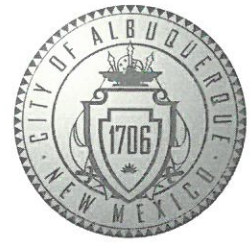


CITY OF ALBUQUERQUE



July 19, 2019

Jose Zelaya, AIA
Huitt-Zollars
6501 Americas Parkway NE, Suite 830
Albuquerque, NM 87110

Re: ANM Jefferson Plaza
4001 Jefferson Plaza NE 87109
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 1-8-19 (E17D016E2)
Certification dated 7-8-19

Dear Mr. Zelaya

Based upon the information provided in your Pictures received 7-18-19, 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) 924-3633.

Sincerely,

Ernest Armijo, P.E.
Senior Transportation Engineer, Planning Dept.
Development Review Services

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

EG via: email
C: CO Clerk, File

CODE DATA

PROJECT ADDRESS: 4001 JEFFERSON PLAZA NE,
ALBUQUERQUE, NEW MEXICO 87109

PROPOSED USE: BUSINESS - OFFICE BUILDING

APPLICABLE CODES: 2015 INTERNATIONAL BUILDING CODE
2017 NEW MEXICO ELECTRICAL CODE
2009 NEW MEXICO ENERGY CONSERVATION CODE
2015 NEW MEXICO EXISTING BUILDING CODE
2015 NEW MEXICO MECHANICAL CODE
2015 NEW MEXICO PLUMBING CODE
2015 UNIFORM MECHANICAL CODE (UPMC)
2015 NEW MEXICO PLUMBING CODE
2012 INTERNATIONAL ELECTRICAL SAFETY CODE
2009 INTERNATIONAL FIRE CODE
ICC/ANSI 117.1 - JAN. 2009
2015 NFPA 101, LIFE SAFETY CODE (LSC)
2010 AMERICANS WITH DISABILITIES ACT (ADA)

Existing Building Code Compliance Method
- Work Area Method
- Level 3 Alteration
- Additions

OCCUPANCY TYPE: B - BUSINESS

CONSTRUCTION TYPE: II-B - EXISTING CONSTRUCTION

OVERALL BUILDING SQUARE FOOTAGE: TOTAL EXISTING 19,059 RENTABLE NET SF
1ST FLOOR 19,059 RENTABLE NET SF
2ND FLOOR 19,059 RENTABLE NET SF

AREA OF WORK 11,735 RENTABLE NET SF
LEVEL 3 ALTERATION 4,680 NSF

OCCUPANT LOAD FACTORS: USE BUSINESS OCCUPANT LOAD FACTOR SEE CODE ANALYSIS TABLE
OCCUPANT LOAD (CL) SEE CODE ANALYSIS TABLE
REQ'D EXITS SEE CODE ANALYSIS TABLE

ALLOWABLE AREA: TYPE OF CONSTRUCTION TYPE II-B
ALLOWABLE SQUARE FOOTAGE ALLOWABLE: UNLIMITED PER 507.6

ALLOWABLE BUILDING HEIGHT: FOUR (4) STORY; ACTUAL - ONE (3) STORY

SEPARATION REQUIREMENTS: NO SEPARATION REQUIRED PER IBC TABLE 508.4

EXIT REQUIREMENTS: EXIT DISTANCE MAX: 300 SF
COMMON PATH OF EGRESS TRAVEL: 75 SF

FIRE SPRINKLER SYSTEM: BUILDING IS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.2.3 AND MANUAL FIRE ALARM SYSTEM (IBC 907.2.3); PROVIDED, PORTABLE FIRE EXTINGUISHERS (IBC & IFC 906); PROVIDED, AUTOMATIC FIRE DETECTION SYSTEM (IBC 907.2 & IFC 906); PROVIDED.

CORRIDOR RATING: NONE REQUIRED PER IBC TABLE 1020.1

CORRIDOR WIDTH: MINIMUM 44" WIDTH STAIR REQUIREMENTS: WIDTH REQUIRED 46.4" WIDTH PROVIDED: 58"

FIRE ALARM SYSTEM: REQUIRED PER IBC SECTION 907.2.1

FINISH REQUIREMENTS PER IBC TABLE 903.11
GROUP B INTERIOR EXIT STAIRWAYS = B
CORRIDORS = C
OTHER ROOMS AND ENCLOSED SPACES = C

OCCUPANT LOAD PER 2015 IBC: SEE CODE ANALYSIS TABLE

PARKING SPACES: 1ST FLOOR = 19,059 SF @ 200 SF PER PARKING SPACE
2ND FLOOR = 19,059 SF @ 300 SF PER PARKING SPACE

REQUIRED 159 PROVIDED 171

ADA PARKING SPACES: REQUIRED 8 PROVIDED 8

TRAFFIC CIRCULATION LAYOUT APPROVED

Signed *andrew* 02/04/19 Date

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

"COMPACT" SIGNAGE PAINTED ON ASPHALT PER CITY OF ALBUQUERQUE REGULATIONS. (TYP.)

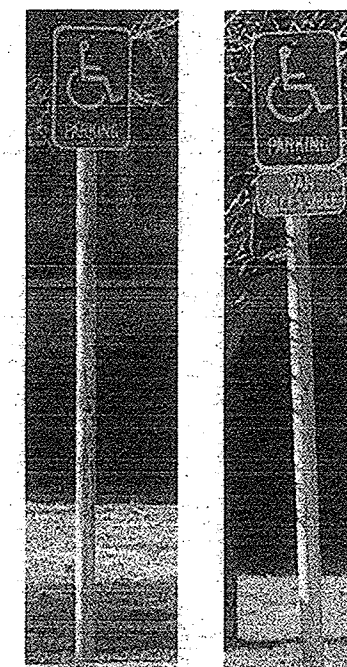
A1

SITE PLAN - TRAFFIC CIRCULATION LAYOUT PLAN

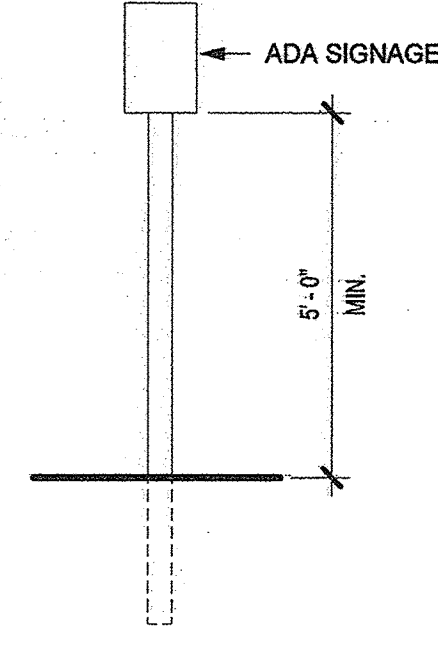
1" = 20'-0"

EXISTING ADA PARKING SIGNAGE

NOTE: EXISTING ADA SIGNAGE TO BE UPDATED TO MEET CITY OF ALBUQUERQUE STANDARDS.

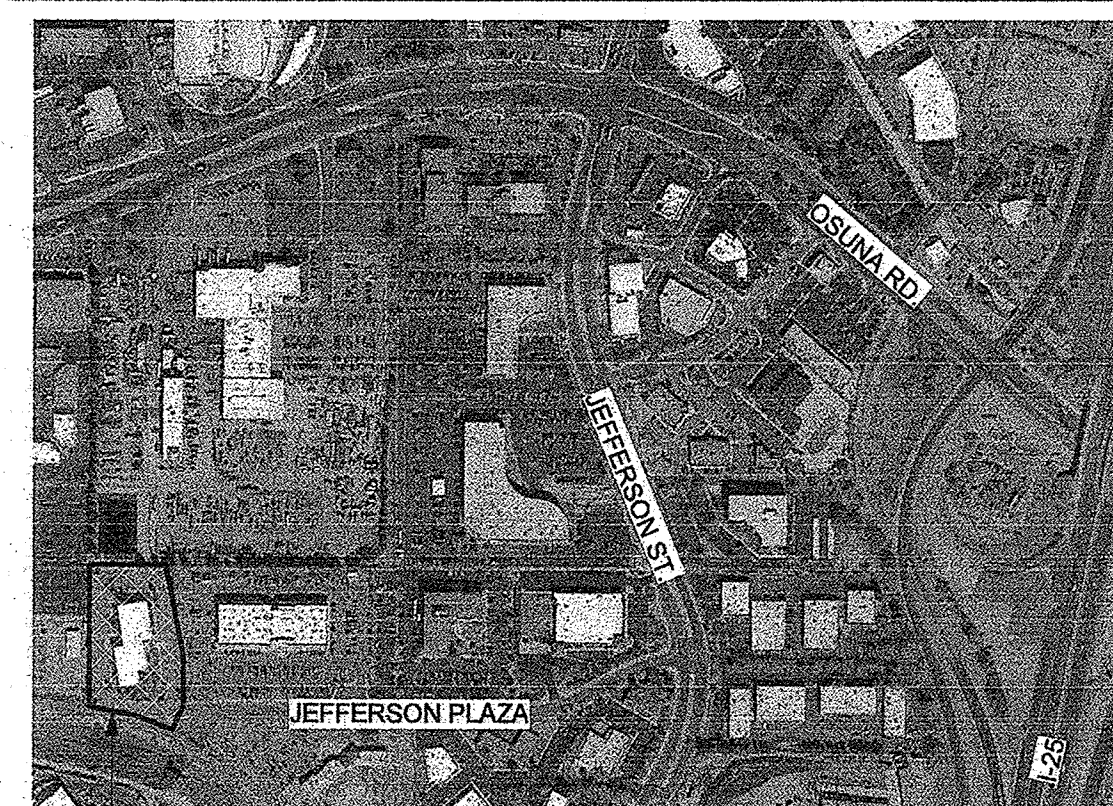


EXISTING ADA SIGNAGE



NEW ADA SIGNAGE

VICINITY MAP



PROJECT LOCATION

TRAFFIC CIRCULATION LEGEND

VEHICLE CIRCULATION

KEYED NOTES

- EXISTING PARKING LOT PAVEMENT TO BE REPAVEMENT AND COATED.
- LOADING ZONE STRIPPING PER NEW MEXICO STANDARDS.

PROJECT INFORMATION

PROJECT NAME: ADVANCED NETWORK MANAGEMENT TENANT IMPROVEMENT AND STAIR ADDITION

PROJECT LOCATION: BUILDING LOCATION IS AT THE END OF THE CUL DE SAC ON JEFFERSON PLAZA

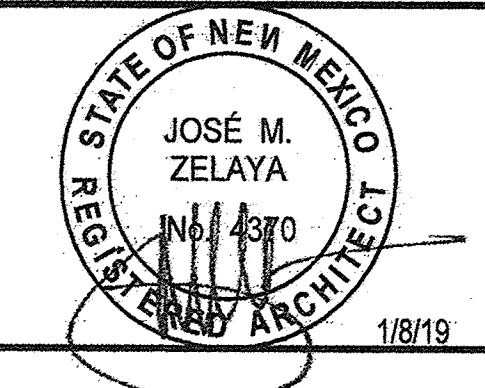
PROJECT SUMMARY: ANM TI PROJECT INTERIOR REMODELING OF A TWO(2) STORY BUILDING OF APPROXIMATELY 20,000 SF EACH FLOOR. THE MAJORITY OF THE WORK TAKES PLACE IN THE 20,000 SF SECOND FLOOR, LOBBY, AND STAIR ADDITION. THE FIRST FLOOR IMPROVEMENTS INCLUDE REMODELING THE LOBBY, RELOCATING THE EXISTING ATRIUM STAIRS, AND PROVIDING APPROXIMATELY 1900 SF OF STORAGE SPACE. THE FIRST FLOOR HAS A BID ALTERNATE FOR IMPROVEMENTS OF THREE(3) CONFERENCE ROOMS AND ONE(1) OFFICE SPACE TO THE EXISTING LAYOUT. THE RELOCATION OF THE STAIR INCLUDES ADDITION TO THE SOUTH OF THE LOBBY AND THE STAIRS WILL EXTEND TO THE ROOF. THE SECOND FLOOR WITH THE EXCEPTION OF THE RESTROOMS, ELEVATOR, JANITOR, ELECTRICAL AND EXISTING STORAGE WILL BE FULLY RENOVATED WITH EIGHTEEN(18) OFFICES, SIX(6) CONFERENCE ROOMS, ONE(1) BREAKROOM, TWO(2) OPEN OFFICE AREAS, TWO(2) COLLABORATION AREAS, ONE(1) NOC ROOM, ONE(1) SOC ROOM, AND A GUEST LOUNGE. ON THE ROOF, THERE WILL BE A ROOF TERRACE WITH GUARDRAIL ALONG THE PERIMETER. THE USER WILL OCCUPY THE ENTIRE SECOND FLOOR. THE FIRST FLOOR STORAGE, AND THE LOBBY. THE FIRST FLOOR WILL BE LEFT VACANT FOR FUTURE GROWTH. SITE WORK TO BE PERFORMED INCLUDE SEALING AND COATING THE ASPHALT, RESTRIPING PARKING SPACES, LEVELING OUTDOOR PATIO CONCRETE AND REPAINTING WROUGHT IRON PERIMETER FENCE.

PROJECT BID ALTERNATES INCLUDE: PARTIAL RENOVATION OF THE RESTROOMS FINISHES, RE-STUCCO BUILDING FACADES, BUILDING SIGNAGE.

HUITT-ZOLLARS

6501 Americas Parkway NE
Albuquerque, NM.
87110
505.883.8114
www.huitt-zollars.com

ADVANCEDDESIGN™



ANM JEFFERSON PLAZA

4001 Jefferson Plaza NE
Albuquerque, NM 87109



ADVANCED NETWORK MANAGEMENT

PROJECT NO.: R309775.01

DRAWN BY: Author

REVIEWED BY: Checker

APPROVED BY: Approver

ISSUE DRAWING LOG:

MARK	DATE	DESCRIPTION
5	1/8/19	PERMIT SET REVISIONS
4	12/26/18	VE ITEMS
3	12/05/18	ADDENDUM 01
2	11/9/18	100% CONSTRUCTION SET
1	9/13/18	DD SET

TRAFFIC CIRCULATION LAYOUT

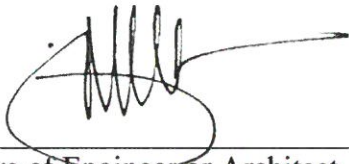
AS-101

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TRAFFIC CERTIFICATION

I, _____, NMPE OR NMRA Jose Zelaya, OF THE FIRM Huitt-Zollars, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02/04/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Pete Jacobson OF THE FIRM Klinger Constructors. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/8/19 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.



Signature of Engineer or Architect



7/8/19

Date



STAIR ADDITION
PARAPET HEIGHT 46"
279 GSF

Actual Steeling Fit 7.819
Adjusted Area, Plate Thickness

BUILDING ADDITION
(ROOF TERRACE)
729 GSF

Change to 1150° Spacing
and shift everything 310° to the Right

#2

Change to 1150° Spacing

#1