



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

- ____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

July 28, 2022

City Of Albuquerque
Planning Department
Development Review Services
600 Second St NW
Albuquerque, NM 87102

Attn: Marwa Al-najjar, Associate Engineer

Project: Johnston Supply Warehouse
2624 Vassar Dr NE
Albuquerque, NM 87107

Re: Traffic Control Layout Review Comments.

Dear Ms. Al-najjar,

Thank you for the opportunity to clarify and respond to your traffic control layout review comments for the above referenced project. Responses for each comment are below.

Traffic Control Layout Comment Responses

Comment #1:

The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.

Response:

Traffic Circulation Layout is stamped, sealed and dated by G Donald Dudley Architect, NM License #3673.

Comment #2:

Site accesses must be updated to the current standard. Please provide driveway design details and reference COA std dwg.

Response:

New site access is through curb cut per City of Albuquerque Standard Detail 2425

Comment #3:

The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of signs.

Response:

Detail D6 for signage added to TCL, referenced by Keynote 8 on plan

Comment #4:

The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1. B NMSA 1978)

Response:

Lettering added to access aisle on plan. Keynote 18 revised to include lettering specifications.

Comment #5:

Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

Response:

This project is for a new warehouse. Per IDO Table 5-5-1 there is no parking requirement for this building. Per ABQ DPM Section 7-4(E)(2)4: Commercial or multi-family developments requiring 5 or fewer parking spaces shall provide a minimum 4 foot walkway. A 4 foot wide concrete walkway is provided on the north side of the building. Detail D1 added to sheet for typical sidewalk edge.

Comment #6:

Please show this pathway width on the site plan

Response:

Dimension added to plan as requested.

Comment #7:

Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.

Response:

Detail D7 added to sheet for typical barrier curb. Locations referenced on plan by Keynote 2.

Comment #8:

Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way. Provide a copy of refuse approval.

Response:

Refuse container located within site to ensure that the refuse vehicle shall not back into the public right of way. Refuse approval [attached](#).

Comment #9:

Provide a copy of Fire Marshal Approval.

Response:

A copy of the approved Fire 1 plan for the project is [attached](#).

Comment #10:

The clear sight triangle must be shown at the back of the sidewalk 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.

Response:

Clear sight triangle shown on plan and referenced by Keynote 20. Keynote includes the requested language above.

Comment #11:

Please specify the City Standard Drawing Number when applicable.

Response:

City of Albuquerque Standard Drawing Numbers have been added to relevant keynotes

Comment #12:

Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.

Response:

Plan revised to clarify removal of unused curb cuts and replacement with sidewalk and curb & gutter. Keynotes 32 and 33 for new sidewalk and curb & gutter include reference to appropriate City of Albuquerque Standard Drawings.

Comment #13:

Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing.

Response:

Keynotes 6 & 7 revised to include notes for replacement of broken or cracked sidewalk or curb & gutter with appropriate City of Albuquerque Standard Drawing references.

Comment #14:

Please provide a letter of response for all comments given.

Response:

Provided, (this document).

Comment #15:

Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: mgrush@cabq.gov).

Response:

Approved Traffic Scoping form signed by Matt Grush, P.E. is [attached](#).

If you have any questions or comments regarding this, please do not hesitate to contact me directly. My office number is (505) 243-8100 and my e-mail address is don.dudley@dondudleydesign.com.

Thank you,

G. Donald Dudley Architect, Ltd.



by:

Don Dudley, AIA
President



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Johnstone Warehouse Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: H-16 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tracts 1 & 2, Jones Industrial Park

City Address: 2624 Vassar Dr NE, 87107

Applicant: G. Donald Dudley Architect, Ltd Contact: Don Dudley, AIA

Address: 400 Gold Ave SW / Studio 850, Albuquerque, NM 87102

Phone#: (505) 280-6820 Fax#: n/a E-mail: don.dudley@dondudleydesign.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-LM

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

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

Describe development and Uses:

Plumbing supply warehouse to support the adjacent building due south where retail activities take place.

Days and Hours of Operation (if known): M-F 8:00am-5:00pm

Facility

Building Size (sq. ft.): 15,000

Number of Residential Units: 0

Number of Commercial Units: 1

Traffic Considerations

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

Expected Number of Employees (if known):* 4

Expected Number of Delivery Trucks/Buses per Day (if known):* 5

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

Driveway(s) Located on: Street Name Vassar Dr NE

Adjacent Roadway(s) Posted Speed: Street Name Vassar Dr NE Posted Speed 25 mph

Street Name Phoenix Ave NE Posted Speed 25 mph

ITE Land Use #150
Warehousing,
15,000 Sq Ft
AM peak 10 trips
PM peak 10 trips

Roadway Information (adjacent to site)

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

Comprehensive Plan Center Designation: None
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): _____ Nearest Transit Stop(s): _____

Is site within 660 feet of Premium Transit?: no

Current/Proposed Bicycle Infrastructure: none
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: existing

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 (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:

 P.E.

7/25/2023

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.

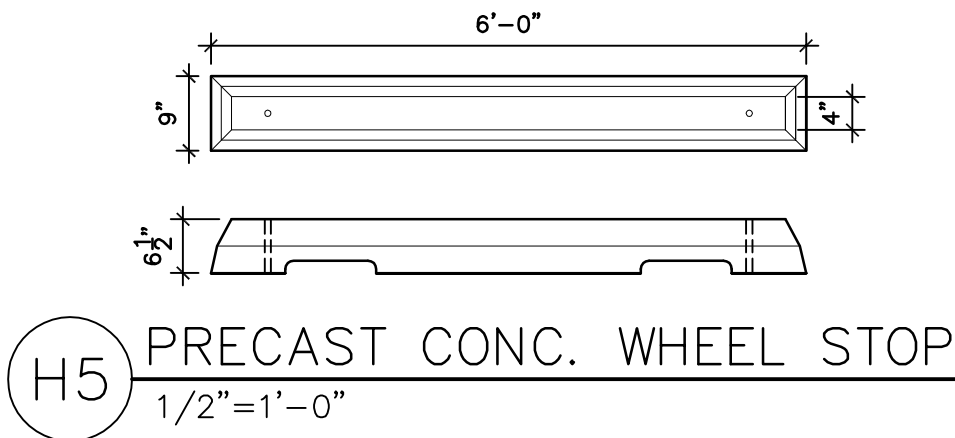
Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

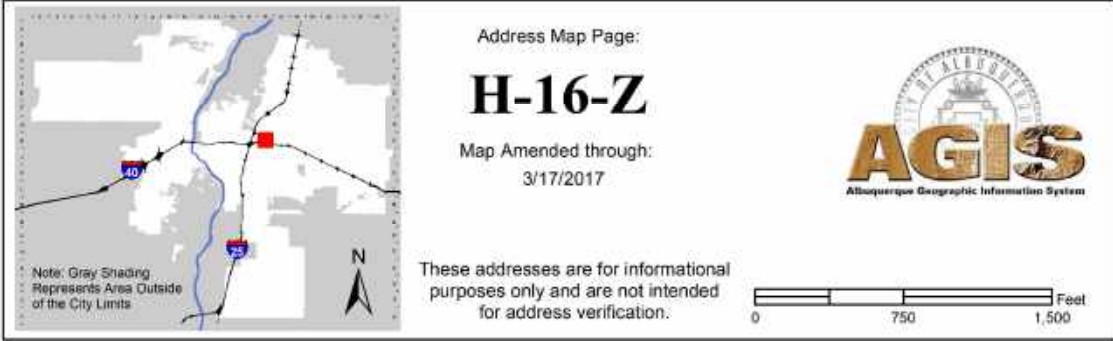
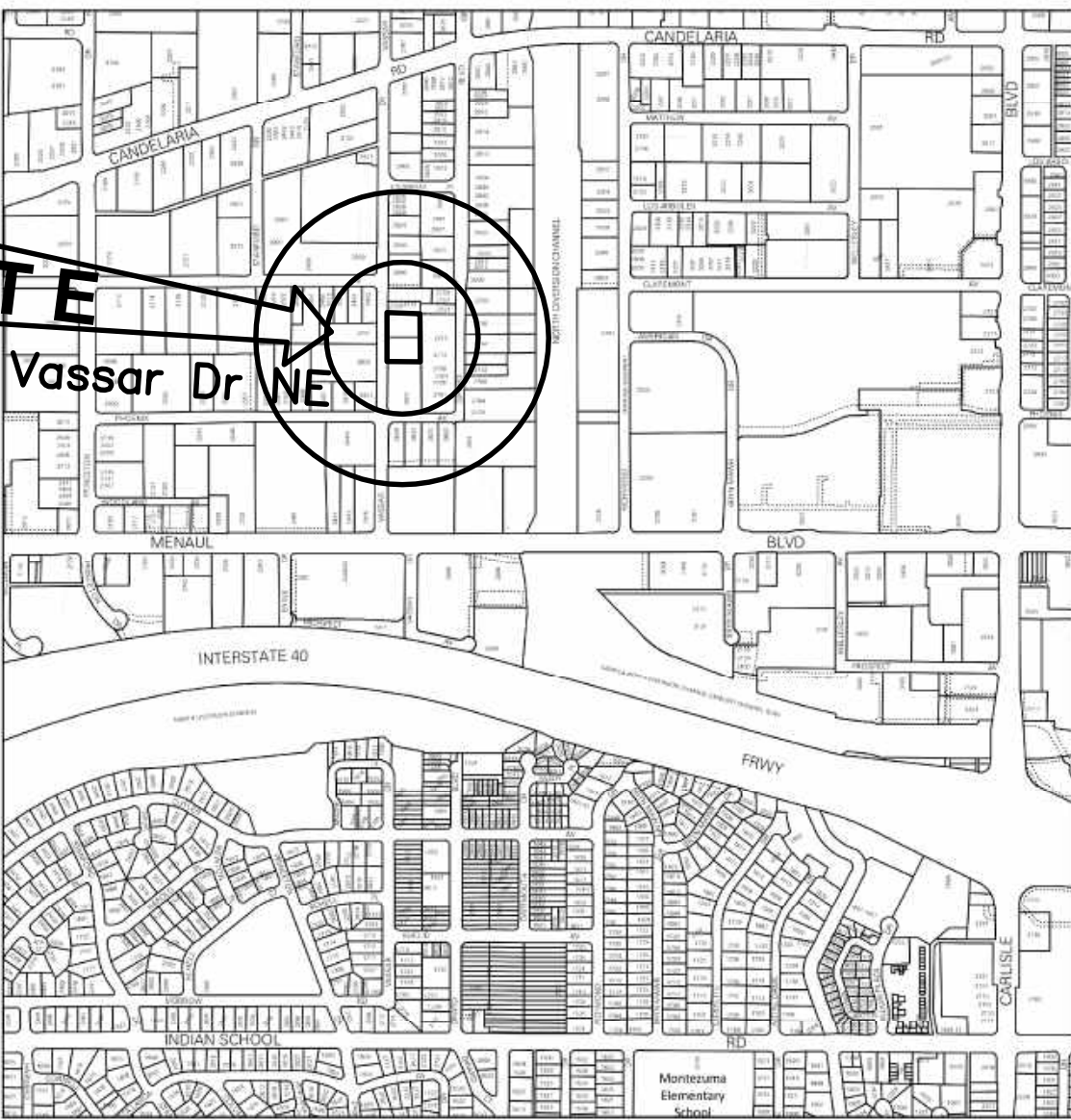
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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.

Approved for access by the Solid Waste Department
for a single trash enclosure. All containers are to be made accessible between the hours of 5AM and 8PM
Herman Gallegos 08-03-23



VICINITY MAP



PROJECT ADDRESS

2624 VASSAR DR NE
ALBUQUERQUE, NM 87107

LEGAL DESCRIPTION

UPC's: 101605921337720516 &
101605921336420517
LEGAL DESCRIPTION: TRACTS 1 and 2 JONES INDUSTRIAL
PARK
ACRES: 0.5171 and 0.5169
PROPERTY CLASS: C
IDO ZONING: NR-LM, NON-RESIDENTIAL
LIGHT MANUFACTURING
ZONE DISTRICT
ZONE MAP: H16

DEVELOPMENT DESCRIPTION

OCCUPANCY: WAREHOUSE
NEW BUILDING AREA: 15,000 SF
OCCUPANCY GROUP: S-2 831.3
CONSTRUCTION TYPE: TYPE V-B
FIRE PROTECTION: NOT-SPRINKLERED
NEW BUILDING AREA: 15,000 SF
NEW BUILDING AREA: 15,000 SF

PARKING REQUIREMENTS

CITY OF ALBUQUERQUE IDO
TABLE 5-5-1: MINIMUM OFF-STREET PARKING REQUIREMENTS
WAREHOUSING: NO REQUIREMENT
TOTAL PARKING SPACES REQUIRED: 0
PARKING SPACES PROVIDED: 7
ACCESSIBLE PARKING SPACES REQUIRED: 0
ACCESSIBLE PARKING SPACES PROVIDED: 1 (1 VAN)

EXECUTIVE SUMMARY

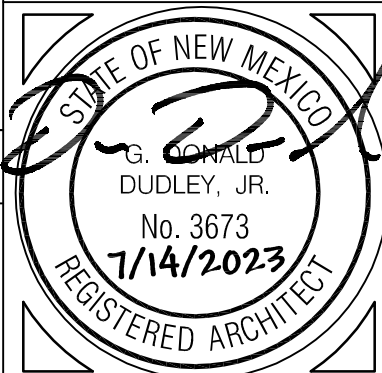
- GENERAL PROJECT LOCATION: THE PROJECT IS LOCATED JUST NORTH OF THE EXISTING JOHNSTONE SUPPLY WAREHOUSE AT THE NE CORNER OF PHOENIX AVE. NE AND VASSAR AVE. NE.
- DEVELOPMENT CONCEPT: THE BUILDING WILL SERVE AS AN ADDITIONAL STORAGE AND DISTRIBUTION WAREHOUSE FOR JOHNSTONE SUPPLY.
- TRAFFIC CIRCULATION CONCEPT: THE BUILDING WILL UTILIZE AN EXISTING CURB CUT AND DRIVEWAY ON THE ADJACENT LOT TO THE SOUTH AND A NEW CURB CUT AND DRIVEWAY LOCATED TO THE NORTH OF THE NEW BUILDING WHICH WILL BE CONNECTED BY A 24'-0" WIDE DRIVEWAY ALLOWING FIRE APPARATUS AND OTHER VEHICLES TO CIRCLE THE BUILDING.
- IMPACT ON ADJACENT SITES: THE DEVELOPMENT IS ASSOCIATED WITH THE EXISTING WAREHOUSE ON THE LOT TO THE SOUTH AND WILL NOT INCREASE TRAFFIC TO THE PROPERTY. NEW CURB CUT REPLACES TWO EXISTING CURB CUTS TO BE ABANDONED

SHEET KEYNOTES (#)

- EXISTING CONCRETE RETAINING WALL
- NEW CONCRETE CURB, SEE DETAL D7/TCL
- ASPHALT PAVEMENT
- PRECAST CONCRETE WHEEL STOP, SEE H5/TCL
- NEW CONCRETE SIDEWALK, SEE DETAIL D1/TCL
- EXISTING CONCRETE CURB AND GUTTER: ALL BROKEN OR CRACKED CURB & GUTTER MUST BE REPLACED PER COA STD DWG 2415A.
- EXISTING CONCRETE SIDEWALK: ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED PER COA STD DWG 2430.
- ACCESSIBLE PARKING SPACE WITH SIGNAGE, SEE DETAIL D6 THIS SHEET
- EXISTING DRIVEWAY CURB CUT
- EXISTING DRIVEWAY CURB CUT TO BE ABANDONED
- NEW DRIVEWAY CURB CUT PER COA STD DWG 2425
- NEW GAS METER
- DOMESTIC WATER METER
- EXISTING SHED TO BE REMOVED
- NEW ELECTRICAL TRANSFORMER (BY P.N.M.)
- NEW CATV PEDESTAL
- EXISTING CATV PEDESTAL
- ADA ACCESS AISLE WITH PAVEMENT MARKING AS SHOWN; "NO PARKING" TO BE CAPITAL LETTERS 12" H AND 2" W MIN. PLACED AT REAR OF SPACE
- LANDSCAPE AREA
- 11'x11' CLEAR SIGHT TRIANGLE AT DRIVEWAY: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- NEW DUMPSTER ENCLOSURE
- NOT USED
- LOADING DOCK
- 24'-0" WIDE CLEAR TRAFFIC PATH FOR FIRE APPARATUS ACCESS
- EXISTING FENCE TO REMAIN
- EXISTING STORAGE TRAILER TO BE REMOVED
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE PAD
- 4'-0" WIDE CONCRETE SIDEWALK TO ENTRANCE, PER ABQ DPM SECTION 7-4(E)(2)4: COMMERCIAL OR MULTI-FAMILY DEVELOPMENTS REQUIRING 5 OR FEWER PARKING SHALL PROVIDE A MINIMUM 4 FOOT WALKWAY. NO REQUIREMENT PER IDO TABLE 5-5-1, SEE PARKING CALCULATIONS THIS PAGE.
- MAIN BUILDING ENTRANCE
- FIRE HYDRANT
- NEW CONCRETE CURB AND GUTTER PER COA STD DWG 2415A
- NEW CONCRETE SIDEWALK PER COA STD DWG 2430
- 3" EXPANSION JOINT WITH SELF-LEVELING SEALANT
- SCARIFY AND BRING COMPACTION OF EXISTING SOILS TO 95% MODIFIED PROCTOR FOR DEPTH OF 12"
- SITE ACCESS GATES, BY OWNER

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

G. DONALD DUDLEY AIA
ARCHITECT
ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB • LEED AP



JOHNSTONE
SUPPLY
WAREHOUSE
2624 Vassar Dr NE
Albuquerque, New Mexico 87107



MARK	DATE	DESCRIPTION

GDPA PROJECT NO: 22-122

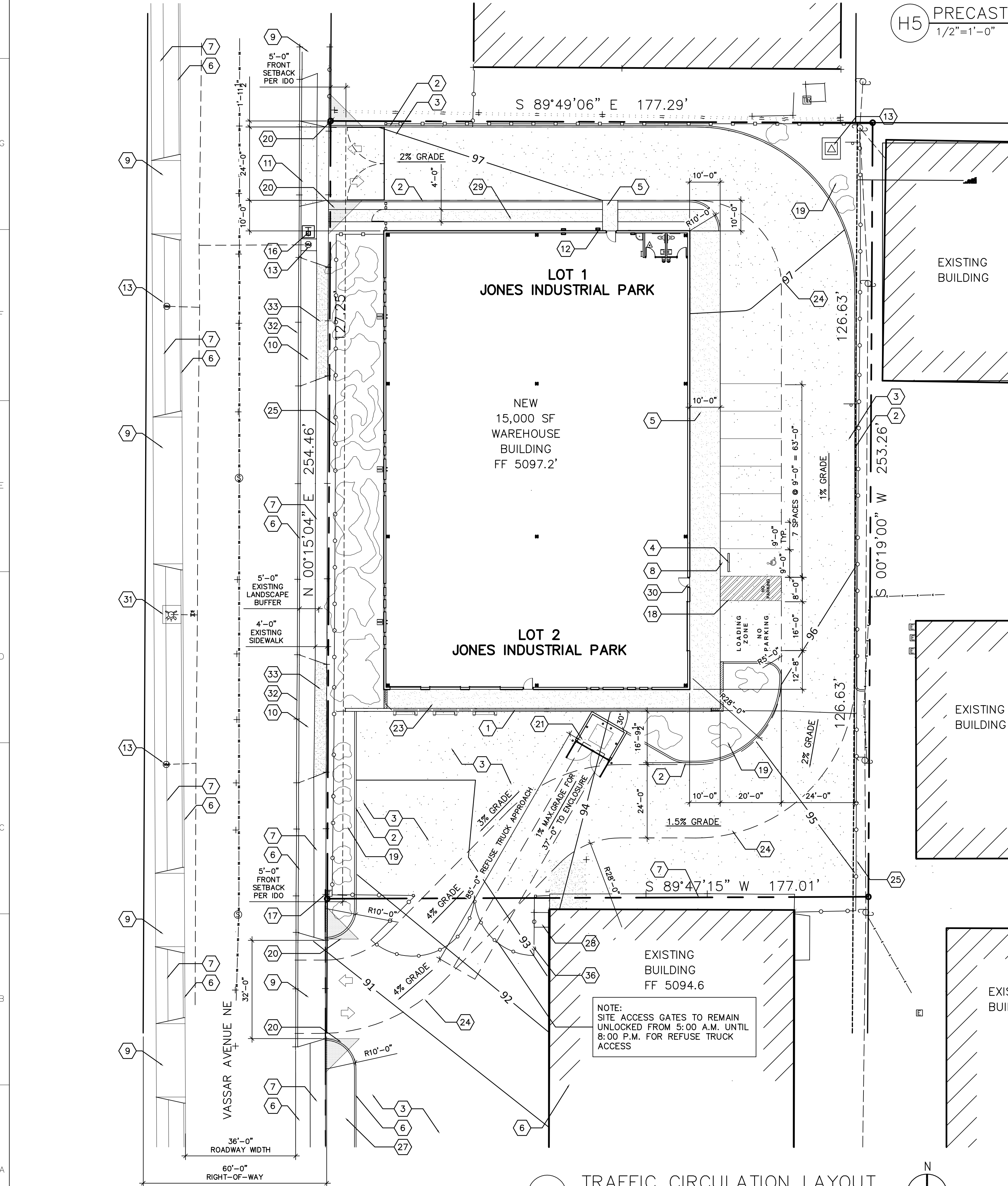
DATE: 7/14/2023

DRAWN BY: dd/pb

CHECKED BY: dd/pb

SET NO:
SHEET TITLE:
TRAFFIC
CIRCULATION
LAYOUT

TCL



























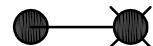





A1 TRAFFIC CIRCULATION LAYOUT
1"=20'
0 10' 20' 40' 80'
SCALE: 1"=20'

D6 PARKING SIGNAGE
1/2"=1'-0"

D7 TYPICAL CURB
1"=1'-0"

D1 SIDEWALK EDGE
1"=1'-0"

LEGEND

	PROPOSED	EXISTING
PROPERTY LINE (P)	_____	_____
RIGHT-OF-WAY (R/W)	_____	_____
EASEMENT (ESMT)	- - - - -	- - - - -
WATERLINE	_____	_____
SEWERLINE	_____ SS _____	_____ SS _____ SS _____
OVERHEAD ELECTRIC	_____ E _____	_____ E _____ E _____
RETAINING WALL
LIGHTING PULL BOX	 LT	 LT
WATER METER	 WM	 WM
GAS METER	 GM	 GM
TELEPHONE PEDESTAL	 T	 T
ELECTRIC TRANSFORMER	 WV	 WV
GATE VALVE		
HYDRANT		
GUY WIRE	↓	↓
SANITARY SEWER MANHOLE	 S	 S
POWER POLE		
POWER POLE WITH LIGHT	 EM	 EM
ELECTRICAL BOX	 E	 E
LIGHTING CONTROL CABINET	 LC	 LC
STANDARD STREET LIGHT		
SERVICE POLE WITH SERVICE RISER		
SERVICE POLE		



Johnstone Supply Warehouse

Albuquerque, New Mexico

1 FIRE 1 CHECKLIST

FIRE CHIEF
Paul Dow
11500 Sunset Gardens Rd SW
Albuquerque, NM 87121

FIRE MARSHAL
Gene Gallegos
724 Silver SW
Albuquerque, NM 87102

FIRE 1 SITE PLAN CHECKLIST

PROJECT INFORMATION	REVIEWED 12/16/2020
Project Name	Address and/or Legal Description
PRT Number	Case Number

PASS	FAIL	N/A	REQUIREMENT	CODEREF.
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire 1 Plans: shall have all information on one sheet and labeled as Fire 1. Note: The fire 1 plans shall be submitted prior to building plan submittal. The approved set needs to be inserted with the fire 2 page along with the building plan set.	IFC Appendix B
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Flow Requirements: The construction type and the total square footage shall be indicated under the code criteria.	IFC Appendix C
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction Type: V-B Square Footage: 15,000 Fire Flow: 3,250	IFC Appendix C
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Hydrants Required and Spacing: Our office will provide these numbers for you or you can reference the numbers off of Table C102.1	IFC Appendix C
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing Fire Hydrants: Existing fire hydrants may be considered for a new project if their use doesn't restrict fire department access, or restrict traffic to busy or arterial streets.	FD ORD 507.3.1
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing or proposed fire hydrants: All fire hydrants shall be shown on the plan shall be labeled as existing or proposed.	CITY ORD 105.4.1
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Hydrant supply line location and dimensions: Fire hydrant supply lines that branch off from the water mains shall be indicated with their diameters. Showing the hydrants they serve.	IFC 507.1
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public water main location and dimensions: The public water mains shall be on the plans. The public water main diameters supplying the required existing and proposed fire hydrants shall be indicated.	FD ORD 507.6
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking: Vehicles or other obstructions shall not be located within 15ft. of a fire hydrant or within 5 ft. of a FD connection or control valve. The fire lane shall consist of a 15 ft. linear line from each 2 1/2 in. hydrant connection and a 5 ft. linear line from each side of the FD connections.	IFC 503.1.1
10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Apparatus Access around buildings: Fire apparatus access roads shall extend to within 150 feet of all portions of the first floor of the facility and all portions of the exterior walls.	IFC D104.1
11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings Exceeding Three Stories or 30 feet in Height: Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	IFC D104.2
12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Buildings exceeding 62,000 SQFT: Buildings exceeding 62,000 gross square feet in area shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet (11,520 m ²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	IFC D106.1
13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Multiple Family Residential Projects with more than 100 units: Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.	IFC D107.1
14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	One- or two-Family Dwelling Residential Developments: Developments of one or two family dwellings where the number dwelling units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.	IFC D104.3
15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Remoteness: Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served. Measured in a straight line between accesses.	IFC D105.2, D105.3
16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial Apparatus Road Width and Proximity: Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width exclusive of shoulders. Access is required on two sides of the structure and overhead obstructions are prohibited. At least one of the required access routes shall be located within a minimum 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.	IFC 503.2.1
17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Apparatus Road Dimensions: Fire apparatus roads shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. They shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	IFC D103.1
18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access road width with a Hydrant: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	IFC D103.6.1 D103.6.2
19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Lanes: Fire apparatus access roads 20 ft. to 26 ft. shall have a fire lane marked on both sides of the road. Roads 26 ft. to 32 ft. wide shall be marked fire lane on one side. Refer to fire ord. 503.3.1 for fire lane curb marking requirements.	IFC 103.3
20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Turning Radius: The minimum turning radius shall be 28 feet as determined by the fire code official. The 28ft. radius will be measured from the inside radius.	IFC 503.2.5
21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dead End: Apparatus access roads which exceed 150 feet require an approved turn around area for the fire apparatus. Refer to Appendix D for approved turnarounds.	IFC D102.1
22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Access and Loading: An approved fire apparatus access roads shall have an asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.	FD ORD 503.2.3.1
23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineering data: Engineering data shall be submitted to substantiate weight bearing capacity and all weather driving capabilities for fire apparatus access roads.	IFC D103.2
24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grade: Fire apparatus access roads shall not exceed 10 percent in grade.	IFC 503.6
25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Security Gates: Security gates that extend across fire apparatus access roads or impede fire apparatus access shall have an approved means of operation to allow fire department access.	IFC 508.4 508.4.4.1 707.3.9 707.3.10
26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Separation: In order for occupancies to be considered separated they shall meet the International Building Code 2015 section 508.4. The separation shall be constructed as fire barriers in accordance with IBC section 707. Fire separation shall be indicated on the plan. The level (hour rating) of the separation shall also be indicated.	IFC 901.2
27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sprinkler Systems: New and existing sprinkler systems shall be indicated on the Plans. It shall be indicated as "sprinklered or nonsprinklered" under the code criteria.	FD ORD 912.2.1
28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sprinkler Fire Department Connection (FDC): The FDC shall be located within 100 feet of a hydrant. The inlet shall be between 18in. and 48in. above grade.	IFC 912.4.2
29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sprinkler FDC Obstructions: The FDC shall be unobstructed from any permanent object for a minimum distance of A 3ft. radius around the connection and 6.5 feet in height.	IFC 903.3
30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans and installed as per NFPA 13	IFC 905.3
31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Class 1 Standpipe: Standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire dept. vehicle access.	NFPA 14.6.4.5.4
32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standpipe FDC: The standpipe FDC shall be located within 100 feet of a hydrant.	FD ORD 505.1, 506.1.1, 506.1.2, 506.1.3
33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Premise ID: Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.	FD ORD 506.1.1, 506.1.2, 506.1.3
34	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple buildings with a single address: Each building shall display its specific alphabetical or numerical designation and be clearly distinguishable from the fire apparatus road.	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Key Box: A key box (Knox Box) is required if access to the building is necessary for life safety or firefighting purposes. All key boxes shall be mounted between 4 and 6 feet above grade. The key boxes shall be illuminated so as to be immediately visible to fire personnel upon approach. One key box shall be located at the main entrance.	

2 BUILDING DATA

PROJECT ADDRESS

2624 VASSAR DR NE
ALBUQUERQUE, NM 87107

LEGAL INFORMATION

UPC's: 101605921337720516 and 101605921336420517

LEGAL DESCRIPTION: TRACTS 1 and 2 JONES INDUSTRIAL PARK CONT 0.5171 AC

ACRES: 0.5171 and 0.5169

PROPERTY CLASS: C

IDO ZONING: NR-LM, NON-RESIDENTIAL - LIGHT MANUFACTURING MANUFACTURING ZONE DISTRICT

ZONE MAP: H16

NEW BUILDING AREA: 15,000 SF

OCCUPANCY GROUP: S-2

CONSTRUCTION TYPE: TYPE V-B

FIRE PROTECTION: NOT-SPRINKLERED

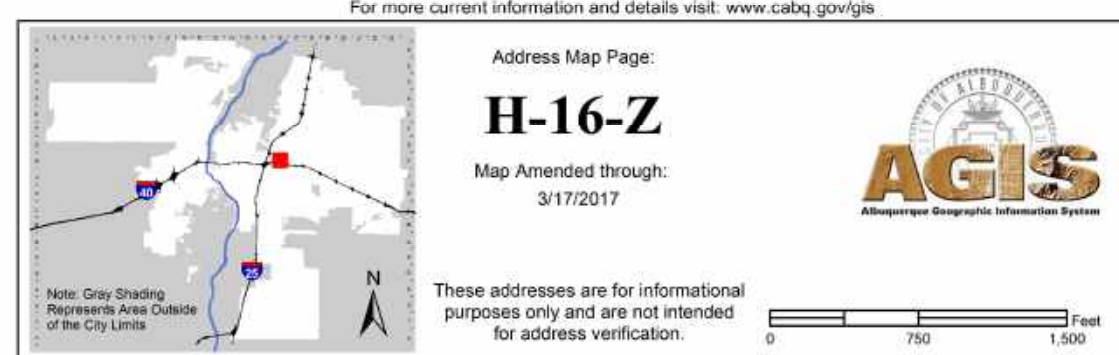
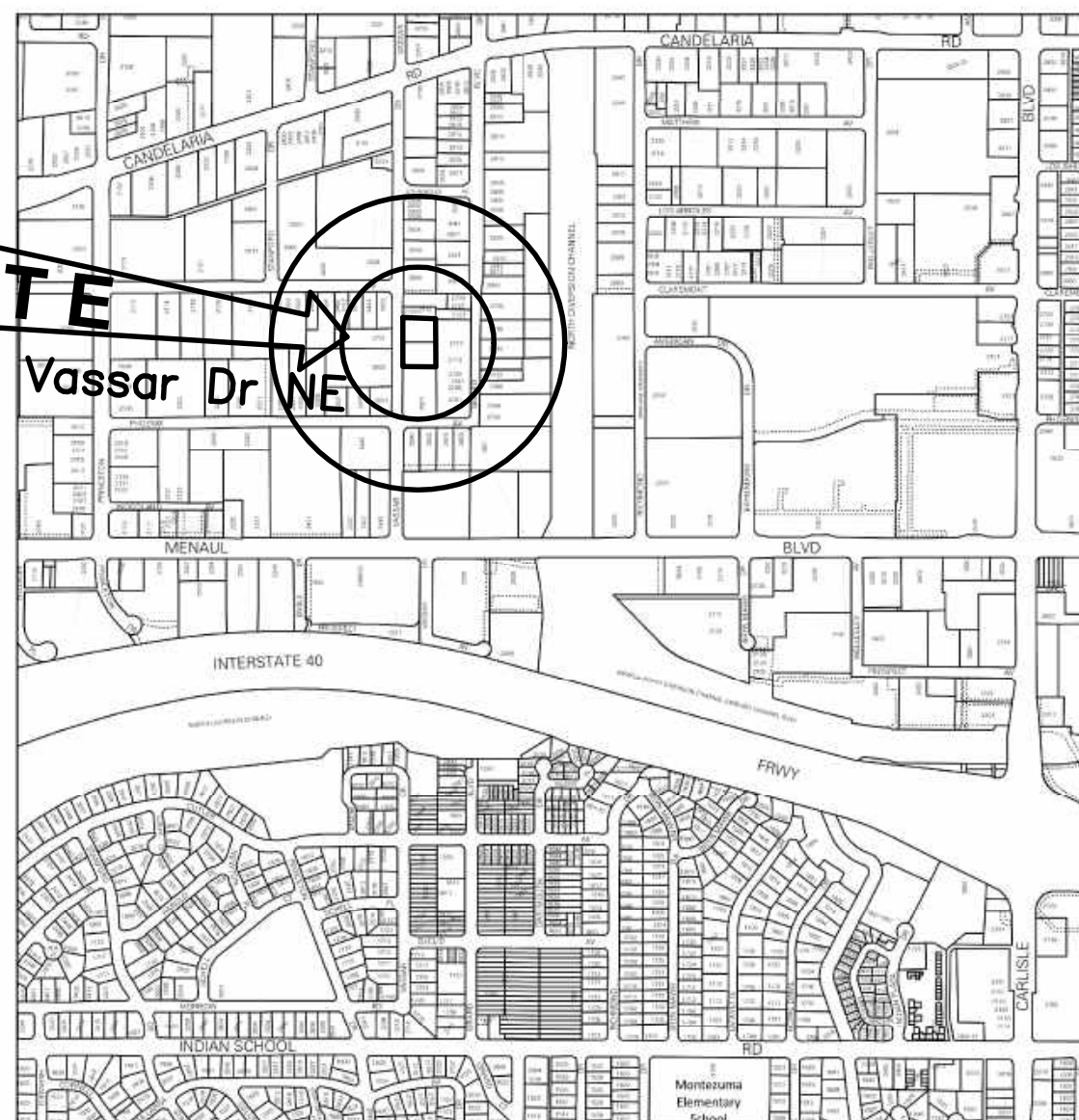
NEW BUILDING AREA: 15,000 SF

NEW BUILDING AREA: 15,000 SF

APPLICABLE CODES

2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE
2015 NEW MEXICO COMMERCIAL BUILDING CODE
2017 NEW MEXICO ELECTRICAL CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE
2021 UNIFORM PLUMBING CODE
2021 UNIFORM MECHANICAL CODE
2022 UNIFORM ADMINISTRATIVE CODE
UAC ORDINANCE O-17-40

3 VICINITY MAP



4 FIRE FLOW REQUIREMENTS

CONSTRUCTION TYPE: TYPE V-B, NON-SPRINKLERED (PER IBC §503)

SQUARE FOOTAGE: FIRE FLOW CALCULATION AREA (PER IBC 104.1): 15,000 SF

FLOW DURATION: 3,250 GPM (PER TABLE B105.1 (2))

MINIMUM NUMBER OF HYDRANTS: 3 (PER TABLE C102.1)

NUMBER OF EXT'G HYDRANTS: 6

AVERAGE SPACING BETWEEN HYDRANTS: 400 FT. (PER TABLE C102.1)

MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 225 FT. (PER TABLE C102.1)

ACTUAL DISTANCE FROM ROAD: 72'

Fire Marshal's Site Plan Criteria

IDENTIFY THE SITE PLAN AS" FIRE 1": SEE THIS SHEET

IF APPLICABLE PROVIDE A PRE-APPROVED SITE PLAN CONTAINING CALCULATED FIRE FLOW, HYDRANTS, AND ACCESS: SEE THIS SHEET

HYDRANT LOCATIONS: SEE THIS SHEET

FIRE DEPARTMENT ACCESS: SEE THIS SHEET

FIRE LANES: SEE THIS SHEET

KNOX BOX LOCATION: N/A

REMOTE STANDPIPE LOCATION: N/A

FIRE DEPARTMENT CONNECTION (FDC) LOCATION: N/A

POST INDICATOR VALVE (PIV) LOCATION: N/A

BUILDING HEIGHT: SEE THIS SHEET

EXT'G FIRE HYDRANT #1

PREMISE ID PER CoA FIRE CODE § 505.1

GRADE INFO: LOADING DOCK IS 4' LOWER THAN SIDEWALK, WHICH IS FLUSH W/ FINISH FLOOR

EXT'G FIRE HYDRANT #3

EXT'G FIRE HYDRANT #4

LEGEND

FIRE TRUCK ACCESS

FIRE HYDRANT



B1 FIRE: HYDRANT AND ACCESS SITE PLAN / FIRE 1



POWER LINES ARE ON THE WEST SIDE OF VASSAR

NO AERIAL OBSTRUCTIONS IN FRONT OF PROPOSED BUILDING

A1 OVERHEAD OBSTRUCTIONS

VIEW LOOKING NORTH ON VASSAR

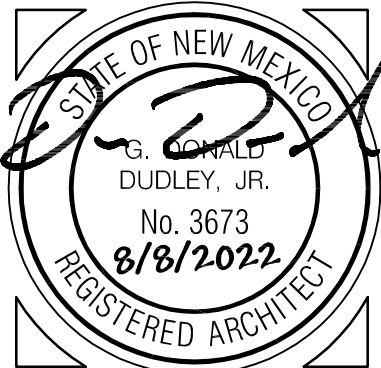


ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: EP-22-010974
APPROVED DATE: 8/8/2022
APPROVED

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:

G. DONALD DUDLEY AIA
ARCHITECT
ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB • LEED AP



JOHNSTONE
SUPPLY
WAREHOUSE
2624 Vassar Dr NE
Albuquerque, New Mexico 87107



MARK	DATE	DESCRIPTION
GDDA PROJECT NO:	22-122	
DATE:	8/8/2022	
DRAWN BY:	dd/pb	
CHECKED BY:	dd/pb	
SET NO:		
SHEET TITLE:	COVER SHEET	

FIRE 1