

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.

PO Box 1293

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

Albuquerque

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

NM 87103

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.

www.cabq.gov

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:

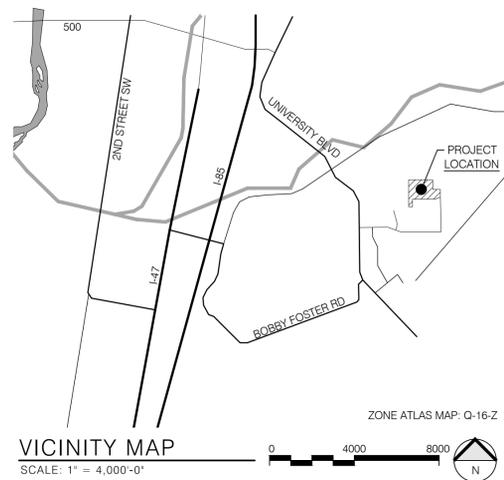
TYPE OF SUBMITTAL:

- 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: _____



PARKING AND TRAFFIC:

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

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

REQUIRED ACCESSIBLE PARKING SPACES PER 2015 NMCBC TABLE 1106.1:

101-300 TOTAL PARKING SPACES = 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE)

REQUIRED MOTORCYCLE PARKING SPACES PER IDO TABLE 5-5-4:

151-300 REQUIRED OFF-STREET VEHICLE PARKING SPACES = 5 SPACES

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

NON-RESIDENTIAL USES NOT LISTED IN TABLE
10% OF REQUIRED OFF-STREET PARKING = 238 X 0.10 = 24

REQUIRED VS PROVIDED PARKING SPACES:

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

PARKING STALL SIZING AND REQUIREMENTS

NEW AND EXISTING PARKING STALL SIZING:

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

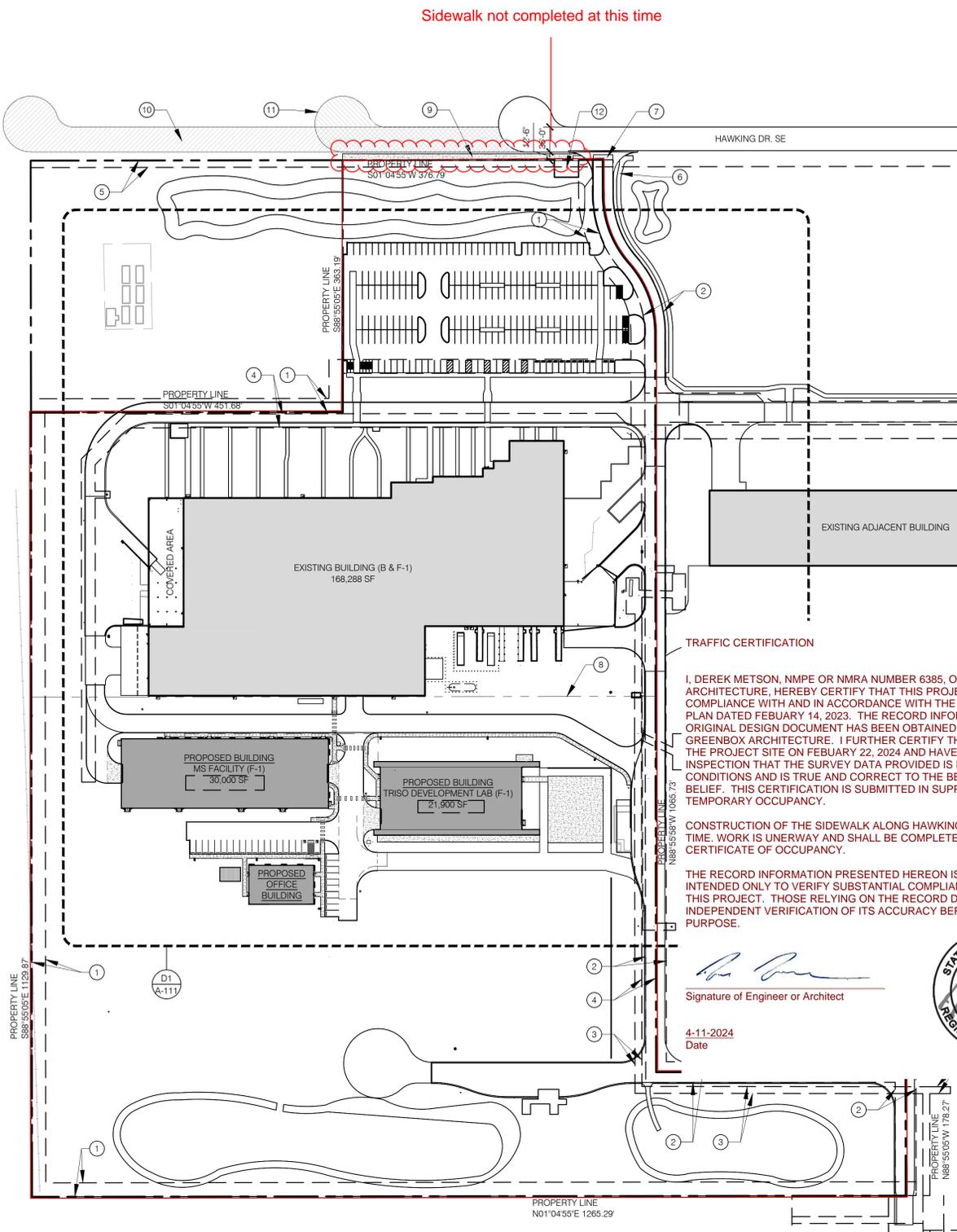
* PARKING CALCULATIONS ARE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER PER IDO SECTION 5-5(C)(1)(D)

** 12 SPACES X 4 CARPOOL CREDIT PER IDO SECTION 5-5(C)(6)(B) = 48 SPACES TOWARD THE REQUIRED OFF-STREET PARKING REQUIREMENT

SITE PLAN
SCALE: 1" = 100'

KEYED NOTES:

- EXISTING 20' WATERLINE EASEMENT
- EXISTING 30' PRIVATE ACCESS EASEMENT
- 10' EXISTING PNM EASEMENT
- EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- EXISTING 10' PUBLIC UTILITY EASEMENT
- EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO THE PRIMARY BUILDING
- EXISTING SITE ACCESS, SHARED WITH NEIGHBORING PROPERTY
- EXISTING PROPERTY LINE TO BE REMOVED WITH DHO PROJECT NUMBER PR-2020-004448 AND SD-2023-00029, AWAITING FINAL SIGNATURES
- NEW 10' WIDE CONCRETE SIDEWALK PER EXISTING INFRASTRUCTURE AGREEMENT FROM D&B PROJECT # 2020-004448. IMPROVEMENTS ARE PENDING THE COMPLETION OF A SEPARATE PAVING AND UTILITY PROJECT ALONG HAWKING DRIVE BY GOLD MESA INVESTMENT, LLC (PROJECT # PR-2019-001971). THESE IMPROVEMENTS ARE NOT INCLUDED IN THE SCOPE OF THIS SUBMITTAL. SIDEWALK MAY BE PLACED AT THE PROPERTY LINE
- PUBLIC ROADWAY IMPROVEMENTS BY ADJACENT DEVELOPER TO INCLUDE 'PAVED ROADWAY, STRIPING, CURB AND GUTTER, STREETLIGHTS (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 780 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W.' PER PROJECT NUMBERS PR-2019-001971 AND SD-2019-00012,00019
- PUBLIC ROADWAY IMPROVEMENTS BY KAIROS POWER TO INCLUDE 'PAVED ROADWAY, STRIPING, CURB AND GUTTER (1/2 STREET IMPROVEMENT IMPROVEMENT - APPROX 350 LF) TO INCLUDE A TEMPORARY TURN AROUND WITHIN R.O.W.' PER PROJECT NUMBERS PR-2020-004448 & SI-2023-00132
- PROPOSED WATER METER VAULT WITHIN 25'X35' EASEMENT. FINAL LOCATION TO BE DETERMINED AND EASEMENT GRANTED AS PART OF A FUTURE ABCWUA CONNECTION PERMIT



TRAFFIC CERTIFICATION

I, DEREK METSON, NMPE OR NMRA NUMBER 6385, OF THE FIRM GREENBOX ARCHITECTURE, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED FEBRUARY 14, 2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DEREK METSON OF THE FIRM GREENBOX ARCHITECTURE. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 22, 2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY OCCUPANCY.

CONSTRUCTION OF THE SIDEWALK ALONG HAWKING DRIVE IS NOT COMPLETE AT THIS TIME. WORK IS UNDERWAY AND SHALL BE COMPLETED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

[Signature]
Signature of Engineer or Architect

4-11-2024
Date

GENERAL NOTES:

- NO VARIANCES ARE PROPOSED, OR NECESSARY TO IMPLEMENT THIS PLAN.
- NO ACCESS EASEMENTS ARE PROPOSED WITHIN THE SCOPE OF THIS PROJECT.
- THE PROPOSED CONSTRUCTION WILL BE COMPLETED IN A ONE PHASE.
- PROPOSED BUILDINGS ARE TO BE USED FOR INDUSTRIAL MANUFACTURING OR OFFICE USES.
- ACCESS EASEMENTS ARE NOT PROPOSED WITHIN THE SCOPE OF THIS TRAFFIC CIRCULATION LAYOUT.
- ROADS ADJACENT TO THE SITE ARE PRIVATE WAYS, EXCEPT FOR THE CITY STREET - HAWKING DRIVE SE.
- MAXIMUM GRADES SHOULD NOT EXCEED 8% IN PARKING AREAS. FOR MAJOR CIRCULATION AISLES AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDINGS NEEDS TO BE MAINTAINED. CONTACT CITY ZONING FOR DETAILS.
- A NEW REFUSE FACILITY IS NOT INCLUDED IN THE SCOPE OF THIS PROJECT. PROPOSED BUILDINGS WILL UTILIZE THE EXISTING REFUSE FACILITY.
- OFF-SITE RIGHT-OF-WAY IMPROVEMENTS, EASEMENTS, OR HANDICAP RAMPS ARE NOT PROPOSED WITH THIS TRAFFIC CIRCULATION LAYOUT.
- HAWKING DRIVE SE IS CLASSIFIED AS A LOCAL URBAN STREET AND DOES NOT HAVE ACCESS POINT LANES OR QUEUING REQUIREMENTS. HOWEVER, THE EXISTING PARKING AREA IS ACCESSED NEARLY 150' FROM HAWKING DRIVE.
- NO DRIVE THROUGH FACILITIES ARE PROPOSED IN THIS PROJECT.
- ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

GENERAL INFORMATION:

SITE INFORMATION

SITE ADDRESS: 5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106

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

TR D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 12.0217 AC

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

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

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

PLANNING HISTORY:

- MASTER PLAN**
- PLANNED COMMUNITY (PC) ZONE: MESA DEL SOL - EMPLOYMENT CENTER AS ESTABLISHED IN THE MESA DEL SOL LEVEL B PLAN
- SUBDIVISIONS**
- 2017 CURRENT PROPERTY BOUNDARIES ESTABLISHED IN SUBDIVISION OF TRACT D. PROJECT NUMBER 1006201, APPLICATION NUMBER 17DRB-70318
- 2023 CONSOLIDATION OF TRACTS D-1 AND D-3 (D-1-A) FOR EXPANSION OF KAIROS POWER CAMPUS APPROVED PER DHO AGENDA (2023.02.08) AND AWAITING NOTICE OF DECISION AND SIGNATURES. PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SD-2023-00029
- SITE PLANS**
- 2009 ADMINISTRATIVE AMENDMENT FOR 'REVISED LANDSCAPING AND SOLAR TOWERS REMOVED' FOR THE EXISTING BUILDING (PREVIOUSLY SCHOTT SOLAR BUILDING). NO EARLIER SITE PLAN REVIEW INFORMATION AVAILABLE. PROJECT NUMBER 1006201, APPLICATION NUMBER 09AA-10019
- 2020 MAJOR AMENDMENT TO SITE PLAN FOR 40,000 SF BUILDING ADDITION PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2020-00964
- 2023 SITE PLAN ADMINISTRATIVE DFT FOR THREE NEW BUILDINGS, IN PROGRESS PROJECT NUMBER PR-2020-004448, APPLICATION NUMBER SI-2023-00132

EXECUTIVE SUMMARY:

THE PROJECT SITE IS LOCATED AT THE END OF HAWKING DRIVE SE, DIRECTLY SOUTH OF THE ALBUQUERQUE DRAGWAY. SEE CURRENT LEGAL DESCRIPTIONS IN GENERAL INFORMATION ABOVE. PROPOSED DEVELOPMENT WILL OCCUR TO THE WEST OF THE EXISTING BUILDING.

THE PROJECT CONSISTS OF THE CONSTRUCTION OF TWO SINGLE-STORY MANUFACTURING STRUCTURES AND ONE MODULAR OFFICE BUILDING ON AN EXISTING DEVELOPMENT. THE NEW STRUCTURES ARE TO BE LOCATED ON WEST SIDE OF THE EXISTING BUILDING AND KAIROS POWER CAMPUS. THE EXISTING BUILDING ON SITE WILL REMAIN UNCHANGED AND SERVE AS THE PRIMARY BUILDING.

PROPOSED PARKING AND ROADWAYS ARE INTENDED TO SUPPORT ON-SITE TRAFFIC DUE TO THE INCREASE IN PASSENGER VEHICLES. ADDITIONALLY THE PROPOSED ON-SITE CIRCULATION PROVIDES ACCESS TO THE PROPOSED BUILDINGS. THE EXISTING SITE ACCESS, PARKING, AND LOADING WILL SUPPORT THE PRIMARY TRAFFIC CIRCULATION ON THE KAIROS CAMPUS. PROPOSED PARKING IS LOCATED IN ONE CENTRAL LOCATION FOR THE NEW FACILITIES.

THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACTS ON ADJACENT SITES. THE SURROUNDING PROPERTIES ARE NON-RESIDENTIAL/ INDUSTRIAL USES THAT ARE GENERALLY LOW TRAFFIC. IMPACTS ASSOCIATED WITH THIS DEVELOPMENT ARE TEMPORARY, SUCH AS CONSTRUCTION, OR MINIMAL TRAFFIC INCREASES ON HAWKING DRIVE AND THE SHARED PRIVATE ACCESS EASEMENT.

NO TRAFFIC IMPACT STUDIES HAVE BEEN CONDUCTED IN ASSOCIATION WITH THE PROPOSED DEVELOPMENT. A CONCEPTUAL TRAFFIC CIRCULATION LAYOUT, PERMIT NUMBER 016DA5000A, HAS BEEN APPROVED.

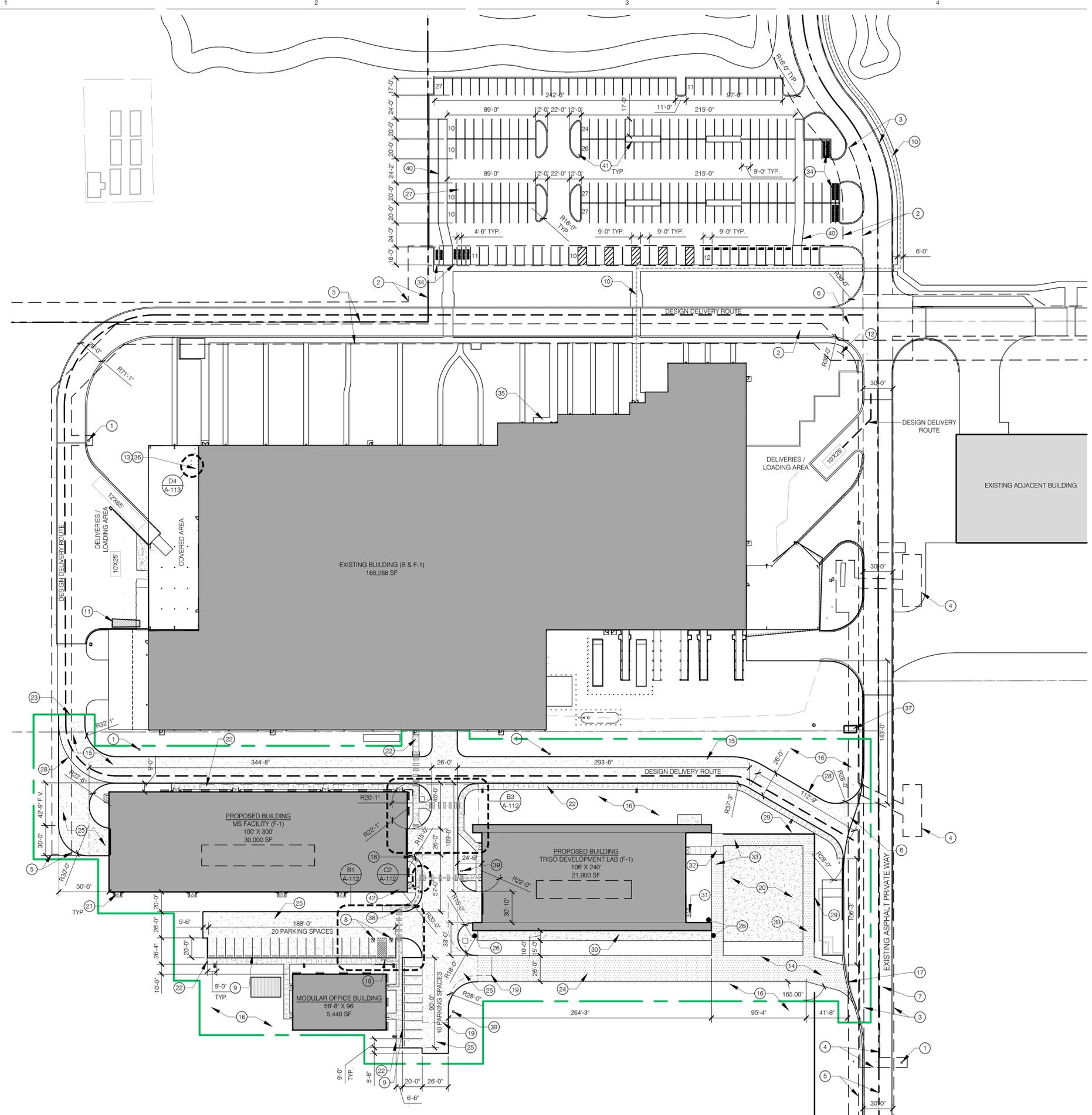
NO VARIANCES ARE REQUESTED OR REQUIRED.

LEGEND:

- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- PROPOSED PROPERTY LINE

5201 HAWKING DRIVE SE ALBUQUERQUE, NM 87106
TR D-1 & D-3 PLAT OF TRACTS D-1 THRU D-7 MESA DEL SOL INNOVATIONPARK II (A SUBDIVISION OF TRACT D MESA DEL SOL INNOVATIONPARK II) CONT 16.4161 AC

LAND USE REVIEW



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



GENERAL NOTES:

- A. 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.
- B. PARKING STALL SIZING REQUIREMENTS ARE LISTED IN THE PARKING AND TRAFFIC INFORMATION PROVIDED ON SHEET A-110.
- C. 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.
- D. 6" CURBS TO BE PROVIDED AT LANDSCAPING AREAS, PARKING, AND DRIVE AISLES AS SHOWN.
- E. 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.
- F. SERVICE AREAS OCCUR OUTSIDE OF THE CIRCULATION AISLES AND PROVIDE BACKING AREAS ARE ON-SITE, AWAY FROM PUBLIC STREETS. SEE INCLUDED SOLID WASTE APPROVAL.
- G. ALL ACCESS AISLE AND ROAD DIMENSIONS EXCLUDE CURBS UNLESS OTHERWISE NOTED.

LEGEND:

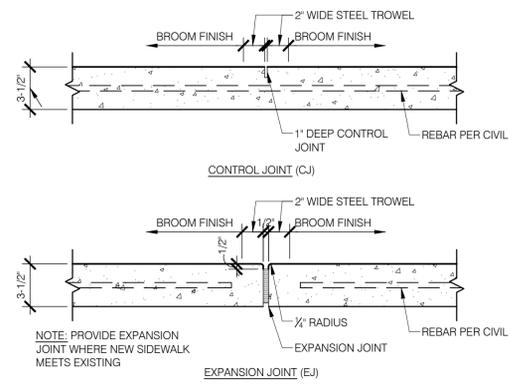
- CONCRETE
- ASPHALT
- GRAVEL BASE COURSE
- DESIGN DELIVERY ROUTE
- LIMIT OF CONSTRUCTION
- 6'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES

KEYED NOTES:

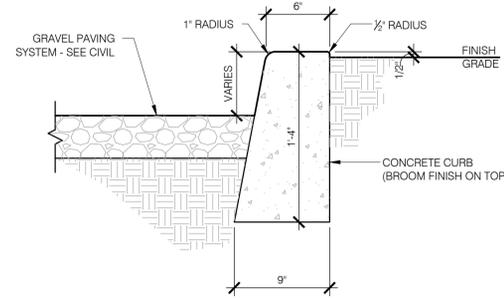
- 1. EXISTING FIRE HYDRANT
- 2. EXISTING 20' WATERLINE EASEMENT
- 3. EXISTING 30' PRIVATE ACCESS EASEMENT
- 4. EXISTING PNM EASEMENT
- 5. EXISTING 20' PERMANENT PRIVATE UTILITY EASEMENT
- 6. EXISTING SITE ACCESS
- 7. EXISTING 30' PRIVATE WAY WITH GUTTER AND CURB, BOTH SIDES
- 8. NEW ACCESSIBLE ASPHALT 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.
- 9. NEW ASPHALT PARKING. REFERENCE PARKING STALLS SIZING IN THE 'PARKING AND TRAFFIC' SECTION ON SHEET A-110. PARKING SPACES SHALL NOT OVERHANG THE SIDEWALK.
- 10. EXISTING 6' SIDEWALK FROM RIGHT OF WAY TO PRIMARY BUILDING, N.I.C.
- 11. EXISTING TRASH COMPACTOR AND REFUSE LOCATION
- 12. EXISTING SIGN WITH DIRECTION FOR VISITORS AND DELIVERIES
- 13. PROPOSED BIKE PARKING - 3 NEW SPACES - SEE D4/A-113
- 14. NEW 26' WIDE GRAVEL ACCESS ROAD
- 15. EXISTING GRAVEL ACCESS ROAD WITH NEW ASPHALT PAVEMENT
- 16. NEW LANDSCAPE AREA
- 17. 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
- 18. RAMPS IN NEW SIDEWALK FOR ACCESSIBLE SITE EGRESS
- 19. NEW FIRE APPARATUS TURNAROUND
- 20. NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- 21. NEW 5'-0" X 8'-6" CONCRETE LANDING
- 22. 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
- 23. TERMINATION OF EXISTING ASPHALT DRIVE
- 24. NEW 26'-0" GRAVEL FIRE ACCESS DRIVE AISLE
- 25. NEW ASPHALT ACCESS DRIVE AISLE
- 26. NEW DOMESTIC WATER SUPPLY STUB OUT
- 27. EXISTING PARKING. SEE PARKING COUNTS IN PARKING AND TRAFFIC SECTION ON SHEET A-110. NO SMALL CAR PARKING IS EXISTING
- 28. EDGE OF EXISTING GRAVEL ROAD
- 29. NEW 9' CMU WALL FINISHED WITH CONCRETE OR STUCCO TO MATCH EXISTING WALLS COLOR AND TEXTURE
- 30. NEW 10' X 235' CONCRETE PAD FOR FUTURE EXTERIOR EQUIPMENT
- 31. NEW 5'-0" X 8'-6" CONCRETE LANDING
- 32. 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
- 33. NEW 12' WIDE GRAVEL FORKLIFT ACCESS AISLES
- 34. 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
- 35. EXISTING BIKE PARKING WITH 9-BIKE CAPACITY
- 36. EXISTING BIKE PARKING WITH 7-BIKE CAPACITY
- 37. 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
- 38. 6'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO BUILDING ENTRANCES
- 39. NEW FIRE HYDRANT
- 40. 6'-0" WIDE EXISTING WALKWAY, N.I.C.
- 41. EXISTING LANDSCAPED PARKING ISLANDS
- 42. NEW LONG-TERM BICYCLE PARKING LOCATED WITHIN THE PROPOSED ACCESS CONTROLLED BUILDING - 5 NEW SPACES

6501 HAWKING DRIVE SE, ALBUQUERQUE, NM 87108
TRD-1 & D3 PLAT OF TRACTS D-1 THROUGH 7, MESA DEL SOL INNOVATION PARK (I/A SUBDIVISION OF TRACT D, MESA DEL SOL INNOVATION PARK II) CONT. 16.4181 AC

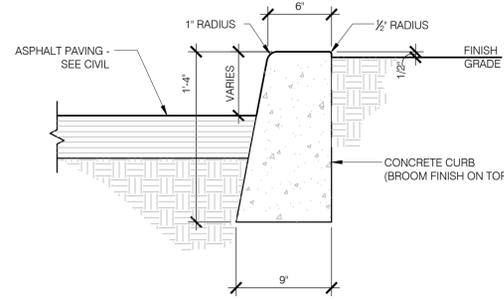
LAND USE REVIEW



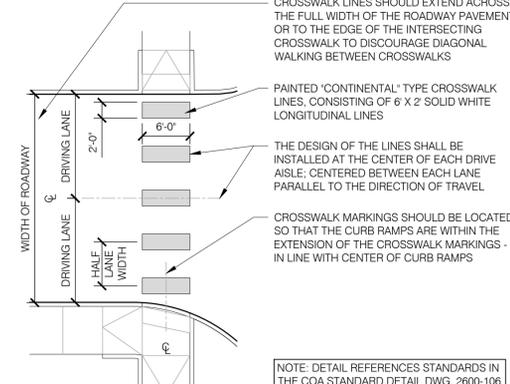
A2 DETAIL - EXPANSION & CONTROL JOINT
A-113 1 1/2"=1'-0"



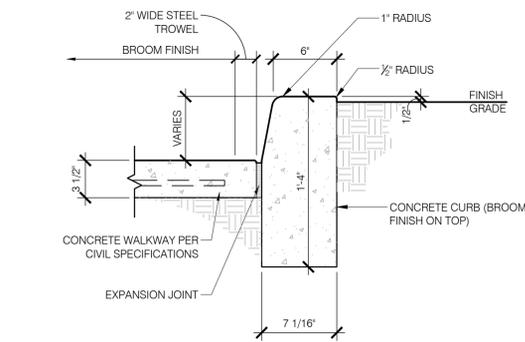
A3 DETAIL - GRAVEL - CURB AT LANDSCAPE
A-113 1 1/2"=1'-0"



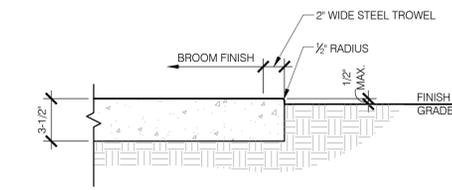
A4 DETAIL - ASPHALT - CURB AT LANDSCAPE
A-113 1 1/2"=1'-0"



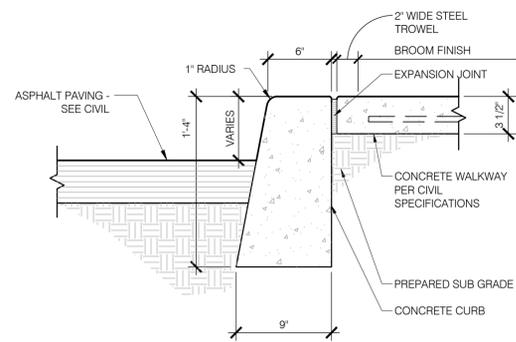
A5 DETAIL - CROSSWALK MARKINGS
A-113 SCALE: 1" = 3/32"



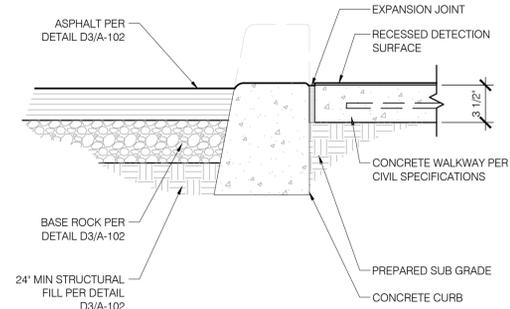
B2 DETAIL - HEADER CURB
A-113 1 1/2"=1'-0"



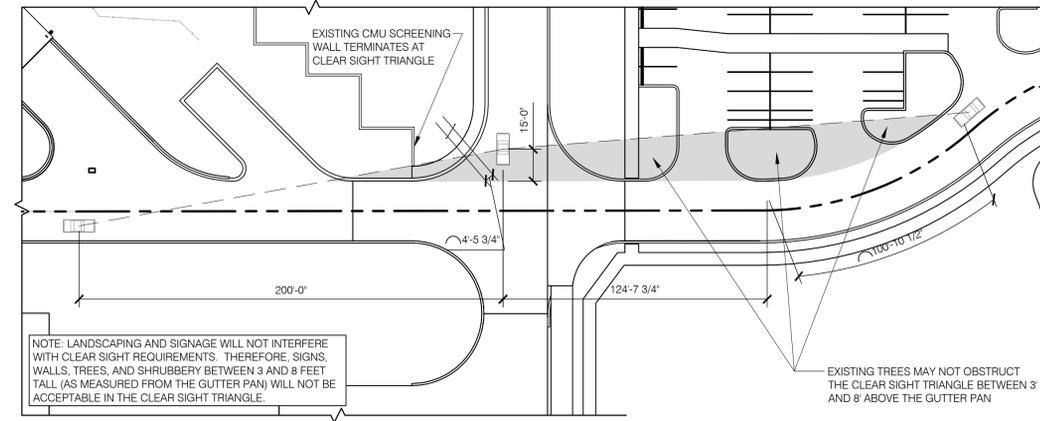
B3 DETAIL - EDGE OF SIDEWALK AT GRADE
A-113 1 1/2"=1'-0"



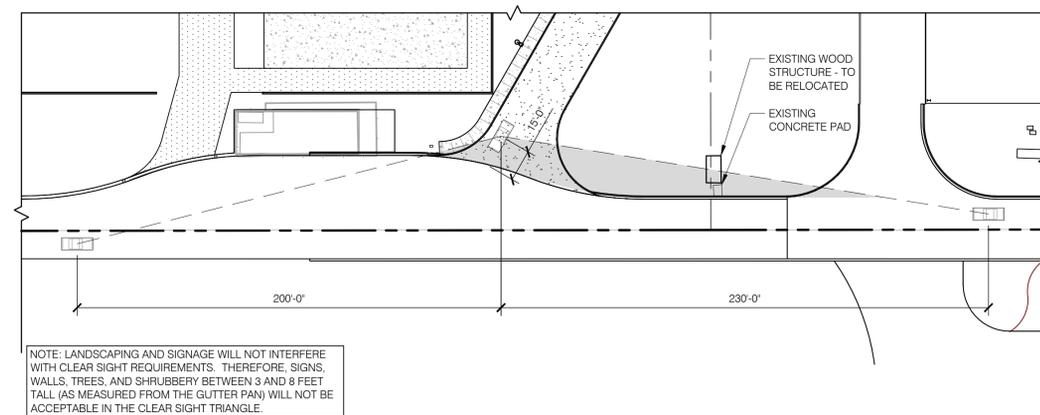
B4 DETAIL - ASPHALT - CURB AT SIDEWALK
A-113 1 1/2"=1'-0"



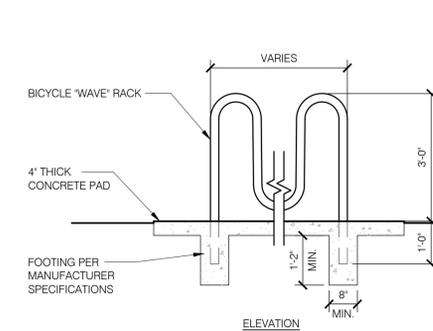
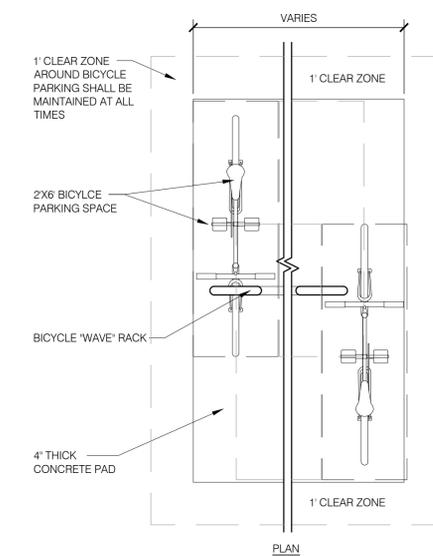
B5 DETAIL - ASPHALT - CURB RAMP
A-113 1 1/2"=1'-0"



C2 CLEAR SIGHT TRIANGLE - EAST OF EXISTING BUILDING
A-113 SCALE: 1" = 40'



D2 CLEAR SIGHT TRIANGLE - WEST OF EXISTING BUILDING
A-113 SCALE: 1" = 40'



D4 BICYCLE RACK DETAIL
A-113 SCALE: 1/2" = 1"

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