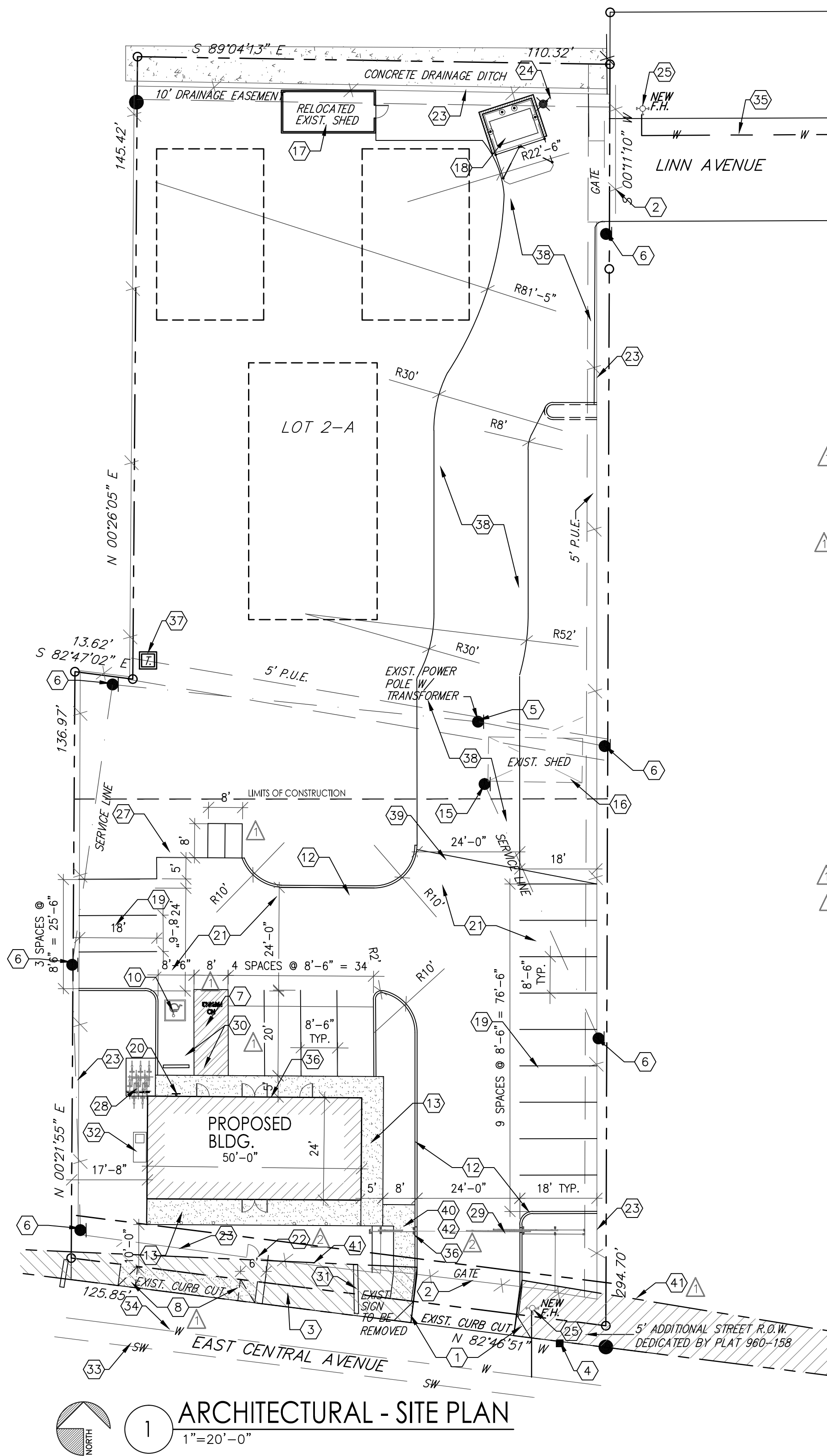




ARCHITECTURAL - SITE PLAN

1"=20'-0"

KEYED NOTES

- EXIST. CURB CUT
- EXIST. GATE TO BE REMOVED
- EXIST. CONC. SIDEWALK
- EXIST. TELEPHONE BOX
- EXIST. POWER POLE WITH TRANSFORMER TO BE REMOVED & RELOCATED
- EXIST. POWER POLE TO REMAIN
- HANDICAP PARKING STRIPED ACCESS AISLE PER CODE
- EXIST. CURB CUT TO BE REMOVED. NEW CONCRETE SIDEWALK, CURB AND GUTTER TO BE INSTALLED MATCHING EXISTING GRADES PER COA STANDARDS CURB & GUTTER COA 2415A SIDEWALKS COA 2430
- HANDICAP CAP PARKING SIGNAGE MOUNT ON EXIST. FENCE - SEE DTL. G/C2
- HANDICAP PARKING SYMBOL
- NEW HANDICAP ACCESS RAMP
- NEW CONC. CURB AND GUTTER - SEE CIVIL
- NEW CONC. SIDEWALK - SEE CIVIL
- NEW CONC. PAD FOR ROLL-OFF TRASH DUMPSTER
- EXIST. POWER POLE TO BE REMOVED
- EXIST. SHED TO BE RELOCATED
- RELOCATED SHED
- NEW CONCRETE PAD FOR TRASH ENCLOSURE - SEE DTL. A,B,C/AC-2
- PAINTED PARKING SPACE
- HANDICAP PARKING SIGNAGE MOUNT ON POLE INSTALLED PER CODE
- NEW ASPHALT PAVEMENT - SEE CIVIL
- EXIST. GATE TO BE REMOVED
- EXIST. FENCE TO REMAIN
- EXIST. LIGHT POLE TO REMAIN
- NEW FIRE HYDRANT TO BE INSTALLED, CONTRACTOR TO VERIFY WATER ACCESSIBILITY WITH CITY AND FIRE MARSHALL
- N/A
- MOTORCYCLE PARKING SPACES (2) W/MOTORCYCLE PARKING SIGNAGE PER COA
- BICYCLE RACK FOR 5 BICYCLES
- FUTURE METAL SLIDING ENTRY GATES - DTL. K/AC-2
- SIDEWALK TO MATCH FINISH PAVING ELEVATION
- EXISTING SIGN TO BE REMOVED
- CONDENSER UNIT FOR HVAC - SEE MECHANICAL
- EXIST. SEWER LINE
- EXIST. WATER LINE
- NEW 6" WATER LINE TO TIE INTO EXIST. 6" WATER LINE 1 BLK. AWAY
- FIRE DEPARTMENT 'KNOX BOX' PROVIDED BY CONTRACTOR TO VERIFY LOCATION WITH FIRE MARSHAL
- NEW ELECTRICAL TRANSFORMER - SEE ELECTRICAL. CONTRACTOR TO COORDINATE WITH PNM
- EXISTING COMPACTED SUBGRADE WITH CRUSHER FINES AND GRAVEL ACCESS WAY
- EDGE OF ASPHALT PAVEMENT
- ADA PUBLIC ACCESSIBLE PEDESTRIAN PATHWAY SIDEWALK PER DPM "CLEAR SIGHT DISTANCE" PER DPM, CHAPTER 23, SECTION 2, PART D.5. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. PEDESTRIAN ACCESS GATE MUST REMAIN UNLOCKED DURING BUSINESS HOURS PER COA.
-

GENERAL NOTES

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER BY CONTRACTOR PER CITY OF ALBQ. CONTRACTOR TO PROVIDE APPROPRIATE CITY STANDARD DRAWING PRIOR TO STARTING WORK.
- ANY AND ALL IMPROVEMENTS LOCATED IN THE "RIGHT OF WAY" MUST BE CONSTRUCTED THROUGH COA DRC WORK ORDER PROCESS

INTERNATIONAL BUILDING CODE 2009

SITE DESCRIPTION

LOT 5-A, BLOCK C, 0.6115 ACRES & LOTS 1 THRU 4 AND THE JULY 10' OF LOT NUMBER FIVE IN BLOCK C OF THE DURAN & ALEXANDER ADDITION.

SITE DATA

ZONING: SU2-EG-C
CONSTRUCTION TYPE: VB
SEISMIC DESIGN CATEGORY: D (SEE S-0.0 GENERAL STRUCTURAL NOTES)
AUTOMATIC SPRINKLER SYSTEM: NO SPRINKLER SYSTEM
REQUIRED SEPARATION OF OCCUPANCIES, TABLE 508.4: OCCUPANCY B, A3 AND R: 1 HR.

IBC 2009, SEC. 717.3 FLOORS & 717.4 ATTICS: FIREBLOCKING REQUIRED IN COMBUSTIBLE CONCEALED SPACES

EXISTING SITE 0.78 ACRES = 33,850.98 SF
NEW BUILDING 1,200 SF [0.4%]
EXISTING PAVING, SIDEWALKS 15,841 SF [0.46%]
EXISTING LANDSCAPING 16,809.98 SF [0.50%]

OCCUPANCY:
BUILDING - GROUP B OFFICES (940 SF/100) = 10 OCCPS

TABLE 1021.1 MIN. NO. OF EXITS PER OCC. LOAD: TOAL OCC. LOAD = 10 OCCUPANTS = (2) EXITS REQUIRED, (4) EXITS PROVIDED.

TABLE 1016.1 EXIT ACCESS TRAVEL DISTANCE: WITHOUT SPRINKLER SYSTEM: 200 FEET MAX.

SECTION 1005 EGRESS WIDTH REQUIRED: OCC. LOAD = 10 x 0.2 = 2 INCH EGRESS WIDTH.
EGRESS WIDTH PROVIDED: (2) 36 INCH EGRESS WIDTH, (2) 72 INCH EGRESS WIDTH

PARKING REQUIRED:

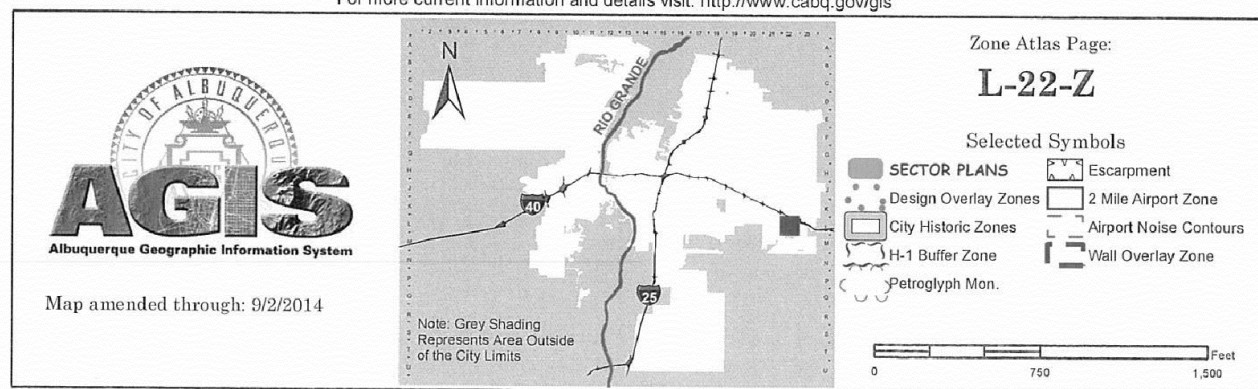
BUILDING 'A':
OFFICE [940 SF/200] = 5 SPACES
TOTAL 5 SPACES

BUS STOP REDUCTION 10% = 1 SPACES
SUBTOTAL 4 SPACES

SITE PARKING PROVIDED - 15 STANDARD SPACES
1 HANDICAP SPACES

TOTAL SPACES PROVIDED 16 SPACES

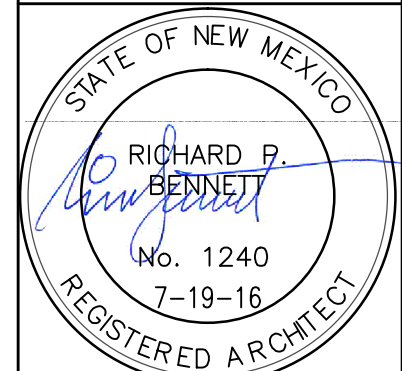
PER SEC. 14-16-3-1 OFFSTREET PARKING REGULATIONS, C, 1-25 SPACES = 1 SPACE
MOTORCYCLE PARKING REQUIRED- 1 SPACES, (2) SPACES PROVIDED
BICYCLE WAVE RACK PROVIDED - 5 BICYCLES CAPACITY



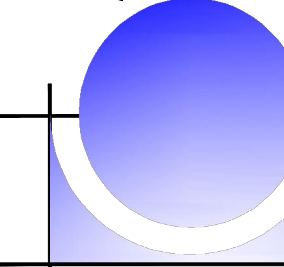
PROJECT ZONE ATLAS L-22-Z ZONED SU-2 EG-C

TUYET SON BUDDHIST CENTER
ARCHITECTURAL - SITE PLAN BLDG. A
ALBUQUERQUE, NM
PROJECT #1580

REVISION DATE
PER TCL COMMENTS 7/11/16
PER TCL COMMENTS 7/19/16



RBA
ARCHITECTURE PC
DESIGN
1400 Park Ave. SW
Albuquerque, NM 87102
Phone: 505.763.0000
www.rba-nm.com



DATE
7-6-2016

SHEET NUMBER

TCL-1