





ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP 23-014790  
APPROVED DATE: 06/08/23

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

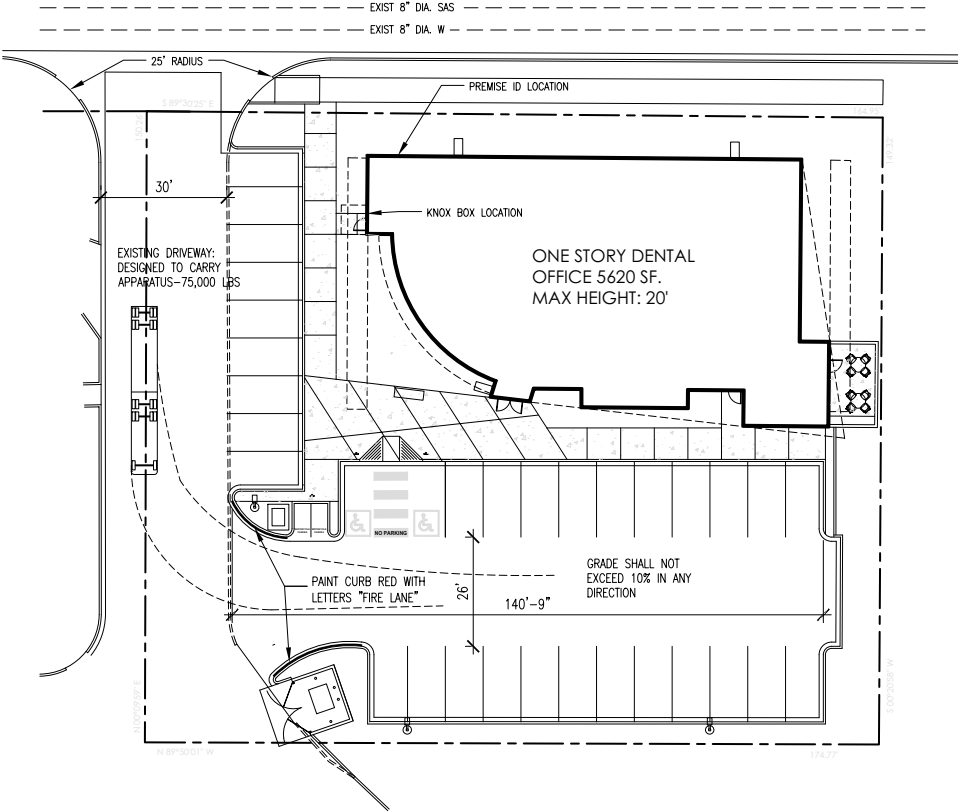
FIRE FLOW: 2000 GPM, 2 HYDRANTS, VB



1 | fire hydrant locations  
FIRE 1 1"=40'



vicinity map  
A001 no scale



1 | fire1 site plan  
FIRE 1 1"=20'

joe slagle architect



P.O. Box 10362  
Albu, NM 87184

PROJECT DESCRIPTION:

A NEW SINGLE STORY DENTAL OFFICE CONSISTING OF 5620 SF. THE PROPERTY IS A .6018 AC SITE WITH DIRECT ACCESS TO HOLLY AVE AND TO A DEVELOPMENT TO THE SOUTH BY WAY OF CROSS ACCESS EASEMENTS. THE ENTRY DRIVE FROM HOLLY IS EXISTING AND SERVES THE RETAIL DEVELOPMENT AT THE SOUTHEAST CORNER OF HOLLY AND LOUISIANA. THIS CAN BE SEEN ON THE VICINITY MAP.

SITE DATA

SITE LOCATION	8130 LOUISIANA BLVD NE (RECENTLY CHANGED TO 7030 HOLLY AVENUE NE) ALBUQUERQUE, NM
LEGAL DESCRIPTION:	LOT 1-A-1-A-2, BLOCK 10 TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES
UPC NUMBER:	101906403903830134
ZONING:	MX-L
ZONE ATLAS PAGE:	C-19
PREVIOUS DRB APPROVAL:	NONE
TOTAL LOT AREA:	26,214 SF, (.6018 AC)
GROSS BUILDING AREA:	5620 SF
NET LOT AREA (LOT AREA-BLD. FOOTPRINT):	20,594 SF
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA):	21.4 %
PARKING CALCULATIONS:	TOTAL SPACES PROVIDED: 33 5620 SF/200 = 28 SPACES REQUIRED
ACCESSIBLE PARKING REQUIRED: 2 INCL 1 VAN	TOTAL SPACES PROVIDED: 2
MOTORCYCLE PARKING REQUIRED: 2 SPACES	TOTAL SPACES PROVIDED: 2
BICYCLE PARKING REQUIRED: 10% OF PARKING REQ.=3.3	TOTAL SPACES PROVIDED: 4

FIRE DATA:

CONSTRUCTION TYPE:	5B-NON SPRINKLERED
BUILDING AREA:	5620 SF
OCCUPANCY GROUP:	B
FIRE FLOW REQUIREMENT:	2000 GPM IFC TABLE B105.1(2)
FIRE HYDRANTS REQUIRED:	2 IFC TABLE C102.1
MAX ALLOWABLE DISTANCE TO EXISTING HYDRANTS:	225 FT IFC TABLE C102.1
	1 HYDRANT EXISTS WITHIN 250' SE CORNER OF PROPERTY
FIRE HYDRANTS PROVIDED:	2 EXISTING
ALLOWABLE DISTANCE FROM HYDRANT TO FARTHEST POINT ON BLDG:	400 FT IFC 507.5.1

FIRE NOTES:

1. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
2. FIRE APPARATUS ACCESS AND TURNAROUND AREA SHALL NOT EXCEED 10 PERCENT IN GRADE

FIRE 1 SITE PLAN

A NEW DENTAL OFFICE FOR  
**GS DENTAL**  
7030 HOLLY AVE NE  
ALBUQUERQUE, NM



revisions:

date: 5-24-23

sheet: FIRE 1



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Project Title: GS Dental Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: C-19 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 1-A-1-A-2 Block 10 North Albuquerque Acres

City Address: 8130 Louisiana NE (recently changed to 7030 Holly Ave NE)

Applicant: Joe Slagle Architect Contact: Joe Slagle

Address: PO Box 10362 Albuquerque, NM 87184

Phone#: 505 228 8707 Fax#: \_\_\_\_\_ E-mail: joe@slaglearchitect.com

### Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: MX-L

Project Type: New: (x) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: (x) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

A new 5620 sf single story dental office

Days and Hours of Operation (if known): 8:00 am to 5:00 pm

### Facility

Building Size (sq. ft.): 5620 sf

Number of Residential Units: N/A

Number of Commercial Units: 1

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* 50

Expected Number of Employees (if known):\* 20

Expected Number of Delivery Trucks/Buses per Day (if known):\* 1

Trip Generations during PM/AM Peak Hour (if known):\* \_\_\_\_\_

Driveway(s) Located on: Street Name Holly Ave

Adjacent Roadway(s) Posted Speed: Street Name Holly Ave Posted Speed 25

Street Name Posted Speed

ITE Land Use #720  
Medical-Dental Office  
5620 sq ft  
AM peak 25 trips  
PM peak 19 trips

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Major collector  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: na  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 4500/5000 Volume-to-Capacity Ratio: \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): ABQ Ride on Wyoming Nearest Transit Stop(s): Wyoming at Holly

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: Existing bike path on Carmel  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks are existing adjacent to subject property

## Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## TIS Determination

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No ☒ Borderline [ ]

Thresholds Met? Yes [ ] No ☒

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M. P. E.*

5/25/2023

TRAFFIC ENGINEER

DATE

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
4. Location of nearby multi-use trails, if applicable ([\*check MRCOG Bikeways and Trails in the 2040 MTP map\*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.