

a new manufacturing facility for:  
**submittal to the:**  
**Sandia Science & Technology Park**  
**Architectural Control Committee**

**POLY-FLOW  
 ENGINEERING, LLC**  
 with spec. office space

**Consultants:**

**CIVIL:**  
 ABO ENGINEERING, INC.  
 6739 ACADEMY RD. NE SUITE 130  
 ALBUQUERQUE, NM 87109  
 (505) 255-7802

**STRUCTURAL:**  
 DESERT EAGLE ENGINEERING  
 1500 RENAISSANCE BLVD. N.E.  
 SUITE A  
 ALBUQUERQUE, NM 87107  
 (505) 255-7802

**MECHANICAL:**  
 ABO ENGINEERING, INC.  
 6739 ACADEMY RD. NE SUITE 130  
 ALBUQUERQUE, NM 87109  
 (505) 881-4460

**ELECTRICAL:**  
 ABO ENGINEERING, INC.  
 6739 ACADEMY RD. NE SUITE 130  
 ALBUQUERQUE, NM 87109  
 (505) 255-7802

**LANDSCAPE:**  
 THE HILLTOP  
 7909 EDITH NE  
 ALBUQUERQUE, NM. 87184  
 (505) 898-9690

**Sheet Index:**

**CIVIL**  
 C1-1 of 7 SITE PLAN  
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 C4-4 of 7 UTILITY PLAN

**ARCHITECTURAL**  
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**LANDSCAPE**  
 6 of 7 LANDSCAPE PLAN  
 7 of 7 LANDSCAPE PLAN OF COMPLETE BUILDOUT


**Vicinity Map:**



a division of:

**Ktech CORP.**

A NEW FACILITY FOR

**POLY-FLOW  
 ENGINEERING, LLC**  
 A DIVISION OF  **Ktech CORP.**

10800 Gibson Ave.  
 Albuquerque NM

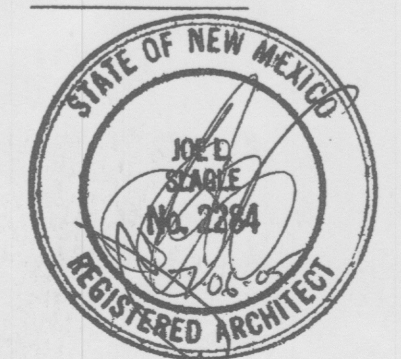
**JLS**

**ARCHITECTS**

1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

REVISIONS

ARCHITECT



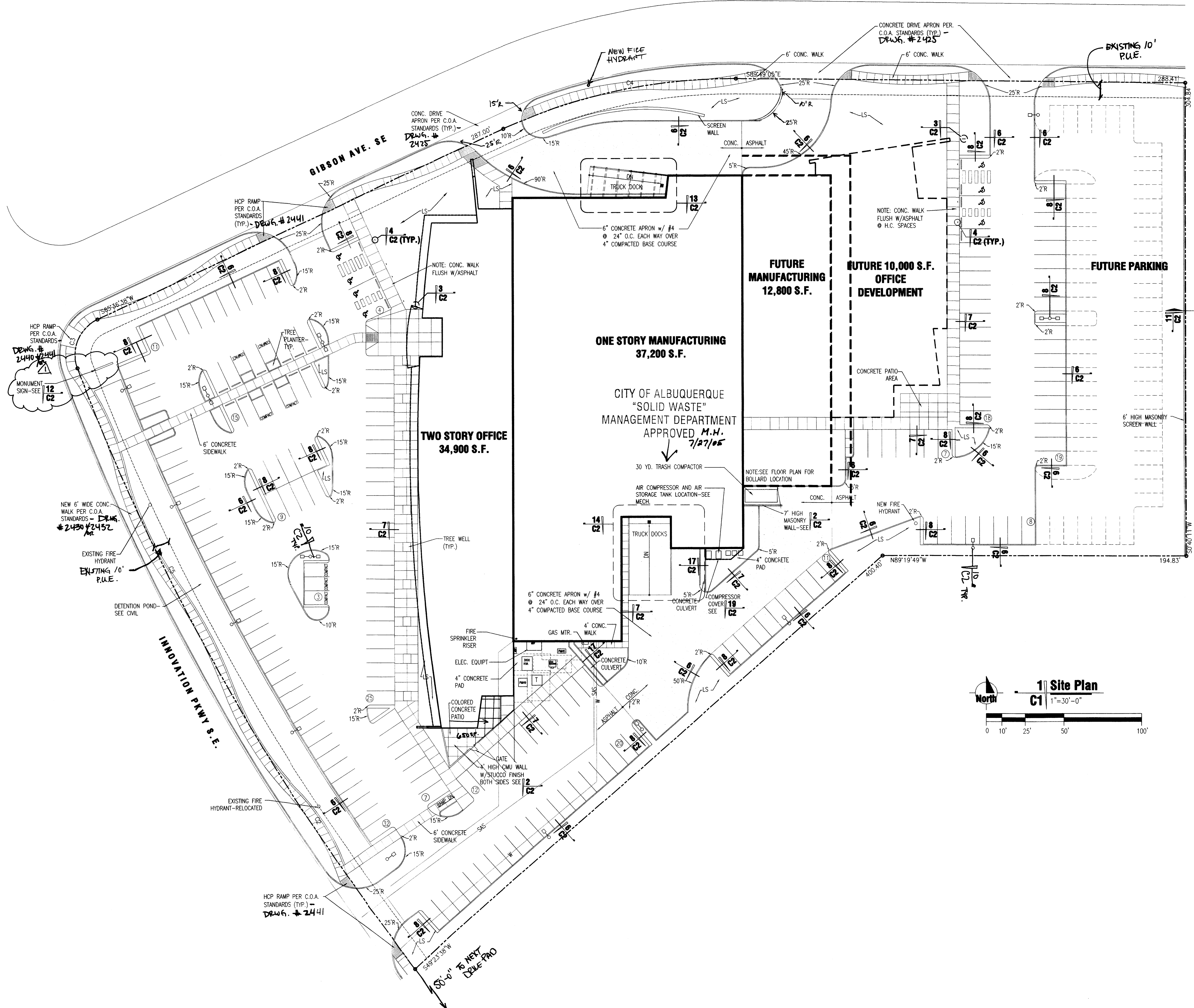
ENGINEER

DATE  
 07-27-05

SHEET  
 COVER SHEET

**ACC SUBMITTAL - JULY 06, 2005**

PROJECT # 1001031



**PARKING CALCULATIONS**

REQUIRED PARKING	37,200 S.F. MFG @ 1/1000 = 38 S.P.
	17,900 S.F. 1ST FLR. WEST OFFICES @ 1/200 = 90 SP.
	17,000 S.F. 2ND. FLR. WEST OFFICES @ 1/300 = 57 SP.
	185 SP.
TOTAL PARKING REQUIRED:	185 SP.
TOTAL PARKING PROVIDED:	201 SP.
TOTAL REQUIRED H.C. PARKING:	8 SP.
TOTAL H.C. PARKING PROVIDED:	8 SP.
TOTAL BICYCLE PARKING REQUIRED:	12 SP.
TOTAL BICYCLE PARKING PROVIDED:	12 SP.

**SITE DATA**

LOCATION:	10800 GIBSON AVENUE S.E. ALBUQUERQUE, NM
OWNER:	K-TECH CORPORATION 1300 EUBANK BLVD. SE ALBUQUERQUE, NM 87123
UPC NUMBER:	102105521548820402
LEGAL DESCRIPTION:	TR E-1 BULK LAND PLAT OF SANDIA SCIENCE & TECHNOLOGY PARK
CURRENT ZONING:	IP
ZONE ATLAS PAGE:	M21
APPLICABLE CODE:	2003 IBC
LOT AREA:	250,457 S.F. (5.7 AC.)
TOTAL BUILDING AREA:	72,100 S.F.
	MANUFACTURING = 37,200 S.F.
	WEST WING OFFICES = 34,900 S.F.

TOTAL BUILDING FOOTPRINT:	55,100 S.F.
NET LOT AREA:	195,357 S.F.
F.A.R.:	72,100/250,457
PAVED AREA:	141,176 S.F.
LANDSCAPED AREA:	54,181 S.F.
% OF NET LOT AREA LANDSCAPED:	27.7 %
	(DOES NOT INCLUDE OFF SITE LANDSCAPING)

**GENERAL NOTES**

1. VERIFY ALL EXIST. SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS. ALL EXIST. STUB-OUTS TO BE USED AND TIED INTO NEW LINES FOR BUILDING.
2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORD. WITH DRIVEWAY CONST.
4. PAVING SECTIONS SHALL BE IN ACCORDANCE WITH SOILS INVESTIGATION REPORT.

#1001031 05 DEB - 01223  
**SIGNATURE BLOCK**  
  
 7/26/05 DATE  
 30th A.C.C.  
**APPROVED:**  
  
 8/04/05 DATE  
 DRB CHAIR/CITY PLANNING DEPT.

**A NEW FACILITY FOR**  
  
**POLY-FLOW ENGINEERING, LLC**  
 A DIVISION OF **Ktech CORP.**  
**10800 Gibson Ave. Albuquerque NM**

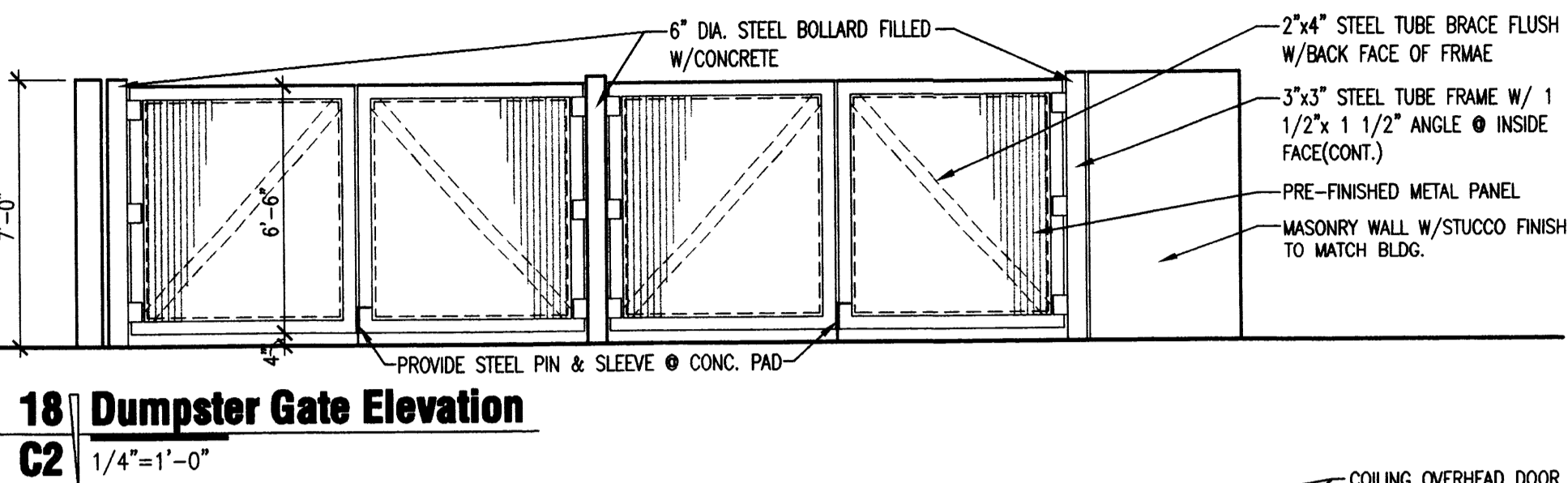
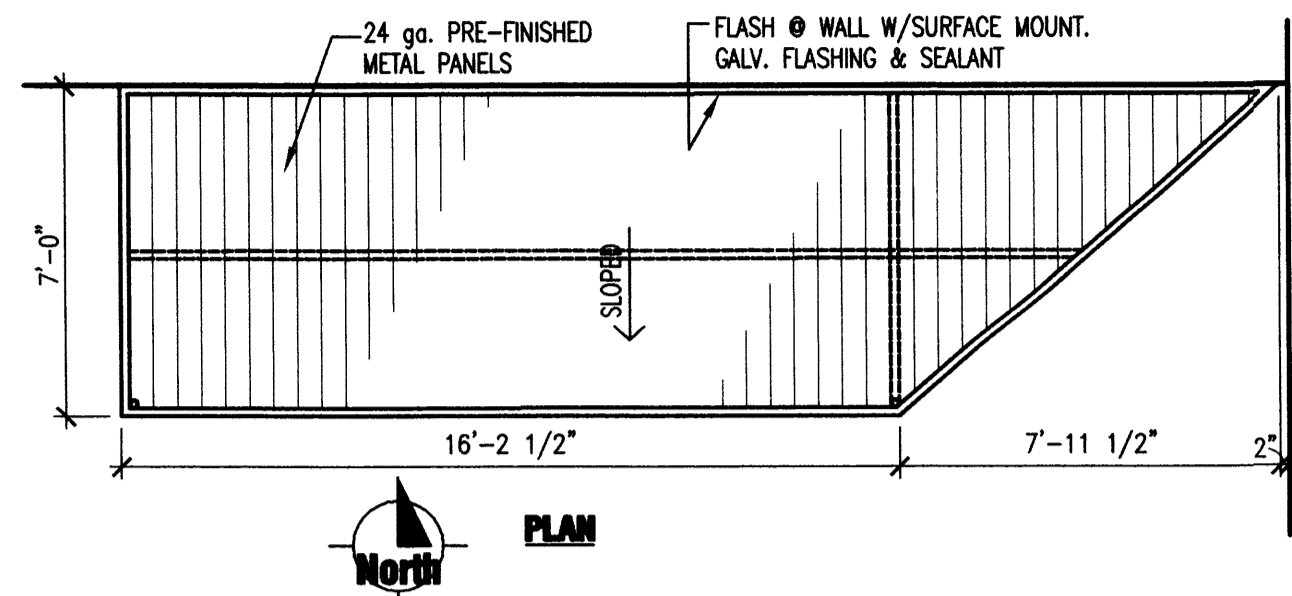
**JIS ARCHITECTS**  
 1600 RIO GRANDE NW  
 ALBUQUERQUE  
 NEW MEXICO 87104  
 505 246 0870  
 FAX 505 246 0437

**Site Plan**  
 SITE DEVELOPMENT PLAN  
 FOR BUILDING PERMIT

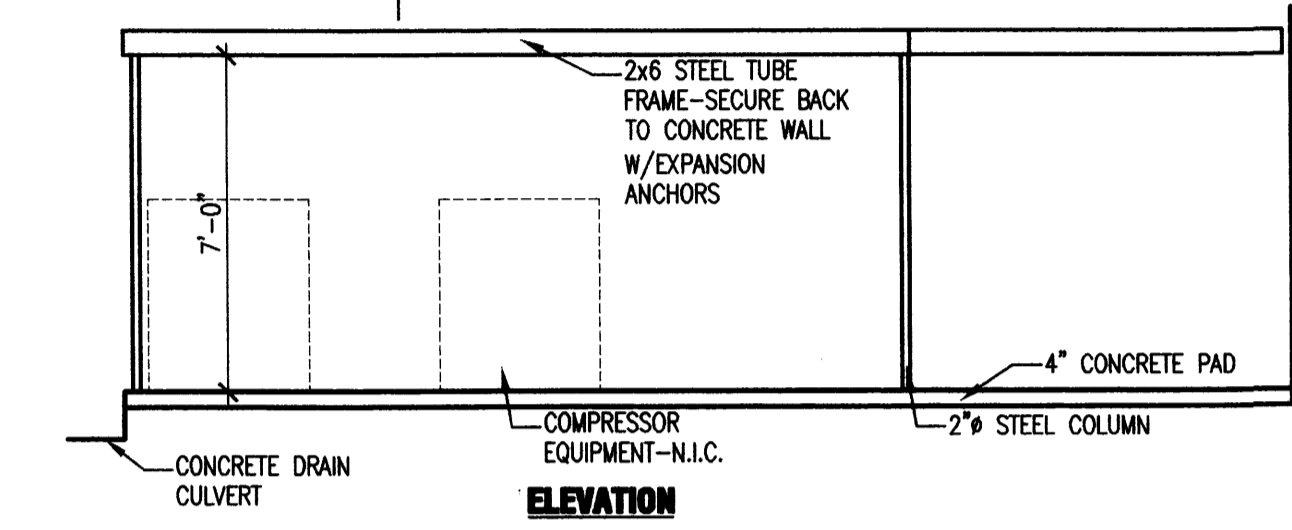
REVISIONS  
 A 7-26-05 PER SSTP A.C.C.

ARCHITECT ENGINEER

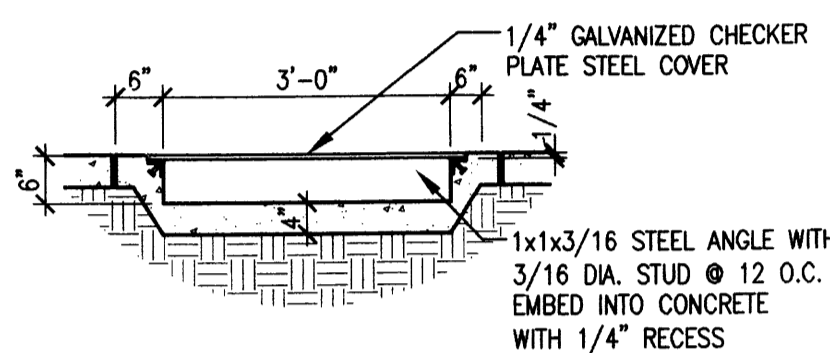
APPROVED/NOT APPROVED  
  
 7-27-05  
 SIGNATURE & DATE



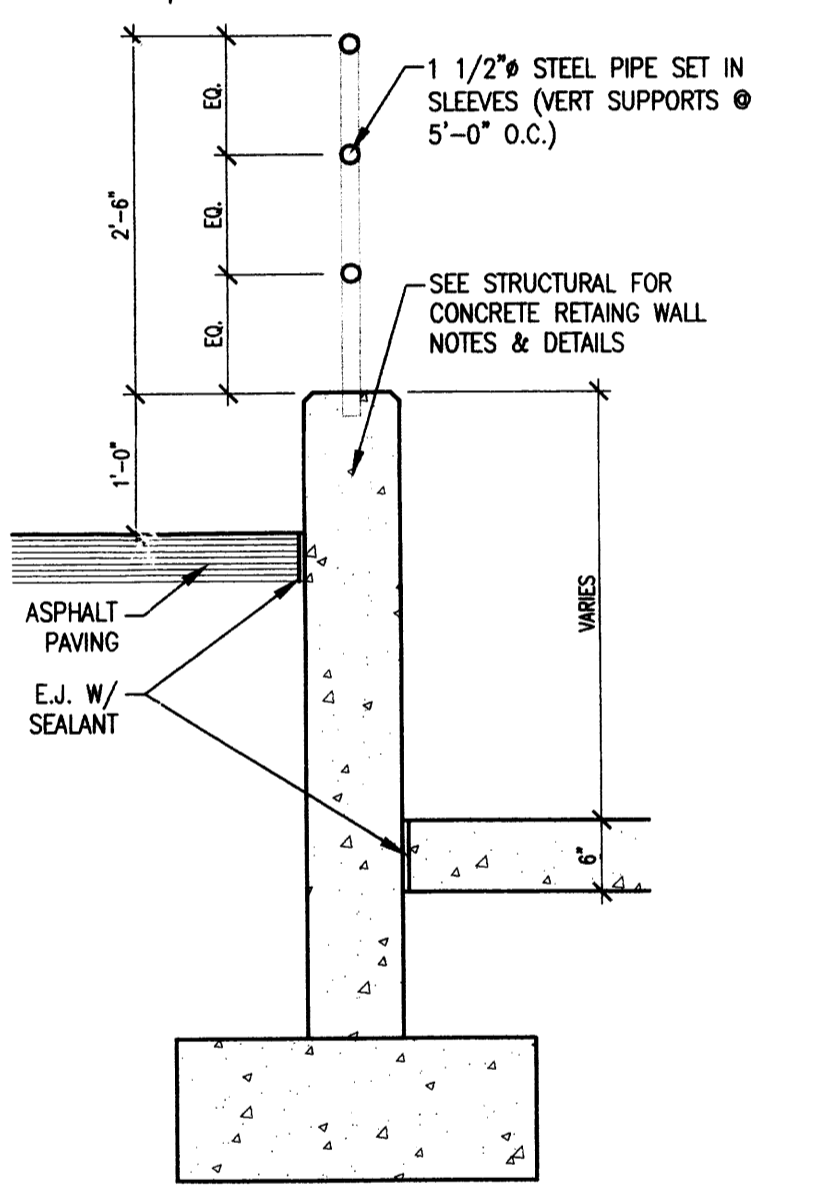
**18 Dumpster Gate Elevation**  
C2 1/4"=1'-0"



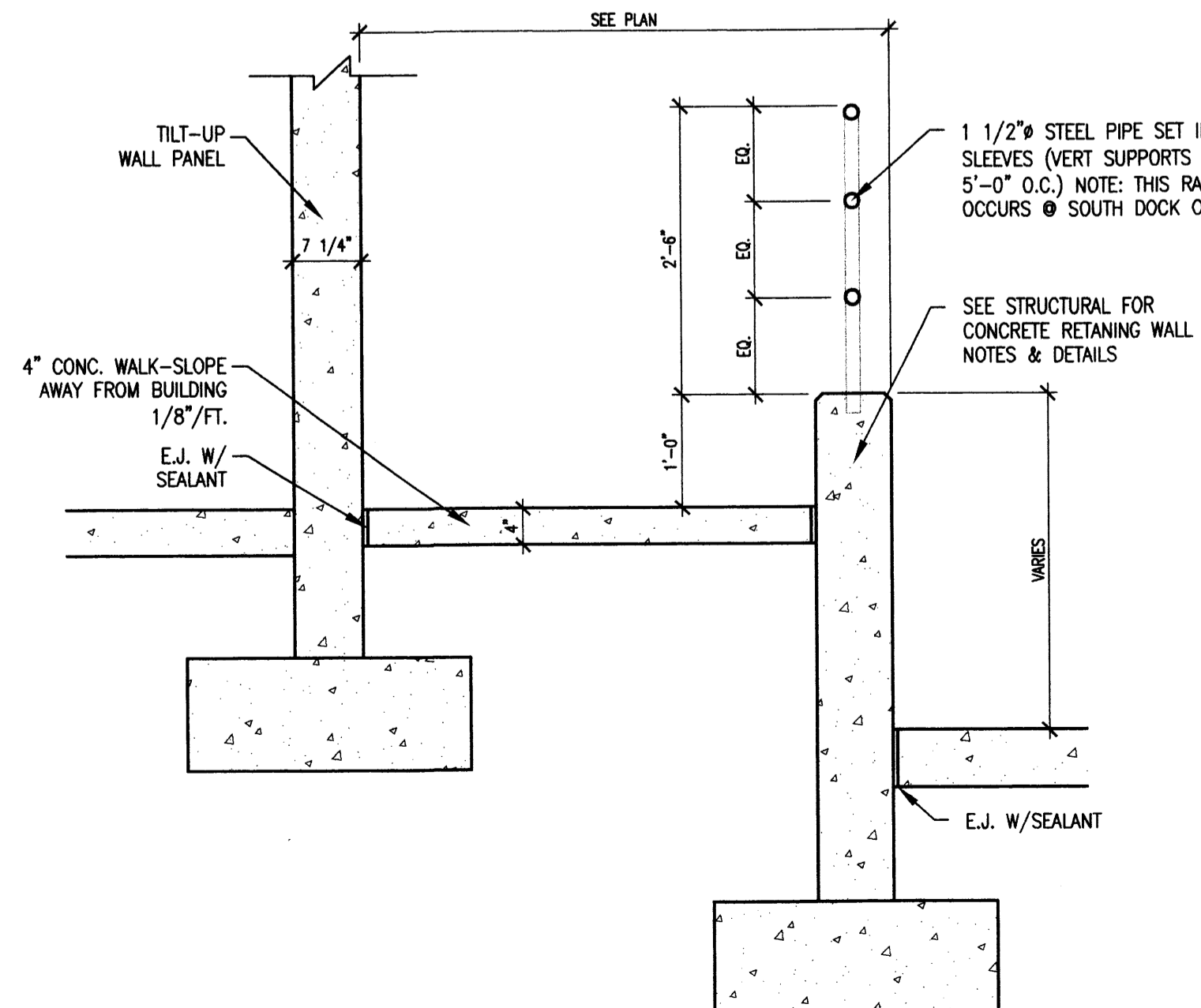
**19 Compressor Cover Details**  
C2 1/4"=1'-0"



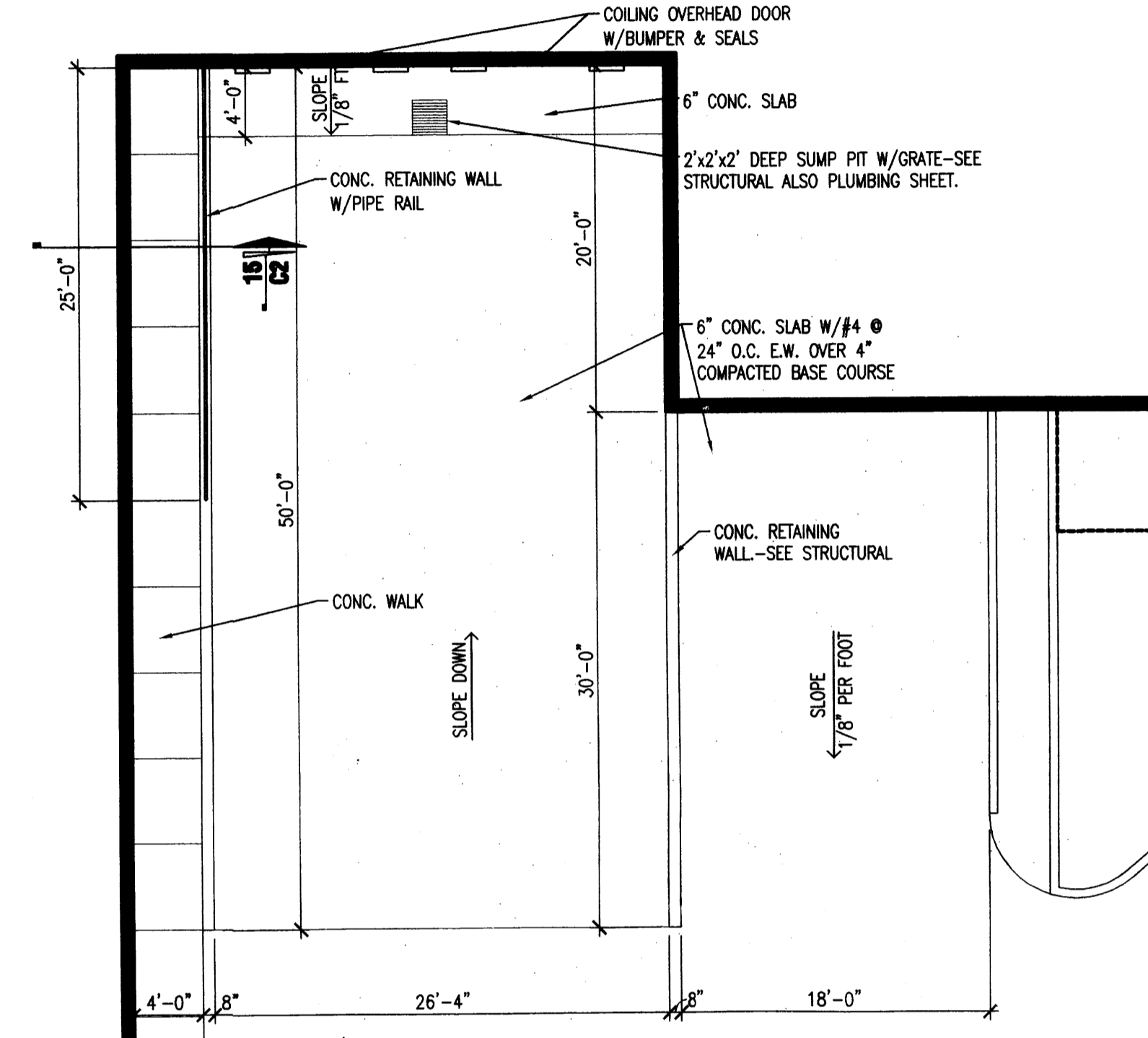
**17 Concrete Culvert**  
C2 1/2"=1'-0"



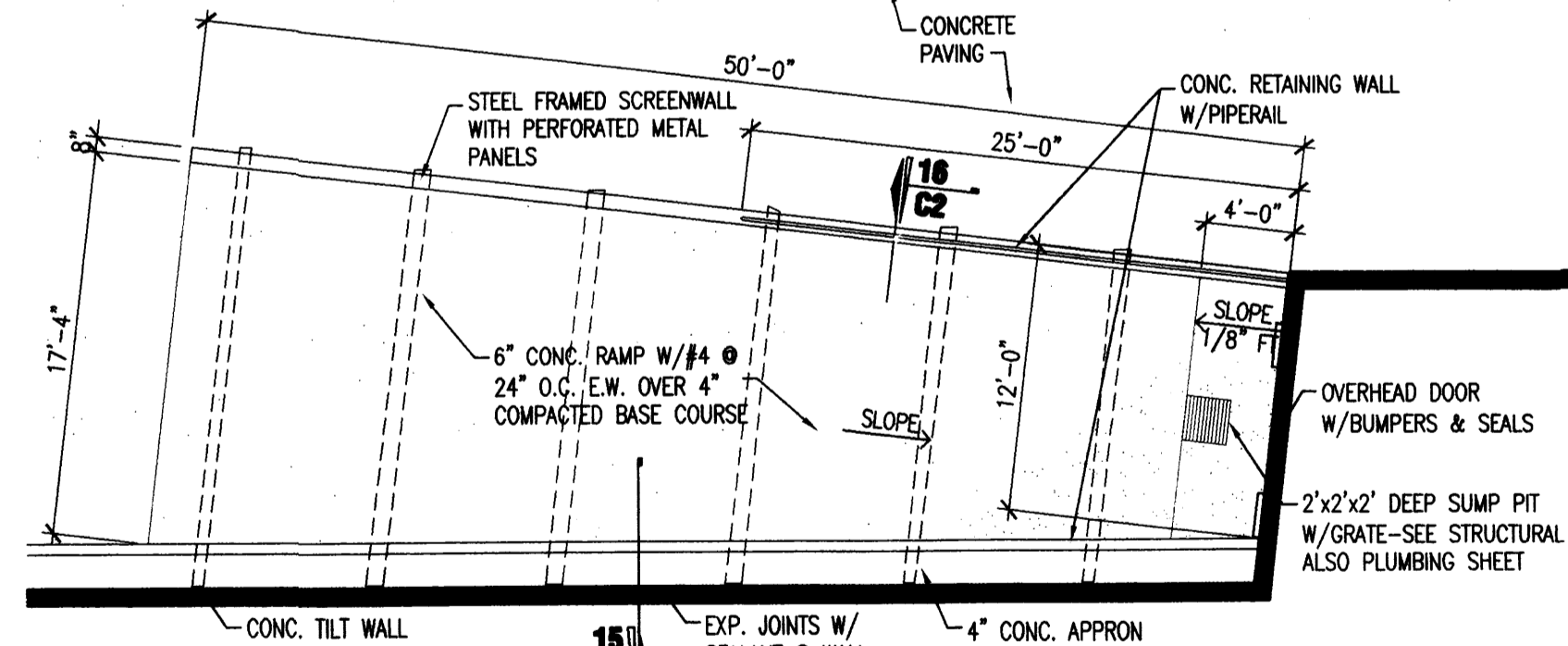
**16 Dock Rail Detail**  
C2 3/4"=1'-0"



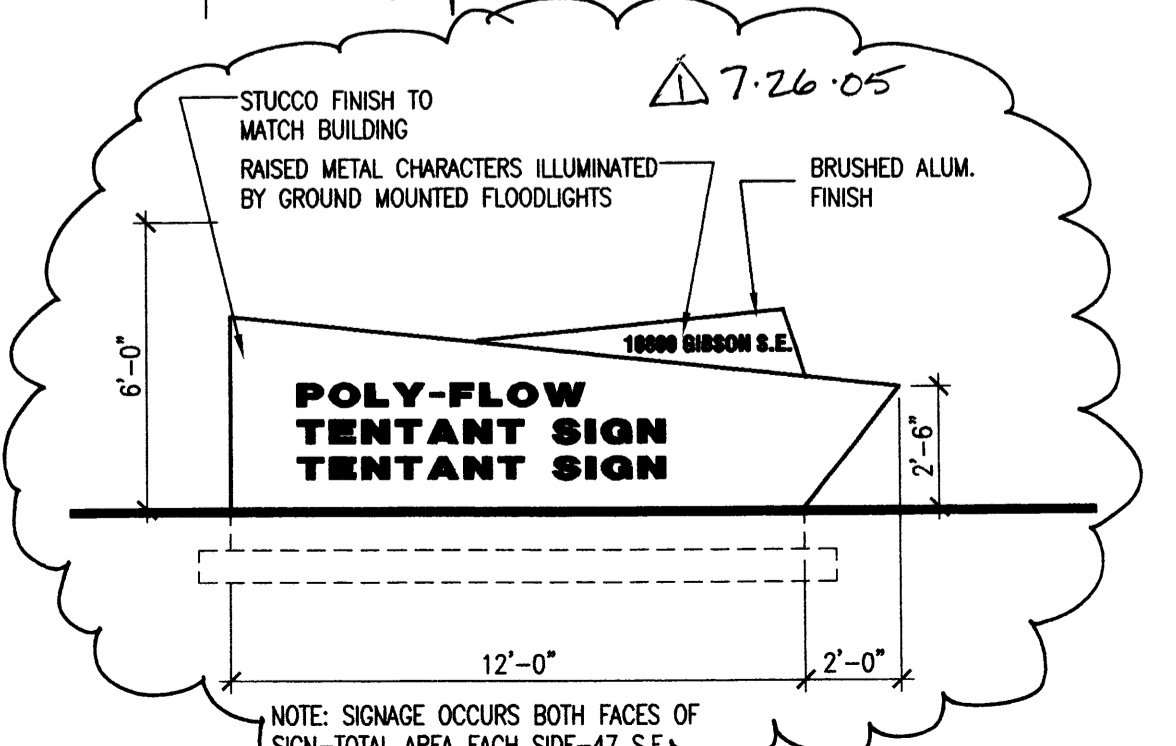
**15 Dock Rail Detail**  
C2 3/4"=1'-0"



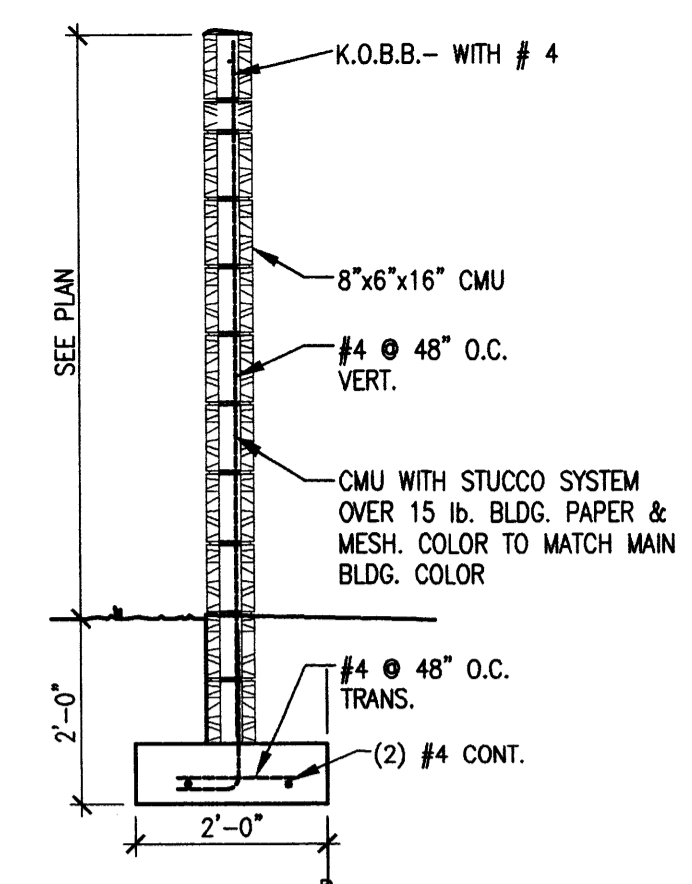
**14 Enlarged Truck Dock Plan (South)**  
C2 1/8"=1'-0"



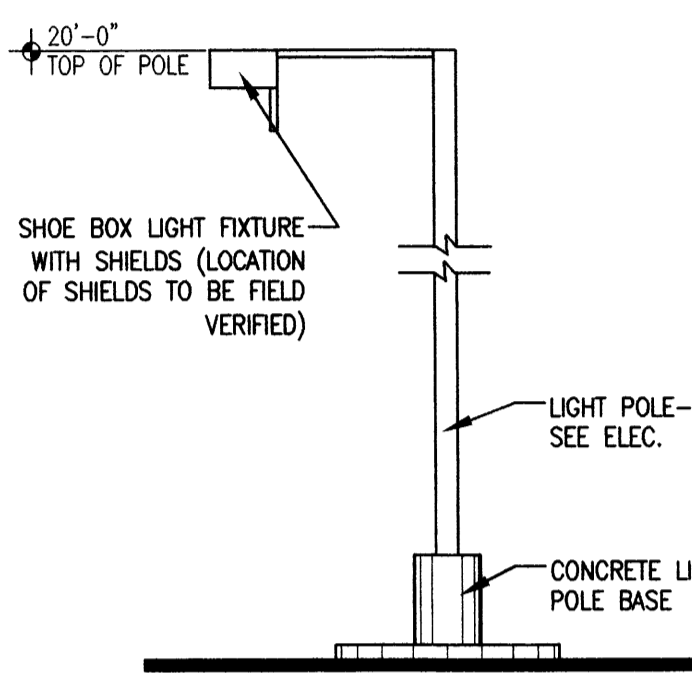
**13 Enlarged Truck Dock Plan (North)**  
C2 1/8"=1'-0"



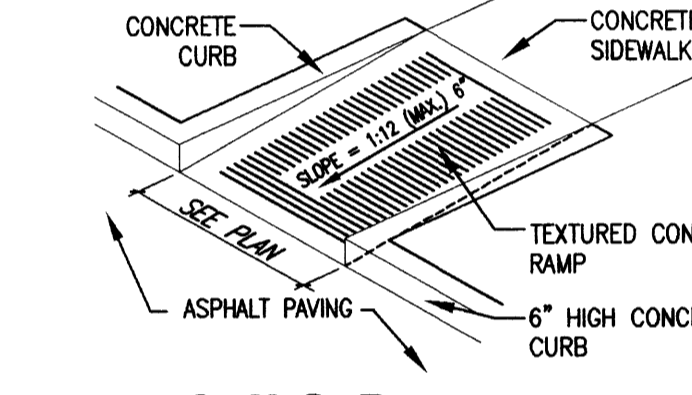
**12 Monument Sign**  
C2 1/4"=1'-0"



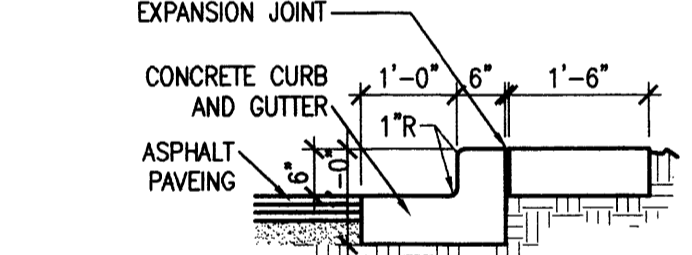
**11 Wall Detail**  
C2 1/2"=1'-0"



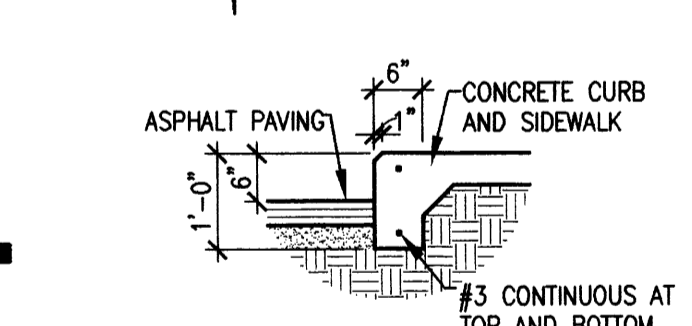
**10 Site Lighting Detail**  
C2 N.T.S.



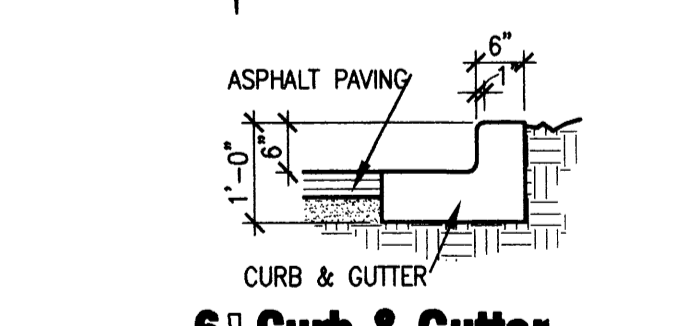
**9 H.C. Ramp**  
C2 N.T.S.



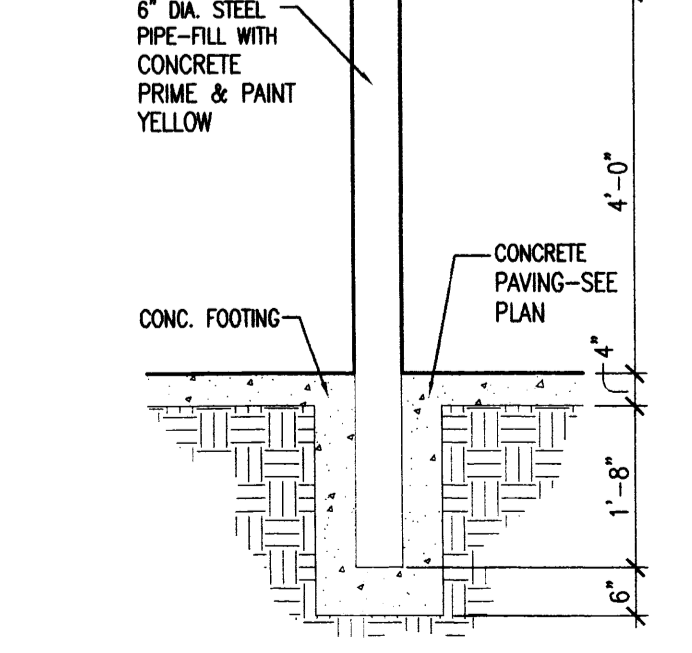
**8 Curb & Gutter w/Walkway**  
C2 1/2"=1'-0"



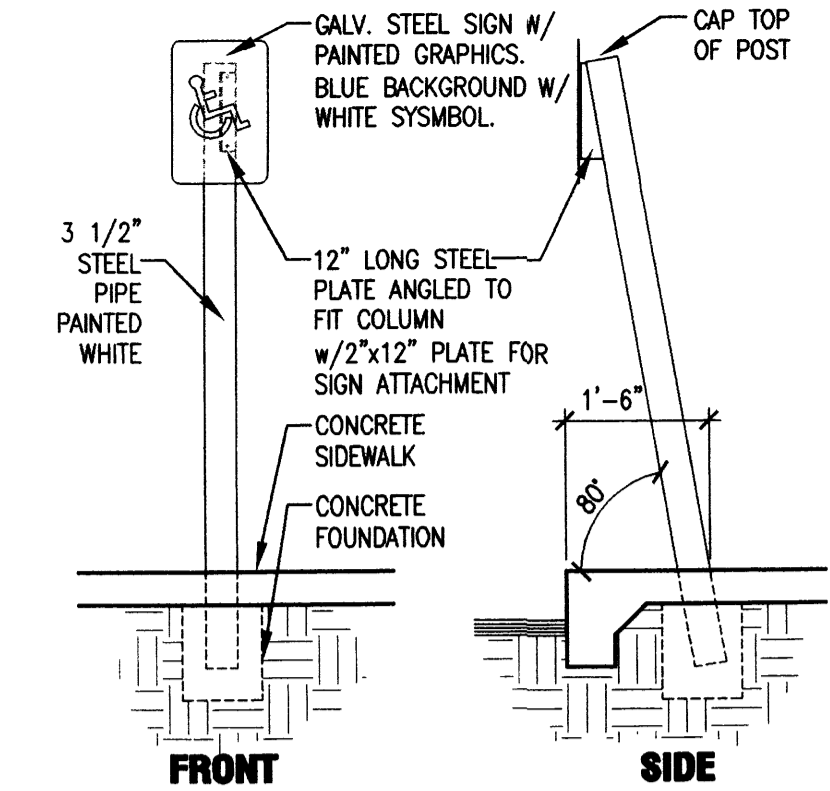
**7 Sidewalk Turn-Down**  
C2 1/2"=1'-0"



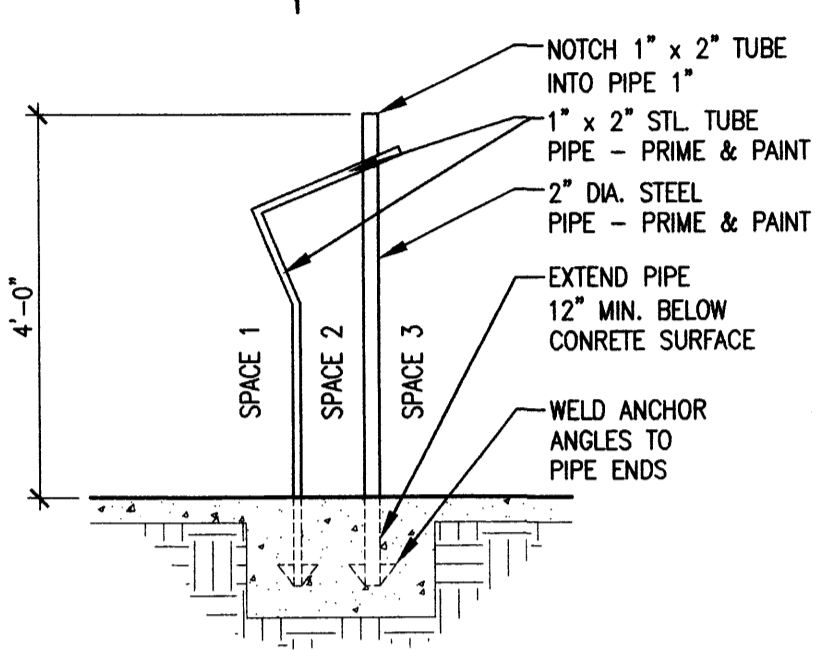
**6 Curb & Gutter**  
C2 1/2"=1'-0"



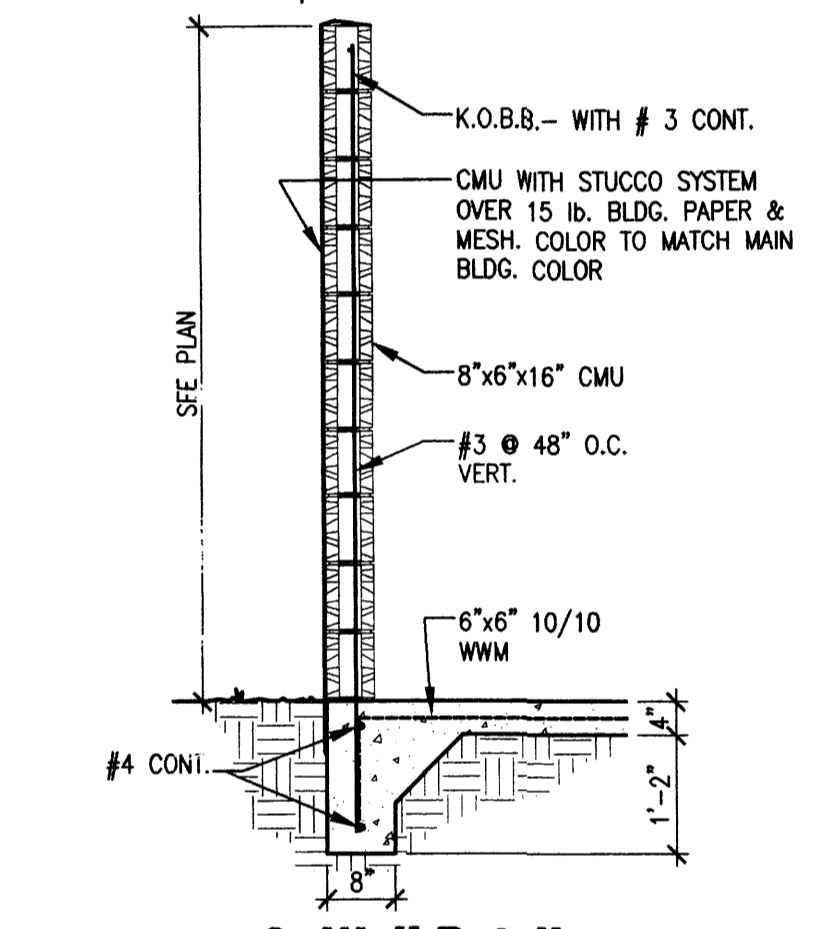
**5 Pipe Bollard**  
C2 1/2"=1'-0"



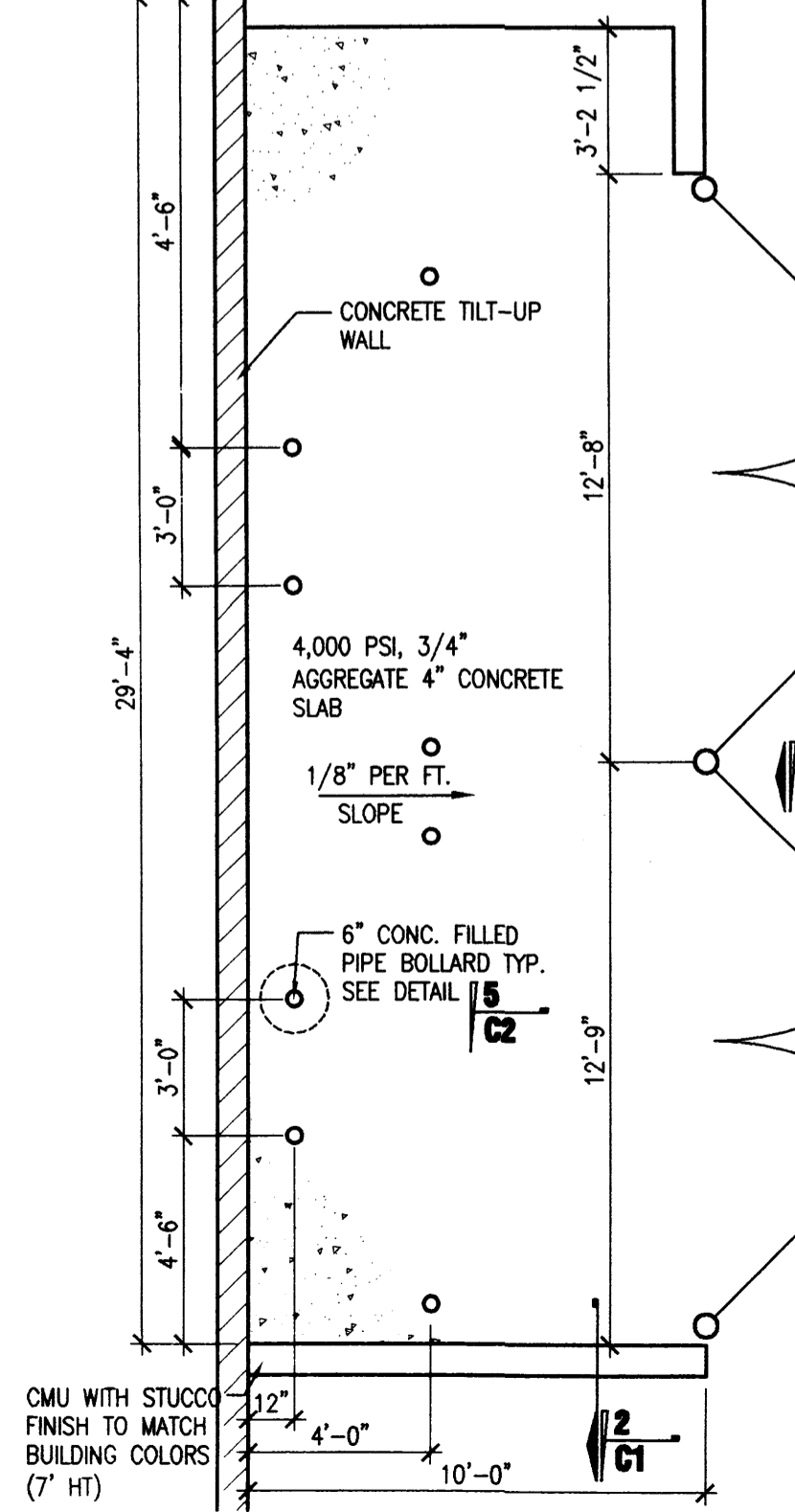
**4 H.C. Parking Sign**  
C2 1/2"=1'-0"



**3 Bike Rack**  
C2 1/2"=1'-0"



**2 Wall Detail**  
C2 1/2"=1'-0"



**1 Dumpster Enclosure**  
C2 1/4"=1'-0"

A NEW FACILITY FOR  
**POLY-FLOW ENGINEERING, LLC**  
A DIVISION OF **Ktech CORP.**  
10800 Gibson Ave.  
Albuquerque NM

**JLS ARCHITECTS**

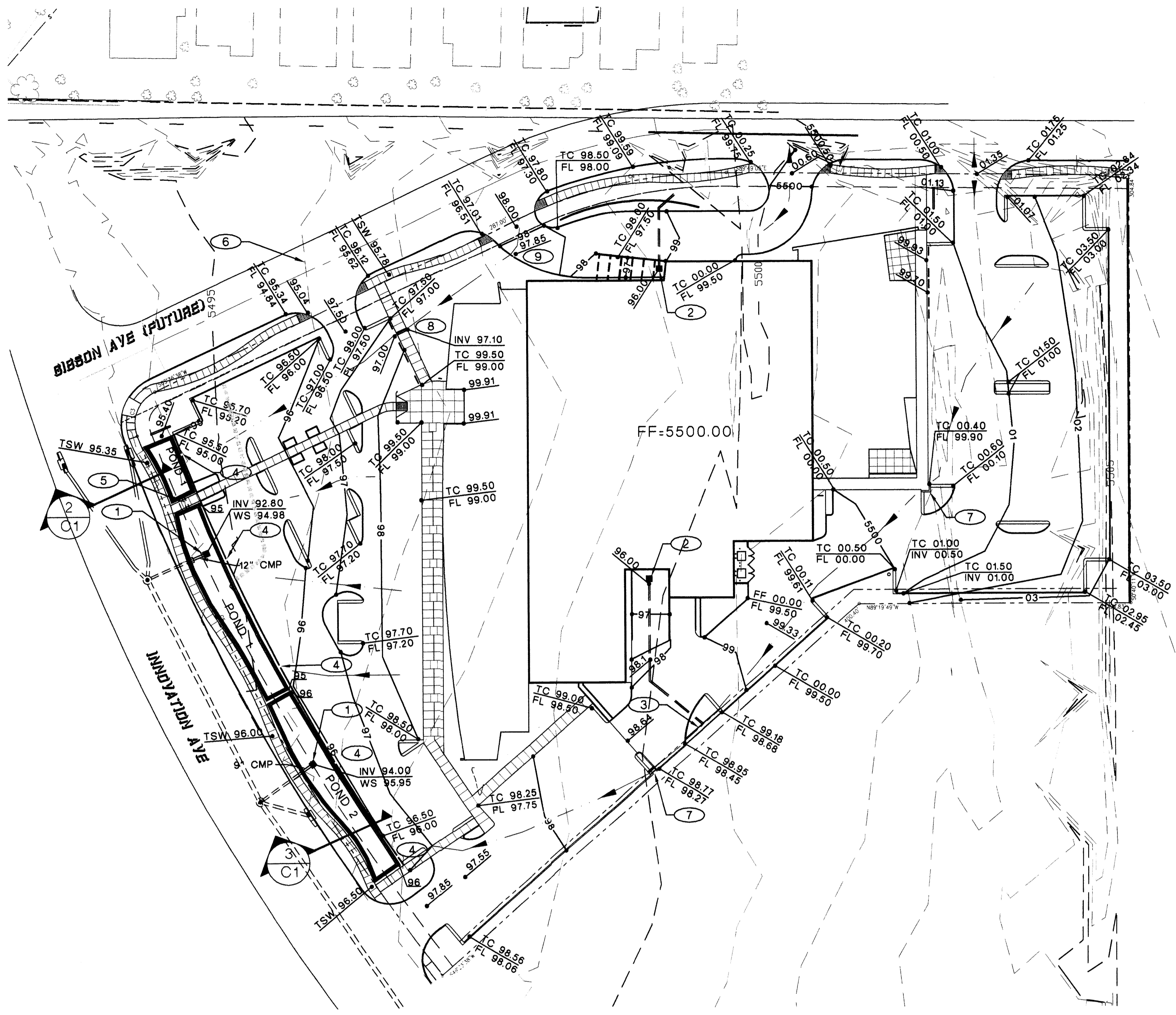
1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

**Site Details**

REVISIONS  
7.26.05 PER SSTP ACC.

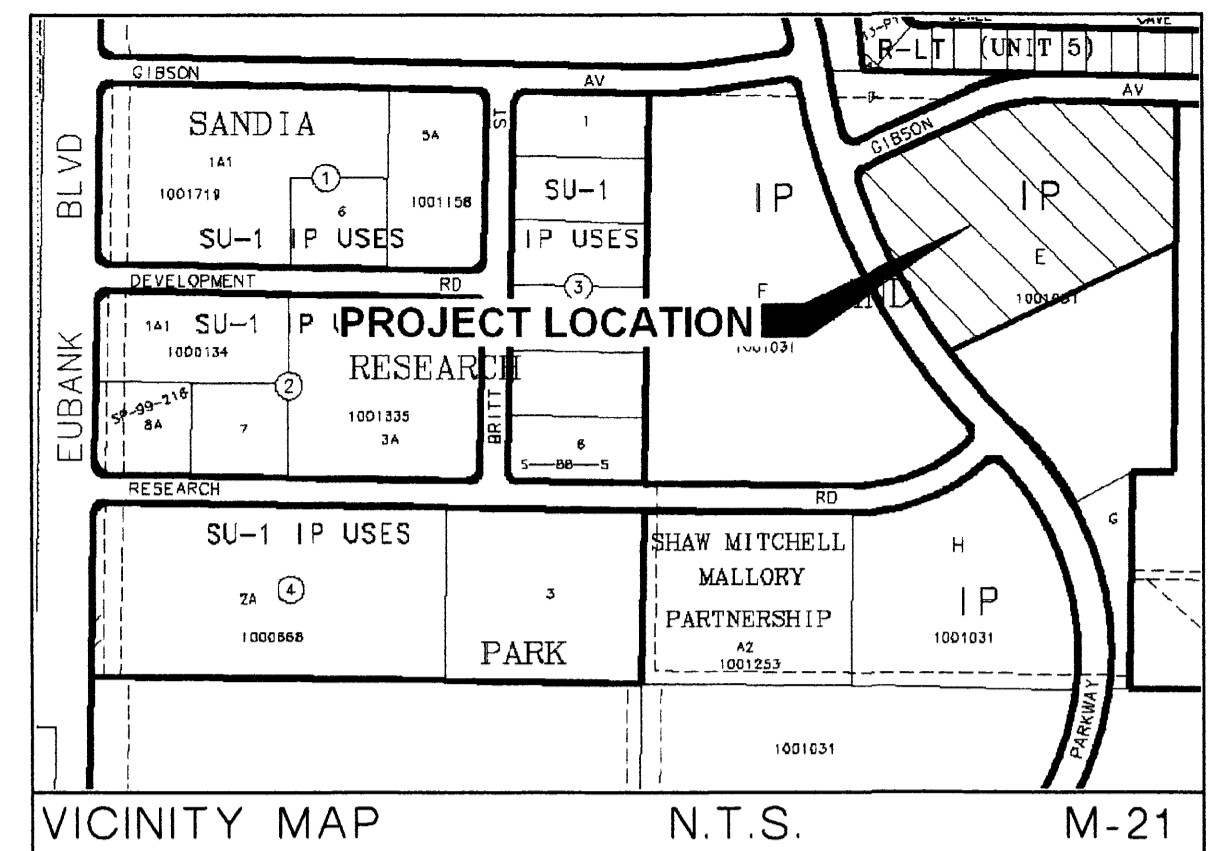
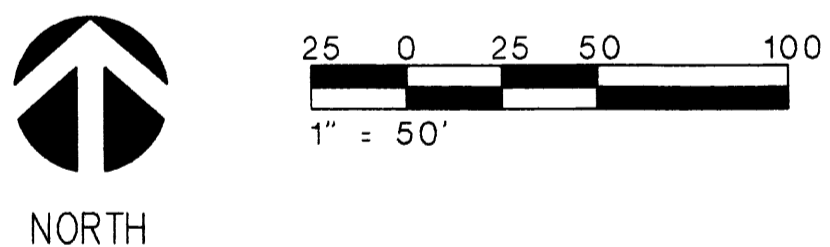
ARCHITECT ENGINEER

DATE 07-27-05 SHEET C2



**GRADING PLAN**

SCALE: 1" = 50'



**Flood Plain Information**

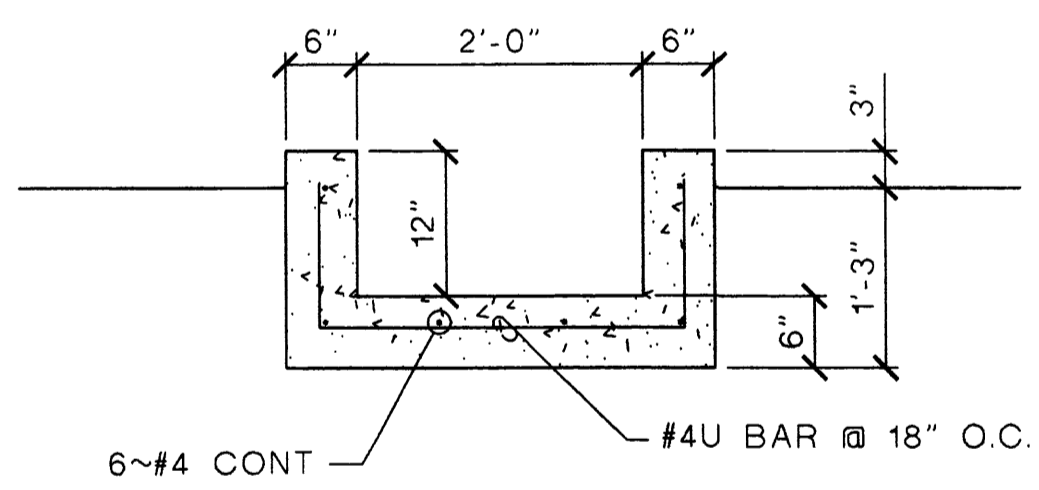
LOTS 9 AND 10 OF THE SCIENCE AND TECHNOLOGY PARK IS DESIGNATED AS OUT OF A FLOOD PLAIN AS SHOWN ON FEMA PANEL 367 OF 825 DATED NOVEMBER 19, 2003.

**Keyed Notes**

1. DROP INLET 2'x2'. CONNECT TO EXISTING STORM SEWER STUB OUT.
2. SUMP DRAIN AT DOCK. DRAIN TO POND
3. 2'-0" DRAINAGE CHANNEL. SEE SECTION 1.
4. 2'-0" WIDE DRAINAGE OUTLET IN CURB.
5. 12" CMP CULVERT.
6. CONTRACTOR TO VERIFY GRADES. SEE BOHANNAN-HUSTON CITY PROJECT #692683 FOR FINAL GRADES FOR GIBSON AVENUE.
7. CURB CUT FOR DRAINAGE.
8. INSTALL 2'-0" WIDE SIDEWALK CULVERT.
9. 1'-0" WIDE DRAINAGE OUTLET IN CURB.

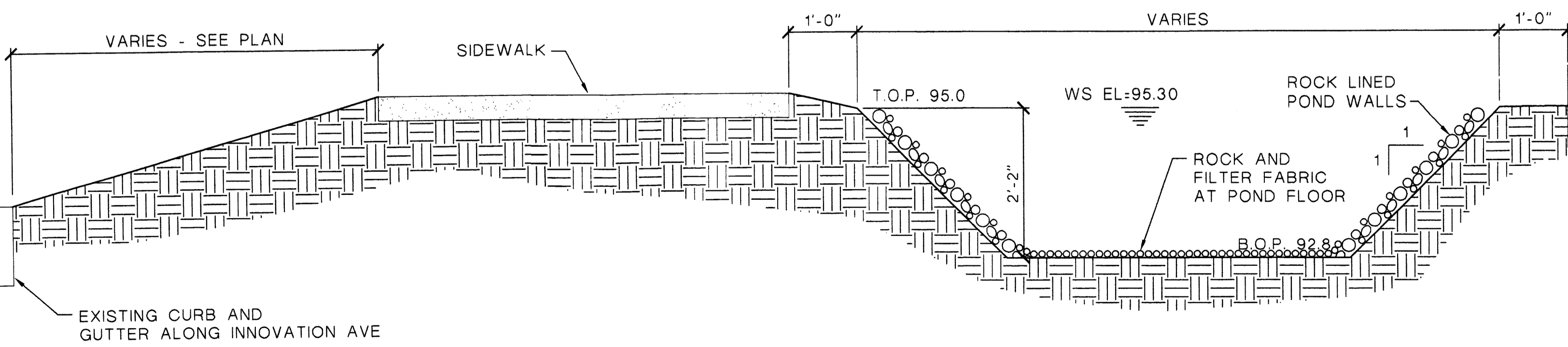
**Legend**

- EXISTING CONTOURS
- ==== EXISTING STORM DRAIN
- 97— PROPOSED CONTOURS
- 99.50 PROPOSED SPOT ELEVATION
- TC TOP OF CURB
- FL FLOW LINE
- FF FINISH FLOOR
- TSW TOP OF SIDEWALK
- WS WATER SURFACE ELEVATION
- INV INVERT ELEVATION
- ▶— DIRECTION OF FLOW
- LIMITS OF PONDING



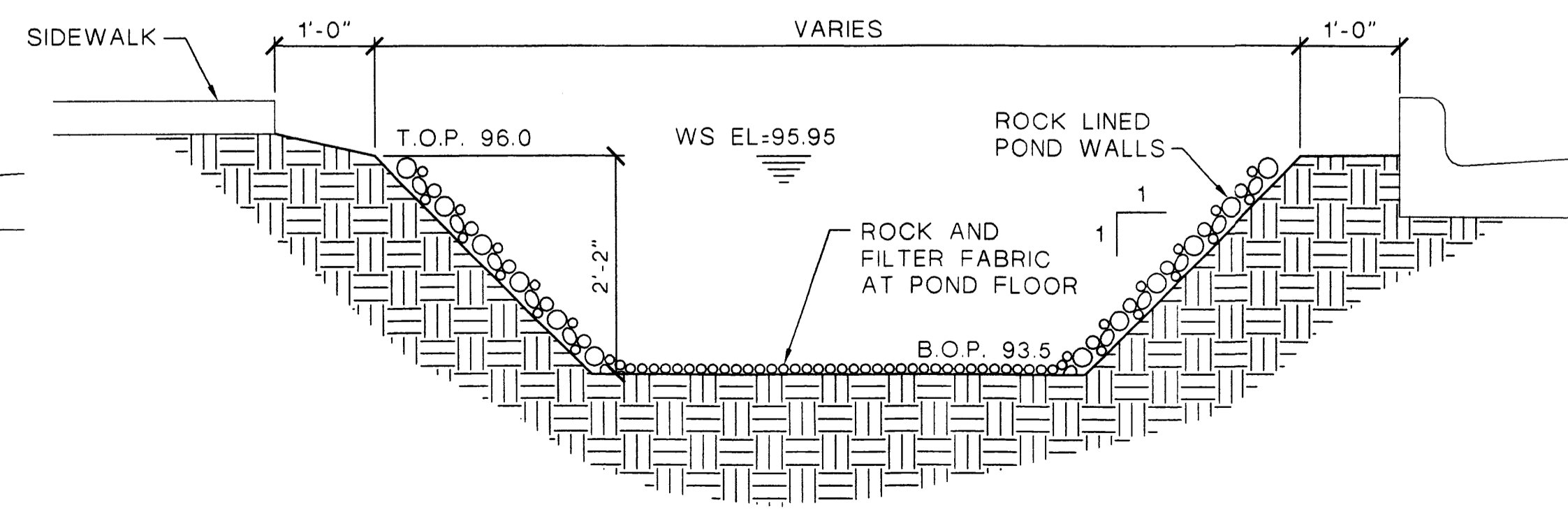
**DRAINAGE CHANNEL SECTION 1**

SCALE: 3/4" = 1'-0"



**SECTION @ POND 1**

SCALE: 3/4" = 1'-0"



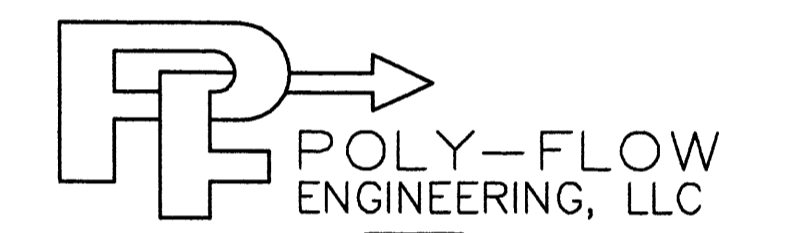
**SECTION @ POND 2**

SCALE: 3/4" = 1'-0"

**ABQ**  
Engineering,  
Inc.

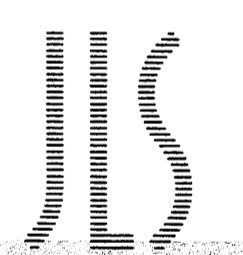
Engineers · Planners  
Construction Services  
6739 Academy Rd. NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7902  
ABQ Project Number: 25063

**A NEW FACILITY FOR**



A DIVISION OF **Ktech CORP.**

Innovation Pkwy  
Albuquerque NM



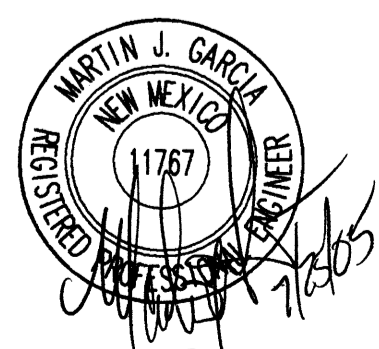
1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

**Grading Plan**

**REVISIONS**

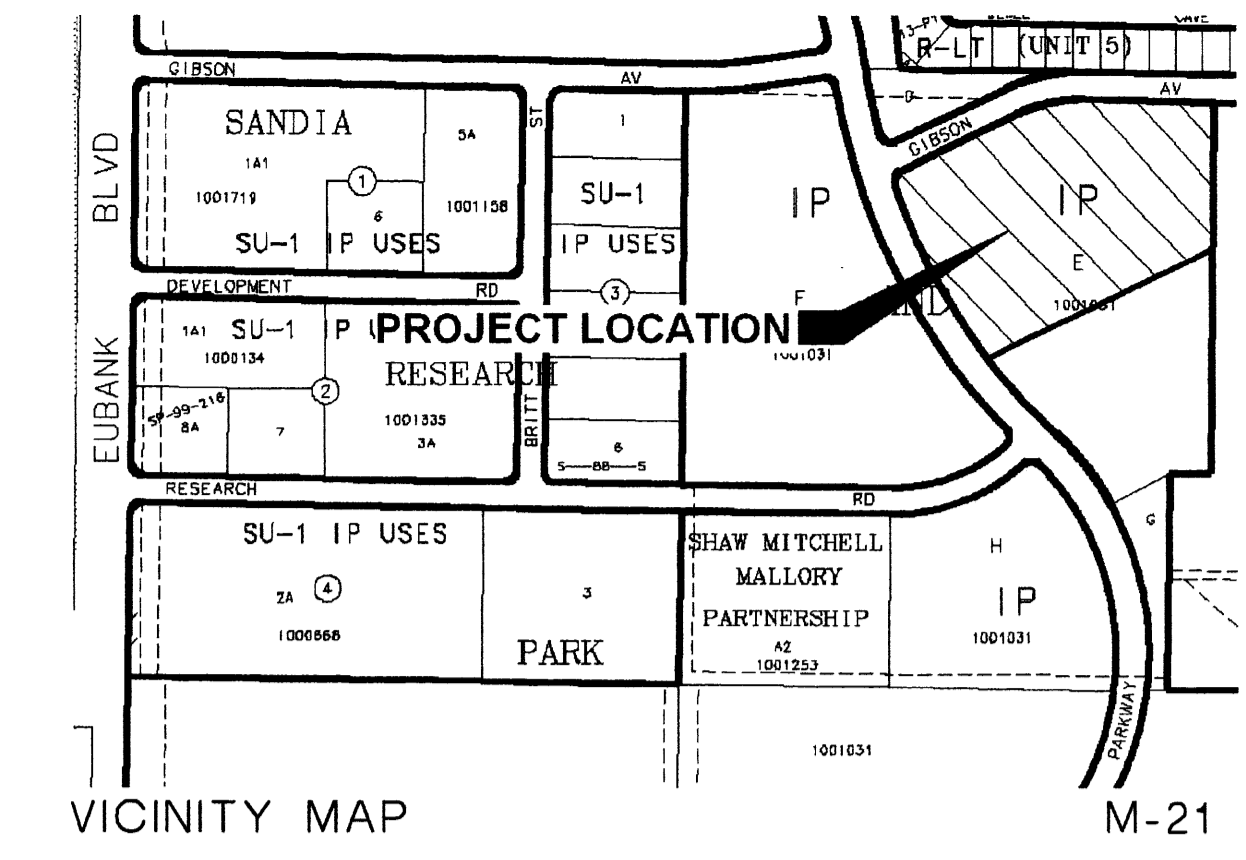
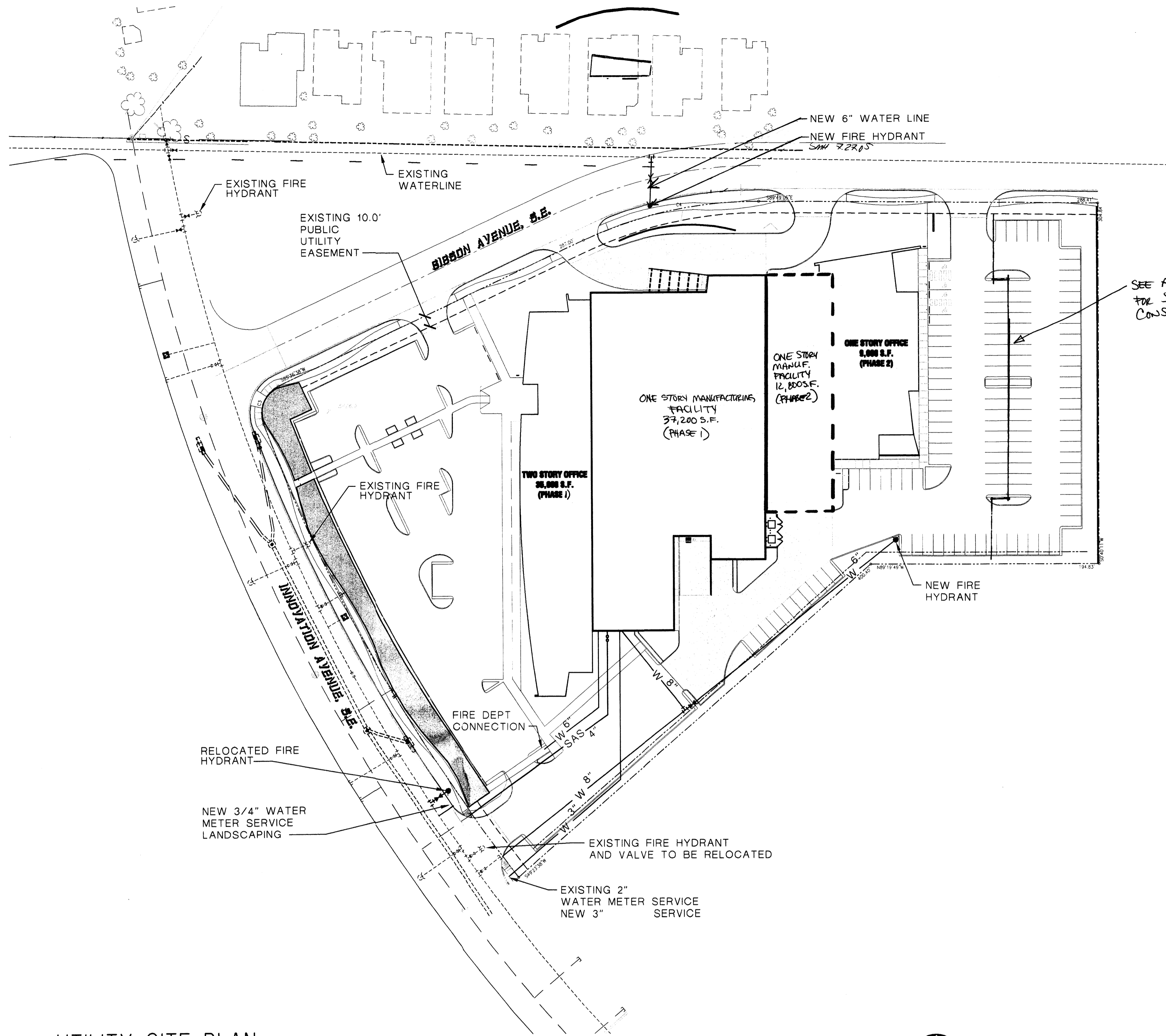
ARCHITECT

ENGINEER



DATE  
**07-27-05**

SHEET  
**C3**

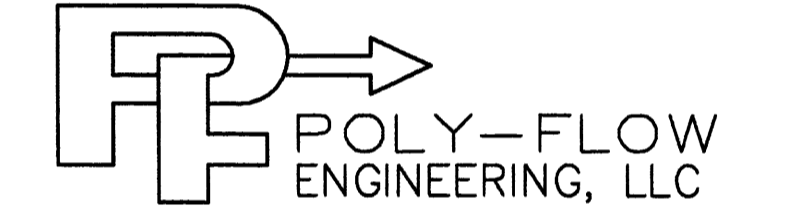


# ABQ

Engineering, Inc.

Engineers • Planners  
Construction Services  
6739 Academy Rd. NE, Suite 130  
Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7902  
ABQ Project Number: 25083

## A NEW FACILITY FOR



A DIVISION **Ktech corp.**

Innovation Pkwy  
Albuquerque NM



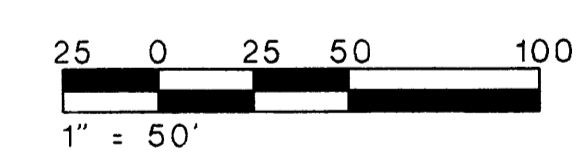
1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

### Utility Site Plan

#### REVISIONS

## UTILITY SITE PLAN

SCALE: 1" = 50'



**Legend**

---W---	EXISTING WATER LINE
---SAS---	EXISTING SEWER LINE
⊙	EXISTING FIRE HYDRANT
—W—	PROPOSED WATER LINE
—SAS—	PROPOSED SEWER LINE
⊙	NEW FIRE HYDRANT

AFD PLANS CHECKING OFFICE  
824-3611  
APPROVED/DISAPPROVED  
7.27.05  
SIGNATURE & DATE



ARCHITECT

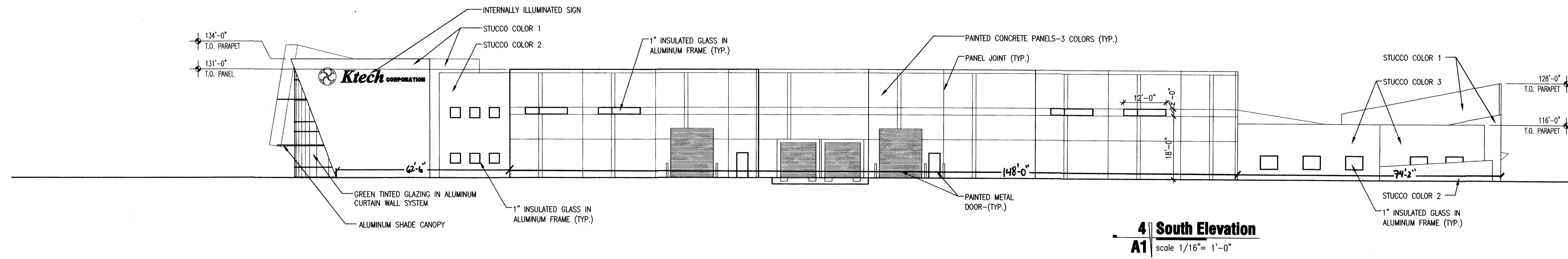
ENGINEER

DATE  
07-27-05

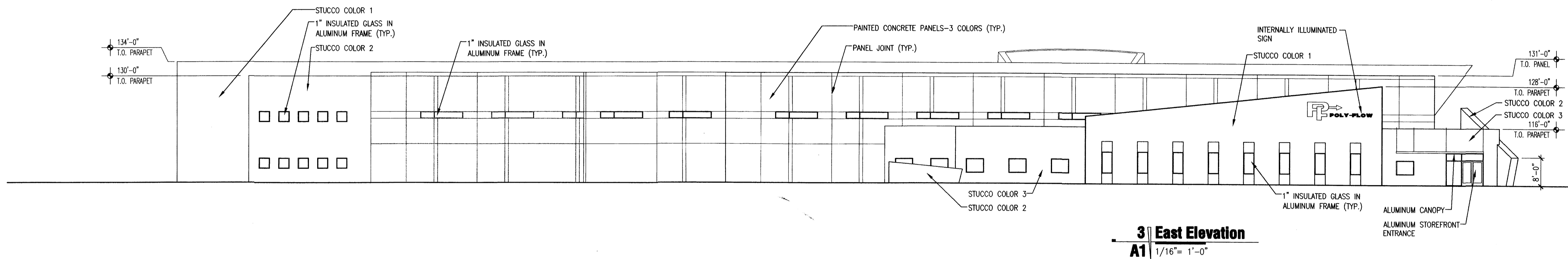
SHEET  
C4

**SITE DATA**

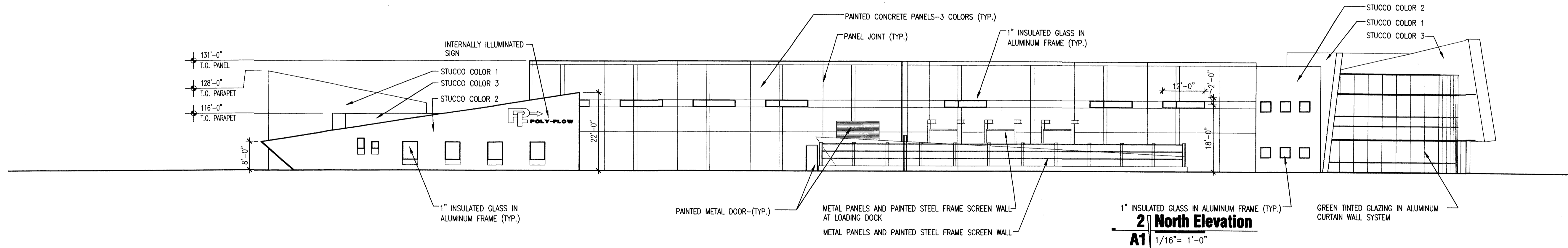
- STUCCO COLOR 1: DARK PURPLE
- STUCCO COLOR 2: MAROON
- STUCCO COLOR 3: MUSTARD
- STOREFRONT AND CURTAIN WALL FRAMING: CLEAR ANODIZED ALUMINUM
- CURTAIN WALL GLAZING: GREEN TINTED
- PAINTED METAL SURFACES: GREY
- PAINTED CONCRETE WALLS:
- PAINT COLOR 1: TAN
- PAINT COLOR 2: SAGE GREEN
- PAINT COLOR 3: GREY GREEN



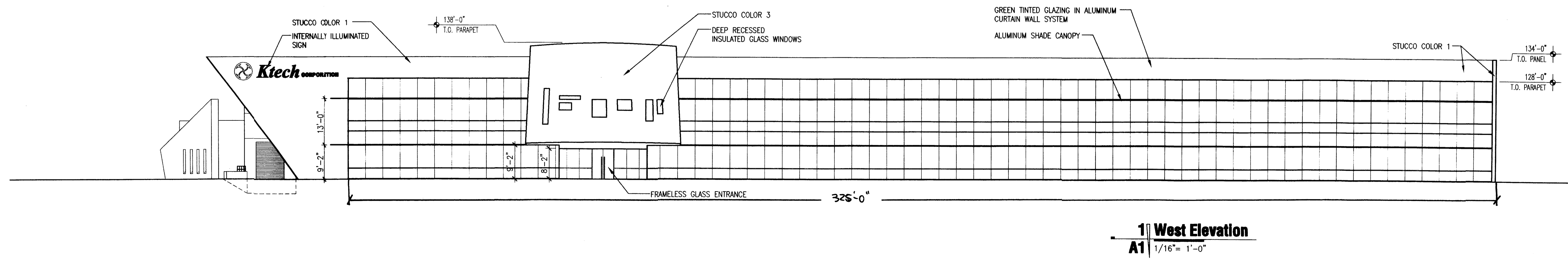
**4 | South Elevation**  
A1 | scale 1/16" = 1'-0"



**3 | East Elevation**  
A1 | 1/16" = 1'-0"

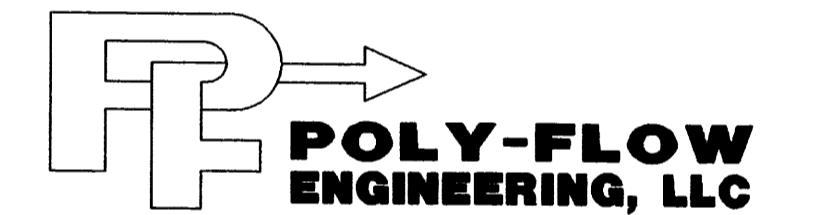


**2 | North Elevation**  
A1 | 1/16" = 1'-0"



**1 | West Elevation**  
A1 | 1/16" = 1'-0"

**A NEW FACILITY FOR**



A DIVISION OF  **Ktech CORP.**

**Innovation Pkwy  
Albuquerque NM**



**ARCHITECTS**

1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

**Elevations**

**REVISIONS**

**ARCHITECT**

**ENGINEER**

DATE  
**07-27-05**

SHEET  
**A1**

ARCHITECT ENGINEER

REVISIONS

Landscape Plan

1600 rue grande nm  
albuquerque new mexico 87104  
505 246 0870  
fax 505 246 0437

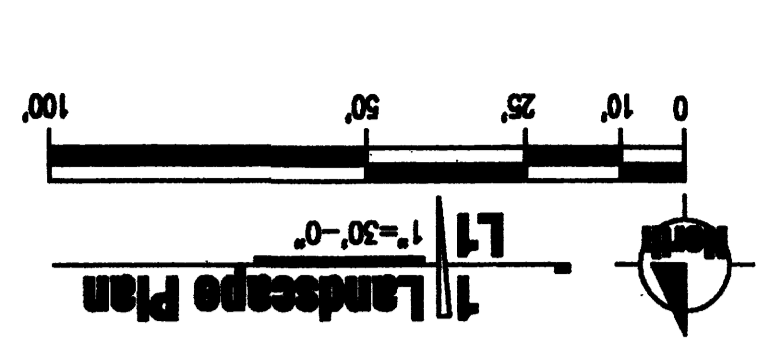
ARCHITECTS  
JIS

Innovation Pkwy Albuquerque NM

A DIVISION OF  
POLY-FLOW ENGINEERING, LLC  
A NEW FACILITY FOR

LANDSCAPE ARCHITECTS & CONTRACTORS  
The Hilltop  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
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The Hilltop



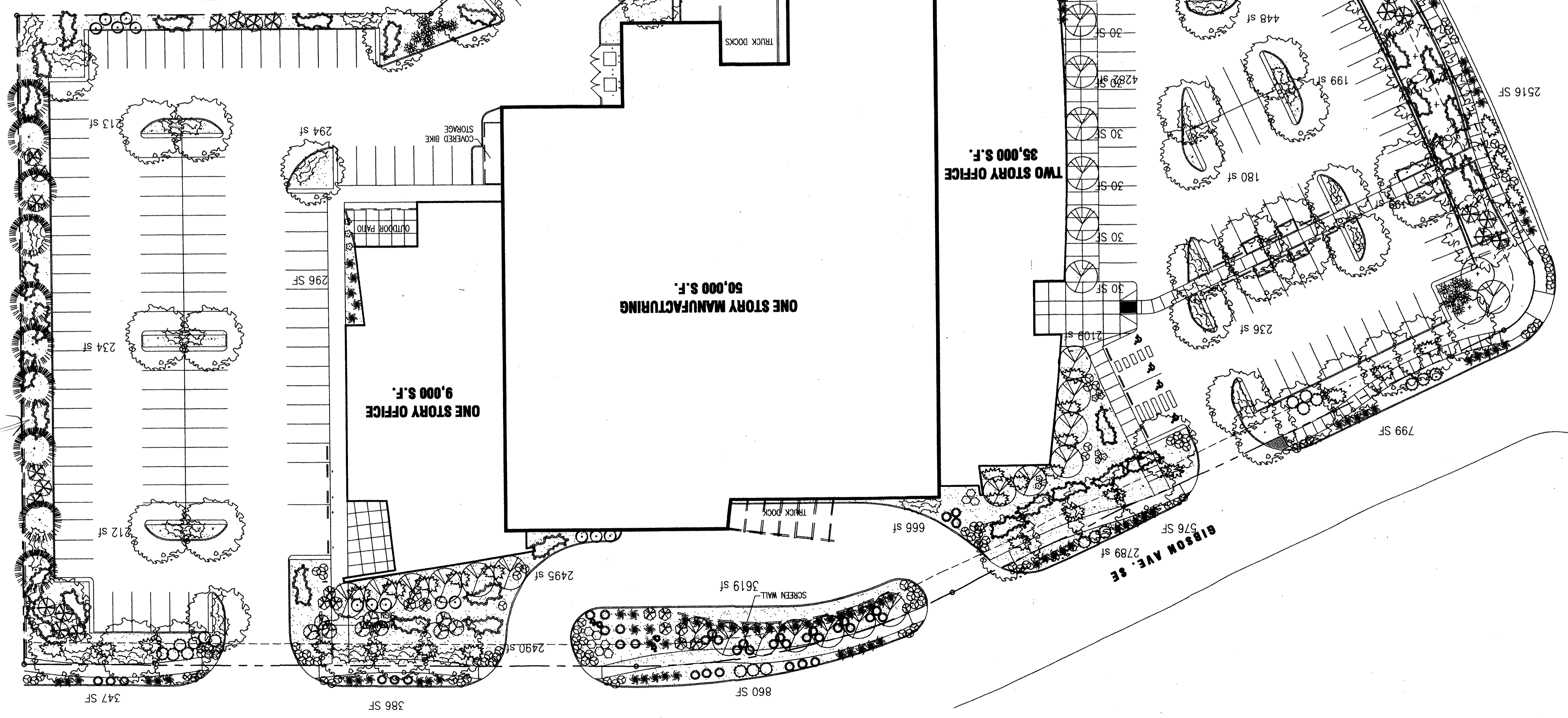
**PLANT LEGEND**

43	HONEYLOCUST(M) Gleditsia triacanthos 2" Cal.
11	MODESTA ASH(M) Fraxinus velutina 2" Cal.
9	AUSTRIAN PINE (H) Pinus nigra 8"
2	GOLDEN RAINTREE (H) Pinus colleryana 2" Cal.
30	FLOWERING PEAR (H) Pinus colleryana 2" Cal.
40	SILVERBERRY (M) Elaeagnus pungens 5 Cal. 100sf
14	NANDINA (M) Nandina domestica 5 Cal. 25sf
20	THREE-LEAF SUMAC (L) Rhus trilobata 5 Cal. 36sf
107	MADENGRASS (M) Miscanthus sinensis 5 Cal. 16sf
18	INDIAN Hawthorn (M) Raphiolepis indica 5 Cal. 36sf
23	RUSSIAN SAGE (M) Perovskia atriflora 5 Cal. 36sf
47	ARP ROSEMARY (M) Rosmarinus officinalis 2 Gal. 36sf
27	POTENTILLA (M) Potentilla fruticosa 2 Gal. 9sf
18	POWIS CASTLE SAGE (M) Artemisia powis castle 1 Gal. 25sf
18	Untucked-groundcover
9	AUTUMN SAGE (M) Salvia Greggii 1 Gal. 9sf
369	1 Gal. 4sf WIDFLOWER -SYMBOL INDICATES THREE PLANTS-
115	GREY COTONEASTER (M) Cotoneaster glaucophylla 5 Gal. 81 sf
47	HONEYSUCKLE (M) Lonicera sempervirens 1 Gal. 14sf
99	TAM JUNIPER (M) Juniperus sabina 5 Gal. 225 sf
6	6 BOULDERS EACH SYMBOL=3-5 gal.
	STUCCO WALL-BY OTHERS
	SANTA ANA TAN WITH FILTER FABRIC

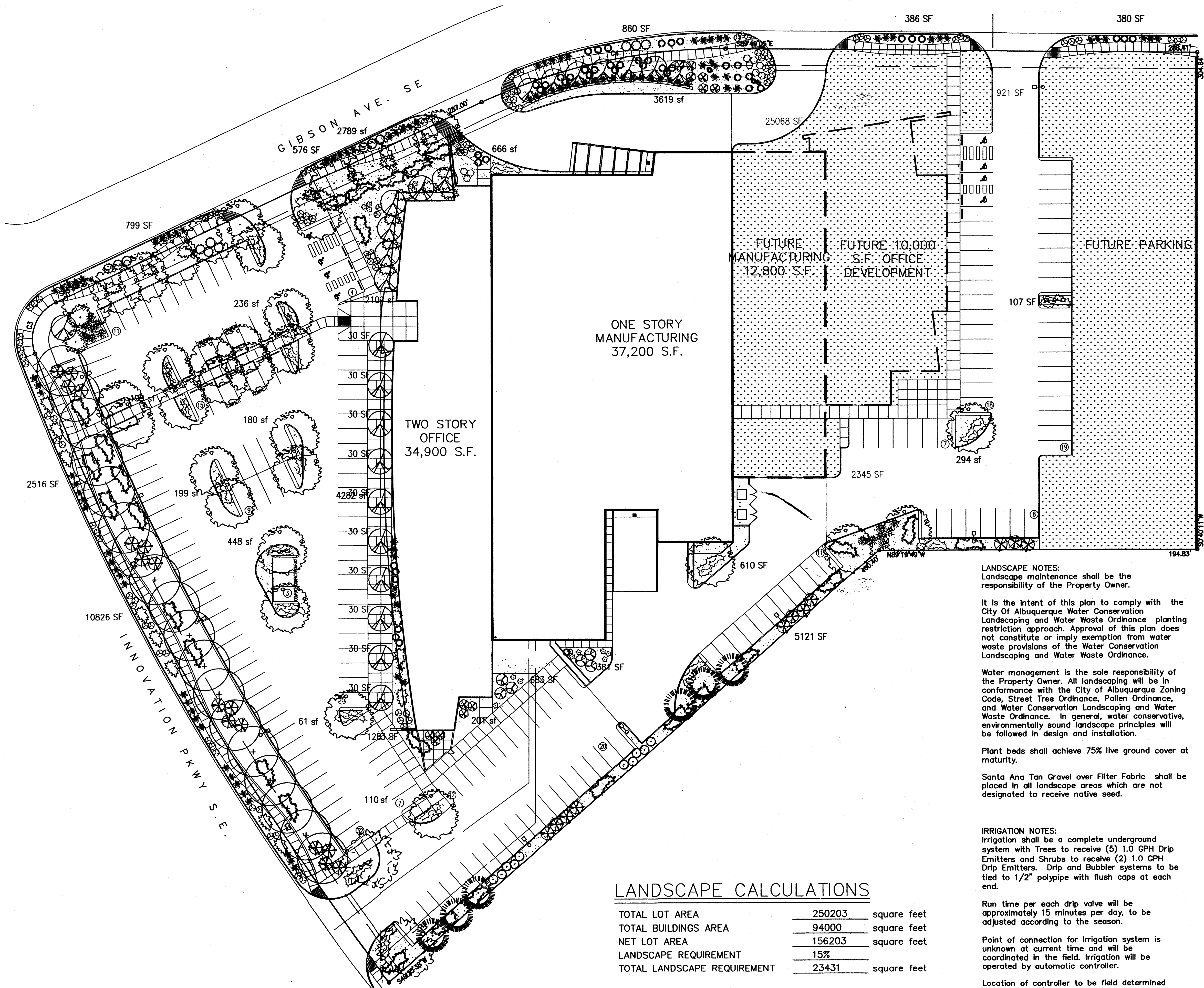
LANDSCAPE CALCULATIONS

TOTAL LOT AREA	250203	square feet
TOTAL BUILDINGS AREA	94000	square feet
NET LOT AREA	156203	square feet
LANDSCAPE REQUIREMENT	15%	square feet
TOTAL LANDSCAPE REQUIREMENT	23431	square feet
TOTAL BED PROVIDED	53022	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	39767	square feet
TOTAL GROUNDCOVER PROVIDED	52358	square feet
TOTAL LANDSCAPE PROVIDED	53022	square feet

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping Ordinance. In general, water conserving, environmentally sound landscaping principles will be followed in design and installation. Plant beds shall achieve 75% live ground cover at maturity. Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed. IRRIGATION NOTES: Irrigation shall be a complete underground system with trees to receive (5) 1.0 GPH. Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season. Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others. Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder. FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



WALL 2' MAX  
KNOTS



### PLANT LEGEND

- HONEYLOCUST (M) *Gleditsia triacanthos* 2" Cal. 34
- MODESTA ASH (M) *Fraxinus velutina* 2" Cal. 20
- AUSTRIAN PINE (M) *Pinus nigra* 8" 6
- GOLDEN RAIN TREE (M) *Koeleruteria paniculata* 2" Cal. 2
- FLOWERING PEAR (M+) *Pyrus calleryana* 2" Cal. 24
- SILVERBERRY (M) *Elaeagnus pungens* 5 Gal. 100sf 27
- NANDINA (M) *Nandina domestica* 5 Gal. 25sf 14
- THREE-LEAF SUMAC (L) *Rhus trilobata* 5 Gal. 36sf 13
- MAIDEN GRASS (M) *Miscanthus sinensis* 5 Gal. 16sf 102
- INDIAN HAWTHORN (M) *Raphiolepis indica* 5 Gal. 36sf 12
- RUSSIAN SAGE (M) *Perovskia atriplicifolia* 5 Gal. 36sf 10
- ARP ROSEMARY (M) *Rosmarinus officinalis* 2 Gal. 36sf 46
- POTENTILLA (M) *Potentilla fruticosa* 2 Gal. 9sf 18
- POMMES CASTLE SAGE (M) *Artemisia pommes castle* 1 Gal. 25sf Unstaked-Groundcover 6
- AUTUMN SAGE (M) *Salvia greggii* 1 Gal. 9sf 9
- WILDFLOWER 1 Gal. 4sf -SYMBOL INDICATES THREE PLANTS- 294
- GREY COTONEASTER (M) *Cotoneaster glaucophylla* 5 Gal. 81 sf Each symbol = 3 plants 75
- HONEYSUCKLE (M) *Lonicera sempervirens* 1 Gal. 144sf Unstaked-Groundcover 28
- ARP ROSEMARY (M) *Rosmarinus officinalis* 5 Gal. 36 sf Each symbol = 13 plants 247
- 6 BOULDERS 6
- STUCCO WALL-BY OTHERS
- SANTA ANA TAN WITH FILTER FABRIC
- CRIMP STRAW NATIVE SEED

**The Hilltop**  
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A NEW FACILITY FOR

**POLY-FLOW ENGINEERING, LLC**  
 A DIVISION OF  
 Innovation Pkwy  
 Albuquerque NM

**JIS ARCHITECTS**  
 1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

### Landscape P

### REVISIONS

ARCHITECT ENGINEER

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA	250203	square feet
TOTAL BUILDINGS AREA	94000	square feet
NET LOT AREA	156203	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	23431	square feet
TOTAL BED PROVIDED	35939	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	26954	square feet
TOTAL GROUND COVER PROVIDED	27824	square feet
TOTAL NATIVE SEED AREA	53625	square feet
TOTAL LANDSCAPE PROVIDED	89564	square feet

**LANDSCAPE NOTES:**  
 Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
 Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

