



VENICE VOLLEYBALL FACILITY  
5801 VENICE AVE NE,  
ALBUQUERQUE, NEW MEXICO 87113

**PROJECT DATA**

**PROJECT DESCRIPTION** New Indoor Volleyball Facility

**PROJECT** Venice Volleyball Facility  
Development of new Indoor Volleyball Facility on undeveloped land located in Albuquerque, NM.

**PROJECT ADDRESS**  
Building 5801 Venice Ave NE  
Albuquerque, New Mexico 87113  
Owner Verde Management, LLC

**LEGAL DESCRIPTION** Tract A-1 Block 3 Unit B North Albuquerque Acres, 1.75± AC

**ZONING** NR-LM (Non-Residential, Light Manufacturing) + CPO-10 North I-25 overlay zone

**ADJACENT ZONING** NR-LM

**INDEX TO DRAWINGS**

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**CODE ANALYSIS**

**APPLICABLE CODES**  
International Building Code (IBC) 2015 (NMCBC 2015)  
Uniform Mechanical Code (UMC) 2105 (NMECC 2015)  
National Electrical Code (NEC) 2017 (NMECC 2017)  
International Energy Conservation Code (IECC) 2018 (NMECC 2018)  
International Existing Building Code (IEBC) 2015 (NMEBC 2015)

**CONSTRUCTION TYPE & ALLOWABLE FLOOR AREA + HEIGHT:**  
Construction Type (IBC Table 503): V B - Fully Sprinklered

**Allowable Height Above Grade (IBC Table 504.3):** 40'-0"  
**Provided:** 29'-6"± (PEAK AT VOLLEYBALL COURT AREA)  
15'-0"± (OFFICE / RESTROOM / STORAGE AREA)

**Allowable Stories (IBC Table 504.4):** 2 stories above grade  
**Actual:** 1 story

**Allowable Area: 24,000 SQ. FT.**  
**Actual:** 16,640 SQ. FT. ±

**OCCUPANCY GROUP (IBC Table 3-A):** A-3 (Gymnasium - Other Indoor Entertainment)

**OCCUPANT LOAD:**  
Volleyball Courts: 32 players per court x 4 Courts = 128 occupant(s)  
Seating Area: 73 Seats = 73 occupant(s)  
Office: 1,350 sf/100 = 14 occupant(s)

**TOTAL OCCUPANTS = 215**

**EGRESS:**  
Number of Exits: 2  
Required Number (IBC Table 1018.1): 2  
Provided Number of Exits: 3 (2 @ 36' + 1 @ 6'-0")

**Required Exit Width:**  
Provided Number: 3  
Required Width (IBC Table 1005.1): # Occupants x 0.2 (See Occupant Load Table) = 43 inches

**Minimum Width Provided:** 120 inches total between three exits (Refer to IBC 1005.5 for distribution of minimum width).

**EXIT ACCESS TRAVEL DISTANCE:**  
Allowed (IBC Table 1015.1): A Occupancy w/ sprinkler system 250 feet  
Provided:

**FIRE EXTINGUISHING SYSTEM:**  
Fire Extinguishers: 2-A, 10B. Max travel distance 75 feet.  
Provided:

**FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:**  
All Elements: 0 Hours (IBC Table 601)

**IECC 2018**

**Table C402.1.3 Building Envelope requirements - opaque assemblies**  
CZ 4B  
Roof - Metal Building: R-19 + R-11 LS (Liner System) (Thermal Spacer Block is required when R-value method is used) (U value method: U=0.035)  
Walls - Metal Building: R-13 + R-13ci (U value method: U=0.052)

**Table C402.4 Building Envelope requirements - fenestration**  
U factor:  
Fixed: 0.36  
Operable: 0.45  
Entrance Doors: 0.77  
SHGC:  
PF<0.2: N=0.48, SEW=0.36

**CITY APPROVALS**

**PROJECT NUMBER:** PR-2019-001959

**Application Number:** SI-2024-00040

**Is an Infrastructure List required? (X) Yes ( ) No** If yes, then a set of approved DFC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFC SITE DEVELOPMENT PLAN APPROVAL:**

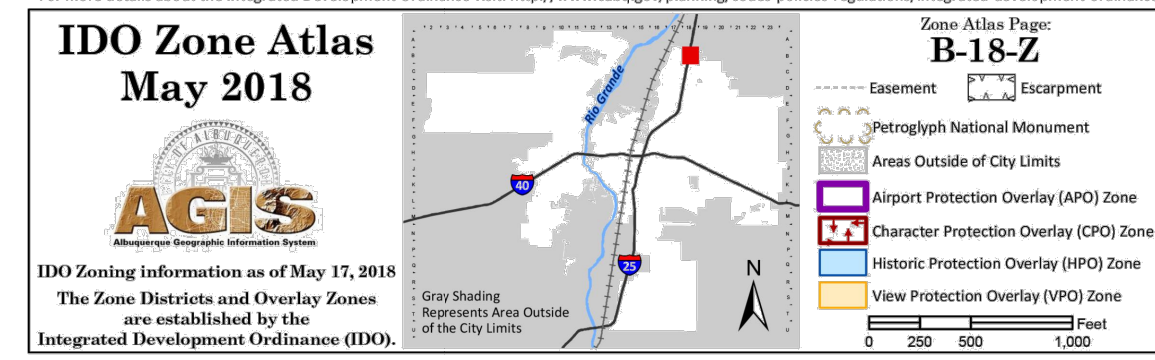
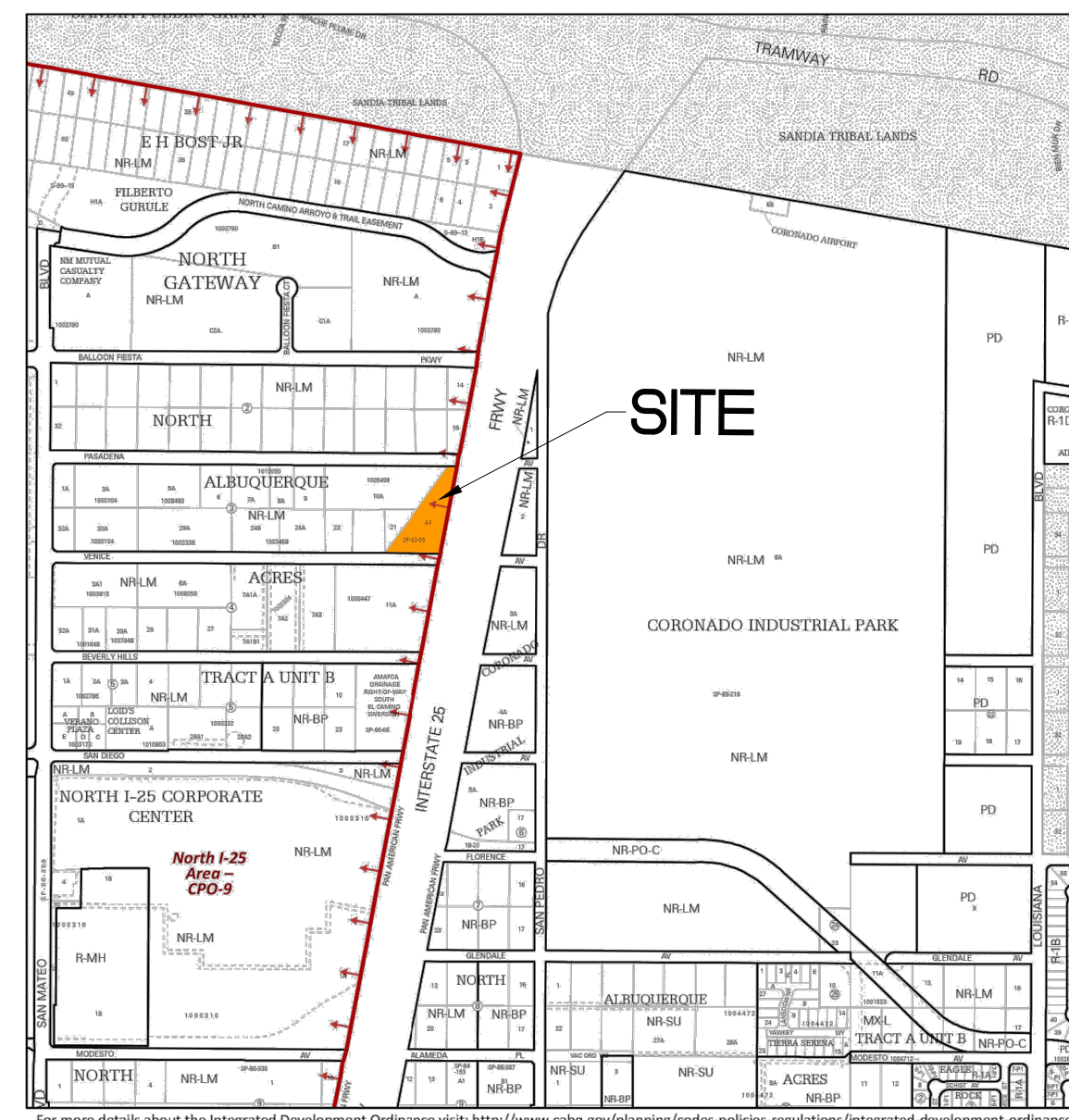
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

**GENERAL NOTES**

- A. SEE LANDSCAPE PLAN FOR COMPLIANCE WITH CITY OF ALBUQUERQUE LANDSCAPING GUIDELINES.
- B. SEE ELECTRICAL SITE PLAN FOR PARKING LOT LIGHT FIXTURE SPECIFICATIONS.
- C. FIRE LANE TO BE PAINTED RED CURBS WITH WHITE STENCIL "FIRE LANE NO PARKING" - TYPICAL.
- D. ALL REQUIRED PUBLIC INFRASTRUCTURE SHALL BE FINANCIALLY GUARANTEED.
- E. LANDSCAPING, SIGNAGE, WALLS, FENCES, TREED, AND SHRUBBERY BETWEEN THREE (3) AND EIGHT FEET (8') TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

**SYMBOLS LEGEND**

- GRAVEL DRIVE, DRIVE ENGINEERED TO MEET OR EXCEED FIRE MARSHALL OFFICE REQUIREMENT OF SUPPORTING 75,000 POUNDS OR MORE.
- LANDSCAPE AREA, SEE LANDSCAPE PLAN
- CONCRETE PAVED ACCESSIBLE PARKING AREA
- TREE, SEE LANDSCAPE PLAN
- SHRUB, SEE LANDSCAPE PLAN
- PARKING LOT POLE, SEE SITE LIGHTING PLAN, ES101



**Line Table**

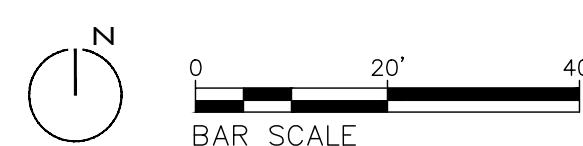
Line #	Direction	Length (ft)
L1	S 89°33'38" E (S 89°34'30" E)	12.80'(12.67')

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.74'(34.75')	25.00'(25.00')	79°36'41"	32.01'	S 50°33'40" W
C2	43.77'(43.77')	25.00'(25.00')	100°18'58"	38.39'	S 39°24'10" E



**A3 SITE PLAN**  
1"=20'-0"



REVISIONS

DATE	COMMENTS	DESCRIPTION
1/23/2024	DFC COMMENTS #2	
1/23/2024	DFC COMMENTS #2	

PROJECT NO: 2023-VW  
DATE: 1.30.2024  
SET NO: XXXX  
DRAWN BY: XX  
CHECKED BY:

SITE PLAN ADMINISTRATIVE DFT - SITE PLAN