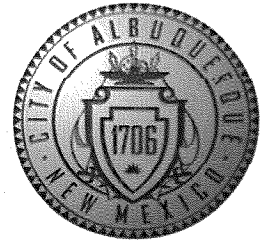


CITY OF ALBUQUERQUE

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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

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 (NMMCC 2015)
National Electrical Code (NEC) 2017 (NMECC 2017)
International Energy Conservation Code (IECC) 2018 (NMECC 2018)
International Existing Building Code (IEBC) 2015 (NMEBC 2015)

CONSTRUCTION TYPE & ALLOWABLE FLOOR AREA + HEIGHT:

CONSTRUCTION TYPE (IBC Table 503):
V B - Fully Sprinklered

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

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

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

OCCUPANCY GROUP (IBC Table 3-A): A-3 (Gymnasium)

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 @ 38' + 1 @ 6'-0")
Required Exit Width
Provided Number: 3
Required Width (IBC Table 1005.1): # Occupants x 0.2 (See Occupant Load Table) = 43 inches
Minimum Width Provided: 120 inches total between three exits (Refer to IBC 1005.5 for distribution of minimum width)

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

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

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

IECC 2018
Table C402.1.3
Building Envelope requirements - opaque assemblies
C2 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 (100 male + 100 female)	LAVATORIES MALE/FEMALE (100 male + 100 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
(15 * 76,480± sf)
= 11,472 sf landscape area
PROVIDED = 16,450± 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.

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



A3
SDP1.1
SITE PLAN
1"=20'-0"

