

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 14, 2024

Ron Bohannon, PE
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109

Lauren Garkel, RA
Clark/Barnes
Seattle, WA c/o Tierra West, LLC

**Re: Sawmill Tract A/1904 Bellamah Ave NW
Traffic Circulation Layout
Tierra West Engineer's Stamp 2-13-24 (J13D044A)
Clark/Barnes Date 2-28-24**

Dear Mr. Bohannon,

PO Box 1293

The TCL submittal received 2-13-24 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.

Albuquerque

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, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

NM 87103

www.cabq.gov

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,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

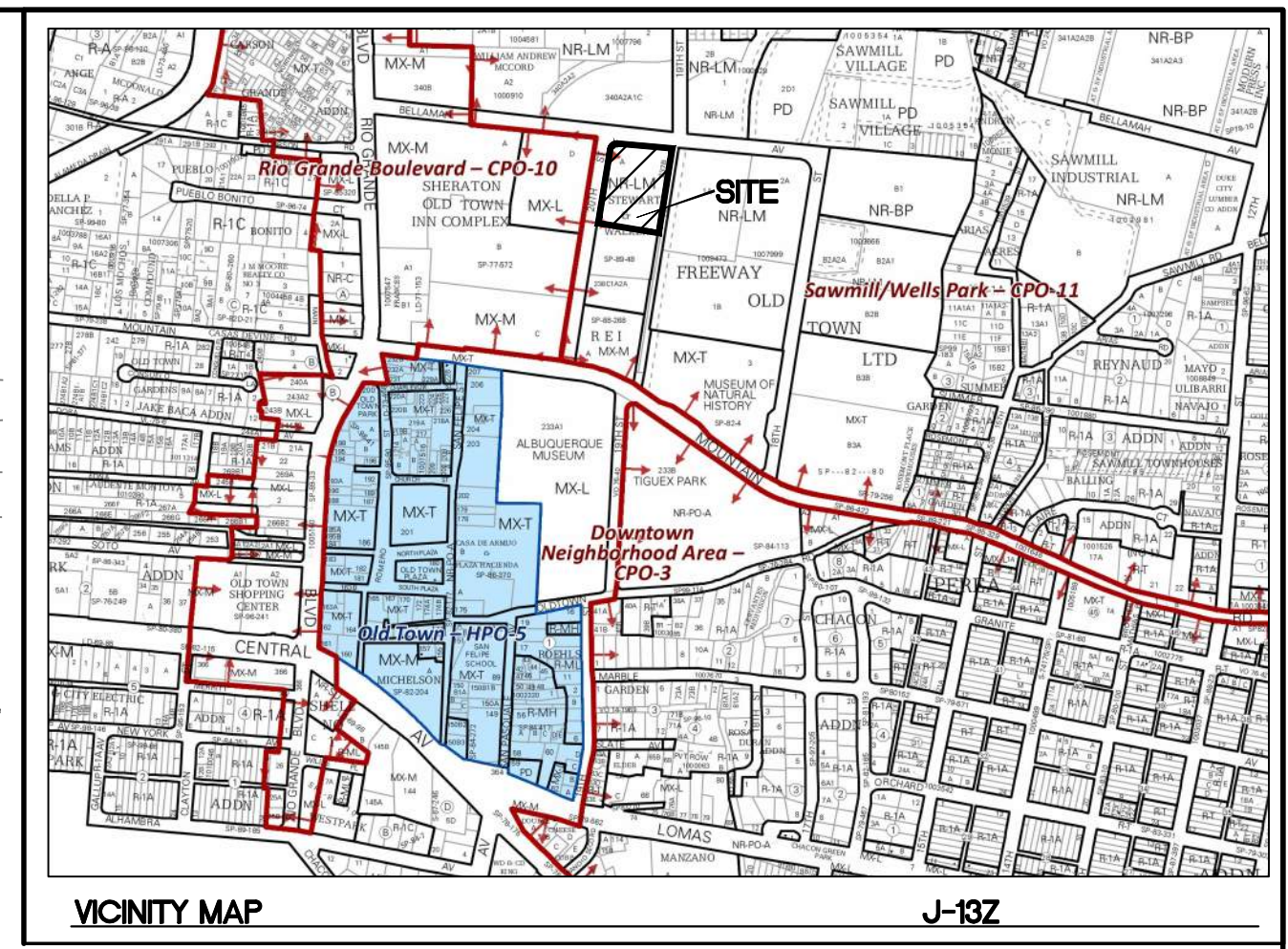
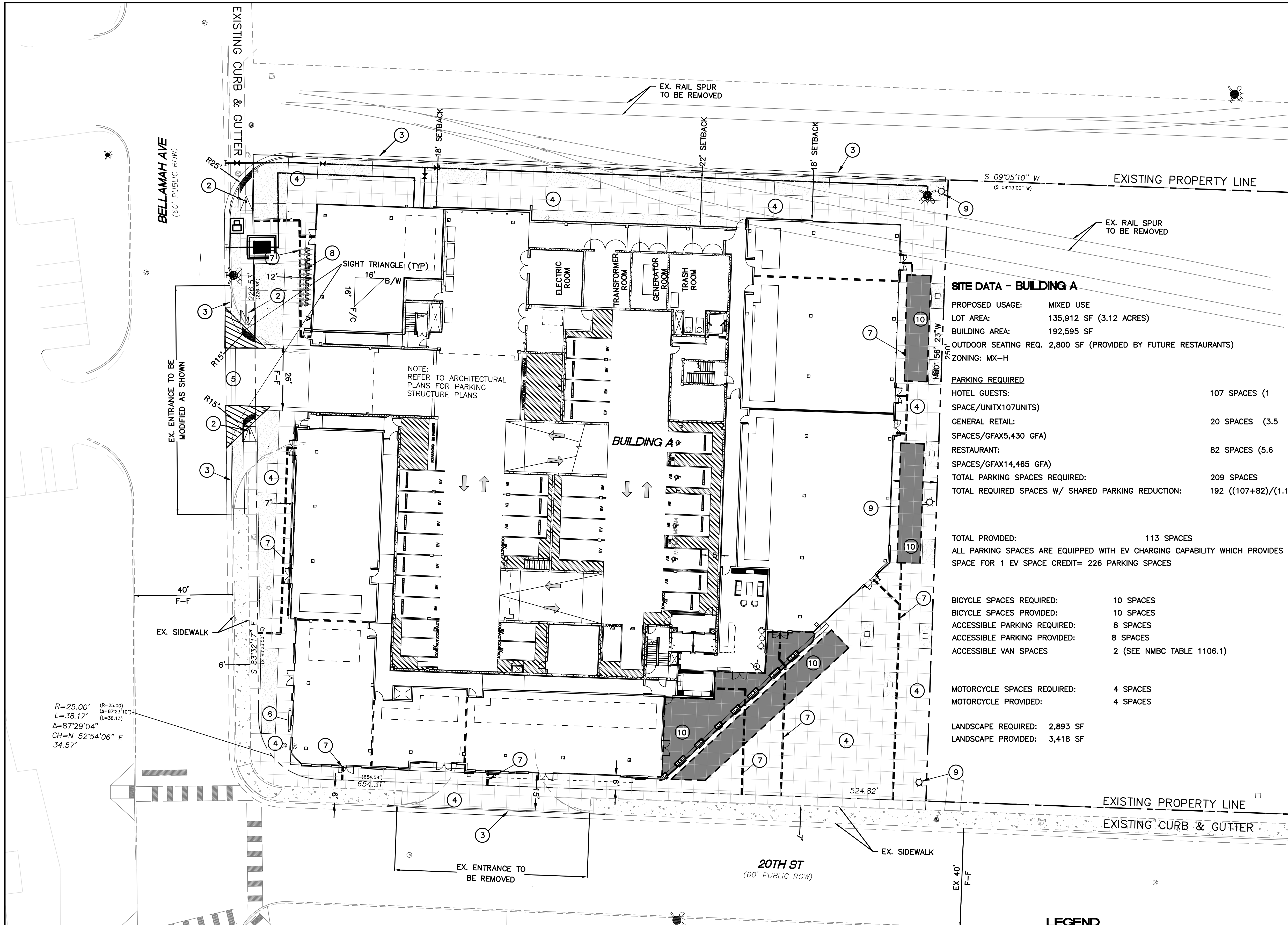
TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



LEGAL DESCRIPTION:
TRACTS A LANDS OF STEWART WALKER & TRACT 238C1A2A2
M.R.G.C.D. MAP NO. 38

- NOTES:**
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT OR SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - ALL IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB & GUTTER PER CITY STANDARD DRAWINGS 2415A & 2430.

SITE DATA - BUILDING A	
PROPOSED USAGE:	MIXED USE
LOT AREA:	135,912 SF (3.12 ACRES)
BUILDING AREA:	192,595 SF
OUTDOOR SEATING REQ.	2,800 SF (PROVIDED BY FUTURE RESTAURANTS)
ZONING:	MX-H
PARKING REQUIRED	
HOTEL GUESTS:	107 SPACES (1)
SPACE/UNIT(107 UNITS)	
GENERAL RETAIL:	20 SPACES (3.5)
SPACES/GFAX(5,430 GFA)	
RESTAURANT:	82 SPACES (5.6)
SPACES/GFAX(14,465 GFA)	
TOTAL PARKING SPACES REQUIRED:	209 SPACES
TOTAL REQUIRED SPACES W/ SHARED PARKING REDUCTION:	192 ((107+82)/(1.1+20))
TOTAL PROVIDED: 113 SPACES	
ALL PARKING SPACES ARE EQUIPPED WITH EV CHARGING CAPABILITY WHICH PROVIDES A 2 SPACE FOR 1 EV SPACE CREDIT= 226 PARKING SPACES	
BICYCLE SPACES REQUIRED: 10 SPACES	
BICYCLE SPACES PROVIDED: 10 SPACES	
ACCESSIBLE PARKING REQUIRED: 8 SPACES	
ACCESSIBLE PARKING PROVIDED: 8 SPACES	
ACCESSIBLE VAN SPACES: 2 (SEE NMBC TABLE 1106.1)	
MOTORCYCLE SPACES REQUIRED: 4 SPACES	
MOTORCYCLE PROVIDED: 4 SPACES	
LANDSCAPE REQUIRED: 2,893 SF	
LANDSCAPE PROVIDED: 3,418 SF	

PROJECT NUMBER: PR-2022-007153
APPLICATION NUMBER: _____

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

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

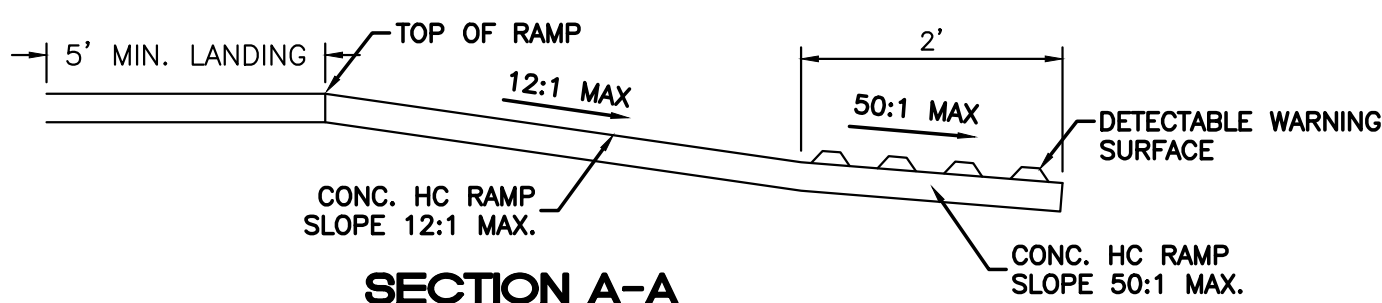
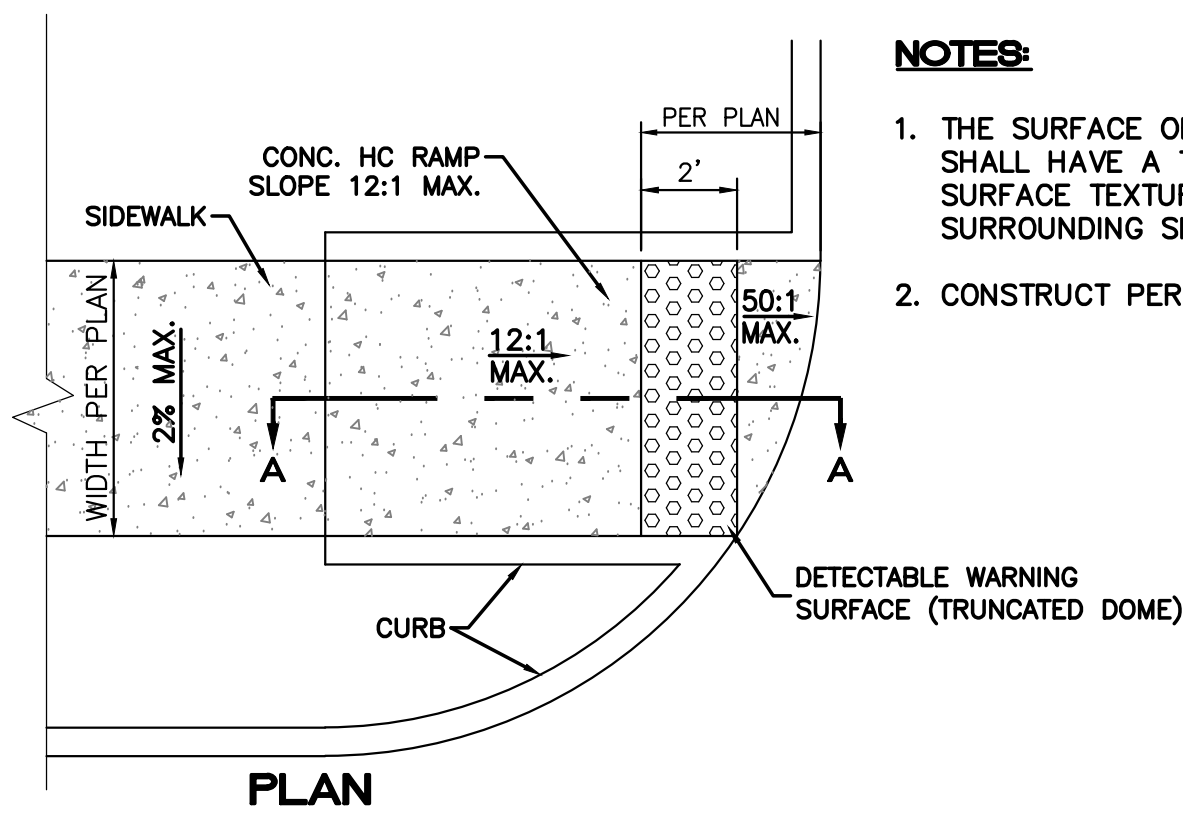
- KEYED NOTES**
- SIGHT TRIANGLE NOTE:**
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- UNIDIRECTIONAL ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2441
 - STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A SEE DETAIL SHEET DET-1
 - NEW PEDESTRIAN SIDEWALK PER COA STD DWG 2430
 - 6" VALLEY GUTTER PER COA STD DWG 2415B SEE DETAIL SHEET DET-1
 - BUILDING SIGN
 - ADA PUBLIC ACCESS PATHWAY
 - BICYCLE RACK. SEE DETAIL SHEET DET-1
 - STANDARD LIGHT POLE. SEE DETAIL SHEET, DET-1
 - REQUIRED OUTDOOR SEATING AND GATHERING AREA. SEATING TO BE PROVIDED BY FUTURE RESTAURANTS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LIGHT
- LANDSCAPE AREA
- EXISTING SANITARY SEWER MAN HOLE

GRAPHIC SCALE
1 inch = 20 ft.

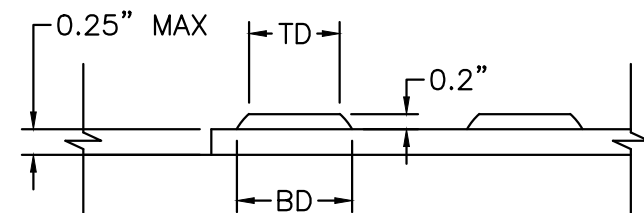
	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	TRAFFIC CIRCULATION LAYOUT	DATE 05-11-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # SP-1
		JOB # 2022046



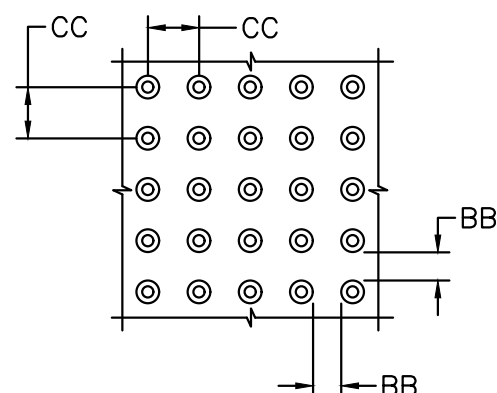
UNIDIRECTIONAL HC RAMP
NOT TO SCALE

NOTES:

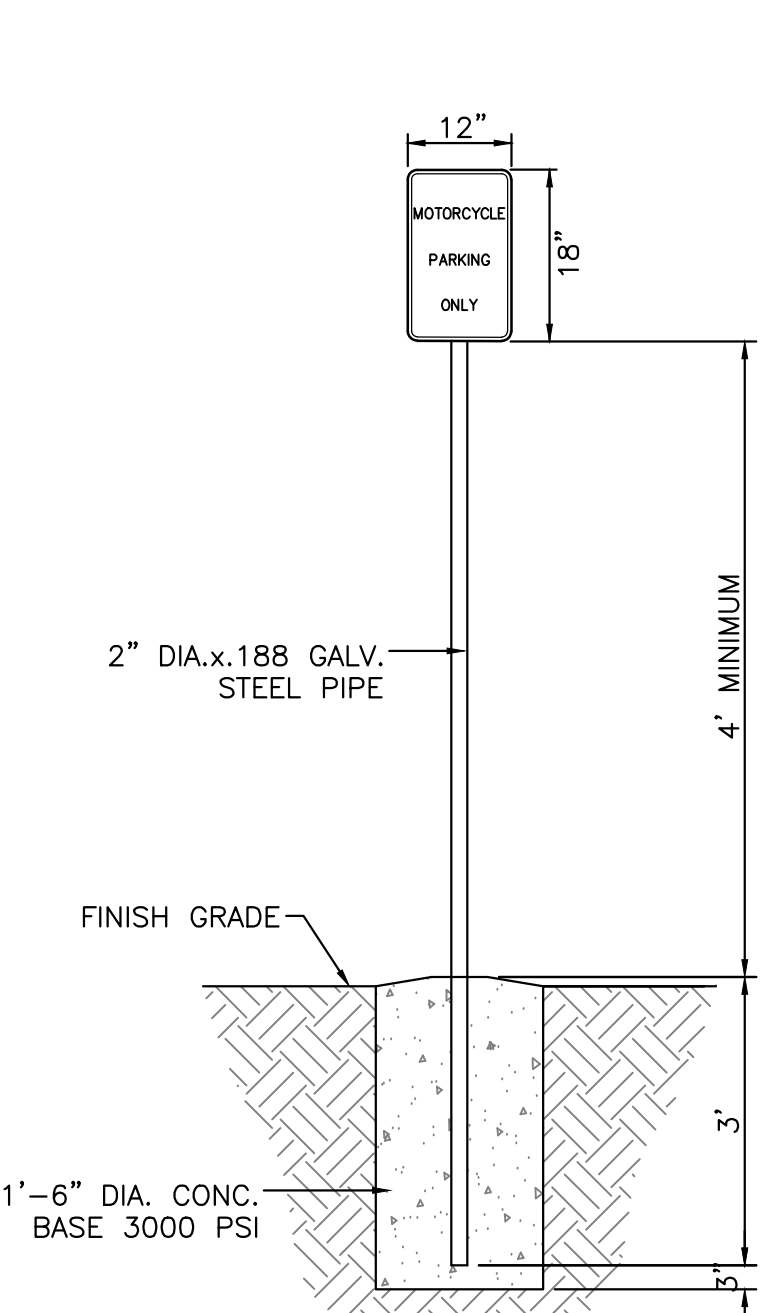
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



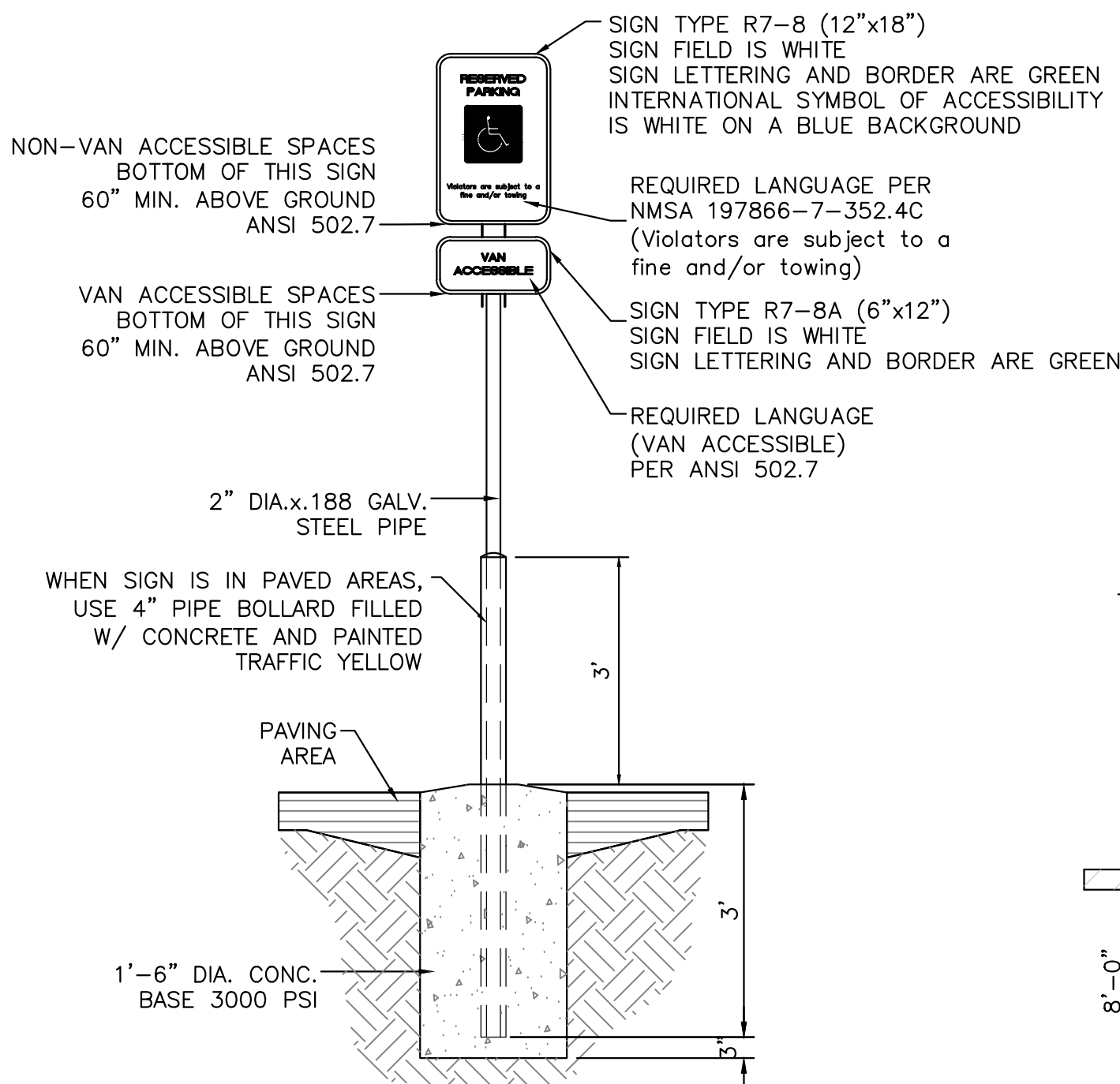
DOME SECTION
BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



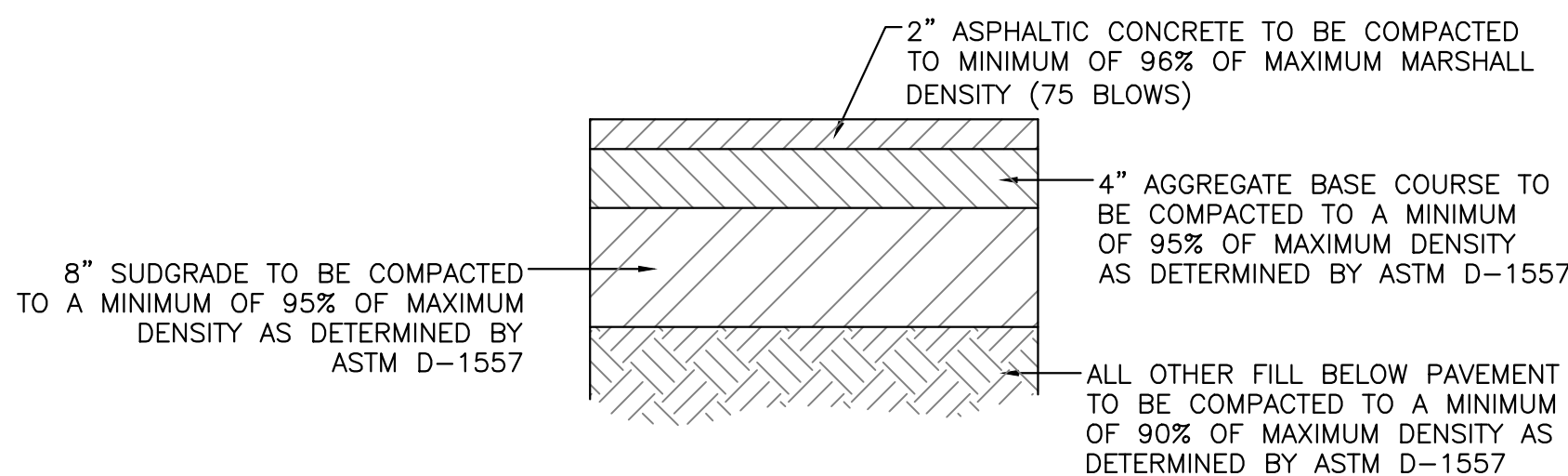
DOME SPACING
CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



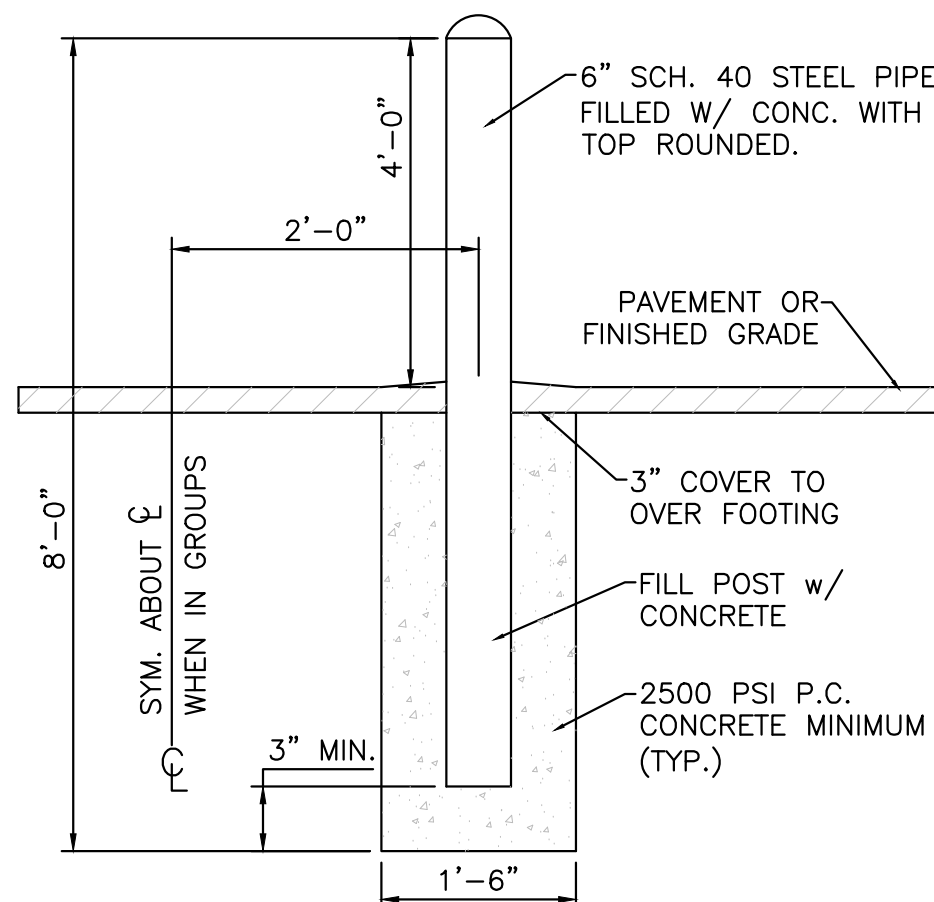
MOTORCYCLE PARKING SIGN
NTS



ACCESSIBLE PARKING SIGN
NTS

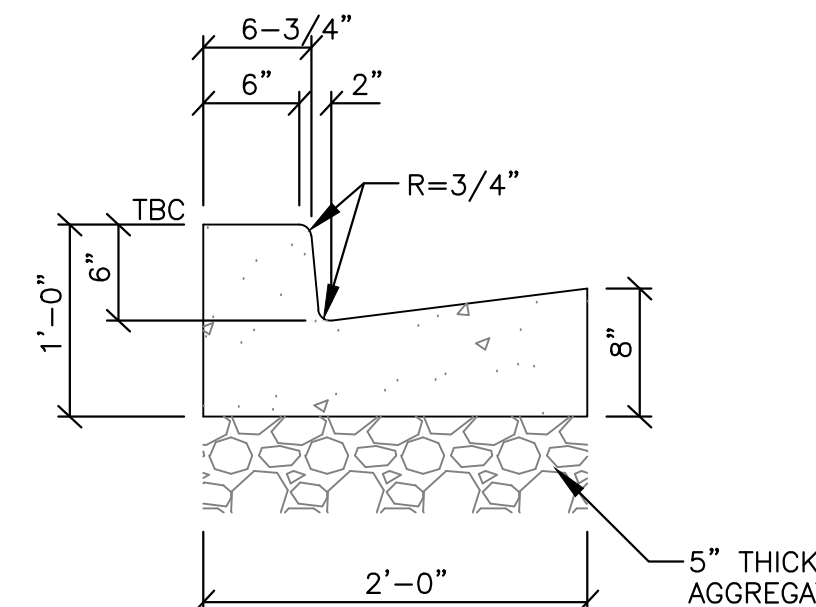


AUTOMOBILE PARKING TYPICAL PAVING SECTION
1" = 1"

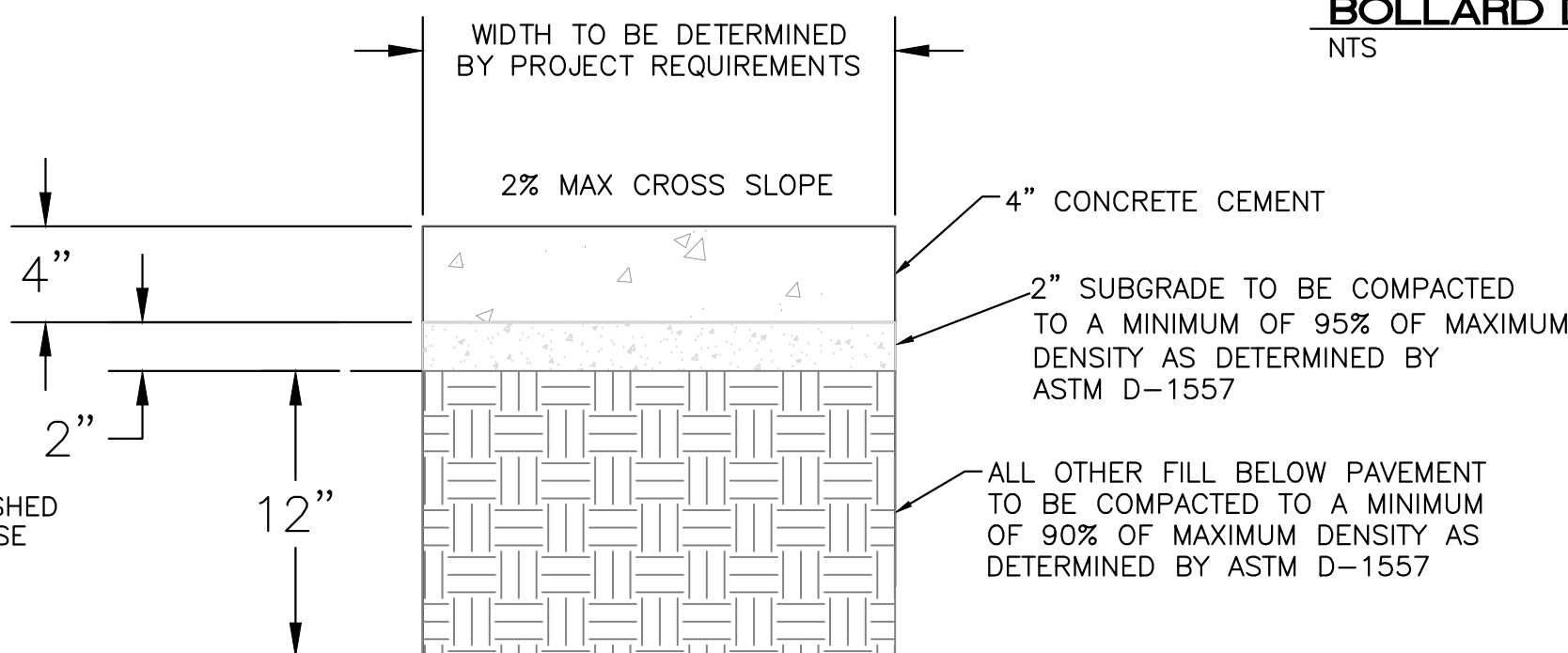


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

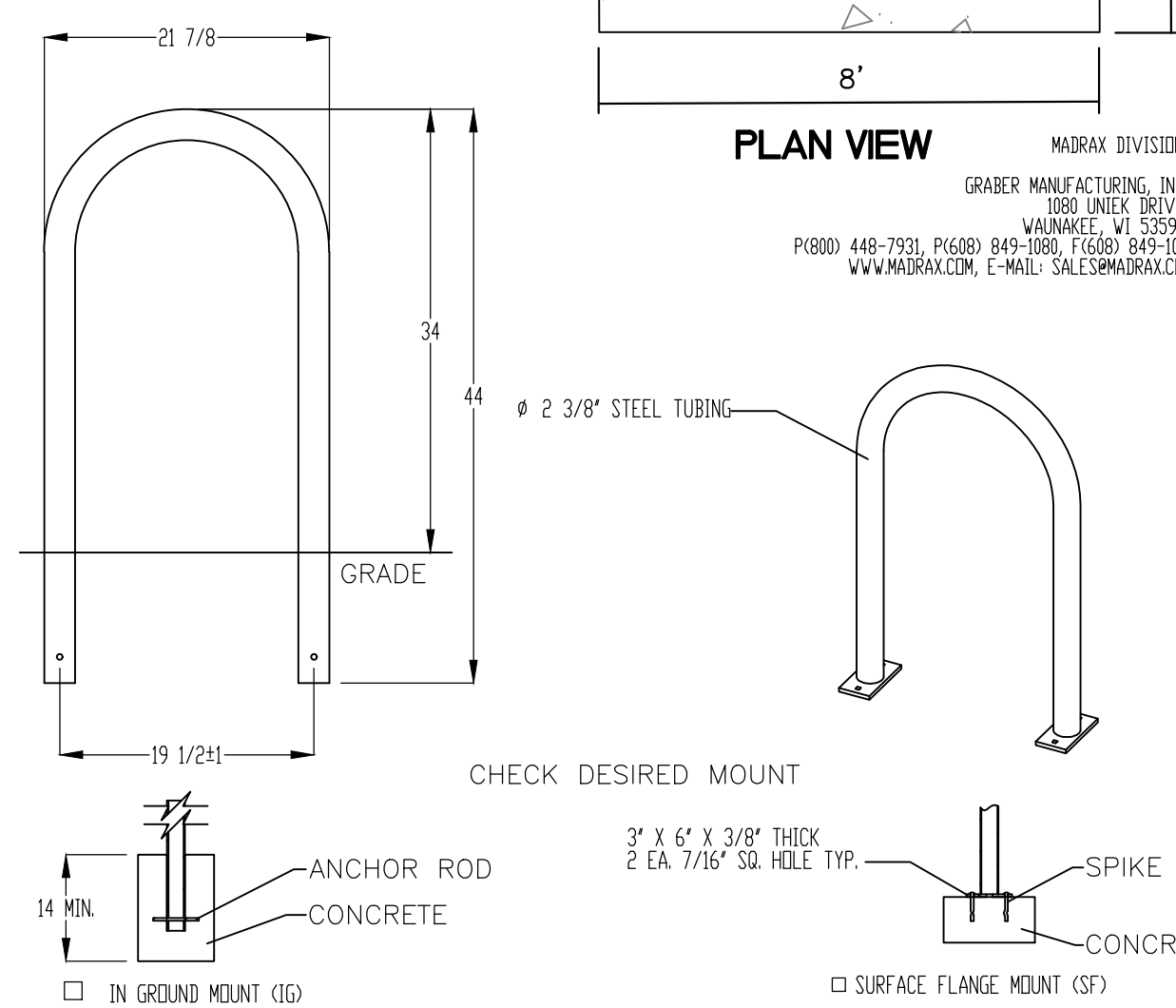
BOLLARD DETAIL
NTS



STANDARD CURB AND GUTTER
NTS



CONCRETE SIDEWALK SECTION

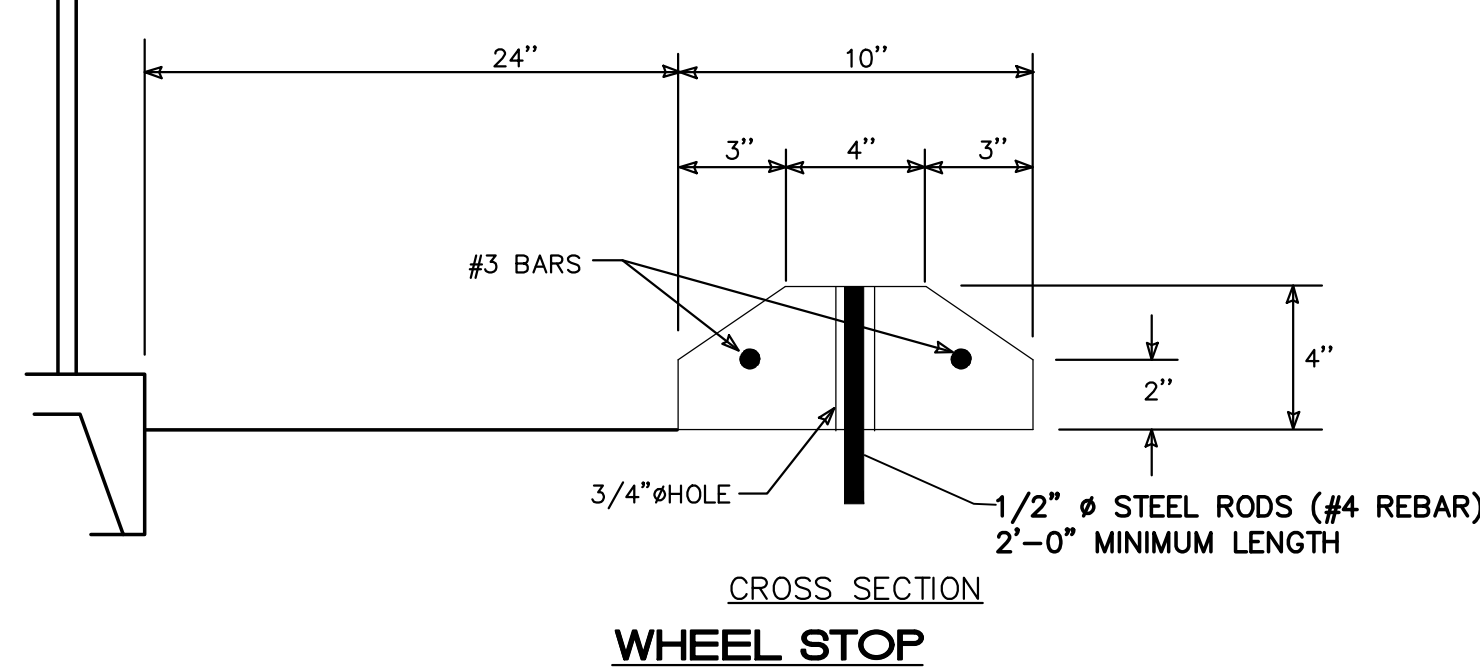
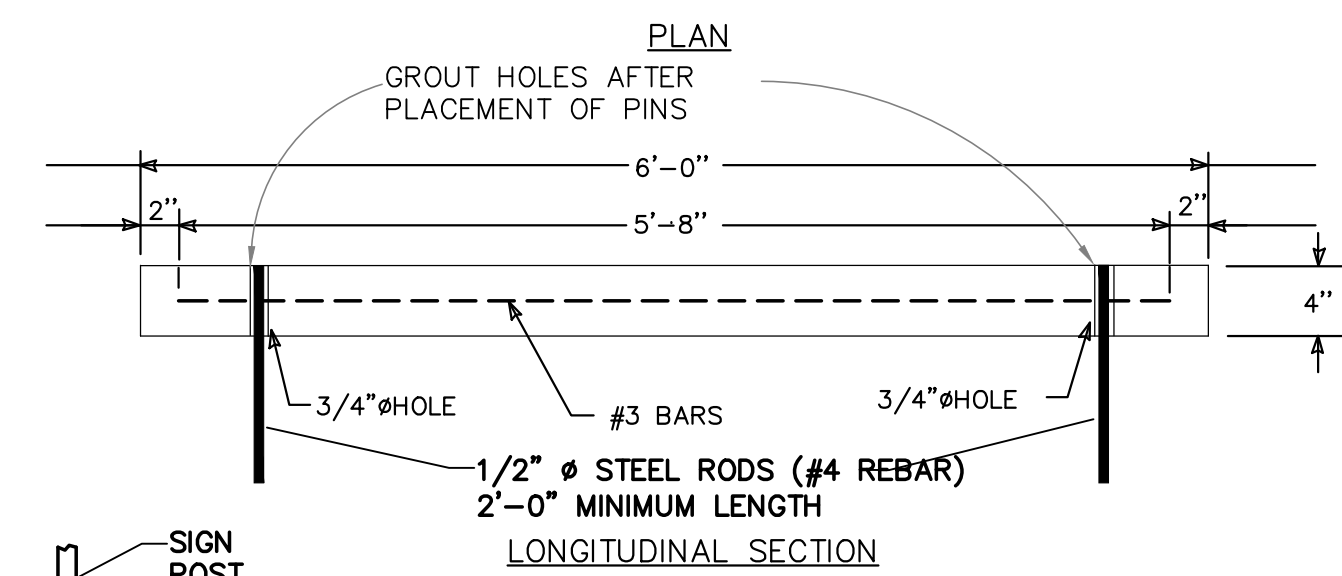
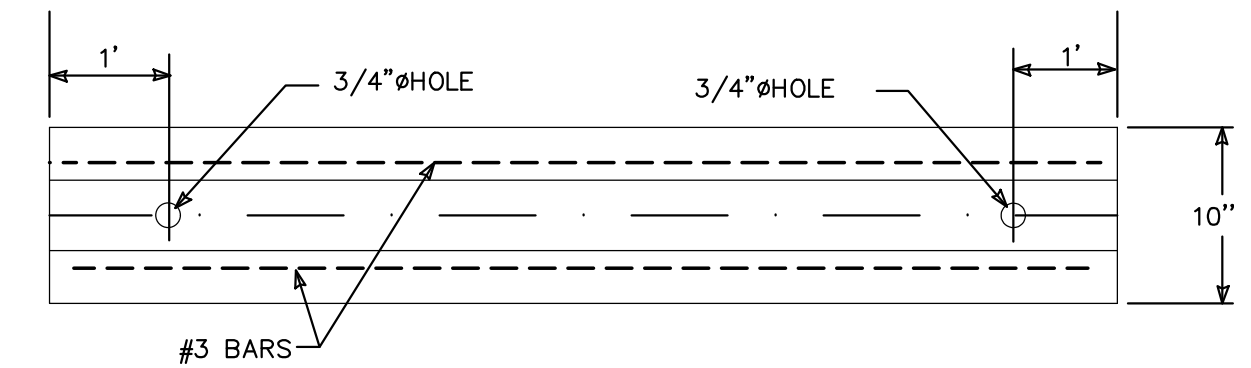


PRODUCT: 10238-10CSF
DESCRIPTION: 10' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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BIKE RACK DETAIL
SCALE: NONE



ENGINEER'S SEAL RONALD R. BOHANNAN 7868 PROFESSIONAL ENGINEER 01-11-2024 RONALD R. BOHANNAN P.E. #7868	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	CONSTRUCTION DETAILS	DATE 05-11-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING
		SHEET # DET-1

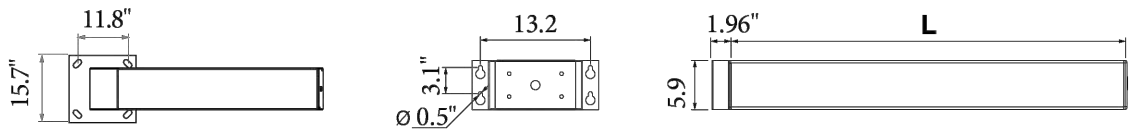


Domitienne V2

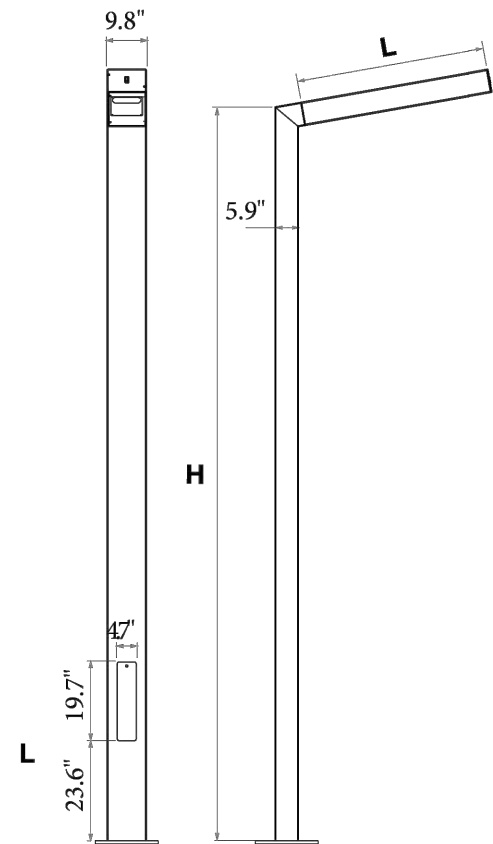
DIMENSIONS (in/ft)

DOMITIENNE V2						
Height	H	13.1'	16.4'	19.7'	23.0'	26.2'
Overhang	L	31.5" - 47.2" - 59.0"				

DOMITIENNE V2	Wall & against a pole mounting			
Overhang	L	31.5" - 47.2" - 59.0"		
Weight (lbs)		24.2	37.5	41.9

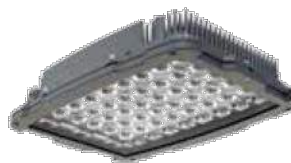


Base plate: 15.7" x 15.7" • Center to center: 11.8" x 11.8"
4 anchor bolts (not supplied)
Section : 9.8" x 5.9"



EVO2 MODULE

The EVO2 is very compact so that it can be incorporated into numerous luminaires in the Ragni range. In particular, it can replace classic reflectors (high-pressure sodium lamps, metal halide lamps...), and its compactness has made it possible to create the Ketch with its thin luminaire.



- LED manufacturer: CREE
- LED life-cycle: up to 100,000 hours
- Color temperatures: 3000K ou 4000K.
- CRI above 70

POWER AND LUMINOUS INTENSITIES PER MODULE - LUMINAIRE OUTPUT DATA

3000 K Number of LED	350 mA			500 mA			700 mA		
	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)
16	21.4	1988	93	28.2	2867	102	36	3636	101
32	34.4	3976	116	48.8	5734	118	68.9	7271	106
48	51	5964	117	72.6	8601	118	102.3	10907	107

4000 K Number of LED	350 mA			500 mA			700 mA		
	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)
16	21.4	2147	100	28.2	3097	110	36	3832	109
32	34.4	4294	125	48.8	6193	127	68.9	7863	114
48	51	6441	126	72.6	9290	128	102.3	11795	115

P_t (W) = Total power consumption including driver consumption • Φ Nominal flux (lm) • Luminous efficiency (lm/W)

ORDERING INFORMATION

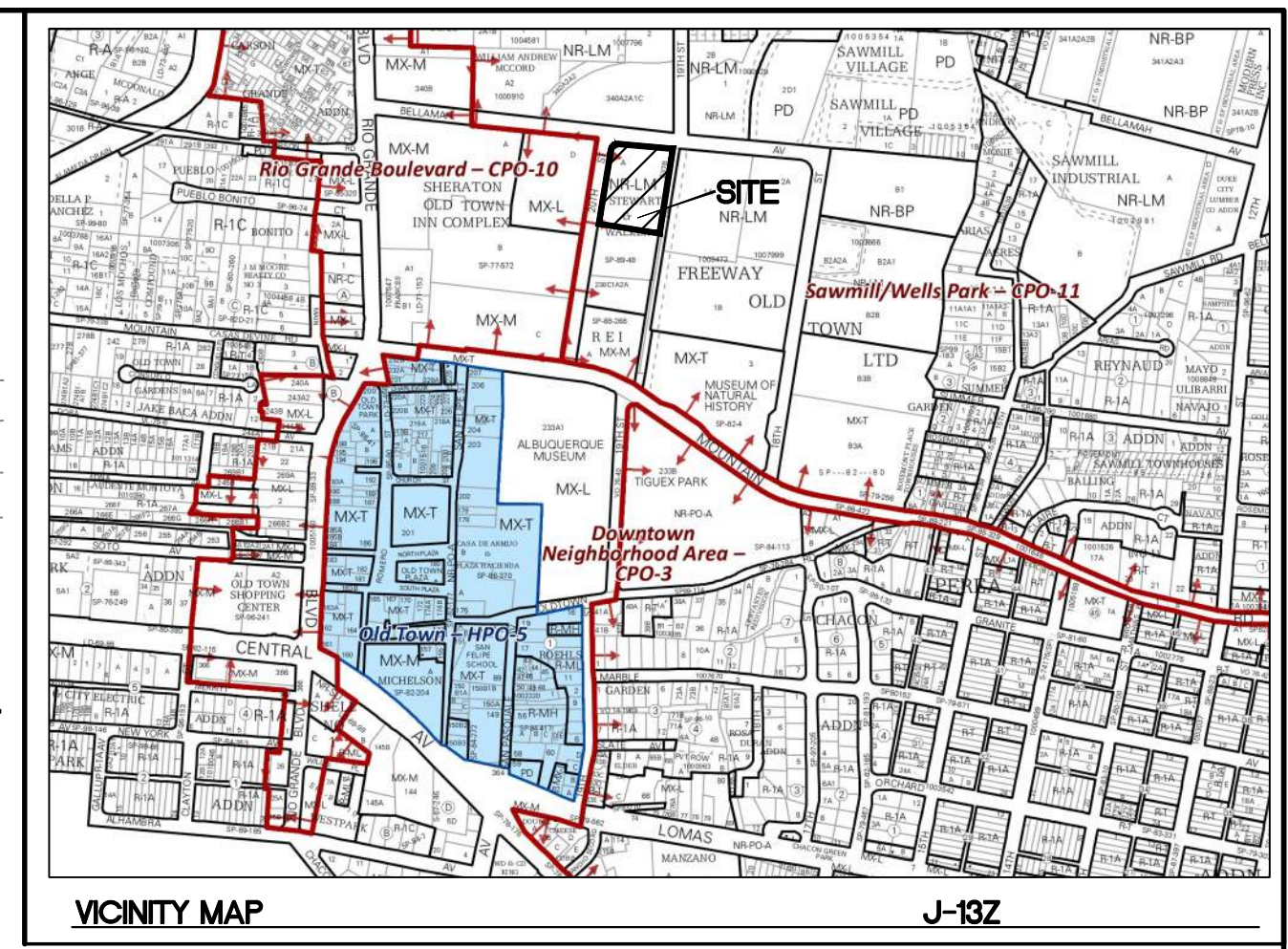
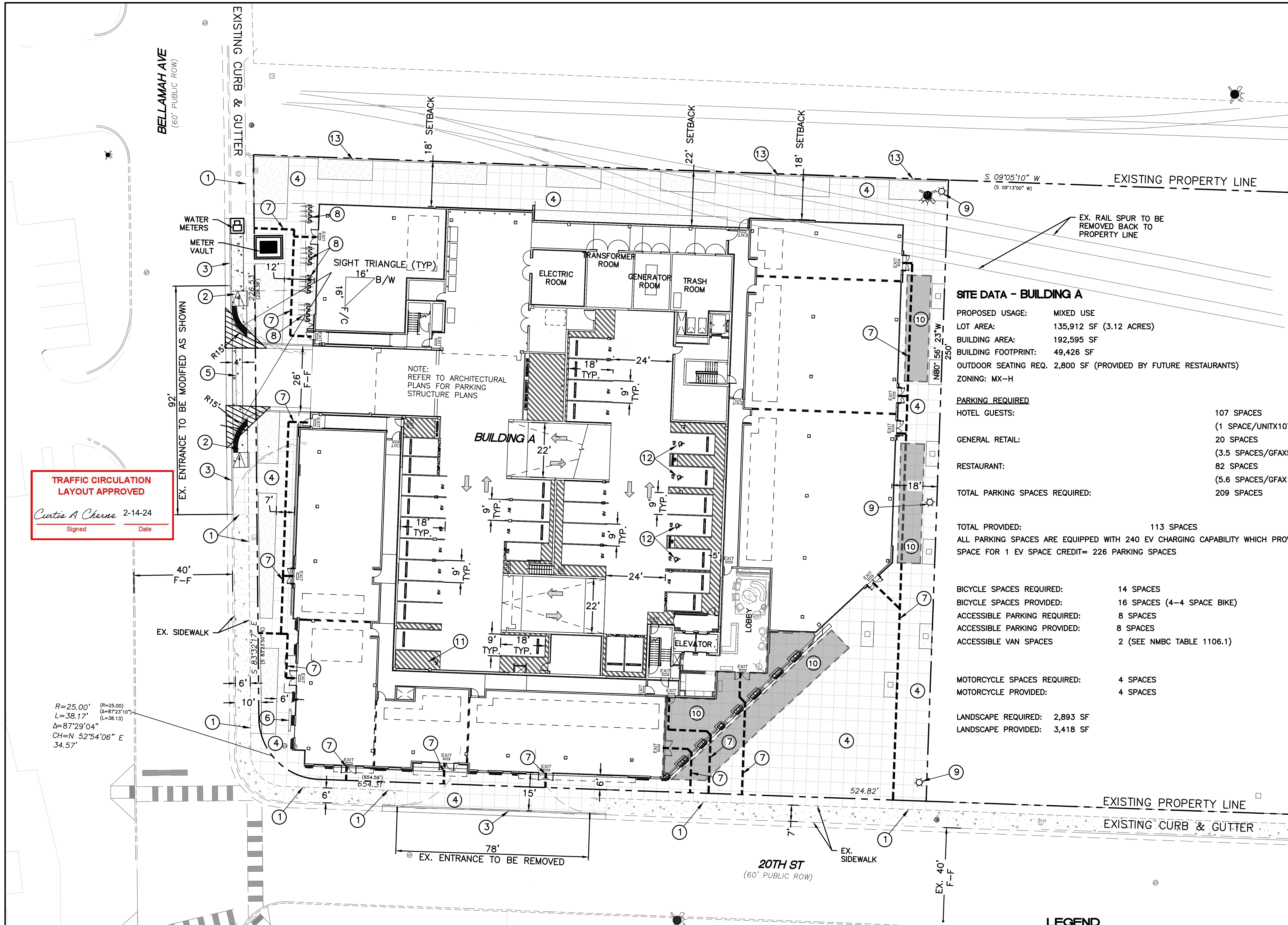
Model	Pole Height (mm)	Head Length	# LED	CCT (K)	Drive Current	Distribution	Line Voltage	Mounting	Mounting Direction	Mounting Angle	Color
DOMY											
	4000	800	16	3 - (3000K)	35 - (350 mA)	T2	120	T - (Top)	F - (Front)	0	BLK - (Black)
	5000	1200	24	4 - (4000K)	50 - (500 mA)	T3	220	W - (Wall)	B - (Back)	5	BRZ - (Bronze)
	6000	1500	32		70 - (700 mA)	T4	277		L - (Left)	10	SLV - (Silver)
	7000		48		CUSTOM	T5	UNV		R - (Right)	15	WHT - (White)
	8000									20	(RAL #)
	CUSTOM									30	



NOTES

1. LIGHT FIXTURES SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES (I.E. A LIGHT FIXTURE WITH ZERO INTENSITY AT OR ABOVE 90 DEGREES ABOVE NADIR AND LIMITED TO A VALUE NOT EXCEEDING 10% OF LAMP LUMENS AT OR ABOVE 80').
2. LIGHTING SHALL BE POSITIONED SO THAT LIGHT SPILLOVER ONTO THE AREA 10' BEYOND THE PROPERTY LINE SHALL NOT EXCEED 200' LAMBERTS AS MEASURED FROM THE PROPERTY LINE FACING THE LIGHT SOURCE.
3. OUTDOOR LIGHT FIXTURES SHALL HAVE A MINIMUM LIGHT INTENSITY OF 1 LUMEN PER SQUARE FOOT AND A MAXIMUM INTENSITY OF 2 LUMENS PER SQUARE FOOT.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868 01-11-2024 RONALD R. BOHANNAN P.E. #7868	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	CONSTRUCTION DETAILS	DATE 05-11-23
	Tierra West, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING
		SHEET # DET-2
		JOB # 2022046



LEGAL DESCRIPTION:
TRACTS A LANDS OF STEWART WALKER & TRACT 238C1A2A2
M.R.G.C.D. MAP NO. 38

- NOTES:**
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
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 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK CURB & GUTTER PER CITY STANDARD DRAWINGS 2415A & 2430.

SITE DATA - BUILDING A

PROPOSED USAGE: MIXED USE
LOT AREA: 135,912 SF (3.12 ACRES)
BUILDING AREA: 192,595 SF
BUILDING FOOTPRINT: 49,426 SF
OUTDOOR SEATING REQ. 2,800 SF (PROVIDED BY FUTURE RESTAURANTS)
ZONING: MX-H

PARKING REQUIRED

HOTEL GUESTS:	107 SPACES (1 SPACE/UNITX107UNITS)
GENERAL RETAIL:	20 SPACES (3.5 SPACES/GFAX5,430 GFA)
RESTAURANT:	82 SPACES (5.6 SPACES/GFAX14,465 GFA)
TOTAL PARKING SPACES REQUIRED:	209 SPACES

TOTAL PROVIDED: 113 SPACES
ALL PARKING SPACES ARE EQUIPPED WITH 240 EV CHARGING CAPABILITY WHICH PROVIDES A 2 SPACE FOR 1 EV SPACE CREDIT= 226 PARKING SPACES

BICYCLE SPACES REQUIRED: 14 SPACES
BICYCLE SPACES PROVIDED: 16 SPACES (4-4 SPACE BIKE)
ACCESSIBLE PARKING REQUIRED: 8 SPACES
ACCESSIBLE PARKING PROVIDED: 8 SPACES
ACCESSIBLE VAN SPACES: 2 (SEE NMBC TABLE 1106.1)

MOTORCYCLE SPACES REQUIRED: 4 SPACES
MOTORCYCLE PROVIDED: 4 SPACES

LANDSCAPE REQUIRED: 2,893 SF
LANDSCAPE PROVIDED: 3,418 SF

PROJECT NUMBER: PR-2022-007153
APPLICATION NUMBER: _____

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

DFT SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

TRAFFIC CIRCULATION LAYOUT APPROVED
Curtis A. Cherna 2-14-24
Signed _____ Date _____

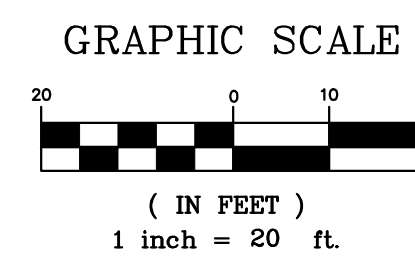
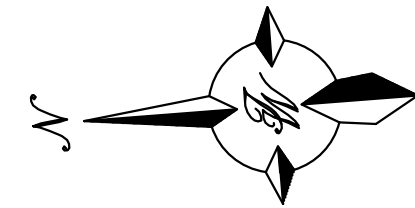
R=25.00' (R=25.00)
L=38.17' (L=38.13)
Δ=87°29'04"
CH=N 52°54'06" E
34.57'

KEYED NOTES

- CONCRETE EXPANSION JOINT PER COA STD DWG #2450
- 6' WIDE UNIDIRECTIONAL ACCESSIBLE RAMP W/ TRUNCATED DOMES PER COA STD DWG #2441
- STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- NEW PEDESTRIAN SIDEWALK PER COA STD DWG 2430
- 6' VALLEY GUTTER PER COA STD DWG 2420
- BUILDING SIGN. EXACT LOCATION TO BE COORDINATED WITH OWNER.

- ADA PUBLIC ACCESS PATHWAY
- BICYCLE RACK. SEE DETAIL SHEET DET-1
- STANDARD LIGHT POLE. SEE DETAIL SHEET, DET-2
- REQUIRED OUTDOOR SEATING AND GATHERING AREA. SEATING TO BE PROVIDED BY FUTURE RESTAURANTS
- 4'X8' MOTORCYCLE PARKING W/SIGN SEE DETAIL ON SHEET DET-1
- ACCESSIBLE PARKING SPACE W/ PARKING STOP AND SIGN PER DETAIL ON SHEET DET-1
- TURNED DOWN CONCRETE SIDEWALK PER SHEET DET-1

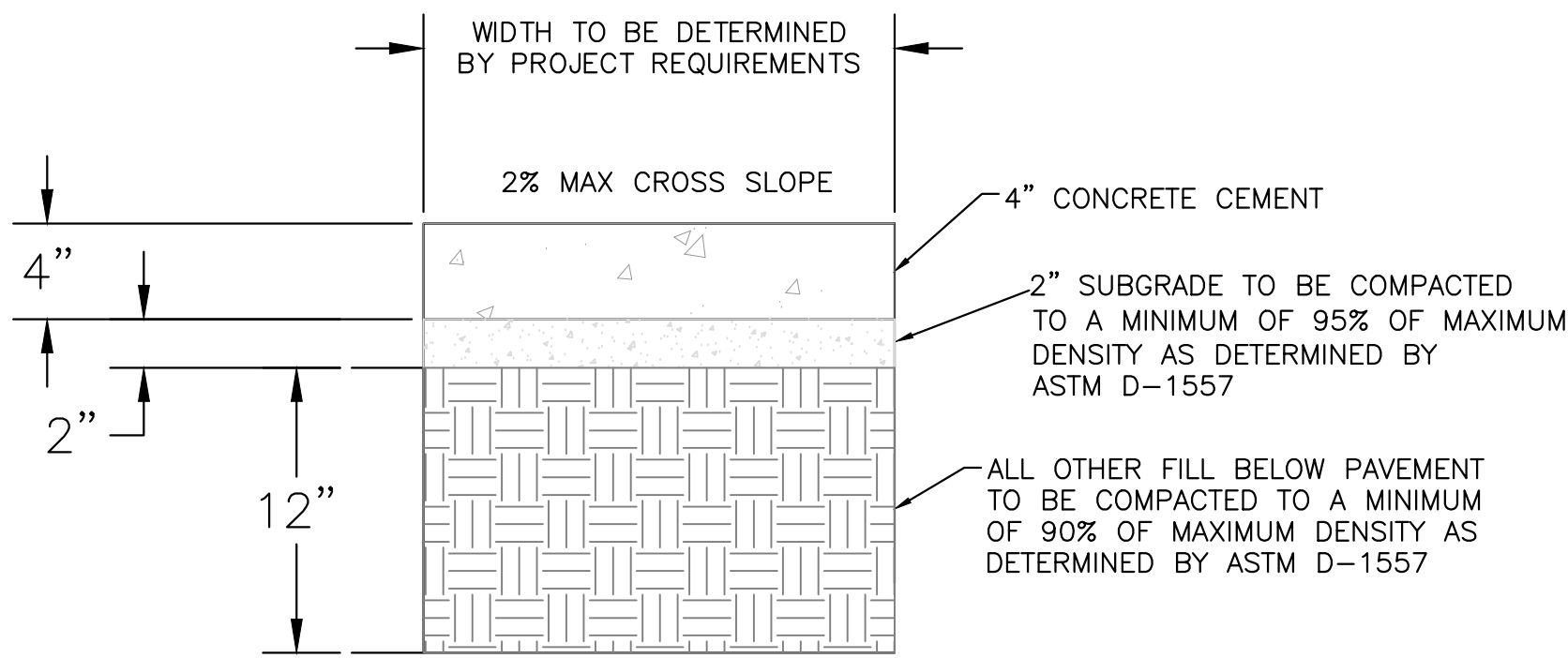
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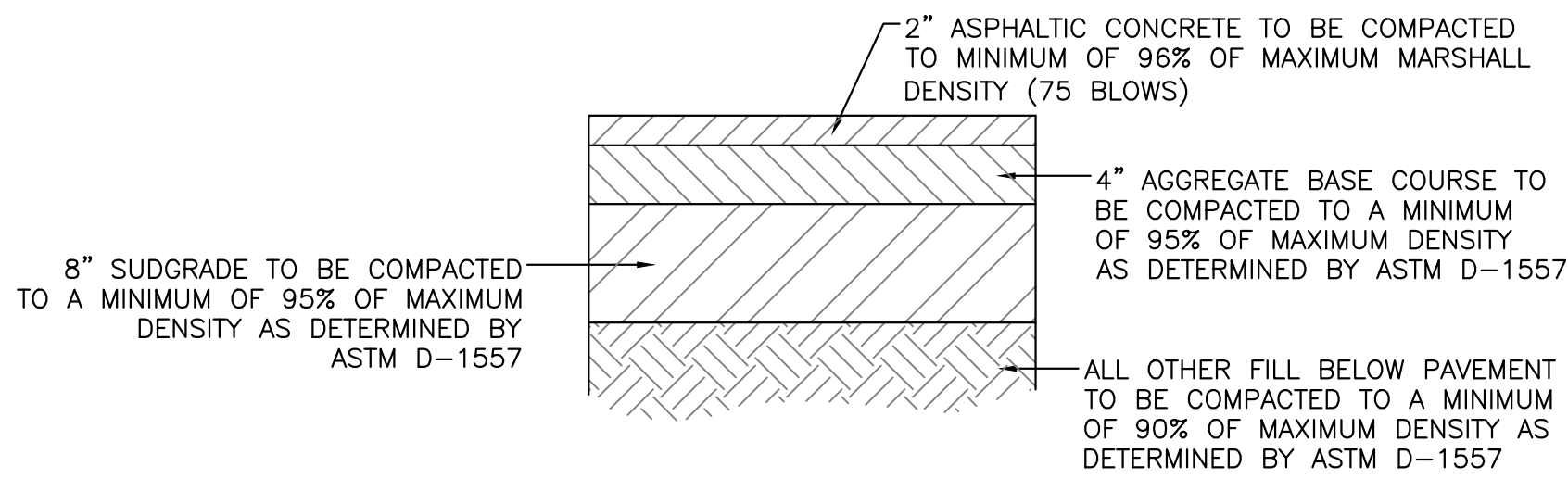
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LIGHT
- LANDSCAPE AREA
- EXISTING SANITARY SEWER MAN HOLE

	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	TRAFFIC CIRCULATION LAYOUT	DATE 05-11-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # SP-1
		JOB # 2022046



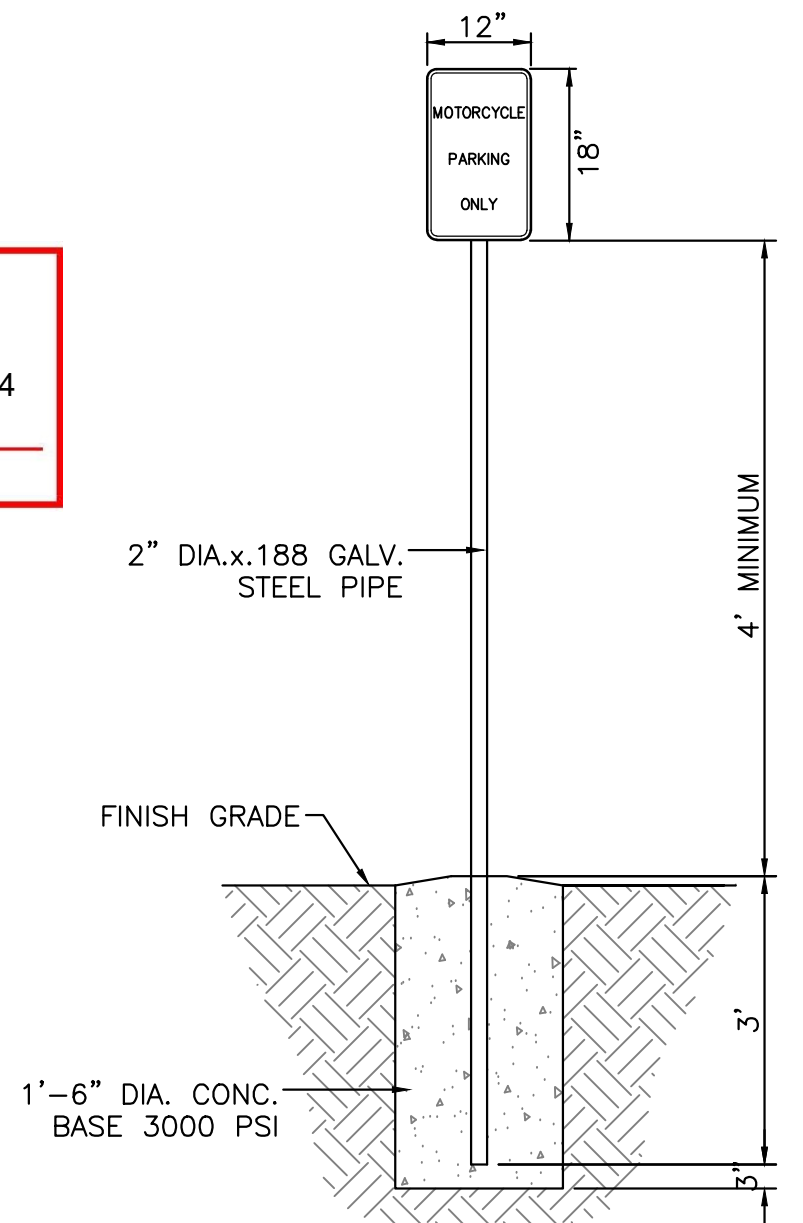
CONCRETE SIDEWALK SECTION



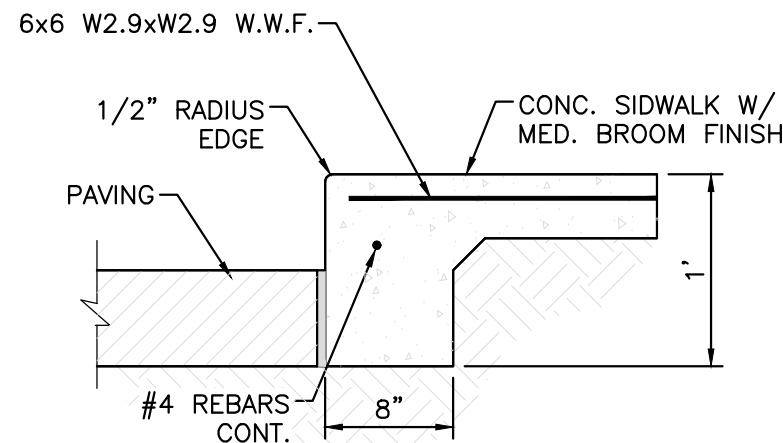
AUTOMOBILE PARKING
TYPICAL PAVING SECTION

TRAFFIC CIRCULATION
LAYOUT APPROVED

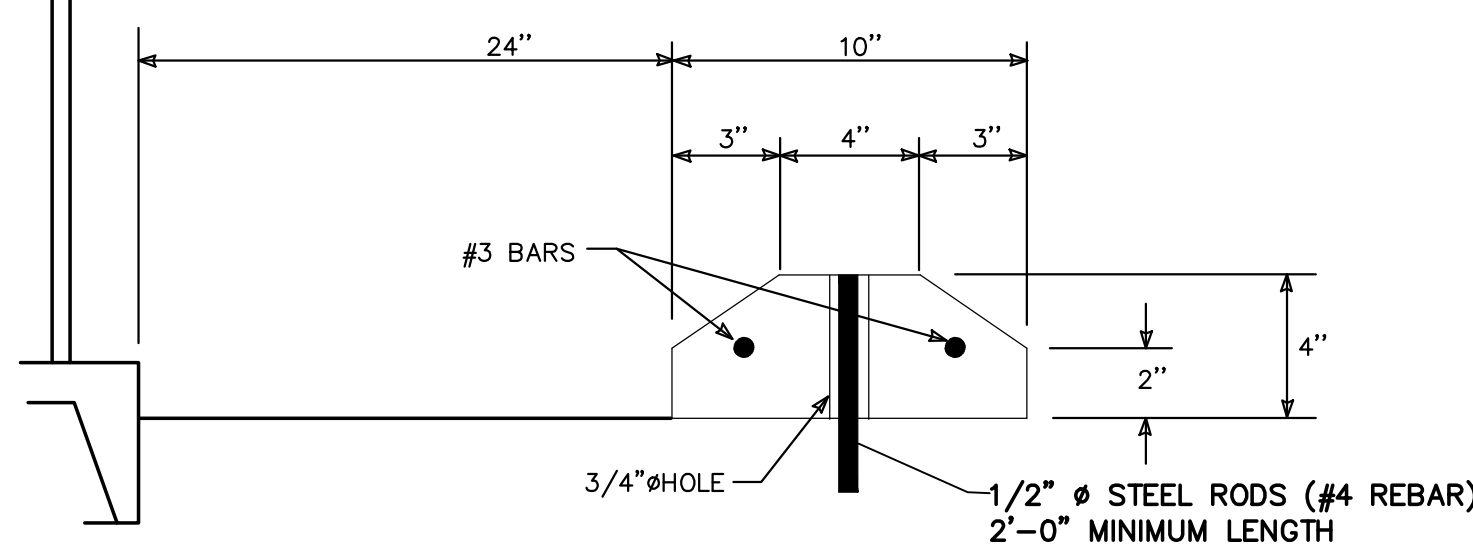
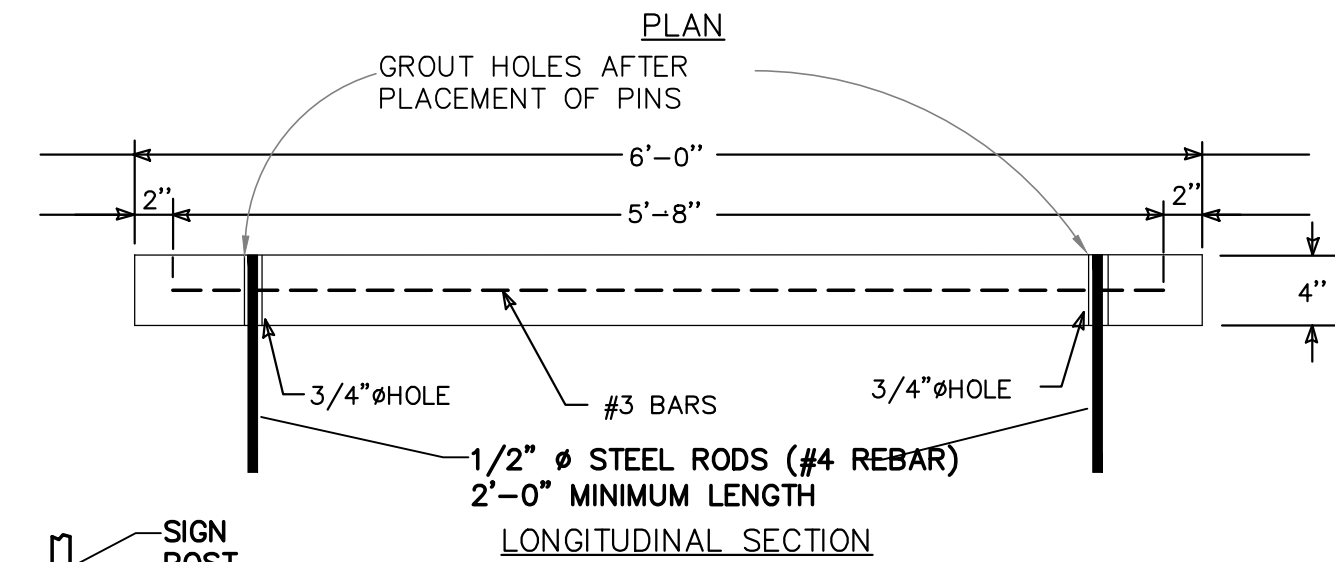
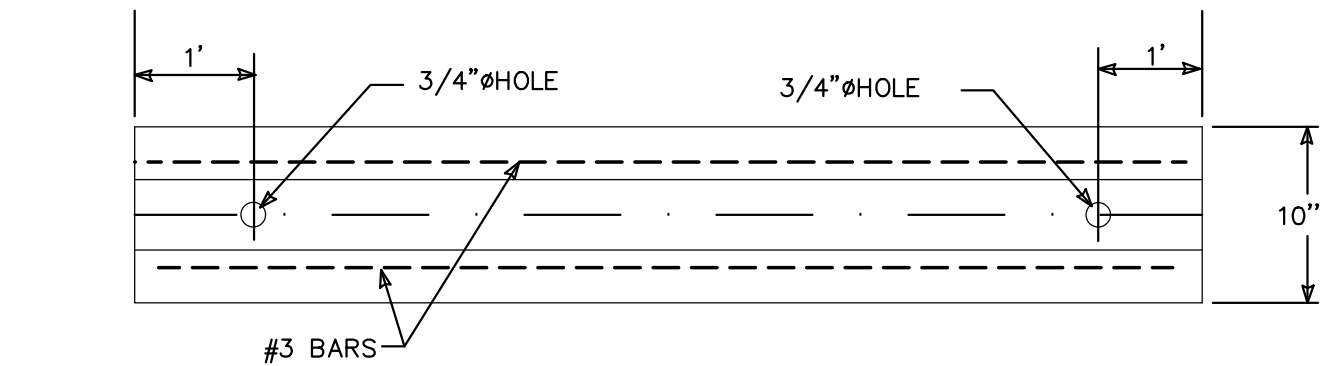
Curtis A. Charne 2-14-24
Signed Date



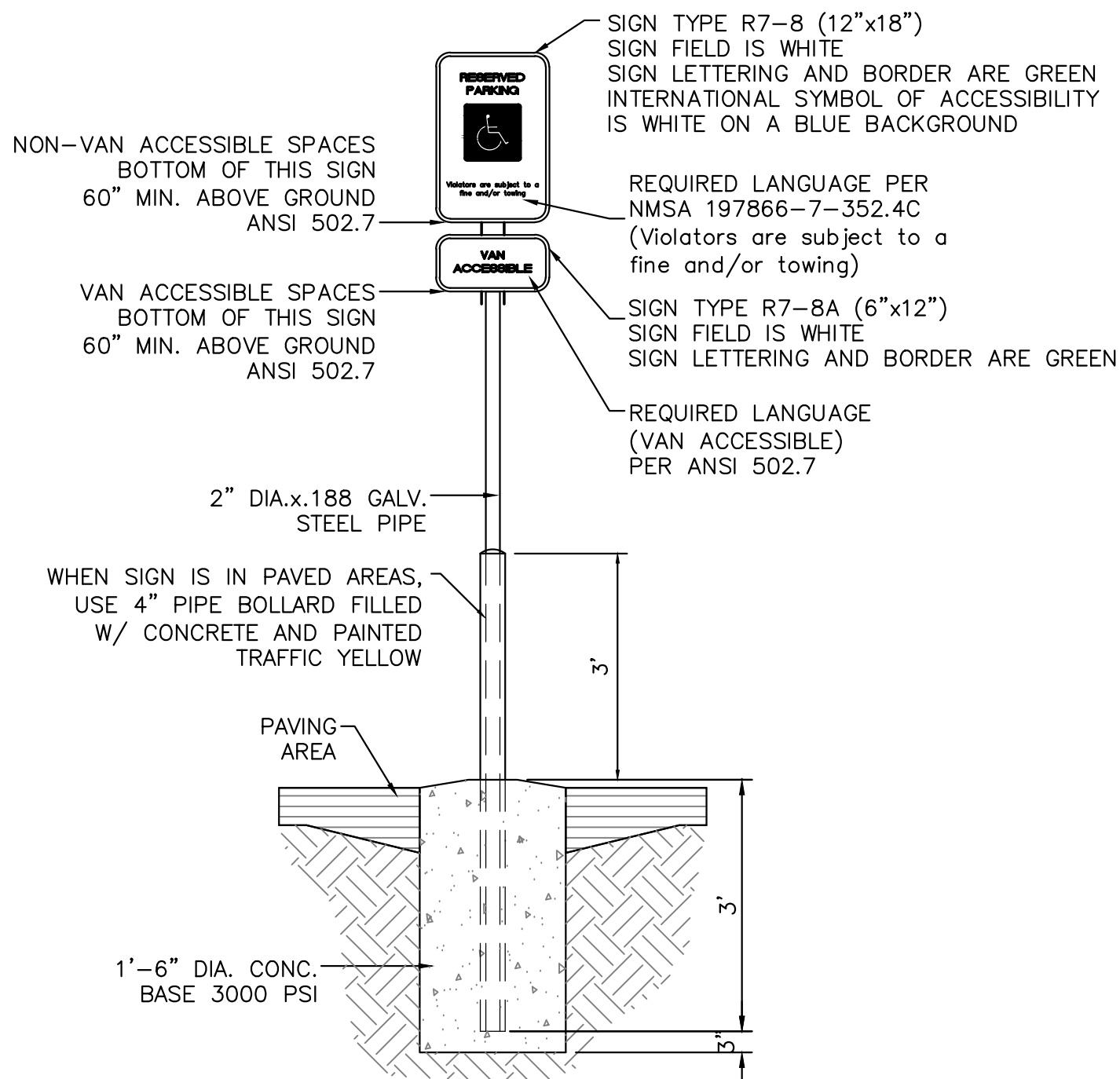
MOTORCYCLE PARKING SIGN
NTS



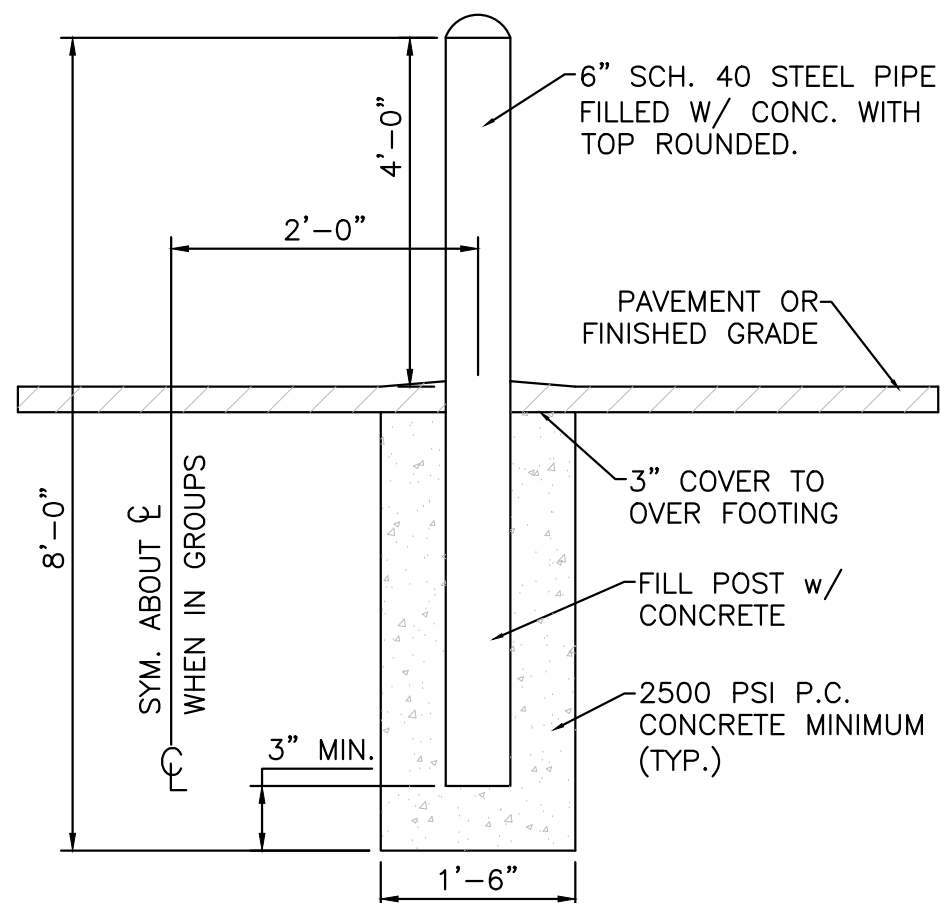
DETAIL-TURNDOWN CURB
NTS



WHEEL STOP
NTS

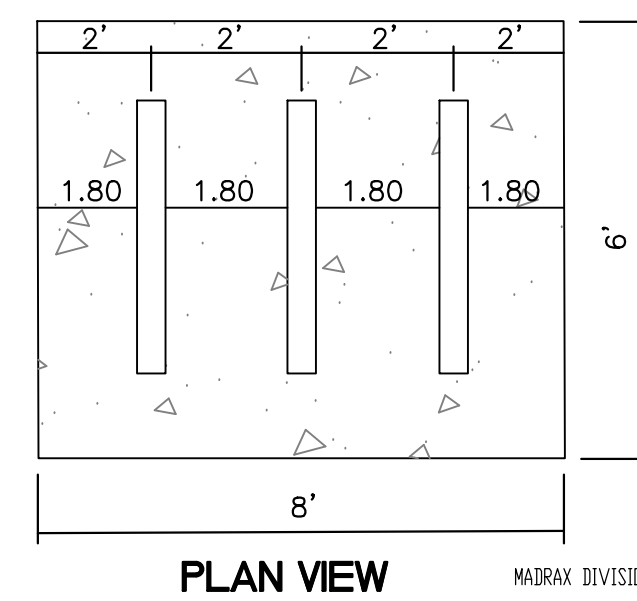


ACCESSIBLE PARKING SIGN
NTS



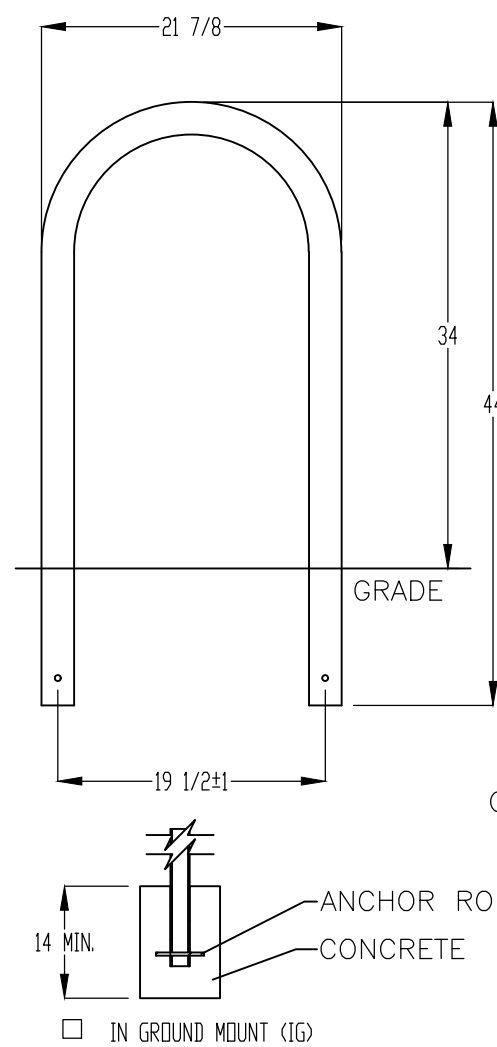
NOTE:
ALL PIPES SHALL BE
PAINTED TRAFFIC YELLOW

BOLLARD DETAIL
NTS



PLAN VIEW

MADRAK DIVISION
GRABER MANUFACTURING, INC.
1000 UNLEY DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931 P(608) 849-1080 F(608) 849-1081
WWW.MADRAK.COM E-MAIL: SALES@MADRAK.COM



PRODUCT: 1230-IGCSF
DESCRIPTION: 1" BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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BIKE RACK DETAIL
SCALE: NONE

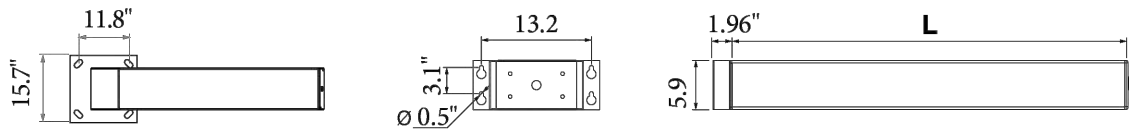
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 02-06-24 RONALD R. BOHANNAN P.E. #7868	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	CONSTRUCTION DETAILS	DATE 05-11-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
	SHEET # DET-1	JOB # 2022046



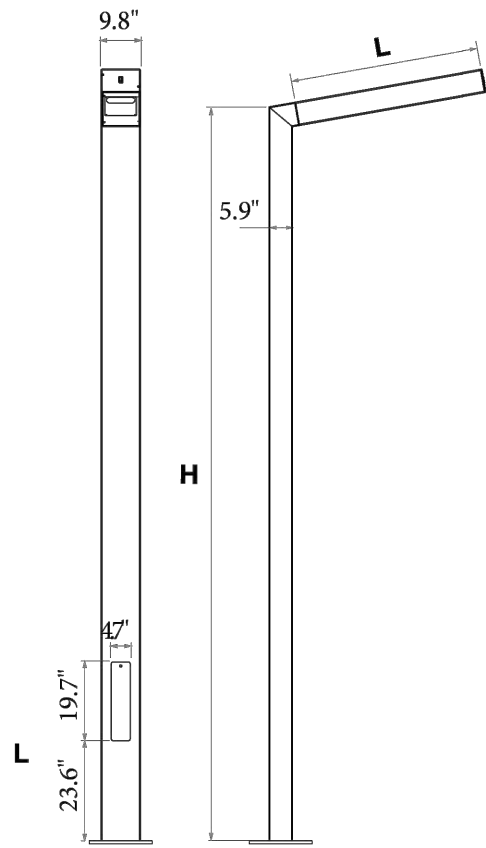
DIMENSIONS (in/ft)

DOMITIENNE V2					
Height	H	13.1'	16.4'	19.7'	23.0'
Overhang	L	31.5" - 47.2" - 59.0"			

DOMITIENNE V2 Wall & against a pole mounting			
Overhang	L	31.5" - 47.2" - 59.0"	
Weight (lbs)		24.2	37.5



Base plate: 15.7" x 15.7" • Center to center: 11.8" x 11.8"
4 anchor bolts (not supplied)
Section : 9.8" x 5.9"



EVO2 MODULE

The EVO2 is very compact so that it can be incorporated into numerous luminaires in the Ragni range. In particular, it can replace classic reflectors (high-pressure sodium lamps, metal halide lamps...), and its compactness has made it possible to create the Ketch with its thin luminaire.



- LED manufacturer: CREE
- LED life-cycle: up to 100,000 hours
- Color temperatures: 3000K ou 4000K.
- CRI above 70

POWER AND LUMINOUS INTENSITIES PER MODULE - LUMINAIRE OUTPUT DATA

3000 K Number of LED	350 mA			500 mA			700 mA		
	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)
16	21.4	1988	93	28.2	2867	102	36	3636	101
32	34.4	3976	116	48.8	5734	118	68.9	7271	106
48	51	5964	117	72.6	8601	118	102.3	10907	107

4000 K Number of LED	350 mA			500 mA			700 mA		
	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)	P _t (W)	Φ (lm)	(lm/W)
16	21.4	2147	100	28.2	3097	110	36	3932	109
32	34.4	4294	125	48.8	6193	127	68.9	7863	114
48	51	6441	126	72.6	9290	128	102.3	11795	115

P_t (W) = Total power consumption including driver consumption • Φ Nominal flux (lm) • Luminous efficiency (lm/W)

ORDERING INFORMATION

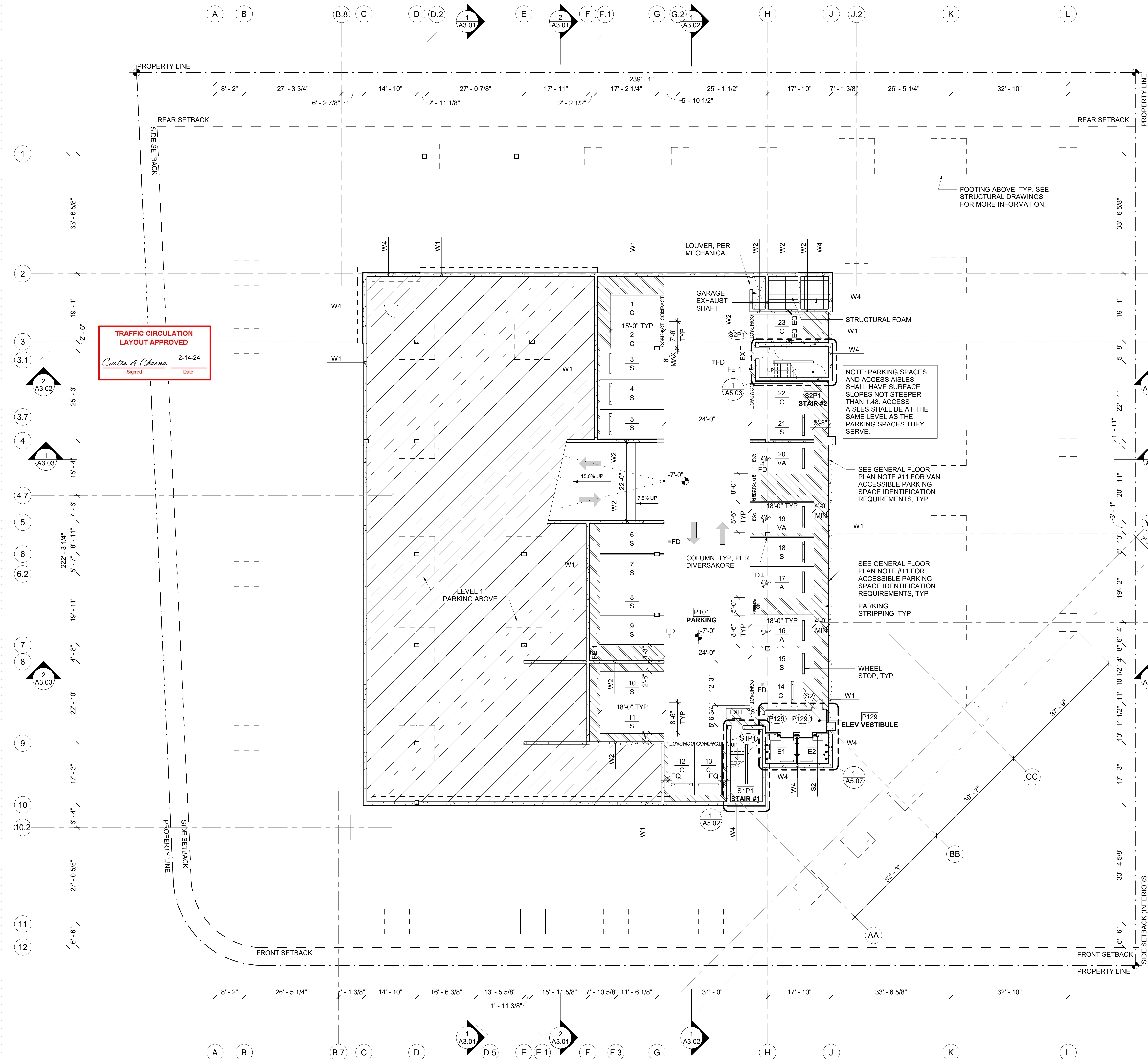
Model	Pole Height (mm)	Head Length	# LED	CCT (K)	Drive Current	Distribution	Line Voltage	Mounting	Mounting Direction	Mounting Angle	Color
DOMY											
	4000	800	16	3 - (3000K)	35 - (350 mA)	T2	120	T - (Top)	F - (Front)	0	BLK - (Black)
	5000	1200	24	4 - (4000K)	50 - (500 mA)	T3	220	W - (Wall)	B - (Back)	5	BRZ - (Bronze)
	6000	1500	32		70 - (700 mA)	T4	277		L - (Left)	10	SLV - (Silver)
	7000		48		CUSTOM	T5	UNV		R - (Right)	15	WHT - (White)
	8000									20	(RAL #)
	CUSTOM									30	



NOTES

1. LIGHT FIXTURES SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES (I.E. A LIGHT FIXTURE WITH ZERO INTENSITY AT OR ABOVE 90 DEGREES ABOVE NADIR AND LIMITED TO A VALUE NOT EXCEEDING 10% OF LAMP LUMENS AT OR ABOVE 80').
2. LIGHTING SHALL BE POSITIONED SO THAT LIGHT SPOILOVER ONTO THE AREA 10' BEYOND THE PROPERTY LINE SHALL NOT EXCEED 200' LAMBERTS AS MEASURED FROM THE PROPERTY LINE FACING THE LIGHT SOURCE.
3. OUTDOOR LIGHT FIXTURES SHALL HAVE A MINIMUM LIGHT INTENSITY OF 1 LUMEN PER SQUARE FOOT AND A MAXIMUM INTENSITY OF 2 LUMENS PER SQUARE FOOT.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	1904 BELLAMAH AVE NW ALBUQUERQUE, NM	DRAWN BY SB
	CONSTRUCTION DETAILS	DATE 05-11-23
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # DET-2
		JOB # 2022046



TRAFFIC CIRCULATION
LAYOUT APPROVED
Curtis A. Cherns 2-14-24
Signed Date

FOOTING ABOVE, TYP. SEE
STRUCTURAL DRAWINGS
FOR MORE INFORMATION.

NOTE: PARKING SPACES
AND ACCESS AISLES
SHALL HAVE SURFACE
SLOPES NOT STEEPER
THAN 1:48. ACCESS
AISLES SHALL BE AT THE
SAME LEVEL AS THE
PARKING SPACES THEY
SERVE.

SEE GENERAL FLOOR
PLAN NOTE #11 FOR VAN
ACCESSIBLE PARKING
SPACE IDENTIFICATION
REQUIREMENTS, TYP

SEE GENERAL FLOOR
PLAN NOTE #11 FOR
ACCESSIBLE PARKING
SPACE IDENTIFICATION
REQUIREMENTS, TYP

PARKING
STRIPPING, TYP

WHEEL
STOP, TYP

ELEV VESTIBULE

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR GRIDLINE, U.N.O.
2. FIRE RATED WALLS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING IN THE FIELD.
3. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS OF PLUMBING FIXTURES VS PARTITION TYPES (WALL THICKNESS VARY WITH SHEAR WALLS) BEFORE COMMENCING.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS W/ MANUFACTURER ON FIXTURES AND EQUIPMENT SUPPLIED PRIOR TO CONSTRUCTION.
5. SLOPE TO FLOOR/ROOF DRAINS SHALL MEET 1/4" PER 1'-0" U.N.O.
6. ALL DIMENSIONS TO DEMISING WALLS ARE TO THE CENTER LINE OF THE WALL ASSEMBLY.
7. FOR WATERPROOFING INFORMATION SEE 'BE' SERIES DRAWINGS.
8. ALL PARKING STALLS TO BE EV CHARGING AND INSTALLED AT TIME OF CONSTRUCTION. REFER TO ELECTRICAL FOR MORE INFORMATION.
9. SEE STRUCTURAL AND DIVERSAKORE SHEETS FOR COLUMN & BEAM SIZES AND LOCATIONS.
10. PROVIDE RESILIENT ATTACHMENT OF TRASH CHUTES WITH NEOPRENE MOUNTS OR PADS AT FLOORS; ENSURE NO CONTACT BETWEEN CHUTE AND SHAFT AND DO NOT RIGIDLY ATTACH TO STRUCTURE.
11. ACCESSIBLE AND VAN ACCESSIBLE SPACES: PROVIDE WALL MOUNTED IDENTIFICATION PER ICC/ANSI A117.1-2017 (502.7).
12. MOTORCYCLE SPACES: PROVIDE POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED. EACH SIGN SHALL BE NO SMALLER THAN 12 INCHES BY 18 INCHES AND SHALL HAVE ITS LOWER EDGE NO LESS THAN 4 FEET ABOVE GRADE.

GENERAL FLOOR PLAN SYMBOLS:

- EXIT EXIT SIGN
- ACCESSIBLE PARKING STALL
- FE-1 SURFACE MOUNTED FIRE EXTINGUISHER
- FE-2 FULLY-RECESSED FIRE EXTINGUISHER

TOTAL PARKING REQUIREMENTS			
TYPE	SYMBOL	SIZE	COUNT
ACCESSIBLE EV CHARGING	A	8'-6" x 18'	6
COMPACT EV CHARGING	C	7'-6" x 15'	28
STANDARD EV CHARGING	S	8'-6" x 18'	76
VAN ACCESSIBLE EV CHARGING	VA	8'-6" x 18'	2
112			

COMPACT PARKING SPACE REQUIREMENTS:
5-5(F)(1)(A) ALL AREAS
2. IF THE TOTAL REQUIRED PARKING EXCEEDS 20 SPACES, 25 PERCENT OF THE TOTAL REQUIRED PARKING MAY BE DESIGNED AS COMPACT PARKING SPACES.

TOTAL STALLS 112 X 25% = 28 COMPACT STALLS (COMPLIES)

TOTAL MOTORCYCLE PARKING REQUIREMENTS			
TYPE	SYMBOL	SIZE	COUNT
MOTORCYCLE	MC	4' x 8'	4
4			

P1 PARKING SCHEDULE			
TYPE	SYMBOL	SIZE	COUNT
ACCESSIBLE EV CHARGING	A	8'-6" x 18'	2
COMPACT EV CHARGING	C	7'-6" x 15'	7
STANDARD EV CHARGING	S	8'-6" x 18'	12
VAN ACCESSIBLE EV CHARGING	VA	8'-6" x 18'	2
23			

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BARNES

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ALBUQUERQUE SAWMILL LOT A

1904 BELLAMAH AVE NW
ALBUQUERQUE NM 87104



DATE: 02/28/2024
JOB NO. 22-060
PERMIT NO. TBD

REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
100% DD 23.05.07

LEVEL P1
FLOOR PLAN

SHEET NO.

A1.01

LEVEL P1
SCALE: 3/32" = 1'-0"

TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A. Chavez 2-14-24
Signed Date

GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR GRIDLINE, U.N.O.
- FIRE RATED WALLS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING IN THE FIELD.
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- FOR WATERPROOFING INFORMATION SEE 'BE' SERIES DRAWINGS.
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- SEE STRUCTURAL AND DIVERSAKORE SHEETS FOR COLUMN & BEAM SIZES AND LOCATIONS.
- PROVIDE RESILIENT ATTACHMENT OF TRASH CHUTES WITH NEOPRENE MOUNTS OR PADS AT FLOORS; ENSURE NO CONTACT BETWEEN CHUTE AND SHAFT AND DO NOT RIGIDLY ATTACH TO STRUCTURE.
- ACCESSIBLE AND VAN ACCESSIBLE SPACES: PROVIDE WALL MOUNTED IDENTIFICATION PER ICC/ANSI A117.1-2017 (502.7).
- MOTORCYCLE SPACES: PROVIDE POSTED UPRIGHT SIGN, EITHER FREE STANDING OR WALL MOUNTED. EACH SIGN SHALL BE NO SMALLER THAN 12 INCHES BY 18 INCHES AND SHALL HAVE ITS LOWER EDGE NO LESS THAN 4 FEET ABOVE GRADE.

GENERAL FLOOR PLAN SYMBOLS:

- EXIT EXIT SIGN
- ACCESSIBLE PARKING STALL
- FE-1 SURFACE MOUNTED FIRE EXTINGUISHER
- FE-2 FULLY-RECESSED FIRE EXTINGUISHER

TOTAL PARKING REQUIREMENTS

TYPE	SYMBOL	SIZE	COUNT
ACCESSIBLE EV CHARGING	A	8'-6" x 18'	6
COMPACT EV CHARGING	C	7'-6" x 15'	28
STANDARD EV CHARGING	S	8'-6" x 18'	76
VAN ACCESSIBLE EV CHARGING	VA	8'-6" x 18'	2
112			

COMPACT PARKING SPACE REQUIREMENTS:

- 5-5(F)(1)(A) ALL AREAS
2. IF THE TOTAL REQUIRED PARKING EXCEEDS 20 SPACES, 25 PERCENT OF THE TOTAL REQUIRED PARKING MAY BE DESIGNED AS COMPACT PARKING SPACES.

TOTAL STALLS 112 X 25% = 28 COMPACT STALLS (COMPLIES)

TOTAL MOTORCYCLE PARKING REQUIREMENTS

TYPE	SYMBOL	SIZE	COUNT
MOTORCYCLE	MC	4' x 8'	4
4			

L1 PARKING SCHEDULE

TYPE	SYMBOL	SIZE	COUNT
ACCESSIBLE EV CHARGING	A	8'-6" x 18'	4
COMPACT EV CHARGING	C	7'-6" x 15'	6
STANDARD EV CHARGING	S	8'-6" x 18'	22
32			

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Seattle, Washington 98119
T:206.762.8208 F:206.762.7818

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ALBUQUERQUE SAWMILL LOT A

1904 BELLAMAH AVE NW
ALBUQUERQUE NM 87104



DATE: 02/28/2024
JOB NO. 22-060
PERMIT NO. TBD

REVISIONS:

NO. DATE DESCRIPTION

ISSUE:
100% DD 23.05.07

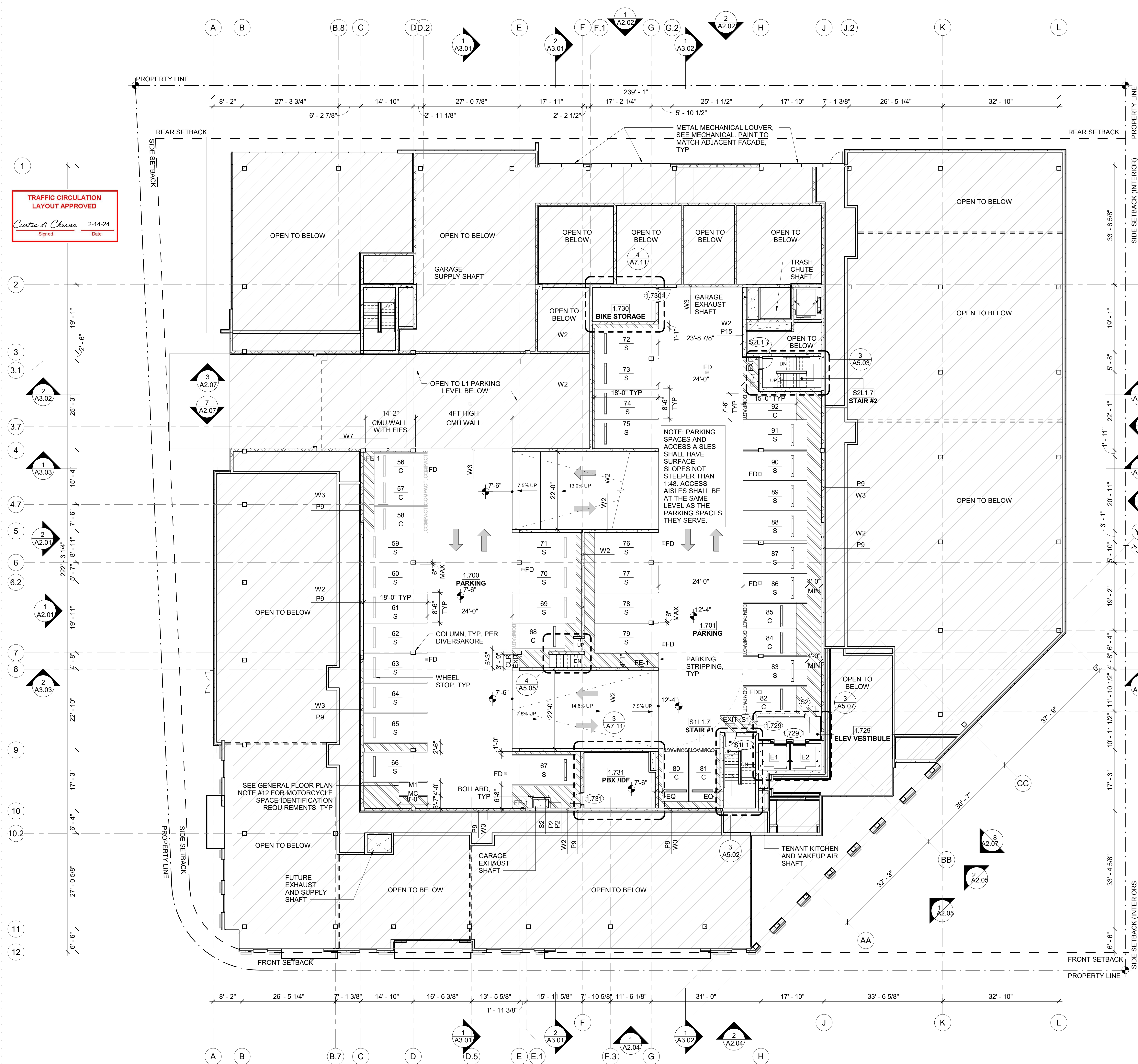
LEVEL 1
FLOOR PLAN

SHEET NO.

A1.02

LEVEL 1

SCALE: 3/32" = 1'-0"



TRAFFIC CIRCULATION
LAYOUT APPROVED
Curtis A. Charne
Signed Date 2-14-24

- GENERAL FLOOR PLAN NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR GRIDLINE, U.N.O.
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 9. SEE STRUCTURAL AND DIVERSAKORE SHEETS FOR COLUMN & BEAM SIZES AND LOCATIONS.
 10. PROVIDE RESILIENT ATTACHMENT OF TRASH CHUTES WITH NEOPRENE MOUNTS OR PADS AT FLOORS; ENSURE NO CONTACT BETWEEN CHUTE AND SHAFT AND DO NOT RIGIDLY ATTACH TO STRUCTURE.
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- GENERAL FLOOR PLAN SYMBOLS:**
- EXIT EXIT SIGN
- ACCESSIBLE PARKING STALL
- FE-1 SURFACE MOUNTED FIRE EXTINGUISHER
- FE-2 FULLY-RECESSED FIRE EXTINGUISHER

TOTAL PARKING REQUIREMENTS			
TYPE	SYMBOL	SIZE	COUNT
ACCESSIBLE EV CHARGING	A	8'-6" x 18'	6
COMPACT EV CHARGING	C	7'-6" x 15'	28
STANDARD EV CHARGING	S	8'-6" x 18'	76
VAN ACCESSIBLE EV CHARGING	VA	8'-6" x 18'	2
112			

COMPACT PARKING SPACE REQUIREMENTS:
5-5(F)(1)(A) ALL AREAS
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TOTAL STALLS 112 X 25% = 28 COMPACT STALLS (COMPLIES)

TOTAL MOTORCYCLE PARKING REQUIREMENTS			
TYPE	SYMBOL	SIZE	COUNT
MOTORCYCLE	MC	4' x 8'	4
4			

L1.7 PARKING SCHEDULE			
TYPE	SYMBOL	SIZE	COUNT
COMPACT EV CHARGING	C	7'-6" x 15'	10
STANDARD EV CHARGING	S	8'-6" x 18'	27
37			

L1.7 MOTORCYCLE PARKING SCHEDULE			
TYPE	SYMBOL	SIZE	COUNT
MOTORCYCLE	MC	4' x 8'	1
1			

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1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

ALBUQUERQUE SAWMILL LOT A

1904 BELLAMAH AVE NW
ALBUQUERQUE NM 87104

STATE OF NEW MEXICO

LAUREN N. GARKEL
NO. 6606

REGISTERED ARCHITECT

DATE: 02/28/2024
JOB NO. 22-060
PERMIT NO. TBD

REVISIONS:
NO. DATE DESCRIPTION

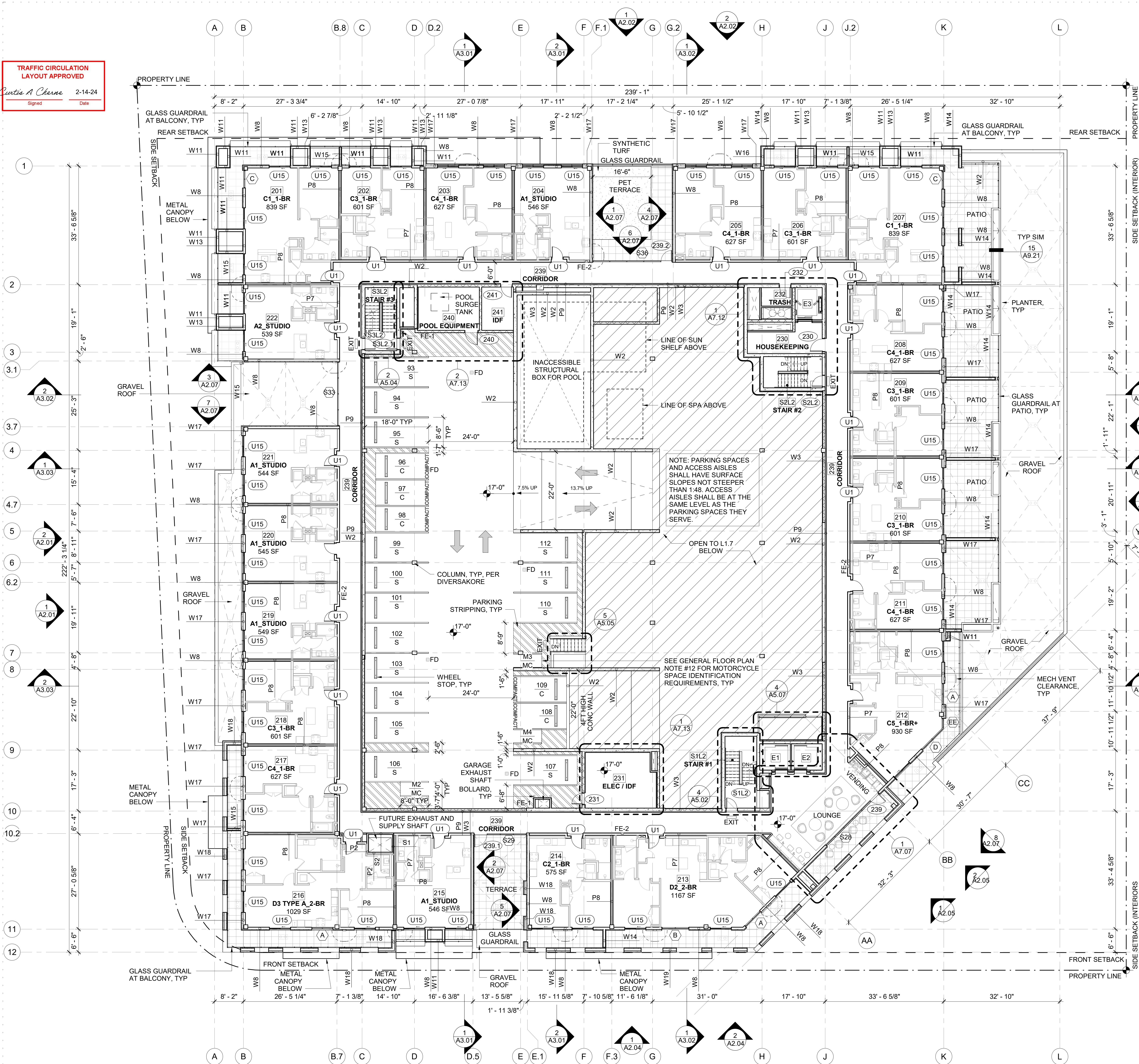
ISSUE:
100% DD 23.05.07

LEVEL 1.7
FLOOR PLAN

SHEET NO.

A1.03

TRAFFIC CIRCULATION
LAYOUT APPROVED
Curtis A. Charne 2-14-24
Signed Date



GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR GRIDLINE, U.N.O.
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GENERAL FLOOR PLAN SYMBOLS:

- EXIT EXIT SIGN
- ACCESSIBLE PARKING STALL
- FE-1 SURFACE MOUNTED FIRE EXTINGUISHER
- FE-2 FULLY-RECESSED FIRE EXTINGUISHER

TOTAL PARKING REQUIREMENTS			
TYPE	SYMBOL	SIZE	COUNT
ACCESSIBLE EV CHARGING	A	8'-6" x 18'	6
COMPACT EV CHARGING	C	7'-6" x 15'	28
STANDARD EV CHARGING	S	8'-6" x 18'	76
VAN ACCESSIBLE EV CHARGING	VA	8'-6" x 18'	2
112			

COMPACT PARKING SPACE REQUIREMENTS:
5-5(F)(1)(A) ALL AREAS
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TOTAL STALLS 112 X 25% = 28 COMPACT STALLS (COMPLIES)

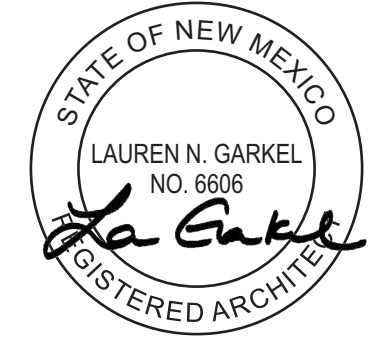
TOTAL MOTORCYCLE PARKING REQUIREMENTS			
TYPE	SYMBOL	SIZE	COUNT
MOTORCYCLE	MC	4' x 8'	4
4			

L2 PARKING SCHEDULE			
TYPE	SYMBOL	SIZE	COUNT
COMPACT EV CHARGING	C	7'-6" x 15'	5
STANDARD EV CHARGING	S	8'-6" x 18'	15
20			

L2 MOTORCYCLE PARKING SCHEDULE			
TYPE	SYMBOL	SIZE	COUNT
MOTORCYCLE	MC	4' x 8'	3
3			

CLARK /
BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.762.8208 F:206.762.7818

ALBUQUERQUE SAWMILL LOT A
1904 BELLAMAH AVE NW
ALBUQUERQUE NM 87104



DATE: 02/28/2024
JOB NO. 22-060
PERMIT NO. TBD

REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
100% DD 23.05.07

LEVEL 2
FLOOR PLAN

SHEET NO.

A1.04

LEVEL 2 BP (DETAILING ONLY)

SCALE: 3/32" = 1'-0"