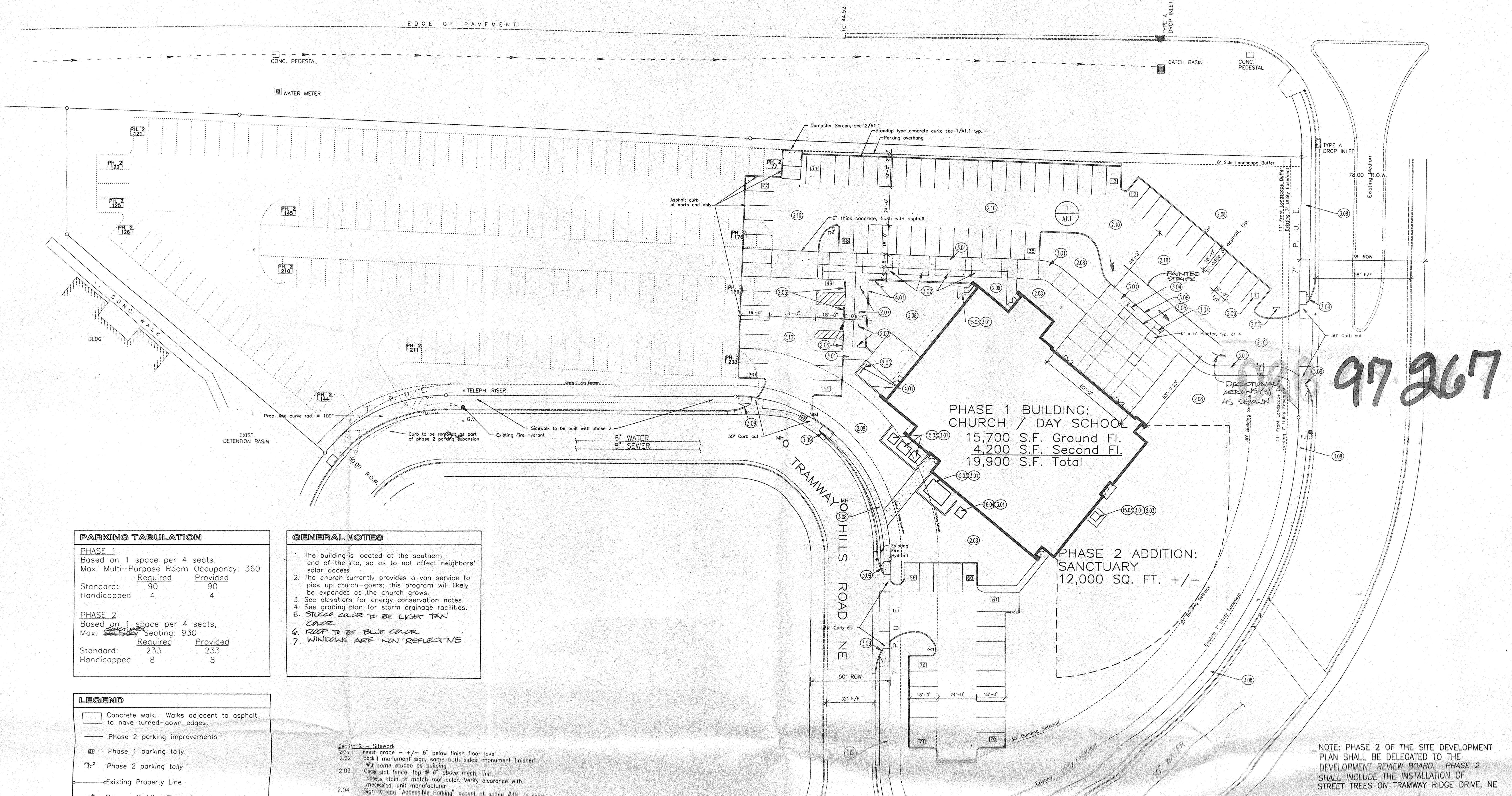


TRAMWAY BOULEVARD, NE  
RIGHT-OF-WAY VARIES



PHASE 1 BUILDING:  
CHURCH / DAY SCHOOL  
15,700 S.F. Ground Fl.  
4,200 S.F. Second Fl.  
19,900 S.F. Total

PHASE 2 ADDITION:  
SANCTUARY  
12,000 SQ. FT. +/-

97 267

**PARKING TABULATION**

PHASE 1  
Based on 1 space per 4 seats,  
Max. Multi-Purpose Room Occupancy: 360

	Required	Provided
Standard:	90	90
Handicapped:	4	4

PHASE 2  
Based on 1 space per 4 seats,  
Max. ~~Seating~~ Seating: 930

	Required	Provided
Standard:	233	233
Handicapped:	8	8

- GENERAL NOTES**
- The building is located at the southern end of the site, so as to not affect neighbors' solar access.
  - The church currently provides a van service to pick up church-goers; this program will likely be expanded as the church grows.
  - See elevations for energy conservation notes.
  - See grading plan for storm drainage facilities.
  - STUCCO COLOR TO BE LIGHT TAN COLOR
  - ROOF TO BE BLUE COLOR
  - WINDOWS ARE NON-REFLECTIVE

**LEGEND**

- Concrete walk, Walks adjacent to asphalt to have turned-down edges.
- Phase 2 parking improvements
- Phase 1 parking tally
- Phase 2 parking tally
- Existing Property Line
- Primary Building Entrances
- Site lighting on 20' poles: glare-reducing cutoff downlights for parking lot lighting

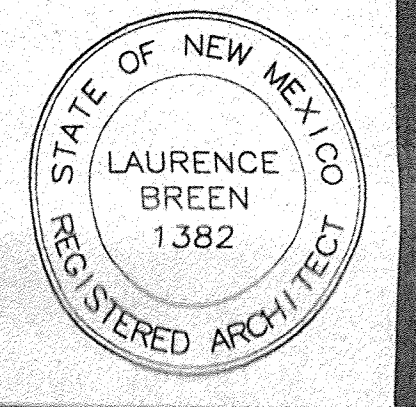
- Section 2 - Sitework
- Finish grade +/- 6" below finish floor level
  - Backlot monument sign, same both sides; monument finished with same stucco as building
  - Color set fence, top @ 6" above mech. unit, opaque stain to match roof color. Verify clearance with mechanical unit manufacturer
  - Sign to read "Accessible Parking" except at space #49, to read "Van Accessible"; min. size 12x18", bottom at 4'-0" ab. grade
  - Bike rack for min. 5 bicycles, set in conc.
  - Parking bumpers at accessible spaces only
  - Accessible parking sign - see 4/A1.1

NOTE: PHASE 2 OF THE SITE DEVELOPMENT PLAN SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD. PHASE 2 SHALL INCLUDE THE INSTALLATION OF STREET TREES ON TRAMWAY RIDGE DRIVE, NE

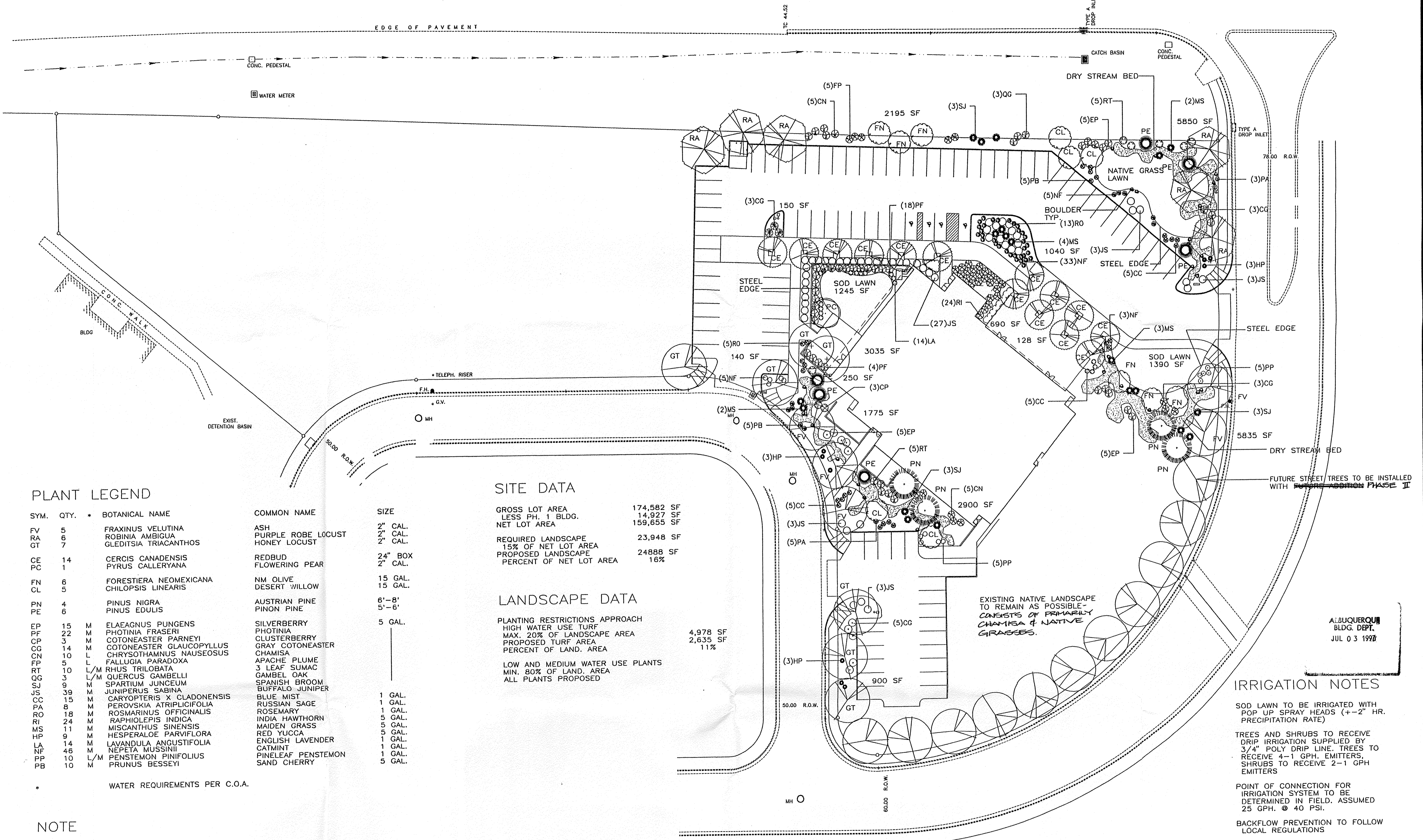
CASE NUMBER: Z-97-27

**R+B** DORMAN and BREEN  
 RICHARD DORMAN F.A.I.A. LAURENCE BREEN A.I.A.  
 ALBUQUERQUE, NM 505-299-5940 SANTA FE, NM 505-982-9196

TRAMWAY COMMUNITY CHURCH  
ALBUQUERQUE, NEW MEXICO



SHEET TITLE:  
SITE PLAN



PLANT LEGEND

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
FV	5	FRAXINUS VELUTINA	ASH	2" CAL.
RA	6	ROBINIA AMBIGUA	PURPLE ROBE LOCUST	2" CAL.
GT	7	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL.
CE	14	CERCIS CANADENSIS	REDBUD	24" BOX
PC	1	PYRUS CALLERYANA	FLOWERING PEAR	2" CAL.
FN	6	FORESTIERA NEOMEXICANA	NM OLIVE	15 GAL.
CL	5	CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL.
PN	4	PINUS NIGRA	AUSTRIAN PINE	6'-8'
PE	6	PINUS EDULIS	PINON PINE	5'-6'
EP	15	M ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL.
PF	22	M PHOTINIA FRASERI	PHOTINIA	
CP	3	M COTONEASTER PARNEYI	CLUSTERBERRY	
CG	14	M COTONEASTER GLAUCOPYLLUS	GRAY COTONEASTER	
CN	10	L CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	
FP	5	L FALLUGIA PARADOXA	APACHE PLUME	
RT	10	L/M RHUS TRILOBATA	3 LEAF SUMAC	
QG	3	L/M QUERCUS GAMBELLI	GAMBEL OAK	
SJ	9	M SPARTIUM JUNCEUM	SPANISH BROOM	
JS	39	M JUNIPERUS SABINA	BUFFALO JUNIPER	
CC	15	M CARYOPTERIS X CLADONENSIS	BLUE MIST	1 GAL.
PA	8	M PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.
RO	18	M ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.
RI	24	M RAPHIOLEPIS INDICA	INDIA HAWTHORN	5 GAL.
MS	11	M MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL.
HP	9	M HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
LA	14	M LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.
NF	46	M NEPETA MUSSINII	CATMINT	1 GAL.
PP	10	L/M PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON	1 GAL.
PB	10	M PRUNUS BESSEYI	SAND CHERRY	5 GAL.

\* WATER REQUIREMENTS PER C.O.A.

NOTE

- PLANTING AREAS TO RECEIVE 3/4" SANTA FE BROWN GRAVEL TO 2"-3" DEPTH OVER FILTER FABRIC
- DRY STREAM BED TO CONSIST OF GRAY CRUSHER FINES WITH COBBLESTONE ACCENTS
- NATIVE GRASS LAWN TO BE BUFFALO GRASS SOD
- DISTURBED AREAS TO BE SEEDED WITH NATIVE GRASSES
- LANDSCAPE MAINTENANCE PROVIDED BY OWNER
- IT IS THE INTENT OF THIS DESIGN TO PROVIDE 75% PLANT COVERAGE OF LANDSCAPE AREAS AT MATURITY

SITE DATA

GROSS LOT AREA	174,582 SF
LESS PH. 1 BLDG.	14,927 SF
NET LOT AREA	159,655 SF
REQUIRED LANDSCAPE	23,948 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	24,888 SF
PERCENT OF NET LOT AREA	16%

LANDSCAPE DATA

PLANTING RESTRICTIONS APPROACH	4,978 SF
HIGH WATER USE TURF	2,635 SF
MAX. 20% OF LANDSCAPE AREA	
PROPOSED TURF AREA	11%
PERCENT OF LAND. AREA	
LOW AND MEDIUM WATER USE PLANTS	
MIN. 80% OF LAND. AREA	
ALL PLANTS PROPOSED	

IRRIGATION NOTES

- SOD LAWN TO BE IRRIGATED WITH POP UP SPRAY HEADS (1-2" HR. PRECIPITATION RATE)
- TREES AND SHRUBS TO RECEIVE DRIP IRRIGATION SUPPLIED BY 3/4" POLY DRIP LINE. TREES TO RECEIVE 4-1 GPH. EMITTERS, SHRUBS TO RECEIVE 2-1 GPH EMITTERS
- POINT OF CONNECTION FOR IRRIGATION SYSTEM TO BE DETERMINED IN FIELD. ASSUMED 25 GPH. @ 40 PSI.
- BACKFLOW PREVENTION TO FOLLOW LOCAL REGULATIONS
- AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN FIELD WITH POWER SUPPLIED BY OTHERS
- SPRAY HEADS FOR LAWN AREAS TO RUN APPROX. 10 MIN. PER DAY AND ADJUSTED PER SEASON
- DRIP IRRIGATION SYSTEM TO RUN APPROX. 30 MIN. PER DAY AND ADJUSTED PER SEASON
- IRRIGATION SYSTEM TO BE ISOLATED WITH GATE VALVE
- WATER MANAGEMENT TO BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

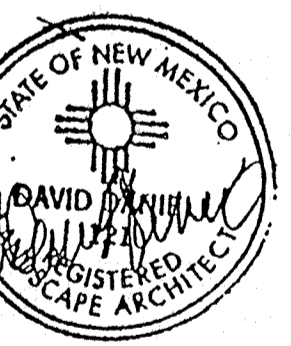
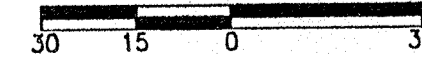
NOTE:  
THIS PLAN MUST ADHERE TO THE REQUIREMENTS OF THE WATER WASTE AND LANDSCAPE ORDINANCE.

**HeadUp**  
LANDSCAPE CONTRACTORS

LICENSE 18890 (505) 898-9615 7525 SECOND ST. NW ALBUQUERQUE, NM 87107

LANDSCAPE PLAN

SCALE: 1" = 30'-0"



SHEET TITLE:  
LANDSCAPE PLAN

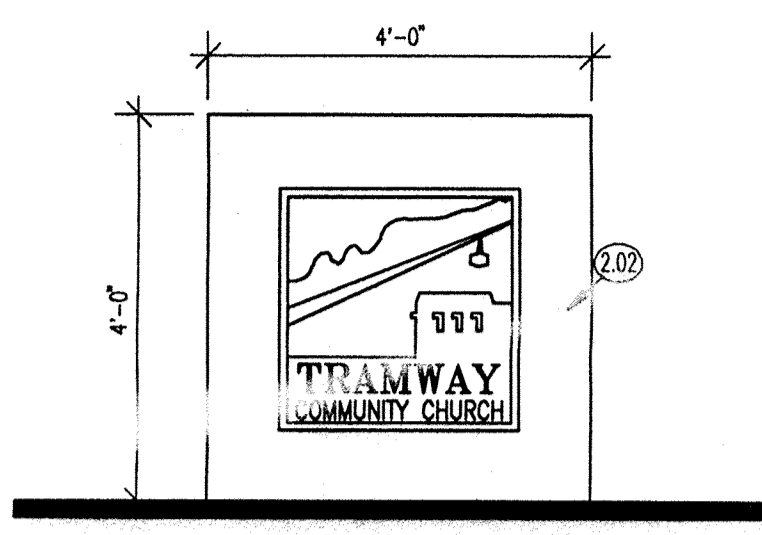
JOB NUMBER:  
9605  
DATE:  
JUNE 2, 1997

REVISION:	DATE:

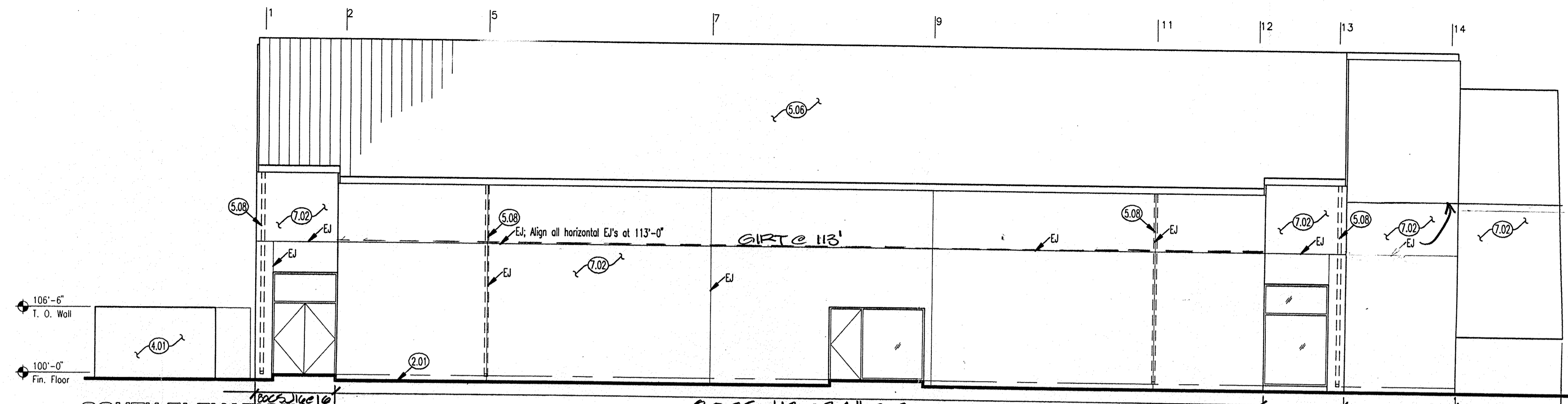
SHEET:  
**A1.4**

**KEYNOTES**

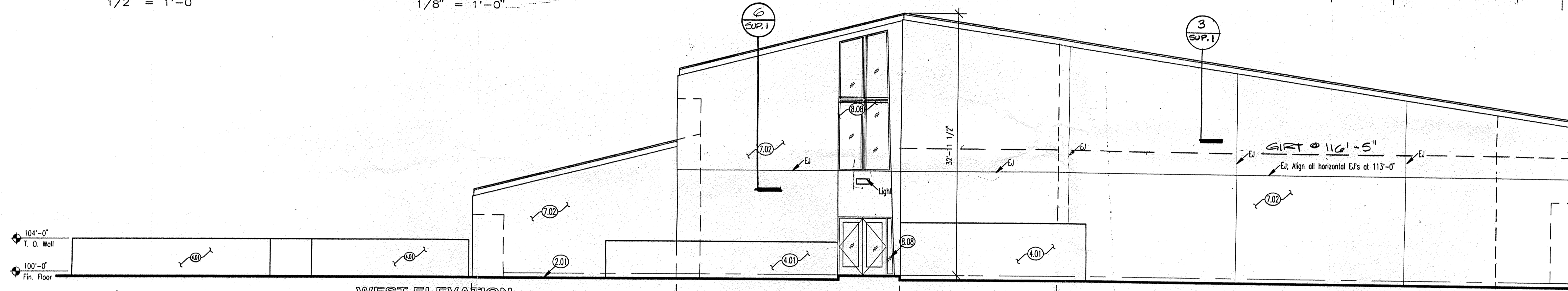
- Section 2 - Sileworks**
- 2.01 Finish grade - +/- 6" below finish floor level
  - 2.02 Backlit monument sign, some both sides; monument finished with some stucco as building
  - 2.03 Cedar slot fence, top @ 6" above mech. unit, opaque stain to match roof color. Verify clearance with mechanical unit manufacturer
  - 2.04 Sign to read "Accessible Parking" except at space #49, to read "Van Accessible"; min. size 12"x18"; bottom at 4'-0" ab. grade
  - 2.05 Bike rack for min. 5 bicycles, set in conc.
  - 2.06 Parking bumpers at accessible spaces only
  - 2.07 Accessible parking sign - see 4/A1.1
  - 2.08 Planting Area
  - 2.09 Parking lot numbers in rectangles are for reference only, and are not to be striped.
  - 2.10 Asphalt paving with striping as shown.
- Section 3 - Concrete**
- 3.01 4" conc. slab w/ 8" turned down edges & 6x6-10/10 WWM, top @ 100'-0" unless otherwise noted; see also keynote 3.10. For equipment slabs, verify exact size requirements with equipment manufacturer.
  - 3.02 Add. Alt. #1: Widen conc. walk around trees
  - 3.03 3" concrete on steel decking
  - 3.04 Slope up @ 1:12
  - 3.05 6" step
  - 3.06 Edge of concrete flush with asphalt, w/ 1/2" exp. joint
  - 3.07 3" thick conc. base
  - 3.08 6" wide 4" thick conc. sidewalk w/ 6x6-10/10 WWM, set in R.O.W. adjacent to the property line; see also note 3.10
  - 3.09 Unidirectional curb ramps per city detail 2428
  - 3.10 Where not specifically shown, provide 1/2" exp. joint @ 20' o.c. & control joints @ 5' o.c. Contractor to verify proposed positioning of expansion and control joints prior to layout.
- Section 4 - Masonry**
- 4.01 8" CMU wall to height noted; stucco finish to match building; See detail 3/A1.1
- Section 5 - Metals**
- 5.01 Center wall on exterior window mullion
  - 5.02 Exposed cross-bracing, painted
  - 5.03 Sloped wall per type R; slope to match front face of col.
  - 5.04 Chain link wall & gate
  - 5.05 Cross-bracing within one-hour wall
  - 5.06 Blue standing seam metal roof
  - 5.07 Prefinished gutter to match roof color
  - 5.08 Internal gutter downspout
  - 5.09 Align wall framing to outside face of steel column
  - 5.10 Coordinate stud spacing around ducts
  - 5.11 Sloped wall - align with front face of column wrap
  - 5.12 Furr out wall for 36" shower; see note 15.04
  - 5.13 Align wall to be flush with column wrap
  - 5.14 Double 12" 16 ga. C channel header
  - 5.15 Steel angle - see structural
  - 5.16 Structural member - see framing plan
  - 5.17 Pre-finished ridge flashing, color to match roof
  - 5.18 "Fire-trak" ceiling runner
  - 5.19 Header - see structural
  - 5.20 Joist - see structural
  - 5.21 Frame to allow clearance for sub-woofer. Verify 18"H x 15"D x 27"L size requirement w/ actual equipment purchased by owner
  - 5.22 1-1/2" steel pipe handrail, top @ 34" above stair nosing or ramp surface, mount 1-1/2" clear from wall, 1'-0" extensions, typ. return non-continuous handrails to wall; at south wall of BACKSTAGE, anchor rolling to wall and ramp as necessary. Stairway width: maintain 4'-0" clear between handrails.
  - 5.24 Db. 1" gyp. plate @ top of wall below window
- Section 6 - Wood and Plastics**
- 6.01 Backstage stair, ramp, and landing const: carpet on 3/4" T&G plywood on 2" x 12's @ 16" o.c.
  - 6.02 Stained 1" x 12" w/ radused ends
  - 6.03 3" x 14 pressure treated timber, set 2'-0" into ground, stained opaque blue to match building roof
  - 6.04 Frame top of ramp 1'-0" west of east finished face of column; frame partial height wall 3" west of same column face
  - 6.05 Add. alt. #4: Base cabinet, laminate countertop and sink
- Section 7 - Thermal and Moisture Protection**
- 7.01 Exterior soffit: stucco on 5/8" weatherproof gyp. board; height as noted
  - 7.02 Stucco finish
  - 7.03 Drip screed
  - 7.04 1" R-4 rigid perimeter insulation
  - 7.05 2 layers 5/8" thick Sonobeorn "Sonowall StuccoLast Coat" over 1/2" thick "StuccoBase" on top surface
  - 7.06 Tooled 3/4" high raised edge
- Section 8 - Doors and Windows**
- 8.01 2" x 4" painted hollow metal frame
  - 8.02 2" x 4" anodized aluminum frame w/ thermal break
  - 8.03 Glazing, tempered
  - 8.04 1'-6" clear space next to door
  - 8.05 3/8" thick glass with neoprene sound seals at cry room
  - 8.06 2" wide aluminum glazing system w/ neoprene seals
  - 8.07 2" wide aluminum @ perimeter, head, sill and jamb; some depth as cruciform.
  - 8.08 2" wide aluminum glazing system
- Section 9 - Finishes**
- 9.01 5/8" gyp. board ceiling at elevation noted
  - 9.02 2" x 4" white metal suspended ceiling grid with acoustical tiles
  - 9.03 One-hour rated ceiling: 2 layers of 5/8" gyp. board per U/L design P516; height varies with slope of structure - see 6/A9.1
  - 9.04 Double 5/8" type X gyp. board wrap on beams; one-hour rated per GA BM 1135 - see 7/A9.1
  - 9.05 5/8" gyp. board on 8" steel studs; ceiling grid continues above
  - 9.06 2" x 2" white metal suspended ceiling grid with acoustical tiles
  - 9.07 Gyp. board soffit with light cove (type X at rated walls)
  - 9.08 Proscenium wall
  - 9.09 Non-rated beam/col. wrap: 5/8" gyp. board on furring channels to match stucco color
  - 9.10 Paint all mechanical units and all exterior exposed ductwork
  - 9.11 Double layer 5/8" type X gyp. board column wrap per U/L design X52B, corner detail B - see 8A/9.1
  - 9.12 Acoustic sealant at perimeter of frame
  - 9.13 5/8" type X gyp. board on 1/2" furring channels per GA FC 1145 - see 9/A9.1
  - 9.14 5/8" gyp. board on 1-3/8" 25 ga. studs @ 24" o.c.
  - 9.15 5/8" gyp. board wrap at girt or post (type X @ rated walls)
- Section 10 - Specialties**
- 10.01 2A-10BC Fire extinguisher, wall mounted
  - 10.02 Area of Rescue Assistance Sign per NMBC sect. 3104(b)5
  - 10.03 Toilet accessories per 1A3.2 and 2/A3.2
- Section 11 - Equipment**
- 11.01 Basketball backstop provided and installed by owner; contractor to provide and install blocking as necessary
  - 11.02 Speaker, provided and installed by owner
- Section 15 - Mechanical/Plumbing**
- 15.01 36" x 48" Clear space for shower stall per ANSI 4.22.2.1
  - 15.02 Stub out plumbing for future shower
  - 15.03 Mechanical Unit, see note 9.11
  - 15.04 36" x 36" pre-fabricated shower unit; see 11/A-9.1 for accessibility equipment details
  - 15.05 Exposed ductwork
  - 15.06 Return air grill
- Section 16 - Electrical**
- 16.01 Area of rescue assistance call station, per NMBC 3104(b)4 See note 10.02
  - 16.02 Area of rescue assistance main entry station
  - 16.03 Fluorescent light fixture
  - 16.04 Transformer on conc. slab



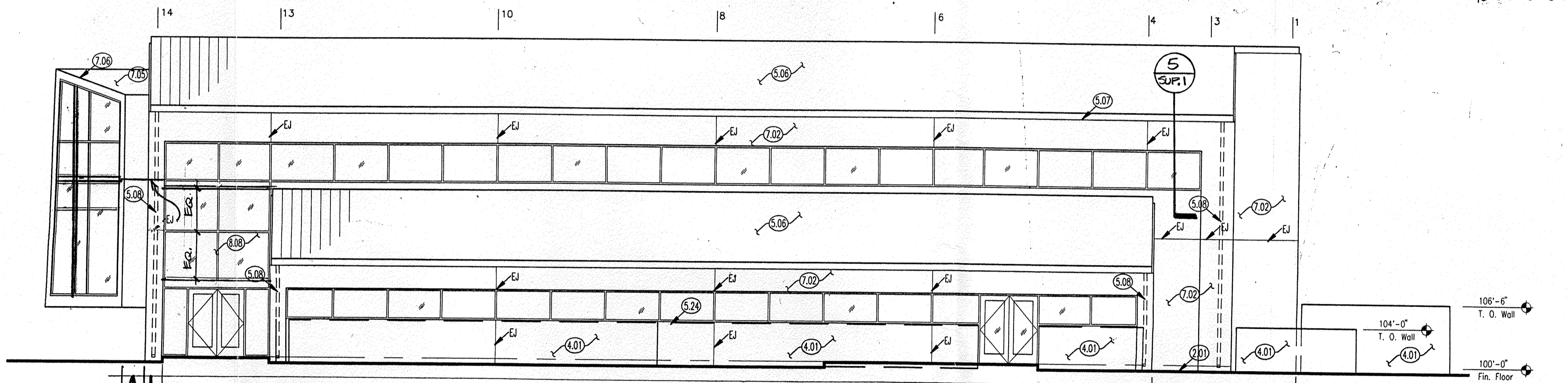
**SIGN ELEVATION**  
1/2" = 1'-0"



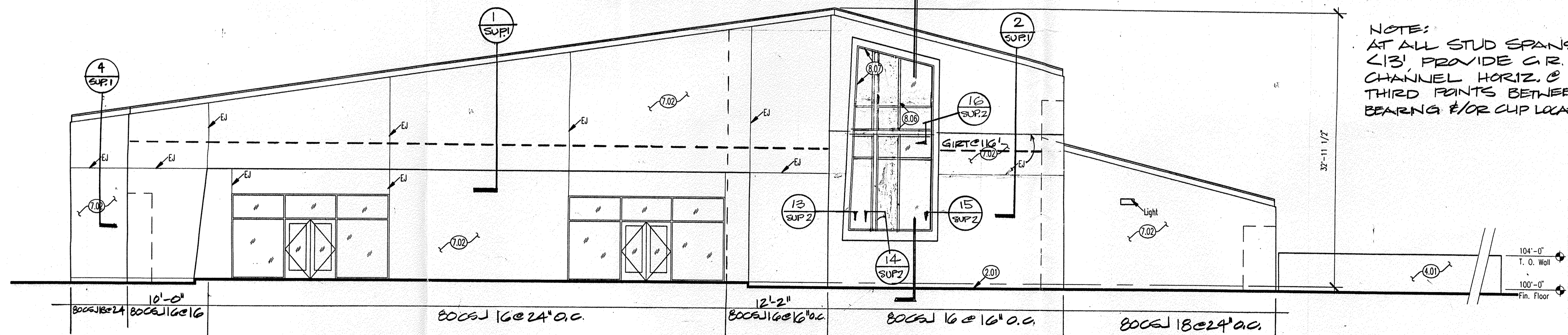
**SOUTH ELEVATION**  
1/8" = 1'-0"



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



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



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

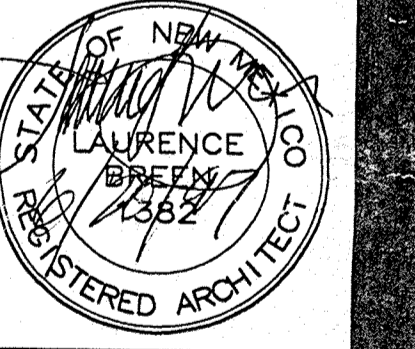
**NOTE:**  
AT ALL STUD SPANS  
C/3, PROVIDE CR.  
CHANNEL HORIZ. @  
THIRD POINTS BETWEEN  
BEARING &/OR CLIP LOCATIONS.

**DORMAN and BREEN**

LAURENCE BREEN A.I.A.  
SANTA FE, NM 505-982-9196

RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-299-5940

**TRAMWAY COMMUNITY CHURCH**  
ALBUQUERQUE, NEW MEXICO



SHEET TITLE:  
**ELEVATIONS**

JOB NUMBER:  
**9605**

DATE:  
**JUNE 20, 1997**

PERMIT SET

REVISIONS:	DATE:
FRAMING CHANGES	7-16

SHEET:  
**A3.1**

9 of 21