

SITE PLAN CHECKLIST

Project #: PR-2022-007805 (Third Submittal);
SP-2025-00084 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Rebekah C. Bellum

Digitally signed by Rebekah Bellum
DN: E=rbellum@pagethink.com, CN=Rebekah Bellum
Date: 2026.02.13 20:10:58-07'00'

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- ✓ 1. Date of drawing and/or last revision
- ✓ 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - N/A 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - N/A 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - N/A 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - N/A 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - N/A 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- ✓ 7. Identify type, location and size of plantings (common and/or botanical names).
 - N/A A. Existing, indicating whether it is to be preserved or removed.
 - ✓ B. Proposed, to be established for general landscaping.
 - ✓ C. Proposed, to be established for screening/buffering.
- ✓ 8. Describe irrigation system – Phase I & II . . .
- ✓ 9. Planting Beds, indicating square footage of each bed
- N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ✓ 11. Responsibility for Maintenance (statement)
- ✓ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ✓ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ✓ 14. Planting or tree well detail
- ✓ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ✓ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ✓ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- ✓ 1. Scale - must be same as Sheet #1 - Site Plan
- ✓ 2. Bar Scale
- ✓ 3. North Arrow
- ✓ 4. Property Lines
- ✓ 5. Existing and proposed easements
- ✓ 6. Building footprints
- ✓ 7. Location of Retaining walls

B. Grading Information

- ✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ✓ 3. Identify ponding areas, erosion and sediment control facilities.
- ✓ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- ✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ✓ B. Distribution lines
- ✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ✓ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ✓ A. Scale
- ✓ B. Bar Scale
- ✓ C. Detailed Building Elevations for each facade
 - ✓ 1. Identify facade orientation
 - ✓ 2. Dimensions of facade elements, including overall height and width
 - ✓ 3. Location, material and colors of windows, doors and framing
 - ✓ 4. Materials and colors of all building elements and structures
 - ✓ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ✓ 1. Site location(s)
- ✓ 2. Sign elevations to scale
- ✓ 3. Dimensions, including height and width
- ✓ 4. Sign face area - dimensions and square footage clearly indicated
- ✓ 5. Lighting
- ✓ 6. Materials and colors for sign face and structural elements.
- ✓ 7. List the sign restrictions per the IDO



PLAN SNAPSHOT REPORT SP-2025-00084 FOR CITY OF ALBUQUERQUE

Plan Type: Site Plan	Project: PR-2022-007805 (PR-2022-007805)	App Date: 10/13/2025
Work Class: Administrative DFT	District: City of Albuquerque	Exp Date: 10/12/2028
Status: Approved	Square Feet: 0.00	Completed: 11/05/2025
Valuation: \$0.00	Assigned To:	Approval Expire Date: 11/03/2032

Description: Site Plan Administrative DFT - resubmittal for Pacific Fusion, known a Project Solis.

Parcel: 101605115947920604	Main	Address: 5501 Watson Dr Se Albuquerque, NM 87106	Main	Zone:
Owner Mario Tjia Home: (203) 848-8889 Business: (203) 848-8889 Mobile: (203) 848-8889	Engineer or Architect Josh Lutz 7500 Jefferson St, Albuquerque New Mexico 87109 Albuquerque, NM 87109 Business: (505) 923-3306	Applicant Jessica Lawlis 7601 Jefferson St NE Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700 Mobile: (505) 659-2674	Applicant Rebecca Shank 7601 Jefferson NE Suite 100 Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700 Mobile: (575) 921-3051	
Engineer or Architect Jeremy Shelton 7601 Jefferson St NE Suite 100 Suite 100 Albuquerque, NM 87109 Business: (505) 238-9848	Agent Rebekah Bellum 6501 Americas Parkway NE Suite 700 Suite 700 Albuquerque, NM, 87110, NM 87110 Business: (505) 456-5585 Mobile: (505) 514-3549			

Plan Custom Fields

Existing Project Number	PR-2022-007805, DFT 10-1-25	Existing Zoning	PC - Planned Community	Number of Existing Lots	1
Total Area of Site in Acres	17.0436	Site Location Between Streets	Off Circle Ave SE approximately Turning Dr SE	Case History	PR-2022-007805, DFT 10-1-25 and FP-2025-00004 Mesa del Sol Text Amendment
Number of Signs	1	Building Size (Sq. Ft.)	225795	Total Number of Dwelling Units	0
Lot and/or Tract Number	J	Total Gross Square Footage	0	Block Number	0000
Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK II	Legal Description	TR J BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21	Existing Zone District	PC
Zone Atlas Page(s)	R-16, Q-16	Acreage	17.0436	Calculated Acreage	17.0434
Council District	6	Community Planning Area(s)	Mesa del Sol	Development Area(s)	Change
Current Land Use(s)	15 Vacant	Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area	Center Type	Employment
IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air Space Protection

PLAN SNAPSHOT REPORT (SP-2025-00084)

	Sub-area, Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)	Pre-IDO Zoning District PC
Pre-IDO Zoning Description	EMPLOYMENT CENTER	FEMA Flood Zone	X	Are you asking for a deviation?
Total Gross Square Footage3	0	Total Gross Square Footage4	225795	Credit Multiplier6
Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4	Spaces Credited Towards Minimum Required
Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0	Credit Multiplier2
Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1	Spaces Credited Towards Minimum Required2
Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0	Total Gross Square Footage
Total Gross Square Footage2	0			

Type of Hold	Created By	Date Created	Hold Origin	Comments	Active
Contact Soft Hold	James Perez	04/11/2025 10:21	Shelton, Jeremy	Please receive and add the contractor to the permit before issuance.	No

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Rebecca_Shank_10/13/2025.jpg	10/13/2025 16:41	Shank, Rebecca		Uploaded via CSS
Archaeological Certificate-2025-10-13-10. Certificate of No Effect - CoA_PR-2022-007805signed_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Architectural Review Committee Approval Letter-2025-10-21-Solis ARC Approval Letter_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Copy of Official Notice of Decision-04.FP-2025-00004_Mesa Del Sol_Text Amendment_NoD-2025-10-13_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Form SP - Pre-Approvals-2025-10-13-Form SP-ProjectSolis_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Infrastructure List-2025-10-13-DRAFT-InfrastructureList_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Justification Letter-2025-10-13-DFT-JustificationLetter_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Letter of Authorization from Property Owner-2025-10-13-08.LOA_Chirisa_MDS_Executed_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Other-Misc Documents-2025-10-13-02.5 Fire 1 APPROVED Site Plan-2025-09-26-ProjectSolisFire1Revised2_v5 (1)_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online	
Other-Misc	11/05/2025 13:35	Shank, Rebecca	Available Online	

PLAN SNAPSHOT REPORT (SP-2025-00084)

Documents-2025-10-13-02.7. Solid
Waste Approval - 2025 09 16-Project
Solis SDP and Details_v1.pdf

Other-Misc Documents-2025-10-13-Approved G&D R16DA1001-HYD-25-339-appr_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Other-Misc Documents-2025-10-13-Project Solis DFT- Resubmittal Letter_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Other-Misc Documents-2025-10-21-R16DA1001_Pr oject Solis_TIS_Apr_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Other-Misc Documents-2025-10-27-Project Solis DFT Drawings_Compiled 10.22.25 - Final_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Proposed Site Plan-2025-10-13-Project Solis DFT Drawings_Compiled 10.13.25_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Public Notice-2025-10-13-12. ONC - no NA - Solis_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Sensitive Land Site Analysis-2025-10-13-06. Sensitive Lands_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Sign Posting Agreement-2025-10-13-11. SignPostingAgreement_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Site plan checklist_Signed_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Traffic Circulation Layout (TCL) -2025-10-13-02.4_R16DA1001_Concep tual_TCL_Approval_Letter_v1.pdf	11/05/2025 13:35	Shank, Rebecca	Available Online
Zone Atlas Map-2025-10-13-01. ProjectSolisSite_R-16_ZoneAtlasMaps_ v1.pdf	11/05/2025 13:35	Shank, Rebecca	Internal Only
PR-2022-007805_SP-2025-00084_IL_A pproved_Signed.pdf	11/05/2025 13:36	Rodenbeck, Jay	Available Online Signed IL
PR-2022-007805_10-29-25_Notice_of_ Decision_DFT.pdf	12/03/2025 10:04	Rodenbeck, Jay	Available Online NOD

Note	Created By	Date and Time Created
1. Completed	Renee Zamora	10/14/2025 15:45
2. IDO – 2025 * Approved with conditions	Yolanda Montoya	11/06/2025 9:53

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00053958	Technology Fee	\$36.40	\$36.40
	Site Plan Administrative Application Fee	\$385.00	\$385.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$50.00
	Posted Sign Fee	\$10.00	\$10.00
	Published Notice Fee	\$75.00	\$75.00
	Total for Invoice INV-00053958	\$556.40	\$556.40
	Grand Total for Plan	\$556.40	\$556.40

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	10/22/2025	Site Plan

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			
Application Intake v.1			

PLAN SNAPSHOT REPORT (SP-2025-00084)

Check for Threshold and Assign Case v.1	Generic Action	10/16/2025	8:00		
Associate Project Number v.1	Generic Action	10/16/2025	8:00		
Screen for Completeness v.1	Generic Action	10/16/2025	8:00		
Sign Posting v.1	Generic Action	10/16/2025	8:00		
Verify Payment v.1	Generic Action	10/16/2025	8:00		
Application Review v.1		10/16/2025	8:01		
DFT Meeting v.1	Hold Meeting	10/16/2025	8:01	10/16/2025	8:02
Site Plan Administrative Application DFT v.1	Receive Submittal				
Notice of Decision v.1					
Upload Notice of Decision v.1	Generic Action				
Add in Conditions of Approval v.1	Generic Action				
Linked Applications v.1					

13 February, 2026

Development Facilitation Team
City of Albuquerque
600 2nd St. NW
Albuquerque, NM, 87102

Re: Project Solis —Tract J Bulk Land Plat for Mesa del Sol Innovation Park II (101605115947920604)
Project No: PR-2022-007805 (Third Submittal); SP-2025-00084
EPC Plan No: FP-2025-00004

Dear Development Facilitation Team,

On behalf of Project Solis, Stantec Architecture Inc. respectfully submits this supplemental submission of minor design revisions for final DFT review and approval. The proposed substitutions adhere to the preliminary approvals and findings stated in the EPC *Official Notice of Decision*, dated Aug. 21, 2025 (Plan# FP-2025-00004), and remain in full compliance with the City of Albuquerque IDO codes and regulations. The following revisions have been submitted concurrently to Mesa Del Sol ARC for Step II amendment review and approval.

All compliance with IDO requirements as noted in the Justification Letter submitted by Dekker, dated September 22, 2025, as well as Applicant Responses to Staff Comments as noted in the Resubmittal Letter submitted by Dekker, dated October 13, 2025 still apply for the current supplemental submission. Below is an overview of the minor design revisions to the site plan.

Overview of Design Revisions:

Below is an overview of the design and drawing revisions associated with the substitution request.

Overall Building – The drawings have been revised to reflect new, relocated or removed openings, including, man doors, overhead doors, and windows. At the high bay, windows have been removed between grids 2 & 7. The revised design remains congruent with the originally approved design, and compliant with all code and zoning requirements.

CUB Facility – The drawings have been revised to reflect the expansion of the CUB facility at the southwest corner of the building, at grid lines A1 thru B4.2. The expansion increases the gross floor area (GFA) from 225,795 sf. to 239,464 sf. a (6% increase). The height of the CUB facility walls also increased from 45' to 54', and equipment screening has been added around the perimeter of the CUB roof to screen rooftop equipment.

Overall Site Plan – The following revisions have been made to the site design and associated drawings. Based on the total site area of 17.04 acres, 1.67 acres have been impacted by these design revisions – a change of 9.8%. Overall parking increased from 271 spaces to 302 spaces, an increase of 7%. The overall site design was minorly modified to accommodate the larger CUB Facility.

Mechanical & Electrical Equipment Yards – Due to the expansion of CUB, the adjacent site tank yard has been reconfigured. The impervious area, landscaping, fencing and sidewalks at and around the tank yard were affected by this reconfiguration.

Parking Configuration – Parking has been adjusted around the tank yard, and in various locations throughout the site. Additional parking aisles have been added along the western edge of the site, and near the southeast corner of the building. The overall parking count has increased 7%, to 302 spaces.

Loading Ramps at Building – The two truck loading ramps previously shown at the south of the building have been adjusted and increased in size. Two additional truck loading ramps have also been added to the east side of the building.

Trash Enclosure – The trash enclosures have been slightly relocated east, outside of the proposed secure fence line. The capacity of enclosures increased from 4 dumpsters to 6, while the size of the enclosures remains in accordance with City of Albuquerque design standards.

Site Lighting – The site lighting has been adjusted to match the minor modifications to the overall site design.

Landscape – Landscape has been reconfigured based on changes to site parking and hardscape. Plant species and coverage remain compliant with City of Albuquerque IDO standards and regulations and Mesa del Sol ARC development guidelines.

Please feel free to contact us if you have any questions or need clarifications.

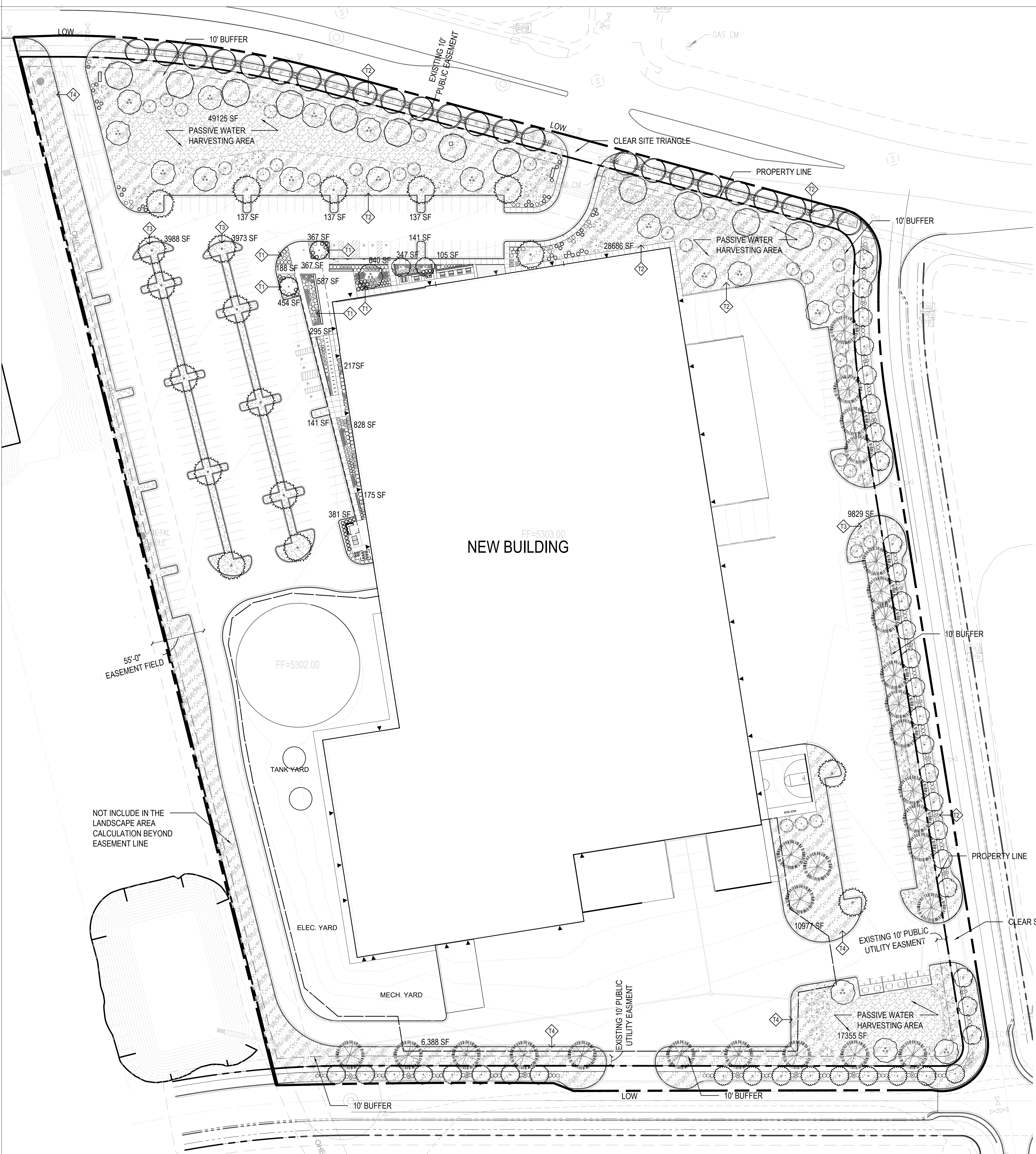
Sincerely,



Rebekah Bellum, AIA, NCARB
Senior Architect

CC:

Attachments:



LANDSCAPE AREA CALCS:

LOT AREA TOTAL: 17 ACRES = 740,520 SF
AREA OF LOT COVERED BY BUILDINGS = 242,000 SF
NET SITE AREA = 498,520 SF

EMPLOYMENT CENTER REQUIRED LANDSCAPE:
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 74,778 SF
PROVIDED LANDSCAPE AREA = 134,852 SF = 27%

REQUIRED VEGETATIVE COVERAGE (CITY OF ALBUQUERQUE GUIDELINE):
REQUIRED COVERAGE = 75% OF PROVIDED LANDSCAPE AREA = 114,855 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE = 25% OF TOTAL LANDSCAPE COVERAGE = 43,456 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE = 12,103 SF
TREE CANOPY COVERAGE = 151,269 SF
PROVIDED TOTAL LANDSCAPE COVERAGE = 163,372 SF

STREETSCAPE: 70 STREET TREES AND 234 SHRUBS PROVIDED

UNDERSTORY LANDSCAPE COVERAGE (MESA DEL SOL GUIDELINE):
TYPE 1: ENTRANCES & COMMON AREAS = 85% COVERAGE PROVIDED
TYPE 2: FRONTAGE & PRIMARY FACADES = 60% COVERAGE PROVIDED
TYPE 3: SURFACE PARKING = 60% COVERAGE PROVIDED
TYPE 4: PERIMETER & LOADING AREAS = 60% COVERAGE PROVIDED

PLANT LIST

TREE

SYMBOL	SYMBOL	BOTANICAL NAME / COMMON NAME
	JUN SIN	JUNIPERUS MONOSPERMA / ONESEED JUNIPER
	PIN ELD	PINUS ELDARICA / AFGHAN PINE
	PIN ITA	PINUS PINEA / ITALIAN STONE PINE
	PRO MAV	PROSOPIS GLANDULOSA / MAVERICK / MAVERICK THORNLESS HONEY MESQUITE
	QUE FUS	QUERCUS FUSIFORMIS / TEXAS LIVE OAK
	ULM PAR	ULMUS PARVIFOLIA / LACEBARK ELM

STREET TREE

	CER TXA	CERCIS CANADENSIS TENXENSIS / TEXAS REDBUD
	GYM KEN	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
	PIS CHI	PISTACIA CHINENSIS / CHINESE PISTACHE

SHRUB

	ATR CAN	ATRIPEX CANESCENS / FOURWING SALT BUSH
	BAI MU2	BAILEYA MULTIRADIATA / DESERT MARIGOLD
	DAS TEX	DASYLIRION TEXANUM / TEXAS SOTOL
	DAS WHE	DASYLIRION WHEELERI / GREY DESERT SPOON
	EPI HUM	EPILOBIUM CANUM / CALIFORNIA FUCHSIA
	FES ELJ	FESTUCA GLAUCA / ELIJAH BLUE / ELIJAH BLUE FESCUE
	MUH DUB	MUHLENBERGIA DUBIA / PINE MURLY
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS
	OPU ELL	OPUNTIA CACANAPA / ELLISIANA / SPINELESS PRICKLY PEAR
	PEN KRS	PENNISETUM ORIENTALE / KARLEY ROSE / KARLEY ROSE FOUNTAIN GRASS
	RHU GR2	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	YUC BRI	YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE

STONE MULCH

	GRAVEL SMALL	SANTA FE BROWN CRUSHER FINE MULCH OVER FILTER FABRIC, 3" DEEP
	GRAVEL LARGE	2-4" SANTA FE BROWN OVER FILTER FABRIC, 4" DEEP

PLANTING NOTES:

- FOR SPECIES AND SPACING, SEE PLANTING SCHEDULE
- MULCH ALL LANDSCAPE AREAS. SANTA FE BROWN CRUSHER FINE ROCK MULCH SHALL BE THE PRIMARY MULCH USED IN THE LANDSCAPE STRIPS BETWEEN STREET CURBS AND WALKS. THE MINIMUM ALLOWABLE MULCH DEPTH FOR ALL MULCHES IS 3", EXCEPT AT PLANT CENTERS WHERE THE MAXIMUM ALLOWABLE DEPTH IS 1".
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- MINIMUM PLANT SIZES: DECIDUOUS STREET TREES 2 1/2" CALIPER OR 40" BOX EVERGREEN TREES 6" IN HEIGHT AT INSTALLATION. SHRUBS - SLOW GROWING 5 GALLON, FAST GROWING MATURE SIZE 1-2 YEARS - 1 GALLON, GRASSES-1 GALLON, ACCENTS/ SUCCULENTS 1 GALLON, PERENNIALS-1 GALLON, VINES-1-GALLON.
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE.
- AREA DISTURBED DURING CONSTRUCTION, INCLUDING AREA NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.

IRRIGATION NOTES:

- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWA LEGISLATION AND ORDINANCES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.

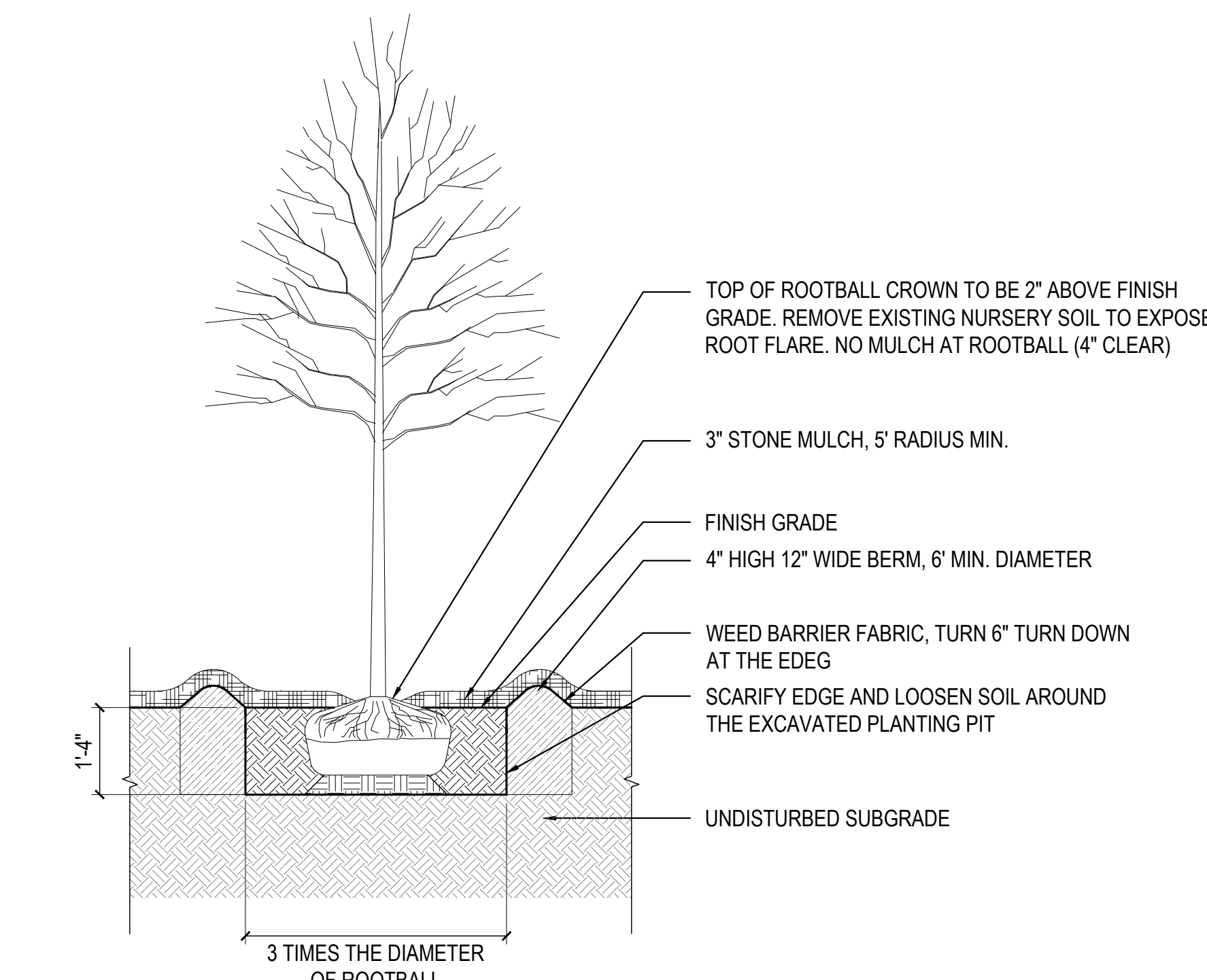
1 LANDSCAPE PLAN
Scale: 1"=50'-0"

KEYS

	TYPE 1: ENTRANCE AND COMMON AREA
	TYPE 2: STREET FRONTAGE, PRIMARY BUILDING FACADE
	TYPE 3: SURFACE PARKING LOTS
	TYPE 4: PERIMETER AND LOADING AREAS

LEGEND

	LIMIT OF WORK
	PROPERTY LINE
	BUILDING ENTRANCE



2 TREE PLANTING DETAIL
Scale: 1/2" = 1'-0" SECTION

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Project Solis
Mesa Del Sol Innovative Park, Track J
Albuquerque, NM 87105

31022534 Sds
MM AH

DFT SUBMISSION
13 FEB 2026

LANDSCAPE PLAN



08 January, 2026

City of Albuquerque Planning Department
600 Second St. NW
Albuquerque, NM, 87102

Re: Letter of Authorization — Project Solis
Tract J, Mesa del Sol Employment Center

To whom it may concern,

I hereby authorize Stantec Architecture Inc. and Bohannon Huston, Inc. to act as our designated agents in all matters related to development approvals for Tract J, a 17-acre +/- property located at the southwest corner of Crick Crossing and Watson Drive in the Mesa del Sol Employment Center in Albuquerque, NM.

This authorization includes, but is not limited to, the preparation, submission, and representation of applications and associated documentation before City of Albuquerque approval bodies in connection with Project Solis. These bodies include, but are not limited to, the Environmental Planning Commission (EPC), the Development Facilitation Team (DFT), and the Development Hearing Officer (DHO).

Stantec Architecture Inc. and Bohannon Huston, Inc. are authorized to coordinate with City of Albuquerque staff, attend hearings and meetings, and submit any forms, materials, or revisions required as part of the approval process.

If you have any questions regarding this authorization, please contact me directly.

Sincerely,

DocuSigned by:


Jean-Charles Caillère

EVP Business Development and Site Selection

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

1/28/2026

Joshua Lutz, P.E.
Bohannan Huston Inc.
7500 Jefferson St. NE Courtyard I
Albuquerque, NM 87109

**RE: Project Solis
Mesa Del Sol Innovation Park II, TRACT J
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 1/27/2026
Hydrology File: R16DA1001
Case #: HYDR-2025-00339**

Dear Mr. Lutz:

PO Box 1293

Based upon the information provided in your submittal received 1/27/2026, the revised Conceptual Grading & Drainage Plan **is approved** for Grading Permit and Site Plan approvals.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

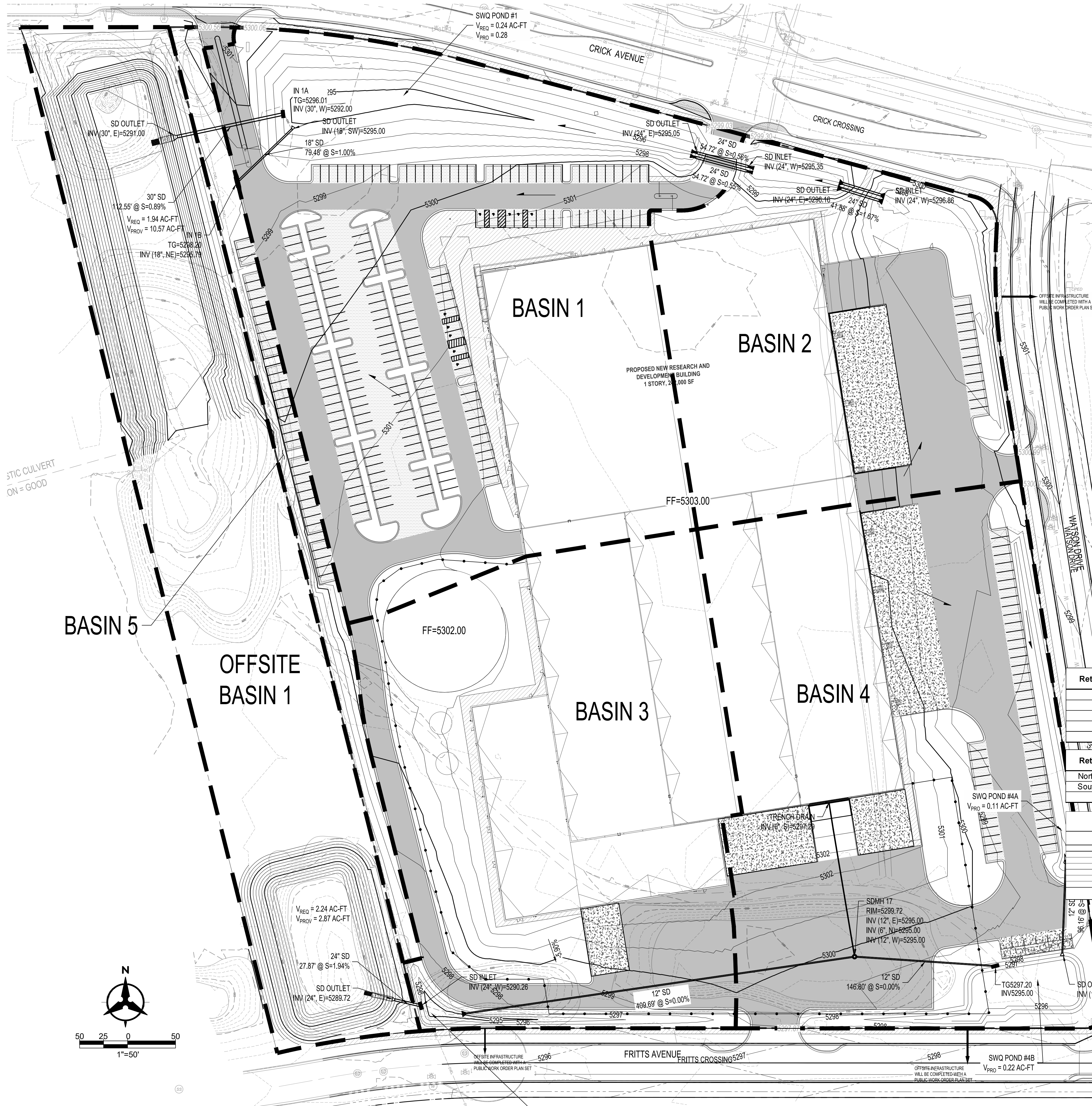
NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3695 or tchen@cabq.gov.

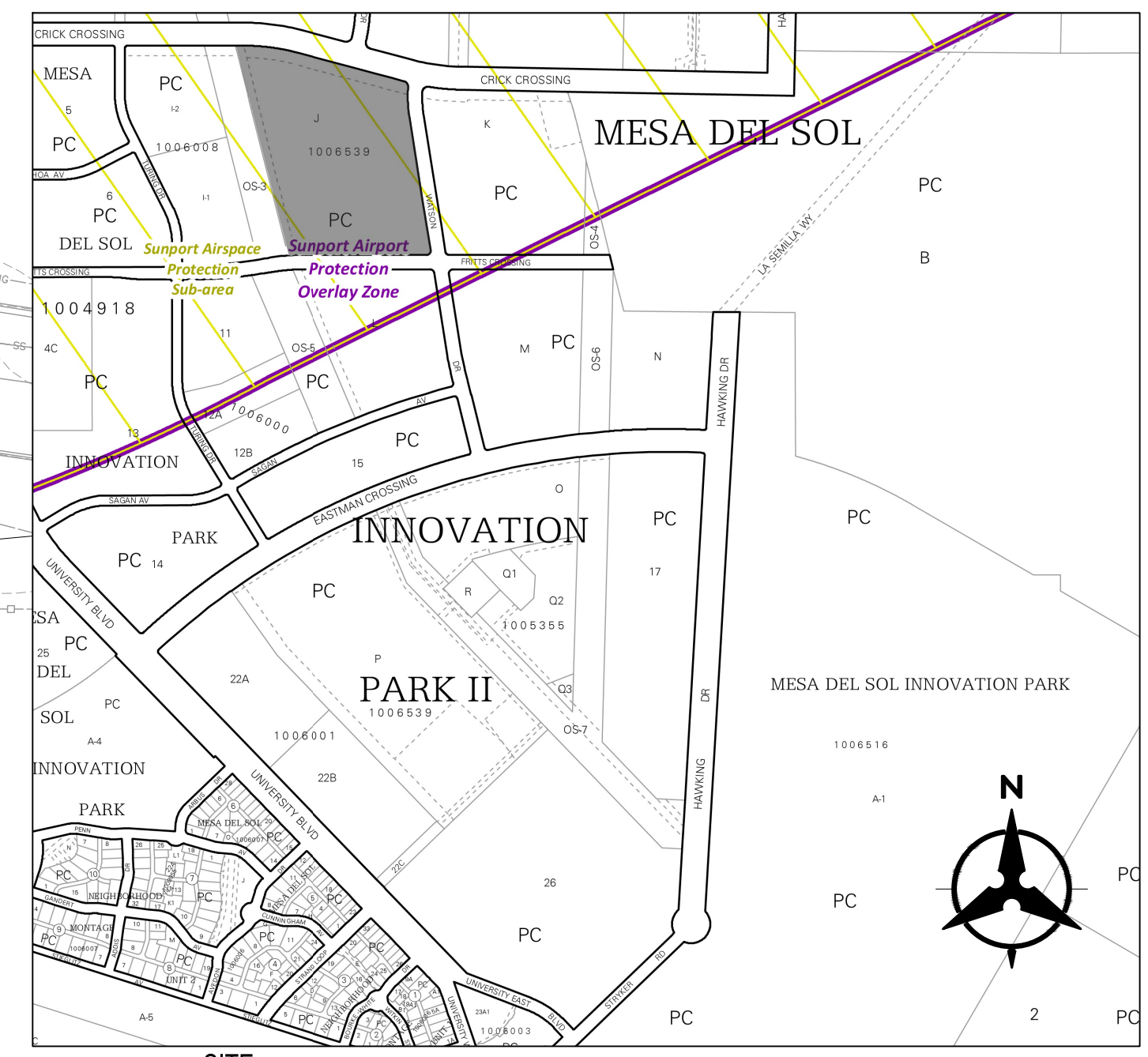
Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



VICINITY MAP

N.T.S.



National Flood Hazard Layer FIRMette

FEMA



N.T.S.

Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)	Pond Bottom (ft)	SWQ WSEL
Pond 1	Basin 1 & Basin 2	0.24	0.28	5294.00	5296.00
Pond 3	Basin 3 & Basin 4	0.02	0.02	5295.00	5296.00
Pond 4A	Basin 3 & Basin 4	0.29	0.11	5295.10	5296.00
Pond 4B*	Basin 3 & Basin 4	0.22	0.22	5294.20	5296.00
TOTAL		0.53	0.63		

Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)	Pond Bottom (ft)	WSEL
North Regional Pond	Basin 1 & Basin 2	1.94	10.57	5284.00	5294.00
South Regional Pond	Basin 3 & Basin 4	2.24	2.87	5286.00	5294.00
TOTAL		4.18	13.4		

Project Sizing Basin Data Table

This table is based on page 8-10 of the DPM, Zone 2

Basin ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages			Q(100yr) (cfs)	Q(100yr) (inches)	V(100yr) (CF)	V(100yr) (CF)	V(100yr) (CF)	V(100yr) (CF)	SWQV (CF)	
			A	B	C								D
SITE													
Offsite Basin 1	163248	3.7	0.0%	0.0%	100.0%	0.0%	3.1	11.4	0.0	1407.2	1407.2	0.3	0
Basin 1	227392	5.2	0.0%	0.0%	28.9%	11.7%	4.0	29.8	2.0	3702.6	4228.7	1.3	6797
Basin 2	118471	2.7	0.0%	0.0%	27.1%	72.9%	4.0	10.9	2.0	1982.2	2187.0	0.7	3630
Basin 3	172822	4.0	0.0%	0.0%	20.3%	79.7%	4.1	18.2	2.1	2974.4	3315.1	1.0	5730
Basin 4	194817	4.5	0.0%	0.0%	18.0%	84.0%	4.1	18.5	2.1	3448.8	3853.9	1.2	6918
Basin 5	27919	0.6	0.0%	0.0%	97.6%	2.5%	3.1	2.0	1.1	2471	2488	0.1	29
SITE SUBTOTAL	905,669	20.79	-	-	-	-	79.76	13745.5	151,347	198,733	4.56	23,003	

BENCH MARKS

ENGINEER'S SEAL



AS-BUILT INFORMATION

BY	CONTRACTOR	DATE	DATE	DATE	DATE	DATE
	WORK					
	STAMPED BY					
	MADE BY					
	ACCEPTANCE BY					
	FIELD					
	VERIFICATION BY					
	DRAWINGS					
	CORRECTED BY					

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN

DESIGNED BY	CHECKED BY	DRAWN BY
JN	JL	JN

Bohannon & Huston
www.bhinc.com 800.877.5332

CONCEPTUAL DRAINAGE PLAN

Tue, 27-Jan-2026 8:13 am. Plotted by: JLUTZ
P:\20260075\CDP\Plans\General\20260075_Proposed_Basins_Exhibit.dwg

Sign Posted at Project Solis Site



Sign Posted at Project Solis Site





PROJECT

Project Solis

Mesa Del Sol Innovation Park II, Tract J
Albuquerque, NM 87105

PROJECT NUMBER

31CM25034,
400401013

CLIENT



Pacific Fusion

6082 Stewart Ave, Fremont, CA 94538



Page Southerland Page, Inc.

250 Montgomery Street
Suite 1400
San Francisco, CA 94104
pagethink.com

TEL 415 249 0130

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Albany / Albuquerque / Atlanta / Austin / Boston / Charleston / Dallas / Denver /
Dubai / Houston / Los Angeles / Mexico City / New York City / Orlando / Phoenix /
Raleigh / Richmond / San Antonio / San Francisco / Tampa / Washington DC

ORIGINAL ISSUE

DFT SUBMISSION

13 FEB 2026

CONSULTANT TEAM

ARCHITECT
Stantec Architecture, Inc.
6501 Americas Parkway NE
Suite 700
Albuquerque, NM 87110
505.456.5584

MEP ENGINEERS
Meysers + Engineers
98 Battery Street
Suite 500
San Francisco, CA 94111
415.432.8102

LANDSCAPE ARCHITECTS
Stantec Architecture, Inc.
250 Montgomery Street
Suite 1400
San Francisco, CA 94104
415.882.9500

WIND ENGINEERING
CPP Wind Engineering Cnslt.
7365 Greendale Rd.
Suite 1400
Windsor, CO 80550
970.221.3371

TECH/SECURITY/ LOW VOLTAGE
HMA Consulting
5010 Wright Road
Suite 150
Stafford, TX 77477
832.944.6020

STRUCTURAL ENGINEERS
Thronton Tomasetti
235 Montgomery Street
Suite 1050
San Francisco, CA 94104
415.365.6902

CIVIL ENGINEER
Bohannon Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, NM 87109
505.823.1000

LIFE SAFETY
Jenson Hughes, Inc.
10170 Church Ranch Way
Suite 200
Westminster, CO 80021
720.547.9749

EMI/EMF ENGINEER
ETS-Lindgren
Lewes, DE 19958
630.912.1030

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CONSULTANT TEAM

ARCHITECT Stantec Architecture, Inc. 6501 Americas Parkway NE Suite 700 Albuquerque, NM 87110 505.456.5584	MEP ENGINEERS Moynihan + Engineers 98 Battery Street Suite 500 San Francisco, CA 94111 415.432.8102
STRUCTURAL ENGINEERS Thornton Tomasetti 235 Montgomery Street Suite 1000 San Francisco, CA 94104 415.365.8902	CIVIL ENGINEER Bohannon Huston, Inc. 7500 Jefferson Street, NE Albuquerque, NM 87109 505.823.1000
LANDSCAPE ARCHITECTS Stantec Architecture, Inc. 250 Montgomery Street Suite 1400 San Francisco, CA 94104 415.882.9000	LIFE SAFETY Jensen Hughes, Inc. 10170 Church Ranch Way Suite 200 Westminster, CO 80021 720.547.9749
WIND ENGINEERING CPP Wind Engineering Cnsl. 7365 Greenwood Rd. Windsor, CO 80550 970.221.3371	EM/IEF ENGINEER ETS-Lindgren Lewis, DE 19958 603.912.1030

TECHNICAL/LOW VOLTAGE
HMA Consulting
5010 Wright Road
Suite 150
Stafford, TX 77477
832.944.6020

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADI ARE 7' UNLESS OTHERWISE NOTED.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, AND PLANTINGS BETWEEN 7' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- TYPICAL ONSITE PARKING SPACE 9'x18' UNLESS NOTED OTHERWISE.

KEYED NOTES

NUMBER	DESCRIPTION
A2	LABEL "MC" AT THE BACK OF 4'x10' MOTORCYCLE SPACES
A3	MOTORCYCLE PARKING ONLY SIGN. SEE DETAIL 11A5502
A4	HC PARKING SIGN. SEE DETAIL 7A5502
A5	HC PARKING SIGN. SEE DETAIL 10A5502
A6	DIRECTIONAL ARROW TYP.
A7	CONCRETE SIDEWALK. SIDEWALK WIDTH VARIES. SEE DETAIL 6A5501
A8	ASPHALT PAVING. SEE CIVIL
A9	CROSS WALK STRIPING 3"X6"X32"
A10	PIPE BOLLARD. SEE DETAIL 7A5501
A11	BLDG OVERHEAD. SEE ARCH
A12	FIRE HYDRANT. SEE CIVIL
A13	WATER STORAGE TANK. SEE CIVIL
A14	OIL STORAGE TANK. SEE CIVIL
A15	ACCESSIBLE CURB RAMP. SEE DETAIL 6A5502 OR 13A5502
A16	CONCRETE CURB AND GUTTER. SEE CIVIL
A17	REFUSE/SOLID WASTE ENCLOSURE. SEE DETAIL 11A5501
A18	LOADING ZONE
A19	ELECTRICAL SERVICE AREA
A20	BIKE RACK (2 SPACES). SEE DETAIL 5A5502
A21	4" WHITE STRIPE TYP.
A22	MONUMENT SIGN
A23	8" HIGH ORNAMENTAL STEEL SECURITY FENCE WITH VEHICULAR AND MAINTENANCE GATES. COLOR: BLACK
A24	EV CHARGING STATION
A25	CONCRETE CURB AND GUTTER PER CITY STANDARD DETAIL 2415A
A26	PERPENDICULAR CURB RAMP PER CITY STANDARD DETAIL 2443
A27	PARALLEL CURB RAMP PER CITY STANDARD DETAIL 2442
A28	SIDEWALK PER CITY DETAIL 2430
A29	SHADE CANOPY WITH OUTDOOR SEATING FURNITURE AT OUTDOOR AMENITY SPACE
A30	POLE MOUNTED LIGHT FIXTURE ON CONCRETE BASE
A31	BUILDING MOUNTED LIGHT FIXTURE
A32	EXTERIOR STAIR

PROJECT DATA

LOT AREA TOTAL: 17 ACRES = 740,520 SF
AREA OF LOT COVERED BY BUILDING: 239,464 SF (239,464 GFA) THIS NUMBER IS USED TO CALCULATE NET LOT.
USABLE OPEN SPACE: N/A
PARKING CALCULATION (DO TABLE 5-5-1)
 RESEARCH AND TESTING FACILITY: 239,464 SF, 1.5 SPACES PER 1,000 GFA
 PARKING REQUIRED (BEFORE AVAILABLE PARKING REDUCTIONS) = 360 SPACES
EV PARKING REQUIRED = 18 SPACES
 EV PARKING PROVIDED = 18 SPACES
 MOTORCYCLE PARKING REQUIRED = 8 SPACES (DO TABLE 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 8 SPACES
 BICYCLE PARKING REQUIRED = 36 SPACES (DO TABLE 5-5-5)
 BICYCLE PARKING PROVIDED = 36 SPACES
AVAILABLE PARKING REDUCTIONS (DO 5-5(C)(6))
 ELECTRIC VEHICLE CHARGING STATION PARKING REDUCTION = 18 EV SPACES
 (1 24'x9' EV CHARGING STATION = 2 SPACES) = 36 SPACES
ON STREET PARKING REDUCTION = 52 SPACES ON-STREET
 (1 ON STREET SPACE = 1/2 SPACE) = 26 SPACES
TOTAL PARKING REDUCTION = 62 SPACES
 TOTAL PARKING REQUIRED = 360 SPACES - 62 SPACES = 298 SPACES
 TOTAL PARKING PROVIDED = 308 SPACES
 (INCLUDING 10 ADA SPACES)

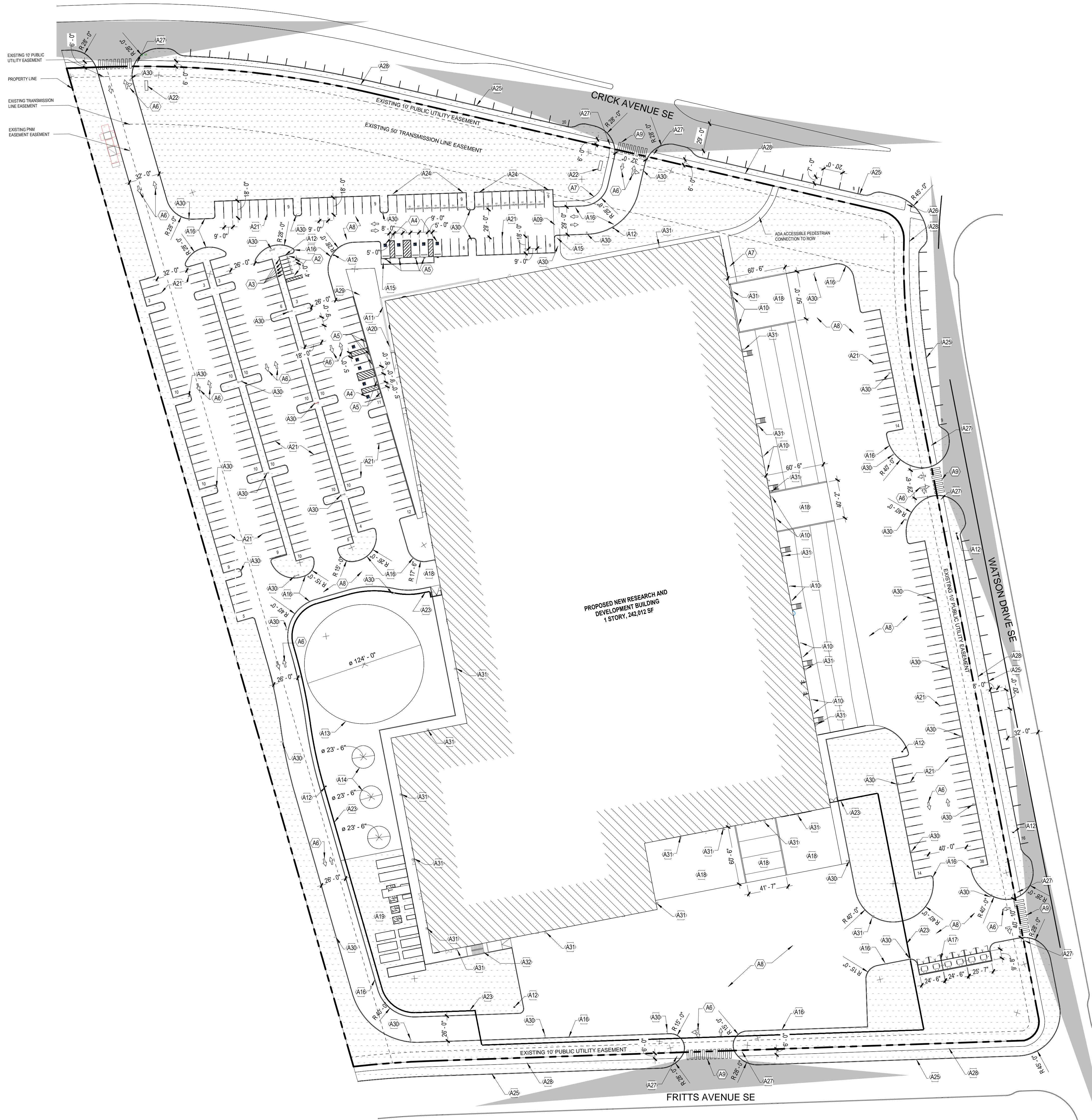
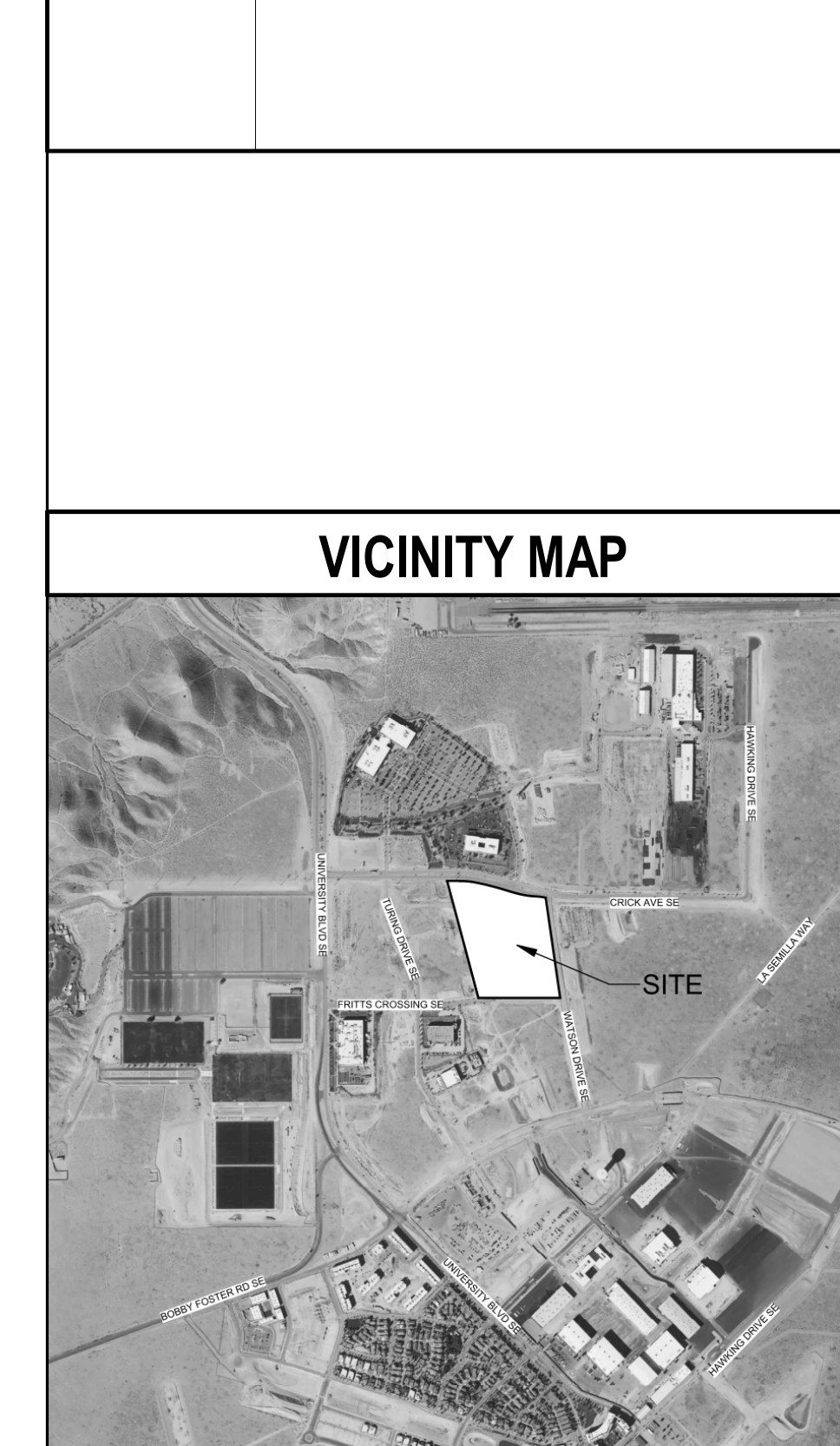
PROJECT DATA - TOTALS

ZONING: PC - PLANNED COMMUNITIES
LEGAL DESCRIPTION:
SITE AREA TOTAL: 17 ACRES = 740,520 SF
DD ZONE ATLAS:
SETBACKS (MIN/MAX): FRONT 0'11"00", SIDE 10'11"00", REAR 10'
BUILDING INFORMATION: HEIGHT/OCCUPANCY/CONSTRUCTION TYPE
 RESEARCH AND DEVELOPMENT BUILDING 1107' F-1 & B IIB
MAY HEIGHT ALLOWED: 80 FT, CURRENTLY SEEKING EPC TEXT AMENDMENT TO INCREASE TO 110FT

SITE PLAN LEGEND

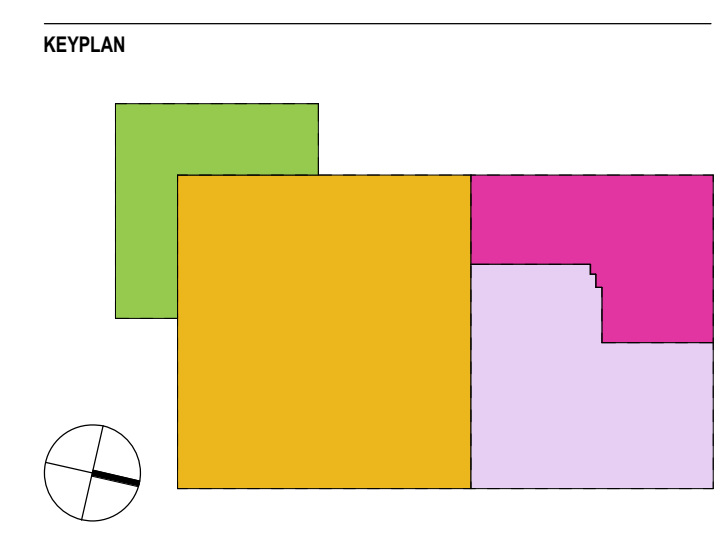
SYMBOL	DESCRIPTION
	PROPERTY LINE
	LANDSCAPE AREA
	CLEAR SIGHT TRIANGLE
	ADA PATH

VICINITY MAP



1 ARCHITECTURAL - SITE PLAN
 SCALE: 1" = 50'-0"

FILE PATH: AutoCAD/Drawings/01/02/2024 - Project Solis/10/02/2024_A-326-CENTRAL.rvt
 USER NAME: jlp
 DATE 13 FEB 2026 2:25:17 PM



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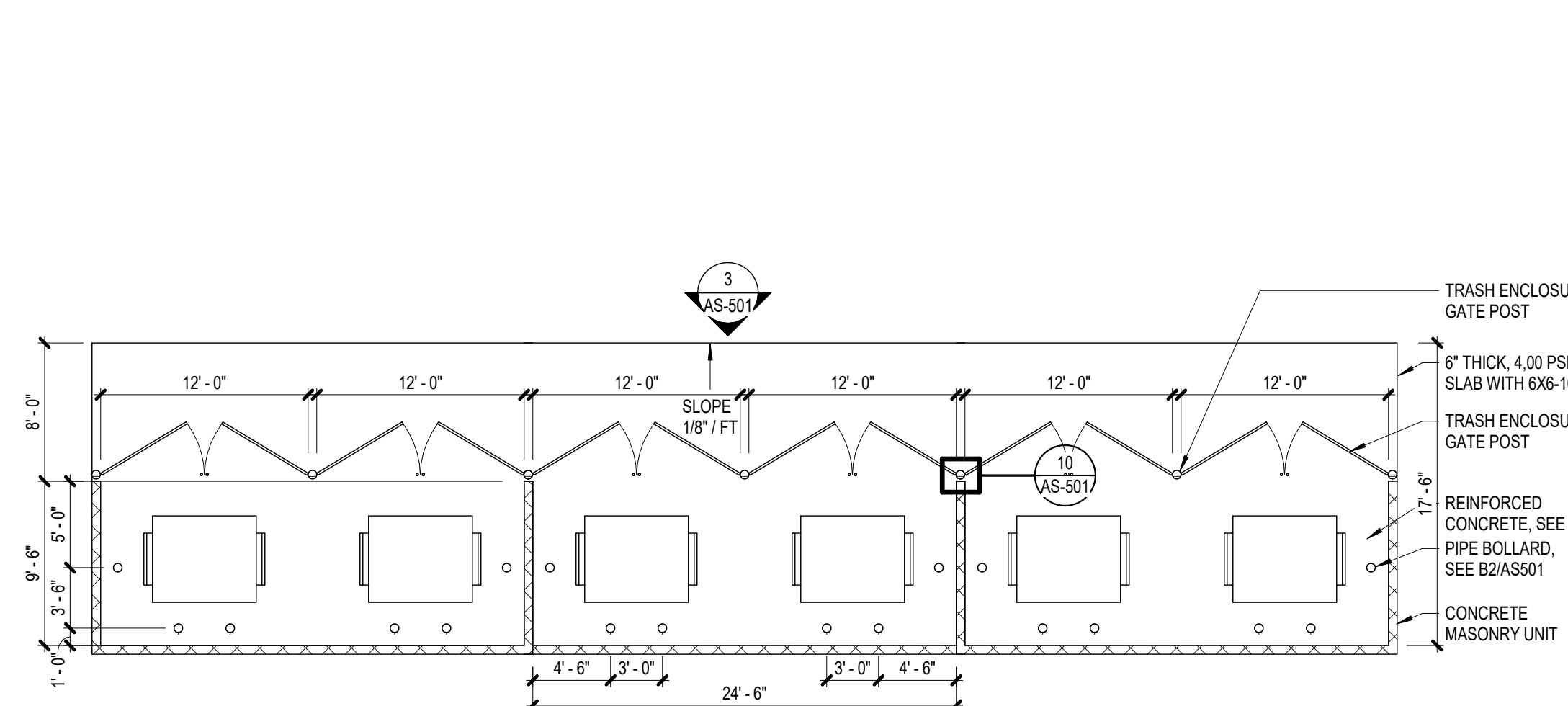
PROJECT
 Project Solis
 Mesa Del Sol Innovation Park II, Tract J
 Albuquerque, NM 87105

PROJECT NUMBER 31CM25034_40461013	ABBREVIATION Solis
DRAWN BY Author	CHECKED BY Checker

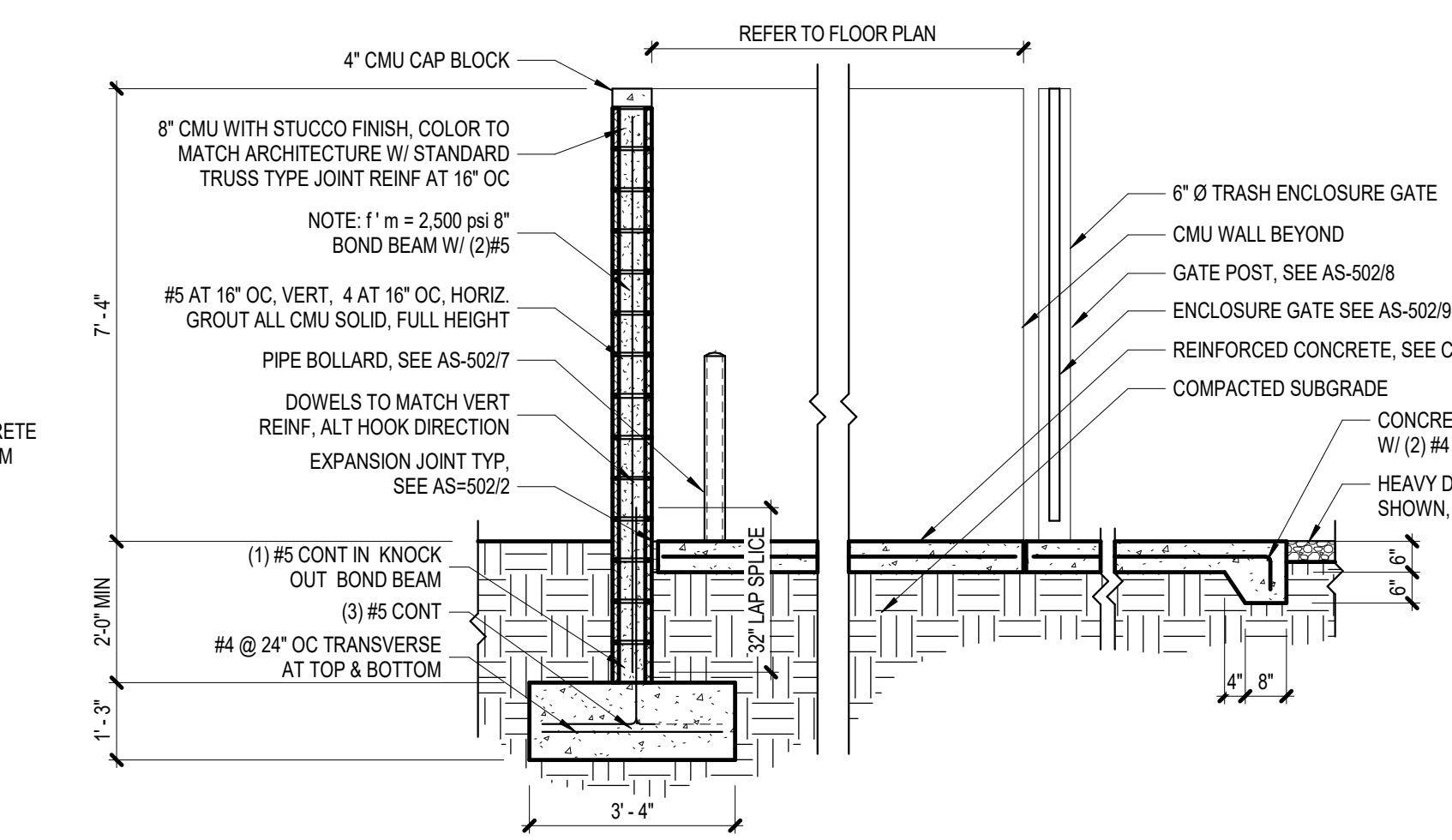
ORIGINAL ISSUE
 50% DD
 13 FEB 2026

SHEET NAME
 ARCHITECTURAL - SITE PLAN

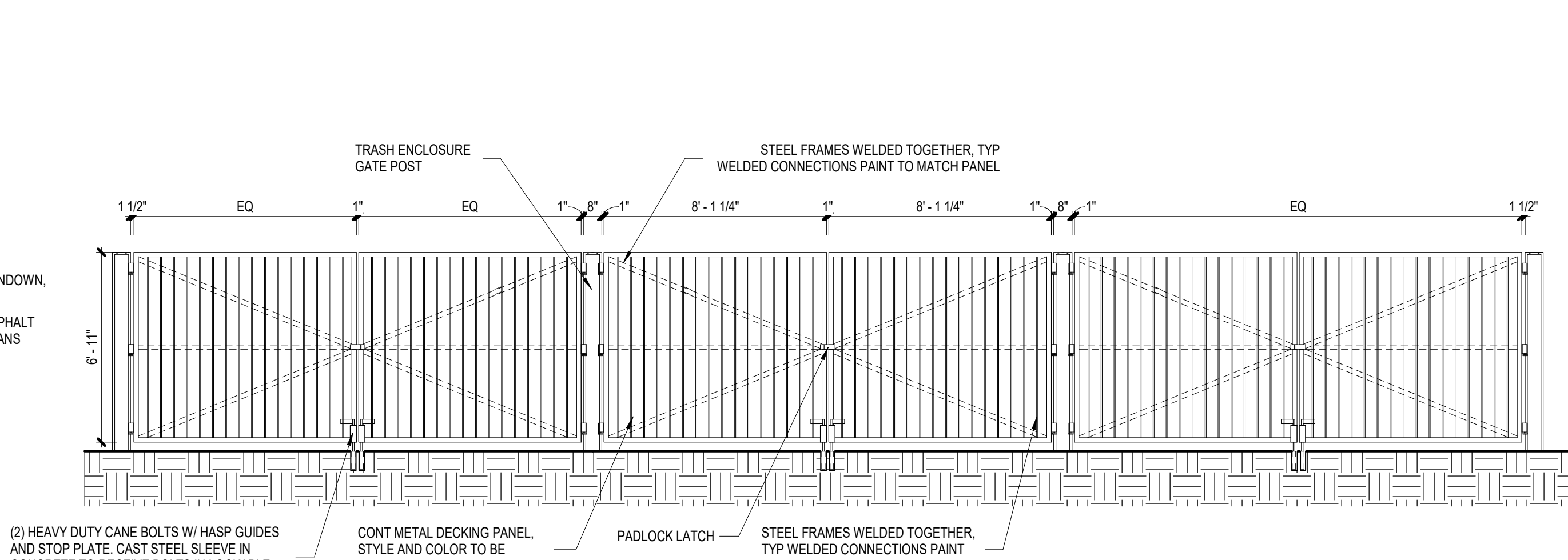
SHEET NUMBER
 AS-101



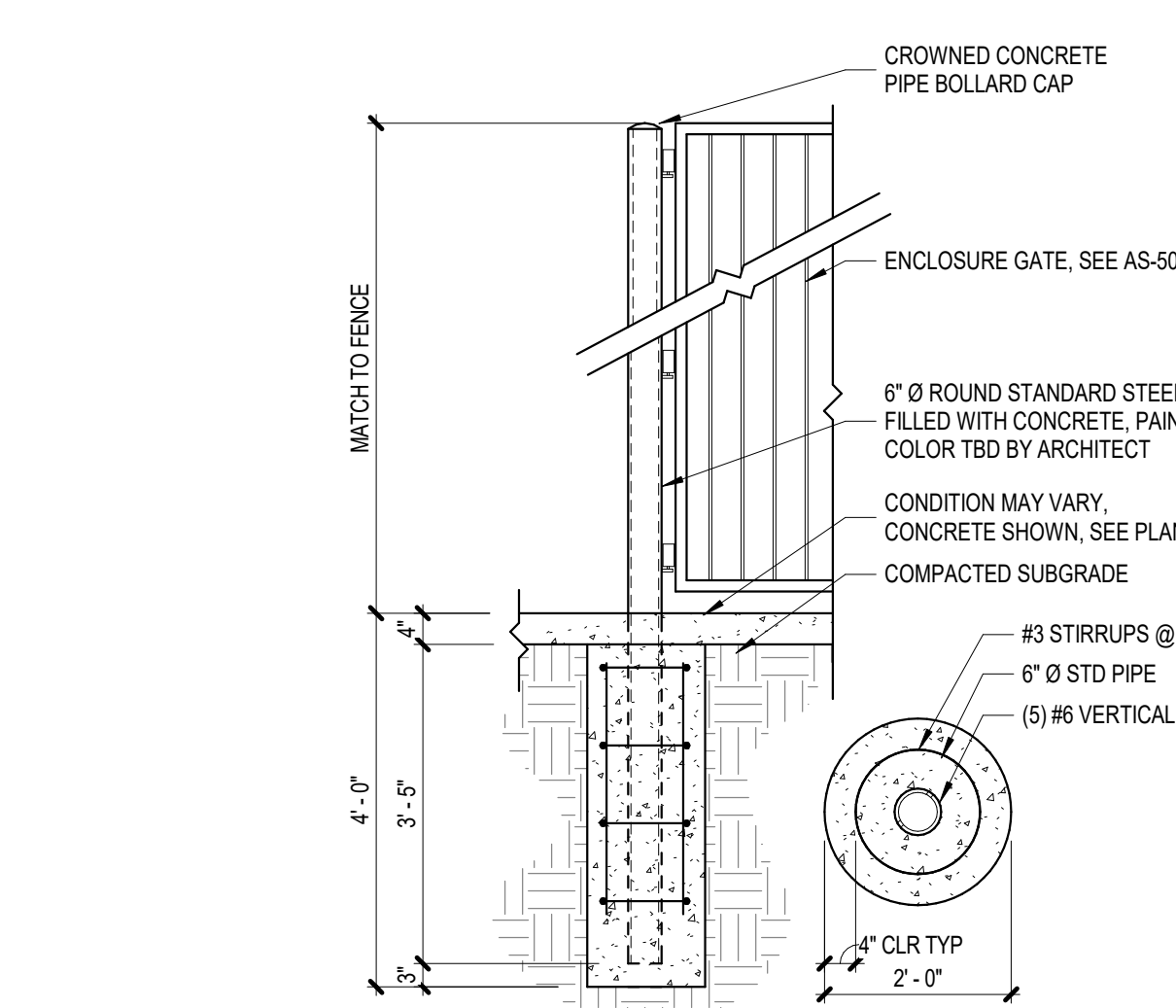
11 REFUSE/SOLID WASTE ENCLOSURE
SCALE: 1/8" = 1'-0"



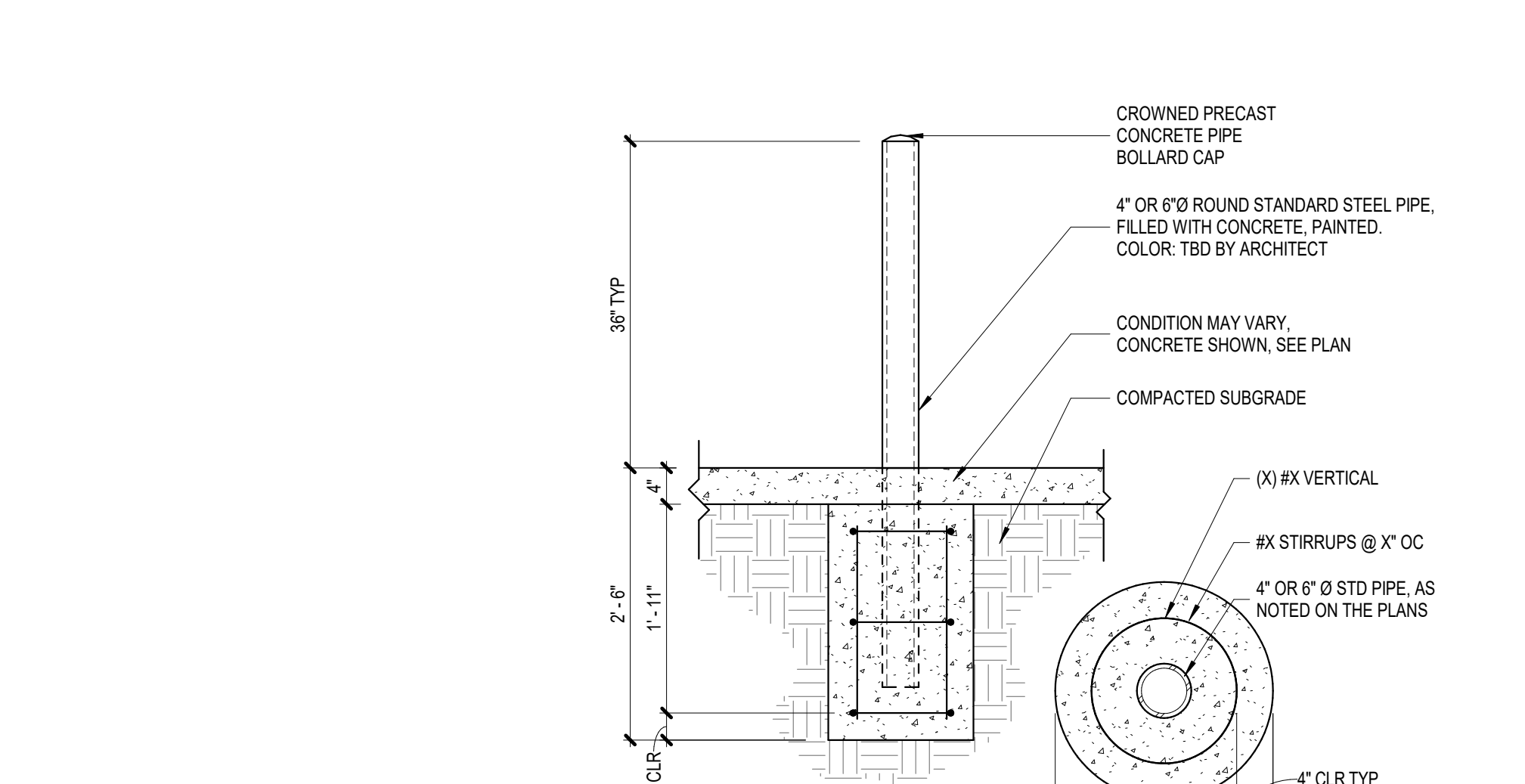
8 REFUSE/SOLID WASTE ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



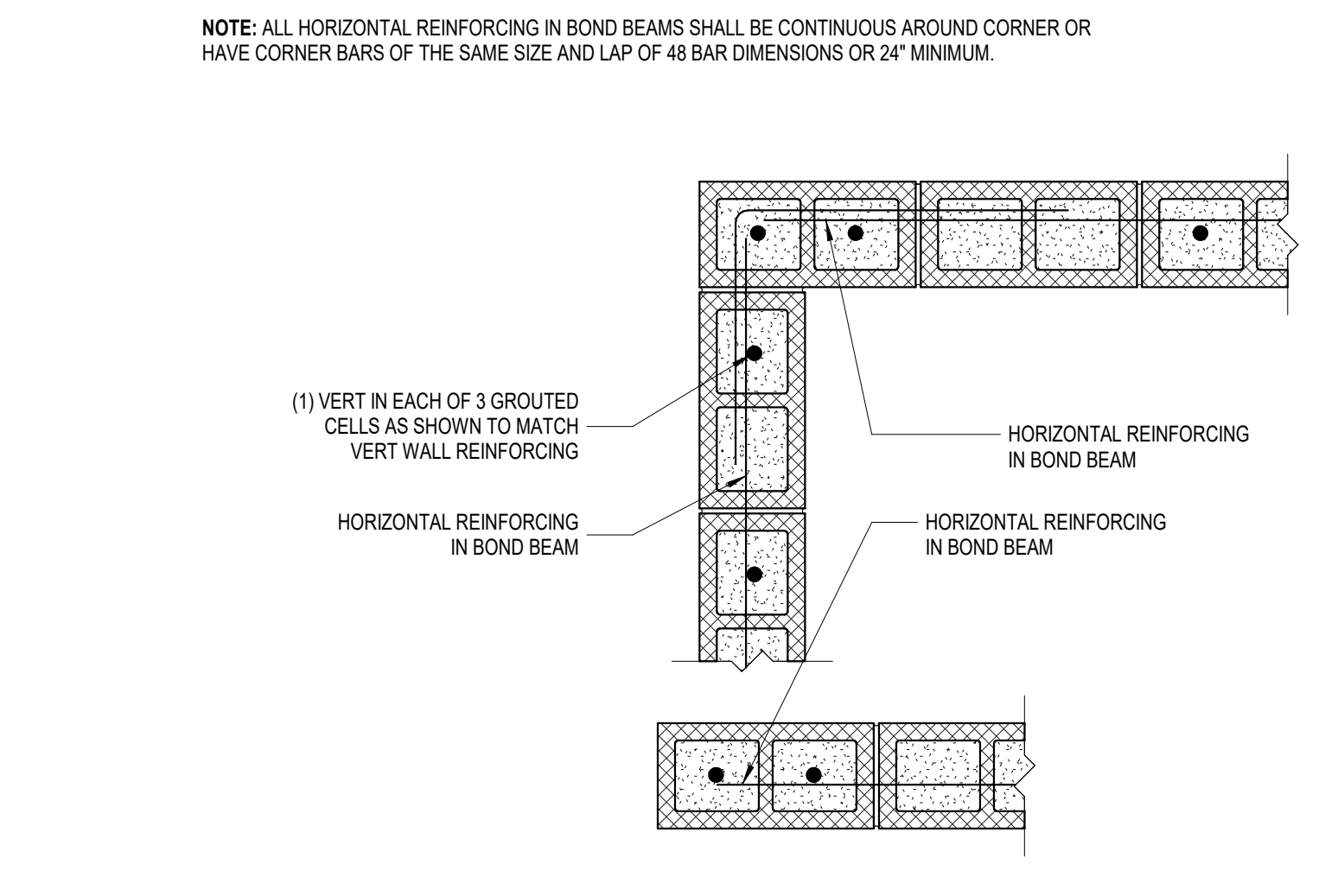
3 REFUSE/SOLID WASTE ENCLOSURE GATE
SCALE: 1/4" = 1'-0"



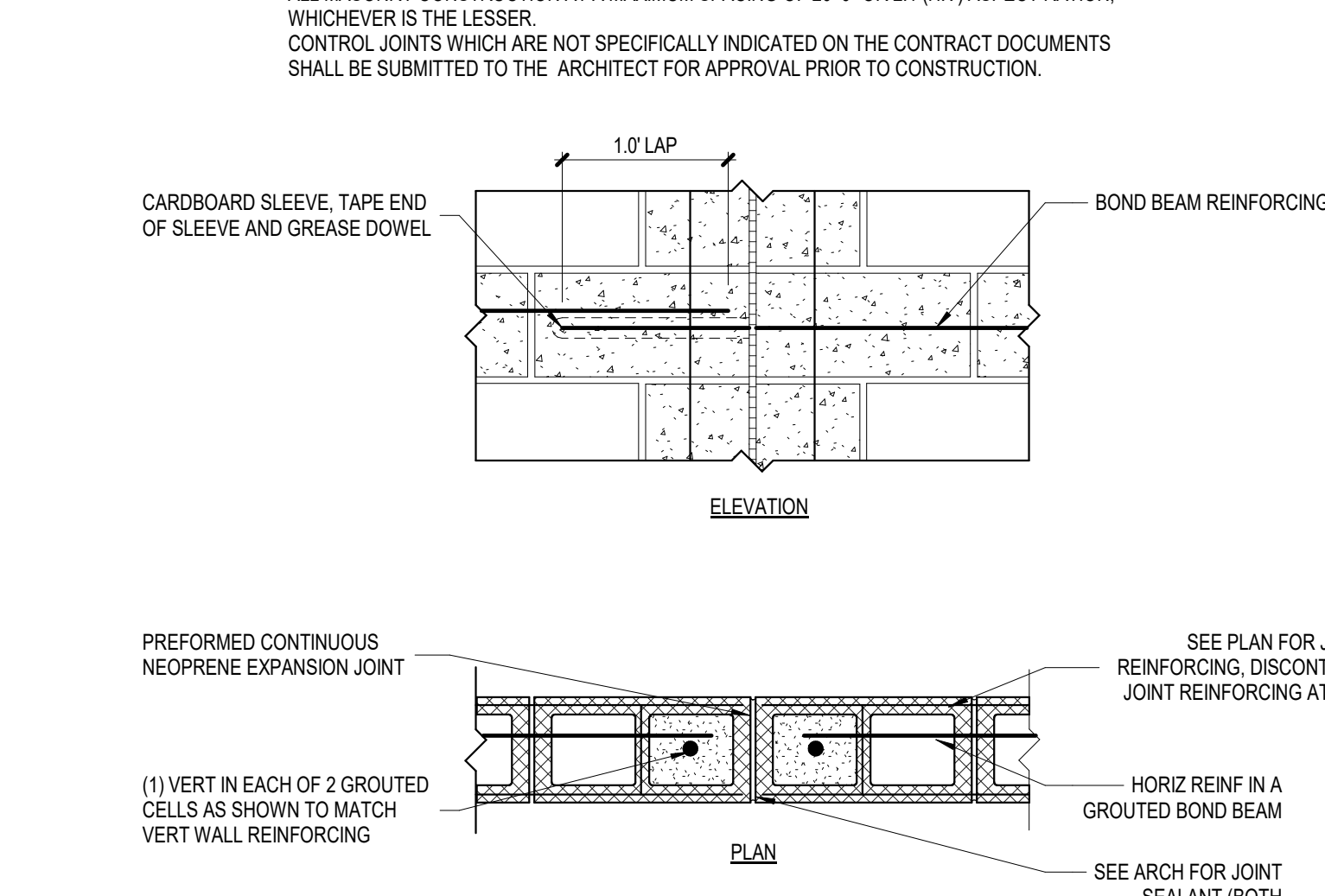
10 ENCLOSURE GATE POST
SCALE: 1/2" = 1'-0"



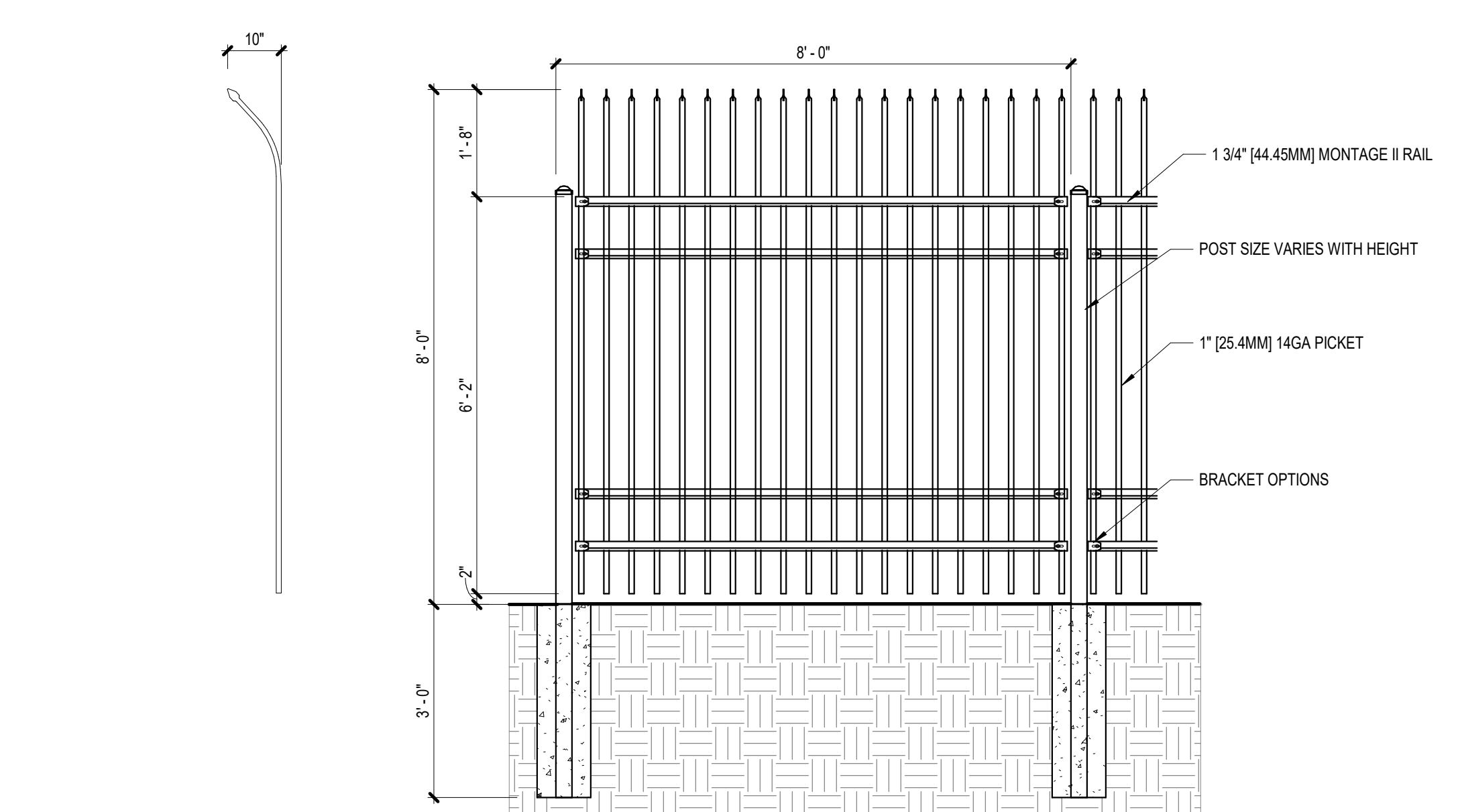
7 PIPE BOLLARD
SCALE: 3/4" = 1'-0"



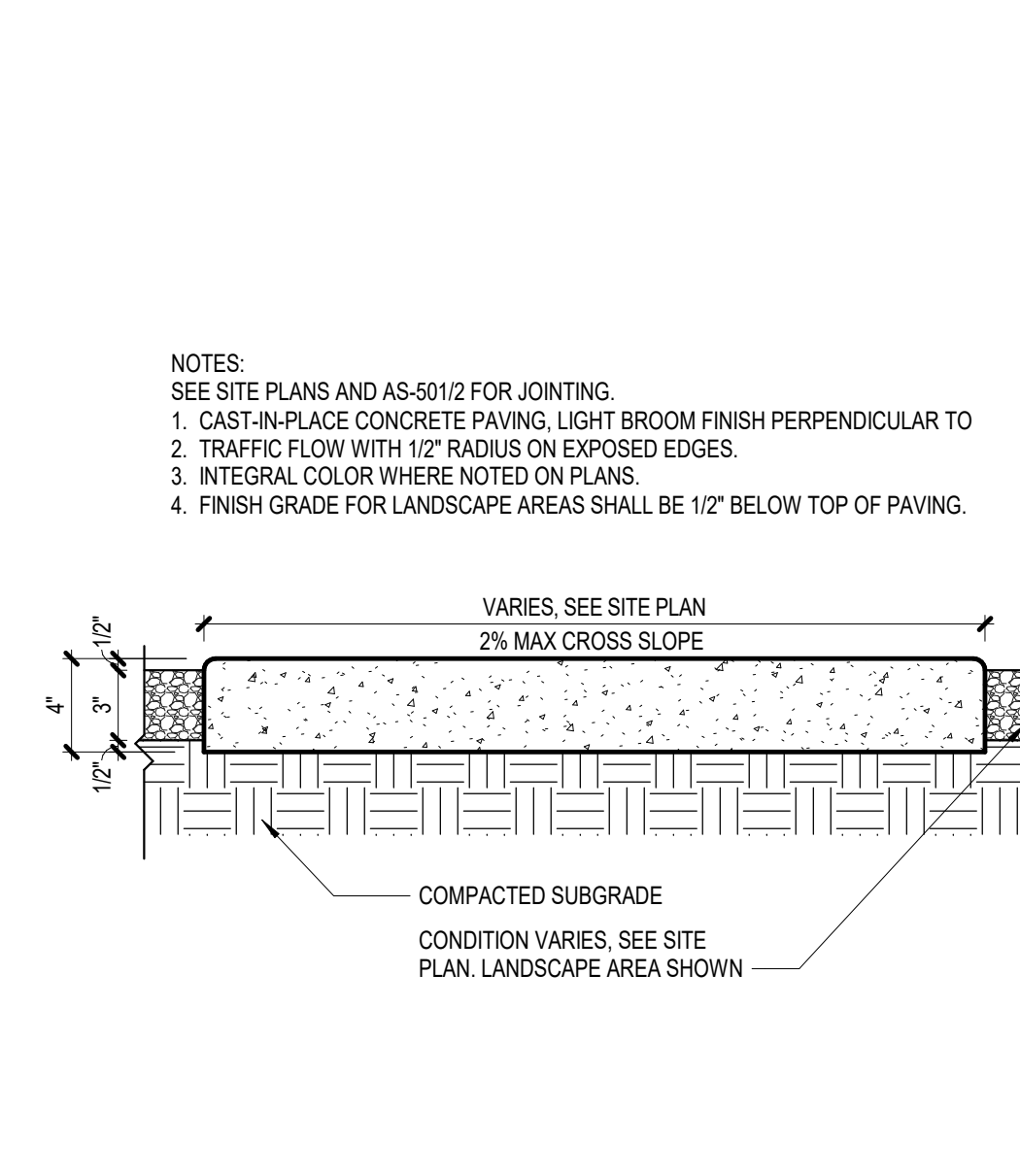
5 CMU WALL END AND CORNER
SCALE: 1" = 1'-0"



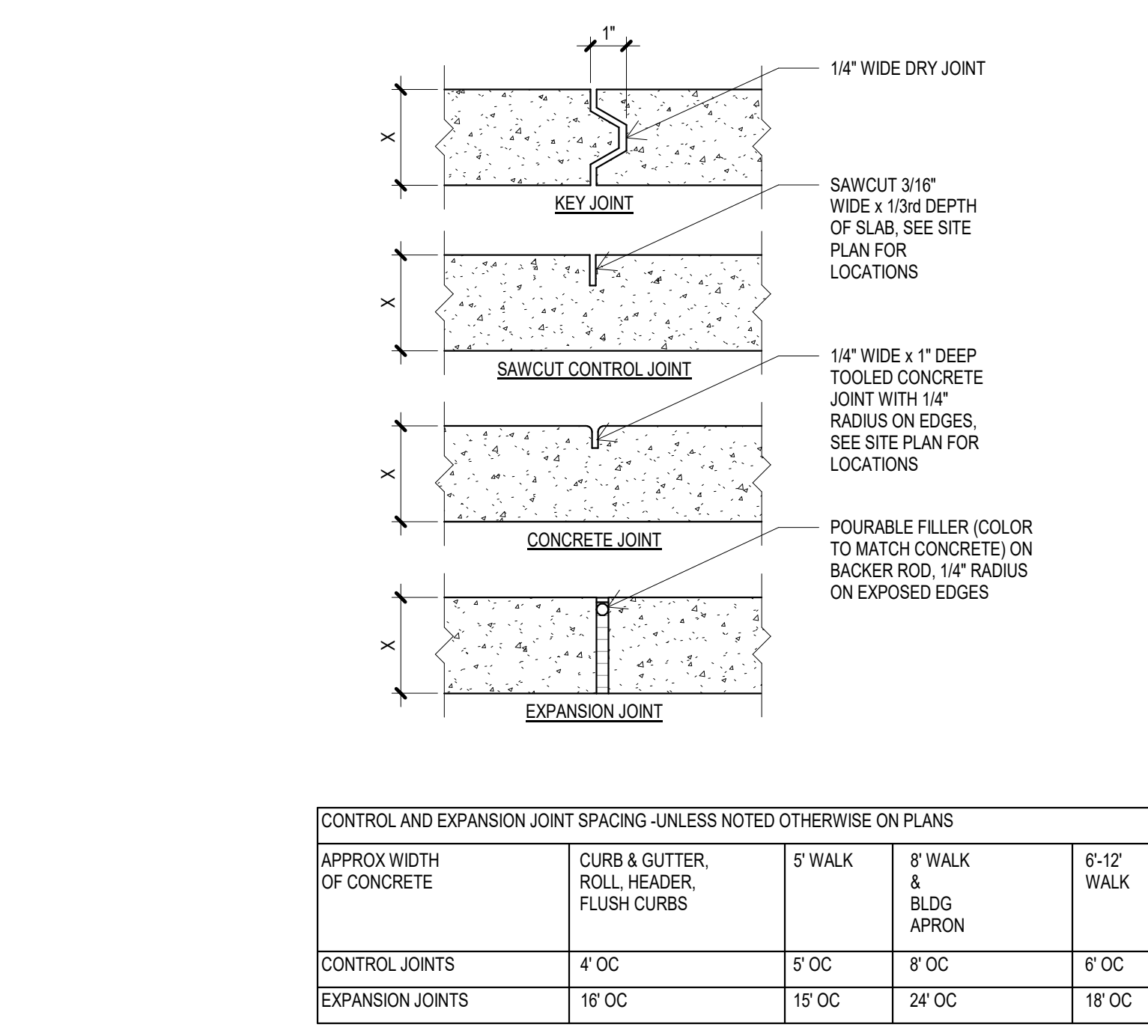
2 CMU CONTROL JOINT
SCALE: 1" = 1'-0"



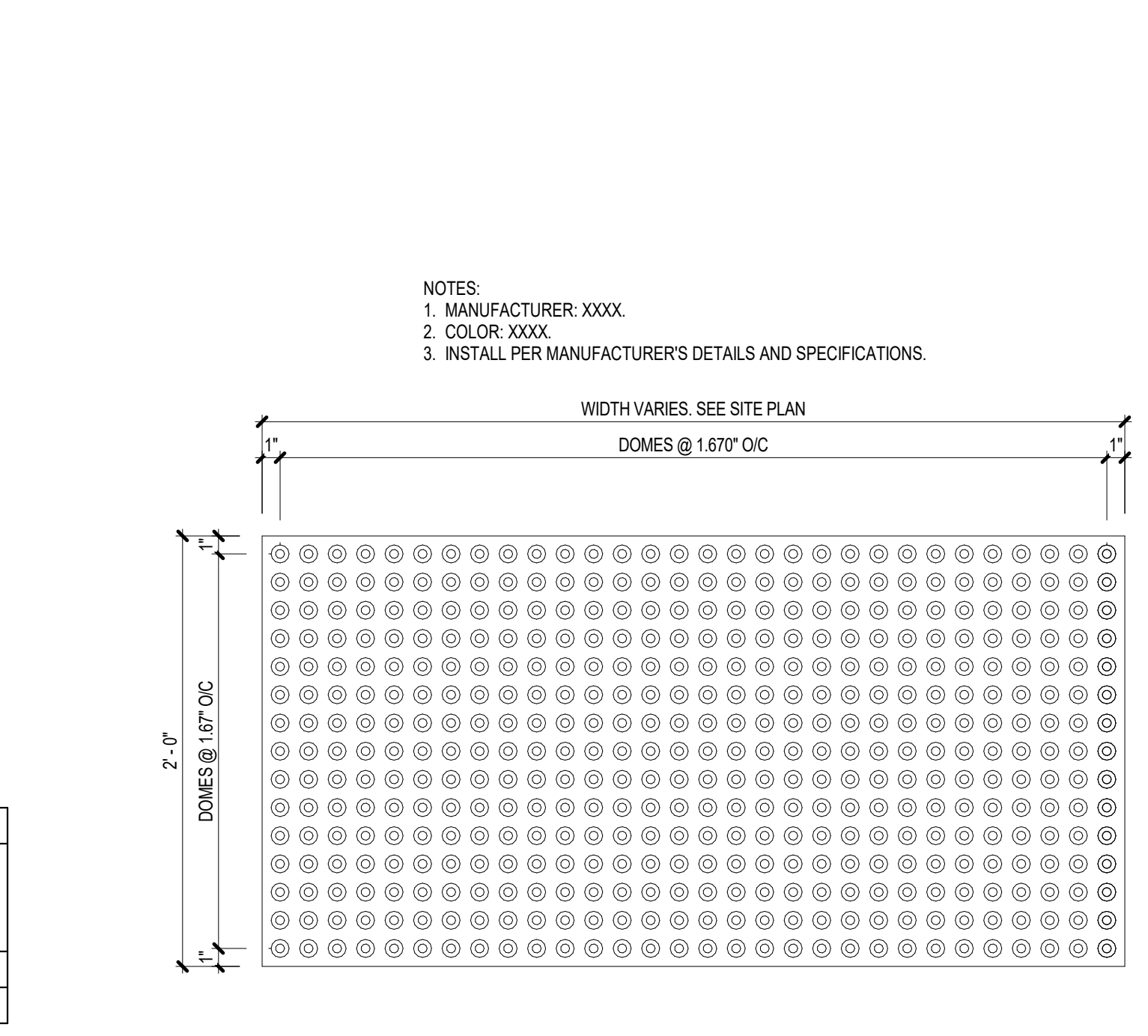
9 ORNAMENTAL FENCE
SCALE: 1/2" = 1'-0"



6 CONCRETE SIDEWALK
SCALE: 1 1/2" = 1'-0"



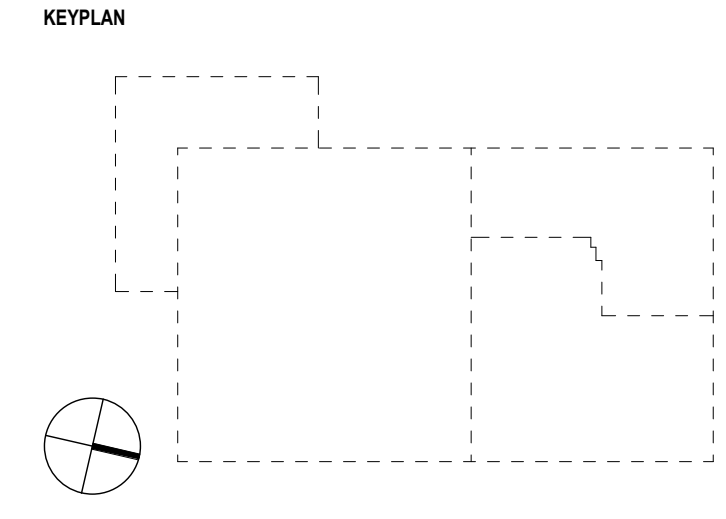
CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12" WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC



1 TACTILE SURFACE
SCALE: 1 1/2" = 1'-0"

NOTE: ALL HORIZONTAL REINFORCING IN BOND BEAMS SHALL BE CONTINUOUS AROUND CORNER OR HAVE CORNER BARS OF THE SAME SIZE AND LAP OF 48 BAR DIMENSIONS OR 24" MINIMUM.

NOTES:
UNLESS INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS, PROVIDE CONTROL JOINTS IN ALL MASONRY CONSTRUCTION AT A MAXIMUM SPACING OF 20'-0" OR 2:1 (H:V) ASPECT RATIO, WHICHEVER IS THE LESSER.
CONTROL JOINTS WHICH ARE NOT SPECIFICALLY INDICATED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.



REVISION HISTORY

REVISION	DESCRIPTION	DATE
A	DFT SUBMISSION	13 FEB 2026

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CLIENT

PROJECT
Project Solis
Mesa Del Sol Innovation Park II, Tract J
Albuquerque, NM 87105

PROJECT NUMBER
31CM2534_40461013
Author
Checked By
50% DD
13 FEB 2026

SHEET NAME
ARCHITECTURAL - SITE DETAILS, ELEVATIONS, ETC

SHEET NUMBER

AS-501

Stantec Architecture, Inc.
6501 Americas Parkway NE
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Albuquerque, NM 87110
pagethink.com
TEL 505.456.5584

ARCHITECTURE / ENGINEERING / INTERIORS / PLANNING / CONSULTING
Albany / Albuquerque / Atlanta / Austin / Boston / Charleston / Dallas / Denver /
Dubai / Houston / Los Angeles / Mexico City / New York City / Orlando / Phoenix /
Raleigh / Richmond / San Antonio / San Francisco / Tampa / Washington DC

CONSULTANT TEAM

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San Francisco, CA 94111
415.432.8102

STRUCTURAL ENGINEERS
Thornton Tomasetti
235 Montgomery Street
Suite 1000
Albuquerque, NM 87109
San Francisco, CA 94104
415.365.6902

CIVIL ENGINEER
Bohannon Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, NM 87109
505.823.1000

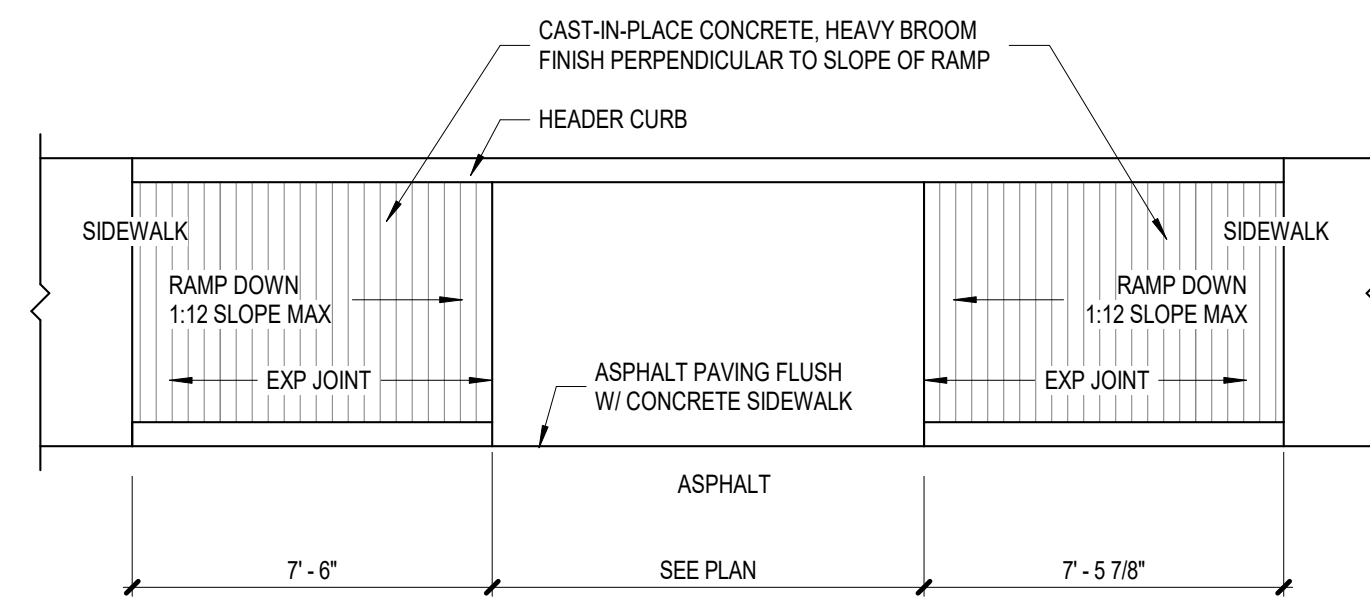
LANDSCAPE ARCHITECTS
Stantec Architecture, Inc.
250 Montgomery Street
Suite 1400
San Francisco, CA 94104
415.882.9500

LIFE SAFETY
Jenson Hughes, Inc.
10170 Church Ranch Way
Suite 200
Westminster, CO 80021
720.547.9749

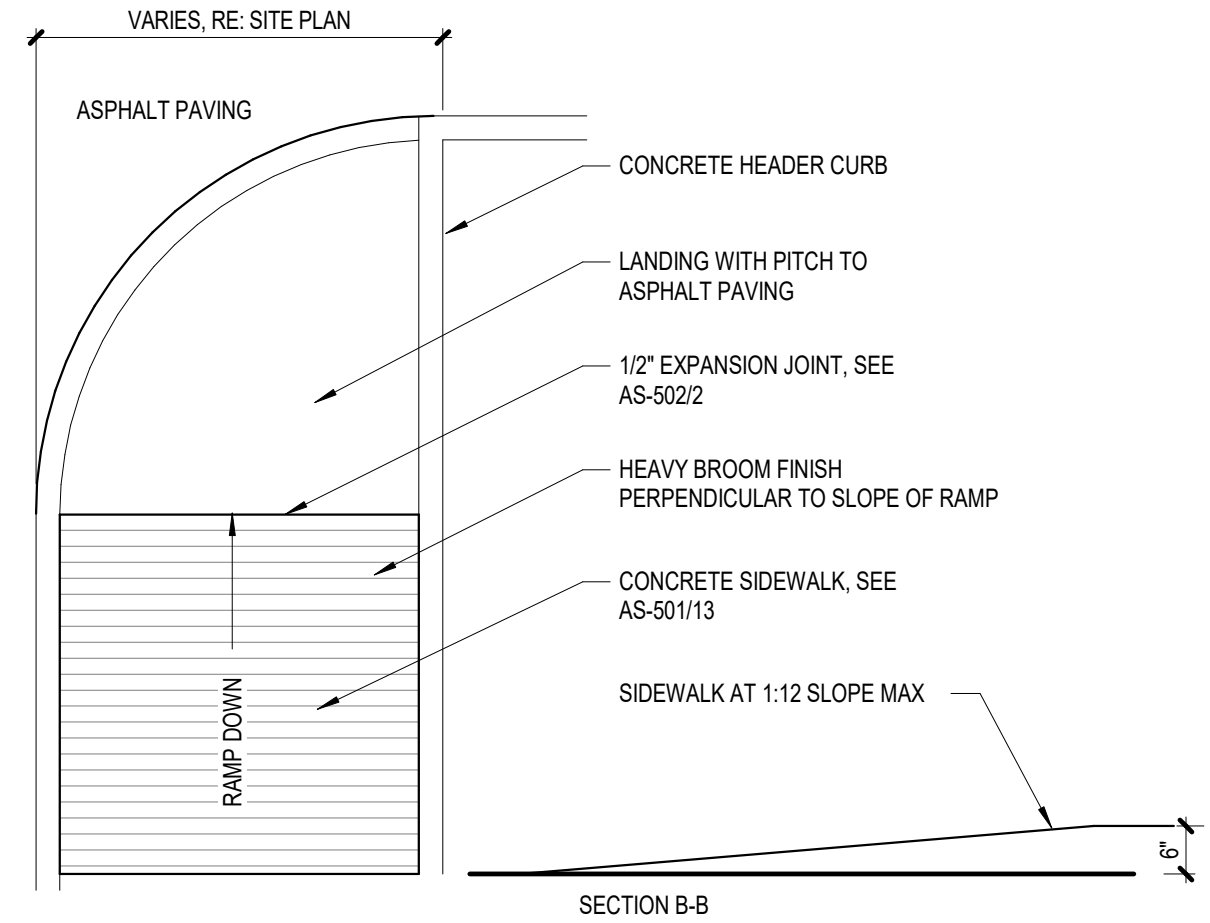
WIND ENGINEERING
CPP Wind Engineering Cnsl.
7365 Greendale Rd.
Windsor, CO 80550
970.221.3371

EMIEW ENGINEER
ETS-Lindgren
Lewes, DE 19958
638.912.1030

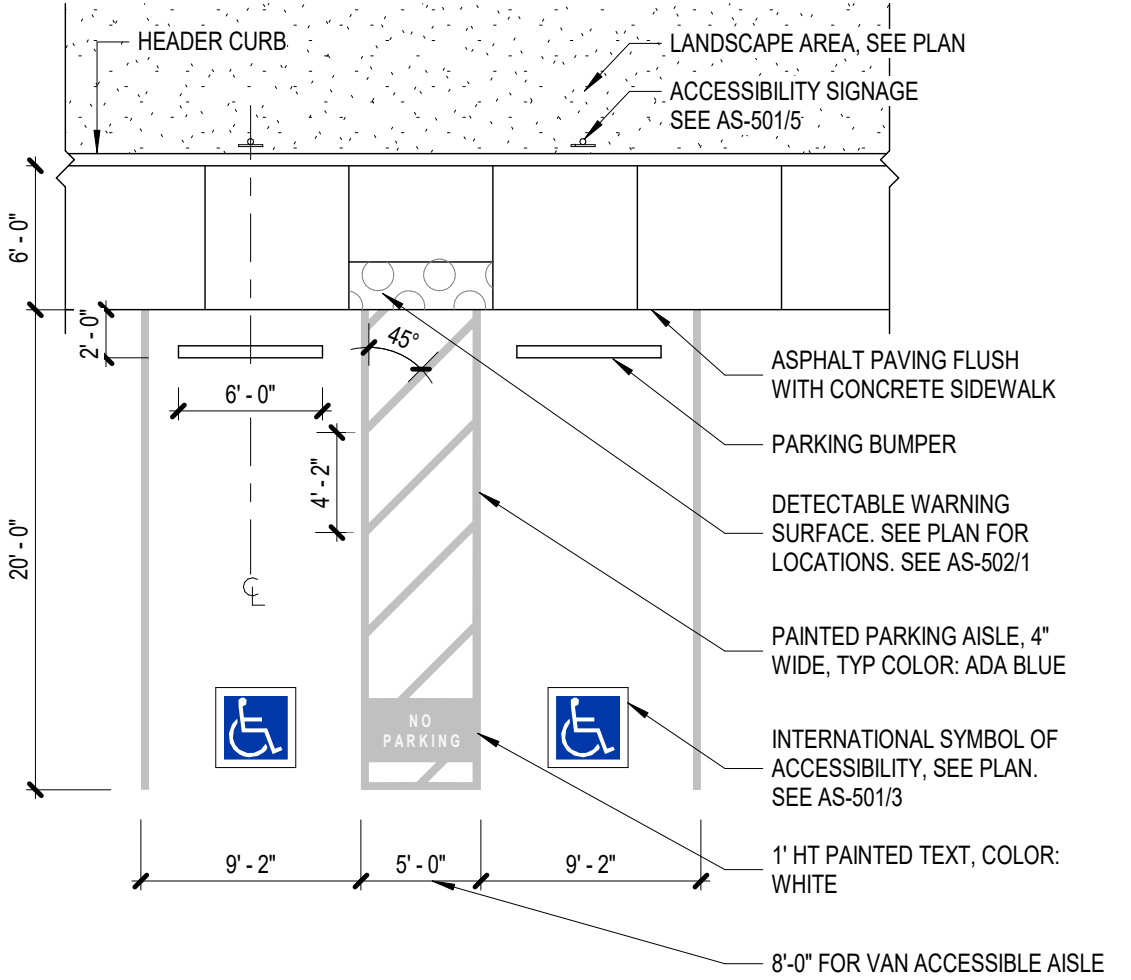
TECHNICAL VOLTAGE
HMA Consulting
5010 Wright Road
Suite 150
Stafford, TX 77477
832.844.6020



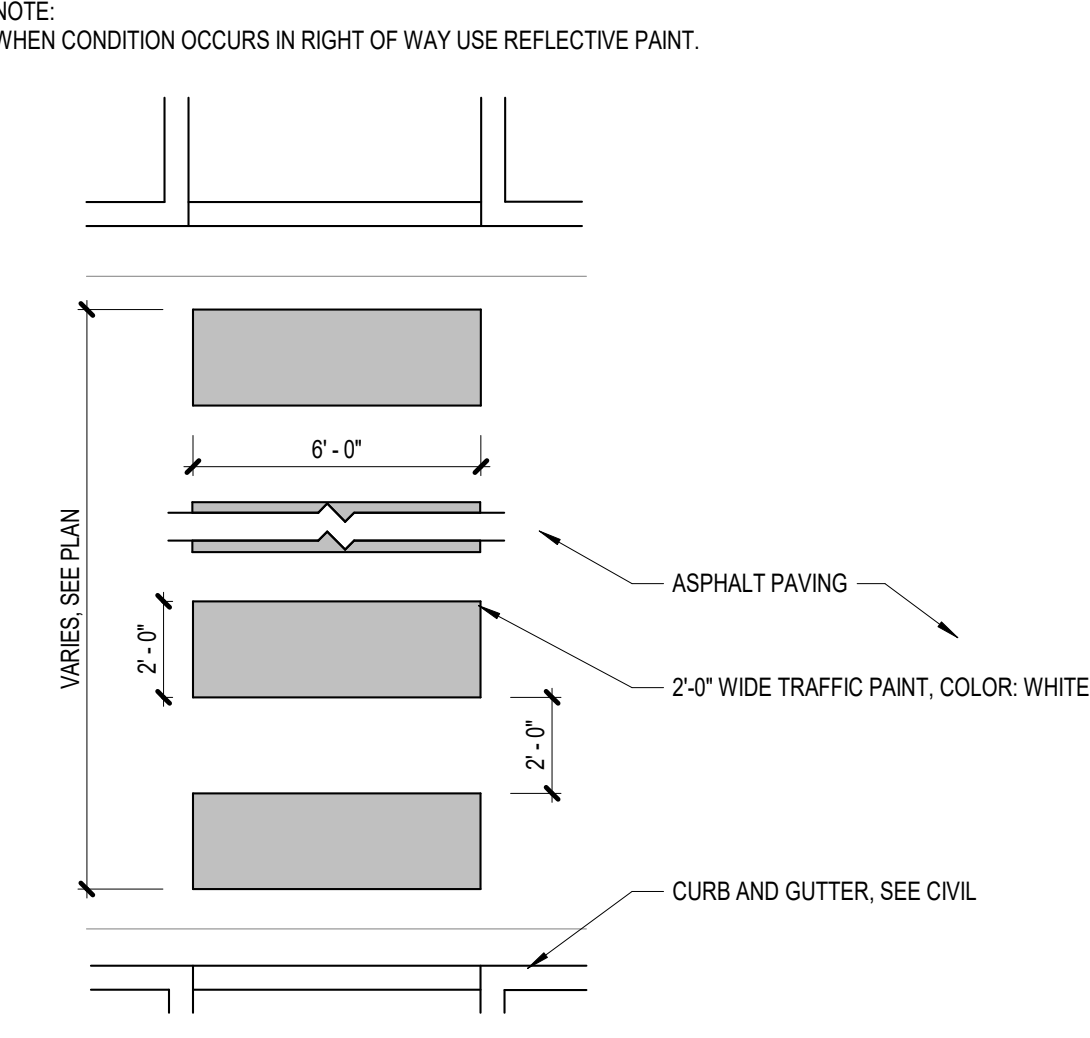
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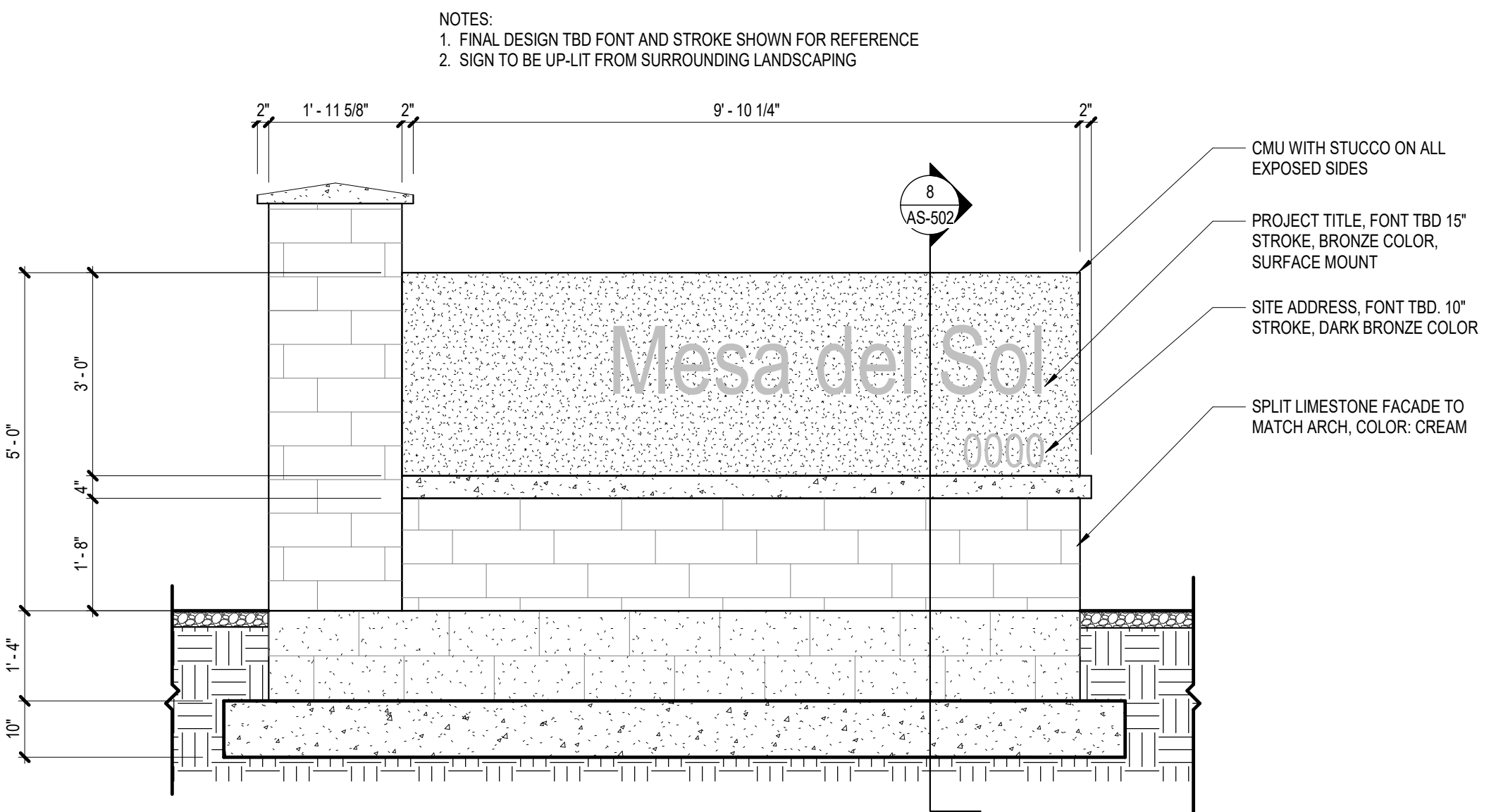
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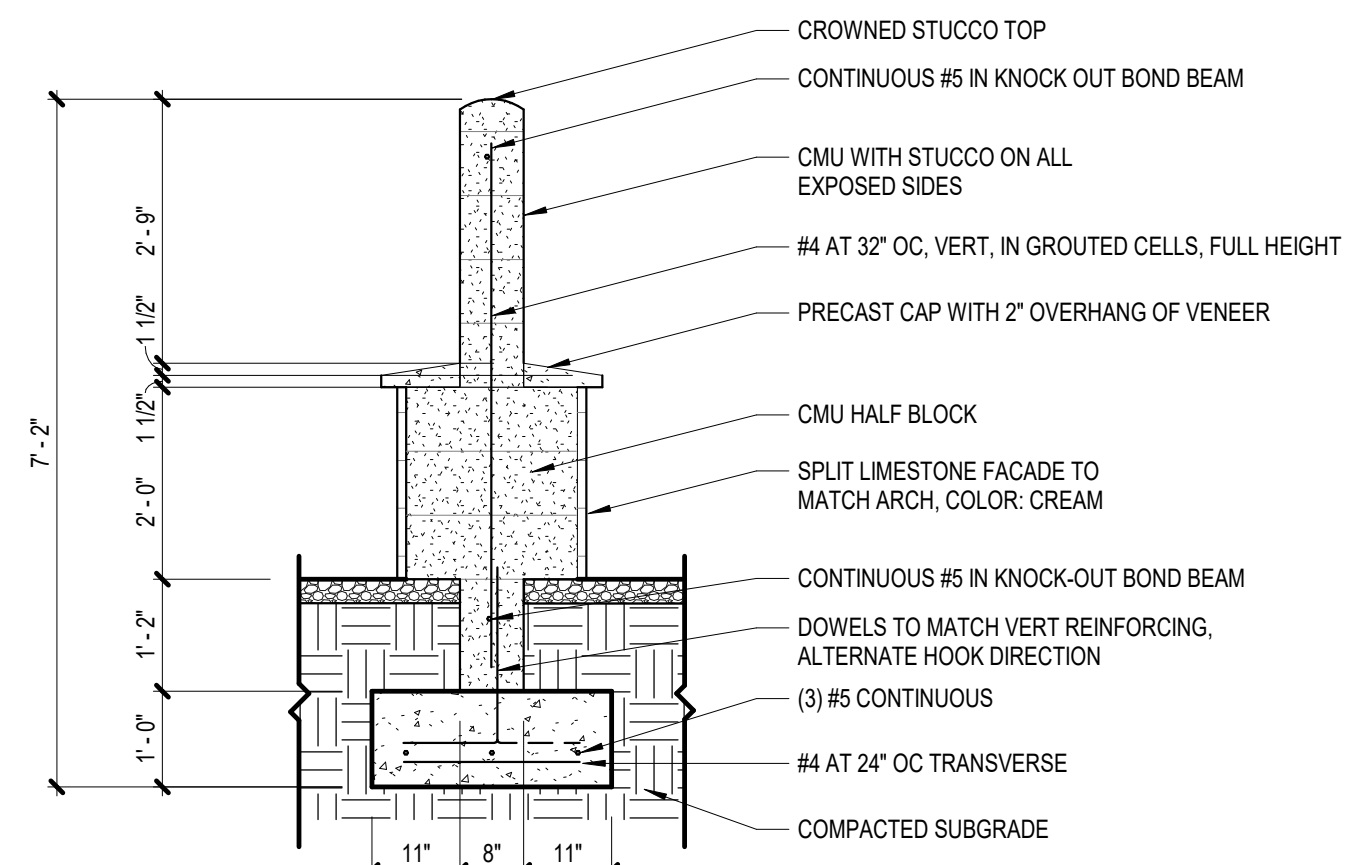
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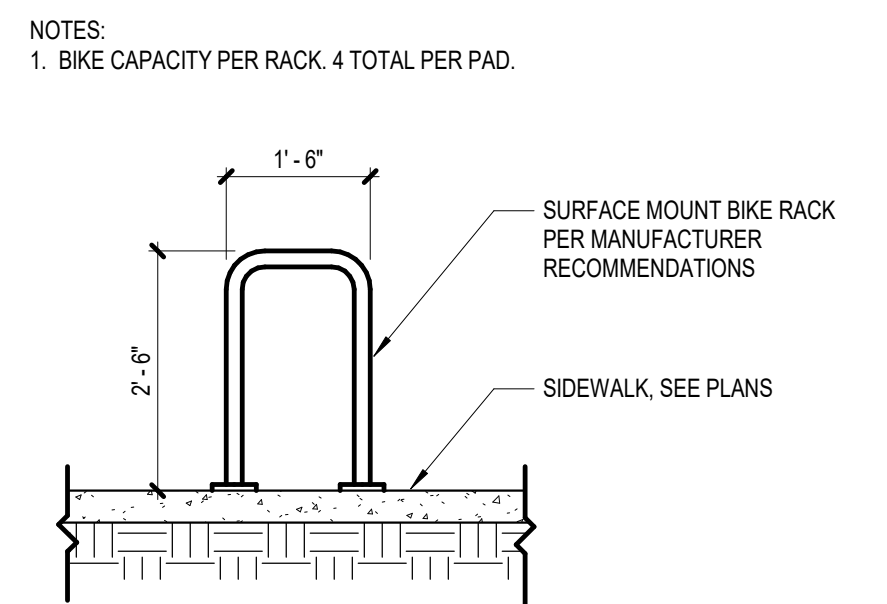
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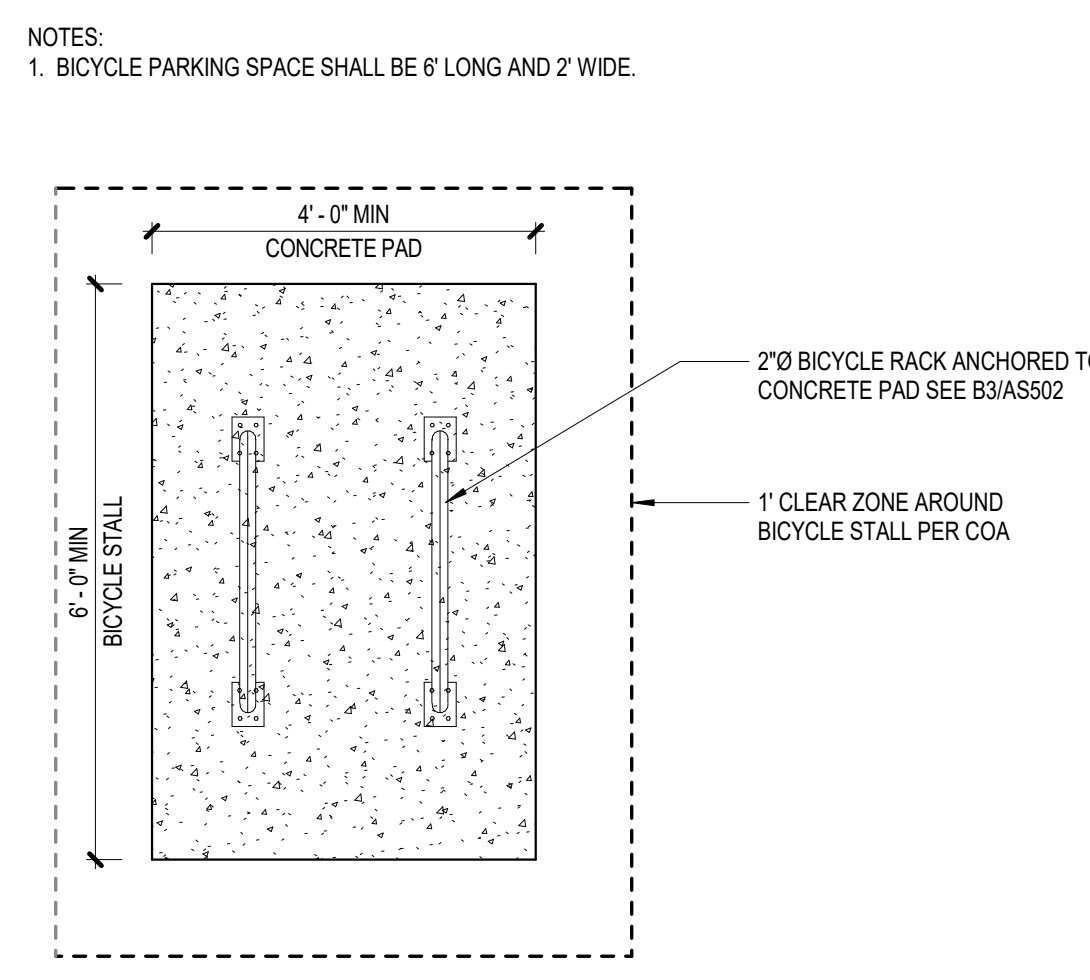
12 MONUMENT SIGN
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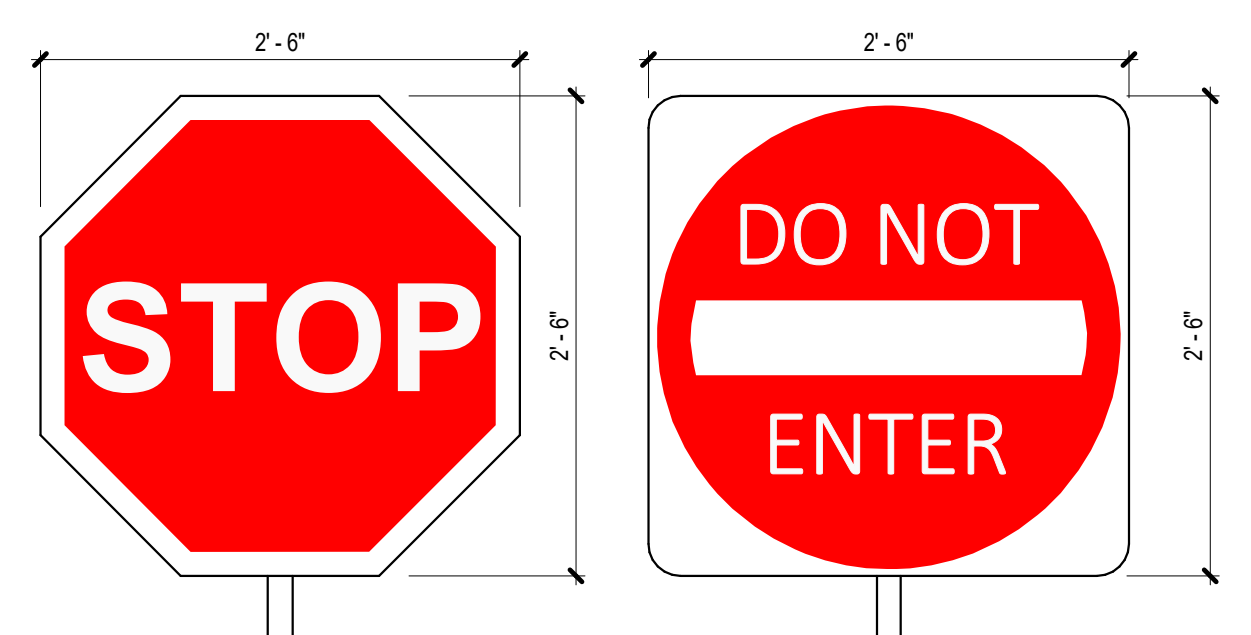
8 MONUMENT SIGN SECTION
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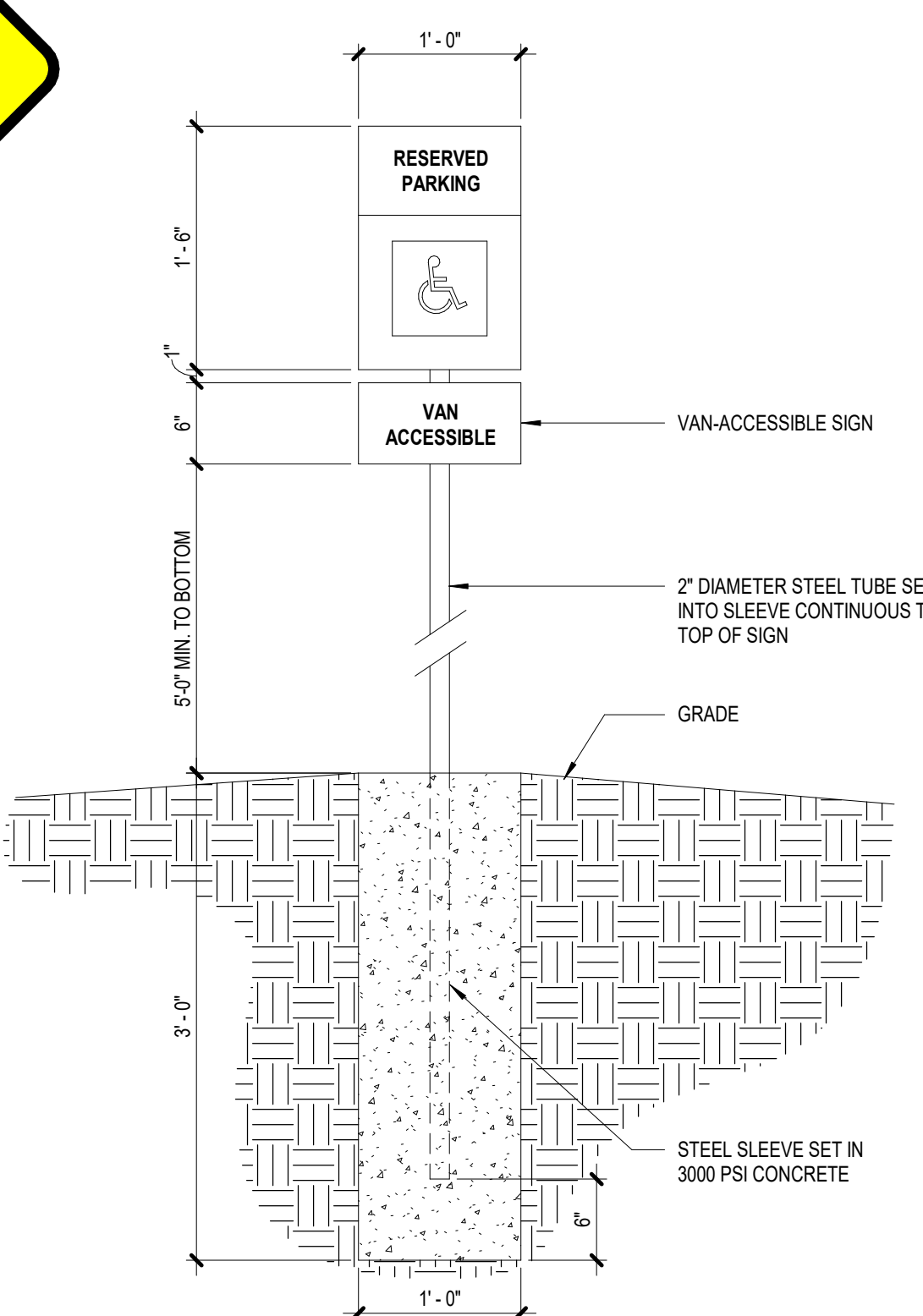
5 BICYCLE RACK
SCALE: 1/2" = 1'-0"



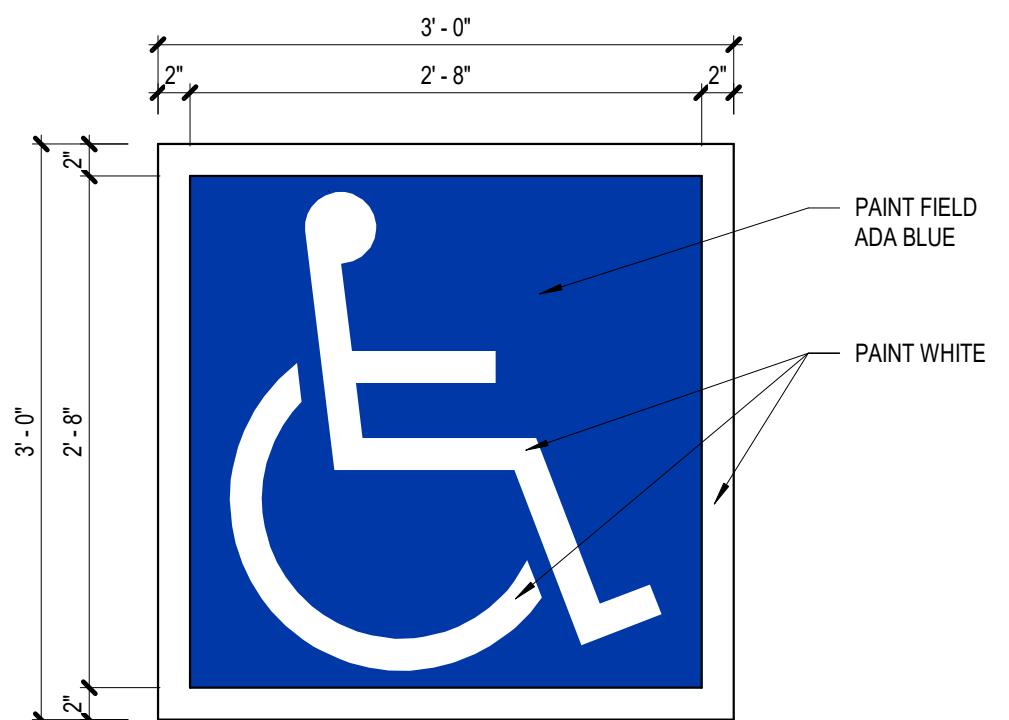
2 BICYCLE RACK LAYOUT
SCALE: 1/2" = 1'-0"



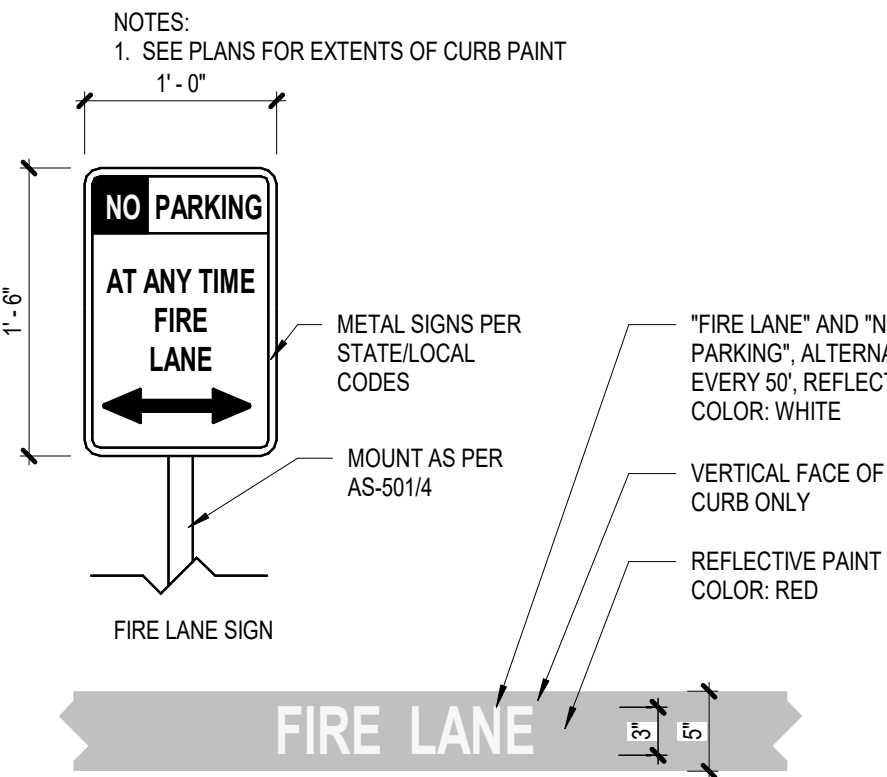
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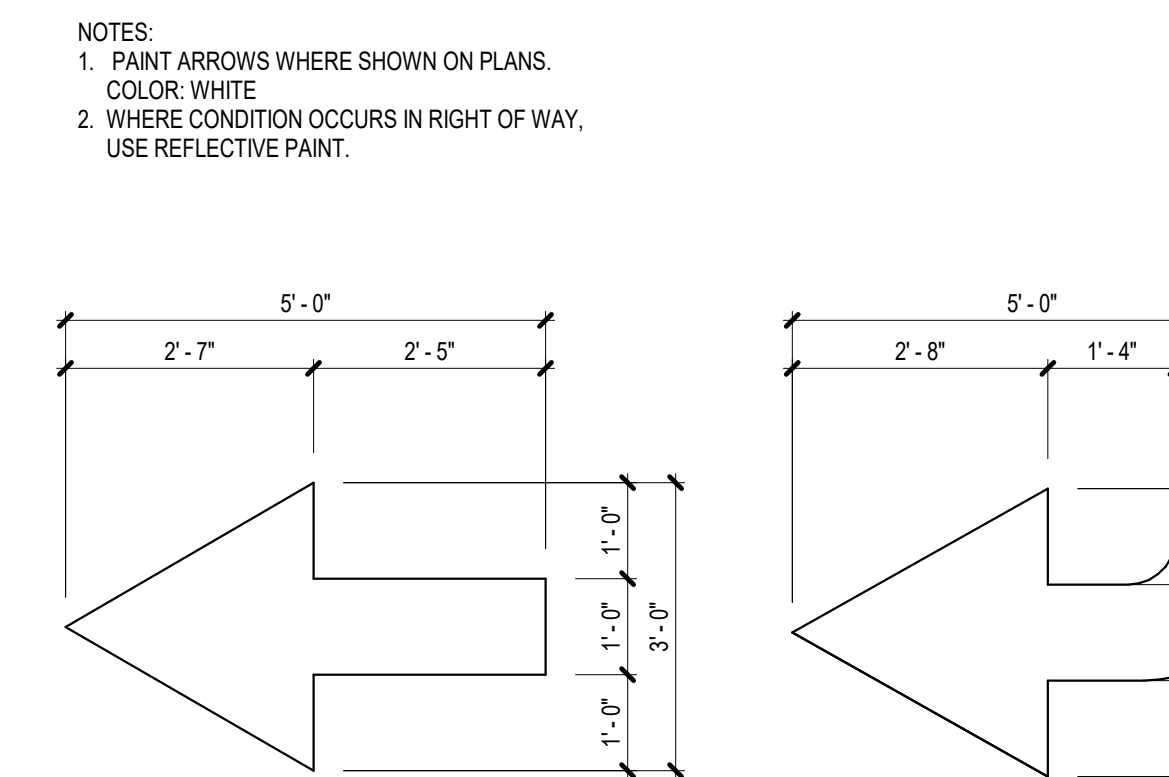
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SCALE: 1" = 1'-0"



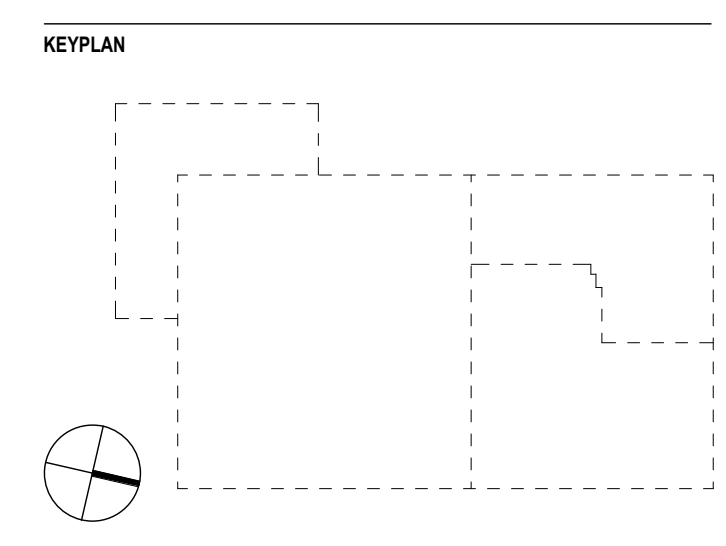
7 ACCESSIBLE MARKING
SCALE: 1" = 1'-0"



4 FIRE LANE SIGNAGE
SCALE: 1" = 1'-0"



1 DIRECTIONAL PAVEMENT ARROW
SCALE: 1/2" = 1'-0"



REVISION HISTORY

REVISION	DESCRIPTION	DATE
A	DFT SUBMISSION	13 FEB 2026

PROFESSIONAL SEALS

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CLIENT

PROJECT
Project Solis
Mesa Del Sol Innovation Park II, Tract J
Albuquerque, NM 87105

PROJECT NUMBER
31CM2534.40461013

ABBREVIATION
Sds

DRAWN BY
Author

CHECKED BY
Checker

ORIGINAL ISSUE
50% DD
13 FEB 2026

SHEET NAME
ARCHITECTURAL - SITE DETAILS, ELEVATIONS, ETC

SHEET NUMBER

AS-502

LANDSCAPE AREA CALCS:

LOT AREA TOTAL: 17 ACRES = 740,520 SF
AREA OF LOT COVERED BY BUILDINGS = 242,000 SF
NET SITE AREA = 498,520 SF

EMPLOYMENT CENTER REQUIRED LANDSCAPE:
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 74,778 SF
PROVIDED LANDSCAPE AREA = 134,852 SF = 27%

REQUIRED VEGETATIVE COVERAGE (CITY OF ALBUQUERQUE GUIDELINE):
REQUIRED COVERAGE = 75% OF PROVIDED LANDSCAPE AREA = 114,855 SF
REQUIRED GROUND-LEVEL PLANT COVERAGE = 25% OF TOTAL LANDSCAPE COVERAGE = 43,456 SF
PROVIDED GROUND-LEVEL PLANT COVERAGE = 12,103 SF
TREE CANOPY COVERAGE = 151,269 SF
PROVIDED TOTAL LANDSCAPE COVERAGE = 163,372 SF

STREETSCAPE: 70 STREET TREES AND 234 SHRUBS PROVIDED

UNDERSTORY LANDSCAPE COVERAGE (MESA DEL SOL GUIDELINE):
TYPE 1: ENTRANCES & COMMON AREAS = 85% COVERAGE PROVIDED
TYPE 2: FRONTAGE & PRIMARY FACADES = 60% COVERAGE PROVIDED
TYPE 3: SURFACE PARKING = 60% COVERAGE PROVIDED
TYPE 4: PERIMETER & LOADING AREAS = 60% COVERAGE PROVIDED

PLANT LIST

TREE

SYMBOL	SYMBOL	BOTANICAL NAME / COMMON NAME
	JUN SIN	JUNIPERUS MONOSPERMA / ONESEED JUNIPER
	PIN ELD	PINUS EL-DARICA / AFGHAN PINE
	PIN ITA	PINUS PINEA / ITALIAN STONE PINE
	PRO MAV	PROSOPIS GLANDULOSA 'MAVERICK' / MAVERICK THORNLESS HONEY MESQUITE
	QUE FUS	QUERCUS FUSIFORMIS / TEXAS LIVE OAK
	ULM PAR	ULMUS PARVIFOLIA / LACEBARK ELM

STREET TREE

	CER TXA	CERCIS CANADENSIS TENXENSIS / TEXAS REDBUD
	GYM KEN	GYMNOCLADUS DIOICUS / KENTUCKY COFFEETREE
	PIS CHI	PISTACIA CHINENSIS / CHINESE PISTACHE

SHRUB

	ATR CAN	ATRIPLEX CANESCENS / FOURWING SALT BUSH
	BAI MU2	BAILEYA MULTIRADIATA / DESERT MARIIGOLD
	DAS TEX	DASYLIRION TEXANUM / TEXAS SOTOL
	DAS WHE	DASYLIRION WHEELERI / GREY DESERT SPOON
	EPI HUM	EPILOBIUM CANUM / CALIFORNIA FUCHSIA
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	MUH DUB	MUHLENBERGIA DUBIA / PINE MURLY
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS
	OPU ELL	OPUNTIA CACANAPA 'ELLISIANA' / SPINELESS PRICKLY PEAR
	PEN KRS	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS
	RHU GR2	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	YUC BRI	YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE

STONE MULCH

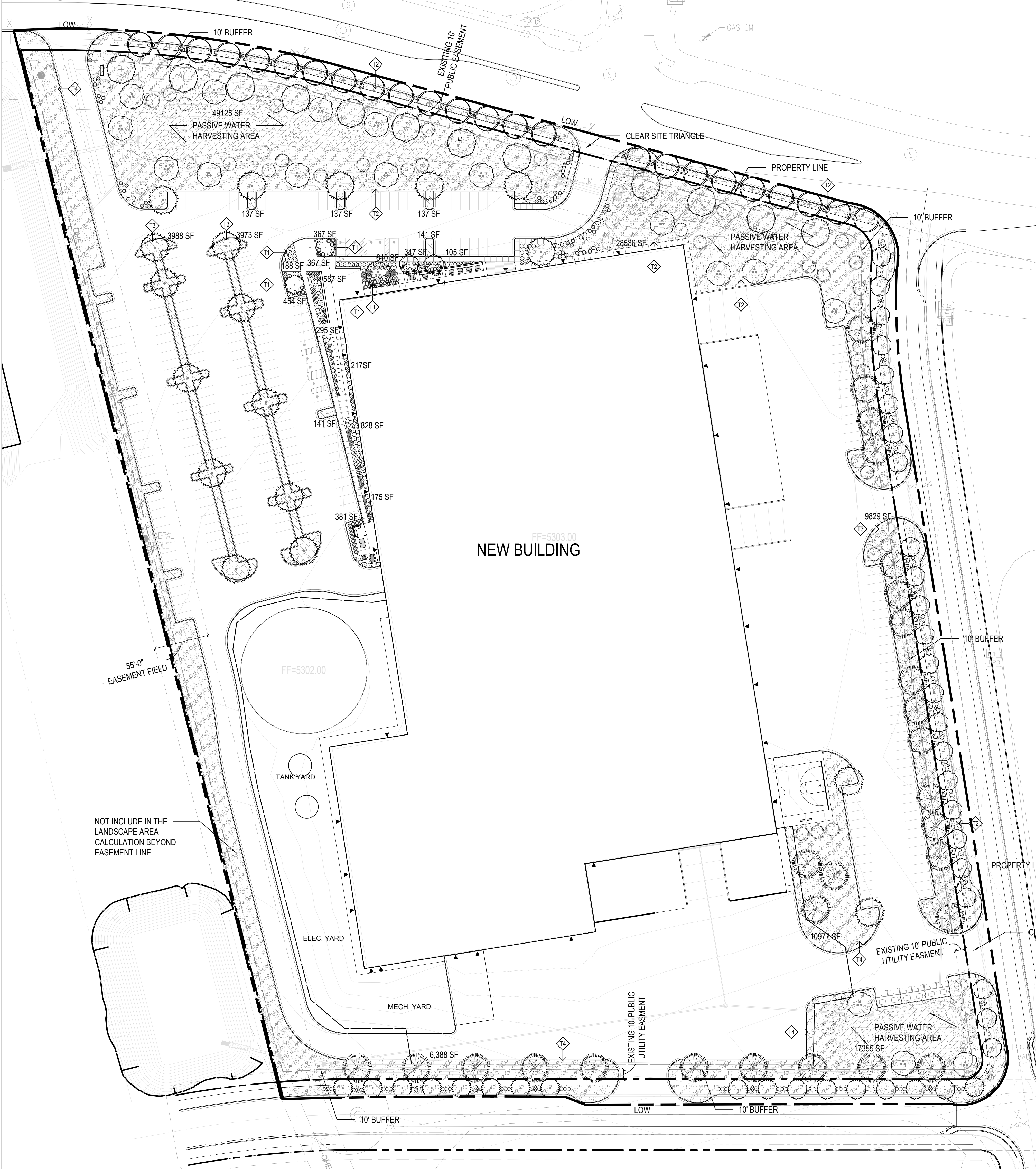
	GRAVEL SMALL SANTA FE BROWN CRUSHER FINE MULCH OVER FILTER FABRIC, 3" DEEP
	GRAVEL LARGE 2-4" SANTA FE BROWN, OVER FILTER FABRIC, 4" DEEP

PLANTING NOTES:

- FOR SPECIES AND SPACING, SEE PLANTING SCHEDULE
- MULCH ALL LANDSCAPE AREAS. SANTA FE BROWN CRUSHER FINE ROCK MULCH SHALL BE THE PRIMARY MULCH USED IN THE LANDSCAPE STRIPS BETWEEN STREET CURBS AND WALKS. THE MINIMUM ALLOWABLE MULCH DEPTH FOR ALL MULCHES IS 3", EXCEPT AT PLANT CENTERS WHERE THE MAXIMUM ALLOWABLE DEPTH IS 1".
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN IN THE DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, STONES OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRADING, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF LAWN AND PLANTING AREAS.
- ALL TREES SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION).
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS TO ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINER GROWN UNLESS OTHERWISE NOTED IN THE PLANTING SCHEDULE.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR ARRIVAL ON THE SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- THE LAYOUT OF PLANTS IN THE FIELD IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- MINIMUM PLANT SIZES: DECIDUOUS STREET TREES 2 1/2 CALIPER OR 40" BOX EVERGREEN TREES 6' IN HEIGHT AT INSTALLATION, SHRUBS - SLOW GROWING 5 GALLON, FAST GROWING MATURE SIZE 1-2 YEARS - 1 GALLON, GRASSES-1 GALLON, ACCENTS/ SUCCULENTS 1 GALLON, PERENNIALS-1 GALLON, VINES-1-GALLON.
- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE.
- AREA DISTURBED DURING CONSTRUCTION, INCLUDING AREA NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.

IRRIGATION NOTES:

- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWA LEGISLATION AND ORDINANCES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.



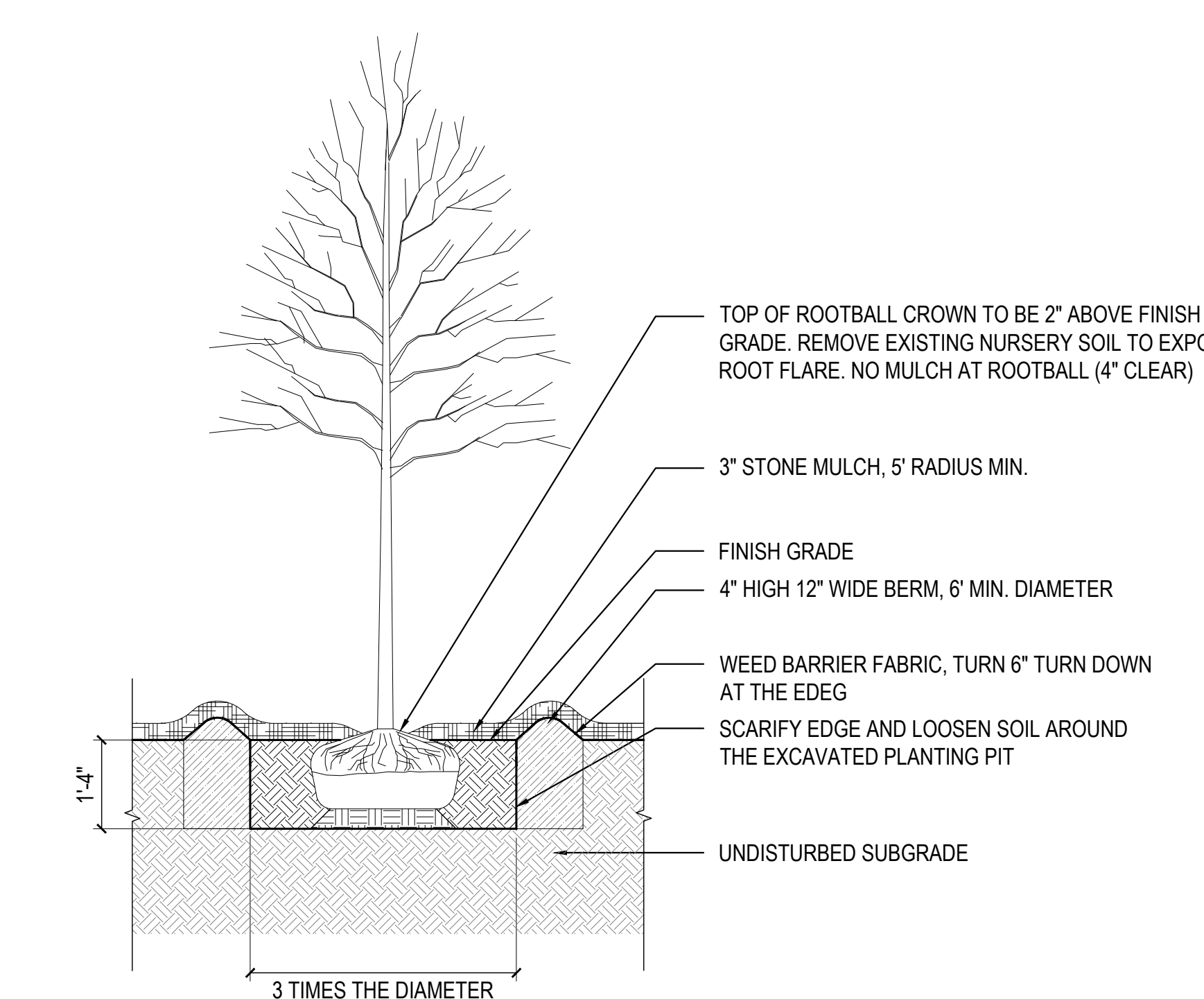
1 LANDSCAPE PLAN
Scale: 1"=50'-0"

KEYS

	TYPE 1: ENTRANCE AND COMMON AREA
	TYPE 2: STREET FRONTAGE, PRIMARY BUILDING FACADE
	TYPE 3: SURFACE PARKING LOTS
	TYPE 4: PERIMETER AND LOADING AREAS

LEGEND

	LIMIT OF WORK
	PROPERTY LINE
	BUILDING ENTRANCE



2 TREE PLANTING DETAIL
Scale: 1/2" = 1'-0" SECTION

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Project Solis
Mesa Del Sol Innovative Park, Track J
Albuquerque, NM 87105

31022534 Sds
MM AH

DFT SUBMISSION
13 FEB 2026

LANDSCAPE PLAN

EXTERIOR GENERAL NOTES

1. PAINT WALL AND ROOF MOUNTED EQUIPMENT ITEMS THAT ARE NOT PREFINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
2. SEE REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT HEIGHTS.
3. MAKE CHANGES IN FINISH COLOR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
4. STREET VIEW STUDIES HAVE BEEN COMPLETED FOR ROOFTOP EQUIPMENT. DUE TO HEIGHT OF BUILDING, ROOFTOP EQUIPMENT WILL NOT BE VISIBLE FROM THE STREET.

Stantec Architecture, Inc.
6501 Americas Parkway NE
Suite 700
Albuquerque, NM 87110
page@stahk.com
TEL 505.456.5584

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San Francisco, CA 94104
415.882.9500
- LIFE SAFETY**
Jenson Hughes, Inc.
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Suite 200
Westminster, CO 80021
720.547.9749

KEYED NOTES

NUMBER	DESCRIPTION
1	SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE IN ACCORDANCE WITH LEVEL B SIGNAGE STANDARDS FOR EMPLOYMENT CENTER PER IDO [10 14 34]
2	BUILDING ADDRESS IDENTIFICATION NUMBERS AS REQUIRED BY FIRE CODE OFFICIAL [10 14 20]
3	PREFABRICATED FIXED LADDER WITH PARAPET PLATFORM, ROOF SIDE RETURN AND FALL ARREST SYSTEM [05 51 33.20]
4	ALUM-FRAMED ENTR AND STFR-1 [08 41 13.14.U02]
5	PRIMARY AND OVERFLOW SCUPPER AND DOWNSPOUT ASSEMBLY [22 14 26.13.A31]
6	MTL STAIR-MTL FLOOR PLATE [05 51 00.A01]
7	BUILDING MOUNTED LIGHT FIXTURE [26 56 69]
8	EXT SUN CTRL DEVICE-SCREEN [10 71 13.04]

TECHSECURITYFLOW VOLTAGE
HMA Consulting
5010 Wright Road
Suite 150
Shirley, TX 77477
832.944.6020

EMIEWF ENGINEER
ETS-Lindgren
Lewis, DE 19958
603.912.1030

REVISION HISTORY

REVISION	DESCRIPTION	DATE
A	DFT SUBMISSION	13 FEB 2026

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Project Solis
Mesa Del Sol Innovation Park II, Tract J
Albuquerque, NM 87105

PROJECT NUMBER
31CM2534.40040103

ABBREVIATION
Solis

DRAWN BY
JET

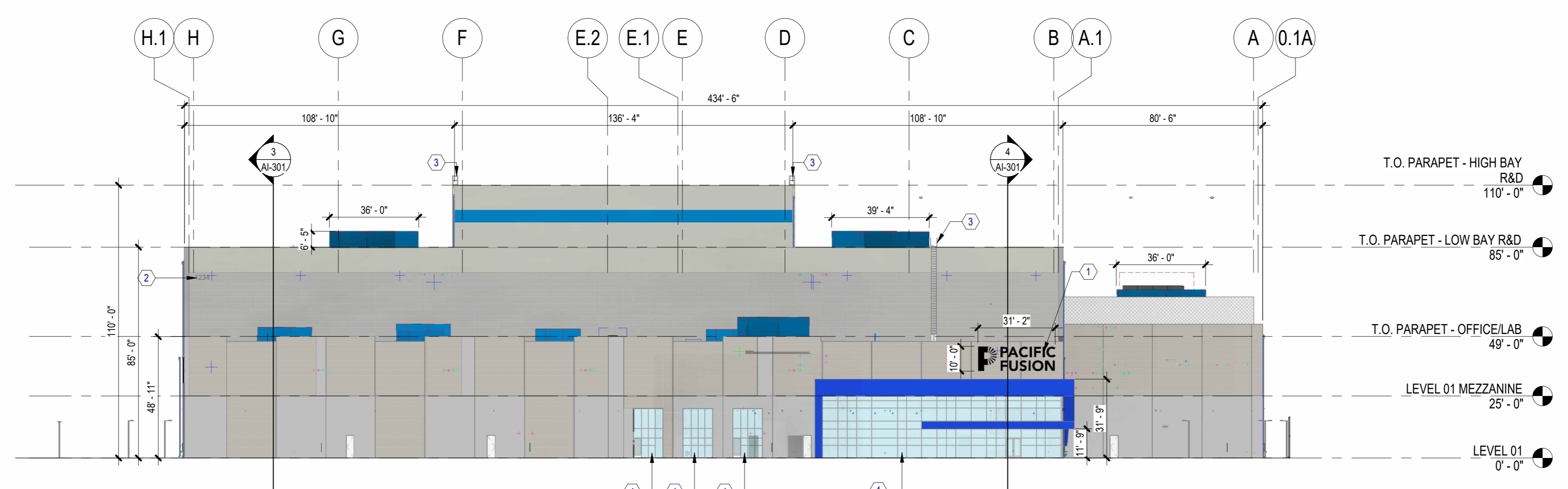
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ORIGINAL ISSUE
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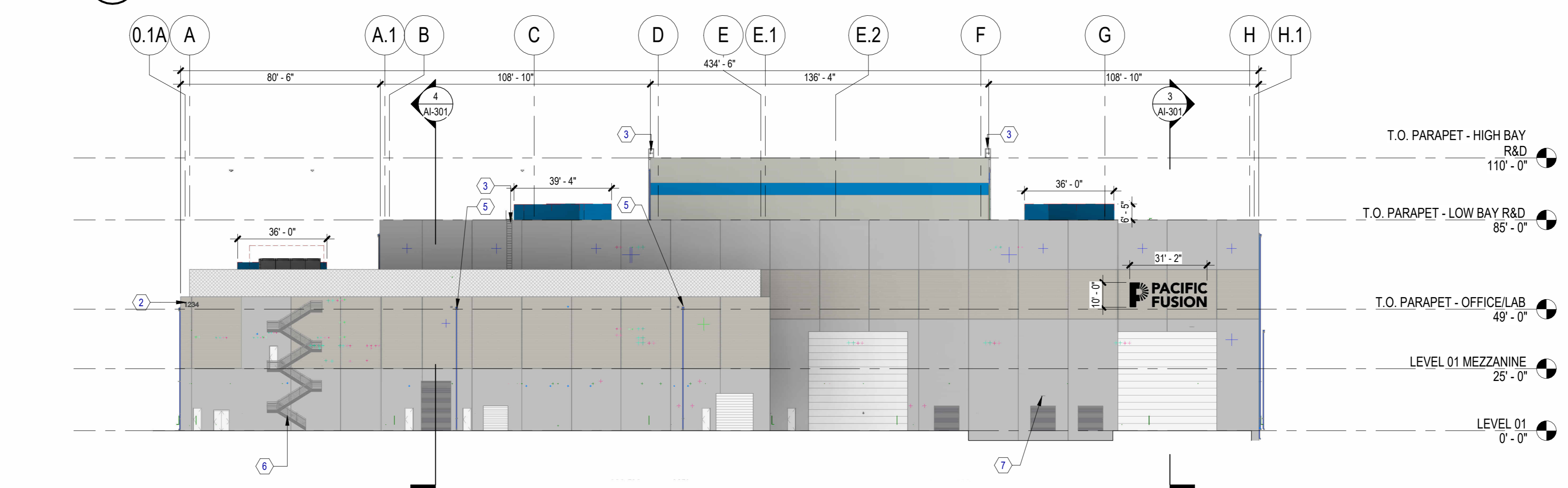
SHEET NAME
ARCHITECTURAL - EXTERIOR ELEVATIONS

SHEET NUMBER

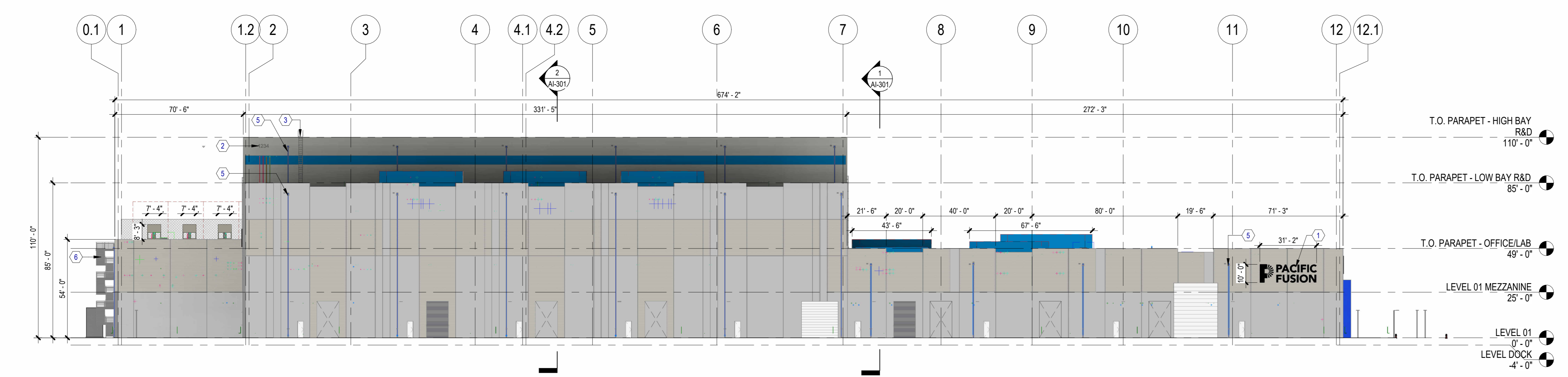
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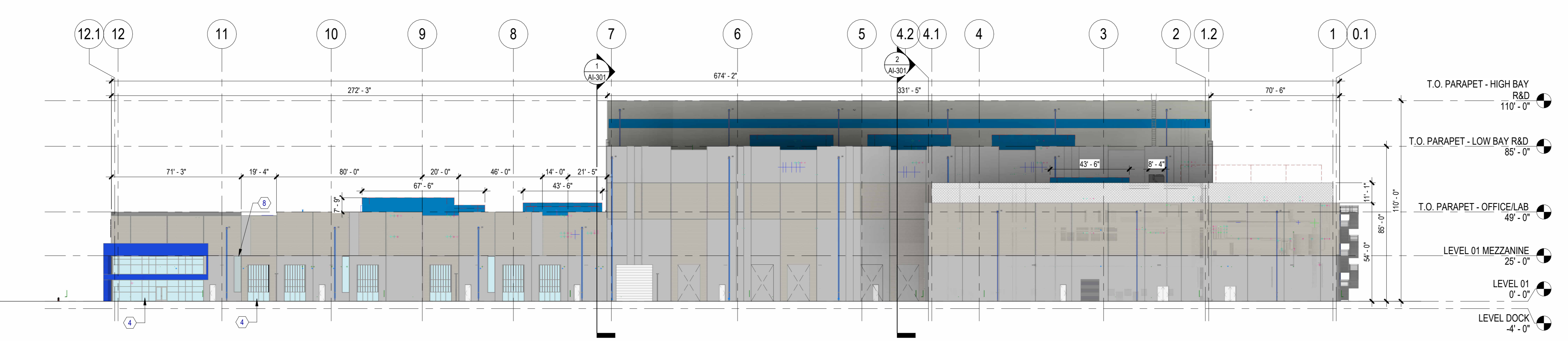
1 NORTH ELEVATION
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2 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



3 EAST ELEVATION
SCALE: 1/32" = 1'-0"



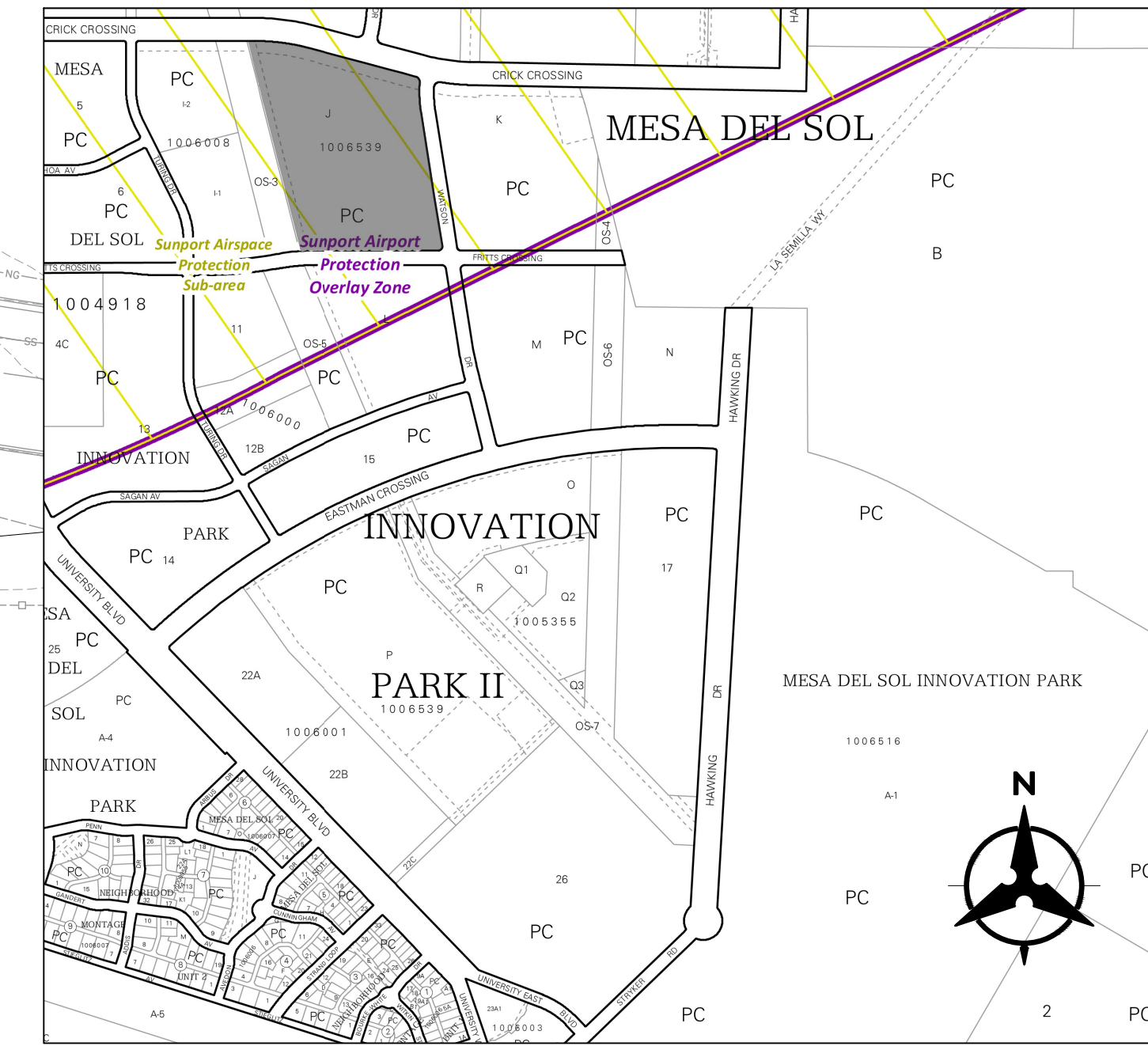
4 WEST ELEVATION
SCALE: 1/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

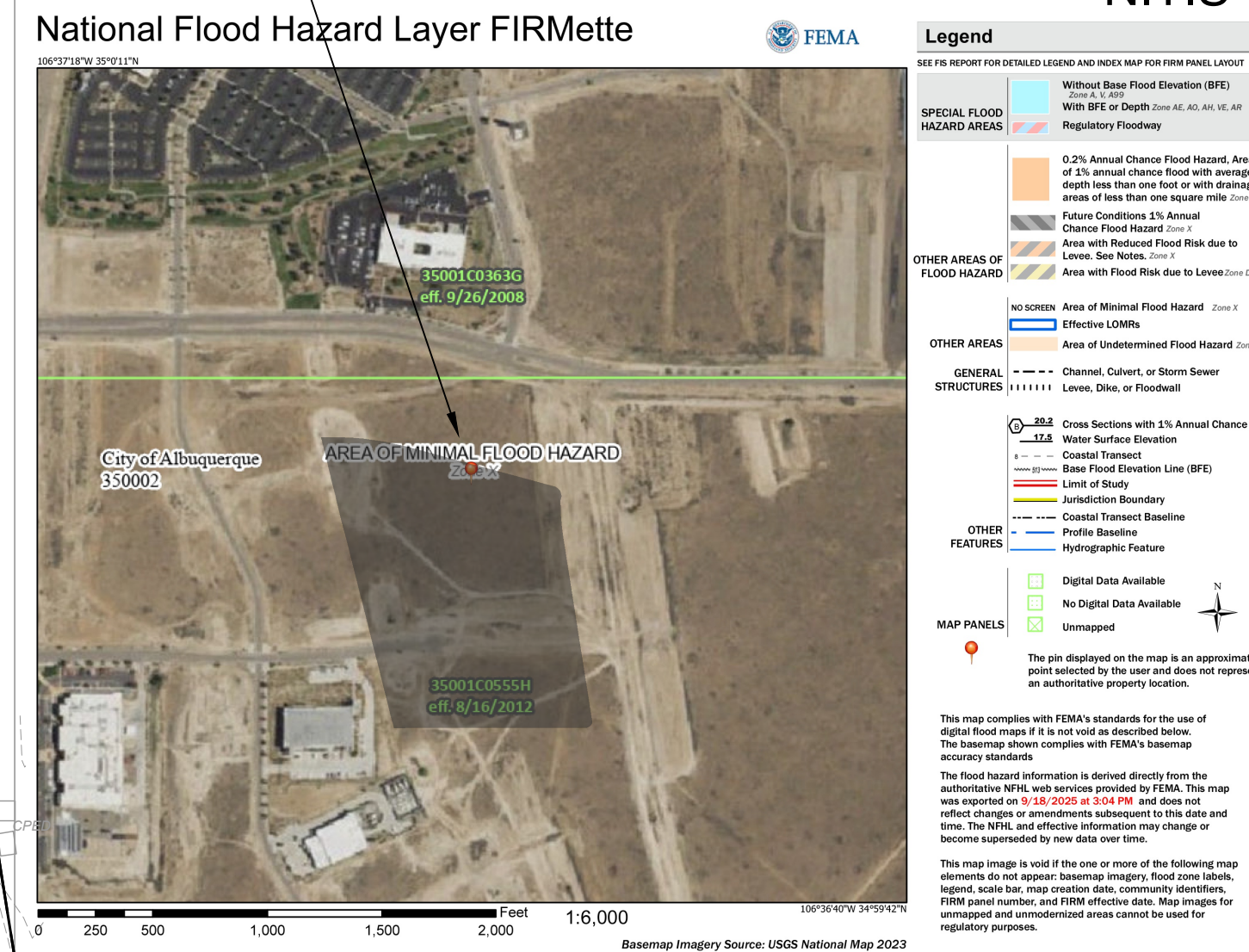
SYMBOL	DESCRIPTION
	INTEGRALLY COLORED CONCRETE TILT UP [03 45 16]
	INTEGRALLY COLORED CONCRETE TILT UP WITH RANDOM RIBBED REVEAL [03 45 16]
	EXTERIOR STOREFRONT ASSEMBLY
	INSULATED METAL PANELS (FIELD COLOR #1) SUPPORTED BY LIGHT GAUGE FRAMING BETWEEN STRUCTURAL STEEL FRAME MEMBERS [07 42 13]
	INSULATED METAL PANELS (ACCENT COLOR #1) SUPPORTED BY LIGHT GAUGE FRAMING BETWEEN STRUCTURAL STEEL FRAME MEMBERS [07 42 13]
	INSULATED METAL PANELS (ACCENT COLOR #2) SUPPORTED BY LIGHT GAUGE FRAMING BETWEEN STRUCTURAL STEEL FRAME MEMBERS [07 42 13]
	ROUND GALVANIZED STEEL 22 GAUGE STAGGERED ROUND CENTERS MECHANICAL SCREENING WALL

VICINITY MAP

N.T.S.



SITE N.T.S.



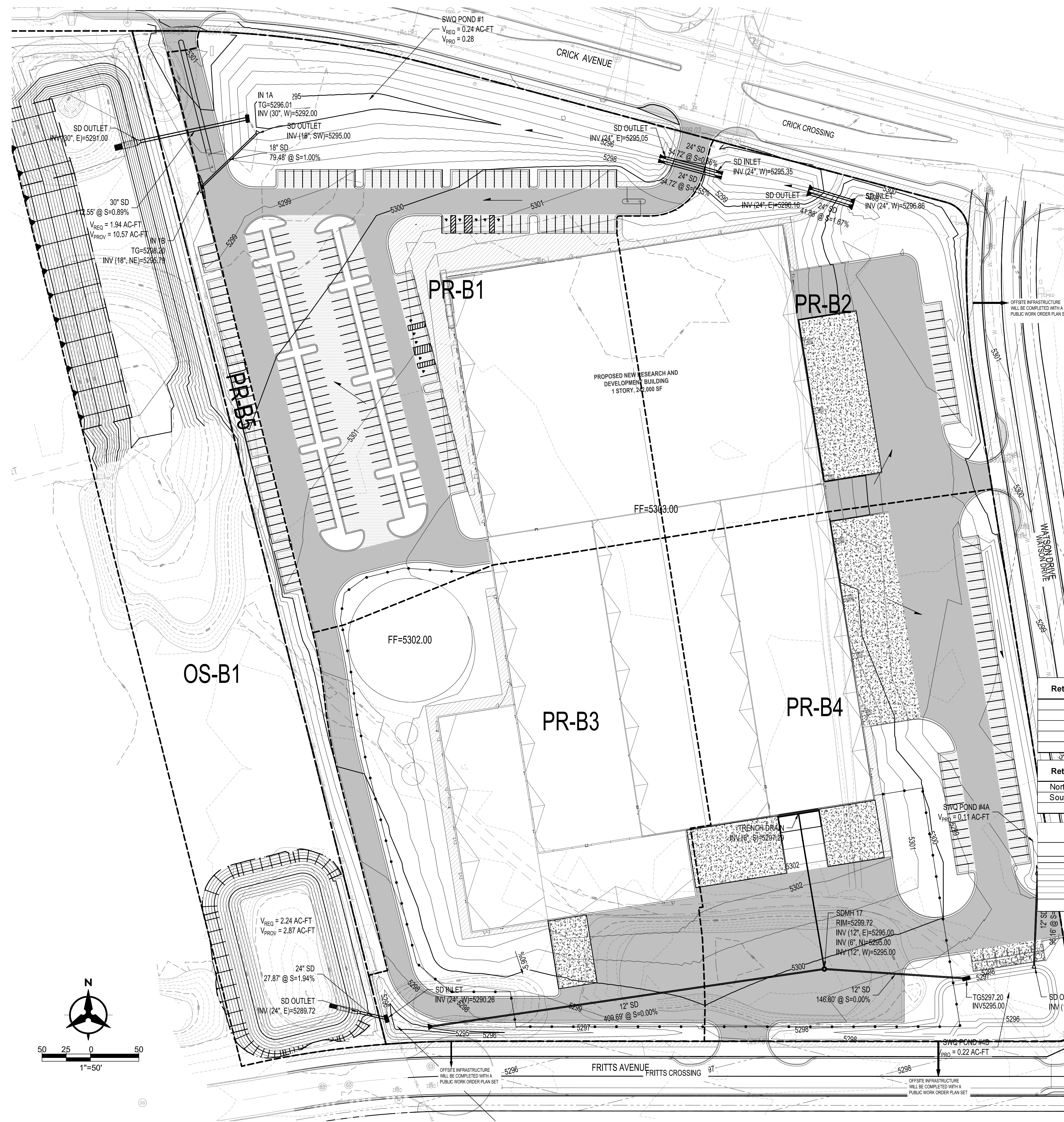
Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)	Pond Bottom (ft)	SWQ WSEL
Pond 1	Basin 1 & Basin 2	0.24	0.28	5294.00	5296.00
Pond 3	Basin 3 & Basin 4		0.02	5295.00	5296.00
Pond 4A	Basin 3 & Basin 4	0.29	0.11	5295.10	5296.00
Pond 4B*	Basin 3 & Basin 4		0.22	5294.20	5296.00
TOTAL		0.53	0.63		

Retention Pond ID	Contributing Basins	Req'd Volume (V100, 10day) (acre-feet)	Provided Volume (acre-feet)	Pond Bottom (ft)	WSEL
North Regional Pond	Basin 1 & Basin 2	1.94	10.57	5284.00	5294.00
South Regional Pond	Basin 3 & Basin 4	2.24	2.87	5286.00	5294.00
TOTAL		4.18	13.4		

Project Sizing Basin Data Table

This table is based on page 8-10 of the DPM, Zone 2

Basin ID	Area (SQ. FT)	Area (AC)	Land Treatment Percentages			Q(100yr) (cfs)	Q(100yr) (inches)	V(100yr) (CF)	V(100yr) (CF)	V(100yr) (CF)	V(100yr) (CF)	SWQV (CF)
			A	B	C							
SITE												
Basin 1	163248	3.7	0.0%	0.0%	100.0%	0.0%	3.1	11.4	0.0	1407.2	1407.2	0.3
Basin 2	227392	5.2	0.0%	0.0%	28.3%	11.7%	4.0	20.8	2.0	3720.8	4228.7	1.3
Basin 3	118471	2.7	0.0%	0.0%	27.1%	72.9%	4.0	10.9	2.0	1988.2	2187.0	0.7
Basin 4	172822	4.0	0.0%	0.0%	20.3%	79.7%	4.1	18.2	2.1	2974.4	3315.1	1.0
Basin 5	194817	4.5	0.0%	0.0%	18.0%	84.0%	4.1	18.5	2.1	3448.8	3853.9	1.2
Basin 6	27919	0.6	0.0%	0.0%	97.6%	2.5%	3.1	2.0	1.1	247.1	248.8	0.1
SITE SUBTOTAL	905,669	20.79	-	-	-	-	79.76	137,645	151,347	198,733	4,56	23,003



BENCH MARKS

ENGINEER'S SEAL



AS-BUILT INFORMATION

BY	CONTRACTOR	DATE	WORK	DATE	INSPECTED	DATE	ACCEPTANCE	DATE	FIELD	DATE	DRAWINGS	DATE

REVISIONS

NO.	DATE	DESCRIPTION

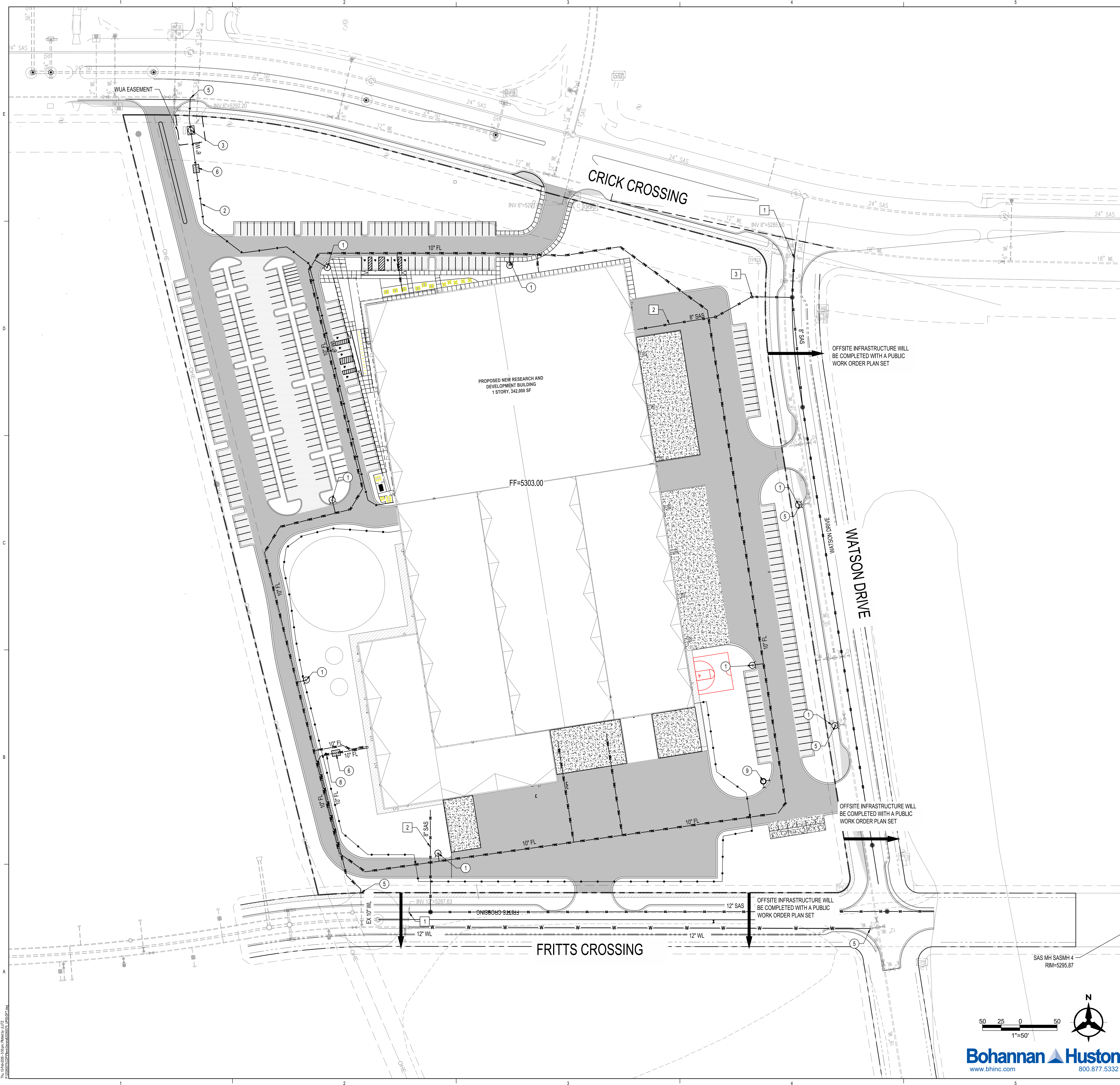
DESIGN

DESIGNED BY	CHECKED BY	DRAWN BY
JN	JL	JN

Bohannon & Huston
www.bhinc.com 800.877.5332

CONCEPTUAL DRAINAGE PLAN

Tue, 20-Jan-2026 4:35 pm. Plotted by JNEAL
P:\20260075\CDP\Plans\General\20260075_T_Proposed_Basins_Exhibit.dwg



WATER & FIRE KEYED NOTES

1. INSTALL FIRE HYDRANT PER COA STANDARD DRAWING 2340.
2. INSTALL WATERLINE, SIZE PER PLAN.
3. INSTALL WATER METER BOX WITH 6" METER.
4. CONNECT PROPOSED FIRE LINE TO EXISTING FIRE LINE EXTENSION TO SERVE PROPOSED ON-SITE FIRE HYDRANT.
5. CONNECT TO EXISTING WATERLINE. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING UTILITY PRIOR TO ORDERING MATERIALS AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.
6. INSTALL BACK FLOW PREVENTER WITH HOT BOX. INCLUDE TAMPER SWITCH TO BE TIED INTO ALARM SYSTEM.
7. INSTALL TEE MJ WITH RESTRAINT JOINTS, SIZE PER PLAN.
8. INSTALL PROPOSED POST INDICATOR VALVE
9. INSTALL PROPOSED FIRE DEPARTMENT CONNECTION

SANITARY SEWER KEYED NOTES

1. CONNECT TO EXISTING SANITARY SEWER STUB, SIZE PER PLAN.
2. INSTALL NEW SANITARY SEWER LINE, SIZE PER PLAN.
3. INSTALL NEW CLEANOUT.

NOTE
ALL CONNECTIONS TO PUBLIC FIRE, DOMESTIC, AND SEWER TO BE CONSTRUCTED BY A PUBLIC WORK ORDER.

NOTE
COORDINATION WITH 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

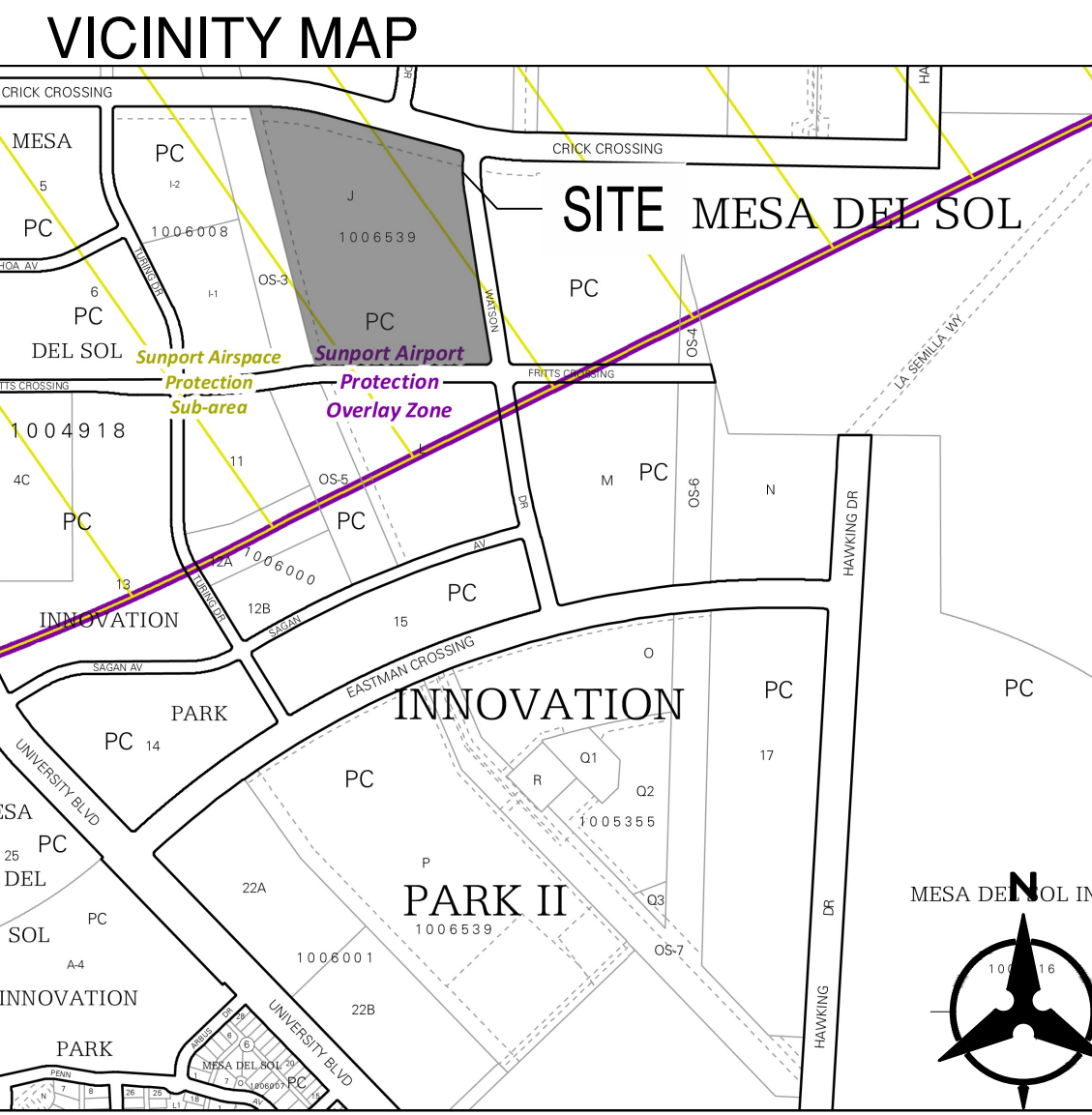
NOTE
COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.

NOTE
ALL INFRASTRUCTURE IN PUBLIC R/W, OR WATER AUTHORITY EASEMENT, WILL BE PUBLIC, AND ALL LINES WITHIN THE PRIVATE TRACT WILL BE PRIVATE.



LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- CW- EXISTING CHILLED WATER LINE
- E- EXISTING UNDERGROUND ELECTRICAL LINE
- C- EXISTING COMMUNICATION LINE
- G- EXISTING UNDERGROUND GAS LINE
- SD- PROPOSED STORM DRAIN LINE
- SS- PROPOSED SANITARY SEWER LINE
- W- PROPOSED WATER LINE
- F- PROPOSED FIRE LINE
- NG- PROPOSED NATURAL GAS LINE
- FS- FUTURE SANITARY SEWER LINE
- FW- FUTURE WATER LINE
- FF- FUTURE FIRE LINE
- DRY UTILITY CORRIDOR, SEE ELECTRICAL AND COMMUNICATIONS PLANS
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER CLEANOUT
- ⊙ PROPOSED HYDRANT
- ⊙ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- ▶ PROPOSED REDUCER



Scale: 1"=50'

North Arrow

Bohannon & Huston
www.bhinc.com 800.877.5332

CONSULTANT TEAM

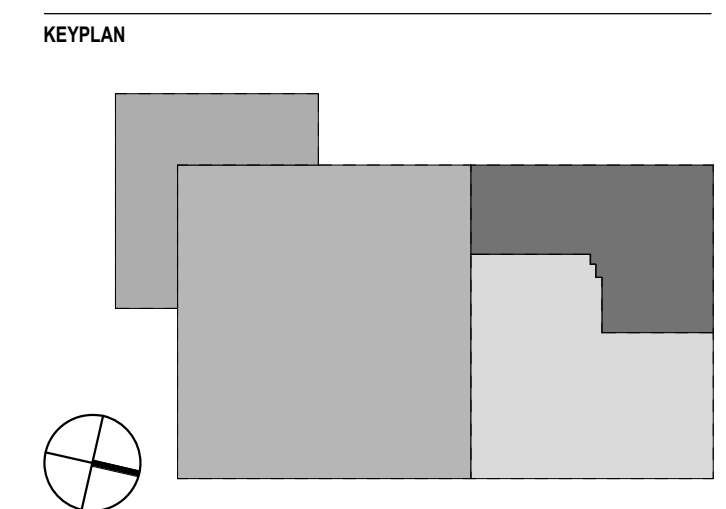
ARCHITECT
 Stantec Architecture, Inc.
 6501 Americas Parkway NE
 Suite 100
 Albuquerque, NM 87110
 505.456.5584

MEP ENGINEERS
 Meyers + Engineers
 98 Battery Street
 Suite 500
 San Francisco, CA 94111
 415.432.8102

STRUCTURAL ENGINEERS
 Thornton Tomasetti
 235 Montgomery Street
 Suite 1000
 San Francisco, CA 94104
 415.365.8902

CIVIL ENGINEER
 Bohannon Huston, Inc.
 7500 Jefferson Street, NE
 Albuquerque, NM 87109
 505.823.1000

LANDSCAPE ARCHITECTS
 Stantec Architecture, Inc.
 250 Montgomery Street
 Suite 1400
 San Francisco, CA 94104
 415.882.9500



REVISION HISTORY

REVISION	DESCRIPTION	DATE
A	DFT SUBMISSION	13 FEB 2026

PROFESSIONAL SEALS

INTERIM REVIEW
 THIS DOCUMENT IS RELEASED FOR THE
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 AUTHORITY OF
 ENGINEER
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 APPROVAL, BIDDING, PERMIT, OR
 CONSTRUCTION PURPOSES.

CLIENT

PROJECT
Project Solis
 Mesa Del Sol Innovation Park II, Tract J
 Albuquerque, NM 87105

PROJECT NUMBER: 25.10040.000
 ABBREVIATION: Solis
 DRAWN BY: AYZ,BC
 CHECKED BY: SMS
 ORIGINAL ISSUE

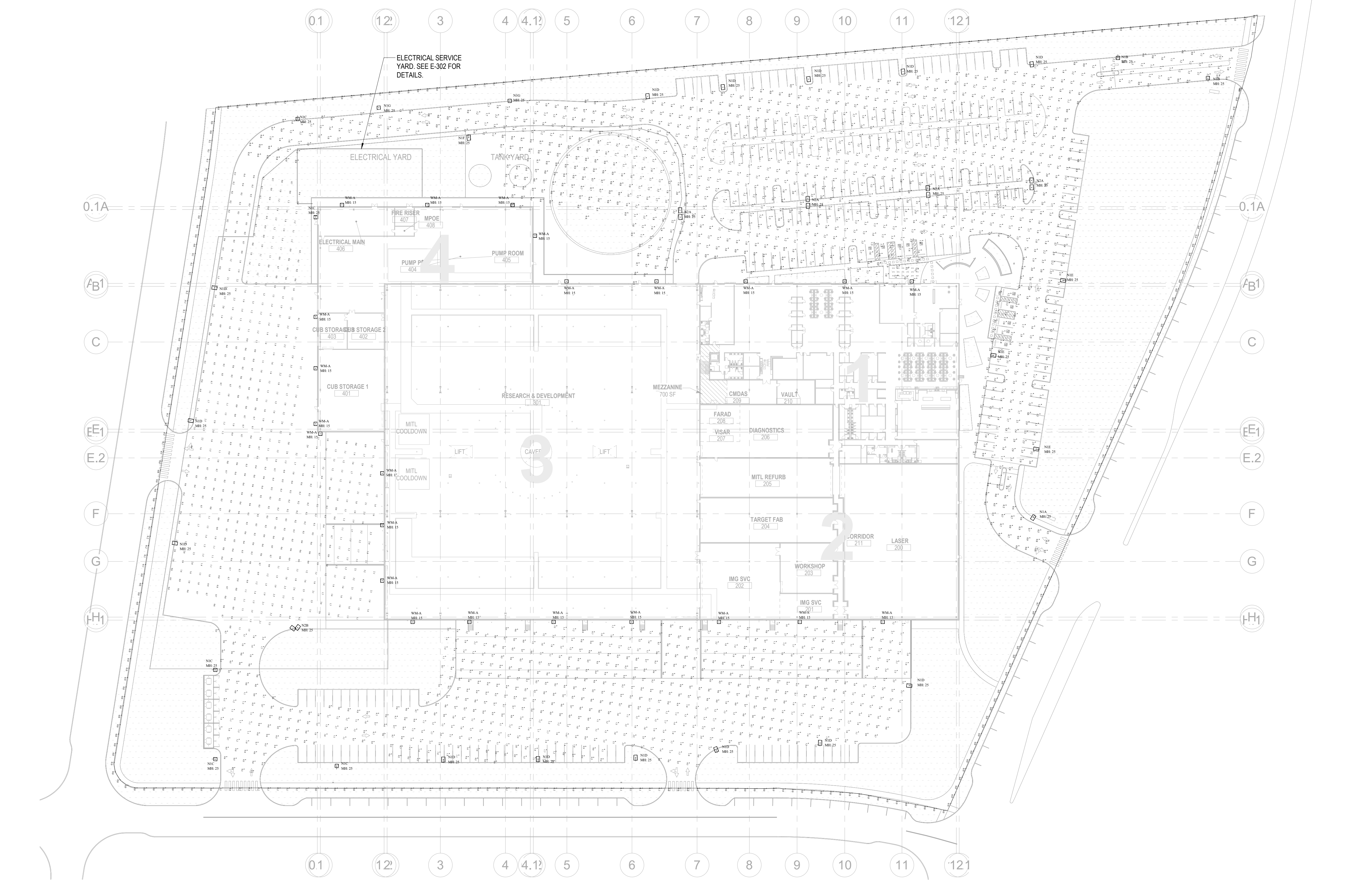
SHEET NAME
 ELECTRICAL PHOTOMETRICS SITE
 PLAN

SHEET NUMBER

E6.1

GENERAL NOTES

NUMBERED NOTES



1 SITE PLAN
 1" = 50'-0"

Symbol	Qty	Label	Description	LLF	Luminaire Watts
☐	1	N1A	NV-1-T4FTW-16L-1-40K7-HSS-SINGLE @ 25'	0.900	56
☐	2	N1B	NV-1-T3-32L-7-40K7-HSS-SINGLE @ 25'	0.900	71
☐	5	N1C	NV-1-T4FTW-32L-1-40K7-HSS-SINGLE @ 25'	0.900	106
☐	14	N1D	NV-1-T4FTW-48L-1-40K7-HSS-SINGLE @ 25'	0.900	156
☐	3	N1E	NV-1-T4FTW-48L-1-40K7-SINGLE @ 25'	0.900	156
☐	1	N1F	NV-1-T5W 32L-7-40K7-SINGLE @ 25'	0.900	71
☐	2	N1G	NV-1-T3-32L-1-40K7-HSS-SINGLE @ 25'	0.900	106
☐	4	N2A	NV-1-T5W 32L-1-40K7-SINGLE @ 25'	0.900	106
☐	1	N2B	NV-1-T4FTW-48L-1-40K7-D90 @ 25'	0.900	156
☐	23	WM-A	NV-W-T4FTW-32L-53-40K7-WM @ 15'	0.900	54

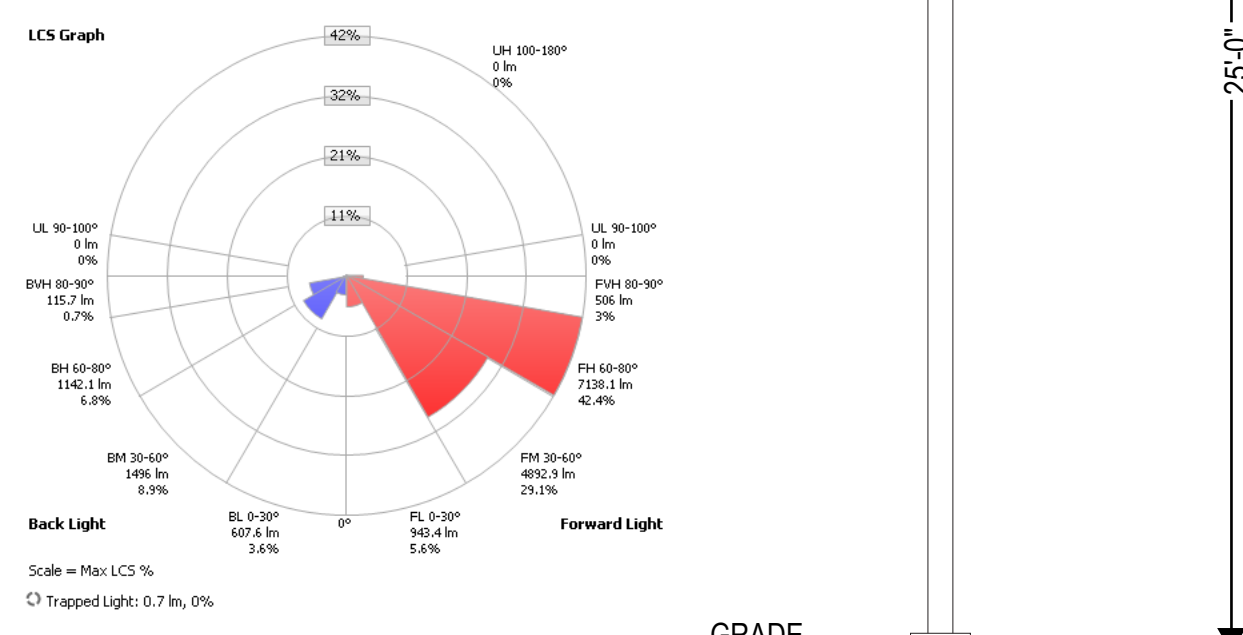
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Fc	1.05	3.5	0.3	3.50	11.67
loading dock area	Fc	1.20	4.5	0.2	6.00	22.50
property line horizontal	Fc	0.05	0.3	0.0	N.A.	N.A.
West Parking Lot	Fc	1.39	3.7	0.3	4.63	12.33

FILE PATH: AutoCAD_Docs\3\10\2504 - Project Solis\MEP\Project Solis_TL MEP\25.rvt
 USER NAME: ayz
 DATE TIME: 2/13/2026 3:17:25 PM

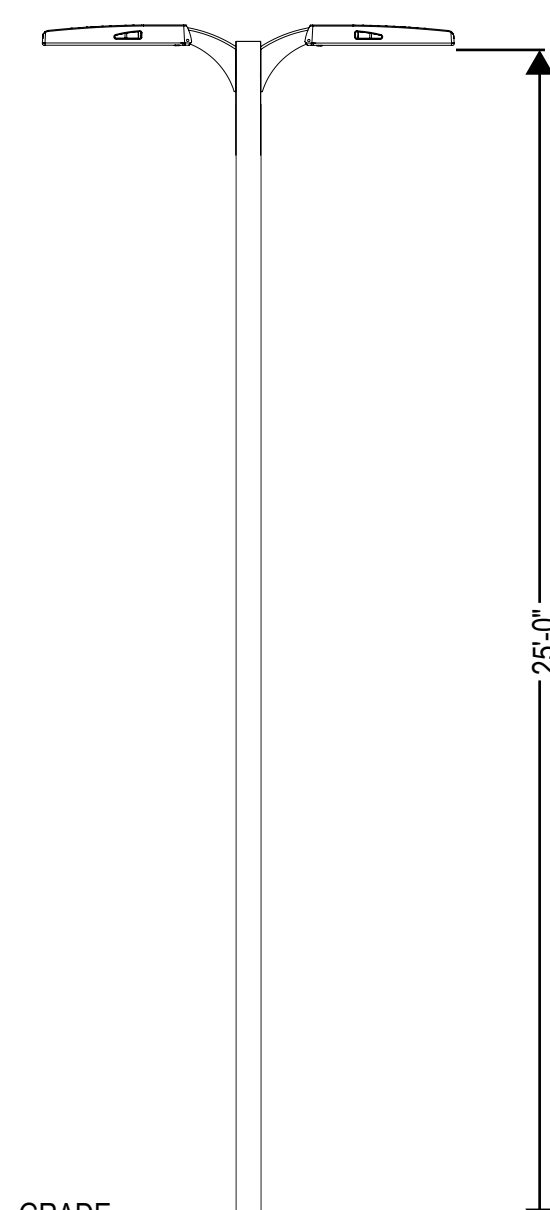
Manufacturer: NLS LIGHTING
Test #: 8022939-111
Test Lab: CSA GROUP
Catalog: NV-174FTW-4BL-1-40K7
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 16942.6, absolute photometry *
Ballast / Driver: X1180C125V2008SF2
Input Voltage: 156
Luminous Opening: Rectangle (L: 9.48", W: 11.84")
Max Cd: 11,413.0 at Horizontal: 39°, Vertical: 72.5°
Roadway Class: SHORT, TYPE IV

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	943.4	5.6%
Medium(30-60)	4,802.9	29.1%
High(60-80)	7,138.1	42.4%
Very High(80-90)	506.0	3%
Low(0-30)	607.6	3.6%
Medium(30-60)	1,496.0	8.9%
High(60-80)	1,142.1	6.8%
Very High(80-90)	115.7	0.7%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.7	0%



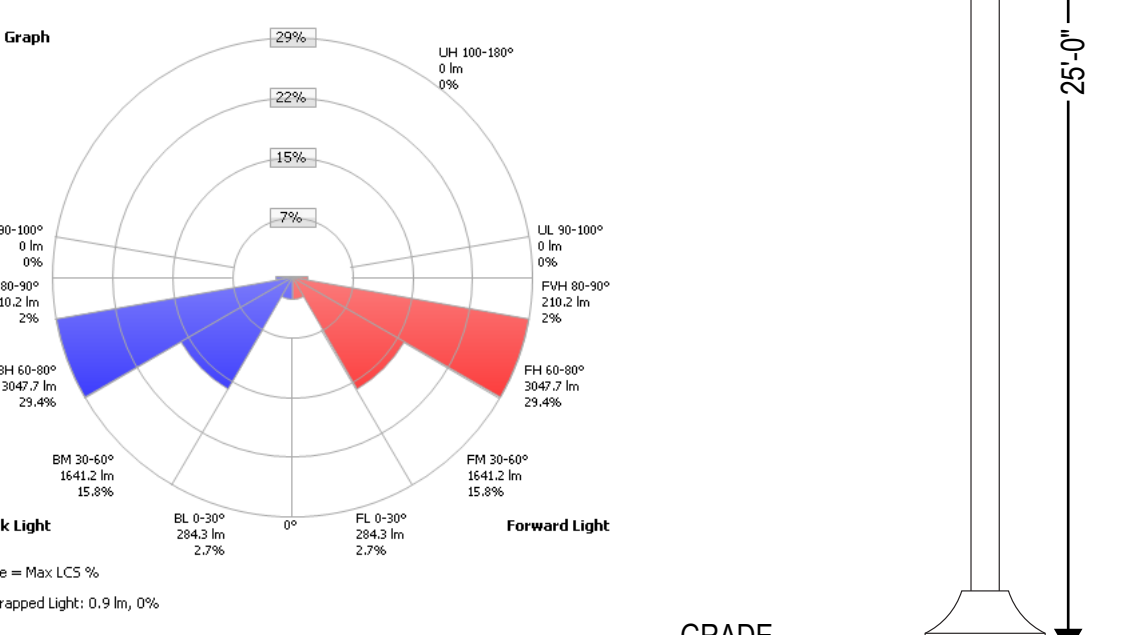
2 N2B LIGHT FIXTURE DETAILS
SCALE: NTS



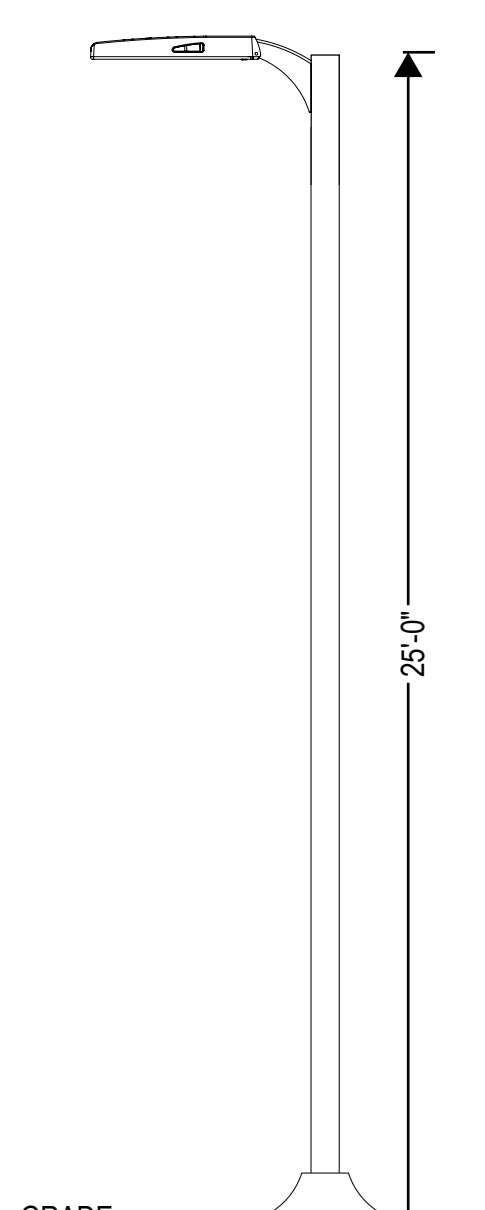
Manufacturer: NLS LIGHTING
Test #: 8022939-26
Test Lab: CSA GROUP
Catalog: NV-175W-32L-7-40K7
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 10367.7, absolute photometry *
Ballast / Driver: X1150C105V140CF1
Input Voltage: 72
Luminous Opening: Rectangle (L: 8.52", W: 9.96")
Max Cd: 5,216.7 at Horizontal: 50°, Vertical: 72.5°
Roadway Class: Type VS

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	284.3	2.7%
Medium(30-60)	1,641.2	15.8%
High(60-80)	3,047.7	29.4%
Very High(80-90)	210.2	2%
Low(0-30)	284.3	2.7%
Medium(30-60)	1,641.2	15.8%
High(60-80)	3,047.7	29.4%
Very High(80-90)	210.2	2%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.9	0%



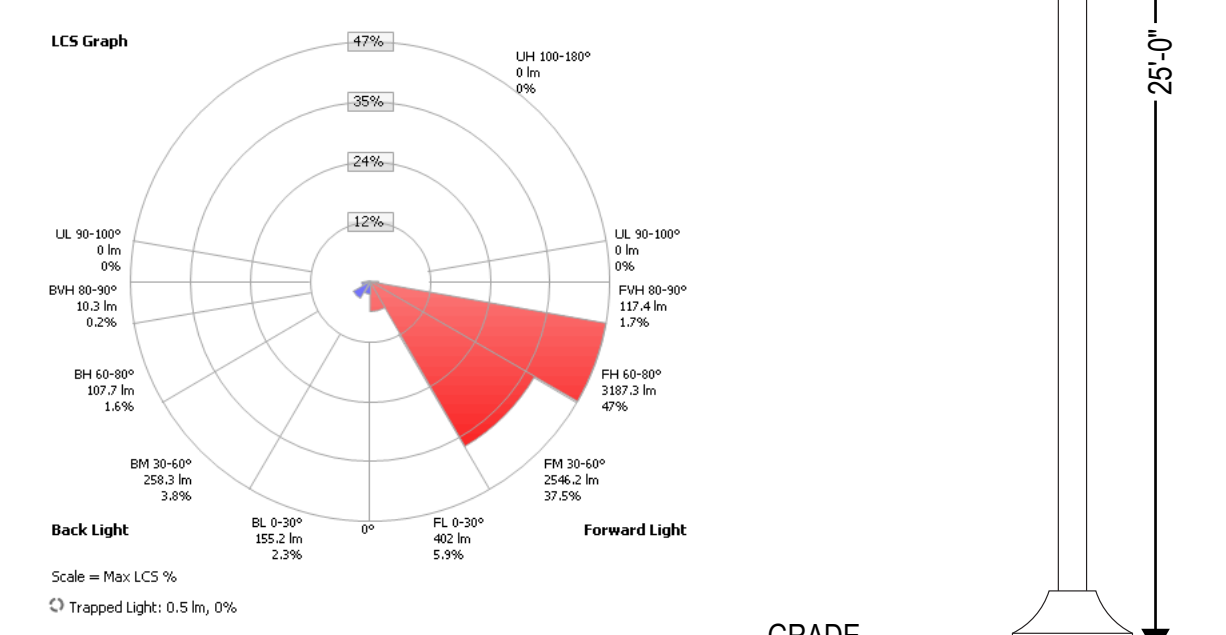
6 N1F LIGHT FIXTURE DETAILS
SCALE: NTS



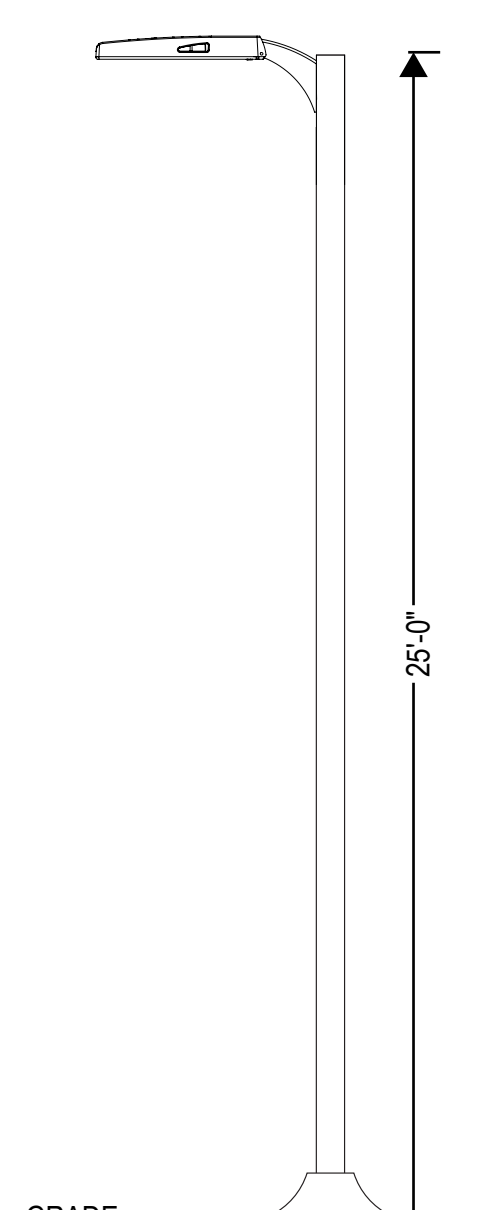
Manufacturer: NLS LIGHTING
Test #: 8022939-150
Test Lab: CSA GROUP
Catalog: NV-174FTW-32L-1-40K7-HSS
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 6794.9, absolute photometry *
Ballast / Driver: 106
Input Voltage: 106
Luminous Opening: Rectangle (L: 9.48", W: 10.87")
Max Cd: 6,013.7 at Horizontal: 40°, Vertical: 70°
Roadway Class: SHORT, TYPE IV

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	462.0	5.9%
Medium(30-60)	2,566.2	37.5%
High(60-80)	3,187.3	47%
Very High(80-90)	117.4	1.7%
Low(0-30)	155.2	2.3%
Medium(30-60)	238.3	3.5%
High(60-80)	187.7	2.8%
Very High(80-90)	10.3	0.2%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.5	0%



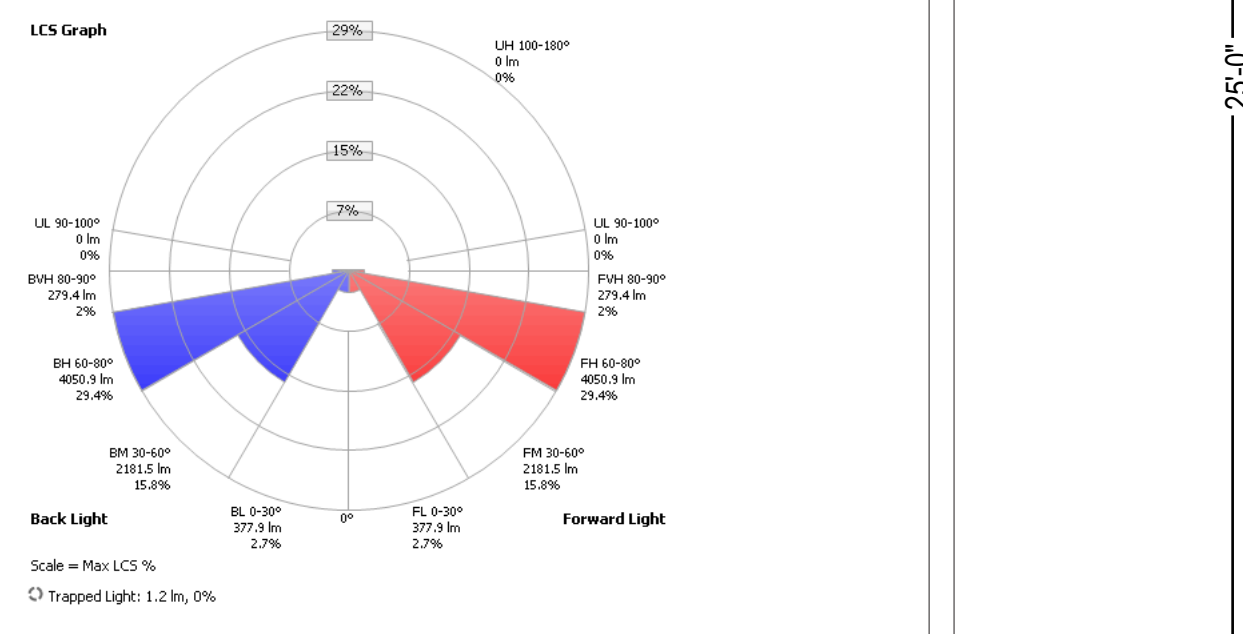
3 N1C LIGHT FIXTURE DETAILS
SCALE: NTS



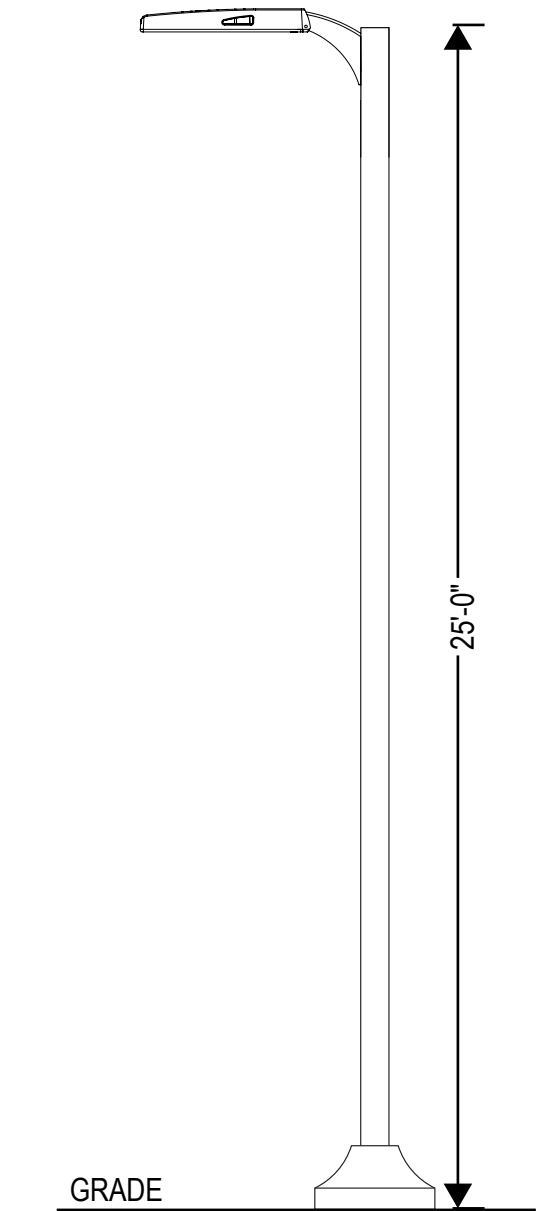
Manufacturer: NLS LIGHTING
Test #: 8022939-36
Test Lab: CSA GROUP
Catalog: NV-175W-32L-1550-40K7
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 13780.6, absolute photometry *
Ballast / Driver: 106
Input Voltage: 106
Luminous Opening: Rectangle (L: 8.52", W: 9.96")
Max Cd: 6,576.0 at Horizontal: 50°, Vertical: 72.5°
Roadway Class: Type VS

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	377.9	2.7%
Medium(30-60)	2,181.5	15.8%
High(60-80)	4,050.9	29.4%
Very High(80-90)	279.4	2%
Low(0-30)	377.9	2.7%
Medium(30-60)	2,181.5	15.8%
High(60-80)	4,050.9	29.4%
Very High(80-90)	279.4	2%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	1.2	0%



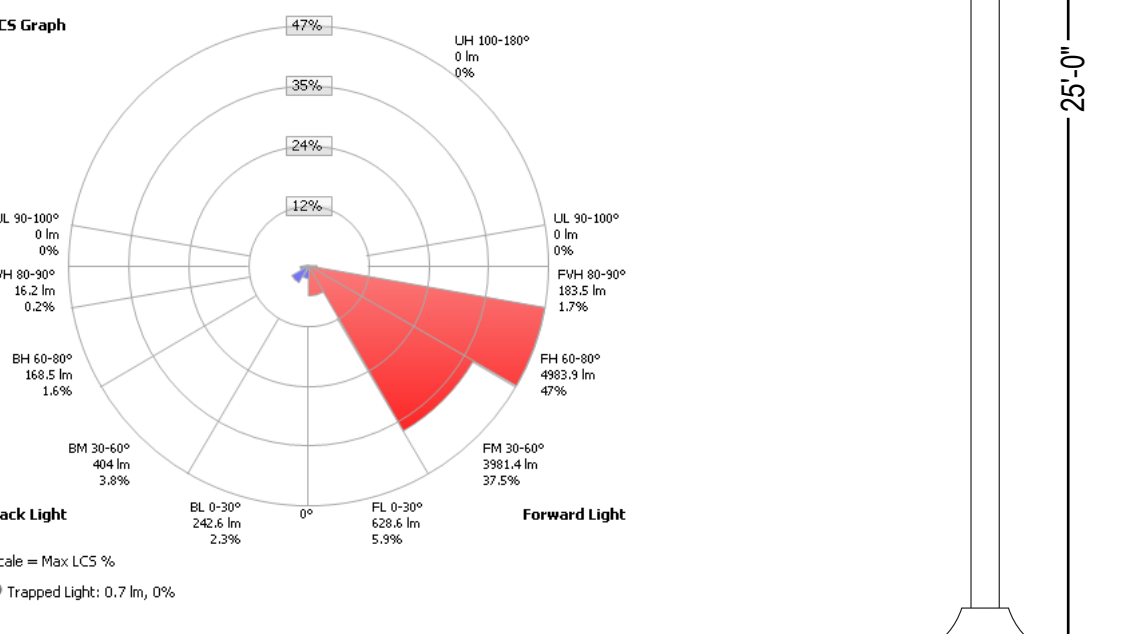
8 N2A LIGHT FIXTURE DETAILS
SCALE: NTS



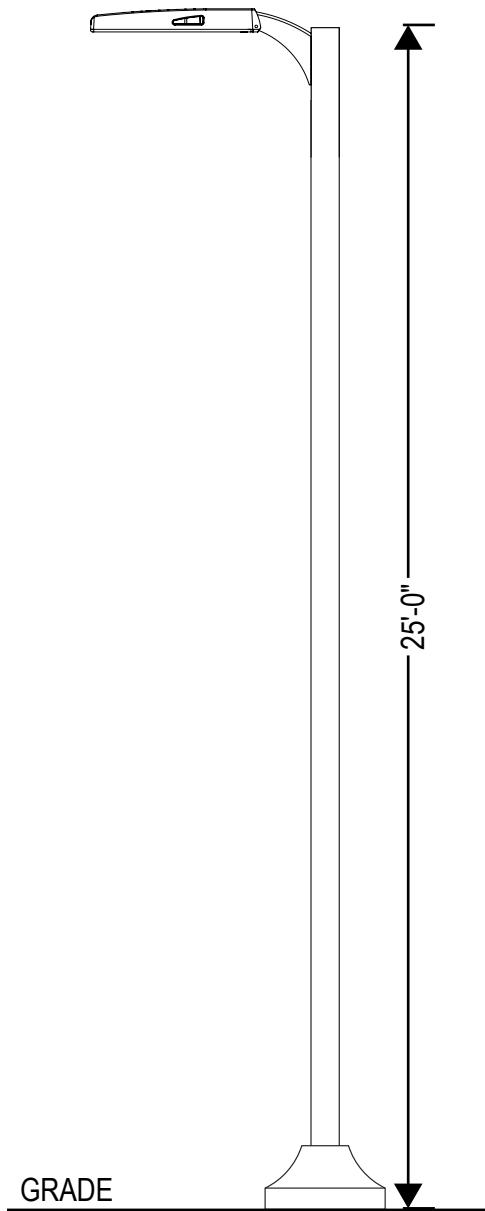
Manufacturer: NLS LIGHTING
Test #: 8022939-150
Test Lab: CSA GROUP
Catalog: NV-174FTW-4BL-1-40K7-HSS
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 10669.4, absolute photometry *
Ballast / Driver: 156
Input Voltage: 156
Luminous Opening: Rectangle (L: 9.48", W: 10.87")
Max Cd: 6,403.6 at Horizontal: 40°, Vertical: 70°
Roadway Class: SHORT, TYPE IV

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	628.6	5.9%
Medium(30-60)	3,981.4	37.5%
High(60-80)	4,983.9	47%
Very High(80-90)	183.5	1.7%
Low(0-30)	242.6	2.3%
Medium(30-60)	404.0	3.8%
High(60-80)	168.5	1.6%
Very High(80-90)	16.2	0.2%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.7	0%



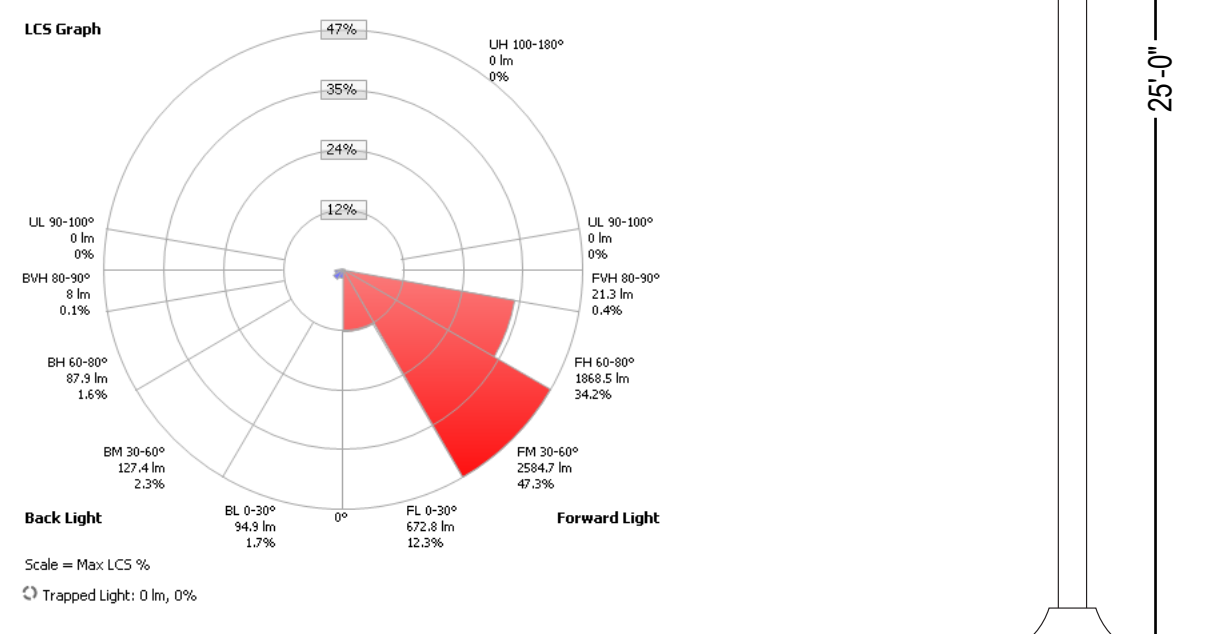
5 N1E LIGHT FIXTURE DETAILS
SCALE: NTS



Manufacturer: NLS LIGHTING
Test #: L12221061
Test Lab: LIGHT LABORATORY, INC. (www.lightlaboratory.com)
Catalog: NV-113-12L-7-40K7-HSS
Description: NV-113 site fixture with version 1 backs shields
Lamp Output: Total Luminaire Lumens: 5664.8, absolute photometry *
Ballast / Driver: Advance Xtreme X220C100V200A1
Input Voltage: 72
Luminous Opening: Rectangle (L: 14.04", W: 14.04")
Max Cd: 8,077.5 at Horizontal: 65°, Vertical: 70°
Roadway Class: MEDIUM, TYPE III

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	672.8	12.3%
Medium(30-60)	2,584.7	47.3%
High(60-80)	1,988.5	34.2%
Very High(80-90)	21.3	0.4%
Low(0-30)	94.9	1.7%
Medium(30-60)	127.4	2.3%
High(60-80)	87.5	1.6%
Very High(80-90)	8.0	0.1%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.000	0%

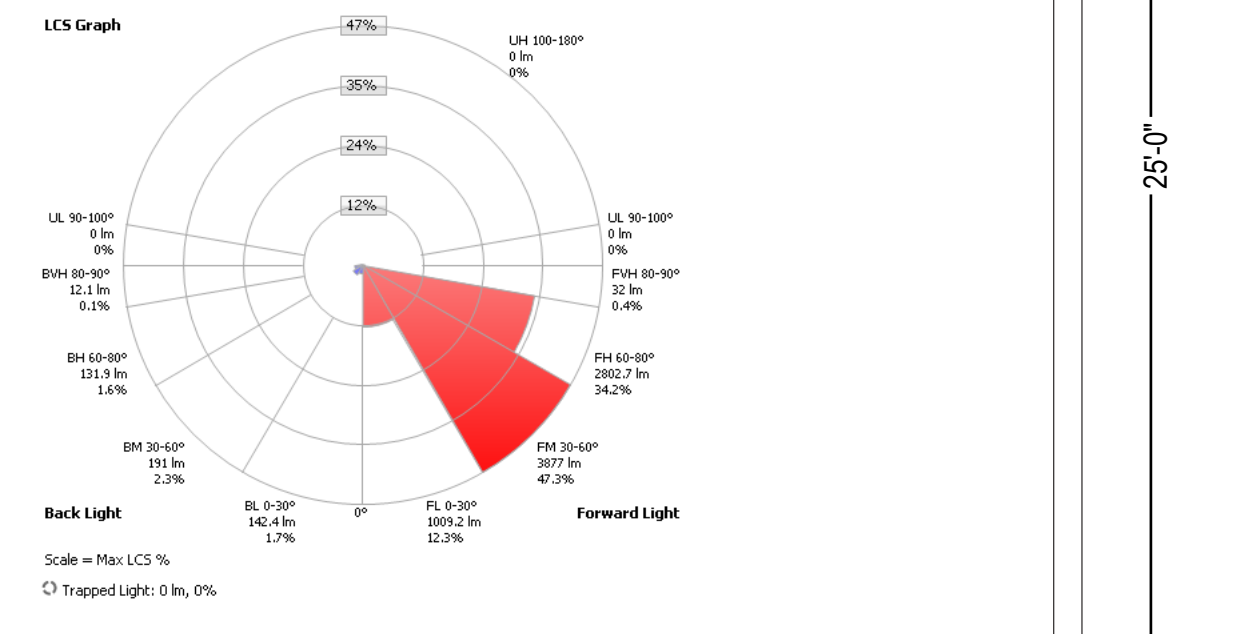


2 N1B LIGHT FIXTURE DETAILS
SCALE: NTS

Manufacturer: NLS LIGHTING
Test #: L12221061
Test Lab: LIGHT LABORATORY, INC. (www.lightlaboratory.com)
Catalog: NV-173-32L-1-40K7-HSS
Description: NV-173 site fixture with version 1 backs shields
Lamp Output: Total Luminaire Lumens: 8197.1, absolute photometry *
Ballast / Driver: Advance Xtreme X220C100V200A1
Input Voltage: 106
Luminous Opening: Rectangle (L: 14.04", W: 14.04")
Max Cd: 12,116.0 at Horizontal: 65°, Vertical: 70°
Roadway Class: MEDIUM, TYPE III

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	1,059.2	12.9%
Medium(30-60)	3,877.8	47.3%
High(60-80)	2,802.7	34.2%
Very High(80-90)	32.0	0.4%
Low(0-30)	142.4	1.7%
Medium(30-60)	191.8	2.3%
High(60-80)	131.9	1.6%
Very High(80-90)	12.1	0.1%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.000	0%

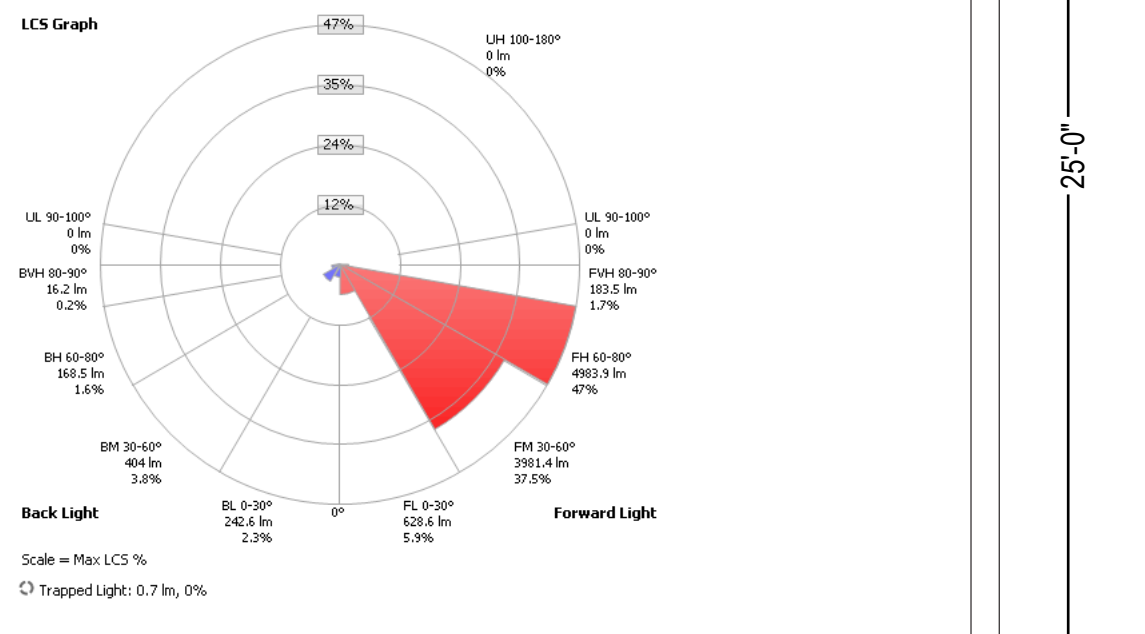


7 N1G LIGHT FIXTURE DETAILS
SCALE: NTS

Manufacturer: NLS LIGHTING
Test #: 8022939-150
Test Lab: CSA GROUP
Catalog: NV-174FTW-4BL-1-40K7-HSS
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 10669.4, absolute photometry *
Ballast / Driver: 156
Input Voltage: 156
Luminous Opening: Rectangle (L: 9.48", W: 10.87")
Max Cd: 6,403.6 at Horizontal: 40°, Vertical: 70°
Roadway Class: SHORT, TYPE IV

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	628.6	5.9%
Medium(30-60)	3,981.4	37.5%
High(60-80)	4,983.9	47%
Very High(80-90)	183.5	1.7%
Low(0-30)	242.6	2.3%
Medium(30-60)	404.0	3.8%
High(60-80)	168.5	1.6%
Very High(80-90)	16.2	0.2%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.7	0%

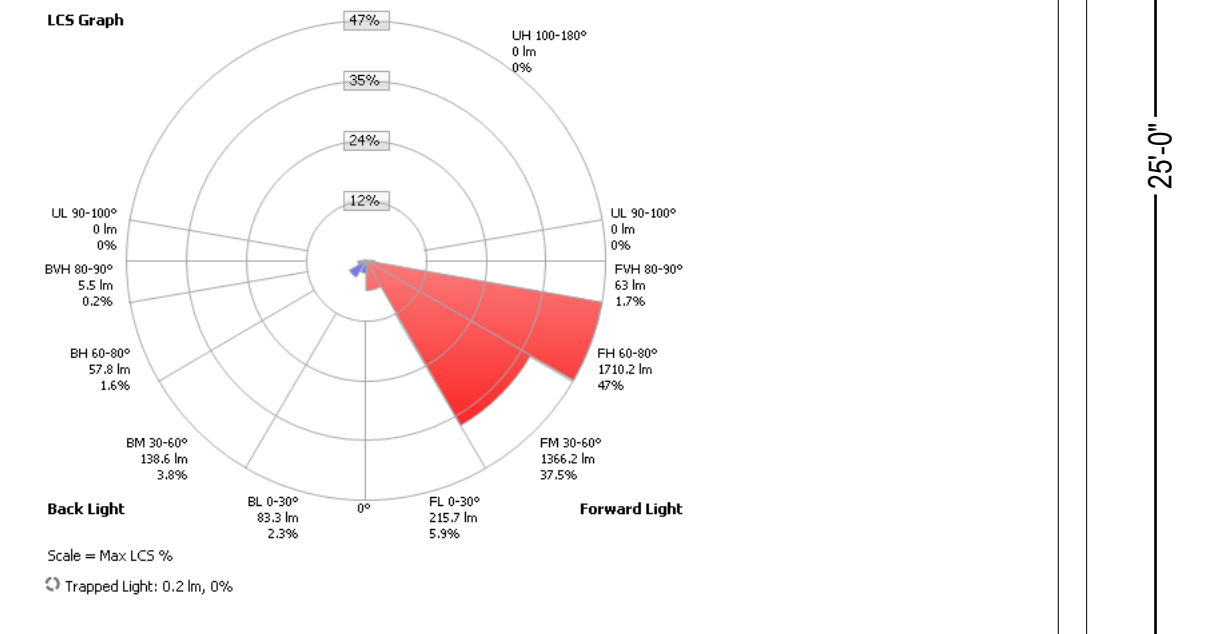


4 N1D LIGHT FIXTURE DETAILS
SCALE: NTS

Manufacturer: NLS LIGHTING
Test #: 8022939-150
Test Lab: CSA GROUP
Catalog: NV-174FTW-16L-1-40K7-HSS
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 3640.5, absolute photometry *
Ballast / Driver: 56
Input Voltage: 56
Luminous Opening: Rectangle (L: 9.48", W: 10.87")
Max Cd: 3,203.7 at Horizontal: 40°, Vertical: 70°
Roadway Class: SHORT, TYPE IV

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	215.7	5.9%
Medium(30-60)	1,366.2	37.5%
High(60-80)	1,710.2	47%
Very High(80-90)	63.0	1.7%
Low(0-30)	83.3	2.3%
Medium(30-60)	138.6	3.8%
High(60-80)	57.8	1.6%
Very High(80-90)	5.5	0.2%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.2	0%



1 N1A LIGHT FIXTURE DETAILS
SCALE: NTS

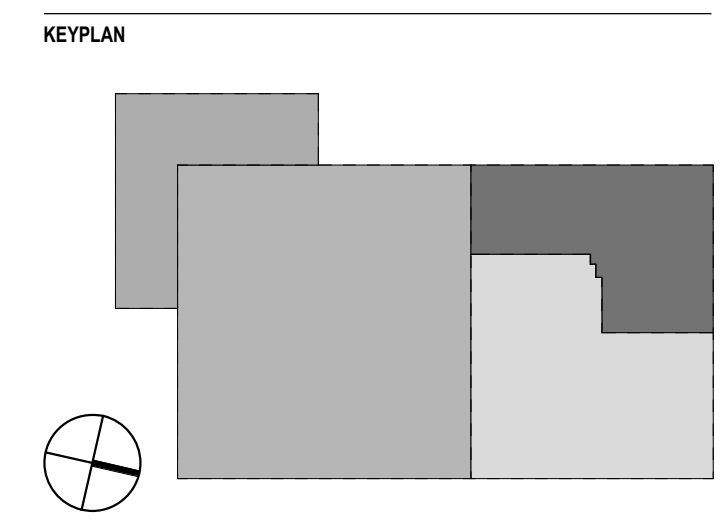
Manufacturer: NLS LIGHTING
Test #: 8022939-147
Test Lab: CSA GROUP
Catalog: NV-174FTW-32L-1A-40K7
Description: OUTDOOR AREA LIGHT
Lamp Output: Total Luminaire Lumens: 6480.6, absolute photometry *
Ballast / Driver: X1100C110V438BY1
Input Voltage: 54
Luminous Opening: Rectangle (L: 3.48", W: 8.28")
Max Cd: 4,473.2 at Horizontal: 40°, Vertical: 72.5°
Roadway Class: SHORT, TYPE IV

LCS Table
BUG Rating
Forward Light
Back Light
Uplight
Trapped Light

BUG Rating	Lumens	Lumens %
Low(0-30)	360.4	5.6%
Medium(30-60)	1,966.1	30.3%
High(60-80)	2,804.9	43.3%
Very High(80-90)	122.7	1.7%
Low(0-30)	227.6	3.5%
Medium(30-60)	561.5	8.7%
High(60-80)	414.9	6.4%
Very High(80-90)	31.9	0.5%
Low(90-100)	0.000	0%
High(100-180)	0.000	0%
Trapped Light	0.6	0%



7 WM-A LIGHT FIXTURE DETAILS
SCALE: NTS



REVISION HISTORY

REVISION	DESCRIPTION	DATE
A	DFT SUBMISSION	13 FEB 2026

PROFESSIONAL SEALS

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CLIENT

PROJECT
Project Solis
Mesa Del Sol Innovation Park II, Tract J
Albuquerque, NM 87105

PROJECT NUMBER	ABBREVIATION
25.1040.000	Sols

DRAWN BY	CHECKED BY
ATZ,BC	SMS

ORIGINAL ISSUE

SHEET NAME
ELECTRICAL LIGHTING DETAILS

SHEET NUMBER

E6.2

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 27, 2026

Josh Lutz, PE
Bohannon Huston
7500 Jefferson St NE
Albuquerque, NM 87109

jlutz@bhinc.com

Re: **Project Solis-MDS**
5501 WATSON DR SE
Conceptual Traffic Circulation Layout for DFT/DHO Approval
Engineer's Stamp 1-20-26 (R16DA1001) TRANS-2025-00017

Dear Mr. Lutz,

PO Box 1293

The conceptual TCL resubmittal received 1-20-26 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL, to [ABQ-PLAN](#) for log in and evaluation by Transportation.

NM 87103

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

CITY OF ALBUQUERQUE

Planning Department
Alan Varela – Director



Mayor Timothy M. Keller

October 16, 2025

Jonathan Kruse, PE, PTOE
Lee Engineering
8220 San Pedro Dr. NE
Albuquerque, NM 87113

**Re: Project Solis
Mesa Del Sol
Traffic Impact Study (R16DA1001) TRANS-2025-00257**
Submittal dated October 8, 2025
Via email jkruse@lee-eng.com and ABQ-PLAN

Dear Mr. Kruse,

PO Box 1293

The Traffic Impact Study received on October 8, 2025 has been reviewed and is approved by the City of Albuquerque Planning Development Transportation Section.

Albuquerque

The approved Traffic Study is valid for three years. Should significant modifications to the approved development proposal occur, the approved study shall be revised to incorporate the changes.

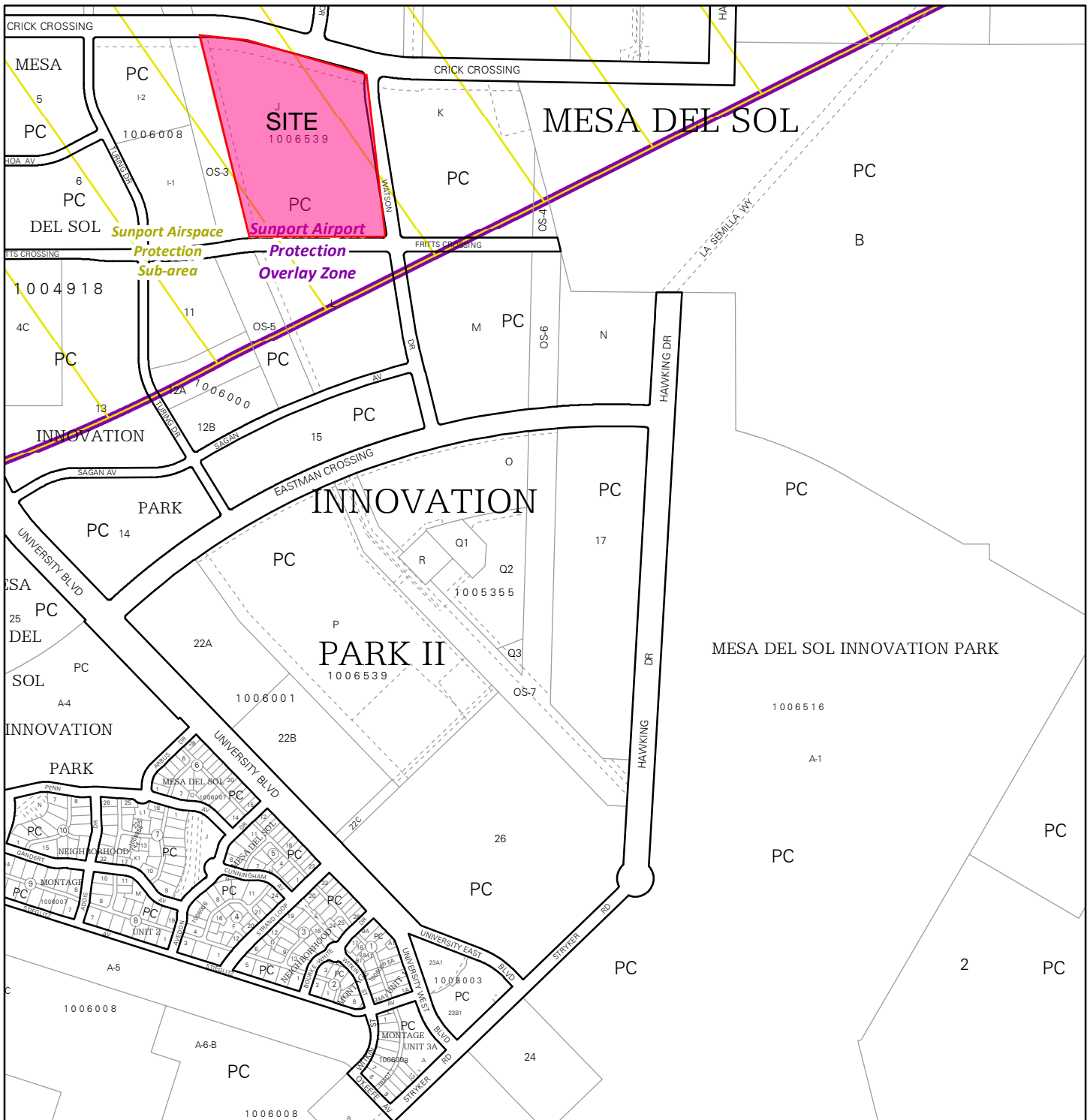
NM 87103

If you have any questions, please contact me at earmijo@cabq.gov or (505) 924-3991.

Sincerely,

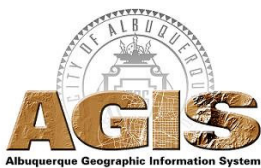
www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

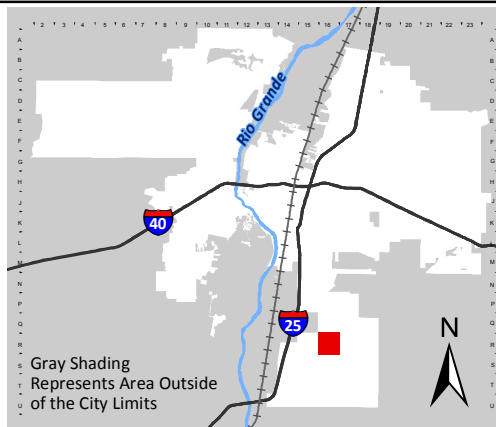


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

