



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 Non-±25 overlay zone
ADJACENT ZONING	NR-LM

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 ELEVATION + 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

APPLICABLE CODES
 International Building Code (IBC) 2015 (NMCBC 2015)
 Uniform Mechanical Code (UMC) 2015 (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)

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

Sitting Area : 73 occupants

Total Occupants : 201 occupants @ 3 person per design capacity = 67 spaces

PROVIDED SPACES = 72 spaces

- 4 - HC
- 4 - MOTORCYCLE
- 1 - ELECTRIC SPACE

PLUMBING FIXTURE REQUIREMENTS:
IBC Table 2902.1

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.

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

- 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.

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	_____
ABC/WUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
Hydrology	_____	Date	_____
Code Enforcement	_____	Date	_____
* Environmental Health Department (conditional)	_____	Date	_____
Herman Gallegos <i>Herman Gallegos</i>	_____	01-05-24	_____
Solid Waste Management	_____	Date	_____
Planning Department	_____	Date	_____

 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

$$1^{\circ}=20'-0''$$


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