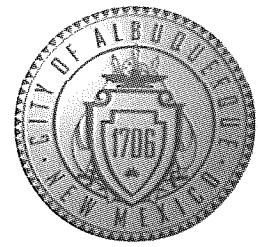


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 24, 2022

Joseph Casares, PE
JCII Group, LLC
8105 Sand Springs Circle NW
Albuquerque, NM 87114

Re: N-Demand Expansion
3801 Academy Parkway South NE
Traffic Circulation Layout
Engineer's Stamp 2-14-2022 (E17-D001J)

Dear Mr. Casares,

Based upon the information provided in your submittal received 01-03-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed all the number of Motorcycle parking spaces and Bicycle Racks required by the IDO.
2. Angle parking: drive aisle width should be 22 ft. Suggestion: change the angle of the parking stall to 60 degree. See the table below

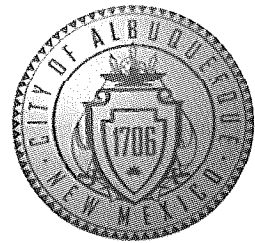
TABLE 7.4.78 Dimensions for Standard Angle Parking

Angle (A)	Stall Length (L)	Stall Width (W)	Stall Depth (H)	Drive Aisle (D)
30°	32.7 ft.	17 ft.	16.4 ft.	11 ft.
45°	26.5 ft.	12 ft.	18.7 ft.	11 ft.
60°	22.9 ft.	9.8 ft.	19.8 ft.	15 ft.
75°	20.3 ft.	8.8 ft.	19.6 ft.	22 ft.
90°	18 ft.	8.5 ft.	18 ft.	24 ft.

4. Provide on-site ADA ramp's details.
5. South-west Entrance: Provide signs indicates that this entrance for employees only. Show the location of the sign on site plan.
6. Provide a copy of Fire Marshal Approval.
7. Provide a copy of Sidewalk Variance.
8. Please show clear site triangle at the North side existing drivepad. and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
9. Please specify the City Standard Drawing Number when applicable.
10. Please provide a letter of response for all comments given.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout**
- 2. A Drainage Transportation Information Sheet (DTIS)**
- 3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.**
- 4. The \$75 re-submittal fee.**

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

PO Box 1293

ma via: email
C: CO Clerk, File

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: N-Demand Expansion Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 5, Block C, Interstate Industrial Tract Unit 1

City Address: 3810 Academy Parkway South NE

Applicant: JC II Group, LLC Contact: Joseph Casarez

Address: 8105 Sand Springs Circle NW

Phone#: 505-264-6918 Fax#: _____ E-mail: JCIIGroup@gmail.com

Owner: Thakur Enterprises Contact: Sujay Thakur

Address: 1501 University Blvd. NE

Phone#: _____ Fax#: _____ E-mail: sujay.thakur@gmail.com

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 02/14/2022 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
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11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
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17. SITE SURVEY IS BASED FROM CONTROL POINT CP-203 (E.55093.83, N.=99967.90). PROPOSED ELEVATIONS SHOWN ON THIS PLAN SHALL BE RELATIVE TO CP-203 MAG N.L. COORDINATE WITH ENGINEER FOR SURVEY DATA FILES.
18. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
19. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA; OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
20. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

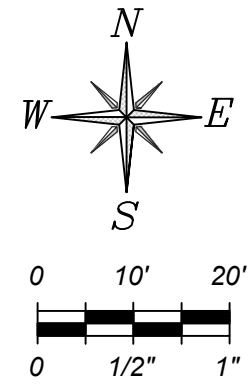
EASEMENT NOTES

1. EXISTING 10' UNDERGROUND PNM AND MST&T ESMT.
2. EXISTING 7' UNDERGROUND PNM AND MST&T ESMT.
3. EXISTING 5' MST&T ESMT.
4. EXISTING 7' PUBLIC UTILITY ESMT.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - EX. VERTICAL CURB
- - - UNDERGROUND FIBER/COMM
- - - BUILDING
- - - EX. CONCRETE

11'X11' CLEAR SITE TRIANGLE



3810 ACADEMY PARKWAY SOUTH

LOT 5, BLOCK C INTERSTATE INDUSTRIAL TRACT, UNIT 1

PROJECT INFORMATION

PROPOSED LAND USE: F2-LOW HAZARD FACTORY & INDUSTRIAL
IDO ZONING: NR-LM
GROSS FLOOR AREA: 6,000 SF
ADJACENT LOTS: ZONED NR-LM
CONSTRUCTION TYPE: TYPE I-B

OWNER INFORMATION

THAKUR ENTERPRISES
1501 UNIVERSITY BLVD. NE
ALBUQUERQUE, NM 87102

PROPERTY DESCRIPTION

LOT 5 (FIVE) OF BLOCK "C", UNIT 1, INTERSTATE INDUSTRIAL TRACT, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LOT 5 OF BLOCK "C", UNIT 1, INTERSTATE INDUSTRIAL TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK B11, PAGE 89.

FIRE DEPARTMENT

(FD) APPROVAL
SEE FIRE 1 PLAN FOR FIRE MARSHAL'S APPROVAL.

SOLID WASTE DEPARTMENT

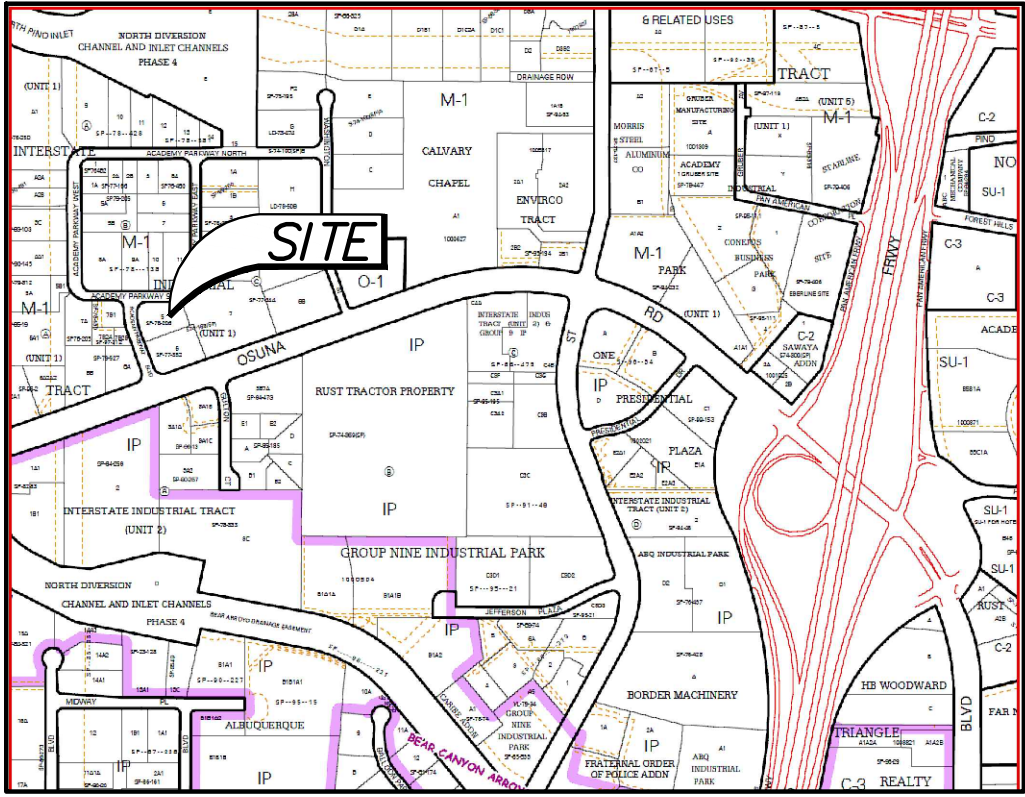
(SWD) APPROVAL
SEE APPROVAL:

PARKING REQUIREMENTS

1. MINIMUM OFF STREE PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE - REVISED 2020 - TABLE 5-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS
2. PARKING CALCULATIONS REFLECT ZONING REQUIREMENTS ONLY, FOR ACCESSIBLE PARKING CALCULATIONS REFER TO PROJECT INFORMATION
3. PARKING REQUIREMENTS FOR INDUSTRIAL USES: SITE IS CONSIDERED LIGHT MANUFACTURING, WHICH REQUIRES 1 SPACE/1,000 SF GROSS FLOOR AREA (GFA) FOR THE SHOP, AND REQUIRES 3.5 SPACES / 1,000 SF GFA FOR THE OFFICE.

PROPOSED:
SHOP GFA = 6,000 SF/1,000 SF GFA = 6 (1 ADA)
OFFICE GFA = 3,411SF/1,000 SF GFA X 3.5 = 12

TOTAL PARKING REQUIRED:
18 SPACES REQUIRED (6+12)
TOTAL PARKING PROVIDED:
18 SPACES + 1 ADA SPACE = 19 PROVIDED



LOCATION MAP

ZONE ATLAS MAP E-17

EXISTING SITE CONDITION

CURRENTLY THE SITE IS DEVELOPED WITH AN EXISTING OFFICE BUILDING, UTILITIES, SITE FENCES AND PAVEMENT. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE: THREE DRIVEPADS OF VARIOUS WIDTHS, UTILITIES AND LANDSCAPING. NO PEDESTRIAN FACILITIES EXIST IN THE ROW. THE CURRENT SITE ACCESS IS FROM THE THREE EX. DRIVEPADS, ONE ON ACADEMY PARKWAY BLVD., AND TWO ON ACADEMY PARKWAY SOUTH. ON-SITE PARKING IS DELINEATED EAST OF THE EXISTING BUILDING AND SOUTH OF THE EXISTING BUILDING.

PROPOSED DEVELOPMENT

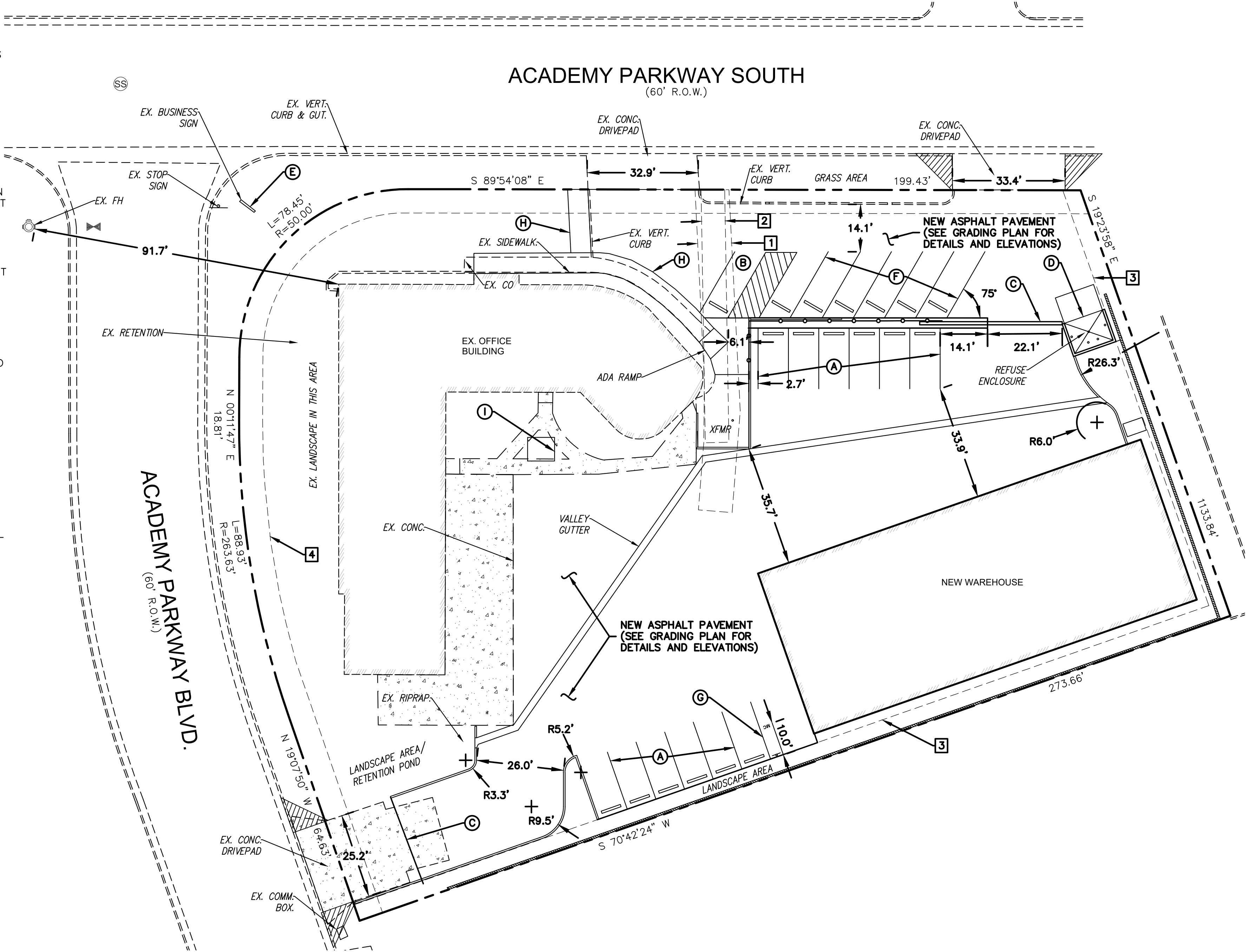
THE PROPOSED DEVELOPMENT WILL BE A NEW WAREHOUSE. THE EXISTING BUILDING WILL REMAIN. ALL OTHER SITE STRUCTURES WILL BE REMOVED. THE PROPOSED CONSTRUCTION (BUILT IN ONE PHASE) CONSISTS OF THE WAREHOUSE BUILDING, NEW UTILITY SERVICE CONNECTIONS, GRADING & DRAINAGE IMPROVEMENTS, NEW PAVEMENT, A VALLEY GUTTER, RETAINING WALLS, SITE WALLS, AND LANDSCAPE. OFF-SITE CONSTRUCTION IS NOT PROPOSED. THE PROPOSED DEVELOPMENT WILL BE COORDINATED WITH ADJACENT PROPERTIES WITH NO PERMANENT IMPACTS ANTICIPATED.

TRAFFIC CIRCULATION CONCEPT

THE TWO EXISTING DRIVE PADS ALONG ACADEMY PARKWAY SOUTH WILL REMAIN IN PLACE AND WILL PROVIDE INGRESS/EGRESS TO THE SITE. THE CURRENT DRIVEPADS WILL ACCOMMODATE THE PROPOSED SITE CIRCULATION FOR ANGLED PARKING. THE EXISTING DRIVE PAD AT ACADEMY PARKWAY BLVD. WILL SERVE AS AN EMPLOYEE ENTRANCE ONLY WITH A ROLL GATE CONTROLLED BY CARD READER ACCESS. SOLID WASTE MANAGEMENT REFUSE COLLECTION IS AS SHOWN ON-SITE. NEW PUBLIC PARKING (ANGLED) WILL BE PROVIDED EAST OF THE BUILDING AND WILL INCLUDE ADA PARKING. ADDITIONAL PARKING WILL BE PROVIDED IN THE EMPLOYEE GATED AREA. GATED ENTRY TO THE EMPLOYEE AREA WILL BE ACCESS CONTROLLED BY CARD READER. ALL PARKING WILL BE STANDARD PARKING STALLS (8.5'W X 18'L) WITH ANGLES AND DIMENSIONS SHOWN ON PLAN. THE DRIVE SURFACE WILL BE PAVEMENT CAPABLE OF SUPPORTING 75,000 LB VEHICLES. PARKING BUMPERS AND CONCRETE CURBING WILL PROVIDE A BARRIER BETWEEN VEHICLE AREAS AND PEDESTRIAN AREAS. A 4' CONCRETE WALKWAY WILL IS PROVIDED ON-SITE. EMERGENCY VEHICLE ACCESS WILL BE THROUGH ACADEMY PARKWAY SOUTH AS COORDINATED WITH FD. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES, AND THESE IMPROVEMENTS WILL NOT IMPACT ADJACENT LOTS.

KEYED NOTES

- A. STRIPE PARKING AREA AS SHOWN ON PLAN. PROVIDE 9' WIDE X 18' LONG PARKING STALLS. USE 4" WHITE PAVEMENT PAINT, AND PROVIDE PARKING BUMPER IN EACH STALL PER DETAIL 2.
- B. PROVIDE ADA PARKING STALL WITH LOAD/UNLOAD AREA PER DETAIL 1.
- C. INSTALL AUTOMATED ROLL GATE PER ARCHITECTURAL DETAIL'S. SEE FIRE 1 PLAN (ATTACHED) FOR KNOX BOX LOCATION AS APPROVED BY THE FIRE MARSHAL'S OFFICE. GATE TO REMAIN OPEN DURING BUSINESS HOURS.
- D. CONSTRUCT REFUSE ENCLOSURE PER ARCHITECTURAL'S SITE PLAN, SHEET AS101. SEE AS101 FOR SOLID WASTE APPROVAL.
- E. REMOVE EX. BUSINESS SIGN OUT OF RIGHT-OF-WAY, AND RELOCATE ON LOT. COORDINATE WITH OWNER.
- F. STRIPE 75° ANGLE PARKING AREA AS SHOWN ON PLAN. PROVIDE L=20.3', W=8.8' D=19.6'. USE 4" WHITE PAVEMENT PAINT, AND PROVIDE PARKING BUMPER IN EACH STALL PER DETAIL 2.
- G. PROVIDE 4' WIDE MOTORCYCLE PARKING SPACE WITH SIGN PER DETAIL 3. THIS SHEET, AND WITH "MC" (12"HX2"W WHITE LETTERING) PAVEMENT MARKING.
- H. WIDEN EXISTING SIDEWALK TO PROVIDE 6' FOR ADA PATH. OR CONSTRUCT NEW 6' WIDE SIDEWALK WHERE NECESSARY. SIDEWALK TO BE 4" THICK CONCRETE WITH WIRE MESH REINFORCING. PROVIDE NEW ADA RAMP WITH 8% MAX. SLOPE AS SHOWN ON PLAN.
- I. INSTALL BICYCLE PARKING PER DETAIL 4, AND AT LOCATION SHOWN ON PLAN. PROVIDE 4" THICK CONCRETE WITH WIRE MESH REINFORCING, MATCH EXISTING CONCRETE ELEVATION.



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02/14/2022

Project:

N-Demand Expansion
3810 Academy Parkway South NE
Albuquerque, New Mexico

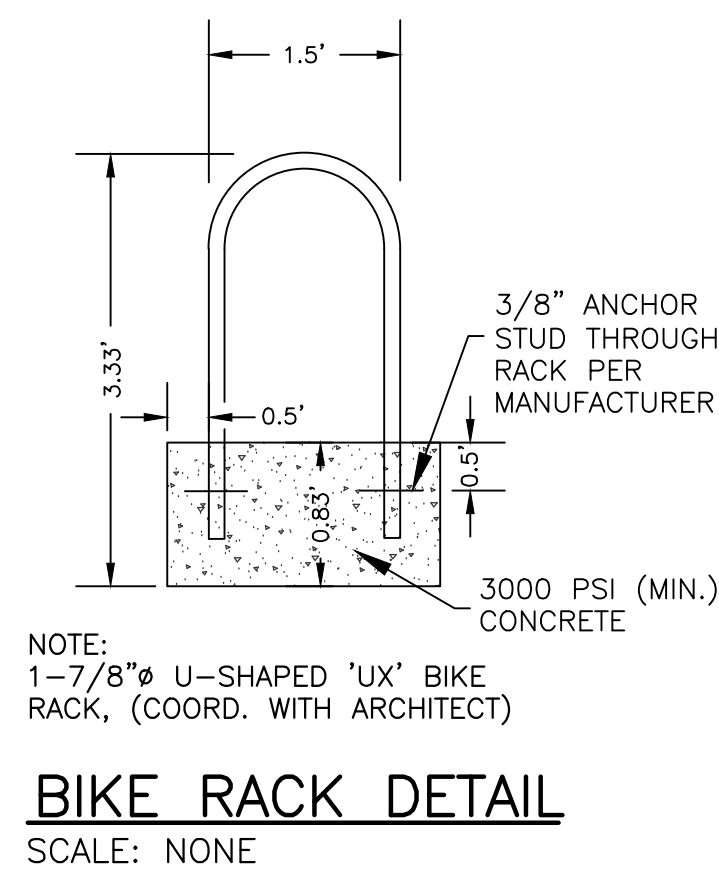
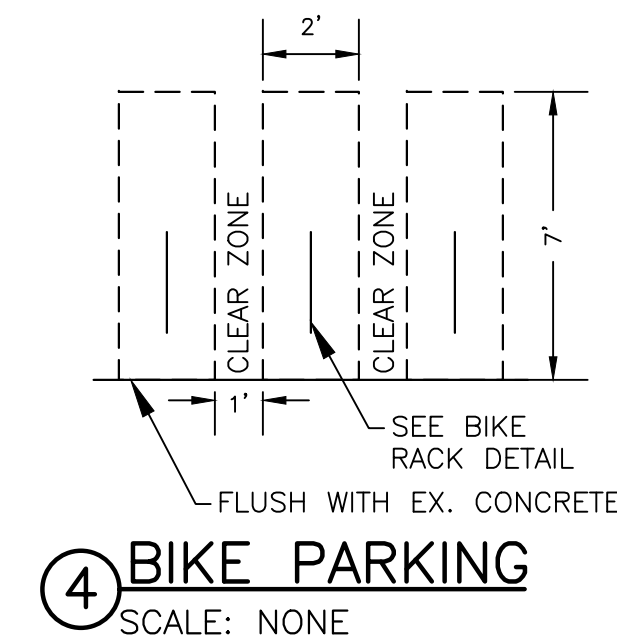
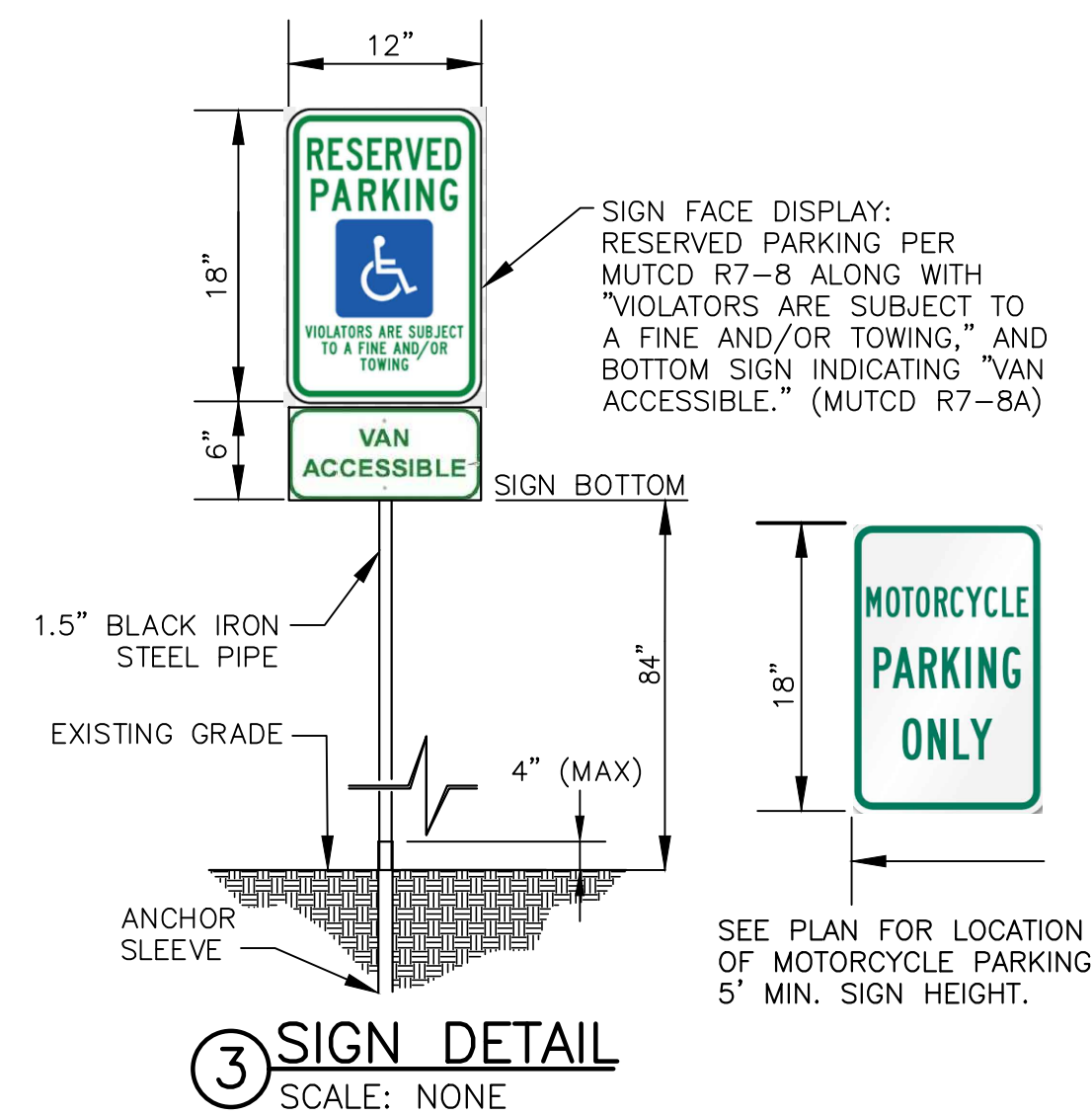
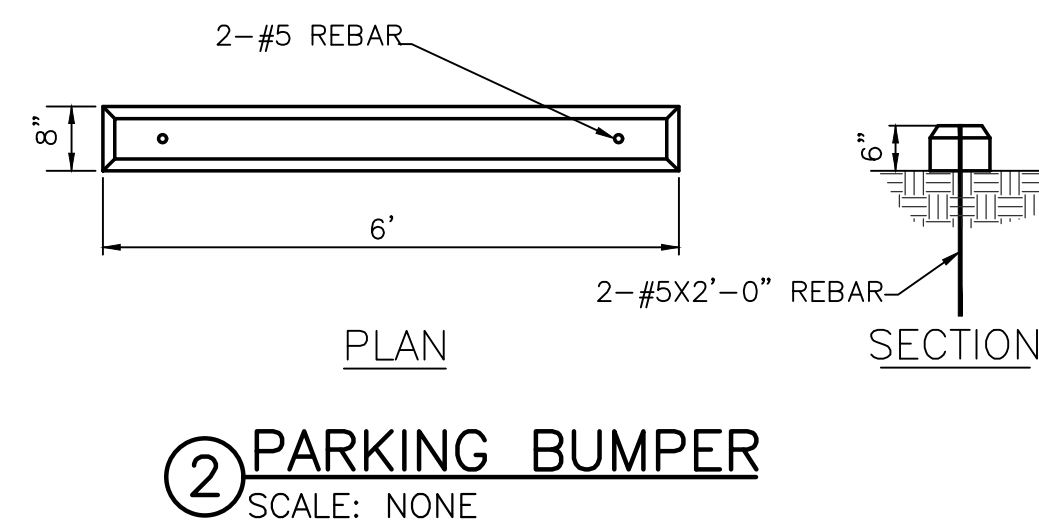
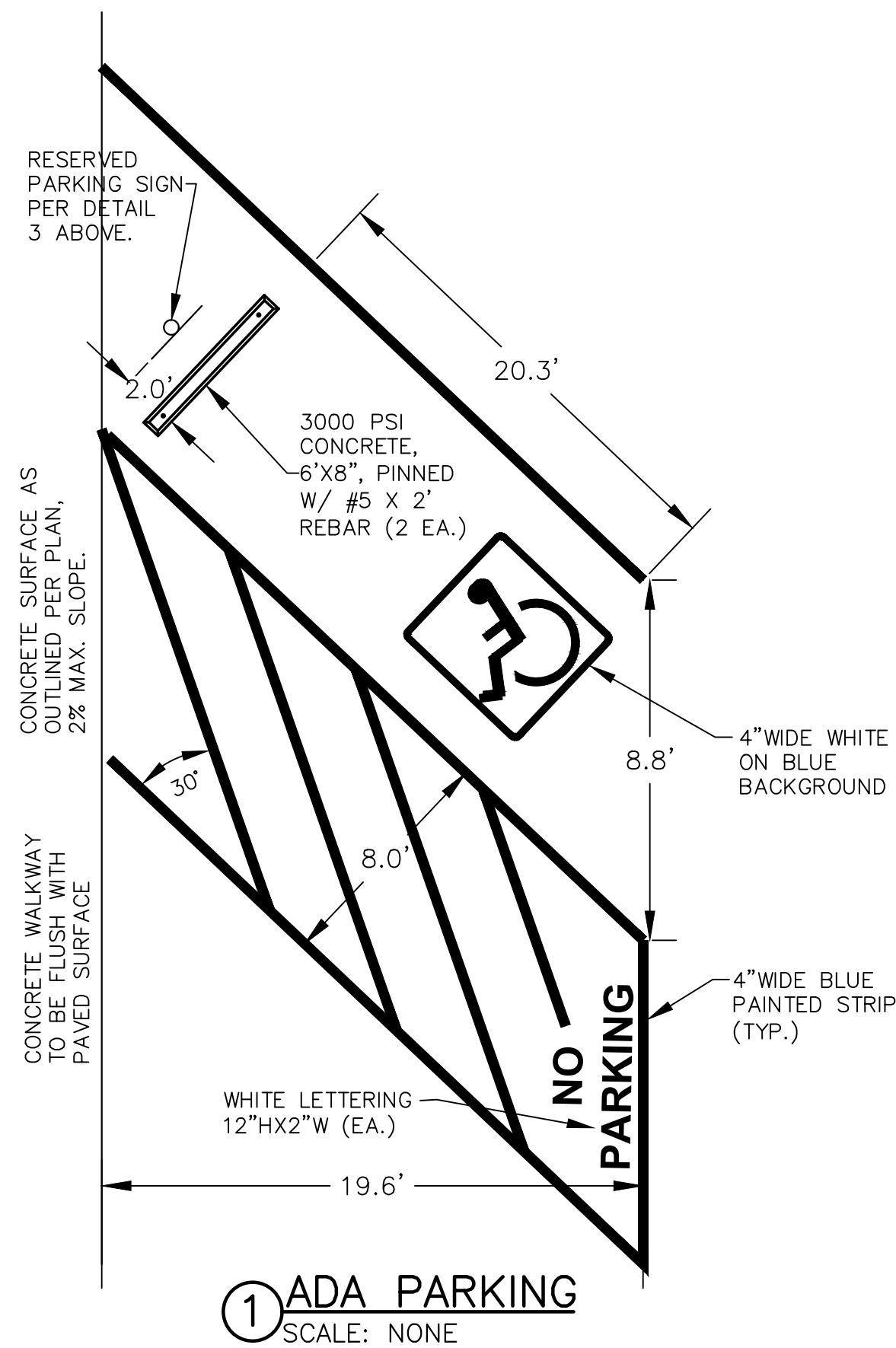
Project:	121.640	1st Revised:	02/11-2021
Drawn by:	MD	2nd Revised:	02/11-2022
Scale:	As Shown	3rd Revised:	Date:
Checked by:	JC		

Sheet:

TRAFFIC CIRCULATION PLAN

Number:

C103



Project:

N-Demand Expansion
3810 Academy Parkway South NE
Albuquerque, New Mexico

Project#:	121,640	1st Revised:	02/11/2021
Drawn by:	MD	2nd Revised:	02/02/2022
Scale:	As Shown	3rd Revised:	Date:
Checked by:	JC		

Sheet:

TRAFFIC CIRCULATION DETAILS

Number:

C104

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KEYED NOTES

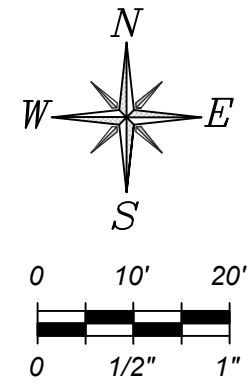
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EASEMENT NOTES

1. EXISTING 10' UNDERGROUND PNM AND MST&T ESMT.
2. EXISTING 7' UNDERGROUND PNM AND MST&T ESMT.
3. EXISTING 5' MST&T ESMT.
4. EXISTING 7' PUBLIC UTILITY ESMT.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - EX. VERTICAL CURB
- - - UNDERGROUND FIBER/COMM
- - - EX. CONCRETE
- - - BUILDING



3810 ACADEMY PARKWAY SOUTH

LOT 5, BLOCK C INTERSTATE INDUSTRIAL TRACT, UNIT 1

PROJECT INFORMATION

PROPOSED LAND USE: F2-LOW HAZARD FACTORY & INDUSTRIAL
IDO ZONING: NR-LM
GROSS FLOOR AREA: 6,000 SF
ADJACENT LOTS: ZONED NR-LM
CONSTRUCTION TYPE: TYPE I-B

OWNER INFORMATION

THAKUR ENTERPRISES
1501 UNIVERSITY BLVD. NE
ALBUQUERQUE, NM 87102

PROPERTY DESCRIPTION

LOT 5 (FIVE) OF BLOCK "C", UNIT 1, INTERSTATE INDUSTRIAL TRACT, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LOT 5 OF BLOCK "C", UNIT 1, INTERSTATE INDUSTRIAL TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, IN PLAT BOOK B11, PAGE 89.

FIRE DEPARTMENT

(FD) APPROVAL
SEE FIRE 1 PLAN FOR FIRE MARSHAL'S APPROVAL.

SOLID WASTE DEPARTMENT

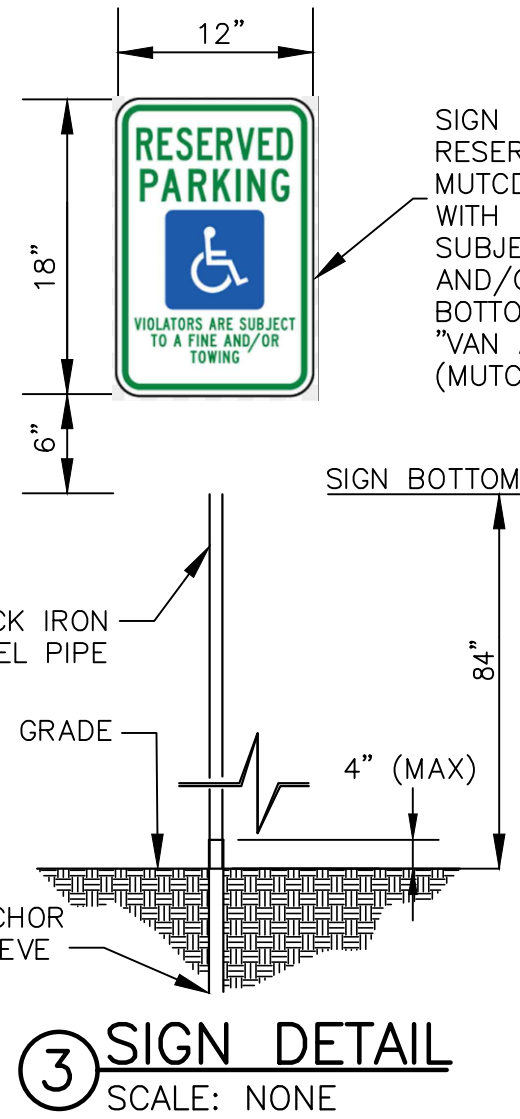
(SWD) APPROVAL
SEE APPROVAL BELOW:

PARKING REQUIREMENTS

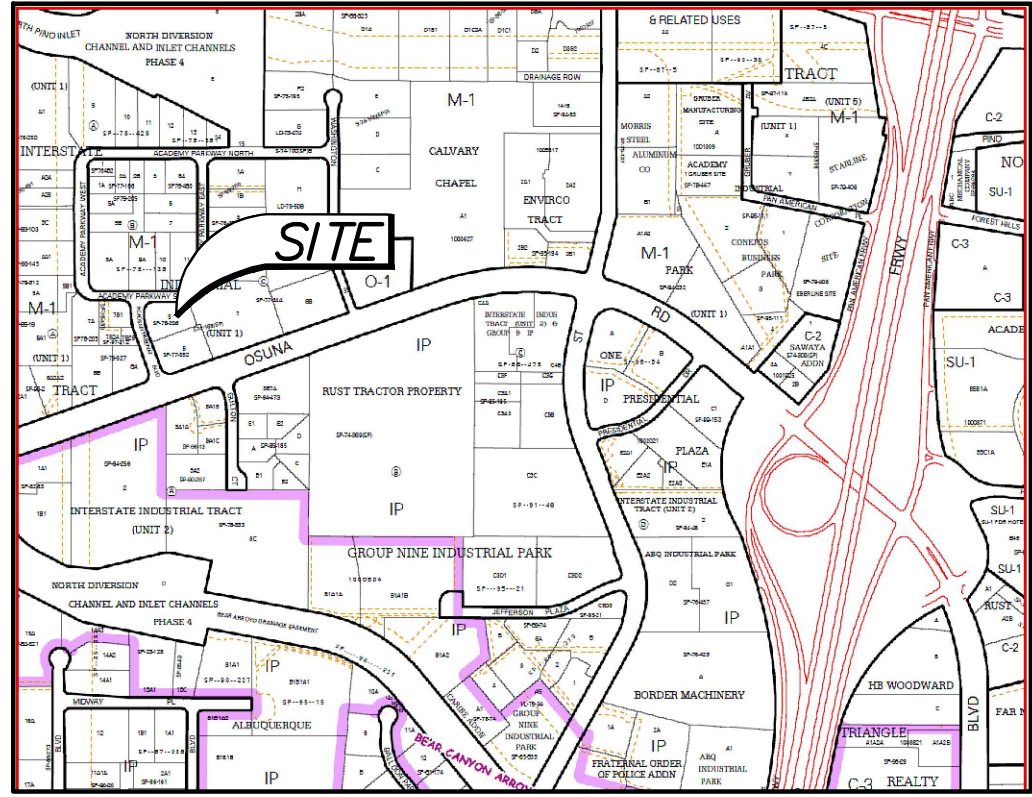
1. MINIMUM OFF STREE PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE - REVISED 2020 - TABLE 5-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS
2. PARKING CALCULATIONS REFLECT ZONING REQUIREMENTS ONLY, FOR ACCESSIBLE PARKING CALCULATIONS REFER TO PROJECT INFORMATION
3. PARKING REQUIREMENTS FOR INDUSTRIAL USES: SITE IS CONSIDERED LIGHT MANUFACTURING, WHICH REQUIRES 1 SPACE/1,000 SF GROSS FLOOR AREA (GFA) FOR THE SHOP, AND REQUIRES 3.5 SPACES / 1,000 SF GFA FOR THE OFFICE.

PROPOSED:
SHOP GFA = 6,000 SF/1,000 SF GFA = 6 (1 ADA)
OFFICE GFA = 3,411SF/1,000 SF GFA X 3.5 = 12

TOTAL PARKING REQUIRED:
18 SPACES REQUIRED (6+12)
TOTAL PARKING PROVIDED:
18 SPACES + 1 ADA SPACE = 19 PROVIDED



Approved for access by the Solid Waste Department
for 1-l/b Herman Gallegos 12-08-21
Herman Gallegos



LOCATION MAP
ZONE ATLAS MAP E-17

EXISTING SITE CONDITION

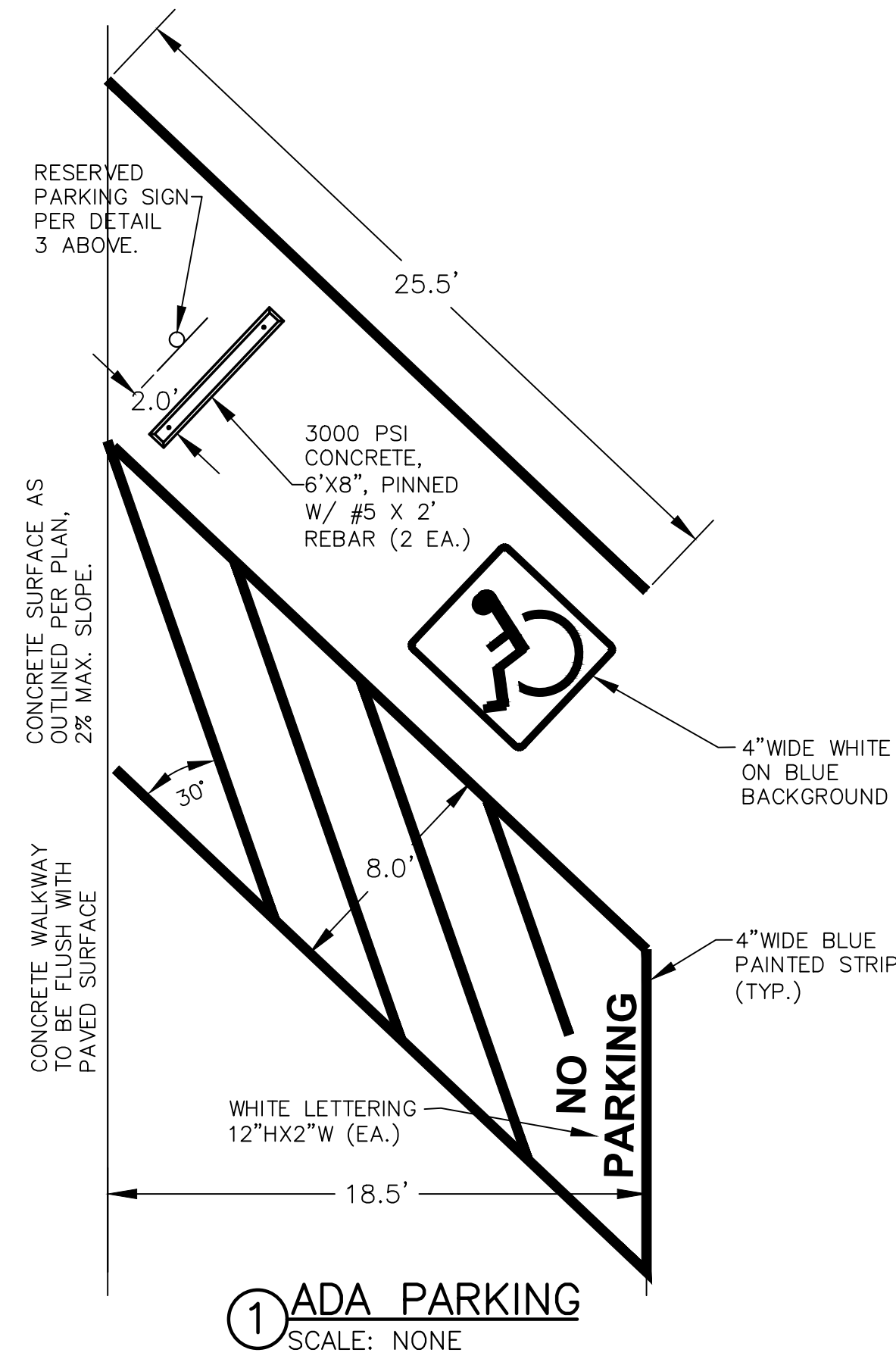
CURRENTLY THE SITE IS DEVELOPED WITH AN EXISTING OFFICE BUILDING, UTILITIES, SITE FENCES AND PAVEMENT. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE: THREE DRIVEPADS OF VARIOUS WIDTHS, UTILITIES AND LANDSCAPING. NO PEDESTRIAN FACILITIES EXIST IN THE ROW. THE CURRENT SITE ACCESS IS FROM THE THREE EX. DRIVEPADS, ONE ON ACADEMY PARKWAY BLVD., AND TWO ON ACADEMY PARKWAY SOUTH. ON-SITE PARKING IS DELINEATED EAST OF THE EXISTING BUILDING AND SOUTH OF THE EXISTING BUILDING.

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL BE A NEW WAREHOUSE. THE EXISTING BUILDING WILL REMAIN. ALL OTHER SITE STRUCTURES WILL BE REMOVED. THE PROPOSED CONSTRUCTION (BUILT IN ONE PHASE) CONSISTS OF THE WAREHOUSE BUILDING, NEW UTILITY SERVICE CONNECTIONS, GRADING & DRAINAGE IMPROVEMENTS, NEW PAVEMENT, A VALLEY GUTTER, RETAINING WALLS, SITE WALLS, AND LANDSCAPE. OFF-SITE CONSTRUCTION IS NOT PROPOSED. THE PROPOSED DEVELOPMENT WILL BE COORDINATED WITH ADJACENT PROPERTIES WITH NO PERMANENT IMPACTS ANTICIPATED.

TRAFFIC CIRCULATION CONCEPT

THE TWO EXISTING DRIVE PADS ALONG ACADEMY PARKWAY SOUTH WILL REMAIN IN PLACE AND WILL PROVIDE INGRESS/EGRESS TO THE SITE. THE CURRENT DRIVEPADS WILL ACCOMMODATE THE PROPOSED SITE CIRCULATION FOR ANGLED PARKING. THE EXISTING DRIVE PAD AT ACADEMY PARKWAY BLVD. WILL SERVE AS AN EMPLOYEE ENTRANCE ONLY WITH A ROLL GATE CONTROLLED BY CARD READER ACCESS. SOLID WASTE MANAGEMENT REFUSE COLLECTION IS AS SHOWN ON-SITE. NEW PUBLIC PARKING (ANGLED) WILL BE PROVIDED EAST OF THE BUILDING AND WILL INCLUDE ADA PARKING. ADDITIONAL PARKING WILL BE PROVIDED IN THE EMPLOYEE GATED AREA. GATED ENTRY TO THE EMPLOYEE AREA WILL BE ACCESS CONTROLLED BY CARD READER. ALL PARKING WILL BE STANDARD PARKING STALLS (8.5'W X 18'L) WITH ANGLES AND DIMENSIONS SHOWN ON PLAN. THE DRIVE SURFACE WILL BE PAVEMENT CAPABLE OF SUPPORTING 75,000 LB VEHICLES. PARKING BUMPERS AND CONCRETE CURBING WILL PROVIDE A BARRIER BETWEEN VEHICLE AREAS AND PEDESTRIAN AREAS. A 4' CONCRETE WALKWAY WILL IS PROVIDED ON-SITE. EMERGENCY VEHICLE ACCESS WILL BE THROUGH ACADEMY PARKWAY SOUTH AS COORDINATED WITH FD. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES, AND THESE IMPROVEMENTS WILL NOT IMPACT ADJACENT LOTS.



2. PARKING BUMPER
SCALE: NONE

1. ADA PARKING
SCALE: NONE

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12/06/2021

Project:

N-Demand Expansion
3810 Academy Parkway South NE
Albuquerque, New Mexico

Project:	121.640	1st Revised:	01/11-2021
Drawn by:	MD	2nd Revised:	Date:
Scale:	As Shown	3rd Revised:	Date:
Checked by:	JC		

Sheet:

TRAFFIC
CIRCULATION
PLAN

Number:
C103

CODE INFORMATION

APPLICABLE BUILDING CODES:
2015 INTERNATIONAL BUILDING CODE (IBC), 2015 INTERNATIONAL FIRE CODE (IFC), 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2015 NM MECHANICAL CODE, 2015 NM PLUMBING CODE, 2015 NM ENERGY CONSERVATION CODE, 2015 NM COMMERCIAL BUILDING CODE, 2015 NEW MEXICO RESIDENTIAL BUILDING CODE, 2017 NM ELECTRICAL CODE, 2012 NM ELECTRICAL SAFETY CODE

UAC - TABLE 301.2(1)

GROUND SNOW LOAD	WIND SPEED	RAINFALL	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE RISK	WINTER DESIGN TEMP	AIR FREEZING INDEX	MEAN ANNUAL TEMPERATURE
20 PSF	115 MPH	2" PH	C	MODERATE	16"	MODERATE TO HEAVY	12° F	263	54.6° F

BUILDING USE AND OCCUPANCY CLASSIFICATION:

Occupancy Group	F-2 - LOW HAZARD FACTORY & INDUSTRIAL	IBC 2015 - PER SEC. 306
Construction Type	TYPE I-B PER SEC. 602, TABLE 601	
Tabular Allowable Building Area	UNLIMITED PER TABLE 506.2	7,200 SF (NEW BUILDING)
Area of Work	6,000 SQUARE FEET PER SEC. 502.1	
Allowable Height	11 STORY PER TABLE 504.4	
Actual Height	1 STORY	
Area Separation:	NO SEPARATION REQUIRED (SINGLE OCC. TYPE - F-2)	PER SEC. 508.4
Fire Resistant Construction	NONE REQUIRED	
Total Number of Exits	2 REQUIRED / 3 PROVIDED PER TABLE 1016.3.1	
Total Exit Capacity	58 OCCUPANTS	
Allowable Exit Access Travel Distance	75 FEET PER TABLE 1016.2.1	
Maximum Actual Travel Distance	60 FEET	

PLUMBING FIXTURE CALCULATIONS:

2015 IBC, CH. 29

TOTAL OCCUPANT LOAD (F-2) OCCUPANCY:	57 OCCUPANTS (1/2 = 50 MALE / 1/2 = 50 FEMALE)
WATER CLOSETS: (1/100)	2 REQUIRED : 2 PROVIDED (1 MALE / 1 FEMALE)
LAVATORIES: (1/100)	2 REQUIRED : 2 PROVIDED (1/2 = 1 MALE, 1/2 = 1 FEMALE)
UTILITY/MOP SINK:	1 PROVIDED
DRINKING FOUNTAIN:	1 PROVIDED (ACCESSIBLE AND REG. HEIGHT SINGLE UNIT)

FIRE EXTINGUISHERS

2009 INTL FIRE CODE, TABLE 906.3. (1)

Light Hazard Occupancy (1) 2A Extinguisher Required per 3000 SqFt.
Maximum Allowable Travel Distance to Extinguisher = 75 feet
Actual Travel Distance to Extinguisher = 50 feet

6040 Sqft / 3000 Sqft = 3 EXTINGUISHER REQUIRED
3 EXTINGUISHER PROVIDED SEE FLOOR PLAN ON CODE / EGRESS SHEET FOR EXTINGUISHER LOCATION

AUTOMATIC SPRINKLER SYSTEM

- A SPRINKLER SYSTEM WILL NOT BE ADDED TO THIS FACILITY.
- CERTIFICATE OF OCCUPANCY REQUIRED

FIRE REQUIREMENTS

2015 IFC

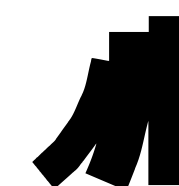
- TYPE I-B CONSTRUCTION: 1,500 GPM FIRE FLOW
- HYDRANT REQUIREMENT: <1,750 GPM FIRE FLOW = MIN. 1 HYDRANT, 500'-0" MAX SERVICE RADIUS

REVISIONS:

Revision #	Revision Description	Revision Date
1	FIRE MARSHALL COMMENTS	10/28/2021

N Demand Warehouse Expansion

3810 Academy Parkway NE
Albuquerque, NM 8709



MODULUS DESIGN LLC
912 Broadway Blvd. NE
Albuquerque, NM 87102

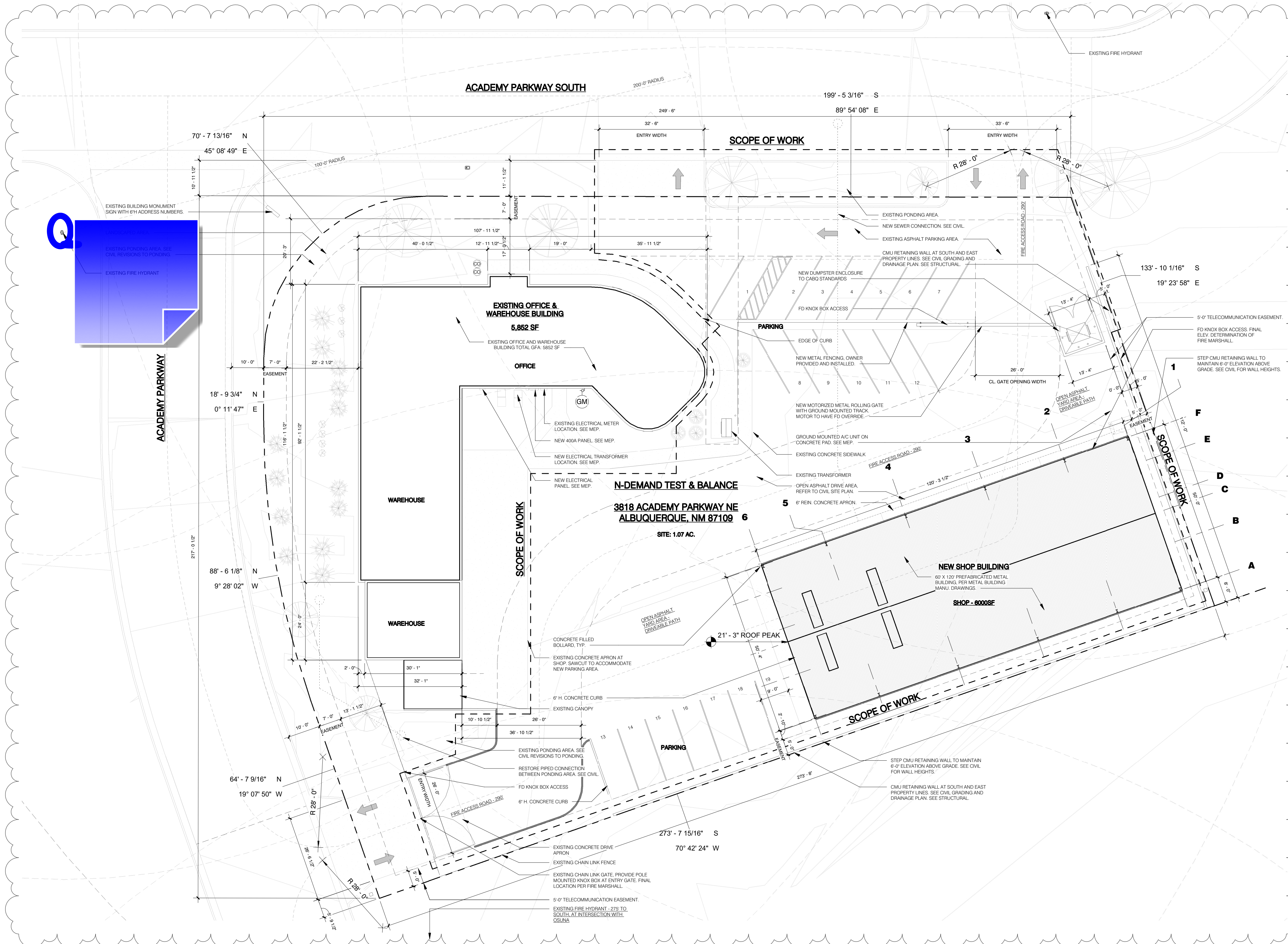
P 505.842.0354
F 505.243.3669

FIRE 1

SITE PLAN - FIRE

SCALE: As indicated
PHASE: Design

11/8/2021 2:14:00 PM



1 SITE PLAN - NEW
1/16" = 1'-0"