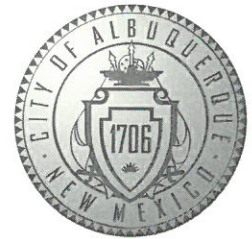


CITY OF ALBUQUERQUE



March 22, 2019

DNCA Architect
Deirdre Harris
125 Jefferson NE
Albuquerque, NM 87108

Re: SAVSU – BP-2018-34273 & BP-2019-44095
4209 Balloon Park Rd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 09-19-18 (E17D077)
Certification dated 2-26-19

Dear Ms. Harris,

Based upon the information provided in your submittal received 3-22-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

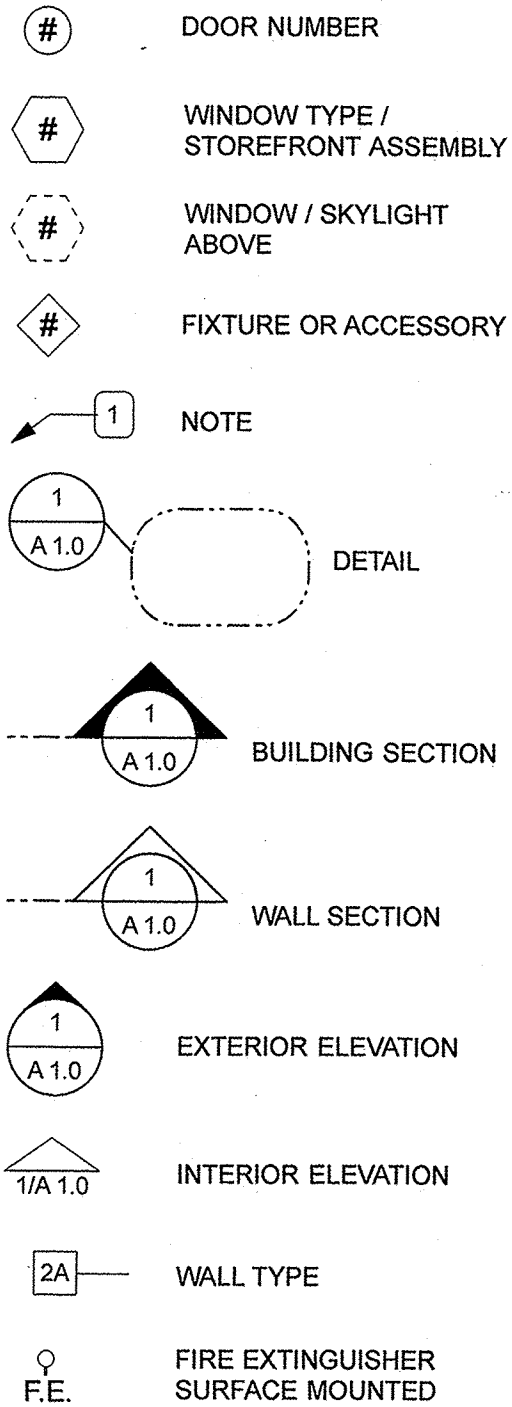
Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File

ABBREVIATIONS

ANCHOR BOLT
A.F.F. ABOVE FINISHED FLOOR
ANCHOR
APPROX.
APPROXIMATELY
ARCH. ARCHITECT
BL. BRICK
BLDG. BUILDING
BLDG. BLOCK
BLDG. BLOCKING
BM. BEAM
B.O.C. BOTTOM OF CANOPY
BOT. & T. BOTTOM
B.O.W. BOTTOM OF WALL
BRG. BEARING
BRIDG. BRIDGING
BTWN. BETWEEN
C.C. CENTER TO CENTER
C. CENTER LINE
C.I.P. CAST IN PLACE
C.J. CONTROL JOINT
CLR. CLEAR
CNTR. CENTER
COL. COLUMN
CONC. CONCRETE
CONN. CONNECTION
CONST. CONSTRUCTION
CONT. CONTINUOUS
CONTR. CONTRACTOR
C.W.P. CONCRETE WALL PANEL
D.A.S. DEFORMED ANCHOR STUD
D.B.A. DOUBLE BAR ANCHOR
DBL. DOUBLE
DEPR. DEPRESS OR DEPRESSION
DET. DETAIL
Ø DIAMETER
DIA. DIAMETER
DIAG. DIAGONAL
DIM. DIMENSION
DOW. DOWEL
E. EAST
EA. EACH
E.F. EACH FACE
E.J. EXPANSION JOINT
EL. ELEVATION
ELEVATOR
ENGR. ENGINEER
EQ. EQUAL
E.S. EACH SIDE
EXIST. EXISTING
EXP. EXPANSION
EXT. EXTERIOR
E.W. EACH WAY
E-W. EASTWEST
FAB. FABRICATION
F.F. FINISH FLOOR ELEVATION
FIN. FINISH
FLG. FLANGE
FLOOR FLOOR
FNDN. FOUNDATION
F.S. FAR SIDE
FT. FOOT
FTG. FOOTING
GA. GAUGE
GALV. GALVANIZED
G.L. GULLY-LAM
GR. GRADE
GR. IM. GRADE BEAM
GYP. BD. GYPSUM BOARD
GYP. GYPSUM
H.A.S. HEADED ANCHOR STUD
HDR. HEADER
HGR. HANGER
HORIZ. HORIZONTAL
HT. HEIGHT
I.F. INSIDE FACE
I.J. ISOLATION JOINT
INT. INTERIOR
JST. JOIST
JT. JOINT
K. KILO (1000 LBS. (KIPS))
KSF. KIPS PER SQUARE FOOT
KSI. KIPS PER SQUARE INCH
LBS. LBS.
L.L.H. LONG LEG HORIZONTAL
L.L.V. LONG LEG VERTICAL
LONG. LONG
L.S.H. LONG SIDE HORIZONTAL
L.S.V. LONG SIDE VERTICAL
MANUF. MANUFACTURER
MAS. MASONRY
MAX. MAXIMUM
MC. MISCELLANEOUS CHANNEL
M.C.J. MASONRY CONTROL JOINT
MECH. MECHANICAL
MIN. MINIMUM
M.L. MICRO-LAM
NUMBER OR POUNDS
N. NORTH
N-S. NORTH-SOUTH
NOM. NOMINAL
NOT TO SCALE
O.C. ON CENTER
O.F. OUTSIDE FACE
O.P. OPPOSITE HAND
OPN'G. OPENING
OPP. OPPOSITE
PAR. PARALLEL
P.C. PRECAST
PENET. PENETRATION
PERIM. PERIMETER
PERPEN. PERPENDICULAR
POURED IN PLACE
P. PLATE
POUNDS PER LINEAR FOOT
PRELIM. PRELIMINARY
PSI. POUNDS PER SQUARE INCH
PT. POINT
P.F. POUND TO FIT
PRECAST WALL PANEL
QTY. QUANTITY
R. RADIUS
R.D. ROOF DRAIN
RE. REFER TO
REF. REFERENCE
REIN. REINFORCING
REQD. REQUIRED
REQMT. REQUIREMENT
S. SOUTH
SCHED. SCHEDULE
SEC. SECTION
SHT. SHEET
SM. SIMILAR
SP. SPACE
SPEC. SPECIFICATION
SPONG. SPONGING
SQ. SQUARE
STD. STANDARD
SS. STAINLESS STEEL
STIFF. STIFFENER
STL. STEEL
STR. STRUCTURAL
STRUCT. STRUCTURAL
SYM. SYMMETRICAL
T & B. TOP AND BOTTOM
TEMP. TEMPERATURE
T & G. TONGUE AND GROOVE
T.O.C. TOP OF CANOPY
T.O.F. TOP OF FOOTING
T.O.M. TOP OF MASONRY
T.O.P. TOP OF PARAPET
T.O.S. TOP OF STRUCTURAL STEEL
T.R. TREAD
T.S. STRUCTURAL TUBE
TYP. TYPICAL
UN. UNLESS NOTED
UN.O. UNLESS NOTED OTHERWISE
VAR. VARIES
VERT. VERTICAL
V.F. VERIFY IN FIELD
W. WEST
W. WITH
WO. WITHOUT
WP. WATERPROOF
WT. WEIGHT
W.W.F. WELDED WIRE FABRIC
YD. YARD

SYMBOLS



GENERAL NOTES

- Work performed shall comply with the following:
 - These General Notes, and Construction Documents.
 - 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.
- On-site verification of all dimensions and conditions shall be the responsibility of the General Contractor.
- 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.
- Discrepancies: The General Contractor shall compare and coordinate the information on all drawings. Where in the opinion of the General Contractor a discrepancy exists, he shall promptly report it to the Architect for proper clarification or adjustment.
- Omissions: In the event that certain features of the construction are not fully shown on the drawings, then the 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 request clarification.
- Changes: The General Contractor shall inform the Owner immediately if any changes requested in the field either verbally or in writing shall impact the project schedule or budget. The Contractor shall prepare a Proposed Change Order within a reasonable agreed upon time frame for review and approval, prior to commencing the work on any proposed changes or directives. Proposed Change Orders submitted by the General Contractor after the fact shall not be accepted.
- The General Contractor shall coordinate with the Owner all Owner-installed items.
- The General Contractor shall verify required rough opening size for all doors and windows.
- 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.
- The General Contractor shall verify that there are no conflicts between openings in walls or slabs and structure.
- The General Contractor shall provide all blocking, backing, and additional supporting structure as required for items called for in the drawings and specifications whether the blocking, backing, and additional supporting structure is specifically shown in the drawings or not.
- 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 Architect immediately.
- Contract Documents take precedence when they are more stringent than applicable codes, ordinances, standards and statutes take precedence when they are more stringent or conflict with drawings and specifications.
- Use of the Site: The General Contractor's use of the site shall be fully coordinated with the Owner.
- The General Contractor shall conduct and coordinate site meetings as necessary.
- General Warranty: 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.

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 NEP, LTR 10.8 & 11 Balloon Field Industrial Park CONT 0.8555 AC NW, CR 37.266 SF MIL	• 2015 NM Existing Building Code (2015 IBCB as amended)
Occupancy: Factory Group F-1 - Moderate-Hazard	• 2009 NM Energy Conservation Code
Site Area: 0.8555 Acres (37,266.58sf)	• 2012 NM Plumbing Code
Building Footprint (Taken to outside of exterior walls): 9,932sf	• 2017 Uniform Administrative Code
Gross Area (Taken to inside of exterior walls): 9,992sf	• UAC Ordinance 0-17-40
	• Albuquerque IDO, November 2017

SCOPE OF WORK

This 9,982sf 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 IBCB 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-B
Number of Stories: 1
Construction Type (IBC Table 601): II-B
Fire Separation Distance: 5'
Fire-Resistance Requirements for Exterior Walls (Table 602, 5 x 10): 0 hours

Area Calculations

Construction Type (Table 601)	II-B
Occupancy	F-1
Allowable height (Table 504.3):	65'
Floors above grade:	5
Fire protection:	Not Sprinklered
Tabular allowable area per floor (Table 506.2):	25,000'²
Tabular allowable area for non-sprinklered:	25,000'²
Area increase due to frontage (Equation 5.5):	100 (F / P - .25) W/30 = 0.33
Building perimeter:	408' ft
Width of public way:	40' ft
Perimeter on open way:	204' ft
Allowable area (Equation 5.1):	Aa=At+(Nsxf) = 33,333'² (per floor)
Total floors above grade:	0
Total floors below grade:	1
Total allowable area:	33,333
Level 1: Ground Floor Area:	9,932
Total Floor Area:	9,932 Total Floor Area
EXIT Access Travel Distance (TABLE 1017.2):	Maximum allowable: 200 feet

Occupancy Type (IBC Chapter 3)

Mixed occupancy
F-1: Moderate hazard - plastic products, wood
B: Office
S-1: Storage

Hazardous Materials (IBC Section 415)

Liquid nitrogen
• 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 103.6.11.
Sawdust collection
• Product information for specified dust collection system is attached to this submittal. The system has a 54gal collection container, which will be emptied daily or more often if required.

Mixed Use & Occupancy (IBC Section 508)

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.

An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

- A Group F-1 fire area exceeds 12,000 square feet (1115 m²).
- A Group F-1 fire area is located more than three stories above grade plane.
- The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
- 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'
Fire extinguishers provided: 3

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

Occupancy Calculations (IBC Table 1004.1.2)

Occupancy	Function	Occ. Load Factor	Gross / net	Area (sf)	Occupant Load	Rounded Up
F-1:	Industrial areas	100	gross	2,423	24.23	25
B:	Business areas	100	gross	3,887	38.87	39
	Meeting, unconcentrated (tables & chairs)	15	net	478	31.87	32
S-1:	Storage, stock, shipping	300	gross	163	0.54	1
	Warehouse	500	gross	1,313	2.63	3
TOTAL						100

Minimum Number of Exits Required (Table 1006.3.1)

Occupant Load = 100
Number of Exits Required = 2
Number of Exits Provided = 5

Plumbing Fixtures (IBC Chapter 29)

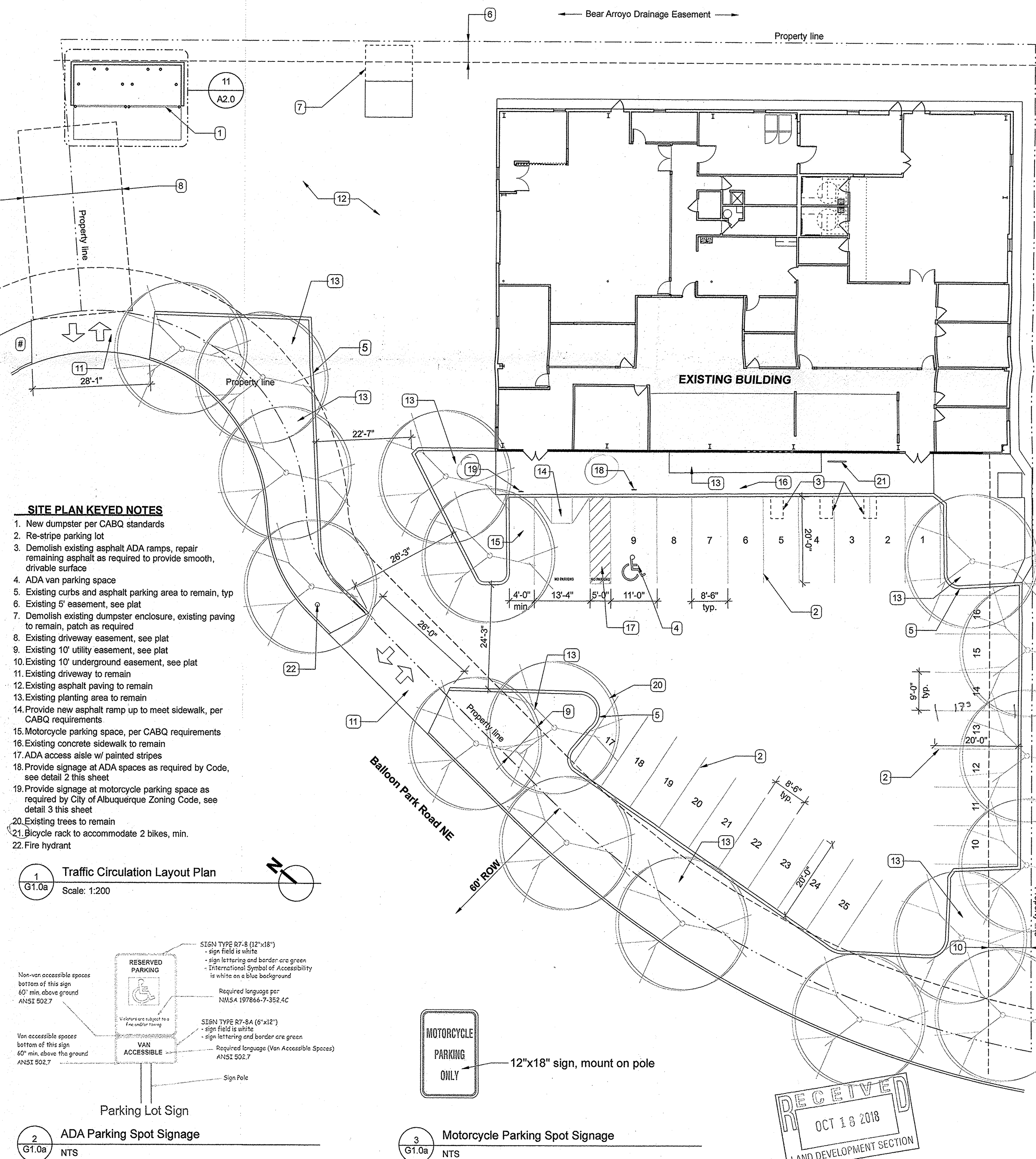
Item	Ratio	# Occ. Fixtures (each): Required	Fixtures Provided
F-1: Moderate hazard - plastic products, wood			
toilets: 1 per 100	50: 2	3 ea	1 restroom is ADA
lavs: 1 per 100	50: 2	3 ea	1 restroom is ADA
service sink:	1	2	
drinking fountain: 1 per 400	1	1	

Parking Calculations (CABQ IDO, Chapter 14-16-S-5)

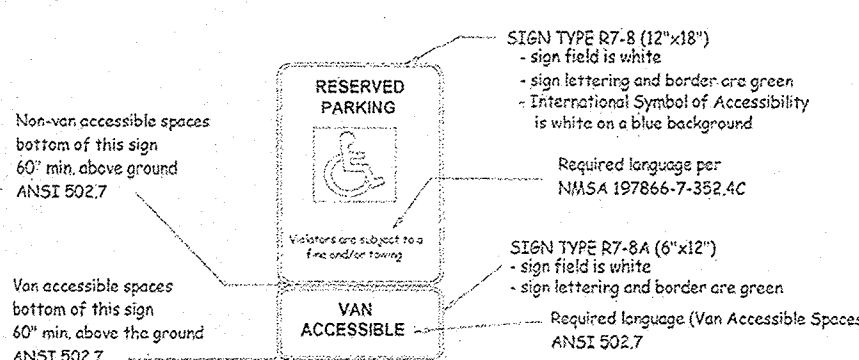
Use	Area (sf)	ratio	spots	spots provided
Light Manufacturing	9,931	1	10	25
With more than 20 spaces, 25% of spaces may be for small cars (8'x20')				
For 25 parking spaces, 1 ADA space is required; the space will be van accessible and will be marked with paint and signage				
1 motorcycle parking space required; 1 provided				
2 bicycle parking spaces required; 2 provided.				



1 G1.0
Vicinity Map
NTS/ual Size



1 G1.0a
Traffic Circulation Layout Plan
Scale: 1:200



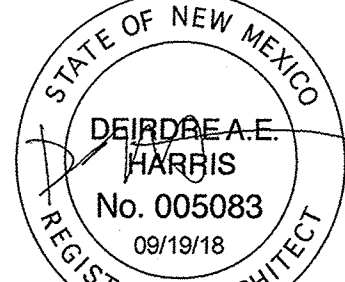
2 G1.0a
ADA Parking Spot Signage
NTS

3 G1.0a
Motorcycle Parking Spot Signage
NTS

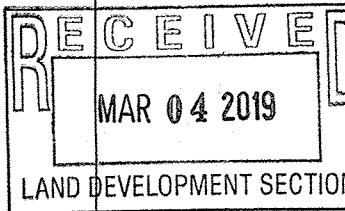
TRAFFIC CIRCULATION LAYOUT APPROVED

adulm
Signed
10-13-18
Date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.



dnca
125 jefferson street ne
albuquerque nm 87106
ph (505) 253-4033



SAVNU
TECHNOLOGIES
INTERIOR REMODEL
4209 Balloon Park Road NE, Albuquerque, NM 87109

Date: 10/10/18
Issue: Rev1 - Permit Revisions
10/18/18: TCL Plan

Date: September 19, 2018
Drawn by: dh
Checked by: [blank]
File: SBW181016 dh.vwx
Set: PERMIT SET
Sheet Title: Traffic Circulation Layout Plan

G1.0a

MEMO

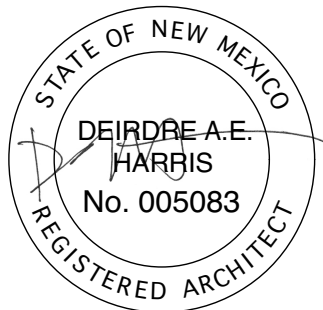
February 26th, 2019

Re: TRAFFIC CERTIFICATION, CERTIFICATE OF OCCUPANCY

I, Deirdre Harris, AIA, NMPE OR NMRA _____, OF THE FIRM dnca llc, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED Sept 19, 2018 (approved 10/29/18). THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY _____ OF THE FIRM _____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/26/19 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR Certificate of Occupancy.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Deirdre Harris, AIA LEED AP BD+C
dnca architects





RESERVED
PARKING



Violators are subject to a
fine and/or towing

VAN
ACCESSIBLE





NO
PARKING

NO
PARKING

amri

4209

MOTORCYCLE
PARKING
ONLY

savsu
TECHNOLOGIES