

AIS MASTER PLAN - BUILDING C

2400 12TH STREET BUILDING C, ALBUQUERQUE NM

SEPTEMBER 22, 2017 DRB SUBMISSION

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DESIGN DATA

DRB PROJECT # 1000649
DRB APPLICATION # 15DRB-70199
12TH STREET C.O.A. PROJECT # 7198.92
Indian School Development Regulations O-16-22 | Enactment Number O-2016-019
PERMIT # 201591950

SCOPE: A NEW RETAIL/RESTAURANT WITH DRIVE-THROUGH PROJECT. LOCATED EAST FROM THE INDIAN PUEBLO CULTURAL CENTER ALONG 12TH STREET. THE PROJECT SITE IS PART OF A LARGER FUTURE RETAIL/COMMERCIAL DEVELOPMENT DEVELOPED BY THE INDIAN PUEBLO MARKETING CORPORATION.
 THE PROPOSED PROJECT IS FOR A ONE STORY, 2000 GSF, WOOD FRAMED, STUCCO STRUCTURE AND THE DEVELOPMENT OF A DRIVE-THROUGH, HARDSCAPE AND LANDSCAPING ALONG THE NORTHEAST CORNER OF THE PAD (TURQUOISE STREET & EAGLE WAY). THE PROJECT ALSO INCLUDES PEDESTRIAN WALKS, MODIFIED ASPHALT PARKING, DRIVE-THROUGH AND SITE AMENITIES.

LEGAL DESCRIPTION:
 TRACK 84 E
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

PROPOSED USE: RETAIL AND OR RESTAURANT

PROPOSED BUILDING C:
GROUND FLOOR **GSF** **2000**

EXISTING BUILDING A:
 GROUND FLOOR 4,000
 PATIO 1,500
 COVERED PATIO 530

EXISTING BUILDING B:
 GROUND FLOOR 6,000
 PATIO 1,500
 COVERED PATIO 750

TOTAL BUILDINGS GSF: 15000 GSF

EXISTING & TOTAL LAND AREA: 150,577 SF (3.45 ACRES)

TOTAL BUILDING COVERAGE 10%

TOTAL LOT AREA LESS BUILDING AREA: 150,577 - 15,000 = 135,577 SF

TOTAL PARKING LOT AREA: 60,080 SF (40%)

REFUGE AREA: (TRASH) 260 X 2 = 520 SF

LANDSCAPE AREA: (INCLUDES HARDSCAPE) REFER TO LANDSCAPE DWGS.

TOTAL LANDSCAPE PERCENTAGE: REFER TO LANDSCAPE DWGS.

DESIGN GUIDELINE REQUIREMENTS

PATIO SHADE CALCULATIONS
 NO PATIO PROPOSED AT BUILDING C

REQUIRED: N/A
PATIO GROSS: N/A
PROVIDED SHADE: N/A

PARKING TABULATIONS (OFF STREET)
 8 ACCESSIBLE SPACES AT 20' X 9'-0"
 81 SPACES AT 16' X 9'-0"
 32 SPACES AT 20' X 8'-0"
 6 SPACES AT 20' X 8'-6"
 20 SPACES AT 15' X 8'-6" (COMPACT)

TOTAL 147 PARKING SPACES
 (ON STREET PARKING NOT INCLUDED)

ADA SPACES
 ADA SPACES REQUIRED FOR OFF-STREET PARKING SPACES (101 TO 300) 8 ADA SPACES
 ADA SPACES PROVIDED 8 ADA

MOTORCYCLE SPACES
 MOTORCYCLE SPACES REQUIRED 5 SPACES
 MOTORCYCLE SPACES PROPOSED 5 SPACES

BIKE SPACES (BUILDING C):
 20 EXISTING BICYCLE SPACES
 10 PROPOSED BICYCLE SPACES FOR BUILDING C

REQUIRED 1 BIKE SPACE PER 20 PARKING (157/20) 8
SPACES PROVIDED: 30

TOTAL REQUIRED SPACES:

EXISTING RESTAURANT SEATING BUILDING A
 INTERIOR 2519 SF 167 SEATS 42 SPACES
 PATIO 1650 SF 107 SEATS 27 SPACES

TOTAL USE 287 SEATS

REQUIRED PARKING BUILDING A (RESTAURANT)
 (NO BEER OR WINE SERVED) 69 SPACES

RESTAURANT SEATING BUILDING B
 INTERIOR 2500 SF 167 SEATS 55 SPACES
 PATIO 1500 SF 100 SEATS 33 SPACES

TOTAL USE 267 SEATS

REQUIRED PARKING BUILDING B (RESTAURANT)
 3 PER WINE/BEER REQUIREMENTS 88 SPACES

PROPOSED RESTAURANT SEATING BUILDING C
 INTERIOR 1020 SF 68 SEATS 17 SPACES

RETAIL AT 1/200 FOR 2800 NSF 14 SPACES

TOTAL USE 31 SPACES

TOTAL REQUIRED SPACES (A: 69 + B: 88 + C: 31) = 188 SPACES
25% REDUCTION MIXED-USE DISTRICT REDUCTION
 25% REDUCTION (188 * .25) = 47 SPACES

TOTAL REQUIRED SPACES (WITH 25% REDUCTION) 141 SPACES REQUIRED

PROVIDED SPACES:
 PROVIDED OFFSTREET SPACES 147 SPACES
 PROVIDED ONSTREET SPACES 13 SPACES

TOTAL SPACES PROVIDED 160 SPACES PROVIDED

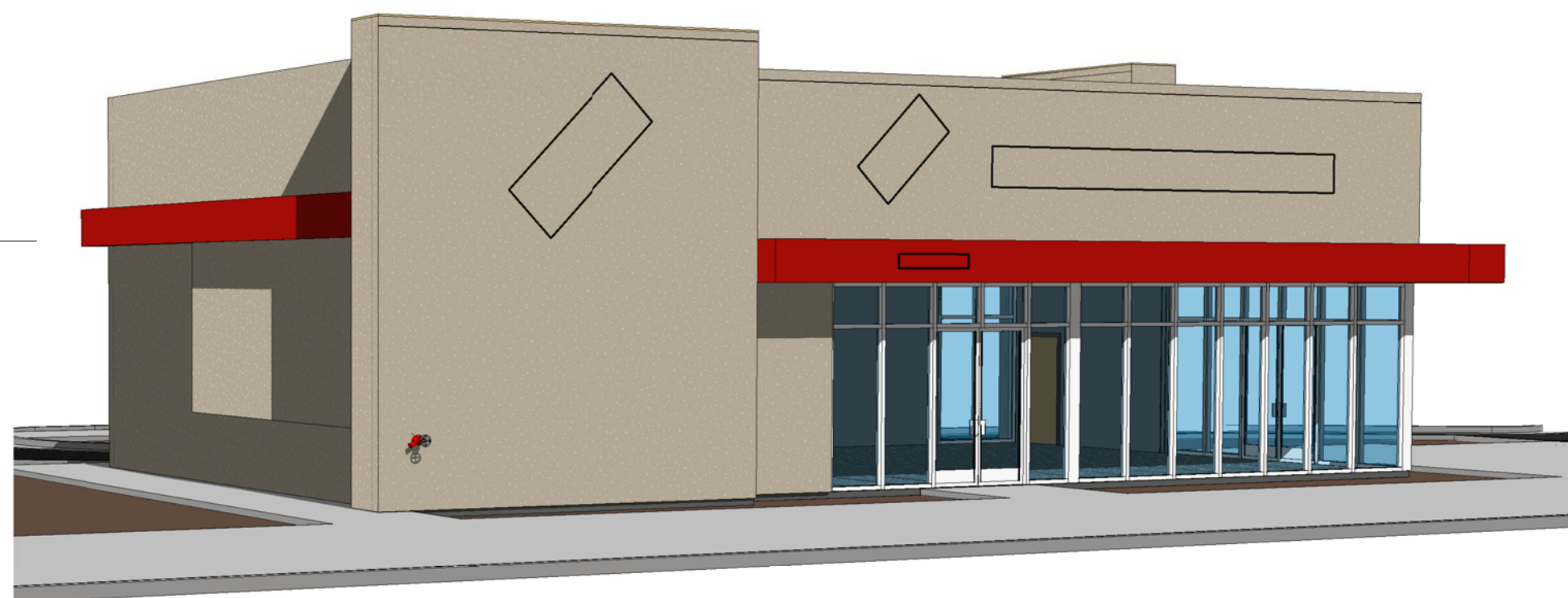
GLAZING
 REQUIRED GLAZING PERCENTAGE NOT APPLICABLE
 (Exhibit B-2 X. C of the Development Design Standards)

West facade = 372 sf
 East facade = 70 sf
 South facade = 186 sf
 North facade = 0 sf

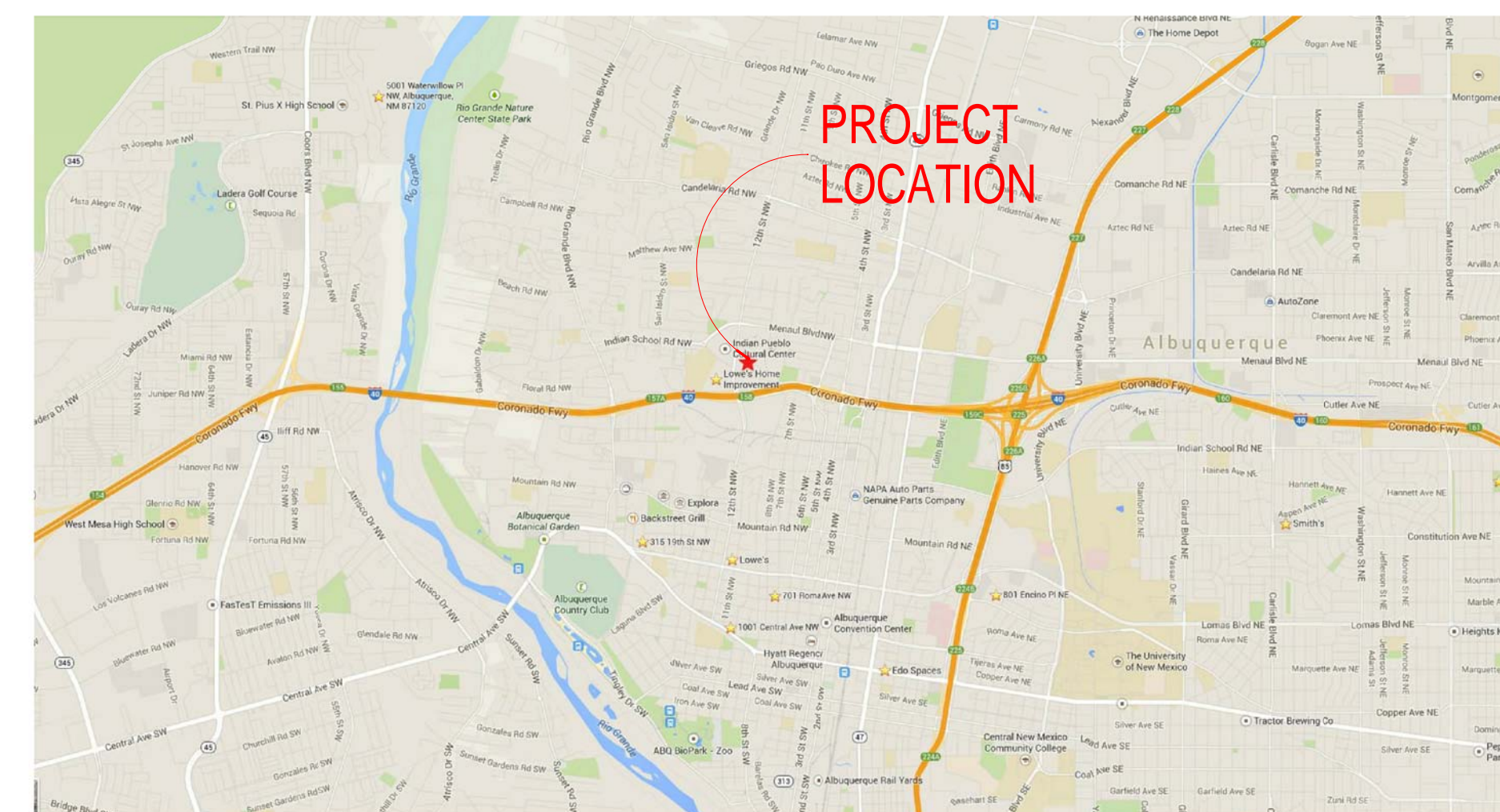
SIGNAGE AREAS
 Total west facade = 2(44)+22.5+4 = 114.5 sf
 Total east facade = 25+4 = 29.0 sf
 Total south facade = 44 = 44.0 sf
 Total north facade = 25 = 61.0 sf

FAÇADE AREAS
 Total west facade = 1278 sq
 Total east facade = 1210 sq
 Total south facade = 726 sq
 Total north facade = 720 sq

FAÇADE AREAS (ACTUAL) / SIGNAGE RATIOS (6% MAX)
 (REQUIRES SEPERATE PERMIT - FOR REFERENCE ONLY)
 Total west signage / facade = 114.5 / 2830 = 4.0%
 Total east signage / facade = 29 / 1210 = 2.4%
 Total south signage / facade = 44 / 731 = 6.0%
 Total north signage / facade = 25 / 720 = 3.5%



NOTE: IMAGE IS CONCEPTUAL IN NATURE AND MAY NOT DEPICT THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS



VICINITY MAP/LOCATION MAP

PROJECT DIRECTORY

OWNER/CLIENT
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Architect Engineer

DRB SUBMISSION

AIS MASTER PLAN

2400 12TH STREET BUILDING C

No	Date	Description
Revision Schedule		
ISSUE:	DRB SUBMISSION	
PROJECT NUMBER:	1513	
FILE:	0000G-001.RVT	
DRAWN BY:	DSJ	
CHECKED BY:	DE	
DATE:	SEPTEMBER 22, 2017	

Revision Schedule

ISSUE: DRB SUBMISSION

PROJECT NUMBER: 1513

FILE: 0000G-001.RVT

DRAWN BY: DSJ

CHECKED BY: DE

DATE: SEPTEMBER 22, 2017

SHEET TITLE

COVER SHEET

G-001

DESIGN DATA

*****INTERIOR TENANT IMPROVEMENT WORK TO BE UNDER SEPARATE PERMIT*****

DESIGN DATA
State Codes
New Mexico Boiler Code
2015 New Mexico Commercial Building Code
2014 New Mexico Electrical Code
2009 New Mexico Energy Conservation Code
2012 New Mexico Mechanical Code
2012 New Mexico Plumbing Code
2015 New Mexico Residential Building Code

National Codes
2015 International Building Code
2009 International FIRE Code
2011 National Electrical Code

City Codes
2017 Uniform Administrative Code
UAC Ordinance O-17-40

Project Address
2300 12TH STREET BUILDING C ALBUQUERQUE NM 87104

DRB PROJECT # 1000649
DRB APPLICATION # 15DRB-70199

12TH STREET C.O.A. PROJECT # 7186.92

Building Square Footage
Building C: 5,000 SF
Building C: (NET) 4,894 SF

Occupancy Section 303.3 & 309.1
A-2 Assembly uses intended for food and/or drink consumption including, but not limited to: Restaurant
No occupancy separation required based on non-separated uses. 508.3.2.2

Construction type Section 602.5 & Table 601
Type VB Sprinklered

Allowable areas Table 506.2
A-2 Maximum area: 24,000 SF

Required Separation Table 508.4
Occ. A Sprinklered 1 Hour

Exterior Wall Fire Resistance Rating Table 602
No Fire Resistance Rating required greater than 10'-0".

Allowable Heights Section 504, Table 504.3 & 504.4
Maximum number of stories: 2
Number of stories provided: 1
Maximum height allowed: 60 ft
Height provided: 24 ft.

Maximum Exterior Wall Opening Table 705.8
Unprotected 15% wall area for distance 10' to 15'.
No limit for distance greater than 30'-0".

SEISMIC CATEGORY "D" PER USGS SEISMIC DESIGN MAPS.

Occupant Load Table 1004.1.1
Floor Area Per Occupant

Load
Restaurant
Assembly - (tables chairs) 15 SF 750/15= 50
Kitchen 200 SF 1250/200= 7
Total = 57

MEANS OF EGRESS

Number of Exits Required Table 1006.3.2

Space	OCC.	SF	Required	Provided
Rest.	A	2000	Two	Three

Travel Distance Table 1016.2.1
A-2 sprinkler system 200 ft. maximum

Corridor Fire Resistance Rating Table 1016.1
NA

Egress Width Section 1010.1.1.
Exit Doors Required Provided
32" Min clear 36" +

Direction of Swing Section 1010.1.1.
Swing in direction of egress > 50 Occ

Panic & Fire Exit Hardware Section 1010.1.10.
Group A - Panic Hardware required

Vertical Exit Enclosures Section 1022.1
Not applicable, no stairs

Fire Alarm Boxes Section 907.2
A single Fire alarm box shall be installed.

Occ Group A Manual fire alarm boxes not required; Occupant Load < 300.
Manual Fire Alarm boxes are not required; building equipped with automatic sprinkler system.

Door Hardware
Doors to remain unlocked during business hours

DESIGN DATA

PLUMBING FIXTURES

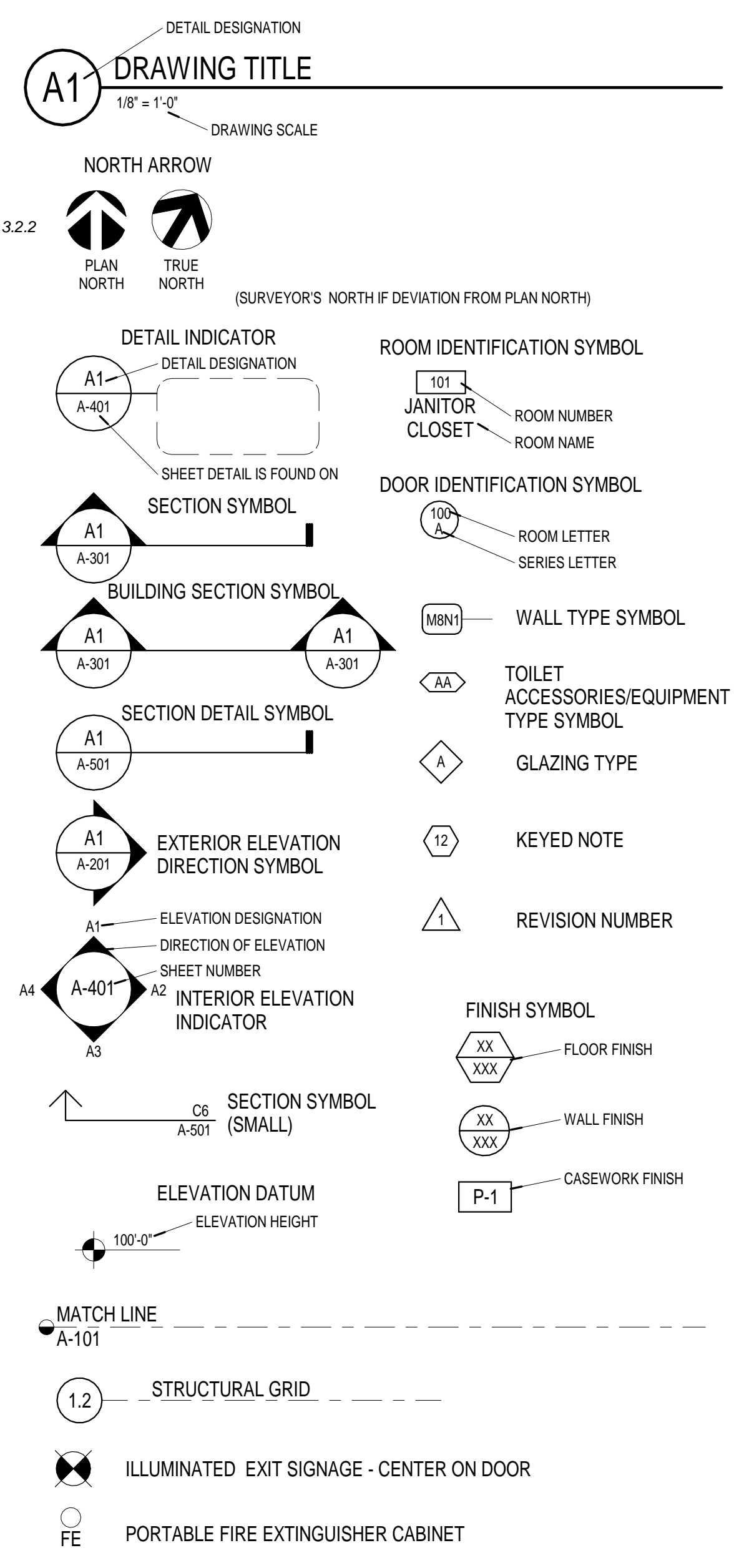
Occupant Load for Plumbing fixtures Table 2902.1
Restaurant
A Occ. 57 Occ. / 2 = 29 per Male and Female

Space/OCC.	Water Closets	Urinals		Lavatories		Drinking Fountains	Service Sinks
		Female	Male	Female	Male		
A 29 Occ.	WC: 1/75 Lav: 1/200	1	1	1	1	0	1
Total Required		1	1	1	1	0	1
Fixtures Provided		2	2	1	2	0*	1

*-NA PER 410.1 IPC

Portable Fire Extinguishers Section 906
F.E. Required Occ. A, M
REQUIRED PROVIDED DISTANCE MAX MAX SF
F.E. 2-A 2-A 75" 3000
*-30' Max from Commercial Cooking equip.

SYMBOL LEGEND



ABBREVIATIONS

A ABBREVIATIONS ADA AMERICANS WITH DISABILITIES ACT AFF ABOVE FINISHED FLOOR AHU AIR HANDLING UNIT	L ABBREVIATIONS LAV LAVATORY LT GA LIGHT GAUGE LT WT LIGHT WEIGHT
B ABBREVIATIONS NONE	M ABBREVIATIONS MAX MAXIMUM MEZZ MEZZANINE MH MANHOLE MIN MINIMUM
C ABBREVIATIONS CCTV CLOSED CIRCUIT TELEVISION CF/OI CONTRACTOR FURNISHED/OWNER INSTALLED CFM CUBIC FEET PER MINUTE CP CAST-IN-PLACE CJ CONTROL JOINT CL CENTER LINE CMU CONCRETE MASONRY UNIT CO CLEANOUT CONC CONCRETE COORD COORDINATE CT CERAMIC TILE	N ABBREVIATIONS NIC NOT IN CONTRACT NTS NOT TO SCALE
D ABBREVIATIONS DDC DIRECT DIGITAL CONTROL DEMO DEMOLITION DIA DIAMETER DIM DIMENSION DS DOWNSPOUT	O ABBREVIATIONS OC ON CENTER OD OUTSIDE DIMENSION OF/OI OWNER FURNISHED/CONTRACTOR INSTALLED OPP OPPOSITE ORD OVERFLOW ROOF DRAIN
E ABBREVIATIONS EIFS EXTERIOR INSULATION AND FINISH SYSTEM EJ EXPANSION JOINT EQ EQUAL EQUIP EQUIPMENT EW EACH WAY EWC ELECTRIC WATER COOLER EXH EXHAUST EXP EXPANSION	P ABBREVIATIONS PIV POST INDICATOR VALVE PLAM PLASTIC LAMINATE PR PAIR PT PAINT
F ABBREVIATIONS FCO FLOOR CLEANOUT FDC FIRE DEPARTMENT CONNECTION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FH FIRE HYDRANT FIN FLR/FINISH FLOOR FT FEET	Q ABBREVIATIONS NONE
G ABBREVIATIONS GA GAGE GEN GENERAL GFCI GROUND FAULT CIRCUIT INTERRUPTER GYP BD GYPSUM BOARD	R ABBREVIATIONS RCP REFLECTED CEILING PLAN RD ROOF DRAIN REBAR REINFORCING STEEL BARS REV REVISION RO ROUGH OPENING ROW RIGHT OF WAY RTU ROOF TOP UNIT
H ABBREVIATIONS HC HANDICAP HDPE HIGH DENSITY POLYETHYLENE HM HOLLOW METAL HVAC HEATING, VENTILATING, AND AIR CONDITIONING	S ABBREVIATIONS SAN SANITARY SF SQUARE FOOT (FEET) SIM SIMILAR
I ABBREVIATIONS ID INSIDE DIAMETER	T ABBREVIATIONS TAB TOP AND BOTTOM TEMP TEMPORARY TO TOP OF TOS TOP OF STEEL TS TUBE STEEL TYP TYPICAL
J ABBREVIATIONS JAN JANITOR J-BOX JUNCTION BOX	U ABBREVIATIONS UNO UNLESS NOTED OTHERWISE UPS UNINTERRUPTIBLE POWER SUPPLY
K ABBREVIATIONS KO KNOCKOUT	V ABBREVIATIONS NONE
	W ABBREVIATIONS WC WATER CLOSET WCO WALL CLEANOUT WD WOOD
	X ABBREVIATIONS XFMR TRANSFORMER
	Y ABBREVIATIONS NONE
	Z ABBREVIATIONS NONE

GENERAL NOTES

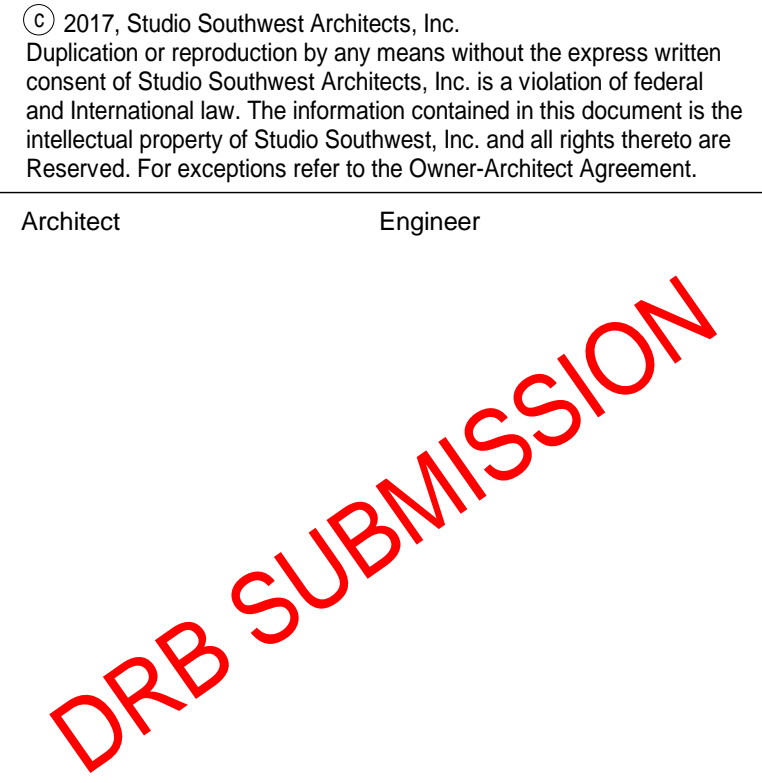
- ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE 2009 EDITION, STATE OF NEW MEXICO BUILDING CODE, AND ALL OTHER GOVERNING CODES AND AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING THE WORK. ANY DISCREPANCIES AND/OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- CONTRACTOR TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS.
- CONTRACTOR TO REFER TO ANNOTATIVE DIMENSIONS ONLY. CONTRACTOR SHALL NOT SCALE OFF DRAWINGS.
- DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF MASONRY AT EXTERIOR UNLESS OTHERWISE NOTED. FACE OF EXTERIOR STUD LINES UP WITH FACE OF FOUNDATION WALL/SLAB.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE, TYPICAL.
- ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- MAXIMUM EFFORT TO OPENING ANY DOOR SHALL NOT EXCEED 5 POUNDS PRESSURE FOR INTERIOR NON-RATED DOORS. 8 1/2 POUNDS PRESSURE FOR EXTERIOR DOORS AND 15 POUNDS PRESSURE FOR FIRE-RATED DOORS.
- DOOR THRESHOLDS SHALL BE MAXIMUM OF 1/2 INCH ABOVE ADJACENT FLOOR. THE EXPOSED EDGE SHALL BE BEVELED OR SLOPED TO MAXIMUM 45 DEGREES WITH MAXIMUM 1/4 INCH CHANGE IN VERTICAL ELEVATION.
- THE BOTTOM 10 INCHES OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY WHEELCHAIR FOOTREST.
- ALL PRODUCTS MARKED "OR APPROVED EQUAL" SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PURCHASING AND INSTALLATION OF WORK AND SHALL MEET THE REQUIREMENTS OF ALL GOVERNING CODES AND AGENCIES.
- WALL AND CEILING COVERING SHALL COMPLY WITH CHAPTER 25 OF THE IBC-2009 EDITION.
- SUSPENDED CEILING FRAMING SYSTEM AND FIXTURES SHALL BE Laterally AND VERTICALLY BRACED AS PER ASTM E980 AND IBC-2009 EDITION.
- EXTERIOR AND INTERIOR GLASS AND GLAZING SHALL MEET THE REQUIREMENTS OF IBC-2009 EDITION.
- WALL AND FLOOR COVERINGS AND OTHER DECORATIVE MATERIALS SHALL HAVE A FLAME SPREAD RATING PER IBC-2009 EDITION. CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM STATIONS, HOSE CABINETS, AND EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
- FOR ALL MOUNTED EQUIPMENT PROVIDE ALL NECESSARY BLOCKING, AND FRAMING AS RECOMMENDED BY THE MANUFACTURER. REQUIRED SUPPORT SHALL BE INSTALLED BY THE CONTRACTOR.
- PROJECTIONS OR RECESSES IN SCHEDULED SPACES SHALL HAVE FINISHES AS SCHEDULED FOR RESPECTIVE SPACE IN WHICH THEY OCCUR.
- ALL PIPING SHALL BE LABELED WITH DIRECTIONAL ARROWS EVERY 20 FEET AND AT ALL WALL PENETRATIONS. ACCESS PANELS SHALL BE PROVIDED AT ALL VALVES AND CONTROLS CONCEALED IN HARD CONSTRUCTION.
- THESE SYMBOLS, ABBREVIATIONS AND MATERIAL INDICATIONS APPLY TO ARCHITECTURAL SHEETS ONLY.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHALL OFFICE FOR REVIEW AND APPROVAL FOR ANY INSTALLATION OR MODIFICATION TO THE FIRE SPRINKLER SYSTEM, FIRE ALARM, KITCHEN SUPPRESSION SYSTEM OR ANY OTHER FIRE RELATED SYSTEM
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED WHEN REQUIRED BY THE 2009 INTERNATIONAL FIRE CODE

STUDIO SW ARCHITECTS

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Architect Engineer



Key Plan

2400 12TH STREET BUILDING C

Revision Schedule

No	Date	Description
ISSUE:		DRB SUBMISSION
PROJECT NUMBER:		1513
FILE:		0000G-002.RVT
DRAWN BY:		DSJ
CHECKED BY:		DE
DATE:		SEPTEMBER 22, 2017

SHEET TITLE
EGRESS PLAN & CALCS, ARCH ABBRV, SYMBOLS, CODE ANALYSIS

G-002

**RETRACEMENT SURVEY
TRACT "A",
TRACT "I" & ABANDONED INDIAN SCHOOL ROAD
BUREAU OF LAND MANAGEMENT
PROJECTED SECTIONS 7 AND 8 OF TOWNSHIP 10 NORTH, RANGE 3 EAST N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2013**

LEGAL DESCRIPTION TRACT "A"

TRACT "A", OF THE PLAT FOR THE UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 7 AND 8 OF TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, DATED AUGUST 12, 2011, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT FOUND BLM BRASS CAP BEING CORNER #6 OF SAID SURVEY ON THE EAST LINE OF SAID TRACT "A"; WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT A-438 WHICH BEARS SOUTH 87°50'65" EAST A DISTANCE OF 3445.65 FEET RUNNING;
THENCE, NORTH 09°43'07" EAST A DISTANCE OF 283.65 FEET TO A FOUND #4 REBAR WITH CAP LS8489 FOR A CORNER;
THENCE, ALONG A CURVE TO THE LEFT, HAVING A CHORD BEARING NORTH 37°02'17" WEST AND A CHORD DISTANCE OF 36.63 FEET, WITH A RADIUS OF 25.00 FEET TO A FOUND #4 REBAR WITH CAP LS8489 FOR A CORNER;
THENCE, ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING NORTH 83°29'05" WEST A DISTANCE OF 201.54 FEET, WITH A RADIUS OF 5771.30 FEET TO A SET #4 REBAR WITH CAP LS11463;
THENCE, NORTH 82°31'03" WEST A DISTANCE OF 1087.30 FEET TO A FOUND #4 REBAR WITH CAP LS8489 FOR A CORNER;
THENCE, SOUTH 08°13'00" WEST A DISTANCE OF 1296.51 FEET TO A SET #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, SOUTH 61°26'34" EAST A DISTANCE OF 419.65 FEET TO A FOUND PK NAIL WITH WASHER MARKED BLM FOR A CORNER;
THENCE, SOUTH 75°09'10" EAST A DISTANCE OF 931.90 FEET TO A SET #4 REBAR WITH CAP LS 11463 FOR A CORNER;
THENCE, NORTH 18°13'31" EAST A DISTANCE OF 921.84 FEET TO A SET #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, NORTH 76°27'47" WEST A DISTANCE OF 159.22 FEET TO SE #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, NORTH 09°22'25" EAST A DISTANCE OF 337.65 FEET TO A SET #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, NORTH 80°39'51" WEST A DISTANCE OF 20.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.1107 ACRES MORE OR LESS, PER ATTACHED PLAT MADE APART OF HEREIN.

LEGAL DESCRIPTION TRACT "INDIAN SCHOOL ROAD"

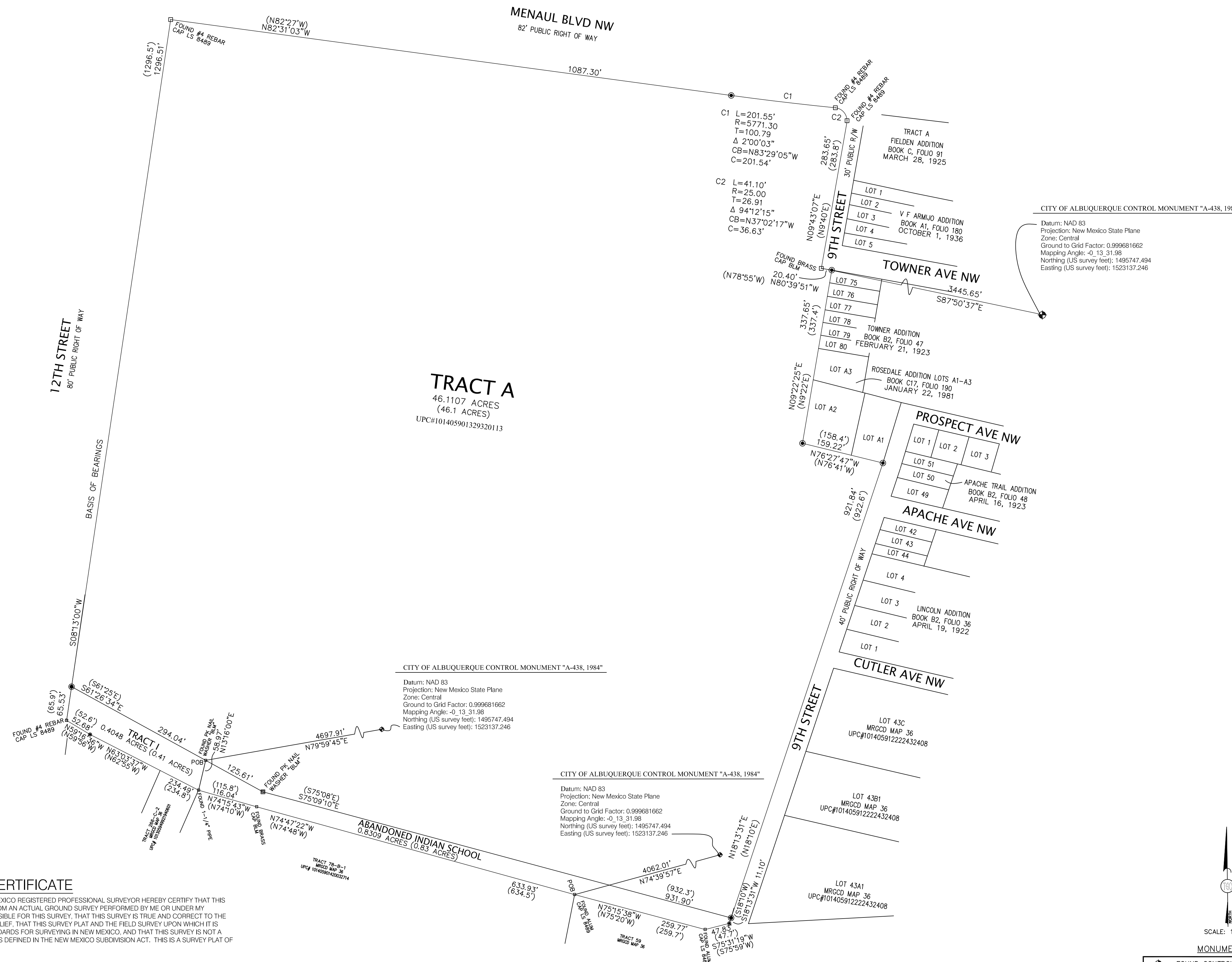
TRACT "INDIAN SCHOOL ROAD" AND AS SHOWN ON UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 7 AND 8 OF TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, DATED AUGUST 12, 2011, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT FOUND ALUMINUM CAP WITH LSH 8489 "KEENE" BEING CORNER #6 OF SAID SURVEY ON THE SOUTH LINE OF SAID TRACT OF ABANDONED INDIAN SCHOOL ROAD; WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT A-438 WHICH BEARS NORTH 74°39'57" A DISTANCE OF 4062.01;
THENCE NORTH 74°47'22" WEST A DISTANCE OF 633.93 FEET TO A FOUND BRASS CAP MARKED BLM FOR A CORNER;
THENCE, NORTH 74°15'43" WEST A DISTANCE OF 116.04 FEET TO FOUND 1 1/4" PIPE FOR A CORNER;
THENCE, NORTH 13°16'00" EAST A DISTANCE OF 58.97 FEET TO A FOUND WASHER MARKED "BLM" FOR A CORNER;
THENCE, SOUTH 61°26'34" EAST A DISTANCE OF 125.61 FEET TO A FOUND PK NAIL WITH WASHER MARKED BLM FOR A CORNER;
THENCE, SOUTH 75°09'10" EAST A DISTANCE OF 931.90 FEET TO A SE #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, SOUTH 18°13'31" WEST A DISTANCE OF 11.10 FEET TO A SET #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, SOUTH 75°31'19" WEST A DISTANCE OF 47.83 FEET TO A FOUND ALUMINUM CAP MARKED LS8489 FOR A CORNER;
THENCE, NORTH 75°15'38" WEST A DISTANCE OF 259.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8309 ACRES MORE OR LESS, PER ATTACHED PLAT MADE APART OF HEREIN.

LEGAL DESCRIPTION TRACT "I"

TRACT LETTERED "I" AND AS SHOWN ON UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 7 AND 8 OF TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, DATED AUGUST 12, 2011, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT FOUND WASHER MARKED "BLM" ON THE NORTH EAST LINE OF SAID TRACT OF "I"; WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT A-438 WHICH BEARS NORTH 79°59'45" A DISTANCE OF 4697.91 FEET;
THENCE SOUTH 13°16'00" WEST A DISTANCE OF 58.97 FEET TO FOUND 1 1/4" IRON PIPE FOR A CORNER;
THENCE, NORTH 63°03'37" WEST A DISTANCE OF 234.49 FEET TO A SET #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, NORTH 59°16'36" WEST A DISTANCE OF 52.68 FEET TO FOUND #4 REBAR WITH CAP LS8489 FOR A CORNER;
THENCE, NORTH 08°13'00" WEST A DISTANCE OF 65.53 FEET TO A SET #4 REBAR WITH CAP LS11463 FOR A CORNER;
THENCE, SOUTH 61°26'34" EAST A DISTANCE OF 234.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4048 ACRES MORE OR LESS, PER ATTACHED PLAT MADE APART OF HEREIN.



CITY OF ALBUQUERQUE CONTROL MONUMENT "A-438, 1984"

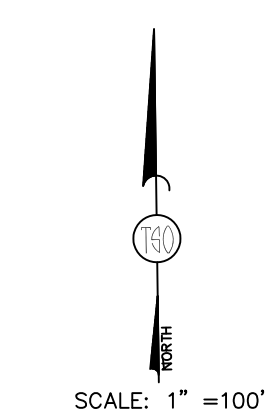
Datum: NAD 83
Projection: New Mexico State Plane
Zone: Central
Ground to Grid Factor: 0.999681662
Mapping Angle: -0, 13, 31.98
Northing (US survey feet): 1495747.494
Easting (US survey feet): 1523137.246

CITY OF ALBUQUERQUE CONTROL MONUMENT "A-438, 1984"

Datum: NAD 83
Projection: New Mexico State Plane
Zone: Central
Ground to Grid Factor: 0.999681662
Mapping Angle: -0, 13, 31.98
Northing (US survey feet): 1495747.494
Easting (US survey feet): 1523137.246

SURVEYOR'S CERTIFICATE

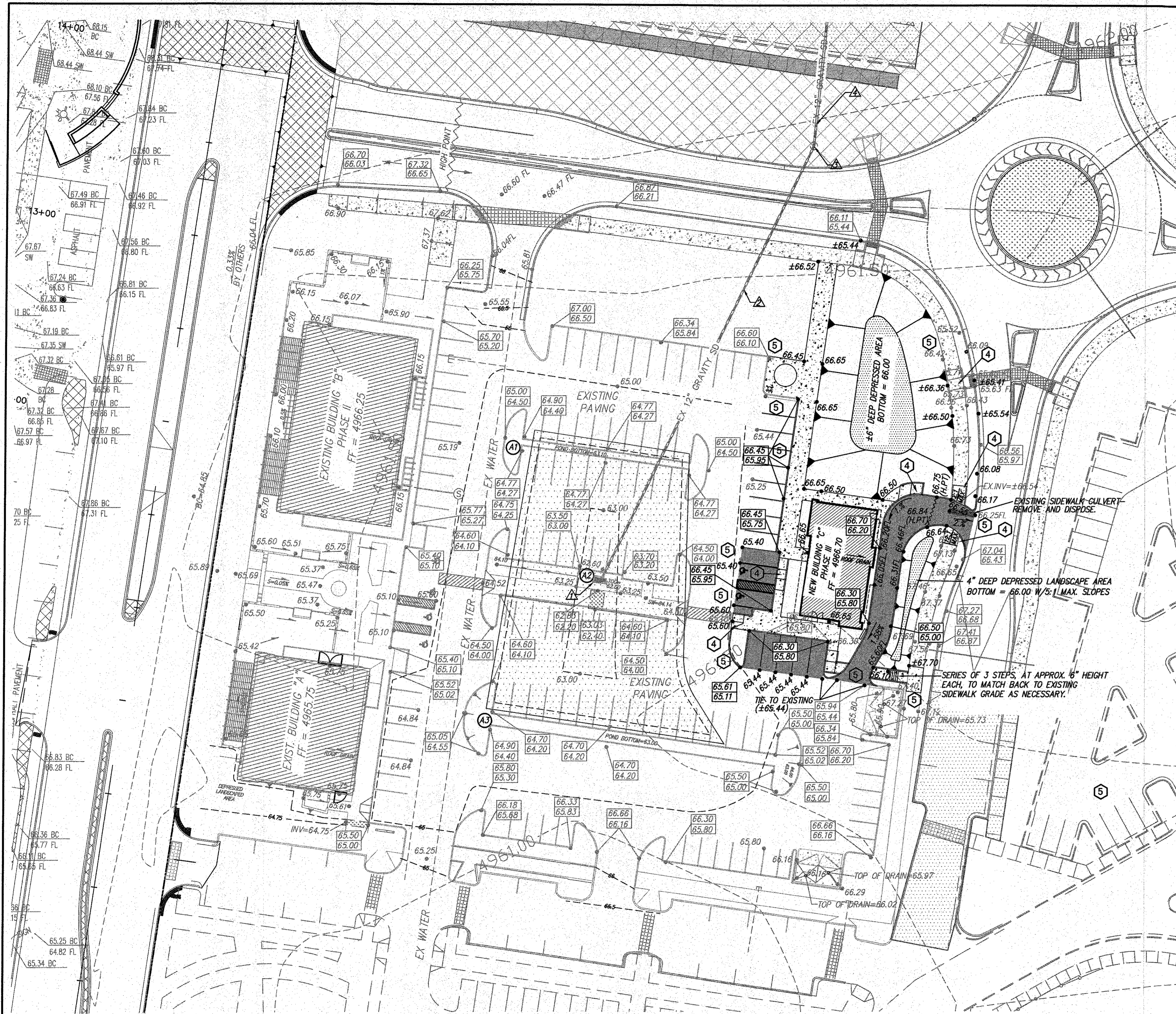
I, ANTHONY L. HARRIS, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



MONUMENT LEGEND

	- FOUND CONTROL STATION AS NOTED
	- FOUND MONUMENT AS NOTED
	- SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0305



GENERAL NOTES AND KEYED NOTE

1. SEE ARCHITECTURAL SITE PLAN FOR TRUE DIMENSIONS.
2. CITY OF ALBUQUERQUE STANDARD DETAILS SHALL BE USED WHEN APPLICABLE.
3. EXISTING CONTOURS ARE PROVIDED FOR REFERENCE ONLY. SITE HAS BEEN REGRADED SINCE TOPOGRAPHY WAS COMPLETE.
4. ALL SIDEWALK RAMP ARE PER ADA REQUIREMENTS, MAXIMUM TRANSITION SLOPE IS 12:1 MAX.
5. FIELD VERIFY EXISTING GRADES IN VICINITY OF PROPOSED GRADES, ESPECIALLY NEAR THE ASPHALT TIE IN POINTS. IF THERE IS ANY DISCREPANCIES, PLEASE CONTACT THE DESIGN ENGINEER. THE ADA HANDICAP PARKING AREA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTACT DESIGN ENGINEER IF THIS CANNOT BE MAINTAINED.

FIRST FLUSH

THE "FIRST FLUSH" IS BEING ACCOMPLISHED THROUGH DEPRESSED AREAS WITHIN THE MEDIANS IN THE PARKING LOT.

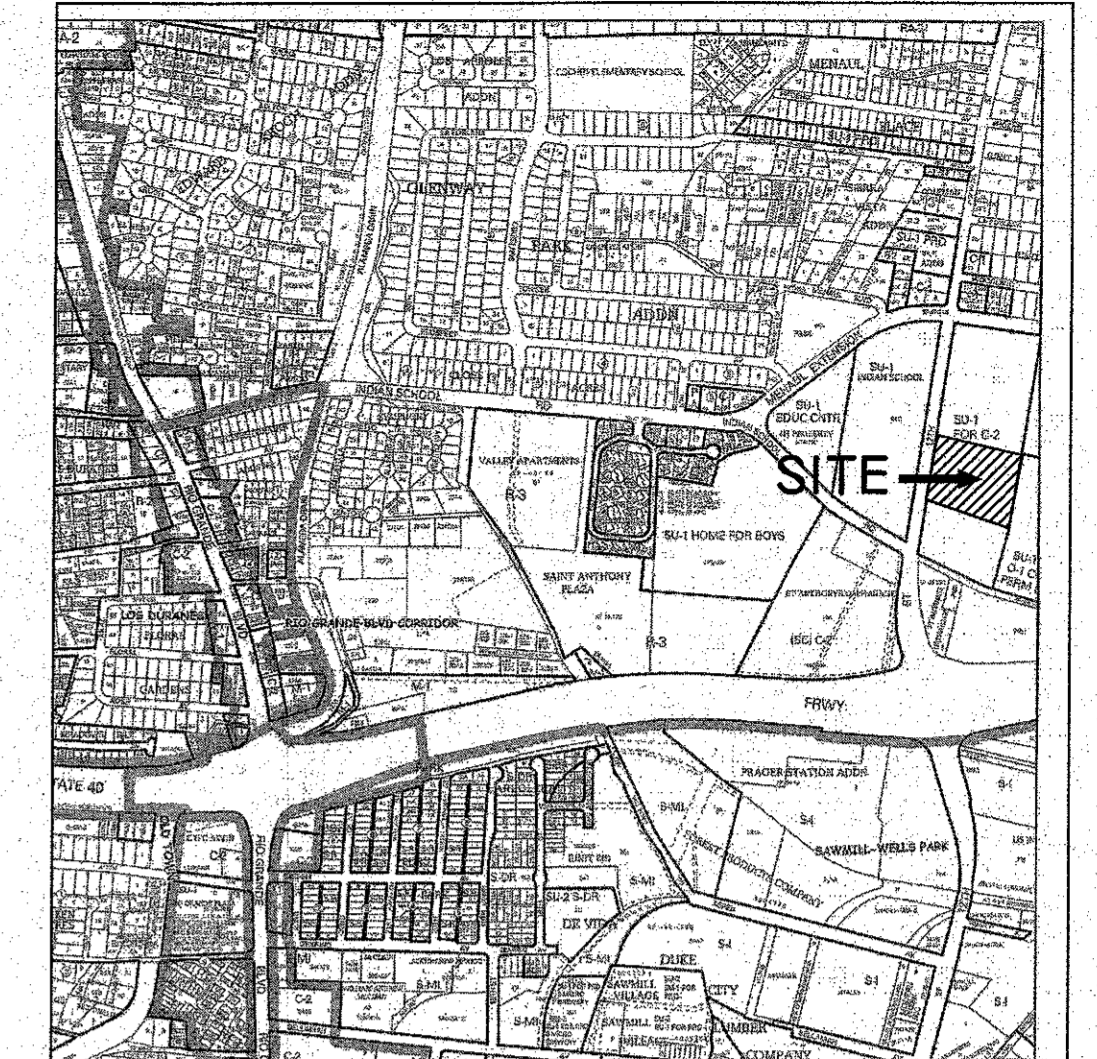
REQUIRED VOLUME = 0.34" X IMPERVIOUS AREA
= 0.34" X 12 X (132,631 SF)
= 3,757 CF

VOLUME PROVIDED = 3,920 CF

- A1) DEPTH = 14" (SEE DETAIL) POND BOTTOM = 63.00
AREA = 1161 SF
VOLUME = 1355 CF
- A2) DEPTH = 3" (SEE DETAIL) POND BOTTOM = 61.75
AREA = 258 SF
VOLUME = 65 CF
- A3) DEPTH = 14.4" (SEE DETAIL) POND BOTTOM = 63.00
AREA = 2228 SF
VOLUME = 2500 CF

STORM DRAIN NOTES

- EXISTING TYPE DOUBLE "D" SD INLET PER COA DETAIL 2206 IN SUMP CONDITION
GRATE = 4962.00'
INVERT = 4959.00'
- EXISTING 12" GRAVITY MAIN SDR PVC 35
LENGTH = 259'
SLOPE = 1.00%
- EXISTING 4" DIA SD MH
RIM = 4968.50
INV(S) = 4956.40
INV(N) = 4956.30
- EXISTING 12" GRAVITY MAIN SDR PVC 35
LENGTH = 339.00'
SLOPE = 0.9%
END INVERT = 4953.30'



VICINITY MAP ZONE ATLAS H-13-Z

TRACT A
RETAIL SITE
PROJECTED SECTIONS 7 & 8, T.10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

SEE PLAT FOR BASIS OF BEARINGS AND SITE BENCHMARKS

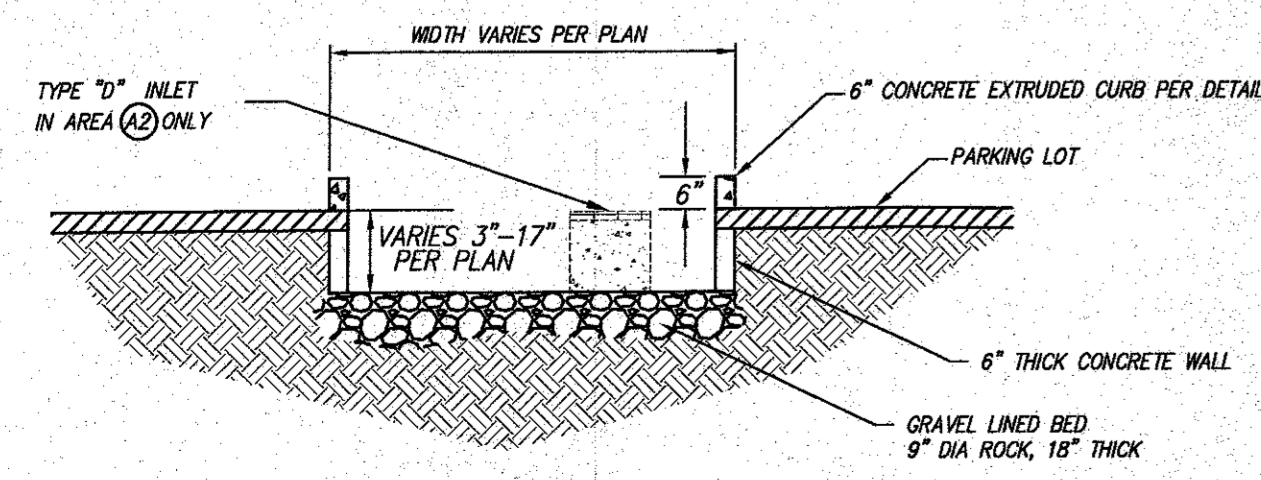
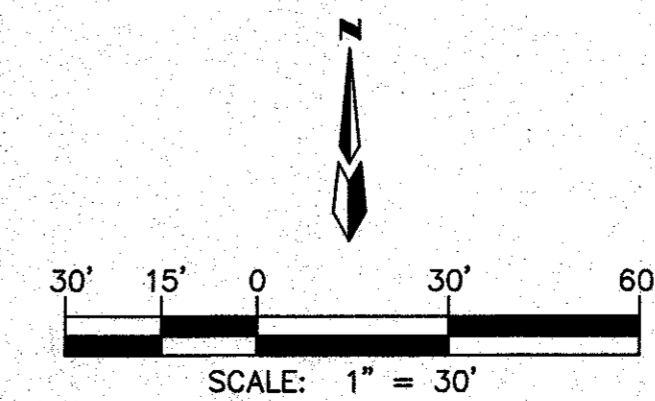
LEGAL DESCRIPTION

TRACT "A" OF THE PLAT FOR THE UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 7 AND 8 TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, DATED AUGUST 12, 2011.

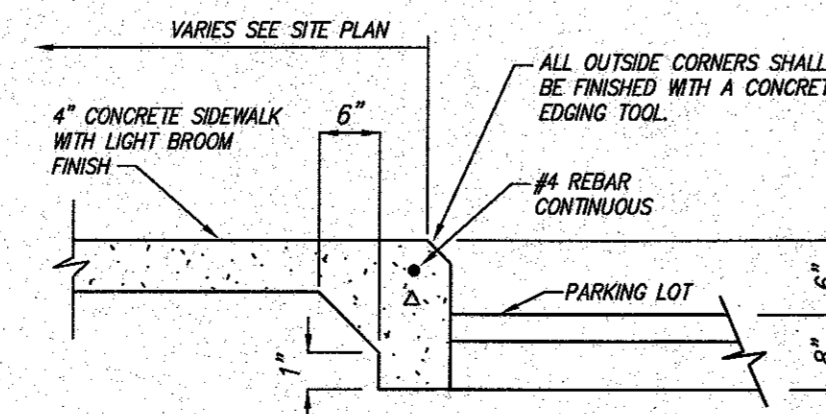
LEGEND

- PROPERTY LINE
- 0-0- EXISTING CONTOUR
- + 2050 EXISTING SPOT ELEVATION
- 00.00 BC EXISTING SPOT ELEVATION
- 00.00 FL
- 00.00 PROPOSED TOP OF CURB ELEVATION
- 00.00 PROPOSED FLOW LINE ELEVATION
- 00.00 TSW PROPOSED TOP OF SCREEN WALL
- 00.00 TW PROPOSED TOP OF WALL
- 00.00 BW PROPOSED BOTTOM OF WALL
- 00.00 PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- - - - PROPOSED SWALE
- - - - POND ELEVATIONS
- ▲ PROPOSED 3:1 SLOPE
- ▨ GARDEN/RETAINING WALL
- ~ WATERBLOCK
- NEW PAVEMENT THIS PROJECT

DRAME HOELZEL
NEW MEXICO
11667
9-20-17



TYPICAL CROSS SECTION FOR FIRST FLUSH PONDING IN PARKING LOT MEDIANS (EXISTING)

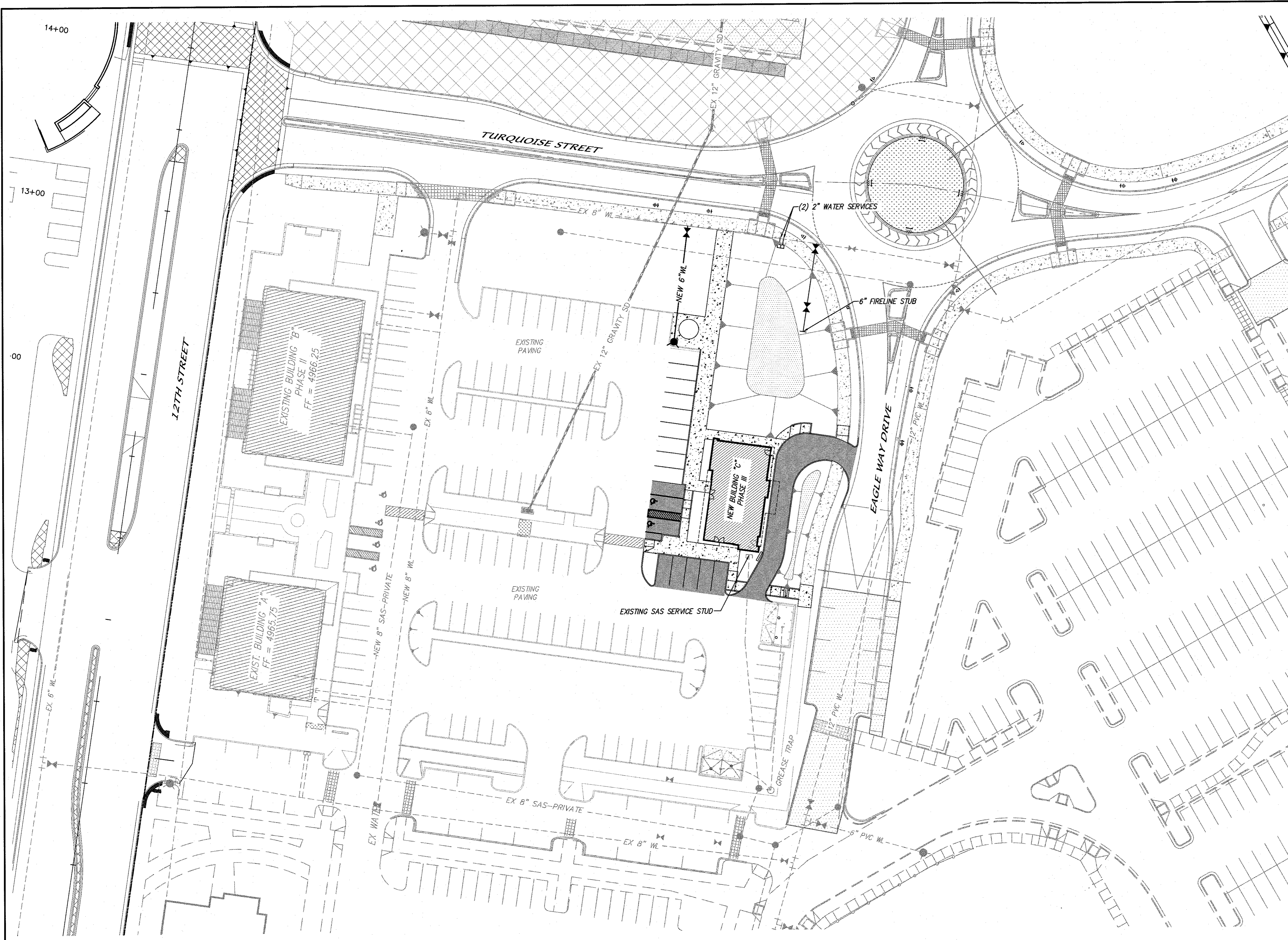


TURNED DOWN SIDEWALK DETAIL

**IPMI BUILDING C
GRADING & DRAINAGE PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

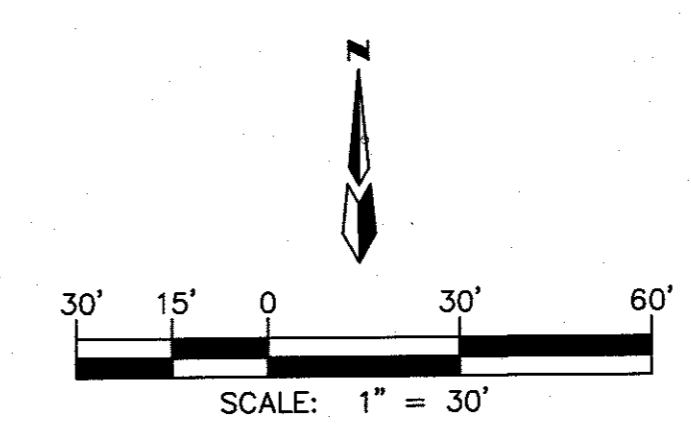
Designed: DLH Drawn: DER Checked: DMG Sheet CI
Scale: SEE SCALE Date: 06/06/17 Job: A16070



LEGEND

	EXISTING RIM & INV ELEVATION
	EXISTING TRAFFIC SIGNAL BOX
	EXISTING TRAFFIC SIGNAL
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING OVERHEAD UTILITY LINE
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING ANCHOR
	EXISTING SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING STORM LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	NEW STORM DRAIN
	NEW SAS LINE
	NEW WATERLINE
	NEW SAS SERVICE
	NEW WATERLINE SERVICE
	NEW WATER VALVE
	NEW FIRE HYDRANT

9-20-17



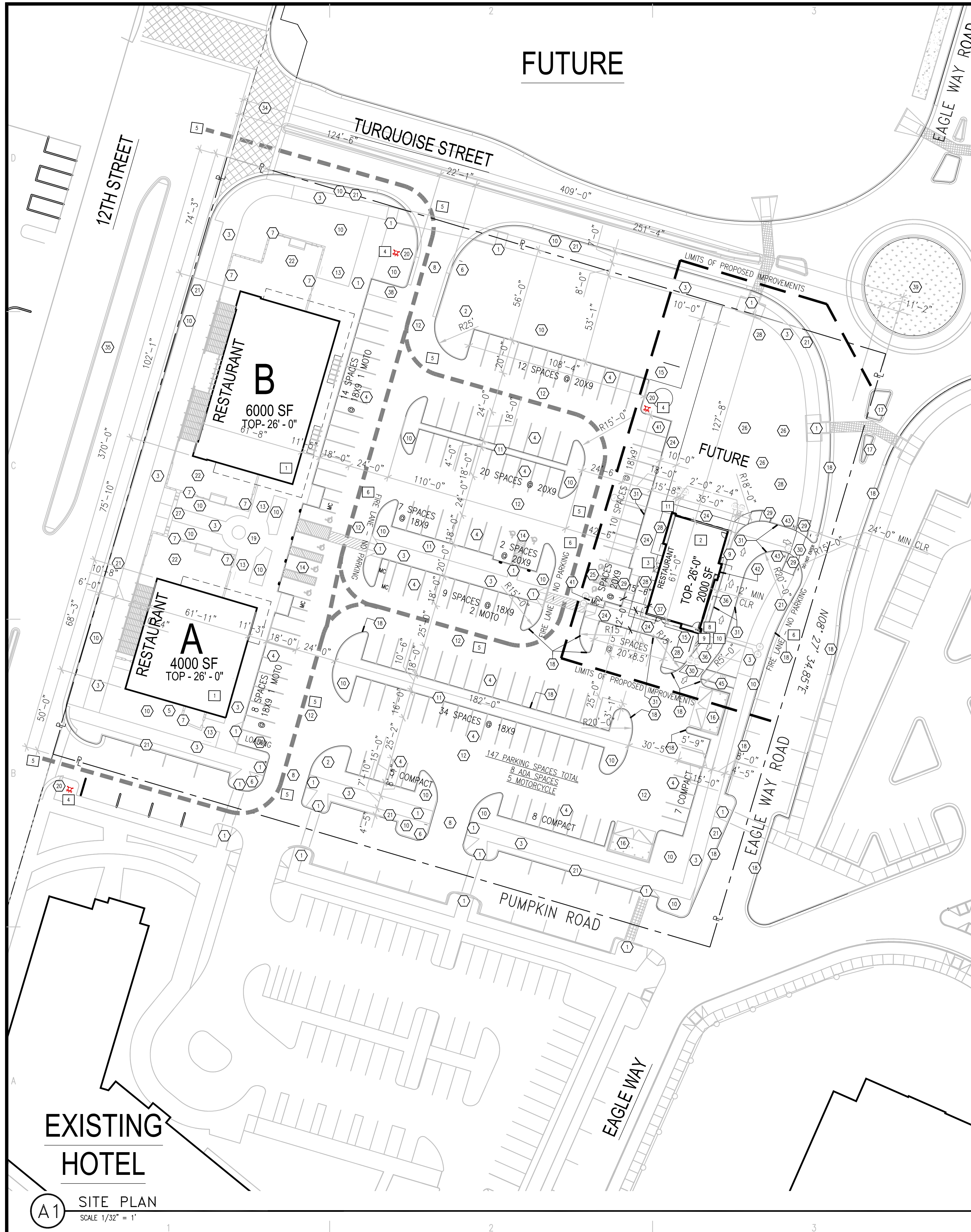
IPMI BUILDING C
CONCEPTUAL UTILITY PLAN

MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: DLH	Drawn: DER	Checked: DMG	Sheet
Scale: SEE SCALE	Date: 06/13/17	Job: A16070	C2

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FUTURE

PROJECT NUMBER: 1000649
APPLICATION NUMBER: 15DRB-70199

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

- ### GENERAL NOTES
- SEE SHEET G-001 FOR ADDITIONAL INFORMATION INCLUDING BUILDING AND PARKING CALCULATIONS
 - SEE SHEETS AS-105 FOR SITE DETAILS.
 - ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS. SEE SHEETS E-101 AND E-102.
 - ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
 - ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
 - IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT
 - FOR BUILDING SIGNAGE AND SITE SIGNAGE SEE SHEETS A-201 & AS-105.
 - ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. SEE DETAIL A3/AS-104.
 - ANY CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

- ### LEGEND
- LIMITS OF PROPOSED IMPROVEMENTS
 - FIRE DEPARTMENT ACCESS
 - PROPERTY LINE
 - OUTLINE OF BUILDING

BUILDING DATA

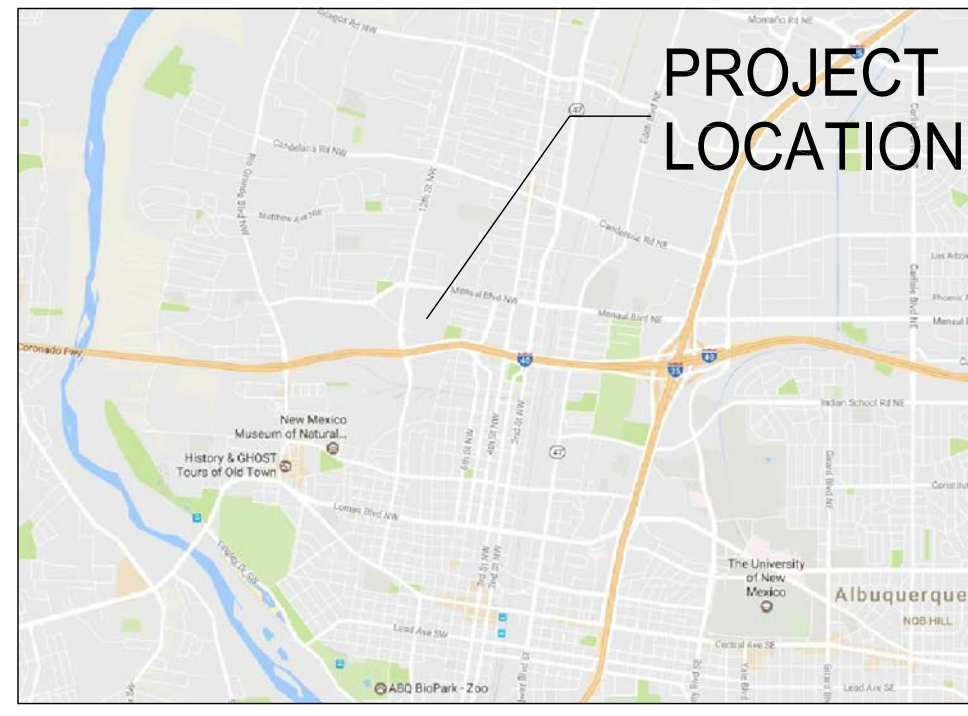
CODE DATA:	2400 12TH STREET
ADDRESS:	BUILDING C ALBUQUERQUE NM 87104
CONSTRUCTION TYPE:	TYPE VB
OCCUPANT LOAD:	N/A - BUILDING SHELL ONLY
SPRINKLER:	FULLY SPRINKLERED
SQUARE FOOTAGE:	2000 SF - SHELL

- INTERNATIONAL BUILDING CODE (IBC) 2015
- NEW MEXICO COMMERCIAL BUILDING CODE (NMCBC) 2015
- INTERNATIONAL FIRE CODE 2009: APPENDIX B,C & D

- ### FIRE KEYNOTES
- EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - PROPOSED ENTRY
 - FIRE HYDRANT LOCATION
 - FIRE DEPARTMENT ACCESS
 - FIRE LANES
 - KNOX BOX LOCATION
 - STANDPIPE LOCATION
 - FIRE DEPARTMENT CONNECTION (FDC) LOCATION
 - POST INDICATOR VALVE (PIV) LOCATION
 - REMOTE FDC CONNECTION

- ### SHEET KEYNOTES
- (E) CURB RAMP
 - (E) TRANSFORMER
 - (E) CONCRETE WALKWAY TO REMAIN
 - (E) OFF STREET PARKING
 - (E) LANDSCAPE PAD, SITE WATER METER AND TIMBER BOX
 - (E) STOP SIGN
 - (E) YARD/PATIO WALL
 - (E) DRIVEWAY
 - (E) UTILITY LOCATION
 - (E) LANDSCAPING
 - (E) DEPRESSED PONDING & LANDSCAPE AT MEDIAN
 - (E) ASPHALT PAVING
 - (E) BIKE RACK LOCATION
 - (E) ADA SPACES.
 - (N) BIKE RACK LOCATION. REFER TO C4/AS-105
 - (E) TRASH ENCLOSURE SEE DETAIL A4/AS-106
 - (E) MOUNTABLE MEDIAN CURB
 - (E) CONCRETE CURB TO REMAIN
 - (E) PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD - 2000 SF EXTENTS
 - (E) FIRE HYDRANT
 - (E) CARRIAGE STRIP - SEE LANDSCAPING
 - (E) PATIO AND CAFE SPACE
 - (N) LANDSCAPING SCREEN
 - (N) CONCRETE WALKWAY
 - (N) ADA SPACES. REFER TO A1/AS-106
 - (N) DEPRESSED PONDING & LANDSCAPE
 - (E) ENTRY ARCH AT EXISTING CONCRETE WALKWAY
 - (N) LANDSCAPING
 - (N) CURB RAMP. REFER TO A2, B2 & C2 / AS-105
 - (N) 6" WIDE COLORED PATTERNED CONCRETE
 - (N) EDGE OF CURB
 - (N) PATIO CONCRETE PAD. 6 X 6 SCORING AT 45 DEGREES
 - (E) C.O.A. SHALL REBUILD THE WEST END OF THE EAST/WEST SIDEWALK, RAMP AND CURB PER C.O.A. PROJECT # 7186.92
 - (E) RAISED TABLETOP CROSSWALK. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
 - (N) MEDIAN. REFER TO C.O.A. STREET IMPROVEMENT DRAWINGS. PER C.O.A. PROJECT # 7186.92
 - (N) ASPHALT PAVED DRIVE THRU
 - (N) BUILDING ENTRY
 - (E) DESIGNATED LOADING ZONE WITH CONCRETE CURB RAMP
 - (E) TRAFFIC CIRCLE (NOT A PART OF PROJECT)
 - (N) BIKE RACK LOCATION
 - (N) GREASE TRAP LOCATION. SEE MECHANICAL/PLUMBING PLANS
 - (N) DRIVE THRU WINDOW AT WALL
 - (N) STOP SIGN. REFER TO D4/AS-105
 - (N) 3'-0" TALL MIN. LANDSCAPING SCREEN AT DRIVE THROUGH. SEE LANDSCAPING PLANS FOR ADDL. INFORMATION.
 - (N) CONCRETE STAIR WITH HANDRAILS

VICINITY MAP



EXISTING HOTEL

A1 SITE PLAN
SCALE 1/32" = 1'

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
 2101 Mountain Rd. NW, Albuquerque, NM 87104
 505.843.9639 fax 505.843.9683
 Web Site: www.studioswarch.com
 E-Mail: mail@studioswarch.com

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Architect _____ Engineer _____

DRB SUBMITTAL

AS MASTER PLAN BUILDING C

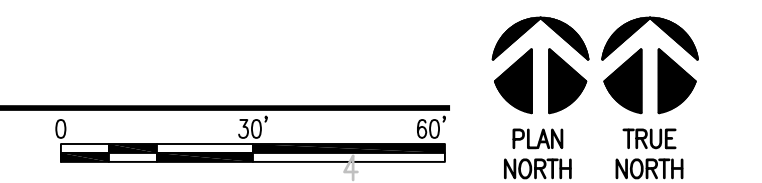
2400 12TH STREET
 ALBUQUERQUE, NM 87102

MARK	DATE	DESCRIPTION
ISSUE:	DRB	
PROJECT NO:	1513	
CAD DWG FILE:	1513 FIRE 001.DWG	
DRAWN BY:	DSJ	
CHECKED BY:	DE	
DATE:	09/21/17	

SHEET TITLE

PAD1 SITE PLAN FOR BUILDING PERMIT

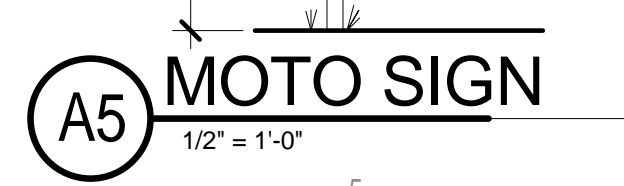
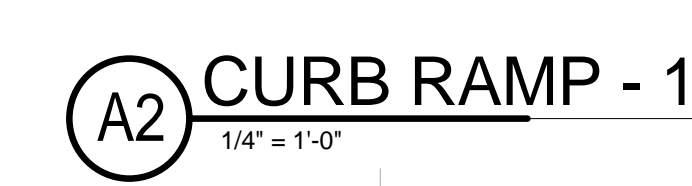
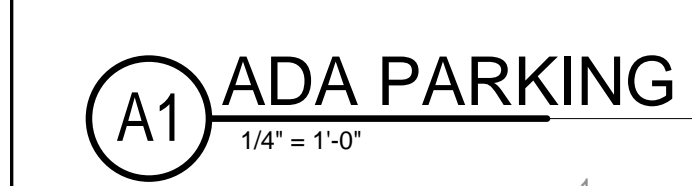
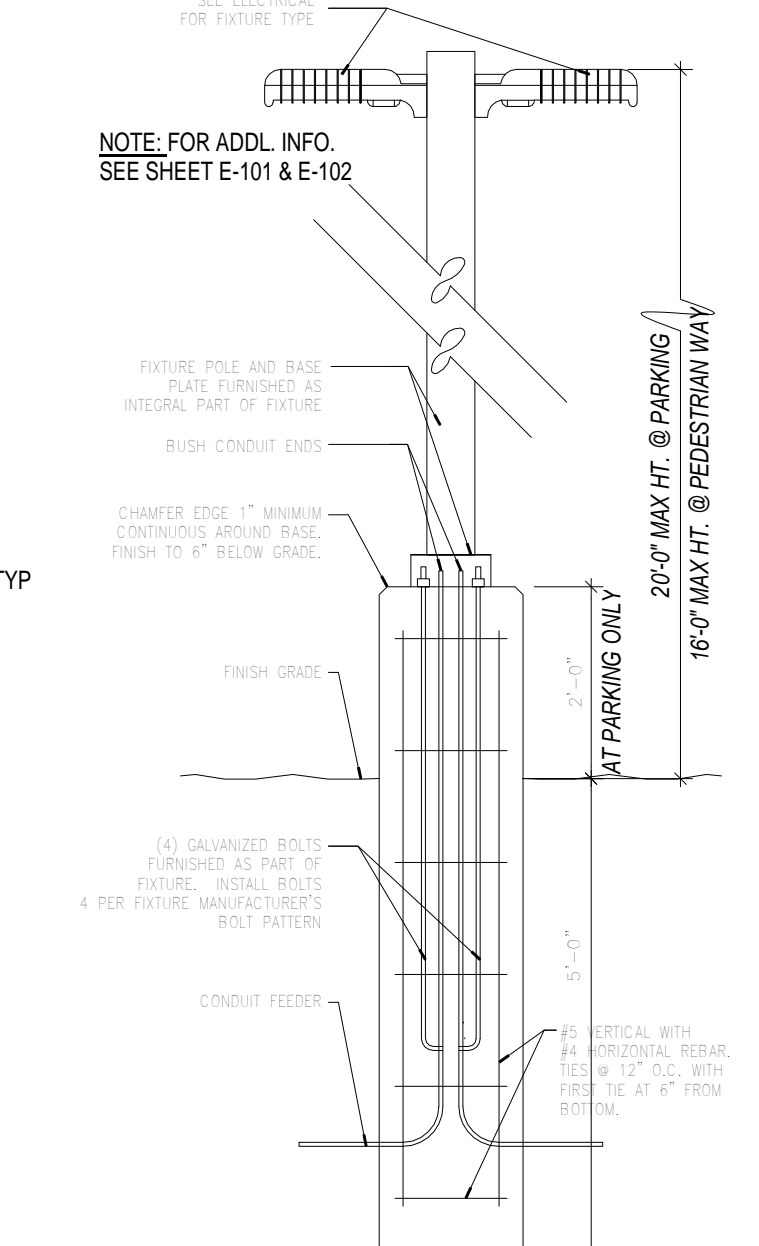
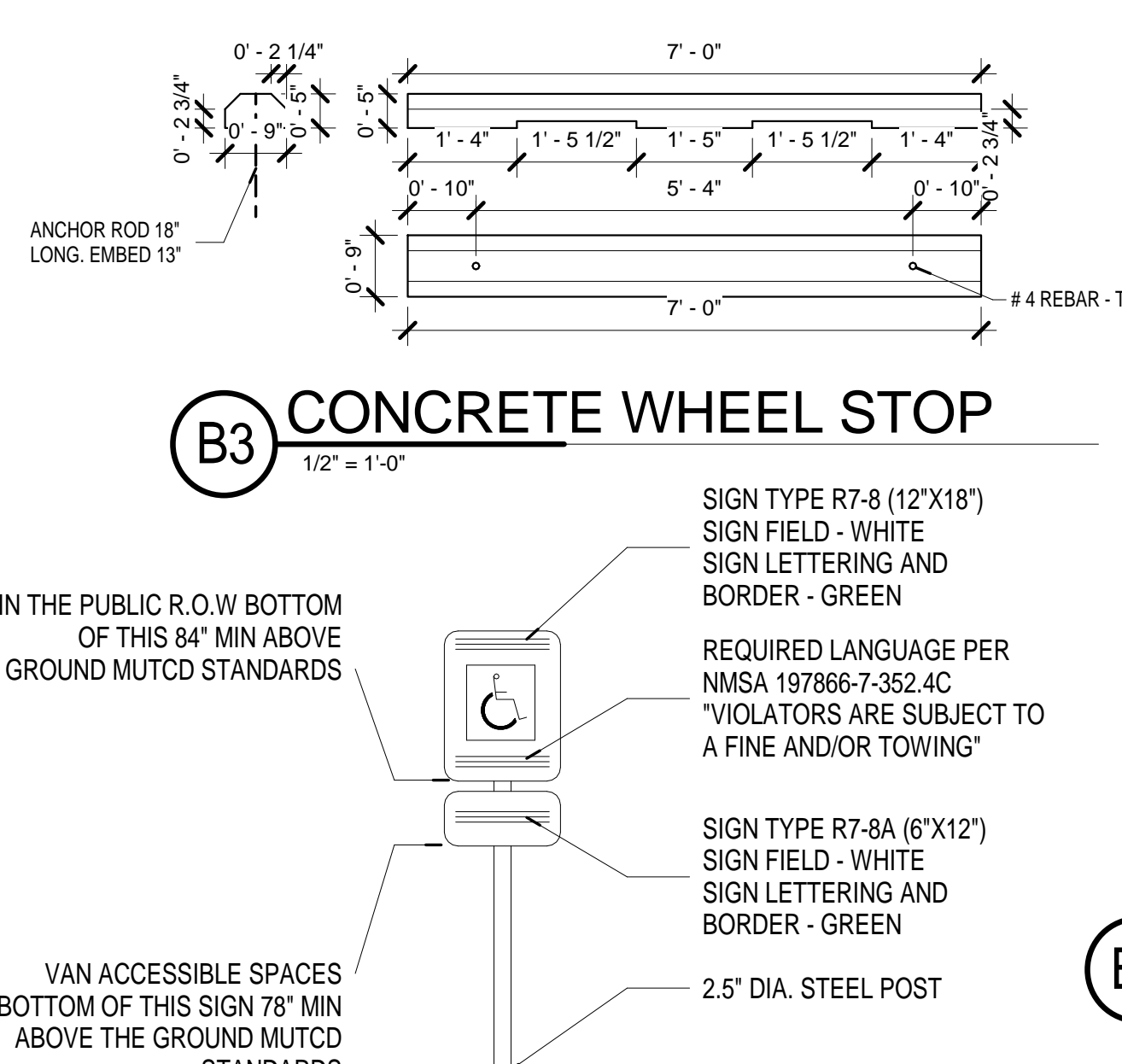
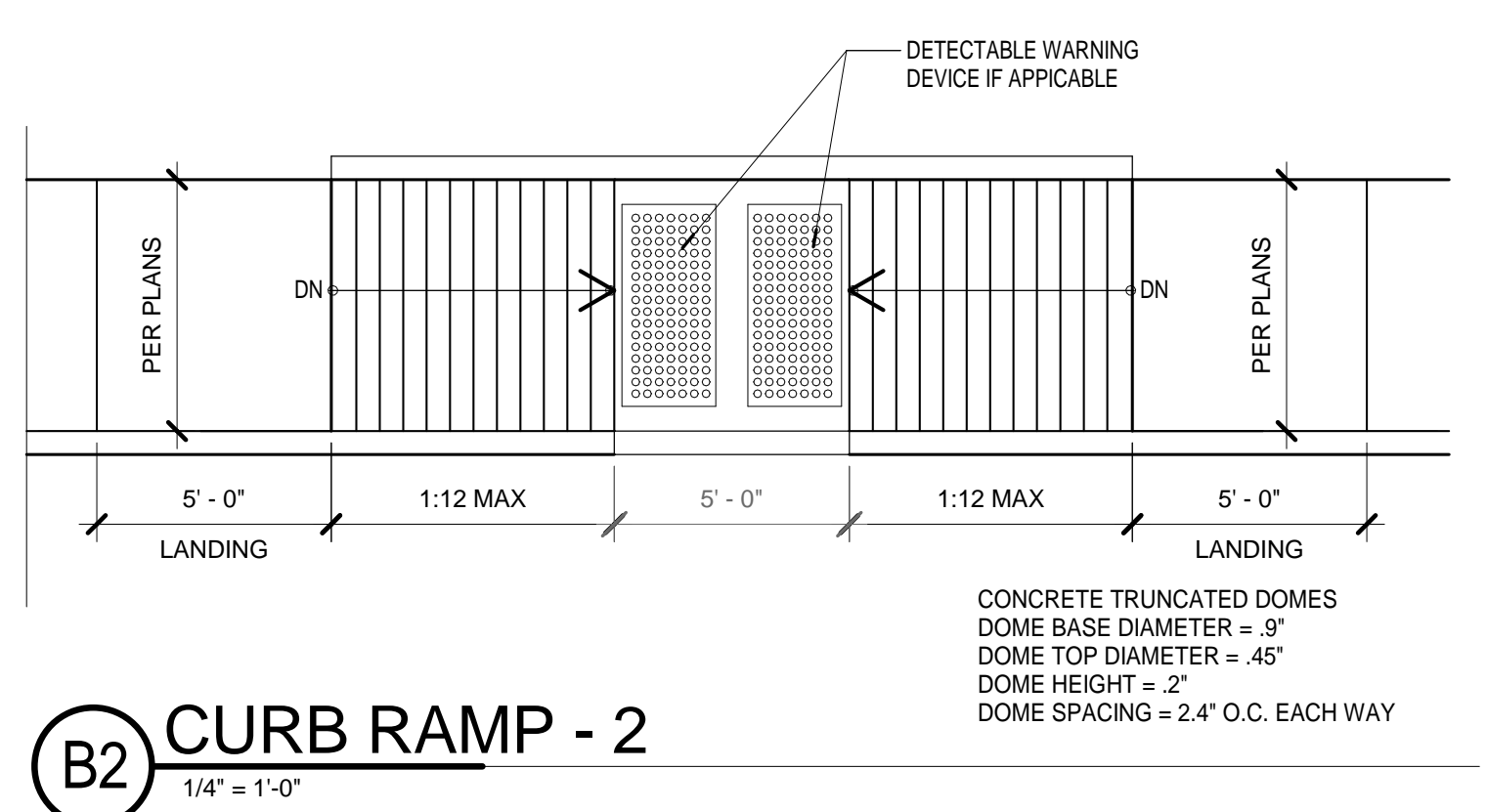
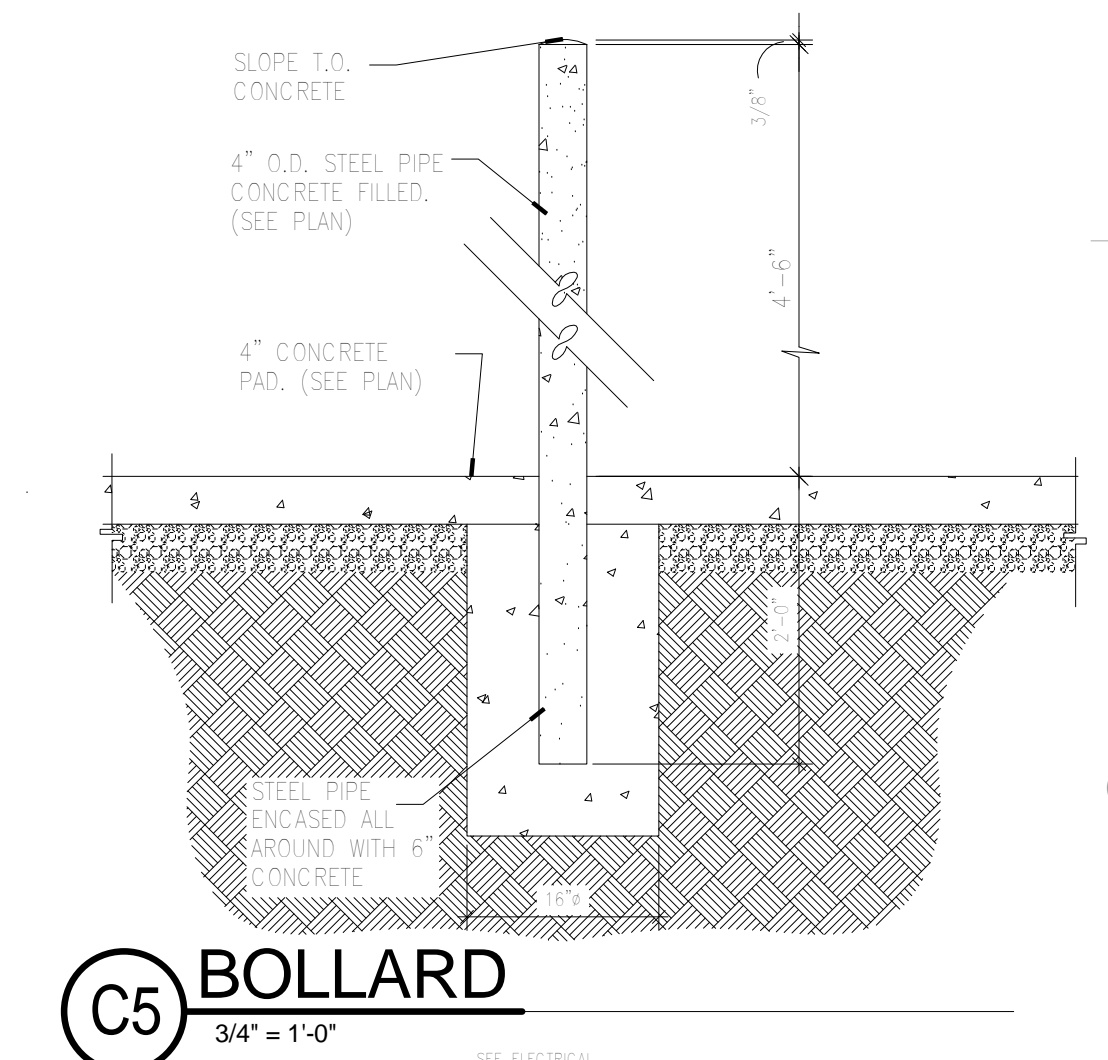
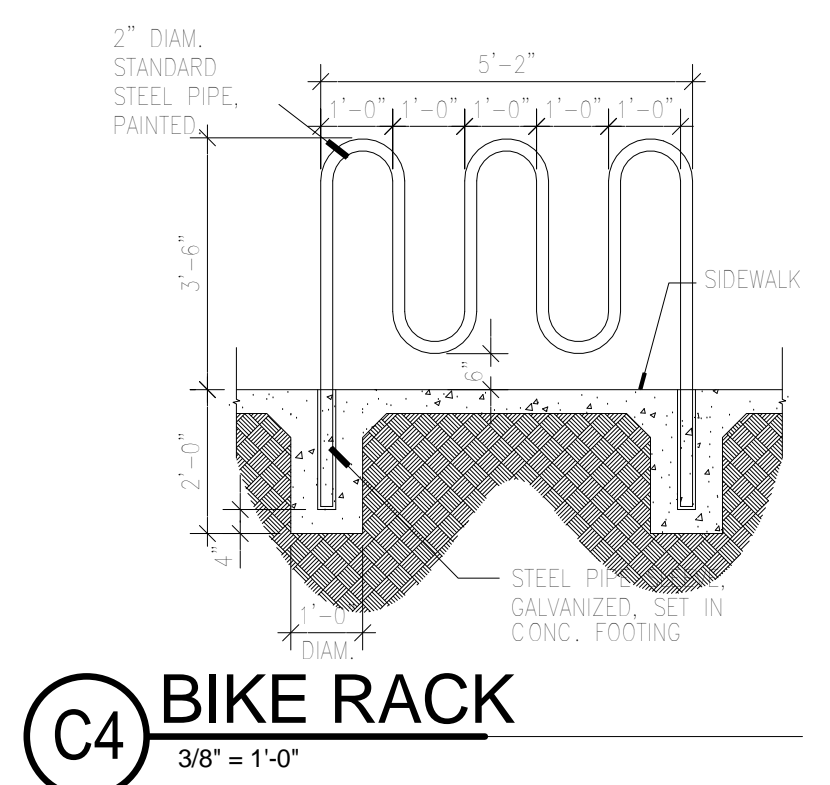
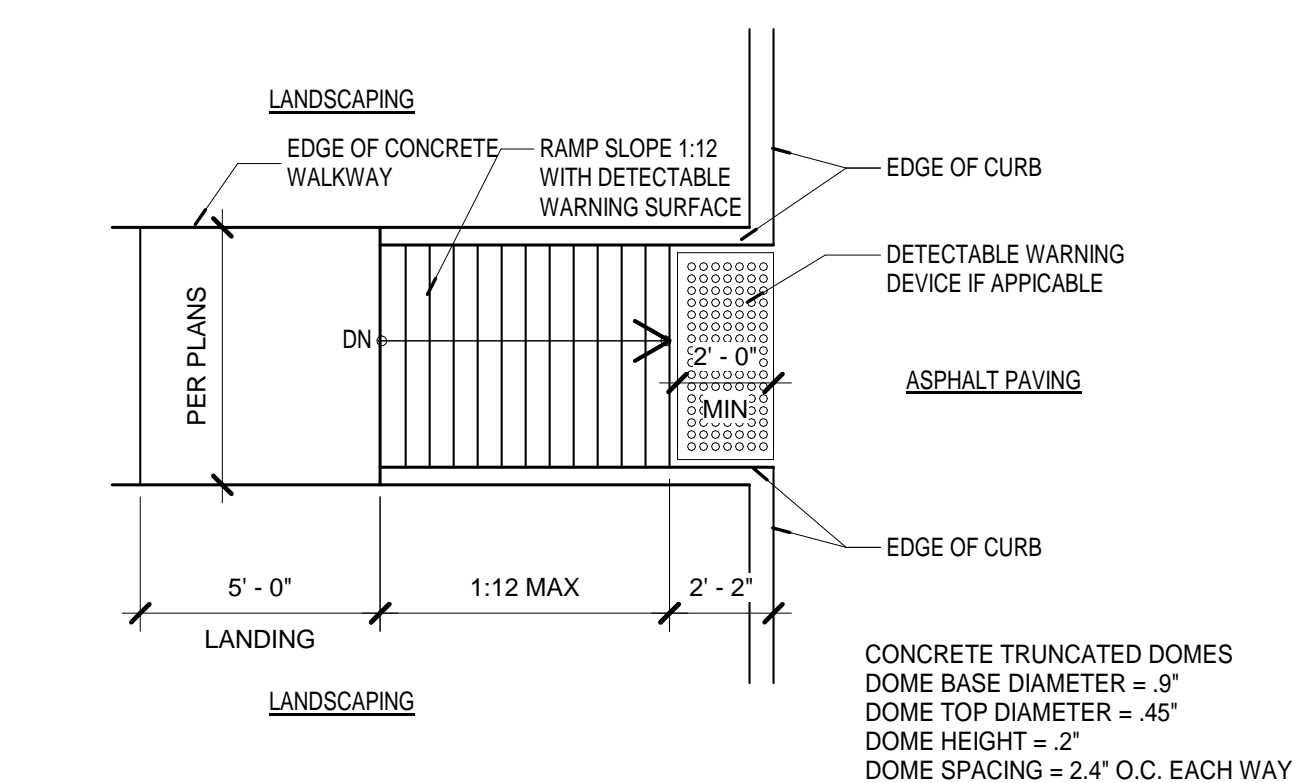
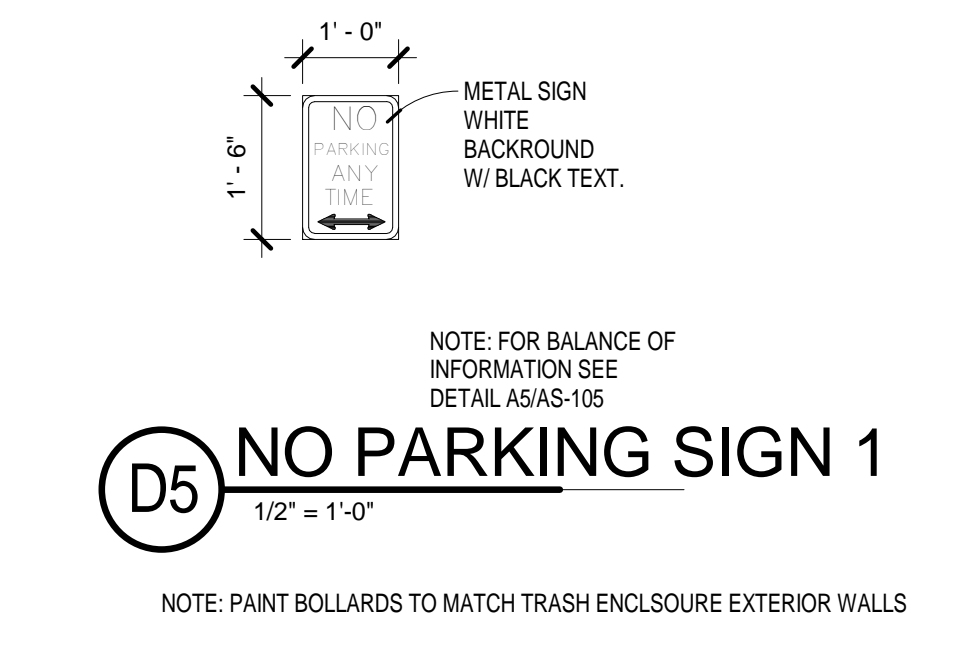
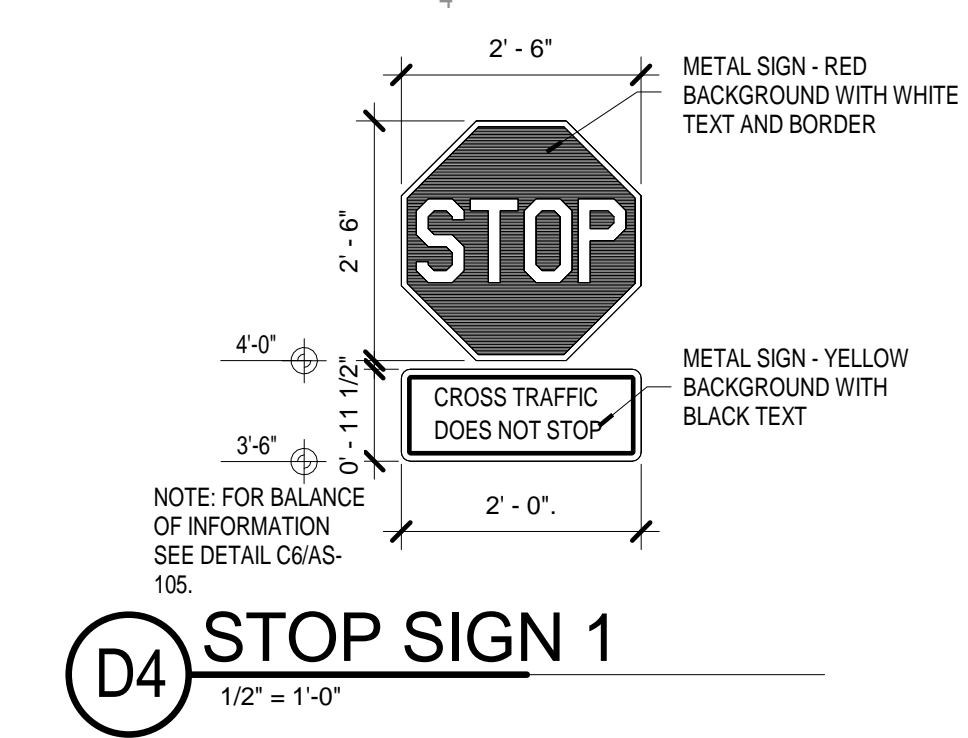
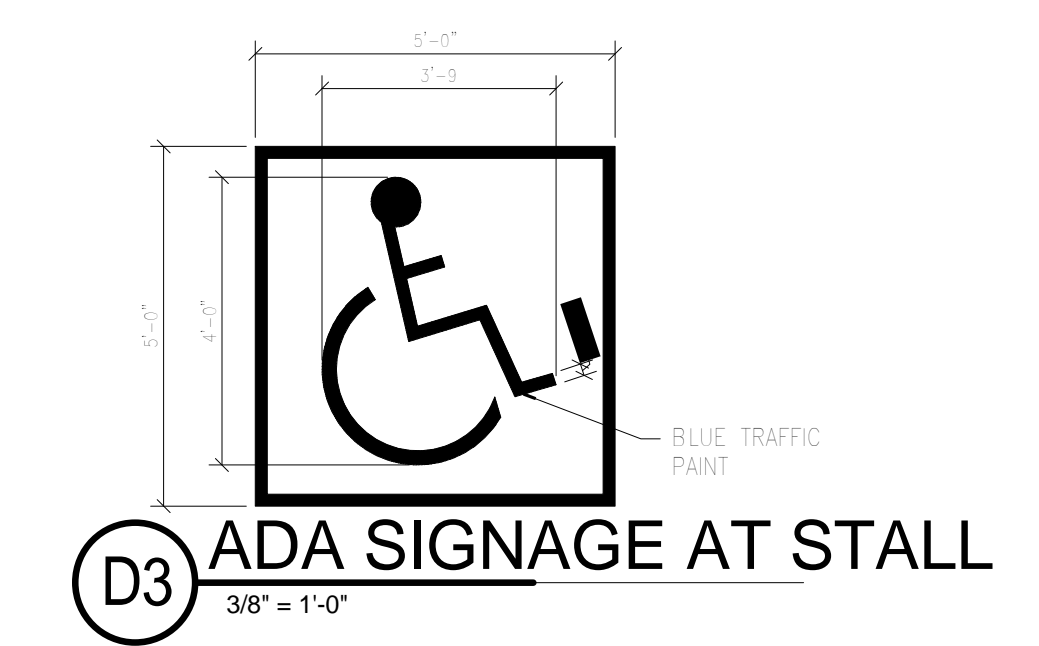
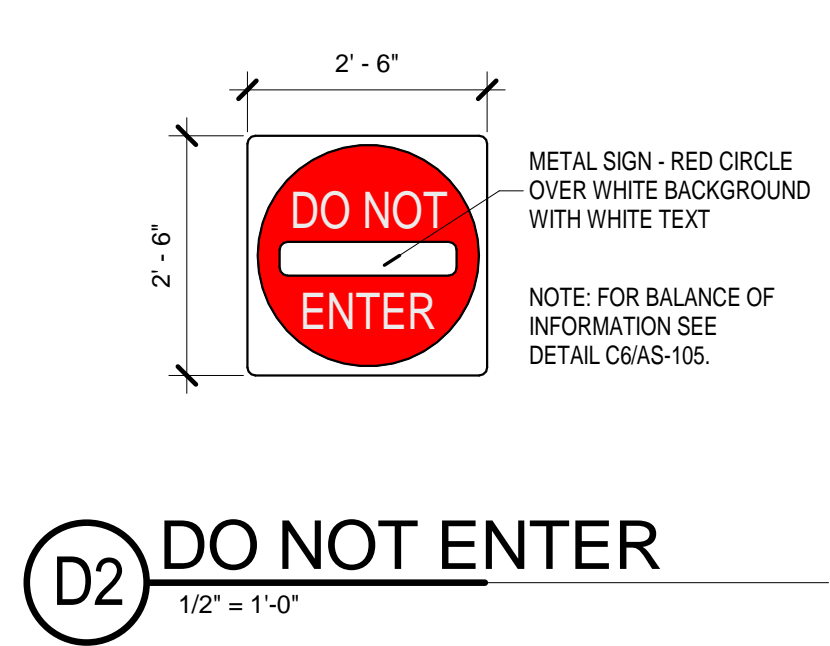
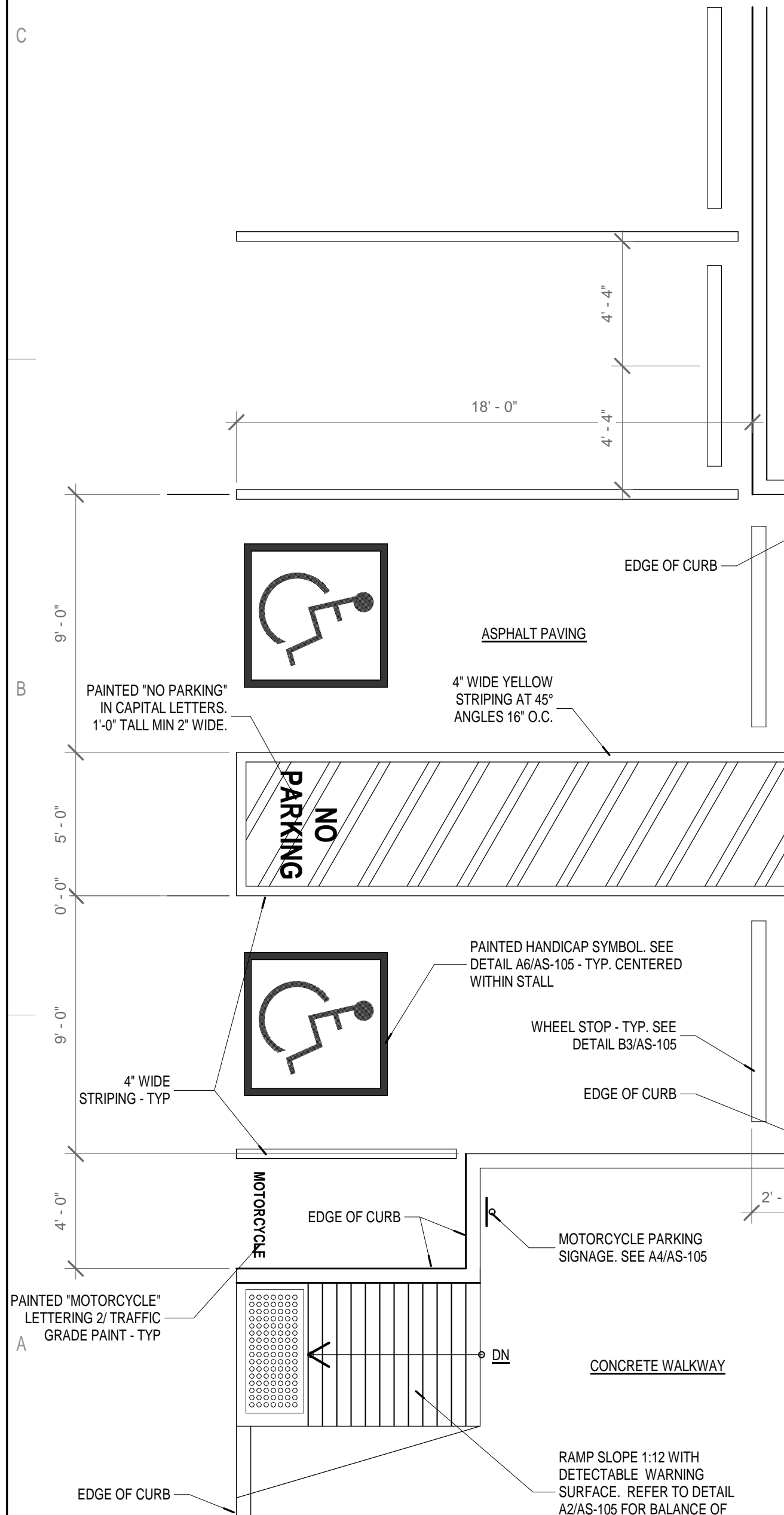
AS-101



DRB SUBMISSION

AIS MASTER PLAN

2400 12TH STREET BUILDING C

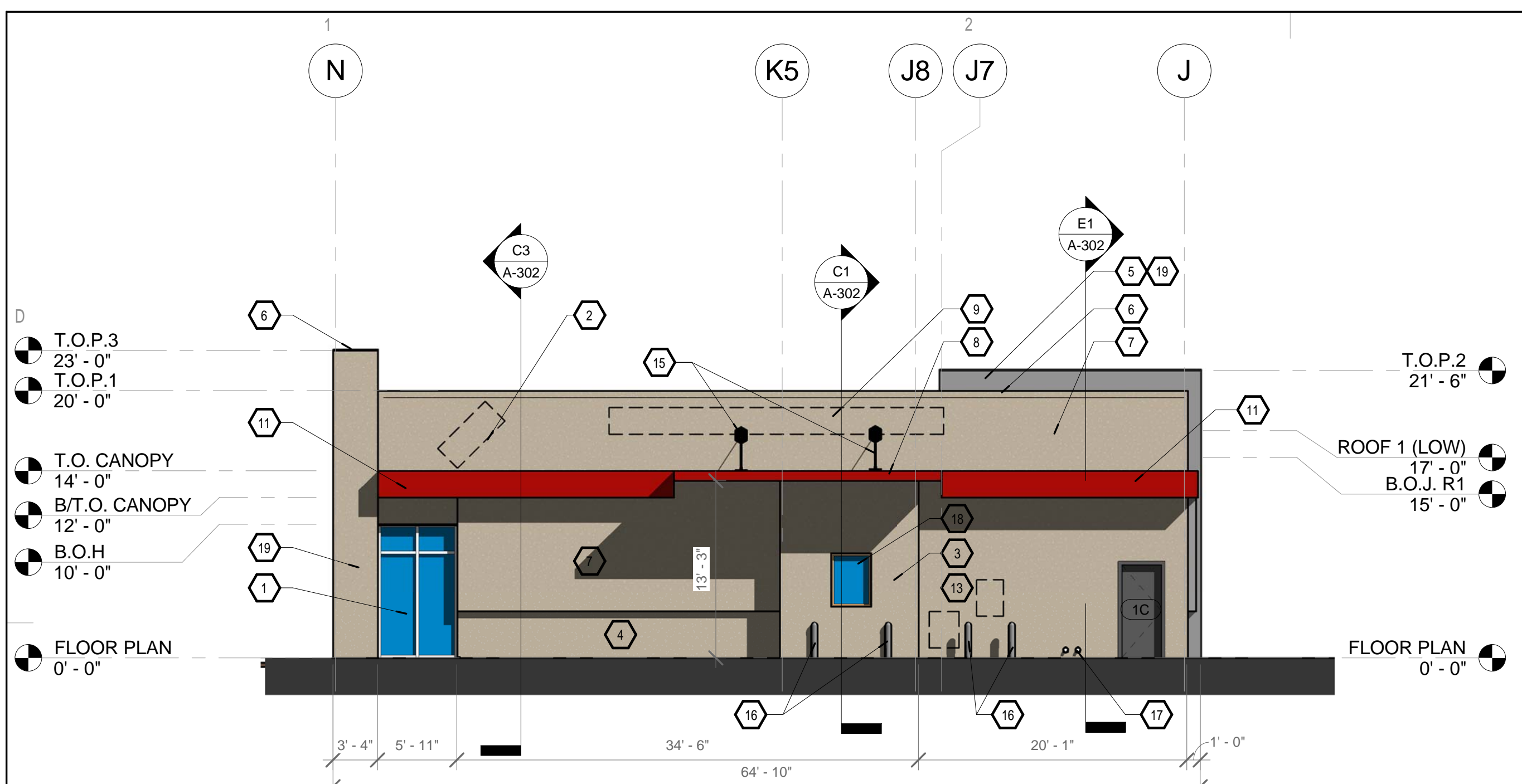


No	Date	Description
Revision Schedule		
ISSUE:		DRB SUBMISSION
PROJECT NUMBER:		1513
FILE:		0000AS-105.RVT
DRAWN BY:		DSJ
CHECKED BY:		RH
DATE:		SEPTEMBER 22, 2017

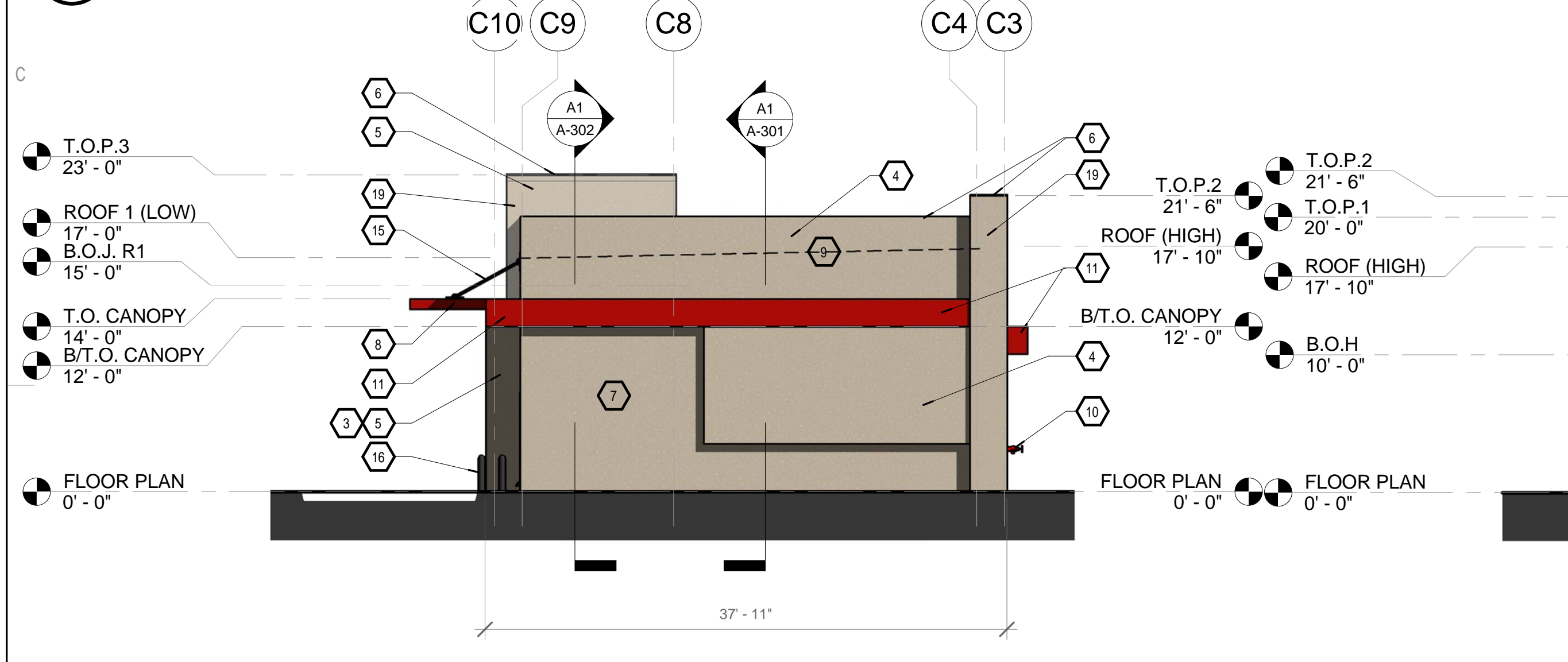
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SITE DETAILS

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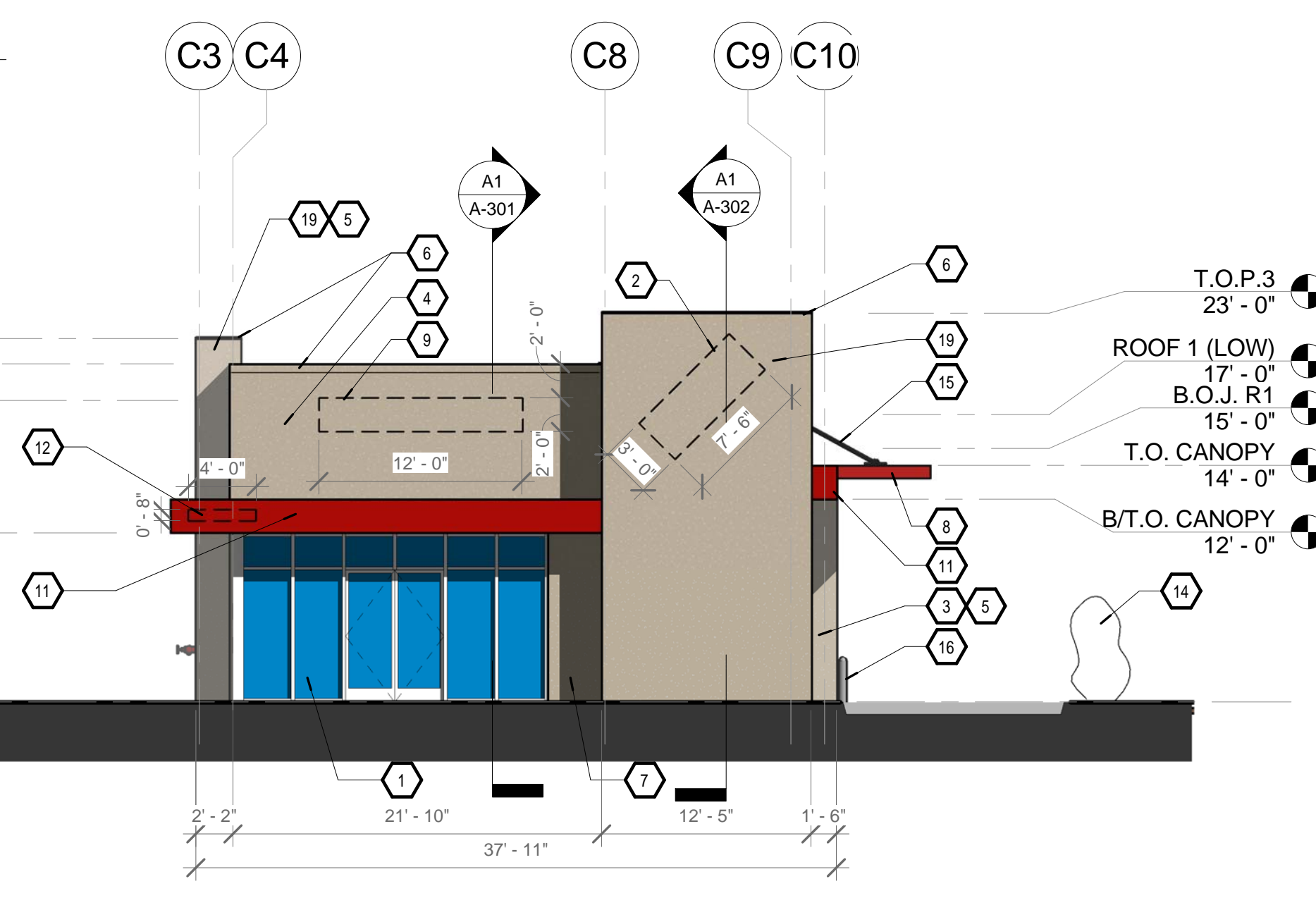
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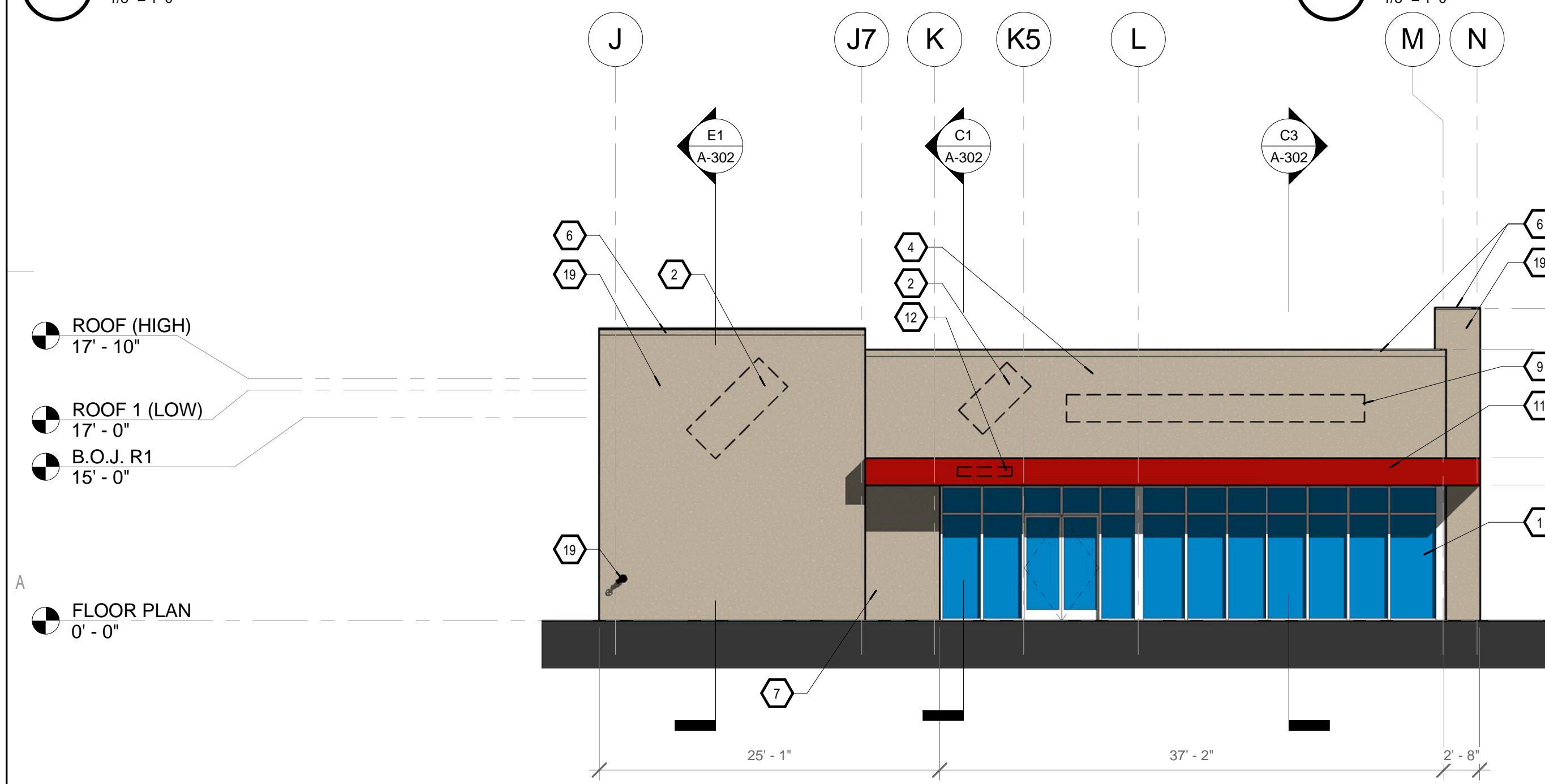
C1 EAST ELEVATION
1/8" = 1'-0"



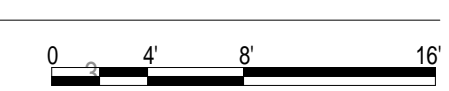
B1 NORTH ELEVATION
1/8" = 1'-0"



B3 SOUTH ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"



- ### KEYNOTES
1. STOREFRONT GLAZING SYSTEM - GRAY ANODIZED ALUMINUM WITH CLEAR GLASS
 2. FUTURE SIGNAGE LOCATION - SEPARATE PERMIT REQUIRED
 3. WALL @ DRIVE THRU WINDOW - DRYVIT / EIFS, COLOR: CAFE
 4. STUCCO WALL - DRYVIT / EIFS, COLOR: TIERRA
 5. WALL BEYOND
 6. METAL COPING - PAINTED TO MATCH STUCCO
 7. STUCCO WALL - DRYVIT / EIFS, COLOR: BUCKSKIN
 8. PAINTED METAL DRIVE THRU CANOPY - COLOR TO MATCH METAL FASCIA
 9. FUTURE 24" TALL SIGNAGE LETTERS
 10. REMOTE FDC CONNECTION
 11. METAL FASCIA - CORRUGATED METALS INC, FL24, POWDER COATED TO MATCH SHERWIN WILLIAMS PROMAR 200 BRAND REAL RED SW6888 SATIN FINISH (PANTONE 186C)
 12. FUTURE 8" TALL SIGNAGE LETTERS
 13. UTILITY ZONE - TBD
 14. 3'-0" TALL LANDSCAPE SCREEN
 15. CANOPY METAL SUPPORT RODS - PAINTED GREY
 16. PAINTED STEEL BOLARDS - WHITE
 17. BRASS COW TONGUE - ROOF DRAIN AND OVERFLOW
 18. DRIVE THROUGH WINDOW
 19. STUCCO WALL - DRYVIT / EIFS, COLOR: CAFE

- ### SYMBOL LEGEND
- DRAWING TITLE**
A1 A-301
1/8" = 1'-0"
DRAWING SCALE
- NORTH ARROW**
PLAN NORTH
TRUE NORTH
(SURVEYOR'S NORTH IF DEVIATION FROM PLAN NORTH)
- DETAIL INDICATOR**
A1 A-401
DETAIL DESIGNATION
SHEET DETAIL IS FOUND ON
- ROOM IDENTIFICATION SYMBOL**
101 JANITOR CLOSET
ROOM NUMBER
ROOM NAME
- DOOR IDENTIFICATION SYMBOL**
100A
ROOM LETTER
SERIES LETTER
- BUILDING SECTION SYMBOL**
A1 A-301
- SECTION DETAIL SYMBOL**
A1 A-501
- EXTERIOR ELEVATION DIRECTION SYMBOL**
A1 A-201
- INTERIOR ELEVATION INDICATOR**
A1 A-401
A2
A3
- SECTION SYMBOL (SMALL)**
C6 A-501
- ELEVATION DATUM**
100'-0"
ELEVATION HEIGHT
- MATCH LINE**
A-101
- STRUCTURAL GRID**
1.2
- ILLUMINATED EXIT SIGNAGE - CENTER ON DOOR**
- PORTABLE FIRE EXTINGUISHER CABINET**
FE
- WALL TYPE SYMBOL**
MBW1
- TOILET ACCESSORIES/EQUIPMENT TYPE SYMBOL**
AA
- GLAZING TYPE**
A
- KEYED NOTE**
12
- REVISION NUMBER**
1
- FINISH SYMBOL**
XX XXX
FLOOR FINISH
XX XXX
WALL FINISH
P-1
CASEWORK FINISH

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
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Architect: _____ Engineer: _____

DRB SUBMISSION

AIS MASTER PLAN

2400 12TH STREET BUILDING C

No	Date	Description
Revision Schedule		
ISSUE:	DRB SUBMISSION	
PROJECT NUMBER:	1513	
FILE:	0000A-201.RVT	
DRAWN BY:	DSJ	
CHECKED BY:	DE	
DATE:	SEPTEMBER 22, 2017	

SHEET TITLE
ELEVATIONS

A-201

DRB SUBMITTAL

**AIS MASTER PLAN
BUILDING C**

2300 12TH STREET
ALBUQUERQUE, NM 87102

MARK	DATE	DESCRIPTION
ISSUE:		DRB
PROJECT NO:		1513
CAD DWG FILE:		DWG
DRAWN BY:		SC
CHECKED BY:		CG
DATE:		09/15/2017

SHEET TITLE
LANDSCAPE PLAN

LS-101

PLANT LEGEND

PH III QTY.	PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
12	8	12	⊕	FORESTIERA NEOMEXICANA (M) NEW MEXICO PRIVET	15-GAL	6'-8" HT. 15' HT X 10' SPR.
2	5	5	⊕	FRAXINUS PENN. 'URBANITE' (M+) URBANITE ASH	2" B&B	12-14 HT. 45' HT. X 35' SPR.
2	1	12	⊕	GLEDITSIA TRIACANTHOS 'SKYLINE' (M+) SKYLINE HONEYLOCUST	2" B&B	12-14 HT. 40' HT. X 30' SPR.
3	6	14	⊕	KOELREUTERIA PANICULATA (M) GOLDEN RAIN TREE	2" B&B	12-14 HT. 25' HT X 25' SPR.
3	3	1	⊕	PINUS NIGRA (M) AUSTRIAN PINE	8' HT MIN	8-10 HT. 40' HT X 25' SPR.
1	3	9	⊕	ULMUS PARVIFOLIA 'ALLEE II' (M) ALLEE LACEBARK ELM	2" B&B	12-14 HT. 45' HT X 35' SPR.

PLANT LEGEND (CONT.)

PH III QTY.	PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
17	3	15	⊗	CARYOPTERIS CLAND. 'DARK KNIGHT' (M) DARK KNIGHT BLUE MIST	5-GAL.	3' O.C. 3' HT. X 3' SPR.
5	8	21	⊙	CHRYSOTHAMNUS NAUSEOSUS (L) CHAMISA	1-GAL.	5' O.C. 4' HT. X 4' SPR.
15	14	30	⊕	FALLUGIA PARADOXA (L) APACHE PLUME	1-GAL.	5' O.C. 4' HT. X 4' SPR.
10	8	4	⊕	PINUS MUGO MUGO (M) MUGO PINE	5-GAL.	5' O.C. 8' HT. X 8' SPR.
10	18	34	⊕	LAVENDULA ANGSTIFOLIA 'HIDCOTE' (M) ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR.
19	17	24	⊕	SALVIA GREGGII 'FURMAN'S RED' (M) CHERRY SAGE	1-GAL.	3' O.C. 3' HT. X 3' SPR.
15	6	10	⊗	JUNIPERUS SABINA 'BUFFALO' (L+) BUFFALO JUNIPER	5-GAL.	5' O.C. 2' HT. X 5' SPR.
24	8	26	⊗	RHUS TRILOBATA 'AUTUMN AMBER' (L+) CREEPING THREE LEAF SUMAC	5-GAL.	5' O.C. 2' HT. X 5' SPR.

PLANT LEGEND (CONT.)

PH III QTY.	PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
60	5	20	⊗	CALAMAGROSTIS A. KARL FOERSTER' (L+) FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR.
13	8	21	⊗	HESPERALOE PARVIFLORA (M) RED YUCCA	5-GAL.	3' O.C. 3' HT. X 3' SPR.

PH III QTY.	PH II QTY.	PH I QTY.	SYMBOL	SCIENTIFIC NAME (WATER USE) COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE
21	3	6	⊕	MOSS ROCK BOULDERS (3x3' MIN)		
8,312 SF	9,305 SF	13,381 SF	⊕	1" ULTRAVIOLET GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC)		
2,412 SF	1,521 SF	N/A	⊕	2'-4" AMARETTO BROWN ROCK MULCH (6" DEPTH OVER FILTER FABRIC)		

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 1" ULTRAVIOLET GRAVEL MULCH AND 2'-4" AMARETTO BROWN ROCK MULCH.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

THE FUTURE 6' CARRIAGE STRIP ALONG THE 12TH STREET FRONTAGE, TO BE PLANTED AT THE TIME OF THE 12TH STREET IMPROVEMENTS, WILL BE IRRIGATED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS WITH A BUBBLER SYSTEM.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE	
TOTAL SITE AREA (3.45 AC):	150,282 SF
BUILDING A AREA:	- 4,000 SF
BUILDING B AREA:	- 6,000 SF
BUILDING C AREA:	- 2,000 SF
NET AREA	138,282 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA):	
PROVIDED LANDSCAPE AREA	20,742 SF
ON-SITE PHASE I	13,381 SF
ON-SITE PHASE II	10,826 SF
ON-SITE PHASE III	10,724 SF
12TH STREET CARRIAGE STRIP (FUTURE)	1,874 SF
TOTAL	(26.6%) 36,805 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 75% OF THE REQUIRED LANDSCAPE AREA. THIS PROJECT WILL MEET THIS REQUIREMENT.

PARKING LOT TREES
152 CUSTOMER PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 15
PARKING LOT TREES PROVIDED: 19

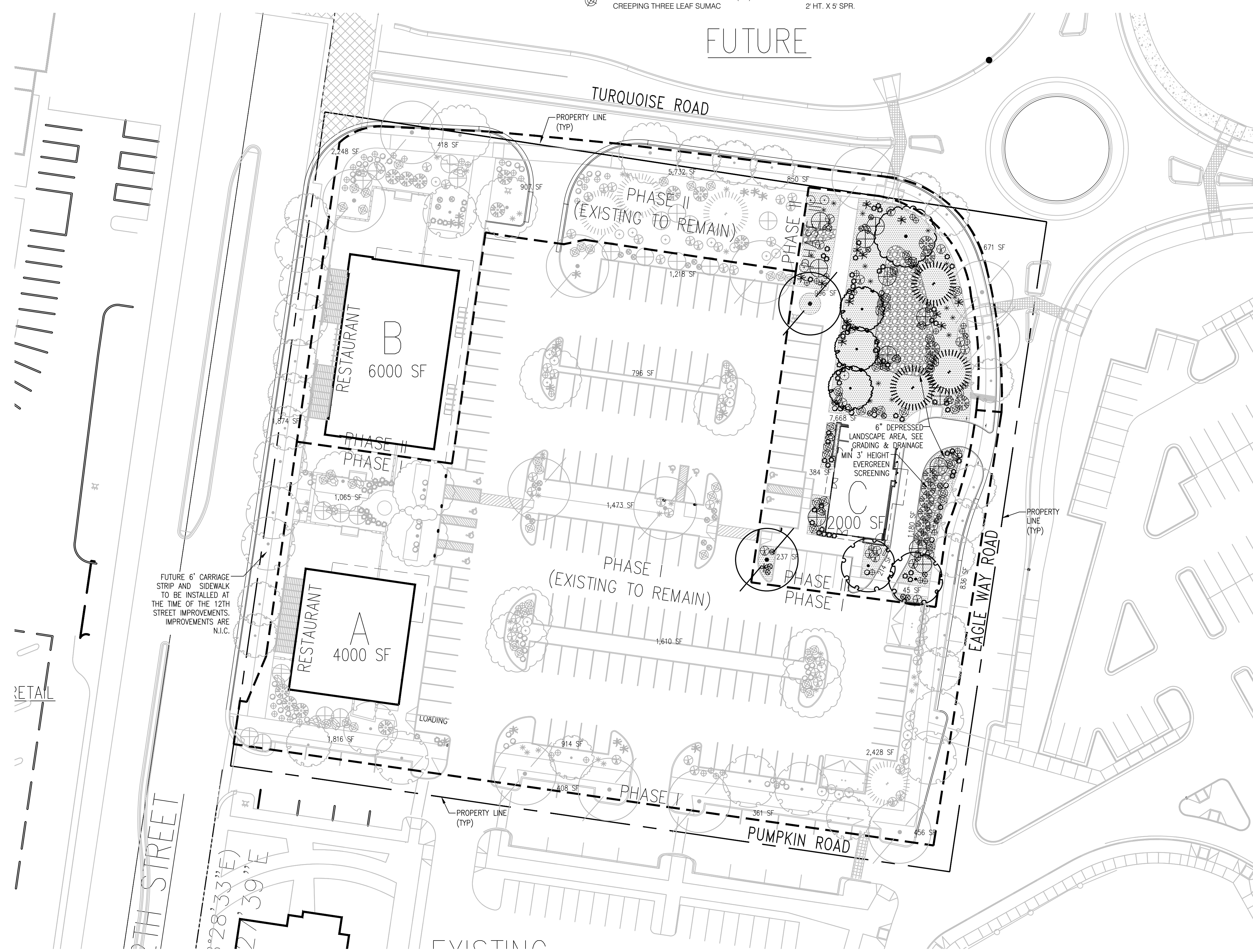
STREET TREES
STREET TREE REQUIREMENTS SPECIFY THE SPACING BETWEEN STREET TREES, WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED AT A FREQUENCY OF 30 FEET PER LINEAR FOOT OF STREET FRONTAGE. NEW STREET TREES SHALL BE PLANTED IN THE PROPOSED 6' CARRIAGE STRIP AT THE TIME OF THE 12TH STREET IMPROVEMENTS IN ACCORDANCE WITH THE STREET TREE ORDINANCE.

12TH STREET FRONTAGE IS 370'
STREET TREES REQUIRED: 12 TREES
STREET TREES PROVIDED AT TIME OF 12TH STREET IMPROVEMENTS: 12 TREES

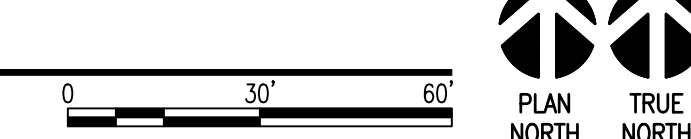
PHASING
PHASE I INCLUDES ALL EXISTING PLANTINGS, GRAVEL MULCH AND IRRIGATION INDICATED IN PHASE I AREA TO REMAIN.

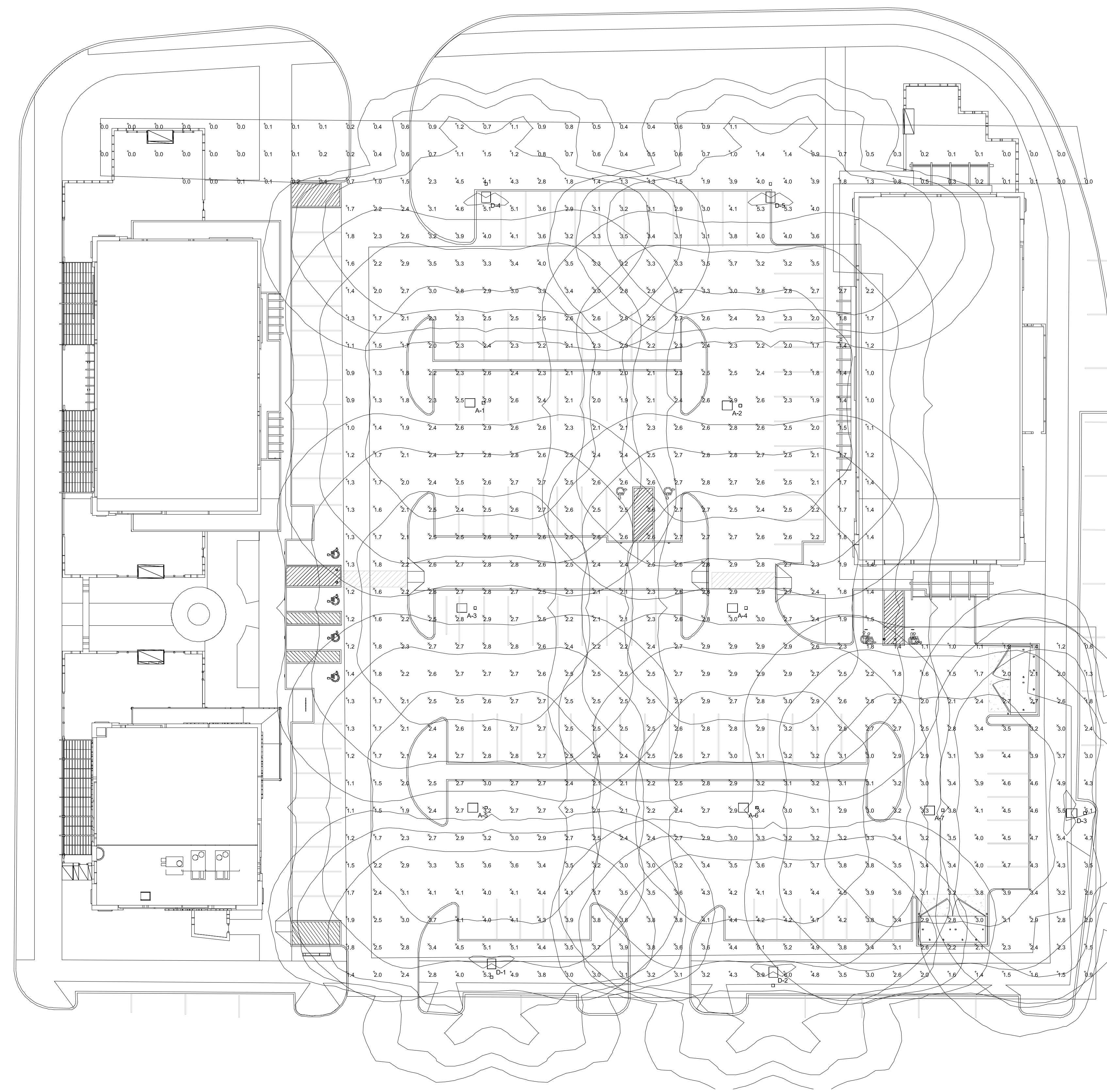
PHASE II TO INCLUDE ALL PLANTINGS AND GRAVEL MULCH INDICATED IN PHASE II AREA. PHASE II IRRIGATION TO BE EXTENDED FROM PHASE I IRRIGATION SYSTEM.

PHASE III TO INCLUDE ALL PLANTINGS AND GRAVEL MULCH INDICATED IN PHASE III AREA. PHASE III IRRIGATION TO BE EXTENDED FROM PHASE I IRRIGATION SYSTEM.



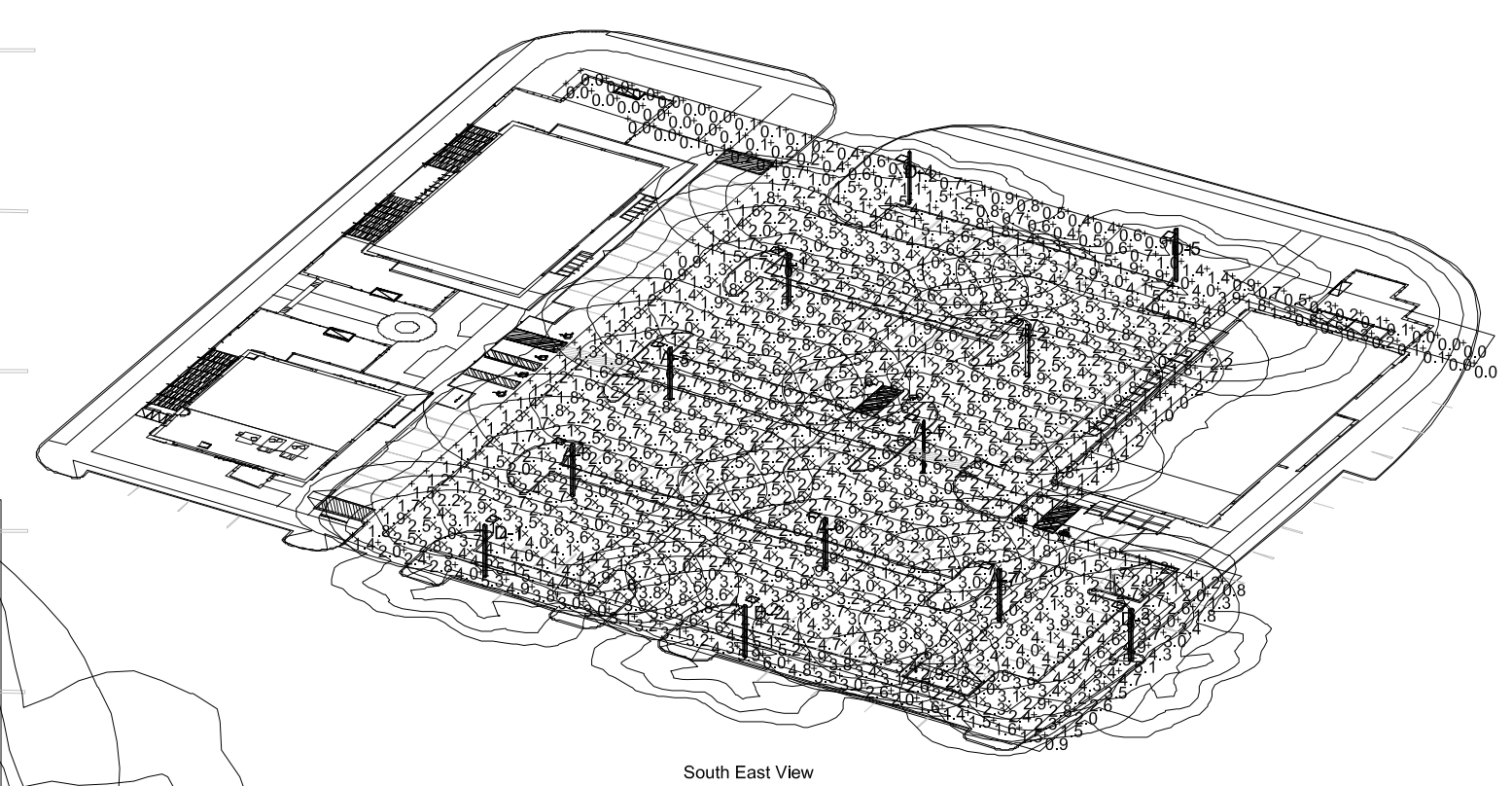
A1 LANDSCAPE PLAN
SCALE 1" = 30'



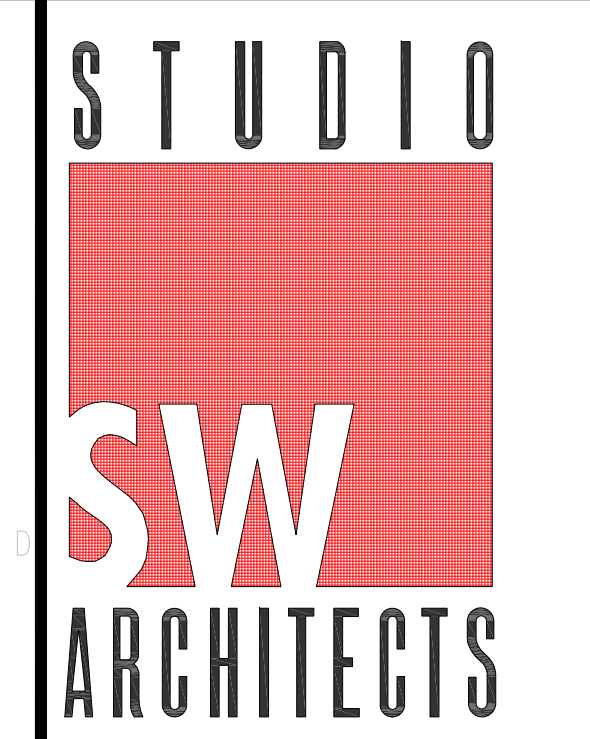


Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LF/F	Wattage
T5		0	KAD LED 60C 1000 50K RS MVOLT	KAD LED 60 LED 1 AMP MVOLT DRIVER, 5000K, TYPE 8 OPTICS	LED	1	18454.21	0.95	216
T50 BL		0	KAD LED 60C 1000 50K RS MVOLT	KAD LED 60 LED 1 AMP MVOLT DRIVER, 5000K, TYPE 8 OPTICS	LED	1	18454.21	0.95	432
T3		0	KAD LED 60C 1000 50K RS MVOLT	KAD LED 60 LED 1 AMP MVOLT DRIVER, 5000K, TYPE 8 OPTICS	LED	1	17367.49	0.95	216
A		7	DSX1 LED 60C 1000 50K TSM MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE TSM OPTIC, 5000K, @ 1000mA	LED	1	19966.72	0.95	209
B		0	DSX1 LED 60C 1000 50K TSM MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, (2) 100mA DRIVERS, 5000K, TYPE TSM OPTIC	LED	1	32839.36	0.95	357
C		0	DSX1 LED 60C 1000 50K TSM MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE TSM OPTIC, 5000K, @ 1000mA	LED	1	20518.19	1	209
D		5	DSX1 LED 60C 1000 50K TSM MVOLT	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE TSM OPTIC, 4000K, @ 1000mA	LED	1	18172.47	1	209

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Parking Area	×	2.8 fc	5.5 fc	1.3 fc	4.2:1	2.2:1



Notes
 1. Heads are mounted at 20 feet above grade.



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CONSULTANTS

Architect _____ Engineer _____

DRB SUBMITTAL

AIS MASTER PLAN PHASE 2

2300 12TH STREET
 ALBUQUERQUE NM 87104

MARK	DATE	DESCRIPTION
ISSUE:		DRB
PROJECT NO:		1513
CAD DWG FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		12/02/2015

SHEET TITLE
**PAD1
 PHOTOMETRIC SITE
 PLAN**

CIMARRON LED CL1S

SPARDLING LIGHTING

SPECIFICATIONS

Construction:

- Cast vertically formed die-cast solid top housing for maximum heat dissipation.
- Shows construction of mounting options.
- Rugged lower die-cast aluminum heat sink optimizes thermal management and optical performance.
- One piece die-cast aluminum gasket with mechanically compressed stainless steel bevel ensures weather proof seal around each individual LED for IP65 rating.
- Backlight Control (BC) option available for 85% ball light reduction, doesn't change beam appearance or EPA, recommended for Type II and Type IV distributions.
- Complements the Cimarron LED CL1 I.
- Weight - 19 pounds, EPA - 45 W

Options:

- Choice of 120 high brightness LED configurations with individual acrylic lenses specifically designed for LED Type II, III, IV and V distributions.
- 3000K, 4000K, 5000K, 5700K, 6700K, Turboblend Amber

Electrical:

- Universal input voltage 100-277 VAC, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 1.0% THD
- 700mA drive current standard, 350mA and 520mA options available with 32L and 48L LED models
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides Class 2, 100k protection meeting NFPA70E, CSA C22.2 No. 250.0-24 for wet locations
- Class 2, 100k surge protection device provides Class 2, 100k protection meeting NFPA70E, CSA C22.2 No. 250.0-24 for wet locations
- Class 2, 100k surge protection device provides Class 2, 100k protection meeting NFPA70E, CSA C22.2 No. 250.0-24 for wet locations

Product Image(s)

Dimensions

Weight

19 lbs
8.63 kg

CERTIFICATIONS/LISTINGS

ORDERING INFORMATION

CL1S - A - ORDERING EXAMPLE: CL1S-A-48LU-3K-3-DB-RP3K

CL1S - A -

SERIES	NO. OF LEADS	VOLTAGE	CCFL	DRIVE CURRENT	OPTIONS
CL1S - A - 16L	16L High brightness LEDs	100-277V	3K 3000K, 6700K	16L 700mA (standard)	BC Backlight control
CL1S - A - 32L	32L High brightness LEDs	100-277V	4K 4000K, 7000K	32L 700mA (standard)	CD Continuous dimming
CL1S - A - 48L	48L High brightness LEDs	100-277V	5K 5000K, 6700K	48L 700mA (standard)	FXFX3 Fusing optica X with voltage 1-120V, 2-200V, 3-240V, 4-277V, 5-480V, 6-347V

MOUNTING

A 4" straight arm attached to housing, complete with quick-mount plate.

DISTRIBUTION

TYPE	DESCRIPTION
2	Type II
3	Type III
4	Type IV
5M	Type V Medium
5S	Type V Short
5W	Type V Wide
2L	Type II rotated left
3L	Type III rotated left
4L	Type IV rotated left
2R	Type II rotated right
3R	Type III rotated right
4R	Type IV rotated right

COLOR

CODE	DESCRIPTION
DB	Dark Bronze
BL	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CC	Custom Color

MOTION CONTROL OPTIONS

CODE	DESCRIPTION
WB	Wall bracket
PRX	NEMA Photo cell receptacle (replace X with voltage 1-120V, 2-200V, 3-240V, 4-277V, 5-480V, 6-347V)
RP3K	3" Round pole adapter
RP4K	4" Round pole adapter
TB	Terminal block
SCPM	Motion sensor on/off control, No light output when no motion detected
SCPF	Programmable motion control, factory default is 1.0%

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ELECTRICAL DATA

NUMBER OF LEADS	NUMBER OF DRIVERS	DRIVE CURRENT (milliamperes)	INPUT VOLTAGE (VOLTS)	OPER. CURRENT (AMPS)	SYSTEM POWER (WATTS)	IN RUSH CURRENT (AMPS)
16	1	700	100	0.32	37.8	
			277	0.15	37.5	
			480			
32	2	700	100	0.63	75.5	
			277	0.29	74.8	
			480			
48	3	700	100	0.95	110.5	
			277	0.44	110.9	
			480			

Consult factory for 3500K and 5200K electrical data.

ACCESSORIES

CATALOG NUMBER	DESCRIPTION
SCP-REMOTE	Remote control for SCP option. Order at least one per project to program and control.

PHOTOCENTRAL EQUIPMENT

CATALOG NUMBER	DESCRIPTION
PTL-1	Photocentral - best lock cell (120V)
PTL-2	Photocentral - best lock cell (120-277V)
PTL-3	Photocentral - best lock cell (480V)
PTL-4	Photocentral - best lock cell (247V)
PS	Shelving cap - best lock

MOUNTING ACCESSORIES

CATALOG NUMBER	DESCRIPTION
CL1S-RP3K-ACC-XX	Round pole adapter for straight arm (3"-35/16")
CL1S-RP4K-ACC-XX	Round pole adapter for straight arm (4"-41/16")
WB-CR-XX	Wall bracket

TENON TOP POLE BRACKET ACCESSORIES

Catalog Number	Description
SETA-XX	Square pole tenon adapter (4 at 90 degree)
RETA-XX	Round pole tenon adapter (4 at 90 degree)
TEYA-XX	Tenon/pole tenon adapter (3 at 120 degree)

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PERFORMANCE DATA

NUMBER OF LEADS	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	5K (5100K NOMINAL, 67 CRI)			4K (4000K NOMINAL, 70 CRI)			3K (3000K NOMINAL, 80 CRI)									
				LUMENS	LPW*	B U G	LUMENS	LPW*	B U G	LUMENS	LPW*	B U G							
16	700mA	38w	2	3053	80	1	1	1	3077	81	1	1	1	2438	64	1	1	2	2
			3	3975	81	1	1	1	3989	82	1	1	1	2438	65	1	1	1	1
			4	3115	82	1	1	1	3199	83	1	1	1	2488	65	1	1	1	1
			5S	3457	91	2	0	0	3484	92	2	0	0	2761	73	2	0	0	0
			5M	3731	98	2	0	0	3454	91	2	0	0	2737	72	2	0	0	0
			5W	3196	83	3	1	1	3160	83	2	1	1	2725	72	2	1	1	1
			2	6527	98	2	1	2	6542	89	2	1	2	4788	65	1	1	2	2
			3	6574	87	2	1	2	6085	80	2	1	2	4823	63	1	1	2	2
			4	6654	88	1	1	2	6159	81	1	1	2	4881	64	1	1	2	2
			5S	7391	97	3	0	0	6841	90	3	0	0	5422	71	2	0	0	0
5M	7277	96	3	0	1	6932	89	3	0	1	5525	71	3	0	1	1			
32	700mA	76w	2	6704	88	3	1	2	6206	82	3	1	2	4918	65	3	0	1	1
			3	4900	88	2	1	2	4564	81	1	1	2	3617	65	1	1	2	
			4	4960	89	1	1	2	4596	82	1	1	1	3643	65	1	1	1	
			5S	5298	90	1	1	2	4852	83	1	1	2	3821	66	1	1	1	
			5M	5583	100	2	0	0	5188	92	2	0	0	4096	73	2	0	0	
			5W	5535	99	2	0	1	5123	91	2	0	1	4080	73	2	0	1	
			2	5954	90	3	1	1	4888	84	3	1	1	3715	66	2	1	1	
			3	3488	92	1	1	2	3229	85	1	1	1	2559	67	1	1	1	
			4	3513	92	1	1	1	3252	86	1	1	1	2578	68	1	1	1	
			5S	3556	94	1	1	1	3292	87	1	1	1	2609	69	0	1	1	
48	700mA	110w	2	8855	90	2	1	2	8559	86	2	0	0	2986	76	1	1	0	
			3	3916	103	2	0	0	3625	95	2	0	0	2873	76	2	0	0	
			4	3583	94	3	1	1	3317	87	2	1	1	2628	69	2	1	1	
			5S	3884	90	2	2	3	3131	83	2	2	3	2736	66	2	1	2	
			5M	3925	90	2	1	2	3583	87	2	1	2	2786	66	2	1	2	
			2	10666	91	2	1	2	9909	85	1	1	2	7577	67	1	1	2	
			3	11169	102	3	0	0	10339	94	3	0	0	8193	74	3	0	0	
			4	11073	101	4	1	2	10250	93	4	1	2	8123	74	3	1	2	
			5S	11052	92	3	1	2	9979	85	3	1	2	8062	69	3	1	2	
			2	7230	88	2	1	2	6892	82	2	1	2	5303	65	1	1	2	
48	525mA	82w	3	7282	89	2	1	2	7031	86	2	1	2	5342	65	1	1	2	
			4	7370	90	1	1	2	6823	83	1	1	2	5407	66	1	1	2	
			5S	8188	100	3	0	0	7378	92	3	0	0	6005	73	3	0	0	
			5M	8116	99	3	1	2	7512	92	3	1	2	5954	73	3	1	1	
			5W	7426	91	3	1	1	6874	84	3	1	1	7081	86	2	1	1	
			2	5211	95	2	1	2	4823	88	1	1	2	3822	69	1	1	1	
			3	5248	95	1	1	2	5287	92	1	1	1	3959	70	1	1	1	
			4	5312	97	1	1	2	4917	89	1	1	2	3897	71	1	1	1	
			5S	5900	107	2	0	0	5482	99	2	0	0	4328	79	2	0	0	
			5M	5849	106	3	1	1	5415	98	3	1	1	4291	78	2	1	1	
5W	5352	97	3	1	1	4854	90	2	1	1	5104	83	2	1	1				

Lumen values are the minimum values performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-use environment, application and inherent performance tolerance of the electrical components.

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	100,000	200,000	CALCULATED L70 (hours)
25°C/77°F	1.00	0.98	0.96	0.94	0.92	>475,000
40°C/104°F	0.96	0.96	0.95	0.94	0.92	>556,000

*Note: 2100, 700mA, RP3K, 10,100hours

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

TEMP	LUMEN MIL.
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.98
50°C	0.98

FIXTURE MOUNTING

FIXTURE MOUNTING - FACTORY ROTATED OPTICS

For proper light distribution and performance, rotated optics must be mounted as referenced in illustration.

TYPE	DESCRIPTION
2L	Type II rotated left
3L	Type III rotated left
4L	Type IV rotated left
2R	Type II rotated right
3R	Type III rotated right
4R	Type IV rotated right

QUICK MOUNT INSTALLATION

The Cimarron CL1S installation features:

- Quick-mount plate attaches to pole with two 3/4" bolts.
- 4" slot on 1/4" tapered screws secure luminaire door to top.
- Safety latch holds luminaire door to prevent "fingering" door.
- Two stage hinge mechanism built into integral arm.
- Quick-connect wiring for a simplified, hassle-free installation.

For installation video scan this code or visit link below:

<https://www.youtube.com/watch?v=7u0e0hd9ur2&list=PL1513AIS1>

LIGHTING FACTS

Light Output (Lumens)	Beam Angle	Beam Diameter (ft)	Beam Diameter (in)	Color Accuracy
2728	34.81°	1.15	13.8	85
3682	38.1°	1.28	15.4	85
4983	43.2°	1.55	18.6	85
6652	50.0°	1.92	23.0	85
8883	57.7°	2.40	28.8	85
11883	67.5°	3.05	36.6	85
15883	79.1°	3.95	47.4	85
21883	93.4°	5.15	61.8	85
29883	110.6°	6.75	81.0	85
39883	131.3°	8.85	106.2	85
53883	157.5°	11.65	140.0	85
72883	190.8°	15.45	185.4	85
97883	233.1°	20.45	245.4	85
131883	286.7°	27.35	328.2	85
176883	354.9°	36.15	433.8	85
236883	441.3°	47.55	570.6	85
316883	550.1°	62.85	754.2	85
426883	685.7°	83.55	1002.6	85
576883	854.1°	110.85	1330.2	85
776883	1060.1°	146.85	1	