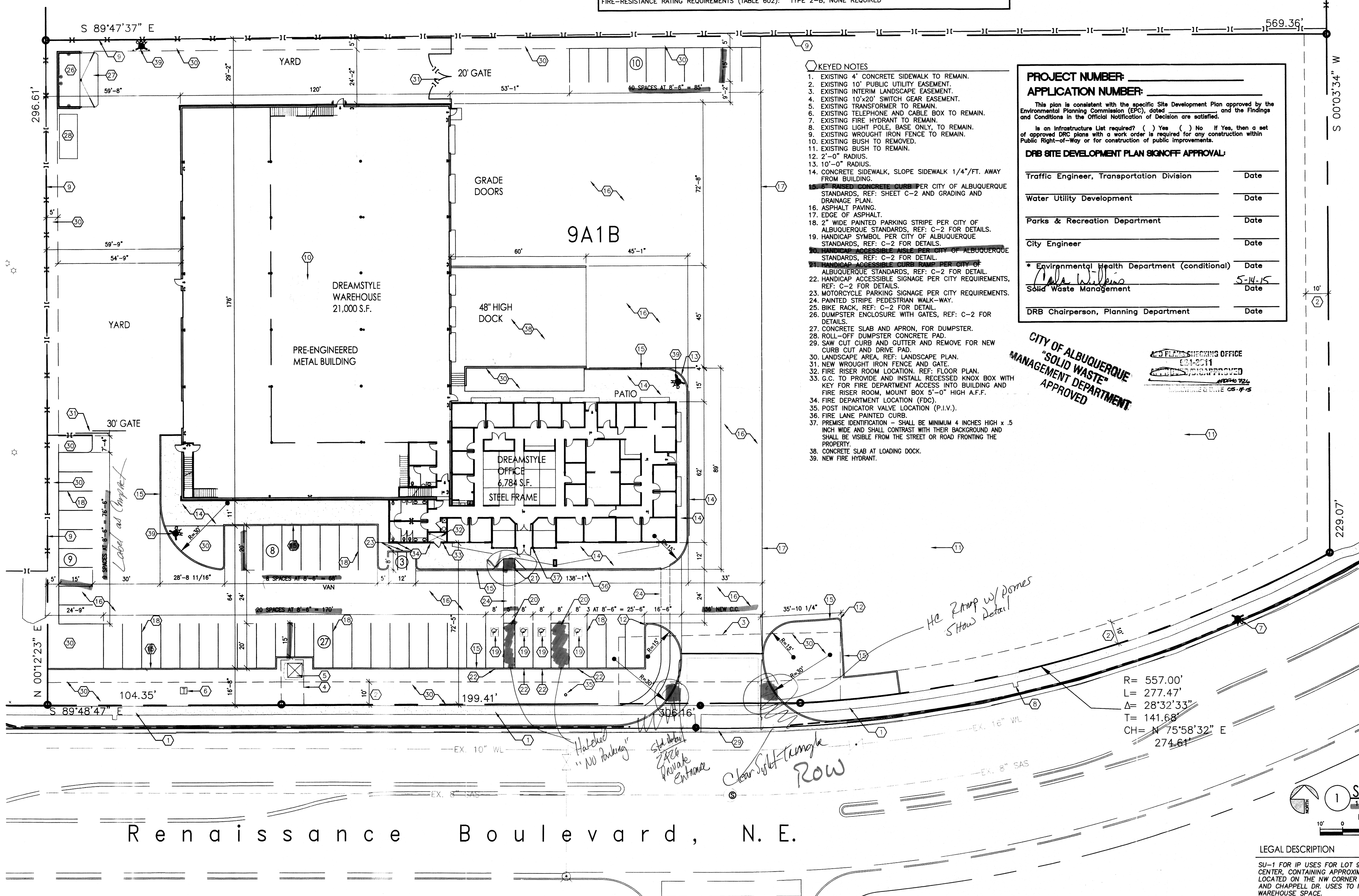


INTERNATIONAL BUILDING CODE 2009

OCCUPANCY AND USE CLASSIFICATION:	B-OFFICE
TYPE OF CONSTRUCTION (TABLE 503):	S2-STORAGE
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503):	BUILDING WITH AUTOMATIC SPRINKLER SYSTEM
SECTION 907 FIRE ALARM AND DETECTION SYSTEM:	2-B
	3 STORY, 23,000 S.F. (B GROUP)
ACTUAL BUILDING AREA:	NOT REQUIRED FOR B GROUP
	B. OFFICE (1ST FLOOR) = 6,784 S.F.
	S2, WAREHOUSE = 21,000 S.F.
	B. OFFICE (2ND FLOOR WH) = 2,565 S.F.
	TOTAL GROSS BUILDING S.F. = 30,349 S.F. (GROSS S.F.)
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601):	TYPE 2-B, NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602):	TYPE 2-B, NONE REQUIRED

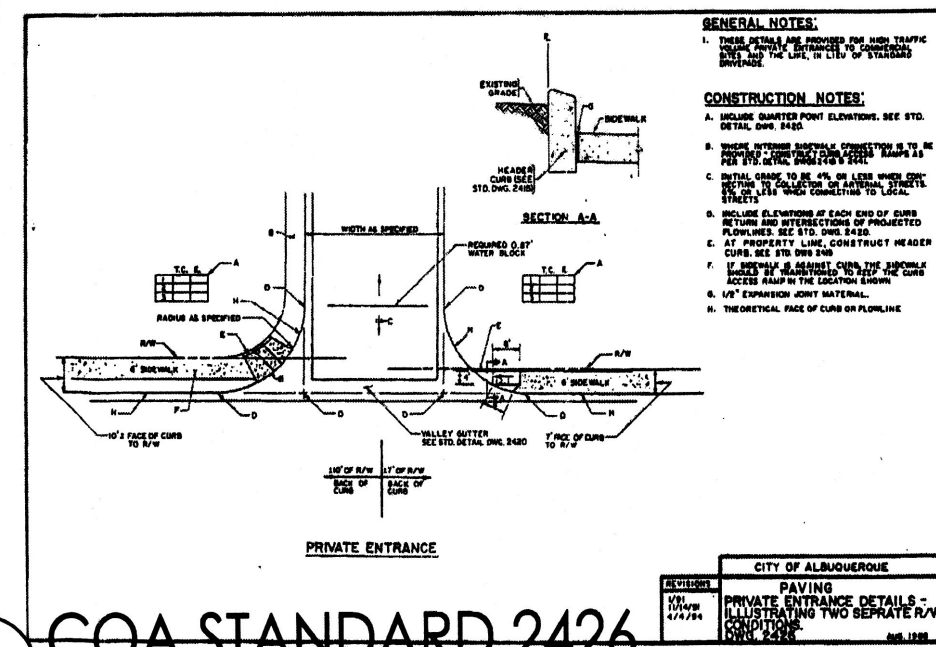
PARKING REQUIREMENTS

PARKING REQUIRED:	FIRST FLOOR OFFICE AREA: 6,784 S.F./200 = 34 SPACES
	FIRST FLOOR WAREHOUSE AREA: 21,000 S.F./2000 = 11 SPACES
	SECOND FLOOR OFFICE WH AREA: 2,565 S.F./300 = 9 SPACES
	TOTAL PARKING SPACES: = 54 SPACES
HC. SPACES REQUIRED:	51 TO 100 SPACES = 4 HC. SPACES (1 VAN SPACE)
PARKING PROVIDED:	29- 8'6"x20' PARKING SPACES
	21- 8'6"x15' PARKING SPACES
	4- 8'0"x20' H.C. PARKING SPACES
TOTAL PARKING PROVIDED:	54
	3- 4'0"x8' MOTORCYCLE SPACES



DREAMSTYLE WAREHOUSE
 SITE PLAN
 ALBUQUERQUE, NM
 PROJECT #1465

REVISION DATE	
STATE OF NEW MEXICO REGISTERED ARCHITECT RODARDO P. BRESKETTER No. 1240 5/14/15	
RBA ARCHITECTURE, PC ARCHITECT DESIGN 128 Park Ave. SW Albuquerque, NM 87102 www.rba.com	
DATE 5-12-2015	
SHEET NUMBER C-1	



INTERNATIONAL BUILDING CODE 2009

OCCUPANCY AND USE CLASSIFICATION:	B-OFFICE S2-STORAGE BUILDING WITH AUTOMATIC SPRINKLER SYSTEM
TYPE OF CONSTRUCTION (TABLE 503):	2-B
ALLOWABLE HEIGHT AND BUILDING AREA (TABLE 503):	3 STORY, 23,000 S.F. (B GROUP)
SECTION 907 FIRE ALARM AND DETECTION SYSTEM:	NOT REQUIRED FOR B GROUP
ACTUAL BUILDING AREA:	B, OFFICE (1ST FLOOR) = 6,784 S.F. S2, WAREHOUSE = 21,000 S.F. B, OFFICE (2ND FLOOR WH) = 2,565 S.F. TOTAL GROSS BUILDING S.F. = 30,349 S.F. (GROSS S.F.)
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601):	TYPE 2-B, NONE REQUIRED
FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 602):	TYPE 2-B, NONE REQUIRED

PARKING REQUIREMENTS

PARKING REQUIRED:	FIRST FLOOR OFFICE AREA: 6,784 S.F./200 = 34 SPACES FIRST FLOOR WAREHOUSE AREA: 21,000 S.F./2000 = 11 SPACES SECOND FLOOR OFFICE WH AREA: 2,565 S.F./300 = 9 SPACES TOTAL PARKING SPACES: = 54 SPACES
HC. SPACES REQUIRED:	51 TO 100 SPACES = 4 HC. SPACES (1 VAN SPACE)
PARKING PROVIDED:	37- 8'6"x20' PARKING SPACES 13- 8'6"x15' PARKING SPACES 4- 8'0"x20' H.C. PARKING SPACES
TOTAL PARKING PROVIDED:	54 3- 4'0"x8' MOTORCYCLE SPACES

KEYED NOTES

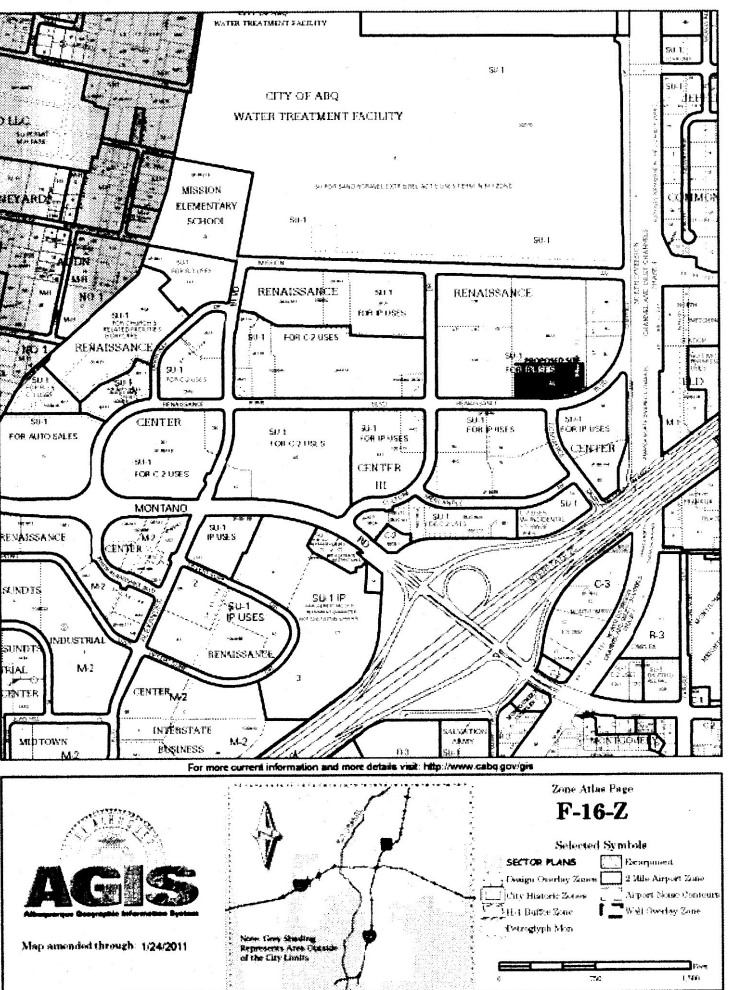
- EXISTING 4" CONCRETE SIDEWALK TO REMAIN.
- EXISTING 10" PUBLIC UTILITY EASEMENT.
- EXISTING INTERIM LANDSCAPE EASEMENT.
- EXISTING 10'x20' SWITCH GEAR EASEMENT.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING TELEPHONE AND CABLE BOX TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING LIGHT POLE, BASE ONLY, TO REMAIN.
- EXISTING WROUGHT IRON FENCE TO REMAIN.
- EXISTING BUSH TO REMOVED.
- EXISTING BUSH TO REMAIN.
- 2'-0" RADIUS.
- 10'-0" RADIUS.
- CONCRETE SIDEWALK, SLOPE SIDEWALK 1/4"/FT. AWAY FROM BUILDING.
- 6" RAISED CONCRETE CURB PER CITY OF ALBUQUERQUE STANDARDS, REF: SHEET C-2 AND GRADING AND DRAINAGE PLAN.
- ASPHALT PAVING.
- EDGE OF ASPHALT.
- 2" WIDE PAINTED PARKING STRIPE PER CITY OF ALBUQUERQUE STANDARDS, REF: A2/C-2 FOR DETAILS.
- HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: C-2 FOR DETAILS.
- HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS, REF: A2/C-2 FOR DETAIL.
- HANDICAP ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARDS DWS. 2426, WITH 24" TRUNCATED DOMES, REF: C3/C-2 AND A/C-1 FOR DETAIL.
- HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: C1/C-2 FOR DETAILS.
- MOTORCYCLE PARKING SIGNAGE PER CITY REQUIREMENTS.
- 6" PAINTED STRIPE PEDESTRIAN WALK-WAY.
- NOT USED.
- DUMPSTER ENCLOSURE WITH GATES, REF: B4/C-2 FOR DETAILS.
- CONCRETE SLAB AND APRON, FOR DUMPSTER.
- ROLL-OFF DUMPSTER CONCRETE PAD.
- SAW CUT CURB AND GUTTER AND REMOVE FOR NEW CURB CUT AND DRIVE PAD.
- LANDSCAPE AREA, REF: LANDSCAPE PLAN.
- NEW WROUGHT IRON FENCE AND GATE.
- FIRE RISER ROOM LOCATION, REF: FLOOR PLAN.
- G.C. TO PROVIDE AND INSTALL RECESSED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO BUILDING AND FIRE RISER ROOM, MOUNT BOX 5'-0" HIGH A.F.F.
- FIRE DEPARTMENT LOCATION (FDC).
- POST INDICATOR VALVE LOCATION (P.I.V.).
- FIRE LANE PAINTED CURB.
- PREMISE IDENTIFICATION - SHALL BE MINIMUM 4 INCHES HIGH X .5 INCH WIDE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 6" THICK CONCRETE SLAB WITH #4 REBAR AT 12" O.C. OVER 4,000 PSI COMPACT FILL.
- NEW FIRE HYDRANT.
- BIKE RACK, SEE DETAIL D5/C-2.
- PROPOSED LOCATION FOR ELECTRICAL TRANSFORMER.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTED IN THIS AREA.
- ADA ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT REAR OF THE PARKING SPACE.
- 5" STEEL PIPE BOLLARD FILL WITH CONCRETE, REF: DETAIL D4/C2.
- EXISTING MEDIAN AND CURBS TO REMAIN.
- PLANTER, REF: LANDSCAPE PLAN.

TRAFFIC CIRCULATION LAYOUT APPROVED

Approved: *[Signature]* 6/8/15
Date

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

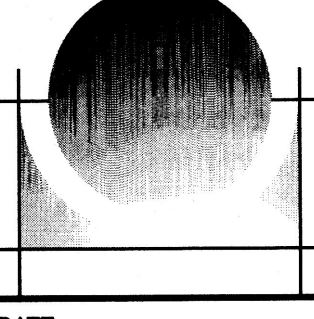
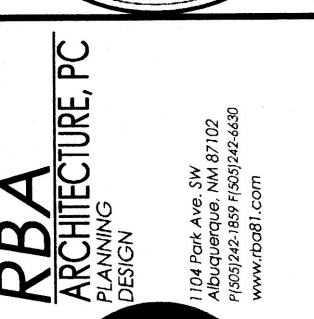
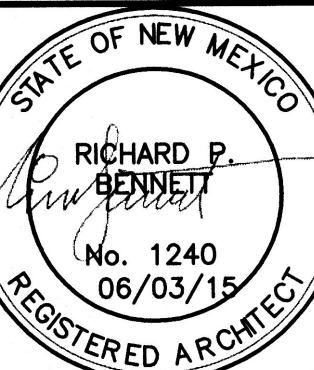
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



DREAMSTYLE WAREHOUSE
TCL SITE PLAN
ALBUQUERQUE, NM
PROJECT #1465



REVISION DATE
06/03/15



DATE
5-12-2015

SHEET NUMBER

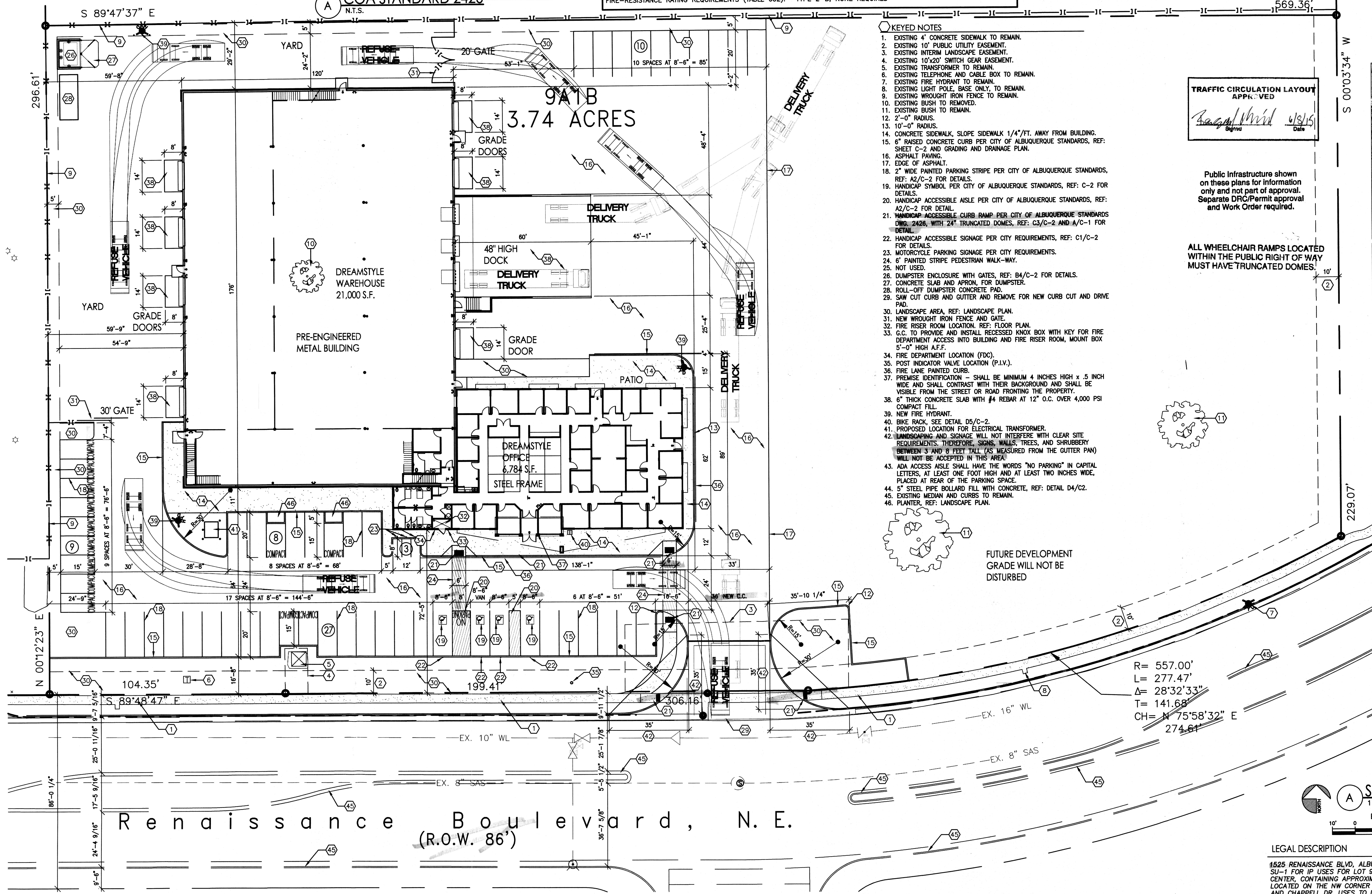
C-1

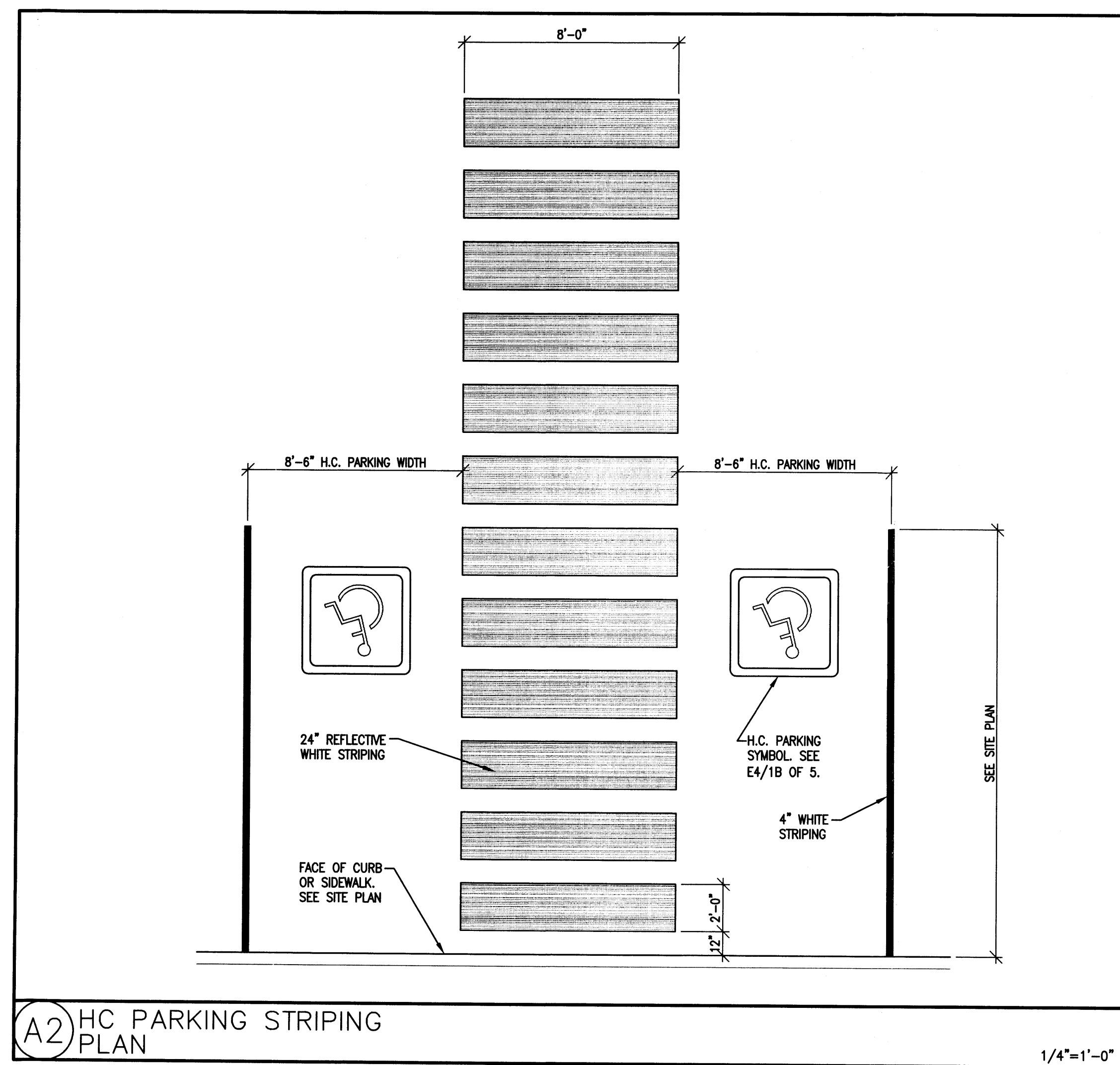
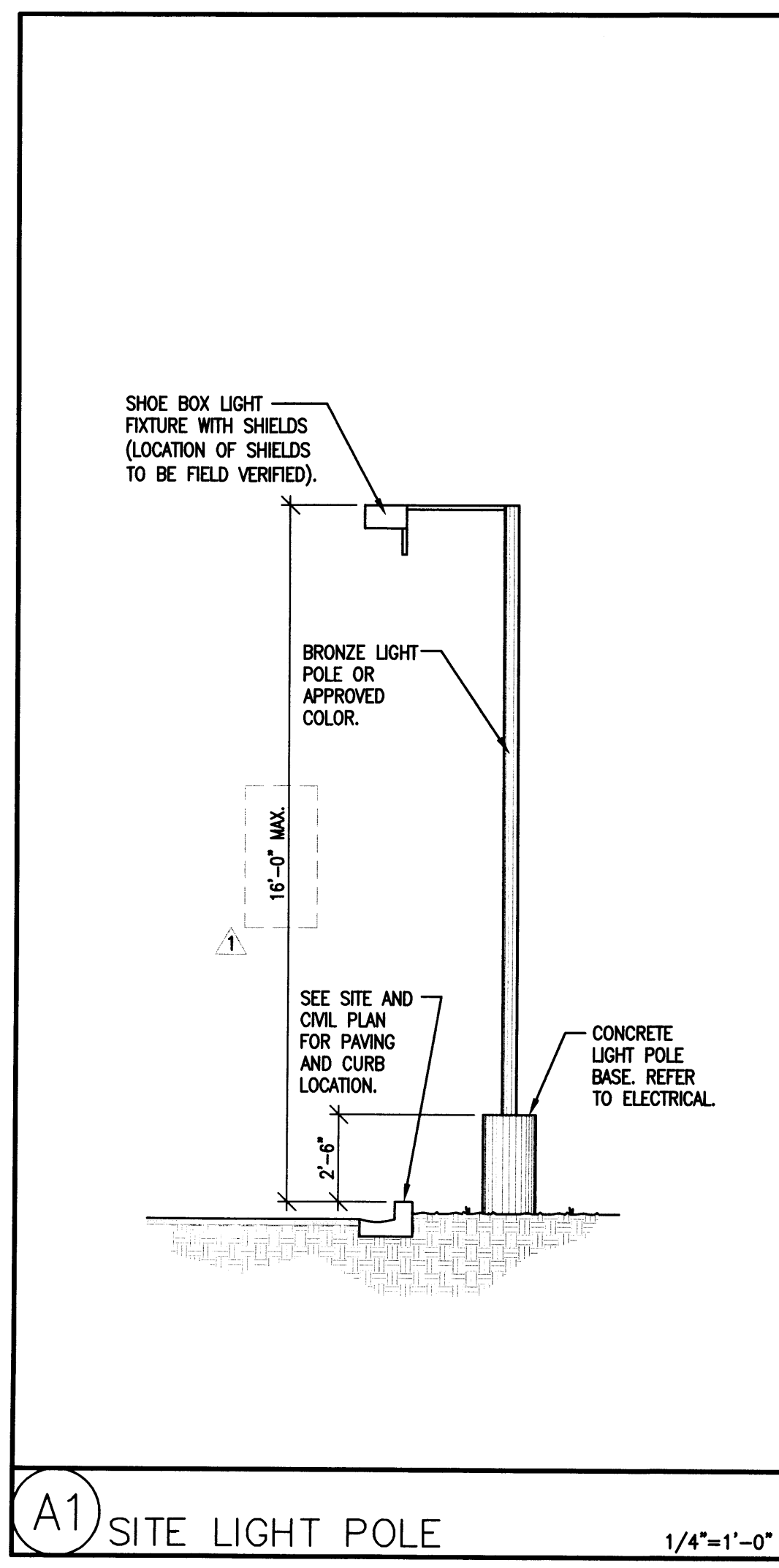
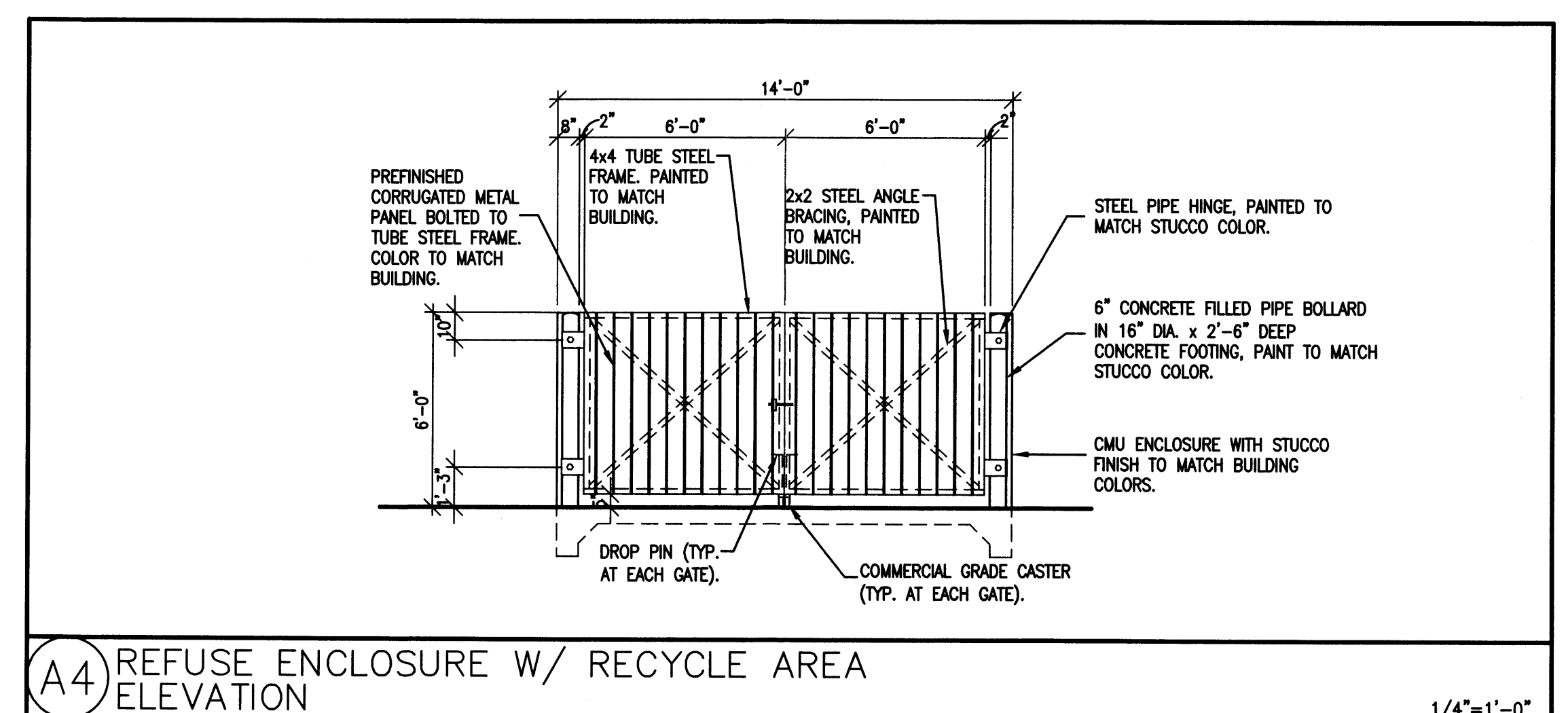
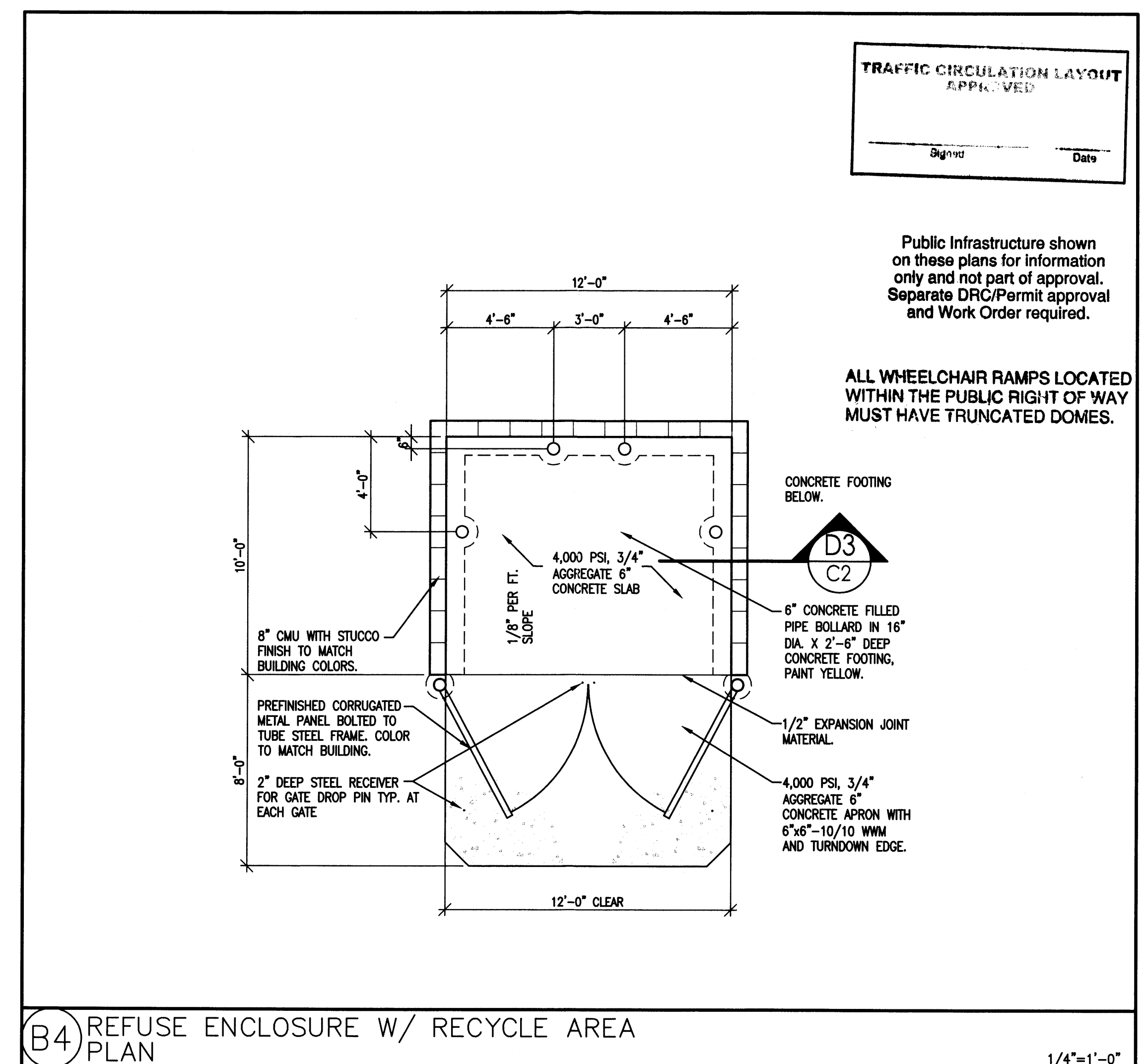
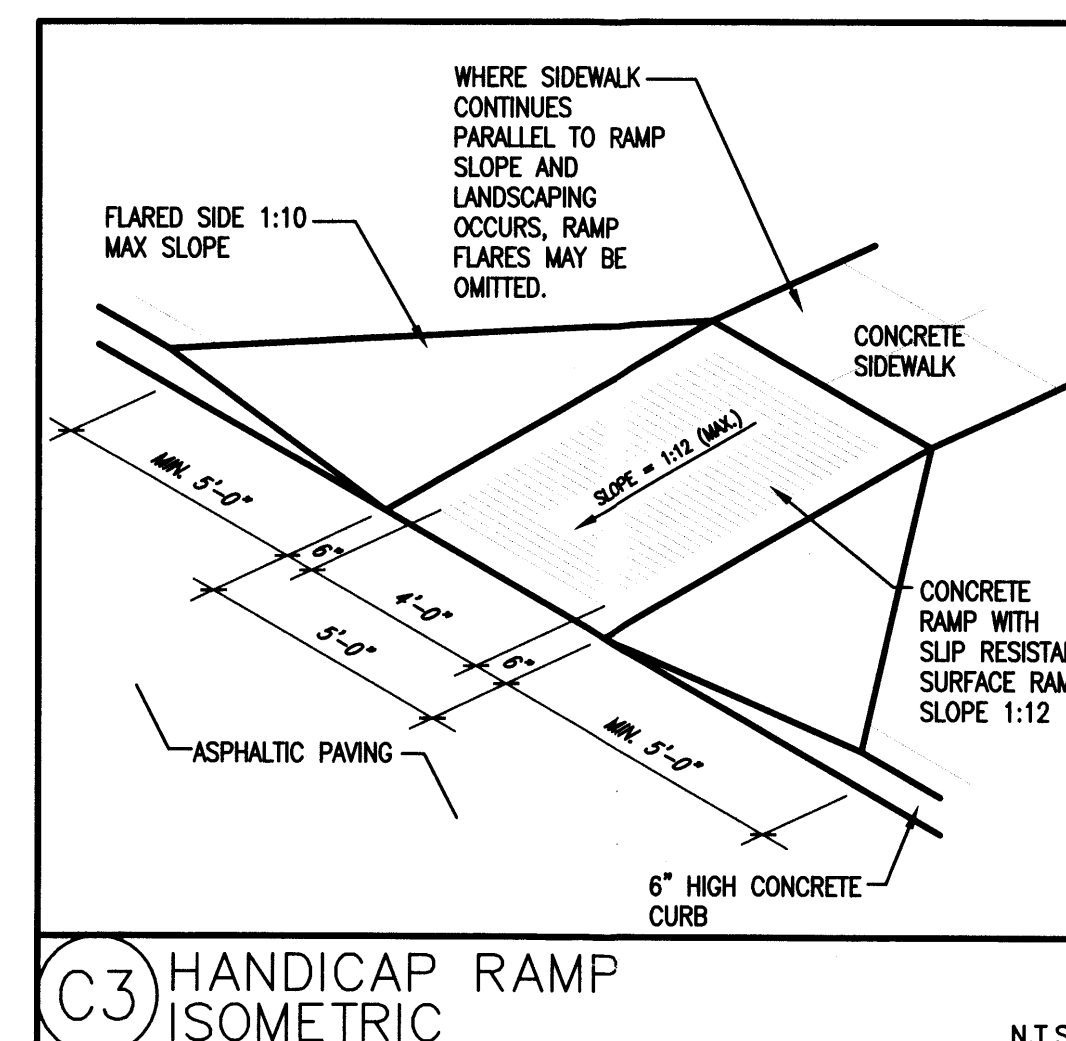
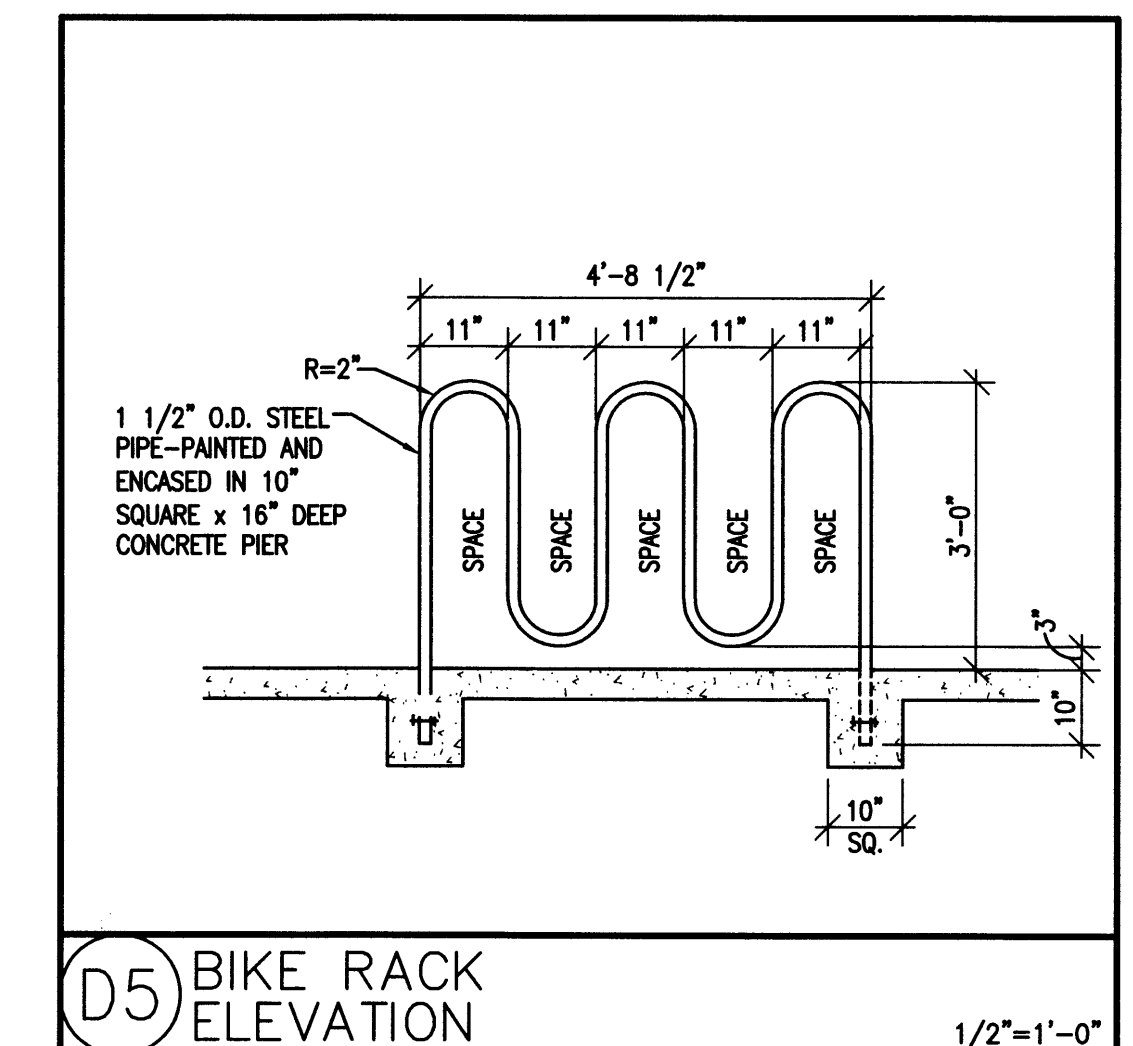
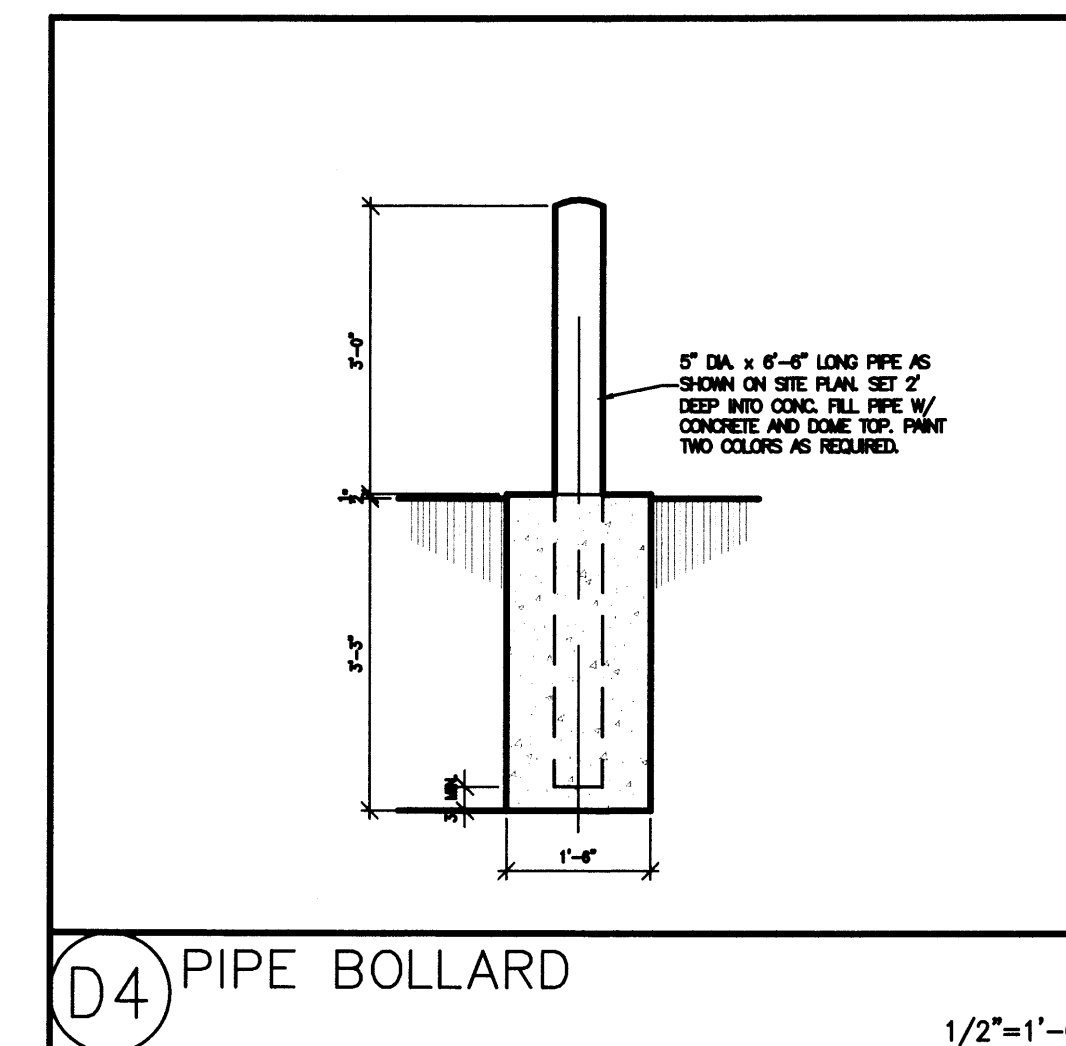
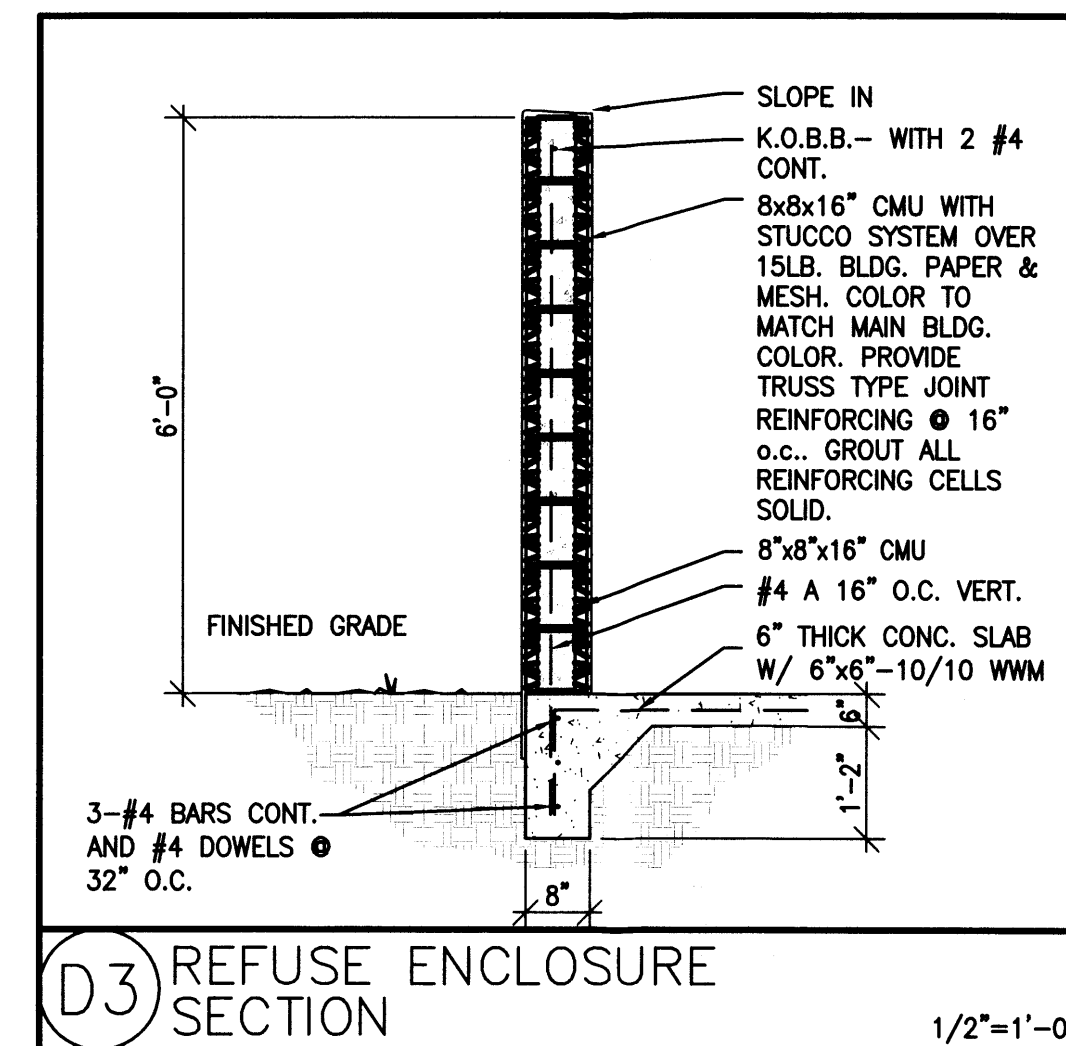
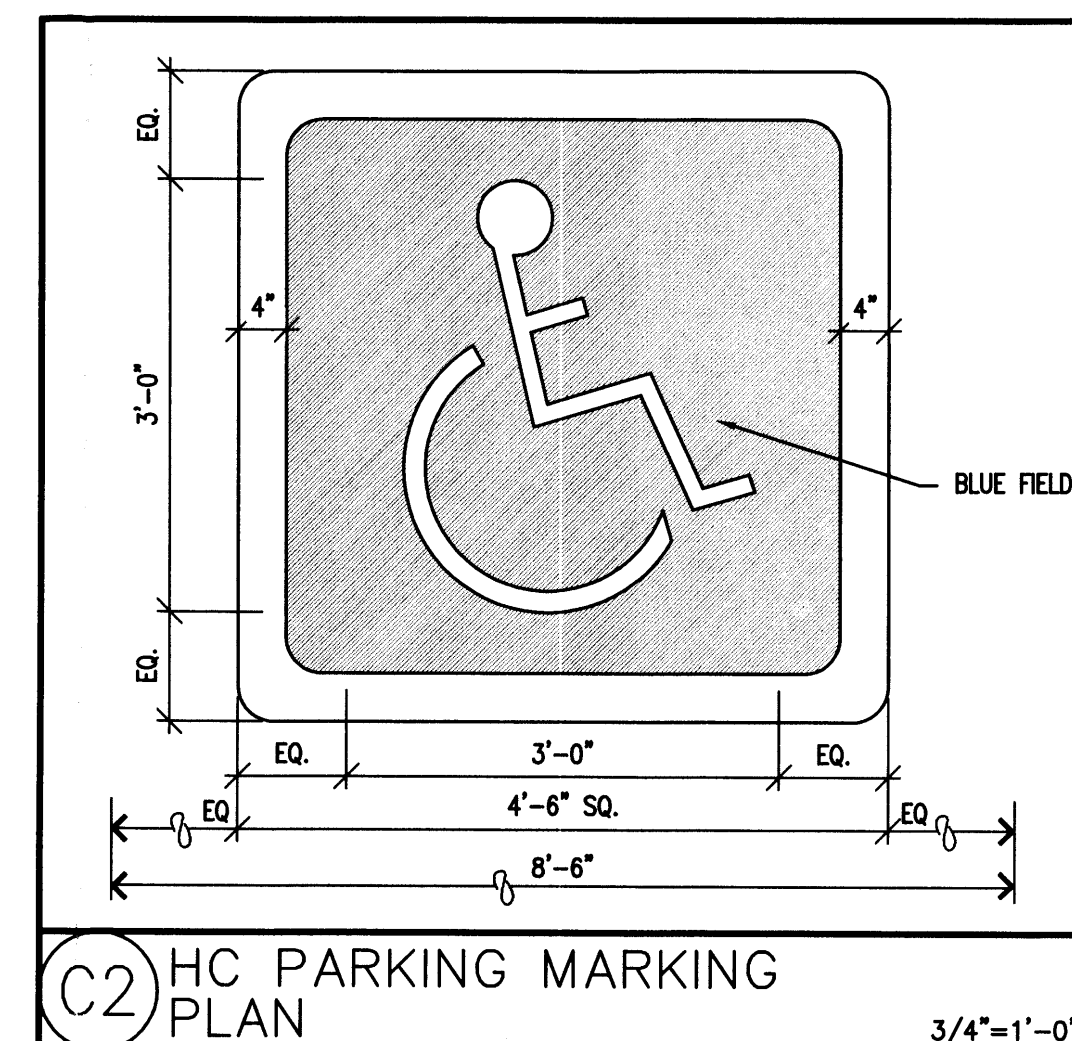
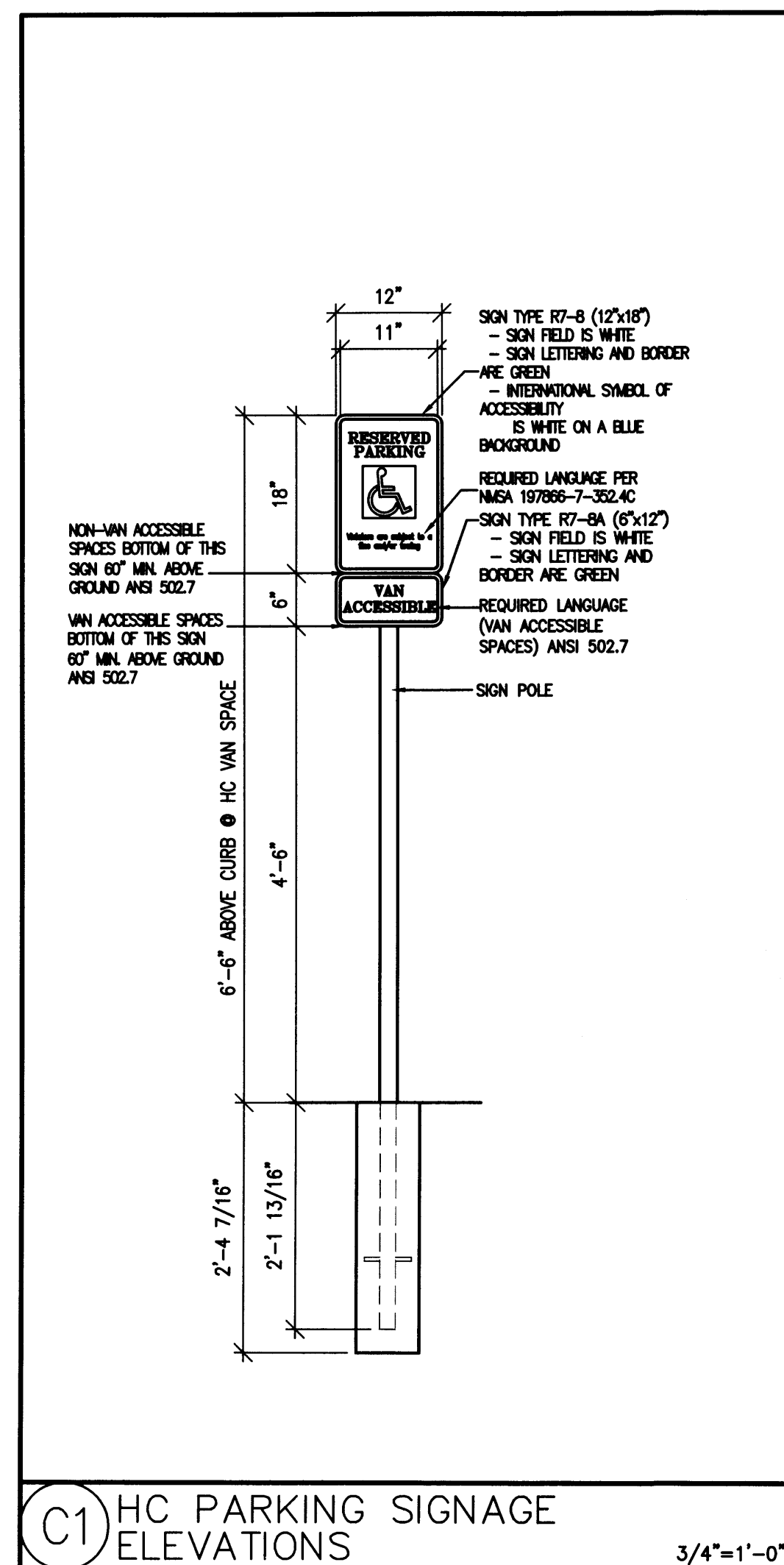
SITE PLAN

1"=20'-0"
BAR SCALE
0 20' 40'
(IN FEET)

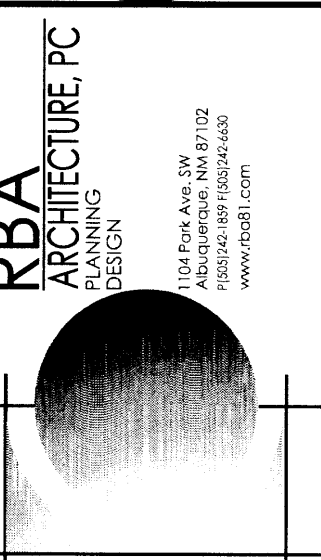
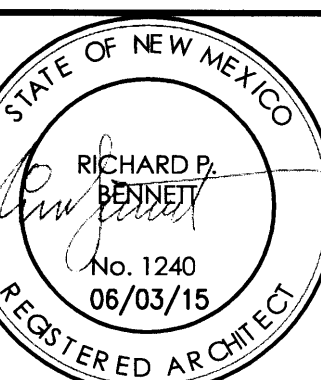
LEGAL DESCRIPTION

1525 RENAISSANCE BLVD, ALBUQUERQUE, NM 87107
SU-1 FOR IP USES FOR LOT 9A1B RENAISSANCE CENTER, CONTAINING APPROXIMATELY 3.74 ACRES AND LOCATED ON THE NW CORNER OF RENAISSANCE BLVD. AND CHAPPELL DR. USES TO INCLUDE OFFICES WITH WAREHOUSE SPACE.





DREAMSTYLE WAREHOUSE
 SITE DETAILS
 ALBUQUERQUE, NM
 PROJECT #1465

REVISION DATE
/03/15

DATE
05-18-2015

SHEET NUMBER

C-2.00