

TRACT A-3-A
OF THE PLAZA AT PASEO DEL NORTE
(02-27-1997, 97C-065)

NORTH
A3 SITE PLAN
1" = 50'-0"
0 50 100'

SHEET KEYED NOTES

- TRASH COMPACTOR ENCLOSURE WITH GATE, REF: C1/SDP1.2
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
- ACCESSIBLE RAMP, REF: D5/SDP1.2
- BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: B5/SDP1.2
- MOTORCYCLE PARKING PER IDO SECTION 5-5(D) AND DPM STANDARDS.
- SHADE STRUCTURE
- 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- PARKING STRIPING 4" WIDE, COLOR WHITE
- 6' WIDE PAINTED CROSSWALK
- 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
- OUTDOOR GRILLING AREA.
- OUTDOOR SEATING AREA.
- CMU RETAINING WALL, SEE CIVIL AND B2/SDP1.2
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY STANDARD DETAIL 2535.
- PROVIDE ADA ACCESSIBLE CONNECTION FROM THE PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL
- RESURFACE EXISTING TRAIL ADJACENT TO THIS PROPERTY AND AS INDICATED BY THE SOLID GRAY HATCH, REF: C4/SDP1.3
- RECYCLE ENCLOSURE, REF: D5/SDP1.2
- ACCESSIBLE RAMP, REF: D5/SDP1.3
- ELECTRICAL VEHICLE CHARGING STATION
- FOR PATIO WALLS AT GRADE, REF: A4/SDP1.2
- DOG PARK, ABCWUA IS NOT RESPONSIBLE FOR REPLACING OR REPAIRING DAMAGED TURF OR OTHER SITE FEATURES IF MAINTENANCE IS REQUIRED IN THE EASEMENT.
- PAINTED CROSSWALK, REF: D3/SDP1-3
- GARDENING AND PICNIC AREA
- ABCWUA IS NOT RESPONSIBLE FOR REPLACING OR REPAIRING DAMAGED SIDEWALK, CURB AND GUTTER, OR OTHER SITE FEATURES DAMAGED BY MAINTENANCE IN THIS EASEMENT.

EASEMENT NOTES

- 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 20' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 30' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 10' PUE (07-25-1988, C37-012)
- 10' PUE (06-28-1990, 90C-151)
- 100' PNM POWERLINE EASEMENT (05-06-1957, D385-303)
- EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847)
- EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)
- 12' BIKE PATH EASEMENT (02-27-1997, 97C-065)
- 15' PUE (02-10-1992, 1992011652)
- 10' PUE (06-28-1990, 90C-151)
- 10' NMCO EASEMENT (03-21-1991, 1991019534)
- 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133)
- PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347)
- 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)
- 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)
- ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)

PROJECT NUMBER: PR-2021-005442
Application Number: SI-2021-01714

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 for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Ernest Arriaga</i>	Dec 6, 2022
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	Dec 6, 2022
ABCWUA	Date
<i>[Signature]</i>	Dec 7, 2022
Parks and Recreation Department	Date
<i>[Signature]</i>	Dec 6, 2022
City Engineer/Hydrology	Date
<i>[Signature]</i>	Dec 6, 2022
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
<i>[Signature]</i>	Dec 9, 2022
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary
2/16/2018

GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- APPLICATION TO EPC WAS SUBMITTED ON MAY 6, 2021. THE 2019 INTEGRATED DEVELOPMENT ORDINANCE GOVERNS.

PROJECT DATA

ZONING:
IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

LEGAL DESCRIPTION: TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7,067 AC

SITE AREA: 7.08 ACRES
ZONE ATLAS: C-13-Z
SETBACKS: FRONT=5' MIN, INTERIOR=0', REAR=15'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 48'-0"
ACTUAL HEIGHT: 48'-0"

SPRINKLED: YES, NFPA 13R
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA
PARKING CALCULATIONS: (TABLE 5.5-1)
{ 1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327.05 - 17, 327.17 = 310 SPACES (REQUIRED)
ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES
CHARGING STATION CREDIT = 6X2 = 12 SPACES
REQUIRED SPACES = 288 SPACES
PROVIDED PARKING = 303 TOTAL SPACES (34 GARAGE, 98 COVERED)

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA
218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED
ADA PARKING PROVIDED = 14 SPACES

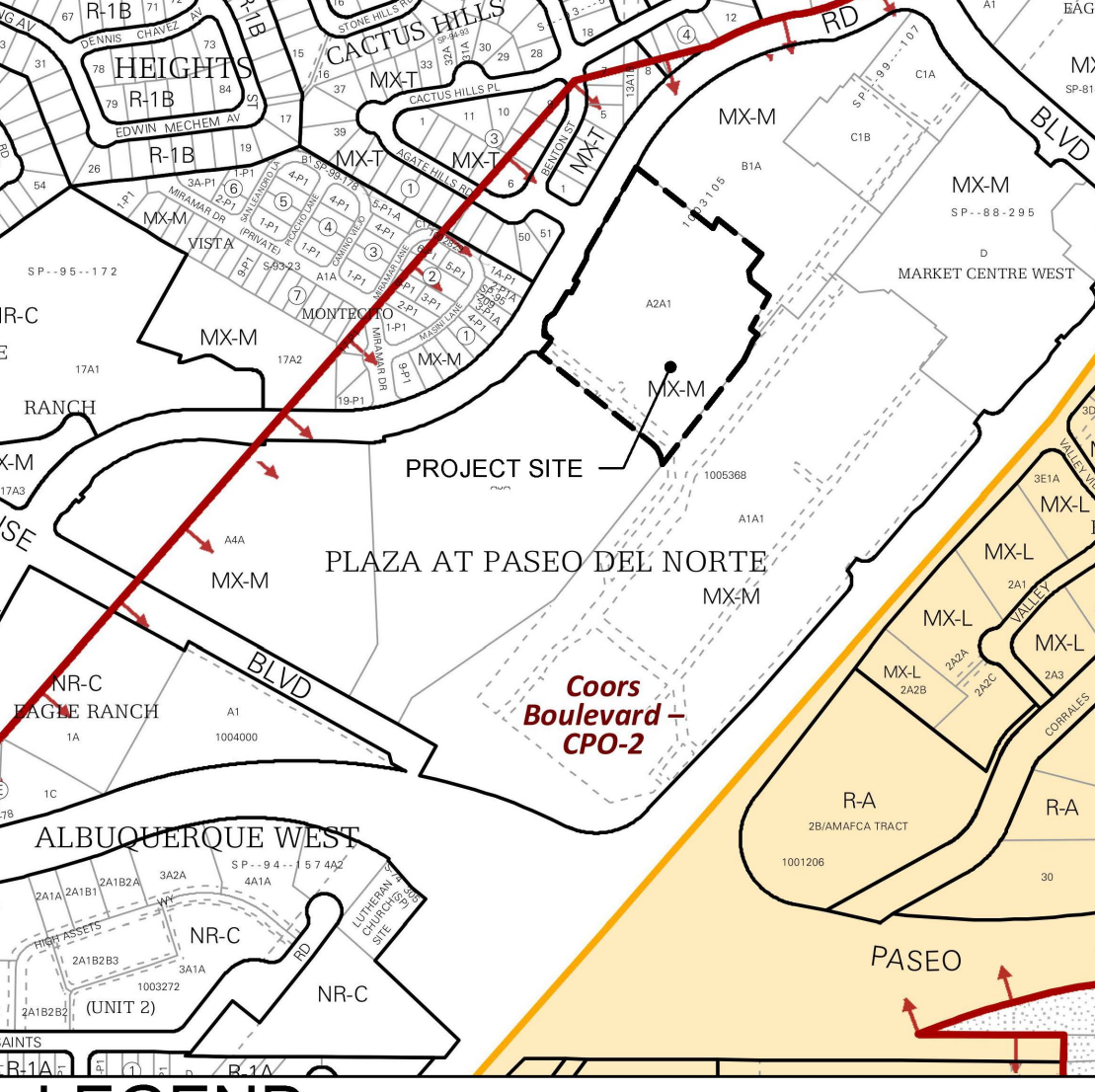
BICYCLE PARKING REQUIRED = 30 SPACES
(10% OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES)
BICYCLE PARKING PROVIDED = 30 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT
225 SF x 119 UNITS = 26,775 SF
2 BD: 285 SF PER UNIT
285 SF x 72 UNITS = 20,520 SF
3 BD: 350 SF PER UNIT
350 SF x 27 UNITS = 9,450 SF

TOTAL 56,745 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 80,740 SF

VICINITY MAP



LEGEND

- LANDSCAPE AREA
- PROPERTY LINE
- FIRE HYDRANT
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- PERIMETER FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2.
- LIGHT POLE



ARCHITECTURE
DESIGN
INSPIRATION



ARCHITECT
ENGINEER
PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

REVISIONS

	10.12.2021 MAJOR AMENDMENT

DRAWN BY: AG, JF
REVIEWED BY: RAW, HFG
DATE: 10/21/2022
PROJECT NO.: 20-0286
DRAWING NAME:

SITE PLAN
SHEET NO.
SDP1.1
OF



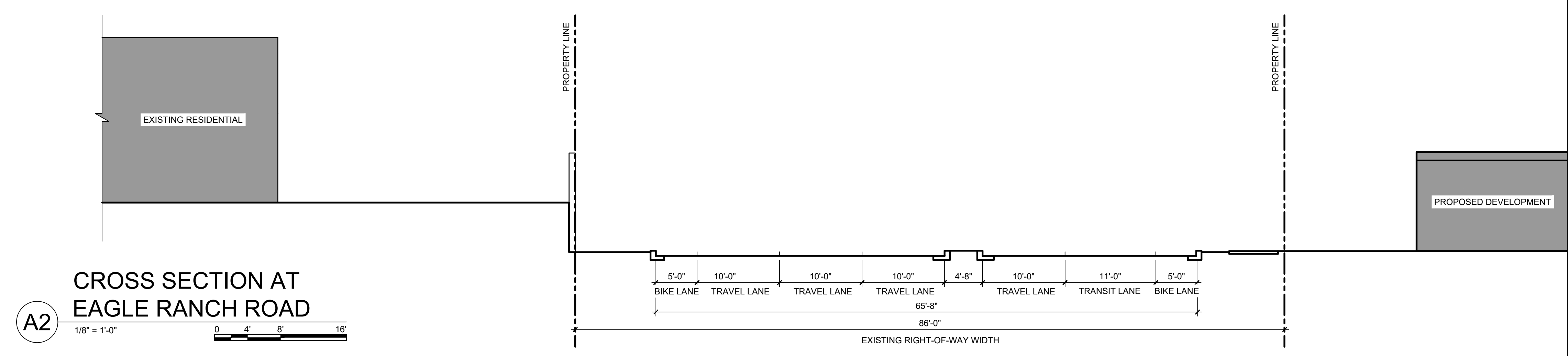
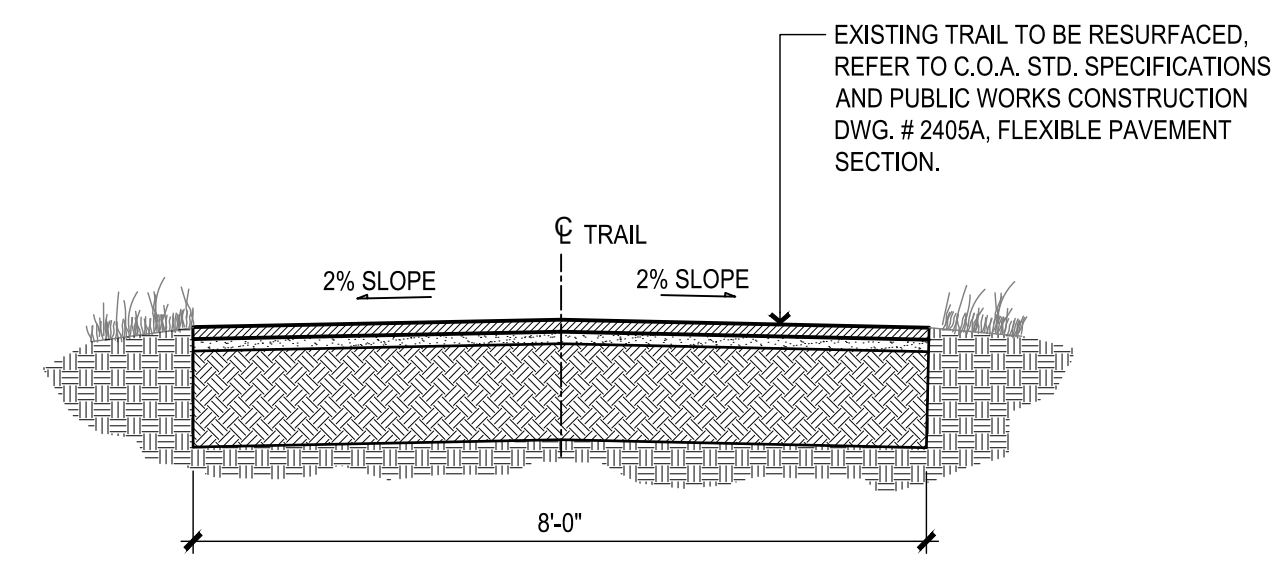
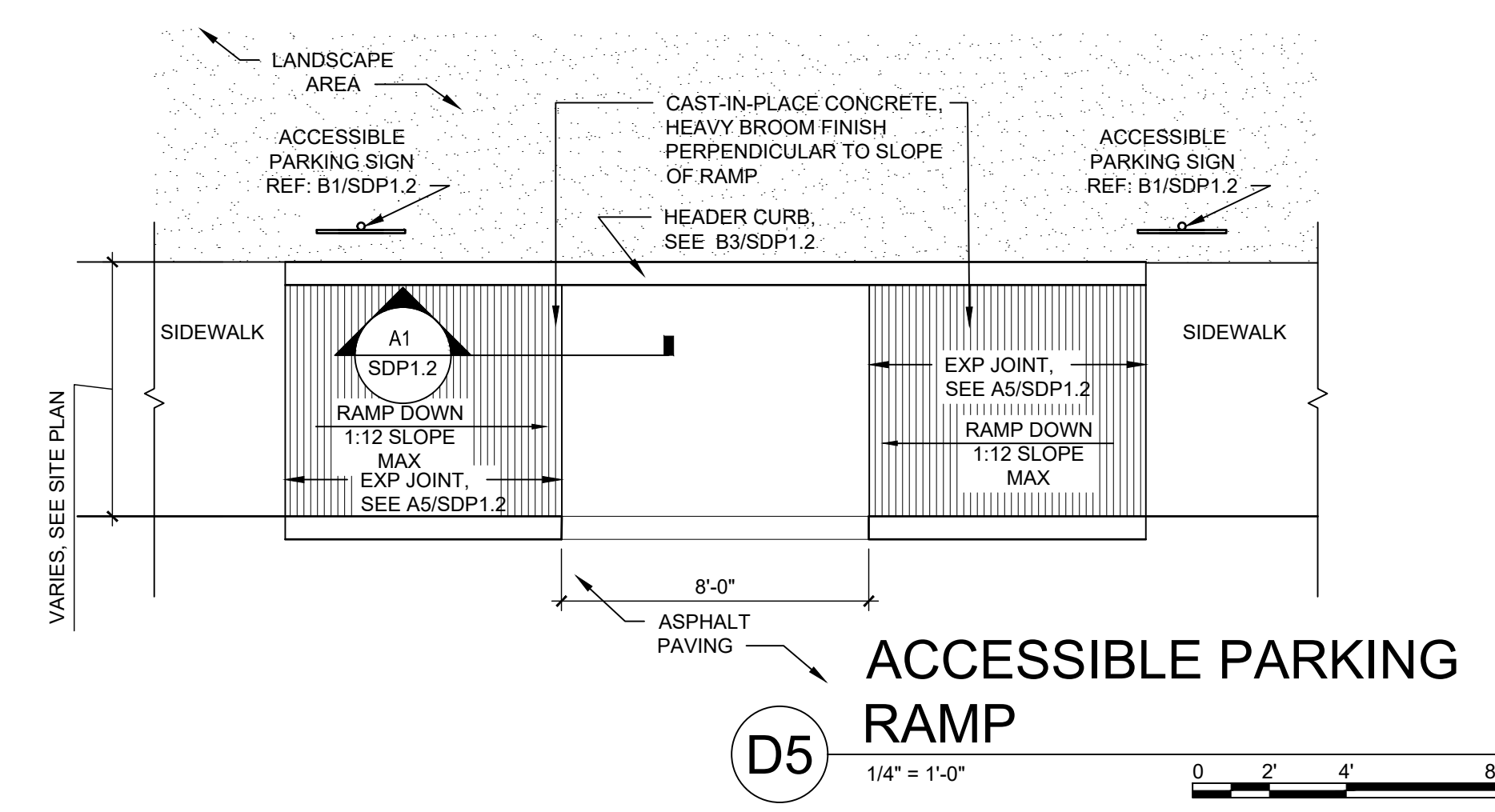
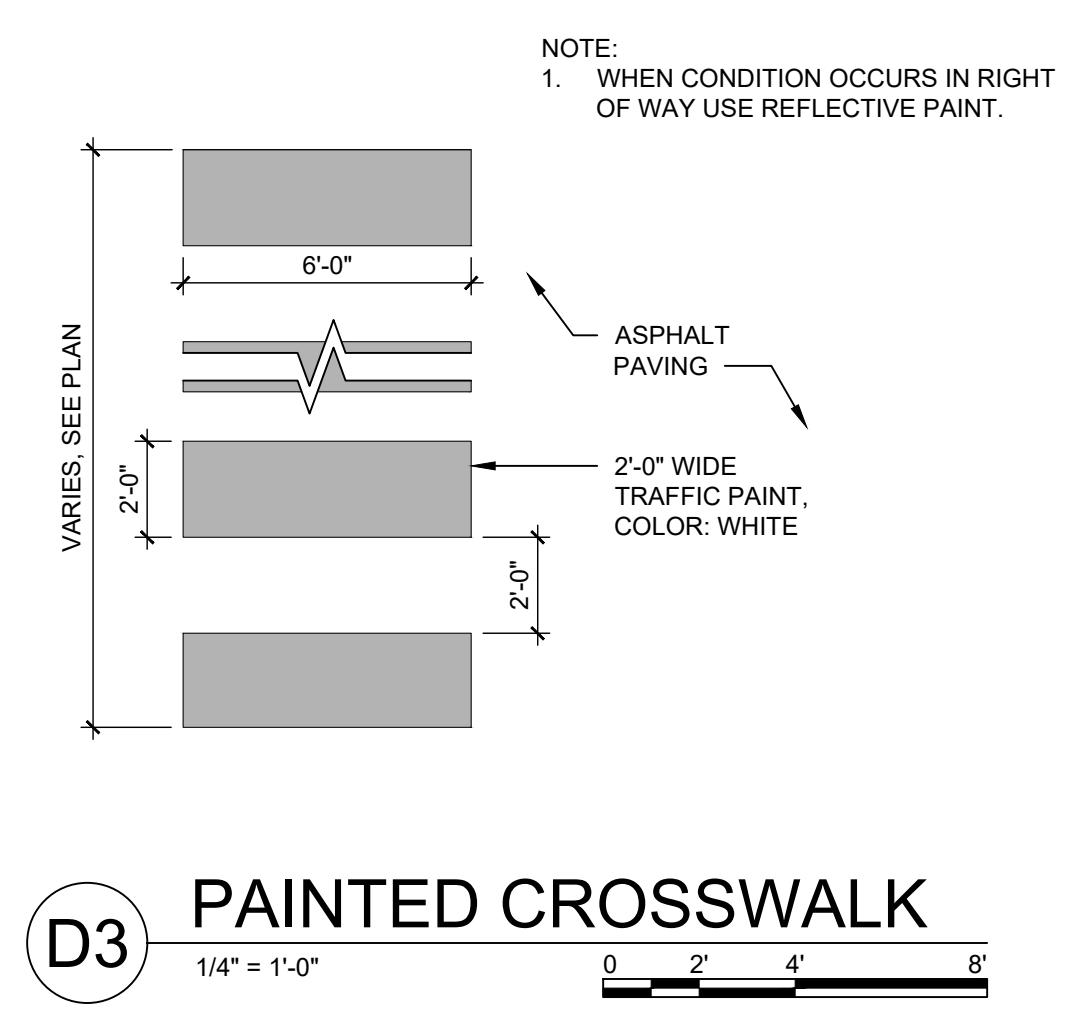
SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

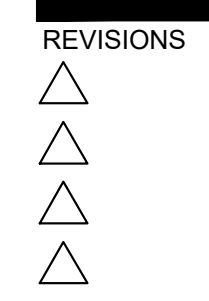
REVISIONS

△	6/1/2021	MAJOR AMENDMENT
△		
△		
△		

DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	10/21/2022
PROJECT NO.	20-0286
DRAWING NAME	

SITE
DETAILS





DRAWN BY	J.Y.R.
REVIEWED BY	G.M.
DATE	08/06/2021
PROJECT NO.	19-0058
DRAWING NAME	

EASEMENTS

- 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.
- 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. # 905847.
- 15' UTILITY EASEMENT GRANTED HORIZON-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.
- 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.
- 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

PROJECT BENCHMARK

- AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #201 (T.B.M.)**
A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #202 (T.B.M.)**
A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #203 (T.B.M.)**
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #204 (T.B.M.)**
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)
- TEMPORARY BENCHMARK #205 (T.B.M.)**
A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

GRADING AND DRAINAGE:

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS INTERCEPTED BY AN EXISTING PAVED, CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM DRAIN INLETS. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST OF THE PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE PLAZA AT PASEO DEL NORTE UPPER DETENTION POND, LOCATED NEAR THE SOUTHWEST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIZED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2 AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (TOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGE TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC, 65% OF THE BASIN A 11 AC SITE. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE FREE DISCHARGE RATE, EQUAL TO 29.7 CFS.

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHEAST TO SOUTH WEST. ROOF DRAINAGE AND LOCALIZED PAVEMENT AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS, WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

DUE TO THE GENERAL SLOPE OF THE SITE FROM WEST TO EAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS, THIS SITE AS FULLY DEVELOPED WILL NOT BE ABLE TO INCLUDE PONDING IMPROVEMENTS NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE DPM AND CURRENT STORMWATER QUALITY ORANLY REQUIREMENTS TO CAPTURE AND TREAT THE FIRST FLUSH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, THIS PROJECT ANTICIPATES UTILIZING THE ALTERNATIVE "PAYMENT-IN-LIEU" OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED WITH THE CITY HYDROLOGY ENGINEER.

CALCULATIONS:

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE =	1	2.17	IN
B. $P_{100,6HR} = P_{60} =$			
C. TOTAL PROJECT AREA (A_T) =	310,241 SF		
	7.12 AC		

D. LAND TREATMENTS

PROJECT SITE	EXISTING LAND TREATMENT		DEVELOPED LAND TREATMENT	
	AREA (SF/AC)	%	AREA (SF/AC)	%
A	263,079 SF	85%	33,621 SF	11%
B	6.04 AC		0.77 AC	
C	47,162 SF	15%	243,000 SF	78%
D	1.08 AC		5.58 AC	

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE
a. VOLUME 100-YR, 6-HR
 $WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$
 $= (0.55 \cdot 0.00 + 0.73 \cdot 6.04 + 0.95 \cdot 0.00 + 0.24 \cdot 1.08) / 7.12 = 0.96$ IN
 $V_{100,6HR} = (E_T / 12) \cdot A_T = (0.96 / 12) \cdot 7.12 = 0.5698$ AC-FT = 24,820 CF

b. PEAK DISCHARGE 100-YR
 $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$
 $= (1.54 \cdot 0.00 + 2.16 \cdot 6.04 + 2.87 \cdot 0.00 + 4.12 \cdot 1.08) = 17.5$ CFS

B. DEVELOPED CONDITION 100 YEAR STORM

1. PROJECT SITE
a. VOLUME 100-YR, 6-HR
 $WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$
 $= (0.55 \cdot 0.00 + 0.73 \cdot 0.77 + 0.95 \cdot 0.77 + 0.24 \cdot 5.58) / 7.12 = 1.94$ IN
 $V_{100,6HR} = (E_T / 12) \cdot A_T = (1.94 / 12) \cdot 7.12 = 1.1514$ AC-FT = 50,160 CF

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED
 $V_{SWQV} = ((P_{SWQV}) / 12) \cdot A_D$
 $= (0.42 / 12) \cdot (5.58) = 0.1952$ AC-FT = 8,510 CF

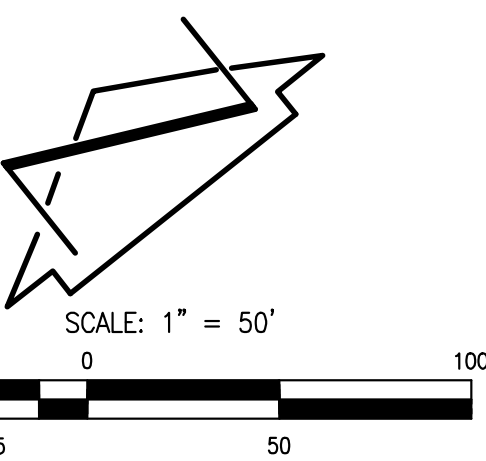
c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST
 $= \$8.00$ PER CF OF FIRST FLUSH GENERATE x 8510 CF = \$68,080.00

d. PEAK DISCHARGE 100-YR
 $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$
 $= (1.54 \cdot 0.00 + 2.16 \cdot 0.77 + 2.87 \cdot 0.77 + 4.12 \cdot 5.58) = 26.9$ CFS

C. COMPARISON 100 YEAR STORM

1. PROJECT SITE			
a. VOLUME 100-YR, 6-HR	$\Delta V_{PROJECT SITE} = 50160 - 24820 =$	25,340 CF	(INCREASE)
b. PEAK DISCHARGE 100-YR	$\Delta Q_{100} = 26.9 - 17.5 =$	9.4 CFS	(INCREASE)

*29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN > DEVELOPED 26.9 CFS GENERATE



NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2

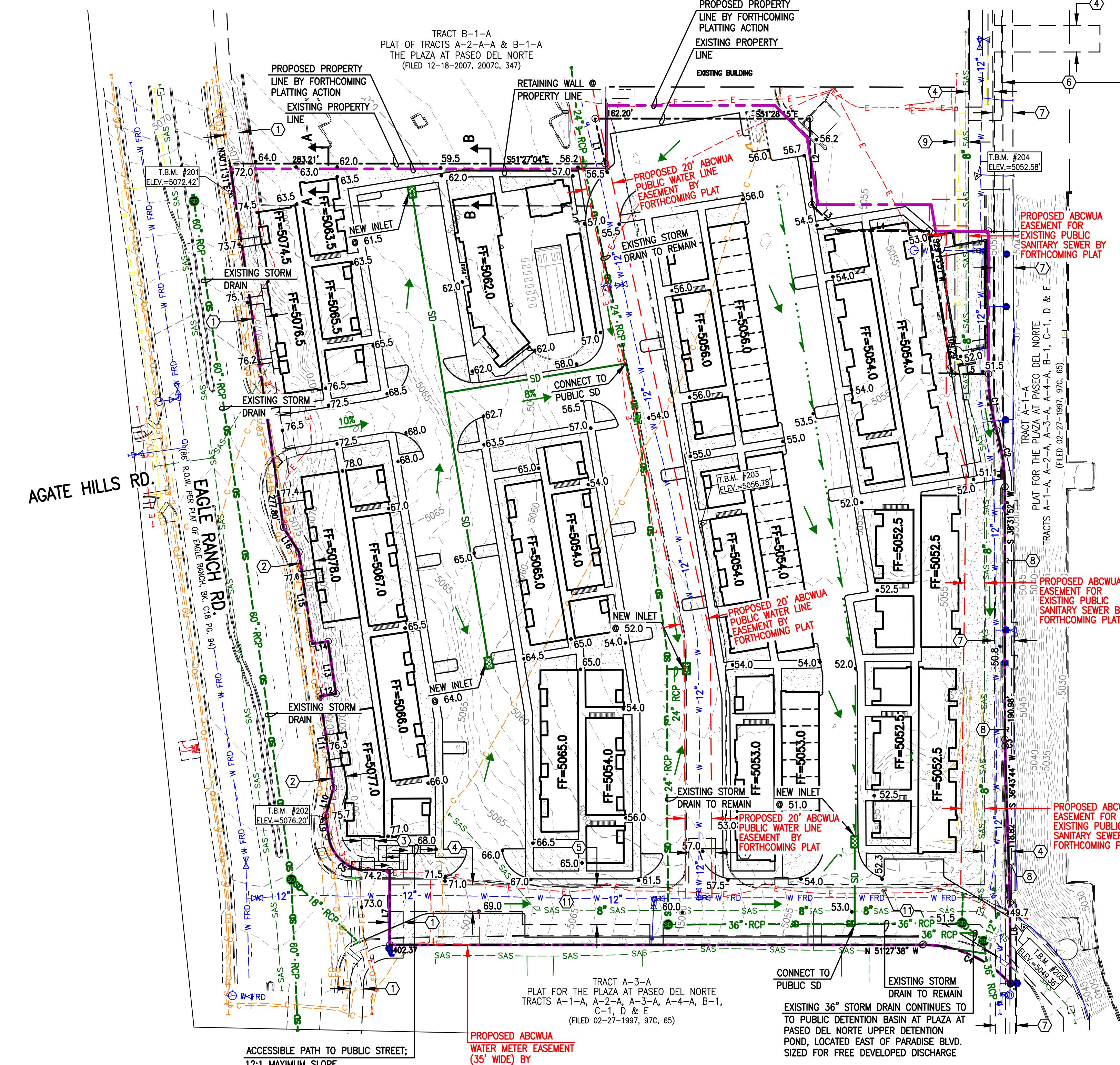
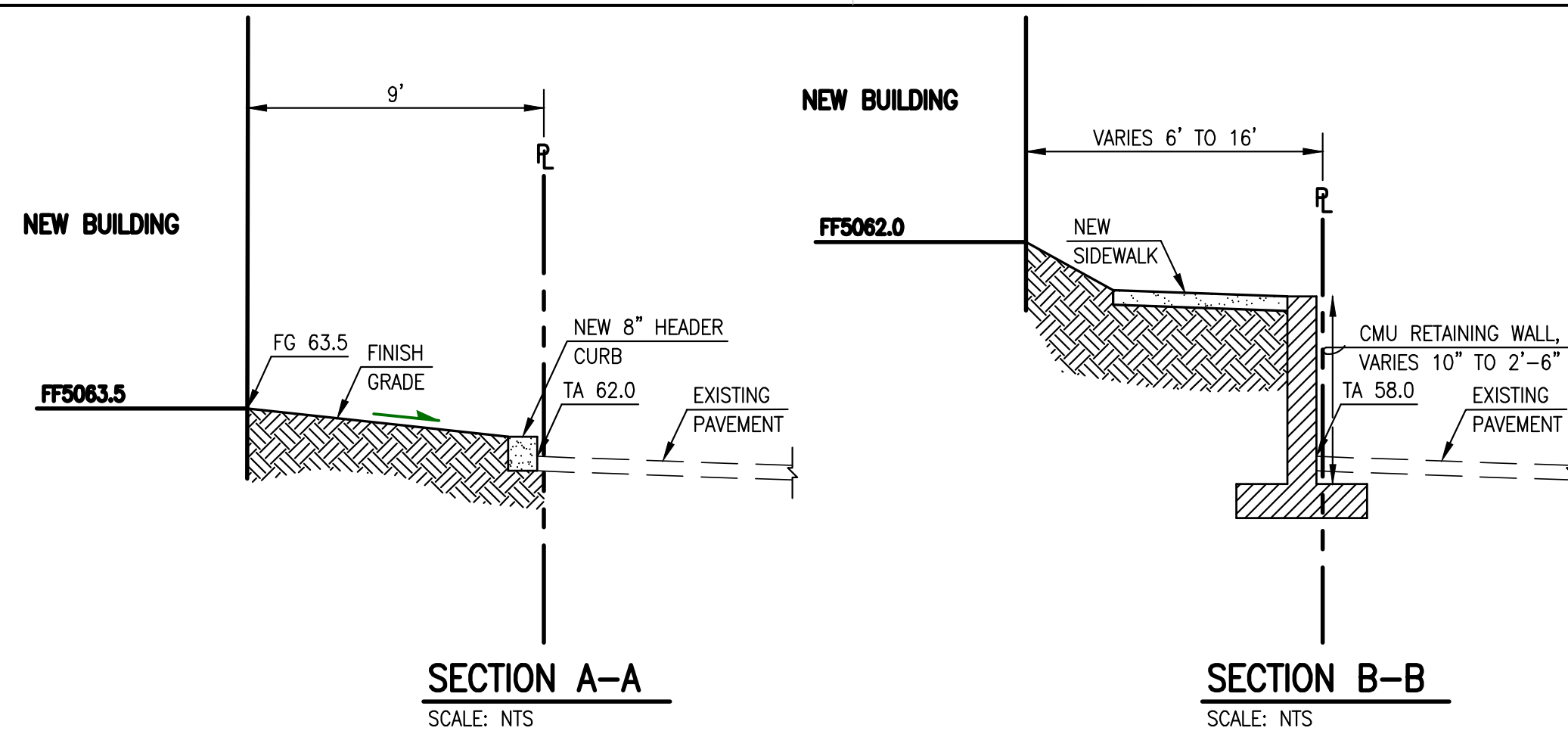
HIGH MESA Consulting Group
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesagroup.com

APWA UTILITY COLOR CODE

- RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES
- YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS
- ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
- ORANGE - COMMUNICATION, FIBER OPTIC LINES
- BLUE - POTABLE WATER
- BLUE - WATER FROM RECORD DWG
- GREEN - SANITARY SEWER AND DRAIN LINES
- GREEN - SANITARY SEWER FROM RECORD DWG
- GREEN - STORM DRAIN LINES

LEGEND:

- SD - PROPOSED STORM DRAIN
- SD - EXISTING STORM DRAIN
- SD - PROPOSED MANHOLE
- SD - PROPOSED INLET
- SD - EXISTING CONTOUR
- 57.0 - PROPOSED ELEVATION
- - PROPOSED DIRECTION OF FLOW
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING BOUNDARY LINE
- - - - - PROPOSED BOUNDARY LINE
- - - - - PROPOSED RETAINING WALL
- - - - - PROPOSED FLOW LINE



GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

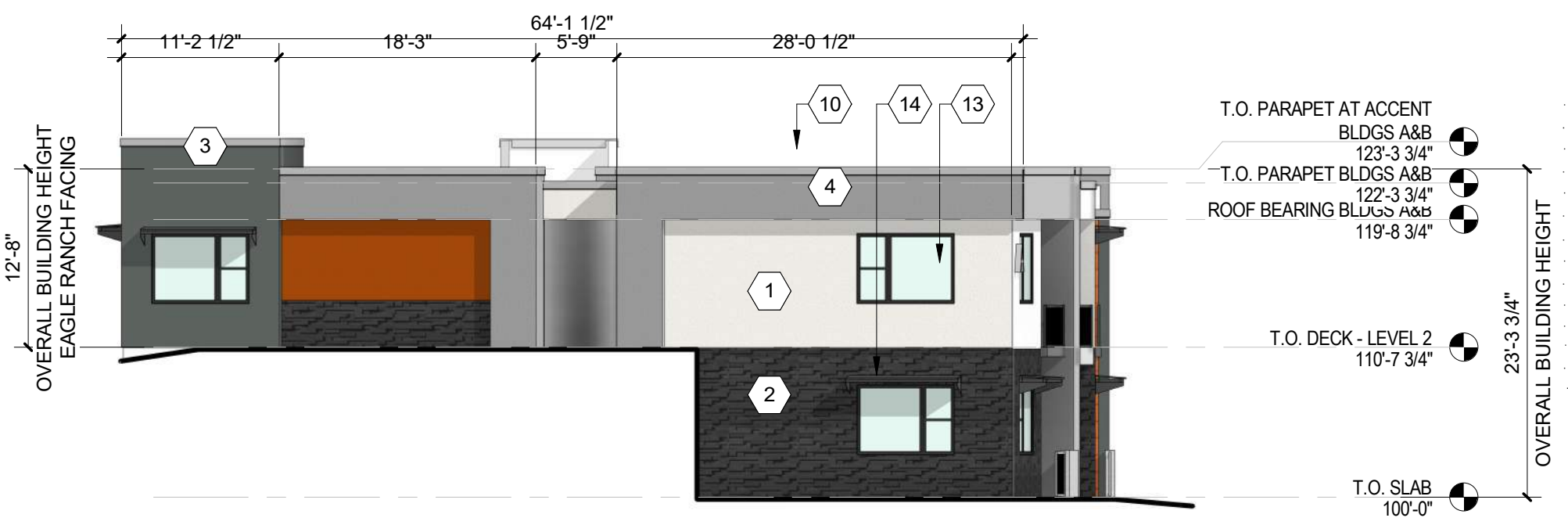
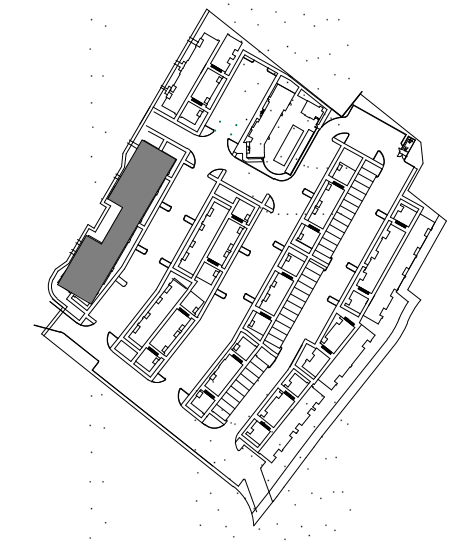
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

- 11. GUARDRAIL - METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

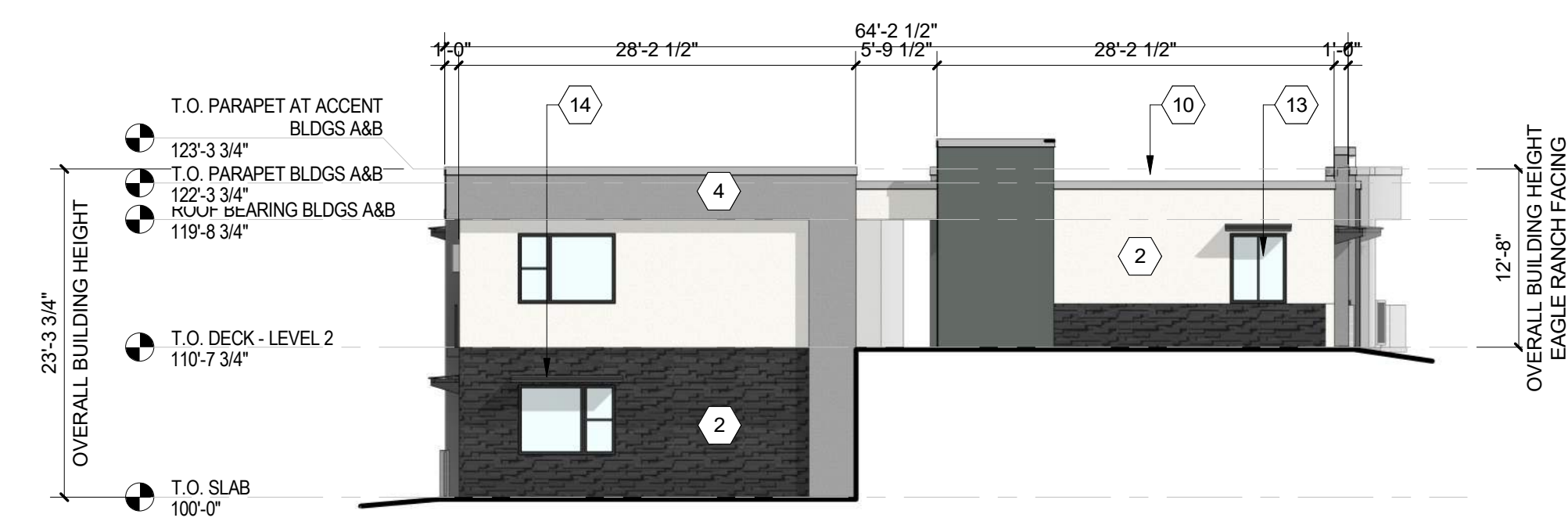
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



C1 BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"

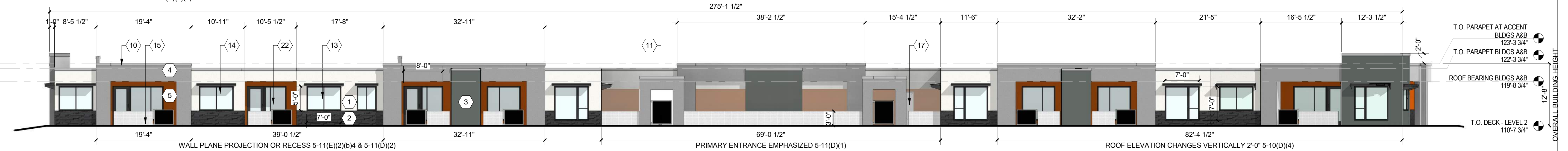


C4 BUILDING A - NORTH ELEVATION
3/32" = 1'-0"

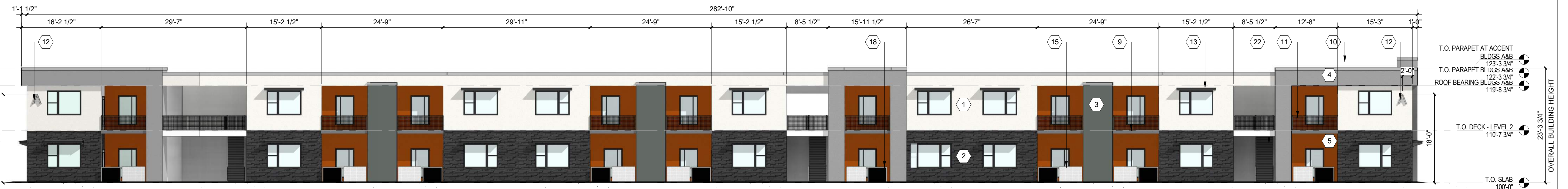
COMPLIANCE WITH SECTION 5-7(D):
CMU WALLS 3'-0" IN HEIGHT 5-7(D)(1)

COMPLIANCE WITH SECTION 5-11(D):
PRIMARY BUILDING ENTRANCE COMPLIES WITH 5-11(D)(1)
RECESSED WINDOWS 2" WITH 2" CASING 5-11(D)(3)

COMPLIANCE WITH SECTION 5-11(E)(2):
PROVIDE WINDOWS ON UPPER FLOORS 5-11(E)(2)(a&b)2&3
PROVIDE AWNINGS OVER WINDOWS 5-11(E)(2)(a&b)2&3
CHANGE IN COLOR EVERY 50 FT 5-11(E)(2)(a)3
RECESSED WINDOWS 2" AT UPPER FLOORS 5-11(E)(2)(b)1
GROUND FLOOR STREET-FACING FACADE CONTAINS MINIMUM OF 30 PERCENT TRANSPARENT WINDOWS/DOORS 5-11(E)(2)(b)2
CHANGE IN COLOR EVERY 25 FT 5-11(E)(2)(b)4
CHANGE IN PARAPET HEIGHT 5-11(E)(2)(b)4



B1 BUILDING A - WEST ELEVATION (STREET-FACING FACADE)
3/32" = 1'-0"



A1 BUILDING A - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

- REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWN BY: VM, AG
REVIEWED BY: HFG
DATE: 10/12/2021
PROJECT NO: 20-0286

DRAWING NAME
EXTERIOR ELEVATIONS - BUILDING A

SHEET NO
SDP5.1

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

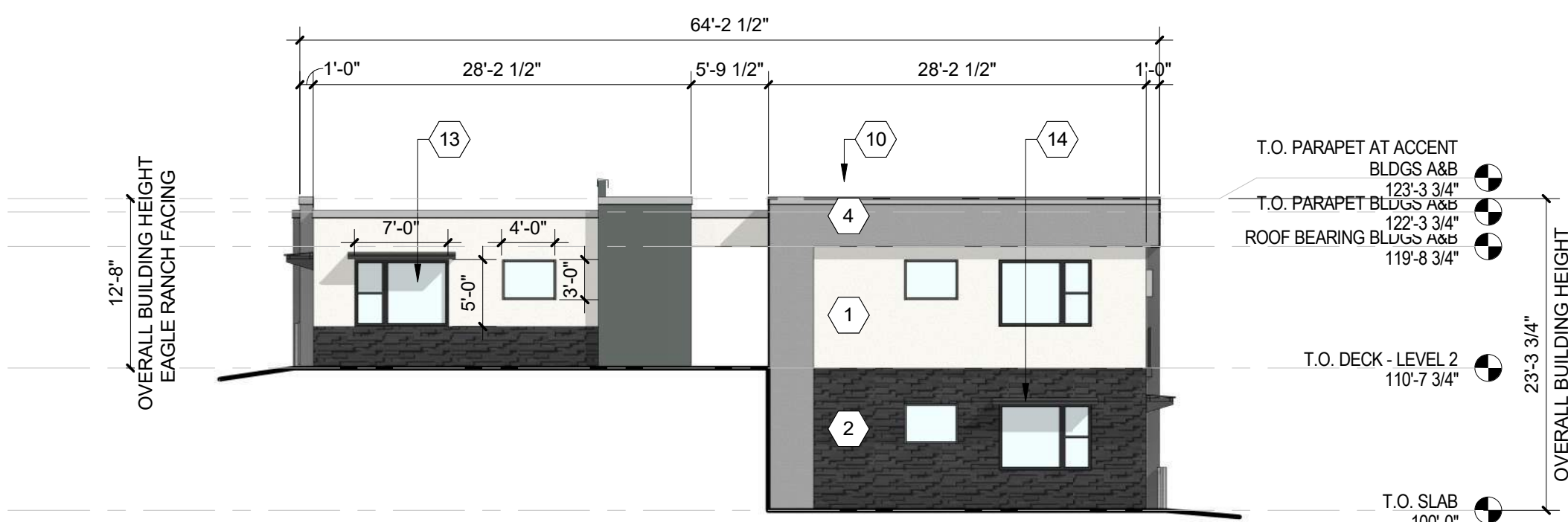
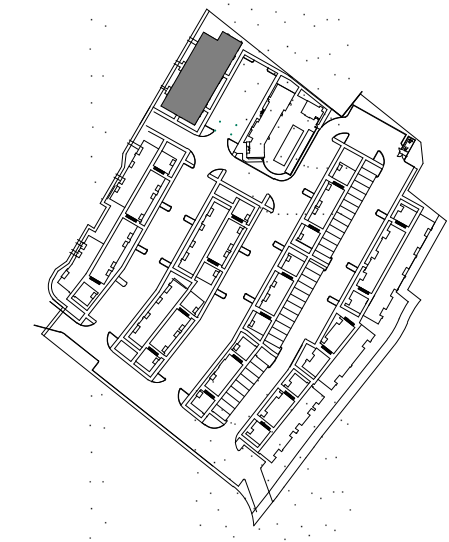
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
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- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
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- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5 - BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

- 11. GUARDRAIL - METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

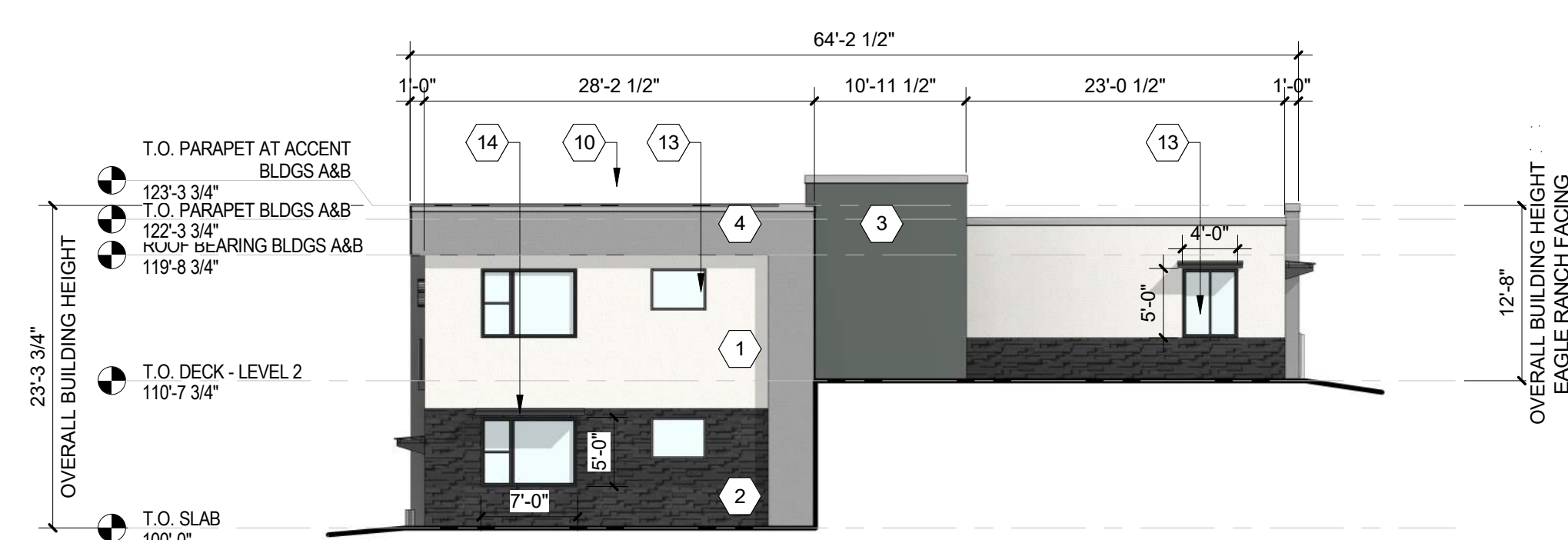
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



C1 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"

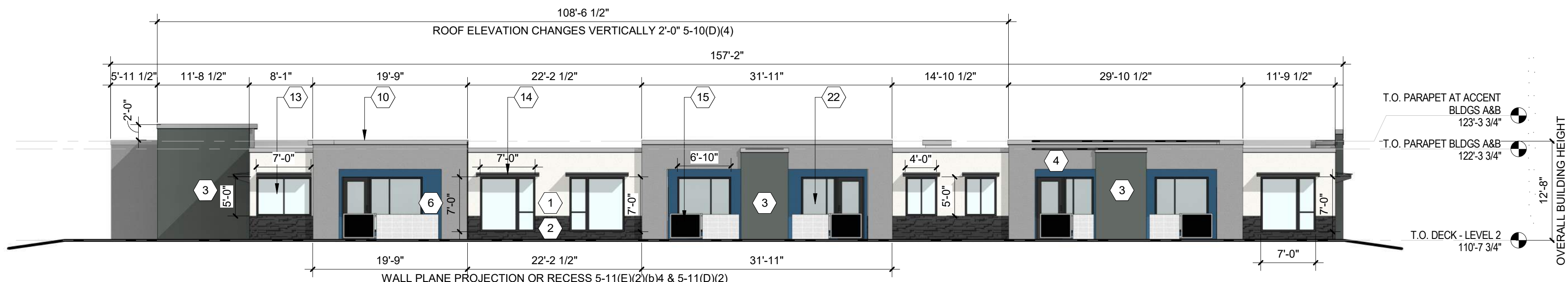


C4 BUILDING B - NORTH ELEVATION
3/32" = 1'-0"

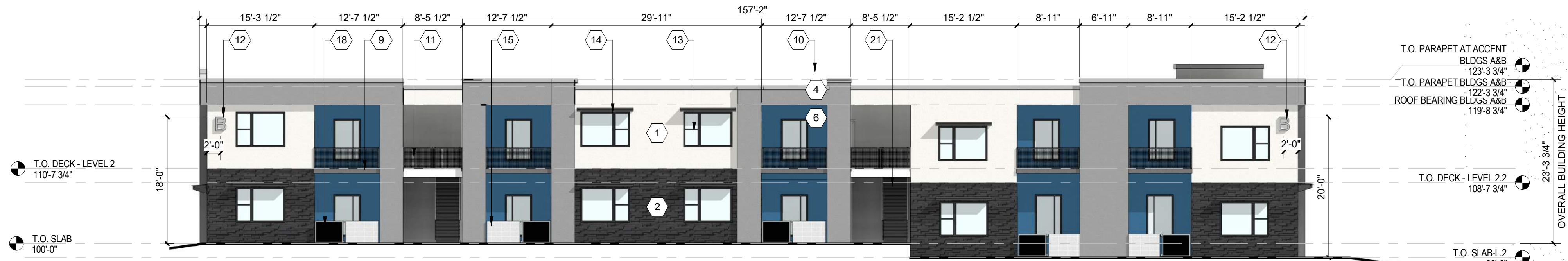
COMPLIANCE WITH SECTION 5-7(D):
CMU WALLS 3'-0" IN HEIGHT 5-7(D)(1)

COMPLIANCE WITH SECTION 5-11(D):
PRIMARY BUILDING ENTRANCES COMPLY WITH 5-11(D)(1)
RECESSED WINDOWS 2" WITH 2" CASING 5-11(D)(3)

COMPLIANCE WITH SECTION 5-11(E)(2):
PROVIDE WINDOWS ON UPPER FLOORS 5-11(E)(2)(a&b)2&3
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CHANGE IN COLOR EVERY 25 FT 5-11(E)(2)(b)4
CHANGE IN PARAPET HEIGHT 5-11(E)(2)(b)4



B2 BUILDING B - WEST ELEVATION (STREET-FACING FACADE)
3/32" = 1'-0"



A2 BUILDING B - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

△	
△	
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△	

DRAWN BY: VM, AG
REVIEWED BY: HFG
DATE: 10/12/2021
PROJECT NO: 20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING B**

SHEET NO
SDP5.2

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

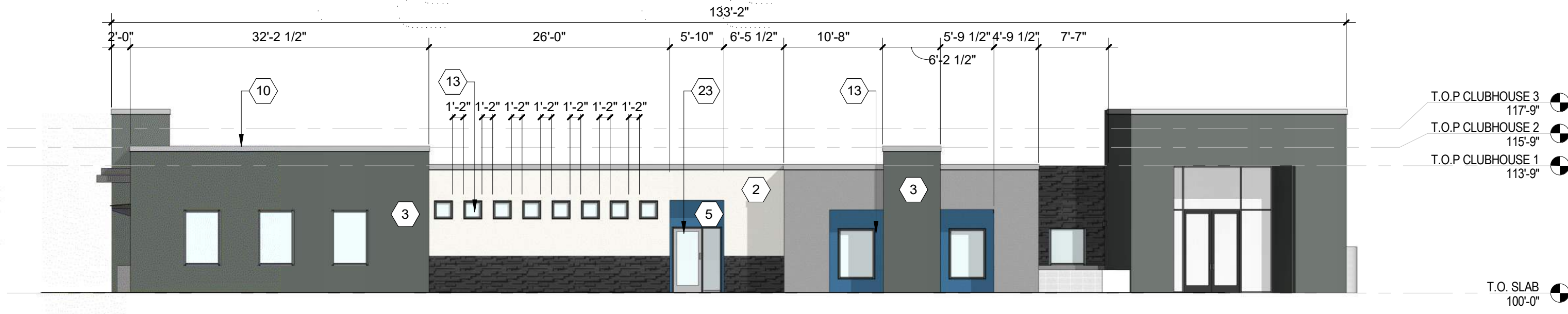
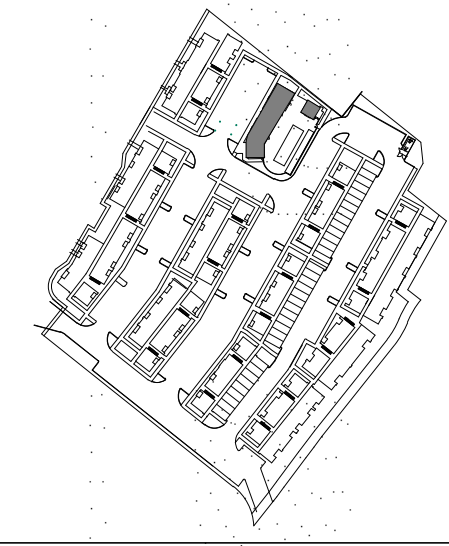
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
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- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
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- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

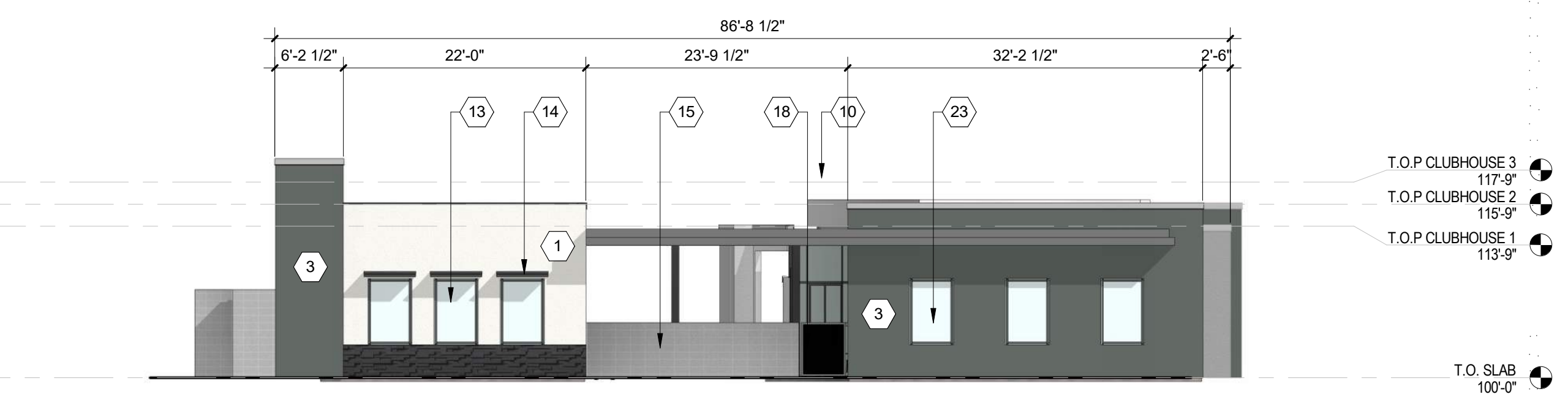
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
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	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

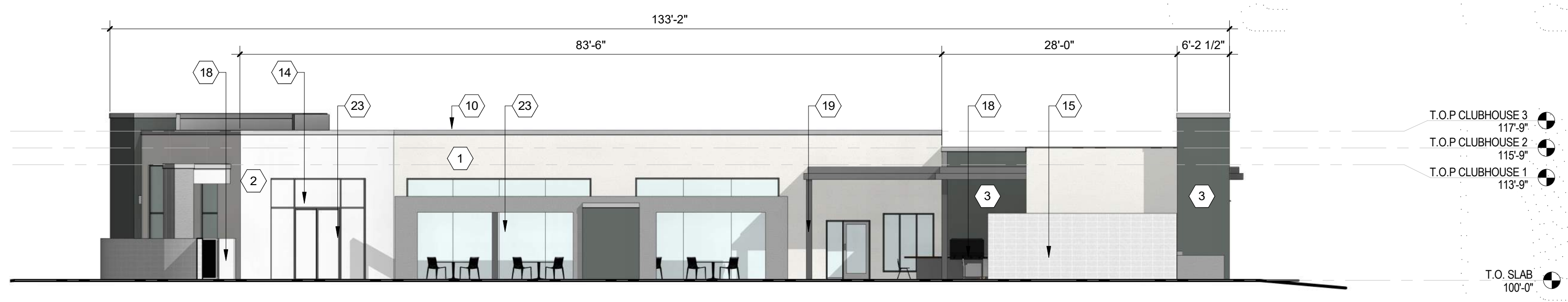
KEY PLAN



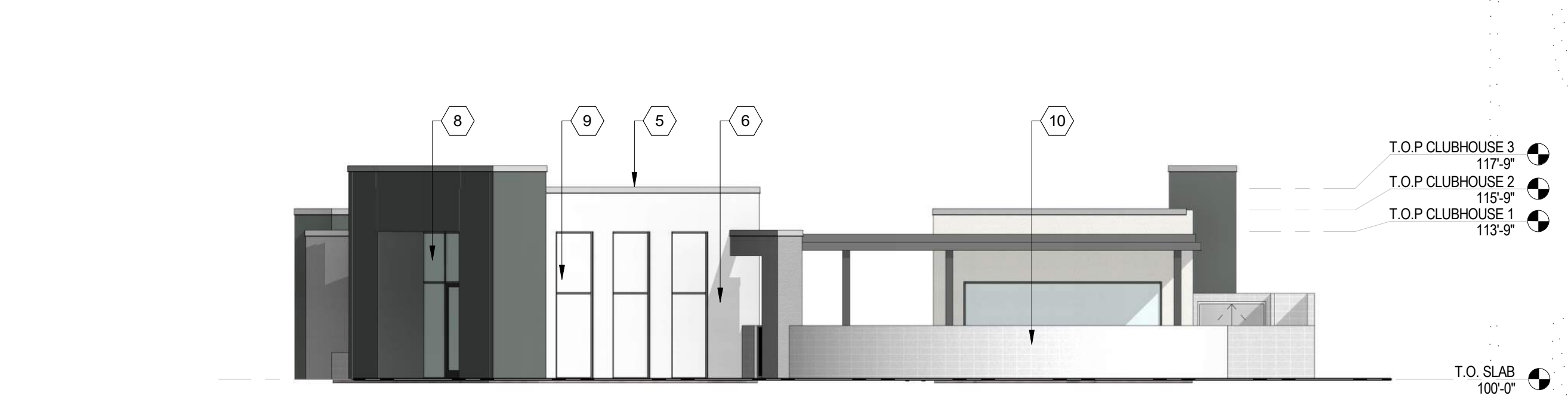
B2 CLUBHOUSE - NORTH ELEVATION
3/32" = 1'-0"



C4 CLUBHOUSE - EAST ELEVATION
3/32" = 1'-0"



A2 CLUBHOUSE - WEST ELEVATION
3/32" = 1'-0"



1 BLDG C WEST ELEVATION-DRB
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

- REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWN BY	Author
REVIEWED BY	Approver
DATE	10/12/2021
PROJECT NO:	20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
CLUBHOUSE**

SHEET NO
SDP5.3

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

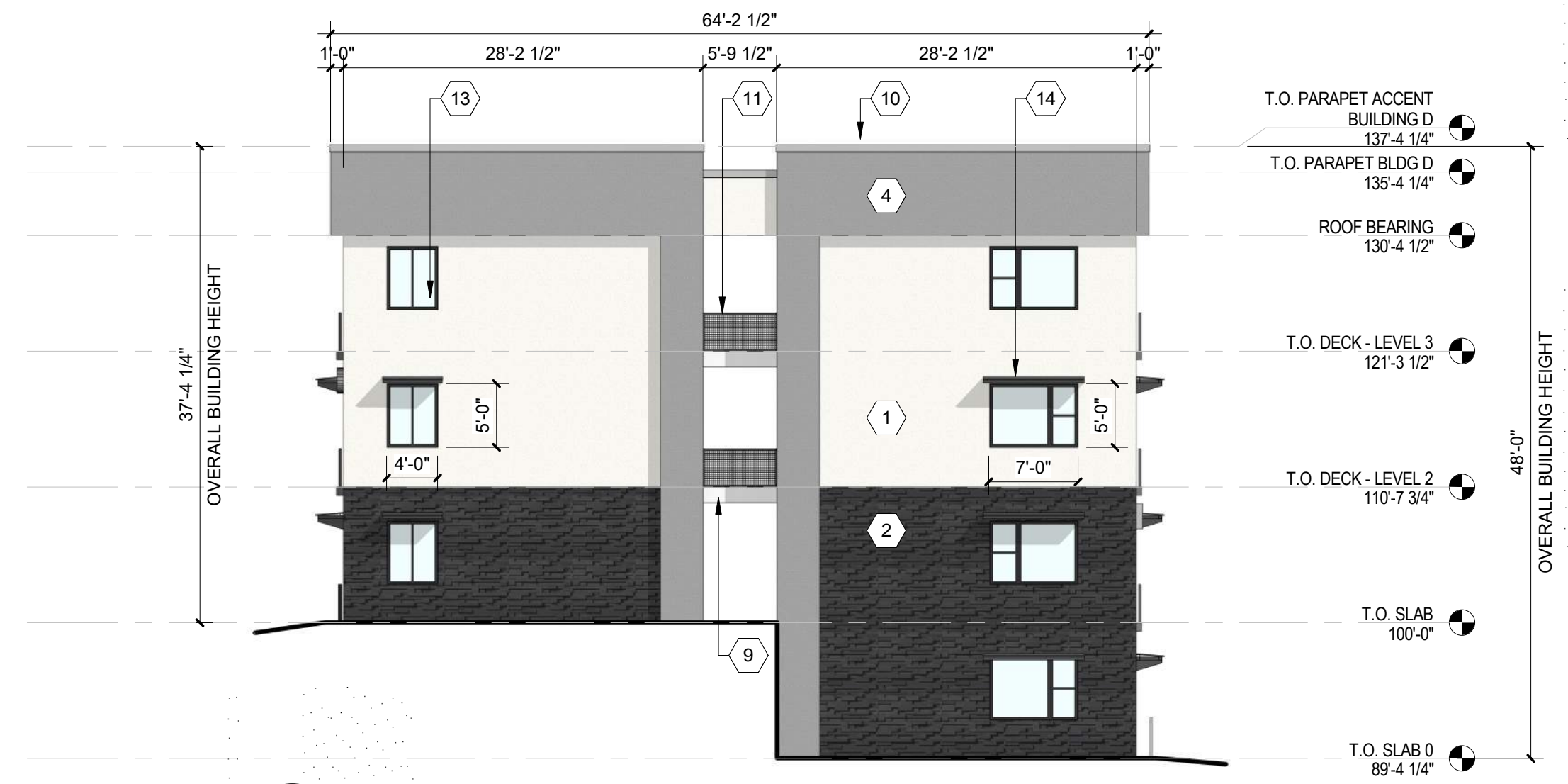
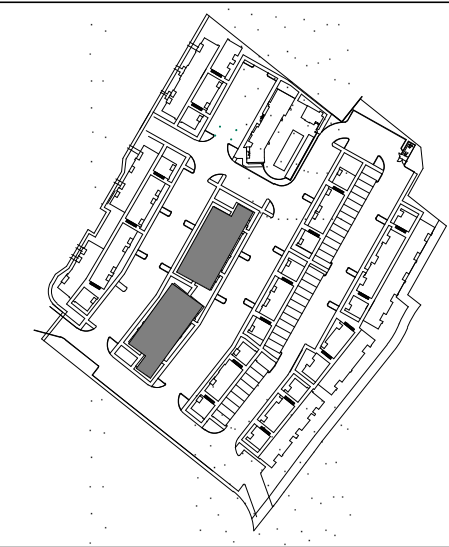
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
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- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

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- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
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- 18. METAL PATIO GATE
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- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

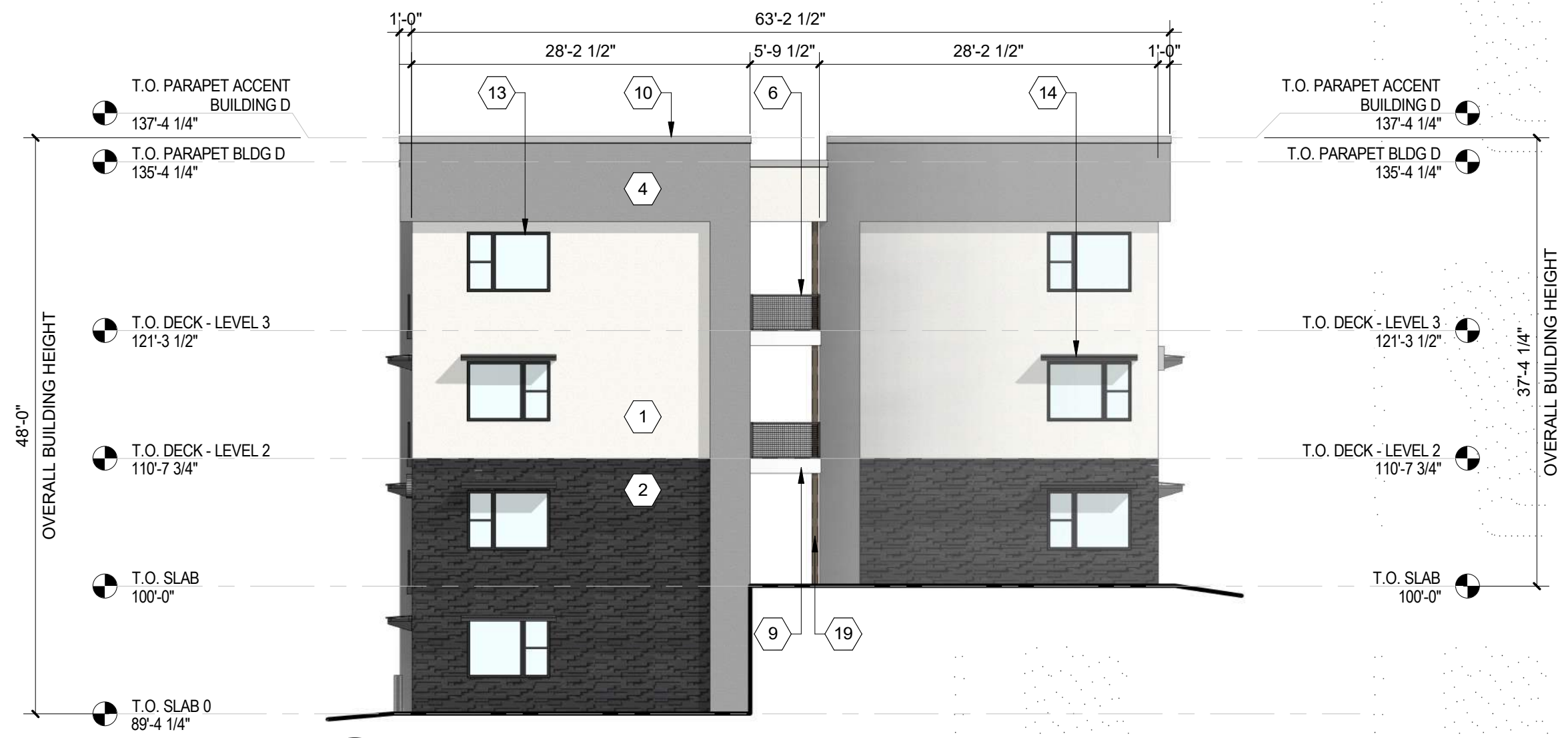
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

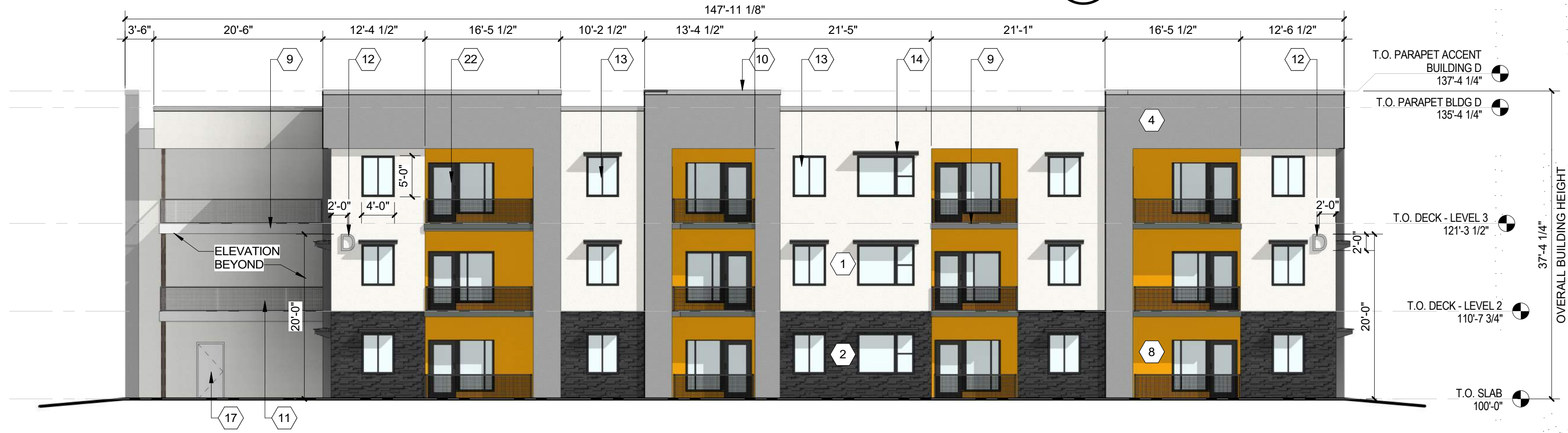
KEY PLAN



C1 BUILDING D - SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING D - SOUTH ELEVATION
3/32" = 1'-0"



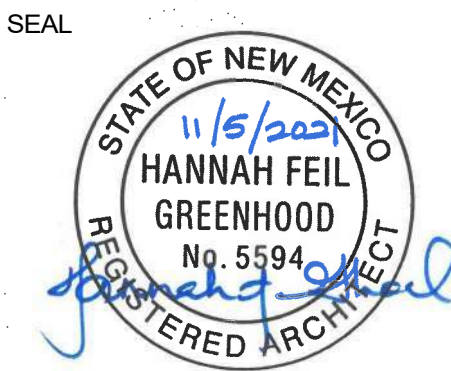
B2 BUILDING D - WEST ELEVATION
3/32" = 1'-0"



A2 BUILDING D - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

△	
△	
△	
△	
△	

DRAWN BY	VM, AG
REVIEWED BY	HFG
DATE	10/12/2021
PROJECT NO.	20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING D**

SHEET NO
SDP5.4

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

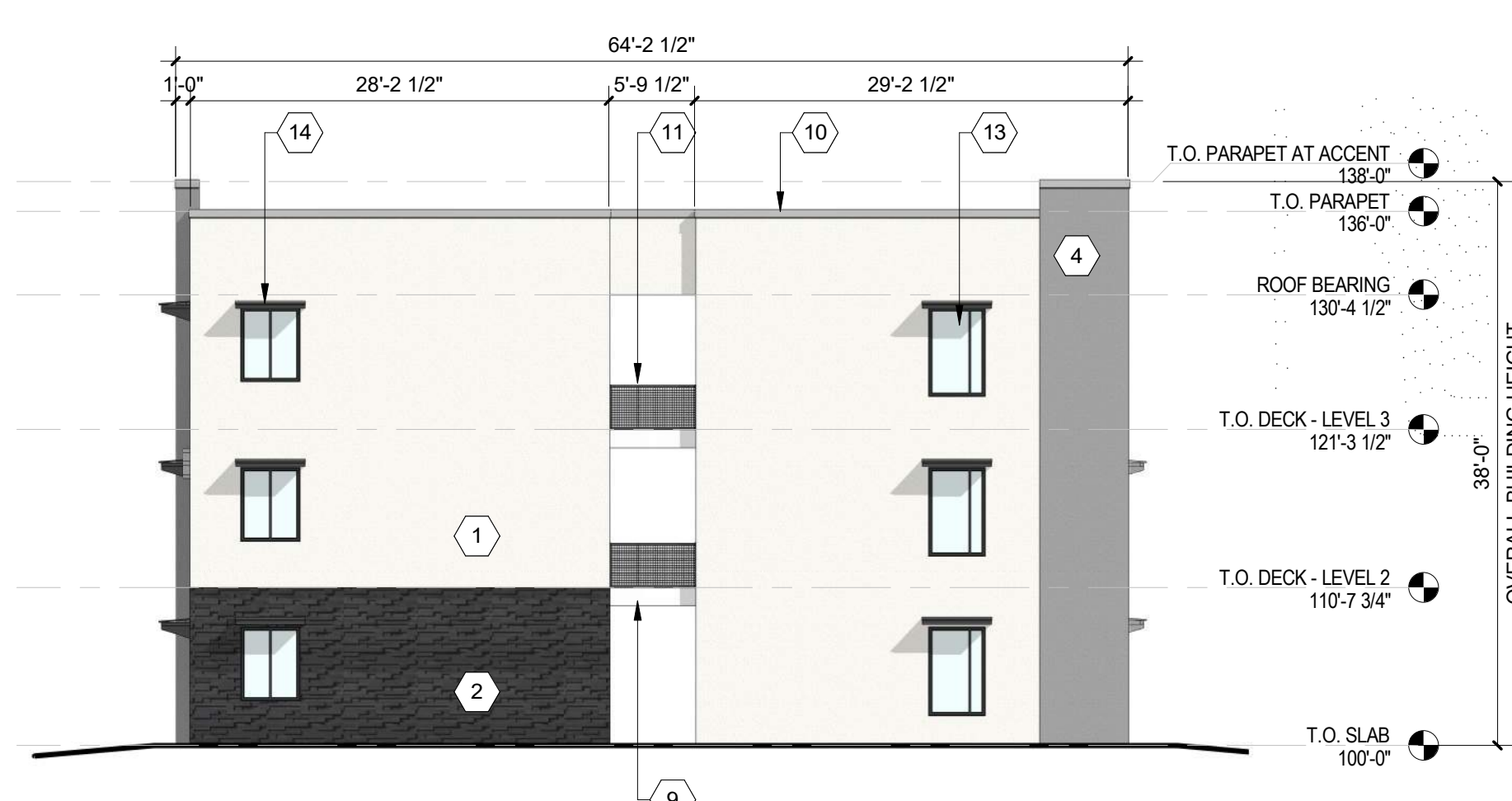
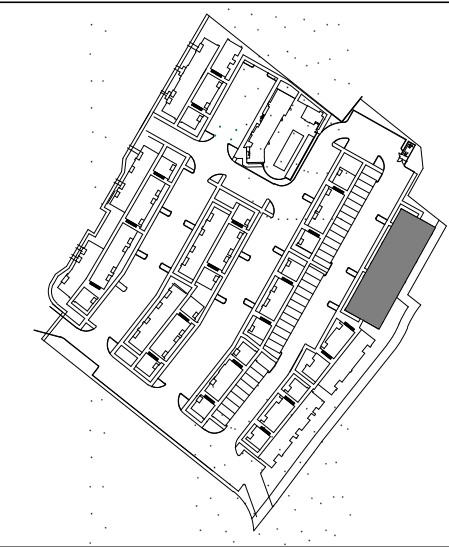
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
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- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
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- 6. ACCENT COLOR #5 - BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
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- 11. GUARDRAIL - METAL CUSTOM FABRICATED
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- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

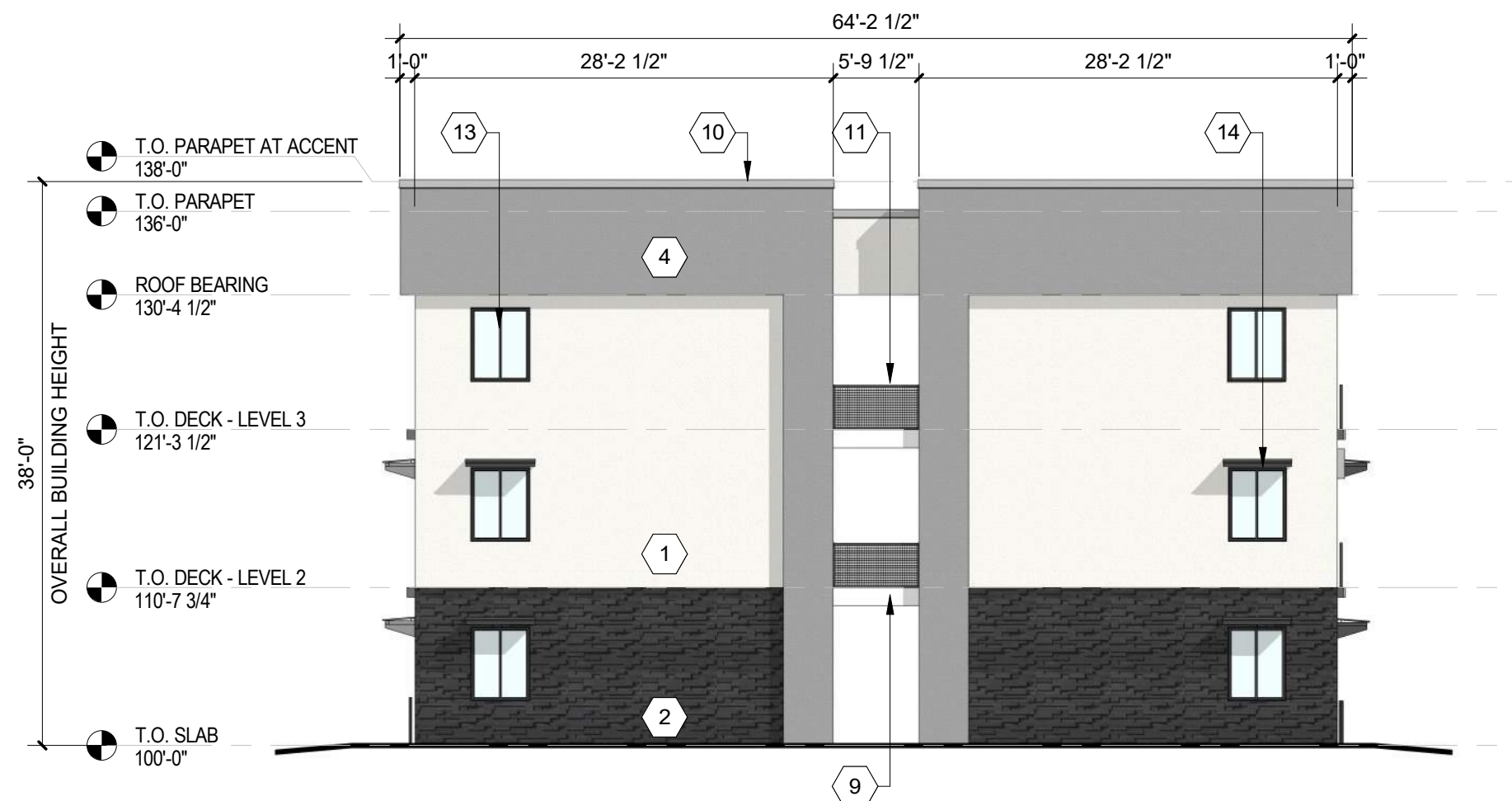
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



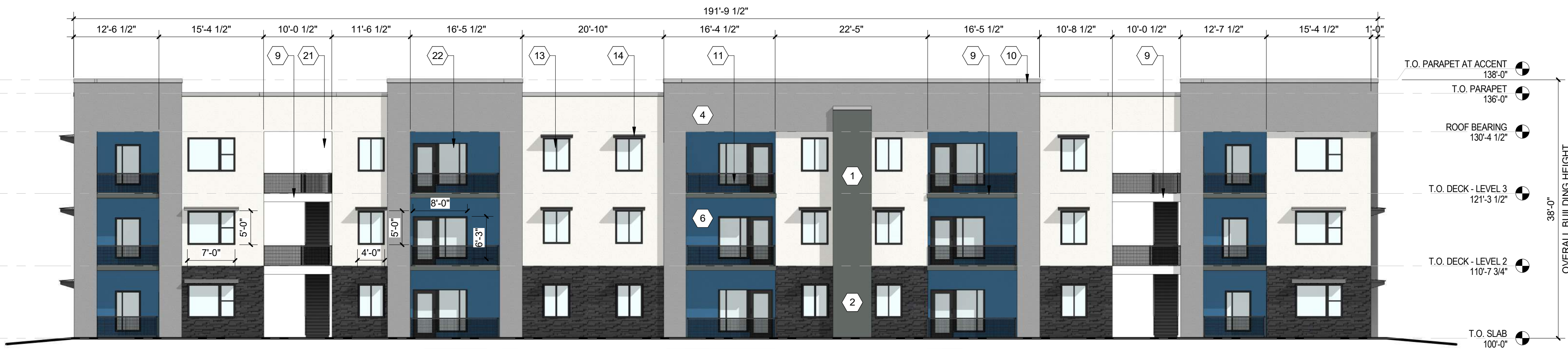
C2 BUILDING E - SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING E - NORTH ELEVATION
3/32" = 1'-0"



B2 BUILDING E - WEST ELEVATION
3/32" = 1'-0"

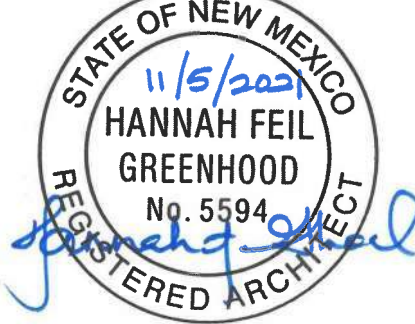


A2 BUILDING E - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

SEAL



PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

- △
- △
- △
- △
- △
- △

DRAWN BY	VM
REVIEWED BY	HFG
DATE	10/12/2021
PROJECT NO.	20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING E**

SHEET NO
SDP5.5

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

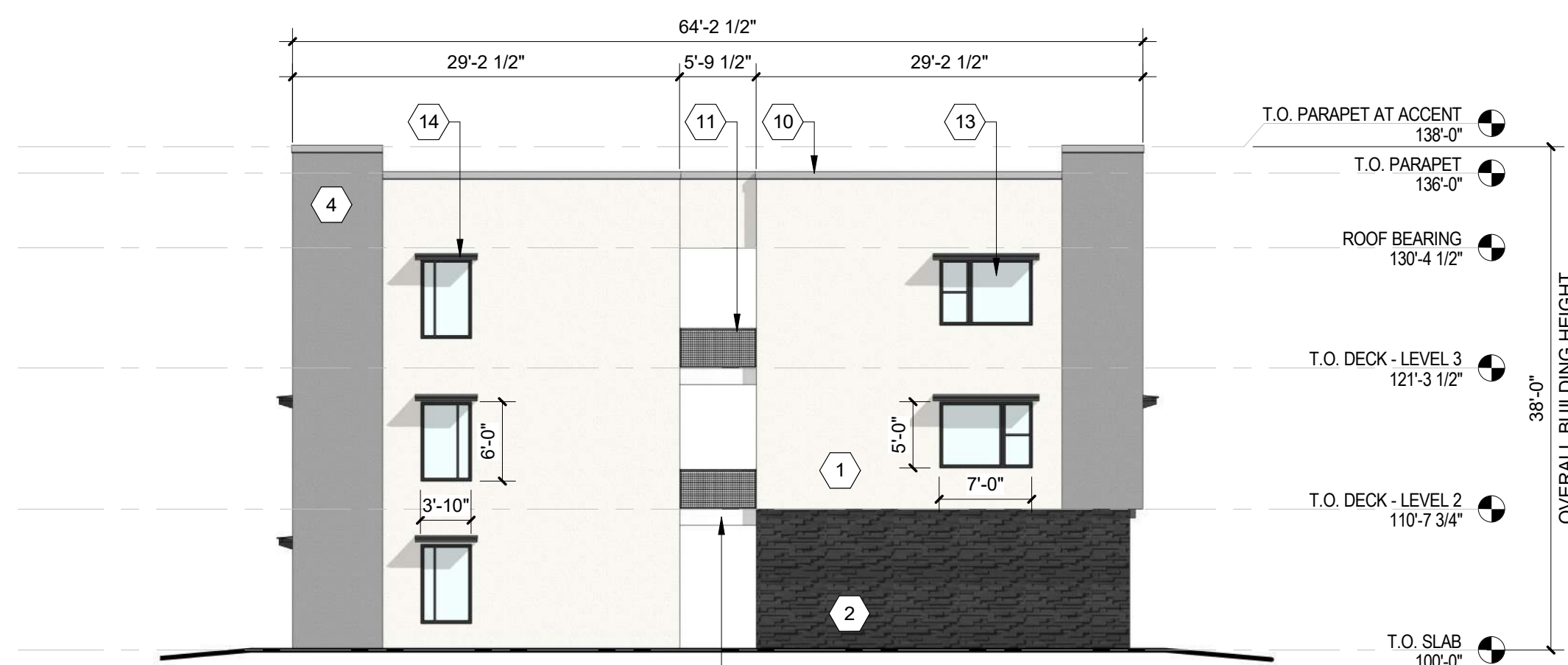
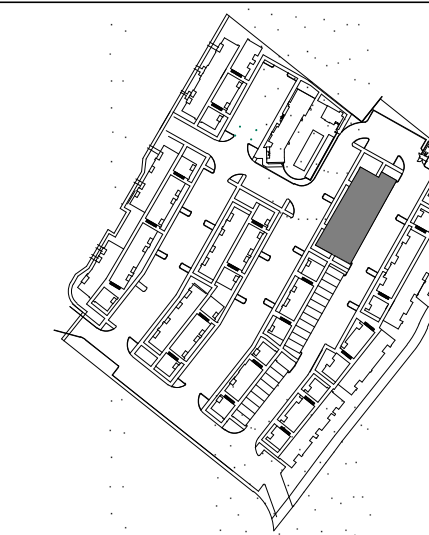
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5 - BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

- 11. GUARDRAIL - METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

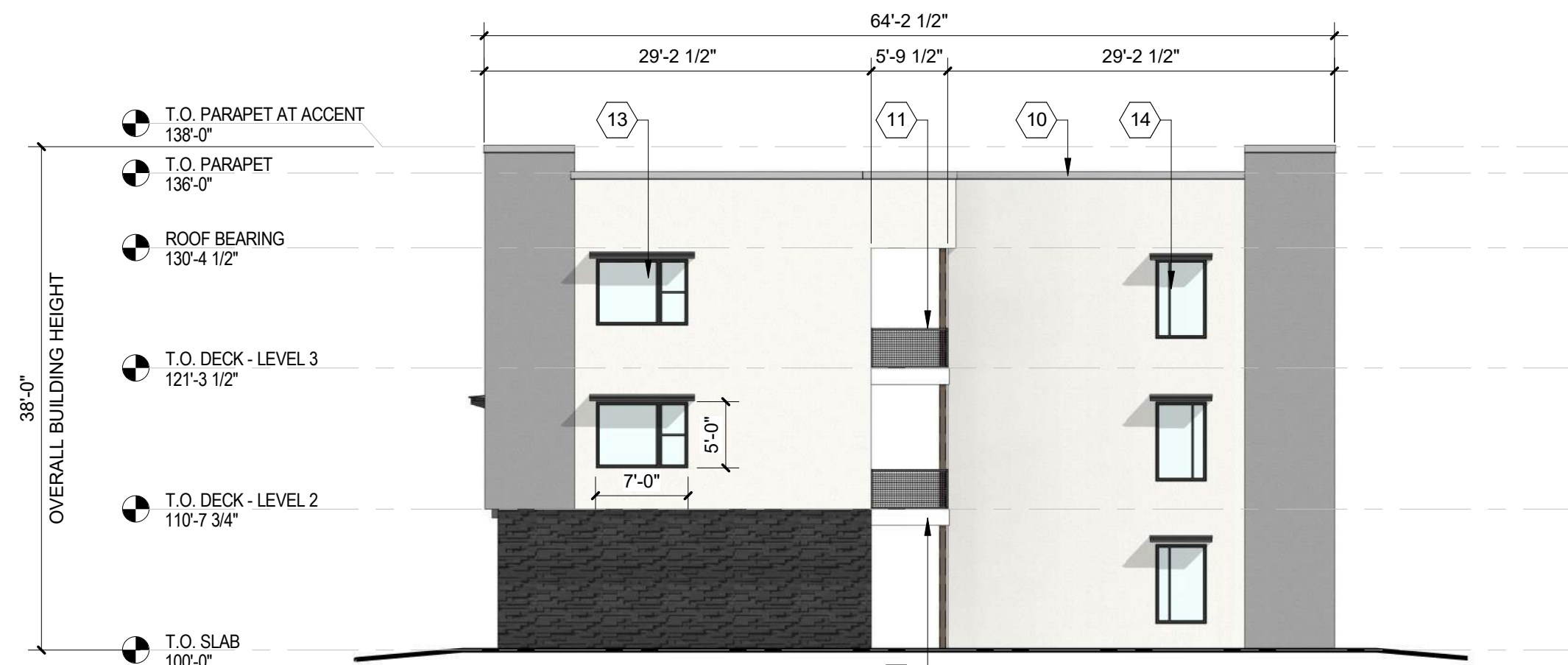
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

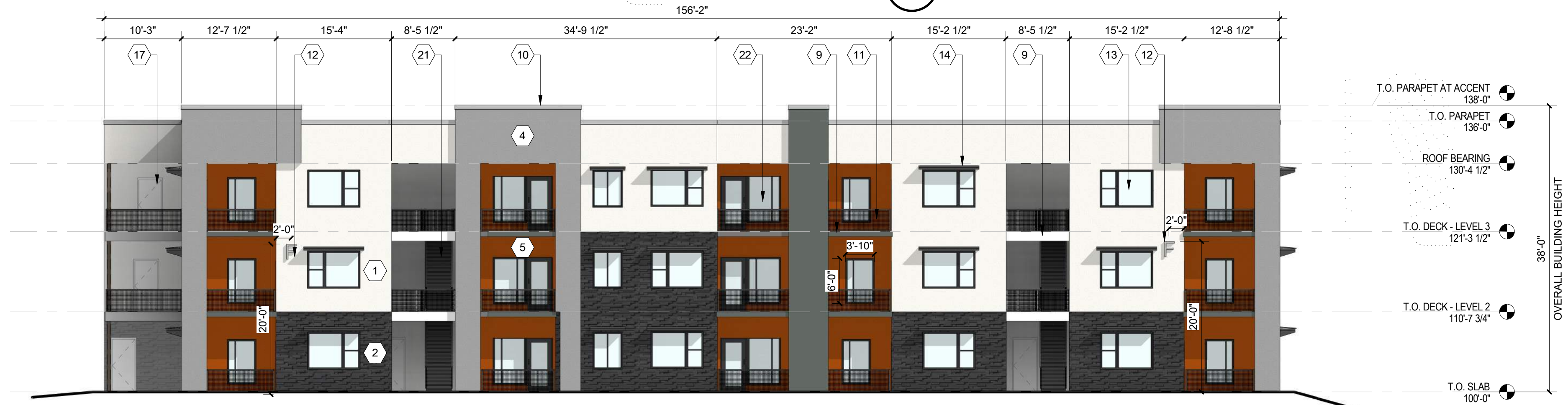
KEY PLAN



C2 BUILDING F - SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING F - NORTH ELEVATION
3/32" = 1'-0"



B2 BUILDING F - WEST ELEVATION
3/32" = 1'-0"



A2 BUILDING F - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

SEAL



PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: VM
 REVIEWED BY: HFG
 DATE: 10/12/2021
 PROJECT NO: 20-0286

DRAWING NAME
**EXTERIOR
 ELEVATIONS -
 BUILDING F**

SHEET NO
SDP5.6

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

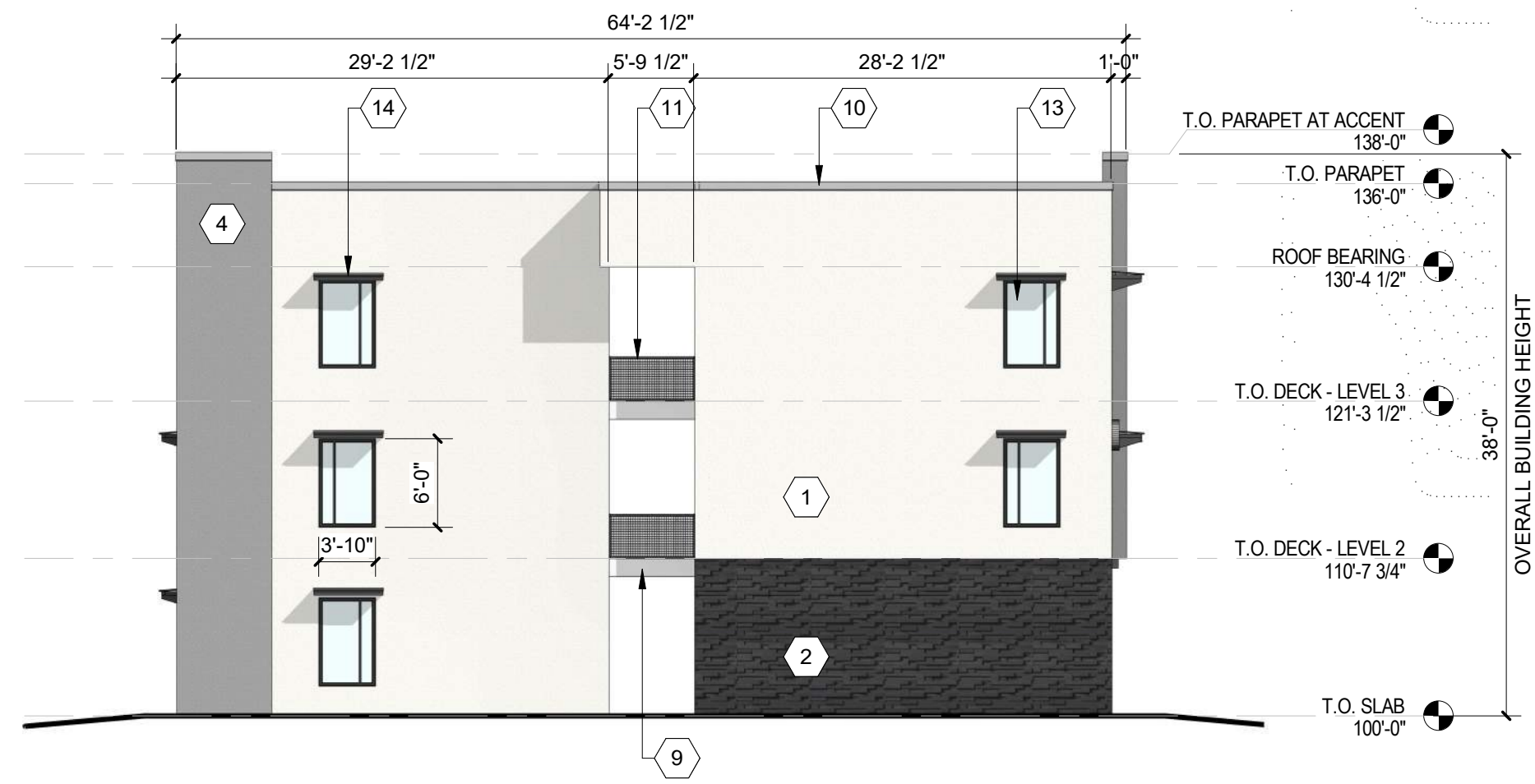
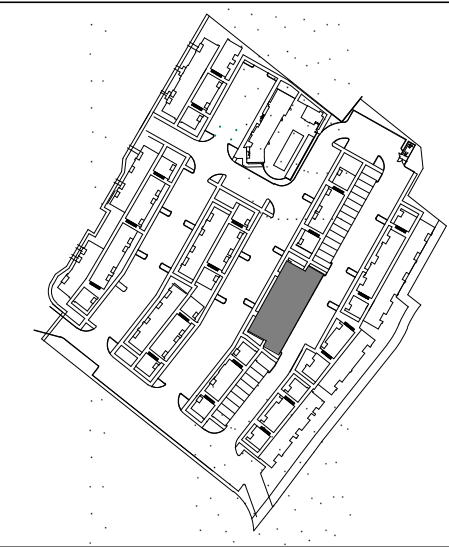
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5 - BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

- 11. GUARDRAIL - METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

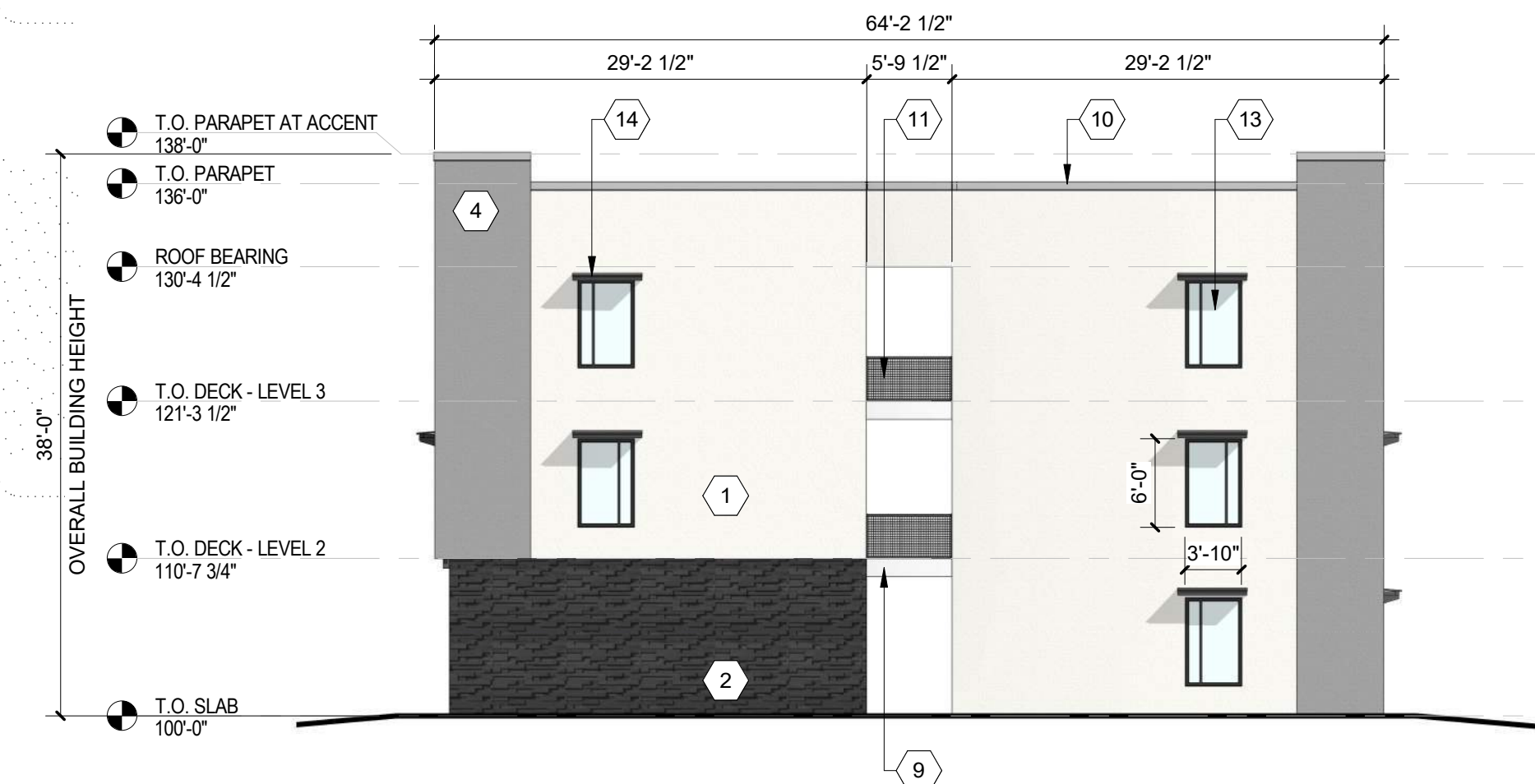
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



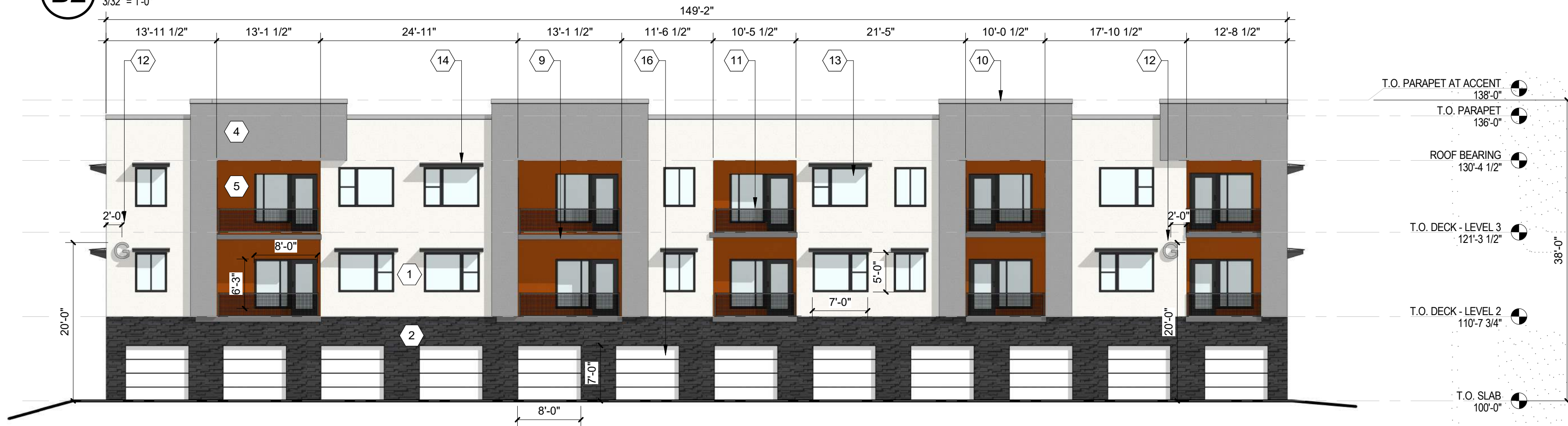
C1 BUILDING G - SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING G - NORTH ELEVATION
3/32" = 1'-0"



B2 BUILDING G - WEST ELEVATION
3/32" = 1'-0"



A2 BUILDING G - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

SEAL



PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY: VM
REVIEWED BY: HFG
DATE: 10/12/2021
PROJECT NO: 20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING G**

SHEET NO
SDP5.7

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- 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 IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

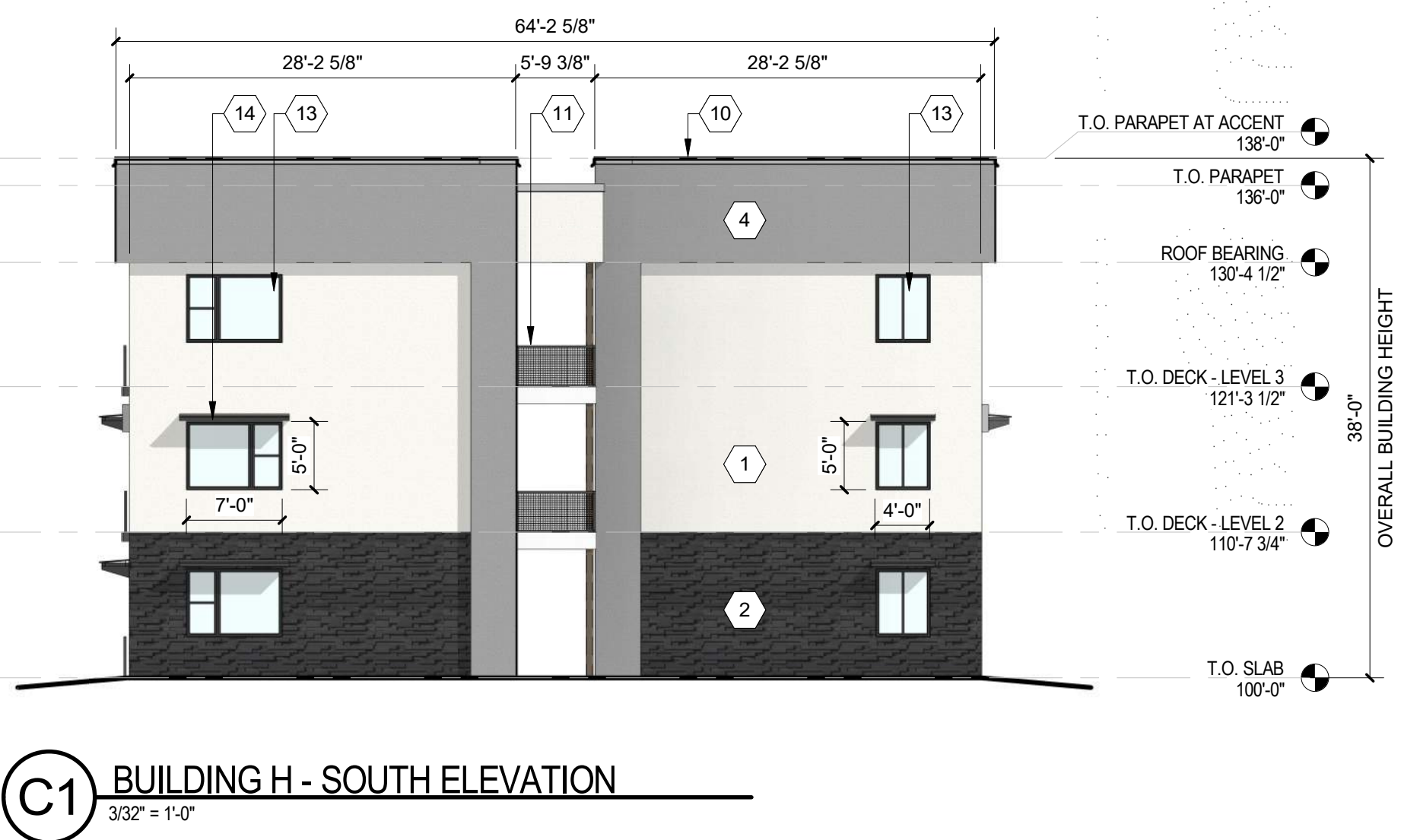
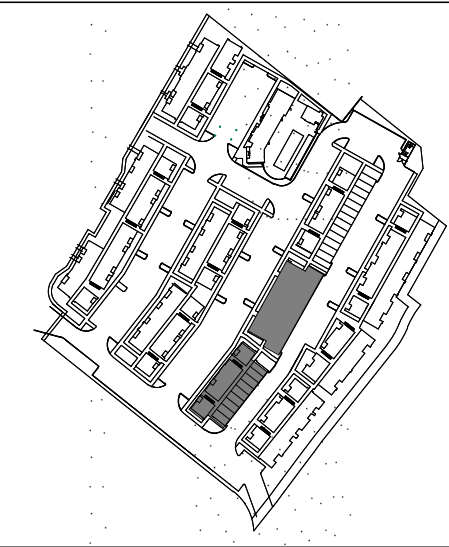
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5 - BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

- 11. GUARDRAIL - METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
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- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

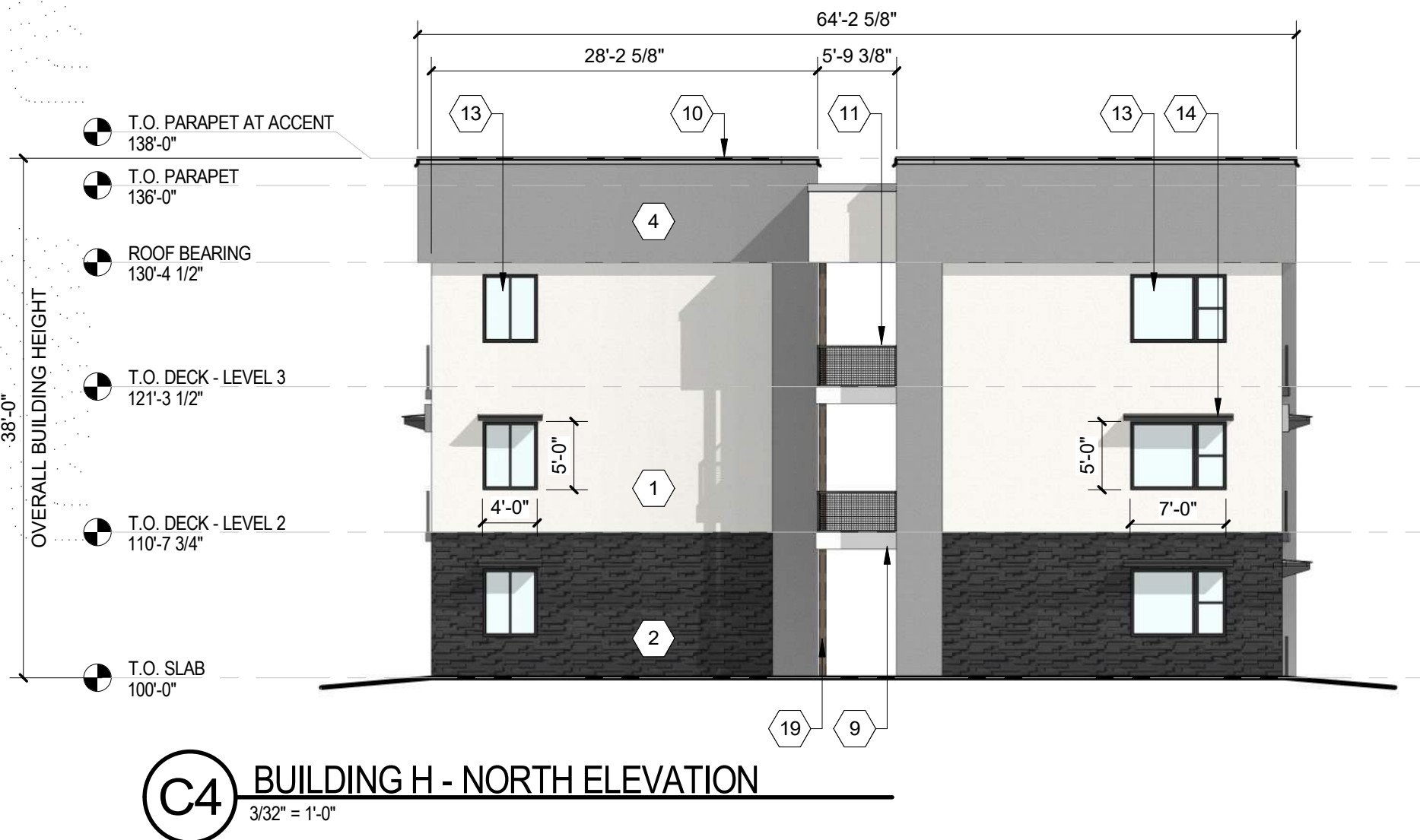
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



C1 BUILDING H - SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING H - NORTH ELEVATION
3/32" = 1'-0"



B2 BUILDING H WEST ELEVATION
3/32" = 1'-0"



A2 BUILDING H - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION



PROJECT

**SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114**

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

- REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWN BY _____ Author
REVIEWED BY _____ Approver
DATE 10/12/2021
PROJECT NO: 20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING H**

SHEET NO
SDP5.8

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

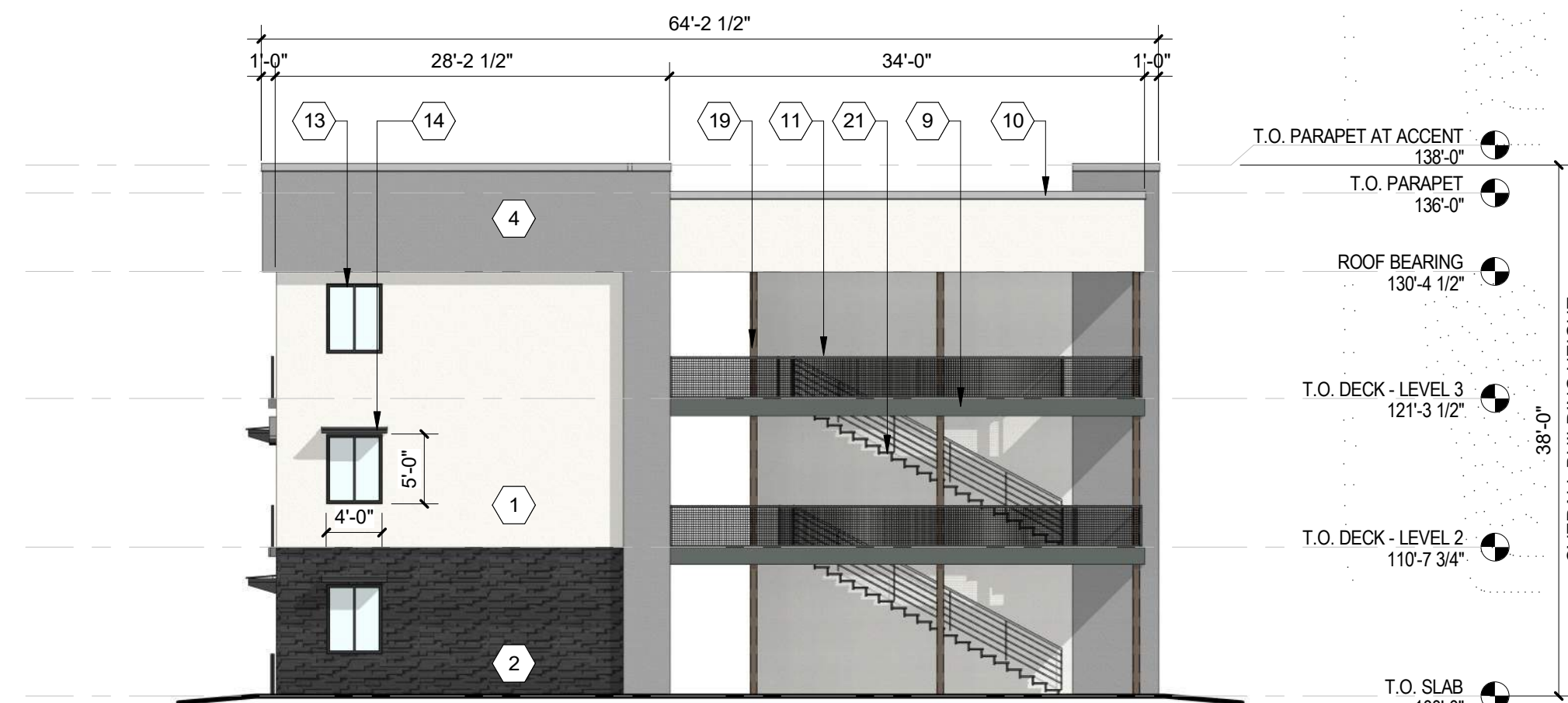
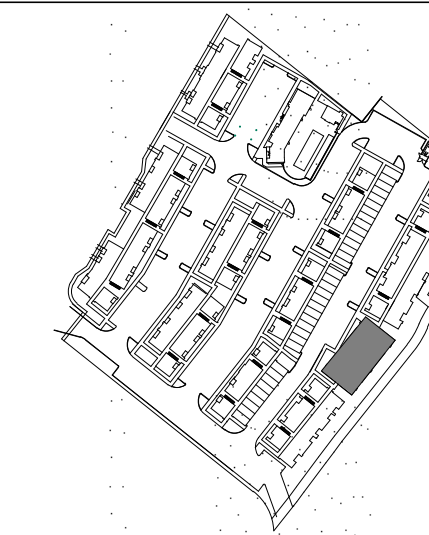
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
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- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
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- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

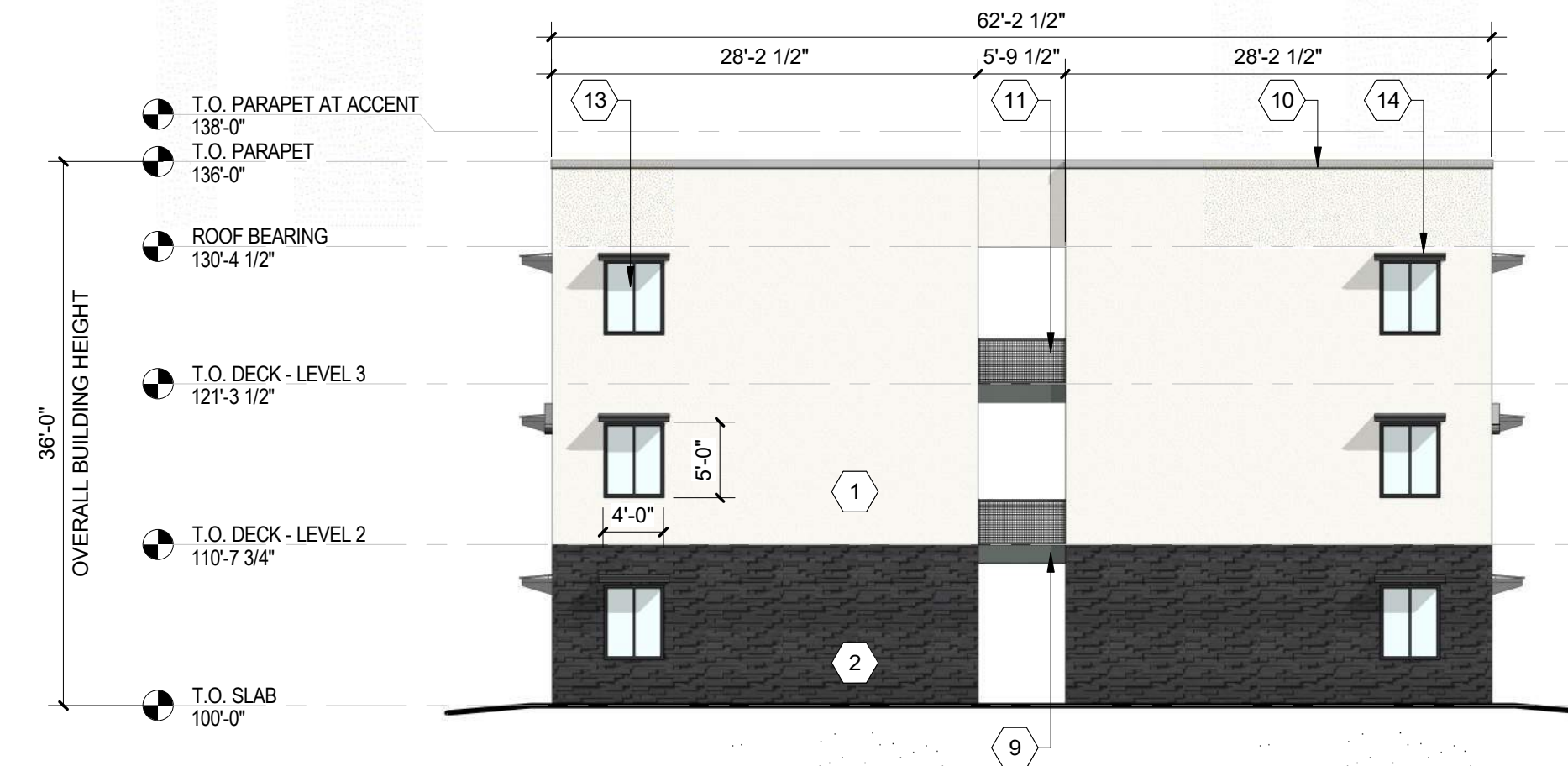
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



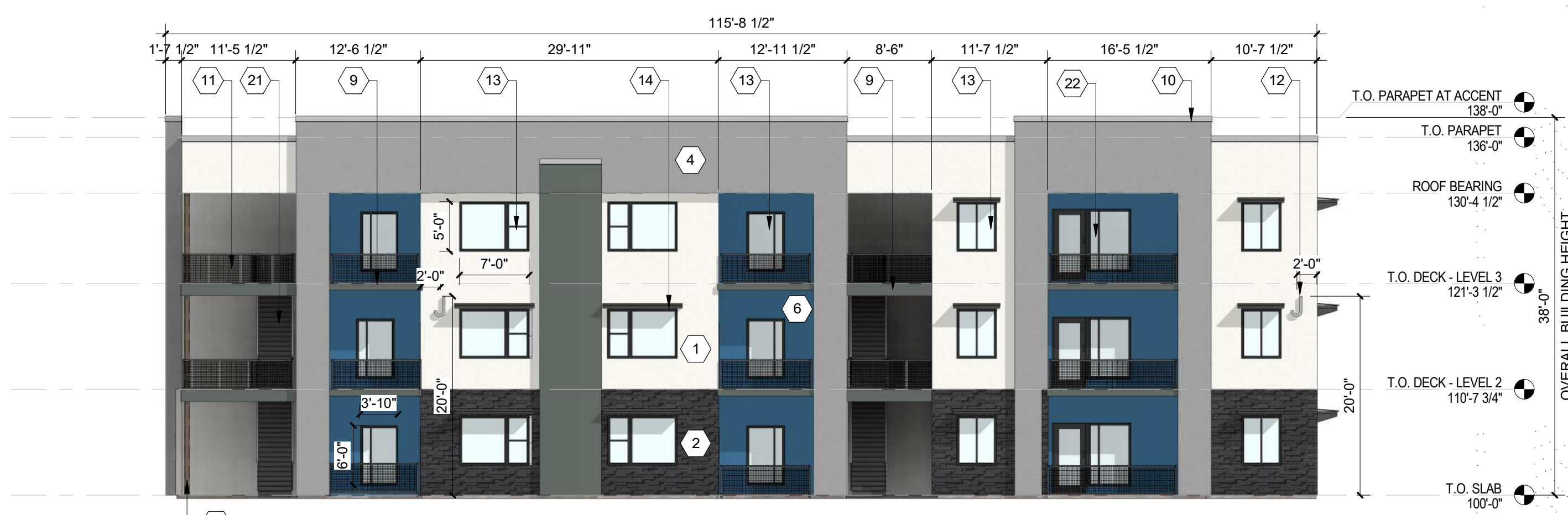
C2 BUILDING J - SOUTH ELEVATION
3/32" = 1'-0"



C4 BUILDING J - NORTH ELEVATION
3/32" = 1'-0"



B2 BUILDING J - WEST ELEVATION
3/32" = 1'-0"



A2 BUILDING J - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

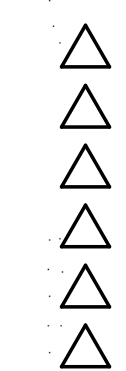


PROJECT

**SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114**

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS



DRAWN BY: VM, JF
REVIEWED BY: HG
DATE: 10/12/2021
PROJECT NO: 20-0286

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING J**

SHEET NO
SDP5.9

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
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- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

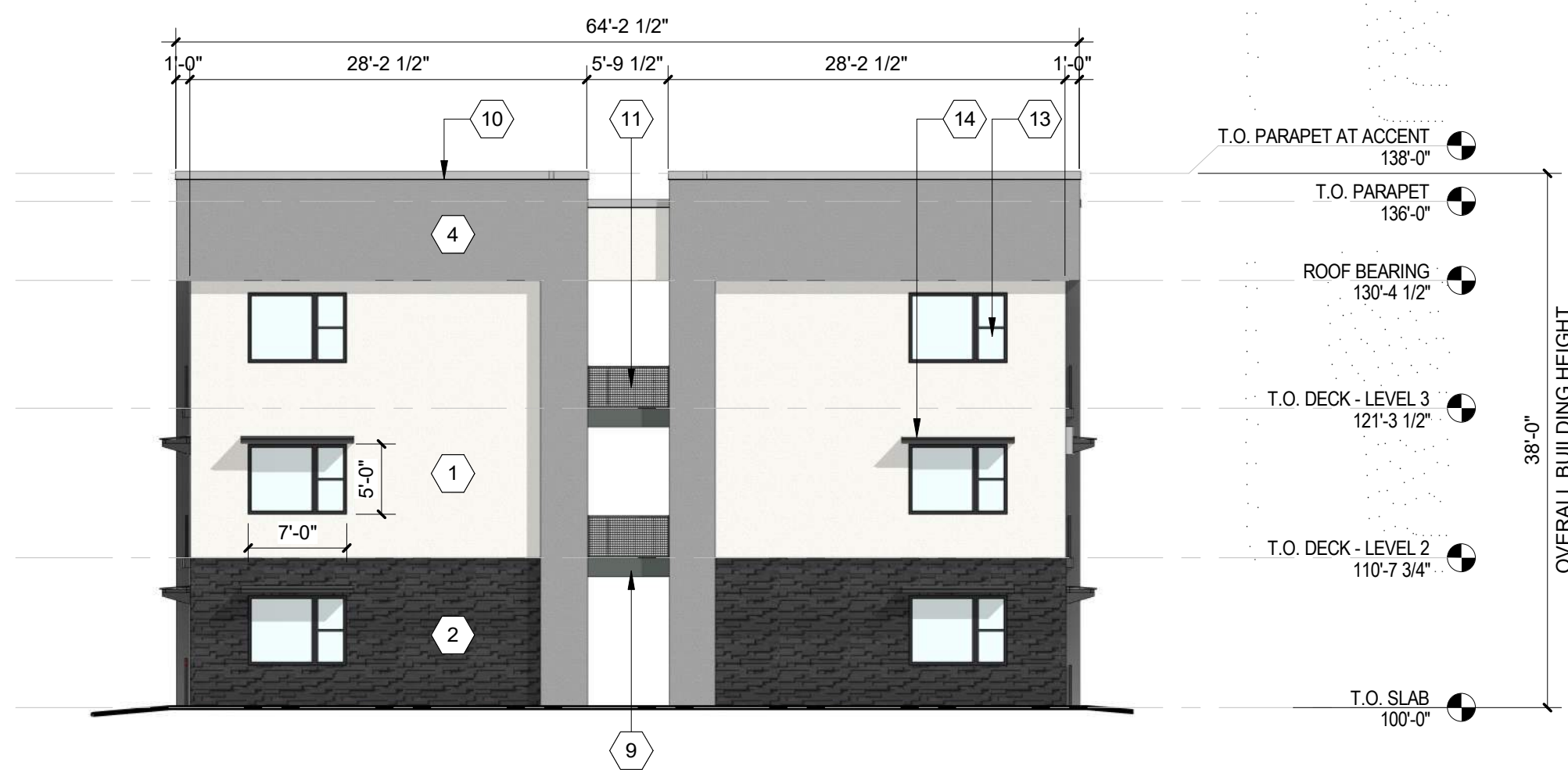
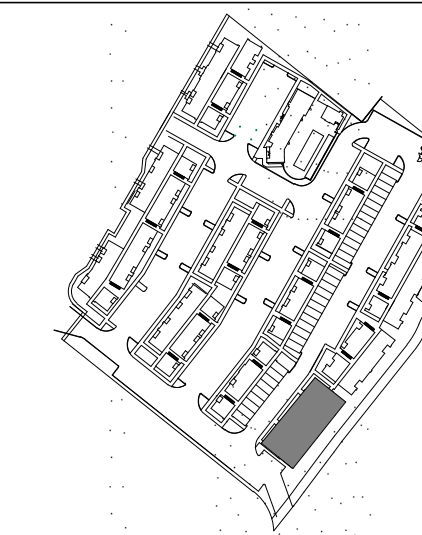
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
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- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED
- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
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- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
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- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

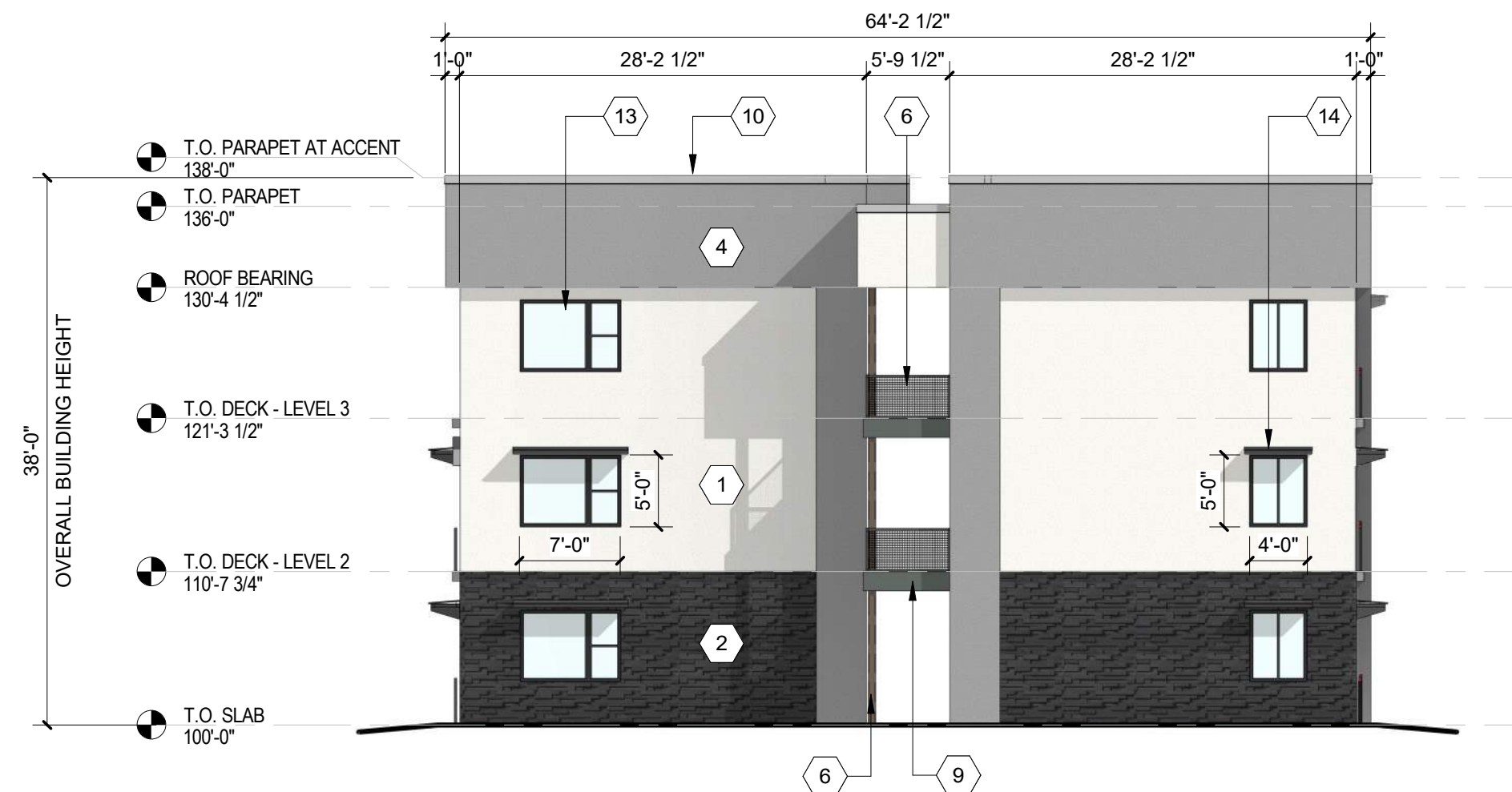
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



C1 BUILDING K - NORTH ELEVATION
3/32" = 1'-0"



C4 BUILDING K - SOUTH ELEVATION
3/32" = 1'-0"



A2 BUILDING K - WEST ELEVATION
3/32" = 1'-0"

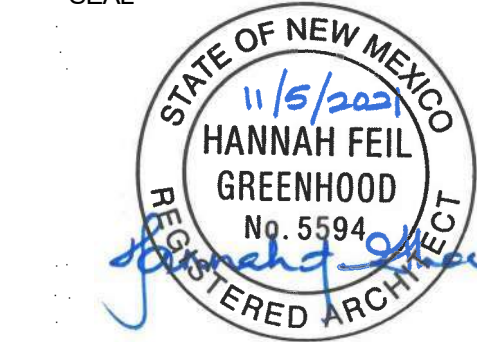


B2 BUILDING K - EAST ELEVATION
3/32" = 1'-0"

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

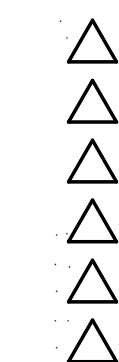


PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS



DRAWN BY: VM
REVIEWED BY: HFG
DATE: 10/12/2021
PROJECT NO: 20-0286

DRAWING NAME
EXTERIOR
ELEVATIONS -
BUILDING K

SHEET NO
SDP5.10



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

**SITE DEVELOPMENT
PLAN**

REVISIONS

- △
- △
- △
- △

DRAWN BY _____
REVIEWED BY _____
DATE 04/16/2021
PROJECT NO. 19-0058
DRAWING NAME

**ELECTRICAL SITE
LIGHTING
PLAN**

SHEET NO.

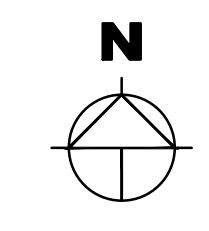
E1
OF

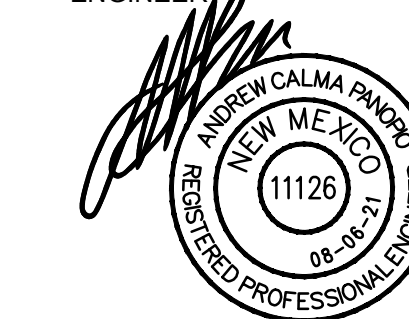
LUMINAIRE SCHEDULE				
Symbol	Label	Catalog Number	Description	Lamp
□	P3	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
□	P3HS	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
□	P4	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
○	BO	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF 00BK DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF, TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K
—	CA	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K
□	W9	HUBBELL OUTDOOR LIGHTING LNC2 SL 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4, WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K
□	WS	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, WALL MOUNT AT +8" B.O.F.	17.5W LED 3000K

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO
ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO
ABOVE FINISHED FLOOR.



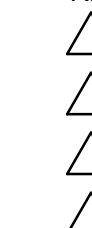
ELECTRICAL SITE LIGHTING PLAN
1" = 50' - 0"





SITE DEVELOPMENT
PLAN

REVISIONS



DRAWN BY

REVIEWED BY

DATE 04/16/2021

PROJECT NO. 19-0058

DRAWING NAME

ELECTRICAL SITE
PHOTOMETRIC
PLAN

SHEET NO.

E2
OF

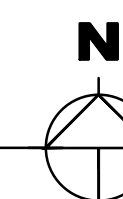
LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens LLF
□	P3	2	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute 0.88
□	P3HS	28	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute 0.88
□	P4	1	EATON - LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute 0.88
○	BO	4	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF 0080K DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF, TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K	Absolute 0.95
—	CA	53	COLUMBIA LIGHTING MPS 4 30 WHE C W E U.	4 FT. LINEAR LENSED LED LIGHT, U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute 0.90
□	W9	35	HUBBELL OUTDOOR LIGHTING LWZ2 SL 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4, WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K	Absolute 0.90
□	WS	108	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, WALL MOUNT AT +8' B.O.F.	17.5W LED 3000K	1255 0.95

T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO
ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO
ABOVE FINISHED FLOOR.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CALCS	+	2.0 fc	37.6 fc	0.0 fc	N/A	N/A
SPILL LIGHT AT +6 FT. ABOVE PROPERTY LINE	X	0.1 fc	0.7 fc	0.0 fc	N/A	N/A



ELECTRICAL SITE PHOTOMETRIC PLAN
1" = 50' - 0"













PR-2021-005442_SI-2021-01714_Site_Plan_Aproved_11-17-21_Sheet_1


Final Audit Report

2022-12-10


Created:	2022-12-06
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAATicT2_ZPanbcz3-owt6uBv3n5HMVyoca


"PR-2021-005442_SI-2021-01714_Site_Plan_Approved_11-17-21_Sheet_1" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2022-12-06 - 6:53:48 PM GMT - IP address: 198.206.237.4
-  Document emailed to jwolfley@cabq.gov for signature
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-  Document emailed to Ernest Armijo (eamijo@cabq.gov) for signature
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-  Document emailed to dggutierrez@abcwua.org for signature
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-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
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-  Email viewed by Tiequan Chen (tchen@cabq.gov)
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 Signer dggutierrez@abcwua.org entered name at signing as David Gutierrez
2022-12-06 - 9:51:35 PM GMT- IP address: 142.202.67.2


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 Signer jwolfley@cabq.gov entered name at signing as Jolene Wolfley, CABQ Planning
2022-12-10 - 1:03:44 AM GMT- IP address: 75.161.206.185

 Document e-signed by Jolene Wolfley, CABQ Planning (jwolfley@cabq.gov)
Signature Date: 2022-12-10 - 1:03:46 AM GMT - Time Source: server- IP address: 75.161.206.185

 Agreement completed.
2022-12-10 - 1:03:46 AM GMT