



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Luminaria Apartments Limited Partnership, LLLP		Phone: 505-244-1614
Address: 320 Gold Avenue SW #918		Email: miriam@abqgahp.org
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Peter Page		Phone: 505-470-9876
Address: PO Box 1972		Email: peter@amenergynm.com
City: Corrales	State: NM	Zip: 87048
Proprietary Interest in Site:		List <u>all</u> owners: State Land Office

### BRIEF DESCRIPTION OF REQUEST

Add 3 Solar Carport structure in existing Parking lot over existing parking spaces

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract C	Block:	Unit:
Subdivision/Addition: Video Addition	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): L-21-Z	Existing Zoning: MX-H	Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: n/a	Total Area of Site (acres): 1.88 acres

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10600 Central Ave. SE	Between: Central	and: Eubank
--	------------------	-------------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PRT 19-358, BP-2020-43242, PR-2020-004062, SI-2020-00552 SITE PLAN

Signature:	Date: 2/21/2023
Printed Name: Peter Page	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

## FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

### ☒ **INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and label

### ☐ **ARCHEOLOGICAL CERTIFICATE**

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

### ☒ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ☒ The approved Site Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- ☒ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### ☐ **MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ☐ The approved Site Development Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Development Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

### ☐ **ACCELERATED EXPIRATION SITE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

### ☐ **ALTERNATIVE SIGNAGE PLAN**

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
  - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ☐ Sign Posting Agreement

### ☐ **ALTERNATIVE LANDSCAPE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☐ Landscape Plan

February 21, 2023

To: City of Albuquerque, Design Review Board

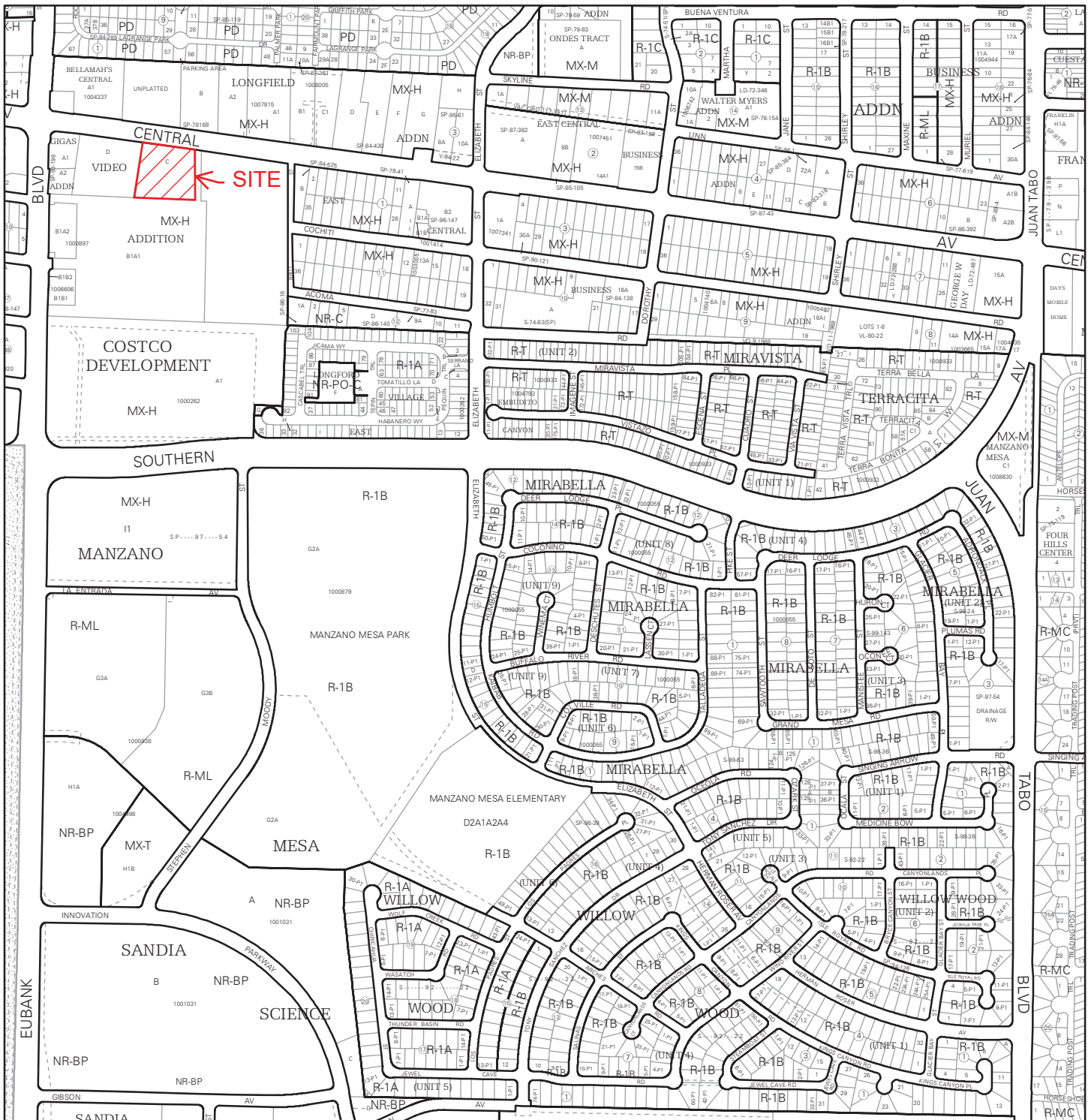
The New Mexico State Land Office is the owner of the land at 10600 Central Ave. SE, Albuquerque, NM 87123. Luminaria Apartments Limited Partnership LLLP ("Luminaria"), an entity created by Greater Albuquerque Housing Partnership, has a 40-year business lease agreement (BL-2727) with the New Mexico State Land Office for occupancy and development of the above-referenced land. Luminaria is an applicant to the Design Review Board for a residential project.

This letter authorizes AMENERGY, Inc, solar contractor for the applicant, Luminaria, to act as Agent for purposes of the DRB application, as required by Minor Amendment to Site Plan (Form P3) DRB.

Sincerely,

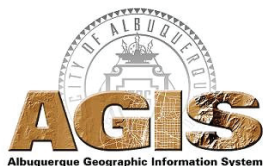
A handwritten signature in blue ink, appearing to read "Steve Nield", is written over a light blue rectangular background.

Assistant Commissioner, Commercial Resources Division

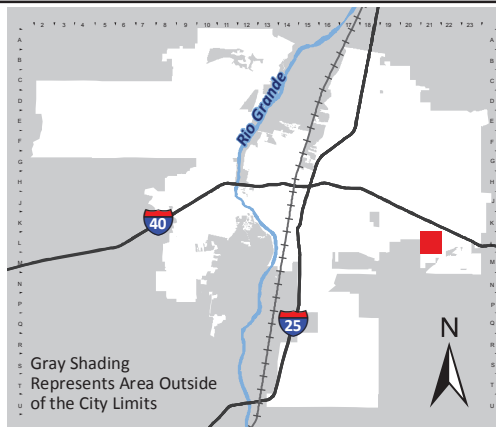


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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:  
**L-21-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

0 250 500 1,000 Feet

February 21, 2023



City of Albuquerque Planning  
Department 600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

**Re: Reason for Request – 10600 Central Avenue SW, Albuquerque, NM 87123**

**Request for Minor Amendment to Site Plan - Solar Carport Installation**

Legal Description: Tract C, Video Addition and Parcels of Land Owned by the State of New Mexico situated within the NM1/4 NW1/4 Sec. 28 T10N, R4E, NMPM, Parcel B, 1.88 Acres

Dear Cabq planning department reviewer:

AMENERGY, Inc. is acting as agent for Luminaria Apartments Limited Partnership, LLLP, owners of the subject property, for the actions referenced above.

In a previous DRB dated February 10, 2022 for this site, a request was approved that included minor adjustments "to the site plan and landscape plan to accommodate requirements of construction and market demand for accessible parking spaces and future opportunity to provide more covered parking spaces and solar photovoltaic installed on the carport structures for better energy efficiency for the project". This current request is for the approval of three solar photovoltaic installed on the carport structures. **For the reasons set forth in this letter, we respectfully request approval of the Request for Minor Amendment to Site Plan - Solar Carport Installation.**

**Project Description per prior submittal (no changes):**

The previous approved request, PR-2020-004062 SI-2022-00333, that included "proposed future opportunity to provide more covered parking spaces and solar photovoltaic installed on the carport structures for better energy efficiency for the project" did not specifically define the number of solar carports on the site plan. One solar carport structure was installed in 2022 (Building Permit BP-2021-52692) and this request is to add 3 additional solar carport structures (Building Permit BP-2022-53736 - In E-Review).

Luminaria Senior Community is an affordable senior living development consisting of 92 apartment units, 72 one bedroom and 20 two bedrooms. All of the rentable units are intended for senior residents 55 years and over at or below 60% AMI. The proposed community includes a single, four-story wood framed building which wraps an outdoor parking court. The building hosts residential units along with community amenities along the ground floor facing Central Avenue. Each end of the building is celebrated by an outdoor community space: an entry courtyard at the west, an intimate community courtyard to the northeast, and a dog park at the southeast. Total size is 68,800 GSF.

The owner of this project was not able to determine how many solar carports structures they could afford until the overall project books were complete (2023) and only then could they could determine what monies were available for additional solar.

And, due to this development providing affordable housing for senior residents, the owners also wanted to be able to subsidize as much of the tenants electricity as possible, with solar electricity offsets.

This request does not alter the number of parking spaces or change the parking site plan in any way other than provide covered parking that will have solar panels, over existing spaces. No trenching across the parking lot from the new carport structures to the electric service area will be required as all infrastructure (underground conduits) for these carports was installed in 2022.

### **Project Components**

Installation of 3 carport shade structures with solar panels.

All carports are cantilever style with mono posts.

Carport 1 will be located at the North side of the parking lot over a portion (5 spaces) of the existing paved handicap parking spaces (dimensions 31'D x 84"W).

Carports 2-3 are identical will be located on the South side of the existing parking lot over (7 each) existing unpaved parking spaces (dimensions 20'D x 69"W each) and spaces will remain unpaved.

All existing parking spaces will remain usable, the existing parking space count will not change and no other modifications in the parking lot / area, other than the 3 new carports are proposed or will take place.

The addition of these 3 carports will not affect existing navigation or parking for the site or alter the foot print of the site other than provide covered parking in 3 locations, This installation will assist in long term economic relief for the low income residents (in the form of reduced monthly electric bills).

### **Conclusion:**

We respectfully request approval of this minor amendment of the site plan.

If you have any questions or need clarification on anything contained in this application please feel free to contact me.

Mobile Phone: 505-470-9876

Email: peter@amenergynm.com

Sincerely,

AMENERGY, Agent for Luminaria Limited Partnership, LLP

A handwritten signature in black ink, appearing to read "Peter Page". The signature is stylized with a large, looped "P" and a cursive "Page".

Peter Page, President AMENERGY



LUMINARIA SENIOR COMMUNITY  
10600 CENTRAL AVE SE  
ALBUQUERQUE, NM 87123

APPLICATION TO  
DESIGN REVIEW  
BOARD (DRB)

## VISIONS

DRAWN BY	AG, JF
REVIEWED BY	RAW, HFG
DATE	02/10/2022
PROJECT NO.	19-0058
DRAWING NAME	

## LAN

SDP1.1

## OPEN SPACE CALCULATIONS

TABLE 2.4-71. MAX. ZONING
USABLE OPEN SPACE
1 BD: 200 SF PER UNIT
200SF x 72 UNITS = 14,400 SF
2 BD: 250 SF PER UNIT
250 SF x 20 UNITS = 5,000 SF
TOTAL
19,400 SF
REQUIRED OPEN SPACE
19,896 SF

## APPLICATION NO.

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
 [ ] YES [ ] NO. IF YES, THEN A SET OF APPROVED  
 DRC PLANS WITHIN A WORK ORDER IS REQUIRED FOR AN  
 CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR  
 CONSTRUCTION OF PUBLIC IMPROVEMENTS.







## DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:

## ENVIRONMENTAL HEALTH (CONDITIONAL)

SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

## LEGEND

	LANDSCAPE AREA
	REINFORCED CONCRETE
	HEAVY DUTY ASPHALT (RATED FOR UP TO 75,000 LBS)
	STABILIZED CRUSHER FINES
	PERMEABLE PAVING
	LIGHT DUTY ASPHALT

## PROJECT DATA

### RESIDENT BICYCLE PARKING (LONG-TERM) REQUIREMENTS

0.26 SPACES PER PU =  $0.25 \times .25 = .23$  SPACES. MUST BE REQUIRED AND  
ADJUSTED FOR OTHER SPACES.  
BIKECITY PARKING REQUIRED BY CARO ID SECTION 5-51E(7) 83 X 10% = 9  
SPACES  
5% MULTI-FAMILY OR LIVE-WORK UNITS, 3 SPACES OR 10% OF  
REQUIRED OFF-STREET PARKING SPACES, WHICHEVER IS GREATER  
TOTAL LONG-TERM BIKECITY PARKING SPACES REQUIRED = 23 SPACES  
TOTAL LONG-TERM BIKECITY PARKING SPACES PROVIDED = 24 SPACES  
(SEE SHORT-TERM BIKECITY STORAGE ROOM FOR REQUIRED TOTALS)  
BIKECITY PARKING REQUIRED BY LEED FOR HOMES = 5 SPACES  
LEED SHORT-TERM BIKECITY PARKING =  $.02 \times 2 \times 0.025 + 4 \times 5 =$   
TOTAL SHORT-TERM BIKECITY PARKING SPACES REQUIRED = 5 SPACES  
TOTAL SHORT-TERM BIKECITY PARKING SPACES PROVIDED = 12 SPACES

RESISTANCE TO AIR AND SOUND TRANSMISSION AND VIBRATION. AIR-LOCKERS SHOULD BE CONSIDERED AS A FIRST MEASURE TO IMPROVE THE SOUND INSULATION OF BUILDINGS. THE BUILDING SHOULD BE DESIGNED TO PREVENT AIR FROM ENTERING THE BUILDING FROM THE OUTSIDE. THIS CAN BE ACHIEVED BY USING AIR-LOCKERS IN THE EXTERIOR WALLS AND FLOORS. THE AIR-LOCKERS SHOULD BE DESIGNED TO PREVENT AIR FROM ENTERING THE BUILDING FROM THE OUTSIDE. THIS CAN BE ACHIEVED BY USING AIR-LOCKERS IN THE EXTERIOR WALLS AND FLOORS. THE AIR-LOCKERS SHOULD BE DESIGNED TO PREVENT AIR FROM ENTERING THE BUILDING FROM THE OUTSIDE. THIS CAN BE ACHIEVED BY USING AIR-LOCKERS IN THE EXTERIOR WALLS AND FLOORS.

## PROJECT DATA

**ZONING:**  
 IDO - MIXED-USE - HIGH INTENSITY ZONE DISTRICT (MX-H)  
 METROPOLITAN REDEVELOPMENT AREA (MRA) - EAST  
 GATEWAY  
 MAJOR TRANSIT CORRIDOR AREA  
 ROUTE 66 ACTION PLAN  
**LEGAL DESCRIPTION:**  
 TRACT C, VIDEO ADDITION, FILED IN THE BERNALILLO  
 COUNTY CLERK AND RECORDERS OFFICE AUGUST 9, 1999  
 IN BOOK 64C AT PAGE 683

**SETBACKS:** FRONT: 5' MIN. MAX. MAX.  
STREET SIDE: 5' MIN. MAX. MAX.  
REAR: 6', REAR: 10'

**BUILDING HEIGHT:**  
MAXIMUM ALLOWED: 65'-0"  
ACTUAL HEIGHT: 65'-0"  
SPRINKLED: YES  
FIRE FLOW: 13R  
HYDRANTS REQUIRED: 2

**BUILDING OCCUPANCY:** R-2  
**CONSTRUCTION TYPE:** TYPE I/A

**FIRST LEVEL:** 17,500 GSF  
**SECOND LEVEL:** 17,000 GSF  
**THIRD LEVEL:** 17,000 GSF  
**FOURTH LEVEL:** 17,000 GSF  
**FIFTH LEVEL:** 17,000 GSF

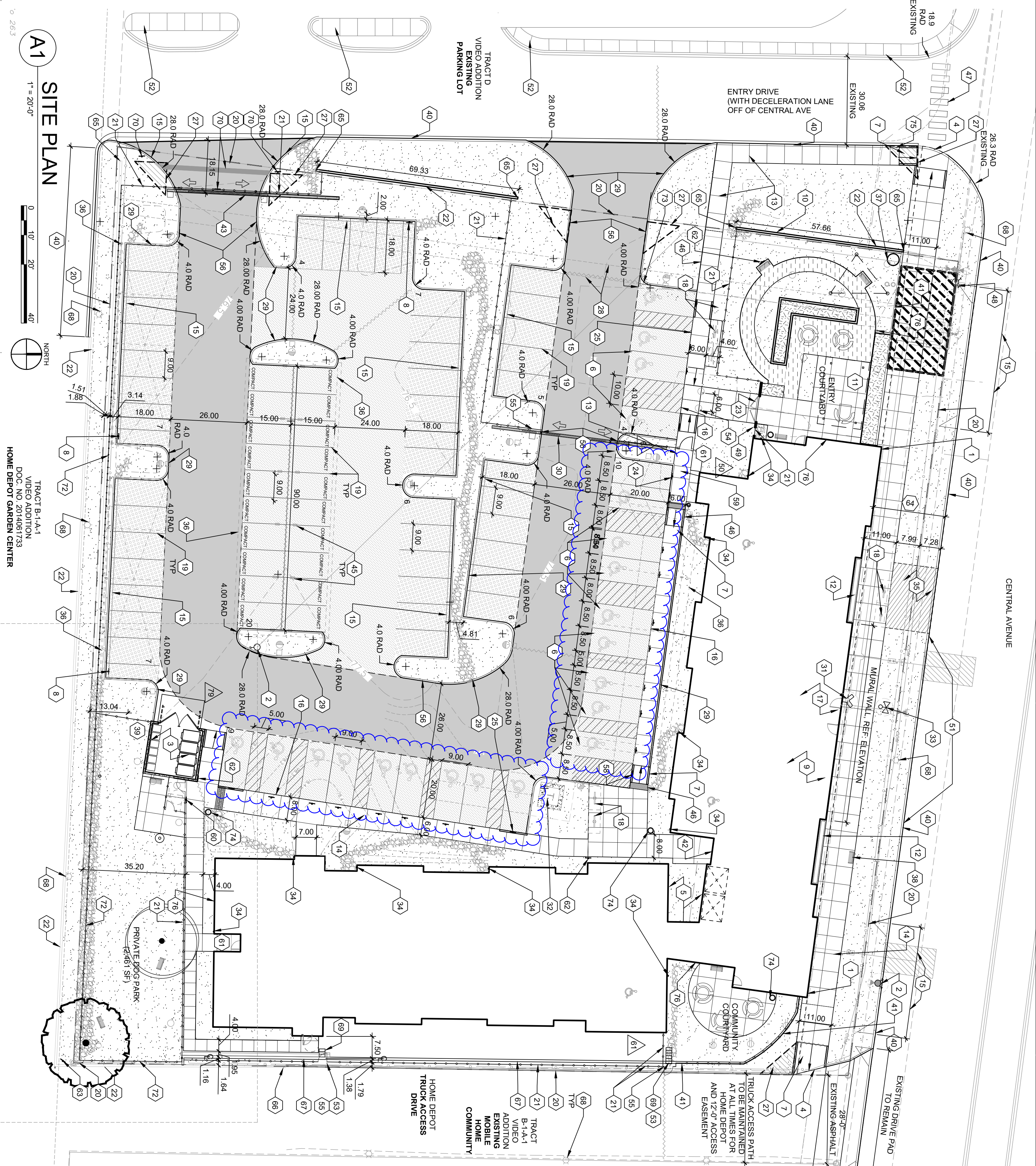
**PARKING CALCULATION:** (TABLE 6-5-1)  
REQUIRED SPACES: 63 SPACES  
1.5 SPACES / DWELLING UNITS. 92 X 1.5 = 138 SPACES  
CREDITS TAKEN: 63 SPACES FOR A COMBINATION OF  
CREDITS TAKEN FOR 1) PROXIMITY TO TRANSIT, 2)  
- 55 or 60 SPACES REQUIRED  
- 55 or 60 SPACES REQUIRED  
DESCRIPTION OF CREDITS:  
5.5% (C/O) REDUCTION FOR PROXIMITY TO TRANSIT =  
3.5% REDUCTION  
138 X 3% = 4.14 PARKING SPACES CREDIT  
PROVIDED 11 VANCYR POL = 11 SPACES  
7 PARKING SPACES CREDIT  
= **TABLE 6-4-2 ALLOWABLE DEVIATIONS: -0% -STREET  
VEHICLE PARKING SPACES =**  
**5% CREDIT = 138 X 5% = 7 PARKING SPACES CREDIT**  
**138 + 11 PROVIDED SPACES + 7 TOTAL SPACES**  
**156 REQUIRED SPACES + 43 STANDARD SPACES = 6 VANCY**  
**(20) COMPACT SPACES + 43 STANDARD SPACES, 6 VANCY**  
**ACCESSIBLE SPACES + 15 STANDARD ACCESSIBLE**  
**SPACES)**

# GENERAL SHEET NOTES

# SHEET KEYED NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. ALL DIMENSIONS SHALL BE WITHIN 1% TOLERANCE.
- C. 8' SIGNAGES, INCLUDING THE INTERNATIONAL PARK CODE (IPC) 2015.
- D. ALL CURBS AND ACCESSIBLE RAMPWS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- E. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDOD) SECTION 14-16-10.
- F. ALL PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- G. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALK, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN CURBS AND SIDEWALKS AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- H. CONCRETE IS A REINFORCED CONCRETE. REINFORCING SHALL BE PLACED AT ALL STEEP SLOPES AND CONCRETE SHALL BE FINISHED TO A FINISH GRADE OF 1" OR GREATER.
- I. SOLID WASTE CONNECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- J. LANDSCAPE AND STORAGE WILL NOT INTERFERE WITH CLEAR SIGNAGE. TREES, TRELLIS, TRELLIS SIGNS, WALLS AND PLANTING BEHIND SIGNAGE SHALL BE PLACED OUTSIDE THE SIGNAGE AREA. PLANTING WILL NOT BE PERMITTED IN THE CLEAR SIGNAGE TRAIL.
- K. ALL EXISTING ASPHALT AND CONCRETE TO BE REMOVED PRIOR TO CONSTRUCTION.
- L. REMOVE EXISTING TREES.
- M. PROVIDE SIGNAGE TO COMPLIANCE WITH ACCESSIBILITY STANDARDS OF 7.1.1. ALL SIGNAGE SHALL BE BUILT TO ACCESSIBLE PARKING SPACES AS REQUIRED.
- N. DURING CONSTRUCTION, COORDINATE WITH CITY OF ALBUQUERQUE'S MEDIAN LANDSCAPING PROJECT AT THIS LOCATION.

1	BUILDING IDENTIFICATION PRECEDENCE	SECTION 506	23	PEDESTRIAN SIGHTING GATE	39	TRASH ENCLOSURE AND MAINTENANCE STORAGE	REF: A2/SDP1.3
2	OF THE 216 INTERNATIONAL FIRE CODE	SEE SEC CIVIL	24	DEDICATED RESERVED SWIM POOL AND CAR POOL PARKING	40	CONCRETE CURB AND GUTTER	REF: A2/SDP1.2
3	TRASH AND RECYCLING ENCLOSURE WITH GATE	REF: A1/SDP1.3 AND C/SDP1.3	25	BOLLARD	41	NEW 3' TALL CUIV WALL WITH QUADRAFL UP TO MINIMUM	REF: A2/SDP1.2
4	WALKWAY CONNECTION TO CENTRAL AVE SE	REF: A1/SDP1.3 AND C/SDP1.3	26	EXISTING CUIV WALL TO BE DEMOLISHED UNLESS	42	RESERVATION CHANGE	REF: ELEVATIONS
5	ELECTRIC RERUN WITH ACCESSIBLE SIGNAGE AND	REF: A2/SDP1.2 AND C/SDP1.2	27	SAVING GATE BY CONTRACTOR PARTIALLY REUSED EXISTING	43	VERTICAL ROLLING ELEV GATE	PROXIMITY ACTIVATED
6	STRIPING	REF: A2/SDP1.2 AND C/SDP1.2	28	CUIV WALL WITH CHANGLE FENCE MUST BE ADJACENT - TOTAL	44	SUPPORT POST FOR OPTIMAL FUTURE CARPORT	8'x16"
7	ACCESSIBLE RAMP	REF: C/SDP1.2 AND C/SDP1.2	29	PROPERTY FROM HEADLIGHTS, DEMOLISH AND REPLACE	45	EXISTING WALL AS REQUIRED	
8	MOTORCYCLE PARKING	REF: C/SDP1.2	30	CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING	46	PAINTED CROSSWALK	
9	CUIV STORAGE ROOM (8'x12')	PER IDO SECTION	31	WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS	47	EXISTING FIRE HYDRANT	
10	MOVEMENT SIGNAGE MOUNTED ON EXISTED WALL	REF: C/SDP1.3	32	HEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY	48	BUILDING KNOX BOX IS RELOCATED INTO LANDSCAPE AREA	
11	SHADE STRUCTURE		33	GUTTER PANEL WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT	49	FIRE LANE	REF: A2/SDP1.2
12	PLANTER		34	TRANGLE	50	EXISTING SIDEWALK	
13	8' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS	REF: A2/SDP1.2	35	EXISTING 5'-0" ELECTRIC & TELEPHONE EASEMENT	51	GATE	FIRE ACCESS ONLY
14	8' WIDE SIDEWALK CONCRETE	REF: A2/SDP1.2	36	CONCRETE HEADLAMP CURB	52	LIGHTED BOLLARD	
15	NEW CONCRETE CURB AND GUTTER	REF: A2/SDP1.2	37	FIRE DEPARTMENT CONNECTION (PDO) WALL MOUNTED	53	GATE KNOX BOX	
16	FLUSH CONCRETE SIDEWALK	REF: B3/SDP1.2	38	ELECTRIC TRANSFORMER (ON 8' CONCRETE PAD)	54	AS/SDP1.2 & 1.8	LEGEND
17	FIRE RISER ROOM		39	POST INDICATOR VALVE (PIV)	55	NOT USED	
18	OUTDOOR BUNK BACK/PARKING PER IDO AND DPA STANDARD		40	DOWNSPOUT TO COBBLE RUN OFF RE CIVIL PLANS	56	SIGNAGE & BOLLARD	REF: C/SDP1.2
19	PARKING STRIPING 4' WIDE, COLOR WHITE		41	OPTION FOR FUTURE CITY BUS SHELTER/CONCRETE PAD	57	PEDESTRIAN GATE FOR ACCESS AND RETRAID POWER	
20	PROPERTY LINE		42	OPTION FOR PHOTOVOLTAIC (PV) CAR PORT, SEPARATE	58	EXTERIOR ALUMINUM SIGNAGE - LOGO PARK	
21	ORNAMENTAL FENCE	REF: A2/SDP1.2	43	PERMIT REQUIRED	59	EXTERIOR FITNESS SIGNAGE - 25 STEP COUNT MARKER	
22	EXISTING CUIV WALL TO REMAIN		44	VERTICAL MARQUEE SIGN	60	SIGHT MIRROR	POST-MOUNTED



VIDEO ADDITION  
DOC. NO. 2014061733  
ME DEPOT GARDEN CENTER







Electrical Symbol Legend

AFG	Above Finished Grade
GFI	Ground Fault circuit Interrupter
Isc	Available short circuit current. Circuit breaker and fuse AIC ratings shall be minimum 110% x Isc.
Typ	Typical
UN	Unless Otherwise Noted
WP	Weather Proof
UG	Underground
	Inverter equipment identification. See One-Line Diagram.
	Duplex receptacle outlet with ground fault circuit-interrupter. Mount 16" AFF UONL.
	Safety switch with number of poles and rating as required, NEMA-3R enclosure if located outdoors. Where fused switch is required, provide fuses sized at 125% of FLA UON
	Circuit breaker panelboard.
	Power distribution panelboard or switchboard.
	Special cabinet. Telephone type terminal cabinet UON.
	Transformer, pad mount.
	Meter.
	Connection to grounding electrode system.
	Switch.
	Fuse.
	Circuit breaker.
	Junction box, pull box
	Concealed raceway in walls or ceiling with neutral, hot, switched and ground conductors respectively.
	Home run to panelboard with circuit numbers as indicated.
	Concealed raceway in floor, underfloor or underground.

Specifications:

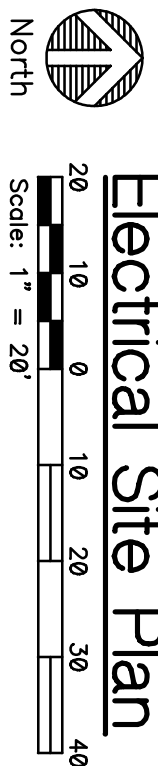
All work shall be in accordance with the following Delapp & Associates, Inc. Standard Specifications for Electrical Construction which are incorporated by reference:

Section	Description	Date
16010	Electrical General Provisions	06/06/16
16110	Raceways And Boxes	06/06/16
16120	Wire And Cable	06/06/16
16140	Wiring Devices	06/06/16
16195	Electrical Identification	06/06/16
16450	Grounding	06/06/16
16470	Panelboards	06/06/16
16475	Fuses	06/06/16
16476	Disconnect Switches	06/06/16

Copies of the specifications are available at Delapp & Associates, Inc. web site at <http://Delapp.com>. Printed copies of the specifications can be obtained from Delapp & Associates, Inc.



South Property line to the center of carport structure mono posts - 10'



General Notes

A. All conductors shall be copper unless otherwise noted.

The placard: "Utility Safety Disconnect, use Customer Generation" shall be placed on the Customer Generation Disconnect.

SYSTEM SUMMARY	
TOTAL SYSTEM	
Inverters: 9 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 135.0 kw AC	
Modules	
Modules: 276 x Longi LR4-72HPH-455M (455 W each) = 125.58 kw DC	
Array 1.1	
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 45.0 kw AC	
Modules: 104 x Longi LR4-72HPH-455M (455 W each) = 47.32 kw DC	
Array 2.1	
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 45.0 kw AC	
Modules: 72 x Longi LR4-72HPH-455M (455 W each) = 32.04 kw DC	
Array 2.2	
Inverters: 3 x Fronius SYMO 15.0-3-208 (15.0 kw each) = 45.0 kw AC	
Modules: 100 x Longi LR4-72HPH-455M (455 W each) = 45.50 kw DC	

REV. NO.	REVISION DESCRIPTION	DATE
1	Phase 2 - add array 2.1 + 2.2	JMD 12/20/22

Delapp & Associates, Inc. dba  
Delapp Engineering®  
1190 Harrison Road, Suite 30  
Santa Fe, NM 87507  
(505) 983-5557  
[jmdelapp@delapp.com](mailto:jmdelapp@delapp.com), <http://Delapp.com>

AM ENERGY  
Luminaria Senior Community  
Carport Solar PV System  
10600 Central Ave SE, Albuquerque, NM 87123

Electrical

Site Plan, General Notes,  
Legend, Specifications

DRAWN BY CBE	DESIGNED BY JMD	PROJECT NO. 21031	DRAWING NO. E1
FLOOR SCALE 1" = 1'	DATE 10/13/21	SHEET OF	



# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

October 26, 2020

Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Luninaria Senior Community  
Grading and Drainage Plan  
Engineer's Stamp Date: 10/01/20  
Hydrology File: L21D023**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 10/05/2020, the Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

Also, please provide the Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie ([clabadie@cabq.gov](mailto:clabadie@cabq.gov), 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to [clabadie@cabq.gov](mailto:clabadie@cabq.gov) or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC  
Attn: Charlotte LaBadie  
600 2nd St. NW, Ste. 400  
ABQ, NM, 87102



# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)