CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 7, 2022

Martin Grummer, RA Martin FM Grummer Architect 331 Wellesley PI NE Albuquerque, NM 87106

Re: Piatanzi Courtyard 1402 Girard Blvd. NE Traffic Circulation Layout Architect's Stamp 06-30-2022 (J16-D024)

Dear Mr. Grummer,

The TCL submittal received 07-7-2022 is approved for Building Permit with. 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 <u>Drainage and Transportation Information Sheet</u> 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.

www.cabq.gov Sincerely,

PO Box 1293

Albuquerque

NM 87103

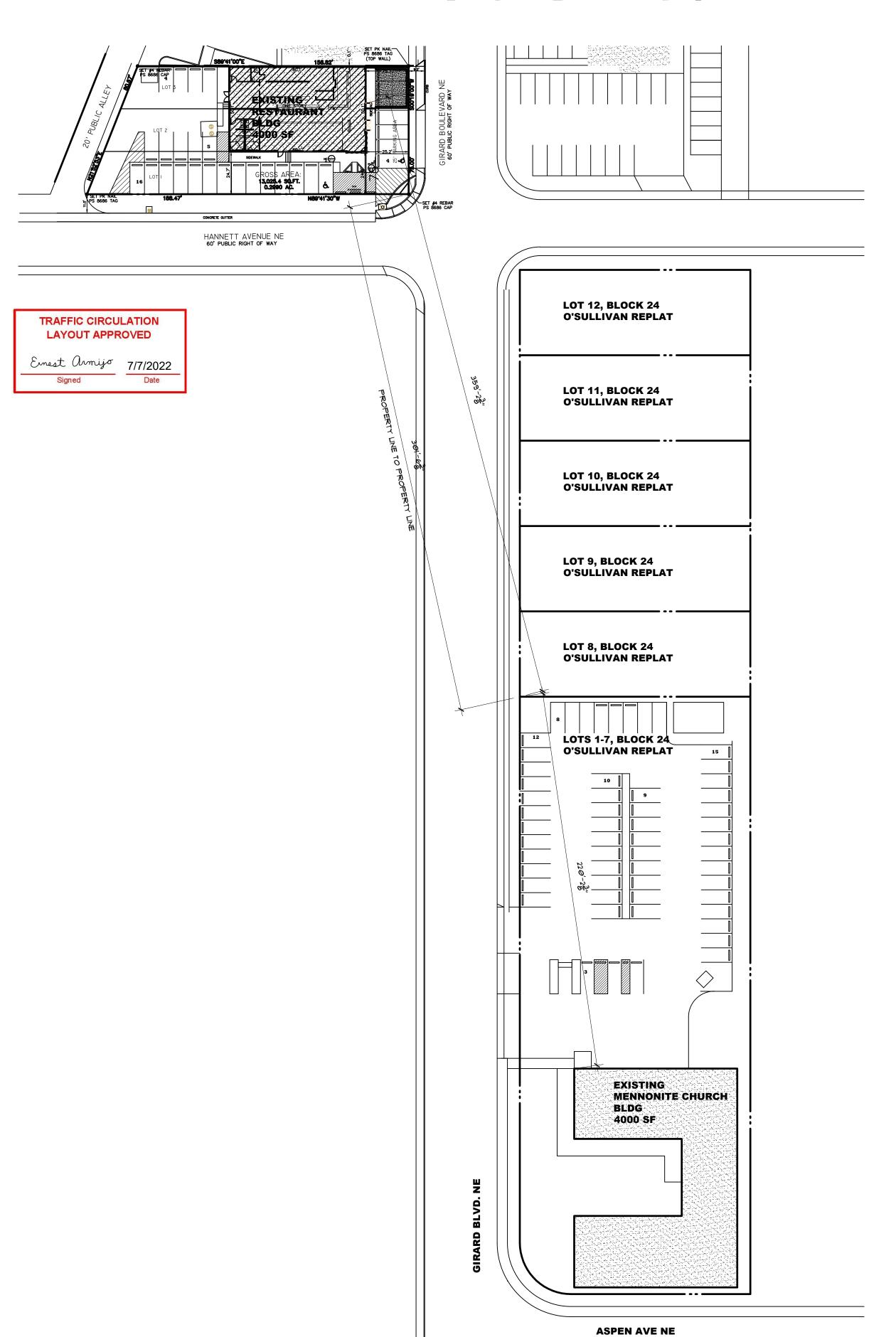
Ernest Armijo, P.E.

Principal Engineer, Planning Dept. Development Review Services

C: CO Clerk, File

PETE LUKES - PIATANZI REST. SITE COURTYARD 1403 GIRARD BLVD. NE

PROVIDED TOTALS



" = 4 *0*

BLOCK PLAN

SCOPE OF WORK

ADD OUTDOOR COURTYARD AS SHOWN

DRAWING INDEX

BLOCK PLAN

A1.2 SITE PLAN A1.3 ENLARGED COURTYARD PLAN

PLUMBING FIXTURE COUNT - PLATANZI RESTAURANT OCCUPANCY WATER CLOSETS LAVATORIES FEMALE RATIO LOAD RATIO MALE RATIO MALE RATIO FEMALE | RATIO | FOUNTAIN | SINK 105 0.707 | PER 15 0.707 A-2, REST. 1/500 0.265 1 PER 200 -1, KITCHEN 0.04 1/400 0.018 0.04 | 1 PER 100 0.04 1 PER 100 0.04 1 PER 100 1 PER 100 0.02 | 1 PER 100 S-2, STORAGE PER 100 0.02 0.02 1 PER 100 0.02 1/1000 0.002 PER 100 0.24 | 1 PER 15 A-2, PATIO 36 0.24 10.09 0.09 1/500 *0.0*72 1 PER 200 1 PER 200 0.98 0.415 0.197 0.415 REQUIRED TOTALS

	1403 GIRARD BLYD NE ALBUQUERQUE, NM 87106			
J	LEGAL DESCRIPTION			
	LOTS 1,2,\$3, BLOCK 1 VISTA LARGA SUBD CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO			
	UPC#: 101605825240021401			
	ZONING			
	MX-M			
	J-16-Z			
	BUILDING AREAS			
	RESTAURANT BLDG: 3,895 9F			

ADDRESS

ANSI NOTES (ANSI A117.1 - 2009)

309.4 OPERABLE PARTS

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS (22.2 N) MAXIMUM.

404.2.4 THRESHOLDS AT DOORWAYS

IF PROVIDED, THRESHOLDS AT DOORWAYS SHALL BE 1/2 INCH (13 MM) MAXIMUM IN HEIGHT. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH SECTIONS 302 AND 303.

404.2.6 DOOR HARDWARE

HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

404.2.7 CLOSING SPEED

404.2.7.1 DOOR CLOSERS

DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MIN. 404.2.7.1 SPRING HINGES

DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 10 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

404.2.8 DOOR-OPENING FORCE

FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS: 1. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N) MAXIMUM

2. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N) MAXIMUM THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED

606.4 FAUCETS

J-16-Z

	MPLY WITH SECTION 309. HAND-OPERATED METERING MAIN OPEN FOR 10 SECONDS MINIMUM.
TAUCETO OFFALE INC.	TAIN OF ENTITIES SECONDS FINANCIAL.
PIATANZI SITE	MENNONITE CHURCH SITE
TINDIAN SCHOOL	RD 9-7/221 97-78-20 PJ. 98-7/220 C PJ. 98-91-22 PJ. 98-7/221 98-7/220 C PJ. 98-91-22 PJ. 98-7/220 C PJ. 98-91-22 PJ. 98-7/220 PJ. 98-7/20
CORNO DE 10 10 10 10 10 10 10 10 10 10 10 10 10	R-1C
R-10 S R-	DDD Q
UNM GOLF COURSE (3) (7) (8) (8) (8) (8) (8) (8) (8) (8) (8) (8	13 3 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
R-MH & MOUNTAIN FD	19 11 12 20 21 20 31 20
VICINITY MAP	NTS

PARKING CALCULATIONS

PIATANZI RESTAURANT 3,895 SF @ 8/1000 = 31.16 = 31 SPACES MENNONITE CHURCH 9394 SF-182 SEATS @ 1/4 = 45.5 = 46 SPACES TOTAL REQUIRED 17 SPACES

> SHARED SPACES FACTOR (TABLE 5-5-3) FOOD/BEVERAGE AND INSTITUTIONAL = 1.2

17/1.2 = 64.17 ROUNDS DOWN TO <u>64</u> REQUIRED SPACES WITHIN 330 FT PER SECTION 4-5(F)(1)(A) 10 TOTAL SPACES PROVIDED = 86 SPACES PROVIDED

FIRE MARSHAL

I.SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, OR AN OTHER FIRE RELATED SYSTEM.

2.THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED WHEN REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE.

3.FIRE EXTINGUISHERS (IFC TABLE 906.3.1) 1/ 3000 SF TWO 2A10BC REQUIRED

MAXIMUM TRAVEL DISTANCE = 15'

CODE ANALYSIS	
APPLICABLE CODES	
2015 INTERNATIONAL BUILDING CODE	
2015 NEW MEXICO BUILDING CODE (TITLE 14)	
2009 ANSI	
OCCUPANCY GROUP A-2, RESTAURANT	
TYPE OF CONSTRUCTION (CH.6) V-B, SF	PRINKLED
BUILDING ALLOWABLE AREA (TABLE 506.2)	
TABULAR BASE M SINGLE STORY, TYPE II-B	6,000 SF
INCREASE DUE TO FRONTAGE (SEC. 506.3)	4,5 <i>00</i> SF
TOTAL ALLOWABLE AREA	10,500 SF
AREA OF EXISTING BUILDING	3,922 SF
AREA OF NEW PATIO	538 SF
OCCUPANT LOAD (TABLE 1004.1.2)	
RESTAURANT 1,583 SF/15	105.5 000
KITCHEN 1,380 SF/200	6.9 OCC
STORAGE 450 SF/300	1.5 OCC
OCCUPANT LOAD	113.9 OCC
PATIO (A-2) 538 SF/15	35.87 OCC
NEW OCCUPANT LOAD	149.77 000
2 EXIT REQUIRED 3 EXITS PROVID	
150 @ .2 1 - 30 REQUIRED - 128 PROVI	フE レ
OCCUPANCY SEPARATION	
NOT REQUIRED BETWEEN A-2	
MAXIMUM TRAVEL DISTANCES	
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	200 FT
COMMON PATH OF EGRESS (TABLE 1016.2.1)	75 FT
FIRE EXTINGUISHERS (IFC TABLE 906.3.(1))	
1/ 3000 SF TWO 2A-10BC REQUIRE	D
MAXIMUM TRAVEL DISTANCE = 75'	



ARCHITECT 331 WELLESLEY PLACE NE

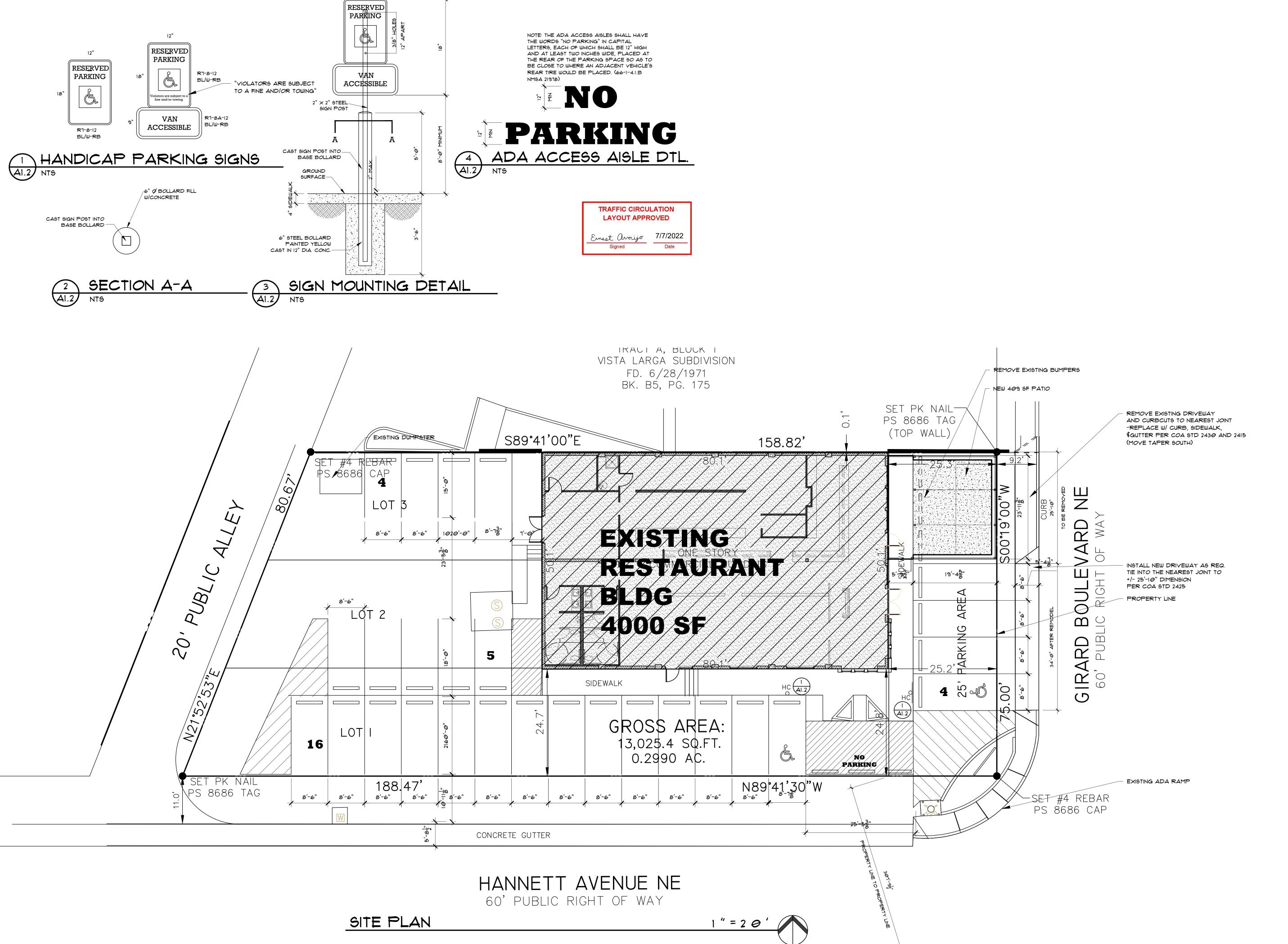
07 OURTYARD RD BLVD NE JE, NM 871(

30 JUNE 2022 CHECKED BY:

VERIFIED BY:

REVISIONS





MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PLACE NE

ALBUQUERQUE, NEW MEXICO 87106 (505) 265–2507

T. DRAWING ARE NOT TO BE SCAL

PIATANZI COURTYARD
1402 GIRARD BLVD NE
ALBUQUERQUE, NM 87107

<u>\alpha} \begin{array}{c} \overline{\chi} \ove</u>

DATE:

30 JUNE 2022

DRAWN BY:

MFMG

CHECKED BY:

REVISIONS

VERIFIED BY:

TCL

SHEET NO:
A1.2