CITY OF ALBUQUERQUE



December 11, 2019

Xavier Nuno Whelan Design-X 879 Silver Ave SW Albuquerque, NM 87102

Re: 4Hg-LLC- Alteration Level 2

10520 Research Rd SE Traffic Circulation Layout

Engineer's/Architect's Stamp 11-20-19 (M21D022)

Dear Mr. Whelan,

The TCL submittal received 12-10-2019 is approved for Building Permit. 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.

Sincerely,

www.cabq.gov

PO Box 1293

Albuquerque

NM 87103

Jeanne Wolfenbarger, P.E. Traffic Engineer, Planning Dept. Development Review Services

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

\MM via: emailC: CO Clerk, File

FOUR HILLS MOBILE HOME PARI

JUAN TABO HILLS UNIT

M-21-Z

Easement Escarpment)Petroglyph National Monument

Areas Outside of City Limits

View Protection Overlay (VPO) Zone

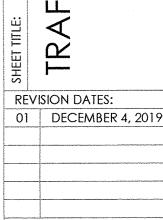
DEC 1 0 2019

AND DEVELOPMENT SECTION

SHAW MITCHELL

PARTNERSHIP

N



SHEET NUMBER:

T-1

TCL NOTES: . ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER

2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT

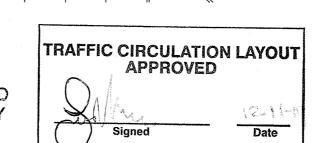
3. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.

4. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY. PROVIDE A COPY OF REFUSE APPROVAL.

RESEARCH RD SE 30'-10 1/8" EXISTING EXISTING EXISTING 5' SIDEWALK 6 SPACES @ 8'-6" EA. = 51'-0" 18'-0" 24'-0" **EXISTING** EXISTING **DRIVE ISLE** DRIVE ISLE EXISTING 12,000 S.F. OFFICE BUILDING (AREA OF ALTERATION LEVEL 2, THIS PERMIT) OCCUPANCY TO REMAIN THE SAME, BUSINESS GROUP B EXISTING ADJACENT PARKING SPACES

ENLARGED SITE PLAN

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

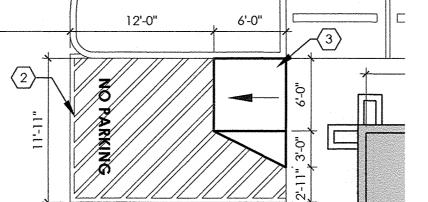


PARKING PROVIDED:

43 SPACES PROVIDED

INCLUDING 2 HANDICAPPED

PARKING CALCULATIONS PARKING REQUIRED: PER CABQ IDO PART 14-16-5: DEV. STANDARDS: OFFICE = 3.5 SPACES / 1,000 SQ. FT. G.F.A. 6'-0" 12,000 SF x 3.5 = **42 SPACES REQUIRED**



SEE ENLARGED SITE PLAN

PARKING SPACE

EXISTING SIDEWALK TO ASPHALT

4. NEW H.C. PARKING SIGN, DETAIL 3/C-1

KEYED NOTES

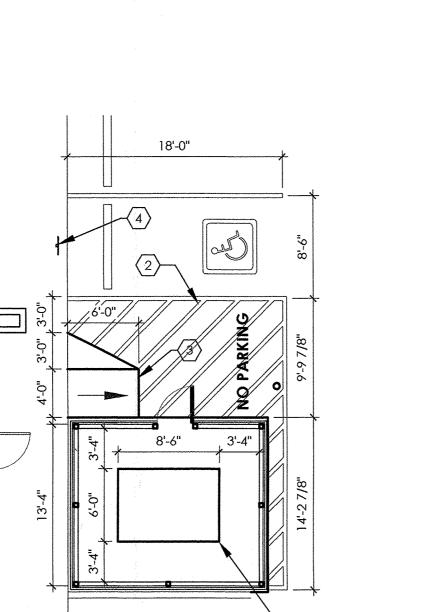
. EXISTING PARKING STRIPING TO BE RE-DONE IN AREA OF WORK ONLY 2. NEW ADA ACCESS ISLE TO HAVE THE WORDS "NO PARKING" PAINTED IN CAPITOL LETTERS EACH SHALL BE 1'-0" TALL AND 2" WIDE PLACED AT REAR OF

3. NEW CONCRETE HANDICAPPED RAMP WITH MAXIMUM 1:12 SLOPE FROM

5. NEW 10'-0"W.x4'-0"H. MONUMENT SIGN, SEE DETAIL 4/C-1

6. EXISTING FIRE DEPARTMENT CONNECTION AND ACCESS AISLE TO REMAIN 7. BICYCLE RACK SEE DETAIL, THIS SHEET

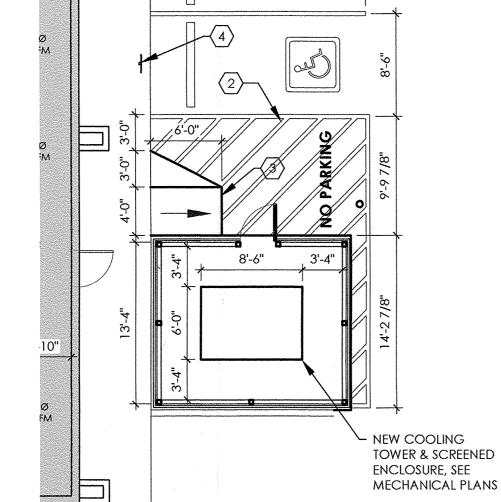
8. NEW 6'-0" WIDE STRIPED ACCESSIBLE PEDESTRIAN PATHWAY 9. NEW 6'-0" WIDE CONCRETE SIDEWALK TO CONNECT TO EXISTING

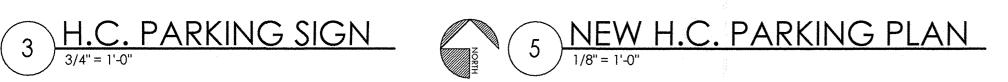


MANAGEMENT DEPARTMENT

EXISTING

REFUSE





RESEARCH RD SE

EXISTING OFFICE BUILDING

(NO WORK IN THIS AREA)

EXISTING PARKING LOT

EXISTING OVERALL SITE PLAN

1" = 40'-0"

NUTE: THIS RACK HAS THE CAPACITY OF 5 BICYCLES. FINISH ALL STEEL PIPES W/ PRIMER & 2 COATS ENAMEL COLOR TO MATCH BUILDING. CONCRETE.

REQUIRED LANGUAGE PER

NMSA 1978 66-7-352.4C

"VIOLATORS ARE SUBJEC"

TO A FINE AND/OR

SIGN TYPE R7-8A (6'X12')

-SIGN FIELD IS WHITE

-SIGN LETTERING AND

BORDER ARE GREEN

. LANGUAGE (VAN

ANSI 502.7

ACCESSIBLE SPACES)

BIKE RACK DETAIL

VAN ACCESSIBLI

EXISTING PRIVATE SCHOOL (NO WORK IN THIS AREA)

EXISTING PARKING LOT

EXISTING

SIGN TYPE R7-8 (12'x18")

-SIGN FIELD IS WHITE -SIGN LETTERING AND BORDER

-INTERNATIONAL SYMBOL

ARE GREEN

OF ACCESSIBILITY

BACKGROUND

NON-VAN

IS WHITE ON A BLUE

ACCESSIBLE SPACES

GROUND ANSI 502.7

VAN ACCESSIBLE SPACES—

60' MIN. ABOVE GROUND

BOTTOM OF THIS SIGN

60'MIN. ABOVE

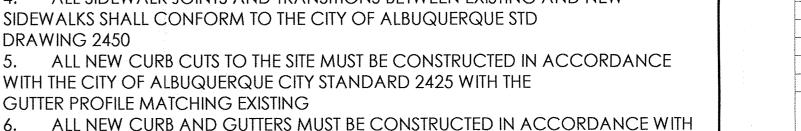
BOTTOM OF THIS SIGN

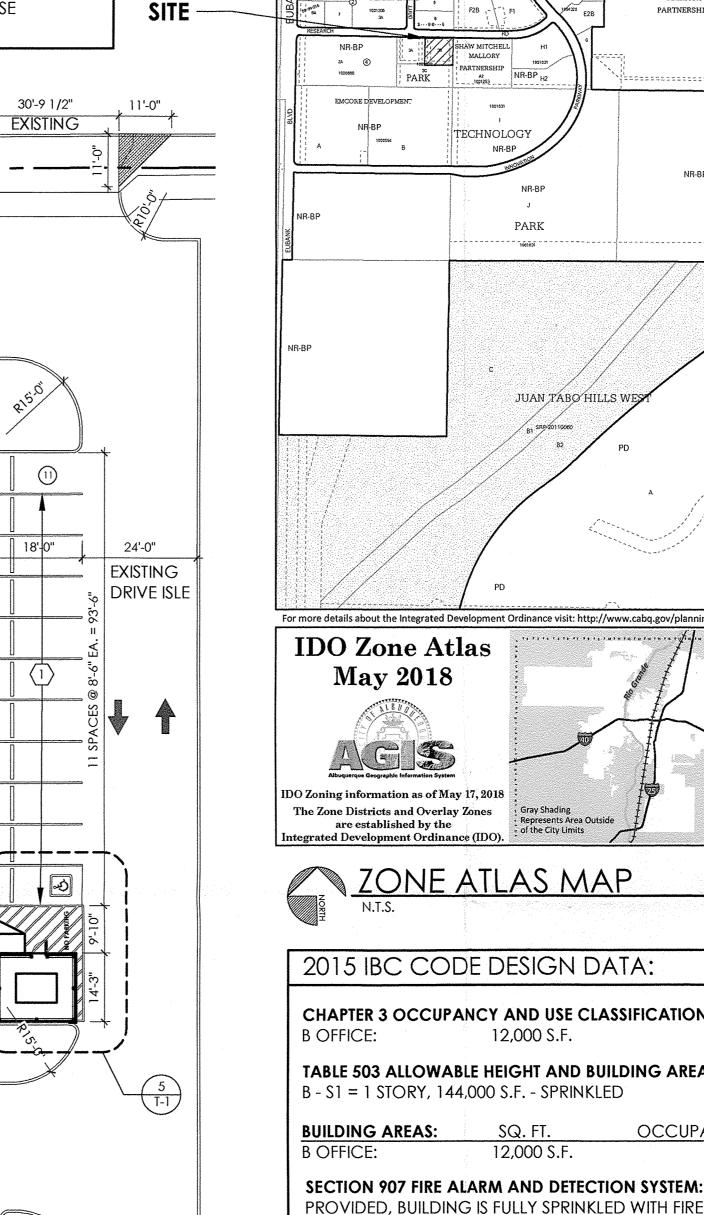
REFUSE

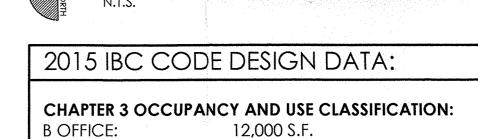


18'-0"

Gr







TECHNOLOGY

PARK

JUAN TABO HILLS W

TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREA: B - S1 = 1 STORY, 144,000 S.F. - SPRINKLED

BUILDING AREAS: SQ. FT. OCCUPANT LOADS (TABLE 1004.1.1) 12,000 S.F.

PROVIDED, BUILDING IS FULLY SPRINKLED WITH FIRE ALARM SYSTEM TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS:

TYPE V-B, FULLY SPRINKLED, NO FIRE-RESISTANCE RATING REQUIRED.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES:

TABLE 1021.1 MIN. NO. OF EXITS PER OCC. LOAD: 1-500 OCCUPANTS = (2) EXITS REQUIRED, (4) EXITS PROVIDED.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE: B OCC. W/ SPRINKLER SYSTEM (IN ACCORDANCE WITH SECTION 903.3.1.1 = 300 FT.

SECTION 1005 EGRESS WIDTH REQUIRED:

OCC. LOAD = $60 \times 0.2 = 12$ INCH EGRESS WIDTH.

NO SEPARATION REQUIRED

EGRESS WIDTH PROVIDED: (3) 36 INCH EGRESS DOORS WITH PANIC HARDWARE (1) 72" WIDE DOUBLE DOOR WITH PANIC HARDWARE

DESIGN STANDARDS

- ALL CURB ACCESS RAMPS (DRIVEPADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2425.
- 2. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWING 2430
- 3. ALL SIDEWALK OBSTRUCTION SHALL MEET THE STANDARDS OF THE CITY OF
- ALBUQUERQUE STD DRAWING 2431 4. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD
- 5. ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2425 WITH THE
- 6. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE CITY STANDARD 2415A, MATCHING EXISTING PROFILES