



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)

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

**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 reviewed 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

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

- A. BUILDING SHALL BE FULLY SPRINKLED.
- B. FIRE ALARM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.

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



5801 VENICE AVENUE  
ALBUQUERQUE NM 87113

REVISIONS		ADDENDUM #X
$\Delta$	xx.xx.xxxx	
MARK	DATE	DESCRIPTION

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

DRAWING NAME  
FIRE - 1

F1

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