PROJECT: **Venice Volleyball Facility**
Application for Site Plan Administrative - DFT

Site Plan Documentation

City of Albuquerque

DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	
☒ Site Plan Administrative DFT *(Forms SP & P2)*	☐ Extension of Infrastructure List or IIA *(Form S3)*
☐ Final EPC Sign-off for Master Development/Site Plans - EPC *(Form P2)*	**PRE-APPLICATIONS**
☐ Infrastructure List or Amendment to Infrastructure List (*Form S3*)	☐ Sketch Plat Review and Comment *(Form S3)*
☐ Temporary Deferral of S/W *(Form S3)*	☐ Sketch Plan Review and Comment *(Form S3)*
☐ Extension of IIA: Temp. Def. of S/W *(Form S3)*	**APPEAL**
	☐ Decision of Site Plan Administrative DFT *(Form A)*

BRIEF DESCRIPTION OF REQUEST

Sit Plan Administrative - DFT approval for an Indoor Volleyball Facility

APPLICATION INFORMATION

Applicant/Owner: Verde Management		Phone: (505) 220-5877
Address: 8717 Democracy NE		Email: shannonmick@hotmail.com
City: Albuquerque	State: New Mexico	Zip: 87109
Professional/Agent (if any): Studio 151, LLC		Phone: (505) 220-0595
Address: 714 Roma Ave. NW		Email: tyson@studio151llc.com
City: Albuquerque	State: New Mexico	Zip: 87102
Proprietary Interest in Site: no	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A-1	Block: 3	Unit: B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: 101806520428520113
Zone Atlas Page(s): B-18-Z	Existing Zoning: NR-LM	Proposed Zoning NR-LM
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.74+/-

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5801 Venice Ave. NE	Between: Pan American West Fwy	and: San Mateo Blvd. NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	**Date:** 1/5/2024
Printed Name: Tyson Parker	☐ Applicant or ☒ Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022

☑ **SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

X 1) DFT Application form completed, signed, and dated

X 2) Form P2 with all the submittal items checked/marked

X 3) Form P with signatures from Hydrology, Transportation, and ABCWUA

X 4) Zone Atlas map with the entire site clearly outlined and labeled

X 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)

N/A 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)

X 7) Infrastructure List, if required for building of public infrastructure

X 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at): https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

X 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf

SUPPORTIVE DOCUMENTATION

X 10) Completed Site Plan Checklist

X 11) Letter of authorization from the property owner if application is submitted by an agent

X 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)

N/A 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*

N/A 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

N/A 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

N/A 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

X 17) Sign Posting Agreement

N/A 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

__ Office of Neighborhood Coordination neighborhood meeting inquiry response

__ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

__ Completed neighborhood meeting request form(s)

__ If a meeting was requested or held, copy of sign-in sheet and meeting notes

X 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

X Office of Neighborhood Coordination notice inquiry response

X Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

X Proof of emailed notice to affected Neighborhood Association representatives

☐ **FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

____ 2) Form P2 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Site Plan and related drawings

____ 5) Infrastructure List, if require

____ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

____ 7) Letter of authorization from the property owner if application is submitted by an agent

____ 8) Solid Waste Department signature on Site Plan

____ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

____ 10) Approved Grading and Drainage Plan

____ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 10/26/23)

*Hydrology and Transportation approvals were obtained prior to Form P converting to Form SP

Legal Description & Location: 5801 Venice Ave. NE, Albuquerque, NM 87113, NW Corner of Venice Ave. and Pan American West , Tract A-1 Block 3 Unit B North Albuquerque Acres, 1.75± AC

Request Description: Site Plan Administrative - DFT, New Indoor Volleyball Facility

❑ ***Hydrology:***

•	Grading and Drainage Plan	X	Approved	____ NA
•	AMAFCA	____	Approved	X NA
•	Bernalillo County	____	Approved	X NA
•	NMDOT	____	Approved	X NA
•	MRGCD	____	Approved	X NA

Renée C. Brissette
Hydrology Department

10/23/23
Date

❑ ***Transportation:***

•	Traffic Circulations Layout (TCL)	X	Approved	____ NA
•	Traffic Impact Study (TIS)	____	Approved	X NA
•	Neighborhood Impact Analysis (NIA)	____	Approved	X NA
•	Bernalillo County	____	Approved	X NA
•	MRCOG	____	Approved	X NA
•	NMDOT	____	Approved	X NA
•	MRGCD	____	Approved	X NA

Ernest Armijo
Transportation Department

10/20/2023
Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

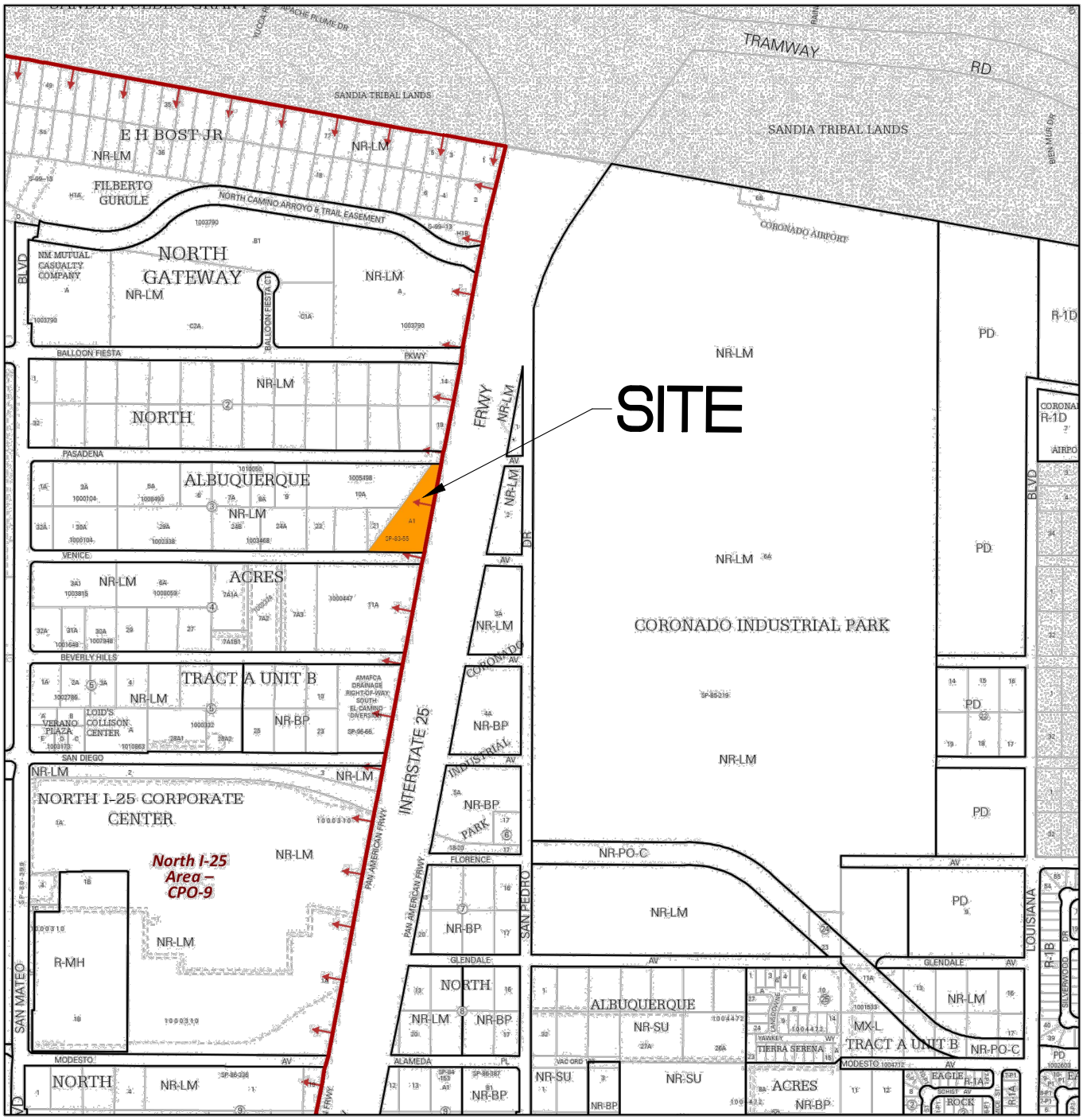
•	Water/Sewer Availability Statement/Serviceability Letter	X	Approved	____ NA
•	ABCWUA Development Agreement	____	Approved	X NA
•	ABCWUA Service Connection Agreement	____	Approved	X NA

Edwin Bergeron
ABCWUA

12/22/2023
Date

❑	Infrastructure Improvements Agreement (IIA*)	____ Approved	____ NA
❑	Solid Waste Department Signature on the plan	____ Approved	____ NA
❑	Fire Marshall Signature on the plan	____ Approved	____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)



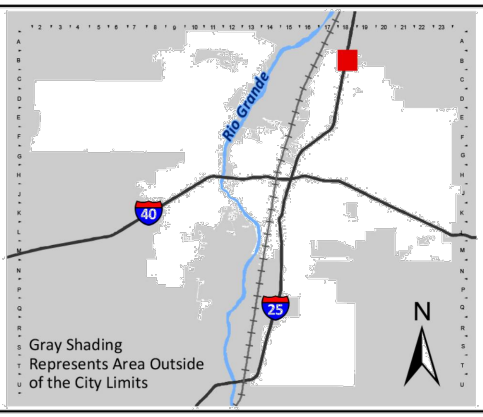
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

AGIS Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

B-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

E1 SDP1.1 **VICINITY MAP**

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 SDP1.1 **SITE PLAN**
1"=20'-0"
BAR SCALE 0 20' 40'

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: Herman Gallegos
Date: 01-05-24

SOLID WASTE MANAGEMENT DEPARTMENT CITY OF ALBUQUERQUE

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

CODE ANALYSIS

APPLICABLE CODES
International Building Code (IBC) 2015 (NMCBC 2015)
Uniform Mechanical Code (UMC) 2105 (NMMC 2015)
National Electrical Code (NEC) 2017 (NMEC 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
Required Number (IBC Table 1018.1): 2
Provided Number of Exits: 3 (2 @ 35' * 1 @ 6'-0")

Required Exit Width
Provided Number: 3Required 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: 0.38
Operable:0.45
Entrance Doors: 0.77
SHGC:
PF<.0.2: N - 0.48, SEW - 0.36

PARKING REQUIREMENTS

REQUIRED SPACES = 72 (Office Use 5 + Other Indoor Entertainment 67)

Office Use (3.5 Spaces/1,000 sq. ft.): (1,350 sq. ft./1000)3.5 = 4.75 spaces

Other Indoor Entertainment (1 space per 3 persons design capacity):
Volleyball Courts : 128 occupants
Seating Area : 73 occupants
Total Occupants : 201 occupants @ 3 person per deign capacity = 67 spaces

PROVIDED SPACES = 72 spaces
4 - HC
4 - MOTORCYCLE
1 - ELECTRIC SPACE

PLUMBING FIXTURES

PLUMBING FIXTURE REQUIREMENTS:
IBC Table 2902.1

GROUP	WATER CLOSETS (215 OCCUPANTS (108 male + 108 female))		LAVATORIES MALE/FEMALE 108 male + 108 female	DRINKING FOUNTAINS	SERVICE SINK
B	1 PER 125 M	1 PER 65 F	1 PER 200	1 PER 500	1
REQUIRED	1	2	1 M / 1 F	1	1
PROVIDED	2 + 1 URINAL	3	2 M / 2 F	1	1

FIRE SYSTEM NOTES

A. BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM WITH A SUPERVISED FIRE ALARM SYSTEM PER IBC 903.2.1.3 (A3 AREA EXCEEDS 12,000 SF) AND IBC 907
B. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA = 15% OF TOTAL AREA LESS BUILDING AREA (.15 * (76,480± sf - 16,680± SF)) = 8,972 sf landscape area

PROVIDED = 17,003± sf

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.

CITY APPROVALS

PROJECT NUMBER: _____

Application Number: _____

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

DFT 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
Herman Gallegos Herman Gallegos Solid Waste Management	01-05-24 Date
Planning Department	Date

INDEX TO DRAWINGS

general

1 SDP1.1 SITE PLAN ADMINISTRATIVE DFT - SITE PLAN
2 SDP2.1 SITE PLAN ADMINISTRATIVE DFT - LANDSCAPE PLAN
3 SDP3.1 SITE PLAN ADMINISTRATIVE DFT - GRADING PLAN
4 SDP3.2 SITE PLAN ADMINISTRATIVE DFT - DRAINAGE PLAN
5 SDP4.1 SITE PLAN ADMINISTRATIVE DFT - UTILITY PLAN
6 SDP5.1 SITE PLAN ADMINISTRATIVE DFT - BUILDING ELEVATIONS + SITE DETAILS
7 SDP5.2 SITE PLAN ADMINISTRATIVE DFT - SUN AND SHADE ANALYSIS
8 SDP5.3 SITE PLAN ADMINISTRATIVE DFT - SUN AND SHADE ANALYSIS
9 F1 SITE PLAN ADMINISTRATIVE DFT - FIRE DEPARTMENT FIRE 1 SITE PLAN
10 ES101 SITE PLAN ADMINISTRATIVE DFT - SITE LIGHTING PLAN

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

STUDIO 151, LLC
P.O.BOX 923
CORRALES, NEW MEXICO
8 7 0 4 8
505.220.0595
505.242.7627

STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS

ADDENDUM #	DESCRIPTION	MARK	DATE
1			

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: xxxx
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- SITE PLAN

SDP1.1

PLANTING SCHEDULE

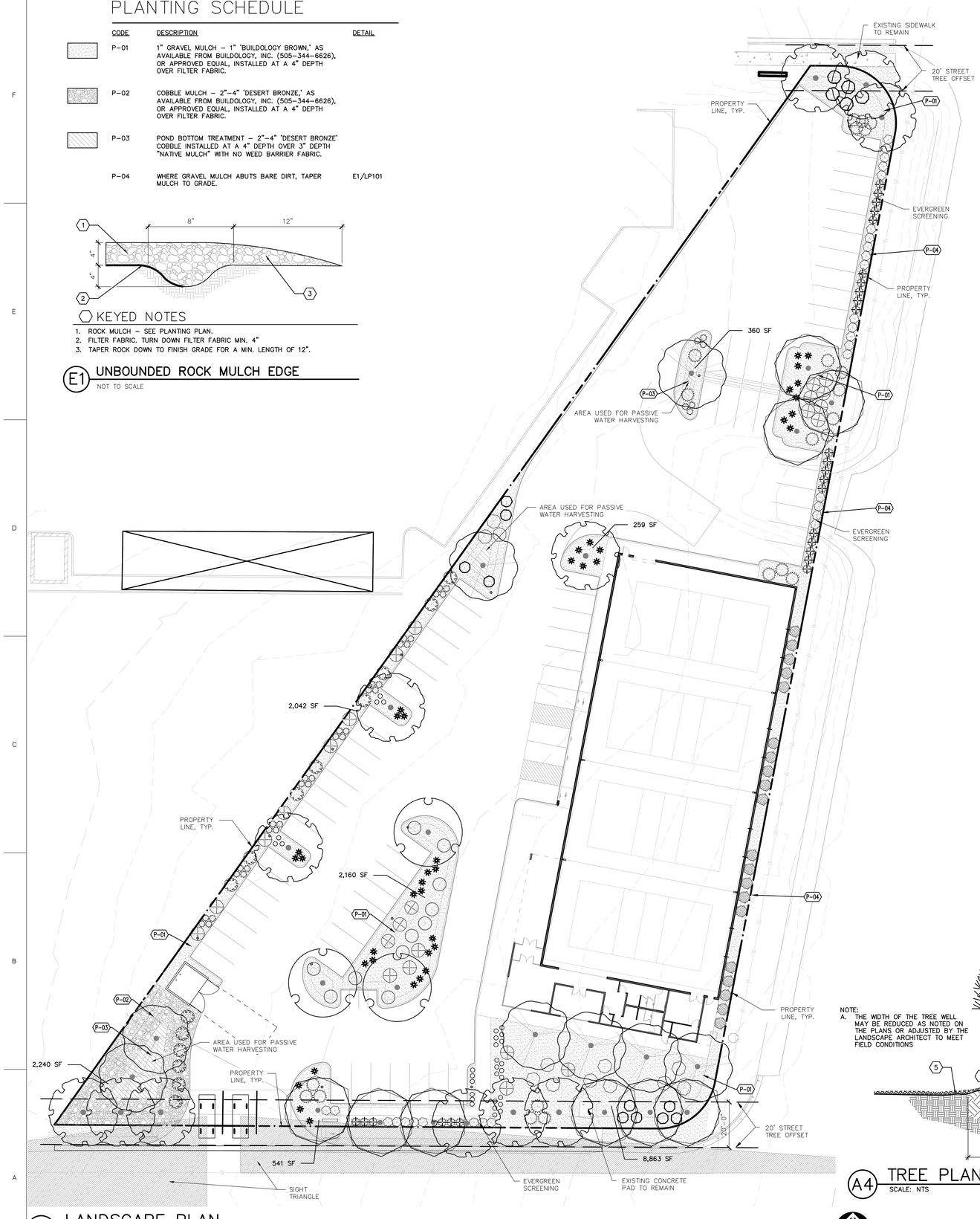
	CODE	DESCRIPTION	DETAIL
	P-01	1" GRAVEL MULCH – 1" 'BUILDOLOGY BROWN,' AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.	
	P-02	COBBLE MULCH – 2"-4" 'DESERT BRONZE,' AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.	
	P-03	POND BOTTOM TREATMENT – 2"-4" 'DESERT BRONZE' COBBLE INSTALLED AT A 4" DEPTH OVER 3" DEPTH "NATIVE MULCH" WITH NO WEED BARRIER FABRIC.	
	P-04	WHERE GRAVEL MULCH ABUTS BARE DIRT, TAPER MULCH TO GRADE.	E1/LP101

KEYED NOTES

1. ROCK MULCH – SEE PLANTING PLAN.
2. FILTER FABRIC. TURN DOWN FILTER FABRIC MIN. 4"
3. TAPER ROCK DOWN TO FINISH GRADE FOR A MIN. LENGTH OF 12".

E1 UNBOUNDED ROCK MULCH EDGE

NOT TO SCALE



A1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
	AN2	3	BOX ELDER	ACER NEGUNDO	24" BOX	40'	30'	2" CAL., 10'-12' HT.
	PC	9	CHINESE PISTACHE	PISTACIA CHINENSIS	30" BOX	35'	30'	2" CAL., 12'-14' HT.
	CO	12	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	30'	30'	2" CAL., 10'-12' HT.
	GI	8	SKYLINE THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	24" BOX	40'	30'	2" CAL., 12'-14' HT.

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
	FP	24	APACHE PLUME	FALLUGIA PARADOXA	5 GAL.	6'	6'	MIN. 18" SPD.
	BM	10	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	5'	5'	MIN. 12" HT.
	BJ	22	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	1'	6'	MIN. 12" SPD.
	CAT	38	CATMINT	NEPETA FAASSENII	1 GAL.	1'	3'	MIN. 6" SPD.
	EN	12	CHAMISA	ERICAMERIA NAUSEOSA	5 GAL.	5'	6'	MIN. 8" HT.
	RT	11	CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL.	1'	6'	MIN. 18" SPD.
	CM2	14	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	6'	6'	MIN. 18" SPD.
	RI	29	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	5 GAL.	3'	4'	MIN 18" HT
	LB	30	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5 GAL.	2'	2'	MIN. 12" HT.
	OG	26	OREGON GRAPE	MAHONIA AQUIFOLIUM	5 GAL.	3'	4'	MIN. 12" HT.
	HP	40	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	3'	3'	MIN. 12" HT.

GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
	BG	20	BEAR GRASS	NOLINA TEXANA	5 GAL.	4'	5'	MIN. 12" HT.

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE INDOOR VOLLEYBALL FACILITY

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
1. NO SPRAY IRRIGATION IS PROPOSED.
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE DRIP EMITTERS OR BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

LANDSCAPE CALCULATION TABLE:
TOTAL LOT AREA: 76,448 SF

LESS TOTAL BUILDING AREA: 16,641 SF
NET LOT AREA: 59,807 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):
8,972 SF

PROVIDED LANDSCAPE AREA:
17,003 SF (28.43% OF NET LOT AREA)

REQUIRED PLANTS:
REQUIRED STREET TREES:
0 (ALONG FRONTAGE ROAD AS DIRECTED BY NMDOT)
12 (286 LF ALONG VENICE AVE NE, TREES AVERAGE 25' O.C.)
2 (42 LF ALONG PASADENA AVE NE, TREES AVERAGE 25' O.C.)

STREET TREES PROVIDED:
0 ALONG FRONTAGE ROAD
12 ALONG VENICE AVE NE
2 ALONG PASADENA AVE NE

REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:
NORTH PARKING LOT: 25 TOTAL SPACES
3 REQUIRED TREES
PARKING LOT TREES PROVIDED AT NORTH PARKING LOT: 3

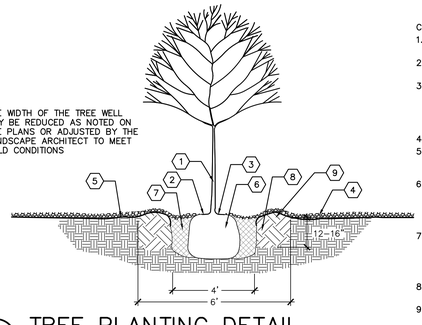
SOUTH PARKING LOT: 51 TOTAL SPACES
6 REQUIRED TREES
PARKING LOT TREES PROVIDED AT SOUTH PARKING LOT: 6

REQUIRED PARKING LOT INTERIOR LANDSCAPE (10% OF PARKING LOT AREA):
NORTH PARKING LOT: 16,144 SF
1,614 SF
PROVIDED PARKING LOT INTERIOR LANDSCAPE:
2,818 SF (17.4% OF REQUIRED INTERIOR LANDSCAPE)

SOUTH PARKING LOT: 19,935 SF
1,994 SF
PROVIDED PARKING LOT INTERIOR LANDSCAPE:
5,086 SF (25.5% OF REQUIRED INTERIOR LANDSCAPE)

REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):
12,752 SF
PROVIDED COVERAGE:
12,782 SF (75.17% OF PROVIDED COVERAGE)

REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA)
4,251 SF
PROVIDED GROUND LEVEL PLANT COVERAGE:
4,276 SF (25.14% OF PROVIDED GROUND LEVEL COVERAGE)

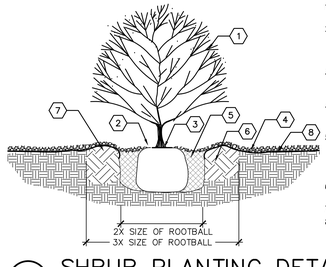


NOTE:
A. THE WIDTH OF THE TREE WELL MAY BE REDUCED AS NOTED ON THE PLANS OR ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS

CONSTRUCTION NOTES:
1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. MULCH – SEE PLANTING PLAN
5. WEED BARRIER FABRIC – SEE PLANTING PLAN – TURN DOWN 6" AT EDGES
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
9. 4" HIGH X 12" WIDE BERM, 6' MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

A4 TREE PLANTING DETAIL

SCALE: NTS



CONSTRUCTION NOTES:
1. SHRUB LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
7. 2" HIGH X 6" WIDE BERM
8. WEED BARRIER FABRIC – SEE IRRIGATION PLANTING PLAN – TURN DOWN 6" AT EDGES

A6 SHRUB PLANTING DETAIL

STUDIO 151, LLC
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505.220.0595
505.242.7627

STATE OF NEW MEXICO
BRIAN J. VERARDO
NO. 309
REGISTERED LANDSCAPE ARCHITECT
10/07/2023

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS		
MARK	DATE	DESCRIPTION

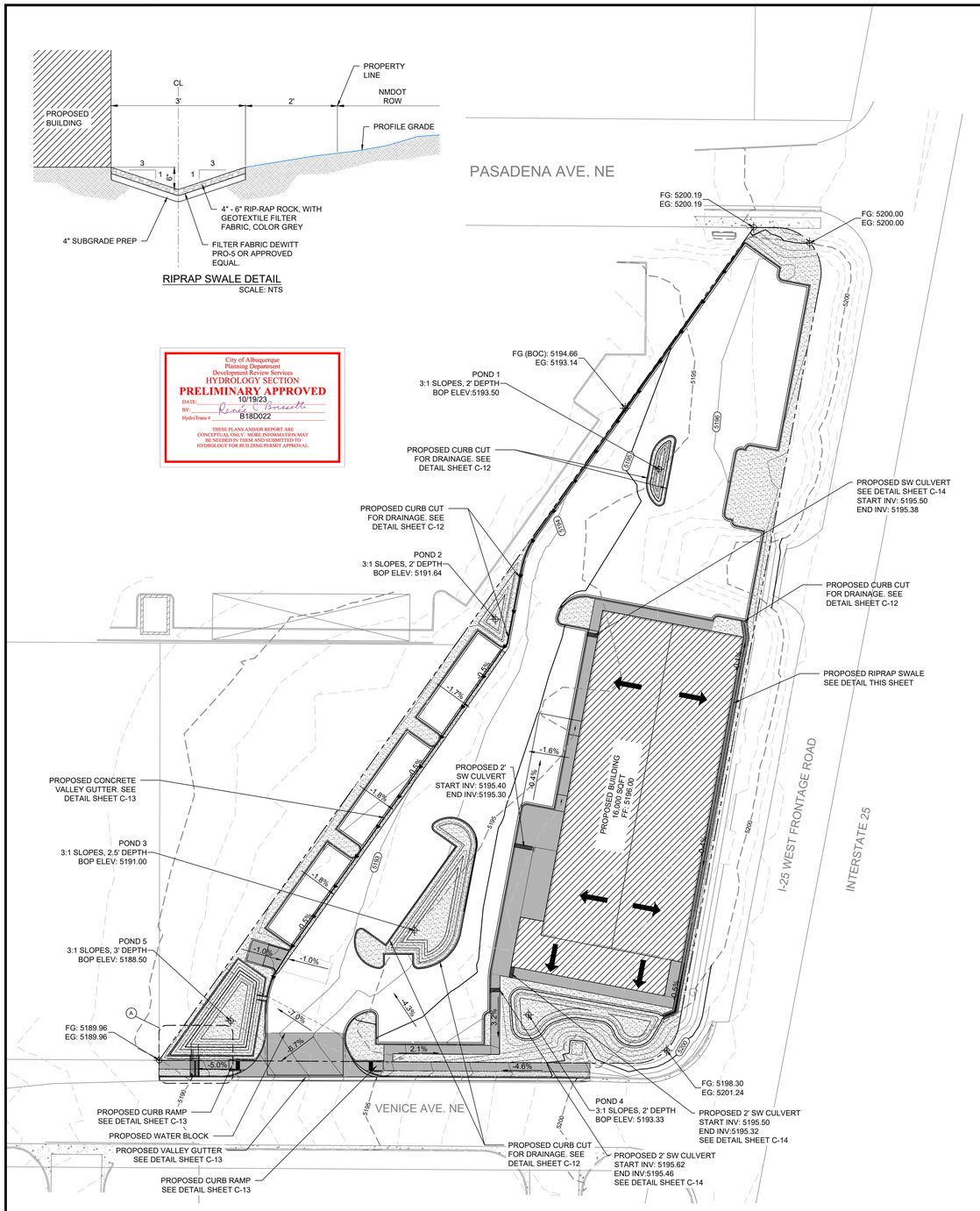
PROJECT NO:	2023-VW
DATE:	10.10.2023
SET NO:	23070
DRAWN BY:	KA
CHECKED BY:	BV

pland COLLABORATIVE
plandcollab.com 505 268 2266

SDP2.1

RIPRAP SWALE DETAIL
SCALE: NTS

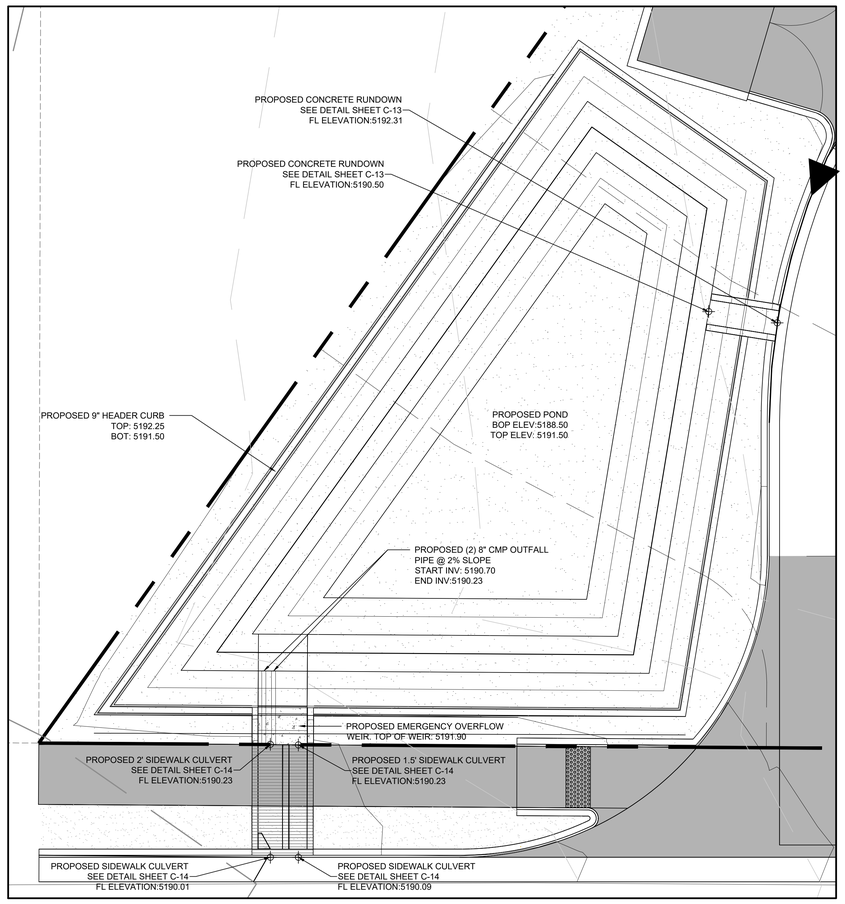
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 10/19/23
BY: Renée C. Brissette
HydroTrans # B18D022
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



LEGEND

- PROPERTY LINE
- ACCESS & UTILITY EASEMENT
- PROPOSED FLOWLINE
- 5200 PROPOSED MAJOR CONTOUR
- 5201 PROPOSED MINOR CONTOUR
- 5200 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED BUILDING
- PROPOSED LANDSCAPE AREA

0 30' 60'
SCALE: 1" = 30'



A ENLARGED PLAN
Scale: 1"=5'

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

nm811 Professional Resources for Damage Prevention

Rev #	Date	Description	By	Chkd

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VERDE MANAGEMENT

VENICE VOLLEYBALL COURTS
ALBUQUERQUE, NEW MEXICO
CONCEPTUAL GRADING PLAN
(NOT FOR CONSTRUCTION)

ALBUQUERQUE, NEW MEXICO

DIAMOND J. SALAZAR NEW MEXICO 18738 10/5/23 PROFESSIONAL ENGINEER

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Designed	Drawn	Checked
SMA	CLW	RJS

Date: October 2023
Scale: Horiz: N/A Vert: N/A
Project No: 9432605
Sheet: C-8

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P:\9-Studio 151 Venice Volleyball Courts (9432605)\CAD\Civil\Planset\GRADING PLAN.dwg 10/18/2023 9:58 AM CZW

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505.242.7627

VENICE VOLLEYBALL FACILITY

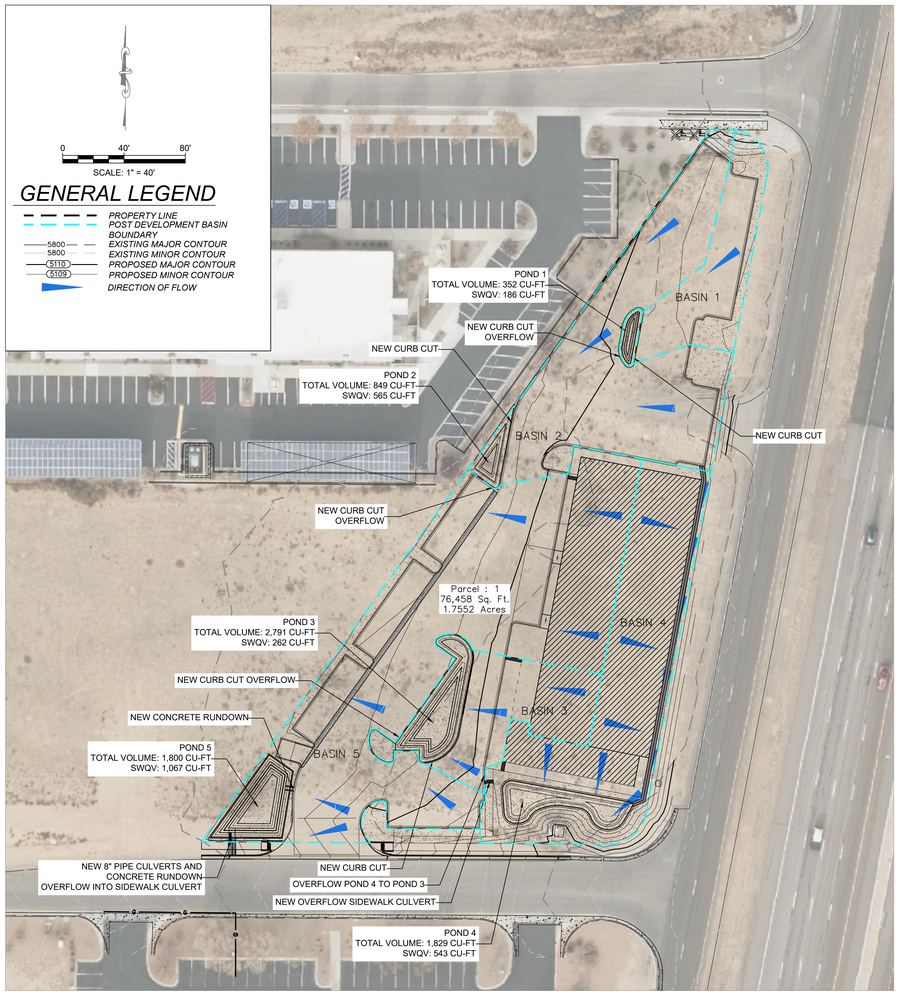
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS			
MARK	DATE	ADDENDUM #	DESCRIPTION
1			

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- GRADING PLAN

SDP3.1



POND 5

New Stormwater Pond 100 YR Routing Summary		
Description	Unit	Value
Hydraflow Hydrograph	-	"Resevoir"
Return Period/Duration	Yr/Hr	100/24
Total Drainage Area	Ac	1.19
Inflow Time to Peak	Hrs	11.98
Inflow Peak Flow Rate	CFS	4.95
Inflow Total Runoff Volume	CF	11,192
Outflow time to peak	Hrs	12.02
Outflow peak flow rate	CFS	4.57
Outflow total runoff volume	CF	9392
Maximum storage volume	CF	3630
Dead Storage Volume	CF	1800
Total Reservoir Storage Time	Hrs	24
Reservoir Invert Elevation	Ft	5190.7
Top of Pond Elevation	Ft	5192.25
Maximum Water Surface Elevation	Ft	5191.9
Maximum Water Depth	Ft	3.4

HYDROLOGIC RESULTS SUMMARY

BASIN	AREA	100-YR, 24-HR DISCHARGE	ROUTED DISCHARGE	100-YR, 24-HR	SWQV	PROVIDED RETENTION	POND OVERFLOW
	ACRES	CFS	CFS	CU-FT	CU-FT	CU-FT	CU-FT
HISTORIC BASIN 1	1.72	3.22	N/A	6,867	N/A	N/A	N/A
DEVELOPED BASIN 1	0.12	0.47	0.47	1,008	186	352	656
DEVELOPED BASIN 2	0.37	1.57	1.48	3,701	565	849	2,852
DEVELOPED BASIN 3	0.17	0.68	0*	1,517	262	2,791	-1,274
DEVELOPED BASIN 4	0.36	1.38	0*	3,046	543	1,829	1,217
DEVELOPED BASIN 5	0.70	2.88	1.27	6,662	1,067	1,800	4,862
TOTALS		6.98	3.22	15,934	2,622	7,621	8,313

* RETAINED ONSITE TO OFFSET NORTHERN BASINS DRAINING INTO VENICE AVE

CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)
PROCEDURE FOR 40 ACRE AND SMALLER BASINS

DRAINAGE BACKGROUND & NARRATIVE: THIS SITE IS ALLOWED FREE DISCHARGE TO VENICE AVE FOR ITS SOUTHERN PORTION AND PASADENA AVE FOR ITS NORTHERN PORTION PER THE SAN MATEO BUSINESS PARK DRAINAGE REPORT (SMBPDR) BY C.L. WEISS ENGINEERING INC. 1999 (B-18-D008). THE EXISTING DRAINAGE PATTERN FOR THE UNDEVELOPED SITE DRAINS EAST TO WEST OFFSITE. THE PROPOSED SITE WILL DRAIN PRIMARILY NORTHEAST TO SOUTHWEST AND FREELY DISCHARGE INTO VENICE AVE VIA A NEW RUNDOWN AND SIDEWALK CULVERT OVERFLOW FROM THE NEW STORMWATER QUALITY POND IN THE SOUTHWEST CORNER. ONSITE STORMWATER QUALITY PONDING WILL BE UTILIZED THORUGHOUT THE SITE TO RETAIN RUNOFF TO OFFSET THE NORTHERN PORTION OF THE SITE DRAINING TO THE SOUTH. THIS IS DETAILED FURTHER IN THE SUMMARY TABLE LOCATED AT THE BOTTOM RIGHT OF THIS SHEET. THE PRIMARY METHOD FOR HYDROLOGY CALCULATIONS IN THE DPM IS BASED ON THE ARID-LANDS HYDROLOGIC MODEL (AHYMO) CALCULATIONS. A SIMPLIFIED PROCEDURE FOR PROJECTS WITH BASINS SMALLER THAN 40 ACRES HAS BEEN DEVELOPED BASED ON INITIAL ABSTRACTION/UNIFORM INFILTRATION PRECIPITATION LOSSES AND RATIONAL METHOD PROCEDURES.

PRECIPITATION ZONES: SECTION 6-2(A)(1)

BERNALILLO COUNTY WITHIN CITY LIMITS HAS BEEN DIVIDED INTO 4 PRECIPITATION ZONES THAT CAN BE REVIEWED IN SECTION 6-2(A)(1). THE DPM IS BASED ON NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA) ATLAS 14 PRECIPITATION DATA. FOR THE PROJECT SITE, ZONE 3 HAS BEEN SELECTED FOR LOCATIONS "BETWEEN SAN MATEO AND EUBANK, NORTH OF I-40 AND BETWEEN SAN MATEO AND THE EAST BOUNDARY OF RANGE 4 EAST." AN EXCERPT OF PRECIPITATION DATA FROM TABLE 6.2.8 FOR ZONE 3 FOR THE 100-YEAR STORM EVENT IS INCLUDED BELOW:

PRECIPITATION FOR ZONE 3: 100-YEAR STORM EVENT												
	5	10	12	15	30	60	2	3	6	24	4	10
	MIN	MIN	MIN	MIN	MIN	MIN	HR	HR	HR	HR	DAY	DAY
DEPTH (IN)	0.584	0.889		1.100	1.480	1.840	2.150	2.220	2.430	2.840	3.290	4.100
INTENSITY (IN/HR)	7.01	5.33	4.96	4.40	2.96	1.84	1.08	0.74	0.41	0.12	0.03	0.02
FROM DPM TABLE 6.2.8												

LAND TREATMENTS: SECTION6-2(A)(2)

LAND AREAS ARE DESCRIBED BY ONE OF FOUR BASIC LAND TREATMENTS OR BY A COMBINATION OF THE FOUR LAND TREATMENTS. LAND TREATMENTS CAN BE REVIEWED IN TABLE 6.2.9.

LAND TREATMENTS IN PROJECT SITE					
BASIN ID	AREA (ACRES)	LAND TREATMENT A (ACRES)	LAND TREATMENT B (ACRES)	LAND TREATMENT C (ACRES)	LAND TREATMENT D (ACRES)
EXISTING SITE	1.72	1.72			
PROPOSED SITE	1.72			0.33	1.39

ABSTRACTIONS: SECTION 6-2(A)(3)

INITIAL ABSTRACTION IS THE PRECIPITATION DEPTH THAT MUST BE EXCEEDED BEFORE DIRECT RUNOFF BEGINS. INITIAL ABSTRACTION MAY BE INTERCEPTED BY VEGETATION, RETAINED IN SURFACE DEPRESSIONS, OR ABSORBED ON THE WATERSHED SURFACE.

ABSTRACTION IN PROJECT SITE BY LAND TREATMENT					
BASIN ID	ABSTRACTION FOR TREATMENT A	ABSTRACTION FOR TREATMENT B	ABSTRACTION FOR TREATMENT C	ABSTRACTION FOR TREATMENT D	WEIGHTED INITIAL ABSTRATION (IN)
SITE	0.65	0.50	0.35	0.10	0.15
FROM TABLE 6.2.11 IN DPM					

EXCESS PRECIPITATION AND VOLUMETRIC RUNOFF: SECTION 6-2(A)(4)

EXCESS PRECIPITATION, E, IS THE DEPTH OF PRECIPITATION REMAINING AFTER ABSTRACTIONS ARE REMOVED. EXCESS PRECIPITATION DOES NOT DEPEND ON WATERSHED AREA. EXCESS PRECIPITATION IS DETERMINED BY SUBTRACTING THE INITIAL ABSTRACTION AND INFILTRATION FROM THE DESIGN STORM HYDROGRAPH.

EXCESS PRECIPITATION IN PROJECT SITE BY LAND TREATMENT					
BASIN ID	EXCESS PRECIPITATION TREATMENT A	EXCESS PRECIPITATION TREATMENT B	EXCESS PRECIPITATION TREATMENT C	EXCESS PRECIPITATION TREATMENT D	WEIGHTED EXCESS PRECIPITATION (IN)
SITE	0.67	0.86	1.09	2.58	2.30
FROM TABLE 6.2.13 IN DPM					

DEVELOPED VOLUMETRIC RUNOFF PER EQUATION 6.2
SITE EXISTING = 6,867 CU-FT
SITE PROPOSED = 15,934 CU-FT

PEAK DISCHARGE RATE FOR SMALL WATERSHEDS: SECTION6-2(A)(5)
PEAK DISCHARGE RATES ARE GIVEN IN TABLE 6.2.14 FOR SMALL WATERSHEDS, LESS THAN OR EQUAL TO 40 ACRES, WHERE THE TIME OF CONCENTRATION IS ASSUMED TO BE 12 MINUTES.

DEVELOPED PEAK DISCHARGE RATE PER EQUATION 6.6
SITE EXISTING = 3.2 CFS
SITE PROPOSED = 7.0 CFS
SITE RELEASED = 3.2 CFS

STORM WATER QUALITY VOLUME
TO CALCULATE THE REQUIRED SWQV, THE IMPERVIOUS AREA IS MULTIPLIED BY 0.42" FOR NEW DEVELOPMENT OR 0.26" FOR REDEVELOPMENT SITES.
(1.72 AC * 43,560 FT / AC) * (0.42 IN * 1 FT / 12 IN) = 2,622 CU-FT

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 10/19/23
BY:
HydroTrans # B18D022
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Rev #	Date	Description	By	Chkd

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CLIENT: VERDE MANAGEMENT

VENICE VOLLEYBALL COURTS
ALBUQUERQUE, NEW MEXICO
CONCEPTUAL DRAINAGE PLAN
(NOT FOR CONSTRUCTION)

ALBUQUERQUE, NEW MEXICO

RAYMOND J. SMA NEW MEXICO 18738 PROFESSIONAL ENGINEER
10/5/23

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Designed	Drawn	Checked
SMA	CLW	RJS

Date: October 2023
Scale: Horiz: N/A Vert: N/A
Project No: 9432605
Sheet: C-7

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

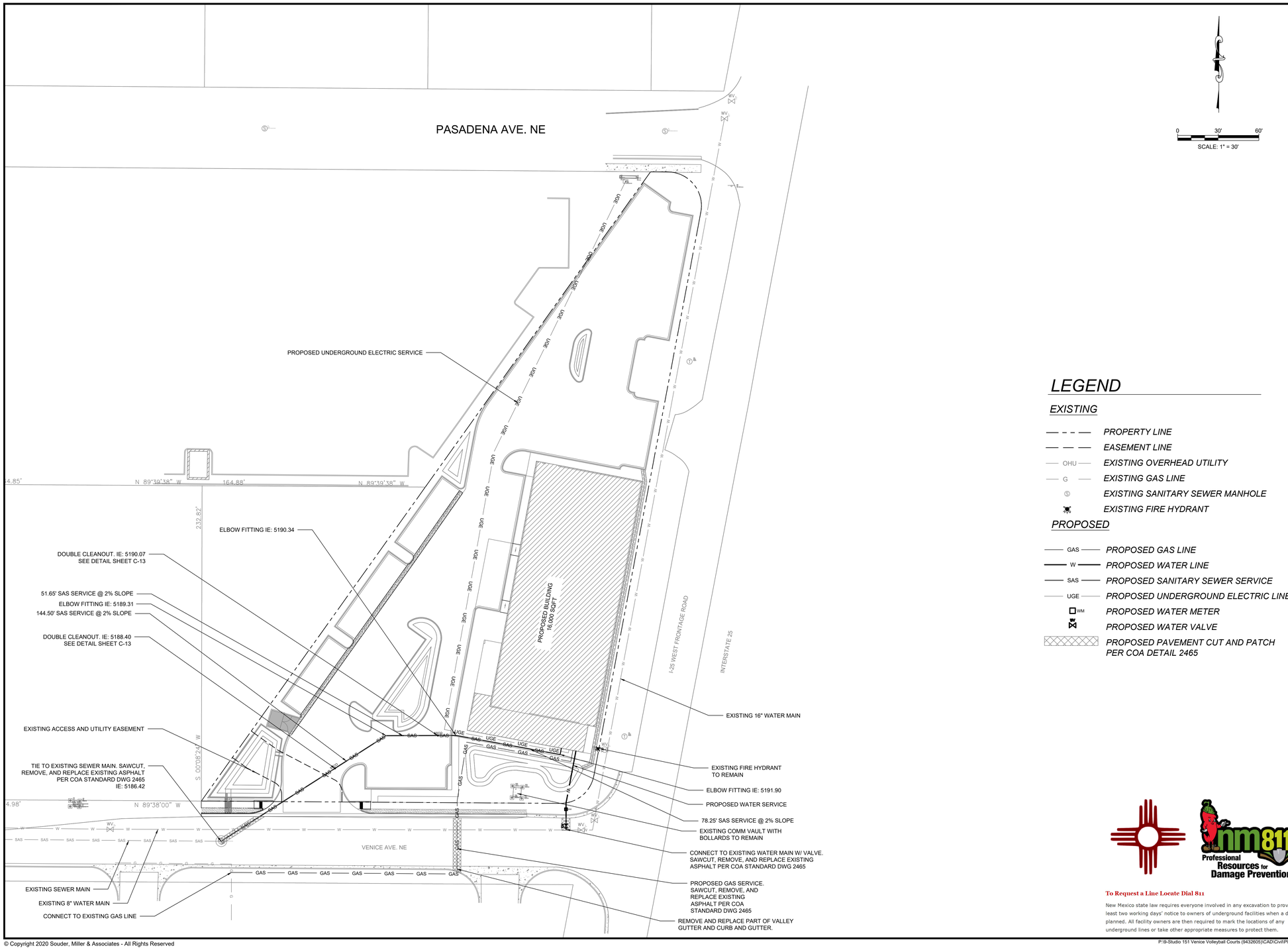
REVISIONS

MARK	DATE	ADDENDUM #	DESCRIPTION
1			

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- DRAINAGE PLAN

SDP3.2



0 30' 60'

SCALE: 1" = 30'

LEGEND

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- OHU — EXISTING OVERHEAD UTILITY
- G — EXISTING GAS LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT

PROPOSED

- GAS — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- SAS — PROPOSED SANITARY SEWER SERVICE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- WM — PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED PAVEMENT CUT AND PATCH PER COA DETAIL 2465

To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

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P:\9-Studio 151 Venice Volleyball Courts (9432605)\CAD\Civil\Planset\UTILITIES.dwg 11/13/2023 3:50 PM CZW

Rev #	Date	Description	By	Chkd

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VERDE MANAGEMENT

VENICE VOLLEYBALL COURTS
ALBUQUERQUE, NEW MEXICO

UTILITY PLAN

ALBUQUERQUE, NEW MEXICO

RAYMOND J. SMA — NEW MEXICO — 18738 — 11/14/23 — PROFESSIONAL ENGINEER

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Designed	Drawn	Checked
SMA	CLW	RJS

Date: November 2023
Scale: Horiz: N/A Vert: N/A
Project No: 9432605
Sheet: C-9

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5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS

MARK	DATE	ADDENDUM #	DESCRIPTION
1			

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- UTILITY PLAN

SDP4.1

SIGNS GREATER THAN 24 SQUARE FEET WILL REQUIRE A SIGN PERMIT - 14-16-5-12(D)

MAX AREA OF SIGN: 25% OF FACADE = .25 * 5,103 SF = 1,493 SF (EAST + WEST)
= .25 * 2,410 SF = 602 SF (SOUTH)

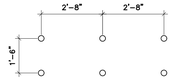
AREA PROVIDED = 218 SF (EAST)
= 64 SF (SOUTH)
= 64SF (WEST)

BACKLIT ILLUMINATED SIGNAGE
COLORS: RED, BLACK, AND WHITE
64± SQ. FT.

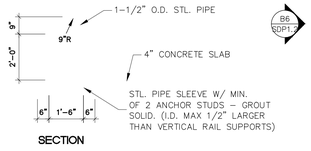
F1 BUILDING SIGNAGE - ROUND
SDP5.1 — 1/4"=1'-0"

BACKLIT ILLUMINATED SIGNAGE
COLORS: RED, BLACK, AND WHITE
218± SQ. FT.

F3 BUILDING SIGNAGE - SQUARE
SDP5.1 — 1/4"=1'-0"

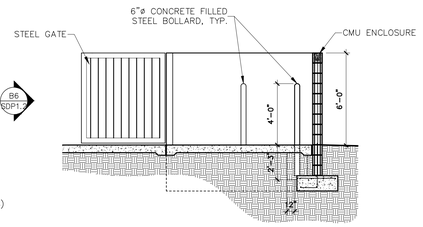


PLAN

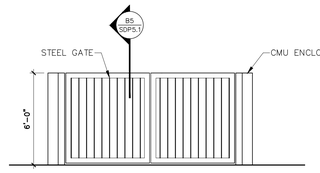


SECTION

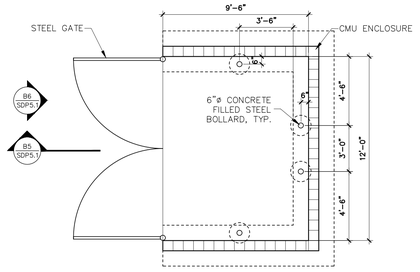
E3 BIKE RACK DETAIL
SDP5.1 — 3/8"=1'-0"



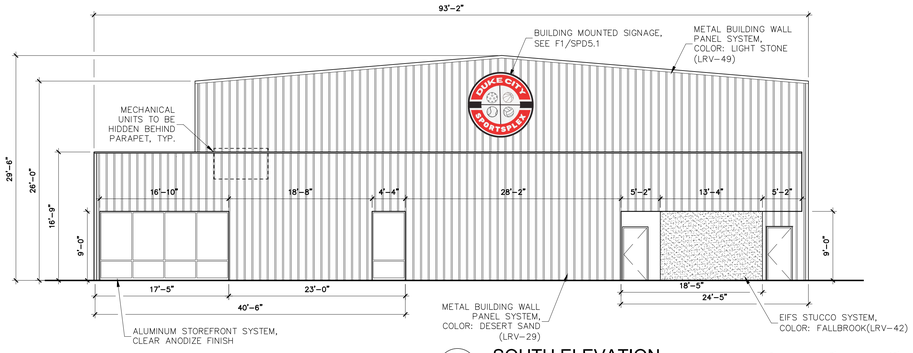
E4 REFUSE ENCLOSURE ELEVATION
SDP5.1 — 1/4"=1'-0"



E5 REFUSE ENCLOSURE ELEVATION
SDP5.1 — 1/4"=1'-0"

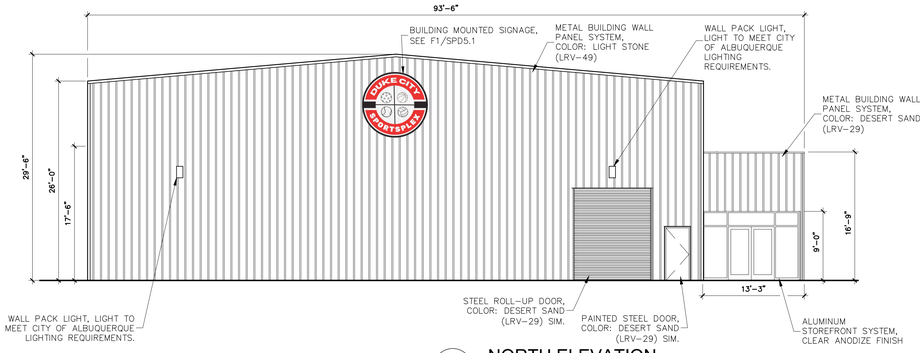


E6 REFUSE ENCLOSURE PLAN
SDP5.1 — 1/4"=1'-0"



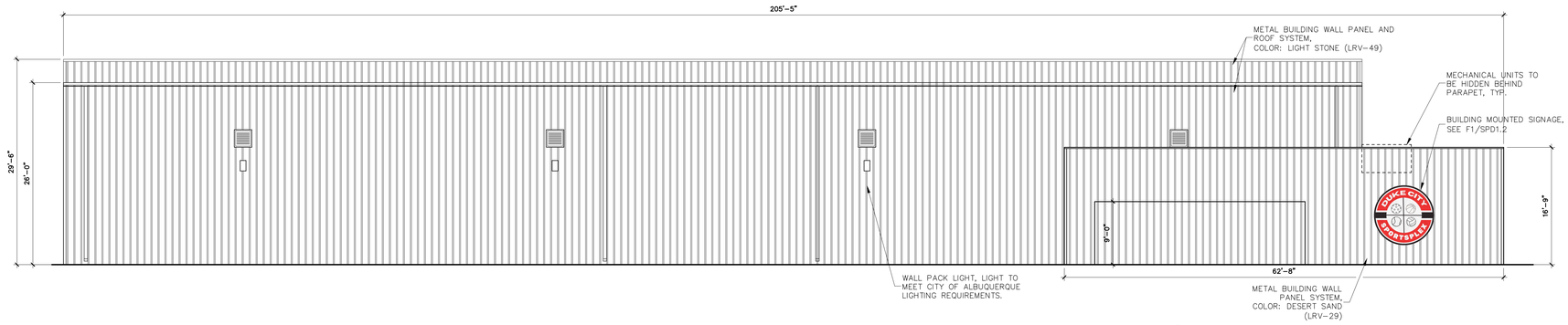
D3 SOUTH ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE



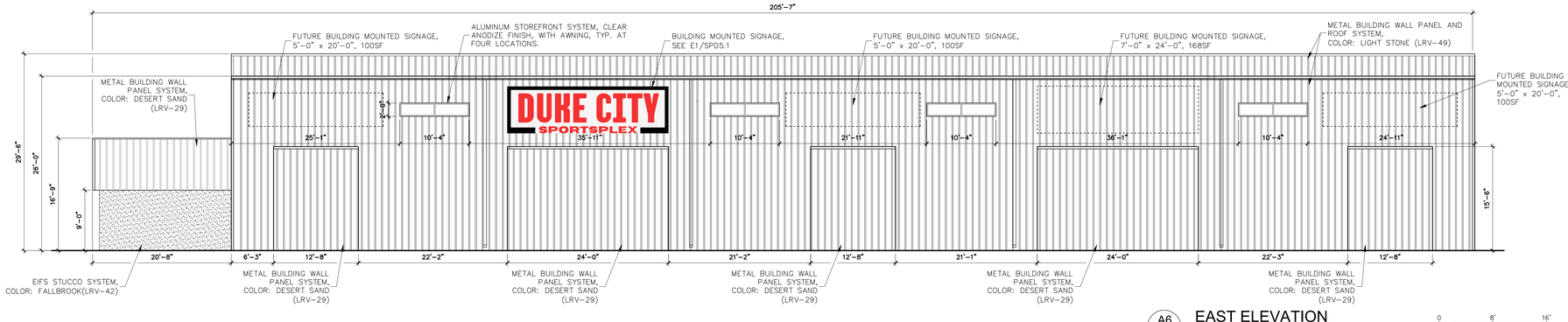
D6 NORTH ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE



B6 WEST ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE



A6 EAST ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE

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.

IDO DEVELOPMENT STANDARDS

14-16-3-4(K) NORTH 1-25 - CPO-10
3-4(K)(4)c On -premises Signs
2. Freestanding Signs
a. pole mounted signs are prohibited
b. Monument signs shall be a maximum size of 50 square feet with a maximum height of 13 feet, including a base with a height of at least 2 feet and no more than 3 feet.
c. 1 additional monument sign is allowed on a premises of 5 or more acres.

14-16-5-11(E)(2) FACADE DESIGN
5-11(E)(2)(a) GENERAL
2. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST 2 OF THE FOLLOWING FEATURES (ILLUSTRATED BELOW) ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SO THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET:
a. GROUND-FLOOR TRANSPARENT WINDOWS, WITH THE LOWER EDGE OF THE WINDOW SILLS NO HIGHER THAN 30" ABOVE THE FINISH FLOOR.
b. WINDOWS ON UPPER FLOORS.
c. PRIMARY PEDESTRIAN ENTRANCES.
d. PORTALS, ARCADES, CANOPIES, TRELLISES, AWNINGS OVER WINDOWS, OR OTHER ELEMENTS THAT PROVIDE SHADE OR PROTECTION FROM THE WEATHER.
e. SUN SHELVES OR OTHER EXTERIOR BUILDING FEATURES DESIGNED TO REFLECT SUNLIGHT INTO THE BUILDING AND REDUCE THE NEED FOR INTERIOR LIGHTING.
f. RAISED PLANTERS BETWEEN 12 INCHES AND 28 INCHES ABOVE GRADE WITH THE SURFACE PLANTED TO ACHIEVE AT LEAST 75 PERCENT VEGETATIVE COVER AT MATURITY.
3. EACH STREET-FACING FACADE LONGER THAN 100 FEET SHALL INCORPORATE AT LEAST 1 OF THE FOLLOWING ADDITIONAL FEATURES (ILLUSTRATED BELOW):
a. WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1 FOOT IN DEPTH AT LEAST EVERY 100 FEET OF FACADE LENGTH AND EXTEND FOR AT LEAST 25 PERCENT OF THE LENGTH OF THE FACADE.
b. A CHANGE IN COLOR, TEXTURE, OR MATERIAL AT LEAST EVERY 50 FEET OF FACADE LENGTH AND EXTENDING AT LEAST 20 PERCENT OF THE LENGTH OF THE FACADE.
c. AN OFFSET, REVEAL, PILASTER, OR PROJECTION ELEMENT NO LESS THAN 2 FEET IN WIDTH, PROJECTING FROM THE FACADE BY AT LEAST 6 INCHES, AND REPEATING AT A MINIMUM OF 30 FEET OF FACADE LENGTH.
d. THREE DIMENSIONAL CORNICE OR BASE TREATMENTS.
e. A PROJECTING GABLE, HIP FEATURE, OR CHANGE IN PARAPET HEIGHT AT LEAST EVERY 100 FEET OF FACADE LENGTH.
f. ART SUCH AS MURALS OR SCULPTURE THAT IS PRIVATELY-OWNED OR COORDINATED THROUGH THE CITY PUBLIC ARTS PROGRAM.

SOUTH ELEVATION

South Facade Length:
93'-2"
Required Design Element Length:
93'-2" * .3 = 28'-0"
Provided Design Element Length: 31'-6"
windows: 21'-2"
element that provides shade or protection from the weather: 10'-4"

EAST ELEVATION

East Facade Length:
205'-4"
Required Design Element Length:
205'-4" * .3 = 61'-8"
Provided Design Element Length: 103'-4"
windows at upper floors: 41'-4"
element that provides shade or protection from the weather: 62'-0"
window awnings: 41'-4"
covered building entry: 20'-8"

Facade Length longer than 100'-0" requirement: a change of color every 50 of facade length and extending at least 20 percent of the length of the facade.
Required Color Change Length:
205'-7" * .2 = 41'-1"
Provided Color Change Length:
106'-6"

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P.O.BOX 923
CORRALES, NEW MEXICO
8 7 0 4 8
505.220.0595
505.242.7627

STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

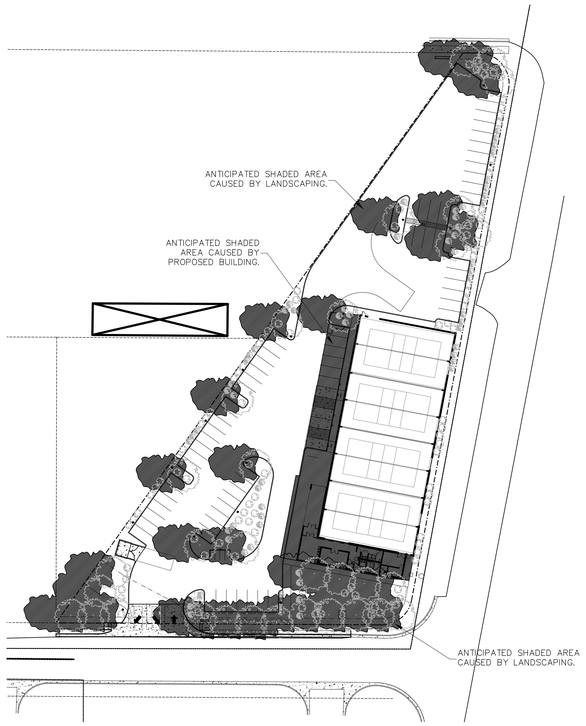
VENICE VOLLEYBALL FACILITY
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	ADDENDUM #	DESCRIPTION
		MARK DATE

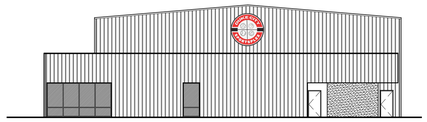
PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: xxxx
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT -
SITE DETAILS / BUILDING
ELEVATIONS

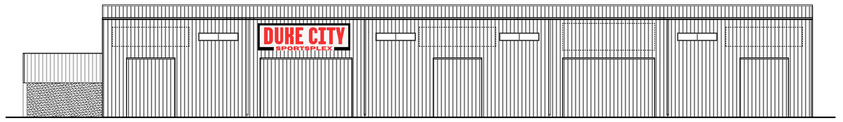
SDP5.1



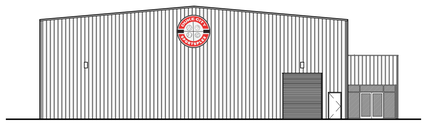
D2 SPD5.2 SITE PLAN SUN / SHADE ANALYSIS 5/21 9:00AM
1"=50'-0"



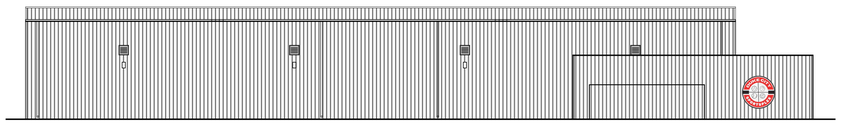
F3 SPD5.2 SOUTH ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



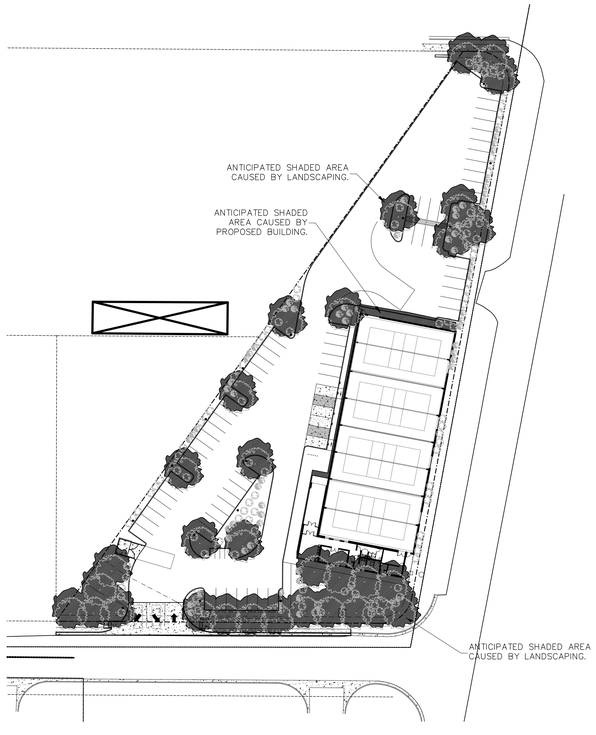
F6 SPD5.2 EAST ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



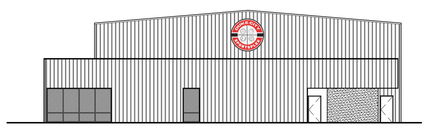
E3 SPD5.2 NORTH ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



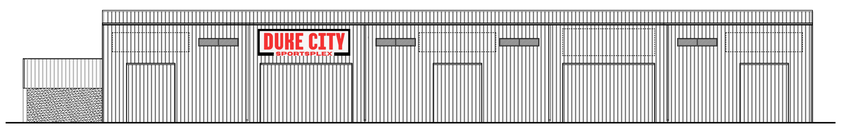
E6 SPD5.2 WEST ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



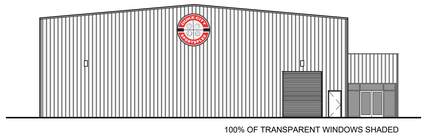
A2 SPD5.2 SITE PLAN SUN / SHADE ANALYSIS 5/21 NOON
1"=50'-0"



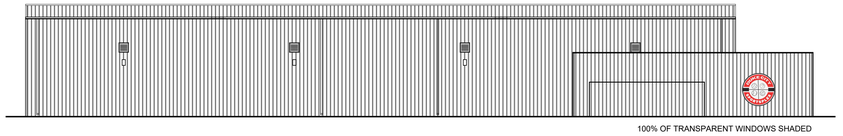
C2 SPD5.2 SOUTH ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"



C6 SPD5.2 EAST ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"



B2 SPD5.2 NORTH ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"



B6 SPD5.2 WEST ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"

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VENICE VOLLEYBALL FACILITY

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REVISIONS			
MARK	DATE	ADDENDUM #	DESCRIPTION

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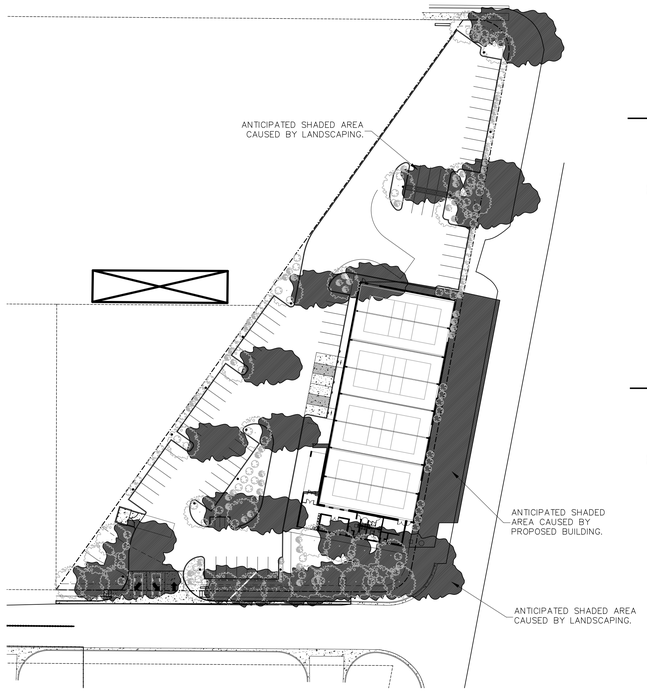
SITE PLAN
ADMINISTRATIVE DFT
- SUN AND SHADE ANALYSIS

SDP5.2



D2 SPD5.3 SITE PLAN SUN / SHADE ANALYSIS 5/21 4:00PM
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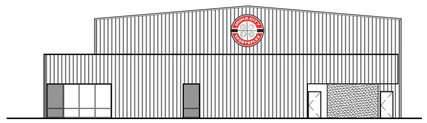
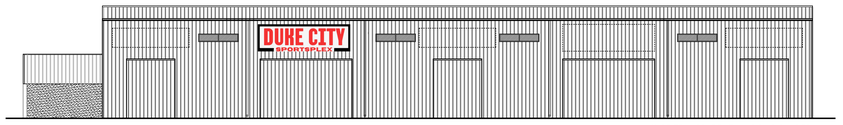


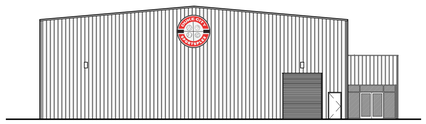
42% OF TRANSPARENT WINDOWS SHADED

F3 SPD5.3 SOUTH ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"



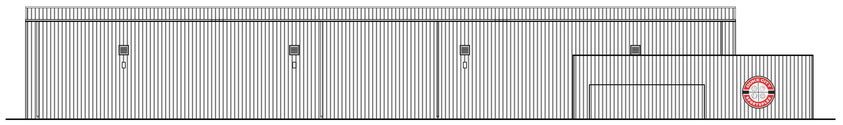
100% OF TRANSPARENT WINDOWS SHADED

F6 SPD5.3 EAST ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"



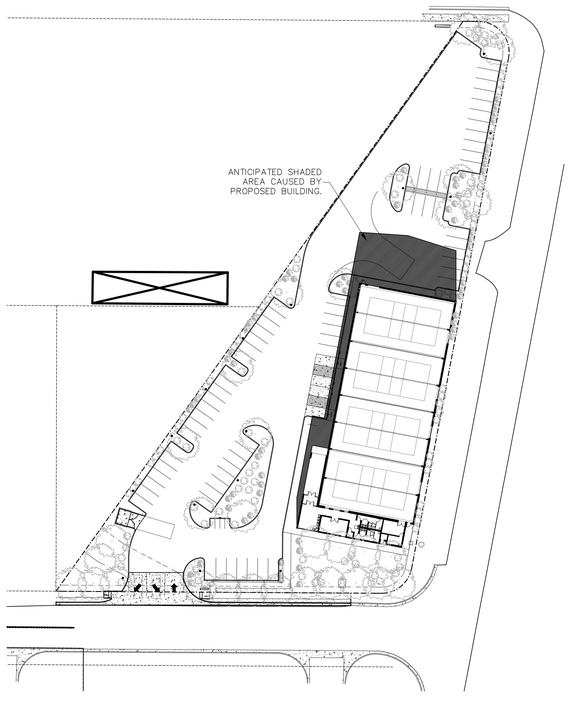
100% OF TRANSPARENT WINDOWS SHADED

E3 SPD5.3 NORTH ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"

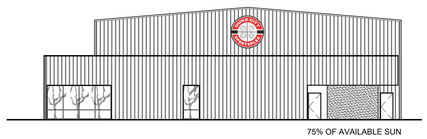


100% OF TRANSPARENT WINDOWS SHADED

E6 SPD5.3 WEST ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"

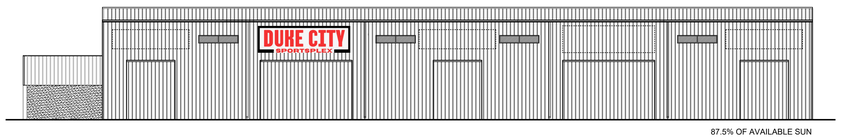


A2 SPD5.3 SITE PLAN SUN / SHADE ANALYSIS 11/21 NOON
1"=50'-0"



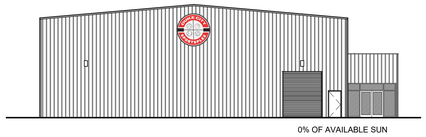
75% OF AVAILABLE SUN

C3 SPD5.3 SOUTH ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"



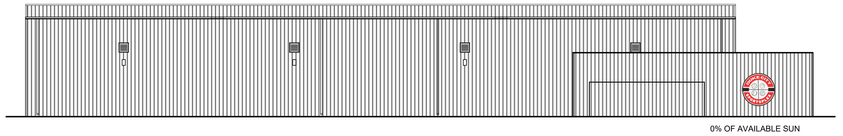
87.5% OF AVAILABLE SUN

C6 SPD5.3 EAST ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"



0% OF AVAILABLE SUN

B3 SPD5.3 NORTH ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"



0% OF AVAILABLE SUN

B6 SPD5.3 WEST ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"

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87048
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STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY

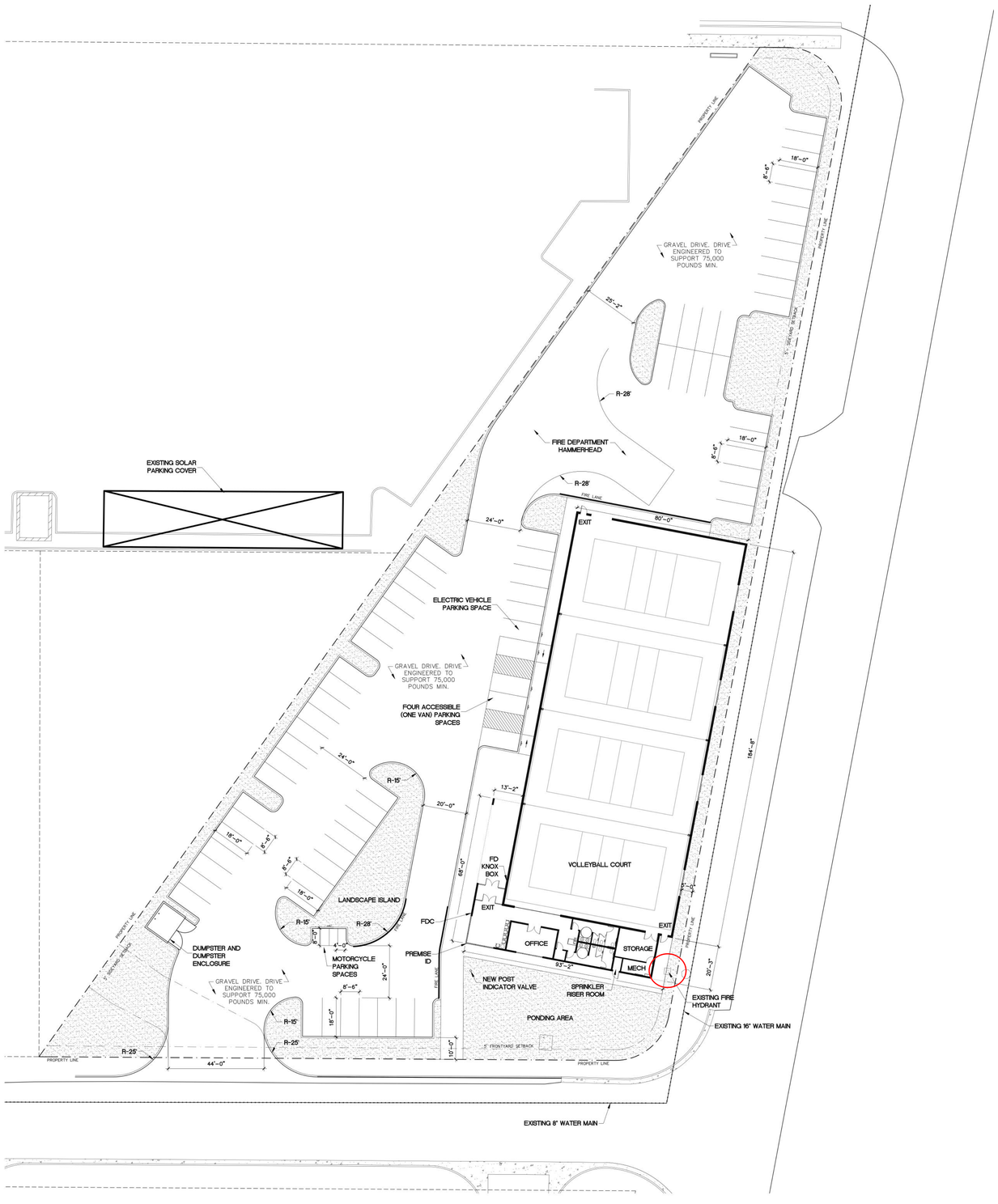
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	ADDENDUM #	DESCRIPTION
MARK	DATE	

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- SUN AND SHADE ANALYSIS

SDP5.3



1 F1 SITE PLAN

NOT TO SCALE

N

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-23-016271

APPROVED DATE: 10/04/23

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCES, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

Fire Marshal's Office shall be notified to function as a

PROJECT	Venice Volleyball Facility
PROJECT ADDRESS	5801 Venice Ave NE Albuquerque NM 87113
LEGAL DESCRIPTION	Tract A-1 Block 3 Unit B North Albuquerque Acres, 1.75± AC
ZONING	NR-LM (Non-Residential Light Manufacturing)

SCOPE OF WORK

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

CODE ANALYSIS

APPLICABLE CODES
International Building Code (IBC), 2015
Uniform Mechanical Code (UMC), 2015
National Electrical Code (NEC), 2017
International Energy Conservation Code (IECC), 2009
International Existing Building Code (IEBC), 2015

FLOOR AREA: 16,640 SQ. FT.

BUILDING HEIGHT:
29'-6"± (@ Court Area)
17'-0"± (Office & Restroom Area)

OCCUPANCY GROUP (IBC Table 3-A):
A-3 (Indoor Volleyball Facility)

CONSTRUCTION TYPE & ALLOWABLE AREA
Construction Type V-B Sprinklered

Allowable Height Above Grade (IBC Table 504.3): 40 feet
Actual: 29'-6" above grade

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

Allowable Area (IBC Table 506.2): 24,000 SF
Actual: 16,640 SF

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

OCCUPANT LOAD:
(as reveiwed with and approved by City of Albuquerque Building & Safety Dept).
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 = 214 occupants

PARKING REQUIREMENTS

72 TOTAL SPACES
(Required: Office - 5 spaces + Courts 3 per court x 4 courts = 17 spaces)
4 - HC
4 - MOTORCYCLE
1 - ELECTRIC SPACE

FIRE SYSTEM NOTES

A. BUILDING SHALL BE FULLY SPRINKLED.

B. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA
Required: 15% OF TOTAL AREA (.15 * 76,480± sf) = 11,472 sf landscape area
PROVIDED = 16,450± sf

FIRE FLOW 1750GPM
1 FIRE HYDRANT

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STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
10.01.2023
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE
ALBUQUERQUE NM 87113

REVISIONS			
MARK	DATE	DESCRIPTION	
A	XX.XX.XXXX	ADDENDUM #X	

PROJECT NO: 2023-VVB
DATE: 10.01.2023
SET NO: PERMIT DRAWINGS
DRAWN BY: SRS
CHECKED BY: TP

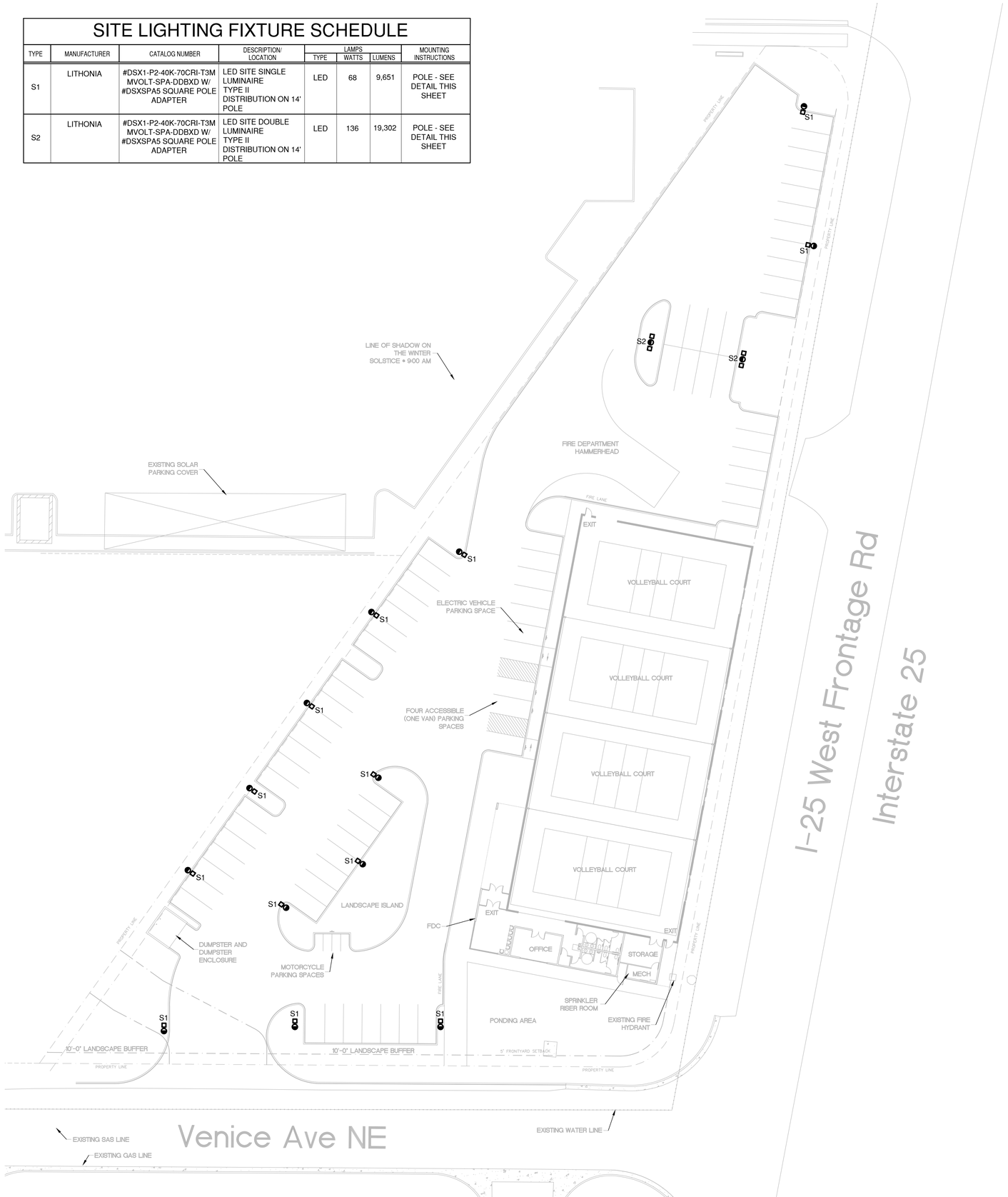
DRAWING NAME
FIRE - 1

F1

#

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION/ LOCATION	LAMPS			MOUNTING INSTRUCTIONS
				TYPE	WATTS	LUMENS	
S1	LITHONIA	#DSX1-P2-40K-70CRI-T3M MVOLT-SPA-DDBXD W/ #DSXSPA5 SQUARE POLE ADAPTER	LED SITE SINGLE LUMINAIRE TYPE II DISTRIBUTION ON 14' POLE	LED	68	9,651	POLE - SEE DETAIL THIS SHEET
S2	LITHONIA	#DSX1-P2-40K-70CRI-T3M MVOLT-SPA-DDBXD W/ #DSXSPA5 SQUARE POLE ADAPTER	LED SITE DOUBLE LUMINAIRE TYPE II DISTRIBUTION ON 14' POLE	LED	136	19,302	POLE - SEE DETAIL THIS SHEET



A3
G101

ELECTRICAL SITE PLAN

1"=20'-0"

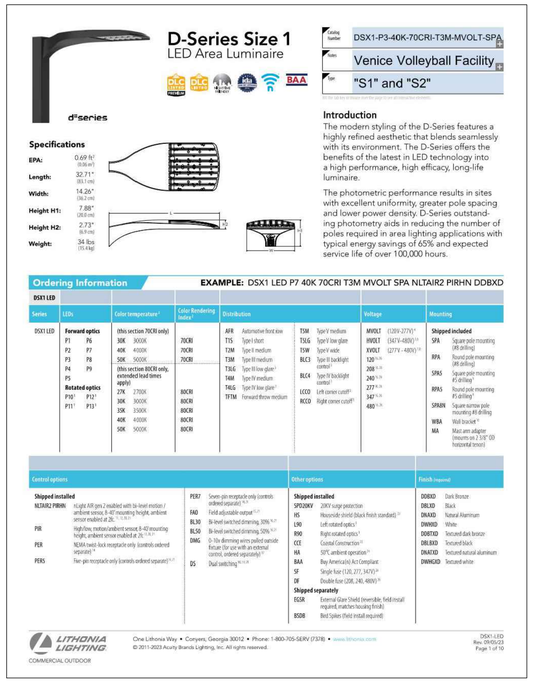
GENERAL SHEET NOTES

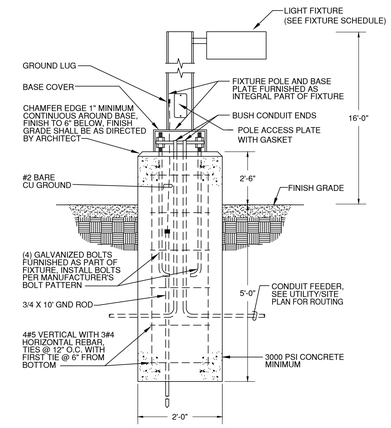
A. SITE LIGHTING POLE AND LUMINAIRE SHALL COMPLY WITH NEW MEXICO DARK SKIES ENFORCEMENT ACT AND THE CITY OF ALBUQUERQUE LIGHTING ORDINANCE.

B. PARKING LOTS SHALL BE ILLUMINATED TO 1 FOOTCANDLE AVERAGE MAINTAINED AND SHALL NOT EXCEED 4 FOOTCANDLES AVERAGE MAINTAINED.

C. SITE LIGHTING SHALL BE PEDESTRIAN STYLE AND SHALL NOT EXCEED 15' IN HEIGHT FROM THE GROUND LEVEL THE TOP OF THE LUMINAIRE.

SHEET KEYNOTES





POLE BASE DETAIL FOR PARKING LUMINAIRES

NO SCALE

A C ENGINEERING ENTERPRISES
Consulting Electrical Engineering Services
141 E. Palace Ave Garden Level
Santa Fe, New Mexico 87501
Phone 505.842.5787

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505.242.7627

FREDERICK J. TELOW
STATE OF NEW MEXICO
6297
REGISTERED PROFESSIONAL ENGINEER
09/21/2023

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	ADDENDUM #	DESCRIPTION
MARK	DATE	

PROJECT NO: 2023-VW
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SET NO: xxxx
DRAWN BY: XX
CHECKED BY:

ELECTRICAL SITE PLAN

ES101

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 13, 2023

Ray Smith, P.E
Souder Miller & Associates
5415 Venice Ave NE, Suite D
Albuquerque, NM 87113

Re: Venice Volleyball Courts
5801 Venice Ave NE
Conceptual Traffic Circulation Layout for DFT Approval
Dated 10-4-23 (B18-D022)

Dear Mr. Smith,

The conceptual TCL submittal received 10-5-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel 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.

If you have any questions, you can contact me at ccherne@cabq.gov or 505-924-3986.

Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Current DRC
Project Number:_____

FIGURE 12

Date Submitted:_____
Date Site Plan Approved:_____
Date Preliminary Plat Approved:_____
Date Preliminary Plat Expires:_____
DFT Project No.:_____
DFT Application No.:_____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT FACILITATION TEAM (DFT) REQUIRED INFRASTRUCTURE LIST

Venice Volleyball Facility

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract A-1, Block 3, North Albuquerque Acres, Tract A Unit B

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		Width Varies 11'-10'	Standard Curb & Gutter 5' Sidewalk	Venice Ave	West Property Line	45' West of East Property Line	/	/	/
			New Beehive Inlet, 24" SD Connection & Rock Swale	Venice Ave	West Property Line	308' West of West Property Line	/	/	/
			New Domestic Water Service	Venice Ave	17'+/- West of East Property Line		/	/	/
							/	/	/
							/	/	/
							/	/	/
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Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
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(Rev. 2-16-18)

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

NAME (print)

FIRM

SIGNATURE - date

DEVELOPMENT FACILITATION TEAM APPROVALS

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

Souder, Miller & Associates ♦ 5454 Venice Avenue NE, Suite D ♦ Albuquerque, NM 87113
(505) 299-0942 ♦ fax (505) 293-3430

October 10, 2023 #9432605

City of Albuquerque Planning Department
600 2nd Street NW, Suite 300
Albuquerque, NM 87102

RE: Sensitive Lands Analysis
Venice Volleyball Facility, NW Corner Venice Ave & I-25 Frontage Rd
Application/Permit Reference # SI-2023-01628

To Whom it May Concern:

In accordance with City of Albuquerque IDO Section 14-16-5-2, the above referenced site has been examined for recognized sensitive lands through site visits, aerial imagery, the prepared topographic survey, the prepared geotechnical report, the NRCS Web Soils Survey website and the FEMA Map Service Center website.

An inventory of the sensitive lands encountered within the property boundary has been identified below.

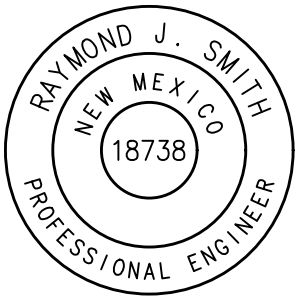
- Floodplains and Flood Hazard Areas None
- Steep Slopes None
- Unstable Soils None
- Wetlands (Constant Supply of Water) None
- Arroyos None
- Irrigation Facilities (Acequias) None
- Escarpment None
- Rock Outcroppings None
- Large Stands of Mature Trees None
- Archeological Sites None

Please let us know if you have any questions or concerns regarding this project or these findings.

Sincerely,

MILLER ENGINEERS, INC. d/b/a
SOUDER, MILLER & ASSOCIATES

Raymond J. Smith, P.E.
Central NM General Civil Tech Sector Manager
Raymond.smith@soudermiller.com



XC: Tyson Parker, Studio 151, LLC
Shannon Mick, Verde Management

Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units**.** ***The project architect and landscape architect must complete the evaluation and sign the end of this form (fillable in Adobe Acrobat Reader).***

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

Design Considerations for Compliance with IDO Section 5-2 (D)

In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. ***Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.***

Section A.

General Site Arrangement and Building Orientation:

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.
   Achieved ☐ Achieved in Part ☑ Evaluated Only ☐
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.
   Achieved ☐ Achieved in Part ☑ Evaluated Only ☐
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.
   Achieved ☐ Achieved in Part ☐ Evaluated Only ☑

4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.
   Achieved ☐ Achieved in Part ☑ Evaluated Only ☐

5. Design should allow for natural ventilation as much as possible.
   Achieved ☐ Achieved in Part ☐ Evaluated Only ☑

Building Entries and Windows:

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.
   Achieved ☐ Achieved in Part ☑ Evaluated Only ☐

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.
   Achieved ☑ Achieved in Part ☐ Evaluated Only ☐

8. North facing windows are encouraged as they require little to no shading.
   Achieved ☐ Achieved in Part ☐ Evaluated Only ☑

9. Any west facing building entries and windows should mitigate solar effects.
   Achieved ☑ Achieved in Part ☑ Evaluated Only ☐

Outdoor Elements (Integration):

10. Site plan design should spatially connect outdoor and indoor areas.
    Achieved ☐ Achieved in Part ☑ Evaluated Only ☐

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.
    Achieved ☐ Achieved in Part ☑ Evaluated Only ☐

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.
    Achieved ☐ Achieved in Part ☑ Evaluated Only ☐

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.
    Achieved ☐ Achieved in Part ☐ Evaluated Only ☐

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.
    Achieved ☐ Achieved in Part ☑ Evaluated Only ☑

15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.
    Achieved ☑ Achieved in Part ☐ Evaluated Only ☐

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.
    Achieved ☐ Achieved in Part ☐ Evaluated Only ☑

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.
    Achieved ☑ Achieved in Part ☐ Evaluated Only ☐

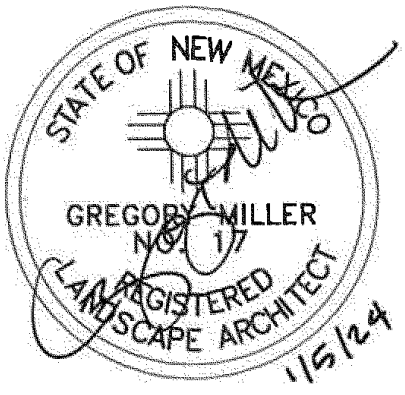
Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)
    Achieved ☐ Achieved in Part ☐ Evaluated Only ☑

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project Venice Volleyball Facility - 5801 Venice Av and Application No _____.

Sara Rain Stewart, RA no. 4868
Signature of Project Architect/License No.

Greg Miller, LA no. 17
Signature of Project Landscape Architect/License No.



Section B.

Sun and Shade Analysis requirements in compliance with 5-2(D)(1):

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that ***summer sun*** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of ***winter sun*** should reach transparent windows and doors at noon on each facade.

The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations. Screen shots from a program like SketchUp are acceptable.

Summer Sun Analysis

1. Show the effects of summer sun on windows on the following date and times:
    a. May 21st analysis:
        - 9:00 AM
        - Noon
        - 4:00 PM

    b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
    c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
    d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
    e. If no sun is influencing a façade at any of the above times, the graphic should simple state "no solar effect."

Winter Sun Analysis

2. Show the effects of winter sun on windows on the following date and time:

    a. November 21st analysis:
        - Noon

    b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**

PROJECT: **Venice Volleyball Facility**
Application for Site Plan Administrative - DFT

Supportive Documentation

SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

1/5/2024

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision

✓ 2. Scale:

1.0 acre or less	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'

- ✓ 3. Bar scale
- ✓ 4. North arrow
- ✓ 5. Legend
- ✓ 6. Scaled vicinity map
- ✓ 7. Property lines (clearly identify)
- ✓ 8. Existing and proposed easements (identify each)
- ✓ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- ✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ✓ B. Square footage of each structure
- ✓ C. Proposed use of each structure
- ✓ D. Signs (freestanding) and other improvements
- ✓ E. Walls, fences, and screening: indicate height, length, color and materials
- ✓ F. Dimensions of all principal site elements or typical dimensions
- ✓ G. Loading facilities
- ✓ H. Site lighting (indicate height & fixture type)
- ✓ I. Indicate structures within 20 feet of site
- ✓ J. Elevation drawing of refuse container and enclosure, if applicable.
- ✓ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- ✓ A. Parking layout with spaces numbered per aisle and totaled.
  - ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - N/A 3. On street parking spaces
- ✓ B. Bicycle parking & facilities
  - ✓ 1. Bicycle racks – location and detail
  - — 2. Other bicycle facilities, if applicable
- ✓ C. Vehicular Circulation (Refer to DPM and IDO)
  - ✓ 1. Ingress and egress locations, including width and curve radii dimensions
  - ✓ 2. Drive aisle locations, including width and curve radii dimensions
  - ✓ 3. End aisle locations, including width and curve radii dimensions
  - ✓ 4. Location & orientation of refuse enclosure, with dimensions
  - ✓ 5. Loading, service area, and refuse service locations and dimensions
- ✓ D. Pedestrian Circulation
  - ✓ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

___ 2. Location and dimension of drive aisle crossings, including paving treatment
___ 3. Location and description of amenities, including patios, benches, tables, etc.

___E. Off-Street Loading
___ 1. Location and dimensions of all off-street loading areas

___F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
___ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
___ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
___ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

___A. Locate and identify adjacent public and private streets and alleys.
___ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
___ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
___ 3. Location of traffic signs and signals related to the functioning of the proposal
___ 4. Identify existing and proposed medians and median cuts
___ 5. Sidewalk widths and locations, existing and proposed
___ 6. Location of street lights
___ 7. Show and dimension clear sight triangle at each site access point
___ 8. Show location of all existing driveways fronting and near the subject site.

___B. Identify Alternate transportation facilities within site or adjacent to site
___ 1. Bikeways and bike-related facilities
___ 2. Pedestrian trails and linkages
___ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

___A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

___ 1. Scale - must be same as scale on sheet #1 - Site plan
___ 2. Bar Scale
___ 3. North Arrow
___ 4. Property Lines
___ 5 Existing and proposed easements
___ 6. Identify nature of ground cover materials
___A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
___B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
___C. Ponding areas either for drainage or landscaping/recreational use

7. Identify type, location and size of plantings (common and/or botanical names).
   - A. Existing, indicating whether it is to preserved or removed.
   - B. Proposed, to be established for general landscaping.
   - C. Proposed, to be established for screening/buffering.
8. Describe irrigation system – Phase I & II . . .
9. Planting Beds, indicating square footage of each bed
10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
11. Responsibility for Maintenance (statement)
12. Landscaped area requirement; square footage and percent (specify clearly on plan)
13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
14. Planting or tree well detail
15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

1. Scale - must be same as Sheet #1 - Site Plan
2. Bar Scale
3. North Arrow
4. Property Lines
5. Existing and proposed easements
6. Building footprints
7. Location of Retaining walls

B. Grading Information

1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
3. Identify ponding areas, erosion and sediment control facilities.
4. Cross Sections
   Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

- ✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ✓ B. Distribution lines
- ✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ✓ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
  - ✓ 1. Identify facade orientation
  - ✓ 2. Dimensions of facade elements, including overall height and width
  - ✓ 3. Location, material and colors of windows, doors and framing
  - ✓ 4. Materials and colors of all building elements and structures
  - ✓ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.
- ✓ 7. List the sign restrictions per the IDO

Verde Management, LLC
8717 Democracy NE
Albuquerque, New Mexico 87109

October 1st, 2023

RE: Venice Volleyball Facility
5801 Venice Ave NE
Albuquerque, New Mexico 87113

To Whom It May Concern:

This letter authorizes Studio 151, LLC to act as agent and representative for ***Verde Management, LLC*** on all matters pertaining their SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) application with the City of Albuquerque for a new indoor volleyball facility (Venice Volleyball Facility).

Sincerely,

Shannon Mick,

Verde Management, LLC

PROJECT: **Venice Volleyball Facility**
Application for Site Plan Administrative - DFT

Property Location: 5801 Venice Ave. NE
Albuquerque, New Mexico 87113

Legal Description: Tract A-1 Block 3 Unit B North Albuquerque Acres, 1.75± AC

Owner: Verde Management, LLC

Agent: Studio 151, LLC
714 Roma Ave. NW
Albuquerque, NM 87102
505-220-0595

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO), prior to obtaining building permit approval for the proposed Venice Volleyball Facility located at 5801 Venice Ave. NE, Albuquerque, NM 87113, a Site Plan Administrative – DFT approval and sign-off is required. A Site Plan Administrative – DFT shall be approved if it meets the Review and Decision Criteria as listed in the IDO Section 16-6-5(G)(3).

> ***6-5(G)(3) Review and Decision Criteria***
>
> *An application for Site Plan – Administrative shall be approved if it meets all of the following criteria.*
>
> *6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The Venice Volleyball Facility Site Plan (SPD1.1) shall comply with applicable standards in the City of Albuquerque IDO, the DPM, other adopted City regulations, and conditions specifically applied to the development of the property in a prior permit or approval affecting the property.

> *6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.*

The Applicant (Verde Management, LLC) agree to install required infrastructure and

public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

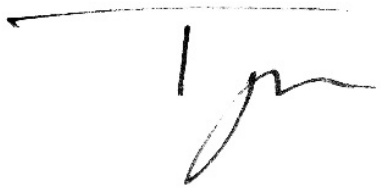
6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

The Subject Property lies within the City of Albuquerque IDO Character Protective Overlay Zone (CPO): North I-25 - CPO-10. The Project Site Plan shall comply with the relevant standards listed for CPO-10 as well as any IDO standards applicable in the zone district the subject property is in.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

The Subject Property is not within an approved Framework Plan. Should it be found that the Project lies within an approved Framework Plan, the Project Site Plan shall meet any relevant standards in the Framework Plan in which it is located in addition to any IDO standards applicable to this type of development.

Sincerely,



Tyson Parker, CEO
Studio 151, LLC

PROJECT: **Venice Volleyball Facility**
Application for Site Plan Administrative - DFT

Public Notice Documentation

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a $10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____To _____

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Tyson Parker - Studio 151, LLC (Agent) 1/8/2024
(Applicant or Agent) (Date)

I issued 2 signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Revised 2/6/19

From: Office of Neighborhood Coordination
To: tyson@studio151llc.com
Subject: FW: Neighborhood Meeting Inquiry Sheet Submission-5801 Venice
Date: Monday, January 8, 2024 3:31:56 PM
Attachments: image001.png
B-18-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Alternative Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net		4915 Watercress Drive NE	Albuquerque	NM	87113		5058570596
Wildflower Area NA	Glenn	Garcia	ggarcia103@comcast.net		4901 Goldenthread NE	Albuquerque	NM	87113		5052697832
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	sec.dist4@gmail.com	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	edueweke@juno.com		PO Box 90986	Albuquerque	NM	87199		5058581863

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, January 8, 2024 3:01 PM
To: Office of Neighborhood Coordination <tyson@studio151llc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Other (please specify in field below)
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Site Plan Administrative - DFT
Contact Name
Tyson Parker
Telephone Number
(505) 220-0595
Email Address
tyson@studio151llc.com
Company Name
Studio 151, LLC
Company Address
714 Roma Ave NW
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
Tract A-1 Block 3 Unit B North Albuquerque Acres

Physical address of subject site:

5801 Venice Ave NE Albuquerque, New Mexico 87113

Subject site cross streets:

Pan American West + Venice Ave.

Other subject site identifiers:

Northwest Corner of Venice Ave. and Pan American West

This site is located on the following zone atlas page:

B-18-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke

Email Address* or Mailing Address* of NA Representative[1]: edueweke@juno.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.[2]

Email address to respond yes or no: tyson@studio151llc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

_____

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 5801 Venice Ave.
   Location Description Corner of Pan American West and Venice Ave.
2. Property Owner* Verde Management, LLC
3. Agent/Applicant* *[if applicable]* Studio 151, LLC (Tyson Parker)
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Site Plan

Site Plan Administrative - DFT

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

☐ Other: _____

Summary of project/request[3]*:

We are seeking Site Plan Administrative - DFT approval and sign-off as required to submit for a building permit.

5. This application will be decided administratively by the Development Facilitation Team (DFT)

   Application materials: https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft

   To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*[4]:
   Tyson@studio151llc.com or (505) 220-0595

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation:
   Tyson@studio151llc.com or (505) 220-0595
   The project is not seeking any deviation, variance, or waiver approvals
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☐ Yes ☐ No

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[Note: Items with an asterisk (*) are required.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ▣ a. Location of proposed buildings and landscape areas.*
   - ▣ b. Access and circulation for vehicles and pedestrians.*
   - ▣ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ▣ e. **For non-residential development***:
     - ▣ Total gross floor area of proposed project.
     - ▣ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 1.75+/-
   b. IDO Zone District NR-LM
   c. Overlay Zone(s) *[if applicable]* CPO-10
   d. Center or Corridor Area *[if applicable]* n/a
2. Current Land Use(s) [*vacant, if none*] undeveloped lot

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: mgriffee@noreste.org *[Other Neighborhood Associations, if any]*
ggarcia103@comcast.net
ltcaudill@comcast.net
rpmartinez003@gmail.com
uri.bassan@noreste.org

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Email Address* or Mailing Address* of NA Representative[1]: edueweke@juno.com

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Meeting Date / Time / Location:

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Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

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3. Agent/Applicant* *[if applicable]* Studio 151, LLC (Tyson Parker)
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
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Additional Information:

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   a. Area of Property *[typically in acres]* 1.75+/-
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2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation:
   Tyson@studio151llc.com or (505) 220-0595
   The project is not seeking any deviation, variance, or waiver approvals
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☐ Yes ☐ No

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[Note: Items with an asterisk (*) are required.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ▣ a. Location of proposed buildings and landscape areas.*
   - ▣ b. Access and circulation for vehicles and pedestrians.*
   - ▣ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ▣ e. **For non-residential development***:
     - ▣ Total gross floor area of proposed project.
     - ▣ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 1.75+/-
   b. IDO Zone District NR-LM
   c. Overlay Zone(s) *[if applicable]* CPO-10
   d. Center or Corridor Area *[if applicable]* n/a
2. Current Land Use(s) [*vacant, if none*] undeveloped lot

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: mgriffee@noreste.org *[Other Neighborhood Associations, if any]*
ggarcia103@comcast.net
ltcaudill@comcast.net
rpmartinez003@gmail.com
uri.bassan@noreste.org

[6] Available here: https://tinurl.com/idozoningmap

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: _____

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Ellen Dueweke

Email Address* or Mailing Address* of NA Representative[1]: edueweke@juno.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.[2]

Email address to respond yes or no: tyson@studio151llc.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

_____

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 5801 Venice Ave.
   Location Description Corner of Pan American West and Venice Ave.
2. Property Owner* Verde Management, LLC
3. Agent/Applicant* *[if applicable]* Studio 151, LLC (Tyson Parker)
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Site Plan

Site Plan Administrative - DFT

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (*) are required.]

☐ Other: _____

Summary of project/request[3]*:

We are seeking Site Plan Administrative - DFT approval and sign-off as required to submit for a building permit.

5. This application will be decided administratively by the Development Facilitation Team (DFT)

   Application materials: https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft

   To contact staff, email PLNDRS@cabq.gov or call the Planning Department at 505-924-3946.

6. Where more information about the project can be found*[4]:
   Tyson@studio151llc.com or (505) 220-0595

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] B-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation:
   Tyson@studio151llc.com or (505) 220-0595
   The project is not seeking any deviation, variance, or waiver approvals
4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☐ Yes ☐ No

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[Note: Items with an asterisk (*) are required.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:
   - ▣ a. Location of proposed buildings and landscape areas.*
   - ▣ b. Access and circulation for vehicles and pedestrians.*
   - ▣ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ▣ e. **For non-residential development***:
     - ▣ Total gross floor area of proposed project.
     - ▣ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:
   a. Area of Property *[typically in acres]* 1.75+/-
   b. IDO Zone District NR-LM
   c. Overlay Zone(s) *[if applicable]* CPO-10
   d. Center or Corridor Area *[if applicable]* n/a
2. Current Land Use(s) [*vacant, if none*] undeveloped lot

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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ggarcia103@comcast.net
ltcaudill@comcast.net
rpmartinez003@gmail.com
uri.bassan@noreste.org

[6] Available here: https://tinurl.com/idozoningmap

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	Site Plan Administrative - DFT
Decision-making Body:	Development Facilitation Team
Pre-Application meeting required:	☐ Yes ☒ No
Neighborhood meeting required:	☐ Yes ☒ No
Mailed Notice required:	☐ Yes ☒ No
Electronic Mail required:	☒ Yes ☐ No
Is this a Site Plan Application:	☒ Yes ☐ No **Note:** *if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application:	5801 Venice Ave NE, Albuquerque, New Mexico 87113
Name of property owner:	Verde Management, LLC
Name of applicant:	Verde Management, LLC
Date, time, and place of public meeting or hearing, if applicable:	
DFT Hearing - Jan 17th, 2024, 9:00 am, virtual	
Address, phone number, or website for additional information:	Studio 151, LLC 505-220-0595 Tyson Parker
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☒ Zone Atlas page indicating subject property.	
☒ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if applicable.	n/a
☐ Summary of request, including explanations of deviations, variances, or waivers.	n/a
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

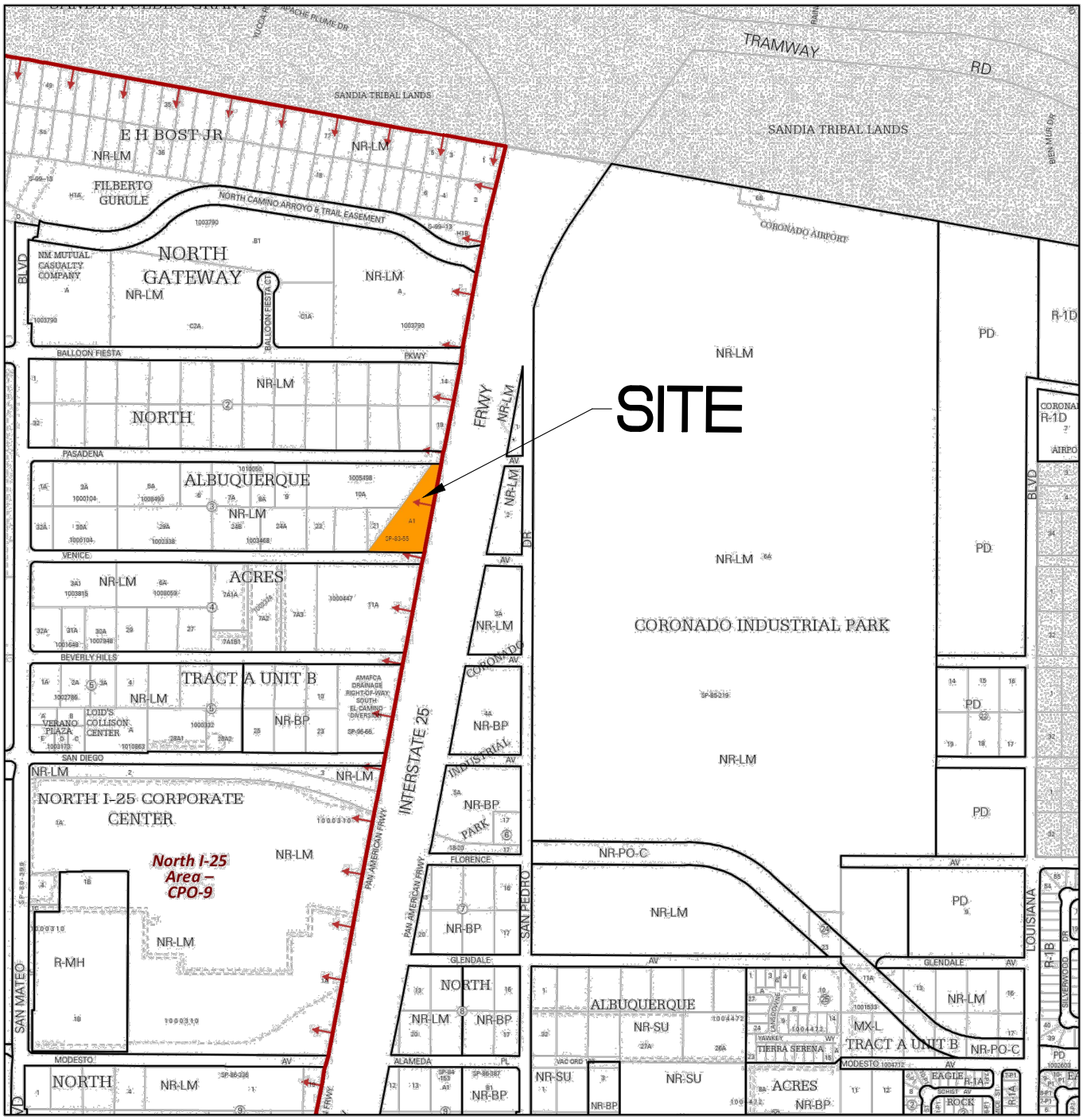
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 1/5/2024_____ (Date)

Note: *Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☒ a. Location of proposed buildings and landscape areas.
☒ b. Access and circulation for vehicles and pedestrians.
☒ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☒ e. For non-residential development: ☒ Total gross floor area of proposed project. ☒ Gross floor area for each proposed use.



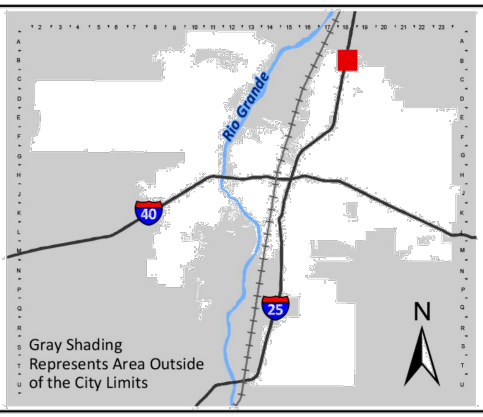
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

AGIS Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

B-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

E1 SDP1.1 VICINITY MAP

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 SDP1.1 SITE PLAN
1"=20'-0"
N
0 20' 40'
BAR SCALE

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

general

1 SDP1.1 SITE PLAN ADMINISTRATIVE DFT - SITE PLAN
2 SDP2.1 SITE PLAN ADMINISTRATIVE DFT - LANDSCAPE PLAN
3 SDP3.1 SITE PLAN ADMINISTRATIVE DFT - GRADING PLAN
4 SDP3.2 SITE PLAN ADMINISTRATIVE DFT - DRAINAGE PLAN
5 SDP4.1 SITE PLAN ADMINISTRATIVE DFT - UTILITY PLAN
6 SDP5.1 SITE PLAN ADMINISTRATIVE DFT - BUILDING ELEVATIONS + SITE DETAILS
7 SDP5.2 SITE PLAN ADMINISTRATIVE DFT - SUN AND SHADE ANALYSIS
8 SDP5.3 SITE PLAN ADMINISTRATIVE DFT - SUN AND SHADE ANALYSIS
9 F1 SITE PLAN ADMINISTRATIVE DFT - FIRE DEPARTMENT FIRE 1 SITE PLAN
10 ES101 SITE PLAN ADMINISTRATIVE DFT - SITE LIGHTING PLAN

CODE ANALYSIS

APPLICABLE CODES
International Building Code (IBC) 2015 (NMCBC 2015)
Uniform Mechanical Code (UMC) 2105 (NMMC 2015)
National Electrical Code (NEC) 2017 (NMEC 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
Required Number (IBC Table 1018.1): 2
Provided Number of Exits: 3 (2 @ 35' * 1 @ 6'-0")

Required Exit Width
Provided Number: 3Required 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: 0.38
Operable:0.45
Entrance Doors: 0.77
SHGC:
PF<.0.2: N - 0.48, SEW - 0.36

PARKING REQUIREMENTS

REQUIRED SPACES = 72 (Office Use 5 + Other Indoor Entertainment 67)

Office Use (3.5 Spaces/1,000 sq. ft.): (1,350 sq. ft./1000)3.5 = 4.75 spaces

Other Indoor Entertainment (1 space per 3 persons design capacity):
Volleyball Courts : 128 occupants
Seating Area : 73 occupants
Total Occupants : 201 occupants @ 3 person per deign capacity = 67 spaces

PROVIDED SPACES = 72 spaces
4 - HC
4 - MOTORCYCLE
1 - ELECTRIC SPACE

PLUMBING FIXTURES

PLUMBING FIXTURE REQUIREMENTS:
IBC Table 2902.1

GROUP	WATER CLOSETS (215 OCCUPANTS (108 male + 108 female))		LAVATORIES MALE/FEMALE (108 male + 108 female)	DRINKING FOUNTAINS	SERVICE SINK
B	1 PER 125 M	1 PER 65 F	1 PER 200	1 PER 500	1
REQUIRED					
	1	2	1 M / 1 F	1	1
PROVIDED					
	2 + 1 URINAL	3	2 M / 2 F	1	1

FIRE SYSTEM NOTES

A. BUILDING WILL HAVE AN AUTOMATIC SPRINKLER SYSTEM WITH A SUPERVISED FIRE ALARM SYSTEM PER IBC 903.2.1.3 (A3 AREA EXCEEDS 12,000 SF) AND IBC 907
B. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA = 15% OF TOTAL AREA LESS BUILDING AREA
(.15 * (76,480± sf - 16,680± SF))
= 8,972 sf landscape area

PROVIDED = 17,003± sf

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.

CITY APPROVALS

PROJECT NUMBER: _____

Application Number: _____

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

DFT 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
Herman Gallegos *Herman Gallegos* Solid Waste Management	01-05-24 Date
Planning Department	Date

SOLID WASTE MANAGEMENT DEPARTMENT CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: *Herman Gallegos*
Date: 01-05-24

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

STUDIO 151, LLC
P.O.BOX 923
CORRALES, NEW MEXICO
8 7 0 4 8
505.220.0595
505.242.7627

STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS			
	ADDENDUM #	DESCRIPTION	MARK DATE

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: xxxx
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- SITE PLAN

SDP1.1

PLANTING SCHEDULE

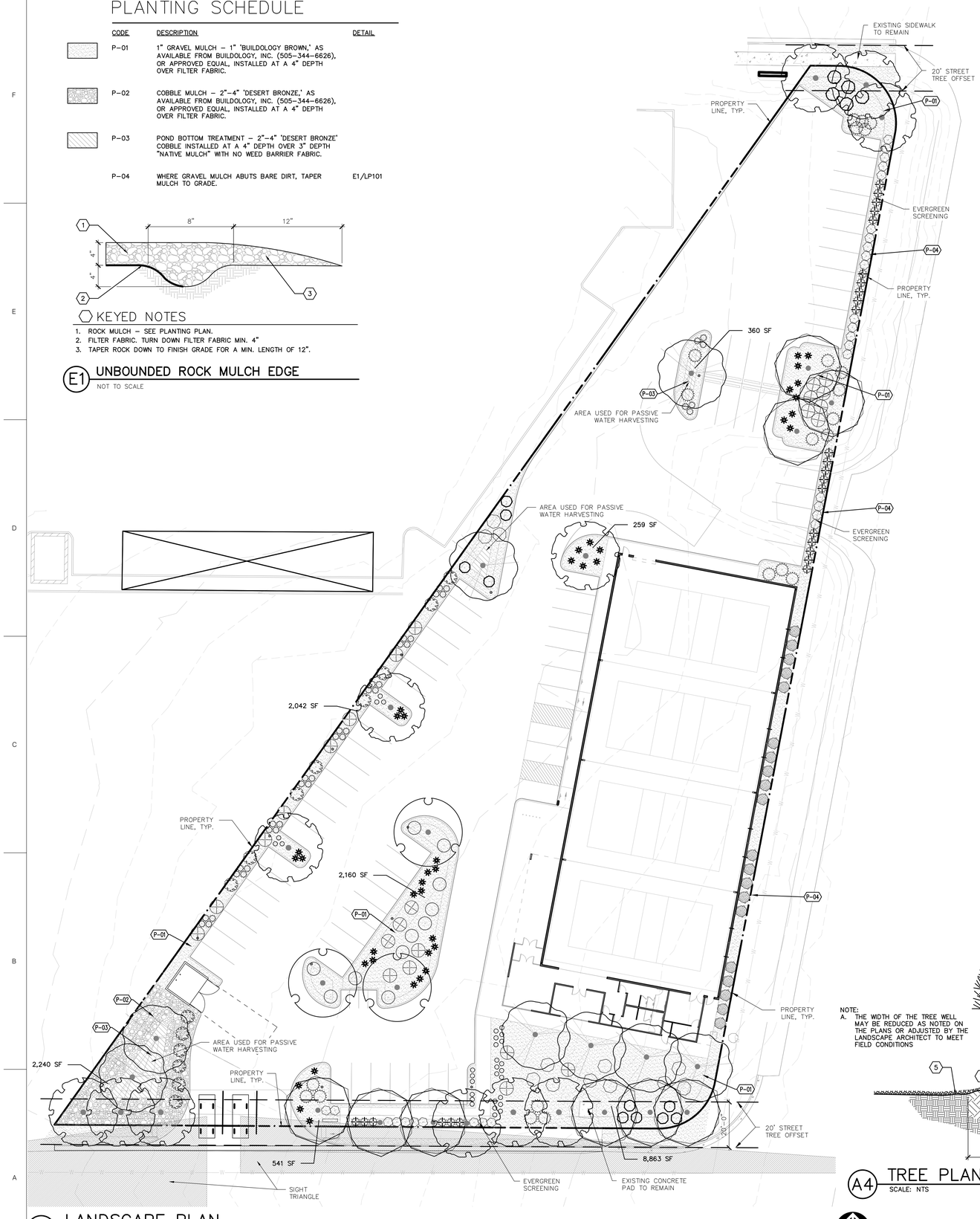
	CODE	DESCRIPTION	DETAIL
	P-01	1" GRAVEL MULCH – 1" 'BUILDOLOGY BROWN,' AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.	
	P-02	COBBLE MULCH – 2"-4" 'DESERT BRONZE,' AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL, INSTALLED AT A 4" DEPTH OVER FILTER FABRIC.	
	P-03	POND BOTTOM TREATMENT – 2"-4" 'DESERT BRONZE' COBBLE INSTALLED AT A 4" DEPTH OVER 3" DEPTH "NATIVE MULCH" WITH NO WEED BARRIER FABRIC.	
	P-04	WHERE GRAVEL MULCH ABUTS BARE DIRT, TAPER MULCH TO GRADE.	E1/LP101

KEYED NOTES

1. ROCK MULCH – SEE PLANTING PLAN.
2. FILTER FABRIC. TURN DOWN FILTER FABRIC MIN. 4"
3. TAPER ROCK DOWN TO FINISH GRADE FOR A MIN. LENGTH OF 12".

E1 UNBOUNDED ROCK MULCH EDGE

NOT TO SCALE



A1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
	AN2	3	BOX ELDER	ACER NEGUNDO	24" BOX	40'	30'	2" CAL., 10'-12' HT.
	PC	9	CHINESE PISTACHE	PISTACIA CHINENSIS	30" BOX	35'	30'	2" CAL., 12'-14' HT.
	CO	12	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	30'	30'	2" CAL., 10'-12' HT.
	GI	8	SKYLINE THORNLESS HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM	24" BOX	40'	30'	2" CAL., 12'-14' HT.

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
	FP	24	APACHE PLUME	FALLUGIA PARADOXA	5 GAL.	6'	6'	MIN. 18" SPD.
	BM	10	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	5'	5'	MIN. 12" HT.
	BJ	22	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL.	1'	6'	MIN. 12" SPD.
	CAT	38	CATMINT	NEPETA FAASSENII	1 GAL.	1'	3'	MIN. 6" SPD.
	EN	12	CHAMISA	ERICAMERIA NAUSEOSA	5 GAL.	5'	6'	MIN. 8" HT.
	RT	11	CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	5 GAL.	1'	6'	MIN. 18" SPD.
	CM2	14	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	5 GAL.	6'	6'	MIN. 18" SPD.
	RI	29	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	5 GAL.	3'	4'	MIN 18" HT
	LB	30	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	5 GAL.	2'	2'	MIN. 12" HT.
	OG	26	OREGON GRAPE	MAHONIA AQUIFOLIUM	5 GAL.	3'	4'	MIN. 12" HT.
	HP	40	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	3'	3'	MIN. 12" HT.

GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE
	BG	20	BEAR GRASS	NOLINA TEXANA	5 GAL.	4'	5'	MIN. 12" HT.

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT THE INDOOR VOLLEYBALL FACILITY

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
1. NO SPRAY IRRIGATION IS PROPOSED.
2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWUA'S XERIC PLANT LIST.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE DRIP EMITTERS OR BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETSCAPE, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.
2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.
3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.
4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

LANDSCAPE CALCULATION TABLE:
TOTAL LOT AREA: 76,448 SF

LESS TOTAL BUILDING AREA: 16,641 SF
NET LOT AREA: 59,807 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):
8,972 SF

PROVIDED LANDSCAPE AREA:
17,003 SF (28.43% OF NET LOT AREA)

REQUIRED PLANTS:
REQUIRED STREET TREES:
0 (ALONG FRONTAGE ROAD AS DIRECTED BY NMDOT)
12 (286 LF ALONG VENICE AVE NE, TREES AVERAGE 25' O.C.)
2 (42 LF ALONG PASADENA AVE NE, TREES AVERAGE 25' O.C.)

STREET TREES PROVIDED:
0 ALONG FRONTAGE ROAD
12 ALONG VENICE AVE NE
2 ALONG PASADENA AVE NE

REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:
NORTH PARKING LOT: 25 TOTAL SPACES
3 REQUIRED TREES
PARKING LOT TREES PROVIDED AT NORTH PARKING LOT: 3

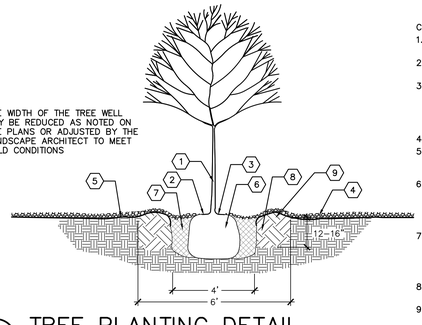
SOUTH PARKING LOT: 51 TOTAL SPACES
6 REQUIRED TREES
PARKING LOT TREES PROVIDED AT SOUTH PARKING LOT: 6

REQUIRED PARKING LOT INTERIOR LANDSCAPE (10% OF PARKING LOT AREA):
NORTH PARKING LOT: 16,144 SF
1,614 SF
PROVIDED PARKING LOT INTERIOR LANDSCAPE:
2,818 SF (17.4% OF REQUIRED INTERIOR LANDSCAPE)

SOUTH PARKING LOT: 19,935 SF
1,994 SF
PROVIDED PARKING LOT INTERIOR LANDSCAPE:
5,086 SF (25.5% OF REQUIRED INTERIOR LANDSCAPE)

REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):
12,752 SF
PROVIDED COVERAGE:
12,782 SF (75.17% OF PROVIDED COVERAGE)

REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA)
4,251 SF
PROVIDED GROUND LEVEL PLANT COVERAGE:
4,276 SF (25.14% OF PROVIDED GROUND LEVEL COVERAGE)

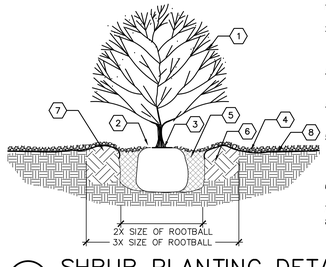


NOTE:
A. THE WIDTH OF THE TREE WELL MAY BE REDUCED AS NOTED ON THE PLANS OR ADJUSTED BY THE LANDSCAPE ARCHITECT TO MEET FIELD CONDITIONS

CONSTRUCTION NOTES:
1. TREE LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. MULCH – SEE PLANTING PLAN
5. WEED BARRIER FABRIC – SEE PLANTING PLAN – TURN DOWN 6" AT EDGES
6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
9. 4" HIGH X 12" WIDE BERM, 6' MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

A4 TREE PLANTING DETAIL

SCALE: NTS



CONSTRUCTION NOTES:
1. SHRUB LOCATION AND SPECIES AS PER PLAN
2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS
6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
7. 2" HIGH X 6" WIDE BERM
8. WEED BARRIER FABRIC – SEE IRRIGATION PLANTING PLAN – TURN DOWN 6" AT EDGES

A6 SHRUB PLANTING DETAIL

STUDIO 151, LLC
P.O.BOX 923
CORRALES, NEW MEXICO
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505.220.0595
505.242.7627

STATE OF NEW MEXICO
BRIAN J. VERARDO
NO. 309
REGISTERED LANDSCAPE ARCHITECT
10/07/2023

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS		
MARK	DATE	DESCRIPTION

PROJECT NO:	2023-VW
DATE:	10.10.2023
SET NO:	23070
DRAWN BY:	KA
CHECKED BY:	BV

pland COLLABORATIVE
plandcollab.com 505 268 2266

SDP2.1

SIGNS GREATER THAN 24 SQUARE FEET WILL REQUIRE A SIGN PERMIT - 14-16-5-12(D)

MAX AREA OF SIGN: 25% OF FACADE = .25 * 5,103 SF = 1,493 SF (EAST + WEST)
= .25 * 2,410 SF = 602 SF (SOUTH)

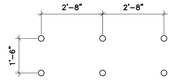
AREA PROVIDED = 218 SF (EAST)
= 64 SF (SOUTH)
= 64SF (WEST)

BACKLIT ILLUMINATED SIGNAGE
COLORS: RED, BLACK, AND WHITE
64± SQ. FT.

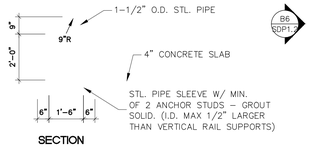
F1 BUILDING SIGNAGE - ROUND
SDP5.1 — 1/4"=1'-0"

BACKLIT ILLUMINATED SIGNAGE
COLORS: RED, BLACK, AND WHITE
218± SQ. FT.

F3 BUILDING SIGNAGE - SQUARE
SDP5.1 — 1/4"=1'-0"

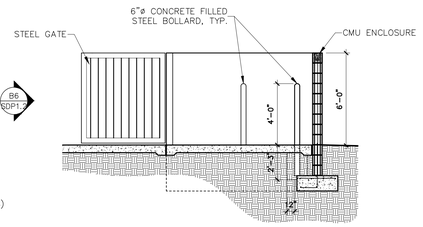


PLAN

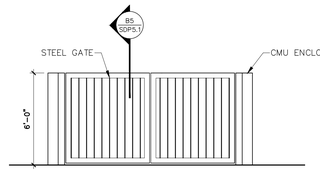


SECTION

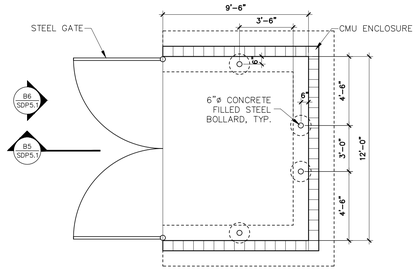
E3 BIKE RACK DETAIL
SDP5.1 — 3/8"=1'-0"



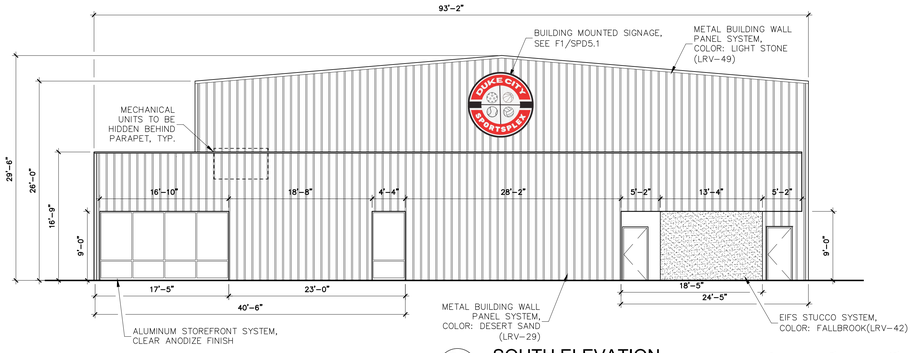
E4 REFUSE ENCLOSURE ELEVATION
SDP5.1 — 1/4"=1'-0"



E5 REFUSE ENCLOSURE ELEVATION
SDP5.1 — 1/4"=1'-0"

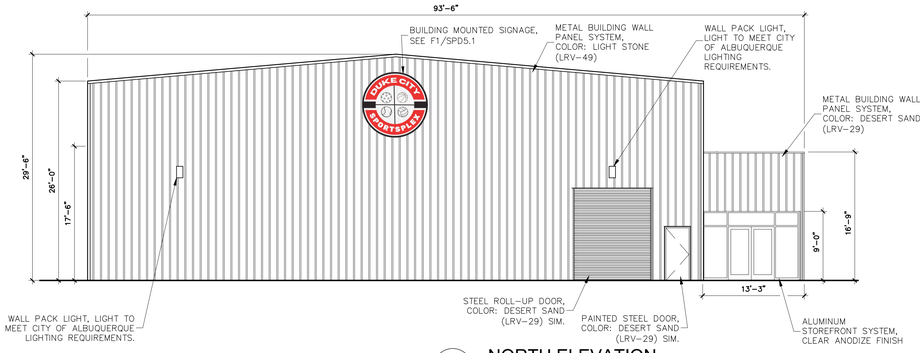


E6 REFUSE ENCLOSURE PLAN
SDP5.1 — 1/4"=1'-0"



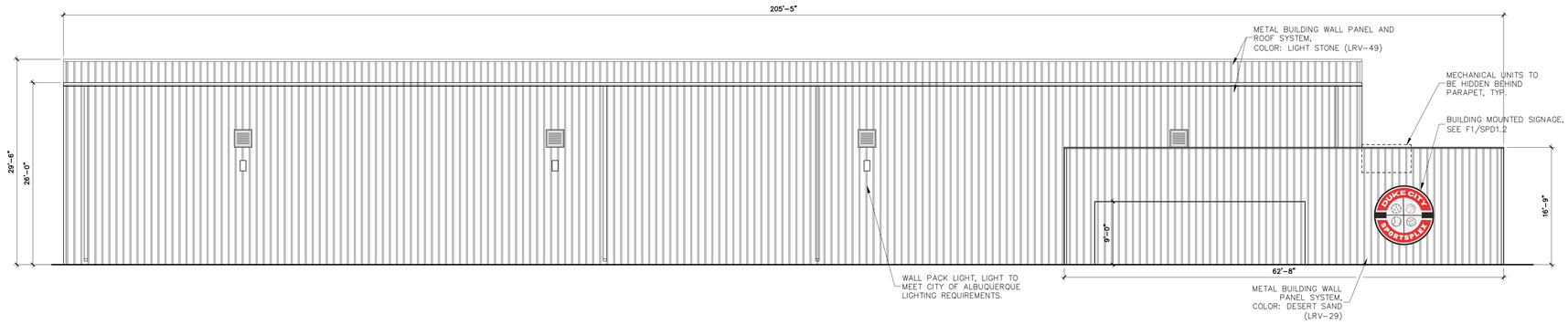
D3 SOUTH ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE



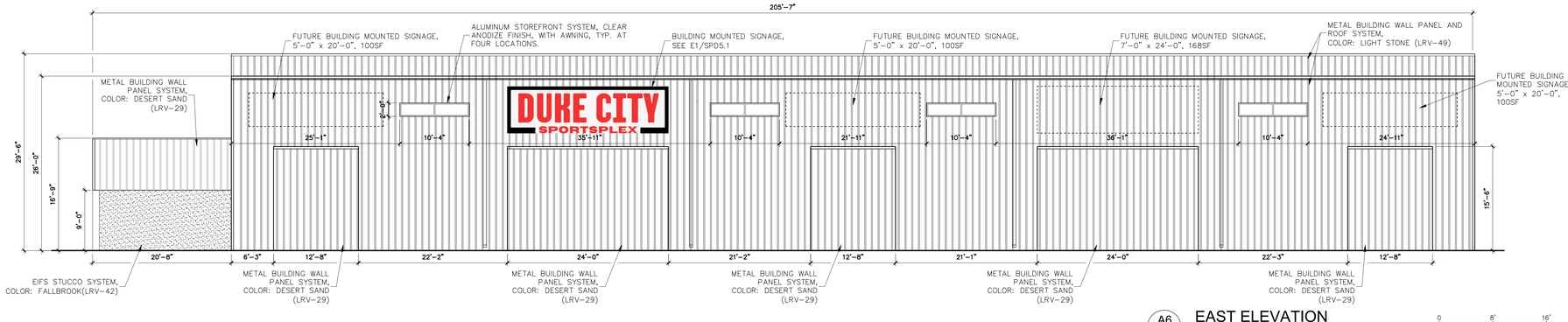
D6 NORTH ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE



B6 WEST ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE



A6 EAST ELEVATION
SDP5.1 — 1/8"=1'-0"

0 8' 16'
BAR SCALE

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.

IDO DEVELOPMENT STANDARDS

14-16-3-4(K) NORTH 1-25 - CPO-10
3-4(K)(4)c On -premises Signs
2. Freestanding Signs
a. pole mounted signs are prohibited
b. Monument signs shall be a maximum size of 50 square feet with a maximum height of 13 feet, including a base with a height of at least 2 feet and no more than 3 feet.
c. 1 additional monument sign is allowed on a premises of 5 or more acres.

14-16-5-11(E)(2) FACADE DESIGN
5-11(E)(2)(a) GENERAL
2. EACH STREET-FACING FACADE SHALL INCORPORATE AT LEAST 2 OF THE FOLLOWING FEATURES (ILLUSTRATED BELOW) ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SO THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET:
a. GROUND-FLOOR TRANSPARENT WINDOWS, WITH THE LOWER EDGE OF THE WINDOW SILLS NO HIGHER THAN 30" ABOVE THE FINISH FLOOR.
b. WINDOWS ON UPPER FLOORS.
c. PRIMARY PEDESTRIAN ENTRANCES.
d. PORTALS, ARCADES, CANOPIES, TRELLISES, AWNINGS OVER WINDOWS, OR OTHER ELEMENTS THAT PROVIDE SHADE OR PROTECTION FROM THE WEATHER.
e. SUN SHELVES OR OTHER EXTERIOR BUILDING FEATURES DESIGNED TO REFLECT SUNLIGHT INTO THE BUILDING AND REDUCE THE NEED FOR INTERIOR LIGHTING.
f. RAISED PLANTERS BETWEEN 12 INCHES AND 28 INCHES ABOVE GRADE WITH THE SURFACE PLANTED TO ACHIEVE AT LEAST 75 PERCENT VEGETATIVE COVER AT MATURITY.
3. EACH STREET-FACING FACADE LONGER THAN 100 FEET SHALL INCORPORATE AT LEAST 1 OF THE FOLLOWING ADDITIONAL FEATURES (ILLUSTRATED BELOW):
a. WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1 FOOT IN DEPTH AT LEAST EVERY 100 FEET OF FACADE LENGTH AND EXTEND FOR AT LEAST 25 PERCENT OF THE LENGTH OF THE FACADE.
b. A CHANGE IN COLOR, TEXTURE, OR MATERIAL AT LEAST EVERY 50 FEET OF FACADE LENGTH AND EXTENDING AT LEAST 20 PERCENT OF THE LENGTH OF THE FACADE.
c. AN OFFSET, REVEAL, PILASTER, OR PROJECTION ELEMENT NO LESS THAN 2 FEET IN WIDTH, PROJECTING FROM THE FACADE BY AT LEAST 6 INCHES, AND REPEATING AT A MINIMUM OF 30 FEET OF FACADE LENGTH.
d. THREE DIMENSIONAL CORNICE OR BASE TREATMENTS.
e. A PROJECTING GABLE, HIP FEATURE, OR CHANGE IN PARAPET HEIGHT AT LEAST EVERY 100 FEET OF FACADE LENGTH.
f. ART SUCH AS MURALS OR SCULPTURE THAT IS PRIVATELY-OWNED OR COORDINATED THROUGH THE CITY PUBLIC ARTS PROGRAM.

SOUTH ELEVATION

South Facade Length:
93'-2"
Required Design Element Length:
93'-2" * .3 = 28'-0"
Provided Design Element Length: 31'-6"
windows: 21'-2"
element that provides shade or protection from the weather: 10'-4"

EAST ELEVATION

East Facade Length:
205'-4"
Required Design Element Length:
205'-4" * .3 = 61'-8"
Provided Design Element Length: 103'-4"
windows at upper floors: 41'-4"
element that provides shade or protection from the weather: 62'-0"
window awnings: 41'-4"
covered building entry: 20'-8"

Facade Length longer than 100'-0" requirement: a change of color every 50 of facade length and extending at least 20 percent of the length of the facade.
Required Color Change Length:
205'-7" * .2 = 41'-1"
Provided Color Change Length:
106'-6"

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505.242.7627

STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

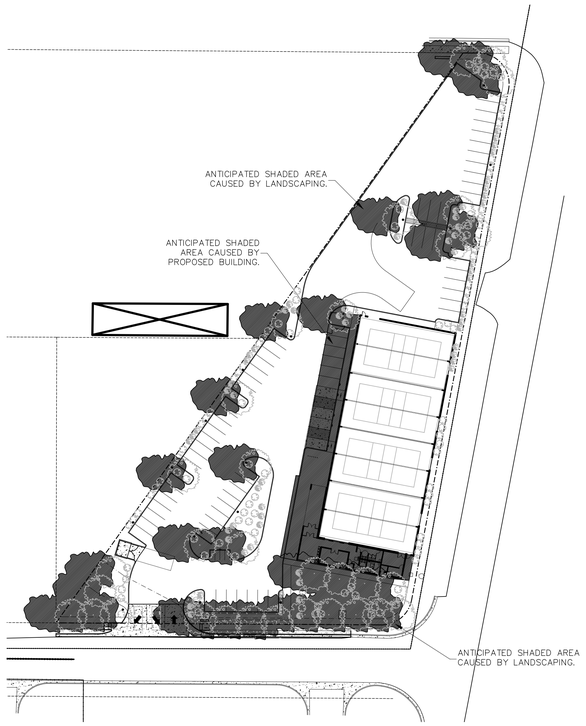
VENICE VOLLEYBALL FACILITY
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	ADDENDUM #	DESCRIPTION
		MARK DATE

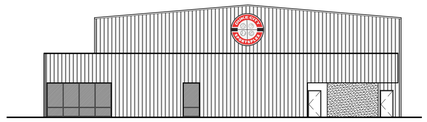
PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: xxxx
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT -
SITE DETAILS / BUILDING
ELEVATIONS

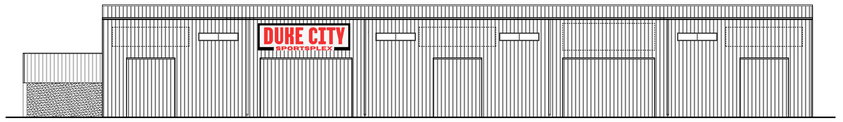
SDP5.1



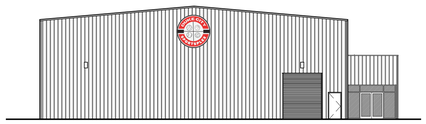
D2 SPD5.2 SITE PLAN SUN / SHADE ANALYSIS 5/21 9:00AM
1"=50'-0"



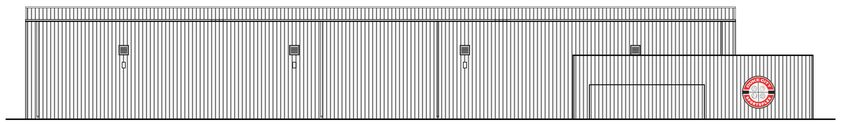
F3 SPD5.2 SOUTH ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



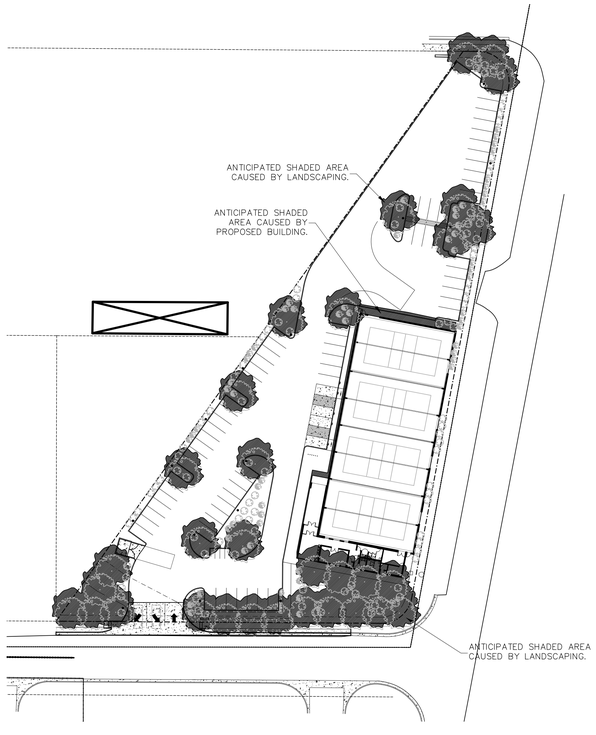
F6 SPD5.2 EAST ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



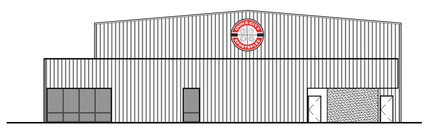
E3 SPD5.2 NORTH ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



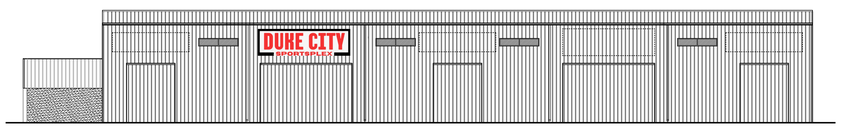
E6 SPD5.2 WEST ELEVATION
SUN / SHADE ANALYSIS 5/21 9:00AM
1/16=1'-0"



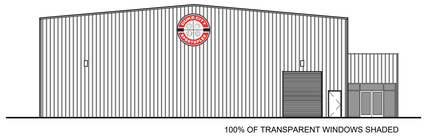
A2 SPD5.2 SITE PLAN SUN / SHADE ANALYSIS 5/21 NOON
1"=50'-0"



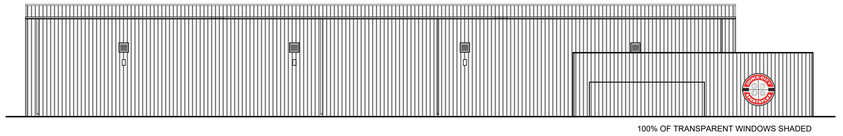
C2 SPD5.2 SOUTH ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"



C6 SPD5.2 EAST ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"



B2 SPD5.2 NORTH ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"



B6 SPD5.2 WEST ELEVATION
SUN / SHADE ANALYSIS 5/21 NOON
1/16=1'-0"

STUDIO 151, LLC
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STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY

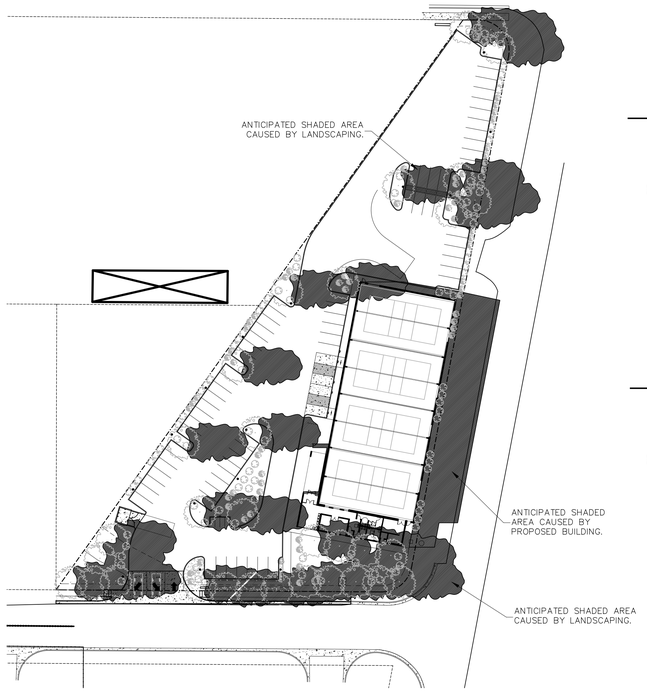
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS			
MARK	DATE	ADDENDUM #	DESCRIPTION

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- SUN AND SHADE ANALYSIS

SDP5.2



D2 SPD5.3 SITE PLAN SUN / SHADE ANALYSIS 5/21 4:00PM
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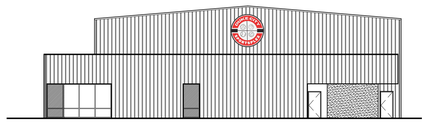
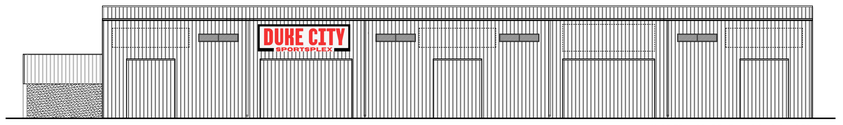


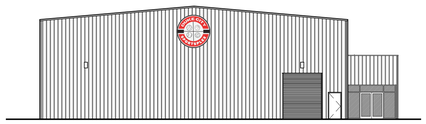
42% OF TRANSPARENT WINDOWS SHADED

F3 SPD5.3 SOUTH ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"



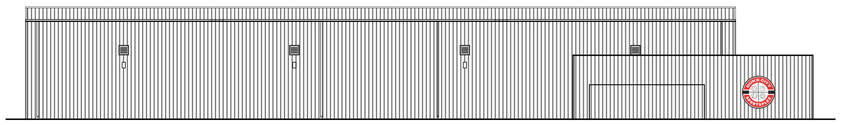
100% OF TRANSPARENT WINDOWS SHADED

F6 SPD5.3 EAST ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"



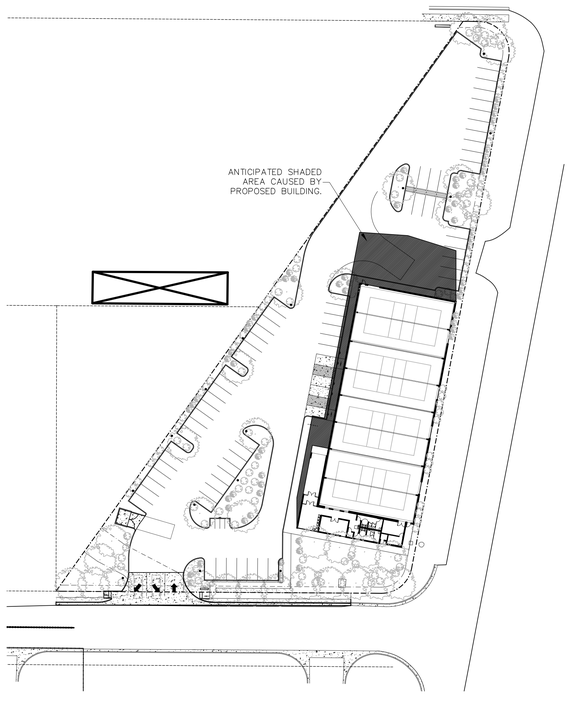
100% OF TRANSPARENT WINDOWS SHADED

E3 SPD5.3 NORTH ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"

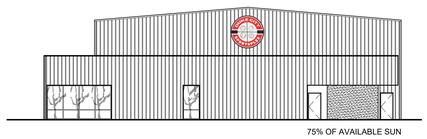


100% OF TRANSPARENT WINDOWS SHADED

E6 SPD5.3 WEST ELEVATION
SUN / SHADE ANALYSIS 5/21 4:00PM
1/16"=1'-0"

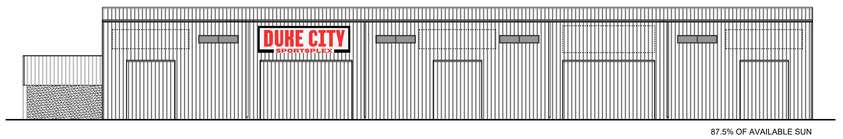


A2 SPD5.3 SITE PLAN SUN / SHADE ANALYSIS 11/21 NOON
1"=50'-0"



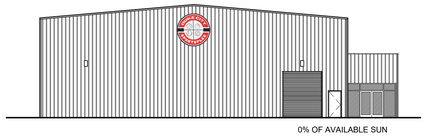
75% OF AVAILABLE SUN

C3 SPD5.3 SOUTH ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"



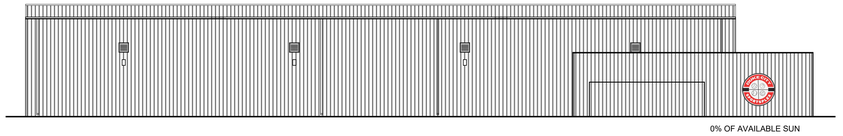
87.5% OF AVAILABLE SUN

C6 SPD5.3 EAST ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"



0% OF AVAILABLE SUN

B3 SPD5.3 NORTH ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"



0% OF AVAILABLE SUN

B6 SPD5.3 WEST ELEVATION
SUN / SHADE ANALYSIS 11/21 NOON
1/16"=1'-0"

STUDIO 151, LLC
P.O.BOX 923
CORRALES, NEW MEXICO
87048
505.220.0595
505.242.7627

STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
01.05.2024
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY

5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS	ADDENDUM #	DESCRIPTION
MARK	DATE	

PROJECT NO: 2023-VW
DATE: 1.5.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

SITE PLAN
ADMINISTRATIVE DFT
- SUN AND SHADE ANALYSIS

SDP5.3

Tyson Parker

To: 'edueweke@juno.com'
Cc: 'ggarcia103@comcast.net'; 'ltcaudill@comcast.net'; 'rpmartinez003@gmail.com'; 'uri.bassan@noreste.org'; 'mgriffee@noreste.org'
Subject: Venice Volleyball Facility
Attachments: Ellen Dueweke neighborhood request form.pdf

Hello Ms. Dueweke,

The City of Albuquerque Planning Department asked that I also provide you with attached DFT Neighborhood Meeting Request from to use should a meeting request be made.

As before, please let me know if you have any questions regarding this matter.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

tyson@studio151llc.com

To: 'Ellen Dueweke'
Subject: RE: Venice Volleyball Facility
Attachments: 5801 Venice Ave - 2024 01 05.pdf; B-18-Z.pdf; CABQ-Official_public_notice_form-2019.pdf

Hello again,

It looks I have fallen for the 2023/2024 typo and provided the 2023 hearing date... The DFT Hearing is the **17th** of January at 9:00 am.

Because so much time has passed I thought it would be helpful if I reset the documents we are including in our application.

As before, please let me know if you have any questions or would like to set up a meeting to discuss.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Friday, January 5, 2024 1:33 PM
To: 'Ellen Dueweke' <edueweke@juno.com>
Subject: RE: Venice Volleyball Facility

Hello Ms. Dueweke,

We finally received the documents from ABCWUA we were waiting for and can submit our DFT application. As it stands the meeting will now be on January 18th, 2024.

The DFT is a pre-review process required for some projects before they may apply for a building permit. The link to City's website for more information is provided below.

https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: Ellen Dueweke <edueweke@juno.com>
Sent: Wednesday, November 8, 2023 11:33 AM
To: tyson@studio151llc.com
Subject: RE: Venice Volleyball Facility

Hello Tyson. I haven't heard from you in a while and I wondered about the status of your project. Also, I am not sure what DFT stands for.

Ellen

---------- Original Message ----------
From: <tyson@studio151llc.com>
To: "'Ellen Dueweke'" <edueweke@juno.com>
Cc: <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility
Date: Tue, 17 Oct 2023 14:56:25 -0600

Hello Ms. Dueweke,

We are still waiting to receive a current Availability Statement from Albuquerque Bernalillo County Water Utility Authority. As a result we are not able to have our DFT meeting tomorrow the 18th.

Please let us know if you have any questions.

Best,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Thursday, October 5, 2023 11:30 AM
To: 'Ellen Dueweke' <edueweke@juno.com>
Cc: 'sara@studio151llc.com' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Good morning Ms. Dueweke,

Yes ma'am, I sent the same message to you that went out to all the persons on the list that the City's Office of Neighborhood Coordination provided.

Best,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: Ellen Dueweke <edueweke@juno.com>
Sent: Wednesday, October 4, 2023 7:54 PM
To: tyson@studio151llc.com
Subject: RE: Venice Volleyball Facility

Thank you Tyson. I trust you advised all of the neighborhood contacts of the change?

Ellen

---------- Original Message ----------
From: <tyson@studio151llc.com>
To: "'Ellen Dueweke'" <edueweke@juno.com>
Cc: <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility
Date: Tue, 3 Oct 2023 14:47:34 -0600

Hello Ms. Dueweke,

I just want to let you know that our DFT Meeting was changed from the originally planned Oct 4th. It is now on October 18th.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Wednesday, September 20, 2023 12:28 PM
To: 'Ellen Dueweke' <edueweke@juno.com>
Cc: 'sara@studio151llc.com' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Okay, thank you for checking.

Yes, currently there is not enough space to meet the demand.

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: Ellen Dueweke <edueweke@juno.com>
Sent: Wednesday, September 20, 2023 11:31 AM
To: tyson@studio151llc.com
Cc: sara@studio151llc.com
Subject: RE: Venice Volleyball Facility

That is the contact address I have as well. This email account was active not long ago, so its closure must have happened recently. You are only required to notify those parties that are registered as contacts with the city, so you are fine. So if you don't hear anything from them, you can take that to mean they will not be asking for a neighborhood meeting. Thanks for your quick response about this.

I'm a bit curious though. Is there really enough demand for volleyball courts in Albq to support a sole function facility like this? Or will it have other purposes as well?

Ellen

---------- Original Message ----------
From: <tyson@studio151llc.com>
To: "'Ellen Dueweke'" <edueweke@juno.com>
Cc: "'sara rain stewart'" <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility
Date: Wed, 20 Sep 2023 10:39:12 -0600

Hello again,

They city verified the email they provided was correct. Do you have a different email address for Mr. Caudill?

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Wednesday, September 20, 2023 10:04 AM
To: 'Ellen Dueweke' <edueweke@juno.com>

Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Good morning Ms. Dueweke,

Below is the list of contact the City's Office of Neighborhood Coordination provided. I did offer an meeting to the people on the list at the same time I sent yours. However, I did get a bounce back from Mr. Caudill's email and have already reached back out to the city to see if there was a typo.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Ellen	Dueweke	edueweke@juno.com	PO Box 90986	Albuquerque	NM	87199		5058581863
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	PO Box 9415	Albuquerque	NM	87199	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	
Wildflower Area NA	Glenn	Garcia	ggarcia103@comcast.net	4901 Goldenthread NE	Albuquerque	NM	87113		5052697832
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE	Albuquerque	NM	87113		5058570596

If you have any other questions please let me know.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: Ellen Dueweke <edueweke@juno.com>
Sent: Tuesday, September 19, 2023 5:59 PM
To: tyson@studio151llc.com
Subject: Re: Venice Volleyball Facility

Thank you for the notification Tyson. Mildred Griffee and I are on the development committee for the District 4 Coalition of Neighborhood Associations. We are required to be in the notification distribution for projects in District 4 so that we can ensure that our member neighborhood associations are being properly notified. It is the affected neighborhood(s) that you must offer a neighborhood meeting to. So could you tell me what other addresses you sent this notification to? Thank you.

Ellen Dueweke

---------- Original Message ----------
From: <tyson@studio151llc.com>
To: <edueweke@juno.com>
Cc: "'sara rain stewart'" <sara@studio151llc.com>
Subject: Venice Volleyball Facility
Date: Tue, 19 Sep 2023 17:35:09 -0600

Hello Ms. Dueweke,

Our office, Studio 151, LLC (architect), is assisting Verde Management (property owner) with the design of an Indoor Volleyball facility they propose to be constructed on the property located at 5801 Venice Ave., directly across the street to the North from Arizona Tile.

Part of the permitting process requires Site Plan Administrative DFT Approval for this project. It is my understanding this does not require a public hearing, however, because the project address lies within your Neighborhood Association I am reaching out to see if you would like to meet with our office to discuss the project or answer any questions you might have.

I have attached a Preliminary Site Plan, a Preliminary Landscape Plan, Preliminary Elevations, as well as the Zone Atlas page, B18, with the site highlighted in orange so you may see what we are proposing and have a clear idea of where the

property is located. (Note: the Landscape Plan indicates street trees along Pan American West. This is incorrect as NMDOT has requested we remove them from the project.)

If a meeting is something you would like please let me know within 15 days and I will set one up with you as soon as possible.

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

Tyson Parker

To: 'rpmartinez003@gmail.com'
Cc: 'uri.bassan@noreste.org'; 'mgriffee@noreste.org'; 'edueweke@juno.com'; 'ggarcia103@comcast.net'; 'ltcaudill@comcast.net'
Subject: Venice Volleyball Facility
Attachments: Gina Pioquinto neighborhood request form.pdf

Hello Ms. Pioquinto,

The City of Albuquerque Planning Department asked that I also provide you with attached DFT Neighborhood Meeting Request form to use should a meeting request be made.

As before, please let me know if you have any questions regarding this matter.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

tyson@studio151llc.com

To: 'rpmartinez003@gmail.com'
Cc: 'sara rain stewart'
Subject: RE: Venice Volleyball Facility
Attachments: 5801 Venice Ave - 2024 01 05.pdf; B-18-Z.pdf; CABQ-Official_public_notice_form-2019.pdf

Hello again,

It looks I have fallen for the 2023/2024 typo and provided the 2023 hearing date... The DFT Hearing is the **17th** of January at 9:00 am.

Because so much time has passed I thought it would be helpful if I reset the documents we are including in our application.

As before, please let me know if you have any questions or would like to set up a meeting to discuss.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Friday, January 5, 2024 1:35 PM
To: 'rpmartinez003@gmail.com' <rpmartinez003@gmail.com>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Ms. Pioquinto,

We finally received the documents from ABCWUA we were waiting for and can submit our DFT application. As it stands the DFT meeting will now be on January 18th , 2024.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 17, 2023 3:01 PM
To: 'rpmartinez003@gmail.com' <rpmartinez003@gmail.com>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Ms. Pioquinto,

We are still waiting to receive a current Availability Statement from Albuquerque Bernalillo County Water Utility Authority. As a result we are not able to have our DFT meeting tomorrow the 18th.

Also, I have not heard back from any of my previous emails. Would you please verify you are in fact receiving them?

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 3, 2023 2:52 PM
To: 'rpmartinez003@gmail.com' <rpmartinez003@gmail.com>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Ms. Pioquinto,

I just want to let you know that our DFT Meeting was changed from the originally planned Oct 4th. It is now on October 18th.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:37 PM
To: 'rpmartinez003@gmail.com' <rpmartinez003@gmail.com>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: Venice Volleyball Facility

Hello Ms. Pioquinto,

Our office, Studio 151, LLC (architect), is assisting Verde Management (property owner) with the design of an Indoor Volleyball facility they propose to be constructed on the property located at 5801 Venice Ave., directly across the street to the North from Arizona Tile.

Part of the permitting process requires Site Plan Administrative DFT Approval for this project. It is my understanding this does not require a public hearing, however, because the project address lies within your Neighborhood Association I am reaching out to see if you would like to meet with our office to discuss the project or answer any questions you might have.

I have attached a Preliminary Site Plan, a Preliminary Landscape Plan, Preliminary Elevations, as well as the Zone Atlas page, B18, with the site highlighted in orange so you may see what we are proposing and have a clear idea of where the property is located. (Note: the Landscape Plan indicates street trees along Pan American West. This is incorrect as NMDOT has requested we remove them from the project.)

If a meeting is something you would like please let me know within 15 days and I will set one up with you as soon as possible.

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

Tyson Parker

To: 'ggarcia103@comcast.net'
Cc: 'ltcaudill@comcast.net'; 'rpmartinez003@gmail.com'; 'uri.bassan@noreste.org'; 'mgriffee@noreste.org'; 'edueweke@juno.com'
Subject: Venice Volleyball Facility
Attachments: Glenn Garcia neighborhood request form.pdf

Hello Mr. Garcia,

The City of Albuquerque Planning Department asked that I also provide you with attached DFT Neighborhood Meeting Request from to use should a meeting request be made.

As before, please let me know if you have any questions regarding this matter.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com
To: "ggarcia103@comcast.net"
Cc: "sara rain stewart"
Subject: RE: Venice Volleyball Facility
Date: Friday, January 5, 2024 2:37:00 PM
Attachments: 5801 Venice Ave - 2024 01 05.pdf
B-18-Z.pdf
CABQ-Official_public_notice_form-2019.pdf

Hello again,

It looks I have fallen for the 2023/2024 typo and provided the 2023 hearing date... The DFT Hearing is the **17th** of January at 9:00 am.

Because so much time has passed I thought it would be helpful if I reset the documents we are including in our application.

As before, please let me know if you have any questions or would like to set up a meeting to discuss.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Friday, January 5, 2024 1:37 PM
To: 'ggarcia103@comcast.net' <ggarcia103@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Garcia,

We finally received the documents from ABCWUA we were waiting for and can submit our DFT application. As it stands the DFT meeting will now be on January 18th , 2024.
Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Wednesday, October 18, 2023 10:23 AM
To: 'ggarcia103@comcast.net' <ggarcia103@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Good morning Mr. Garcia,

Will do, and thank you for the reply!

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: ggarcia103@comcast.net <ggarcia103@comcast.net>
Sent: Tuesday, October 17, 2023 8:10 PM
To: tyson@studio151llc.com
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Tyson,
I was having trouble with my email. Please keep me informed of the rescheduled meeting.

Glenn Garcia

On Oct 17, 2023 2:59 PM, tyson@studio151llc.com wrote:

> Hello Mr. Garcia,
>
> We are still waiting to receive a current Availability Statement from Albuquerque Bernalillo County Water Utility Authority. As a result we are not able to have our DFT meeting tomorrow the 18th.
>
> Also, I have not heard back from any of my previous emails. Would you please verify you are in fact receiving them?
>
> Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 3, 2023 2:49 PM
To: 'ggarcia103@comcast.net' <ggarcia103@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Garcia,

I just want to let you know that our DFT Meeting was changed from the originally planned Oct 4th. It is now on October 18th.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:50 PM

To: 'ggarcia103@comcast.net' <ggarcia103@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Garcia,

There was an error corrected in the attached document with the cc'd neighborhood associations.

Please excuse my oversight,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:38 PM
To: 'ggarcia103@comcast.net' <ggarcia103@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: Venice Volleyball Facility

Hello Mr. Garcia,

Our office, Studio 151, LLC (architect), is assisting Verde Management (property owner) with the design of an Indoor Volleyball facility they propose to be constructed on the property located at 5801 Venice Ave., directly across the street to the North from Arizona Tile.

Part of the permitting process requires Site Plan Administrative DFT Approval for this

project. It is my understanding this does not require a public hearing, however, because the project address lies within your Neighborhood Association I am reaching out to see if you would like to meet with our office to discuss the project or answer any questions you might have.

I have attached a Preliminary Site Plan, a Preliminary Landscape Plan, Preliminary Elevations, as well as the Zone Atlas page, B18, with the site highlighted in orange so you may see what we are proposing and have a clear idea of where the property is located. (Note: the Landscape Plan indicates street trees along Pan American West. This is incorrect as NMDOT has requested we remove them from the project.)

If a meeting is something you would like please let me know within 15 days and I will set one up with you as soon as possible.

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

Tyson Parker

From: Tyson Parker <tyson@studio151llc.com>
Sent: Tuesday, January 9, 2024 7:50 AM
To: 'ltcaudill@comcast.net'
Cc: 'rpmartinez003@gmail.com'; 'uri.bassan@noreste.org'; 'mgriffee@noreste.org'; 'edueweke@juno.com'; 'ggarcia103@comcast.net'
Subject: Venice Volleyball Facility
Attachments: Larry Caudill neighborhood request form.pdf

Hello Mr. Caudill,

The City of Albuquerque Planning Department asked that I also provide you with attached DFT Neighborhood Meeting Request form to use should a meeting request be made.

As before, please let me know if you have any questions regarding this matter.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

tyson@studio151llc.com

To: 'ltcaudill@comcast.net'
Cc: 'sara rain stewart'
Subject: RE: Venice Volleyball Facility
Attachments: 5801 Venice Ave - 2024 01 05.pdf; B-18-Z.pdf; CABQ-Official_public_notice_form-2019.pdf

Hello again,

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As before, please let me know if you have any questions or would like to set up a meeting to discuss.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Friday, January 5, 2024 1:38 PM
To: 'ltcaudill@comcast.net' <ltcaudill@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Caudill,

We finally received the documents from ABCWUA we were waiting for and can submit our DFT application. As it stands the DFT meeting will now be on January 18th , 2024.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 17, 2023 3:01 PM
To: 'ltcaudill@comcast.net' <ltcaudill@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Caudill,

We are still waiting to receive a current Availability Statement from Albuquerque Bernalillo County Water Utility Authority. As a result we are not able to have our DFT meeting tomorrow the 18th.

Also, I have not heard back from any of my previous emails. Would you please verify you are in fact receiving them?

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 3, 2023 2:51 PM
To: 'ltcaudill@comcast.net' <ltcaudill@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Caudill,

I just want to let you know that our DFT Meeting was changed from the originally planned Oct 4th. It is now on October 18th.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:52 PM
To: 'ltcaudill@comcast.net' <ltcaudill@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Mr. Caudill,

There was an error corrected in the attached document with the cc'd neighborhood associations.

Please excuse my oversight,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:39 PM
To: 'ltcaudill@comcast.net' <ltcaudill@comcast.net>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: Venice Volleyball Facility

Hello Mr. Caudill,

Our office, Studio 151, LLC (architect), is assisting Verde Management (property owner) with the design of an Indoor Volleyball facility they propose to be constructed on the property located at 5801 Venice Ave., directly across the street to the North from Arizona Tile.

Part of the permitting process requires Site Plan Administrative DFT Approval for this project. It is my understanding this does not require a public hearing, however, because the project address lies within your Neighborhood Association I am reaching out to see if you would like to meet with our office to discuss the project or answer any questions you might have.

I have attached a Preliminary Site Plan, a Preliminary Landscape Plan, Preliminary Elevations, as well as the Zone Atlas page, B18, with the site highlighted in orange so you may see what we are proposing and have a clear idea of where the property is located. (Note: the Landscape Plan indicates street trees along Pan American West. This is incorrect as NMDOT has requested we remove them from the project.)

If a meeting is something you would like please let me know within 15 days and I will set one up with you as soon as possible.

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

Tyson Parker

To: mgriffee@noreste.org
Cc: edueweke@juno.com; ggarcia103@comcast.net; ltcaudill@comcast.net; rpmartinez003@gmail.com; uri.bassan@noreste.org
Subject: Venice Volleyball Facility
Attachments: Mildred Griffee neighborhood resuest form.pdf

Hello Ms. Griffee,

The City of Albuquerque Planning Department asked that I also provide you with attached DFT Neighborhood Meeting Request from to use should a meeting request be made.

As before, please let me know if you have any questions regarding this matter.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com
To: "Mildred Griffee"
Subject: RE: Venice Volleyball Facility
Date: Friday, January 5, 2024 2:35:00 PM
Attachments: 5801 Venice Ave - 2024 01 05.pdf
B-18-Z.pdf
CABQ-Official_public_notice_form-2019.pdf

Hello again,

It looks I have fallen for the 2023/2024 typo and provided the 2023 hearing date... The DFT Hearing is the **17th** of January at 9:00 am.

Because so much time has passed I thought it would be helpful if I reset the documents we are including in our application.

As before, please let me know if you have any questions or would like to set up a meeting to discuss.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Friday, January 5, 2024 1:34 PM
To: 'Mildred Griffee' <mgriffee@noreste.org>
Subject: RE: Venice Volleyball Facility

Hello Ms. Griffee,
We finally received the documents from ABCWUA we were waiting for and can submit our DFT application. As it stands the meeting will now be on January 18th , 2024.
Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: Mildred Griffee <mgriffee@noreste.org>

Sent: Tuesday, October 17, 2023 4:12 PM
To: tyson@studio151llc.com
Subject: Re: Venice Volleyball Facility

Hello Tyson - thank you for the update on this project.

Yes, I have been receiving your e-mails. I did respond on 10/3 thanking you for the revised date for the DFT meeting, which apparently will have to be revised again!

Mildred

On 10/17/2023 2:59 PM, tyson@studio151llc.com wrote:

> Hello Ms. Griffee,
>
> We are still waiting to receive a current Availability Statement from Albuquerque Bernalillo County Water Utility Authority. As a result we are not able to have our DFT meeting tomorrow the 18th.
>
> Also, I have not heard back from any of my previous emails. Would you please verify you are in fact receiving them?
>
> Thank you,
>
> Tyson
>
> Tyson Parker
> **studio 151, LLC**
> 505.220.0595 cell
>
> ---
>
> **From:** tyson@studio151llc.com <tyson@studio151llc.com>
> **Sent:** Tuesday, October 3, 2023 2:49 PM
> **To:** 'mgriffee@noreste.org' <mgriffee@noreste.org>
> **Cc:** 'sara rain stewart' <sara@studio151llc.com>
> **Subject:** RE: Venice Volleyball Facility
>
> Hello Ms. Griffee,
>
> I just want to let you know that our DFT Meeting was changed from the originally planned Oct 4th. It is now on October 18th.

Thank you,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:51 PM
To: 'mgriffee@noreste.org' <mgriffee@noreste.org>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

Hello Ms. Griffee,

There was an error corrected in the attached document with the cc'd neighborhood associations.

Please excuse my oversight,

Tyson

Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:40 PM
To: 'mgriffee@noreste.org' <mgriffee@noreste.org>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: Venice Volleyball Facility

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Tyson Parker
studio 151, LLC
505.220.0595 cell

Tyson Parker

To: 'uri.bassan@noreste.org'
Cc: 'mgriffee@noreste.org'; 'edueweke@juno.com'; 'ggarcia103@comcast.net'; 'ltcaudill@comcast.net'; 'rpmartinez003@gmail.com'
Subject: Venice Volleyball Facility
Attachments: Uri Bassan neighborhood request form.pdf

Hello Mr. Bassan,

The City of Albuquerque Planning Department asked that I also provide you with attached DFT Neighborhood Meeting Request form to use should a meeting request be made.

As before, please let me know if you have any questions regarding this matter.

Thank you,

Tyson

Tyson Parker
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tyson@studio151llc.com

To: 'uri.bassan@noreste.org'
Cc: 'sara rain stewart'
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From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Friday, January 5, 2024 1:36 PM
To: 'uri.bassan@noreste.org' <uri.bassan@noreste.org>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

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Tyson Parker
studio 151, LLC
505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 17, 2023 3:00 PM
To: 'uri.bassan@noreste.org' <uri.bassan@noreste.org>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

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505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, October 3, 2023 2:50 PM
To: 'uri.bassan@noreste.org' <uri.bassan@noreste.org>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: RE: Venice Volleyball Facility

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Tyson Parker
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505.220.0595 cell

From: tyson@studio151llc.com <tyson@studio151llc.com>
Sent: Tuesday, September 19, 2023 5:43 PM
To: 'uri.bassan@noreste.org' <uri.bassan@noreste.org>
Cc: 'sara rain stewart' <sara@studio151llc.com>
Subject: Venice Volleyball Facility

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