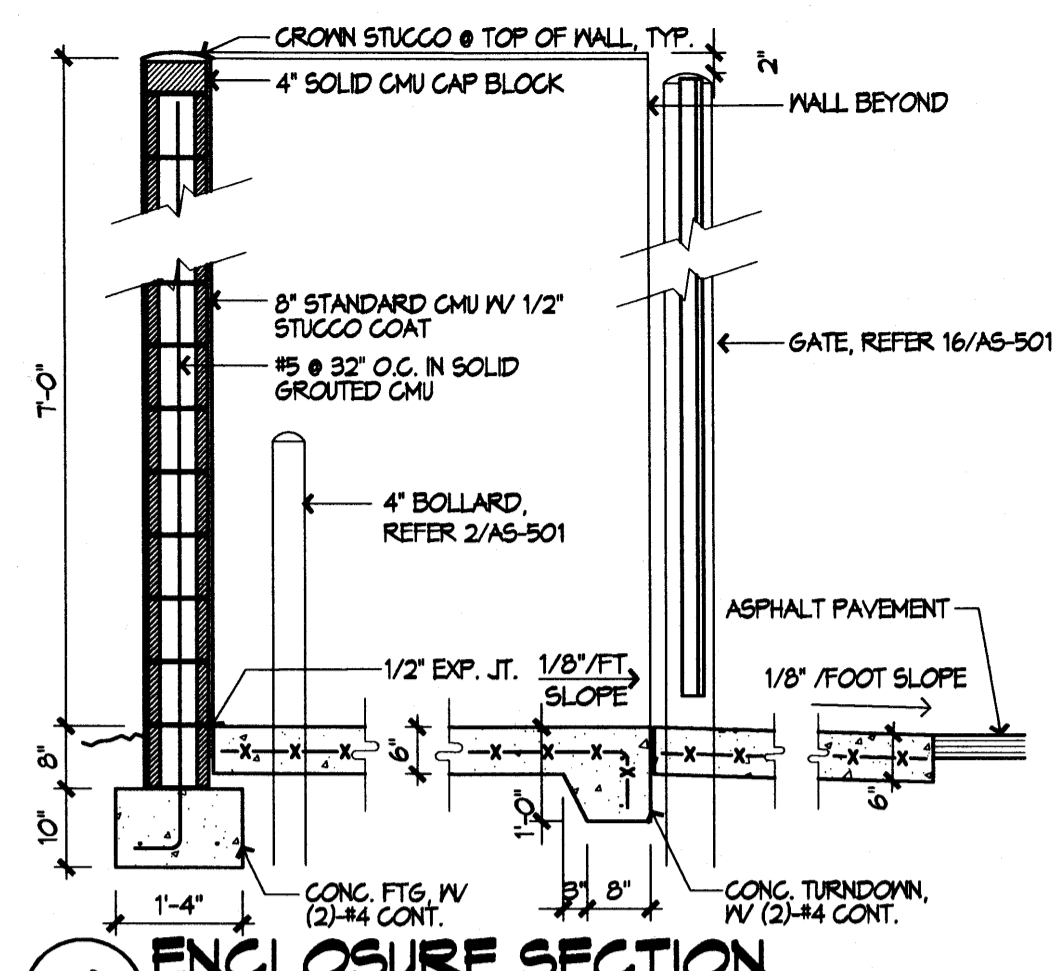
2 DOUBLE DUMPSTER ENCLOSURE

1/8" = 1'-0"



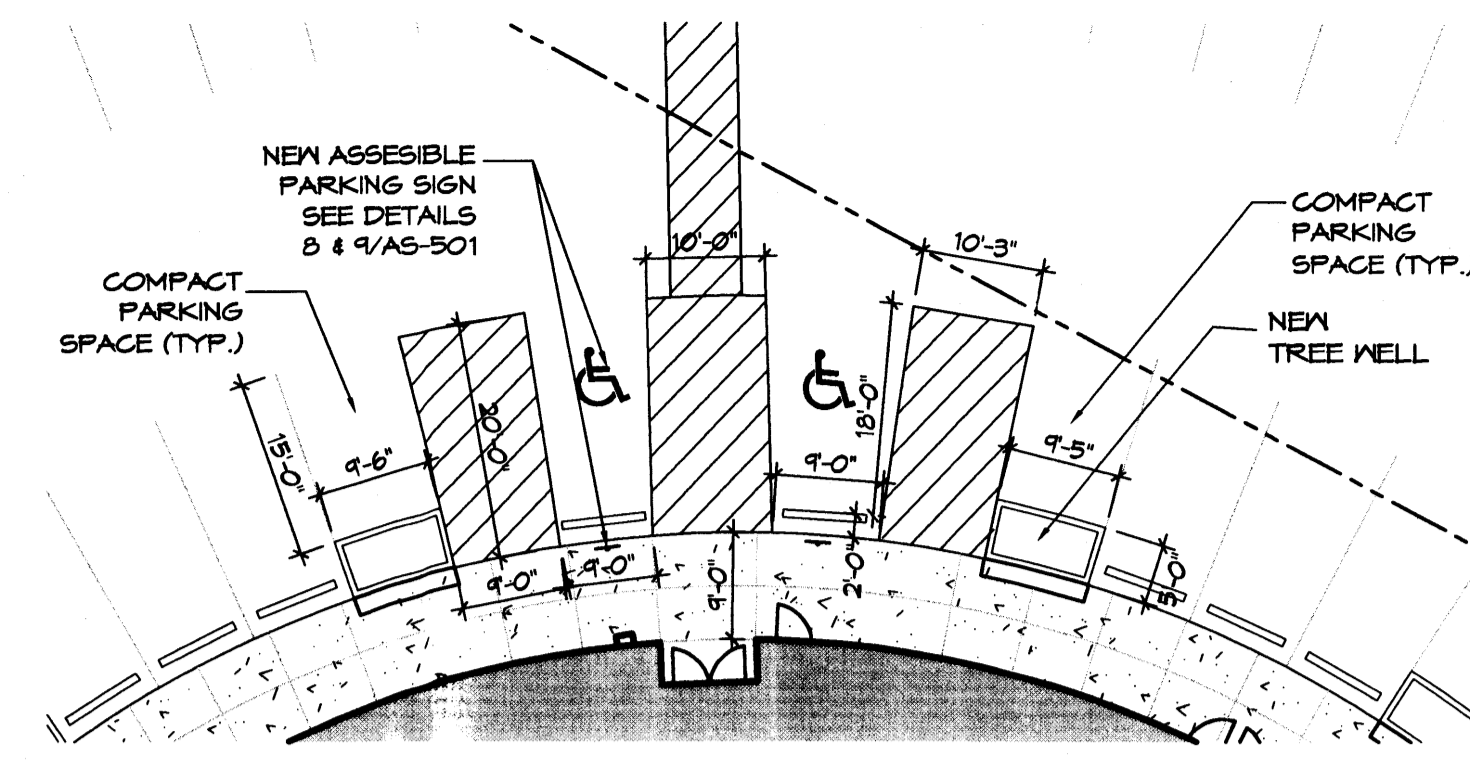
3 GATE ELEVATION

3/8" = 1'-0"



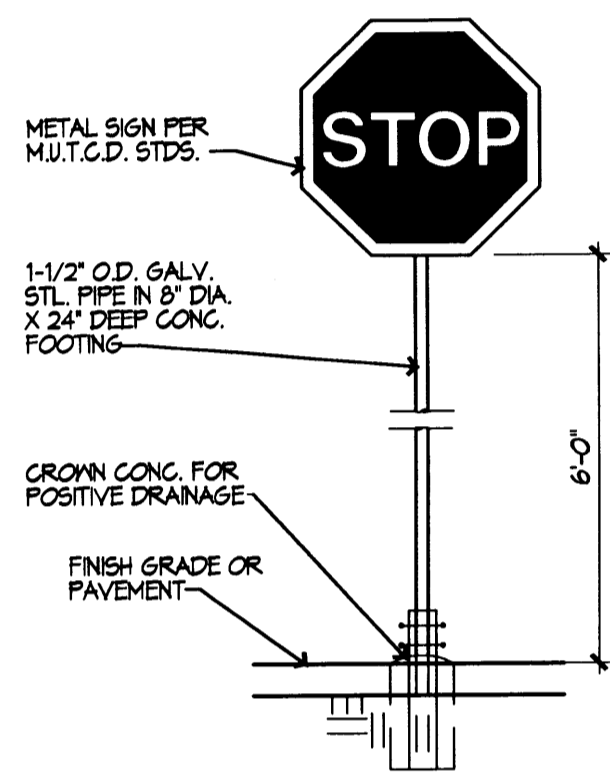
4 ENCLOSURE SECTION

1/2" = 1'-0"



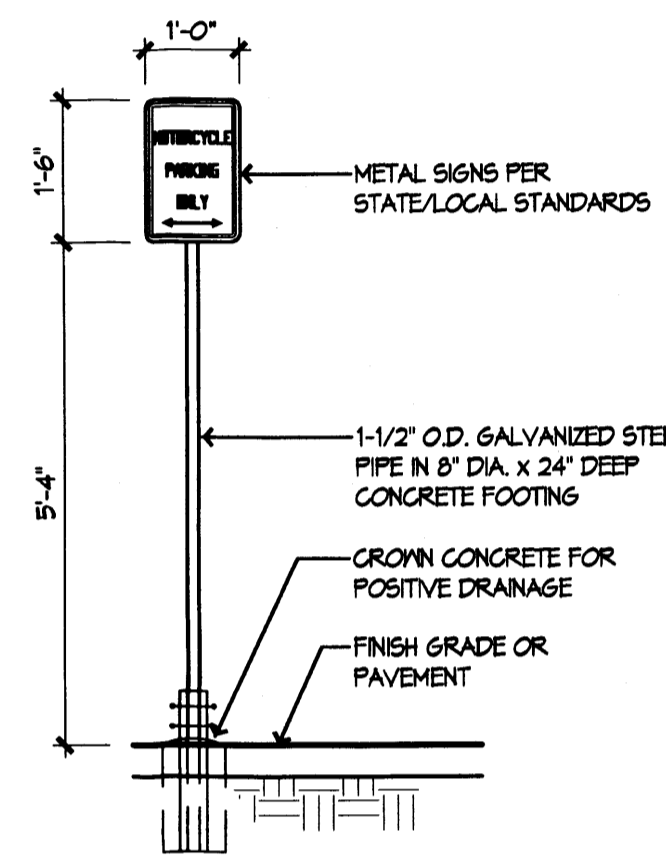
5 ACCESSIBLE PARKING SPACE (TYPICAL)

1/16" = 1'-0"



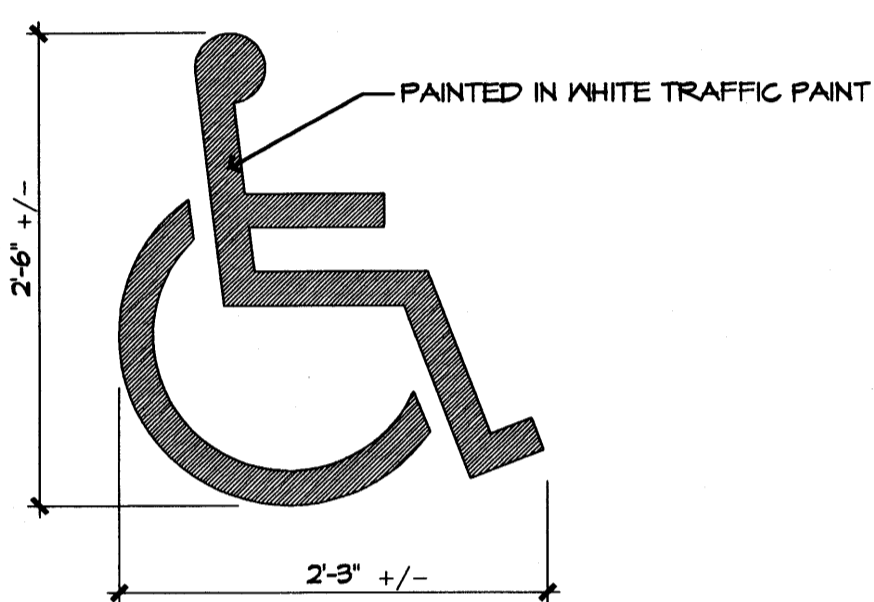
6 STOP SIGN

1/2" = 1'-0"



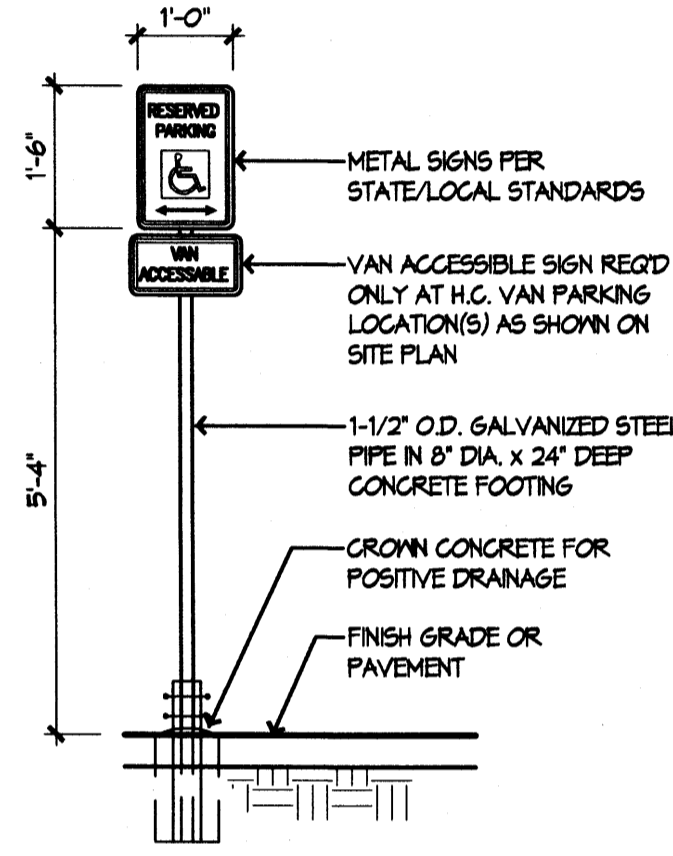
7 MOTORCYCLE PARKING SIGN

1/2" = 1'-0"



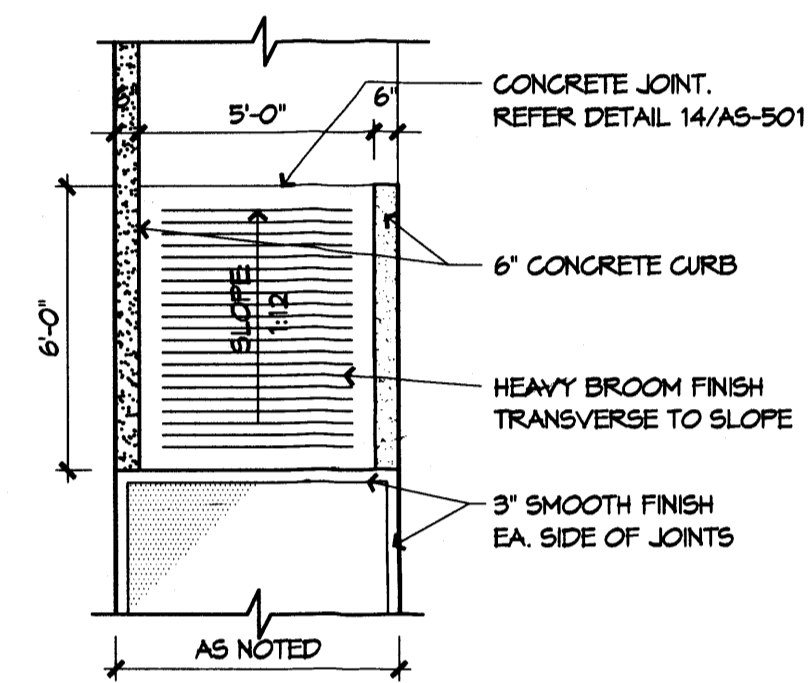
8 ACCESSIBLE PARKING PAVEMENT MARKING

1" = 1'-0"



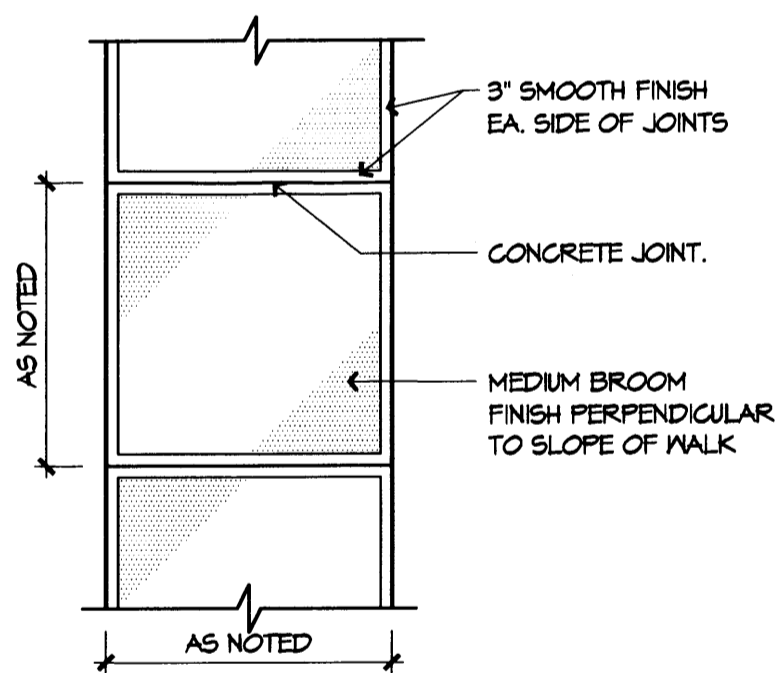
9 VAN ACCESSIBLE PARKING SIGN

1/2" = 1'-0"



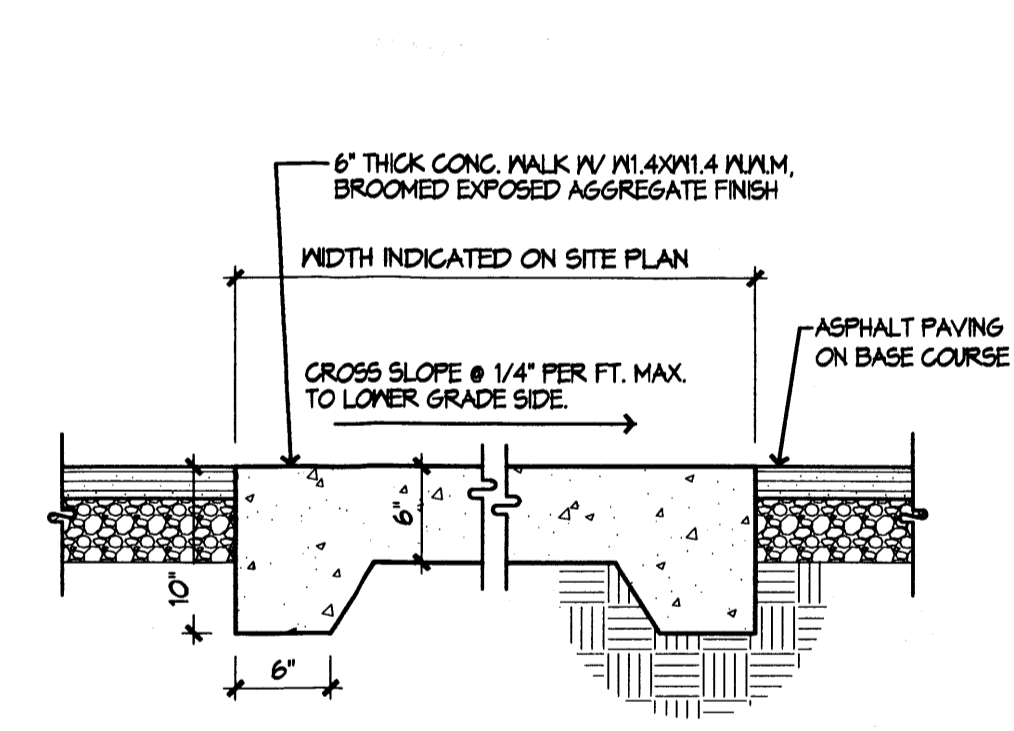
10 ACCESSIBLE RAMP

1/4" = 1'-0"



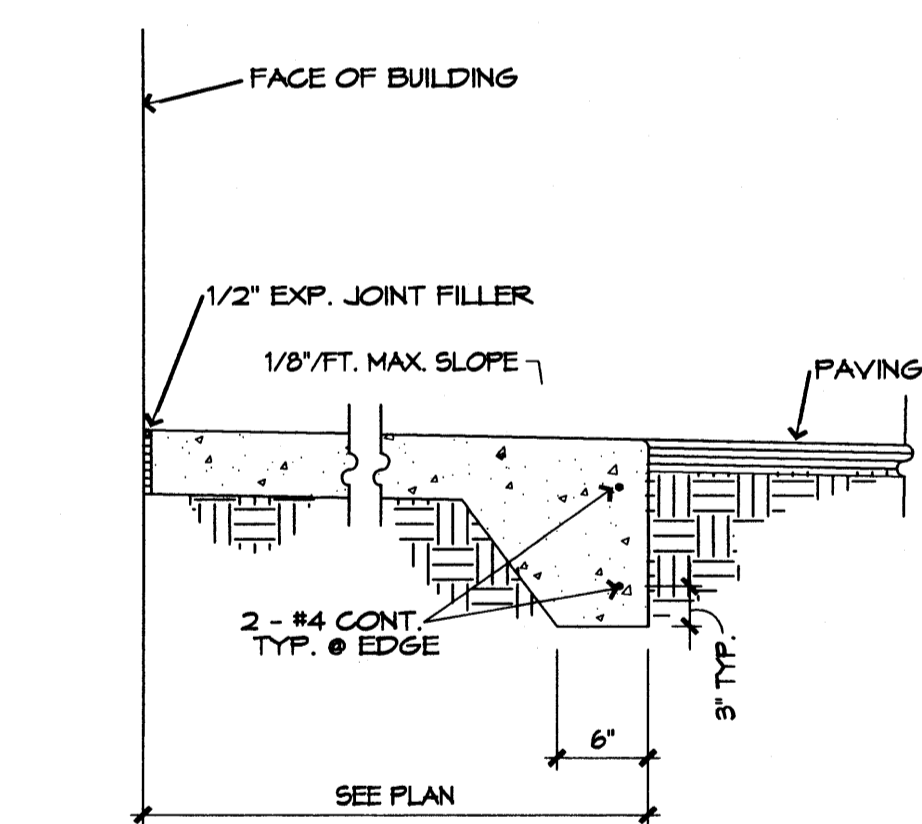
11 CONCRETE WALK PLAN

1/4" = 1'-0"



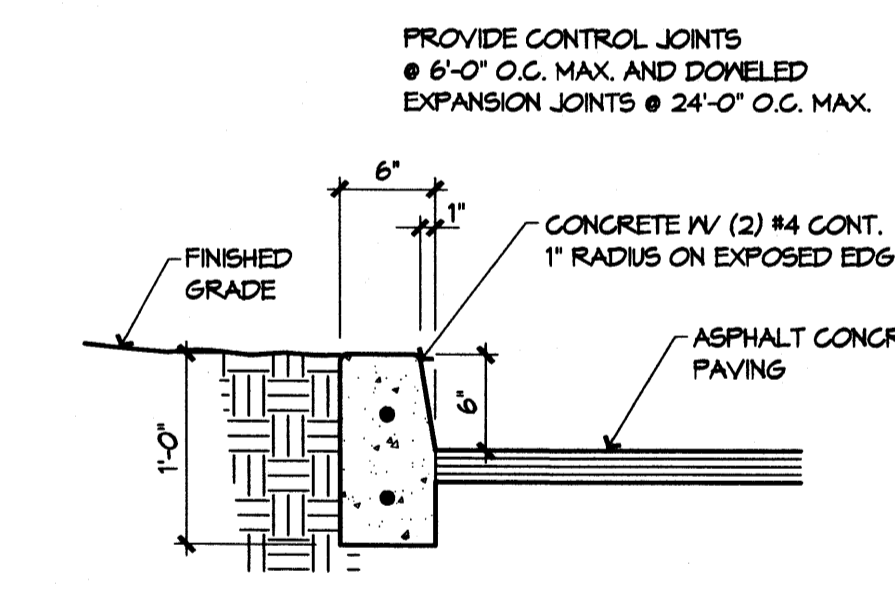
12 CONCRETE CROSSWALK SECTION

1" = 1'-0"



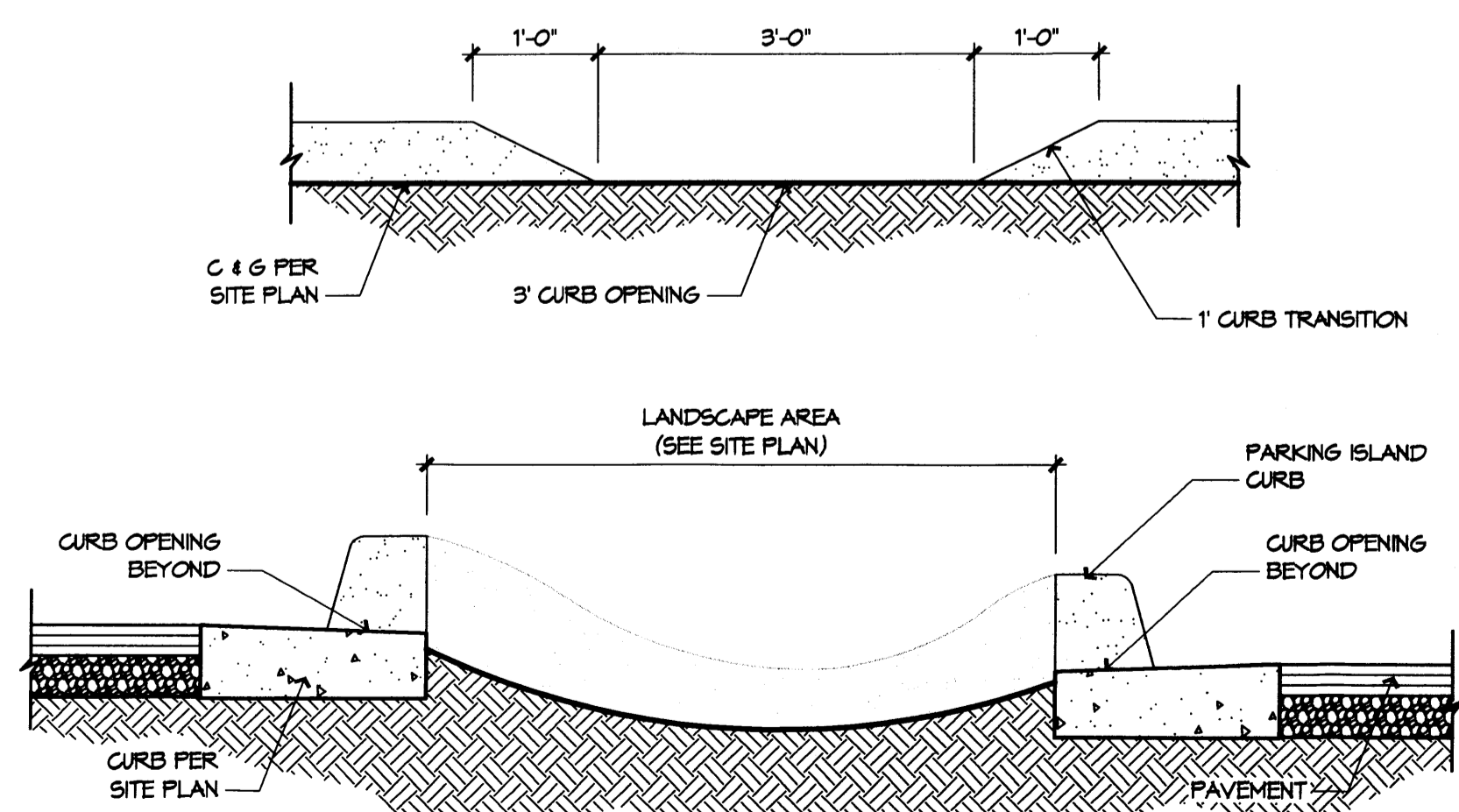
13 CONCRETE WALK SECTION

1" = 1'-0"



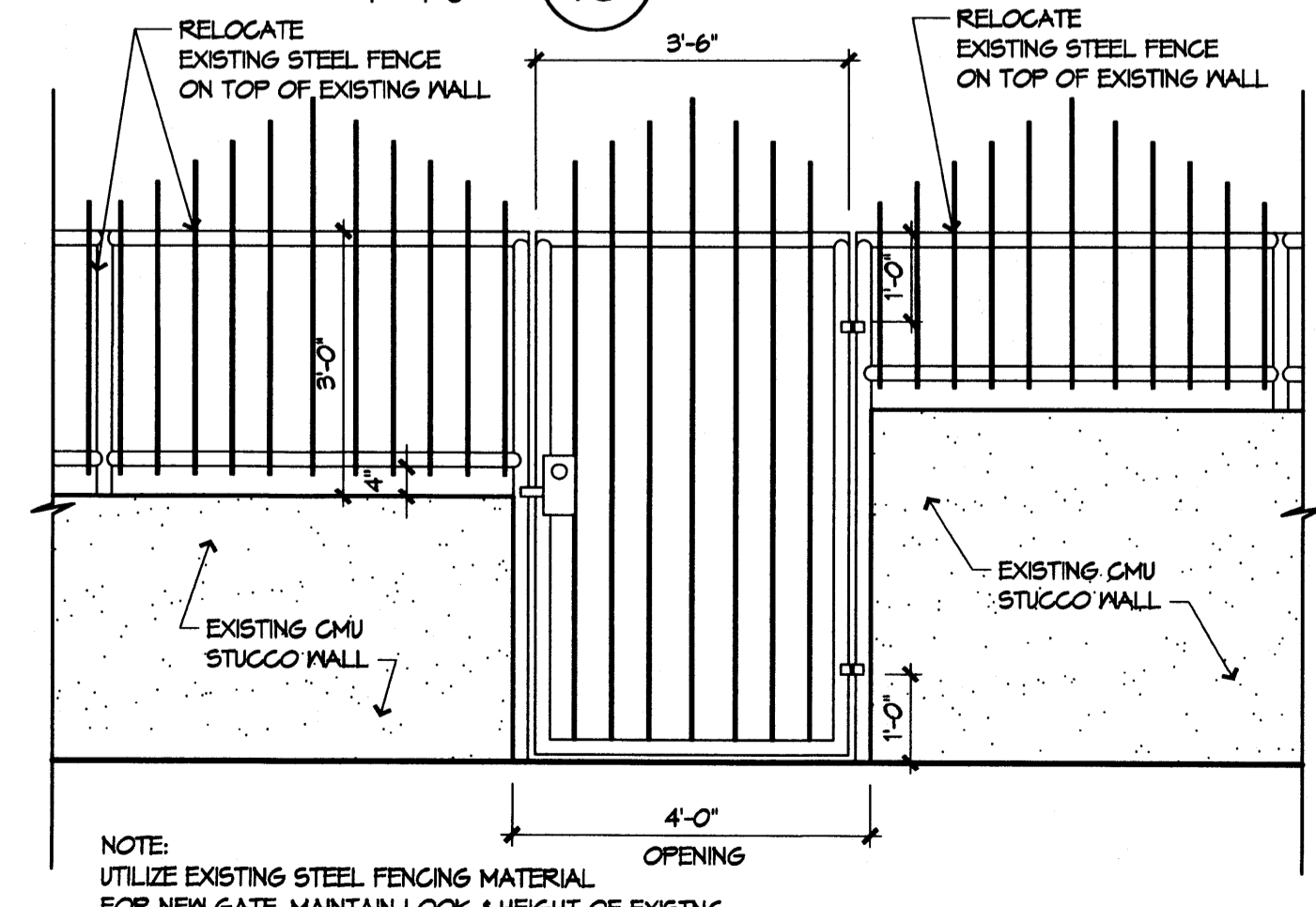
14 CONCRETE CURB DETAIL

1" = 1'-0"



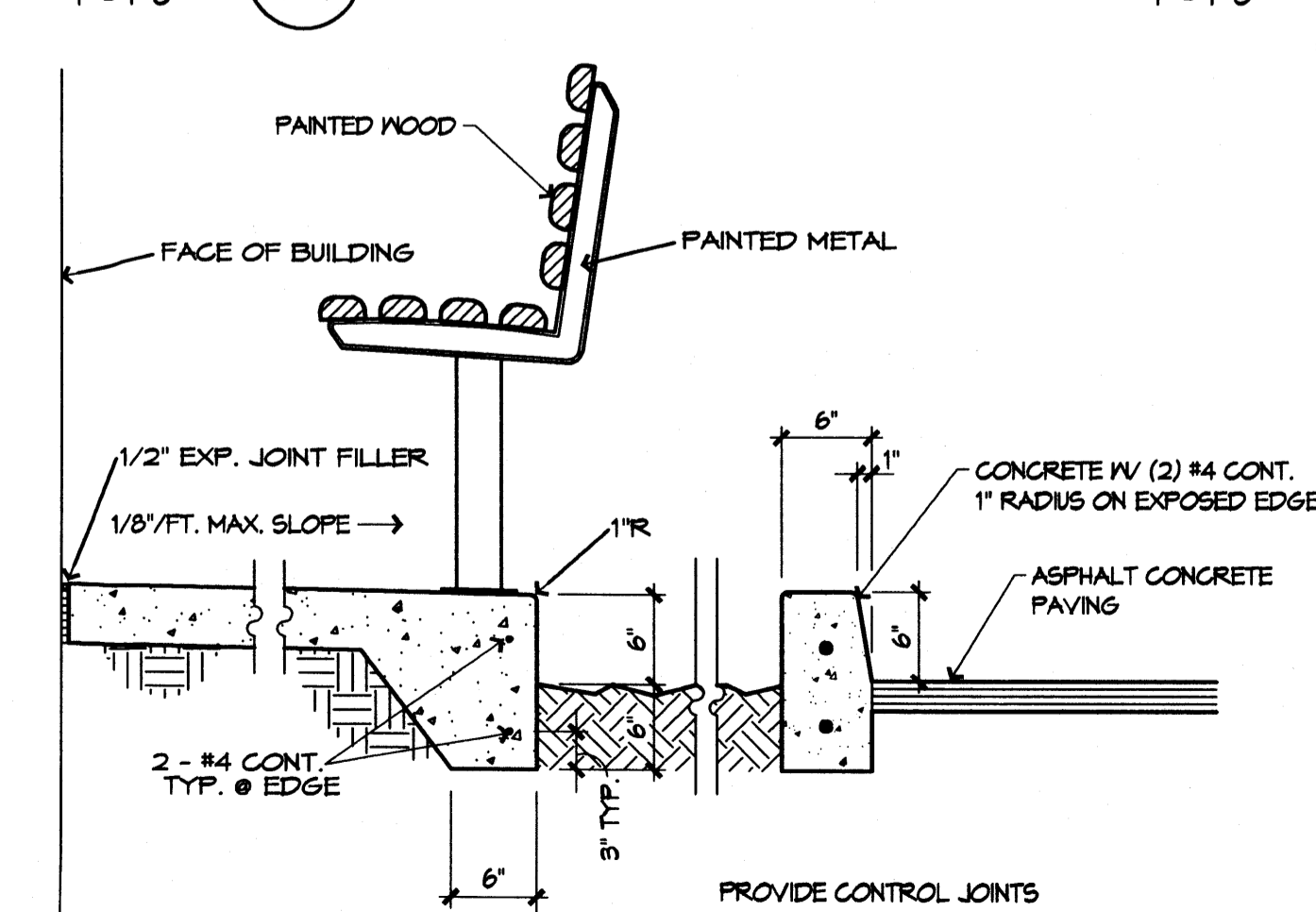
16 TYPICAL CURB CUT DETAIL

N.T.S.



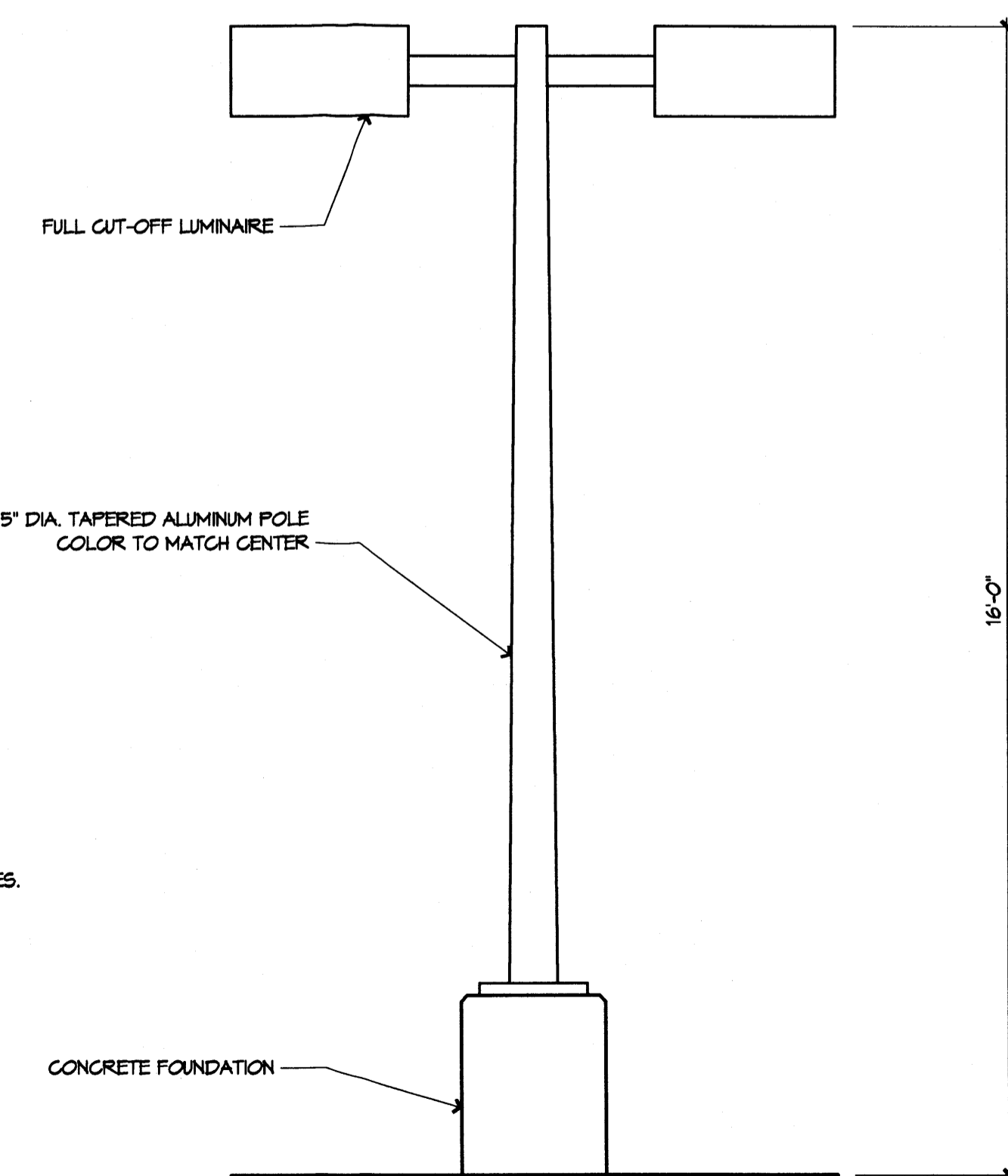
17 GATE DETAIL

1/2" = 1'-0"



18 BENCH DETAIL

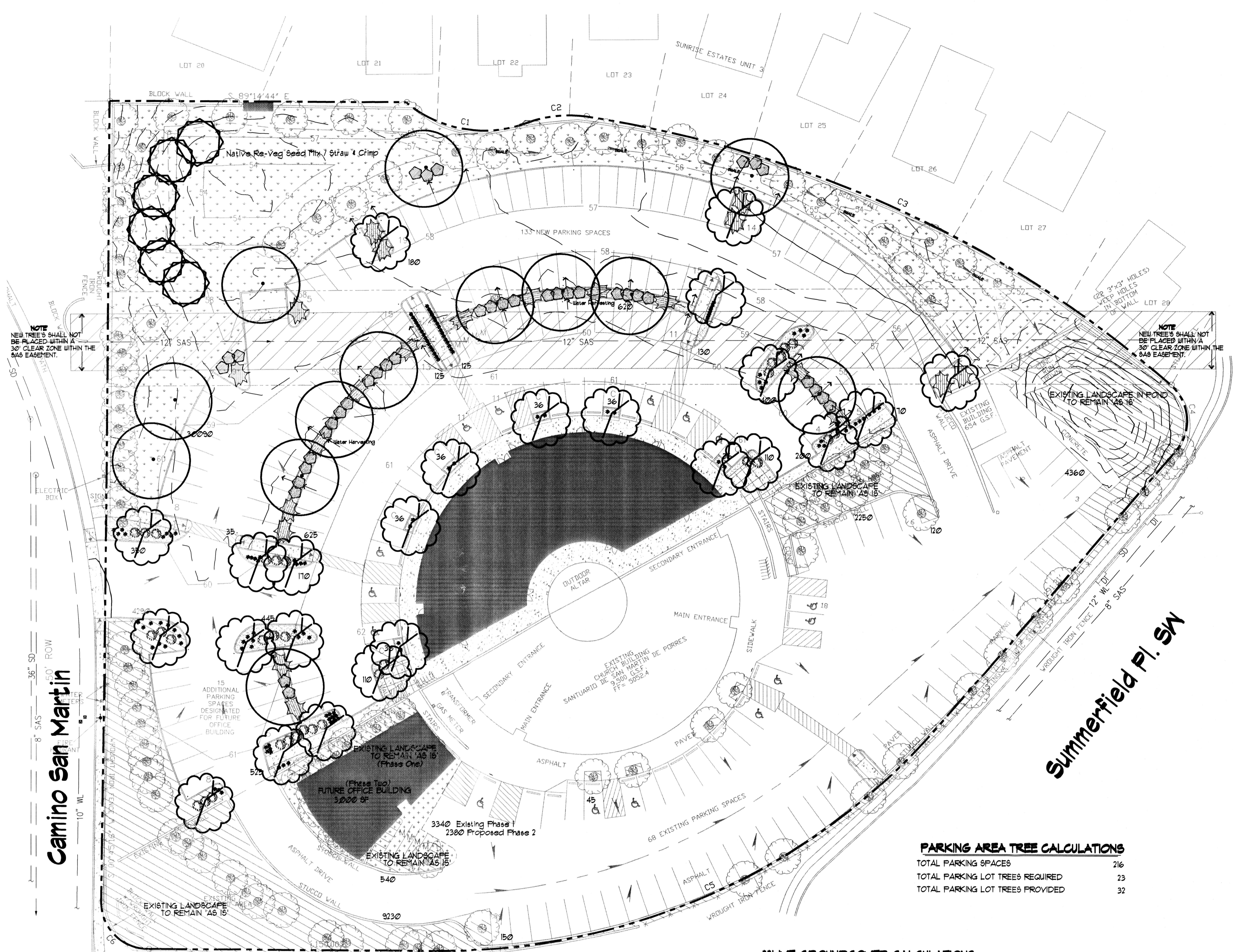
1" = 1'-0"



15 TYP. POLE MOUNTED LIGHT

1/2" = 1'-0"

Santuario de San Martin de Porres
8301 Camino San Martin
Westgate Heights
Albuquerque, New Mexico



LANDSCAPE LEGEND

QTY	SIZE	Dec.Ev.	COMMON / BOTANICAL	AV. SP.	AV. HT.	H2O USE AREA	
13	2" Cal	D	Honey Locust <i>Gleditsia triacanthos 'enermis'</i>	35-40'	60'	M	
25	2" Cal	D	Chitalpa <i>Chitalpa x tashkensis</i>	30'	30'	M	
6	15 Gal.	D	Desert Willow <i>Chilopsis linearis 'Lucretia Hamilton'</i>	25'	25'	L	
39	5 Gal.	E	Wintergreen Barberry <i>Berberis julianae</i>	5'	5'	M	780
32	5 Gal.	E	India Hawthorne <i>Raphiolepis indica</i>	4'	4'	M	376
21	5 Gal.	E	Honeyjuckle <i>Lonicera japonica</i>	12'	2'	M	2415
129	5 Gal.	na	Dwarf Feathertop <i>Pennisetum villosum</i>	2'	2'	M	405
24460			Existing Landscape to Remain 'As Is' (See Note)				total 3976
4436			Proposed Landscape, Gravel Mulch				
3020			Proposed Landscape, Native Re-Veg Seed Mix				
59986 Total							

Existing Landscape Note
Existing Landscape includes the following but is not limited to the following species:
Cottonwood, Russian Olive, Japanese Black Pine, Austrian Pine, Desert Willow, Golden Rain Tree, Western Soapberry, Ash, Pinon Pine, Apache Plume, Spanish Broom, Tam Juniper's, Flowering Bulb's, Mixture of various grasses.

LANDSCAPE NOTES

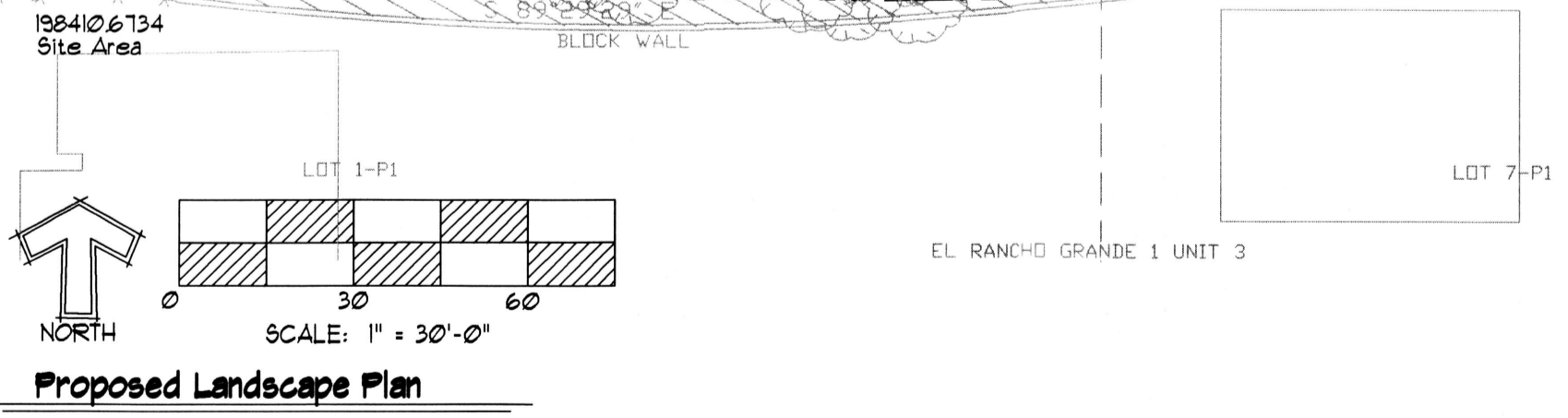
- Owner is responsible for maintenance of landscape and irrigation system.
- Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.
- All landscape areas shall be covered in 2-3" of landscape gravel, and commercial grade weed barrier fabric approved by the Owner's representative, prior to placement.
- It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.
- Landscaping shall be installed according to the approved plan.
- Landscape areas in excess of 36 square feet shall be planted so as to achieve 15% Live Ground Cover at maturity.
- 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.
- This plan shall comply with the Street Tree requirement's as defined in the Street Tree Ordinance 6-2-2-1.

PARKING AREA TREE CALCULATIONS

TOTAL PARKING SPACES	216
TOTAL PARKING LOT TREES REQUIRED	23
TOTAL PARKING LOT TREES PROVIDED	32

****LIVE GROUND COVER CALCULATIONS**

New Landscape Area, 4436 sf
Live Groundcover Required (15%) 3327 sf
Live Groundcover Provided 3976 83.63%



LANDSCAPE CALCULATIONS

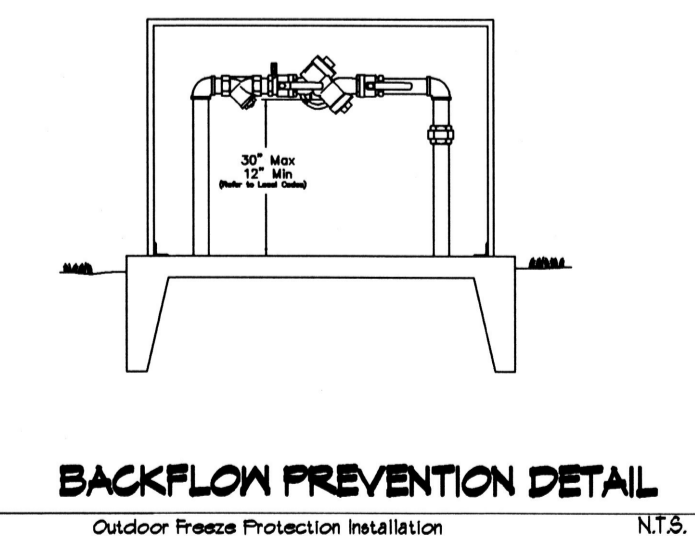
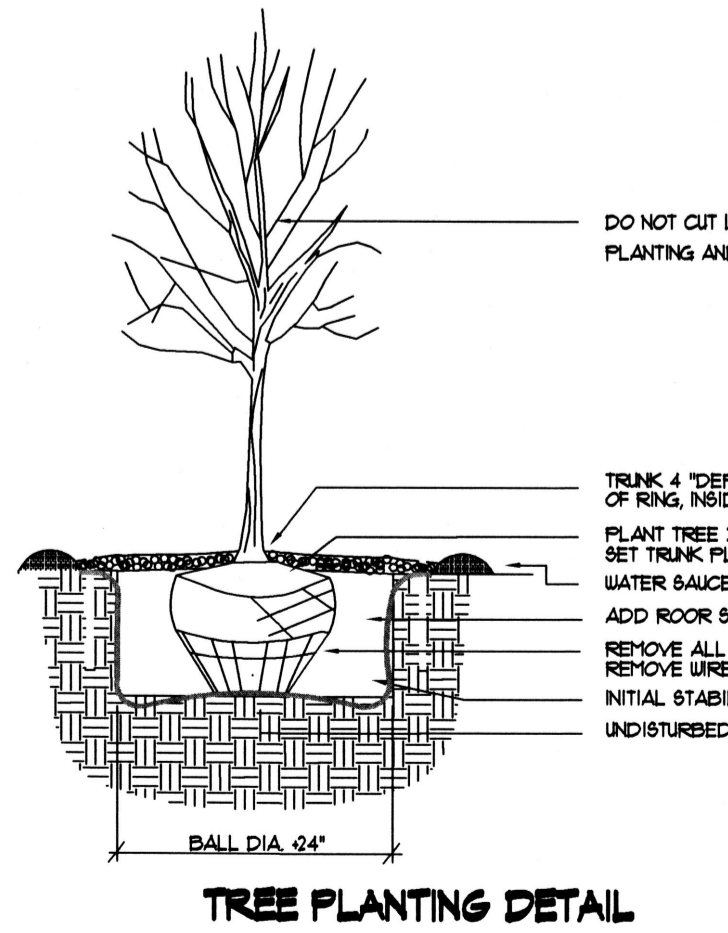
TOTAL SITE AREA	198,411
TOTAL BUILDING AREA (sf)	-19,000
NET LOT AREA (sf)	179,411
LANDSCAPE REQUIREMENT (%)	x .15
TOTAL LANDSCAPE REQUIRED (sf)	26,912
TOTAL PROPOSED LANDSCAPE PROVIDED (sf), (See Legend)	34526
TOTAL EXISTING LANDSCAPE PROVIDED (sf), (See Legend)	+ 24460
TOTAL LANDSCAPE PROVIDED (sf), 32.81 %	58986

PHASE TWO LANDSCAPE CALCULATIONS

TOTAL SITE AREA	198,411
TOTAL BUILDING AREA (sf) (Inc. Future Office)	-22,000
NET LOT AREA (sf)	176,411
LANDSCAPE REQUIREMENT (%)	x .15
TOTAL LANDSCAPE REQUIRED (sf)	26,462
TOTAL PROPOSED LANDSCAPE PROVIDED (sf), (See Legend)	36906
TOTAL EXISTING LANDSCAPE PROVIDED (sf), (See Legend)	+ 20580
TOTAL LANDSCAPE PROVIDED (sf), 32.58 %	57486

NATIVE SEED MIX: PLS/ACRE

COMMON NAME	PLS/BS/ACRE	BOTANICAL
Indian Ricegrass, Paloma		<i>Achnatherum hymenoides</i> 5.0
Galleta Grass, Viva		<i>Hilaria jamesii</i> 1.0
Sideoats Grama		<i>Bouteloua curtipendula</i> 3.0
Blue Grama, Hachita		<i>Bouteloua gracilis</i> 1.0
Sand Dropseed		<i>Sporobolus cryptandrus</i> 1.0
Fourwing Saltbush		<i>Atriplex canescens</i> 1.0
Total		12.0



01/26/2010
Respond to Staff Planner Comment's
02/01/2010
Revised Site Plan, Entrance, Walks

Project Number
Drawn By DDM
Checked DDM
Issue Date January 7, 2010

Proposed Landscape Plan

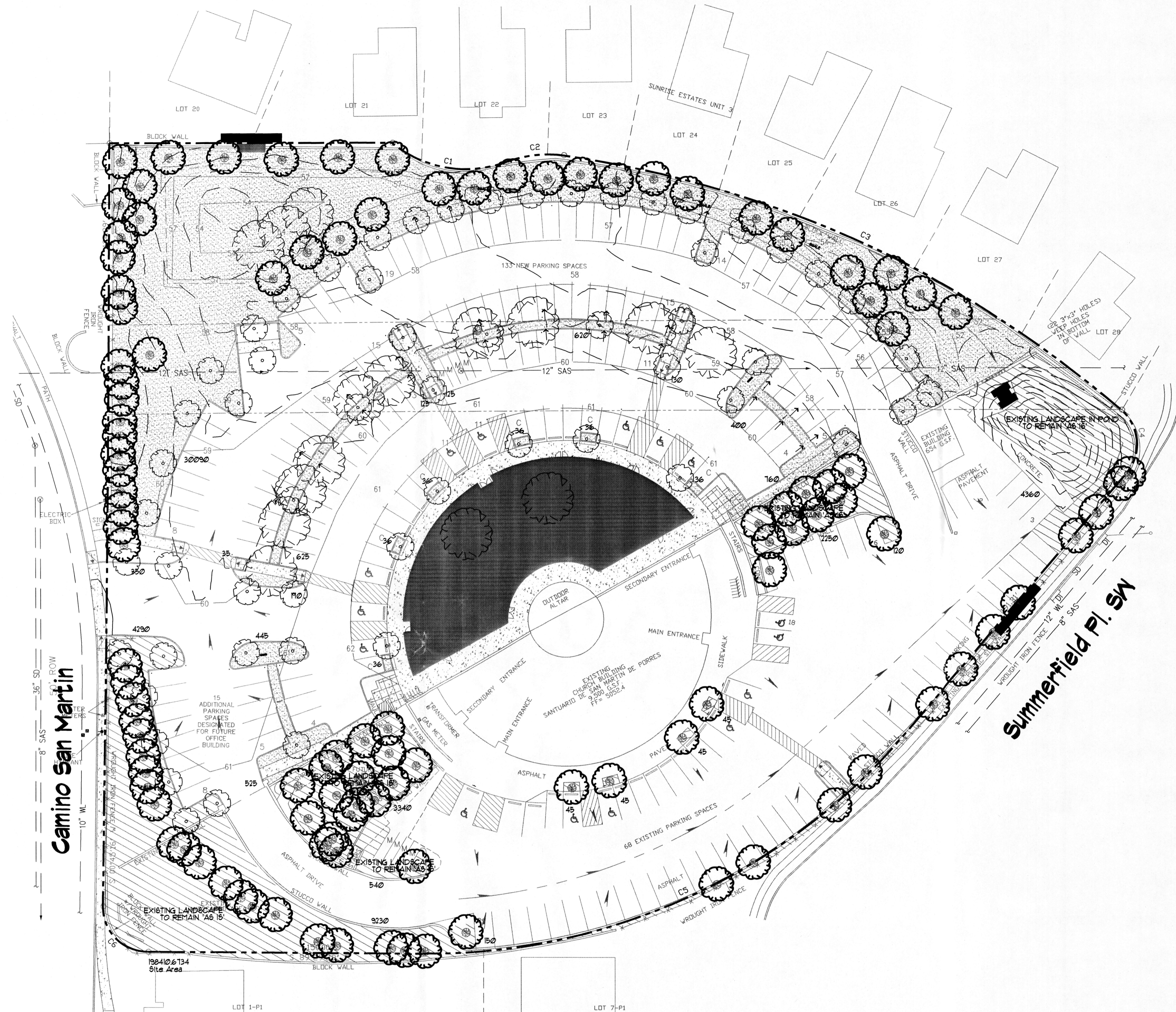
Scale: AS SHOWN

L-100

Sheet No. 2 of

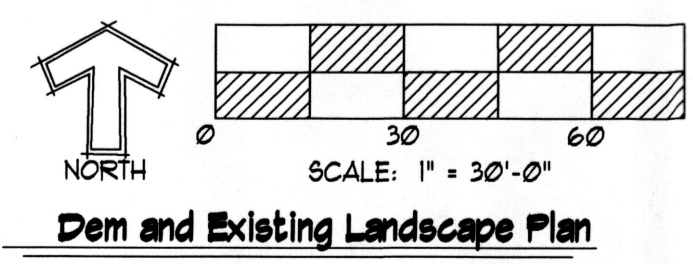
Mitchell Associates, LLC
Landscape Architects
3550 Carlisle Blvd NE, Suite 112
Albuquerque, NM 87110
(505) 830-6096
danny@mitchellassociatesllc.com





LANDSCAPE LEGEND

	15	Existing	Existing Tree / To Be Removed
	112	Existing	Existing Tree / To Remain
	24460		Existing Landscape to Remain 'As Is'
	34616		Proposed Landscape and Ponding Areas



Santuario de San Martin de Porres
8301 Camino San Martin
 Westgate Heights
 Albuquerque, New Mexico

02/26/2010
 Respond to Staff Planner Comment's
 02/21/2010
 Revised Site Plan, Entrance, Walks

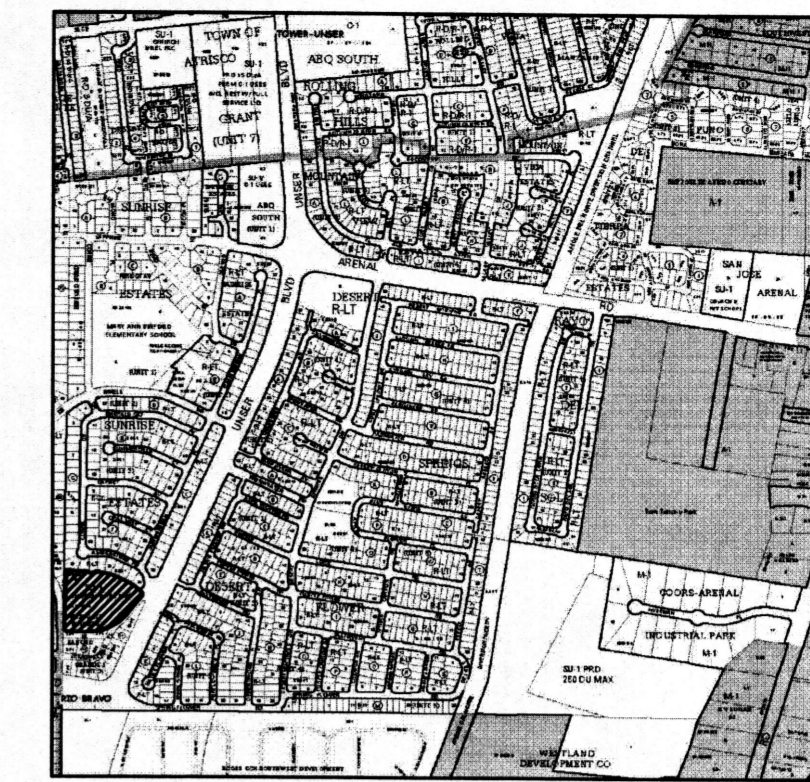
Project Number
 Drawn By **DDM**
 Checked **DDM**
 Issue Date **January 7, 2010**

Demo & Existing Landscape Plan

Scale: AS SHOWN

Mitchell Associates, LLC
 Landscape Architects
 3150 Carlisle Blvd. NE, Suite 112
 Albuquerque, NM 87110
 (505) 830-6096
 danny@mitchellassociatesllc.com





VICINITY MAP M-10-Z
NOT TO SCALE

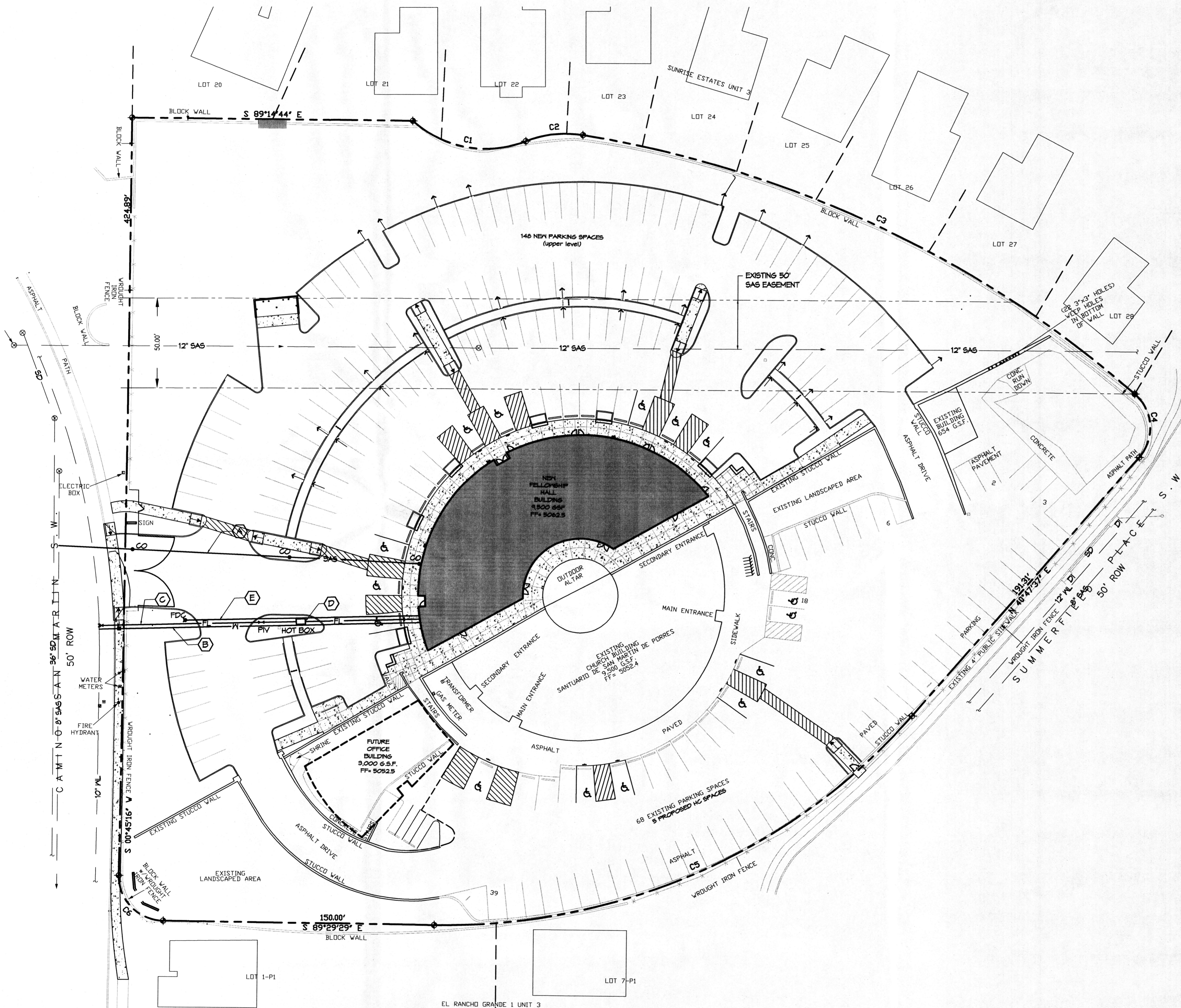
DISA
Darren Sowell
ARCHITECTS
4700 Lincoln N.E., Suite 111
Albuquerque, N.M. 87109
Phone: (505) 342-6200
Fax: (505) 342-6201

UTILITY NOTES

- A. NEW 6" SANITARY SEWER SERVICE PER ABCQUA STD DNG. NO.
- B. NEW 2" DOMESTIC WATER SERVICE 4 METER PER ABCQUA STD DNG. NO.
- C. NEW PRIVATE BUILDING FIRELINE WITH POST INDICATOR VALVE AS SHOWN.
- D. NEW REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) IN HOT BOX AS SHOWN.
- E. NEW REMOTE STANDPIPE (FDC) AS SHOWN.

LEGEND

- 10" WL — EXISTING WATERLINE W/ SIZE
- 8" SAS — EXISTING SANITARY SEWER
- 36" SD — EXISTING STORM DRAIN
- COTG — CLEAN OUT TO GRADE
- DI — EXISTING DROP INLET
- SAS — NEW SANITARY SEWER SERVICE
- FL — NEW BUILDING FIRELINE
- PIV — POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION



PRELIMINARY UTILITY PLAN
Scale: 1" = 30'

Santuario de San Martin de Porres
8301 Camino San Martin
Westgate Heights
Albuquerque, New Mexico

Project Number _____
 Drawn By _____
 Checked _____
 Issue Date JANUARY 24, 2010
PRELIMINARY UTILITY PLAN
 Scale: AS SHOWN

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	63°52'40"	S 79°46'36" E	60.00	66.89	63.48
C2	30°48'28"	S 83°41'23" W	60.00	32.26	31.97
C3	31°42'00"	N 65°03'23" W	61.75	34.66	33.732
C4	90°00'00"	N 94°19'51" W	25.00	39.27	35.36
C5	48°42'54"	N 63°59'04" E	344.33	298.77	289.49
C6	90°14'25"	S 44°21'56" E	25.00	39.37	35.43

DRAINAGE NOTES

LEGAL: Tract A, Westgate Heights

AREA: 4.555 acres (198,410 sf)

BENCHMARK: City of Albuquerque Station '5-M10' being a brass cap
ELEV= 5042.77 (NAVD 1988)

SURVEYOR: Harris Surveying, Inc. dated December 2009

FLOOD HAZARD: From FEMA Panel 336, this site is identified as being within Zone 'X' which is located outside the 100-year floodplain

EXISTING CONDITIONS: The existing church site was developed in 1981 and includes a 9,500 sf sanctuary building along with a 650 sf garage, and associated paved parking and landscaping. Two existing retention ponds are located at the northwest corner and eastern end of the site. The two abutting public streets are both higher than the retention pond areas. Approximately 1/3 of the site currently drains to the northwest pond area while almost 2/3 drains to the eastern pond near Summerfield Place SW.

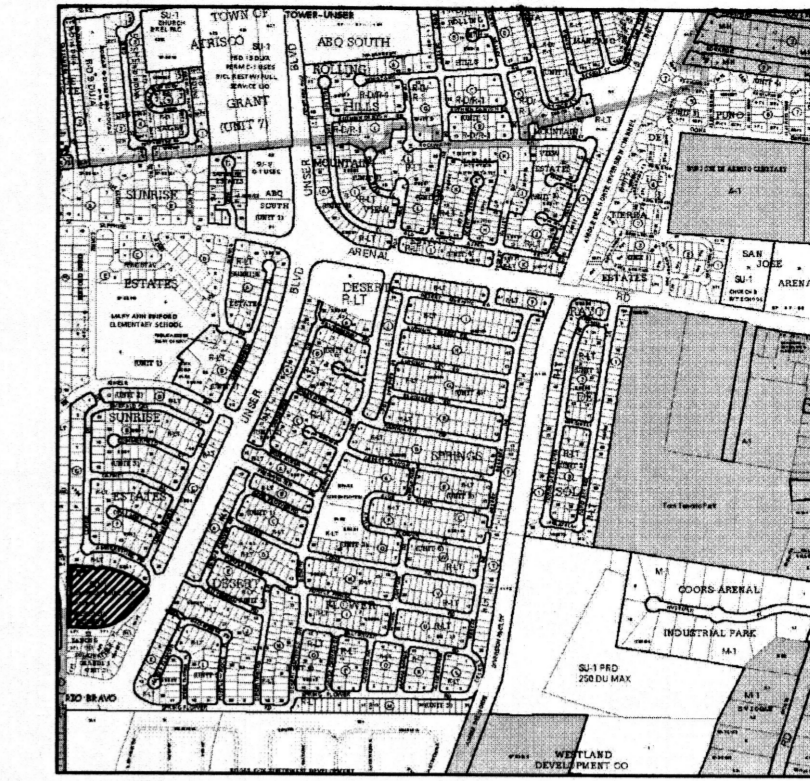
PROPOSED IMPROVEMENTS: The proposed improvements include a 9,500 sf multi-purpose building along with additional paved parking, and the proposed additional parking, located in the NW half of the site, will be more formalized than the current dirt overflow parking area.

DRAINAGE APPROACH: The proposed drainage plan will continue to follow historic flow paths, but increased impervious area will require additional onsite storage volume. Current City Hydrology requirements for retention pond design is based on the 100-year 10-day volume. The storm water pond in the northwest corner of the site will be designed to overflow to the east. A drainage swale will carry excess flow to the pond at the east side of the site. A small pump is proposed to discharge storm water to Summerfield Place SW where it will be intercepted by the existing public storm drain system.

The 100-year 10-day runoff volume exceeds the pond capacities by 17,000 cubic feet. The pump discharge rate (Q= 0.21 cfs) will then result in a required time which is less than 24 hours to drain this excess runoff volume.

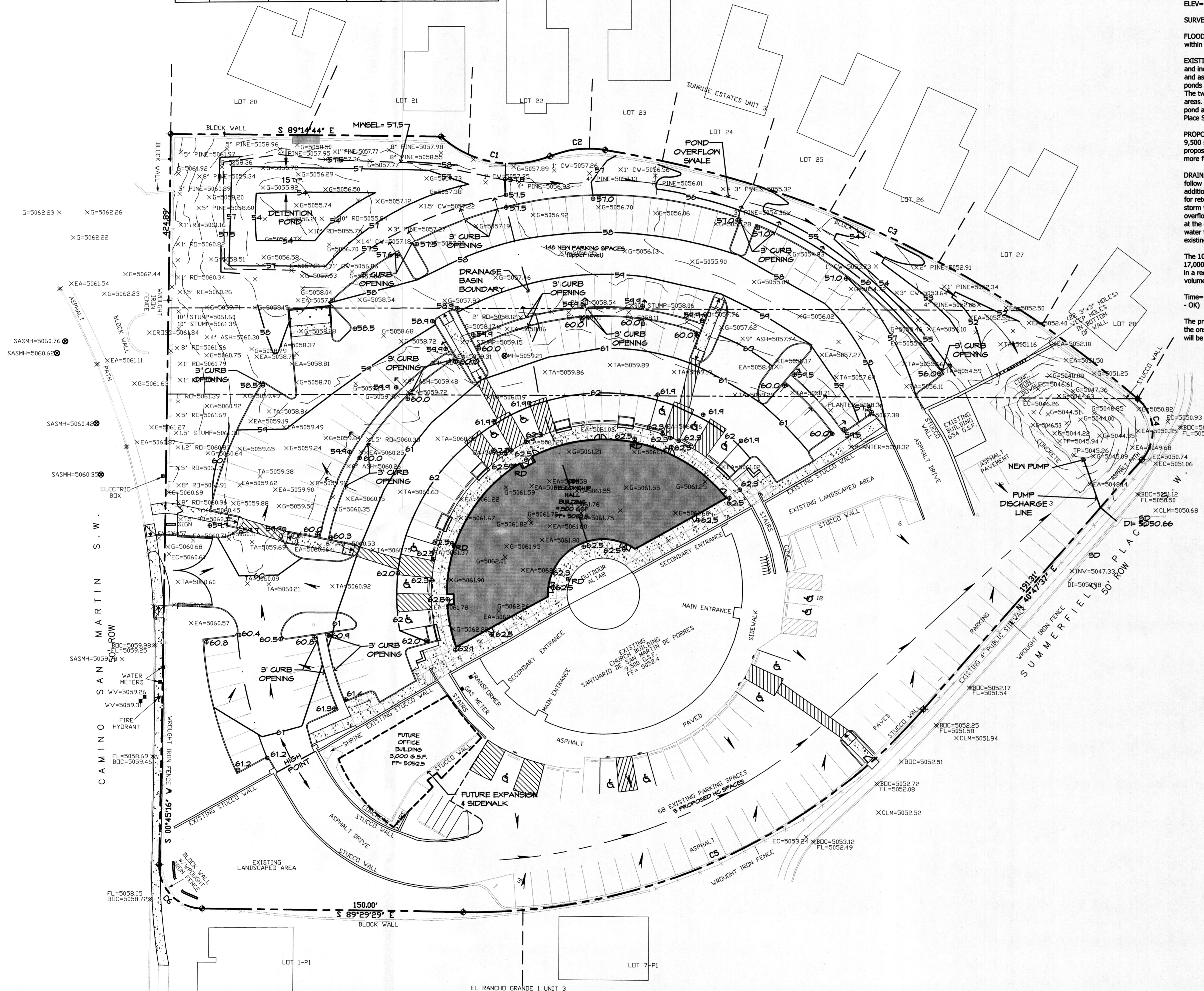
Time= 17,000/(0.21)(60) = 22.5 hours (Time is less than 24 hours - OK)

The proposed improvements will increase site runoff, but by enlarging the onsite retention pond, the impact to downstream drainage facilities will be minimized.



VICINITY MAP M-10-Z
NOT TO SCALE

DISA
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LEGEND

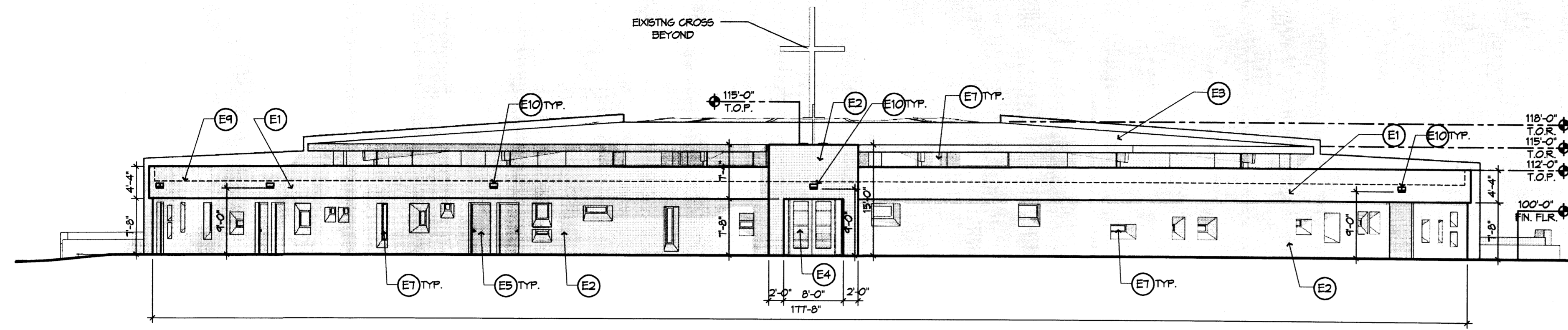
- BOC = BACK OF CURB
- TA = TOP OF ASPHALT
- DI = DRAINAGE INLET
- RO = RUSSIAN OLIVE
- FL = FLOW LINE
- EA = EDGE OF ASPHALT
- WV = WATER VALVE
- SASMH = SANITARY SEWER MANHOLE
- TP = TOP OF PVC PIPE
- CLM = CENTERLINE MONUMENT
- INV = INVERT
- G = GROUND
- - - EXISTING COUNTOUR
- — — PROPOSED COUNTOUR
- FLOW ARROW
- ROOF DRAIN
- - - DRAINAGE BASIN BOUNDARY

PRELIMINARY GRADING PLAN
1" = 30'

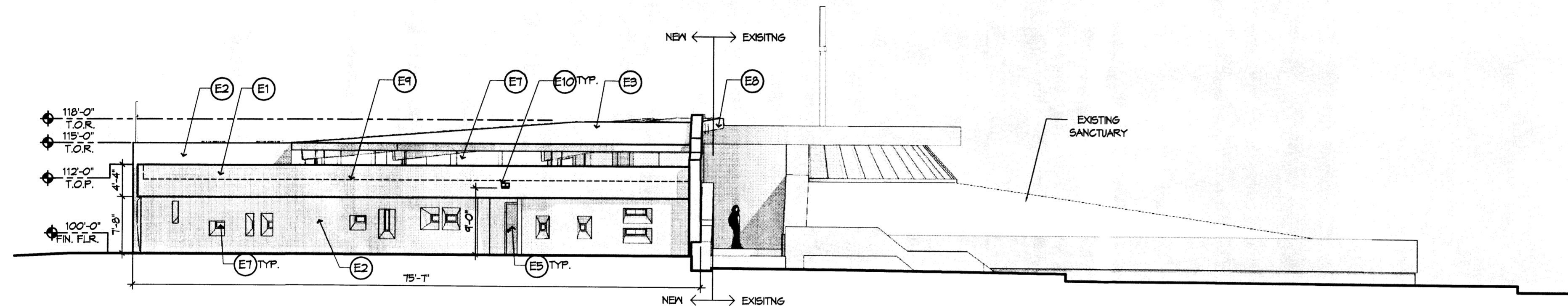
Santuario de San Martin de Porres
8301 Camino San Martin
 Westgate Heights
 Albuquerque, New Mexico

Project Number _____
 Drawn By _____
 Checked _____
 Issue Date JANUARY 21, 2010
PRELIMINARY GRADING PLAN

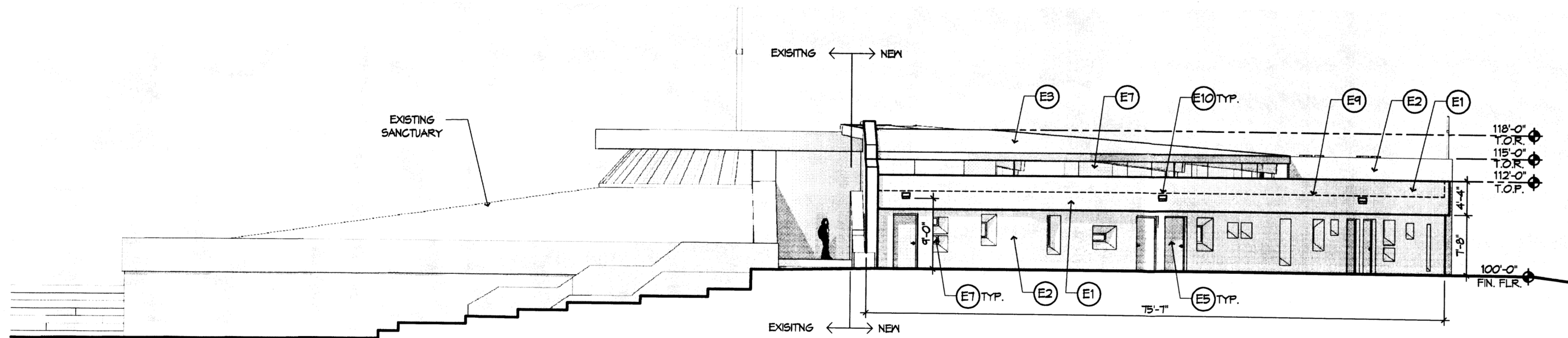
Scale: AS SHOWN



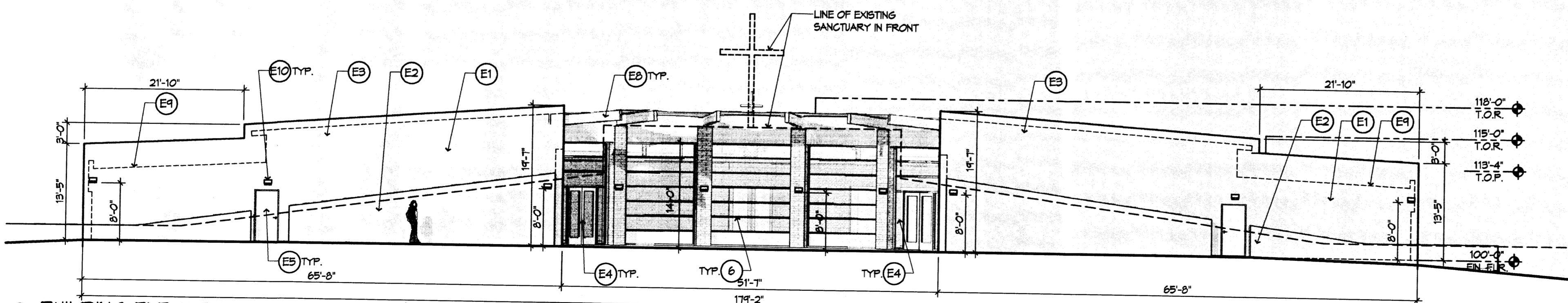
1 BUILDING ELEVATION - NORTH
3/32" = 1'-0"



2 BUILDING ELEVATION - WEST
3/32" = 1'-0"



3 BUILDING ELEVATION - EAST
3/32" = 1'-0"



4 BUILDING ELEVATION - SOUTH
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE					
TAG	MATERIAL / DESCRIPTION	MFR.	COMMON COLOR NAME	MFR. COLOR	NOTES
E1	EIPS/STUCCO	EL REY ACRYLIC	TAN	#122 STRAN	
E2	EIPS/STUCCO	EL REY ACRYLIC	BROWN	#116 ADOBE	MATCH EXISTING COLOR ON SANCTUARY
E3	STANDING SEAM METAL ROOFING	ULTRA SEAM	METALIC COLOR	SILVER	LOW REFLECTIVE
E4	INSULATED GLAZING ALUM STOREFRONT SYS.	KAWNEER	BROWN	BRONZE ANODIZE	
E5	HOLLOW METAL DOOR & FRAME	-	BROWN	SMOKEY TOPAZ SK 611T	PAINT TO MATCH 'E2'
E6	14'X10' INSULATED GLAZING GARAGE DOORS	OVERHEAD GARAGE DOOR	BROWN	BRONZE ANODIZE	
E7	INSULATED GLAZING ALUM WINDOW SYS.	KAWNEER	BROWN	BRONZE ANODIZE	
E8	ROUGH SAWN GLUE LAMINATE BEAM	-	WOOD TIMBER	-	MATCH EXISTING GUELAM. @ SANCTUARY
E9	TPO ROOFING SYSTEM	DOW ROOFING SYSTEMS	WHITE	-	
E10	LIGHT FIXTURE	-	BROWN	-	MATCH EXISTING COLOR ON SANCTUARY

NOTE:
FUTURE 9,000 G.S.F. BUILDING- ELEVATIONS TO MATCH PROPOSED 9,500 G.S.F. ADDITION.

Santuario de San Martin de Porres
8301 Camino San Martin
 Westgate Heights
 Albuquerque, New Mexico

Project Number _____
 Drawn By _____
 Checked _____
 Issue Date JANUARY 29, 2010

BUILDING ELEVATION

Scale: AS SHOWN



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Santuario de San Martin de Porres
8301 Camino San Martin
Westgate Heights
Albuquerque, New Mexico

Project Number _____
Drawn By _____
Checked _____
Issue Date _____
DESIGN STANDARDS

Scale: AS SHOWN

G-002

SHEET 8 of 8

INTRODUCTION

THE FOLLOWING DESIGN STANDARDS FOR SANTUARIO DE SAN MARTIN DE PORRES ARE ATTACHED TO AND MADE PART OF THE SITE PLAN FOR BUILDING PERMIT. THESE DESIGN STANDARDS ARE INTENDED TO ADDRESS AREAS OF THE SITE SHOWN FOR ILLUSTRATIVE PURPOSES, AND ARE PROVIDED TO ENSURE A CONSISTENT LEVEL OF DEVELOPMENT THROUGHOUT SANTUARIO DE SAN MARTIN DE PORRES. ALL SITE PLANS FOR BUILDING PERMIT MUST BE CONSISTENT WITH THESE STANDARDS. SITE PLANS FOR BUILDING PERMIT WHICH ARE IN COMPLIANCE WITH THE DESIGN STANDARDS AND ILLUSTRATIVE SITE PLANS SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD (DRB).

1. OVERALL DESIGN THEME

THE STYLE AND ARCHITECTURE OF SANTUARIO DE SAN MARTIN DE PORRES WAS INSPIRED BY A SMALL VILLAGE CHURCH IN PERU, WHICH THE FATHER AND MEMBERS OF THE SANTUARIO DE SAN MARTIN CONGREGATION VISITED IN THE 1970'S. FROM THERE, A "REPLICATED" DESIGN WAS CREATED AND A SITE DEVELOPMENT PLAN WAS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION IN JUNE 1980 (PROJECT # Z-79-130). THIS PROJECT IS A CONTINUATION OF THAT VISION, RE-CREATING THE VILLAGE CHURCH VISITED SO LONG AGO IN PERU.

2. PERMITTED USES

SU-1 FOR CHURCH AND RELATED FACILITIES

SANTUARIO DE SAN MARTIN DE PORRES WILL BE A CHURCH AND WILL COMPLY WITH ALL PLANS ZONES AFFECTING THIS PROPERTY.

3. DESIGN STANDARDS

A. INTRODUCTION

THESE DESIGN STANDARDS ARE ESTABLISHED TO PROVIDE ASSURANCE THAT FUTURE DESIGN AND CONSTRUCTION WILL MEET THE COHESIVE STANDARDS OF QUALITY ESTABLISHED BY WHICH THESE ORIGINAL STRUCTURES ARE PRODUCED. THESE STANDARDS WILL ASSIST IN CREATING AN ATTRACTIVE CHURCH FACILITY AND WILL DEFINE A UNIFIED IMAGE FOR ARCHITECTURAL AND LANDSCAPE DESIGN THAT CREATES A DISTINCTIVE VISUAL IDENTITY.

B. STREETScape

THE DEVELOPMENT OF AN IDENTITY THAT SYMBOLIZES THE MISSION AND HERITAGE OF SANTUARIO DE SAN MARTIN DE PORRES IS PARAMOUNT TO THE PARISHIONERS OF THE CHURCH. THE COMMUNITIES IT SERVES AND THE ARCHDIOCESE OF SANTA FE.

- LANDSCAPE BUFFERS SHALL BE PROVIDED TO ENSURE FLEXIBILITY FOR ENTRY, LANDSCAPING, SIDEWALK DEVELOPMENT AND OTHER PEDESTRIAN AMENITIES, AS WELL AS OPPORTUNITIES FOR VISUAL SCREENING AND ENVIRONMENTAL AMENITIES.
- LIVING PLANT MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF THE REQUIRED LANDSCAPE AREA.
- LOW WATER USE TURF MAY BE PROVIDED AT A MAXIMUM OF 40 PERCENT OF THE REQUIRED LANDSCAPE AREA.
- HIGH WATER USE TURF IS NOT ALLOWED.
- MATERIALS FOR THE SEPARATION OF TURF AND PLANTING BEDS MAY BE CONCRETE, BRICK, OR SIMILAR QUALITY MATERIAL. STEEL EDGING IS NOT ALLOWED.

C. PARKING

THE INTENT OF THE STANDARDS FOR THE DEVELOPMENT OF PARKING AREAS IS TO PROVIDE ACCESSIBLE, SAFE CIRCULATION WITHIN AND ADJACENT TO THE PARKING AREAS.

- NO ON-STREET PARKING SHALL BE PROVIDED.
- PARKING SPACE STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S COMPREHENSIVE ZONING CODE.
- ADA-COMPLIANT PARKING SHALL BE LOCATED ADJACENT TO MAIN BUILDING ENTRIES.
- LANDSCAPED ISLANDS SHALL BE DISTRIBUTED THROUGHOUT PARKING AREAS.
- MOTORCYCLE, MOPED, AND MOTOR SCOOTER PARKING SHALL BE PROVIDED CLOSE TO BUILDING ENTRANCES PER CITY REGULATION D14-16-9-1 AND SHALL BE VISIBLE FROM BUILDING ENTRANCES.

D. BICYCLE FACILITIES

- BICYCLE PARKING FOR PARISHIONERS SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE. ONE BICYCLE RACK SPACE PER 30 PARKING SPACES IS REQUIRED, AND SHALL BE CONVENIENTLY LOCATED NEAR BUILDING ENTRANCES, BUT NOT WITHIN PEDESTRIAN PATHWAYS OR LANDSCAPE AREAS.

E. SITE LANDSCAPE

LANDSCAPED AREAS SERVE TO ENHANCE THE VISUAL DYNAMIC OF THE DEVELOPMENT AND AID IN REINFORCING THE ENVIRONMENT.

THE PLANT PALETTE FOR SANTUARIO DE SAN MARTIN DE PORRES SHALL PROVIDE YEAR-ROUND COLOR AND INTEREST AND SHALL CONSIST OF REGIONALLY APPROPRIATE, LOW WATER USE PLANTS. A PALETTE OF HARDSCAPE MATERIALS WILL ALSO BE SELECTED FOR THE ENTIRE SITE TO FURTHER CONTRIBUTE TO THE SENSE OF VISUAL ENTITY.

- ALL LANDSCAPE PLANS SHALL COMPLY WITH THE CITY'S WATER CONSERVATION ORDINANCE, AND POLLEN ORDINANCE, AND ZONING CODE 14-16-9-10.
- WATER HARVESTING TECHNIQUES, INCLUDING SOME COMBINATION OF CURB CUTS FOR DRAINAGE TO LANDSCAPED AREAS, BIOSWALES TO SLOW AND TREAT STORM WATER RUNOFF, OR OTHER INNOVATIVE TECHNOLOGIES, ARE REQUIRED.
- LIVE PLANT MATERIALS SHALL COVER A MINIMUM OF 75 PERCENT OF ALL REQUIRED LANDSCAPED AREAS.
- LANDSCAPE HEADERS SHALL BE USED TO SEPARATE TURF AND PLANTING BEDS. HEADERS MAY BE CONCRETE, BRICK, STONE OR OTHER SIMILAR QUALITY MATERIAL. STEEL EDGING IS NOT ALLOWED.
- GRAVEL MULCH, COBBLE, AND SIMILAR MATERIALS ARE ACCEPTABLE AS A TOP DRESSING FOR LANDSCAPED AREAS, BUT ORGANIC MULCHES SHALL BE ENCOURAGED WHERE THE GRADE ALLOWS.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO SUPPORT SITE LANDSCAPING. THE SYSTEM SHALL BE DESIGNED TO MAXIMIZE EFFICIENCY AND AVOID OVER-SPRAYING ONTO WALKS, BUILDINGS, FENCES, WALLS, ETC.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE OWNER IN A LIVING, ATTRACTIVE CONDITION. THIS INCLUDES PROPER MAINTENANCE OF THE IRRIGATION SYSTEM AND REMOVAL OF WEEDS, TRASH, OR DEBRIS.
- MINIMUM PLANT MATERIAL SIZES AT THE TIME OF INSTALLATION SHALL BE AS FOLLOWS:
 - CANOPY TREES - 2" CALIPER B4B OR BOXED EVERGREEN TREES - 8 FOOT MINIMUM HEIGHT
 - ACCENT TREES - 1 1/2" CALIPER B4B OR BOXED
 - MULTITRUNK TREES - 15-GALLON MINIMUM
 - SHRUBS, ORNAMENTAL GRASSES AND GROUND COVERS - 1 GALLON MINIMUM

I. ARCHITECTURE

IN GENERAL, ALL BUILDINGS SHALL COMPLY WITH THE CURRENT CITY OF ALBUQUERQUE ZONING CODE AND ALL APPLICABLE SECTOR PLAN, POLICIES, AND ORDINANCES. HOWEVER, IN CASES WHERE THE SANTUARIO DE SAN MARTIN DE PORRES REQUIREMENTS EXCEED THE ZONING CODE, THE SANTUARIO DE SAN MARTIN DE PORRES CENTER STANDARDS WILL GOVERN. THE FOCUS OF THESE ARCHITECTURAL STANDARDS AND GUIDELINES IS TO PROMOTE CONSISTENCY AND CONTINUITY IN RELATION TO BUILDING AESTHETICS AND DESIGNS.

MATERIALS AND COLORS

BUILDINGS SHOULD CONVEY SOLIDITY AND DURABILITY AND EMPLOY HIGH QUALITY MATERIALS. MATERIALS AND COLORS SHOULD PAY HOMAGE TO THE VERNACULAR ARCHITECTURE OF THE EXISTING SANTUARIO DE SAN MARTIN DE PORRES BUILDING. ACCEPTABLE MATERIALS INCLUDE: STUCCO, PAINTED METAL, WOOD, AND EIFS. ARCHITECTS SHALL USE THOSE MATERIALS TRADITIONALLY USED IN THE ALBUQUERQUE OR NEW MEXICO AREA.

ACCEPTABLE COLORS INCLUDE: TAN (#122 STRAW), BROWN (#116 ADOBE) AND BROWN (#N6111 SMOKY TOPAZ) BRONZE ANODIZE. THE USE OF ACCENT COLORS AND MATERIALS IS ENCOURAGED TO BRING OUT DETAILING TO BETTER ARTICULATE OR GIVE SCALE TO A BUILDING, WOOD TRIM, PAINT, METAL, ETC.

NO METAL OR PLAIN CONCRETE BUILDINGS SHALL BE ALLOWED.

- PROHIBITED BUILDING MATERIALS INCLUDE THE FOLLOWING:
 - PLASTIC OR VINYL BUILDING PANELS, AWNINGS, OR CANOPIES
 - EXPOSED, UNTREATED PRECISION BLOCK OR WOOD
 - HIGHLY REFLECTIVE SURFACES

BUILDING HEIGHTS

BUILDING HEIGHT MAXIMUM 26 FT.

CONTEXT

NEW BUILDINGS SHALL BE DESIGNED TO HARMONIZE WITH ADJACENT BUILDINGS.

BUILDING ARTICULATION/DESIGN

BUILDINGS SHALL CONVEY AN IMAGE APPROPRIATE TO A NEIGHBORHOOD CHURCH AND RELATED FACILITIES.

- BUILDINGS SHALL BE SENSITIVE TO THE LOCAL CHARACTER OF THE REGION AND THE VERNACULAR ELEMENTS OF BUILDINGS.

EQUIPMENT

ALL ROOF TOP EQUIPMENT AND APPURTENANCES SHALL BE BELOW THE TOP OF THE PARAPET, OR ARCHITECTURALLY SCREENED WITH A VISUALLY SURROUND THAT IS COMPATIBLE WITH THE PREDOMINANT BUILDING MATERIALS AND COLOR. ROOF PENETRATIONS THAT ARE NOT ARCHITECTURALLY SCREENED WITH A VISUALLY SURROUND SHALL BE PAINTED TO MATCH ROOF COLOR OR GENERAL BUILDING COLOR.

ALL GROUND EQUIPMENT SHALL BE ARCHITECTURALLY SCREENED AND ENCLOSED, WITH THE TOP OF THE EQUIPMENT BELOW THE TOP OF THE SCREEN. THIS INCLUDES, BUT IS NOT LIMITED TO, WATER BACKFLOW PREVENTERS, GAS METERS, ELECTRIC METERS, EXPOSED CONDUIT, CABLING, AND WIRING.

TRANSFORMERS UTILITY PADS AND TELEPHONE BOXES SHALL BE APPROPRIATELY SCREENED WITH WALLS AND/OR VEGETATION WHEN VIEWED FROM THE PUBLIC RIGHT-OF-WAY BUT IN SUCH A WAY THAT IS ACCEPTABLE TO THE AFFECTED SERVICE PROVIDER TO ENSURE SAFETY AND ACCESS FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF EQUIPMENT.

PORTABLE BUILDINGS

PERMANENT PORTABLE BUILDINGS ARE NOT ALLOWED IN SANTUARIO DE SAN MARTIN DE PORRES.

SUSTAINABILITY

GREEN ARCHITECTURAL DESIGN AND CONSTRUCTION HAS BEEN IMPLEMENTED WHENEVER POSSIBLE. SANTUARIO DE SAN MARTIN DE PORRES USES SUSTAINABLE DESIGN PRINCIPLES, ENVIRONMENTALLY RESPONSIBLE BUILDING CONCEPTS AND PRACTICES, AND EARTH-FRIENDLY PRODUCTS.

- LOW WATER USE TURF MAY BE PROVIDED AT A MAXIMUM OF 40 PERCENT OF THE LANDSCAPED AREA.
- HIGH WATER USE TURF WILL NOT BE ALLOWED.
- ALL LANDSCAPE PLANS COMPLY WITH THE CITY'S WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
- WATER HARVESTING TECHNIQUES, INCLUDING SOME COMBINATION OF CURB CUTS FOR DRAINAGE TO LANDSCAPED AREAS, BIOSWALES TO SLOW AND TREAT STORM WATER RUNOFF ARE REQUIRED.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE INSTALLED TO SUPPORT SITE LANDSCAPING. THE SYSTEM SHALL BE DESIGNED TO MAXIMIZE EFFICIENCY AND AVOID OVER-SPRAYING ONTO WALKS, BUILDINGS, FENCES, WALLS, ETC.

J. LIGHTING

A CONSISTENT THEME FOR THE LIGHTING FIXTURES WILL CONTRIBUTE SIGNIFICANTLY TO SANTUARIO DE SAN MARTIN'S OVERALL AESTHETIC CHARACTER. SAFETY AND SECURITY SHALL BE THE PRIMARY DESIGN CONSIDERATION, AS WELL AS THE DAYTIME APPEARANCE OF THE LIGHT FIXTURES.

- LIGHTING SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT MAY ESCAPE BEYOND THE PROPERTY LINE AND NO LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
- LIGHT FIXTURES SHALL NOT EXCEED 16' IN HEIGHT.
- THE PATTERN OF LIGHT POOLING FROM EACH FIXTURE SHALL AVOID GLARE OR REFLECTION ON ADJACENT PROPERTIES, BUILDINGS, OR ROADWAYS.
- THE USE OF ENERGY EFFICIENT LIGHTING IS REQUIRED.

K. SCREENING/BUFFERING

- MECHANICAL EQUIPMENT WHETHER ON ROOF AREAS OR AT STREET LEVEL, SHALL BE FULLY SCREENED FROM PEDESTRIANS OR MOTORISTS. SCREENING SHALL BE COMPATIBLE WITH MATERIALS AND DESIGN OF THE BUILDING.
- THE USE OF BARBED WIRE, WOOD FENCING, OR PLASTIC VINYL FENCING IS NOT PERMITTED.
- REFUSE ENCLOSURES SHALL SCREENED WITH WALLS OF THE SAME MATERIAL AS THE BUILDING ITSELF.