CONSTRUCTION PLANS FOR

ALOFT HOTEL

ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2026

INDEX TO DRAWINGS

01 – COVER SHEET
02 – GENERAL NOTES
03 – EXISTING BASIN
04 – BASIN
05 – PROPOSED SITE BASIN
06 – DEMOLITION PLAN
07 – DEMOLITION PLAN – NORTH
08 – DEMOLITION PLAN – SOUTH
09 – SITE PLAN
10 – SITE PLAN – NORTH
11 – SITE PLAN – SOUTH
12 – SITE PLAN – DETAILS
13 – GRADING PLAN
14 – GRADING PLAN – NORTH
15 – GRADING PLAN – SOUTH
16 – DRAINAGE PLAN
17 – DRAINAGE PLAN NORTH
18 – DRAINAGE PLAN SOUTH
19 – STORM DRAIN PLAN AND PROFILE
20 – STORM DRAIN DETAIL VIEWS
21 – EROSION AND SEDIMENT CONTROL PLAN
22 – EROSION AND SEDIMENT CONTROL PLAN – NORTH
23 – EROSION AND SEDIMENT CONTROL PLAN – SOUTH
24 – EROSION CONTROL NOTES
25 – EROSION CONTROL DETAILS
26 – MASTER UTILITY – OFF–SITE
27 – MASTER UTILITY
28 – MASTER UTILITY – NORTH
29 – MASTER UTILITY – SOUTH
31 – OFF–SITE SAS PLAN & PROFILE
32 – PAVING PLAN
33 – TRAFFIC CIRCULATION LAYOUT
34 – TRAFFIC CIRCULATION LAYOUT – DETAILS
35 – FIRE ONE PLAN
36 – DETAILS 1
37 – DETAILS 2
38 – DETAILS 3
39 – DETAILS 4
40 – DETAILS 5
41 – DETAILS 6
42 – DETAILS 7
43 – DETAILS 8
44 – LFGVS–GENERAL NOTES
45 – LFGVS–PLAN
46 – LFGVS–CONSTRUCTION DETAILS
47 – LANDSCAPE PLAN
48 – IRRIGATION PLAN
49 – ELEVATIONS_1 OF 2
50 – ELEVATIONS_2 OF 2
51 – SOLID WASTE
52 – LIGHTING PLAN_1 OF 2
53 – LIGHTING PLAN_2 OF 2



VICINITY MAP M-15-Z

SCALE NONE

NOTICE TO CONTRACTORS

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #9)

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260–1990) FOR LOCATION OF EXISTING UTILITIES.

3. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24–HOUR CONSTRUCTION.

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.

6. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

7. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.

8. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

9. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.

10. ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).

11. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx

12. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

13. ELECTRONIC MARKER DEVICES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE COA STANDARD SPECIFICATIONS.

14. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

PROJECT NUMBER: PR–2019–002651

APPLICATION NUMBER: SI–2026–00013

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	04/22/2026
Traffic Engineer, Transportation Division	Date
	04/24/2026
ABCWUA	Date
Whitney Phelps (Apr 22, 2026 10:07:29 MDT)	04/22/2026
Parks & Recreation Department	Date
Yeqiao Cha	04/22/2026
Hydrology	Date
Jeff Peterson (Apr 22, 2026 08:45:31 MDT)	04/22/2026
Code Enforcement	Date
Shellie Eaton (Apr 24, 2026 11:41:12 MDT)	04/24/2026
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Jay Rodenbeck	04/24/2026
Planning Department	Date

* Environmental Health, if necessary

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
505–858–3100
www.tierrawestllc.com

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

REV	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

ENGINEERS STAMP & SIGNATURE

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

04/21/2026

RONALD R. BOHANNAN P.E. #7868

APPROVALS	ENGINEER	DATE
DRC Chairman		
Transportation		
Water/Wastewater		
Hydrology		
AMAFCA		
Constr. Mngmt.		
Constr. Coord.		

APPROVED FOR CONSTRUCTION

City Engineer Date

CITY PROJECT NO.

SHEET 01 OF 53

Z:\2021\202133 Sunport Suites Hotel – Potela\dwg\Construction\202133_COVER.dwg Apr 21, 2026 – 3:11pm

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DRAWINGS.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

3. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

4. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN RIGHT-OF-WAY.

5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY OF ALBUQUERQUE SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY OF ALBUQUERQUE SURVEYOR AND SHALL NOTIFY THE CITY OF ALBUQUERQUE SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY OF ALBUQUERQUE SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.

6. EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND LINES MAY EXIST WHERE NONE ARE SHOWN. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL THEN EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR SHALL THEN COORDINATE RELOCATION OF UTILITY LINES WITH UTILITY COMPANIES AS REQUIRED. ANY DAMAGE CAUSED BY FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY EXISTING UTILITIES IS THE FULL RESPONSIBILITY OF THE CONTRACTOR.

7. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ESPANOLA FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

8. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.

9. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

10. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNING UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

11. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY SUCH COSTS INCURRED.

12. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

TRANSPORTATION

1. ANY STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH THERMO-PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

2. REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.

3. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.

4. THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.

5. CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

6. AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

7. CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB AND GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR WILL SAW CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED.

HYDROLOGY

1. ALL STORM DRAINS SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.

2. RCP SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATION. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. RCP JOINTS SHALL NOT BE GROUTED UNLESS DIRECTED BY THE ENGINEER AND WITH CITY APPROVAL.

WATER & SEWER

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE.

2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.

3. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" – 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" – 48"),

4. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.

5. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.

6. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557.

7. AT UTILITY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTION (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PERPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

OTHER COMMON NOTES

1. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

2. WHEN DISTURBING MORE THAN ¾ ACRES,CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

3. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL DETERMINE IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

4. LOCAL ELECTRIC COMPANY WILL PROVIDE AT NO COST TO NMDOT OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY LOCAL ELECTRIC COMPANY WHILE THE CONTRACTOR IS EXPOSING THE LOCAL ELECTRIC COMPANY'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.

5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.

6. CONTRACTOR IS TO SUPPORT, PROTECT, AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

7. CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.

8. CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

9. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR

10. DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL SHALL BE ARRANGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE ENVIRONMENTAL REGULATIONS. NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR COSTS ASSOCIATED WITH OBTAINING A DISPOSAL SITE AND HAUL THERETO.

11. IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PREHISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

GENERAL NOTES

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR

DATE: 01/06/2026

SHEET #: 02

JOB #: 2021133

PR-2019-002651_SI-2026-00013-1515 AIRCRAFT AVE SE-DFT SIGN OFF

Interim Agreement Report 2026-04-24

Created:	2026-04-22
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAgchhBRpTE3TADTBDZw-lHc2dDJcyE429

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"PR-2019-002651_SI-2026-00013-1515 AIRCRAFT AVE SE-DFT SIGN OFF" History

Document created by Jacob Boylan (jboylan@cabq.gov)
2026-04-22 - 2:26:43 PM GMT

Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
2026-04-22 - 2:26:58 PM GMT

Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
2026-04-22 - 2:26:58 PM GMT

Document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) for signature
2026-04-22 - 2:26:58 PM GMT

Document emailed to Whitney Phelan (wphelan@cabq.gov) for signature
2026-04-22 - 2:26:58 PM GMT

Document emailed to Jeff Palmer (jppalmer@cabq.gov) for signature
2026-04-22 - 2:26:58 PM GMT

Document emailed to David Gutierrez (dggutierrez@abcwua.org) for signature
2026-04-22 - 2:26:59 PM GMT

Email viewed by Whitney Phelan (wphelan@cabq.gov)
2026-04-22 - 2:29:02 PM GMT

Adobe Acrobat Sign

Email viewed by Ernest Armijo (earmijo@cabq.gov)
2026-04-22 - 2:29:02 PM GMT

Email viewed by David Gutierrez (dggutierrez@abcwua.org)
2026-04-22 - 2:29:05 PM GMT

Email viewed by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-04-22 - 2:29:29 PM GMT

Email viewed by Tiequan Chen (tchen@cabq.gov)
2026-04-22 - 2:29:40 PM GMT

Document e-signed by Tiequan Chen (tchen@cabq.gov)
Signature Date: 2026-04-22 - 2:30:15 PM GMT - Time Source: server

Document e-signed by Ernest Armijo (earmijo@cabq.gov)
Signature Date: 2026-04-22 - 2:41:53 PM GMT - Time Source: server

Email viewed by Jeff Palmer (jppalmer@cabq.gov)
2026-04-22 - 2:45:17 PM GMT

Document e-signed by Jeff Palmer (jppalmer@cabq.gov)
Signature Date: 2026-04-22 - 2:45:31 PM GMT - Time Source: server

Document e-signed by Whitney Phelan (wphelan@cabq.gov)
Signature Date: 2026-04-22 - 4:07:26 PM GMT - Time Source: server

Document e-signed by David Gutierrez (dggutierrez@abcwua.org)
Signature Date: 2026-04-24 - 5:07:42 PM GMT - Time Source: server

Adobe Acrobat Sign

PR-2019-002651_SI-2026-00013-1515 AIRCRAFT AVE SE-DFT SIGN OFF (1)

Final Audit Report 2026-04-24

Created:	2026-04-24
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAii4Uv-2uiqQxOLDXxOb-NMLvJvHVksBV

"PR-2019-002651_SI-2026-00013-1515 AIRCRAFT AVE SE-DFT SIGN OFF (1)" History

Document created by Jacob Boylan (jboylan@cabq.gov)
2026-04-24 - 5:42:17 PM GMT

Document emailed to seaton@cabq.gov for signature
2026-04-24 - 5:42:29 PM GMT

Document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) for signature
2026-04-24 - 5:42:29 PM GMT

Email viewed by seaton@cabq.gov
2026-04-24 - 5:42:53 PM GMT

Signer seaton@cabq.gov entered name at signing as Shellie Eaton
2026-04-24 - 5:43:20 PM GMT

Document e-signed by Shellie Eaton (seaton@cabq.gov)
Signature Date: 2026-04-24 - 5:43:22 PM GMT - Time Source: server

Email viewed by Jay Rodenbeck (jrodenbeck@cabq.gov)
2026-04-24 - 5:47:49 PM GMT

Document e-signed by Jay Rodenbeck (jrodenbeck@cabq.gov)
Signature Date: 2026-04-24 - 5:57:10 PM GMT - Time Source: server

Agreement completed.
2026-04-24 - 5:57:10 PM GMT

Adobe Acrobat Sign

Weighted E Method

Zone:
Zone 2
Existing Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
On-Site Basin	45,071.	1.03	0.002	0%	0.00	0%	0.00	0%	0.00	100%	1.03	2.330	0.201	4.49
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	12%	1.88	88%	13.21	2.168	2.726	63.07
Total	**702,391.9**	**16.125**	**0.02519**		**0.00**		**0.000**		**1.880**		**14.245**		**0.201**	**67.56**

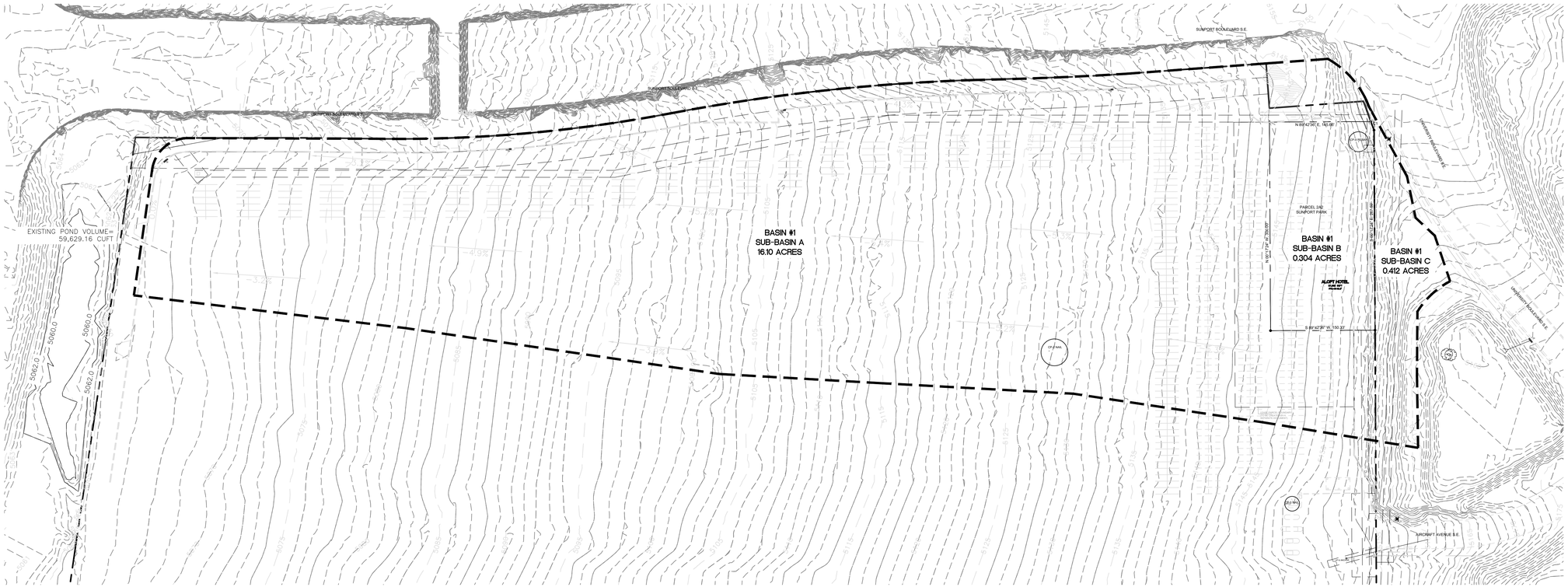
Check	
100%	1.03
100%	15.09



VICINITY MAP: 1501 AIRCRAFT AVENUE SE, ALBUQUERQUE, NM

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING AND COMPRISING ALL OF PARCEL "2A", OF SUNPORT PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LOTS 1A, 1B, 2A AND 2B IN BLOCK 3, PARCELS 1-A-1, 1-A-2, 1-B-1 IN BLOCK 4, PARCELS 2A, 2B, 3C AND 2D OF SUNPORT PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1996, IN PLAT BOOK 96C, FOLIO 22. LESS AND EXCEPTING THEREFROM THAT PORTION AFFECTED BY THAT CERTAIN PERMANENT ORDER OF ENTRY ENTERED JUNE 28, 2018 IN BERNALILLO COUNTY DISTRICT COURT CAUSE NO. CV-2016-02511.



GRAPHIC SCALE

80 0 40 80

(IN FEET)
1 inch = 80 ft.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans # M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM
EXISTING BASIN

DRAWN BY MR
DATE 01/06/2026
SHEET # 03
JOB # 2021133

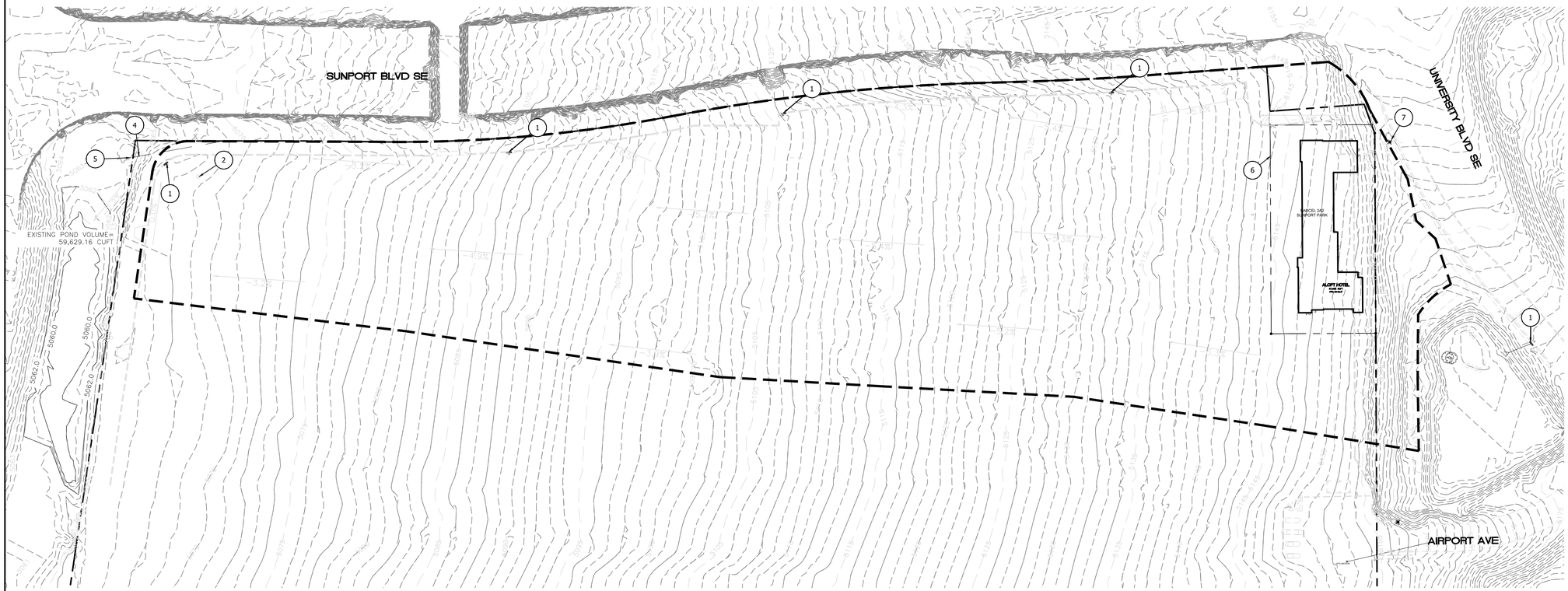
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
Hydro/Trans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DISMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

Weighted E Method

Zone:
Zone 2
Developed Basin

Basin	Basin Area			Treatments								100-Year			Check	
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs		
On-Site Basin	45,071.	1.03	0.002	0%	0.00	15%	0.16	0%	0.00	85%	0.88	2.101	0.181	4.18	100%	1.03
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	13%	1.92	87%	13.17	2.165	2.722	63.01	100%	15.09
Total	**702,391.9**	**16.125**	**0.02519**		**0.00**		**0.155**		**1.920**		**14.049**		**0.181**	**67.20**		



KEYED NOTES

1. EXISTING STORM DRAIN (SD) DROP INLET
2. EXISTING SANITARY SEWER (SAS) MANHOLE (MH)
3. NOT USED
4. EXISTING STORM SEWER UTILITY EASEMENT
5. STORM DRAIN OUTLET
6. PLAT BOUNDRY
7. EXISTING PUBLIC FIRE HYDRANT

LEGEND

- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- ON-SITE FLOW
- OFF-SITE FLOW
- BASIN BOUNDARY LINE

STORM WATER QUALITY IN-LIEU TABLES

Stormwater Quality Volume					
Acres	SF	Rainfall (in)	Rainfall (ft)	SWQV (CF)	SWQV (Acre-Ft)
0.88	**38,332.80**	0.26	**0.022**	**830.5**	**0.02**

Payment In-Lieu Amount			
SWQV (CF)	$/CF	Total Amount	
830.54	$ 8.00	**$**	**6,644.35**

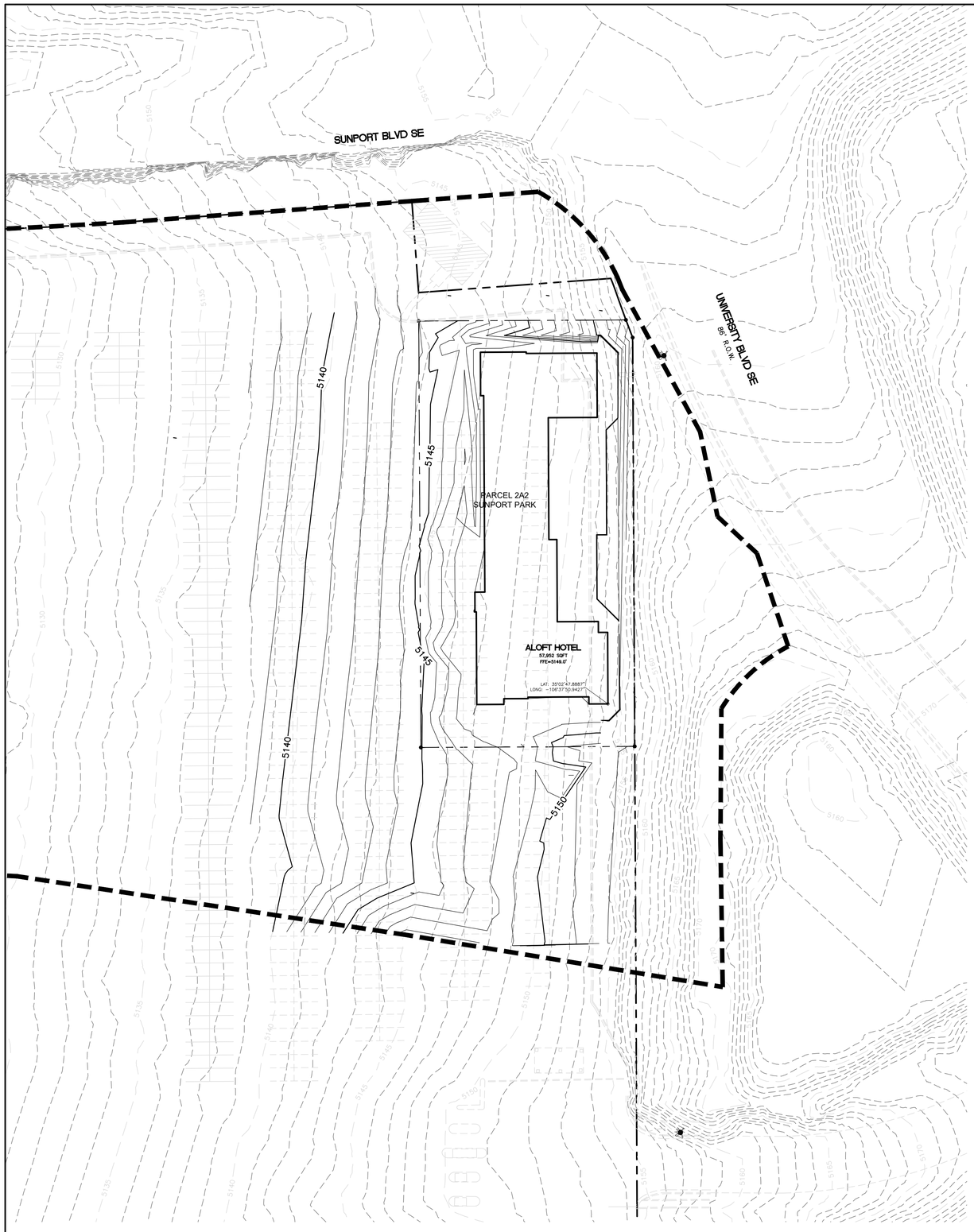
GRAPHIC SCALE
80 0 40 80
(IN FEET)
1 inch = 80 ft.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM
BASIN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 04
JOB #: 2021133



LEGEND

- CURB & GUTTER
- PROPERTY LINE
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- BASIN BOUNDARY LINE
- 5010 PROPOSED MINOR CONTOUR
- 5010 PROPOSED MAJOR CONTOUR

N

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
Hydro/Trans #: M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS AND REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

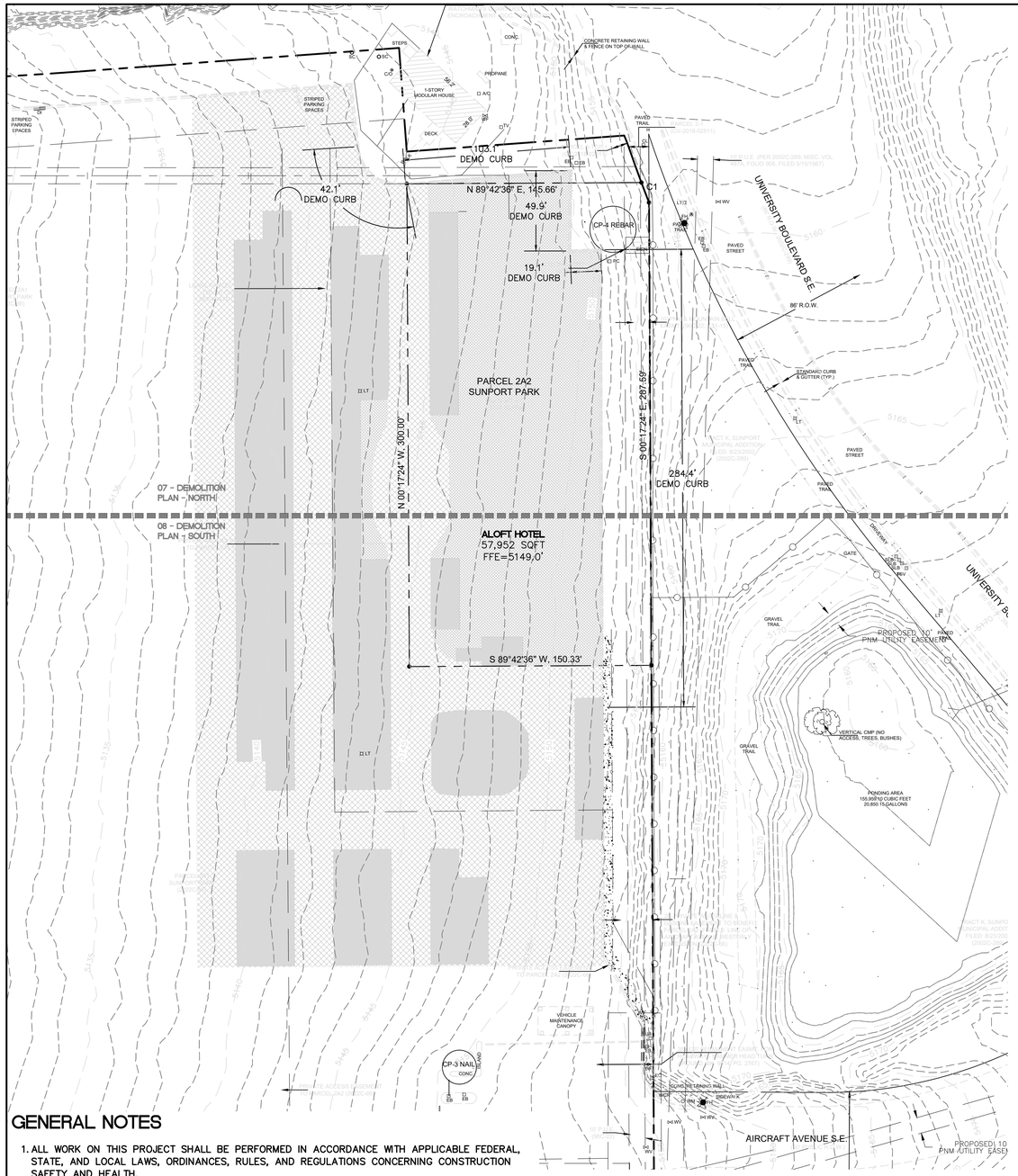
RONALD R. BOHANNAN
P.E. #7868

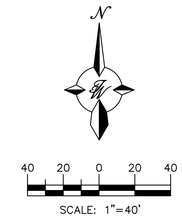
ALOFT HOTEL
ALBUQUERQUE, NM

PROPOSED SITE BASIN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 05
JOB #: 2021133





LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- DEMOLISH EXISTING PARKING STRIPE
- LANDSCAPING
- RETAINING WALL
- SETBACK LINE
- LIGHT TRAFFIC RESURFACE (39,373.52 SF)
- HEAVY TRAFFIC RESURFACE (62,188.93 SF)
- DEMO/DISPOSE EXISTING ASPHALT (28,015.41 SF)

GENERAL NOTES

1. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
2. CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
4. CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
5. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS SHOWN. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING AND SUCH COSTS INCURRED.
6. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBLY OF THE CONTRACTOR.

WATER & SEWER

1. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. EXISTING VALVES AND MANHOLES SHALL NOT BE BURIED OR PAVED OVER BUT RIMS SHALL BE ADJUSTED TO MATCH NEW GRADE PER COA STANDARD DRAWINGS 2460 AND 2461.
2. MANHOLE RIMS, FIRE HYDRANT ELEVATIONS, AND FLANGE ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT OR SURFACE GRADES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUEST MUST BE MADE ONLINE AT HTTP: //ABCWUA.ORG/WATER_SHUT_OFF_AND_TURN_ON_PROCEDURES.ASPX
4. PROPOSED WATERLINE MATERIALS SHALL BE PVC PIPE MEETING AWWA C-900: DR18 REQUIREMENTS (6" – 12") OR DUCTILE IRON PIPE MEETING AWWA C-150 REQUIREMENTS (6" –48").
5. ALL WATERLINE FITTINGS, VALVES, BENDS, TEES, CROSSES AND APPURTENANCES SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE PLANS. THE JOINT RESTRAINT REQUIREMENTS SHOULD BE DELINEATED WITHIN A JOINT RESTRAINT TABLE.
6. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING. EXCEPT WHEN PROFILED WITHIN A PROPOSED OR EXISTING STREET, WHERE STREET STATIONING SHALL GOVERN.
7. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2465.
8. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
9. CONTRACTOR SHALL INSTALL A 4" X 4" X5' POST AND EMS AT THE END OF EACH SANITARY SEWER SERVICE.
10. CONTRACTOR SHALL PROVIDE THE PROPOSED HYDRO TESTING PLANS TO THE WUA INSPECTIONS FOR APPROVAL PRIOR TO BEGINNING TESTING OPERATIONS.
11. AT UTILTIY CROSSINGS, WHERE LESS THAN 18" OF VERTICAL SEPARATION FROM STORM DRAIN PIPING OR STRUCTURES IS PROPOSED, LEAN FILL CONSTRUCTED (PER SECTION 207 OF THE STANDARD SPECIFICATIONS) SHALL BE USED TO PROTECT THE WATER OR SEWER LINE. LEAN FILL SHALL EXTEND A PEPENDICULAR DISTANCE OF 5 FEET ON EACH SIDE OF THE STORM PIPE OR STRUCTURE.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DEFICIENCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

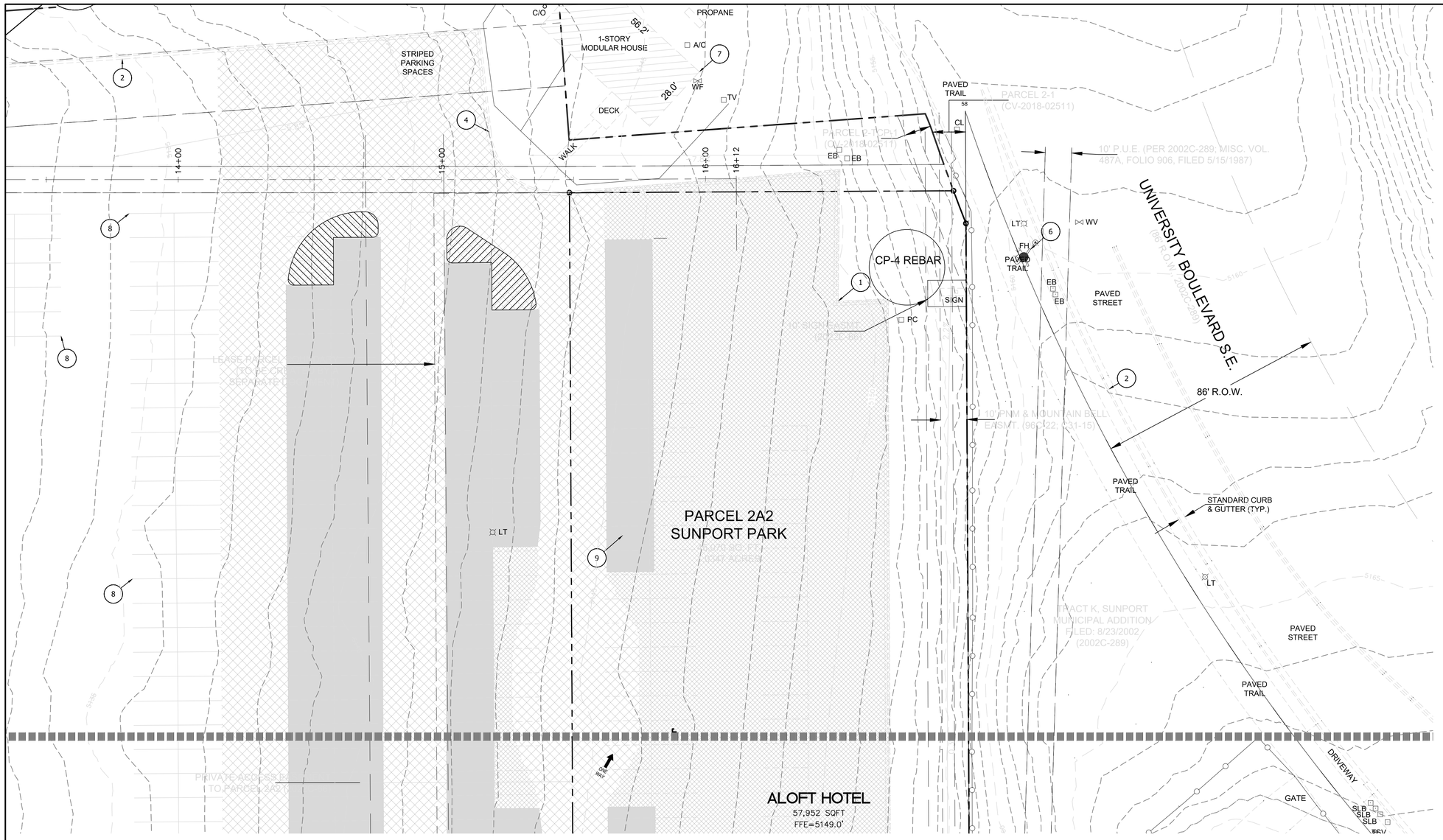
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

DEMOLITION PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 06
JOB #: 2021133





KEYED NOTES

1. REMOVE AND DISPOSE EXISTING CURB & GUTTER (C&G)
2. EXISTING C&G TO REMAIN IN PLACE
3. DEMOLISH EXISTING GRAVEL PATH, MATCH EXISTING GRADE, SEE SHEET 08 – DEMOLITION PLAN – SOUTH
4. END OF EXISTING C&G DEMOLITION, SEE SHEET 08 – DEMOLITION PLAN – SOUTH
5. NOT USED
6. EXISTING FIRE HYDRANT (2) TO REMAIN IN PLACE
7. ADJOINING PROPERTY
8. EXISTING STRIPING TO REMAIN
9. RESURFACE AND RE–STRIPE PROPOSED PARKING AREA, SEE SHEET 31 – PAVING PLAN
10. PROPERTY SETBACK LINE
11. DEMOLISH AND DISPOSE EXISTING ASPHALT

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT–OF–WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- DEMOLISH EXISTING PARKING STRIPE
- LANDSCAPING
- RETAINING WALL
- SETBACK LINE
- LIGHT TRAFFIC ASPHALT
- HEAVY TRAFFIC ASPHALT
- DEMO EXISTING ASPHALT

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
Hydro Trans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DEFICIENCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

DEMOLITION PLAN – NORTH

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 07
JOB #: 2021133

DEMOLITION
N - NORTH

DEMOLITION
N - SOUTH

ALOFT HOTEL
57,952 SQFT
FFE=5149.0'

LAT: 35°02'47.8887"
LONG: -106°37'50.9427"

PAVED TRAIL
DRIVEWAY
GATE
SLB
SLB
SLB
FSV
LT
PAVED TRAIL
PAVED STREET
DI
SLB
PAVED TRAIL
GRAVEL TRAIL
GRAVEL TRAIL
VERTICAL CMP (NO ACCESS, TREES, BUSHES)
PONDING AREA
155,959.10 CUBIC FEET
20,850.15 GALLONS
(86' R.O.W. - 2002C-289)
PRACT K, SUNPORT MUNICIPAL ADDITION FILED: 8/23/2002 (2002C-289)
LT
LT
L'
PARCEL 2A1 SUNPORT PARK (2022C-66)
PRIVATE ACCESS EASEMENT TO PARCEL 2A2 (2022C-66)
20' PRIVATE WATERLINE & SEWER EASEMENT TO BENEFIT PARCEL 2A2 FROM S. LINE OF AIRPORT AVE. TO WESTERLY EXTENSION (2022C-66)
VEHICLE MAINTENANCE CANOPY
35'x120' PERMANENT EASMT. FOR ROADWAY/ HAMMER HEAD TURN AROUND (BK. 9414, PG. 2767)
PRIVATE ACCESS EASEMENT TO PARCEL 2A2 (2022C-66)
CP-3 NAIL
CONC.
ISLAND
EB
EB
PAY BOOTH
PAY BOOTH
PAY BOOTH
UP & ANCHOR
CONC. RETAINING WALL
SIDEWALK
WCR
WM
FH
WV
WV
WV
WV
WCR
SIDEWALK
10' P.U.E. (96C-174)
AIRPORT AVE
(50' PUBLIC R.O.W.)
UB
EB
WF
EC
61'
67'

N

20 10 0 10 20

SCALE: 1"=20'

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- DEMOLISH EXISTING PARKING STRIPE
- LANDSCAPING
- RETAINING WALL
- SETBACK LINE
- LIGHT TRAFFIC ASPHALT
- HEAVY TRAFFIC ASPHALT
- DEMO EXISTING ASPHALT

KEYED NOTES

1. REMOVE AND DISPOSE EXISTING CURB & GUTTER (C&G), SEE SHEET 07 – DEMOLITION PLAN – NORTH
2. EXISTING C&G TO REMAIN IN PLACE
3. DEMOLISH EXISTING GRAVEL PATH, MATCH EXISTING GRADE
4. END OF EXISTING ON-SITE C&G DEMOLITION
5. NOT USED
6. EXISTING FIRE HYDRANT (2) TO REMAIN IN PLACE, SEE THIS SHEET AND 07 – DEMOLITION PLAN – NORTH
7. ADJOINING PROPERTY
8. EXISTING STRIPING TO REMAIN
9. RESURFACE AND RE-STRIPE PROPOSED PARKING AREA, SEE SHEET 31 – PAVING PLAN
10. PROPERTY SETBACK LINE
11. DEMOLISH AND DISPOSE EXISTING ASPHALT

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
Hydro Trans #: M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DISCREPANCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

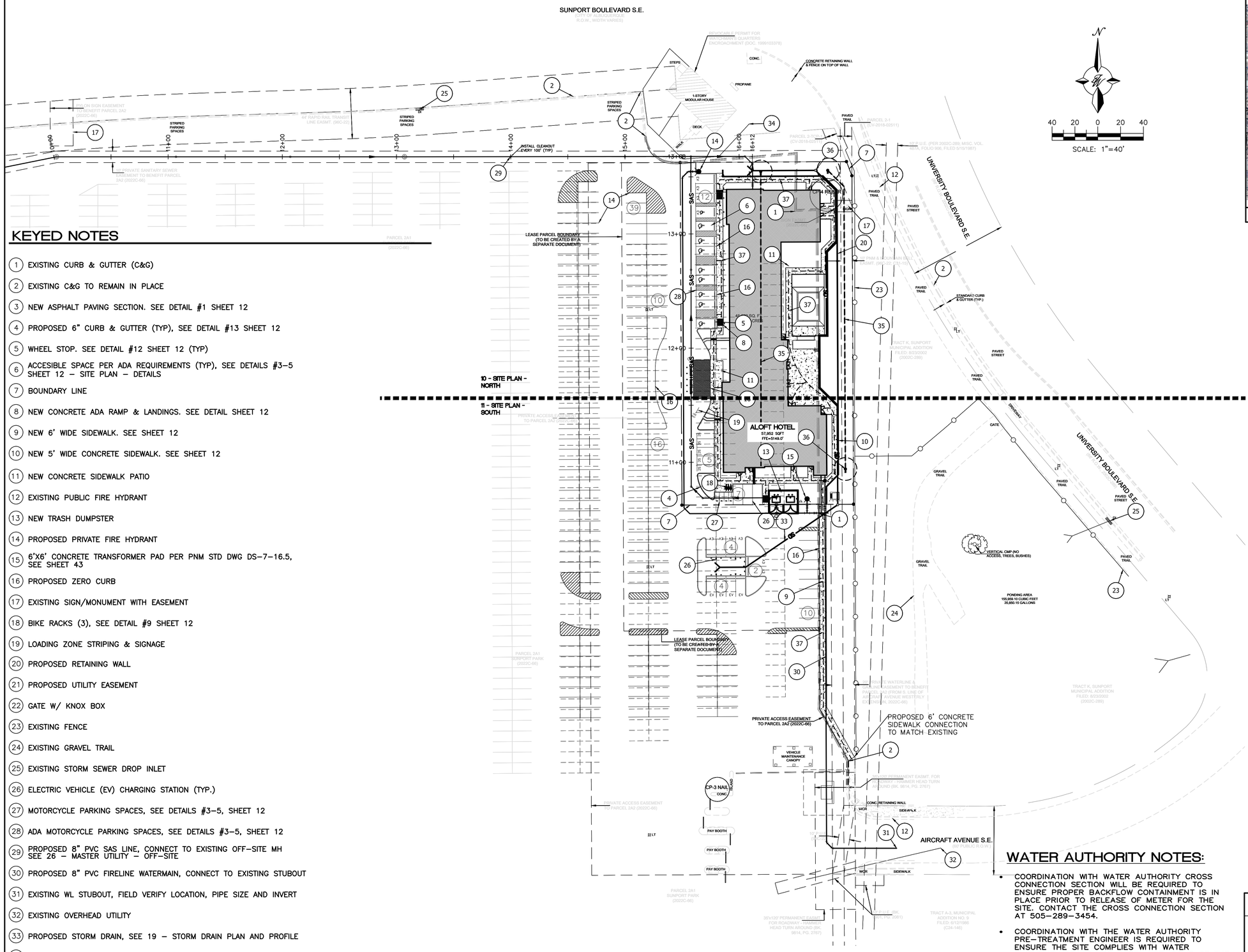
ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN
P.E. #7868

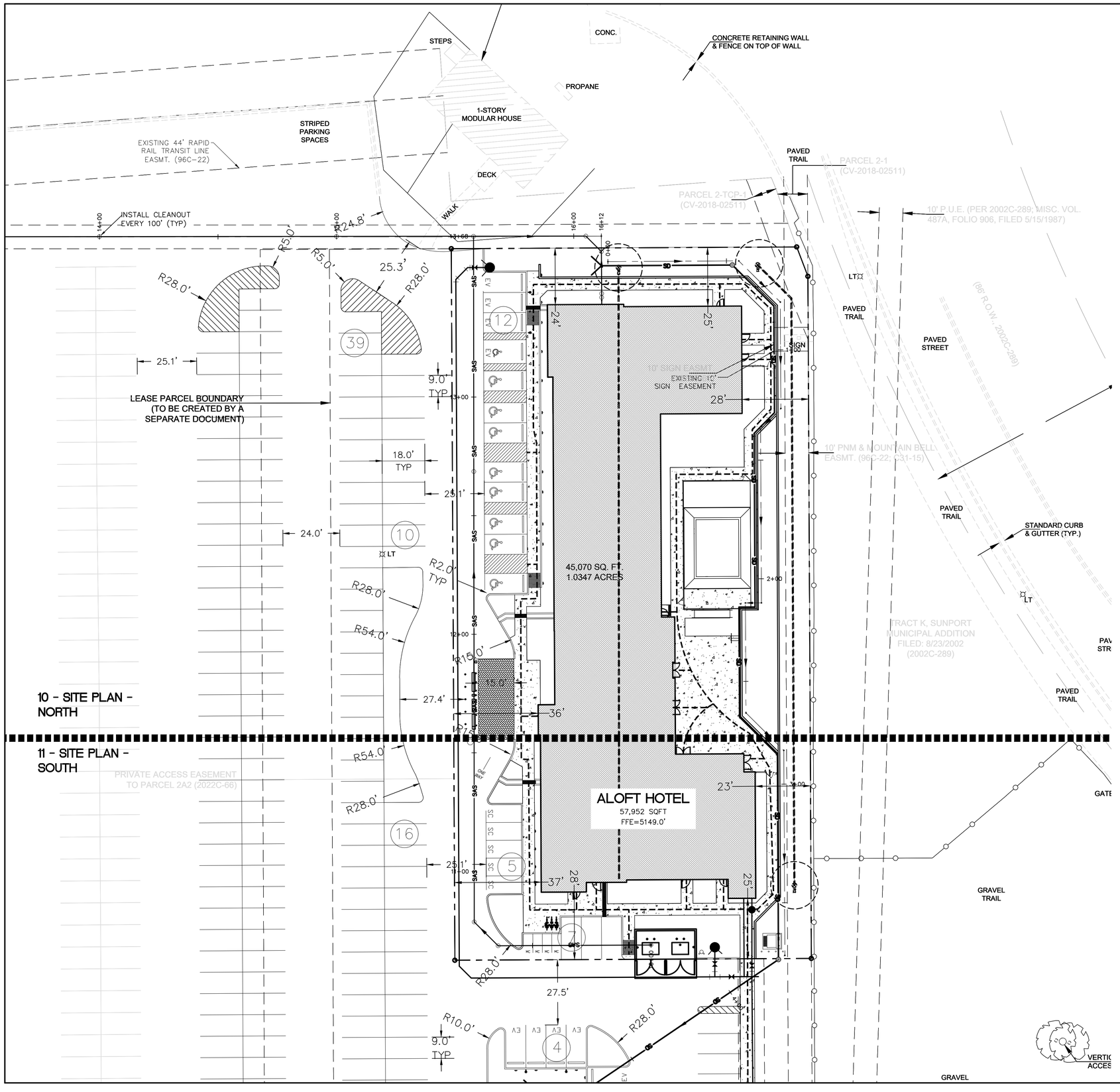
ALOFT HOTEL
ALBUQUERQUE, NM

DEMOLITION PLAN - SOUTH

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 08
JOB #: 2021133


SUNPORT BOULEVARD S.E.
(CITY OF ALBUQUERQUE R.O.W., WIDTH VARIES)
REVOCABLE PERMIT FOR ENCROACHMENT (DOC. 1999103378)
CONC.
CONCRETE RETAINING WALL & FENCE ON TOP OF WALL
STEPS
PROPANE
1-STORY MODULAR HOUSE
DECK
WALK
STRIPED PARKING SPACES
PAVED TRAIL
PARCEL 2-1 (CV-2016-02511)
PARCEL 2-2 (CV-2016-02511)
PNM U.E. (PER 2002C-289, MISC. VOL. 0574, FOLIO 006, FILED 5/15/1987)
UNIVERSITY BOULEVARD S.E.
PAVED STREET
PAVED TRAIL
STANDARD CURB & GUTTER (TYP.)
TRACT K, SUNPORT MUNICIPAL ADDITION FILED: 8/23/2002 (2002C-289)
PAVED STREET
PAVED TRAIL
DRIVEWAY
GATE
UNIVERSITY BOULEVARD S.E.
PAVED STREET
PAVED TRAIL
GRAVEL TRAIL
VERTICAL CMP (NO ACCESS, TREES, BUSHES)
PONDING AREA 155,059.10 CUBIC FEET 20,850.15 GALLONS
PAVED TRAIL
GRAVEL TRAIL
LEASE PARCEL BOUNDARY (TO BE CREATED BY A SEPARATE DOCUMENT)
ALOFT HOTEL
57,952 SQFT
FFE=5149.0'
4 RISERS
SAS
SAS
SAS
10 - SITE PLAN - NORTH
11 - SITE PLAN - SOUTH
PRIVATE ACCESS EASEMENT TO PARCEL 2A1 (2022C-66)
PARCEL 2A1 SUNPORT PARK (2022C-66)
PRIVATE ACCESS EASEMENT TO PARCEL 2A2 (2022C-66)
PROPOSED 6' CONCRETE SIDEWALK CONNECTION TO MATCH EXISTING
VEHICLE MAINTENANCE CANOPY
CP-3 NAIL & DISC CONC
PAY BOOTH
PAY BOOTH
PAY BOOTH
CONC RETAINING WALL
WCR
SIDEWALK
WCR
SIDEWALK
AIRCRAFT AVENUE S.E.
(60' PUBLIC R.O.W.)
PARCEL 2A1 SUNPORT PARK (2022C-66)
35'x120' PERMANENT EASMT. FOR ROADWAY TURNAROUND (BK. 9814, PG. 2787)
TRACT A-3, MUNICIPAL ADDITION NO. 9 FILED: 6/12/1996 (C24-146)
TRACT K, SUNPORT MUNICIPAL ADDITION FILED: 8/23/2002 (2002C-289)
PRIVATE WATERLINE & ACCESS EASEMENT TO BENEFIT PARCEL 2A2 (FROM S. LINE OF AIRCRAFT AVENUE WESTERLY EXTENSION, 2022C-66)
PRIVATE PERMANENT EASMT. FOR ROADWAY, PRIMMER HEAD TURN AROUND (BK. 9814, PG. 2787)
SIDEWALK
PAVED TRAIL
PAVED STREET
PAVED TRAIL
PAVED STREET
PAVED TRAIL
PAVED STREET



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LANDSCAPING
- SETBACK LINE
- RETAINING WALL
- ASPHALT
- FENCE

N

20 10 0 10 20

SCALE: 1"=20'

SITE DATA

LOT AREA: 45,070.00 SQFT (1.0347 ACRES)

CURRENT ZONING: NR-BP (PER IDO ZONING MAP)

PROPOSED ZONING: NR-BP
PROPOSED USE: HOTEL
BUILDING AREA: 15,570 SQFT

BUILDING SETBACK:
SIDES 25' PER COA STANDARDS AND SUNPORT PARK MASTER DEVELOPMENT PLANS

NUMBER OF ROOMS: 109
1 PARKING SPACE PER ROOM = 109 SPACES REQUIRED

PARKING PROVIDED: 109 SPACES
ACCESSIBLE SPACES PROVIDED: 9 SPACES (2 VAN ACCESSIBLE)
(4 MOTORCYCLE)
(14 ELECTRICAL VEHICLE)
TOTAL 109 SPACES

LANDSCAPE REQUIRED: 15% OF NET LOT AREA = 4,425.00 SF
LANDSCAPE PROVIDED: 12,250.00 SF

WATER AUTHORITY NOTES:

- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- ADDITIONALLY, LABEL INFRASTRUCTURE PRIVATE AND PUBLIC AS APPROPRIATE AND UPDATE REFERENCE TO COA STANDARD DETAILS TO WATER AUTHORITY STANDARD DETAILS AND NOTE THAT CONSTRUCTION WILL BE COMPLETED WITH A CONNECTION PERMIT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
04/21/2026
RONALD R. BOHANNAN P.E. #7868

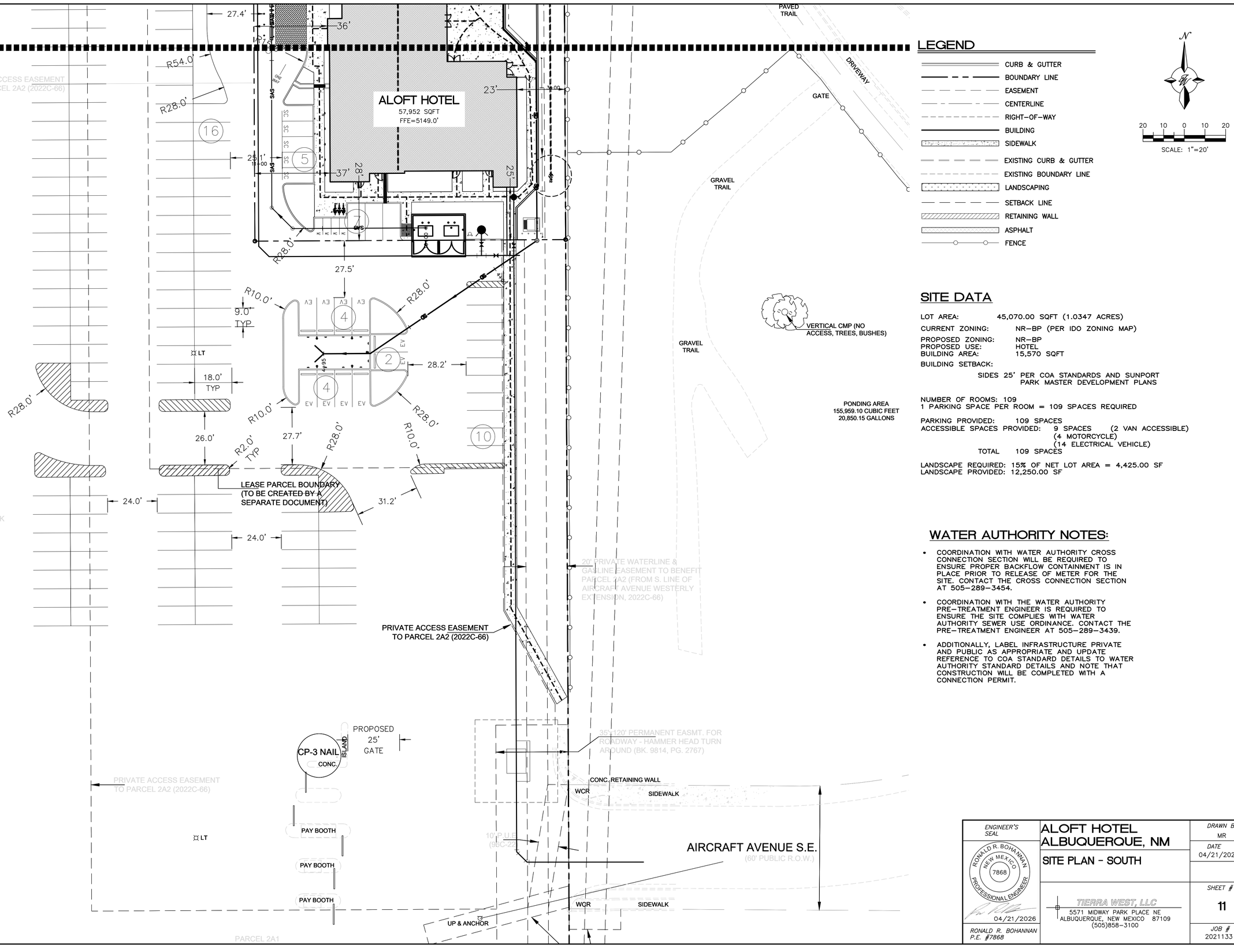
ALOFT HOTEL
ALBUQUERQUE, NM
SITE PLAN - NORTH

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 04/21/2026
SHEET #: 10
JOB #: 2021133

10 - SITE PLAN - NORTH

11 - SITE PLAN - SOUTH



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LANDSCAPING
- SETBACK LINE
- RETAINING WALL
- ASPHALT
- FENCE

N

20 10 0 10 20

SCALE: 1"=20'

SITE DATA

LOT AREA: 45,070.00 SQFT (1.0347 ACRES)

CURRENT ZONING: NR-BP (PER IDO ZONING MAP)

PROPOSED ZONING: NR-BP
PROPOSED USE: HOTEL
BUILDING AREA: 15,570 SQFT

BUILDING SETBACK:

SIDES 25' PER COA STANDARDS AND SUNPORT PARK MASTER DEVELOPMENT PLANS

NUMBER OF ROOMS: 109
1 PARKING SPACE PER ROOM = 109 SPACES REQUIRED

PARKING PROVIDED: 109 SPACES
ACCESSIBLE SPACES PROVIDED: 9 SPACES (2 VAN ACCESSIBLE)
(4 MOTORCYCLE)
(14 ELECTRICAL VEHICLE)
TOTAL 109 SPACES

LANDSCAPE REQUIRED: 15% OF NET LOT AREA = 4,425.00 SF
LANDSCAPE PROVIDED: 12,250.00 SF

WATER AUTHORITY NOTES:

- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- ADDITIONALLY, LABEL INFRASTRUCTURE PRIVATE AND PUBLIC AS APPROPRIATE AND UPDATE REFERENCE TO COA STANDARD DETAILS TO WATER AUTHORITY STANDARD DETAILS AND NOTE THAT CONSTRUCTION WILL BE COMPLETED WITH A CONNECTION PERMIT.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

04/21/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

SITE PLAN - SOUTH

DRAWN BY: MR

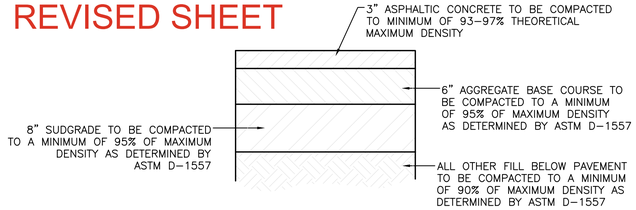
DATE: 04/21/2026

SHEET #: 11

JOB #: 2021133

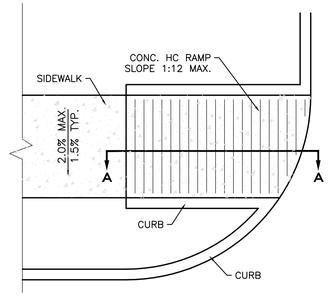
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

REVISED SHEET

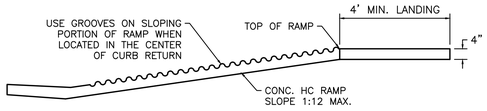


1 - AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION

NTS



PLAN



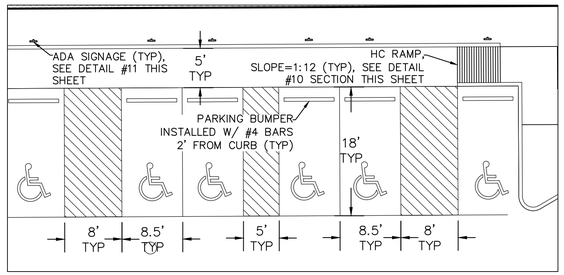
SECTION A-A

2 - UNIDIRECTIONAL HC RAMP

SCALE: NTS

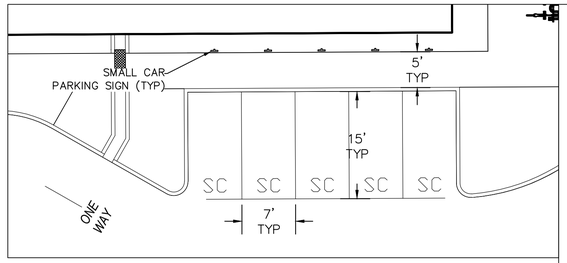
NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



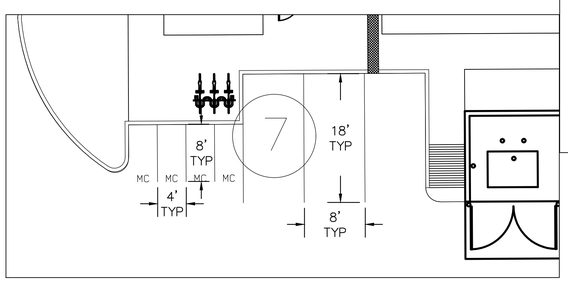
3 - ADA AND EV PARKING DETAIL

NTS



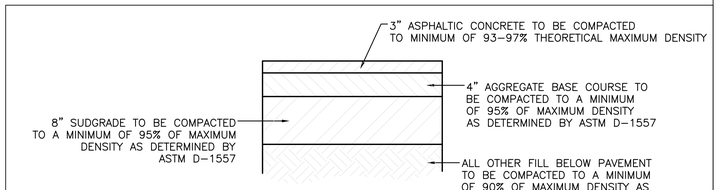
4 - ADA AND EV PARKING DETAIL

NTS



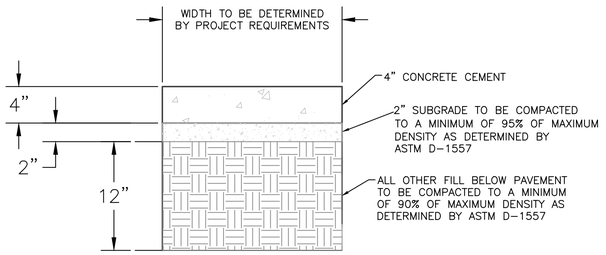
5 - ADA AND MOTORCYCLE PARKING

NTS

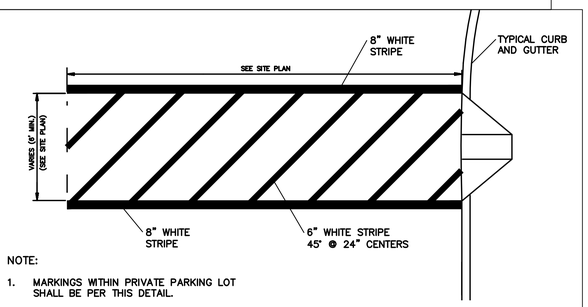


6 - AUTOMOBILE PARKING TYPICAL PAVING SECTION

NTS



7 - CONCRETE SIDEWALK SECTION

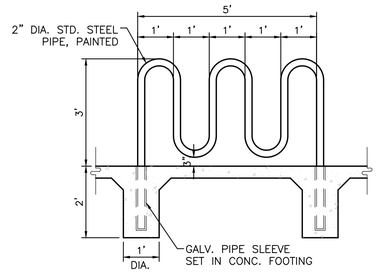


NOTE:

1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

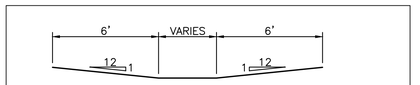
8 - CROSSWALK/PED. CROSSING

NTS



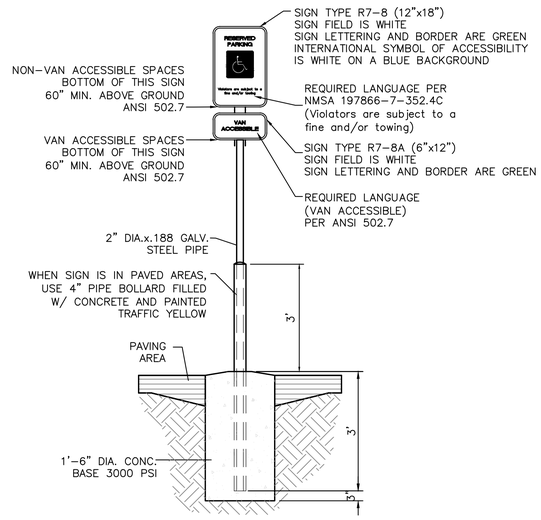
9 - BIKE RACK DETAIL

SCALE: NTS



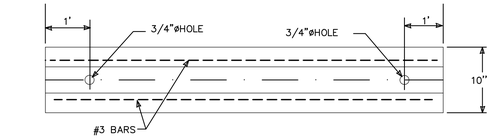
10 - HC PARKING DETAIL SECTION A-A

NTS

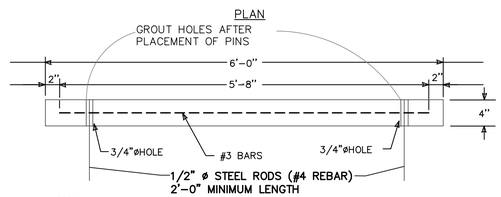


11 - ACCESSIBLE PARKING SIGN

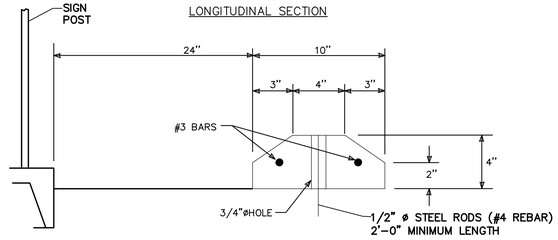
NTS



PLAN



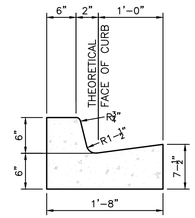
LONGITUDINAL SECTION



CROSS SECTION

12 - WHEEL STOP

NTS



CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER COA STD SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

13 - 6" PRIVATE CURB + GUTTER

NTS

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

04/08/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

SITE PLAN - DETAILS

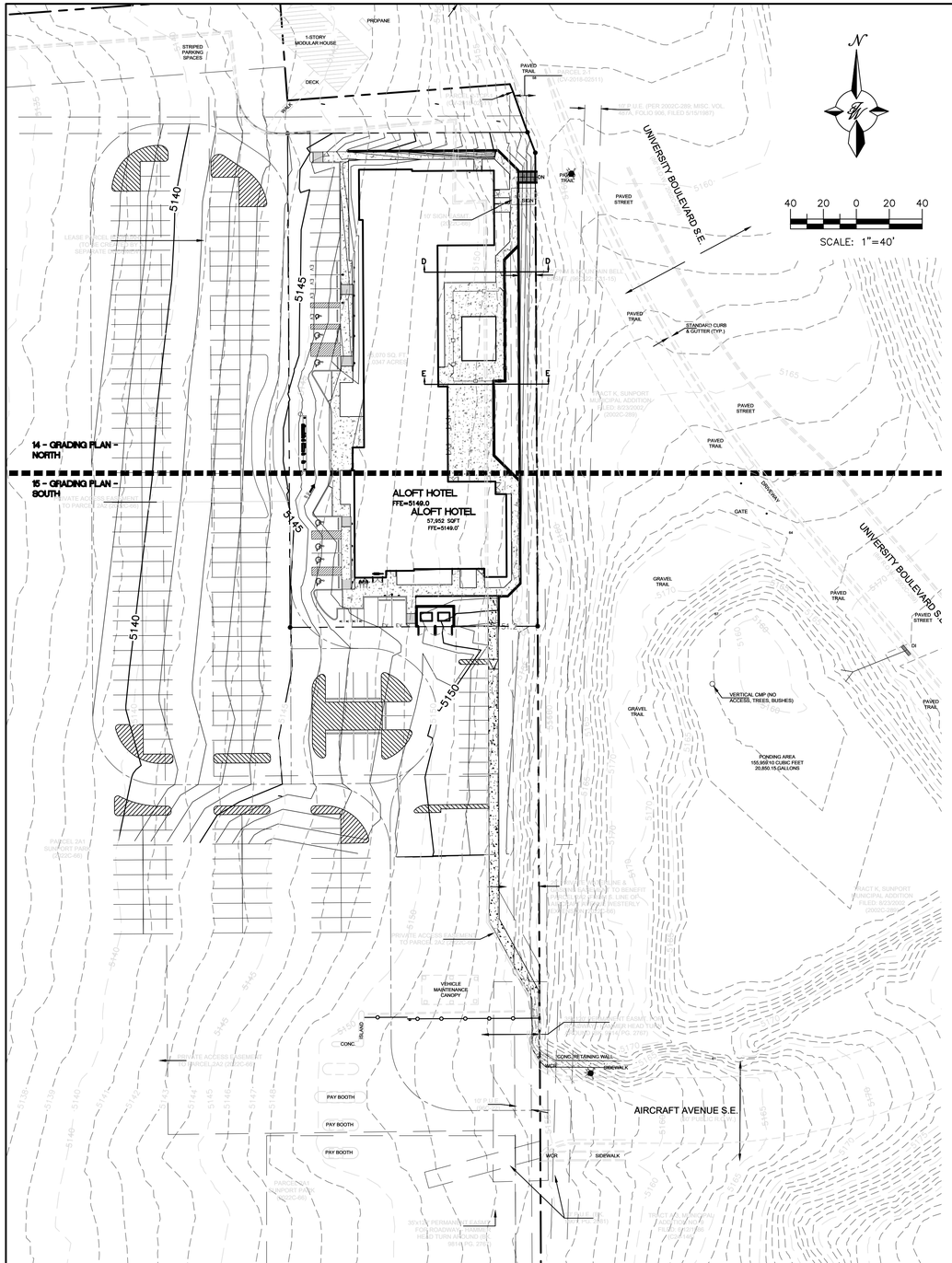
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

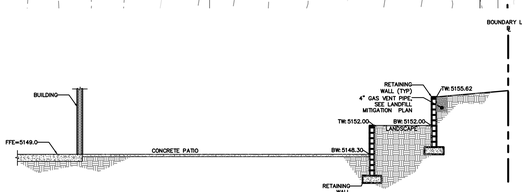
DRAWN BY: MR

DATE: 04/08/2026

SHEET #: 12

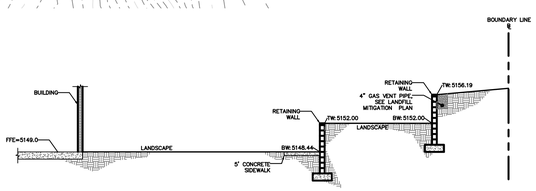
JOB #: 2021133





SECTION D-D RETAINING WALLS

NTS



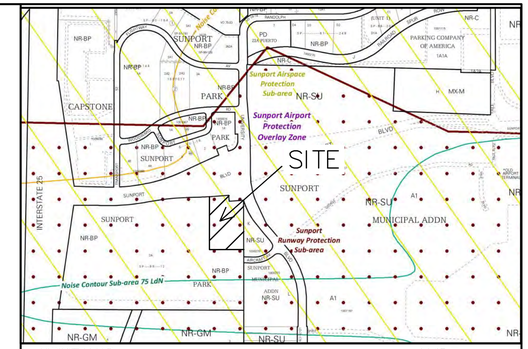
SECTION E-E RETAINING WALLS

NTS

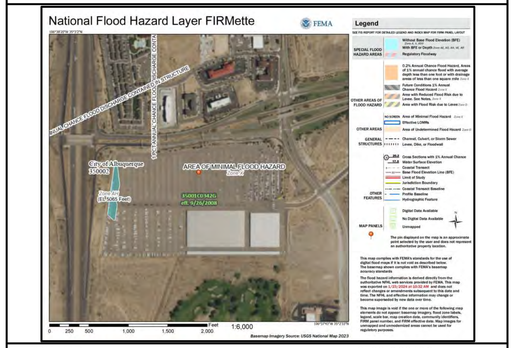
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
Hydro/Trans #: M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



VICINITY MAP: M-15-Z



FIRM MAP: 35001C0342G

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- TRENCH DRAIN GRATE
- X 5140.00 — PROPOSED SPOT ELEVATION

Weighted E Method

Zone:
Zone 2
Existing Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
On-Site Basin	45,071.	1.03	0.002	0%	0.00	0%	0.00	0%	0.00	100%	1.03	2.330	0.201	4.49
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	12%	1.88	88%	13.21	2.168	2.726	63.07
Total	**702,391.9**	**16.125**	**0.02519**		**0.00**		**0.000**		**1.880**		**14.245**		**0.201**	**67.56**

Weighted E Method

Zone:
Zone 2
Developed Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
On-Site Basin	45,071.	1.03	0.002	0%	0.00	15%	0.16	0%	0.00	85%	0.88	2.101	0.181	4.18
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	13%	1.92	87%	13.17	2.165	2.722	63.01
Total	**702,391.9**	**16.125**	**0.02519**		**0.00**		**0.155**		**1.920**		**14.049**		**0.181**	**67.20**

NOTE:

PROPERTY BOUNDARY AREA = 45,070.00 SF
LANDSCAPE AREA = 11,155.66 SF (25%)
IMPERVIOUS AREA = 33,914.34 SF (75%)

SEE SHEET C2.0A FOR SECTION DETAILS A-A, B-B AND C-C

CAUTION

ALL EXISTING GRADES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL GRADES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

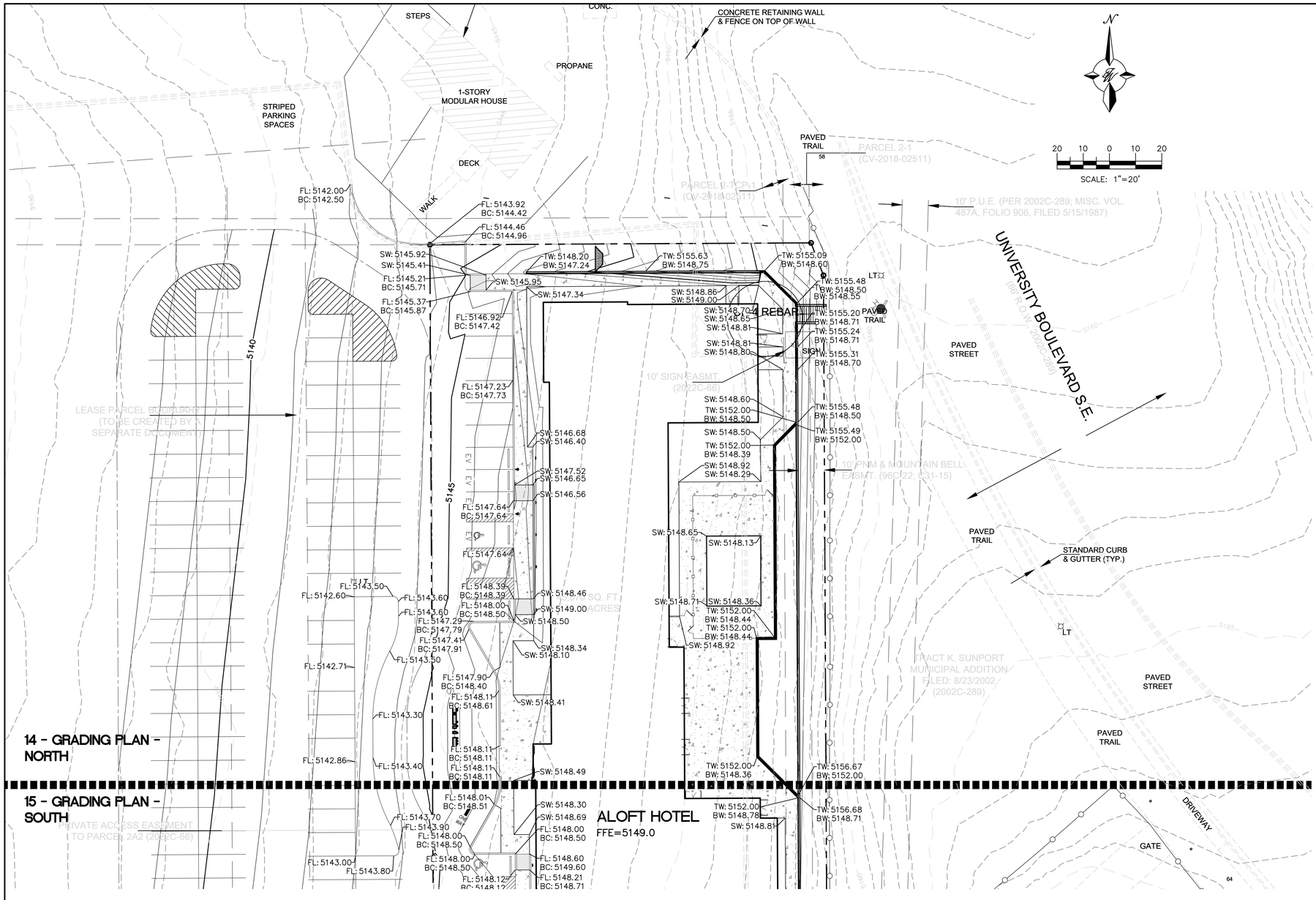
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

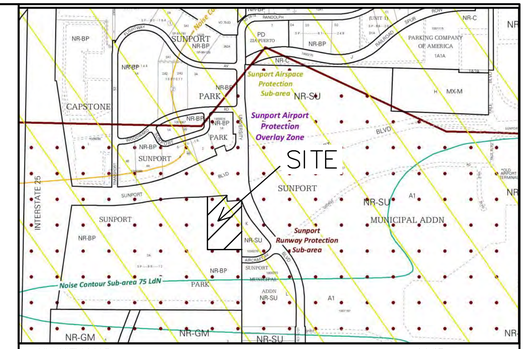
ALOFT HOTEL
ALBUQUERQUE, NM

GRADING PLAN

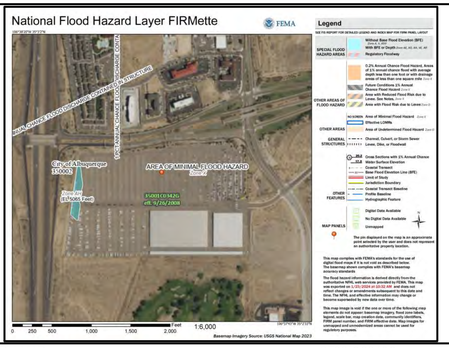
DRAWN BY MR
DATE 01/06/2026
SHEET # 13
JOB # 2021133

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100





VICINITY MAP: M-15-Z



FIRM MAP: 35001C0342G

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- TRENCH DRAIN GRATE
- X 5140.00 — PROPOSED SPOT ELEVATION

CAUTION

ALL EXISTING GRADES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL GRADES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
Hydro Trans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DEFICIENCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVAL OF PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM GRADING PLAN - NORTH TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 14 JOB # 2021133

14 - GRADING PLAN - NORTH

15 - GRADING PLAN - SOUTH

PRIVATE ACCESS EASEMENT (TO PARCEL 2A2 (2022C-66)

ALOFT HOTEL
FFE=5149.0

PAVED TRAIL

DRIVEWAY

GATE

GRAVEL TRAIL

PAVED TRAIL

GRAVEL TRAIL

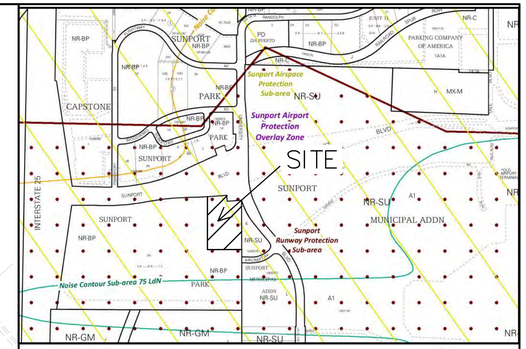
UNIVERSITY BOULEVARD S.E.

VERTICAL CMP (NO ACCESS, TREES, BUSHES)

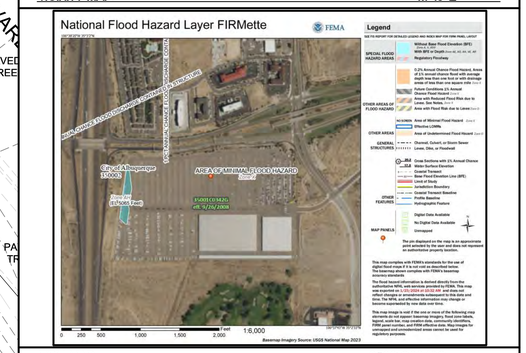
PONDING AREA
155,959.10 CUBIC FEET
20,850.15 GALLONS

SCALE: 1"=20'

VICINITY MAP: M-15-Z



FIRM MAP: 35001C0342G



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- TRENCH DRAIN GRATE
- X 5140.00 — PROPOSED SPOT ELEVATION

CAUTION

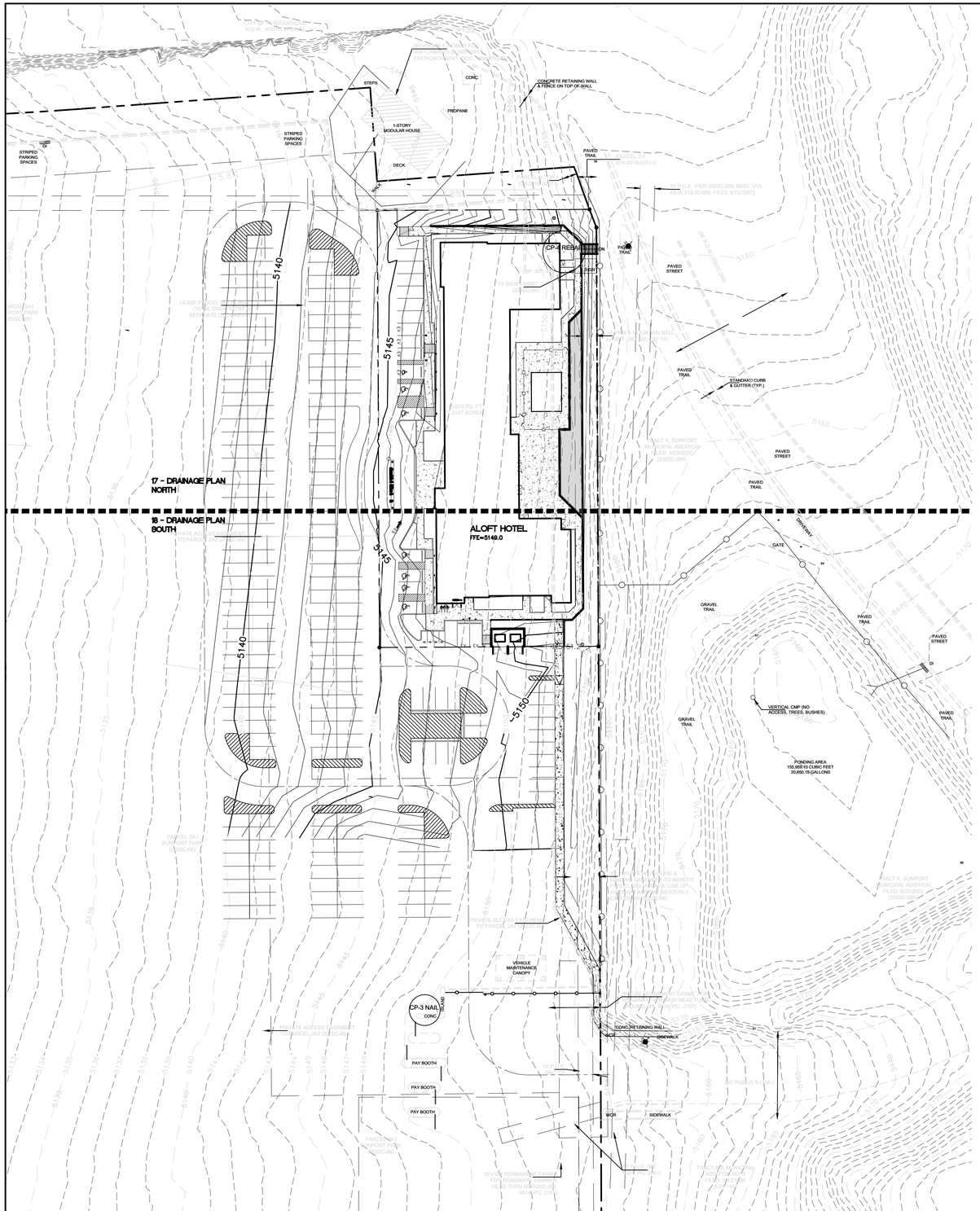
ALL EXISTING GRADES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL GRADES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS OR OMISSIONS IN PLANS. SPECIFIC ALTERATIONS OR CONSTRUCTION DOCUMENTS SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM GRADING PLAN - SOUTH TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 15 JOB # 2021133



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT–OF–WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- X 5140.00 — PROPOSED SPOT ELEVATION

N

40 20 0 20 40

SCALE: 1"=40'

EXISTING DRAINAGE:

EXISITING: THE PROPOSED ALOFT HOTEL DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF SUNPORT BLVD SE AND UNIVERSITY BLVD SE. THE ALOFT HOTEL SITE TOTALS 1.03 ACRES AND IS ZONED NR–BP. LEGALLY DESCRIBED AS PARCEL 2–A–2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC. THE SITE IS BOUNDED BY SUNPORT BLVD TO THE NORTH, AN EXISTING LONG TERM PARKING FACILITY TO THE WEST AND SOUTH, AND A 2.22 ACRE CITY OF ALBUQUERQUE MAINTAINED DRAINAGE POND TO THE EAST WHICH IS ZONED NR–SU. THE EXISTING PARKING FILED SITE SLOPES EAST TO WEST AT AN AVERAGE SLOPE OF 5%, THE MAJORITY OF THE PARKING LOT SHEET FLOWS DO A DRAINAGE POND TO THE WEST WHICH APPEARS TO SUBSEQUENTLY BE ROUTED VIA A 30" CULVERT UNDERNEATH I–25 WHERE IT DISCHARGES. USING PUBLICLY AVAILABLE TOPO OF THE SITE THE POND TO THE WEST HAS AN APPROXIMATE VOLUME OF 59,629.16 CF.

PROPOSED DRAINAGE:

PROPOSED: THE PROPOSED DEVELOPMENT IS LOCATED AT THE SW CORNER OF SUNPORT BLVD AND UNIVERSITY BLVD IT IS BORDERED TO THE EAST AND THE SOUTH BY THE EXISTING LONG TERM PARKING FACILITY. THE NEW DEVELOPMENT PROPOSES A NEW HOTEL SITE, RECONFIGURATION OF THE EXISTING PARKING LOT TO ACCOMMODATE THE NEW USE, NEW LANDSCAPING, NEW POOL, AND NEW SECONDARY EMERGENCY ACCESS FOR FIRE PROTECTION.
THE HOTEL SITE IS 1.03 ACRES, WHILE THE OFFSITE BASINS THAT CONTRIBUTE TO THE SAME PONDING INLETS IS 15.09 ACRES FOR A TOTAL OF 13.12 ACRES. THE MAJORITY OF THE DRAINAGE IS PROPOSED TO CONTINUE TO SHEET FLOW (AS IT CURRENTLY DOES) OVER THE ASPHALT AND TO THE POND FACILITY LOCATED AT THE WESTERN EDGE OF THE LONG TERM PARKING FACILITY

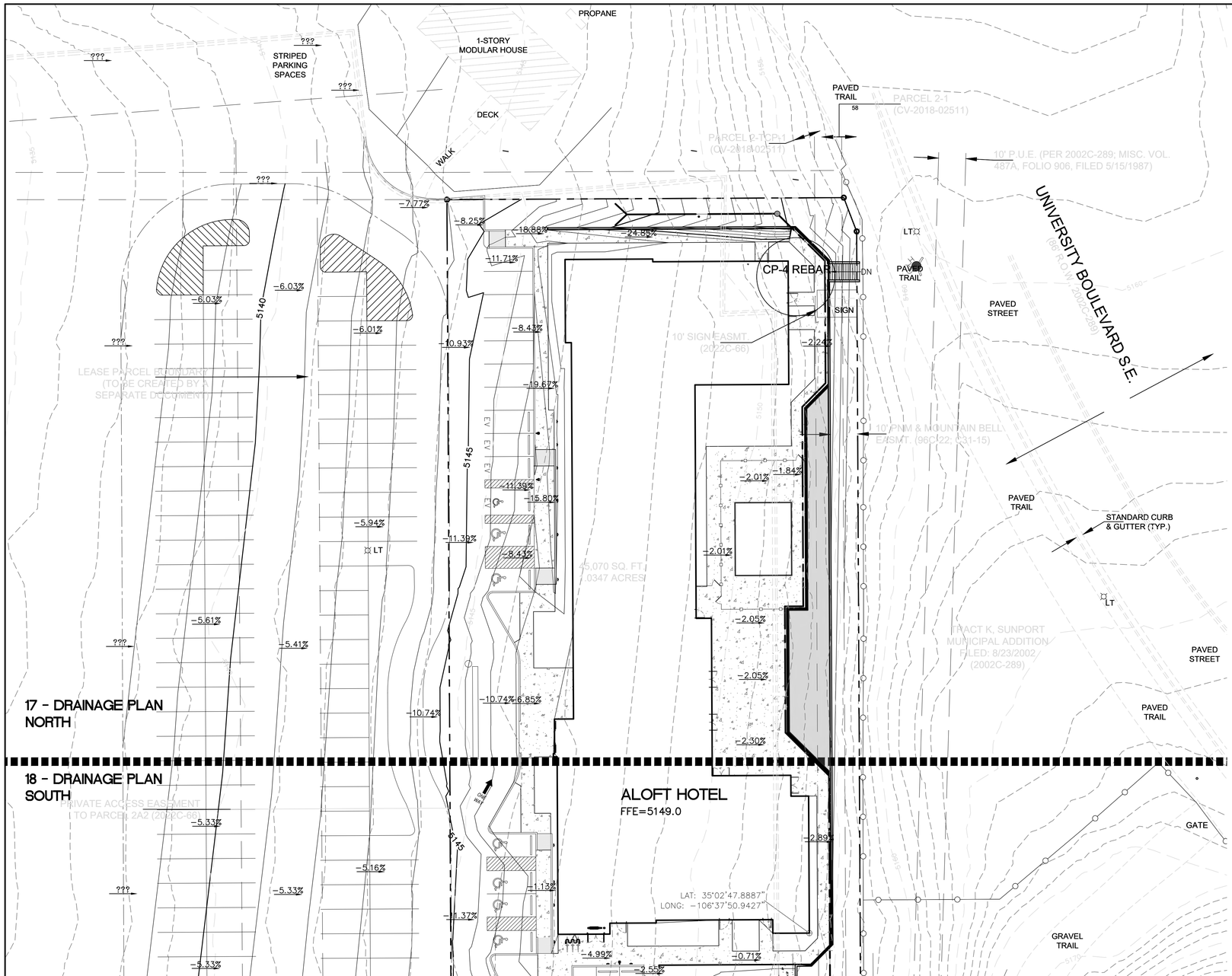
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM
DRAINAGE PLAN

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 16
JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- X 5140.00 — PROPOSED SPOT ELEVATION

N

20 10 0 10 20

SCALE: 1"=20'

EXISTING DRAINAGE:

EXISITING: THE PROPOSED ALOFT HOTEL DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF SUNPORT BLVD SE AND UNIVERSITY BLVD SE. THE ALOFT HOTEL SITE TOTALS 1.03 ACRES AND IS ZONED NR-BP, LEGALLY DESCRIBED AS PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC. THE SITE IS BOUNDED BY SUNPORT BLVD TO THE NORTH, AN EXISTING LONG TERM PARKING FACILITY TO THE WEST AND SOUTH, AND A 2.22 ACRE CITY OF ALBUQUERQUE MAINTAINED DRAINAGE POND TO THE EAST WHICH IS ZONED NR-SU. THE EXISTING PARKING FILED SITE SLOPES EAST TO WEST AT AN AVERAGE SLOPE OF 5%, THE MAJORITY OF THE PARKING LOT SHEET FLOWS DO A DRAINAGE POND TO THE WEST WHICH APPEARS TO SUBSEQUENTLY BE ROUTED VIA A 30" CULVERT UNDERNEATH I-25 WHERE IT DISCHARGES. USING PUBLICLY AVAILABLE TOPO OF THE SITE THE POND TO THE WEST HAS AN APPROXIMATE VOLUME OF 59,629.16 CF.

PROPOSED DRAINAGE:

PROPOSED: THE PROPOSED DEVELOPMENT IS LOCATED AT THE SW CORNER OF SUNPORT BLVD AND UNIVERSITY BLVD IT IS BORDERED TO THE EAST AND THE SOUTH BY THE EXISTING LONG TERM PARKING FACILITY. THE NEW DEVELOPMENT PROPOSES A NEW HOTEL SITE, RECONFIGURATION OF THE EXISTING PARKING LOT TO ACCOMMODATE THE NEW USE, NEW LANDSCAPING, NEW POOL, AND NEW SECONDARY EMERGENCY ACCESS FOR FIRE PROTECTION.
THE HOTEL SITE IS 1.03 ACRES, WHILE THE OFFSITE BASINS THAT CONTRIBUTE TO THE SAME PONDING INLETS IS 15.09 ACRES FOR A TOTAL OF 13.12 ACRES. THE MAJORITY OF THE DRAINAGE IS PROPOSED TO CONTINUE TO SHEET FLOW (AS IT CURRENTLY DOES) OVER THE ASPHALT AND TO THE POND FACILITY LOCATED AT THE WESTERN EDGE OF THE LONG TERM PARKING FACILITY

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM
DRAINAGE PLAN NORTH

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 17
JOB #: 2021133

17 - DRAINAGE PLAN
NORTH

18 - DRAINAGE PLAN
SOUTH

ALOFT HOTEL
FFE=5149.0

STA:3+00

STA:4+00

STA:4+93

PRIVATE ACCESS EASEMENT
TO PARCEL 2A2 (2022C-66)

PARCEL 2A1
SUNPORT PARK
(2022C-66)

PAVED
TRAIL

DRIVEWAY

GATE

GRAVEL
TRAIL

PAVED
TRAIL

GRAVEL
TRAIL

VERTICAL CMP (NO
ACCESS, TREES, BUSHES)

PONDING AREA
155,959.10 CUBIC FEET
20,850.15 GALLONS

TRACT K, SUNPORT
MUNICIPAL ADDITION
FILED: 8/23/2002
(2002C-289)

20' PRIVATE WATERLINE &
CROSSING EASEMENT TO BENEFIT
PARCEL 2A2 FROM S. LINE OF
AIRPARK AVENUE WESTERLY
EXTENSION (2022C-66)

VEHICLE
MAINTENANCE
CANOPY

CP-3 NAIL
CONC.

ISLAND

PAY BOOTH

PAY BOOTH

PAY BOOTH

35'x120' PERMANENT EASMT. FOR
ROADWAY, HAMMER HEAD TURN
AROUND (BK. 9814, PG. 2767)

CONC. RETAINING WALL

WCR

SIDEWALK

10' PUE
(96C-42)

(50' PUBLIC R.O.W.)

WCR

SIDEWALK

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- X 5140.00 — PROPOSED SPOT ELEVATION

N

20 10 0 10 20

SCALE: 1"=20'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

EXISTING DRAINAGE:

EXISITING: THE PROPOSED ALOFT HOTEL DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF SUNPORT BLVD SE AND UNIVERSITY BLVD SE. THE ALOFT HOTEL SITE TOTALS 1.03 ACRES AND IS ZONED NR-BP, LEGALLY DESCRIBED AS PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC. THE SITE IS BOUNDED BY SUNPORT BLVD TO THE NORTH, AN EXISTING LONG TERM PARKING FACILITY TO THE WEST AND SOUTH, AND A 2.22 ACRE CITY OF ALBUQUERQUE MAINTAINED DRAINAGE POND TO THE EAST WHICH IS ZONED NR-SU. THE EXISTING PARKING FILED SITE SLOPES EAST TO WEST AT AN AVERAGE SLOPE OF 5%, THE MAJORITY OF THE PARKING LOT SHEET FLOWS DO A DRAINAGE POND TO THE WEST WHICH APPEARS TO SUBSEQUENTLY BE ROUTED VIA A 30" CULVERT UNDERNEATH I-25 WHERE IT DISCHARGES. USING PUBLICLY AVAILABLE TOPO OF THE SITE THE POND TO THE WEST HAS AN APPROXIMATE VOLUME OF 59,629.16 CF.

PROPOSED DRAINAGE:

PROPOSED: THE PROPOSED DEVELOPMENT IS LOCATED AT THE SW CORNER OF SUNPORT BLVD AND UNIVERSITY BLVD IT IS BORDERED TO THE EAST AND THE SOUTH BY THE EXISTING LONG TERM PARKING FACILITY. THE NEW DEVELOPMENT PROPOSES A NEW HOTEL SITE, RECONFIGURATION OF THE EXISTING PARKING LOT TO ACCOMMODATE THE NEW USE, NEW LANDSCAPING, NEW POOL, AND NEW SECONDARY EMERGENCY ACCESS FOR FIRE PROTECTION.
THE HOTEL SITE IS 1.03 ACRES, WHILE THE OFFSITE BASINS THAT CONTRIBUTE TO THE SAME PONDING INLETS IS 15.09 ACRES FOR A TOTAL OF 13.12 ACRES. THE MAJORITY OF THE DRAINAGE IS PROPOSED TO CONTINUE TO SHEET FLOW (AS IT CURRENTLY DOES) OVER THE ASPHALT AND TO THE POND FACILITY LOCATED AT THE WESTERN EDGE OF THE LONG TERM PARKING FACILITY

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN
P.E. #7868

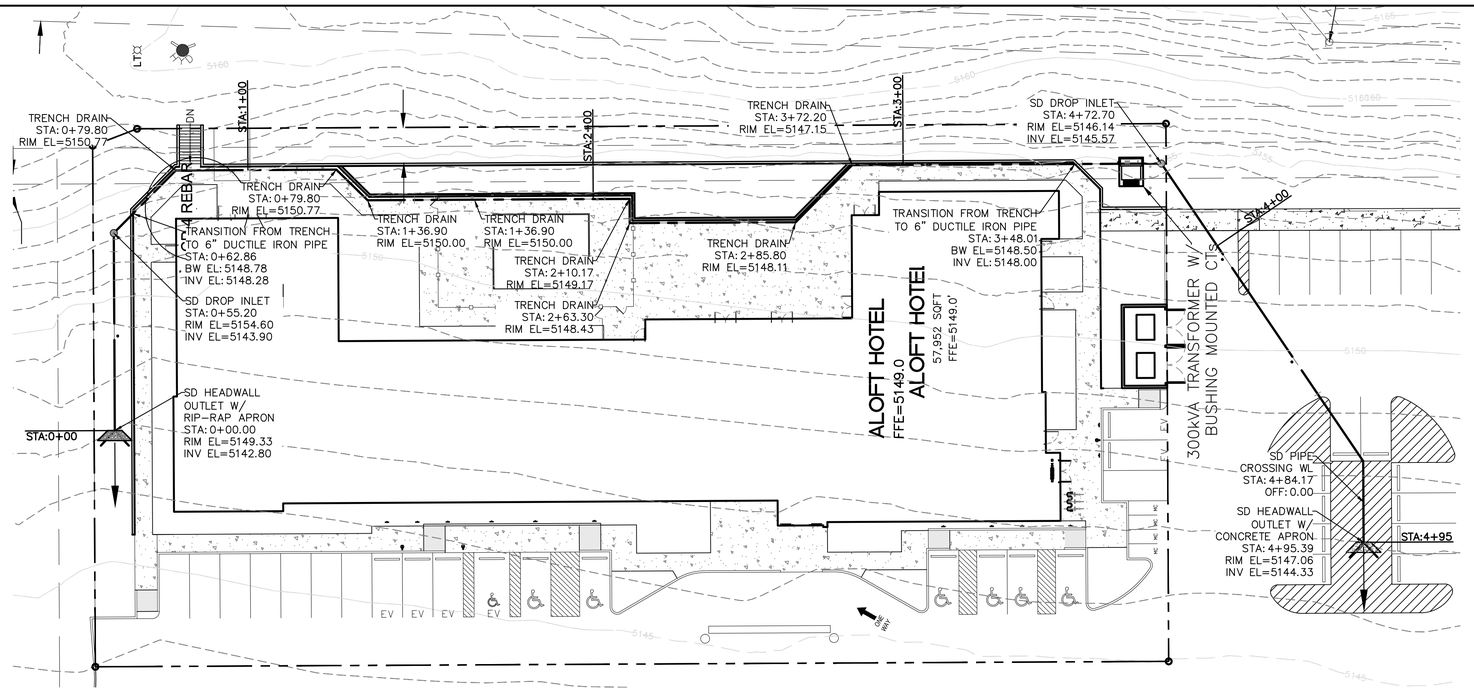
ALOFT HOTEL
ALBUQUERQUE, NM

DRAINAGE PLAN SOUTH

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 18
JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



STORM DRAIN PLAN DETAIL

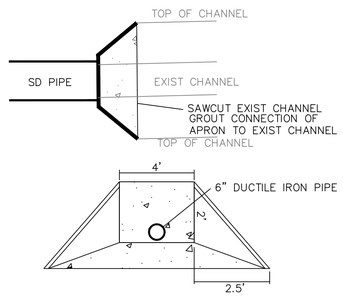
1"=20'

LEGEND

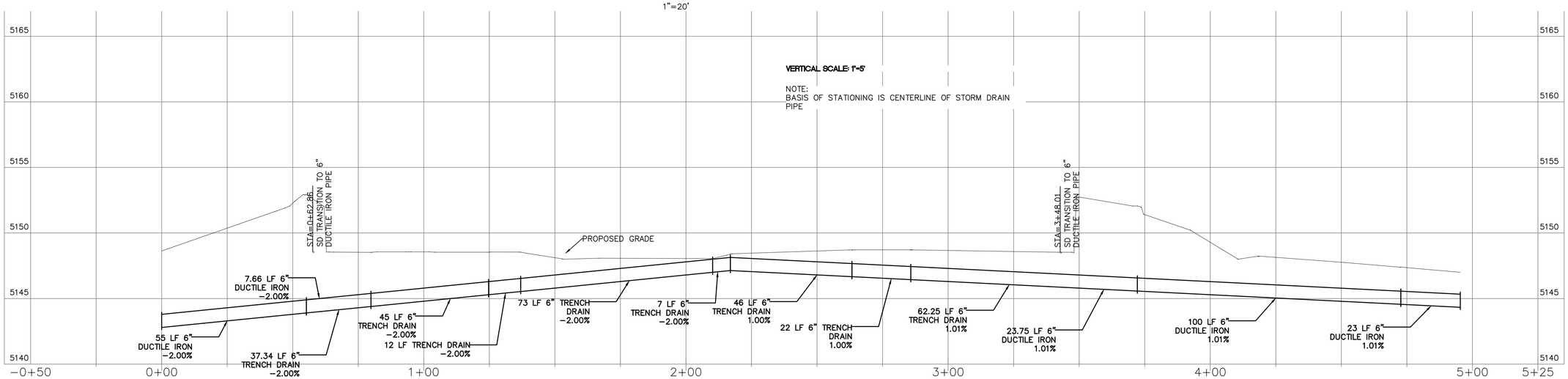
- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5100 EXISTING CONTOUR MAJOR
- 5101 EXISTING CONTOUR MINOR
- PROPOSED FENCE
- STORM DRAIN
- W WATERLINE
- FLOW ARROW

20 10 0 10 20

SCALE: 1"=20'



BOX CULVERT END TREATMENT



STORM DRAIN PROFILE

1"=20'

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AND CONFORM TO NM DOT SPECIFICATION 2019 WHEN IN DOT ROW.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. THE PROPOSED DEVELOPMENT REQUIRES AN APPROVED BACKFLOW PREVENTION DEVICE TO BE INSTALLED PRIOR TO WATER SERVICE BEING PROVIDED. AN INSPECTION BY THE WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED PRIOR TO ISSUING A METER PROVIDING WATER TO THE DEVELOPMENT. PLEASE CONTACT THE CROSS CONNECTION INSPECTOR TO COORDINATE AN INSPECTION AT 505-289-3465 OR CROSS CONNECTION MANAGER AT 505-289-3454 FOR MORE INFORMATION.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

NOTES

1. SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
2. ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 W/BLOCKING
3. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.
4. SEE SHEET -- FOR RESTRAINING TABLE

CAUTION

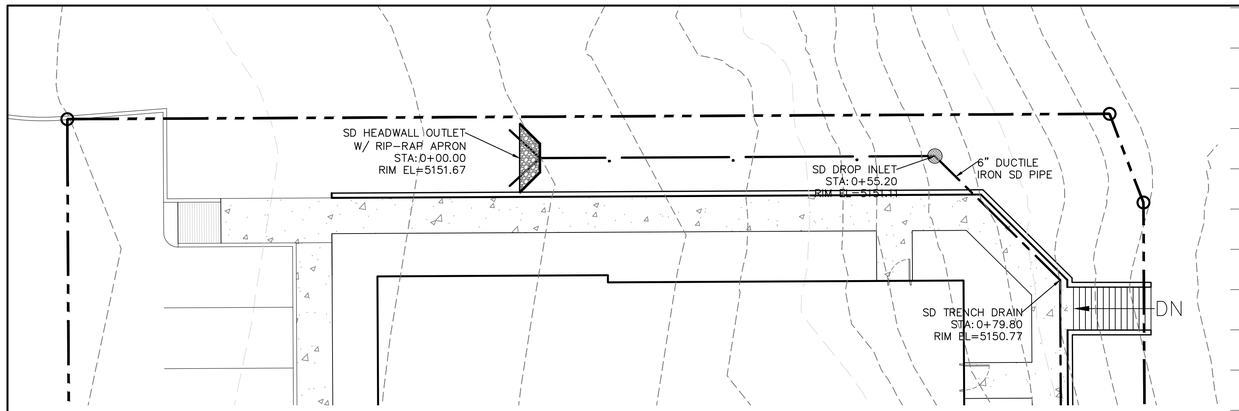
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN
P.E. #7868

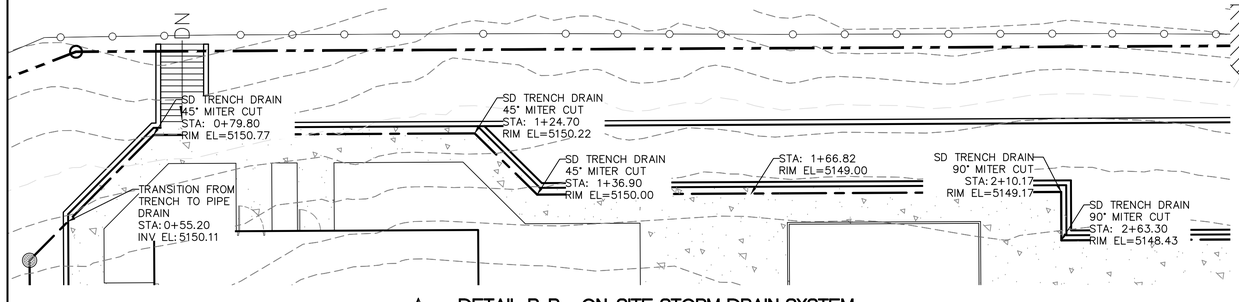
ALOFT HOTEL
ALBUQUERQUE, NM
STORM DRAIN PLAN AND PROFILE

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

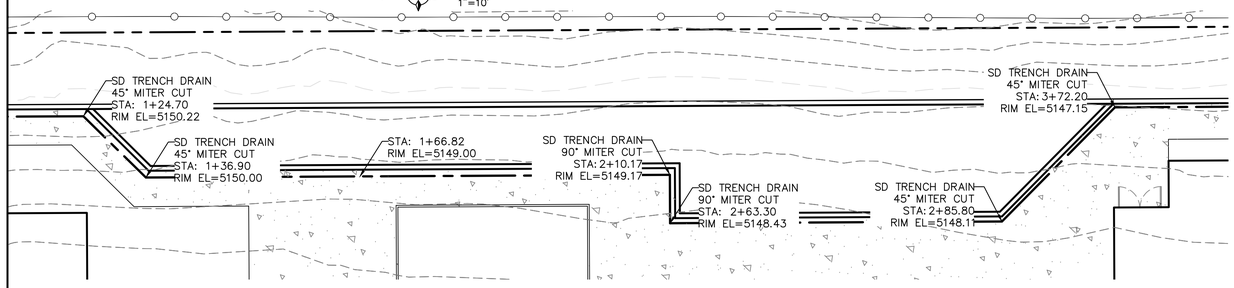
DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 19
JOB #: 2021133



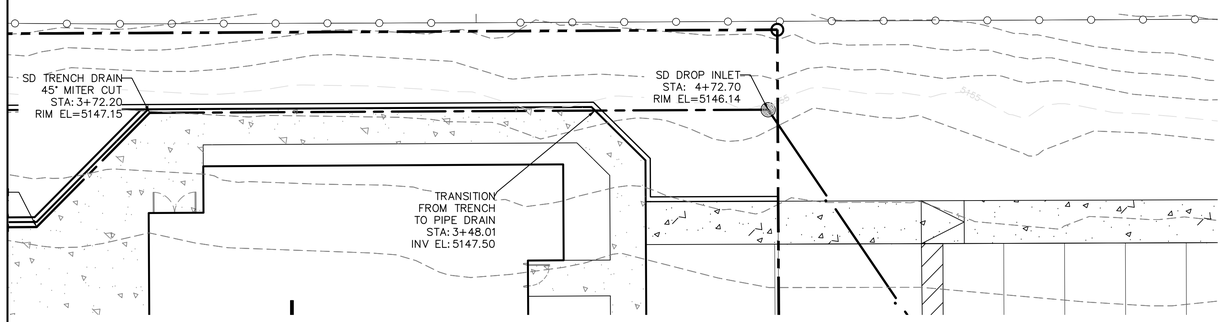
DETAIL A-A - ON-SITE STORM DRAIN SYSTEM
1"=10'



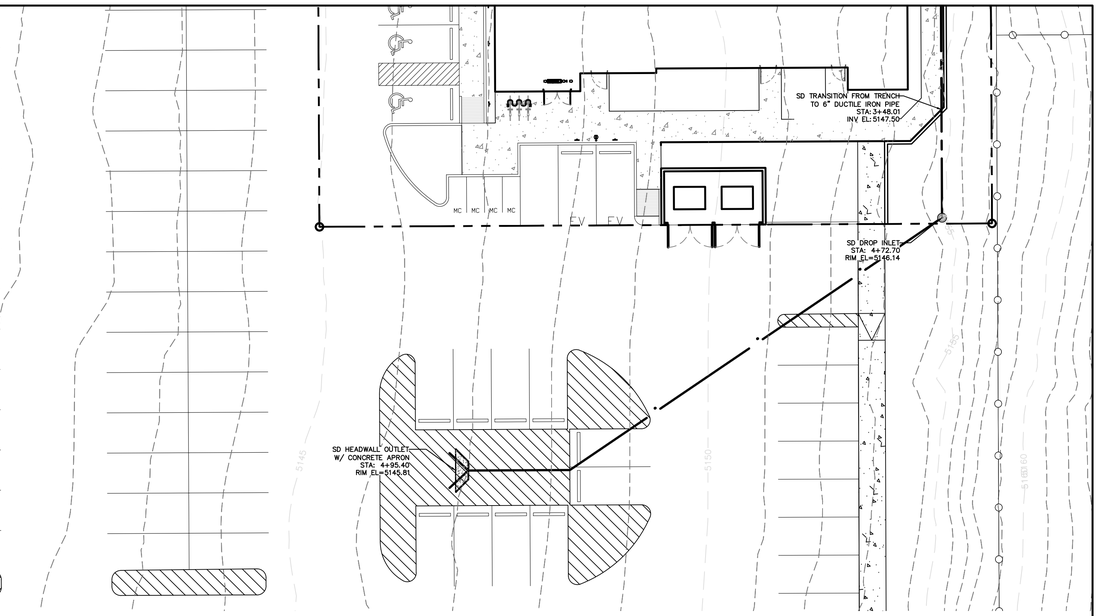
DETAIL B-B - ON-SITE STORM DRAIN SYSTEM
1"=10'



DETAIL C-C - ON-SITE STORM DRAIN SYSTEM
1"=10'



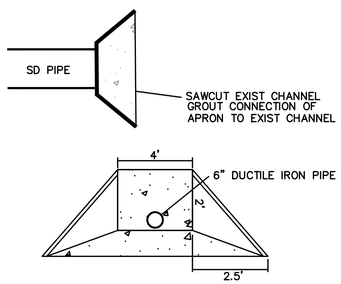
DETAIL D-D - ON-SITE STORM DRAIN SYSTEM
1"=10'



DETAIL E-E - ON-SITE STORM DRAIN SYSTEM
1"=10'

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED FENCE
- STORM DRAIN
- WATERLINE



BOX CULVERT END TREATMENT

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DISCREPANCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS AND REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM
STORM DRAIN DETAIL VIEWS

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 20
JOB #: 2021133

PROPOSED

- EXISTING CONTOUR ELEVATIONS
- SD — STORM DRAIN
- X.XX% — DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- LIMITS OF DISTURBANCE
- SF — SILT FENCE

EROSION NOTES

- PS — PERMANENT SEEDING
- TPS — TEMPORARY PARKING AND STORAGE
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP STONE CONSTRUCTION EXIT
- CE — CONSTRUCTION ENTRANCE/TRACKING OUT CONTROL
- SS — SWPPP SIGN
- SF — SILT FENCE

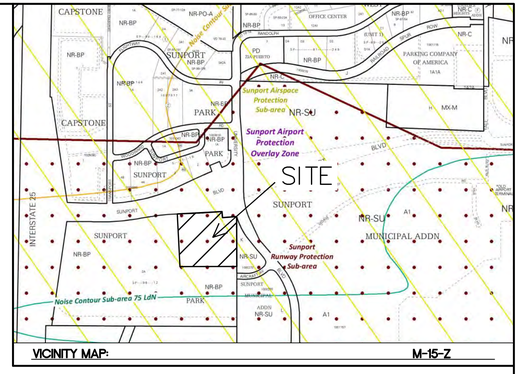
EROSION DETAILS

- AV — ANTI-VORTEX DEVICE
- CD — ROCK CHECK DAM
- CE — STABILIZED CONSTRUCTION EXIT
- DD — TEMPORARY DIVERSION DIKE
- DS — DEWATERING SYSTEM / STRUCTURE
- SF — TEMPORARY SILT FENCE
- ST — TEMPORARY SEDIMENT TRAP
- IP1 — BLOCK AND AGGREGRATE INLET SEDIMENT FILTER
- IP3 — GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
- IP5 — GRAVEL CURB INLET SEDIMENT FILTER
- IP6 — SILT FENCE INLET PROTECTION
- OP1 — OUTLET PROTECTION RIP-RAP PAD (SEE SIZE THIS SHEET)
- EOL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN

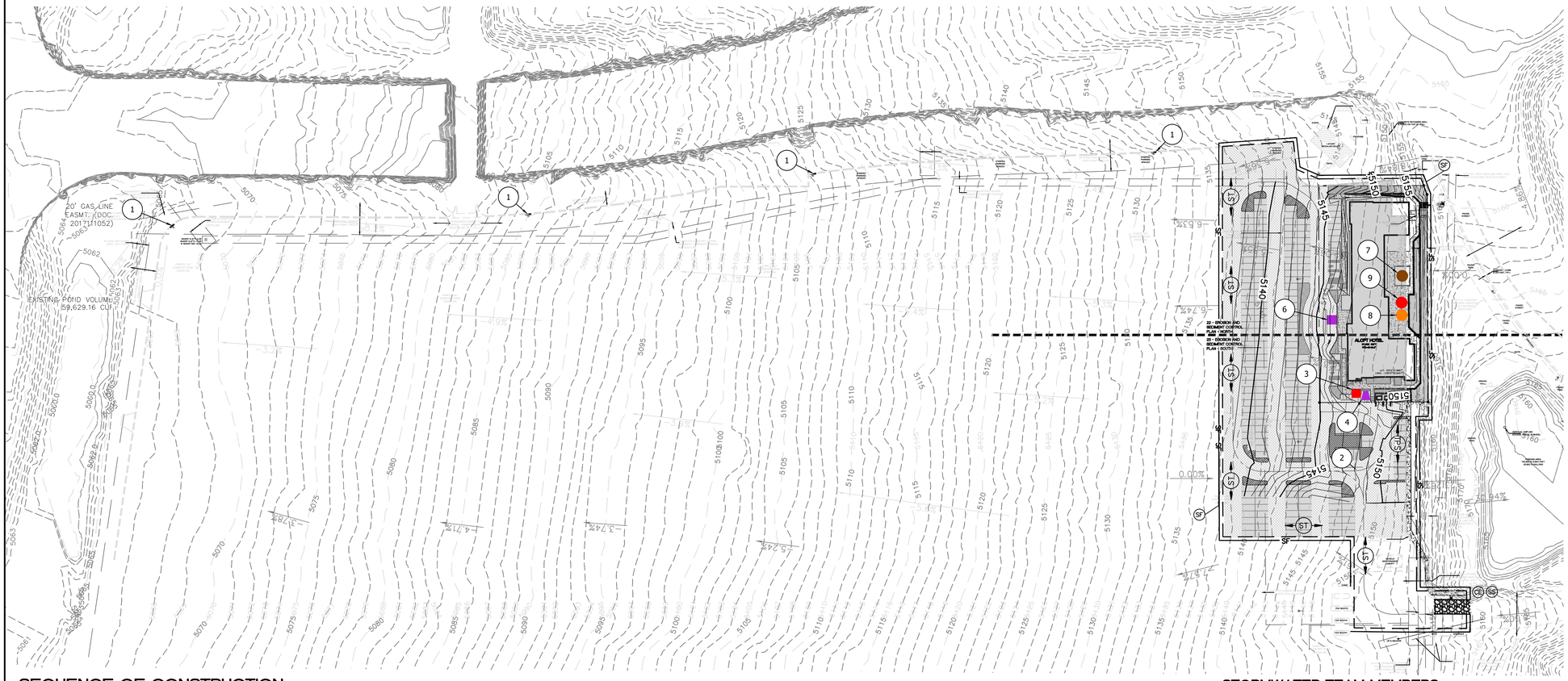
N

80 40 0 40 80

SCALE: 1"=80'



VICINITY MAP: M-15-Z



LEGEND

- 6" HEADER CURB
- BOUNDARY LINE
- EASEMENT
- ACCESS CENTERLINE
- BUILDING
- EXISTING CURB & GUTTER
- STABILIZED CONSTRUCTION EXIT
- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- PORTABLE CONCRETE WASHOUT BIN WITH SIGN (1)
- PORTABLE TOILET (1)
- STOCKPILE (1)
- MATERIAL STORAGE (1)
- SPILL KIT (1)
- DUMPSTER (1)
- LIGHT TRAFFIC ASPHALT
- HEAVY TRAFFIC ASPHALT
- DEMO EXISTING ASPHALT

KEYED NOTES

1. CURB INLET PROTECTION, SEE DETAIL ON SHEET 25 – EROSION CONTROL DETAILS
2. CONSTRUCTION EXIT (CE) AND TRACK OUT CONTROL TO BE MADE FROM 2–3" COURSE AGGREGATE, AT 6" DEEP
3. PORTABLE TOILET – WITHIN SECONDARY CONTAINMENT SYSTEM IF ON IMPERVIOUS SURFACES (1)
4. PORTABLE CONCRETE WASHOUT BIN W/ SIGN
5. NOT USED
6. DUMPSTER (1)
7. STOCKPILES (1)
8. SPILL KIT (1)
9. MATERIAL STORAGE (1)

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
2. POST PUBLIC NOTICE PER DETAILS
3. INSTALL DOWN GRADIENT PERIMETER CONTROLS
4. THE ENTIRE SITE WILL BE GRADED TO DRAIN TO THE PROPOSED PONDS AT ALL TIMES DURING CONSTRUCTION. INSTALL SEDIMENT BASINS PRIOR TO CLEARING REST OF THE SITE.
5. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF ABOVE.
6. BEGIN SOIL DISTURBING ACTIVITIES
7. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES
8. INSTALL UNDERGROUND UTILITIES
9. START CONSTRUCTION OF HOTEL
10. FINISH GRADING THE SITE
11. PAVE COMMON ACCESS DRIVE AISLES AND SIDEWALKS
12. INSTALL LANDSCAPING ON SITE.

GROUND COVER (PRE-CONSTRUCTION)

THE UNDISTURBED AND PRE-CONSTRUCTION GROUND COVER CONSISTS OF UNCOMPACTED SOIL WITH NATIVE GRASSES, WEEDS, AND SHRUBS WITH MINIMAL TO NO DISTURBANCES TO GRADING.

SWPPP PURPOSE

THE PURPOSE OF THIS SWPPP IS TO APPLY SWPPP CONTROLS THAT ARE REQUIRED DURING DEVELOPMENT OF SITE AND PUBLIC RIGHT OF WAYS.

STORMWATER TEAM MEMBERS

BMP INSTALLATION, MAINTENANCE AND CORRECTIVE ACTIONS

PHONE _____
EMAIL _____

INSPECTIONS NAME
PHONE _____
EMAIL _____

LIST OF OPERATORS

OPERATOR 1 NAME _____
PHONE _____
EMAIL _____

OPERATOR 2 NAME _____
PHONE _____
EMAIL _____

OPERATOR 3 NAME _____
PHONE _____
EMAIL _____

GENERAL NOTES:

PHASE 1: FIRST PHASE OF CONSTRUCTION WILL BE LIMITED TO DEMOLITION OF THE ASPHALT AT THE BUILDING PAD AND UTILITY TRENCHES.

PHASE 2: REMAINING DEMOLITION/REMOVAL OF ASPHALT FOR BALANCE OF SITE GRADING ACTIVITIES.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

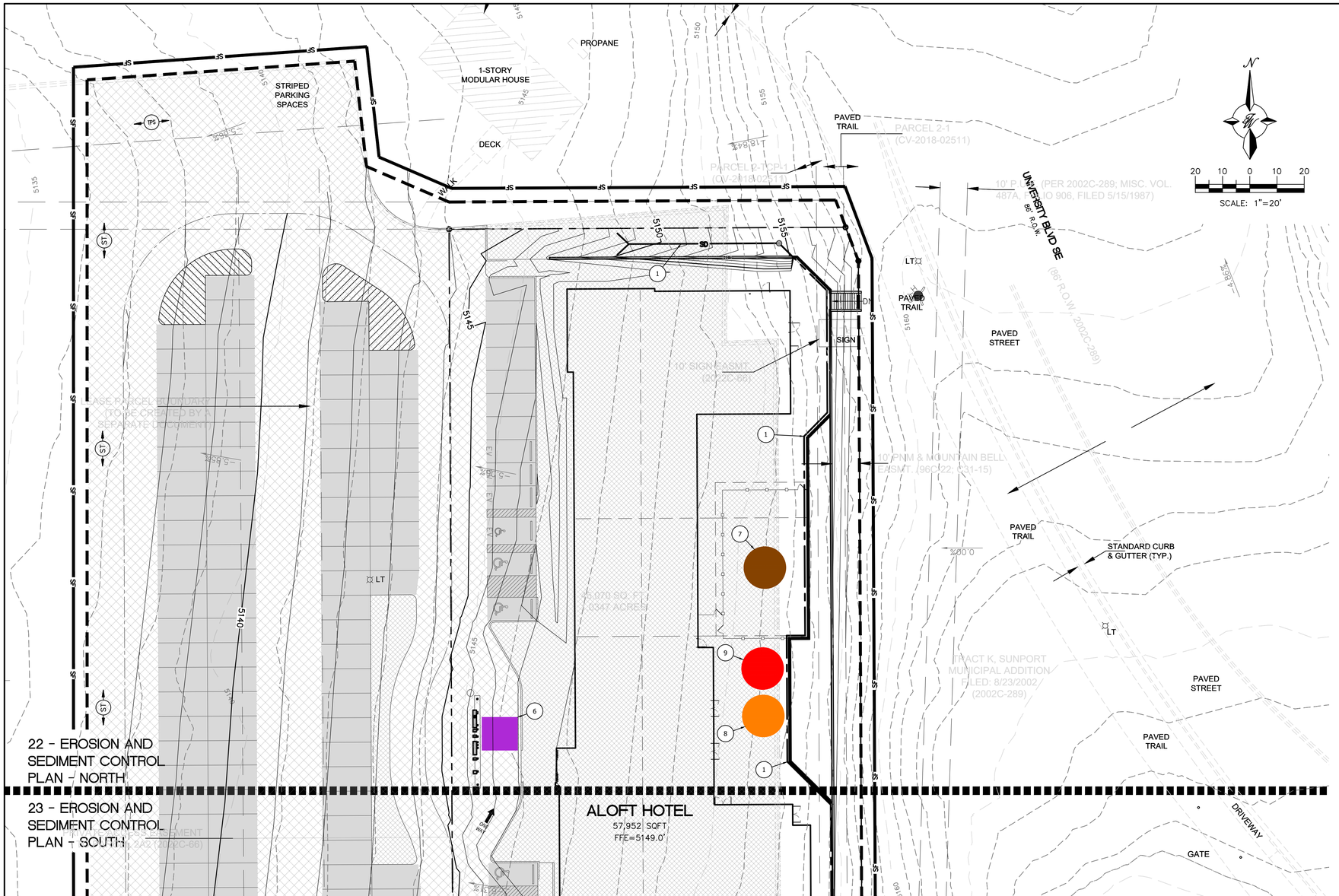
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

EROSION AND SEDIMENT CONTROL PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 21
JOB #: 2021133



20 10 0 10 20

SCALE: 1"=20'

LEGEND

- 6" HEADER CURB
- BOUNDARY LINE
- EASEMENT
- ACCESS CENTERLINE
- BUILDING
- EXISTING CURB & GUTTER
- STABILIZED CONSTRUCTION EXIT
- LIMITS OF DISTURBANCE
- SF — SILT FENCE
- PORTABLE CONCRETE WASHOUT BIN WITH SIGN (1)
- PORTABLE TOILET (1)
- STOCKPILE (1)
- MATERIAL STORAGE (1)
- SPILL KIT (1)
- DUMPSTER (1)
- LIGHT TRAFFIC ASPHALT
- HEAVY TRAFFIC ASPHALT
- DEMO EXISTING ASPHALT

KEYED NOTES

1. PROPOSED STORM TRENCH DRAIN, SEE SHEETS 16 – DRAINAGE PLAN AND SHEET 19 – STORM DRAIN PLAN AND PROFILE FOR DETAILS
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. DUMPSTER (1)
7. STOCKPILES (1)
8. SPILL KIT (1)
9. MATERIAL STORAGE (1)

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
2. POST PUBLIC NOTICE PER DETAILS
3. INSTALL DOWN GRADIENT PERIMETER CONTROLS
4. THE ENTIRE SITE WILL BE GRADED TO DRAIN TO THE PROPOSED PONDS AT ALL TIMES DURING CONSTRUCTION. INSTALL SEDIMENT BASINS PRIOR TO CLEARING REST OF THE SITE.
5. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF ABOVE.
6. BEGIN SOIL DISTURBING ACTIVITIES
7. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES
8. INSTALL UNDERGROUND UTILITIES
9. START CONSTRUCTION OF HOTEL
10. FINISH GRADING THE SITE
11. PAVE COMMON ACCESS DRIVE AISLES AND SIDEWALKS
12. INSTALL LANDSCAPING ON SITE.

PROPOSED

- XXXX — EXISTING CONTOUR ELEVATIONS
- SD — STORM DRAIN
- X.XX% — DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- LIMITS OF DISTURBANCE
- SF — SILT FENCE

EROSION NOTES

- PS — PERMANENT SEEDING
- TPS — TEMPORARY PARKING AND STORAGE
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP STONE CONSTRUCTION EXIT
- CE — CONSTRUCTION ENTRANCE/TRACKING OUT CONTROL
- SS — SWPPP SIGN
- SF — SILT FENCE

EROSION DETAILS

- AV — ANTI-VORTEX DEVICE
- CD — ROCK CHECK DAM
- CE — STABILIZED CONSTRUCTION EXIT
- DD — TEMPORARY DIVERSION DIKE
- DS — DEWATERING SYSTEM / STRUCTURE
- SF — TEMPORARY SILT FENCE
- ST — TEMPORARY SEDIMENT TRAP
- IP1 — BLOCK AND AGGREGRATE INLET SEDIMENT FILTER
- IP3 — GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
- IP5 — GRAVEL CURB INLET SEDIMENT FILTER
- IP6 — SILT FENCE INLET PROTECTION
- OP1 — OUTLET PROTECTION RIP-RAP PAD (SEE SIZE THIS SHEET)
- ECL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

EROSION AND SEDIMENT CONTROL PLAN - NORTH

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 22
JOB #: 2021133

22 - EROSION AND SEDIMENT CONTROL PLAN - NORTH

23 - EROSION AND SEDIMENT CONTROL PLAN - SOUTH

ALOFT HOTEL
57,952 SQFT
FFE=5149.0'

ALOFT HOTEL
57,952 SQFT
FFE=5149.0'

LAT: 35°02'47.8887"
LONG: -106°37'50.9427"

PAVED TRAIL

DRIVEWAY

GATE

GRAVEL TRAIL

PAVED TRAIL

GRAVEL TRAIL

VERTICAL CMP (NO ACCESS, TREES, BUSHES)

PONDING AREA
155,959.10 CUBIC FEET
20,850.15 GALLONS

VEHICLE MAINTENANCE CANOPY

PAY BOOTH

PAY BOOTH

PAY BOOTH

CONC.

WCR

SIDEWALK

WCR

SIDEWALK

CONC. RETAINING WALL

10' PUE (96C-32)

(50' PUBLIC R.O.W.)

PRIVATE ACCESS EASEMENT TO PARCEL 2A2 (2022C-66)

25' PRIVATE WATERLINE & GRADING EASEMENT TO BENEFIT PARCEL 2A2 FROM S. LINE OF AIRPARK AVENUE WESTERLY EXTENSION (2022C-66)

35'x120' PERMANENT EASMT. FOR ROADWAY / HAMMER HEAD TURN AROUND (BK. 9814, PG. 2767)

TRACT K, SUNPORT MUNICIPAL ADDITION FILED: 8/23/2002 (2002C-289)

(86' R.O.W. 2002C-289)

STREET

SCALE: 1"=20'

LEGEND

- 6" HEADER CURB
- BOUNDARY LINE
- EASEMENT
- ACCESS CENTERLINE
- BUILDING
- EXISTING CURB & GUTTER
- STABILIZED CONSTRUCTION EXIT
- LIMITS OF DISTURBANCE
- SILT FENCE
- PORTABLE CONCRETE WASHOUT BIN WITH SIGN (1)
- PORTABLE TOILET (1)
- STOCKPILE (1)
- MATERIAL STORAGE (1)
- SPILL KIT (1)
- DUMPSTER (1)
- LIGHT TRAFFIC ASPHALT
- HEAVY TRAFFIC ASPHALT
- DEMO EXISTING ASPHALT

KEYED NOTES

1. PROPOSED STORM DRAIN, SEE SHEETS 16 – DRAINAGE PLAN AND SHEET 19 – STORM DRAIN PLAN AND PROFILE FOR DETAILS
2. CONSTRUCTION EXIT (CE) AND TRACK OUT CONTROL TO BE MADE FROM 2–3" COURSE AGGREGATE, AT 6" DEEP
3. PORTABLE TOILET – WITHIN SECONDARY CONTAINMENT SYSTEM IF ON IMPERVIOUS SURFACES (1)
4. PORTABLE CONCRETE WASHOUT BIN W/ SIGN
5. NOT USED
6. DUMPSTER (1)
7. NOT USED
8. SPILL KIT (1)
9. NOT USED

PROPOSED

- XXXX — EXISTING CONTOUR ELEVATIONS
- SD — STORM DRAIN
- X.XX% — DIRECTION OF OVERLAND FLOW W/ GRADE
- LIMITS OF DRAINAGE SUB-BASIN
- LIMITS OF DISTURBANCE
- SF — SILT FENCE

EROSION NOTES

- PS — PERMANENT SEEDING
- TPS — TEMPORARY PARKING AND STORAGE
- PROVIDE BARRICADE AT ALL ENTRANCE LOCATIONS W/O TEMP STONE CONSTRUCTION EXIT
- CE — CONSTRUCTION ENTRANCE/TRACKING OUT CONTROL
- SS — SWPPP SIGN
- SF — SILT FENCE

EROSION DETAILS

- AV — ANTI-VORTEX DEVICE
- CD — ROCK CHECK DAM
- CE — STABILIZED CONSTRUCTION EXIT
- DD — TEMPORARY DIVERSION DIKE
- DS — DEWATERING SYSTEM / STRUCTURE
- SF — TEMPORARY SILT FENCE
- ST — TEMPORARY SEDIMENT TRAP
- IP1 — BLOCK AND AGGREGRATE INLET SEDIMENT FILTER
- IP3 — GRAVEL AND WIRE MESH INLET SEDIMENT FILTER
- IP5 — GRAVEL CURB INLET SEDIMENT FILTER
- IP6 — SILT FENCE INLET PROTECTION
- OP1 — OUTLET PROTECTION RIP-RAP PAD (SEE SIZE THIS SHEET)
- ECL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN

SEQUENCE OF CONSTRUCTION:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES
2. POST PUBLIC NOTICE PER DETAILS
3. INSTALL DOWN GRADIENT PERIMETER CONTROLS
4. THE ENTIRE SITE WILL BE GRADED TO DRAIN TO THE PROPOSED PONDS AT ALL TIMES DURING CONSTRUCTION. INSTALL SEDIMENT BASINS PRIOR TO CLEARING REST OF THE SITE.
5. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF ABOVE.
6. BEGIN SOIL DISTURBING ACTIVITIES
7. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES
8. INSTALL UNDERGROUND UTILITIES
9. START CONSTRUCTION OF HOTEL
10. FINISH GRADING THE SITE
11. PAVE COMMON ACCESS DRIVE AISLES AND SIDEWALKS
12. INSTALL LANDSCAPING ON SITE.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM
EROSION AND SEDIMENT CONTROL PLAN - SOUTH

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 23
JOB #: 2021133

STORM WATER POLLUTION PREVENTION PLAN

A. SITE DESCRIPTION

1. See vicinity map on grading plan for location and legal description. The site will require grading in accordance with the attached Grading and Drainage Plan.

2. The first major activities that will disturb the soil will consist of the clearing and grubbing the site. After clearing and grubbing are complete, the site will be graded. The site will consist of both cut and fill areas.

3. The total area of disturbance for this commercial development is as shown on the Grading Plan, but greater than 5 acres. Clearing, grading and construction of the site shall proceed in accordance with the general notes on the site, grading, landscape and erosion control plans.

4. The estimated runoff coefficients of the site, before and after construction activities, are shown in the Grading and Drainage Plan. The new site is unimproved and covered with native grass.

5. A Grading Plan, Landscape Plan and Erosion Control Plan are included as part of this Storm Water Pollution Prevention Plan. All drainage patterns, areas of soil disturbance, structural controls, and nonstructural controls will be shown on those plans.

B. SEQUENCE OF CONSTRUCTION

1. Install stabilized construction entrances.
2. Prepare temporary parking and storage area.
3. Construct the silt fences and straw bale barriers as necessary
4. Clear and grub the site.
5. Begin grading the site.
6. Start construction of building.
7. Install utilities and curbs and gutters.
8. Install inlet and outlet protection devices.
9. Prepare site for paving.
10. Pave site.
11. Complete grading and install permanent seeding and planting or surface treatment as approved.
12. Remove all temporary erosion and sediment control devices (only if site is stabilized). The site is stabilized when all soil disturbing activities are completed and a landscaped cover for unpaved areas, and areas not covered by permanent structures, has been employed.

Note: The contractor shall be responsible for implementing, restoring and/or revising the temporary sediment and erosion control measures (silt fences, straw bale barriers, etc.) As necessary during construction to help prevent soil erosion and storm water pollution.

C. CONTROLS

1. Erosion and Sediment Controls

"The City has accepted establishment of natural vegetation as a stabilization method. Once the stand of natural vegetation has been established it is considered stabilized and in lieu of established vegetation the contractor can place 2 inches of ¾ inch gravel mulch with an approved hydro–seeding mixture on slopes for permanent protection"

A. Stabilization Practices

1. Temporary Seeding: Disturbed areas where construction has temporarily ceased must be stabilized within fourteen (14) days of the last disturbance. Areas that will again be disturbed within twenty– one (21) days do not have to be stabilized.

2. Permanent Stabilization: Disturbed portions of the site where construction activity has permanently stopped shall be permanently seeded as required. These areas shall be seeded no later than 14 days after the last construction activity in that area. Refer to the Grading Plan and Specifications for details.

B. STRUCTURAL PRACTICES

1. Silt Fence: Silt fences shall be placed and constructed in accordance with the Grading and Erosion Control Plan.

2. Straw Bale Barriers: Straw bale barriers shall be placed and constructed in accordance with the Grading and Erosion Control Plan.

3. Inlet and Outlet Protection: Inlet and Outlet protection shall be installed at proposed detention pond inlets and curb opening outlets in accordance with the Grading and Erosion Control Plan.

4. Rock Outlet Protection: Hand placed rip–rap pads shall be provided at discharge points in accordance with the Grading and Erosion Control Plan. These rip–rap pads shall be placed as soon as practicable.

5. Slope Protection: Brow ditches to be installed at the top and toe of slopes as shown on the Grading Plan. All slopes to be stabilized with Sod, Straw, Mulch or an approved wire or jute mat or combination of the above. Hydro seed slopes as required.

6. Drainage Systems: All Drainage systems are to be installed per the approved Grading Plan and any subsequently approved document. All drainage systems are to be protected in place.

2. Other Controls

A. Temporary Construction Entrances: Off–site vehicle tracking of sediment shall be controlled by providing temporary gravel construction entrances. When the action of vehicles traveling over the gravel construction entrances is not sufficient in removing the majority of the mud, the tires must be washed before the vehicles enter a public road. When off–site tracking occurs, the deposits shall be removed from the roads.

B. Temporary Parking and Storage: A temporary parking and storage area (gravel base) shall be established on the site. The temporary parking and storage area shall also be used as the equipment maintenance area, equipment cleaning area, employee break area, and area for locating portable facilities, office trailers, and toilet facilities.

C. Dust Control: Dust on the site shall be minimized by sprinkling water on dry areas of the site. The use of motor oils and other petroleum based toxic liquids for dust suppression operations are prohibited.

D. Construction Waste: All construction waste and trash (paper, plastic, wood, scrap metals, rubber, etc.) Shall be collected and stored in containers with lids or covers that can be placed over the container prior to rainfall. This waste shall be disposed of according to state and local solid waste management regulations.

E. Hazardous Waste: All hazardous waste (paints, acids for cleaning masonry surfaces, cleaning solvents, concrete curing compounds and additives, etc.) shall be disposed of according to local, state, and federal regulations.

F. Sanitary Waste: Sanitary waste that is generated on the site shall be disposed of in accordance with local and state regulations.

G. Concrete Truck Waste: Excess concrete and wash water shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.

H. Vehicle and Equipment Cleaning: Wash water generated from vehicle and equipment cleaning shall be disposed of in a manner that prevents contact between these materials and storm water that is discharged from the site.

D. MATERIAL MANAGEMENT

1. Petroleum Products: All on–site vehicles shall be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products (oils, gasoline, lubricants, asphaltic substances, etc.) shall be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used on–site will be applied according to the manufacturer's recommendations.

2. Paints: All containers shall be tightly sealed and stored when not required for use. Excess paint shall not be discharged to the storm sewer or temporary ponding area but will be properly disposed of according to manufacturer's instructions or state and local requirements.

3. Fertilizers: Fertilizers used shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil (4 to 6 inches) to limit exposure to storm water. Fertilizers shall be stored in a covered area.

4. Hazardous Products: Products shall be kept in original containers unless they are not resealable. Original labels and material safety data shall be retained (the labels contain important product information). If surplus products must be disposed of, local, state, and federal requirements shall be followed.

E. SPILL CONTROL PRACTICES

1. Materials shall be tightly sealed in containers that are clearly labeled and shall be neatly and securely stacked.

2. Materials and equipment necessary for spill cleanups shall be kept in the material storage area on–site.

3. All spills shall be cleaned up immediately after discovery.

4. The spill area shall be kept well ventilated and personnel shall wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

5. Spills of toxic or hazardous materials shall be reported to the appropriate local, state and federal government agencies as soon as possible, regardless of the size.

6. Contaminated materials shall be disposed of according to local, state and federal requirements.

7. One person shall be selected to be the spill prevention and cleanup coordinator.

F. GOOD HOUSEKEEPING

The following good housekeeping practices shall be followed on–site during the construction project:

1. Neat and orderly storage of any chemicals, fertilizers, fuels, etc., that are being stored on the site.

2. Regular garbage, rubbish, construction waste, and sanitary waste disposal.

3. Prompt cleanup of any spills that have occurred.

4. Cleanup of sediment that has been deposited off of the site by vehicle tracking, wind, and storm water.

G. MAINTENANCE

All measures stated in this Storm Water Pollution Prevention Plan and on the Grading & Landscape Plans for the prevention of storm water pollution and erosion control shall be maintained in complete functional condition until the final stabiilization of the site. All erosion and sedimentation control measures shall be cleaned and repaired in accordance with the following (refer to the Grading and Erosion Control Plan and the Detail Sheet for construction details):

1. The straw bales used for the straw bale barriers shall be fixed or replaced if they show signs of undermining or deterioration.

2. All seeded areas shall be checked regularly to see that a good stand of grass is maintained. Areas should be reseeded and fertilized as needed to provide a good stand of grass for erosion control.

3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one–third to one–half the height of the silt fence.

4. The construction entrances shall be maintained in a condition which will prevent tracking or flow of mud onto public rights–of–way. This may require periodic top dressing as conditions demand.

5. The temporary parking and storage area shall be kept in good condition (suitable for parking and storage). This may require periodic top dressing as conditions demand.

6. If the stones in the block and aggregate inlet sediment filters become clogged with sediment, the stones shall be pulled away, cleaned and replaced.

H. INSPECTION

Qualified personnel shall inspect all erosion, sedimentation, and storm water pollution devices stated in this Storm Water Pollution Prevention Plan and on the Erosion Control Plan at least once every seven calendar days and within 24 hours of the end of a rainfall event of 0.5 inches or more or equivalent snowfall. Disturbed areas and areas used for material storage that area exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage systems. Erosion and sediment control measures identified in the Storm Water Pollution Prevention Plan and the Erosion Control Plan shall be observed to ensure that they are operating correctly. Discharge locations shall be inspected to ascertain whether the erosion and sedimentation control measures are effective in preventing significant impacts to receiving waters.

Based on the results of the inspection, the erosion and sedimentation control measures shall be revised or modified as appropriate, but in no case shall it take more than seven calendar days following the inspection to revise or modify the erosion and sediment control measures.

I. NON–STORM WATER DISCHARGE

Anticipated non–storm water discharges on the construction site may include the following:

1. Water line flushing from the newly installed water lines. Silt fences shall be used to collect sediment from water that is flushed from new water lines.

2. Discharge from fire fighting activities. Any materials from fire fighting activities that may pollute the storm water shall be disposed of in a proper manner.

3. Water discharge from dust control. Silt fences shall be used to collect sediment from discharge waters associated with dust control.

J. APPROVED STATE OR LOCAL PLANS

To the best knowledge of all parties involved with the implementation of this Storm Water Pollution Prevention Plan, all measures and consideration specified in this plan meet the requirements of the Federal Register, Part II, Environmental Protection Agency, Proposed Reassurance of NPDES General Permits for Storm Water discharges From Construction Activities, June 2, 1997. This Plan was prepared in accordance with the EPA Storm Water Management for Construction Activities.

K. SIGNATURE REQUIREMENTS

The Contractor shall obtain and sign copies of all reports and certifications required by NPDES and general permit for Storm Water discharges from construction activities as required by the permit during the period the permit is active on this site. All records are to be kept on site and presented to authorized officials as noted in the permit.

L. NOTICE OF TERMINATION

When all areas covered by the Federal Register, Part II, Environmental Protection Agency, Proposed Reissuance of NPDES General Permits for Storm Water Discharges from construction activities, have been stabilized (by permanent seeding and mulching, paving, landscaping, sodding, etc.) The permit shall be terminated. The GENERAL CONTRACTOR shall submit a Notice of Termination (Form N.O.T.) Of a General Permit to discharge storm water associated with construction activities.

STORM WATER POLLUTION PREVENTION PLAN CERTIFICATION

"I certify, under penalty of law, that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations."

Name (please print): Ronald R. Bohannan Title: Owner, Tierra West, LLC

Signature: _____ Date: _____

CONTRACTOR / SUBCONTRACTOR CERTIFICATION

"I certify, under penalty of law, that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) Permit that authorizes the storm water discharge associated with industrial activity from the construction site identified as part of this certification. Further, by my signature, I understand that I am becoming a co–permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the general NPDES permit for the storm water discharges associated with industrial activity from the identified site. As a co–permittee, I understand that I, and my company, are legally required under the Environmental Protection Act and the Clean Water Act to ensure compliance with the terms and conditions of the Storm Water Pollution Prevention Plan developed under the NPDES permit and the terms of the NPDES permit."

NOTE: The General Contractor and any Subcontractors involved with the implementation of this Storm Water Pollution Prevention Plan shall sign an individual copy of this certification and state in the space provided the measures in which they are responsible for performing (make copies if needed).

Please check one (X)

CONTRACTOR (X): SUBCONTRACTOR ( )

COMPANY NAME: _____
ADDRESS: _____
TELEPHONE: _____

SITE: LOCATION (CITY, STATE): _____
ADDRESS: _____

Name (please print): _____ Title: _____

Signature: _____ Date: _____

Storm Water Pollution Prevention Plan measures that your company is responsible for performing:

_____
_____
_____
_____

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

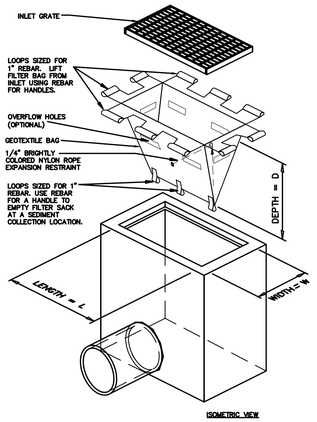
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

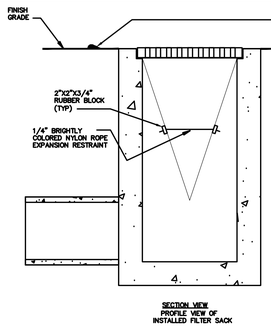
EROSION CONTROL NOTES

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 24
JOB #: 2021133



ISOMETRIC VIEW



SECTION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

1. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

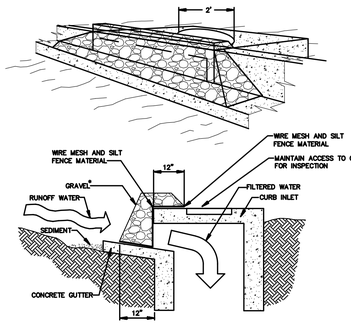
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

FILTER SACKS (GRATED INLETS) P10

N.T.S.

DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER SACK	11/01/07		DTGRINSF	11/01/07	



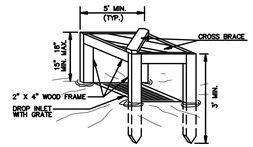
SPECIFIC APPLICATION

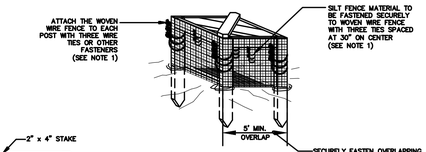
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

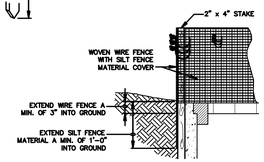
* GRAVEL SHALL BE 3/4"-2" ANGULAR CLEAN STONE

GRAVEL CURB INLET SEDIMENT FILTER IP5

N.T.S.







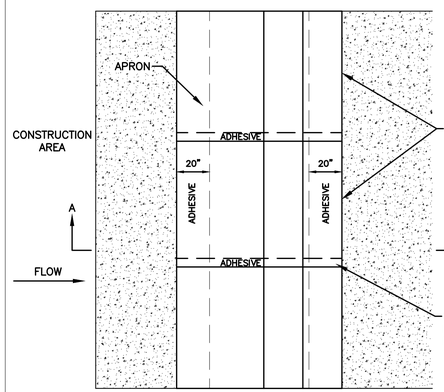
POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
2. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FABRIC. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION IP6

N.T.S.

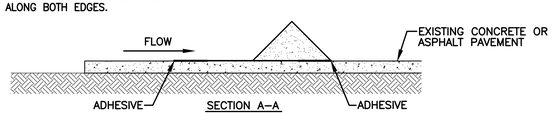
				11/02/07	SF INLET



DIKE PLAN VEIW

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS.
ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

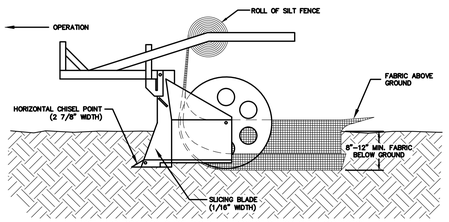


SECTION A-A

SILT DIKE (ON EXISTING PAVEMENT) SDP

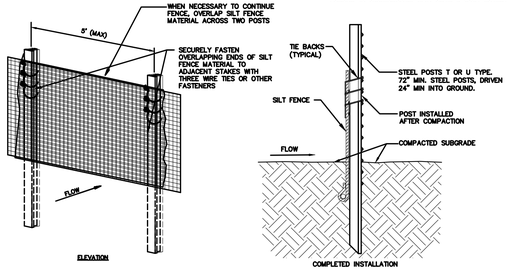
N.T.S.

DT-SDP	11/01/07	



NOTE: VIBRATORY PLOW IS NOT ACCEPTABLE BECAUSE OF HORIZONTAL COMPACTION

POSTS: STEEL T OR U TYPE.
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



SPECIFICATIONS FOR STATIC SLICING METHOD FOR SILT FENCE INSTALLATION

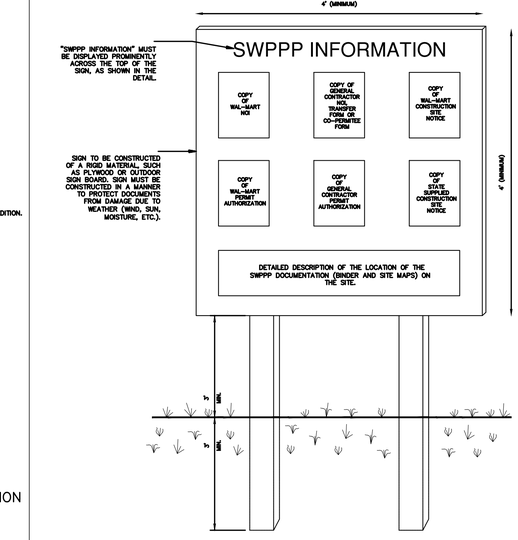
STATIC SLICING SHALL BE USED TO ANCHOR SILT FENCE FABRIC IN ORDER TO NOT USE THE WIRE BACKING.

1. SILT FENCE SHALL BE INSTALLED PER ASTM D-6462-03 LATEST EDITION.
2. INSTALL POSTS AT A MAXIMUM OF 5'-0" APART.
3. INSTALL POSTS AT A MINIMUM DEPTH OF 24" ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT UPSTREAM WATER PRESSURE ON THE FABRIC.
4. INSTALL POSTS WITH THE NIPPLES FACING AWAY FROM THE SILT FENCE FABRIC.
5. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE MATERIAL ACROSS TWO POSTS.
8. NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
9. DRIVE POST A MINIMUM OF 24" INTO THE GROUND.
10. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT-BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE SLIT IF NECESSARY.
11. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
12. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE FENCE FABRIC ABOVE GRADE.
13. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF 60"ACROSS TWO POSTS, AS SHOWN.
14. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

NON-WIRE BACKED SLICING METHOD FOR SILT FENCE INSTALLATION SFI

N.T.S.

	11/01/07		SF SLICING



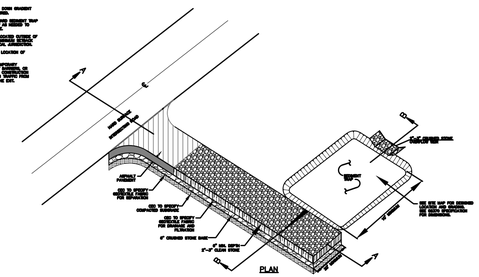
NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

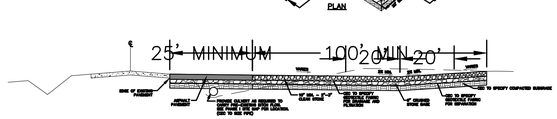
SWPPP INFORMATION SIGN SS

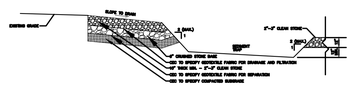
N.T.S.

	11/01/07		SWPPP INFORMATION SIGN

NOTES:
1. ENTRANCE SHOULD BE AS FLAT AS POSSIBLE (LESS THAN 5% WHERE POSSIBLE).
2. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL PASS THROUGH A SEDIMENT TRAP OR OTHER APPROVED SEDIMENT CONTROL DEVICE.
3. ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
5. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. ALL SEDIMENT REMOVED FROM ROADWAY SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF THE GOVERNING AGENCY.







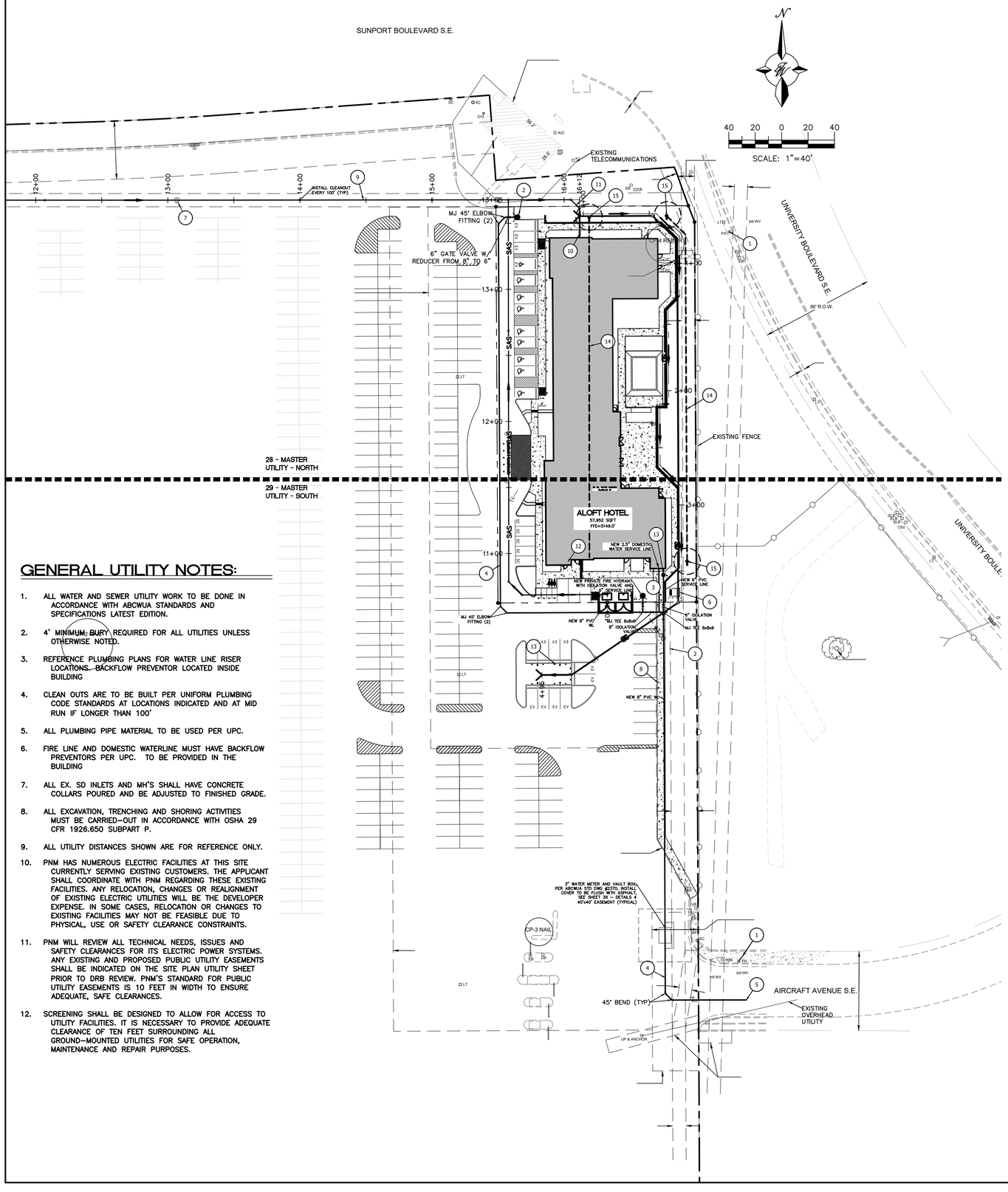
CONSTRUCTION EXIT CE

N.T.S.

DTGRADE	TYP/REVBY	

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM EROSION CONTROL DETAILS TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DRAWN BY: MR DATE: 01/06/2026 SHEET #: 25 JOB #: 2021133


SUNPORT BOULEVARD S.E.
SUNPORT BOULEVARD S.E.
SUNPORT BOULEVARD S.E.
UNIVERSITY BOULEVARD S.E.
UNIVERSITY BOULEVARD S.E.
AIRCRAFT AVENUE S.E.
PARCEL 2A2
SUNPORT PARK
10.070 SQ. FT.
/ 0.647 ACRES
ALOFT HOTEL
87,466 SQFT
FFE=5,146.5'
LEASE PARCEL BOUNDARY (TO BE CREATED BY A SEPARATE DOCUMENT)
28 - MASTER UTILITY - NORTH
29 - MASTER UTILITY - SOUTH
SAS
CP-2 NAIL
PRIVATE ACCESS EASEMENT TO PARCEL 2A2 (BY THIS PLAT)
PROPOSED RETAINING WALL TOP/BOT ELEVATIONS (TYP)
EXISTING PARKING SPACES
PROPOSED PARKING SPACES
PAVED TRAIL
GRAVEL TRAIL
PAVED STREET
CONCRETE CURB (BETTER VIEW)
VERTICAL CMP (NO ADVERSE TIRRELL BUSINESS)
PARKING AREA 155,000 CUBIC FEET (5,000 TN CALCHIN)
MEDIAN CURB CUT
MEDIAN CURB CUT
MEDIAN CURB CUT



GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED–OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND–MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

WATER AUTHORITY NOTES:

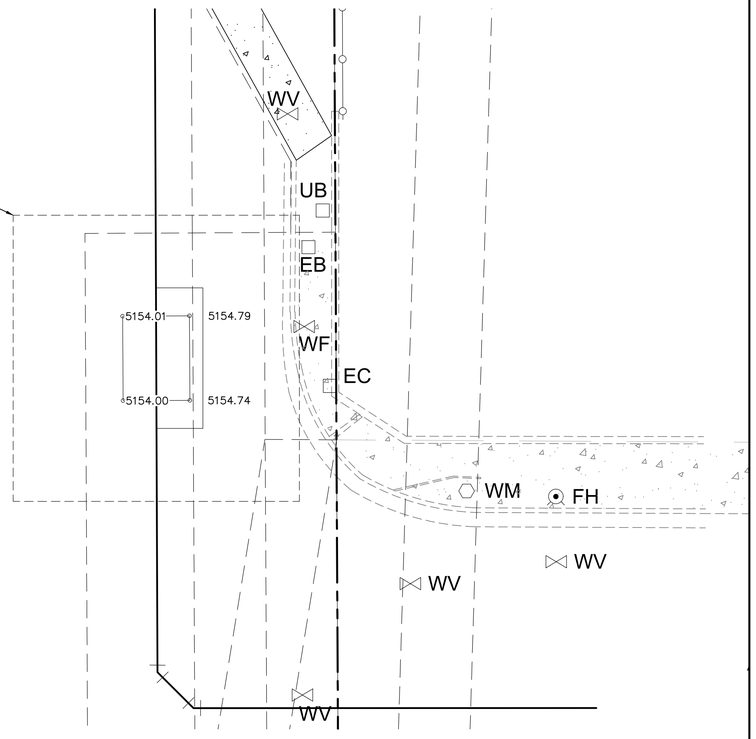
- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505–289–3454.
- COORDINATION WITH THE WATER AUTHORITY PRE–TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE–TREATMENT ENGINEER AT 505–289–3439.
- ADDITIONALLY, LABEL INFRASTRUCTURE PRIVATE AND PUBLIC AS APPROPRIATE AND UPDATE REFERENCE TO COA STANDARD DETAILS TO WATER AUTHORITY STANDARD DETAILS AND NOTE THAT CONSTRUCTION WILL BE COMPLETED WITH A CONNECTION PERMIT.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED 40'x40' WATER VAULT EASEMENT
- CENTERLINE
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED FENCE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- PROPOSED STORM DRAIN
- BURIED ELECTRIC
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER
- LFGVS PIPE (BURIED)
- LFGVS PIPE RISER
- LFGVS VAPOR BARRIER (15,682.20 SF)

KEYED NOTES

1. EXISTING PUBLIC FIRE HYDRANT
2. NEW PRIVATE FIRE HYDRANT WITH ISOLATION VALVE AND 6" SERVICE LINE
3. FDC CONNECTION TO BUILDING
4. 8" PVC C–900 WATERLINE (WL)
5. WATERLINE CONNECTION TO EXISTING, FIELD VERIFY EXISTING WL LOCATION AND PIPE INVERT
6. PROPOSED TRANSFORMER
7. 4' DIA. MANHOLE (TYP)
8. 8" WL GATE VALVE
9. 8" PVC SAS SDR–35 LINE, SEE SHEET 31 – OFF–SITE SAS PLAN & PROFILE
10. DOUBLE CLEANOUT SAS
11. WYE SERVICE CONNECTION W/ SINGLE CLEANOUT
12. FIRE RISER ROOM, SEE ARCHITECTURAL PLANS
13. PROPOSED PIV
14. LFGVS PERFORATED PIPE, SEE SHEET 45 – LFGVS–PLAN AND 46 – LFGVS–CONSTRUCTION DETAILS FOR DETAILS
15. LFGVS PIPE RISER, SEE SHEET 45 – LFGVS–PLAN AND 46 – LFGVS–CONSTRUCTION DETAILS FOR DETAILS



WATER METER VAULT DETAIL

1"=10'

NOTES:

1. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT (505)289–3454.
2. COORDINATION WITH THE WATER AUTHORITY PRE–TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE–TREATMENT ENGINEER AT (505)289–3439.
3. PLEASE NOTE THAT THE INFRASTRUCTURE PROPOSED ON THIS SITE IS PRIVATE.
4. PLEASE NOTE THE CONNECTION TO THE PUBLIC INFRASTRUCTURE WILL BE DONE WITH A CONNECTION PERMIT.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS–BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

04/21/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

MASTER UTILITY

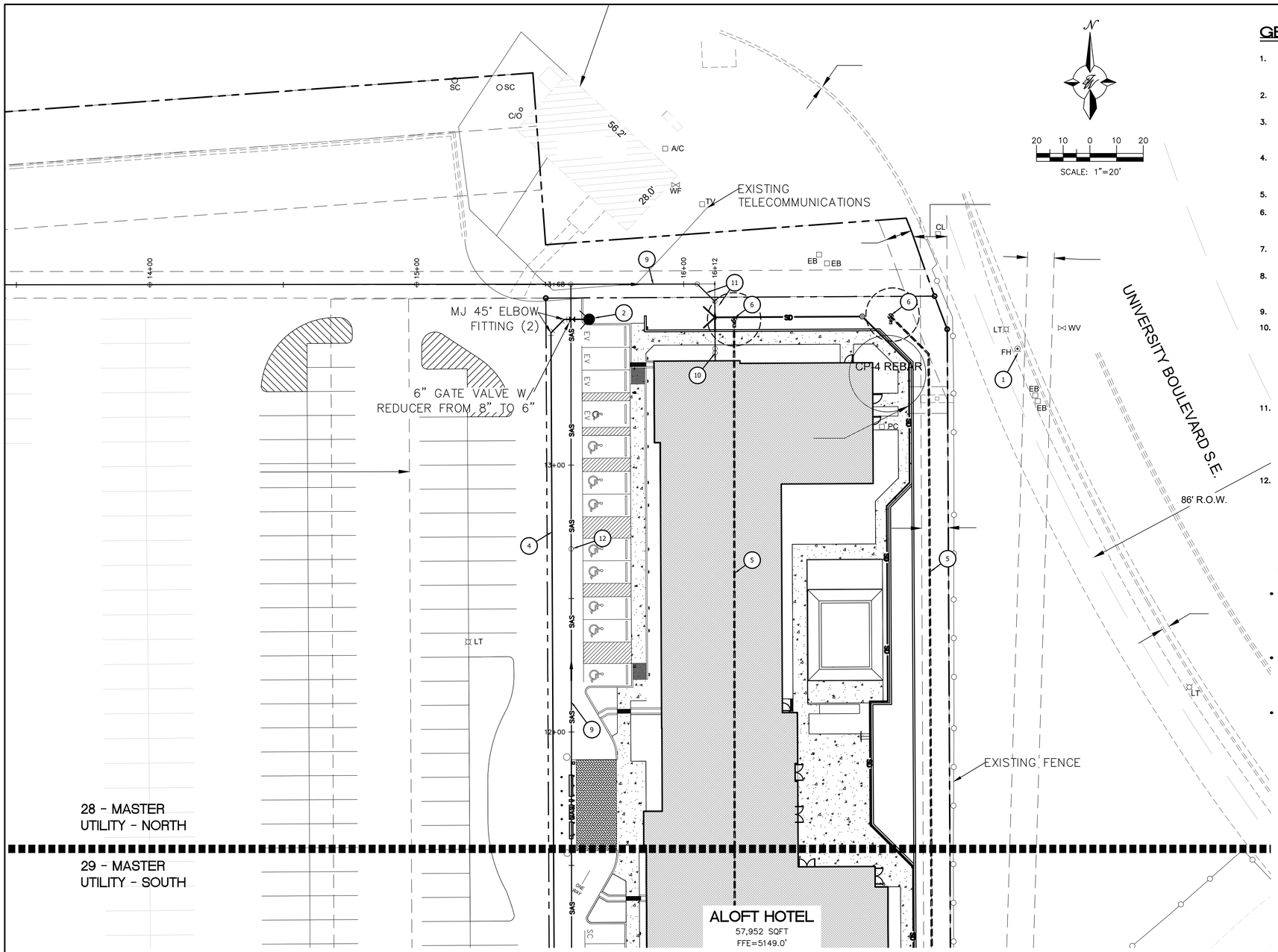
DRAWN BY: MR

DATE: 04/21/2026

SHEET #: 27

JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100



GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH ABCWUA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

WATER AUTHORITY NOTES:

- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- ADDITIONALLY, LABEL INFRASTRUCTURE PRIVATE AND PUBLIC AS APPROPRIATE AND UPDATE REFERENCE TO COA STANDARD DETAILS TO WATER AUTHORITY STANDARD DETAILS AND NOTE THAT CONSTRUCTION WILL BE COMPLETED WITH A CONNECTION PERMIT.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED FENCE
- SS — SANITARY SEWER LINE
- W — WATERLINE
- P — BURIED ELECTRIC
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER

KEYED NOTES

1. EXISTING FIRE HYDRANT
2. NEW PRIVATE FIRE HYDRANT WITH ISOLATION VALVE AND 6" SERVICE LINE
3. NOT USED
4. 8" PVC C-900 WATERLINE
5. PERFORATED GAS VENT PIPE, BELOW IMPERVIOUS MEMBRANE, SEE DETAILS ON SHEET 46 - LFGVS-CONSTRUCTION DETAILS
6. LFGVS PIPE RISER, SEE SHEET 45 - LFGVS-PLAN AND 46 - LFGVS-CONSTRUCTION DETAILS FOR DETAILS
7. NOT USED
8. NOT USED
9. 8" SDR-35 PVC SAS PIPE
10. DOUBLE CLEANOUT SAS
11. WYE SERVICE CONNECTION W/ SINGLE CLEANOUT
12. SAS CLEANOUT (EVERY 100' TYPICAL)

NOTES:

1. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT (505)289-3454.
2. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT (505)289-3439.
3. PLEASE NOTE THAT THE INFRASTRUCTURE PROPOSED ON THIS SITE IS PRIVATE.
4. PLEASE NOTE THE CONNECTION TO THE PUBLIC INFRASTRUCTURE WILL BE DONE WITH A CONNECTION PERMIT.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

04/21/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

MASTER UTILITY - NORTH

DRAWN BY: MR

DATE: 04/21/2026

SHEET #: 28

JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

28 - MASTER
UTILITY - NORTH

29 - MASTER
UTILITY - SOUTH

PRIVATE ACCESS EASEMENT
TO PARCEL 2A2 (2022C-66)

ALOFT HOTEL
57,952 SQFT
FFE=5149.0'

25 MIL VAPOR BARRIER
15,652.20 SF

NEW 2.5" DOMESTIC
WATER SERVICE LINE

NEW PRIVATE FIRE HYDRANT
WITH ISOLATION VALVE AND
6" SERVICE LINE

NEW 6" PVC
SERVICE LINE

6" ISOLATION
VALVE

MJ TEE 8x8x6

MJ 45° ELBOW
FITTING (2)

NEW 8" PVC
WL

MJ TEE 8x8x6

8" ISOLATION
VALVE

NEW 8" PVC WL

LEASE PARCEL BOUNDARY
(TO BE CREATED BY A
SEPARATE DOCUMENT)

PARCEL 2A1
SUNPORT PARK
(2022C-66)

PRIVATE ACCESS EASEMENT
TO PARCEL 2A2 (2022C-66)

20' PRIVATE WATERLINE &
GASLINE EASEMENT TO BENEFIT
PARCEL 2A2 (FROM S. LINE OF
AIRCRAFT AVENUE WESTERLY
EXTENSION, 2022C-66)

3" WATER METER AND VAULT BOX,
PER ABCWUA STD DWG #2370, INSTALL
COVER TO BE FLUSH WITH ASPHALT,
SEE SHEET 39 - DETAILS 4
40'x40' EASEMENT (TYPICAL)
PROPOSED 40'x40' WATER VAULT
EASEMENT, PER ABCWUA
STANDARDS AND SPECIFICATIONS,
SEE SHEET 39 - DETAILS 4

35'x120' PERMANENT EASMT. FOR
ROADWAY - HAMMER HEAD TURN
AROUND (BK. [illegible] PG. 2767)

CP-3 NAIL
CONC.
ISLAND

5154.61
5154.79
5154.60
5154.74

CONC. RETAINING WALL
SIDEWALK
WCR
WM
FH
WV
EC
WF
UB
EB

PAY BOOTH
PAY BOOTH
PAY BOOTH

45° BEND (TYP)

AIRCRAFT AVENUE S.E.
(60' PUBLIC R.O.W.)

EXISTING
OVERHEAD
UTILITY

UP & ANCHOR

GRAVEL
TRAIL

GATE

VERTICAL
ACCESS, T

SCALE: 1"=20'
20 10 0 10 20

LT

EV

SVC

SAS

SC

GS

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

WATER AUTHORITY NOTES:

- COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.
- ADDITIONALLY, LABEL INFRASTRUCTURE PRIVATE AND PUBLIC AS APPROPRIATE AND UPDATE REFERENCE TO COA STANDARD DETAILS TO WATER AUTHORITY STANDARD DETAILS AND NOTE THAT CONSTRUCTION WILL BE COMPLETED WITH A CONNECTION PERMIT.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED FENCE
- SS — SANITARY SEWER LINE
- W — WATERLINE
- P — BURIED ELECTRIC
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER METER

KEYED NOTES

1. EXISTING FIRE HYDRANT
2. NEW PRIVATE FIRE HYDRANT WITH ISOLATION VALVE AND 6" SERVICE LINE
3. FDC CONNECTION TO BUILDING
4. 8" PVC C-900 WATERLINE
5. WATERLINE CONNECTION TO EXISTING WL
6. PROPOSED TRANSFORMER
7. 4' DIA. MANHOLE (TYP)
8. PROPOSED CONNECTION TO EXISTING SAS MANHOLE
9. 8" SDR-35 PVC SAS PIPE
10. DOUBLE CLEANOUT SAS
11. WYE SERVICE CONNECTION W/ SINGLE CLEANOUT
12. FIRE RISER ROOM

NOTES:

1. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT (505)289-3454.
2. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT (505)289-3439.
3. PLEASE NOTE THAT THE INFRASTRUCTURE PROPOSED ON THIS SITE IS PRIVATE.
4. PLEASE NOTE THE CONNECTION TO THE PUBLIC INFRASTRUCTURE WILL BE DONE WITH A CONNECTION PERMIT.

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

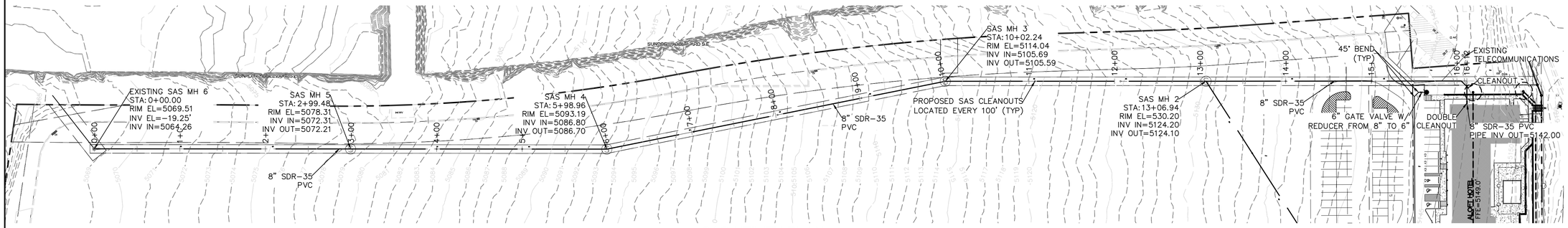
ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
04/21/2026
RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

MASTER UTILITY - SOUTH

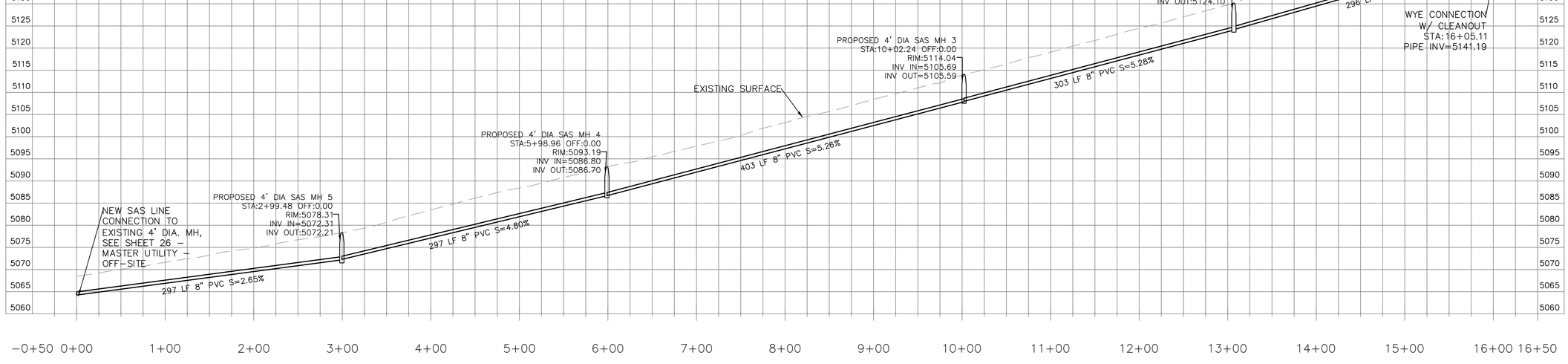
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 04/21/2026
SHEET #: 29
JOB #: 2021133



SAS UTILITY PLAN

1"=60'



SAS UTILITY PROFILE

1"=60'



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED FENCE
- SS — SANITARY SEWER LINE
- W — WATERLINE
- P — BURIED ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- NEW SAS MH
- NEW SAS CLEANOUT
- EXISTING SAS MH
- NEW WATER METER

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

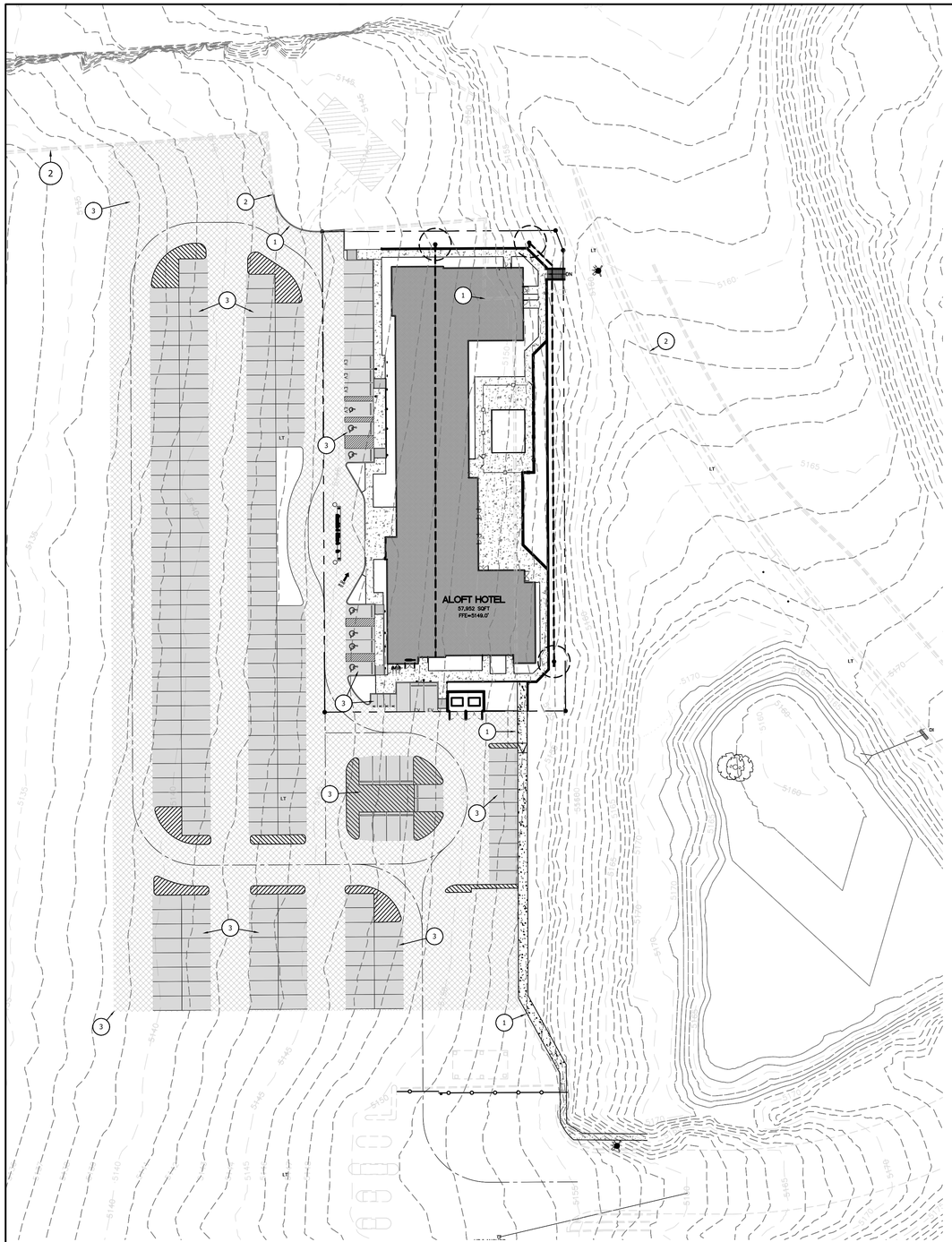
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

SANITARY SEWER PLAN AND PROFILE

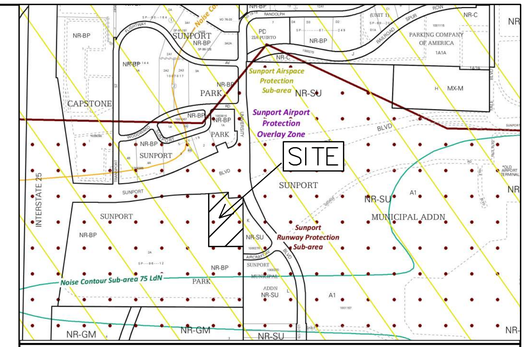
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 30
JOB #: 2021133



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- SETBACK LINE
- RETAINING WALL
- HEAVY TRAFFIC ASPHALT
- LIGHT TRAFFIC ASPHALT
- 5100 CONTOUR MAJOR
- 5100 CONTOUR MINOR



VICINITY MAP: M-15-Z

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING AND COMPRISING ALL OF PARCEL "2A", OF SUNPORT PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLATS OF LOTS 1A, 1B, 2A AND 2B IN BLOCK 3, PARCELS 1-A-1, 1-A-2, 1-B-1 IN BLOCK 4, PARCELS 2A, 2B, 3C AND 2D OF SUNPORT PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1996, IN PLAT BOOK 96C, FOLIO 22. LESS AND EXCEPTING THEREFROM THAT PORTION AFFECTED BY THAT CERTAIN PERMANENT ORDER OF ENTRY ENTERED JUNE 28, 2018 IN BERNALILLO COUNTY DISTRICT COURT CAUSE NO. CV-2016-02511

KEYED NOTES

1. REMOVE EXISTING CURB & GUTTER (C&G), SEE SHEET 06 – DEMOLITION PLAN
2. EXISTING C&G TO REMAIN IN PLACE
3. EXISTING GRAVEL ACCESS ROAD TO REMAIN

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 1/29/2026
BY:
HydroTrans #: M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION (DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

N

40 20 0 20 40

SCALE: 1"=40'

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

PAVING PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR

DATE: 01/06/2026

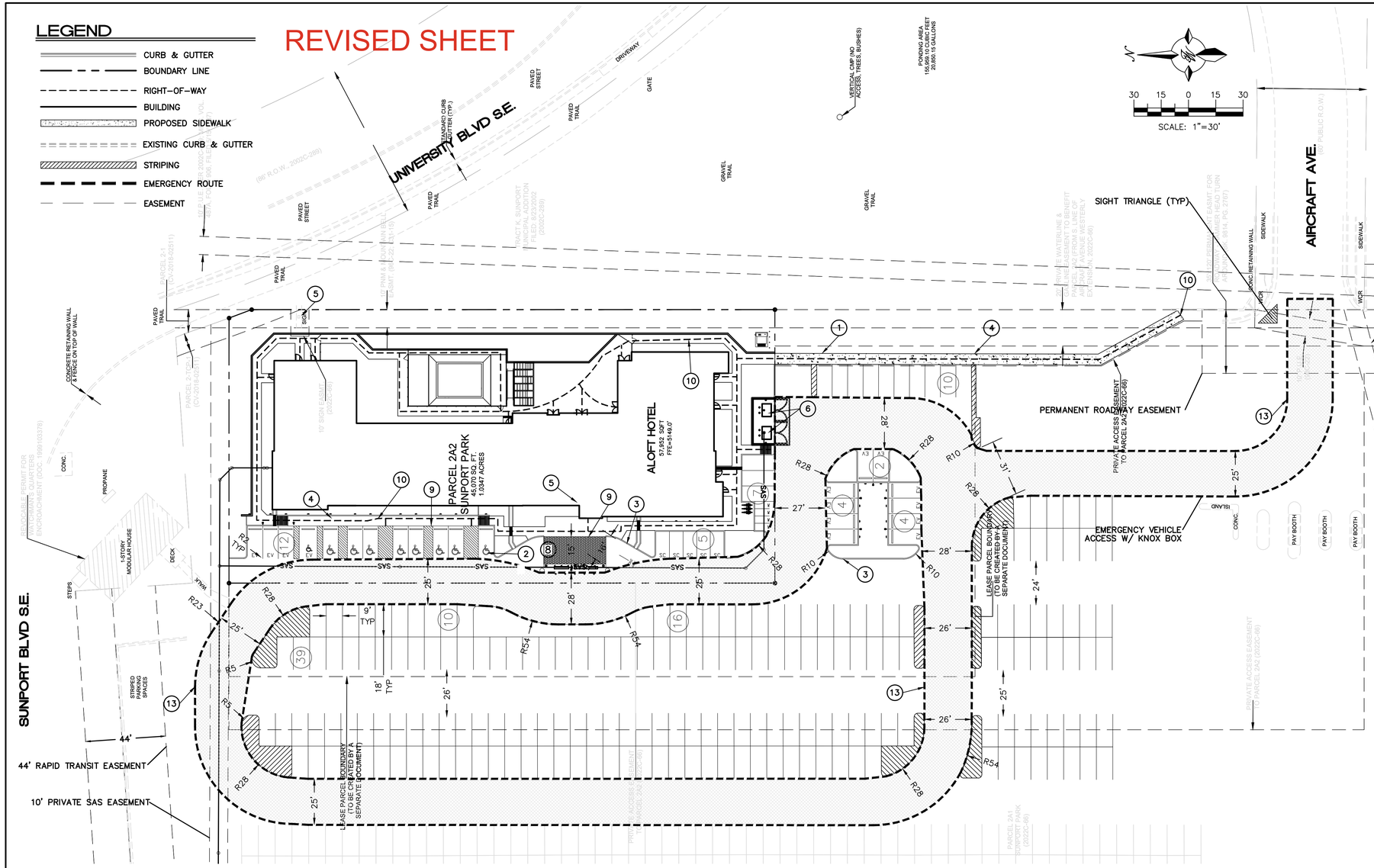
SHEET #: 31

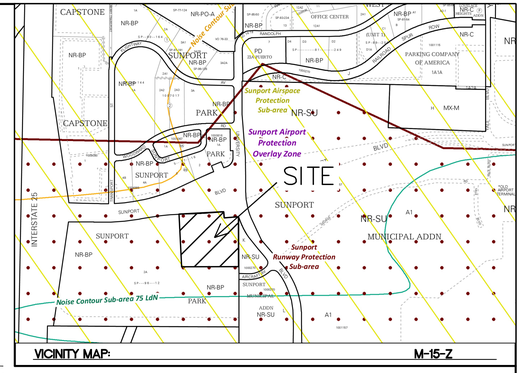
JOB #: 2021133

REVISED SHEET

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- STRIPING
- EMERGENCY ROUTE
- EASEMENT





VICINITY MAP: M-15-Z

UPC: 101505518105930320
PARCELS 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARK SUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PAR)

SITE DATA

PROPOSED USAGE:	HOTEL
LOT AREA:	1.0347 AC
ZONING:	NR-BP
TOTAL NO. ROOMS/UNITS:	109 UNITS
1 PARKING SPACE PER GUEST ROOM:	109
BUILDING AREA	57,952 SF

BUILDING SETBACK

FRONT	20'
REAR	10'
SIDE	10'

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED	109
TOTAL PARKING PROVIDED	109
ACCESSIBLE PARKING SPACES REQUIRED	6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	9 SPACES

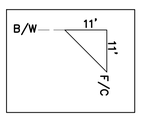
BICYCLE PARKING REQUIRED = 3 SPACES (2 SPACES + 1 SPACE/6,000SF)
BICYCLE PARKING PROVIDED = 3 SPACES
MOTORCYCLE PARKING REQUIRED = 4 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES
ELECTRIC VEHICLE PARKING (EV) = 14 SPACES

KEYED NOTES

1. UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAILS SHEET 40
2. ACCESSIBLE PARKING W/ WHEEL STOP & SIGN PER ADA STANDARDS, SEE DETAIL SHEET 33
3. STANDARD CURB AND GUTTER PER COA STD DWG 2415A, DETAIL SHEET 39
4. 5' CONCRETE WALK PER COA STD DWG 2430 FLUSH WITH ASPHALT, SEE DETAIL SHEET 39
5. MONUMENT SIGN
6. TRASH DUMPSTER W/RECYCLE, SEE DETAIL SHEET 42
7. NOT USED
8. LOADING AREA
9. ADA PUBLIC ACCESS PATHWAY TO BE FLUSH
10. ADA ACCESSIBLE ROUTE
11. NOT USED
12. NOT USED
13. EMERGENCY VEHICLE ACCESS EASEMENT

SIGHT TRIANGLE NOTE:

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 CLEAR SIGHT TRIANGLE



PRIVATE ONSITE WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

PAVEMENT SURFACE NOTE:

ALL DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT UNLESS OTHER WISE LABELED.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
04/08/2026
RONALD R. BOHANNAN P.E. #7868

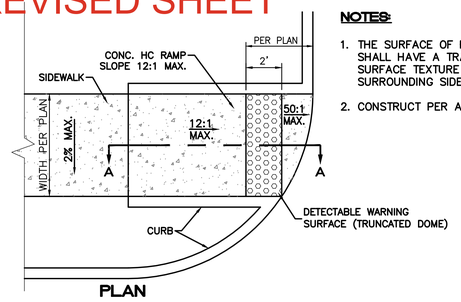
ALOFT HOTEL ALBUQUERQUE, NM
TRAFFIC CIRCULATION LAYOUT

DRAWN BY: MR
DATE: 04/08/2026
SHEET #: 32
JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

Z:\2021\2021133 Sunport Suites Hotel — Plans\Dwg\Construction\2021133 TCL.dwg Apr 08, 2026 – 4:20pm

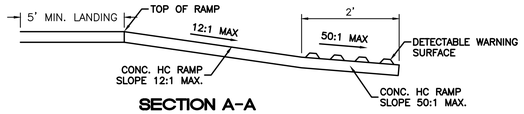
REVISED SHEET



PLAN

NOTES:

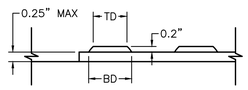
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

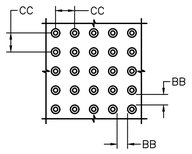
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



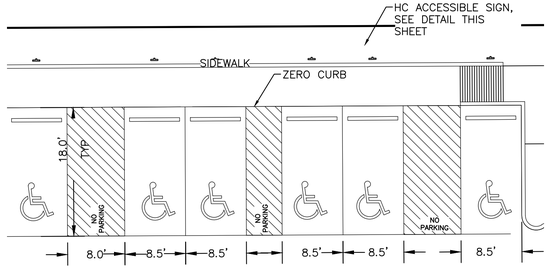
DOME SECTION

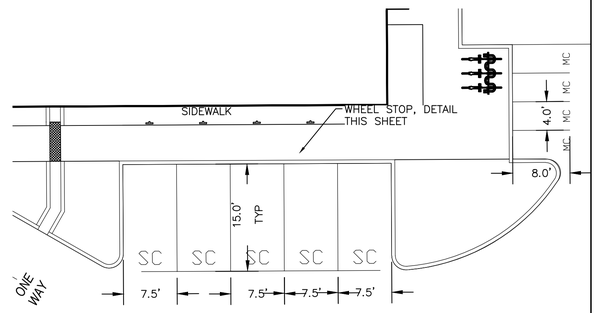
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN

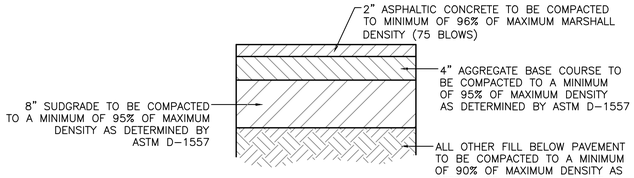




NOTES:
1) INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED ON THE PAVEMENT AT REAR OF SPACE, WHITE SYMBOL ON BLUE BACKGROUND.
2) PARKING SPACE LINES AND DIAGONAL STRIPING TO BE PAINTED BLUE.
3) ACCESS AISLE SHALL HAVE THE WORDS 'NO PARKING' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED.

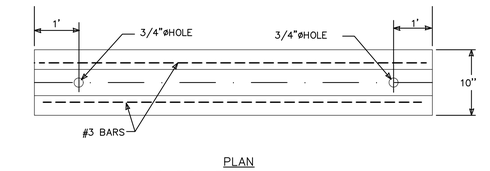
HC PARKING DETAILS

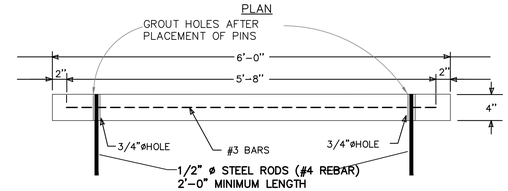
1"=10'

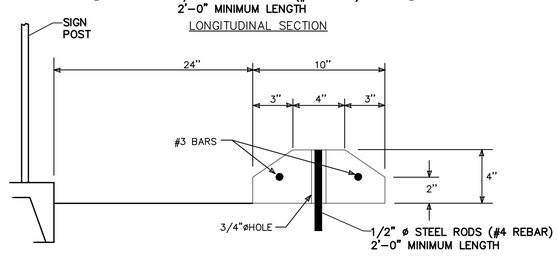


AUTOMOBILE PARKING TYPICAL PAVING SECTION

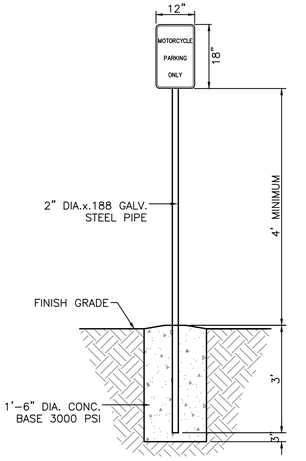
1" = 1'





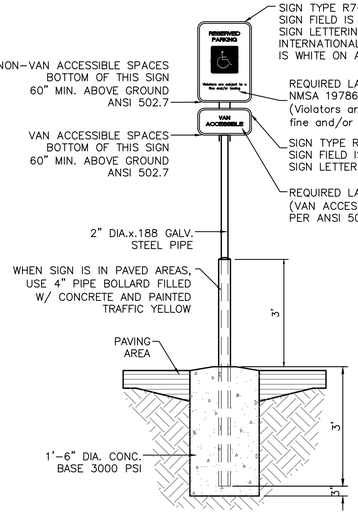


WHEEL STOP



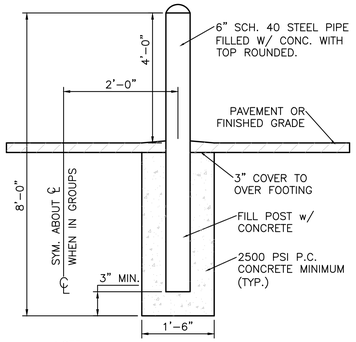
MOTORCYCLE PARKING SIGN

NTS



ACCESSIBLE PARKING SIGN

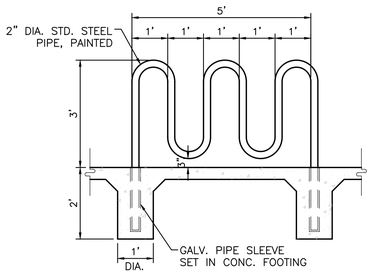
NTS



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

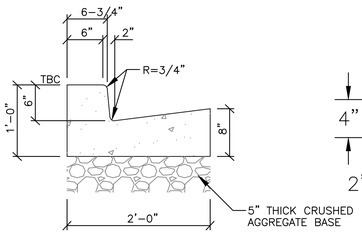
BOLLARD DETAIL

NTS



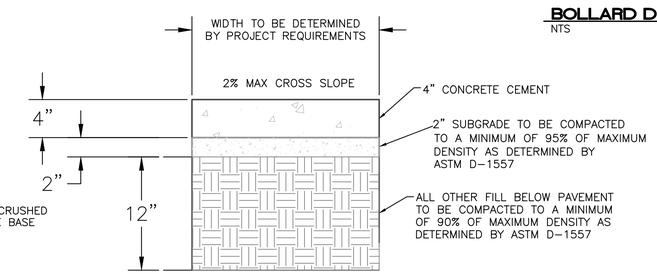
BIKE RACK DETAIL

SCALE: NTS



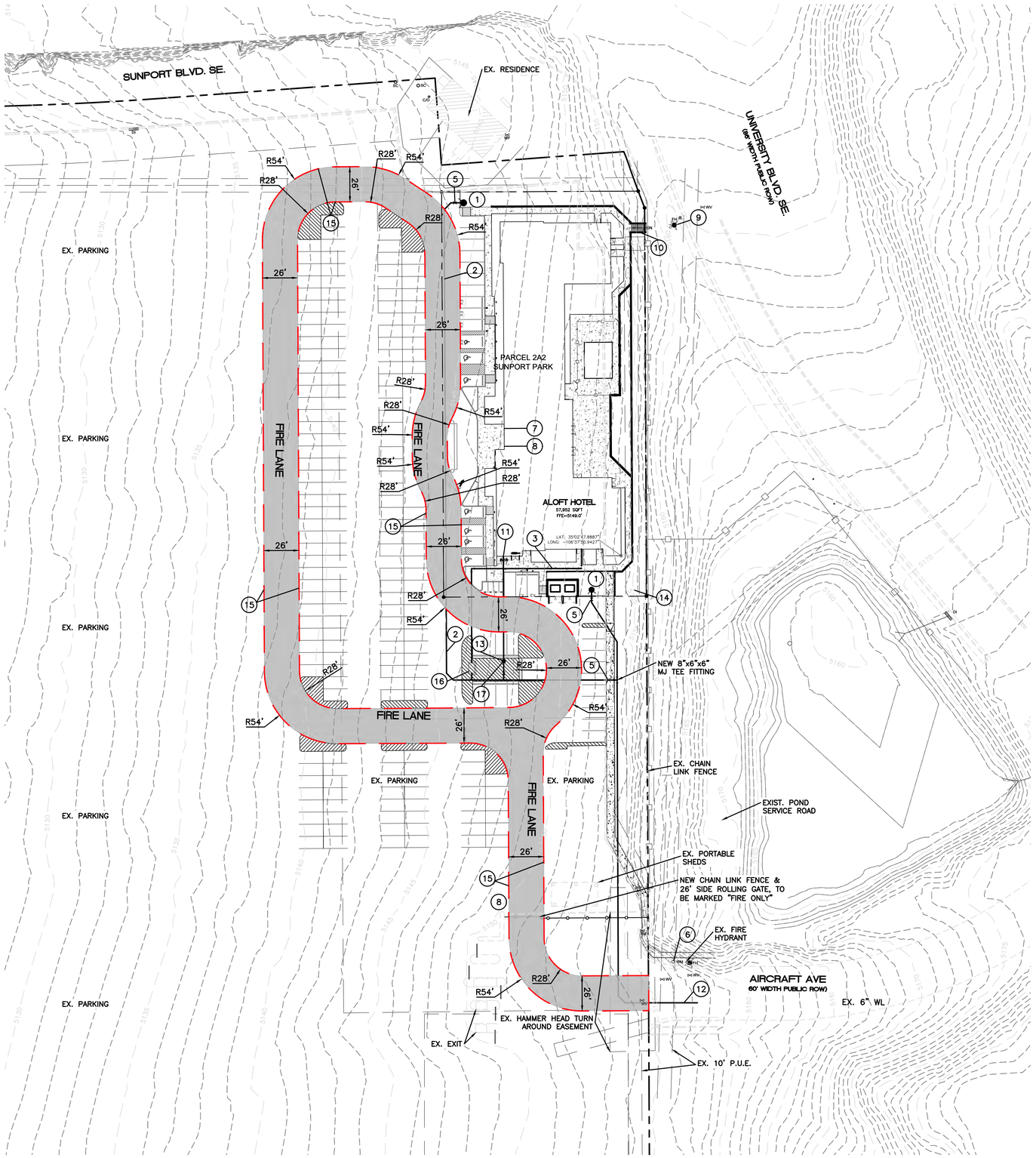
STANDARD CURB AND GUTTER

NTS



CONCRETE SIDEWALK SECTION

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 04/08/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM TRAFFIC CIRCULATION LAYOUT - DETAILS	DRAWN BY MR DATE 04/08/2026 SHEET # 33 JOB # 2021133
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- FIRE ACCESS
- PROPOSED HYDRANT

CAUTION

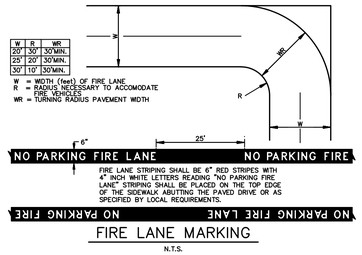
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTES

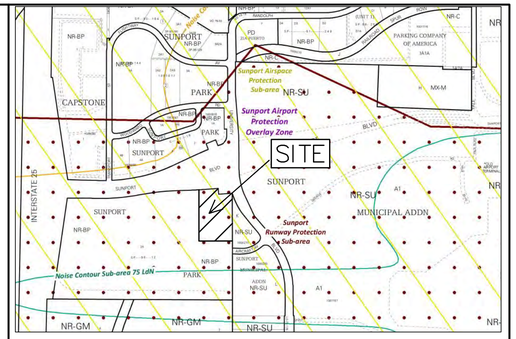
1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED. SEE PLAN FOR LOCATION.
4. TYPICAL CURB RETURN AND ROAD WIDTHS ARE SHOWN TO ALLOW FOR TURNING MOVEMENT OF FIRE VEHICLES ON MAIN AND SECONDARY STREETS INTERNAL TO THE PARK.
5. REFERENCE THE 2009 INTERNATIONAL FIRE CODE APPENDIX B, C, AND D FOR CODE CRITERIA.

W	R	WR
20'	30'	30'MIN.
23'	20'	30'MIN.
30'	10'	30'MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH



FIRE LANE MARKING
N.T.S.



VICINITY MAP: M-15-Z

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING AND COMPRISING ALL OF PARCEL "2A", OF SUNPORT PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLATS OF LOTS 1A, 1B, 2A AND 2B IN BLOCK 3, PARCELS 1-A-1, 1-A-2, 1-B-1 IN BLOCK 4, PARCELS 2A, 2B, 3C AND 2D OF SUNPORT PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1996, IN PLAT BOOK 96C, FOLIO 22. LESS AND EXCEPTING THEREFROM THAT PORTION AFFECTED BY THAT CERTAIN PERMANENT ORDER OF ENTRY ENTERED JUNE 28, 2018 IN BERNALILLO COUNTY DISTRICT COURT CAUSE NO. CV-2016-02511

SUNPORT SUITES (1501 AIRCRAFT AVE. SE.)
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY

BUILDING TOTAL AREA:	58,102 SF
CONSTRUCTION TYPE:	V-A FULLY SPRINKLED
MAX BUILDING HEIGHT	50'-0"
FIRE FLOW	2,125 GPM
REQ. FIRE HYDRANTS	3

KEYED NOTES

1. PROPOSED FIRE HYDRANT W/PRIVATE GATE VALVE
2. 6" WATERLINE
3. 3" DOMESTIC WL SERVICE
4. PUBLIC GATE VALVE
5. 6" PRIVATE GATE VALVE
6. EXISTING 2" WL METER
7. BUILDING ADDRESS
8. KNOX BOX LOCATION
9. EXISTING PUBLIC FIRE HYDRANT
10. STAIRS AND PATHWAY FOR PUBLIC FH ACCESS
11. FDC
12. 8" WATERLINE
13. POST INDICATOR VALVE
14. 8" REMOVABLE BOLLARDS
15. FIRE LANE MARKINGS
16. 3" WATER METER PIT SEE COA STD DWG #2370
17. CLASS 1 STANDPIPE

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

FIRE ONE PLAN

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 34
JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

Z:\2021\2021133 Sunport Suites Hotel - Patels\dwg\Construction\2021133 FD-01.dwg Jan 27, 2026 - 10:11am

PAVEMENT DESIGN STANDARDS

1. TRANSVERSE LIMITS OF PAVING SUBGRADE PREP SHALL EXTEND TO A MIN OF 1 FOOT BEYOND THE BACK OF CURB.

2. FOR TRANSVERSE PAVEMENT STRUCTURE EXTENDING BELOW BOTTOM OF CURB:
   A. AGGREGATE BASE COURSE (ABC), TREATED ABC, TREATED SUBGRADE SOILS, AND ASPHALT CONCRETE (AC) STRUCTURE EXTENDING MORE THAN 1/2 INCH BELOW THE BOTTOM OF A CURB OR CURB & GUTTER SHALL EXTEND TRANSVERSELY UNDER AND BEHIND THE CURB OR CURB & GUTTER TO A MIN OF 1 FOOT BEYOND THE BACK OF CURB.
   B. SEE TABLE FOR LIFT MATERIAL REQUIREMENTS.

3. CITY STANDARD PAVEMENT DESIGNS BASED ON AN R–VALUE ≥ 50 AND MAXIMUM TRAFFIC VOLUMES DEFINED BELOW:
   a. LOCAL RESIDENTIAL STREETS (SEE STD. DWG 2405 A)
      ROADWAY PROVIDES ACCESS TO A MAXIMUM OF 50 RESIDENTIAL LOTS OR HAS A MAXIMUM AWDT OF 500.
   b. MAJOR LOCAL STREETS (SEE STD DWG 2405 B)
      ROADWAY TO HAVE A MAXIMUM AWDT OF 3000.
   c. ROADS CLASSIFIED ON THE LONG RANG MAJOR STREET PLAN REQUIRE A PAVEMENT DESIGN IN ACCORDANCE WITH SECTION 7 OF THE DEVELOPMENT PROCESS MANUAL

PAVEMENT CONSTRUCTION MATERIALS

MATERIAL	COMPACTED LIFTS [1] MINIMUM	COMPACTED LIFTS [1] MAXIMUM	NOTES	CONSTRUCTION TOLERANCES [3]
FILL	4"	8"	SEE SECTION 204	± 1 1/4" (0.10 FT)
SUBGRADE	4"	8"	SEE SECTION 301	± 1 1/4" (0.10 FT)
AGGREGATE BASE COURSE (ABC)	4"	6"	SEE SECTION 302	± 1/2" (0.04 FT)
BITUMINOUS TREATED BASE (BTB)	4"	6"	SEE SECTION 305	± 1/2" (0.04 FT)
CONCRETE TREATED BASE (CTB)	4"	6"	SEE SECTION 307	± 1/2" (0.04 FT)
ASPHALT CONCRETE (AC)			SEE SECTION 116	
TYPE A, SP–II	3"	4"		± 1/4" (0.02 FT)
TYPE B, SP–III [3]	2 1/2"	4"		± 1/4" (0.02 FT)
TYPE C, SP–IV	1 1/2"	3"		± 1/4" (0.02 FT)
TYPE D, SP–IV	1"	2"		± 1/4" (0.02 FT)
TREATED SOILS	4"	8"	SEE SECTION 304	

[1] THE LIFT THICKNESS/DEPTH(S) FOR A PAVEMENT SECTION SHALL BE IDENTIFIED IN TYPICAL PAVEMENT SECTIONS ON A PROJECT'S PLANS AND IN A PROJECT'S SPECIFICATIONS.

[2] MEASURED WITH A 10–FOOT STRAIGHT EDGE IN ANY DIRECTION.

[3] MINIMUM LIFT THICKNESS CAN BE 2" WITH ENGINEER APPROVAL

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PAVEMENT DESIGN STANDARDS
	DWG. 2400 OCTOBER 2022

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

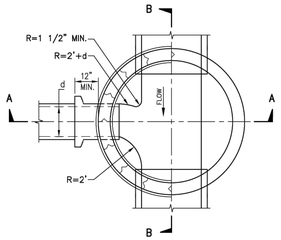
RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

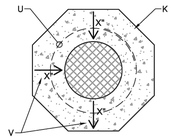
DETAILS 1

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100

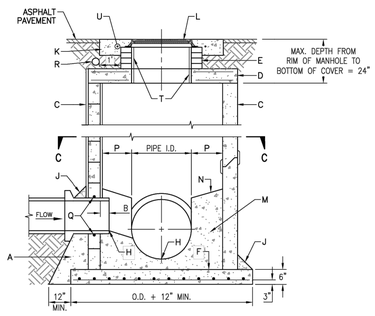
DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 35
JOB #: 2021133



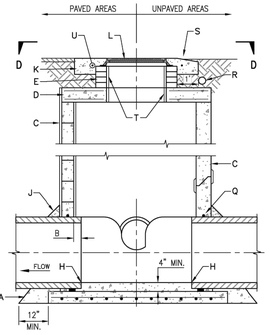
PLAN AT C–C



PLAN AT D–D



CROSS SECTION A–A



CROSS SECTION B–B

GENERAL NOTES

1. USE TYPE "C" MANHOLE FOR DEPTHS OF <6' MEASURED FROM INVERT TO RIM.
2. CONTRACTOR HAS OPTION TO CONSTRUCT TYPE "C" MANHOLE IN LIEU OF TYPE "E" MANHOLE FOR DEPTHS ≥6'.
3. MANHOLES >18' IN DEPTH SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS ONLY.
4. DESIGN APPLIES TO 4' TO 6' I.D. MANHOLES.
5. COMPACT ALL BACKFILL AROUND MANHOLE TO 95% (ASTM).
6. USE NON–SHRINK GROUT FOR JOINTS, FILLETS AND PIPE PENETRATIONS.
7. APPLY WATERPROOFING COATING TO EXTERIOR OF MANHOLE IN AREAS WHERE GROUNDWATER IS PRESENT.
8. AN INTERIOR COATING, WITH A WATER AUTHORITY APPROVED EPOXY RESIN–TYPE MATERIAL, SHALL BE APPLIED TO MANHOLES ON MAINS LARGER THAN 24" IN DIAMETER.
9. POSITION MANHOLE OPENING OVER THE CENTER OF MANHOLE.

CONSTRUCTION NOTES

A. CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRING LINE. NOT APPLICABLE FOR FLEXIBLE PIPE.

B. PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX., MEASURED AT SPRINGLINE OF PIPE.

C. MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON–SHRINK GROUT TO EXTERIOR AND INTERIOR OF EXPANSION JOINTS. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE.

D. PRECAST CONCRETE TOP SLAB, SEE STANDARD DRAWING 2107.

E. USE MAX. 4 COURSES GRADE MS BRICK ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE.

F. CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR MANHOLE DEPTH OF ≥16'. NO. 4 BARS AT 12" O.C. EA. WAY FOR MANHOLE DEPTH OF <16'.

H. INVERT ELEVATION OF STUB OR LATERAL AS SHOWN ON PLANS.

J. 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.

K. OCTAGONAL CONCRETE PAD, SEE STANDARD DWG. 2461 FOR REFERENCE.

L. MANHOLE FRAME AND COVER, SEE DRAWING 2109. INSTALL A 24" COVER FOR SEWER LINE ≤24", AND A 32" COVER FOR SEWER LINE >24".

M. CONCRETE, SEE SPECIFICATION SECTION 101.

N. SLOPE 1" PER FT. FROM PIPE CROWN.

P. SHELF TO BE 9" WIDE MIN.

Q. APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.

R. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.

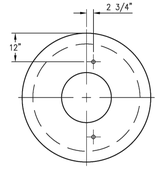
S. CONCRETE COLLAR IN UNPAVED AREAS, SEE STANDARD DRAWING 2461.

T. APPLY 1/2" THICK MORTAR COATING TO INTERIOR OF OPENING.

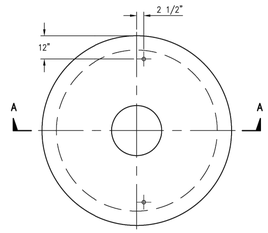
U. #4 REBAR PER STANDARD DRAWING 2461.

V. TOP OF CONCRETE COLLAR SHALL BE STAMPED WITH LINE SIZE AND FLOW DIRECTION ARROWS. MINIMUM LETTER SIZE SHALL BE 3" IN HEIGHT.

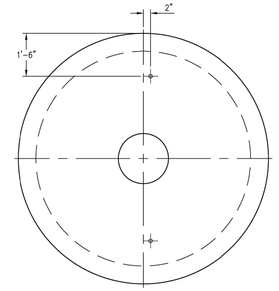
REVISIONS	WATER AUTHORITY
JAN. 2013	SANITARY SEWER MANHOLE TYPE "C"
	DWG. 2101 OCT. 2017



4' I.D. MH



6' I.D. MH



8' I.D. MH

PLAN

GENERAL NOTES

1. ALL MANHOLES ≥20' IN DEPTH WILL REQUIRE AN INTERMEDIATE LANDING IN THE MANHOLE BARREL. TYPE "C" MANHOLE TOP SLABS SHALL BE USED AS INTERMEDIATE LANDINGS.
2. INTERMEDIATE LANDINGS SHALL BE LOCATED AT THE MID POINT ±2' OF THE HEIGHT OF THE MANHOLE. AT NO TIME SHALL AN INTERMEDIATE LANDING OR A SIZE ADJUSTMENT TOP BE INSTALLED CLOSER THAN 8' UP FROM THE INVERT OF THE MANHOLE.

CONSTRUCTION NOTES

A. PRECAST REINFORCED CONCRETE MANHOLE TOP SLAB.

B. ALL BARS TO HAVE 1 1/2" MIN. COVER.

C. 1" PIPE SLEEVE VERTICALLY THROUGH TOP SLAB.

D. TOP MAT NO. 4 BARS 6" O.C. EACH WAY FOR 4', 6' AND 8' I.D. MANHOLES.

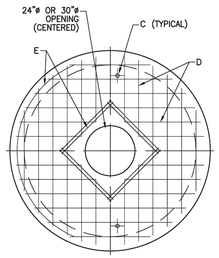
E. NO. 4 BARS

F. BOTTOM MAT NO. 4 BARS 6" O.C. EACH WAY FOR 4' AND 6' I.D. MANHOLES, NO. 8 BARS 8" O.C. EACH WAY FOR 8' I.D. MANHOLES.

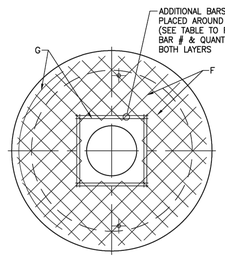
G. NO. 4 BARS FOR 4' AND 6' I.D. MANHOLES.

H. WHEN PRECAST MANHOLE SECTIONS ARE USED, TOP SLAB SHALL BE MODIFIED TO SHAPE OF APPROPRIATE SIZE TONGUE AND GROOVE JOINT.

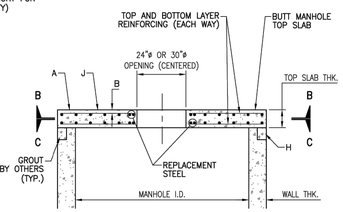
J. CONCRETE, SEE SECTION 101.



SECTION B–B
TOP MAT



SECTION C–C
BOTTOM MAT

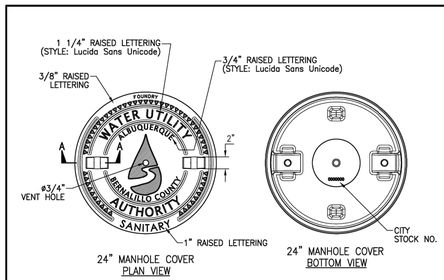


SECTION A–A
FLAT TOP SLAB REINFORCEMENT DETAIL

MANHOLE I.D.	48"	60"	72"	96"	120"
TOP SLAB THK.	8"	8"	8"	10"	10"
WALL THK.	5"	6"	7"	9"	11"
TOP LAYER STEEL (IN^2/FT)	0.40	0.40	0.40	0.40	0.40
BTM LAYER STEEL (IN^2/FT)	0.40	0.43	0.50	1.19	1.19
REPLACEMENT STEEL (BAR #)	(8)#5's	(8)#5's	(8)#6's	(8)#8's	(8)#8's
APPROX. WEIGHT (LBS.)	1,521	2,513	3,720	8,468	13,355

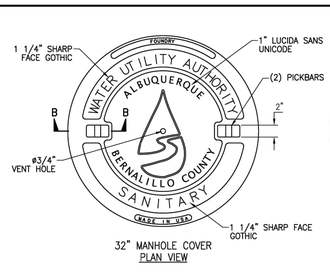
NOTES:
1) f'c = 4000 psi (MIN.)
2) fy = 60,000 (MIN.)
3) 1 1/2" MINIMUM CLEAR CONCRETE COVER OVER REINFORCEMENT
4) HS–20 LIVE LOAD
5) SEE TABLE FOR APPROXIMATE WEIGHT

REVISIONS	WATER AUTHORITY
	SANITARY SEWER CONCRETE MANHOLE TOP SLAB TYPE "C"
	DWG. 2107 JAN. 2013

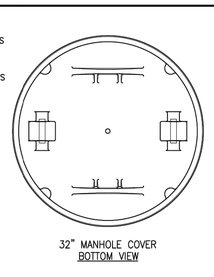


24" MANHOLE COVER
PLAN VIEW

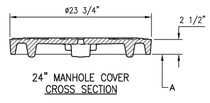
24" MANHOLE COVER
BOTTOM VIEW



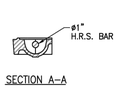
32" MANHOLE COVER
PLAN VIEW



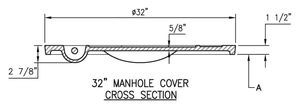
32" MANHOLE COVER
BOTTOM VIEW



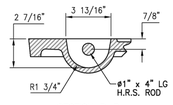
24" MANHOLE COVER
CROSS SECTION



SECTION A–A



32" MANHOLE COVER
CROSS SECTION



SECTION B–B

GENERAL NOTES

1. REFERENCE SPECIFICATION SECTIONS 161 AND 163.
2. ONLY PRODUCTS CAST IN THE USA WILL BE ACCEPTABLE.

24" GENERAL NOTES

1. STANDARD 24" GRAY IRON MANHOLE FRAME AND DUCTILE IRON COVER. APPROXIMATE WEIGHTS: COVER=127 LBS., FRAME=150 LBS. TOTAL=277 LBS. (TOLERANCE= ±5%)

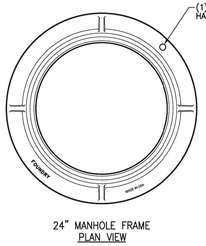
32" GENERAL NOTES

1. STANDARD 32" GRAY IRON MANHOLE FRAME AND DUCTILE IRON COVER. APPROXIMATE WEIGHTS: COVER=187 LBS., FRAME=125 LBS. TOTAL=312 LBS. (TOLERANCE= ±5%)

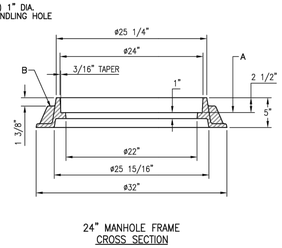
CONSTRUCTION NOTES

A. MACHINED SURFACE.

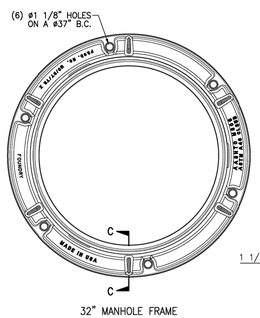
B. GUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.



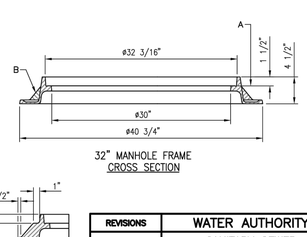
24" MANHOLE FRAME
PLAN VIEW



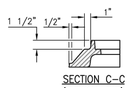
24" MANHOLE FRAME
CROSS SECTION



32" MANHOLE FRAME
PLAN VIEW



32" MANHOLE FRAME
CROSS SECTION



SECTION C–C
(TYPICAL RIB)

REVISIONS	WATER AUTHORITY
	SANITARY SEWER MANHOLE FRAMES AND COVERS
	DWG. 2109 JAN. 2013

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

DETAILS 2

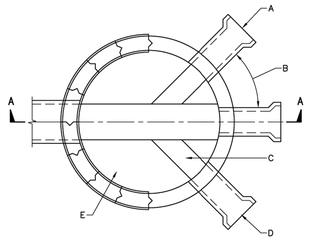
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100

DRAWN BY: MR

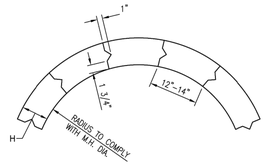
DATE: 01/06/2026

SHEET #: 36

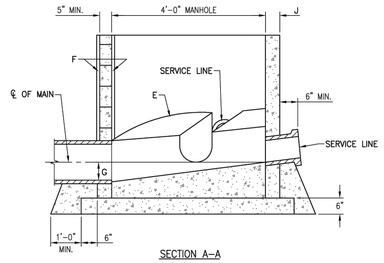
JOB #: 2021133



SERVICE LINE AT DEAD END
OR CUL-DE-SAC



TYPICAL CONCRETE BLOCK DETAIL



SECTION A-A

GENERAL NOTES

1. ALL CONCRETE SHELF SLOPES TO BE 1" PER FT.
2. 1/4" PER FT. MIN. SLOPE FOR 4" OR 6" SERVICE LINE.
3. NEW SERVICE CONNECTIONS TO EXISTING MANHOLES MUST BE CORE DRILLED.
4. 8" OR LARGER SERVICE CONNECTIONS MUST BE MADE TO A MANHOLE.

CONSTRUCTION NOTES

A. CAST IRON SERVICE STUB.

B. VARIABLE WITH MAX. ANGLE OF 90°.

C. FORM INVERT IN SHELF.

D. BELL END.

E. CONCRETE, SEE SECTION 101.

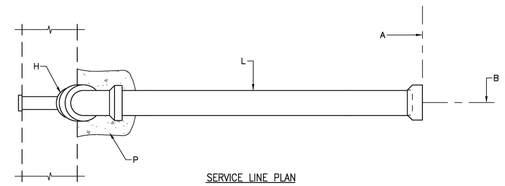
F. MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON-SHRINK GROUT TO EXTERIOR AND INTERIOR OF OF EXPANSION JOINTS. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE.

G. INVERT ELEVATIONS OF SERVICE LINES SHALL BE THE SAME AS THE SPRING LINE ELEVATION OF THE SEWER MAIN.

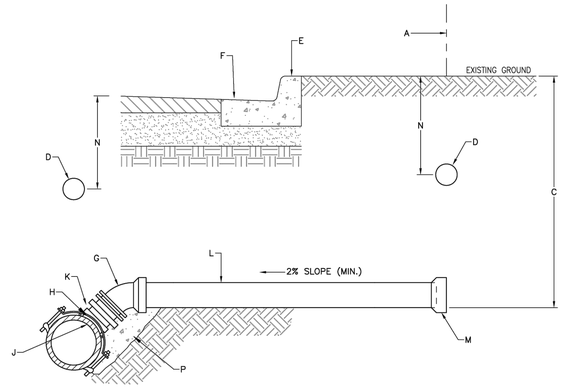
H. MIN. 5" BLOCK FOR 4' I.D. MANHOLE, 8" BLOCK OR DOUBLEWALL OF 2-5" BLOCKS FOR 6' OR 8' DIAMETER MANHOLES.

J. PRECAST WALL THICKNESS:
4' I.D. MANHOLE - 5" MIN.
6' I.D. MANHOLE - 7" MIN.
8' I.D. MANHOLE - 9" MIN.

REVISIONS	WATER AUTHORITY
	SANITARY SEWER SERVICE LINE CONNECTIONS AT MANHOLE
	DWG. 2118 JAN. 2013



SERVICE LINE PLAN



CROSS SECTION

GENERAL NOTES

1. ALL SERVICE LINES SHALL CONFORM TO THE PLUMBING CODE OF THE CITY OF ALBUQUERQUE.
2. THE SANITARY SEWER SERVICE LATERAL IS CONSIDERED 'PRIVATE' FROM THE MAIN LINE, INCLUDING THE SERVICE TEE TO THE PROPERTY LINE AND BEYOND. ALL MAINTENANCE AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR WHICH IT IS PROVIDING THE SERVICE.

CONSTRUCTION NOTES

A. RIGHT-OF-WAY LINE.

B. CENTER LINE OF SERVICE LINE.

C. MINIMUM OF 4' TO 6' FROM INVERT TO TOP OF CURB AT RIGHT-OF-WAY LINE. MINIMUM DEPTH WILL DEPEND ON THE DEPTH OF THE MAIN SEWER LINE, THE MINIMUM SERVICE LINE SLOPE, THE DEPTH OF THE LOT BEING SERVED, LOCATION OF THE HOUSE ON THE LOT, AND THE GRADE OF THE LOT.

D. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170.

E. STAMP OR CHISEL PIPE DIAMETER, AND "S" ON TOP OF CURB OVER LOCATION OF SERVICE LINE, MINIMUM 1/4" DEEP.

F. CURB & GUTTER.

G. 22.5° OR 45° BEND.

H. CORE DRILL.

J. SERVICE LINE SHALL NOT PROTRUDE INTO SEWER MAIN.

K. SANITARY SEWER TAPPING TEE PER WATER AUTHORITY APPROVED PRODUCTS LIST. DO NOT OVER TIGHTEN SADDLE BOLTS WHICH WOULD PREVENT FREE PASSAGE OF REQUIRED MANDREL. IN-LINE WYE CONNECTIONS ARE ALSO ACCEPTABLE FOR NEW CONSTRUCTION.

L. SERVICE LINE, AND NEW SERVICE CONNECTIONS TO EXISTING SEWER MAINS.

M. PLUG OR CAP UNTIL LATERAL IS PLACED IN SERVICE.

N. DEPTH PLACEMENT PER SECTION 170, AND MANUFACTURER'S RECOMMENDATIONS.

P. BACKFILL UNDER SERVICE WITH MINIMUM 1 CUBIC FOOT OF CONCRETE.

REVISIONS	WATER AUTHORITY
JAN. 2013 JAN. 2018	SANITARY SEWER SERVICE LINE DETAILS
	DWG. 2125 MAY 2019

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

DETAILS 3

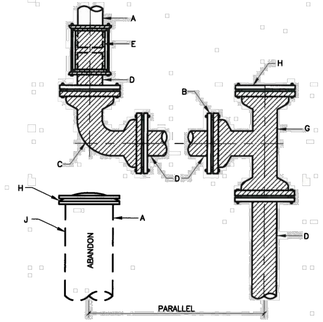
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR

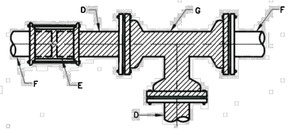
DATE: 01/06/2026

SHEET #: 37

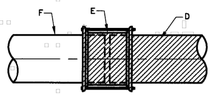
JOB #: 2021133



REPLACEMENT OF STEEL LINES 4"–12"
CONNECTION DETAILS



TEE INSERTION D.I., P.V.C. OR A.C. PIPE



TRANSITION COUPLING
FROM D.I., P.V.C., OR A.C.
TO D.I. OR P.V.C

GENERAL NOTES:

1 ALL NEW PIPE AND FITTINGS SHALL BE PROVIDED WITH THRUST CONTROL.

2 THRUST CONTROL SHALL BE BY RESTRAINED JOINTS ONLY UNLESS DIRECTED OTHERWISE BY ENGINEER.

3 END'S ARE REQUIRED AT VALVES, TEES, FLANGED OUTLETS (ON CONCRETE CYLINDER PIPES), AND CAPPED OR PLUGGED ENDS. SEE SPECIFICATION SECTION 170 FOR LOCATIONS.

CONSTRUCTION NOTES:

A EXISTING STEEL PIPE.

B REDUCE AT TEE, IF EXISTING LINE IS SMALLER THAN NEW LINE.

C M.J., C.I. ELBOW WITH JOINT RESTRAINT.

D NEW D.I. OR P.V.C., WITH VALVE AS DIRECTED.

E RESTRAINED TRANSITION COUPLING FOR A.C. RESTRAINED SOLID SLEEVE FOR D.I., C.I. AND PVC.

F EXISTING D.I., C.I., P.V.C., OR A.C.. IF A.C., USE ADAPTER APPROVED BY ENGINEER OR AS APPROVED ON THE CURRENT WATER AUTHORITY APPROVED PRODUCTS LIST.

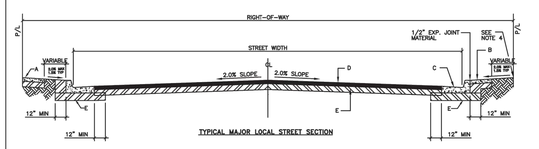
G M.J. D.I. TEE WITH JOINT RESTRAINT.

H M.J., C.I. PLUG OR CAP WITH JOINT RESTRAINT.

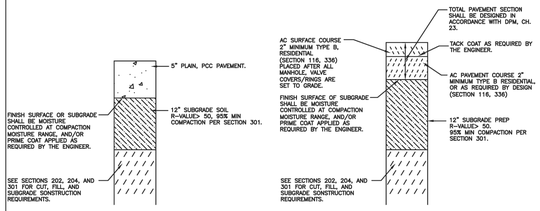
J REMOVE AT LEAST 10' OF PIPE TO BE ABANDONED AND CAP OR PLUG.

REVISIONS	WATER AUTHORITY
	WATER WATERLINE CONNECTION DETAILS
	DWG. 2301 JANUARY 2011

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM DETAILS 4	DRAWN BY MR DATE 01/06/2026 SHEET # 38
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	JOB # 2021133



TYPICAL MAJOR LOCAL STREET SECTION



RIGID PAVEMENT SECTION

FLEXIBLE PAVEMENT SECTION

GENERAL NOTES:

1. CROWN ON STREET SHALL BE AS FOLLOWS:
   a. 32' STREET = 4"
   b. 40' STREET = 5"
   c. LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
2. ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
3. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCLUDED WITH THE PARTICULAR ITEM.
4. FINISH GRADE AT PROPERTY LINE SHALL BE BASED ON A MIN 2% SLOPE FROM TOP OF CURB.
5. ALL ASPHALT CONCRETE (AC) PAVEMENT SHALL COMPLY WITH SECTION 116.
6. ALL PORTLAND CEMENT CONCRETE (PCC) PAVEMENT SHALL COMPLY WITH SECTION 101.
7. IN ACCORDANCE WITH COA DPM THE FOLLOWING APPLIES UNLESS AUTHORIZED OTHERWISE BY THE CITY ENGINEER:
   - RESIDENTIAL STREETS SERVING 50 LOTS OR LESS SHALL BE DESIGNED AS LOCAL RESIDENTIAL STREETS.
   - RESIDENTIAL STREETS SERVINGMORE THAN 50 LOTS WITH AN ANTICIPATED ARDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
8. FOR SUBGRADE R-VALUE < 50, PAVEMENT SECTION SHALL BE DESIGNED IN ACCORDANCE WITH DPM CH. 7.
9. SUBGRADE PREPERATION SHALL BE PERFORMED AFTER ALL SUBSURFACE UTILITIES ARE CONSTRUCTED.

CONSTRUCTION NOTES:

A. SIDEWALK AT STANDARD SETBACK.

B. SIDEWALK ADJACENT TO CURB. (NON-STANDARD, VARIANCE REQUIRED).

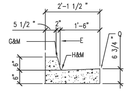
C. CURB AND GUTTER.HEIGHT TO BE SPECIFIED ON PLANS

D. ASPHALT CONCRETE (AC) OR PORTLAND CEMENT (PCC) PAVEMENT.

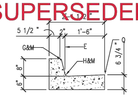
E. 12" COMPACTED SUBGRADE PREP, 95% COMPACTION.

REVISIONS	CITY OF ALBUQUERQUE
06/2019	PAVING MAJOR LOCAL STREET SECTION DWG. 2405B JUNE 2019

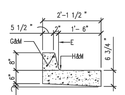
SUPERSEDED



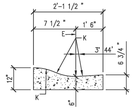
6" STANDARD C & G



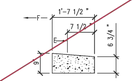
8" STANDARD C & G



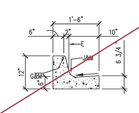
8" DEPRESSED GUTTER



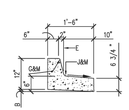
ROLL CURB



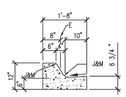
ESTATE CURB



6"MEDIAN C & G



6"DEPRESSED MEDIAN C & G



MOUNTABLE MEDIAN CURB

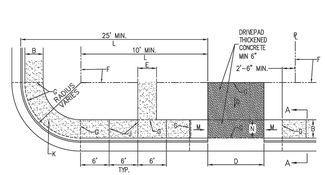
GENERAL NOTES

1. CURB, GUTTER AND CUT-OFF WALL WILL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE (PCC).
2. FOR STANDARD AND MEDIAN C & G ADJACENT TO ASPHALT CONCRETE (AC) PAVEMENT, PROVIDE CONTRACTION JOINTS AT 12' MAX. SPACING. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES. 1/2" EXPANSION JOINTS TO BE INSTALLED AT CURB RETURNS AND AT A MAXIMUM SPACING OF 200' BETWEEN CURB RETURNS AND SEPARATELY CONSTRUCTED DRIVEWAYS.
3. FOR ALL OTHER C & G AND CUT-OFF WALL PROVIDE CONTRACTION JOINTS AT 10' MAX SPACING, 1/2" EXPANSION JOINTS AT CURB RETURNS & AT A MAXIMUM SPACING OF 100' BETWEEN CURB RETURNS & EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT ALL FINISHED FACES. REINFORCEMENT SHALL NOT BE USED IN CUT-OFF WALLS.
4. FOR C & G CONSTRUCTED WITH PCC PAVEMENT, CONTRACTION JOINTS AND EXPANSION JOINTS SHALL BE THE SAME AS THE PAVEMENT JOINTS.
5. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
6. REMOVE & REPLACE PAVEMENT 1' WIDE ADJACENT TO LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXISTING AC PAVEMENT.
7. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND C & G WHEN CAST ADJACENT TO EACH OTHER.
8. ADA = AMERICANS WITH DISABILITY ACT.

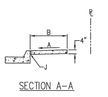
CONSTRUCTION NOTES

SEE COA DRAWING 2415B

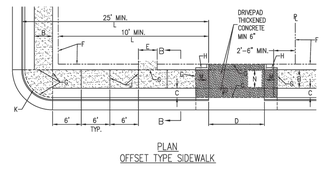
REVISIONS	CITY OF ALBUQUERQUE
	PAVING CURB AND GUTTER DETAILS DWG. 2415A JUNE 2019



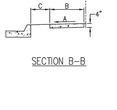
PLAN
CURB TYPE SIDEWALK



SECTION A-A



PLAN
OFFSET TYPE SIDEWALK



SECTION B-B

GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
3. FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
4. GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN ½" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
5. ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN ½" REQUIRE A RAMP.
6. PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
7. SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

CONSTRUCTION NOTES

A. SLOPE 2% MAX. 1.5% PREFERRED SLOPE.

B. 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.

C. SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.

D. SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.

E. WALKWAY VARIABLE (4' MINIMUM).

F. PROPERTY LINE.

G. 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.

H. HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.

J. CONTRACTION JOINTS.

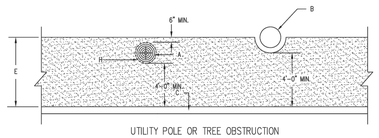
K. FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.

L. CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.

M. RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.

N. ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING SIDEWALK DETAILS DWG. 2430 JUNE 2019



UTILITY POLE OR TREE OBSTRUCTION

GENERAL NOTES

1. FOR SIDEWALK CONSTRUCTION DETAILS, SEE CONSTRUCTION NOTE B, DWG. 2430.
2. USE WHERE AVAILABLE R/W EXISTS, TO BE DETERMINED BY THE ENGINEER.
3. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL AROUND ALL POWER POLES AND FIRE HYDRANTS WITHIN THE SIDEWALK AREA.
4. PUBLIC SIDEWALK EASEMENT MAY BE REQUIRED IN RESTRICTED ROW SITUATIONS.

CONSTRUCTION NOTES

A. UTILITY POLE OR OTHER OBSTRUCTION.

B. LEAVE 6" CLEARANCE ALL AROUND TREE TRUNK.

C. TOP OF CURB.

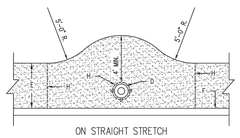
D. FIRE HYDRANT.

E. 5' MIN. SIDEWALK WIDTH.

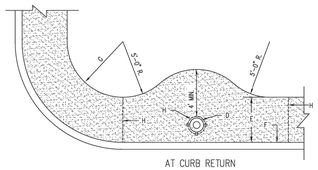
F. BACK OF CURB.

G. EXTERIOR EDGE OF SIDEWALK TO BE TANGENT TO ARCS.

H. 1/2" EXPANSION JOINT MATERIAL.



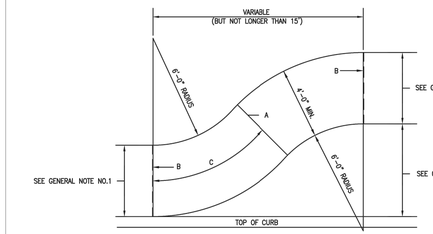
ON STRAIGHT STRETCH



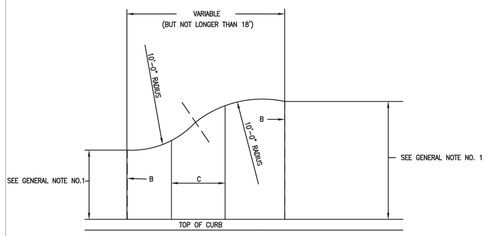
AT CURB RETURN

4'-0" SIDEWALK ENCLOSING A FIRE HYDRANT

REVISIONS	CITY OF ALBUQUERQUE
	PAVING SIDEWALK OBSTRUCTIONS DWG. 2431 JUNE 2019



CURB TYPE TO OFFSET TYPE



CURB TYPE WITH VARYING WIDTHS

GENERAL NOTES:

1. FOR SIDEWALK CONSTRUCTION DETAILS AND WIDTHS SEE DWG. 2430.
2. SETBACK TO BE DETERMINED BY AVAILABLE R/W (IF LESS THAN 2 FT. USE CURB TYPE SIDEWALK).

CONSTRUCTION NOTES:

A. WEAKENED PLANE JOINT ALIGNMENT TO BE RADIAL.

B. 1/2" EXPANSION JOINT.

C. WEAKENED PLANE JOINTS SHALL NOT BE GREATER THAN 6 FT. O.C. BETWEEN EXPANSION JOINTS, MEASURED ALONG C OF SIDEWALK.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING SIDEWALK TRANSITIONS DWG. 2432 JUNE 2019

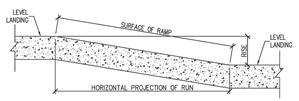
GENERAL NOTES:

1. CURB ACCESS RAMPS COMPLYING WITH ADA REGULATIONS AND DRAWINGS 2415, 2418, 2425, AND 2440 THROUGH 2448) SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB. THE CITY TRAFFIC ENGINEER WILL SPECIFY LOCATION OF RAMPS.
2. MIN. CURB RADIUS IS 25 FT. UNLESS OTHERWISE SPECIFIED.
3. SLOPE SIDEWALK FROM TOP OF CURB TO LEVEL LANDING AREA AT BOTTOM OF RAMP ON A MAXIMUM SLOPE OF 8.3% AND A PREFERABLE SLOPE OF 7%.
4. UNIDIRECTIONAL CURB ACCESS RAMPS: SLOPE SIDEWALK FROM P.C. OR P.T. OF CURB RETURN DOWN TO QUARTER POINT OF CURB RETURN USING A SLOPE NO STEEPER THAN THAT DEFINED IN NOTE 4 ABOVE. FOR POSSIBLE EXCEPTIONS, SEE TABLE OF ADA ACCESSIBLE ROUTE SLOPES ON THIS DRAWING.
5. SLOPES OF CURB ACCESS RAMPS SHALL COMPLY WITH ALL ADA (PROWAG) REGULATIONS AND THE TABLE OF ACCESSIBLE ROUTE SLOPES OF THIS DRAWING. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACES OR SIDEWALKS ADJACENT TO CURB ACCESS RAMPS SHALL NOT EXCEED 5%.
6. THE MINIMUM WIDTH OF ANY ACCESSIBLE RAMP SHALL BE 60 IN. (5 FT.). NARROWER SIDEWALKS AND RAMPS SHALL BE APPROVED BY THE CITY ENGINEER.
7. A CURB ACCESS RAMP LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP OR WHERE IT IS NOT PROTECTED BY HAND OR GUARDRAIL SHALL HAVE FLARED SIDES WITH SLOPES NOT EXCEEDING 8.3% WITH A PREFERABLE SLOPE OF 7%.
8. CURB ACCESS RAMPS WITH RETURNS OR HEADER TYPE CURBING MAY BE CONSTRUCTED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. BUILT-UP CURB ACCESS RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICLE TRAFFIC LANES AND MAY ONLY BE USED WITH APPROVAL FROM THE CITY ENGINEER EXCEPT FOR PARKING LOT APPLICATIONS.
9. CURB ACCESS RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
10. CURB ACCESS RAMPS AT MARKED CROSSING SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS EXCLUDING ANY FLARED SIDES. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE AT LEAST 24 INCHES STRAIGHT CURB ON EACH SIDE OF THE CURB RAMP WITHIN THE MARKED CROSSING.
11. ADA – AMERICANS WITH DISABILITIES ACT.
12. PROWAG – PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES.
13. CURB ACCESS RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.
14. ANY CONFLICT BETWEEN COA STANDARD DRAWINGS AND ADA (PROWAG) REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER FOR RESOLUTION.
15. ALL ACCESSIBLE RAMPS SHALL HAVE LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT AND SHALL HAVE A LENGTH OF 60 INCHES (5 FT.) MINIMUM. IF THE RAMP CHANGES DIRECTION AT THE LANDING, THE MINIMUM LANDING SIZE SHALL BE 5 FEET BY 5 FEET. RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTIONS THAT PREVENTS SLIPPING OR FALLING OFF OF THE RAMP.
16. DETECTABLE WARNINGS SHALL BE INCLUDED ON ALL CURB RAMPS.
17. IF DIAGONAL CURB RAMPS HAVE RETURNED CURBS OR CURBS WITH WELL-DEFINED EDGES, THE EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL.
18. WHEN MODIFYING ONE QUADRANT OF AN INTERSECTION TO IMPROVE ACCESSIBILITY, MODIFY THE REMAINING QUADRANTS SO THAT ALL QUADRANTS OF THE INTERSECTION COMPLY WITH ADA REGULATION AS SHOWN ON CONSTRUCTION PLAN SET.
19. CURBS ADJACENT TO ADA SURFACES SHALL BE PAINTED IN A CONTRASTING COLOR (REFLECTIVE YELLOW).
20. SEEK APPROVAL FROM CITY ENGINEER FOR ANY DEVIATION FROM SLOPE STANDARDS DUE TO SPACE LIMITATIONS.

ADA ACCESSIBLE ROUTE SLOPES (SEE FIGURE BELOW)

SLOPE *	% SLOPE	MAX. RISE ** INCHES	MAX. HORIZ. PROJ. FEET	COMMENTS
50H:1V OR FLATTER	2% OR LESS	UNLIMITED	UNLIMITED	TO BE USED FOR CROSS SLOPES ON ANY INTENDED ADA ACCESSIBLE ROUTE AND ANY LEVEL LANDING.
20H:1V OR FLATTER	5% OR LESS	UNLIMITED	UNLIMITED	TO BE USED FOR DIRECTION OF TRAVEL ON ANY INTENDED ADA ACCESSIBLE ROUTE.
12H:1V TO 15H:1V	8.3% TO 7%	30	$\frac{720}{(\%\ \text{SLOPE})}$	TO BE USED FOR DIRECTION OF TRAVEL ON ANY RAMP SURFACE.

* SLOPE IS INDICATED IN A RATIO OF HORIZONTAL UNITS TO VERTICAL UNITS OF IDENTICAL MEASURE.
** AFTER THE MAXIMUM RISE HAS BEEN ATTAINED, A LEVEL LANDING AREA MUST BE PROVIDED.
*** SEE GENERAL NOTE NO. 8.
NOTE: ADA DEFINES "RAMP" AS ANY SURFACE THAT EQUALS OR EXCEEDS A 5% SLOPE ALONG ITS PATH OF TRAVEL. A LEVEL LANDING AREA IS A SURFACE OF SUFFICIENT SIZE THAT DOES NOT EXCEED A 2% SLOPE IN ANY DIRECTION.



REVISIONS	CITY OF ALBUQUERQUE
	PAVING CURB ACCESS RAMP GENERAL NOTES DWG. 2440 JUNE 2019

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

DETAILS 5

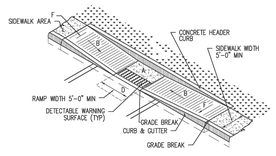
DRAWN BY: MR

DATE: 01/06/2026

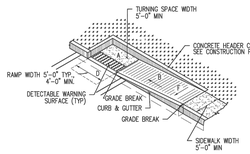
SHEET # 39

JOB # 2021133

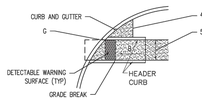
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100



DETAIL A–PARALLEL CURB RAMP



DETAIL B–PARALLEL CURB RAMP



DETAIL C– PARALLEL CURB RAMP

GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.

B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.

C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

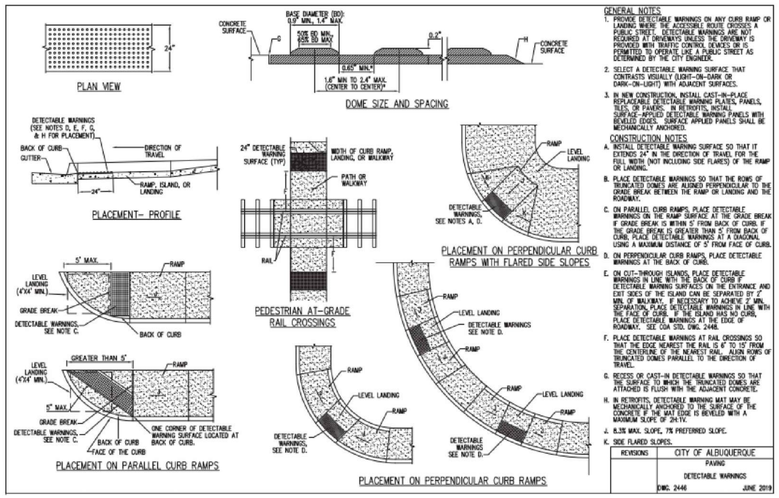
D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.

F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019



GENERAL NOTES

1. PROVIDE DETECTABLE WARNINGS ON ANY CURB RAMP OR LANDING WHERE THE ACCESSIBLE ROUTE CROSSES A PUBLIC STREET. DETECTABLE WARNINGS ARE NOT REQUIRED AT DRIVEWAYS UNLESS THE DRIVEWAY IS PROVIDED WITH TRAFFIC CONTROL DEVICES OR IS PERMITTED TO OPERATE LIKE A PUBLIC STREET AS DETERMINED BY THE CITY ENGINEER.
2. SELECT A DETECTABLE WARNING SURFACE THAT CONTRASTS VISUALLY (LIGHT–OF–DARK OR DARK–ON–LIGHT) WITH ADJACENT SURFACES.
3. IN NEW CONSTRUCTION, INSTALL CAST–IN–PLACE REPLACEABLE DETECTABLE WARNING PLATES, PANELS, TILES, OR PAVERS. IN RETROFITS, INSTALL CAST–IN–PLACE OR SURFACE–APPLIED DETECTABLE WARNING PANELS WITH BEVELED EDGES. SURFACE APPLIED PANELS SHALL BE MECHANICALLY ANCHORED.

CONSTRUCTION NOTES

A. INSTALL DETECTABLE WARNING SURFACE SO THAT IT EXTENDS 24" IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH (NOT INCLUDING SIDE FLARES) OF THE RAMP OR LANDING.

B. PLACE DETECTABLE WARNINGS SO THAT THE ROWS OF TRUNCATED DOMES ARE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP OR LANDING AND THE ROADWAY.

C. ON PARALLEL CURB RAMPS, PLACE DETECTABLE WARNINGS ON THE RAMP SURFACE AT THE GRADE BREAK IF GRADE BREAK IS WITHIN 5' FROM BACK OF CURB. IF THE GRADE BREAK IS GREATER THAN 5' FROM BACK OF CURB, PLACE DETECTABLE WARNINGS AT A DIAGONAL USING A MAXIMUM DISTANCE OF 5' FROM FACE OF CURB.

D. ON PERPENDICULAR CURB RAMPS, PLACE DETECTABLE WARNINGS AT THE BACK OF CURB.

E. ON CUT–THROUGH ISLANDS, PLACE DETECTABLE WARNINGS IN LINE WITH THE BACK OF CURB OF DETECTABLE WARNING SURFACES ON THE ENTRANCE AND EXIT SIDES OF THE ISLAND CAN BE SEPARATED BY 2' MIN. OF WALKWAY. IF NECESSARY TO ACHIEVE 2' MIN. SEPARATION, PLACE DETECTABLE WARNINGS IN LINE WITH THE FACE OF CURB. IF THE ISLAND HAS NO CURB, PLACE DETECTABLE WARNINGS AT THE EDGE OF ROADWAY. SEE COA STD. DWG. 2446.

F. PLACE DETECTABLE WARNINGS AT RAIL CROSSINGS SO THAT THE EDGE NEAREST THE RAIL IS AT 10' TO 15' FROM THE CENTERLINE OF THE NEAREST RAIL. ALIGN ROWS OF TRUNCATED DOMES PARALLEL TO THE DIRECTION OF TRAVEL.

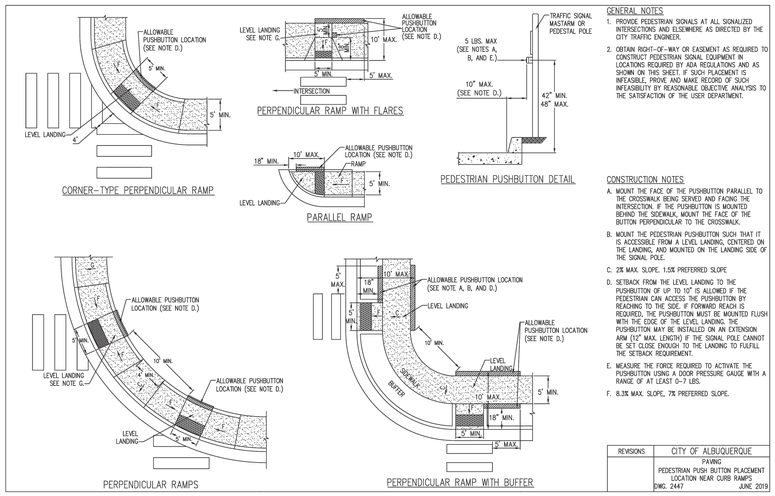
G. RECESS OR CAST–IN DETECTABLE WARNINGS SO THAT THE SURFACE TO WHICH THE TRUNCATED DOMES ARE ATTACHED IS FLUSH WITH THE ADJACENT CONCRETE.

H. IN RETROFITS, DETECTABLE WARNING MAT MAY BE MECHANICALLY ANCHORED TO THE SURFACE OF THE CONCRETE IF THE MAT EDGE IS BEVELED WITH A MAXIMUM SLOPE OF 2H:1V.

J. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.

K. SIDE FLARED SLOPES.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	DETECTABLE WARNINGS
	DWG. 2446 JUNE 2019



GENERAL NOTES

1. PROVIDE PEDESTRIAN SIGNALS AT ALL SIGNALIZED INTERSECTIONS AND ELSEWHERE AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
2. OBTAIN RIGHT–OF–WAY OR EASEMENT AS REQUIRED TO CONSTRUCT PEDESTRIAN SIGNAL EQUIPMENT IN LOCATIONS REQUIRED BY ADA REGULATIONS AND AS SHOWN ON THIS SHEET. IF SUCH PLACEMENT IS INFEASIBLE, PROVE AND MAKE RECORD OF SUCH INFEASIBILITY BY REASONABLE OBJECTIVE ANALYSIS TO THE SATISFACTION OF THE USER DEPARTMENT.

CONSTRUCTION NOTES

A. MOUNT THE FACE OF THE PUSHBUTTON PARALLEL TO THE CROSSWALK BEING SERVED AND FACING THE INTERSECTION. IF THE PUSHBUTTON IS MOUNTED BEHIND THE SIDEWALK, MOUNT THE FACE OF THE BUTTON PERPENDICULAR TO THE CROSSWALK.

B. MOUNT THE PEDESTRIAN PUSHBUTTON SUCH THAT IT IS ACCESSIBLE FROM A LEVEL LANDING, CENTERED ON THE LANDING, AND MOUNTED ON THE LANDING SIDE OF THE SIGNAL POLE.

C. 2% MAX. SLOPE, 1.5% PREFERRED SLOPE

D. SETBACK FROM THE LEVEL LANDING TO THE PUSHBUTTON OF UP TO 10" IS ALLOWED IF THE PEDESTRIAN CAN ACCESS THE PUSHBUTTON BY REACHING TO THE SIDE. IF FORWARD REACH IS REQUIRED, THE PUSHBUTTON MUST BE MOUNTED FLUSH WITH THE EDGE OF THE LEVEL LANDING. THE PUSHBUTTON MAY BE INSTALLED ON AN EXTENSION ARM (12" MAX. LENGTH) IF THE SIGNAL POLE CANNOT BE SET CLOSE ENOUGH TO THE LANDING TO FULFILL THE SETBACK REQUIREMENT.

E. MEASURE THE FORCE REQUIRED TO ACTIVATE THE PUSHBUTTON USING A DOOR PRESSURE GAUGE WITH A RANGE OF AT LEAST 0–7 LBS.

F. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PEDESTRIAN PUSH BUTTON PLACEMENT LOCATION NEAR CURB RAMPS
	DWG. 2447 JUNE 2019

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

DETAILS 6

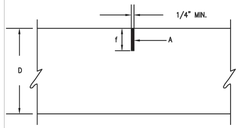
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100

DRAWN BY MR

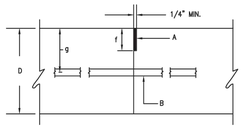
DATE 01/06/2026

SHEET # 40

JOB # 2021133



TYPE 1
SAWED JOINT
(LONGITUDINAL OR TRANSVERSE)



TYPE 2
CONSTRUCTION JOINT
(TRANSVERSE)

GENERAL NOTES:

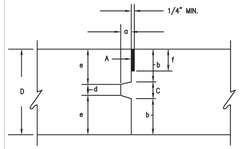
1. THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS.

JOINT DIMENSIONS

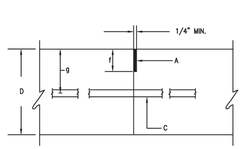
D	a	b	c	d	e	f min.	g
5"	1"	1 3/4"	1 1/2"	1"	2"	1/4D	1/2D
6"	1"	2 1/4"	1 1/2"	1"	2 1/2"	1/4D	1/4D
8"	1"	3"	2"	1 1/2"	3 1/4"	1/4D	1/2D

CONSTRUCTION NOTES:

A. JOINT FILLER, INSTALL PER MANF. INSTR.
B. NO.4 DEFORMED BARS, 3'-0" LONG AT 2'-0" O.C.
C. NO.4 DEFORMED BARS, 3'-0" LONG AT 5'-0" O.C.
D. THICKNESS OF SLAB.



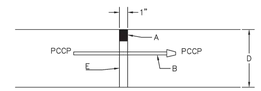
TYPE 3
CONSTRUCTION JOINT
(LONGITUDINAL)



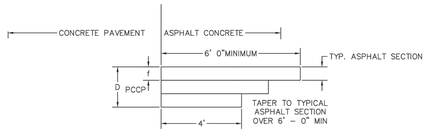
TYPE 3 ALTERNATE
CONSTRUCTION JOINT
(LONGITUDINAL)

REVISIONS	CITY OF ALBUQUERQUE
	PAVING CONCRETE JOINTS DWG 2450 JUNE 2019

JOINT DIMENSION								
						TRANS.JOINTS	LONG.JOINTS	
D	a	b	c	d	e	f- min	f-min	g
5 "	1 "	1 – 3/4 "	1 –1/2 "	1 "	2 "	1/4 D	1/3 D	1/2 D
6 "	1 "	2 – 1/4"	1 – 1/2"	1 "	2 – 1/2 "	1/4 D	1/3 D	1/2 D
8 "	1 "	3 "	2 "	1 – 1/2 "	3 – 1/4"	1/4 D	1/3 D	1/2 D



TYPE 5 EXPANSION JOINTS

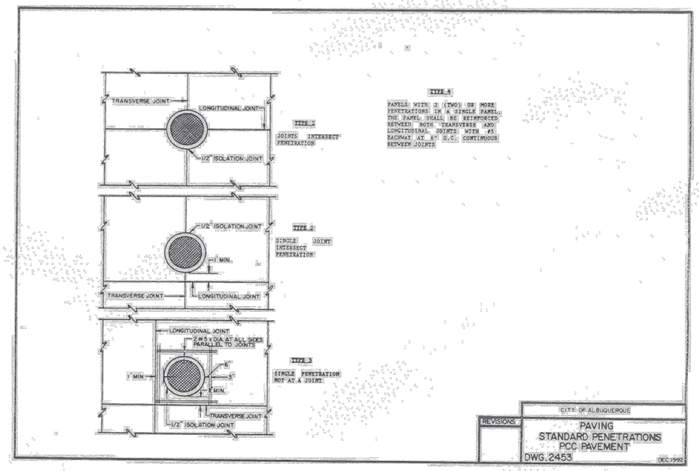


TYPE 6 TRANSITION JOINT
CONCRETE TO ASPHALT

GENERAL NOTES
1. THICKNESS OF SLAB SHALL BE AS INDICATED ON DRAWINGS. SEE TABLE ABOVE.
2. DAILY CONCRETE PLACEMENT SHALL TERMINATE AT A JOINT.

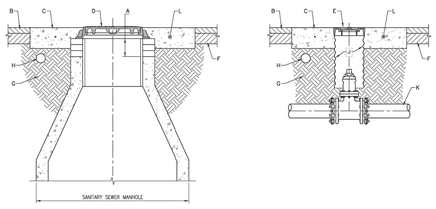
CONSTRUCTION NOTES
A. JOINT FILLER, INSTALL PER MANF. INSTR. OVER BACKER ROD OR JOINT TAPE.
B. 3/4 " DIA 16 " SMOOTH DOWEL BAR @ 12" O.C., 1/2 GREASED 1/2 PAINTED.
C. NO.4 DEFORMED BARS, 3' – 0" LONG AT 2' – 0" O.C.
D. THICKNESS OF SLABS.
E. COMPRESSIBLE FILLER FULL HEIGHT.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING CONCRETE JOINTS TYPES 5& 6 DWG. 2451 JUNE 2019



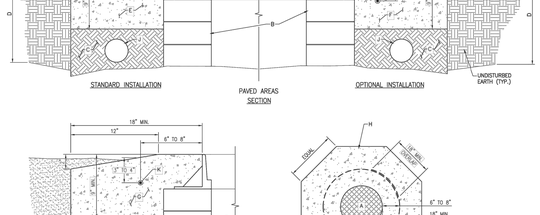
REVISIONS	CITY OF ALBUQUERQUE
	PAVING STANDARD PENETRATIONS - - PCC PAVEMENT DWG.2453 DEC.1992

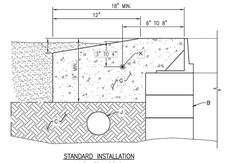
GENERAL NOTES
1. GRADE ADJUSTMENTS OF MANHOLE FRAME AND COVER SHALL BE MADE BY ADDING BRICK COURSES OR STEEL/CONCRETE ADJUSTMENT RINGS DIRECTLY UNDER THE FRAME. THE ADJUSTMENT MAY BE MADE IN THIS FASHION TO A MAXIMUM OF 12". IF THE GRADE ADJUSTMENTS OR REPAIRS TO THE STRUCTURE REQUIRE GREATER THAN A 12" ADJUSTMENT, THE CONE SHALL BE REMOVED, THE BARREL HEIGHT ADJUSTED AND CONE REPLACED. IF LESS THAN ONE COURSE OF BRICKS (6") IS REQUIRED, GROUT MAY BE USED. THE USE OF CONCRETE AND STEEL ADJUSTMENT RINGS IS PREFERRED.
2. ALL MATERIALS MUST COMPLY WITH THE CURRENT WATER AUTHORITY OR CITY APPROVED PRODUCTS LISTS.
3. NEW RINGS AND COVERS, REMOVAL AND REPLACEMENT OF CONCRETE COLLARS, INSTALLATION OF EMD'S AND THE INSTALLATION OF NEW POLYMER COATED CORRUGATED METAL PIPE FOR VALVE CANS SHALL BE CONSIDERED INCIDENTAL TO THE ADJUSTMENT PAY ITEM.
4. NEW RINGS AND COVERS WILL BE REQUIRED IF CURRENT RINGS AND COVERS DO NOT MEET CURRENT STANDARD SPECIFICATIONS.
5. INSTALLATION MUST COMPLY WITH THE FOLLOWING STANDARD DRAWINGS:
   5.1. 2105 – MANHOLE FRAME AND COVERS
   5.2. 2210 – STORM MANHOLE COVERS
   5.3. 2128 – VACUUM SEWER VALVE RINGS AND COVERS
   5.4. 2310 – WATER MANHOLE COVERS
   5.5. 2328 – WATER VALVE AND HYDRANT RINGS AND COVERS
   5.6. 2329 – FIRE LINE RINGS AND COVERS
6. TO ENSURE THE SPECIFIED QUALITY OF CASTINGS WILL BE GUARANTEED, ONLY CASTINGS MANUFACTURED IN THE UNITED STATES OF AMERICA WILL BE ACCEPTABLE.
7. EMD PLACEMENT MUST COMPLY WITH THE FOLLOWING:
   7.1. SANITARY SEWER MANHOLES – EMD SHALL BE PLACED 1 FOOT UPSTREAM OF THE MANHOLE ON THE MAIN LINE.
   7.2. WATER VALVE AND SANITARY SEWER VALVE CANS – EMD SHALL BE PLACED 1 FOOT NORTH OR WEST (DEPENDING ON LINE DIRECTION) OF THE VALVE OVER THE WATER MAIN OR VACUUM SEWER MAIN.
   7.3. STORM DRAIN MANHOLES – EMD'S ARE NOT REQUIRED AND SHALL NOT BE PLACED AT STORM DRAIN MANHOLES.



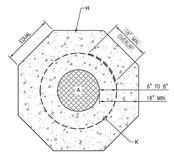
CONSTRUCTION NOTES
A. BRICKS OR ADJUSTMENT RINGS, 24" MAXIMUM
B. OVERLAY
C. NEW PORTLAND CEMENT CONCRETE COLLAR (f'c= 4000 PSI) PER STANDARD DRAWING 2461. ALL ADJUSTMENTS SHALL BE INSTALLED WITH A NEW CONCRETE COLLAR. THE OLD COLLAR(S) SHALL BE REMOVED AND DISPOSED OF PROPERLY. REFER TO STANDARD DRAWINGS 2101, 2102, 2181, 2326, AND 2461 FOR PROPER LINE IDENTIFICATION ON THIS COLLAR.
D. MANHOLE FRAME AND COVER PER STANDARD DRAWINGS 2105, 2210 AND 2310
E. RING AND COVER FOR VALVE BOX. REFER TO STANDARD DRAWINGS 2128, 2328 AND 2329.
F. EXISTING PAVING SECTION
G. SUBGRADE SHALL BE COMPACTED TO 95% (ASTM)
H. ELECTRONIC MARKER DEVICE (EMD). SEE STANDARD SPECIFICATION SECTION 170. EMD'S ARE REQUIRED ON ALL WATER AND SANITARY SEWER ADJUSTMENT, THEY ARE NOT TO BE INSTALLED ON STORM DRAIN MANHOLES.
J. POLYMER COATED STEEL PIPE CMP
K. WATER OR SEWER LINE
L. #4 REBAR PER STANDARD DWG. 2461

REVISIONS	CITY OF ALBUQUERQUE
	PAVING MANHOLE AND VALVE BOX REGRADING DWG. 2460 JAN. 2013





STANDARD INSTALLATION
UNPAVED AREAS
SECTION

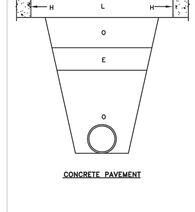


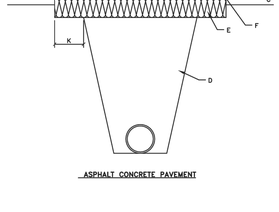
PLAN

GENERAL NOTES
A. ALL MATERIALS MUST COMPLY WITH THE CURRENT WATER AUTHORITY OR CITY APPROVED PRODUCTS LISTS.
B. CONCRETE COLLAR SHALL BE PORTLAND CEMENT CONCRETE (f'c= 4000 PSI)

CONSTRUCTION NOTES
A. MANHOLE, GR RING AND COVER FOR VALVE BOX PER WATER AUTHORITY STANDARDS.
B. MANHOLE CONE/EXTENSION OR CMP.
C. 12" SUBGRADE, 95% COMPACTION (ASTM).
D. PAVING SECTION PER APPROVED DRAWINGS.
E. CONCRETE COLLAR IN PAVED AREAS, TYPICAL INSTALLATION.
F. CONCRETE COLLAR IN PAVED AREAS WITH ASPHALT CAP. TO BE USED WHEN CALLED FOR ON PLANS OR AS DIRECTED BY THE ENGINEER. WRITTEN ENGINEER APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION ON SANITARY SEWER AND/OR WATER APPLICATIONS.
G. CONCRETE COLLAR IN UNPAVED AREAS, SET RING 1" ABOVE GRADE AND SLOPE CONCRETE DOWN AS SHOWN TO 1" BELOW GRADE.
H. SANITARY SEWER MANHOLE INSTALLATIONS SHALL HAVE CONCRETE COLLAR STAMPED WITH LINE SIZE AND FLOW DIRECTION ARROWS PER STANDARD DRAWINGS 2101 AND 2102. SEE STANDARD DRAWING 2181 FOR FORCEMAIN SEWER VALVE INSTALLATIONS, AND STANDARD DRAWING 2326 FOR WATER VALVE INSTALLATIONS.
I. ELECTRONIC MARKER DEVICE (EMD) REQUIRED FOR ALL SANITARY SEWER VALVES AND MANHOLES, AND WATER VALVES. SEE STANDARD SPECIFICATION SECTION 170.
J. #4 REBAR FORMED INTO RING, EMBED 3" TO 4" IN CONCRETE, AND INSTALL 6" TO 8" FROM EDGE OF MANHOLE FRAME OR VALVE BOX RING. PROVIDE 18" MIN. OVERLAP AS SHOWN.

REVISIONS	CITY OF ALBUQUERQUE
	MANHOLE/VALVE CONCRETE COLLAR DETAIL DWG. 2461 JAN. 2013





GENERAL NOTES:
1. COMPACTION AS DETERMINED BY ASTM D1557 MAX DENSITY.
2. TRENCH CUT WIDTHS SHALL BE MIN. WIDTH REQ'D FOR UTILITY INSTALLATION, ECONOMICAL BACKFILL COMPACTION AND COMPLIANCE WITH CURRENT AND APPLICABLE SAFETY REGULATIONS.
3. ALL PAVEMENTS CUT EDGES WILL BE TRIMMED TO PRESENT AN EVEN LINE PRIOR TO REPLACEMENT OF PAVING MATERIAL. "STITCH" CUTTING OF PAVEMENT WILL NOT BE PERMITTED.
4. ADDITIONAL 2" THICKNESS OF ASPHALT CONC. REQ'D ON PAVEMENT CUTS LESS THAN 8' WIDE FOR ASPHALT CONC.. PAVEMENT CUTS 8' OR MORE IN WIDTH AND LONGER THAN 100' SHALL BE PLACED WITH LAYDOWN MACHINE TO A DEPTH EQUAL TO THAT OF ASPHALT CONC. REMOVED.

CONSTRUCTION NOTES:
A. EXISTING ASPHALT PAVEMENT.
B. EXISTING BASE MATERIAL (ABC, BTB, CTB)
C. EXISTING SUBGRADE
D. COMPACTED FILL, 95% COMPACTION
E. COMPACTED SUBGRADE, 95% COMPACTION.
F. SUBGRADE MUST MEET OR EXCEED PAVEMENT R-VALUE REQUIREMENT AS DETERMINED BY SOIL CLASSIFICATION (2 FEET MIN.).
G. MATCH EXISTING BASE MATERIAL PLUS AN ADDITIONS 2" OF THICKNESS – 95% COMPACTION
H. MATCH EXISTING ASPHALT CONCRETE SECTION PLUS AN ADDITIONAL 2" OF THICKNESS.
   a) FOR RESIDENTIAL STREETS, SURFACE COURSE SHALL BE 1 1/2" THICK, TYPE C
   b) FOR MAJOR LOCAL STREETS, SURFACE COURSE SHALL BE 2" THICK, TYPE B
   c) FOR ALL OTHER STREETS, SURFACE COURSE SHALL BE 2" THICK, S-9
I. SAW CUT OR BLADE-CUT ASPHALT PAVEMENT. SAW CUT ONLY ONE THIRD CONC. DEPTH
J. TACK COAT
K. "V" CUT-BACK
L. MATCH EXISTING CONCRETE PAVEMENT THICKNESS, 6" MINIMUM, 4000 PSI
M. EXISTING CONCRETE PAVEMENT
N. JOINTS TO BE TOOLED & SEALED IN ACCORDANCE WITH ENGINEERS REQUIREMENTS
O. 6" CONC. TREATED BASE (C.T.B).

REVISIONS	CITY OF ALBUQUERQUE
	PAVING CITYWIDE PAVEMENT CUTS FOR ALL UTILITIES DWG 2465 JANUARY 2019

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

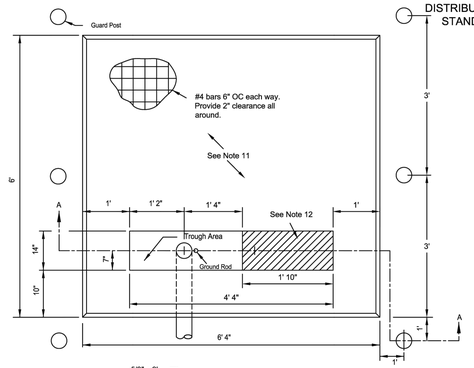
DETAILS 7

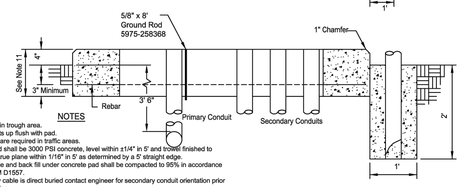
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 41
JOB #: 2021133

REVISION	Modified Note 7

DISTRIBUTION
STANDARD
PNM





NOTES

(1) No concrete in trough area.
(2) Bring conduits up flush with pad.
(3) Guard posts are required in traffic areas.
(4) Concrete pad shall be 3000 PSI concrete, level within ±1/4" in 5' and troweled finished to provide a true plane within 1/16" in 5' as determined by a 5' straight edge.
(5) Existing grade and back fill under concrete pad shall be compacted to 95% in accordance with ASTM D1557.
(6) If the primary cable is direct buried contact engineer for secondary conduit orientation prior to installation.
(7) Primary duct shall be direct buried rigid galvanized or IMC duct or concrete encased PVC duct. Customer may use schedule 40 rigid PVC minimum duct without concrete encasement provided a minimum 10' rigid galvanized or IMC duct is installed for primary at the horizontal when entering or exiting the vertical elbow at the padmounted equipment. The primary and secondary duct will b furnished and installed by the customer.
(8) Customer shall include a polyethylene pull string with a minimum breaking strength of 210 lbs. in completed ducts for future use by PNM.
(9) Pre-cast concrete pads are available through vendors.
(10) All secondary cables must be tagged with phase and address for tracing reasons. The secondary cables shall be marked no more than 12" above the ducts.
(11) Pad to be 1' thick if poured in place otherwise use 0100005823 for pre-engineered pad.
(12) Minimum of 1'10" x 14" to be maintained for secondary duct area to allow up to 8 - 4" secondary duct.

REFERENCES

(1) See DS-7-16.8 Page 1 and 2 Transformer and Switchgear Pad Foundation Preparation and Inspection
(2) See DS-7-16.10 Guard Post
(3) See DS-7-16.12 Minimum Working Space and Fire Safety requirements for Transformers

75-500 kVA Three-Phase Radial Fed Transformer Pad — DS-7-16.5

Not to Scale — 03/01/21 E

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM DETAILS 8	DRAWN BY MR DATE 01/06/2026 SHEET # 42 JOB # 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

NOTES

1. PURPOSE

THESE DESIGN DRAWINGS, STANDARD DETAILS, AND ASSOCIATED SPECIFICATIONS ON THE DRAWINGS ARE FOR A LANDFILL GAS VENT SYSTEM (LFGVS) AROUND THE PERIMETER OF THE EXISTING BUILDING. THE INTENT OF THE SYSTEM IS TO PROVIDE PUBLIC SAFETY AND WELFARE BY CONTROLLING LANDFILL GAS THAT COULD POTENTIALLY MIGRATE TOWARD THE BUILDING. THIS SYSTEM IS NOT INTENDED TO CONTROL FLAMMABLE VAPORS THAT COULD ORIGINATE IN AND MIGRATE FROM OTHER SOURCES WHICH INCLUDE, BUT ARE NOT LIMITED TO, LEAKING UNDERGROUND STORAGE TANKS, HAZARDOUS MATERIAL TRANSMISSION PIPING, OR SIMILAR EQUIPMENT. THIS DESIGN PRESENTS THE DESIGN FOR A PASSIVE SYSTEM WHICH VENTS LANDFILL GAS FROM THE SITE TO ABOVE GRADE VIA HORIZONTAL SOIL GAS COLLECTORS AND VERTICAL VENT PIPING.

2. GENERAL REQUIREMENTS

– SOIL GAS COLLECTOR PIPING AND ASSOCIATED VENTS SHALL BE INSTALLED TO VENT LANDFILL GAS (LFG).

– THE DETAILS PRESENTED IN THESE PLANS AND SPECIFICATIONS SHALL BE UTILIZED IN THE CONSTRUCTION OF THE SYSTEM SHOWN HEREIN. COMPONENTS OF THE SYSTEM SHALL BE PRODUCTS MANUFACTURED BY VENDORS CITED HEREIN. REFERENCE TO THESE PRODUCTS ARE PROVIDED TO DESCRIBE THE SYSTEM AND MATERIALS ONLY AND MAY BE SUBSTITUTED FOR EQUIVALENT PRODUCTS IF APPROVED BY THE LFG VENT SYSTEM DESIGNER.

– INSTALLATION OF EQUIPMENT AND MATERIALS SHALL BE PER MANUFACTURER'S INSTRUCTIONS TO ENSURE WARRANTY, IF PROVIDED BY MANUFACTURER.

– THE SYSTEM SHALL BE MAINTAINED AND SERVICED IN PROPER WORKING CONDITION, AND MEET ALL REQUIREMENTS OF OPERATION AND MAINTENANCE PLANS. THE TESTING, MAINTENANCE AND SERVICE PROCEDURE FOR THE SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH PLANS PROVIDED FOR THE SYSTEM. THE OPERATION AND MAINTENANCE PLANS SHALL BE APPROVED BY APPLICABLE AUTHORITIES HAVING JURISDICTION AT THIS LOCATION.

3. DESIGN CRITERIA

3.1. LFG VENT SYSTEM
THIS SYSTEM HAS BEEN DESIGNED TO COMPLY WITH GENERALLY ACCEPTED PRACTICES OF THE USEPA AND PORTIONS OF THE METHANE HAZARD MITIGATION STANDARD PLAN WHICH COMPLIES WITH THE REQUIREMENTS OF THE METHANE SEEPAGE REGULATIONS OF DIVISION 71 OF THE LOS ANGELES BUILDING CODE. THE DETAILS, DESIGN COMPONENTS, AND SPECIFICATIONS AS CITED HEREIN FOR THIS SYSTEM ARE INTENDED TO MODEL THE STANDARD PLAN.

3.2. SYSTEM COMPONENTS

THE CONSTRUCTION OF THE SYSTEM SHALL CONSIST OF, BUT NOT BE LIMITED TO THE FOLLOWING:
– 4–INCH PERFORATED SCH. 40 PVC PIPE IN GRAVEL–LINED TRENCHES FOR LFG COLLECTORS
– 4–INCH CAST IRON PIPE FOR LFG EXHAUST VENT RISERS
– PASSIVE VENTILATOR ON OUTLET OF VENTS

ALL MATERIALS ARE TO BE DELIVERED TO THE PROJECT SITE IN THEIR ORIGINAL UNBROKEN PACKAGES BEARING THE MANUFACTURER'S LABEL SHOWING BRAND, WEIGHT, VOLUME, BATCH NUMBER AND DATE. MATERIALS ARE TO BE STORED AT THE PROJECT SITE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

4. QUALITY ASSURANCE

1.) A PRE–INSTALLATION CONFERENCE SHALL BE HELD PRIOR TO THE INSTALLATION OF THE LFGVS VENT SYSTEM TO COORDINATE INSTALLATION CONDITIONS AND PROCEDURES.

2.) THE INSTALLATION OF THE LFGVS SHALL BE INTERMITTENTLY OBSERVED BY THE DESIGNER OR HIS DESIGNATED REPRESENTATIVE. INSPECTIONS SHALL TYPICALLY BE PERFORMED PRIOR TO, DURING, AND SUBSEQUENT TO THE INSTALLATION OF THE CERTAIN COMPONENTS OF THE VENT SYSTEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND LFGVS DESIGNER WITHIN 72 HOURS OF BEGINNING ANY PORTION OF THIS WORK.

3.) PRIOR TO INSTALLATION OF THE VENT SYSTEM COMPONENTS, THE LFGVS DESIGNER SHALL INSPECT AND APPROVE THE COMPONENTS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. INSTALLATION OF SYSTEM COMPONENTS SHALL NOT PROCEED WITHOUT WRITTEN APPROVAL BY THE SYSTEM DESIGNER. ADDITIONALLY, DESIGNER SHALL CONDUCT INSPECTIONS AS CITED HEREIN.

5. SUBMITTALS

THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SHOP DRAWINGS TO THE SYSTEM DESIGNER FOR REVIEW/APPROVAL:

– 4–INCH PERFORATED SCH. 40 PVC PIPE FOR LFG COLLECTORS
– #57 GRAVEL (OR EQUIVALENT) IN LFG COLLECTOR TRENCH
– 4–INCH CAST IRON LFG EXHAUST VENT RISERS
– PASSIVE VENTILATOR ON OUTLETS OF LFG EXHAUST VENT RISERS

AT THE COMPLETION OF INSTALLATION, THE DESIGNER SHALL SUBMIT A LETTER TO THE OWNER CERTIFYING THAT SYSTEM INSTALLATION WAS COMPLETED IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS AS WELL AS MANUFACTURER SPECIFICATIONS.

6. JOB CONDITIONS

1.) THE AREAS ADJACENT TO THE SYSTEM COMPONENTS ARE TO BE PROTECTED BY THE CONTRACTOR FOR THE PERFORMANCE OF THIS SCOPE OF WORK DURING THE INSTALLATION.

2.) WORK IS TO BE PERFORMED ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS ARE WITHIN THE MANUFACTURER RECOMMENDATIONS FOR THE MATERIAL AND PRODUCTS USED.

3.) FIELD SITUATIONS NOT SPECIALLY DETAILED SHALL BE HANDLED PER THE INTENT OF THESE PLANS AND SPECIFICATIONS WITH THE APPROVAL OF THE SYSTEN DESIGNER.

4.) APPROPRIATE CARE SHALL BE EXERCISED TO PROTECT VENT SYSTEM COMPONENTS SUBSEQUENT TO INSTALLATION. VENT SYSTEM COMPONENTS SHALL BE PROTECTED FROM PEDESTRIAN AND EQUIPMENT TRAFFIC.

7. INSTALLATION

7.1. SYSTEM PIPING INSTALLATION

PIPING INSTALLED BELOW GRADE FOR THE SYSTEM SHALL NOT BE COVERED UNTIL THE SYSTEM DESIGNER OR HIS DESIGNEE HAS INSPECTED PIPING AND FITTINGS.

8. INSPECTIONS

1.) ALL COMPONENTS OF THIS SYSTEM SHALL BE INSPECTED BY THE DESIGNER. AT A MINIMUM, INSPECTION SHALL TAKE PLACE AT THE FOLLOWING STAGES OF THE INSTALLATION, AS DEEMED NECESSARY BY THE DESIGNER:

– INSTALLATION OF THE LFG COLLECTORS
– PLACEMENT OF GRAVEL AROUND LFG COLLECTORS
– INSTALLATION OF LFG VENT RISERS
– PASSIVE VENTILATOR ON OUTLETS OF VENTS

2.) SERVICES LISTED IN THIS SPECIFICATION AS BEING REQUIRED BY THE SYSTEM DESIGNER ARE DEPENDENT UPON OWNER AUTHORIZATION OF SAID SERVICES TO DESIGNER, AND NOTIFICATIONS TO THE DESIGNER OF THE PROJECT STATUS BY THE SYSTEM INSTALLATION CONTRACTOR. IF THESE SERVICES ARE NOT PERFORMED BY THE SYSTEM DESIGNER, THE MANUFACTURER'S WARRANTY OF CERTAIN EQUIPMENT OR MATERIALS MAY BE VOIDED.

RECOMMENDED VENT SYSTEM TASKS SUMMARY

SPECIFIC NOTES:

1. PRIOR TO INITIATING WORK, THE CONTRACTOR WILL SUBMIT FOR APPROVAL A SCHEDULE TO THE OWNER, FOR THE COMPLETION OF THE PROJECT.
2. REUSE SOIL EXCAVATED FROM THE LANDFILL GAS COLLECTION SYSTEM SHALL BE PLACED AT A LOCATION DESIGNATED BY THE OWNER TO PROMOTE POSITIVE DRAINAGE.
3. CONTRACTOR WILL BE RESPONSIBLE FOR DEWATERING ALL EXCAVATIONS. EXCAVATIONS WITHIN THE LANDFILL MAY ENCOUNTER LEACHATE. CONTRACTOR SHALL MAKE ALL SAFETY AND ENVIRONMENTAL PRECAUTIONS TO PROTECT ITS WORKERS AND SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

EROSION AND SEDIMENT CONTROL:

1. EROSION AND SEDIMENT CONTROL WILL BE INSTALLED DURING CLEARING OPERATIONS AND SHALL BE COMPLETED AS PER PLANS AND SPECIFICATIONS PRIOR TO GRADING AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEE CIVIL PLANS.

2. CONTRACTOR WILL INSPECT AND REPAIR AS NECESSARY EROSION AND SEDIMENT CONTROLS DAILY AND FOLLOWING EACH RAIN.

3. CONTRACTOR WILL ADD EROSION AND SEDIMENT CONTROLS AS NECESSARY TO PREVENT SEDIMENTATION AND DAMAGE TO ADJACENT AREAS AND AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

4. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT RESULTING FROM CONSTRUCTION.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE INSTALLED IF DEEMED NECESSARY BY ON–SITE INSPECTION BY OTHERS.

6. STABILIZATION MEASURES SHALL BE INITIATED IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED WITHIN 2 WEEKS. AREAS WHERE WORK HAS PERMANENTLY CEASED SHALL BE STABILIZED IMMEDIATELY.

EARTHWORK:

1. EXCAVATIONS ARE UNCLASSIFIED AND COULD INCLUDE REMOVAL OF EARTH FILLS, RUBBLE, TRASH, AND OTHER MATERIALS ENCOUNTERED IN EXCAVATION AND GRADING OPERATIONS TO DEPTH AND EXTENT SHOWN ON DRAWINGS SPECIFIED. THE OWNER OR HIS REPRESENTATIVE SHALL BE THE FINAL AUTHORITY AND SHALL MAKE THE FINAL DECISION DURING CONSTRUCTION AS TO THE DEPTH AND EXTENT TO WHICH MATERIALS MUST BE REMOVED AND REPLACED.

2. SURVEY BENCHMARKS, MONUMENTS, AND OTHER SURFACE REFERENCE POINTS WILL BE PROTECTED FROM DAMAGE AND DISPLACEMENT. IF DISTURBED OR DESTROYED, THEY WILL BE REPLACED AT THE CONTRACTORS EXPENSE.

3. CONTRACTOR SHALL KEEP DIRT, DUST, NOISE, AND OTHER OBJECTIONABLE NUISANCES TO A MINIMUM.

4. ALL FILL AREAS ARE TO BE PROOF ROLLED AS DEFINED IN THE SPECIFICATIONS.

5. CUT AND FILL SLOPES FOR STRUCTURAL EMBANKMENTS SHALL NOT EXCEED 3 FT. HORIZONTAL TO 1 FT. VERTICAL.

6. FINAL COVER SHALL MEET THE REQUIREMENTS OUTLINED IN THE PLANS AND SPECIFICATIONS FOR THIS FACILITY, IF APPLICABLE.

UTILITIES:

1. THE LOCATION OF EXISTING UNDERGROUND FACILITIES INDICATED ON THE PLANS ARE APPROXIMATE BASES ON BEST AVAILABLE INFORMATION PROVIDED TO THE ENGINEER BY THE OWNER. LOCATIONS AND HAVE NOT BEEN FIELD VERIFIED BY THE ENGINEER OR OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNER TO LOCATE SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES, OTHER THAN THOSE SHOWN ON THE PLAN, MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.

2. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH, IF REQUIRED, UNTIL ALL WORK HAS BEEN COMPLETED AND ACCEPTED BY THE OWNER.

3. THE CONTRACTOR SHALL CONTACT MEDICI CONSULTING GROUP AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ON THIS PROJECT. CONTRACTOR SHALL COORDINATE ALL PHASES OF INSPECTION OF THIS PROJECT.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PRIVATE UTILITY COMPANIES ON THE RELOCATION OF ALL UTILITY POLES, AERIAL FACILITIES, AND UNDERGROUND CONDUITS REQUIRED BY THIS PROJECT.

GENERAL NOTES:

1. EXISTING CONTOURS SHOWN ON THESE PLANS ARE BASED ON A FIELD SURVEY PERFORMED BY OTHERS.

2. SLOPES AND GRADES ARE IN UNITS OF FT/FT, UNLESS OTHERWISE NOTED.

3. THE EROSION CONTROL FEATURES REQUIRED BY THESE PLANS ARE THE MINIMUM FEATURES REQUIRED. ADDITIONAL FEATURES MAY BE REQUIRED TO CONTROL EROSION.

4. SURVEY CONTROL POINTS AND CONSTRUCTION CONTROL POINTS LISTED ON THESE DRAWINGS ARE BASED ON STATE PLANE COORDINATES (NAD 83 COLORADO CENTRAL).

5. PERMANENT SITE MONUMENTS ARE SHOWN ON APPROPRIATE DRAWINGS AND SHOULD BE FIELD VERIFIED.

6. THE MATERIAL QUANTITIES SHOWN ON THESE PLANS ARE ESTIMATES ONLY.

7. PROJECT SITE IS A FORMER SOLID WASTE LANDFILL FACILITY, AS SUCH; CONDITIONS ARE SUBJECT TO CHANGE WITH TIME. CONTROLS, IN PARTICULAR VERTICAL CONTROLS, SHOULD BE EXPECTED (AND ANTICIPATED) TO VARY FROM THOSE SHOWN ON THESE DRAWINGS DUE TO ON–GOING SUBSIDENCE RESULTING FROM REFUSE DECOMPOSITION. RELATIVE ELEVATION DIFFERENCES IN EXISTING AND PROPOSED ELEVATIONS SHOWN ON THESE DRAWINGS SHALL BE ADJUSTED ACCORDINGLY. LOCATION OF STRUCTURES SHALL BE PLACED IN ACCORDANCE WITH HORIZONTAL CONTROLS. VERTICAL PLACEMENT OF STRUCTURES SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, OR AS APPROVED BY THE ENGINEER.

8. CONSTRUCTION OF LANDFILL GAS COLLECTION AND VENT SYSTEM COULD INVOLVE REFUSE EXCAVATION. THE CONTRACTOR SHALL MAKE ALL SAFETY AND ENVIRONMENTAL PRECAUTIONS TO PROTECT ITS WORKERS AND SUBCONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER. ALL EXCAVATED WASTES SHALL BE PLACED AT THE WORKING FACE AS DIRECTED BY OWNER.

9. ALL BIDS SHALL BE BASED ON A SINGLE SITE ACCESS.

10. ANY AND ALL FINES IMPOSED ON THE OWNER BY ANY REGULATORY AGENCY DUE TO ACTIONS OF THE CONTRACTOR SHALL BE PAID BY THE CONTRACTOR.

11. CONTRACTOR SHALL EXAMINE AREAS FOR CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. REPORT IN WRITING TO OWNER OR OWNER'S REPRESENTATIVE ALL CONDITIONS CONTRARY TO THOSE SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN AND ALL OTHER CONDITIONS THAT WILL AFFECT SATISFACTORY EXECUTION OF WORK. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. STARTING WORK CONSTITUTES ACCEPTANCE OF THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. AFTER SUCH ACCEPTANCE, THE CONTRACTOR SHALL, AT HIS EXPENSE, BE RESPONSIBLE FOR CORRECTING ALL UNSATISFACTORY AND DEFECTIVE WORK RESULTING FROM SUCH UNSATISFACTORY CONDITIONS.

12. THE CONTRACTOR SHALL INSTALL TEMPORARY BARRIERS, FENCES, BARRICADES, LIGHTS, WARNING SIGNS, AND OTHER DEVICES NECESSARY TO PROTECT STRUCTURES, UTILITIES, LANDSCAPING, EXCAVATIONS, AND OTHER ITEM AS NECESSARY. PROTECT SURVEY BENCHMARKS AND MONUMENTS FROM DISPLACEMENT.

13. ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER.

14. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER AND THE OWNERS REPRESENTATIVE MAY CAUSE THE WORK TO BE UNACCEPTABLE AND BE ADJUSTED OR REPAIRED AT THE CONTRACTORS EXPENSE.

15. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY LICENSES AND PERMITS ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT UNLESS NOTIFIED OTHERWISE IN WRITING BY THE OWNER.

16. ALL WORK SHALL HAVE A ONE YEAR WARRANTY. ONE YEAR WARRANTY WILL BECOME EFFECTIVE WHEN THE PROJECT IS SUBSTANTIALLY COMPLETE.

17. ALL BOREHOLES THAT ARE NOT COMPLETED AT THE END OF THE DAY ARE TO BE COVERED WITH A METAL WELL COVER CAPABLE OF PREVENTING ANY PERSON FROM FALLING INTO THE HOLE. THE HOLE MUST THEN BE COVERED WITH A PIECE OF PLYWOOD TO SUBSTANTIALLY COVER THE ENTIRE HOLE. SOIL MUST BE PLACED ON TOP OF THE PLYWOOD TO FURTHER PREVENT GAS EMISSIONS.

18. THE CONTRACTOR IS TO BE ADVISED THAT THE POTENTIAL FOR ENCOUNTERING ASBESTOS–CONTAINING MATERIALS (ACM) EXISTS. ACM, IF ENCOUNTERED, SHALL BE MANAGED IN ACCORDANCE WITH THE MMP AND IN COMPLIANCE WITH CDPHE AIR REGULATIONS NO. 8 AND TITLE 6 OF THE COLORADO CODE OF REGULATIONS, PARAGRAPH 1007–2, PART 1– REGULATIONS PERTAINING TO SOLID WASTE SITES AND FACILITIES., SECTION 5.5 MANAGEMENT OF REGULATED ASBESTOS–CONTAMINATED SOIL.

19. OWNER TO PROVIDE AS–BUILT SURVEY INCLUDING GROUND SHOTS FOR THE LFG COLLECTOR AND DISCHARGE POINTS. PIPES SHALL BE SURVEYED AT ALL JUNCTIONS, FITTINGS, CONNECTIONS, AND HEADER ACCESS RISERS, EVERY 50 FEET MAXIMUM ON PIPE RUNS, AND OTHER PERTINENT COMPONENTS.

STANDARD OF CARE AND LIMITATIONS – TERRACON'S SERVICES WILL BE PERFORMED IN A MANNER CONSISTENT WITH GENERALLY ACCEPTED PRACTICES OF THE PROFESSION UNDERTAKEN IN SIMILAR DESIGNS IN THE SAME GEOGRAPHICAL AREA DURING THE SAME TIME PERIOD. PLEASE NOTE THAT TERRACON DOES NOT WARRANT THE WORK OF THIRD PARTIES SUPPLYING INFORMATION USED IN THE PREPARATION OF THE VENT SYSTEM DESIGN. THESE SERVICES WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE OF WORK AGREED WITH TERRACON'S CLIENT AS REFLECTED IN OUR PROPOSAL.

NOTICE FOR CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND ALL LOCAL AND STATE REGULATIONS.

THE OWNER AND THE DESIGNER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND ALL LOCAL AND STATE REGULATIONS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE VMS DESIGNER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE VMS DESIGNER.

IN CASE OF CONFLICT BETWEEN THESE PLANS AND OTHER SITE DESIGN DOCUMENTS AND/OR MANUFACTURER SPECIFICATIONS / REQUIREMENTS THE APPROPRIATE PARTIES / COMPANIES WITH CONFLICTING DOCUMENTATION SHALL CONFER TO DETERMINE A MUTUALLY AGREED UPON SOLUTION.



VICINITY MAP: KMZ

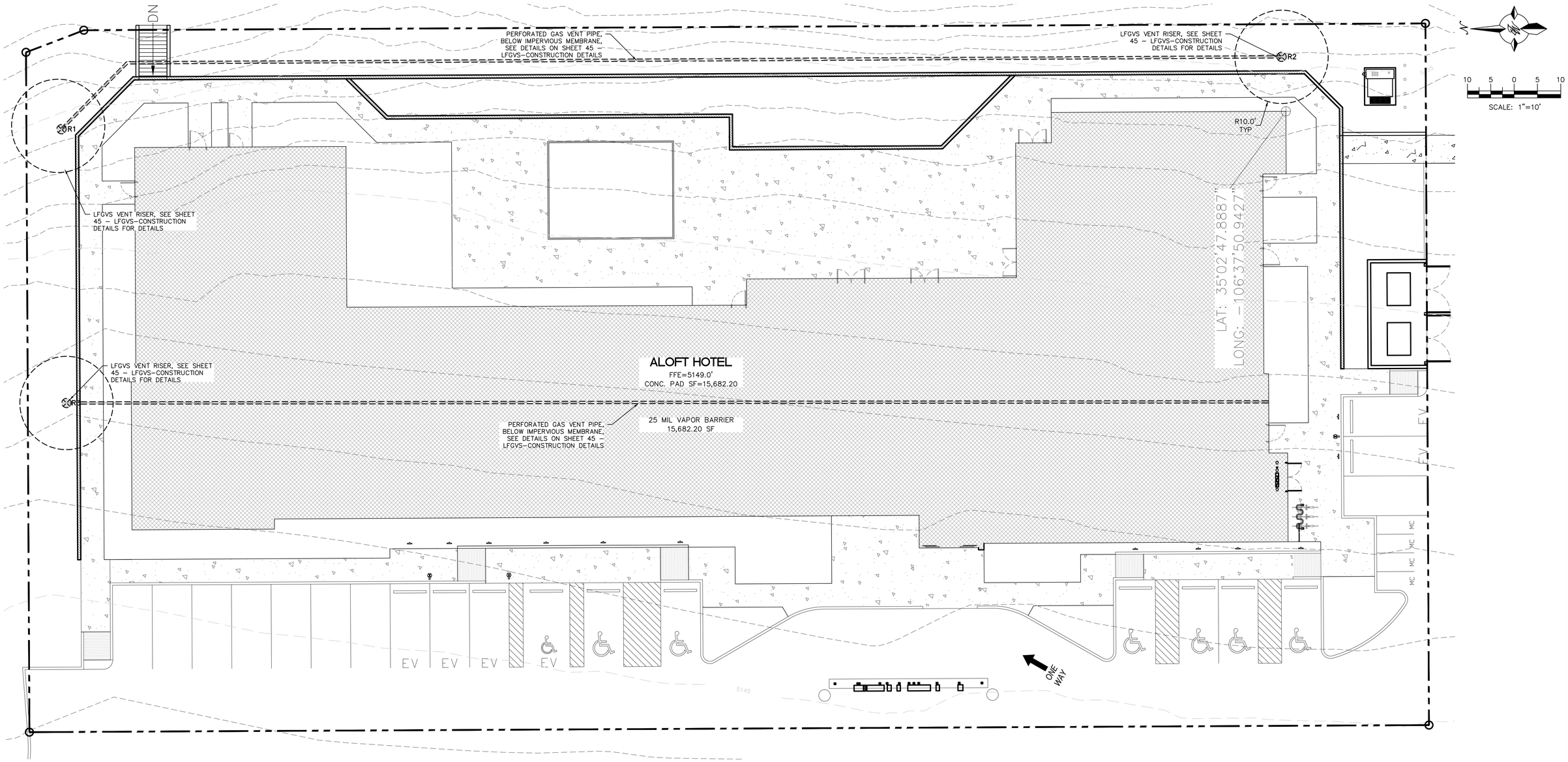
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

LFGVS–GENERAL NOTES

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858–3100

DRAWN BY MR
DATE 01/06/2026
SHEET # 43
JOB # 2021133



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- 10' FRESH AIR EXCLUSION ZONE
- LFG COLLECTOR AND TRENCH
- LFG COLLECTOR HEADER
- SIDEWALK
- LANDSCAPING
- RETAINING WALL
- R1 — SOIL GAS EXHAUST VENT RISER – 4" CAST IRON PIPE
- 25 MIL VAPOR BARRIER (15,682.20 SF), SEE SHEET 45 – LFGVS–CONSTRUCTION DETAILS

NOTES

1. 10–FOOT RADIUS FROM STACK OUTLET TO ANY MECHANICAL AIR INTAKE OR BUILDING OPENINGS.
2. ENTIRE CONCRETE BUILDING PAD (15,682.20 SF) TO BE PROTECTED W/ IMPERVIOUS MEMBRANE (15 MIL VAPOR BARRIER–STEGO WRAP OR SIMILAR) FOR LANDFILL GAS VENTILATION SYSTEM, SEE LANDFILL MITIGATION–CONSTRUCTION DETAIL SHEET FOR DETAILS.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

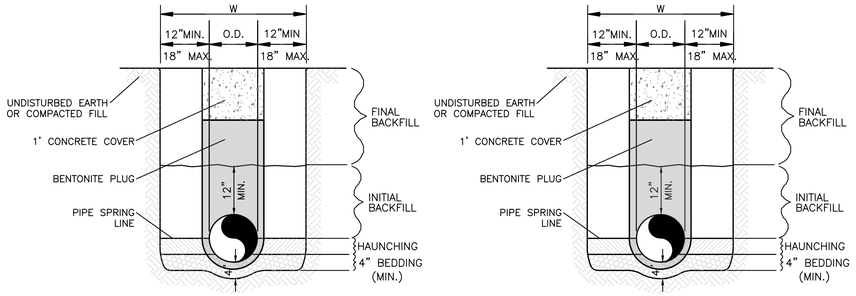
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

LFGVS-PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 44
JOB #: 2021133



WATER LINE

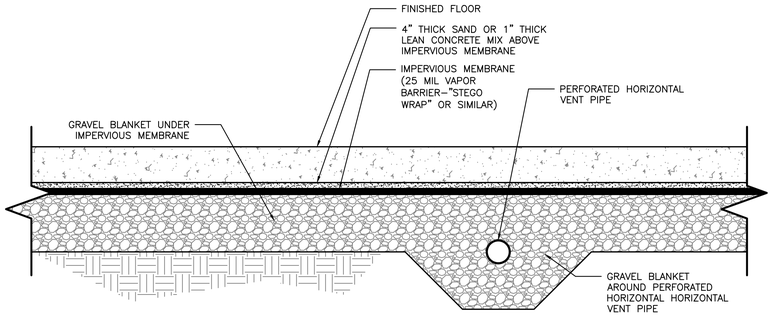
SANITARY SEWER

GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

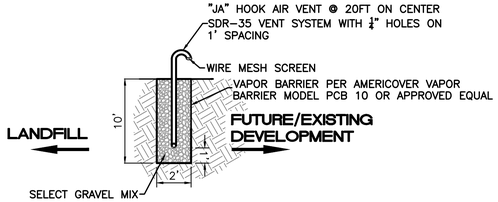
UTILITY TRENCH AND BEDDING DETAIL

NTS



SUB-SLAB VENT SYSTEM-NO GROUNDWATER

NTS



VAPOR MITIGATION TRENCH W/ VENT SYSTEM

NTS

NOTE: TRENCH SHALL BE 10'. IF DEPTH IS NOT ACCEPTED BY THE CITY, THE TRENCH DEPTH TO BE DETERMINED IN THE FIELD BUT SHALL BE NO LESS THAN 20' BELOW GRADE OR 5' INTO NATIVE AS DETERMINED BY FIELD GEOLOGIST.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL

ALBUQUERQUE, NM

LANDFILL MITIGATION - CONSTRUCTION DETAILS

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858–3100

DRAWN BY: MR

DATE: 01/06/2026

SHEET #: 45

JOB #: 2021133

REVISED SHEET

GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. PER 5-6(C)(4)(a) A MINIMUM OF 5 SPECIES MUST BE USED IN THE LANDSCAPED AREA.
7. PER 5-6(C)(4)(b) ONLY TREES AND SHRUBS SELECTED FROM THE OFFICIAL ALBUQUERQUE PLANT PALETTE OF LOW WATER USE, DROUGHT TOLERANT, OR XERIC SPECIES AND SHOWN ON A LANDSCAPE PLAN CAN COUNT TOWARD THE REQUIREMENTS OF THIS SUBSECTION 14-16-5-6(C) (GENERAL LANDSCAPING STANDARDS), EXCEPT THAT, UPON PRESENTATION OF EVIDENCE, THE RELEVANT DECISION-MAKING BODY MAY AUTHORIZE ALTERNATIVE SPECIES OR CULTIVARS THAT MEET ALL OF THE FOLLOWING REQUIREMENTS:
   1.MEET THE INTENDED PURPOSE OF THAT TYPE OF LANDSCAPING.
   2.ARE NOT HAZARDOUS.
   3.ARE NOT IDENTIFIED AS INVASIVE ON A CITY OR STATE PLANT LIST.
   4.ARE NOT LISTED IN THE CITY'S WEED IDENTIFICATION HANDBOOK.
   5.ARE EQUALLY HARDY TO THE NEW MEXICO CLIMATE.
8. PER 5-3(D)(3)(a) 3, SHADE TREES ALONG REQUIRED PEDESTRIAN WALKWAYS ARE REQUIRED PURSUANT TO SUBSECTION 14-16-5-6(C)(4)(i) (REQUIRED PLANT MATERIALS AND SITE AMENITIES). 5-6(C)(4)(i) SHADE TREES PLANTED APPROXIMATELY 25 FEET ON-CENTER ARE REQUIRED ALONG ALL REQUIRED PEDESTRIAN WALKWAYS. IF THE WALKWAY IS LESS THAN FEET LONG, AT LEAST ONE TREE IS REQUIRED, OR, WHERE THERE IS INSUFFICIENT SPACE FOR A TREE, A TRELLIS OF AT LEAST 8 FEET HIGH FOR AT LEAST 5 FEET ALONG THE WALKWAY SHALL BE PROVIDED.
9. PER 5-6(F)(1)(i) 1 OF THE IDO, ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET EITHER BY A MASONRY WALL CONSTRUCTED OF A MATERIAL SIMILAR IN TEXTURE, APPEARANCE, AND COLOR TO THE STREET-FACING FAÇADE OF THE PRIMARY BUILDING (BUT EXCLUDING EXPOSED CMU BLOCK) AT LEAST 3 BUT NOT MORE THAN 4 FEET IN HEIGHT, OR BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH WITH A CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT, OR BY OTHER MEANS THAT THE PLANNING DIRECTOR DETERMINES PROVIDES EQUAL OR BETTER SCREENING OF THE HEADLIGHTS OF PARKED VEHICLES.
10. PER 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
11. PER 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
12. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
13. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
14. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
15. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
16. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.
17. THIS SITE IS ADJACENT TO AN AIRPORT PARKING FACILITY AND UTILIZES SOME OF THE PARKING LOT AND LANDSCAPE AREAS SURROUNDING THE PARKING LOT SITE. THE VEGETATION IS IS CURRENTLY NATIVE SCRUB BRUSH THROUGHOUT THE AREA.
18. WE HAVE DONE OUR BEST TO MEET ALL APPLICABLE STANDARDS FOR DESIGN OUTLINED IN THE CURRENT IDO SECTION 5-6, AS WELL AS THE SUNPORT PARK STANDARDS.

PLANT SCHEDULE

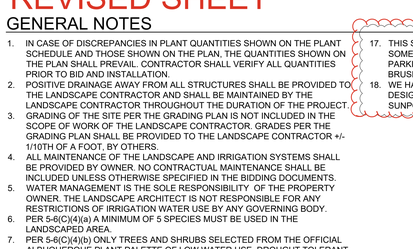
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREE			
	5	ACER NEGUNDO `SENSATION` / SENSATION BOX ELDER MAPLE	2" B&B
	3	CERCIS RENIFORMIS `OKLAHOMA` / OKLAHOMA RED BUD	2" B&B
	6	CHILOPSIS LINEARIS / DESERT WILLOW	25 GAL
	3	CRATAEGUS CRUS-GALLI `INERMIS` / THORNLESS HAWTHORN	2" B&B
	5	PYRUS CALLERYANA `CLEVELAND SELECT` / CLEVELAND SELECT PEAR	2" B&B
	3	ULMUS PROPINQUA `EMERALD SUNSHINE` / EMERALD SUNSHINE ELM	2" B&B
EVERGREEN TREE			
	3	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	15 GAL
DESERT ACCENT			
	3	AGAVE OVATIFOLIA / WHALE`S TONGUE AGAVE	5 GAL
	9	DASYLIRION TEXANUM / TEXAS SOTOL	5 GAL
	6	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	6	YUCCA BACCATA / BANANA YUCCA	5 GAL
ORNAMENTAL GRASS			
	35	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL
	16	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
DECIDUOUS SHRUBS			
	17	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY	5 GAL
	16	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` / BLUE MIST SPIREA	5 GAL
	24	RIBES AUREUM / GOLDEN CURRANT	5 GAL
	8	ROSA X `KNOCK OUT` / KNOCK OUT ROSES	5 GAL
	14	SALVIA GREGGII `ULTRAVIOLET` / ULTRAVIOLET AUTUMN SAGE	1 GAL
EVERGREEN SHRUBS			
	6	PINUS MUGO / MUGO PINE	5 GAL
	39	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL
	12	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	1 GAL

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	1" MOUNTAINAIR BROWN GRAVEL, 3" DEPOTH OVER FILTER FABRIC	6,462 SF
	BARK MULCH, 3" DEPTH	5,613 SF
	LARGE BOULDER	6
	MEDIUM BOULDER	15

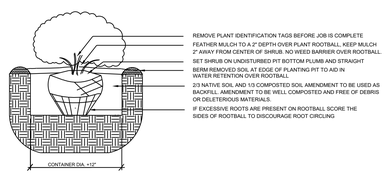
LANDSCAPE DATA

		ZONING DESIGNATION		
IDO UPC#	101906403903830134	NR-BP		
	GROSS LOT AREA (SF)	45,070		
	BUILDING AREA (SF)	15,570		
	NET LOT AREA (SF)	29,500		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 15% OF NET LOT AREA*	4,425	12,250	42%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	3,319	12,750	288%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	830	2,413	73%
* PER IDO 14-16-5-6(C)(2)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.				
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(6) FOR DETAILS.				
PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	6,638	54%
* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.				
STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	0	
	STREET TREES	0	0	
* PER IDO 14-15-5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.				
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	111	
	PARKING LOT AREA (SF)	-	11,317	
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	1,132	1,556	
	TREES (1 PER 10 PARKING SPACES)	11.1	11	
* PER IDO 14-16-6(F)(2), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.				
TOTALS		REQUIRED	PROVIDED	
TREES		18	28	
* PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.				



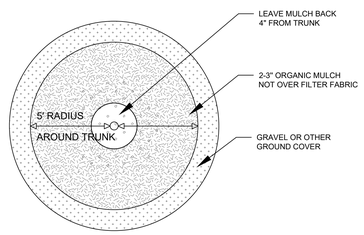
1 TREE PLANTING DETAIL

N.T.S.



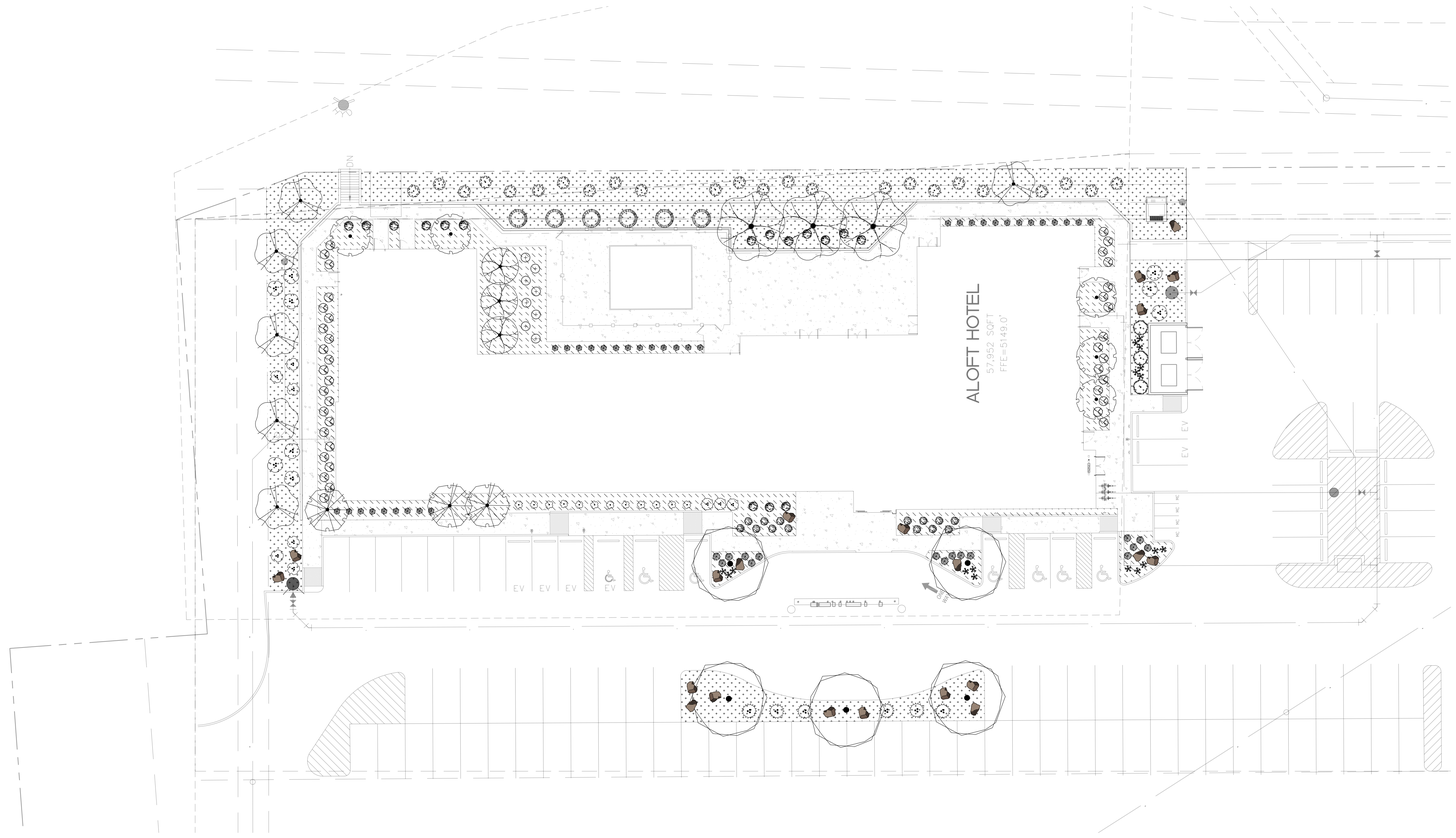
2 SHRUB PLANTING DETAIL

N.T.S.



3 TREE DETAIL

N.T.S.



YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT
3/27/26

Date: 11/04/2025
Revisions:
1. 03/03/2026
2. 03/27/2026
3.
4.
5.

Drawn by: CC
Reviewed by: CM

Albuquerque Aloft
Albuquerque, New Mexico

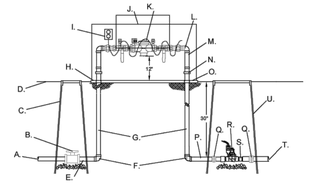
NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Landscape Plan

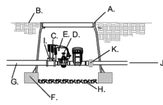
Sheet Number:
LP-01



A. IRRIGATION SUPPLY LINE
B. SCH. 80 UTILITY BALL VALVE
C. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
D. FINISH GRADE
E. SCH. 80 NIPPLE
F. GAL. 90°
G. GAL. 30" NIPPLE
H. 4" THICK CONCRETE PAD (6" WIDER THAN ASSEMBLY ON ALL SIDES)
I. OUTLET FOR HEAT TAPE PROVIDED BY OTHERS
J. HOT BOX (HEATED ENCLOSURE)
K. REDUCED PRESSURE BACKFLOW PREVENTER
L. GAL. STREET 90°
M. GAL. NIPPLE (TYP.)
N. GAL. UNION (TYP.)
O. PVC SLEEVE THROUGH CONCRETE (TYP.)
P. SCH. 80 NIPPLE
Q. SCH. 80 UTILITY BALL VALVE
R. MASTER VALVE
S. SLIP X THREAD MALE ADAPTER
T. SCH. 40 PVC MASTERLINE
U. APPLIED ENGINEERING PRODUCTS 1015 VALVE BOX WITH EXTENSIONS AS NEEDED

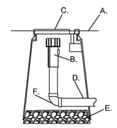
NOTE: INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 RP BACKFLOW/MASTER VALVE DETAIL
N.T.S.



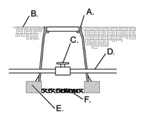
A. APPLIED ENGINEERING PRODUCTS 1320 VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. 24" WIRE LOOP
D. RAIN BIRD XCZ CONTROL ZONE KIT WITH BASKET FILTER, SEE LEGEND
E. DRY SPLICE CONNECTOR OR EQUAL
F. 8" X 8" X 16" CMU CONCRETE BLOCK
G. MASTERLINE/24" BURY
H. 4" LAYER OF 3/4" GRAVEL
I. SCH. 80 TRUE UNION BALL VALVE
J. LATERAL LINE. SEE PLAN.
K. SCH. 80 UNION

2 DRIP VALVE WITH FILTER & PRESSURE REGULATOR FOR TRADITIONAL WIRE IRRIGATION
N.T.S.



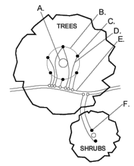
A. FINISH GRADE
B. END FLUSH CAP
C. 6" ROUND BOX WITH LID
D. 3/4" POLY DRIP PIPE
E. 2" DEPTH OF GRAVEL
F. 90° FITTING

3 END FLUSH CAP
N.T.S.



A. APPLIED ENGINEERING PRODUCTS 910 ROUND VALVE BOX WITH EXTENSIONS AS NEEDED
B. FINISH GRADE
C. SCH. 80 UTILITY BALL VALVE
D. MAINLINE/24" BURY
E. 8" X 8" X 16" CMU CONCRETE BLOCK
F. 4" LAYER OF 3/4" GRAVEL

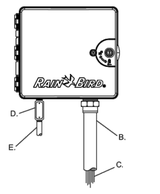
4 MAINLINE ISOLATION VALVE DETAIL
N.T.S.



A. TREE TRUNK/ ROOT CROWN
B. 24" CIRCLE FROM TRUNK
C. EMITTERS
D. 1/4" DISTRIBUTION LINE
E. 3/4" POLYETHYLENE DRIPLINE
F. EMITTER PLACED AT THE EDGE OF THE ROOT BALL

NOTE:INSTALL EMITTERS ABOVE THE ROOT BALL IF PLANT IS INSTALLED ON A SLOPE.

5 EMITTER PLACEMENT DETAIL
N.T.S.



A. CONTROLLER (see plan for model)
B. 2" PVC SCH. 40 CONDUIT AND FITTINGS
C. WIRES TO REMOTE CONTROL VALVES
D. JUNCTION BOX
E. 1" PVC SCH. 40 CONDUIT AND FITTINGS TO POWER SUPPLY

6 WALL MOUNTED AUTOMATIC CONTROLLER
N.T.S.

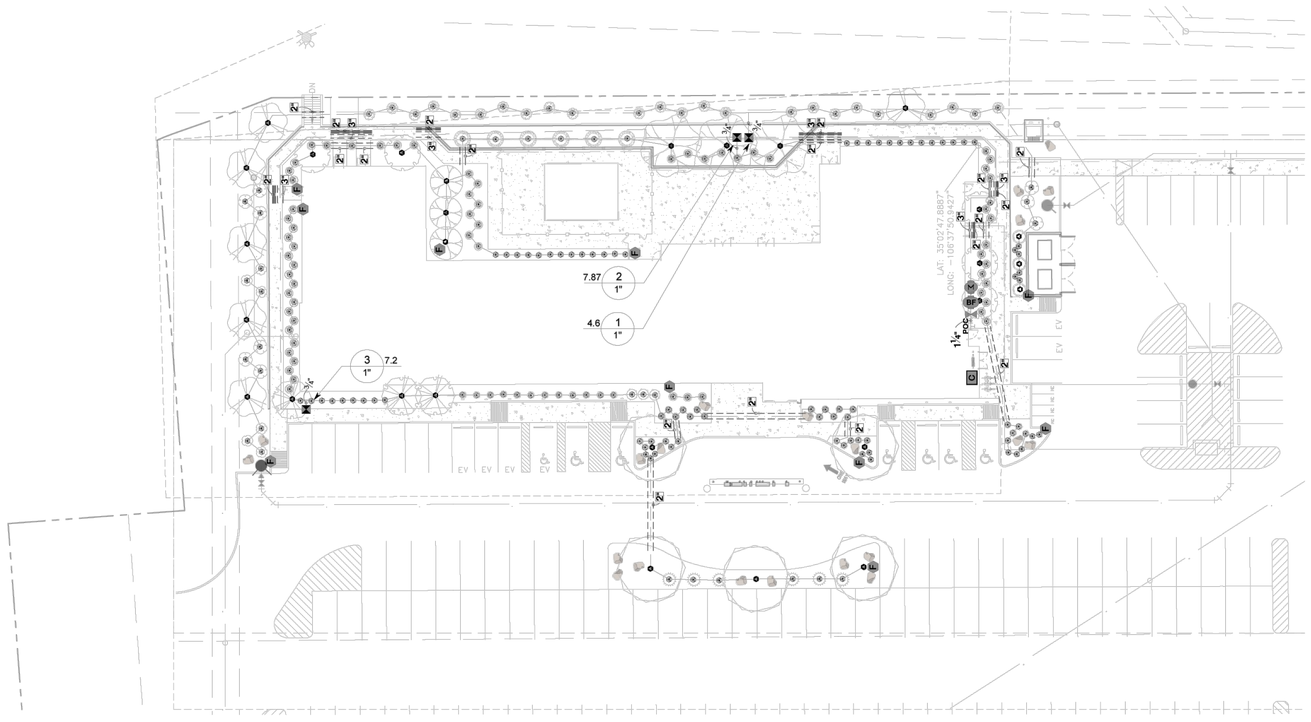
IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
2. IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
3. LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
11. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
12. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
13. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
14. WATER METER TO BE PROVIDED BY OTHERS.
15. PER 5-6(C)(14)(a), IRRIGATION SYSTEMS SHALL COMPLY WITH SECTION 8 OF THE ABCWUA LEGISLATION AND ORDINANCES (CROSS CONNECTION PREVENTION AND CONTROL ORDINANCE)
16. PER 5-6(C)(14)(b), ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
17. PER 5-6(C)(14)(c), ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING.
18. PER 5-6(C)(14)(d), THE IRRIGATION SYSTEM SHALL NOT SPRAY OR IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, DRIVE AISLES, STREETS, AND PARKING AND LOADING AREAS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	DRIP CONTROL VALVE 1" RAIN BIRD XCZ-100-PRF, MEDIUM FLOW DRIP CONTROL KIT, 1IN. DV VALVE, 1IN. PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 5 GPM-20 GPM.	3
F	FLUSH CAP NDS CEP900	10
	DRIP EMITTER - SHRUB (2) NDS TAE 20 DRIP EMITTERS	211
	DRIP EMITTER - TREE (6) NDS TAE 20 DRIP EMITTERS	28

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	ISOLATION VALVE SPEARS TRUE UNION 2000 STANDARD BALL VALVE	1
M	MASTER VALVE 1" RAIN BIRD PEB. 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	REDUCED PRESSURE BACKFLOW PREVENTER 3/4" FEBCO 825Y	1
C	CONTROLLER - RAIN BIRD ESP4ME3 4-22 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
POC	POINT OF CONNECTION 1"	1
	IRRIGATION LATERAL LINE: A940 DRIP POLYLINE 3/4"	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	
	PIPE SLEEVE: CLASS 200 - MAINLINE & LATERAL SLEEVE 2"	
	PIPE SLEEVE: CLASS 200 - MAINLINE & LATERAL SLEEVE 3"	
	PIPE SLEEVE: CLASS 200 - WIRE SLEEVE 2"	



YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
660
REGISTERED LANDSCAPE ARCHITECT
3/3/26

Date: 11/04/2025
Revisions:
1 03/03/2026
2
3
4
5

Drawn by: CC
Reviewed by: CM

Albuquerque ALoft

Albuquerque, New Mexico

NORTH

Scale: 1" = 20'

10 0 20 40

Sheet Title:
Irrigation Plan

Sheet Number:
IR-01

REVISED SHEET



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

0 2 4 8 16

IDO DESIGN ITEMS:

STRUCTURE IS WITHIN THE AIRPORT PROTECTION OVERLAY ZONE AS PER IDO 3-3 AND IS LOCATED WITHIN THE 65 DNL SUB-AREA AS PER 303(B)(3)(a).

- *A. HOTEL IS A PERMISSIVE USE PER TABLE 3-3-2. CONSTRUCTION SHALL PROVIDE 10 DB EXTRA NOISE REDUCTION OVER THE INDUSTRY AVERAGE FOR SIMILAR STRUCTURES. THIS WILL BE ACCOMPLISHED AS FOLLOWS:*
  - *A.A. WALLS: INCREASE WINDOW STC RATINGS FROM STC-30 TO STC-43.*
  - *A.B. WALLS: INCREASE CAVITY INSULATION DENSITY (R-19 TO R-21).*
  - *A.C. WALLS: PROVIDE EXTERIOR CONTINUOUS INSULATION.*
  - *A.D. ROOF: INSULATE ENTIRE ROOF JOIST/TRUSS CAVITY WITH INSULATION IN ADDITION TO THE RIGID INSULATION LOCATED ON TOP OF THE ROOF DECK.*
  - *A.E. ROOF: UTILIZE HIGH DENSITY COVERBOARD OVER RIGID INSULATION.*
  - *A.F. ROOF: INSTALL GYPSUM SHEATHING OVER RESILIENT CHANNELS.*
- *B. STRUCTURE IS BELOW THE MAXIMUM BUILDING HEIGHT FOR THE ZONE AND AS NOTED IN 3-3(D)(1)(a). FINISH FLOOR ELEVATION IS 5,149.0. TALLEST PORTION OF THE STRUCTURE IS THE DECORATIVE ROOF ELEMENT AT 62' OR 5,211. AIRPORT ELEVATION IS 5354.9'.*

BUILDING DESIGN ELEMENTS REQUIRED BY IDO-5-11 INCLUDE THE FOLLOWING:

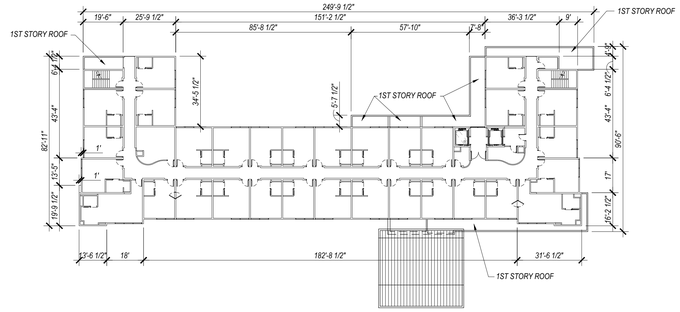
1. *GROUND FLOOR WINDOWS - SEE ELEVATIONS FOR CALCULATIONS*
2. *UPPER FLOOR WINDOWS - SEE ELEVATIONS FOR CALCULATIONS*
3. *COLOR CHANGES*
4. *WALL PLANE OFFSETS OF AT LEAST 1 FOOT IN DEPTH (SEE REFERENCE PLAN AND ELEVATIONS)*

GENERAL NOTES:

- *A. See door and window schedule sheet for window and door types. Aluminum doors, windows and louvers to be prefinished in clear anodized aluminum. All windows to be aluminum with thermally broken frames.*
- *B. Provide blocking and power for all exterior signage. All signage shall be as per hotel standards (size, color, etc.). Signage shall be aluminum channels, internally lit (L.E.D.), with colored acrylic faces. Final sign package shall be submitted under separate sign permit for approval. Coordinate installation of exterior signage prior to closing up the walls.*
- *C. Stucco system to be Dryvit EIFS typical. Provide "V" joints as shown. Install as per manufacturers' requirements and details. Colors shall match paint colors noted.*
- *D. Air Moisture Barrier (AMB) shall be liquid applied, typical throughout. Install as per manufacturers' requirements based on the finishes to be used. Utilize sheathing tape, flashing membrane, drainedge tape, and other accessories as necessary for a complete single source system.*
- *E. Roof drainage shall be via internal roof drains and piping unless noted otherwise.*
- *F. Metal gutters and downspouts shall shall be pre-finished. Pitch downspouts away from building foundation.*
- *G. Building lighting is primarily via L.E.D. recessed cans and wall mounted L.E.D. lights.*
- *H. Metal roofing to be standing seam, McElroy "Dark Charcoal" (LRV 12)*
- *I. TPO roofing to be white with an initial SRI of 98 and a 3 year of 83.*

COLOR/MATERIAL LEGEND

- *EEF-001: EIFS DRYVIT HDP FINISH (SW 9622 WHITE SAIL, LRV 83)*
- *EEF-002: EIFS DRYVIT HDP FINISH (SW 9554 GOING GREY, LRV 22)*
- *EEF-003: EIFS DRYVIT ACRYLIC OVER HDP (SW 7066 GRAY MATTERS, LRV 39)*
- *EEF-004: MCM PANEL @ ROOFTOP "SWOOP" ONLY (SW 9031 PRIMAVERA, LRV 60)*
- *EEF-001: EIFS DRYVIT ACRYLIC OVER HDP (SW 6223 STILL WATER, LRV 10)*
- *EWP-001: METAL PANEL PAC-CLAD BOX RIB 1 (SW 6223 STILL WATER, LRV 10) INSTALLED OVER "Z" GIRTS OVER C.I.*
- *EWP-002: METAL PANEL PAC-CLAD BOX RIB 2 (SW 6223 STILL WATER, LRV 10) INSTALLED OVER "Z" GIRTS OVER C.I.*
- *EWP-003: METAL PANEL KNOTWOOD WALL PANEL KEC100, 4" CLADDING NO REVEAL (CHESNUT, LRV 19) INSTALLED OVER "Z" GIRTS OVER C.I.*
- *EWP-004: METAL TRIM/COPING/ETC. (COLOR TO MATCH ADJACENT FINISH)*
- *EWP-006: METAL PANEL KNOTWOOD SOFFIT/CEILING PANEL, KEC100, 4" CLADDING, NO REVEAL (CHESNUT, LRV 19)*
- *EWP-007: NORTHCLAD ACM SERIES WITH PANELS BY ALPOLIC, COLOR CZZ ANTHRA ZINC, RAINSCREEN SYSTEM INSTALLED OVER "Z" GIRTS OVER C.I. (LRV 15)*



REFERENCE FLOOR PLAN

SCALE: 1"=30'-0" (2ND FLOOR SHOWN)

0 6 15 30 60



WEST ELEVATION

SCALE: 1/8"=1'-0"

0 2 4 8 16

DESIGN 2 FUNCTION, LLC
P.O. BOX 93308
ALBUQUERQUE
NEW MEXICO 87199-3368
info@design2function.com
505-823-6481
2025 Design 2 Function, LLC

STATE OF NEW MEXICO
GORDON ALLAN BARE
No. 1005
8/15/25
ALBUQUERQUE
NEW MEXICO
REGISTERED ARCHITECT

Aloft Hotel by Marriott

1515 Aircraft Ave SE
Albuquerque, NM 87106

This document (whether in hard copy or electronic file format) is the property of Design 2 Function, LLC and is part of our instruments of service. The information contained in this drawing shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the prints or electronic files without our prior written consent is expressly prohibited and, if done so, will be at the recipient's sole risk and without liability or legal exposure to Design 2 Function, LLC.

- *Due to variations in printing techniques, only printed dimension shall be used. Contractor(s) shall verify all layouts, dimensions and other related information prior to bidding or construction.*
- *(NFC) indicates "Not for Construction" unless noted otherwise.*

DRAWING ISSUE DATES:
6/5/25 Permit Set

REVISION DATES:
4/2/26 IDO Clarifications

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
SOUTH AND WEST ELEVATIONS

A2.1

SHEET: 54 OF 146

REVISED SHEET



NORTH ELEVATION

SCALE: 1/8"=1'-0" (FACES SUNPORT BLVD.)

0 2 4 8 16

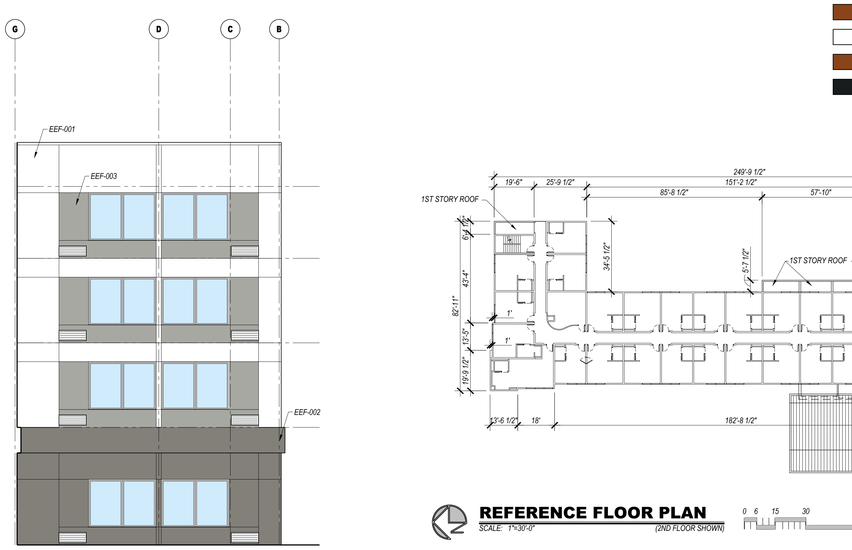
IDO GLAZING CALCULATIONS:
1ST FLOOR GLAZING = 26.5 LF (32%)
2NF - 4TH FLOOR GLAZING = 31.5 LF (38%)
TOTAL FACADE LENGTH = 83 LF



NORTH ELEVATION

SCALE: 1/8"=1'-0" (COURTYARD)

0 2 4 8 16



SOUTH ELEVATION

SCALE: 1/8"=1'-0" (COURTYARD)

0 2 4 8 16

IDO DESIGN ITEMS:

STRUCTURE IS WITHIN THE AIRPORT PROTECTION OVERLAY ZONE AS PER IDO 3-3 AND IS LOCATED WITHIN THE 65 DNL SUB-AREA AS PER 303(B)(3)(a).

A. HOTEL IS A PERMISSIVE USE PER TABLE 3-3-2. CONSTRUCTION SHALL PROVIDE 10 DB EXTRA NOISE REDUCTION OVER THE INDUSTRY AVERAGE FOR SIMILAR STRUCTURES. THIS WILL BE ACCOMPLISHED AS FOLLOWS:

A.A. WALLS: INCREASE WINDOW STC RATINGS FROM STC-30 TO STC-43.
A.B. WALLS: INCREASE CAVITY INSULATION DENSITY (R-19 TO R-21).
A.C. WALLS: PROVIDE EXTERIOR CONTINUOUS INSULATION.
A.D. ROOF: INSULATE ENTIRE ROOF JOIST/TRUSS CAVITY WITH INSULATION IN ADDITION TO THE RIGID INSULATION LOCATED ON TOP OF THE ROOF DECK.
A.E. ROOF: UTILIZE HIGH DENSITY COVERBOARD OVER RISID INSULATION.
A.F. ROOF: INSTALL GYPSUM SHEATHING OVER RESILIENT CHANNELS.

B. STRUCTURE IS BELOW THE MAXIMUM BUILDING HEIGHT FOR THE ZONE AND AS NOTED IN 3-3(D)(1)(a). FINISH FLOOR ELEVATION IS 5,149.0. TALLEST PORTION OF THE STRUCTURE IS THE DECORATIVE ROOF ELEMENT AT 62' OR 5,211. AIRPORT ELEVATION IS 5354.9'.

BUILDING DESIGN ELEMENTS REQUIRED BY IDO-5-11 INCLUDE THE FOLLOWING:

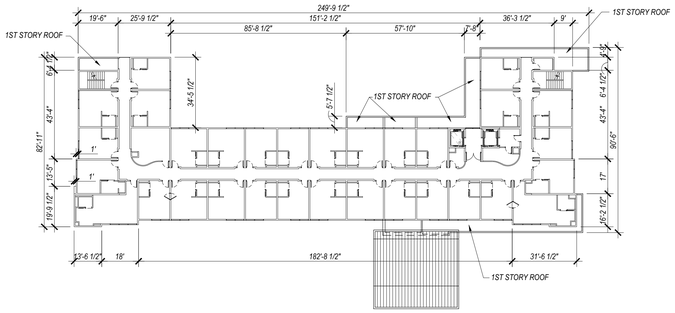
1. *GROUND FLOOR WINDOWS - SEE ELEVATIONS FOR CALCULATIONS*
2. *UPPER FLOOR WINDOWS - SEE ELEVATIONS FOR CALCULATIONS*
3. *COLOR CHANGES*
4. *WALL PLANE OFFSETS OF AT LEAST 1 FOOT IN DEPTH (SEE REFERENCE PLAN AND ELEVATIONS)*

GENERAL NOTES:

A. See door and window schedule sheet for window and door types. Aluminum doors, windows and louvers to be prefinished in clear anodized aluminum. All windows to be aluminum with thermally broken frames.
B. Provide blocking and power for all exterior signage. All signage shall be as per hotel standards (size, color, etc.). Signage shall be aluminum channels, internally lit (L.E.D.), with colored acrylic faces. Final sign package shall be submitted under separate sign permit for approval. Coordinate installation of exterior signage prior to closing up the walls.
C. Stucco system to be Dryvit EIFS typical. Provide "V" joints as shown. Install as per manufacturers' requirements and details. Colors shall match paint colors noted.
D. Air Moisture Barrier (AMB) shall be liquid applied, typical throughout. Install as per manufacturers' requirements based on the finishes to be used. Utilize sheathing tape, flashing membrane, drainedge tape, and other accessories as necessary for a complete single source system.
E. Roof drainage shall be via internal roof drains and piping unless noted otherwise.
F. Metal gutters and downspouts shall shall be pre-finished. Pitch downspouts away from building foundation.
G. Building lighting is primarily via L.E.D. recessed cans and wall mounted L.E.D. lights.
H. Metal roofing to be standing seam, McElroy "Dark Charcoal" (LRV 12)
I. TPO roofing to be white with an initial SRI of 98 and a 3 year of 83.

COLOR/MATERIAL LEGEND

- *EEF-001: EIFS DRYVIT HDP FINISH (SW 9622 WHITE SAIL, LRV 83)*
- *EEF-002: EIFS DRYVIT HDP FINISH (SW 9554 GOING GREY, LRV 22)*
- *EEF-003: EIFS DRYVIT ACRYLIC OVER HDP (SW 7066 GRAY MATTERS, LRV 39)*
- *EEF-004: MCM PANEL @ ROOFTOP "SWOOP" ONLY (SW 9031 PRIMAVERA, LRV 60)*
- *EEF-001: EIFS DRYVIT ACRYLIC OVER HDP (SW 6223 STILL WATER, LRV 10)*
- *EWP-001: METAL PANEL PAC-CLAD BOX RIB 1 (SW 6223 STILL WATER, LRV 10) INSTALLED OVER "Z" GIRTS OVER C.I.*
- *EWP-002: METAL PANEL PAC-CLAD BOX RIB 2 (SW 6223 STILL WATER, LRV 10) INSTALLED OVER "Z" GIRTS OVER C.I.*
- *EWP-003: METAL PANEL KNOTWOOD WALL PANEL KEC100, 4" CLADDING NO REVEAL (CHESNUT, LRV 19) INSTALLED OVER "Z" GIRTS OVER C.I.*
- *EWP-004: METAL TRIM/COPING/ETC. (COLOR TO MATCH ADJACENT FINISH)*
- *EWP-006: METAL PANEL KNOTWOOD SOFFIT/CEILING PANEL, KEC100, 4" CLADDING, NO REVEAL (CHESNUT, LRV 19)*
- *EWP-007: NORTHCLAD ACM SERIES WITH PANELS BY ALPOLIC, COLOR CZZ ANTHRA ZINC, RAINSCREEN SYSTEM INSTALLED OVER "Z" GIRTS OVER C.I. (LRV 15)*



REFERENCE FLOOR PLAN

SCALE: 1"=30'-0" (2ND FLOOR SHOWN)

0 6 15 30 60



EAST ELEVATION

SCALE: 1/8"=1'-0" (FACES UNIVERSITY)

0 2 4 8 16

IDO GLAZING CALCULATIONS:
1ST FLOOR GLAZING = 112 LF (46%)
2NF - 4TH FLOOR GLAZING = 87.6 LF (36%)
TOTAL FACADE LENGTH = 241.8 LF

DESIGN 2 FUNCTION, LLC
P.O. BOX 93308
ALBUQUERQUE
NEW MEXICO 87199-3368
info@design2function.com
505-823-6481

2025 Design 2 Function, LLC

STATE OF NEW MEXICO
GORDON ALLAN BAKE
No. 1005
8/15/25
ALBUQUERQUE
NEW MEXICO
REGISTERED ARCHITECT

Aloff Hotel by Marriott

1515 Aircraft Ave SE
Albuquerque, NM 87106

* This document (whether in hard copy or electronic file formats) is the property of Design 2 Function, LLC and is part of our instruments of service. The information contained in this drawing shall not be used for any purpose other than for the construction of the project shown hereon. Reproduction or modification of the prints or electronic files without our prior written consent is expressly prohibited and, if done so, will be at the recipient's sole risk and without liability or legal exposure to Design 2 Function, LLC.
* Due to variation in printing techniques, only printed dimension shall be used. Contractor(s) shall verify all layouts, dimensions and other related information prior to bidding or construction. (NFC) indicates "Not for Construction" unless noted otherwise.

DRAWING ISSUE DATES:
6/6/25 Permit Set

REVISION DATES:
4/2/26 IDO Clarifications

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

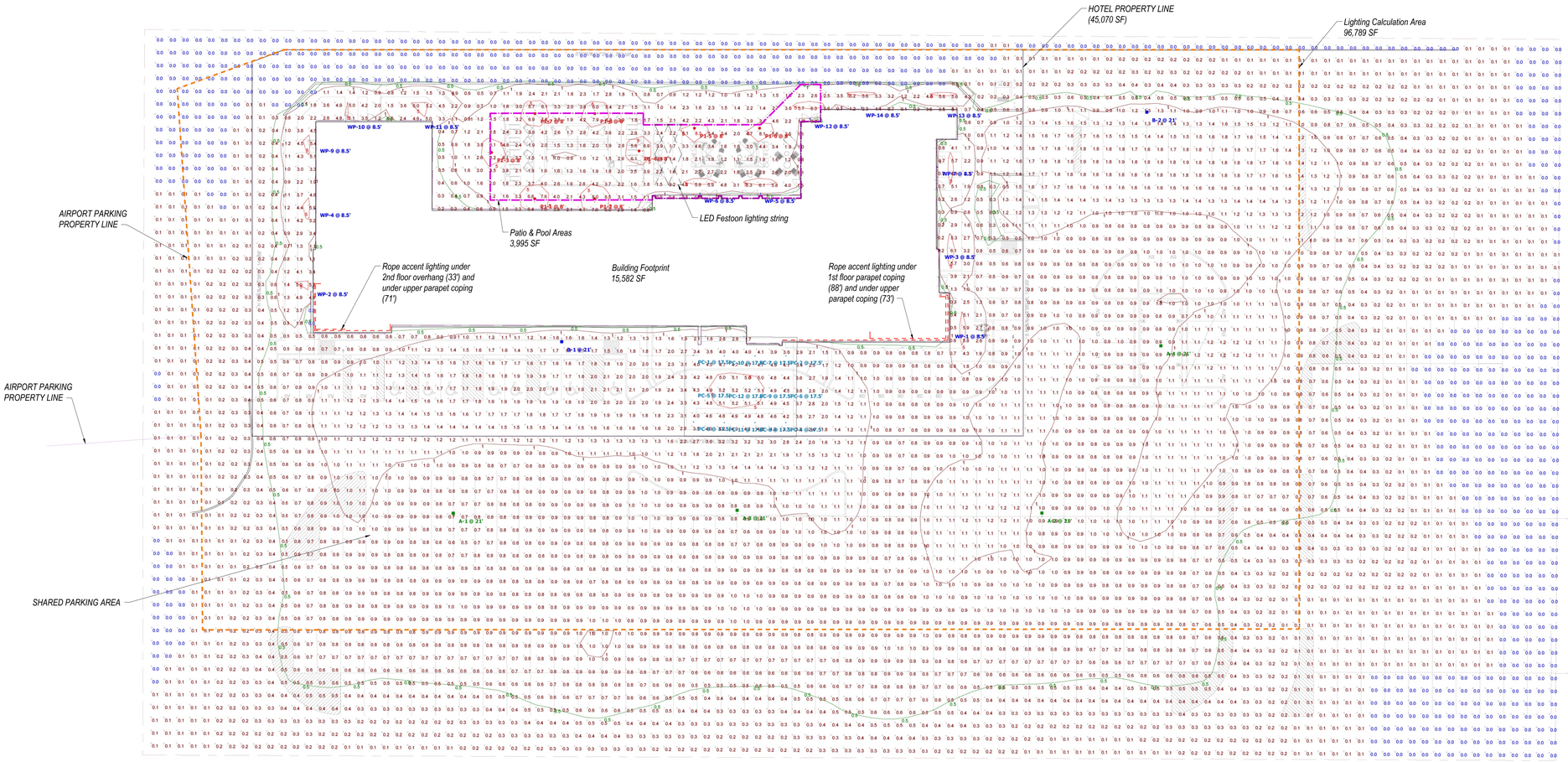
SHEET TITLE:
NORTH AND EAST ELEVATIONS

A2.2

SHEET: 55 OF 146

REVISED SHEET

Light spillage is limited to the adjacent airport parking property.The building site area is only 1 acre and does not include the parking and drive aisles that are used by the hotel patrons. We have proposed a "Lighting Calculation Area" to be used for the overall allowable lumen calculations. We don't feel the light spillage across the airport parking areas are applicable since parking and drive aisle are shared.



Plan View
Scale - 1" = 20ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	8.3 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		4	DSXS LED P1 30K 80CRI T1W	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 1 Wide		1	7019	1	50.9	Max: 4522cd
	B		2	DSXS LED P1 30K 80CRI T2M HS	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 2 Medium Houseside Shield		1	5674	1	50.9015	Max: 4306cd
	P1		6	CTL1x1 LL10 40K	CTLinx		1	1883	1	19.4204	Max: 1251cd
	PC		12	IPCDN DB 1050LM 3500K 90CRI BWH	Juno Pods 4in LED Downlight Round Downlight Baffle 1050 Lumen 3500K 90CRI Deep, Black Trim Ring		1	792	1	13.7	Max: 471cd
	WP		13	ENDS15 LL8 40K	Sirena – Surface Square 8.5in		1	817	1	18.43	Max: 314cd

ALOFT HOTEL SITE LIGHTING CALCULATIONS (IDO SECTION 14-16-5-8)

Total Calculation Area = 96,789 SF	
Building Footprint = 15,582 SF	
Total area for lumen calculations	*= 81,207 SF*
Patio & Pool Areas = 3,995 SF	*= 7,990 Lumens (2 lm/SF)*
Landscaping area = 16,201 SF	*= 16,201 Lumens (1 lm/SF)*
Parking, Sidewalks = 61,011 SF	*= 76,264 Lumens (1.25 lm/SF)*
Total allowed lumens	*= 100,455 Lumens*
Total lumens per light fixture schedule	*= 73,013*
Rope accent lighting (265' @ 32 lm/ft.)	*= 8,480*
Grazer @ roof element (80' @ 169 lm/ft.)	*= 13,520*
Festoon lighting @ patio (126' @ 28 lm/ft.)	*= 3,528*
Total provided lumens	*= 98,541 Lumens (98%)*

SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

0 4 10 20 40

D2F
DESIGN 2 FUNCTION, LLC
P.O. BOX 93306
ALBUQUERQUE
NEW MEXICO 87199-3368
info@design2functionllc.com
505-823-6481

2025 Design 2 Function, LLC

STATE OF NEW MEXICO
GORDON ALLAN HAKE
No. 1005
8/15/25
ALBUQUERQUE
NEW MEXICO
REGISTERED ARCHITECT

Aloft Hotel by Marriott

1515 Aircraft Ave SE
Albuquerque, NM 87106

* This document (whether in hard copy or electronic file formats) is the property of Design 2 Function, LLC and is part of our instruments of service. The information contained in this drawing shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the prints or electronic files without our prior written consent is expressly prohibited and, if done so, will be at the owner's sole risk and without liability or legal exposure to the D2F Architect or consultants.

* Due to variances in printing techniques, only printed dimension shall be used. Contractor(s) shall verify all layouts, dimensions and other related information prior to bidding or construction.
* (NFC) indicates "Not for Construction" unless noted otherwise.

DRAWING ISSUE DATES:
6/6/25 Permit Set

REVISION DATES:
4/2/26 Site Lighting Update

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
SITE PHOTOMETRIC PLAN

AS1.1

SHEET: 03 OF 146

REVISED SHEET

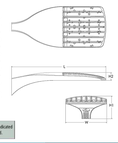


D-Series Size 1
LED Area Luminaire

d*series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Design Select options indicated by this color background.

design select

Items marked by shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Lamp Visible

Lens

A, B

Fill the Cell by or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED		30K	80CRI		MVOLT	SPA
Series	LEDs	Color temperature	Color rendering index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics (this section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V)*	Shipped included
	P1 P5	40K 4000K	70CRI	T1S Type I short	HVOLT (347V-480V)**	SPA Square pole mounting (#5 drilling)
	P2 P7	50K 5000K	70CRI	T2M Type II medium	120 120V*	RPA Round pole mounting (#5 drilling)
	P3 P8			T3M Type III medium	208 208V*	SPA5 Square pole mounting #5 drilling*
	P4 P9	5-Pin section ROCR only, extended lead times apply‡		T4M Type IV medium	240 240V*	RPA5 Round pole mounting #5 drilling*
	P5			TFTM Forward throw medium	277 277V*	SPA5IN Square narrow pole mounting #5 drilling
	Rotated optics			BLC3 Type III backlight control*	347 347V*	RPA5IN Round narrow pole mounting #5 drilling
	P10‡ P12‡	27K 2700K	80CRI	BLC4 Type IV backlight control*	480 480V*	WBA Wall box adapter*
	P11‡ P13‡	30K 3000K	80CRI	LCCO Left corner cutoff*		MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
		40K 4000K	80CRI	RCCO Right corner cutoff*		
		50K 5000K	80CRI			

BL50			DDBXD
Drivers/options		Other options	Finish (required)
Shipped installed		Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion + ambient sensor, 8-40' mounting height, ambient sensor enabled at 15 fc*,**	PER7 Seven-pin receptacle only (controls ordered separately)*,**	SPD20KV 20kV surge protection	DBLXD Black
		DS Disconnect switch (black finish standard)*	DNAXD Natural Aluminum
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 15 fc*,**	FAO Field adjustable output*,**	L90 Left rotated optics*	DWHXD White
	BL30 Bi-level switched dimming, 30%*,**	R90 Right rotated optics*	DSSTXD Textured dark bronze
PER Nema twist-lock receptacle only (controls ordered separately)*,**	BL50 Bi-level switched dimming, 50%*,**	CCE Coastal Construction*	DBLBXD Textured black
	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)*,**	HA 50°C ambient operation**	DNATXD Textured natural aluminum
PER5 Five-pin receptacle only (controls ordered separately)*,**	DS Dual switching*,**,**	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHXD Textured white
		SF Single fuse (120, 277, 347V)*	
		DF Double fuse (208, 240, 480V)*	
		Shipped separately	
		EGSR External Glare Shield (reversible; field install required, matches housing finish)	
		BSSR Bird Spikes (field install required)	

Lithonia Lighting — Commercial Outdoor

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

DSX1 LED Rev. 11/15/24 Page 1 of 10

Ordering Information

Accessories
Ordered and shipped separately.

BLS3R U LS	Photocell - DLL twist-lock (120-277V)*
BLS4R7 U DLS8	Photocell - DLL twist-lock (347V)*
BLH4R7 U DLS8	Photocell - DLL twist-lock (480V)*
EGASR U36	External glare shield (white)
BSSR6 PV	Bird spike (6000 mm package number) 1.5 in plate of 6
DSBRA (finish)	Square pole adapter (#5 drilling, specify finish)
DSCRA (finish)	Square pole adapter (#5 drilling, specify finish)
DSBRA5 (finish)	Round pole adapter (#5 drilling, specify finish)
DSRSSB (finish)	Universal glare shield (specify finish)
DSHSBB (finish)	Bird spike deterrent bracket (specify finish)

NOTES
1. Bracketed options available with packages P13, P11, P12 and P12. Must be combined with option LPZ or RRS.
2. 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
3. T1S, T1L, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
6. HVOLT not available with package P7 and P13 when combined with option NLTAIR2 PIRHN or option PIR.
7. XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
8. Not available with option SF or DF. Not available in P13 with option SF or DF.
9. SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
10. HBA cannot be combined with Type 5 distributions plus photocell (P5).
11. PIR and PIRH not available with BL30 or BL50. Reduced performance with nLight AIR2 unit this SKU.
12. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P13 using HVOLT. PIR not available with P1 and P13 using HVOLT. PIR not available with XVOLT.
13. PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P13 using HVOLT. PIR not available with XVOLT.
14. PER,PER5,PER7,FAO not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
15. BL30 and BL50 not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
16. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
17. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
18. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
19. DS requires (2) separately switched circuits. DS provides 50/50 fixture operation or (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
20. Reference Shield Options table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T1LG, T1LS, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
23. Not available with NLTAIR2 PIRHN. Reduced performance with nLight AIR2 unit this SKU.
24. Option HA not available with performance packages P4, P5, P7, P8 and P13.
25. Requires luminaire to be specified with P20, P26RC or P26T option. See Controls Table on page 4.
26. Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. HVOLT not available with fusing (SF or DF).

Shield Accessories



External Glare Shield (EGSR)



House Side Shield (HS)

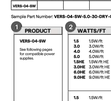
Drilling

HANDHOLE ORIENTATION



Template #8

Top of Pole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Height Code	#5 Drilling	#8 Drilling	#10 Drilling	#12 Drilling	#14 Drilling
2.38"	RPA	AS3-5-190	AS3S-280	AS3-5-280	AS3-5-390	AS3-5-530	AS3-5-640
2.38"	RPA	AS725-190	AS725-280	AS725-280	AS725-390	AS725-530	AS725-460
4"	RPA	AS725-190	AS725-280	AS725-280	AS725-390	AS725-530	AS725-460

Mounting Options	Bullhorn Adapters	Single	2@ 90°	2@ 180°	3@ 90°	3@ 120°	4@ 90°
Fixed Location		Side S	Side S & D	Side S & C & I	Round Pole Only	Side S, E & D	
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Mounting Options		Max Recommended Luminaire Quantity					
SPA	#8	3.7*	3.7*	3.7*	3.7*		3.7*
RPA	#8	3*	3*	3*	3*	3*	3*
SPA5	#5	3*	3*	3*	3*	3*	3*
RPA5	#5	3*	3*	3*	3*	3*	3*
SPA5IN	#8	3*	3*	3*	3*		3*

DSX1 Area Luminaire - EPA
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in the EPA data.

Tenon Quantity & Mounting Configuration	Single #8/#5	2@ 180 #8/#5	2@ 90 #8/#5	3@ 120 #8/#5	3@ 90 #8/#5	4@ 90 #8/#5
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.34		1.58
DSX1 with SPA5, SPA5IN	0.70	1.40	1.30	1.46	---	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.46	1.68	1.68
DSX1 with BS	0.83	1.66	1.53	2.09	2.09	2.09

Ordering Information

Two ways to order Podz:

Trim Module



Mounting Option



or

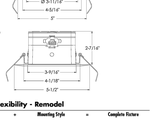
Example: JPDZ4 3C ALO10 SWWH80 WHDR JPDZMAZ8 120 HPC WWH, Ships as example: Trim module: JPDZ4 3C ALO10 SWWH80 WHDR 120 HPC WWH WH, Housing: JPDZMAZ8 120 HPC WH

Series	Trim Type	Lumens	Color Temperature	CRI
JPDZ4 Jazz Podz 4" LED Downlight	DR Round Downlight Baffle	ALO10 Adjustable Lumen Output 700, 1000, and 1200.	SWWH80 Switchable White 3700K, 3000K, 3500K, 4000K, 5000K, + MaxBlue (2850K-10000K)	90+CRI
	DC Round Downlight Cone			
	SDDR Square Downlight Baffle			
	SQDC Square Downlight Reflector			

Mounting (Required for complete fixture)	Voltage/Driver	Finish
ELBOX(R):	120 HPC 120V Forward/Reverse Phase Cut, 1% dim	WHWH Wht, White Trim Ring
JPDZMAZ8 Jazz Podz universal remodel junction box (for 4", 5", 6")	HVOLT Z710 Multi-Volt (120-277, 0-10V, 10% dim	BKWH Blk, White Trim Ring
		CHWH Cha, White Trim Ring
NEW CONSTRUCTION: (please reference page 4 for fixture fits any dimensions)		NCWH Nco, White Trim Ring
JPDZ-NEWCNC Jazz Podz 4ft Round New Construction Mounting Frame		WHZWH Whet Noco, White Trim Ring
JPDZ-NEWCNC Jazz Podz 4ft Square New Construction Mounting Frame		

NOTES
1. WWH is available with DR, SQDR, DC and SQDC.
2. BWH only available with DR and SQDR.
3. CWH, NZWH and WHZWH only available with DC and SQDC.
4. Not for use in an existing housing.
5. Square trim fits 4" to 6" cut-out.
6. Square trim has a round hole opening and the ceiling cutout is round.

4" Round



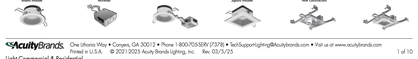
4" Square



Aperture	3.75" (9.53)	3.56" (9.04)
Ceiling Opening*	4.5" (11.43)	4.75" (12.07)
Overlap Trim:	5.05" (12.82)	5.5" (13.97)
Height:	2.32" (5.89)	2.44" (6.2)

All dimensions are in inches (centimeters unless otherwise indicated).
*Both round and square cutouts are round holes and use round opening new construction frames.

Application Flexibility - Remodel



Application Flexibility - New Construction

Series	Trim Type/Voltage	Finish
JPDZ4LR	RDR1 Round Downlight Baffle 1220	WWH White, White Trim Ring
	RDC1 Round Downlight Cone 1220	

DEDICATED OVERSTOCK OPTIONS
For use in "hot" applications when installers is spaced at least 2" away. If installing from below the ceiling, minimum plenum depths required: 10.25 = 11 7/8" for JPDZ4 4ft and 11 5/8" for JPDZ4 5ft
15 = 15 = 20 1/2" for JPDZ4 4ft and 19 1/2" for JPDZ4 5ft
Item 25 7 Cs	25W Imagenery Blockwatte
Item 35 5211	32W Imagenery Blockwatte

ACCESSORIES
Trim boards are interchangeable and field installable to easily change the aesthetic of the Podz luminaire
JDLTRM 5ft BWH 8ft	4" Round Baffle Black Trim Insert
JDLTRM 5ft WWH 8ft	4" Round Baffle White Trim Insert
JDLTRM 5ft CWH 8ft	4" Round Cone Clear Trim Insert
JDLTRM 5ft NCWH 8ft	4" Round Cone Nuco Trim Insert
JDLTRM 5ft WCWH 8ft	4" Round Cone White Trim Insert
JDLTRM 5ft SWH 8ft	4" Square Baffle White Trim Insert
JDLTRM 5ft SBBH 8ft	4" Square Baffle Black Trim Insert
JDLTRM 5ft SCWH 8ft	4" Square Cone Clear Trim Insert
JDLTRM 5ft SCNH 8ft	4" Square Cone Nuco Trim Insert
JDLTRM 5ft SWCWH 8ft	4" Square Cone White Trim Insert
JDLTRM 5ft SBWH 8ft	4" Square Cone White Trim Insert

Ordering Information

1 PRODUCT	2 WATTS/FT	3 CCT	4 RATED	5 LENS	6 EXTERNAL LOUVER
VERS-04-SW	1.5 10W/ft	30 3000K	DRY IP20	25D Optical 25°	LV-WH White Plastic
See following pages for available lumen outputs	3.0 30W/ft	27 2700K		42N Grazer	LV-BK Black Plastic
	4.0 40W/ft	24 2400K			LV-BC Black Anodized Aluminum
	5.0 50W/ft	35 3500K	For recommendation of LED stability, see Diode Viability section on following pages. For beam angles, see Photometry. Performance section on following pages		LV-NC Natural Powder Coated Aluminum
	6.0HE 60W/ft HE	40 4000K			N/A No Louver
	8.0HE 80W/ft HE	50 5000K		DAMP IP54 WET IP67 PEMC gaskets, encapsulated fins for TBC clips	Plastic Louvers come in 12" lengths. multiple pieces will be used to match fixture length. Aluminum louvers come in maximum 120" lengths and will be cut to match fixture length.
	9.0HE 90W/ft HE				
	1.5 10W/ft	30 3000K		WET IP67 Can be suitable for damp locations. See Ordering Info tab for more information.	
	3.0 30W/ft	27 2700K			
	4.0 40W/ft	30 3000K			
	5.0 50W/ft	35 3500K			
	6.0HE 60W/ft HE	40 4000K			

7 WIRE INPUT/OUTPUT	8 CONNECTOR/WIRE IN	9 CONNECTOR/WIRE OUT	10 WIRE COLOR
P1 Pass Through 3 Input/output - End Feed	BW Bare Wire (Standard 36")	CLG Closed End (No feed)	WH White
P2 Single 2 Input only) - Bottom Feed	CONN5 Connector 5"		BK Black
P3 Pass Through 3 Input/output - Left Side Feed	CONN24 Connector 24"		
P4 Pass Through 4 Input/output - Right Side Feed	Connector/Wire is not needed to specify product. Typical selections is 36" Bare Wire length is "BW". Request custom length by writing in part number next to BW (example: BW48)	BW Bare Wire (Standard 36") CONN5 Connector 5" CONN24 Connector 24"	
When using TBG Mounting, a bare wire (E) wire feed is recommended. See install instructions for details.		Connector/Wire Out not needed to specific product. Typical selection is CLG or BW. Request custom length by writing in part number next to BW (example: BW48)	
Pass Through options are not available for HDNC ceiling mounting. When using TBG Mounting, a bare wire (E) wire feed is recommended. See install instructions for details.			

11 WIRE TYPE	12 MOUNTING	13 FINISH	14 LENGTH (IN)	15 EXACT/OPTIMAL
CL2 Class 2	CC Concealed Clip	BT Satin	Fixture length min 12", max 120" (10ft) including end caps. Consult factory for lengths under 12".	O Optimal Illumination
CLSP Plenum Rated	TBG-04 3/16" Flat TB-Grid	BZ Bronze		E Exact Specified Length
CL2P only available with bare wire leads (BW)	TBG-05 5/16" Flat or Tegular TB-Grid	BK Black		Exact fixtures are the exact length specified (+/- 0.5")
	TBG-06 3/16" Tegular TB-Grid (or 9/16" Flat TB-Grid), with External Louver	WH White		Optimal fixtures length is rounded down with illumination end to end. See Exact/Optimal Fixture Length charts.
	TBG-07 5/16" Flat TB-Grid, with External Louver	CU Custom		
	TBG-08 5/16" Tegular TB-Grid, with External Louver			

5-year warranty | Warranty only valid with GTL power supplies | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance | Suitable for installation in the storage area of a clothes closet when using wattage of 4.0W/ft or less

© 2025 GTL, All rights reserved | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@GTLighting | www.GTLighting

Specification subject to change. Rev 01-24-25

Acuity Brands. One Lithonia Way • Conyers, GA 30012 • Phone 1-800-705-SERV (7378) • TechSupportLighting@AcuityBrands.com • Visit us at www.acuitybrands.com

Printed in U.S.A. ©2021-2025 Acuity Brands Lighting, Inc. Rev. 03/3/25

Light Commercial & Residential

Ordering Information

1 PRODUCT	2 WATTS/FT	3 CCT	4 RATED	5 LENS	6 EXTERNAL LOUVER
VERS-04-SW	1.5 10W/ft	30 3000K	DRY IP20	25D Optical 25°	LV-WH White Plastic
See following pages for available lumen outputs	3.0 30W/ft	27 2700K		42N Grazer	LV-BK Black Plastic
	4.0 40W/ft	24 2400K			LV-BC Black Anodized Aluminum
	5.0 50W/ft	35 3500K	For recommendation of LED stability, see Diode Viability section on following pages. For beam angles, see Photometry. Performance section on following pages		LV-NC Natural Powder Coated Aluminum
	6.0HE 60W/ft HE	40 4000K			N/A No Louver
	8.0HE 80W/ft HE	50 5000K		DAMP IP54 WET IP67 PEMC gaskets, encapsulated fins for TBC clips	Plastic Louvers come in 12" lengths. multiple pieces will be used to match fixture length. Aluminum louvers come in maximum 120" lengths and will be cut to match fixture length.
	9.0HE 90W/ft HE				
	1.5 10W/ft	30 3000K		WET IP67 Can be suitable for damp locations. See Ordering Info tab for more information.	
	3.0 30W/ft	27 2700K			
	4.0 40W/ft	30 3000K			
	5.0 50W/ft	35 3500K			
	6.0HE 60W/ft HE	40 4000K			

7 WIRE INPUT/OUTPUT	8 CONNECTOR/WIRE IN	9 CONNECTOR/WIRE OUT	10 WIRE COLOR
P1 Pass Through 3 Input/output - End Feed	BW Bare Wire (Standard 36")	CLG Closed End (No feed)	WH White
P2 Single 2 Input only) - Bottom Feed	CONN5 Connector 5"		BK Black
P3 Pass Through 3 Input/output - Left Side Feed	CONN24 Connector 24"		
P4 Pass Through 4 Input/output - Right Side Feed	Connector/Wire is not needed to specify product. Typical selections is 36" Bare Wire length is "BW". Request custom length by writing in part number next to BW (example: BW48)	BW Bare Wire (Standard 36") CONN5 Connector 5" CONN24 Connector 24"	
When using TBG Mounting, a bare wire (E) wire feed is recommended. See install instructions for details.		Connector/Wire Out not needed to specific product. Typical selection is CLG or BW. Request custom length by writing in part number next to BW (example: BW48)	
Pass Through options are not available for HDNC ceiling mounting. When using TBG Mounting, a bare wire (E) wire feed is recommended. See install instructions for details.			

11 WIRE TYPE	12 MOUNTING	13 FINISH	14 LENGTH (IN)	15 EXACT/OPTIMAL
CL2 Class 2	CC Concealed Clip	BT Satin	Fixture length min 12", max 120" (10ft) including end caps. Consult factory for lengths under 12".	O Optimal Illumination
CLSP Plenum Rated	TBG-04 3/16" Flat TB-Grid	BZ Bronze		E Exact Specified Length
CL2P only available with bare wire leads (BW)	TBG-05 5/16" Flat or Tegular TB-Grid	BK Black		Exact fixtures are the exact length specified (+/- 0.5")
	TBG-06 3/16" Tegular TB-Grid (or 9/16" Flat TB-Grid), with External Louver	WH White		Optimal fixtures length is rounded down with illumination end to end. See Exact/Optimal Fixture Length charts.
	TBG-07 5/16" Flat TB-Grid, with External Louver	CU Custom		
	TBG-08 5/16" Tegular TB-Grid, with External Louver			

5-year warranty | Warranty only valid with GTL power supplies | Field modifications void warranty | Data subject to change, all data has +/- 5% tolerance | Suitable for installation in the storage area of a clothes closet when using wattage of 4.0W/ft or less

© 2025 GTL, All rights reserved | 155 Hill St. Milford, CT 06460 | 203-367-8777 | sales@GTLighting | www.GTLighting

Specification subject to change. Rev 01-24-25

LUMINIS®

CT112
CLERMONT
POLE MOUNT

PROJECT NAME: QUANTITY: TYPE: P1

ORDERING CODE:



- Comfort optic series.
- Side mount attachment.
- Corrosion resistant diecast aluminum housing.
- Indirect LED lighting on highly reflective dome for visual comfort.
- Clear tempered glass.
- All stainless steel hardware.



CT112

MATERIALS

Clermont is crafted from durable A360 aluminum diecast and corrosion-resistant alloy with a copper content of less than 0.1%. The main housing is sealed with durable molded silicone gasket and a thick glass. LED boards are hidden between high efficiency polymers that reflect 96% of the light, creating a comfortable Lambertian diffusion.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60HZ), operating temperature range of -20°C/-4°F to 50°C/122°F, and over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED-extrapolated life, calculated per IESNA TM-21-21 Optional true amber LED for turtle sensitive areas. Wavelengths: 609nm to 620nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

WARRANTY

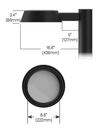
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.acuitybrands.com/support/warranty/terms-and-conditions

MOUNTING

Designed to fit on Ø4" (102mm) or Ø6" (127mm) OD poles. Easy installation with a set of two (2x) 10-32 stainless steel bolts.

MEASUREMENTS

Maximum weight: 8.5 lb (3.9 kg)
EPA: 0.14 ft2



Looking for Fuse, Motion Sensor?
Refer to Luminis pole spec sheets.

LUMINIS.COM
Toll Free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

CT112
Rev. 12/13/25

© 2025 Acuity Brands Lighting Canada, Inc. All rights reserved. Specifications subject to change without notice.

LUMINIS®

CT112
CLERMONT
POLE MOUNT

ORDERING CODE

*SERIES	*LIGHT OUTPUT	*CCT	*VOLTAGE	*MOUNTING	*CONTROLS
CT112	Static White	27K 2700K	MVOLT 120V-277V	PM Pole mount	2T 0-10V dimming (standard)
	L1L6 612 lm / 6w	30K 3000K			NLTA nLight AIR 2.0 integrated in head
	L1L16 1679 lm / 19w	35K 3500K			
	L1L27 2786 lm / 34w	40K 4000K			
	True Amber	AMB Wavelengths: 585nm to 597nm			
	L1LX2A 338 lm / 7.2w				
	Delivered lumens calculated at 4000K/80CRI except for amber. Typical power consumption. Refer to LCP table for outputs at other CCTs.				

PHOTOCELL	SURGE PROTECTOR	*FINISH	ENVIRONMENT
PH7 7-PIN receptacle with photocell sensor on head*	SP Surge protector	BKT Jet black	MG Marine grade paint*
PH5C 7-PIN receptacle with default shorting cap on head*		BZT Bronze	NT Natatorium suitable*
		CHT Champagne	
		CNT Corten	
		DGT Gun metal	
		GRT Titanium gray	
		MST Matte silver	
		SGT Steel gray	
		WHT Snow white	
		CMC Custom matched color*	
		RAL RAL color*	

NOTES
*- Denotes a required field
1- Available only with 6WB.
2- For CSA certification compliance, luminaire must be ordered with 3000K or warmer.
3- Painted to match fixture color.
A- Contact factory to coordinate custom matching color.
B- Specify RAL number.
C- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
D- Available only in MVT and SKT.

LUMINIS.COM
Toll Free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

CT112
Rev. 12/13/25

© 2025 Acuity Brands Lighting Canada, Inc. All rights reserved. Specifications subject to change without notice.

LUMINIS®

SN825
SCENA
WALL

PROJECT NAME: QUANTITY: TYPE: WP

ORDERING CODE:



- Corrosion resistant diecast aluminum housing.
- Integrated standard 0-10V driver.
- Precision LEDs with individual lenses for downlight asymmetric light.
- Clear tempered glass.
- Sealed enclosure with durable gaskets.
- All hardware in stainless steel.



SN825

MATERIALS

Scena is made of aluminum diecast offering exceptional precision and durability. The main housing is perfectly sealed with durable gaskets. The integrated LED light module and 0-10V driver are protected by a clear tempered glass. With a distinctive look and perceptible quality, Scena is designed for uniform lighting performance.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (min. dim 10%)* with: 120-277 multi-volt compatibility, operating temperature range of -30°C/-22°F to 60°C/140°F, over current and output short circuit protection.

LED LIGHT ENGINE

Offered in 3700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED-extrapolated life, calculated per IESNA TM-21-21 Optional true amber LED for turtle sensitive areas. Wavelengths: 609nm to 620nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK10. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

*1,343A light output done to less 3% / due-to-off

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: https://www.luminis.com/technical/warranty/

MOUNTING

Scena is designed for ease of access and installation. The mounting plate is designed to fit on a 4" (102mm) octagonal electrical box using 3.5" (89mm) C/C mounting holes.

MEASUREMENTS

Maximum weight: 4.6lbs (2.1kg)



LUMINIS.COM
Toll Free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

SN825
Rev. 10/27/25

© 2025 Acuity Brands Lighting Canada, Inc. All rights reserved. Specifications subject to change without notice.

LUMINIS®

SN825
SCENA
WALL

ORDERING CODE

*SERIES	*LIGHT OUTPUT	*CCT	*VOLTAGE	CONDUIT COVER
SN825	Static White	27K 2700K	120 120V	SWK Decorative cover for 3/4" conduit junction box*
	L1L5 553 lm / 12w	30K 3000K	277 277V	
	L1L8 877 lm / 19w	35K 3500K	MVOLT 120V-277V	
	True Amber	40K 4000K		
	L1LX2A 221 lm / 7w	AMB Wavelengths: 609nm to 620nm		
	Delivered lumens calculated at 4000K/80CRI except for amber. Typical power consumption. Refer to LCP table for outputs at other CCTs.			

PHOTOCELL	*FINISH	ENVIRONMENT
PH Photocell	BKT Jet black	MG Marine grade paint*
	BZT Bronze	NT Natatorium suitable*
	CHT Champagne	
	CNT Corten	
	DGT Gun metal	
	GRT Titanium gray	
	MST Matte silver	
	SGT Steel gray	
	WHT Snow white	
	CMC Custom matched color*	
	RAL RAL color*	

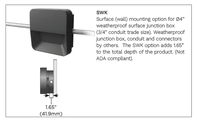
OPTION DETAILS



AMB
True amber LED for turtle sensitive areas. It protects local habitat and promotes sustainability



PH
Button-size photocell mounted on top casted housing. Instant turn-on, integrated 5-10 second turn-off time delay.



SWK
Surface (wall) mounting option for 4" weatherproof surface junction box (3/4" conduit knock size). Weatherproof junction box, conduit and connectors by others. The SWK option adds 1.65" to the total depth of the product. (Not ADA compliant)

1.65"
(41.9mm)

NOTES
*- Denotes a required field
1- Available only with 6WB.
2- For CSA certification compliance, luminaire must be ordered with 3000K or warmer.
3- Painted to match fixture color.
A- Contact factory to coordinate custom matching color.
B- Specify RAL number.
C- Marine grade paint for harsh, coastal environment and exposure to salt water. Additional delay required.
D- Available only in MVT and SKT.

LUMINIS.COM
Toll Free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

SN825
Rev. 10/27/25

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

July 30, 2025

Ronald R. Bohannan, P.E
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: **Aloft Hotel Sunport**
1501 Aircraft Ave. SE
Traffic Circulation Layout
Engineer's Stamp 7/18/2025 (M15D057)

Dear Mr.Bohannan,

The TCL submittal received 6/30/2025 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, to ABQ Plan for CO for Transportation to evaluate.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Akshar Hospitality, LLC Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: M-15-Z DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 1501 Aircraft Avenue SE

Applicant: Tierra West LLC on behalf of Akshar Hospitality, LLC Contact: Derek Bohannan
Address: 5571 Midway Park Pl NE, Albuquerque NM 87109
Phone#: 505-858-3100 Fax#: _____ E-mail: derek@volopervidi.com

Development Information

Build out/Implementation Year: 2023 Current/Proposed Zoning: NR-BP/NR-BP

Project Type: New: (X) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: (X) Retail: ( ) Mixed-Use: ( )

Describe development and Uses: 104-Unit limited service hotel, to be built at the NE section of parking facility known as "Airport Parking I-25 & Sunport"

Days and Hours of Operation (if known): 24 hours a day, 7 days a week

Facility

Building Size (sq. ft.): 44,210 SF GFA

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* 25

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* ITE-11th ed. 310-Hotel (61/45)
PM-31Enter/30Exit AM-25Ent/20Exit

Driveway(s) Located on: Street Name Aircraft Ave

Adjacent Roadway(s) Posted Speed: Street Name Sunport Blvd Posted Speed 35 mph
Street Name University Blvd Posted Speed 40 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Commuter
(arterial, collecdtor, local, main street)

Comprehensive Plan Center Designation: n/a
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 13,472 (2016 TAQA) COG ID# 26650 Volume-to-Capacity Ratio: .25-.50 (if applicable)

Adjacent Transit Service(s): Bus Route 222 Nearest Transit Stop(s): Bus Stop Route 222 on Spirit Drive

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Paved Multiple Use Trail along University Corridor closed to automotive traffic. Also designated bike lanes along University. Proposed paved trail along Sunport.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalk or Paved trail along adjacent roadways

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation:https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use (map after Page 5-5)

Road Corridor Classification: https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No [✓] Borderline [ ]

Thresholds Met? Yes [ ] No [✓]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

P.E.

TRAFFIC ENGINEER

2/11/2022

DATE

Submittal

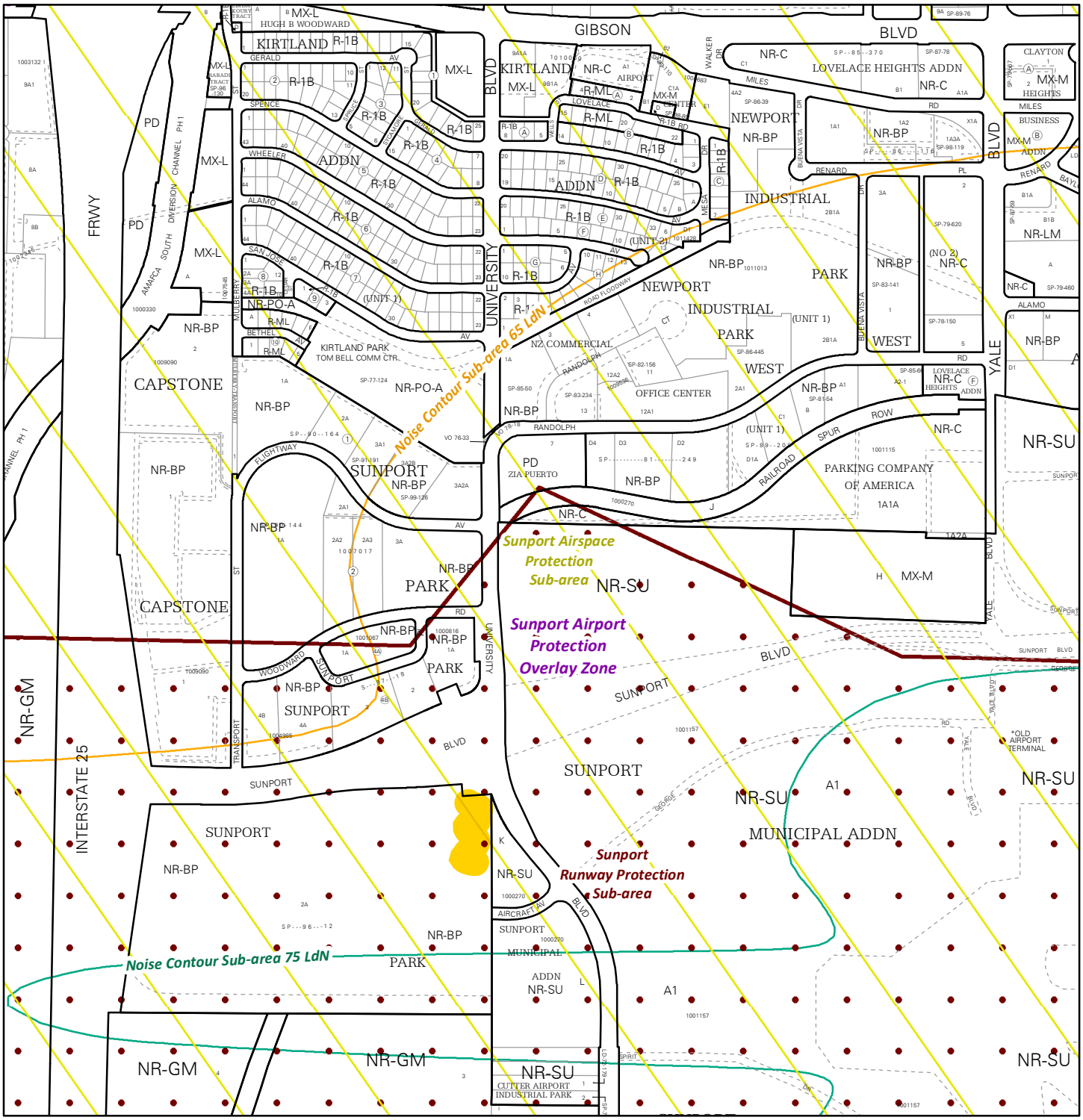
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
4. Location of nearby multi-use trails, if applicable *(check MRCOG Bikeways and Trails in the 2040 MTP map)*
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.



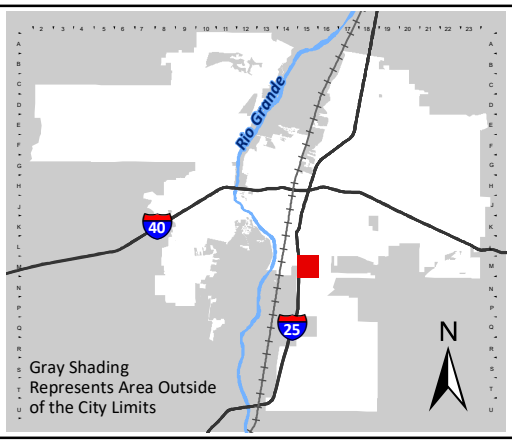
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

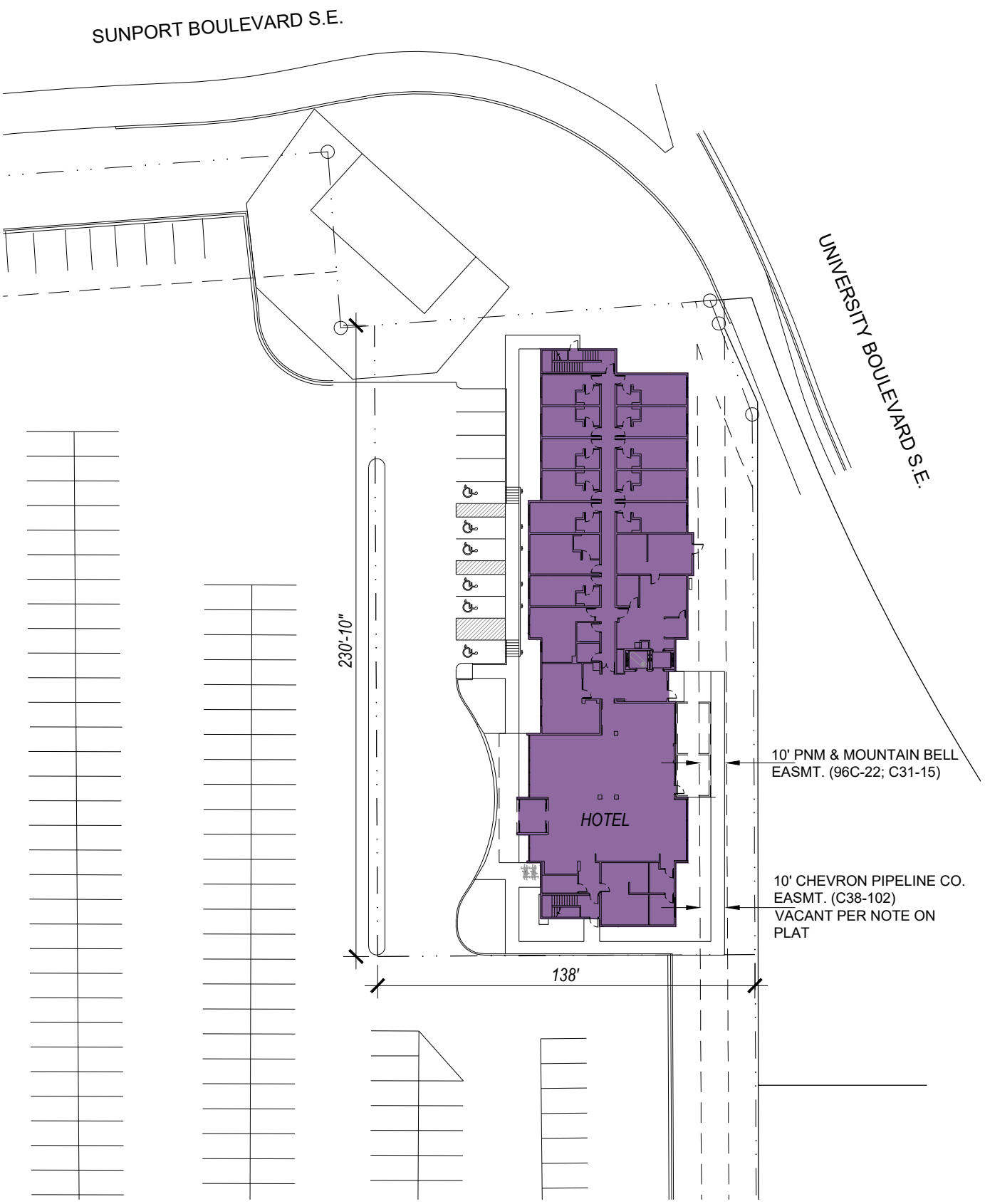


Zone Atlas Page:

M-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



Sunport Hotel

SCALE: 1"=50'-0" 10/14/21

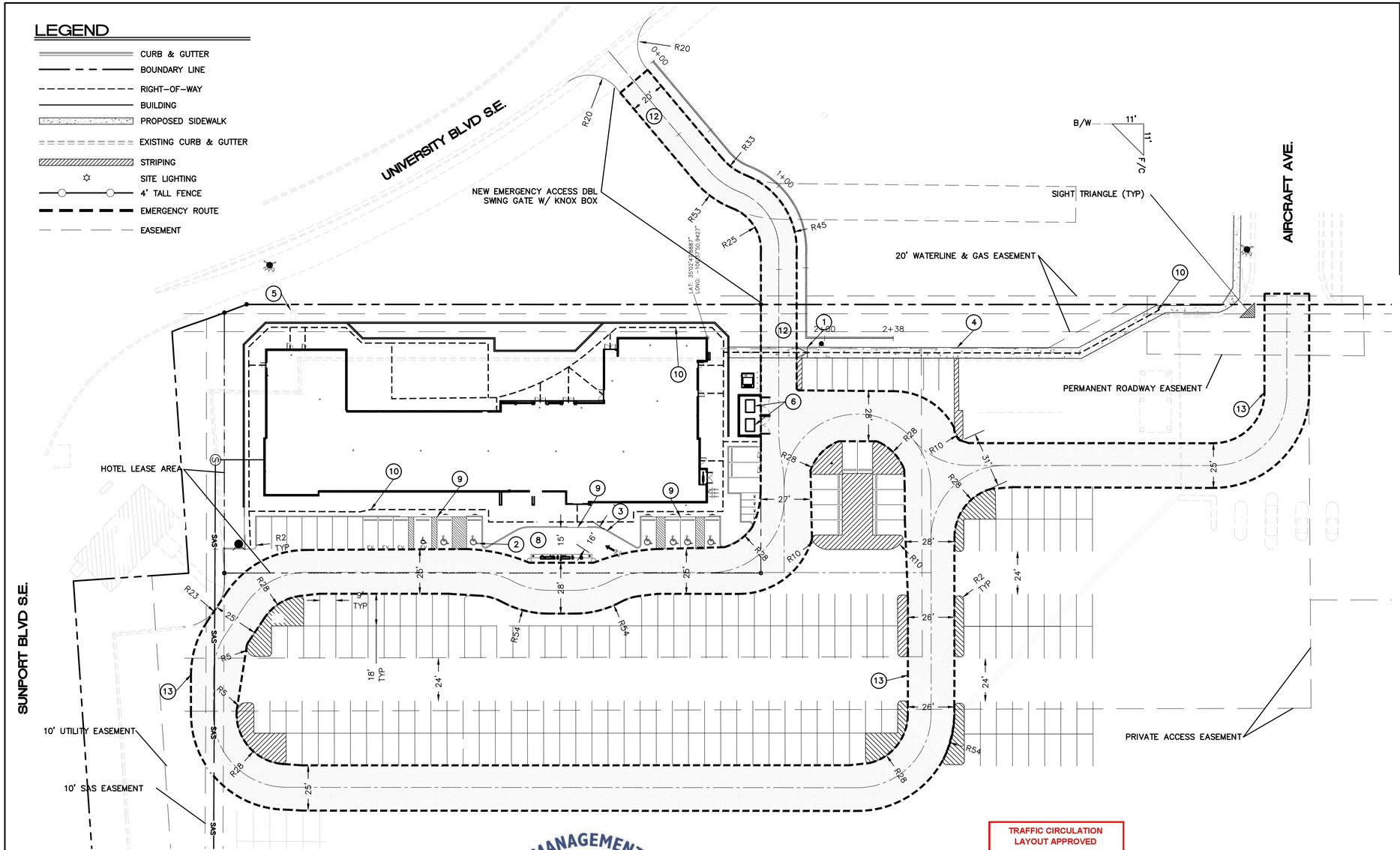
0 10 25 50 100

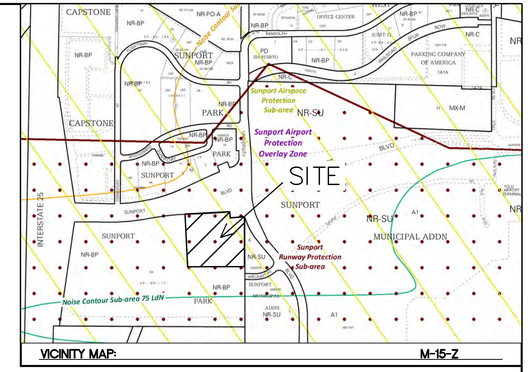
4TH FLOOR =	30 ROOMS =	11,000 S.F.
3RD FLOOR =	30 ROOMS =	11,000 S.F.
2ND FLOOR =	30 ROOMS =	11,000 S.F.
1ST FLOOR =	10 ROOMS =	11,210 S.F.
TOTAL =	100 ROOMS =	44,210 S.F.

DESIGN 2 FUNCTION, LLC
P.O. BOX 93368
ALBUQUERQUE
NEW MEXICO 87199-3368
info@design2functionllc.com
505-823-6481
© 2021 Design 2 Function, LLC

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- STRIPING
- SITE LIGHTING
- 4' TALL FENCE
- EMERGENCY ROUTE
- EASEMENT





VICINITY MAP: M-15-Z

UPC: 101505518105930320
PARCELS 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARK SUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PAR)

SITE DATA

PROPOSED USAGE:	HOTEL
LOT AREA:	1.0347 AC
ZONING:	NR-BP
TOTAL NO. ROOMS/UNITS:	108 UNITS
1 SPACE PER 2 BEDS:	79
BUILDING AREA	57,952 SF

BUILDING SETBACK

FRONT	20'
REAR	10'
SIDE	10'

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED	108
TOTAL PARKING PROVIDED	111

ACCESSIBLE PARKING SPACES REQUIRED 6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED 6 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES (2 SPACES + 1 SPACE/6,000SF)
BICYCLE PARKING PROVIDED = 3 SPACES

MOTORCYCLE PARKING REQUIRED = 4 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES

KEYED NOTES

1. UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAILS SHEET 26
2. ACCESSIBLE PARKING W/ WHEEL STOP & SIGN PER ADA STANDARDS, SEE DETAIL SHEET 19
3. STANDARD CURB AND GUTTER PER COA STD DWG 2415A, DETAIL SHEET 25
4. 5' CONCRETE WALK PER COA STD DWG 2430 FLUSH WITH ASPHALT, SEE DETAIL SHEET 25
5. MONUMENT SIGN
6. TRASH DUMPSTER W/RECYCLE, SEE DETAIL SHEET 28
7. NOT USED
8. LOADING AREA
9. ADA PUBLIC ACCESS PATHWAY TO BE FLUSH
10. ADA ACCESSIBLE ROUTE
11. NOT USED
12. SECONDARY EMERGENCY ACCESS
13. EMERGENCY VEHICLE ACCESS EASEMENT

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 7/30/2025
Signed Date

SIGHT TRIANGLE NOTE:

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 CLEAR SIGHT TRIANGLE

PRIVATE ONSITE WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

PUBLIC WORK NOTE:

ALL PROPOSED IMPROVEMENTS SHOWN OUTSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PUBLIC OFFSITE WORK AND WILL REQUIRE DRC WORK ORDER APPROVAL TO CONSTRUCT.

PAVEMENT SURFACE NOTE:

ALL DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT UNLESS OTHER WISE LABELED.

SOLID WASTE MANAGEMENT DEPARTMENT CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: ADRIAN MAREZ
Date: 11-5-25

30 15 0 15 30
SCALE: 1"=30'

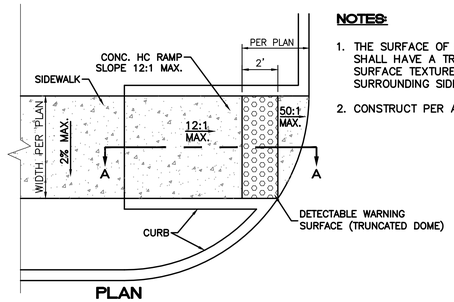
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
07/18/2025
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM
TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY MR
DATE 07/18/2025
SHEET # 18
JOB # 2021133

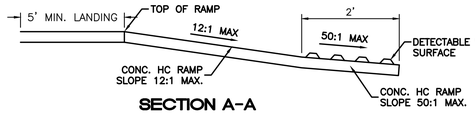
Z:\2021\2021133 Sunport Suites Hotel - Potek\Dwg\Construction\2021133 TCL.dwg Jul 21, 2025 - 1:53pm



PLAN

NOTES:

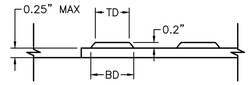
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

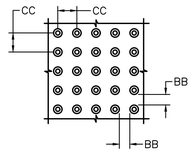
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



DOME SECTION

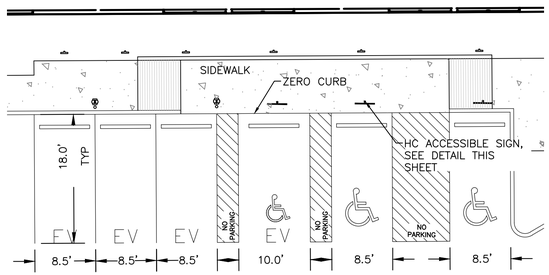
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

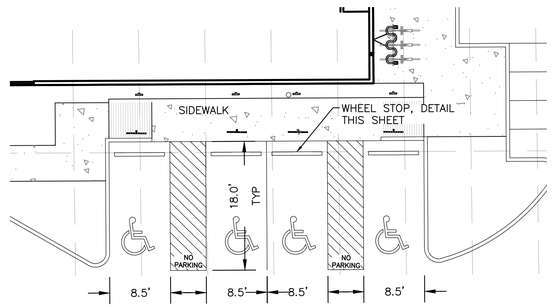


DOME SPACING

CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 7/30/2025
Signed Date

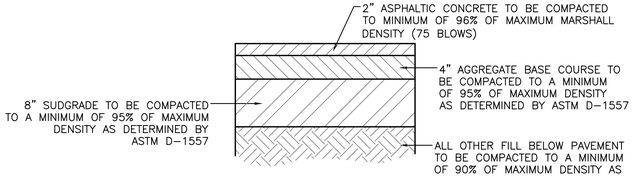




NOTES:
1) INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED ON THE PAVEMENT AT REAR OF SPACE, WHITE SYMBOL ON BLUE BACKGROUND.
2) PARKING SPACE LINES AND DIAGONAL STRIPING TO BE PAINTED BLUE.
3) ACCESS AISLE SHALL HAVE THE WORDS 'NO PARKING' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRES WOULD BE PLACED.

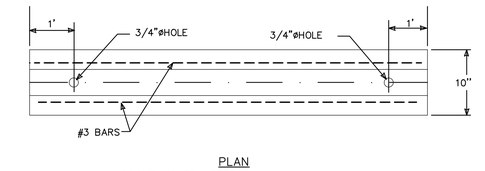
HC PARKING DETAILS

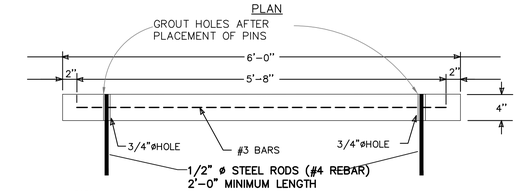
1"=10'



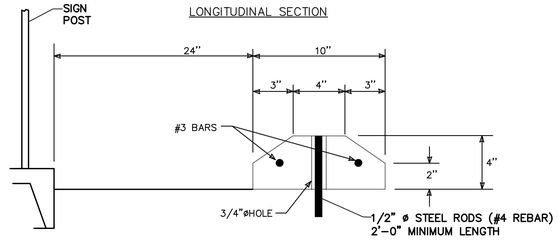
AUTOMOBILE PARKING TYPICAL PAVING SECTION

1" = 1'



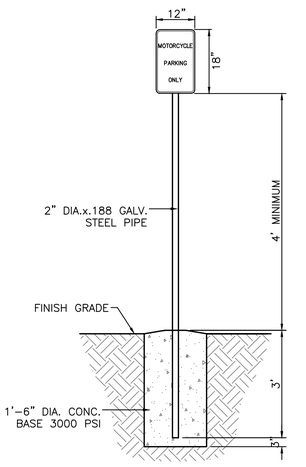


LONGITUDINAL SECTION



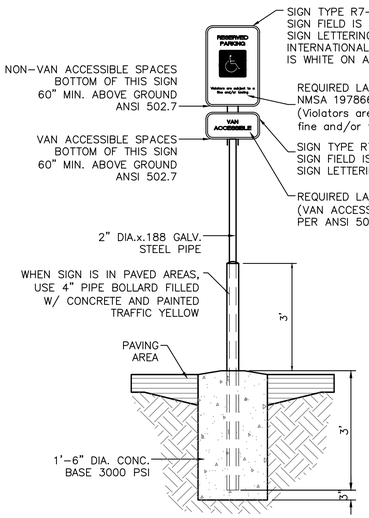
CROSS SECTION

WHEEL STOP



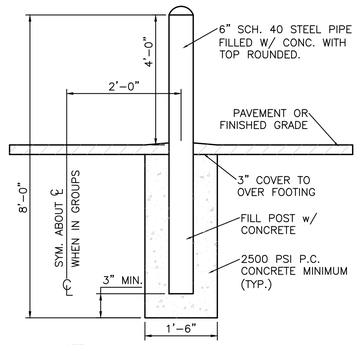
MOTORCYCLE PARKING SIGN

NTS



ACCESSIBLE PARKING SIGN

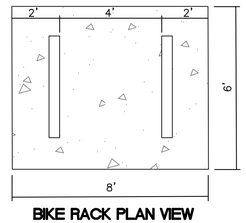
NTS



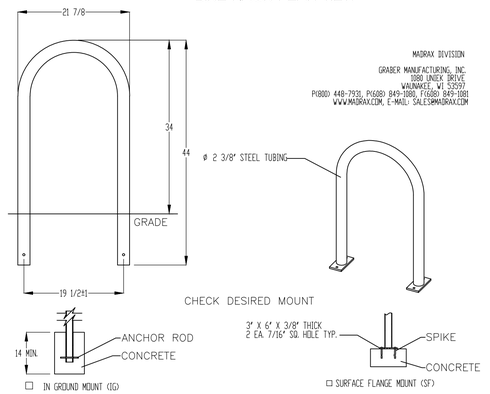
NOTE:
ALL PIPES SHALL BE
PAINTED TRAFFIC YELLOW

BOLLARD DETAIL

NTS



BIKE RACK PLAN VIEW



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNDEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: U238-1G(SF)
DESCRIPTION: "U" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-4-18
ENG: SMC

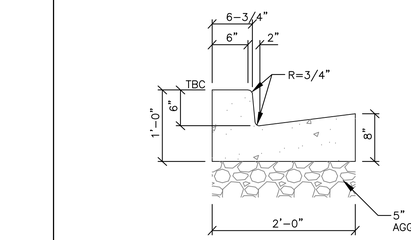
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

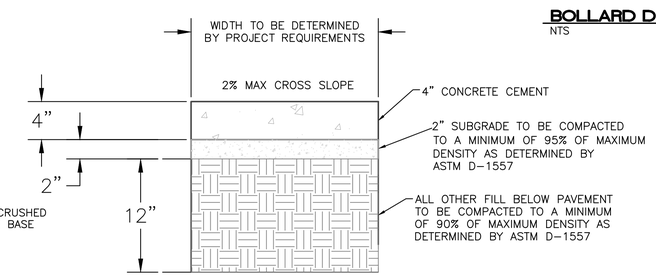
BIKE RACK DETAIL

SCALE: NONE



STANDARD CURB AND GUTTER

NTS

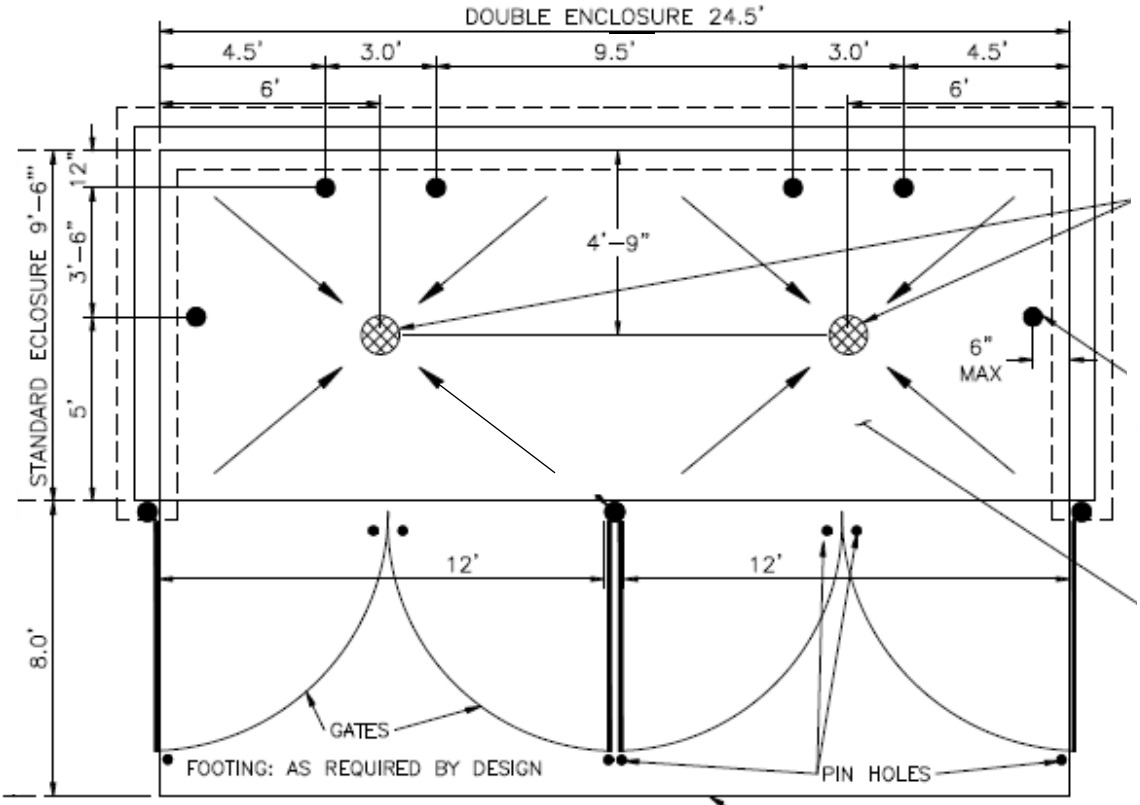


CONCRETE SIDEWALK SECTION

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 07/18/2025 RONALD R. BOHANNAN P.E. #7868	**ALOFT HOTEL** **ALBUQUERQUE, NM** **TRAFFIC CIRCULATION LAYOUT - DETAILS** TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY MR DATE 07/18/2025 SHEET # 19 JOB # 2021133

City of Albuquerque

Solid Waste Management Department
4600 Edith Blvd NE
Albuquerque, NM 87107



Attention: All Restaurants, Food Services, Food Distributors. A Sanitary Sewer Drain is required. It should measure 6' to center from side walls, and 4'-9" from back wall to center.

Side bollards are to measure a max of 6" to center from the side enclosure wall.

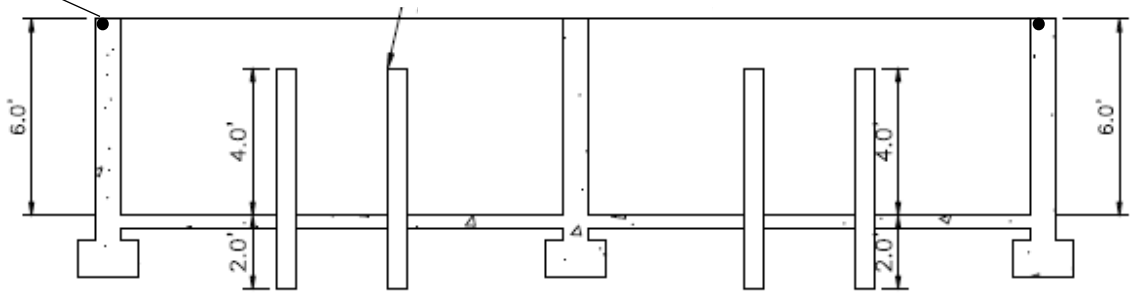
Concrete Slab Minimum Requirements 6" Thick 4000 PSI 3/4 Aggregate w/6x6-10/10WWM or equal slope to drain 1/8" per foot

Apron Required In front of Each Enclosure (6"with reinforcing to withstand 57,000 lbs.)

Apron Minimum Requirements 4000 PSI 3/4" Aggregate With 6" Thick Concrete With 6X6-10/10 WWM or Equal With 1/2" Expansion Joint Between Slab and Apron

6" outside diameter concrete filled steel pipe shall be encased in 12" concrete all around and embedded 2'

Bond Beam

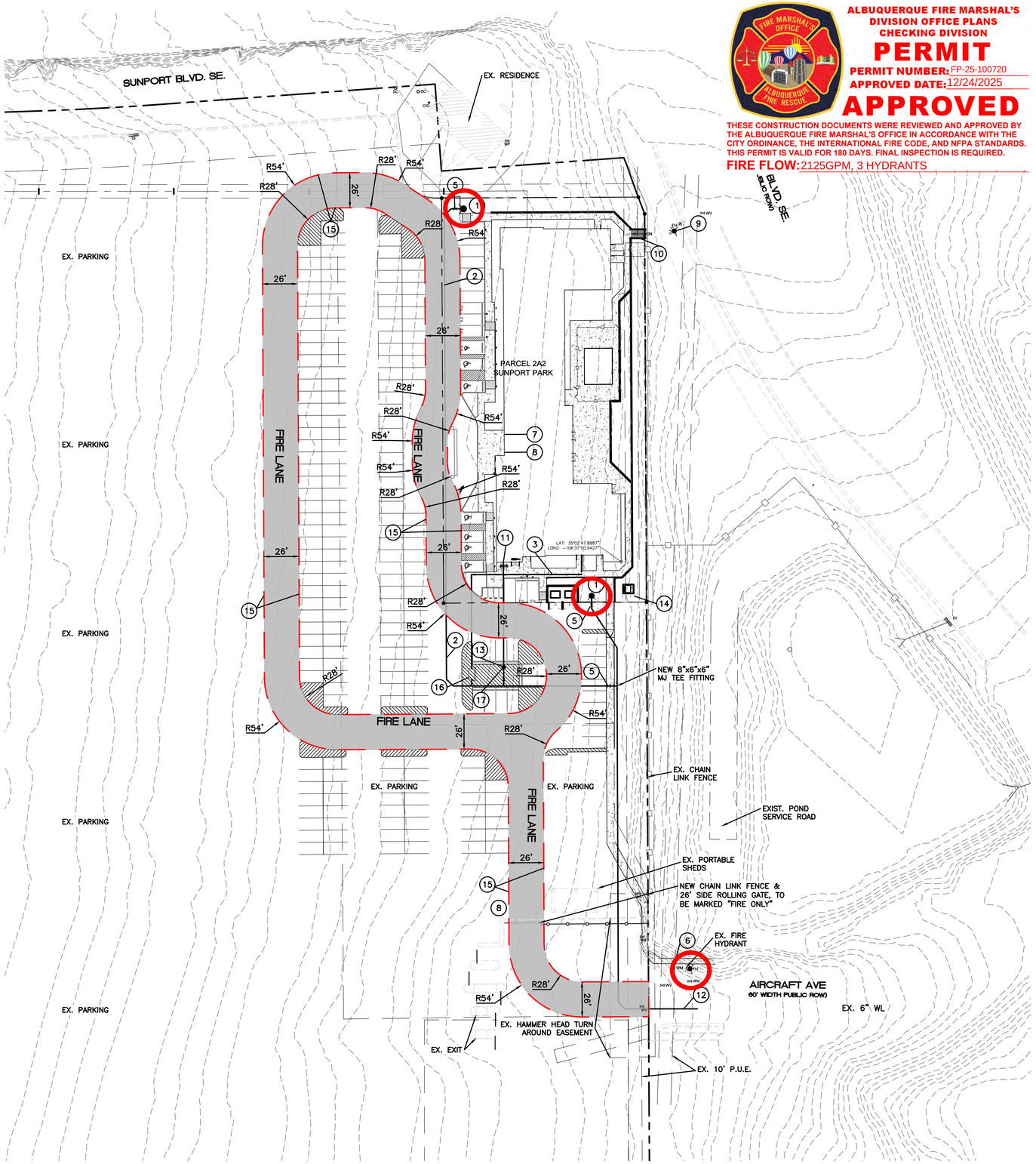


It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length, and height for varied types of enclosures.

Additional information concerning these specifications may be obtained by calling the Solid Waste Management Department at (505) 761-8125

*****Trash enclosures are intended for dumpsters only. *****

*****If casters are required for service a level smooth hard surface (Asphalt, Concrete) is required from the edge of the apron*****



ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-25-100720

APPROVED DATE: 12/24/2025

APPROVED

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

FIRE FLOW: 2125GPM, 3 HYDRANTS

LEGEND

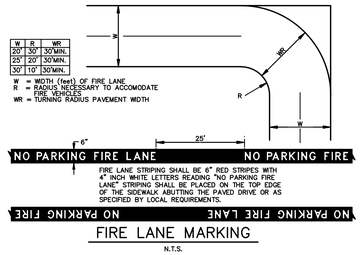
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- FIRE ACCESS
- PROPOSED HYDRANT

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

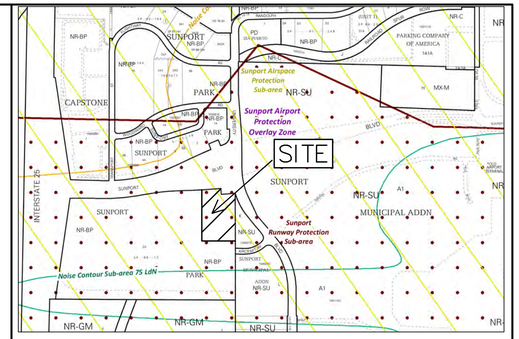
NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
3. KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED. SEE PLAN FOR LOCATION.
4. TYPICAL CURB RETURN AND ROAD WIDTHS ARE SHOWN TO ALLOW FOR TURNING MOVEMENT OF FIRE VEHICLES ON MAIN AND SECONDARY STREETS INTERNAL TO THE PARK.
5. REFERENCE THE 2009 INTERNATIONAL FIRE CODE APPENDIX B, C, AND D FOR CODE CRITERIA.



FIRE LANE MARKING

N.T.S.



VICINITY MAP: M-15-Z

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND BEING AND COMPRISING ALL OF PARCEL "2A", OF SUNPORT PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLATS OF LOTS 1A, 1B, 2A AND 2B IN BLOCK 3, PARCELS 1-A-1, 1-A-2, 1-B-1 IN BLOCK 4, PARCELS 2A, 2B, 3C AND 2D OF SUNPORT PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1996, IN PLAT BOOK 96C, FOLIO 22. LESS AND EXCEPTING THEREFROM THAT PORTION AFFECTED BY THAT CERTAIN PERMANENT ORDER OF ENTRY ENTERED JUNE 28, 2018 IN BERNALILLO COUNTY DISTRICT COURT CAUSE NO. CV-2016-02511

SUNPORT SUITES (1501 AIRCRAFT AVE. SE.)
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY

BUILDING TOTAL AREA:	58,102 SF
CONSTRUCTION TYPE:	V-A FULLY SPRINKLED
MAX BUILDING HEIGHT	50'-0"
FIRE FLOW	2,125 GPM
REQ. FIRE HYDRANTS	3

KEYED NOTES

1. PROPOSED FIRE HYDRANT W/PRIVATE GATE VALVE
2. 6" WATERLINE
3. 3" DOMESTIC WL SERVICE
4. PUBLIC GATE VALVE
5. 6" PRIVATE GATE VALVE
6. EXISTING 2" WL METER
7. BUILDING ADDRESS
8. KNOX BOX LOCATION
9. EXISTING PUBLIC FIRE HYDRANT
10. STAIRS AND PATHWAY FOR PUBLIC FH ACCESS
11. FDC
12. 8" WATERLINE
13. POST INDICATOR VALVE
14. 8" REMOVABLE BOLLARDS
15. FIRE LANE MARKINGS
16. 3" WATER METER PIT SEE COA STD DWG #2370
17. CLASS 1 STANDPIPE

N

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

12/19/2025

RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

FIRE ONE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

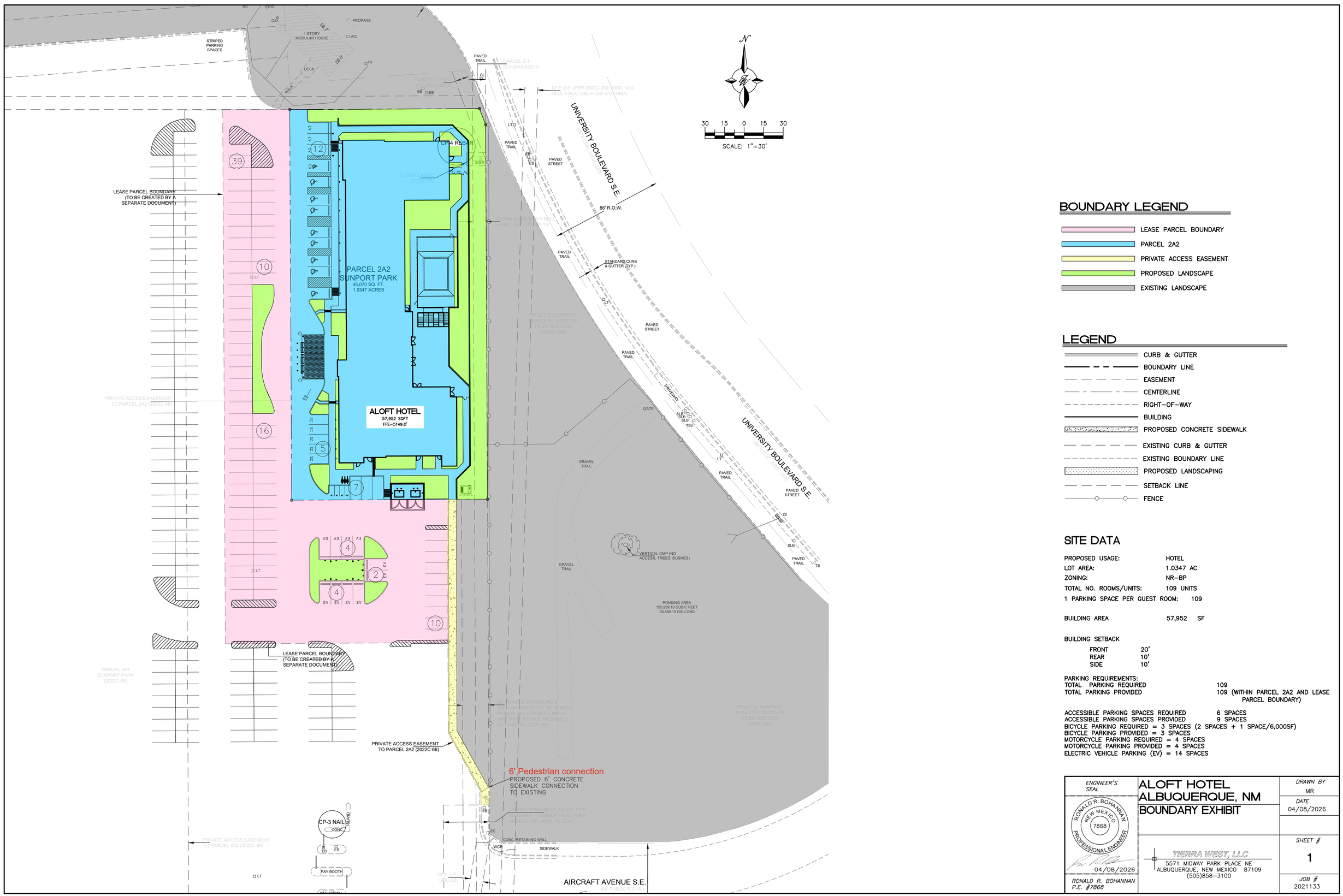
DRAWN BY: MR

DATE: 12/19/2025

SHEET #: 34

JOB #: 2021133

Z:\2021\2021133 Sunport Suites Hotel - Potels\dwg\Construction\2021133 FO-01.dwg Dec 19, 2025 - 12:52pm



BOUNDARY LEGEND

- LEASE PARCEL BOUNDARY
- PARCEL 2A2
- PRIVATE ACCESS EASEMENT
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED CONCRETE SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PROPOSED LANDSCAPING
- SETBACK LINE
- FENCE

SITE DATA

PROPOSED USAGE:	HOTEL
LOT AREA:	1.0347 AC
ZONING:	NR-BP
TOTAL NO. ROOMS/UNITS:	109 UNITS
1 PARKING SPACE PER GUEST ROOM:	109
BUILDING AREA	57,952 SF

BUILDING SETBACK

FRONT	20'
REAR	10'
SIDE	10'

PARKING REQUIREMENTS:

TOTAL PARKING REQUIRED	109
TOTAL PARKING PROVIDED	109 (WITHIN PARCEL 2A2 AND LEASE PARCEL BOUNDARY)

ACCESSIBLE PARKING SPACES REQUIRED 6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED 9 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES (2 SPACES + 1 SPACE/6,000SF)
BICYCLE PARKING PROVIDED = 3 SPACES
MOTORCYCLE PARKING REQUIRED = 4 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES
ELECTRIC VEHICLE PARKING (EV) = 14 SPACES

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
04/08/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM
BOUNDARY EXHIBIT

DRAWN BY: MR
DATE: 04/08/2026
SHEET #: 1
JOB #: 2021133

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100