DEVELOPMENT REVIEW BOARD

SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005442
Application No. SI-2021-01714

TO:

X **Planning Department/Chair**
___ **Hydrology**
X **Transportation Development**
X **ABCWUA**
X **Code Enforcement**
X **Parks & Rec**
***(Please attach this sheet with each collated set for each board member)**

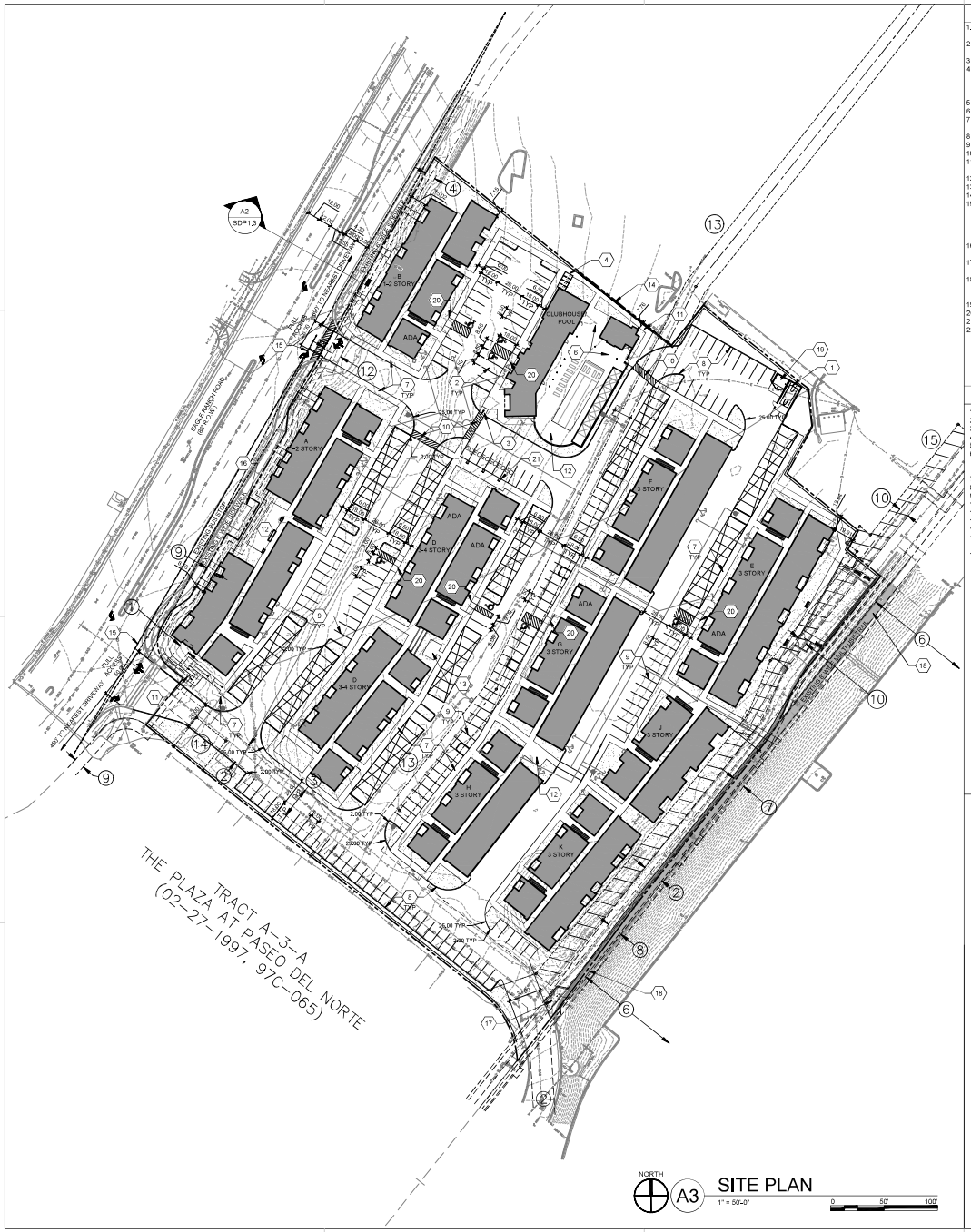
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 10/20/2021 **HEARING DATE OF DEFERRAL:** 11/10/2021

SUBMITTAL DESCRIPTION: Revised drawings in response to agency comments.

CONTACT NAME: Anthony Santi

TELEPHONE: 505-761-9700 EMAIL: anthonys@dpsdesign.org



SHEET KEYED NOTES

1. TRASH COMPACTOR ENCLOSURE WITH GATE, REF: C1/SDP1.2
2. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
3. ACCESSIBLE RAMP, REF: D5/SDP1.2
4. 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
5. NOT USED
6. SHADE STRUCTURE
7. 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
8. NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
9. PARKING STRIPING 4" WIDE, COLOR WHITE
10. 6' WIDE PAINTED CROSSWALK
11. 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
12. OUTDOOR GRILLING AREA.
13. OUTDOOR SEATING AREA.
14. CMU RETAINING WALL, SEE CIVIL AND B2/SDP1.2
15. 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.
16. NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY STANDARD DETAIL 2535.
17. PROVIDE ADA ACCESSIBLE CONNECTION FROM THE PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL.
18. RESURFACE EXISTING TRAIL ADJACENT TO THIS PROPERTY AND AS INDICATED BY THE SOLID GRAY HATCH, REF: C4/SDP1.3
19. RECYCLE ENCLOSURE, REF: D5/SDP1.2
20. ACCESSIBLE RAMP, REF: D5/SDP1.3
21. ELECTRICAL VEHICLE CHARGING STATION.
22. FOR PATIO WALLS AT GRADE, REF: A4/SDP1.2

EASEMENT NOTES

1. 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
2. 20' ABCWUA EASEMENT (06-28-1990, 90C-151)
3. 30' ABCWUA EASEMENT (06-28-1990, 90C-151)
4. 10' PUE (07-25-1988, C37-012)
5. 10' PUE (06-28-1990, 90C-151)
6. 100' PNM POWERLINE EASEMENT (05-06-1957, D385-303)
   EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847)
   EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)
7. 12' BIKE PATH EASEMENT (02-27-1997, 97C-065)
8. 15' PUE (03-10-1992, 1992011652)
9. 10' PUE (06-28-1990, 90C-151)
10. 10' NMGCO EASEMENT (03-21-1991, 1991019534)
11. 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133)
12. PUBLIC SIDEWALK EASEMENT (12-15-2007, 2007C-347)
13. 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)
14. 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)
15. 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-Wayor for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineeer/Hydrology	Date
Code Enforcement	Date
*Environmental Heath Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Panning Department	Date

*Environmental Health, if necessary

2/16/2018

GENERAL SHEET NOTES

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
F. 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.
G. 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.
H. 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 7.0867 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 = 298 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 = 6 SPACES

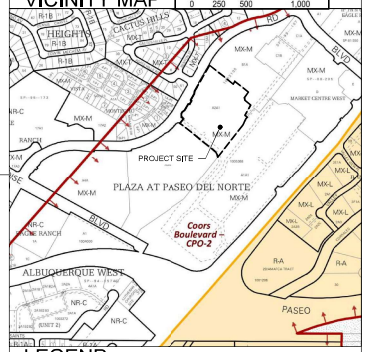
BICYCLE PARKING REQUIRED = 30 SPACES
(10% OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES)
BICYCLE PARKING PROVIDED = 30 SPACES

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)
- T — 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.
- COMPACT — COMPACT PARKING; REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
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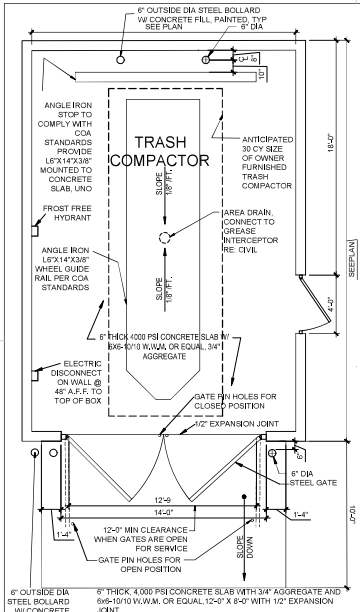
SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

REVISIONS
1 10.12.2021 MAJOR AMENDMENT
2
3
4

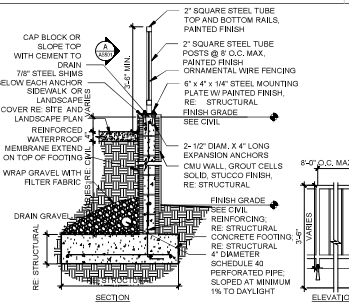
DRAWN BY	AG, JF
REVIEWED BY	RAW, HFG
DATE	10/29/2021
PROJECT NO.	20-0286

DRAWING NAME
SITE PLAN

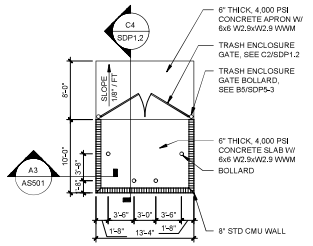
SHEET NO.
SDP1.1
OF



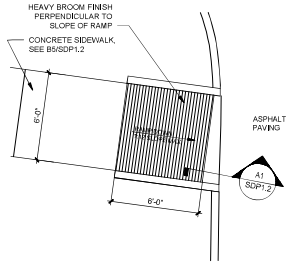
C1 TRASH COMPACTOR ENCLOSURE
1/4" = 1'-0"



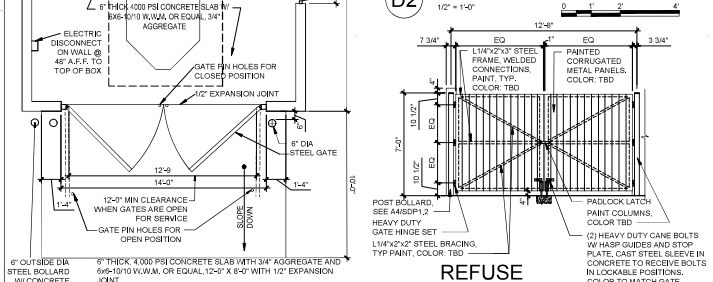
D2 CMU SITE WALL
1/2" = 1'-0"



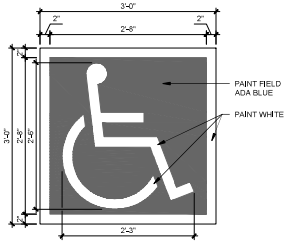
D4 TRASH ENCLOSURE
1/8" = 1'-0"



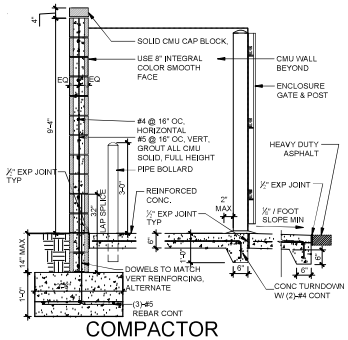
D5 ACCESSIBLE RAMP
1/4" = 1'-0"



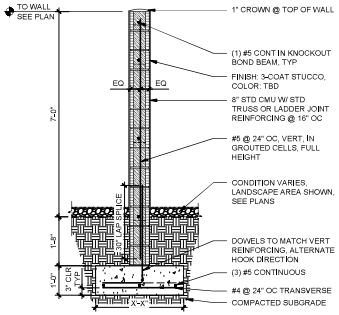
C2 REFUSE ENCLOSURE GATE
1/4" = 1'-0"



C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"

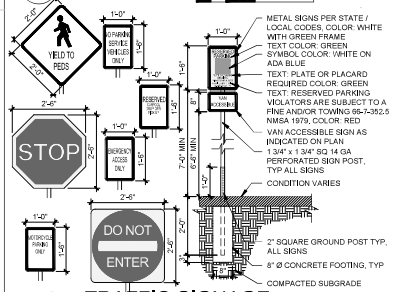


C4 COMPACTOR ENCLOSURE SECTION
1/2" = 1'-0"

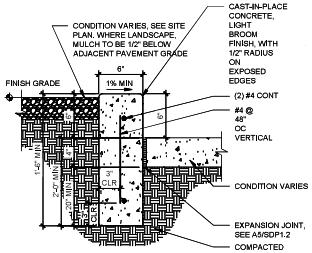


NOTE:
1. GROUT ALL CELLS BELOW GRADE.
2. SEE XX/XXXX FOR MASONRY CONTROL JOINT REQUIREMENTS.

C5 7' CMU SCREEN WALL
1/2" = 1'-0"

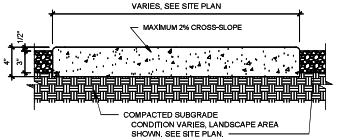


B1 TRAFFIC SIGNAGE
1/2" = 1'-0"

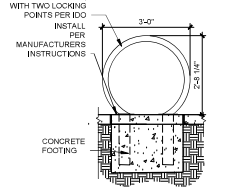


B3 CONCRETE HEADER CURB
1 1/2" = 1'-0"

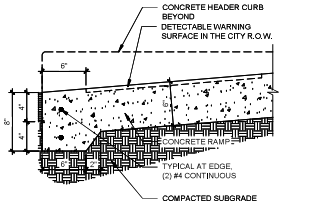
NOTES:
1. SEE SITE PLANS AND A5/SDP1.1 FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING,LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
3. INTEGRAL COLOR WHERESIF NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



B4 CONCRETE SIDEWALK
1 1/2" = 1'-0"

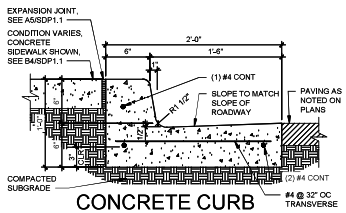


B5 BICYCLE RACK
1/2" = 1'-0"

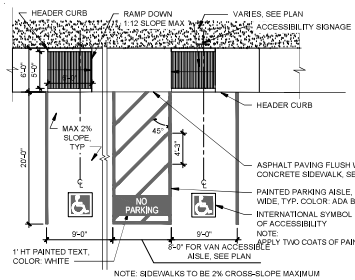


A1 RAMP TRANSITION
1 1/2" = 1'-0"

NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

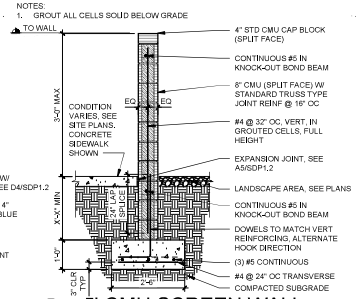


A2 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"

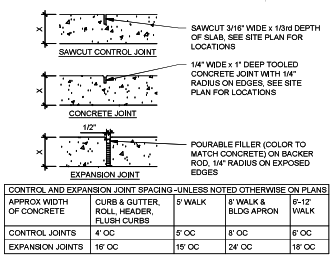


A3 ACCESSIBLE PARKING
1/8" = 1'-0"

NOTES:
1. GROUT ALL CELLS SOLID BELOW GRADE



A4 5' CMU SCREEN WALL
1/2" = 1'-0"



CONTROL AND EXPANSION JOINT SPACING -UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

A5 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

STATE OF NEW MEXICO 11/5/2021 HANNAH FEIL GREENHOOD No. 5594 REGISTERED ARCHITECT

ENGINEER

PROJECT

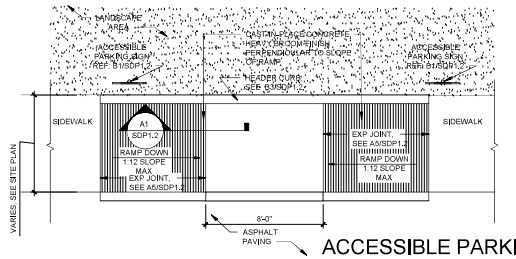
SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

REVISIONS
1 6/1/2021 MAJOR AMENDMENT
2
3
4

DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	10/29/2021
PROJECT NO.	20-0286

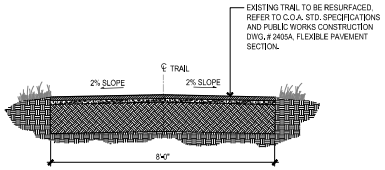
DRAWING NAME
SITE DETAILS

SHEET NO.
SDP1.2
OF



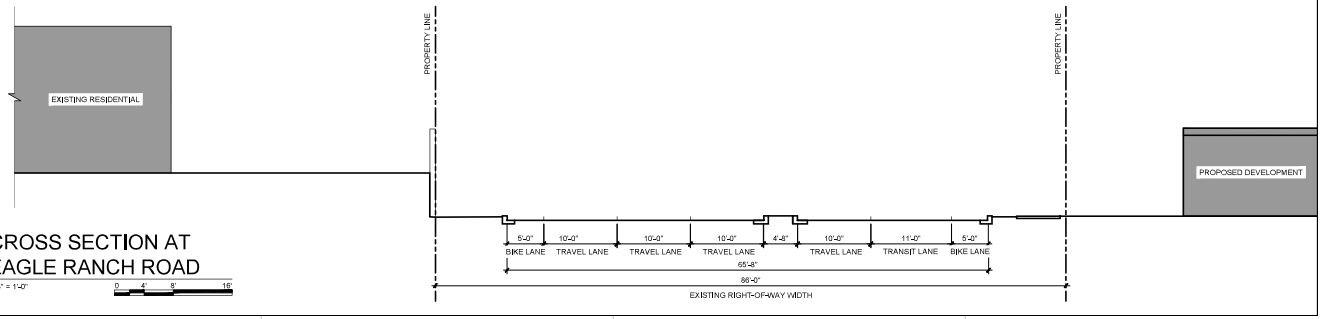
D5 ACCESSIBLE PARKING RAMP

1/4" = 1'-0"



C4 ASPHALT TRAIL

1/2" = 1'-0"



A2 CROSS SECTION AT EAGLE RANCH ROAD

1/8" = 1'-0"

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

ENGINEER

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

REVISIONS

1 6/1/2021 MAJOR AMENDMENT

DRAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	10/29/2021
PROJECT NO.	20-0286

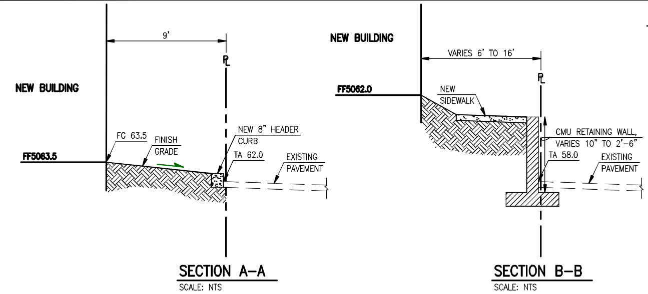
DRAWING NAME

SITE DETAILS

SHEET NO.

SDP1.3

OF

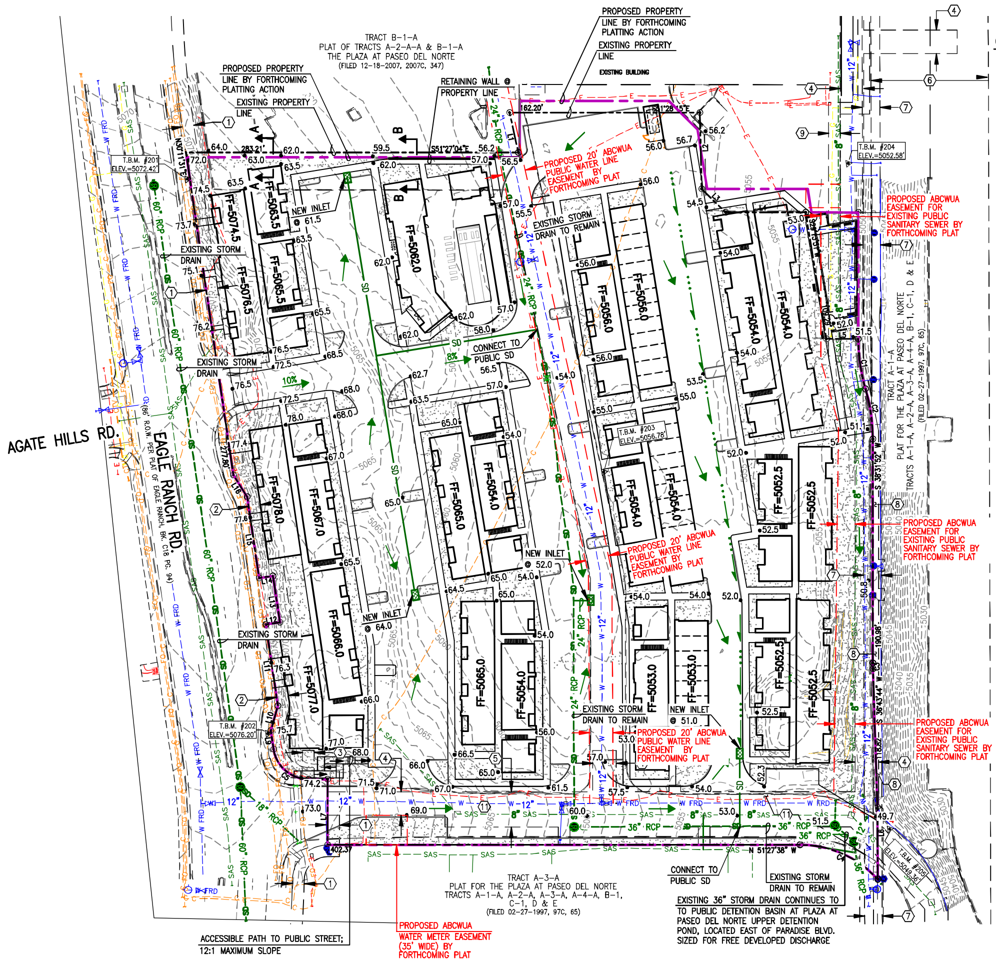


APWA UTILITY COLOR CODE

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:

- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED MANHOLE
- PROPOSED INLET
- 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



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)

EASEMENTS

1. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.
2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
6. 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.
7. 15' UTILITY EASEMENT GRANTED HORIZION-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. 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.
9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
10. 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.
11. 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.

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 SOUTHEAST 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 (QTOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED 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 ORDNANCE 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
B. $P_{100,6HR} = P_{360} =$ 2.17 IN
C. TOTAL PROJECT AREA (A_T) = 310,241 SF; 7.12 AC

D. LAND TREATMENTS

1.

EXISTING LAND TREATMENT				DEVELOPED LAND TREATMENT			
PROJECT SITE	310,241 SF	7.12 AC		PROJECT SITE	310,241 SF	7.12 AC	
LAND TREATMENT	AREA (SF/AC)		%	LAND TREATMENT	AREA (SF/AC)		%
A				A			
B	263,079 SF	6.04 AC	85%	B	33,621 SF	0.77 AC	11%
C				C	33,620 SF	0.77 AC	11%
D	47,162 SF	1.08 AC	15%	D	243,000 SF	5.58 AC	78%

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$

$\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 6.04) + (0.95 \cdot 0.00) + (2.24 \cdot 1.08)/7.12 =$ **0.96 IN**

$V_{100,6\,HR} = (E_W/12) \cdot A_T \Rightarrow (0.96/12) \cdot 7.12 =$ **0.5698 AC-FT = 24,820 CF**

b. PEAK DISCHARGE 100-YR

$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$

$\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 6.04) + (2.87 \cdot 0.00) + (4.12 \cdot 1.08) =$ **17.5 CFS**

B. DEVELOPED CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$

$\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.77) + (0.95 \cdot 0.77) + (2.24 \cdot 5.58)/7.12 =$ **1.94 IN**

$V_{100,6\,HR} = (E_W/12) \cdot A_T \Rightarrow (1.94/12) \cdot 7.12 =$ **1.1514 AC-FT = 50,160 CF**

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED

$V_{SWQV} = ((P_{SWQV})/12) \cdot A_D \Rightarrow ((0.42)/12) \cdot (5.58) =$ **0.1952 AC-FT = 8,510 CF**

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST

$\Rightarrow$ \$8.00 PER CF FIRST FLUSH GENERATE x 8510 CF = **\$68,080.00**

d. PEAK DISCHARGE 100-YR

$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$

$\Rightarrow (1.54 \cdot 0.00) + (2.16 \cdot 0.77) + (2.87 \cdot 0.77) + (4.12 \cdot 5.58) =$ **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.
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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.highmesacg.com

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER
09-27-2021

*THIS PLAN SUPERCEDES 06-04-2021 PLAN

PROJECT

SEDONA WEST

EAGLE RANCH ALBUQUERQUE 87114
ALBUQUERQUE, NM 87123

SITE DEVELOPMENT PLAN

REVISIONS

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

SHEET NO. CG-101 OF

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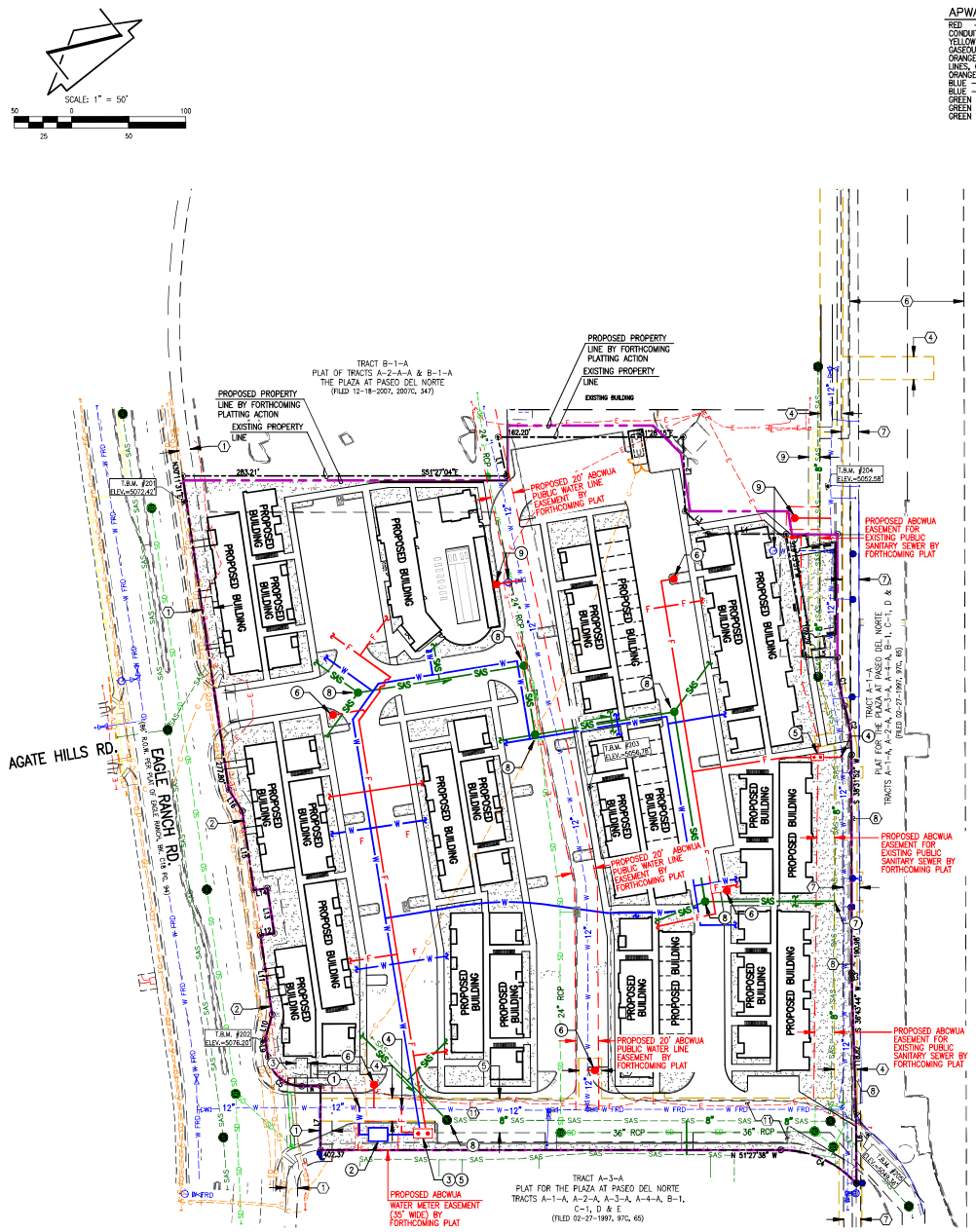

APWA UTILITY COLOR CODE

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

EASEMENTS

1. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.
2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
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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.
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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)

KEYED NOTES:

1. NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
2. NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT
3. NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED ENCLOSURE
4. NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
5. NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE
6. NEW FIRE HYDRANT
7. NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC SANITARY SEWER MAIN
8. NEW SANITARY SEWER MANHOLE
9. RELOCATE EXISTING PUBLIC FIRE HYDRANT

LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- NEW BACKFLOW PREVENTER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY MANHOLE

NOTE:
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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.highmesacg.com

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER
09-27-2021
*THIS PLAN SUPERCEDES 06-04-2021 PLAN

PROJECT

SEDONA WEST
EAGLE RANCH ALBUQUERQUE 87114
ALBUQUERQUE, NM 87123

SITE DEVELOPMENT PLAN

REVISIONS

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

DRAWING NAME
CONCEPTUAL WATER AND SANITARY SEWER PLAN

SHEET NO.
CU-101
OF

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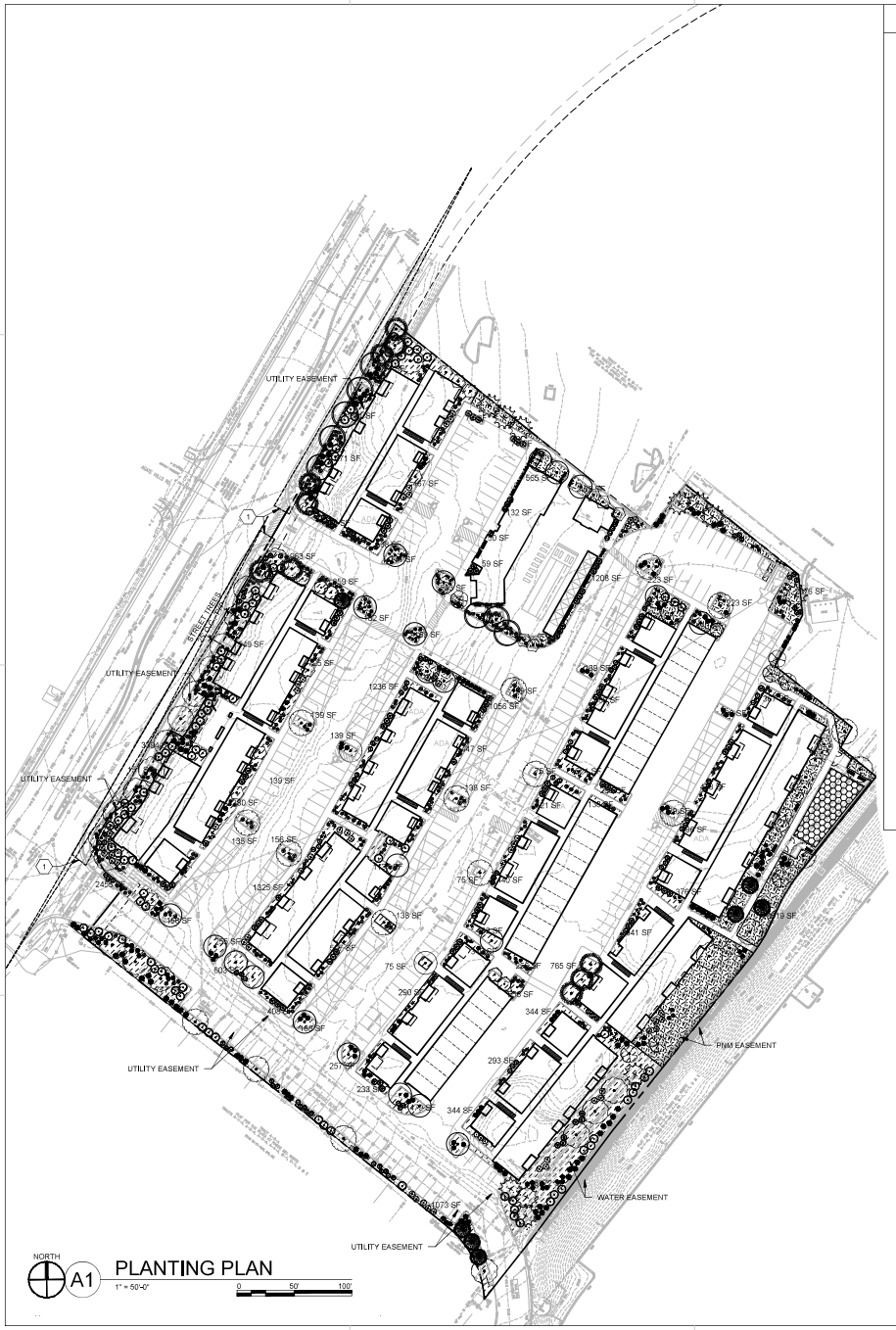

PLANT SCHEDULE

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TREES	BOTANICAL NAME	COMMON NAME
	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER
	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY
	CHILOPSIS LINEARIS 'BURGUNDY'	DESERT WILLOW
	CUPRESSUS ARIZONICA 'BLUE ICE'	BLUE ICE ARIZONA CYPRESS
	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE
	FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE ASH
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE
	PINUS ELDARICA	AFGHAN PINE
	ULMUS PROPINQUA 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM
	VITEX AGNUS-CASTUS	CHASTE TREE
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**
	BACCHARIS X 'STARN' TM	STARN THOMPSON COYOTE BRUSH
	ERICAMERIA LARICIFOLIA 'AGUIRRE'	TURPENTINE BUSH
	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS SAGE
	RHUS TRILOBATA 'AUTUMN AMBER'	PROSTRATE SUMAC
	ROSMARINUS OFFICINALIS 'ARP'	ARP ROSEMARY
	SALVIA GREGGII 'ULTRA VIOLET'	ULTRA VIOLET AUTUMN SAGE
GRASSES	**BOTANICAL NAME**	**COMMON NAME**
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	'KARL FOERSTER' GRASS
	MUHLENBERGIA EMERSLEYI EL TORO	EL TORO MUHLY GRASS
	MUHLENBERGIA RIGENS	DEER GRASS
DESERT ACCENT	**BOTANICAL NAME**	**COMMON NAME**
	EPHEDRA EQUISETINA	BLUESTEM EPHEDRA
	HESPERALOE PARVIFLORA	RED YUCCA
	NOLINA MICROCARPA	BEARGRASS
	YUCCA RUPICOLA	TWISTED LEAF YUCCA

SHEET KEYED NOTES

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

LEGEND

SYMBOL	NOTES	EST QTY
	½"Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC	43,736 SF
	4" DEPTH SHREDDED BARK MULCH OVER FILTER FABRIC	20,479 SF
	ARTIFICIAL TURF	1,835 SF
	PROPERTY LINE	

GENERAL SHEET NOTES

A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION ORDINANCE AND POLLEN ORDINANCE.
C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-5-1 OF THE IDO.
G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
H. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
I. NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

IRRIGATION NOTES

A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT, RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 7.12 AC = 310,147 SF
AREA OF LOT COVERED BY BUILDINGS = 91,826 SF
NET LOT AREA = 218,321 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 32,749 SF
PROVIDED LANDSCAPE AREA = 64,215 SF = 29%

REQUIRED TREES
TOTAL NUMBER OF PARKING SPACES = 304 SPACES
REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 31 TREES
PROVIDED NUMBER OF PARKING LOT TREES = 34 TREES
NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 21 placed at 25' on center (535' of street frontage)
PROVIDED STREET TREES = 23

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES
1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY UNIT (78)
PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

REQUIRED VEGETATIVE COVERAGE
REQUIRED GROUND COVERAGE = 47,535 SF = 75% OF PROVIDED LANDSCAPE AREA
A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
PROVIDED TOTAL GROUND COVERAGE = 76,966 SF
TREE CANOPY COVERAGE = 57,648 SF
GROUND PLANT COVERAGE = 13,207 SF = 27% OF REQUIRED VEGETATIVE COVERAGE

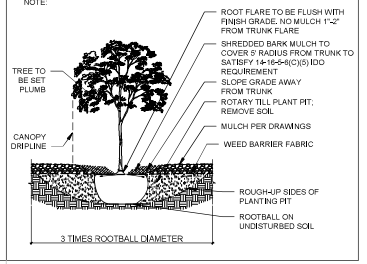
PARKING LOT AREA = 194,500 SF
PARKING LOT LANDSCAPING PROVIDED = 29,175 SF = 15%
MIN. *15% OF PARKING LOT AREA TO BE LANDSCAPED*

GROUND COVER MATERIAL
TOTAL ROCK MULCH GROUND COVER = 43,736 SF = 68%
TOTAL ORGANIC MULCH GROUND COVER = 20,479 SF = 32%
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d

TREE PLANTING DETAIL

1. PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.
2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.

NOTE:



DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

STATE OF NEW MEXICO
MARTIN E. DURNS
No. 226
11/5/2021
REGISTERED LANDSCAPE ARCHITECT

ENGINEER

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

REVISIONS

DRAWN BY	
REVIEWED BY	
DATE	10/29/2021
PROJECT NO.	20-0286

DRAWING NAME
PLANTING PLAN

SHEET NO.
SDP2.1
OF

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 (X)

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/MATERIAL #1 - DARK MASONRY VENEER
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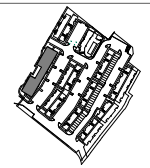
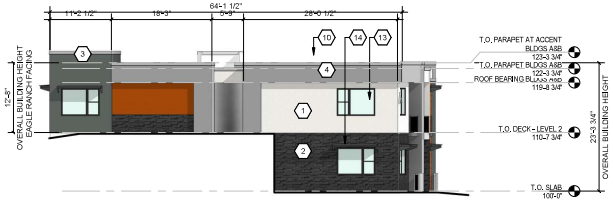
- ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH
- ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
- ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH

KEY PLAN





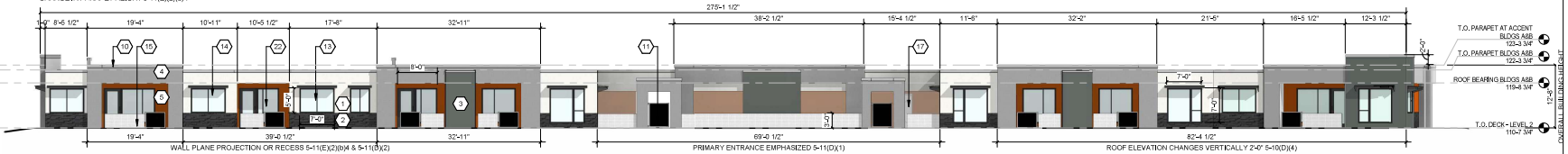
C1 BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"

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

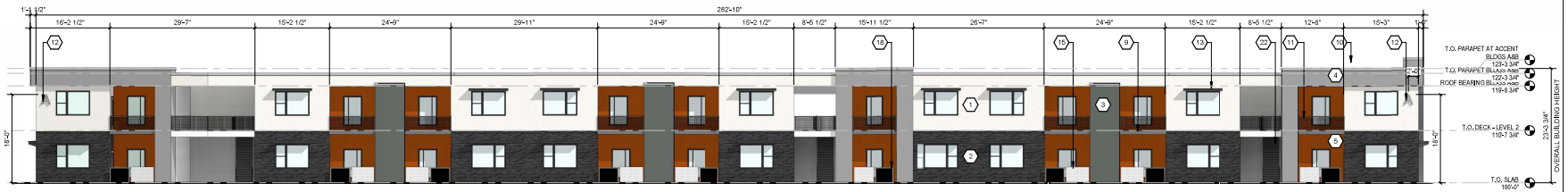
COMPLIANCE WITH SECTION 5-7(D):
CMU WALLS 3'-0" IN HEIGHT 5-7(D)(1)

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"

11/5/2021 10:39:09 AM

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

PROJECT

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.
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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 (X)

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
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13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
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15. PATIO WALL - CMU
16. GARAGE OVERHEAD DOOR
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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
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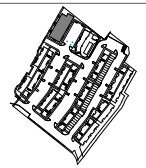
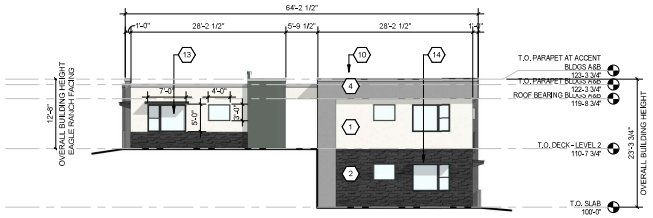
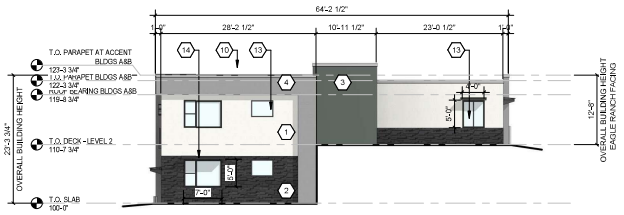
- ACCENT COLOR #5 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
- ACCENT COLOR #6 - DUSTY BLUE ACCENT STUCCO FINISH

KEY PLAN





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

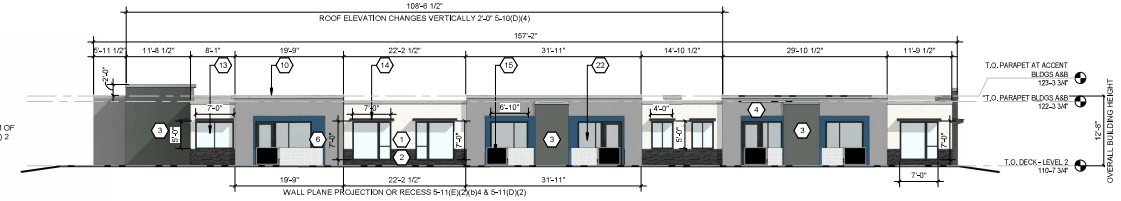


C4 BUILDING B - NORTH ELEVATION
3/32" = 1'-0"

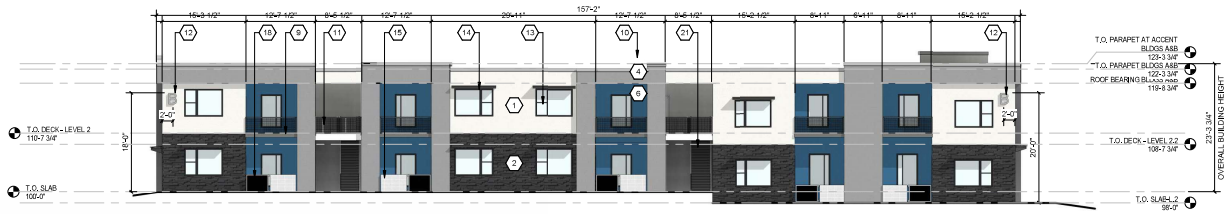
COMPLIANCE WITH SECTION 5-7(D):
CMU WALLS 3-0" IN HEIGHT 5-7(D)(1)

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
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



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



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

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DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

PROJECT

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 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
3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
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6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
7. NOT USED
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12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
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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
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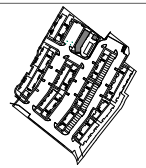
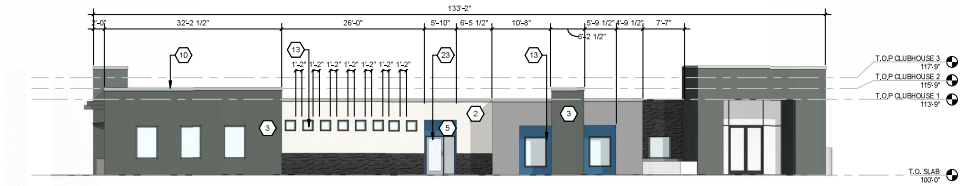
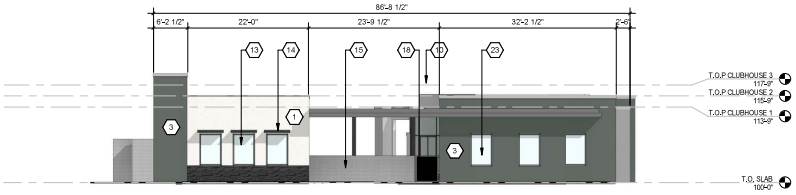
- ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
- ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH

KEY PLAN

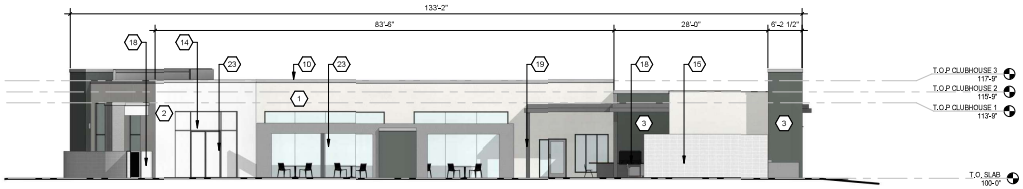




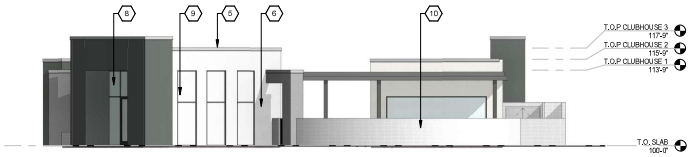
B2 CLUBHOUSE - NORTH ELEVATION
3/32" = 1'-0"



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"

11/5/2021 10:40:31 AM

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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 - 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.
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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 (X)

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2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
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LEGEND

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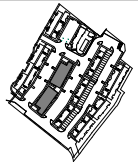
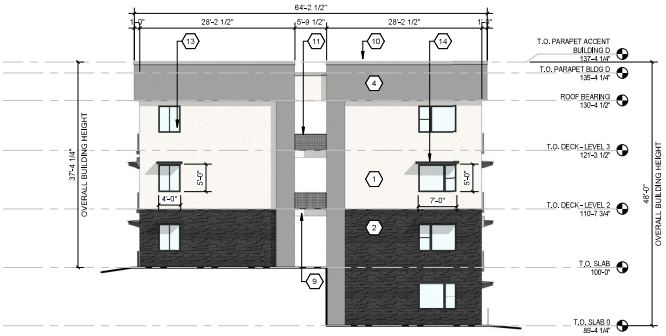
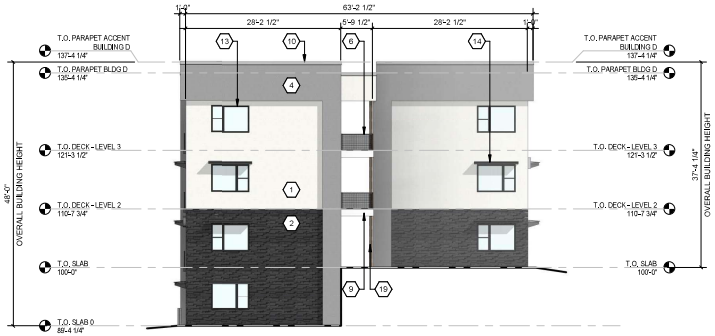
- ACCENT COLOR #5 - BLUE TONE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
- ACCENT COLOR #6 - DUSTY BLUE ACCENT STUCCO FINISH

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"

11/5/2021 10:40:58 AM

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

PROJECT

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.

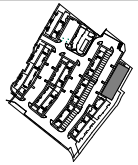
SHEET KEYNOTES (X)

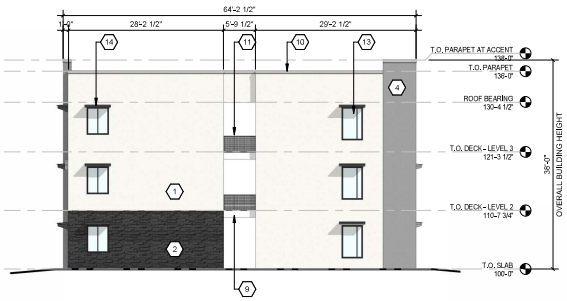
1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
6.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

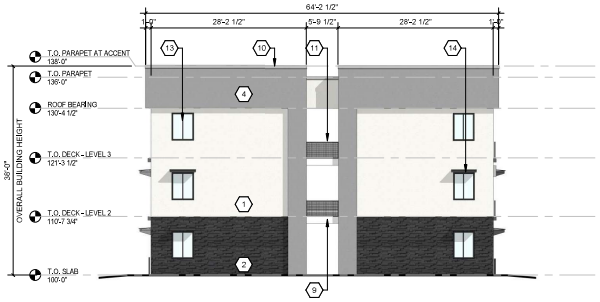
- FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH
- ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD
- ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH
- ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST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

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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

11/5/2021 10:41:26 AM

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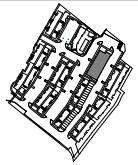
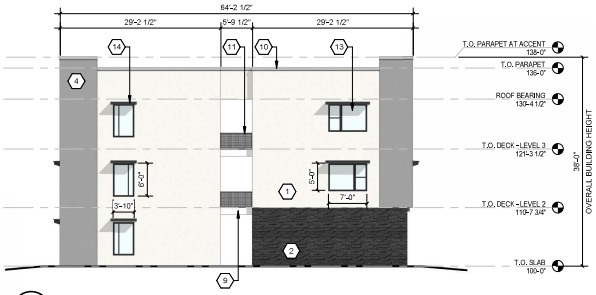
12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
14. WINDOW AWNING - METAL CUSTOM FABRICATED
15. PATIO WALL - CMU
16. GARAGE OVERHEAD DOOR
17. METAL UNIT ENTRY DOOR
18. METAL PATIO GATE
19. STEEL COLUMN PAINTED
20. STEEL DOWNSPOUT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

LEGEND

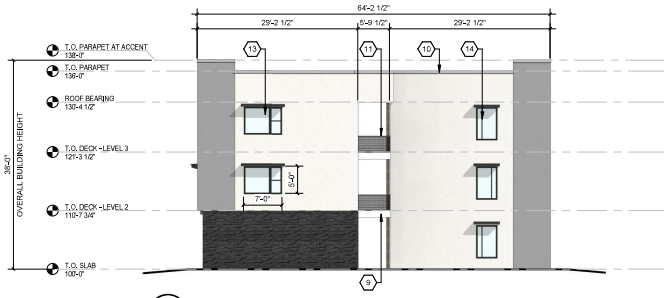
- FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH
- ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD
- ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH
- ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST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

11/5/2021 10:41:47 AM

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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.
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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.

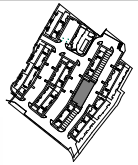
SHEET KEYNOTES

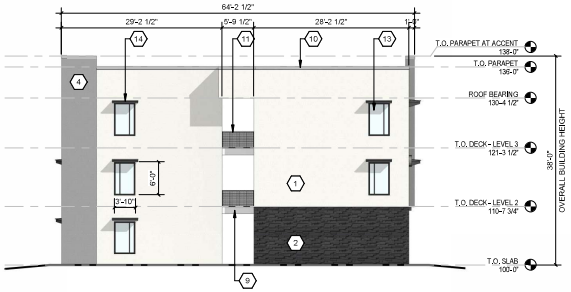
1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
6.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

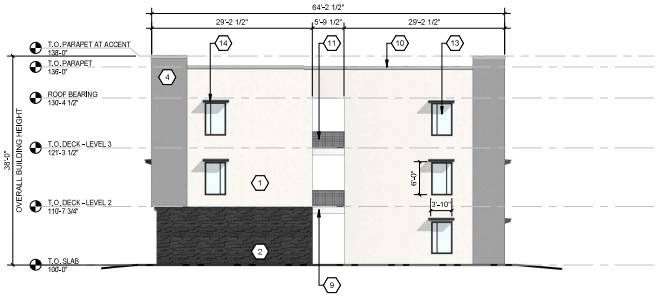
- FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH
- ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD
- ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH
- ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST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

11/5/2021 10:42:11 AM

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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.
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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
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
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13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
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15. PATIO WALL - CMU
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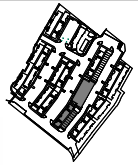
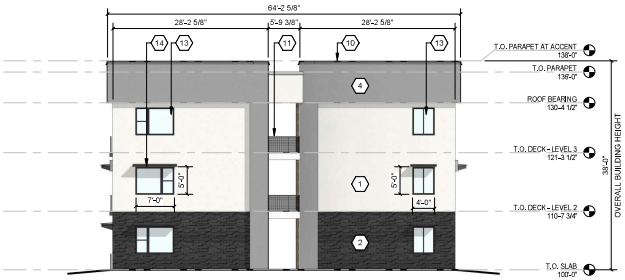
17. METAL UNIT ENTRY DOOR
18. METAL PATIO GATE
19. STEEL COLUMN PAINTED
20. STEEL DOWNSPOUT
21. EXTERIOR STEEL STAIR
22. PATIO DOOR WITH LIGHT
23. ALUMINUM STOREFRONT

LEGEND

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

11/5/2021 10:42:40 AM

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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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E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES (X)

1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
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23. ALUMINUM STOREFRONT

LEGEND

- FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH
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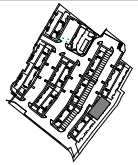
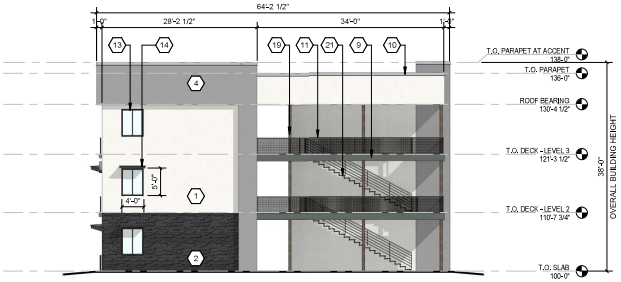
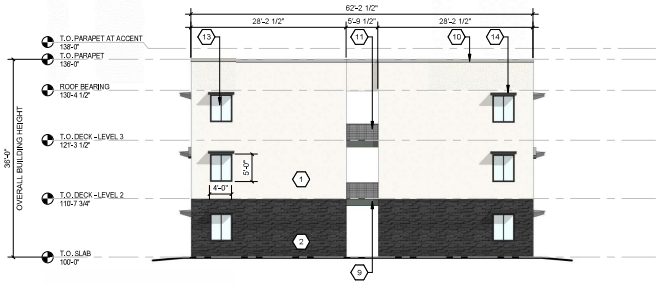
- ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
- ACCENT COLOR #5 - DUSTY BLUE ACCENT STUCCO FINISH

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

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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

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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.

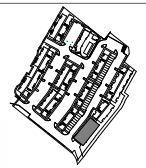
SHEET KEYNOTES (X)

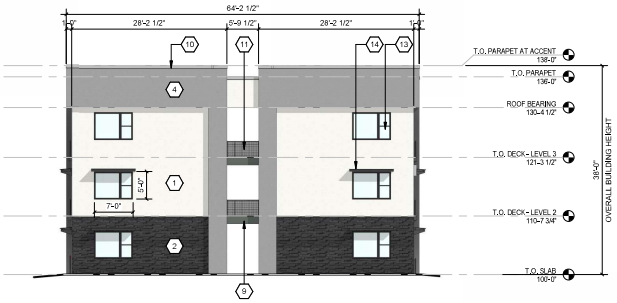
1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
6.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

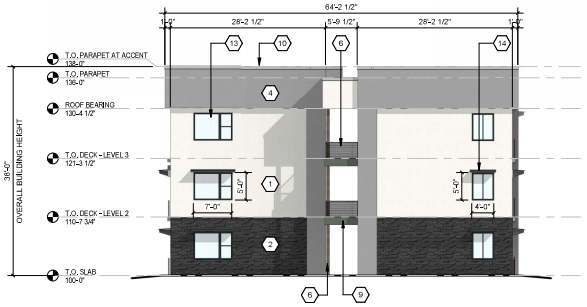
- FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH
- ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD
- ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH
- ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
- ACCENT COLOR #4 - RUST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

11/5/2021 10:43:45 AM

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

SEAL

STATE OF NEW MEXICO
11/5/2021
HANNAH FEIL GREENHOOD
No. 5594
REGISTERED ARCHITECT

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

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 DDBXD. 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 9L 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4. WALL MOUNT AT +7'–8" 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"

N

N2 ENGINEERING INC.
4118 N. 15TH AVE.
PHOENIX, AZ 85015
(602) 285-1559
PROJECT NO. 2021-162

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

ANDREW CALMA JR. NEW MEXICO 11126 REGISTERED PROFESSIONAL ENGINEER 04-16-21

PROJECT

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	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 DDBXD. 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 XWHE 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 LNC2 9L 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4. WALL MOUNT AT +7'–8" 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	✳	0.1 fc	0.7 fc	0.0 fc	N / A	N / A

ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 50' – 0"

N

N.P. ENGINEERING INC.
4118 N. 15TH AVE.
PHOENIX, AZ 85015
(602) 285-1559
PROJECT NO. 2021-162

DEKKER PERICH SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

ANDREW CALMA PINTO
NEW MEXICO
11126
REGISTERED PROFESSIONAL ENGINEER

PROJECT

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 PHOTOMETRIC PLAN

SHEET NO.

E2

OF

TYPE: P3, P3HS, P4

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications
Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

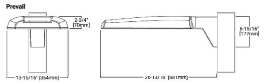
Product Certifications

Product Features

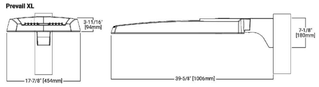
Quick Facts
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



COOPER Lighting Solutions

Lumark — PRV / PRV-XL Prevail

Ordering Information

SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

TYPE: P3, P3HS, P4

Product Family [1,2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V [4]	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)	Accessories (Order Separately) [17]
7030=70 CRI / 3000K CCT [5] 7050=70 CRI / 5000K CCT [5] HSS=House Side Shield [6] L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10kV/10kA UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature [7] PER=NEMA 3-PIN Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [8,9] MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [8,9] MSP-L12=Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height [8,9] MSP-L30=Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height [8,9] MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9,10] MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9,10] MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9,10] MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9,10] ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [9,11,12] ZW-SWPD4XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height [9,11,12,13] ZW-SWPD5XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height [9,11,12,13] LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [9,14] LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [9,14] (See Table Below)=LumenSafe Integrated Network Security Camera [11,16]	PRVWM-XX=Wall Mount Kit [8] PRVMA-XX=Mast Arm Mounting Kit [8] PRVSA-XX=Standard Arm Mounting Kit [8] PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) [15] PRVXLWM-XX=Wall Mount Kit (for Prevail XL) [15] PRVXLMA-XL=Mast Arm Mounting Kit (for Prevail XL) [15] MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD=House Side Shield [6,18] VGS-F/B=Vertical Glare Shield, Front/Back [18] VGS-SIDE=Vertical Glare Shield, Side [18] OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V ISHH-01=Integrated Sensor Programming Remote [19] FSIR-100=Wireless Configuration Tool for Occupancy Sensor [20] SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height [12,13,21] SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [12,13,21] WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [22]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, Impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package.
7. Not available with C60 lumen package.
8. Only available in PRV configurations C15, C25, C40 or C60.
9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW or LWR).
10. Utilizes the Wattstopper sensor FSP-211.
11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
12. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
13. Replace XX with sensor color (WH, BZ, or BK).
14. LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
15. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
16. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
17. Replace XX with paint color.
18. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
19. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Requires Wavelinx-enabled 4-PIN twistlock receptacle (ZW) option.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW or LWR).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	D=Dome Camera	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V [2]	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height [2]
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens			

1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

COOPER Lighting Solutions

d"series

D-Series
LED Bollard

Catalog Number	
Notes	
Type	BO

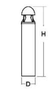
Hit the tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter:	8" Round (20.3 cm)
Height:	42" (106.7 cm)
Weight (max):	27 lbs (12.25 kg)



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	Asymmetric 12C 12 LEDs [1] Symmetric 16C 16 LEDs [2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6]	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup	Shipped installed SF Single fuse (120, 277, 347V) [6,7] DF Double fuse (208, 240V) [6,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
Ordered and shipped separately.
MRAB U Anchor bolts for DSXB [8]

NOTES
1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

LITHONIA LIGHTING.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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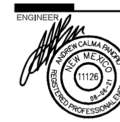
NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



PROJECT

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 CUT SHEETS

SHEET NO.
E3
OF

HUBBELL Outdoor Lighting

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

LNC
COMPACT LED LITEPAK

TYPE: W9

FEATURES
- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 4:1 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 30ft)
- Die-cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL1598 for use in wet locations

RELATED PRODUCTS
LNC2 INC3 LNC4

*3000K and warmer CCTs only

LNC PSG PAGE | LNC BROCHURE | LED BUILDING GUIDE | INSTALLATION INSTRUCTIONS

SPECIFICATIONS

CONSTRUCTION
- Decorative die-cast aluminum housing and door
- Rugged design protects internal components and provides excellent thermal management for long life
- Powder paint finishes provide lasting appearance in outdoor environments
- Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired

OPTICS
- Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

INSTALLATION
- Quick mount adapter provides quick installation, designed for recessed box 4" square junction box

ELECTRICAL
- 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11
- Minimum operating temperature is -40°C/-40°F
- 0-10V dimming 120-277V only
- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details

CONTROLS
- Photocontrol option is available to provide dusk-to-dawn control for additional energy savings

CERTIFICATIONS
- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed and labeled to UL 1598 for wet locations, 25°C ambient environments

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	800–2100
Wattage Range	13–22
Efficacy Range (LPW)	64–95
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: | LOCATION:
TYPE: | PROJECT:
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LNC
COMPACT LED LITEPAK

TYPE: W9

ORDERING GUIDE

CATALOG #

Example: LNC-5L-U-3K-2-BLT-PCU

ORDERING INFORMATION

Series	# LEDs	Voltage	CCT/CRI	IES Distribution	Finish	Mounting
LNC LNC Zero Uplight	5L 5 LEDs	U 120-277V	3K 3000K nominal, 70 CRI	2 Type II	BLT Black Matte Textured	PCU Universal Button Photocell
	7L 7 LEDs	1 120V	4K 4000K nominal, 70 CRI	3 Type III	BLS Black Gloss Smooth	
	9L 9 LEDs	2 208V	5K 5000K nominal, 70 CRI	4 Type IV	DBT Dark Bronze Matte Textured	
		3 240V	AM Amber (590 µm available for "Turtle Friendly"/ observatory applications, 350mA (consult factory)[1]		DBS Dark Bronze Gloss Smooth	
		4 277V			GTT Graphite Matte Textured	
					LGS Light Grey Gloss Smooth	
					PSS Platinum Silver Smooth	
					WHT White Matte Textured	
					WHS White Gloss Smooth	
					VGT Verde Green Textured	
					Color Option	
					CC Custom Color	

Notes:
1 Amber LEDs only available on 7L and 9L configurations, 350mA

REPLACEMENT PARTS AND ACCESSORIES

Catalog Number	Description
93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI) Lumens	5K LPW*	4K (4000K NOMINAL 70 CRI) Lumens	4K LPW	3K (3000K NOMINAL 80 CRI) Lumens	3K LPW	AM (<580 nm wave-length) Lumens	AM System Watts	AM LPW*
5	STD (700mA) AM (350mA)	13W	2	1,150	88.5	1,052	81	883	68	–	–	–
			3	1,132	87	1,077	83	833	64	–	–	–
			4	1,146	88	1,053	81	849	65	–	–	–
7		17W	2	1,515	89	1,369	80.5	1,272	75	–	–	–
			3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
			4	1,557	91.5	1,535	90	1,425	84	–	–	–
9		22W	2	2,069	94	2,033	92	1,588	72	–	–	–
			3	2,024	92	1,989	90	1,623	74	–	–	–
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult IES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.96	0.96	0.96	0.94	>635,000

(Operating Hours)

* Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

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HUBBELL Lighting

WAC LIGHTING

Fixture Type:
Catalog Number: WS-W52614-BZ
Project:
Location:

Latitude
Outdoor Wall Sconce 3000K

Model & Size		Color Temp & CRI		Finish		Watt	LED Lumens	Delivered Lumens	Title 24
● WS-W52614	14"	3000K	90	○ BK	Black	17.5W	1255	735	Yes
		3000K	90	● BZ	Bronze	17.5W	1255	735	No

WS-W52614 | BZ

Example: WS-W52614-BK

- For 277V special order, add an "F" before the finish: WS-W52620F-BZ

TYPE: WS

DESCRIPTION
Classic architectural lighting forms that pair well with a multitude of commercial applications, offered in a variety of sizes and finish options. Latitude features an etched opal glass diffuser that provides even illumination with a solid die-cast aluminum construction and powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES
- Classic architectural look that pairs well with a multitude of commercial applications
- Weather resistant powder coated finishes
- Light engine factory sealed for maximum protection from the elements
- Etched opal glass diffuser provides even illumination
- Title 24 may not be available for all finishes, check for availability
- ACLED driverless technology
- 5 year warranty

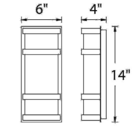
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%, ELV: 100 - 13%
Rated Life:	44000 Hours, 50000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant, Title 24: Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

REPLACEMENT PARTS
RPL-GLA-52614 - Glass for WS-W52614

FINISHES
Black | Bronze | Titanium

LINE DRAWING



WS-W52614

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY11050
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. September 2020
Proudly assembled in America 2

Columbia LIGHTING

TYPE: CA

MPS
MultiPurpose Linear

ORDERING INFORMATION

EXAMPLE MPS4-40ML-CW-EDU

YOUR ORDER MPS

MODEL	SIZE	CRI	COLOR TEMPERATURE	LUMEN OUTPUT	LENS
MPS MultiPurpose Linear	2 2'	Blank 80	30 3000K	XW 4' (2700), 8' (5400)	C Curve, Frosted Acrylic
	4 4'	9 90[6]	35 3500K	XWHE 4' (2500), 8' (5000)	F Flat, Frosted Acrylic
	8 8'		40 4000K	VW 2' (1700), 4' (3400), 8' (6900)	NL Less Lens
			50 5000K	VWHE 4' (3300), 8' (6600)	CP Curve, Frosted Polycarbonate
			2750T 2700K-5000K SpectraSync™ Tunable White	MW 2' (2300), 4' (3800), 8' (7700)	
			2765T 2700K-6500K SpectraSync™ Tunable White	MWHE 2' (2100), 4' (3700), 8' (7400)	
				LW 2' (2500), 4' (4200), 8' (8400)	
				LWHE 2' (2600), 4' (4100), 8' (8200)	
				ML 2' (3600), 4' (4800), 8' (9500)	
				MLHE 4' (4700), 8' (9400)	
				HL 2' (3800), 4' (6000), 8' (12,000)	
				HLHE 4' (5700), 8' (11,500)	
				VL 4' (7100), 8' (14,200)	
				XL 4' (8400), 8' (17,000)	

DISTRIBUTION[7]	DRIVER	VOLTAGE	OPTIONS	CONTROL OPTIONS[9]
N Narrow Distribution[1]	E Fixed Output	U 120V-277V	ELL14 Emergency Battery Pack, 10W[2,3,4]	NXS NX, PIR Occupancy Sensor, Dimming Daylight Harvesting
W Wide Distribution	ED 0-10V Dimming	347 347V (E,ED,ED1 only)	GLR Fast Blow Fuse	NXSW NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting
	ED1 0-10V 1% Dimming		GTD Generator Transfer Device	NXWE NX Wireless Enabled
	EDD Dim-to-Dark		MPSCE Injection Molded ABS Material Curve Endcap[6]	NXE NX Enabled, Dual SmartPorts
	ESD Step Dimming		MPSFE Injection Molded ABS Material Flat Endcap[6]	NXES NX Enabled, PIR Occupancy Sensor, Dimming Daylight Harvesting
	LUTH Hi-lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black dimming technology[5]		MB Matte Black	ODPG Occupancy and Daylight Sensors w/Grouping, Philips SNS200
	LUT5 5-Series EcoSystem LED driver[5]		ZT ZET Metallic Silver	

ACCESSORIES (ORDER SEPARATELY)

S18	18" Stem, Canopy
SS18	18" Swivel Stem—45° Swivel
CM24SCF3-KIT	24" Adjustable Cable Mounting Kit, 3 wire feed
CM48SCF3-KIT	48" Adjustable Cable Mounting Kit, 3 wire feed
CSHC	Chain Hanger Assembly
MPSZT	Zip Tee Hanger - 1 1/2" Spacer on T-Bar Ceiling
MPSTH	Slide Tong Hanger
MPSCRK-C	Continuous Row Kit, Curve
MPSCRK-F	Continuous Row Kit, Flat
MPSWG2	2' Wire Guard
MPSWG4	4' Wire Guard, 2 Required for 8' Fixture
MPSCE	Injection Molded ABS Material Curve Endcap[6]
MPSFE	Injection Molded ABS Material Flat Endcap[6]

DRIVER AVAILABILITY TABLE — 2'

	VW	MW	MWHE	LW	LWHE	ML	HL
E	X	X	X	X	X	X	X
ED	X	X	X	X	X	X	X
ED1	X	X	X	X	X	X	X
EDD	X	X		X		X	X
ESD	X	X		X		X	X
LUT5	X	X		X		X	X
LUTH	X	X		X		X	X
347	X	X		X		X	X

2ft with ODP/ODPG not available for VW,MW,LW

DRIVER AVAILABILITY TABLE — 4'/8'

	XW	XWHE	VW	VWHE	MW	MWHE	LW	LWHE	ML	MLHE	HL	HLHE	VL	XL
E	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ED	X	X	X	X	X	X	X	X	X	X	X	X	X	X
ED1	X	X	X	X	X	X	X	X	X	X	X	X	X	X
EDD	X		X		X		X		X		X		X	X
ESD	X		X		X		X		X		X		X	X
347	X		X		X		X		X		X		X	X
LUT5	X		X		X		X		X		X			
LUTH	X		X		X		X		X		X			

XL not available with thru wire

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RETURN TO INTERACTIVE MENU
HUBBELL Lighting

DEKKER PERICH SABATINI
ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER
ANDREW CALMA PANOPIO, NEW MEXICO, 11126, 08-06-21, REGISTERED PROFESSIONAL ENGINEER

PROJECT
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 CUT SHEETS
SHEET NO.	E4

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162