

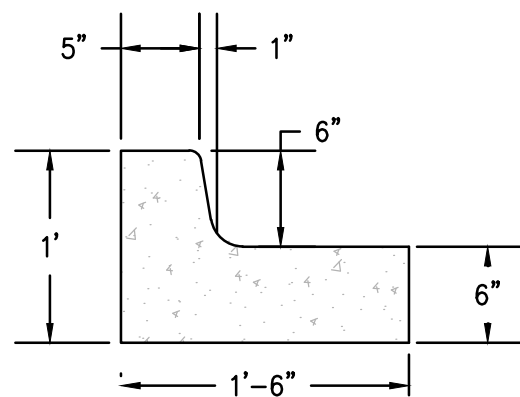
Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up
between the hours of 5AM and 8PM.

Reviewer: Herman Gallegos

Date: 12-29-23

****Recycle Declined****



2 CURB DETAIL
Scale: 1"=1'

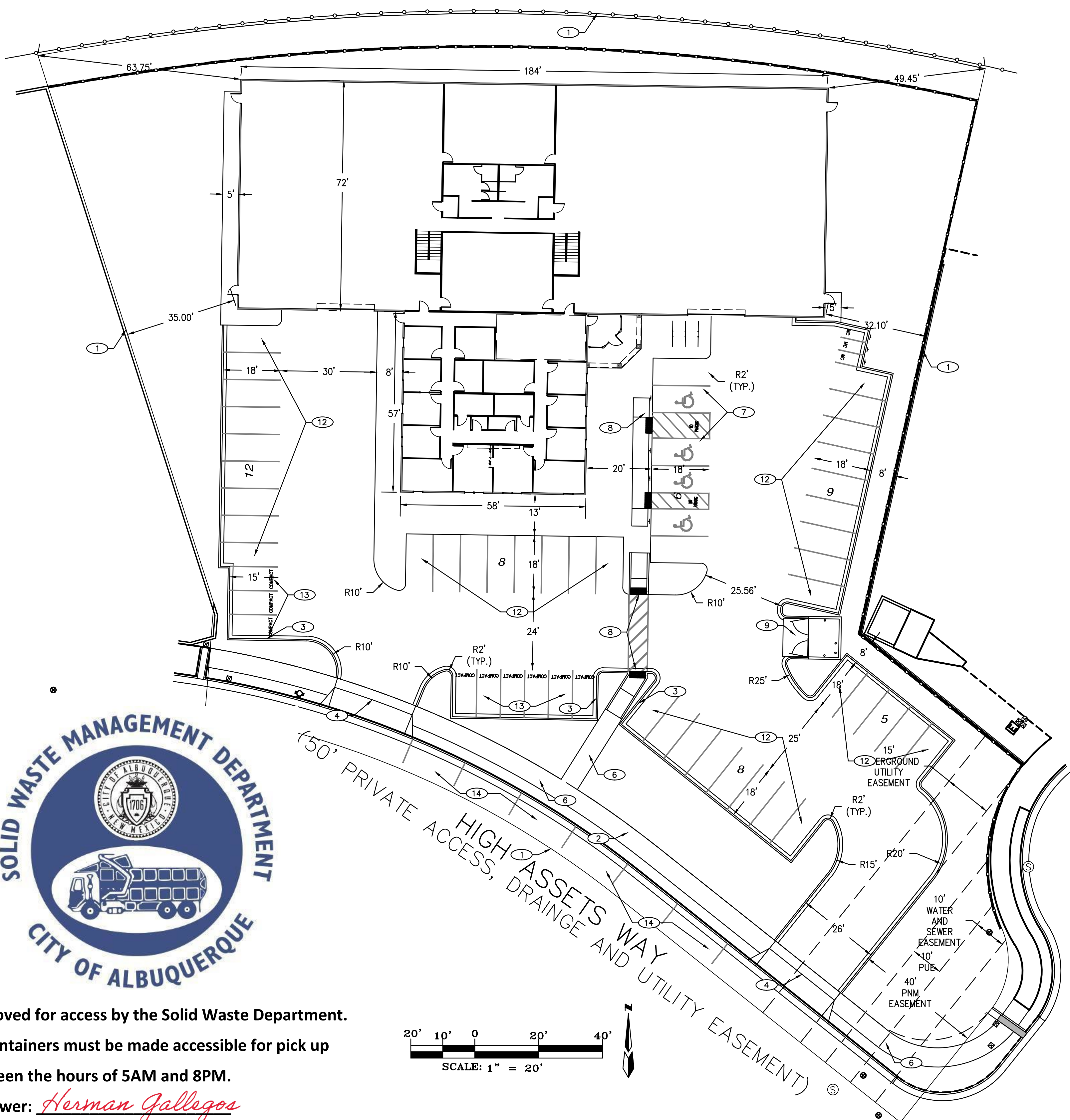
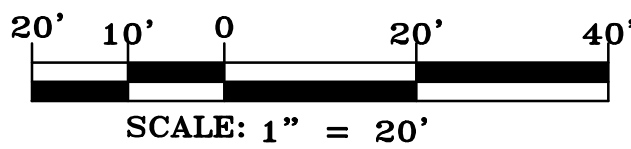
FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, AND/OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER. COMPLETED SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED. TACK COAT AS REQUIRED BY ENGINEER.

90% MIN COMPACTION

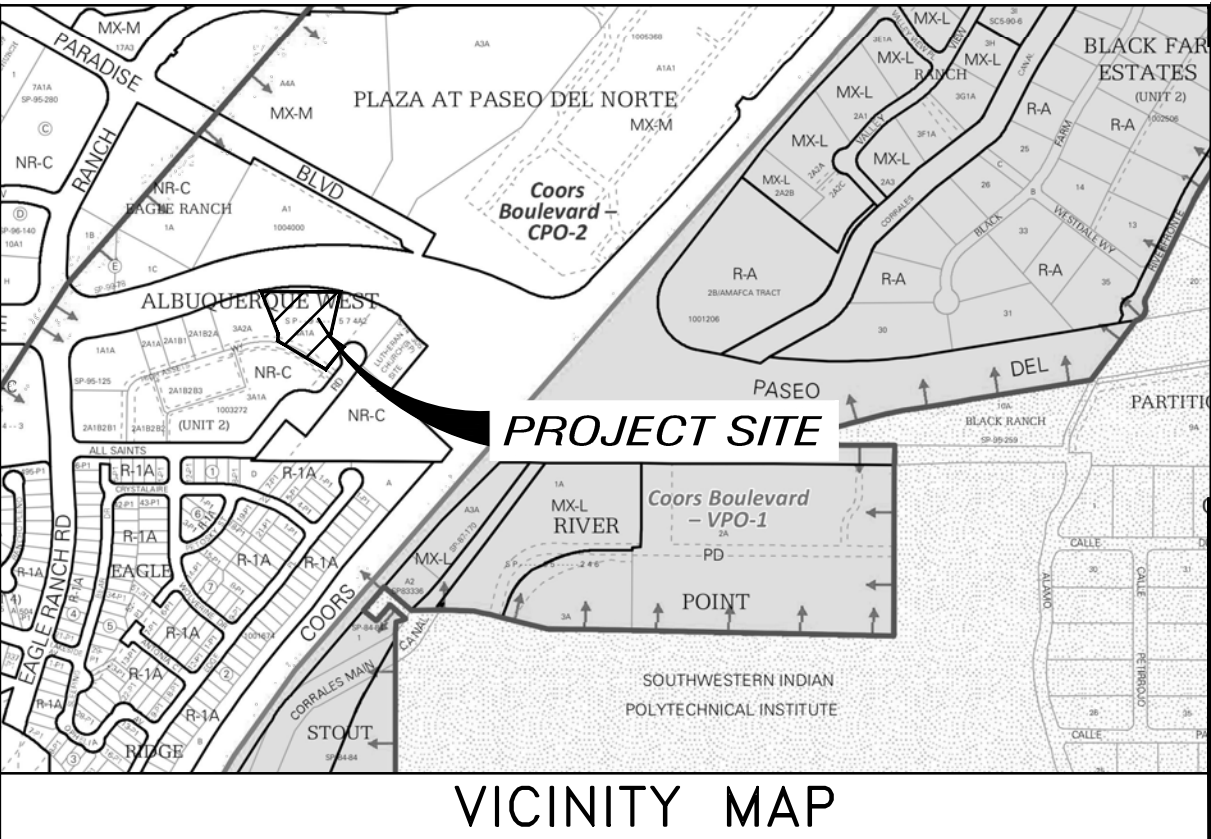
AC PAVEMENT COURSE
3" TYPE B,
(SECTION 116.336)

12" SUBGRADE PREP. CONTRACTOR TO TEST FOR R-VALUE ≥ 50 95% MIN COMPACTION, PLACED IN 2 - 6" COMPACTED LIFTS. SEE COA SPECIFICATION SECTION 301 FOR SUBGRADE REQUIREMENTS. ALL SUBGRADE MATERIAL SHALL HAVE A MIN R-VALUE ≥ 50 . THOSE SUBGRADE MATERIALS ENCOUNTERED DURING CONSTRUCTION HAVE AN R-VALUE ≤ 50 , THOSE SUBGRADE MATERIALS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET BELOW THE FINISHED SUBGRADE ELEVATION AND TO THE HORIZONTAL LIMITS AUTHORIZED BY THE ENGINEER, AND REPLACED WITH SUBGRADE MATERIAL HAVING AN R-VALUE ≥ 50 .

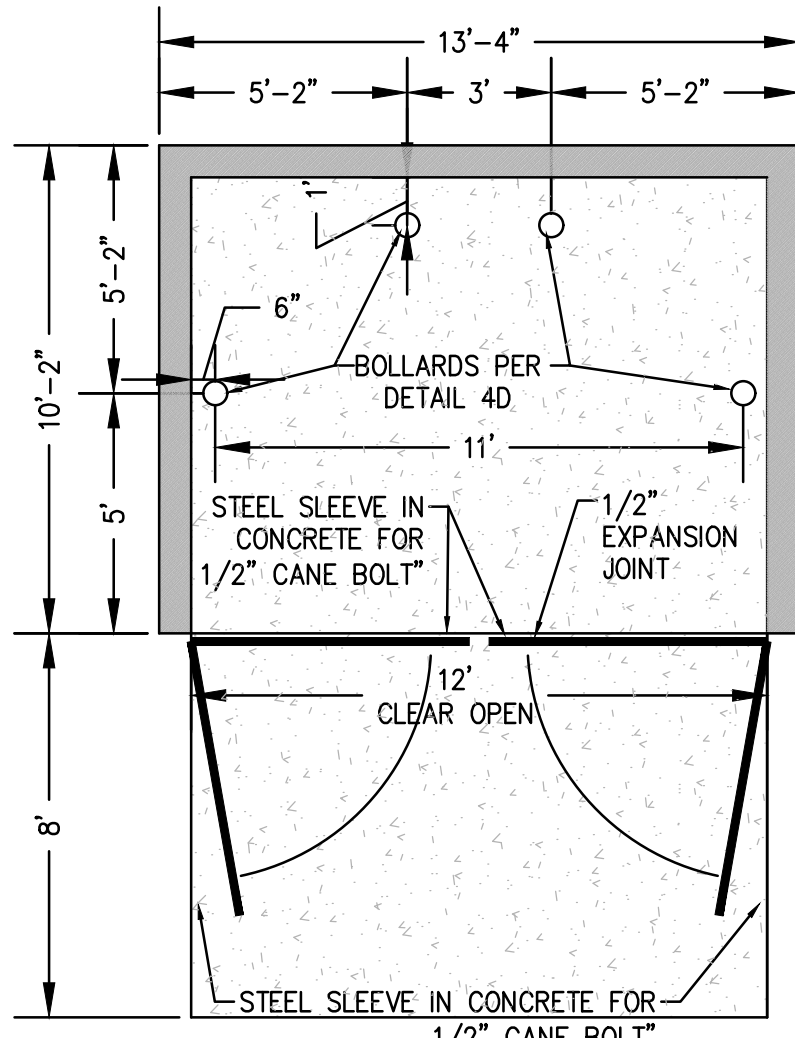
3 ASPHALT SECTION
NTS



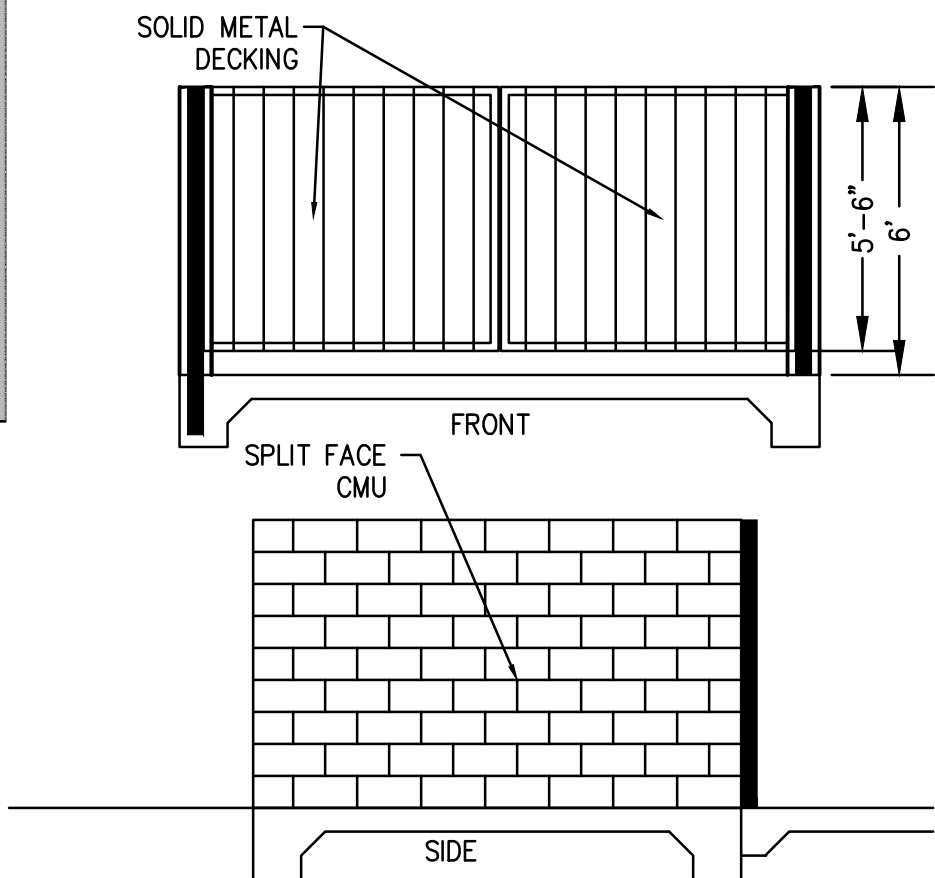
| SITE DATA | |
|---|---|
| LOCATION | 4805 HIGH ASSETS WAY N.W. ALBUQUERQUE, NM |
| LEGAL DESCRIPTION | LOT 4-A-1-A ALBUQUERQUE WEST UNIT TWO |
| CURRENT ZONING | NR-C |
| ZONE ATLAS PAGE | C-13 |
| BUILDING CONSTRUCTION TYPE | 2B |
| APPLICABLE CODE | 2015 IBC / IFC |
| TOTAL LOT AREA | (1.54 AC) 67,148 SF |
| MAX. BUILDING HEIGHT ALLOWED | 38 FEET |
| MAX. BUILDING HEIGHT | 30 FEET |
| BUILDING FOOTPRINT AREA | 16,620 SF |
| NET LOT AREA (LOT AREA - BUILDING AREA) | 48,261 SF |
| NUMBER OF UNITS | 1 BUILDING |
| LANDSCAPE AREA | 71,253 SF |
| LANDSCAPE W/O TREES AND SHRUBS | 60,248 SF |
| TOTAL LANDSCAPE AREA | 109,747 SF |
| TOTAL LANDSCAPE % OF TOTAL LOT AREA | 33% |
| PAVED AREA | 10,534 SF |
| REQUIRED PARKING | 3 * 16,620/1000 = 50 SPACES COMMERCIAL SERVICES 3 SPACES/1,000 SQ.FT |
| PARKING PROVIDED | 54 SPACES 45 STANDARD SPACES 9 COMPACT SPACES |
| REQUIRED ADA PARKING | 2 SPACES (1 VAN) |
| PROVIDED ADA PARKING | 2 SPACES (1 VAN) |
| REQUIRED MOTORCYCLE PARKING | 2 SPACES |
| PROVIDED MOTORCYCLE PARKING | 3 SPACES |
| REQUIRED BICYCLE PARKING | 10% OF SPACES 5 SPACES |
| PROVIDED BICYCLE PARKING | 36 SPACES |



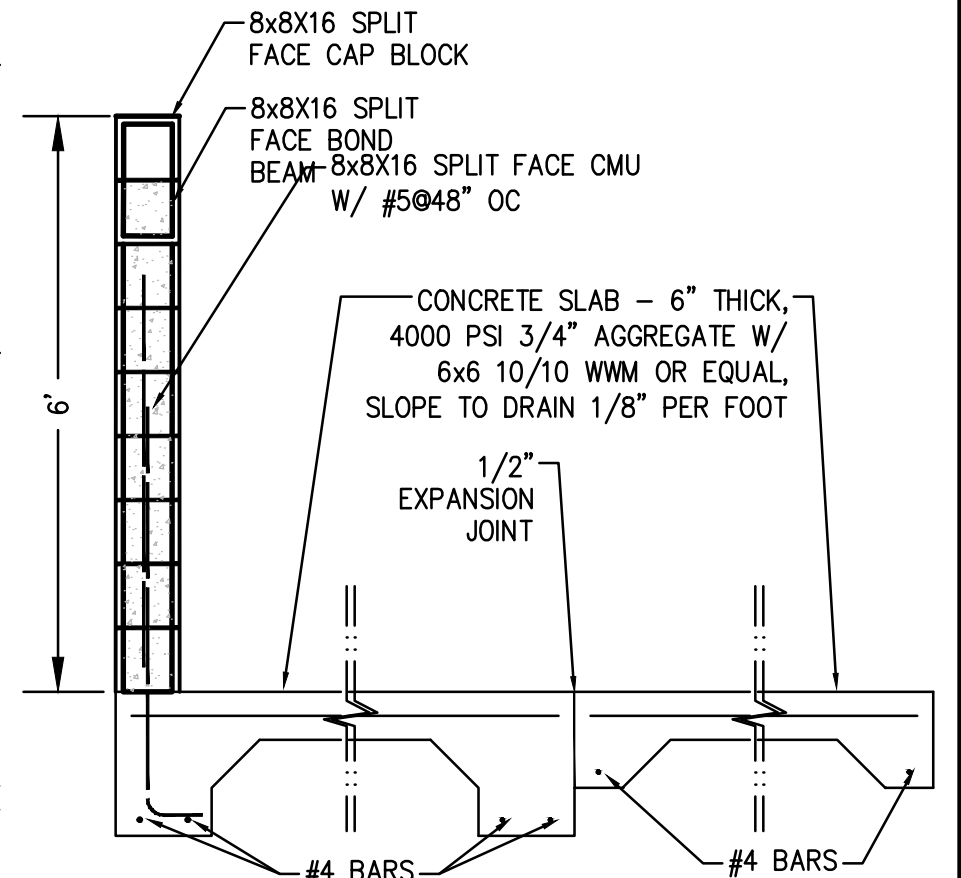
- ### GENERAL NOTES
- A. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
B. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
C. SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
D. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT
- ### KEYED NOTES
1. PROPERTY LINE
2. ACCESS EASEMENT
3. INSTALL NEW CONCRETE CURB PER SP1-SITE PLAN
4. BUILD NEW DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
5. INSTALL BICYCLE RACKS PER TCL 1-TRAFFIC CIRCULATION LAYOUT
6. BUILD 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP1-SITE PLAN
7. ADA PARKING STRIPING AND SIGNAGE PER TCL-TRAFFIC CIRCULATION LAYOUT
8. INSTALL HANDICAP RAMP W/TRUNCATED DOME SURFACE PER TCL-TRAFFIC CIRCULATION LAYOUT
9. BUILD REFUSE ENCLOSURE PER SP-2 SITE DETAILS AND CABQ. REQUIREMENTS
10. MOTORCYCLE PARKING SPACES 4'x8' STRIPING AND SIGNAGE PER TCL-TRAFFIC CIRCULATION LAYOUT
11. LOCATION OF 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.) STRIPING PER TCL-TRAFFIC CIRCULATION LAYOUT
13. COMPACT PARKING SPACE PER STRIPING TCL 1-TRAFFIC CIRCULATION LAYOUT
14. ON STREET PARKING PER CABQ SPECIFICATIONS (DEPICTED STRIPING IS FOR ILLUSTRATION AND NOT TO BE INSTALLED)



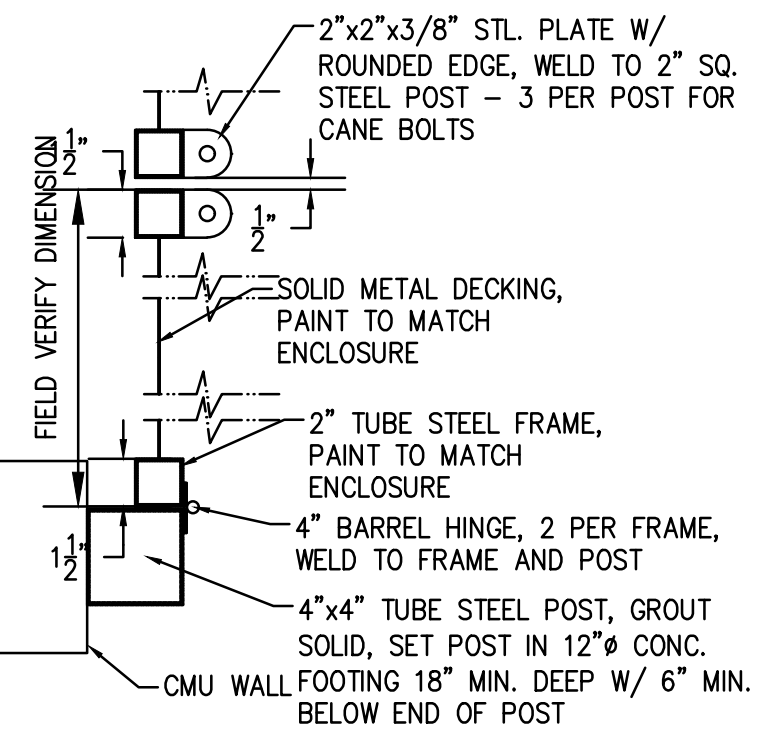
1 REFUSE ENCLOSURE
Scale: 1/4"=1'



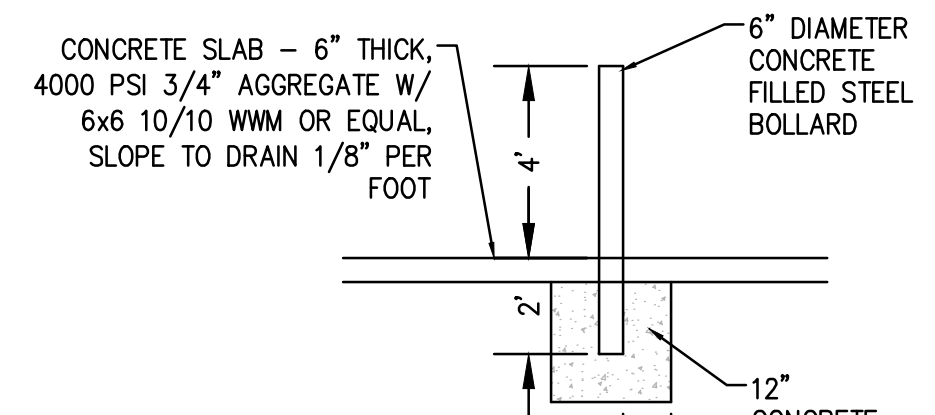
1A ENCLOSURE ELEVATIONS
Scale: 1"=5'



1B ENCLOSURE SLAB
Scale: 1/2"=1'



1C ENCLOSURE GATE
Scale: 1-1/2"=1'



1D BOLLARD
Scale: 1/4"=1'

THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone:(505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

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

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

1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IF THE SOLE CONTRACTOR INVOLVED IN THE DRAWINGS AS SUCH, EACH SHEET MUST BE REVIEWED BY THE CONTRACTOR TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN INCORPORATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND NOT RECOMMENDED.

PROJECT ADDRESS
**4805 HIGH ASSETS WAY N.W.
ALBUQUERQUE, NM**

CUSTOMER NAME
TRISKELLION

DRAWING NAME
SITE PLAN

PROJECT NAME
TRISKELLION GROUP BUILDING

PROJECT NUMBER
-

PROJECT PROGRESS
PRELIMINARY

DRAWN BY
REH

CHECKED BY
REH / REH

DATE
DEC. 2023

SCALE
AS NOTED

SHEET
-

SP 1