

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
3. ALL UTILITIES NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
6. SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
7. EXEROISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
8. CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
12. OWNER IS RESPONSIBLE FOR GEOTECHNICAL EVALUATION REPORT PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION, AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT. IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT BETWEEN.
14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES. RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
16. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
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.

KEYED NOTES

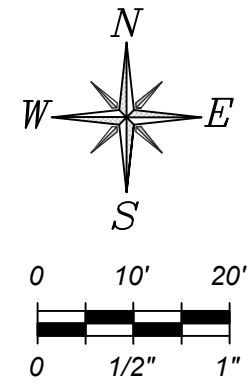
- A. STRIPE PARKING AREA AS SHOWN ON PLAN. PROVIDE 9' WIDE X 18' LONG PARKING STALLS. USE 4" WHITE PAVEMENT PAINT, AND PROVIDE PARKING BUMPER IN EACH STALL PER DETAIL 2.
- B. PROVIDE ADA PARKING STALL WITH LOAD/UNLOAD AREA PER DETAIL 1.
- C. INSTALL AUTOMATED ROLL GATE PER ARCHITECTURAL DETAIL'S. SEE FIRE 1 PLAN (ATTACHED) FOR KNOX BOX LOCATION AS APPROVED BY THE FIRE MARSHAL'S OFFICE.
- D. CONSTRUCT REFUSE ENCLOSURE PER ARCHITECTURAL'S SITE PLAN, SHEET AS101. SEE AS101 FOR SOLID WASTE APPROVAL.

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

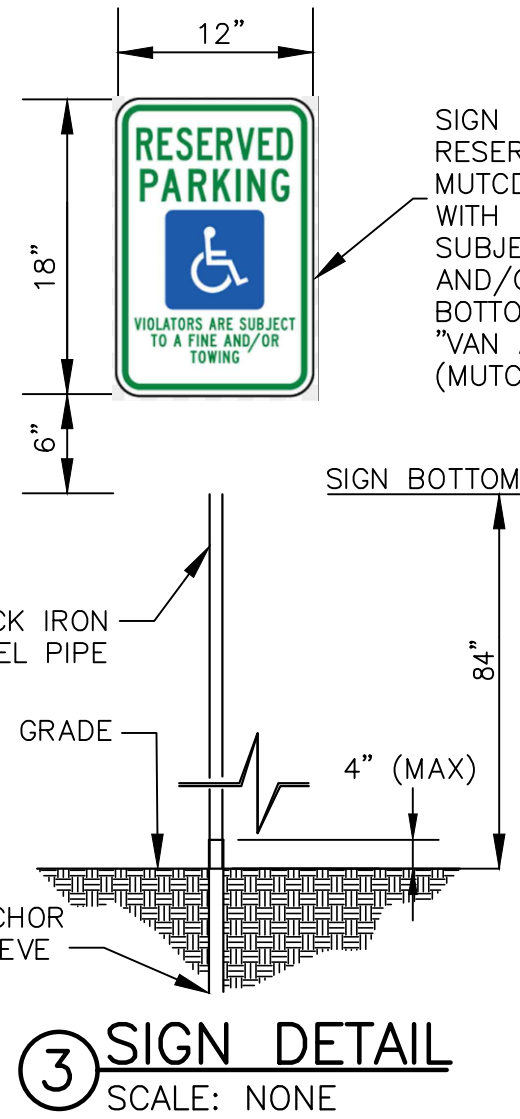
(SWD) APPROVAL
SEE APPROVAL BELOW:

PARKING REQUIREMENTS

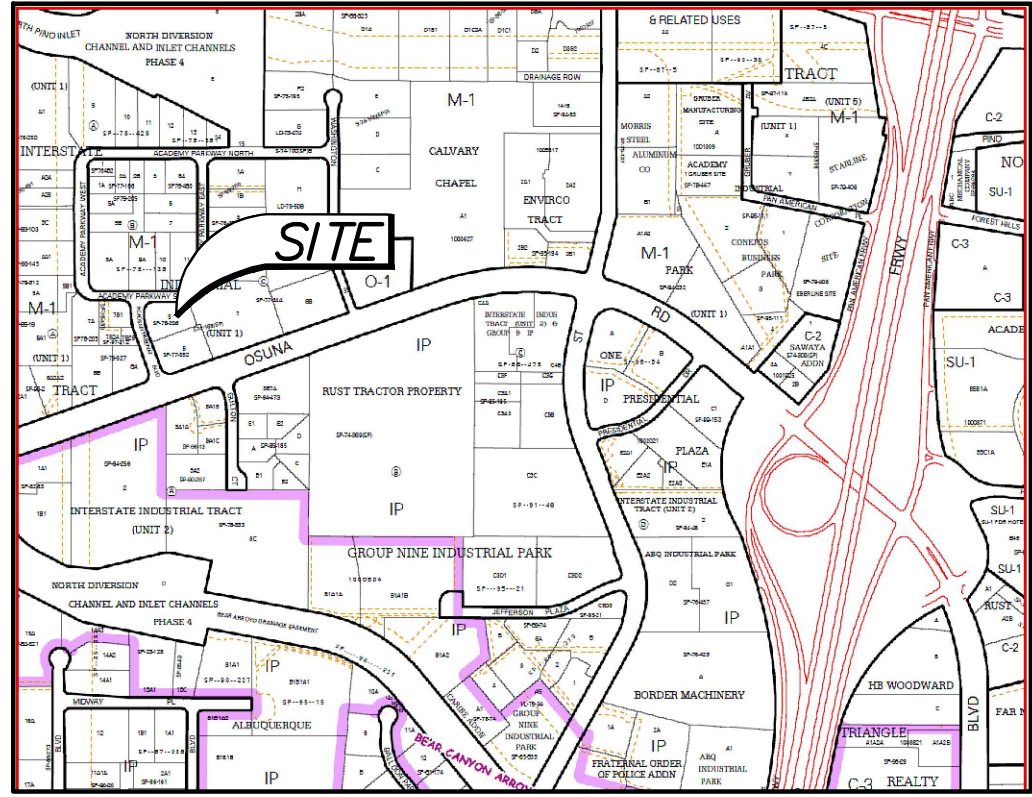
1. MINIMUM OFF STREE PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE - REVISED 2020 - TABLE 5-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS
2. PARKING CALCULATIONS REFLECT ZONING REQUIREMENTS ONLY, FOR ACCESSIBLE PARKING CALCULATIONS REFER TO PROJECT INFORMATION
3. PARKING 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

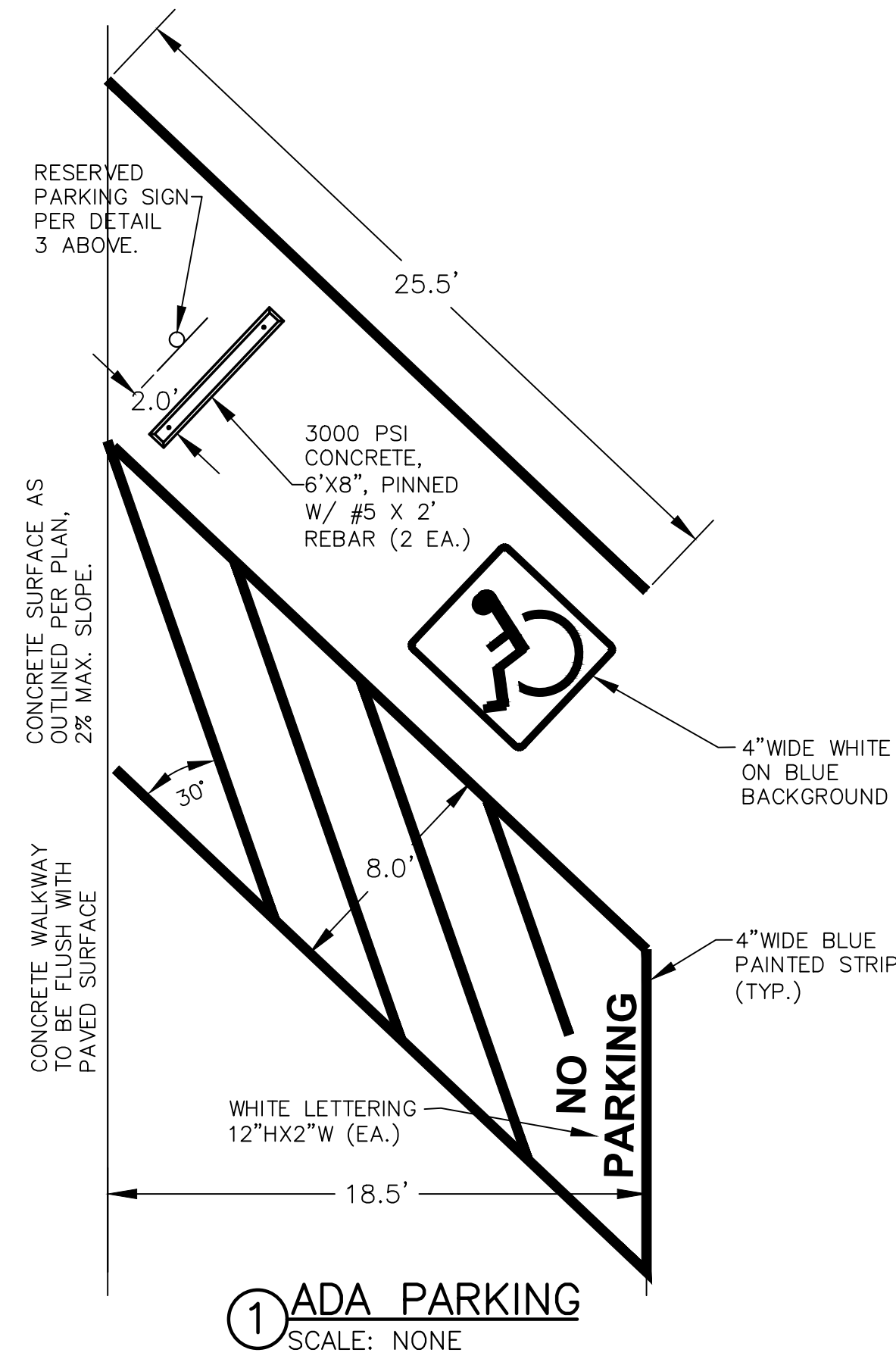
CURRENTLY THE SITE IS DEVELOPED WITH AN EXISTING OFFICE BUILDING, UTILITIES, SITE FENCES AND PAVEMENT. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE: THREE DRIVEPADS OF VARIOUS WIDTHS, UTILITIES AND LANDSCAPING. NO PEDESTRIAN FACILITIES EXIST IN THE ROW. THE CURRENT SITE ACCESS 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" P/H	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

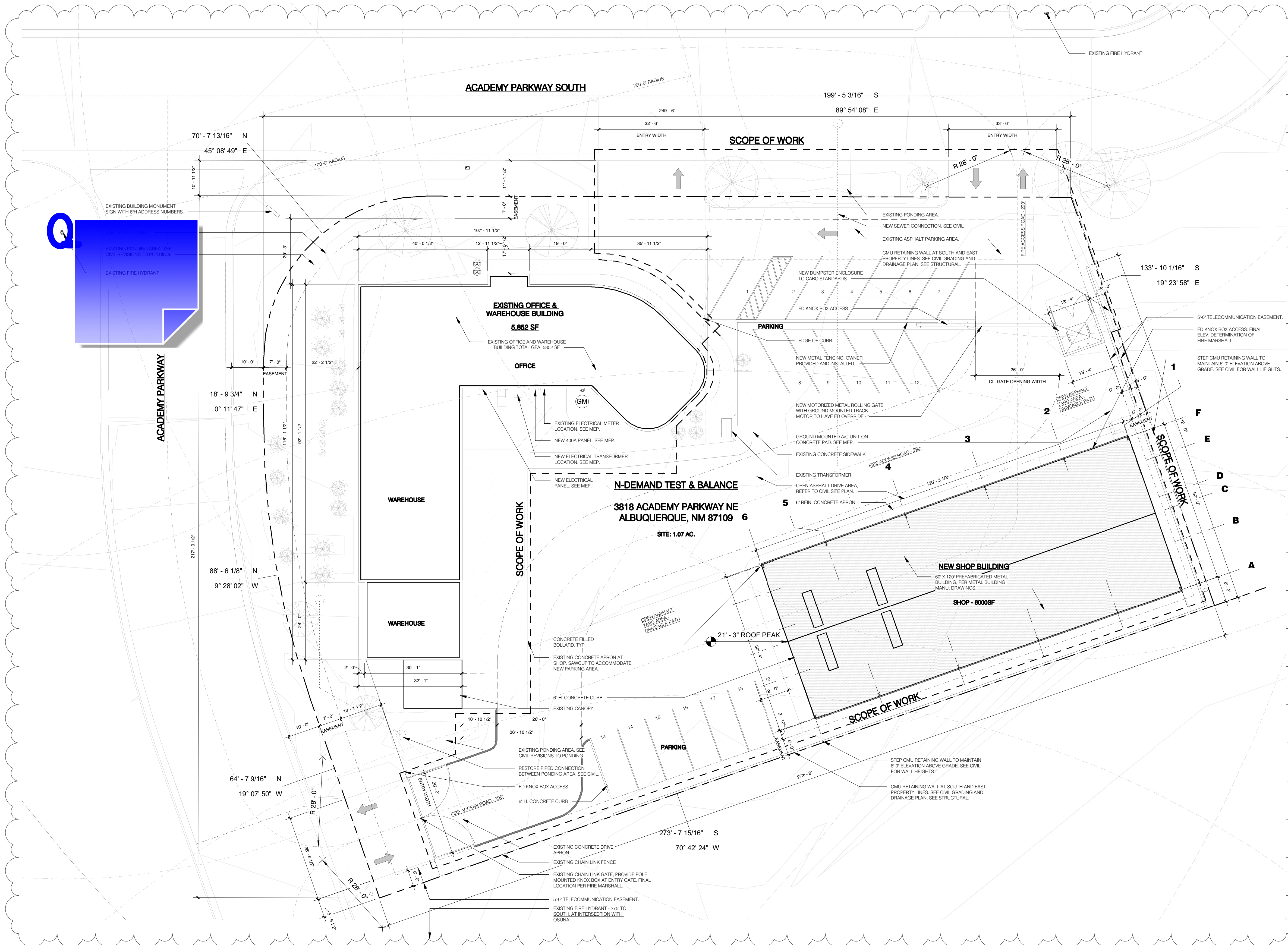
P 505.842.0354
F 505.243.3669

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"