

CITY OF ALBUQUERQUE



November 12, 2019

Martin Grummer
Peterson Properties
2325 San Pedro NE Suit 2A
Albuquerque, NM

Re: Louisiana Plaza
7200 Montgomery Blvd NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 10-21-19 (G19D016A)

Dear Mr. Grummer,

The TCL submittal received 11-08-2019 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 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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

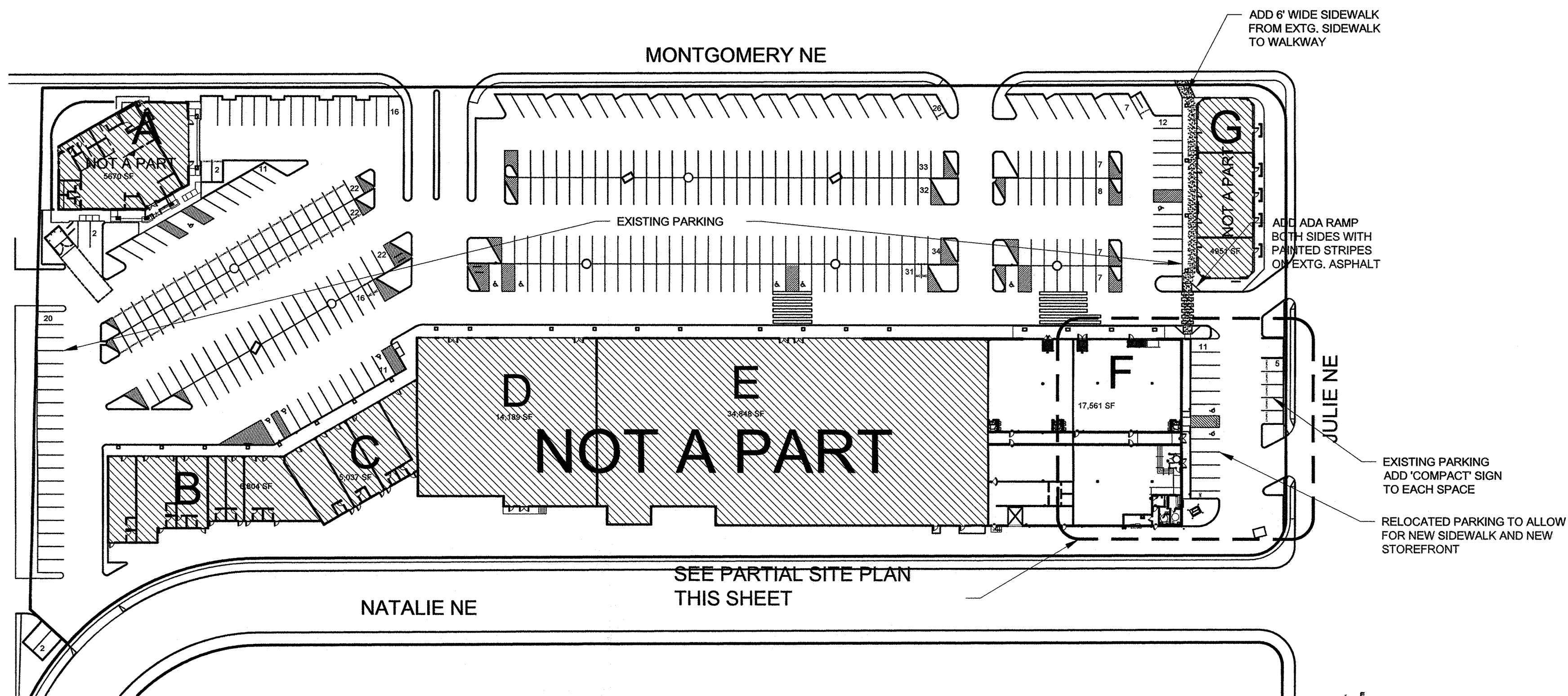
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

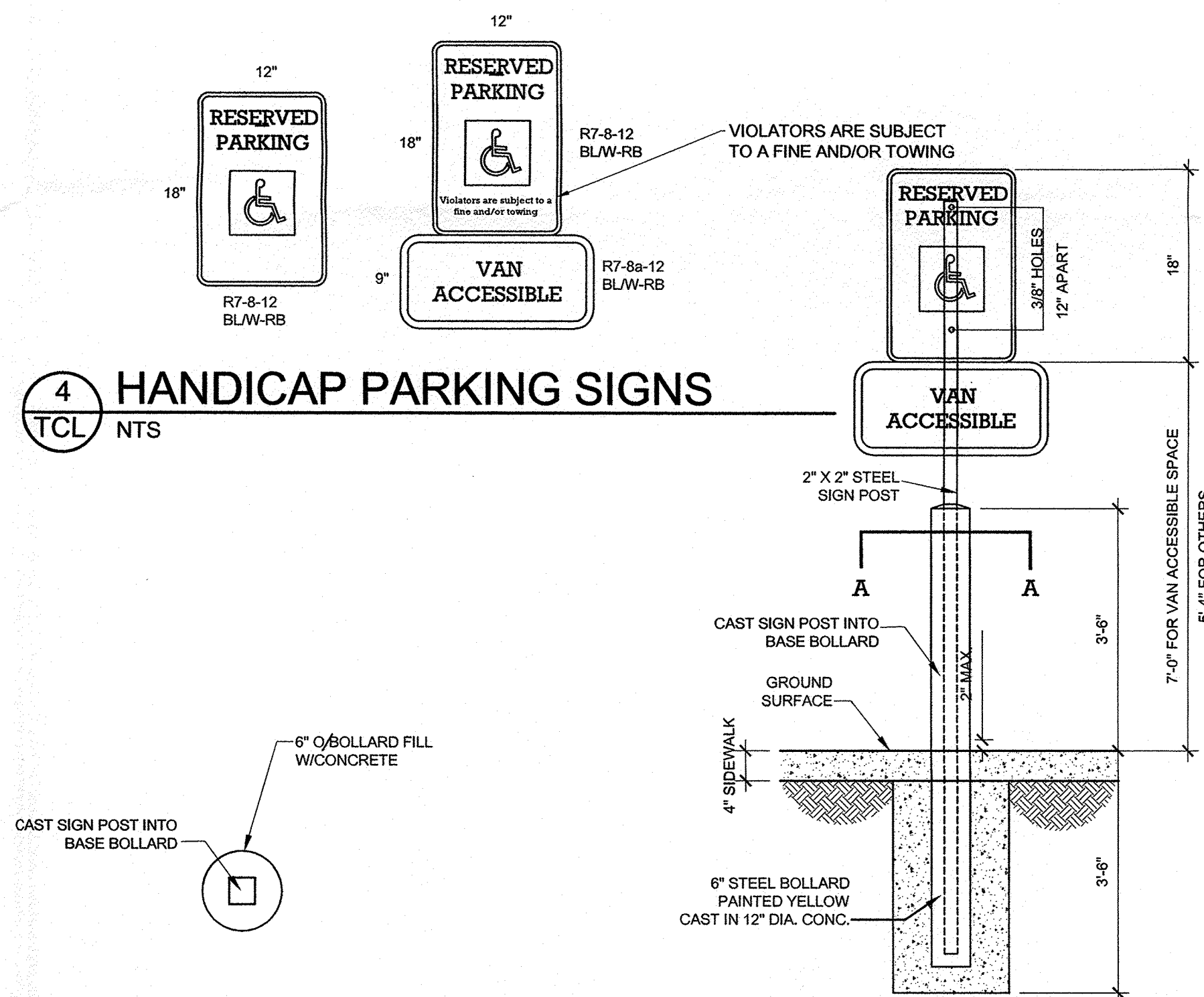
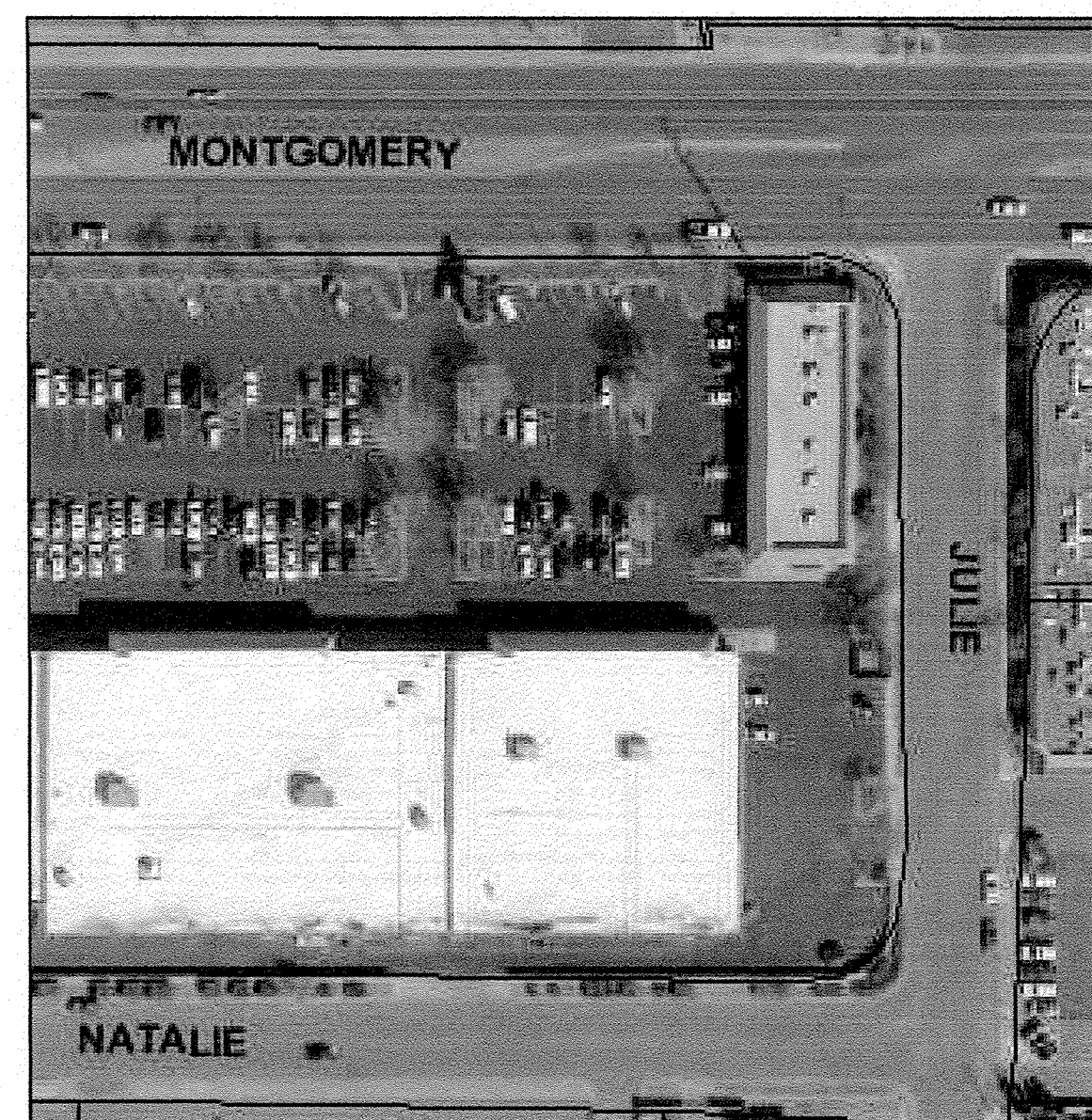
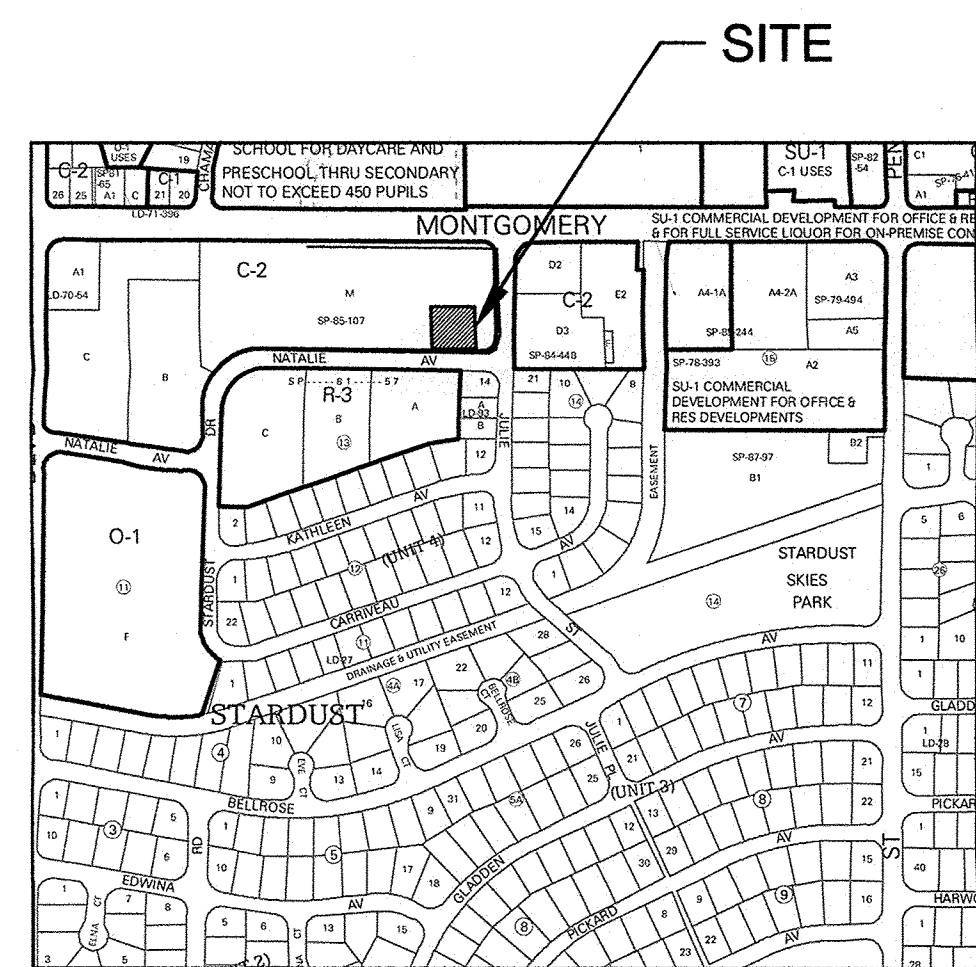
Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

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

\MM via: email
C: CO Clerk, File

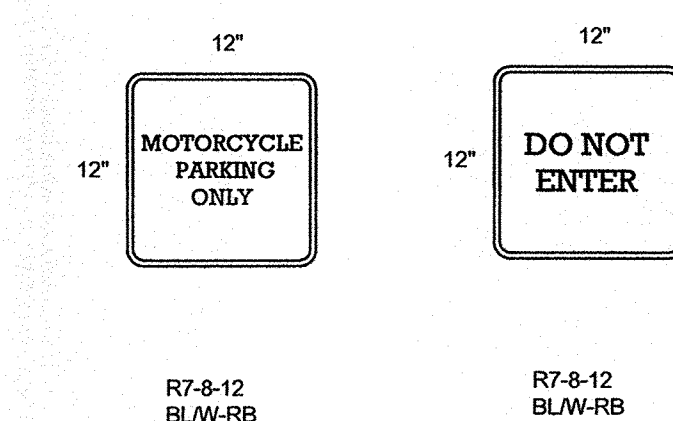


CENTER SITE PLAN
1" = 60'-0"



5 SECTION A-A
TCL NTS

6 SIGN MOUNTING DETAIL
TCL NTS

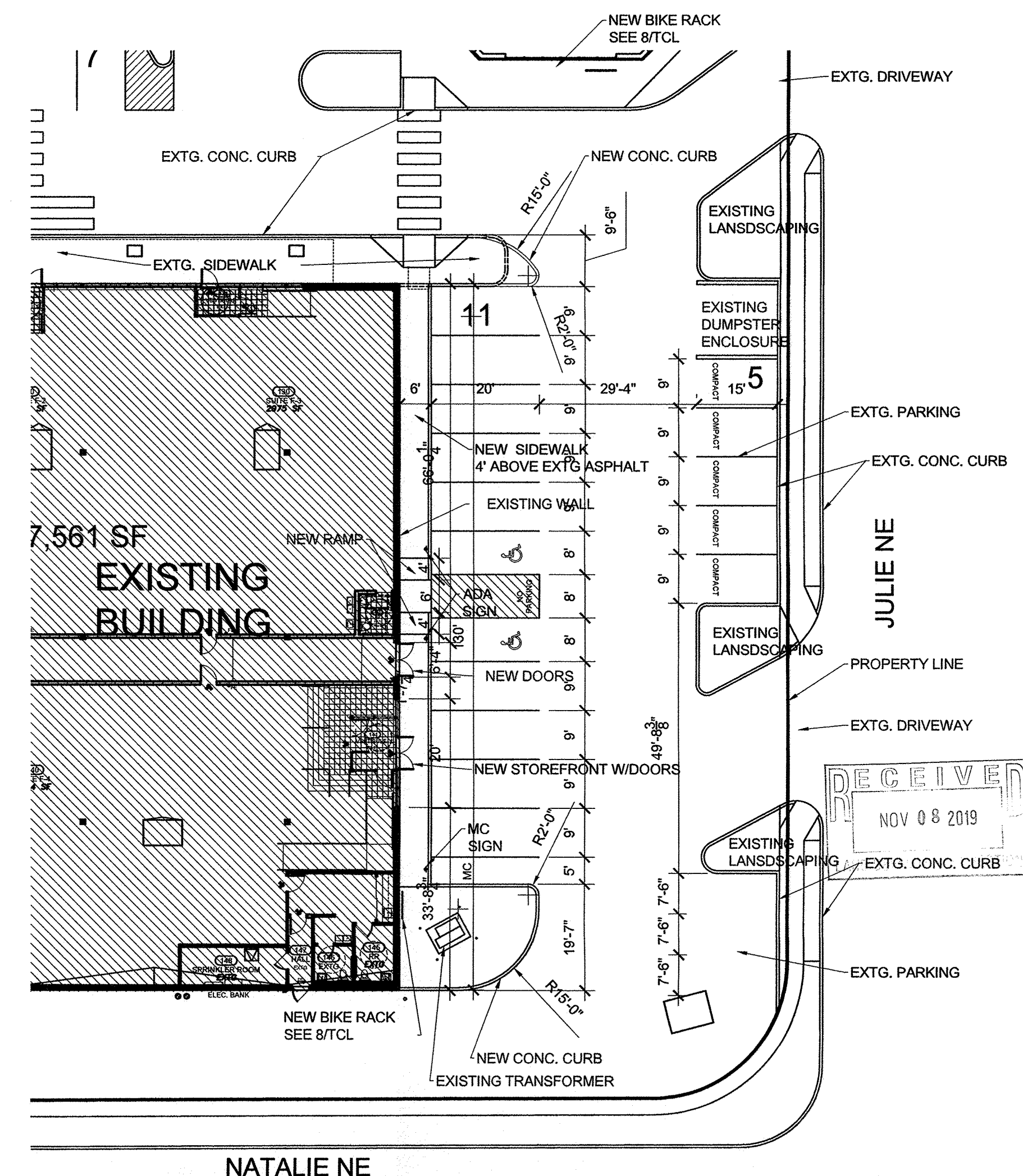
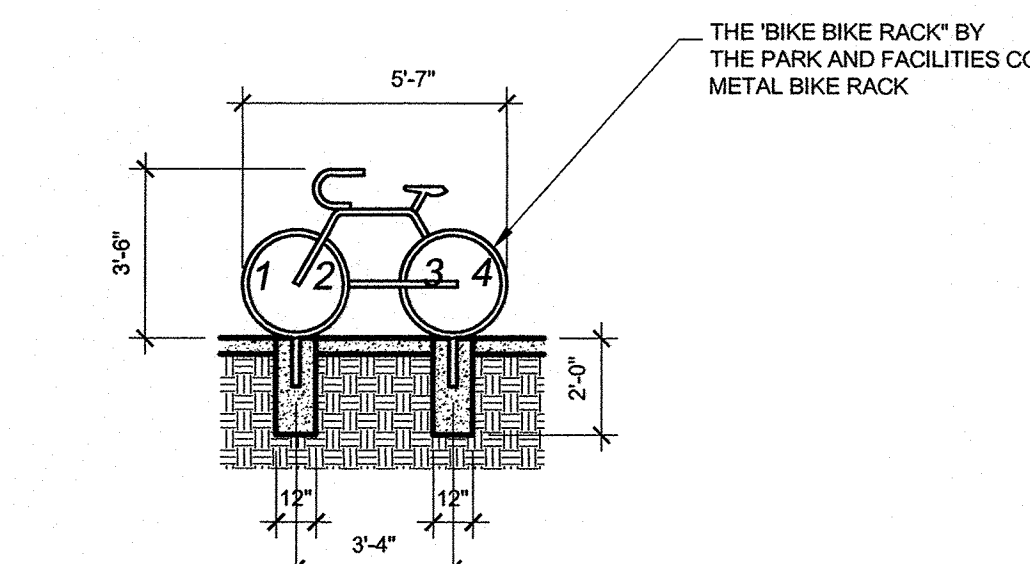


NOTE: LETTERING SHALL BE FHWA SERIES "B" ALPHABET

MOUNTING OPTIONS
A) FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE
B) PERFORATED GALVANIZED TUBING INSTALL IN LANDSCAPE AREAS ONLY

BLACK BORDERS AND TEXT, ON WHITE OR REFLECTIVE BACKGROUND (TYP)

BOTTOM OF SIGN SHALL NOT BE LESS THAN 4'-0" ABOVE FINISH SURFACE



PARTIAL SITE PLAN
1" = 20'-0"

ADDRESS
7200 MONTGOMERY BLVD, NE
SUITE F1 - F4
ALBUQUERQUE, NM
87110

LEGAL DESCRIPTION
LOT M
STARDUST SKIES ADDITION
ALBUQUERQUE, NEW MEXICO
UPC#: 101906010051521203

SCOPE OF WORK

ALTERATION LEVEL 2

DIVIDE EXISTING SPACE AS SHOWN

ADD RESTROOMS AS SHOWN

ADD NEW ENTRIES AS SHOWN

NEW MECHANICAL AND ELECTRICAL AS SHOWN

CODE ANALYSIS	
APPLICABLE CODES	
2015 INTERNATIONAL BUILDING EXSTING CODE	
2015 NEW MEXICO BUILDING CODE (TITLE 14)	
2009 ANSI	
ALTERATION LEVEL 3	
OCCUPANCY	B OR M
CONSTRUCTION TYPE	V-B, SPRINKLED
OCCUPANT LOAD (TABLE 1004.1.1)	17,544 SF
SUITE F1	2,922 @ 60' = 48.7
SUITE F2	2,847 @ 60' = 47.45
SUITE F3	2,975 @ 60' = 49.58
SUITE F4	7,654 @ 60' = 127.57
HALLWAY	1,146 @ 60' = 19.1
TOTAL O.L.	293
EGRESS WIDTH (SECTION 1005)	
WIDTH REQUIRED	293 X .2 = 58.6"
WIDTH PROVIDED	= 384"
MINIMUM NUMBER OF EXITS (TABLE 1021.1)	
NUMBER REQUIRED	5
NUMBER PROVIDED	9
OCCUPANCY SEPARATION	
ONE HR. REQUIRED BETWEEN A AND B & M OCCUPANCIES	
WITH SPRINKLERS, ONE HR SEPARATION EXISTING	
MAXIMUM TRAVEL DISTANCES	
DISTANCE BTWN EXITS = 1/3 DIAGONAL (SEC. 1007.1.1 EXC. 2)	
DIAGONAL = 145'-6", 1/3 = 48'-6" DIST PROVIDED 119'-0"	
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	250 FT
COMMON PATH OF EGRESS (SEC. 1029.8) > 50 OCC.	30 FT



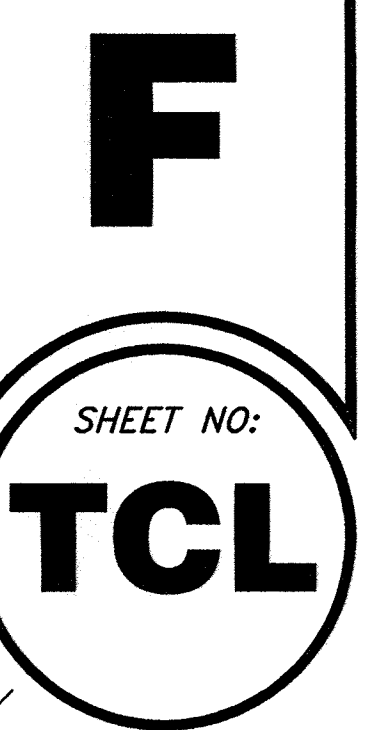
MARTIN F.M. GRUMMER
ARCHITECT
33 HUSKEY PLAZA, NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



**7200 MONTGOMERY BLVD NE
SHELL IMPROVEMENT, SUITE F
ALBUQUERQUE, NM 87110**

DATE: 21 OCT 2019
DRAWN BY: MFMG
CHECKED BY:
VERIFIED BY:

REVISIONS	



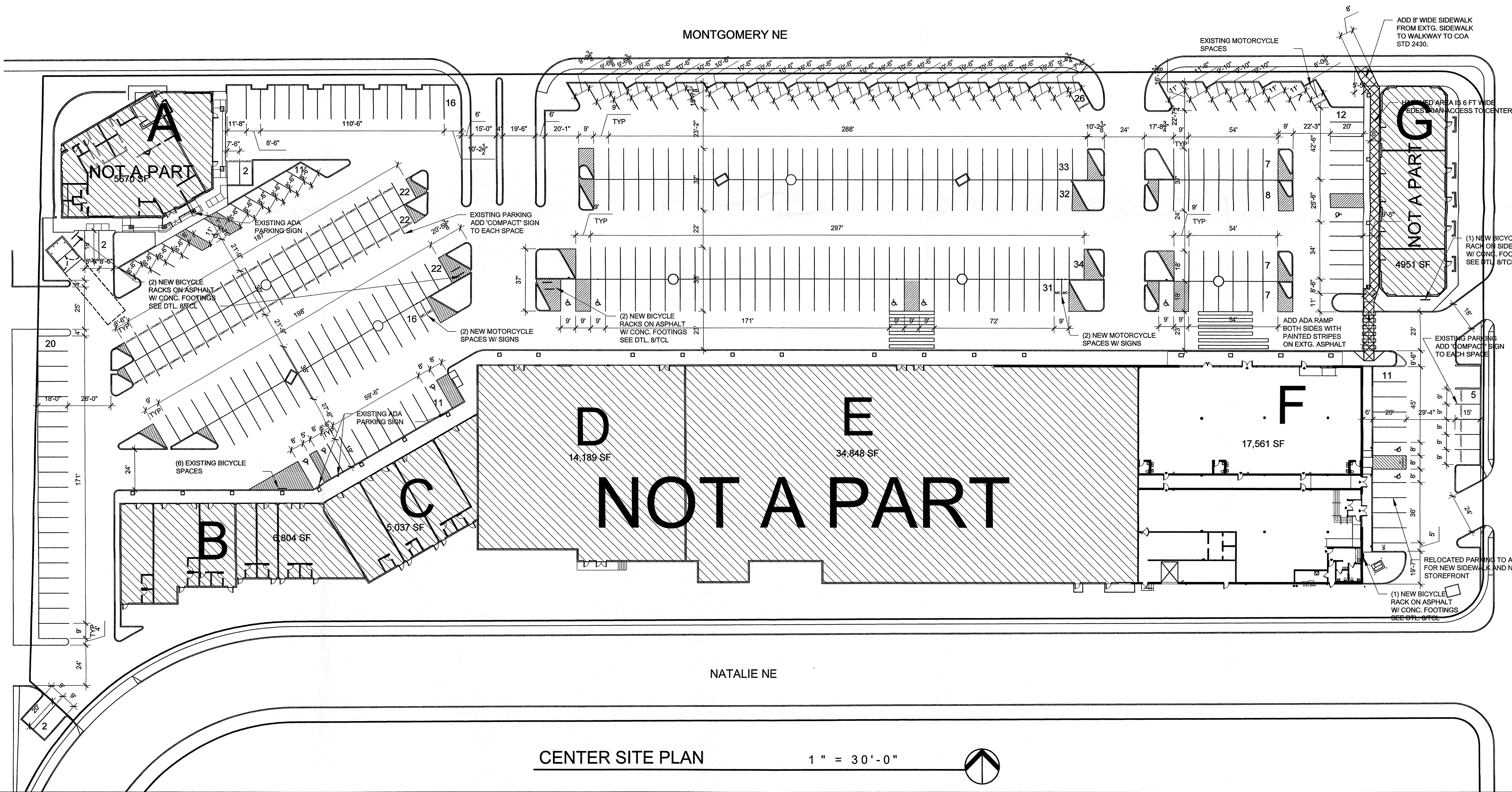
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

PARKING REQUIREMENTS	
BLDG A	5,670 SF
BLDG B	6,804 SF
BLDG C	5,037 SF
BLDG D	14,189 SF
BLDG E	34,848 SF
BLDG F	17,561 SF
BLDG G	4,951 SF
TOTAL	89,060 SF
4 SPACES/1000 SF = 357 SPACES REQUIRED	
364 SPACES PROVIDED	
ADA REQUIRED 12	
ADA PROVIDED 10 EXTG., ADD 2 NEW	
MOTORCYCLE REQUIRED 6 SPACES	
MOTORCYCLE PROVIDED 2 EXTG., ADD 4 NEW	
BICYCLE REQUIRED 10% = 36 SPACES	
BICYCLE PROVIDED 6 EXTG., ADD 8 NEW	
RACKS AT 4 SPACES/	
FOR 38 TOTAL SPACES	

MARTIN F.M. GRUMMER
REGISTERED ARCHITECT
No. 002044
21 OCT 2019

MARTIN F.M. GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE
ALBUQUERQUE, NM 87102
(505) 265-2507

PETERSON
PROPERTIES



ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

7200 MONTGOMERY BLVD NE
SHELL IMPROVEMENT, SUITE F
ALBUQUERQUE, NM 87110

CENTER SITE PLAN

DATE:
21 OCT 2019

DRAWN BY:
MFMG

CHECKED BY:

VERIFIED BY:

REVISIONS

NO.	DESCRIPTION

F

SHEET NO:
TCL2