CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

February 26, 2024

Sara Stewart, RA Studio 151, LLC 714 Roma Ave NW Albuquerque, NM 87102

Re: Venice Volleyball Facility
Traffic Circulation Layout

Engineer's Stamp 2-26-24 (B18D022)

Dear Ms. Stewart,

The TCL submittal received 2-26-24 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to the <u>PLNDRS@cabq.gov</u> for log in and evaluation by Transportation.

Albuquerque

NM 87103

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.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.

Senior Engineer, Planning Dept. Development Review Services

Curtis A Cherne

C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:		Hydrology File #		
Legal Description:				
City Address, UPC, OR Parcel	:			
Applicant/Agent:		Contact:		
		Phone:		
Email:				
Applicant/Owner:		Contact:		
Address:		Phone:		
Email:				
(Please note that a DFT SITE is or	ne that needs Site Plan A	pproval & ADMIN SITE is one that does not need it.)		
TYPE OF DEVELOPMENT:	PLAT (#of lots)	RESIDENCE		
	DFT SITE	ADMIN SITE		
RE-SUBMITTAL: YES	NO			
DED A DEMENT. TO A NI	SDODT A TION	HVDDOLOGV/DD A DIA CE		
DEPARTMENT: TRANS	SPORTATION	HYDROLOGY/DRAINAGE		
Check all that apply under Both	the Type of Submittal	and the Type of Approval Sought:		
TYPE OF SUBMITTAL:		TYPE OF APPROVAL SOUGHT:		
ENGINEER/ARCHITECT CE	RTIFICATION	BUILDING PERMIT APPROVAL		
PAD CERTIFICATION		CERTIFICATE OF OCCUPANCY		
CONCEPTUAL G&D PLAN		CONCEPTUAL TCL DFT APPROVAL		
GRADING & DRAINAGE PI	LAN	PRELIMINARY PLAT APPROVAL		
DRAINAGE REPORT		FINAL PLAT APPROVAL		
DRAINAGE MASTER PLAN		SITE PLAN FOR BLDG PERMIT DFT		
CLOMR/LOMR		APPROVAL		
TRAFFIC CIRCULATION LA	AYOUT (TCL)	SIA/RELEASE OF FINANCIAL GUARANTEE		
ADMINISTRATIVE		FOUNDATION PERMIT APPROVAL		
TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL		GRADING PERMIT APPROVAL		
TRAFFIC IMPACT STUDY (TIS)	SO-19 APPROVAL PAVING PERMIT APPROVAL		
STREET LIGHT LAYOUT	. ,			
OTHER (SPECIFY)		GRADING PAD CERTIFICATION		
o mbr (or bon 1)		WORK ORDER APPROVAL		
		CLOMR/LOMR		
		OTHER (SPECIFY)		
DATE SUBMITTED:				

STUDIO 151, LLC

P.O.BOX 923

CORRALES, NEW MEXICO

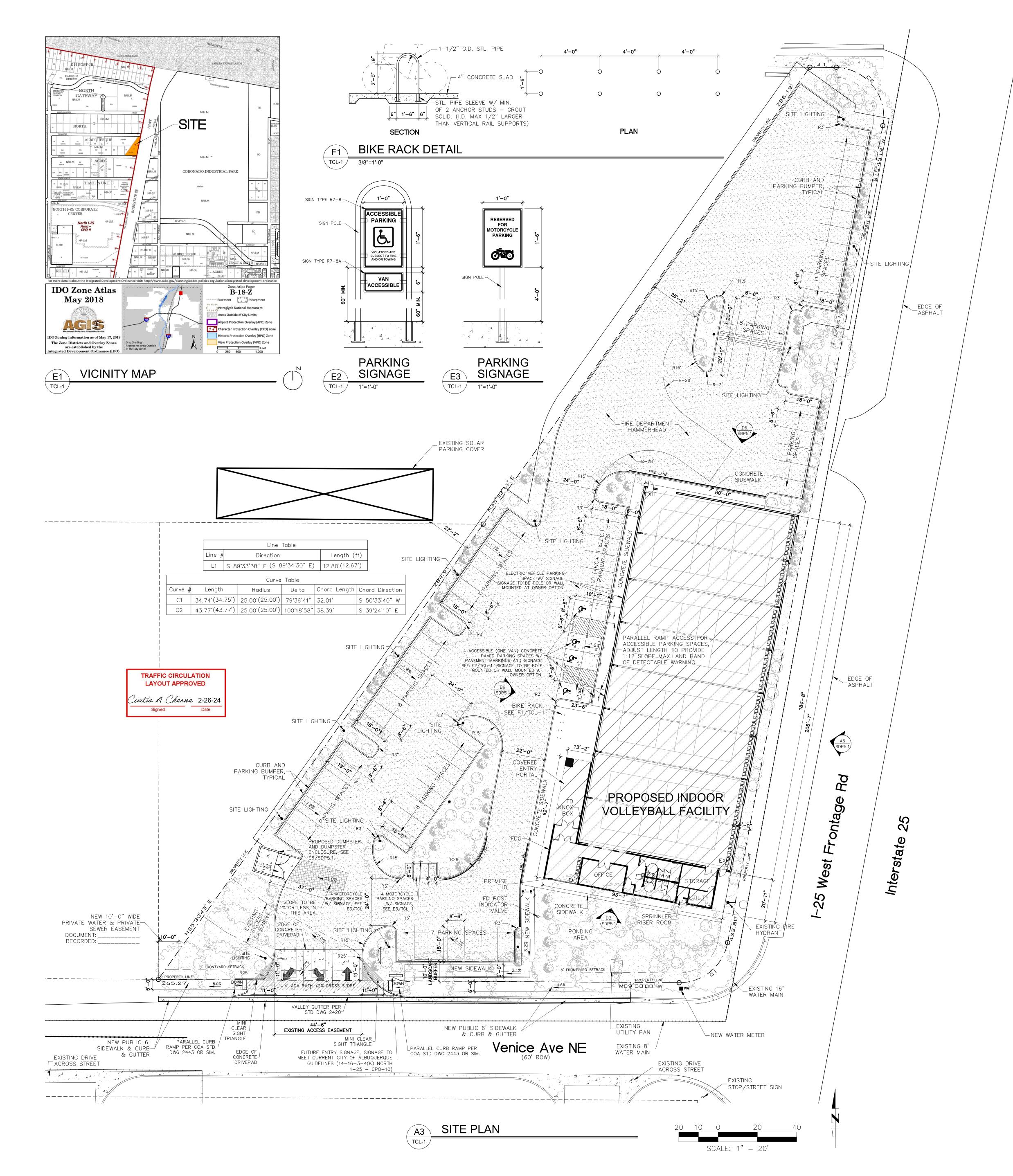
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SARA RAIN STEWART

NO. 4868 02.26.2024



PROJECT DATA

PROJECT DESCRIPTION New Indoor Volleyball Facility PROJECT Venice Volleyball Facility Development of new Indoor Volleyball Facility on undeveloped land located in Albuquerque, PROJECT ADDRESS Building 5801 Venice Ave NE Albuquerque, New Mexico 87113 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

EXECUTIVE SUMMARY

PROJECT NUMBER: PR-2019-001959 APPLICATION NUMBER: SI-2024-00040 General Project Location

Northwest corner of I-25 West Frontage Road (Pan American West) and Venice Ave. in the North I-25 CPO-10 Over Zone.

Development Concept for the Site

The Venice Volleyball Facility is a new development on a previously undeveloped site. The project will consists of and indoor athletic facility with spaces for athletic courts, administrative offices, restrooms, storage, and mechanical rooms, as well as the required parking spaces and associated vehicle circulation. The structure is stepped in height from front to back and is held back from Venice Ave as to allow for a heavily landscaped area to be located between the building and Venice Ave in an effort to soften its presence.

Traffic Circulation Concept for the Site

Although current access to the site is off of both Venice Ave. and Pan American West, the access off of Pan American West is in the process of being vacated with NMDOT, thus limiting access to the site to only off of Venice Ave. Due to the exceptional shape of the site the majority of the day to day vehicular circulation will be held directly to the west of the proposed facility, with additional parking to the North of the facility when needed. A parking island has been placed in the main circulation area to increase the ease in which traffic can flow through the site, and avoid any dead end aisles in this area.

In order to allow for more on site permeability we are proposing a gravel parking area consistent with COA 302 specifications. A 6" -8" high curb shall be installed between all landscape and these parking areas.

The COA Fire Department has been provided an F-1 site plan which has been reviewed and approved for acceptable Fire Department Emergency Access and

There are no loading docks or service areas included in this project.

All Drive Aisles are two way, and individual parking spot designation shall be

provided via concrete parking bumpers. All handicap ramps shall meet COA Standards as indicated in DPM section 7-4(E)(1)(vii). Parallel Ramp Access for Accessible Parking Spaces shall have a

Impact on the Adjacent Sites

This project does not appear to create or place an undue impact on the adjacent sites and conforms to all the requirements for development in this area without the need for a special use permit, variance, or conditional use request. Fire department access is on all sides of the building and there is already a fire hydrant in place that meet the flow standards of the Fire Department.

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): VB - 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. 16,640 SQ. FT. ±

TOTAL OCCUPANTS = 215

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) 1,350 sf/100 = 14 occupant(s)

Number of Exits

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

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

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

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 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

PF<.0.2: N - 0.48, SEW - 0.36

MINI CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEA SIGHT REQUIREMENTS. THEREFORE, SIIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN THREE AND EIGHT FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCPETABLE IN THE CLEAR SIGHT

PARKING REQUIREMENTS

1:12 slope max, and also a band of detectable warning.

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

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 (1 ACCESSIBLE VAN) 4 - MOTORCYCLE

Other Indoor Entertainment (1 space per 3 persons design capacity):

1 - ELECTRIC SPACE 7 - BICYCLE

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		
В	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

- 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 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 = $17,003 \pm sf$

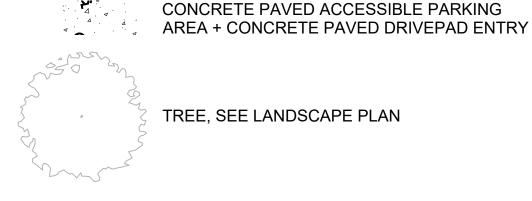
GENERAL NOTES

- 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 AND BUILT PER WORK ORDER.
- 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.
- F. ACCESSIBLE PARKING AND ELECTRIC PARKING SIGNAGE TO BE EITHER POLE OR WALL MOUNTED AT OWNER OPTION.

SYMBOLS LEGEND

6" THICK GRAVEL DRIVE. DRIVE ENGINEERED TO MEET OR EXCEED FIRE MARSHALL OFFICE REQUIREMENT OF SUPPORTING 75,000 POUNDS OR MORE, AND ALSO COA SECTION 302 SPECIFICATIONS.

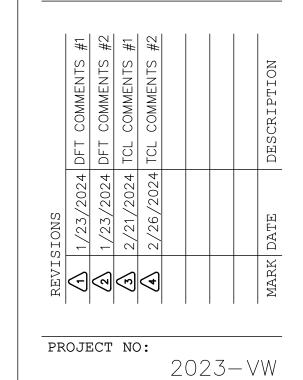
LANDSCAPE AREA, SEE LANDSCAPE PLAN



SHRUB, SEE LANDSCAPE PLAN

 PARKING LOT POLE, SEE SITE LIGHTING PLAN, ES101

CURB AND PARKING BUMPER



2.26.2024 DATE: SET NO: XXXXDRAWN BY: $\times \times$ CHECKED BY:

TRAFFIC CIRCULATION LAYOUT

TCL-1