

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 31, 2024

Jonathan D. Niski, PE  
Tierra West, LLC  
5571 Midway Park PI NE  
Albuquerque, NM 87109

[jniski@tierrawestllc.com](mailto:jniski@tierrawestllc.com)

**Re: Nobis Rehab Hospital  
1100 Woodward PI NE  
Conceptual Traffic Circulation Layout for DFT Approval  
Engineer's Stamp 10-3-24 (J15D053)**

Dear Mr. Niski,

The conceptual TCL submittal received 10-17-2024 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting TCL for building permit approval, please ensure that both site access details are provided and updated to meet the current ADA city standard.**

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 front counter personnel for log in and evaluation by Transportation.

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,

*Sertil A. Kanbar*

Sertil Kanbar, PhD, PE, CFM  
Sr. 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: \_\_\_\_\_

**TYPE OF DEVELOPMENT:** Plat (# of lots) \_\_\_\_\_ Single Family Home  
All other Developments

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:

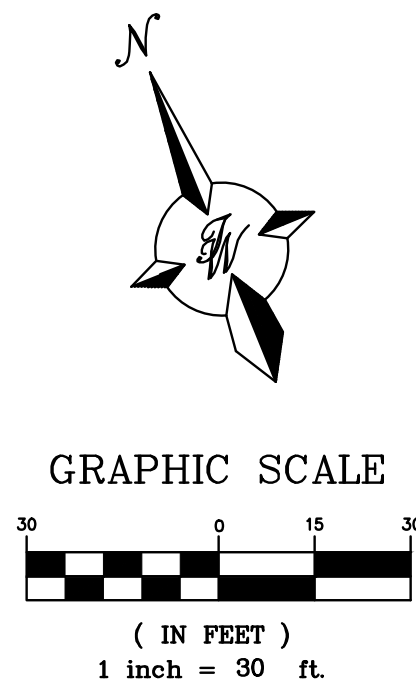
- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) – Administrative
- Traffic Circulation Layout (TCL) – DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) \_\_\_\_\_

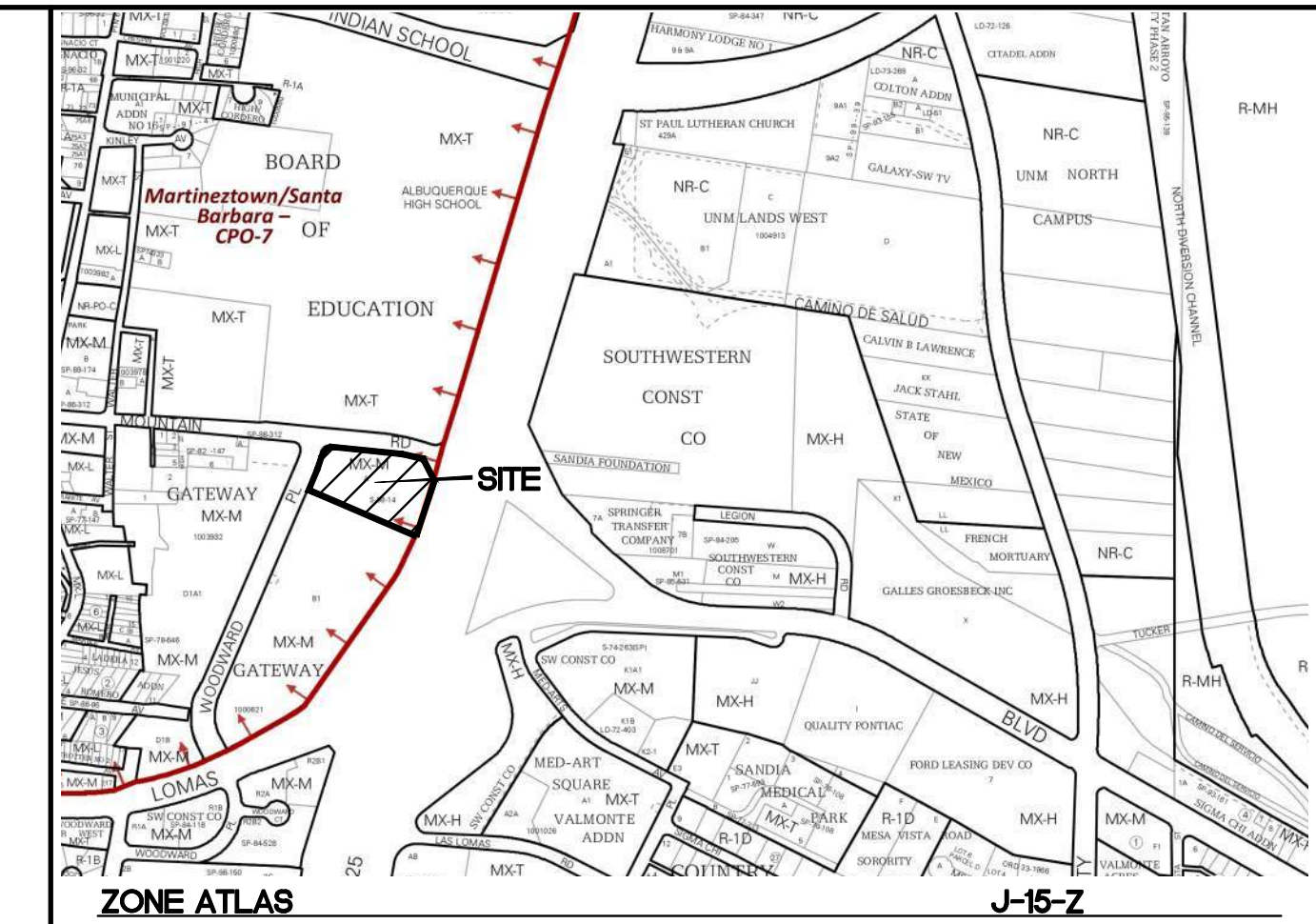
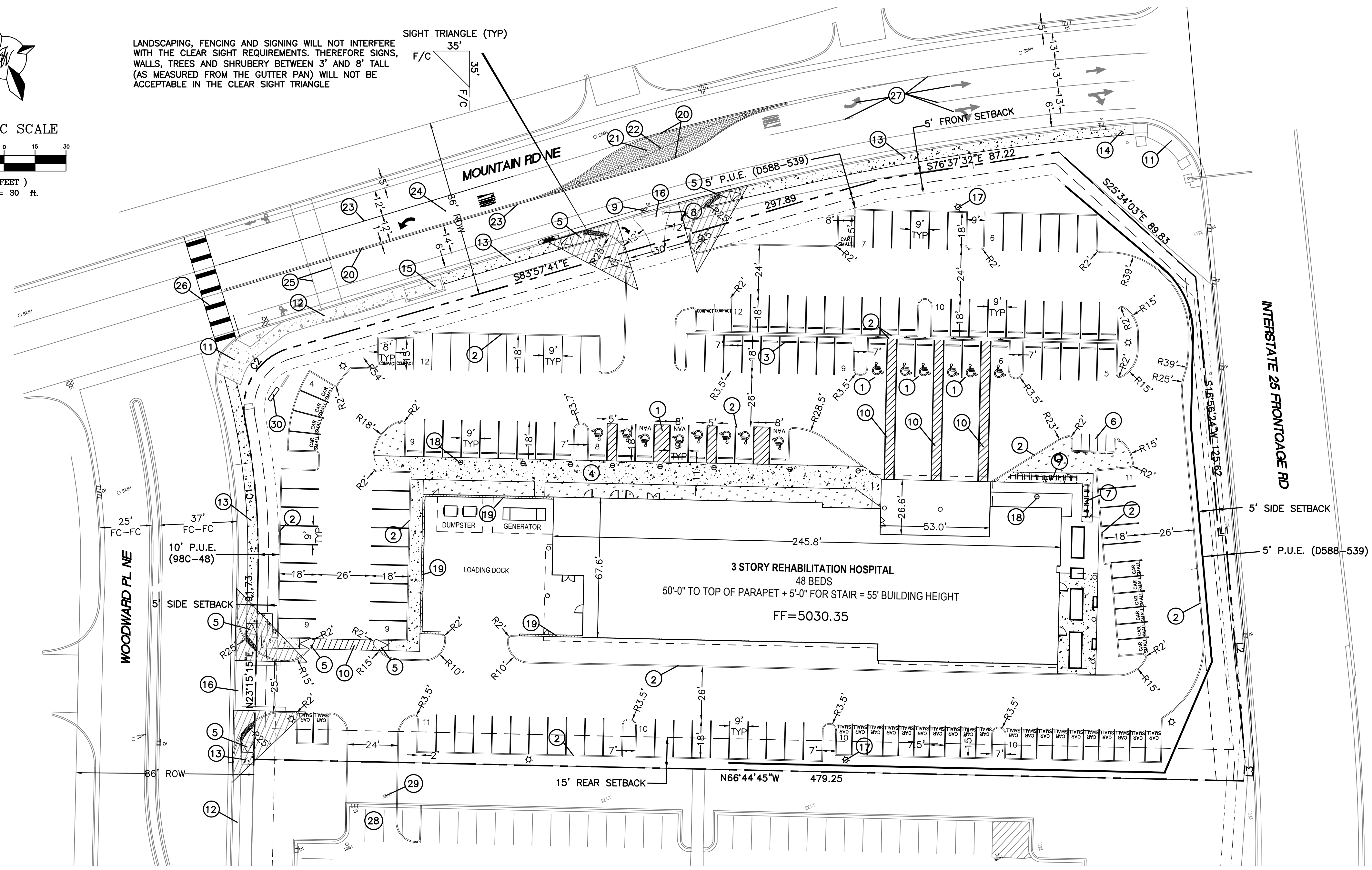
DATE SUBMITTED: \_\_\_\_\_





LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

SIGHT TRIANGLE (TYP)



**LEGAL DESCRIPTION:**  
TRACT LETTERED "A" OF THE PLAT OF GATEWAY SUBDIVISION

**SITE DATA**

PROPOSED USAGE	HOSPITAL
LOT AREA	119591 SF (2.7454 ACRES)
ZONING	MX-H
BUILDING AREA	55098 SF
BUILDING FOOTPRINT	16068 SF
BUILDING COVERAGE	13%
BUILDING SETBACK	
FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE

GFA 55098 SF/4 SPACE PER 1,000 = 220 SPACES  
 5-5(C)(5)(A) PARKING REDUCTION = 20%  
 5-5(C)(5)(C) PARKING REDUCTION = 10%  
 REDUCED PARKING REQUIRED = 154 SPACES

PARKING PROVIDED	146 SPACES
ACCESSIBLE PARKING REQUIRED	14 SPACES
ACCESSIBLE SPACES PROVIDED	14 SPACES (3 VAN ACCESSIBLE)
TOTAL	160 SPACES

BICYCLE SPACES REQUIRED	15
BICYCLE SPACES PROVIDED	15
MOTORCYCLE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	5 SPACES

LANDSCAPE REQUIRED	15528 SF
LANDSCAPE PROVIDED	16205 SF

**LEGEND**

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

**LINE TABLE**

NO.	BEARING & DISTANCE
L1	S 73°02'15" E, 3.27'
L2	S 17°01'04" W, 109.94'
L3	S 26°24'22" W, 9.58'

**CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA
C1	335.00'	73.03'	12°29'23"
C2	30.00'	44.66'	85°17'07"

MAJOR AMENDMENT - SITE PLAN EPC PR - 2024 - 009765, SI - 2024 - 00468

- MAJOR AMENDMENT FOR AREA 3 OF THE CONTROLLING SITE PLAN FOR "TRACT A" ONLY.
- THIS AMENDMENT WOULD CHANGE THE ALLOWABLE USE ON AREA 3 "TRACT A" TO INCLUDE HOSPITAL.
- BUILDING AREA AND HEIGHT MAXIMUMS AS DESCRIBED IN CONTROLLING SITE PLAN, REMAIN APPLICABLE TO AREA 3 "TRACT A".
- SETBACKS FOR AREA 3 TO BE CONTROLLED BY IDO.
- PER IDO SECTION 1-10(A)(2) : ANY USE STANDARDS OR DEVELOPMENT STANDARDS ASSOCIATED WITH ANY PRE-IDO APPROVAL OR ZONING DESIGNATION ESTABLISH RIGHTS AND LIMITATIONS AND ARE EXCLUSIVE OF AND PREVAIL OVER ANY OTHER PROVISION OF THIS IDO. WHERE THOSE APPROVALS ARE SILENT, PROVISIONS IN THE IDO SHALL APPLY.

**KEYED NOTES**

- |  |  |
|--|--|
| 1 ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (2 VAN ACCESSIBLE, 5 AUTO) | 17 SITE LIGHTING (TYP)                     |
| 2 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A                             | 18 ILLUMINATED BOLLARD (TYP)               |
| 3 WHEEL STOP SEE DETAIL SHEET DET-1  | 19 SCREEN WALL                             |
| 4 11' CONCRETE SIDEWALK PER COA STD DWG 2430                                 | 20 MOUNTABLE MEDIAN CURB PER COA STD 2415A |
| 5 UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1                      | 21 RAISED CONCRETE MEDIAN                  |
| 6 MOTORCYCLE SPACES (5, 8'X4') W/SIGN  | 22 CHAIN LINK FENCE                        |
| 7 BICYCLE RACK   | 23 NEW 4" SOLID WHITE STRIPE               |
| 8 LIGHT POLE TO BE RELOCATED EAST OF ENTRANCE                                | 24 LEFT TURN PAVEMENT MARKING              |
| 9 CURB INLET TO BE RELOCATED EAST OF ENTRANCE                                | 25 OBLITERATE EXISTING STRIPE              |
| 10 5' PEDESTRIAN CROSSWALK, SEE DETAIL SHEET DET-1                           | 26 NEW CROSSWALK                           |
| 11 EXISTING ACCESSIBLE RAMP  | 27 EXISTING STRIPING TO REMAIN             |
| 12 EXISTING CONCRETE SIDEWALK  | 28 REMOVE EXISTING PARKING SPACES AND CURB |
| 13 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430                             | 29 RELOCATE LIGHT POLE TO BEHIND THE CURB  |
| 14 EXISTING LIGHT POLE TO BE RELOCATED BEHIND WALK                           | 30 MONUMENT SIGN                           |
| 15 EXISTING BUS STOP   |  |
| 16 6' VALLEY GUTTER PER COA STD DWG 2420                                     |  |

THIS SITE PLAN AMENDMENT ONLY APPLIES TO AREA 3 OF THE GATEWAY CENTER SITE PLAN FOR SUBDIVISION

**PROJECT NUMBER:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

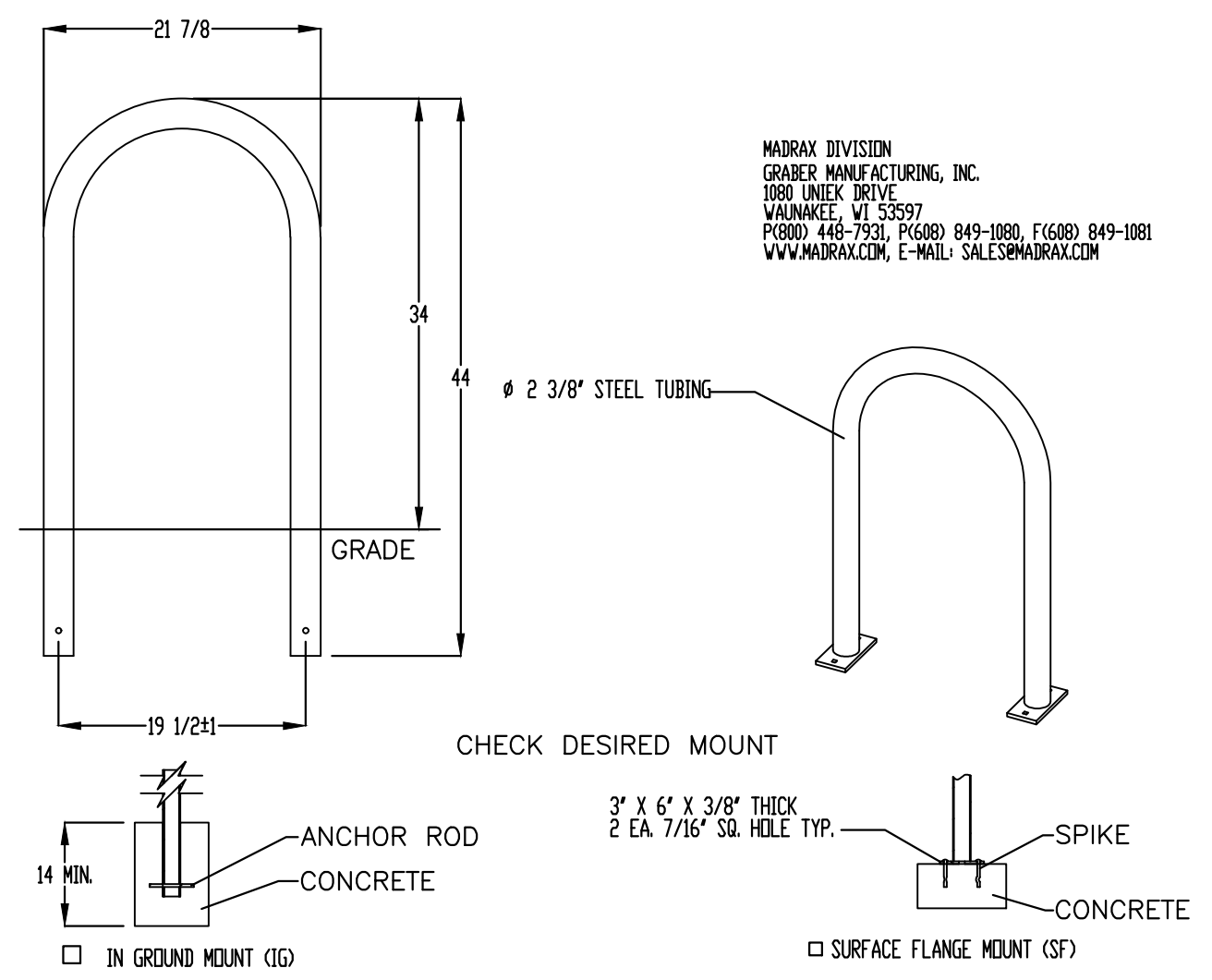
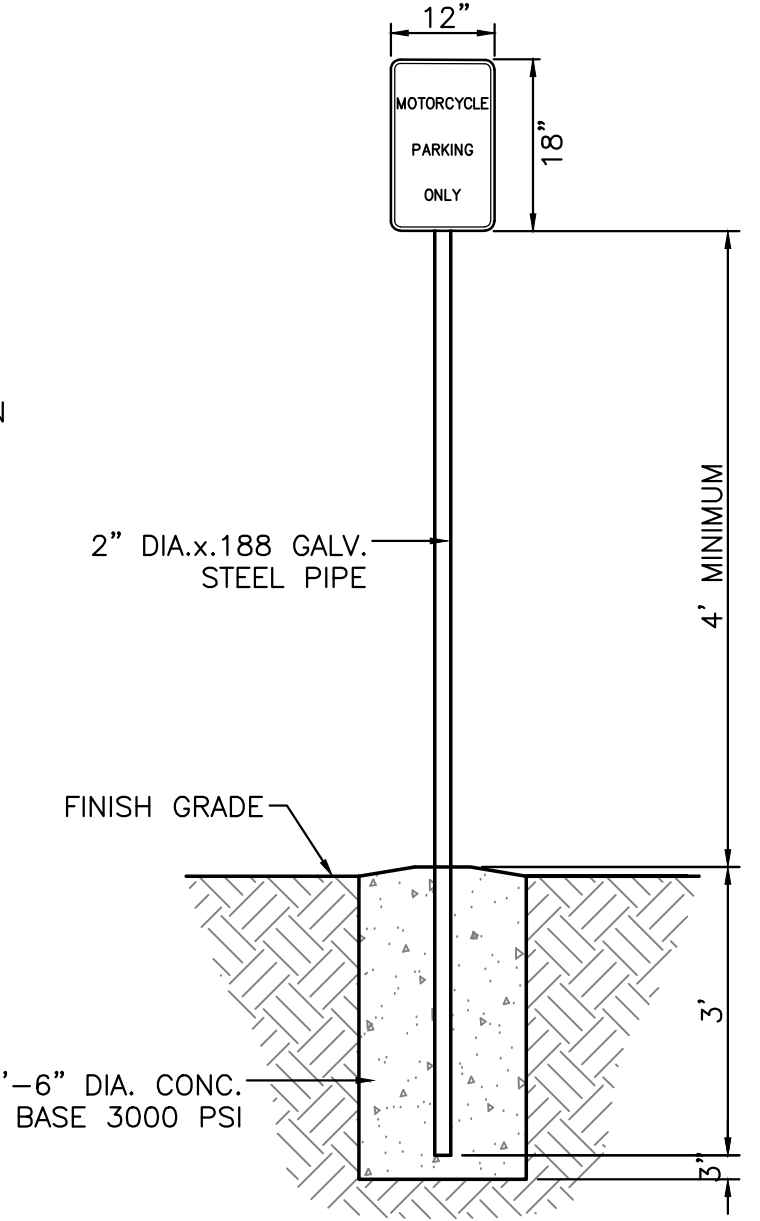
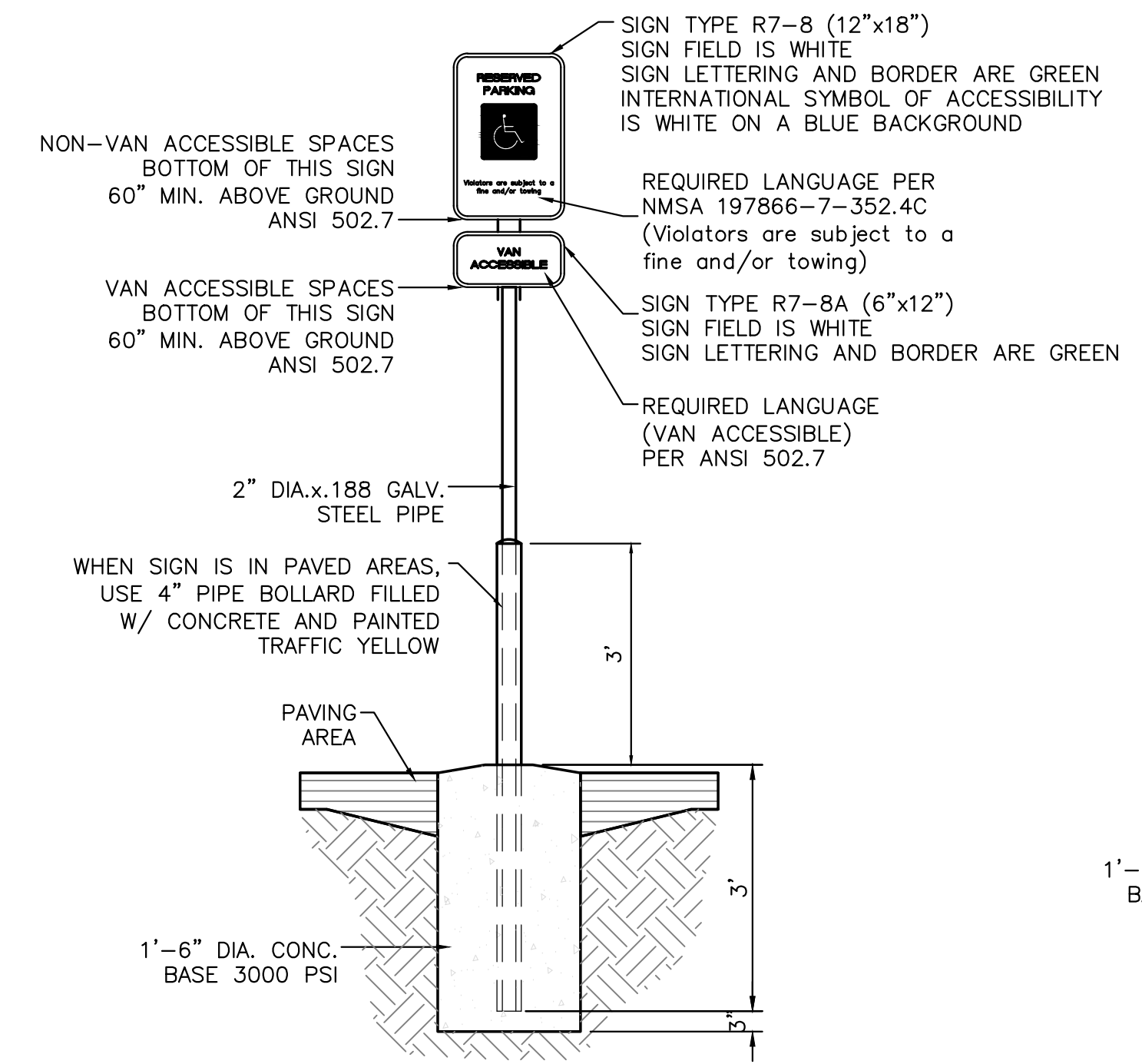
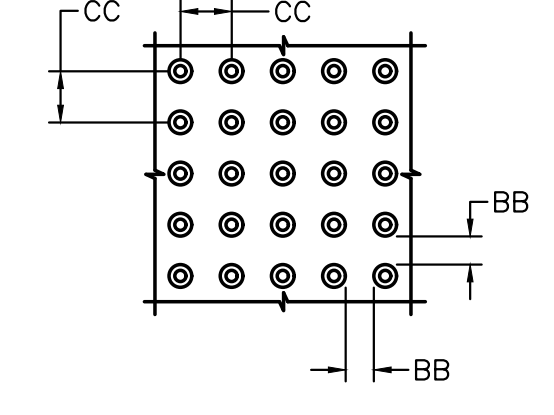
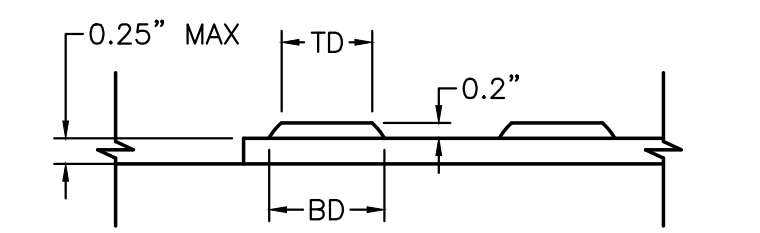
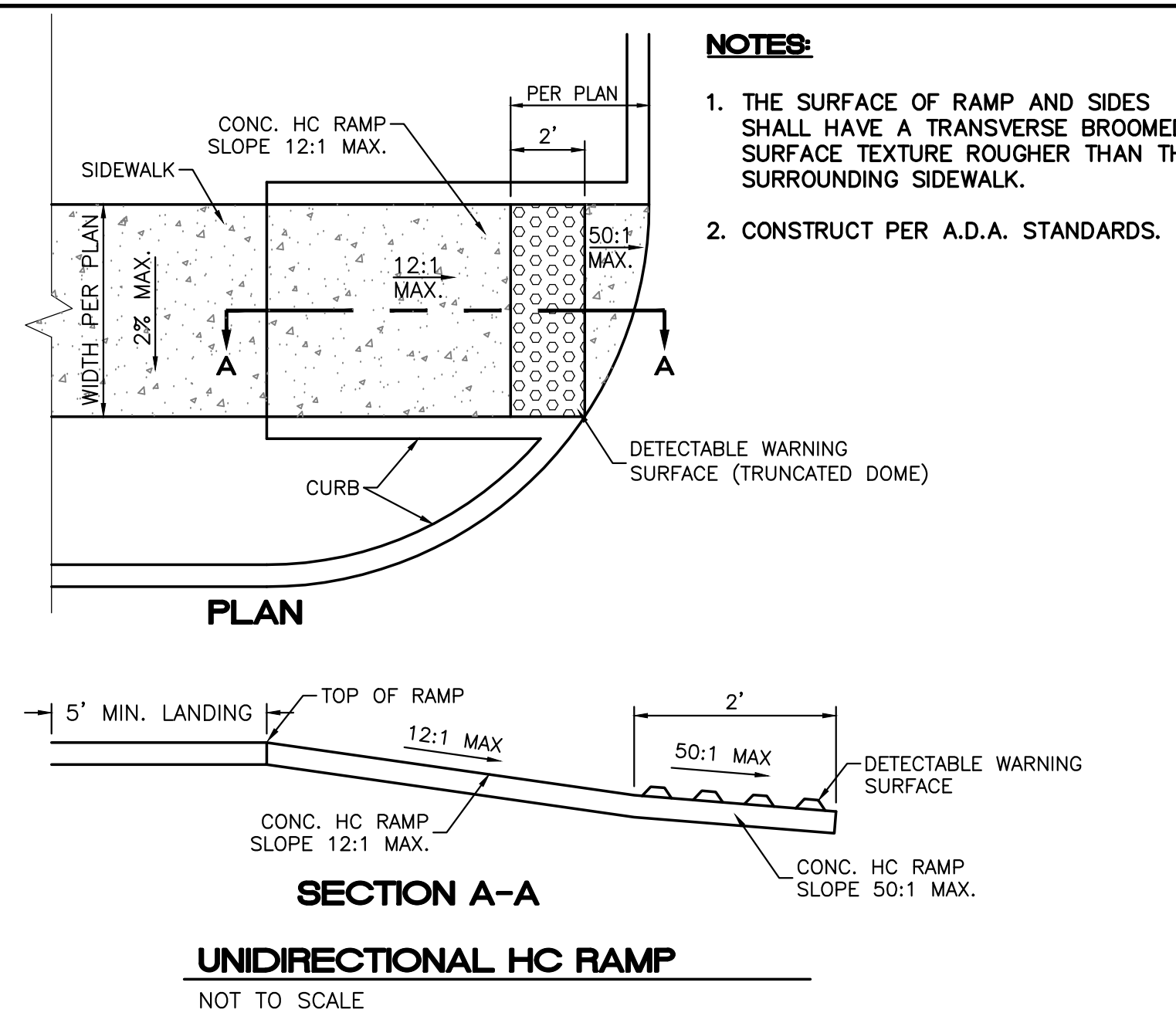
Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

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

	<b>NOBIS REHAB HOSPITAL</b> 1100 WOODWARD PL.	DRAWN BY pm
	<b>SITE PLAN</b>	DATE 10-3-24
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2023123-SP
RONALD R. BOHANNAN P.E. #7868	SHEET # <b>SP-1</b>	JOB # 2023123





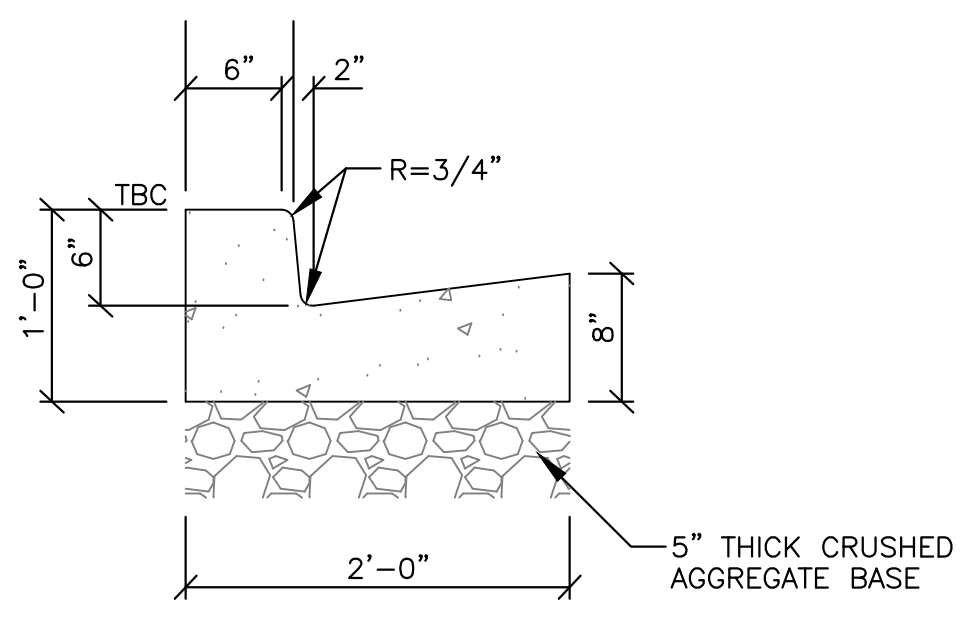
MIDRAX DIVISION  
GRABER MANUFACTURING, INC.  
1800 UNDER DRIVE  
MILWAUKEE, WI 53297  
PHONE 448-7923; FAX 448-849-1880; TOLL FREE 849-1881  
WWW.MIDRAX.COM, E-MAIL: SALES@MIDRAX.COM

PRODUCT: 10238-10237  
DESCRIPTION: BIKE RACK  
2" DIA. SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SNC

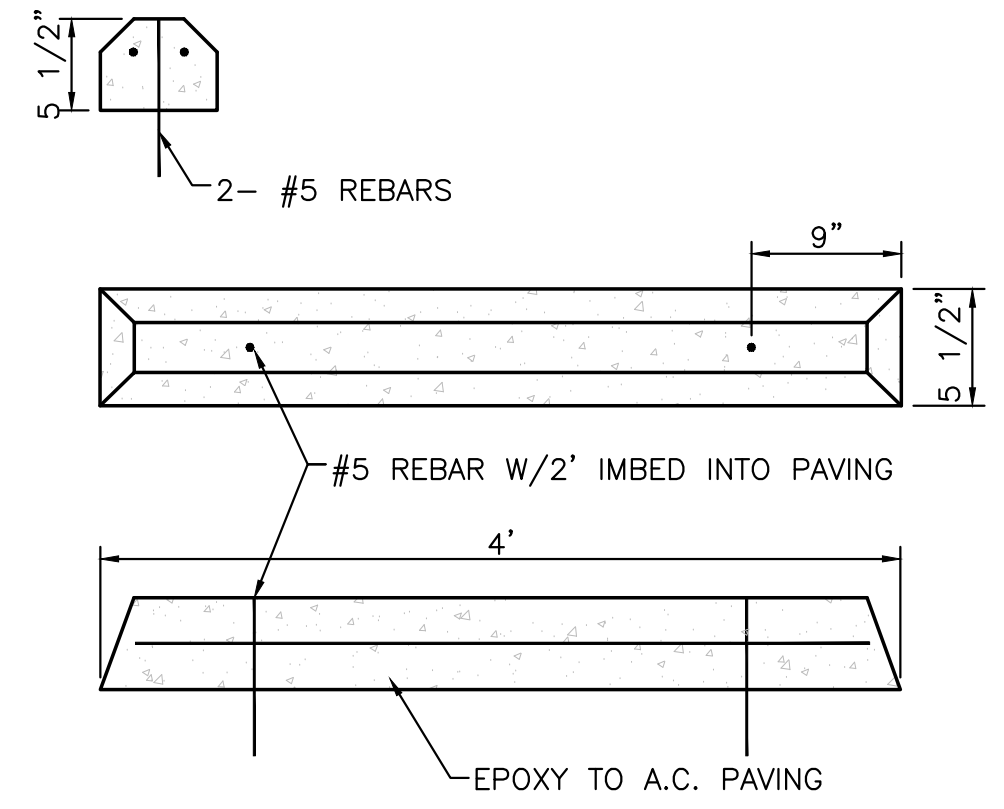
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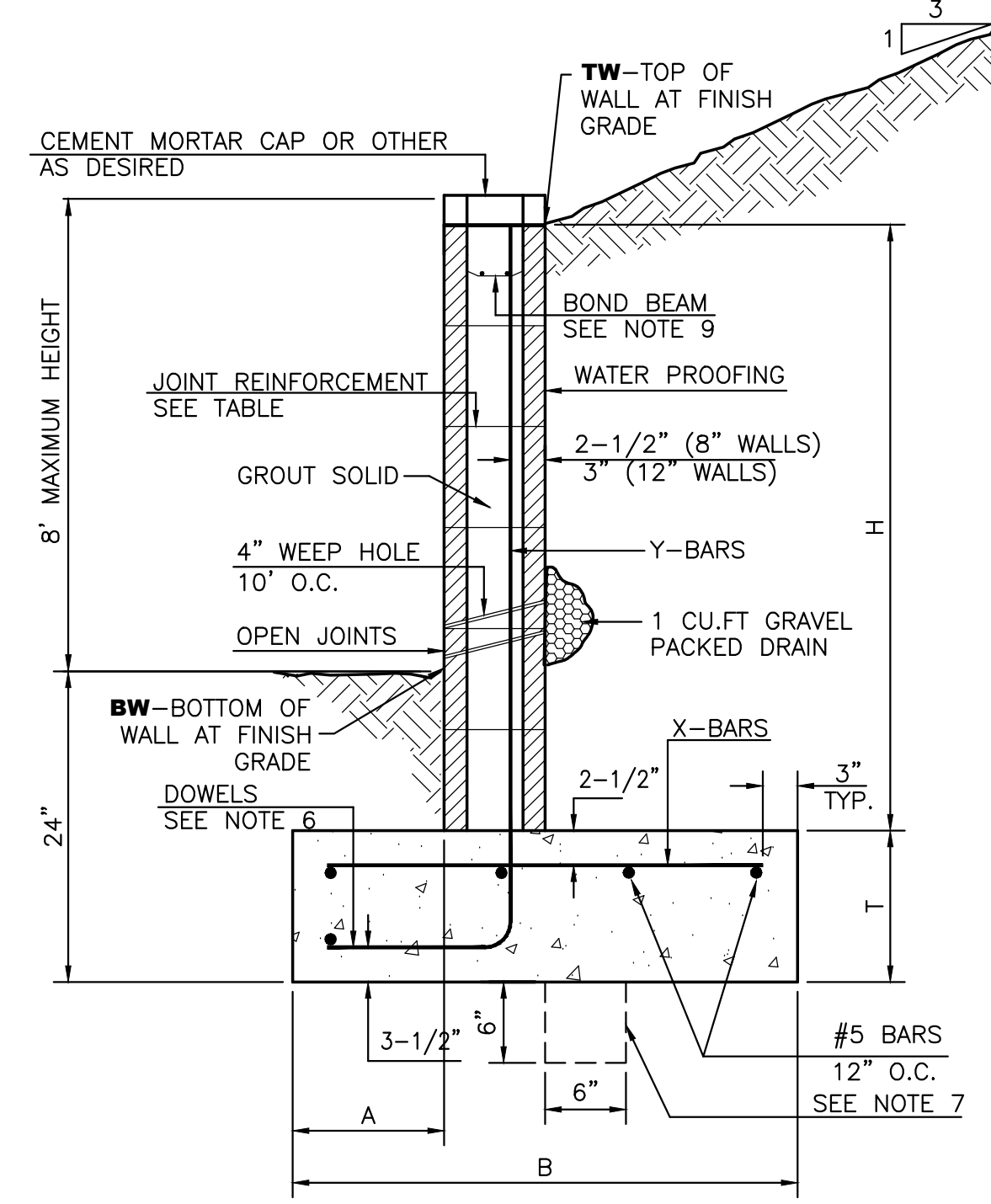
NOTES:  
INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
CONSULTANT TO SELECT COLOR OR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.  
SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.  
BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.  
EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG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



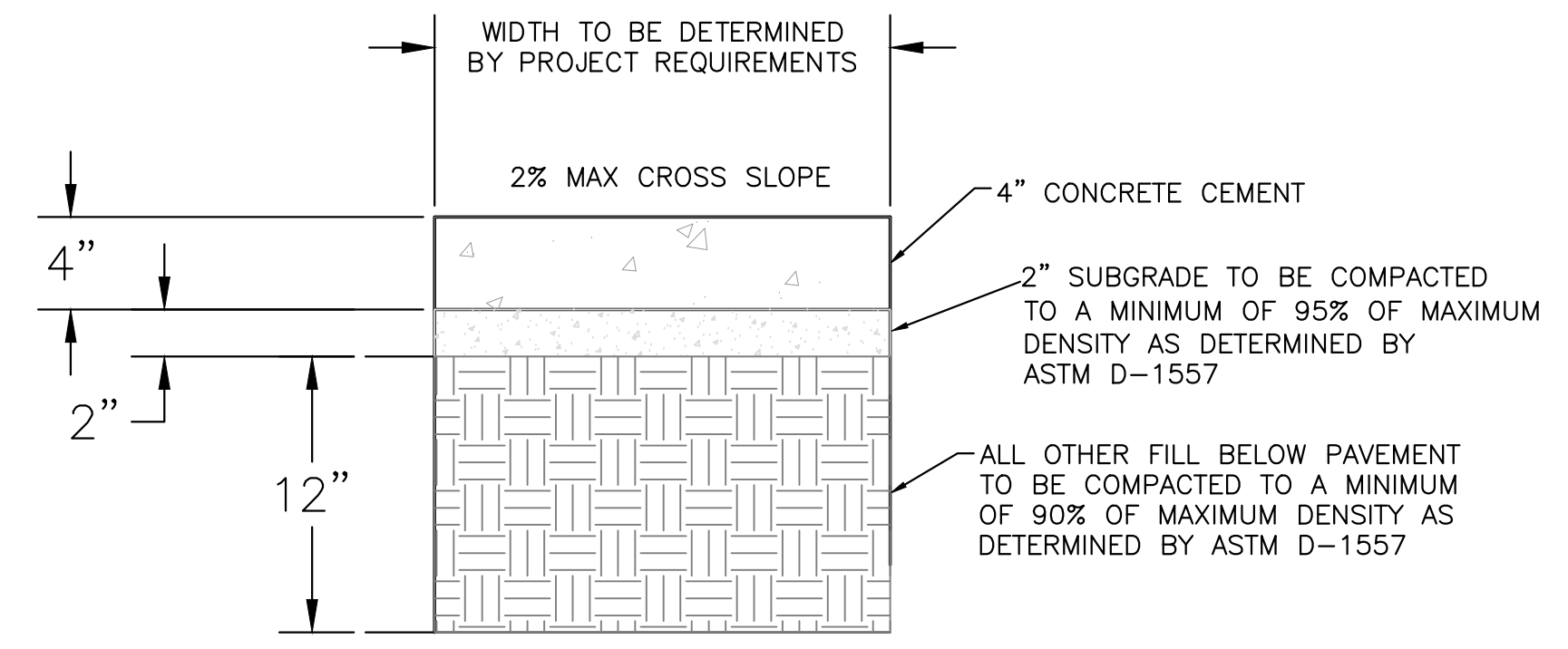
**STANDARD CURB AND GUTTER**  
NTS



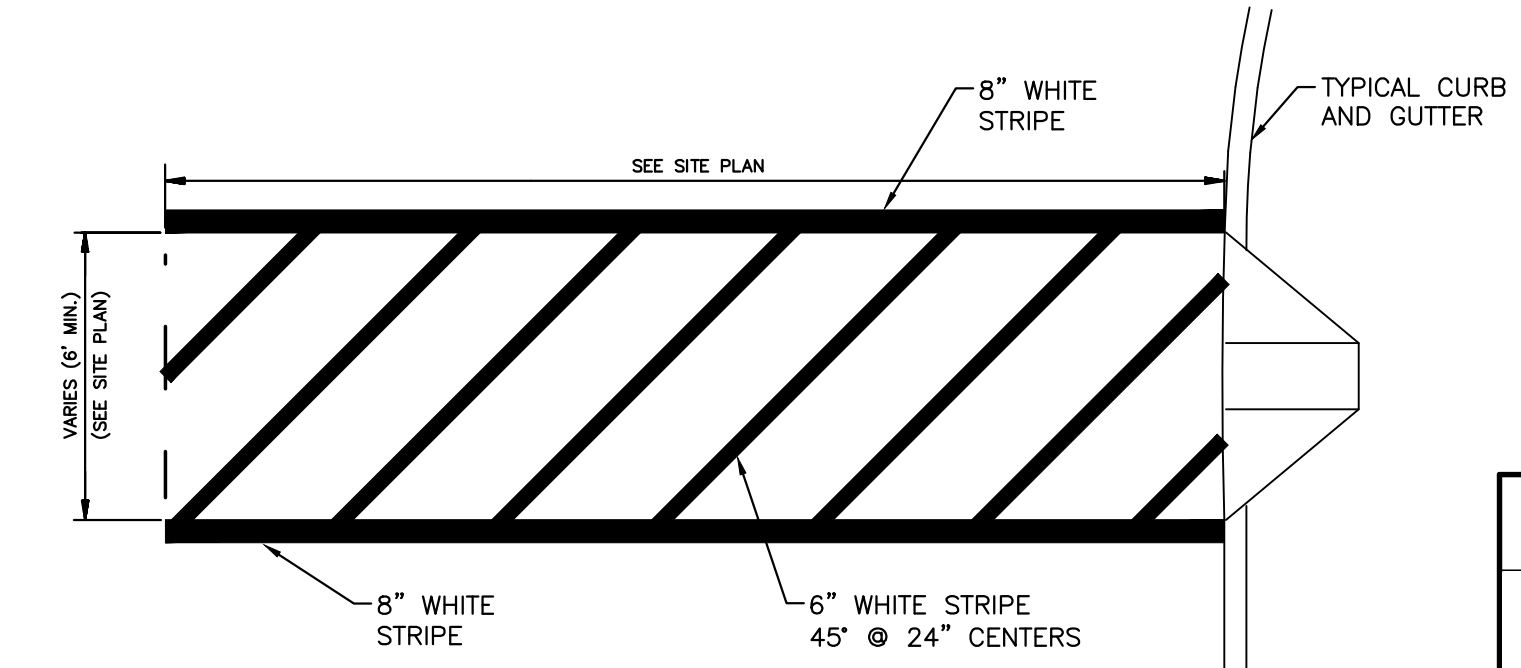
**WHEEL BUMPER**  
NTS



**RETAINING WALL DETAIL**  
NTS



**CONCRETE SIDEWALK SECTION**  
NTS



NOTE:

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

**CROSSWALK/PED. CROSSING**  
NTS

**8 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	12"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

**12 INCH REINFORCED CONCRETE MASONRY WALL**

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
  7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
  8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PLASTERS EVERY 16'.
  9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

ENGINEER'S SEAL

RONALD R. BOHANNAN  
NEW MEXICO  
7868  
PROFESSIONAL ENGINEER

6-3-24

RONALD R. BOHANNAN  
P.E. #7868

**NOBIS REHAB HOSPITAL**  
1100 WOODWARD PL.

**CONSTRUCTION DETAILS**

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

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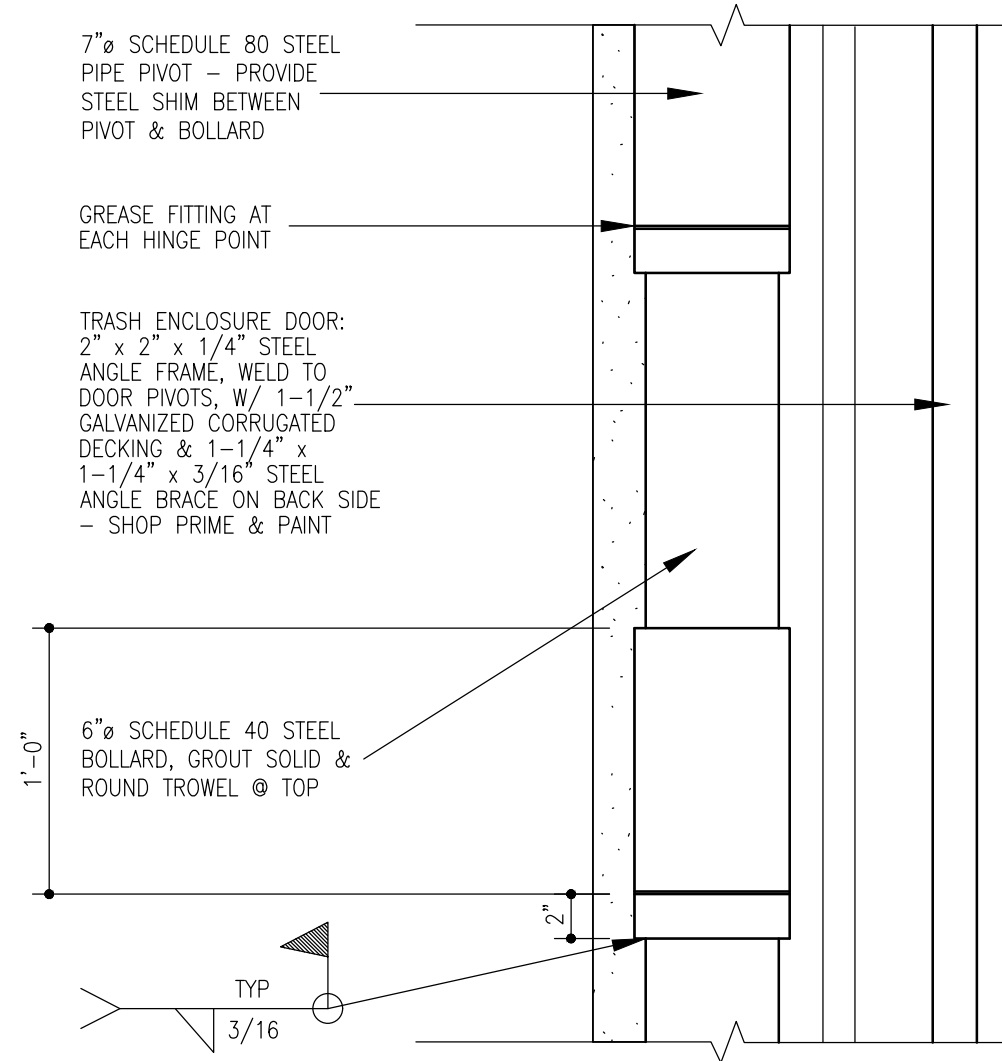
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6-3-24

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2023123-SP

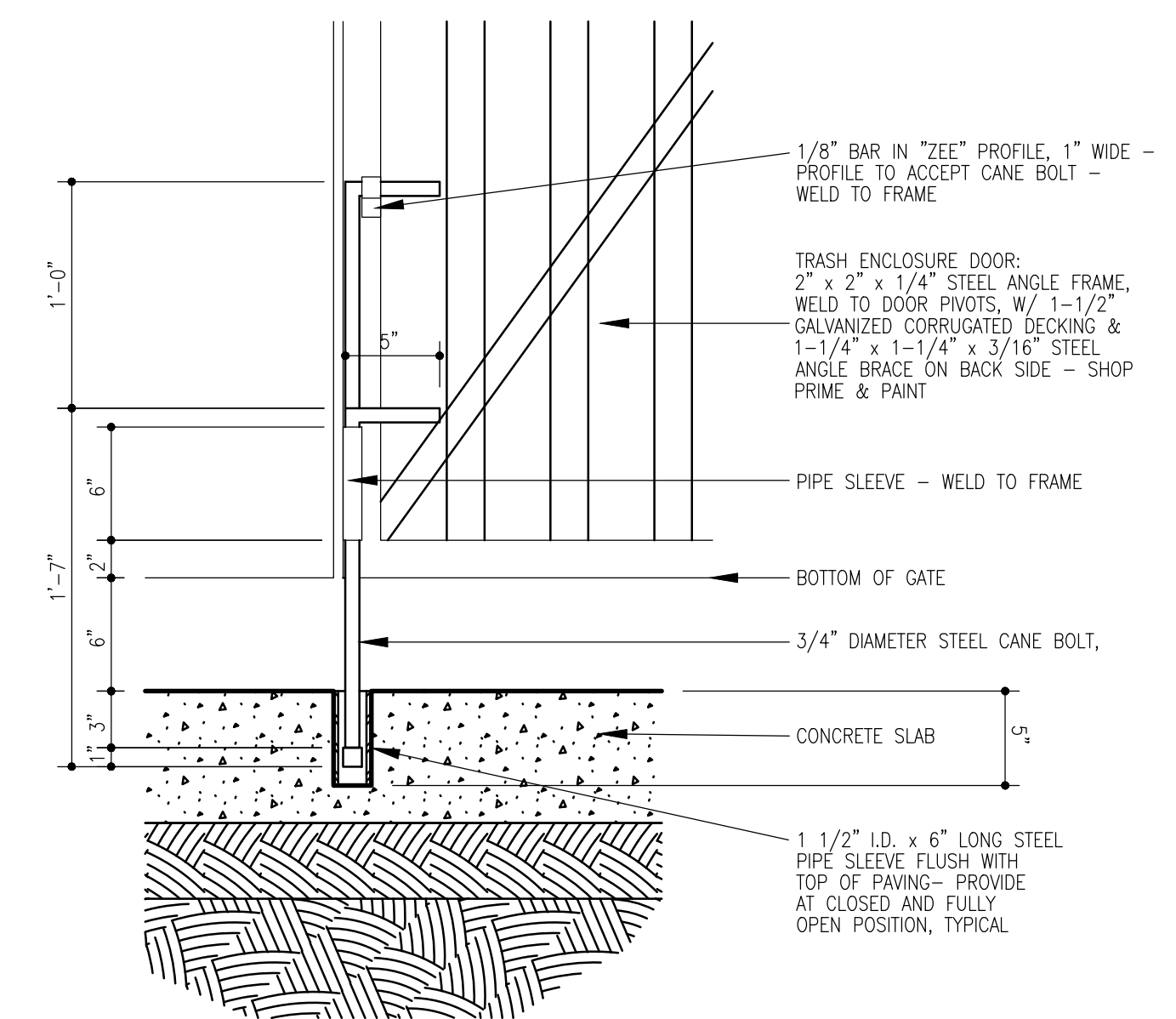
SHEET #  
**DET-1**

JOB #  
2023123

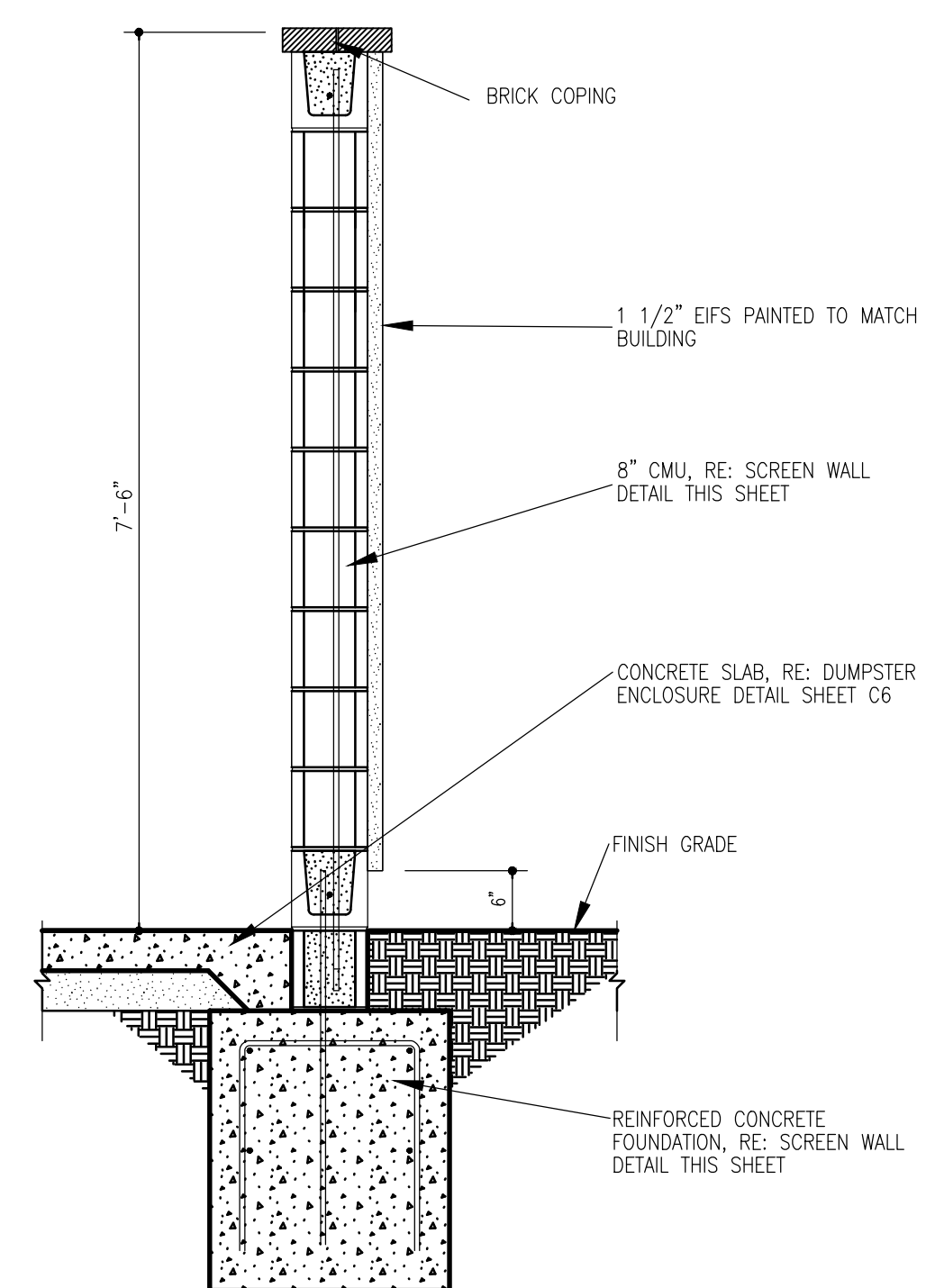




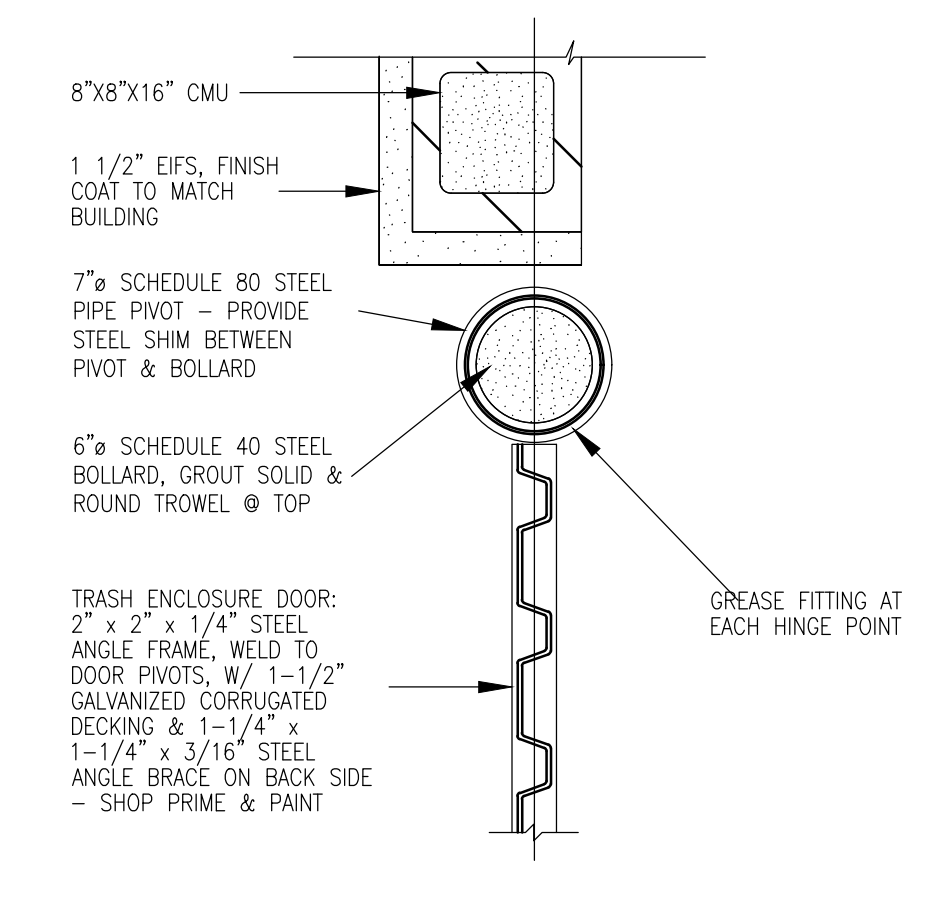
9 Dumpster Door Pivot  
1 1/2" = 1'-0"



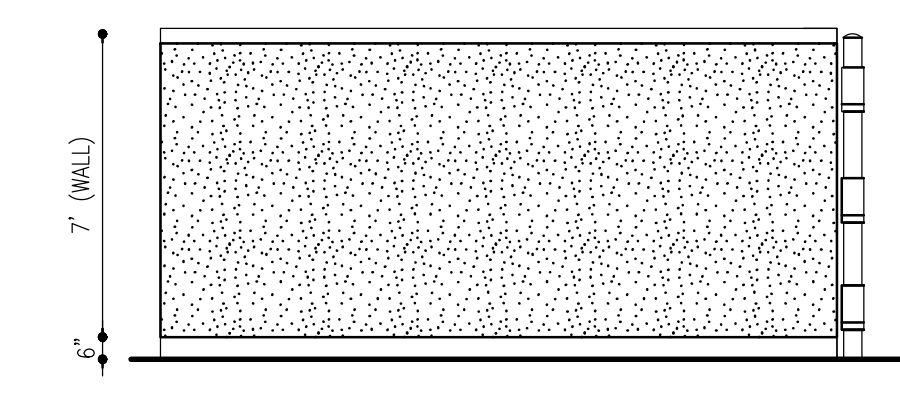
8 Cane Bolt Detail  
1 1/2" = 1'-0"



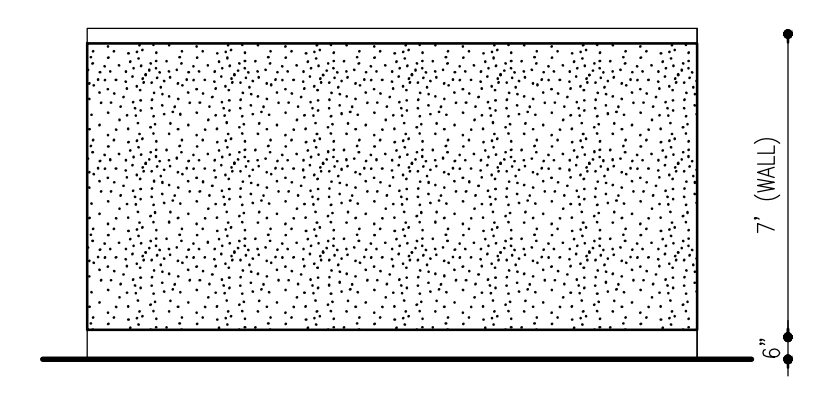
7 Wall Section  
3/4" = 1'-0"



6 Plan Detail  
1 1/2" = 1'-0"

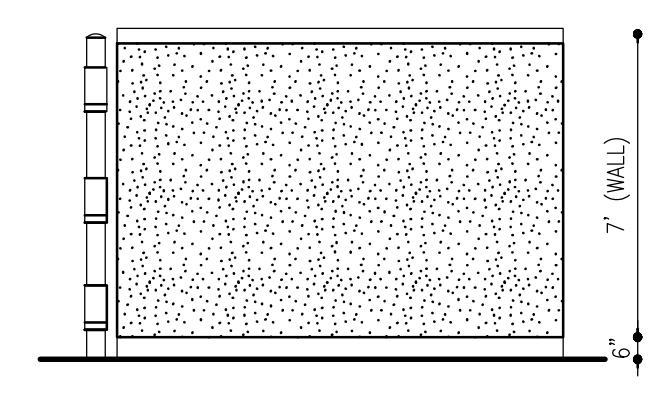


5 Side Elevation  
NTS

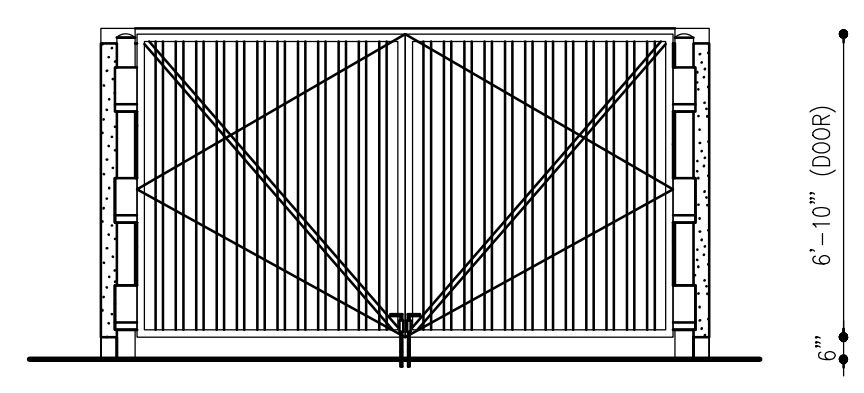


4 Back Elevation  
NTS

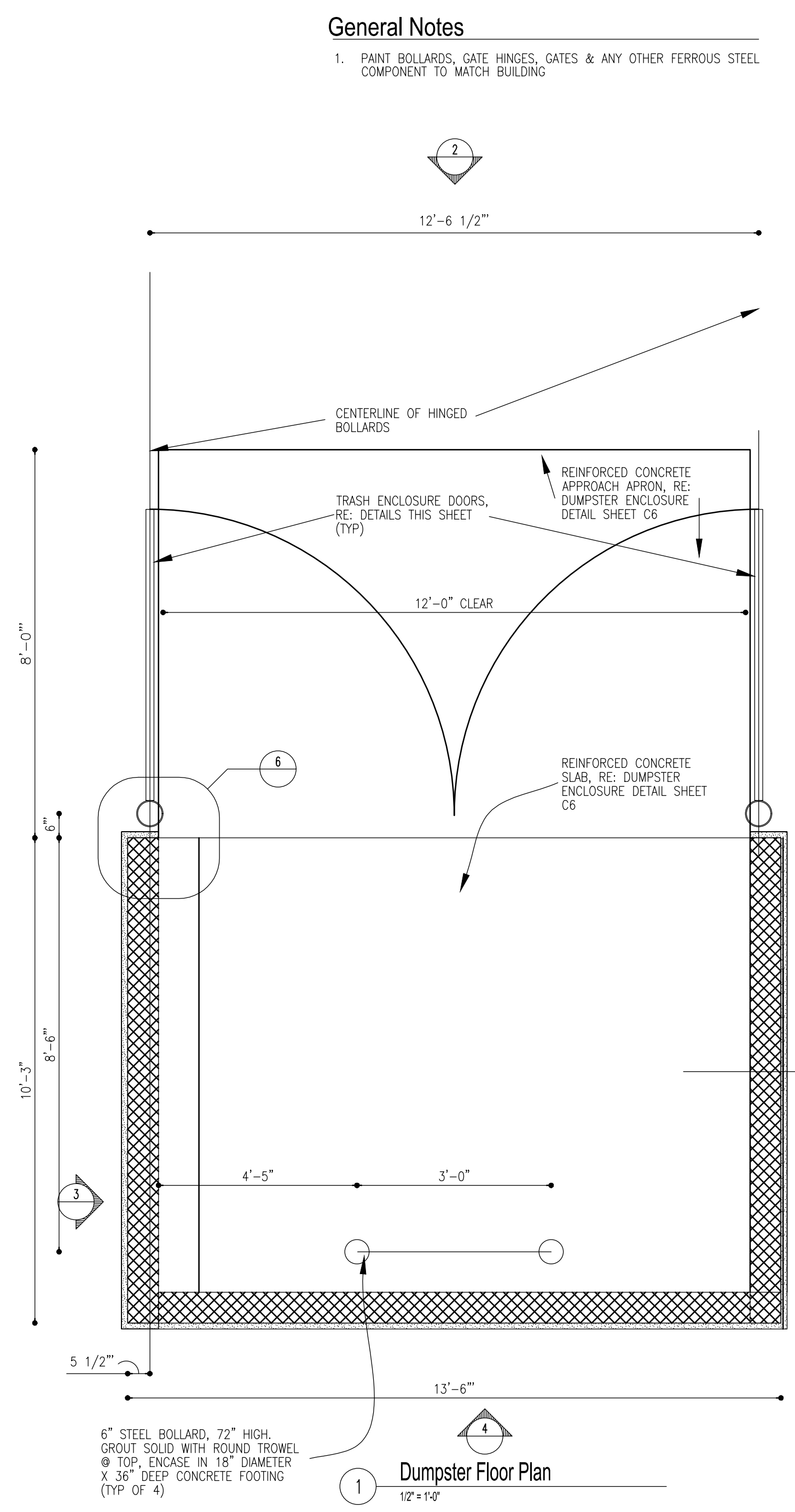
SPLIT-FACE CMU BLOCK WALL TO MATCH BUILDING



3 Side Elevation  
NTS

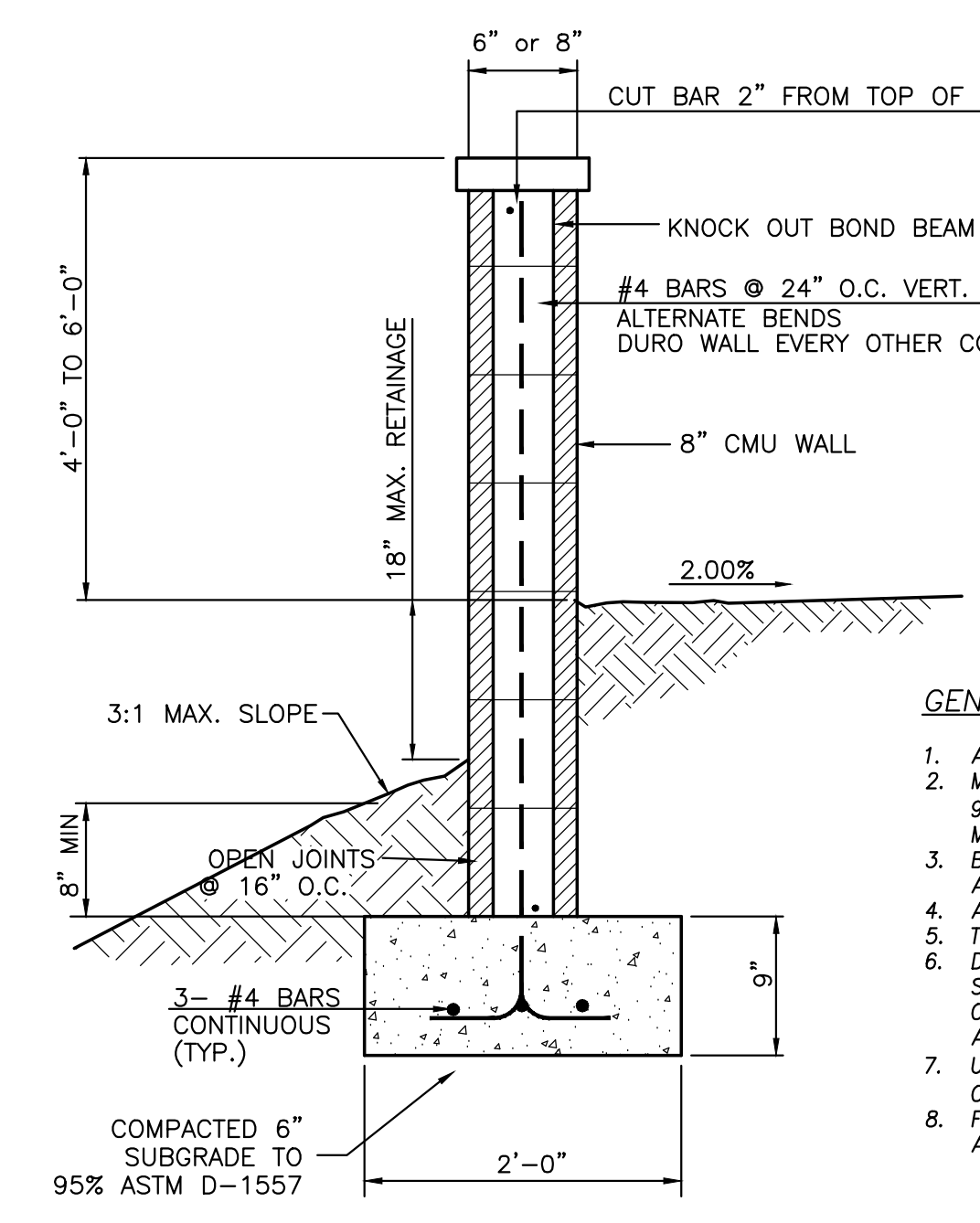


2 Front Elevation  
NTS



1 Dumpster Floor Plan  
12" = 1'-0"

**General Notes**  
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT TO MATCH BUILDING



SCREEN WALL SECTION  
NTS

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
  2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
  7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
  8. FINISH GRADES AT BOTTOM OF WALL PER GRADING AND DRAINAGE PLAN.

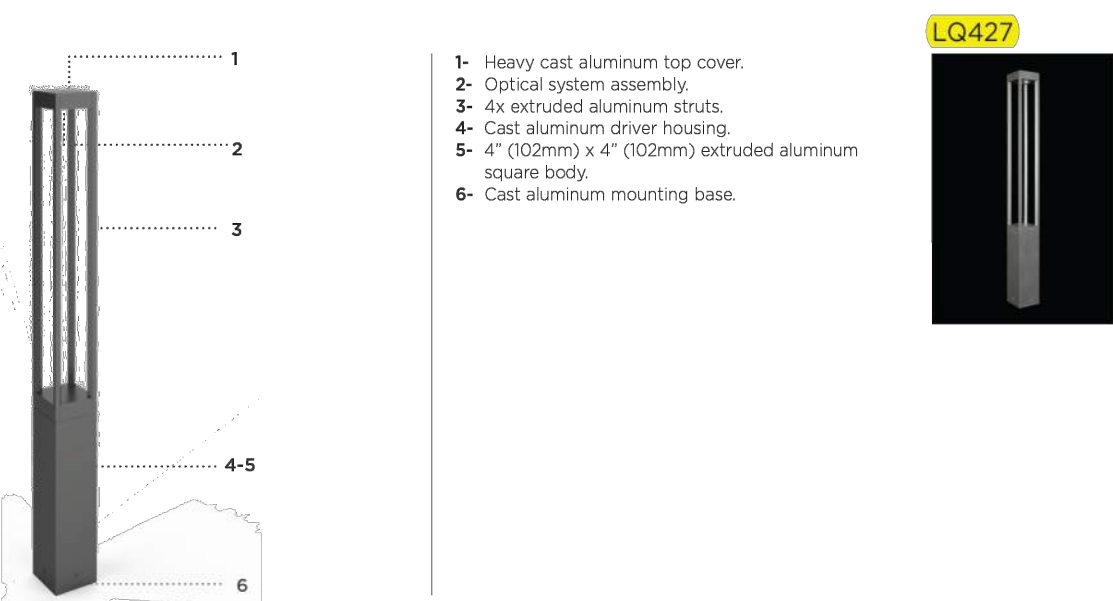
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DATE  
6-3-24  
DRAWING  
2023123-SP  
SHEET #  
**DET-1**  
JOB #  
2023123



Table with columns: TYPE, QUANTITY, PROJECT, CATALOG NUMBER, LQ427, L1L2D-R5, 277V, TBD, LVR, K4, OPTION, OPTION



- 1- Heavy cast aluminum top cover. 2- Optical system assembly. 3- 4x extruded aluminum struts. 4- Cast aluminum driver housing. 5- 4" (102mm) x 4" (102mm) extruded aluminum square body. 6- Cast aluminum mounting base.



MATERIALS

Lumiquad bollard is made of corrosion resistant 356 aluminum alloy with a copper (Cu) content of less than 0.1%.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming-ready (dims to 10%) with: 120-270 multi-volt compatibility (50-60Hz), operating temperatures of -40°C/-40°F to 50°C/122°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED

3000K/5500K/4000K CCT with 80 CRI. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

LIFE

60,000hrs L70 (based on IESNA TM-21 Test Method and LM-80 data). Up to 70,000hrs L70 (calculated projection from LM-80 data).

FINISH

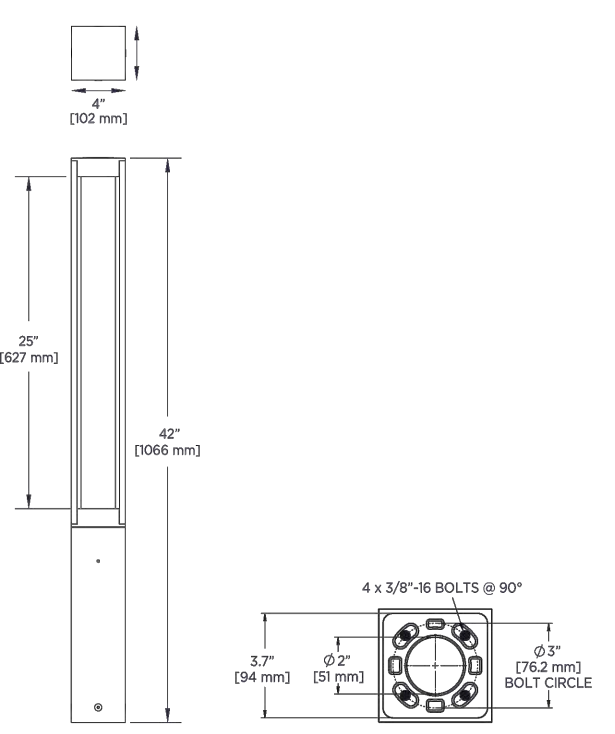
Five-stage preparation process includes preheating of cast aluminum parts for air extraction. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

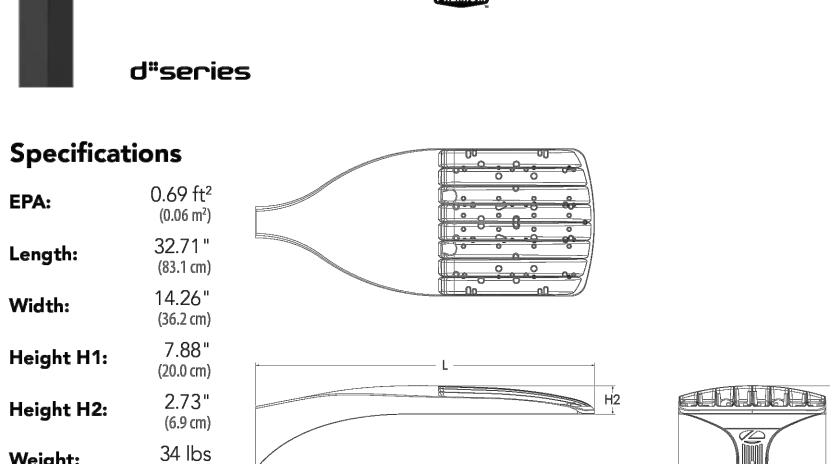
Certified and Approved as per CSA C22.2 No. 250.0 standard and ANSI/UL 1598 standard for wet location. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Lumen depreciation in accordance with IESNA LM80 standards.

MOUNTING

Mounts with a set of 4 x 3/8"-36 x 3 3/4" lg. galvanized anchor bolts.



D-Series Size 1 LED Area Luminaire



Specifications

EPA: 0.69 ft² (0.064 m²) Length: 32.71" (831.0 mm) Width: 14.26" (362.0 mm) Height H1: 7.88" (200.0 mm) Height H2: 2.73" (69.0 mm) Weight: 34 lbs (15.4 kg)

Ordering Information

Table with columns: Series, LEDs, Color Temperature, Color Rendering Index, Distribution, Voltage, Mounting

Control options

Table with columns: Shipped installed, Other options, Finish required

DSX1 LED P4 40K 70CRI T4M MVOLT RPA DDBXD S1 AND S2

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.

Ordering Information

Table with columns: Series, LEDs, Color Temperature, Color Rendering Index, Distribution, Voltage, Mounting

Control options

Table with columns: Shipped installed, Other options, Finish required

LITHONIA LIGHTING RTA 6G DM28AS DDBXD S2 POLE

FEATURES & SPECIFICATIONS

INTENDED USE - These specifications are for USA standards only. Round Tapered Aluminum is a general purpose light pole for up to 50-foot mounting heights. This pole provides a lighter and naturally corrosion resistant option for mounting area light fixtures and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform wall thickness and is one-piece extruded 6063 aluminum alloy with 1% temper. The shaft is one tapered. Available shaft diameters are 4", 5", 6", 7", 8", 10", and 12". Pole Top: Options include tension top, drilled for side mount fixture, tension with drilling (includes extra hardware) and open top. A removable cast aluminum top cap with set screws is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with open top (PT) option.

Anchor Base Poles

Anchor Base Bolts: Anchor base is cast from 6356 alloy aluminum and is heat treated to a T6 temper after welding. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, ES KS minimum yield strength and tensile strength of 75-95 KSI. Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L" bend bottom end and are galvanized minimum 1/2" on the threaded end. Each hot-dipped galvanized anchor bolt is furnished with two hex nuts and two flat washers.

Hardware

All structural and non-structural fasteners are stainless-steel.

Finish

Extra durable painted finish is coated with polyester powder that meets SA and SB classifications of ASTM D3359. Standard powder coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Other finishes include Brushed Aluminum, and Anodized Dark Bronze, Anodized Natural Aluminum and Anodized Black. Architectural Colors and Special Finishes are available by quote and include, but are not limited to RAL Colors, Custom Colors and Extended Warranty Finishes.

Installation

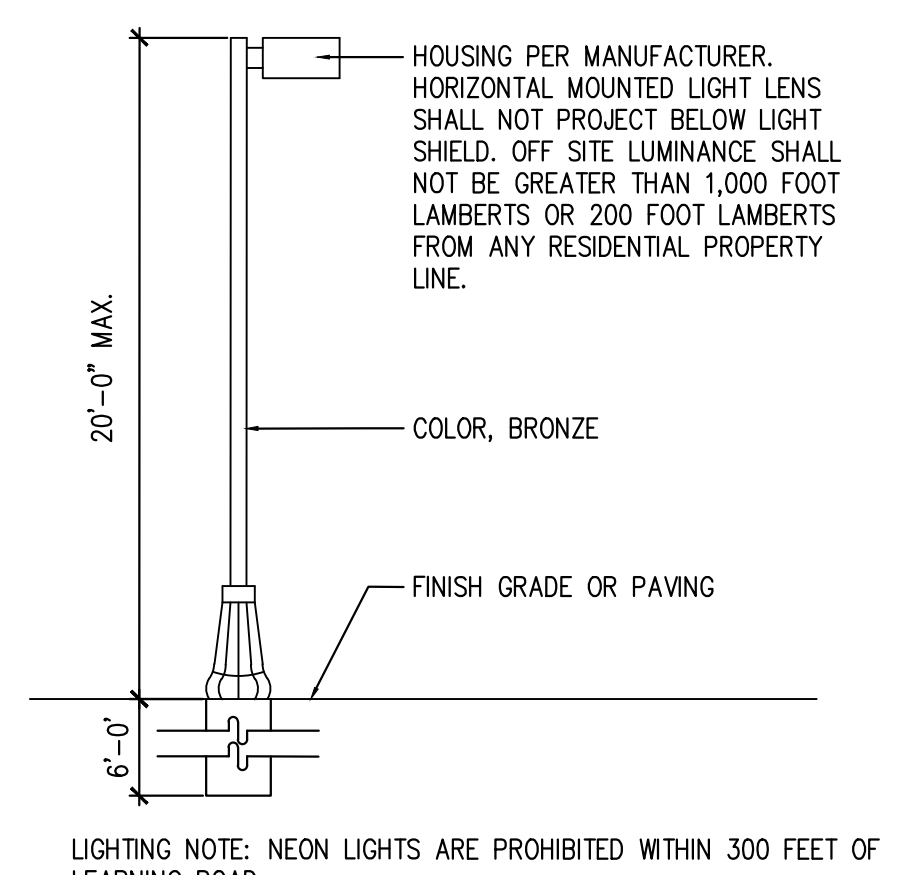
Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claims for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

Warranty

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

Note

Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.



Lighting Note: NEON LIGHTS ARE PROHIBITED WITHIN 300 FEET OF LEARNING ROAD.

D-Series DSXF1 LED Floodlight SL1

Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

Specifications

EPA: 0.6 ft² (0.056 m²) Depth: 3.52" (89.0 mm) Width: 8.86" (225.0 mm) Height: 7.84" (199.0 mm) Overall Height: 13.37" (340.0 mm) Weight: 7.2 lbs (3.3 kg)

Ordering Information

Table with columns: Series, Performance Package, Color Temperature, Distribution, Voltage, Mounting

Control options

Table with columns: Shipped installed, Other options, Finish required

Accessories

MVOLT driver operates on line voltage from 120-277V. Remote MVOLT or 347V (not available in 880V).

WST LED Architectural Wall Sconce WAE

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pollinated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a B-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Specifications

Height: 8-1/2" (21.59 cm) Width: 17" (431.8 mm) Depth: 10.31" (262.9 mm) Weight: 20 lbs (9.1 kg)

Ordering Information

Table with columns: Series, Performance Package, Color Temperature, Distribution, Voltage, Mounting

Control options

Table with columns: Shipped installed, Other options, Finish required

Accessories

MVOLT driver operates on line voltage from 120-277V. Remote MVOLT or 347V (not available in 880V).

WST LED Architectural Wall Sconce WP1

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pollinated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a B-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

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Table with columns: Series, Performance Package, Color Temperature, Distribution, Voltage, Mounting

Control options

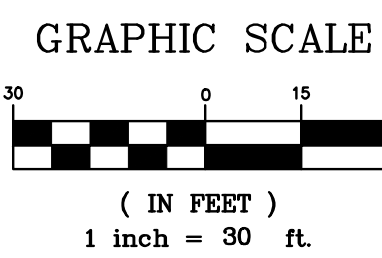
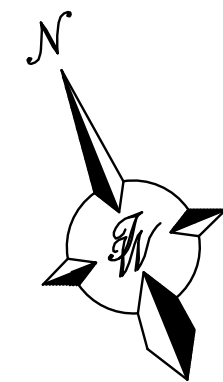
Table with columns: Shipped installed, Other options, Finish required

Accessories

MVOLT driver operates on line voltage from 120-277V. Remote MVOLT or 347V (not available in 880V).

ENGINEER'S SEAL RONALD R. BOHANNAN PROFESSIONAL ENGINEER NOBIS REHAB HOSPITAL 1100 WOODWARD PL. CONSTRUCTION DETAILS SHEET # DET-1 JOB # 2023123





LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH THE CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

**NOTE**  
ALL BROKEN OR CRACKED SIDEWALK AND CURB & GUTTER MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER PER COA STD DWG#2415 AND 2430



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: *Herman Gallagos*

Date: 10-17-24

**\*\*Hazard Route Only\*\***  
**\*\*Access will be granted to Solid Waste Department from the Woodward PI Side of this property\*\***

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LANDSCAPING
- RETAINING WALL
- SETBACK LINE
- SCREEN WALL
- ADA ACCESS

**LINE TABLE**

NO.	BEARING & DISTANCE
L1	S 73°02'15" E, 3.27'
L2	S 17°01'04" W, 109.94'
L3	S 26°24'22" W, 9.58'

**CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA
C1	335.00'	73.03'	12°29'23"
C2	30.00'	44.66'	85°17'07"

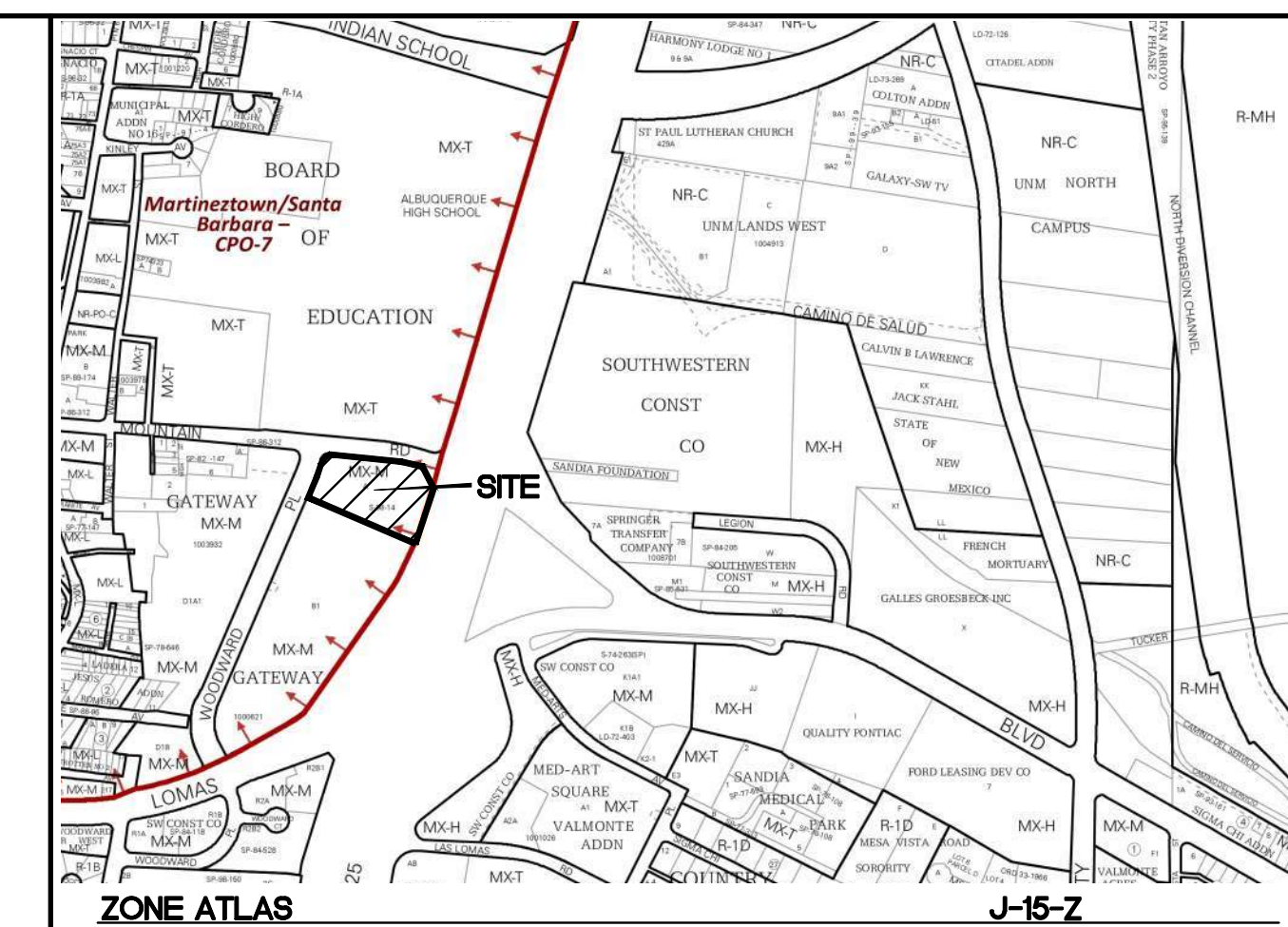
MAJOR AMENDMENT - SITE PLAN EPC PR - 2024 - 009765, SI - 2024 - 00468

- MAJOR AMENDMENT FOR AREA 3 OF THE CONTROLLING SITE PLAN FOR "TRACT A" ONLY.
- THIS AMENDMENT WOULD CHANGE THE ALLOWABLE USE ON AREA 3 "TRACT A" TO INCLUDE HOSPITAL.
- BUILDING AREA AND HEIGHT MAXIMUMS AS DESCRIBED IN CONTROLLING SITE PLAN, REMAIN APPLICABLE TO AREA 3 "TRACT A".
- SETBACKS FOR AREA 3 TO BE CONTROLLED BY IDO.
- PER IDO SECTION 1-10(A)(2) : ANY USE STANDARDS OR DEVELOPMENT STANDARDS ASSOCIATED WITH ANY PRE-IDO APPROVAL OR ZONING DESIGNATION ESTABLISH RIGHTS AND LIMITATIONS AND ARE EXCLUSIVE OF AND PREVAIL OVER ANY OTHER PROVISION OF THIS IDO. WHERE THOSE APPROVALS ARE SILENT, PROVISIONS IN THE IDO SHALL APPLY.

**KEYED NOTES**

- ACCESSIBLE SPACE PER ADA REQUIREMENTS WITH SIGN (2 VAN ACCESSIBLE, 5 AUTO)
- 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- WHEEL STOP SEE DETAIL SHEET DET-1
- 11' CONCRETE SIDEWALK PER COA STD DWG 2430
- UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACES (5, 8'X4') W/SIGN
- BICYCLE RACK
- LIGHT POLE TO BE RELOCATED EAST OF ENTRANCE
- CURB INLET TO BE RELOCATED EAST OF ENTRANCE
- 5' PEDESTRIAN CROSSWALK, SEE DETAIL SHEET DET-1
- EXISTING ACCESSIBLE RAMP
- EXISTING CONCRETE SIDEWALK
- NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- EXISTING LIGHT POLE TO BE RELOCATED BEHIND WALK
- EXISTING BUS STOP
- 6' VALLEY GUTTER PER COA STD DWG 2420
- SITE LIGHTING (TYP)
- ILLUMINATED BOLLARD (TYP)
- SCREEN WALL
- MOUNTABLE MEDIAN CURB PER COA STD 2415A
- RAISED CONCRETE MEDIAN
- CHAIN LINK FENCE
- NEW 4" SOLID WHITE STRIPE
- LEFT TURN PAVEMENT MARKING
- OBLITERATE EXISTING STRIPE
- NEW CROSSWALK
- EXISTING STRIPING TO REMAIN
- REMOVE EXISTING PARKING SPACES AND CURB
- RELOCATE LIGHT POLE TO BEHIND THE CURB
- MONUMENT SIGN
- 6' PEDESTRIAN ACCESS
- 4' LANDSCAPE BUFFER
- UNIDIRECTIONAL ACCESSIBLE RAMP WITH TRUNCATED DOMES WITHIN ROW SEE DETAIL SHEET DET-1

THIS SITE PLAN AMENDMENT ONLY APPLIES TO AREA 3 OF THE GATEWAY CENTER SITE PLAN FOR SUBDIVISION



**LEGAL DESCRIPTION:**

TRACT LETTERED "A" OF THE PLAT OF GATEWAY SUBDIVISION

**SITE DATA**

PROPOSED USAGE	HOSPITAL
LOT AREA	119591 SF (2.7454 ACRES)
ZONING	MX-H
BUILDING AREA	55098 SF
BUILDING FOOTPRINT	16068 SF
BUILDING COVERAGE	13%
BUILDING SETBACK	
FRONT	5'
REAR	15'
SIDE	0' SOUTH SIDE, 5' NORTH SIDE

GFA 55098 SF/4 SPACE PER 1,000 = 220 SPACES  
5-5(C)(5)(A) PARKING REDUCTION = 20%  
5-5(C)(5)(C) PARKING REDUCTION = 10%  
REDUCED PARKING REQUIRED = 154 SPACES

PARKING PROVIDED	146 SPACES
ACCESSIBLE PARKING REQUIRED	14 SPACES
ACCESSIBLE SPACES PROVIDED	14 SPACES (3 VAN ACCESSIBLE)
TOTAL	160 SPACES

BICYCLE SPACES REQUIRED	15
BICYCLE SPACES PROVIDED	15
MOTORCYCLE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	5 SPACES

LANDSCAPE REQUIRED	15528 SF
LANDSCAPE PROVIDED	16205 SF

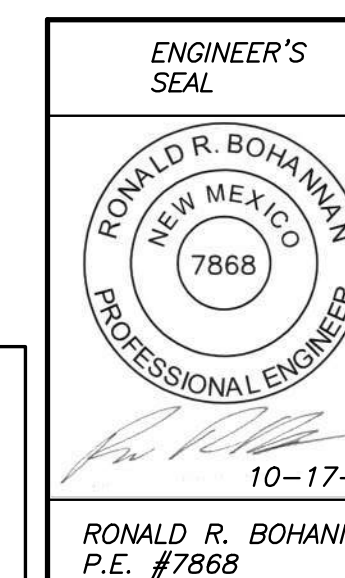
PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

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

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
<i>Herman Gallagos</i> Solid Waste Management	10-17-24 Date
Planning Department	Date _____



**NOBIS REHAB HOSPITAL**  
1100 WOODWARD PL.

**SITE PLAN**

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

DRAWN BY  
pm

DATE  
10-17-24

DRAWING  
2023123-SP

SHEET #

**SP-1**

JOB #  
2023123





**ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION**

**PERMIT**

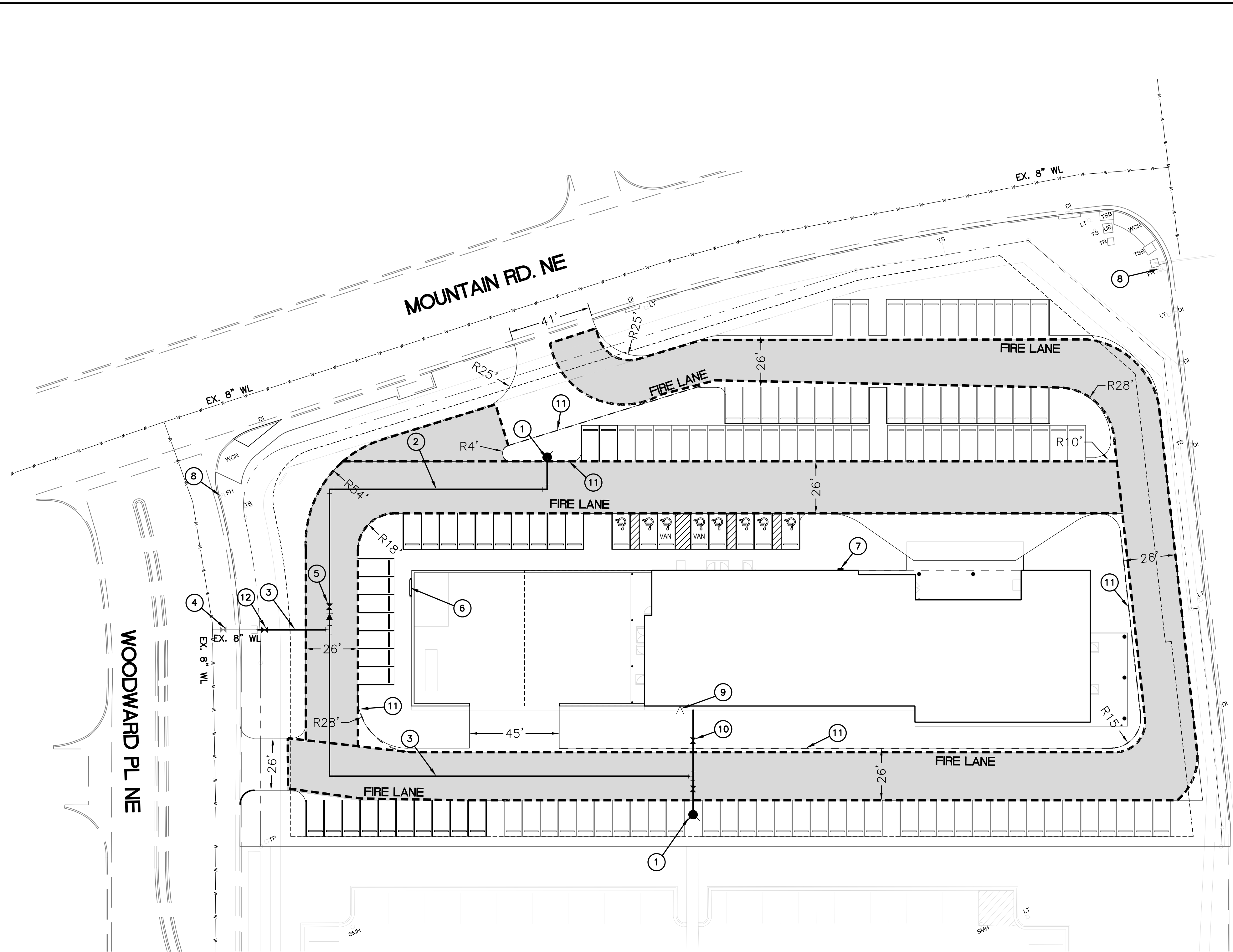
PERMIT NUMBER: FP-24-01751

APPROVED DATE: 01/17/24

**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.

VICINITY MAP: J-15-Z



**KEYED NOTES**

- ① PROPOSED PRIVATE FIRE HYDRANT TO BE PAINTED SAFETY ORANGE
- ② 6" DIA. WATERLINE
- ③ 8" DIA. WATERLINE
- ④ EXISTING PUBLIC 8" GATE VALVE
- ⑤ 6" PRIVATE GATE VALVE
- ⑥ BUILDING ADDRESS
- ⑦ KNOX BOX
- ⑧ EXISTING FIRE HYDRANT
- ⑨ FDC
- ⑩ POST INDICATOR VALVE
- ⑪ FIRE LANE MARKINGS
- ⑫ 8" PRIVATE GATE VALVE

REHABILITATION HOSPITAL (1100 WOODWARD PL, ALBUQUERQUE NM)  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY

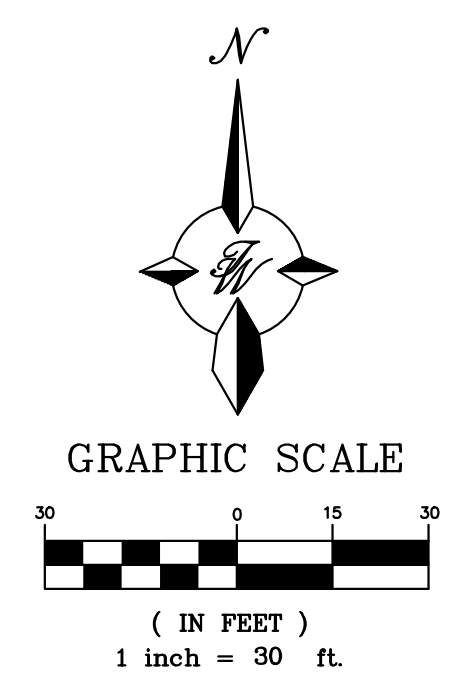
BUILDING TOTAL AREA: 50,000 SF

CONSTRUCTION TYPE: II-A FULLY SPRINKLED  
MAX BUILDING HEIGHT: 50'-0"

FIRE FLOW: 1,625 GPM  
REQ. FIRE HYDRANTS: 2

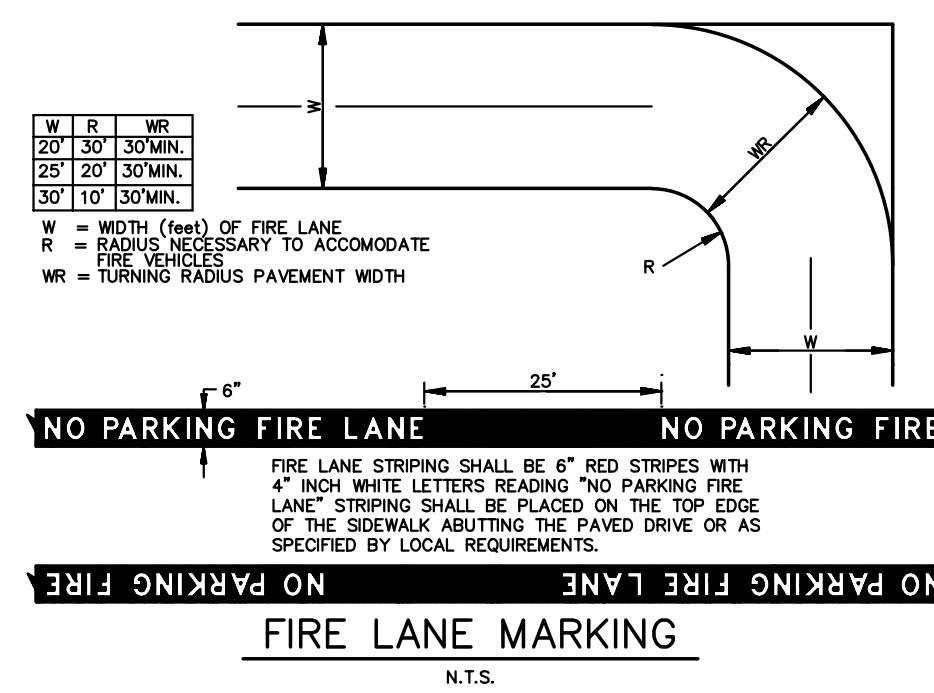
**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- FIRE ACCESS
- PROPOSED HYDRANT
- - - BUILDING OUTLINE ABOVE
- - - SITE RETAINING WALL



**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.
- 4. STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FEET ABOVE THE LOWEST LEVEL OF THE FIRE DEPT. VEHICLE ACCESS
- 5. FIRE APPARATUS ROUTE WILL BE THE 26' WIDE DRIVE AISLE AROUND THE BUILDING
- 6. DRIVE AISLES SHALL BE ASPHALT ABLE TO SUPPORT A 75,000 LB FIRE APPARATUS



**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.

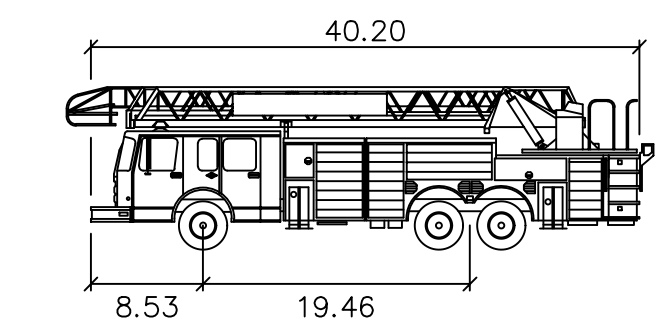
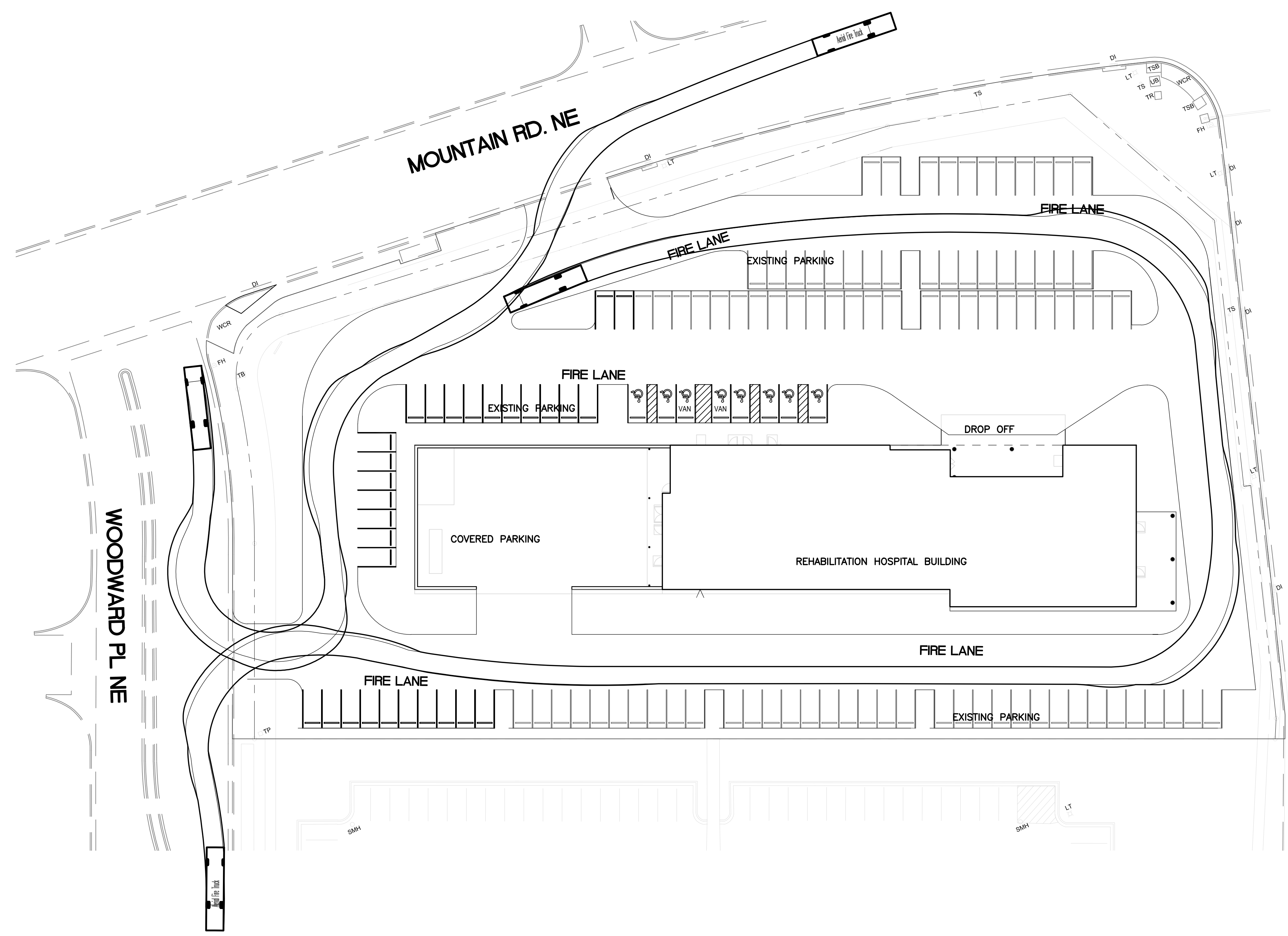
ENGINEER'S SEAL	<b>NOBIS REHAB HOSPITAL</b> <b>1100 WOODWARD PL.</b>  <b>FIRE ONE PLAN</b>	DRAWN BY sb
		DATE 12-11-23
		SHEET # <b>1</b>
RONALD R. BOHANNAN P.E. #7868	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	JOB # 2023123



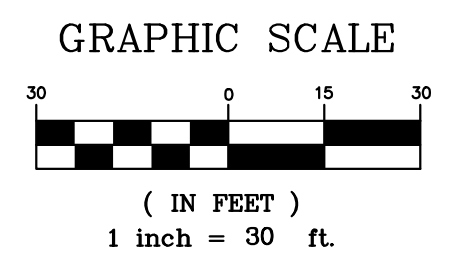
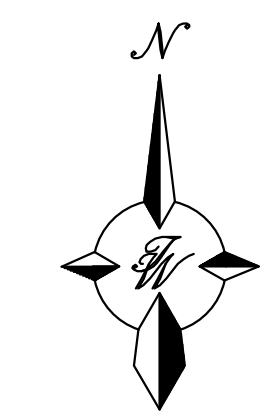


**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION**  
**PERMIT**  
PERMIT NUMBER: FP-24-017511  
APPROVED DATE: 01/17/24  
**APPROVED**

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 Truck  
feet  
Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 41.7



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 RONALD R. BOHANNAN P.E. #7868	<b>NOBIS REHAB HOSPITAL</b> <b>1100 WOODWARD PL.</b>	DRAWN BY sb
	<b>FIRE ONE</b> <b>PLAN</b>	DATE 12-11-23
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	2023076-FO
		SHEET # <b>2</b>
		JOB # 2023123