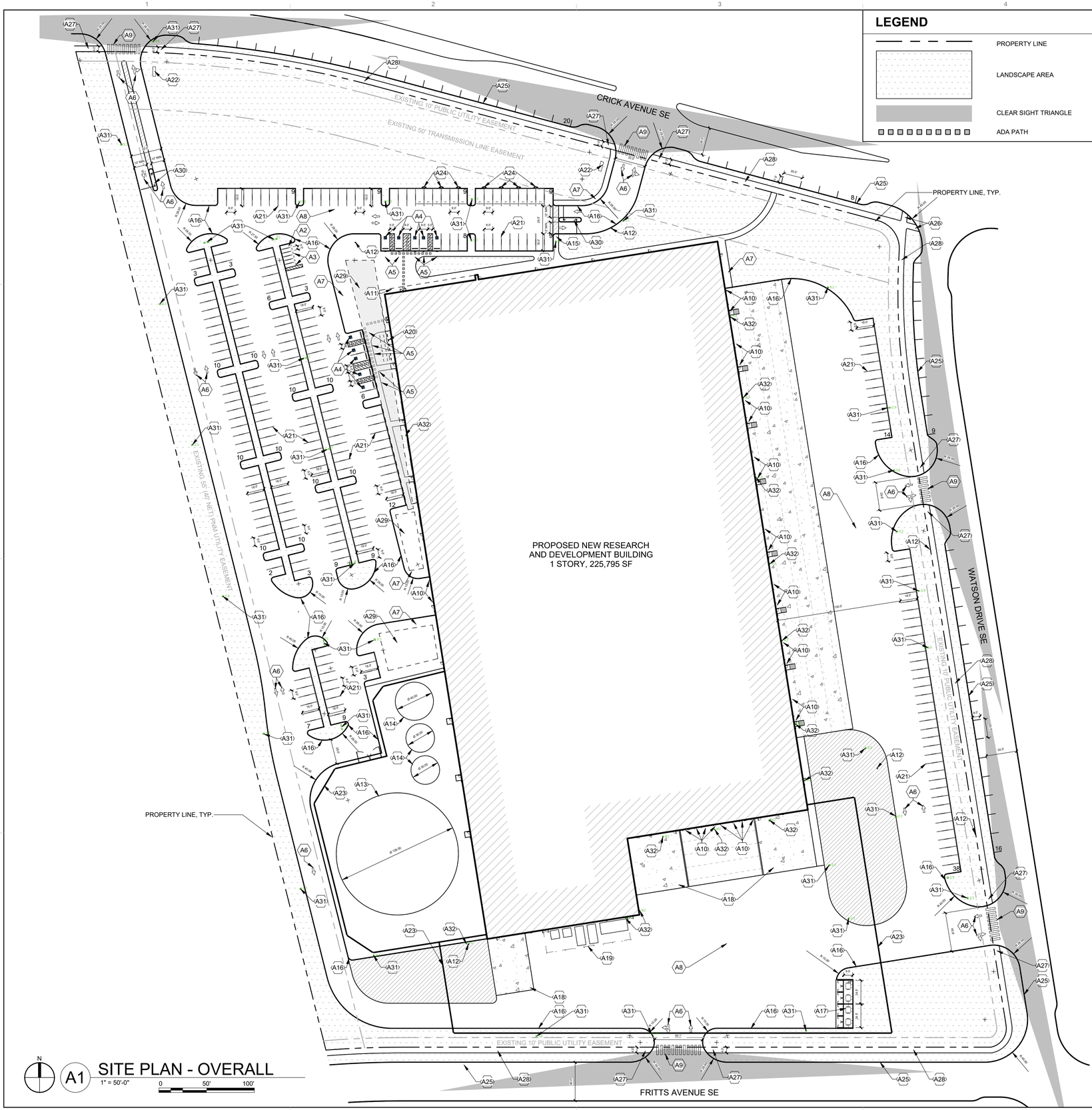


A1 SITE PLAN - OVERALL
1" = 50'-0"
0 50' 100'

LEGEND

- PROPERTY LINE
- LANDSCAPE AREA
- CLEAR SIGHT TRIANGLE
- ADA PATH

GENERAL SHEET NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
D. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, AND PLATING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYNOTES

A2	LABEL "MC" AT THE BACK OF MOTORCYCLE SPACES.
A3	MOTORCYCLE PARKING ONLY SIGN. SEE DETAIL A1/AS502
A4	HC PARKING. SEE DETAIL D3/AS502
A5	HC PARKING SIGN. SEE DETAIL A1/AS502
A6	DIRECTIONAL ARROW TYP.
A7	CONCRETE SIDEWALK. SIDEWALK WIDTH VARIES. SEE DETAIL A2/AS501
A8	ASPHALT PAVING. SEE CIVIL
A9	CROSS WALK STRIPING
A10	PIPE BOLLARD. SEE DETAIL B2/AS501
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 D1/AS502 OR D2/AS502
A16	CONCRETE CURB AND GUTTER. SEE CIVIL
A17	REFUSE/SOLID WASTE ENCLOSURE. SEE DETAIL D1/AS501
A18	LOADING ZONE
A19	ELECTRICAL SERVICE AREA
A20	BIKE RACK (2 SPACES). SEE DETAIL B3/AS502
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	VEHICLE BARRIER ARM GATE OPERATOR AND ACCESS PEDESTAL
A31	POLE MOUNTED LIGHT FIXTURE ON CONCRETE BASE
A32	BUILDING MOUNTED LIGHT FIXTURE

PROJECT DATA

LOT AREA TOTAL: 17 ACRES = 740,520 SF

AREA OF LOT COVERED BY BUILDING
225,795 SF (225,795 GFA) THIS NUMBER IS USED TO CALCULATE NET LOT.

USABLE OPEN SPACE: N/A

PARKING CALCULATION (IDO TABLE 5-5-1)
RESEARCH AND TESTING FACILITY: 225,795 SF, 1.5 SPACES PER 1,000 GFA
PARKING REQUIRED (BEFORE AVAILABLE PARKING REDUCTIONS) = 338 SPACES

EV PARKING REQUIRED = 14 SPACES
EV PARKING PROVIDED = 14 SPACES
MOTORCYCLE PARKING REQUIRED = 6 SPACES (IDO TABLE 5-5-4)
MOTORCYCLE PARKING PROVIDED = 6 SPACES
BICYCLE PARKING REQUIRED = 34 SPACES (IDO TABLE 5-5-5)
BICYCLE PARKING PROVIDED = 36 SPACES

AVAILABLE PARKING REDUCTIONS (IDO 5-5(C)(6)
ELECTRIC VEHICLE CHARGING STATION PARKING REDUCTION = 28 SPACES
(1 240V+ EV CHARGING STATION = 2 SPACES)

ON STREET PARKING REDUCTION = 53 SPACES
(1 ON STREET SPACE = 1/2 SPACE)

TOTAL PARKING REDUCTION = 55 SPACES

TOTAL PARKING REQUIRED = 338 SPACES - 55 SPACES = 283 SPACES
TOTAL PARKING PROVIDED = 284 SPACES
(INCLUDING 10 ADA SPACES)

PROJECT DATA - TOTAL

ZONING: PC - PLANNED COMMUNITIES

LEGAL DESCRIPTION:

SITE AREA TOTAL: 17 ACRES = 740,520 SF

IDO ZONE ATLAS:

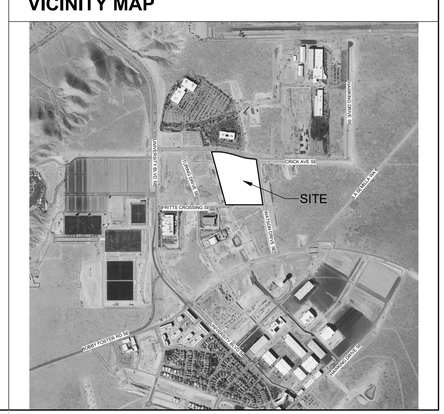
SETBACKS (MIN/MAX): FRONT 0'/100', SIDE 10'/100', REAR 10'

BUILDING INFORMATION: HEIGHT/OCCUPANCY/CONSTRUCTION TYPE

RESEARCH AND DEVELOPMENT BUILDING 110' F-1 & B/ IIB

MAX HEIGHT ALLOWED: 80 FT, CURRENTLY SEEKING EPC TEXT AMENDMENT TO INCREASE TO 110FT

VICINITY MAP



Dekker

STATE OF NEW MEXICO
JEREMY A. SHELTON
No. 4187
REGISTERED ARCHITECT
09.22.25

SEAL

PROJECT

Project Solis

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

REVISIONS

DRAWN BY	KT/KK
REVIEWED BY	JS
DATE	10/10/2025
PROJECT NO	25-0085.001

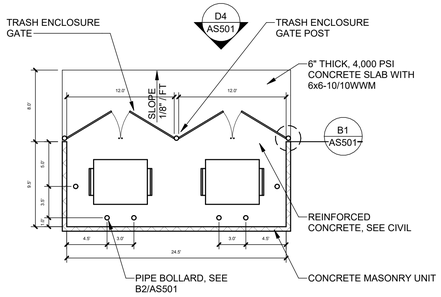
DRAWING NAME

SITE DEVELOPMENT PLAN

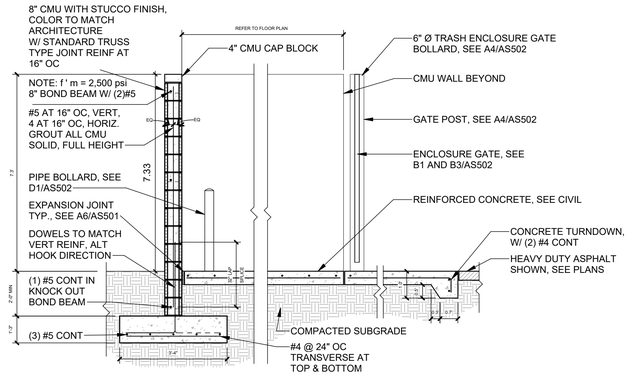
SHEET NO

SDP

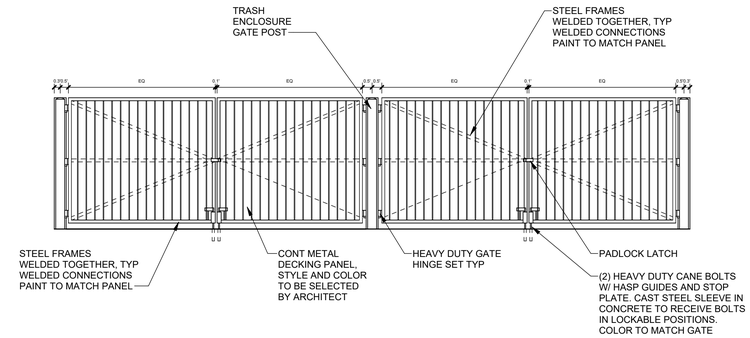
10/10/2025 6:12:54 PM



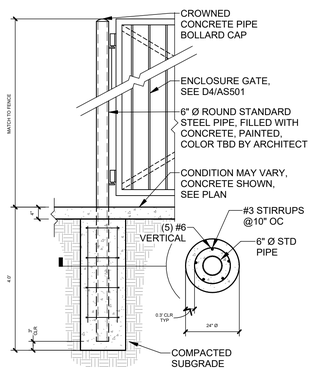
D1 REFUSE/SOLID WASTE ENCLOSURE
1/8" = 1'-0"



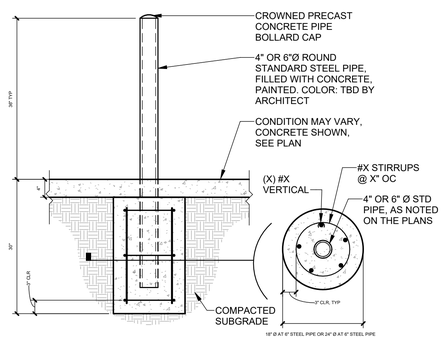
D2 REFUSE/SOLID WASTE ENCLOSURE SECTION
3/8" = 1'-0"



D4 REFUSE/SOLID WASTE ENCLOSURE GATE
1/4" = 1'-0"

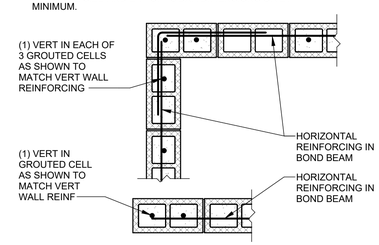


B1 ENCLOSURE GATE POST
1/2" = 1'-0"



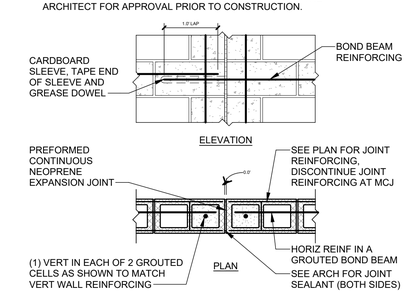
B2 PIPE BOLLARD
3/4" = 1'-0"

NOTE:
1. 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.

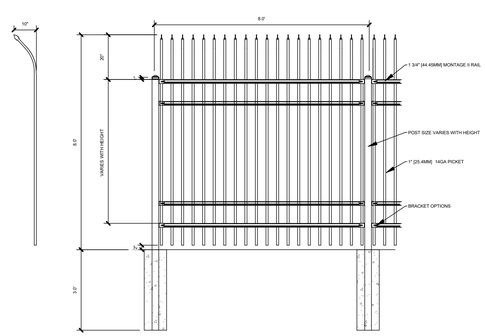


B3 CMU WALL END AND CORNER
3/4" = 1'-0"

NOTES:
1. 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 RATION, WHICHEVER IS THE LESSER.
2. CONTROL JOINTS WHICH ARE NOT SPECIFICALLY INDICATED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

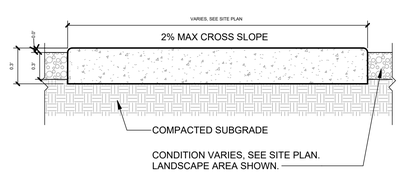


B4 CMU CONTROL JOINT
3/4" = 1'-0"

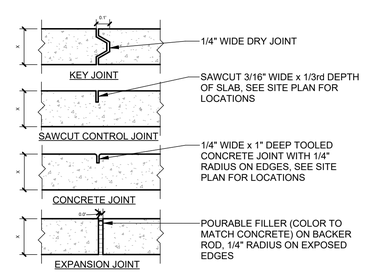


A1 ORNAMENTAL FENCE
3/8" = 1'-0"

NOTES:
1. SEE SITE PLANS AND A3/AS501 FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING. LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTEGRAL COLOR WHERE NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



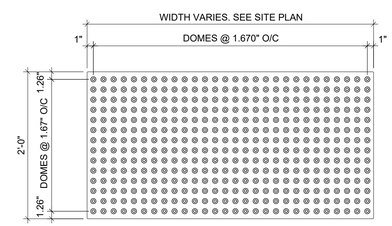
A2 CONCRETE SIDEWALK
1 1/2" = 1'-0"



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

A3 CONCRETE JOINTS
1 1/2" = 1'-0"

NOTES:
1. MANUFACTURER: XXXX.
2. COLOR: XXXX.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



A4 TACTILE SURFACE
1" = 1'-0"

Dekker

STATE OF NEW MEXICO
JEREMY A. SHELTON
No. 4187
REGISTERED ARCHITECT
09.22.25

SEAL

PROJECT

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

REVISIONS

DRAWN BY	KT/KK
REVIEWED BY	JS
DATE	10/10/2025
PROJECT NO	25-0085.001

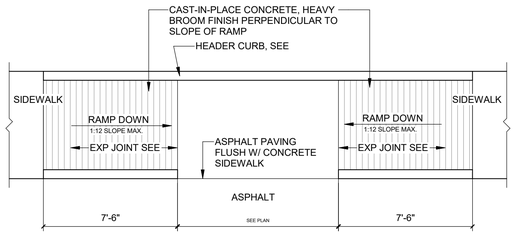
DRAWING NAME

SITE PLAN DETAILS

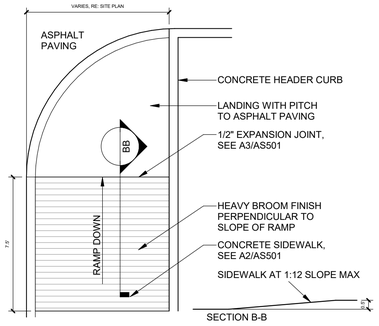
SHEET NO

AS501

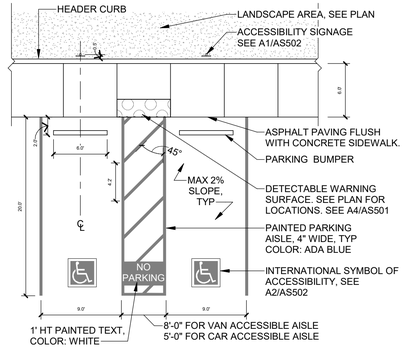
10/10/2025 6:10:30 PM



D1 ACCESSIBLE CURB RAMP TYPE A
1/4" = 1'-0"

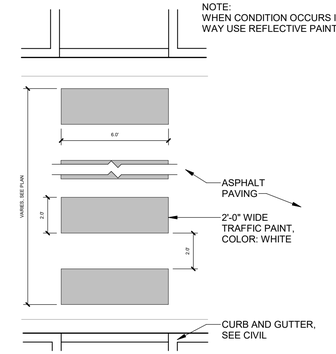


D2 ACCESSIBLE CURB RAMP TYPE B
1/4" = 1'-0"



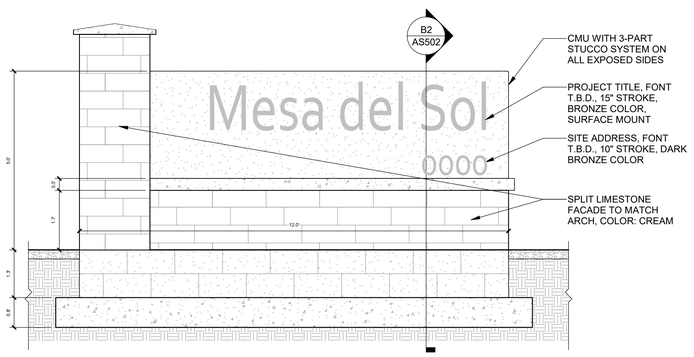
D3 ACCESSIBLE PARKING
1/8" = 1'-0"

NOTE:
WHEN CONDITION OCCURS IN RIGHT OF WAY USE REFLECTIVE PAINT.

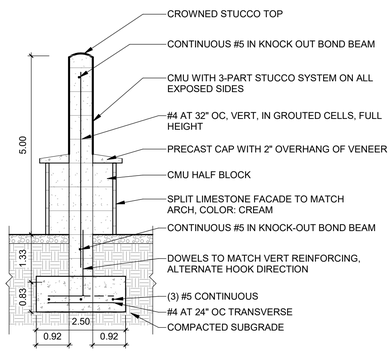


D4 PAINTED CROSSWALK
1/4" = 1'-0"

NOTES:
1. FINAL DESIGN T.B.D. FONT AND STROKE SHOWN FOR REFERENCE
2. SIGN TO BE UP-LIT FROM SURROUNDING LANDSCAPING

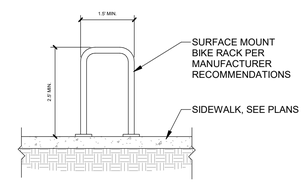


B1 MONUMENT SIGN
1/2" = 1'-0"



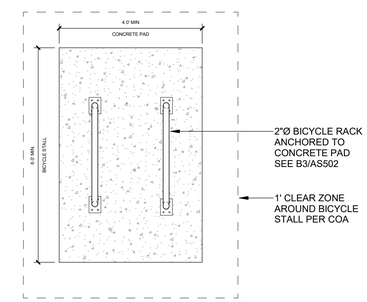
B2 MONUMENT SIGN SECTION
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. 2 BIKE CAPACITY PER RACK. 4 TOTAL PER PAD.

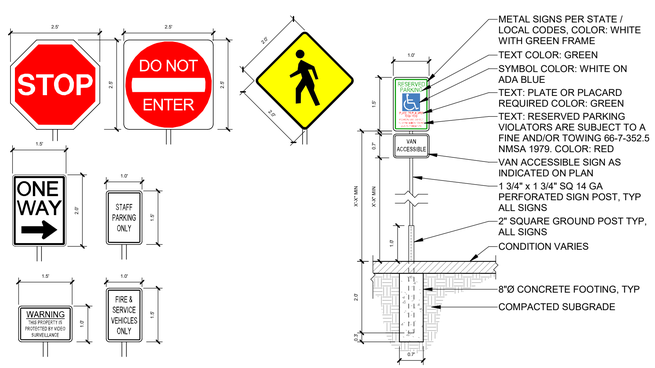


B3 BICYCLE RACK
1/2" = 1'-0"

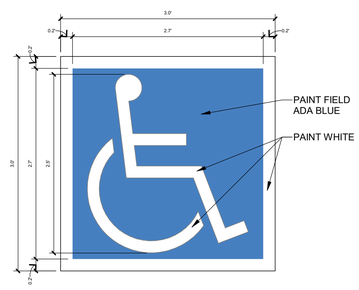
NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



B4 BICYCLE RACK LAYOUT
1/2" = 1'-0"

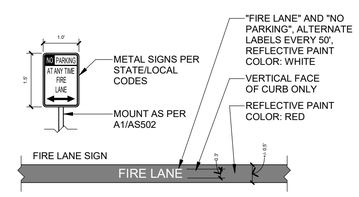


A1 TRAFFIC SIGNAGE
1/2" = 1'-0"



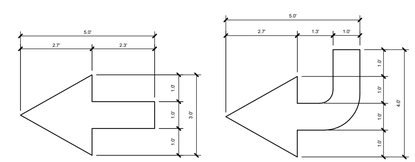
A2 ACCESSIBLE MARKING
1" = 1'-0"

NOTE:
1. SEE PLANS FOR EXTENTS OF CURB PAINT.



A3 FIRE LANE SIGNAGE
1/2" = 1'-0"

NOTES:
1. PAINT ARROWS WHERE SHOWN ON PLANS. COLOR: WHITE.
2. WHERE CONDITION OCCURS IN RIGHT OF WAY, USE REFLECTIVE PAINT.



A4 DIRECTIONAL PAVEMENT ARROW
3/8" = 1'-0"

Dekker

SEAL

STATE OF NEW MEXICO
JEREMY A. SHELTON
No. 4187
REGISTERED ARCHITECT
09.22.25

PROJECT

PROJECT SOLIS
MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

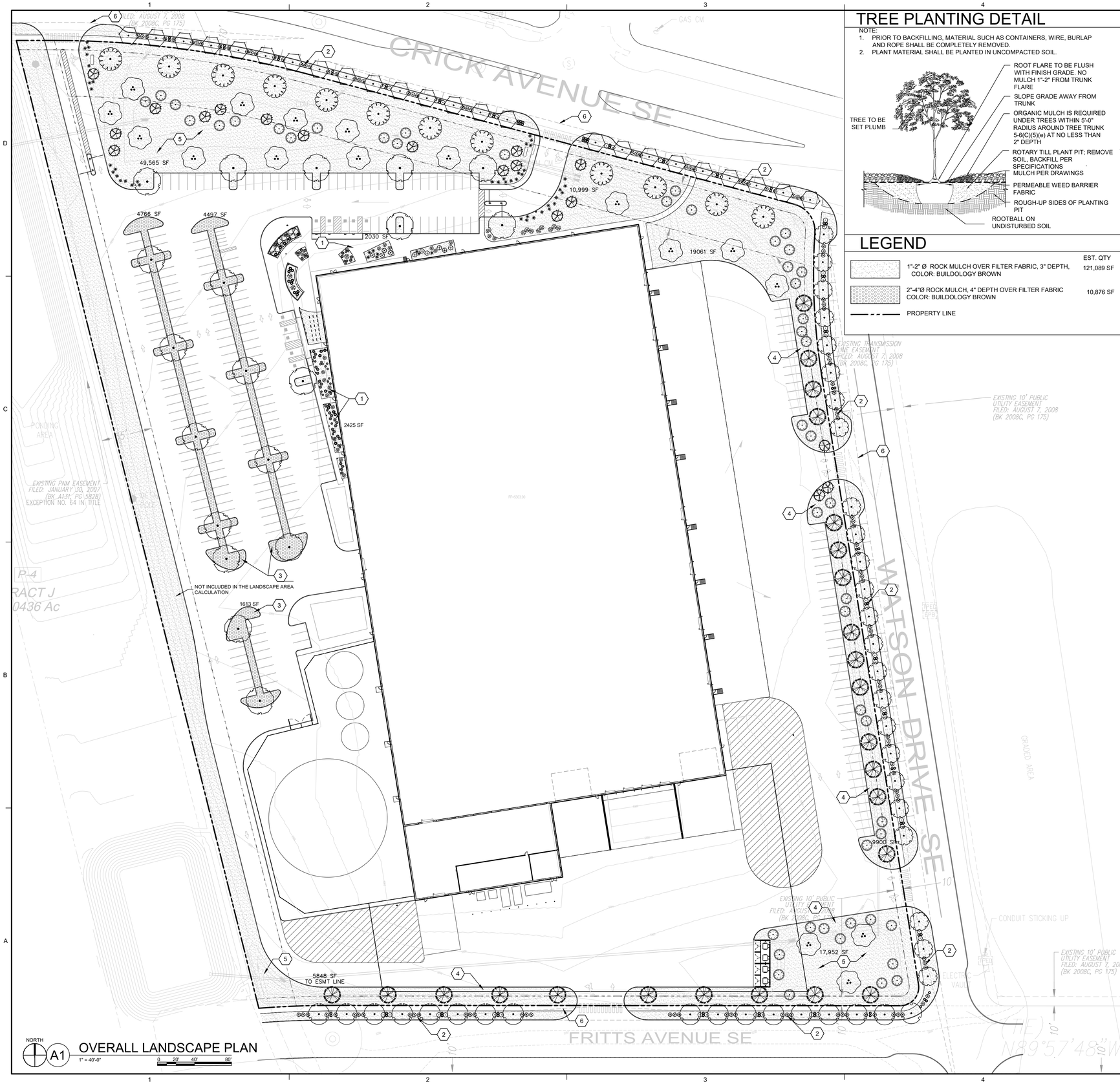
REVISIONS

DRAWN BY	KK
REVIEWED BY	JS
DATE	09/22/2025
PROJECT NO	25-0085.P01

DRAWING NAME
SITE PLAN DETAILS

SHEET NO
AS502

9/17/2025 8:50:15 AM



NORTH

A1 OVERALL LANDSCAPE PLAN

1" = 40'-0"

0 20' 40' 80'

TREE PLANTING DETAIL

NOTE:
1. PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.

LEGEND

	EST. QTY
1"-2" Ø ROCK MULCH OVER FILTER FABRIC, 3" DEPTH, COLOR: BUILDOLOGY BROWN	121,089 SF
2"-4"Ø ROCK MULCH, 4" DEPTH OVER FILTER FABRIC COLOR: BUILDOLOGY BROWN	10,876 SF
PROPERTY LINE	

GENERAL SHEET NOTES

A. 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 PERIOD.
B. MINIMUM PLANT SIZES STANDARDS: 2 $\frac{1}{2}$" CALIPER STREET TREES OR 40" BOX, 2" CALIPER STREET TREES OR 24" BOX FOR OTHER TREES, 6' HEIGHT CONIFERS, AND 1-5 GALLON SHRUBS.
C. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.

IRRIGATION NOTES

1. PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
2. THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
4. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
5. 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.
6. 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.
7. IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.

SHEET KEYED NOTES

1. ENTRANCE AND COMMON AREAS
2. STREET FRONTAGE
3. SURFACE PARKING LOT
4. PERIMETER LANDSCAPE AREAS
5. PASSIVE WATER HARVESTING AREAS
6. CLEAR SITE TRIANGLE

LANDSCAPE LEGEND

TREES

- JUNIPERUS MONOSPERMA — ONE-SEEDED JUNIPER
- PINUS ELDARICA — AFGHAN PINE
- PINUS NIGRA — AUSTRIAN PINE
- PROSOPIS GLANULOSA `MAVERICK` — THORNLESS HONEY MESQUITE
- QUERCUS FUSIFORMIS — ESCARPMENT LIVE OAK
- ULMUS PARVIFOLIA — LACEBARK ELM

STREET TREES

- PISTACIA CHINENSIS — CHINESE PISTACHE
- CELTIS OCCIDENTALIS — COMMON HACKBERRY
- CERCIS CANADENSIS TEXENSIS — TEXAS REDBUD

DESERT ACCENTS/ GRASSES/ SHRUBS

- ATRIPLEX CANESCENS — FOURWING SALTBUSH
- BAILEYA MULTIRADIATA — DESERT MARIGOLD
- EPILOBIUM CANUM — CALIFORNIA FUCHSIA
- RHUS AROMATICA `GRO-LOW` — GRO-LOW FRAGRANT SUMAC
- DASYLIRION TEXANUM — TEXAS SOTOL
- DASYLIRION WHEELERI — BLUE SOTOL
- OPUNTIA CACANAPA 'ELLISIANA' — SPINELESS PRICKLY PEAR
- YUCCA FILAMENTOSA 'BRIGHT EDGE' — BRIGHT EDGE YUCCA
- FETUSCA GLAUCA 'ELIJAH BLUE' — BLUE FESCUE
- MUHLENBERGIA DUBIA — PINE MUHLEY
- MUHLENBERGIA RIGENS — DEER GRASS
- PENNISETUM ORIENTALE `KARLEY ROSE` — KARLEY ROSE FOUNTAIN GRASS

LANDSCAPE AREA CALCS

LOT AREA TOTAL: 17 ACRES = 740,520 SF
AREA OF LOT COVERED BY BUILDINGS = 225,795 SF
NET SITE AREA = 514,725 SF

EMPLOYMENT CENTER REQUIRED LANDSCAPE:
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 77,209 SF
PROVIDED LANDSCAPE AREA = 128,650 SF = 25%

REQUIRED VEGETATIVE COVERAGE:
REQUIRED COVERAGE = 60% OF PROVIDED LANDSCAPE AREA = 79,179 SF
PROVIDED TOTAL LANDSCAPE COVERAGE = 81,576 SF
GROUND-LEVEL PLANT COVERAGE (200 PLANTS TOTAL) = 980 SF
TREE CANOPY COVERAGE (140 TREES TOTAL) = 80,596 SF

STREETSCAPE: 68 STREET TREES AND 235 SHRUBS PROVIDED

UNDERSTORY LANDSCAPE COVERAGE:
ENTRANCES & COMMON AREAS = 85% COVERAGE PROVIDED
FRONTAGE & PRIMARY FACADES = 60% COVERAGE PROVIDED
SURFACE PARKING = 60% COVERAGE PROVIDED
PERIMETER & LOADING AREAS = 60% COVERAGE PROVIDED

Dekker

STATE OF NEW MEXICO
COURTNEY L. McKELVEY
521
REGISTERED LANDSCAPE ARCHITECT
10/14/2025

SEAL

PROJECT

PROJECT SOLIS

MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

REVISIONS

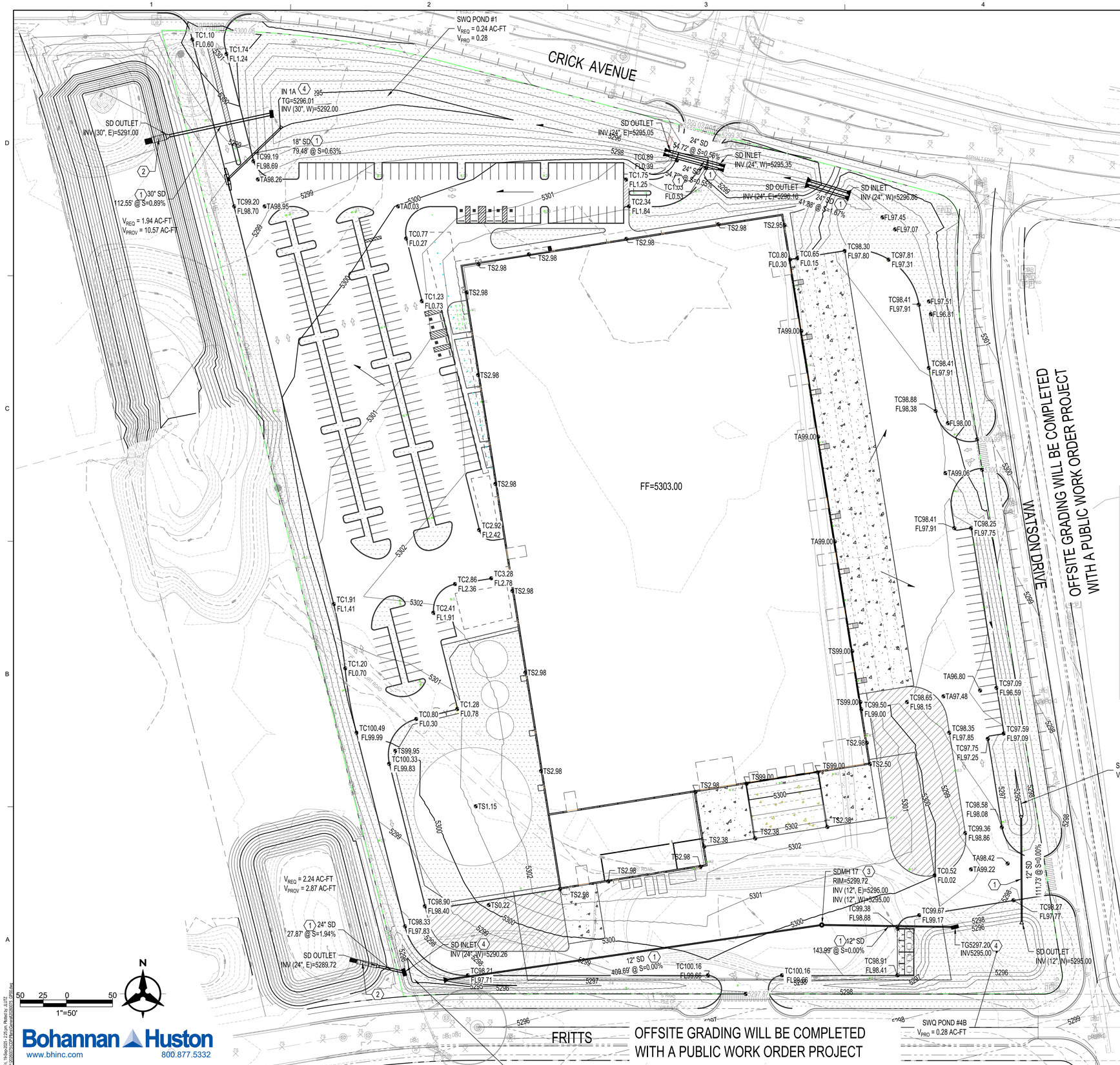
DRAWN BY	DM
REVIEWED BY	CM
DATE	10/22/2025
PROJECT NO	25-0085.P01

DRAWING NAME

LANDSCAPE PLAN

SHEET NO

LP100



GRADING KEYED NOTES

1. INSTALL HDPE STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
2. CONSTRUCT CONCRETE RUNDOWN WITH RIPRAP PAD AT OUTFALL LOCATION.
3. CONSTRUCT TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
4. CONSTRUCT TYPE D DOUBLE INLET.
5. CONSTRUCT TYPE A, DOUBLE WING INLET.

LEGEND

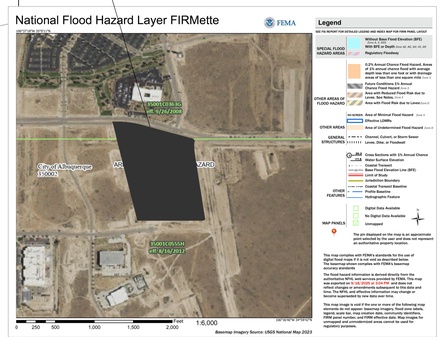
PROPOSED SPOT ELEVATION
- TA=TOP OF ASPHALT
- TC=TOP OF CURB
- FL=FLOW LINE
- TOC=TOP OF CONCRETE
- TS=TOP OF SIDEWALK
- TG=TOP OF GRATE
- FG=FINISHED GRADE

4960 — EXISTING INDEX CONTOUR
4959 — EXISTING INTERMEDIATE CONTOUR
4960 — PROPOSED INDEX CONTOUR
4959 — PROPOSED INTERMEDIATE CONTOUR
DIRECTION OF FLOW
WATER BLOCK / GRADE BREAK
PROPERTY LINE

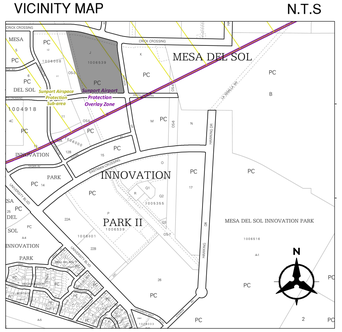
SITE

N.T.S

National Flood Hazard Layer FIRMette



VICINITY MAP N.T.S



Bohannan Huston
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9/10/2025 1:31:32 PM
PL:\Projects\20260075\Civil\Plans\20260075 - Grading Plan.dwg
Plotted by: JULIE CUTT

Dekker

SEAL

NOT FOR CONSTRUCTION

PROJECT

PROJECT SOLIS

MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

REVISIONS

DRAWN BY	AHA
REVIEWED BY	MB
DATE	09/19/2025
PROJECT NO	20260075

DRAWING NAME

CONCEPTUAL GRADING PLAN

SHEET NO

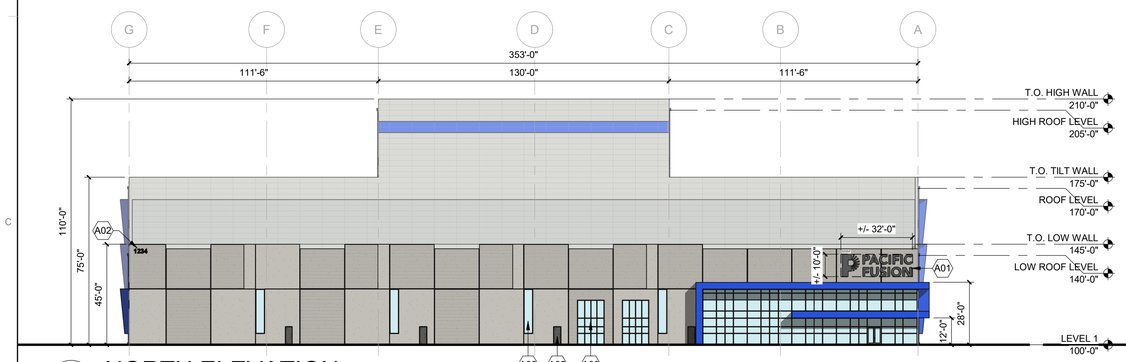
C200

SHEET KEYNOTES

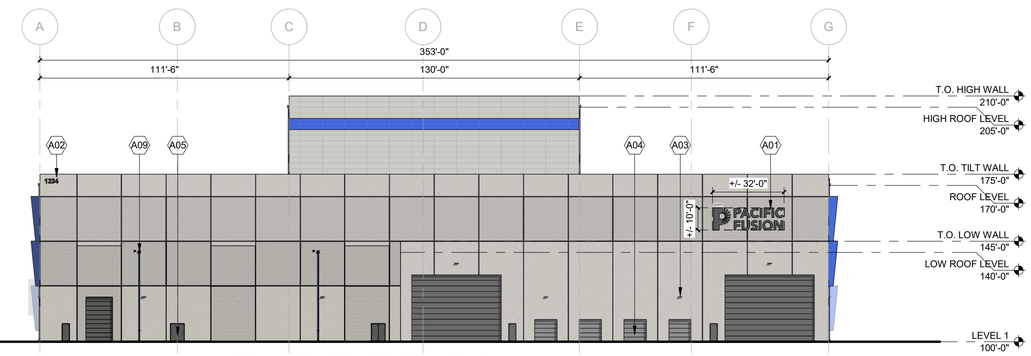
A01	SELF-ILLUMINATED BUILDING MOUNTED SIGNAGE IN ACCORDANCE WITH LEVEL B SIGNAGE STANDARDS FOR EMPLOYMENT CENTER PER IDO
A02	BUILDING ADDRESS IDENTIFICATION NUMBERS AS REQUIRED BY FIRE CODE OFFICIAL
A03	BUILDING MOUNTED LIGHT FIXTURE
A04	OVERHEAD COILING DOOR
A05	HOLLOW METAL DOOR AND FRAME
A06	ALUMINUM STOREFRONT FRAMING GLAZING ASSEMBLY
A07	METAL SUNSHADE
A08	KNOCK OUT PANEL
A09	PRIMARY AND OVERFLOW SCUPPER AND DOWNSPOUT ASSEMBLY

LEGEND

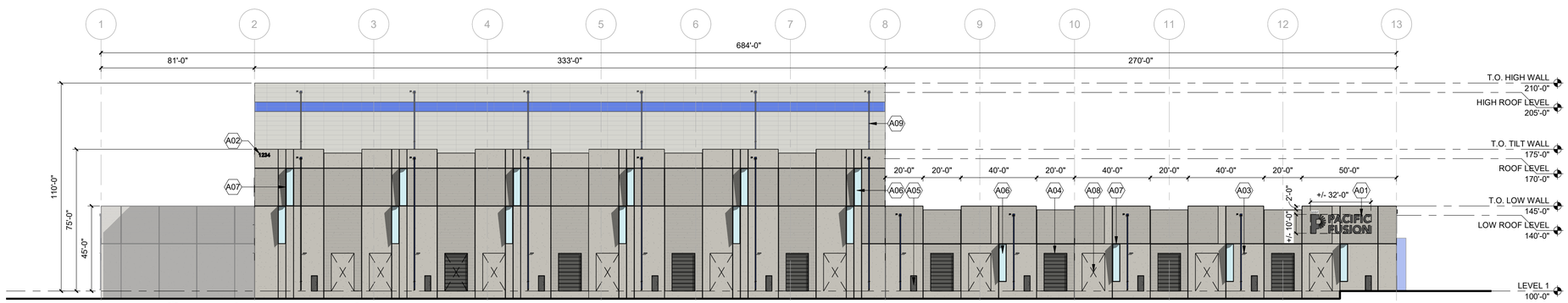
- INTEGRALLY COLORED CONCRETE TILT UP
- INTEGRALLY COLORED CONCRETE TILT UP WITH RANDOM RIBBED REVEAL
- EXTERIOR GLAZING ASSEMBLY
- INSULATED METAL PANELS (FIELD COLOR) SUPPORTED BY LIGHT GAUGE FRAMING BETWEEN STRUCTURAL STEEL FRAME MEMBERS
- INSULATED METAL PANELS (ACCENT COLOR #1) SUPPORTED BY LIGHT GAUGE FRAMING BETWEEN STRUCTURAL STEEL FRAME MEMBERS
- INSULATED METAL PANELS (ACCENT COLOR #2) SUPPORTED BY LIGHT GAUGE FRAMING BETWEEN STRUCTURAL STEEL FRAME MEMBERS



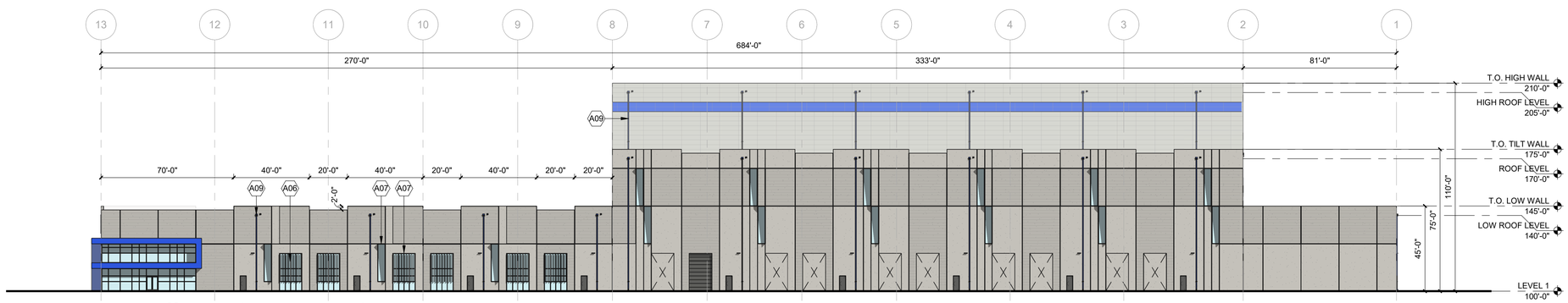
C1 NORTH ELEVATION
1/32" = 1'-0"
0 32' 64'



C3 SOUTH ELEVATION
1/32" = 1'-0"
0 32' 64'



B2 EAST ELEVATION
1/32" = 1'-0"
0 32' 64'



A2 WEST ELEVATION
1/32" = 1'-0"
0 32' 64'

Dekker

SEAL

STATE OF NEW MEXICO
JEREMY A. SHELTON
No. 4187
REGISTERED ARCHITECT
09.22.25

PROJECT

PROJECT SOLIS

MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

REVISIONS

DRAWN BY	KK/KT
REVIEWED BY	JS
DATE	09/22/2025
PROJECT NO	25-0085.P01

DRAWING NAME

EXTERIOR BUILDING ELEVATIONS

SHEET NO

AE201

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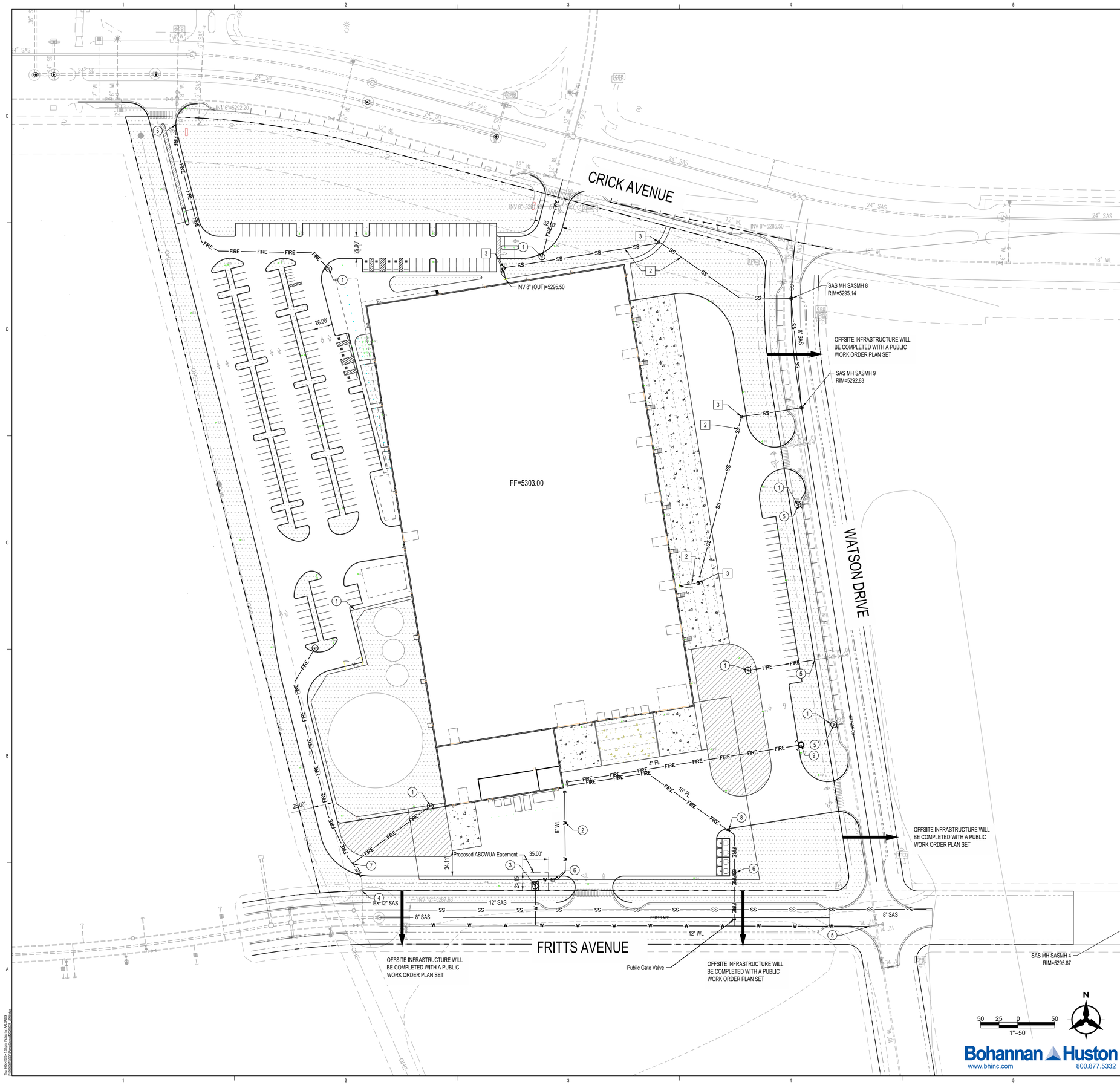


WATER & FIRE KEYED NOTES

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.

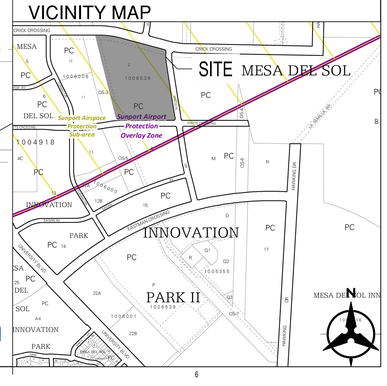
NOTE

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
- EXISTING CHILLED WATER LINE
- EXISTING UNDERGROUND ELECTRICAL LINE
- EXISTING COMMUNICATION LINE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED NATURAL GAS LINE
- FUTURE SANITARY SEWER LINE
- FUTURE WATER LINE
- 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

VICINITY MAP



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NEW MEXICO 25526 10-10-25 PROFESSIONAL ENGINEER
CONSTRUCTION

PROJECT SOLIS
AT MESA DEL SOL
CRICK AVE SE & WATSON DR SE
ALBUQUERQUE, NM 87105

REVISIONS

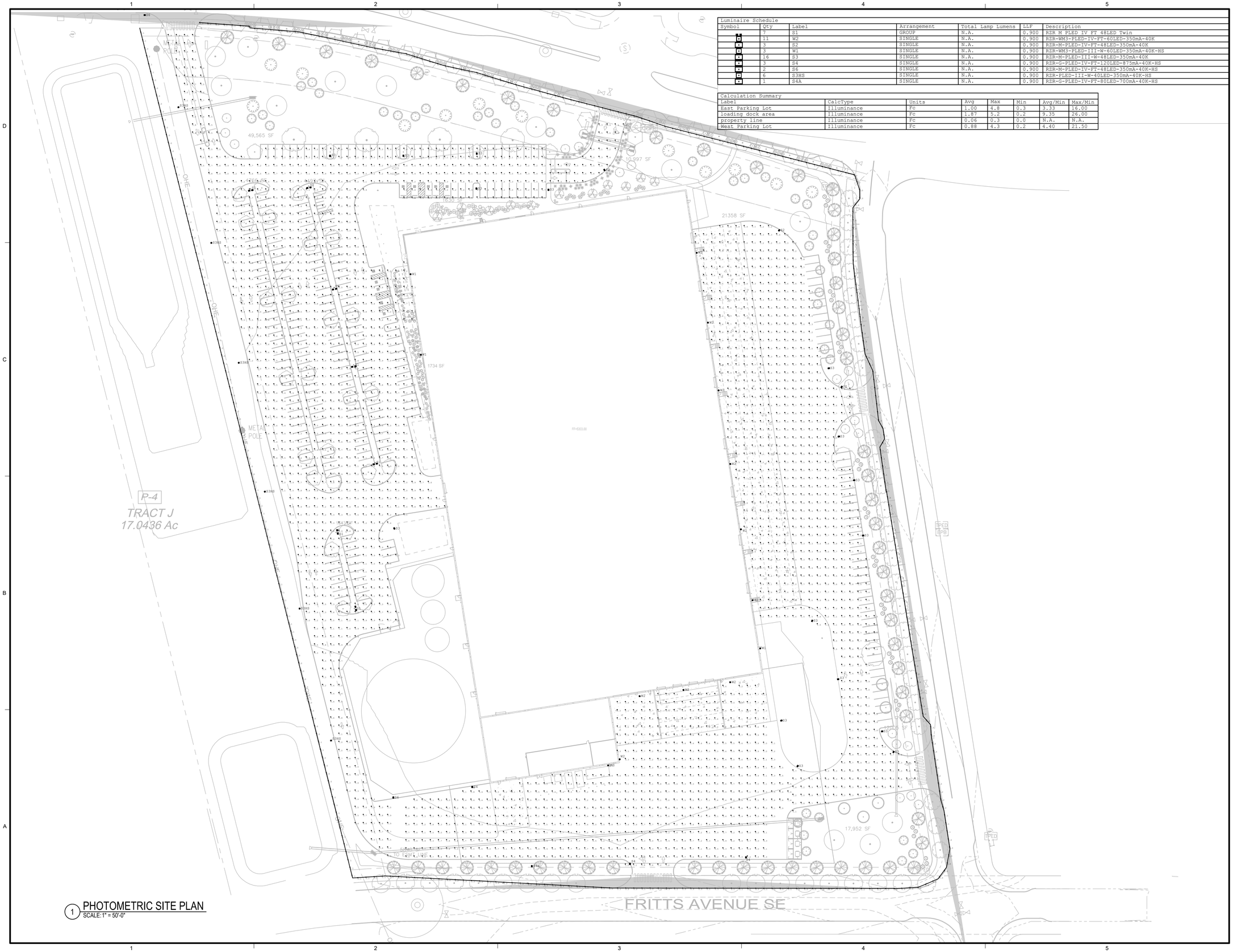
DRAWN BY	JE
REVIEWED BY	MB
DATE	09/19/2025-
PROJECT NO.	20260075 -

DRAWING NAME

CONCEPTUAL UTILITY PLAN

SHEET NO.

C300



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

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	7	S1	GROUP	N.A.	0.900	RZR M PLED IV FT 48LED Twin
	11	W2	SINGLE	N.A.	0.900	RZR-WM3-PLED-IV-FT-60LED-350mA-40K
	3	S2	SINGLE	N.A.	0.900	RZR-M-PLED-IV-FT-48LED-350mA-40K
	3	W1	SINGLE	N.A.	0.900	RZR-WM3-PLED-III-W-60LED-350mA-40K-HS
	16	S3	SINGLE	N.A.	0.900	RZR-M-PLED-III-W-48LED-350mA-40K
	3	S4	SINGLE	N.A.	0.900	RZR-G-PLED-IV-FT-120LED-875mA-40K-HS
	2	S6	SINGLE	N.A.	0.900	RZR-M-PLED-IV-FT-48LED-350mA-40K-HS
	6	S3HS	SINGLE	N.A.	0.900	RZR-PLED-III-W-40LED-350mA-40K-HS
	1	S4A	SINGLE	N.A.	0.900	RZR-G-PLED-IV-FT-80LED-700mA-40K-HS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Illuminance	Fc	1.00	4.8	0.3	3.33	16.00
loading dock area	Illuminance	Fc	1.87	5.2	0.2	9.35	26.00
property line	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.
West Parking Lot	Illuminance	Fc	0.88	4.3	0.2	4.40	21.50

P:\2025\25.10040.000-Project Sola\CAD\ALBUQUERQUE\ELEC\SHEETS\E6-1 - ELECTRICAL PHOTOMETRICS SITE PLAN.dwg

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MEYERS+
ENGINEERS

98 Battery Street, Suite 500
San Francisco, CA 94111
415.432.8100
meyersplus.com

SEAL

PROJECT

MESA DEL SOL INNOVATION PARK II

TRACT J

ISSUED FOR BID/PERMIT

REVISIONS

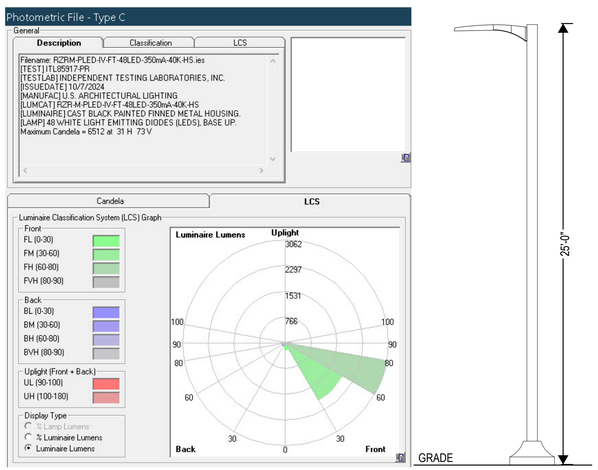
DRAWN BY	AB
REVIEWED BY	SS
DATE	09/02/25
PROJECT NO	25-0085.P01

DRAWING NAME

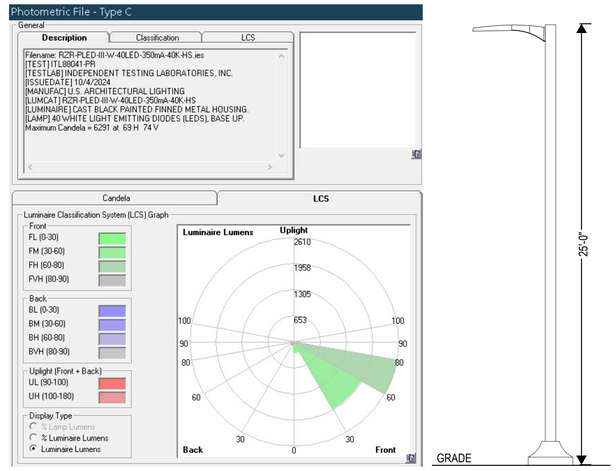
ELECTRICAL PHOTOMETRICS SITE PLAN

SHEET NO

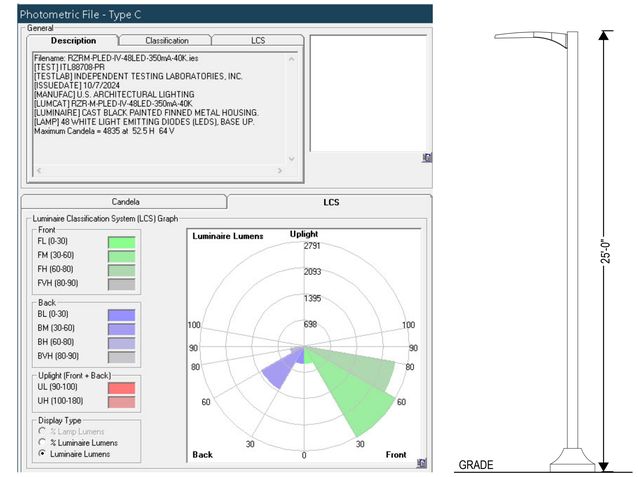
E6.1



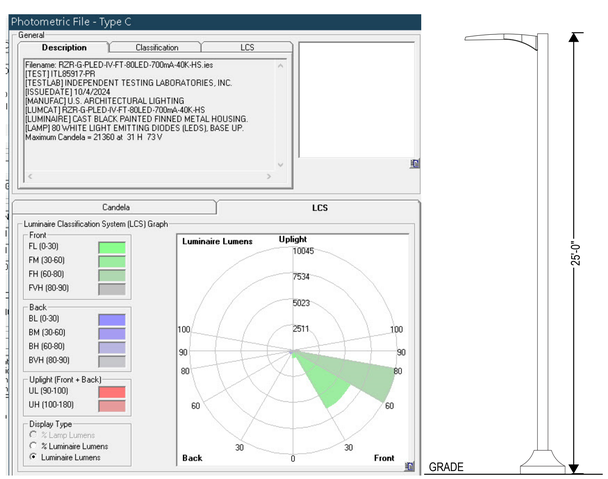
6 S6 LIGHT FIXTURE DETAILS
SCALE: 1/8" = 1'-0"



4 S4 LIGHT FIXTURE DETAILS
SCALE: 1/8" = 1'-0"



2 S2 LIGHT FIXTURE DETAILS
SCALE: 1/8" = 1'-0"



5 S4A LIGHT FIXTURE DETAILS
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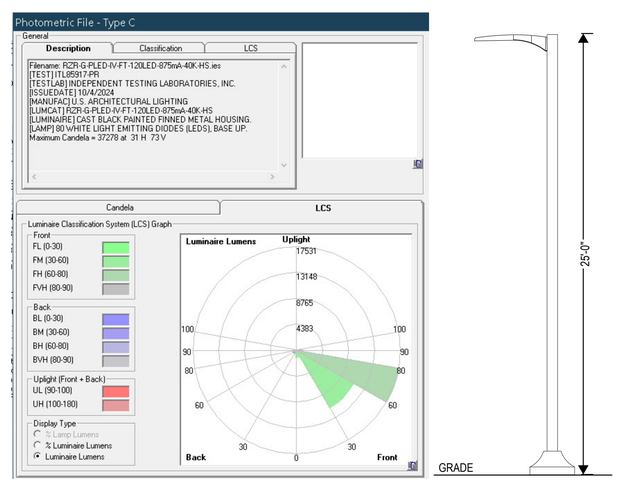
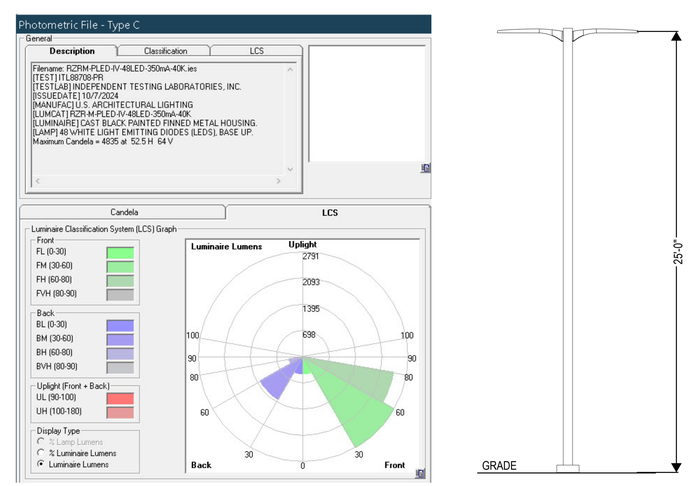


3 S3 LIGHT FIXTURE DETAILS
SCALE: 1/8" = 1'-0"



1 S1 LIGHT FIXTURE DETAILS
SCALE: 1/8" = 1'-0"

Dekker
MEYERS+ ENGINEERS
98 Battery Street, Suite 500
San Francisco, CA 94111
415.432.8100
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SEAL

PROJECT

MESA DEL SOL INNOVATION PARK II
TRACT J

ISSUED FOR BID/PERMIT

REVISIONS

DRAWN BY	AB
REVIEWED BY	SS
DATE	09/02/25
PROJECT NO	25-0085.P01

DRAWING NAME
ELECTRICAL SITE LIGHTING DETAILS

SHEET NO
E6.2

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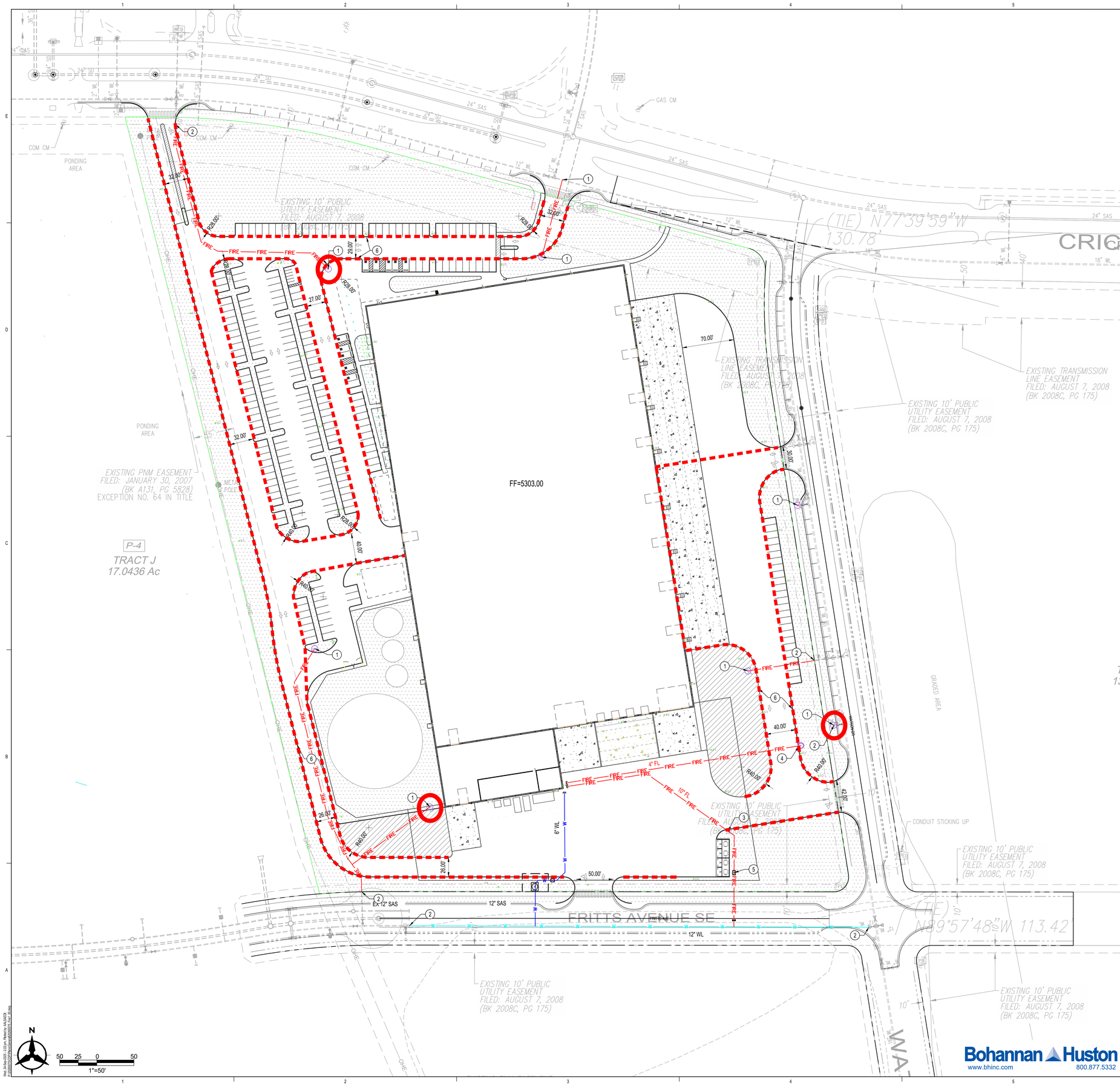


BUILDING INFORMATION

SITE ADDRESS: CRICK AVE SE & WATSON BLVD SE, ALBUQUERQUE, NM 87105

LEGAL DESCRIPTION: TR J BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK III/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

ZONE ATLAS: R-16-Z

NARRATIVE:
THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A RESEARCH/DEVELOPMENT FACILITY. THERE IS ONE OVERALL PROPOSED BUILDING, WHICH IS ANALYZED BELOW FOR FIRE FLOW.

RESEARCH/DEVELOPMENT FACILITY :

- CONSTRUCTION TYPE: II-B
- DEVELOPMENT TYPE: NEW CONSTRUCTION
- SPRINKLERED: YES (REQUESTING 60% REDUCTION)
- BUILDING GSF: TOTAL: 225,526 SF
- BUILDING HEIGHT: 110 FT 0 INCH
- LARGEST FIRE FLOW: 3,200 GPM
- HYDRANTS REQUIRED: 3
- HYDRANTS PROVIDED: 5
- OCCUPANCY TYPE B, S-1, F-1
  - B = 76,000SF
  - S-1 = 70,000SF
  - F-1 = 48,000SF

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: 25-100389
APPROVED DATE: 09/30/2025

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 3200 GPM, 3 HYDRANTS. 5 PROVIDED.

NOTES

1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
2. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
3. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
4. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROADS.
5. ALL PROPOSED BUILDINGS SHALL HAVE A DOMESTIC BACKFLOW PREVENTION DEVICE LOCATED INSIDE THE BUILDING.
6. ALL INSTALLED FIRE SERVICE LINES SHALL BE Ø6" UNLESS OTHERWISE NOTED.
7. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
8. ALL MOTORIZED SECURITY GATES WILL HAVE KEY SWITCH ON GATES.
9. ADDRESS OF THE BUILDING WILL BE EASILY READABLE AND MEET REQUIREMENTS MOUNTED TO THE BUILDING.
10. EASEMENTS ALONG RIGHT OF WAY PREVENT MONUMENT SIGNS ALONG CRICK CROSSING

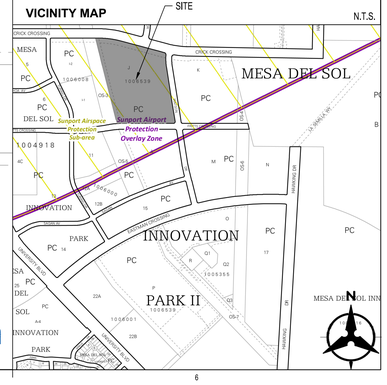
◯ KEYED NOTES

1. PROPOSED FIRE HYDRANT
2. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND DEPTH OF EXISTING UTILITY PRIOR TO ORDERING MATERIALS AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES
3. INSTALL PROPOSED POST INDICATOR VALVE
4. INSTALL PROPOSED FIRE DEPARTMENT CONNECTION
5. INSTALL BACK FLOW PREVENTOR WITH HOT BOX. INCLUDE TAMPER SWITCH TO BE TIED INTO ALARM SYSTEM.
6. FIRE LANE MARKINGS

LEGEND

- DOMESTIC WATER
- FIRE PROTECTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- FIRE ACCESS ROUTE — FIRE STRIPING WILL BE PLACED WHERE NECESSARY AND NOTED ON CONSTRUCTION DOCUMENTS.

VICINITY MAP — N.T.S.



Bohannan Huston
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Architecture in Progress

PROJECT SOLIS
AT MESA DEL SOL
CRICK AVE SE & WATSON DR SE
ALBUQUERQUE, NM 87105

REVISIONS

DRAWN BY	JCR
REVIEWED BY	MB
DATE	09/24/2025
PROJECT NO.	20240075

DRAWING NAME

FIRE 1 PLAN

SHEET NO.

FP01

LEGEND

	PROPERTY LINE
	LANDSCAPE AREA
	CLEAR SIGHT TRIANGLE
	ADA PATH

GENERAL SHEET NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. ALL CURB RADII ARE 2' UNLESS OTHERWISE NOTED.
C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
D. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS, AND PLATING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

SHEET KEYNOTES

A1	UNDERGROUND TRENCH
A2	LABEL "MC" AT THE BACK OF MOTORCYCLE SPACES.
A3	MOTORCYCLE PARKING ONLY SIGN. SEE DETAIL A1/AS502
A4	HC PARKING. SEE DETAIL D3/AS502
A5	HC PARKING SIGN. SEE DETAIL A1/AS502
A6	DIRECTIONAL ARROW TYP.
A7	CONCRETE SIDEWALK. SIDEWALK WIDTH VARIES. SEE DETAIL A2/AS501
A8	ASPHALT PAVING. SEE CIVIL
A9	CROSS WALK STRIPING
A10	PIPE BOLLARD. SEE DETAIL B2/AS501
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 D1/AS502 OR D2/AS502
A16	CONCRETE CURB AND GUTTER. SEE CIVIL
A17	TRASH / RECYCLE ENCLOSURE. SEE DETAIL D1/AS501
A18	LOADING ZONE
A19	ELECTRICAL SERVICE AREA
A21	4" WHITE STRIPE TYP.
A22	MONUMENT SIGN
A23	8' HIGH ORNAMENTAL STEEL SECURITY FENCE WITH VEHICULAR AND MAINTENANCE GATES
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	VEHICLE BARRIER ARM GATE OPERATOR AND ACCESS PEDESTAL

PROJECT DATA

LOT AREA TOTAL: 17 ACRES = 740,520 SF

AREA OF LOT COVERED BY BUILDING
225,795 SF (225,795 GFA) THIS NUMBER IS USED TO CALCULATE NET LOT.

USABLE OPEN SPACE: N/A

PARKING CALCULATION (IDO TABLE 5-5-1)
RESEARCH AND TESTING FACILITY: 225,795 SF, 1.5 SPACES PER 1,000 GFA
PARKING REQUIRED (BEFORE AVAILABLE PARKING REDUCTIONS) = 338 SPACES

EV PARKING REQUIRED = 14 SPACES
EV PARKING PROVIDED = 14 SPACES
MOTORCYCLE PARKING REQUIRED = 6 SPACES (IDO TABLE 5-5-4)
MOTORCYCLE PARKING PROVIDED = 6 SPACES
BICYCLE PARKING REQUIRED = 34 SPACES (IDO TABLE 5-5-5)
BICYCLE PARKING PROVIDED = 36 SPACES

AVAILABLE PARKING REDUCTIONS (IDO 5-5(C)6)
ELECTRIC VEHICLE CHARGING STATION PARKING REDUCTION = 28 SPACES
(1 240V+ EV CHARGING STATION = 2 SPACES)

ON STREET PARKING REDUCTION = 53 SPACES
(1 ON STREET SPACE = 1 SPACE)

TOTAL PARKING REDUCTION = 81 SPACES

TOTAL PARKING REQUIRED = 338 SPACES - 81 SPACES = 257 SPACES
TOTAL PARKING PROVIDED = 257 SPACES
(INCLUDING 10 ADA SPACES)

PROJECT DATA - TOTAL

ZONING: PC - PLANNED COMMUNITIES

LEGAL DESCRIPTION:

SITE AREA TOTAL: 17 ACRES = 740,520 SF

IDO ZONE ATLAS:

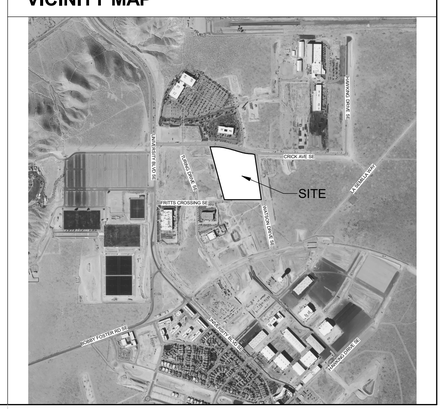
SETBACKS (MIN/MAX): FRONT 0'/100', SIDE 10'/100', REAR 10'

BUILDING INFORMATION: HEIGHT/OCCUPANCY/CONSTRUCTION TYPE

RESEARCH AND DEVELOPMENT BUILDING 110'/

MAX HEIGHT ALLOWED: 80 FT, CURRENTLY SEEKING EPC TEXT AMENDMENT TO INCREASE TO 110FT

VICINITY MAP



SOLID WASTE MANAGEMENT DEPARTMENT
CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 9-16-25

A1 SITE PLAN - OVERALL
1" = 50'-0"
0 50' 100'

9/16/2025 9:57:40 AM

Dekker

SEAL

PROJECT

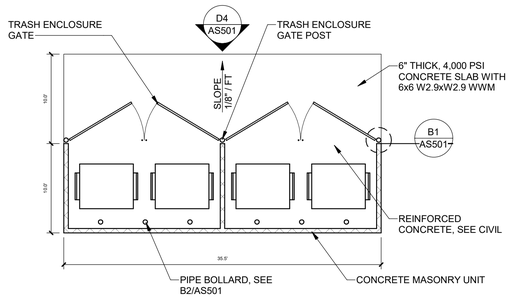
PROJECT SOLIS
MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

REVISIONS

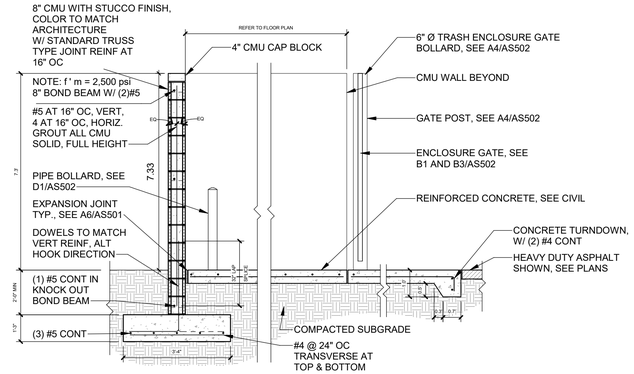
DRAWN BY	KK
REVIEWED BY	JS
DATE	09/16/2025
PROJECT NO	25-0085.P01

DRAWING NAME
SITE DEVELOPMENT PLAN

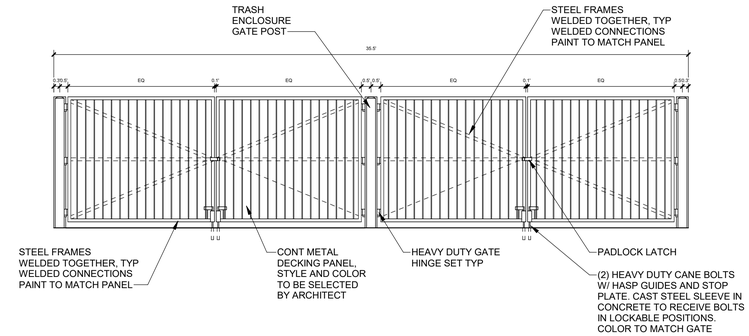
SHEET NO
SDP 1



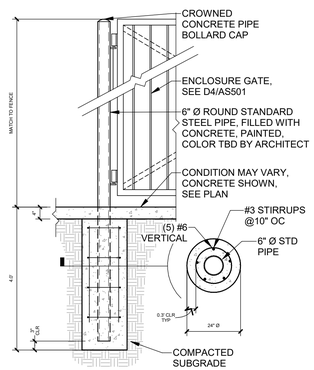
D1 REFUSE ENCLOSURE
1/8" = 1'-0"



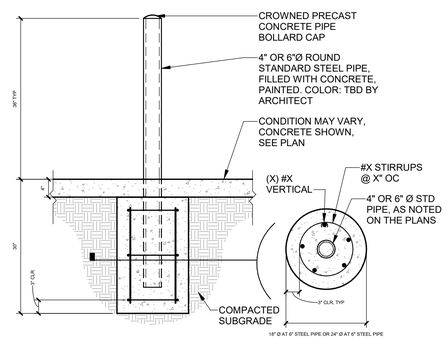
D2 REFUSE ENCLOSURE SECTION
3/8" = 1'-0"



D4 REFUSE ENCLOSURE GATE
1/4" = 1'-0"

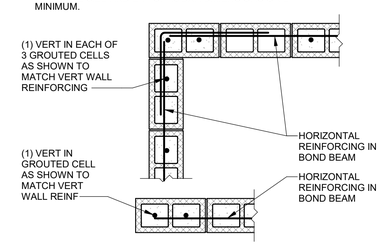


B1 ENCLOSURE GATE POST
1/2" = 1'-0"



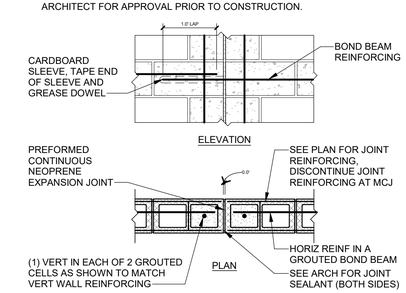
B2 PIPE BOLLARD
3/4" = 1'-0"

NOTE:
1. 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.



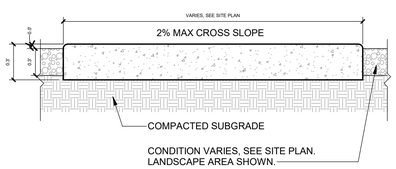
B3 CMU WALL END AND CORNER
3/4" = 1'-0"

NOTES:
1. 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 RATION, WHICHEVER IS THE LESSER.
2. CONTROL JOINTS WHICH ARE NOT SPECIFICALLY INDICATED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

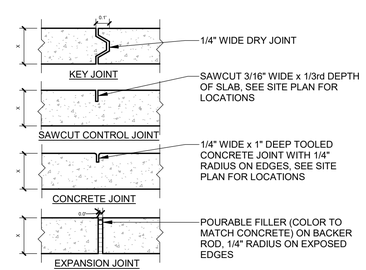


B4 CMU CONTROL JOINT
3/4" = 1'-0"

NOTES:
1. SEE SITE PLANS AND A3/AS501 FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTEGRAL COLOR WHERE NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



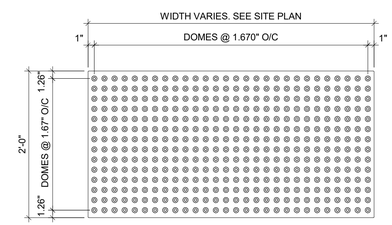
A2 CONCRETE SIDEWALK
1 1/2" = 1'-0"



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

A3 CONCRETE JOINTS
1 1/2" = 1'-0"

NOTES:
1. MANUFACTURER: XXXX.
2. COLOR: XXXX.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



A4 TACTILE SURFACE
1" = 1'-0"

Dekker

SEAL

PROJECT

PROJECT SOLIS

MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

REVISIONS

DRAWN BY	Author
REVIEWED BY	Approver
DATE	09/16/2025
PROJECT NO	25-0085.P01

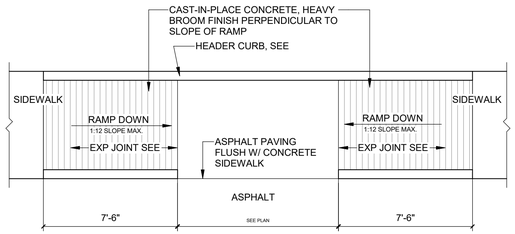
DRAWING NAME

SITE PLAN DETAILS

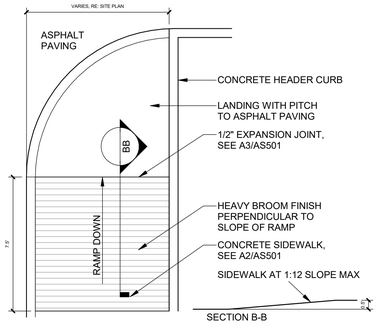
SHEET NO

AS501

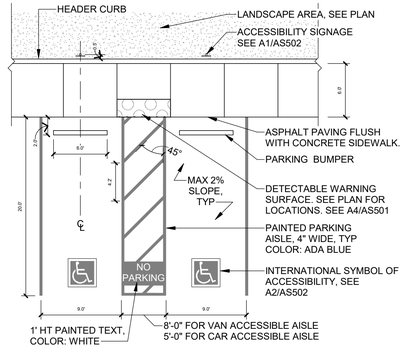
9/16/2025 9:57:36 AM



D1 ACCESSIBLE CURB RAMP TYPE A
1/4" = 1'-0"

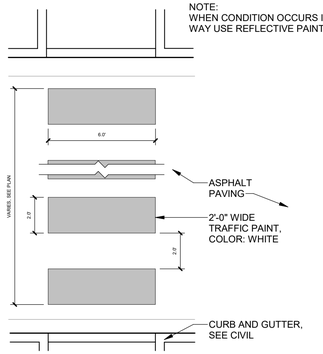


D2 ACCESSIBLE CURB RAMP TYPE B
1/4" = 1'-0"



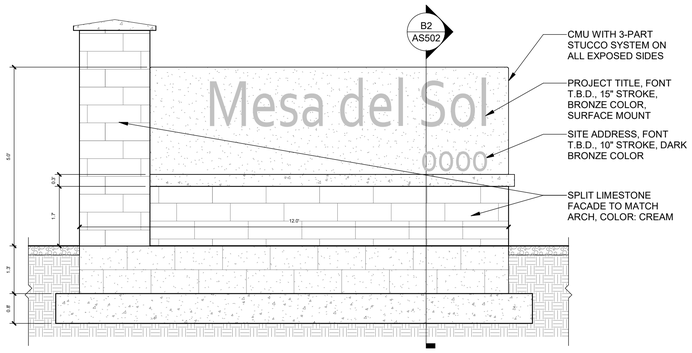
D3 ACCESSIBLE PARKING
1/8" = 1'-0"

NOTE:
WHEN CONDITION OCCURS IN RIGHT OF WAY USE REFLECTIVE PAINT.

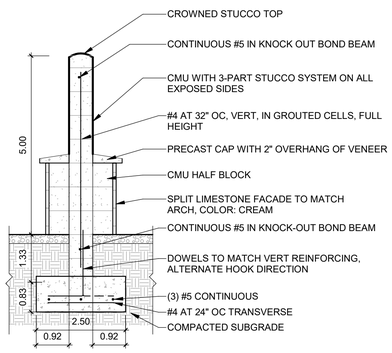


D4 PAINTED CROSSWALK
1/4" = 1'-0"

NOTES:
1. FINAL DESIGN T.B.D. FONT AND STROKE SHOWN FOR REFERENCE
2. SIGN TO BE UP-LIT FROM SURROUNDING LANDSCAPING

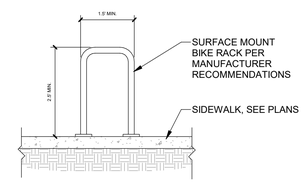


B1 MONUMENT SIGN
1/2" = 1'-0"



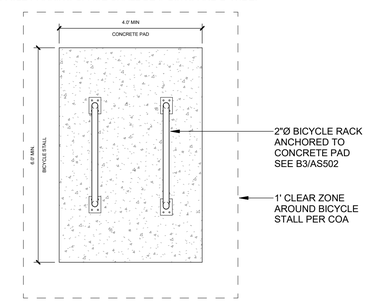
B2 MONUMENT SIGN SECTION
1/2" = 1'-0"

NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. 2 BIKE CAPACITY PER RACK. 4 TOTAL PER PAD.

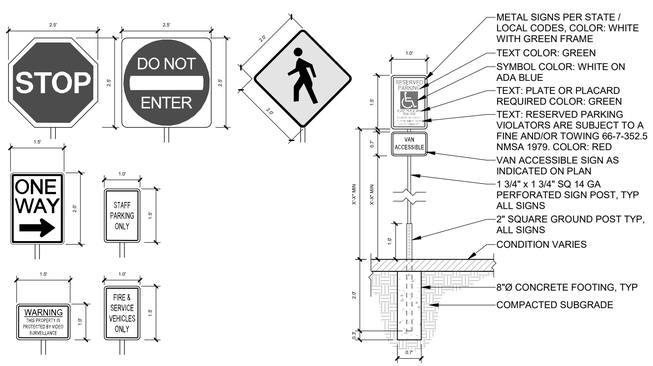


B3 BICYCLE RACK
1/2" = 1'-0"

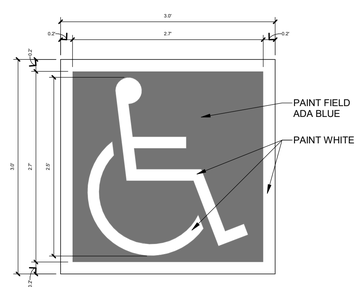
NOTES:
1. BASIS OF DESIGN, ANOVA U-BIKE RACK, COLOR: TBD
2. BICYCLE PARKING SPACE SHALL BE 6' LONG AND 2' WIDE.



B4 BICYCLE RACK LAYOUT
1/2" = 1'-0"

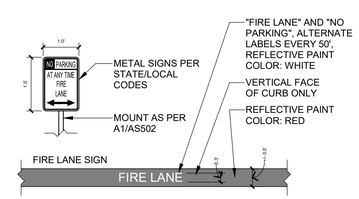


A1 TRAFFIC SIGNAGE
1/2" = 1'-0"



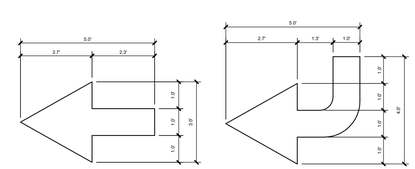
A2 ACCESSIBLE MARKING
1" = 1'-0"

NOTE:
1. SEE PLANS FOR EXTENTS OF CURB PAINT.



A3 FIRE LANE SIGNAGE
1/2" = 1'-0"

NOTES:
1. PAINT ARROWS WHERE SHOWN ON PLANS. COLOR: WHITE.
2. WHERE CONDITION OCCURS IN RIGHT OF WAY, USE REFLECTIVE PAINT.



A4 DIRECTIONAL PAVEMENT ARROW
3/8" = 1'-0"

Dekker

SEAL

PROJECT

PROJECT SOLIS
MESA DEL SOL INNOVATION PARK II, TRACT J
ALBUQUERQUE, NM 87105

REVISIONS

DRAWN BY	Author
REVIEWED BY	Approver
DATE	09/16/2025
PROJECT NO	25-0085.P01

DRAWING NAME
SITE PLAN DETAILS

SHEET NO
AS502

9/16/2025 9:57:36 AM