

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 16, 2024

Derek Metson, RA
Greenbox Architecture
502 Seventh St.
Oregon City, OR 97045

Re: Kairos Power Facility Expansion
5201 Hawking Dr. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 02-14-23 (Q16-DA5000A)
Certification dated 04-11-24

Dear Mr. Metson,

Based upon the information provided in your submittal received 04-15-24, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- All site work must be completed in accordance with approved site plan.

Once these corrections are complete, please send an email to malnajira@cabq.gov to schedule a final inspection for the release of the Final CO.

If you have any questions, please contact me at (505) 924-3675.

Sincerely,

Marwa Al-najjar

Marwa Al-najjar
Associate Engineer, Planning Dept.
Development Review Services

Ma via: email

C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

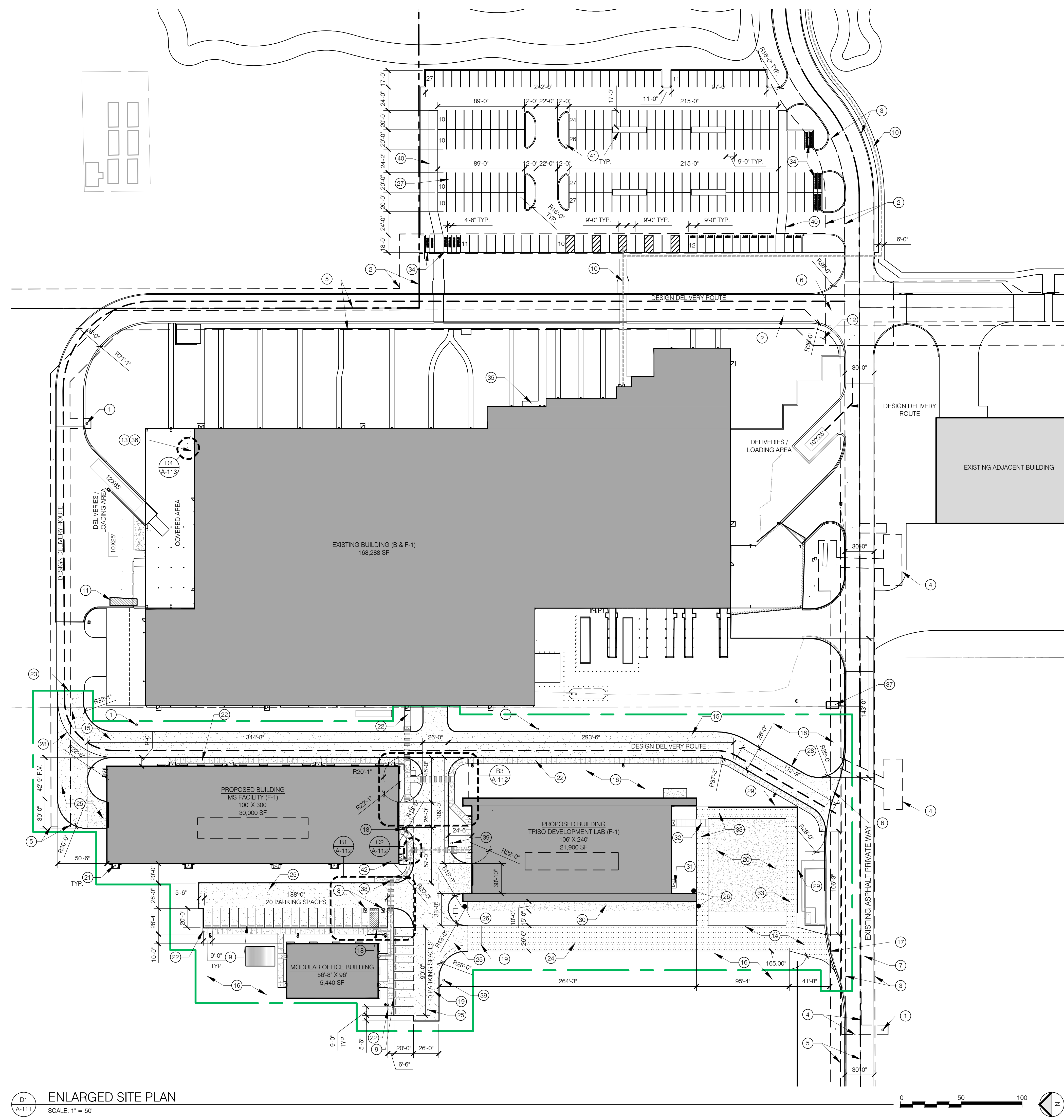
1

2

3

4

5



D1
A-111
ENLARGED SITE PLAN
SCALE: 1" = 50'

GENERAL NOTES:

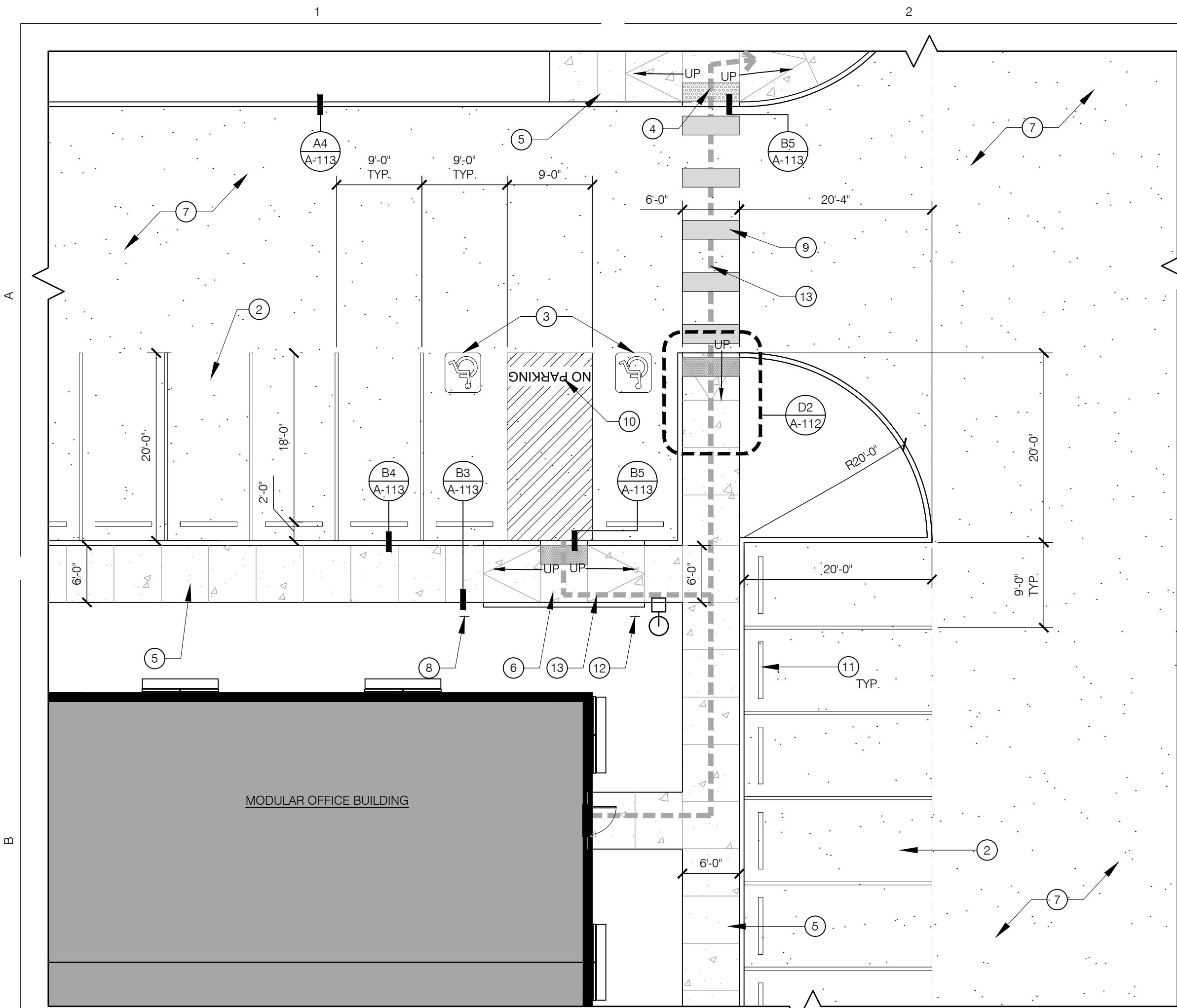
- PROPOSED PARKING SHALL MEET THE SLOPE REQUIREMENTS AS DEFINED IN THE DEVELOPMENT PROCESS MANUAL. PARKING LOTS REQUIRE A SLOPE BETWEEN 1% MIN AND 8% MAX. PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN TO 6% MAX. HANDICAP PARKING 1% MIN TO 2% MAX CROSS SLOPE AND MAX. 5% IN THE DIRECTION OF TRAVEL.
- PARKING STALL SIZING REQUIREMENTS ARE LISTED IN THE PARKING AND TRAFFIC INFORMATION PROVIDED ON SHEET A-110.
- SIGNING AND STRIPING HAS BEEN INCORPORATED INTO THE DESIGN OF THE PARKING AREAS AS NECESSARY TO HELP CONVEY THE PROPER USE OF THE FACILITY TO MOTORISTS.
- 6" CURBS TO BE PROVIDED AT LANDSCAPING AREAS, PARKING, AND DRIVE AISLES AS SHOWN.
- FIRE AND EMERGENCY ACCESS TO COMPLY WITH ALBUQUERQUE FIRE ONE PLAN CHECKING DIVISION. FIRE 1 PLAN HAS BEEN APPROVED AND CAN BE PROVIDED UPON REQUEST.
- SERVICE AREAS OCCUR OUTSIDE OF THE CIRCULATION AISLES AND PROVIDE BACKING AREAS ARE ON-SITE, AWAY FROM PUBLIC STREETS. SEE INCLUDED SOLID WASTE APPROVAL.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

LEGEND:

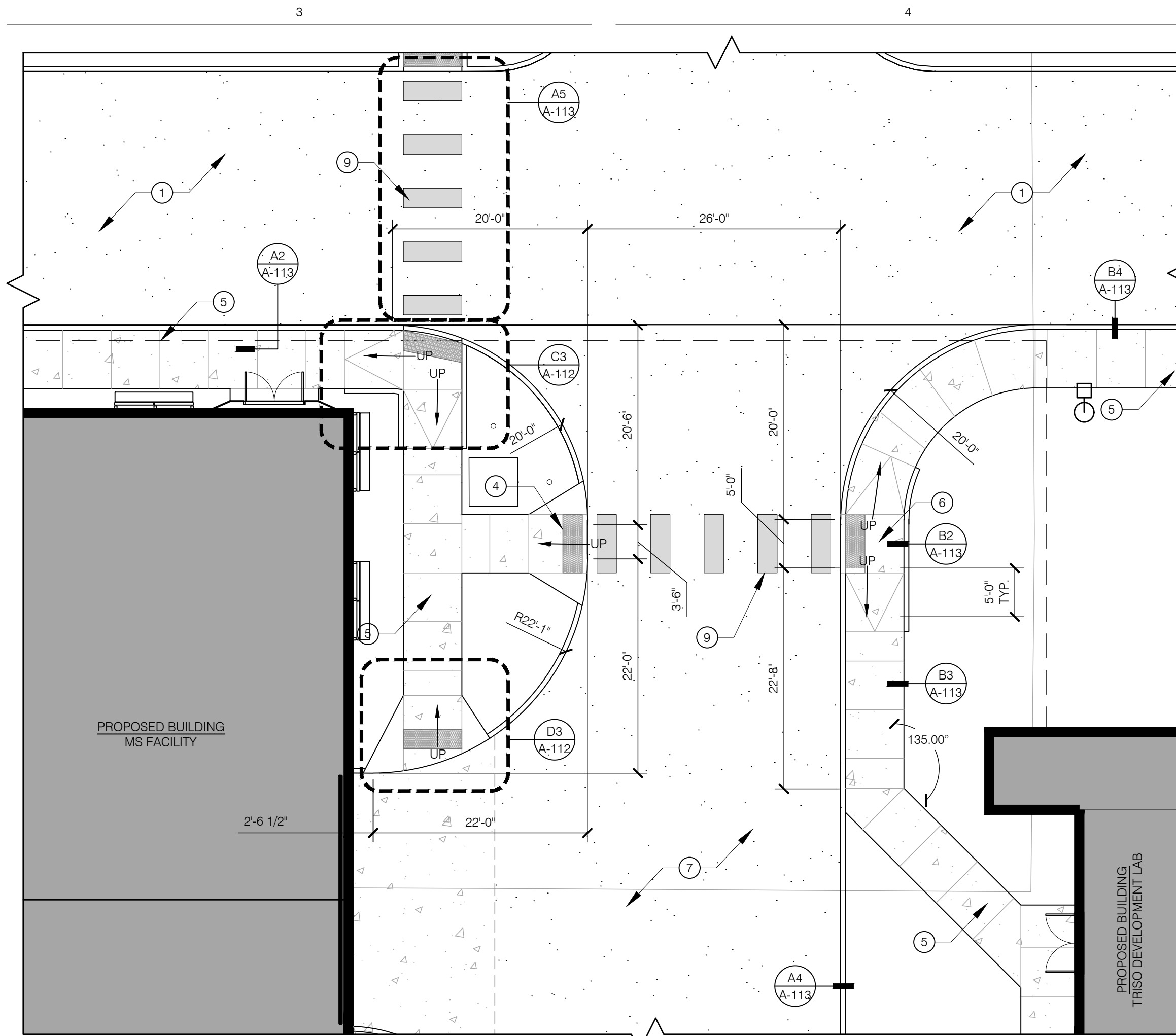
- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- DESIGN DELIVERY ROUTE
- LIMIT OF CONSTRUCTION
- 6'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES

KEYED NOTES:

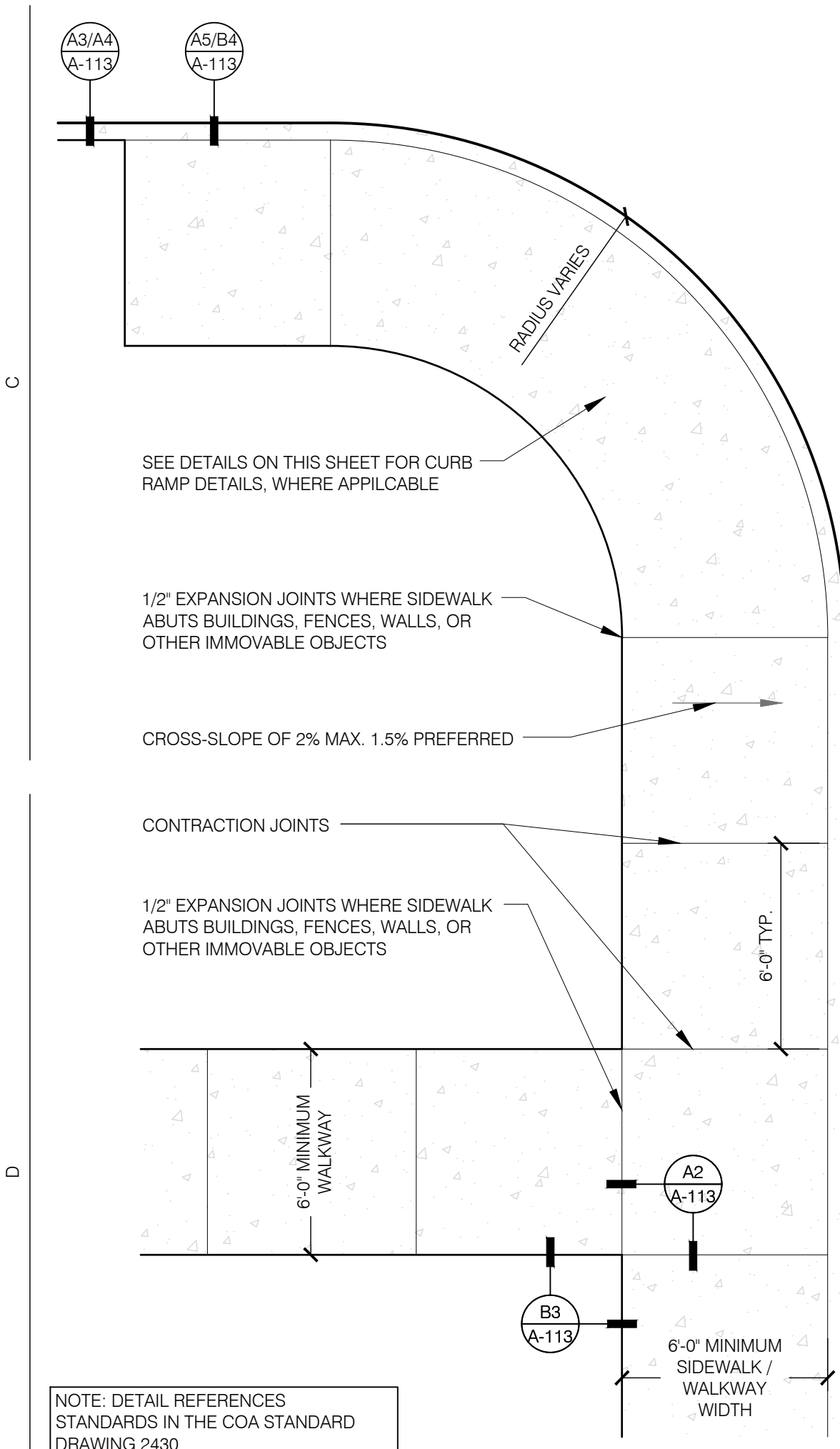
- EXISTING FIRE HYDRANT
- EXISTING 20' WATERLINE EASEMENT
- EXISTING 30' PRIVATE ACCESS EASEMENT
- EXISTING PNM EASEMENT
- EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING SITE ACCESS
- EXISTING 30' PRIVATE WAY WITH GUTTER AND CURB, BOTH SIDES
- NEW ACCESSIBLE ASPHALT PARKING. REFERENCE PARKING STALLS SIZING IN THE 'PARKING AND TRAFFIC' SECTION ON SHEET A-110. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK. ACCESSIBLE PARKING TO INCLUDE SIGNAGE AS REQUIRED BY PART 7-4 (K)(5), SEE SIGNAGE DETAIL D5/A-112 AND PARKING SLOPE REQUIREMENTS IN GENERAL NOTE A.
- NEW ASPHALT PARKING. REFERENCE PARKING STALLS SIZING IN THE 'PARKING AND TRAFFIC' SECTION ON SHEET A-110. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK.
- EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO PRIMARY BUILDING, N.I.C.
- EXISTING TRASH COMPACTOR AND REFUSE LOCATION
- EXISTING SIGN WITH DIRECTION FOR VISITORS AND DELIVERIES
- PROPOSED BIKE PARKING - 3 NEW SPACES - SEE D4/A-113
- NEW 26' WIDE GRAVEL ACCESS ROAD
- EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
- NEW LANDSCAPE AREA
- NEW CURB CUT IN EXISTING CURB FOR 26' WIDE, TWO-WAY DRIVE AISLE. CURB CUT OCCURS AT THE PRIVATE WAY, NOT AT ANY CITY OWNED STREETS
- RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
- NEW FIRE APPARATUS TURNAROUND
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 6' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH. PARKING STALLS MAY NOT OVERHANG THE SIDEWALK
- TERMINATION OF EXISTING ASPHALT DRIVE
- NEW 26'-0" GRAVEL FIRE ACCESS DRIVE AISLE
- NEW ASPHALT ACCESS DRIVE AISLE
- NEW DOMESTIC WATER SUPPLY STUB OUT
- EXISTING PARKING, SEE PARKING COUNTS IN PARKING AND TRAFFIC SECTION ON SHEET A-110. NO SMALL CAR PARKING IS EXISTING
- EDGE OF EXISTING GRAVEL ROAD
- NEW 9' CMU WALL FINISHED WITH CONCRETE OR STUCCO TO MATCH EXISTING WALLS COLOR AND TEXTURE
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 8' WIDE CONCRETE WALKWAY WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH. REINFORCE PORTION OF WALKWAY IN FORKLIFT ACCESS AISLE
- NEW 12' WIDE GRAVEL FORKLIFT ACCESS AISLES
- EXISTING MOTORCYCLE PARKING THAT IS DESIGNATED WITH FREESTANDING, UPRIGHT SIGNAGE. EXISTING SIGNS SHALL COMPLY WITH SIZE AND HEIGHT REQUIREMENTS PER THE DPM. SIGNS SHALL BE NO SMALLER THAN 12" X 18" AND SHALL HAVE ITS LOWER EDGE NO LESS THAN 4' ABOVE GRADE
- EXISTING BIKE PARKING WITH 9-BIKE CAPACITY
- EXISTING BIKE PARKING WITH 7-BIKE CAPACITY
- RELOCATE EXISTING MODULAR WOOD STRUCTURE. VERIFY FINAL LOCATION WITH OWNER. ENSURE FINAL PLACEMENT DOES NOT OCCUR WITHIN THE CLEAR SIGHT TRIANGLES ON SHEET A-113
- 6'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES
- NEW FIRE HYDRANT
- 6'-0" WIDE EXISTING WALKWAY, N.I.C.
- EXISTING LANDSCAPED PARKING ISLANDS
- NEW LONG-TERM BICYCLE PARKING LOCATED WITHIN THE PROPOSED ACCESS CONTROLLED BUILDING - 5 NEW SPACES



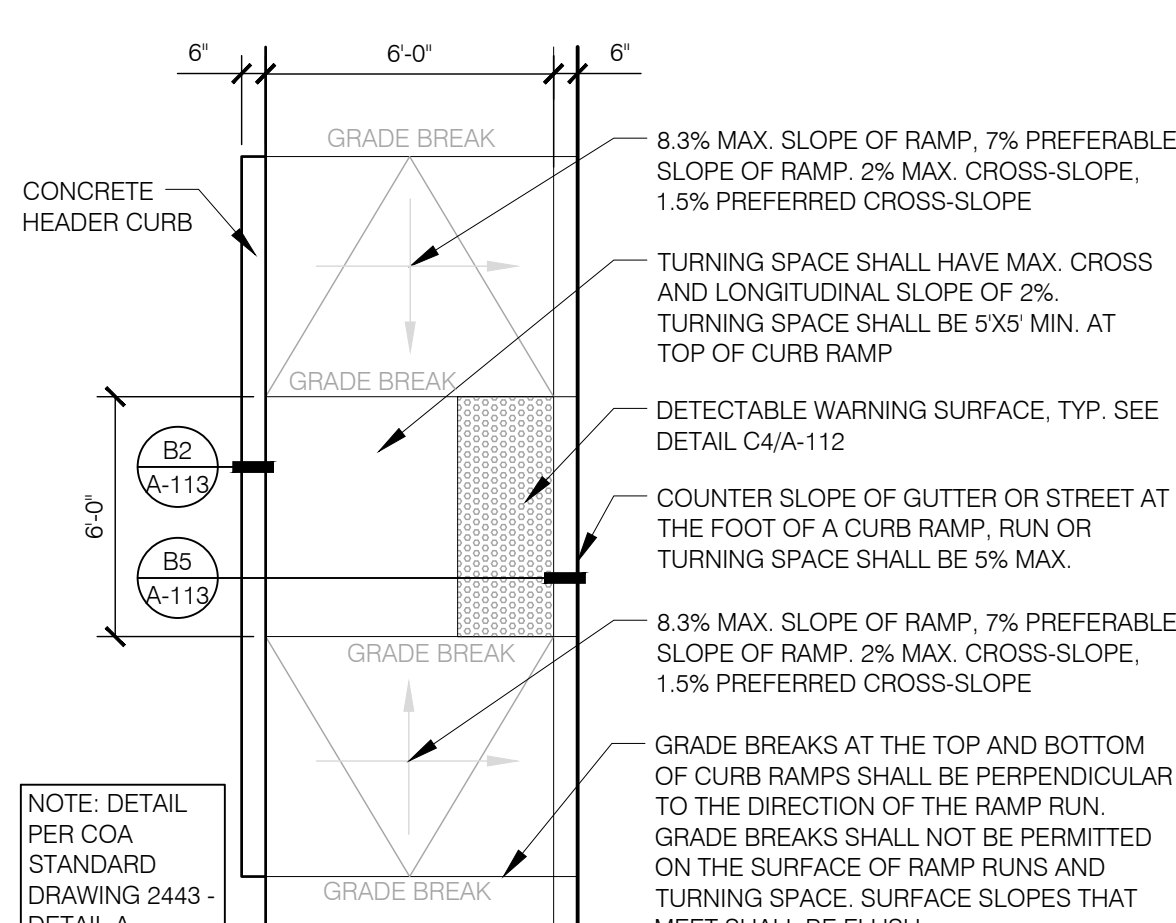
B1
A-112
ENLARGED SITE PLAN
SCALE: 1" = 10'



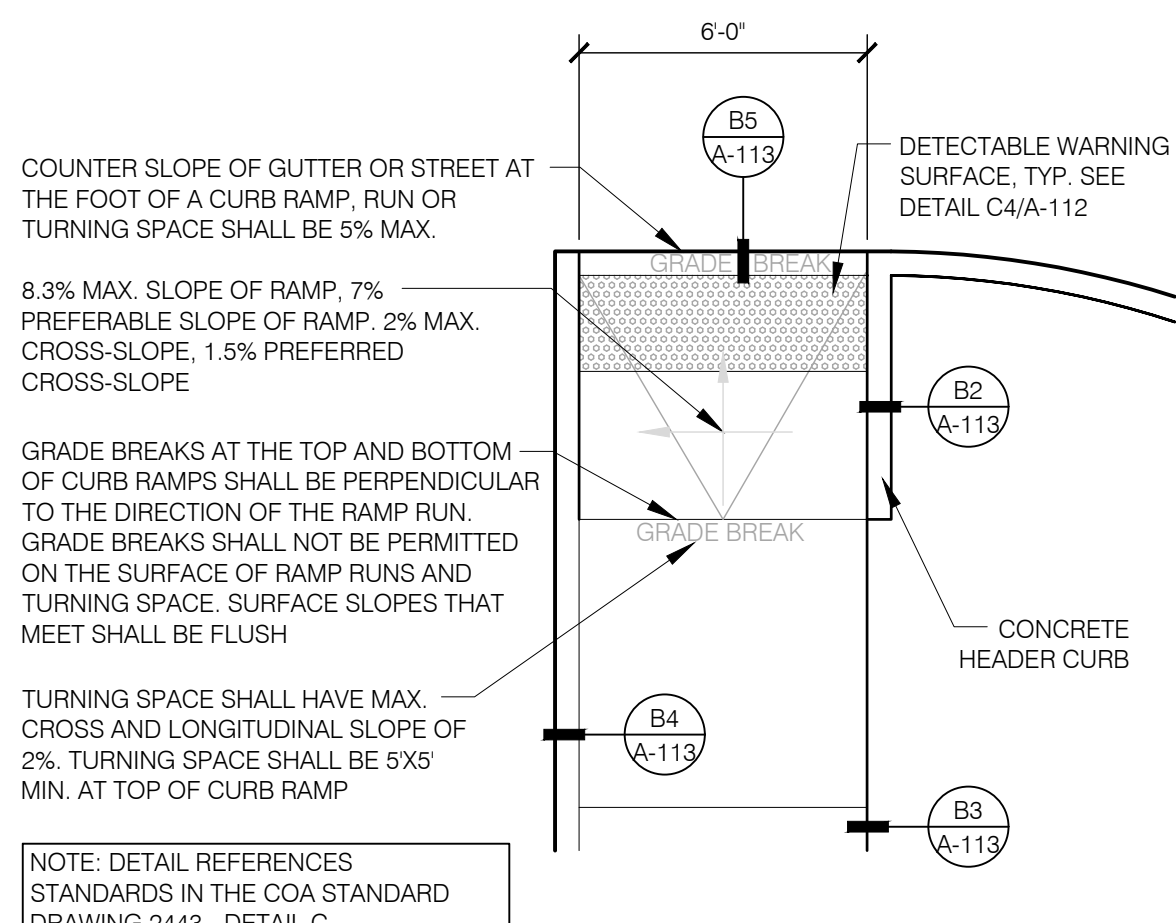
B3
A-112
ENLARGED SITE PLAN
SCALE: 1" = 10'



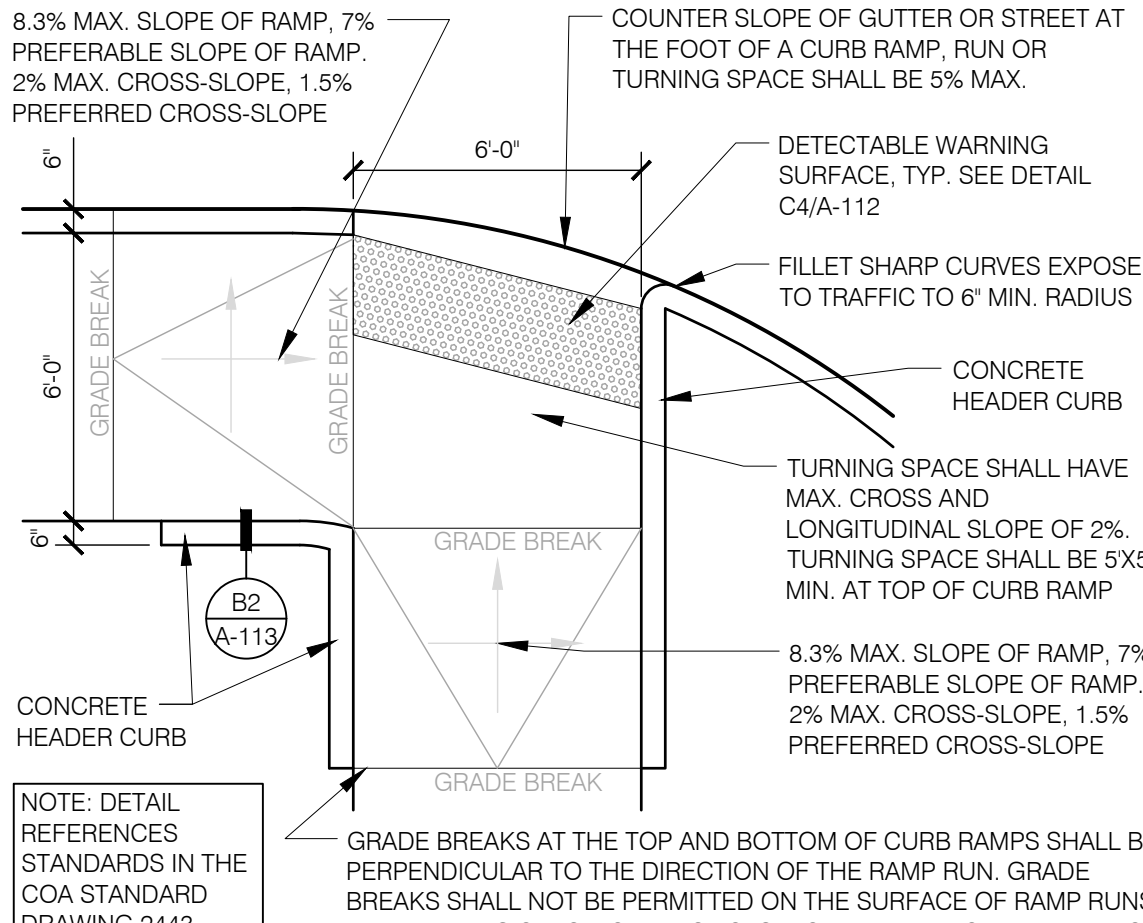
D1
A-112
CURB TYPE SIDEWALK
SCALE: 1" = 1/4"



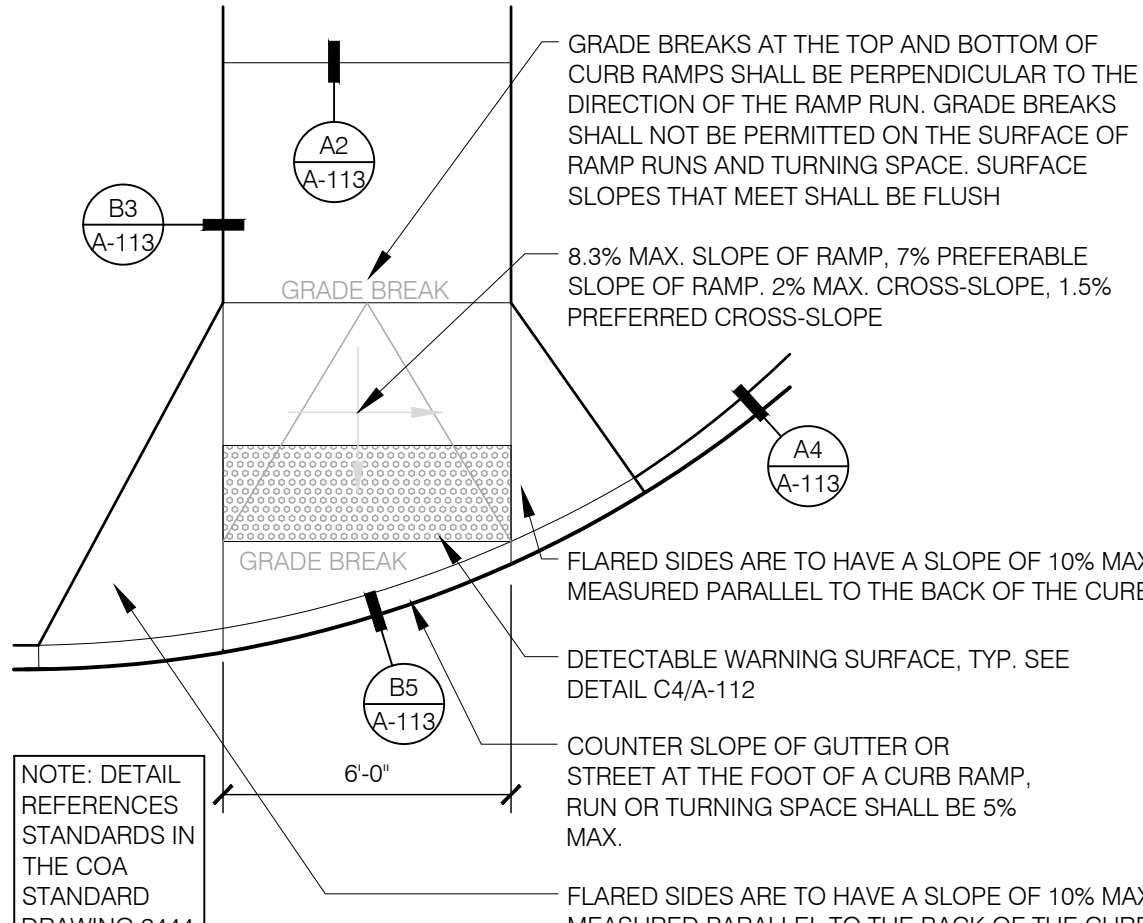
C2
A-112
PARALLEL CURB RAMP
SCALE: 1" = 1/4"



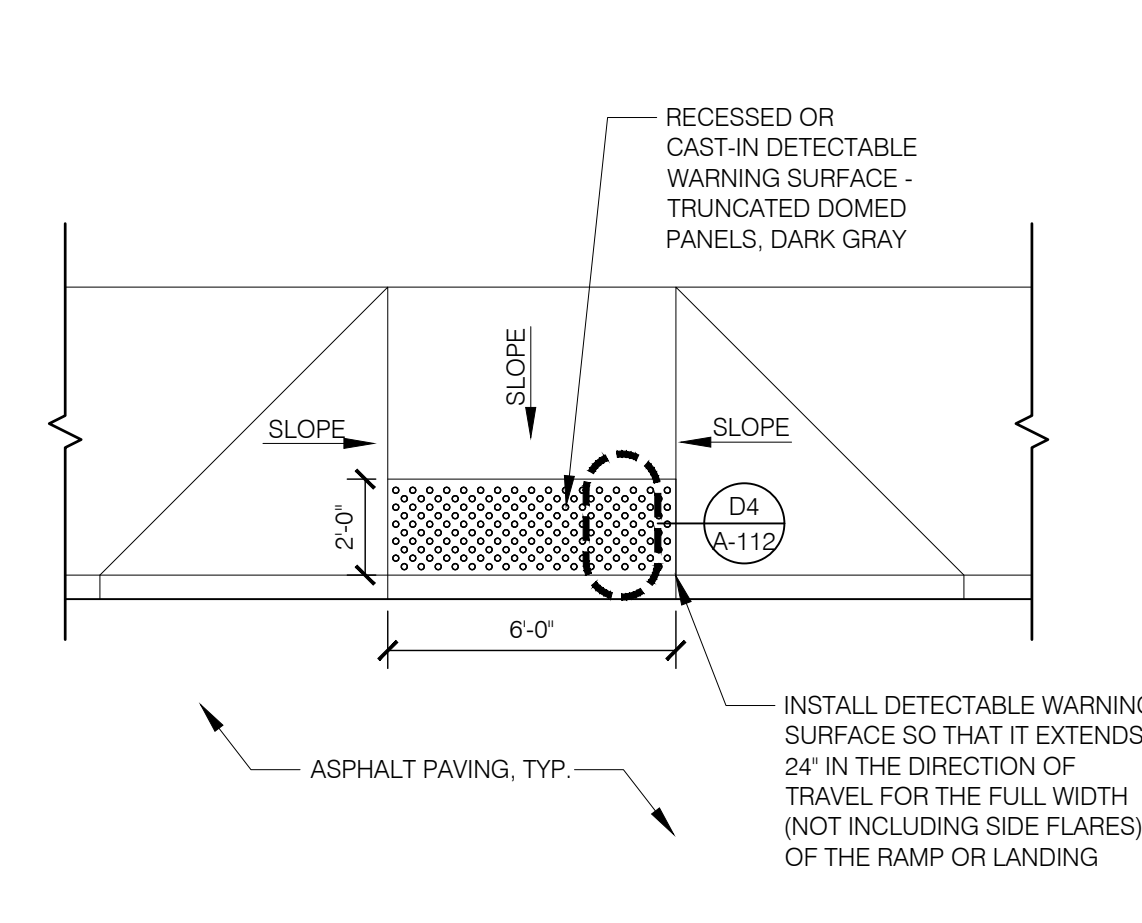
D2
A-112
PERPENDICULAR CURB RAMP
SCALE: 1" = 1/4"



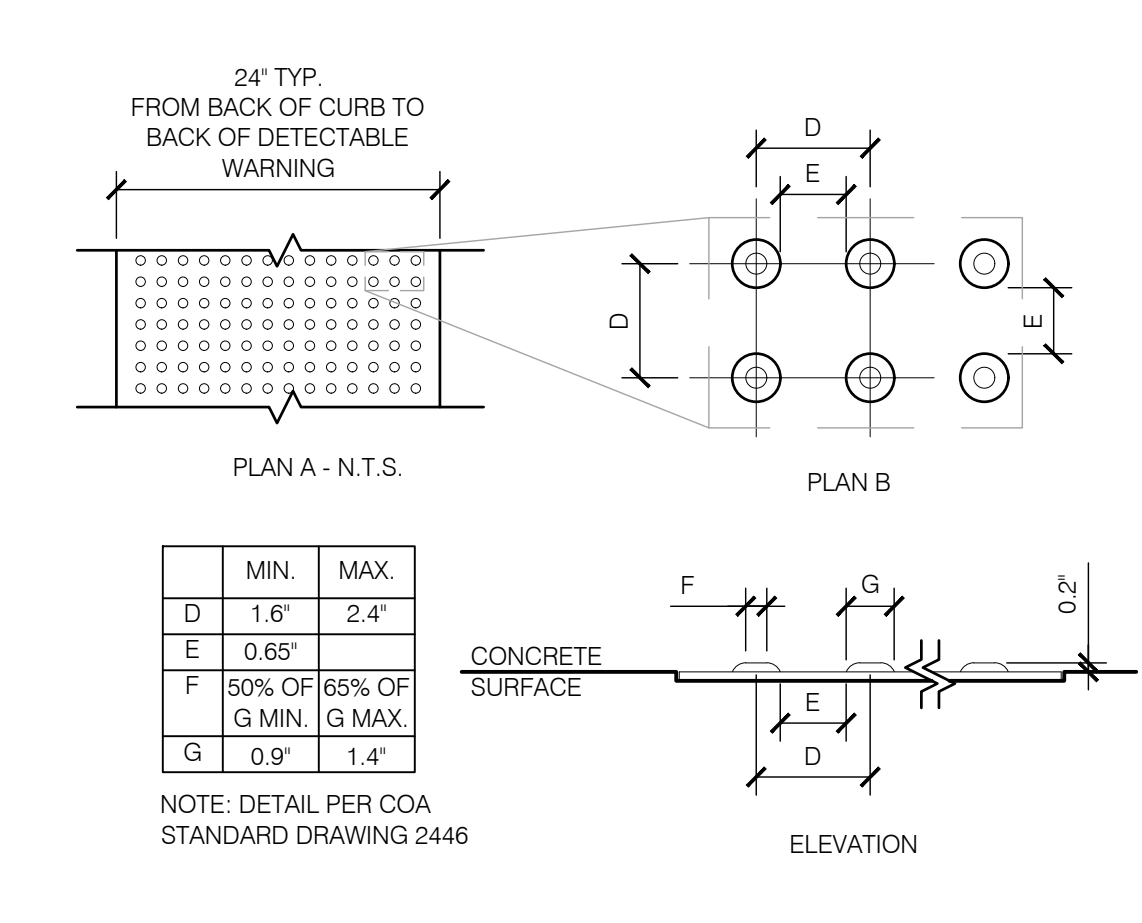
C3
A-112
PAIRED CURB RAMPs - COMMON LANDING
SCALE: 1" = 1/4"



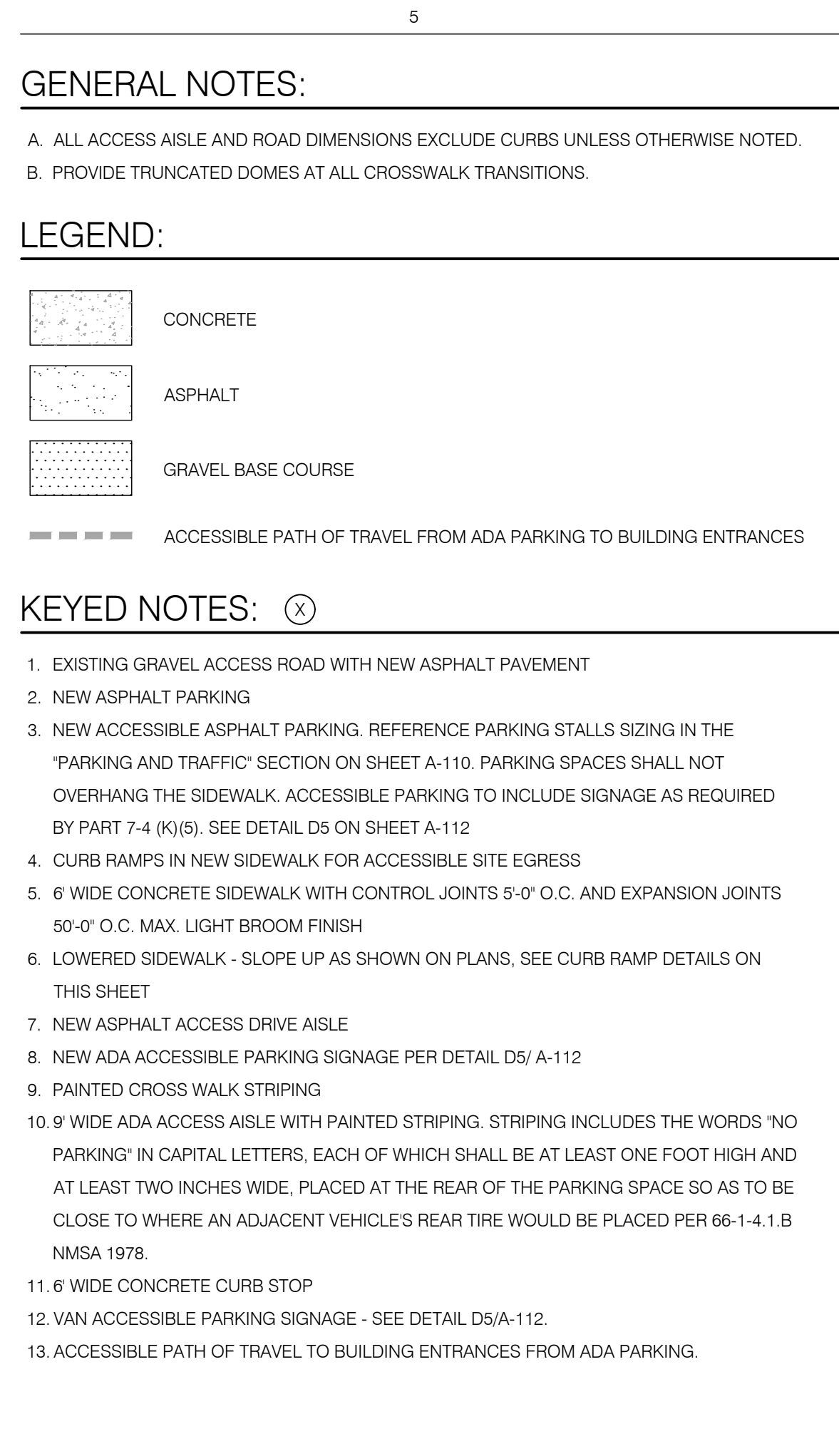
D3
A-112
CURB RAMP WITH FLARED SIDES
SCALE: 1" = 1/4"



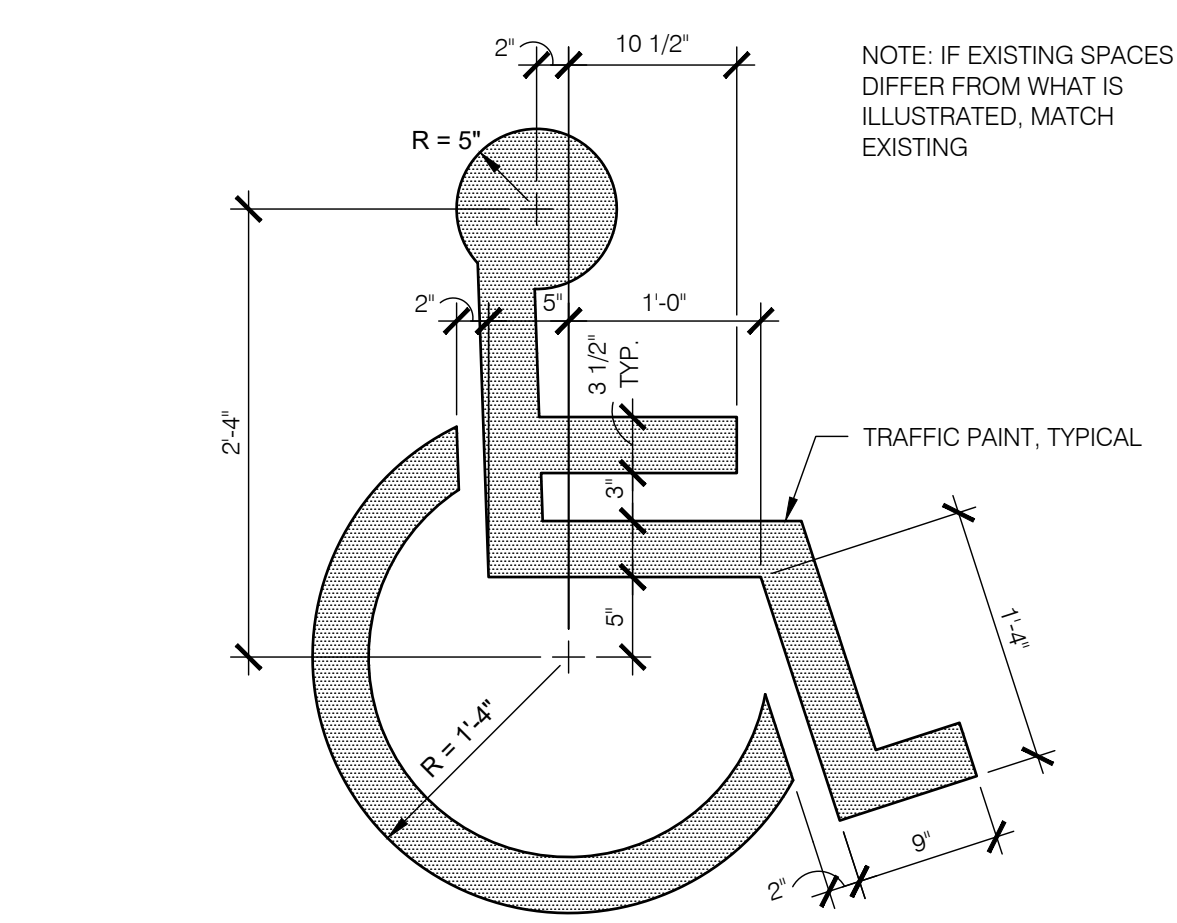
C4
A-112
TRUNCATED DOMES - TYPICAL
SCALE: 1" = 1/4"



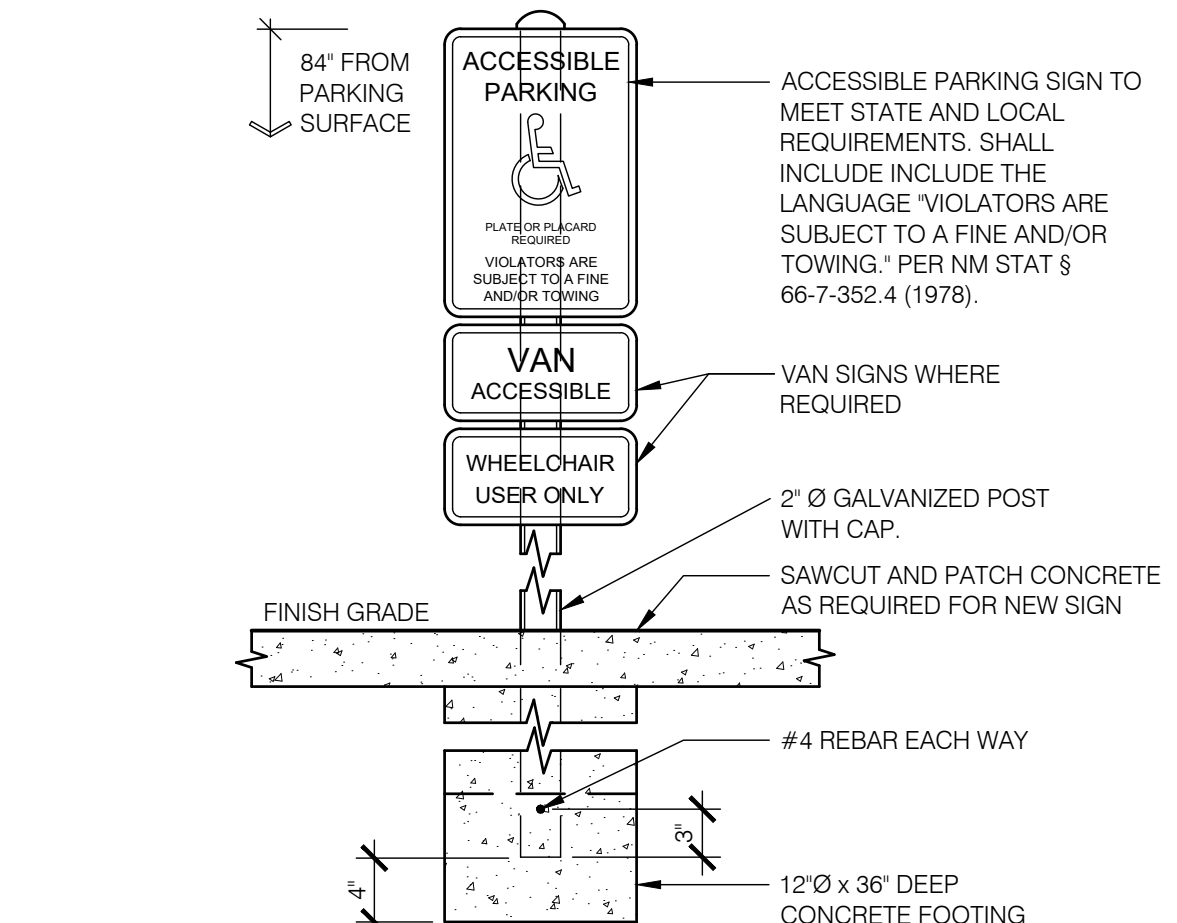
D4
A-112
TRUNCATED DOME DETAIL
SCALE: 1" = 3"



GENERAL NOTES:
LEGEND:
KEYED NOTES: (X)



C5
A-112
DETAIL - PAINTED HANDICAP PARKING SYM.
1" = 1'-0"



D5
A-112
DETAIL - HANDICAP PARKING SIGN
1" = 1'-0"

Greenbox Architecture

802 SEVENTH STREET, SUITE 203
OREGON CITY, OREGON 97045

RPM TEAM

2023.02.14

STATE OF NEW MEXICO

DEREK METSON
REGISTERED ARCHITECT

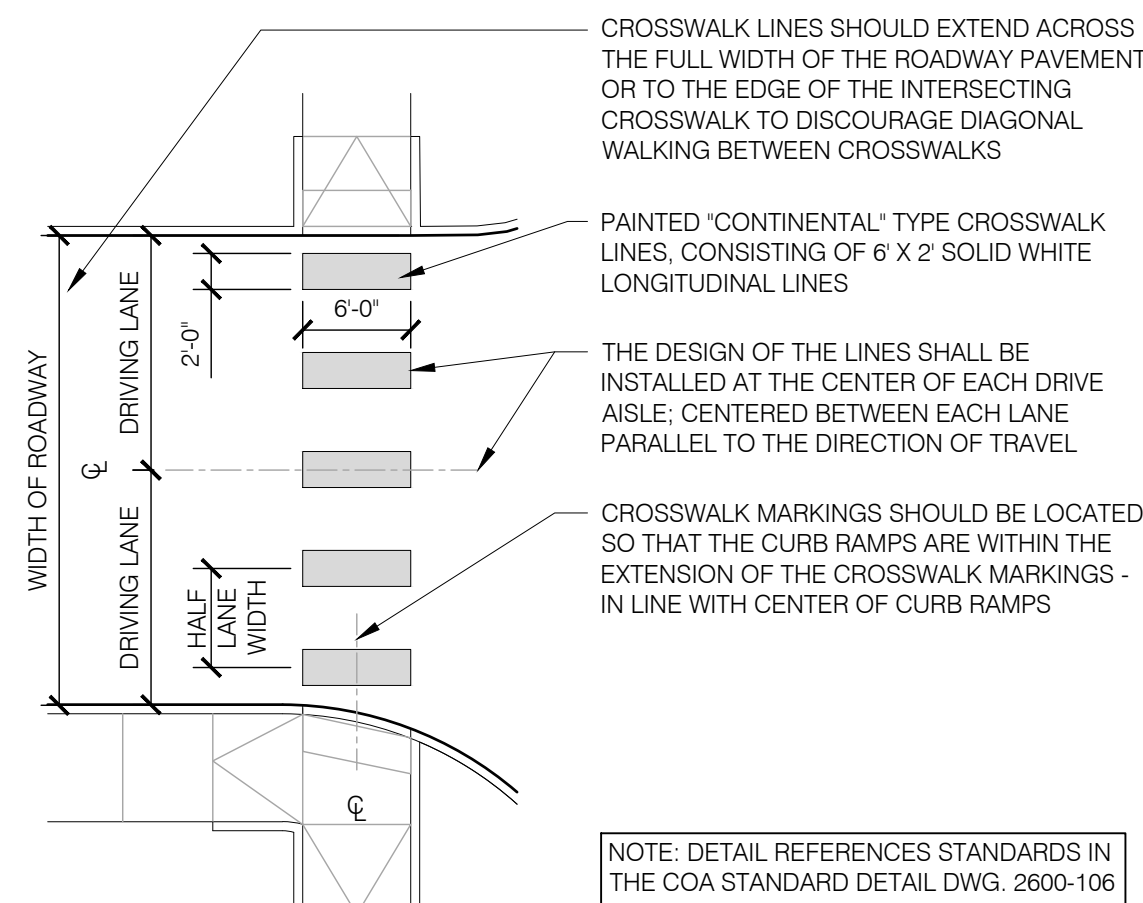
EXP: 12.31.2023

KAIROs POWER FACILITY
EXPANSION

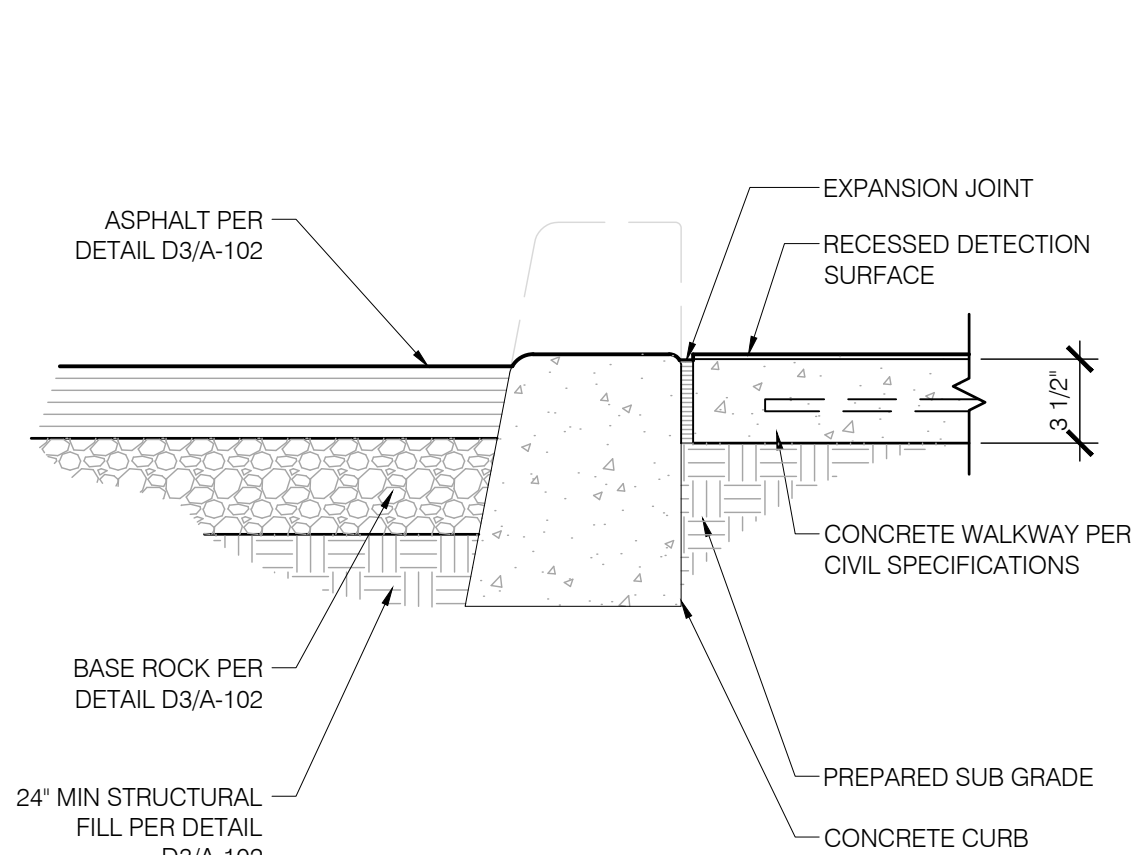
ENLARGED TRAFFIC
CIRCULATION LAYOUT

PROJECT NO.: 8000-22
DRAWN BY:
DATE: FEBRUARY 14, 2023

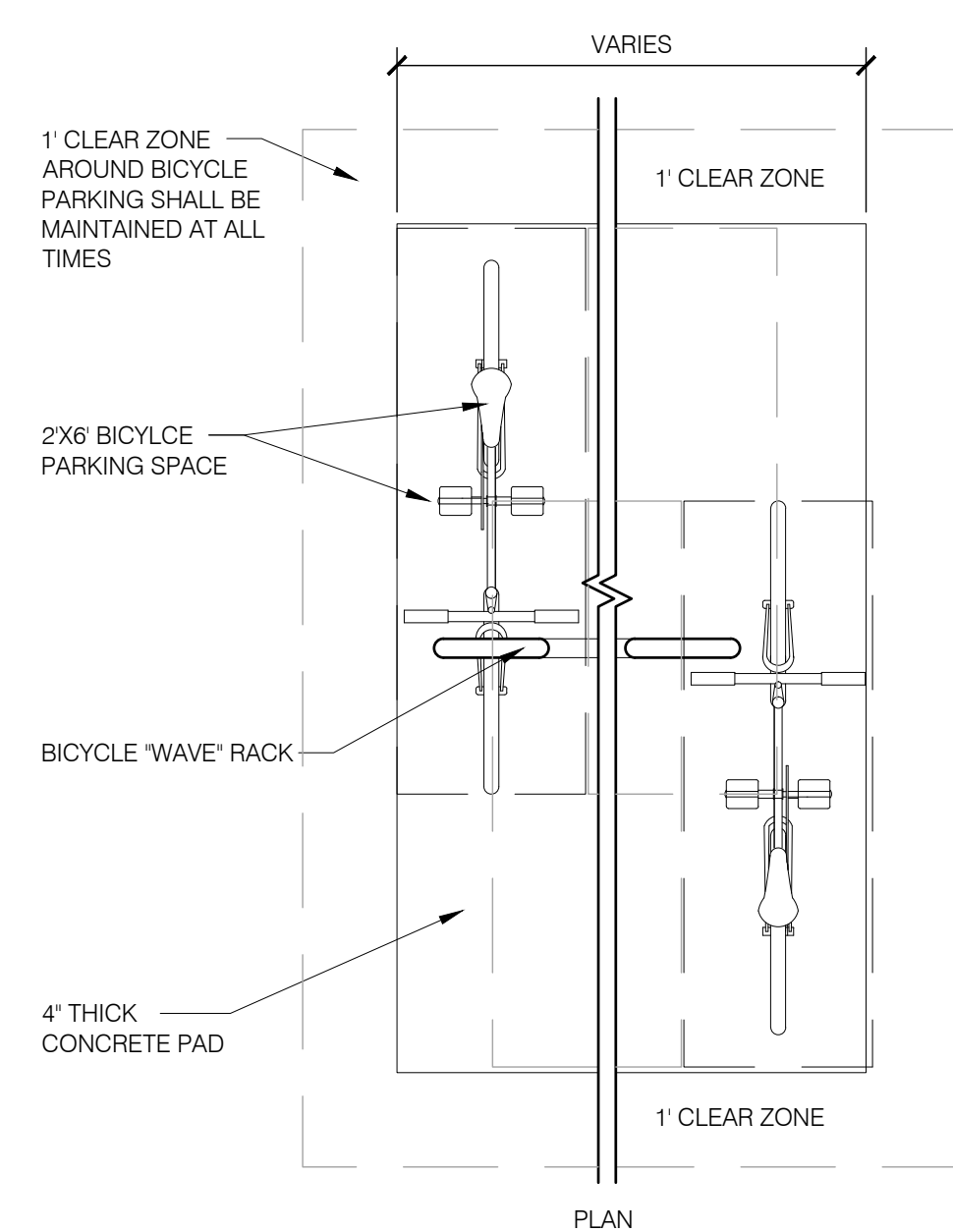
A-112




DETAIL - CROSSWALK MARKINGS
 SCALE: 1" = 3/32"



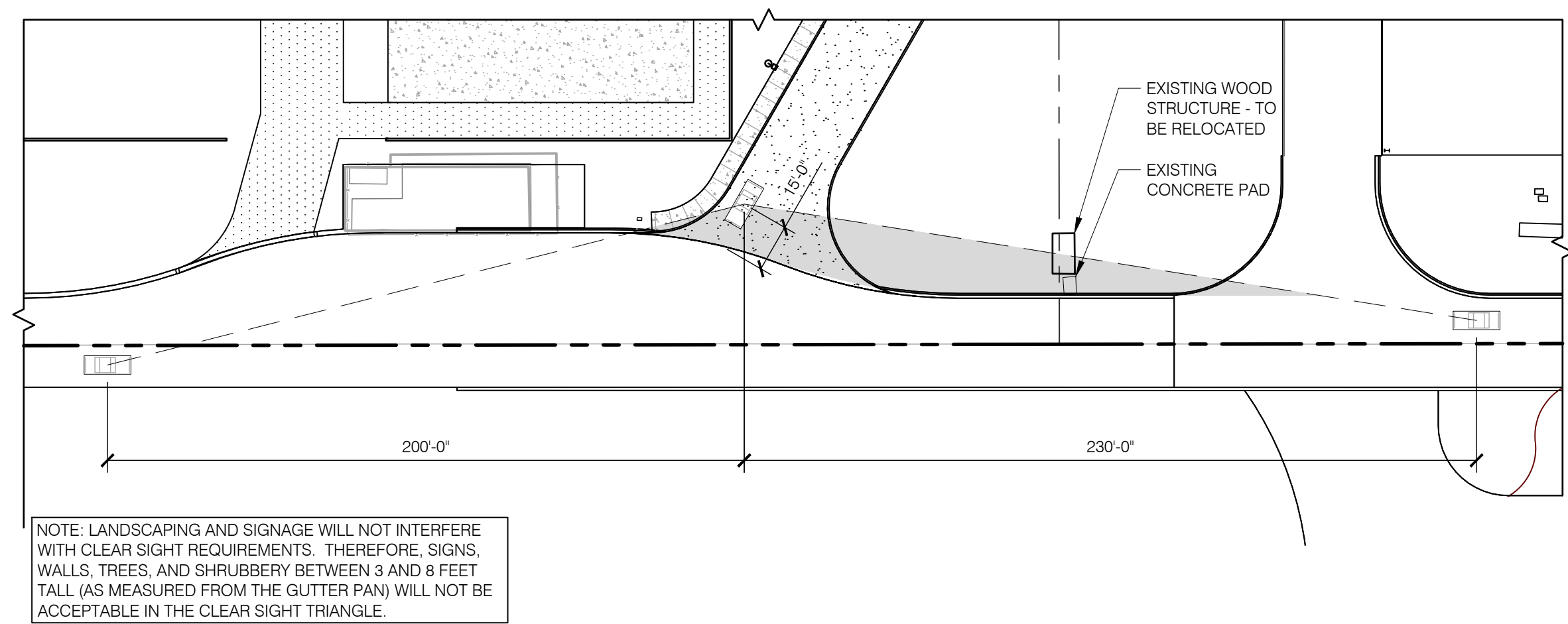
DETAIL - ASPHALT - CURB RAMP



The diagram is an elevation view of a bicycle rack assembly. It features a central vertical post with two U-shaped racks. The top of the racks is labeled 'VARIES'. The height from the ground to the top of the racks is '3'-0"'. The ground is represented by a horizontal line. Below the ground line, there are concrete footings. The width of the footings is '8" MIN.'. The height of the footings is '1'-0"'. The distance between the footings is '1'-2" MIN.'. The footings are labeled 'FOOTING PER MANUFACTURER SPECIFICATIONS'. A '4" THICK CONCRETE PAD' is shown at the base of the post. The entire assembly is labeled 'BICYCLE "WAVE" RACK'. To the right of the diagram, there are 'NOTES'.

NOTES:

- BICYCLES FRAMES ARE SUPPORTED HORIZONTALLY IN TWO PLACES
- THIS BICYCLE RACK STORES BICYCLES IN AN UPRIGHT POSITION
- THIS RACK ALLOWS FOR VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED
- BICYCLES ARE NOT REQUIRED TO BE LIFTED INTO THE RACK
- EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING OTHER BICYCLES
- BICYCLE RACK TO BE INSTALLED WITH CONCRETE FOOTINGS AS SHOWN OR ANCHORED TO CONCRETE SLAB PER MANUFACTURER'S SPECIFICATIONS



CYCLE RACK DETAIL