

CITY OF ALBUQUERQUE



November 1, 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,

Based upon the information provided in your submittal received 10-31-2019, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
3. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
4. 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.
5. All bicycle racks shall be designed according to the following guidelines:
 - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
 - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - d. The rack allows varying bicycle frame sizes and styles to be attached.
 - e. The user is not required to lift the bicycle onto the bicycle rack.
 - f. Each bicycle parking space is accessible without moving another bicycle.
6. Bicycle racks shall be sturdy and anchored to a concrete pad.
7. A 1-foot clear zone around the bicycle parking stall shall be provided.
8. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

9. 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.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (**DTIS**)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

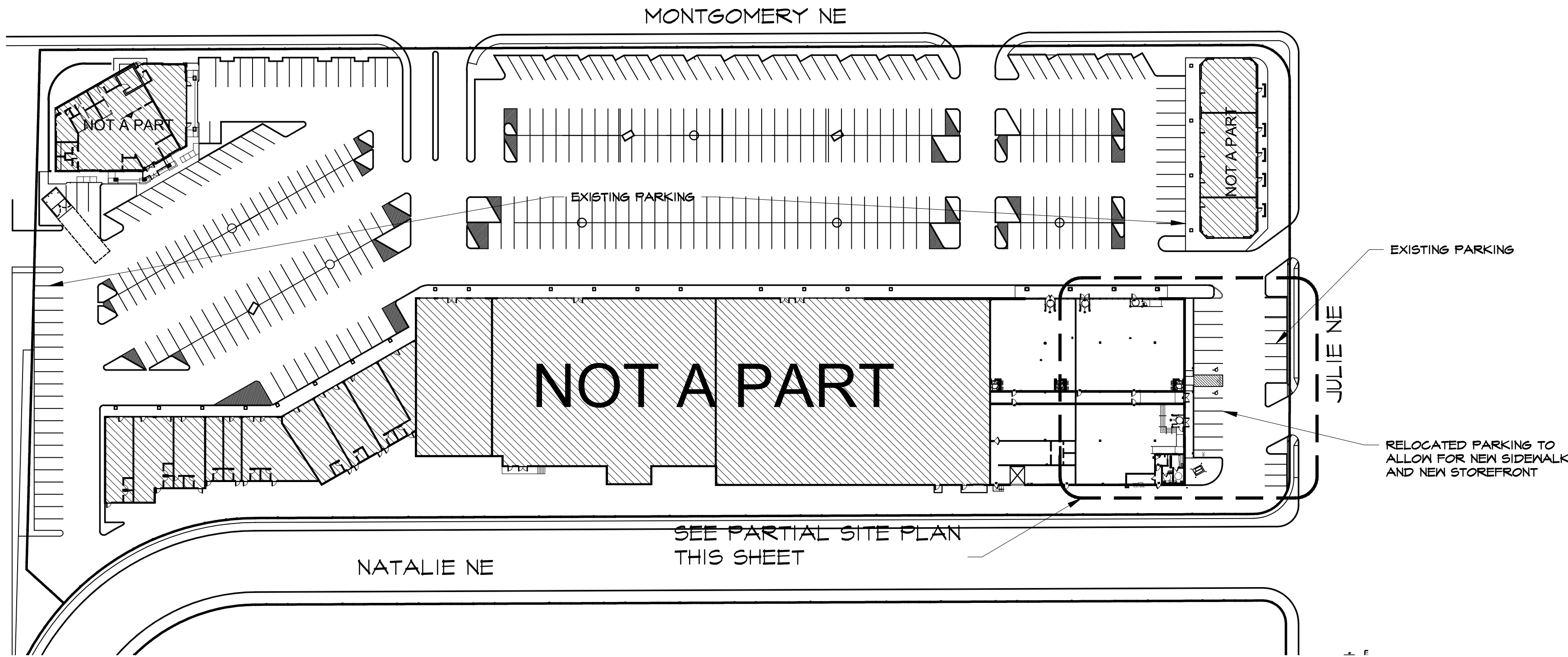
If you have any questions, please contact me at (505) 924-3675.

Sincerely,

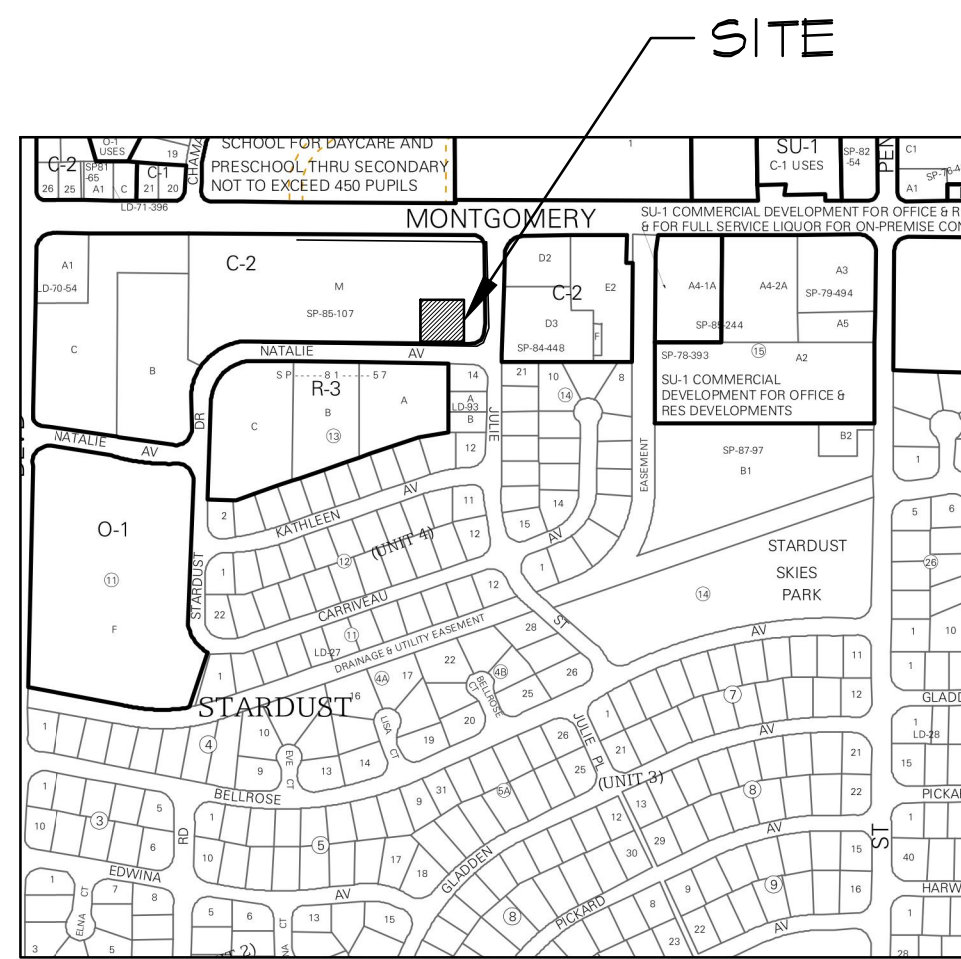
A handwritten signature in black ink, appearing to read 'Mojgan', with a long horizontal flourish extending to the right.

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

\MM via: email
C: CO Clerk, File



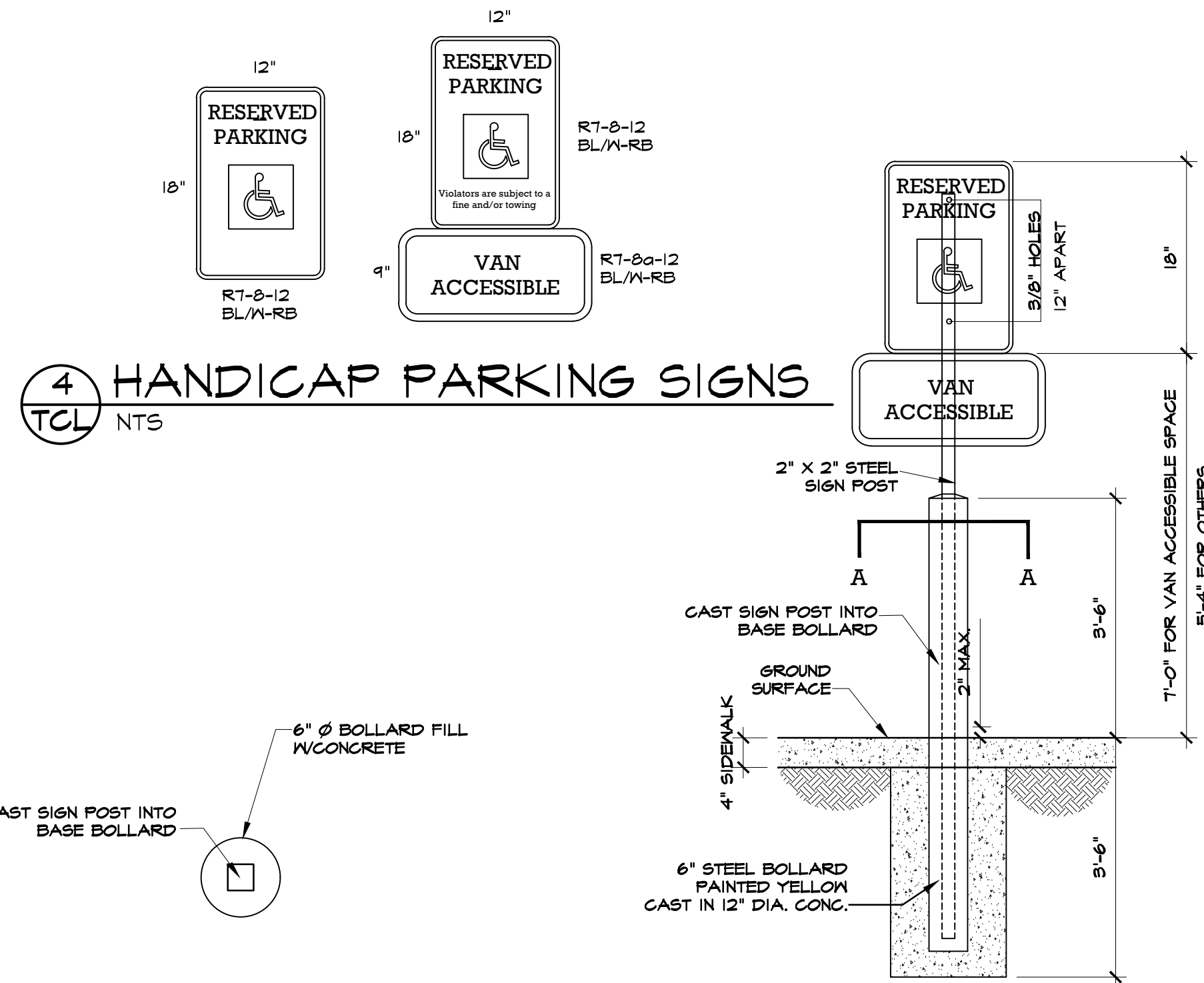
CENTER SITE PLAN



VICINITY MAP



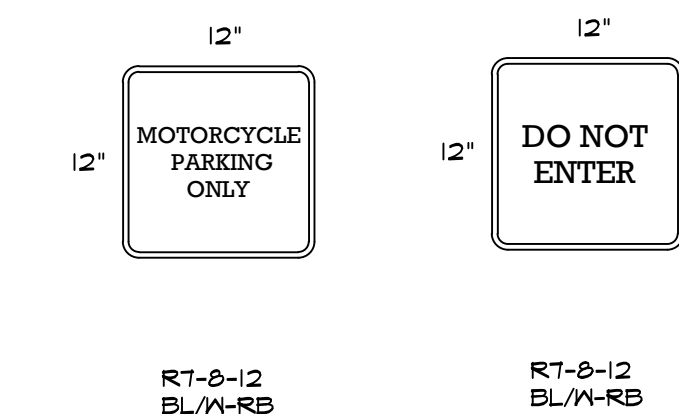
AERIAL



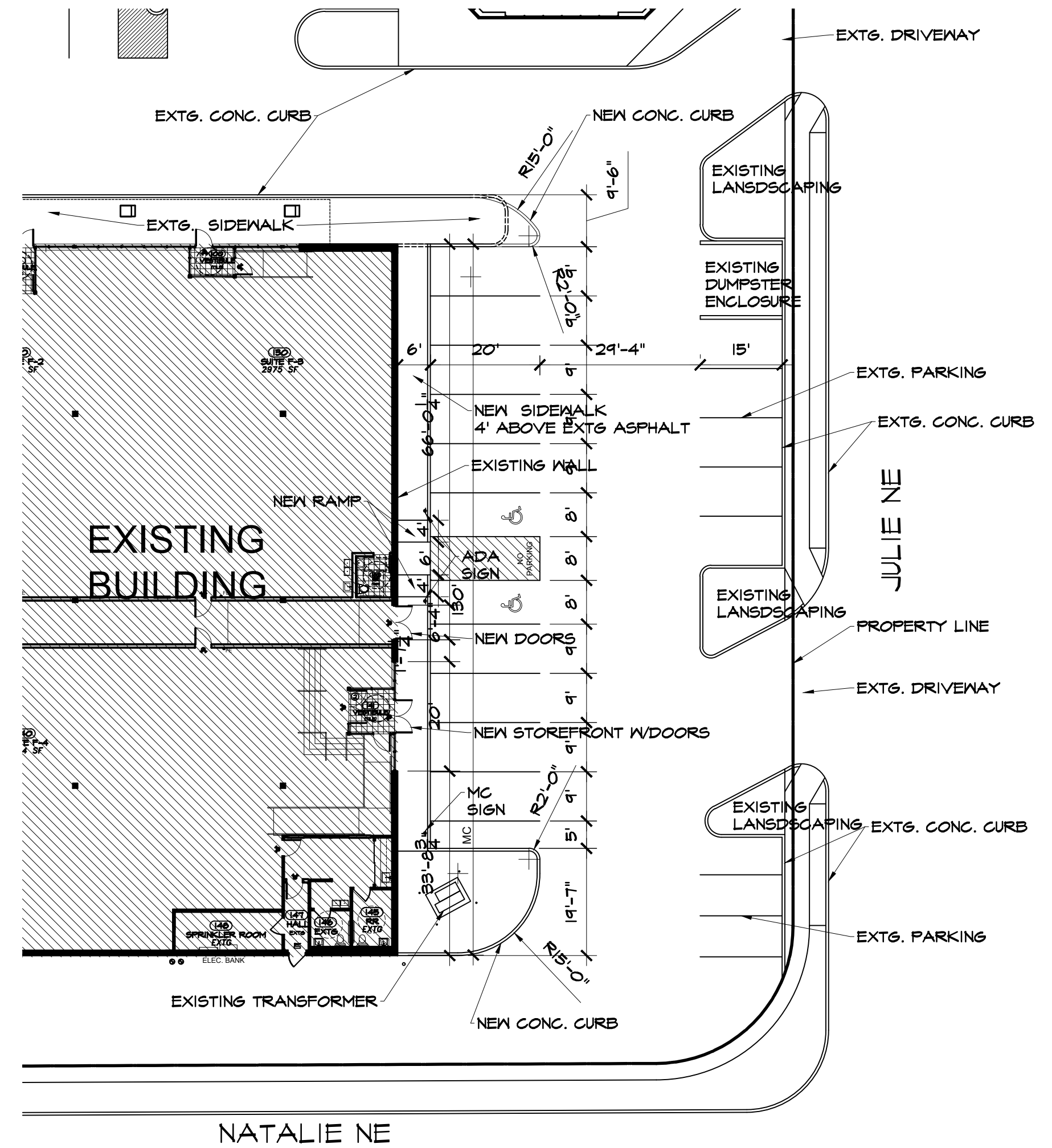
4 HANDICAP PARKING SIGNS

5 SECTION A-A

6 SIGN MOUNTING DETAIL



7 SIGN MOUNTING DETAIL



PARTIAL SITE PLAN

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

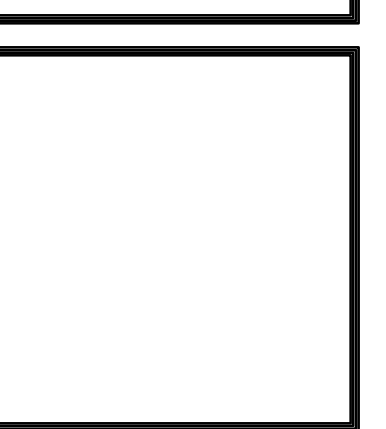
LEGAL DESCRIPTION
LOT M
STARDUST SKIES ADDITION
ALBUQUERQUE, NEW MEXICO
UPC#: 101906010051521203 6-19-Z

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.	243
EGRESS WIDTH (SECTION 1005)	
WIDTH REQUIRED	243 X 2 = 58.6"
WIDTH PROVIDED	384"
MINIMUM NUMBER OF EXITS (TABLE 1021.1)	
NUMBER REQUIRED	5
NUMBER PROVIDED	4
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)	
COMMON PATH OF EGRESS (SEC. 1029.8) > 50 OCC. 30 FT	



MARTIN F.M. GRUMMER
ARCHITECT
331 WILSON BLVD 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: MFMS
CHECKED BY:
VERIFIED BY:

REVISIONS	

SHEET NO:
F

TCL

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.