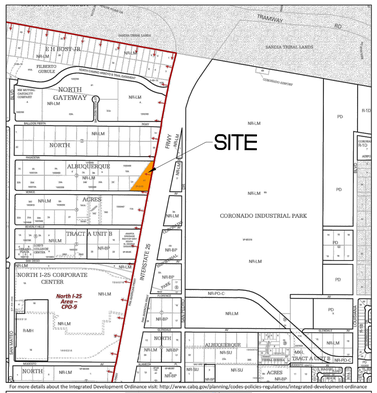
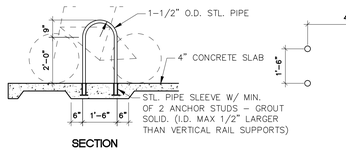
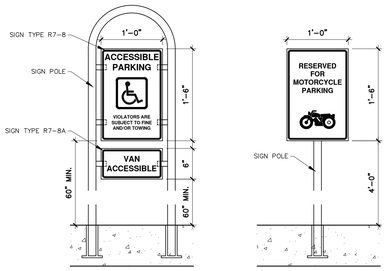


E1 TCL-1 VICINITY MAP



F1 TCL-1 BIKE RACK DETAIL
3/8"=1'-0"



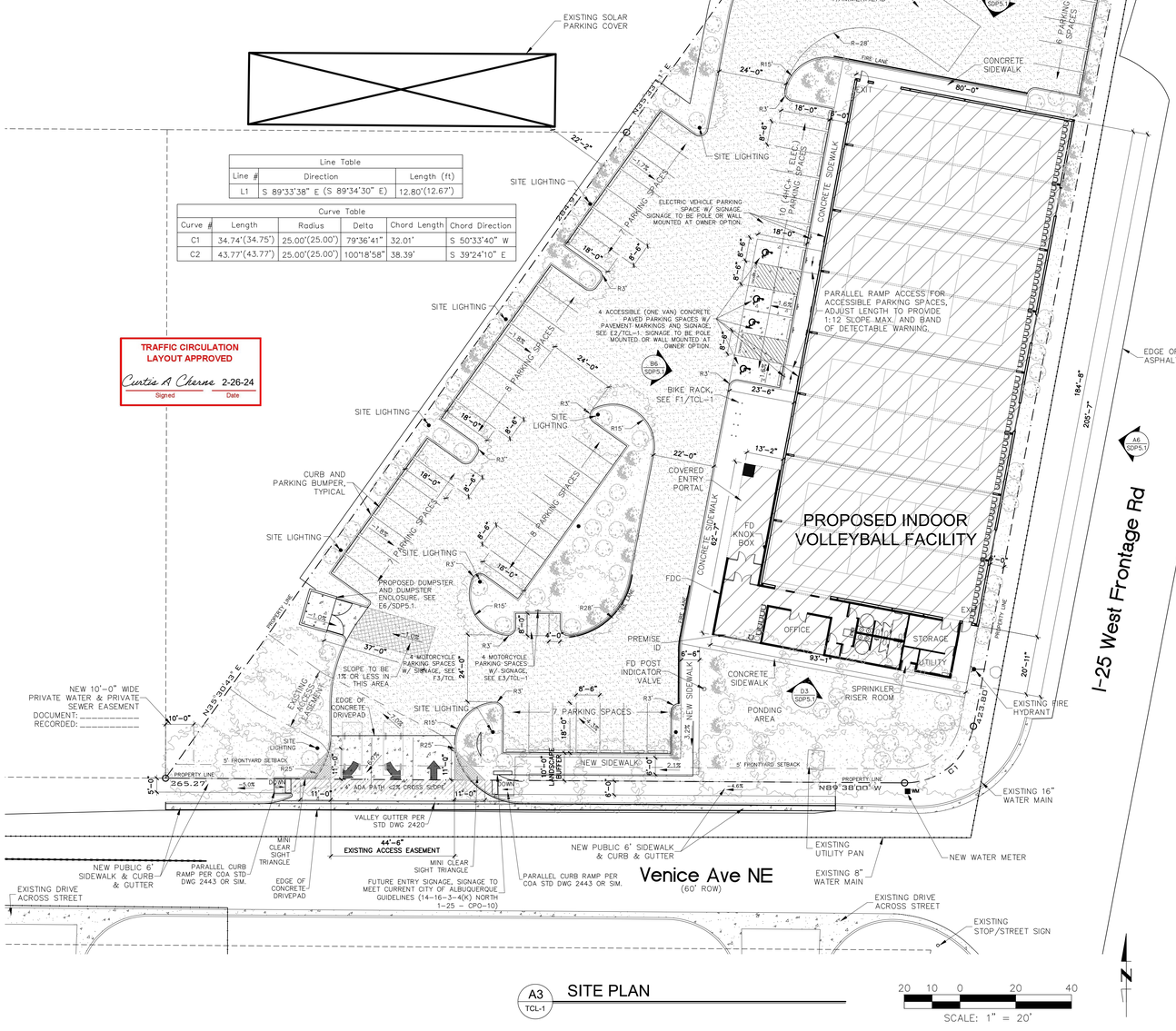
E2 TCL-1 PARKING SIGNAGE
1"=1'-0"

E3 TCL-1 PARKING SIGNAGE
1"=1'-0"

Line Table		
Line #	Direction	Length (ft)
L1	S 89°33'38" E (S 89°34'30" E)	12.80'(12.67')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.74'(34.75')	25.00'(25.00')	79°36'41"	32.01'	S 50°33'40" W
C2	43.77'(43.77')	25.00'(25.00')	100°18'58"	38.39'	S 39°24'10" E

TRAFFIC CIRCULATION LAYOUT APPROVED
Curtis A Cherne 2-26-24
Signed Date



A3 TCL-1 SITE PLAN
SCALE: 1" = 20'

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 (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):
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 - Other Indoor Entertainment)

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 @ 36" + 1 @ 6'-0")

Required Exit Width
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
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
CZ 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

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 TRIANGLE.

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 Circulation.

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

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.

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 (1 ACCESSIBLE VAN)
4 - MOTORCYCLE
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
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 LESS BUILDING AREA
(.15 * (76,480± sf - 16,680± SF))
= 8,972 sf landscape area

PROVIDED = 17,003± 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

CONCRETE PAVED ACCESSIBLE PARKING AREA + CONCRETE PAVED DRIVEPAD ENTRY

TREE, SEE LANDSCAPE PLAN

SHRUB, SEE LANDSCAPE PLAN

PARKING LOT POLE, SEE SITE LIGHTING PLAN, ES101

CURB AND PARKING BUMPER

STUDIO 151, LLC
P.O.BOX 923
CORRALES, NEW MEXICO
8 7 0 4 8
505.220.0595
505.242.7627

STATE OF NEW MEXICO
SARA RAIN STEWART
NO. 4868
02.26.2024
REGISTERED ARCHITECT

VENICE VOLLEYBALL FACILITY
5801 VENICE AVE NE,
ALBUQUERQUE, NEW MEXICO 87113

REVISIONS			
MARK	DATE	DESCRIPTION	
1	1/23/2024	DFT COMMENTS #1	
2	1/23/2024	DFT COMMENTS #2	
3	2/21/2024	TCL COMMENTS #1	
4	2/26/2024	TCL COMMENTS #2	

PROJECT NO: 2023-VW
DATE: 2.26.2024
SET NO: XXXX
DRAWN BY: XX
CHECKED BY:

TRAFFIC CIRCULATION LAYOUT

TCL-1