

# CITY OF ALBUQUERQUE



February 4, 2019

Advanced Network Management  
Jose Zelaya  
4601 Columbia Ave. NE Albuquerque NM  
Albuquerque, NM 87109

**Re: ANM Jefferson Plaza**  
**4001 Jefferson Plaza NE Albuquerque NM 87109**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **01-08-19** (E17-D016E2)

Dear Mr. Zelaya,

The TCL submittal received 02-04-2019 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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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,

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

/MM via: email  
C: File



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ANM Jefferson Plaza Building Permit #: BP-2018-41747 Hydrology File #: E17D016E2  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 4001 JEFFERSON PLAZA NE ALBUQUERQUE NM.

Applicant: Huitt-Zollars Contact: Jose Zelaya, AIA

Address: 6501 Americas Parkway NE Suite 830 Albuquerque NM

Phone#: 505.883.8114 Fax#: 505.883.5022 E-mail: jzelaya@huitt-zollars.com

Other Contact: Advanced Network Management Contact: Vance Krier, Principal / CTO

Address: 4601 Columbine Ave. NE Albuquerque NM

Phone#: 505.217.0708 Fax#: \_\_\_\_\_ E-mail: vance.krier@anm.com

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes \_\_\_\_\_ No

DEPARTMENT ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

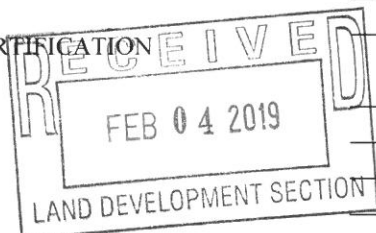
Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: 2/4/19

By: \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



## 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 (IAPMO)
- 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	AREA OF WORK	LEVEL 3 ALTERATION
1ST FLOOR	19,059 RENTABLE NET SF	11,735 RENTABLE NET SF	4,680 NSF
2ND FLOOR	19,096 RENTABLE NET SF	19,096 RENTABLE NET SF	

OCCUPANT LOAD FACTORS:

USE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD (OL)	REQ'D EXITS
BUSINESS	SEE CODE ANALYSIS TABLE	SEE CODE ANALYSIS TABLE	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 = 19,096 SF @ 300 SF PER PARKING SPACE

REQUIRED	PROVIDED
159	171

ADA PARKING SPACES:

REQUIRED	PROVIDED
8	8

TRAFFIC CIRCULATION LAYOUT APPROVED

andul Signed

02/04/19 Date

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

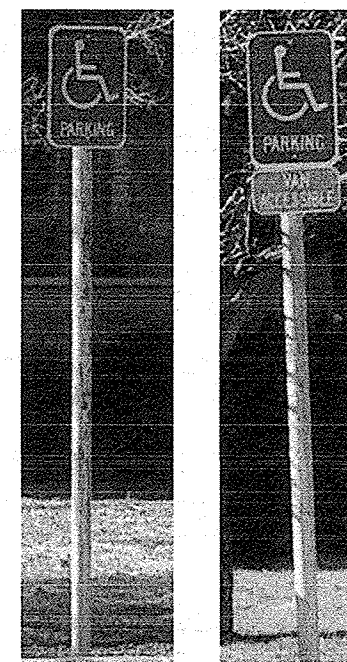
"COMPACT" SIGNAGE PAINTED ON ASPHALT PER CITY OF ALBUQUERQUE REGULATIONS. (TYP.)

A1 SITE PLAN - TRAFFIC CIRCULATION LAYOUT PLAN

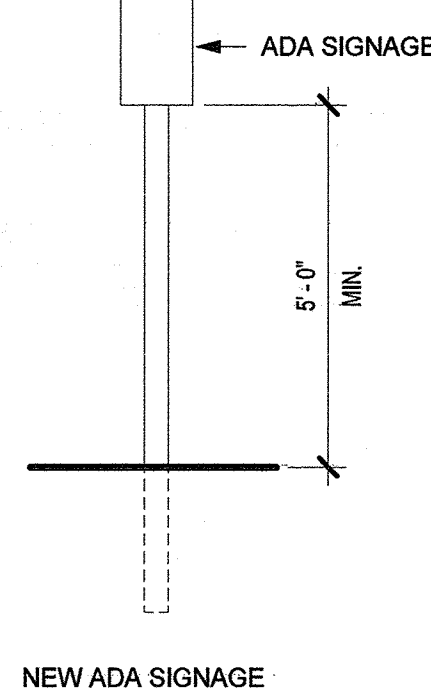
1" = 20'-0"

## EXISTING ADA PARKING SIGNAGE

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

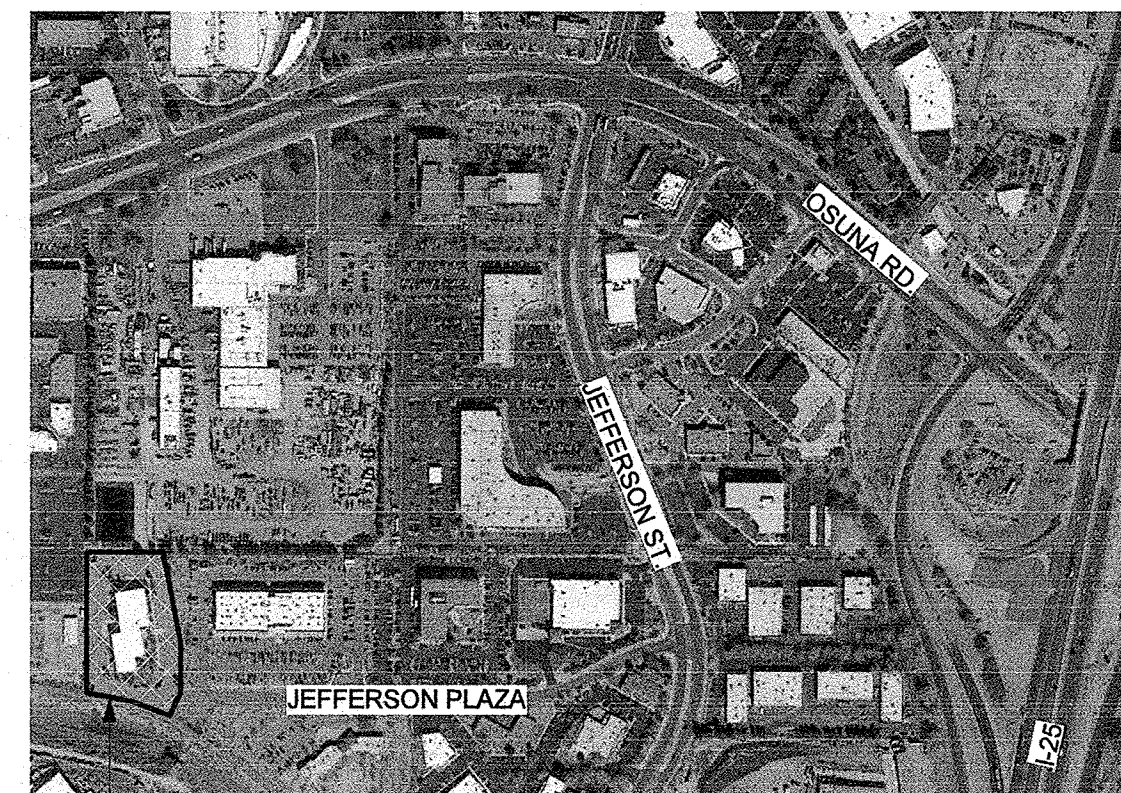


EXISTING ADA SIGNAGE



NEW ADA SIGNAGE

## VICINITY MAP



PROJECT LOCATION

## TRAFFIC CIRCULATION LEGEND

VEHICLE CIRCULATION

## KEYED NOTES

- EXISTING PARKING LOT PAVEMENT TO BE PATCHED, SEALED, AND COATED. PARKING STRIPES AND ADA SYMBOLS ARE TO BE REPAINTED
- LOADING ZONE STRIPPING PER NMDOT 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

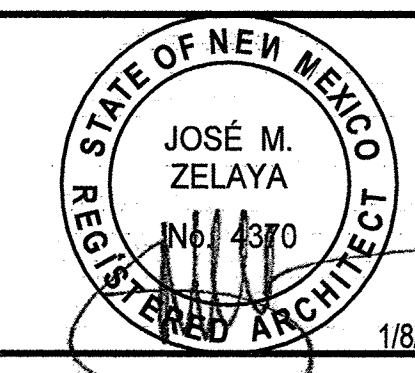
PROJECT SUMMARY: ANM TI PROJECT INTERIOR REMODELING OF A TWO(2) STORY BUILDING OF APPROXIMATELY 20,000 SF EACH FLOOR. THE MAJORITY OF THE WORK TAKES PLACE IN THE 20,000 SF SECOND FLOOR, LOBBY, AND STAIR ADDITION. THE FIRST FLOOR IMPROVEMENTS INCLUDE REMODELING THE LOBBY, RELOCATING THE EXISTING ATRIUM 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, RESTRICTION 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-ZOLIARS

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

## ADVANCED DESIGN™



## 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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