UBC CODE DESIGN DATA

OCCUPANCY GROUP	= E-1
TYPE OF CONSTRUCTION	= VN
OCCUPANCY LOAD	
CLASSROOM	= 3,376/ 20 = 169 OCCUP
OFFICE	= 431/100 = 4 OCCUP
MULTI-PURPOSE	= 1,666/ 15 = 17 OCCUP
STAFF LOUNGE	= 253/ 15 = 17 OCCUP
OTHER	= 3,230/100 = 32 OCCUP
	330 TOTAL OCCUP.
BUILDING AREA	
1ST FLOOR	= 4,478 SF.
2ND FLOOR	= 4,478 SF.
TOTAL NEW AREA:	= 8,956 SF.
SEISMIC ZONE	= 2B
SOIL BEARING CAPACITY	= 1,500 PSI
CONCRETE STRENGTH	= 3,000 PSI
STRESS VALUES	= LUMBER: Fb 970 MIN. = STEEL 50,000 PSI.
WIND DESIGN LOAD	= 15 PSF HORIZ. (75 MPH WIND) EXPOSURE C
ROOF DESIGN LOAD	= 20 PSF LL, 15 PSF DL
FLOOR DESIGN LOAD	= SLAB ON GRADE
CORRIDOR DESIGN LOAD	= 40 PSF LIVE LOAD

LANDSCAPE AND GROUND COVERING

LOT AREA: 174,240 SF App.

BUILDINGS:

PHASE I — 2,800 SF @ GRADE
PHASE II—11,200
PHASE III—20,100

OPEN AREA: 49,140 SF

ALL ASPHALT PAVING, PARKING AND RODWAYS:

PHASE I — 32,065
PHASE II — 52,887
84,952 SF TOTAL
PHASE III — 27,762
112,714 SF TOTAL

LANDSCAPE:	REQIRED (@ 15% OF NET LOT AREA)	PROVIDED
PHASE I	8224	22,760
PHASE II	10,093	14,400
(I & II)	18,317	37,160
PHASE III	4804	4265
(ALL PHASES)	23,121	41,425

GENERAL INFORMATION

LOT AREA: 4ACRES EXISTING VACANT LAND

PROPOSED BUILDINGS:

		REQUIRED PARKING	PROVIDED
PHASE I —	2800 SF CHURCH	1/4 SEATS=20 (1HC)	33 (2HC)
PHASE II -	2800 SF PARISH HALL (previous phase I church)	1/200 SF= 14	
	5600 SF OFFICES/DAYCARE/ CLASSROOMS/MTG ROOMS	1/200 SF= 28	
	5600 SF CHURCH	1/4 SEATS=75	
TOTALS:	14,000 SF BUILDING	117 (6 HC)	125 (8 HC)
PHASE III -	13,000 SF CLASSROOM/ OFFICES	1/200 SF= 65 (3HC)	57 (5HC)
TOTALS:	27,000 SF BUILDING	182 (9 HC)	182 (13 HC)

IN THIS PLAN PHASE II & III SHOWN FOR INFORMATIONAL PURPOSES ONLY, APPROVAL FOR CONSTRUCTION OF PHASE I ONLY.

▼ LIGHTING NOTE:

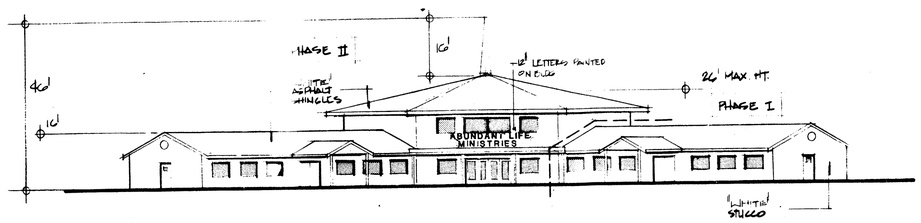
1. The location of the lighting fixture together with its cut-off angle shall be such that it does not directly shine on any public right-of-way or any other residential premises, or
2. It shall not have an off-site luminance greater than 1000 footlamberts; it shall not have an off-site luminance greater than 200 footlamberts measured from any private property in a residential zone.

CONCEPTUAL DRAINAGE DATA

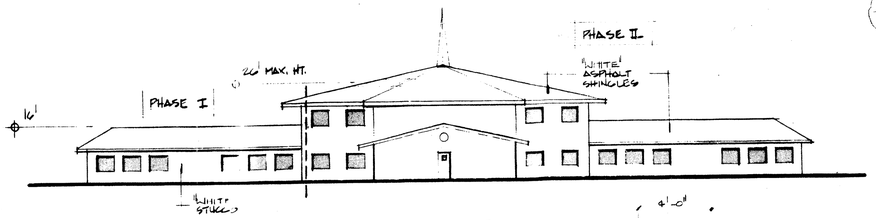
PRE-DESIGN CONFERENCE FINDINGS:

1. NO EXISTING OR PROGRAMMED OUTFALL, REQUIRES A RETENTION POND TO BE DESIGNED PER NEW COUNTY ORDINANCE.
   A. 100-YR, 10-DAY STORM.
   B. TWO (2) CONSECUTIVE 100-YEAR DESIGN STORMS (6-HOURS).
2. MAY USE DETENTION POND IF HE CAN JUSTIFY DISCHARGE RATE IS NOT DAMAGING TO DOWNSTREAM PROPERTIES.
3. PRIVATE DRAINAGE MAINTENANCE POND AGREEMENT REQUIRED.
4. POND FENCING REQUIRED AND OTHER INFRASTRUCTURE PER D.P.M. REQUIRED.
5. ENGINEER'S CERTIFICATION PER D.P.M. REQUIRED.
6. POND PREFERED TO ABUT FRONT PROPERTY LINE ADJACENT TO ARENAL STREET IN CASE FUTURE IMPROVEMENTS ARE CONSTRUCTED.

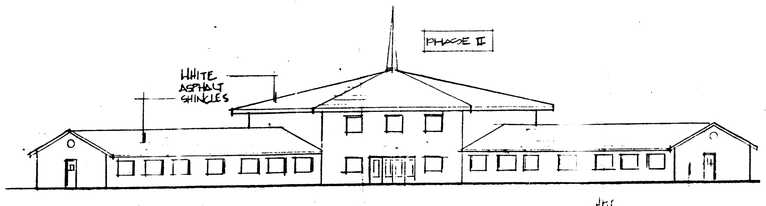
(NOTE: THESE FINDINGS ARE BASED ON ENTIRE TRACT BEING ANNEXED TO CITY. OTHERWISE, ENGINEER SHOULD MEET WITH COUNTY PUBLIC WORKS FOR ADDITIONAL CRITERIA.)



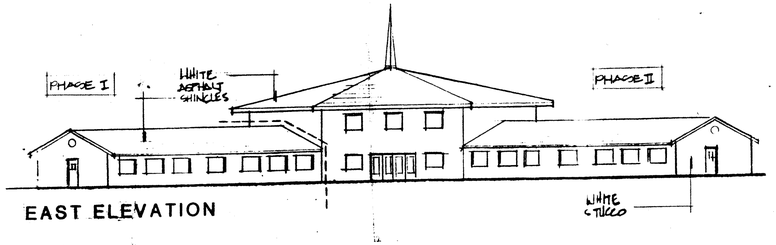
SOUTH ELEVATION



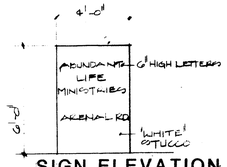
NORTH ELEVATION



WEST ELEVATION

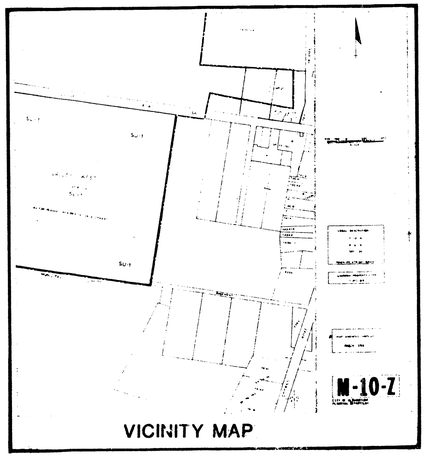


EAST ELEVATION



SIGN ELEVATION

SCALE: 1/4"=1'0"



VICINITY MAP

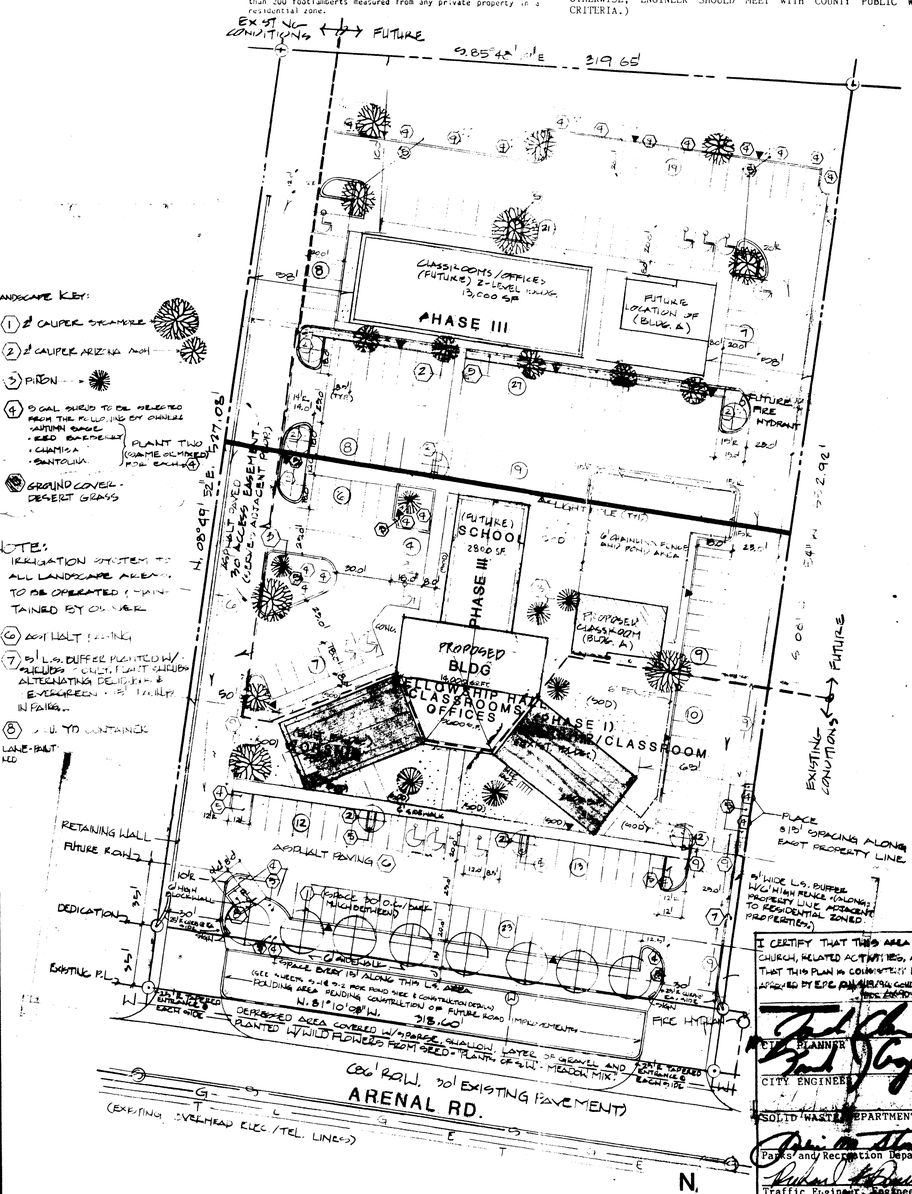
LANDSCAPE KEY:

1. 2" CALIPER SYCAMORE
2. 2" CALIPER ARIZONA ASH
3. PIÑON
4. 5 GAL SHRUB TO BE SELECTED FROM THE FOLLOWING BY OWNER
   - AUTUMN SAGE
   - RED BARBERRY
   - CHAMISA
   - SANTOLINA

   PLANT TWO (SAME OR MIXED) FOR EACH
- GROUND COVER - DESERT GRASS

NOTE: IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS TO BE OPERATED & MAINTAINED BY OWNER

6. 20' HALT PAINTING
7. 5' L.S. BUFFER PLANTED W/ SHRUBS & GND. COVER & 1" MIN. CALIPER ALTERNATING DECIDUOUS & EVERGREEN - 5' TYP. IN FRONT
8. 2 - 2 YD CONTAINER
9. FIRE LANE - PAINT CURB RED



SITE PLAN

I CERTIFY THAT THIS AREA IS ZONED SU-1 FOR CHURCH, RELATED ACTIVITIES, AND PRIVATE SCHOOL, AND THAT THIS PLAN IS CONSISTENT W/ THE SITE DEVELOPMENT APPROVED BY EPC ON 10/18/90 CONDITIONS OF NOTICE OF DECISION DATED SEPTEMBER 27, 1990 HAVE BEEN MET.

CITY PLANNER — 12/3/90
CITY ENGINEER — 12/3/90
SOLID WASTE DEPARTMENT — 10/2/90
Parks and Recreation Department
Traffic Engineer, Engineering Division — 10-2-90
Albuquerque Metropolitan Flood Control — 12/3/90
Water Utilities Department — 10-2-90

REVISION DATE
10/3/90
5/15/95

STATE OF NEW MEXICO — REGISTERED — ARCHITECT — No. 1820

rick bennett architect
1118 Park Avenue SW
Albuquerque, New Mexico
87102
(505) 242-1859

DATE
9/25/90

SHEET NUMBER