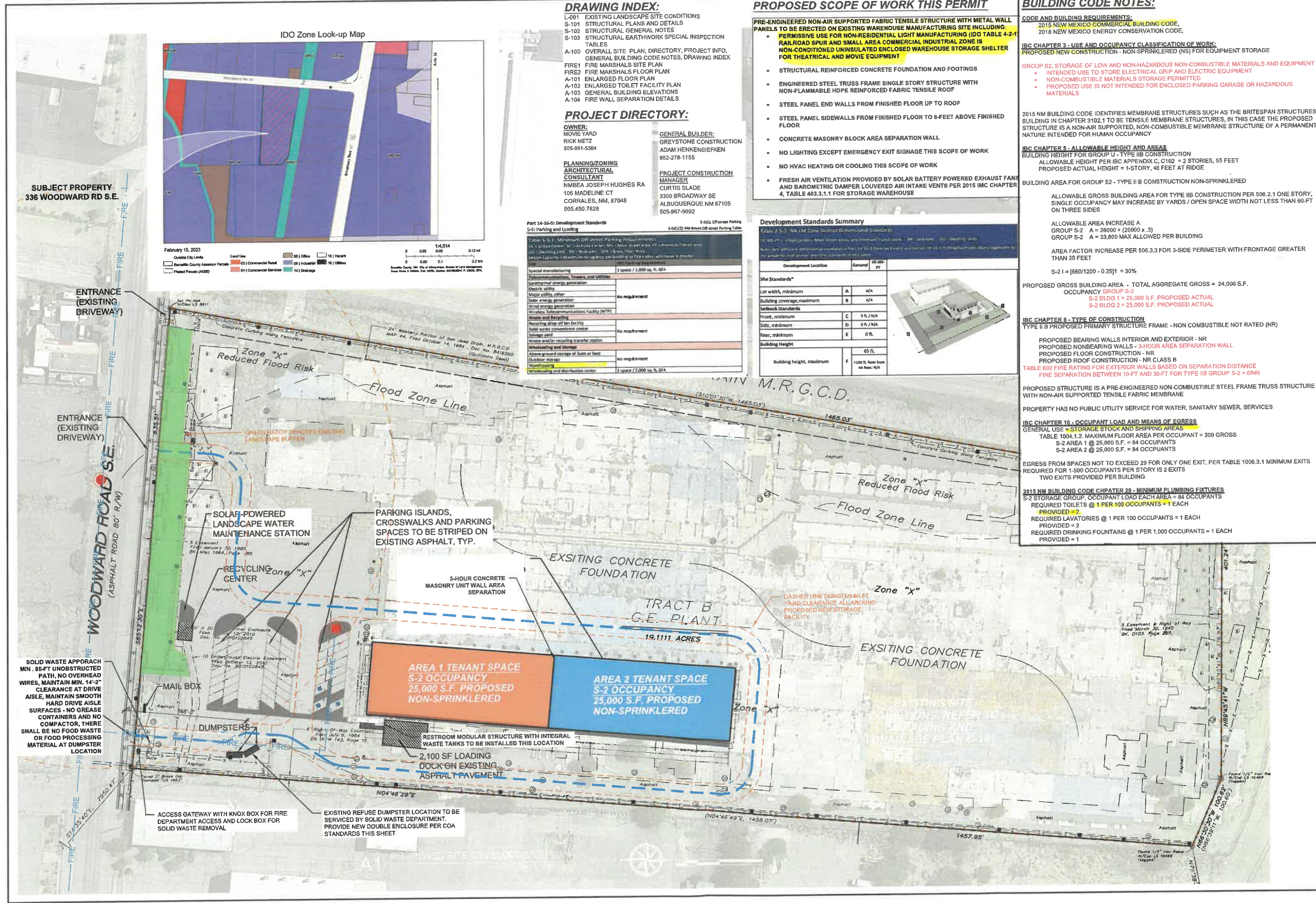
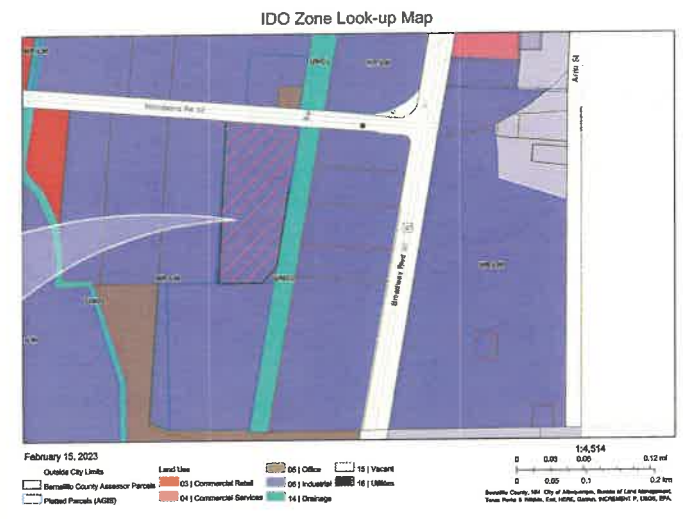


1.15 mil



SUBJECT PROPERTY  
336 WOODWARD RD S.E.



- DRAWING INDEX:**
- L-001 EXISTING LANDSCAPE SITE CONDITIONS
  - S-101 STRUCTURAL PLANS AND DETAILS
  - S-102 STRUCTURAL GENERAL NOTES
  - S-103 STRUCTURAL EARTHWORK SPECIAL INSPECTION TABLES
  - A-100 OVERALL SITE PLAN, DIRECTORY, PROJECT INFO, GENERAL BUILDING CODE NOTES, DRAWING INDEX
  - FIRE1 FIRE MARSHALS SITE PLAN
  - FIRE2 FIRE MARSHALS FLOOR PLAN
  - A-101 ENLARGED FLOOR PLAN
  - A-102 ENLARGED TOILET FACILITY PLAN
  - A-103 GENERAL BUILDING ELEVATIONS
  - A-104 FIRE WALL SEPARATION DETAILS

**PROJECT DIRECTORY:**

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**GENERAL BUILDER:**  
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Part 14-16-05 Development Standards  
S-5: Parking and Loading

Table S-5.1: Minimum Off-Street Parking Requirements	S-5(K)(2) Minimum Off-Street Parking Table
Special manufacturing	1 space / 1,000 sq. ft. GFA
Telecommunications, Trunking, and utilities	
Geothermal energy generation	
Electric utility	
Major utility, other	No requirement
Solar energy generation	
Wind energy generation	
Variable Telecommunications Facility (VTF)	
Waste and Recycling	
Recycling drop-off bin facility	No requirement
Solid waste collection center	
Salvage area	
Waste transfer and recycling transfer station	
Wholesaling and Storage	
Above-ground storage of bulk oil fuel	No requirement
Outdoor storage	
Wholesaling and distribution center	1 space / 2,000 sq. ft. GFA

**PROPOSED SCOPE OF WORK THIS PERMIT**

- PRE-ENGINEERED NON-AIR SUPPORTED FABRIC TENSILE STRUCTURE WITH METAL WALL PANELS TO BE ERRECTED ON EXISTING WAREHOUSE MANUFACTURING SITE INCLUDING:
- PERMISSIBLE USE FOR NON-RESIDENTIAL LIGHT MANUFACTURING (IDO TABLE 4-2-1 RAILROAD SPUR AND SMALL AREA COMMERCIAL INDUSTRIAL ZONE IS NON-CONDITIONED UNINSULATED ENCLOSED WAREHOUSE STORAGE SHELTER FOR THEATRICAL AND MOVIE EQUIPMENT
  - STRUCTURAL REINFORCED CONCRETE FOUNDATION AND FOOTINGS
  - ENGINEERED STEEL TRUSS FRAME SINGLE STORY STRUCTURE WITH NON-FLAMMABLE HDPE REINFORCED FABRIC TENSILE ROOF
  - STEEL PANEL END WALLS FROM FINISHED FLOOR UP TO ROOF
  - STEEL PANEL SIDEWALLS FROM FINISHED FLOOR TO 8- FEET ABOVE FINISHED FLOOR
  - CONCRETE MASONRY BLOCK AREA SEPARATION WALL
  - NO LIGHTING EXCEPT EMERGENCY EXIT SIGNAGE THIS SCOPE OF WORK
  - NO HVAC HEATING OR COOLING THIS SCOPE OF WORK
  - FRESH AIR VENTILATION PROVIDED BY SOLAR BATTERY POWERED EXHAUST FAN AND BAROMETRIC DAMPER LOUVERED AIR INTAKE VENTS PER 2015 IBC CHAPTER 4, TABLE 403.3.1.1 FOR STORAGE WAREHOUSE

**Development Standards Summary**

Development Location	General	IBC 403.3.1
Site Standards*		
Lot width, minimum	A	N/A
Building coverage, maximum	B	N/A
Setback Standards		
Front, minimum	C	3 ft. / N/A
Side, minimum	D	0 ft. / N/A
Rear, minimum	E	0 ft.
Building Height		
building height, maximum	F	1-120 ft. from front lot line- N/A

**BUILDING CODE NOTES:**

**CODE AND BUILDING REQUIREMENTS:**  
2015 NEW MEXICO COMMERCIAL BUILDING CODE,  
2018 NEW MEXICO ENERGY CONSERVATION CODE,

**IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION OF WORK:**  
PROPOSED NEW CONSTRUCTION - NON-SPRINKLERED (NS) FOR EQUIPMENT STORAGE

**GROUP S2, STORAGE OF LOW AND NON-HAZARDOUS NON-COMBUSTIBLE MATERIALS AND EQUIPMENT**

- INTENDED USE TO STORE ELECTRICAL GRIP AND ELECTRIC EQUIPMENT
- NON-COMBUSTIBLE MATERIALS STORAGE PERMITTED
- PROPOSED USE IS NOT INTENDED FOR ENCLOSED PARKING GARAGE OR HAZARDOUS MATERIALS

2015 NM BUILDING CODE IDENTIFIES MEMBRANE STRUCTURES SUCH AS THE BRITESPAN STRUCTURES BUILDING IN CHAPTER 3102.1 TO BE TENSILE MEMBRANE STRUCTURES, IN THIS CASE THE PROPOSED STRUCTURE IS A NON-AIR SUPPORTED, NON-COMBUSTIBLE MEMBRANE STRUCTURE OF A PERMANENT NATURE INTENDED FOR HUMAN OCCUPANCY

**IBC CHAPTER 5 - ALLOWABLE HEIGHT AND AREAS**  
BUILDING HEIGHT FOR GROUP U - TYPE IIB CONSTRUCTION  
ALLOWABLE HEIGHT PER IBC APPENDIX C, C102 = 2 STORIES, 55 FEET  
PROPOSED ACTUAL HEIGHT = 1-STORY, 46 FEET AT RIDGE

**BUILDING AREA FOR GROUP S2 - TYPE II B CONSTRUCTION NON-SPRINKLERED**

ALLOWABLE GROSS BUILDING AREA FOR TYPE IIB CONSTRUCTION PER 506.2.1 ONE STORY, SINGLE OCCUPANCY MAY INCREASE BY YARDS / OPEN SPACE WIDTH NOT LESS THAN 80- FT ON THREE SIDES

ALLOWABLE AREA INCREASE A  
GROUP S-2 A = 28000 + (26000 x .3)  
GROUP S-2 A = 33,800 MAX ALLOWED PER BUILDING

AREA FACTOR INCREASE PER 506.3.3 FOR 3-SIDE PERIMETER WITH FRONTAGE GREATER THAN 30 FEET

S-2-1 =  $[(860/1200 - 0.25)^2] = 30\%$

PROPOSED GROSS BUILDING AREA - TOTAL AGGREGATE GROSS = 24,000 S.F.  
OCCUPANCY GROUP S-2  
S-2 BLDG 1 = 25,000 S.F. PROPOSED ACTUAL  
S-2 BLDG 2 = 25,000 S.F. PROPOSED ACTUAL

**IBC CHAPTER 8 - TYPE OF CONSTRUCTION**  
TYPE II B PROPOSED PRIMARY STRUCTURE FRAME - NON COMBUSTIBLE NOT RATED (NR)

PROPOSED BEARING WALLS INTERIOR AND EXTERIOR - NR  
PROPOSED NONBEARING WALLS - 3-HOUR AREA SEPARATION WALL  
PROPOSED FLOOR CONSTRUCTION - NR  
PROPOSED ROOF CONSTRUCTION - NR CLASS B  
TABLE 602 FIRE RATING FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE  
FIRE SEPARATION BETWEEN 10-FT AND 30-FT FOR TYPE IIB GROUP S-2 = 0NR

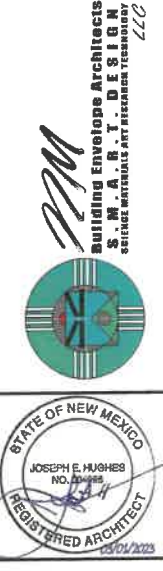
PROPOSED STRUCTURE IS A PRE-ENGINEERED NON-COMBUSTIBLE STEEL FRAME TRUSS STRUCTURE WITH NON-AIR SUPPORTED TENSILE FABRIC MEMBRANE

PROPERTY HAS NO PUBLIC UTILITY SERVICE FOR WATER, SANITARY SEWER, SERVICES

**IBC CHAPTER 10 - OCCUPANT LOAD AND MEANS OF EGRESS**  
GENERAL USE = STORAGE STOCK AND SHIPPING AREAS  
TABLE 1004.1.2. MAXIMUM FLOOR AREA PER OCCUPANT = 300 GROSS  
S-2 AREA 1 @ 25,000 S.F. = 84 OCCUPANTS  
S-2 AREA 2 @ 25,000 S.F. = 84 OCCUPANTS

EGRESS FROM SPACES NOT TO EXCEED 29 FOR ONLY ONE EXIT, PER TABLE 1006.3.1 MINIMUM EXITS REQUIRED FOR 1-500 OCCUPANTS PER STORY IS 2 EXITS  
TWO EXITS PROVIDED PER BUILDING

**2015 NM BUILDING CODE CHAPTER 29 - MINIMUM PLUMBING FIXTURES**  
S-2 STORAGE GROUP, OCCUPANT LOAD EACH AREA = 84 OCCUPANTS  
REQUIRED TOILETS @ 1 PER 100 OCCUPANTS = 1 EACH  
PROVIDED = 2  
REQUIRED LAVATORIES @ 1 PER 100 OCCUPANTS = 1 EACH  
PROVIDED = 2  
REQUIRED DRINKING FOUNTAINS @ 1 PER 1,000 OCCUPANTS = 1 EACH  
PROVIDED = 1



**MOVIE YARD WAREHOUSE STORAGE**  
336 Woodward Rd S.E. Albuquerque, NM, 87105

**REVISIONS**

NO.	DATE	PURPOSE
000	6/5/2023	PERMIT REVISIONS

**SITE PLAN**  
A-100

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