

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 16, 2024

Ron Hensley, PE
THE Group
300 Branding Iron Rd SE

**Re: Triskelion Group Building
4805 All Saints Rd NW
TCL
Engineer's Stamp 12-18-23 (C13D016D)**

Dear Mr. Hensley,

The TCL submittal received 1-4-24 is approved for Building Permit by Transportation. 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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 the PLNDRS@cabq.gov 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.

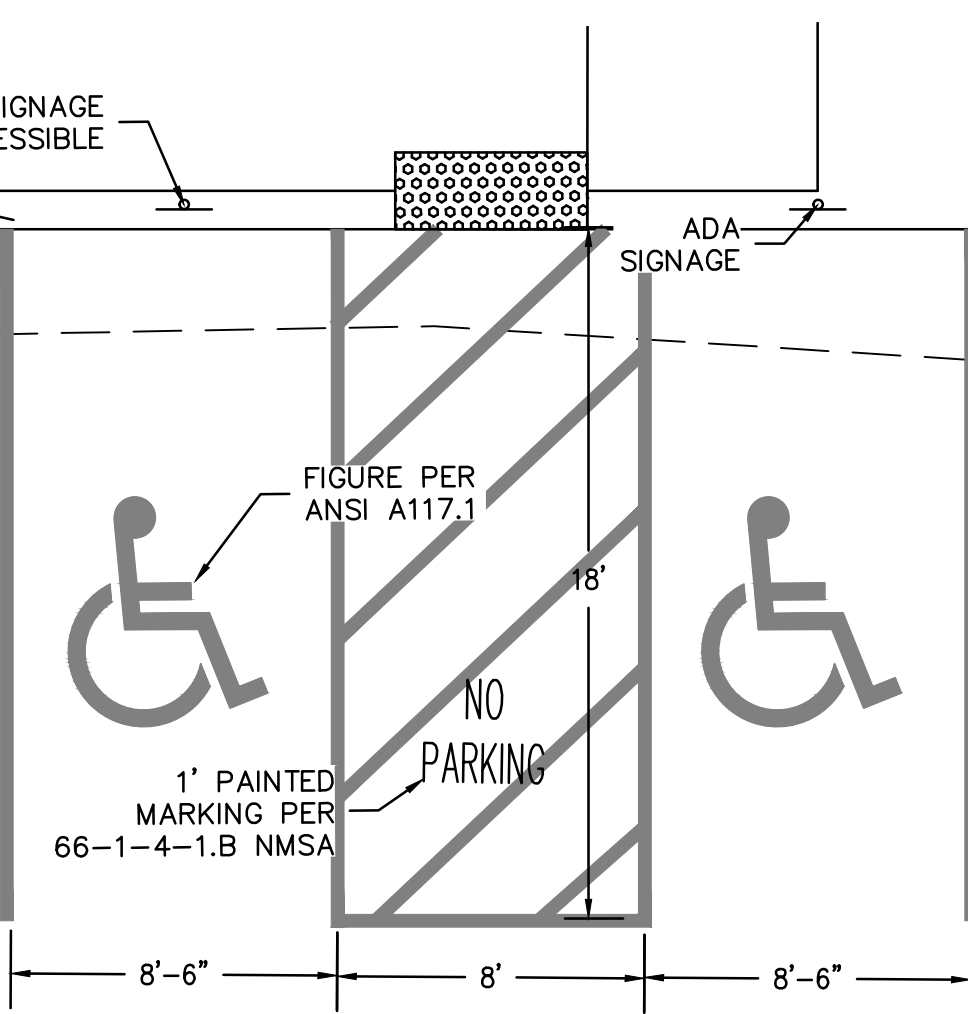
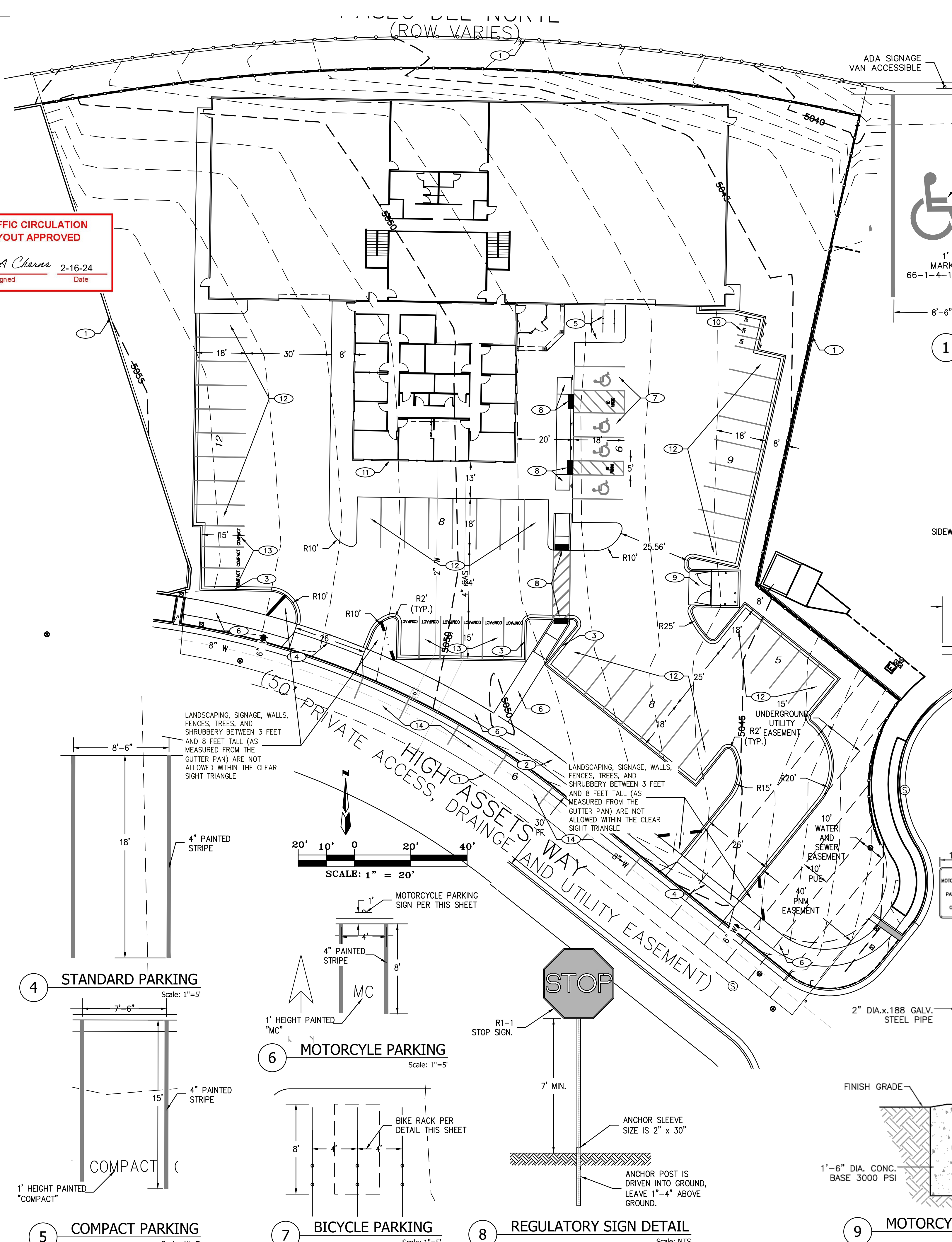
Sincerely,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

TRAFFIC CIRCULATION LAYOUT APPROVED

Curtis A. Charne 2-16-24
Signed Date

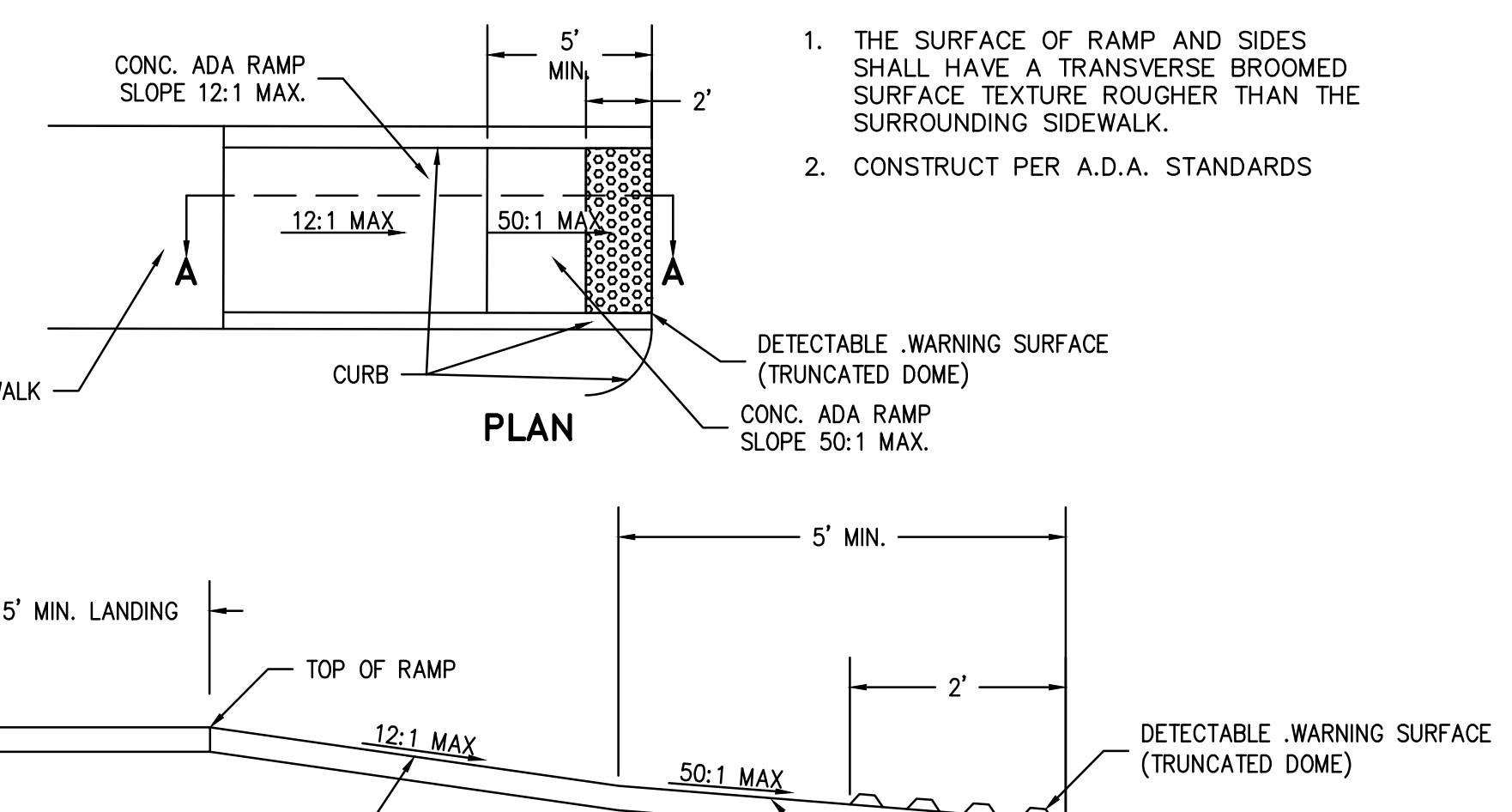


1 ADA PARKING DETAIL
Scale: 1"=5'

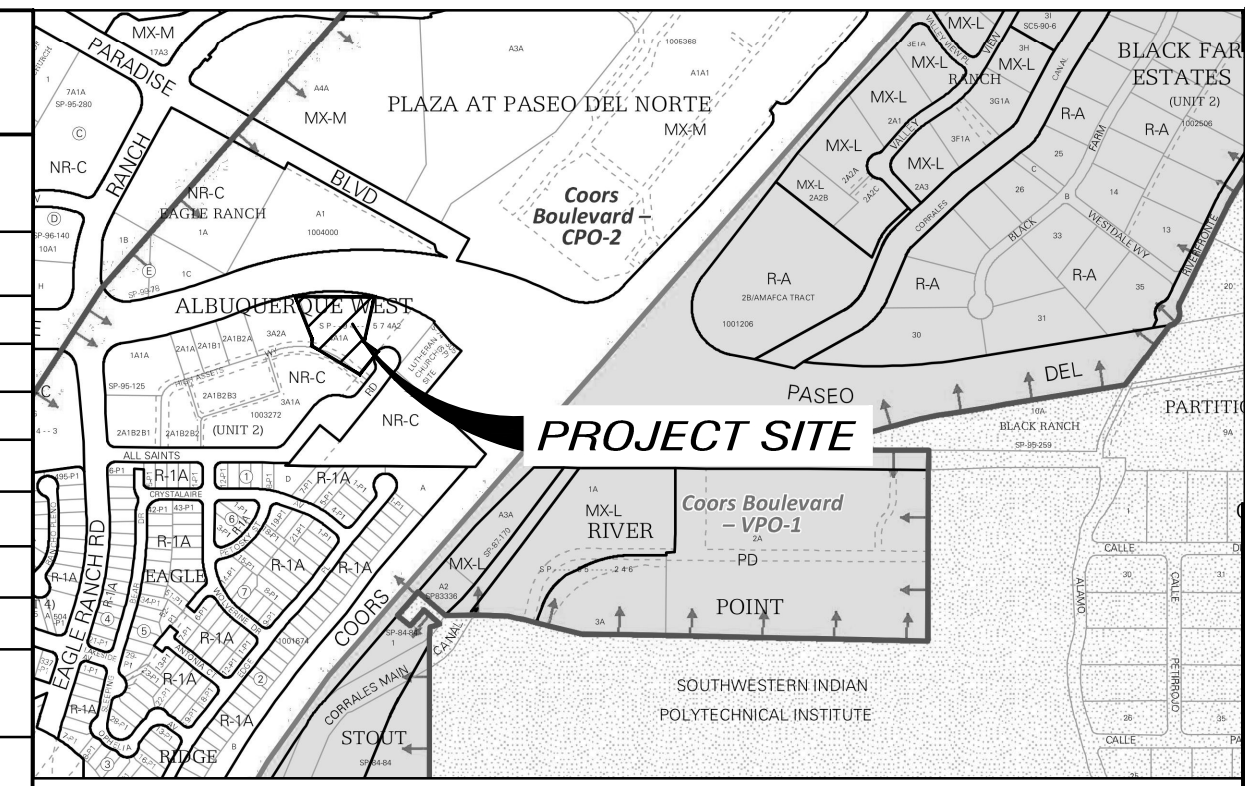
SITE DATA	
LOCATION	4805 HIGH ASSETS WAY N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOT 4-A-1-A ALBUQUERQUE WEST UNIT TWO
CURRENT ZONING	NR-C
ZONE ATLAS PAGE	C-13
BUILDING CONSTRUCTION TYPE	IIB
APPLICABLE CODE	2015 IRC / IFC
TOTAL LOT AREA	(1.54 AC) 67,148 SF
BUILDING FLOOR AREA	18,887 SF
REQUIRED PARKING	3 * 18,887/1000 = 57 SPACES COMMERCIAL SERVICES 3 SPACES/1,000 SQ.FT
PARKING PROVIDED	60 SPACES 45 STANDARD SPACES 9 COMPACT SPACES 6 ON-STREET SPACES
REQUIRED ADA PARKING	4 SPACES (1 VAN)
PROVIDED ADA PARKING	4 SPACES (1 VAN)
REQUIRED MOTORCYCLE PARKING	3 SPACES
PROVIDED MOTORCYCLE PARKING	3 SPACES
REQUIRED BICYCLE PARKING	10% OF SPACES 6 SPACES
PROVIDED BICYCLE PARKING	6 SPACES

NOTES

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS



2 ADA RAMP DETAIL
Scale: NTS



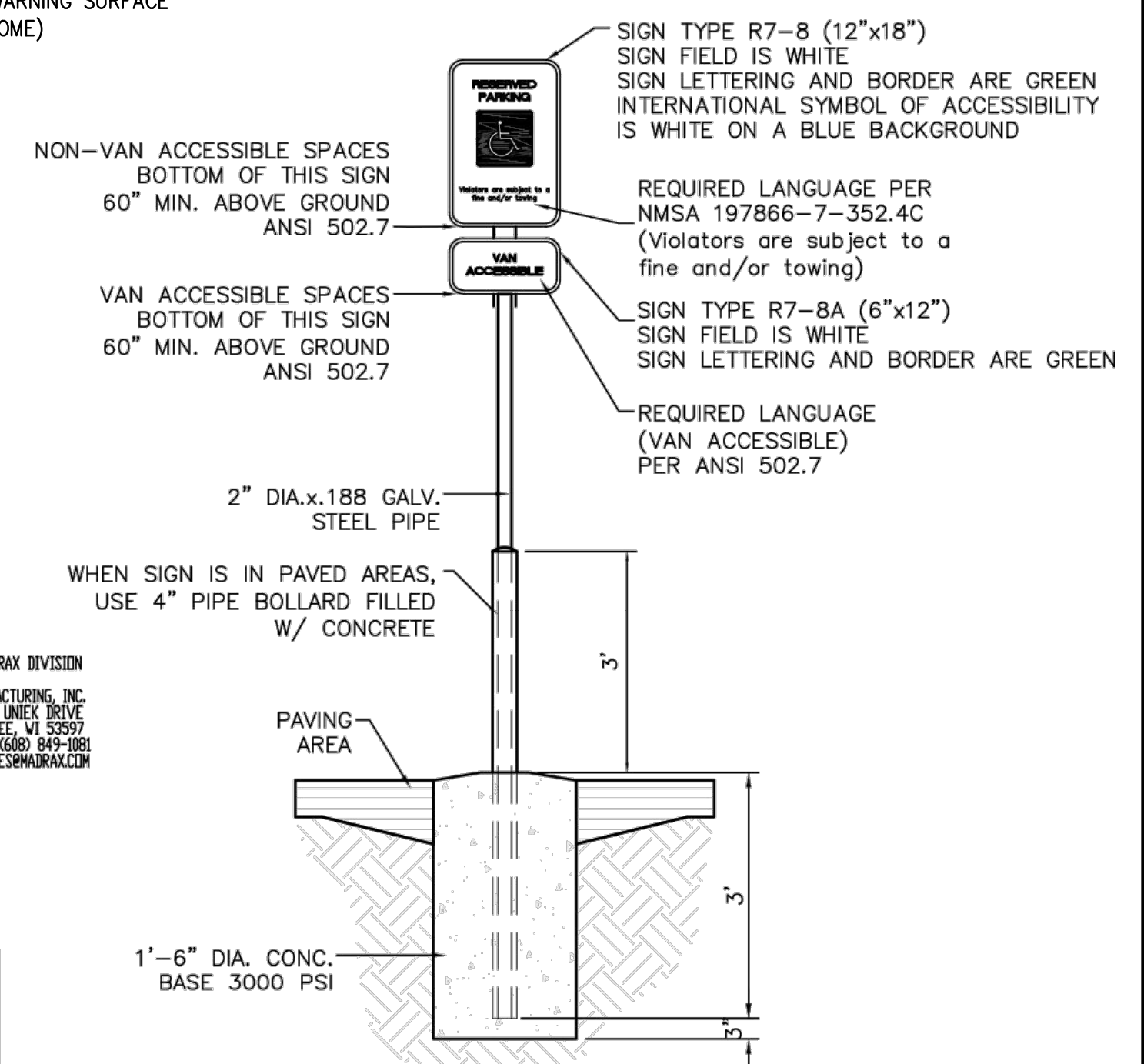
VICINITY MAP C-13-Z

GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
- B. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
- C. SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
- D. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

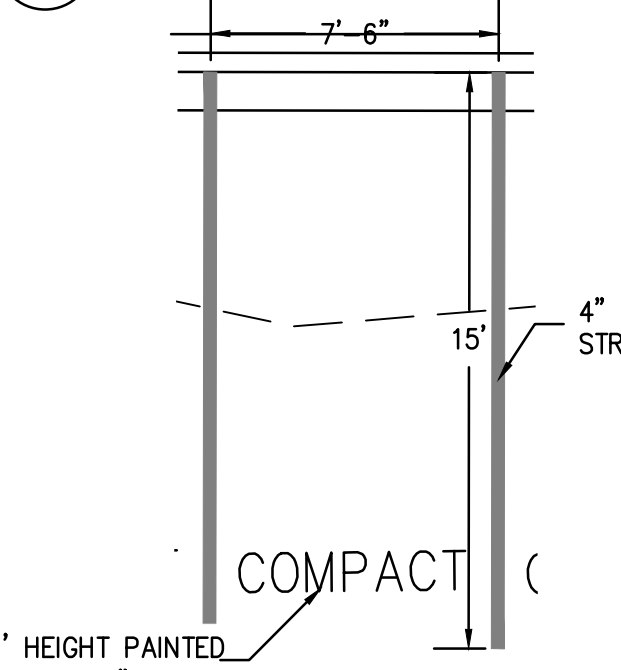
KEYED NOTES

1. PROPERTY LINE
2. ACCESS EASEMENT
3. NEW CONCRETE CURB PER SP1-SITE PLAN
4. NEW DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
5. BICYCLE RACKS PER TCL 1-TRAFFIC CIRCULATION LAYOUT
6. 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP1-SITE PLAN
7. ADA PARKING PER TCL-TRAFFIC CIRCULATION LAYOUT
8. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER TCL-TRAFFIC CIRCULATION LAYOUT
9. REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
10. MOTORCYCLE PARKING SPACES 4'x8' WITH SIGN PER TCL-TRAFFIC CIRCULATION LAYOUT
11. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
12. STANDARD PARKING SPACE (TYP.) PER TCL-TRAFFIC CIRCULATION LAYOUT
13. COMPACT PARKING SPACE PER TCL 1-TRAFFIC CIRCULATION LAYOUT
14. ON STREET PARKING PER CABQ SPECIFICATIONS (DEPICTED STRIPING IS FOR ILLUSTRATION AND NOT TO BE INSTALLED)



3 ADA SIGNAGE DETAIL
Scale: NTS

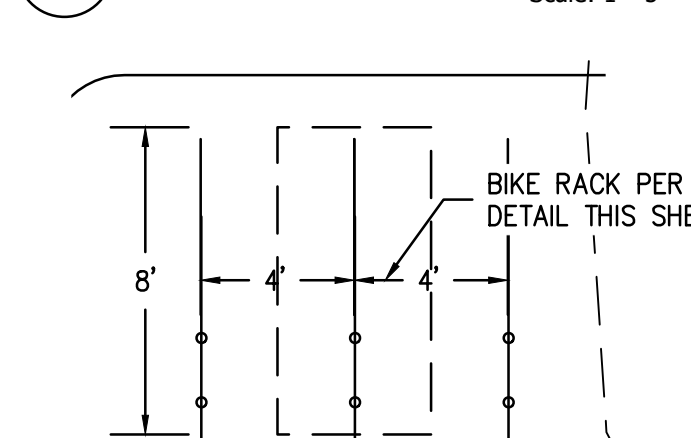
4 STANDARD PARKING
Scale: 1"=5'



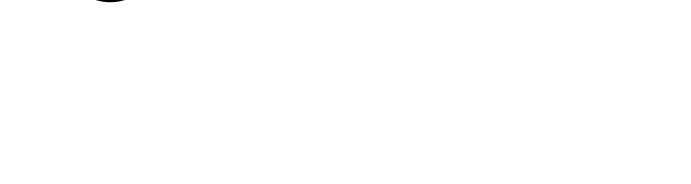
5 COMPACT PARKING
Scale: 1"=5'



6 MOTORCYCLE PARKING
Scale: 1"=5'



7 BICYCLE PARKING
Scale: 1"=5'



8 REGULATORY SIGN DETAIL
Scale: NTS



9 MOTORCYCLE PARKING SIGN
Scale: NTS



10 BIKE RACK DETAIL
Scale: NTS



DEVELOPMENT MANAGEMENT CONSULTANTS
PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
Albuquerque, NM 87112

DMC

Office: (505) 296-7100
Fax: (505) 296-7105



PROJECT ADDRESS
4805 ALL SAINTS ROAD N.W.
ALBUQUERQUE, NM

CURTIS A. CHARNE
TRISKELLION

PROJECT NAME
TRISKELLION GROUP BUILDING

SITE PLAN

PROJECT NUMBER:
PROJECT PROGRESS:
PRELIMINARY

DRAWN BY:
REH

CHECKED BY:
REH / REH

DATE:
DEC. 2023

SCALE:
AS NOTED

SHEET:
TCL