

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 16, 2025

Robert Rayner, RA
R2 Architectural
7550 PAN AMERICAN
Albuquerque, NM 87107
rob@r2adc.com

Re: Koinonia Fellowship Hall
3700 Morris NE
Traffic Circulation Layout
Engineer's Stamp 5-12-25 (G21D023) TRANS-2025-00186

Dear Mr. Rayner,

The TCL submittal received 7-10-25 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

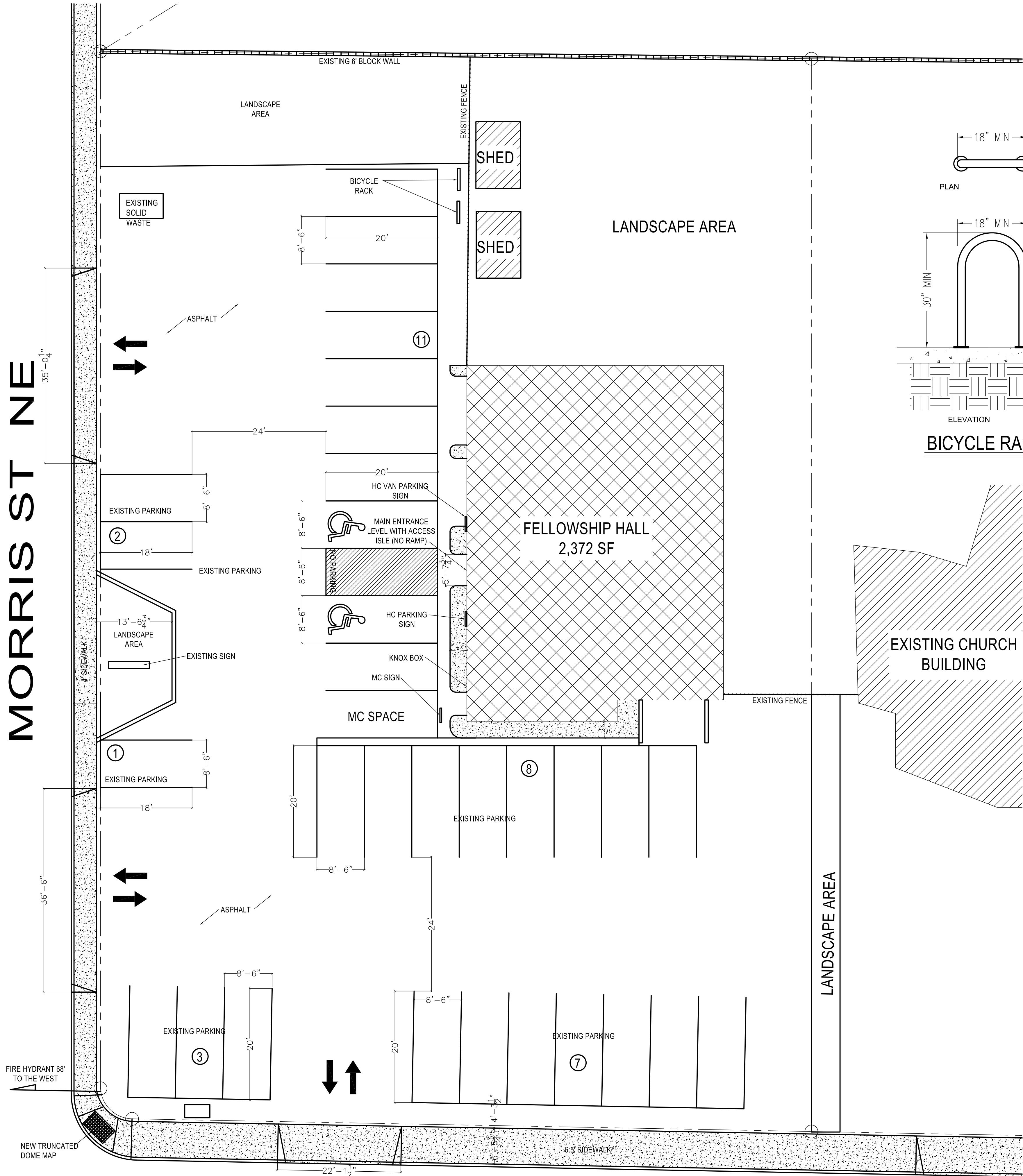
Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

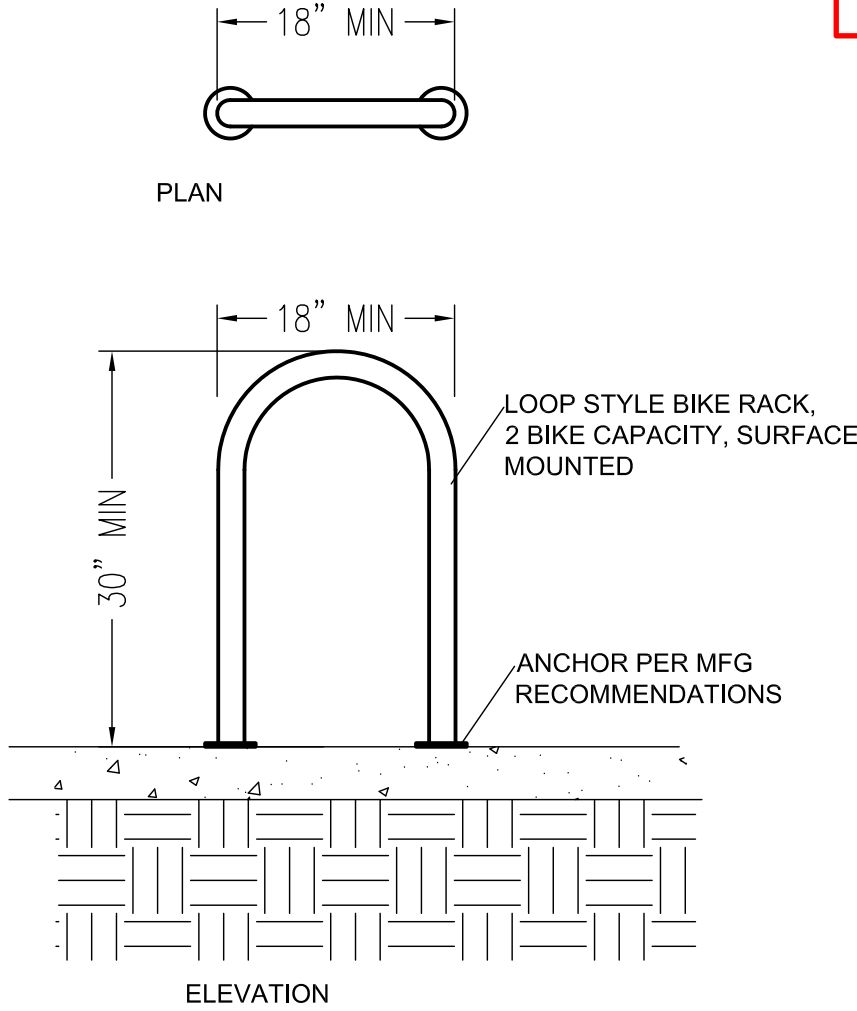
MORRIS ST NE



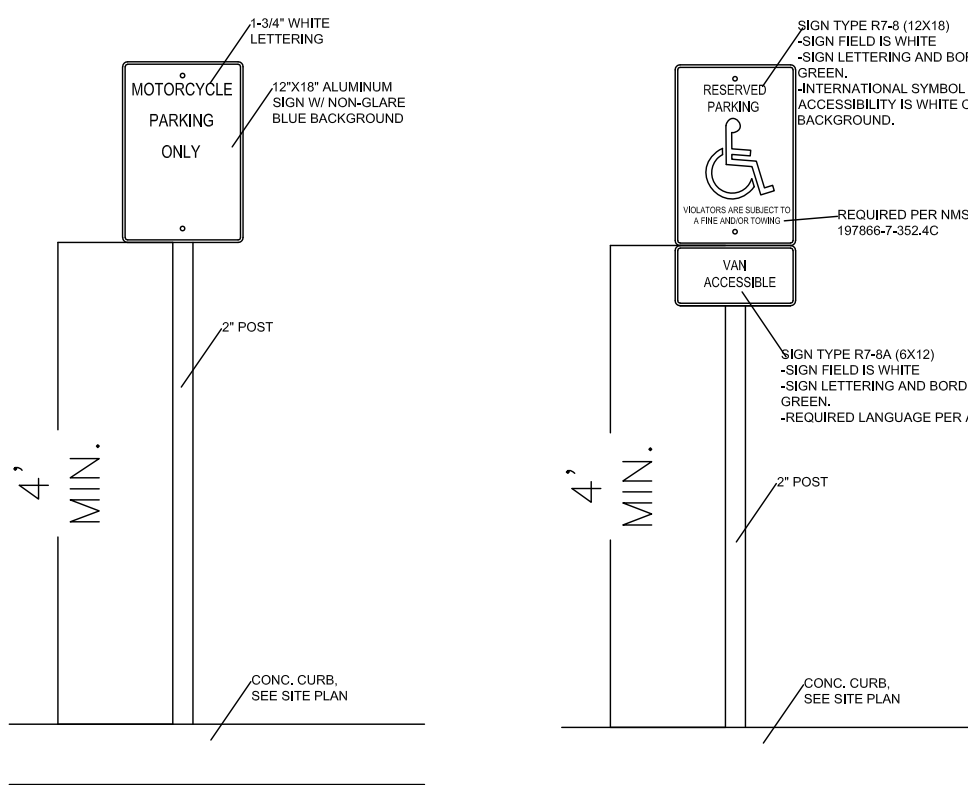
COMANCHE RD NE

SITE PLAN
FOR REFERENCE ONLY
SCALE: 1"= 10'

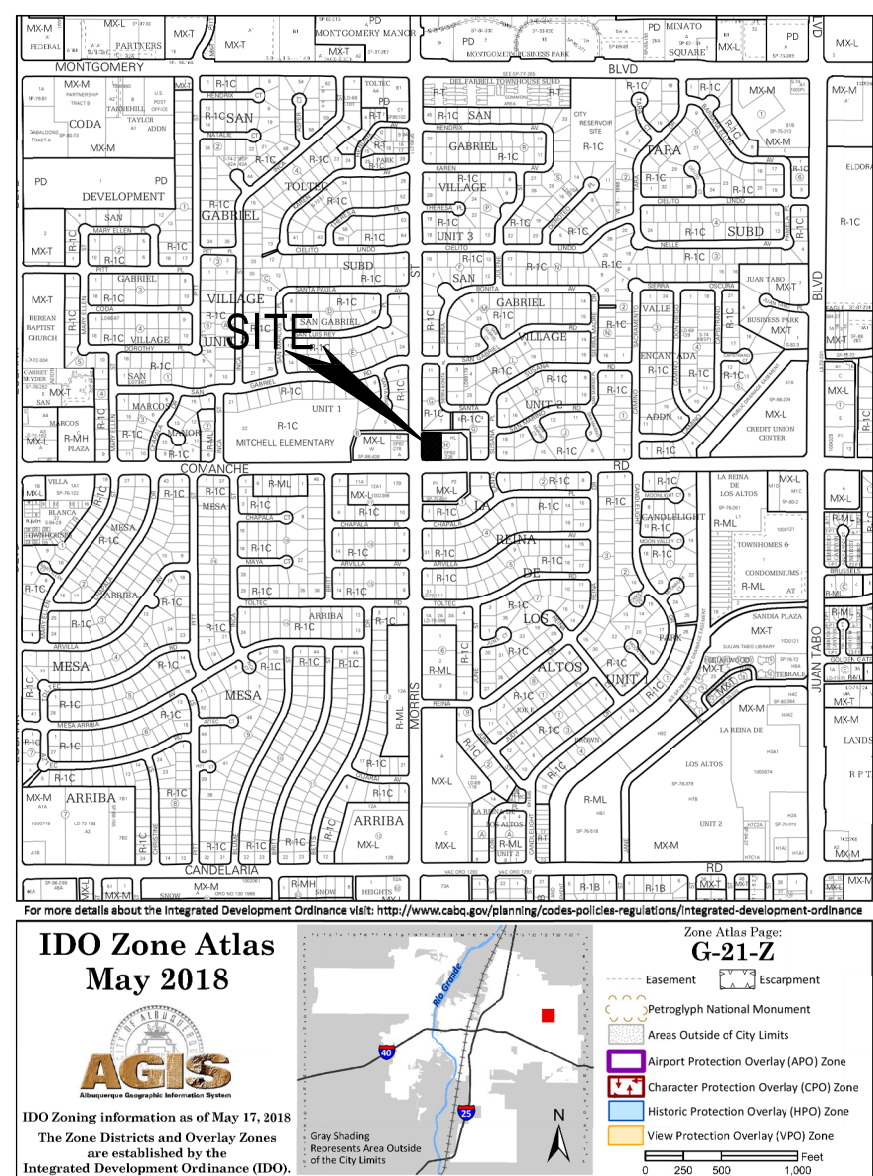
TRAFFIC CIRCULATION
LAYOUT APPROVED
Sertil A. Kanbar 7/16/2025
Signed Date



BICYCLE RACK DETAIL (TYP)
N.T.S.



PARKING SIGN DETAILS
N.T.S.



VICINITY MAP
N.T.S.

PROJECT DATA:

PROJECT:	KOINONIA CHURCH FELLOWSHIP HALL 3700 MORRIS ST NE ALBUQUERQUE, NM 87111																										
OWNER:	EVANGEL MINISTRIES 10405 COMANCHE RD NE ALBUQUERQUE, NM 87111 505-294-5070																										
ARCHITECT:	R2 ARCHITECTURAL DESIGN & CONSULTING LLC NM REG., #4049 12024 PAISANO CT NE ALBUQUERQUE, NM 87112 (505) 321-3932																										
CONTRACTOR:	TO BE DETERMINED																										
IDO ZONE DIST.:	MX-L																										
BUILDING CODE:	2021 UNIFORM ADMINISTRATIVE CODE (UAC) 2021 INTERNATIONAL BUILDING CODE (IBC) 2021 INTERNATIONAL EXISTING BUILDING CODE 2021 UNIFORM MECHANICAL CODE 2021 UNIFORM PLUMBING CODE 2020 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL FIRE CODE																										
ACCESSIBILITY CODE:	ICC/ANSI A 117.1-2017																										
SEISMIC DESIGN CATEGORY:	D																										
SEISMIC FACTOR:	CAT III, (IE) 1.25																										
BUILDING AREA:	2,372 SF, 1 STORY																										
RENOVATION AREA:	2,372 SF																										
CONST. TYPE:	V-B NON SPRINKLED																										
ALLOWABLE AREA:	14,000 SF																										
BUILDING HEIGHT:	20'-0" - 1 STORY																										
OCCUPANCY:	A3 - RELIGIOUS WORSHIP																										
OCCUPANT LOAD:	<table><tr><td>-LOBBY AREA:</td><td>328 SF / 15</td><td>= 25.4</td></tr><tr><td>-LOBBY CIRCULATION</td><td>252 SF / 150</td><td>= 1.6</td></tr><tr><td>-FELLOWSHIP HALL:</td><td>707 SF / 15</td><td>= 47.1</td></tr><tr><td>-FELLOWSHIP CIRC:</td><td>370 SF / 150</td><td>= 2.4</td></tr><tr><td>-CLASSROOMS</td><td>496 SF / 20</td><td>= 24.8</td></tr><tr><td>-STORAGE:</td><td>132 SF / 300</td><td>= .4</td></tr><tr><td>-TOILET ROOMS</td><td>87 SF / 150</td><td>= .6</td></tr><tr><td>TOTAL OCCUPANT LOAD:</td><td></td><td>102 OCCUPANTS</td></tr></table>			-LOBBY AREA:	328 SF / 15	= 25.4	-LOBBY CIRCULATION	252 SF / 150	= 1.6	-FELLOWSHIP HALL:	707 SF / 15	= 47.1	-FELLOWSHIP CIRC:	370 SF / 150	= 2.4	-CLASSROOMS	496 SF / 20	= 24.8	-STORAGE:	132 SF / 300	= .4	-TOILET ROOMS	87 SF / 150	= .6	TOTAL OCCUPANT LOAD:		102 OCCUPANTS
-LOBBY AREA:	328 SF / 15	= 25.4																									
-LOBBY CIRCULATION	252 SF / 150	= 1.6																									
-FELLOWSHIP HALL:	707 SF / 15	= 47.1																									
-FELLOWSHIP CIRC:	370 SF / 150	= 2.4																									
-CLASSROOMS	496 SF / 20	= 24.8																									
-STORAGE:	132 SF / 300	= .4																									
-TOILET ROOMS	87 SF / 150	= .6																									
TOTAL OCCUPANT LOAD:		102 OCCUPANTS																									
REQUIRED FIXTURE COUNT:	<table><tr><td>62 MALE OCC. / 62 FEMALE OCC.</td><td></td><td></td></tr><tr><td>WATER CLOSETS:</td><td>MALE=1</td><td>FEMALE=1</td></tr><tr><td>LAVATORIES:</td><td>MALE=1</td><td>FEMALE=1</td></tr><tr><td></td><td>1 SERVICE SINK</td><td></td></tr></table>			62 MALE OCC. / 62 FEMALE OCC.			WATER CLOSETS:	MALE=1	FEMALE=1	LAVATORIES:	MALE=1	FEMALE=1		1 SERVICE SINK													
62 MALE OCC. / 62 FEMALE OCC.																											
WATER CLOSETS:	MALE=1	FEMALE=1																									
LAVATORIES:	MALE=1	FEMALE=1																									
	1 SERVICE SINK																										
PROVIDED FIXTURE COUNT:	<table><tr><td>WATER CLOSETS:</td><td>MALE=1</td><td>FEMALE=1</td></tr><tr><td>LAVATORIES:</td><td>MALE=1</td><td>FEMALE=1</td></tr><tr><td></td><td>1 SERVICE SINK</td><td></td></tr></table>			WATER CLOSETS:	MALE=1	FEMALE=1	LAVATORIES:	MALE=1	FEMALE=1		1 SERVICE SINK																
WATER CLOSETS:	MALE=1	FEMALE=1																									
LAVATORIES:	MALE=1	FEMALE=1																									
	1 SERVICE SINK																										
PARKING REQ. (THIS TENANT):	RELIGIOUS ACTIVITY: 1 SPACE/ 4 SEATS = 25 SPACES TOTAL PARKING REQUIRED= 3 SPACES TO INCLUDE 1 HC ACCESSIBLE SPACE, ONE MOTORCYCLE SPACE AND A BICYCLE RACK.																										
PARKING PROVIDED:	31 SPACES, TWO OF WHICH ARE HC ACCESSIBLE, ONE MOTORCYCLE SPACE AND A BICYCLE RACK																										

PROJECT SUMMARY:

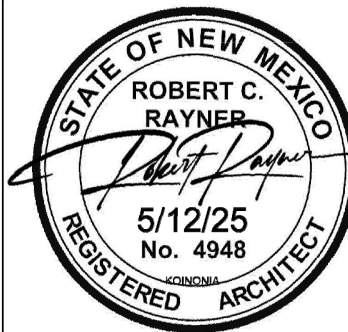
CHANGE OF OCCUPANCY AND RENOVATION OF AN EXISTING 2,372 SF AUTOMOTIVE REPAIR SHOP FOR THE USE OF A CHURCH FELLOWSHIP HALL TO INCLUDE NEW FRAMING AND THE ADDITION OF REQUIRED PLUMBING FIXTURES. ELECTRICAL AND MECHANICAL ARE EXISTING AND UNCHANGED (WITH THE EXCEPTION OF REPLACEMENT "IN KIND" OF LIGHT FIXTURES. SITE PLAN IS EXISTING AND UNCHANGED. IT MUST BE NOTED THAT THE MAIN SANCTUARY IS LOCATED ON THE LOT DIRECTLY TO THE EAST AND BOTH PROPERTIES ARE OWNED BY THE CHURCH. THIS WORK IS CLASSIFIED AS AN "CHANGE OF USE" IAW THE INTERNATIONAL EXISTING BUILDING CODE.

LEGAL:

H QKT 125FT OD BLKH SAN GABRIEL VILLAGE UNIT 2 . CONT .5137 ACRES.
UPC: 10210606027327610114

NOTE:
SITE PLAN IS EXISTING AND UNCHANGED
EXCEPT AS SHOWN

NOTE:
ANY BROKEN CONCRETE SIDEWALK AREAS
SHALL BE REPLACED.



R² ARCHITECTURAL DESIGN
12024 PAISANO CT NE
ALBUQUERQUE, NEW MEXICO 87112
TEL: 505.321.3932

NO.	DATE	COMMENTS
1	07/16/2025	AS SHOWN

KOINONIA CHURCH FELLOWSHIP HALL
3700 MORRIS ST NE
ALBUQUERQUE, NM 87111

SITE PLAN & PROJECT DATA

-SHEET-
TCL