CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

January 13, 2023

Jonathan C. Sanchez, RA Jonathan C. Sanchez Architect 8609 Claremont Ave. NE Albuquerque, NM 87112

Re: Sport Complex

Southeast side of Sage Rd. and 86th St. SE Traffic Circulation Layout for DRB

Architect's Stamp 01-13-23 (M09-D033)

Dear Mr. Sanchez,

The TCL submittal received 01-13-2023 is approved for **DRB and Building Permit** by Transportation. 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.

PO Box 1293

When the site construction is completed and an inspection for 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, the TCL, and a completed <u>Drainage and Transportation Information Sheet</u> to submit to <u>PLNDRS@cabq.gov</u> log in and evaluation by Transportation.

Albuquerque

NM 87103

www.cabq.gov

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.

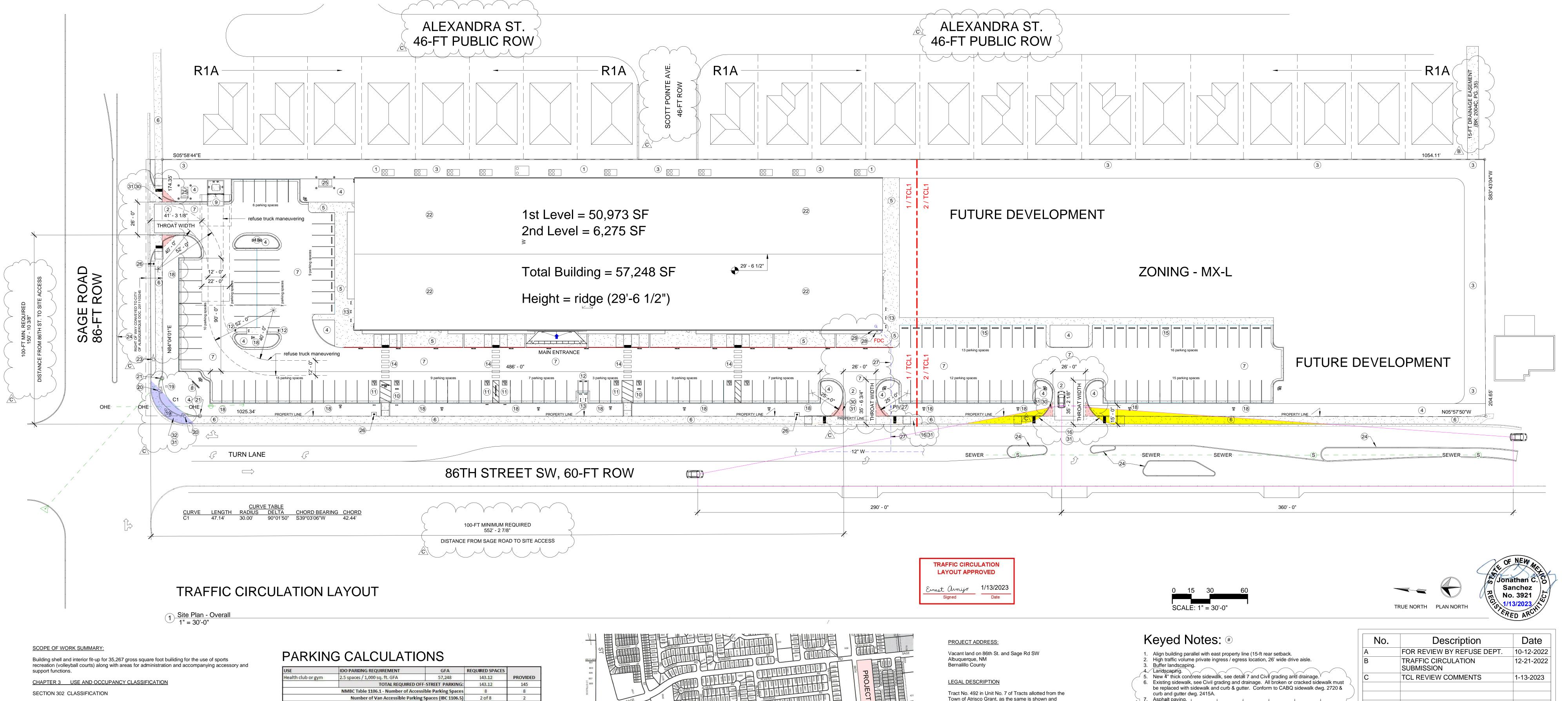
Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept.

Development Review Services

C: CO Clerk, File



Total Building Gross Square Footage (including mezzanine level) = 57,248 GSF Ground Level Gross Square Footage = 50,973 GSF

Second Level Gross Square Footage = 6,275 GSF (not included in overall building square footage) Group B Gymnasium (Training and skill development)

Group B Breakroom (Accessory less than 50 occupants) Group S-2 Storage (Accessory less than 100 sf)

Group M Sales Room (Accessory use group less than 10% of main occupancy) SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS

Table 504.3 Allowable building height in feet above grade plane Group B: Equiped with Automatic Sprinkler, Type II-B Building height limitation in feet above grade plane = 55 feet; Actual height = 29'-6 1/2"

Table 504.4 Allowable number of stories above grade planeGroup B: Equiped with Automatic Sprinkler, Type II-B

Story limitation above grade = 4; Actual story above grade = 1

Table 505.2 Allowable area factor in square feet Group B: S1-Equiped with Automatic Sprinkler, Type II-B Area limitation = 92,000 SF; Actual Square Footage = 50,973 GSF

Table 508.3 Nonseparated Occupancies

Building Area = 50,973 GSF (not including mezzanine) Most restrictive base allowable area (Occupancy Group B) for Type IIB, with allowable area factor S1 building equiped with automatic sprinkler one-story building above grade is 92,000 GSF. No separation is required between Group B and Accessory functions.

CHAPTER 6 TYPES OF CONSTRUCTION

Table 601 Fire-Resistance rating requirements for building elements (hours) for Construction Type

Primary structural frame 0-hours Bearing walls Exterior 0-hours

Interior 0-hours (not appicable) Nonbearing

Exterior See Table 602 below Nonbearing walls and partitions

Interior 0-hours Floor construction and associated secondary members

(see Section 202) 0-hours Roof construction and associated secondary members

(see Section 202) 0-hours

Fire Separation Distance greater than 10 ft and less than 30 ft for Occupancy Group B = 0 hours; greater than 30 ft for Occupancy Group B = 0 hours.

USE	IDO PARKING REQUIREMENT	GFA	REQUIRED SPACES	
Health club or gym	2.5 spaces / 1,000 sq. ft. GFA	57,248	143.12	PROVIDED
	TOTAL REQUIRED O	OFF-STREET PARKING:	143.12	145
NMBC Table 1106.1 - Number of Accessible Parking Spaces 8			8	8
Number of Van Accessible Parking Spaces (IBC 1106.5)			2 of 8	2
IDO Table 5-5-4: Motorcycle Parking Requirements		101-150	4spaces	4
IDO Table 5-5-5: Bicycle Parking Requirements NOTE 1 15			15	16
NOTE 1: Non-resident	ial uses not listed in this table: 3 spaces o	r 10% of required off-s	treet parking	

CODES AND STANDARDS

This project shall be in accordance with the following Building Codes including all local ammendments:

- 2015 New Mexico Mechanical Code; including Appendixes A, B, C, and D 2015 New Mexico Plumbing Code; including Appendixes A, B, D, E, F, I, and L
- 2018 International Energy Conservation Code 2015 New Mexico Commercial Building Code including Appendix Chapters H, J, K, M, R, and S, but not including Appendix Chapters A, B, C, D, E, F, G, I, L, N, O, P, and Q
- 2015 International Code Council Performance Code for Buildings and Facilities, including all Appendix Chapters as published by the International Code Council:
- 2015 International Building Code 2015 International Mechanical Code
- 2015 International Plumbing Code 2015 International Fire Code
- 2015 International Energy Conservation Code 2017 New Mexico Electrical Code
- 2012 New Mexico Electrical Safety Code Errata sheets to the adopted portions of Codes promulgated by the International Code Council, International Association of Plumbing and Mechanical Officials and National Electrical Code

ARE AS FOLLOWS: Title 14, Chapter 5 of the New Mexico Building Code has been deleted and replaced with Chapter 1, on the following pages. Sections from various other parts of the Technical Codes have been amended, added, or deleted. These changes are noted on the pages following the Administrative Chapter No. 1.

OTHER GUIDELINES, REGULATIONS & STANDARDS Americans with Disabilities Act Accessibility Guidlines (ADAAG)

CHAPTER 10 MEANS OF EGRESS

SECTION 1004 OCCUPANT LOAD Table 1004.1.2 Maximum Floor Area Allowances per Occupant (SEE TABLE AT RIGHT)

SECTION 1005 MEANS OF EGRESS SIZING

1005.3.2 Other egress components. At ground floor level shall serve a maxium of 281 occupants. Required exit width = 0.2×1514 occupants = 302.8 inches

1007.9 Signage: Lighted Exit signs at each door

Table 1017.2: B Occupancy with Sprinkler System Maximum exit access travel distance = 300 feet

CHAPTER 11 ACCESSIBILITY

SECTION 1106 PARKING AND PASSENGER LOADING FACILITIES Table 1106.1 Accessible Parking Spaces (SEE PARKING CALCULATION)

302.8 inches / 35 inches per exit = 8.65 or 9 exits required; 10 exits provided.

1106.5 Van spaces. Provide at least one van-accessible parking space



ZONE ATLAS MAP - M-09-Z



PERSPECTIVE NOT TO SCALE:

disignated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944.

DRB Project Number: PR-2022-007382 PS-2022-00145-Sketch Plat

ZONING

IDO - 2021 UPC: 1-009-055-461-451-102-01

OWNER: G2 Enterprises LLC

Lisa Gravelle | Keith Griego

Zoning Map: M-09-Z IDO Zone District: MX-L IDO District Definition: xxxxx IDO Category: Non-Residential Proposed Permissive Uses: Gymnasium (Training and Skill Development

BUILDING ON LOT: Minimum required front yard setback = 5 feet Actual Front "West" Setback depth is 68-ft Minimum required side yard depth = 5 feet

Total Site Area: 4.9120 acres / 213,967 SF

Actual Side yard "North" Setback depth is 153-ft Actual Side yard "South" Setback depth is 480-ft Minimum required rear yard depth = 15 feet Actual Rear yard "East" is 15-ft

Building: 50,973 GSF = 1.760 acres

Site: 213,967 GSF = 4.912 acres

35.8% Actual Building Coverage

Building Coverage Maximum = 50%

LANDSCAPING: Buffer landscaping = 18,715 sf Landscaping = 18,167 sf Asphalt parking lot = 54,294 sf Concrete sidewalks = 9,725 Total non-porous paving = 64,019 sf Percentage landscaping = 18,167 / 64,019 = 28%

TRAFFIC CIRCULATION:
Two-way traffic ingress/egress from northeast corner of site on Sage Rd. NW; (2) two-way traffic ingress/egress locations from 86th St. SW.

INTERNATIONAL FIRE CODE

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS 503.1.1. Approved fire apparatus access roads shall be provided for every facility, building or portion of building...and shall extend to within 150 feet of all portions of the facility... 503.2.1 Dimensions. Unobstructed width of not less than 20 feet and

unobstructed vertical clearance of not less than 13 feet 6 inches 503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be determined by the fire code official

7. Asphalt paving.
8. Monument sign and ground-mounted lighting.
9. Refuse container concrete pad, apron and bollards.

10. ADA van accessible parking space.

11. ADA accessible parking space. 12. Motorcycle parking spaces (total of 4).

13. Bicycle parking rack (typ. of 8), see detail 10/EPC-0.

14. Pavement markings. 15 6 long pre-cast concrete parking stop, centered in parking space, set 24 from

sidewalk edge. 16. 86th St. clear sight triangle: Width = 60 ft; Typical Description = 2LD; Speed Limit = 30 MPH; Left Turn = 360 ft; Right Turn = 290 ft.

17. NOT USED.

18. Pole light (site lighting), 25' tall pole-see detail 17/TCL2. 19. Fiber optics riser.

Traffic signal.

21. Existing utility pole. Metal roof.

> 23. Street light pole. 24. Traffic islands. 25. PNM transformer on concrete pad.

26. New public fire hydrant. 27. New 6" fire line with pressure indicator valve (PIV).

28. New fire department connection (FDC). 29. Knox box.

30. 11-ft x 11-ft mini-site-triangle 31. Note that landscaping and signage will not interfere with clear site 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.

32. 35-ft x 35-ft intersection clear site triangle.

GENERAL NOTES:

A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO

EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50.

. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DWG. 2720 AND CURB AND GUTTER DWG. 2415A.

OCCUPANT LOAD DESIGN SQUARE OCCUPANT **FUNCTION OF SPACE** FACTOR FOOTAGE essory storage areas, mechanical uipment room Vaiting areas BLEACHERS 1:18" bench 2,471 420.00 tanding space Unconcentrated tables and chairs) RECEPTION; OFFICE 100 gross Business areas

Retail	PRO SHOP	30 gross	240	8.00
Locker; Restroom; Training Room	LOCKERS	50 gross	2,604	52.08
Exercise rooms	GYMNASIUM	50 gross	44,420	888.40
TOTAL D	ESIGN SQUARE FOO	TAGE / OCCUPANT LOAD	50,973	1405
	LEV	ELTWO		
FUNCTION OF SPACE	USE	OCCUPANT LOAD FACTOR	DESIGN SQUARE FOOTAGE	OCCUPANT LOAD
Accessory storage areas, mechanical		1986		
equipment room	STORAGE	300 gross	39	0.13
Waiting areas	LOBBY	15 gross	0	0.00

ECEPTION; OFFICE 100 gross

50 gross

SYMNASIUM

Drawn By Approved By

EPC Number

G2 ENTERPRISES

SPORTS COMPLEX

TRAFFIC CIRCULATION

GENERAL

INFORMATION

TOTAL DESIGN SQUARE FOOTAGE / OCCUPANT LOAD TOTAL DESIGN SF = 57,151

TOTAL OCCUPANT LOAD = 1514

1,372

4,767

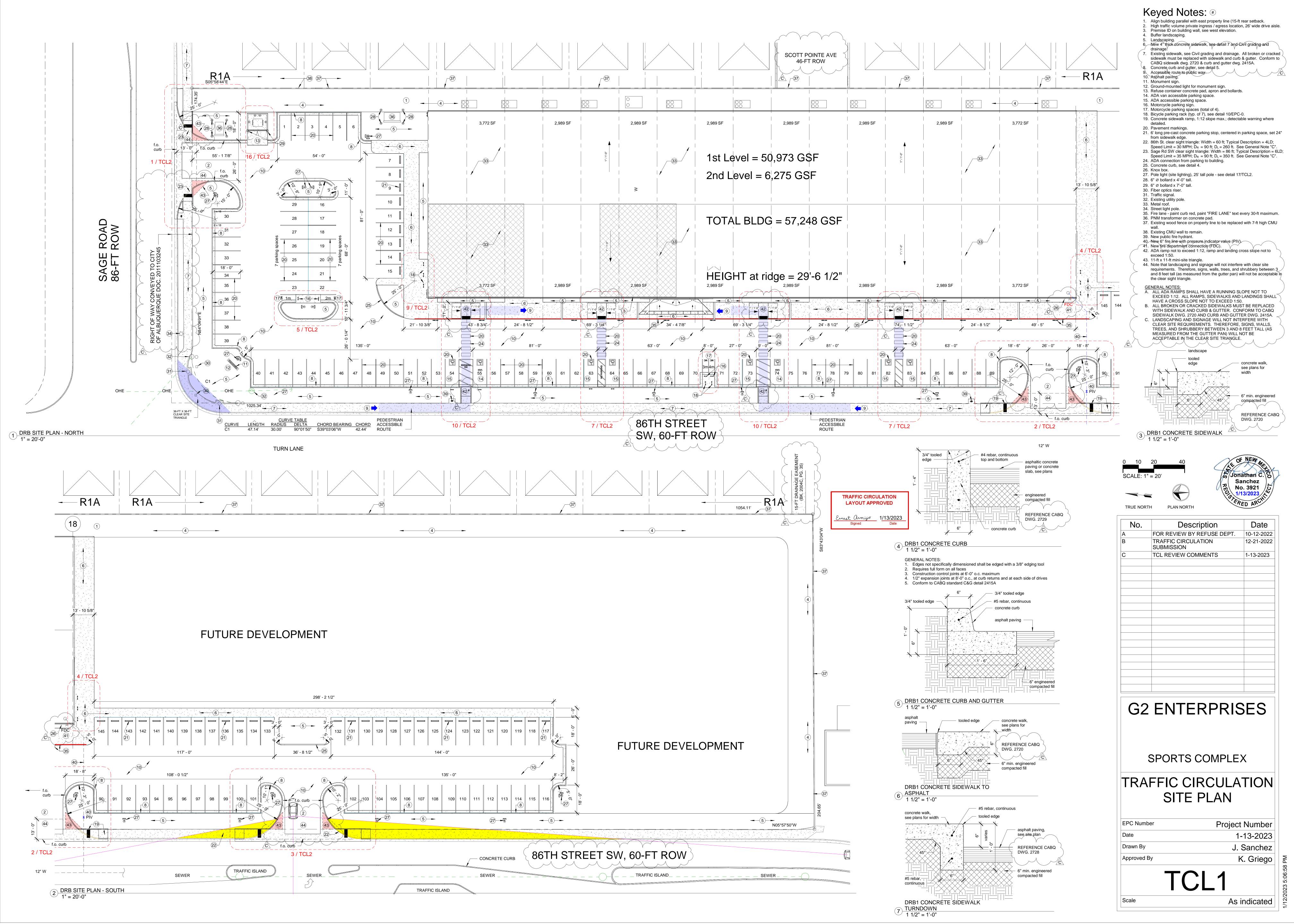
95.34

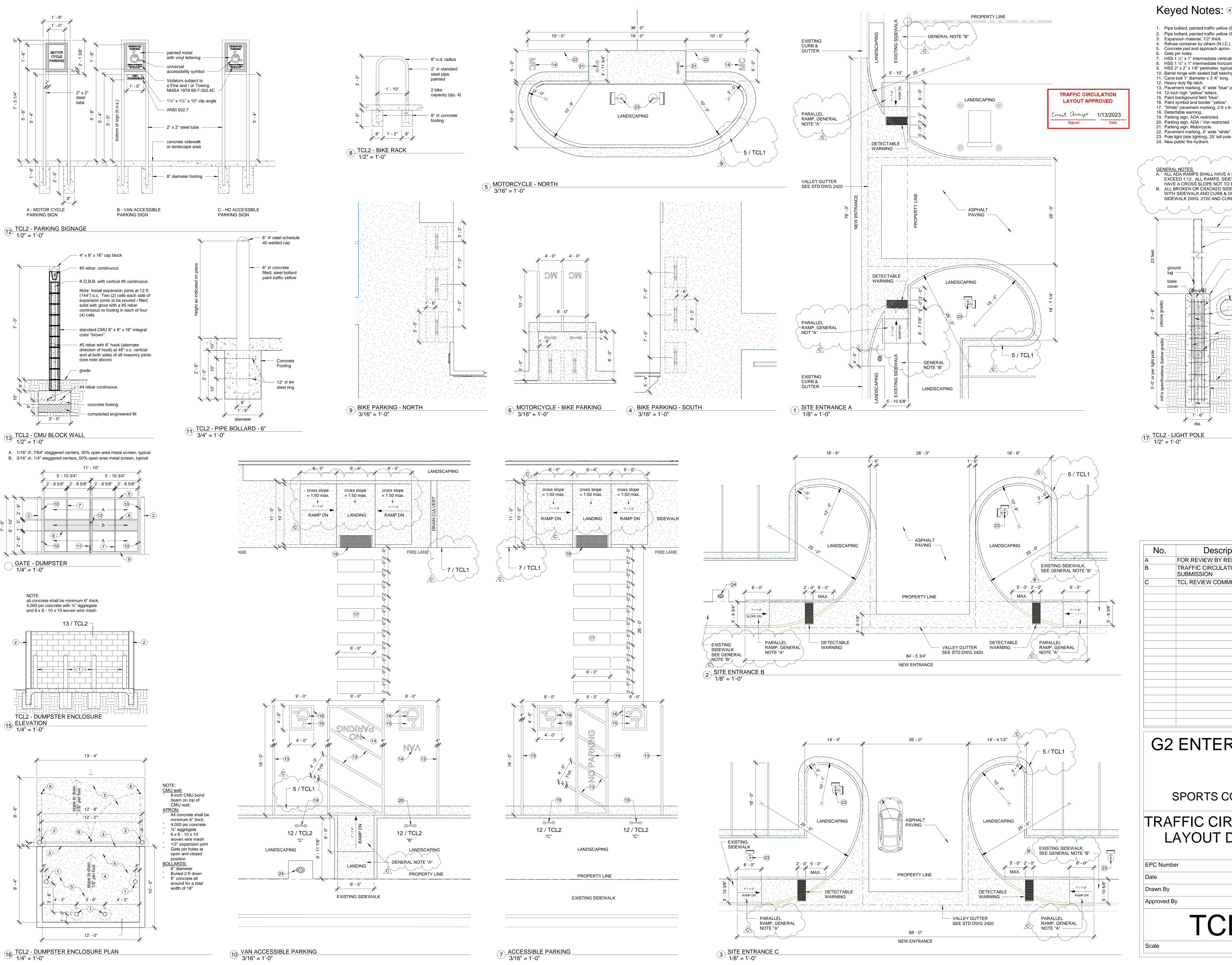
K. GRIEGO As indicated

Project Number

1-13-2023

J. SANCHEZ





Keyed Notes: #

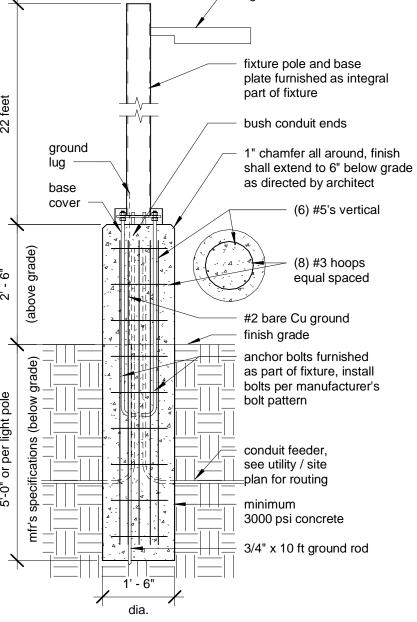
1. Pipe bollard, painted traffic yellow (6"Ø x 4-6' high). 2. Pipe bollard, painted traffic yellow (6"Ø x 7-0' high). 3. Expansion material, 1/2" thick.4. Refuse container by others (N.I.C.). 5. Concrete pad and approach apron. Gate pin holes. 7. HSS 1 ½" x 1" intermediate verticals, typical. 8. HSS 1 ½" x 1" intermediate horizontals, typical. 9. HSS 2" x 2" x 1/8" perimeter, typical. 10. Barrel hinge with sealed ball bearings.

11. Cane bolt 1" diameter x 2'-6" long. 12. Heavy duty flip latch. 13. Pavement marking, 4" wide "blue" painted stripe. 14. 12-inch high "yellow" letters.15. Paint background field "blue".

16. Paint symbol and border "yellow" 17. "White" pavement marking, 2-ft x 6-ft. 18. Detectable warning. 19. Parking sign, ADA restricted.

21. Parking sign, Motorcycle. 22. Pavement marking, 4" wide "white" painted stripe. 23. Pole light (site lighting), 25' tall pole - see detail 17. 24. New public fire hydrant.

A. ALL ADA RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12. ALL RAMPS, SIDEWALKS AND LANDINGS SHALL HAVE A CROSS SLOPE NOT TO EXCEED 1:50. B. ALL BROKEN OR CRACKED SIDEWALKS MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. CONFORM TO CABQ SIDEWALK DWG. 2720 AND CURB AND GUTTER DWG. 2415A.



17 TCL2 - LIGHT POLE
1/2" = 1'-0"



No.	Description	Date	
	FOR REVIEW BY REFUSE DEPT.	10-12-2022	
	TRAFFIC CIRCULATION SUBMISSION	12-21-2022	
	TCL REVIEW COMMENTS	1-13-2023	

G2 ENTERPRISES

SPORTS COMPLEX

TRAFFIC CIRCULATION LAYOUT DETAILS

EPC Number	Project Number
Date	1-13-2023
Drawn By	J. Sanchez
Approved By	K. Griego

As indicated