

KAIROS POWER FACILITY EXPANSION

MS AND TDL FACILITY PERSPECTIVE - SOUTH



OFFICE PERSPECTIVE - SOUTH



TYPICAL ABBREVIATIONS

C	CENTER LINE	JAN	JANITOR
o	DEGREE(S)	JC	JANITOR'S CLOSET
Ø	DIAMETER	LAV	LAVATORY
"	INCH (ES)	MAX	MAXIMUM
'	FOOT (FEET)	MI	MIRROR
#	NUMBER	MIN	MINIMUM
P	PLATE	MO	MASONRY OPENING
x	BY (i.e. 2x4)	MTL	METAL
A/C	AIR CONDITIONING	(N)	NEW
ACT	ACOUSTICAL CEILING TILE	NIC	NOT IN CONTRACT
AF	ABOVE FINISH FLOOR	NTS	NOT TO SCALE
ALT	ALTERNATE, ALTERNATIVE	OC	ON CENTER
BATT	BATT INSULATION	OD	OVERFLOW DRAIN
BLDG	BUILDING	OF	OWNER FURNISHED
BLK	BLOCK	OF	OWNER FURNISHED OWNER
BLKG	BLOCKING	OFOI	OWNER FURNISHED OWNER INSTALLED OVERHEAD
BO	BOTTOM OF	OH	OVERHEAD
BOC	BACK OF CURB	PL	PLATE
BOT	BOTTOM	PT	PRESSURE TREATED
CB	CATCH BASIN	PWD	PLYWOOD
CF	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	QT	QUARRY TILE
CF	CONTRACTOR FURNISHED OWNER INSTALLED	QTY	QUANTITY
CG	CORNER GUARD	R	RADIUS, RISER
CJ	CONTROL JOINT	RD	ROOF DRAIN
CL	CENTER LINE	REQ	REQUIRED
CLR	CLEARANCE	RF	RESILIENT FLOORING
CMU	CONCRETE MASONRY UNIT	RM	ROOM
CPT	CARPET	RO	ROUGH OPENING
CTR	CENTER	SYM	SYMBOL OR SYMMETRICAL
DEMO	DEMOLITION	T&G	TONGUE & GROOVE
DA	DIAMETER	TD	TRENCH DRAIN
DIM	DIMENSION	THK	THICKNESS
DN	DOWN	TO	TOP OF
DW	DISHWASHER	TOD	TOP OF DECK
(E)	EXISTING	TOP	TOP OF PARAPET
EA	EACH	TOS	TOP OF SLAB or TOP OF STEEL
EJ	EXPANSION JOINT	TOW	TOP OF WALL
EL	ELEVATION	TY	TYPICAL
ELEV	ELEVATOR	UNO	UNLESS NOTED OTHERWISE
EXT	EXTENSION or EXTERIOR	VCT	VINYL COMPOSITE TILE
F&I	FURNISH & INSTALL	VERT	VERTICAL
FA	FIRE ALARM	VF	VERIFY IN FIELD
FE	FIRE EXTINGUISHER & BRACKET	WD	WOOD
FEC	FIRE EXTINGUISHER CABINET	WH	WATER HEATER
FF	FINISHED FLOOR	WWF	WELDED WIRE FABRIC
FND	FOUNDATION		
FO	FACE OF		
FOF	FACE OF FINISH		
FOM	FACE OF MASONRY		
FOS	FACE OF STUD		
FOW	FACE OF WALL		
GYP	GYP SUM		
GYP SH	GYP SUM SHEATHING		
HT	HEIGHT		
HVAC	HEATING, VENTILATING, & AIR CONDITIONING		

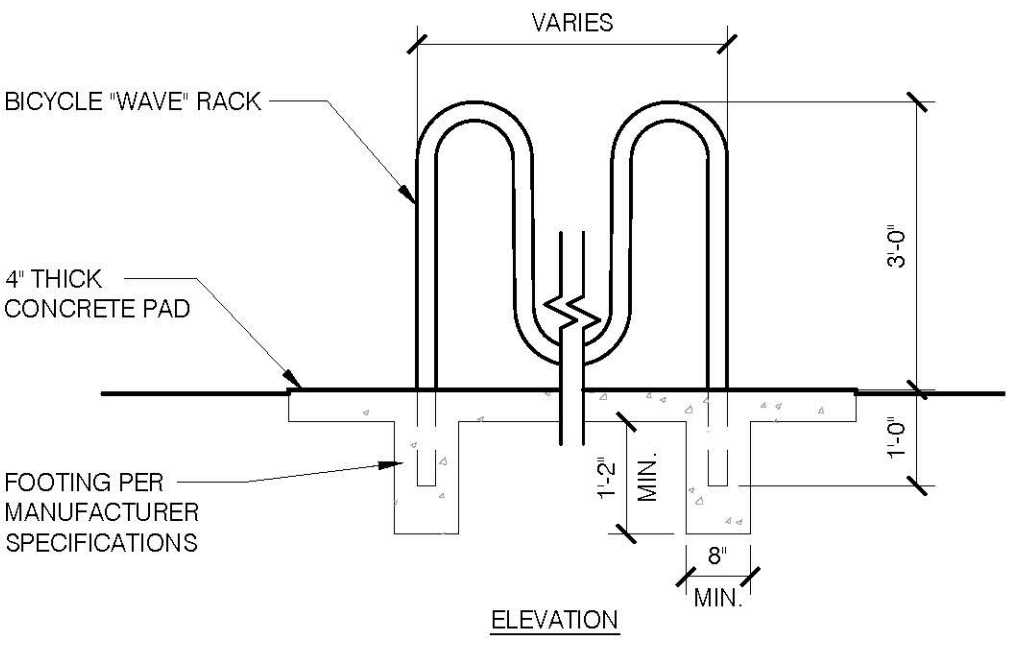
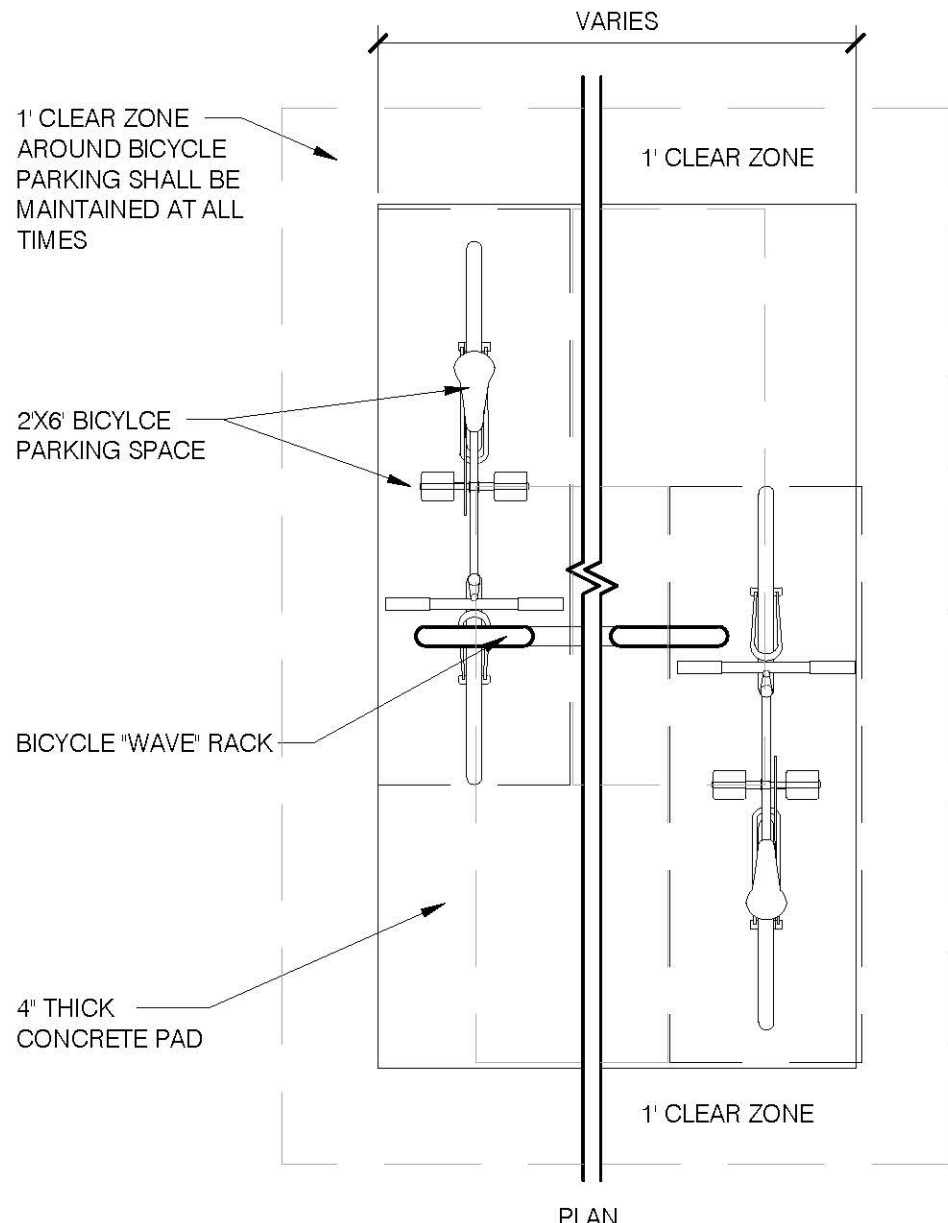
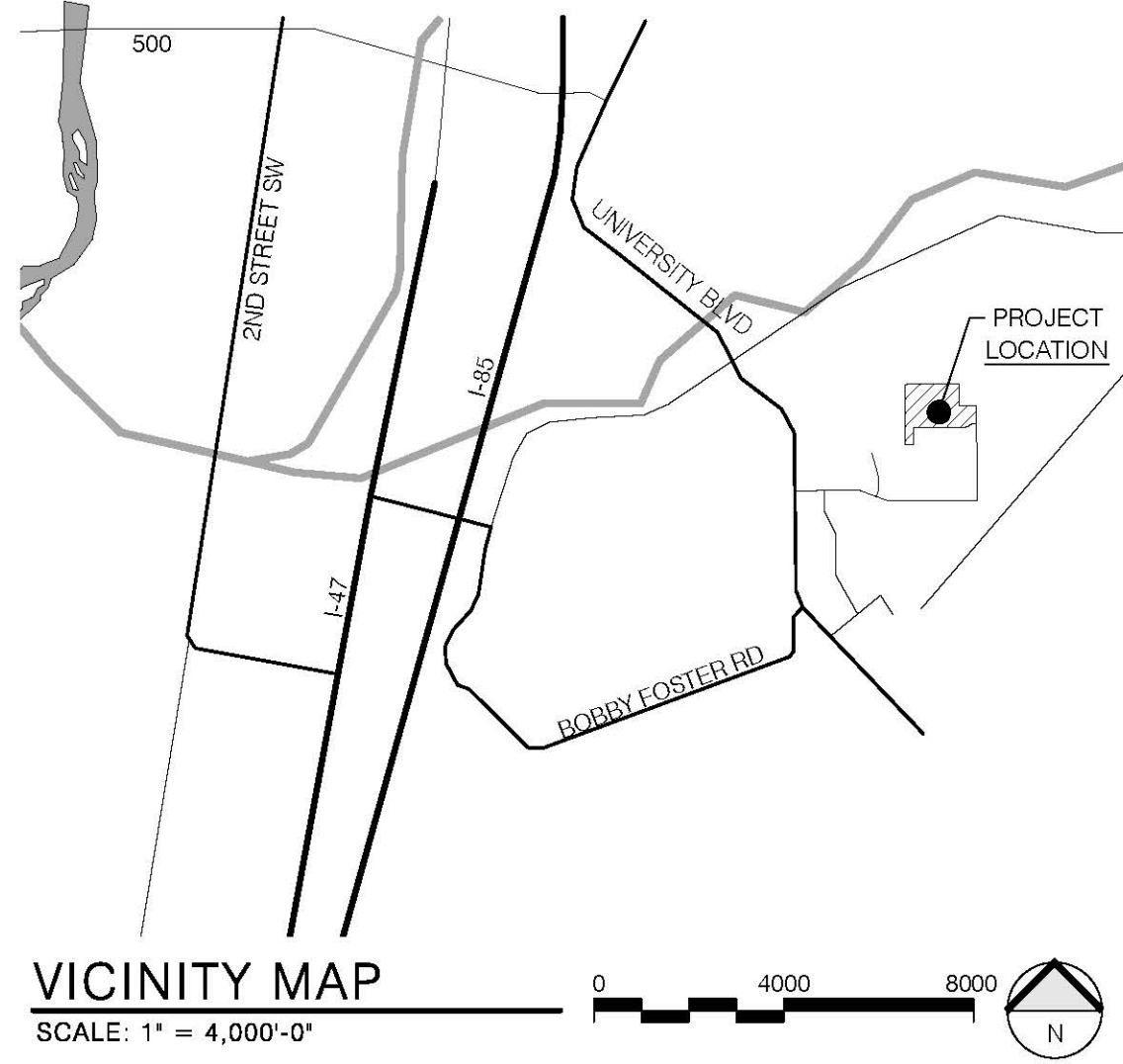
GENERAL PROJECT NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, WHICH EVER IS MOST STRICT. SPECIFICATIONS AND STANDARDS MEAN, AND ARE INTENDED TO BE THE ADOPTED EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARD(S) IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
- USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- ALL DIMENSIONS ARE TO FACE OF STUD OR GRID, UNLESS NOTED OTHERWISE.
- CONDITIONS AND DETAILS MARKED "TYPICAL" APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT. VERIFY QUANTITY PRIOR TO CONSTRUCTION.
- DISCREPANCIES IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE CONTRACTOR FROM THE WORK INTENDED IN THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
- A COMPLETE, CURRENT SET OF THE PERMITTED CONSTRUCTION DOCUMENTS MUST BE KEPT ON THE JOB SITE AND AVAILABLE TO THE BUILDING OFFICIAL FOR THE DURATION OF THE PROJECT.
- DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF A STRUCTURAL ENGINEER.
- EVENLY DISTRIBUTE CONSTRUCTION MATERIALS IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FEET.
- ALL SEPARATING WALLS AND FLOOR-CEILING ASSEMBLIES, INCLUDING PENETRATIONS OR OPENINGS, TO MEET OR EXCEED AIRBORNE AND IMPACT SOUND INSULATION EQUAL TO SOUND TRANSMISSION CLASS AND IMPACT INSULATION CLASS REQUIRED BY GOVERNING AUTHORITIES; PROVIDE CONSTRUCTION METHOD, ACCESSORIES, DEVICES AND APPURTENANCES AS REQUIRED FOR SAME. PROVIDE SEALANT AT ALL OPENINGS AND JOINTS MADE IN WALL AND FLOOR SURFACES AND FRAMING FOR SUPPLY AND DRAIN LINES; PROVIDE SEALANT, AIR TIGHT, AROUND ELECTRICAL OUTLETS AND JUNCTION BOXES.
- THE "TOP OF SLAB" DESIGNATION CORRESPONDS TO THE TOP OF CONCRETE SLAB OR CEMENTITIOUS UNDERLAYMENT AND DOES NOT ACCOUNT FOR THE THICKNESS OF THE FINISHED FLOOR, UNLESS NOTED OTHERWISE.
- THE FINISH FLOOR DESIGNATION CORRESPONDS TO THE "TOP OF DECK", UNLESS NOTED OTHERWISE.
- PROVIDE ALL WORK IDENTIFIED IN THESE CONTRACT DOCUMENTS IN THE CONFIGURATION(S) SHOWN. DO NOT TO DEViate FROM THESE CONFIGURATION(S) WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE DESIGNER.
- PROTECT PROPERTY, ADJACENT PROPERTY AND BUILDING MATERIALS FROM DAMAGE DUE TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED OBSERVATIONS AND INSPECTIONS.
- MAINTAIN DUST CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT, AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
- PREPARE ALL FLOOR AND WALL SURFACES FOR NEW FINISHES. REFER TO FINISH SCHEDULE. NOTIFY DESIGNER IN WRITING IF DAMAGE TO FRAMING OR SUPPORT ELEMENTS EXISTS.
- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL FINISH, FIXTURE AND EQUIPMENT INFORMATION AND LOCATIONS.

ENERGY CODE:

CLIMATE ZONE: BERNALILLO 4B	TABLE C301.1	TABLE C402.1.3	TABLE C402.1.4
ROOFS	TABLE C402.1.3	TABLE C402.1.3	TABLE C402.1.4
METAL BUILDING ^D	R-19 + R-11 LS	U-0.35	U-0.35
WALLS, ABOVE GRADE	TABLE C402.1.3	TABLE C402.1.4	TABLE C402.1.4
MASS	R-9.5ci ^g	U-0.104 ^g	U-0.104 ^g
METAL BUILDING	R-13 + R-13ci	U-0.052	U-0.052
METAL FRAMED	R-13 + R-7.5ci	U-0.064	U-0.064 ^C
WOOD FRAMED & OTHERS	R-13 + R-3.8ci or R-20	U-0.064 ^C	U-0.064 ^C
WALLS, BELOW GRADE	TABLE C402.1.3	TABLE C402.1.4	TABLE C402.1.4
BELOW GRADE WALL	R-7.5ci ^d	U-0.104 ^C	U-0.104 ^C
FLOORS	TABLE C402.1.3	TABLE C402.1.4	TABLE C402.1.4
MASS	R-10ci ^g	U-0.104	U-0.104
JOIST/FRAMING	R-30	U-0.052	U-0.052
SLAB-ON-GRADE FLOORS	TABLE C402.1.3	TABLE C402.1.4	TABLE C402.1.4
UNHEATED SLABS	R-10 FOR 24" BELOW	F-0.54	F-0.54
OPAQUE DOORS	TABLE C402.1.3	TABLE C402.1.4	TABLE C402.1.4
SWINGING	---	U-0.61	U-0.61
GARAGE DOOR < 14% GLAZING	---	U-0.31	U-0.31
VERTICAL FENESTRATION	TABLE C402.4	TABLE C402.4	TABLE C402.4
FIXED	---	U-0.38	U-0.38
OPERABLE	---	U-0.45	U-0.45
ENTRANCE DOORS	---	U-0.77	U-0.77
SHGC	---	---	---
PF < 0.2	---	0.36	0.36
0.2 ≤ PF < 0.5	---	0.43	0.43
PF ≥ 0.5	---	0.58	0.58

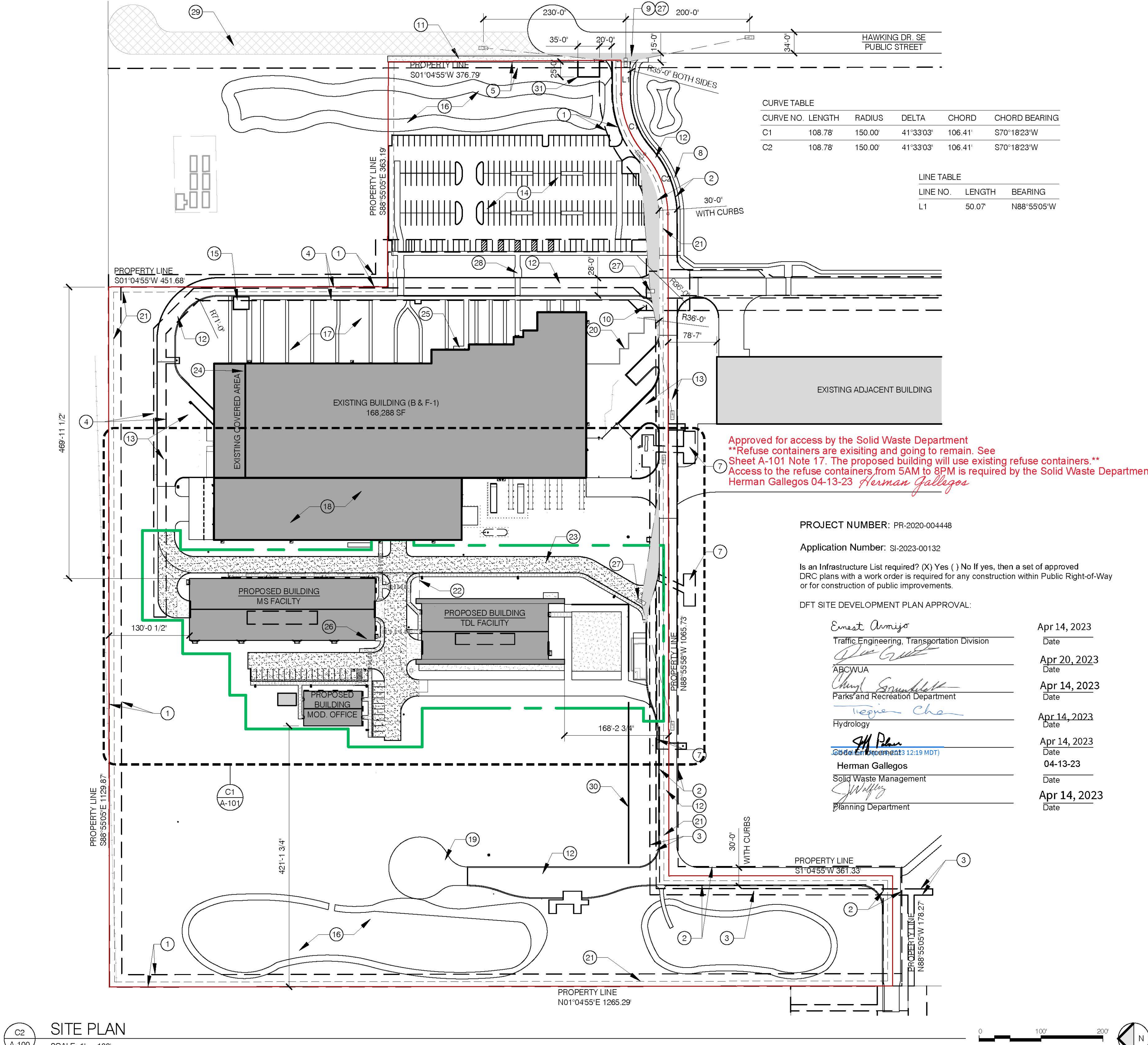
TABLE C402.1.3 NOTES: a = CONTINUOUS INSULATION; b = WHERE USING R-VALUE COMPLIANCE METHOD, A THERMAL SPACER SHALL BE PROVIDED OTHERWISE USE THE U-FACTOR COMPLIANCE METHOD IN TABLE C402.1.4; c = WHERE HEATED SLABS ARE BELOW GRADE, BELOW GRADE WALLS SHALL COMPLY WITH EXTERIOR INSULATION REQUIREMENTS FOR HEATED SLABS; d = "MASS FLOORS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; e = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; f = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; g = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; h = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; i = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; j = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; k = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; l = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; m = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; n = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; 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gy = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; gz = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; ha = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hb = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hc = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hd = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; he = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hf = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hg = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hh = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hi = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hj = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hk = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hl = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hm = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; hn = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; 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ka = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; kb = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; kc = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; kd = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; ke = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; kf = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; kg = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; kh = "MASS WALLS" SHALL BE IN ACCORDANCE WITH SECTION C402.2.3; ki



- NOTES:**
- A. BICYCLES FRAMES ARE SUPPORTED HORIZONTALLY IN TWO PLACES
 - B. THIS BICYCLE RACK STORES BICYCLES IN AN UPRIGHT POSITION
 - C. THIS RACK ALLOWS FOR VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
 - D. BICYCLES ARE NOT REQUIRED TO BE LIFTED INTO THE RACK
 - E. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING OTHER BICYCLES
 - F. BICYCLE RACK TO BE INSTALLED WITH CONCRETE FOOTINGS AS SHOWN OR ANCHORED TO CONCRETE SLAB PER MANUFACTURERS SPECIFICATIONS

D1 BICYCLE RACK DETAIL
SCALE: 1/2" = 1'

- LEGEND:**
- CONCRETE
 - ASPHALT
 - GRAVEL BASE COURSE
 - LIMIT OF CONSTRUCTION
 - PROPERTY LINE



C2 SITE PLAN
SCALE: 1" = 100'

KEYED NOTES:

1. EXISTING 20" WATERLINE EASEMENT
2. EXISTING 30" PRIVATE ACCESS EASEMENT
3. 10' EXISTING PNM EASEMENT
4. EXISTING 20" PERMANENT PRIVATE UTILITY EASEMENT
5. EXISTING 10" PUBLIC UTILITY EASEMENT
6. EXISTING 20" PRIVATE UTILITY EASEMENT
7. EXISTING PNM EASEMENT
8. EXISTING 6' WIDE ADA WALKWAY FROM RIGHT OF WAY TO THE PRIMARY BUILDING
9. EXISTING SITE ACCESS (INGRESS AND EGRESS) ONTO PRIVATE ACCESS EASEMENT
10. EXISTING SIGNAGE DIRECTING VISITOR AND DELIVERY TRAFFIC
11. 10' WIDE CONCRETE SIDEWALK TO BE CONSTRUCTED PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-00448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT# PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL.
12. EXISTING ASPHALT ACCESS DRIVE
13. EXISTING CONCRETE ACCESS DRIVE AND LOADING AREA
14. EXISTING ASPHALT PARKING LOT - SEE PARKING & TRAFFIC INFORMATION ON THIS SHEET
15. EXISTING COVERED GATHERING AREA WITH THREE PICNIC TABLES
16. EXISTING STORMWATER RETENTION POND
17. EXISTING WATER HARVESTING AND LANDSCAPED AREA
18. RECENT FACILITY ADDITION PER DRB PROJECT NUMBER PR-2020-004448
19. EXISTING GRAVEL AREA. VEHICULAR ACCESS RESTRICTED BY CONCRETE BARRICADES
20. EXISTING SCREENING WALL
21. 10' BUILDING SETBACKS PER MESA DEL SOL LEVEL B MASTER PLAN
22. EXISTING ASPHALT AREA TO BE REMOVED, APPROXIMATELY 15,400 SF
23. EXISTING GRAVEL ACCESS DRIVE TO BE PAVED WITH ASPHALT
24. EXISTING BIKE PARKING 7 - BIKE CAPACITY AND PROPOSED BIKE PARKING 3 - BIKE CAPACITY. COLOR TO BE SELECTED BY OWNER. BICYCLE RACKS SHALL MEET THE DESIGN CRITERIA IN SECTION 7-4(K)(2) OF THE DEVELOPMENT PROCESS MANUAL
25. EXISTING BIKE PARKING 9 - BIKE CAPACITY
26. SECURE LONG-TERM INDOOR BIKE PARKING 5 - BIKE CAPACITY
27. CLEAR SIGHT TRIANGLES AS REQUESTED BY THE TRANSPORTATION SECTION. 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 TRIANGLE. SEE SHEET A-101 FOR ADDITIONAL INFORMATION AND DIMENSIONS.
28. ADA WALKWAY FROM PRIMARY PARKING TO PRIMARY BUILDING
29. PUBLIC WATER, SEWER, AND STREET EXTENSION PER INFRASTRUCTURE AGREEMENT BY OTHERS, PROJECT# PR-2019-001971. THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL, BUT ARE TO BE INCLUDED IN A NEW INFRASTRUCTURE IMPROVEMENT AGREEMENT, MORE INFORMATION PROVIDED IN THE 'UT' SHEETS
30. 5'-6" SPLIT FACE BURNISHED CMU BLOCK SCREENING WALL TO BE INSTALLED WITHIN TWO YEARS OF THE DATE OF THE OFFICE BUILDING ARC APPROVAL, UNLESS A BUILDING FULLY COMPLYING WITH THE MESA DEL SOL DESIGN GUIDELINES IS DEEMED TO BE A MORE VISUALLY APPEALING ALTERNATIVE TO THE STREET FACE. THE CONSTRUCTION OF SUCH BUILDING SHALL NOT REDUCE THE REQUIREMENT FOR A CMU WALL AT OTHER LOCATIONS ILLUSTRATED ON THE SITE PLAN.
31. NEW EASEMENT PROPOSED FOR NEW WATER METER VAULT AS REQUIRED BY ABCWUA. PAPER EASEMENT, IF REQUIRED, IS TO BE RECORDED PRIOR TO NEW WATER SERVICE CONNECTION.

PARKING AND TRAFFIC CONT'D:

PARKING STALL SIZING AND REQUIREMENTS

NEW AND EXISTING PARKING STALL SIZING:

TYPE OF PARKING	MIN. WIDTH	MIN. LENGTH	MIN. OVERHANG
STANDARD/ HOV	8.5'	18'	2'
COMPACT	7.5'	15'	1.5'
MOTORCYCLE	4'	8'	N/A
ADA	8.5'	18'	2'
ADA ACCESS AISLE	8'	18'	N/A

GENERAL NOTES:

- A. TRACT D-1-A (REPLAT OF TRACT D-1 AND D-3, MESA DEL SOL INNOVATION PARK II) SHALL BE PROVIDED SEPARATE WATER AND SANITARY SEWER SERVICES THROUGH INDIVIDUAL, INDEPENDENT WATER, SEWER, AND FIRE LINES AS REQUIRED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) ORDINANCES WATER AND SEWER RATE ORDINANCE, § 1-1-3 (M) AND SEWER USE AND WASTEWATER CONTROL ORDINANCE, § 3-2-7. NO PROPERTY SHALL SHARE A WATER SERVICE OR FIRE LINE WITH ANY OTHER PROPERTY.
- B. FUTURE BUILDINGS OR BUILDING ADDITIONS THAT ARE SERVED BY WATER, SEWER, AND FIRE LINES WITHIN TRACT D-1-A (REPLAT OF TRACT D-1 AND D-3, MESA DEL SOL INNOVATION PARK II) SHALL CONNECT TO SERVICES THAT ARE INDIVIDUAL AND INDEPENDENT TO TRACT D-1-A (REPLAT OF TRACT D-1 AND D-3, MESA DEL SOL INNOVATION PARK II) AS REQUIRED BY THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) PER THE WATER AND SEWER RATE ORDINANCE, § 1-1-3 (M) AND SEWER USE AND WASTEWATER CONTROL ORDINANCE, § 3-2-7.
- C. NO EASEMENTS ARE PROPOSED AS PART OF THIS SUBMITTAL.
- D. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
- E. ALL ADJACENT PROPERTIES ARE PLANNED COMMUNITY (PC) ZONED.
- F. PARKING IS PROVIDED ON-SITE AND NO PARKING IS PROPOSED OFF-SITE.
- G. NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
- H. PROPOSED BUILDINGS ARE TO BE USED FOR LIGHT MANUFACTURING.
- I. ACCESS EASEMENTS ARE NOT PROPOSED FOR THIS PROJECT.
- J. ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
- K. MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
- L. A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITIES.
- M. OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS PROJECT.
- N. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
- O. THERE ARE NO EXISTING STREET LIGHTS ON HAWKING DRIVE AND NONE ARE PROPOSED.
- P. NO DRIVEWAYS FOR ADJACENT PROPERTIES OCCUR ON HAWKING DRIVE NEAR THE PROJECT SITE.
- Q. NO ALTERNATE TRANSPORTATION FACILITIES, INCLUDING BIKEWAYS, TRAILS, OR PUBLIC TRANSIT, OCCUR NEAR THE PROJECT SITE.

GENERAL INFORMATION:

SITE INFORMATION

SITE ADDRESS: 5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106

LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 15, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISED OF TRACT D-1 AND TRACT D-3 OF THE BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE REAL PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 2017, AS DOCUMENT NUMBER 20171124120, IN BOOK: 2017C, PAGE: 159.

PROPOSED OCCUPANCY: LIGHT MANUFACTURING (F) & OFFICE (B)

LOT SIZE: 1,238,746.212 S.F. / 28.4377 ACRES

BUILDING AREA:

MS FACILITY:	30,000 SF
TDL FACILITY:	21,900 SF
OFFICE BUILDING:	5,264 SF
EXISTING:	168,288 SF
TOTAL:	225,452 SF

PARKING AND TRAFFIC:

REQUIRED PARKING SPACES PER IDO TABLE 5-5-1:

USE	PARKING REQUIREMENT	TOTAL BUILDING SQ. FT.	REQUIRED PARKING
INDUSTRIAL - LIGHT INDUSTRIAL (EXISTING BUILDING)	1 SPACE / 1,000 SF GFA	168,288	168 SPACES*
LIGHT MANUFACTURING (MS & TDL FACILITIES)	1 SPACE / 1,000 SF GFA	51,900 TOTAL	51 SPACES*
OFFICES & SERVICES - OFFICE (MODULAR OFFICE)	3.5 SPACES / 1,000 SF GFA	5,264	18 SPACES*
TOTAL REQUIRED (INCLUDING ACCESSIBLE SPACES)			238 SPACES

- REQUIRED ACCESSIBLE PARKING SPACES PER 2015 NIMCBA TABLE 1106.1:
101-300 TOTAL PARKING SPACES = 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)
- REQUIRED MOTORCYCLE PARKING SPACES PER IDO TABLE 5-5-4:
151-300 REQUIRED OFF-STREET VEHICLE PARKING SPACES = 5 SPACES
- REQUIRED BICYCLE PARKING SPACES PER IDO TABLE 5-5-5:
NON-RESIDENTIAL USES NOT LISTED IN TABLE
10% OF REQUIRED OFF-STREET PARKING = 238 X 0.10 = 24

REQUIRED VS PROVIDED PARKING SPACES:

	REQUIRED:	PROVIDED:
TOTAL SPACES	238	193 + 30 NEW + 48 HOV** = 271
HOV SPACES	0	12
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	24	24 (8 NEW)

* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)
** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT



2/11/23
REV1- DFT COMMENTS 2023-01-25
REV2- DFT COMMENTS 2023-03-01

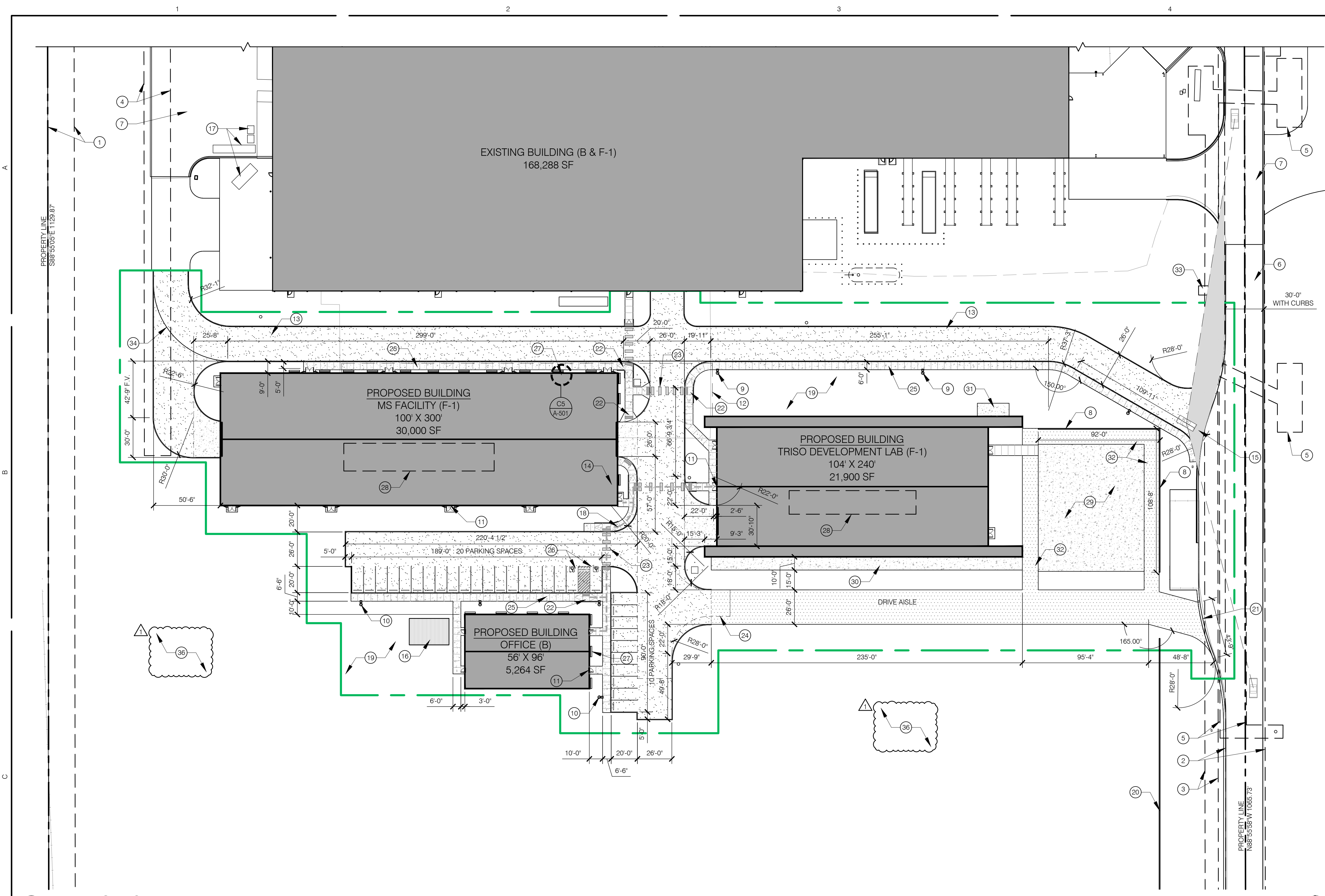
KAIROIS POWER FACILITY EXPANSION

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

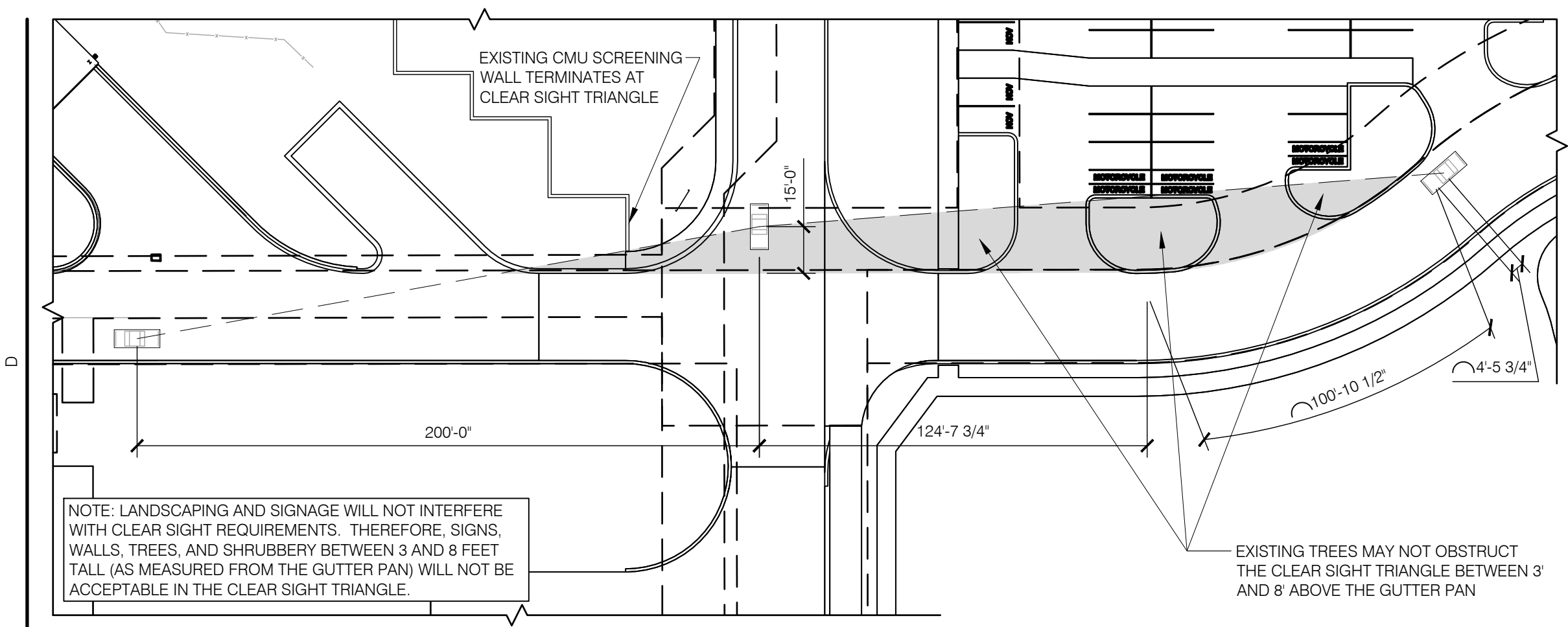
SITE PLAN

PROJECT NO.: 8000-22
DRAWN BY:
DATE: MARCH 2, 2023

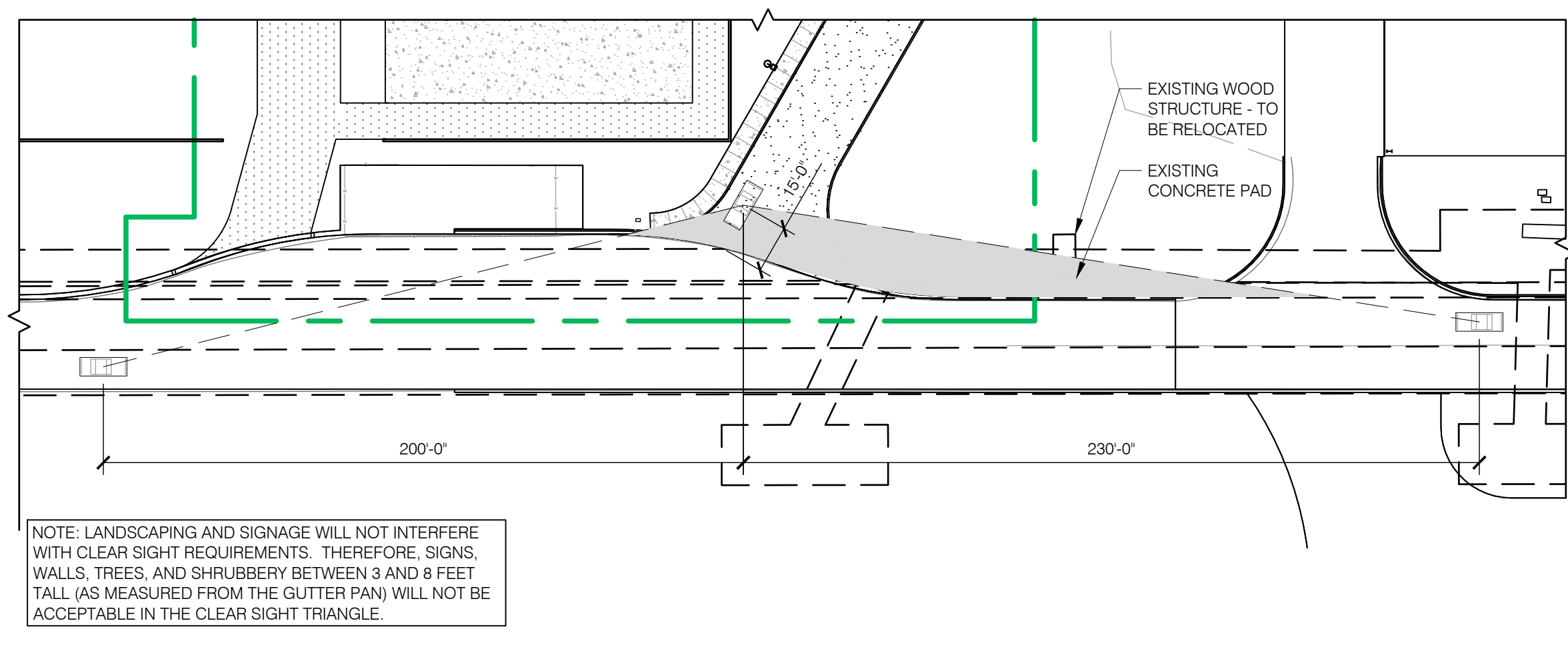
A-100



C1
A-101
ENLARGED SITE PLAN
SCALE: 1" = 40'



D1
A-101
CLEAR SIGHT TRIANGLE - EAST OF EXISTING BUILDING
SCALE: 1" = 40'



D3
A-101
CLEAR SIGHT TRIANGLE - WEST OF EXISTING BUILDING
SCALE: 1" = 40'

GENERAL NOTES:

- A. PROPOSED BUILDING ARE TO BE USED FOR LIGHT MANUFACTURING OR OFFICE USES.
- B. THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
- C. NO PROPOSED REFUSE FACILITIES ARE INCLUDED IN THE SCOPE OF THIS PROJECT. NEW BUILDINGS ARE INTENDED TO USE THE EXISTING TRASH COMPACTOR TO THE NORTH OF THE EXISTING BUILDING. EXISTING ACCESS IS UNCHANGED.
- D. REFER TO CIVIL DRAWINGS, SHEETS UT1 THROUGH UT6, FOR ADDITIONAL INFORMATION ON UTILITY LOCATIONS.
- E. REFER TO PLUMBING DRAWING, SHEET PO.2, FOR UTILITY SIZING.
- F. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE COVERAGE AND WATER HARVESTING DESIGN LAYOUT.
- G. REFER TO STORM WATER CALCULATIONS FOR WATER HARVESTING CALCULATIONS.
- H. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
- I. NO TEMPORARY STRUCTURES ARE PROPOSED WITH THIS PROJECT.
- J. PROPOSED EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LITHONIA MODEL WWDGE2 LED OR LITHONIA MODEL WDGES LED OVER SLIDING OR COILING DOORS. SEE SHEETS A-500 AND A-501 FOR MOUNTING HEIGHTS.
- K. ALL PEDESTRIAN SIDEWALKS AND WALKWAYS OCCUR ON-SITE AND MAY BE AT LEAST 6' WIDE

KEYED NOTES: (X)

- 1. EXISTING 20' WATERLINE EASEMENT
- 2. EXISTING 30' PRIVATE ACCESS EASEMENT
- 3. 10' EXISTING PNM EASEMENT
- 4. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- 5. EXISTING PNM EASEMENT
- 6. EXISTING ASPHALT ACCESS DRIVE
- 7. EXISTING CONCRETE ACCESS DRIVE AND LOADING AREA
- 8. NEW 9' CMU WALL FINISHED WITH CONCRETE OR STUCCO TO MATCH EXISTING SCREENING WALL TEXTURE. BLUE COLOR TO MATCH ADJACENT BUILDING ELEMENTS ON THE TDL FACILITY
- 9. NEW 25' POLE LIGHTS PER ELECTRICAL SITE AND PHOTOMETRIC PLAN - SHEETS E0.3 & E0.4
- 10. NEW 12' POLE LIGHTS TO ILLUMINATE NEW PARKING SPACED LESS THAN 100' APART PER PEDESTRIAN SCALE LIGHTING REQUIREMENTS - SEE ELECTRICAL SITE AND PHOTOMETRIC PLAN SHEETS E0.3 & E0.4
- 11. SITE LIGHTING AT PROPOSED BUILDINGS - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 12. EXISTING ASPHALT AREA TO BE REMOVED, APPROXIMATELY 15,400 SF
- 13. EXISTING GRAVEL ACCESS DRIVE TO BE PAVED WITH ASPHALT
- 14. SECURE LONG-TERM INDOOR BIKE PARKING 5 - BIKE CAPACITY SECURED BY ACCESS CONTROL AT EXTERIOR DOORS
- 15. CLEAR SIGHT TRIANGLE AS REQUESTED BY THE TRANSPORTATION SECTION. EXISTING AND PROPOSED 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 TRIANGLE. SEE BOTTOM OF THIS SHEET FOR ADDITIONAL INFORMATION AND DIMENSIONS
- 16. NEW 1,600 SF OUTDOOR SEATING AND GATHERING AREA WITH 500 SF SHADE STRUCTURE AND 6 PICNIC TABLES. SURROUNDING AREA TO INCLUDE 4 ADDITIONAL PICNIC TABLES - SEE LANDSCAPE SHEET LP-102 FOR ADDITIONAL INFORMATION
- 17. EXISTING REFUSE FACILITIES (34 YD TRASH COMPACTOR, 30 YD OPEN TOP DUMPSTER, 6 YD DUMPSTER, & 6 YD RECYCLE DUMPSTER)
- 18. EXISTING ADA ACCESSIBLE WALKWAY FROM PARKING TO ADJACENT BUILDINGS
- 19. NEW LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 20. 5'-6" SPLIT FACE BURNISHED CMU BLOCK SCREENING WALL TO BE INSTALLED WITHIN TWO YEARS OF THE DATE OF THE 11/15/2022 ARC APPROVAL, UNLESS A BUILDING FULLY COMPLYING WITH THE MESA DEL SOL DESIGN GUIDELINES IS DEEMED TO BE A MORE VISUALLY APPEALING ALTERNATIVE TO THE STREET FACE. THE CONSTRUCTION OF SUCH BUILDING SHALL NOT REDUCE THE REQUIREMENT FOR A CMU WALL AT OTHER LOCATIONS ILLUSTRATED ON THE SITE PLAN.
- 21. NEW CURB CUT IN EXISTING CURB FOR 26' WIDE DRIVE AISLE
- 22. CURB RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS, TYPICAL
- 23. PAINTED CROSS WALK STRIPING
- 24. BOUNDARY OF FIRE APPARATUS TURNAROUND
- 25. 6' WIDE CONCRETE WALKWAY WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH. TYPICAL
- 26. NEW ACCESSIBLE PARKING
- 27. NEW 8' TALL BY 8' WIDE TRELLISES SPACE A MAXIMUM OF 25' O.C.
- 28. NEW SIGNAGE PRINTED ON BUILDING FACADE. SIZE IS SKEWED DUE TO ROOF SLOPE. SEE EXTERIOR ELEVATION SHEETS A-500 AND A-501 FOR ADDITIONAL INFORMATION
- 29. NEW 96' X 80' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- 30. NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- 31. NEW 10' X 24' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- 32. NEW 12' WIDE GRAVEL FORKLIFT ACCESS AISLES
- 33. EXISTING WOOD STRUCTURE TO BE RELOCATED
- 34. EDGE OF EXISTING GRAVEL ACCESS AISLE
- 35. EXISTING CONCRETE PAD
- 36. EXISTING NATIVE VEGETATION TO BE PROTECTED FOR THE DURATION OF CONSTRUCTION. PROVIDE SILT FENCING AT THE PERIMETER OF THE PROJECT SCOPE AND REFRAIN FROM THE STORAGE AND USE OF EQUIPMENT IN THESE AREAS.

LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- LIMIT OF CONSTRUCTION

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

650 HAWKING DRIVE SE ALBUQUERQUE, NM 87105
TRD-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II) CONT. 16.4161 AC

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- ALL QUANTITIES SHOWN ARE FOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY TAKEOFFS.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL SUBCONTRACTORS.
- CONTRACTOR SHALL BE FAMILIAR WITH PLANS, DETAILS AND SPECIFICATIONS AS THEY PERTAIN TO THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IF ANY ITEMS CONTAINED WITHIN THE SCOPE OF WORK DEFINED HEREIN, ARE IN CONFLICT WITH PROPOSED CONTRACT. A MEETING WILL BE HELD WITH THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT TO RESOLVE ANY CONFLICTS.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS, DESIGNATED TRAFFIC LANES, OR PEDESTRIAN TRAFFIC. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT HORIZONTAL AND VERTICAL CONTROL SURVEY MONUMENTS (MARK) FROM DAMAGE PRIOR TO INITIATING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION OPERATIONS, THE CONTRACTOR DISTURBS OR DESTROYS A MARK, THE CONTRACTOR SHALL ESTABLISH A NEW MARK IN COMPLIANCE WITH THE STANDARDS AND PROCEDURES SET FORTH IN THE "GEODETTIC MARK PRESERVATION GUIDEBOOK", NATIONAL GEODETTIC SURVEY, MARCH 1990, CONTACT: NGS MARK PRESERVATION CENTER - NOAA, RC - 325 BROADWAY - BOULDER, CO 80303 - TELEPHONE (303) 497-6530, FTS 320-6530. NO ADDITIONAL FEES SHALL BE PAID FOR THIS WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING UTILITIES AND INFRASTRUCTURE. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO ANY EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT NEW MEXICO 881 OR (811) 260-1990 FOR LOCATION OF EXISTING UTILITIES. IF PROBLEMS ARE DISCOVERED, CONTACT OWNER'S REPRESENTATIVE TO DETERMINE COURSE OF ACTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION. FEES (IF ANY) FOR ALL PERMITS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD CHECKING LOCATION, ELEVATIONS, AND DIMENSIONS OF ALL FORM WORK FOR COMPLIANCE PRIOR TO INSTALLATION OF CONCRETE. THE OWNER RESERVES THE RIGHT TO INSPECT ANY FEATURES AND APPURTENANCES AT ANY TIME BEFORE FINAL COMPLETION OF THE PROJECT AND TO HAVE THE CONTRACTOR REMOVE, REPLACE, AND/OR CORRECT ANY WORK THAT IS NOT IN COMPLIANCE AT THE CONTRACTOR'S EXPENSE, AS DETERMINED BY THE OWNER'S REPRESENTATIVE; HOWEVER, FINAL RESPONSIBILITY FOR CORRECT INSTALLATION LIES WITH THE CONTRACTOR.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS INCLUDING N.P.D.E.S. REGULATIONS.
- A SAMPLE OF ALL MATERIALS AND COLORS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

WARRANTY AND MAINTENANCE

- CONTRACTOR SHALL FURNISH A CERTIFICATE OF WARRANTY AND A GUARANTEE OF WORK AND MATERIALS FOR A ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE. FINAL PAYMENT SHALL NOT BE MADE UNLESS THIS CERTIFICATE IS PRESENTED TO THE OWNER.
- THE CONTRACTOR IS LIABLE FOR ANY LOSS OR DAMAGE TO ANY WORK OR MATERIALS, SUPPLIES AND EQUIPMENT ON THE JOB SITE CAUSED BY THE CONTRACTOR, ITS EMPLOYEES OR ANY OTHER UNFORESEEN CAUSE UNTIL FINAL ACCEPTANCE OF PROJECT BY OWNER.

PLANTING NOTES

- THE LANDSCAPE PLANS SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, AND WATER WASTE ORDINANCE.
- ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/8" CRUSHER FINES GRAVEL OR BARK MULCH EXCEPT WHERE NOTED IN THE PLAN.
- ALL GRAVEL SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL.
- THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
- USE OF FRUIT TREES: GOODMAN REALTY GROUP HAS RECEIVED AN APPROVED DEVIATION FROM THE CITY OF ALBUQUERQUE STREET TREE ORDINANCE 6-6-2.1 FOR PARKING LOT LANDSCAPING FOR THE USE OF FRUIT TREES ON THE WINROCK TOWN CENTER PROJECT. FRUIT TREES ARE INCLUDED ON THE PLANS.
- PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE MADE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. THE SUBSTITUTION OF MATERIALS DIFFERING IN KIND, QUALITY OR SIZE FROM THAT SPECIFIED WILL BE ALLOWED ONLY AFTER THE ARCHITECT IS CONVINCED THAT ALL MEANS OF OBTAINING THE SPECIFIED MATERIALS HAVE BEEN EXHAUSTED. CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE THAT ALL MATERIALS NECESSARY TO COMPLETE THE PROJECT AS SPECIFIED HAVE BEEN LOCATED AND ALL REQUESTS FOR SUBSTITUTIONS MUST BE SUBMITTED NO LATER THAN 2 WEEKS PRIOR TO THE INITIATION OF CONSTRUCTION.
- PLANT MATERIAL QUALITY, SIZE AND CONDITION SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, MOST CURRENT EDITION, AS PUBLISHED BY AMERICAN HORT.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGGS, BORES AND ALL OTHER FORMS OF INFECTIONS.
- UNLESS OTHERWISE STATED ON THE DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT, ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE TAGGED WITH NURSERY LABELS INDICATING SPECIES AND VARIETY.
- OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANT MATERIAL AT THE CONTRACTOR'S YARD PRIOR TO DELIVERY, DURING PLANTING AND AFTER PLANTING AT THE JOB SITE. AT THE OPTION OF THE CONTRACTOR, THE OWNER'S REPRESENTATIVE WILL INSPECT PLANT MATERIAL AT A WHOLESALE NURSERY OF THE CONTRACTOR'S CHOICE, WITHIN 60 MILES OF THE PROJECT SITE, PRIOR TO DELIVERY OF MATERIALS TO THE CONTRACTOR'S YARD.
- THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL BE THE JUDGE OF THE QUALITY AND ACCEPTABILITY OF ALL PLANT MATERIALS. ALL REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.
- PLANTS NOT WATERED ON THE SAME DAY AS PLANTED WILL BE REJECTED AND NO ADDITIONAL PAYMENT MADE THEREFORE.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR THE PERIOD OF ONE (1) YEAR OR ONE COMPLETE GROWING SEASON, WHICHEVER COMES FIRST, BEGINNING ON THE DATE OF FINAL CONTRACT ACCEPTANCE.
- ALL NEW PLANT MATERIALS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS AS PER PLANS, DETAILS AND SPECIFICATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS. PLANTS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS INSTALLED AND FULLY OPERATIONAL.

SEEDING SCHEDULE

RECLAMATION SEED MIX
(per Section 1013 City of Abq. Seed Mix - a. Gravelly Uplands & Slopes)

Botanical	Common Name	#PLS/ AC
Bouteloua gracilis 'Hachita'	Blue Grama Bouteloua	7.0
Bouteloua curtipendula 'Niner'	Side oats Grama	5.0
Stipa neomexicana	Needle & Thread Grass	2.0
Oryzopsis hymenoides	Indian Rice Grass	2.0
Koeleria macrantha	June Grass	1.0
Aristida purpurea	Purple Threeawn	1.0
Pleuraphis jamesii 'Viva'	Galleta	1.0
Dalea purpurea var purpurea	Purple Prairie Clover	0.25
Ratibida columnifera pulcherrima	Mexican Hat	0.25
Gaillardia aristata	Blanket Flower	0.25
Sphaeralcea parvifolia	Nelson Globemallow	0.25
Oenothera pallida	White Evening Primrose	0.25
Baileya multiradiata	Desert Marigold	0.25
Berlandiera lyrata	Chocolate Flower	0.25
Abronia fragrans or villosa	Sand Verbena	0.25

IRRIGATION PERFORMANCE SPECS.

GENERAL NOTES

- THE WORK DESCRIBED AS "IRRIGATION" CONSISTS OF INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED IN THESE NOTES IN ADDITION TO MEETING ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS. ALL DESIGN, EQUIPMENT, INSTALLATION, AND TESTING SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS, SECTION 1001.
- SYSTEM TO BE COMPRISED OF PVC MAINLINE, PVC LATERALS FOR TREE BUBBLERS, AND POLYETHYLENE FOR SHRUB DRIP ZONES. SYSTEM TO BE CONTROLLED BY AUTOMATIC IRRIGATION CONTROLLER, AUTOMATIC VALVES.
- INSTALLATION FOR ALL IRRIGATION EQUIPMENT AND PIPE PER IRRIGATION DETAILS SHEET LI-501 AND LI-502.
- PRIOR TO COMMENCING WORK CONTRACTOR SHALL PROVIDE A 30-SCALE PLAN TO THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE SHOWING COMPLETE SYSTEM LAYOUT, SCHEDULE OF VALVES, VALVE SIZES, MAINLINE AND LATERAL PIPE SIZES, SLEEVE LOCATIONS AND SIZES, AND COMPLETE LEGEND WITH A LIST OF COMPONENTS.
- THE CONTRACTOR PERFORMING THIS WORK SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERMITS NECESSARY FOR THE COMPLETION OF THE SYSTEM, EXCEPT THOSE SPECIFIED TO BE FURNISHED BY OTHERS. UNLESS OTHERWISE SPECIFIED OR INDICATED, THE CONSTRUCTION OF THE IRRIGATION SHALL INCLUDE THE FURNISHING, INSTALLING, AND TESTING OF ALL PIPE, FITTINGS, VALVES, HEADS, CONTROLLERS, WIRES, AIR RELEASE AND VACUUM VALVES, BACKFLOW PREVENTERS, AUTOMATIC DRAIN VALVES, MANUAL DRAIN VALVES, VALVE BOXES, AND ALL OTHER COMPONENTS PERTINENT TO THE DRAWINGS AND SPECIFICATIONS OF THIS SYSTEM. THE CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BORING, BACKFILLING, COMPACTING, CONCRETE POURING, ELECTRICAL WORK, WELDING, AND ANY OTHER WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL TEST AVAILABLE FLOW AND STATIC PRESSURE AND BASE DESIGN OFF OF THESE CONSTRAINTS. PRIOR TO SYSTEM INSTALLATION CONTRACTOR SHALL GAIN APPROVAL FROM LANDSCAPE ARCHITECT OF SYSTEM DESIGN AND COMPONENTS THROUGH SHOP DRAWINGS AND SUBMITTALS. CONTRACTOR SHALL BE LIABLE FOR ANY REWORK REQUIRED DUE TO INADEQUATE PRESSURE AT THE LAST HEAD OF ANY ZONE THAT CAUSES UNEVEN WATERING WITHIN THAT ZONE.

BACKFLOW PREVENTION

- THE BACKFLOW PREVENTION DEVICE SHALL BE A REDUCED PRESSURE ASSEMBLY INSTALLED TO MEET ALL LOCAL CODES, AND REQUIREMENTS. BACKFLOW DEVICE AND PLACEMENT MUST COMPLY WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE. INSTALL WITH POWER AND HEAT TAPE IN INSULATED FIBERGLASS BOX. PROVIDE BALL DRAINS ON THE VERTICAL INLET AND OUTLET PIPES. CONTRACTOR SHALL INSTALL PER DETAIL G/LI-501.

IRRIGATION CONTROLLER

- PROVIDE COMMERCIAL TYPE CONTROLLER WITH CAPACITY FOR MORE THAN 8 STATIONS AND FLOW SENSOR MODULE. LOCATE CONTROLLER BEHIND (SOUTH OF) OFFICE BUILDING. COORDINATE EXACT LOCATION W/ OWNER'S REPRESENTATIVE.
- PROVIDE CONTROLLER AND COMPONENTS INSIDE OF METAL PEDESTAL MOUNT ENCLOSURE AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND THE DETAILS.
- GROUND CONTROLLER AS PER MANUFACTURER'S INSTRUCTIONS.

BUBBLER COMPONENTS

- BUBBLER EMITTERS SHALL BE LOW FLOW FULL CIRCLE TYPE AND PRESSURE COMPENSATING, 1/2" FIPT. INSTALLATION AT EACH PLANT SHALL BE PER DETAIL C&E/LI-502.
- EACH TREE SHALL BE IRRIGATED WITH TWO (2) 1.0 GPM BUBBLERS PER 2" CALIPER OR LARGER TREE, AND (2) TWO 0.5 GPM BUBBLERS PER 15 GALLON OR 24" BOX TREE.
- TREES AND SHRUBS MUST BE ZONED SEPARATELY. PLANT MATERIALS WITH NORTHERN AND EASTERN EXPOSURES SHALL BE ZONED SEPARATELY FROM THOSE WITH SOUTH AND WESTERN EXPOSURES IF LOCATED ADJACENT TO A BUILDING OR STRUCTURE.

DRIP COMPONENTS

- POLY DRIP SUPPLY PIPING SHALL BE LOW DENSITY 3/4" POLYETHYLENE TUBING. DEPTH OF BURY SHALL BE 6". MAXIMUM RUN OF POLY PIPE SHALL BE 150 LINEAR FEET. MAXIMUM FLOW WITHIN A SECTION OF POLY PIPE SHALL BE 5 GPM. NO POLY PIPE SHALL BE INSTALLED UNDER PAVED AREAS. DISTRIBUTION TUBING SHALL BE 1/4" FLEXIBLE POLYVINYL TUBING. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE EIGHT FEET. INSTALL END CAPS AND LOCATE IN VALVE BOXES. FLUSH ALL TUBING BEFORE INSTALLING ANY EMITTERS. END CAPS FOR POLY TUBING OR MULTI EMITTER DEVICE IF USED SHALL BE PLACED IN 6" VALVE BOX FOR EASY LOCATION IN THE FIELD.
- PRESSURE REGULATORS SHALL BE USED THROUGHOUT EACH DRIP ZONE TO MINIMIZE PRESSURE FLUCTUATIONS WITHIN THE ZONE. ALL PRESSURE REGULATIONS SHALL BE LOCATED IN A VALVE BOX. PRESSURE REGULATOR SHALL REDUCE OPERATING PRESSURE TO 30 PSI AT THE REQUIRED FLOW FOR EACH DRIP ZONE.
- DRIP EMITTERS SHALL BE BARB INLET TYPE AND PRESSURE COMPENSATING. ONE 1/4" TUBING STAKE SHALL BE LOCATED AT EACH EMITTER TO HOLD IT IN PLACE.
- EACH SHRUB SHALL BE DRIP IRRIGATED WITH PRESSURE COMPENSATING 2.0 GPH EMITTERS. PROVIDE (2) TWO PER SHRUB.

IRRIGATION VALVES AND EQUIPMENT

- INSTALLATION FOR ALL VALVES PER IRRIGATION DETAILS SHEET LI-501 AND LI-502.
- CONTRACTOR SHALL INSTALL A TRUE-UNION-TYPE ISOLATION BALL-VALVE BETWEEN THE BACKFLOW PREVENTION DEVICE AND ANY SUBSEQUENT EQUIPMENT ALONG THE MAINLINE.
- CONTRACTOR SHALL INSTALL A MANUAL DRAIN AT LOW POINT OF MAINLINE AND LOW POINT OF LATERAL LINE FOR EACH ZONE.
- CONTRACTOR SHALL INSTALL AN AIR RELEASE VALVE AT HIGH POINT OF MAINLINE.
- CONTRACTOR SHALL INSTALL A MASTER VALVE BETWEEN THE ISOLATION VALVE AND ANY SUBSEQUENT EQUIPMENT ALONG THE MAINLINE.
- CONTRACTOR SHALL INSTALL A BRASS TYPE FLOW SENSOR AND CONNECT TO IRRIGATION CONTROLLER PER MANUFACTURER SPECIFICATIONS. FLOW SENSOR SHALL BE SIZED TO MAXIMUM AND MINIMUM FLOW OF IRRIGATION SYSTEM RATHER THAN PIPE SIZE.
- VALVES FOR USE IN ELECTRICALLY CONTROLLED AUTOMATIC CONTROL SYSTEMS SHALL BE DIAPHRAGM ACTIVATED AND HYDRAULICALLY OPERATED SOLENOID VALVES.
- AUTOMATIC VALVES FOR DRIP ZONES SHALL BE GLOBE VALVE TYPE WITH FILTER AND PRESSURE REGULATOR. SIZE AS ZONE DEMAND REQUIRES WITH A MAXIMUM FLOW OF 15 GPM. PLACE EACH VALVE IN A FIBERGLASS VALVE BOX. VALVE BOX SHALL BE TAN IF LOCATED IN GRAVEL OR NATURAL LANDSCAPE AREAS.
- AUTOMATIC VALVES FOR TREE BUBBLER ZONES SHALL BE GLOBE VALVE TYPE. SIZE AS ZONE DEMAND REQUIRES WITH A MAXIMUM FLOW OF 30 GPM. PLACE EACH VALVE IN A FIBERGLASS VALVE BOX. VALVE BOX SHALL BE TAN IF LOCATED IN GRAVEL OR NATURAL LANDSCAPE AREAS. INSTALL VALVE PER DETAIL

PIPES AND FITTINGS

- ALL LATERAL PIPING SHALL BE SCHEDULE 40 PVC. LATERAL PIPE CONFIGURATION PER APPROXIMATE LAYOUT AS SHOWN ON THE PLAN SHEET LI-104.
 - ALL MAINLINE PLASTIC PIPE WHICH IS 2" OR SMALLER, SHALL BE SCHEDULE 40 PVC AND SHALL CONFORM TO ASTM D 1785. ALL MAINLINE PIPE WHICH IS LARGER THAN 2" DIAMETER SHALL BE PVC 1120 OR 1220 (SDR-PR) PIPE, SDR-21 WITH A 200 PSI PRESSURE RATING AND CONFORMING TO ASTM D 2241, WITH FLEXIBLE JOINTS CONFORMING TO ASTM D 3139 UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. MAINLINE PIPE CONFIGURATION PER APPROXIMATE LAYOUT AS SHOWN ON THE PLAN SHEET LI-104.
 - ALL PIPING SHALL BE PLACED A MINIMUM OF 4' AND IDEALLY 10' FROM THE ROOT BALL OF EACH TREE. PIPE LAYOUT IN THE PLAN CONSIDERS THIS SPACING.
 - CONTRACTOR SHALL FURNISH AND INSTALL SUITABLE FITTINGS BETWEEN ALL PIPE AND COMPONENT CONNECTIONS.
- DEPTH OF BURY**
- THERE SHALL BE MINIMUM OF 28" AND MAXIMUM OF 30" OF COVER FOR ALL CONSTANT PRESSURE MAINLINE. THERE SHALL BE A MINIMUM OF 18" AND MAXIMUM OF 20" COVER FOR ALL MAINLINE LOCATED DOWNSTREAM OF THE MASTER VALVE. THERE SHALL BE A MINIMUM OF 18" AND MAXIMUM OF 20" COVER FOR ALL LATERAL LINES.



KAIROS POWER FACILITY EXPANSION






5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87116
 TRACT D - PART OF TRACTS D-1 THRU D-7, SUBDIVISION OF TRACT D MESA DEL SOL
 INNOVATION PARK II, COUNTY 16,411 AC



PROJECT NO.: 8000-22
 DRAWN BY: WF
 DATE: FEBRUARY 10, 2023

LANDSCAPE GENERAL NOTES
LP-100

LEGEND LANDSCAPED AREA

-  EXISTING ESTABLISHED LANDSCAPE AREAS TO REMAIN. 146,402 SQ. FT
-  EXISTING RE-SEEDING AREAS TO REMAIN. 26,168 SQ. FT
-  EXISTING NATIVE AREAS TO REMAIN. 515,126 SQ. FT
-  NEW RE-SEEDING AREAS. 46,387 SQ. FT PROVIDED
-  NEW IRRIGATED LANDSCAPE AREAS SURROUNDING THE BUILDING AND ENTRANCES. 24,188 SQ. FT PROVIDED.

COMPLIANCE WITH STANDARDS

LANDSCAPE PLAN MEETS 25' MIN SPACING REQUIREMENTS FOR STREET TREES (WITHIN 20' FROM BACK OF CURB) ALONG STREET FRONTAGES. ROAD RUNNING NORTH TO SOUTH ON THE EAST SIDE OF THE SITE IS A PRIVATE ACCESS ROAD, THEREFORE STREET TREES ARE NOT REQUIRED. LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, SECTION 6-1-1.

LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE GENERAL LANDSCAPE REQUIREMENTS AND STREET TREE ORDINANCE, SECTION 14-16-3-10.

IDO 5-6 LANDSCAPING, BUFFERING AND SCREENING: MINIMUM LANDSCAPE AREA 5-6(C)(2): AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA. LANDSCAPING AND SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. PLAN MEETS REQUIREMENTS OF IDO 5-6-G SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS.

PER IDO 5-6(F) PARKING LOT REQUIREMENTS. 10% OF PARKING LOT INTERIOR IS LANDSCAPED. ONE (1) TREE PER 10 PARKING SPACES REQUIREMENT IS MET. NO MORE THAN 10 PARKING SPACES BETWEEN TREES REQUIREMENT IS MET (ONE EXCEPTION APPROVED BY REVIEWERS IS DESCRIBED IN NOTE ON SHEET LP-102). NO PARKING SPACE IS MORE THAN 100 FEET IN ANY DIRECTION FROM A TREE TRUNK. PER MDS 2.2.2(G)(V) WATER HARVESTING TRENCHES FOR SURFACE RUNOFF ARE PROVIDED TO CAPTURE WATER FROM THE PARKING LOT.

ALL PLANTING BEDS SHALL BE MULCHED WITH A 4" LAYER OF 3/4" ANGULAR GRAVEL OR ORGANIC MULCH. COLOR, TAN, AVAILABLE FROM BUILDOLGY (PH# 505-344-6626), OR APPROVED EQUAL. ORGANIC MULCH SHALL COVER MORE THAN 25% OF MULCHED AREAS. ALL MULCH SHALL BE UNDERLINED WITH DEWITT PRO-5 28 MIL. FILTER FABRIC OR APPROVED EQUAL. PER COA SECTION 1013 DRAINAGE PONDS SLOPE STABILIZATION AND SEEDING REQUIREMENTS HAVE BEEN MET IF APPLICABLE.

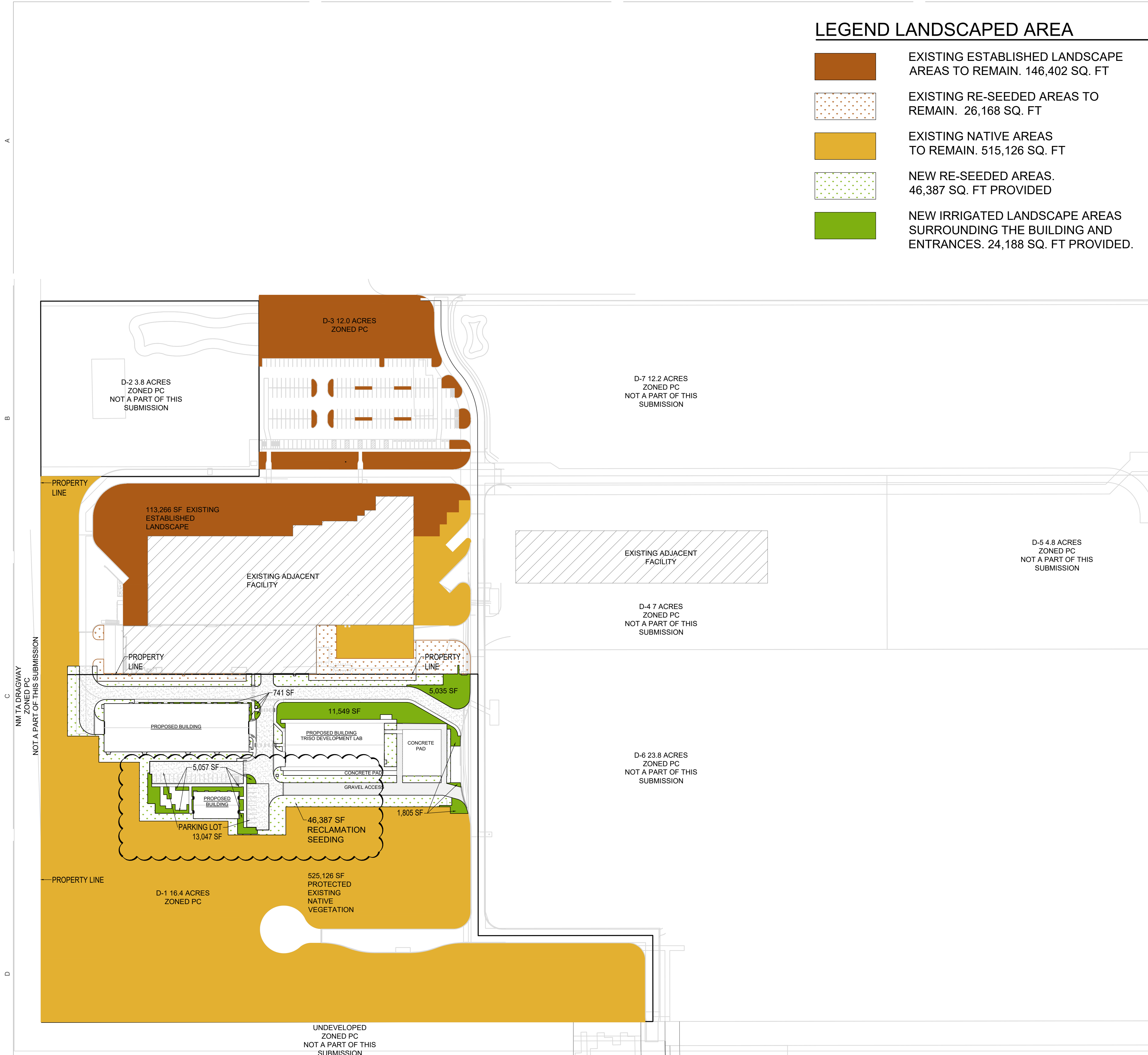
LANDSCAPE AREAS ADJACENT TO THE PUBLIC SIDEWALK SHALL BE DEPRESSED BIOSWALES AT 12"-16" BELOW ADJACENT GRADE FOR STORMWATER CATCHMENT.

ALL TREES IN THE PLAN ARE LISTED ON THE CITY OF ALBUQUERQUE OFFICIAL TREES LIST. RE-VEGETATION SEEDING PER SECTION 1030 SEED MIXES.

PLAN MEETS IDO 5-11(E)(3) REQUIREMENT TO PROVIDE AT LEAST ONE OUTDOOR SEATING AREA THAT IS A MINIMUM OF 500 S.F.

RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE OWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM HAS BEEN DESIGNED AND CONSTRUCTED FOR ALL EXISTING AND INSTALLED PLANT MATERIALS. TREES, SHRUBS, & GROUND COVERS WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM.



A1 LANDSCAPE SITE PLAN CALCULATIONS



KAIROS POWER FACILITY EXPANSION

LANDSCAPE CONSTRUCTION DETAILS

PROJECT NO.: 8000-22
 DRAWN BY: WF
 DATE: FEBRUARY 10, 2023

LANDSCAPE SITE PLAN CALCS LP-101

PERMIT REVIEW DOCUMENTS

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
 WE CAN HELP YOU WITH ANY SUBMISSION OF TRACT D MESA DEL SOL
 (REGISTRATION NUMBER) SC001161416

NEW DEVELOPMENT - PLANT AREA CALCULATIONS

VEGETATION - TREE	DIAMETER	AREA	QUANTITY	TOTAL AREA
Tree	70	3,847	0	0
	60	2,826	0	0
	50	1,963	0	0
	40	1,256	0	0
	30	707	0	0
	25	491	12	5888
	20	314	17	5338
	15	177	4	707
				11932

VEGETATION - SHRUB	DIAMETER	AREA	QUANTITY	TOTAL
Shrub	10	79	33	2591
	5	20	62	1216.75
	4	13	255	3202.8
	3	7	25	177
	2	3	437	1372
	1	1	0	0
				8559

TOTAL VEGETATIVE COVER 20,491

PARKING LOT ONLY - PLANT AREA CALCULATIONS

VEGETATION	DIAMETER	AREA	QUANTITY	TOTAL AREA
Tree	30	707	2	1413
	20	314	3	942
				2355
Shrub	10	79	4	314
	4	13	48	603
	2	3	79	248
				1177.5

1/2 of tree canopy counts toward understory

TOTAL PARKING VEGETATIVE COVER 2342
4,697

LANDSCAPE AREA CALCULATIONS

ITEM	SQFT	ACRE
Total Site Area	1,238,750	28.44
Gross Covered Area	211,435	4.85
Net Site Area	1,027,315	23.58
Landscape Area Required (15%)	154,097	3.54
Landscape Buffer Area Required	0	0.00
Total Landscape Area Required	154,097	3.54
Landscape Area Provided	170,430	3.91
Supplement seating areas (1/3)	1,981	0.05
Total Landscape Area provided	172,411	3.96
Landscape Area Ratio to Site (Minimum of 15% required)		16.8%
Total New Landscape Area provided	24,188	0.56
Assumption: existing established landscape meets vegetative cover requirements		
Total Required Vegetation Cover @ Maturity (75%)	18,141	0.42
Total Provided Vegetative Cover	20,491	0.47
Total Required Vegetation Cover with shrubs, groundcover, grasses (30%)	7,256	0.17
Total Provided Vegetative Cover shrubs etc.	8,559	0.20
Provided Cover Ratio to Proposed Landscape Area (Minimum of 75% required)		84.7%
Parking Lot Paved Area	13,047	0.30
Total Landscape required in parking lot (15%)	1,957	0.04
Parking Lot Landscape Area provided	2,746	0.06
Landscape Area Ratio to Parking lot (Minimum of 15% required)		21.0%
Total Provided Vegetative Cover in parking lot	4,697	0.11
Total Required Vegetation Cover with shrubs, groundcover, grasses (60%)	1,174	0.03
Total Provided Vegetative Cover shrubs etc.	2,342	0.05
Including 50% of tree canopy coverage		
Provided Cover Ratio to Proposed Landscape Area in parking lot (Minimum of 75% required)		85.3%

LEGEND

- 1" ANGULAR GRAVEL MULCH. 4" DEPTH. COLOR: AMARETTO BROWN, WITH DEWITT PRO-5 FILTER FABRIC.
- SHREDDED BARK MULCH. 4" DEPTH. 'NATIVE' BARK MULCH AVAILABLE FROM SOLUTIONS. WITH DEWITT PRO-5 FILTER FABRIC.
- STABILIZED CRUSHER FINES, COMPACTED TO 95% MOD PROCTOR DENSITY. 4" DEPTH. COLOR: TAN
- COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501
- PERIPLUCA GRAECA (x2 PER PLANTER) SILK VINE (1 GAL, 20x20 (HT/SPRD) SEE DETAIL F/LP-501

KEYED NOTES

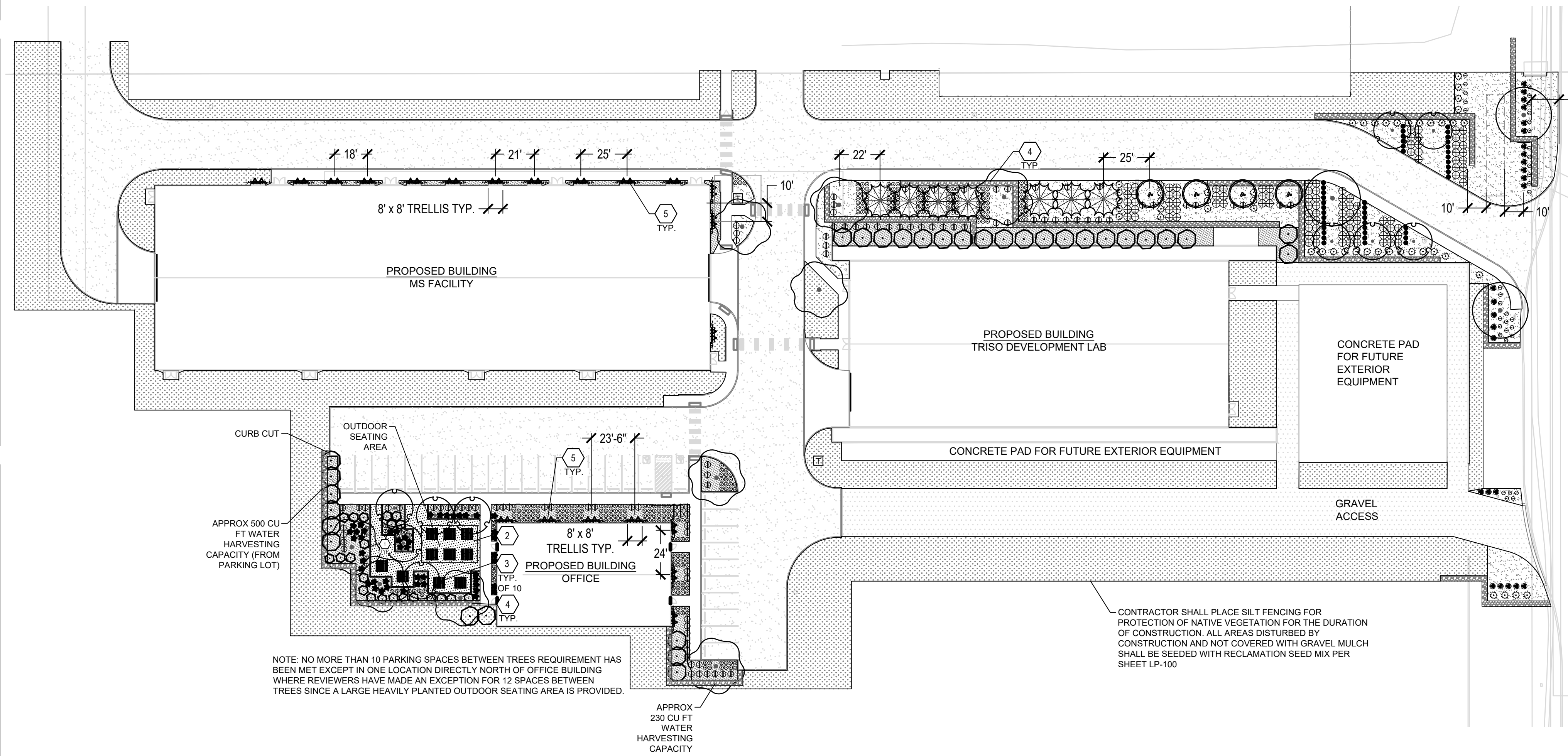
- 6" X 6" CONCRETE EDGER CURB. SEE DETAIL C/LP-501
- 20' X 30' STEEL MONOSLOPE SHELTER. MFR. POLIGON SLOPE @ 12/1, MULTI-RIB METAL ROOF WITH 8' MINIMUM CLEAR HEIGHT. SEE DETAIL G/LP-501
- 6' ADA ACCESSIBLE STEEL PICNIC TABLE, RECYCLED PLASTIC. MODEL: DuMor "TABLE 298-60-2PL" INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND DETAIL D/LC-501.
- COBBLE WATER HARVESTING TRENCH. SEE DETAIL E/LP-501
- PLANTER AND TRELIS PER ARCHITECT PLANS AND DETAIL F/LP-501
- APPROXIMATE LOCATION OF EXISTING ELECTRICAL EQUIPMENT. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED AT LEAST 10' FROM ALL EQUIPMENT. CONTRACTOR SHALL SHIFT PLANTING ROWS AND GROUPINGS TO KEEP WITH THE DESIGN WHERE EQUIPMENT CONFLICTS EXIST.

PLANT SCHEDULE

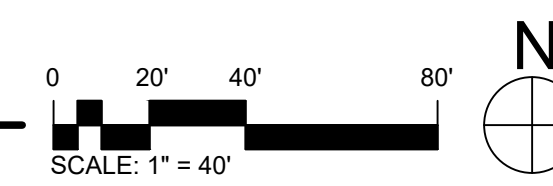
TREES	BOTANICAL / COMMON NAME	HT. & SPD.	CAL.
	CELTIS LAEVIGATA RETICULATA NETLEAF HACKBERRY	25' X 25'	2" CAL.
	CHILOPSIS LINEARIS DESERT WILLOW	20' X 20'	2" CAL.
	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	30' X 20'	6' - 8' HT. B&B
	MALUS 'SPRING SNOW' SPRING SNOW CRAB APPLE	20' X 25'	2" CAL.
	VITEX AGNUS-CASTUS CHASTE TREE	15' X 15'	2" CAL.
SHRUBS	BOTANICAL / COMMON NAME	HT. & SPR.	SIZE
	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	3' X 4'	5 GAL.
	CERCOCARPUS LEDIFOLIUS CURL-LEAF MOUNTAIN MAHOGANY	12' X 10'	5 GAL.
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5' X 5'	5 GAL.
	PENSTEMON PINIFOLIUS PINELEAF PENSTEMON	1' X 2'	1 GAL.
	SALVIA DORRII DESERT SAGE	2' X 3'	1 GAL.
	TEUCRIUM CHAMAEDRYIS GERMANDER	1' X 2'	1 GAL.
	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3' X 2'	1 GAL.
	MUHLENBERGIA RIGENS DEER GRASS	4' X 4'	1 GAL.
	NOLINA MICROCARPA SACAUISTA	6' X 4'	1 GAL.
	NOLINA TEXANA TEXAS SACAUISTA	2' X 2'	1 GAL.

SOD/SEED	BOTANICAL / COMMON NAME	SIZE
	RECLAMATION SEED MIX PER CITY OF ABQ SECTION 1013, GRAVELLY UPLANDS AND SLOPES SEE LP-100	SEED 46,758 SF

SEE PLANTING DETAILS A&B LP-501



A1 LANDSCAPE PLANTING PLAN ENLARGEMENT
1" = 20'-0"



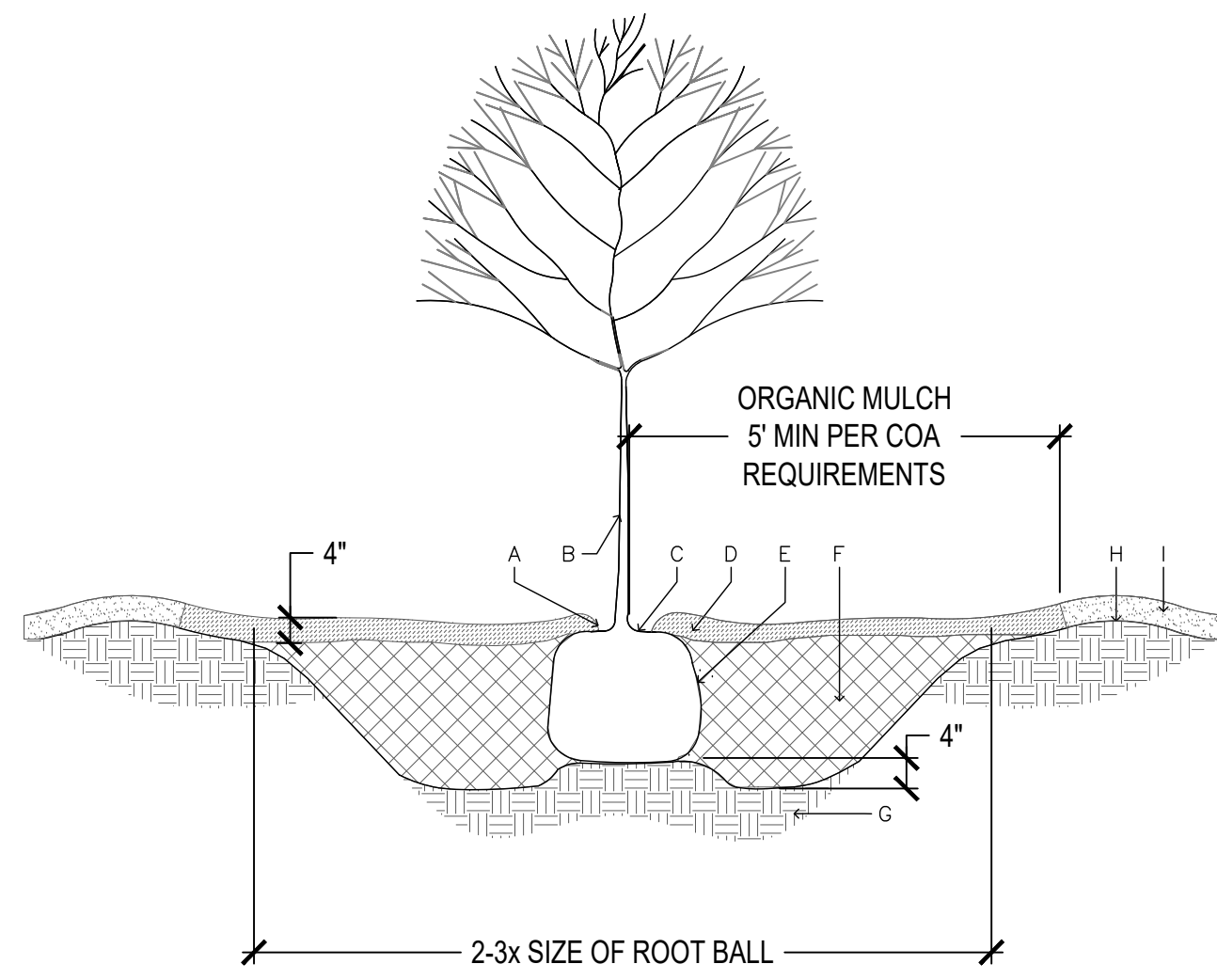
KAIROS POWER FACILITY EXPANSION

5201 HAWKING DRIVE, SE, ALBUQUERQUE, NM 87116
TR 10 - PLAT OF TRACTS D-1 THRU D-7, DIVISION OF TRACT D, MESA DEL SOL INNOVATION PARK II, COUNTY OF BERNALILLO, NM

PROJECT NO.: 8000-22
DRAWN BY: WF
DATE: FEBRUARY 10, 2023

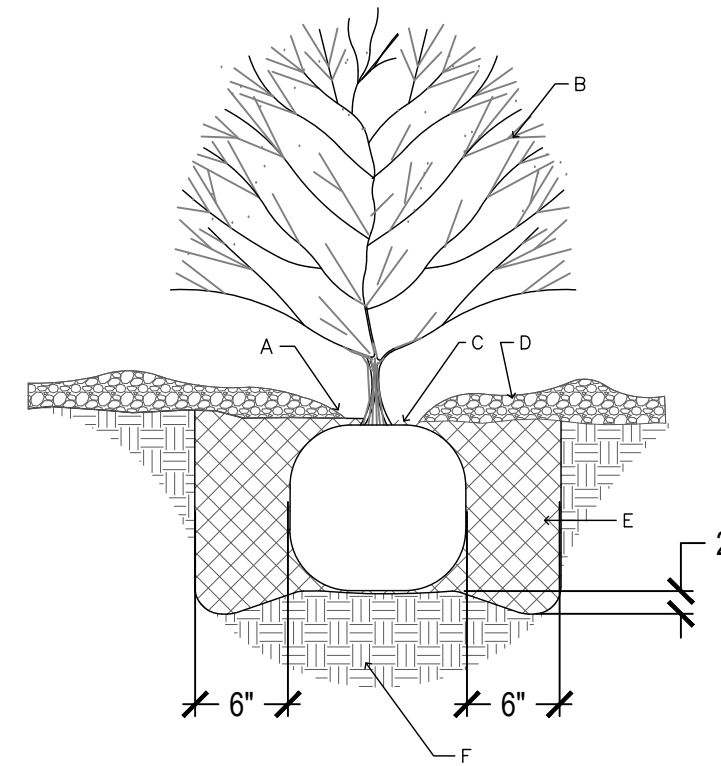


LANDSCAPE PLANTING PLAN ENLARGEMENT LP-102



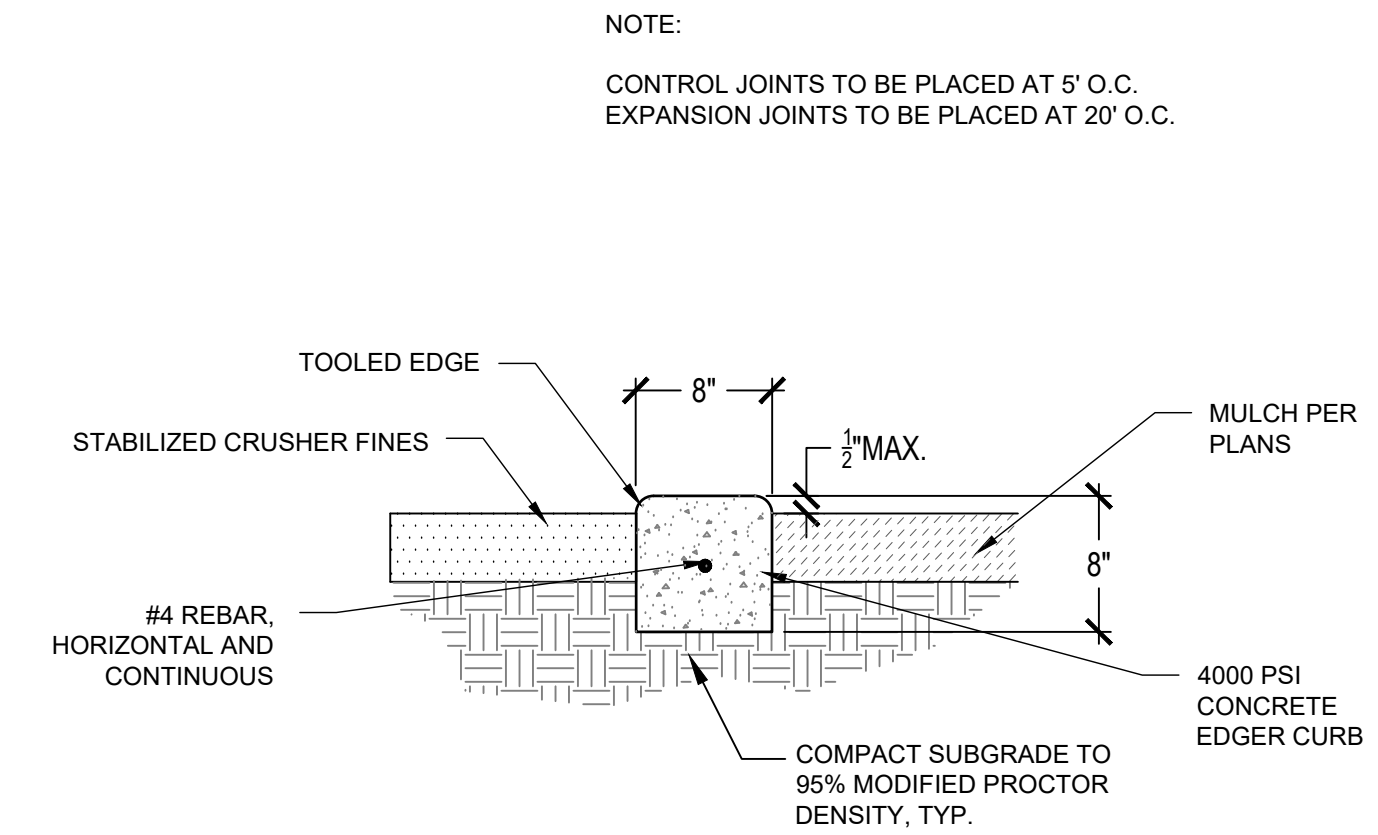
CONSTRUCTION NOTES:

- A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
- B. TREE LOCATION AND SPECIES AS PER PLAN. A MINIMUM SETBACK OF 18" FROM THE TRUNK TO THE FACE OF CURB ALONG THE ROADWAY IS REQUIRED FOR ALL STREET TREES.
- C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
- D. 4" DEPTH NATIVE BARK MULCH.
- E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- F. BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (FROM WESTERN ORGANICS/GRO-WELL OR APPROVED EQUAL) AND 3/4 PART (BY VOLUME) EXISTING CLEAN SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.
- G. UNDISTURBED NATIVE SOIL.
- H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.
- I. MULCH PER PLAN



CONSTRUCTION NOTES:

- A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
- B. SHRUB LOCATION AND SPECIES AS PER PLAN
- C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
- D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
- E. BACKFILL WITH 1/4 PART (BY VOLUME) PLANTING SOIL MIXTURE (PER STANDARD COA SPECIFICATIONS) AND 3/4 PART (BY VOLUME) EXISTING SOIL. THOROUGHLY MIX BACKFILL PRIOR TO INSTALLATION.
- F. UNDISTURBED NATIVE SOIL.



NOTE:
CONTROL JOINTS TO BE PLACED AT 5' O.C.
EXPANSION JOINTS TO BE PLACED AT 20' O.C.

A ISOLATED TREE PLANTING

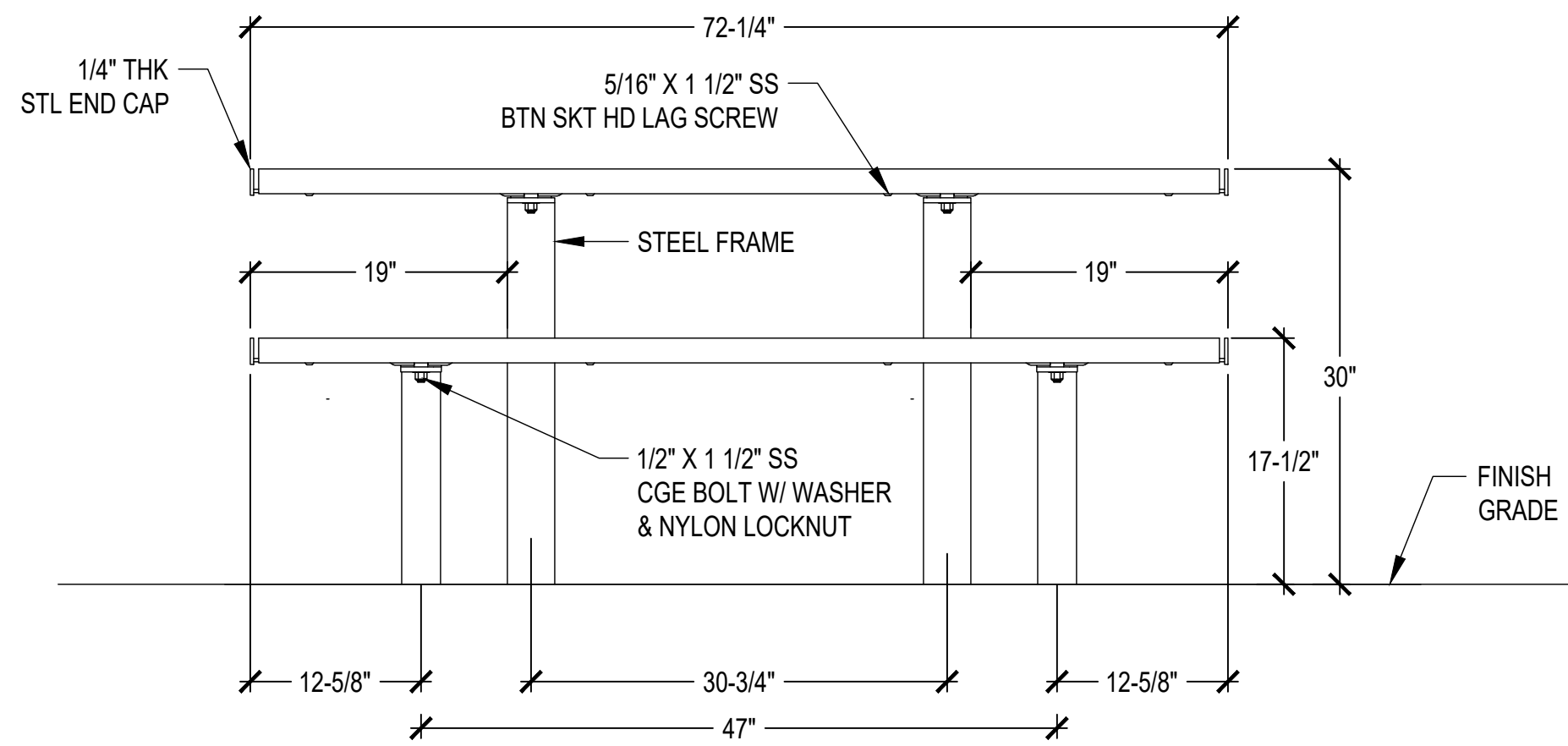
NOT TO SCALE

B ISOLATED SHRUB PLANTING

NOT TO SCALE

C CONCRETE EDGER CURB

NOT TO SCALE



D PICNIC TABLE INSTALLATION

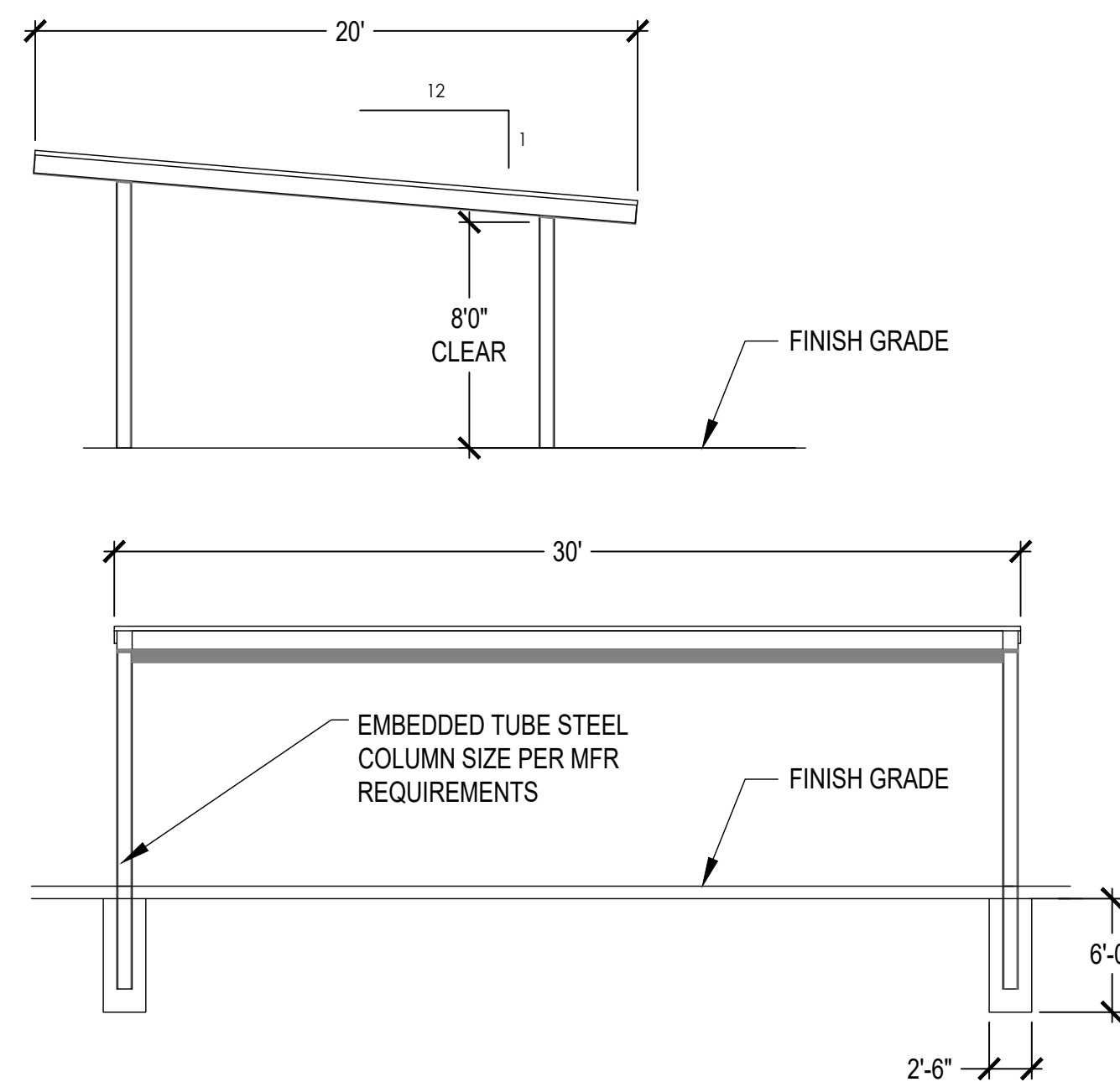
NOT TO SCALE

E LANDSCAPE COBBLE WATER HARVESTING TRENCH

NOT TO SCALE

NOTES:

- 1. MFR: DUMOR
- 2. ADA ACCESSIBLE MODEL: 298-80-2PL
- 3. IN GROUND MOUNT
- 4. RECYCLED PLASTIC SLATS, COLOR: REDWOOD
- 5. ALL STEEL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POWDER COATING. COLOR: WHITE
- 6. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS

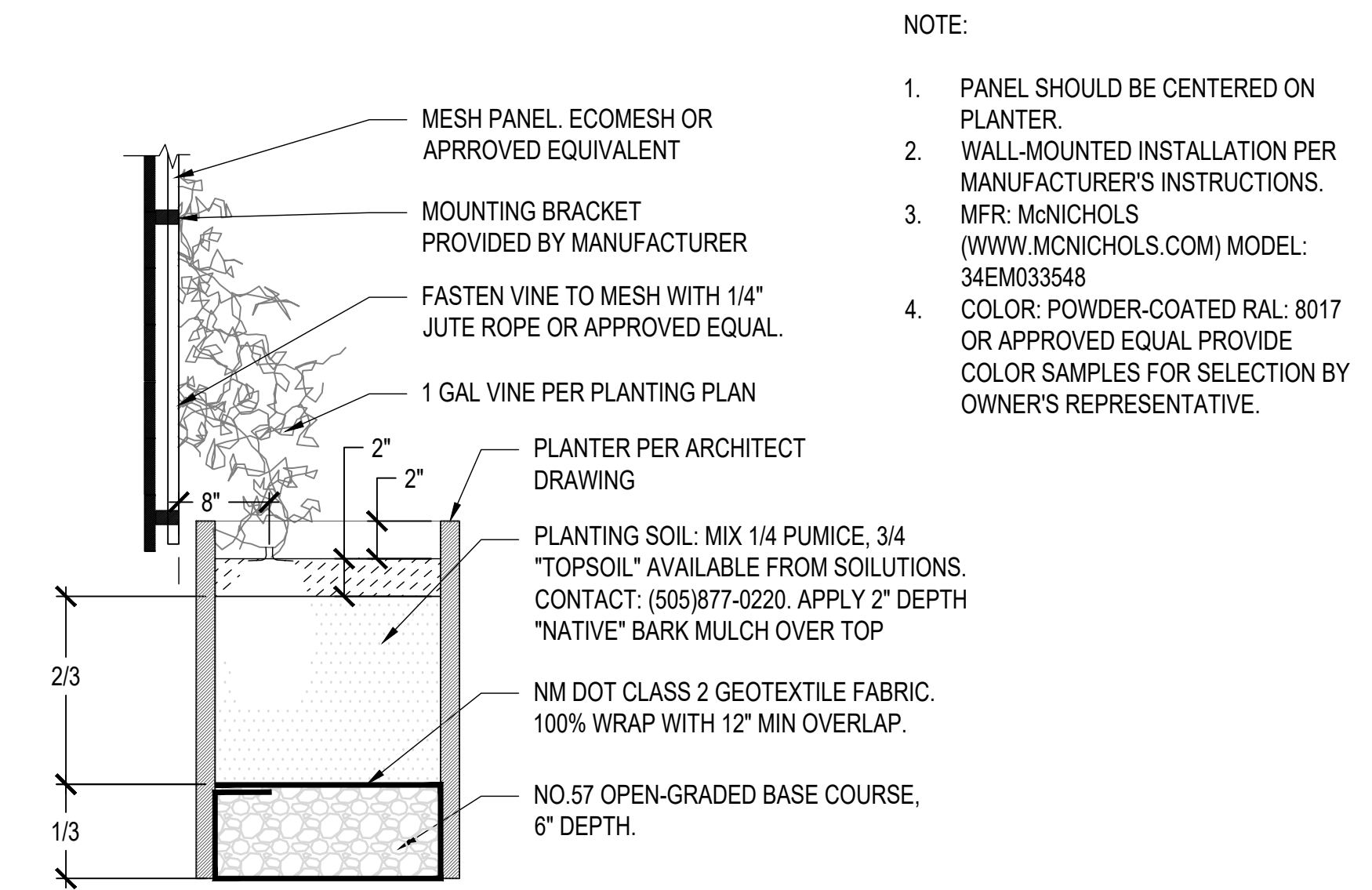


G 20' X 30' SHADE STRUCTURE INSTALLATION

NOT TO SCALE

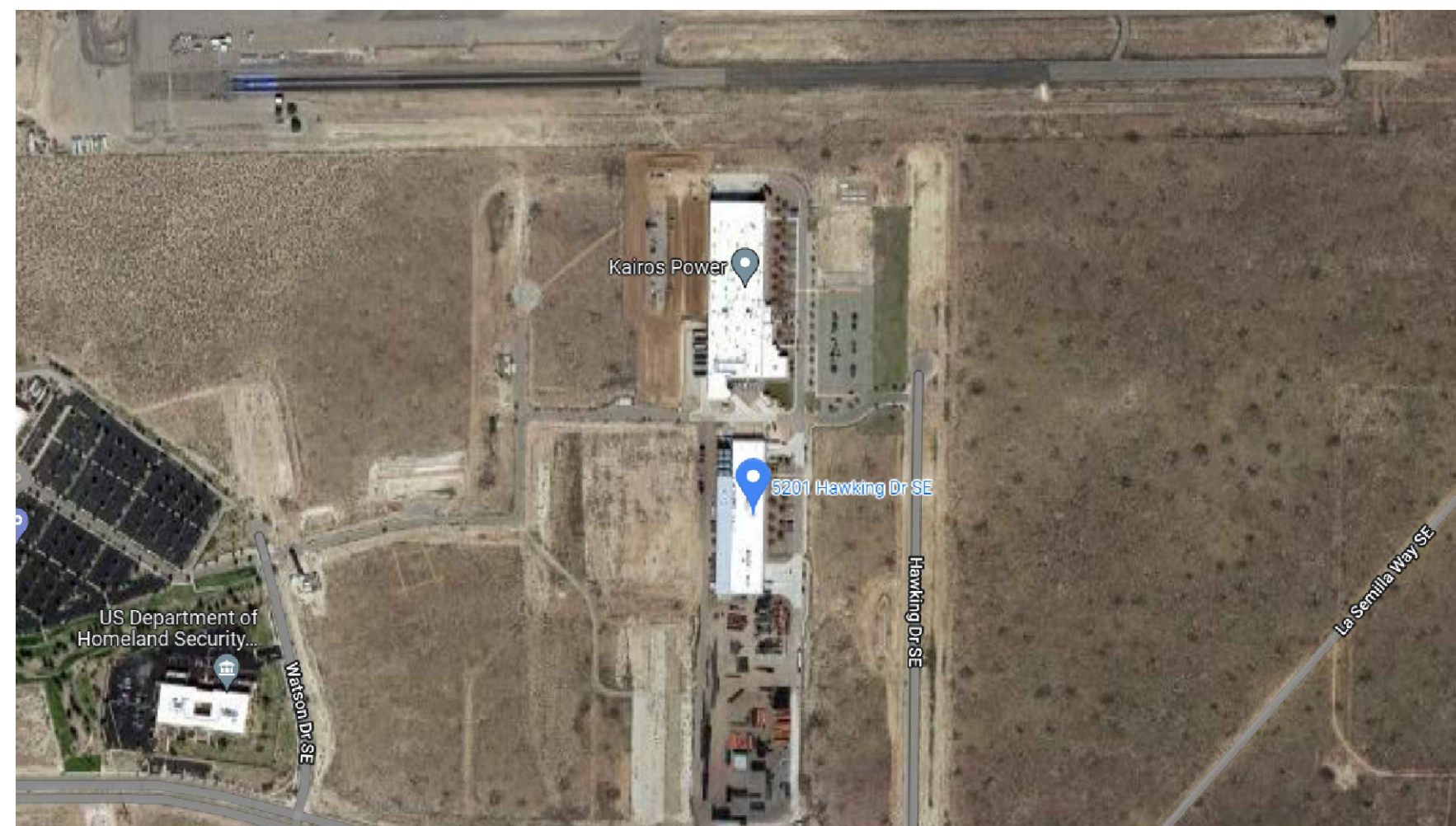
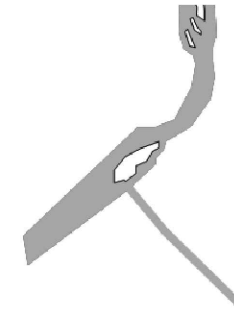
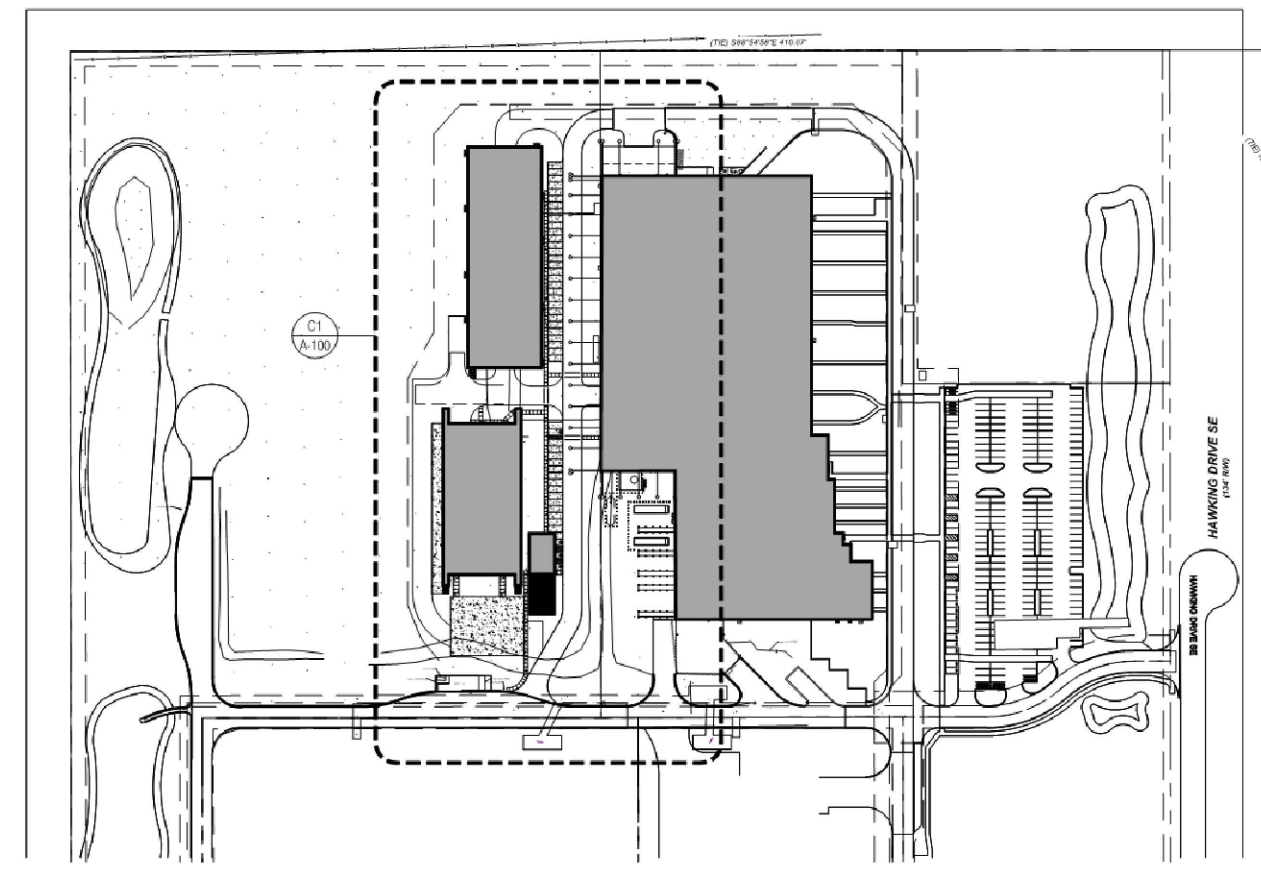
F INSTALLATION VINES @ PLANTER AND TRELLIS

NOT TO SCALE



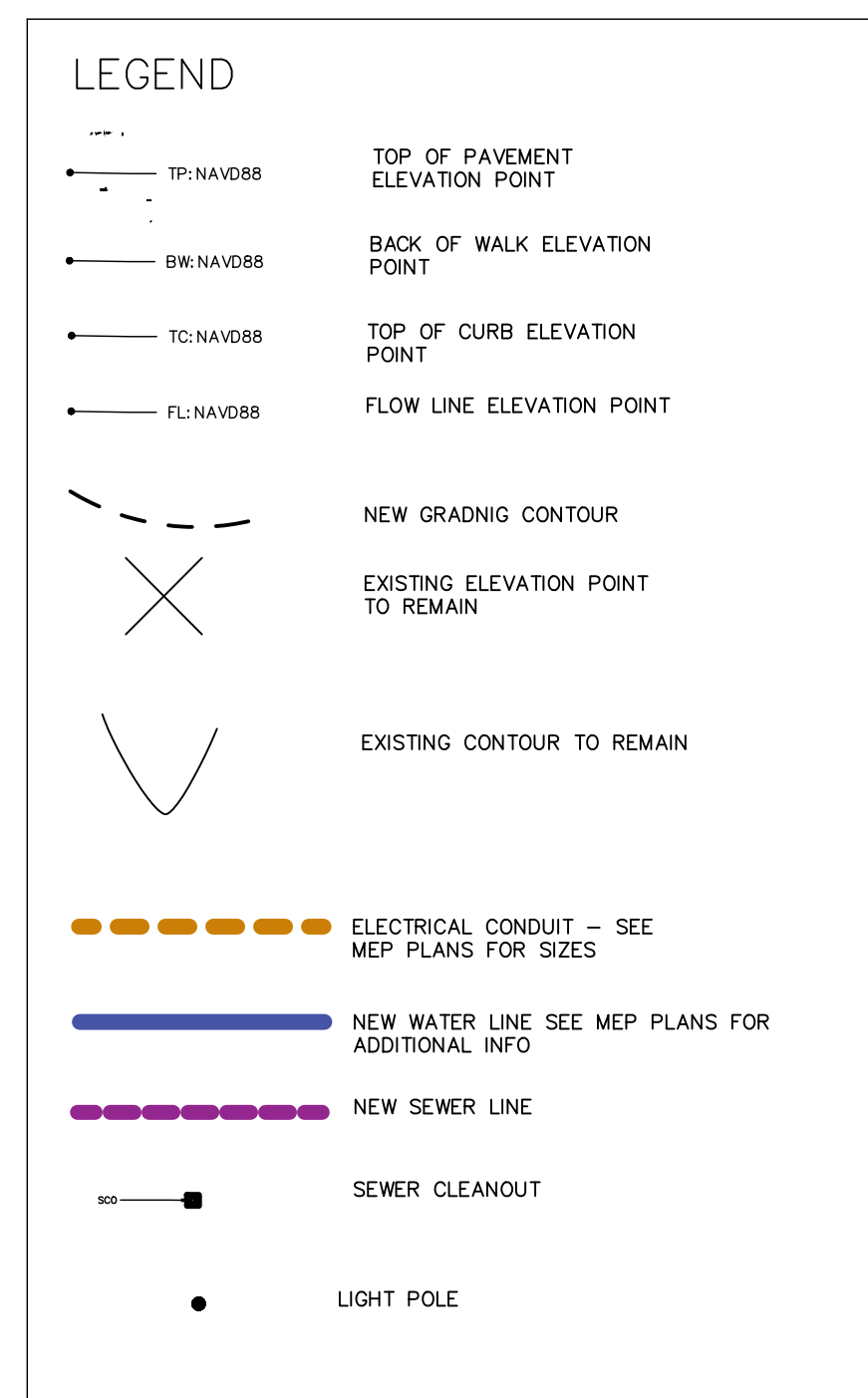
NOTE:

- 1. PANEL SHOULD BE CENTERED ON PLANTER.
- 2. WALL-MOUNTED INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
- 3. MFR: MCNICHOLS (WWW.MCNICHOLS.COM) MODEL: 34EM033548
- 4. COLOR: POWDER-COATED RAL: 8017 OR APPROVED EQUAL PROVIDE COLOR SAMPLES FOR SELECTION BY OWNER'S REPRESENTATIVE.



1 VICINITY MAP

Scale: NTS

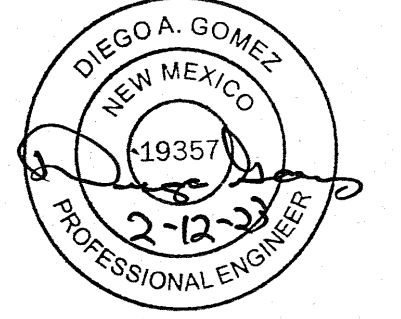


KAIROS POWER FACILITY CIVIL PLANS

5201 HAWKING DR, ALBUQUERQUE, NM 87106

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT CITY OF ALBUQUERQUE, NEW MEXICO STANDARD PLANS AND SPECIFICATIONS..
- EXISTING GROUND CONTOURS BASED ON SURVEY INFORMATION PROVIDED BY THE OWNER FROM A PREVIOUS PROJECT DATED SEPTEMBER 2020. CONTRACTOR SHALL VERIFY SITE CONDITIONS.
- LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY LOCATION BY OBTAINING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. EXERCISE CAUTION DURING EXCAVATION.
- VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION. RECORD LOCATION AND CHANGES TO UTILITIES IN SURVEY NOTES AND ON AS-BUILD DRAWINGS.
- ELEVATION POINTS SHOWN ARE BASED ON NAVD88 DATUM.
- RESTORE ALL DISTURBED PROPERTY OUTSIDE OF WORK LIMITS TO ORIGINAL CONDITIONS AND/OR IN ACCORDANCE WITH COUNTY OF SACRAMENTO STANDARDS..
- THE CONTRACTOR SHALL FOLLOW ALL CITY OF ALBUQUERQUE REGULATION FOR NOISE HOURS OF OPERATIONS AND DUST CONTROL.
- WATER RESULTING FROM CONTRACTOR'S DEWATERING EFFORT, IF ANY, MAY NOT BE PUMPED OF OTHERWISE DIVERTED INTO EXISTING STORM DRAINS UNLESS PERMITS ARE OBTAINED BY THE CONTRACTOR, INCLUDING, BUT NOT LIMITED TO, THOSE REQUIRED BY CITY STORM WATER PLAN REVIEW OFFICE. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO DIVERT WATER FROM AN EXCAVATION ONTO ROADWAYS., CONTRACTOR SHALL PROVIDE A DISPOSAL SITE FOR EXCESS WATER AND SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL PROVIDE COPIES OF NECESSARY PERMITS AND APPROVALS TO THE MOA RIGHT OF WAY PERMIT OFFICE.
- KEEP SITE FREE OF CLUTTER.
- MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENTS. SWEEP SITE ENTRANCE AND EXIT DURING CONSTRUCTION WHEN SOILS ACCUMULATE TO DEPTHS GREATER THAN ONE-FOURTH INCH. WATER EXPOSED SOILS AS NECESSARY TO CONTROL GENERATION OF DUST. CONSTRUCTION ACTIVITIES SHALL BE MONITORED ON A DAILY BASIS TO DETERMINE IF TRACKING OF DIRT AND DEBRIS ONTO THE ADJACENT ROADWAYS HAS OCCURRED. ANY NECESSARY CLEANUP SHALL BE ACCOMPLISHED ON A DAILY BASIS.
- REVISIONS THAT ALTER THE REVIEWED AND APPROVED DESIGN INTENT REFLECTED IN THIS SET OF SIGNED CONSTRUCTION DRAWINGS MUST BE SUBMITTED TO CITY DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ADJUSTMENTS NECESSARY TO ACCOMMODATE FIELD CONDITIONS MAY BE MADE IF SUCH ADJUSTMENTS ARE WITHIN THE SCOPE OF THE DESIGN INTENT AND ARE APPROVED BY THE ENGINEER OF RECORD.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR PRECISE LOCATIONS OF ALL STRUCTURES.
- CONTRACTOR SHALL REFER TO THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR SIZES AND TYPES OF UTILITY CONNECTIONS.
- ALL MEANS AND METHODS OF CONSTRUCTION ARE AT THE DISCRETION OF THE CONTRACTOR.
- ALL EARTHWORK SHORING AND STRUCTURAL SHORING IS BY CONTRACTOR.



KAIROS POWER FACILITY EXPANSION

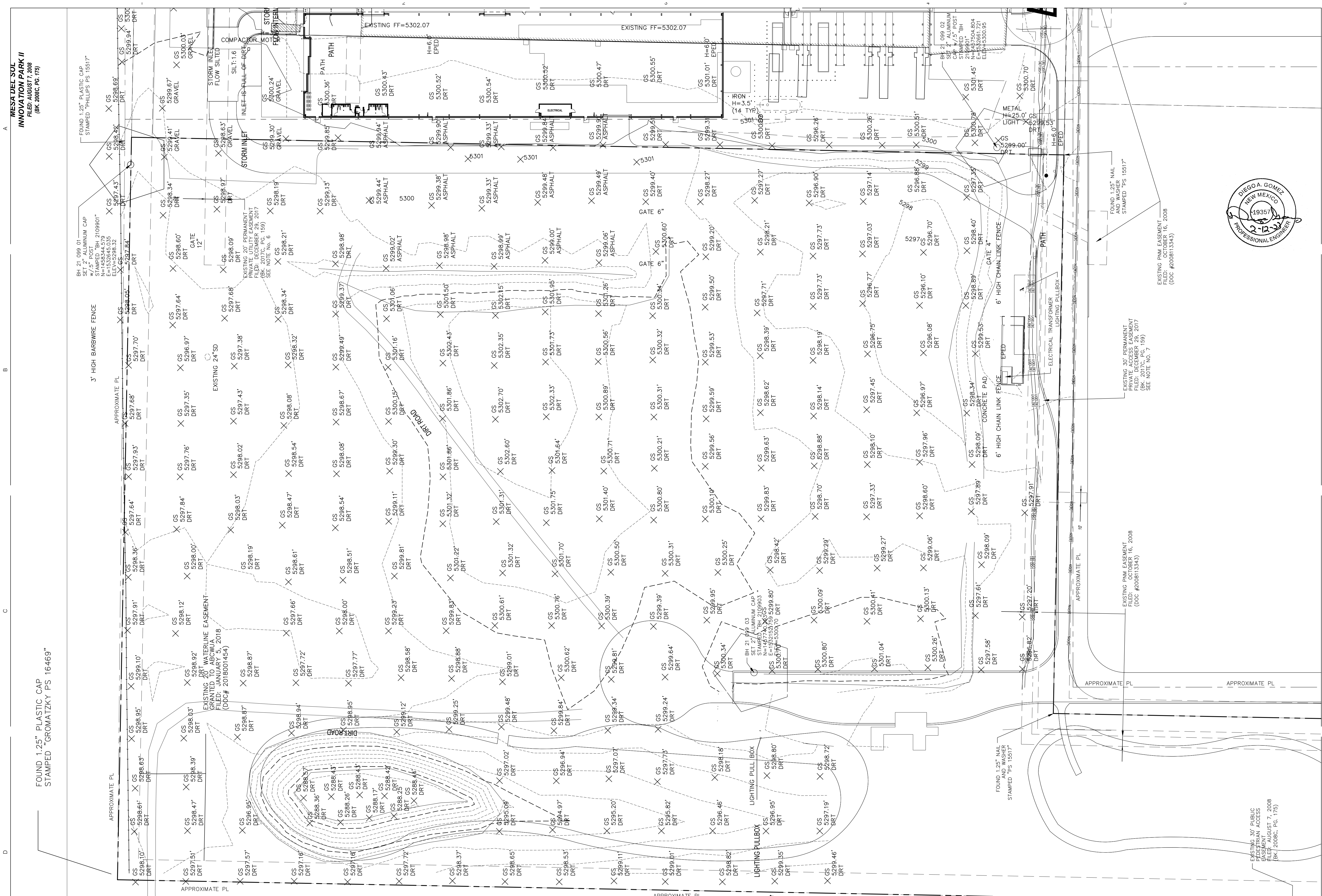
TR-D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT. 16.4161 AC

SHEET INDEX	
SHEET NO.	SHEET TITLE
COVER	COVER
C1	EXISTING CONDITIONS
C2	GRADING & DRAINAGE
C3	FINE GRADING PLAN 1
C4	FINE GRADING PLAN 2
C5	FINE GRADING PLAN 3
C6	EROSION AND SEDIMENT CONTROL PLAN
C7	CIVIL DETAILS 1
C8	CIVIL DETAILS 2
C9	CIVIL DETAILS 3
UT1 - UT6	UTILITY PLANS

COVER

PROJECT NO.: 8800-22
 DRAWN BY:
 DATE: 7.2.2022

COVER



MESA DEL SOL
INNOVATION PARK II
FILED: AUGUST 7, 2008
(BK. 2008C, PG. 175)

BH 21 099 01
SET 2" ALUMINUM CAP
W/ 5" POST
N=1455344.579
E=1522645.035
ELEV=5298.32

BH 21 099 02
SET 2" ALUMINUM CAP
W/ 5" POST
N=1455344.579
E=1522645.035
ELEV=5298.32

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W/ 5" POST
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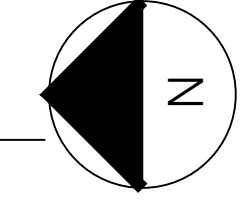
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W/ 5" POST
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E=1522645.035
ELEV=5298.32

BH 21 099 05
SET 2" ALUMINUM CAP
W/ 5" POST
N=1455344.579
E=1522645.035
ELEV=5298.32

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ELEV=5298.32

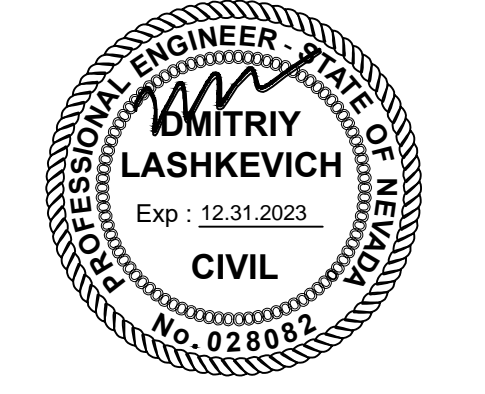
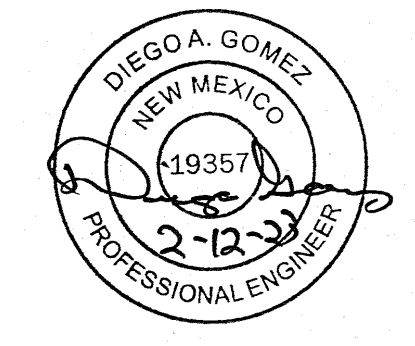
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E=1522645.035
ELEV=5298.32

C1
EXISTING CONDITION
SCALE: 1" = 40'



NOTE: EXISTING UNDERGROUND UTILITIES
ARE NOT SHOWN ON THIS SHEET. REFER
TO UTILITY PLANS ON SHEETS UT1
THROUGH UT7.

SCHEMATIC DESIGN PHASE



Greenbox Architecture
502 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97046



**KAIROS POWER FACILITY
EXPANSION**

EXISTING CONDITIONS

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 10.8.2022

C1

TRD-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II CONT. 16.4161 AC

CLEARING AND GRUBBING :
A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENT DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
B. IF APPLICABLE, ALL ABANDONED BUILDING AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACES DEBRIS SHALL BE REMOVED AND DISPOSED OFF THE SITE BY THE CONTRACTOR.
C. IF APPLICABLE, ALL ABANDONED SEPTIC TANK AND ANY OTHER SUBSURFACE STRUCTURE EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
D. IF APPLICABLE, ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOIL ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
1. EXCAVATE AND TOTALLY REMOVE UTILITY LINE FROM THE TRENCH.
2. EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
3. CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET AND THE CONCRETE MIXED EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

EXCAVATION/TRENCHING :
A. UPON COMPLETION OF THE SITE PREPARATION, THE CONTRACTOR SHALL MAKE EXCAVATION TRENCHING FOR UTILITIES IN ACCORDANCE WITH THE CIVIL UTILITY PLANS, MEP PLANS, ALL FILL AND TRENCH RESTORATION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT BY GEOTEST INC., ROBERT D. BOOTH.

SEASONAL LIMITS AND DRAINAGE CONTROL :
FILL MATERIAL SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNDESIRABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS WHEN THE WORK IS INTERRUPTED FOR ANY REASON. THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS ARE TO BE FILLED AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

DUST CONTROL :
THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOVE THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSURE ALL LIABILITY INCLUDING COURT COSTS OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

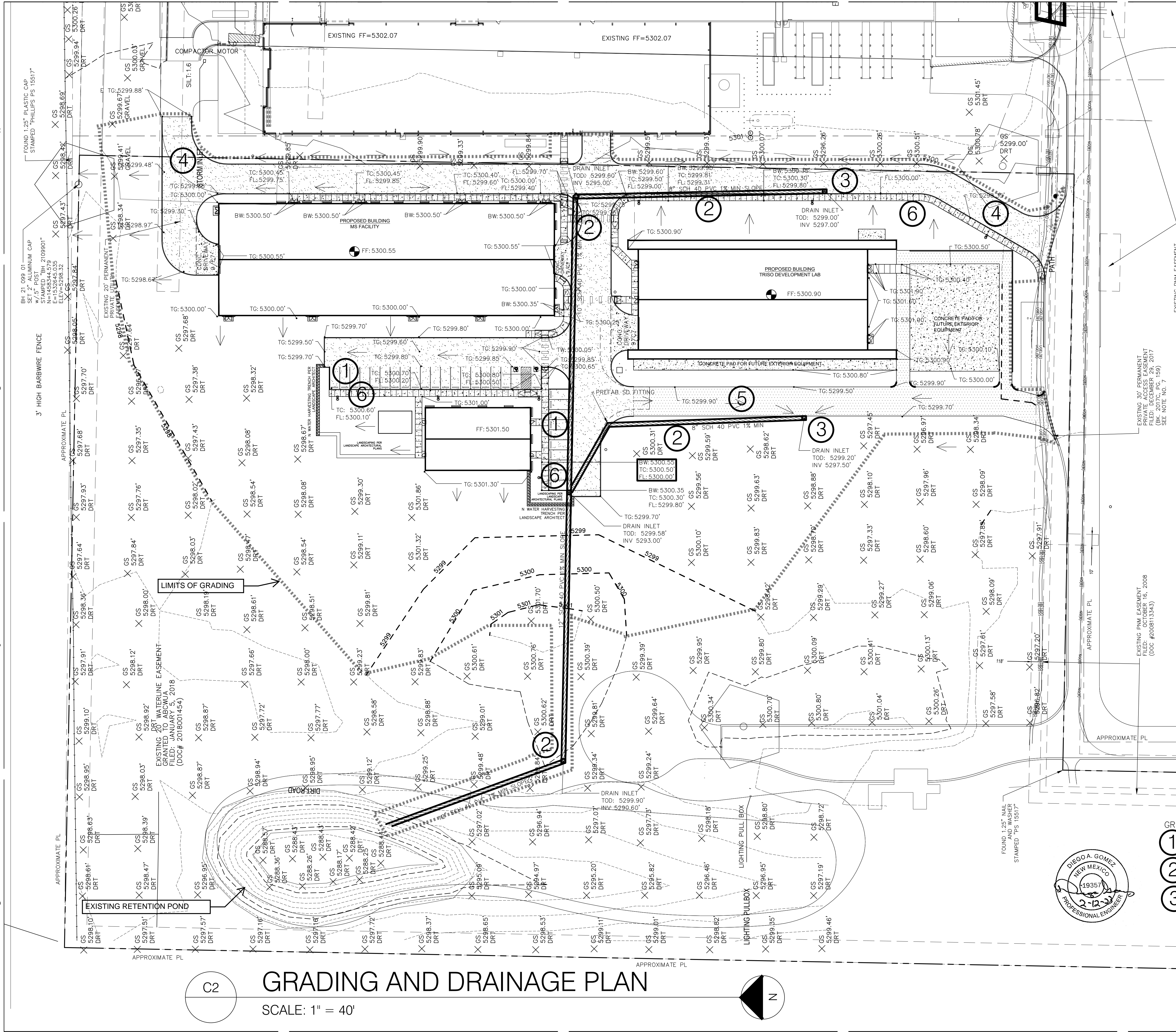
INDEMNITY :
THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

SAFETY :
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

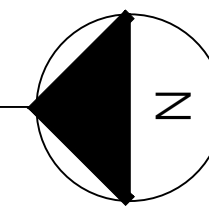
THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

LEGEND
- - - - - NEW TOP OF PAVEMENT OR TOP OF CURB ELEVATION POINT (IF E IS INDICATED VP)
- - - - - NEW BACK OF WALL ELEVATION POINT (IF E IS INDICATED VP)
- - - - - NEW TOP OF CURB ELEVATION POINT (IF E IS INDICATED VP)
- - - - - NEW FLOW LINE ELEVATION POINT (IF E IS INDICATED VP)
- - - - - NEW GRADING CONTOUR
- - - - - EXISTING ELEVATION POINT TO REMAIN
- - - - - EXISTING CONTOUR TO REMAIN
- - - - - NEW ELEVATION CONTOUR
- - - - - NEW DRAINAGE CONDUIT PVC 24" x 24" x 30' PER PLAN
- - - - - NEW DRAINAGE INLET

- GRADING AND DRAINAGE KEYED NOTES**
- 1 PARKING TO ASPHALT ROAD - SEE DETAIL 1 ON SHEET C7.
 - 2 DRAINAGE CONDUIT SEE DETAILS 12 & 13 ON C8.
 - 3 DRAINAGE INLET DETAIL 15, C8.
 - 4 ASPHALT ROAD DETAIL 7 ON SHEET C7.
 - 5 GRAVEL ROAD DETAIL 8 ON SHEET C7.
 - 6 CONCRETE SIDEWALK DETAIL 10 ON SHEET C7. FOR THE CURB REFER TO DETAIL 11 ON C7.

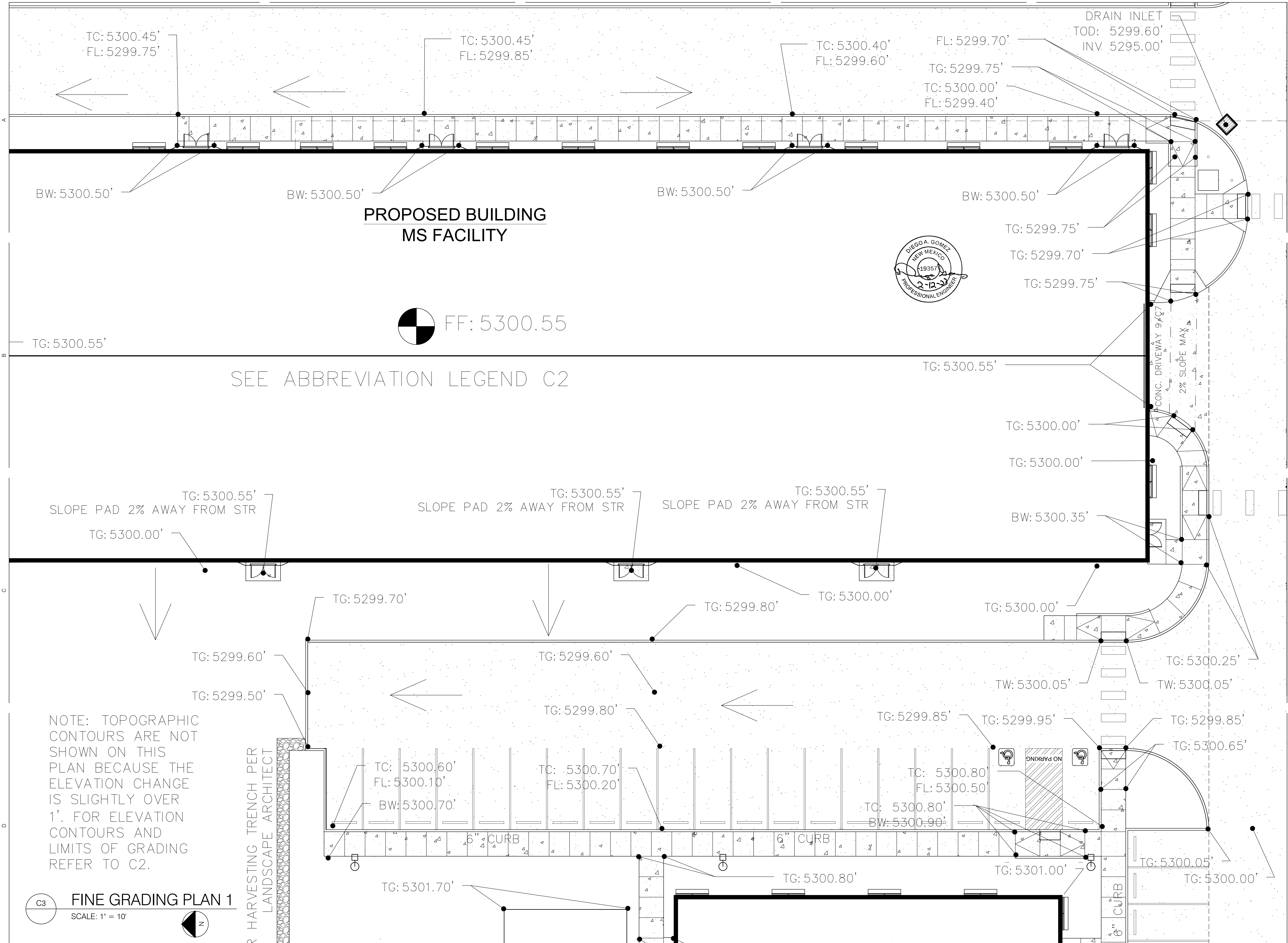


GRADING AND DRAINAGE PLAN
SCALE: 1" = 40'



SCHEMATIC DESIGN PHASE

TRD - PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT. 16.4161 AC



TC: 5300.45'
FL: 5299.75'

TC: 5300.45'
FL: 5299.85'

TC: 5300.40'
FL: 5299.60'

FL: 5299.70'
TG: 5299.75'

DRAIN INLET
TOD: 5299.60'
INV: 5295.00'

TC: 5300.00'
FL: 5299.40'

BW: 5300.50'

BW: 5300.50'

BW: 5300.50'

BW: 5300.50'

**PROPOSED BUILDING
MS FACILITY**

TG: 5299.75'

TG: 5299.70'

TG: 5299.75'



FF: 5300.55

TG: 5300.55'

SEE ABBREVIATION LEGEND C2

TG: 5300.55'

TG: 5300.00'

TG: 5300.00'

BW: 5300.35'

TG: 5300.55'
SLOPE PAD 2% AWAY FROM STR
TG: 5300.00'

TG: 5300.55'
SLOPE PAD 2% AWAY FROM STR

TG: 5300.55'
SLOPE PAD 2% AWAY FROM STR

TG: 5299.70'

TG: 5299.80'

TG: 5300.00'

TG: 5300.00'

TG: 5299.60'

TG: 5299.60'

TG: 5300.25'

TW: 5300.05'

TW: 5300.05'

TG: 5299.50'

TG: 5299.80'

TG: 5299.85'

TG: 5299.95'

TG: 5299.85'

TG: 5300.65'

NOTE: TOPOGRAPHIC
CONTOURS ARE NOT
SHOWN ON THIS
PLAN BECAUSE THE
ELEVATION CHANGE
IS SLIGHTLY OVER
1'. FOR ELEVATION
CONTOURS AND
LIMITS OF GRADING
REFER TO C2.

HARVESTING TRENCH PER
LANDSCAPE ARCHITECT

TC: 5300.60'
FL: 5300.10'
BW: 5300.70'

TC: 5300.70'
FL: 5300.20'

TC: 5300.80'
FL: 5300.50'
BW: 5300.90'

TG: 5301.70'

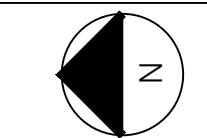
TG: 5300.80'

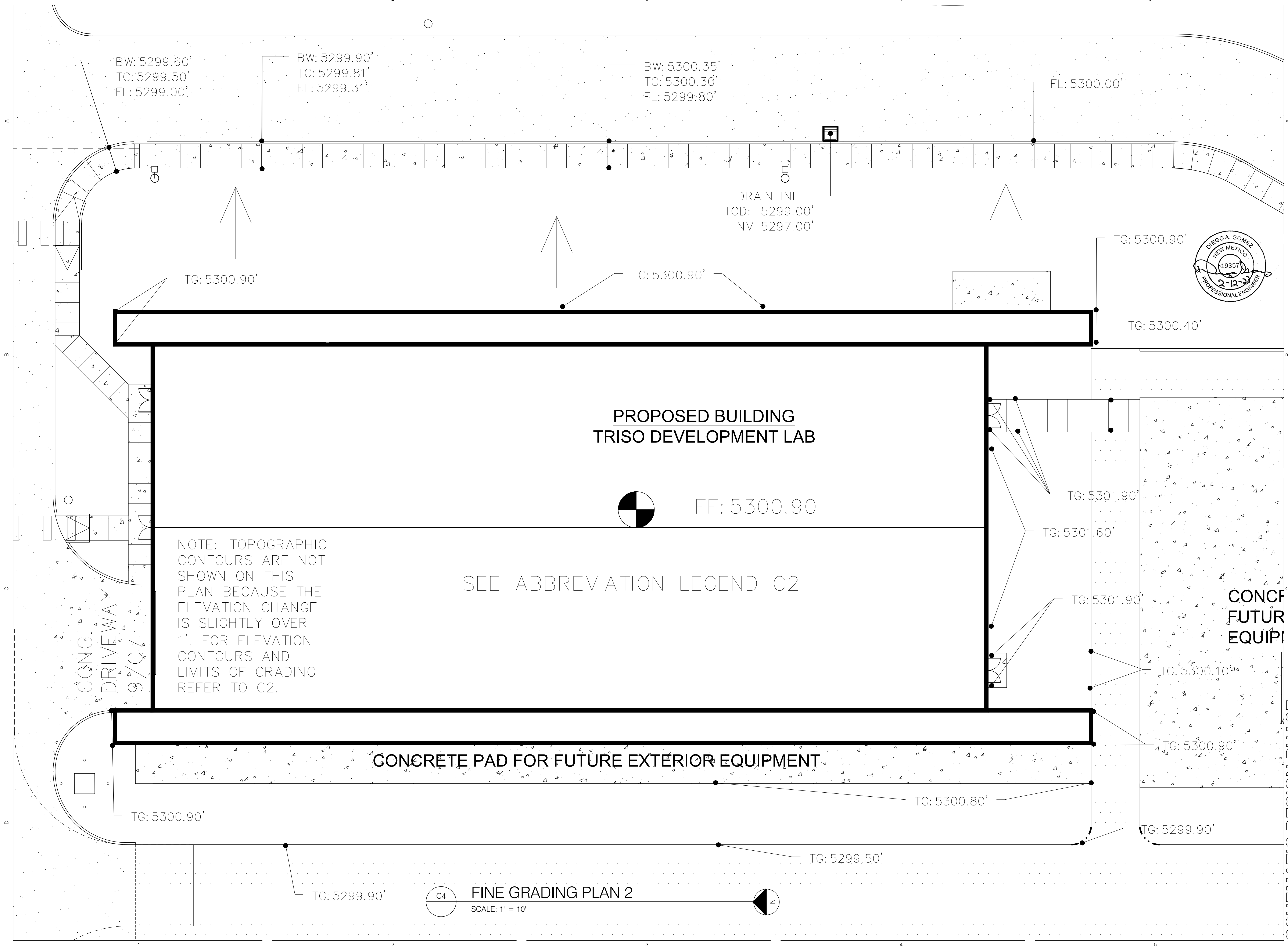
TG: 5301.00'

TG: 5300.05'

TG: 5300.00'

C3 FINE GRADING PLAN 1
SCALE: 1" = 10'

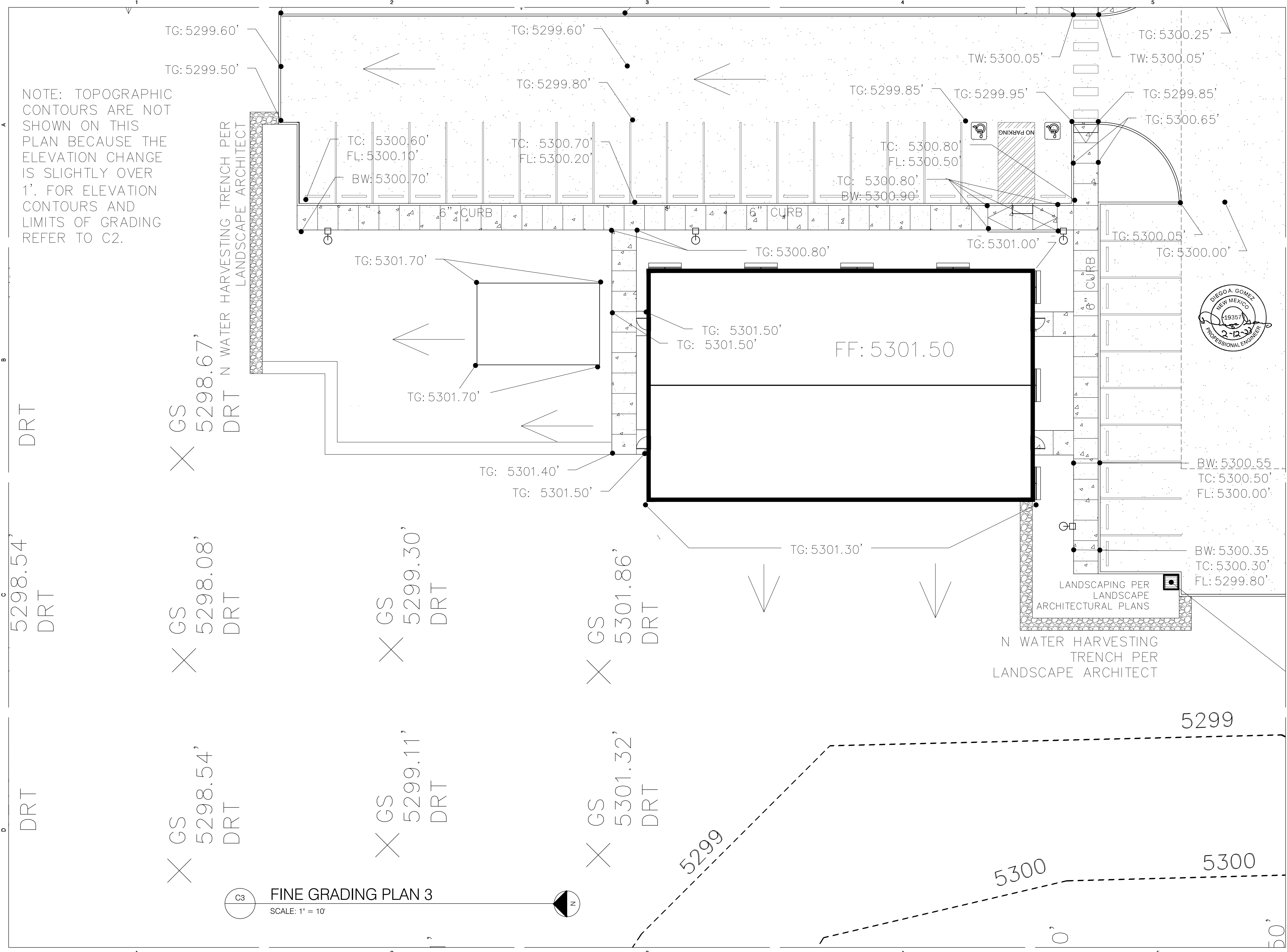




SCHEMATIC DESIGN PHASE

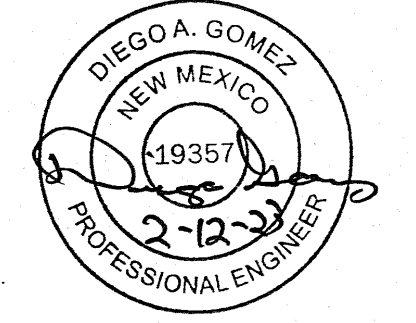
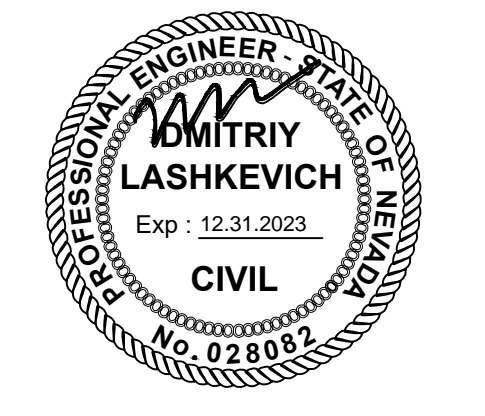
TRD-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT. 16.4161 AC

NOTE: TOPOGRAPHIC CONTOURS ARE NOT SHOWN ON THIS PLAN BECAUSE THE ELEVATION CHANGE IS SLIGHTLY OVER 1'. FOR ELEVATION CONTOURS AND LIMITS OF GRADING REFER TO C2.



GS 5298.54' DRT
 GS 5298.08' DRT
 GS 5299.11' DRT
 GS 5299.30' DRT
 GS 5301.32' DRT
 GS 5301.86' DRT

C3 FINE GRADING PLAN 3
 SCALE: 1" = 10'



KAIROS POWER FACILITY
 EXPANSION

FINE GRADING PLAN 3

PROJECT NO.: 8800-22
 DRAWN BY:
 DATE: 7.2.2022

C5

TRD-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT. 16.4161 AC

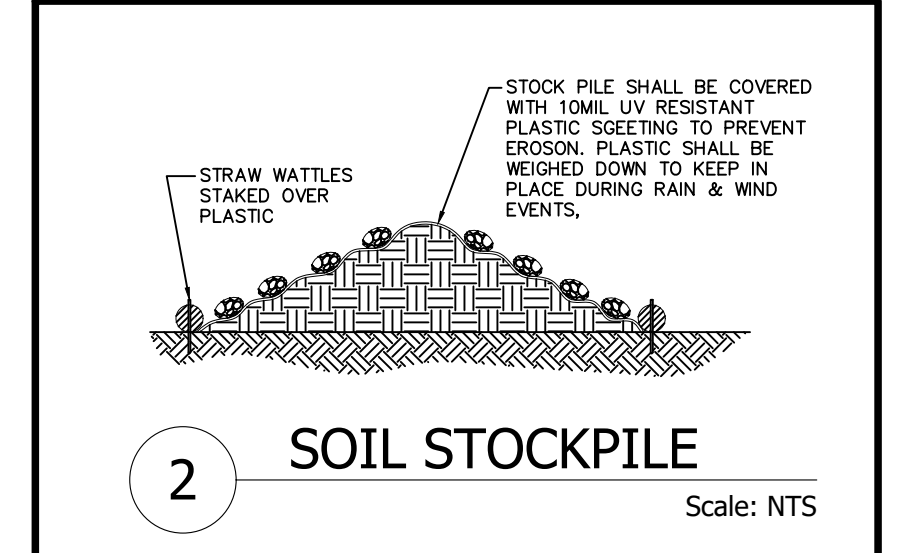
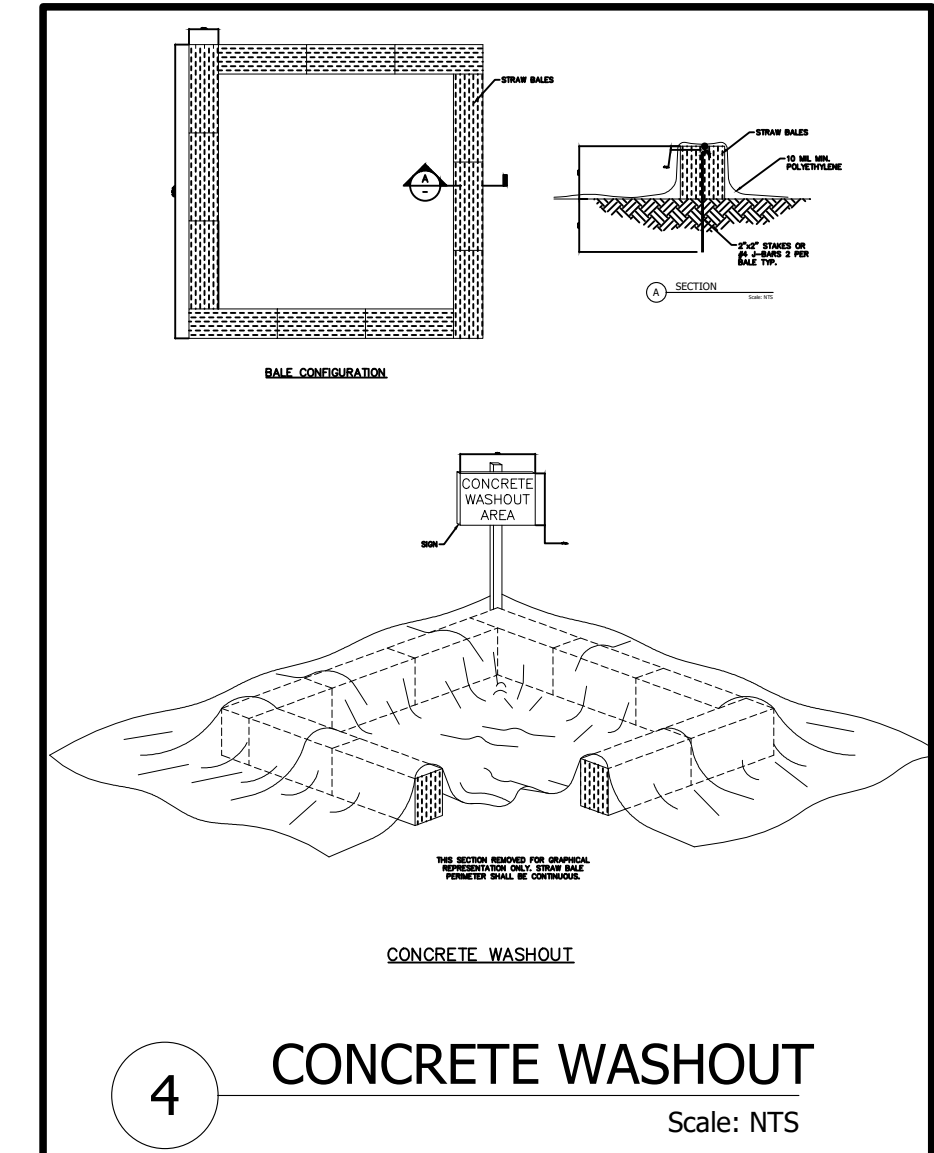
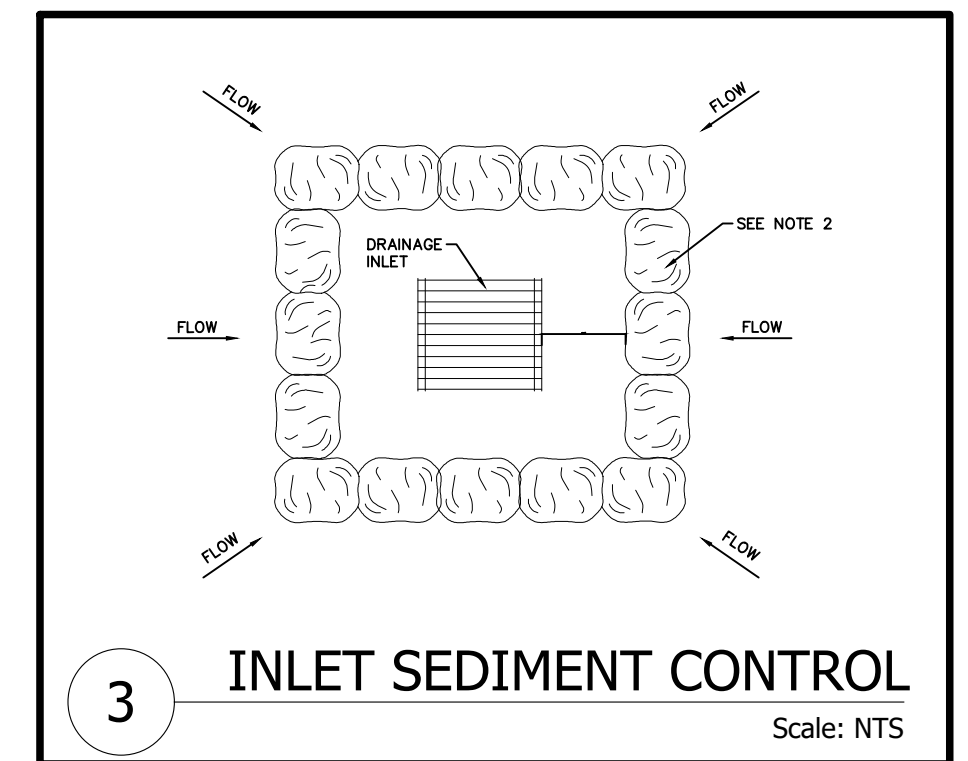
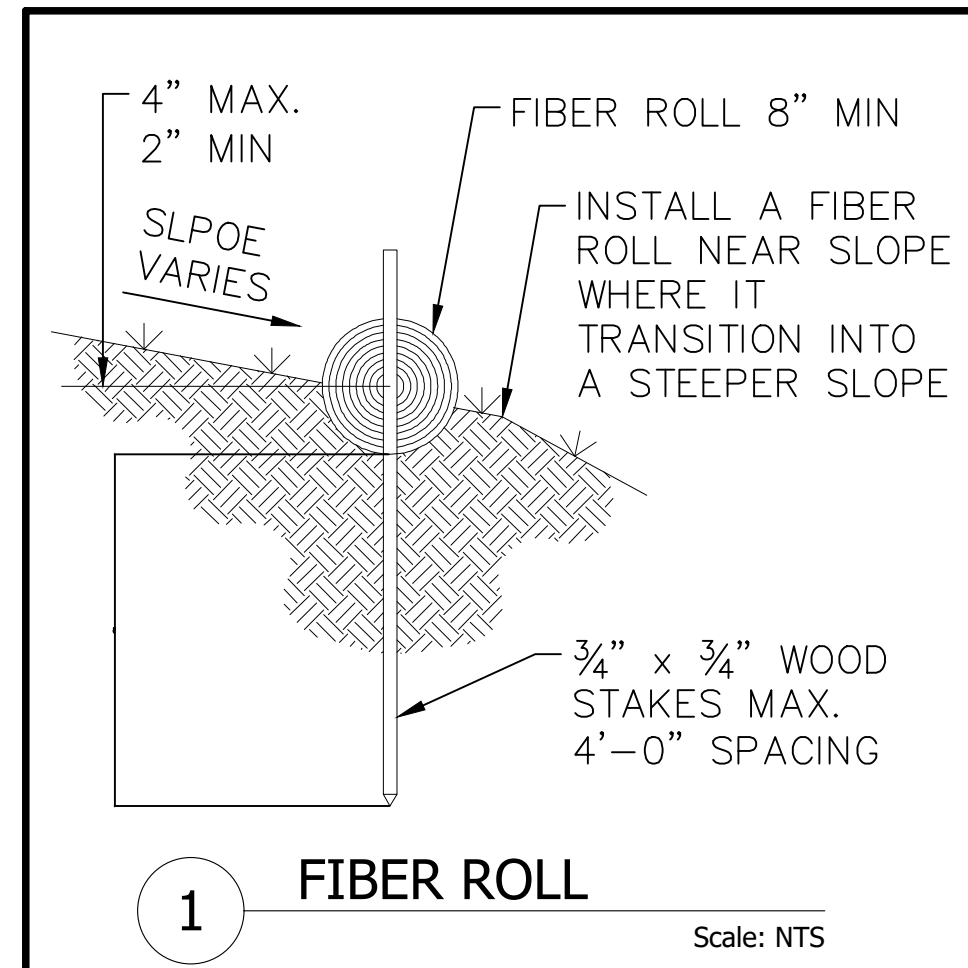
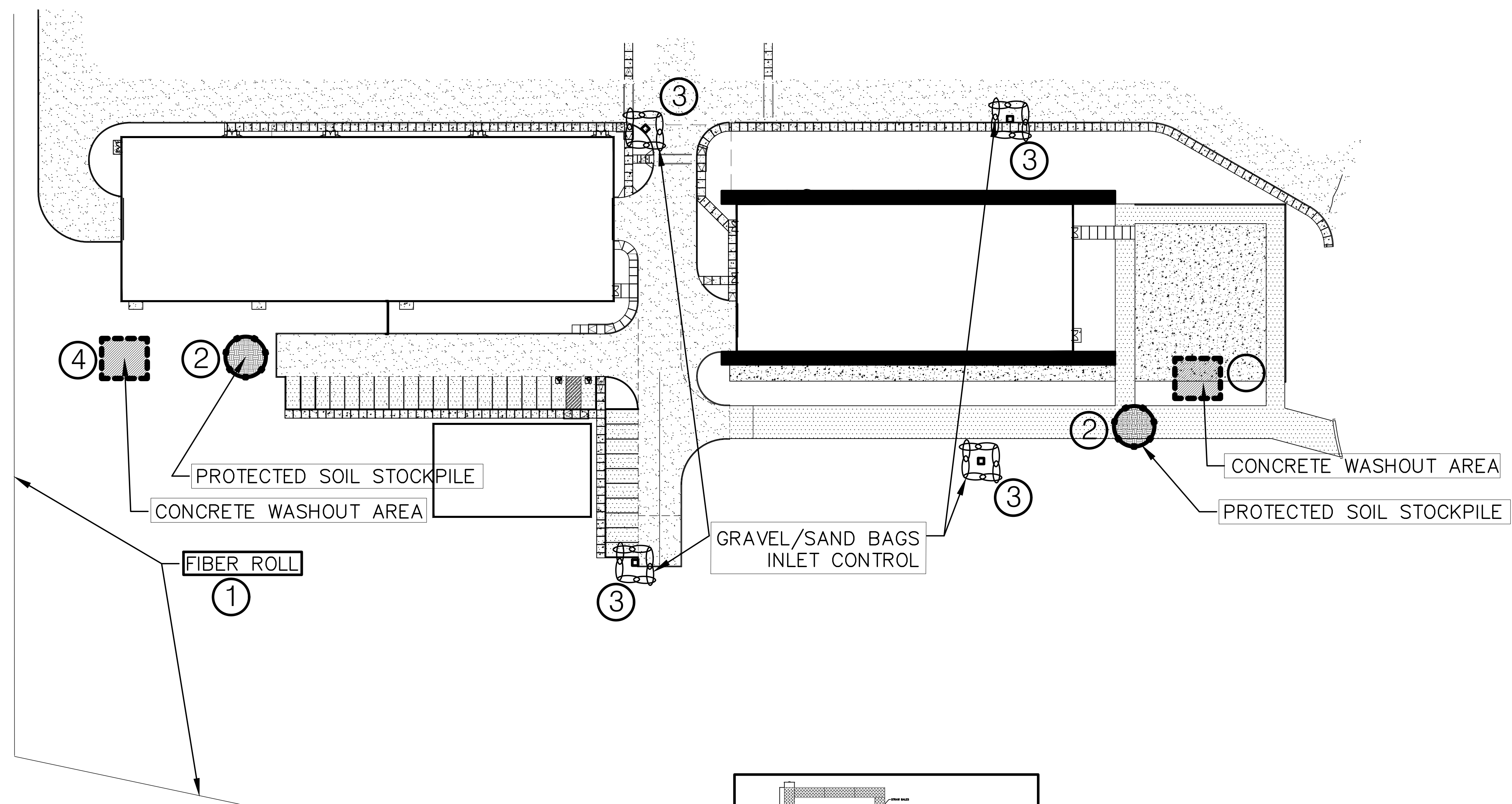


KAIROS POWER FACILITY
EXPANSION

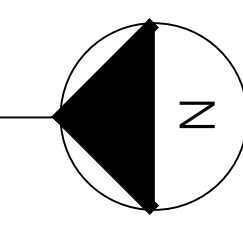
EROSION CONTROL PLAN

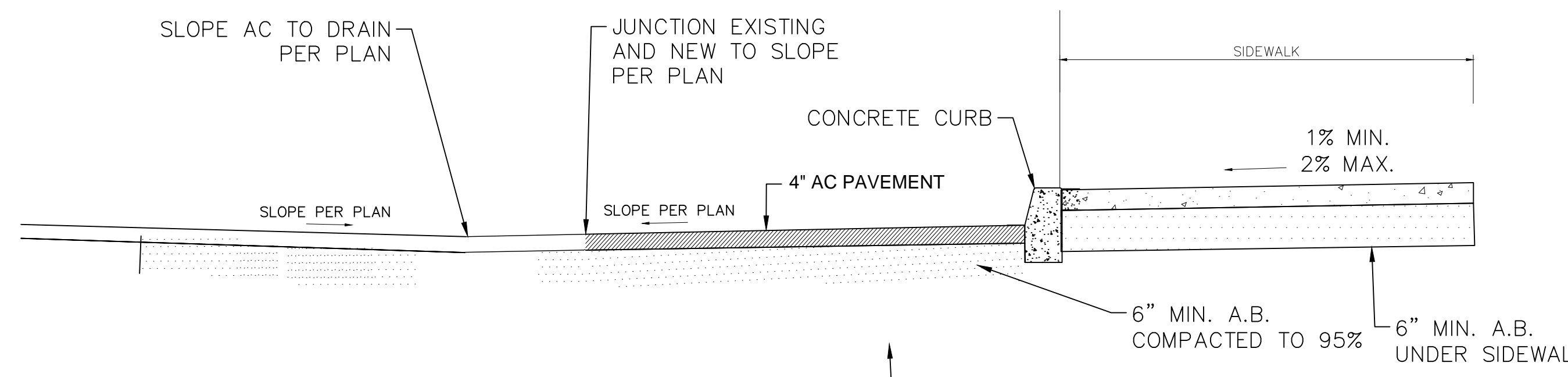
PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022

C6



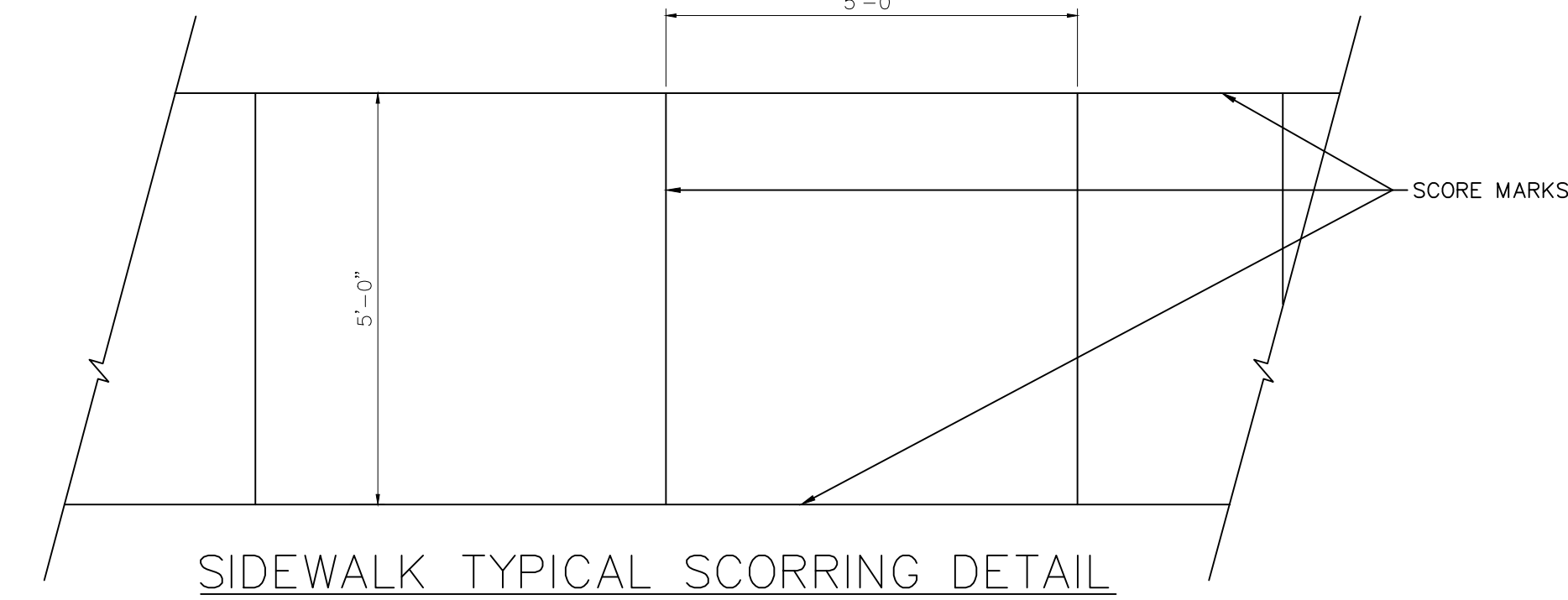
C6 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 40'





EXISTING ROAD TO NEW PARKING TRANSITION

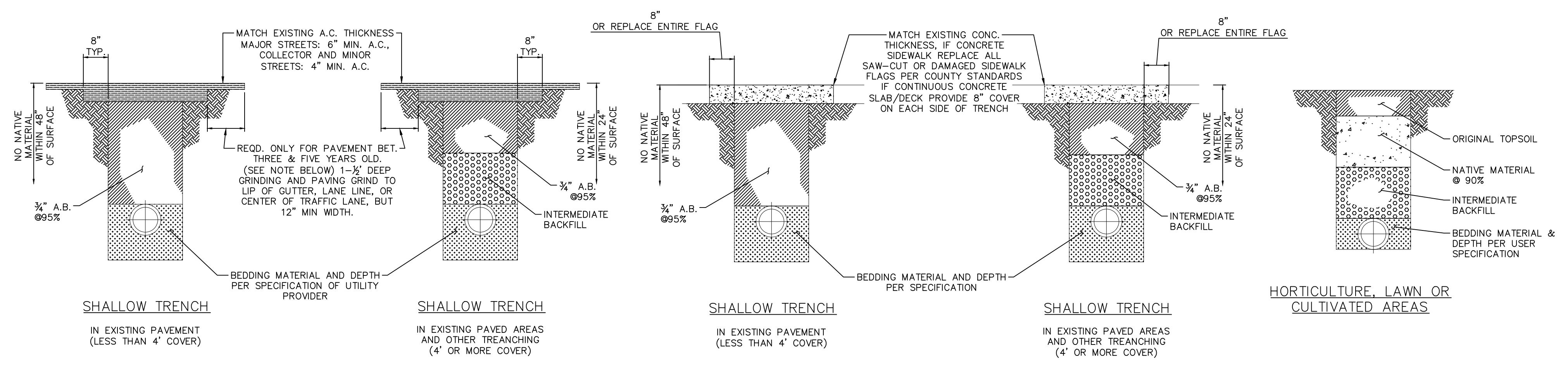
CROSS SECTION 1-1



SIDEWALK TYPICAL SCORRING DETAIL

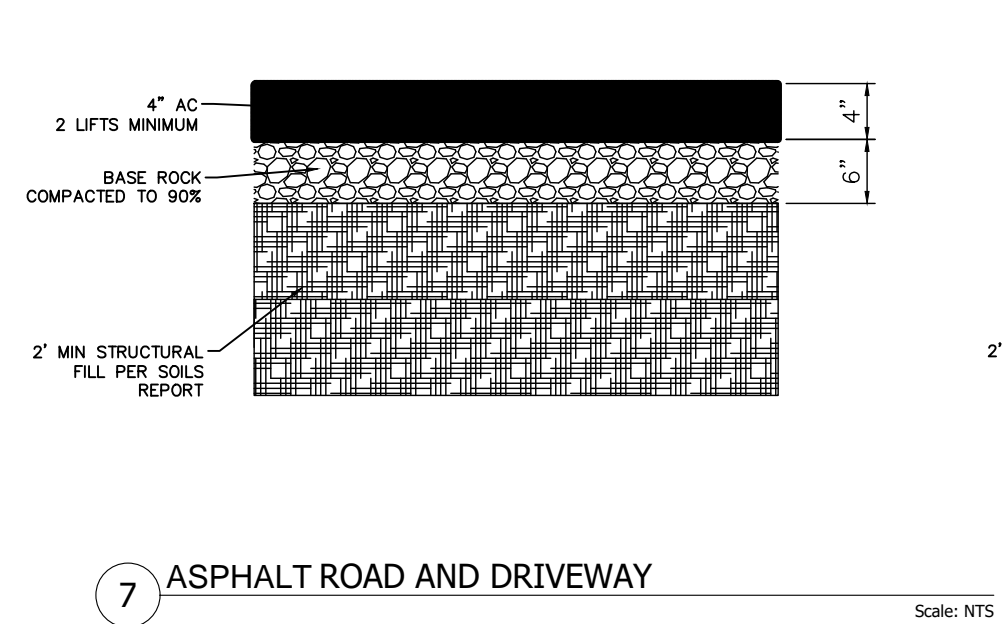
1 NEW PARKING TO EXISTING ROAD SECTION Scale: NTS

2 SIDEWALK SCORRING TYP Scale: NTS

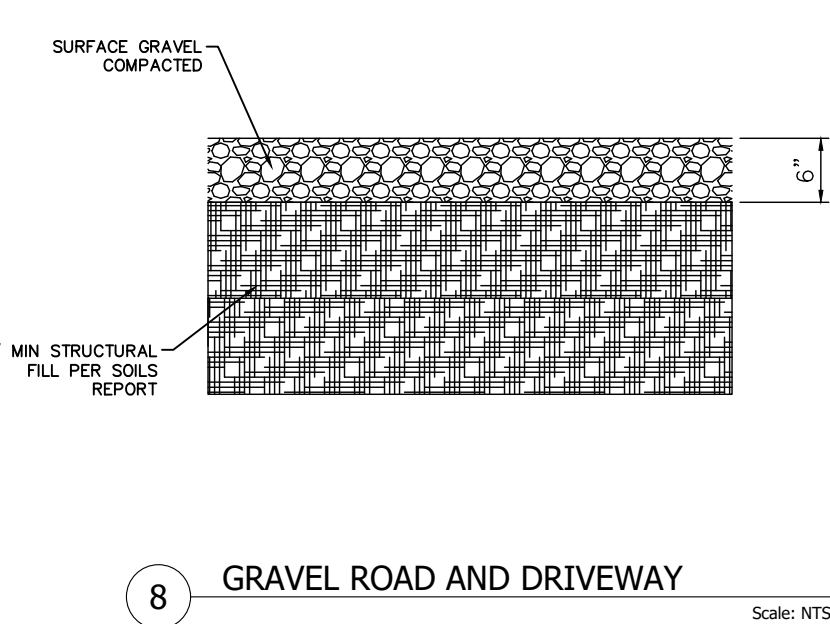


NOTE
NO PAVEMENT CUTS OR TRENCHES ARE ALLOWED IN PAVEMENT LESS THAN THREE YEARS OLD.

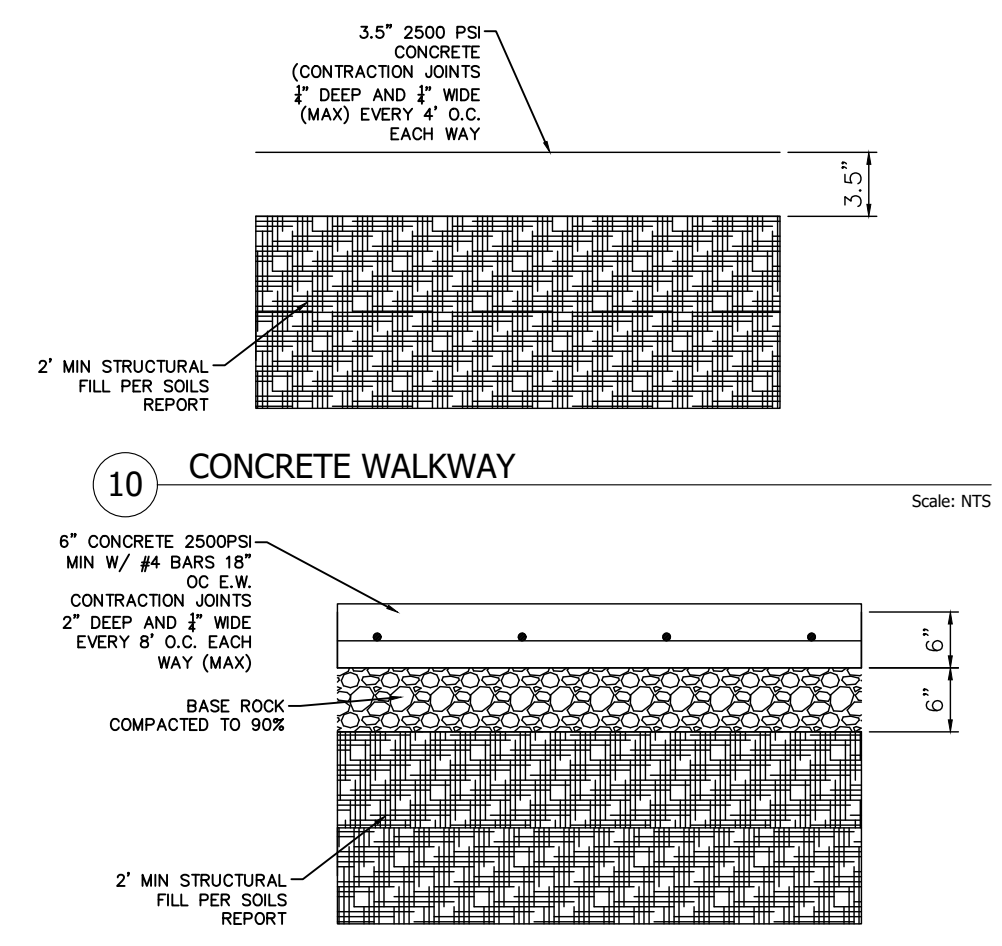
3 TRENCH RESTORATION SECTIONS Scale: NTS



7 ASPHALT ROAD AND DRIVEWAY Scale: NTS

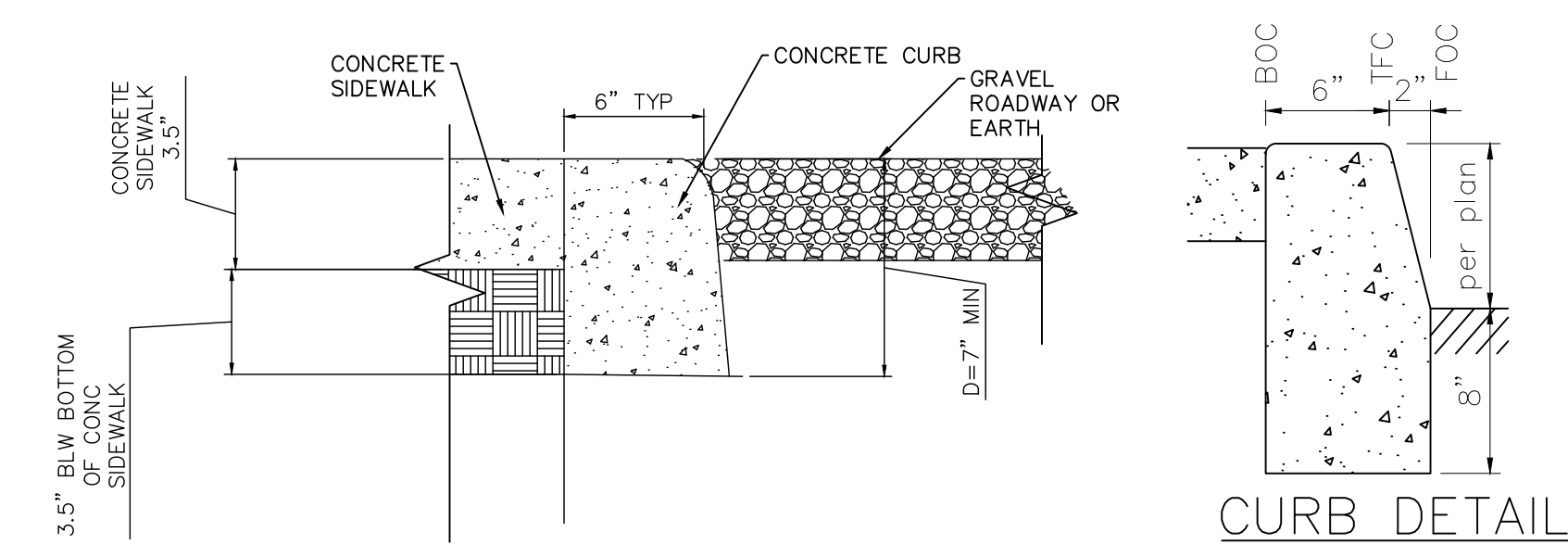


8 GRAVEL ROAD AND DRIVEWAY Scale: NTS



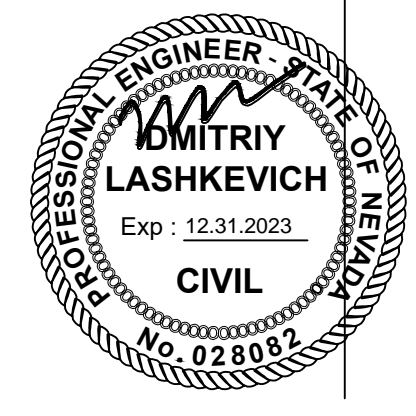
10 CONCRETE WALKWAY Scale: NTS

9 CONCRETE DRIVEWAY Scale: NTS



11 WALKWAY TO ROADWAY TRANSITION (CURBS TYP) Scale: NTS

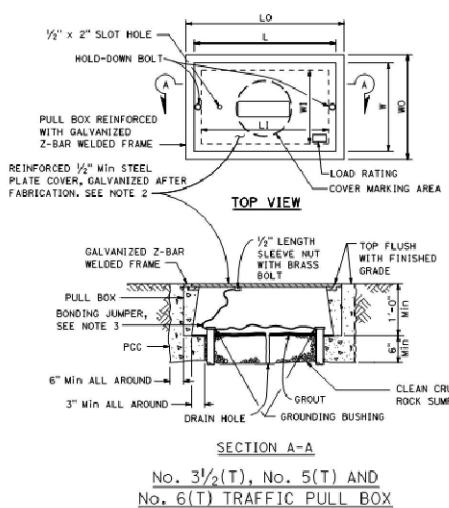
CURB DETAIL



KAIRO'S POWER FACILITY EXPANSION

CIVIL DETAILS

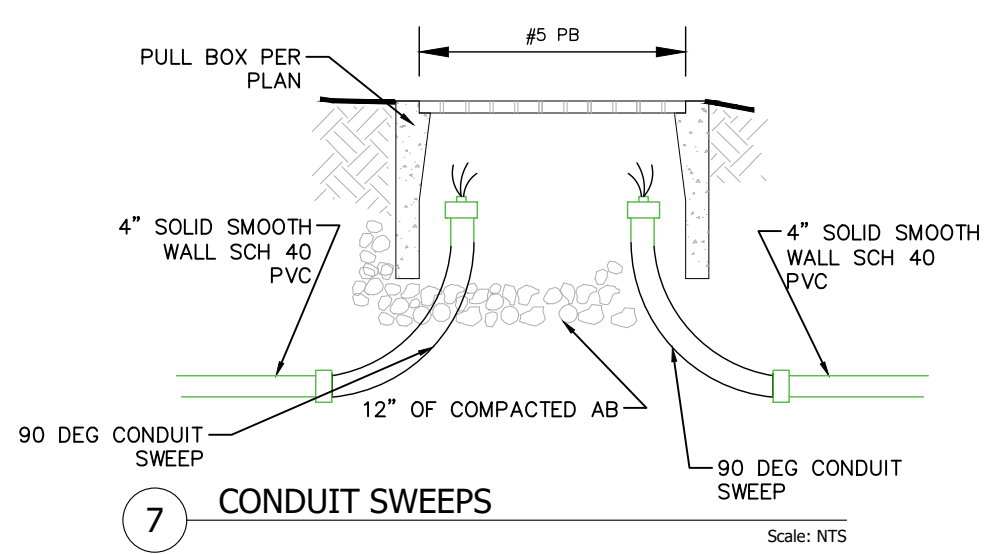
PROJECT NO.: 8800-22
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DATE: 7.2.2022



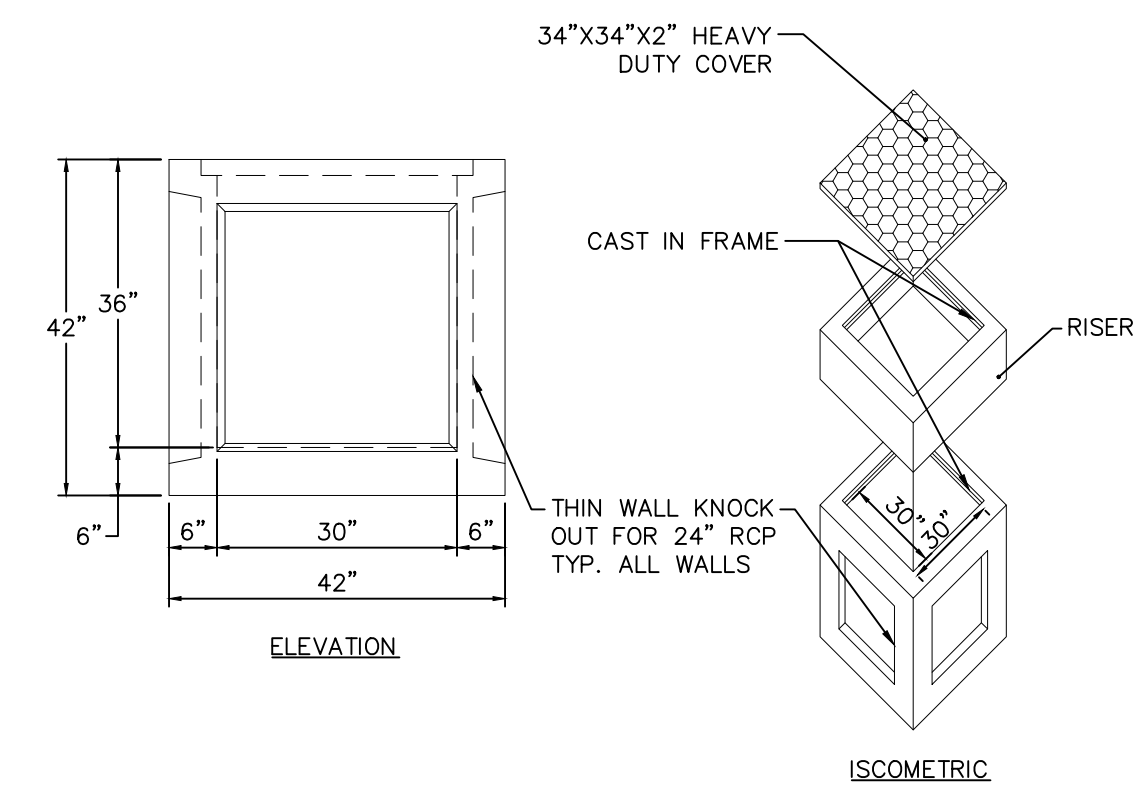
1 PULL BOX DETAIL
Scale: NTS

PULL BOX	MINIMUM # THICKNESS	MINIMUM DEPTH BOX AND EXTENSION	PULL BOX				COVER			
			LO	LI	WO	WI	L **	W **		
No. 3(S/IT)	1 1/2"	1'-0"	1'-10" - 1'-11"	1'-9" - 1'-6 1/2"	1'-3" - 1'-4"	1'-0" - 1'-0"	1'-8" - 1'-8 1/2"	1'-1" - 1'-2"	1'-1" - 1'-2"	
No. 5(IT)	1 3/4"	1'-0"	2'-5" - 2'-6"	2'-0" - 2'-1 1/2"	1'-6" - 1'-7"	1'-1" - 1'-2"	2'-3" - 2'-3 1/2"	1'-4" - 1'-4 1/2"		
No. 6(IT)	2"	1'-0"	2'-11" - 3'-1"	2'-6" - 2'-7"	1'-10" - 2'-0"	1'-5" - 1'-6"	2'-9" - 2'-9 1/2"	1'-8" - 1'-8 1/2"		

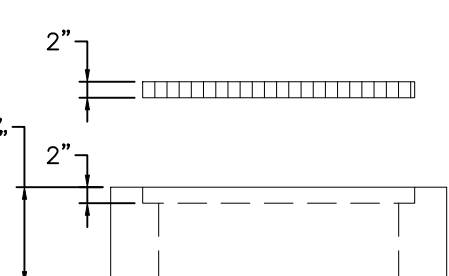
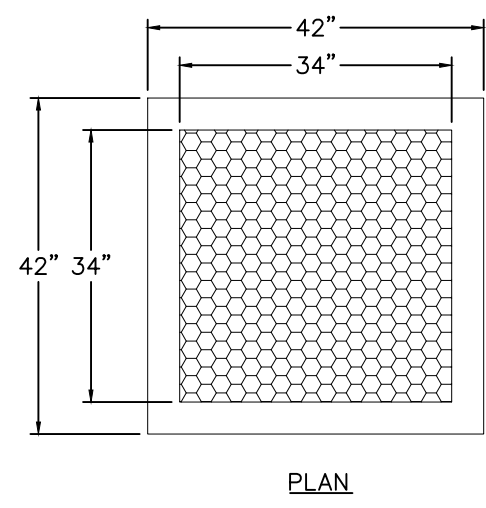
** EXCLUDING CONDUIT WEB ** TOP DIMENSION



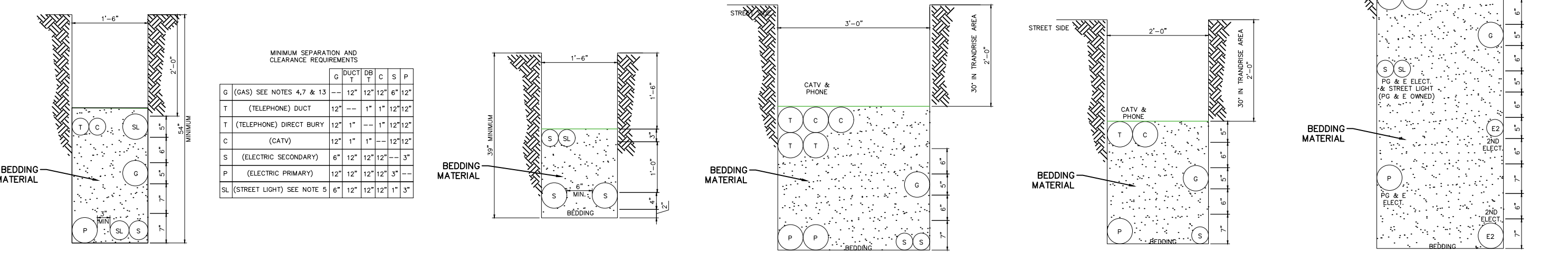
7 CONDUIT SWEEPS
Scale: NTS



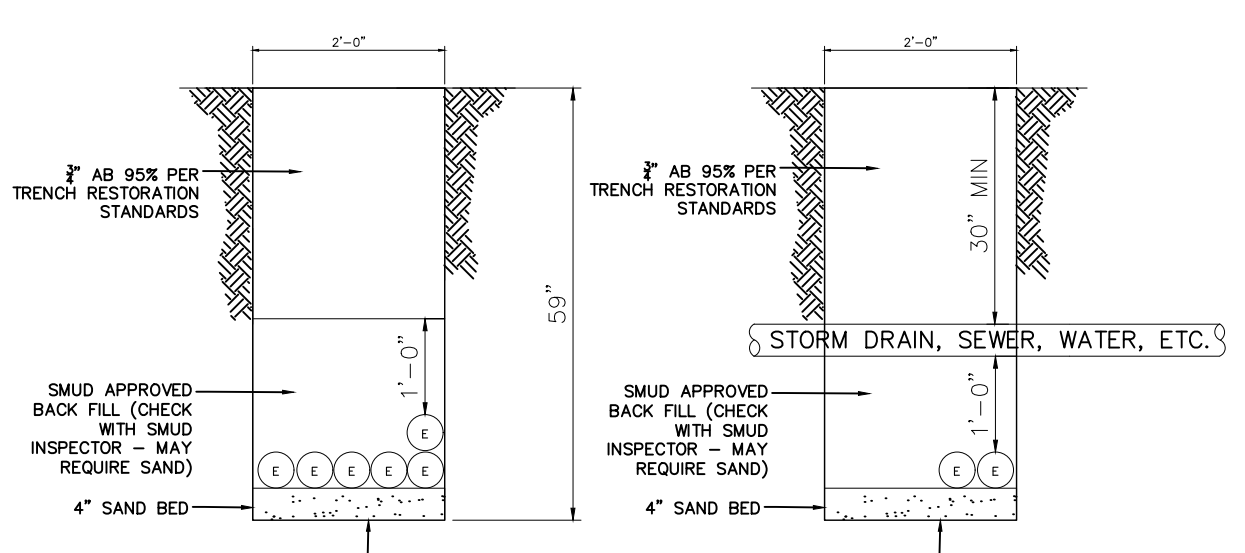
NOTE: GRADE 60 REINFORCEMENTS
4500 PSI CONCRETE H 20 LOADING



16 DRAINAGE JUNCTION BOX
Scale: NTS



TYPICAL DISTRIBUTION TRENCH Scale: NTS
TYPICAL SERVICE TRENCH Scale: NTS
36" WIDE JOINT TRENCH Scale: NTS
24" WIDE JOINT TRENCH Scale: 1-1/2" : 1'-0"
JT W 2ND ELECTR LINE Scale: NTS

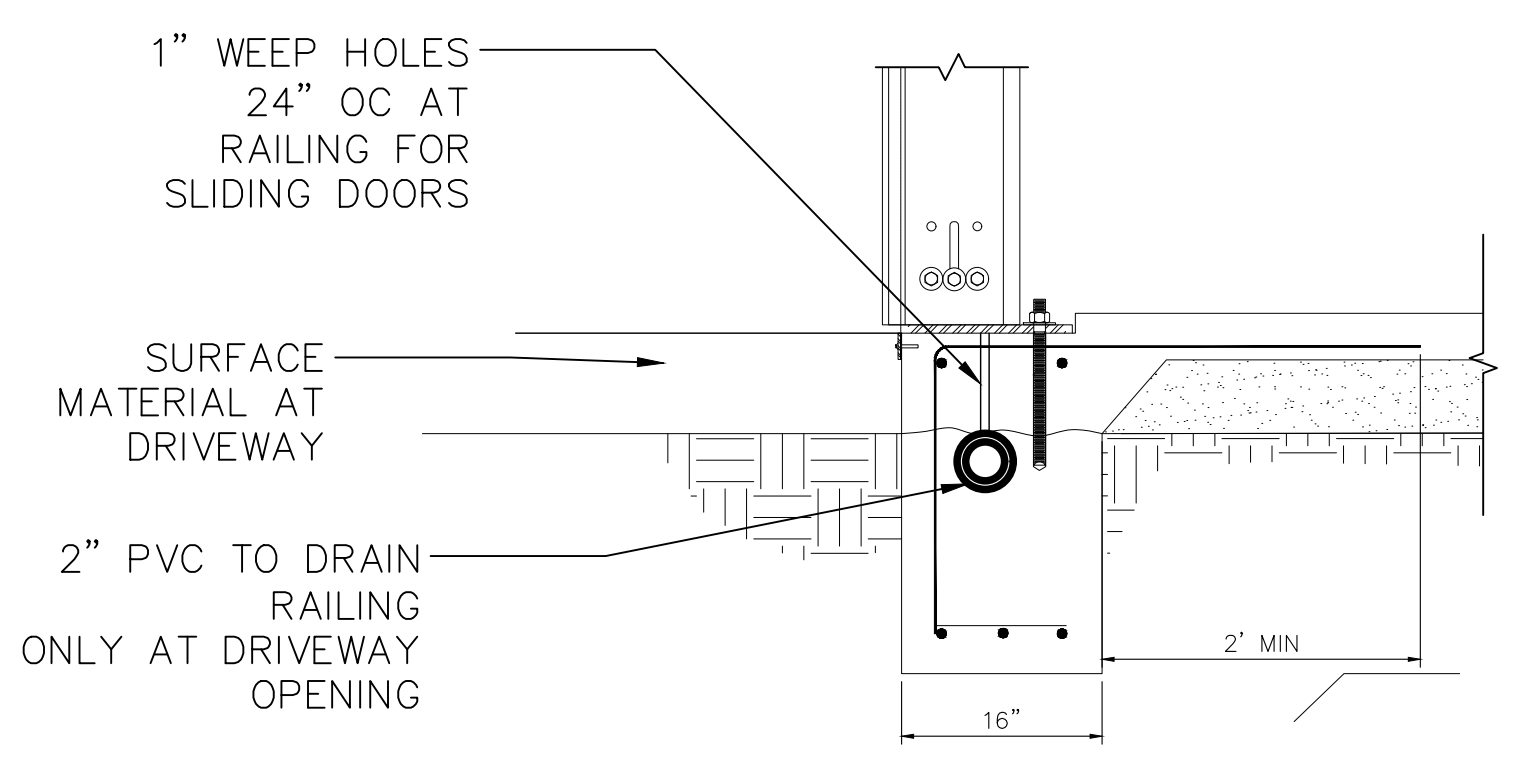


TYPE I - STANDARD TRN (24"x59")
TYPE II - STANDARD TRN (36"x59")
TYPE III - STANDARD TRN (48"x59")

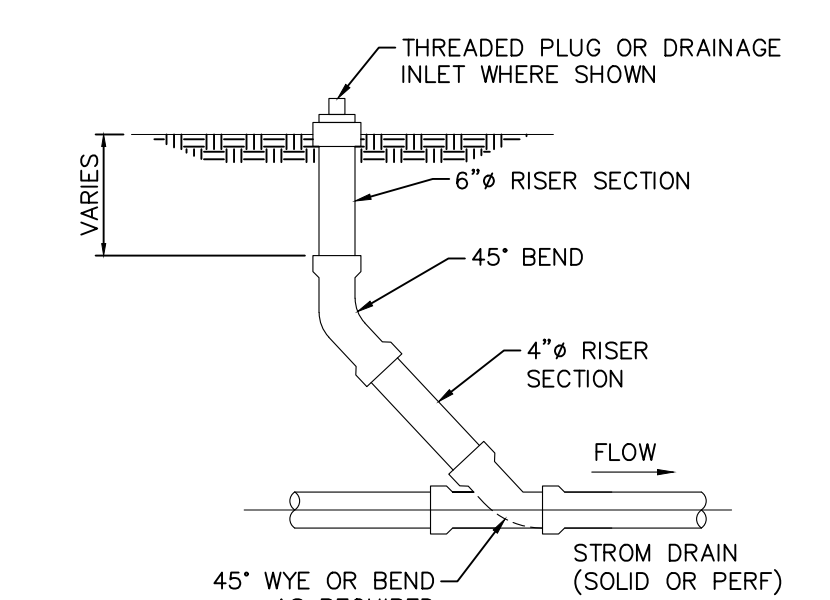
CRITICAL NOTES:
1. "NON-UTILITY FACILITIES ARE NOT PERMITTED IN THE JOINT TRENCH INSTALLATIONS WITH COMPANY FACILITIES." CPUC GENERAL ORDER 128, SECTION 111C 91).
2. NO CHANGES IN THE CONDUIT AND JT ROUTING ARE TO BE MADE WITHOUT PRIOR AUTHORIZATION FROM EACH UTILITY INVOLVED.
3. THE JT MUST MAINTAIN 3" HORIZONTAL AND 12" VERTICAL CLEARANCE FROM ANY WET UTILITY (SIDE OF TRENCH TO SIDE OF PIPE) AS PER SMUD REQUIREMENTS. THE ACTUAL DEPTH OF ANY CROSSING IS TO BE DETERMINED IN THE FIELD AND SHORING MAY BE REQUIRED.
4. DEVELOPER TO PROVIDE ALL PERMITS AND ENCROACHMENT PERMITS.

MAINTAIN 12" MINIMUM CLEARANCE AT LATERAL CROSSINGS TO STORM, SEWER AND WATER PIPES. SEE LOCAL GOVERNING AGENCIES FOR POSSIBLE REDUCTION IN 12" MIN CLEARANCE OVER OR UNDER WET PIPE. (SEE CRITICAL NOTES FOR REQUIRED DISTANCED FROM WET UTILITIES)

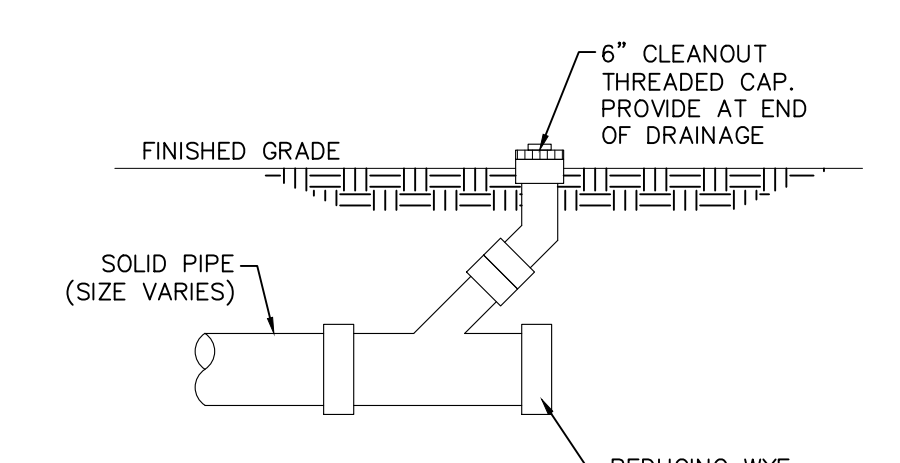
5 JOINT TRENCH TYPICAL DETAILS
Scale: NTS



Scale: NTS



12 TYPICAL RAISER FOR DRAIN PIPE
Scale: NTS



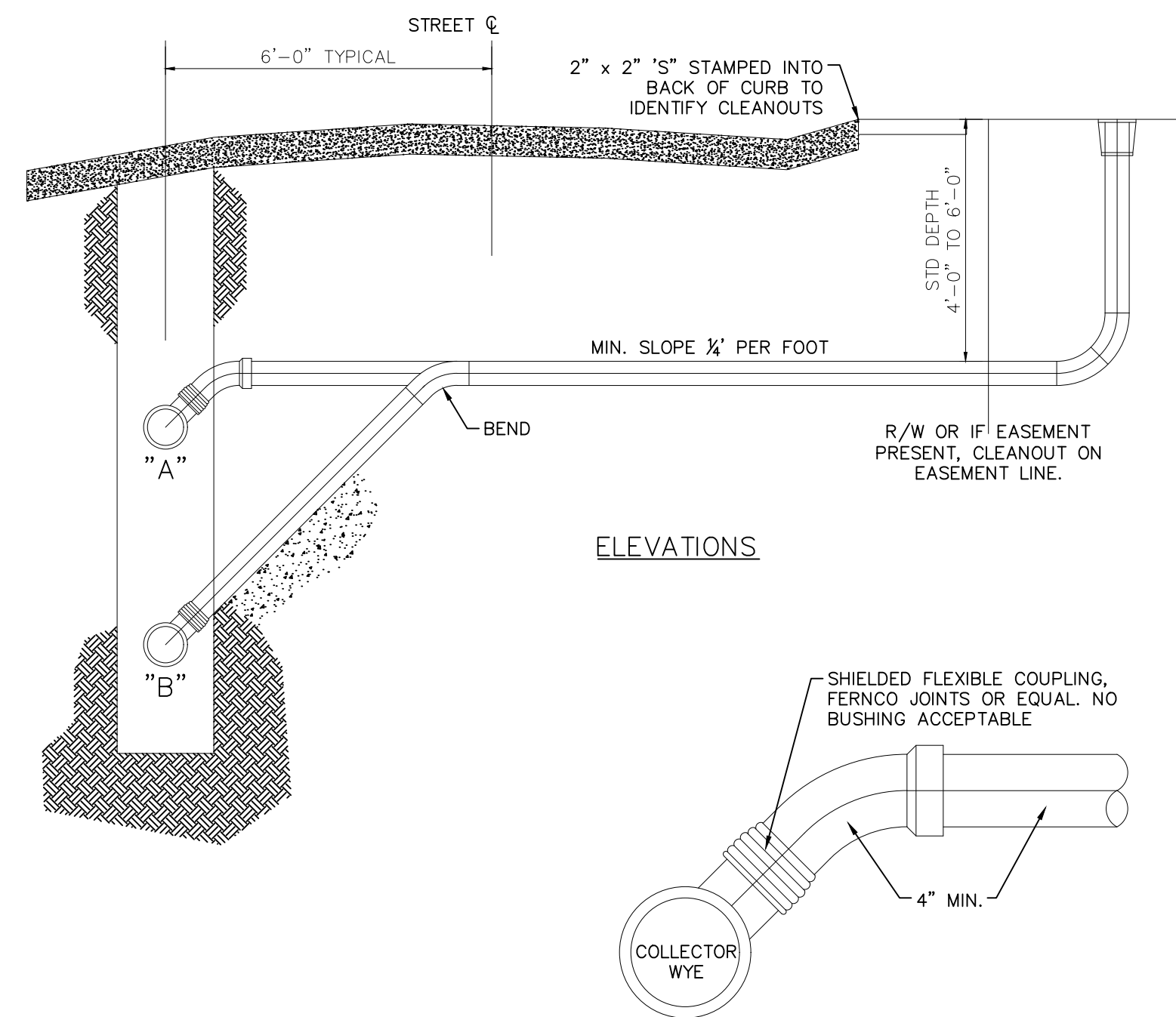
13 TYPICAL END CONNECTION
Scale: NTS



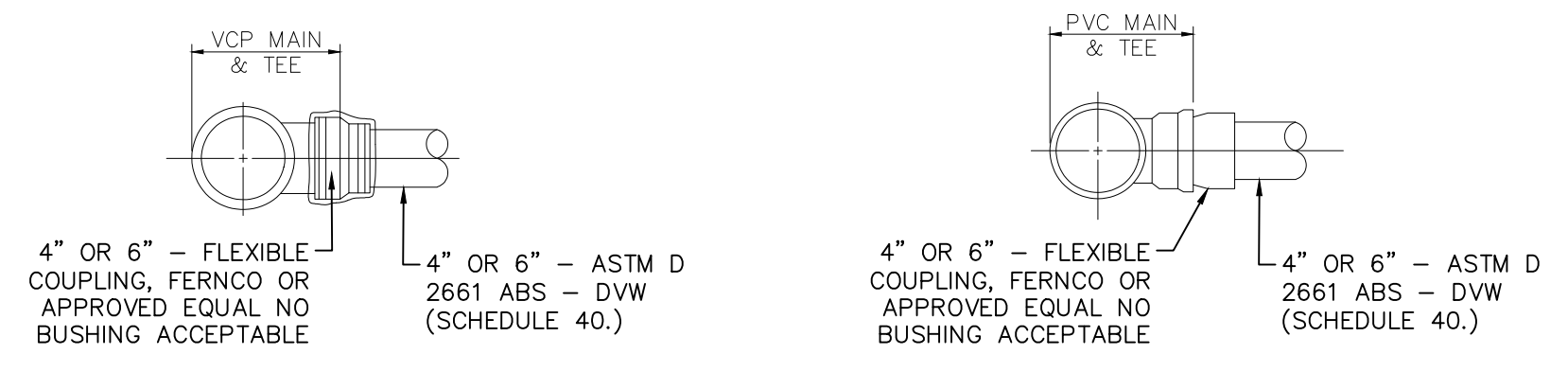
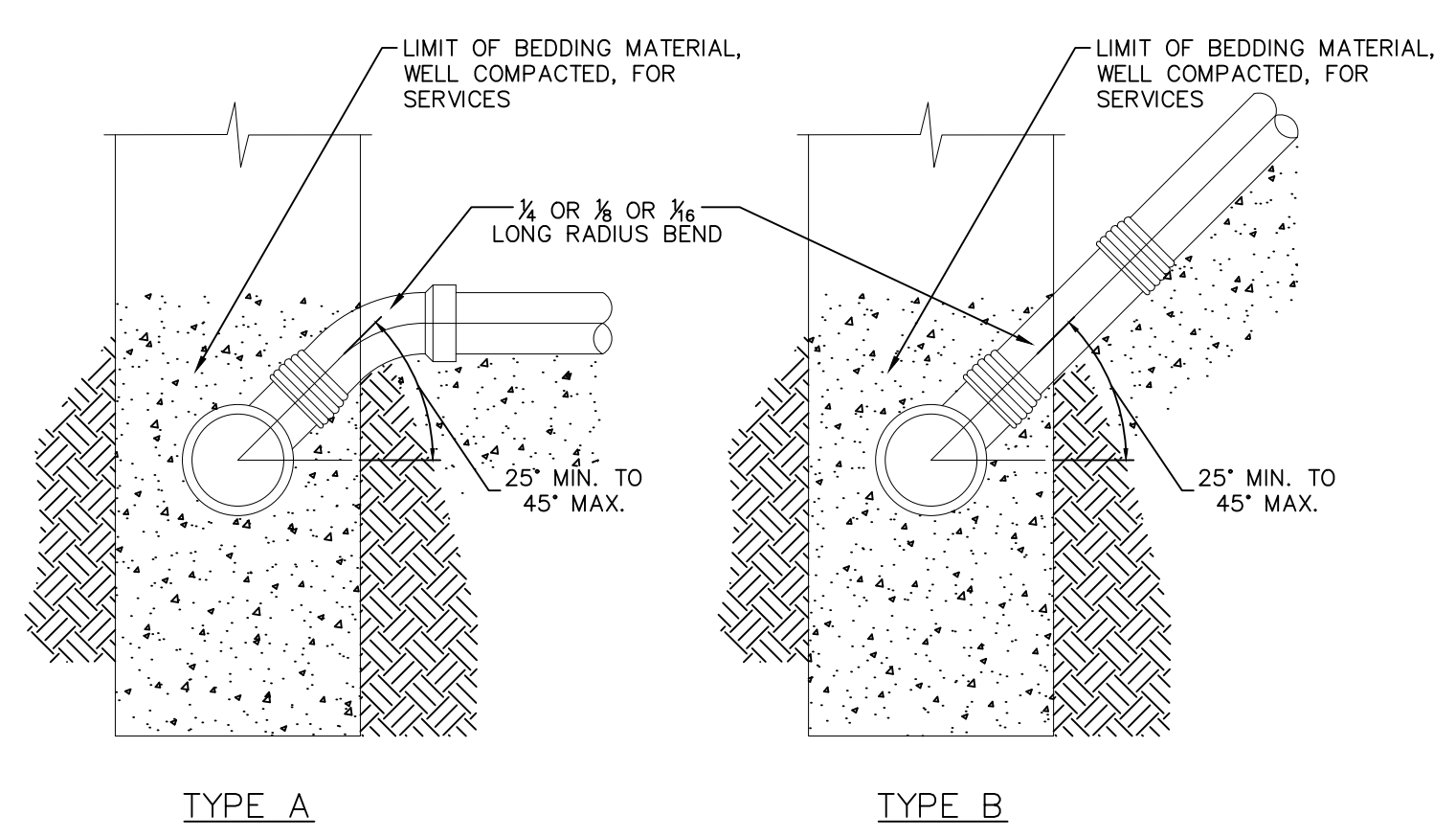
KAIRO POWER FACILITY
EXPANSION

CIVIL DETAILS

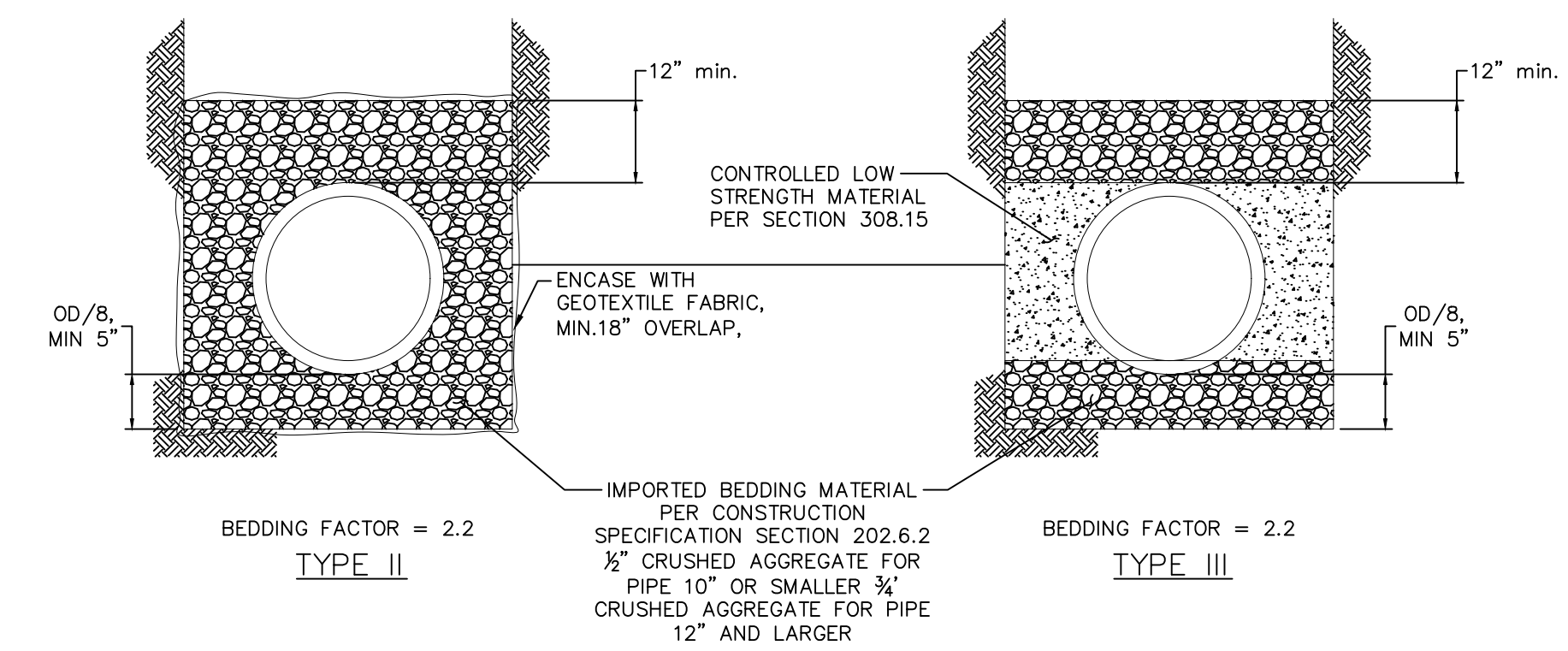
PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022



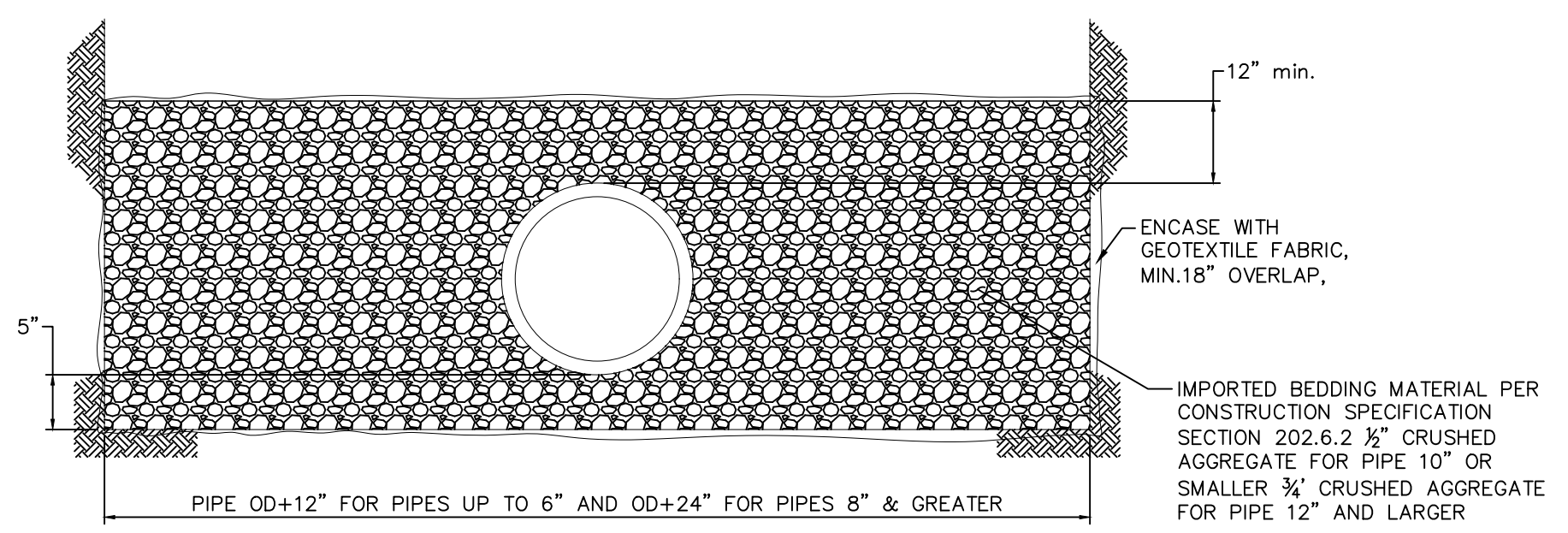
STANDARD LOWER LATERAL CONNECTION



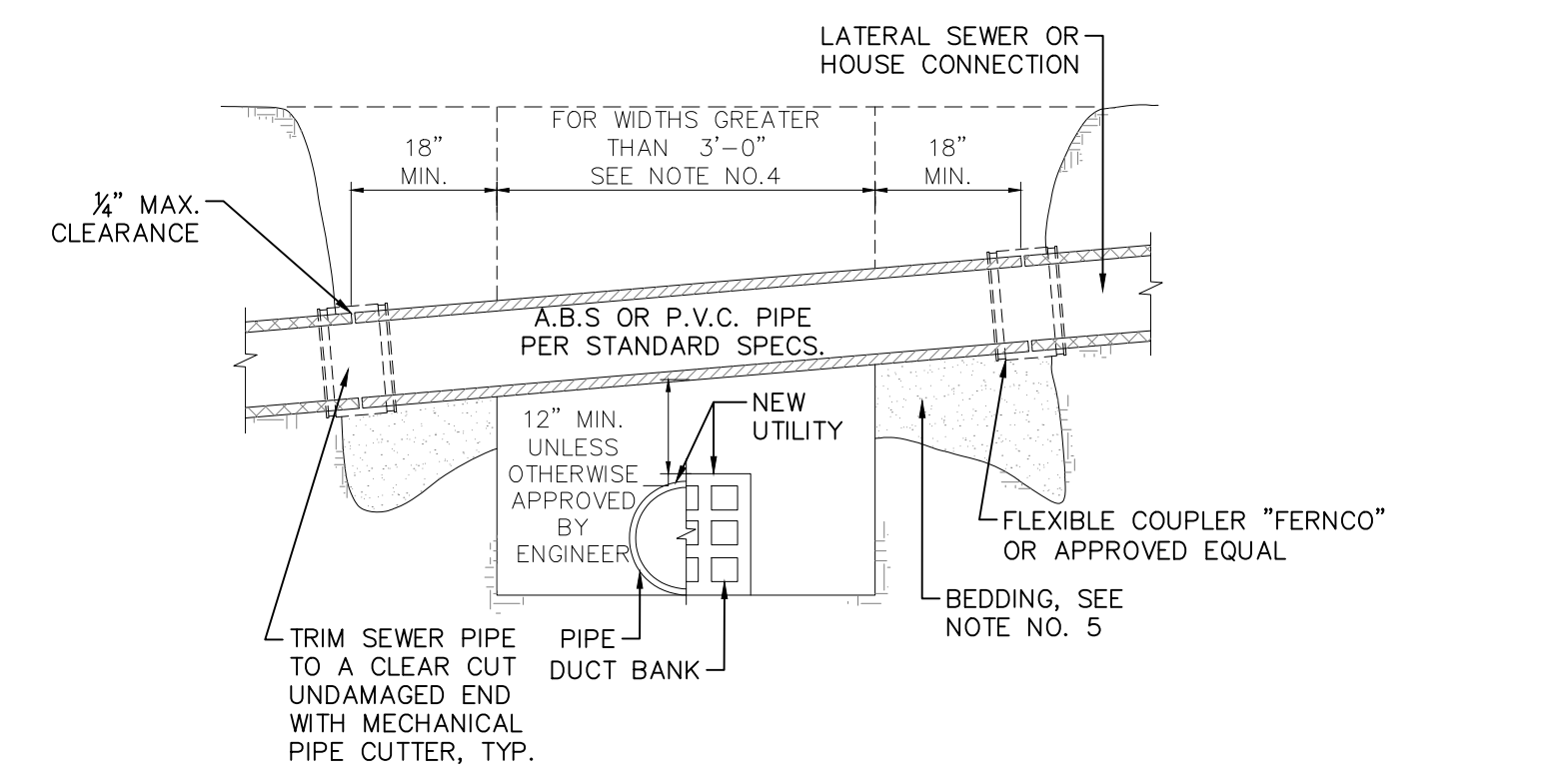
V.C.P. SEWER MAIN CONNECTION DETAILS A.B.S. SEWER MAIN



FOR FLEXIBLE GRAVITY PIPE



FOR ALL PRESSURE PIPE



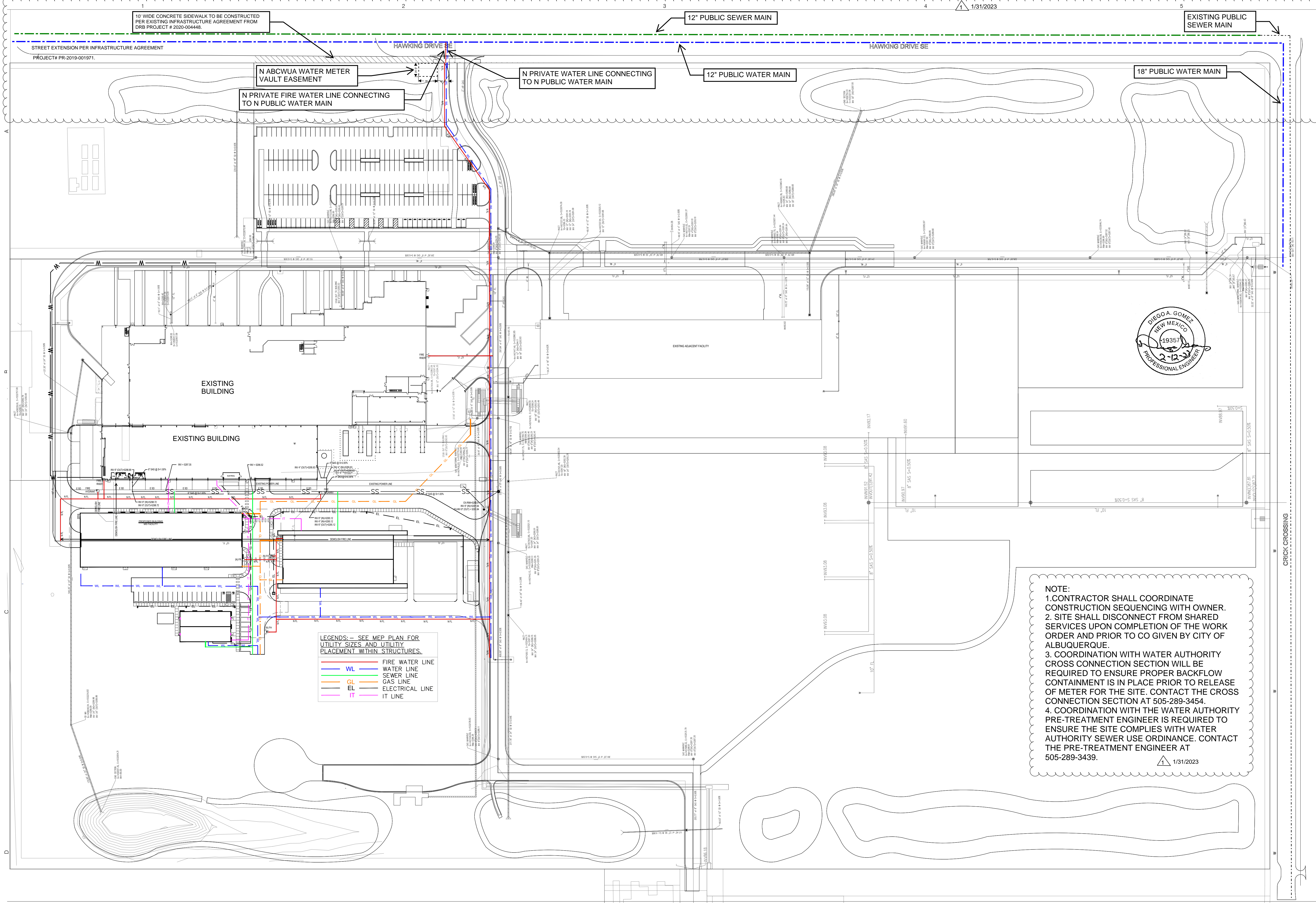
UTILITY CROSSING



KAIRO POWER FACILITY EXPANSION

CIVIL DETAILS UTILITIES

PROJECT NO.: 8800-22
DRAWN BY:
DATE: 7.2.2022



10' WIDE CONCRETE SIDEWALK TO BE CONSTRUCTED PER EXISTING INFRASTRUCTURE AGREEMENT FROM DRB PROJECT # 2020-00446.

12" PUBLIC SEWER MAIN

EXISTING PUBLIC SEWER MAIN

N ABCWUA WATER METER VAULT EASEMENT

N PRIVATE WATER LINE CONNECTING TO N PUBLIC WATER MAIN

12" PUBLIC WATER MAIN

18" PUBLIC WATER MAIN

N PRIVATE FIRE WATER LINE CONNECTING TO N PUBLIC WATER MAIN

EXISTING BUILDING

EXISTING BUILDING

EXISTING ADJACENT FACILITY



LEGENDS: - SEE MEP PLAN FOR UTILITY SIZES AND UTILITY PLACEMENT WITHIN STRUCTURES.

- FWL FIRE WATER LINE
- WL WATER LINE
- SL SEWER LINE
- GL GAS LINE
- EL ELECTRICAL LINE
- IT IT LINE

NOTE:
 1. CONTRACTOR SHALL COORDINATE CONSTRUCTION SEQUENCING WITH OWNER.
 2. SITE SHALL DISCONNECT FROM SHARED SERVICES UPON COMPLETION OF THE WORK ORDER AND PRIOR TO CO GIVEN BY CITY OF ALBUQUERQUE.
 3. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
 4. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

KAIROS POWER FACILITY EXPANSION

UTILITY PLAN

PROJECT NO.: 8800-22
 DRAWN BY:
 DATE: SEP 01, 2022

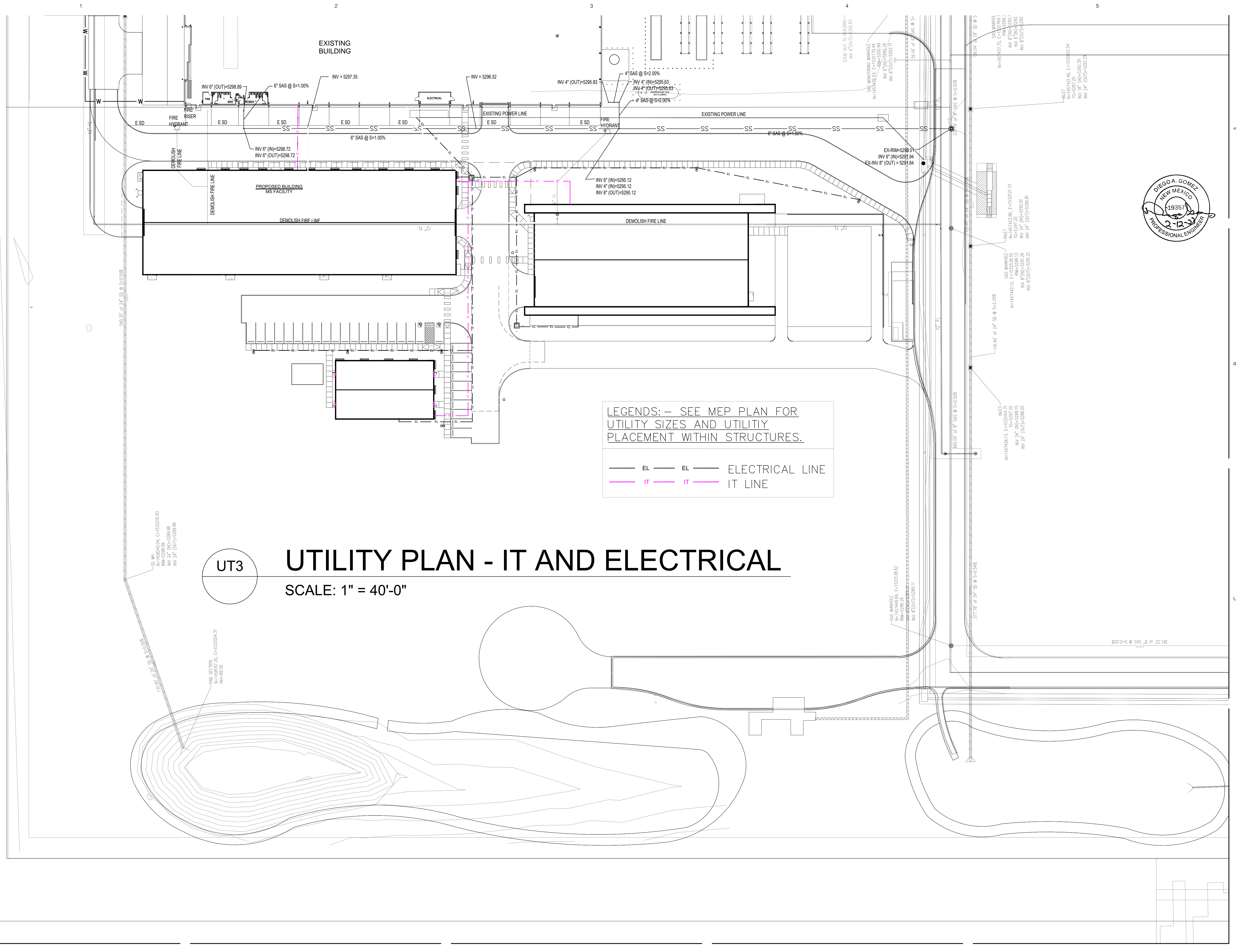


KAIROS POWER FACILITY
EXPANSION

UTILITY PLAN - IT AND ELECTRICAL

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 3



LEGENDS: - SEE MEP PLAN FOR UTILITY SIZES AND UTILITY PLACEMENT WITHIN STRUCTURES.

— EL — EL — ELECTRICAL LINE
— IT — IT — IT LINE

UT3
UTILITY PLAN - IT AND ELECTRICAL
SCALE: 1" = 40'-0"

TR D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK I/A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II COIT 18.4161 AC

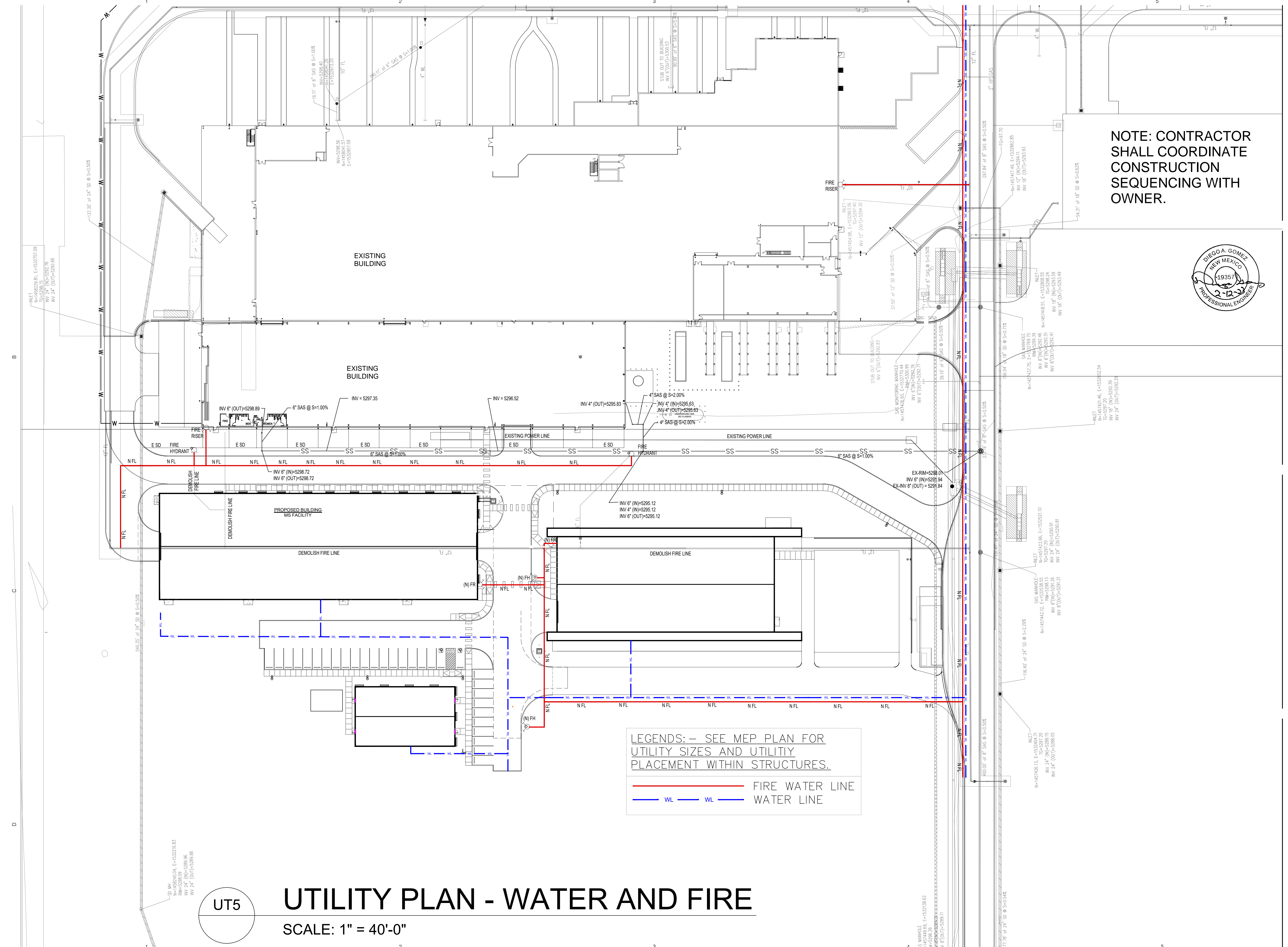
NOTE: CONTRACTOR SHALL COORDINATE CONSTRUCTION SEQUENCING WITH OWNER.

KAIROS POWER FACILITY EXPANSION

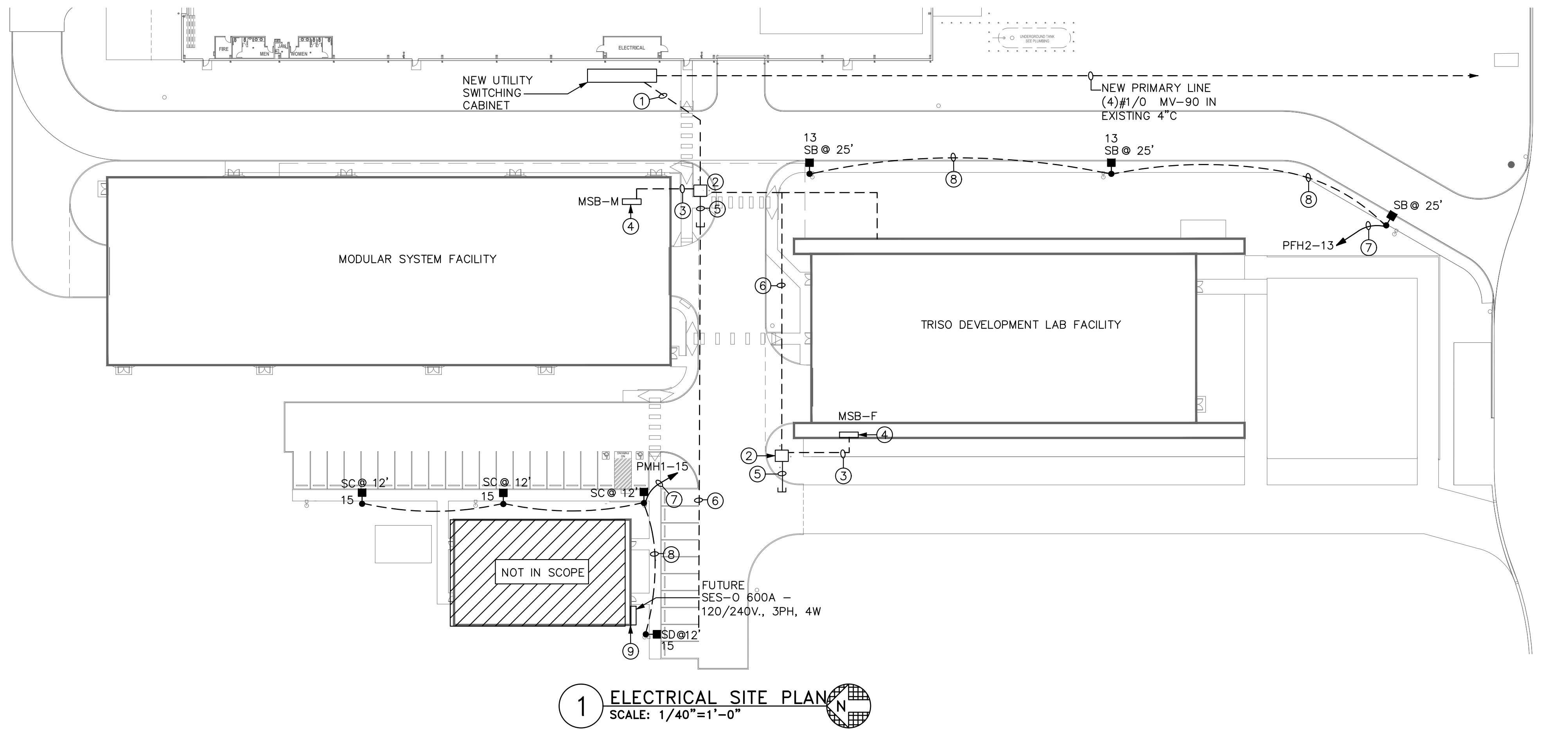
UTILITY PLAN - WATER AND FIRE LINES

PROJECT NO.: 8800-22
DRAWN BY:
DATE: SEP 01, 2022

UT 5



TR-D-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK I/A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II CO. RT. 16.4161 AC



GENERAL NOTES

- A. ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- B. ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
- C. ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- D. CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
- E. ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410-4. ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410, ALL SUB ARTICLES.
- F. FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.
- G. ALL PVC CONDUIT MUST HAVE A MINIMUM OF #12 CU. GROUND CONDUCTOR.
- H. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL EXTERIOR LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS.

KEYED NOTES

- 1. PROVIDE (2) 4" PVC SCH-40 CONDUIT WITH MEDIUM VOLTAGE CIRCUITS FOR MV XFMR TRN-F AND TRN-M, AND (2)2" CONDUIT WITH SWEEPING BENDS FOR FIBER OPTIC. REFER TO ONE-LINE DIAGRAM.
- 2. PAD MOUNTED 15KV TO 480V POWER COMPANY MEDIUM VOLTAGE CUSTOMER OWNED TRANSFORMER. PROVIDE PAD PER LOCAL UTILITY POWER COMPANY REQUIREMENTS. MAINTAIN 10'-0" FRONT CLEARANCE, 3'-0" SIDES AND REAR CLEARANCE.
- 3. SECONDARY FEEDERS. REFER TO ONE-LINE DIAGRAM.
- 4. SERVICE ENTRANCE SECTION IN NEMA 1 ENCLOSURE. REFER TO ONE-LINE DIAGRAM AND LOAD CALCULATIONS.
- 5. PROVIDE (1) 4" PVC CONDUIT W/MV CABLE TO NEW 1500KVA MV XFMR LOCATION AND (1) 2" CONDUIT FOR FIBER OPTIC TO TERMINATION LOCATION FOR NEW MODULAR BUILDING.
- 6. PROVIDE (1) 2" PVC CONDUIT FOR FIBER OPTIC TO TERMINATION LOCATION FOR NEW TDL BUILDING.
- 7. CIRCUIT THROUGH LIGHTING CONTACTOR. SEE DETAIL ON E1.0 SHEET.
- 8. ROUTE 3/4" PVC CONDUIT BACK TO LIGHTING CONTACTOR W/ (2)#10, (1) #10 GND. CONDUCTORS. VERIFY EXACT ROUTING PRIOR TO INSTALLATION. TRENCH, BACKFILL, AND REPAIR LANDSCAPE/HARDSCAPE AS REQUIRED. ADHERE TO NEC 300.5 FOR BURIAL DEPTHS.
- 9. FUTURE SERVICE ENTRANCE SECTION IN NEMA 3R ENCLOSURE.

COMcheck Software Version 4.1.5.4
Interior Lighting Compliance Certificate

Project Information
Energy Code: 2018 IECC
Project Title: KARIOS POWER
Project Type: New Construction

Construction Site: 5201 HAWKING DRIVE SE, Albuquerque, NM 87106
Owner/Agent: [Blank]
Designer/Contractor: [Blank]

Additional Efficiency Package(s)
Credits: 1.0 Required, 1.0 Proposed
Enhanced Interior Lighting Controls, 1.0 credit

A Area Category	B Floor Area (ft ²)	C Allowed Watts / ft ²	D Allowed Watts (B X C)
1-F FACILITY (Common Space Types: Laboratory For Medical/Industrial/Research)	29865	1.45	43304
2-TRISO DEVELOPMENT LAB. (Common Space Types: Laboratory For Medical/Industrial/Research)	21841	1.45	31670
Total Allowed Watts = 74974			

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-F FACILITY (Common Space Types: Laboratory For Medical/Industrial/Research) LED 1: P1/P1E: PENDANT LIGHT; Other:	1	108	355	38340
LED 4: S2/S2E: 4' STRIP LED; Other:	1	8	54	432
2-TRISO DEVELOPMENT LAB. (Common Space Types: Laboratory For Medical/Industrial/Research) LED 2: P1/P1E: PENDANT LIGHT; Other:	1	75	355	26625
LED 3: S1/S1E: 4' STRIP LED; Other:	1	19	54	1026
LED 5: S2/S2E: 4' STRIP LED; Other:	1	5	54	270
Total Proposed Watts = 66993				

Interior Lighting PASSES: Design 11% better than code

Interior Lighting Compliance Statement
Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.4 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

HICHAM KHACHANE, PM. *[Signature]* 09/30/22
Name - Title Signature Date

Project Title: KARIOS POWER
Data filename: Z:\shared\01_Projects\2022\22292_GNBX_Karios Power\01_Construction Documents\ENERGY\22292_IECC.cck
Report date: 10/10/22
Page 1 of 9

COMcheck Software Version 4.1.5.1
Exterior Lighting Compliance Certificate

Project Information
Energy Code: 2018 IECC
Project Title: KARIOS POWER
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site: 5201 HAWKING DRIVE SE, Albuquerque, NM 87106
Owner/Agent: [Blank]
Designer/Contractor: [Blank]

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
F-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface)	7990 ft ²	0.07	No	599
TRISO-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface)	1760 ft ²	0.07	No	132
Parking Area (Parking area)	7483 ft ²	0.04	Yes	299
Sidewalk/Drive (Pedestrian and vehicular entrances and exits)	2231 ft of	14	Yes	31234
Total Tradable Watts (a) =				31533
Total Allowed Watts =				32265
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
F-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface 7990 ft ²): Non-tradable Wattage LED 1: L1AE: WALL SCONCE; Other:	1	10	48	484
TRISO-EXTERIOR WALL LIGHTING (Illuminated area of facade wall or surface 1760 ft ²): Non-tradable Wattage LED 2: L2: WALL SCONCE; Other:	1	3	72	215
Parking Area (Parking area 7483 ft ²): Tradable Wattage LED 5: SC: SITE POLE: LED Roadway-Parking Unit 67W:	1	3	69	207
LED 6: SD: SITE POLE: LED Roadway-Parking Unit 67W:	1	1	69	69
Sidewalk/Drive (Pedestrian and vehicular entrances and exits 2231 ft of door width): Tradable Wattage LED 4: SB: SITE POLE: LED Roadway-Parking Unit 220W:	1	3	216	648
Total Tradable Proposed Watts = 924				

Exterior Lighting PASSES: Design 97% better than code

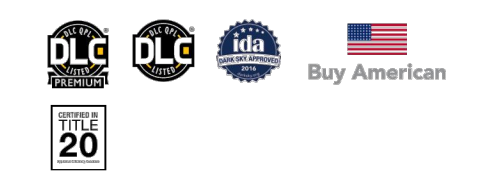
Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

HICHAM KHACHANE, PM. *[Signature]* 09/30/22
Name - Title Signature Date

ARDEBILI Engineering
Project Number: 22292 | Project Manager: HK
7328 E Stetson Dr. Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com



WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

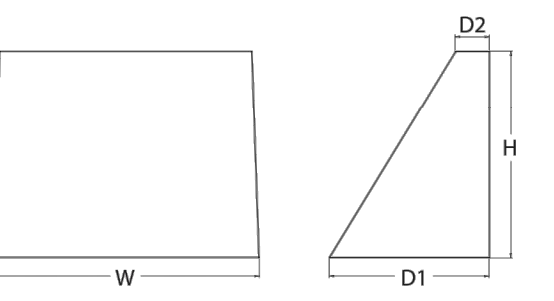


Catalog Number	
Notes	
Type	L1AE

Introduction
The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)



WDGE LED Family Overview

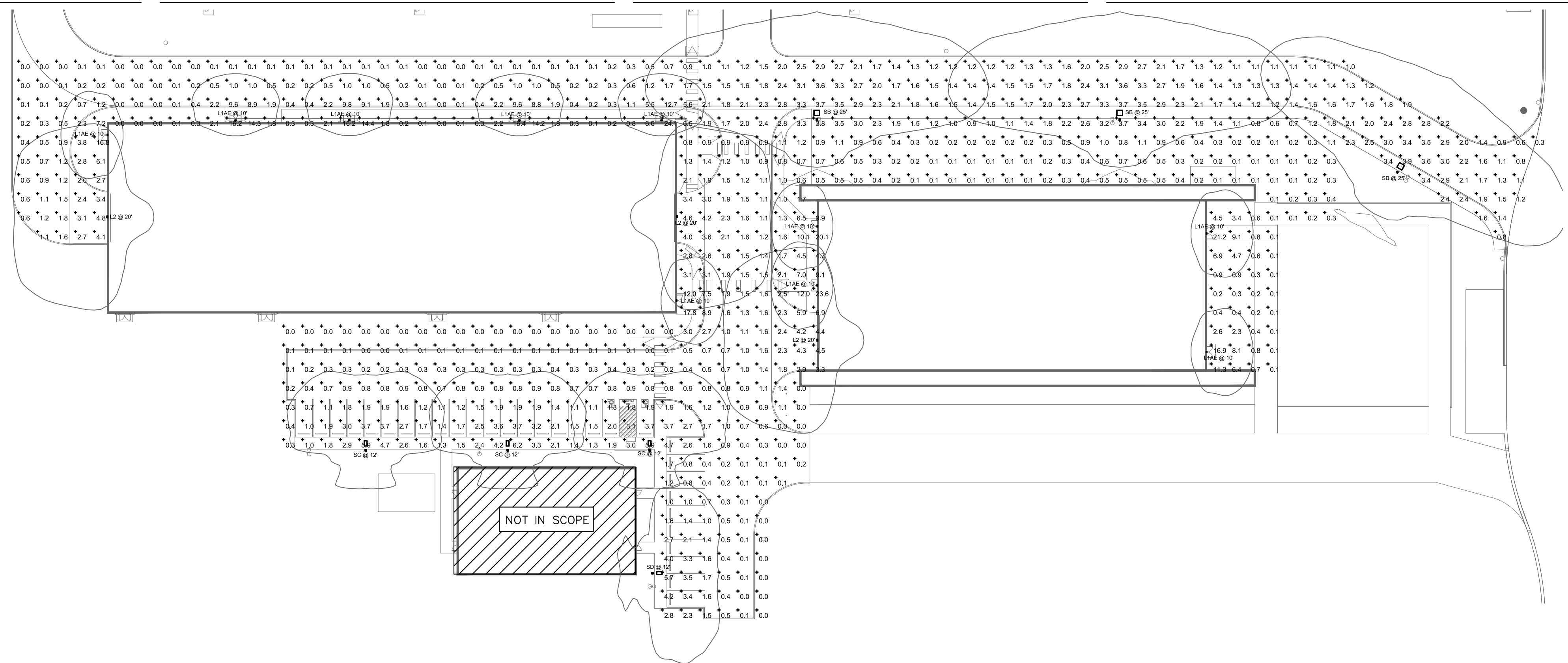
Luminaire	Optics	Standard EM, 0°C	Cold EM, 20°C	Sensor	Approximate Lumens (4000K, 8CRI)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W	--	--	750	1,200	2,000	--	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,000	4,200	--	--	
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--	
WDGE4 LED	Precision Refractive	--	--	Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000	

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P0 ¹	27K	2700K	70CRI	120VLT	MSM	Surface mounting bracket	AMS 30inch Architectural wall spacer
	P1 ²	30K	3000K	80CRI	347 ³	SBM	Surface mounting bracket	AMS 30inch Architectural wall spacer
	P2 ²	40K	4000K	LWF Limited Wavelength	480 ³	KCW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)	PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.
	P3 ²	50K	5000K			TAM	Type IV Medium	
	P4 ²	AMB ⁴	Amber	TTTT	Forward Throw Medium			

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAE2BS (10W, 5°C min)	D0BKD Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAE2BS (18W, -20°C min)	D0BLD Black
PE ² PhotoCell, Button Type	D0ALD Natural aluminum
DMG ² 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	D0WHD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	D0SSD Sandstone
BAA Buy American/ Act Compliant	D0BTD Textured dark bronze
	D0BLKD Textured black
	D0MAD Textured natural aluminum
	D0WHD Textured white
	D0SSD Textured sandstone



1 PHOTOMETRIC SITE PLAN SCALE: 1/40"=1'-0"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	1.7 fc	24.1 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
☒	L1AE	10	Lithonia Lighting	WDGE2 LED P5 40K 80CRI VW MVOLT E20WC (FINISH)	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC WIEM BATTERY PACK	LED - 4000K	WDGE2_LED_P5_40K_80CRI_V W.ies	6151	0.91	48.44
☐	L2	3	Lithonia Lighting	WDGE3 LED P3 80CRI R4 40K MVOLT (FINISH)	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 OPTIC	LED - 4000K	WDGE3_LED_P3_70CRI_R4_40K.ies	10360	0.91	71.6952
☐	SB	3	Lithonia Lighting	KAD LED 60K 1000 40K R2 MVOLT SPD04 (FINISH) / SSS 22.5" W/2.5" BASE	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 4000K, TYPE 2 OPTICS.	LED - 4000K	KAD_LED_60K_1000_40K_R2_MVOLT.ies	20753	0.91	216
☐	SC	3	Lithonia Lighting	KAD LED 30C 700 40K R4 MVOLT SPD04 (FINISH) / SSS 9.5" W/2.5" BASE	KAD LED, 30 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS.	LED - 4000K	KAD_LED_30C_700_40K_R4_MVOLT.ies	8369	0.91	69
☐	SD	1	Lithonia Lighting	KAD LED 30C 700 40K R3 MVOLT SPD04 (FINISH) / SSS 9.5" W/2.5" BASE	KAD LED, 30 LED, 700mA MVOLT DRIVER, 4000K, TYPE 3 OPTICS.	LED - 4000K	KAD_LED_30C_700_40K_R3_MVOLT.ies	8360	0.91	69

- Schedule**
- This luminaire is A+ Certified when ordered with DTL² controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!
 - This luminaire is part of an A+ Certified solution for ROAM² or xPointTM Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!
 - To learn more about A+, visit www.acuitybrands.com/aplus.
 - 1. See ordering tree for details.
 - 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL.



WDGE3 LED Architectural Wall Sconce

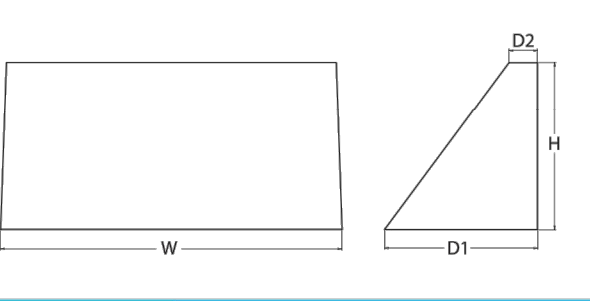


Catalog Number	
Notes	
Type	L2

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Specifications
Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: 19.5 lbs (without options)



WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, 20°C	Sensor	Lumens (4000K)						
				P1	P2	P3	P4	P5	P6	
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--	--
WDGE2 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000	--

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE3 LED	P1	30K	3000K	70CRI	R2	Type 2	MVOLT	Surface mounting bracket
	P2	40K	4000K	80CRI	R3	Type 3	347 ³	Surface mounting bracket
	P3	50K	5000K		R4	Type 4	480 ³	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)
	P4				RFT	Forward Throw		Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options	Finish
E15WH Emergency battery backup, Certified in CA Title 20 MAE2BS (15W, 5°C min)	D0BKD Dark bronze
E20WC Emergency battery backup, Certified in CA Title 20 MAE2BS (18W, -20°C min)	D0BLD Black
PE ² PhotoCell, Button Type	D0ALD Natural aluminum
DMG ² 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	D0WHD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	D0SSD Sandstone
SP10KV 10kV Surge pack	D0BTD Textured dark bronze
BAA Buy American/ Act Compliant	D0BLKD Textured black
	D0MAD Textured natural aluminum
	D0WHD Textured white
	D0SSD Textured sandstone

Accessories	Notes
WDGE1B DDBXD WDGE1 Black backbox (dry/wet spots)	1 347V and 480V not available with sensor/controls.
WDGE3PBB DDBXD WDGE3 Surface-mounted back box (dry/wet spots)	2 PE not available in 480V and with sensor/controls.
	3 DMG option not available with sensor/controls.
	4 Not qualified for DLC. Not available with emergency battery backup or sensor/controls.



KAD LED LED Area Luminaire



Catalog Number	
Notes	
Type	SB/SC/SD

Introduction
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency

This luminaire is A+ Certified when ordered with DTL² controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!

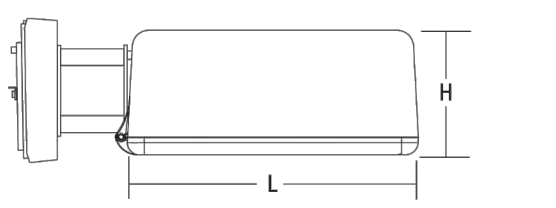
This luminaire is part of an A+ Certified solution for ROAM² or xPointTM Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background!

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL.

Specifications
EPA: 1.2 ft² (0.11 m²)
Length: 17-1/2" (44.5 cm)
Height: 17-1/2" (44.5 cm)
Width: 7-1/8" (18.1 cm)
Weight (max): 36 lbs. (16.4 kg)



Ordering Information

EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

Series	LEDs	Driver current	CCT	Distribution	Voltage	Mounting	Shipped included	Shipped separately				
KAD LED	20C ¹	20 LEDs	530	530mA	30K	3000K	R2	Type II	MVOLT ²	277 ³	Shipped included SPMBRKA Square pole universal mounting adaptor ⁴ SPMBRKA Round pole universal mounting adaptor ⁴ SPD Square pole RPO Round pole WBD Wall bracket ⁵ WWD Wood pole or wall	Shipped separately ⁶ DAD12P Degree arm (gold) DAD12WB Degree arm (wall) KMA Max arm external fitter
	30C ¹	30 LEDs	700	700mA	40K	4000K	R3	Type III	320 ³	347 ³		
	40C ¹	40 LEDs	1000	1000mA	50K	5000K	R4	Type IV	208 ³	480 ³		
	60C ¹	60 LEDs			RS	Type V ¹	240 ³					

Options	Finish
PER1 NEMA twist-lock face-wire receptacle only (no controls)	D0BKD Dark bronze
PER2 Sensor wire receptacle only (no controls)	D0BLD Black
DF Double face (D08, D40, 40V)	D0ALD Natural aluminum
DL30 Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 15.5' (4.71m)	D0WHD White
DL30 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15.5' (4.71m)	D0BTD Textured dark bronze
DL30 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15.5' (4.71m)	D0BLKD Textured black
DL30 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15.5' (4.71m)	D0MAD Textured natural aluminum
DL30 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15.5' (4.71m)	D0WHD Textured white
DL30 Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 15.5' (4.71m)	D0SSD Textured sandstone



KAIROS POWER FACILITY EXPANSION

PHOTOMETRIC SITE PLAN & CUT-SHEET

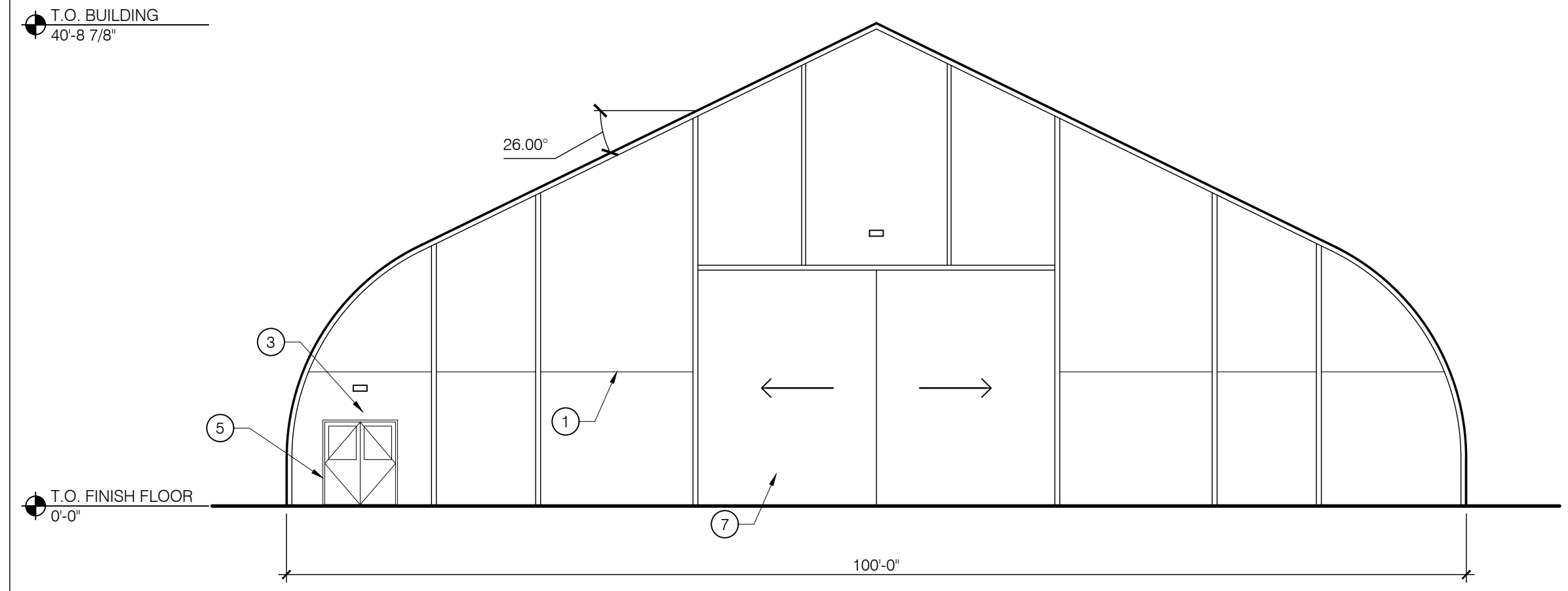
PROJECT NO.: 8000-22
DRAWN BY:
DATE: OCTOBER 14, 2022

E0.4

ARDEBILI Engineering
Project Number: 22292 | Project Manager: HK
7328 E Stetson Dr. Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TRED - PLAT OF TRACTS D-1 THRU D-7, MESA DEL SOL COMMUNITY DEVELOPMENT, SUBDIVISION OF TRACT D, MESA DEL SOL (INDUSTRIAL PARK) (CONTRACT 14749-14)

PERMIT REVIEW DOCUMENTS



A1
A-500
NORTH ELEVATION - MS
SCALE: 3/32" = 1'-0"



A3
A-500
SOUTH ELEVATION - MS
SCALE: 3/32" = 1'-0"

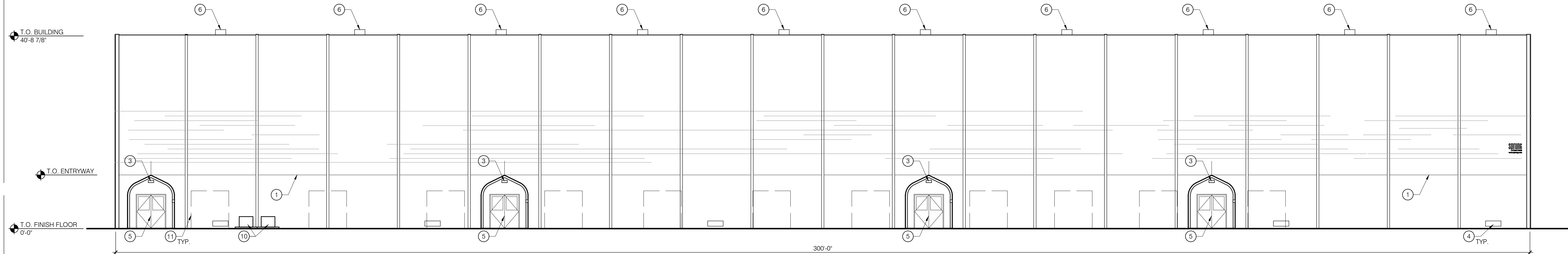


GENERAL NOTES:

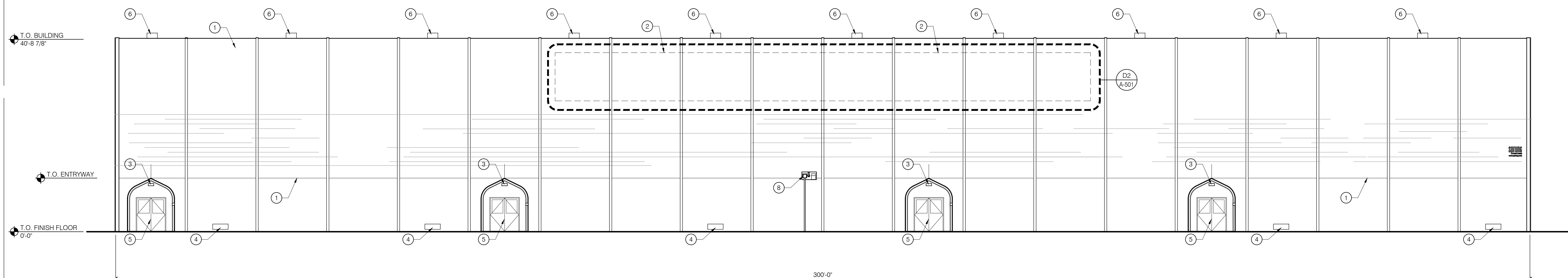
- A. EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED
- B. IDO SIGN RESTRICTIONS FOR ON-PREMISES SIGNS: DUE TO THE ZONING DESIGNATION OF PLANNED COMMUNITY (PC) SIGN RESTRICTIONS SHALL BE SET FORTH BY THE APPROVE PLAN. PROPOSED SIGNS HAVE BEEN REVIEWED AND APPROVED BY THE ARC.
- C. SIGN PERMITS TO BE EXECUTED BY OTHERS VIA A SEPARATE PERMIT - NOT PART OF THIS SUBMITTAL.

KEYED NOTES: (X)

- 1. TEDLAR MEMBRANE WITH SANDSTONE AT UPPER AND DESERT SAND AT LOWER. REFERENCE COLOR RENDERING ON SHEET CS
- 2. SIGNAGE WITH OWNER NAME AND LOGO - GRAPHIC PRINTED DIRECTLY ON SPRUNG TEDLAR MEMBRANE. GRAPHIC SIZE IS SKEWED DUE TO ROOF SLOPE.
- 3. LIGHT FIXTURE - SEE ELECTRICAL PHOTOMETRIC PLAN ON SHEET E0.4/LIGHT FIXTURE - SEE ELECTRICAL PHOTOMETRIC PLAN ON SHEET E0.4
- 4. LOUVERED VENTILATION INTAKE
- 5. HOLLOW METAL DOOR AND FRAME - WHITE
- 6. ROOF EXHAUST FAN
- 7. OVERSIZED SLIDING DOOR IN SANDSTONE
- 8. EXHAUST DUCT PENETRATION
- 9. ALPHABETICAL BUILDING IDENTIFICATION AND ADDRESS NUMBERS. EACH CHARACTER SHALL BE GREATER THAN 4" TALL WITH A MINIMUM STROKE WIDTH OF 1" IN A CONTRASTING COLOR. VIEW FROM FIRE ACCESS APPARATUS ROAD NOT TO BE OBSTRUCTED BY ANY MEANS. MOUNTING HEIGHT SHALL BE GREATER THAN THAT OF ANY SURROUNDING OBSTRUCTIONS. FINAL LOCATION TO BE COORDINATED WITH THE ALBUQUERQUE FIRE MARSHALL
- 10. MECHANICAL OUTDOOR CONDENSING UNIT SCREENED FROM PUBLIC VIEW AT HAWKING DRIVE BY THE EXISTING BUILDING - 35' WIDE, 26 1/2' TALL, 13 1/2' DEEP
- 11. 8X8 TRELLISES SPACED NO GREATER THAN 25' O.C.



C1
A-500
EAST ELEVATION - MS
SCALE: 3/32" = 1'-0"

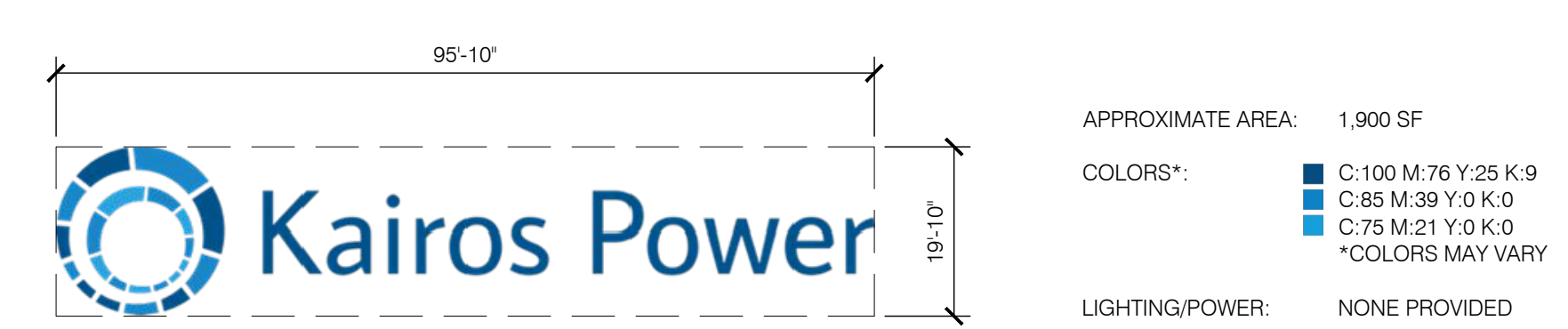
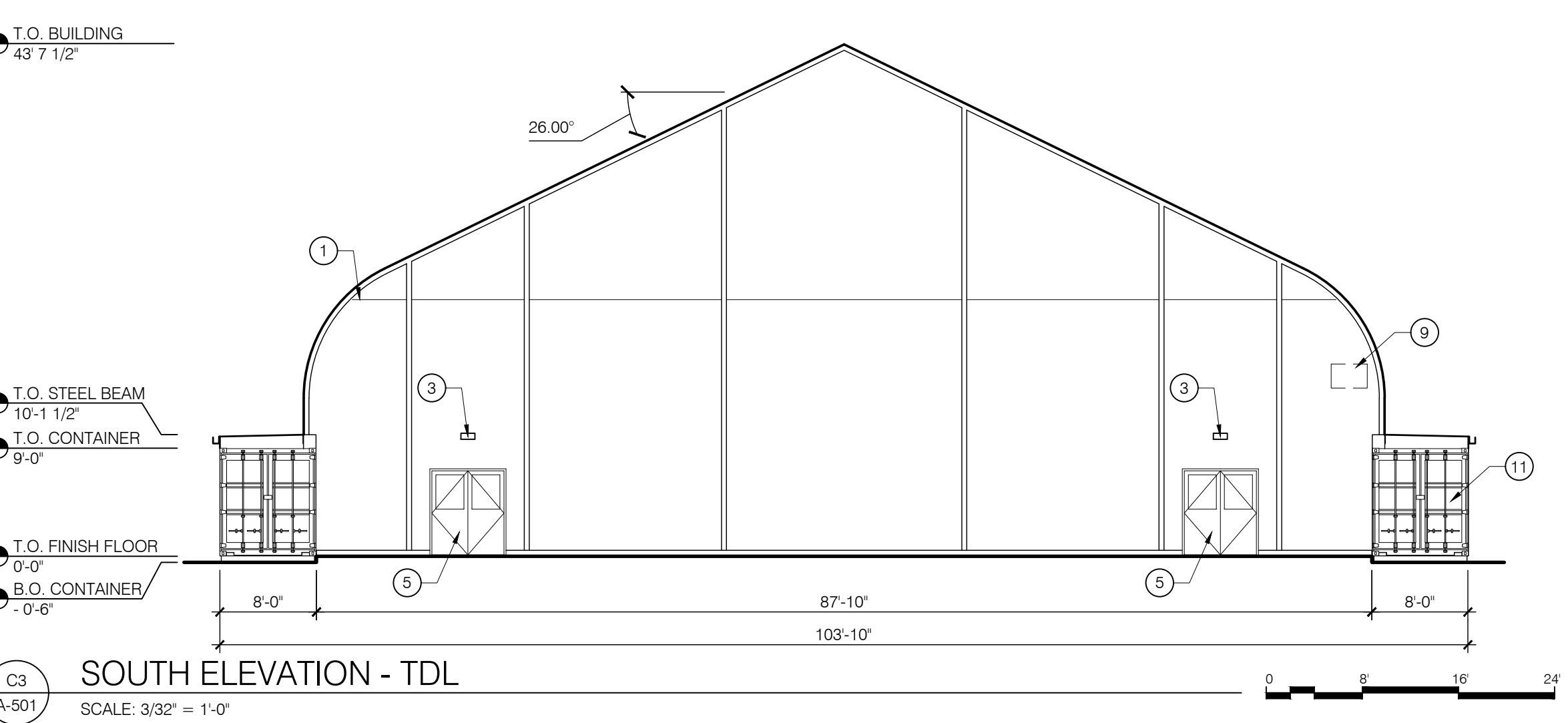
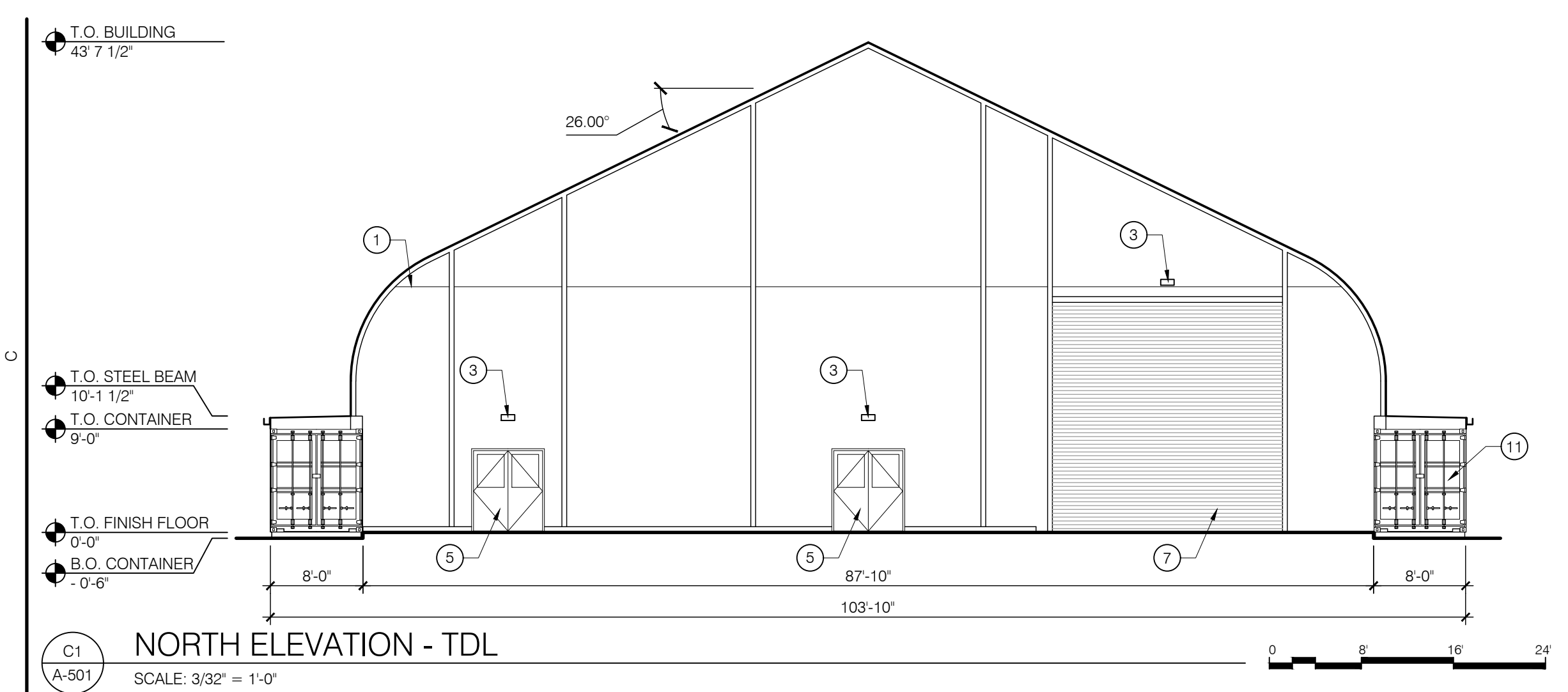
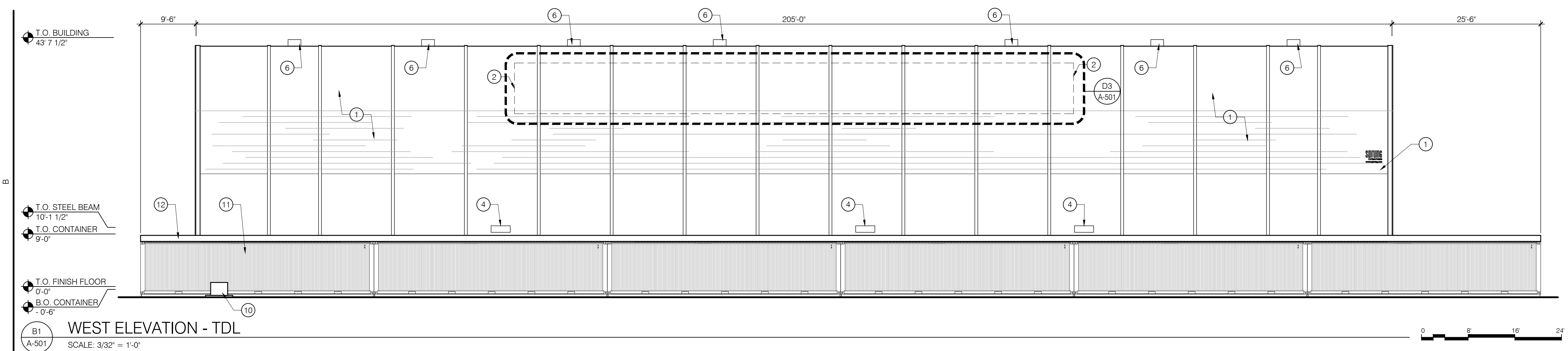
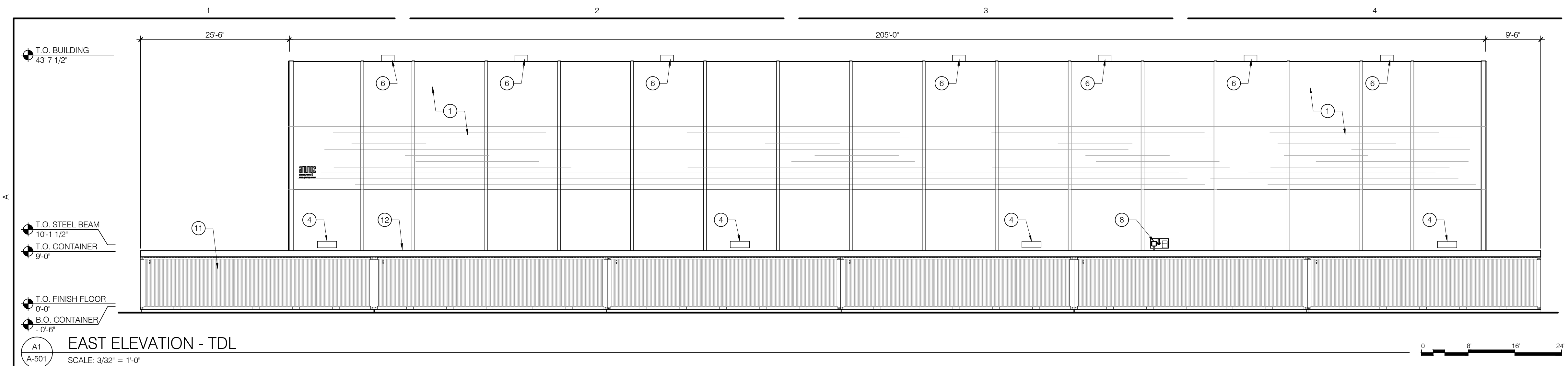


D1
A-500
WEST ELEVATION - MS
SCALE: 3/32" = 1'-0"



SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

650 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
TRD-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATION PARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II CONT 16.4161 AC

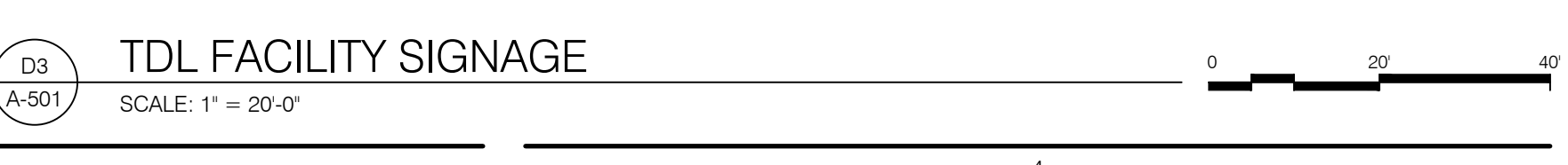
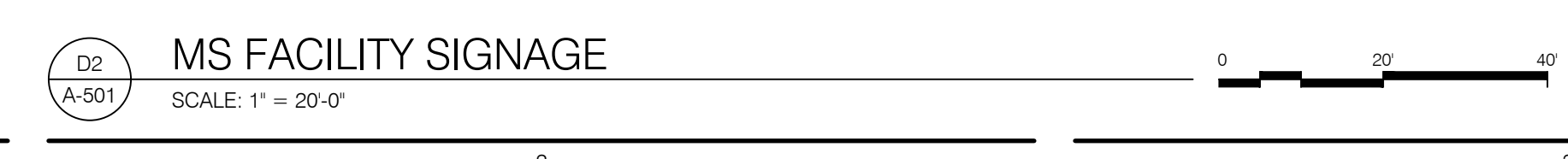


APPLICABLE IDO SIGN RESTRICTIONS*:
5-12(E)(2)(A)
NO SIGN OR PART OF A SIGN SHALL BE LOCATED ON ANY PROPERTY WITHOUT THE CONSENT OF THE OWNER, HOLDER, LESSEE, AGENT, TRUSTEE, OR OTHER PARTY CONTROLLING THE USE OF SUCH PROPERTY.
5-12(E)(2)(B)
SIGNS SHALL NOT BE LOCATED WITHIN PUBLIC WATERLINE OR SANITARY SEWER EASEMENTS.
5-12(E)(4)(A)
ALL SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIAL AND MAINTAINED IN GOOD CONDITION AND REPAIR, SHALL BE SECURELY ANCHORED AND CONSTRUCTED TO PREVENT LATERAL MOVEMENT THAT WOULD CAUSE WEAR ON SUPPORTING CONNECTIONS, AND SHALL BE CONSTRUCTED TO WITHSTAND EXPECTED WIND LOADS APPROPRIATE TO DESIGN AND INSTALLATION.

*IN A PC ZONE, SIGN RESTRICTIONS ARE ESTABLISHED BY THE APPROVED PLAN, MESA DEL SOL LEVEL B MASTER PLAN (MDS MASTER PLAN), THE ARC HAS REVIEWED AND DEEMED THE PROPOSED SIGNAGE AS COMPLIANT WITH THE MDS MASTER PLAN BY THE ARC. THE ARC APPROVAL LETTER IS INCLUDED IN THE OVERALL SUBMITTAL.

APPLICABLE IDO SIGN RESTRICTIONS*:
5-12(E)(2)(A)
NO SIGN OR PART OF A SIGN SHALL BE LOCATED ON ANY PROPERTY WITHOUT THE CONSENT OF THE OWNER, HOLDER, LESSEE, AGENT, TRUSTEE, OR OTHER PARTY CONTROLLING THE USE OF SUCH PROPERTY.
5-12(E)(2)(B)
SIGNS SHALL NOT BE LOCATED WITHIN PUBLIC WATERLINE OR SANITARY SEWER EASEMENTS.
5-12(E)(4)(A)
ALL SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIAL AND MAINTAINED IN GOOD CONDITION AND REPAIR, SHALL BE SECURELY ANCHORED AND CONSTRUCTED TO PREVENT LATERAL MOVEMENT THAT WOULD CAUSE WEAR ON SUPPORTING CONNECTIONS, AND SHALL BE CONSTRUCTED TO WITHSTAND EXPECTED WIND LOADS APPROPRIATE TO DESIGN AND INSTALLATION.

*IN A PC ZONE, SIGN RESTRICTIONS ARE ESTABLISHED BY THE APPROVED PLAN, MESA DEL SOL LEVEL B MASTER PLAN (MDS MASTER PLAN), THE ARC HAS REVIEWED AND DEEMED THE PROPOSED SIGNAGE AS COMPLIANT WITH THE MDS MASTER PLAN BY THE ARC. THE ARC APPROVAL LETTER IS INCLUDED IN THE OVERALL SUBMITTAL.

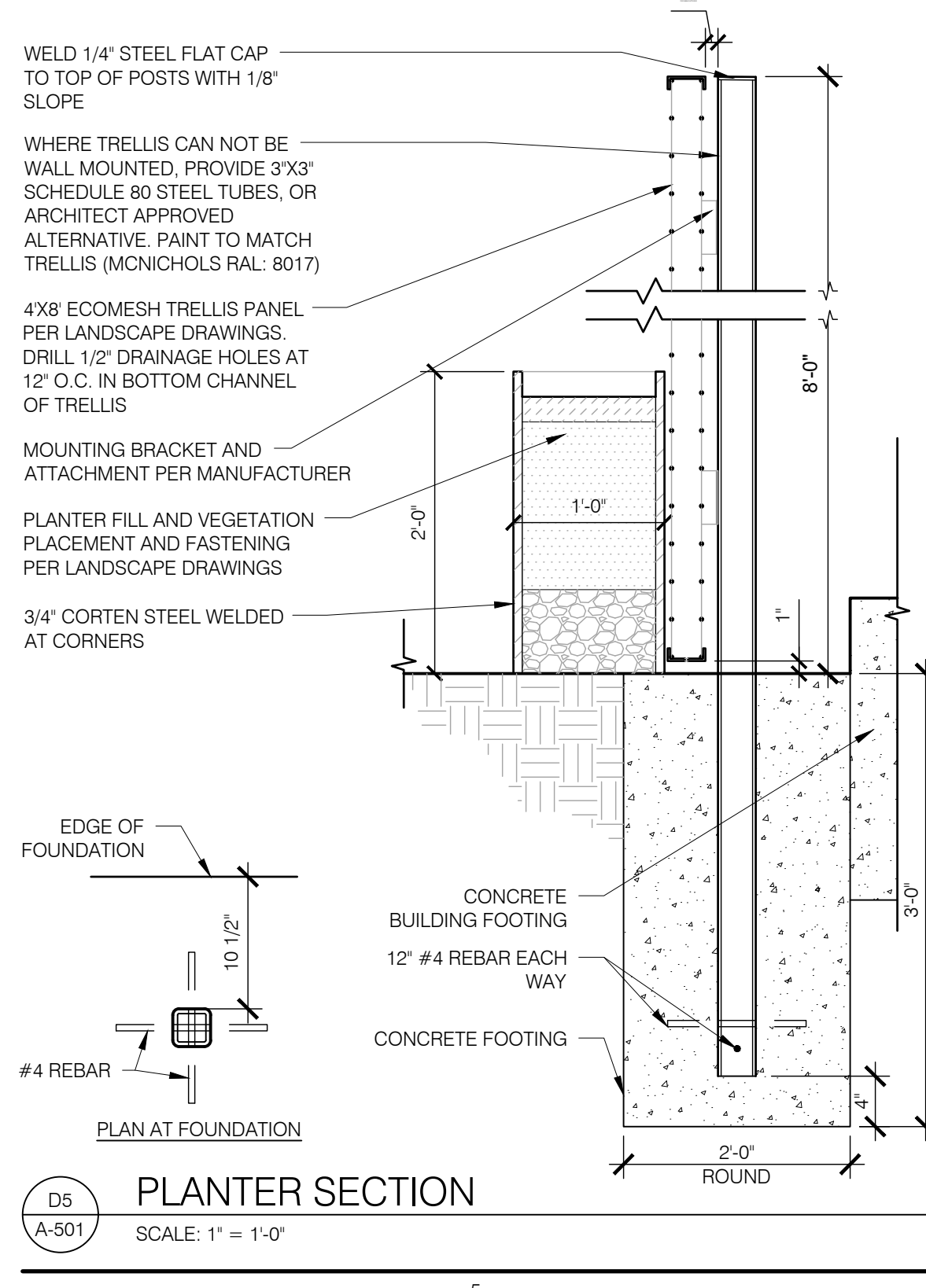
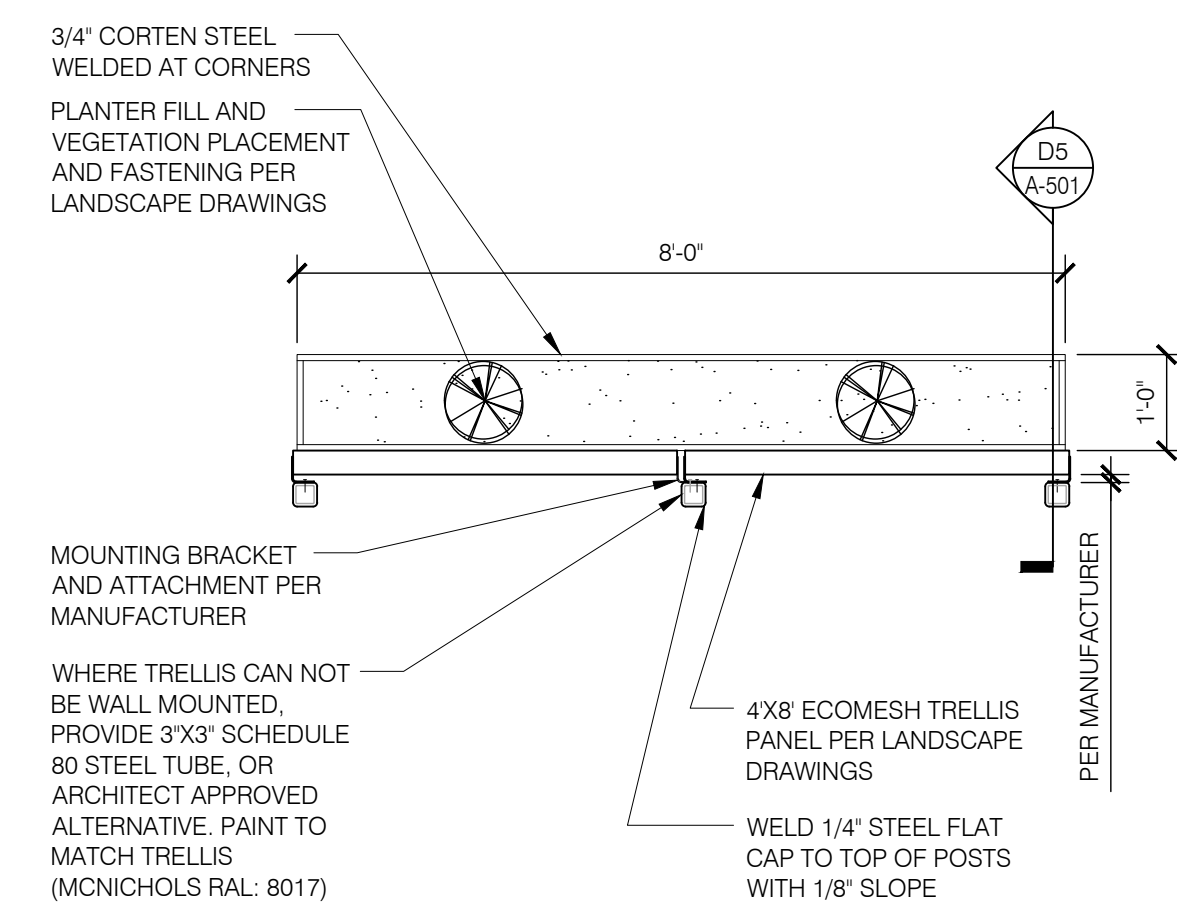


GENERAL NOTES:

- EXTERIOR WALL SCONES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED.
- IDO SIGN RESTRICTIONS FOR ON-PREMISES SIGNS: DUE TO THE ZONING DESIGNATION PLANNED COMMUNITY (PC) SIGN RESTRICTIONS SHALL BE SET FORTH BY THE APPROVE PLAN. PROPOSED SIGNS HAVE BEEN REVIEWED AND APPROVED BY THE ARC.

KEYED NOTES: (X)

- TEDLAR MEMBRANE WITH SANDSTONE AT UPPER AND DESERT SAND AT LOWER. REFERENCE COLOR RENDERING ON SHEET CS
- SIGNAGE WITH OWNER NAME AND LOGO - GRAPHIC PRINTED DIRECTLY ON SPRUNG TEDLAR MEMBRANE. GRAPHIC SIZE IS SKEWED DUE TO ROOF SLOPE.
- LIGHT FIXTURE - SEE ELECTRICAL PHOTOMETRIC PLAN ON SHEET E0.4
- LOUVERED VENTILATION INTAKE
- HOLLOW METAL DOOR AND FRAME - WHITE
- ROOF EXHAUST FAN
- OVERHEAD ROLLING SERVICE DOOR IN WHITE
- EXHAUST DUCT PENETRATION
- ALPHABETICAL BUILDING IDENTIFICATION AND ADDRESS NUMBERS. EACH CHARACTER SHALL BE GREATER THAN 4" TALL WITH A MINIMUM STROKE WIDTH OF 1" IN A CONTRASTING COLOR. VIEW FROM FIRE ACCESS APPARATUS ROAD NOT TO BE OBSTRUCTED BY ANY MEANS. MOUNTING HEIGHT SHALL BE GREATER THAN THAT OF ANY SURROUNDING OBSTRUCTIONS. FINAL LOCATION TO BE COORDINATED WITH THE ALBUQUERQUE FIRE MARSHALL
- MECHANICAL OUTDOOR CONDENSING UNIT SCREENED FROM PUBLIC VIEW AT HAWKING DRIVE BY THIS PROPOSED FACILITY - 35" WIDE, 26 1/2" TALL, 13 1/2" DEEP
- SHIPPING CONTAINER - PAINTED RAL 5012 LIGHT BLUE. REFERENCE COLOR RENDERING ON SHEET CS
- STEEL "W" BEAM



Greenbox Architecture
802 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

Kairos Power

STATE OF NEW MEXICO
DEREK METSON
NO. 6385
REGISTERED ARCHITECT
1/6/23

KAIROIS POWER FACILITY EXPANSION

650 HAWKING DRIVE SE, ALBUQUERQUE, NM 87108
TRD-1 PLAT OF TRACTS D-1 THRU D-7, MESA DEL SOL INNOVATION PARK II (A SUBDIVISION OF TRACT D, MESA DEL SOL INNOVATION PARK II) CONT. 16.4161 AC

EXTERIOR ELEVATIONS - TDL FACILITY

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JANUARY 6, 2023

A-501

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

ELEVATION NOTES:

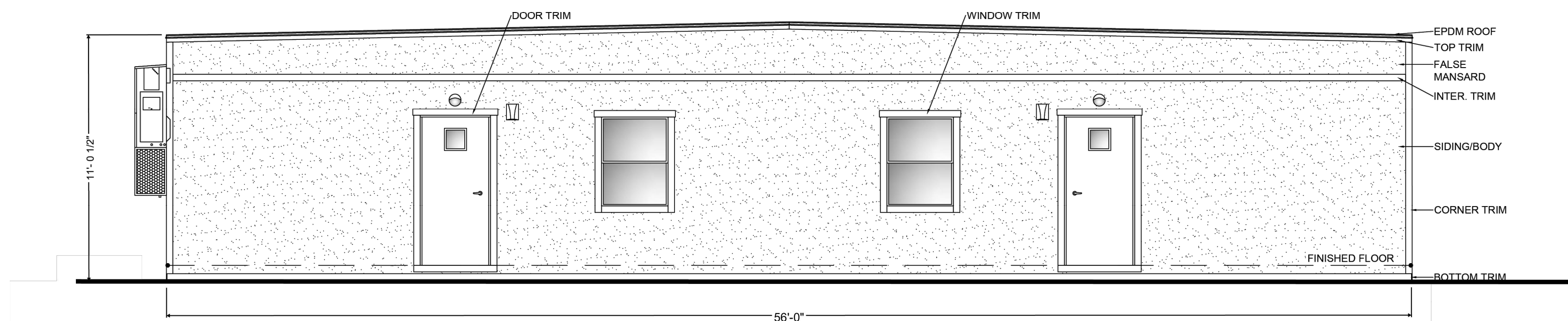
- A. TRELLISES ARE 8' TALL AND 8' WIDE, TO BE SPACED LESS THAN OR EQUAL TO 25' O.C.
- B. MECHANICAL HVAC UNITS ARE SCREENED FROM PUBLIC VIEW AT HAWKING DRIVE BY THIS BUILDING. UNITS ARE APPROXIMATELY 74" H, 38" W, 17" D

A

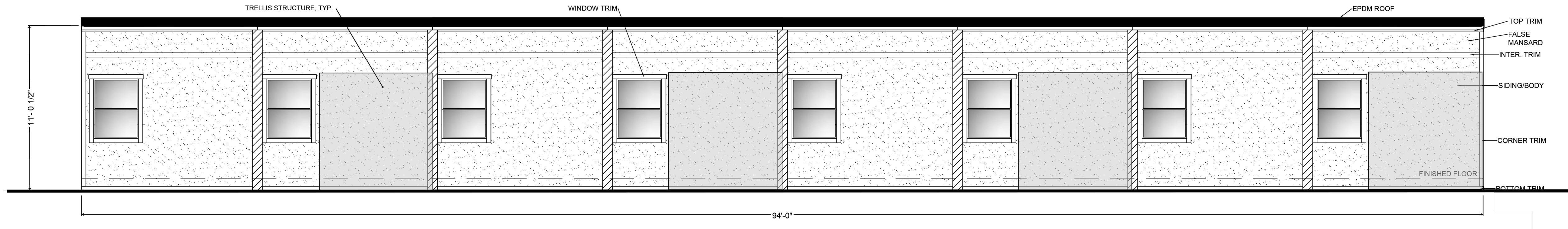
B

C

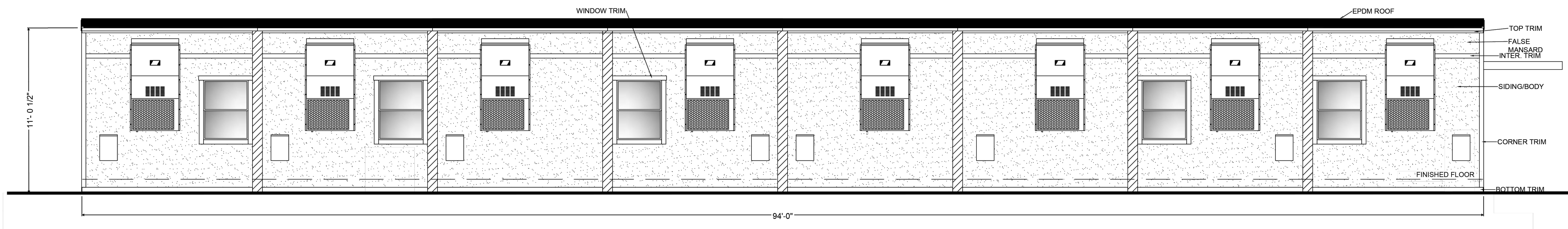
D



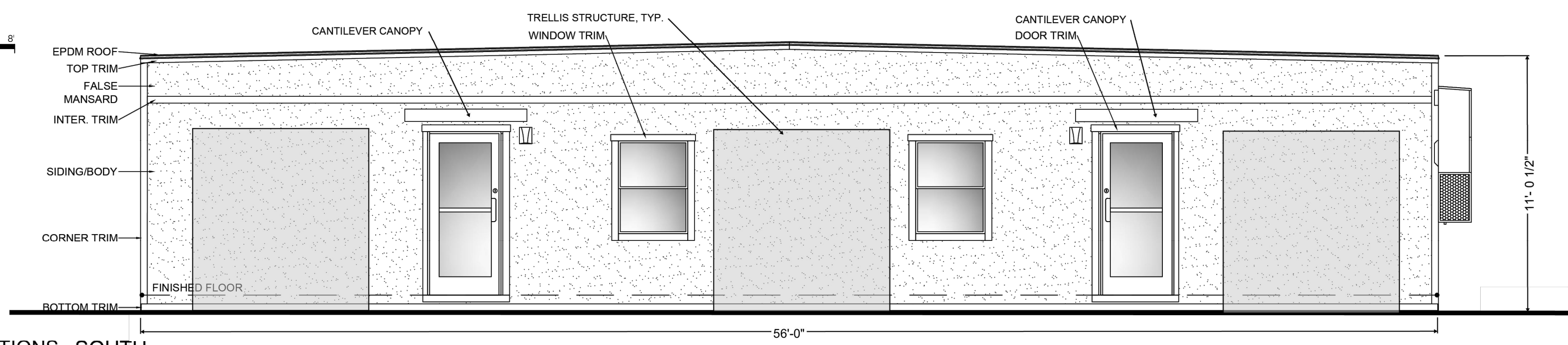
B ELEVATIONS - NORTH
SCALE: 1/4" = 1'-0"



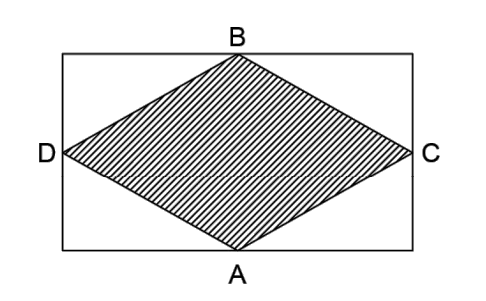
D ELEVATIONS - EAST
SCALE: 1/4" = 1'-0"



C ELEVATIONS - WEST
SCALE: 1/4" = 1'-0"



A ELEVATIONS - SOUTH
SCALE: 1/4" = 1'-0"



HATCHING DENOTES SHIPLOOSE TRIM

SIGN DEALER SIGN (PROVIDED BY DEALER & INSTALLED @ FACTORY)

THESE DRAWINGS REMAIN THE PROPERTY OF AMTEX CORP. AND ARE NOT TO BE USED IN ANYWAY WITHOUT WRITTEN PERMISSION.

DEALER: SUSTAINABLE MODULAR MANAGEMENT

PROJECT: KAIROS OFFICE - 2022 (8-PLEX)

PROJECT #: SMM9660-1

STATES: NM, TX

SERIAL NUMBERS: #17444-51

DRAWN BY: ELV

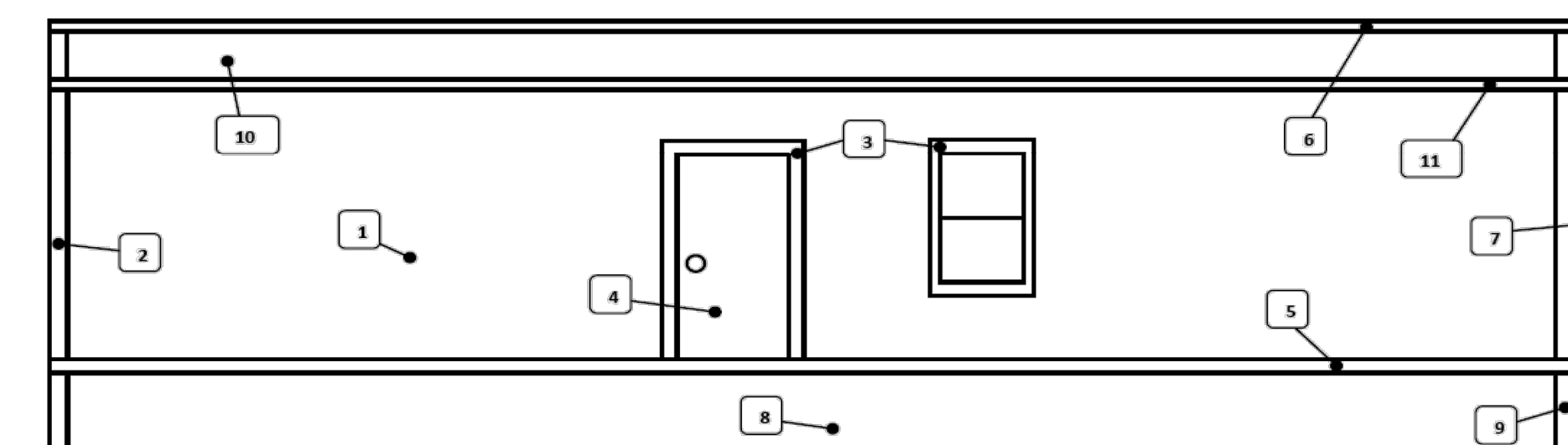
PLOT DATE: 8/25/2022

REV # / DATE: 8/25 STOREFRONT

ROGER DE CHAVEZ, P.E. ENGINEER
SUNBELT MODULAR, INC.
5301 W. MADISON ST.
PHOENIX, AZ 85043
(602) 447-6480

SHEET: **9** OF **11**

FINISH INFORMATION:



NOTE: Not all color selection fields below may apply and actual color(s) may vary.

- (1) Body: Olympus White SW 6253
- (2) Corner Trim (Body): Blue Chip SW 6959
- (3) Door & Window Trim: Blue Chip SW 6959
- (4) Exterior Door/Frame: see Telstar below
- (5) Bottom Horiz. Trim: Blue Chip SW 6959
- (6) Top Horiz. Trim: Blue Chip SW 6959
- (7) Mateline Trim: Blue Chip SW 6959
- (8) Skirting: N/A
- (9) Corner Trim (Skirting): N/A
- (10) Mansard: Olympus White SW 6253
- (11) Intermediate Horiz Trim: Blue Chip SW 6959

* Telstar Door/Frames has 3 standard color options (see below).

Roof: 45 mil White EPDM

Vinyl Windows:
 Clay
 White

HVAC Unit:
 Gray
 Beige

Telstar Exterior Door/Frame:

Bright White

Exterior Body & Trim:

Olympus White SW 6253

Blue Chip SW 6959

SITE PLAN ADMINISTRATIVE - DFT LAND USE REVIEW

KAIROS POWER FACILITY EXPANSION

EXTERIOR ELEVATIONS - OFFICE BUILDING PER MANUFACTURER

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JANUARY 6, 2023

A-502

Greenbox Architecture
802 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

Kairos Power

STATE OF NEW MEXICO
DEREK METSON
NO. 6385
REGISTERED ARCHITECT

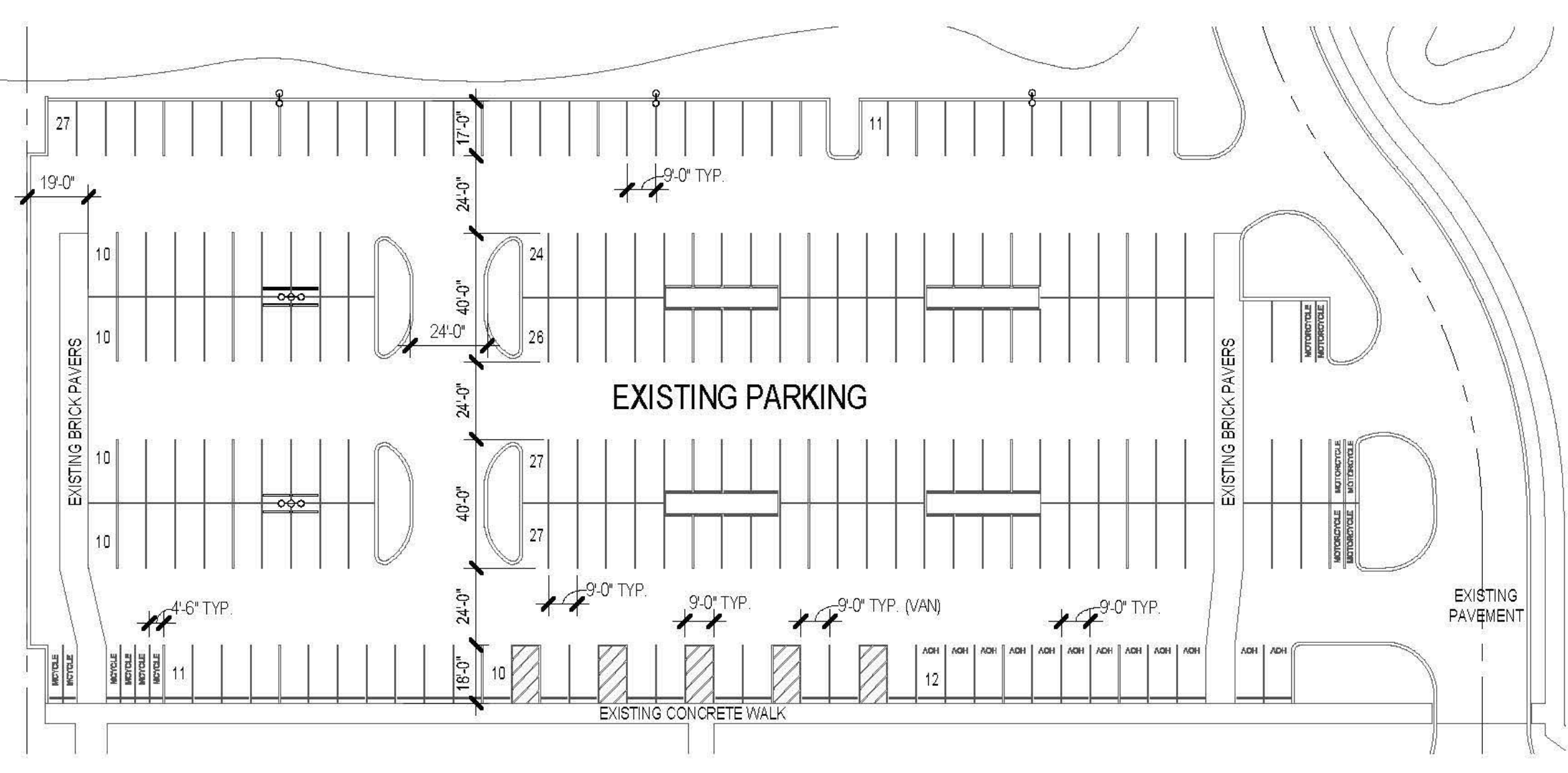
1/6/23

650 HAWKING DRIVE SE ALBUQUERQUE, NM 87108
TRD-1 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II CONT 16.4161 AC

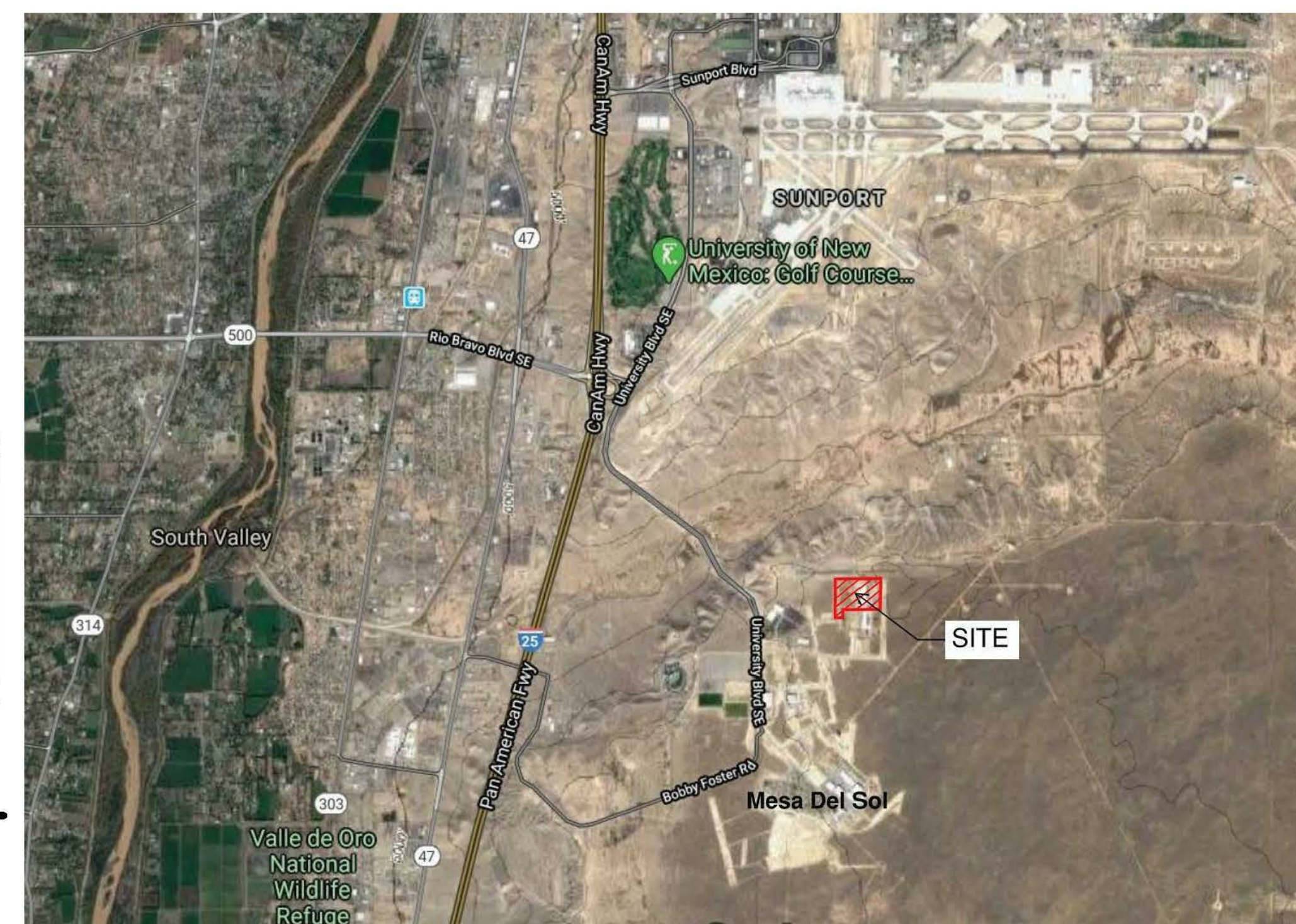
11/10/2020 5:47:01 PM

PARKING REQUIREMENTS

Number of Parking Spaces Required	IDO TABLE 5-5
Industrial Uses Special manufacturing	1 space / 1,000 sq. ft. Gross Floor Area
168,288 sq. ft. / 1,000sq. ft. = 168.3 spaces	
Total spaces required = 169	
NMBC TABLE 1106.1 - NUMBER OF ACCESSIBLE PARKING SPACES	
Total Parking Spaces: 101-300	Total Required Accessible Parking Spaces: 2
Number Required to be Van Accessible: 2	
Motorcycle Parking Requirements	IDO TABLE 5-5
Total Parking Spaces required by Table 5-5-1	No. of Motorcycle Spaces Required
151-300	5 spaces
Number of Existing Parking Spaces Provided	
193 Standard Spaces	
10 ADA Accessible Spaces (Van Accessible)	
12 H.O.V. Spaces	
12 Motorcycle Spaces	
Total Parking Spaces Provided = 227 (Existing)	



D1 ENLARGED EXISTING PARKING PLAN
1" = 40'-0"



VICINITY MAP/LOCATION MAP
NTS

PROJECT DATA

ADDRESS: 5201 HAWKING DRIVE SE
LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT:
 TRACTS D-1 AND D-3 MESA DEL SOL INNOVATION PARK II SECTION 15, TOWNSHIP 8 NORTH, RANGE 9 EAST, NMPM, ALBUQUERQUE, NEW MEXICO
PHYSICAL ADDRESS OF SUBJECT SITE: 5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87105
SUBJECT SITE CROSS STREETS: HAWKING DRIVE SE
OTHER SUBJECT SITE IDENTIFIERS: MESA DEL SOL, INNOVATION PARK
 THIS SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE: Q-16-Z

KEYED NOTES

- NEW 40' X 100' REINFORCED CONCRETE DRIVE PAD.
- NEW ASPHALT DRIVE.
- NEW 5' X 5' CONCRETE WALK PAD.
- NEW CONCRETE TRANSFORMER PAD.
- NEW BASE COURSE DRIVE PAD.
- FUTURE EXPANSION.
- EXISTING CONCRETE DRIVE.
- EXISTING ASPHALT DRIVE.
- EXISTING LOADING DOCK.
- EXISTING CMU & STUCCO SCREENING WALL WITH PRECAST CONCRETE CAP (COLOR DARK GRANGE) SEE BUILDING ELEVATIONS SHEET - 5 FOR HEIGHTS.
- EXISTING GENERATOR.
- EXISTING HVAC UNIT.
- EXISTING SERRAPINTE BIKE RACK (9 BIKES).
- EXISTING STORM DRAINAGE POND.
- EXISTING WOOD STRUCTURE.
- EXISTING TRASH COMPACTOR.
- NEW SERRAPINTE BIKE RACK (7 BIKES) LOCATED UNDER EXISTING CANOPY.

LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- NEW CONCRETE
- NEW ASPHALT PAVING
- BASE COURSE ACCESS ROAD
- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF NEW WORK

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING SHALL BE BUILDING MOUNTED, FULL CUT-OFF TYPE FIXTURES AND DESIGNED TO MEET THE GUIDELINES AND PLAN REQUIREMENTS OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS SECTION 4: LIGHTING.

EXTERIOR SIGNAGE:

ALL EXTERIOR SIGNAGE SHALL BE DESIGNED TO MEET THE GUIDELINES AND PLAN REQUIREMENTS OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS SECTION 6: SIGNAGE.
NO ADDITIONAL SIGNAGE AT THIS TIME.

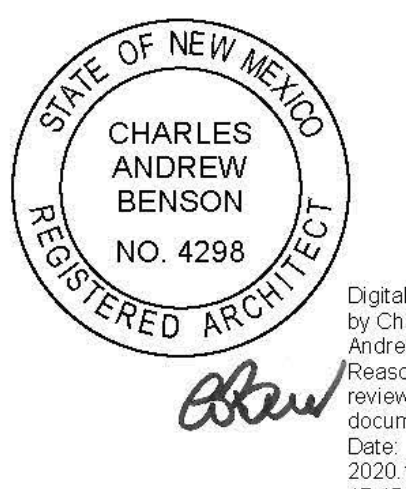


2101 Mountain Road NW Suite B | Albuquerque NM 87104
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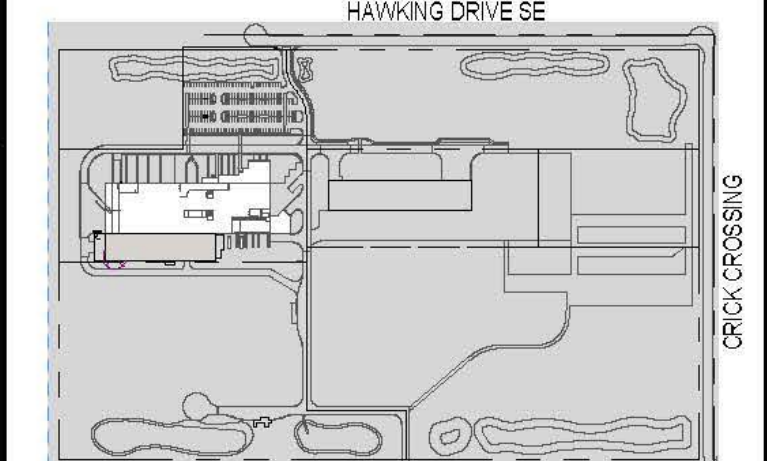
CONSULTANTS

Architect: Kairos Power
Engineer: Charles Andrew Benson



T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105



Key Plan

NTS

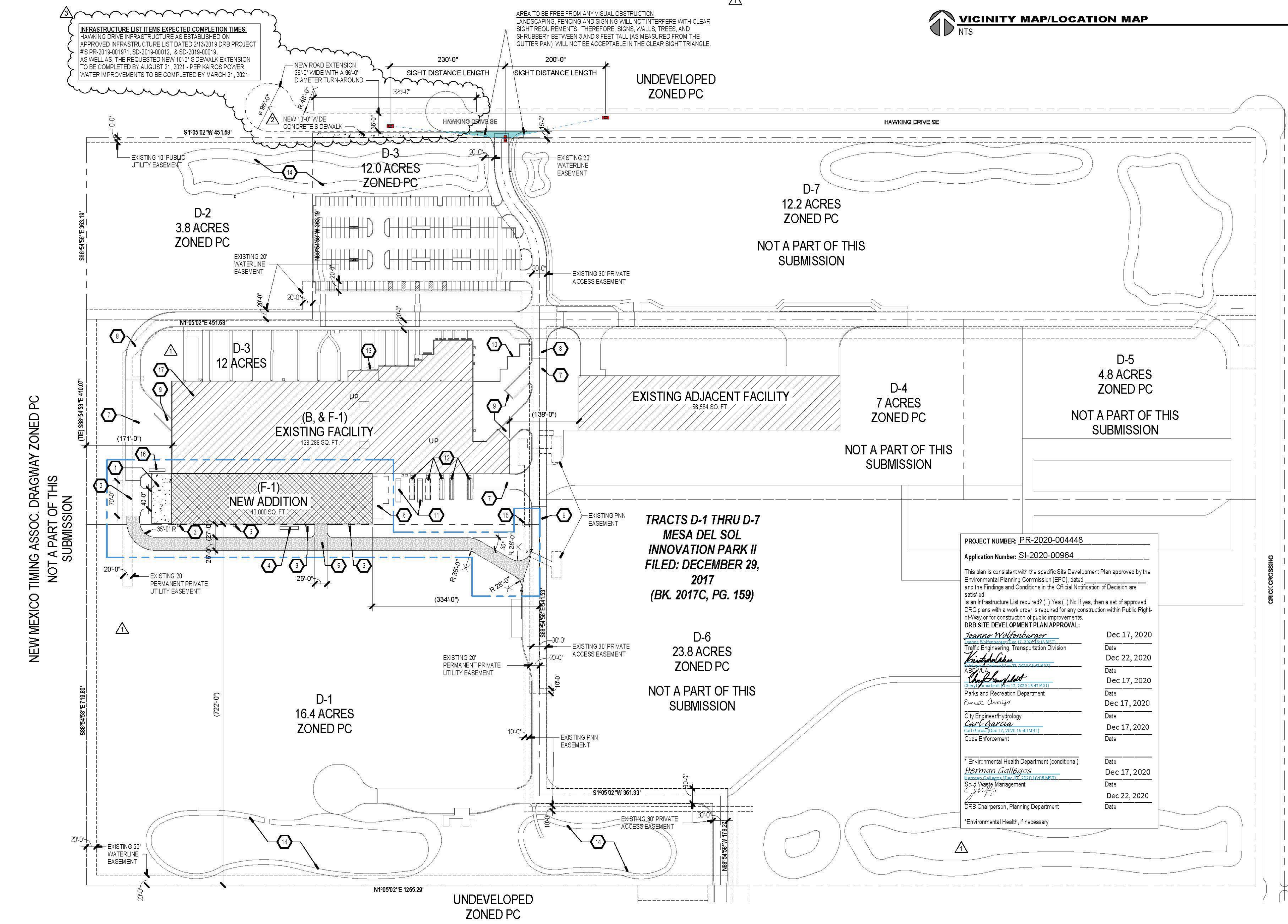
No	Date	Description
1	11/03/2020	CABQ COMMENTS
2	11/03/2020	CABQ COMMENTS
3	11/10/2020	CABQ COMMENTS

Revision Schedule

ISSUE: SHELL (ONLY) PERMIT
 PROJECT NUMBER: 2018
 FILE: Kairos Power - Arch_Central
 DRAWN BY: JMB
 CHECKED BY: CAB
 DATE: 09/30/2020

SHEET TITLE
SITE PLAN

AS-100



A1 SITE PLAN
1" = 100'-0"

PROJECT NUMBER: PR-2020-004448
 Application Number: SI-2020-00964

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) and the Findings and Conditions in the Official Notification of Decision are satisfied.

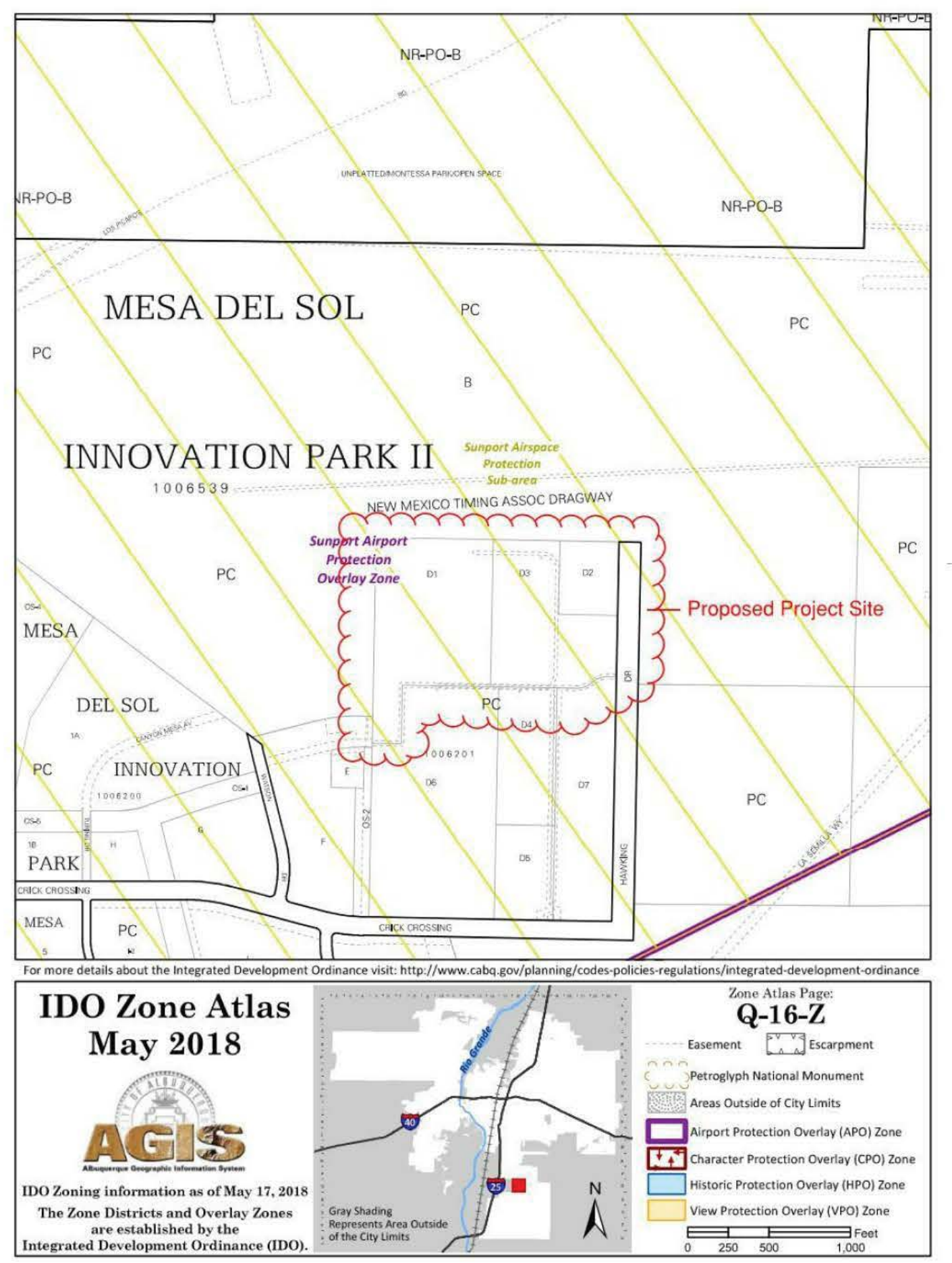
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction with Public Right-of-Way or for construction of public improvements.

DRE SITE DEVELOPMENT PLAN APPROVAL:

<i>Josune Wolfenbarger</i>	Date	Dec 17, 2020
Traffic Engineering, Transportation Division	Date	Dec 22, 2020
<i>Richard Allen</i>	Date	Dec 17, 2020
Public Works Director	Date	Dec 17, 2020
<i>Carl Garcia</i>	Date	Dec 17, 2020
Code Enforcement	Date	Dec 22, 2020
<i>Herman Gallegos</i>	Date	Dec 17, 2020
Solid Waste Management	Date	Dec 22, 2020
<i>Carl Garcia</i>	Date	Dec 22, 2020
DRE Chairperson, Planning Department	Date	

*Environmental Health Department (conditional)
 *Environmental Health, if necessary

0 50' 100' 200'
Plan North True North



IDO Zone Atlas May 2018
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



E1 EXISTING ENTRY LANDSCAPING
N.T.S.



A5 EXISTING LANDSCAPING
N.T.S.



B5 EXISTING FRONT LANDSCAPING
N.T.S.



C5 EXISTING LANDSCAPING
N.T.S.

PROJECT DATA

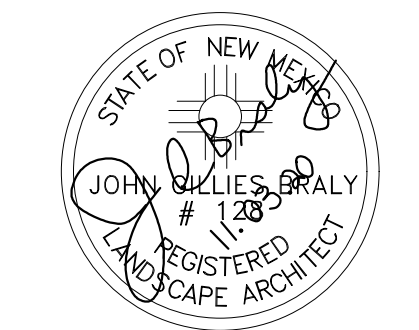
ADDRESS:
5201 HAWKING DRIVE SE
LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT:
TRACTS D-1 AND D-3 MESA DEL SOL INNOVATION PARK II
SECTION 15, TOWNSHIP 9 NORTH, RANGE 3 EAST, NMPM,
ALBUQUERQUE, NEW MEXICO
PHYSICAL ADDRESS OF SUBJECT SITE:
5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87105
SUBJECT SITE CROSS STREETS:
HAWKING DRIVE SE
OTHER SUBJECT SITE IDENTIFIERS:
MESA DEL SOL INNOVATION PARK
THIS SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE:
D-16-2

KEYED NOTES

- 1 EXISTING STORM DRAINAGE POND

CONSULTANTS

Architect	Engineer



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	EXISTING IRRIGATED NATIVE SEED	88,574 SF
[Symbol]	PROPOSED UNIRRIGATED NATIVE SEED TEMPORARY IRRIGATION UNTIL ESTABLISHED	119,325 SF
[Symbol]	EXISTING NATIVE AREA TO REMAIN	242,884 SF
[Symbol]	EXISTING ROCK MULCH	78,630 SF

EXISTING PLANTS

SYMBOL	QUANTITY	TYPE	COVERAGE (SF)	TOTAL COVERAGE (SF)
[Symbol]	10	EVERGREEN TREE	400	4000
[Symbol]	65	DECIDUOUS TREE	500	32,500
[Symbol]	37	GROUND LEVEL PLANT - SHRUB	25	925
[Symbol]	152	GROUND LEVEL PLANT - ORNAMENTAL GRASS	9	1368
[Symbol]	127	GROUND LEVEL PLANT - GROUND COVER	25	3175
		TOTAL:		41,968

LANDSCAPE DATA

ADDRESS	SIZE (ACRES)	IDO UPC#	ZONING DESIGNATION
5201 HAWKING DRIVE SE	12.02	101605232916840206	PC - PLANNED COMMUNITY
"HAWKING DR SE"	3.77	101605236619840205	PC - PLANNED COMMUNITY
"HAWKING DR SE"	16.42	101605227017740201	PC - PLANNED COMMUNITY
GROSS AREA OF LOTS (AC)	32.20		
GROSS AREA OF LOTS (SF)	1402793		
LESS BUILDINGS (SF)	52288		
NET AREA OF LOTS (SF)	1,350,505		

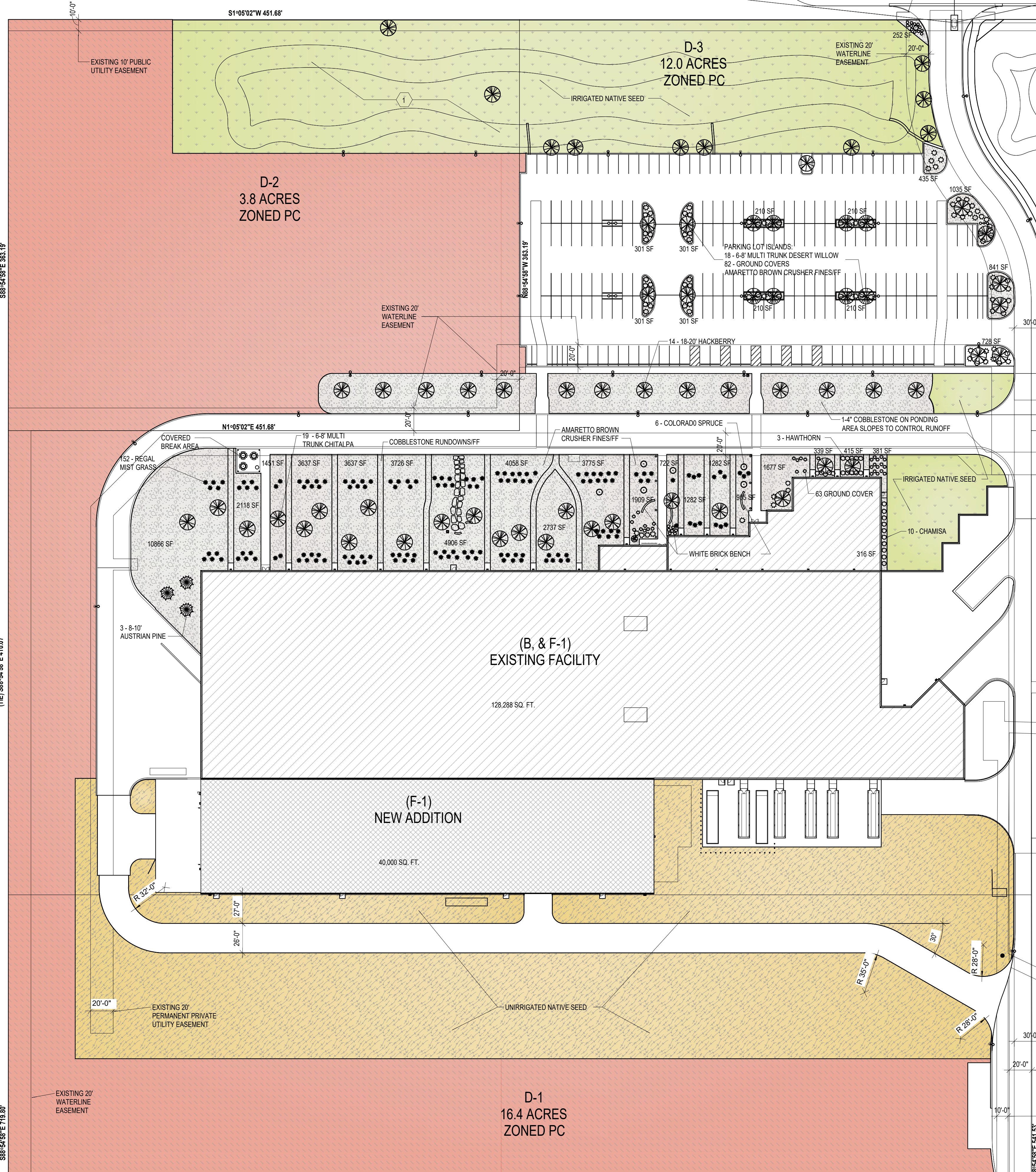
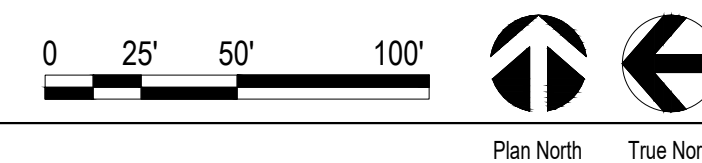
MINIMUM LANDSCAPE AREA - 15% OF NET LOT AREA*	PERCENT	REQUIRED	PROVIDED*
AREA (SF)		15%	39%
TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)		202576	529423
VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)		37983	213372

* UNLESS PARCEL IS LOCATED IN DT-UC-MS-PT AREAS, IN WHICH CASE MINIMUM IS 10% OF NET LOT AREA

STREET TREES	REQUIRED	PROVIDED
STREET FRONTAGE (LF)	-	-
TREES (1 PER 25 LF)**	0	0
PARKING LOT SCREENING		
AT FRONT LOT LINE (CONTINUOUS 3' HT SHRUBS)	-	34
PARKING LOT INTERIOR		
PARKING STALLS	REQUIRED	PROVIDED
PARKING LOT AREA (SF)	-	221
LANDSCAPED AREA (15% OF TOTAL)	-	72645
TREES (1 PER 10 PARKING SPACES)	10897	4871
	22	24

TOTALS:	REQUIRED	PROVIDED
TREES	22	75
SHRUBS		316

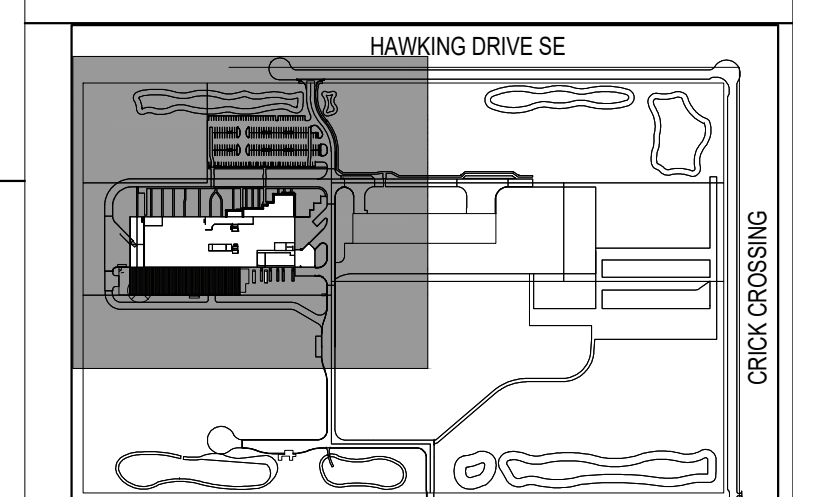
** PER IDO 5-6(D)(1)(e) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.



A1 LANDSCAPE PLAN
1" = 50'-0"

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

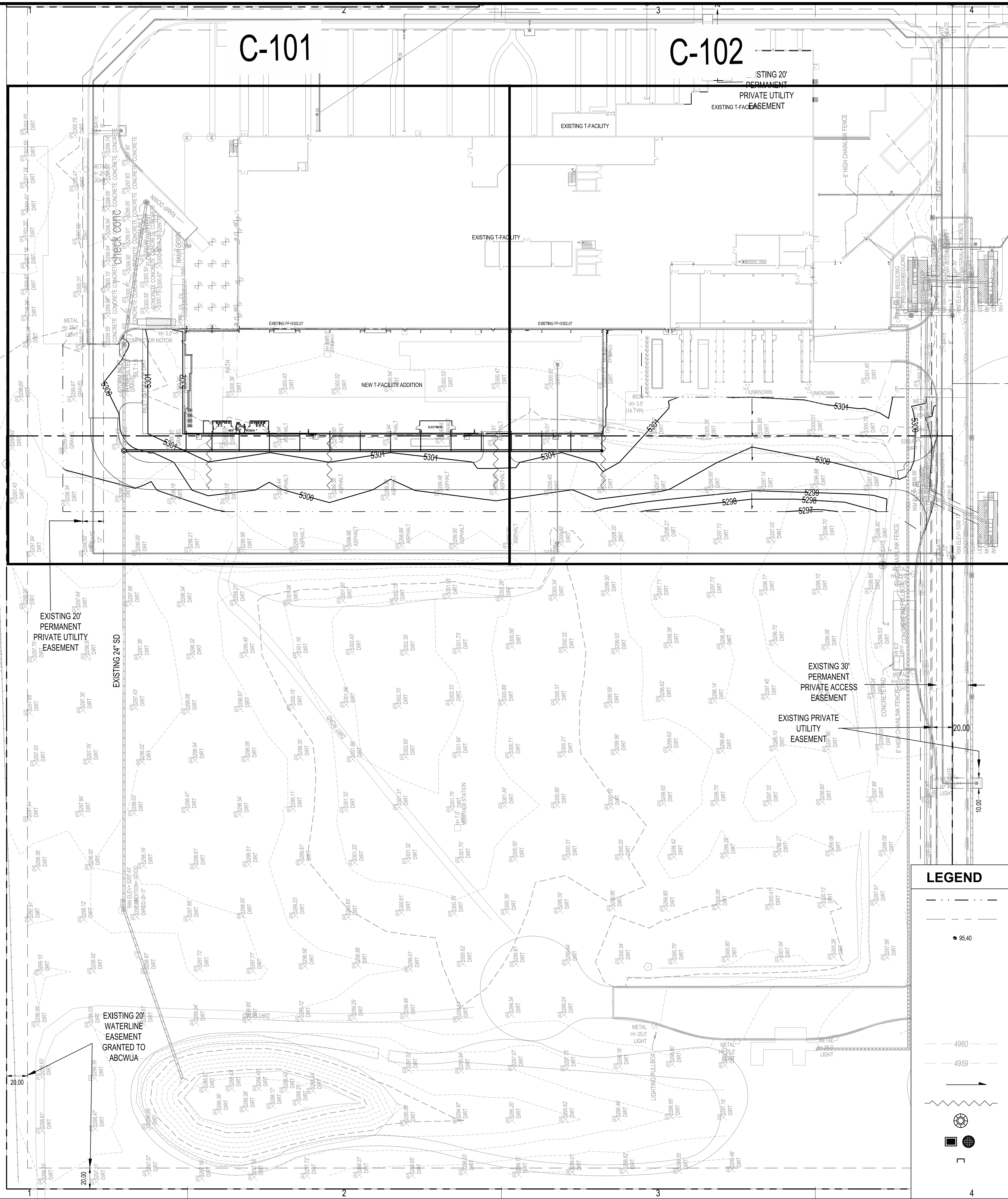


Key Plan
N.T.S.

No	Date	Description
Revision Schedule		

ISSUE:	SHELL (ONLY) PERMIT
PROJECT NUMBER:	2018
FILE:	Kairos Power - Arch_Central
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	09/30/2020

SHEET TITLE
LANDSCAPING PLAN



GRADING NOTES

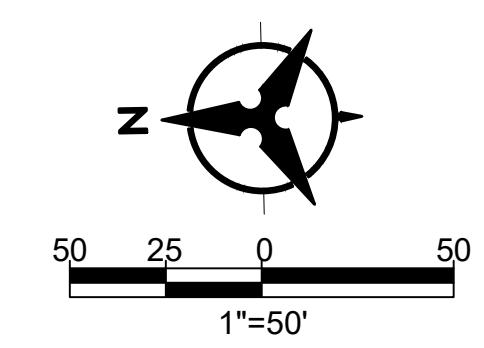
- A. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- B. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST, AND INCLUDED IN THE GMP.
- C. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- D. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- E. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- F. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE INSPECTOR. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- G. PAVING AND ROADWAY GRADES SHALL BE +0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +0.05' FROM BUILDING PLAN ELEVATION.
- H. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- J. THE CONTRACTOR SHALL PROVIDE AS-BUILTS SURVEY DATA TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SURVEY SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF ARIZONA. THE AS-BUILT DRAWING SHALL BE CERTIFIED BY THE SURVEYOR OF RECORD.

GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS SHALL APPLY.
- B. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- C. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- E. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- F. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- G. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- H. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- I. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- J. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- K. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- L. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- N. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
- O. THE CONTRACTOR SHALL PROVIDE 1 HARD COPY AND 1 ELECTRONIC COPY OF THE EPA STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE APPROPRIATE SUBMITTAL FEE TO CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO THE START OF SITE DISTURBANCE.

LEGEND

- - - - - LIMITS OF GRADING
- — — — — PROPERTY LINE
- 95.40 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB
- FL=FLOW LINE
- TOC=TOP OF CONCRETE
- TS=TOP OF SIDEWALK
- TG=TOP OF GRATE
- FG=FINISHED GRADE
- FGH=FINISHED GRADE HIGH
- FGL=FINISHED GRADE LOW
- INV=INVERT
- - - - - 4960 EXISTING INDEX CONTOUR
- - - - - 4959 EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- ~ WATER BLOCK/GRADE BREAK
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊠ PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP



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CONSULTANTS

Architect	Engineer
-----------	----------



Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

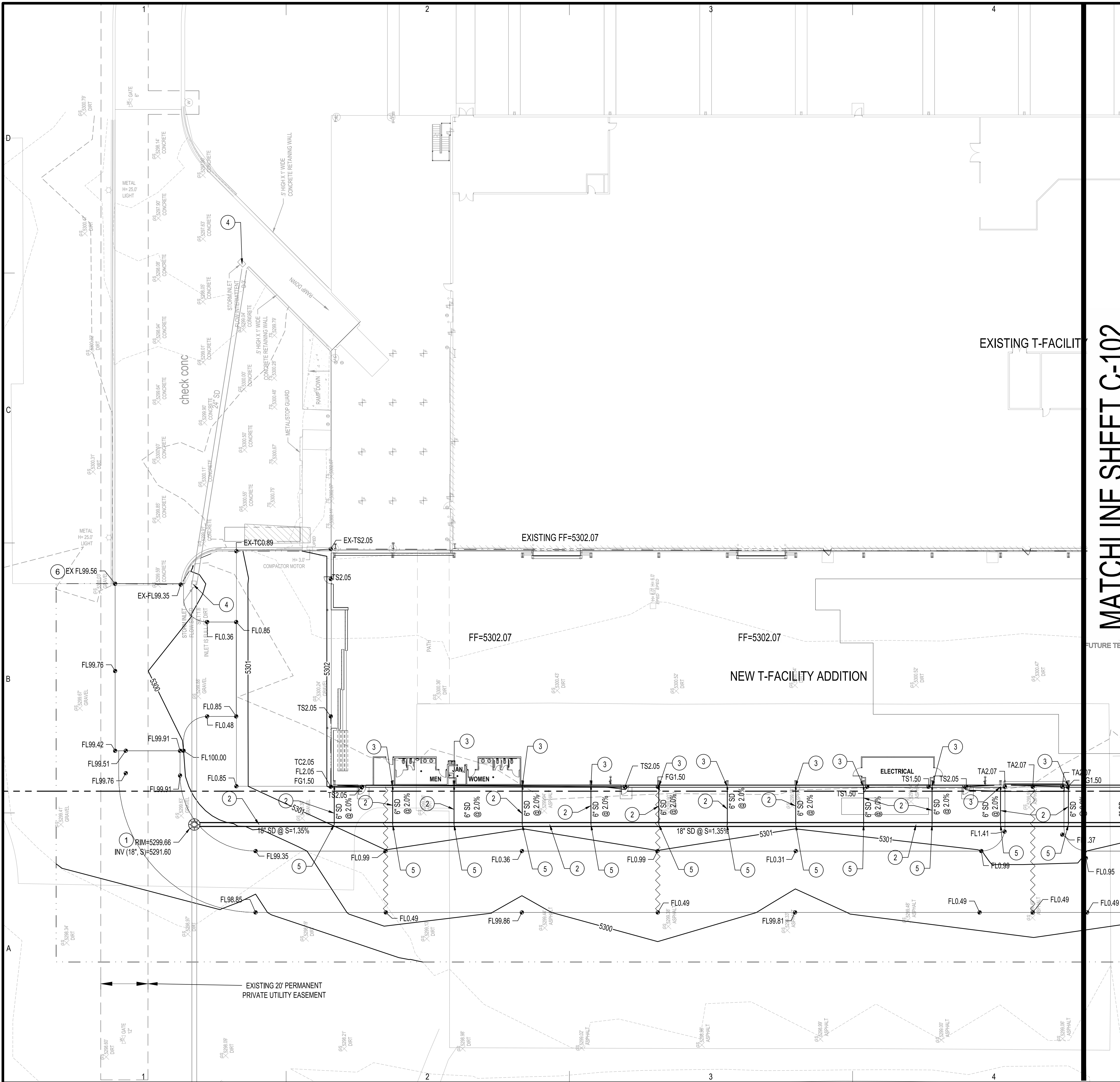
5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan

NTS		
No	Date	Description
Revision Schedule		
ISSUE:	DRB SUBMITTAL/FOUNDATION	
PROJECT NUMBER:	2018	
FILE:		
DRAWN BY:	BF	
CHECKED BY:	MS	
DATE:	09/09/2020	

OVERALL GRADING PLAN

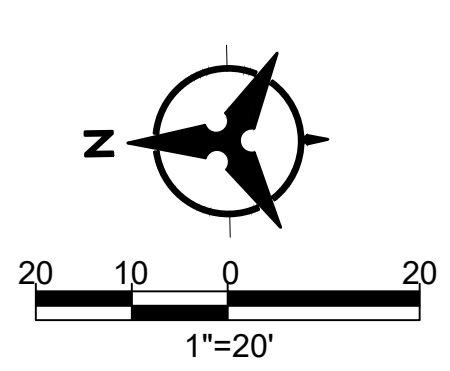
C-100



MATCHLINE SHEET C-102

- ### GRADING KEYED NOTES
1. CONNECT TO EXISTING STORM DRAIN. CONSTRUCT 4" DIA TYPE "E" STORM DRAIN MANHOLE PER NMAPWA STD DWG 2102.
 2. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
 3. INSTALL STORM DRAIN PIPE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. INVERT OF ROOF DRAIN TO BE 3' BELOW FINISHED FLOOR MINIMUM.
 4. EXISTING INLET TO REMAIN.
 5. INSTALL PREFABRICATED STORM DRAIN FITTING. SEE PLAN FOR SIZE.
 6. MATCH EXISTING ELEVATION.

- ### LEGEND
- LIMITS OF GRADING
 - - - PROPERTY LINE
 - 95.40 PROPOSED SPOT ELEVATION
 - TC=TOP OF CURB
 - FL=FLOW LINE
 - TOC=TOP OF CONCRETE
 - TS=TOP OF SIDEWALK
 - TG=TOP OF GRATE
 - FG=FINISHED GRADE
 - FGH=FINISHED GRADE HIGH
 - FGL=FINISHED GRADE LOW
 - INV=INVERT
 - - - 4960 EXISTING INDEX CONTOUR
 - - - 4959 EXISTING INTERMEDIATE CONTOUR
 - DIRECTION OF FLOW
 - ~ WATER BLOCK/GRADE BREAK
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED STORM DRAIN INLETS
 - PROPOSED STORM DRAIN CAP



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CONSULTANTS	
Architect	Engineer



Kairos Power
T-FACILITY MODIFICATIONS AND ADDITION
5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan		
NTS		

No	Date	Description
Revision Schedule		
ISSUE:	DRB SUBMITTAL/FOUNDATION	
PROJECT NUMBER:	2018	
FILE:		
DRAWN BY:	BF	
CHECKED BY:	MS	
DATE:	09/09/2020	

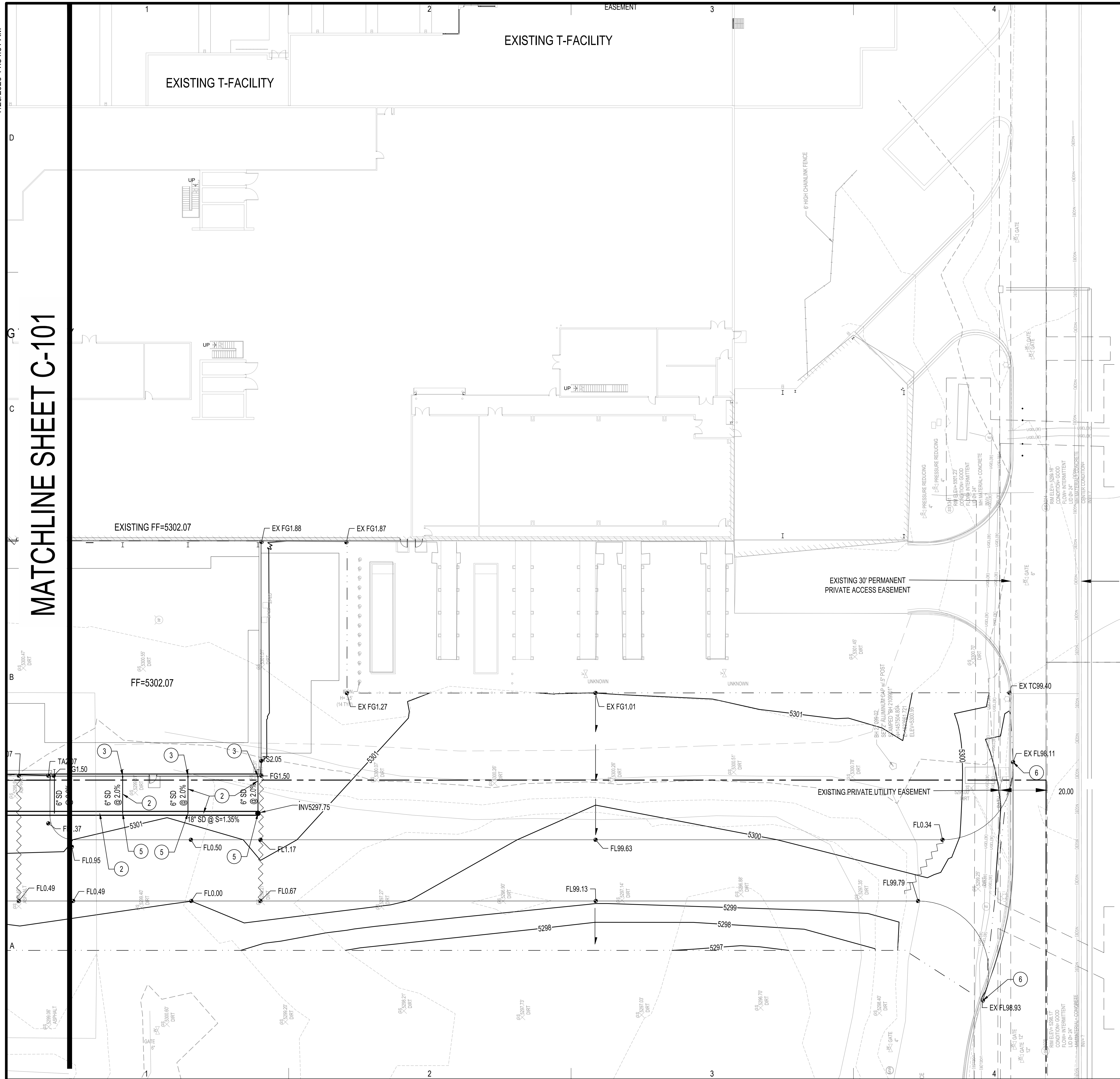
SHEET TITLE
GRADING PLAN

C-101

MATCHLINE SHEET C-101

EXISTING T-FACILITY

EXISTING T-FACILITY

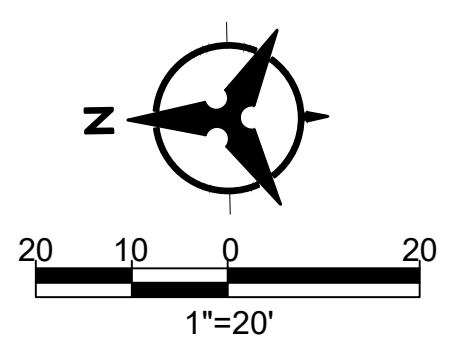


GRADING KEYED NOTES

1. CONNECT TO EXISTING STORM DRAIN. CONSTRUCT 4' DIA TYPE "E" STORM DRAIN MANHOLE PER MMAPWA STD DWG 2102.
2. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
3. INSTALL STORM DRAIN PIPE TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. INVERT OF ROOF DRAIN TO BE 3' BELOW FINISHED FLOOR MINIMUM.
4. EXISTING INLET TO REMAIN.
5. INSTALL PREFABRICATED STORM DRAIN FITTING. SEE PLAN FOR SIZE.
6. MATCH EXISTING ELEVATION.

LEGEND

- LIMITS OF GRADING
- PROPERTY LINE
- 95.40 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB
- FL=FLOW LINE
- TOC=TOP OF CONCRETE
- TS=TOP OF SIDEWALK
- TG=TOP OF GRATE
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- FLG=FINISHED GRADE LOW
- INV=INVERT
- 4960 EXISTING INDEX CONTOUR
- 4959 EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- ~ WATER BLOCK/GRADE BREAK
- ⊙ PROPOSED STORM DRAIN MANHOLE
- ⊙ PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP



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CONSULTANTS

Architect Engineer



Kairos Power
T-FACILITY MODIFICATIONS AND ADDITION

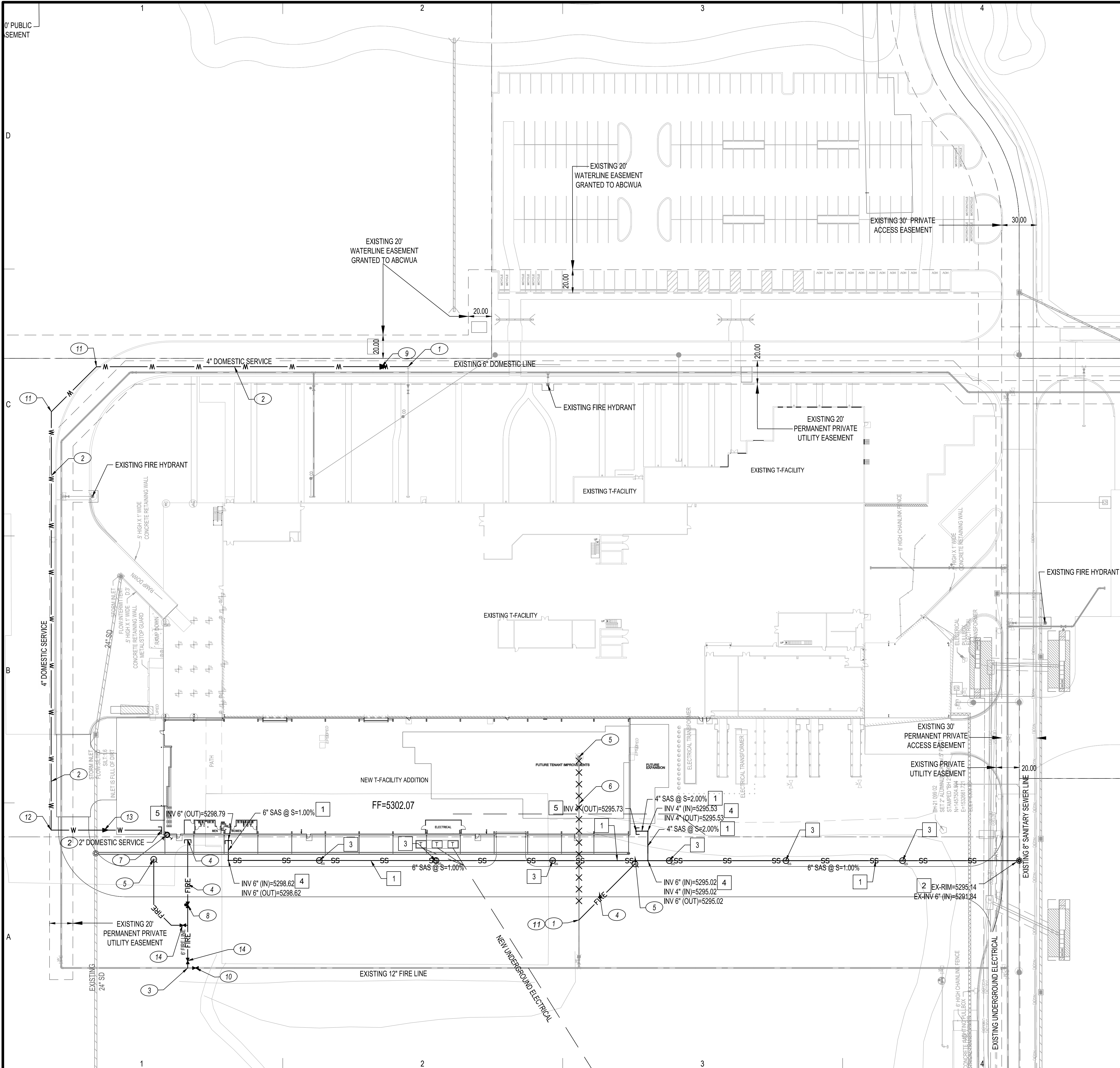
5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan
NTS

No	Date	Description
Revision Schedule		
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PROJECT NUMBER:	2018	
FILE:		
DRAWN BY:	BF	
CHECKED BY:	MS	
DATE:	09/09/2020	

SHEET TITLE
GRADING PLAN

C-102



WATERLINE KEYED NOTES

- CONNECT TO EXISTING 6" DOMESTIC SERVICE. INSTALL 1-8"x6" TEE W/ RESTRAINED JOINTS AS NECESSARY. REMOVE AND DISPOSE OF EXISTING ELBOW.
 - INSTALL NEW DOMESTIC SERVICE. SEE PLAN FOR SIZE.
 - CONNECT TO EXISTING 12" FIRE LOOP. INSTALL 1-12"x6" TEE W/ RESTRAINED JOINTS AS NECESSARY.
 - INSTALL NEW 6" FIRE PROTECTION LINE.
 - INSTALL FIRE HYDRANT PER COA STD DWG 2340.
 - REMOVE AND DISPOSE OF EXISTING FIRE HYDRANT LINE AND ASSOCIATED FIRE HYDRANT.
 - WALL MOUNTED FDC.
 - INSTALL POST INDICATOR VALVE.
 - INSTALL 1-6"x4" REDUCER W/ RESTRAINED JOINTS AS NECESSARY.
 - INSTALL 1-12" GATE VALVE PER COA STD DWG 2326.
 - INSTALL 45" W/ RESTRAINED JOINTS AS NECESSARY. SEE PLAN FOR SIZE.
 - INSTALL 90" W/ RESTRAINED JOINTS AS NECESSARY. SEE PLAN FOR SIZE.
 - INSTALL 1-4"x2" REDUCER W/ RESTRAINED JOINTS AS NECESSARY.
 - INSTALL 1-6" GATE VALVE PER COA STD DWG 2326.
- NOTE: DOMESTIC SERVICE FOR KAIROS POWER WILL CONNECT TO EXISTING DOMESTIC SERVICE EAST OF THE FORMER SCHOTT SOLAR BUILDING. THIS EXISTING SERVICE IS CONNECTED TO AN EXISTING 4" METER LOCATED AT CRICK CROSSING.

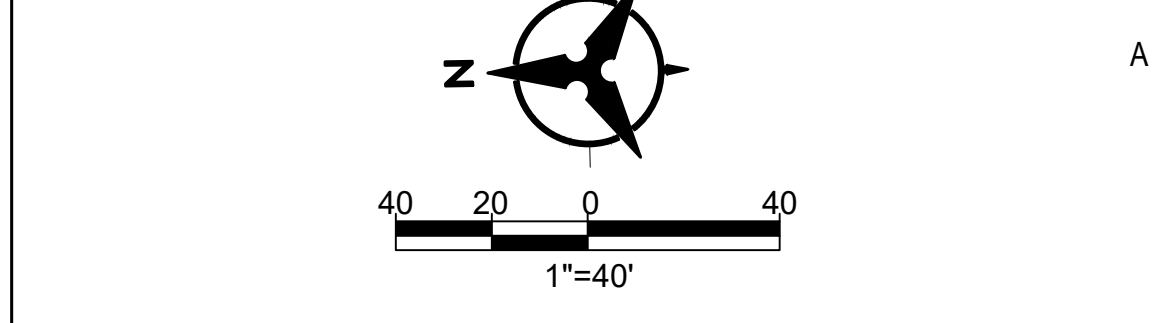
SANITARY SEWER KEYED NOTES

- INSTALL NEW SANITARY SEWER SERVICE. SEE PLAN FOR SIZE AND SLOPE.
- CONNECT TO EXISTING SANITARY SEWER PER COA STD 2118.
- INSTALL SANITARY SEWER CLEANOUT.
- INSTALL WATERTIGHT PRE-FABRICATED SANITARY SEWER FITTING.
- INSTALL SANITARY SEWER TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.

LEGEND

- EASEMENTS
- PROPERTY LINE
- W(EOBD) EXISTING WATER LINE
- SS(EOBD) EXISTING SANITARY SEWER LINE
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER LINE
- FIRE PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER CAP
- EXISTING UTILITY TO BE REMOVED

No	Date	Description
Revision Schedule		
ISSUE:		DRB SUBMITTAL/FOUNDATION
PROJECT NUMBER:		2018
FILE:		
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CHECKED BY:		MS
DATE:		09/09/2020



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CONSULTANTS

Architect: Engineer:

NOT FOR CONSTRUCTION

Kairos Power

T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105

Key Plan
NTS

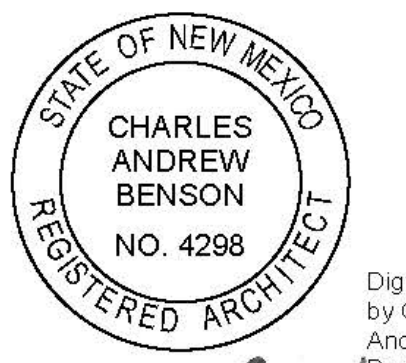
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CONSULTANTS

Architect Engineer

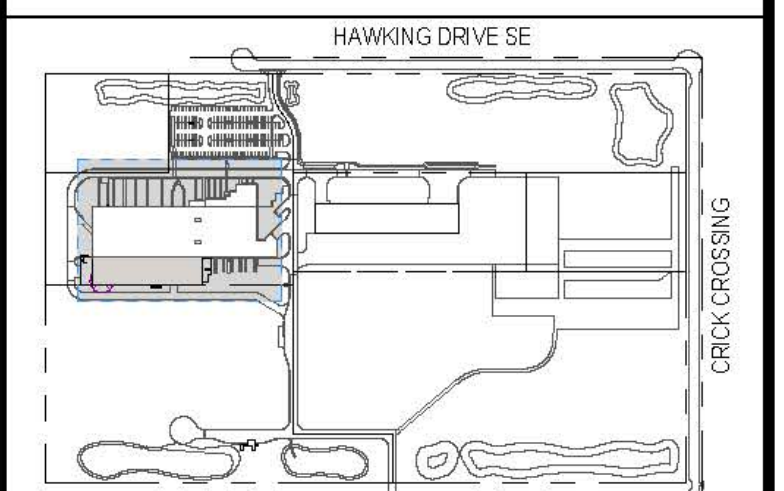


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Reason: I have reviewed this document
Date: 2020.11.02 18:30:42-0700



T-FACILITY MODIFICATIONS AND ADDITION

5201 HAWKING DRIVE SE
ALBUQUERQUE, NM 87105



Key Plan

NTS

No	Date	DESCRIPTION
Revision Schedule		
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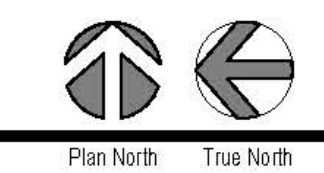
ISSUE: SHELL (ONLY) PERMIT
 PROJECT NUMBER: 2018
 FILE: Kairos Power - Arch_Central
 DRAWN BY: JMB
 CHECKED BY: CAB
 DATE: 09/30/2020

OVERALL - MAIN FLOOR PLAN

A-100



A1 OVERALL - MAIN FLOOR PLAN
3/64" = 1'-0"

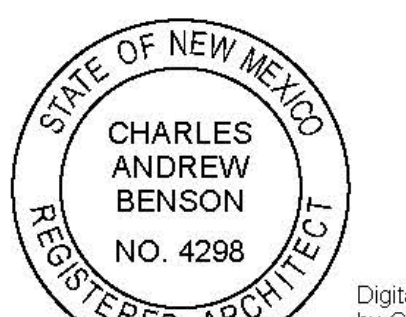


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T-FACILITY MODIFICATIONS AND ADDITION

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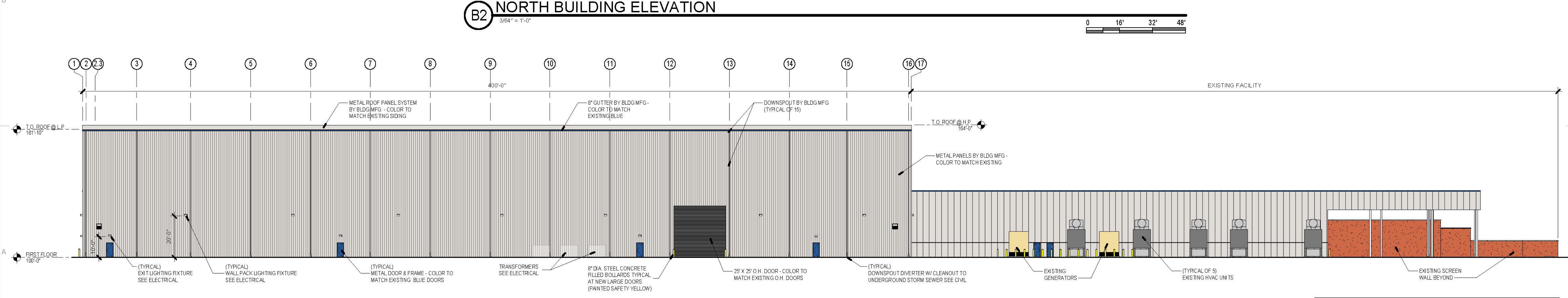
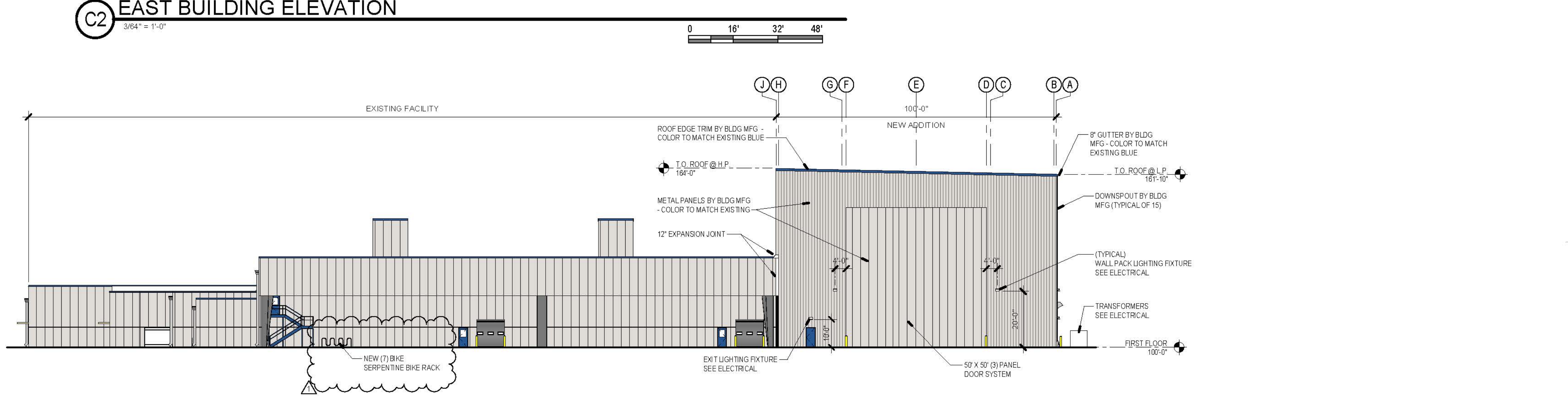
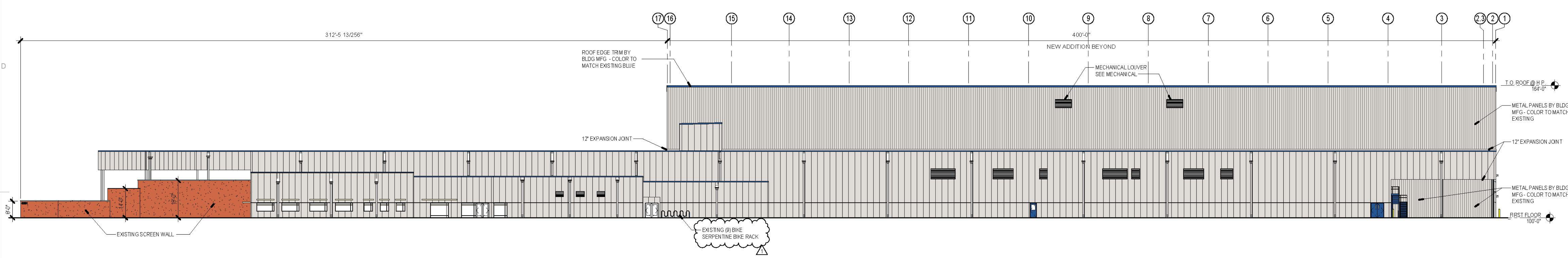
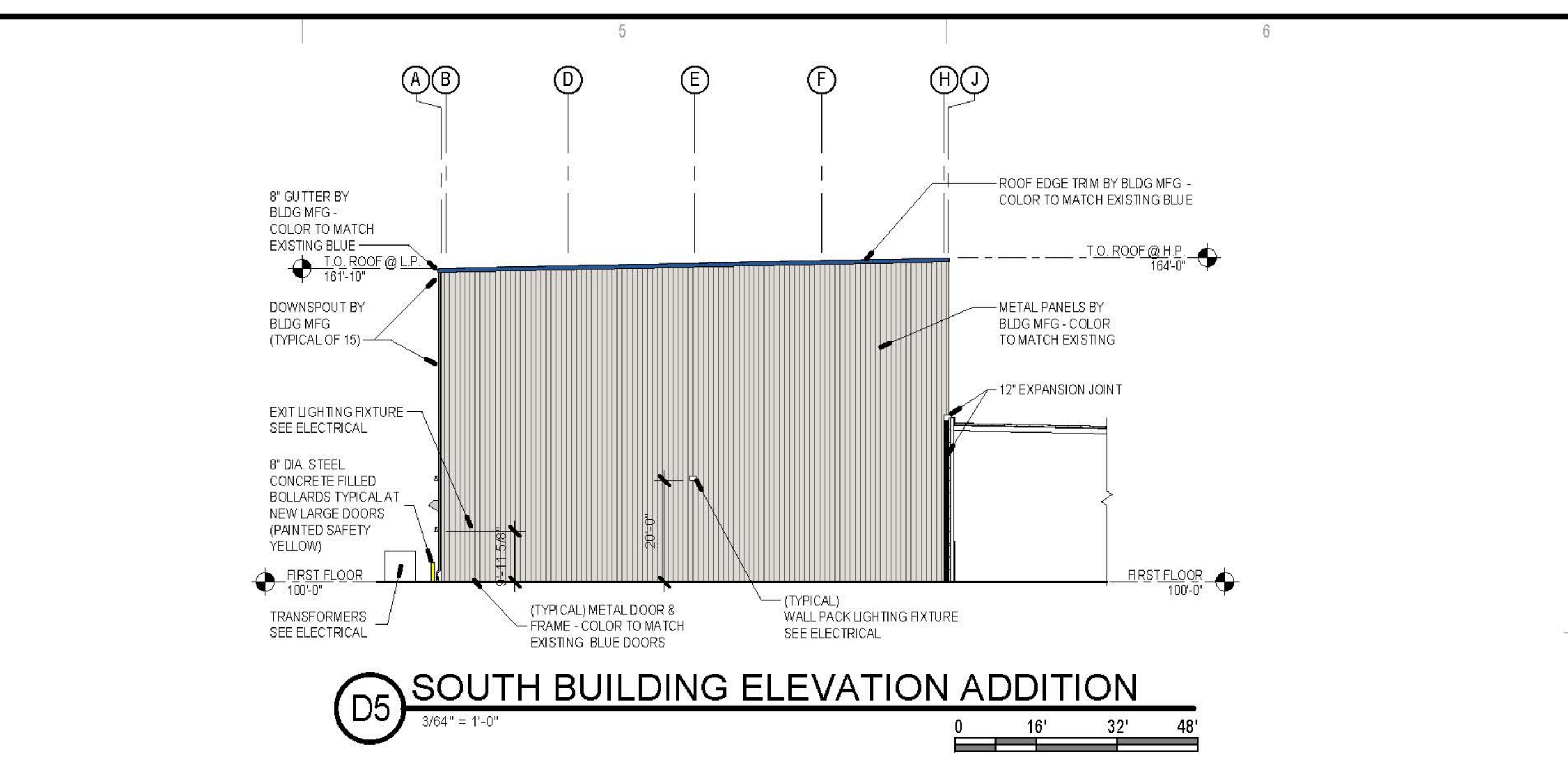
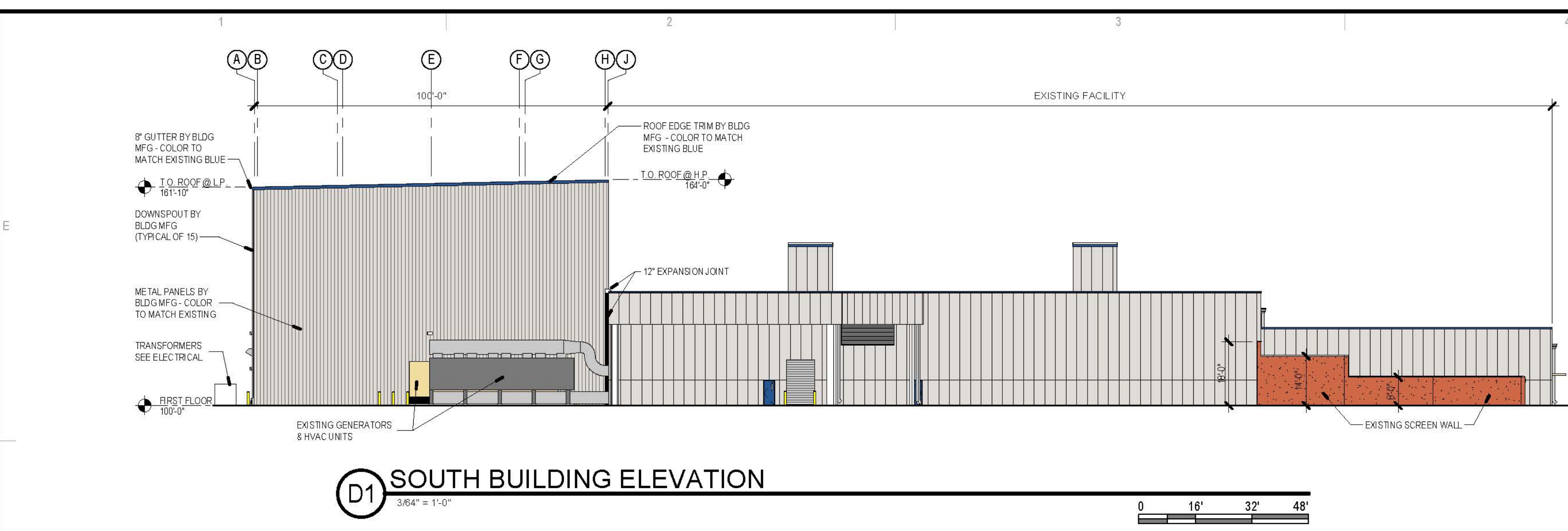
Key Plan

INTS

No	Date	Revised	Description
Revision Schedule			

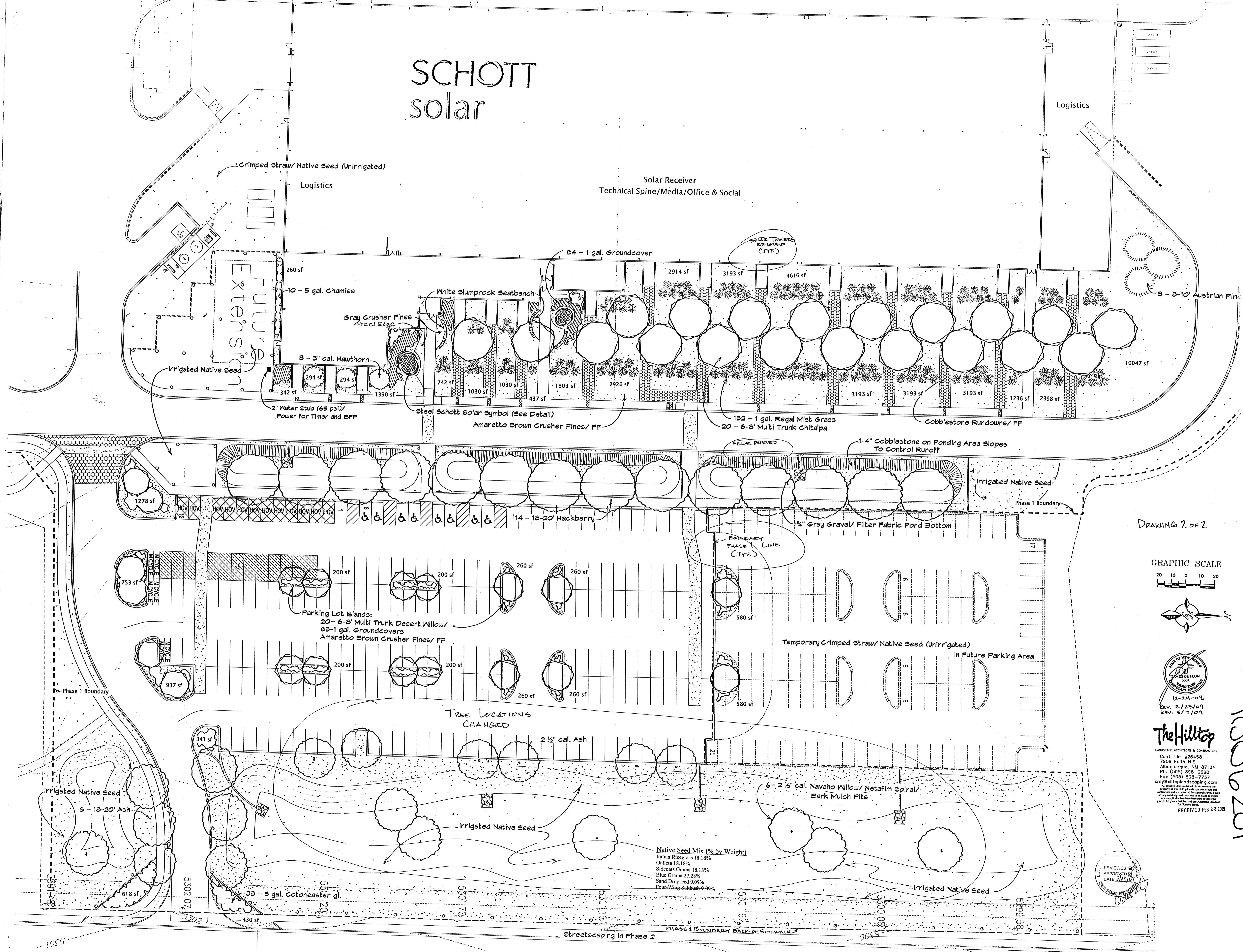
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PROJECT NUMBER:	2018
FILE:	Kairos Power - Arch_Central
DRAWN BY:	JMB
CHECKED BY:	CAB
DATE:	09/30/2020

SHEET TITLE
EXTERIOR ELEVATIONS

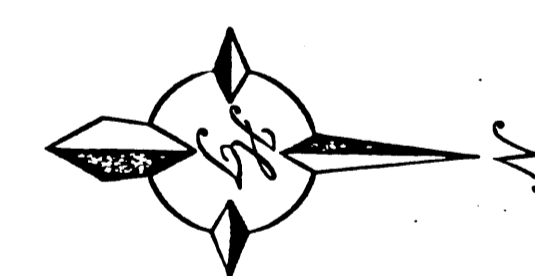
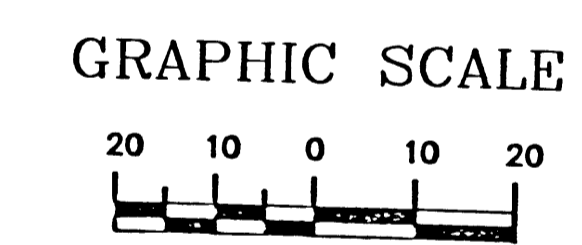


EXTERIOR LIGHTING
 ALL EXTERIOR LIGHTING SHALL BE BUILDING MOUNTED, FULL CUT-OFF TYPE FIXTURES AND DESIGNED TO MEET THE GUIDELINES AND PLAN REQUIREMENTS OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS SECTION 4. LIGHTING

SCHOTT solar



DRAWING 2 OF 2



LANDSCAPE ARCHITECTS & CONTRACTORS
 Cont. Lic. #26458
 7909 Edith W.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmj@hilltoplandscaping.com

The Hilltop

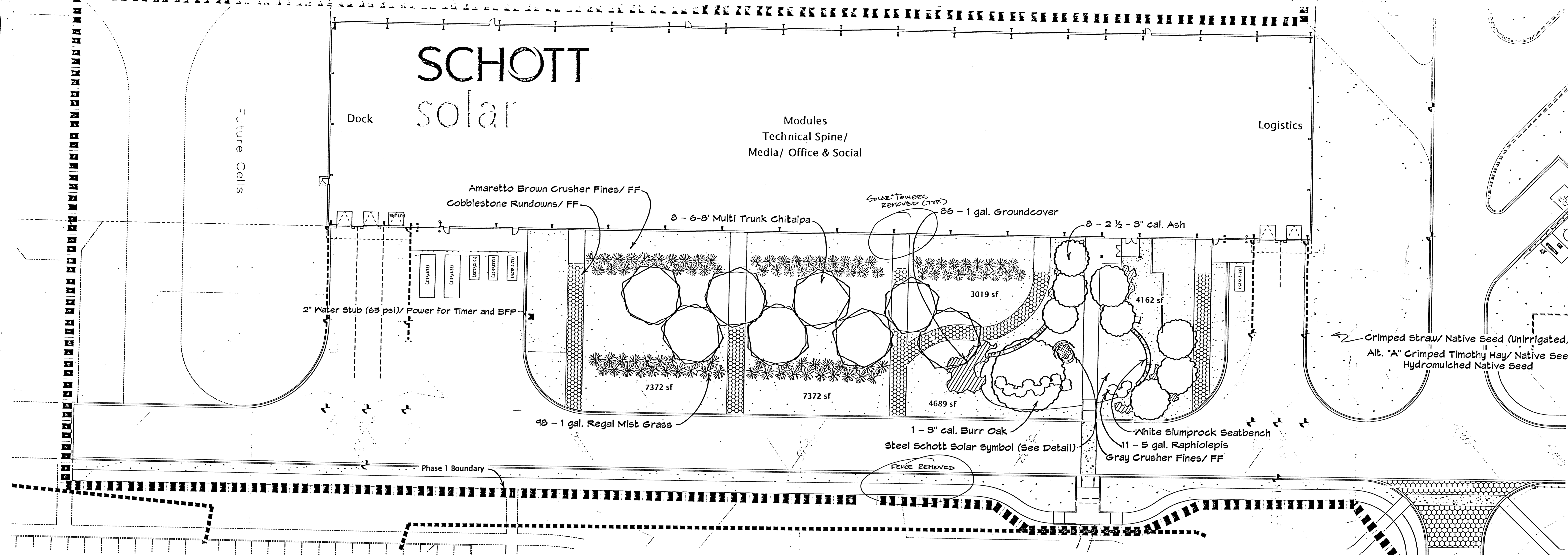
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1006201

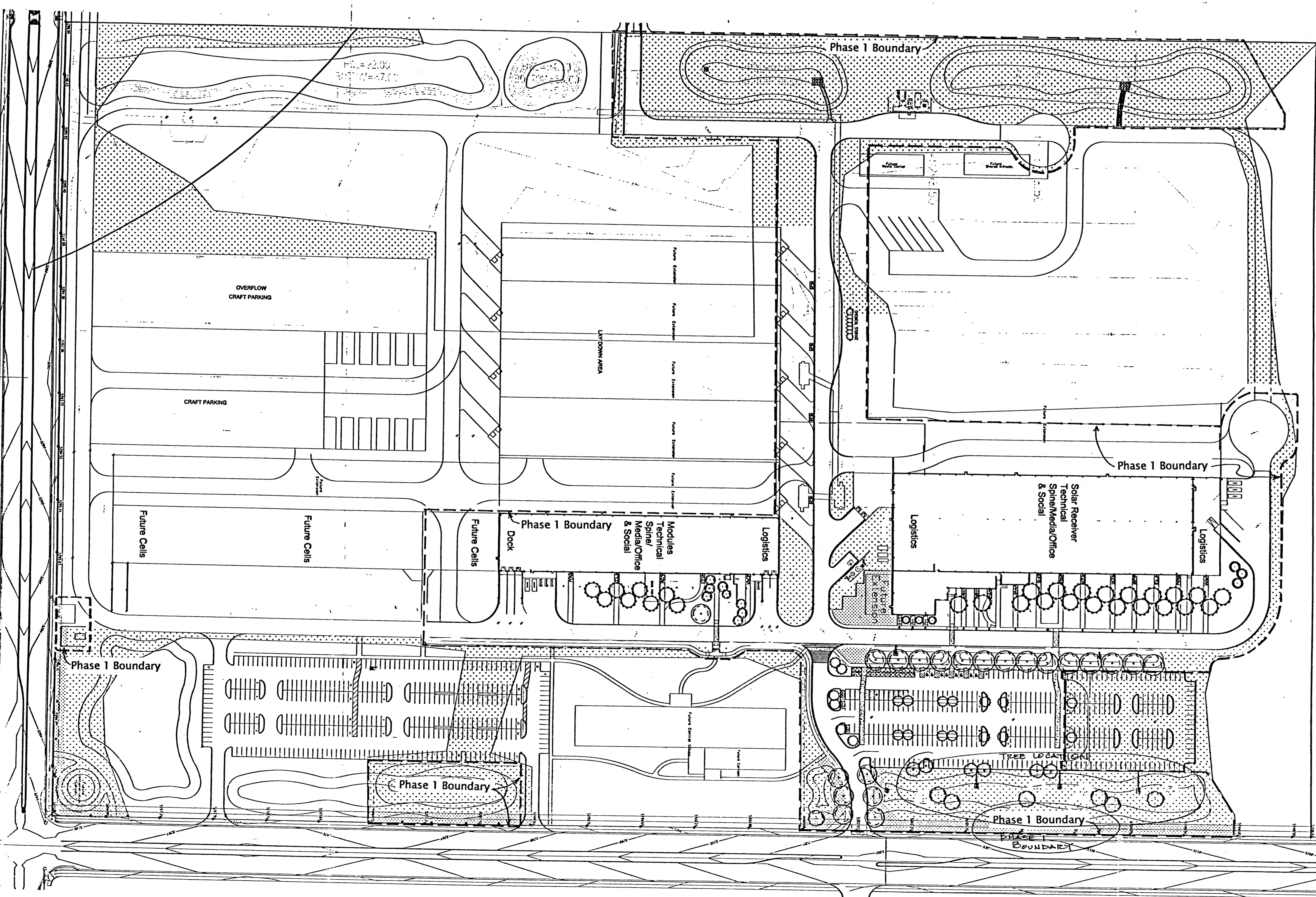
Native Seed Mix (% by Weight)

Indian Ricegrass	18.18%
Galletta	18.18%
Sideoats Grama	18.18%
Blue Grama	27.28%
Sand Dropseed	9.09%
Four-Wing Saltbush	9.09%

REVIEWED & APPROVED
 DATE 2/23/09

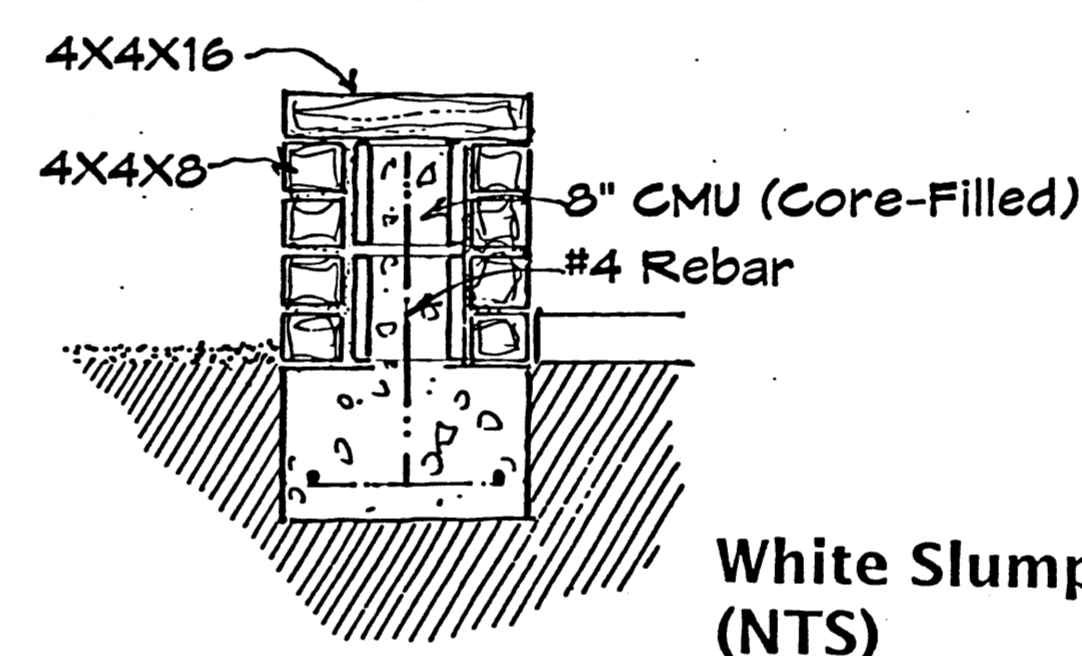


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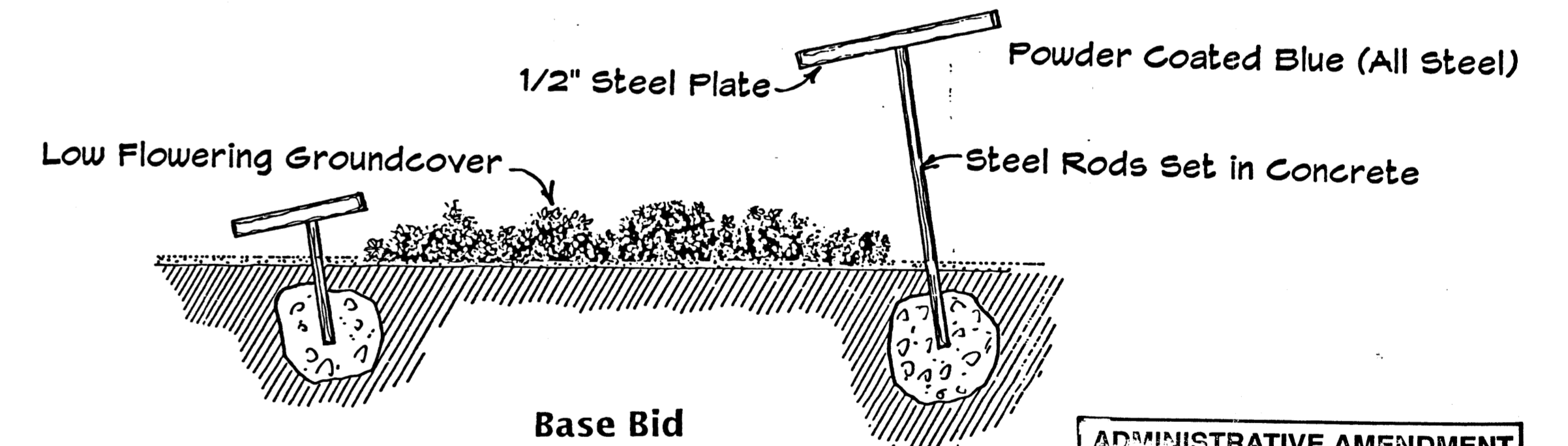


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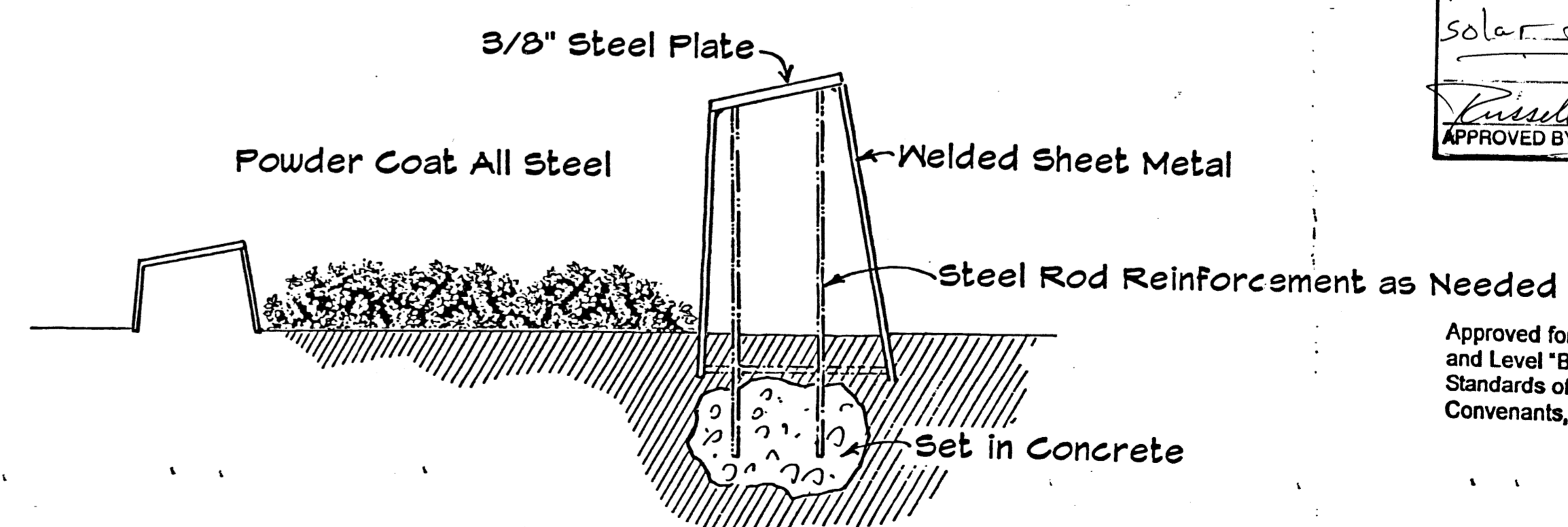
Site Plan



White Slumprock Masonry Seatbench Detail (NTS)



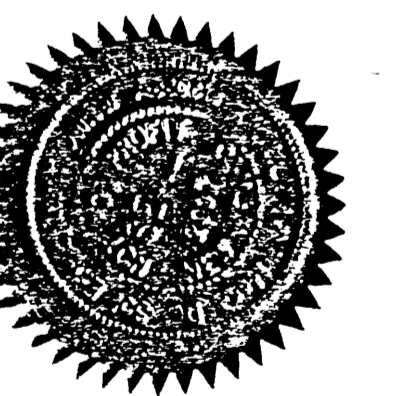
Base Bid



Alternate Upgrade

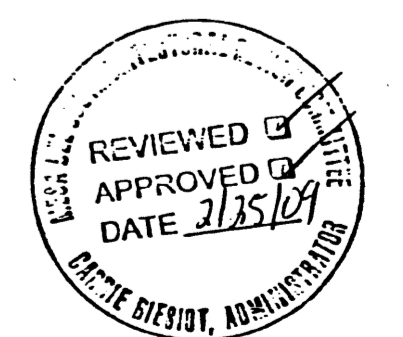
Section: Schott Solar Symbol (NTS)

ADMINISTRATIVE AMENDMENT
 For: OAH/10/19/2019/1006201
 Revised Landscaping and
 Solar Towers removed
 Approved by: *[Signature]*
 APPROVED BY



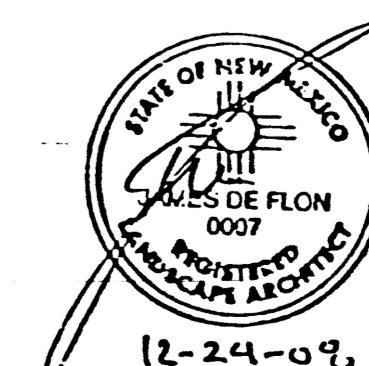
Approved for compliance with PC Zoning Level "A" and Level "B" Plans and compliance with the Design Standards of the Mesa del Sol Employment Center Conventions, Conditions & Restrictions.

Architectural Review Committee
 Mesa del Sol Employment Center
 By: *[Signature]*
 Carrie Biesol, Administrator



The Hilltop
 LANDSCAPE ARCHITECTS & CONTRACTORS

Cont. Lic. #26458
 7909 Edith N.E.
 Albuquerque, NM 87184
 Ph. (505) 898-9690
 Fax (505) 898-7737
 cmj@hilltoplandscaping.com



12-24-08
 Rev. 2/13/09
 Rev. 5/1/09

DRAWING 1 OF 2











PR-2020-004448_SI-2020-00964_Site_Plan_Amendment_Approved_12-16-20 Sheet 1

Final Audit Report

2020-12-22

Created:	2020-12-17
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF9_V655Y6uUSRXaEGDgVDXWTgrXUnbT7

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 Email viewed by Ernest Armijo (eamijo@cabq.gov)


2020-12-17 - 11:15:31 PM GMT- IP address: 143.120.132.57

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Signature Date: 2020-12-17 - 11:16:06 PM GMT - Time Source: server- IP address: 143.120.132.57

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Signature Date: 2020-12-17 - 11:47:54 PM GMT - Time Source: server- IP address: 174.28.126.149

 Email viewed by Kristopher Cadena (kcadena@abcwua.org)

2020-12-22 - 3:25:33 PM GMT- IP address: 142.202.67.2

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Signature Date: 2020-12-22 - 3:42:42 PM GMT - Time Source: server- IP address: 142.202.67.2- Signature captured from device with phone number XXXXXXX9912

 Email viewed by Jolene Wolfley (jwolfley@cabq.gov)

2020-12-22 - 11:51:22 PM GMT- IP address: 97.123.9.11

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Signature Date: 2020-12-22 - 11:52:09 PM GMT - Time Source: server- IP address: 97.123.9.11

 Agreement completed.

2020-12-22 - 11:52:09 PM GMT











PR-2020-004448_SI-2023-00132_Site_Plan_Approved_3-1-23_Sheet_1

Final Audit Report

2023-04-20

Created:	2023-04-14
By:	Leila Shadabi (lshadabi@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAA7R6HfWJCyMLLbrxo9upQgz48c6ZInY

"PR-2020-004448_SI-2023-00132_Site_Plan_Approved_3-1-23_Sheet_1" History

-  Document created by Leila Shadabi (lshadabi@cabq.gov)
2023-04-14 - 4:03:20 PM GMT
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2023-04-14 - 4:13:30 PM GMT
-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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-  Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
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-  Document emailed to Ernest Armijo (eamijo@cabq.gov) for signature
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-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
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-  Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2023-04-14 - 4:13:31 PM GMT
-  Email viewed by Ernest Armijo (eamijo@cabq.gov)
2023-04-14 - 4:19:52 PM GMT
-  Document e-signed by Ernest Armijo (eamijo@cabq.gov)
Signature Date: 2023-04-14 - 4:20:02 PM GMT - Time Source: server
-  Email viewed by Tiequan Chen (tchen@cabq.gov)
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 Agreement completed.

2023-04-20 - 5:54:42 PM GMT

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