ADMINISTRATIVE AMENDMENT

FILE #: SI-2023-01837 **PROJECT #:** PR-2019-002288

Addition of 11,270-sf 2-story group meeting building to the west of primary church building; Additional building part of original approved site plan; was originally approved for 10,200-sf in size. Modification is compliant with VPO analysis, within 10% threshold for minor amendments, and meets applicable IDO provisions; No changes to site access/circulation; site landscaping or site parking.

Digitally signed by James M. Aranda
Date: 2024.01.25 09:45:57 -07'00'

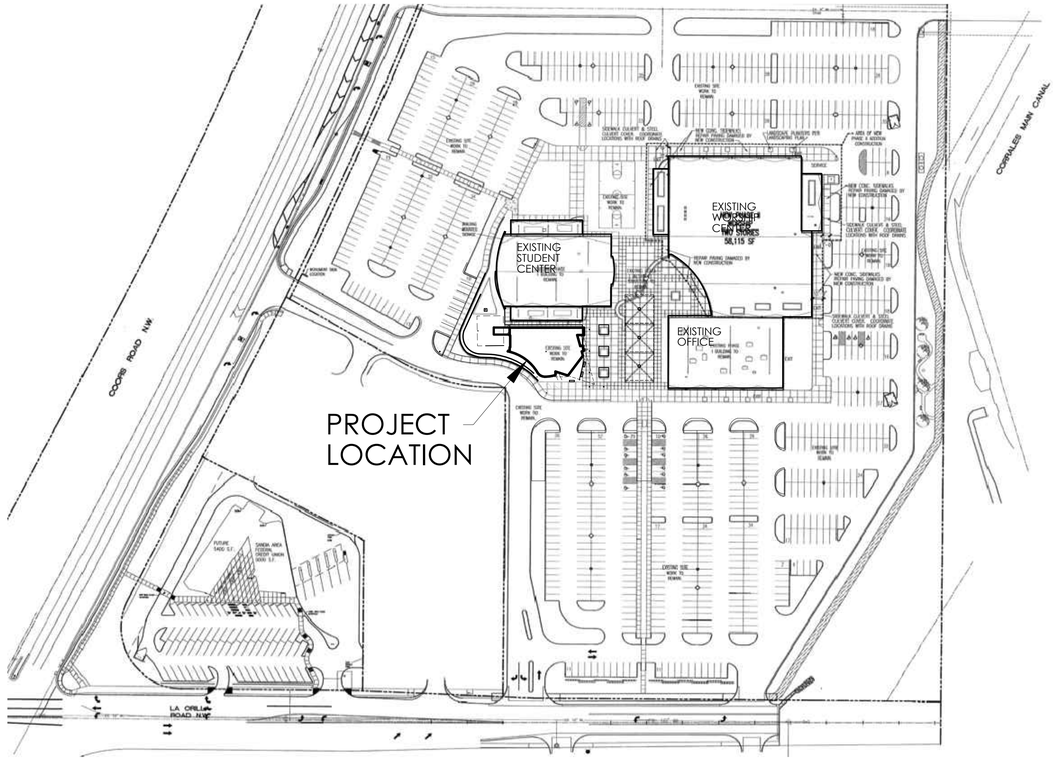
1/25/2024

APPROVED BY **DATE**

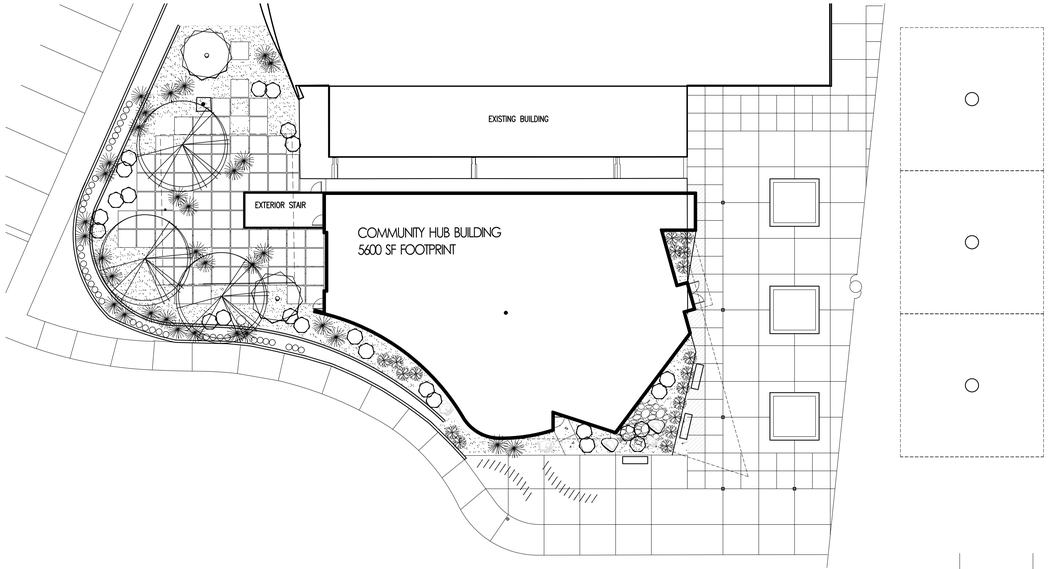
joe slagle architect
P.O. Box 10362
Abq. NM 87184

LANDSCAPE PLANT MATERIAL LIST:

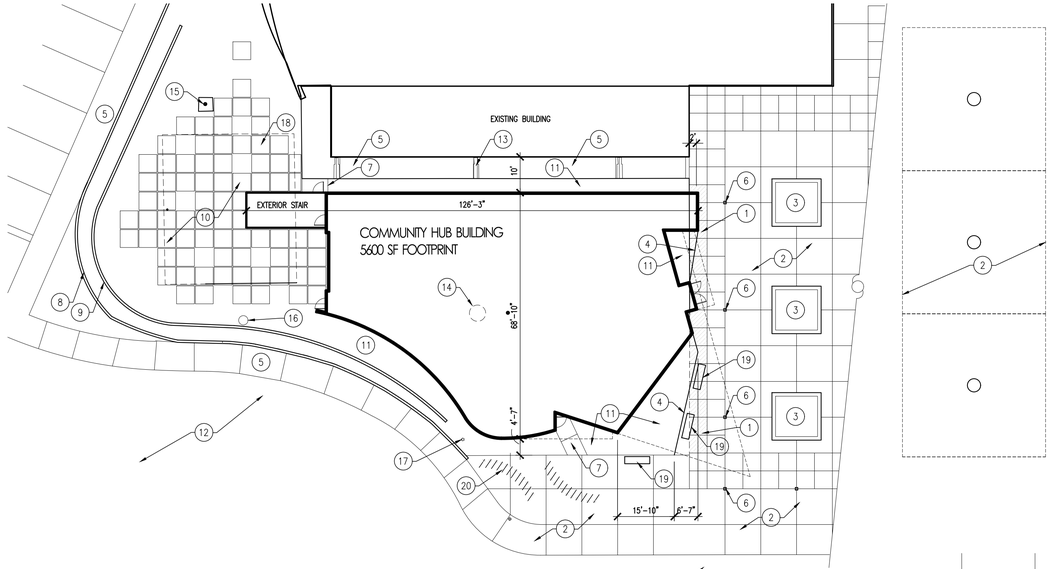
	Size	Common Name	Quantity	Approx. Height	Ave. Spread	Water Use
	1 1/2" Cal.	RAYWOOD ASH	17	35'	30'	M
	5 Gal	DESERT WILLOW	4	20'	25'	L
	5 Gal	RED YUCCA	18	3'	4'	M
	5 Gal	REGAL MIST	17	3'	3'	M
	5 Gal	AUTUMN SAGE	25	2'	3'	M
	1 Gal	VIRGINIA CREEPER @ 24" O.C. ALONG RETAINING WALL				
		SANTA FE BROWN GRAVEL WITH FILTER FABRIC				
		5' SQ. COLORED CONCRETE PAVERS W/ 4" SPACE BETWEEN W/ SANTA FE BROWN CRUSHER FINE				
		BOULDERS				
		OVERSIZED GRAVEL				



1 | overall site plan
A001 1"=100'



0 5' 10' 20' 30' 40'
1 | landscape plan
A001 1"=20'



0 5' 10' 20' 30' 40'
1 | partial site plan
A001 1"=20'

SITE PLAN KEY NOTES:

1. HATCHED AREA INDICATES EXISTING CONCRETE PAVING TO BE CUT AT JOINT AND REMOVED. CONCRETE PAVING TO BE REPLACED TO EDGE OF CONCRETE AS SHOWN. (REMOVE EXISTING BIKE RACKS)
2. EXISTING CONCRETE PAVING TO REMAIN. PROTECT DURING CONSTRUCTION
3. EXISTING CONCRETE PLANTERS AND PLANTING TO REMAIN. PROTECT DURING CONSTRUCTION
4. EDGE OF NEW CONCRETE PAVING.
5. EXIST. SIDEWALK TO REMAIN
6. EXISTING BOLLARD LIGHT FIXTURE TO REMAIN. COVER AND PROTECT DURING CONSTRUCTION
7. NEW 5' WIDE CONCRETE WALK
8. NEW CMU ADDED ON TOP OF EXISTING CMU RETAINING WALL: SEE
9. NEW CMU TERRACE WALL: SEE
10. FOR ENLARGED PATIO PLAN SEE
11. LANDSCAPE AREA: SEE LANDSCAPE PLAN
12. EXISTING DRIVEWAY AND PARKING LOT. NO WORK HERE
13. EXISTING ROOF DRAIN CULVERT (3 LOCATIONS). SEE GRADING PLAN FOR CONTINUATION.
14. EXISTING STORM DRAIN INLET TO BE RELOCATED: SEE GRADING PLAN
15. EXISTING STORM DRAIN INLET TO REMAIN
16. EXISTING LIGHT POLE TO REMAIN
17. EXISTING LIGHT POLE TO BE REMOVED
18. EXISTING CONCRETE SLAB TO BE REMOVED (SHOWN DASHED)
19. NEW BENCH: SEE
20. NEW BIKE RACK ARRAY: SEE
21. EXISTING FABRIC SHADE STRUCTURE

SITE PLAN
SITE DETAILS

A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

STATE OF NEW MEXICO
JOE L. SLAGLE
No. 2284
REGISTERED ARCHITECT
11-8-23

revisions:

date: 11-8-23

sheet: A001

Grading & Drainage Design Narrative

Subject Property: Sagebrush Church Community Hub, 6440 Coors Blvd. NW, Albuquerque, NM
Area of Site: 0.269 Acre
Reference: City of Albuquerque Development Process Manual (DPM)
Project Description: The development is the construction of a new 5600 SF, single story structure and new concrete patio as part of an existing development.
Predeveloped Conditions: The existing site is a landscaped portion of a larger developed complex. This section of the property was indicated as the site of a future building when the property was developed per the original Grading & Drainage Plan dated 6/20/2005 and prepared by Tierra West, LLC. The approved plan indicated a future two story building with a 6400 SF footprint. This landscaped area is currently graded to collect storm runoff in a catch basin located approximately in the center of a large lawn area. The catch basin is connected to a 12" diameter storm drain which in turn is connected to downstream storm drain facilities on site that flow east across the site. The storm runoff from this entire site ultimately flows east to the Corrales Drain thru a storm water quality Drop Inlet.
Developed Runoff: The new building and concrete patio area will be slightly larger than what was originally planned for this site but the associated added runoff is a minimal difference from what was originally expected. The roof of the new building will collect storm water in internal roof drains that will be piped to the existing below grade storm facilities. Developed flows outside of the building footprint will be collected in catch basins around the perimeter of the site and similarly piped to the existing below grade storm drain facilities. A new site retaining wall will be constructed around the southwest side of the new building to create a tiered grade change and protect the existing sidewalk and retaining wall on that side of the site. No onsite ponding will be provided in this development to capture the storm water quality volume due to space constraints but due to the historic nature of the drainage on this site it was unclear if a Fee-in-Lieu would be required.

Hydrology Calculations

Sagebrush Church Community Hub – Site Area = 0.269 acres

Design Criteria: City of Albuquerque Development Process Manual – June 2020
Chapter 6 Drainage, Flood Control, and Erosion Control
Procedure for 40-Acre and Smaller Basins
Precipitation Zone 1 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PRE-DEVELOPED CONDITIONS – Project Site

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.54	0.34
B	0.269	0.73	2.16	0.47
C	0.000	0.95	2.87	0.63
D	0.000	2.24	4.12	0.90

Weighted E: 0.73 in
V_{360} = 0.73 x 0.269 x 43560/12 = 713 CF
Total Qp = (0.269 x 2.16) = 0.58 CFS

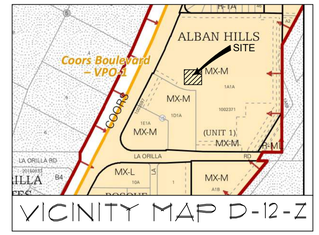
POST-DEVELOPED CONDITIONS – Project Site

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.55	1.54	0.34
B	0.093	0.73	2.16	0.47
C	0.000	0.95	2.87	0.63
D	0.183	2.24	4.12	0.90

Weighted E: [(0.183 x 0.73) + (0.093 x 2.24)]/0.269 = 1.27 in
V_{360} = 1.27 x 0.269 x 43560/12 = 1241 CF
Total Qp = (0.183 x 4.12) + (0.093 x 2.16) = 0.95 CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.58 in/hr
Q = CIA = (0.47 x 4.58 x 0.093) + (0.90 x 4.58 x 0.183) = 0.95 CFS OK

Storm Water Quality Volume, (SWQV)
Impervious Area = 0.183 ac
BMP Volume Required: 0.26" x 0.183 x 43560/12 = 173 CF

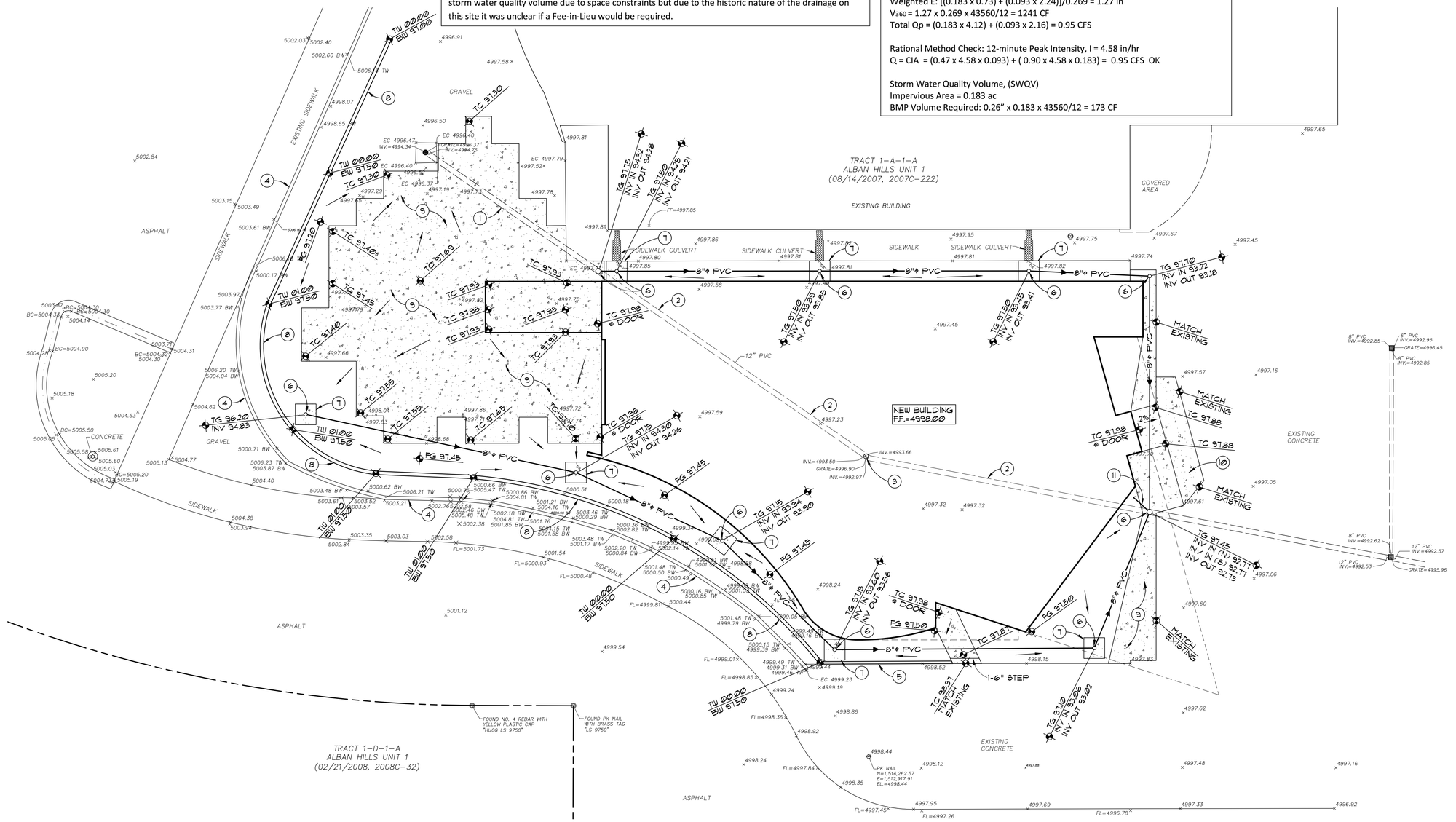


LEGAL DESCRIPTION

A PORTION OF TRACT 1-A-1-A, ALBAN HILLS, UNIT 1, ALBUQUERQUE, BERNALILLO, COUNTY, NEW MEXICO

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON NAVD 1988 AGRS MONUMENT "NM-448-N8", PUBLISHED ELEVATION (FEET) = 5021.651



1 C101 grading and drainage plan
1"=10'-0"

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Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
881-3008 • Facsimile 881-4025

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- × 4997.45 EXISTING SPOT ELEVATION
- 9738 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- FF FINISH FLOOR
- FG FINISHED GRADE
- TC TOP OF CONCRETE OR CURB
- TG TOP OF GRATE
- INV INVERT
- TW TOP OF WALL ELEVATION
- BW BASE OF WALL GRADE
- NEW CONCRETE PAVING/SIDEWALK
- NEW AC PAVING

KEYED NOTES

1. EXISTING 12"ϕ PVC STORM DRAIN TO REMAIN
2. EXISTING 12"ϕ PVC STORM DRAIN TO BE REMOVED
3. REMOVE EXISTING CATCH BASIN
4. EXISTING RETAINING WALL TO REMAIN
5. CONCRETE CURB PER DETAIL 1/C201
6. NYLOPLAST CATCH BASIN - SEE PLAN FOR TO OF GRATE AND INVERT ELEVATIONS
7. 4'x4'x5" THICK 4000 PSI, AIR-ENTRAINED CONCRETE APRON AT NEW CATCH BASIN
8. NEW CONCRETE RETAINING WALL PER DETAIL 2/C201
9. 4" THICK 4000 PSI, AIR-ENTRAINED CONCRETE PAVING - SEE ARCHITECTURAL SITE PLAN
10. REMOVE AND REPLACE EXISTING CONCRETE TO CREATE ACCESSIBLE ACCESS AT ENTRY
11. ROOF DRAIN CONNECTION FROM BUILDING INTERIOR COLLECTION SYSTEM

GRADING and DRAINAGE PLAN

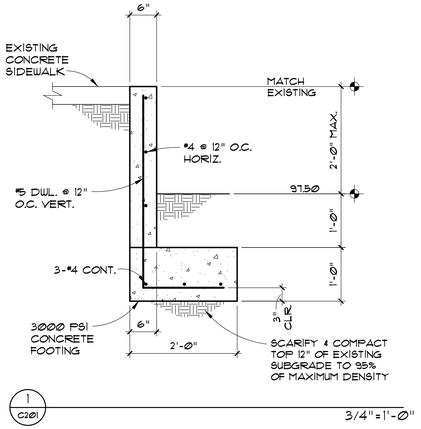
A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

MIKE L. WALLA NEW MEXICO 11038 REGISTERED PROFESSIONAL ENGINEER
11/7/23

revisions:

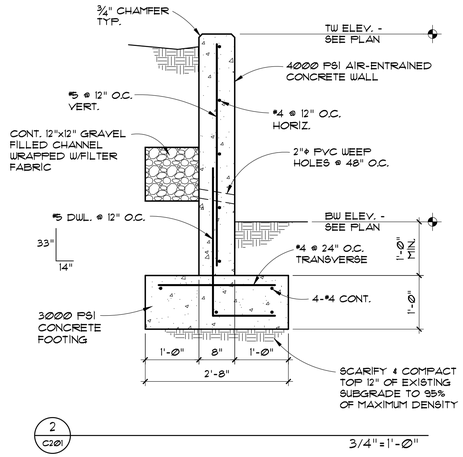
date: 11-7-23

sheet: C101



1
C201

3/4"=1'-Ø"



2
C201

3/4"=1'-Ø"

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CIVIL DETAILS

A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

revisions:

date: 11-7-23

sheet: C201

joe slagle architect
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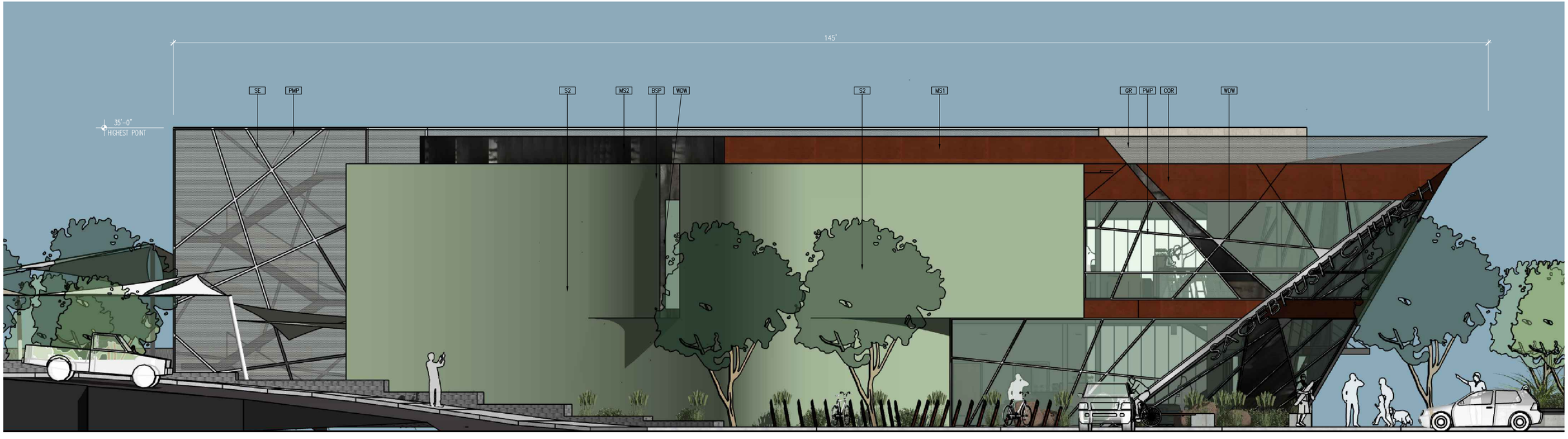
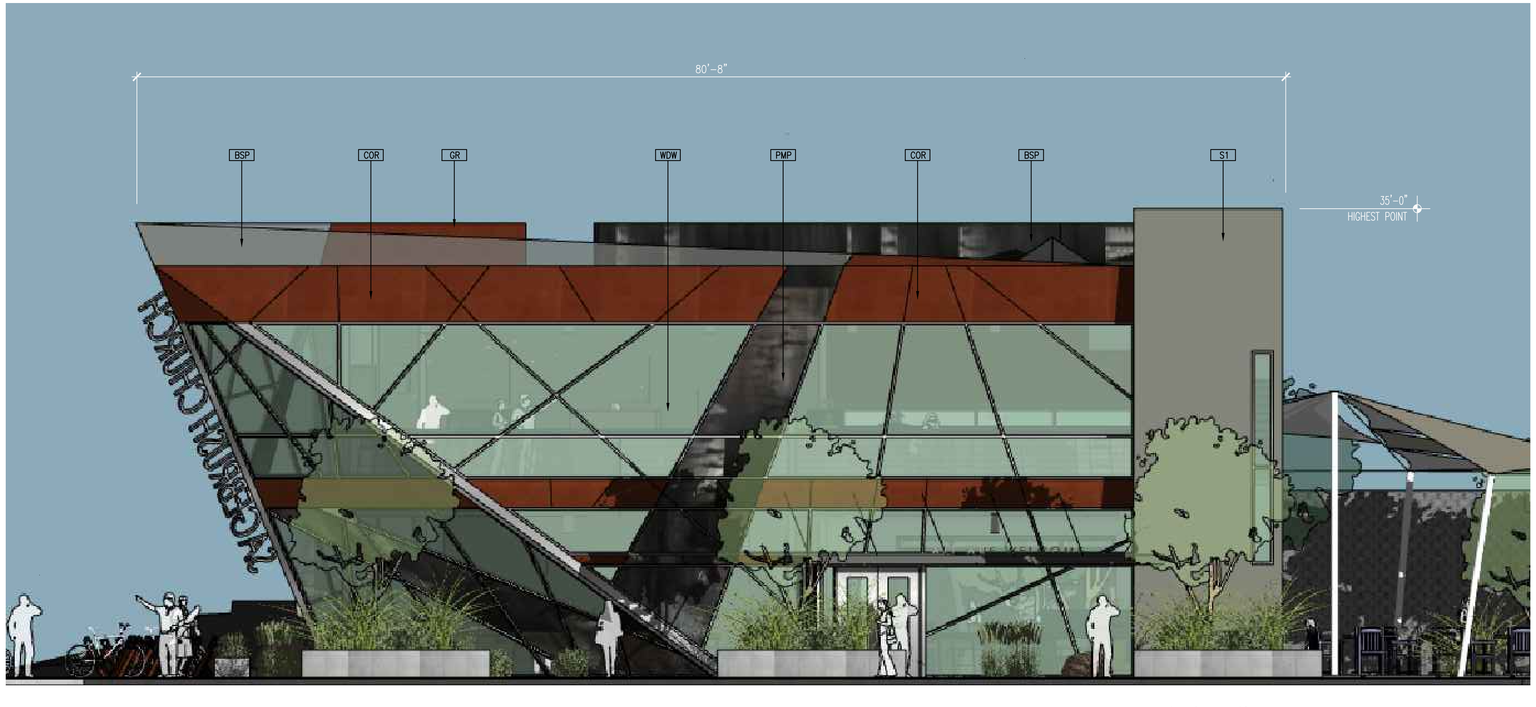
Abq, NM 87184



1 | south elevation
A201 | 3/16=1'-0"

KEYED NOTES:

- S1 SYNTHETIC STUCCO FINISH–WARM GRAY
- S2 SYNTHETIC STUCCO FINISH –BOSQUE GREEN
- COR CORTEN STEEL PANELS
- PMP PERFORATED METAL PANELS ON ALUM TUBE FRAME
- SE PERFORATED METAL PANEL STAIR ENCLOSURE: SEE
- WDW GLAZING AND FRAME PER WINDOW SCHEDULE
- BSP BLACK STEEL PANEL: 16 GA. HOT ROLLED STL PANEL
- DOOR DOOR AND FRAME PER DOOR SCHEDULE
- STL PAINTED STEEL–WHITE
- BMT BRAKE METAL TRIM TO MATCH WINDOW FRAMES
- EC STEEL TUBE AND METAL PANEL ENTRY CANOPY: SEE
- SIGN CUSTOM METAL SIGN: SEE
- EJ EXPANSION JOINT
- LT LIGHT FIXTURE: SEE ELECTRICAL
- GR METAL GUARDRAIL: SEE
- CJ CONTROL JOINT
- MS1 METAL PANEL MECHANICAL SCREEN: SEE
- MS2 CURVED METAL PANEL MECH SCREEN: SEE



2 | east elevation
A201 | 3/16=1'-0"

BUILDING ELEVATIONS

A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

STATE OF NEW MEXICO
JOE L. SLAGLE
No. 2284
REGISTERED ARCHITECT
11-8-23

revisions:

date: 11-8-23

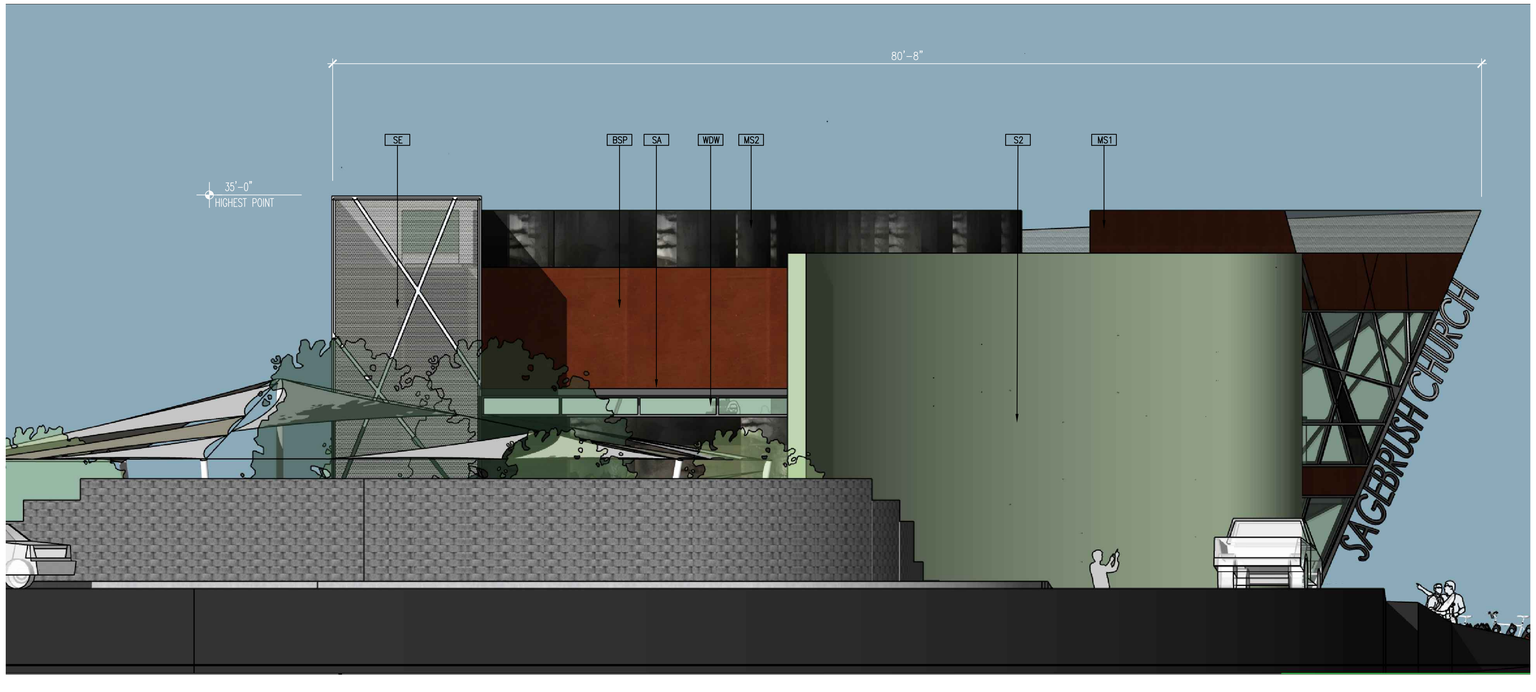
sheet: A201

joe slagle architect
P.O. Box 10362
Abq, NM 87184

1 | north elevation
A202 | 3/16=1'-0"

KEYED NOTES:

- S1 SYNTHETIC STUCCO FINISH–WARM GRAY
- S2 SYNTHETIC STUCCO FINISH –BOSQUE GREEN
- COR CORTEN STEEL PANELS
- PMP PERFORATED METAL PANELS ON ALUM TUBE FRAME
- SE PERFORATED METAL PANEL STAIR ENCLOSURE: SEE
- WDW GLAZING AND FRAME PER WINDOW SCHEDULE
- BSP BLACK STEEL PANEL: 16 GA. HOT ROLLED STL PANEL
- DOOR DOOR AND FRAME PER DOOR SCHEDULE
- STL PAINTED STEEL–WHITE
- BMT BRAKE METAL TRIM TO MATCH WINDOW FRAMES
- SC STEEL TUBE AND METAL PANEL SHADE CANOPY: SEE
- EC STEEL TUBE AND METAL PANEL ENTRY CANOPY: SEE
- SIGN CUSTOM METAL SIGN: SEE
- EJ EXPANSION JOINT
- LT LIGHT FIXTURE: SEE ELECTRICAL
- GR METAL GUARDRAIL: SEE
- CJ CONTROL JOINT
- MS1 METAL PANEL MECHANICAL SCREEN: SEE
- MS2 CURVED METAL PANEL MECH SCREEN: SEE
- TP TRANSLUCENT PANEL SYSTEM: SEE WINDOW SCHEDULE



2 | west elevation
A202 | 3/16=1'-0"

BUILDING ELEVATIONS

A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

STATE OF NEW MEXICO
JOE L. SLAGLE
No. 2284
REGISTERED ARCHITECT
11-8-23

revisions:

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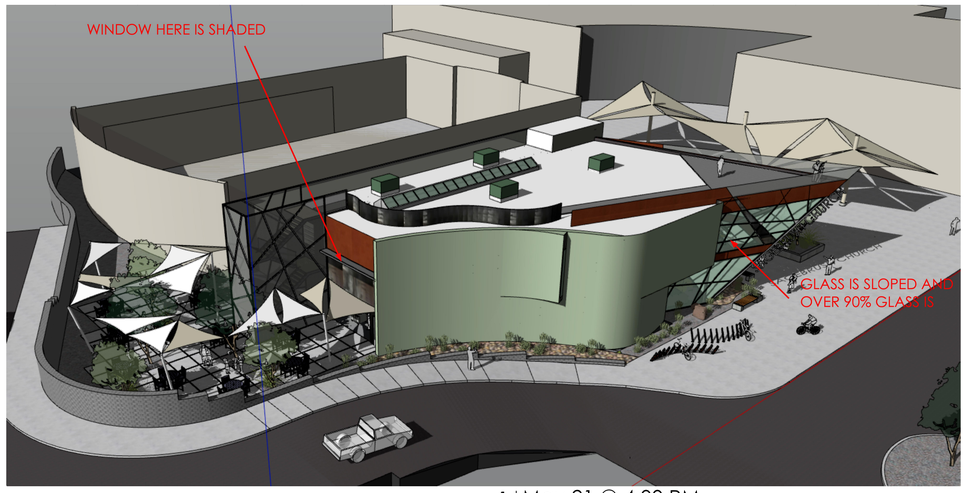
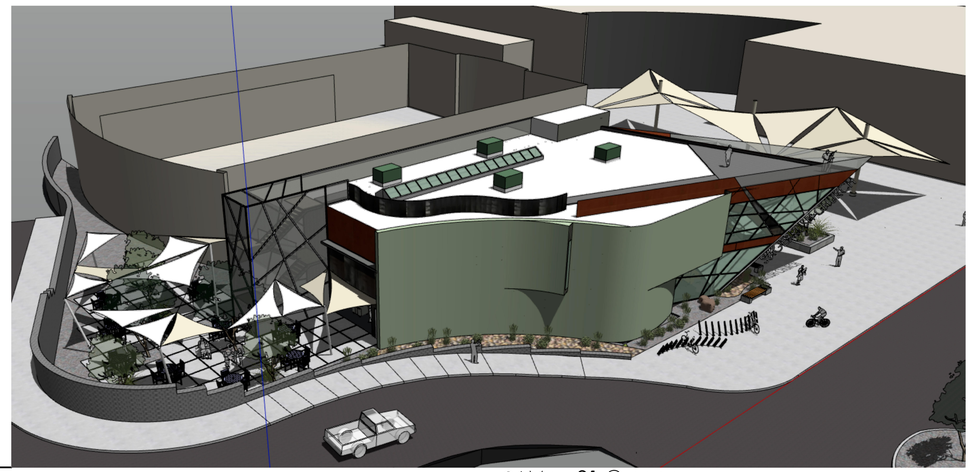
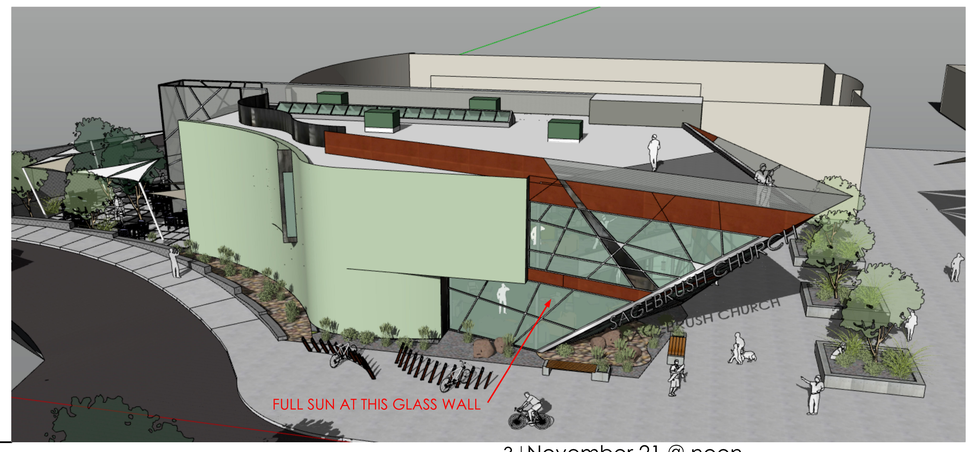


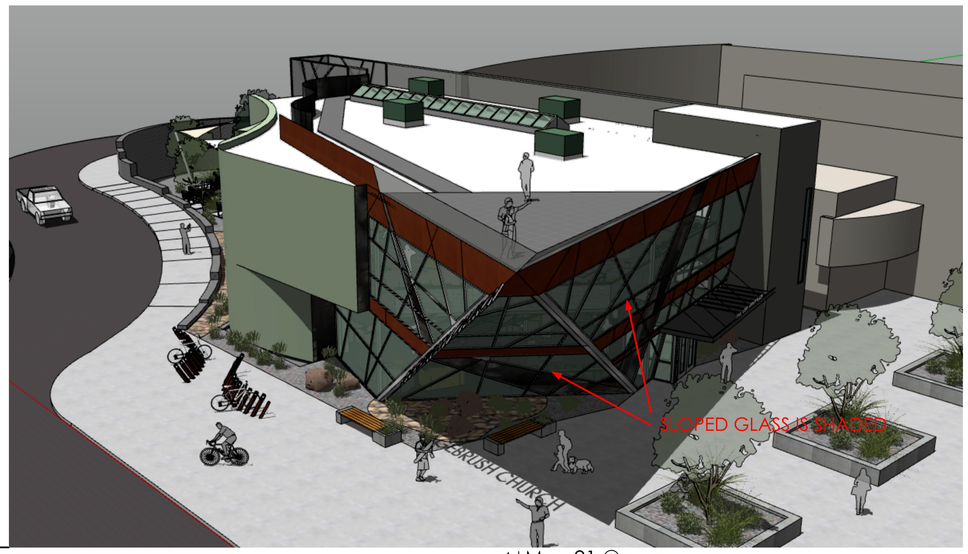
1 | May 21 @ 4:00 PM
SUN-1 | nts



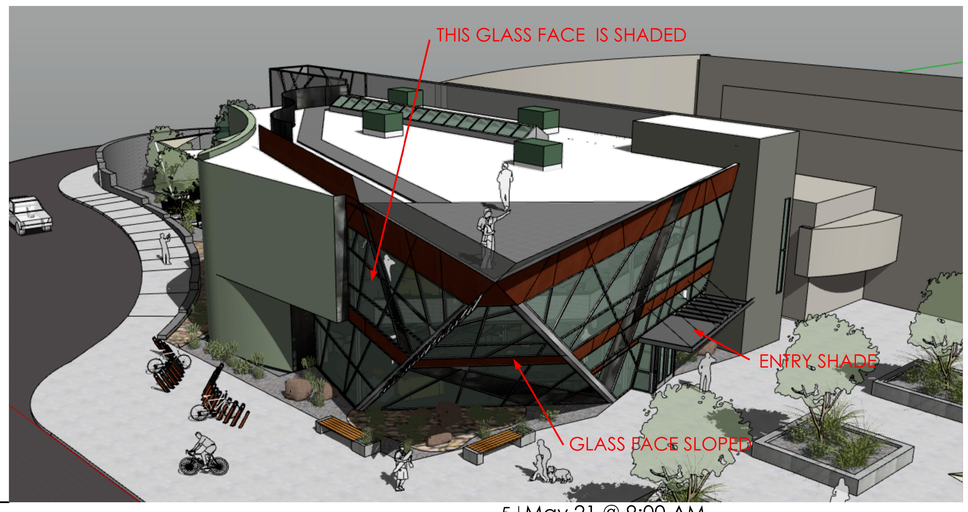
2 | May 21 @ noon
SUN-1 | nts



3 | November 21 @ noon
SUN-1 | nts



4 | May 21 @ noon
SUN-1 | nts



5 | May 21 @ 9:00 AM
SUN-1 | nts

SUN ANALYSIS

A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

STATE OF NEW MEXICO
JOE L. SLAGLE
No. 2284
REGISTERED ARCHITECT
11-8-23

revisions:

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sheet: SUN-1

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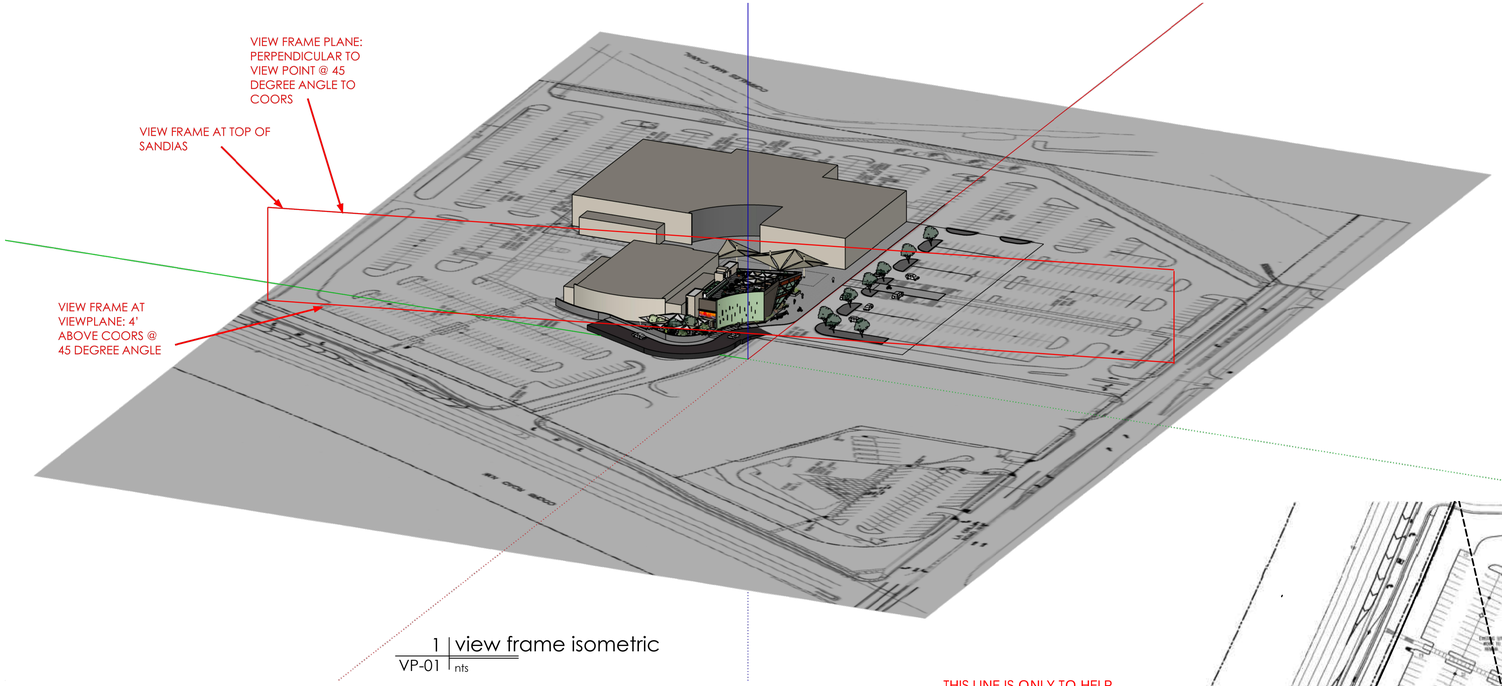


1 | view frame isometric
VP-01 | nts

COMPLIANCE WITH COORS BLVD OVERLAY ZONE:

THIS SHEET IS TO DEMONSTRATE COMPLIANCE WITH THE COORS BOULEVARD VPO-1 VIEW PROTECTION OVERLAY ZONE AS DEFINED IN SECTION 14-16-3-6(D) OF THE IDO AND THE COORS BOULEVARD CPO-2 CHARACTER PROTECTION OVERLAY ZONE AS DEFINED IN SECTION 14-16-3-4(C) OF THE IDO. A NEW TOPO SURVEY THAT SHOWS CURRENT GRADES AT COORS BLVD IN THE AREA OF THE VIEW POINT HAS BEEN INCORPORATED INTO THIS DOCUMENT. THE PROPOSED BUILDING IS 35' TALL, WHICH IS BELOW THE ALLOWABLE 36'. THE EXISTING BUILDINGS ON THE SITE ADJACENT ARE 36' TALL.

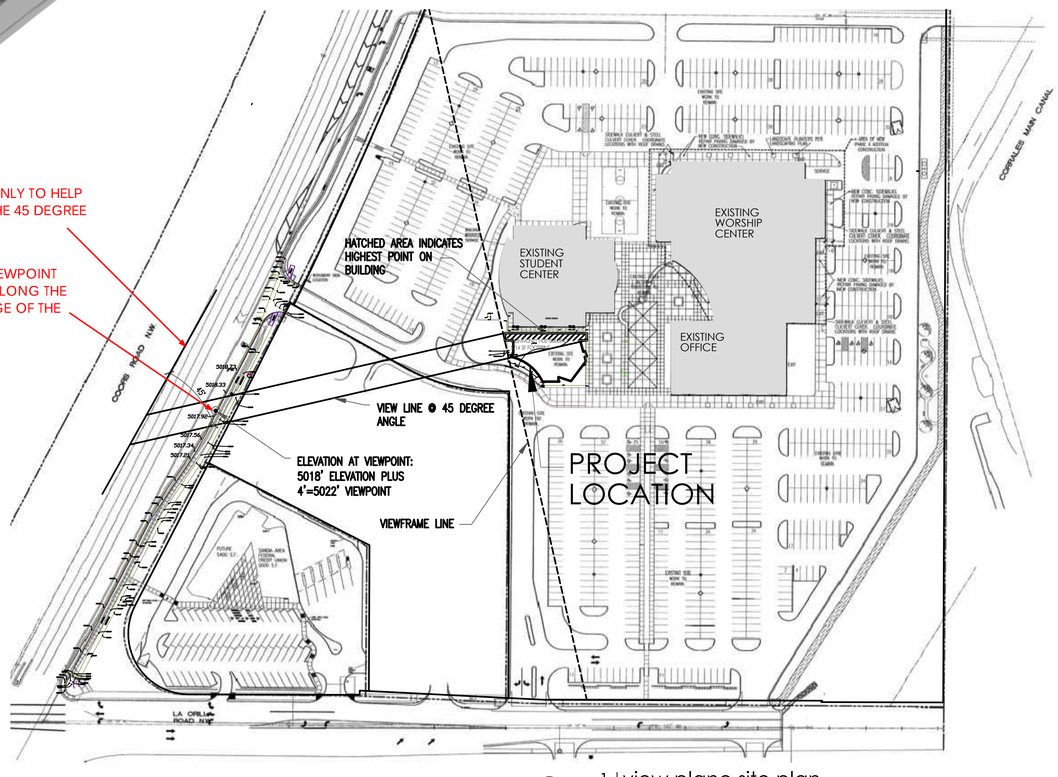
PROJECT DESCRIPTION:

PROJECT CONSISTS OF A NEW 2 STORY SMALL GROUP GATHERING CENTER FOR THE EXISTING SAGEBRUSH CHURCH AT 6440 COORS BLVD NE. THE BUILDING WILL CONTAIN 11,270 SF ON TWO FLOORS PLUS A ROOF DECK OF APPROXIMATELY 4750 SF.

THE BUILDING WILL BE LOCATED ON AN UNDEVELOPED AREA OF THE SITE DIRECTLY ADJACENT TO THE EXISTING STUDENT CENTER. THE EXISTING DEVELOPMENT WAS ORIGINALLY APPROVED THROUGH DRB PROJECT NUMBER 1002371 ON 6-28-2005. A 2 STORY 10,000 SF BUILDING ON THIS SAME SITE WAS APPROVED AS PART OF THAT DRB SITE PLAN.

THE BUILDING WILL FUNCTION AS A FACILITY FOR SMALL GROUP GATHERING AREAS AND WILL HAVE A SERVICE COUNTER FOR COFFEE, PASTRIES, ETC. THE BUILDING WILL SERVE THE EXISTING CONGREGATION ONLY SO IT WILL NOT GENERATE ADDITIONAL AUTOMOBILE TRAFFIC.

1 | view frame elevation
VP-01 | nts



0 25' 50' 100' 150' 200' N
1 | view plane site plan
VP-01 | 1"=100'

0 15' 30' 60' N
2 | view plane elevation
VP-01 | 1"=30'

VIEW FRAME & VIEW PLANE DIAGRAMS

A NEW **COMMUNITY HUB** FOR
SAGEBRUSH CHURCH
6440 COORS BLVD NW
ALBUQUERQUE, NM

STATE OF NEW MEXICO
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revisions:

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