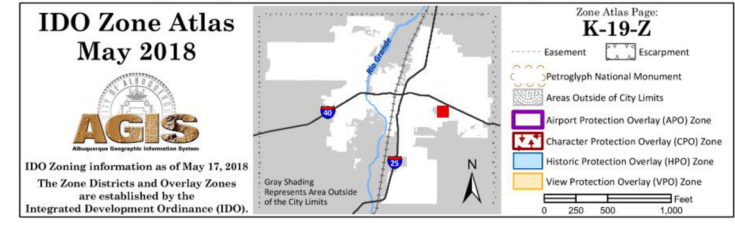
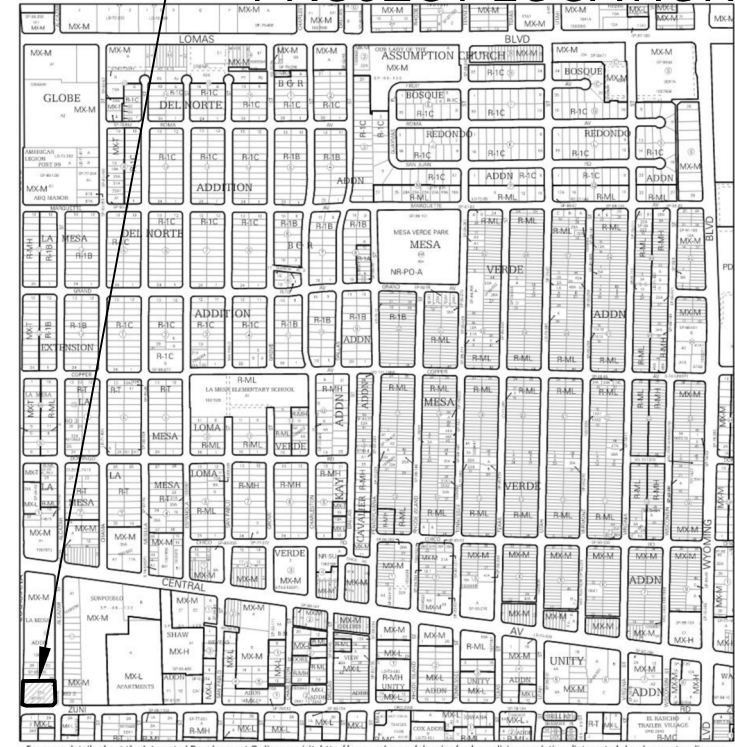


**PROJECT LOCATION**



PROJECT NUMBER: PR-2022-007851  
 Application Number: SI-2023-00441

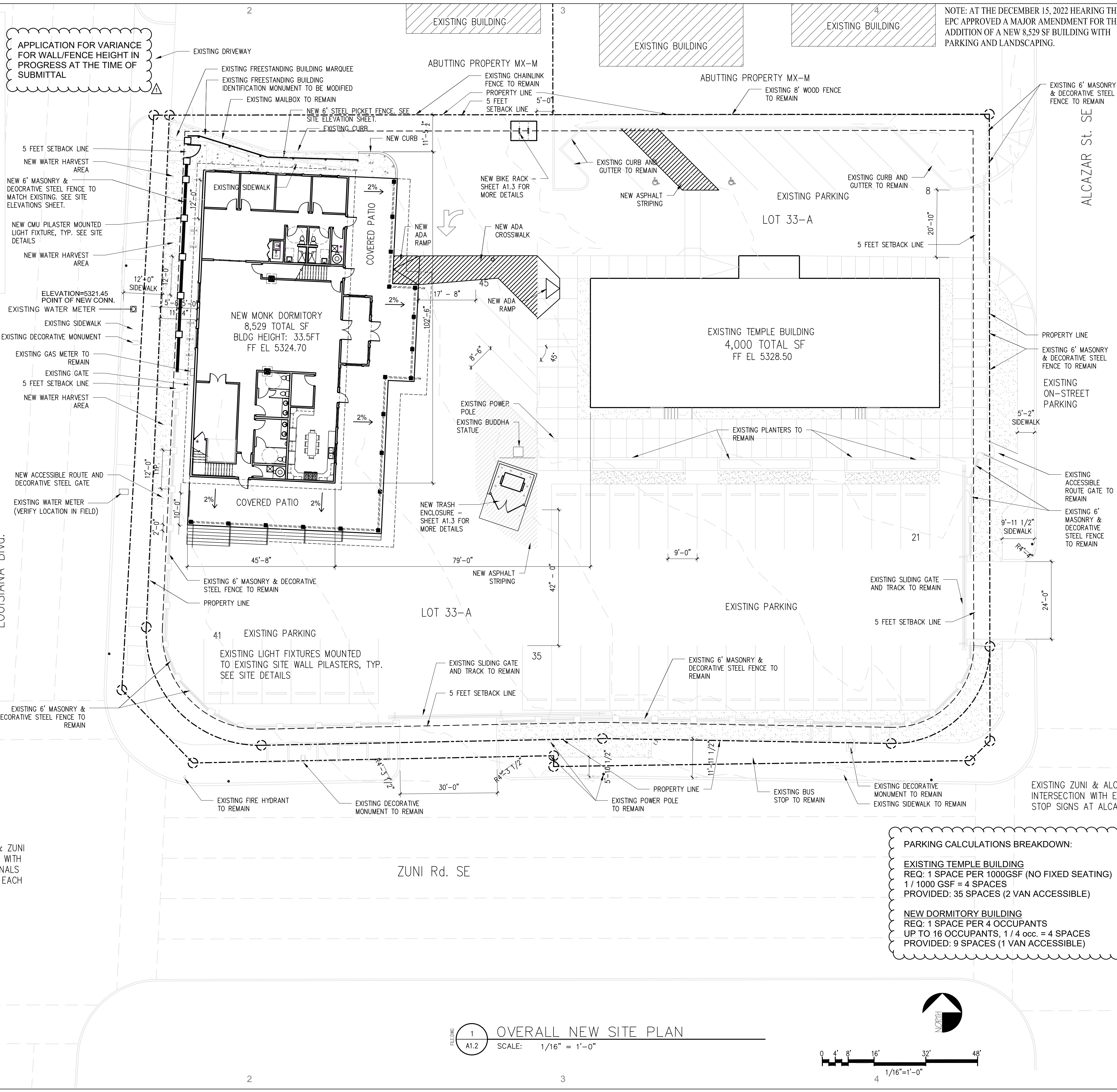
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12-16-2022, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

\*Environmental Health, if necessary  
12/16/22



APPLICATION FOR VARIANCE FOR WALL/FENCE HEIGHT IN PROGRESS AT THE TIME OF SUBMITTAL

NOTE: AT THE DECEMBER 15, 2022 HEARING THE EPC APPROVED A MAJOR AMENDMENT FOR THE ADDITION OF A NEW 8,529 SF BUILDING WITH PARKING AND LANDSCAPING.

WAT PHRATHAT DOI SUTHEP NM USA  
 320 LOUISIANA BLVD. SE  
 DWL ARCHITECTS & PLANNERS, INC. OF NEW MEXICO  
 20\_2201  
 7/27/2022

**SITE DEVELOPMENT DATA**  
**LEGAL DESCRIPTION:** LT 33-A BLK 10 PLAT OF LT 33-A BLK 10 LA MESA NO. 2 CONT 1.1401AC

**LAND AREA:**  
 LOT 33-A 1.14 ACRES  
 TOTAL LAND AREA 1.14 ACRES

**ZONING:** MX-M

**BUDDHIST TEMPLE MONKS RESIDENCE BUILDING**  
**BUILDING OWNER:** WAT PHRATHAT DOI SUTHEP NM USA

**BUILDING ADDRESS:** 320 LOUISIANA BOULEVARD SE, ALBUQUERQUE, NM 87108

**EXISTING BUILDING:** MONK'S DORMITORY, ONE STORY R-3 BUILDING ON WEST END OF SITE\* TO BE DEMOLISHED FOR NEW BUILDING

**NEW CONSTRUCTION:**  
 NEW MONK'S DORMITORY, TWO STORY 3-3 NON-TRANSIENT IN PREVIOUS BUILDING FOOTPRINT WITH (12) DORM ROOMS, MULTI-PURPOSE EVENT SPACE, MEDITATION SPACE & SUPPORT SPACE.

SITE LANDSCAPING IMPROVEMENTS COMPLIANT WITH REGULATIONS & STANDARDS OUTLINED WITHIN THE IDO & CABQ DEVELOPMENT STANDARDS INCLUDING ADA CROSSWALK AND SITE STRIPING  
 NEW SITE MASONRY AND DECORATIVE STEEL FENCE TO MATCH EXISTING WITH INTEGRATED WALL MOUNTED ACCENT LIGHT FIXTURES

**LIFE SAFETY CRITERIA**  
 BUDDHIST TEMPLE MONKS RESIDENCE BUILDING TO HAVE AN AUTOMATIC FIRE SUPPRESSION SYSTEM (S)

**1. CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION**

1.1 SECTION 310: RESIDENTIAL GROUP R  
 310.5 RESIDENTIAL GROUP R-3. "RESIDENTIAL GROUP R-3 OCCUPANCIES WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE AND NOT CLASSIFIED AS GROUP R-1, R-2, R-4 OR L, INCLUDING: CONGREGATE LIVING FACILITIES (NONTRANSIENT) WITH 16 OR FEWER OCCUPANTS"

GROUND FLOOR: 4,466 SF  
 SECOND FLOOR: 4,062 SF  
 TOTAL R-3 OCCUPANCY AREA = 8,529 SF

**2. PARKING CALCULATIONS**

**OFF STREET PARKING SPACES:**  
 REQUIRED: (IDO TABLE 5-5-1)  
 3 PERSONS / 1 PARKING SPACE  
 ACTUAL:  
 12 PERSONS / 3 PERSONS  
 = 4 POV SPACES REQUIRED  
 PROVIDED:  
 6 OFF STREET PARKING SPACES

**ACCESSIBLE PARKING SPACES:**  
 REQUIRED: (ADAAG TABLE 208.2)  
 1 HC / 25 PARKING SPACES  
 PROVIDED:  
 1 VAN ACCESSIBLE SPACE

**MOTORCYCLE PARKING SPACES:**  
 REQUIRED: (IDO TABLE 5-5-4)  
 1 / 25 PARKING SPACES  
 PROVIDED:  
 1 SPACE

**BICYCLE PARKING SPACES:**  
 REQUIRED: (IDO TABLE 5-5-5)  
 3 PERSONS / 1 PARKING SPACE  
 ACTUAL:  
 12 PERSONS / 3 PERSONS  
 = 4 SPACES REQUIRED  
 PROVIDED:  
 4 BICYCLE PARKING SPACES

NOTE: THIS FACILITY WILL ALSO SHARE PARKING WITH THE TEMPLE BUILDING. THE EXISTING PARKING PROVIDED IS TO REMAIN AND IS IN COMPLIANCE WITH IDO AND REGULATORY REQUIREMENTS.

**PARKING CALCULATIONS BREAKDOWN:**  
 EXISTING TEMPLE BUILDING  
 REQ: 1 SPACE PER 1000GSF (NO FIXED SEATING)  
 1 / 1000 GSF = 4 SPACES  
 PROVIDED: 35 SPACES (2 VAN ACCESSIBLE)  
 NEW DORMITORY BUILDING  
 REQ: 1 SPACE PER 4 OCCUPANTS  
 UP TO 16 OCCUPANTS, 1 / 4 occ. = 4 SPACES  
 PROVIDED: 9 SPACES (1 VAN ACCESSIBLE)

**DWL ARCHITECTS**  
 DWL ARCHITECTS & PLANNERS, INC. OF NM  
 202 CENTRAL AVE. S.E.  
 EAST COURTYARD  
 ALBUQUERQUE,  
 NEW MEXICO, 87102  
 PH (505) 242-6202  
 FAX (505) 242-4199  
 W.EASTMAN@DWLNM.COM

WILLIARD EASTMAN  
 2181  
 REGISTERED ARCHITECT  
 2-08-2023

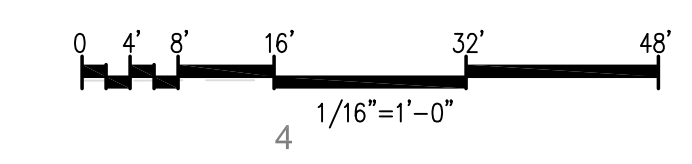
**WAT PHRATHAT DOI SUTHEP NM  
 CONGREGATE LIVING  
 NON-TRANSIENT  
 320 LOUISIANA BLVD. SE.  
 ALBUQUERQUE, NEW MEXICO 87108-3183**

ISSUE/REVISION  
 REV 1 - DFT COMMENTS - 03-15-2023

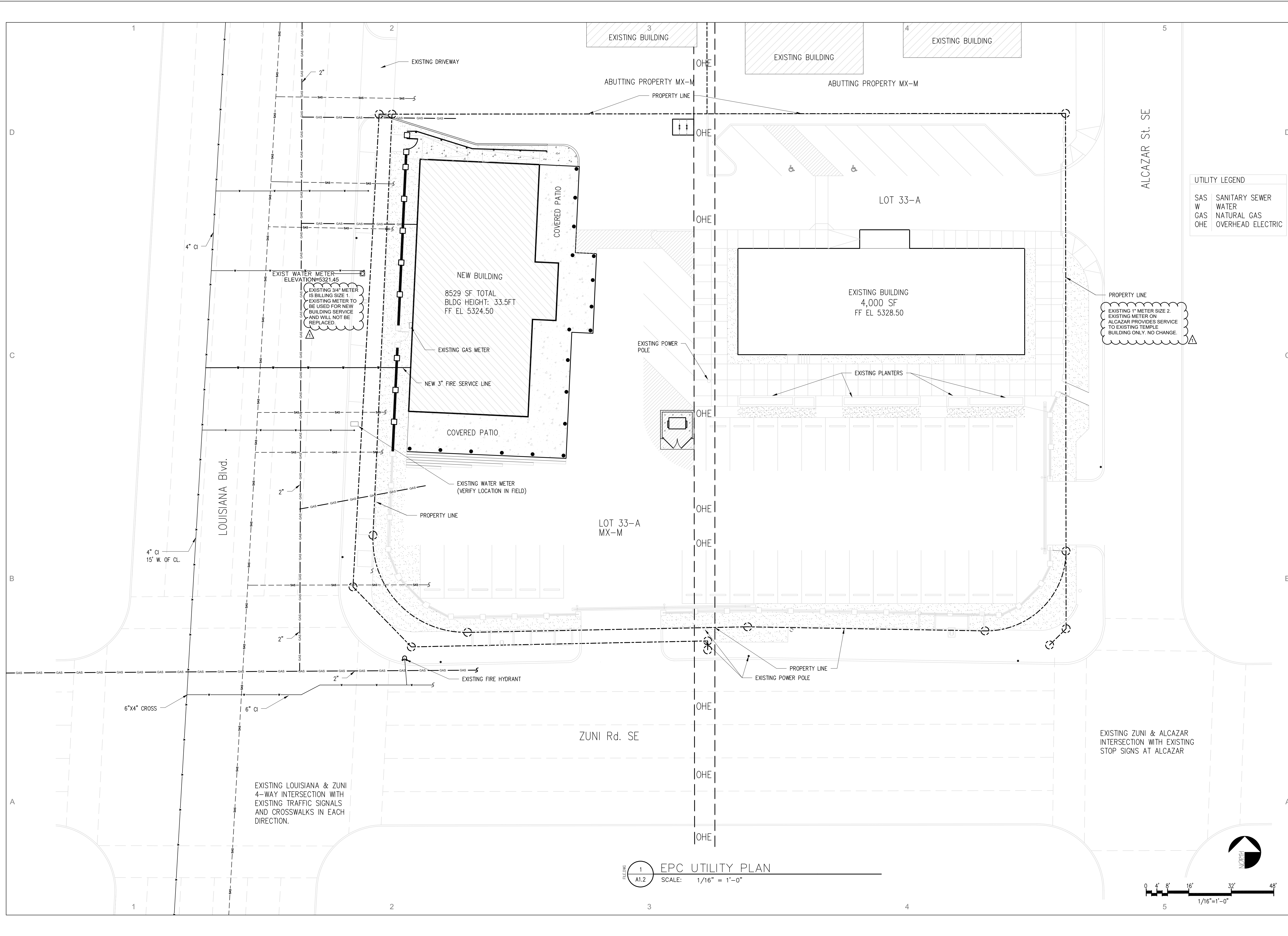
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DWL-NM\_APS\_OSUNA  
 DRAWN BY:  
S.S.  
 CHECKED BY:  
W. EASTMAN  
 SHEET TITLE:

EPC  
 SITE PLAN EPC MAJOR AMENDMENT  
**EPC A.1**  
 XX OF XX SHEET

1 OVERALL NEW SITE PLAN  
 SCALE: 1/16" = 1'-0"







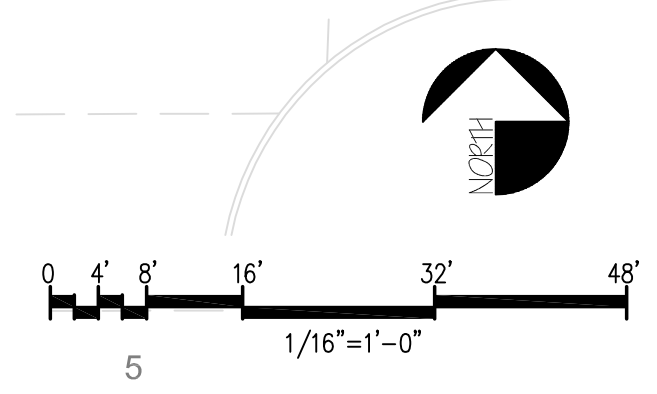
UTILITY LEGEND

SAS	SANITARY SEWER
W	WATER
GAS	NATURAL GAS
OHE	OVERHEAD ELECTRIC

EXISTING 1" METER SIZE 2 EXISTING METER ON ALCAZAR PROVIDES SERVICE TO EXISTING TEMPLE BUILDING ONLY. NO CHANGE.

EXISTING 3/4" METER IS BILLING SIZE 1 EXISTING METER TO BE USED FOR NEW BUILDING SERVICE AND WILL NOT BE REPLACED.

1 EPC UTILITY PLAN  
A1.2 SCALE: 1/16" = 1'-0"



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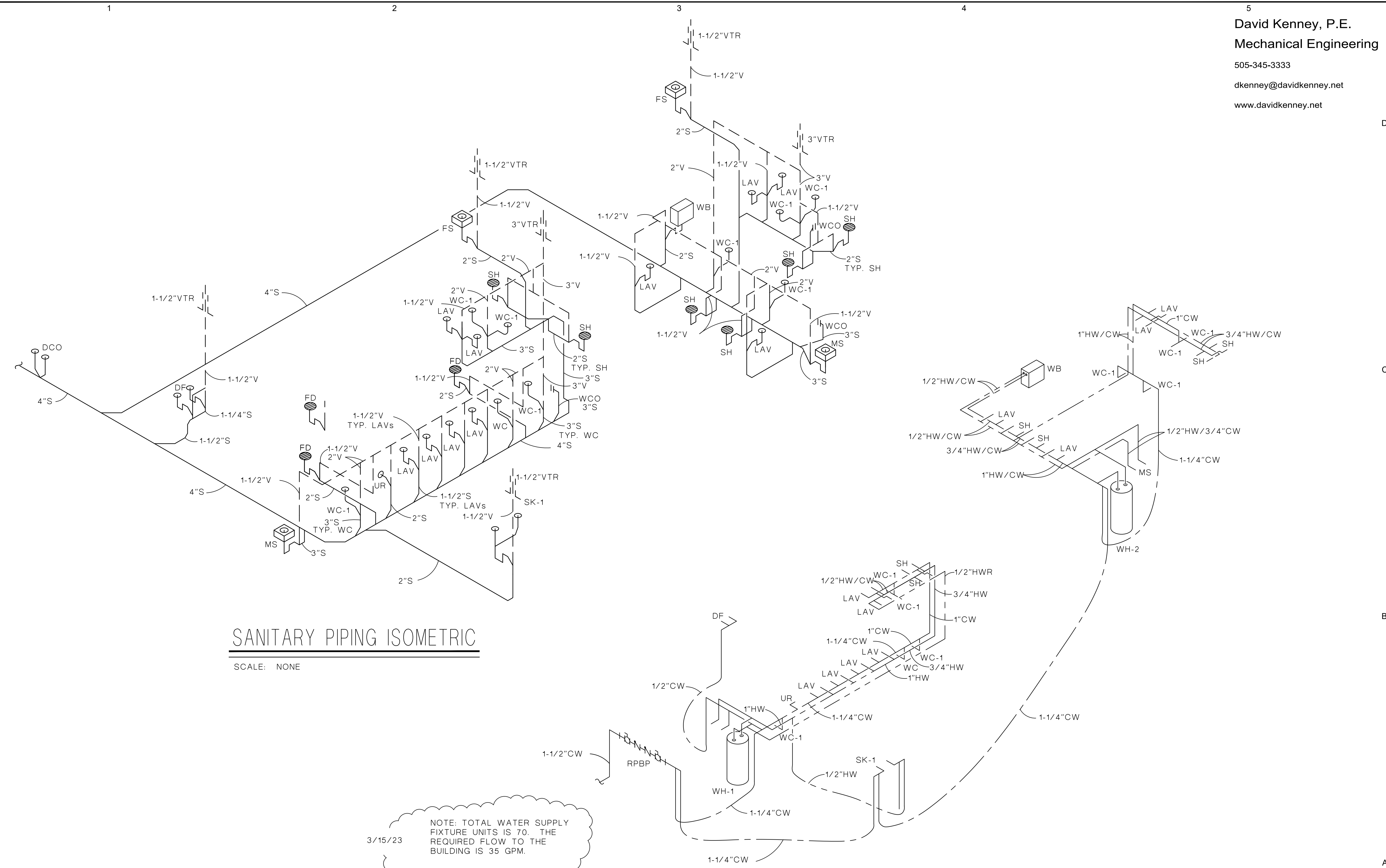
**WAT PHRATHAT DOI SUTHEP MN**  
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ISSUE/REVISION  
REV 1 - DFT COMMENTS - 03-15-2023

PROJECT NUMBER:  
20\_2201  
CAD DWG FILE:  
DWL-NM\_WAT PHRATHAT  
DOI SUTHEP NM USA  
DRAWN BY:  
S.S.  
CHECKED BY:  
W. EASTMAN  
SHEET TITLE:

EPC  
UTILITY PLAN  
**EPC A.3**  
XX OF XX SHEET

David Kenney, P.E.  
 Mechanical Engineering  
 505-345-3333  
 dkenney@davidkenney.net  
 www.davidkenney.net



**SANITARY PIPING ISOMETRIC**  
 SCALE: NONE

**DOMESTIC WATER PIPING ISOMETRIC**  
 SCALE: NONE

**WAT PHRATHAT DOI SUTHEP MN**  
 CONGREGATE LIVING  
 NON-TRANSIENT  
 320 LOUISIANA BLVD. SE.  
 ALBUQUERQUE, NEW MEXICO 87108-3183

ISSUE/REVISION
PROJECT NUMBER:
CAD DWG FILE:
DRAWN BY: DDK
CHECKED BY: DDK
SHEET TITLE: