

C1
A-100
ENLARGED FIRE ONE PLAN
SCALE: 1" = 40'

C4
A-100
OVERALL FIRE ONE PLAN
SCALE: 1" = 200'

GENERAL NOTES:

- A. ALL FIRE ACCESS AISLES SHALL BE IDENTIFIED BY CURBS PAINTED RED ON BOTH TOP AND FACE ALONG THE ENTIRE LENGTH OF THE FIRE LANE. WHERE NO CURB EXISTS OR A ROLLED CURB IS INSTALLED, A 6-INCH WIDE RED STRIPE APPLIED THE FULL LENGTH OF THE FIRE LANE. NO PARKING-FIRE LANE SHALL BE MARKED EVERY 15-FEET ALONG THE LENGTH OF A FIRE LANE WITH WHITE BLOCK CAPITAL LETTERS OF NOT LESS THAN 5-INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN ¾ INCHES.
- B. FIRE LINES SUPPLIED BY 18" PUBLIC WATER MAIN LOCATED ON CRICK AVE SE. SEE VICINITY MAP AND UTILITY PLANS FOR MORE INFORMATION.
- C. NO FIRE ACCESS APPARATUS ACCESS ROADS WITH A DEAD END REQUIRE ACCESS GREATER THAN 150' OR EXCEED 5% GRADE.
- D. NO FIRE APPARATUS ROADS ON SITE TO EXCEED 5% GRADE.
- E. PER THE GEOTECHNICAL REPORT DATED FEBRUARY 28, 2022 AS PREPARED BY GEO-TEST, INC. ALL ASPHALT ACCESS ROADS SHALL MEET THE FOLLOWING REQUIREMENTS: MINIMUM ASPHALTIC PAVEMENT SECTION OF 3.0 INCHES OF HOT MIX ASPHALT (HMA) OVER 6.0 INCHES OF AGGREGATE BASE COURSE OVER 12 INCHES OF COMPACTED SUBGRADE IS RECOMMENDED FOR AREAS SUBJECT TO LIGHT AUTOMOBILE TRAFFIC AND PARKING AREAS. WHERE TRAFFIC LANES ARE SUBJECT TO HEAVY AUTOMOBILE OR HEAVY TRUCK TRAFFIC, THE ABOVE SECTION SHOULD BE THICKENED BY AN ADDITIONAL ONE INCH OF ASPHALT PAVEMENT. THE PAVEMENT RECOMMENDATIONS ARE IN GENERAL CONFORMANCE WITH PUBLICATIONS PREPARED BY THE ASPHALT INSTITUTE. 12 INCHES OF COMPACTED BASE COARSE FOR NON-PAVED AREAS.

- F. PER THE GEOTECHNICAL REPORT DATED FEBRUARY 28, 2022 AS PREPARED BY GEO-TEST, INC. ALL GRAVEL ACCESS ROADS SHALL MEET THE FOLLOWING REQUIREMENTS: MINIMUM 6.0 INCHES OF AGGREGATE BASE COURSE OVER 12 INCHES OF COMPACTED SUBGRADE IS RECOMMENDED FOR AREAS SUBJECT TO LIGHT AUTOMOBILE TRAFFIC AND PARKING AREAS. 12 INCHES OF COMPACTED BASE COARSE FOR NON-PAVED AREAS.

KEYED NOTES: X

- EXISTING SITE ACCESS
- NEW 26'-0" WIDE FIRE ACCESS AISLE/FIRE LANE
- NEW FIRE APPARATUS TURNAROUND
- EXISTING FIRE HYDRANT
- NEW ILLUMINATED KNOX BOX - MOUNT 4'-0" TO 6'-0" ABOVE GRADE. KNOX BOX TO BE 3200 OR 4400 AS REQUIRED BY ALBUQUERQUE FIRE RESCUE
- NEW FIRE HYDRANT
- 15'-0" RADIUS OF NO OBSTRUCTION OF HYDRANTS
- 12" WATER LINE
- EXISTING 6" FIRE LINE
- NEW 12" FIRE LINE
- SPRINKLER FIRE DEPARTMENT CONNECTION (FDC) - INLET TO BE BETWEEN 18" TO 48" ABOVE GRADE - FDC TO BE UNOBSTRUCTED FROM PERMANENT OBJECTS WITH A 3'-0" RADIUS OF CLEAR SPACE AND 6'-6" IN HEIGHT.
- POST INDICATOR VALVE (PIV) INSTALLED PER NFPA 13
- EXISTING PREMISE IDENTIFICATION AND ADDRESS NUMBERS
- ALPHABETICAL BUILDING IDENTIFICATION AND ADDRESS NUMBERS. EACH CHARACTER SHALL BE GREATER THAN 4" TALL WITH A MINIMUM STROKE WIDTH OF 1" IN A CONTRASTING COLOR. VIEW FROM FIRE ACCESS APPARATUS ROAD NOT TO BE OBSTRUCTED BY ANY MEANS. MOUNTING HEIGHT SHALL BE GREATER THAN THAT OF ANY SURROUNDING OBSTRUCTIONS. FINAL LOCATION TO BE COORDINATED WITH THE ALBUQUERQUE FIRE MARSHALL.
- 100'-0" RADIUS AROUND HYDRANT - FDC FALLS WITHIN THIS RADIUS
- EXISTING WALL MOUNTED FDC
- EXISTING FIRE RISER ROOM
- NEW FIRE RISER ROOM
- EXISTING FIRE TURNAROUND

HYDRANT AND FDC SPACING/DISTANCES:

HYDRANT A (EXISTING) TO HYDRANT B (EXISTING):	412'-4"
HYDRANT B (EXISTING) TO HYDRANT C (NEW):	263'-6"
HYDRANT C (NEW) TO HYDRANT A (EXISTING):	415'-6"
HYDRANT D (NEW) TO HYDRANT C (NEW):	138'-11"
FDC 1 TO HYDRANT A:	55'-0"
FDC 2 TO HYDRANT C:	41'-0"

LEGEND:

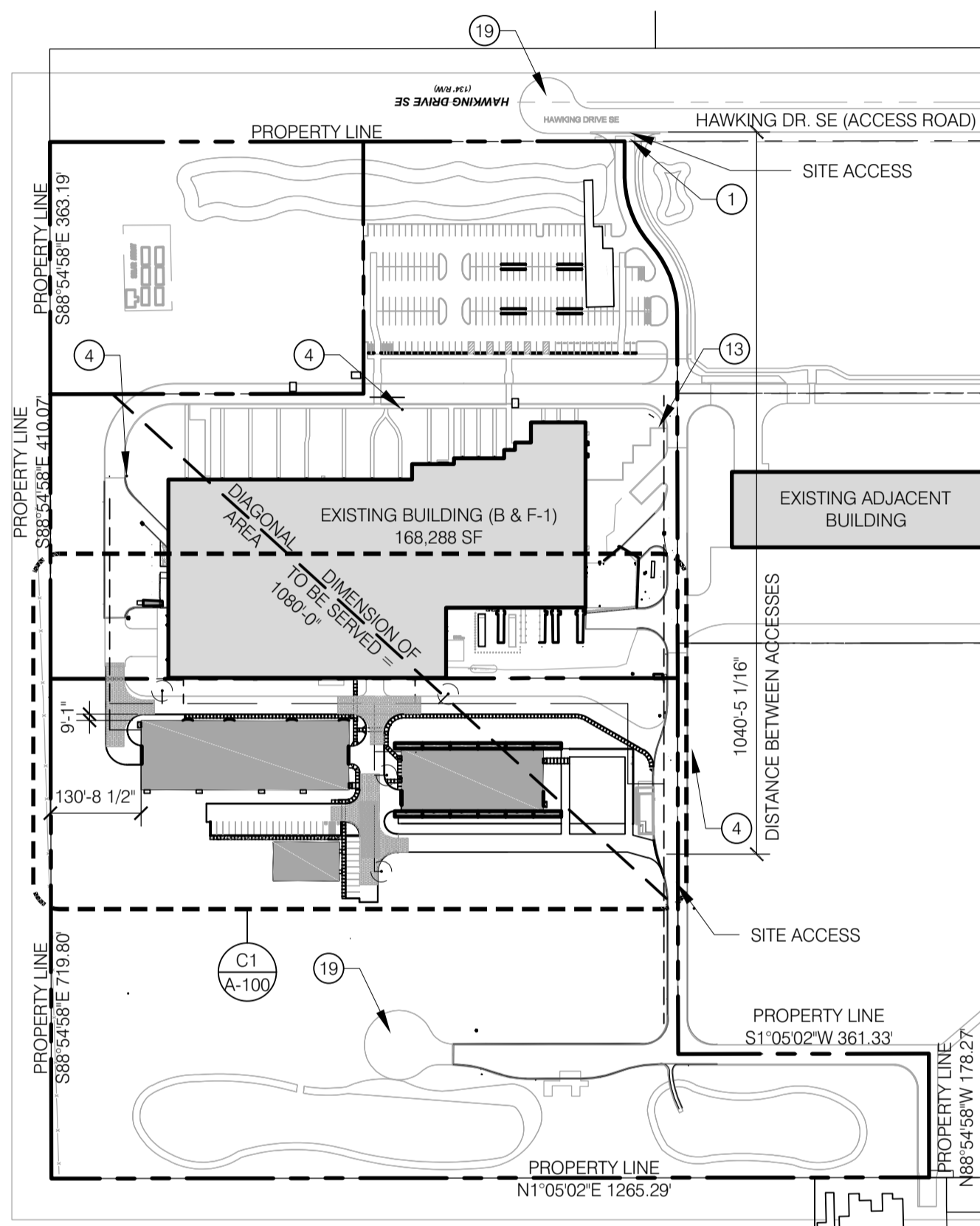
GRAVEL BASE COURSE PER GENERAL NOTE F

GENERAL INFORMATION:

SITE INFORMATION	
SITE ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
LOT SIZE:	32.2037 AC / 1,402,793.172 SF
BUILDING AREA:	PROPOSED: 51,900 SF TDL FACILITY: 21,900 SF MS FACILITY: 30,000 SF
BUILDING TYPE:	II-B
REQUIRED FIRE FLOW:	2616 GPM - 1875 GPM 2 HYDRANTS REQUIRED - 450'-0" AVG. SPACING REQUIRED
PROPOSED OCCUPANCY:	INDUSTRIAL MANUFACTURING (F)
SPRINKLER SYSTEM:	SPRINKLERED



A4
A-000
VICINITY MAP
NTS



N

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

REV 1 2022-08-19

KAİROS POWER FACILITY
EXPANSION

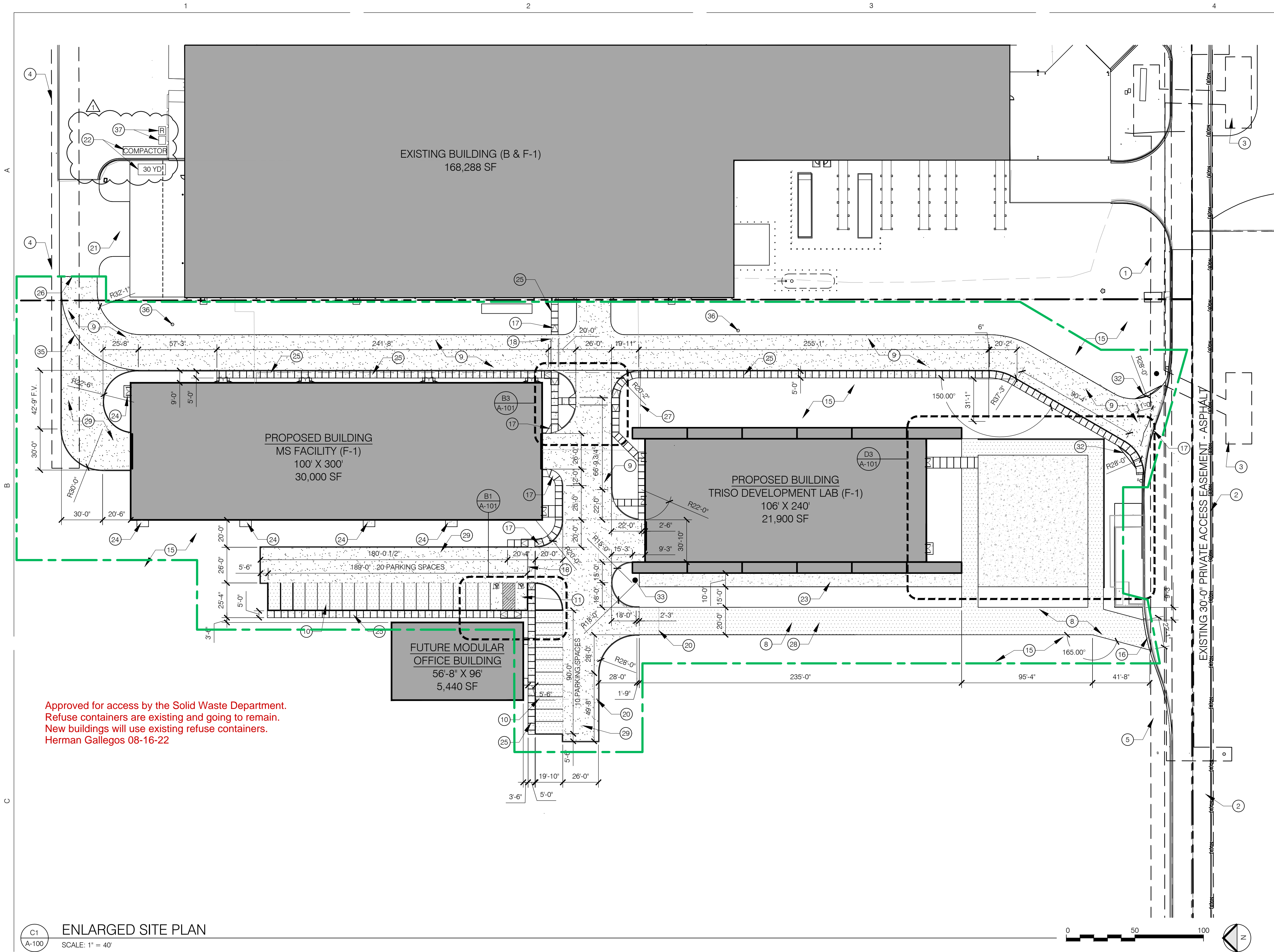
FIRE 1 PLAN

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JULY 29, 2022

F-1

LAND USE REVIEW

5201 HAWKING DRIVE SE, ALBUQUERQUE, NM 87106
TRACT D-1 PLAT OF TRACTS D-1 THRU D-7 IN SECTION 16, T10S02N, R10E03E, ALBUQUERQUE PLAT 16, DIVISION OF TRACT D MESA DEL SOL INNOVATION PARK II, CONT. 16.416 AC



Approved for access by the Solid Waste Department.
Refuse containers are existing and going to remain.
New buildings will use existing refuse containers.
Herman Gallegos 08-16-22

C1
A-100
ENLARGED SITE PLAN
SCALE: 1" = 40'

KEYED NOTES: (X)

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 30' PRIVATE ACCESS EASEMENT
- EXISTING PNN EASEMENT
- EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- PROPOSED SITE LIGHTING - SEE A-500 AND A-501 ELEVATIONS
- EXISTING SITE ACCESS
- NEW 20' WIDE GRAVEL ACCESS ROAD
- EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
- NEW GRAVEL PARKING
- NEW ACCESSIBLE PARKING
- EXISTING HOV PARKING
- EXISTING MOTORCYCLE PARKING
- EXISTING AND PROPOSED BICYCLE PARKING - SERPENTINE BIKE RACK TO MATCH EXISTING
- NEW LANDSCAPE AREA, REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- NEW CURB CUT IN EXISTING CURB FOR 20' WIDE DRIVE AISLE
- CURB RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
- DRIVE AISLE CROSSING
- EXISTING MIN. 500 SF PATIO AS REQUIRED BY SUBSECTION 5-11(E)(3)(a) OF THE IDO
- NEW FIRE APPARATUS TURNAROUND

- EXISTING LOADING AND SERVICE AREAS
- EXISTING 34 YARD TRASH COMPACTOR AND 30 YARD OPEN TOP DUMPSTER TO BE USED FOR NEW BUILDINGS
- NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- NEW 5'-0" X 8'-6" CONCRETE LANDING
- 5' WIDE CONCRETE SIDEWALK WITH CONTROL JOINTS 5'-0" O.C. AND EXPANSION JOINTS 50'-0" O.C. MAX. LIGHT BROOM FINISH
- TERMINATION OF EXISTING ASPHALT DRIVE
- EDGE OF CUT LINE FOR REMOVAL OF EXISTING ASPHALT
- NEW GRAVEL FIRE ACCESS DRIVE AISLE
- NEW ASPHALT ACCESS DRIVE AISLE
- TRAFFIC SIGN
- STREET LIGHTS - MODEL TBD
- CLEAR SIGHT TRIANGLES - 11'-0" SIDES AS SPECIFIED IN SECTION 7-4(I)(5)(V) VISIBILITY FOR SITE ENTRANCES AND DRIVEWAYS OF THE DPM.
- NEW DOMESTIC WATER SUPPLY STUB OUT
- EXISTING PARKING, SEE PARKING COUNTS IN GENERAL INFORMATION ON THIS SHEET
- EDGE OF EXISTING GRAVEL ROAD
- EXISTING FIRE HYDRANT
- 6 YARD DUMPSTER AND 6 YARD RECYCLE DUMPSTER TO BE USED FOR NEW BUILDINGS

GENERAL NOTES:

- PROPOSED BUILDING ARE TO BE USED FOR INDUSTRIAL MANUFACTURING.
- THIS PROJECT IS NOT A PHASED DEVELOPMENT. BOTH PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ONE PHASE. 'FUTURE MODULAR OFFICE BUILDING' IS NOT PART OF THIS PROPOSAL.
- NO ADJACENT STRUCTURES ARE WITHIN 20' OF THE SITE.
- NO PROPOSED REFUSE FACILITY IS INCLUDED IN THE SCOPE OF THIS PROJECT. NEW BUILDINGS ARE INTENDED TO USE THE EXISTING TRASH COMPACTOR AND DUMPSTERS TO THE NORTH OF THE EXISTING BUILDING. EXISTING ACCESS IS UNCHANGED.
- ALL ADJUTING PROPERTIES ARE ZONED PC- PLANNED COMMUNITY.
- REFER TO SHEET C10 IN THE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON UTILITY LINES AND LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE COVERAGES AND WATER HARVESTING DESIGN LAYOUT.
- REFER TO STORM WATER CALCULATIONS FOR WATER HARVESTING CALCULATIONS.
- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR UTILITY INFORMATION.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.
- NO TEMPORARY STRUCTURES ARE PROPOSED WITH THIS PROJECT.
- SITE LIGHTING SHALL COMPLY TO SECTION 4 AND LIGHTING DESIGN STANDARDS 7.4 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.
- SIGNAGE SHALL COMPLY TO SECTION 5 OF THE MESA DEL SOL EMPLOYMENT CENTER DESIGN STANDARDS.
- REFER TO THE ATTACHED NARRATIVE FOR INFORMATION REGARDING SUSTAINABILITY OF THE PROJECT.
- PROPOSED EXTERIOR WALL SCONCES SHALL BE MOUNTED ABOVE EACH EXTERIOR DOOR. EXTERIOR WALL SCONCES SHALL BE LSI INDUSTRIES MODEL WPSLL-LED.

B4
A-100
OVERALL SITE PLAN
SCALE: 1" = 200'

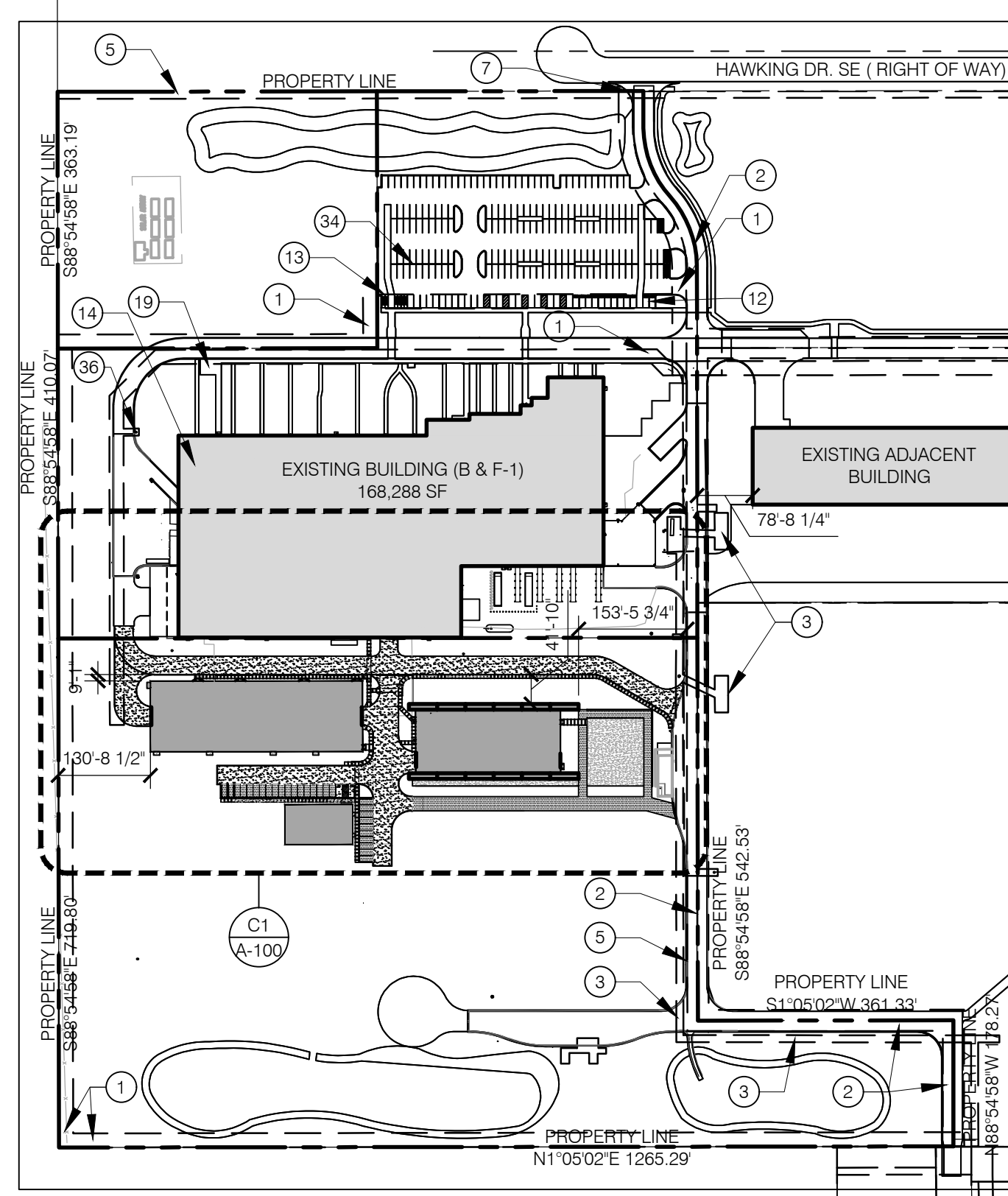
GENERAL INFORMATION:

SITE INFORMATION	
SITE ADDRESS:	5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
LOT SIZE:	32.2037 AC / 1,402,793.172 SF
LOT COVERAGE (FAR):	15.34%
LANDSCAPING:	
EXISTING: 53,000 SF (EXCLUDING DRAINAGE PONDS)	
PROPOSED: 36,000 SF	
LOT COVERAGE:	
EXISTING: 163,332 SF	
PROPOSED: 215,232 SF	
BUILDING AREA:	PROPOSED: 51,900 SF
BUILDING TYPE:	II-B
PROPOSED OCCUPANCY:	INDUSTRIAL, MANUFACTURING (F)
PARKING AND TRAFFIC	
EXISTING PARKING SPACES:	193 STANDARD SPACES 12 HOV SPACES 10 ADA SPACES (5 VAN ACCESSIBLE) 12 MOTORCYCLE SPACES 12 BIKE PARKING SPACES
PROPOSED PARKING SPACES:	28 STANDARD SPACES 2 ADA SPACES (1 VAN ACCESSIBLE) 10 BIKE PARKING SPACES, OR AS REQUIRED

REQUIRED VS PROVIDED PARKING SPACES:		
STANDARD SPACES	REQUIRED: 216	PROVIDED: 221
HOV SPACES	6	12
ACCESSIBLE PARKING	8 TOTAL / 2 VAN	12 TOTAL / 6 VAN
MOTORCYCLE SPACES	5	12
BIKE PARKING	22	22

LEGEND:

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



KAIRO POWER FACILITY
EXPANSION

ENLARGED SITE PLAN

PROJECT NO.: 8000-22
DRAWN BY:
DATE: JULY 29, 2022

A-100