

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL

PROJECT

LUMINARIA SENIOR COMMUNITY  
10600 CENTRAL AVENUE SE  
ALBUQUERQUE, NM 87123

APPLICATION TO DESIGN  
REVIEW BOARD (DRB)

REVISIONS



DRAWN BY JF

REVIEWED BY HFG, RAW

DATE 06/19/2020

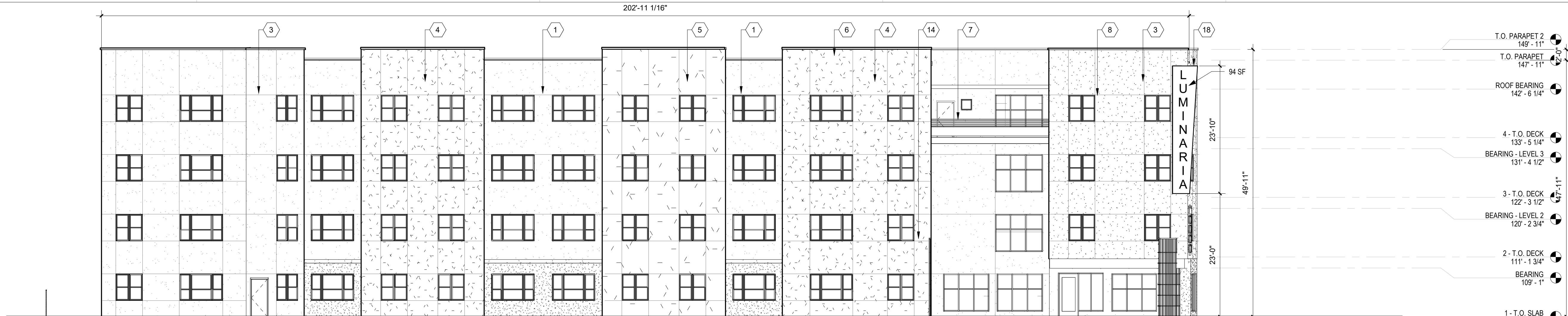
PROJECT NO: 19-0058

DRAWING NAME

EXTERIOR  
ELEVATIONS

SHEET NO

SDP5.1



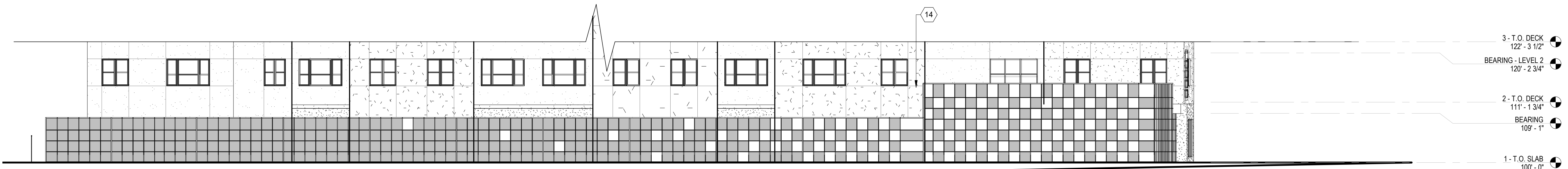
EAST ELEVATION - WITHOUT PERIMETER FENCE

D5

3/32" = 1'-0"

0' 8' 16' 24'

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



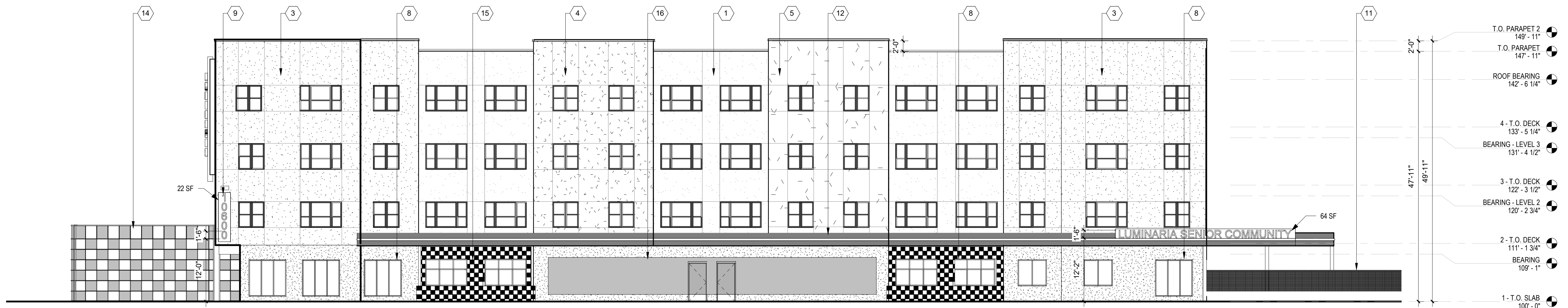
EAST ELEVATION - WITH PERIMETER FENCE

B5

3/32" = 1'-0"

0' 8' 16' 24'

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



NORTH ELEVATION - CENTRAL AVENUE

A5

3/32" = 1'-0"

0' 8' 16' 24'

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

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPETS WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.  
B. ALL DIMENSIONS SHOWN ARE FROM FACE OF STUD, UNLESS NOTED OTHERWISE.  
C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20" ABOVE FINISH FLOOR.  
D. ALL INTERIOR FINISHES FLAME SPREAD REQUIREMENTS SHALL BE IN COMPLIANCE WITH IBC 2015 SECTION 803.11.  
E. PAINT ALL GYP. BOARD CEILINGS IN UNITS P-3, UNO.  
F. PAINT ALL GYP. BOARD WALLS IN UNITS P-1, UNO.  
G. ALL UNIT COUNTERTOPS TO BE QZ-1, UNO.  
H. ALL FINISH TRANSITIONS THAT OCCUR AT DOORWAYS TRANSITION MATERIAL AT CENTERLINE OF DOOR WHEN CLOSED.
- I. ALL FLOORING TO RUN CONTINUOUSLY UNDER APPLIANCES AND AT OPEN CABINET CONDITIONS.  
J. ALL GYP BOARD WALLS TO RECEIVE WB-1, UNO.

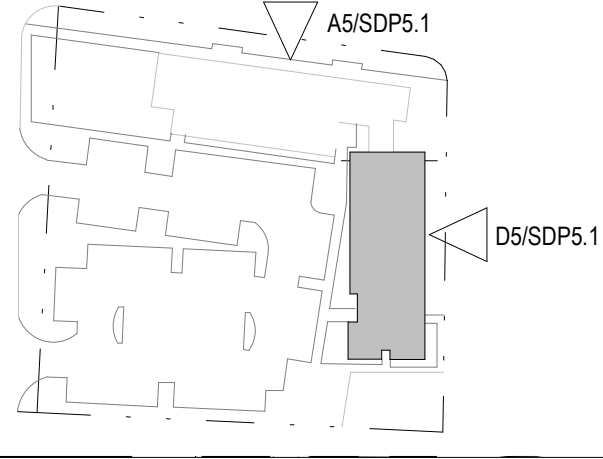
REFERENCE KEYNOTES

1. STUCCO FINISH (COLOR 1)  
2. STUCCO FINISH (COLOR 2)  
3. STUCCO FINISH (ACCENT 1)  
4. STUCCO FINISH (ACCENT 2)  
5. STUCCO FINISH (ACCENT 3)  
6. METAL COPING  
7. GUARDRAIL AT ROOFTOP TERRACE  
8. ALUMINUM STOREFRONT  
9. BUILDING IDENTIFICATION SIGNAGE  
10. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS)  
11. METAL FENCE  
12. ILLUMINATED ACCENT AWING - CUSTOM METAL FABRICATION  
13. ENCLOSED ALUMINUM WINDOW (FIXED, LOW-E GLASS)  
14. CUSTOM METAL FENCE  
15. ACCENT WALL TILE - PATTERN/COLOR TBD  
16. WALL MURAL  
17. DOWNPOUT  
18. RESERVED FOR POTENTIAL EXTERIOR GRAPHIC

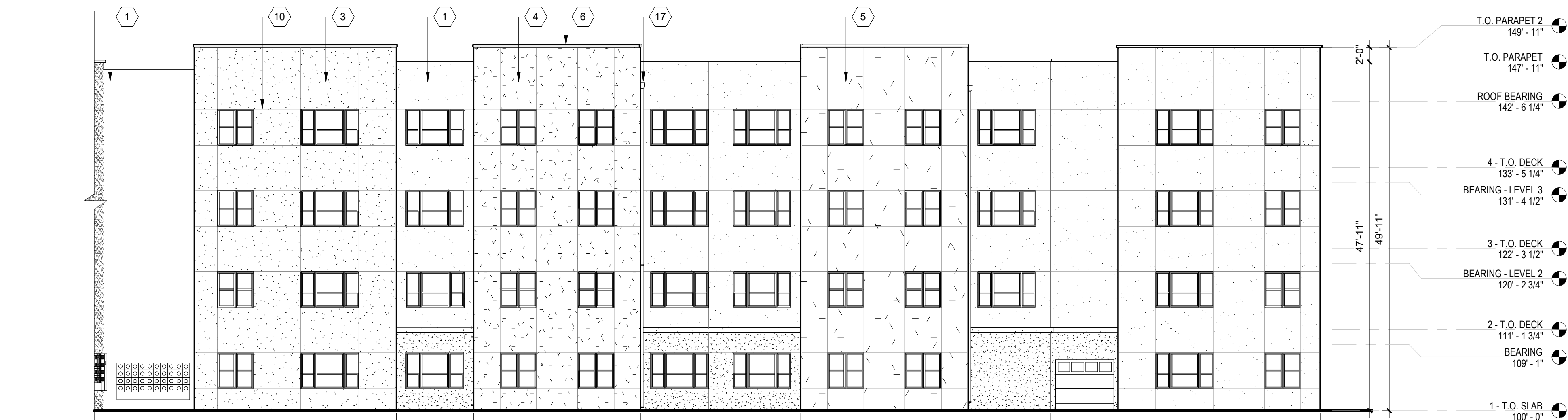
LEGEND

- STUCCO\_COLOR #1  
STUCCO\_COLOR #2  
STUCCO\_ACCENT #1  
STUCCO\_ACCENT #2  
STUCCO\_ACCENT #3  
ILLUMINATED ACCENT AWING - CUSTOM METAL FABRICATION

KEY PLAN







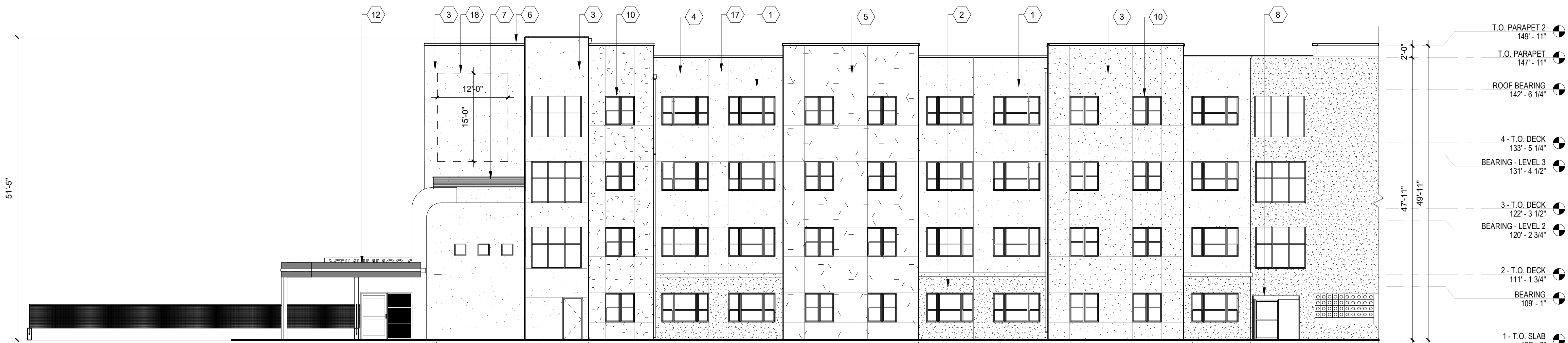
WEST INTERIOR ELEVATION - FACING  
PARKING COURT



WEST ELEVATION - END OF NORTH WING



SOUTH ELEVATION - END OF EAST WING



SOUTH INTERIOR ELEVATION - FACING  
PARKING COURT

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13. ENCLOSED ALUMINUM WINDOW (FIXED, LOW-E GLASS)  
14. CUSTOM METAL FENCE  
15. ACCENT WALL TILE - PATTERN/COLOR TBD  
16. WALL MURAL  
17. DOWNSPOUT  
18. RESERVED FOR POTENTIAL EXTERIOR GRAPHIC

LEGEND

- STUCCO\_COLOR #1  
STUCCO\_COLOR #2  
STUCCO\_ACCENT #1  
STUCCO\_ACCENT #2  
STUCCO\_ACCENT #3  
ILLUMINATED ACCENT AWING - CUSTOM METAL FABRICATION

KEY PLAN

