1000539
11-18-00
B-18
Hope Christian

EPC

PROJECT NUMBER: 1000539

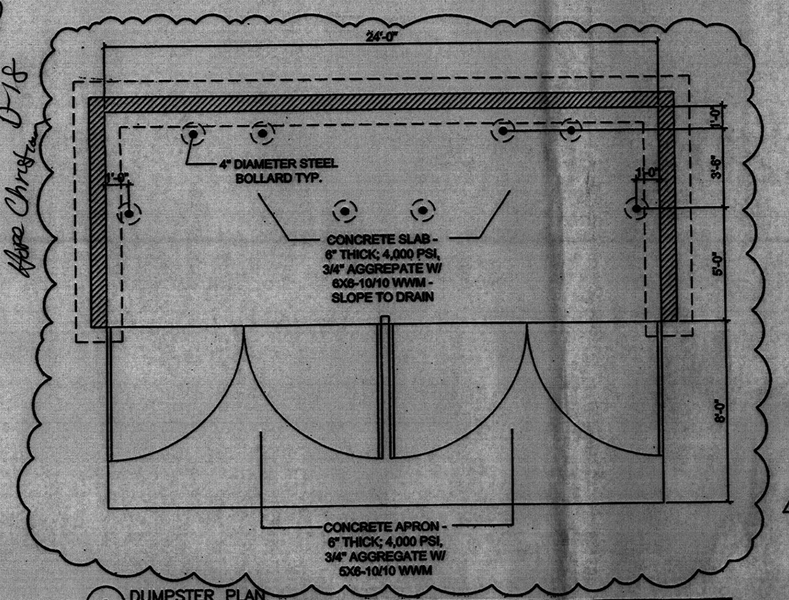
Application Number: 06 DRB-00125

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/04 and the Findings and Conditions in the Official Notification of Decision are satisfied.

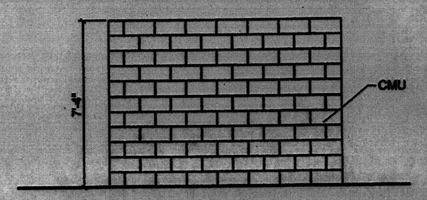
Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

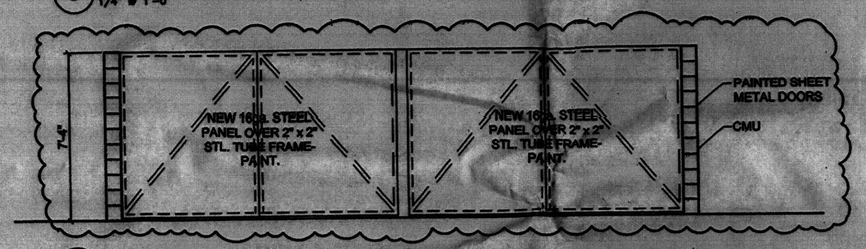
Traffic Engineering Transportation Division	2-22-06 Date
Water Utility Department	2/22/06 Date
Parks and Recreation Department	2/22/06 Date
City Engineer	2/22/06 Date
Solid Waste Management	2/21/06 Date
DRB Chairperson, Planning Department	2-23-06 Date



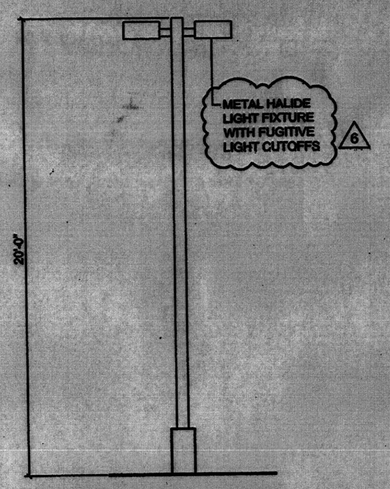
2 DUMPSTER PLAN
1/4" = 1'-0"



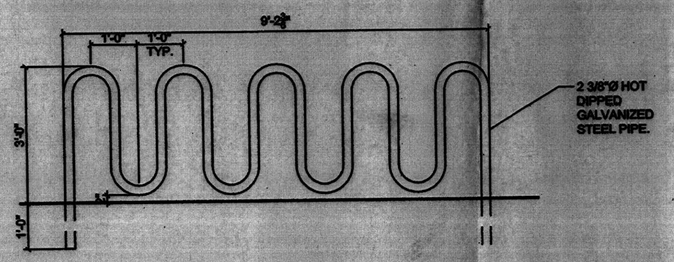
3 DUMPSTER ELEVATION
1/4" = 1'-0"



4 DUMPSTER ELEVATION
1/4" = 1'-0"



5 TYPICAL LIGHT STANDARD
1/4" = 1'-0"



6 BICYCLE PARKING
1/2" = 1'-0"

PARKING REQUIREMENTS AND PROVISIONS

HOPE CHRISTIAN SCHOOLS OFTEN HOLDS SPORTS EVENTS THAT INCREASE THE NEED FOR PARKING. IN AN ATTEMPT TO ALLEVIATE THE CONGESTION ON PALOMAS DURING THESE EVENTS WE ARE PROVIDING MORE PARKING THAN IS REQUIRED BY CITY ZONING ORDINANCES.

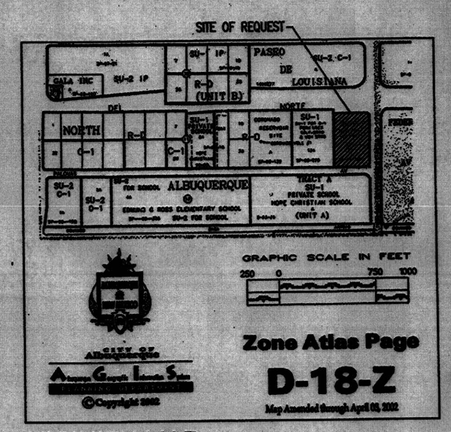
PARKING SPACES (ELEMENTARY & MIDDLE SCHOOLS) = NUMBER OF EMPLOYEES X 1
MIDDLE SCHOOL EMPLOEES = 30

BIKE SPACES (ELEMENTARY & MIDDLE SCHOOL) = TOTAL STUDENTS / 20
MIDDLE SCHOOL = 500 STUDENTS / 20

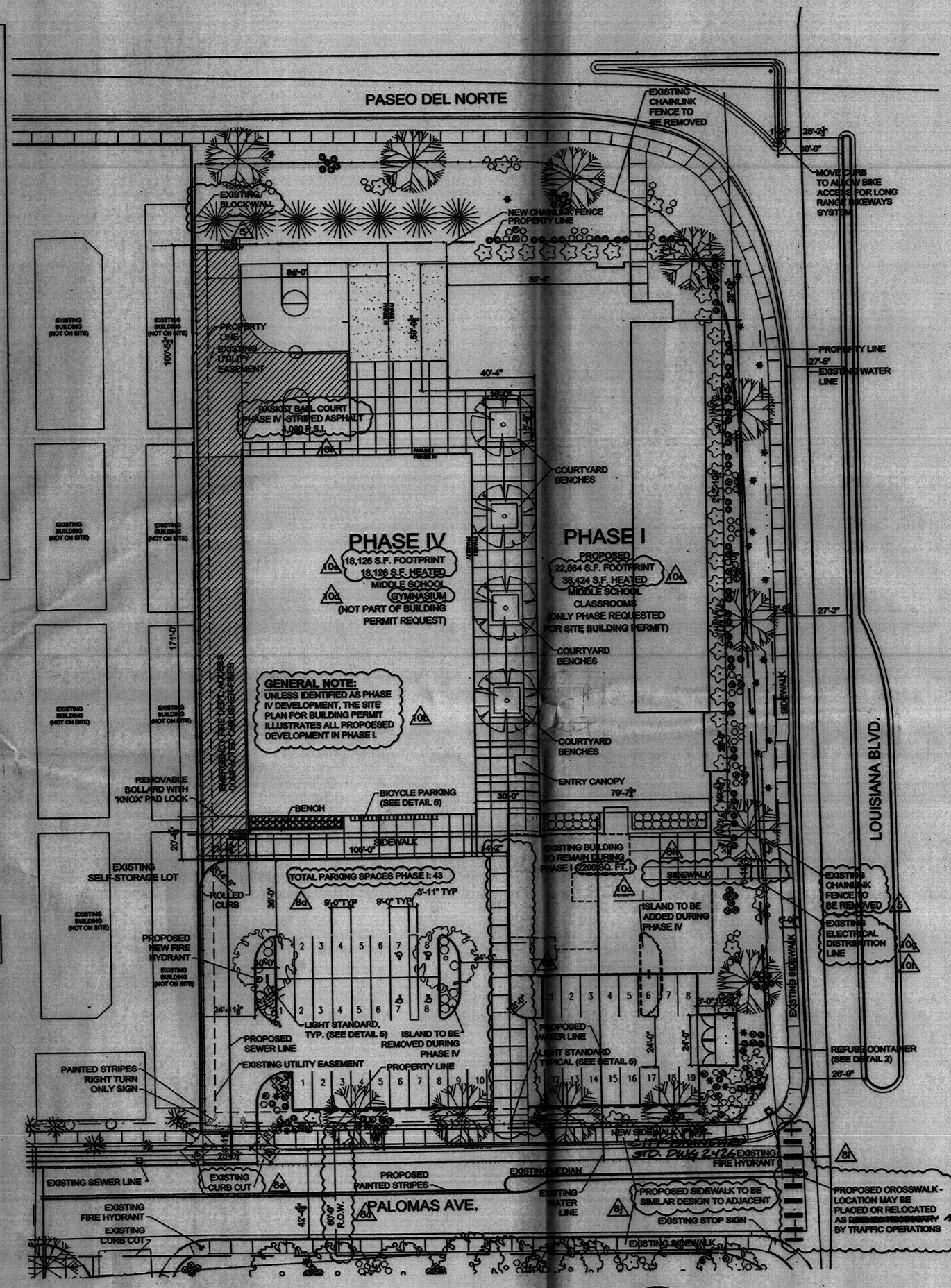
DISTANCE BETWEEN TREES IN PARKING LOT = 50' FROM EACH PARKING SPACE

LANDSCAPING BUFFER DISTANCE BETWEEN PARKING AND STREET = 10'

	Rq. Parking Spaces	Prov. Parking Spaces	Req. Disabled Spaces	Prov. Disabled Spaces	Rq. Bike Spaces	Prov. Bike Spaces
Middle School	30	PHASE I: 43 PHASE IV: 10 TOTAL: 53	2	4	25	25



VICINITY MAP



SITE PLAN - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-SHEET 1

REVISIONS:
△ INDICATES CHANGES OUTLINED IN THE LETTER INCLUDED WITH THE SUBMITTAL

HOPE CHRISTIAN MASTER PLAN

6800 PALOMAS NE

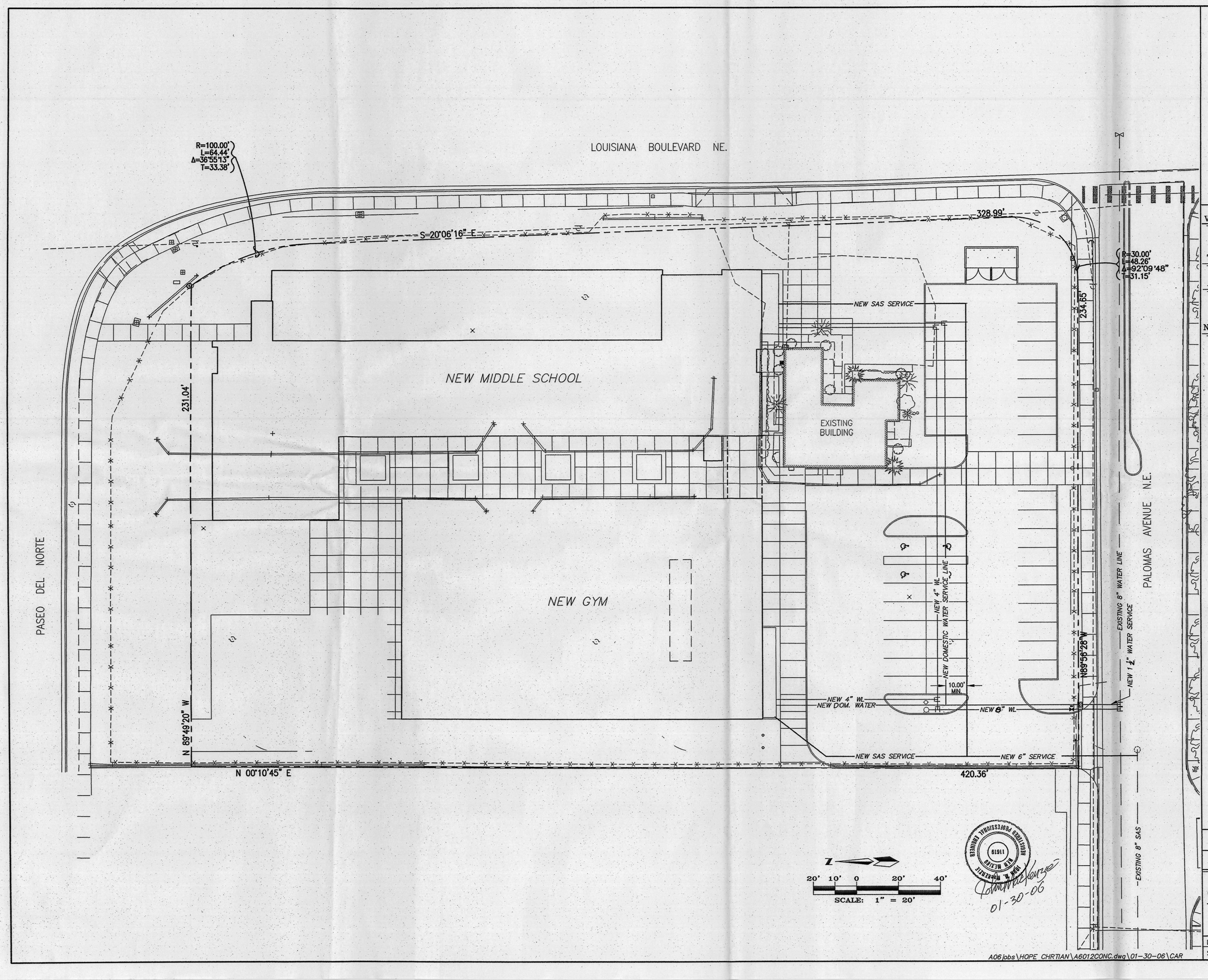
JON ANDERSON ARCHITECT AIA
912 ROMA AVENUE NW
ALBUQUERQUE NEW MEXICO 87102
505-764-8306 FAX-764-2879
WWW.JONANDERSONARCHITECT.COM

DATE: JANUARY 26, 2006

SHEET TITLE:
MIDDLE SCHOOL SITE PLAN

SHEET NUMBER:

AS-101



VICINITY MAP

TBM (TEMPORARY BENCHMARK)

ACS BENCHMARK

NOTES

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- EXISTING VALLEY GUTTER
- EXISTING DIRT ROAD
- EXISTING UTILITIES
- EXISTING EASEMENT
- 5808 EXISTING CONTOUR
- 8"SD EXISTING STORM DRAIN
- 8"SAS EXISTING SANITARY SEWER LINE
- 4"W EXISTING WATERLINE
- OHE EXISTING OVERHEAD POWER LINE
- UE EXISTING UNDERGROUND POWER LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAINLINK FENCE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING AS-BUILT SPOT ELEVATION
- EXISTING BUILDINGS
- EXISTING CULVERT
- EXISTING POTHOLE
- PROPOSED BUILDINGS
- PROPERTY CORNER

HOPE MIDDLE CHRISTIAN SCHOOL
CONCEPTUAL UTILITY PLAN

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JM	Drawn: SPS	Checked: DMG	Sheet C-102
Scale: 1" = 60'	Date: 01/26/06	Job: A06012	

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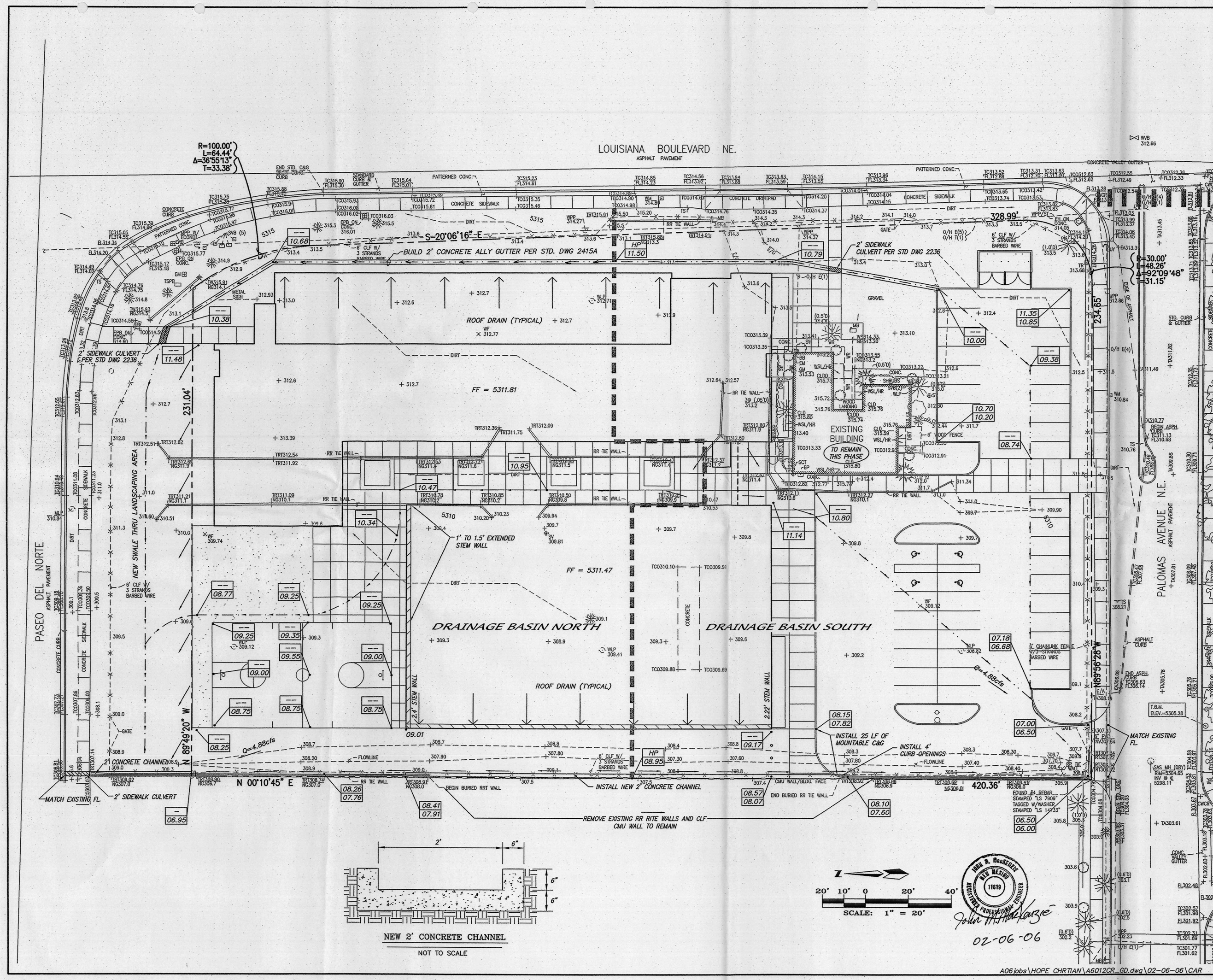
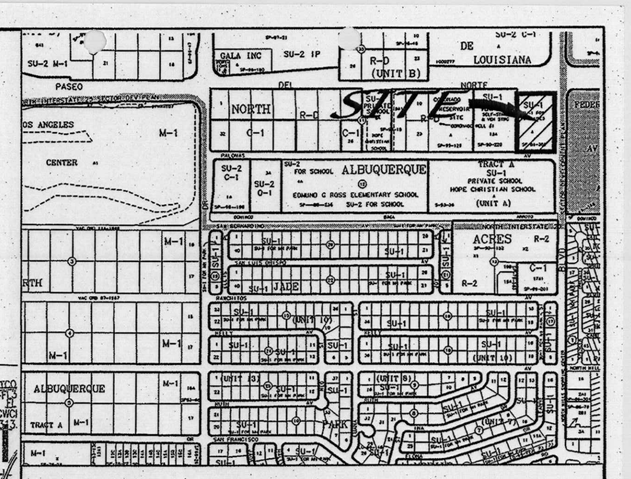




VICINITY MAP D-18-Z

T B M (TEMPORARY BENCHMARK)

ACS BENCHMARK

NOTES

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL ABOVE AND BELOW GROUND UTILITIES ON SITE AND IS REQUIRED TO MAKE REPAIRS TO ANY UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION AT NO COST TO THE OWNER.

LEGEND

- EXISTING EDGE OF PAVEMENT
- EP 5804.80, 5823.80 — EXISTING SPOT ELEVATION
- EXISTING UTILITIES
- EXISTING VALLEY GUTTER
- EXISTING DIRT ROAD
- EXISTING UTILITIES
- EXISTING EASEMENT
- 5808 — EXISTING CONTOUR
- 8"SD — EXISTING STORM DRAIN
- 8"SAS — EXISTING SANITARY SEWER LINE
- 4"W — EXISTING WATERLINE
- OHE — EXISTING OVERHEAD POWER LINE
- UE — EXISTING UNDERGROUND POWER LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAINLINK FENCE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- TC313.31 FL312.70 — EXISTING AS-BUILT SPOT ELEVATION
- EXISTING BUILDINGS
- EXISTING CULVERT
- EXISTING POTHOLE
- PROPOSED HEADER CURB
- PROSODED DRAINAGE BASIN BOUNDARY
- 06.80 / 04.80 — PROPOSED SPOT ELEVATION
- PROPERTY LINE
- FLOW ARROW
- PROPERTY CORNER
- PROPOSED 4' VALLEY GUTTER
- PROPOSED VALLEY GUTTER

HOPE CHRISTIAN MIDDLE SCHOOL

GRADING AND DRAINAGE PLAN

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: JM	Drawn: SPS	Checked: DMG	Sheet C-101
Scale: 1" = 60'	Date: 01/26/06	Job: ?	

A06jobs\HOPE CHRTIAN\A6012CR_GD.dwg\02-06-06\CAR

F:\A06JOBS\A6012 Hope christian School\dwg\A6012CR_GD.dwg, 2/6/2006 8:58:21 AM, charles

LANDSCAPE SCHEDULE

Scientific Name	Common Name	Size	Height	Mature Spread	Quantity/Area (ft^2)
					Middle
Trees					
Fraxinus velutina	Arizona Ash	Min. 2" caliper	Min. 10'-12'	40'	3
Picea pungens	Blue Spruce	Min. 2" caliper	Min. 10'-12'	20'	7
Pinus ponderosa	Ponderosa Pine	Min. 2" caliper	Min. 10'-12'	30'	0
Platanus wrightii	Arizona Sycamore	Min. 2" caliper	Min. 10'-12'	70'	10
Populus fremontii	Western Cottonwood	Min. 2" caliper	Min. 10'-12'	60'	4
Shrubs					
Lavandula Angustifolia	English Lavender	1 gal.	3'	3'	18
Ground Covers					
Santolina Virens	Green Santolina	1 gal.	2'	4'	32
	Bark Mulch				580
	Gravel Mulch				0
	Gravel				577
	Playing Field Dirt				0
Grasses					
Buchloe dactylon	Buffalograss		mowed		0
	High Water-Use Grass		mowed		1,600
Planters					
Caryopteris	Blue Mist	5 gal.	2'	3'	90
Chryeothamnus	Chamisa	5 gal.	5'	5'	60
Perovskia	Russian Sage	5 gal.	3'	3'	90
Potentilla	Potentilla	5 gal.	3'	3'	90
Yucca Glauca	Soapweed	5 gal.	3'	3'	20
Actual Planted Area					26,538

WATER CONSERVATION COMPLIANCE

THE HOPE CHRISTIAN SCHOOL CAMPUSES WILL BE LANDSCAPED IN ACCORDANCE WITH THE WATER CONSERVATION COMPLIANCE ORDINANCE. NO PLANTS WILL BE USED WHICH ARE RESTRICTED FOR THEIR HIGH WATER CONSUMPTION. ALL REGULATIONS REGARDING INSPECTION AND APPROVAL WILL BE FOLLOWED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF ALBUQUERQUE.

SPRAY IRRIGATION WITH A MAXIMUM OF 457 YEAR WILL BE USED FOR THE ATHLETIC FIELDS AND WHERE IT IS NOT WITHIN A DISTANCE OF EIGHT FEET FROM A STREET CURB IN ACCORDANCE WITH ARTICLE 6-1-1-5. ALL PLANTING BEDS, SHRUBBERY AREAS, AND OTHER GRASS AREAS WILL BE WATERED WITH A DRIP IRRIGATION SYSTEM.

RESPONSIBILITY FOR MAINTENANCE

HOPE CHRISTIAN SCHOOL ASSUMES RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPED AREAS ON THE PARCELS OF PROPERTY ON PALOMAS AVE. WHICH THEY OWN. THEY ALSO ASSUME RESPONSIBILITY TO MAINTAIN THE LANDSCAPED AREAS THAT SERVE AS BUFFERS BETWEEN THE STREET AND THEIR PROPERTY WITHIN THE PUBLIC RIGHT OF WAY.

THE IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC VALVES AND TIMERS SET IN ACCORDANCE WITH THE WATER CONSERVATION ORDINANCE ARTICLE 6-1-1-10. ALL GRASS WILL BE MOWED AND ALL LANDSCAPING MAINTAINED BY HOPE CHRISTIAN SCHOOL.

IRRIGATION SYSTEM:

ALL PLANTED AREAS WILL BE ON A DRIP IRRIGATION SYSTEM. TURF AREA WILL BE SPRINKLED. THE IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC VALVES AND TIMERS SET IN ACCORDANCE WITH THE WATER CONSERVATION ORDINANCE ARTICLE 6-1-1-10. ALL GRASS WILL BE MOWED AND ALL LANDSCAPING MAINTAINED BY HOPE CHRISTIAN SCHOOL.

GENERAL REQUIREMENT:

ALL REQUIRED LANDSCAPE AREAS 36 SQUARE FEET IN SIZE OR LARGER SHALL BE COVERED WITH LIVING, VEGETATIVE MATERIAL, SUCH AS GRASSES, VINES, SPREADING SHRUBS, OR FLOWERS, OVER AT LEAST 75% OF THE REQUIRED LANDSCAPE AREA.

PLANTING BEDS:

PHASE I PLANTING BEDS:
6673
4432
298
298
144(4) = 576
2000 S.F.
14,277 S.F.

PHASE IV PLANTING BEDS:
276
212
273 S.F.
760 S.F.

PHASE I & IV TOTAL: 15,037 S.F.

LANDSCAPE REQUIREMENTS AND PROVISIONS

Phase I

Net Lot Area = Total Lot Area - Bldg. Footprint Area (Includes Existing Building)

Landscape Area = 15% of Net Lot Area

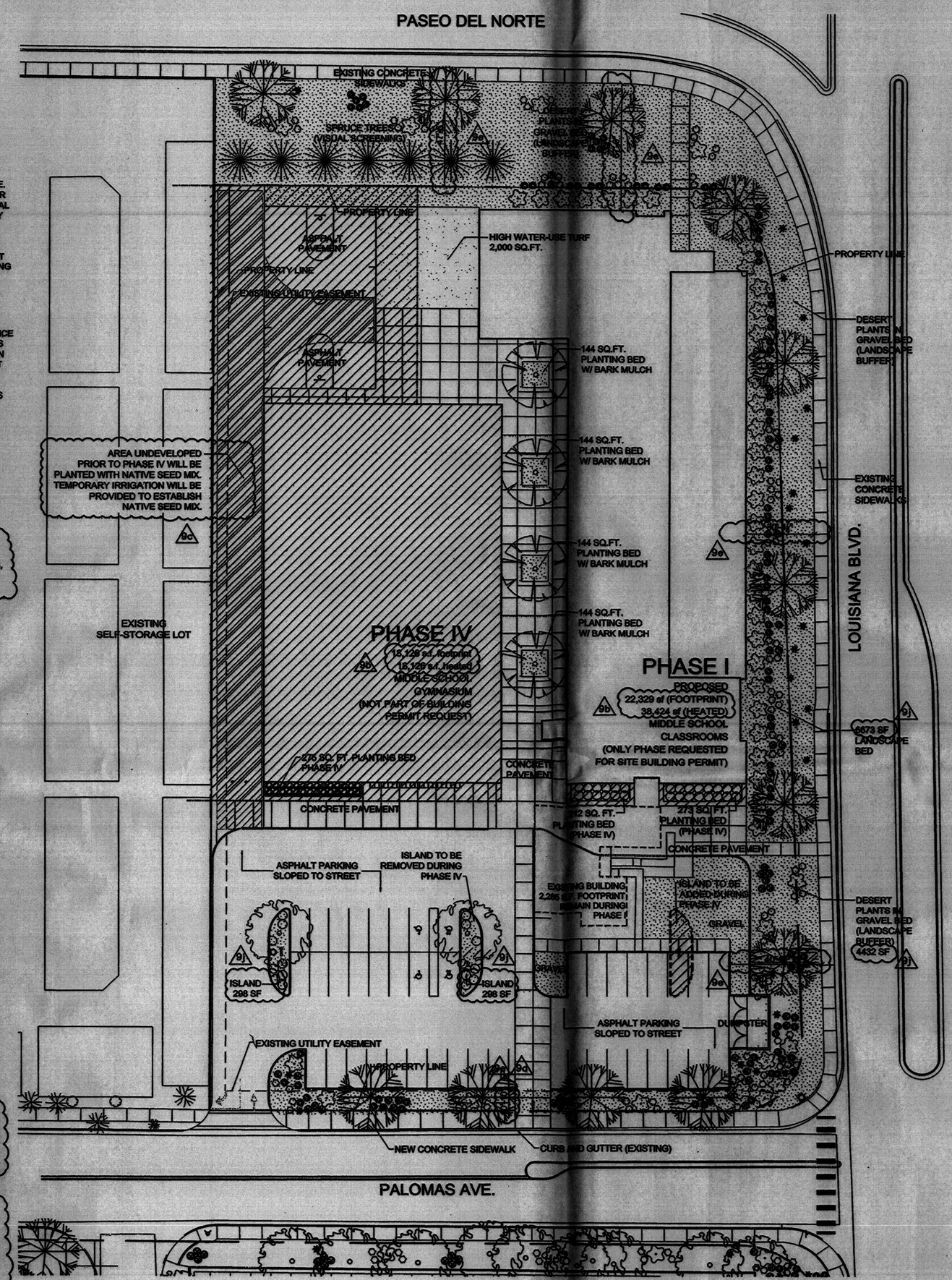
Maximum High-Water Grass Area = 20% of Req. Landscaped Area

Distance between Trees Along Street = Minimum 100'

Phase I	Total Lot Area (ft^2)	Bldg. Footprint Area (ft^2)	Net Lot Area (ft^2)	Rq. Lanscaped Area (ft^2)	Prov. Landscaped Area (ft^2)	Prov. Landscaped Area % (ft^2)	Max. Grass Area (ft^2)	Prov. Grass Area (ft^2)	Turf Area % (ft^2)
Middle School	107,600	24,614	82,986	12,448	14,277	17%	2,490	2,000	16%

Phase IV

Phase IV	Total Lot Area (ft^2)	Bldg. Footprint Area (ft^2)	Net Lot Area (ft^2)	Rq. Lanscaped Area (ft^2)	Prov. Landscaped Area (ft^2)	Prov. Landscaped Area % (ft^2)	Max. Grass Area (ft^2)	Prov. Grass Area (ft^2)	Turf Area % (ft^2)
Middle School	107,600	40,455	67,145	10,072	15,037	22%	2,014	2,000	20%



HOPE CHRISTIAN MASTER PLAN

6800 PALOMAS NE

JON ANDERSON ARCHITECT AIA
912 ROMA AVENUE NW
ALBUQUERQUE NEW MEXICO 87102
505-764-8306 FAX-764-2879
WWW.JONANDERSONARCHITECT.COM

LANDSCAPE PLAN - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT - SHEET 2

30 0 30
SCALE IN FEET

REVISIONS:
INDICATES CHANGES OUTLINED IN THE LETTER INCLUDED WITH THE SUBMITTAL

DATE: JANUARY 26, 2006

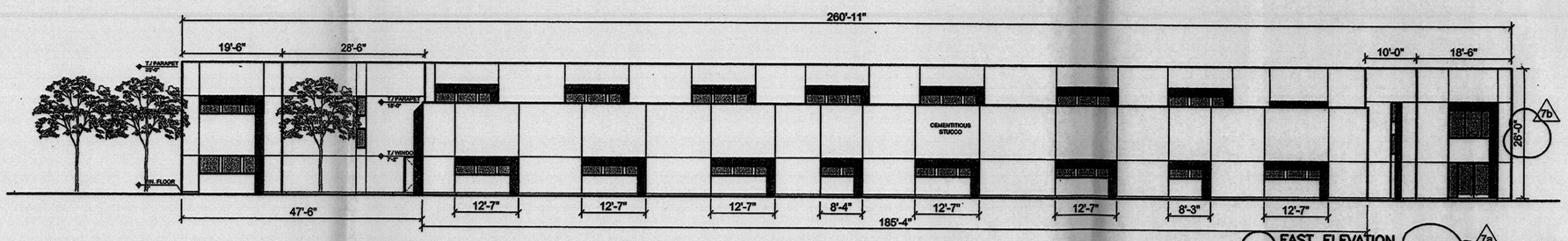
SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER:

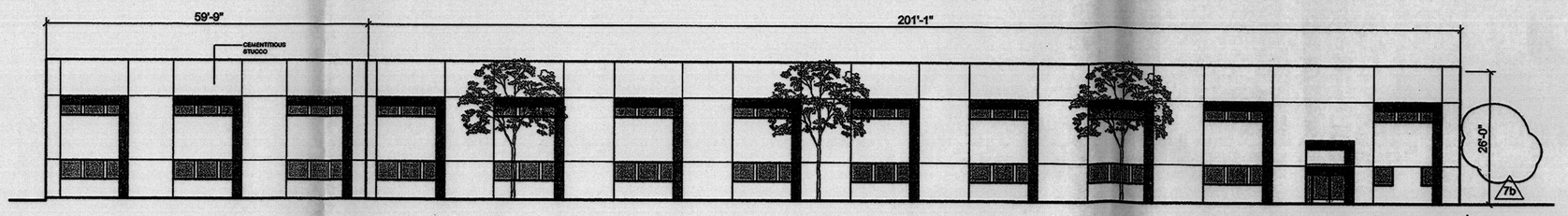
L-101

REVISIONS:
INDICATES CHANGES OUTLINED IN THE LETTER INCLUDED WITH THE SUBMITTAL

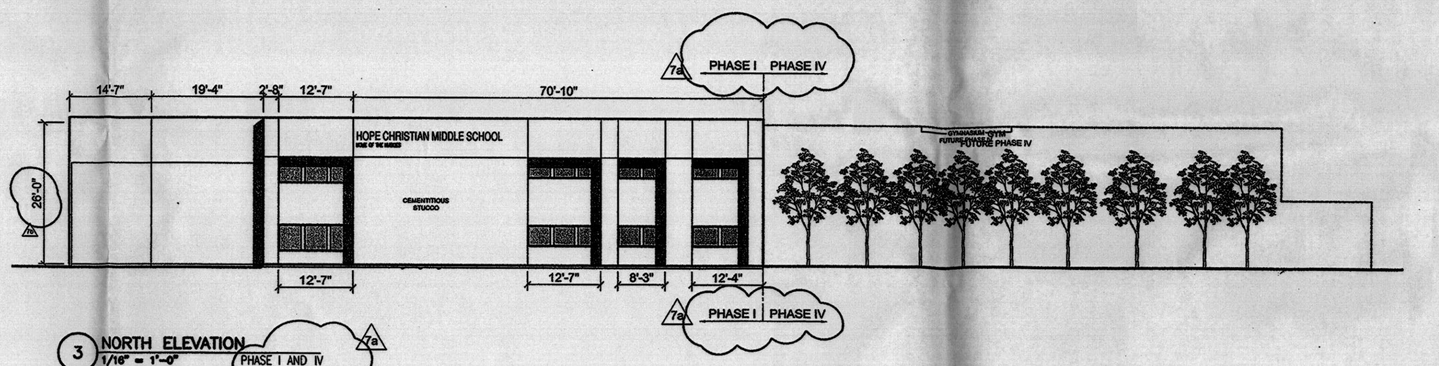
GENERAL NOTES:
1. WINDOWS: FRAME-CLEAR ANODIZED ALUMINUM
   GLASS- CLEAR
2. EXTERIOR WALLS: STUCCO- EL REY COLOR #110 ASH (GRAY) 7c



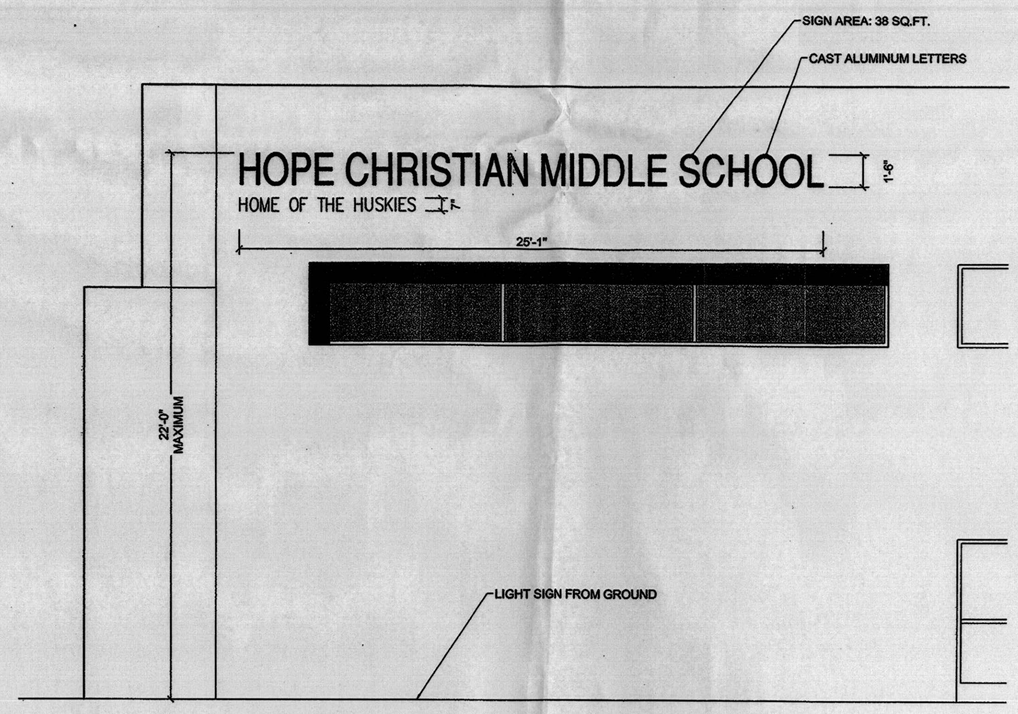
1 EAST ELEVATION
1/16" = 1'-0"
PHASE I 7a



2 WEST ELEVATION
1/16" = 1'-0"
PHASE I 7a

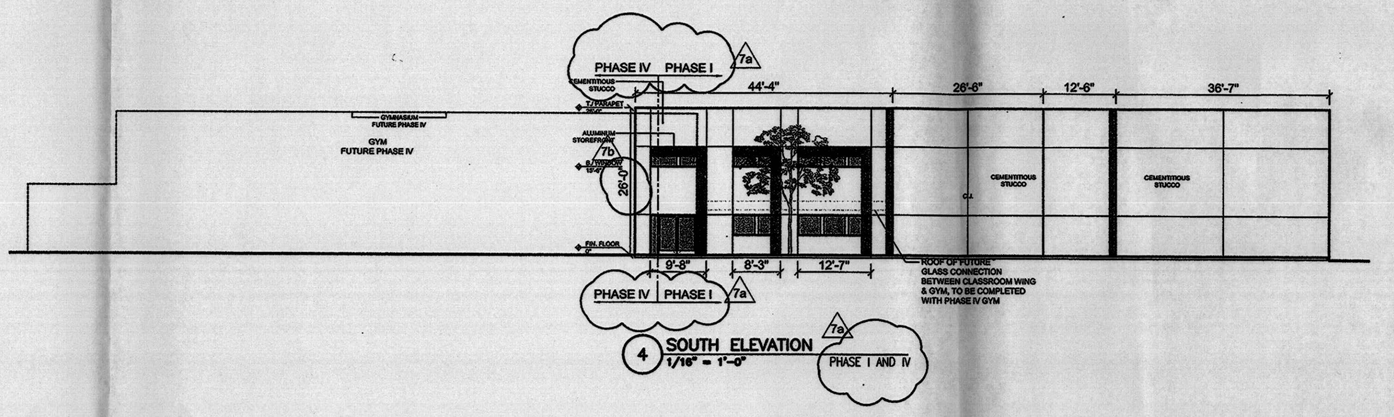


3 NORTH ELEVATION
1/16" = 1'-0"
PHASE I AND IV 7a



GENERAL NOTE:
LETTERS ARE MADE OF CAST ALUMINUM AND PLACED NO HIGHER THAN 24' FROM FINISH GRADE 7d

5 SIGN DETAIL
1/4" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"
PHASE I AND IV 7a

BUILDING AND STRUCTURE ELEVATIONS - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-SHEET 3

16 0 16
SCALE IN FEET

HOPE CHRISTIAN MASTER PLAN

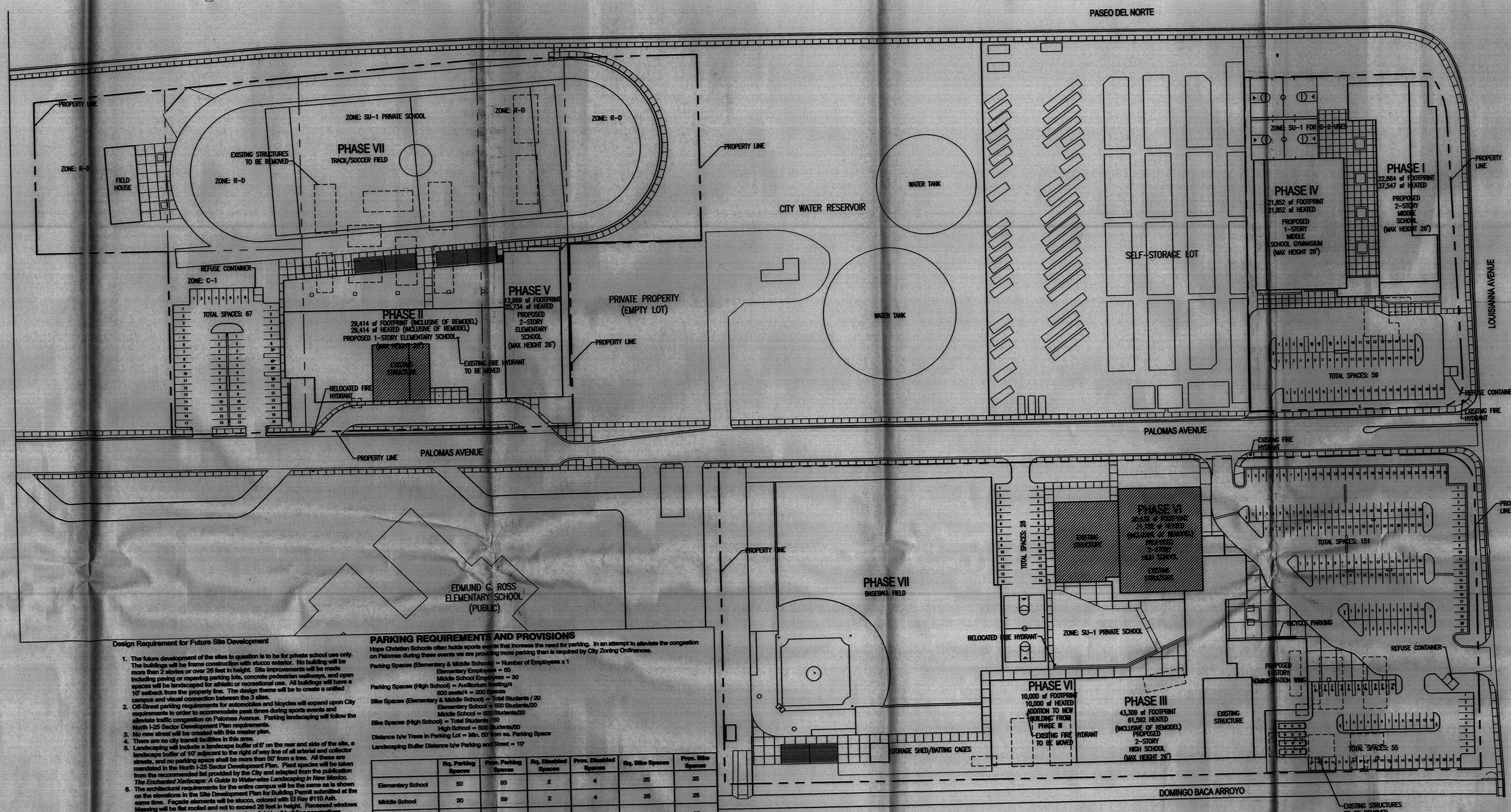
HOPE CHRISTIAN
6800 PALOMAS NE
JON ANDERSON ARCHITECT AIA
912 ROMA AVENUE NW
ALBUQUERQUE NEW MEXICO 87102
505-764-8306 FAX-764-2879
WWW.JONANDERSONARCHITECT.COM

DATE: JANUARY 31, 2006

SHEET TITLE:
MIDDLE SCHOOL ELEVATIONS

SHEET NUMBER:

AM-201



HOPE CHRISTIAN MASTER PLAN

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Design Requirement for Future Site Development

1. The future development of the sites in question is to be for private school use only. The buildings will be frame construction with stucco exterior. No building will be more than 2 stories or over 26 feet in height. Site improvements will be made including paving or repaving parking lots, concrete pedestrian walkways, and open spaces will be landscaped for athletic or recreational use. All buildings will have a 10' setback from the property line. The design theme will be to create a unified campus and visual connection between the 3 sites.
2. Off-Street parking requirements for automobiles and bicycles will expand upon City requirements in order to accommodate peak times during sports events and alleviate traffic congestion on Palomas Avenue. Parking landscaping will follow the North I-25 Sector Development Plan requirements.
3. No new street will be created with this master plan.
4. There are no city transit facilities in this area.
5. Landscaping will include a landscape buffer of 6' on the rear and side of the site, a landscape buffer of 10' adjacent to the right of way line of all arterial and collector streets, and no parking space shall be more than 50' from a tree. All these are mandated in the North I-25 Sector Development Plan. Plant species will be taken from the recommended list provided by the City and adapted from the publication *The Enchanted Xeriscape: A Guide to Waterwise Landscaping in New Mexico.*
6. The architectural requirements for the entire campus will be the same as is shown on the elevations in the Site Development Plan for Building Permit submitted at the same time. Façade elements will be stucco, colored with El Rey #110 Ash. Massing will be flat roofed and not to exceed 26 feet in height. Recessed windows or shading devices will be used to control sunlight in all building penetrations. Fenestration is clear glazing with clear anodized aluminum framing.
7. Signs for the individual schools will be cast aluminum letters no more than 24" in height. These shall be attached to the exterior of the building at a maximum height of 22'. One sign for the entire campus shall be freestanding and be designed in the same language as the buildings and their signs.
8. Lighting will be used on the exterior to illuminate pedestrian walkways and the parking lot to provide safe passage at night. Exterior light fixtures will be aluminum fixtures and mounted at 10 feet or less on the outside of the buildings. Parking lot fixtures will be pole mounted and painted. These are shown in the Site Development Plan for Building Permit set.
9. All pedestrian walkways will be concrete. Shade structures will be painted steel to be color coordinated with the building color.

PARKING REQUIREMENTS AND PROVISIONS

Hope Christian Schools often holds sports events that increase the need for parking. In an attempt to alleviate the congestion on Palomas during these events we are providing more parking than is required by City Zoning Ordinances.

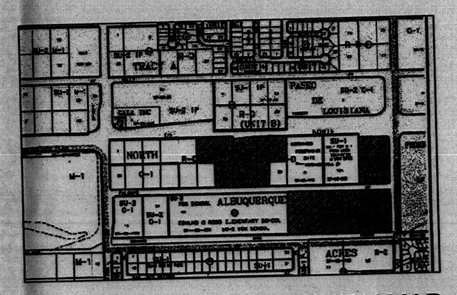
Parking Spaces (Elementary & Middle Schools) = Number of Employees x 1
Elementary Employees = 50
Middle School Employees = 30
Parking Spaces (High School) = Auditorium Seating/4
800 seats/4 = 200 Spaces
Bike Spaces (Elementary & Middle School) = Total Students / 20
Elementary School = 500 Students/20
Middle School = 500 Students/20
Bike Spaces (High School) = Total Students / 50
High School = 500 Students/50
Distance b/w Trees in Parking Lot = Min. 50' from ea. Parking Space
Landscaping Buffer Distance b/w Parking and Street = 10'

	Req. Parking Spaces	Prov. Parking Spaces	Req. Disabled Spaces	Prov. Disabled Spaces	Req. Bike Spaces	Prov. Bike Spaces
Elementary School	50	63	2	4	25	25
Middle School	30	59	2	4	25	25
High School	200	224	8	10	25	25

CONSTRUCTION PHASING

	Description	Bldg. Footprint (ft^2)	Total Heated. Area (ft^2)	Parking Required	Parking Provided
High School & Administration (2-story)	Grades 9 - 12. New building added to existing gymnasium and attached classrooms, remodel of existing building, new parking added, existing parking upgraded, removal of all portable and pre-engineered buildings, new baseball field in 3 phases - III, VI, VII	73,941	102,774	200	224
Phase III	New administration building, classrooms, cafeteria, Integration* (renovation) of one existing building, all parking and all landscaping except baseball field.	43,309	61,592	200	224
Phase VI	Integration* (renovation) of gymnasium and attached classroom building, new expansion of building from Phase III (addition of Multi-purpose room)	30,632	41,182	0	224+0=224
Middle School (2-story)	Grades 6 - 8. Brand new building located on newly squired lot. Remove existing building, new classrooms, middle school administration, gymnasium, library, and cafeteria in 2 phases-I, IV	44,716	59,399	30	59
Phase I	All classrooms, administration, library, cafeteria, 75% of total parking, 50% of total landscaping.	22,864	37,547	28	45
Phase IV	Gymnasium and supporting amenities, removal of existing building to finish parking and landscaping. Middle school complete.	21,852	21,852	30	45+14=59
Elementary School (2-story)	Grades preschool - 5. New building added to existing building to be remodeld, remove portable and pre-engineered buildings, pave parking lot, add track and soccer field in 3 phases-II, V, VII	42,283	55,148	50	63
Phase II	Integration* (remodel) of multi-purpose room, new building with classrooms, cafeteria, parking paved, playground and all landscaping not associated with track.	29,414	29,414	40	63
Phase V	New 2 story classrooms added to building from phase II and all portable and pre-engineered building removed.	12,869	25,734	50	63+0=63
Phase VII	Add baseball field and storage to High School. Add track, soccer field and supporting amenities to Elementary School.	N/A	N/A	N/A	N/A

*Integration means that existing building will be remodeled and made to be seamlessly contiguous to new structures being built.



VICINITY MAP

HOPE CHRISTIAN SCHOOL MASTER PLAN
SITE DEVELOPMENT PLAN FOR SUBDIVISION

60 20 0 60
SCALE IN FEET

DESIGN NOTES:

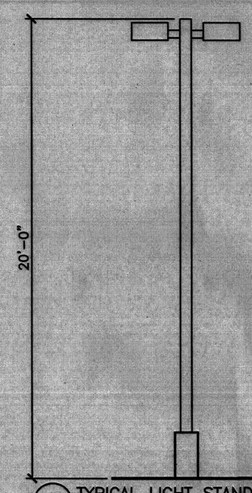
NO BUILDING WILL HAVE A HEIGHT GREATER THAN 26'.
ALL BUILDINGS WILL HAVE A 10' SETBACK FROM THE PROPERTY LINE.
MAXIMUM F.A.R. FOR THE INDIVIDUAL LOTS WILL BE AS FOLLOWS:
ELEMENTARY SCHOOL - 5.0
MIDDLE SCHOOL - 1.75
HIGH SCHOOL - 3.25

DATE: OCTOBER 27, 2004

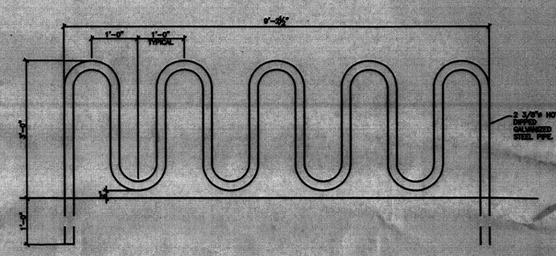
SHEET TITLE:
MASTER SITE PLAN

SHEET NUMBER:

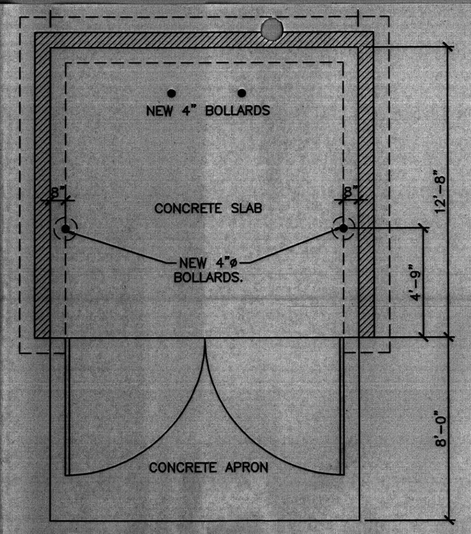
M-101



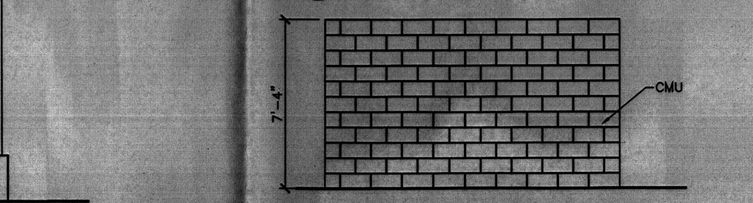
5 TYPICAL LIGHT STANDARD
1/4" = 1'-0"



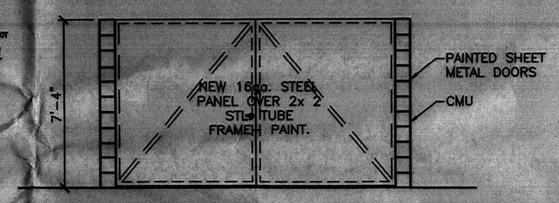
6 BICYCLE PARKING
1/4" = 1'-0"



4 DUMPSTER PLAN
1/4" = 1'-0"



3 DUMPSTER ELEVATION
1/4" = 1'-0"



2 DUMPSTER ELEVATION
1/4" = 1'-0"

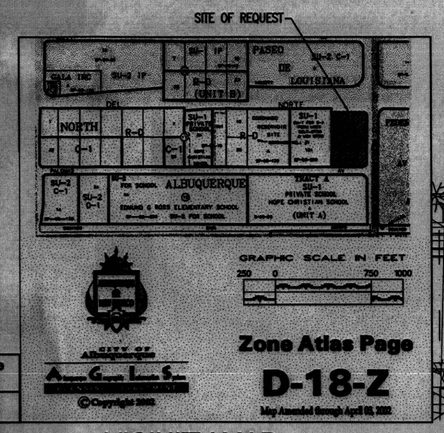
PARKING REQUIREMENTS AND PROVISIONS

Parking Spaces (Elementary & Middle Schools) = Number of Employees x 1

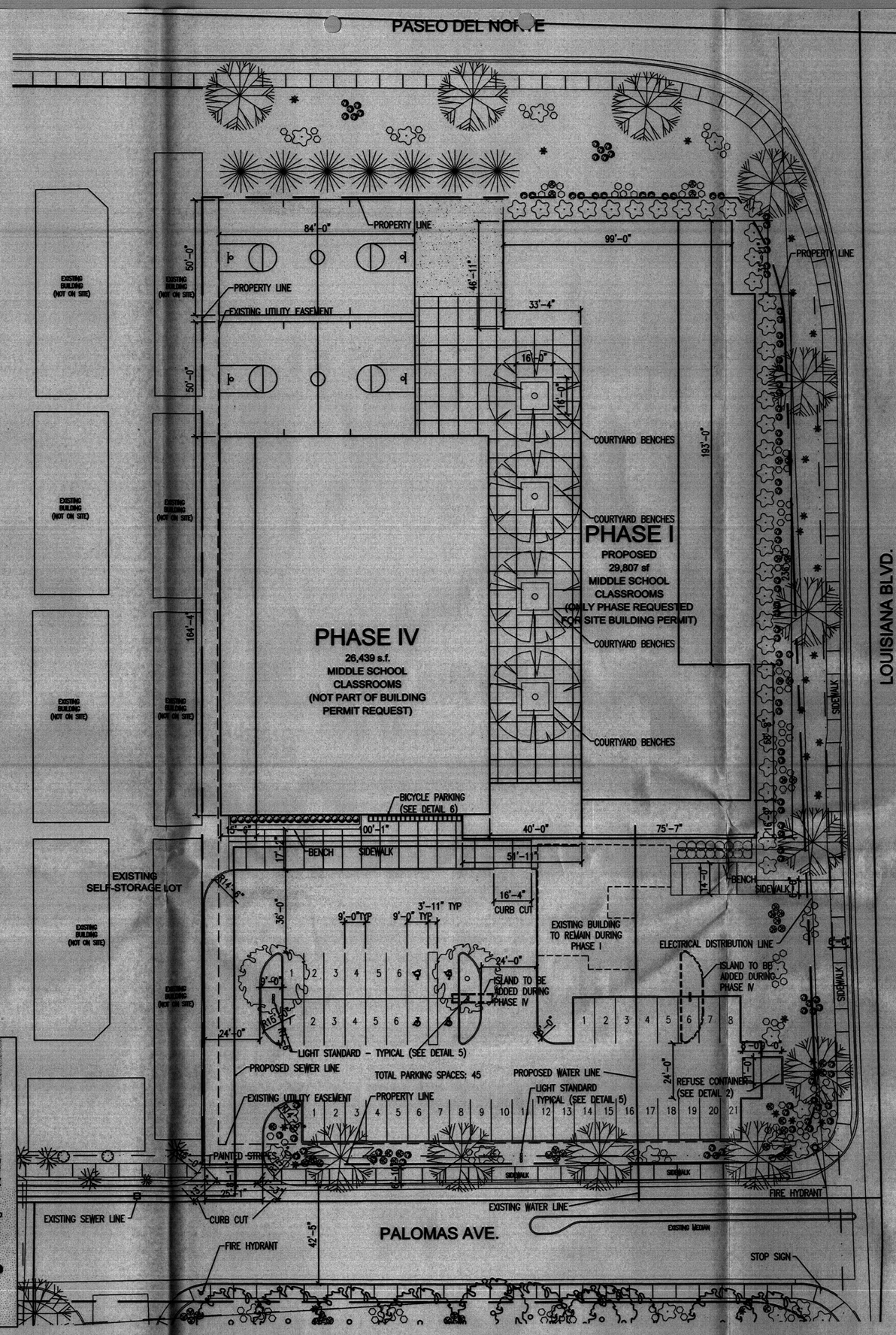
Bike Spaces (Elementary & Middle School) = Total Students / 20

Distance b/w Trees in Parking Lot = Min. 50' from ea. Parking Space
Landscaping Buffer Distance b/w Parking and Street = 10'

	Rq. Parking Spaces	Prov. Parking Spaces	Rq. Disabled Spaces	Prov. Disabled Spaces	Rq. Bike Spaces	Prov. Bike Spaces
Middle School	30	45	2	4	25	25



VICINITY MAP



SITE PLAN - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-SHEET 1

HOPE CHRISTIAN MASTER PLAN

6800 PALOMAS NE
JON ANDERSON ARCHITECT AIA
912 ROMA AVENUE NW
ALBUQUERQUE NEW MEXICO 87102
505-764-8306 FAX-764-2879
WWW.JONANDERSONARCHITECT.COM

NOT FOR CONSTRUCTION

DATE: OCTOBER 4, 2004

SHEET TITLE:
MIDDLE SCHOOL SITE PLAN

SHEET NUMBER:

AS-101

LANDSCAPE SCHEDULE

Scientific Name	Common Name	Size	Height	Spread	Quantity/Area (ft^2)
					Middle
Trees					
Fraxinus velutina	Arizona Ash		40'	40'	3
Picea pungens	Blue Spruce		50'	20'	7
Pinus ponderosa	Ponderosa Pine		40'	30'	0
Platanus wrightii	Arizona Sycamore		60'	70'	10
Populus fremontii	Western Cottonwood		70'	60'	4
Shrubs					
Lavandula Angustifolia	English Lavender	1 gal.	3'	3'	18
Ground Covers					
Santolina Virens	Green Santolina	1 gal.	2'	4'	32
	Bark Mulch				580
	Gravel Mulch				0
	Gravel				577
	Playing Field Dirt				0
Grasses					
Buchloe dactylon	Buffalograss		mowed		0
	High Water-Use Grass		mowed		1,600
Planters					
Caryopteris	Blue Mist	5 gal.	2'	3'	90
Chrysothamnus	Chamisa	5 gal.	5'	5'	60
Perovskia	Russian Sage	5 gal.	3'	3'	90
Potentilla	Potentilla	5 gal.	3'	3'	90
Yucca Glauca	Soapweed	5 gal.	3'	3'	20
Total Planter Area					26,538

LANDSCAPE REQUIREMENTS AND PROVISIONS

Net Area = Lot Area - Bldg. Footprint Area

Landscape Area = 15% of Net Lot Area

Maximum High Water Grass Area = 20% of Landscaped Area

Distance between Trees Along Street = Minimum 100'

	Lot Area (ft^2)	Bldg. Footprint Area (ft^2)	Net Lot Area (ft^2)	Rq. Lanscaped Area (ft^2)	Prov. Landscaped Area (ft^2)	Prov. Landscaped Area % (ft^2)	Max. Grass Area (ft^2)	Prov. Grass* Area (ft^2)	Turf Area % (ft^2)
Middle School	115,753	44,716	71,037	10,656	30,295	43%	6,059	1,600	5%

WATER CONSERVATION COMPLIANCE

THE HOPE CHRISTIAN SCHOOL CAMPUSES WILL BE LANDSCAPED IN ACCORDANCE WITH THE WATER CONSERVATION COMPLIANCE ORDINANCE. NO PLANTS WILL BE USED WHICH ARE RESTRICTED FOR THEIR HIGH WATER CONSUMPTION. ALL REGULATIONS REGARDING INSPECTION AND APPROVAL WILL BE FOLLOWED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF ALBUQUERQUE.

THE AREA OF HIGH-WATER USE TURF WILL EXCEED THE LIMIT OF 20% OF LANDSCAPED AREA AS SPECIFIED BY ARTICLE 6-1-1-8 IN ORDER TO FACILITATE ATHLETIC FIELDS AT THE HIGH SCHOOL (53%) AND ELEMENTARY SCHOOL (46%) CAMPUSES. A VARIANCE WILL BE SOUGHT IN ACCORDANCE WITH ARTICLE 6-1-1-5 BASED ON THE VARIANCE ALREADY GIVEN TO CITY OWNED PARKS FOR EXCEEDING THE HIGH-WATER USE TURF AREA FOR ATHLETIC FIELDS. MEDIUM-WATER USE BUFFALOGRASS WILL BE USED AS PLANTING FOR ALL OTHER GRASS AREAS.

SPRAY IRRIGATION WITH A MAXIMUM OF 457 YEAR WILL BE USED FOR THE ATHLETIC FIELDS AND WHERE IT IS NOT WITHIN A DISTANCE OF EIGHT FEET FROM A STREET CURB IN ACCORDANCE WITH ARTICLE 6-1-1-5. ALL PLANTING BEDS, SHRUBBERY AREAS, AND OTHER GRASS AREAS WILL BE WATERED WITH A DRIP IRRIGATION SYSTEM.

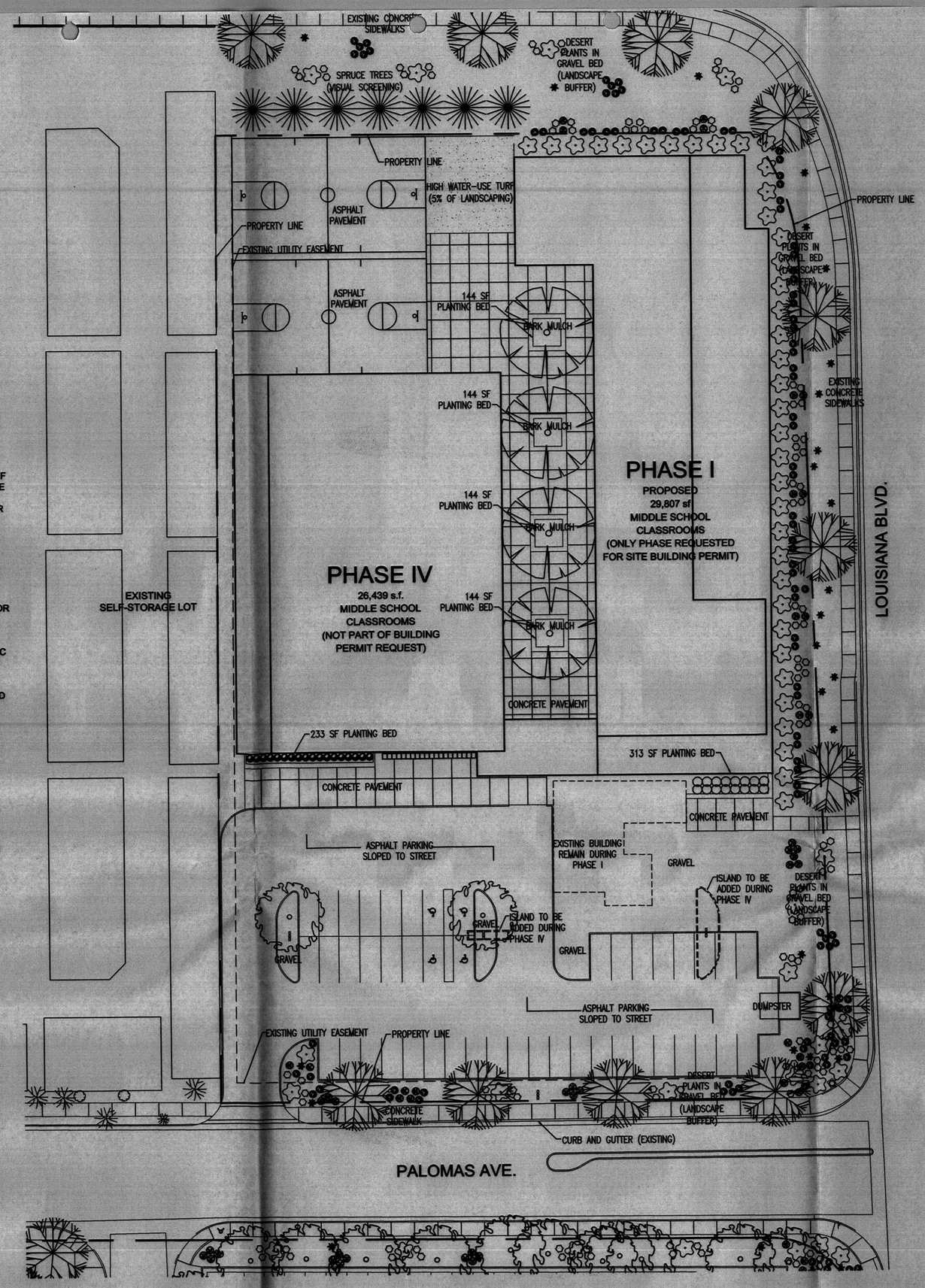
RESPONSIBILITY FOR MAINTENANCE

HOPE CHRISTIAN SCHOOL ASSUMES RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPED AREAS ON THE PARCELS OF PROPERTY ON PALOMAS AVE. WHICH THEY OWN. THEY ALSO ASSUME RESPONSIBILITY TO MAINTAIN THE LANDSCAPED AREAS THAT SERVE AS BUFFERS BETWEEN THE STREET AND THEIR PROPERTY WITHIN THE PUBLIC RIGHT OF WAY.

THE IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC VALVES AND TIMERS SET IN ACCORDANCE WITH THE WATER CONSERVATION ORDINANCE ARTICLE 6-1-1-10. ALL GRASS WILL BE MOWED AND ALL LANDSCAPING MAINTAINED BY HOPE CHRISTIAN SCHOOL.

IRRIGATION SYSTEM:

ALL PLANTED AREAS WILL BE ON A DRIP IRRIGATION SYSTEM. TURF AREA WILL BE SPRINKLED. THE IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC VALVES AND TIMERS SET IN ACCORDANCE WITH THE WATER CONSERVATION ORDINANCE ARTICLE 6-1-1-10. ALL GRASS WILL BE MOWED AND ALL LANDSCAPING MAINTAINED BY HOPE CHRISTIAN SCHOOL.



HOPE CHRISTIAN MASTER PLAN

6800 PALOMAS NE

JON ANDERSON ARCHITECT AIA
912 ROMA AVENUE NW
ALBUQUERQUE NEW MEXICO 87102
505-764-8306 FAX-764-2879
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LANDSCAPE PLAN - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-SHEET 2

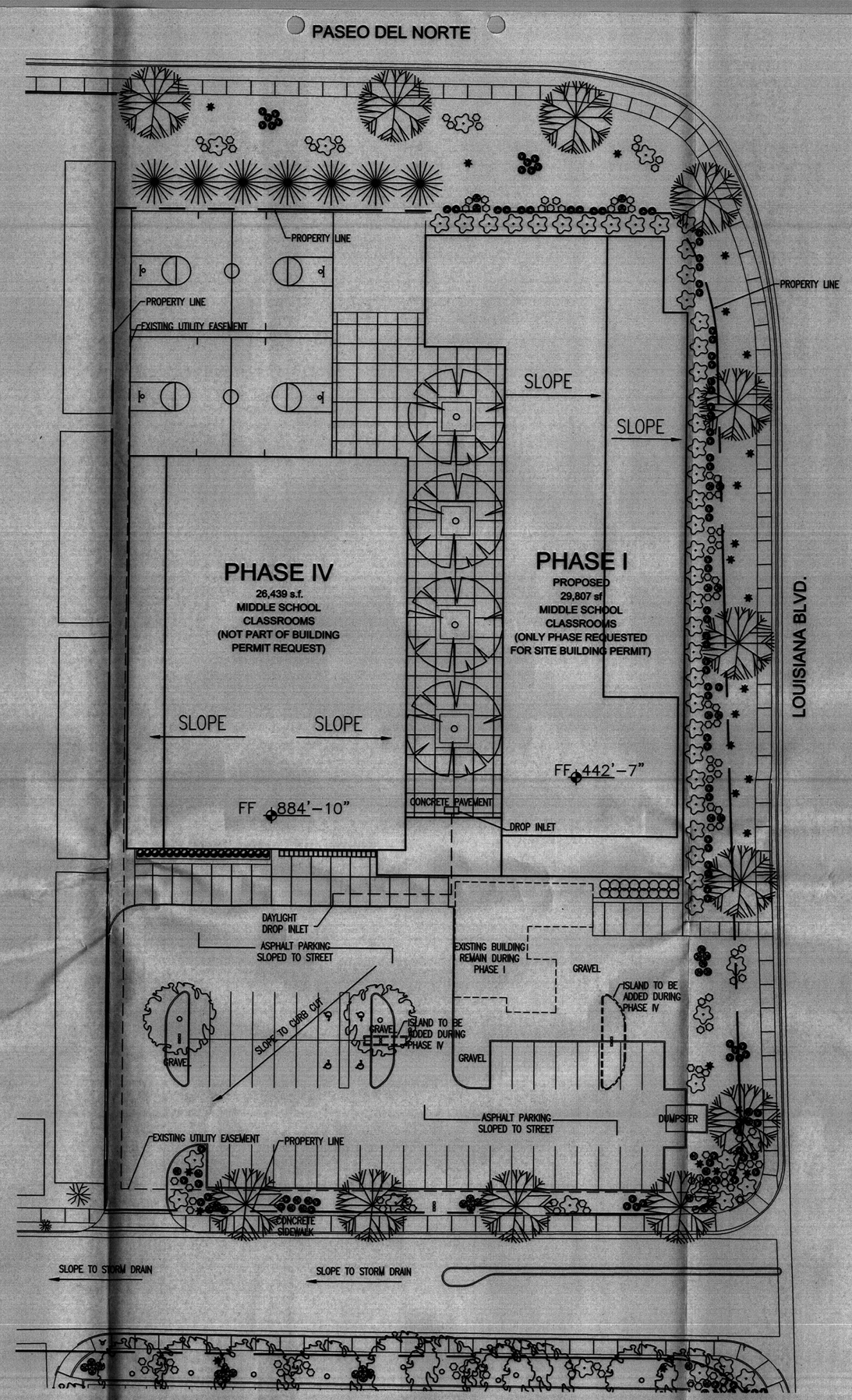
30 0 30
SCALE IN FEET

DATE: OCTOBER 4, 2004

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER:

L-101



NARRATIVE DESCRIPTION:

MIDDLE SCHOOL

THE MIDDLE SCHOOL SITE SLOPES FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER. DRAINAGE FROM THE BUILDING ROOFS AND COURTYARD AREAS WILL BE DIRECTED INTO THE PARKING LOT ON THE SOUTH SIDE. PONDING WILL OCCUR AT THE PARKING LOT WITH A CONTROLLED FLOW INTO PALOMAS AVENUE. THE DRAINAGE WILL FLOW WEST ON PALOMAS TO AN EXISTING DROP INLET ACROSS THE STREET FROM THE NORTHWEST CORNER OF THE HIGH SCHOOL SOCCER/BASEBALL FIELD. THE DROP INLET IS PIPED DIRECTLY TO THE DOMINGO BACA ARROYO.

PRELIMINARY GRADING PLAN - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-SHEET 3

30 0 30
SCALE IN FEET

HOPE CHRISTIAN MASTER PLAN

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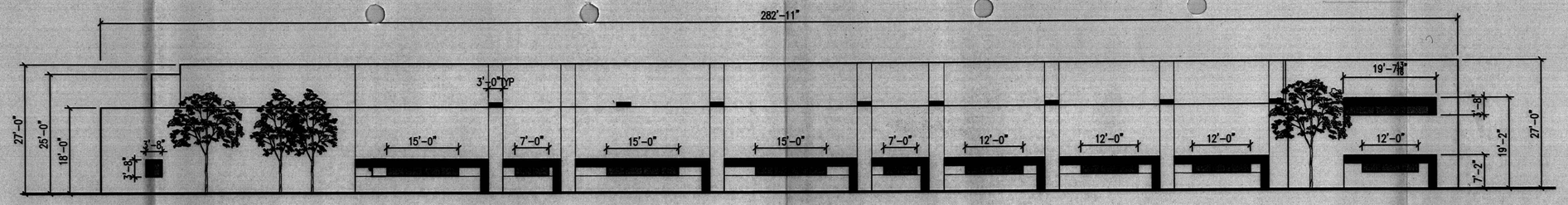
DATE: OCTOBER 4, 2004

SHEET TITLE:
CONCEPTUAL GRADING
AND DRAINAGE
SHEET NUMBER:

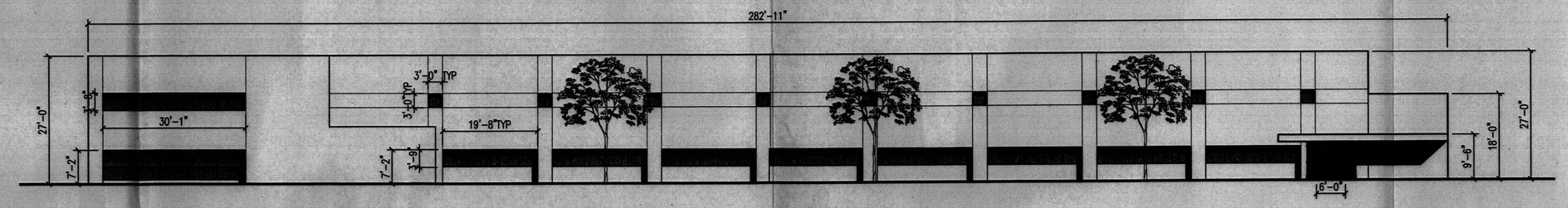
C-101

GENERAL NOTES
1. WINDOWS: FRAME-CLEAR ANODIZED ALUMINUM
GLASS- CLEAR

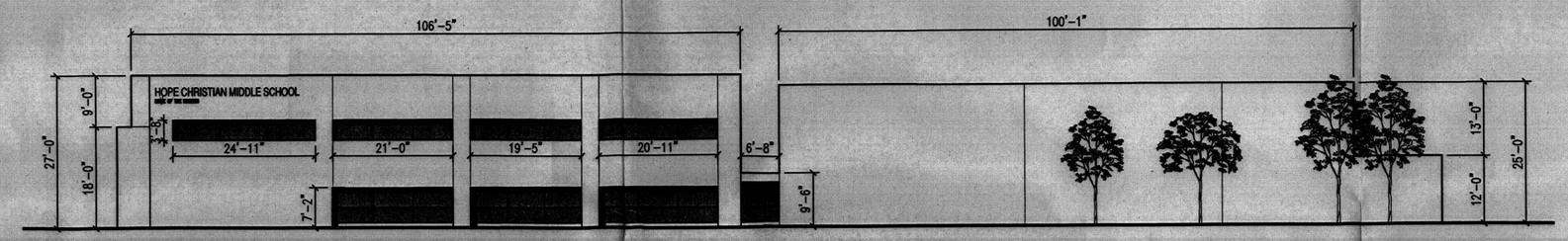
1. EXTERIOR WALLS: STUCCO- EL REY COLOR #110 ASH



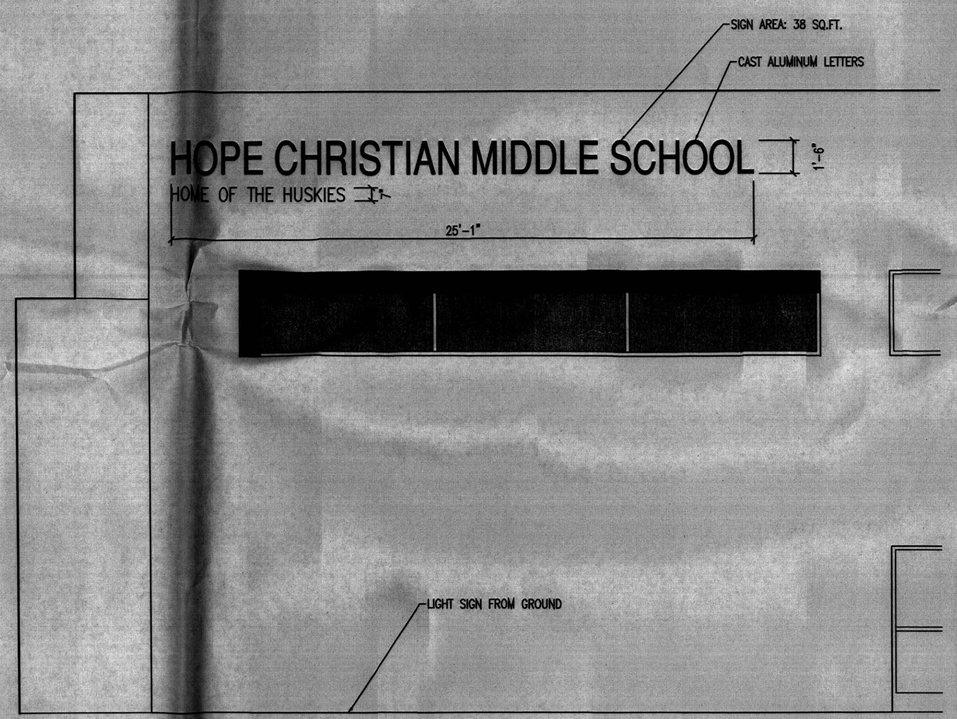
1 EAST ELEVATION
1/16" = 1'-0"



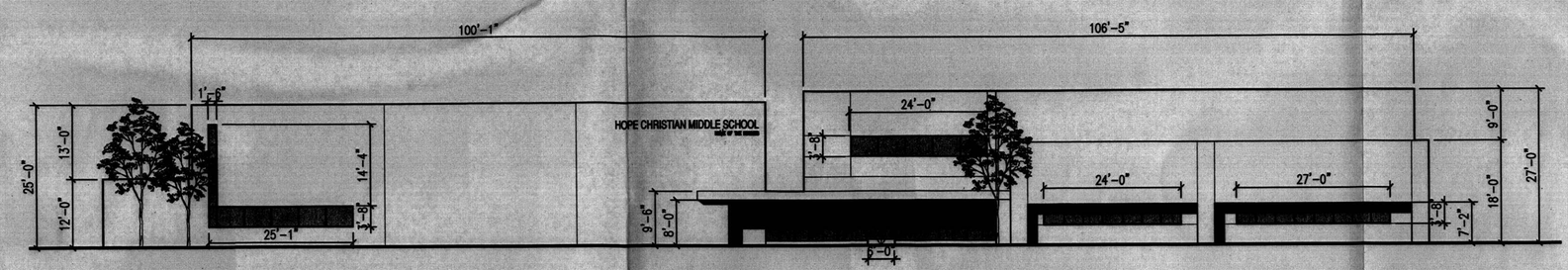
2 WEST ELEVATION
1/16" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



5 SIGN DETAIL
1/4" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

HOPE CHRISTIAN MASTER PLAN

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DATE: OCTOBER 4, 2004

SHEET TITLE:
MIDDLE SCHOOL ELEVATIONS

SHEET NUMBER:

AM-201

BUILDING AND STRUCTURE ELEVATIONS - HOPE MIDDLE SCHOOL
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT-SHEET 4

16 0 16
SCALE IN FEET