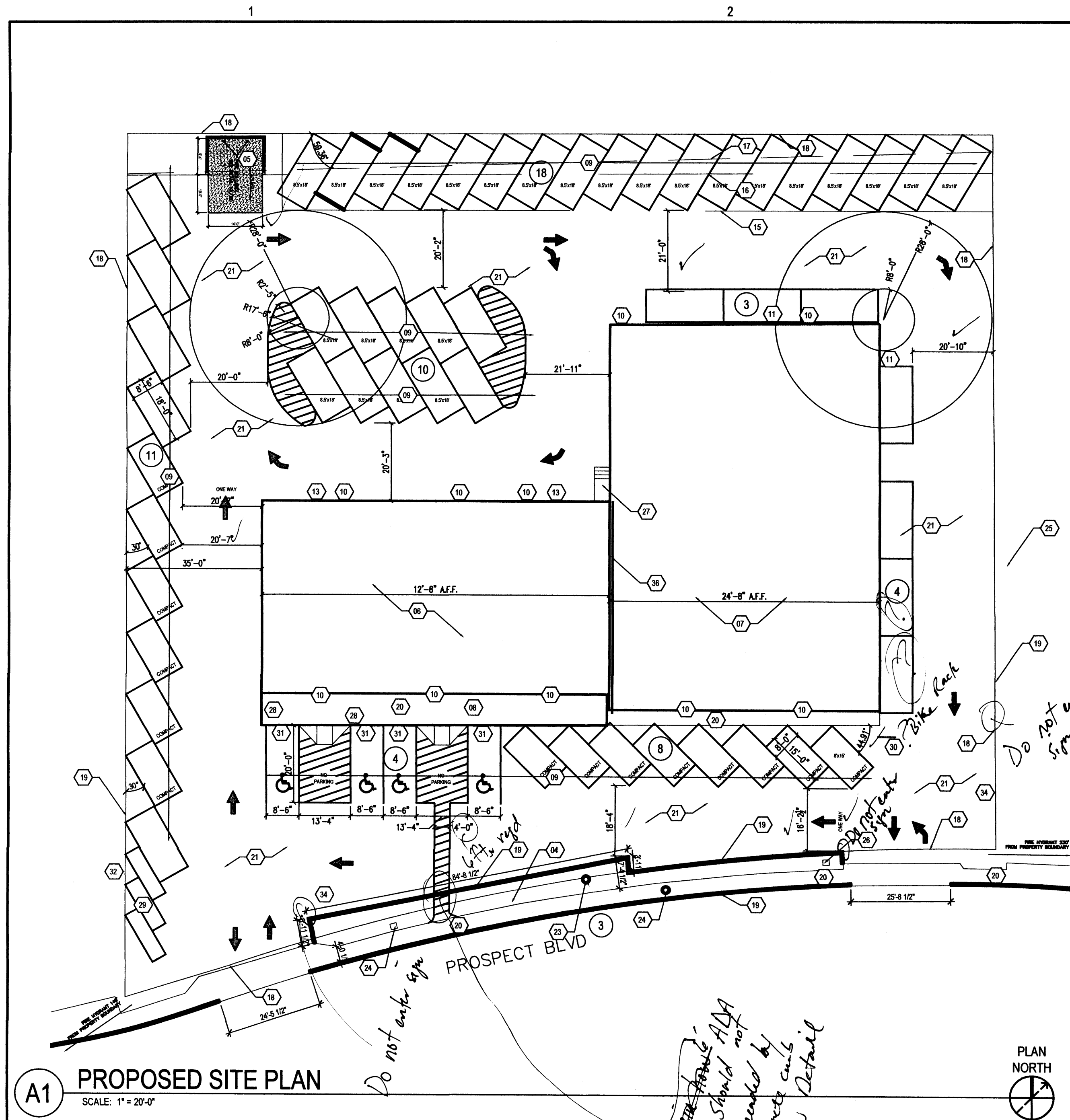


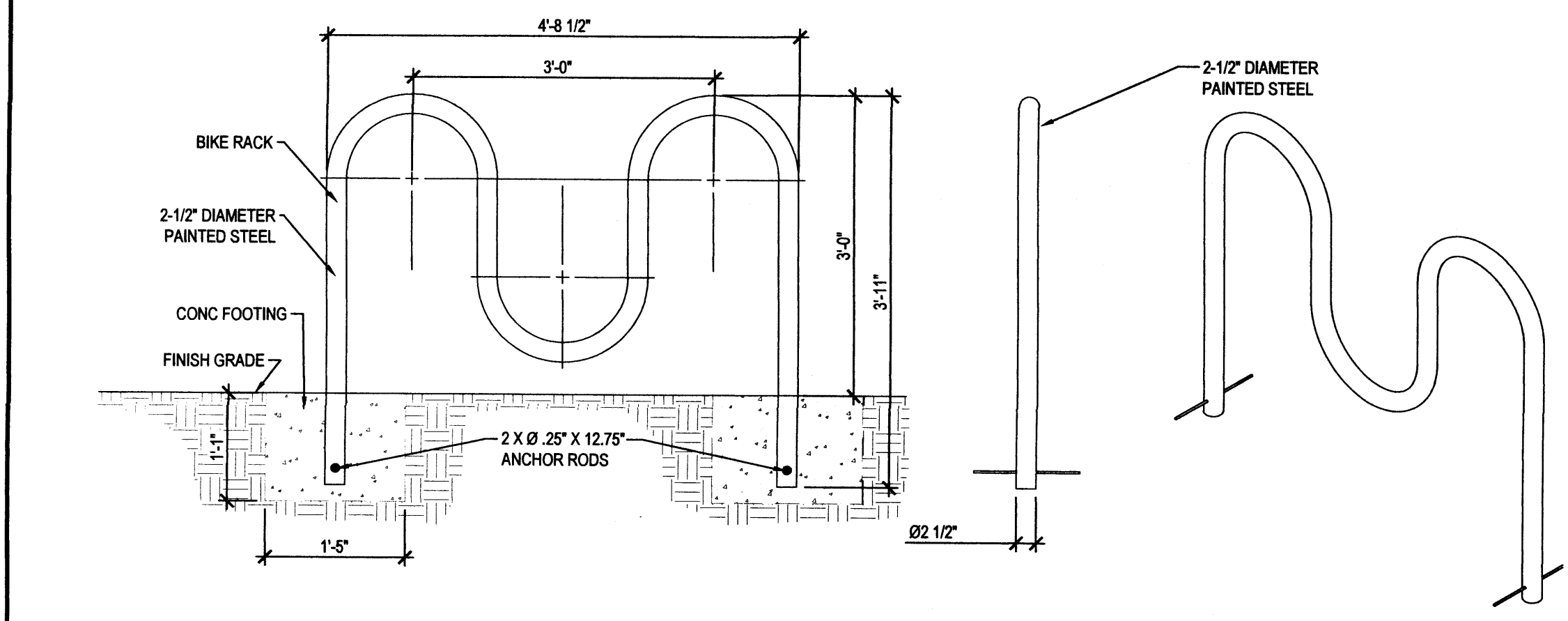
D  
C  
B  
A

B  
A

A



**A1 PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"



**A5 BIKE RACK**  
SCALE: 3/4" = 1'-0"

**IBC & IEBC REVIEW:**

**PROJECT ADDRESS:**  
4915 Prospect Ave. NE  
Albuquerque, NM 87110

**ZONING:**  
• SU-1

**APPLICABLE CODES:**  
• 2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC); ALTERATION LEVEL 3.  
• 2006 INTERNATIONAL BUILDING CODE (IBC)

**State Codes**  
• 2009 New Mexico Commercial Building Code  
• 2014 New Mexico Electrical Code  
• 2009 State of New Mexico Energy Conservation Code  
• 2009 New Mexico Existing Building Code  
• 2012 New Mexico Mechanical Code  
• 2012 New Mexico Plumbing Code

**City Codes**  
• 2014 Uniform Administrative Code

**OCCUPANT TYPE** (Per IBC Chapter 3 & 304.1):  
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (303.1 EXCEPTION 2).  
• Group B

**CONSTRUCTION TYPE** (Per IBC Table 601 & 602.3):  
• III-B

**FIRE-PROTECTION SYSTEM** (Per IBC 903):  
• Existing Building is non-sprinklered  
• A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED PER IBC 704.4  
• FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

**BUILDING AREA** (Per IBC 502.1):  
TOTAL: 10,680  
UPSTAIRS: 1840 SF EACH  
DOWNSTAIRS: 7000 SF TOTAL

**ALLOWABLE FLOOR AREA** (Per IBC Table 503):  
• TABLE 503 B = 19,000 SF

**ALLOWABLE HEIGHT** (Per IBC Table 503):  
• TABLE 503 B = 3 STORIES

**OCCUPANT LOAD** (Per IBC Table 1004.1.1):  
TOTAL = 108  
UPSTAIRS = 1,850 SF EACH UNIT = 19 OCCUPANTS PER UNIT  
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS  
• BUSINESS AREAS 1700SF

**NO. OF EXITS** (Per IBC Table 1015.1):2002  
UPSTAIRS: EACH  
GROUP B: 1 PER 49 OCC.

**DOWNSTAIRS:**  
GROUP B: 1 PER 49 OCC. (GO TO EXIT WIDTH FOR MORE THAN 49 OCC.)

**EXIT TRAVEL** (Per IBC Table 1016.1):  
UPSTAIRS: EACH (FOR SINGLE EXIT)  
GROUP B = LESS THAN 200'  
• REQUIRED = 200' MAX  
• PROVIDED = 94' & 83'

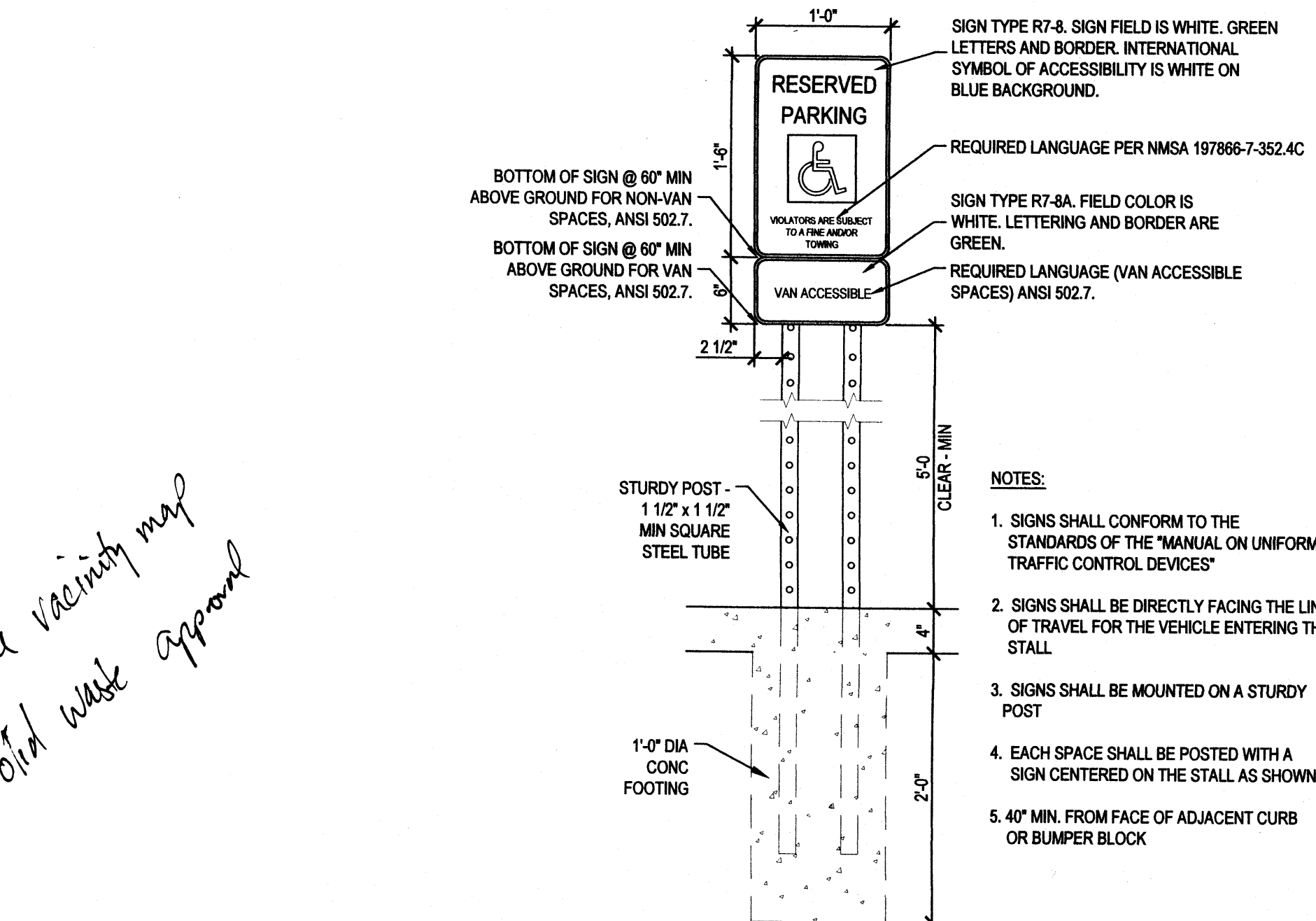
**DOWNSTAIRS:** MULTIPLE EXITS GO TO EXIT WIDTH

**EXIT WIDTH** (Per IBC Table 1005.1):  
UPSTAIRS: EACH  
• 3" X 18" OCC. = 5.7"  
• REQUIRED = 5.7"  
• PROVIDED = 30"

**DOWNSTAIRS: TOTAL**  
• 2 X 70 OCC. = 14"  
• REQUIRED = 14"  
• PROVIDED = 108"

**WITH DOWNSTAIRS & 1 UPSTAIRS COMBINED**  
• 3 X 89 OCC. = 26.7"  
• REQUIRED = 27"  
• PROVIDED = 36" & 72"

**A2 SITE CODE REQUIREMENTS**  
SCALE:



**A3 ACCESSIBLE SIGN**  
SCALE: 1" = 1'-0"

**CORRIDOR RATING** (Per IBC 1018.1):  
UPSTAIRS:  
EXCEPTION 4. FIRE-RESISTANCE RATED IS NOT REQUIRED FOR CORRIDORS IN GROUP B WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH 1015.1.  
• NO RATING IS REQUIRED FOR UPSTAIRS UNITS

**DOWNSTAIRS:**  
• OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30, THEREFORE NO RATING IS REQUIRED (TABLE 1018.1)

**CORRIDOR WIDTH** (Per IBC 1018.2.2):  
UPSTAIRS:  
• REQUIRED = 36 IN (1018.2.2) EXISTING IS ALLOWED PER IEBC 605  
• SEE EXIT WIDTH ABOVE

**COMMON PATH OF TRAVEL DISTANCE** (Per IBC 1014.3):  
UPSTAIRS: 1014.3 EXCEPTION 2: WHERE A TENANT SPACE IN GROUP B HAS AN OCCUPANT LOAD OF LESS THAN 30, COMMON PATH SHALL NOT EXCEED 100'.  
• MAXIMUM ALLOWED = 100 FT  
• WORST CASE = 94 FT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 75 FT  
• WORST CASE = 70 FT

**DEAD END CORRIDOR** (Per IBC 705.6):  
UPSTAIRS:  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = NO CORRIDORS PRESENT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = 26 FT

**PLUMBING FIXTURE COUNT** (Per IBC ch 29):  
UPSTAIRS - EACH  
• LEVEL 1 DOES NOT REQUIRE NEW FIXTURE COUNT

**DOWNSTAIRS:**  
• OCCUPANCY: MEN 35, WOMEN 35

**REQUIRED (108 TOTAL OCC: 54 EACH)**

	MALE	FEMALE
WC'S (1 per 25 for first 50 and 1 per 50 after)	2	2
LAV'S (1 per 40 for first 80)	2	2
DRINKING FOUNTAINS (1 per 100)	2	1
SERVICE SINK		

**PROVIDED\***

	MALE	FEMALE
WC'S	2	3
URINALS	2	
LAV'S	3	3
DRINKING FOUNTAINS	2	1
SERVICE SINK		

**CITY OF ALBUQUERQUE PLANNING & ZONING REVIEW:**

**ADDRESS:**  
4519 PROSPECT AVE.  
Albuquerque, NM 87110

**LEGAL DESCRIPTION:** 1 LT-1-B-6 BLK 1 VIDAS ADD. CONT. 1.021 AC.

**UPC:** 101705948620341504

**ZONING (14-16-2-17):**  
• SU-1

**PARKING (14-16-3-1):SEE SITE PLAN AS-101**

- OFFICES: 2 BUSINESS / 1430 SF X2 = 18 SPACES
- CHURCH: 1 PER 4 SEATS
- 66 SEATS = 14 SPACES
- INSTITUTION: 1 PER 2 SEATS
- 100 SEATS = 50 SPACES

**PARKING TOTAL = 82 SPACES REQUIRED**  
• 88 SPACES PROVIDED + 3 CURBSIDE = 91 TOTAL

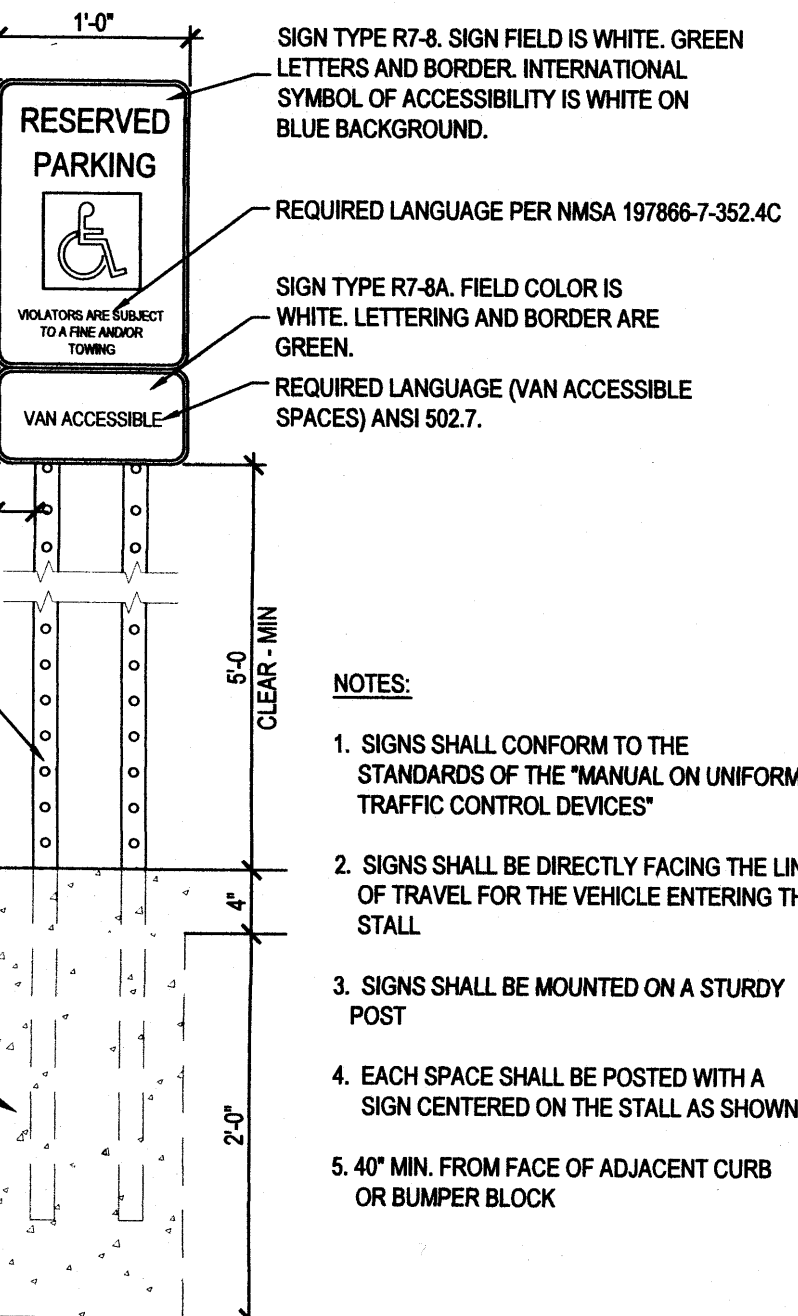
- BICYCLE PARKING WITHIN 300' @ 1 PER 20 = 3 TOTAL
- MOTORCYCLE PARKING = 3 TOTAL
- 3 SPACES PROVIDED
- HC SPACES: 4 PER 51 TO 100 SPACES = 4 TOTAL
- 4 SPACES PROVIDED

**PARKING REQUIREMENTS REDUCTIONS:**  
• 10% IF WITHIN 300' OF PUBLIC TRANSIT ROUTE 14-16-3-1-E8.a  
• BUS ROUTE AT SAN MATEO, THEREFORE REDUCE REQUIRED AMOUNT BY 10%, OR 8 SPACES

- 20% NON-COMPETING PEAK USES 14-16-3-1-E8.b.5
- INSTITUTION AND WORKSHOP SPACES PROVIDE NOTARIZED LETTERS STATING PEAK USE TIMES ARE NOT CONCURRENT.

82 REQ'D - 25% TOTAL ALLOWED REDUCTION = 61 14-16-3-1-E8.c

**LANDSCAPING (14-16-3-10):**  
• PROPERTY SITE LANDSCAPE PLAN WILL NOT BE ALTERED.



**A3 ACCESSIBLE SIGN**  
SCALE: 1" = 1'-0"

**GENERAL NOTES**

**LEGAL DESCRIPTION:**  
LOT NUMBERED ONE-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19.

1 LT-1-B-6 BLK 1 VIDAS ADD CONT 1.021 AC  
UPC: 101705948620341504

**EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.**

**EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, FILED APRIL 30, 1974 IN BOOK MISC. 364, PAGE 945, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.**

**SHEET KEYNOTES**

1. NOT USED.
2. NOT USED.
3. NOT USED.
4. EXISTING LANDSCAPE, TO REMAIN AS IS.
5. NEW DUMPSTER LOCATION.
6. EXISTING SINGLE STORY FLAT ROOF, TO REMAIN AS IS.
7. EXISTING DOUBLE STORY FLAT ROOF, TO REMAIN AS IS.
8. EXISTING PORTAL COVERED WALK WAY, TO REMAIN AS IS.
9. NEW PARKING STOPPING, TYPICAL.
10. EXISTING EXTERIOR MAN DOOR, LOCATION TO REMAIN.
11. EXISTING OVERHEAD GARAGE DOOR, TO REMAIN AS IS.
12. NOT USED.
13. EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
14. NOT USED.
15. EXISTING 20'-0" ACCESS EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
16. EXISTING 10'-0" UTILITY EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
17. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
18. PROPERTY BOUNDARY, TO REMAIN AS IS.
19. EXISTING 6" CONCRETE CURB, TO REMAIN AS IS.
20. EXISTING CONCRETE SIDE WALK TO REMAIN AS IS.
21. EXISTING ASPHALT PAVEMENT.
22. EXISTING WATER METER LOCATION.
23. EXISTING FIRE HYDRANT.
24. EXISTING PHONE PEDESTAL LOCATION.
25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
26. EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.
27. NEW EGRESS LANDING AND STAIR.
28. NEW ACCESSIBLE CONCRETE RAMP.
29. NEW MOTORCYCLE PARKING.
30. NEW BICYCLE RACK: 14-16-3-1-B.3
31. ADA SIGNAGE. REFER TO A3AS-120 FOR DETAILS. NMBC 1110.1
32. MOTORCYCLE PARKING SIGNAGE. 14-16-3-1-C
33. 'ONE WAY' SIGN.
34. 'DO NOT ENTER' SIGN.
35. NEW PEDESTRIAN CONNECTION. 14-16-3-1-H
36. EXIST 2 HR SEPARATION: 12" SOLID MASONRY, NO OPENINGS.
37. NEW ACCESSIBLE PAVEMENT MARKINGS. NMBC 1110.3

**LEGEND**

date: FEBRUARY 22, 2016  
drawn by: V & A  
checked by:  
file name: XXXXXX\_AXXX.dwg  
revisions:

**VIGIL & ASSOCIATES**  
ARCHITECTURAL GROUP, P.C.  
4477 Irving NW, Suite A  
Albuquerque, New Mexico 87114  
Ph: 505.880.5030 - Fax: 505.880.5031  
www.VA-architects.com

**STATE OF NEW MEXICO**  
JOSEPH B. MUEHLBERGER  
NO. 3662  
REGISTERED ARCHITECT

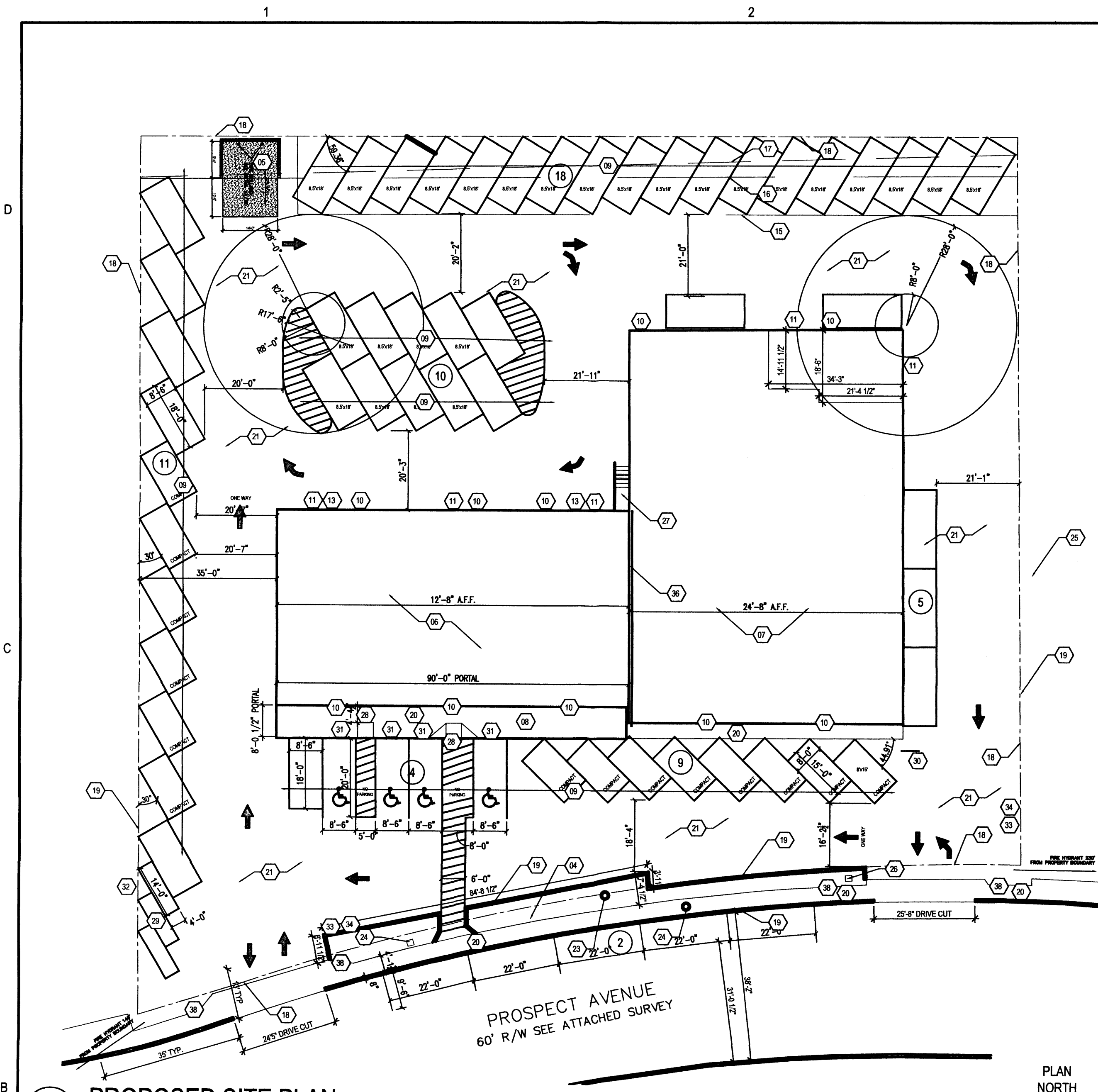
**CONSTRUCTION SEMINARS**  
**RENOVATIONS**  
4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

**AS-120**

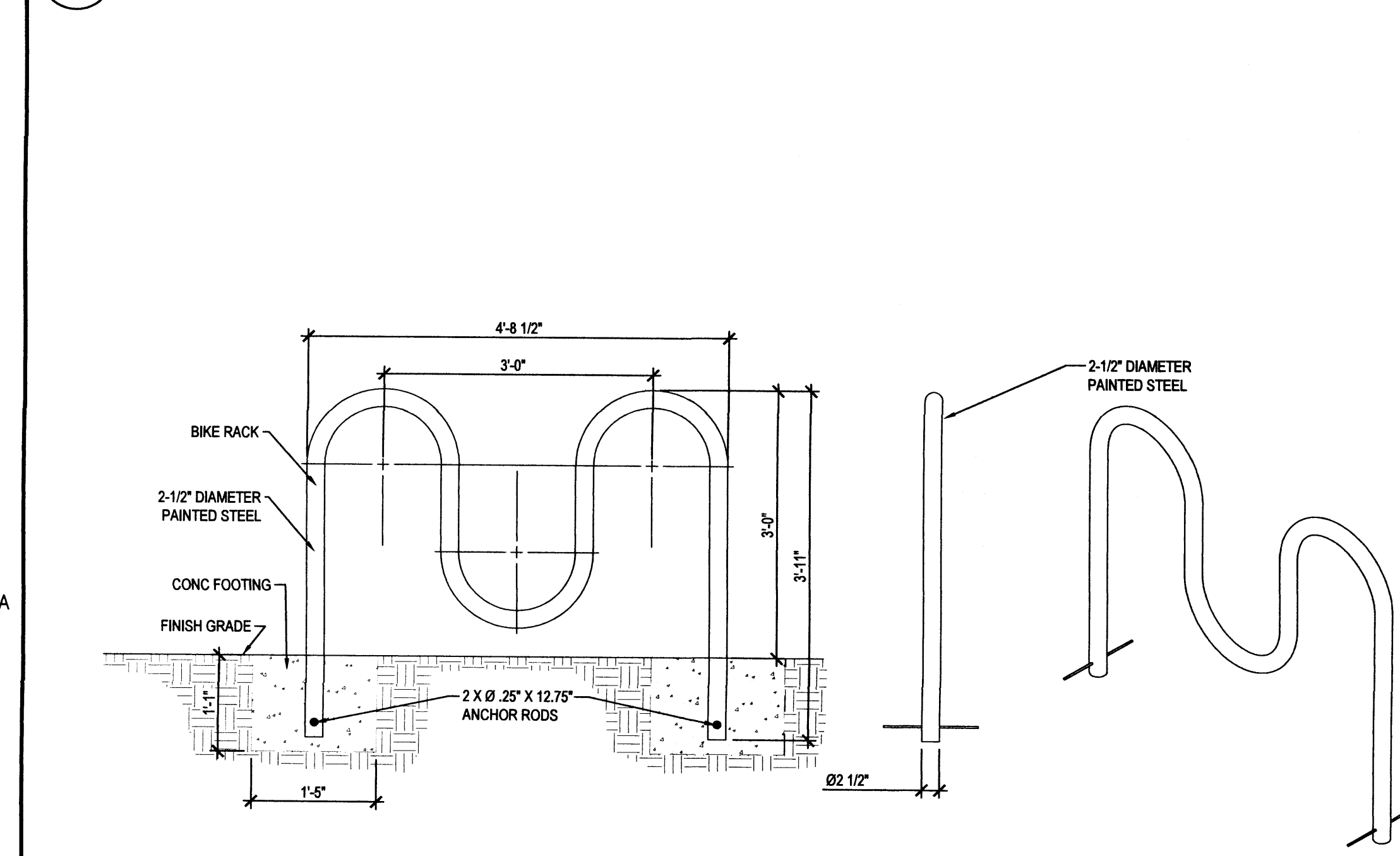
project no.

PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION





**A1 PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"



**A5 BIKE RACK**  
SCALE: 3/4" = 1'-0"

**IBC & IEBC REVIEW:**

**PROJECT ADDRESS:**  
4915 Prospect Ave. NE  
Albuquerque, NM 87110

**ZONING:**  
• SU-1

**APPLICABLE CODES:**  
• 2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC); ALTERATION LEVEL 3.  
• 2006 INTERNATIONAL BUILDING CODE (IBC)

**State Codes**  
• 2009 New Mexico Commercial Building Code  
• 2014 New Mexico Electrical Code  
• 2009 State of New Mexico Energy Conservation Code  
• 2009 New Mexico Existing Building Code  
• 2012 New Mexico Mechanical Code  
• 2012 New Mexico Plumbing Code

**City Codes**  
• 2014 Uniform Administrative Code

**OCCUPANT TYPE** (Per IBC Chapter 3 & 304.1):  
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (303.1 EXCEPTION 2).  
• Group B

**CONSTRUCTION TYPE** (Per IBC Table 601 & 602.3):  
• III-B

**FIRE-PROTECTION SYSTEM** (Per IBC 903):  
• Existing Building is non-sprinklered  
• A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED PER IBC 704.4  
• FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

**BUILDING AREA** (Per IBC 502.1):  
TOTAL: 10,680  
UPSTAIRS: 1840 SF EACH  
DOWNSTAIRS: 7000 SF TOTAL

**ALLOWABLE FLOOR AREA** (Per IBC Table 503):  
• TABLE 503 B = 19,000 SF

**ALLOWABLE HEIGHT** (Per IBC Table 503):  
• TABLE 503 B = 3 STORIES

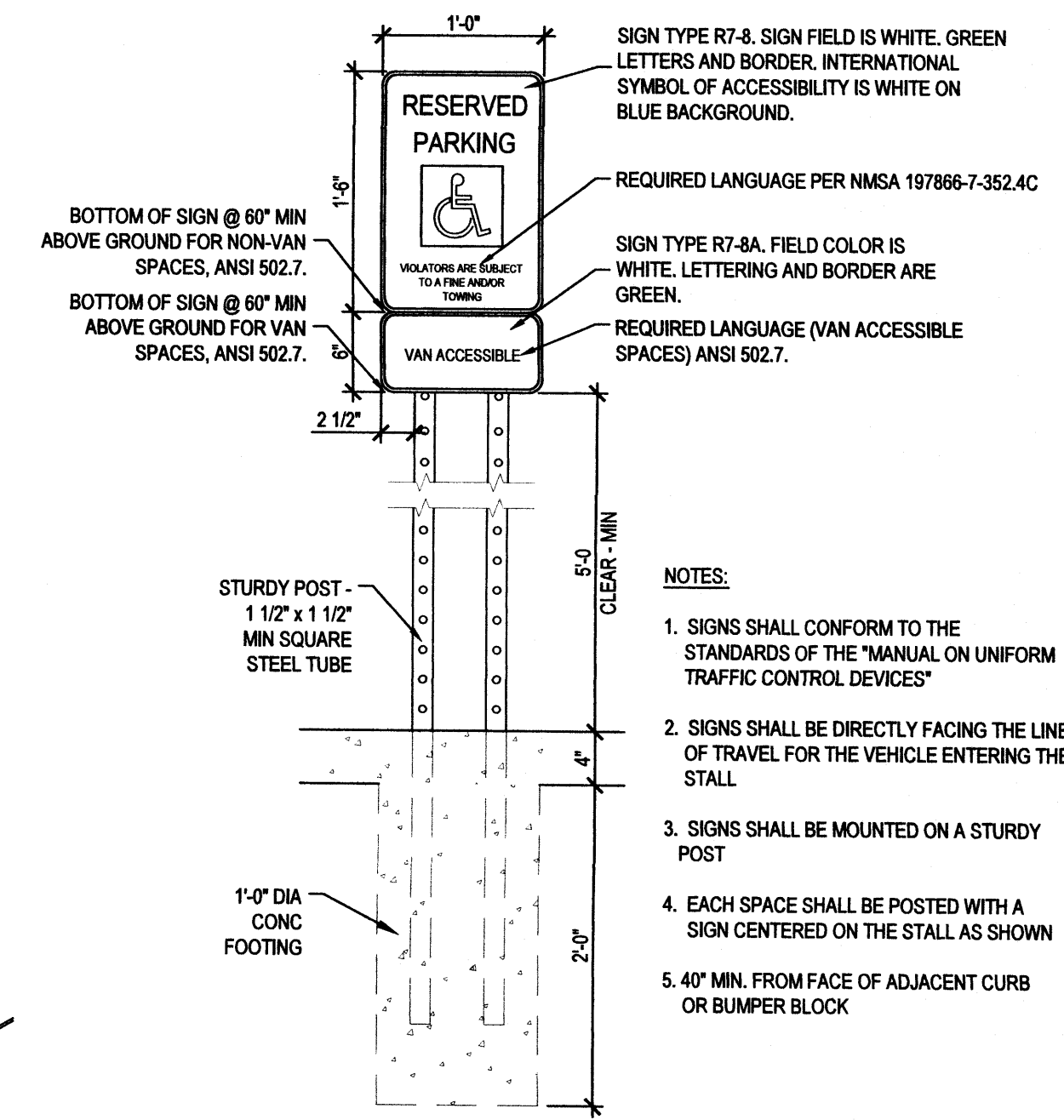
**OCCUPANT LOAD** (Per IBC Table 1004.1.1):  
TOTAL = 108  
UPSTAIRS = 1,850 SF EACH UNIT = 19 OCCUPANTS PER UNIT  
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS  
• BUSINESS AREAS 1/100SF

**NO. OF EXITS** (Per IBC Table 1015.1):2002  
UPSTAIRS: EACH  
GROUP B: 1 PER 49 OCC.  
DOWNSTAIRS:  
GROUP B: 1 PER 49 OCC. (GO TO EXIT WIDTH FOR MORE THAN 49 OCC.)

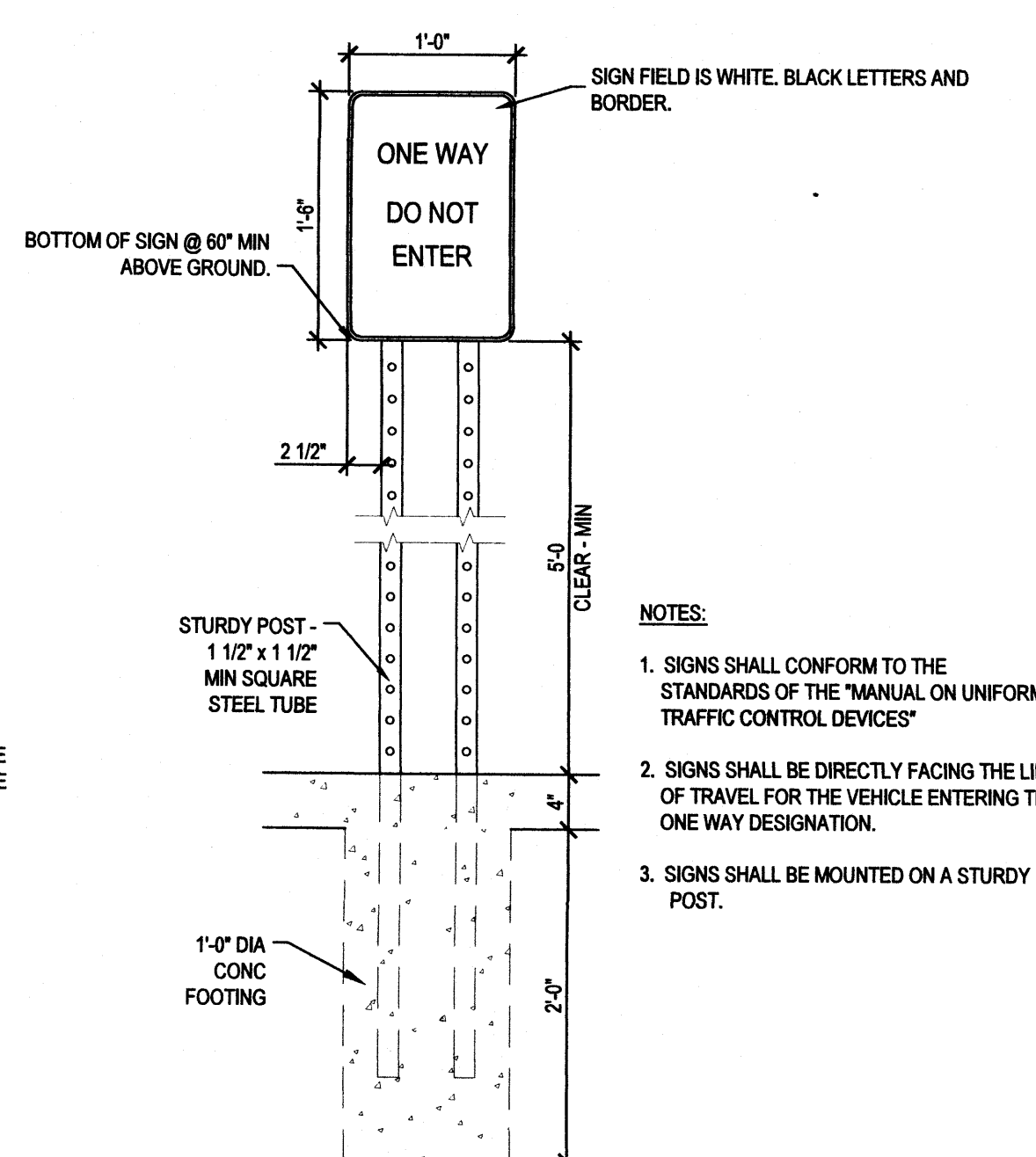
**EXIT TRAVEL** (Per IBC Table 1016.1):  
UPSTAIRS - EACH (FOR SINGLE EXIT)  
GROUP B = LESS THAN 200'  
• REQUIRED = 200' MAX  
• PROVIDED = 94' & 83'  
DOWNSTAIRS - MULTIPLE EXITS GO TO EXIT WIDTH

**EXIT WIDTH** (Per IBC Table 1005.1):  
UPSTAIRS - EACH  
• 3" X 19 OCC. = 5.7'  
• REQUIRED = 5.7'  
• PROVIDED = 30'  
DOWNSTAIRS - TOTAL  
2 X 70 OCC. = 14'  
• REQUIRED = 14'  
• PROVIDED = 105'  
WITH DOWNSTAIRS & 1 UPSTAIRS COMBINED  
• 3 X 88 OCC. = 26.7'  
• REQUIRED = 27'  
• PROVIDED = 38' & 72'

**A2 SITE CODE REQUIREMENTS**  
SCALE:



**A3 ACCESSIBLE SIGN**  
SCALE: 1" = 1'-0"



**A4 'ONE WAY' SIGN**  
SCALE: 1" = 1'-0"

**CORRIDOR RATING** (Per IBC 1018.1):  
UPSTAIRS:  
EXCEPTION 1. FIRE-RESISTANCE RATED IS NOT REQUIRED FOR CORRIDORS IN GROUP B WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH 1015.1.  
• NO RATING IS REQUIRED FOR UPSTAIRS UNITS

**DOWNSTAIRS:**  
• OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30, THEREFORE NO RATING IS REQUIRED (TABLE 1018.1)

**CORRIDOR WIDTH** (Per IBC 1018.2.2):  
UPSTAIRS:  
• REQUIRED = 36 IN (1018.2.2) EXISTING IS ALLOWED PER IBC 805  
• SEE EXIT WIDTH ABOVE

**COMMON PATH OF TRAVEL DISTANCE** (Per IBC 1014.3):  
UPSTAIRS: 1014.3 EXCEPTION 2 - WHERE A TENANT SPACE IN GROUP B HAS AN OCCUPANT LOAD OF LESS THAN 30, COMMON PATH SHALL NOT EXCEED 100'.  
• MAXIMUM ALLOWED = 100 FT  
• WORST CASE = 94 FT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 75 FT  
• WORST CASE = 70 FT

**DEAD END CORRIDOR** (Per IBC 705.6):  
UPSTAIRS:  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = NO CORRIDORS PRESENT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = 26 FT

**PLUMBING FIXTURE COUNT** (Per IBC ch 29):  
UPSTAIRS - EACH  
• LEVEL 1 DOES NOT REQUIRE NEW FIXTURE COUNT

**DOWNSTAIRS:**  
• OCCUPANCY: MEN 35, WOMEN 35

**REQUIRED** (108 TOTAL OCC: 64 EACH) MALE FEMALE  
WCS (1 per 25 for first 50 and 1 per 50 after) 2 2  
LAVS (1 per 40 for first 80) 2 2  
DRINKING FOUNTAINS (1 per 100) 1 1  
SERVICE SINK

**PROVIDED\*** MALE FEMALE  
WCS 2 3  
URINALS 3 3  
LAVS 3 3  
DRINKING FOUNTAINS 2 1  
SERVICE SINK

**CITY OF ALBUQUERQUE PLANNING & ZONING REVIEW:**

**ADDRESS:**  
4519 PROSPECT AVE.  
Albuquerque, NM 87110

**LEGAL DESCRIPTION:** 1 LT-1-B-8 BLK 1 VIDAS ADD, CONT. 1.021 AC.

**UPC:** 10170594820341504

**ZONING** (14-16-2-17):  
• SU-1

**PARKING** (14-16-3-1):SEE SITE PLAN AS-101  
• EXISTING APPROVED SITE PLAN REQUIRES 65 PARKING SPACES. REFER TO EXHIBIT A ATTACHED  
• PROVIDED = 58 + 2 (GARAGE) = 60 TOTAL

**PARKING REQUIREMENTS REDUCTIONS:**  
• 10% IF WITHIN 300' OF PUBLIC TRANSIT ROUTE 14-16-3-1-E8.a  
• BUS ROUTE AT SAN MATEO, THEREFORE REDUCE REQUIRED AMOUNT BY 10%, OR 6.5 SPACES. THEREFOR, REQUIRED PARKING REDUCED TO 54.

**LANDSCAPING** (14-16-3-10):  
• PROPERTY SITE LANDSCAPE PLAN WILL NOT BE ALTERED.

## GENERAL NOTES

**LEGAL DESCRIPTION:**  
LOT NUMBERED ONE-B-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19.

1 LT-1-B-8 BLK 1 VIDAS ADD CONT 1.021 AC  
UPC: 10170594820341504

EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, FILED APRIL 30, 1974 IN BOOK MISC. 364, PAGE 945, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

1. ALL IMPROVEMENTS LOCATED WITHIN RIGHT OF WAY MUST BE INCLUDED IN WORK ORDER.
2. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER.

## SHEET KEYNOTES

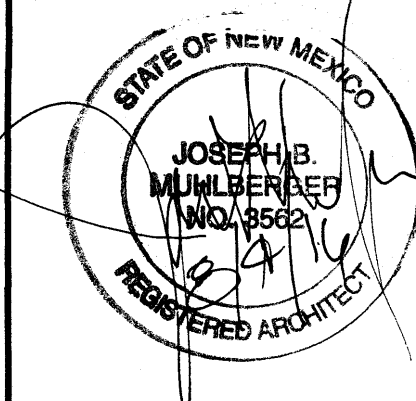
1. NOT USED.
2. NOT USED.
3. NOT USED.
4. EXISTING LANDSCAPE, TO REMAIN AS IS.
5. NEW DUMPSTER LOCATION.
6. EXISTING SINGLE STORY FLAT ROOF, TO REMAIN AS IS.
7. EXISTING DOUBLE STORY FLAT ROOF, TO REMAIN AS IS.
8. EXISTING PORTAL COVERED WALK WAY, TO REMAIN AS IS.
9. NEW PARKING STRIPING, TYPICAL.
10. EXISTING EXTERIOR MAIN DOOR, LOCATION TO REMAIN.
11. EXISTING OVERHEAD GARAGE DOOR, TO REMAIN AS IS.
12. NOT USED.
13. EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
14. NOT USED.
15. EXISTING 20'-0" ACCESS EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
16. EXISTING 10'-0" UTILITY EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
17. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
18. PROPERTY BOUNDARY, TO REMAIN AS IS.
19. EXISTING 6" CONCRETE CURB, TO REMAIN AS IS.
20. EXISTING CONCRETE SIDE WALK TO REMAIN.
21. EXISTING ASPHALT PAVEMENT.
22. EXISTING WATER METER LOCATION.
23. EXISTING FIRE HYDRANT.
24. EXISTING PHONE PEDISTAL LOCATION.
25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
26. EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.
27. NEW EGRESS LANDING AND STAIR.
28. NEW ACCESSIBLE CONCRETE RAMP. 2009 NM ACCESSIBLE PARKING CHECKLIST, OPTION 1, PAGE 4 OF 6.
29. NEW MOTORCYCLE PARKING.
30. NEW BICYCLE RACK, 14-16-3-1-B-3.
31. ADA SIGNAGE, REFER TO AS/AS-120 FOR DETAILS. NMBC 1110.1
32. MOTORCYCLE PARKING SIGNAGE. 14-16-3-1-C
33. 'ONE WAY' SIGN.
34. 'DO NOT ENTER' SIGN.
35. NEW PEDESTRIAN CONNECTION. 14-16-3-1-H
36. EX'G 2 HR SEPARATION: 12" SOLID MASONRY, NO OPENINGS.
37. NEW ACCESSIBLE PAVEMENT MARKINGS. NMBC 1110.3
38. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

## LEGEND



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

**VIGIL & ASSOCIATES**  
ARCHITECTURAL GROUP, P.C.  
4477 Irving NW, Suite A  
Albuquerque, New Mexico 87114  
Ph: 505.850.5031  
www.vigil-architects.com



# CONSTRUCTION SEMINARS RENOVATIONS

4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

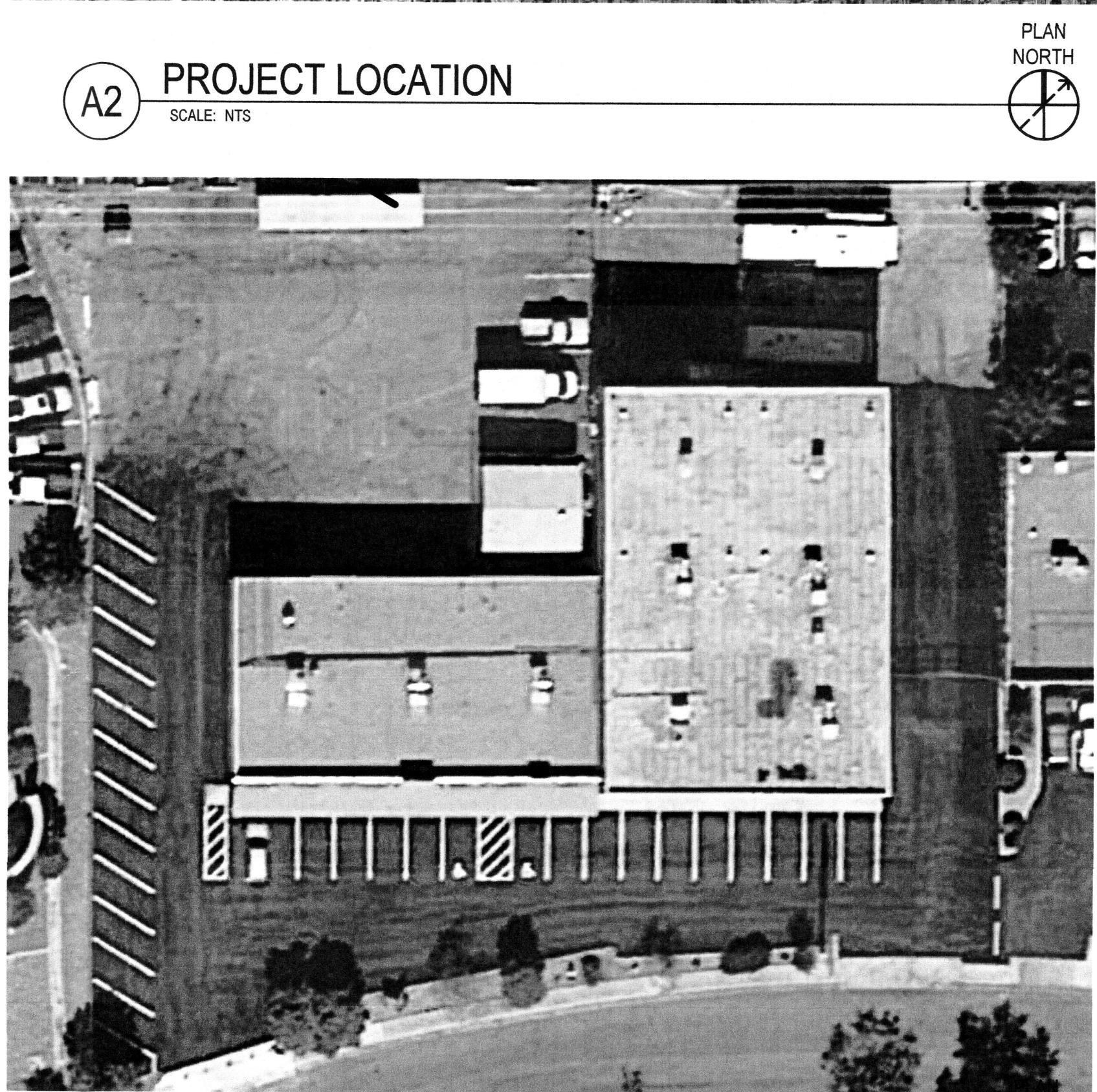
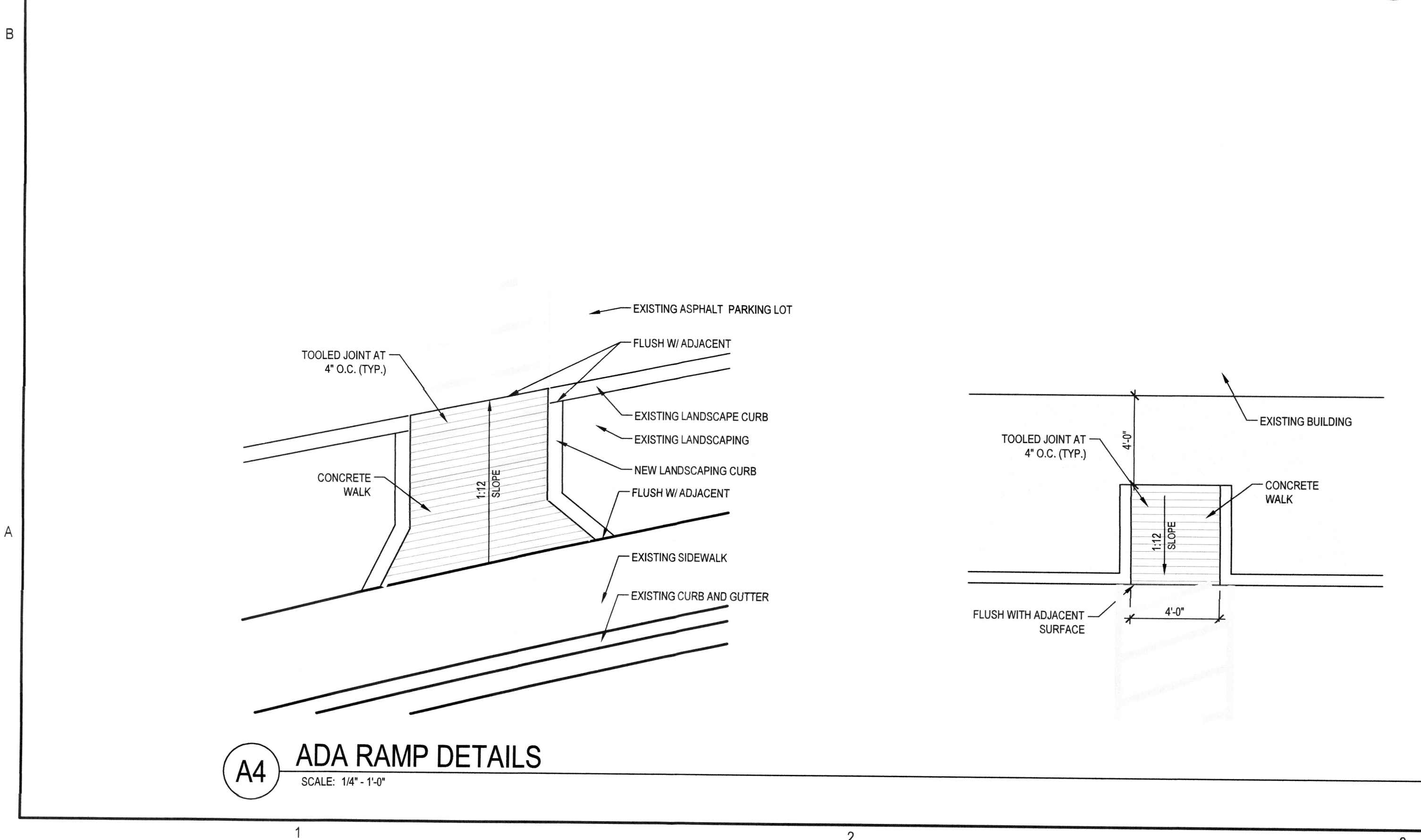
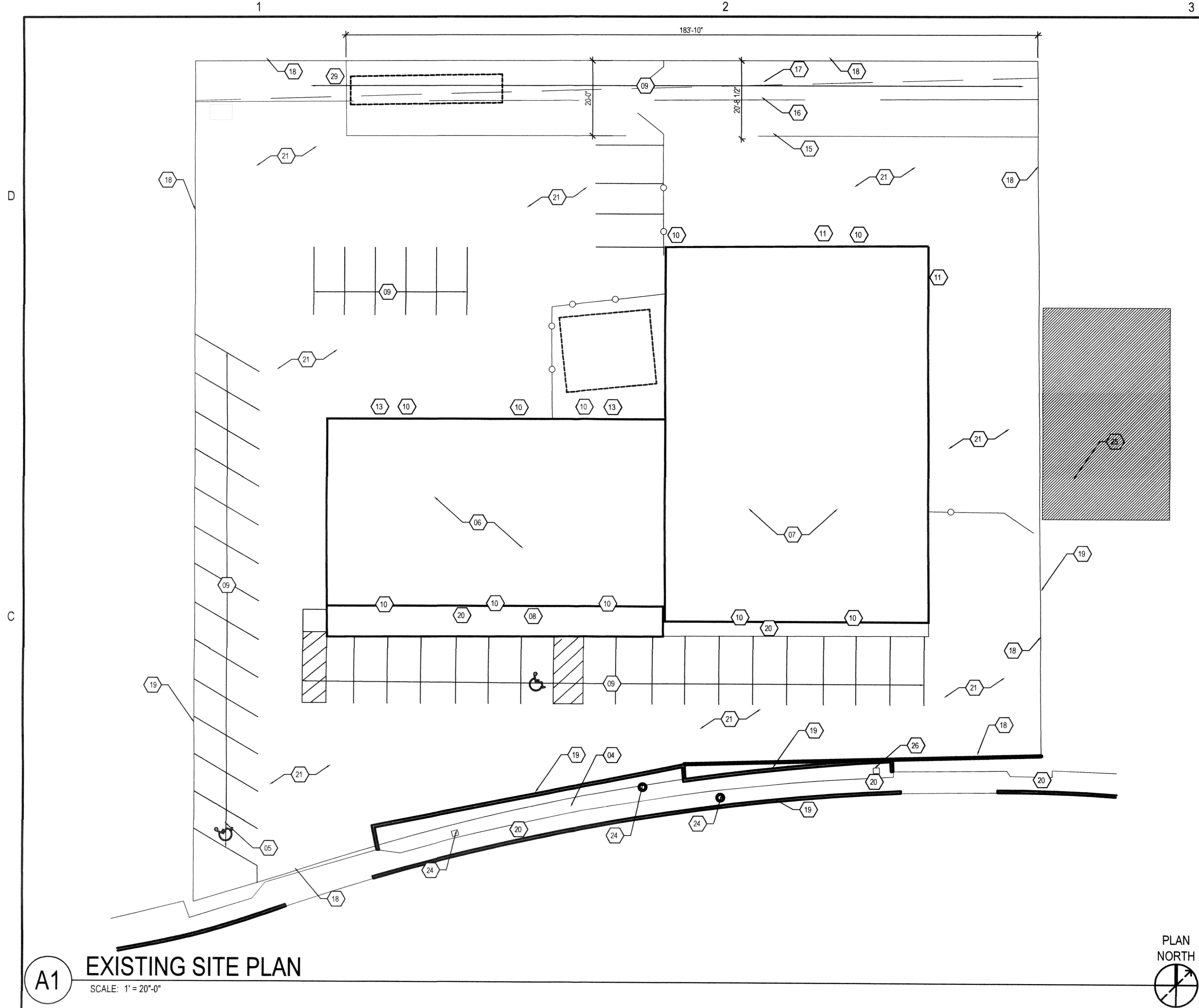
PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

date: FEBRUARY 22, 2016
drawn by: V & A
checked by:
file name: XXXXXX_AXXX.dwg
revisions:

**AS-120**

project no.



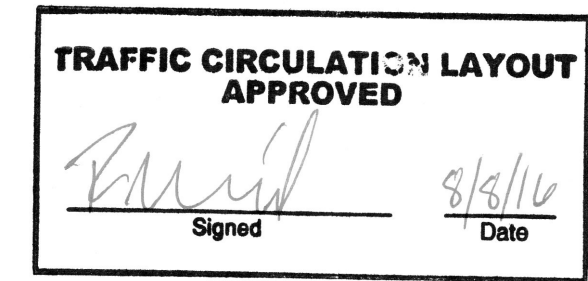


## GENERAL SHEET NOTES

## SHEET KEYNOTES

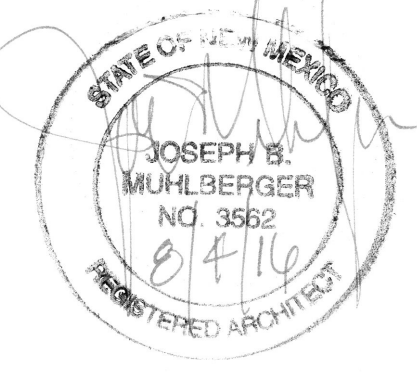
1. EXISTING SITE STORAGE CONTAINER TO BE REMOVED.
2. EXISTING STORAGE SHED TO BE REMOVED.
3. EXISTING FENCING TO BE REMOVED.
4. EXISTING LANDSCAPE TO REMAIN AS IS.
5. EXISTING DUMPSTER LOCATION TO BE RELOCATED.
6. EXISTING SINGLE STORY FLAT ROOF.
7. EXISTING DOUBLE STORY FLAT ROOF.
8. EXISTING PORTAL COVERED WALK WAY.
9. EXISTING IDENTIFIABLE SITE STRIPING TO BE REPLACED.
10. EXISTING EXTERIOR MAN DOOR, LOCATION TO REMAIN AS IS.
11. EXISTING OVERHEAD GARAGE DOOR TO REMAIN AS IS.
12. EXISTING OVERHEAD DOOR TO BE REMOVED.
13. EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
14. NOT USED.
15. EXISTING 20'-0" ACCESS EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
16. EXISTING 10'-0" UTILITY EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
17. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
18. PROPERTY BOUNDARY, TO REMAIN AS IS.
19. EXISTING CONCRETE CURB, TO REMAIN AS IS.
20. EXISTING CONCRETE SIDE WALK TO REMAIN AS IS.
21. EXISTING ASPHALT PAVEMENT.
22. EXISTING WATER METER LOCATION.
23. EXISTING FIRE HYDRANT.
24. EXISTING PHONE PEDESTAL LOCATION.
25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
26. EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.

## LEGEND



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

VIGIL & ASSOCIATES  
ARCHITECTURAL GROUP, P.C.  
4477 Irving NW, Suite A  
Albuquerque, New Mexico 87114  
Ph. 505.890.5030 - Fax: 505.890.5031  
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# CONSTRUCTION SEMINARS RENOVATIONS

4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

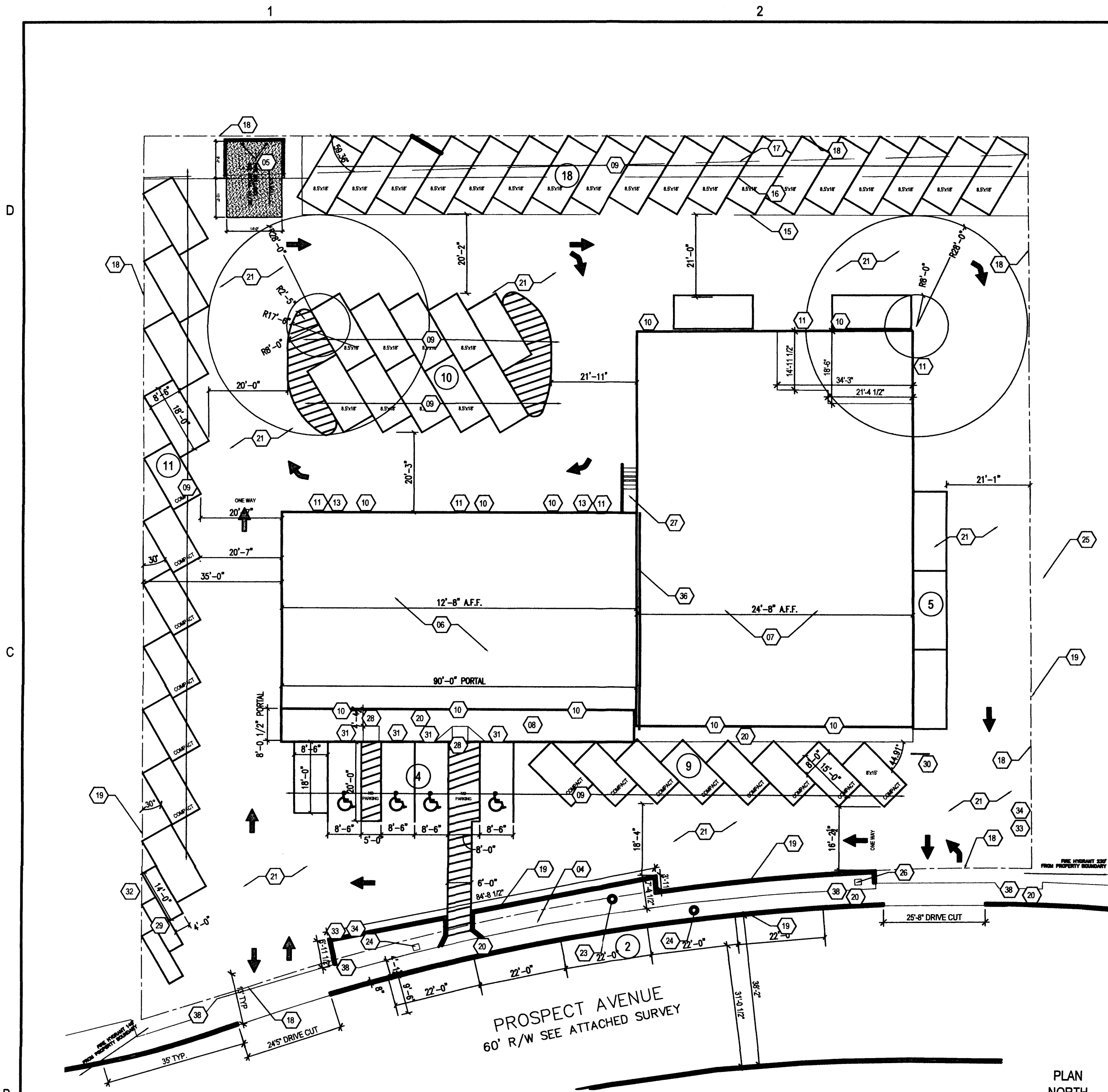
EXISTING SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

date: FEBRUARY 22, 2016
drawn by: V & A
checked by:
file name: XXXXXXA_AXXX.dwg
revisions:

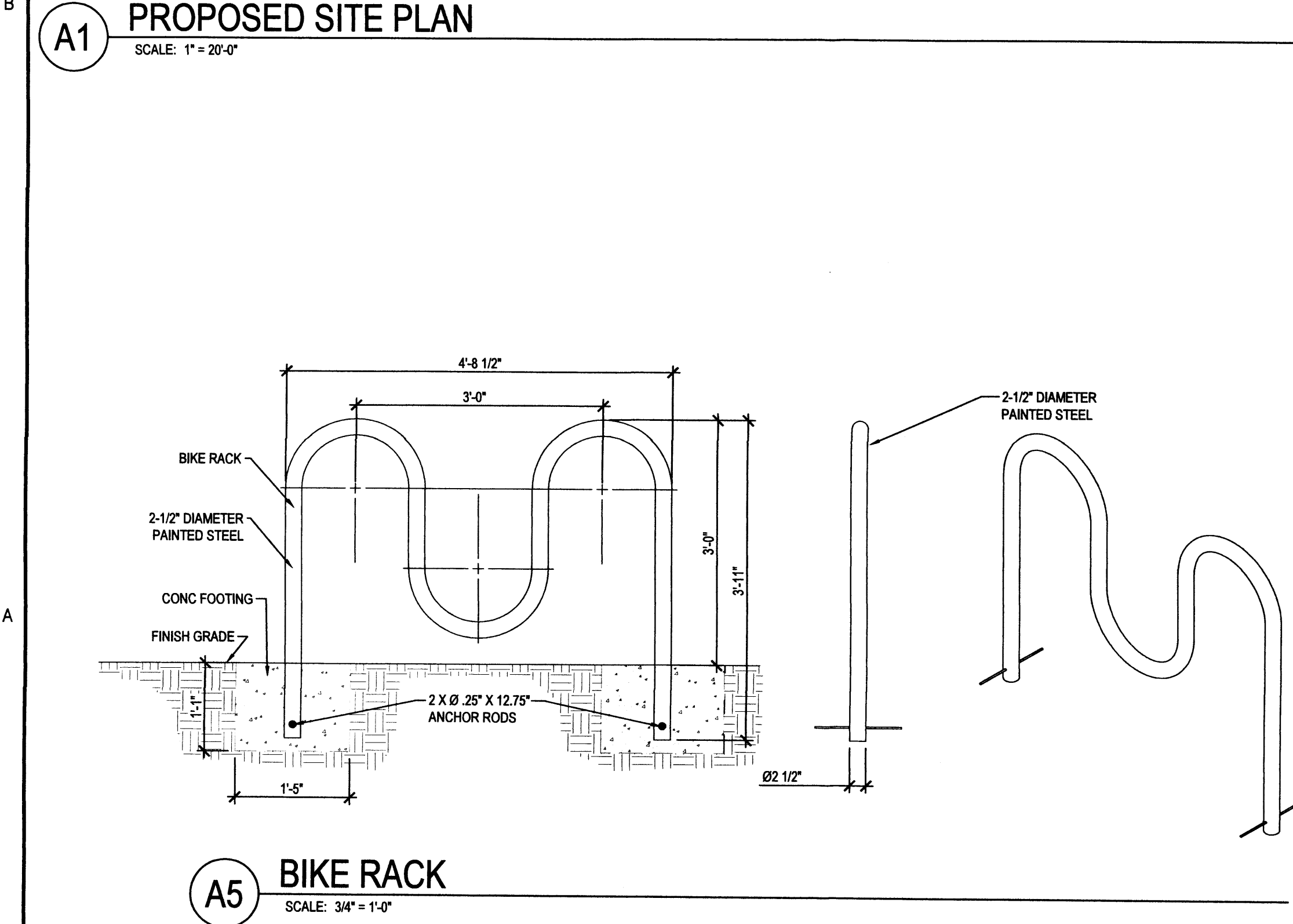
AS-101

project no.



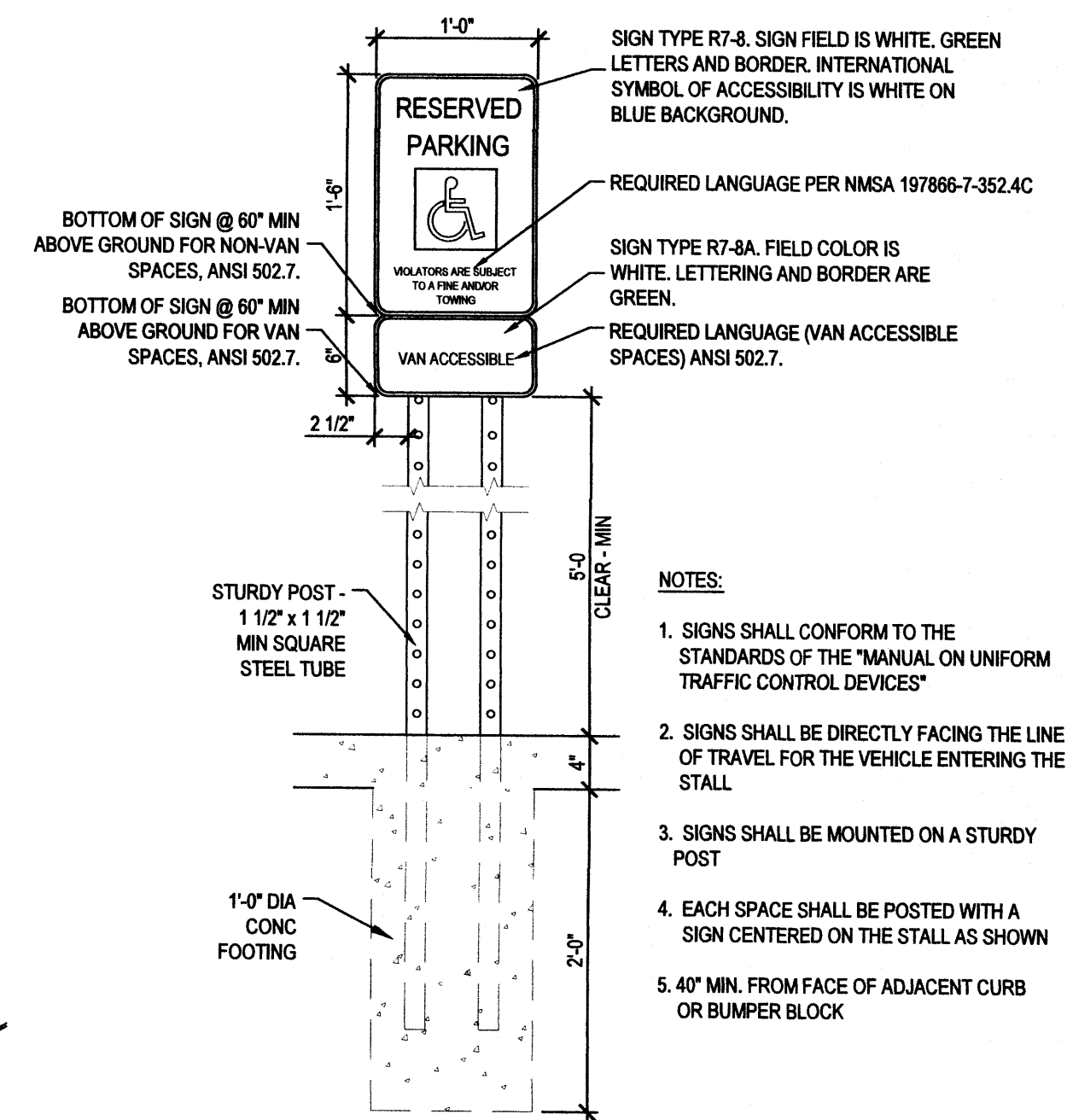


**A1 PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

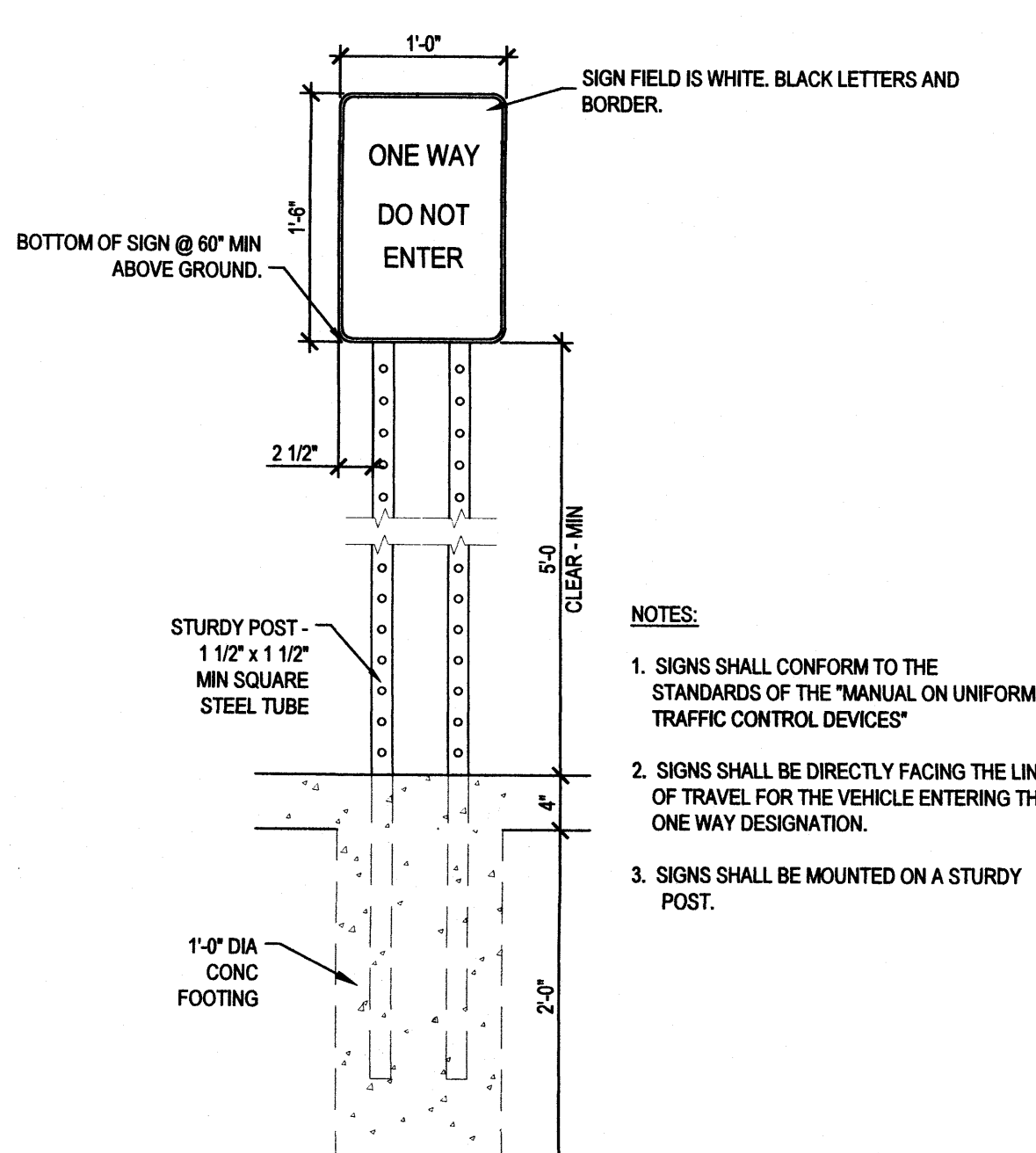


**A5 BIKE RACK**  
SCALE: 3/4" = 1'-0"

**A2 SITE CODE REQUIREMENTS**  
SCALE:



**A3 ACCESSIBLE SIGN**  
SCALE: 1" = 1'-0"



**A4 'ONE WAY' SIGN**  
SCALE: 1" = 1'-0"

**IBC & IEBC REVIEW:**

**PROJECT ADDRESS:**  
4915 Prospect Ave. NE  
Albuquerque, NM 87110

**ZONING:**  
• SU-1

**APPLICABLE CODES:**  
• 2006 INTERNATIONAL EXISTING BUILDING CODE (IEBC); ALTERATION LEVEL 3.  
• 2006 INTERNATIONAL BUILDING CODE (IBC)

**State Codes**  
• 2009 New Mexico Commercial Building Code  
• 2014 New Mexico Electrical Code  
• 2009 State of New Mexico Energy Conservation Code  
• 2009 New Mexico Existing Building Code  
• 2012 New Mexico Mechanical Code  
• 2012 New Mexico Plumbing Code

**City Codes**  
• 2014 Uniform Administrative Code

**OCCUPANT TYPE** (Per IBC Chapter 3 & 304.1):  
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (303.1 EXCEPTION 2).  
• Group B

**CONSTRUCTION TYPE** (Per IBC Table 601 & 602.3):  
• III-B

**FIRE-PROTECTION SYSTEM** (Per IBC 903):  
• Existing Building is non-sprinklered  
• A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED PER IBC 704.4  
• FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

**BUILDING AREA** (Per IBC 502.1):  
TOTAL: 10,680  
UPSTAIRS: 1840 SF EACH  
DOWNSTAIRS: 7000 SF TOTAL

**ALLOWABLE FLOOR AREA** (Per IBC Table 503):  
• TABLE 503 B = 19,000 SF

**ALLOWABLE HEIGHT** (Per IBC Table 503):  
• TABLE 503 B = 3 STORIES

**OCCUPANT LOAD** (Per IBC Table 1004.1.1):  
TOTAL = 108  
UPSTAIRS = 1,850 SF EACH UNIT = 19 OCCUPANTS PER UNIT  
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS  
• BUSINESS AREAS 1/100SF

**NO. OF EXITS** (Per IBC Table 1015.1): 20020  
UPSTAIRS: EACH  
GROUP B: 1 PER 49 OCC.

**DOWNSTAIRS:**  
GROUP B: 1 PER 49 OCC. (GO TO EXIT WIDTH FOR MORE THAN 49 OCC.)

**EXIT TRAVEL** (Per IBC Table 1016.1):  
UPSTAIRS - EACH (FOR SINGLE EXIT)  
GROUP B = LESS THAN 200'  
• REQUIRED = 200' MAX  
• PROVIDED = 94' & 83'

**DOWNSTAIRS - MULTIPLE EXITS GO TO EXIT WIDTH**

**EXIT WIDTH** (Per IBC Table 1005.1):  
UPSTAIRS - EACH  
• 3" X 18" OCC. = 5.7'  
• REQUIRED = 5.7'  
• PROVIDED = 30'

**DOWNSTAIRS - TOTAL**  
• 2 X 70 OCC. = 14'  
• REQUIRED = 14'  
• PROVIDED = 105'

**WITH DOWNSTAIRS & 1 UPSTAIRS COMBINED**  
• 3 X 89 OCC. = 26.7'  
• REQUIRED = 27'  
• PROVIDED = 38' & 72'

**CORRIDOR RATING** (Per IBC 1018.1):  
UPSTAIRS:  
EXCEPTION 4. FIRE-RESISTANCE RATED IS NOT REQUIRED FOR CORRIDORS IN GROUP B WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH 1015.1.  
• NO RATING IS REQUIRED FOR UPSTAIRS UNITS

**DOWNSTAIRS:**  
• OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30, THEREFORE NO RATING IS REQUIRED (TABLE 1018.1)

**CORRIDOR WIDTH** (Per IBC 1018.2):  
UPSTAIRS:  
• REQUIRED = 36 IN (1018.2.2) EXISTING IS ALLOWED PER IEBC 605  
• SEE EXIT WIDTH ABOVE

**COMMON PATH OF TRAVEL DISTANCE** (Per IBC 1014.3):  
UPSTAIRS: 1014.3 EXCEPTION 2: WHERE A TENANT SPACE IN GROUP B HAS AN OCCUPANT LOAD OF LESS THAN 30, COMMON PATH SHALL NOT EXCEED 100'.  
• MAXIMUM ALLOWED = 100 FT  
• WORST CASE = 94 FT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 75 FT  
• WORST CASE = 70 FT

**DEAD END CORRIDOR** (Per IBC 705.6):  
UPSTAIRS:  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = NO CORRIDORS PRESENT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = 26 FT

**PLUMBING FIXTURE COUNT** (Per IBC ch 29):  
UPSTAIRS - EACH  
• LEVEL 1 DOES NOT REQUIRE NEW FIXTURE COUNT

**DOWNSTAIRS:**  
• OCCUPANCY: MEN 35, WOMEN 35

**REQUIRED** (108 TOTAL OCC: 54 EACH) MALE FEMALE  
WC'S (1 per 25 for first 50 and 1 per 50 after) 2 2  
LAVS (1 per 40 for first 60) 2 2  
DRINKING FOUNTAINS (1 per 100) 2 1  
SERVICE SINK 1

**PROVIDED\*** MALE FEMALE  
WC'S 2 3  
URINALS 2 3  
LAVS 3 2  
DRINKING FOUNTAINS 2 1  
SERVICE SINK 1

**CITY OF ALBUQUERQUE PLANNING & ZONING REVIEW:**

**ADDRESS:**  
4915 PROSPECT AVE.  
Albuquerque, NM 87110

**LEGAL DESCRIPTION:** 1 LT-1-B-6 BLK 1 VIDAS ADD, CONT. 1.021 AC.

**UPC:** 10170594820341504

**ZONING** (14-16-2-17):  
• SU-1

**PARKING** (14-16-3-1): SEE SITE PLAN AS-101

• EXISTING APPROVED SITE PLAN REQUIRES 68 PARKING SPACES. REFER TO EXHIBIT A ATTACHED  
• PROVIDED = 68 + 2 (GARAGE) = 70 TOTAL

**PARKING REQUIREMENTS REDUCTIONS:**  
• 10% IF WITHIN 300' OF PUBLIC TRANSIT ROUTE 14-16-3-1-E-8  
• BUS ROUTE AT SAN MATEO, THEREFORE REDUCE REQUIRED AMOUNT BY 10%, OR 6.5 SPACES. THEREFORE, REQUIRED PARKING REDUCED TO 68.

**LANDSCAPING** (14-16-3-10):  
• PROPERTY SITE LANDSCAPE PLAN WILL NOT BE ALTERED.

**GENERAL NOTES**

**LEGAL DESCRIPTION:**  
LOT NUMBERED ONE-B-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1976, IN PLATBOOK B11, FOLIO 18.

1 LT-1-B-6 BLK 1 VIDAS ADD CONT 1.021 AC  
UPC: 10170594820341504

**EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1976, IN PLATBOOK B11, FOLIO 18, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.**

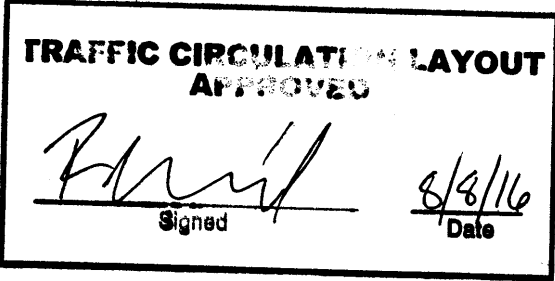
**EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, FILED APRIL 30, 1974 IN BOOK MSC. 384, PAGE 945, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.**

1. ALL IMPROVEMENTS LOCATED WITHIN RIGHT OF WAY MUST BE INCLUDED IN WORK ORDER.
2. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK CURB AND GUTTER.

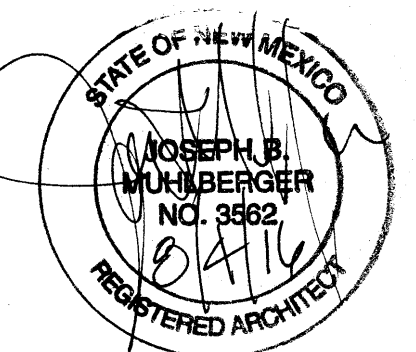
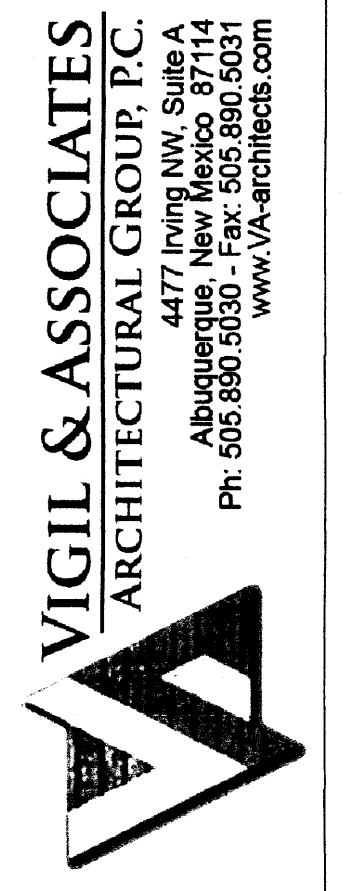
**SHEET KEYNOTES**

1. NOT USED.
2. NOT USED.
3. NOT USED.
4. EXISTING LANDSCAPE, TO REMAIN AS IS.
5. NEW DUMPSTER LOCATION.
6. EXISTING SINGLE STORY FLAT ROOF, TO REMAIN AS IS.
7. EXISTING DOUBLE STORY FLAT ROOF, TO REMAIN AS IS.
8. EXISTING PORTAL COVERED WALK WAY, TO REMAIN AS IS.
9. NEW PARKING STRIPING, TYPICAL.
10. EXISTING EXTERIOR MAN DOOR, LOCATION TO REMAIN.
11. EXISTING OVERHEAD GARAGE DOOR, TO REMAIN AS IS.
12. NOT USED.
13. EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
14. NOT USED.
15. EXISTING 20'-0" ACCESS EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
16. EXISTING 10'-0" UTILITY EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
17. EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
18. PROPERTY BOUNDARY, TO REMAIN AS IS.
19. EXISTING 6" CONCRETE CURB, TO REMAIN AS IS.
20. EXISTING CONCRETE SIDE WALK TO REMAIN.
21. EXISTING ASPHALT PAVEMENT.
22. EXISTING WATER METER LOCATION.
23. EXISTING FIRE HYDRANT.
24. EXISTING PHONE PEDESTAL LOCATION.
25. EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
26. EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.
27. NEW EGRESS LANDING AND STAIR.
28. NEW ACCESSIBLE CONCRETE RAMP: 2009 NM ACCESSIBLE PARKING CHECKLIST, OPTION 1, PAGE 4 OF 6.
29. NEW MOTORCYCLE PARKING.
30. NEW BICYCLE RACK, 14-16-3-1-B.3
31. ADA SIGNAGE, REFER TO A3AS-120 FOR DETAILS. NMBC 1110.1
32. MOTORCYCLE PARKING SIGNAGE. 14-16-3-1-C
33. "ONE WAY" SIGN.
34. "DO NOT ENTER" SIGN.
35. NEW PEDESTRIAN CONNECTION, 14-16-3-1-H
36. EXG 2 HR SEPARATION: 12" SOLID MASONRY, NO OPENINGS.
37. NEW ACCESSIBLE PAVEMENT MARKINGS. NMBC 1110.3
38. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

**LEGEND**



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



**CONSTRUCTION SEMINARS  
RENOVATIONS**

4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

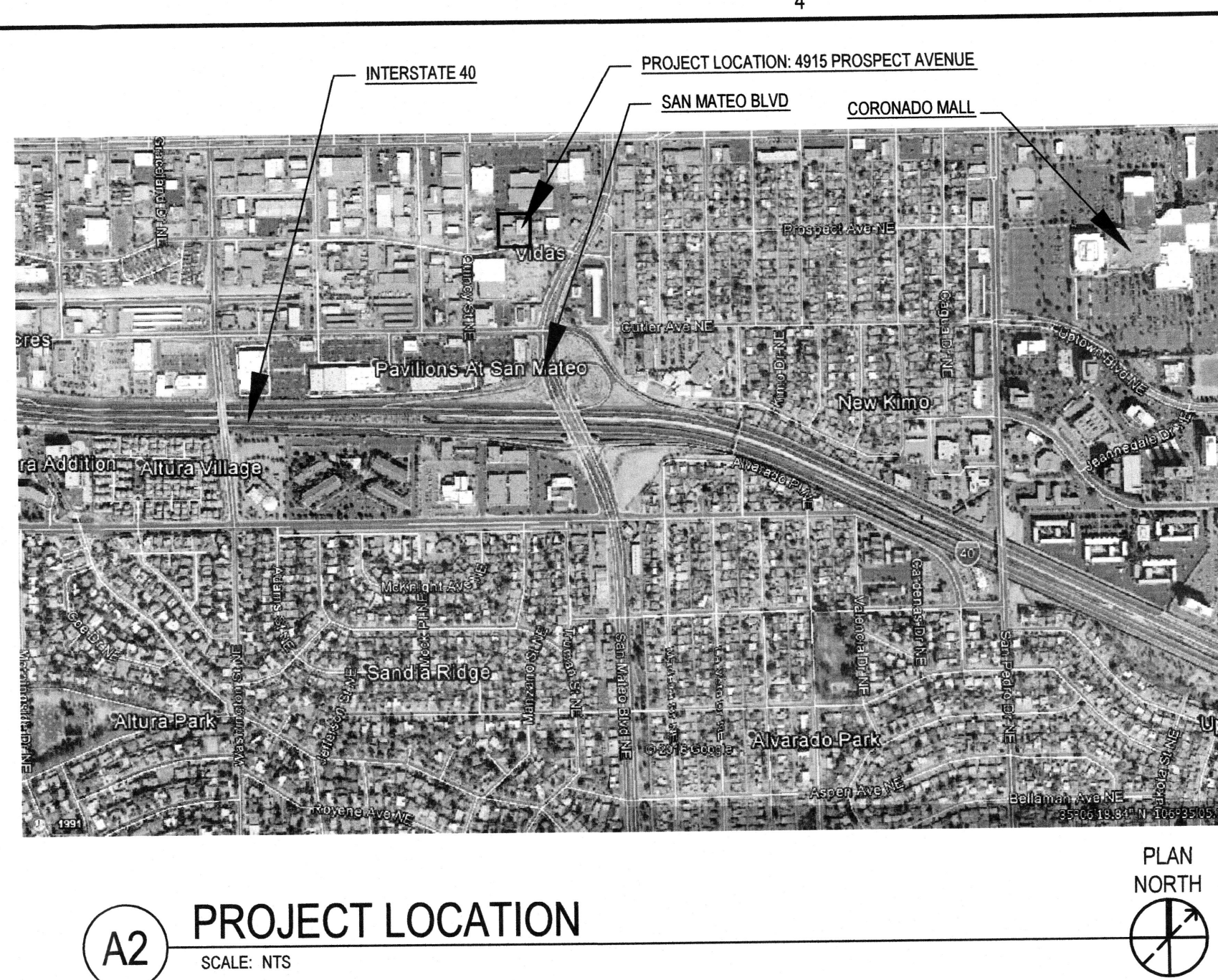
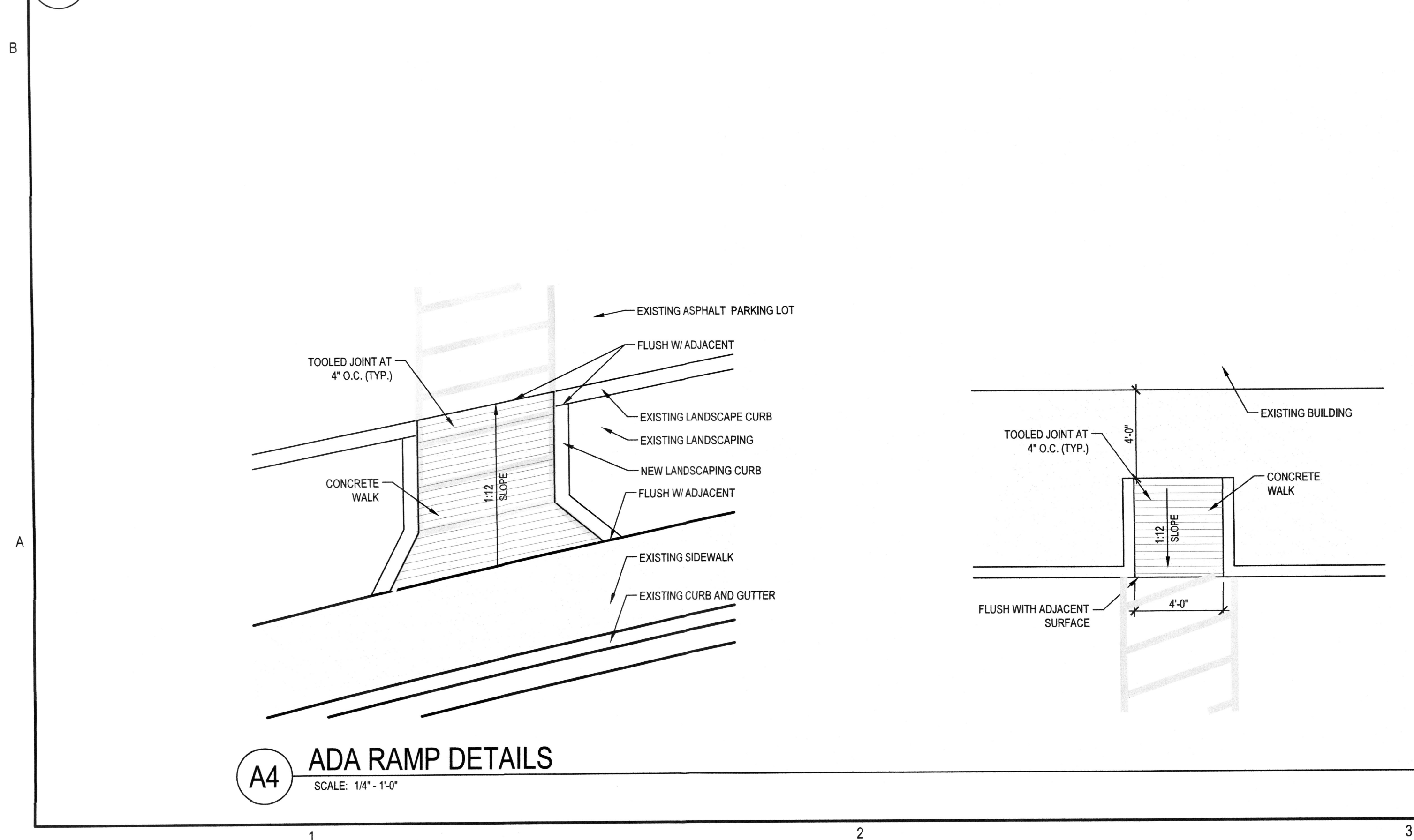
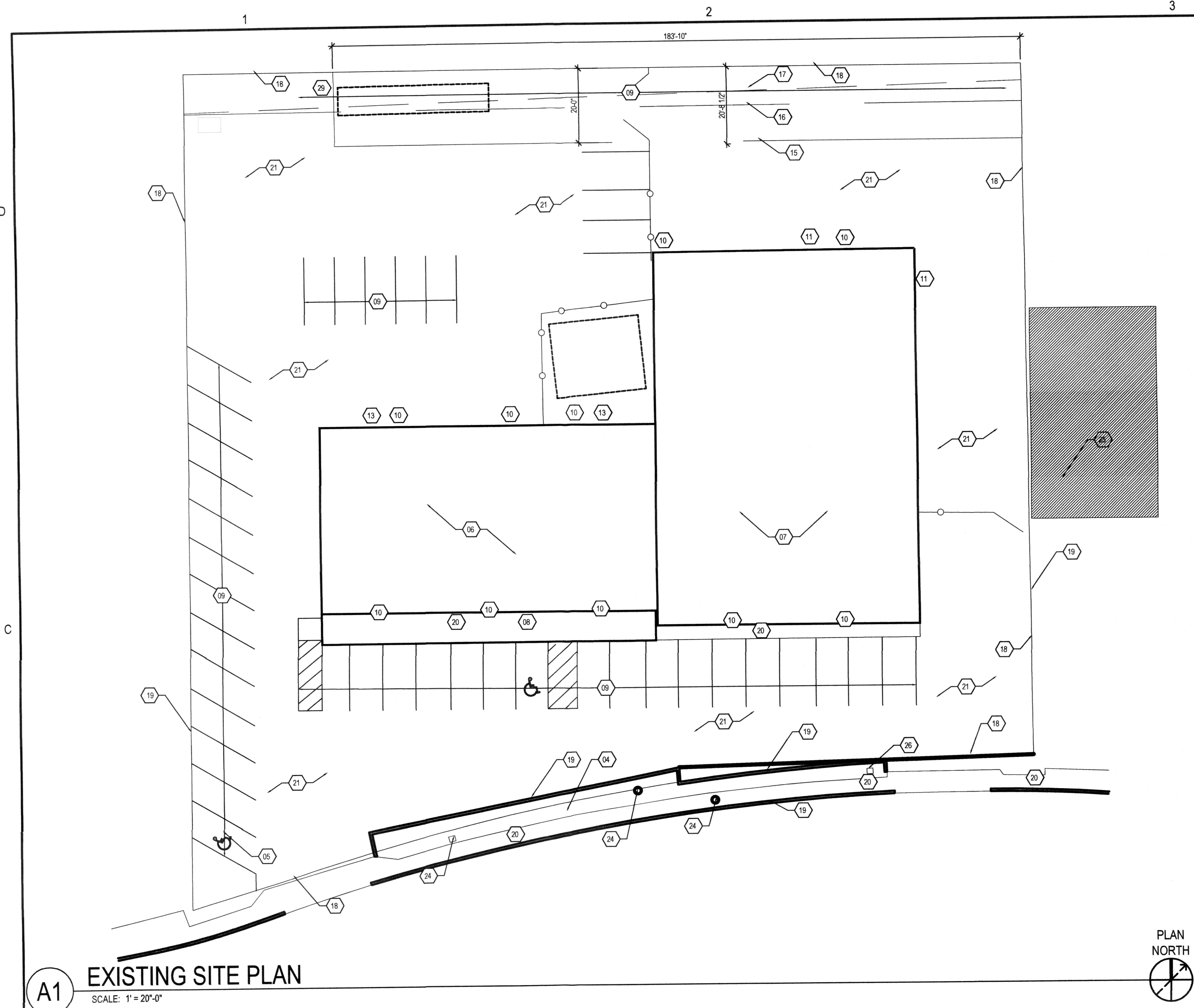
PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

date:	FEBRUARY 22, 2016
drawn by:	V & A
checked by:	
file name:	XXXXXX_AXXX.dwg
revisions:	

**AS-120**

project no.





### GENERAL SHEET NOTES

- EXISTING SITE STORAGE CONTAINER TO BE REMOVED.
- EXISTING STORAGE SHED TO BE REMOVED.
- EXISTING FENCING TO BE REMOVED.
- EXISTING LANDSCAPE TO REMAIN AS IS.
- EXISTING DUMPSTER LOCATION TO BE RELOCATED.
- EXISTING SINGLE STORY FLAT ROOF.
- EXISTING DOUBLE STORY FLAT ROOF.
- EXISTING PORTAL COVERED WALK WAY.
- EXISTING IDENTIFIABLE SITE STRIPING TO BE REPLACED.
- EXISTING EXTERIOR MAN DOOR, LOCATION TO REMAIN.
- EXISTING OVERHEAD GARAGE DOOR TO REMAIN AS IS.
- EXISTING OVERHEAD DOOR TO BE REMOVED.
- EXISTING OVERHEAD DOOR, FILLED AT INTERIOR, TO REMAIN AS IS.
- NOT USED.
- EXISTING 20'-0" ACCESS EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
- EXISTING 10'-0" UTILITY EASEMENT FILED 2-23-1976, VOLUME B11, FOLIO 19, TO REMAIN AS IS.
- EXISTING OVERHEAD UTILITY LINES, TO REMAIN AS IS.
- PROPERTY BOUNDARY, TO REMAIN AS IS.
- EXISTING CONCRETE CURB, TO REMAIN AS IS.
- EXISTING CONCRETE SIDE WALK TO REMAIN AS IS.
- EXISTING ASPHALT PAVEMENT.
- EXISTING WATER METER LOCATION.
- EXISTING FIRE HYDRANT.
- EXISTING PHONE PEDESTAL LOCATION.
- EXISTING ADJACENT BUILDING BEYOND PROPERTY BOUNDARY.
- EXISTING SIGN, LOCATION TO REMAIN, CONTENTS WILL BE UPDATED PER NEW OWNER.

### SHEET KEYNOTES

### LEGEND

RECEIVED  
AUG 4 2016  
LAND DEVELOPMENT SECTION

TRAFFIC CIRCULATION LAYOUT  
APPROVED  
  
Signed  
  
Date

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

**VIGIL & ASSOCIATES**  
ARCHITECTURAL GROUP, P.C.  
4477 Irving NW, Suite A  
Albuquerque, New Mexico 87114  
Ph: 505.890.5031  
www.VA-architects.com

# CONSTRUCTION SEMINARS RENOVATIONS

4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

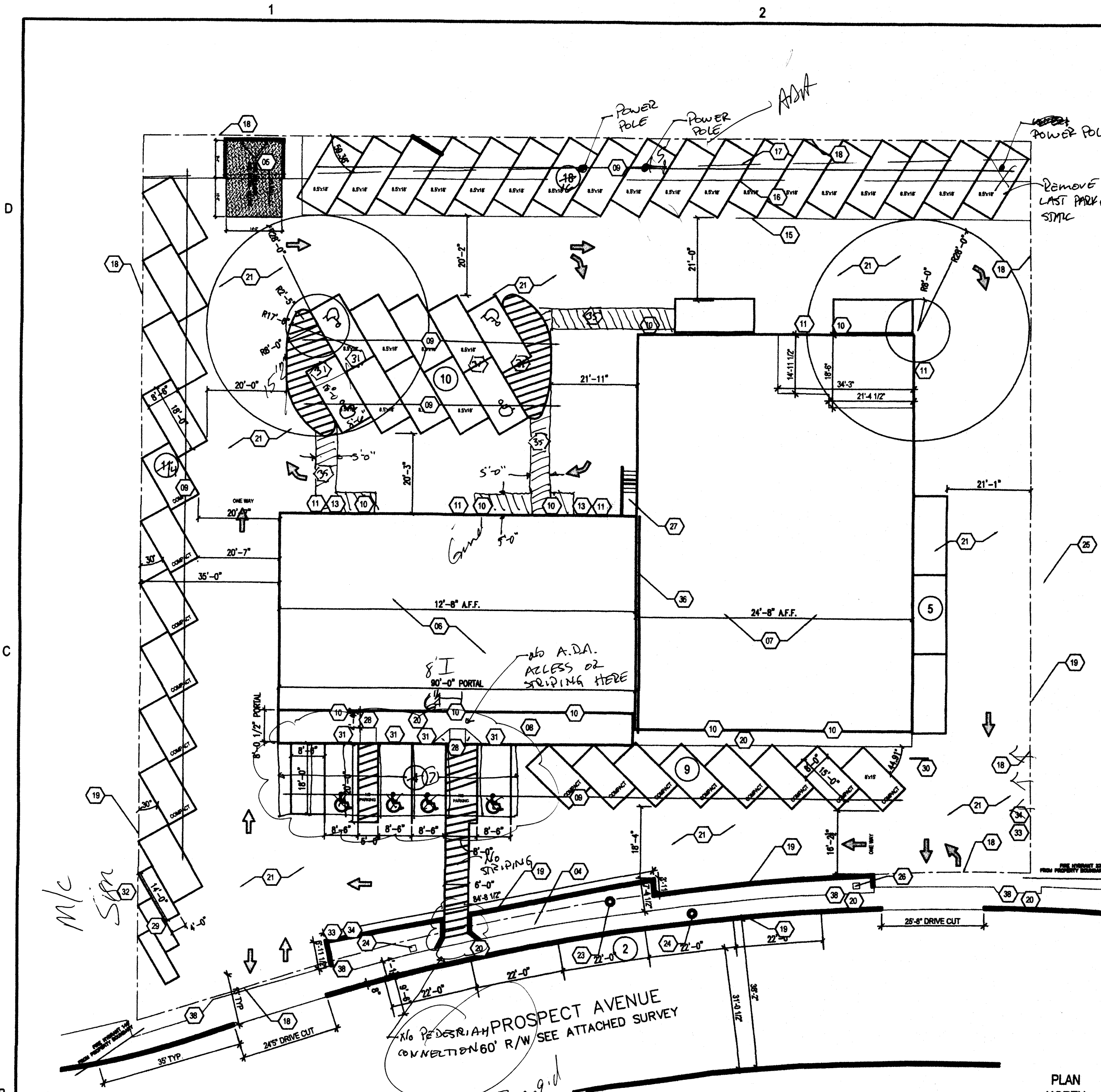
EXISTING SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

project no.

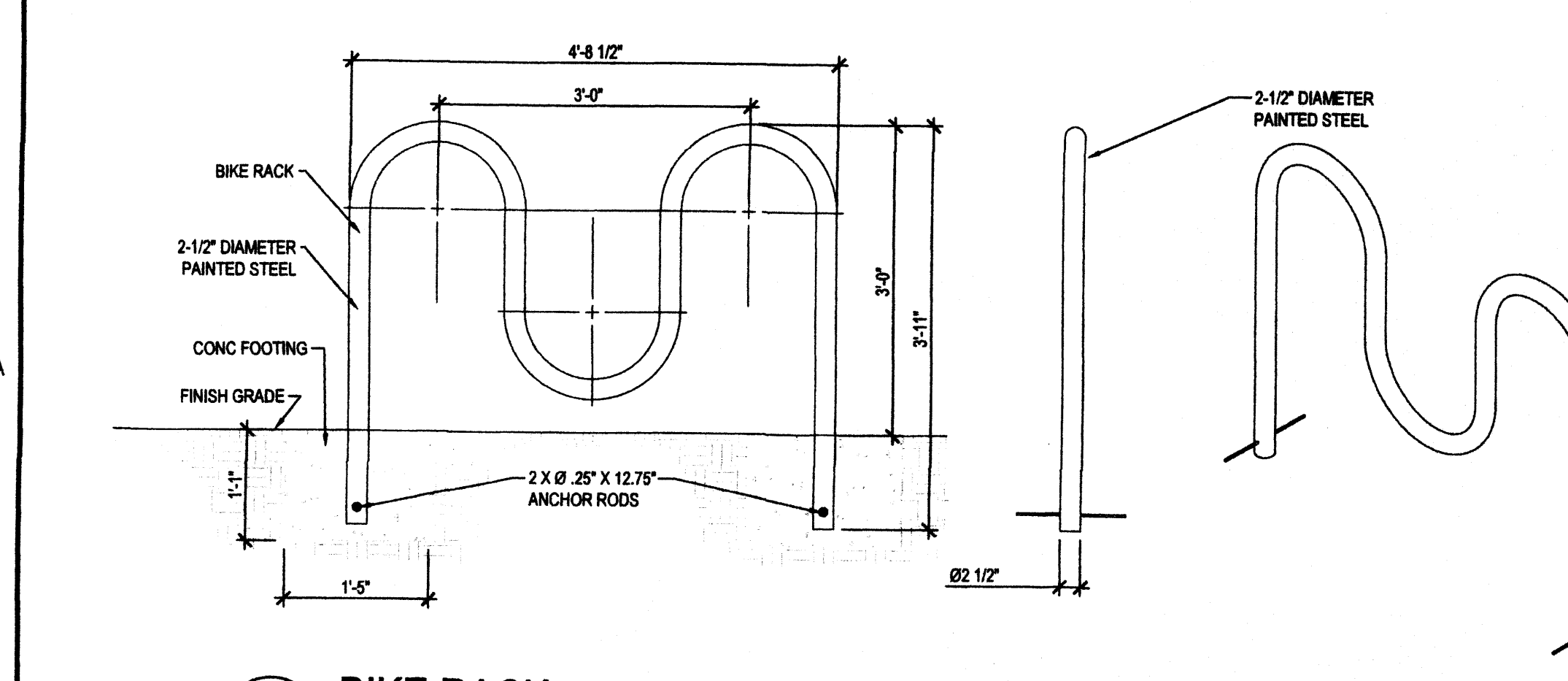
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drawn by: V & A  
checked by:  
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revisions:

## AS-101



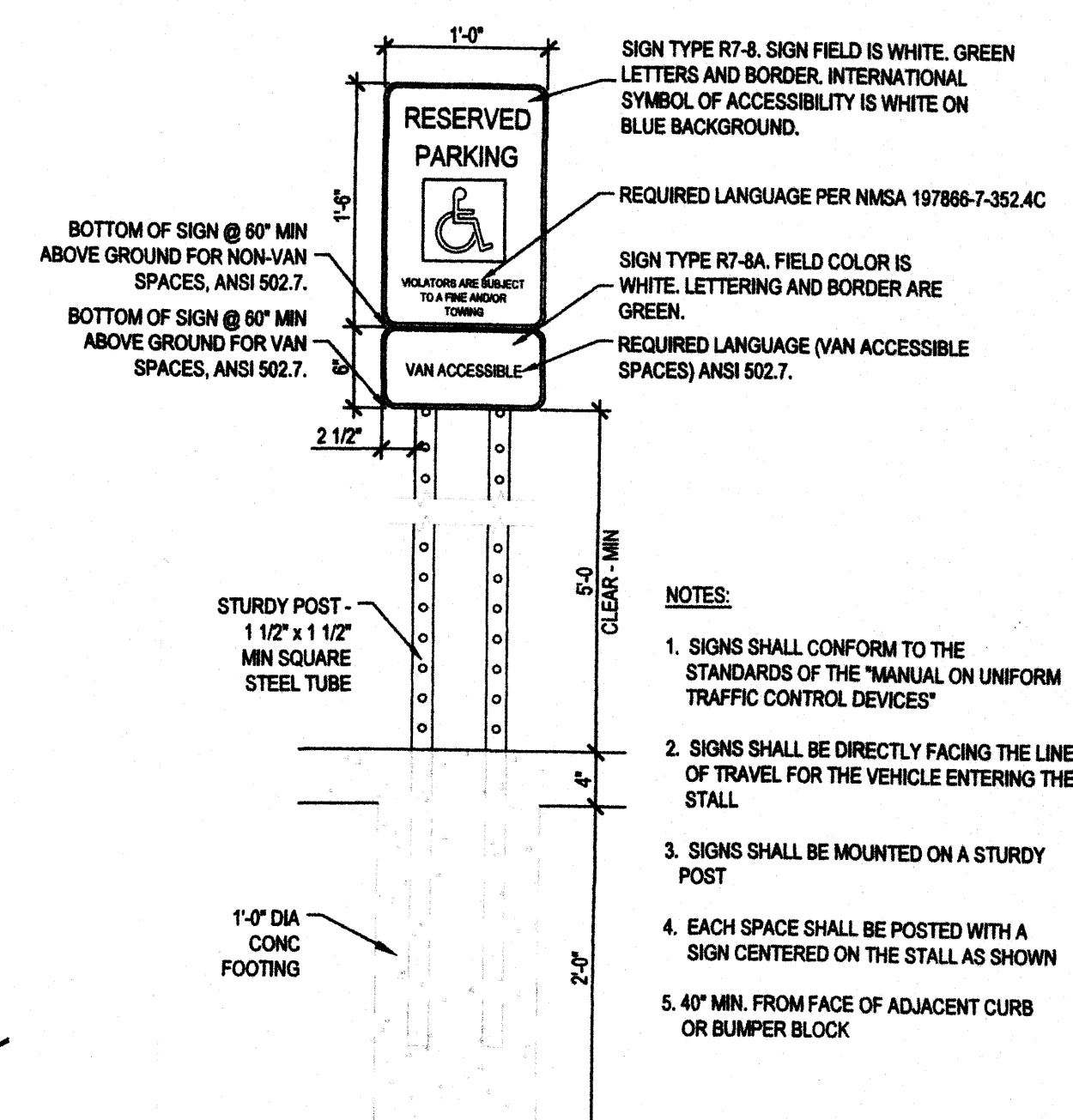


A1 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

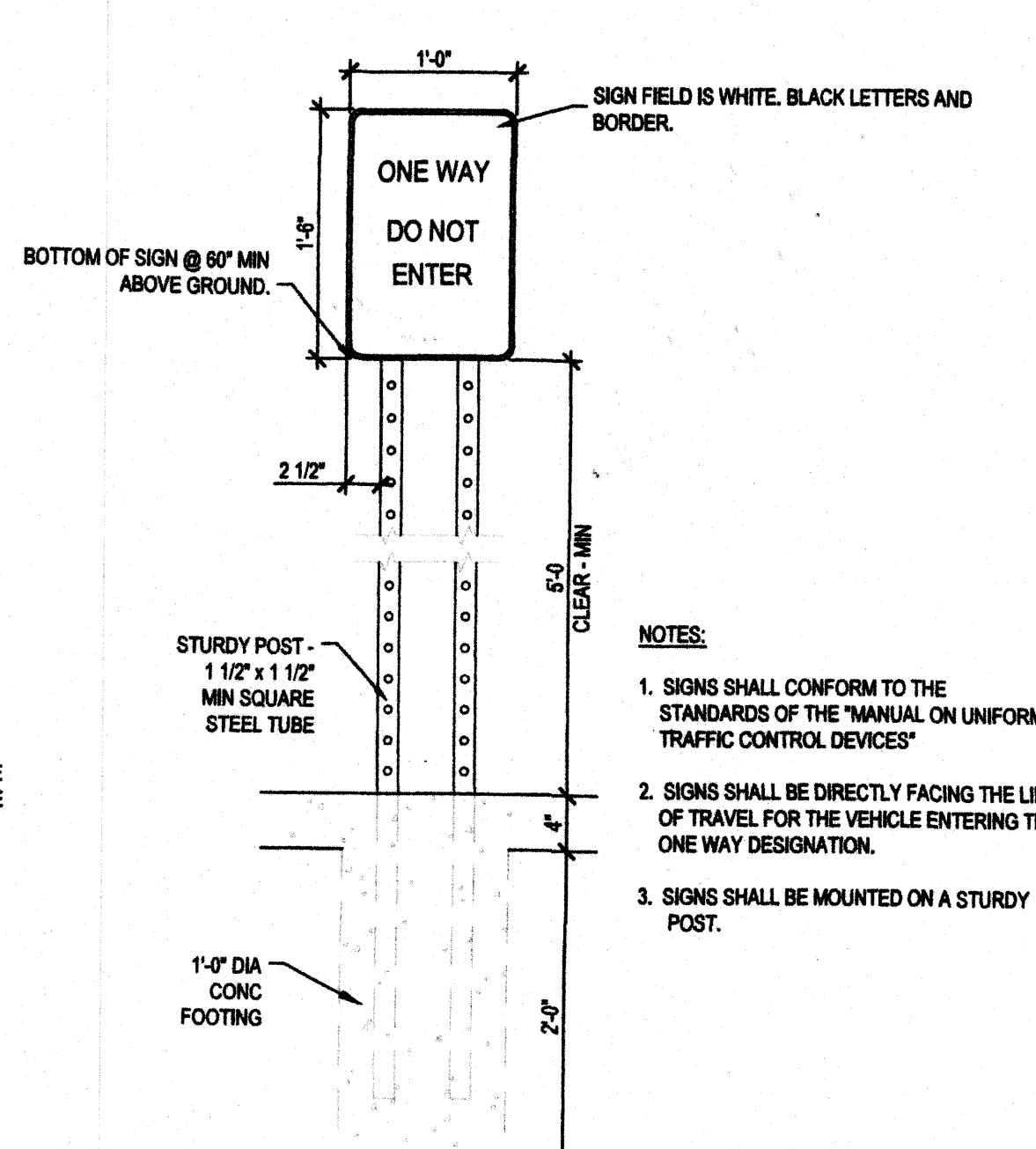


A5 BIKE RACK  
SCALE: 3/4" = 1'-0"

A2 SITE CODE REQUIREMENTS  
SCALE:



A3 ACCESSIBLE SIGN  
SCALE: 1" = 1'-0"



A4 'ONE WAY' SIGN  
SCALE: 1" = 1'-0"

**IBC & IBCB REVIEW:**

**PROJECT ADDRESS:**  
4915 Prospect Ave. NE  
Albuquerque, NM 87110

**ZONING:**  
• SU-1

**APPLICABLE CODES:**  
• 2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC); ALTERATION LEVEL 3.  
• 2009 INTERNATIONAL BUILDING CODE (IBC)

**State Codes**  
• 2009 New Mexico Commercial Building Code  
• 2014 New Mexico Electrical Code  
• 2009 State of New Mexico Energy Conservation Code  
• 2009 New Mexico Existing Building Code  
• 2012 New Mexico Mechanical Code  
• 2012 New Mexico Plumbing Code

**City Codes**  
• 2014 Uniform Administrative Code

**OCCUPANT TYPE** (Per IBC Chapter 3 & 304.1):  
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (303.1 EXCEPTION 2).  
• Group B

**CONSTRUCTION TYPE** (Per IBC Table 601 & 602.3):  
• III-B

**FIRE-PROTECTION SYSTEM** (Per IBC 903):  
• Existing Building is non-Sprinklered  
• A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED PER IBC 704.4  
• FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

**BUILDING AREA** (Per IBC 502.1):  
TOTAL: 10,680  
UPSTAIRS: 1840 SF EACH  
DOWNSTAIRS: 7000 SF TOTAL

**ALLOWABLE FLOOR AREA** (Per IBC Table 503):  
• TABLE 503 B = 19,000 SF

**ALLOWABLE HEIGHT** (Per IBC Table 503):  
• TABLE 503 B = 3 STORIES

**OCCUPANT LOAD** (Per IBC Table 1004.1.1):  
TOTAL = 108  
UPSTAIRS = 1,850 SF EACH UNIT = 18 OCCUPANTS PER UNIT  
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS  
• BUSINESS AREAS 1/100SF

**NO. OF EXITS** (Per IBC Table 1015.1): 20/20  
UPSTAIRS, EACH  
GROUP B: 1 PER 49 OCC.

**DOWNSTAIRS:**  
GROUP B: 1 PER 49 OCC. (GO TO EXIT WIDTH FOR MORE THAN 49 OCC.)

**EXIT TRAVEL** (Per IBC Table 1015.1):  
UPSTAIRS - EACH (FOR SINGLE EXIT)  
GROUP B = LESS THAN 200'  
• REQUIRED = 200' MAX  
• PROVIDED = 94' & 83'  
DOWNSTAIRS - MULTIPLE EXITS GO TO EXIT WIDTH

**EXIT WIDTH** (Per IBC Table 1005.1):  
UPSTAIRS - EACH  
• 3' X 18 OCC. = 5.7'  
• REQUIRED = 5.7'  
• PROVIDED = 30'  
DOWNSTAIRS - TOTAL  
• 2 X 70 OCC. = 14'  
• REQUIRED = 14'  
• PROVIDED = 105'  
WITH DOWNSTAIRS & 1 UPSTAIRS COMBINED  
• 3 X 88 OCC. = 26.7'  
• REQUIRED = 27'  
• PROVIDED = 36' & 72'

**CORRIDOR RATING** (Per IBC 1018.1):  
UPSTAIRS:  
EXCEPTION 4. FIRE-RESISTANCE RATED IS NOT REQUIRED FOR CORRIDORS IN GROUP B WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH 1015.1.  
• NO RATING IS REQUIRED FOR UPSTAIRS UNITS

**DOWNSTAIRS:**  
• OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30, THEREFORE NO RATING IS REQUIRED (TABLE 1018.1)

**CORRIDOR WIDTH** (Per IBC 1018.2):  
UPSTAIRS  
• REQUIRED = 36 IN (1018.2.2) EXISTING IS ALLOWED PER IEBC 605  
• SEE EXIT WIDTH ABOVE

**COMMON PATH OF TRAVEL DISTANCE** (Per IBC 1014.3):  
UPSTAIRS: 1014.3 EXCEPTION 2: WHERE A TENANT SPACE IN GROUP B HAS AN OCCUPANT LOAD OF LESS THAN 30, COMMON PATH SHALL NOT EXCEED 100'.  
• MAXIMUM ALLOWED = 100 FT  
• WORST CASE = 94 FT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 75 FT  
• WORST CASE = 70 FT

**DEAD END CORRIDOR** (Per IBC 705.6):  
UPSTAIRS  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = NO CORRIDORS PRESENT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = 26 FT

**PLUMBING FIXTURE COUNT** (Per IBC ch 29):  
UPSTAIRS - EACH  
• LEVEL 1 DOES NOT REQUIRE NEW FIXTURE COUNT

**DOWNSTAIRS:**  
• OCCUPANCY: MEN 35, WOMEN 35

REQUIRED (100 TOTAL OCC: 54 EACH)	MALE	FEMALE
WC'S (1 per 25 for first 50 and 1 per 50 after)	2	2
URINALS (1 per 40 for first 80)	2	0
LAVS (1 per 100)	2	1
DRINKING FOUNTAINS (1 per 100)	2	1
SERVICE SINK	0	0

**PROVIDED:**

	MALE	FEMALE
WC'S	2	3
URINALS	2	0
LAVS	3	3
DRINKING FOUNTAINS	2	1
SERVICE SINK	0	0

**CITY OF ALBUQUERQUE PLANNING & ZONING REVIEW:**

**ADDRESS:**  
4915 PROSPECT AVE.  
Albuquerque, NM 87110

**LEGAL DESCRIPTION:** 1 LT-1-B-6 BLK 1 VIDAS ADD, CONT. 1.021 AC.  
UPC: 10170594820341504

**ZONING** (14-16-2-17):  
• SU-1

**PARKING** (14-16-3-1): SEE SITE PLAN AS-101  
• EXISTING APPROVED SITE PLAN REQUIRES 66 PARKING SPACES. REFER TO EXHIBIT A ATTACHED.  
• PROVIDED = 88 + 2 (GARAGE) = 90 TOTAL

**PARKING REQUIREMENTS REDUCTIONS:**  
• 10% IF WITHIN 300' OF PUBLIC TRANSIT ROUTE 14-16-3-1-ES.8  
• BUS ROUTE AT SAN MATEO, THEREFORE REDUCE REQUIRED AMOUNT BY 10%, OR 6.6 SPACES. THEREFORE, REQUIRED PARKING REDUCED TO 88.

**LANDSCAPING** (14-16-3-10):  
• PROPERTY SITE LANDSCAPE PLAN WILL NOT BE ALTERED.

### GENERAL NOTES

**LEGAL DESCRIPTION:**  
LOT NUMBERED ONE-B-SIX (1-B-6), IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19.

1 LT-1-B-6 BLK 1 VIDAS ADD CONT 1.021 AC  
UPC: 10170594820341504

EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED FEBRUARY 23, 1976, IN PLAT BOOK B11, FOLIO 19, RECORDS OF BERNILLO COUNTY, NEW MEXICO.

EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, FILED APRIL 30, 1974 IN BOOK MISC. 364, PAGE 945, RECORDS OF BERNILLO COUNTY, NEW MEXICO.

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- NEW MOTORCYCLE PARKING.
- NEW BICYCLE RACK, 14-16-3-1-B.3
- ADA SIGNAGE. REFER TO A3/A5-120 FOR DETAILS. NMBC 1110.1
- MOTORCYCLE PARKING SIGNAGE. 14-16-3-1-C
- 'ONE WAY' SIGN.
- 'DO NOT ENTER' SIGN.
- NEW PEDESTRIAN CONNECTION, 14-16-3-1-H
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### LEGEND

**TRAFFIC CIRCULATION LAYOUT APPROVED**  
Monica Ortiz  
Signed \_\_\_\_\_ Date \_\_\_\_\_  
City of Albuquerque Building & Safety  
AUG 23 2016  
I.B.C. Plan Check Section

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

**VIGIL & ASSOCIATES**  
ARCHITECTURAL GROUP, P.C.  
4477 Irving NW, Suite A  
Albuquerque, New Mexico 87114  
Ph: 505.860.5030 Fax: 505.860.5031  
www.vigil-architects.com

**CONSTRUCTION SEMINARS**  
**RENOVATIONS**  
4915 PROSPECT AVENUE NE, ALBUQUERQUE, NM 87110

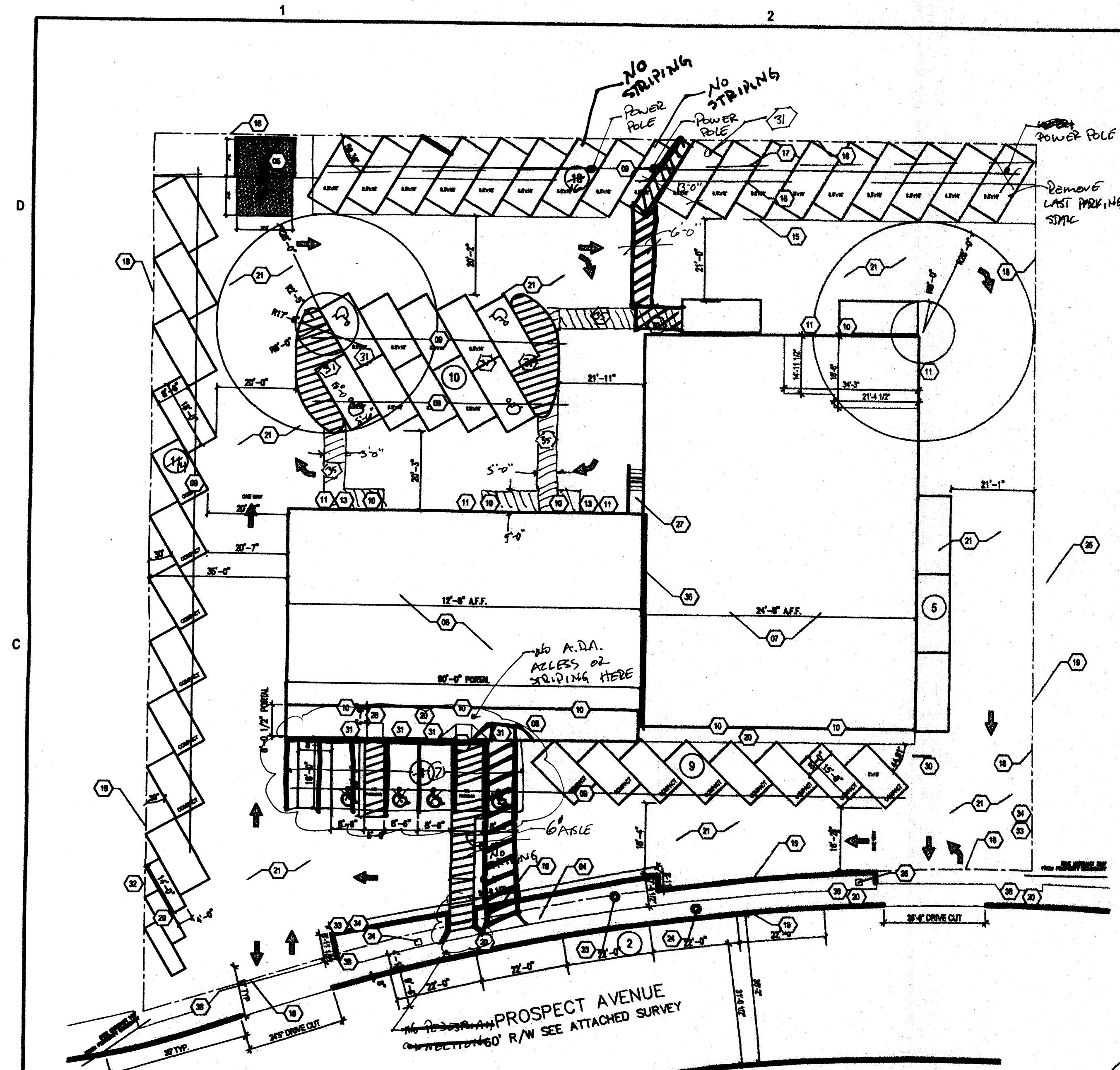
PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

date: FEBRUARY 22, 2016  
drawn by: V & A  
checked by:  
file name: XXXXXX\_AJXXX.dwg  
revisions:

**AS-120**

project no.





**IBC & IEBC REVIEW:**

**PROJECT ADDRESS:**  
4915 Prospect Ave. NE  
Albuquerque, NM 87110

**ZONING:**  
• SU-1

**APPLICABLE CODES:**  
• 2008 INTERNATIONAL EXISTING BUILDING CODE (IEBC); ALTERATION LEVEL 3  
• 2008 INTERNATIONAL BUILDING CODE (IBC)

**State Codes**  
• 2009 New Mexico Commercial Building Code  
• 2014 New Mexico Electrical Code  
• 2009 State of New Mexico Energy Conservation Code  
• 2009 New Mexico Building Code  
• 2012 New Mexico Mechanical Code  
• 2012 New Mexico Plumbing Code

**City Codes**  
• 2014 Uniform Administrative Code

**OCCUPANT TYPE** (Per IBC Chapter 3 & 304.1):  
A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY (303.1 EXCEPTION 2).  
• Group B

**CONSTRUCTION TYPE** (Per IBC Table 601 & 602.3):  
• II-B

**FIRE PROTECTION SYSTEM** (Per IBC 903):  
• Existing Building is non-Sprinklered  
• A FIRE ALARM AND DETECTION SYSTEM WILL BE INSTALLED PER IBC 904.4  
• FIRE EXTINGUISHERS ARE PROVIDED WITHIN 75' FROM ANY POINT IN THE BUILDING

**BUILDING AREA** (Per IBC 502.1):  
• TOTAL: 10,880  
UPSTAIRS: 1840 SF EACH  
DOWNSTAIRS: 7000 SF TOTAL

**ALLOWABLE FLOOR AREA** (Per IBC Table 503):  
• TABLE 503: B = 10,000 SF

**ALLOWABLE HEIGHT** (Per IBC Table 503):  
• TABLE 503: B = 3 STORIES

**OCCUPANT LOAD** (Per IBC Table 1004.1.1):  
TOTAL = 108  
UPSTAIRS = 1,850 SF EACH UNIT = 19 OCCUPANTS PER UNIT  
DOWNSTAIRS = 7,000 SF = 70 OCCUPANTS  
• BUSINESS AREAS 1/1000SF

**NO. OF EXITS** (Per IBC Table 1016.1.1) 20080  
UPSTAIRS: EACH  
GROUP B: 1 PER 48 OCC.

**DOWNSTAIRS:**  
GROUP B: 1 PER 48 OCC. (50 TO EXIT WIDTH FOR MORE THAN 48 OCC.)

**EXIT TRAVEL** (Per IBC Table 1016.1.1):  
UPSTAIRS - EACH (FOR SINGLE EXIT)  
GROUP B = LESS THAN 200'  
• REQUIRED = 200' MAX  
• PROVIDED = 94' & 83'

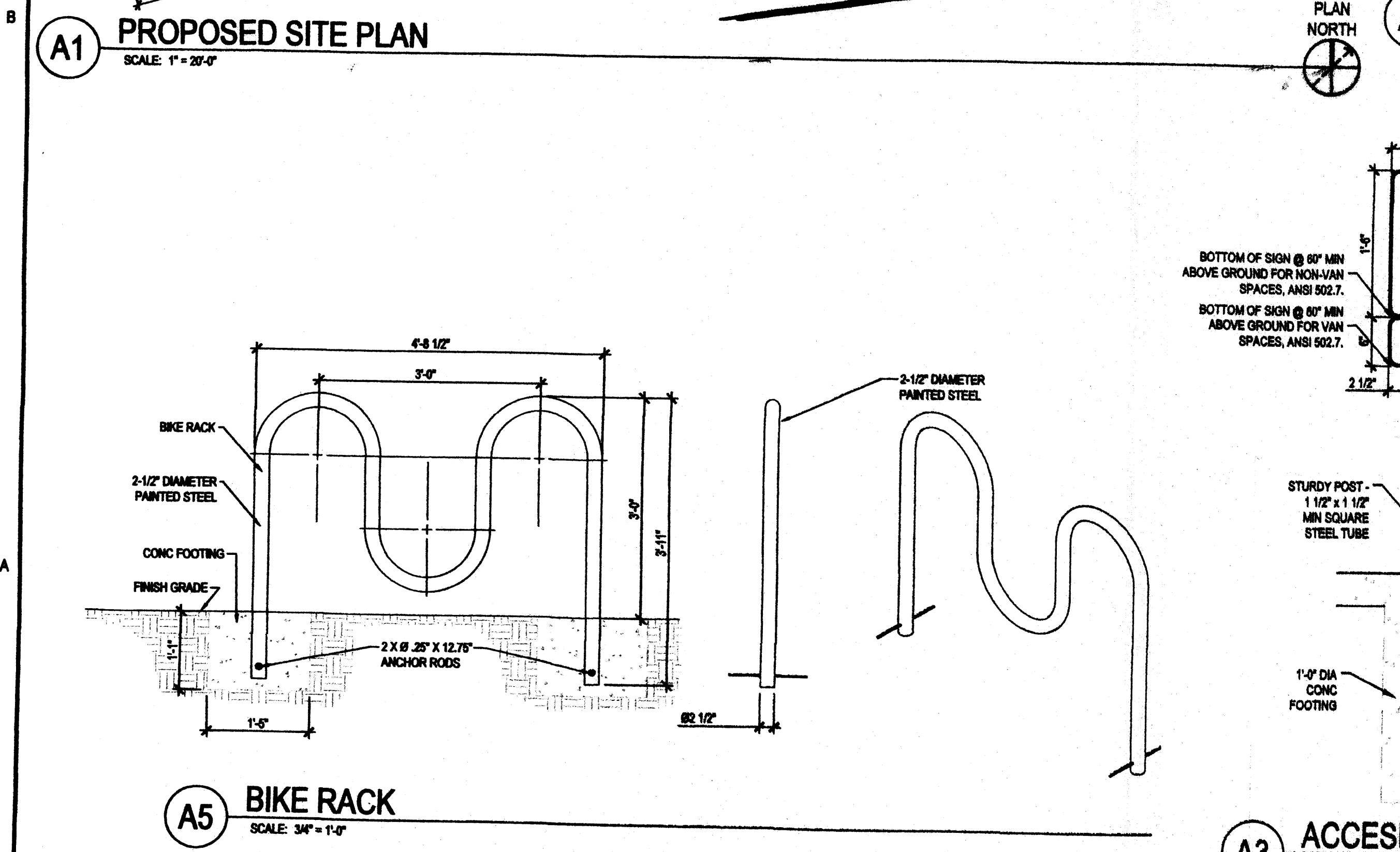
**DOWNSTAIRS - MULTIPLE EXITS GO TO EXIT WIDTH**

**EXIT WIDTH** (Per IBC Table 1006.1):  
UPSTAIRS - EACH  
• 2' X 15 OCC. = 6.7'  
• REQUIRED = 6.7'  
• PROVIDED = 30'

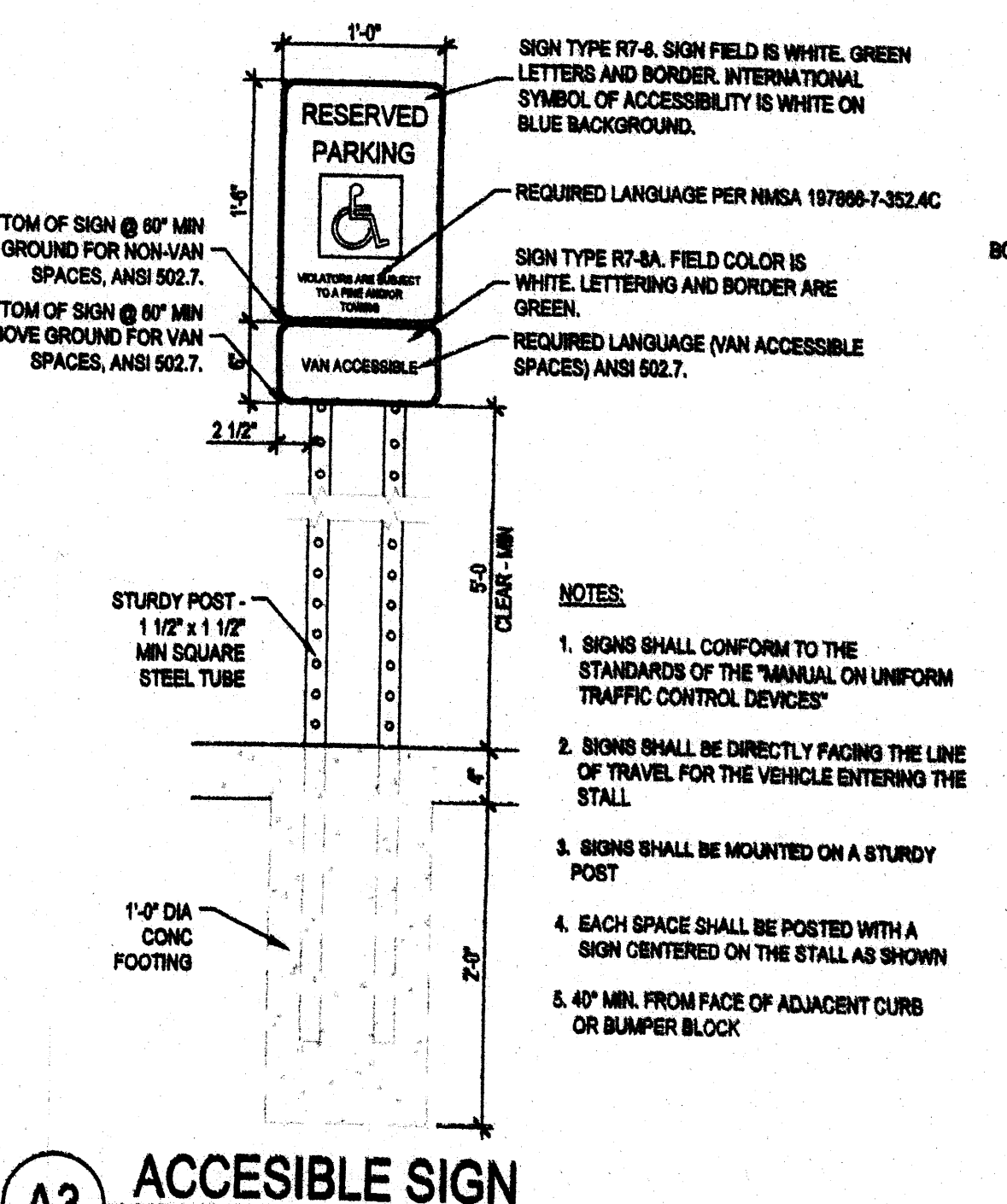
**DOWNSTAIRS - TOTAL**  
• 2 X 70 OCC. = 14'  
• REQUIRED = 14'  
• PROVIDED = 100'

**WITH DOWNSTAIRS & 1 UPSTAIRS COMBINED**  
• 3 X 86 OCC. = 25.7'  
• REQUIRED = 27'  
• PROVIDED = 36' & 72'

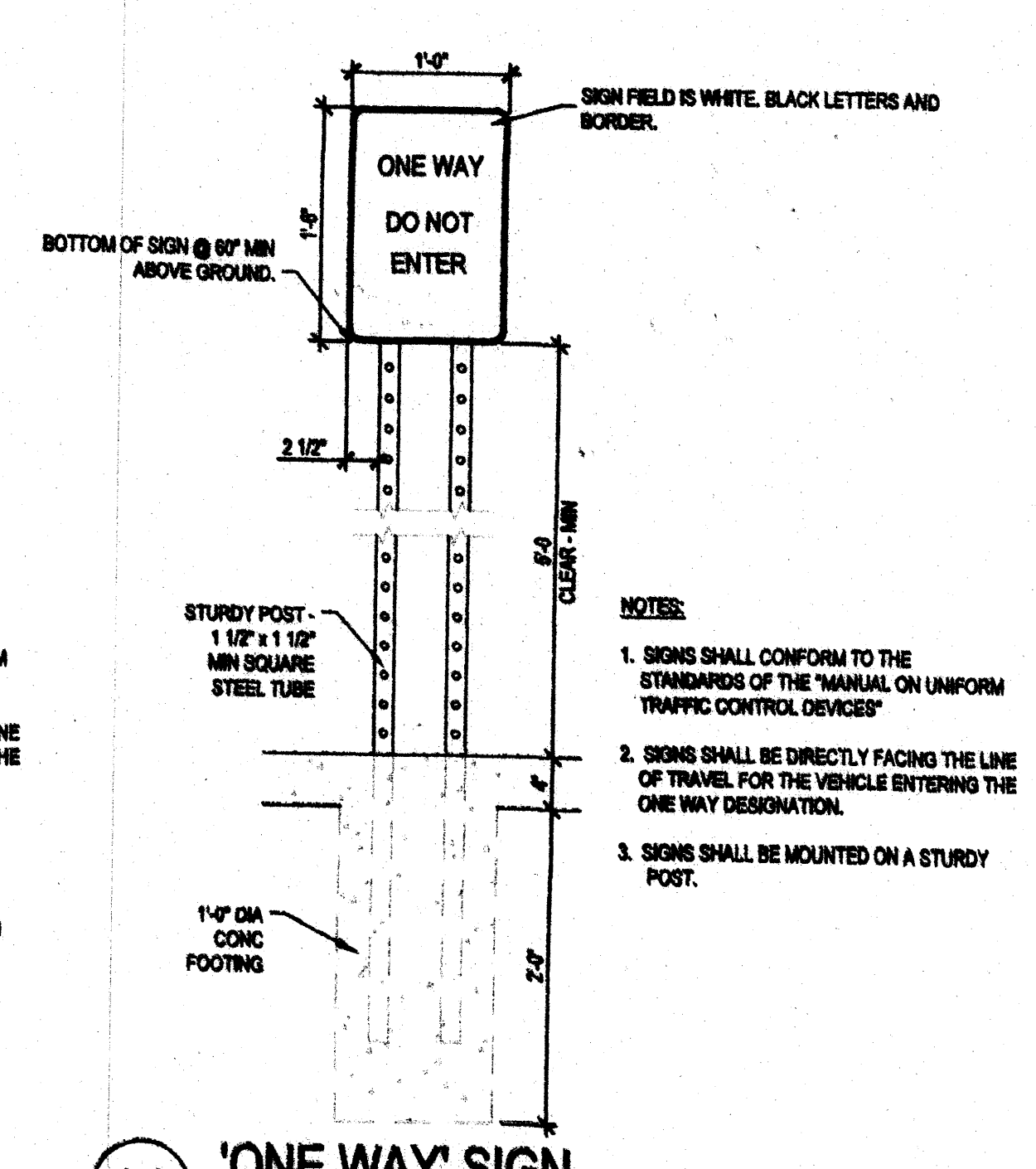
**A2 SITE CODE REQUIREMENTS**  
SCALE:



**A5 BIKE RACK**  
SCALE: 3/4" = 1'-0"



**A3 ACCESSIBLE SIGN**  
SCALE: 1" = 1'-0"



**A4 'ONE WAY' SIGN**  
SCALE: 1" = 1'-0"

**CORRIDOR RATING** (Per IBC 1016.1):  
UPSTAIRS:  
EXCEPTION 4, FIRE-RESISTANCE RATED IS NOT REQUIRED FOR CORRIDORS IN GROUP B WHICH IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH 1015.1.  
• NO RATING IS REQUIRED FOR UPSTAIRS UNITS

**DOWNSTAIRS:**  
• OCCUPANT LOAD SERVED BY CORRIDOR IS LESS THAN 30, THEREFORE NO RATING IS REQUIRED (TABLE 1016.1)

**CORRIDOR WIDTH** (Per IBC 1014.2):  
UPSTAIRS:  
• REQUIRED = 36 IN (1016.2.2) EXISTING IS ALLOWED PER IEBC 906  
• SEE EXIT WIDTH ABOVE

**COMMON PATH OF TRAVEL DISTANCE** (Per IBC 1014.3):  
UPSTAIRS: 1014.3 EXCEPTION 2: WHERE A TENANT SPACE IN GROUP B HAS AN OCCUPANT LOAD OF LESS THAN 50, COMMON PATH SHALL NOT EXCEED 100'.  
• MAXIMUM ALLOWED = 100 FT  
• WORST CASE = 94 FT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 75 FT  
• WORST CASE = 70 FT

**DEAD END CORRIDOR** (Per IBC 706.6):  
UPSTAIRS:  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = NO CORRIDORS PRESENT

**DOWNSTAIRS:**  
• MAXIMUM ALLOWED = 50 FT  
• WORST CASE = 28 FT

**PLUMBING FIXTURE COUNT** (Per IBC ch 28):  
UPSTAIRS - EACH  
• LEVEL 1 DOES NOT REQUIRE NEW FIXTURE COUNT

**DOWNSTAIRS:**  
• OCCUPANCY: MEN 35, WOMEN 35

**REQUIRED** (108 TOTAL OCC: 84 EACH) MALE 2 FEMALE 2  
WC'S (1 per 25 for first 50 and 1 per 50 after) 2 2  
LAVS (1 per 40 for first 50) 2 2  
DRINKING FOUNTAINS (1 per 100) 2 1  
SERVICE SINK

**PROVIDED:**  
WC'S MALE 2 FEMALE 2  
URINALS 2 3  
LAVS 2 3  
DRINKING FOUNTAINS 2 1  
SERVICE SINK

**CITY OF ALBUQUERQUE PLANNING & ZONING REVIEW:**  
**ADDRESS:**  
4915 PROSPECT AVE.  
Albuquerque, NM 87110

**LEGAL DESCRIPTION:** 1 LT-1-S-8 BLK 1 VIDAS ADD, CONT. 1.021 AC.  
UPC: 10170840820341004

**ZONING** (14-16-3-17):  
• SU-1

**PARKING** (14-16-3-1): SEE SITE PLAN AS-101

**EXISTING APPROVED SITE PLAN** REQUIRES 85 PARKING SPACES. REFER TO EXHIBIT A ATTACHED.  
• PROVIDED = 85 + 2 (GARAGES) = 87 TOTAL

**PARKING REQUIREMENTS REDUCTIONS:**  
• 10% IF WITHIN 300' OF PUBLIC TRANSIT ROUTE 14-16-3-1-52.4  
• BUS ROUTE AT SAN MATEO, THEREFORE REDUCE REQUIRED AMOUNT BY 10%, OR 8.5 SPACES. THEREFOR, REQUIRED PARKING REDUCED TO 86.

**LANDSCAPING** (14-16-3-10):  
• PROPERTY SITE LANDSCAPE PLAN WILL NOT BE ALTERED.

**GENERAL NOTES**

**LEGAL DESCRIPTION:**  
LOT NUMBERED ONE-SIX (1-6), IN BLOCK NUMBERED ONE (1), PLAT OF VIDAS SUBDIVISION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 1978, IN PLAT BOOK 811, FOLIO 19.

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City of Albuquerque Building & Safety

AUG 23 2016

I.B.C. Plan Check Section

Signed: Monica Ortiz Date: \_\_\_\_\_

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revisions:

**AS-120**

PROPOSED SITE PLAN - TRAFFIC CIRCULATION LAYOUT SUBMISSION

project no.