PLAN SNAPSHOT REPORT SP-2026-00013
FOR CITY OF ALBUQUERQUE

Plan Type:	Site Plan	**Project:**	PR-2019-002651 (PR-2019-002651)	**App Date:**	02/02/2026
Work Class:	Administrative DFT	**District:**	City of Albuquerque	**Exp Date:**	02/01/2029
Status:	Fees Due	**Square Feet:**	0.00	**Completed:**	NOT COMPLETED
Valuation:	$0.00	**Assigned To:**		**Approval Expire Date:**	

Description: Aloft Hotel adjacent to ABQ Sunport Shuttle Parking lot.

Parcel:	101505526909930321 Main	**Address:**	1515 Aircraft Ave Se Albuquerque, NM 87106 Main	**Zone:**	

Agent	Applicant	Owner	Engineer
Sergio Lozoya 5571 Midway Park Pl NE Albuquerque, NM 87109 Business: (505) 278-7088	Tierra West 5571 Midway Park Pl NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (505) 858-3100	Samir Patel PO BOX 91720 Albuquerque, NM 87199-1720 Business: (505) 797-9347 Mobile: (505) 379-8033	Derek Bohannan 5571 Midway Park Pl NE Albuquerque NM, 8710 Albuquerque NM, 8710 Albuquerque, NM 87109 Home: (505) 858-3100 Business: (505) 858-3100 Mobile: (503) 858-7335

Plan Custom Fields

Existing Project Number	2021133	Existing Zoning	NR-BP - Non-Residential - Business Park	Number of Existing Lots	1
Total Area of Site in Acres	1.03	Site Location Between Streets	Sunport BLVD SE and University BLVD SE	Case History	
Number of Signs	1	Building Size (Sq. Ft.)	57952	Total Number of Dwelling Units	0
Lot and/or Tract Number	2A	Total Gross Square Footage	5 57952	Block Number	0000
Subdivision Name and/or Unit Number	SUNPORT PARK	Legal Description	PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK)CONT 1.0347 AC	Existing Zone District	NR-BP
Zone Atlas Page(s)	M-15	Acreage	1.0347	Calculated Acreage	1.03467
Council District	2	Community Planning Area(s)	Near Heights	Development Area(s)	Change
Current Land Use(s)	10 | Transportation	Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area, Albuquerque International Sunport / Runway Protection Sub-area, Albuquerque International Sunport / Noise Contour Sub-area 65 LdN	Landfill within Buffer	SOUTH YALE
IDO Use Development Standards Name	Sunport Boulevard Small Area	IDO Use Development Standards Subsection	On-premises Signs (5-12), Off-premises Signs (Prohibitions) (5-12)	IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport) Protection Overlay Zone (Albuquerque International Sunport)
IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air Space Protection Sub-area, Airport		

IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)	Pre-IDO Zoning District IP		Pre-IDO Zoning Description	
Major Street Functional Classification	3 - urban minor arterial	Public Property Entity	CITY OF ALBUQUERQUE	FEMA Flood Zone	X
Total Gross Square Footage3	0	Total Gross Square Footage4	0	Credit Multiplier6	2
Spaces Credited Towards Minimum Required5	0	Credit Multiplier5	4	Spaces Credited Towards Minimum Required	0
Credit Multiplier3	7	Spaces Credited Towards Minimum Required6	0	Credit Multiplier2	4
Spaces Credited Towards Minimum Required4	0	Credit Multiplier	1	Spaces Credited Towards Minimum Required2	0
Credit Multiplier4	1	Spaces Credited Towards Minimum Required3	0	Total Gross Square Footage	0
Total Gross Square Footage2	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Tierra_West_2/2/2026.jpg	02/02/2026 8:39	West, Tierra		Uploaded via CSS
RE_ _#2021133_ Plan SP-2026-00013.msg	02/26/2026 12:31	Zamora, Renee	Internal Only	

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	02/09/2026 13:22
2. Revisions required	Renee Zamora	02/17/2026 11:56
3. Revisions required	Renee Zamora	02/25/2026 12:56
4. Submittal has been reviewed and is ready to be processed	Renee Zamora	02/26/2026 12:46

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00079719	Site Plan Administrative Application Fee	$385.00	$385.00
	Technology Fee	$36.40	$36.40
	Posted Sign Fee	$10.00	$10.00
	Published Notice Fee	$75.00	$75.00
	Facilitated Meeting Fee for Public Hearing Cases	$50.00	$50.00
	Total for Invoice INV-00079719	$556.40	$556.40
	Grand Total for Plan	**$556.40**	**$556.40**

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	03/18/2026	Admin DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Linked Project Plans v.1			
Application Intake v.1		02/17/2026 11:36	02/26/2026 13:02
~~Check for Threshold and Assign Case v.1~~	Generic Action		02/26/2026 13:02
Associate Project Number v.1	Generic Action		02/17/2026 11:36
Screen for Completeness v.1	Generic Action		02/17/2026 11:36
~~Sign Posting v.1~~	Generic Action		02/26/2026 13:02
~~Verify Payment v.1~~	Generic Action		02/26/2026 13:02

PLAN SNAPSHOT REPORT (SP-2026-00013)

Application Review v.1		02/26/2026 13:03	
DFT Meeting v.1	Hold Meeting	02/26/2026 13:03	02/26/2026 13:03
Site Plan Administrative Application DFT v.1	Receive Submittal		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Add in Conditions of Approval v.1	Generic Action		
Linked Applications v.1			

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 12/2025)

Legal Description & Location: PARCEL 2-A-1 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT

1501 AIRCRAFT AVE SE ALBUQUERQUE NM

Request Description: _____

❑ ***I - Hydrology: (if you already have approved plans, you can bypass this section and go to section II)***

• Sensitive Lands Analysis (5-2(C))	____	Approved	X	NA
• Grading and Drainage Plan	X	Approved	____	NA
• AMAFCA	____	Approved	X	NA
• Bernalillo County	____	Approved	X	NA
• NMDOT	____	Approved	X	NA
• MRGCD	____	Approved	X	NA

Hegien Chen 1/29/2026

Hydrology Department Date

❑ ***II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)***

❑ ***III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV)***

• Traffic Circulations Layout (TCL)	____	Approved	____	NA
• Traffic Impact Study (TIS)	____	Approved	____	NA
• Neighborhood Impact Analysis (NIA)	____	Approved	____	NA
• Bernalillo County	____	Approved	____	NA
• MRCOG	____	Approved	____	NA
• NMDOT	____	Approved	____	NA
• MRGCD	____	Approved	____	NA

_____ _____

Transportation Department Date

❑ ***IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)***

❑ ***V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

Please select and attach the executed document that provides the commitment of service (whichever is applicable):

❑ Availability Statement

❑ Service Connection Agreement

❑ Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project.

To be completed by ABCWUA

❑ Request for Availability submitted: Availability Statement/Serviceability Letter #_____

❑ Request for Availability is not applicable

_____ _____

ABCWUA Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

❑ ***VI -*** Infrastructure Improvements Agreement (IIA*) ____ Approved _____ NA

❑ ***VII -*** Solid Waste Department Signature on the Plan ____ Approved _____ NA

❑ ***VIII -*** Fire Marshall Signature on the Plan ____ Approved _____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 12/2025)

Legal Description & Location: PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK)CONT 1.0347 AC

UNIVERSITY BLVD SE ALBUQUERQUE NM

Request Description: _____

❑ ***I - Hydrology: (if you already have approved plans, you can bypass this section and go to section II)***

- Sensitive Lands Analysis (5-2(C)) ____ Approved _____ NA
- Grading and Drainage Plan ____ Approved _____ NA
- AMAFCA ____ Approved _____ NA
- Bernalillo County ____ Approved _____ NA
- NMDOT ____ Approved _____ NA
- MRGCD ____ Approved _____ NA

_____ _____
Hydrology Department Date

❑ ***II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)***

❑ ***III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV)***

- Traffic Circulations Layout (TCL) x Approved _____ NA
- Traffic Impact Study (TIS) ____ Approved x NA
- Neighborhood Impact Analysis (NIA) ____ Approved x NA
- Bernalillo County ____ Approved x NA
- MRCOG ____ Approved x NA
- NMDOT ____ Approved x NA
- MRGCD ____ Approved x NA

Ernest Armijo 12/16/2025
Transportation Department Date

❑ ***IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)***

❑ ***V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

Please select and attach the executed document that provides the commitment of service (whichever is applicable):

❑ Availability Statement

❑ Service Connection Agreement

❑ Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project.

To be completed by ABCWUA

❑ Request for Availability submitted: Availability Statement/Serviceability Letter #_____

❑ Request for Availability is not applicable

_____ _____
ABCWUA Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

❑ ***VI -*** Infrastructure Improvements Agreement (IIA*) ____ Approved _____ NA

❑ ***VII -*** Solid Waste Department Signature on the Plan ____ Approved _____ NA

❑ ***VIII -*** Fire Marshall Signature on the Plan ____ Approved _____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES (Revised 12/2025)

Legal Description & Location: PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK)CONT 1.0347 AC

UNIVERSITY BLVD SE ALBUQUERQUE NM

Request Description: _____

☐ ***I - Hydrology: (if you already have approved plans, you can bypass this section and go to section II)***

- Sensitive Lands Analysis (5-2(C)) ____ Approved _____ NA
- Grading and Drainage Plan ____ Approved _____ NA
- AMAFCA ____ Approved _____ NA
- Bernalillo County ____ Approved _____ NA
- NMDOT ____ Approved _____ NA
- MRGCD ____ Approved _____ NA

_____ _____
Hydrology Department Date

☐ ***II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)***

☐ ***III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV)***

- Traffic Circulations Layout (TCL) ____ Approved _____ NA
- Traffic Impact Study (TIS) ____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) ____ Approved _____ NA
- Bernalillo County ____ Approved _____ NA
- MRCOG ____ Approved _____ NA
- NMDOT ____ Approved _____ NA
- MRGCD ____ Approved _____ NA

_____ _____
Transportation Department Date

☐ ***IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)***

☐ ***V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

Please select and attach the executed document that provides the commitment of service (whichever is applicable):

☒ Availability Statement

☐ Service Connection Agreement

☐ Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project.

To be completed by ABCWUA

☒ Request for Availability submitted: Availability Statement/Serviceability Letter # 240810

☐ Request for Availability is not applicable

Aryam Hernandez 12/31/2025
ABCWUA Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

☐ ***VI -*** Infrastructure Improvements Agreement (IIA*) ____ Approved _____ NA

☐ ***VII -*** Solid Waste Department Signature on the Plan ____ Approved _____ NA

☐ ***VIII -*** Fire Marshall Signature on the Plan ____ Approved _____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

From:	Braden Morga
To:	Sergio Lozoya
Subject:	FW: [#2021133] UNIVERSITY BLVD SE _Public Notice Inquiry Sheet Submission
Date:	Tuesday, December 16, 2025 1:53:56 PM
Attachments:	image001.png IDOZoneAtlas_M15.pdf

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Tuesday, December 16, 2025 1:45 PM
To: Braden Morga <braden@tierrawestllc.com>
Subject: UNIVERSITY BLVD SE _Public Notice Inquiry Sheet Submission

Dear Applicant:

As of December 16, 2025 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, December 16, 2025 1:16 PM
To: Office of Neighborhood Coordination <braden@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Development Facilitation Team

Applicant Information

Contact Name

Braden Morga

Telephone Number

505-858-3100

Email Address

braden@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK)CONT 1.0347 AC

Physical address of subject site:

UNIVERSITY BLVD SE ALBUQUERQUE NM 87106

Subject site cross streets:

Sunport BLVD SE & University BLVD SE

Other subject site identifiers:

This site is located on the following zone atlas page:

M-15-Z

Link for map

Captcha

January 30th, 2026

Development Facilitation Team
Aloft Hotel
UNIVERSITY BLVD SE
Albuquerque, NM 87106

RE: DFT – SITE PLAN ADMINISTRATIVE
ALOFT HOTEL AT UNIVERSITY BLVD SE
PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC
IDO ZONE ATLAS PAGE M-15-Z

Development Facilitation Team,

Tierra West LLC respectfully submits this application requesting DFT – Site Plan Administrative review and approval for the proposed Aloft Hotel located on University Blvd SE in Albuquerque, New Mexico. The subject property is legally described as Parcel 2-A-2, Plat of Parcels 2A1 and 2A2, Sunport Park Subdivision (Replat of Parcel 2A, Sunport Park), containing approximately 1.0347 acres. The proposed development is consistent with the applicable zoning, overlay requirements, and development standards established by the Integrated Development Ordinance (IDO) and other adopted City regulations.

Planning Context

The subject site is zoned Non-Residential – Business Park The purpose of the NR-BP zone district is to accommodate wide range of non-residential uses such as offices, commercial, research, and other high-intensity uses. There are parcels zoned NR-BP Park to the north, NR-SU to the east, and NR-GM to the south and west. See Figure 1: Zoning.

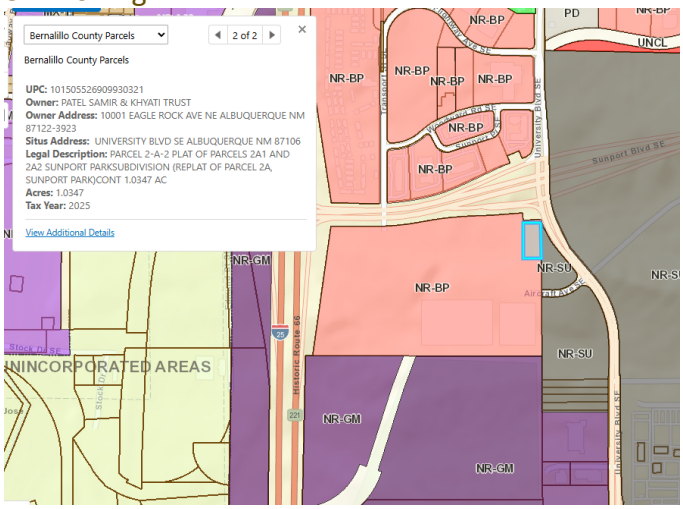

Figure 1: Zoning

The site is currently vacant. To the south of the site is bound by a golf course, to the north on the other side of Sunport BLVD SE is a mixed combination of Commercial Services which serve as hotels highlighted in pink, multi-family housing highlighted in orange, and Industrial which serve as both manufacturing and distribution centers highlighted in purple. West of the site in the beige are unincorporated areas, see Figure 2: Land Use

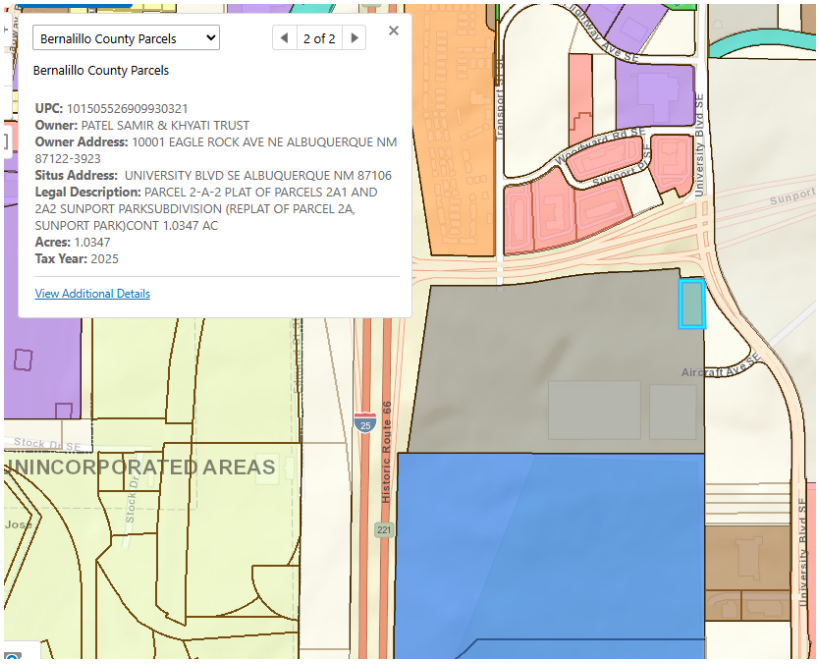

Figure 2: Land Use

The subject site is within the Airport Protection Overlay Zone (APO) (IDO Subsection 3-3). Within the APO the site is located within the Noise Contour Sub-area Day-night Noise Level 65 DNL. The proposed Aloft Hotel serves as permissive use as listed under IDO Table 3-3-2: Permissive Uses between the 65 DNL and 75 DNL contours of the APO Noise Contour Sub-area, and under IDO, see Figure 3: APO.

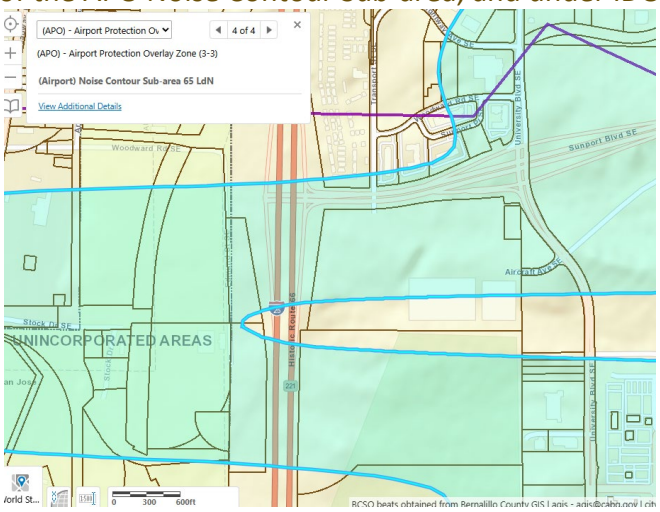

Figure 3: APO 65 LdN Overlay

The site is currently located within a landfill buffer area Sensitive lands include landfill gas buffer areas, which comprise closed or operating landfills and the areas of potential landfill gas migration surrounding them. Development within landfill gas buffer areas, as established by Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department and as shown on the Official Zoning Map, shall follow the Interim Guidelines to mitigate health hazards due to methane and other byproduct gases. All development within a landfill gas buffer requires a Landfill Gas Mitigation Approval pursuant to Subsection 14-16-6-4(S)(5) to ensure that potential health and safety impacts are addressed. We have coordinated our landfill gas mitigation plans with the City Environmental Health Department and have received approval for our proposed mitigation plans.

6-5(G)(3) Review and Decision Criteria

An application for Site Plan – Administrative shall be approved if it meets all of the following criteria:

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

This request complies with all applicable standards in IDO, DPM, and other City Regulations.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

The applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

The subject site is not within an approved Master Development Plan and meets IDO standards applicable to the Non-Residential – Business Park zone districts the subject property is in.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

The subject site is not within an approved Framework Plan; however, the Site Plan meets applicable IDO standards regarding the APO requirement that land use and development at or around public airport facilities comply with FAA (Federal Aviation Administration) regulations according to IDO section 3-3(A) and NR-BP district standards according to IDO section 2-5(B0(3).

Conclusion

Based on the applicable review criteria outlined in **IDO Section 6-5(G)(3)**, the proposed Aloft Hotel complies with all relevant IDO standards, infrastructure requirements, and overlay provisions. Tierra West LLC respectfully requests approval of the **DFT – Site Plan Administrative** application. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya
Senior Planner

JN: 2021133

City of Albuquerque

Environmental Health Department

Paul Rogers, Director

Timothy M. Keller, Mayor

Memorandum **November 18, 2025**

TO: **Derek Bohannan, EI, Tierra West LLC**

FROM: **Shellie Eaton, PE, Principal Engineer, Environmental Health Department**

COPY: **Byron Lueras, Environmental Health Specialist II**

SUBJECT: **Aloft, 1515 Aircraft Ave SE, Albuquerque, NM 87106**

The 1.0347 acre parcel at 1515 Aircraft Ave SE, Albuquerque, NM 87106 with the legal description of parcel 2-a-2 plat of parcels 2a1 and 2a2 sunport park subdivision (replat of parcel 2a, sunport park) cont 1.0347 ac located within the buffer of the Yale Landfill area. There is a potential for this property to be impacted by the presence of landfill gas from the former City of Albuquerque operated Yale landfill. Per Part 14-16-5-2(H) of the Integrated Development Ordinance, development within a landfill buffer area is subject to compliance with the "Interim Guidelines for Development within City Designated Landfill Buffer Zones". As such, a review and approval of the development and any associated Landfill Gas Mitigation Plan(s) is required by the Environmental Health Department (EHD), Environmental Services Division.

The Environmental Services Division has reviewed the Landfill Gas Investigation report from Terracon dated 8/25/25 and the LFGVS - Landfill Mitigation sheets 42, 43 and 44 as submitted with the date of 10/30/2025 and stamped by Ronald Bohannan, to be located on the property address of 1515 Aircraft Ave SE. The plan as reviewed is approved if installed as per the drawings for the vapor intrusion system.

More information on the history of the Yale Landfill can be found at:

https://www.cabq.gov/environmentalhealth/landfill-groundwater-monitoring/closed-yale-landfill

January 5th, 2026

Development Facilitation Team
Plaza del Sol
600 2nd Street NW
Albuquerque, NM 87102

RE: Letter of Authorization for Entitlement and Permit Applications for proposed Site Plan Application and associated project by PATEL SAMIR & KHYATI TRUST for a subject site legally described as PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK).

PATEL SAMIR & KHYATI TRUST hereby authorizes Tierra West, LLC to obtain information and submit entitlement and permit applications for a Development Facilitation Team (DFT) Application for Site Plan – Administrative application at the above referenced Property, and associated applications/ entitlements and act as PATEL SAMIR & KHYATI TRUST's agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property owned by PATEL SAMIR & KHYATI TRUST

Sincerely,

PATEL SAMIR & KHYATI TRUST

SAMIR PATEL

Print Name

Signature

TRUSTEE

Title

JAN 5, 2026

Date

Sergio Lozoya

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Tuesday, February 17, 2026 1:26 PM
To: Sergio Lozoya
Subject: UNIVERSITY BLVD SE_Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlas_M15.pdf

Dear Applicant:

As of February 17, 2026 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that the ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, February 17, 2026 1:15 PM
To: Office of Neighborhood Coordination <slozoya@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Administrative Decision
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information

Contact Name

Sergio Lozoya

Telephone Number

5052787088

Email Address

slozoya@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK)CONT 1.0347 AC

Physical address of subject site:

UNIVERSITY BLVD SE, ALBUQUERQUE NM 87106

Subject site cross streets:

University Sunport Blvd

Other subject site identifiers:

South of Sunport Blvd

This site is located on the following zone atlas page:

M-15-Z

Link for map

Captcha

CONSTRUCTION PLANS FOR

ALOFT HOTEL

ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2026

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TCL
SOLID WASTE
FIRE ONE

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.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- [x] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [x] 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.
- [x] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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

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

ENGINEERS STAMP & SIGNATURE

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026

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 45

Z:\2021\2021133 Sunport Suites Hotel – Patels\dwg\Construction\2021133_COVER.dwg Jan 27, 2026 – 10:05am

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

Weighted E Method

Zone:
Zone 2
Existing Basin

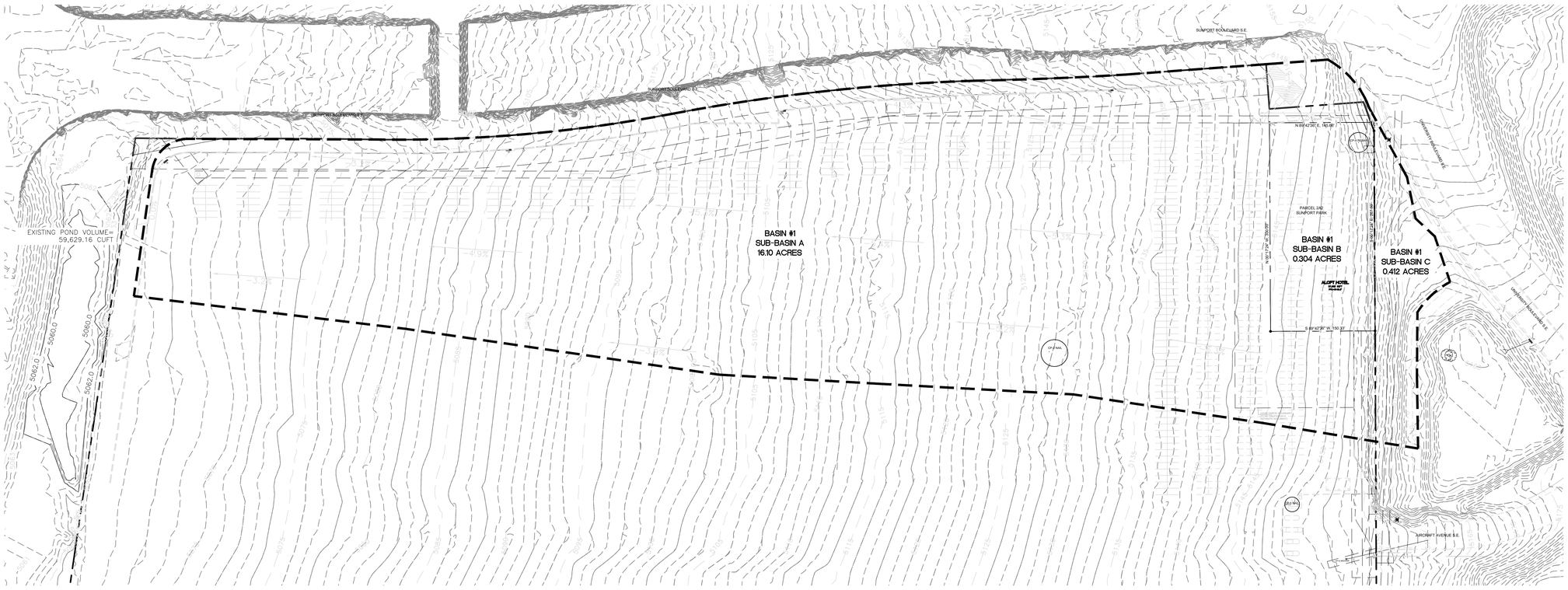
Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
On-Site Basin	45,071.	1.03	0.002	0%	0.00	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.



N

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	ALOFT HOTEL ALBUQUERQUE, NM EXISTING BASIN	DRAWN BY MR DATE 01/06/2026
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 03 JOB # 2021133

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 1/29/2026
BY:
HydroTrans #: M15D057

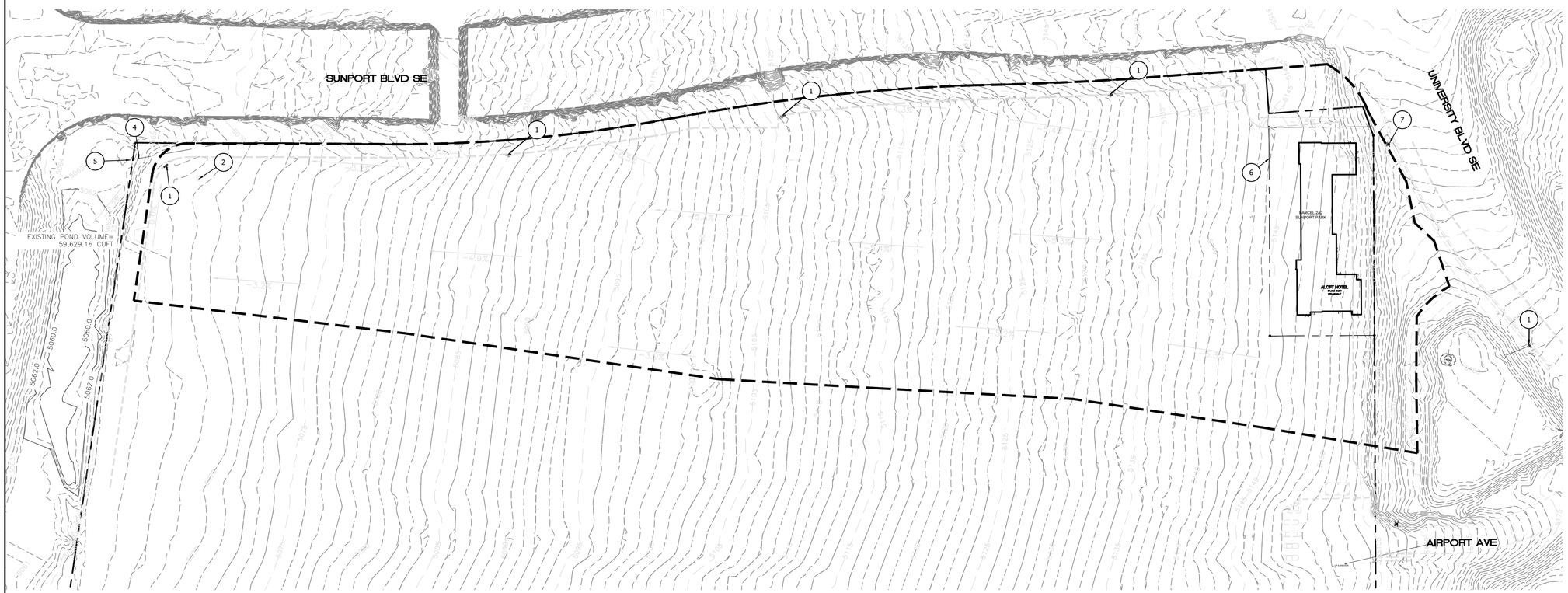
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DEFICIENCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL 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.

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**

N

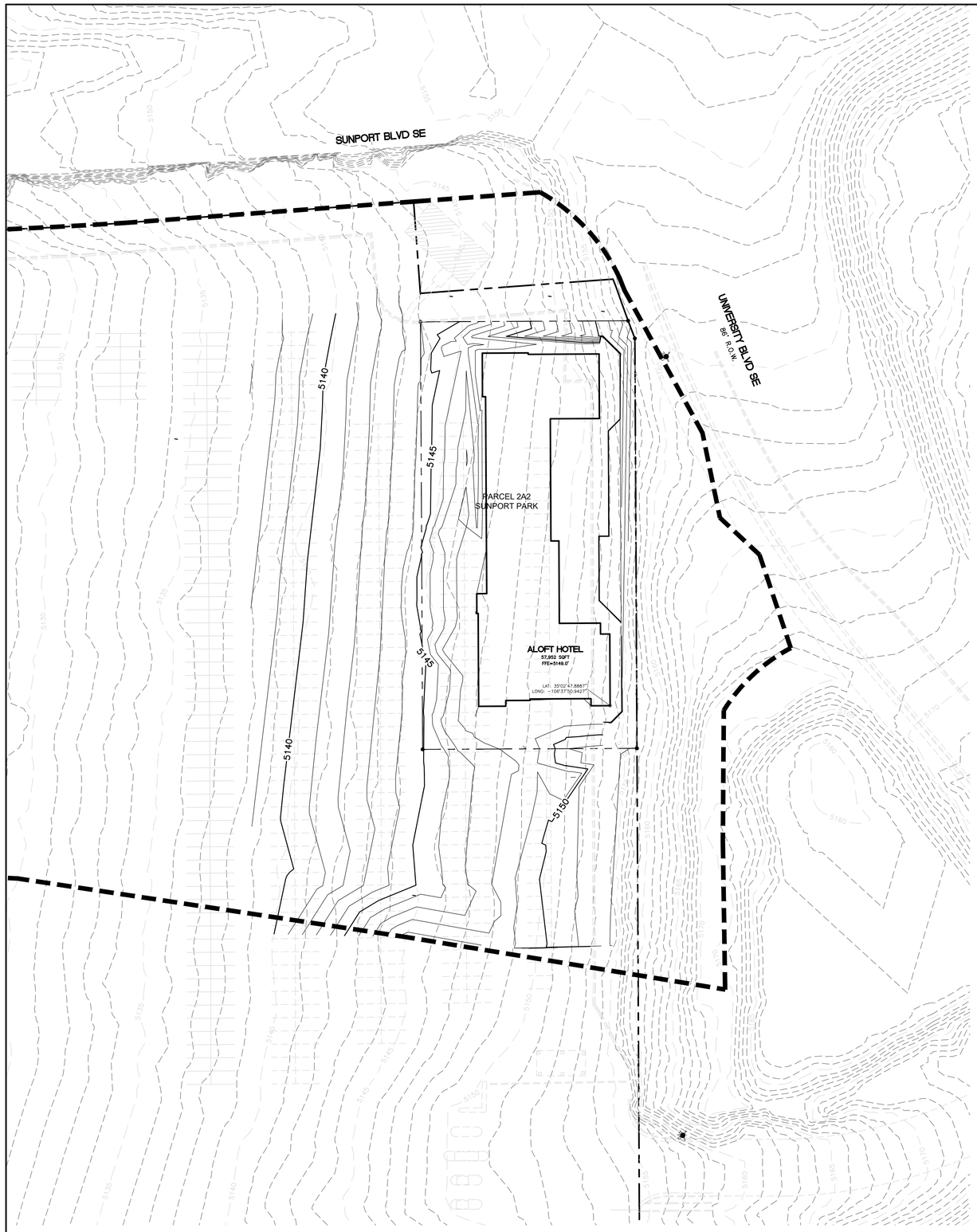
GRAPHIC SCALE
80 0 40 80
(IN FEET)
1 inch = 80 ft.

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:
HydroTrans #: M15D057

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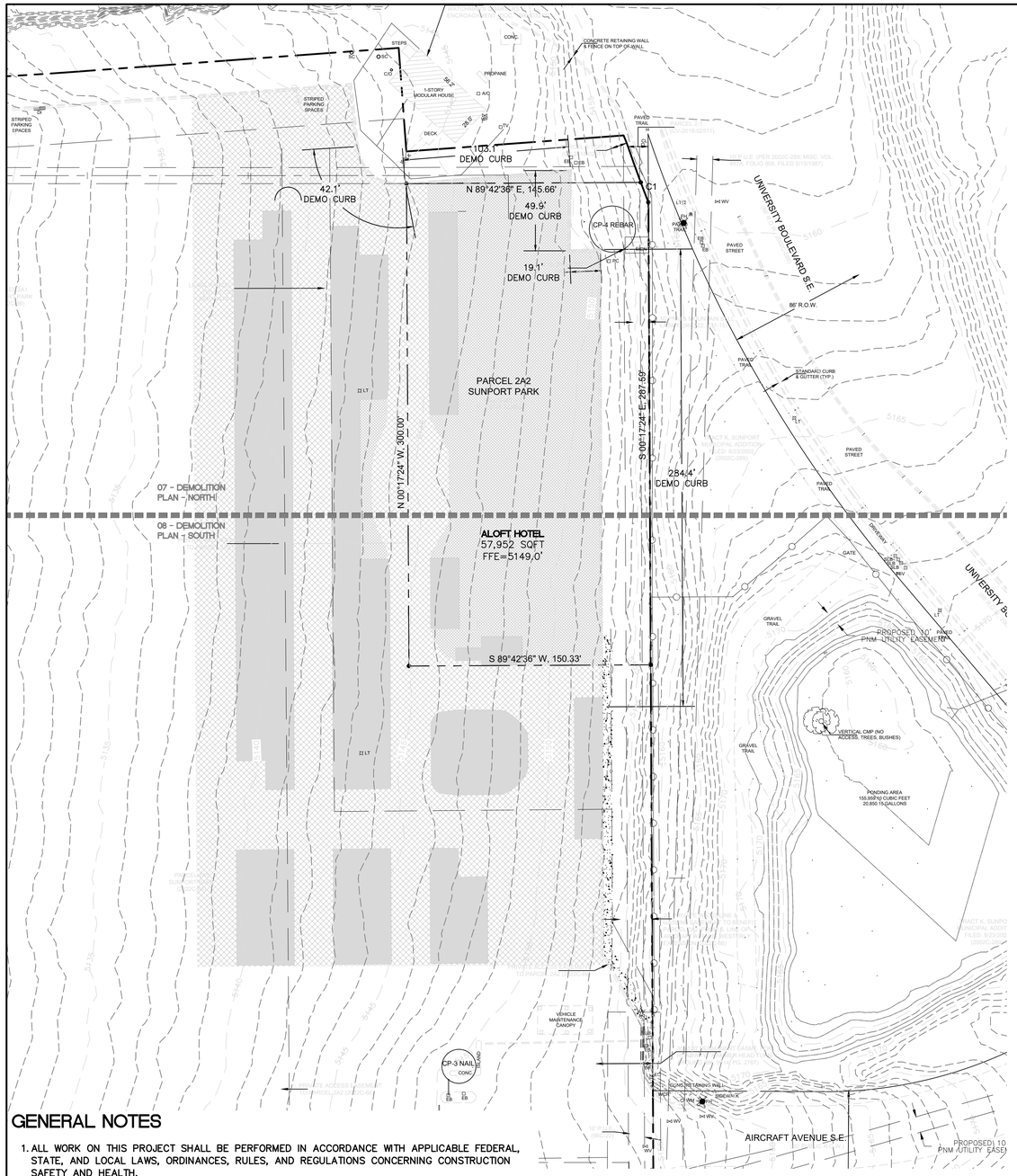
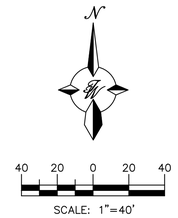
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM PROPOSED SITE BASIN	DRAWN BY MR DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 05 JOB # 2021133





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.

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DATE: 1/29/2026
BY: [illegible]
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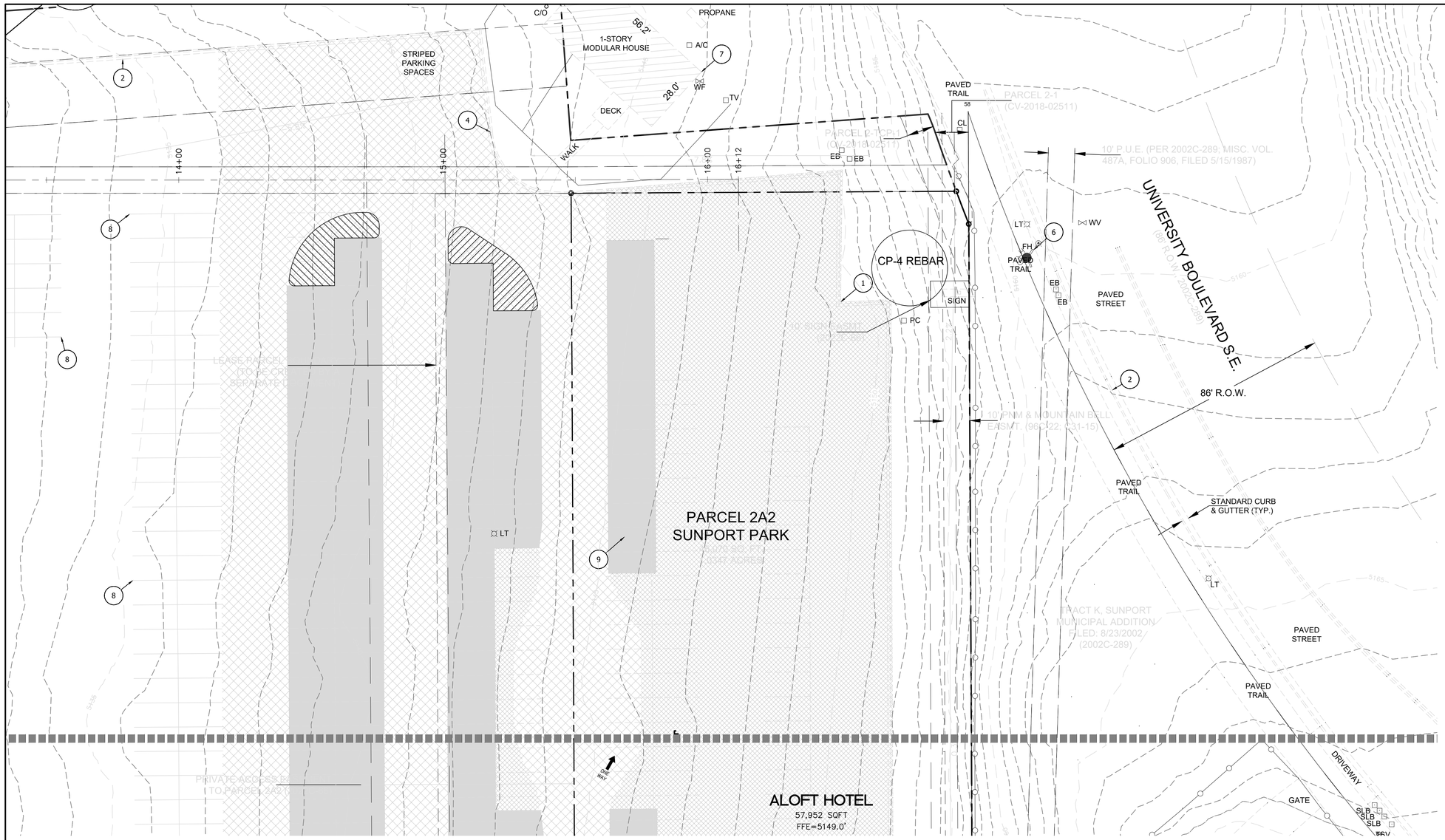
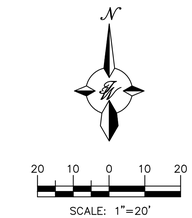
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM DEMOLITION PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 06 JOB # 2021133





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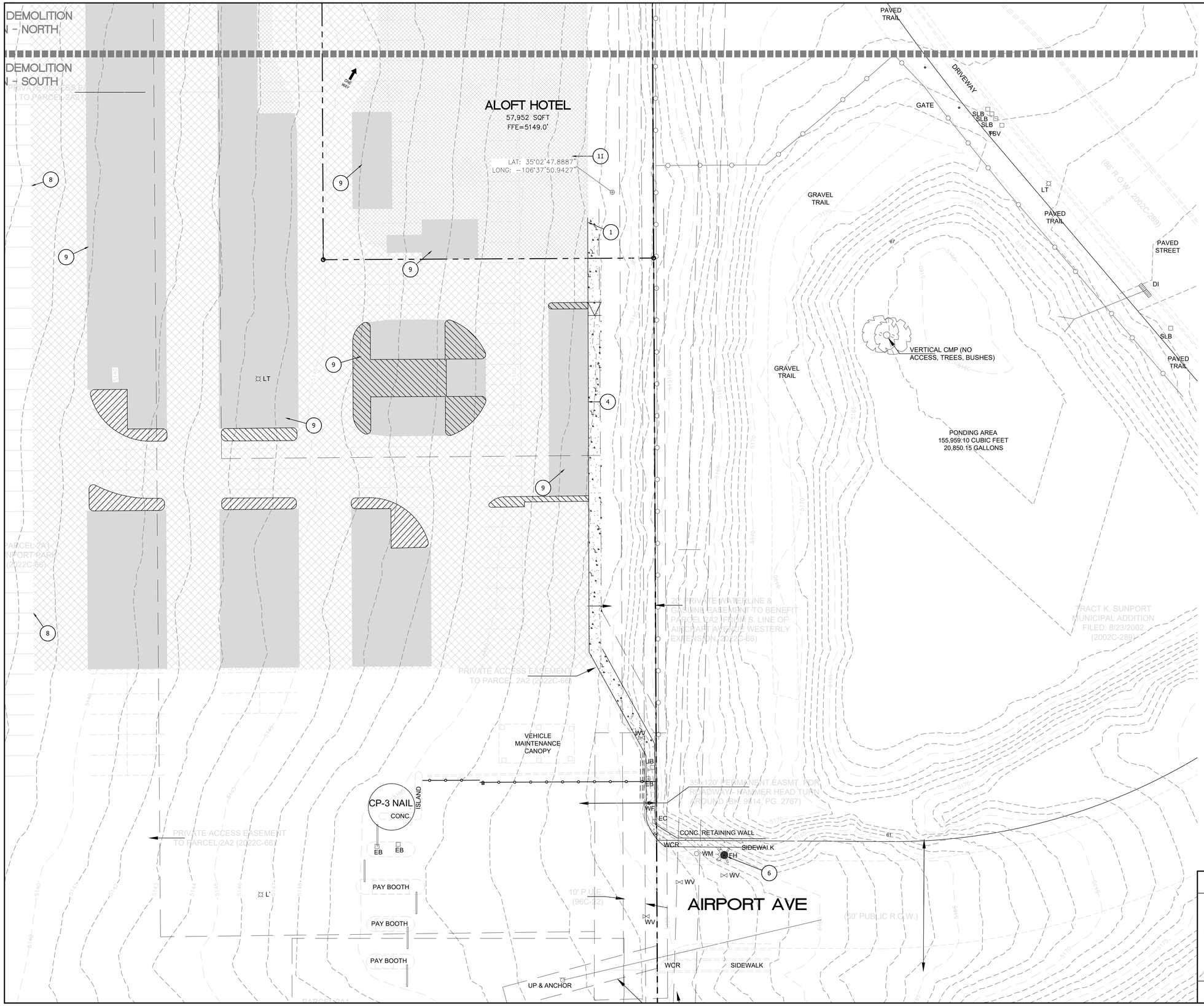
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

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



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

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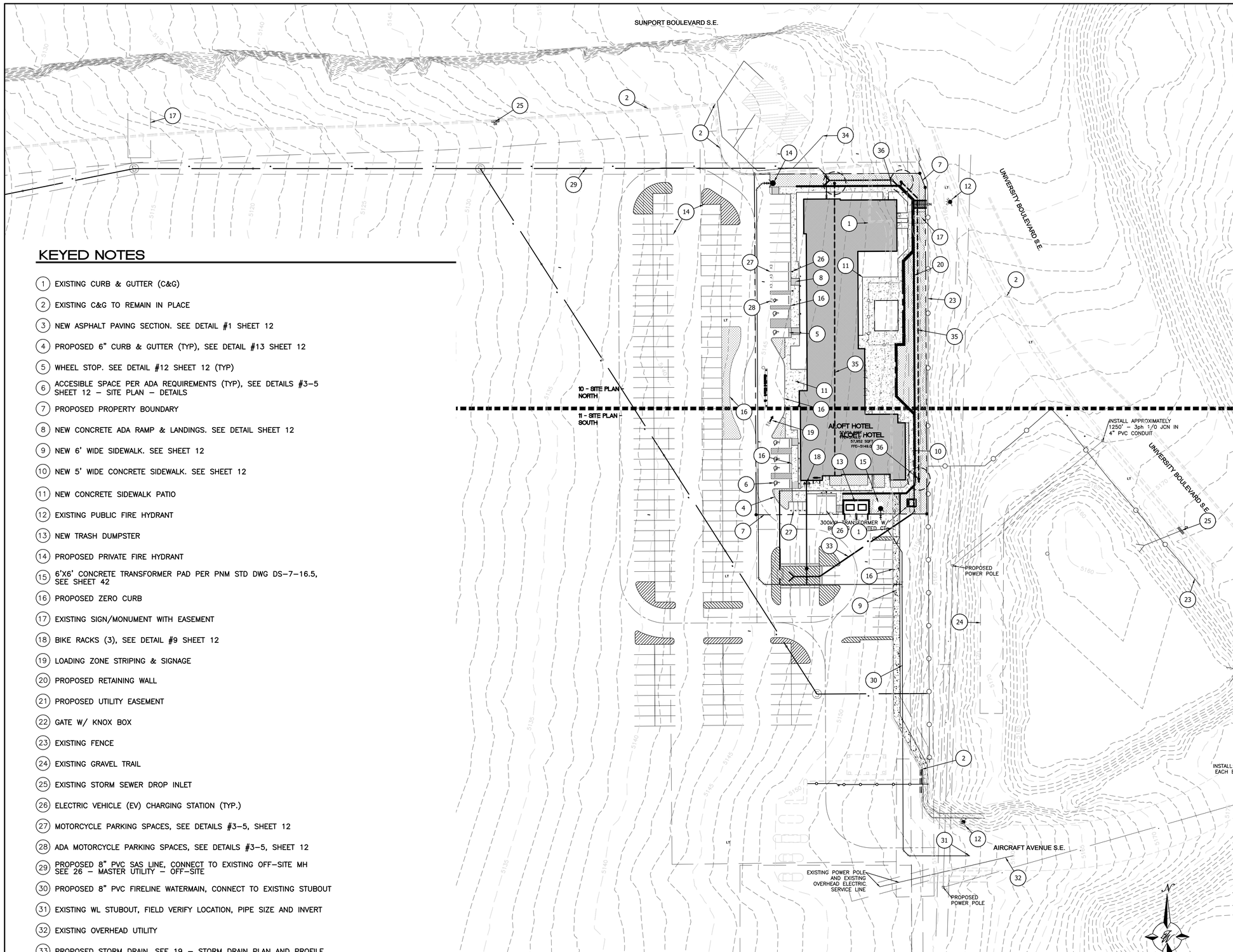
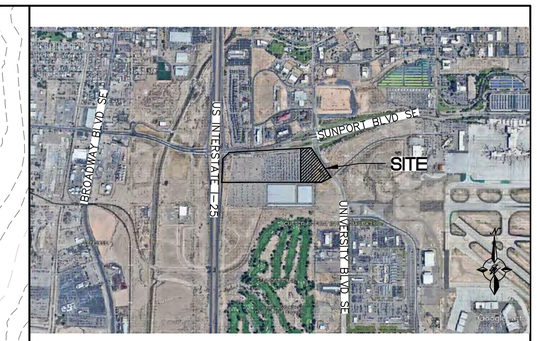
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	



KEYED NOTES

1. EXISTING CURB & GUTTER (C&G)
2. EXISTING C&G TO REMAIN IN PLACE
3. NEW ASPHALT PAVING SECTION. SEE DETAIL #1 SHEET 12
4. PROPOSED 6" CURB & GUTTER (TYP), SEE DETAIL #13 SHEET 12
5. WHEEL STOP. SEE DETAIL #12 SHEET 12 (TYP)
6. ACCESIBLE SPACE PER ADA REQUIREMENTS (TYP), SEE DETAILS #3–5 SHEET 12 – SITE PLAN – DETAILS
7. PROPOSED PROPERTY BOUNDARY
8. NEW CONCRETE ADA RAMP & LANDINGS. SEE DETAIL SHEET 12
9. NEW 6' WIDE SIDEWALK. SEE SHEET 12
10. NEW 5' WIDE CONCRETE SIDEWALK. SEE SHEET 12
11. NEW CONCRETE SIDEWALK PATIO
12. EXISTING PUBLIC FIRE HYDRANT
13. NEW TRASH DUMPSTER
14. PROPOSED PRIVATE FIRE HYDRANT
15. 6'X6' CONCRETE TRANSFORMER PAD PER PNM STD DWG DS–7–16.5, SEE SHEET 42
16. PROPOSED ZERO CURB
17. EXISTING SIGN/MONUMENT WITH EASEMENT
18. BIKE RACKS (3), SEE DETAIL #9 SHEET 12
19. LOADING ZONE STRIPING & SIGNAGE
20. PROPOSED RETAINING WALL
21. PROPOSED UTILITY EASEMENT
22. GATE W/ KNOX BOX
23. EXISTING FENCE
24. EXISTING GRAVEL TRAIL
25. EXISTING STORM SEWER DROP INLET
26. ELECTRIC VEHICLE (EV) CHARGING STATION (TYP.)
27. MOTORCYCLE PARKING SPACES, SEE DETAILS #3–5, SHEET 12
28. ADA MOTORCYCLE PARKING SPACES, SEE DETAILS #3–5, SHEET 12
29. PROPOSED 8" PVC SAS LINE, CONNECT TO EXISTING OFF–SITE MH SEE 26 – MASTER UTILITY – OFF–SITE
30. PROPOSED 8" PVC FIRELINE WATERMAIN, CONNECT TO EXISTING STUBOUT
31. EXISTING WL STUBOUT, FIELD VERIFY LOCATION, PIPE SIZE AND INVERT
32. EXISTING OVERHEAD UTILITY
33. PROPOSED STORM DRAIN, SEE 19 – STORM DRAIN PLAN AND PROFILE
34. EXISTING TELECOMMUNICATIONS
35. LANDFILL GAS VENTILATION SYSTEM (LFGVS) PERFORATED PIPE (BURIED), SEE SHEET 44 – LFGVS–PLAN AND SHEET 45 – LFGVS–CONSTRUCTION DETAILS FOR DETAILS
36. LFGVS VENT RISER PIPE, SEE SHEET 45 – LFGVS–CONSTRUCTION DETAILS FOR DETAILS

40 20 0 20 40
SCALE: 1"=40'



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

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT–OF–WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LANDSCAPING
- SETBACK LINE
- RETAINING WALL
- LFGVS VAPOR BARRIER (15,682.20 SF)
- FENCE
- W — PROPOSED WATERLINE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM DRAIN PIPE
- LANDFILL GAS VENTILATION SYSTEM (LFGVS)
- LFGVS PIPE RISER

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: 57,952.00 SQFT
BUILDING SETBACK:
FRONT 20'
REAR 10'
SIDE 10'

NUMBER OF BEDS: 79 BEDS
1 PARKING SPACE PER 2 BEDS = 108 SPACES REQUIRED

PARKING PROVIDED: 111 SPACES
ACCESSIBLE SPACES PROVIDED: 6 SPACES (6 VAN ACCESSIBLE)
(4 MOTORCYCLE)
(6 ELECTRICAL VEHICLE)
TOTAL 111 SPACES

LANDSCAPE REQUIRED: 10% OF LOT AREA = 4,507.0 SF
LANDSCAPE PROVIDED: 10,991.1 SF

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01/06/2026
RONALD R. BOHANNAN P.E. #7868

ALOFT HOTEL ALBUQUERQUE, NM

SITE PLAN

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

DRAWN BY MR
DATE 01/06/2026
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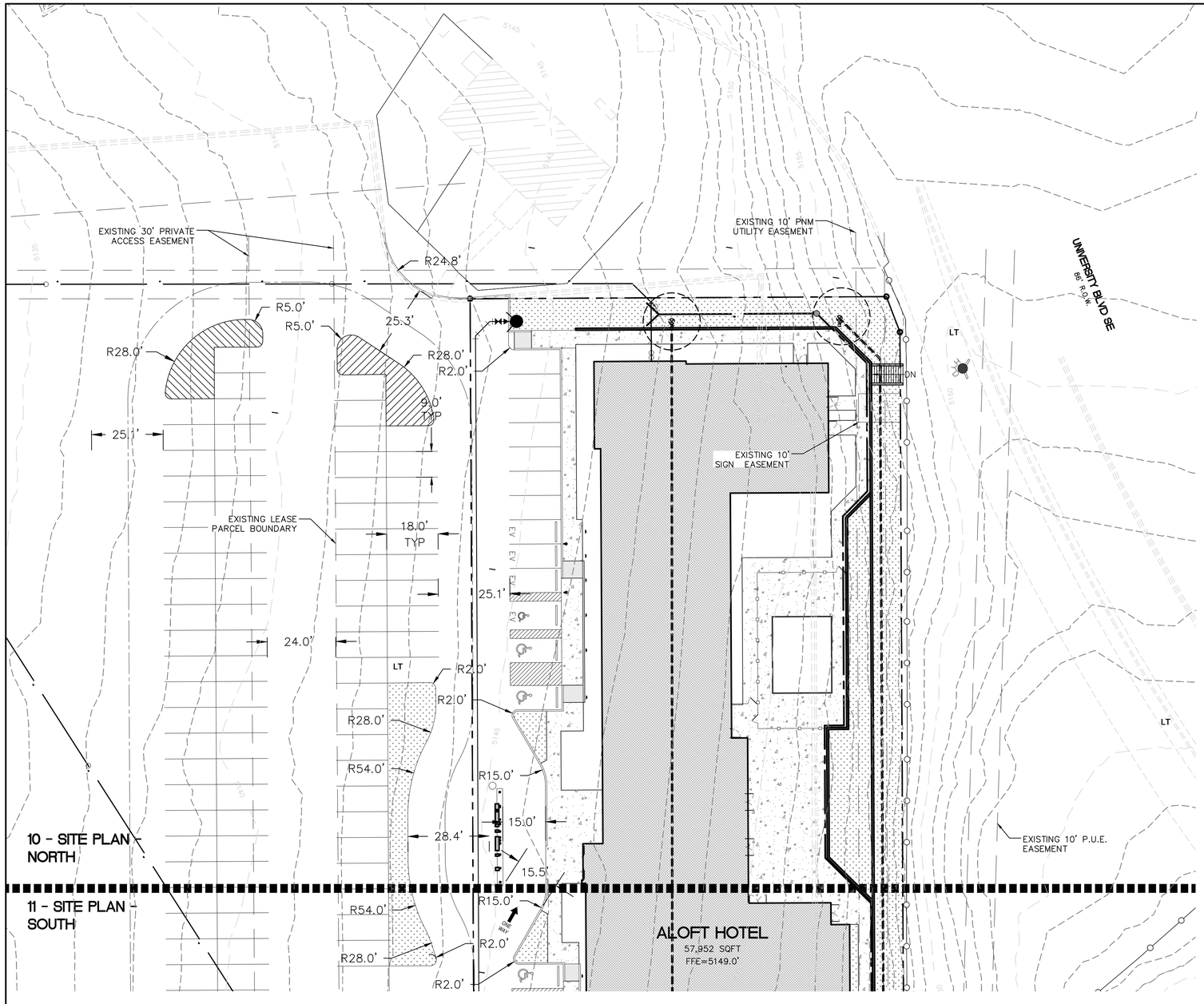

LEGEND

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- 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: 57,952.00 SQFT

BUILDING SETBACK:

FRONT	20'
REAR	10'
SIDE	10'

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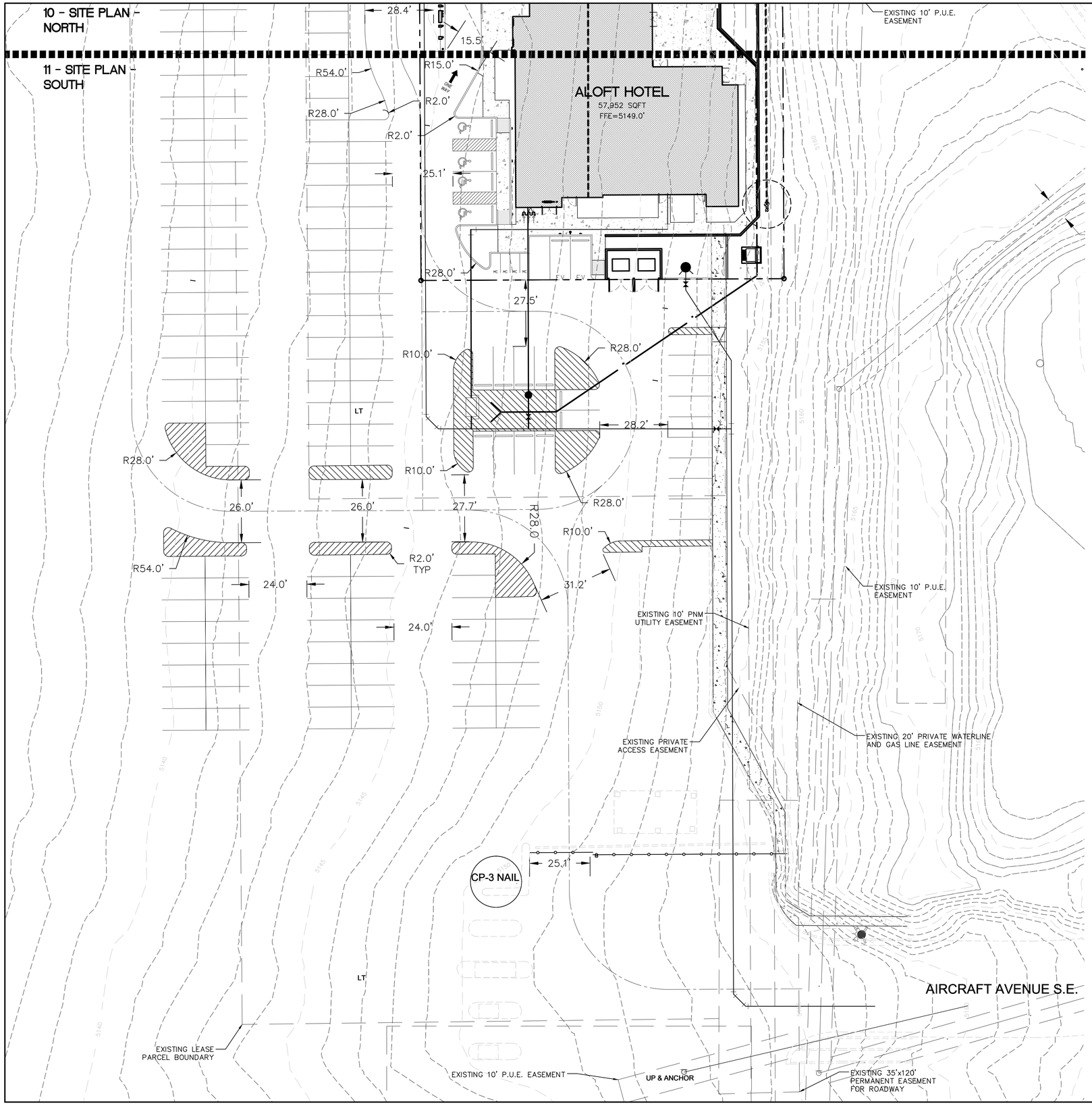

LEGEND

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- 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: 57,952.00 SQFT

BUILDING SETBACK:

FRONT	20'
REAR	10'
SIDE	10'

NUMBER OF BEDS: 79 BEDS
1 PARKING SPACE PER 2 BEDS = 108 SPACES REQUIRED

PARKING PROVIDED: 111 SPACES
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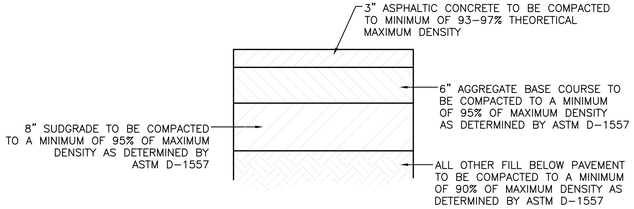
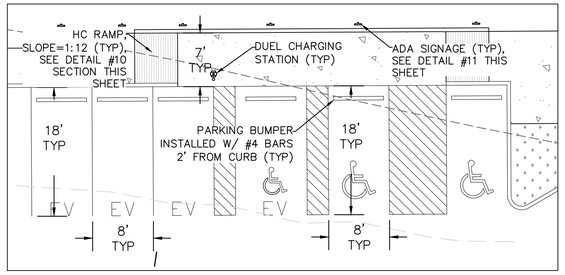
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM SITE PLAN - SOUTH	DRAWN BY MR DATE 01/06/2026 SHEET # 11 JOB # 2021133
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	



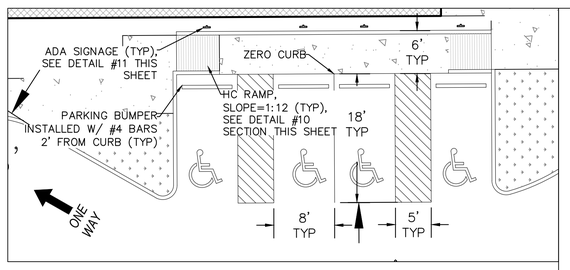
1 - AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION

NTS



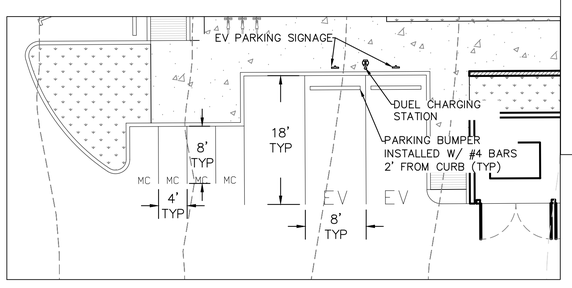
3 - ADA AND EV PARKING DETAIL

NTS



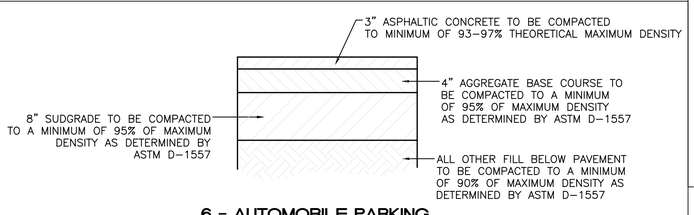
4 - ADA AND EV PARKING DETAIL

NTS



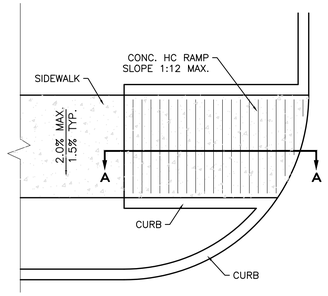
5 - ADA AND MOTORCYCLE PARKING

NTS

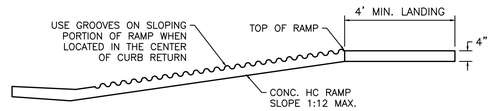


6 - AUTOMOBILE PARKING TYPICAL PAVING SECTION

NTS



PLAN



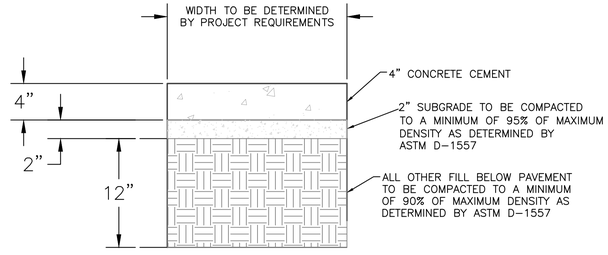
SECTION A-A

2 - UNIDIRECTIONAL HC RAMP

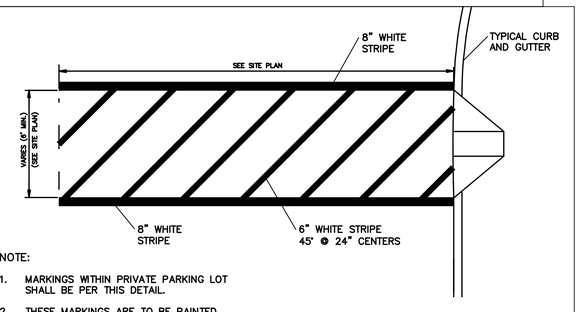
SCALE: NTS

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.



7 - CONCRETE SIDEWALK SECTION

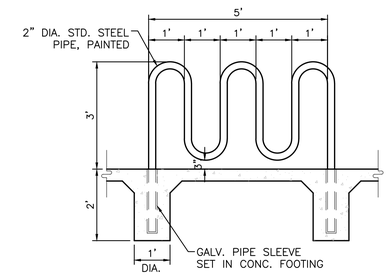


NOTE:

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

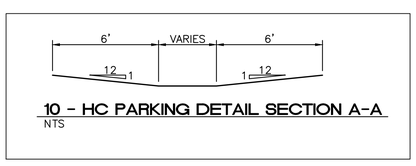
8 - CROSSWALK/PED. CROSSING

NTS



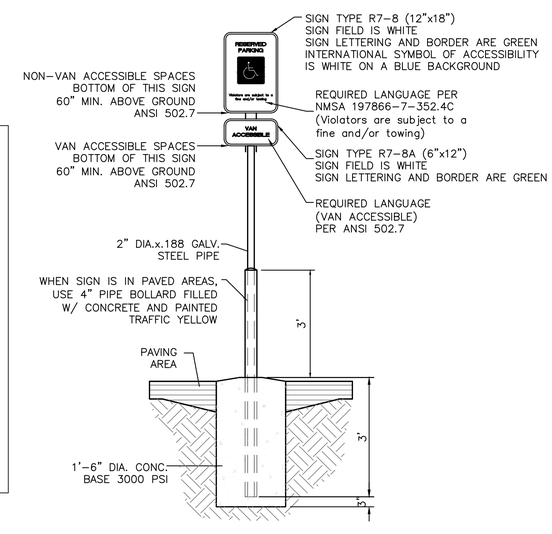
9 - BIKE RACK DETAIL

SCALE: NTS



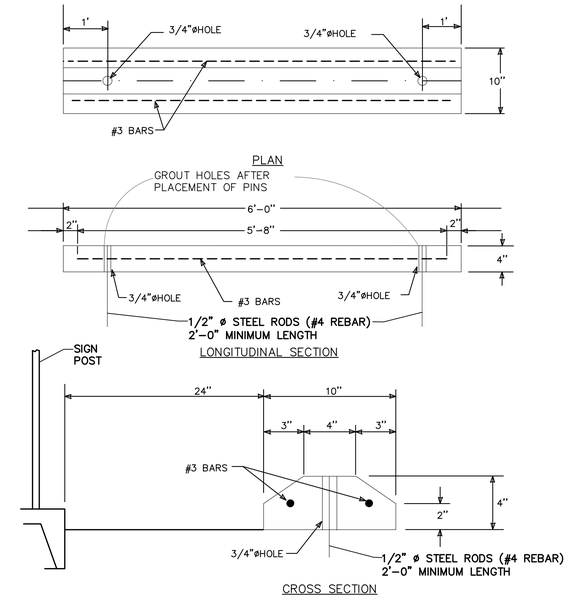
10 - HC PARKING DETAIL SECTION A-A

NTS



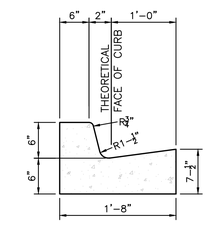
11 - ACCESSIBLE PARKING SIGN

NTS



12 - WHEEL STOP

NTS



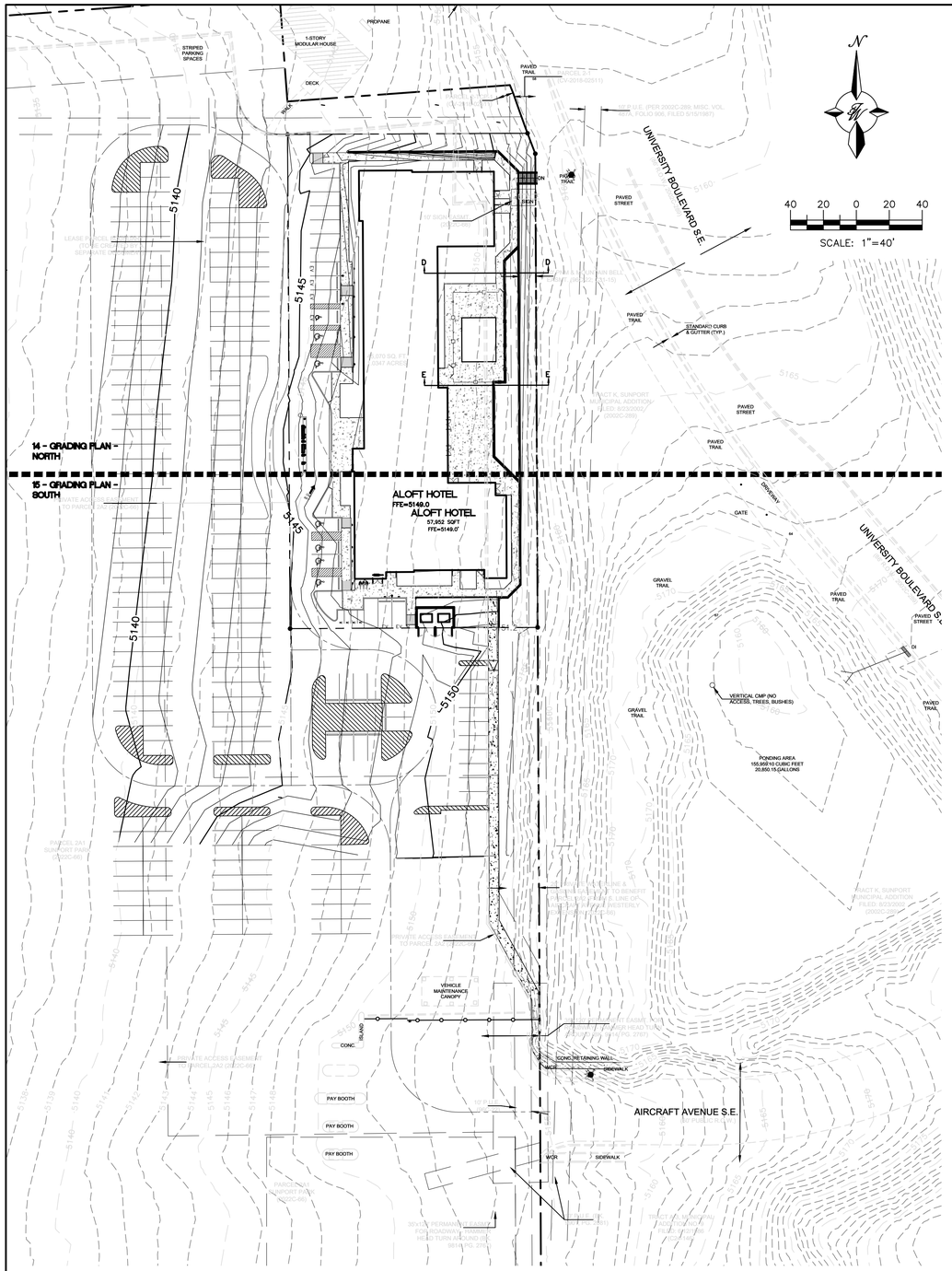
CURB GENERAL NOTES:

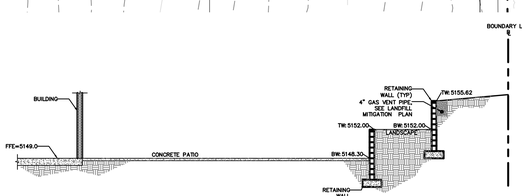
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER COA STD SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER 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

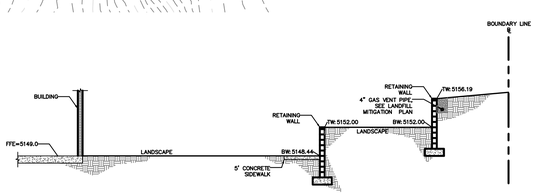
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM SITE PLAN - DETAILS TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 12 JOB # 2021133





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:
HydroTrans #: M15D057

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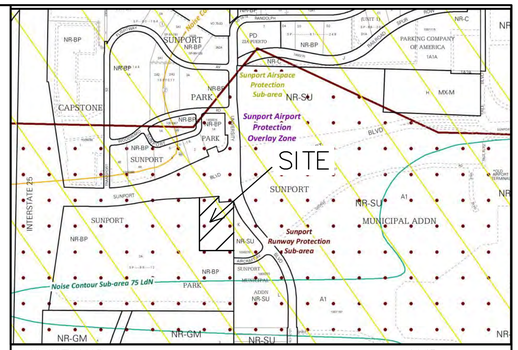
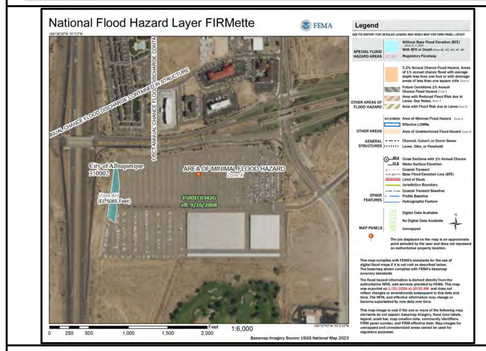


VICINITY MAP: M-15-Z



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.

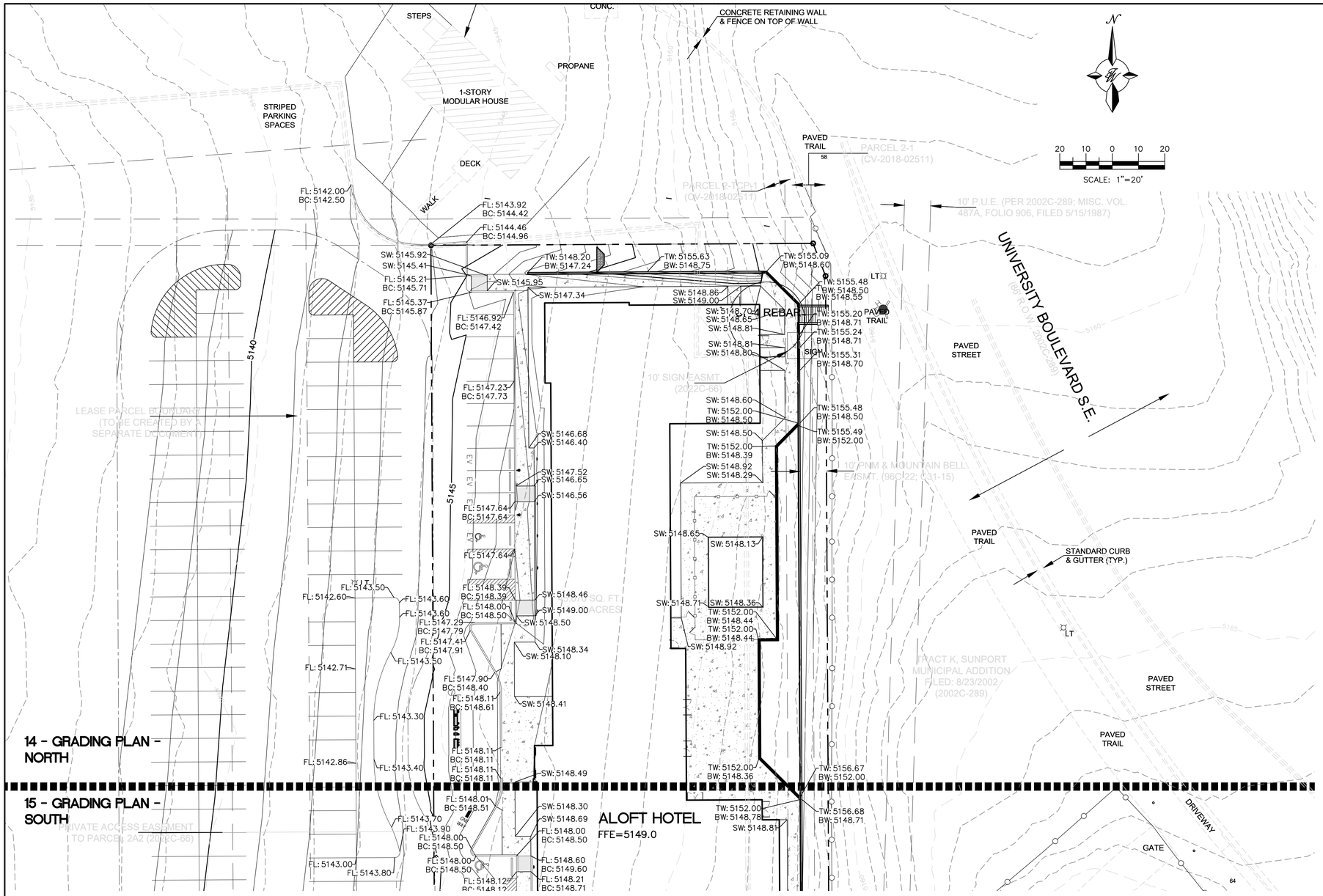
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN P.E. #7868

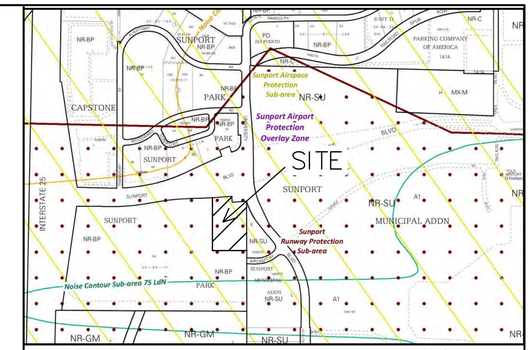
ALOFT HOTEL
ALBUQUERQUE, NM

GRADING PLAN

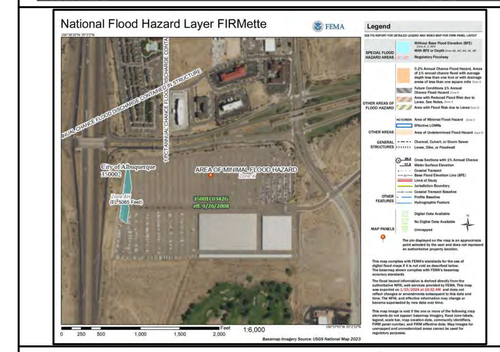
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858–3100

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





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
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- TRENCH DRAIN GRATE
- X 5140.00 — PROPOSED SPOT ELEVATION

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City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE 1/29/2026
BY:
HydroTrans # M15D057
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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	DRAWN BY MR DATE 01/06/2026 SHEET # 14
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 2021133

14 - GRADING PLAN - NORTH

15 - GRADING PLAN - SOUTH

ALOFT HOTEL
FFE=5149.0

SCALE: 1"=20'

UNIVERSITY BOULEVARD

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

PONDING AREA
155,959.10 CUBIC FEET
20,850.15 GALLONS

VERTICAL CMP (NO ACCESS, TREES, BUSHES)

PAVED TRAIL

GRAVEL TRAIL

DRIVEWAY

GATE

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

PARCEL 2A1 SUNPORT PARK (2022C-66)

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

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

VEHICLE MAINTENANCE CANOPY

CP-3 NAIL
CONC. ISLAND

PAY BOOTH

PAY BOOTH

PAY BOOTH

CONC. RETAINING WALL

SIDEWALK

WCR

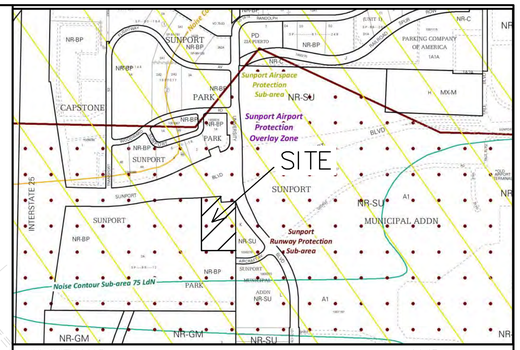
10' P.U.E. (96C-72)

35X120' PERMANENT EASMT. FOR ROADWAY- HAMMER HEAD TURN AROUND (BK. 9414, PG. 2767)

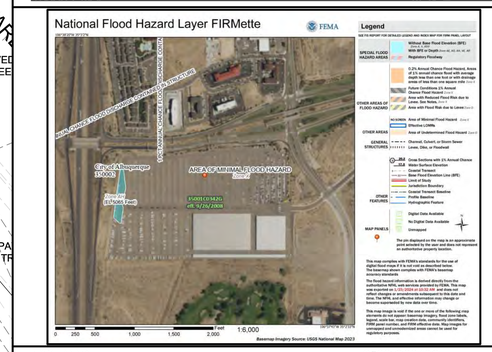
SD HEADWALL OUTLET W/ CONCRETE APRON STA: 4+95.40 RIM EL=5142.61

SD TRANSITION FROM TRENCH TO 4" DUCTILE IRON PIPE STA: 3+48.05 INV EL: 5147.50

SD DROP INLET STA: 4+72.70 RIM EL=5150.14



VICINITY MAP: M-15-Z



FIRM MAP: 35001C0342G

LEGEND

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City of Albuquerque
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HYDROLOGY SECTION
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DATE: 1/29/2026
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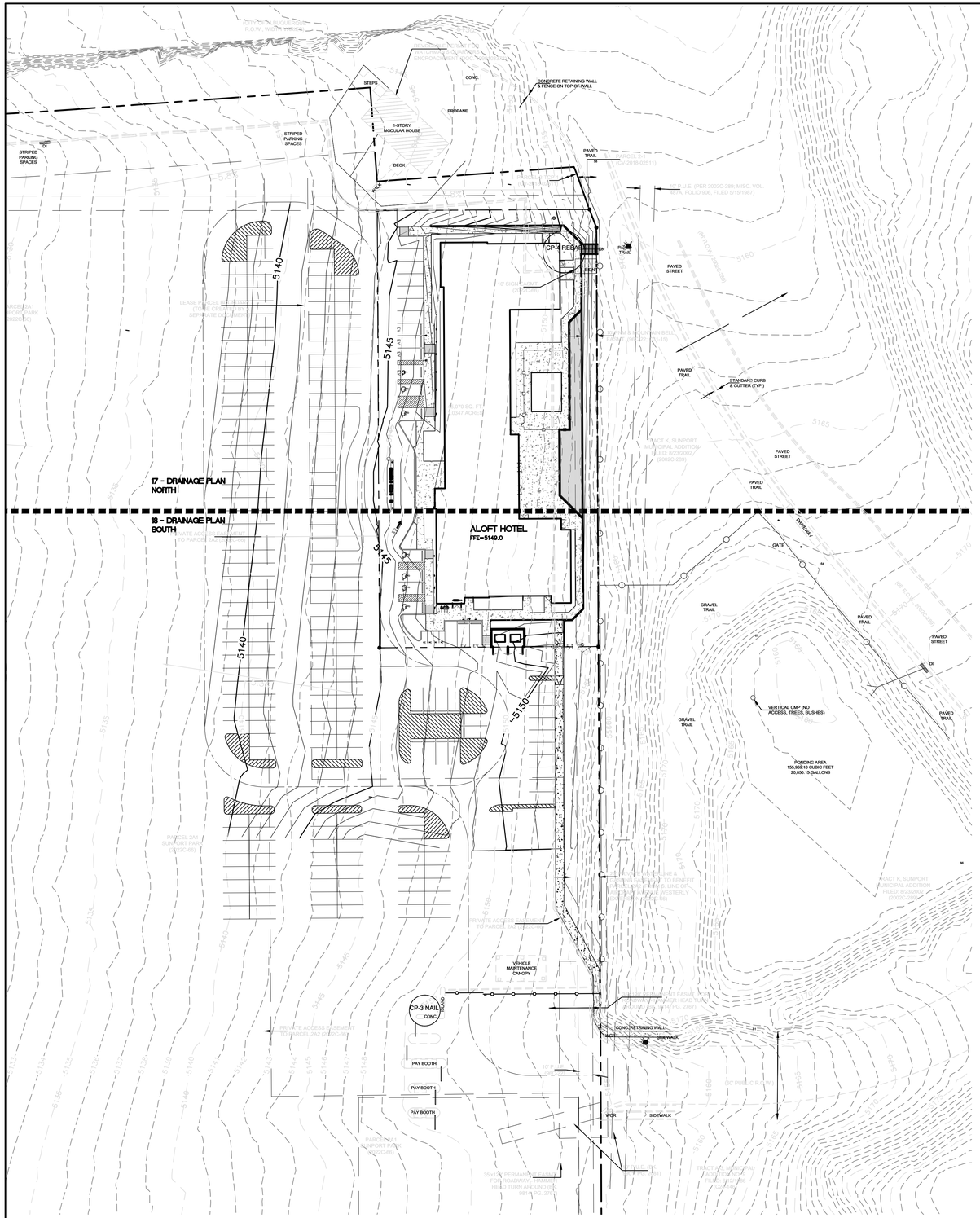
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 15 JOB # 2021133



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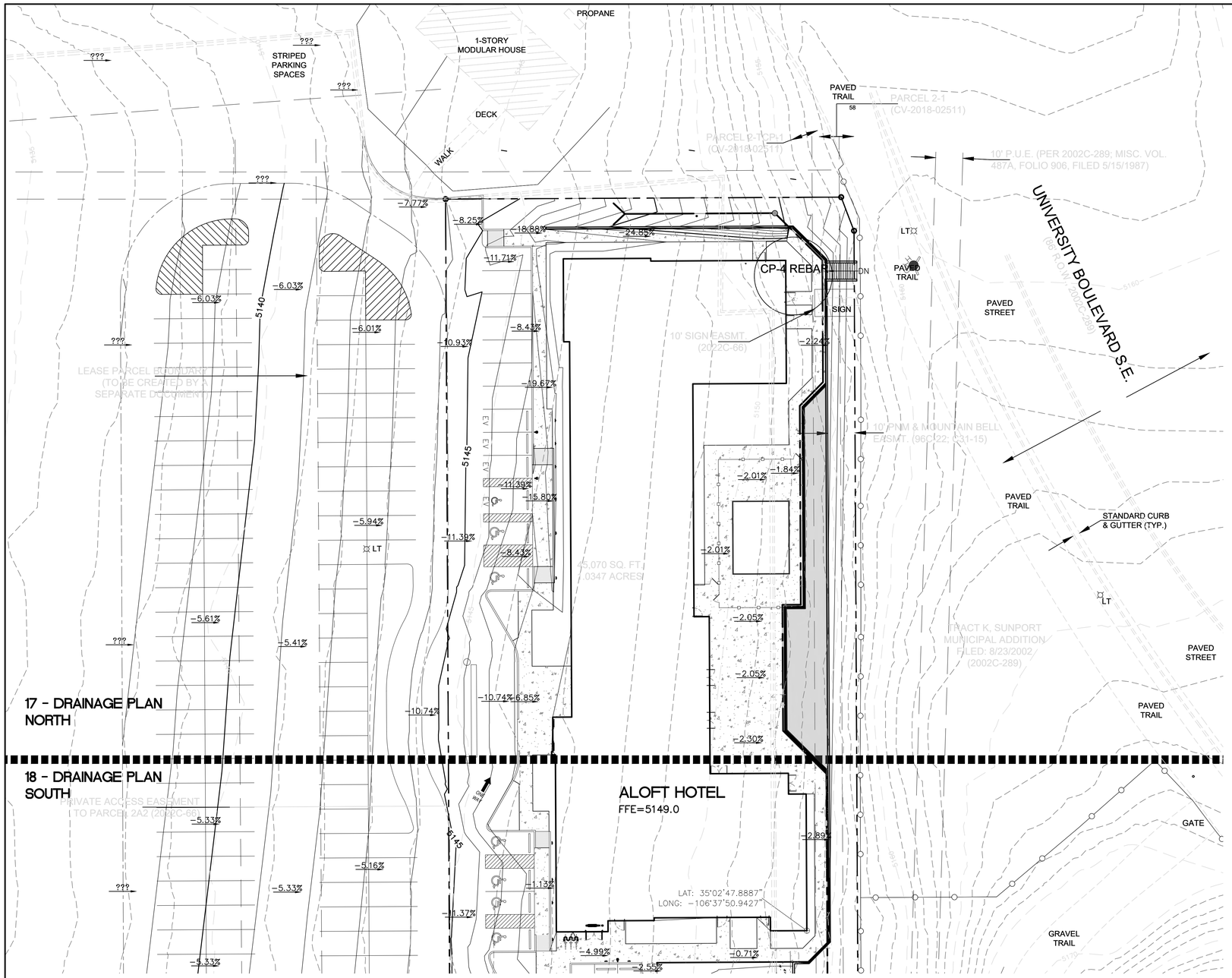
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

ENGINEER'S SEAL	ALOFT HOTEL ALBUQUERQUE, NM	DRAWN BY MR
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	DRAINAGE PLAN	DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 16
		JOB # 2021133



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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.

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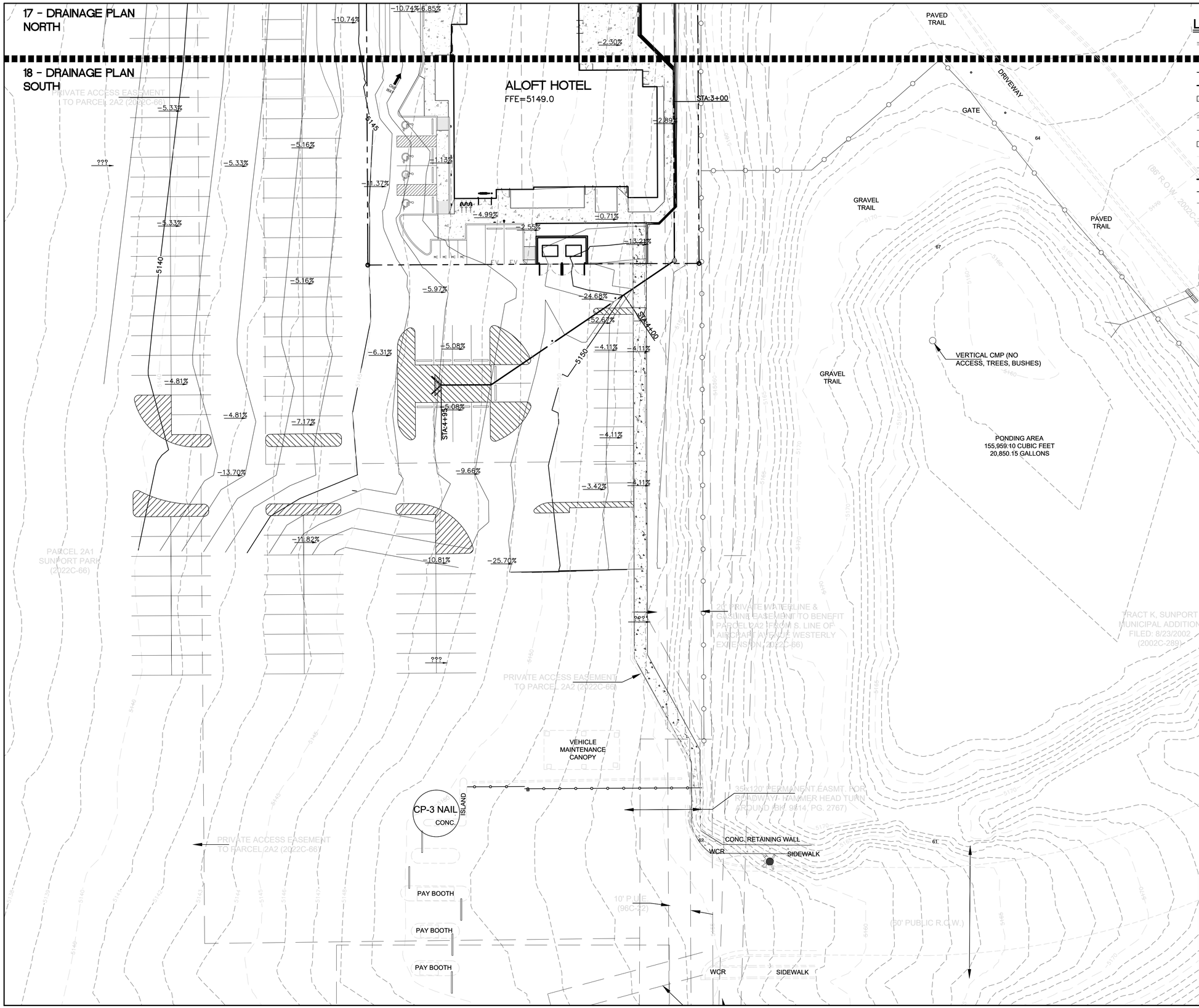
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM DRAINAGE PLAN NORTH	DRAWN BY MR DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 17 JOB # 2021133



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

20 10 0 10 20

SCALE: 1"=20'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 1/29/2026
BY: [signature]
HydroTrans #: M15D057

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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
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 18 JOB # 2021133

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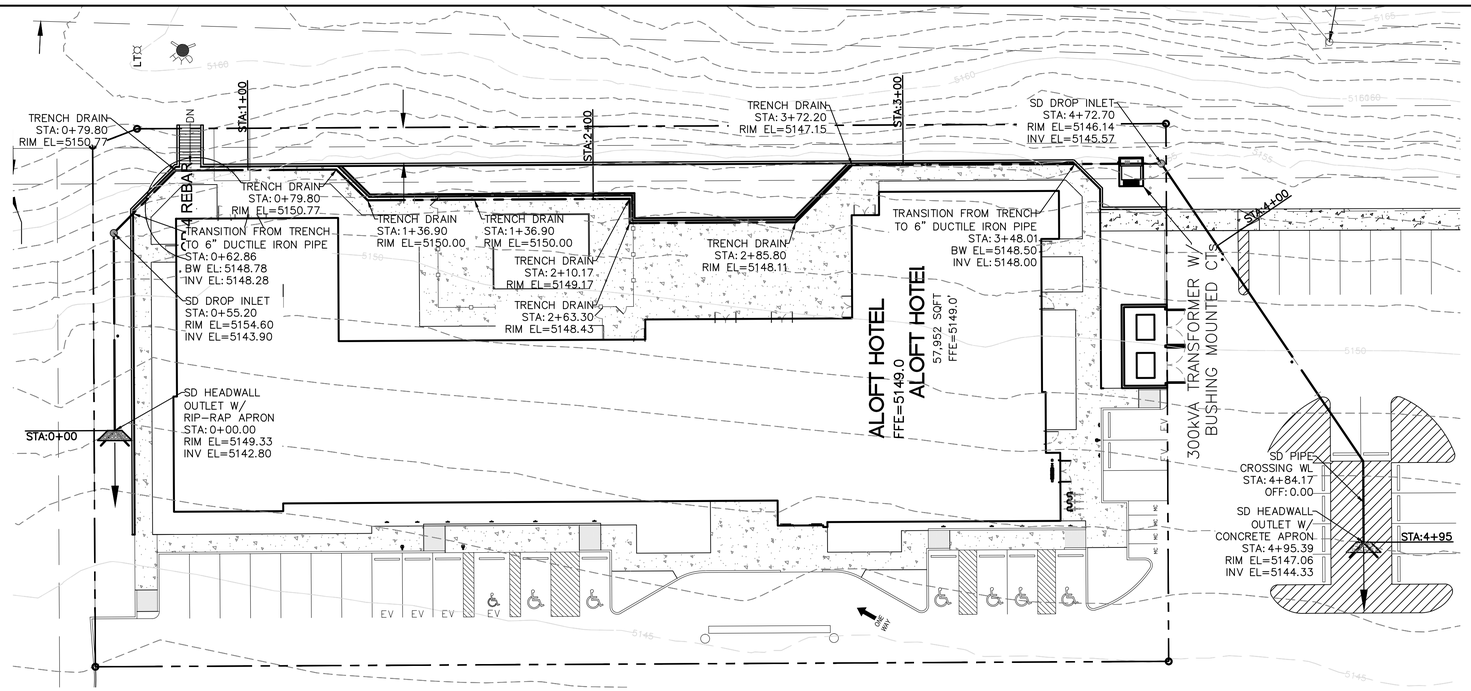


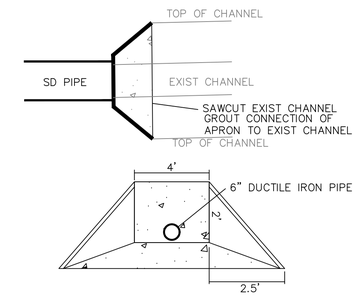
STORM DRAIN PLAN DETAIL

1"=20'

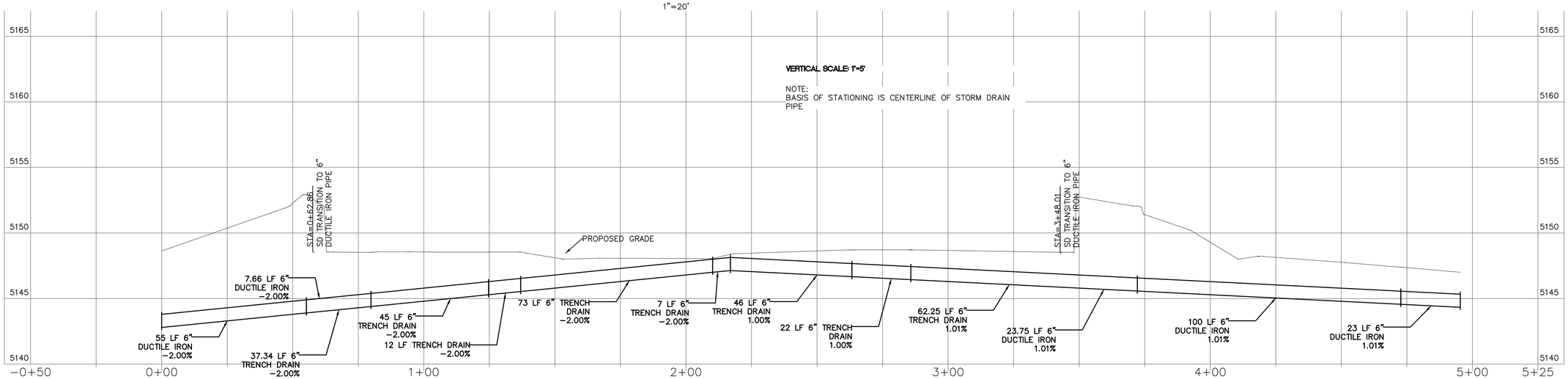
LEGEND

- 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.

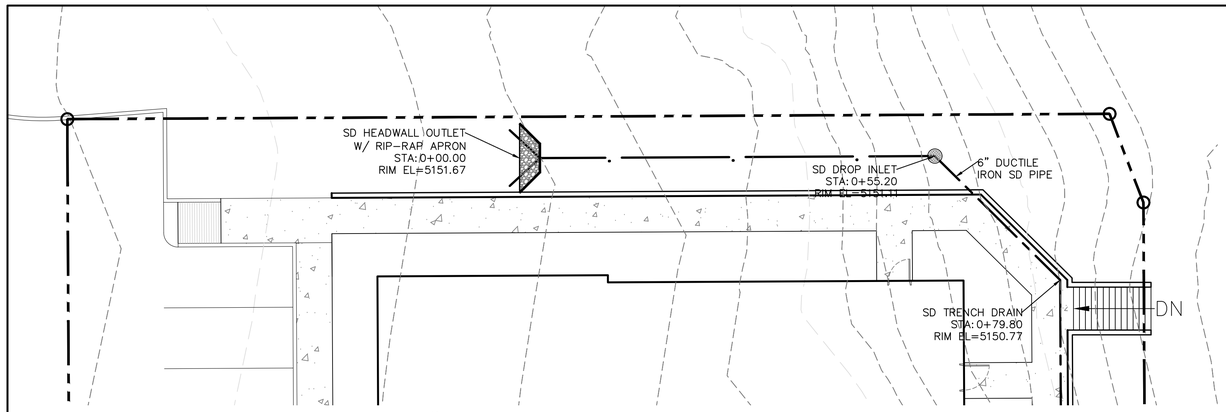
ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER
01/06/2026
RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

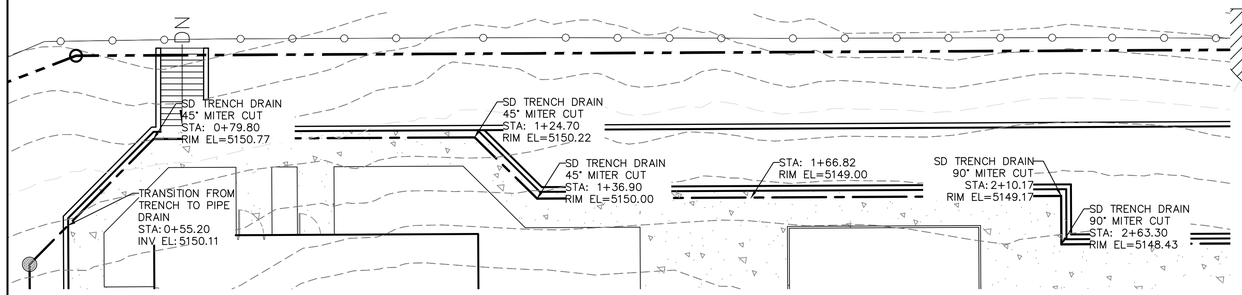
STORM DRAIN PLAN AND PROFILE

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

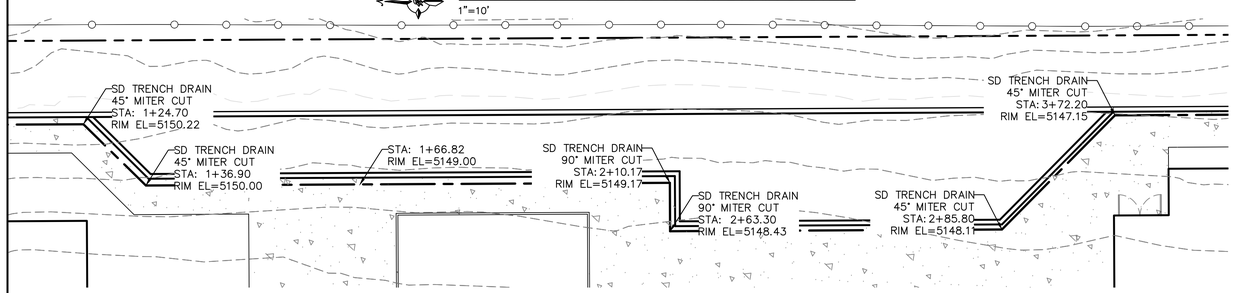
DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 19
JOB #: 2021133



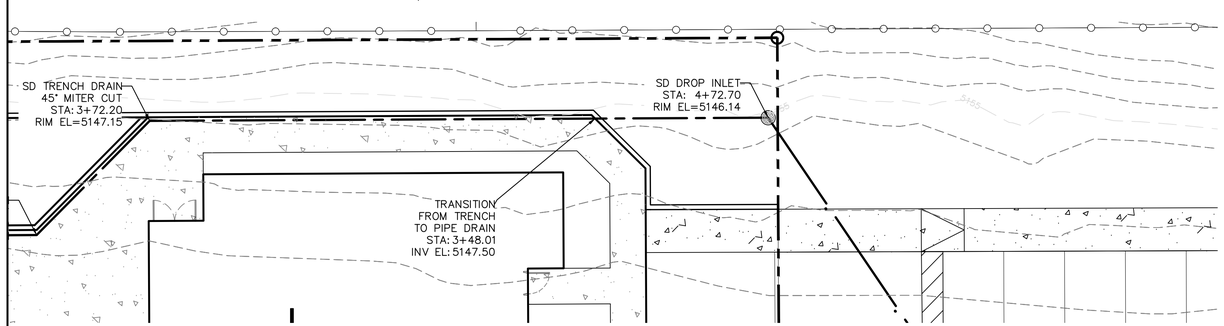
DETAIL A-A - ON-SITE STORM DRAIN SYSTEM
1"=10'



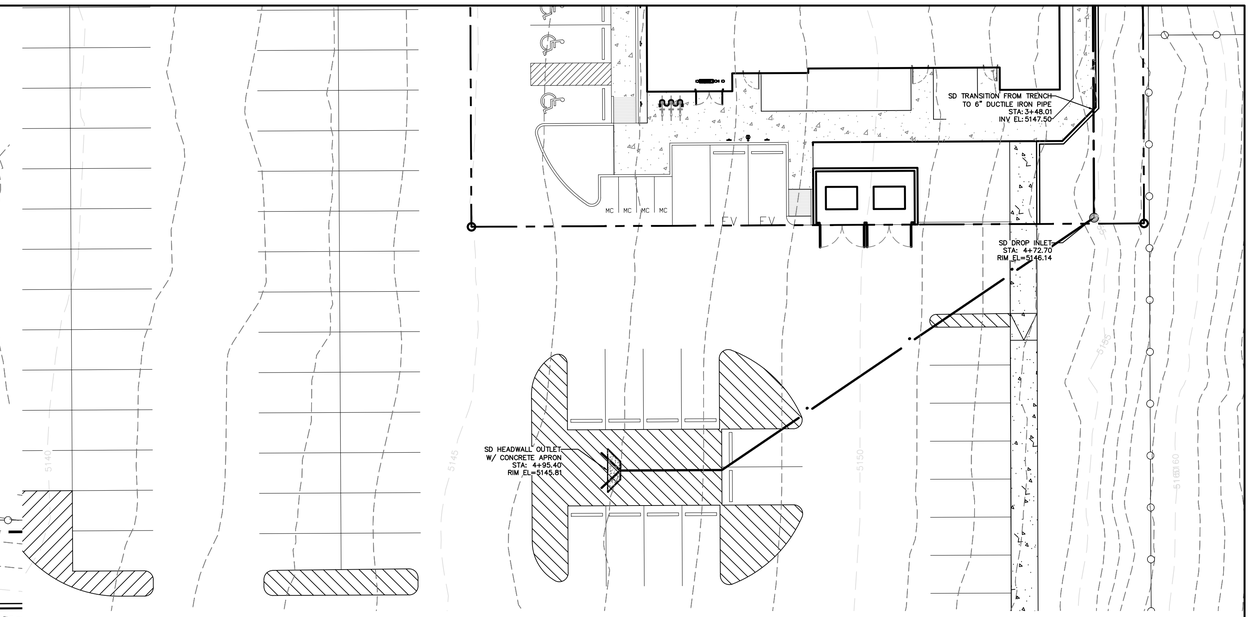
DETAIL B-B - ON-SITE STORM DRAIN SYSTEM
1"=10'



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



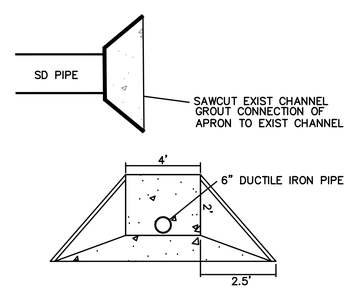
DETAIL D-D - ON-SITE STORM DRAIN SYSTEM
1"=10'



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
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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

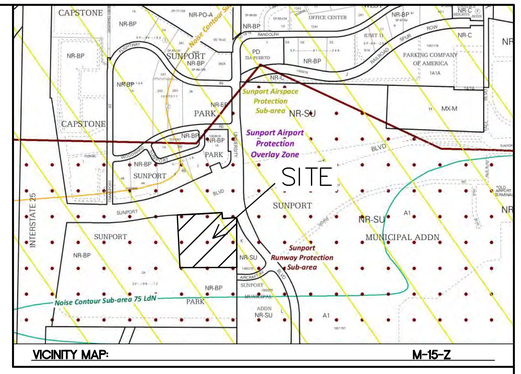
EROSION DETAILS

- 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)
- ECL — PERMANENT EROSION CONTROL LINING
- SB — TEMPORARY SEDIMENT BASIN

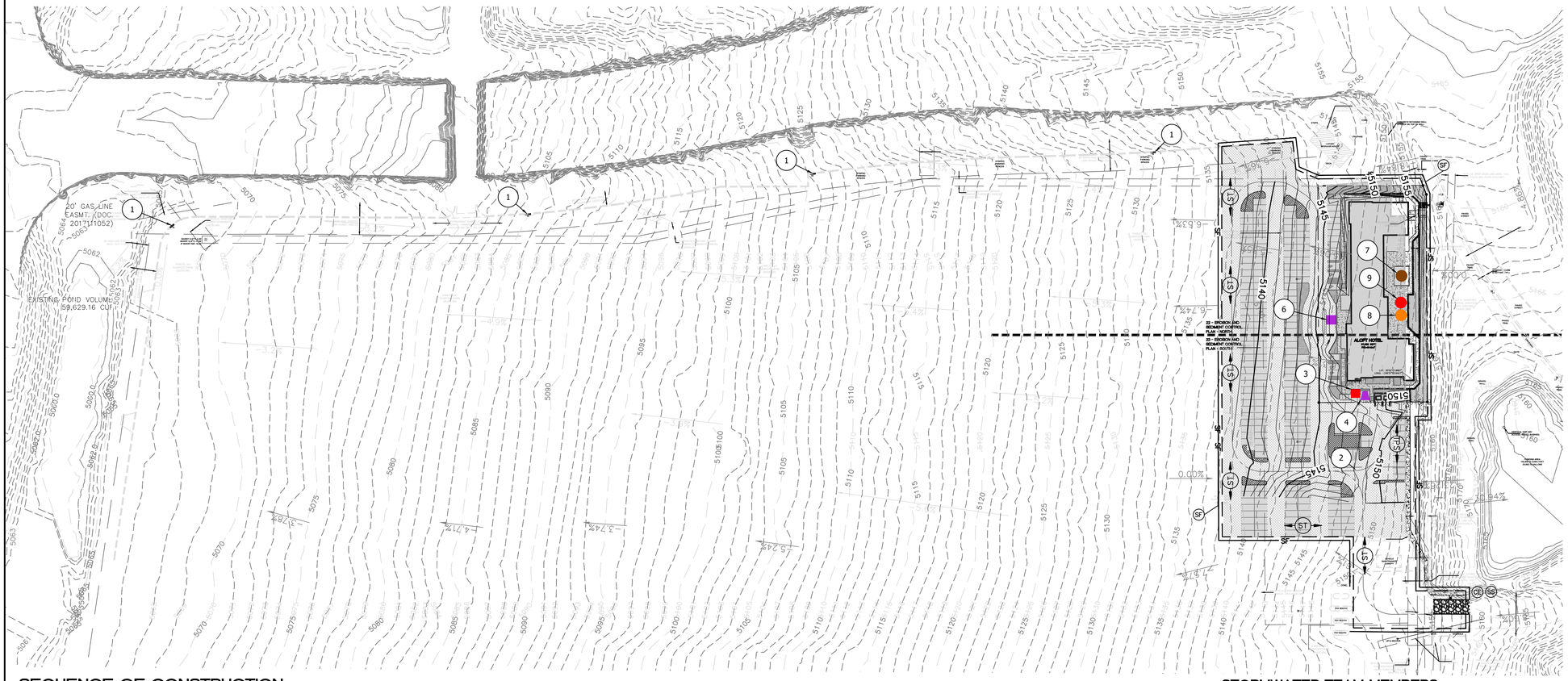
N

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 _____

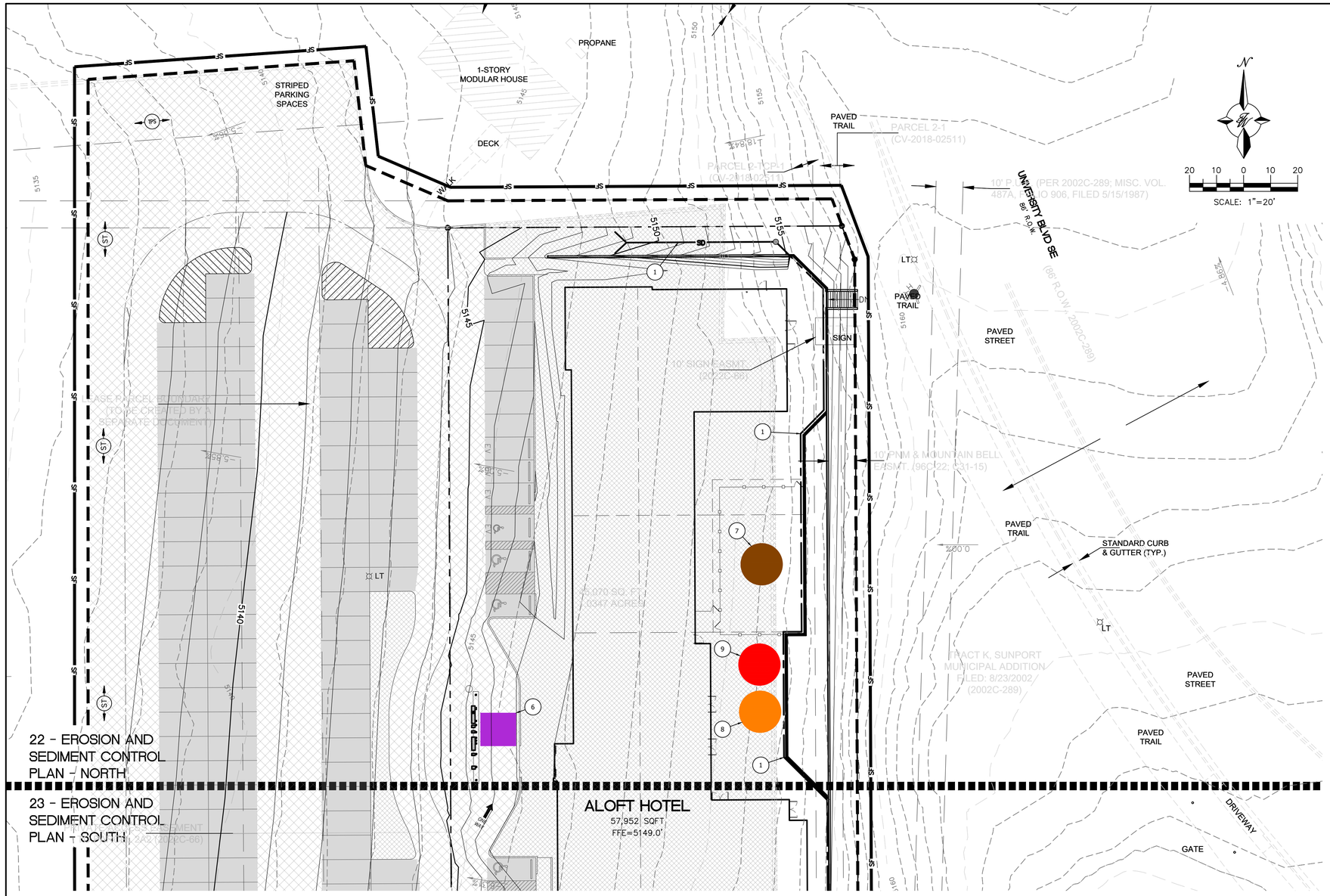
OPERATOR 3 NAME _____
PHONE _____
EMAIL _____

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



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 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
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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

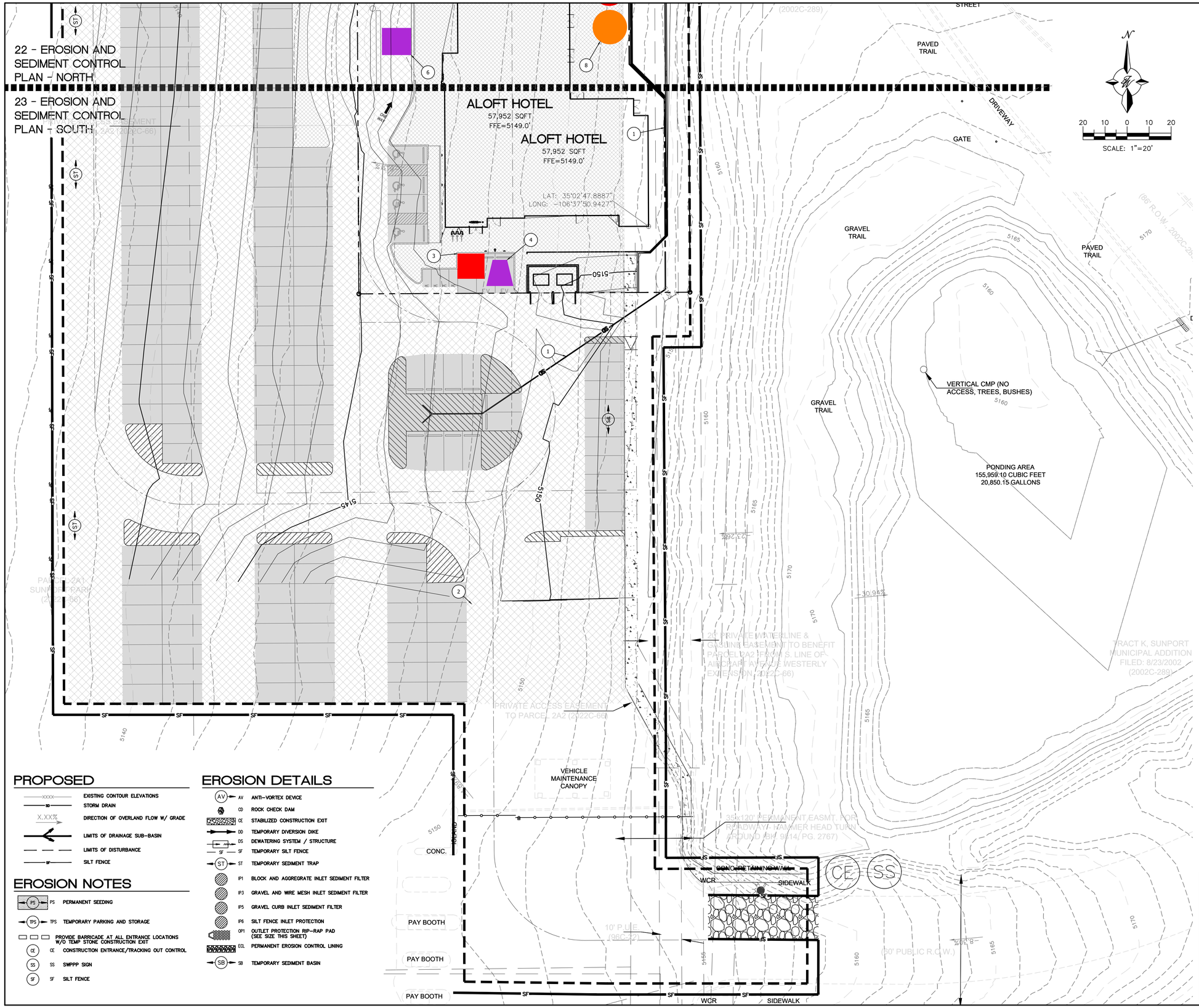
EROSION NOTES

- 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



LEGEND

- 6" HEADER CURB
- BOUNDARY LINE
- EASEMENT
- ACCESS CENTERLINE
- BUILDING
- EXISTING CURB & GUTTER
- STABILIZED CONSTRUCTION EXIT
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- 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

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

EROSION NOTES

- PS — PERMANENT SEEDING
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ENGINEER'S SEAL	ALOFT HOTEL ALBUQUERQUE, NM EROSION AND SEDIMENT CONTROL PLAN - SOUTH	DRAWN BY MR DATE 01/06/2026
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	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 stabilization 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: _____

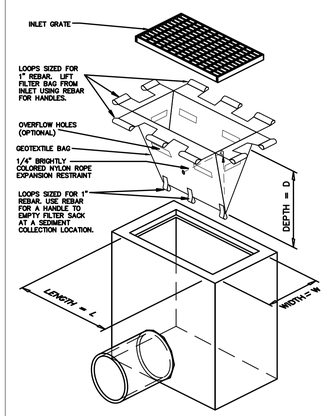
Name (please print): _____ Title: _____

Signature: _____ Date: _____

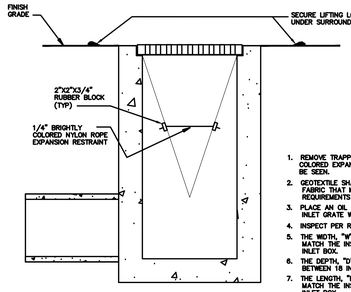
Storm Water Pollution Prevention Plan measures that your company is responsible for performing:

_____
_____
_____
_____

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.

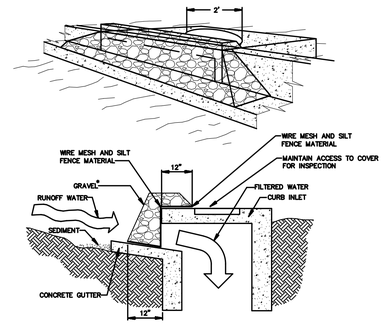
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	600 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
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) (IP10)

N.T.S.

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

FILTER SACK | 11/01/07



SPECIFIC APPLICATION

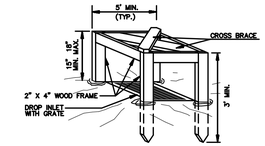
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

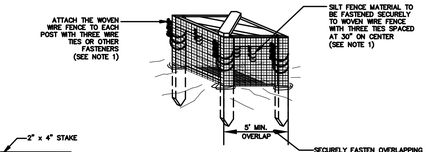
* GRAVEL SHALL BE 3/4"-2" ANGULAR CLEAN STONE

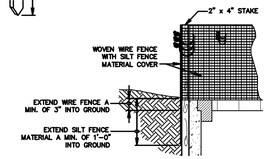
GRAVEL CURB INLET SEDIMENT FILTER (IP5)

N.T.S.

DTGRINSF | 11/01/07







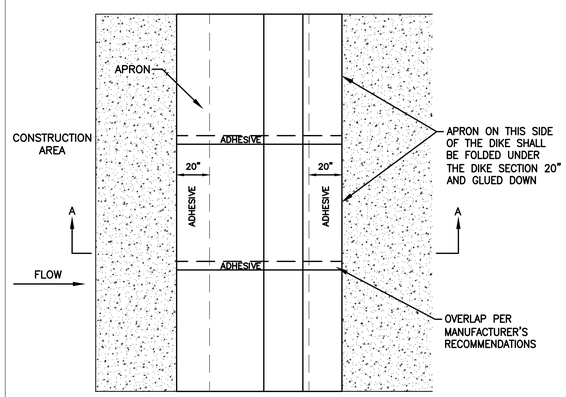
POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

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.

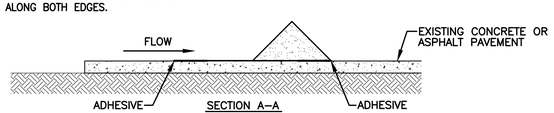
11/02/07 | SF INLET



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.

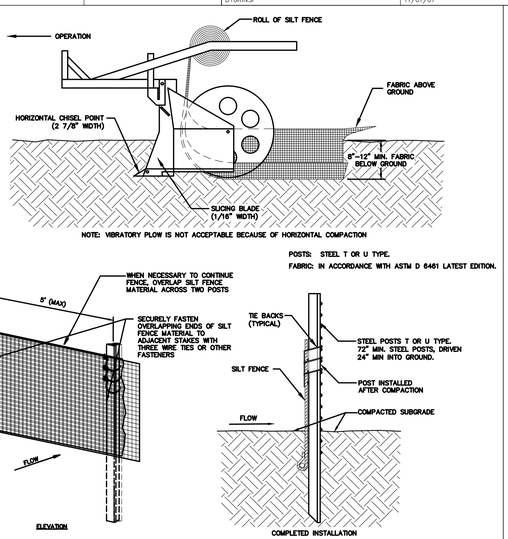


SECTION A-A

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

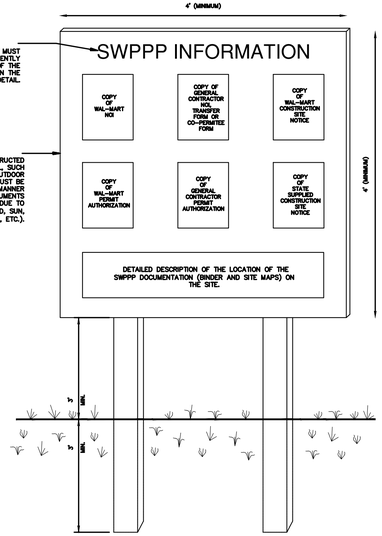
STATIC SLICING SHALL BE USED TO ANCHOR SILT FENCE FABRIC IN ORDER TO NOT USE THE WIRE BACKING.

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



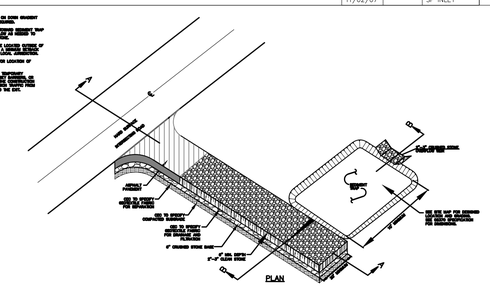
NOTES:
1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT 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.

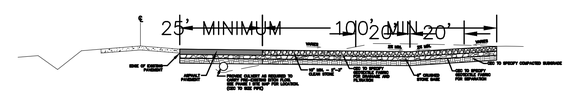
SWPPP INFORMATION SIGN (SS)

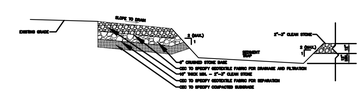
N.T.S.

11/01/07 | SWPPP INFORMATION SIGN

NOTES:
1. THE PAVEMENT THAT IS FURTHER DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. THE TRACK PAD SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT MUDDY WATER FROM ENTERING THE PUBLIC WAY.
3. THE CONTRACTOR SHALL PROVIDE A LOCATION SUITABLE OF THE DISPOSAL OF MATERIALS THAT ARE REMOVED FROM THE TRACK PAD. THE LOCATION SHALL BE APPROVED BY THE OWNER.
4. ALL WORK SHALL BE DONE PER LOCATIONS OF "SUBJECT" WORK.
5. CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES DUE TO THE CONSTRUCTION OF THE TRACK PAD SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE (INCLUDING REPLACEMENT THE ENTIRE SEGMENT OF UTILITY IF NECESSARY).





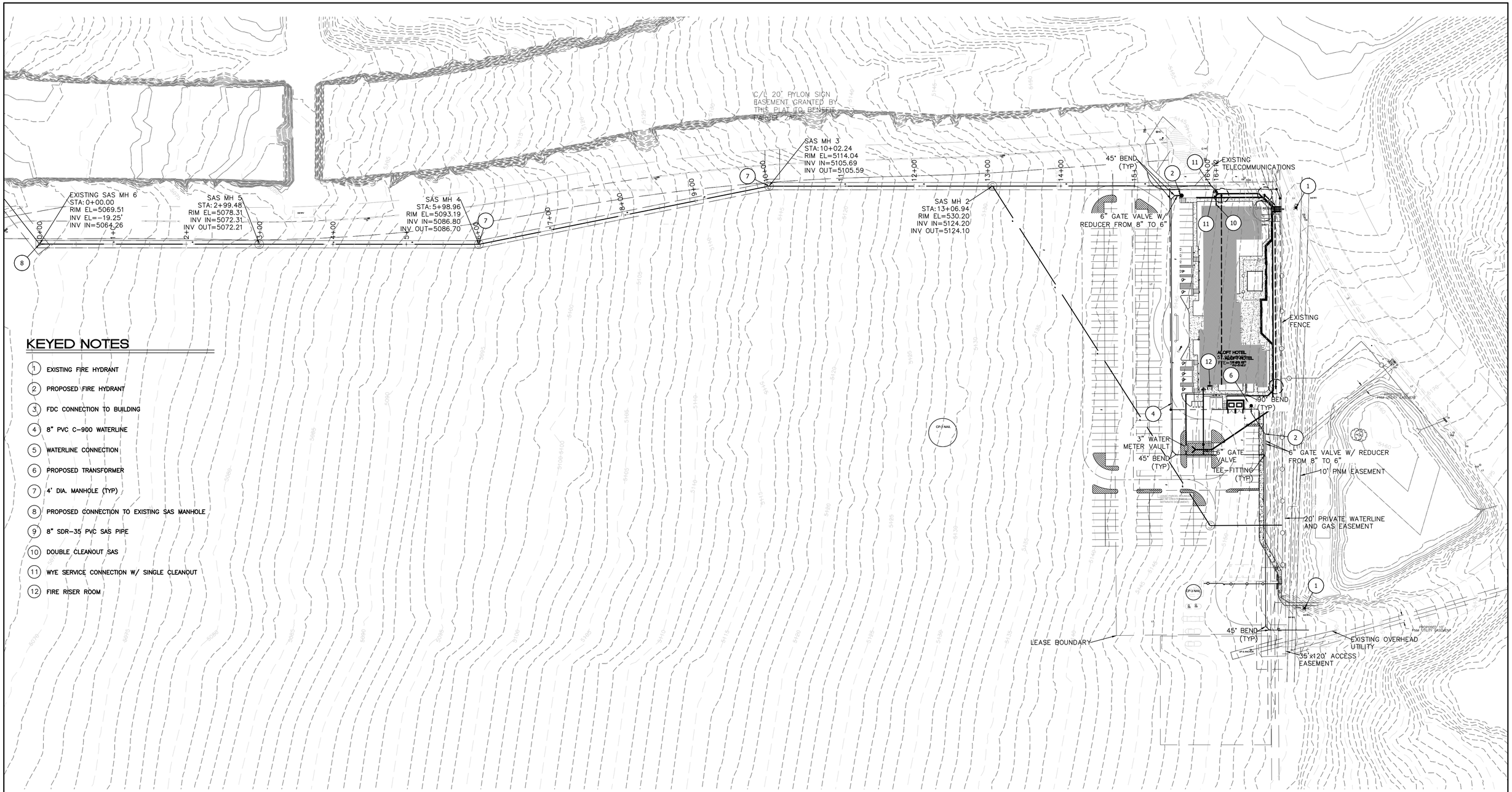


CONSTRUCTION EXIT (CE)

N.T.S.

DTCONCTE | 11/02/07

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



KEYED NOTES

1. EXISTING FIRE HYDRANT
2. PROPOSED FIRE HYDRANT
3. FDC CONNECTION TO BUILDING
4. 8" PVC C-900 WATERLINE
5. WATERLINE CONNECTION
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

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

CAUTION

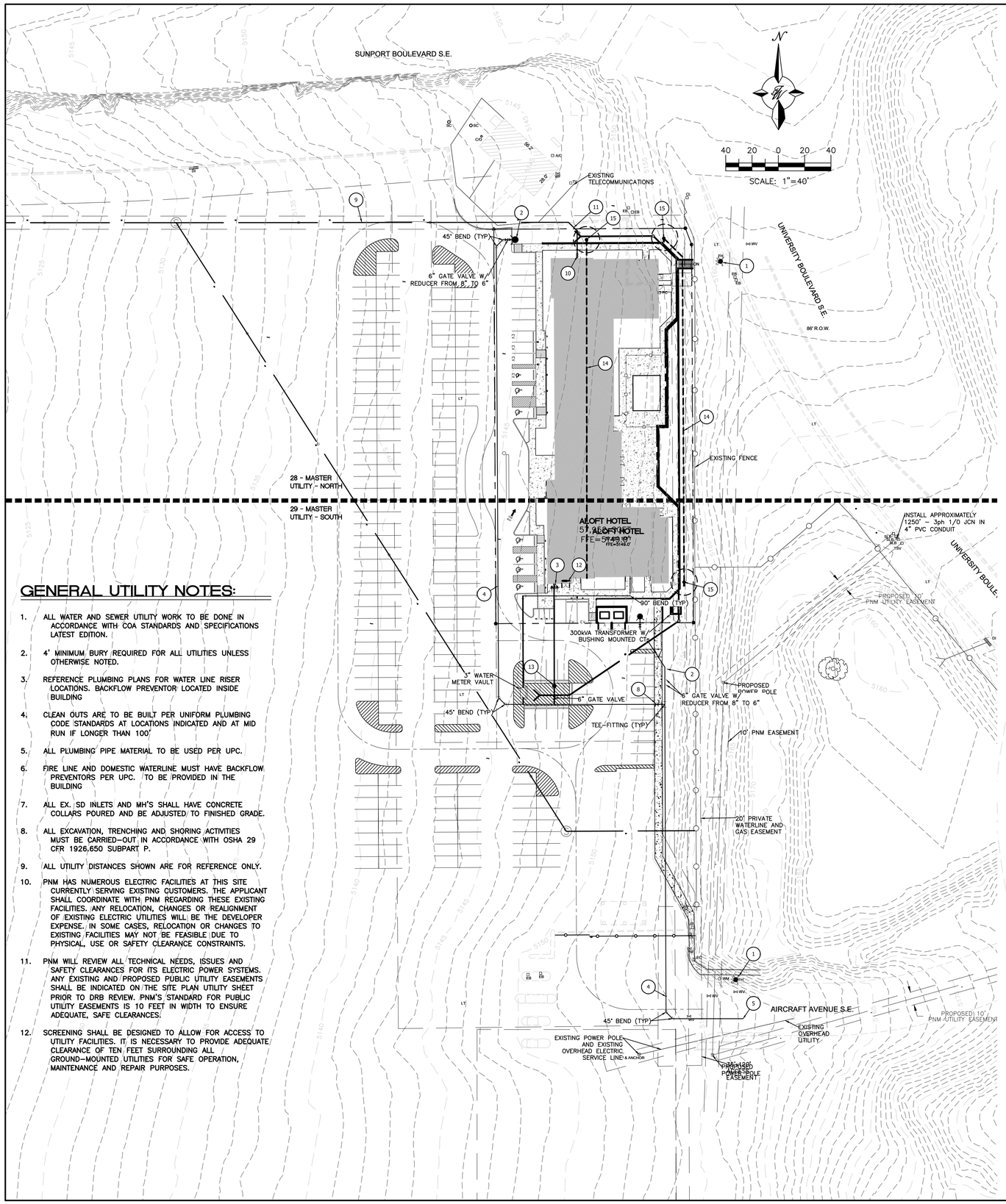
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

N

60 30 0 30 60

SCALE: 1"=60'

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM MASTER UTILITY - OFF-SITE TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 26 JOB # 2021133



GENERAL UTILITY NOTES:

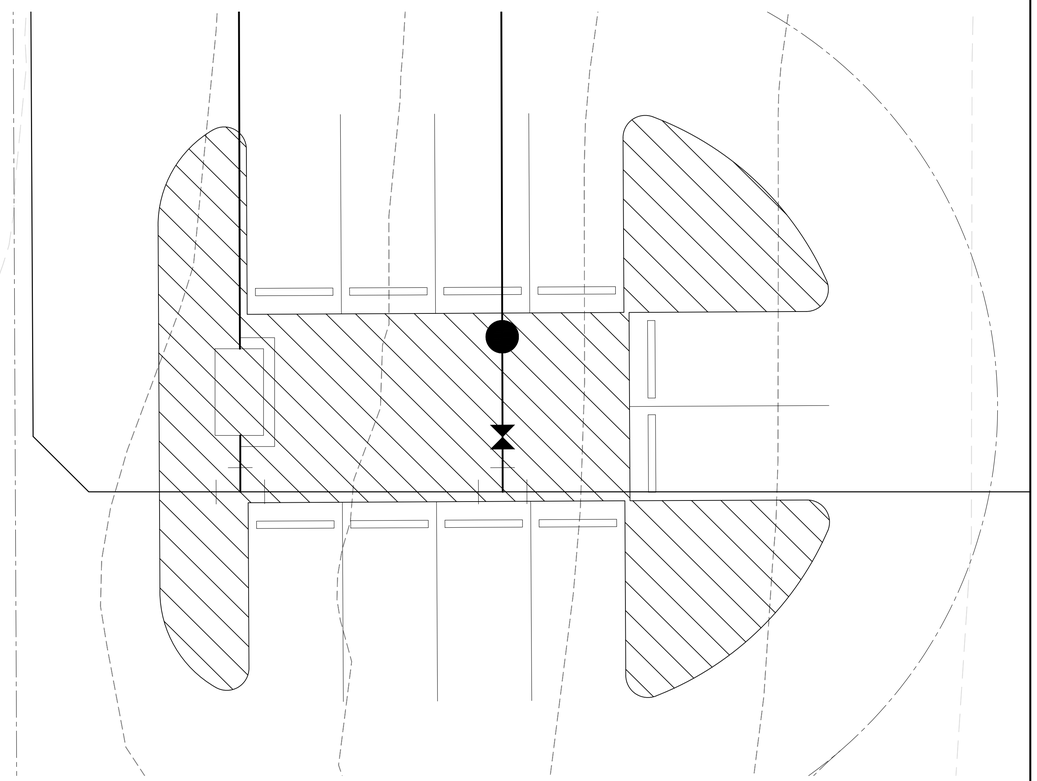
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS 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.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- 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. PROPOSED FIRE HYDRANT
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 30 - SANITARY SEWER PLAN AND 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 44 - LFGVS-PLAN AND 45 - LFGVS-CONSTRUCTION DETAILS FOR DETAILS
15. LFGVS PIPE RISER, SEE SHEET 44 - LFGVS-PLAN AND 45 - LFGVS-CONSTRUCTION DETAILS FOR DETAILS



WATERLINE DETAIL

1"=10'

CAUTION

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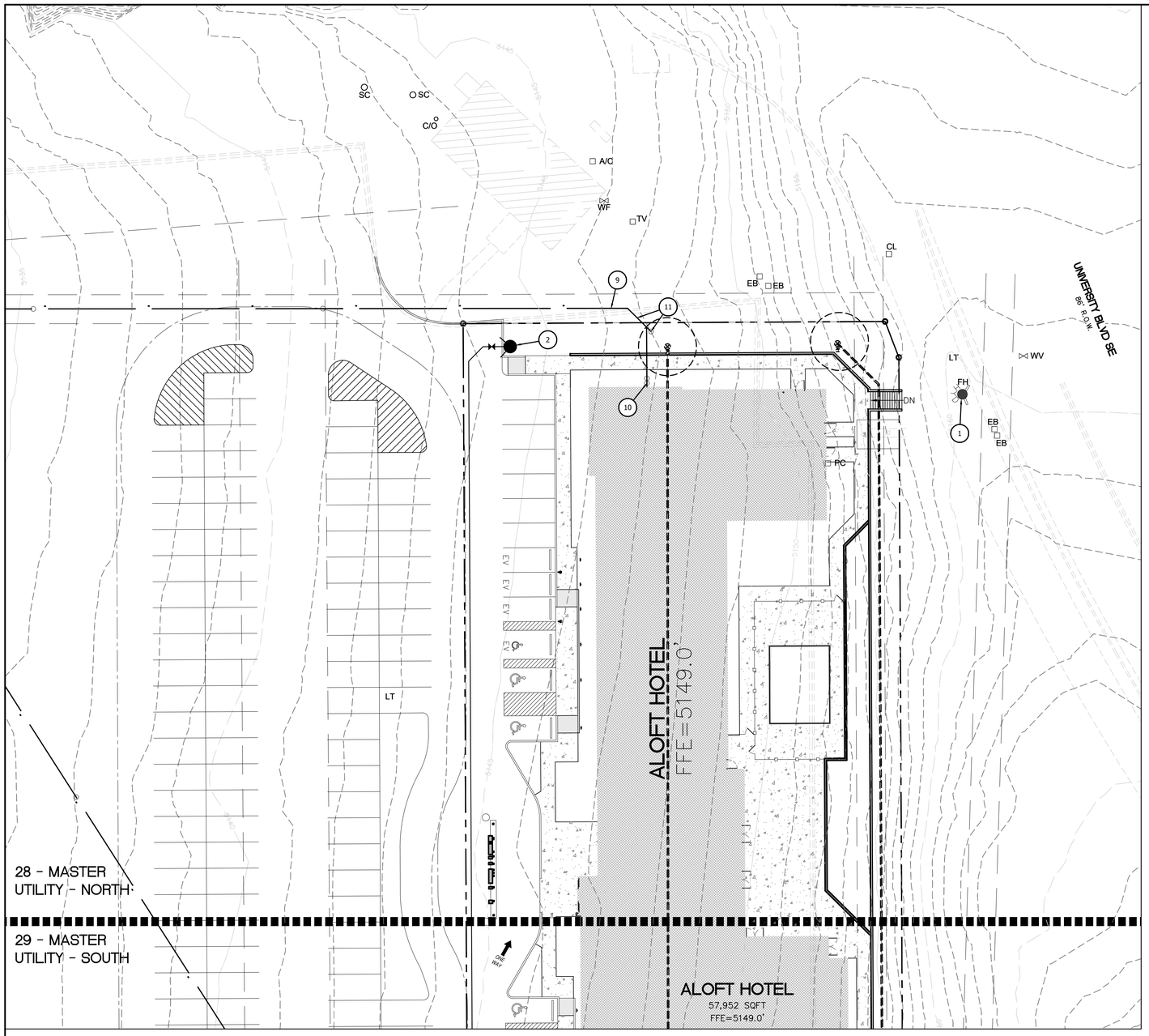
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM MASTER UTILITY	DRAWN BY MR DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 27 JOB # 2021133



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. PROPOSED FIRE HYDRANT
3. FDC CONNECTION TO BUILDING
4. 8" PVC C-900 WATERLINE
5. NOT USED
6. NOT USED
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. NOT USED

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.

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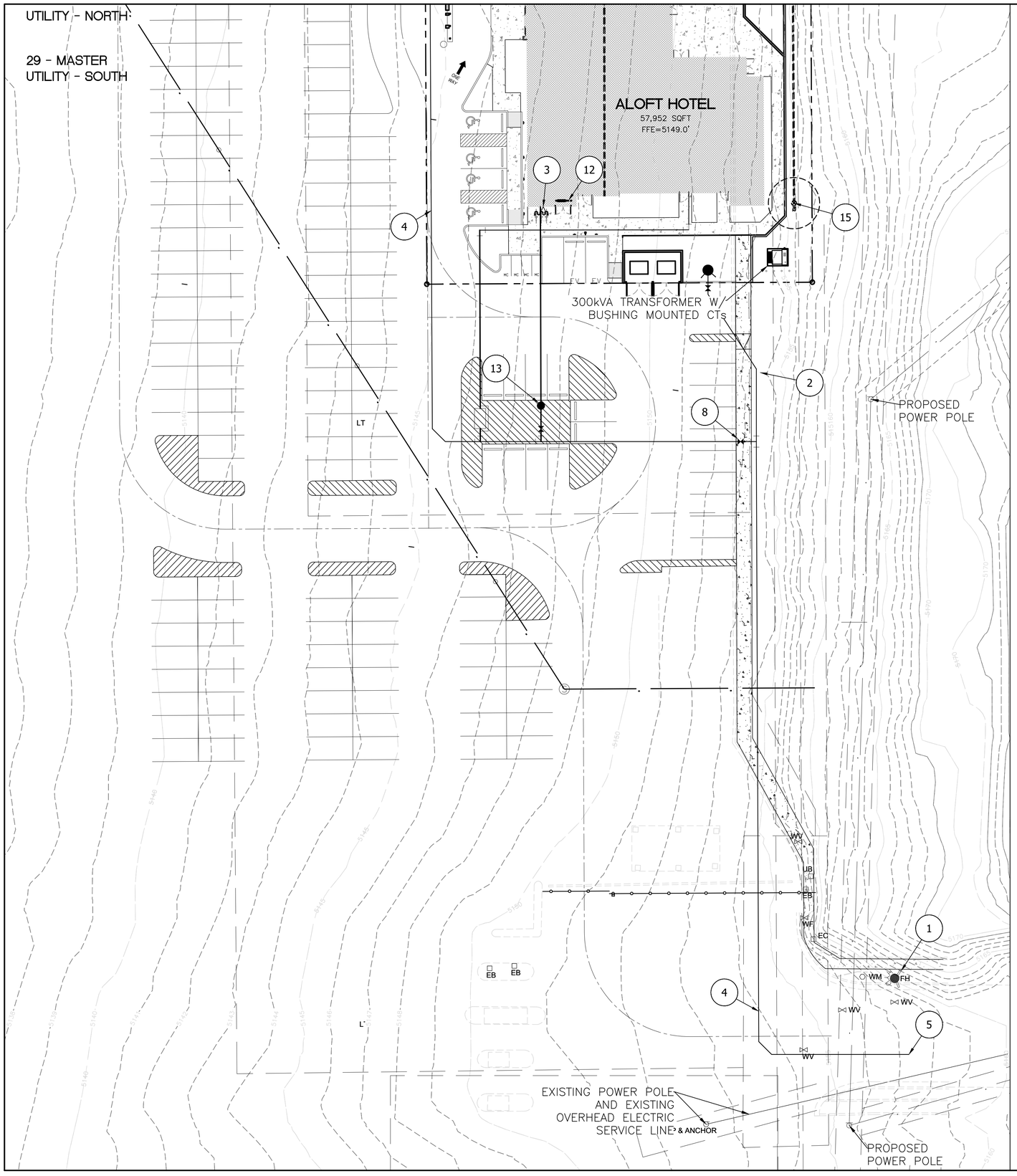
N

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM MASTER UTILITY - NORTH	DRAWN BY MR DATE 01/06/2026 SHEET # 28 JOB # 2021133
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	



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. PROPOSED FIRE HYDRANT
3. FDC CONNECTION TO BUILDING
4. 8" PVC C-900 WATERLINE
5. WATERLINE CONNECTION
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

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.

CAUTION

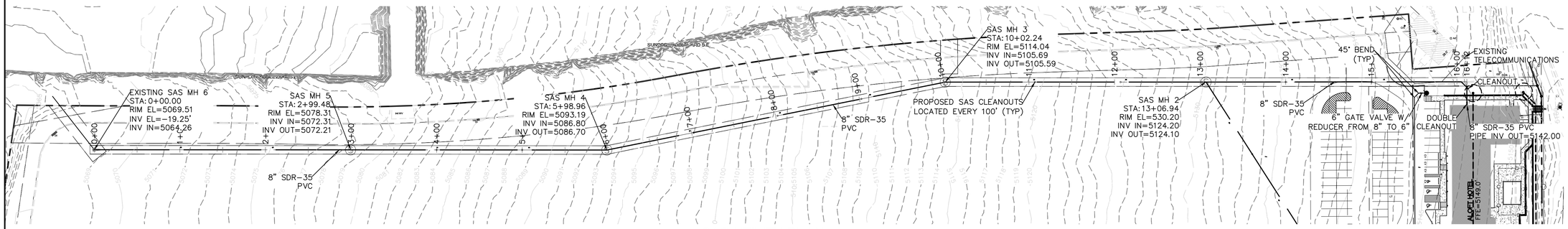
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

N

20 10 0 10 20

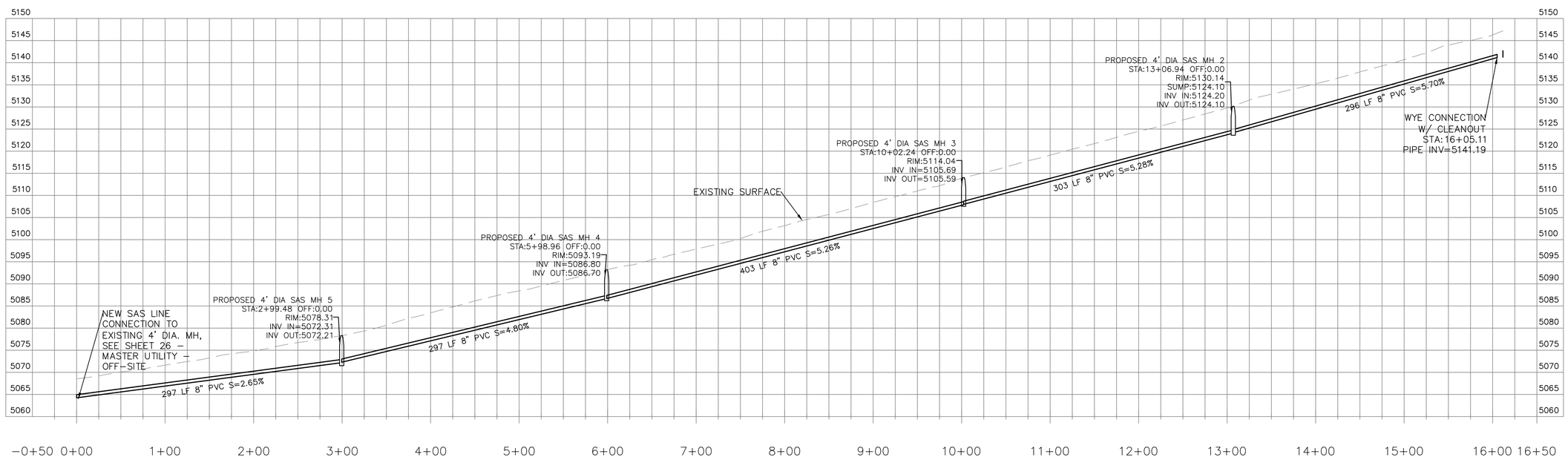
SCALE: 1"=20'

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 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 01/06/2026 SHEET # 29 JOB # 2021133



SAS UTILITY PLAN

1"=60'



SAS UTILITY PROFILE

1"=60'

N

60 30 0 30 60

SCALE: 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

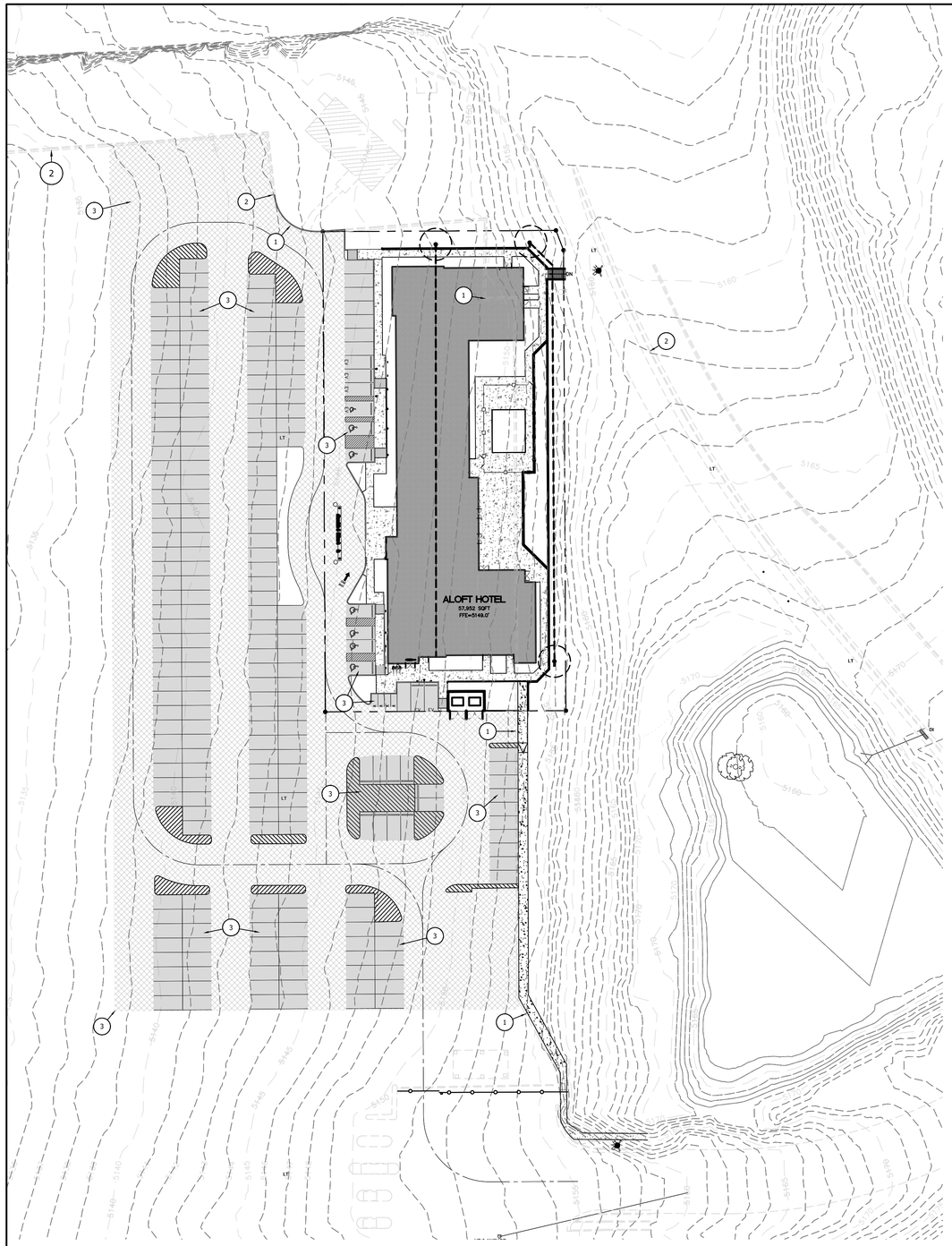
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NEW MEXICO 87109
(505)858-3100

DRAWN BY: MR

DATE: 01/06/2026

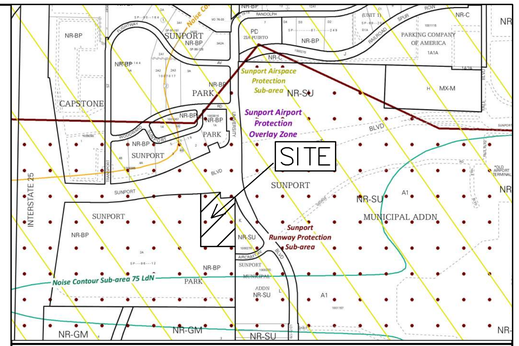
SHEET #: 30

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

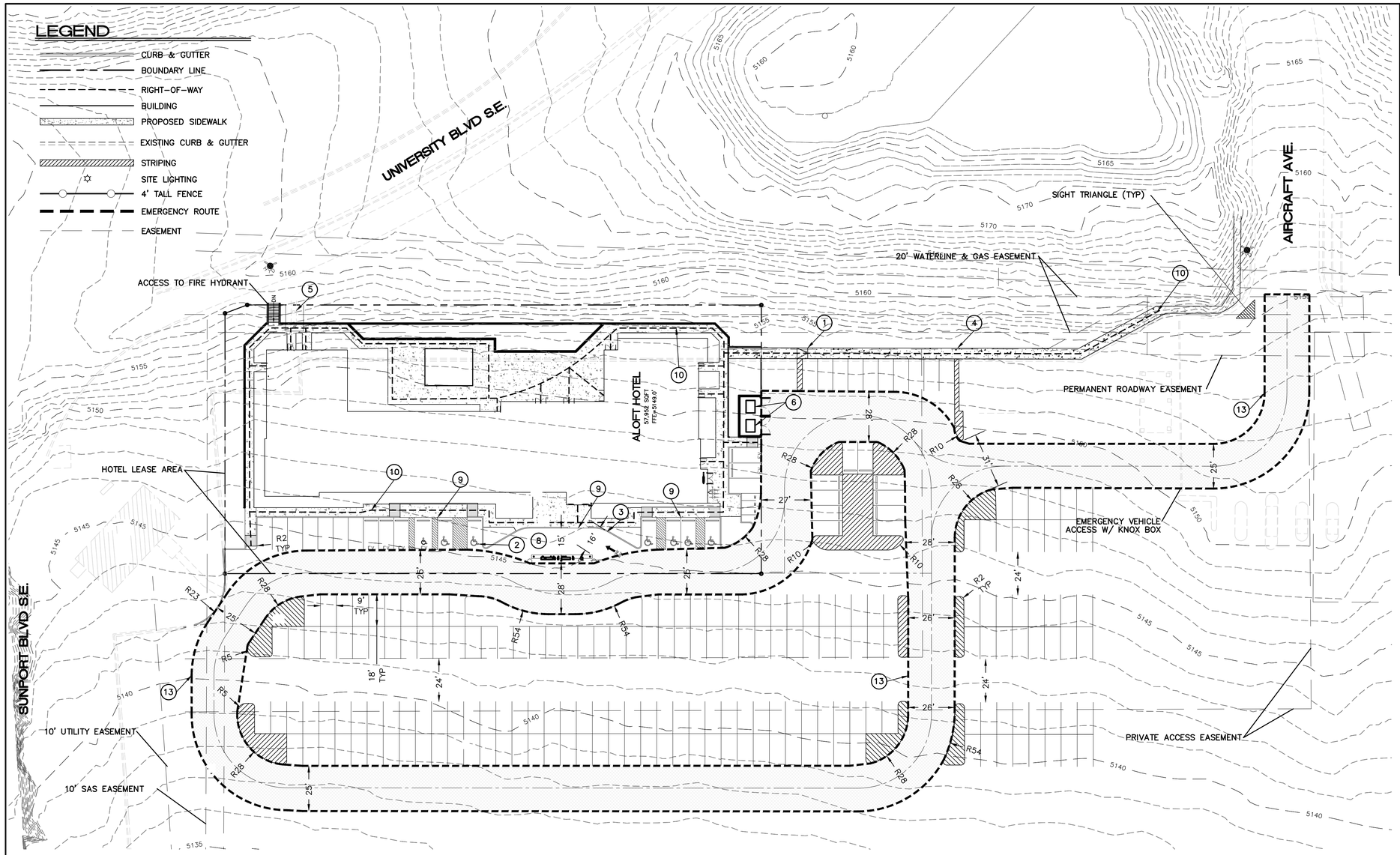
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT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

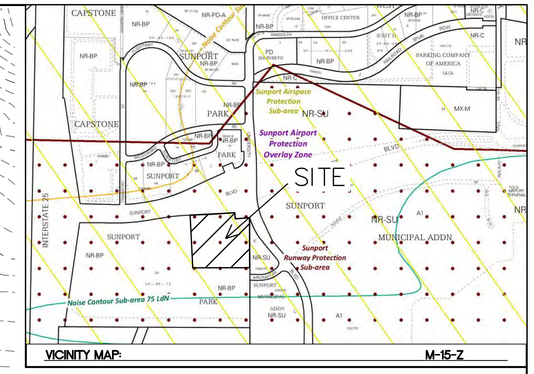
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

N

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





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

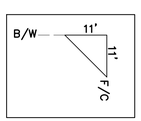
MOTORCYCLE PARKING REQUIRED = 4 SPACES
MOTORCYCLE PARKING PROVIDED = 4 SPACES

KEYED NOTES

1. UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAILS SHEET 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:

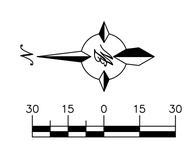
ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

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.



SCALE: 1"=30'

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

01/06/2026

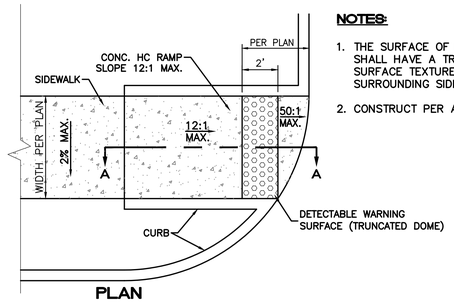
RONALD R. BOHANNAN P.E. #7868

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 01/06/2026
SHEET # 32
JOB # 2021133

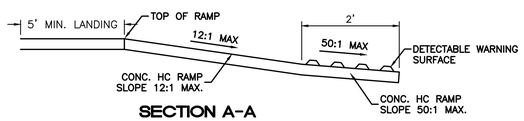
Z:\2021\2021133 Sunport Suites Hotel - Peter\Dwg\Construction\2021133 TCL.dwg Jan 27, 2026 - 10:11am



PLAN

NOTES:

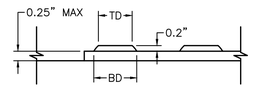
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

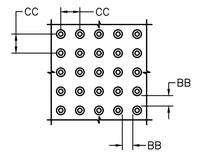
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



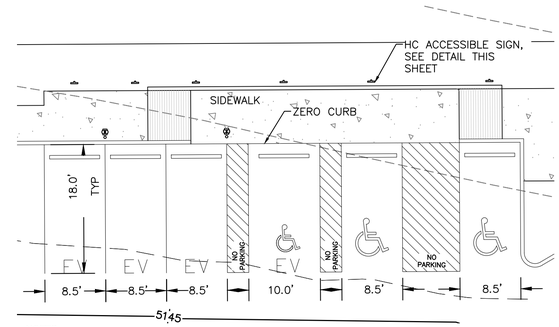
DOME SECTION

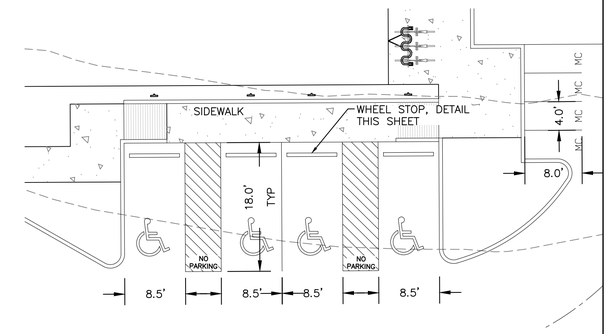
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



DOME SPACING

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

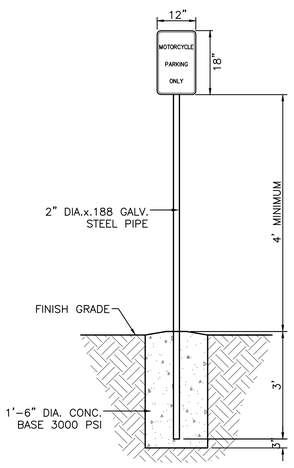




NOTES:
1) INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED ON THE PAVEMENT AT REAR OF SPACE, WHITE SYMBOL ON BLUE BACKGROUND.
2) PARKING SPACE LINES AND DIAGONAL STRIPING TO BE PAINTED BLUE.
3) ACCESS AISLE SHALL HAVE THE WORDS 'NO PARKING' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE 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.

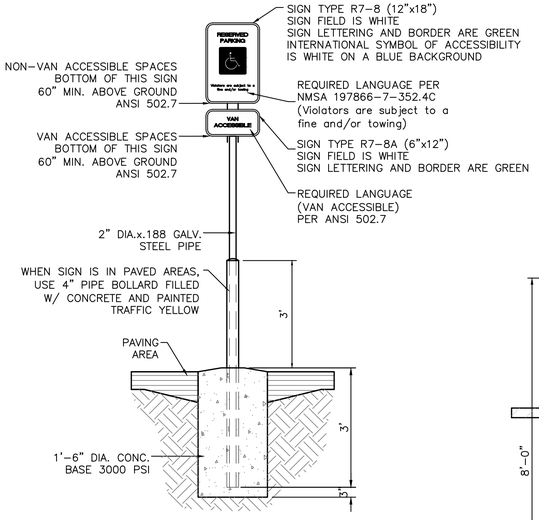
HC PARKING DETAILS

1"=10'



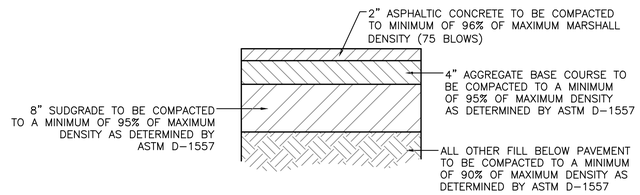
MOTORCYCLE PARKING SIGN

NTS



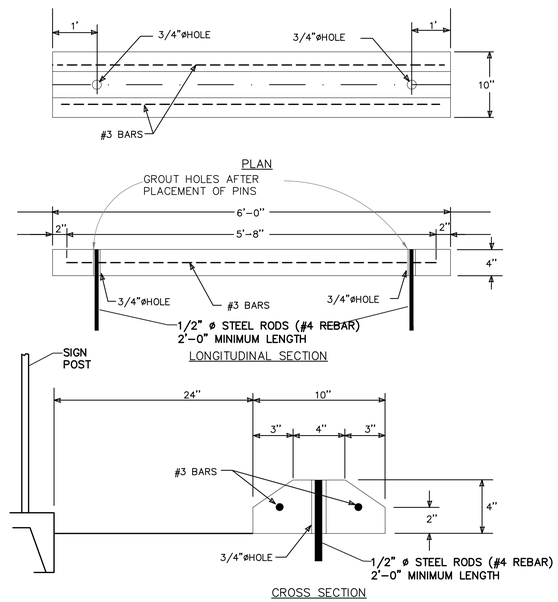
ACCESSIBLE PARKING SIGN

NTS

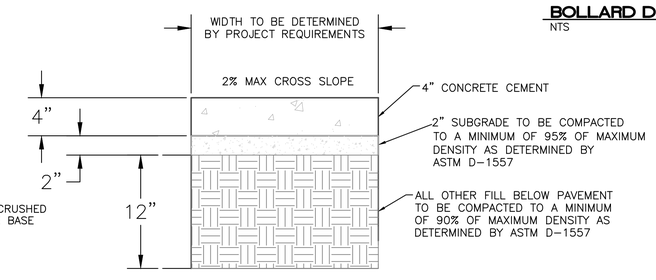


AUTOMOBILE PARKING TYPICAL PAVING SECTION

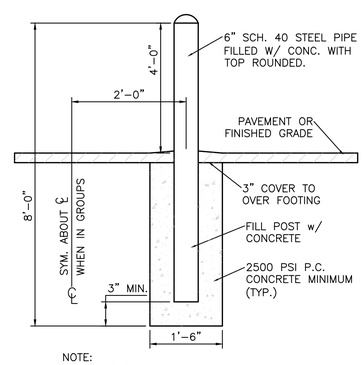
1" = 1'



WHEEL STOP



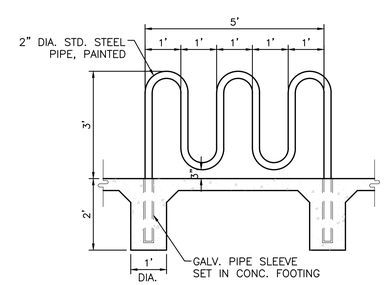
CONCRETE SIDEWALK SECTION



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

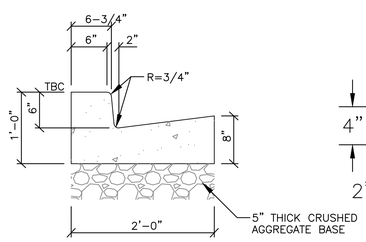
BOLLARD DETAIL

NTS



BIKE RACK DETAIL

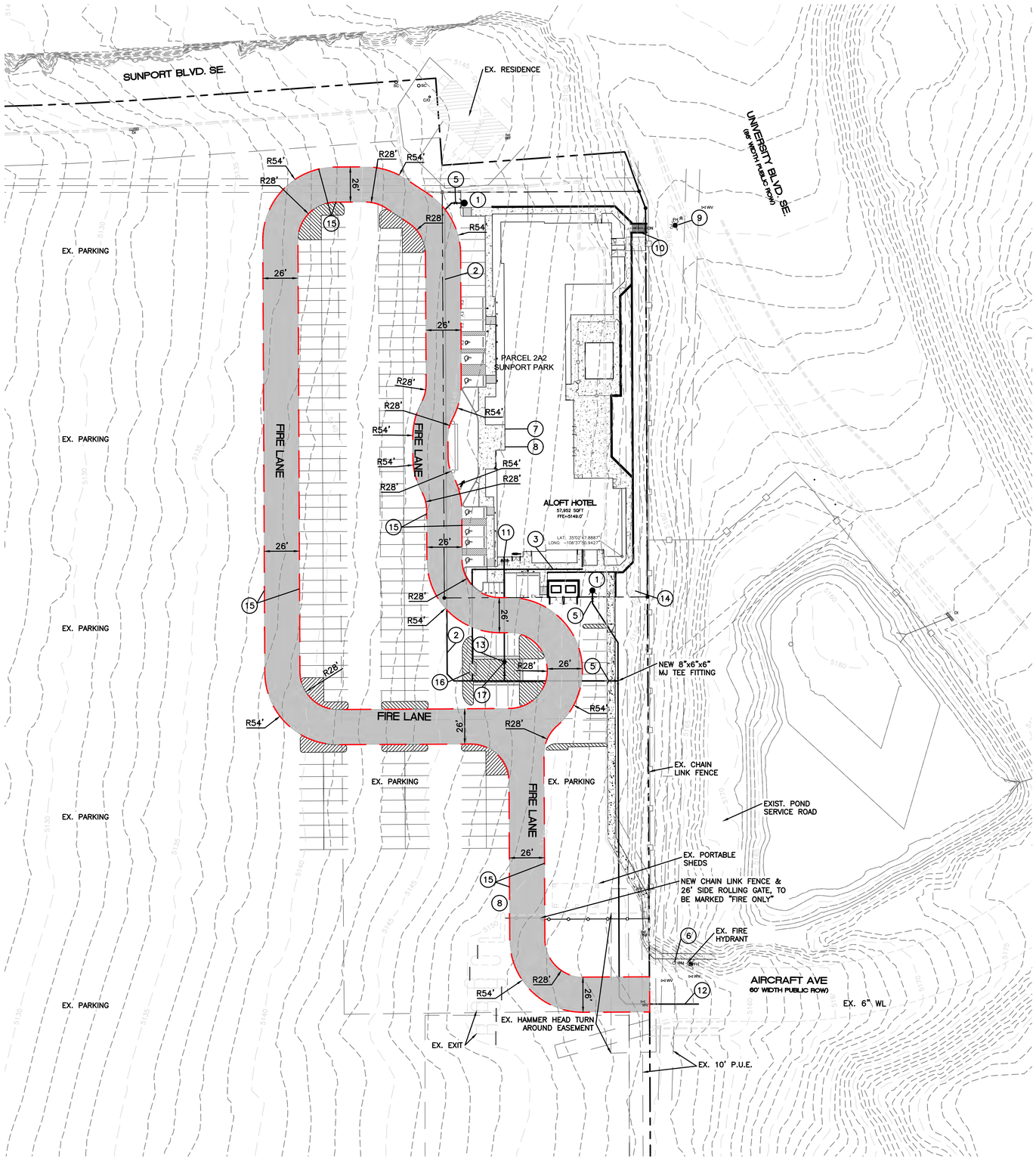
SCALE: NTS



STANDARD CURB AND GUTTER

NTS

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM TRAFFIC CIRCULATION LAYOUT - DETAILS	DRAWN BY MR DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 33 JOB # 2021133



LEGEND

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

CAUTION

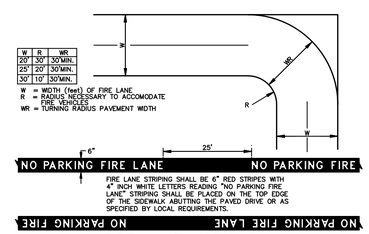
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND 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.
25'	20'	30'MIN.
30'	10'	30'MIN.

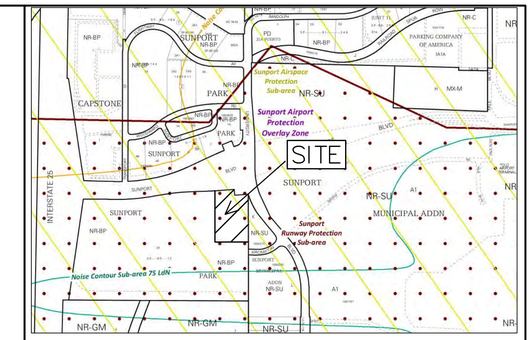
W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

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
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # 34 JOB # 2021133

Z:\2021\2021133 Sunport Suites Hotel - Potes\dwg\Construction\2021133 F0-01.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	

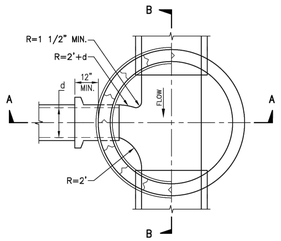
[1] THE LIFT THICKNESS/DEPTH(S) FOR A PAVEMENT SECTION SHALL BE IDENTIFIED IN TYPICAL PAVEMENT SECTIONS ON A PROJECT'S PLANS AND IN A PROJECT'S SPECIFICATIONS.

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

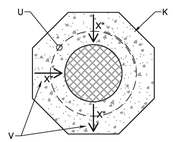
[3] MINIMUM LIFT THICKNESS CAN BE 2" WITH ENGINEER APPROVAL

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

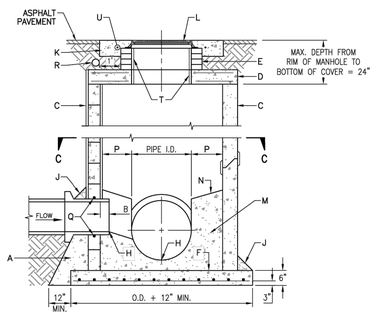
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM DETAILS 1 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858–3100	DRAWN BY MR DATE 01/06/2026 SHEET # 35 JOB # 2021133



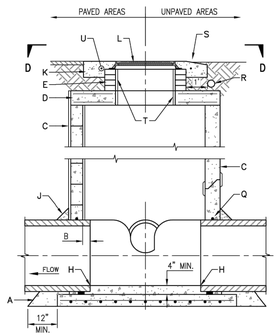
PLAN AT C-C



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.

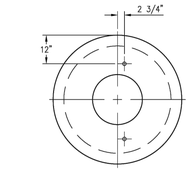
S. CONCRETE COLLAR IN UNPAVED AREAS, SEE STANDARD DRAWING 2461.

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

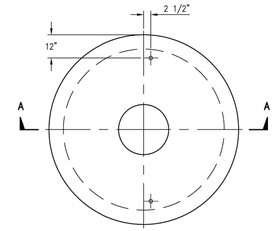
U. #4 REBAR PER STANDARD DRAWING 2461.

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

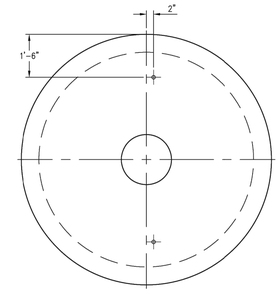
REVISIONS	WATER AUTHORITY
JAN. 2013	SANITARY SEWER MANHOLE TYPE "C"
	DWG. 2101 OCT. 2017



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.

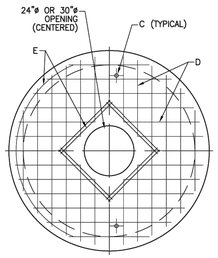
E. NO. 4 BARS

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.

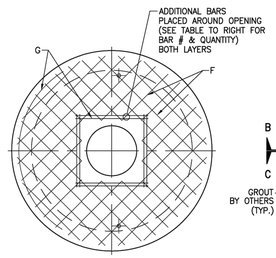
G. NO. 4 BARS FOR 4' AND 6' I.D. MANHOLES.

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

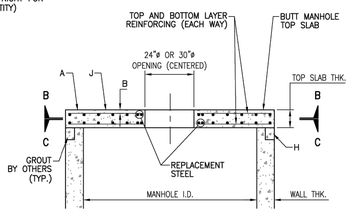
J. CONCRETE, SEE SECTION 101.



SECTION B-B
TOP MAT



SECTION C-C
BOTTOM MAT

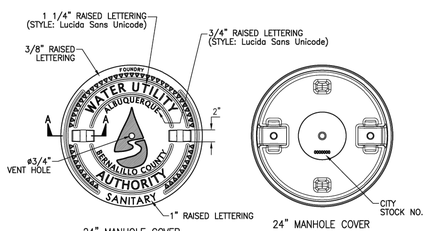


SECTION A-A
FLAT TOP SLAB REINFORCEMENT DETAIL

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

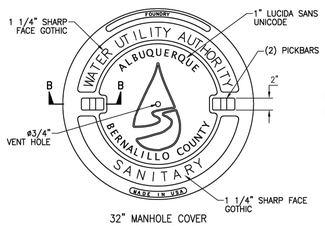
NOTES:
1) f'c = 4000 psi (MIN.)
2) fy = 60,000 (MIN.)
3) 1 1/2" MINIMUM CLEAR CONCRETE COVER OVER REINFORCEMENT
4) HS-20 LIVE LOAD
5) SEE TABLE FOR APPROXIMATE WEIGHT

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

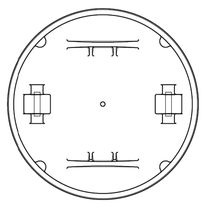


24" MANHOLE COVER
PLAN VIEW

24" MANHOLE COVER
BOTTOM VIEW



32" MANHOLE COVER
PLAN VIEW



32" MANHOLE COVER
BOTTOM VIEW

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%)

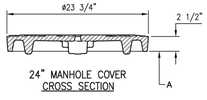
32" GENERAL NOTES

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

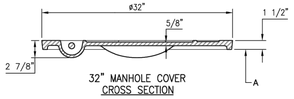
A. MACHINED SURFACE.

B. GUSSETS OPTIONAL IF REQUIRED BY MANUFACTURER.

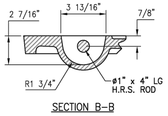


24" MANHOLE COVER
CROSS SECTION

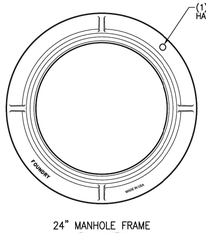
SECTION A-A



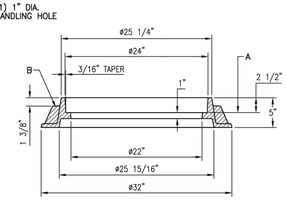
32" MANHOLE COVER
CROSS SECTION



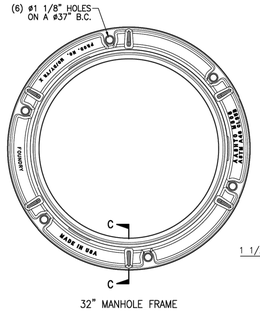
SECTION B-B



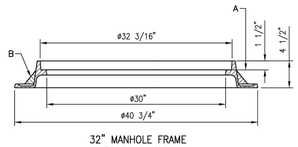
24" MANHOLE FRAME
PLAN VIEW



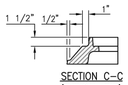
24" MANHOLE FRAME
CROSS SECTION



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

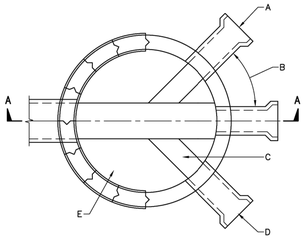
RONALD R. BOHANNAN
P.E. #7868

ALOFT HOTEL
ALBUQUERQUE, NM

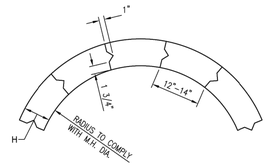
DETAILS 2

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

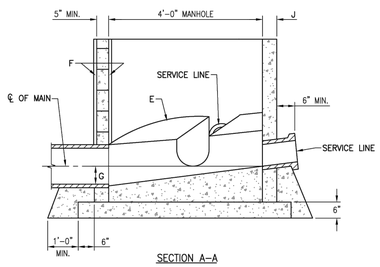
DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 36
JOB #: 2021133



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.

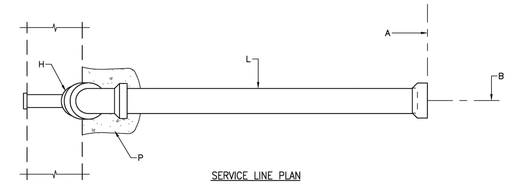
F. MANHOLE MAY BE CONSTRUCTED OF CONCRETE BLOCK, POURED CONCRETE, OR PRECAST REINFORCED CONCRETE. IF PRECAST CONCRETE IS USED, USE MASTIC GASKETS AND APPLY NON-SHRINK GROUT TO EXTERIOR AND INTERIOR OF OF EXPANSION JOINTS. IF BLOCK IS USED, APPLY 1/2" THICK MORTAR COATING TO EXTERIOR AND INTERIOR OF MANHOLE.

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

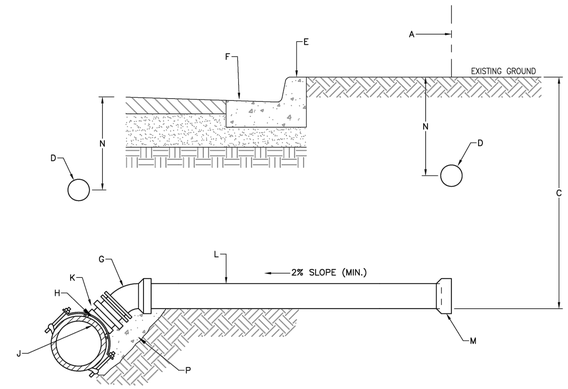
H. MIN. 5" BLOCK FOR 4' I.D. MANHOLE, 8" BLOCK OR DOUBLEWALL OF 2-5" BLOCKS FOR 6' OR 8' DIAMETER MANHOLES.

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.

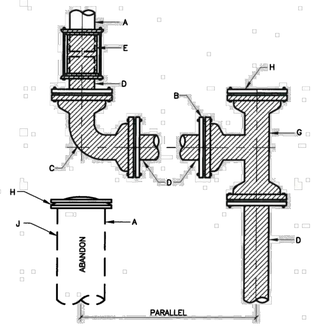
M. PLUG OR CAP UNTIL LATERAL IS PLACED IN SERVICE.

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

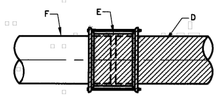
P. BACKFILL UNDER SERVICE WITH MINIMUM 1 CUBIC FOOT OF CONCRETE.

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

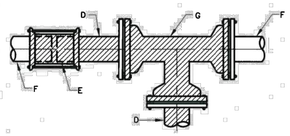
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM DETAILS 3 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 37 JOB # 2021133



REPLACEMENT OF STEEL LINES 4"–12"
CONNECTION DETAILS



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



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

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 EMD'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.

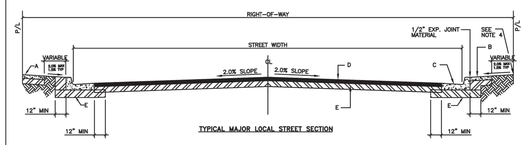
G M.J. D.I. TEE WITH JOINT RESTRAINT.

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

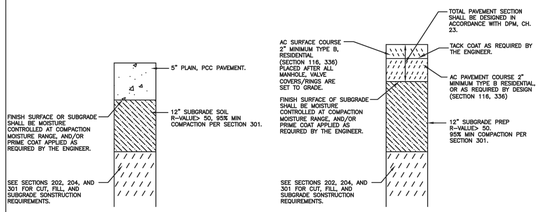
J REMOVE AT LEAST 10' OF PIPE TO BE ABANDONED AND CAP OR PLUG.

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 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DRAWN BY MR DATE 01/06/2026 SHEET # 38 JOB # 2021133



TYPICAL MAJOR LOCAL STREET SECTION



RIGID PAVEMENT SECTION

FLEXIBLE PAVEMENT SECTION

GENERAL NOTES:

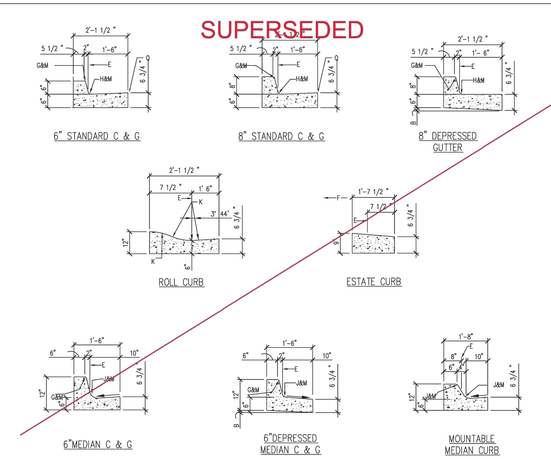
1. CROWN ON STREET SHALL BE AS FOLLOWS:
   a. 32' STREET = 4"
   b. 40' STREET = 5"
   c. LESS THAN 32' STREET, PAVEMENT SLOPE = 2%
2. ALL SUBGRADE COMPACTION FOR C & G SHALL EXTEND 12" MIN ON EITHER SIDE OF C & G OR CURB SECTION.
3. SUBGRADE PREPARATION UNDER SIDEWALK AND DRIVE PADS SHALL BE INCLUDED 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 AWDT < 3000 SHALL BE DESIGNED AS MAJOR LOCAL STREETS.
8. FOR SUBGRADE R-VALUE < 50, PAVEMENT SECTION 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



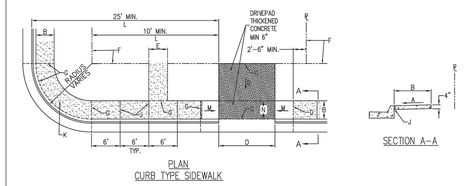
GENERAL NOTES

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

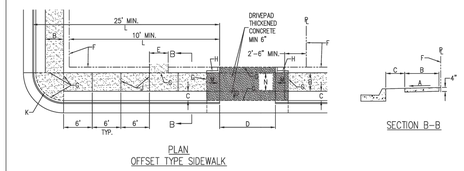
SEE COA DRAWING 2415B

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

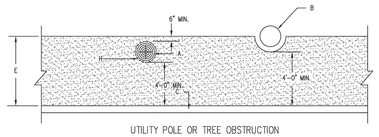
GENERAL NOTES

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.

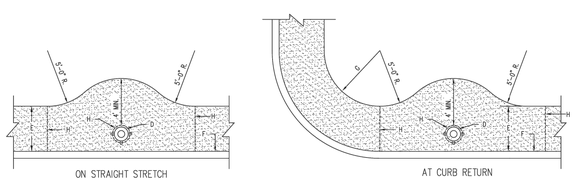
CONSTRUCTION NOTES

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



4'-0" SIDEWALK ENCLOSING A FIRE HYDRANT

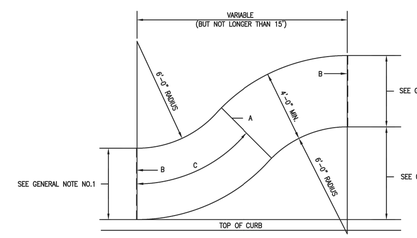
GENERAL NOTES

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.

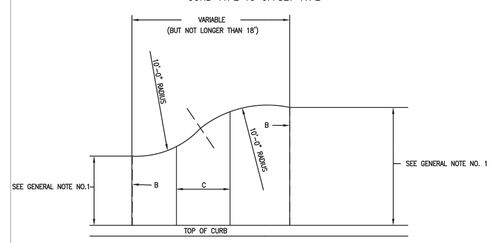
CONSTRUCTION NOTES

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.

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

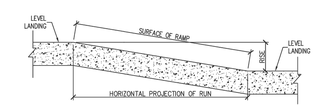
GENERAL NOTES:

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 DISABILITES 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	20 (% 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

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01/06/2026

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ALOFT HOTEL ALBUQUERQUE, NM

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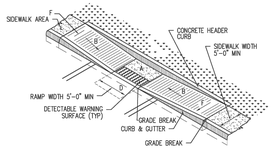
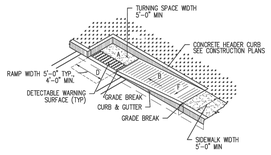
(505)858-3100

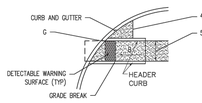
DRAWN BY: MR
DATE: 01/06/2026
SHEET #: 39
JOB #: 2021133



DETAIL A–PARALLEL CURB RAMP



DETAIL B–PARALLEL CURB RAMP



DETAIL C– PARALLEL CURB RAMP

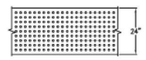
GENERAL NOTES

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.

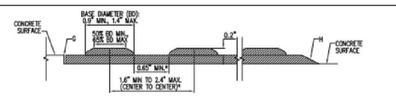
CONSTRUCTION NOTES

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.

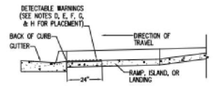
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019



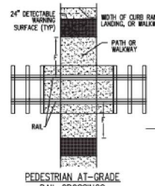
PLAN VIEW



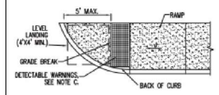
DOME SIZE AND SPACING

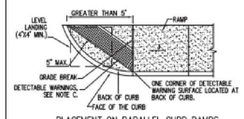


PLACEMENT– PROFILE

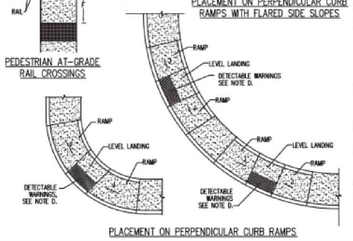


PEDESTRIAN AT–GRADE RAIL CROSSINGS





PLACEMENT ON PARALLEL CURB RAMPS



PLACEMENT ON PERPENDICULAR CURB RAMPS WITH FLARED SIDE SLOPES

PLACEMENT ON PERPENDICULAR CURB RAMPS

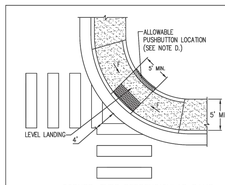
GENERAL NOTES

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–ON–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, USE SMALL SURFACE–APPLIED DETECTABLE WARNING PANELS WITH BEVELED EDGES. SURFACE APPLIED PANELS SHALL BE MECHANICALLY ANCHORED.

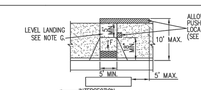
CONSTRUCTION NOTES

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. IF 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 6' 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 24:1V.
J. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
K. SIDE FLARED SLOPES.

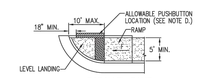
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	DETECTABLE WARNINGS
	DWG. 2446 JUNE 2019



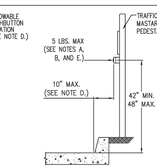
CORNER–TYPE PERPENDICULAR RAMP



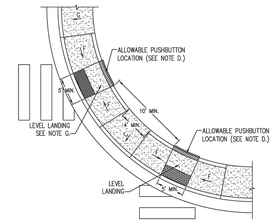
PERPENDICULAR RAMP WITH FLARES



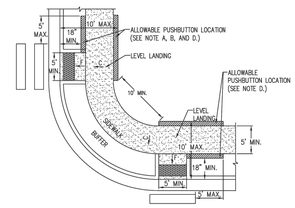
PARALLEL RAMP



PEDESTRIAN PUSHBUTTON DETAIL



PERPENDICULAR RAMPS



PERPENDICULAR RAMP WITH BUFFER

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

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01/06/2026

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ALOFT HOTEL
ALBUQUERQUE, NM

DETAILS 6

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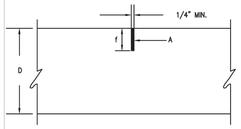
DRAWN BY MR

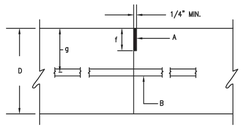
DATE 01/06/2026

SHEET # 40

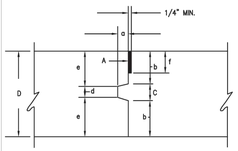
JOB # 2021133



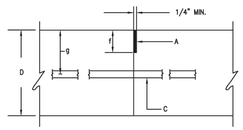
TYPE 1
SAWED JOINT
(LONGITUDINAL OR TRANSVERSE)



TYPE 2
CONSTRUCTION JOINT
(TRANSVERSE)



TYPE 3
CONSTRUCTION JOINT
(LONGITUDINAL)



TYPE 3 ALTERNATE
CONSTRUCTION JOINT
(LONGITUDINAL)

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

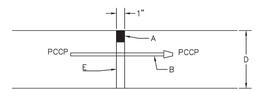
CONSTRUCTION NOTES:

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.

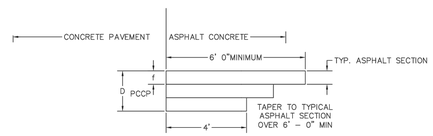
REVISIONS	CITY OF ALBUQUERQUE
	PAVING CONCRETE JOINTS DWG 2450 JUNE 2019

JOINT DIMENSION

D	a	b	c	d	e	TRANS.JOINTS f- min	LONG.JOINTS 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

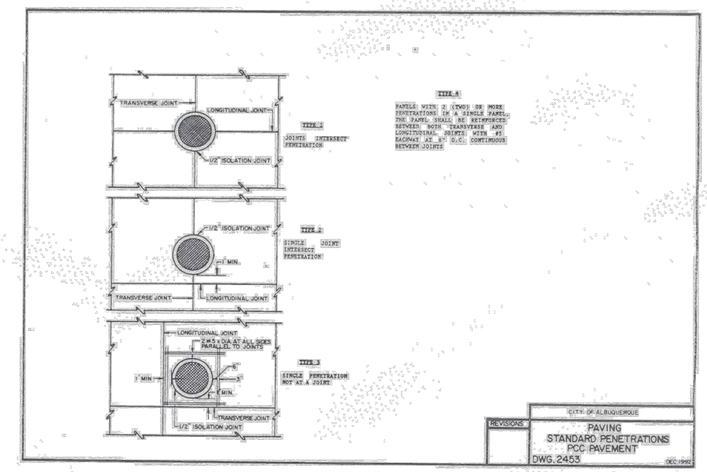
GENERAL NOTES

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

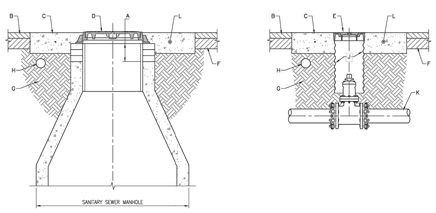
CONSTRUCTION NOTES

A. JOINT FILLER, INSTALL PER MANF. INSTR. OVER BACKER ROD OR JOINT TAPE.
B. 3/4" DIA 18" 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



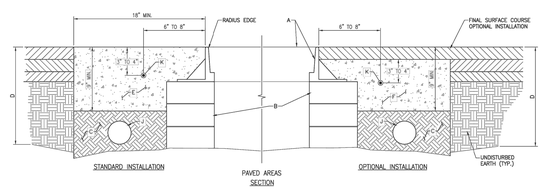
GENERAL NOTES

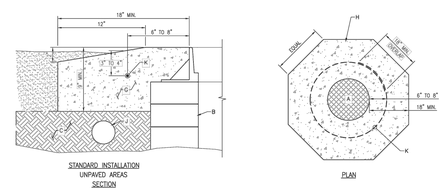
1. GRADE ADJUSTMENTS OF MANHOLE FRAME AND COVER SHALL BE MADE BY ADDING BRICK COURSES OR STEEL/CONCRETE ADJUSTMENT RINGS DIRECTLY UNDER THE FRAME. THE ADJUSTMENT MAY BE MADE IN THIS FASHION TO A MAXIMUM OF 12" (FOUR COURSES OF BRICK). IF GRADE ADJUSTMENTS REQUIRE GREATER THAN A 12" ADJUSTMENT, THE CONE SHALL BE REMOVED, THE BARREL HEIGHT ADJUSTED AND CONE REPLACED. IF LESS THAN ONE COURSE OF BRICKS (8") 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. 2101 – SANITARY SEWER MANHOLE COVERS
   5.2. 2210 – STORM MANHOLE COVERS
   5.3. 2128 – VACUUM SEWER VALVE RINGS AND COVERS
   5.4. 2212 – 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 PRODUCTS 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 PIPE.
   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 SPECIFICATIONS. ALL ADJUSTMENTS MUST 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 THE COLLAR.
D. MANHOLE FRAME AND COVER PER STANDARD DRAWINGS 2109, 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





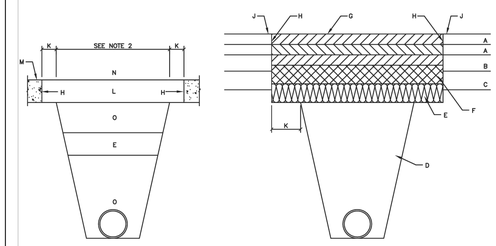
GENERAL NOTES

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

CONSTRUCTION NOTES

A. MANHOLE, OR 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. ALTERNATE MATERIAL 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. 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 2328 FOR WATER VALVE INSTALLATIONS.
J. ELECTRONIC MARKER DEVICE (EMD) REQUIRED FOR ALL SANITARY SEWER VALVES AND MANHOLES, AND WATER VALVES. SEE STANDARD SPECIFICATION SECTION 170.
K. #4 REBAR FORMED INTO RING. EMBED 2" 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



CONCRETE PAVEMENT

ASPHALT CONCRETE PAVEMENT

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:

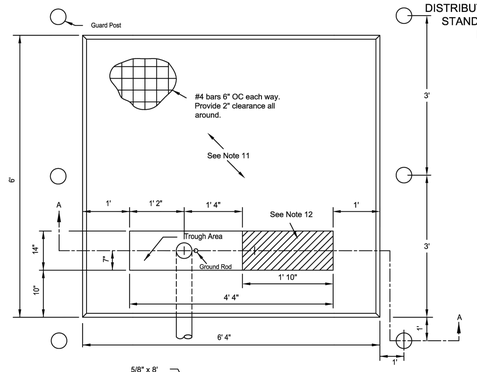
A. EXISTING ASPHALT PAVEMENT.
B. EXISTING BASE MATERIAL (ABC, BTB, CTB)
C. EXISTING SUBGRADE
D. COMPACTED FILL, 95% COMPACTION
E. COMPACTED SUBGRADE, 95% COMPACTION. SUBGRADE TO MEET OR EXCEED EQUIVALENT R-VALUE OF 20 WITHIN THE TOP 12" OF SUBGRADE ELEVATION (2 FEET MIN.).
F. MATCH EXISTING BASE MATERIAL PLUS AN ADDITIONS 2" OF THICKNESS – 95% COMPACTION
G. 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-III
H. SAW CUT OR BLADE-CUT ASPHALT PAVEMENT. SAW CUT ONLY ONE THIRD CONC. DEPTH
J. TACK COAT
K. 12" LAYDOWN-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).

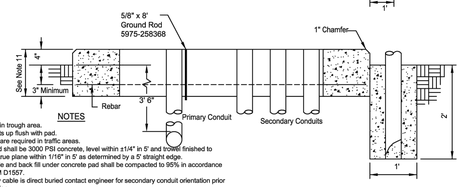
REVISIONS	CITY OF ALBUQUERQUE
	PAVING CITYWIDE PAVEMENT CUTS FOR ALL UTILITIES DWG 2465 JANUARY 2019

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	DRAWN BY MR DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	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 trowel 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	ALOFT HOTEL ALBUQUERQUE, NM	DRAWN BY MR
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/06/2026	DETAILS 8	DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # 42
RONALD R. BOHANNAN P.E. #7868		JOB # 2021133

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.

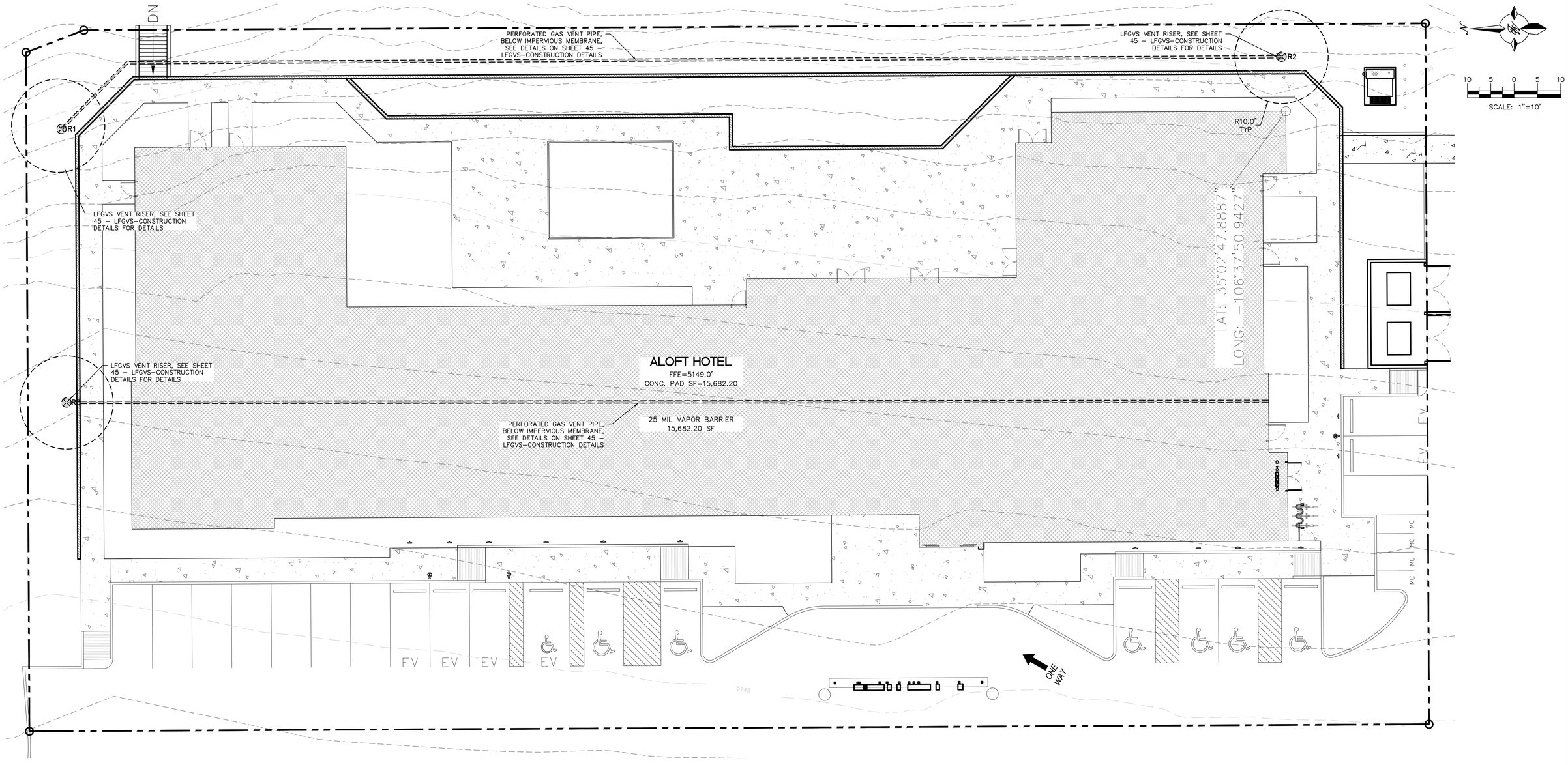
THE OWNER AND THE DESIGNER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR AND ALL LOCAL AND STATE REGULATIONS.

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



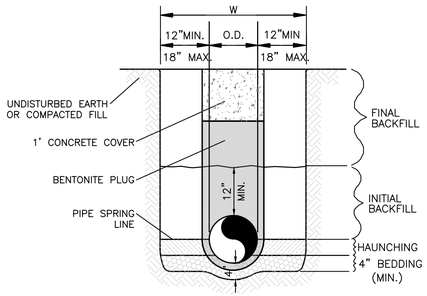
LEGEND

- 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

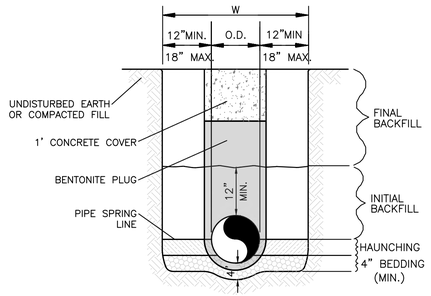
NOTES

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	DRAWN BY MR DATE 01/06/2026
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858–3100	SHEET # 44 JOB # 2021133



WATER LINE



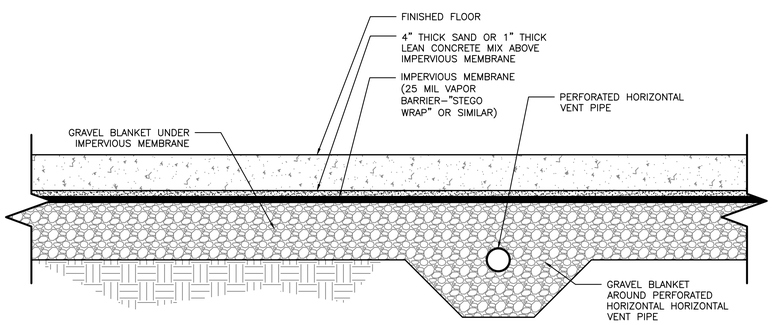
SANITARY SEWER

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)

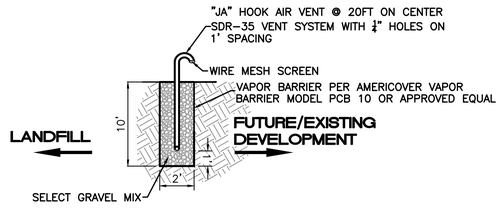
UTILITY TRENCH AND BEDDING DETAIL

NTS



SUB-SLAB VENT SYSTEM-NO GROUNDWATER

NTS



VAPOR MITIGATION TRENCH W/ VENT SYSTEM

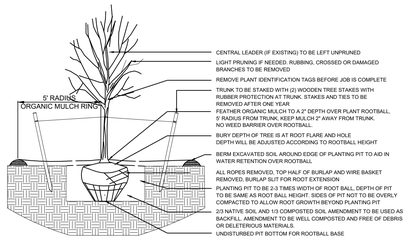
NTS

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

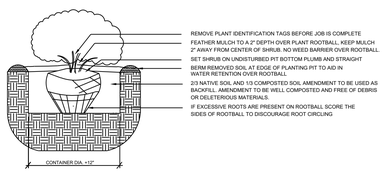
GENERAL NOTES

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.



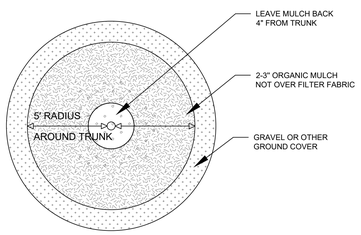
1 TREE PLANTING DETAIL

N.T.S.



2 SHRUB PLANTING DETAIL

N.T.S.



3 TREE DETAIL

N.T.S.

PLANT SCHEDULE

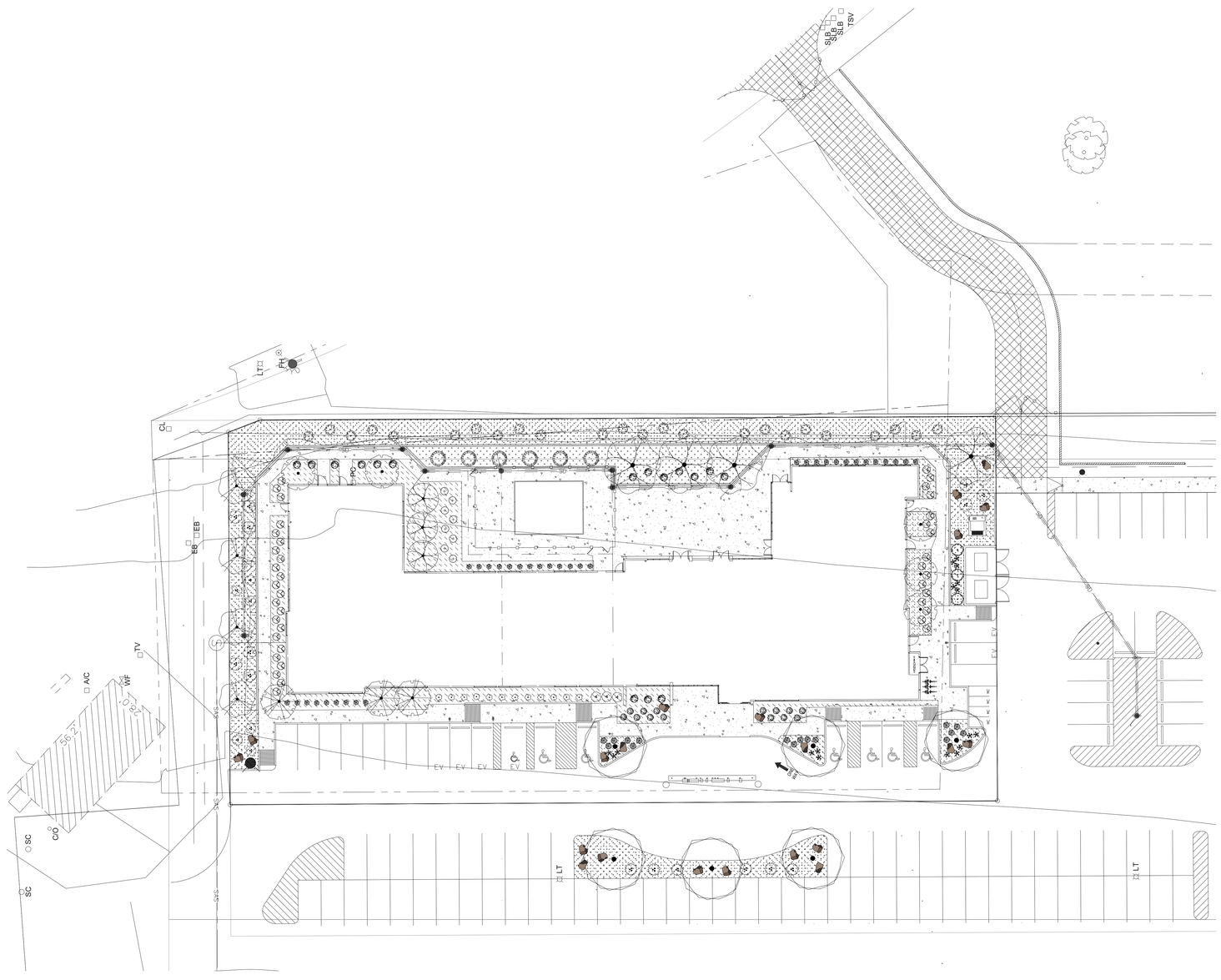
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREE			
	6	ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE	2" B&B
	3	CERCIS RENIFORMIS 'OKLAHOMA' / OKLAHOMA RED BUD	2" B&B
	4	CHILOPSIS LINEARIS / DESERT WILLOW	25 GAL
	3	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	2" B&B
	5	PYRUS CALLERYANA 'CLEVELAND SELECT' / CLEVELAND SELECT PEAR	2" B&B
	4	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	6,638 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(E)(3) 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 14-16-5-6(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.				



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505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
COODY McNALLEN
650
REGISTERED LANDSCAPE ARCHITECT
11/4/25

Date: 11/04/2025
Revisions:

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

SOUTH ELEVATION

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

0 2 4 8 16

WEST ELEVATION

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

0 2 4 8 16

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.

COLOR/MATERIAL LEGEND

- EEF-001: EIFS DRYVIT HDP FINISH (SW 9622 WHITE SAIL)
- EEF-002: EIFS DRYVIT HDP FINISH (SW 9554 GOING GREY)
- EEF-003: EIFS DRYVIT ACRYLIC OVER HDP (SW 7066 GRAY MATTERS)
- EEF-004: MCM PANEL @ ROOFTOP "SWOOP" ONLY (SW 9031 PRIMAVERA)
- EEF-001: EIFS DRYVIT ACRYLIC OVER HDP (SW 6223 STILL WATER)
- EWP-001: METAL PANEL PAC-CLAD BOX RIB 1 (SW 6223 STILL WATER) INSTALLED OVER "Z" GIRTS OVER C.I.
- EWP-002: METAL PANEL PAC-CLAD BOX RIB 2 (SW 6223 STILL WATER) INSTALLED OVER "Z" GIRTS OVER C.I.
- EWP-003: METAL PANEL KNOTWOOD WALL PANEL KEC100, 4" CLADDING NO REVEAL (CHESNUT) 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)
- EWP-007: NORTHCLAD ACM SERIES WITH PANELS BY ALPOLIC, COLOR CZZ ANTHRA ZINC, RAINSCREEN SYSTEM INSTALLED OVER "Z" GIRTS OVER C.I.

DESIGN 2 FUNCTION, LLC
P.O. BOX 93368
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
6/6/25
ALBUQUERQUE NEW MEXICO
REGISTERED ARCHITECT

Aloft Hotel by Marriott

1515 Aircraft Ave SE
Albuquerque, NM 87106

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- 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:

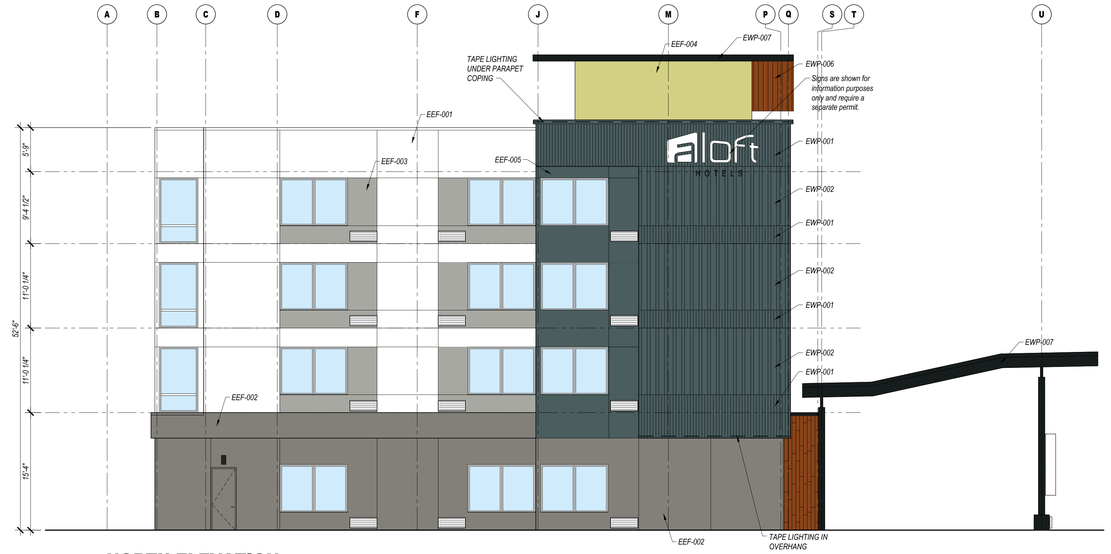
PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
SOUTH AND WEST ELEVATIONS

A2.1

SHEET: 54 OF 146



NORTH ELEVATION

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

NORTH ELEVATION

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

SOUTH ELEVATION

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

EAST ELEVATION

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

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.

COLOR/MATERIAL LEGEND

- EEF-001: EIFS DRYVIT HDP FINISH (SW 9622 WHITE SAIL)
- EEF-002: EIFS DRYVIT HDP FINISH (SW 9554 GOING GREY)
- EEF-003: EIFS DRYVIT ACRYLIC OVER HDP (SW 7066 GRAY MATTERS)
- EEF-004: MCM PANEL @ ROOFTOP "SWOOP" ONLY (SW 9031 PRIMAVERA)
- EEF-001: EIFS DRYVIT ACRYLIC OVER HDP (SW 6223 STILL WATER)
- EWP-001: METAL PANEL PAC-CLAD BOX RIB 1 (SW 6223 STILL WATER) INSTALLED OVER "Z" GIRTS OVER C.I.
- EWP-002: METAL PANEL PAC-CLAD BOX RIB 2 (SW 6223 STILL WATER) INSTALLED OVER "Z" GIRTS OVER C.I.
- EWP-003: METAL PANEL KNOTWOOD WALL PANEL KEC100, 4" CLADDING NO REVEAL (CHESNUT) 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)
- EWP-007: NORTHCLAD ACM SERIES WITH PANELS BY ALPOLIC, COLOR CZZ ANTHRA ZINC, RAINSCREEN SYSTEM INSTALLED OVER "Z" GIRTS OVER C.I.

DESIGN 2 FUNCTION, LLC
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505-823-6481
2025 Design 2 Function, LLC

STATE OF NEW MEXICO
GORDON ALLAN HAKE
No. 1005
6/6/25
ALBUQUERQUE NEW MEXICO
REGISTERED ARCHITECT

Aloft Hotel by Marriott

1515 Aircraft Ave SE
Albuquerque, NM 87106

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DRAWING ISSUE DATES:
6/6/25 Permit Set

REVISION DATES:

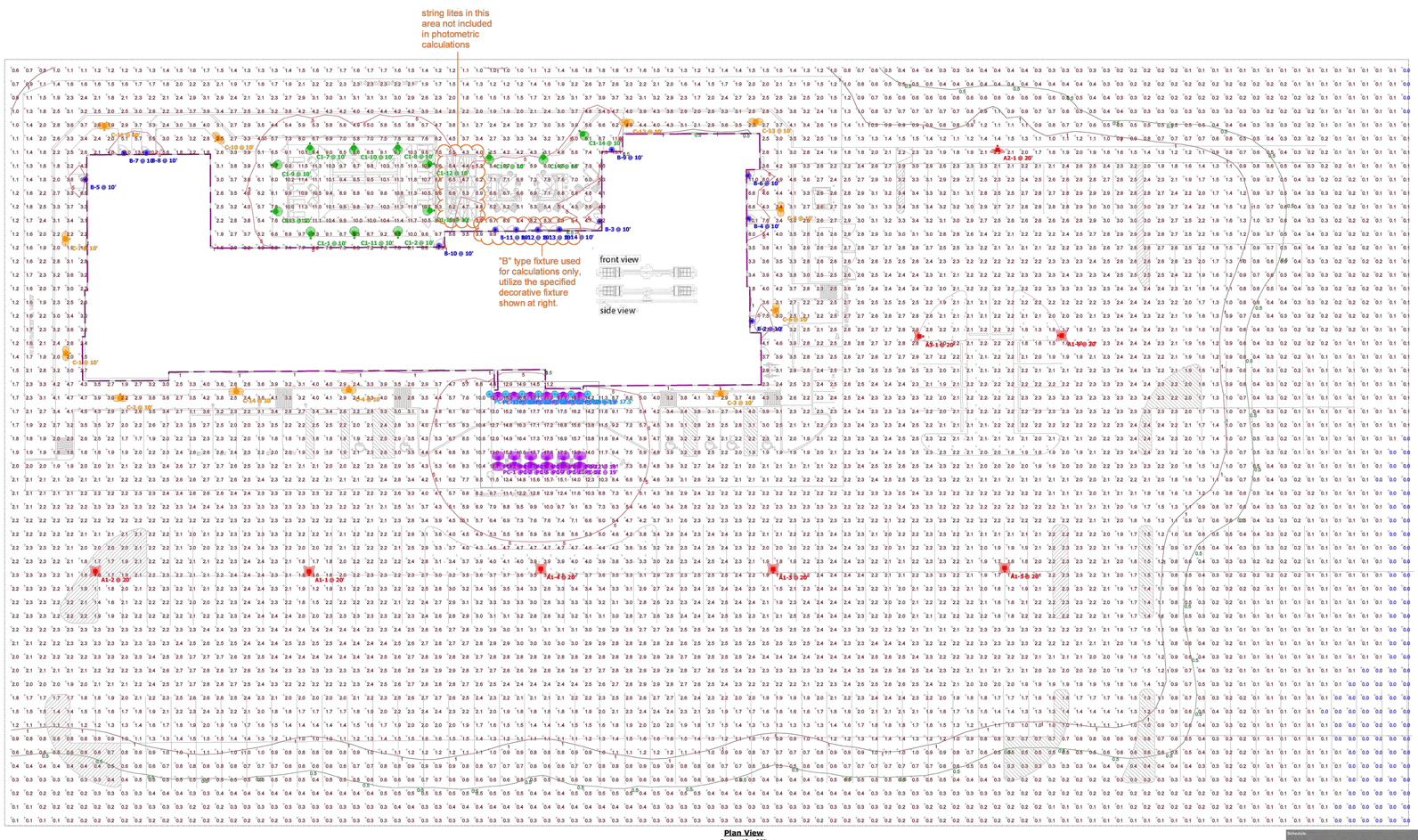
PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
NORTH AND EAST ELEVATIONS

A2.2

SHEET: 55 OF 146



Plan View
Scale - 1" = 20ft

SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

0 4 10 20 40

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLDF Total Watts	Voltage	Avg
	B		13	Gotham Architectural Lighting	EVOMRC 2X10 AR RWD 120	EVO 4DN CYLINDER, WALL WASH - SQUARE, CLEAN, CLOSED, RES WIDE DIST, 3,000K, WHITE DIFFUSE	1	945	1	8.4	
	A1		6	Lithonia Lighting	DSX1 LED P3 30K BKRD TAM	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT BS (IN) Type 5 Medium	1	12185	1	103.17	
	A2		1	Lithonia Lighting	DSX1 LED P2 30K BKRD TAM	D-Series Size 1 Area Luminaire P2 Performance Package 3000K CCT BS (IN) Type 5 Medium	1	8407	1	67.79	
	A3		1	Lithonia Lighting	DSX1 LED P1 30K BKRD TAM	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT BS (IN) Type 5 Medium	1	6931	1	47.79	
	PC		18	COOPER LIGHTING SOLUTIONS - VIRIDIAN - (FORMERLY EMERGE)	AR70-6-D1-U-U-W-LED-A-UNIVERSAL-DIM-CLEAR-WHITE-WHITE-UNIV-LD-NO-EMERGENCY-WITH 20 LEDS AND TIRE W WIDE OPTICS	18	313	1	56	
	PC-R		7	Juno Lighting	4DRL 6RSD5-B 4LED30 DRAKE WIDE DIM	4" Deep Regressed Wafer Downlights, Baffle, Adjustable Lumens and Adjustable CCT- WADSL30K,High Lumen,Matte White	1	1374	1	12.5	
	C		12	Lithonia Lighting	AWS1 LED P1 30K PATH	AWS1EAR arm mount with P1 3000K Refractor distribution	1	2155	1	25.4124	
	C1		13	Lithonia Lighting	AWS1 LED P1 30K AST	AWS1EAR arm mount with P1 3000K Asymmetric shielded lens	1	3224	1	25.4124	

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DRAWING ISSUE DATES:
6/6/25 Permit Set

REVISION DATES:

PROJECT MANAGER:
NICK PIRKL

DRAWN BY:
NAP

SHEET TITLE:
SITE PHOTOMETRIC PLAN

AS1.1

SHEET: 03 OF 146

gotham | E V O

Multiple Layers of Light

Luminaire Type: B

Catalog Number:

General Illumination Wall Mount Cylinder 6"

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Box™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.

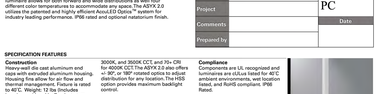
Distribution

very narrow 0.5 LBM | narrow 0.7 LBM | medium 1.0 LBM | medium wide 1.5 LBM | wide 1.7 LBM

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371
Wattage	3.4	6.2	8.2	9.5	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6
Lumens per Watt	87.4	83.7	94.6	105.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6

Complementary Products — Multiple Layers of Light



General Illumination Layer | EVO | High Center Beam Layer | Incito | EVO + Incito — Multiple Layers of Light

EVO/WC
page 1 of 9

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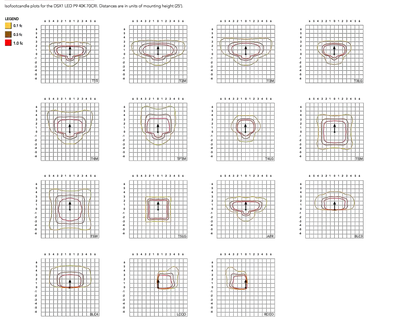
The product images shown are for illustration purposes only and may not be an exact representation of the product.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the EVO1 LED PY 40K 70CRI. Distances are in units of mounting height (20').

LEGEND: 0.1 fc, 0.2 fc, 0.5 fc



gotham | E V O

6" General Illumination Wall Mount Cylinder

Luminaire Type: B

Catalog Number:

Any Equals options indicated by this color background.

EXAMPLE: EVO6WC 35/13 AR WWG LSS MVOLT GZ1 JBX DN DWHG

EVO6WC	35/10			AR		LD		MVOLT	120
Series	Color Temperature		Reflector Color		Reflector Finish		Distribution	Voltage	
EVO6WC EVO 6in Wall Mount Round Cylinder Open Downlight	21/ 2100 K	27/ 2700 K	B2 25Q lumens	AR Clear		LSS Semi-specular	AS1WF Asymmetric	MVOLT 120V - 277V	
	30/ 3000 K	35/ 3500 K	B5 50Q lumens	PR Pewter		LS Matte diffuse	WG Very narrow (0.5 x5ft)	120 120V	
	35/ 3500 K	40/ 4000 K	B7 75Q lumens	WTR Wheat		LD Specular	WD Narrow (0.8 x7ft)	277 277V	
	40/ 4000 K	50/ 5000 K	B10 100Q lumens	GR Gold			MD Medium (0.9 x9ft)	347* 347V	
			15 150Q lumens	WH* White painted			WW Medium wide (1.0 x9ft)		
			20 200Q lumens	BK* Black			VW Wide (1.2 x 9' etc)		
			25 250Q lumens	WHMW* White anti-mic-crobial					
			30 300Q lumens	BZN* Dark Bronze painted					
			35 350Q lumens	TRALTBZ Tiffany Blue BAL & TBD (TBD for pricing only)					
			40 400Q lumens	TCPC* Text Custom Paint Color TBD (TBD for pricing only)					
			45 450Q lumens						
			50 500Q lumens						
			60 600Q lumens						
			80 800Q lumens						

ELV	JBX	DN	E10WCP
Driver*	Mounting	Fixture Orientation	Emergency Option
GZ10 0-10V driver dims to 10%	JBS Integral driver, Recessed or Surface J-box	DN Mounted with reflector pointing down	[blank] No emergency options
GZ1 0-10V driver dims to 1%	JBSCC Integral driver, Surface J-box with Conduit Covers	UP* Mounted with reflector pointing up	EBW GW integral emergency battery (sidecar)
EZ10 eldoLED 0-10V CCEO/Int. Linear dimming to 10% min.			E7WCP 7W emergency battery (sidecar)
EZ1 eldoLED 0-10V CCEO/Int. Linear dimming to 1% min.			E10WCP 10W emergency battery (sidecar)
EZ0 eldoLED 0-10V SSE/Int. Logarithmic dimming to <1%			E10WCPB 10W emergency battery with remote test switch (sidecar)
EDG10* eldoLED POWERstar DMX with ACDC/remote device management, Square Law dimming to <1%. Min. 3000K/Min. 80CRI/R9.			E10WCP3 10W10W3 emergency battery (sidecar)
EDG0* EcoSmart® eldoLED 4-Lame 1% soft-on, fade to black. Max. 8000K/Min 65CRI.			GTD GTD Generator Transfer Device, Specify 120V or 277V (requires RGR)
EUP Electronic line voltage (120V only)			

WL	DDBT
Control Interface*	Options	Architectural Colors - Powder Paint*
[blank] No controls	SF Single type, Specify 120V or 277V	DDB Gloss Dark Bronze
NLT eLight® dimming pack	NUCRI High CRI (90+)	DBL Matte Black
NLTS2* eLight® dimming pack for fixtures on emergency circuit	NGO eLight® Lumen Compensation	DWH Gloss White
NLTAIR2 eLight® AIR dimming pack.	HAO* NKO High Ambient Option (90°C)	DMB Matte Medium Bronze
NLTAIRES2* eLight® AIR dimming pack for fixtures on emergency circuit	WL** Wet Location	DNA Gloss Natural Aluminum
	IP66** Covered, IP66 rated	DSS Gloss Sandstone
		DCC Gloss Charcoal Grey
		DTG Gloss Tennis Green
		DBR Gloss Bright Red
		DSB Gloss Steel Blue
		DSBT Textured Dark Bronze
		DBLB Textured Black
		DWHG Textured White
		DNBT Textured Bronze
		DNAT Textured Natural Aluminum
		DSST Textured Sandstone
		DCPD Textured Dark Grey
		DSPC Textured Green
		DBTR Textured Light Red
		DWHMWF Gloss White with Anti-microbial finish
		RALTBD Cylinder RAL & TBD (TBD for pricing only)
		CPC Custom Paint Color TBD (TBD for pricing only)

ACCESSORIES — order as separate catalog numbers (shipped separately)

GCGLRES KIT Architectural colors chip kit, consisting of powder-coat and plated finishes

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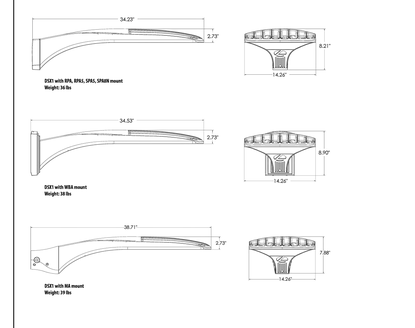
Dimensions



gotham | E V O

6" General Illumination Wall Mount Cylinder

ORDERING NOTES

1. Not Available with Finishes.
2. Requires LSP option.
3. Factory supplied step down transformer must be remote mounted. Access required to location of remote mounted device.
4. Refer to Tech 240 for compatible dimmers.
5. Not Available with Control Interfaces.
6. Includes terminator resistor.
7. For indoor use, damp location only.
8. Field installed. Access required to location of remote mounted device.
9. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
10. Only available up to 3500 lumens; not available with WL.
11. Not available with UP. Max. 3500LM.
12. IP66 should be selected if Wet Location is required with UP fixture orientation.
13. For details on RAL and Custom colors please see Architectural colors

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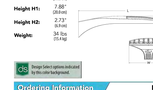
D-Series Size 1

LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 15" (381 mm)
Width: 7" (178 mm)
Height H1: 7.88" (200 mm)
Height H2: 2.73" (69.4 mm)
Weight: 34 lbs (15.4 kg)



Design Select options indicated by this color background.

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.

design select

Items marked by a 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

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	P1 P1 P2 P2 P3 P3 P4 P4 P5 P5 Rotated options P7* P12* P11* P13*	30K 3000K 40K 4000K 50K 5000K (this section 70CRI only)	70CRI 70CRI 80CRI 80CRI	AFR Automotive front row T1S Type 1 short T2M Type 2 medium T3M Type 3 medium T3LG Type 3 long/good control T4M Type 4 medium T4LG Type 4 long/good control LCCO Left corner cutoff* RCCO Right corner cutoff*	T5W Type 5 wide T5VW Type 5 very wide T5LG Type 5 long/good control T5HW Type 5 extra wide BLC3 Type 3 backlight control* BLC4 Type 4 backlight control* LCCO Left corner cutoff* RCCO Right corner cutoff*	MVOLT 120V-277V* HVOLT 347V-480V* TFVOLT 277V - 480V* 120 * 208 * 240 * 277 * 347 * 480 *	Shipped included SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPAS Square pole mounting (#8 drilling) RPAS Round pole mounting (#8 drilling)* SPABN Square narrow pole mounting (#8 drilling) WBA Wall bracket* BAS Base adapter (mounts on 2 3/8" OD horizontal tenon)	

BL50	DDBXD
Backlights	Finish (cont'd)
Shipped installed NLTAIR2 PIRHN eLight AIR gen 2 motion & ambient sensor, 8-40' mounting height, ambient sensor enabled at dusk, 1-5 fc* PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at dusk, 1-5 fc* PIR1FC Motion/dusk to dawn with field adjustable settings, 8-40' mounting height, ambient sensor enabled at dusk, 1-5 fc* PER NEMA photo cell receptacle (photocell not included) specify 1 PER5 Five pin receptacle only (controls ordered separately)*	Other options SF120V 120V surge protection SF277V 277V surge protection Shipped separately BL30 Bl-level switched dimming, 30% BL50 Bl-level switched dimming, 50% DMG 0-10v dimming wires pulled through fixture for use with an external control, ordered separately* DS Dual switching *	Finish (cont'd) DDBTD Textured dark bronze DBLBD Textured black DNAGD Textured natural aluminum DWHGD Textured white DDBSD Dark Bronze DBLKD Black DNAKD Natural Aluminum DWHXD White DSSTD Textured sandstone DCCSTD Textured charcoal stone DNLSTD Textured black DNATSTD Textured natural aluminum DWHGSTD Textured white

Performance Data

Lumen Output

Ratings are based on performance tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Fixture Lumens	Fixture Watts	25K				30K				40K				50K			
		Lumens	B	U	LPW	Lumens	B	U	LPW	Lumens	B	U	LPW	Lumens	B	U	LPW
P1	25	3,000	2	0	120	3,207	2	0	128	3,305	2	0	132	3,342	2	0	133
		2,895	2	0	116	2,765	2	0	110	2,853	2	0	114	2,905	2	0	116
		3,270	2	0	130	3,497	2	0	140	3,603	2	0	144	3,643	2	0	145
P2	38	4,750	2	0	125	5,079	2	0	134	5,234	2	0	138	5,293	2	0	139
		4,587	2	0	121	4,907	2	0	129	5,057	2	0	133	5,116	2	0	135
		5,179	2	0	136	5,540	2	0	146	5,709	2	0	150	5,774	2	0	152
P3	54	6,750	2	0	124	7,221	2	0	133	7,441	2	0	137	7,527	2	0	139
		6,519	2	0	120	6,972	2	0	129	7,185	2	0	133	7,267	2	0	134
		7,362	2	0	136	7,875	2	0	145	8,116	2	0	150	8,208	2	0	152
P4	86	9,526	3	0	111	10,189	3	0	119	10,499	3	0	122	10,617	3	0	124
		9,203	3	0	107	9,843	3	0	115	10,142	3	0	118	10,255	3	0	119
		10,393	3	0	121	11,116	3	0	129	11,457	3	0	133	11,587	3	0	135
P5	122	12,000	4	0	98	12,837	4	0	105	13,230	4	0	108	13,379	4	0	110
		11,590	4	0	95	12,391	4	0	101	12,771	4	0	105	12,915	4	0	106
		13,089	4	0	107	13,994	4	0	115	14,419	4	0	118	14,581	4	0	119
P6	156	15,000	4	0	96	16,037	4	0	103	16,527	4	0	106	16,711	4	0	107
		14,482	4	0	93	15,482	4	0	99	15,957	4	0	102	16,138	4	0	104
		16,362	4	0	105	17,491	4	0	112	18,023	4	0	116	18,227	4	0	117

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine ratings lumen output for **RAD1 LED P5** platform at **25°C ambient**, based on 10,000 hours of LED testing (based on IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLD, use the lumen maintenance factor that corresponds to the desired number of operating hours before. For other lumen maintenance values, contact factory.

Ambient Temperature	Fixture Lumens	LLD Factor
0°C	1.073	0.98
5°C	1.069	1.05
10°C	1.064	1.04
15°C	1.059	1.02
20°C	1.041	1.01
25°C	1.000	1.00
30°C	0.959	0.98
35°C	0.917	0.95
40°C	0.871	0.86

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (based on IESNA LM-80-08 and projected per IESNA TM-21-11).

Operating Hours	Lumen Maintenance Factor
0	1.000
25,000	0.986
50,000	0.941
100,000	0.853

Electrical Load

Lumen Package	LED Power (Watts)	Current (A)	Voltage	Current (A)					
				120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08
				System Watts	26	26	26	27	27
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11
				System Watts	39	39	39	39	39
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16
				System Watts	55	54	54	54	54
P4	980	87.5	78.6	Input Current	0.73	0.42	0.36	0.32	0.25
				System Watts	87	86	86	86	86
P5	1250	88.2	118.2	Input Current	1	0.58	0.5	0.44	0.33
				System Watts	120	119	119	119	120

Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

RAD1 LED						
Series	Performance package	Color temperature	Distribution	Voltage	Mounting	
RAD1 LED	P1 3,000 Lumens	27K 2700K	SYM Symmetric type V	MVOLT* 277 *	SPA Square pole mounting (Includes adapter)	
	P2 5,000 Lumens	30K 3000K	ASYM Asymmetric type IV	120 * 347	RPA Round pole mounting	
	P3 7,000 Lumens	35K 3500K	PATH Pathway type III	208 * 480	WBA Wall bracket	
	P4 11,000 Lumens	40K 4000K		240 *		
	P5 16,000 Lumens	50K 5000K				

Color Options	Descriptions	Finish (cont'd)
Shipped installed NCSNZ4 nLight SiR 2.0 enabled* PE Button photocell* FAO Field adjustable output * DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)*	SF Single Fuse * DF Double Fuse * LWR Left rotated optics RWR Right rotated optics	Shipped separately VS Visorside shield*
		DDBXD Dark bronze
		DBLXD Black
		DNAXD Natural aluminum
		DWHXD White
		DDBTXD Textured dark bronze
		DBLBXD Textured black
		DNATXD Textured natural aluminum
		DWHTXD Textured white

Accessories

VSCWS Visorside shield (sold in sets)
NUDFK Full back cover W/ IEC plug port (specify finish)

* For more coordinate options, see "Ordering Tree"

NOTES
1. 2700K and 3000K may require extended lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single Fuse (SF) requires 120, 277 or 347 voltage option. Double Fuse (DF) requires 208, 240 or 480 voltage option.
3. NCSNZ4 not available with PE or FAO. Must link to external nLight AIR network. Does not include occupancy sensor. For more information on nLight AIR, please see www.lithonia.com.
4. DMG not available with NCSNZ4 or FAO.
5. Also available as a separate accessory, see Accessories information. Shields is field installable in 90° increments.

Ordering Information

Ordering Information

Accessories

Ordered and shipped separately

BLS3P 1.5 ft Prelaset: SL-twist-lock C3A (3PIN) *
BLS4P1.5 ft Prelaset: SL-twist-lock C4P(4)* *
BLS4B1.5 ft Prelaset: SL-twist-lock C4B(4)* *
SHIDOT SM Shorting cap *
DSFK1-PA Field installed jumper package number 1 (1 in stock) *
DSBRN 2PKRD Round pole adapter (#8 drilling, specify finish)
DSBRN4 2PKRD Round pole adapter (4 drilling, specify finish)
DSBRN3 2PKRD Round pole adapter (#3 drilling, specify finish)
DSFSSBA 2PKRD External glare shield (specify finish)
DSFRSBA 2PKRD Anti-glare element (specify finish)

NOTES
1. Rotated optics available with packages P13, P11, P12 and P13. Must be combined with option LR3 or RR3.
2. SQL, KNL, and SGN available in 70CRI and 80CRI. 27K and 30K only available with 80CRI. Contact Technical Support for other possible combinations.
3. Not for use in CA Title 24 Energy Compliance applications.
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. Single Fuse (SF) requires 120, 277, or 347 voltage option. Double Fuse (DF) requires 208, 240 or 480V. (50/60 Hz).
7. 347V/277V/120V is available in packages P1 and P2. Not available with P3 and P4 or with HVOLT. P5 not available with fusing (SF or DF).
8. Not for use in CA Title 24 Energy Compliance applications.
9. NSA control not combined with Type 5 distributions plus photocell (PE).
10. Not available with Type 5 Extra Wide (T5EW), Type 5 Extra Long (T5EL), Type 5 Wide (T5W).
11. NCSNZ4 PIR not available with other controls including PIR, PIR1, PER, PER1, PER2, PER3, PER4, PER5, PER6, PER7, PER8, PER9, PER10, PER11, PER12, PER13, PER14, PER15, PER16, PER17, PER18, PER19, PER20, PER21, PER22, PER23, PER24, PER25, PER26, PER27, PER28, PER29, PER30, PER31, PER32, PER33, PER34, PER35, PER36, PER37, PER38, PER39, PER40, PER41, PER42, PER43, PER44, PER45, PER46, PER47, PER48, PER49, PER50, PER51, PER52, PER53, PER54, PER55, PER56, PER57, PER58, PER59, PER60, PER61, PER62, PER63, PER64, PER65, PER66, PER67, PER68, PER69, PER70, PER71, PER72, PER73, PER74, PER75, PER76, PER77, PER78, PER79, PER80, PER81, PER82, PER83, PER84, PER85, PER86, PER87, PER88, PER89, PER90, PER91, PER92, PER93, PER94, PER95, PER96, PER97, PER98, PER99, PER100, PER101, PER102, PER103, PER104, PER105, PER106, PER107, PER108, PER109, PER110, PER111, PER112, PER113, PER114, PER115, PER116, PER117, PER118, PER119, PER120, PER121, PER122, PER123, PER124, PER125, PER126, PER127, PER128, PER129, 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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. 2/11/2022

TRAFFIC ENGINEER DATE

Submittal

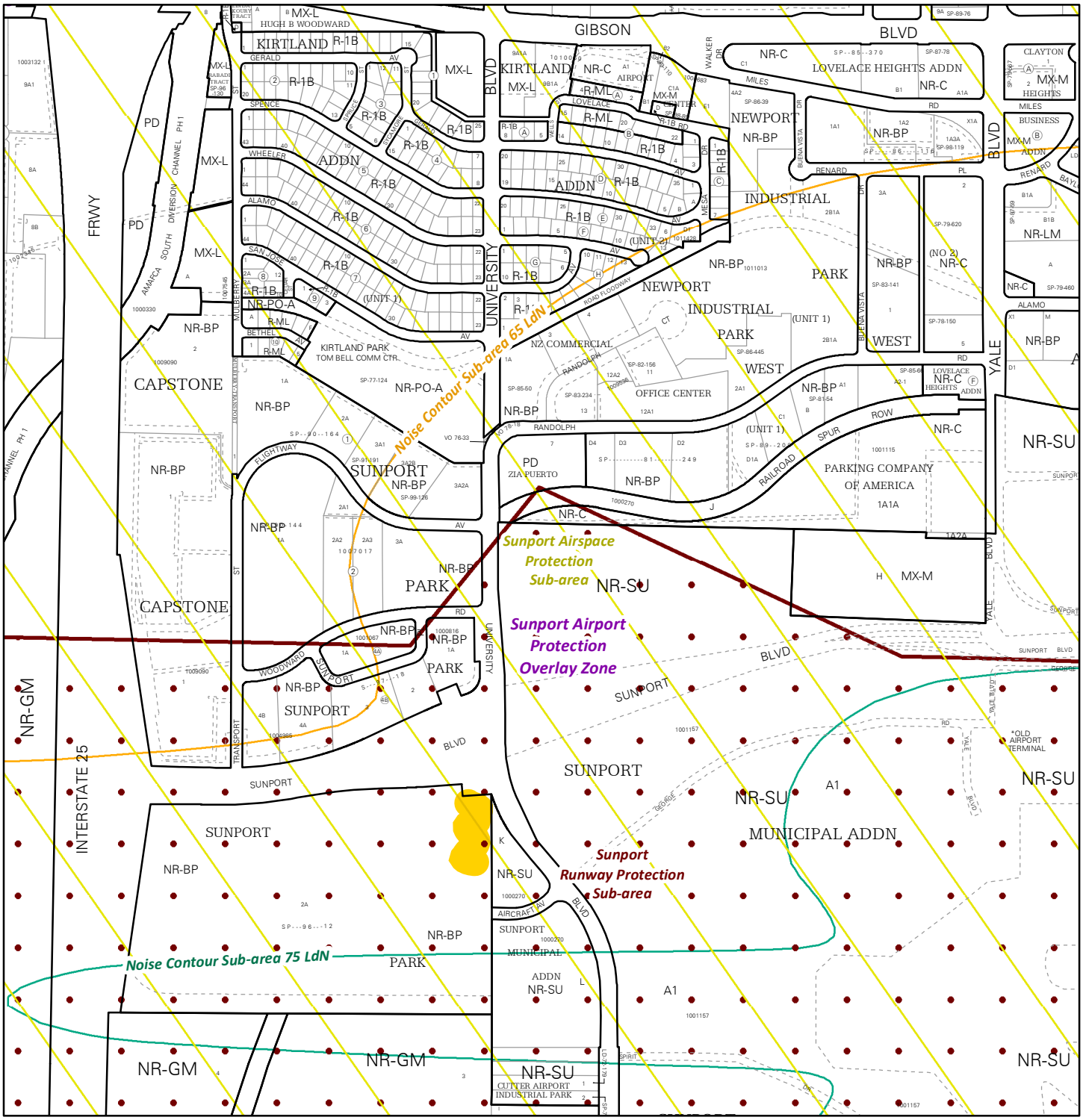
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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.



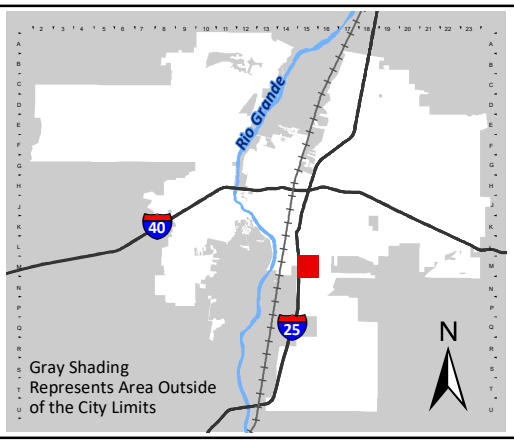
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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).

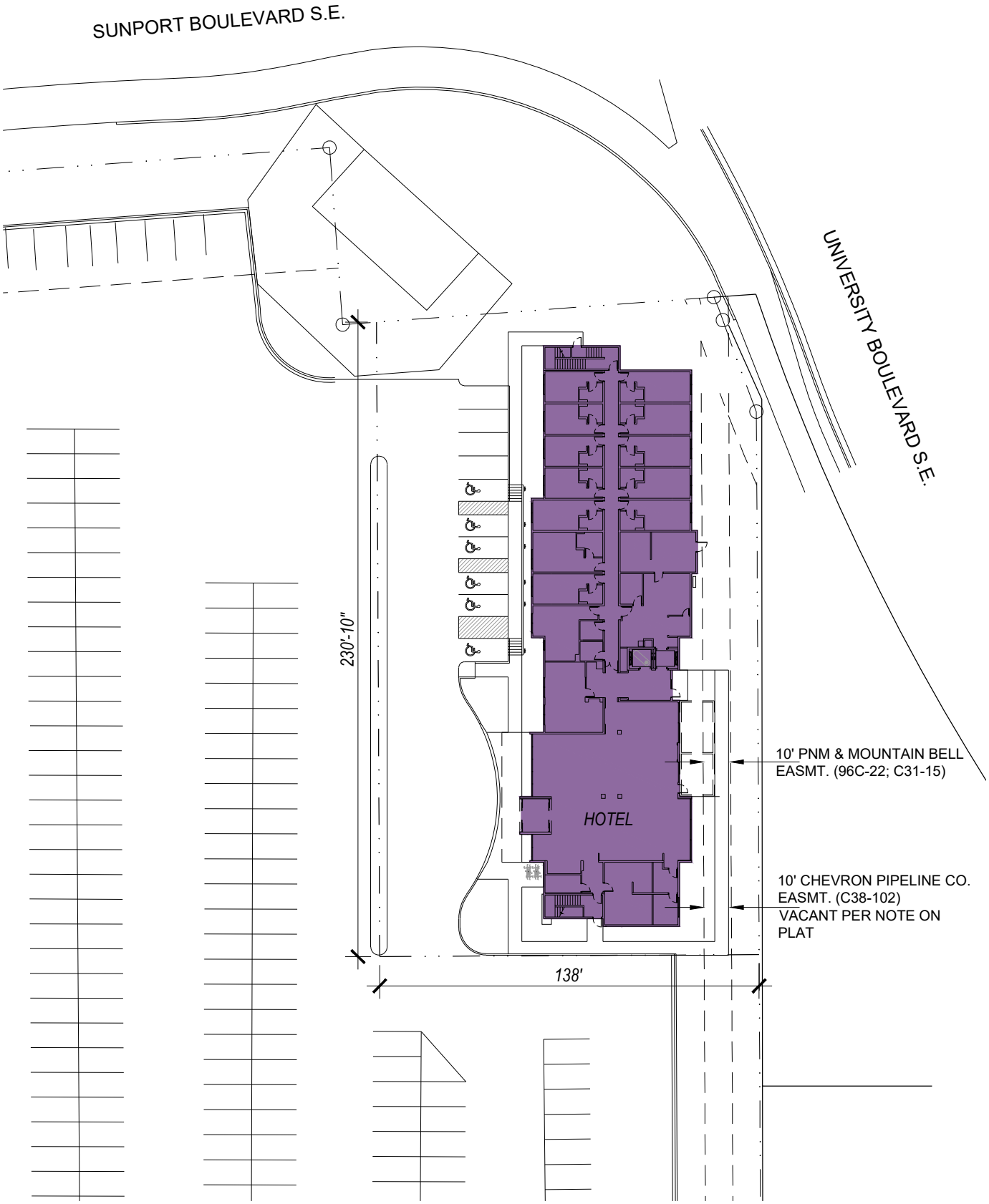


Zone Atlas Page:

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
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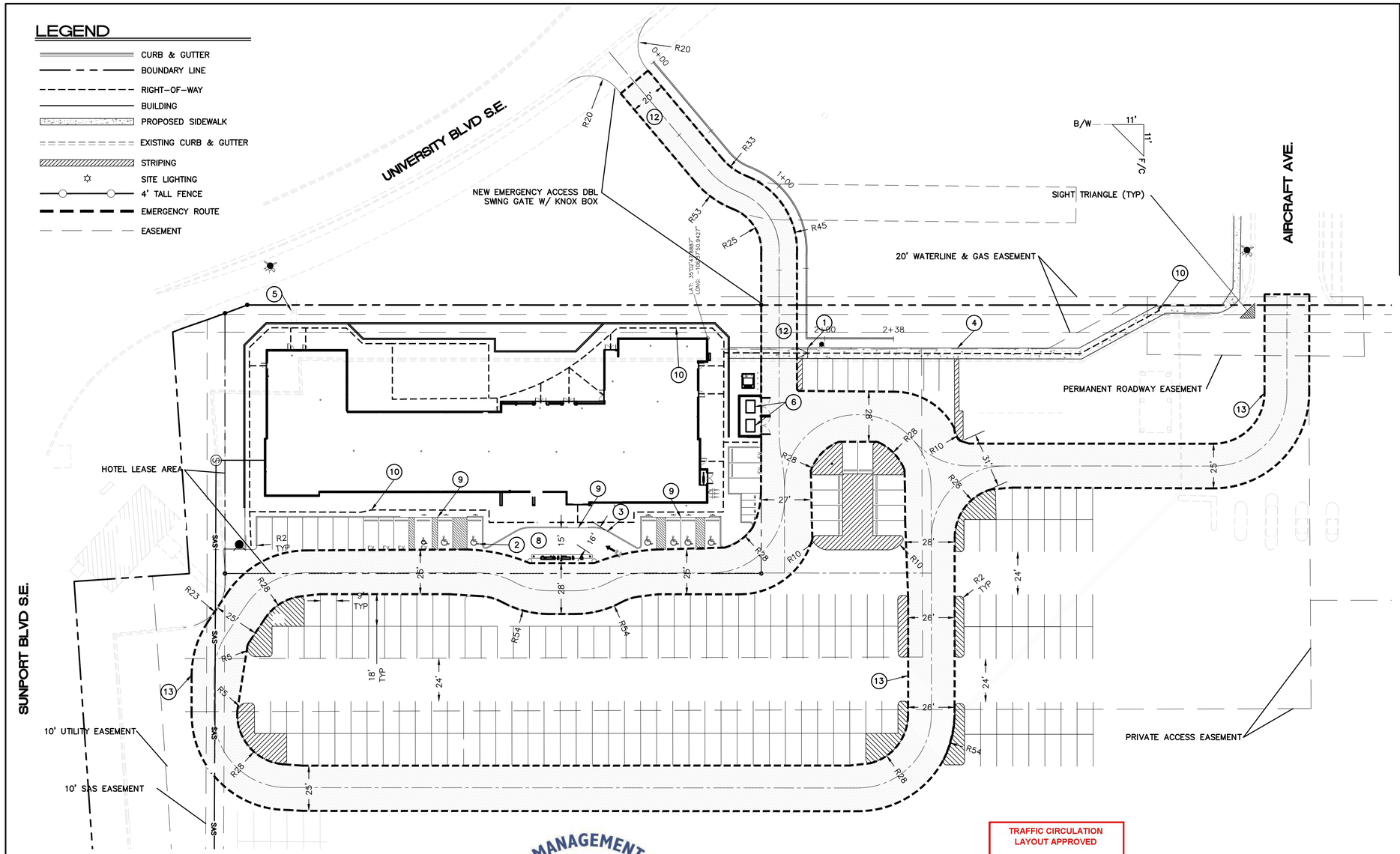
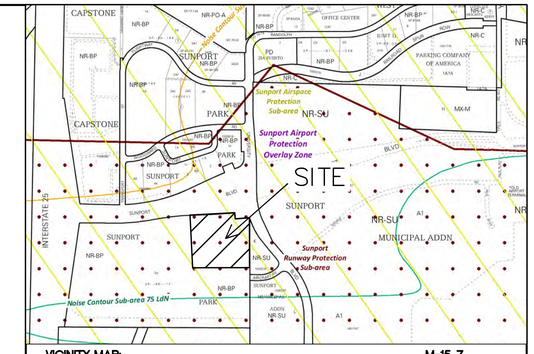
LEGEND

- 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

N
30 15 0 15 30
SCALE: 1"=30'

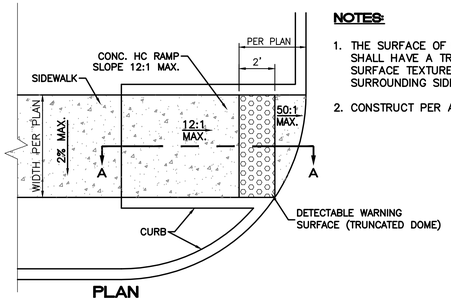
ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
07/18/2025
RONALD R. BOHANNAN P.E. #7868

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

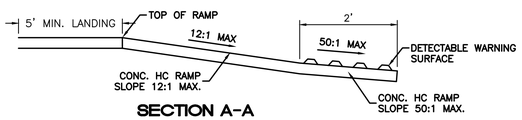
Z:\2021\2021133 Sunport Suites Hotel - Paten\Dwg\Construction\2021133 TCL.dwg Jul 21, 2025 - 1:53pm



PLAN

NOTES:

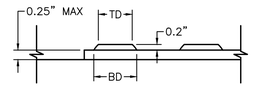
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



SECTION A-A

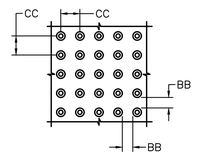
UNIDIRECTIONAL HC RAMP

NOT TO SCALE



DOME SECTION

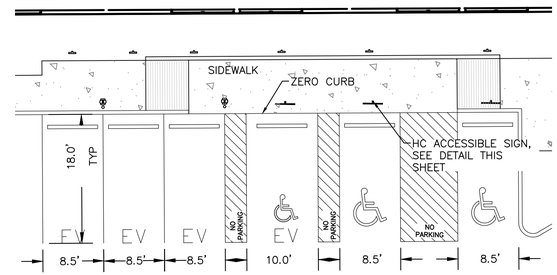
BD – BASE DIAMETER 0.9" MIN
TD – TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

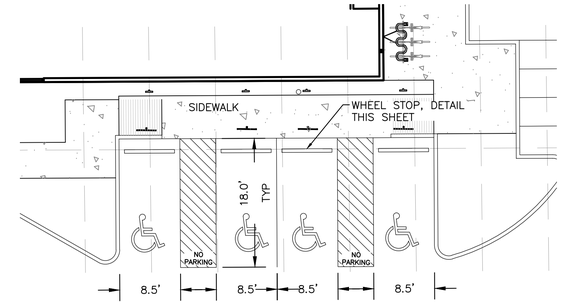


DOME SPACING

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

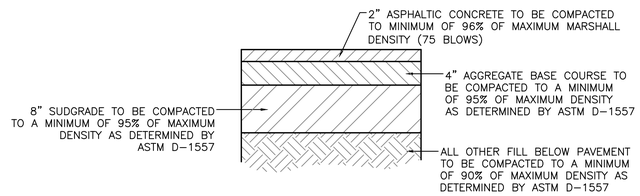




NOTES:
1) INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED ON THE PAVEMENT AT REAR OF SPACE, WHITE SYMBOL ON BLUE BACKGROUND.
2) PARKING SPACE LINES AND DIAGONAL STRIPING TO BE PAINTED BLUE.
3) ACCESS AISLE SHALL HAVE THE WORDS 'NO PARKING' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE 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.

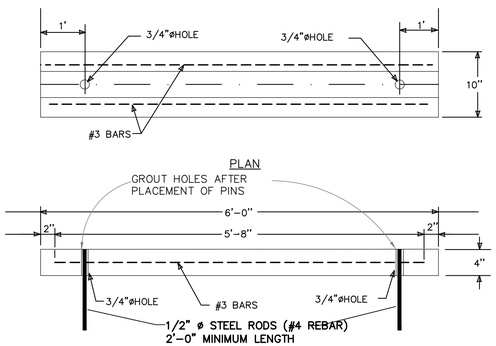
HC PARKING DETAILS

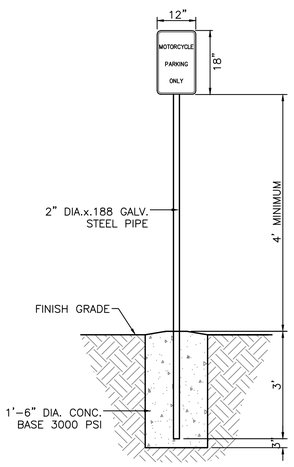
1"=10'



AUTOMOBILE PARKING TYPICAL PAVING SECTION

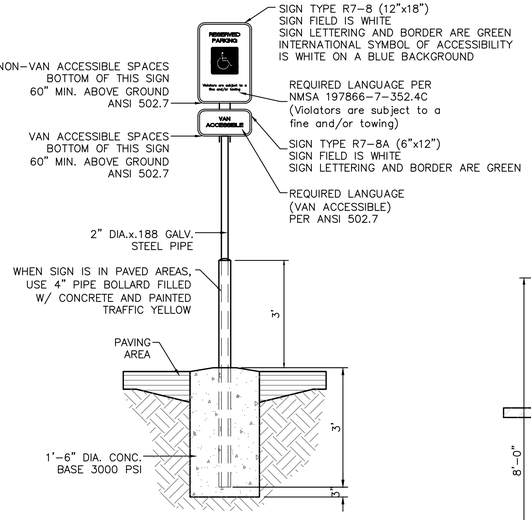
1" = 1'





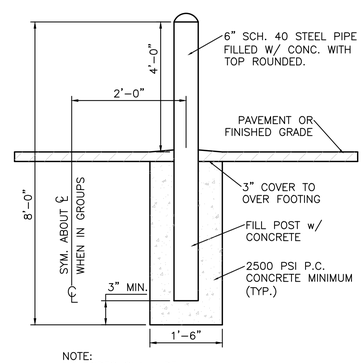
MOTORCYCLE PARKING SIGN

NTS



ACCESSIBLE PARKING SIGN

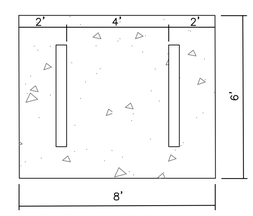
NTS



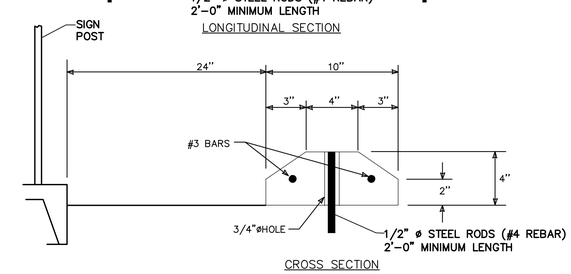
NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

BOLLARD DETAIL

NTS

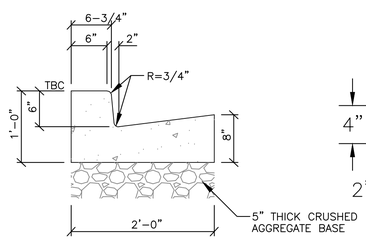


BIKE RACK PLAN VIEW



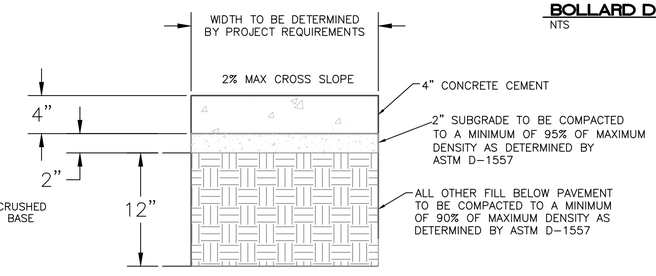
CROSS SECTION

WHEEL STOP

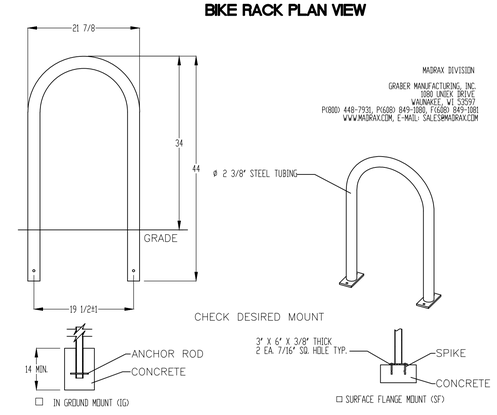


STANDARD CURB AND GUTTER

NTS



CONCRETE SIDEWALK SECTION



MADRAX DIVISION
GRABER MANUFACTURING, INC.
1080 UNEEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1880, F(608) 849-1881
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

PRODUCT: U238-IG(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.

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
3. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
3. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

BIKE RACK DETAIL

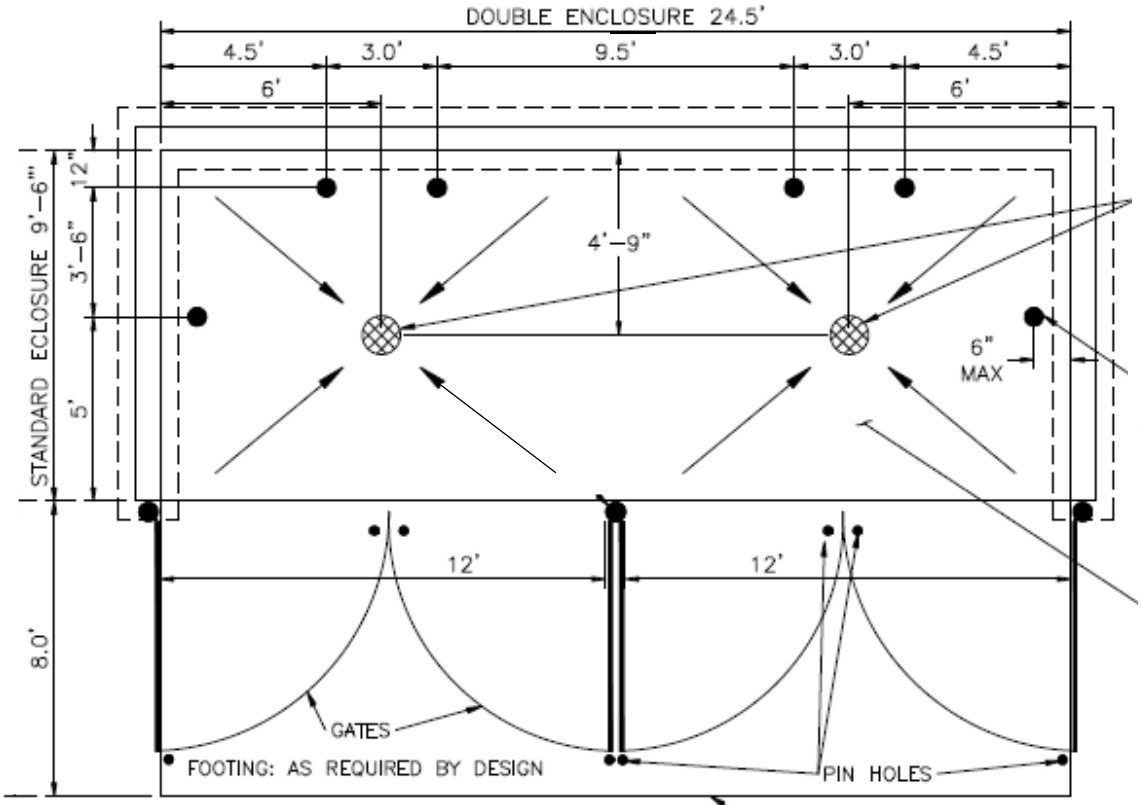
SCALE: NONE

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	DRAWN BY MR DATE 07/18/2025
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	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.

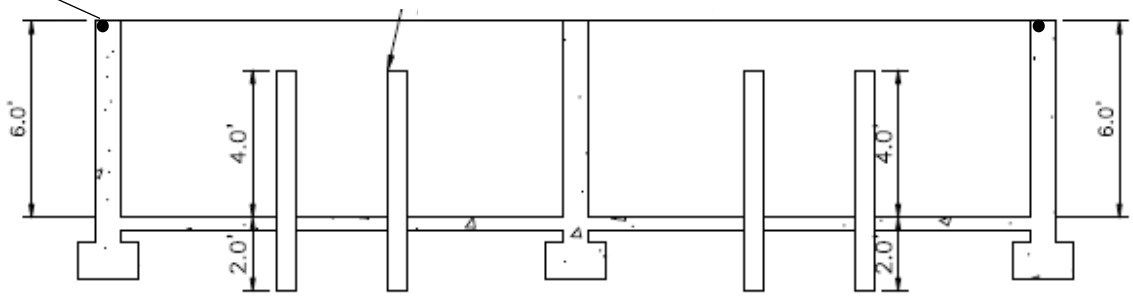
Concrete Slab Minimum Requirements 6" Thick 4000 PSI 3/4 Aggregate w/6x6-10/10WWM or equal slope to drain 1/8" per foot

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

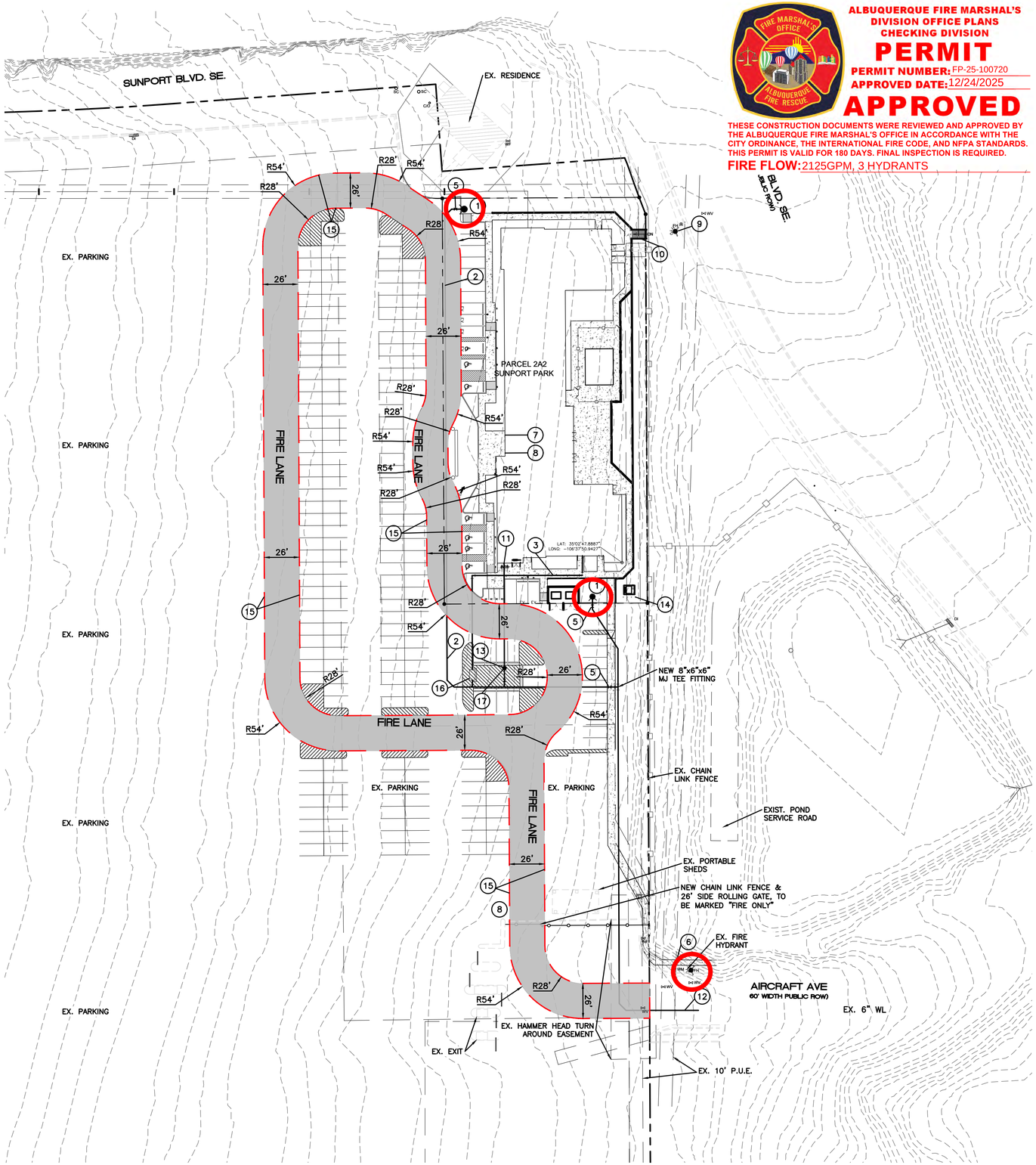


It is not the intention of the Solid Waste Department to control the design of an enclosure. It is the intent to give the minimum width, length, and height for varied types of enclosures.

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

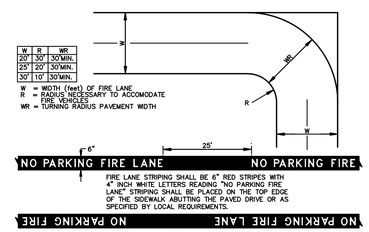
- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- FIRE ACCESS
- PROPOSED HYDRANT

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.

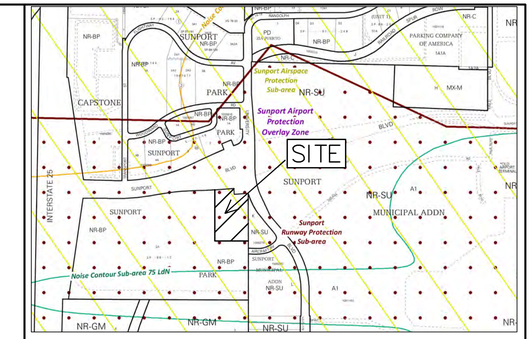
NOTES

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 - Potes\dwg\Construction\2021133 FO-01.dwg Dec 19, 2025 - 12:52pm

February 17th, 2026

Development Facilitation Team
City of Albuquerque
600 2nd Street NW
Albuquerque NM 87102

RE: SENSITIVE LANDS ANALYSIS FOR PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC

Dear Development Facilitation Team

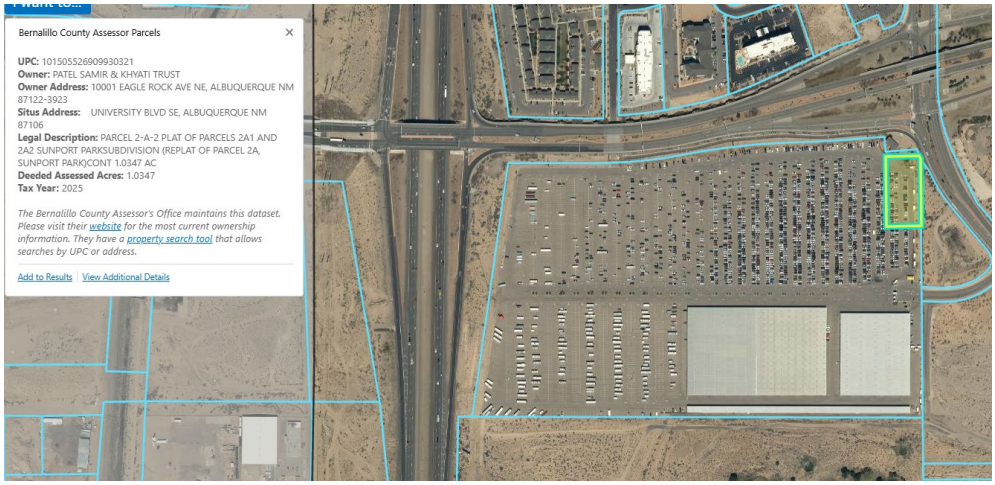
This report outlines the constraints identified within the proposed Site Plan – Administrative application. The subject site is located on University Blvd, south of Sunport Blvd and is legally described as PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARKSUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC (the subject site).

The subject site is zoned Non-Residential – Business Park and is currently vacant and has been previously developed. The subject site was previously part of an existing overnight car park. The site was subdivided into two parcels for the intent of future development of the proposed hotel.

Tierra West, LLC has performed a Sensitive Lands Analysis Report land, documenting the below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard.	The site is an area with minimal flood risk.
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water are present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large stands of mature trees	None	No trees present.
Archeological sites	None	No archaeological issues have been uncovered.

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site.



If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya
Sr. Planner

JN: 2021133
sl/RRB

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1 All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted for at least 5 calendar days and for the required appeal period after any final decision. Evidence of the sign posting must also be provided within 3 days of application acceptance. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location which must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

LOCATION
A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
B. The face of the sign shall be parallel to the street.
C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER
A. One sign shall be posted on each street frontage.
B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

PHYSICAL POSTING
A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
B. Large nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that:
I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (5) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.
I further certify that the required public notice signs were posted per the instructions above.

SIGNATURE & DATE:

12/16/2025

PROJECT NUMBER & ADDRESS:

2021133 UNIVERSITY BLVD SE ALBUQUERQUE NM

SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

_____

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

✓ **1. Site Plan (**including utilities and easements)
✓ **2. Landscaping Plan**
✓ **3. Grading and Drainage Plan**
✓ **4. Utility Plan**
✓ **5. Building and Structure Elevations**
✓ 6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

✓ 1. Date of drawing and/or last revision
✓ 2. Scale:

1.0 acre or less	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'

SITE PLAN *CHECKLIST*

✓ 3. Bar scale
✓ 4. North arrow
✓ 5. Legend
✓ 6. Scaled vicinity map
✓ 7. Property lines (clearly identify)
✓ 8. Existing and proposed easements (identify each)
✓ 9. Phases of development, if applicable

B. Proposed Development

1. Structural

✓ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
✓ B. Square footage of each structure
✓ C. Proposed use of each structure
✓ D. Signs (freestanding) and other improvements
✓ E. Walls, fences, and screening: indicate height, length, color and materials
✓ F. Dimensions of all principal site elements or typical dimensions
✓ G. Loading facilities
✓ H. Site lighting (indicate height & fixture type)
✓ I. Indicate structures within 20 feet of site
✓ J. Elevation drawing of refuse container and enclosure, if applicable.
✓ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

✓ A. Parking layout with spaces numbered per aisle and totaled.
- ✓ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- ✓ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- ✓ 3. On street parking spaces

✓ B. Bicycle parking & facilities
- ✓ 1. Bicycle racks – location and detail
- ✓ 2. Other bicycle facilities, if applicable

✓ C. Vehicular Circulation (Refer to DPM and IDO)
- ✓ 1. Ingress and egress locations, including width and curve radii dimensions
- ✓ 2. Drive aisle locations, including width and curve radii dimensions
- ✓ 3. End aisle locations, including width and curve radii dimensions
- ✓ 4. Location & orientation of refuse enclosure, with dimensions
- ✓ 5. Loading, service area, and refuse service locations and dimensions

✓ D. Pedestrian Circulation
- ✓ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN *CHECKLIST*

✓ 2. Location and dimension of drive aisle crossings, including paving treatment
✓ 3. Location and description of amenities, including patios, benches, tables, etc.

____E.✓ Off-Street Loading
✓ 1. Location and dimensions of all off-street loading areas

____F✓ Vehicle Stacking and Drive-Through or Drive-Up Facilities
✓ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
✓ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
✓ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

✓ ____A. Locate and identify adjacent public and private streets and alleys.
✓ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
✓ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
✓ 3. Location of traffic signs and signals related to the functioning of the proposal
✓ 4. Identify existing and proposed medians and median cuts
✓ 5. Sidewalk widths and locations, existing and proposed
✓ 6. Location of street lights
✓ 7. Show and dimension clear sight triangle at each site access point
✓ 8. Show location of all existing driveways fronting and near the subject site.

✓ B . Identify Alternate transportation facilities within site or adjacent to site
✓ 1. Bikeways and bike-related facilities
✓ 2. Pedestrian trails and linkages
✓ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

✓ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

✓ 1. Scale - must be same as scale on sheet #1 - Site plan
✓ 2. Bar Scale
✓ 3. North Arrow
✓ 4. Property Lines
✓ 5 Existing and proposed easements
✓ 6. Identify nature of ground cover materials
✓ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
✓ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
✓ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN *CHECKLIST*

✓ 7. Identify type, location and size of plantings (common and/or botanical names).
   ✓ A. Existing, indicating whether it is to preserved or removed.
   ✓ B. Proposed, to be established for general landscaping.
   ✓ C. Proposed, to be established for screening/buffering.

✓ 8. Describe irrigation system – Phase I & II . . .

✓ 9. Planting Beds, indicating square footage of each bed

✓ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.

✓ 11. Responsibility for Maintenance (statement)

✓ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)

✓ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)

✓ 14. Planting or tree well detail

✓ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)

✓ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements

✓ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

✓ 1. Scale - must be same as Sheet #1 - Site Plan

✓ 2. Bar Scale

✓ 3. North Arrow

✓ 4. Property Lines

✓ 5. Existing and proposed easements

✓ 6. Building footprints

✓ 7. Location of Retaining walls

B. Grading Information

✓ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.

✓ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

✓ 3. Identify ponding areas, erosion and sediment control facilities.

✓ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
✓ B. Distribution lines
✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)
✓ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

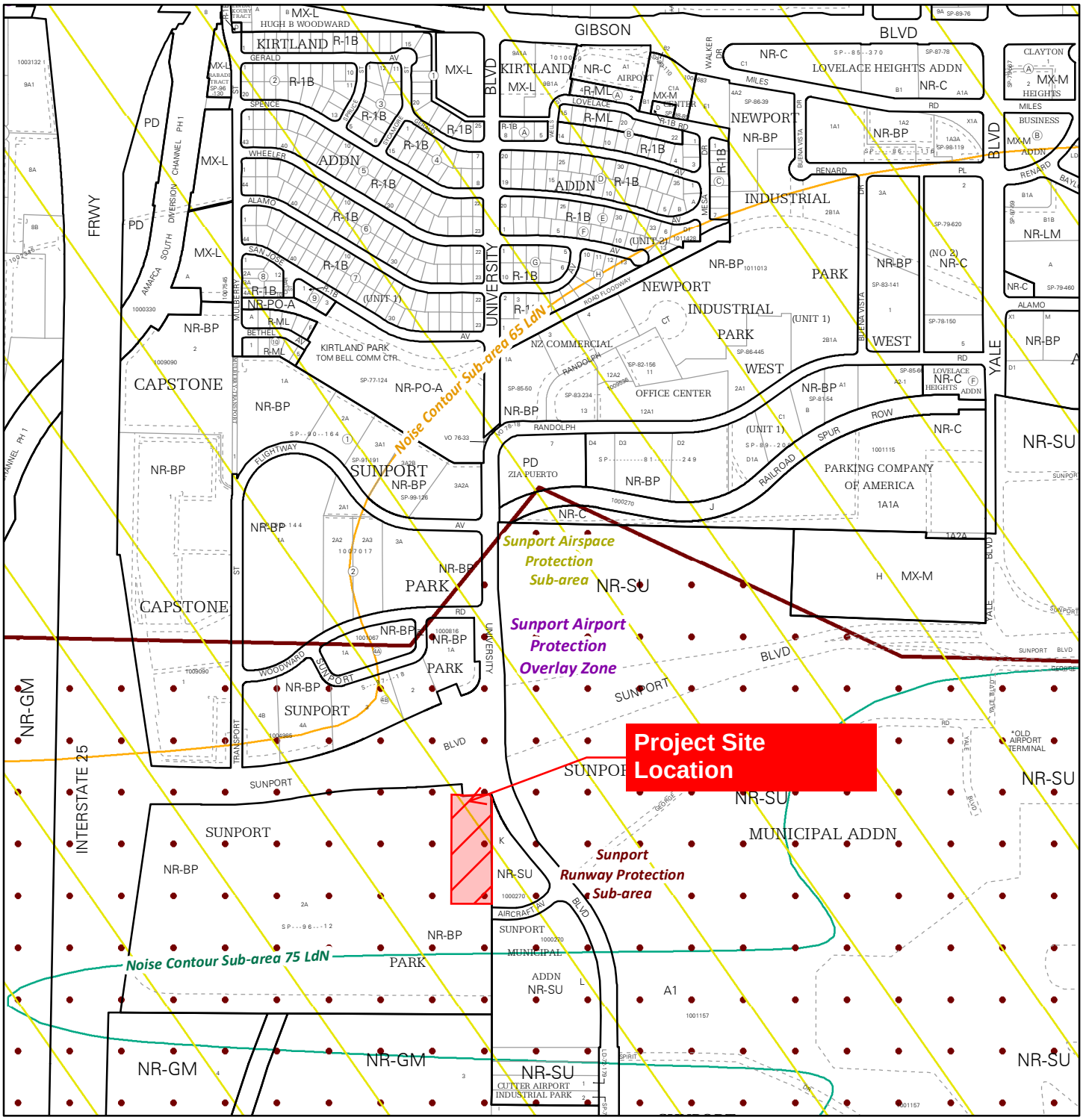
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

✓ A. Scale
✓ B. Bar Scale
✓ C. Detailed Building Elevations for each facade
  ✓ 1. Identify facade orientation
  ✓ 2. Dimensions of facade elements, including overall height and width
  ✓ 3. Location, material and colors of windows, doors and framing
  ✓ 4. Materials and colors of all building elements and structures
  ✓ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

✓ 1. Site location(s)
✓ 2. Sign elevations to scale
✓ 3. Dimensions, including height and width
✓ 4. Sign face area - dimensions and square footage clearly indicated
✓ 5. Lighting
✓ 6. Materials and colors for sign face and structural elements.
✓ 7. List the sign restrictions per the IDO



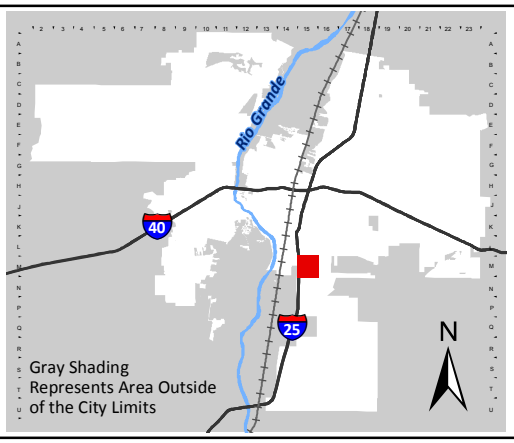
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

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