CITY OF ALBUQUERQUE



October 18, 2018

DNCA Architect Deirdre Harris 125 Jefferson NE Albuquerque, NM 87108

Re: SAVSU

4209 Balloon Park RD NE Traffic Circulation Layout

Engineer's/Architect's Stamp 09-19-18 (E17D077)

Dear Ms. Harris,

The TCL submittal received 10-17-2018 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

PO Box 1293

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

NM 87103

Sincerely,

www.cabq.gov

Mojgan Maadandar, E.I. Senior Engineer, Planning Dept. Development Review Services

MM via: email C: File

Albuquerque - Making History 1706-2006

ANCHOR BOLT ABOVE FINISHED FLOOR ANCHOR ANGLE APPROVED APPROXIMATELY ARCHITECT BRICK LEDGE BUILDING BLOCK BLOCKING BEAM BOTTOM OF CANOPY BOTTOM BOTTOM OF WALL BRIDGING BETWEEN CENTER TO CENTER CENTER LINE CAST IN PLACE CONTROL JOINT CLEAR CENTER COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CONCRETE WALL PANEL DEFORMED ANCHOR STUD DEFORMED BAR ANCHOR DOUBLE DEPRESS OR DEPRESSION DETAIL DIAMETER DIAMETER DIAGONAL DIMENSION DRAWING DOWEL EAST EACH EACH FACE **EXPANSION JOINT** ELEVATION **ELEVATOR ENGINEER** EQUAL EACH SIDE **EXISTING** EXPANSION **EXTERIOR** EACH WAY EAST-WEST **FABRICATION** FINISH FLOOR ELEVATION FLANGE **FLOOR** FOUNDATION FAR SIDE FOOT FOOTING GUAGE GALVANIZED GLU-LAM GRADE GRADE BEAM GYPSUM BOARD HEADER HANGER HORIZONTAL HEIGHT INSIDE FACE ISOLATION JOINT INTERIOR JOIST 1000 LBS. (KIPS) LONG LEG VERTICAL LONGITUDINAL MANUFACTURER MASONRY MAXIMUM MECHANICAL MINIMUM MICRO-LAM

HEADED ANCHOR STUD KIPS PER SQUARE FOOT KIPS PER SQUARE INCH LONG LEG HORIZONTAL LONG SIDE HORIZONTAL LONG SIDE VERTICAL MISCELLANEOUS CHANNEL MASONRY CONTROL JOINT NUMBER OR POUNDS NORTH NEAR SIDE NORTH-SOUTH NOMINAL NOT TO SCALE ON CENTER OUTSIDE FACE OPPOSITE HAND OPENING OPPOSITE PARALLEL PRECAST PENETRATION PERIMETER PERPENDICULAR POURED IN PLACE POUNDS PER LINEAR FOOT PRELIMINARY POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT POUND TO FIT PRECAST WALL PANEL QUANTITY RISER OR RADIUS ROOF DRAIN REFER TO REFERENCE REINFORCING REQUIRED REQUIREMENT SOUTH SCHEDULE SECTION SIMILAR SPACE SPECIFICATION

WEIGHT

WELDED WIRE FABRIC

W.W.F.

SYMBOLS DOOR NUMBER

WINDOW TYPE / STOREFRONT ASSEMBLY

WINDOW / SKYLIGHT ABOVE

FIXTURE OR ACCESSORY

BUILDING SECTION

WALL SECTION

EXTERIOR ELEVATION

INTERIOR ELEVATION

FIRE EXTINGUISHER SURFACE MOUNTED

GENERAL NOTES

1. Work performed shall comply with the following: A. These General Notes, and Construction Documents. B. All applicable local, state and federal codes, ordinances and regulations. All codes listed in Drawings shall be inclusive of all codes, regulations and requirements adopted by the City of Albuquerque and State of New Mexico, including all Amendments.

2. On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor.

3. The General Notes and Typical Details apply throughout the job unless otherwise noted or shown on these drawings. Noted dimensions take precedent over scale, larger scale over smaller scale, addenda and clarifications over previous documents.

promptly report it to the Architect for proper clarification or adjustment.

request clarification.

6. Changes: The General Contractor shall inform the Owner in writing shall impact the project schedule or budget. The Contractor shall prepare a Proposed Change Order within a to commencing the work on any proposed changes or directives. Proposed Change Orders submitted by the General Contractor after the the fact shall not be accepted.

Owner-installed items.

size for all doors and windows.

10. The General Contractor shall verify that there are no conflicts

11. The General Contractor shall provide all blocking, backing, and additional supporting structure is specifically shown in the drawings or not.

Architect immediately.

stringent than applicable codes, ordinances, standards and statutes. Codes, ordinances, standards and statutes take and specifications.

14. <u>Use of the Site:</u> The General Contractor's use of the site shall be fully coordinated with the Owner.

meetings as necessary.

Code Data	Required Construction Codes					
Jurisdiction: Albuquerque City Code	New Mexico Boiler Code					
Address: 4209 Balloon Park NE, 87109	• 2015 New Mexico Commercial Building Code (2015 IBC and IFC as amended)					
UPC Number: 101706221014230225	• 2014 NM Electrical Code (2011 NEC as amended)					
Zoning: NR-BP Zone Atlas Page: E-17-Z	• 2012 NM Mechanical Code (2012 UMC as amended)					
Legal Description: LT 11A Balloon Field Industrial Park REPL LTS 10 & 11 Balloon Field Industrial Park CONT 0.8555 AC M/L OR 37,266 SF M/L	2015 NM Existing Building Code (2015 IEBC as amended) 2009 NM Energy Conservation Code 2012 NM Plumbing Code 2017 Uniform Administrative Code					
Occupancy:	UAC Ordinance 0-17-40					
Factory Group F-1 - Moderate-Hazard	Albuquerque IDO, November 2017					
Site Area: 0.8555 Acres (37,265.58sf)						
Building Footprint (Taken to outside of exterior walls): 9,932sf						
Gross Area (Taken to inside of exterior walls): 9,692sf						

This 9,692sf project is an interior renovation to an existing building. The Work consists of new partitions and finishes, redistribution of existing HVAC systems, electrical upgrades, and the installation of new lighting. The building has no existing firewalls and the existing building footprint will remain; the Fire Area is not being increased.

Project / Building Information Level of Alterations per IEBC Section 604: Level 3; the Work Area exceeds 50% of the aggregate area of the building, and change in occupancy from B-2 to F-1. C.O. on file with CABQ was issued in 1987, for an Occupancy of B-2 and Construction Type II-N Number of Stories: 1 Construction Type (IBC Table 601): II-B Fire Separation Distance: 5' Fire-Resistance Requirements for Exterior Walls (Table 602, $5 \le x < 10$): 0 hours **Area Calculations** onstruction Type (Table 601) Allowable height (Table 504.3) Floors above grade: Fire protection: Not Sprinklered 25,000 sf Tabular allowable area per floor (Table 506.2): 25,000 sf Tabular allowable area for non-sprinkled 100 { F / P - .25 } W/30 Area increase due to frontage (Equation 5.5) 408 ft Width of public way 40 ft Perimeter on open way 204 ft Allowable area (Equation 5.1) Aa Aa=At+(NSxlf) Total floors above grade Total floors below grade

Occupancy Type (IBC Chapter 3) F-1 Moderate hazard - plastic products, wood B Office S-1 Storage

evel 1: Ground Floor Area

Hazardous Materials (IBC Section 415)

emptied daily or more often if required.

Mixed Use & Occupancy (IBC Section 508)

 Per IFC 5501.1, nitrogen is an inert cryogenic fluid. Maximum amount stored indoors onsite will be 60L at a time, meeting allowed permit amount per IFC Table 105.6.11.

4. Discrepancies: The General Contractor shall compare and coordinate the information shown on all drawings. Where in the opinion of the General Contractor a discrepancy exists, he shall

5. Omissions: In the event that certain features of the construction are not fully shown on the drawings, then their construction shall be the same character as the construction of similar conditions that are shown or noted on the drawings and specifications. If there is any doubt concerning the similarity of the condition, the General Contractor shall notify the Architect and

immediately if any changes requested in the field either verbally or reasonable agreed upon time frame for review and approval, prior

7. The General Contractor shall coordinate with the Owner all

8. The General Contractor shall verify required rough opening

9. All exterior dimensions are to face of structure, gridlines, and control points. All interior dimensions are to grid lines and faces of studs unless noted otherwise.

between openings in walls or slabs and structure.

and additional supporting structure as required for items called for in the drawings and specifications whether the blocking, backing,

12. The General Contractor shall compare the dimensions on the Mechanical and Electrical Drawings with the dimensions shown on the Architectural Drawings before constructing any portion of the project. Any discrepancies or conflicts shall be reported to the

13. Contract Documents take precedence when they are more precedence when they are more stringent or conflict with drawings

15. The General Contractor shall conduct and coordinate site

16. General Guaranty: Neither the final certificate of payment nor any provision in the Contract Documents nor partial or entire occupancy of the project by the Owner shall constitute acceptance of work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any expressed warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy all defects in the work and pay for damages to other work resulting therefrom, which shall appear within a period of one (1) year from the date of Substantial Completion of the work under the Contract. The Owner will give notice of observed defects with reasonable promptness.

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Separation of occupancy not required, per Table 508.4 Automatic Sprinkler Systems (IBC Chapter 9) • per IBC/IFC Section 903.2.4, an automatic sprinkler system is not required, as fire area is less than 12,000sf, is at ground floor level, and woodworking operations will occupy an area of 1,744sf. 903.2.4 Group F-1.

Product information for specified dust collection system is attached to this submittal. The system has a 54gal collection container, which will be

one of the following conditions exists: 1. A Group F-1 fire area exceeds 12,000 square feet (1115 m²). 2. A Group F-1 fire area is located more than three stories above grade plane.

Fire extinguishers provided: 3

TOTAL

Fire Alarm System: Not required per IBC 907.2.4; fire alarm system not provided.

EXIT Access Travel Distance (TABLE 1017.2) Maximum allowable: 200 feet

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.4.1 Woodworking operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m2) that generate finely divided combustible waste or use finely divided combustible materials.

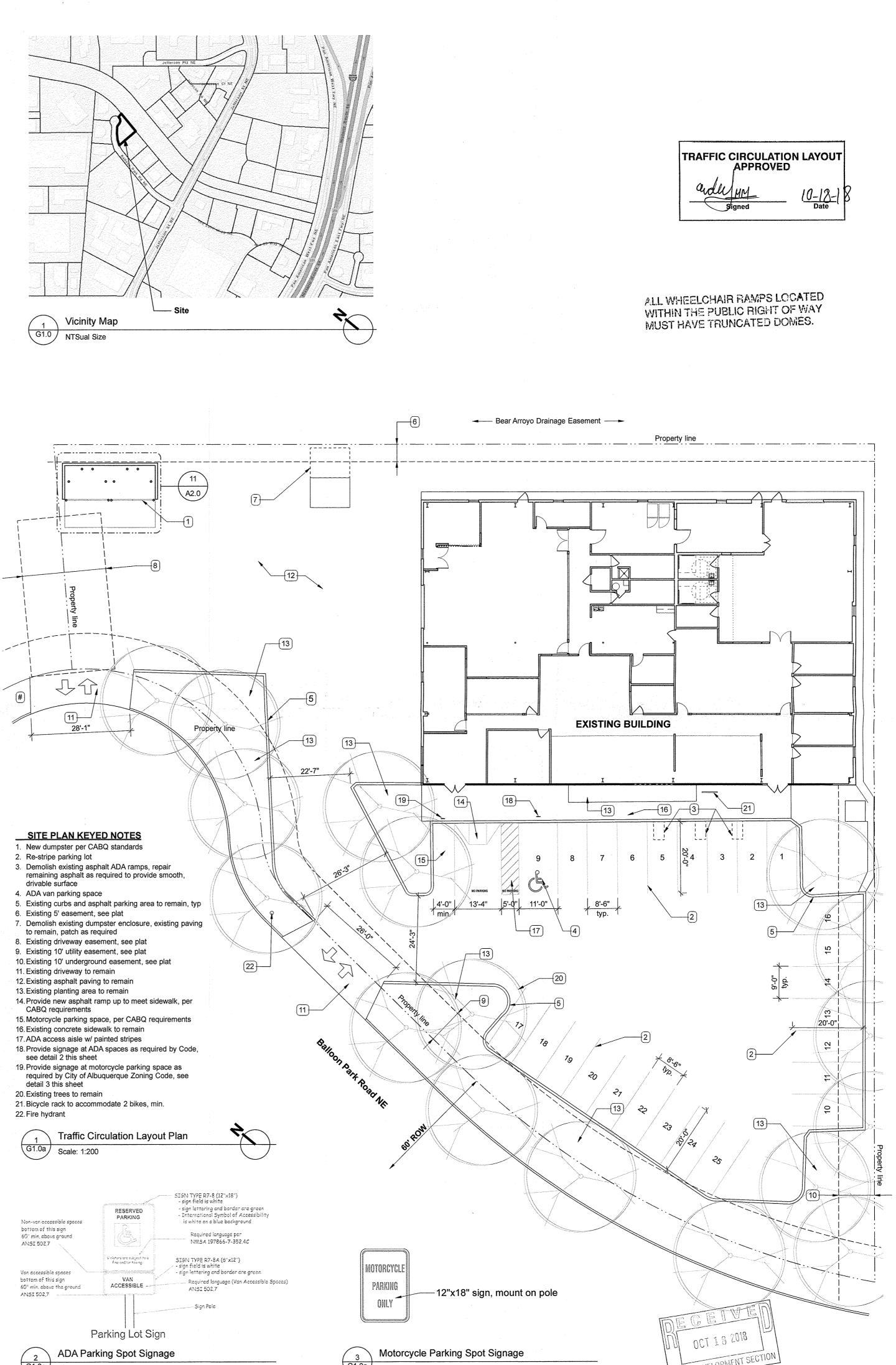
Fire Extinguisher Requirements (IBC Table 906.3(1)) For Ordinary (Moderate) Hazard Occupancy: Minimum rated single extinguisher: 2-A Maximum floor area per unit: 1,500sf Maximum floor area per extinguisher: 11,250sf Maximum travel distance to extinguisher: 75'

Occupancy Calculations (IBC Table 1004.1.2) Occ. Load Gross / Area (sf) Occupant Rounded Factor Load F-1 Industrial areas 2,423 24.23 3,867 38.67 B Business areas 100 gross Meeting; unconcentrated 478 31.87 (tables & chairs) S-1 Storage, stock, shipping 163 300 gross 0.54 1,313 Warehouse

Minimum Number of Exits Required (Table 1006.3.1) Number of Exits Required = 2 Number of Exits Provided = 5

Item	Ratio	# 8 8		Fixtures Required		1 t t t
F-1 Modera	ite hazard - plastic products	s, woo	d			
 	toilets 1 per 100	1	50	2	3 ea	1 restroom is ADA
1	lavs 1 per 100	3	50	2	3 ea	1 restroom is ADA
}	service sink		* * * * * * * * * * * * * * * * * * *	1	2	
\$*************************************	drinking fountain 1 per 400	****	************	1	1	

Parking Calculations (CABQ IDO, Chapter 14-16-5-5)										
Use	Area (sf)		ratio / 1,000sf GFA	spots required	spots provided	; ; ;	6 10 5 2 2 2	\$ \$ \$ \$ \$		
Light Manufac	turing	9,931	1	10	2	25	3	:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
With more tha	n 20 spaces, 25% of	spaces may	be for small c	ars (8'x20'))					
• For 25 parkin	g spaces, 1 ADA spa	ice is requi	red; the space	will be va	n accessib	le and	will be marke	d with paint	and signage	
1 motorcycle p	oarking space require	d; 1 provide	ed							
• 2 bicycle parki	ing spaces required, 2	provided.					~~~,~~~		*******	. * * * * * * * * * * * * *



OF NEW

No. 005083

09/19/18

10/10/18 Rev1 - Permit Revisions

10/16/18 TCL Plan

September 19, 2018

savsu 181016 dh.vwx

Layout Plan

Traffic Circulation

G1.0a

PERMIT SET