

CITY OF ALBUQUERQUE



June 9, 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 06-01-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The proposed parking spaces located at the east entrance of the parking garage must be removed.
2. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
3. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
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 HC signs.
5. 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)
6. 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.
7. A ramp with a 5' radius located behind the ramp must be provided at the above ground ADA access aisle.
8. 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.
9. Provide dimensions and radii for the one way entrance to the new above ground parking area.
10. Signage for above and underground parking must be provided.
11. Please provide a note and details regarding the access control to the underground parking.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



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

mao via: email
C: CO Clerk, File

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EXISTING DRIVEPAD

LOUISIANA BLVD. NE



PARKING AREA
(EXISTING- NO WORK)

PARKING AREA
(EXISTING- NO WORK)

BUILDING AREA:
82854 SF

CONDOS #24 BUILDING

4 STORIES AND BASEMENT
OFFICES 1-3 FLOORS
CONDOS ON 4TH FLOOR THIS WORK
CONDOS PARKING IN BASEMENT

PARKING AREA
(ABOVE NEW BELOW
GRADE GARAGE)

PARKING AREA
(EXISTING- NO WORK)

PARKING AREA
(EXISTING- NO WORK)

PARKING AREA
RESTRIPING PART OF THIS WORK

PARKING AREA
(EXISTING- NO WORK)

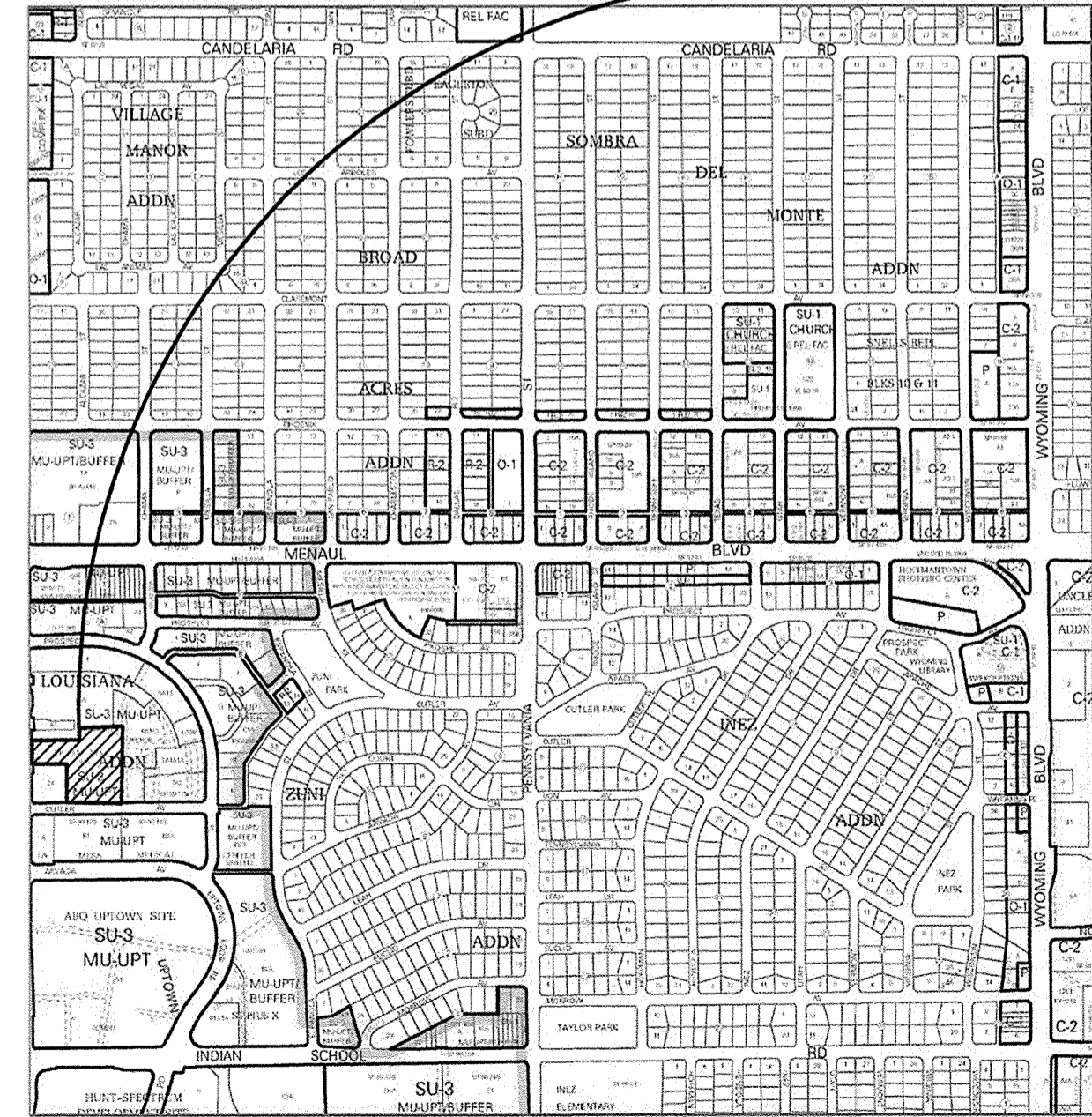
COVERED PARKING AREA
(EXISTING- NO WORK)

COVERED PARKING AREA
(EXISTING- NO WORK)

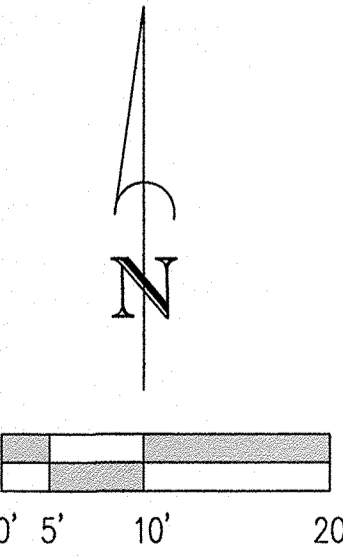
COVERED PARKING AREA
(EXISTING- NO WORK)

PARKING AREA
RESTRIPING QUEUING LANE

ZONING ATLAS PAGE:



ZONING DATA FOR SITE:
ZONING CLASSIFICATION- SU-3 MU- UPT
ZONING ATLAS PAGE- H-19-Z
ADDRESS: 2424 LOUISIANA BLVD NE
UPC: 101905903615530912
LEGAL: LT 3-A-1 BLK C 2ND CORRECTED PLAT
OF LT 3-A-1, BLK C LOUISIANA SUBD REPLAT
OF LOTS 3-A & 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-J (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 AND PER CABO #14-16-3-1 "OFF
STREET PARKING REGULATIONS", PART (21)
REQUIRES ONE SPACE PER 200 SF NET
LEASABLE (5 PER 1000) FOR OFFICES. CABO
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 PERMIT.

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 NORTH OF INTERSTATE 40 AND EAST
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
OVERLAYS 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
MODIFICATIONS TO THE EXISTING BUILDING SCOPE OF
WORK UNDER PERMIT # 2016-26552, IS TO
CONVERT THE FOURTH 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 13
SPACES. THE UNDERGROUND PARKING GARAGE 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
CONSUMED OR CHANGED BY THIS EFFORT IS NOW
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
DISPLACED INTO THE BASEMENT SO NO LOSS IN
PARKING IS EXPERIENCED, AND MOST OF THE
EASTERN LOT IS RESTRUCTURED ABOVE 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 A PART OF THIS SCOPE OF WORK. ANY
FUTURE DEVELOPMENT TO THIS PROPERTY WILL BE
SUBMITTED UNDER THE UPTOWN SECTOR
DEVELOPMENT PLAN AND THE CITY OF
ALBUQUERQUE REQUIREMENTS.

APPROVALS:

KEVIN DEGRAAUW,
AIA NCARB

1 CHAMISA PLACE
CORRALES, NM 87048
(505)453-8294 (P)

ARCHITECTURE
PLANNING
CONSTRUCTION MANAGEMENT
KDEGRAAUW@HOTMAIL.COM

REVISION DATE:

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



DRAWING DATE:
05/23/17

DRAWING NUMBER

TCL

KEYED NOTES

1. RELOCATED FIRE RISER TO THIS AREA- ALL WORK TO BE DESIGNED AND PERFORMED UNDER SEPARATE SHOP DRAWINGS APPROVED BY THE FIRE MARSHAL
2. DIRECTIONAL EXIT SIGN WITH 90 MIN BATTERY BACKUP
3. FIRE EXTINGUISHER- 2A-10-BC IN SEMI RECESSED CABINET OR BRACKET
4. NO FINISH WORK, WALLS OR WORK THIS PERMIT
5. REMOVE CONCRETE BASEMENT WALL TO EXTENTS SHOWN. REFER TO STRUCTURAL FOR BRACING OPENING.
6. LOCATION OF EXISTING ELEVATORS- EXISTING 90 MINUTE HOISTWAY ENTRANCE TO REMAIN
7. PROVIDE CARD ACCESS AT THIS DOOR- DOOR LOCK MUST DENERGIZE UNDER FIRE ALARM CONDITIONS AND PER FIRE CODE
8. NEW OVERHEAD MOTORIZED ROLL UP DOOR, STEEL SECURITY DOOR OR SECTIONAL PER OWNER REQUEST. CONTRACTOR TO COORDINATE MODEL AND MFR. REFER TO ELECTRICAL FOR POWER.
9. NEW CONCRETE DECK PATIO- EXTEND TO EXTENTS SHOWN ON STRUCTURAL DRAWINGS
10. VERIFY EXIT SIGN AND EMERGENCY LIGHTING WITH 90 MINUTE BATTERY BACKUP IN PLACE THIS LOCATION
11. NOT USED
12. NEW PARKING STRIPING AS SHOWN
13. NEW TRENCH DRAIN WITH TRAFFIC GRADE GRATE- LOCATE PER CIVIL AND PLUMBING DRAWINGS TO DRAIN
14. EXISTING DOOR AND FRAME TO REMAIN- REPAIR/REPAINT AS REQUIRED- VERIFY PANIC HARDWARE IS IN PLACE
15. EXISTING MECHANICAL ROOM- NO WORK THIS PERMIT
16. NEW 3'-0" TALL PAINTED SCHEDULE 40 PIPE STEEL GUARD RAIL ON 8" CONCRETE CURB, FULLY WELDED 2" VERTICALS AT 5'-0" CENTERS, WITH 1.5 INCH HORIZONTALS ON 5" CENTERS. GRIND SMOOTH ALL WELDS AND PAINT
17. NEW BASEMENT EXPANSION ADDITION AND ENTRY RAMP- REFER TO STRUCTURAL AND CIVIL FOR ADDITIONAL INFO.
18. NEW EXIT PASSAGEWAY- 1 HOUR RATED WALLS AND CEILING.

NOTE: CEILING STRUCTURE IS CONCRETE TEES (EXISTING) WHICH MEET THE 1 HOUR HORIZONTAL SEPARATION REQUIREMENT PER TABLE 508.4, FOR SPRINKLERED SPACE

NOTE: RESTROOMS FOR THIS SPACE ARE ON THE FLOOR ABOVE IN THE LOBBY OF THE FIRST FLOOR- ALLOWED UNDER IBC 2902.3.2

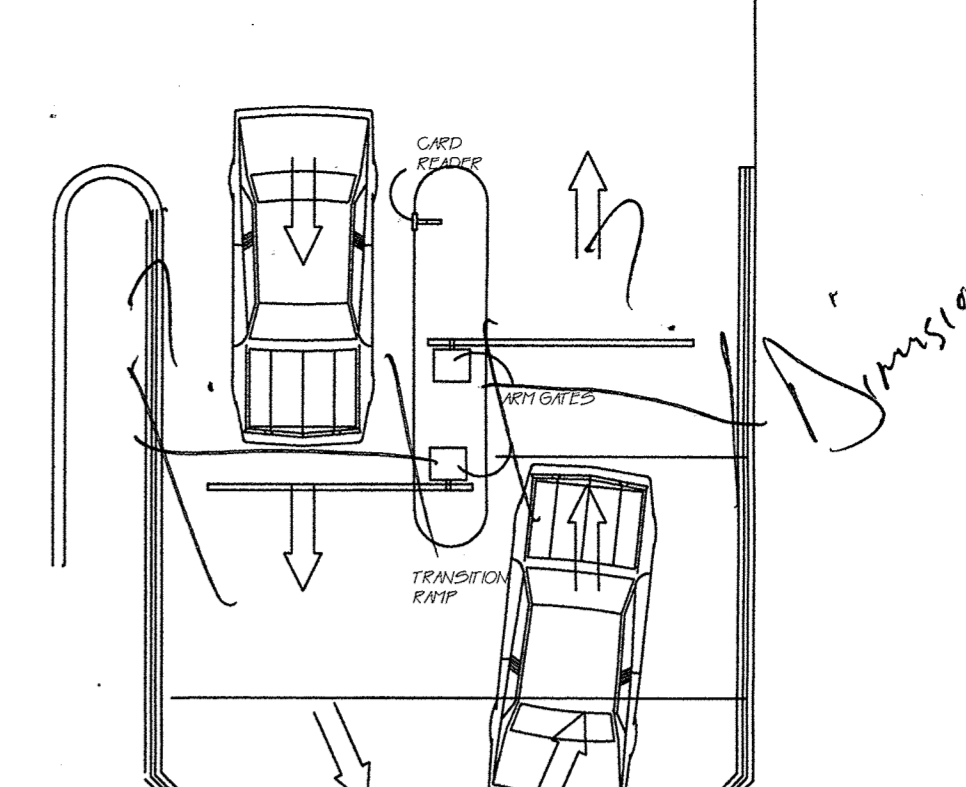
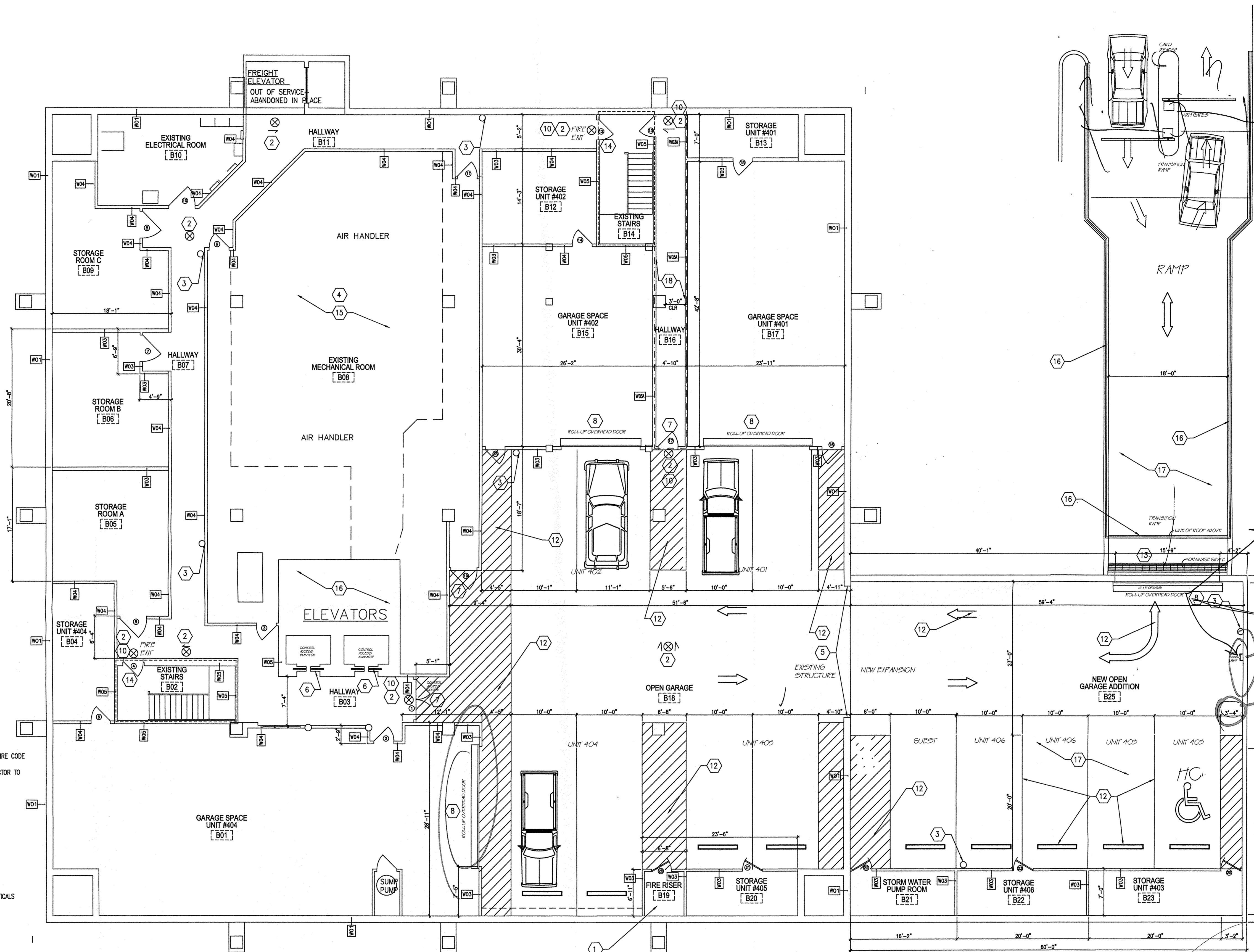
1
A-3

FLOOR PLAN

1/8"=1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW 1 HOUR RATED DEMISING WALL BETWEEN SUITES
- EXISTING 2 HOUR VERTICAL ENCLOSURE
- NEW UNRATED WALL



Light will notify driver as to exit or enter when 18" drive is clear

Turnkey is clear

Not wide enough for van etc

Std H.C 13'-11"

Parking given only vehicle by hand on 4th floor only each space has its

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REVISION DATE:

THE 24S @UPTOWN- SHELL ONLY PACKAGE
BASEMENT FLOOR PLAN
ALBUQUERQUE, NM
PERMIT DRAWINGS

PROJECT #1614

DRAWING DATE:
09/21/16

DRAWING NUMBER

A-3