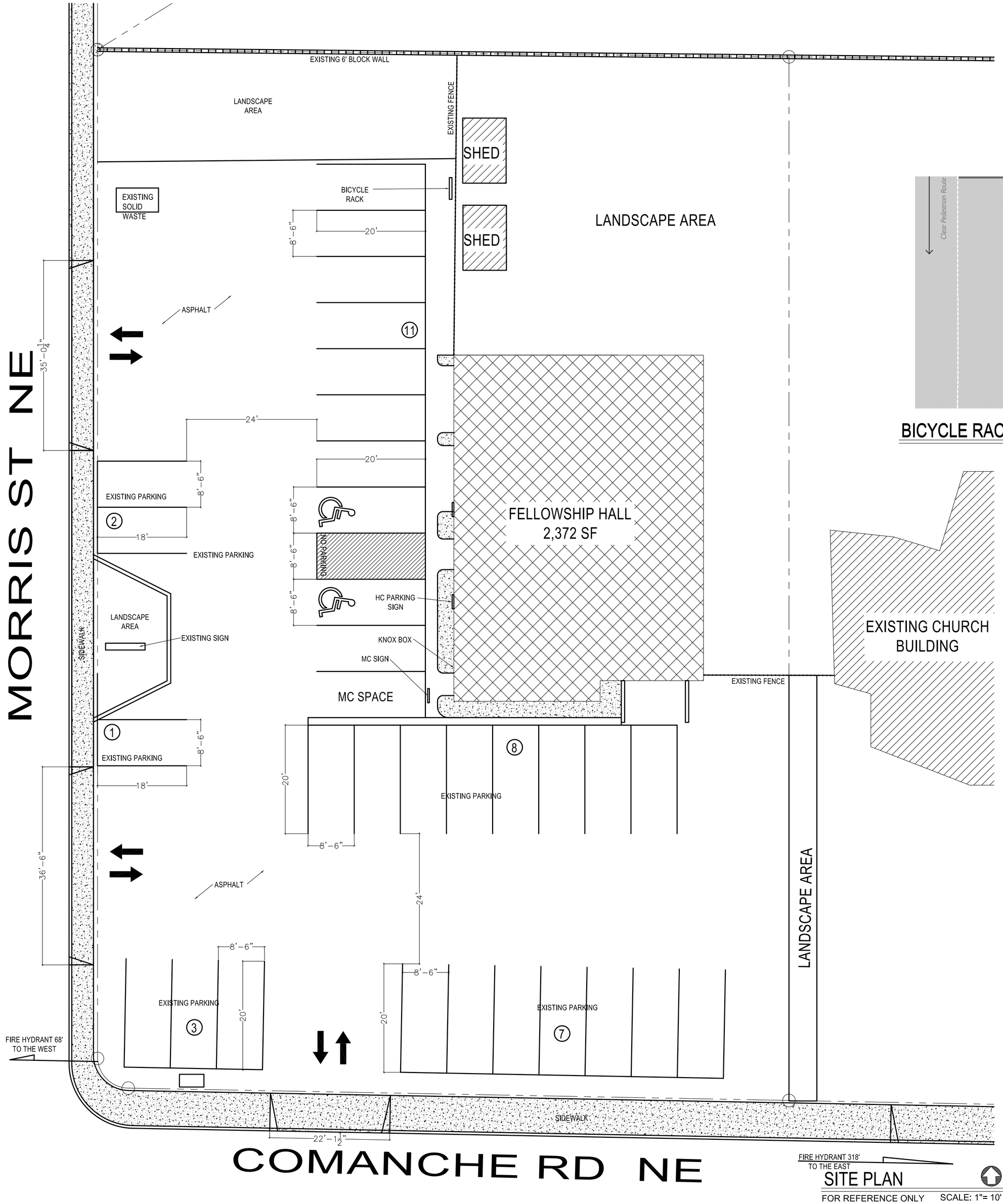
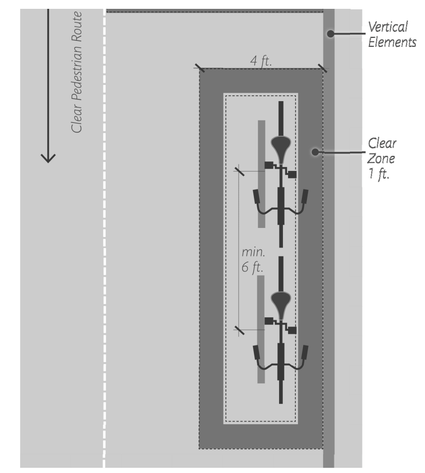


SITE PLAN

FOR REFERENCE ONLY SCALE: 1"= 10'

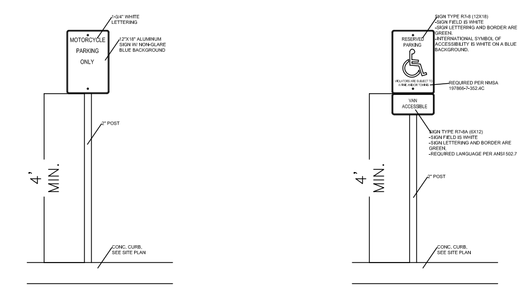


BICYCLE RACK LAYOUT (TYP)

N.T.S.

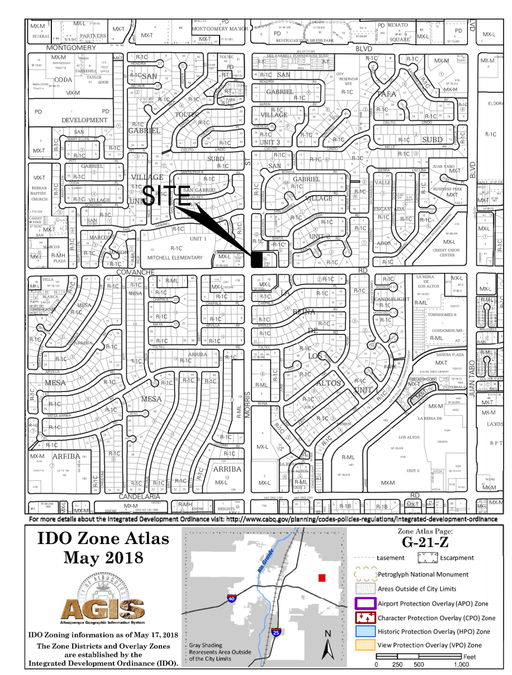
BICYCLE RACK NOTES:

1. Bicycle racks shall be designed according to the following guidelines:
   a. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
   b. The rack shall be designed to support the bicycle in an upright position. See the IDO Section 14-16-5-5(E) for additional information.
   c. The rack allows varying bicycle frame sizes and styles to be attached.
   d. The user is not required to lift the bicycle onto the bicycle rack.
   e. Each bicycle parking space is accessible without moving another bicycle.
2. Bicycle parking spaces shall be located in a well-lit area, visible from and, where feasible, located within 50 feet of the primary pedestrian entrance it serves. Bicycle rack placement shall meet the following placement requirements.
   a. Bicycle parking shall be separated from vehicle parking areas and driveways by a barrier, such as a curb, rail, or bollard, or be located to minimize the possibility of vehicles striking parked bicycles.
   b. Bicycle racks shall be placed in a designated area and shall not infringe upon the width of the required clear pedestrian access route.
   c. Bicycle racks shall not be placed directly in front of entrances or in locations that impede pedestrian flow.
3. Bicycle racks shall be sturdy and anchored to a concrete pad.
4. A 1-foot clear zone around the bicycle parking stall shall be provided.
5. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.



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: 2023 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:

-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:

62 MALE OCC. / 62 FEMALE OCC.		
WATER CLOSETS:	MALE=1	FEMALE=1
LAVATORIES:	MALE=1	FAMALE=1
	1 SERVICE SINK	

PROVIDED FIXTURE COUNT:

WATER CLOSETS:	MALE=1	FEMALE=1
LAVATORIES:	MALE=1	FAMALE=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 MOTOR CYCLE 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: 102106060273276101 14

NOTE:
SITE PLAN IS EXISTING AND UNCHANGED
WITH EXCEPTION OF BIKE RACK

STATE OF NEW MEXICO
ROBERT C. RAYNER
5/12/25
No. 4948
REGISTERED ARCHITECT

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

NO.	DATE	COMMENTS
REV-1		
REV-2		
REV-3		
REV-4		

DRAWN BY: RR
CHECKED BY: RR
DATE: 04/01/2025
SCALE: AS SHOWN

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

SITE PLAN & PROJECT DATA

-SHEET-
TCL