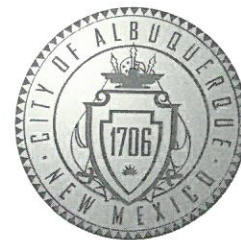


CITY OF ALBUQUERQUE



September 5, 2017

Kevin Degraauw R.A.
1 Chamisa Place
Corrales, NM 87048

Re: The 24's @ Uptown
2424 Louisiana Blvd NE
Traffic Circulation Layout
Architect's Stamp 05-23-17 (H19D001)

Dear Mr. Degraauw,

Based upon the information provided in your submittal received 9-5-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. 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 HC signs.
2. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please dimension all ADA access aisles.
4. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs for all one way paths.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz (505) 924-3981 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11 2016)

Project Title: The 24s Cn Ptown Building Permit #: 296-26552 Hydrology File #: H19D001

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 2424 Louisiana NE

Applicant: Sun Vista Enterprises Inc Contact: Irwin Harris

Address: 6801 Jefferson NE 87109

Phone#: 505-975-0782 Fax#: _____ E-mail: irwin@sunvista.net

Other Contact: Kevin DeGraauw AIA Contact: Kevin DeGraauw

Address: _____

Phone#: 505-453-8294 Fax#: _____ E-mail: KDEGRAAUW@att.net
can

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ 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

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 9/5/17 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

UNDERGROUND PARKING ACCESS CONTROL:

THE FOLLOWING IS THE EQUIPMENT THAT WILL CONTROL VEHICLE ENTRANCE AND EXIT OF THE UNDERGROUND PARKING:

- KEYCARD ACCESS CONTROL READER
- ENTRANCE DIRECTION GATE ARM
- EXIT DIRECTION GATE ARM
- VEHICLE DETECTION LOOPS
- 16' AUTOMATIC ROLL UP OVERHEAD DOOR
- TWO RED/GREEN LIGHT DIRECTIONAL TRAFFIC CONTROL (ONE LOCATED ABOVE THE ENTRANCE OVERHEAD DOOR FACING THE TOP OF THE RAMP, THE OTHER IS LOCATED IN THE PARKING GARAGE ON THE EAST WALL ADJACENT TO THE ROLL UP DOOR FACING THE PARKING SPACES.)

BI-DIRECTIONAL RAMP OPERATION SEQUENCE:

VEHICLE ENTERING:

- VEHICLE OCCUPANT SWIPES KEYCARD AS THEY APPROACH CLOSED ENTRANCE GATE ARM.
- IF THE DETECTION SYSTEM IS CLEAR OF ANY EXITING VEHICLES, THE DIRECTIONAL TRAFFIC CONTROL LIGHT WILL CHANGE TO GREEN FOR ENTRANCE AND RED FOR THE EXIT LOCATION.
- IF CLEAR THEN THE GATE ARM WILL RISE AND ALLOW ONE VEHICLE TO START DOWN THE RAMP. GATE ARM WILL LOWER AFTER LOOP DETECTOR IS ACTIVATED AFTER THE VEHICLE CLEARS THE ARM.
- ROLL UP OVERHEAD DOOR WILL OPEN TO ALLOW ACCESS TO PARKING AREA.
- ROLL UP OVERHEAD DOOR WILL CLOSE AFTER THE VEHICLE CLEAR THE DETECTION LOOP.
- THE DIRECTIONAL TRAFFIC CONTROL LIGHT WILL DEFAULT TO RED ON THE ENTRANCE LOCATION AND GREEN FOR THE EXIT LOCATION. ONCE A CARD SWIPE IS DONE AT THE ENTRANCE THE ENTRANCE LIGHT WILL CHANGE TO GREEN IF ALL OTHER DETECTION LOOPS ARE CLEARED.

VEHICLE EXITING:

- IF THE DIRECTIONAL TRAFFIC CONTROL LIGHT IS GREEN, THE VEHICLE WILL APPROACH THE ROLL-UP OVERHEAD DOOR TO ACTIVATE THE DOOR OPENER DETECTOR.
- ONCE DOOR IS OPEN THE VEHICLE WILL EXIT AND APPROACH THE EXIT GATE ARM AT THE TOP OF THE RAMP.
- ONCE THE VEHICLE HAS PASSED THE EXIT LOOP DETECTION, THE OVERHEAD ROLL UP DOOR WILL CLOSE.
- THE EXIT GATE ARM WILL RISE TO ALLOW ONE VEHICLE TO EXIT.

VEHICLE EXITING WHILE A VEHICLE IS AT THE TOP OF THE ENTRANCE:

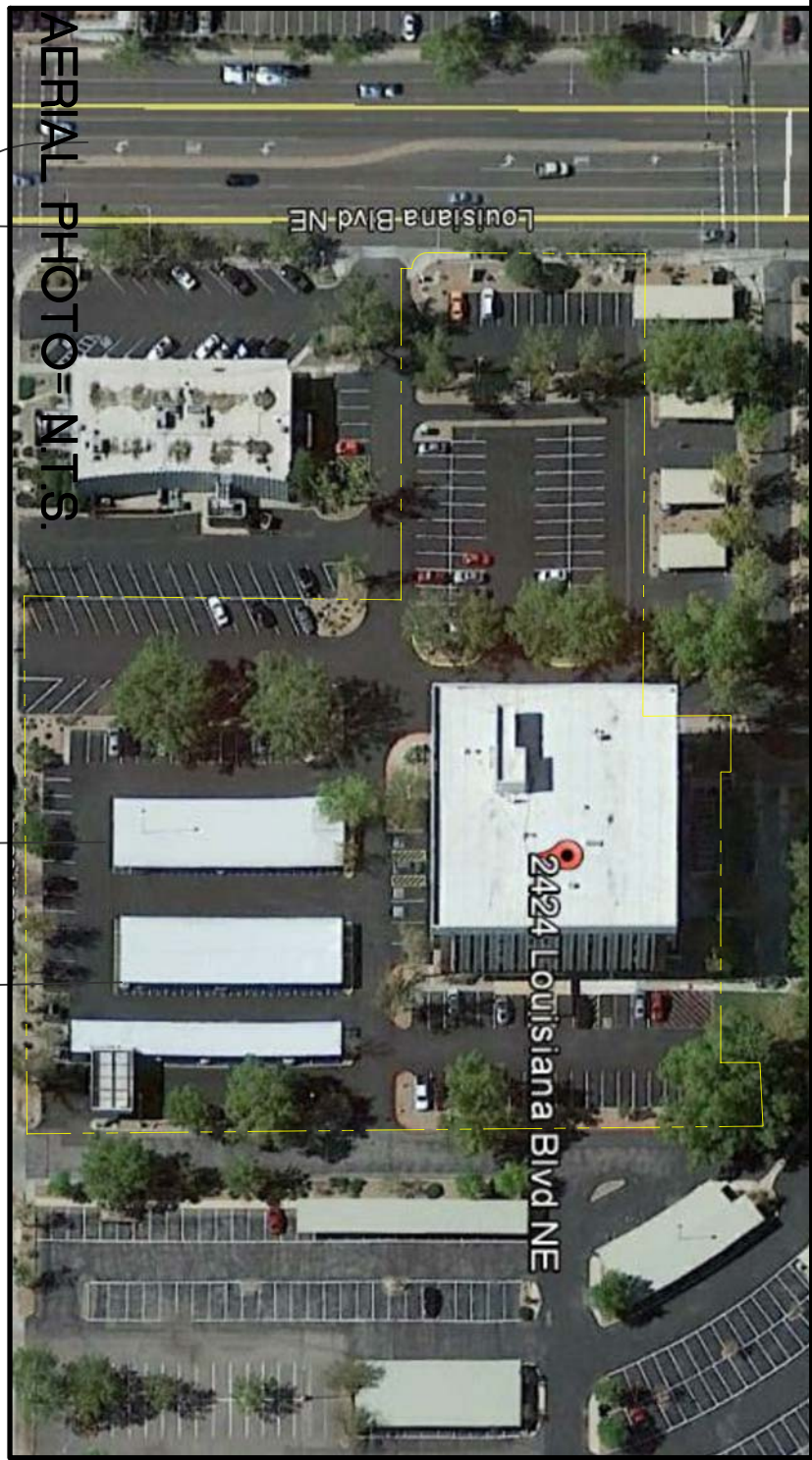
- IF THERE IS AN EXITING VEHICLE WHEN AN ENTERING VEHICLE APPROACHES THE ENTER GATE ARM. THE DIRECTIONAL TRAFFIC CONTROL LIGHT WILL STAY RED AND THE GATE ARM WILL NOT OPERATE AFTER THE SWIPE OF THE KEYCARD UNTIL EXITING VEHICLE HAS EXITED THE EXIT GATE ARM AND IT HAS LOWERED.

VEHICLE IS ENTERING WHEN A VEHICLE IS WANTING TO EXIT:

- IF THE ENTERING VEHICLE HAS ACTIVATED THE ENTER SEQUENCE THEN THE DIRECTIONAL TRAFFIC CONTROL LIGHT IN THE PARKING GARAGE WILL CHANGE TO RED AND VEHICLE THAT WANTS TO EXIT WILL HAVE TO HOLD CLEAR UNTIL THE ENTERING VEHICLE HAS ENTERED AND PARKED.
- AFTER THE ENTRANCE SEQUENCE HAS COMPLETED OPERATION. THE SYSTEM WILL DEFAULT BACK TO A GREEN DIRECTIONAL TRAFFIC LIGHT AND READY FOR EXITING VEHICLE.

EXISTING DRIVEPAD

LOUISIANA BLVD. NE



EXISTING DRIVEPAD

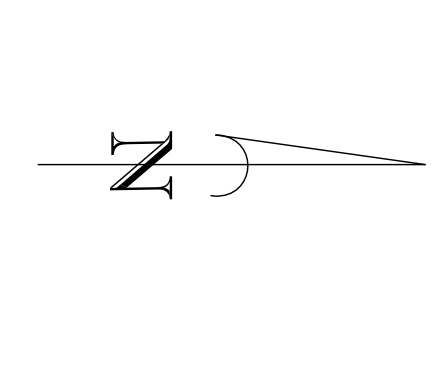
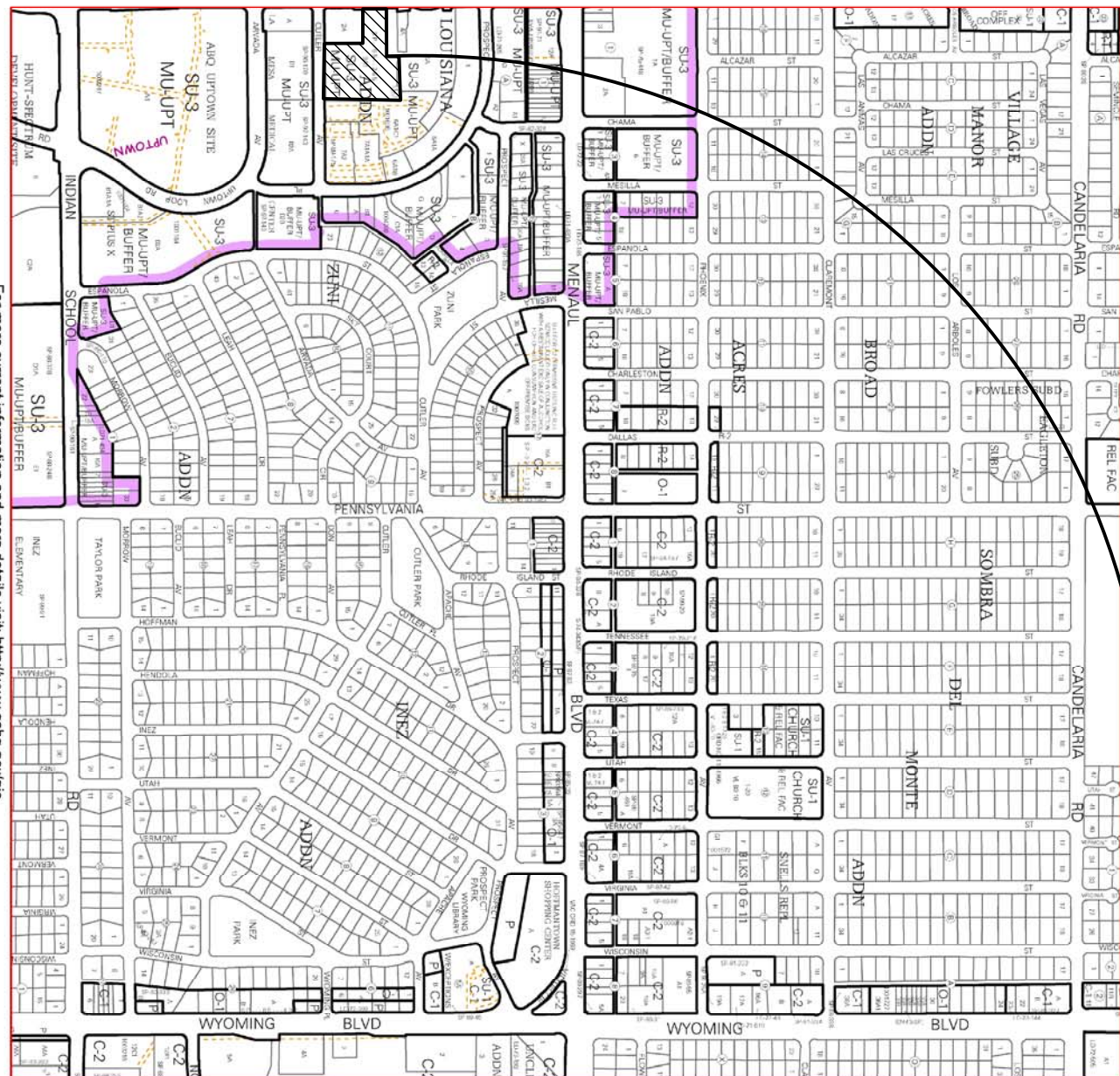
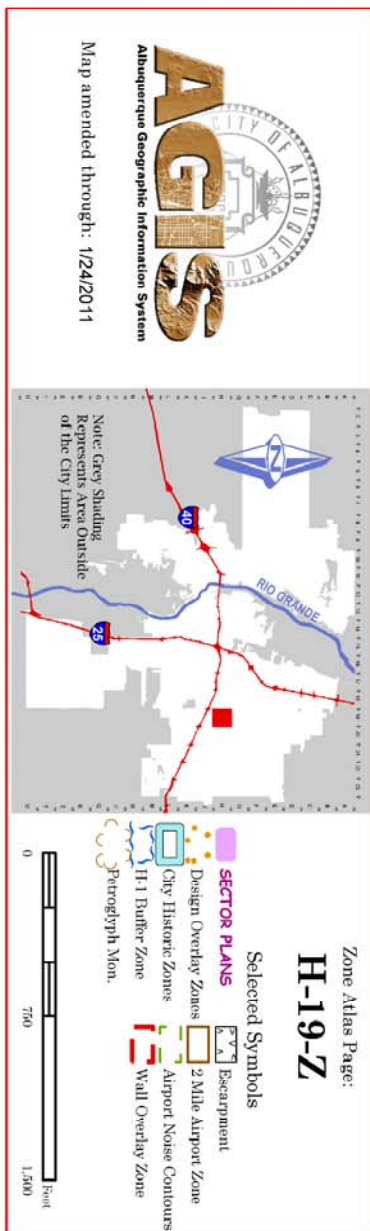
EXISTING INGRESS & EGRESS EASEMENT (02/09/94, C23-46)

EXISTING INGRESS & EGRESS EASEMENT (02/09/94, C23-46)

ZONING ATLAS PAGE

PROJECT LOCATION

ZONING DATA FOR SITE:
ZONING CLASSIFICATION- SU-3 MD- UPT
ZONING ATLAS PAGE- H-19-Z
ADDRESS: 2424 LOUISIANA BLVD NE
UPC: 101090903615503912
LEGAL: LT 3-A-1 BLK C 2ND CORRECTED PLAT OF LT 3-A-1, BLK C LOUISIANA SUBD REPEAT OF LOTS 3-A-1 & 6-A-1-D BLK C CONTAINING 3.0549 (AC +/-) OR 133.073 (SQ FT +/-)

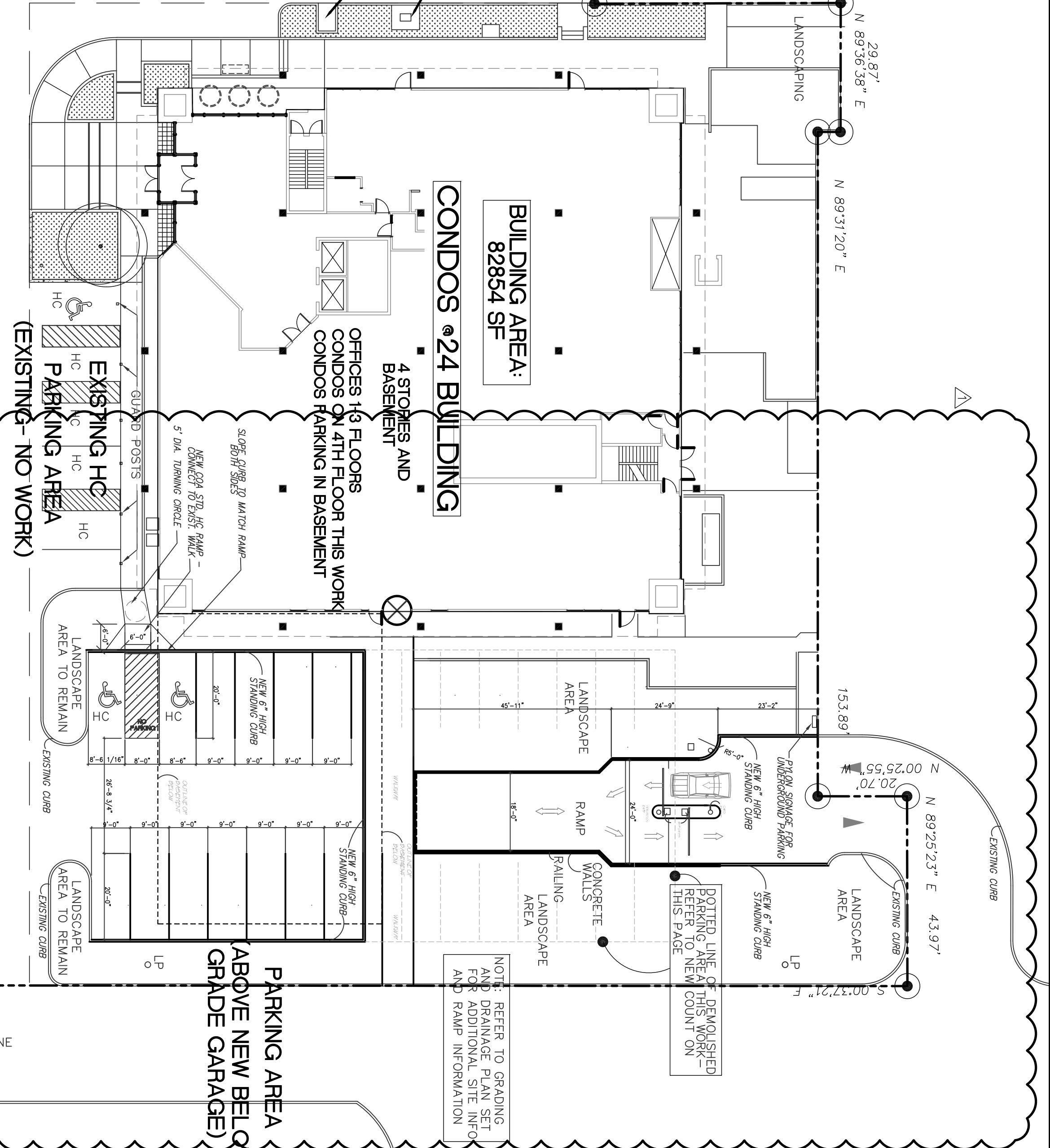


SITE PLAN- scale: 1'-20'

CUTLER AVE NE

DUMPSTERS TO REMAIN

EXISTING DRIVEPAD



PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE:

PER THE UPTOWN SECTOR DEVELOPMENT PLAN V-1 (PAGE 63), PARKING IS 2 SPACES PER 1000 SF (1,500 SF OF NET LEASABLE OFFICE SPACE, THE OFFICE PARK REQUIRES 4 PER 1000 SF OF NET LEASABLE OFFICE SPACE). STREET PARKING (16'-0" OF STREET PARKING) REQUIRES 16'-0" OF LEASABLE (5 PER 1000) FOR OFFICES. CARO IS MOST RESTRICTIVE, SO =11,619 + 15792 + 15792/200 = 216 SPACES TOTAL FOR OFFICE.
PER PART (24A), 2 SPACES PER DWELLING UNIT - 12 SPACES TOTAL.

A TOTAL OF 5 SPACES MUST BE MOTORCYCLE SPACES AND 8 DISABLED SPACES ARE REQUIRED PER THIS CODE.

220 SPACES ARE IN THIS COMPLEX AND ARE EXISTING TO REMAIN. 8 OF THESE ARE DESIGNATED HC SPACES AND 5 IS MOTORCYCLE. THERE ARE 12 SPACES IN THE NEWLY CREATED BASEMENT PARKING AREA FOR THE TENANT REQUIREMENTS, SO SUFFICIENT SPACES EXIST FOR THE EXISTING AND PROPOSED CHANGES WITH THIS TENANT. NO ADDITIONAL SITE WORK OR PARKING CHANGES WILL BE A PART OF THIS SCOPE OF WORK.

EXECUTIVE SUMMARY

SCOPE OF WORK:

THIS PROJECT IS LOCATED IN THE UPTOWN AREA OF ALBUQUERQUE, NEW MEXICO, NEAR THE CORNER OF LOUISIANA BLVD. IT IS SITUATED SPECIFICALLY ON THE NORTHWEST CORNER OF LOUISIANA BLVD AND CUTLER AVE NE.

THERE IS A SECTOR DEVELOPMENT PLAN THAT OVERLAPS THE SITE: THE UPTOWN SECTOR DEVELOPMENT PLAN.

THIS BUILDING WAS ORIGINALLY BUILT IN THE EARLY 80'S AS AN OFFICE/BANK BUILDING, AND IS SITUATED IN AN EXISTING OFFICE PARK WITH AMPLE PARKING, SHADY LANDSCAPING AND MATURE TREES. SOME COVERED PARKING HAS BEEN PROVIDED.

THE GOAL OF THE REDEVELOPMENT OF THIS BUILDING WITH A MULTI-USE ZONING IS TO BRING URBAN LIVING TO THE UPTOWN AREA. THE SCOPE OF MODIFICATIONS TO THE EXISTING BUILDING TO CONVERT TO A MULTI-USE BUILDING TO SIX CONVEYER FLOOR OFFICE SPACE TO SIX RESIDENTIAL CONDOMINIUM UNITS. THE MODIFICATION TO THE EXISTING BUILDING SCOPE OF WORK UNDER PERMIT NUMBER #2016-29115, IS TO CONVERT THE BASEMENT OFFICE SPACE TO STORAGE AND GARAGE PARKING. THIS PERMIT INCLUDES AN ADDITION TO EXTEND THE BASEMENT PARKING GARAGE AND ACCESS RAMP. THE ROOF OF THE BASEMENT ADDITION WILL BE A PARKING DECK WITH 132 RESIDENTIAL PARKING SPACES. THE EXISTING DECK WILL BE ACCESS CONTROLLED SECURED EXCLUSIVE PARKING FOR THE RESIDENTIAL CONDOMINIUM UNITS, ALLOCATED AT 2 SPACES PER UNIT FOR A TOTAL OF 12 SPACES AND ONE ADDITIONAL HANDICAP ACCESSIBLE SPACE.

TRAFFIC CIRCULATION REMAINS VIRTUALLY UNCHANGED, AS THE ONLY ADDITIONAL AREA UNDER CONSIDERATION IS THE NEWLY CREATED TECHNICALLY UNDERGROUND, THERE WAS A BANK TENANT ON THE FIRST FLOOR, AND THE DRIVE UP AREA WAS A REMOTE LOCATION IN THE SOUTHEAST CORNER OF THE PROPERTY. QUEUING OCCURRED IN A NORTH TO SOUTH ARRANGEMENT ALONG THE EAST SIDE OF THE WHICH IS NOW TO BE RESTRIPTED TO ANGLED PARKING SPACES- SEE PLAN FOR INFORMATION.

THE PROPOSED CIRCULATION CHANGE WOULD BE TO USE THIS QUEUING LANE AS THE RAMP ACCESS TO THE NEWLY CREATED PARKING BASEMENT, GIVING EXCLUSIVE ACCESS TO THE RESIDENTIAL SUITES. PLUS A GUEST PARKING THAT IS HC ACCESSIBLE. THE SPACES LOST ABOVE ARE TECHNICALLY DISPLAYED INTO THE BASEMENT SO NO LOSS IN PARKING IS EXPERIENCED, AND MOST OF THE EXISTING UNDERGROUND PARKING SPACES IN THE BASEMENT AS SHOWN ON THE PLAN.

THIS WORK WILL HAVE ZERO IMPACT ON ADJACENT SITES AS LESS PARKING IS REQUIRED FOR RESIDENTIAL SUITES THAN OFFICE PARKING AND MORE THAN ENOUGH PARKING EXISTS FOR EITHER FUNCTION. LESS TRAFFIC FLOWS ARE THE RESULT SO NO IMPACT STUDIES SHOULD BE REQUIRED. NO VARIANCES WOULD BE REQUIRED FOR THIS TYPE OF WORK EITHER AS THERE IS NO SPECIFIC MENTION AGAINST ALLOWING UNDERGROUND PARKING IN EITHER THE UPTOWN SECTOR PLAN OR THE CITY OF ALBUQUERQUE OFF STREET PARKING CODE.

NO ADDITIONAL SITE WORK OR PARKING CHANGES WILL BE REQUIRED FOR THIS PROJECT. THIS FUTURE DEVELOPMENT IN THIS PROPERTY WILL BE SUBMITTED UNDER THE UPTOWN SECTOR DEVELOPMENT PLAN AND THE CITY OF ALBUQUERQUE REQUIREMENTS.

APPROVALS:

DRAWING DATE:
05/23/17



THE 24s @UPTOWN- SHELL ONLY PACKAGE
TRAFFIC CIRCULATION LAYOUT
ALBUQUERQUE, NM
PERMIT DRAWINGS

PROJECT #1614

KEVIN DEGRAAUW,
AIA NCARB

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CORRALES, NM 87048
(505)453-8294 (P)

ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
KDEGRAAUW@HOTMAIL.COM

TCL

DRAWING NUMBER