



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:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

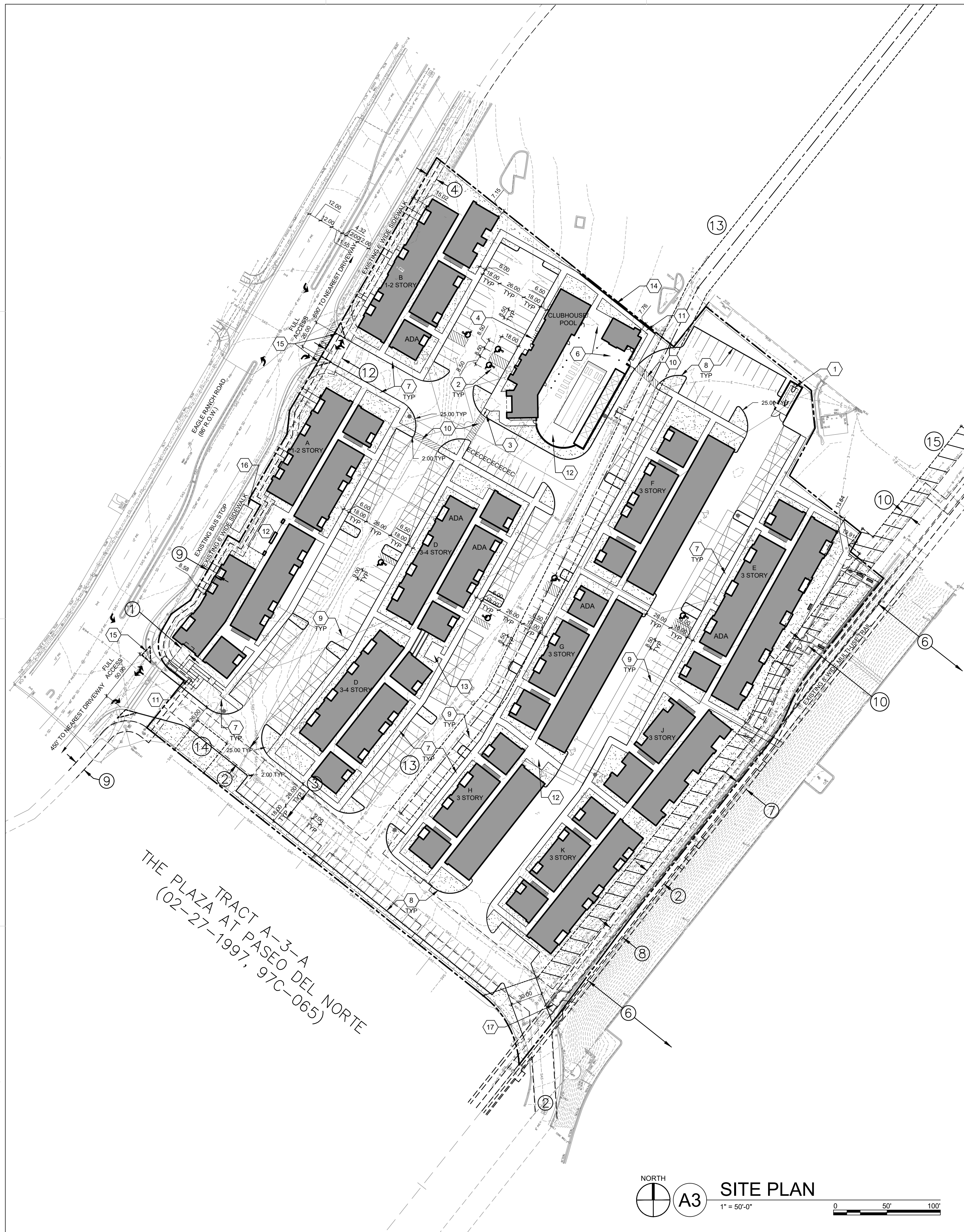
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 10/20/2021 HEARING DATE OF DEFERRAL: 11/3/2021

SUBMITTAL DESCRIPTION: Revised drawings in response to agency comments.

CONTACT NAME: Anthony Santi

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



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

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

SHEET KEYED NOTES

- TRASH COMPACTOR ENCLOSURE WITH GATE, REF: C1/SDP1.2
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
- ACCESSIBLE RAMP, REF: D5/SDP1.2
- BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS. 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: B5/SDP1.2
- NOT USED
- SHADE STRUCTURE
- 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- PARKING STRIPING 4" WIDE, COLOR WHITE
- 6' WIDE PAINTED CROSSWALK
- 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
- OUTDOOR GRILLING AREA
- OUTDOOR SEATING AREA
- CMU RETAINING WALL, SEE CIVIL AND B2/SDP1.2
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY STANDARDS.
- PROVIDE ADA ACCESSIBLE CONNECTION FROM THE PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL.

EASEMENT NOTES

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

PROJECT NUMBER: PR-2021-005442

Application Number: SI-2021-01714

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

*Environmental Health, if necessary
 2/16/2018

GENERAL SHEET NOTES

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

PROJECT DATA

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

LEGAL DESCRIPTION: TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7.067 AC

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

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

SPRINKLED: YES, NFPA 13R
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA
PARKING CALCULATIONS: (TABLE 5-5-1)
 {1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327.05 - 17, 327-17 = 310 SPACES (REQUIRED)
 ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES
 CHARGING STATION CREDIT = 6x2 = 12 SPACES
REQUIRED SPACES = 288 SPACES
PROVIDED PARKING = 304 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

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

OPEN SPACE CALCULATIONS

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

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

VICINITY MAP



LEGEND

- LANDSCAPE AREA
- PROPERTY LINE
- FIRE HYDRANT
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- PERIMETER FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

**DEKKER
 PERICH
 SABATINI**

ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

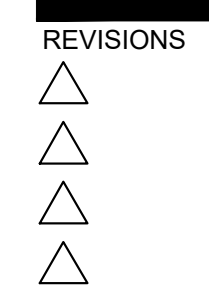
REVISIONS

10.12.2021	MAJOR AMENDMENT
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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



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

EASEMENTS

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

PROJECT BENCHMARK

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

GRADING AND DRAINAGE:

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

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

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

CALCULATIONS:

I. SITE CHARACTERISTICS

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

D. LAND TREATMENTS

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

HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$$WTE = (E_1 \cdot A_1 + E_2 \cdot A_2 + E_3 \cdot A_3 + E_4 \cdot A_4 + E_5 \cdot A_5) / A_T$$

$$= (0.55 \cdot 0.00 + 0.73 \cdot 6.04 + 0.95 \cdot 0.00 + 0.24 \cdot 1.08) / 7.12 = 0.96 \text{ IN}$$

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

b. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_p \cdot A_1 + Q_s \cdot A_2 + Q_c \cdot A_3 + Q_d \cdot A_4 + Q_e \cdot A_5$$

$$= (1.54 \cdot 0.00) + (2.16 \cdot 6.04) + (2.87 \cdot 0.00) + (4.12 \cdot 1.08) = 17.5 \text{ CFS}$$

B. DEVELOPED CONDITION 100 YEAR STORM

1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

$$WTE = (E_1 \cdot A_1 + E_2 \cdot A_2 + E_3 \cdot A_3 + E_4 \cdot A_4 + E_5 \cdot A_5) / A_T$$

$$= (0.55 \cdot 0.00 + 0.73 \cdot 0.77 + 0.95 \cdot 0.77) + (2.24 \cdot 5.58) / 7.12 = 1.94 \text{ IN}$$

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

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED

$$V_{SWQV} = ((P_{SWQV})/12) \cdot A_D$$

$$= (0.42/12) \cdot (5.58) = 0.1952 \text{ AC-FT} = 8,510 \text{ CF}$$

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST

$$= \$8.00 \text{ PER CF OF FIRST FLUSH GENERATE} \times 8510 \text{ CF} = \$68,080.00$$

d. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_p \cdot A_1 + Q_s \cdot A_2 + Q_c \cdot A_3 + Q_d \cdot A_4 + Q_e \cdot A_5$$

$$= (1.54 \cdot 0.00) + (2.16 \cdot 0.77) + (2.87 \cdot 0.77) + (4.12 \cdot 5.58) = 26.9 \text{ CFS}$$

C. COMPARISON 100 YEAR STORM

1. PROJECT SITE

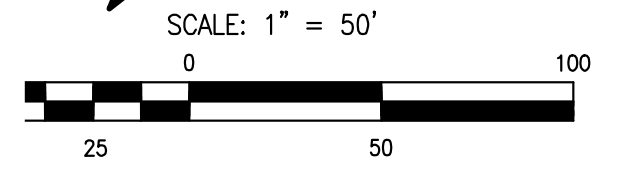
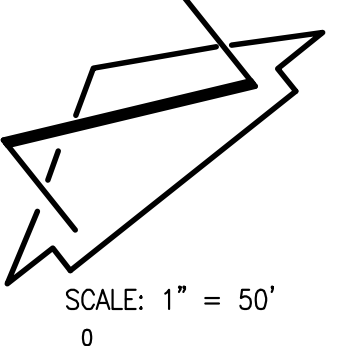
a. VOLUME 100-YR, 6-HR

$$\Delta V_{PROJECT SITE} = 50160 - 24820 = 25,340 \text{ CF (INCREASE)}$$

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 26.9 - 17.5 = 9.4 \text{ CFS (INCREASE)}$$

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



NOTE:

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

2021.012.2



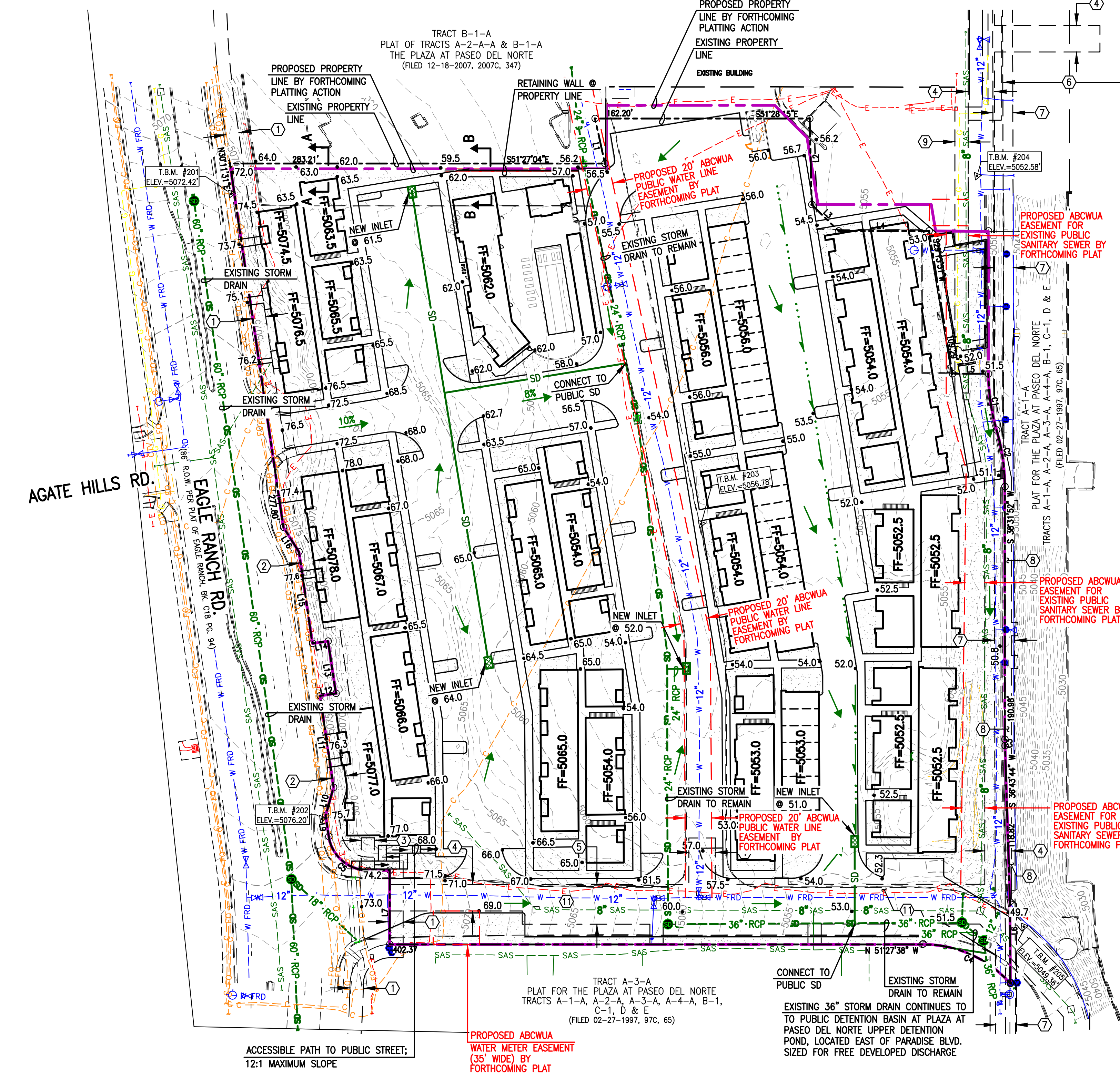
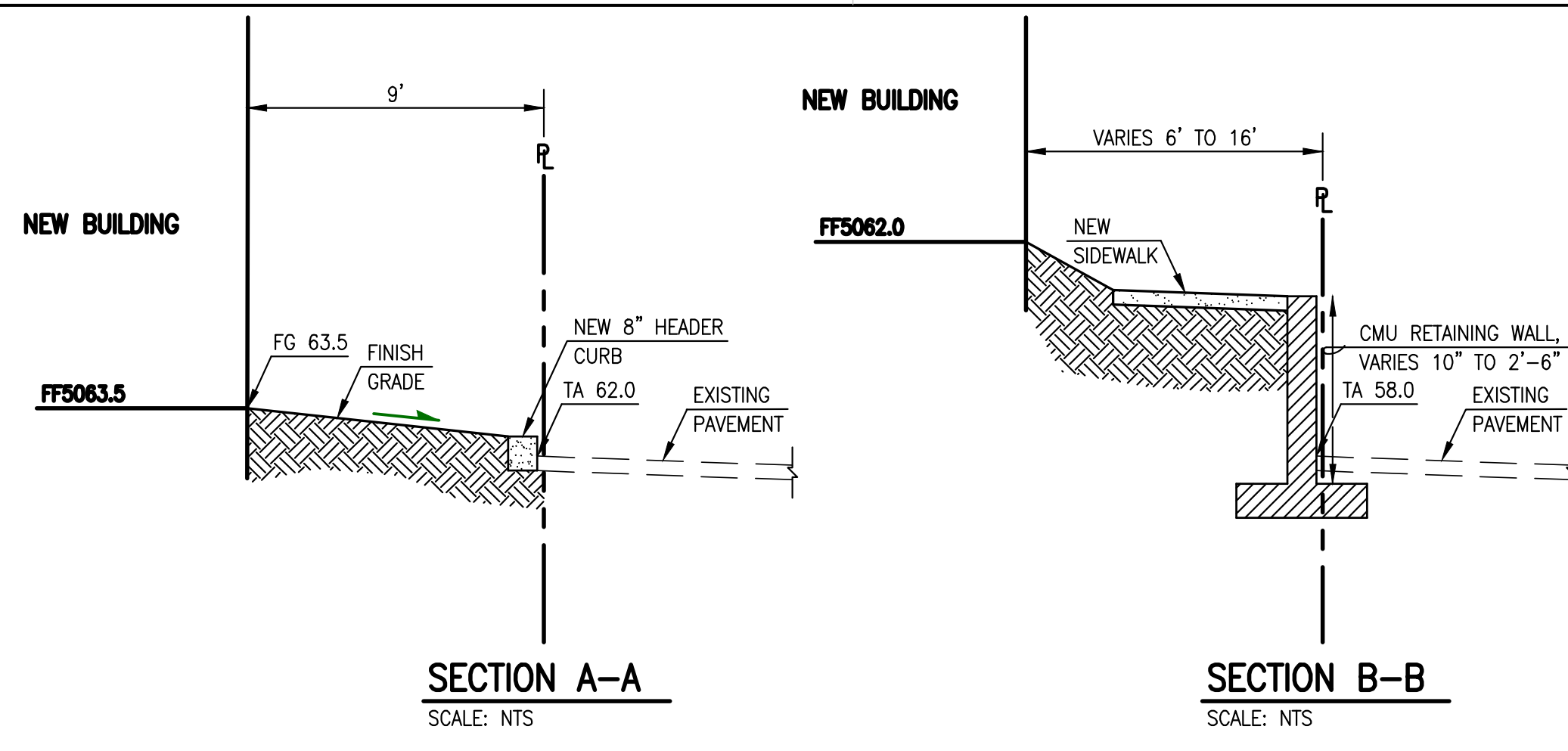
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesagroup.com

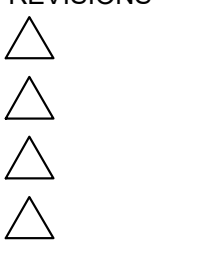
APWA UTILITY COLOR CODE

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

LEGEND:

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





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

EASEMENTS

- 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.
- 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
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- 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.
- 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS SHEET. ELEVATION = 5056.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

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
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SANITARY MANHOLE

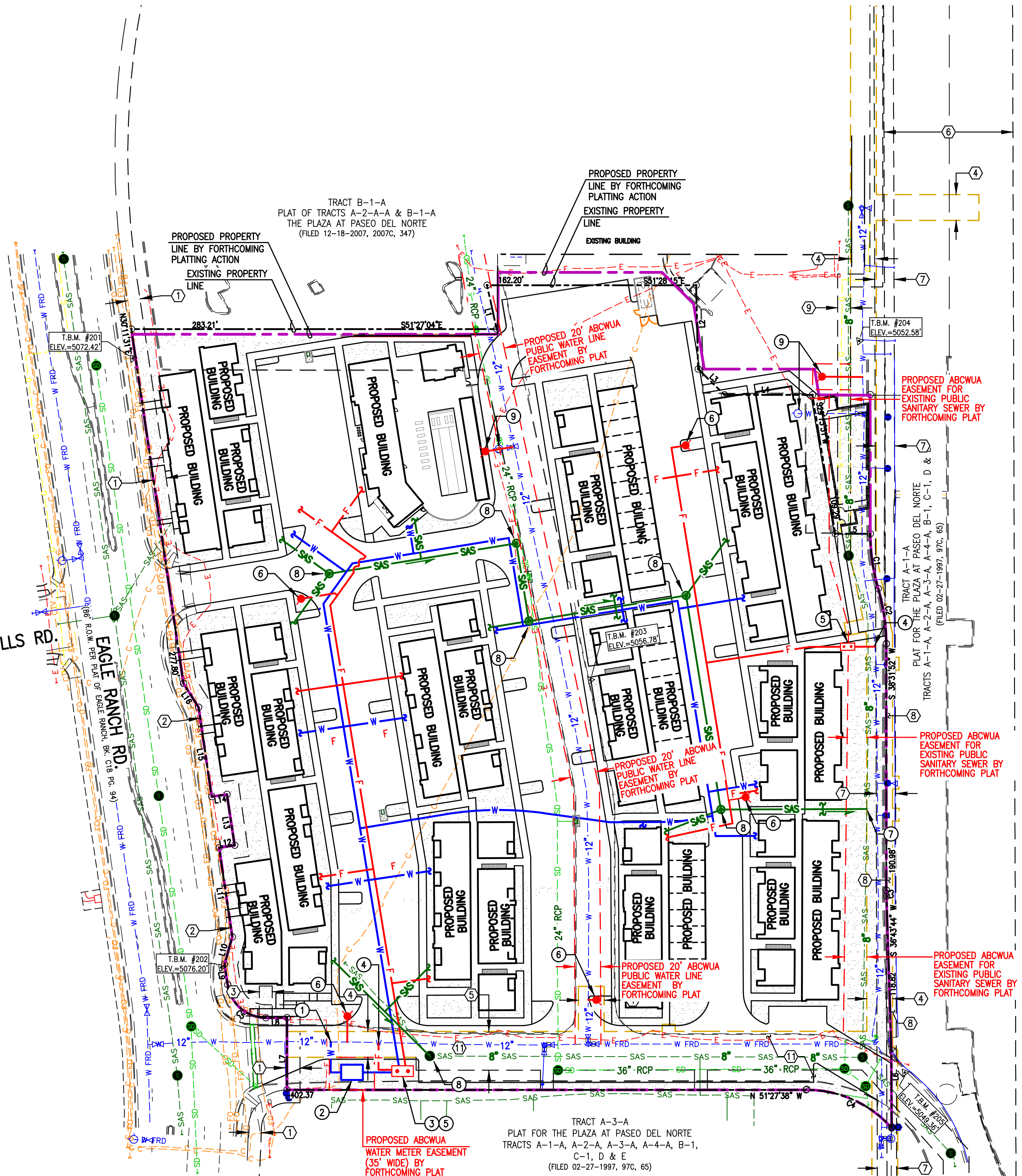
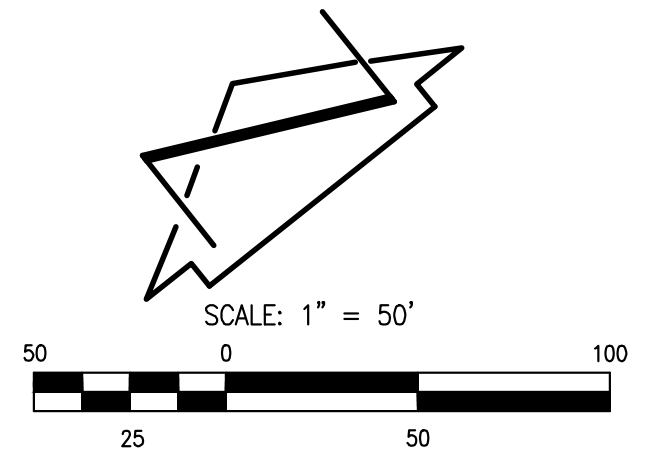
NOTE:
THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.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

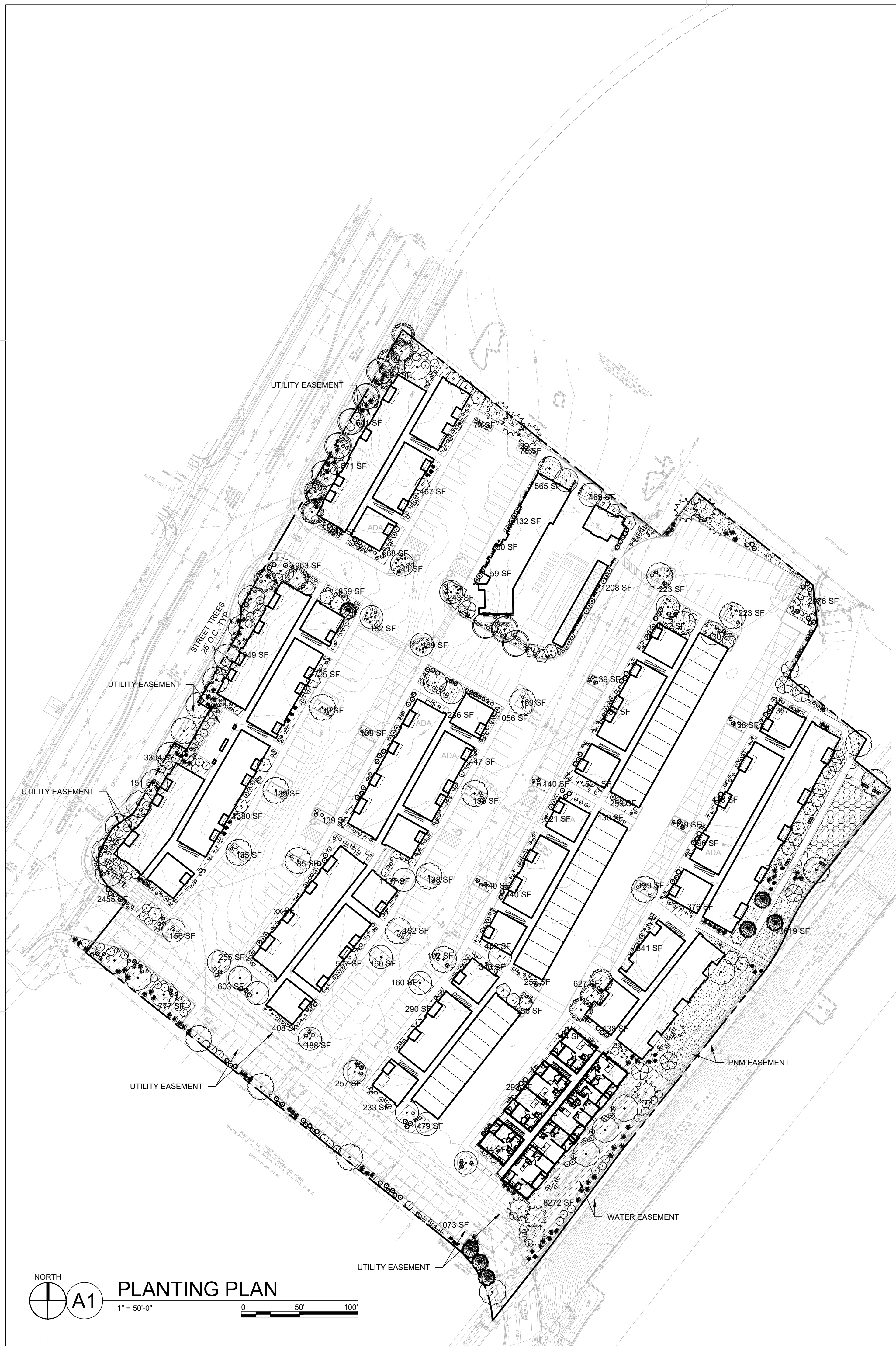
2021.012.2

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

APWA UTILITY COLOR CODE

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





PLANTING PLAN

PLANT SCHEDULE

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 ELДАРICA	AFGHAN PINE
	ULMUS PROPINQUA 'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM
	VITEX AGNUS-CASTUS	CHASTE TREE
SHRUBS	BOTANICAL NAME	COMMON NAME
	BACCHARIS X 'STAR'™ TM	STAR 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
	3/4" Ø ROCK MULCH AT 3" DEPTH OVER WEED BARRIER FABRIC	45,570 SF
	4" DEPTH SHREDDED BARK MULCH OVER FILTER FABRIC	20,378 SF
	ARTIFICIAL TURF	1,835 SF
	PROPERTY LINE	

GENERAL SHEET NOTES

- 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.
- 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.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA DRIFLINE.
- 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.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- 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.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

IRRIGATION NOTES

- PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS.
- 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.
- 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 = 65,948 SF = 30%

REQUIRED TREES
 TOTAL NUMBER OF PARKING SPACES = 269 SPACES
 REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 27 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

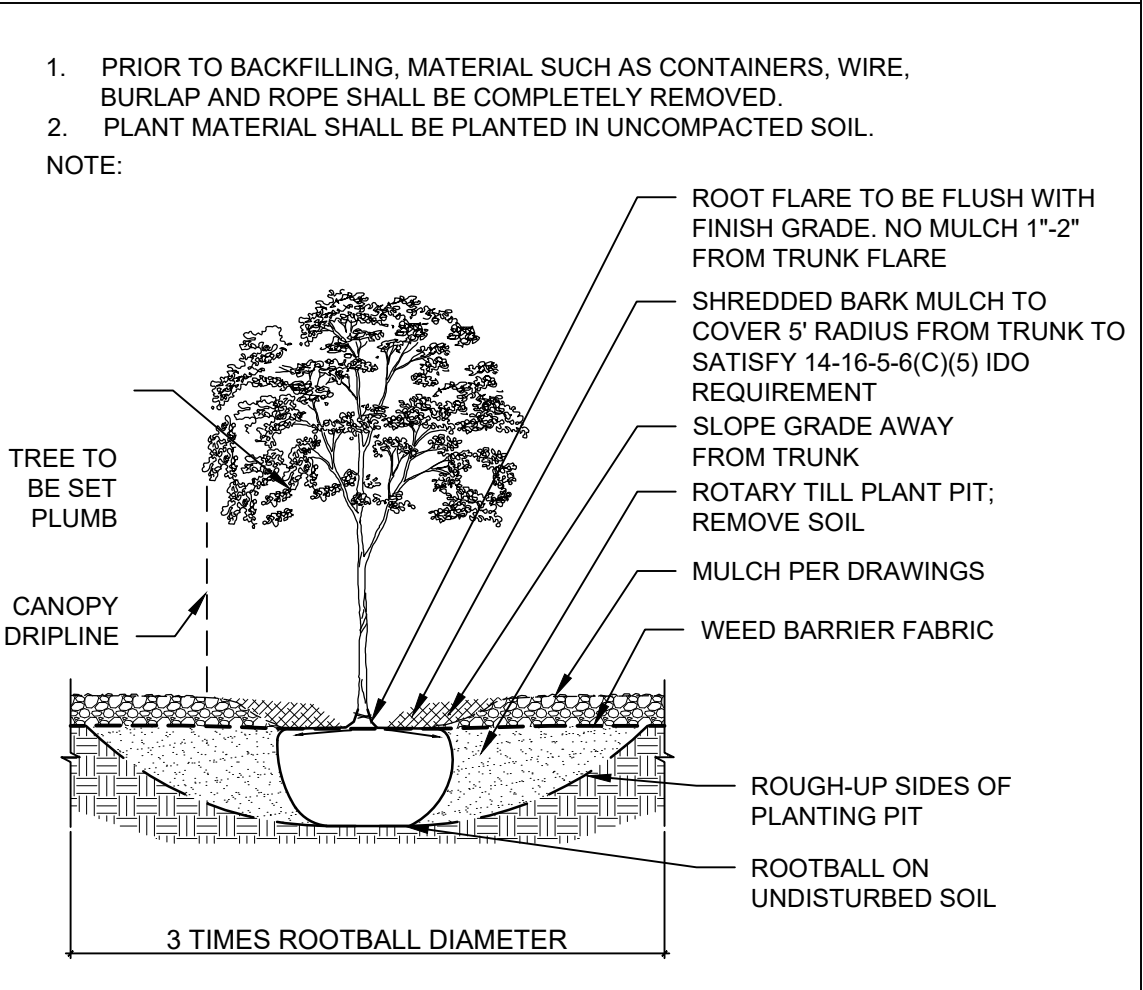
REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES
 1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY UNIT (78)
 PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

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 = 45,570 SF = 69%
 TOTAL ARTIFICIAL TURF GROUND COVER = 20,378 SF = 31%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

TREE PLANTING DETAIL



ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

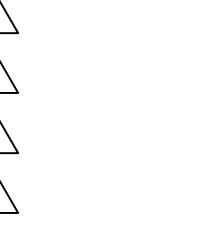


ENGINEER

PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

REVISIONS



DRAWN BY

REVIEWED BY

DATE 09/28/2021

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

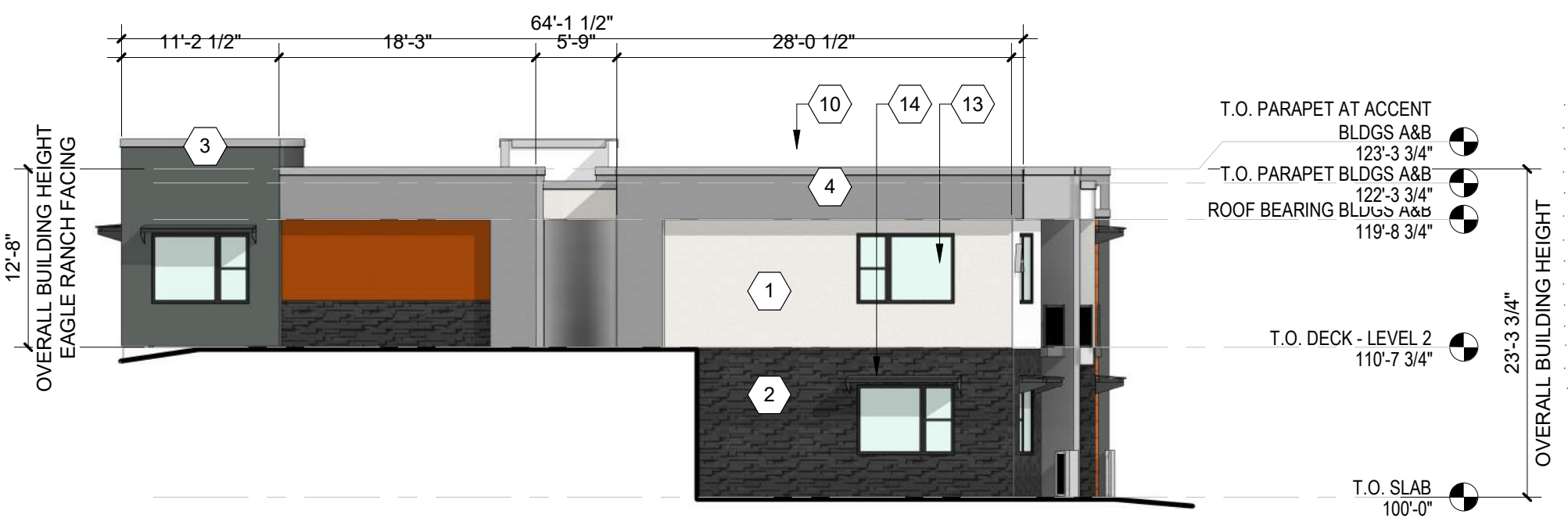
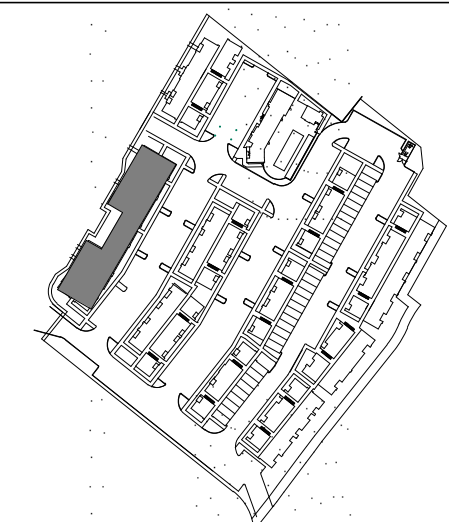
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5 - BLUE TONE - ACCENT STUCCO FINISH
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- 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
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- 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

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

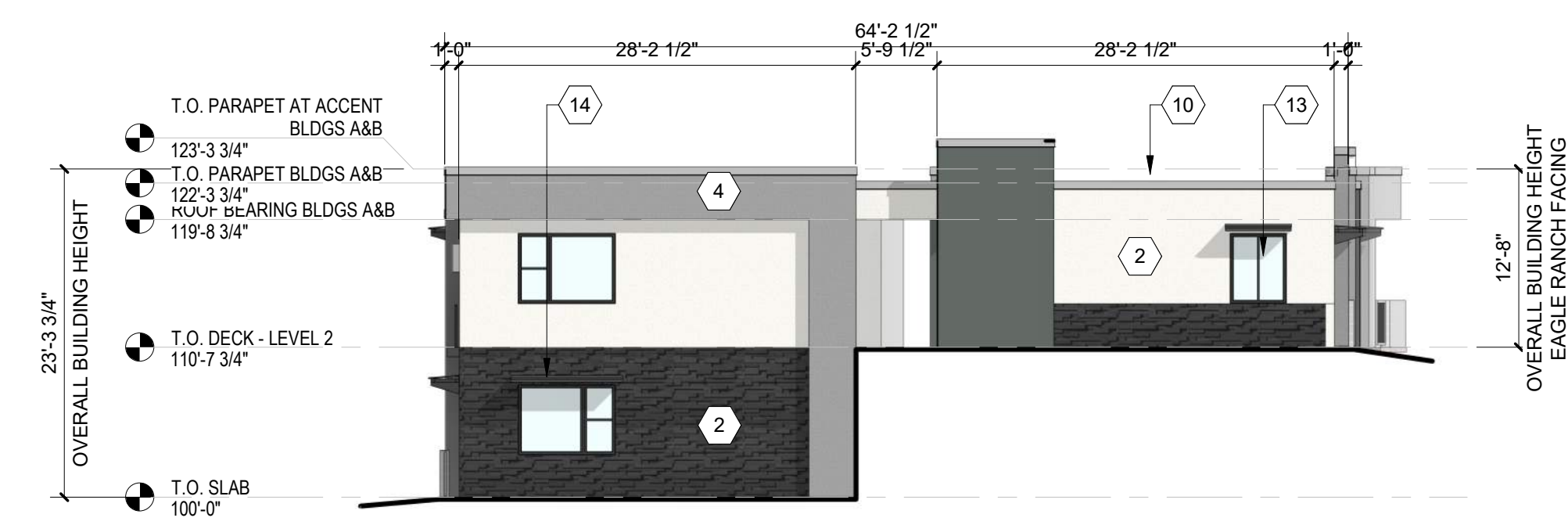
LEGEND

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

KEY PLAN

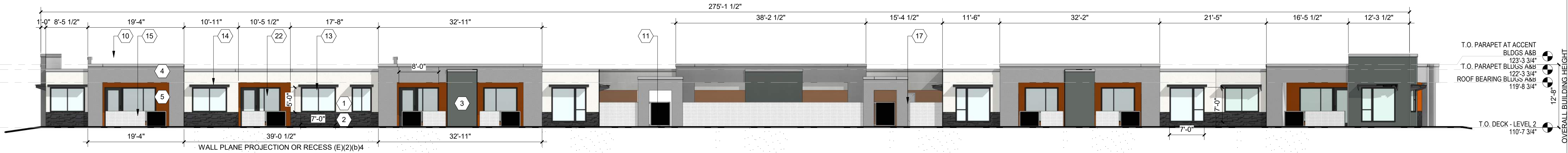


C1 BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"

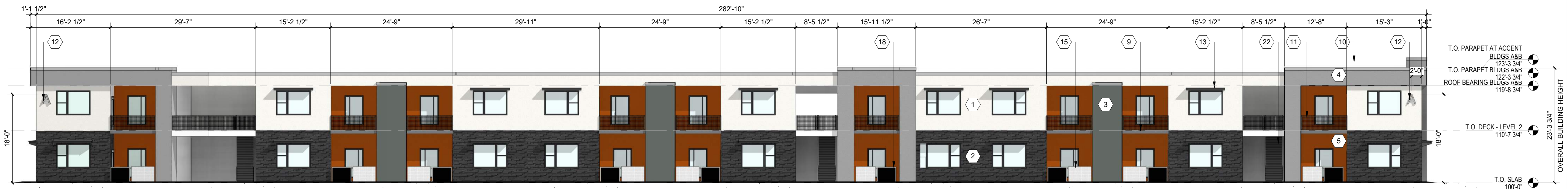


C4 BUILDING A - NORTH ELEVATION
3/32" = 1'-0"

COMPLIANCE WITH SECTION 5-11(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"

NOT FOR CONSTRUCTION

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

DESIGN REVIEW BOARD (DRB)
 MINOR SITE PLAN AMENDMENT

REVISIONS

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

DRAWING NAME
EXTERIOR ELEVATIONS - BUILDING A

SHEET NO
SDP5.1

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

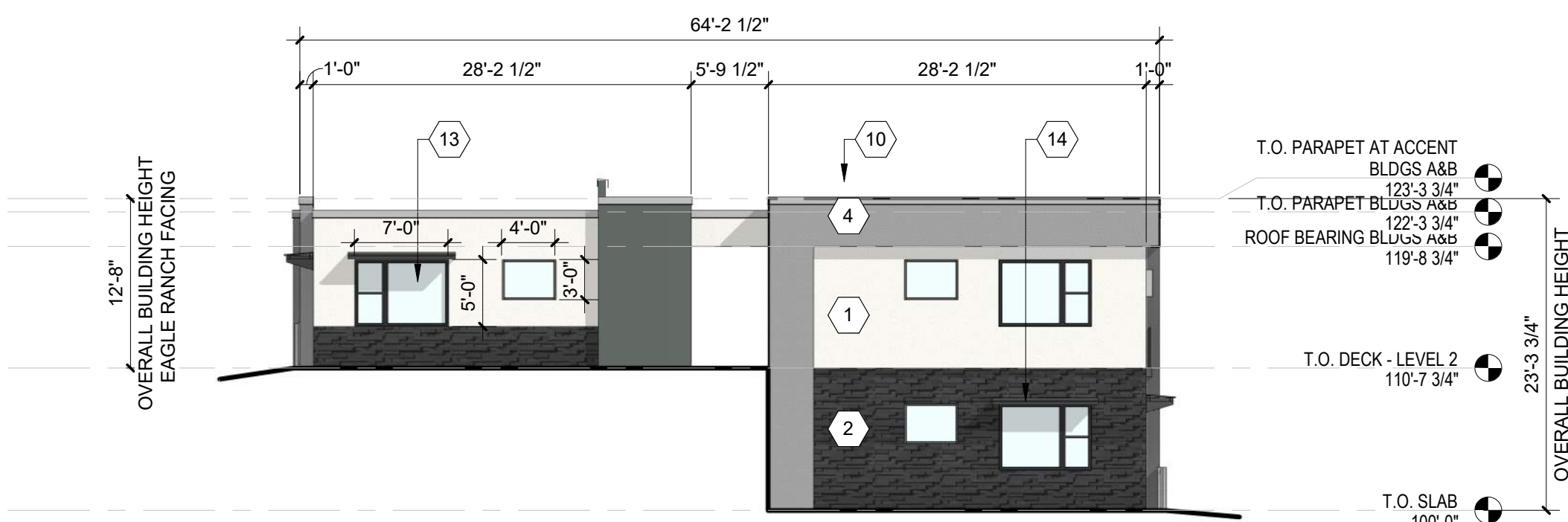
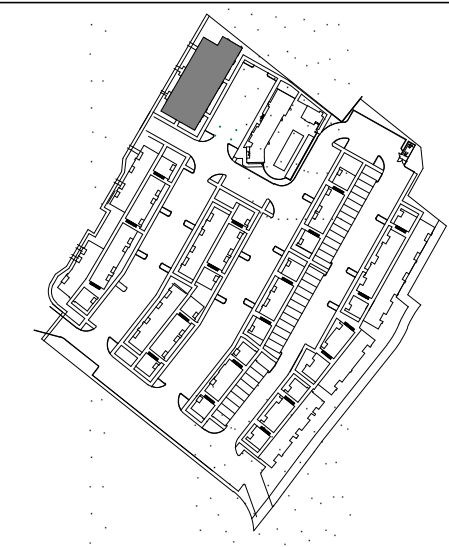
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
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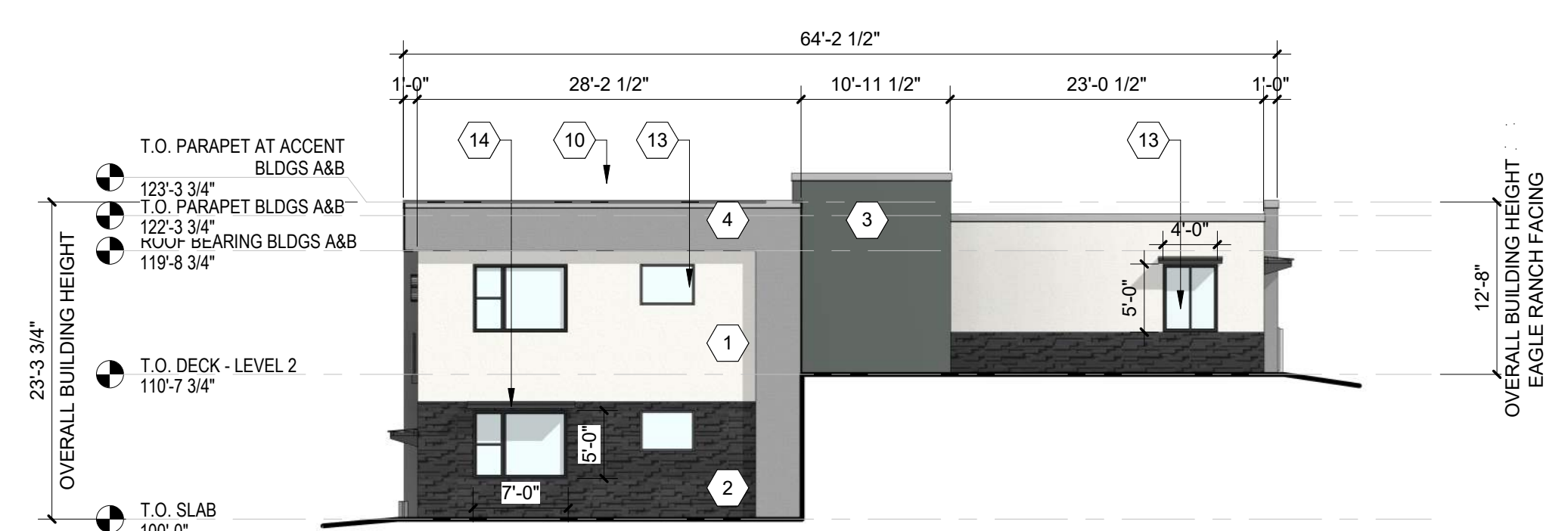
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH
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KEY PLAN

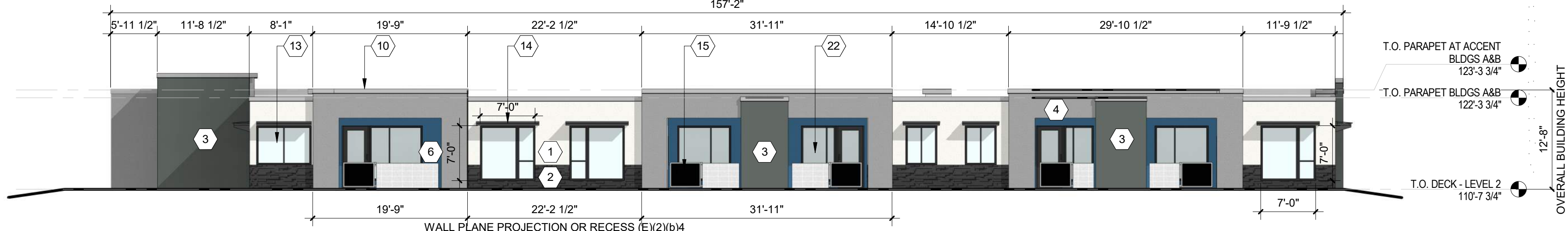


C1 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"

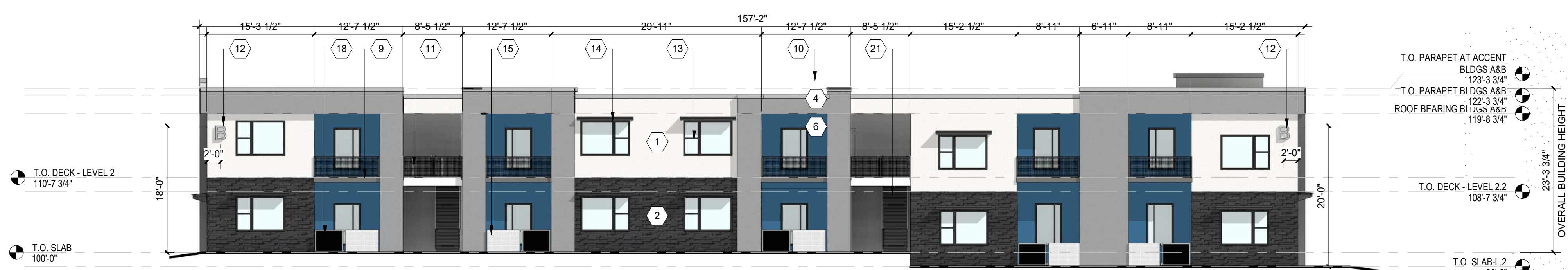


C4 BUILDING B - NORTH ELEVATION
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 CHANGE IN PARAPET HEIGHT 5-11(E)(2)(b)4



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

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

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING B**

SHEET NO
SDP5.2

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

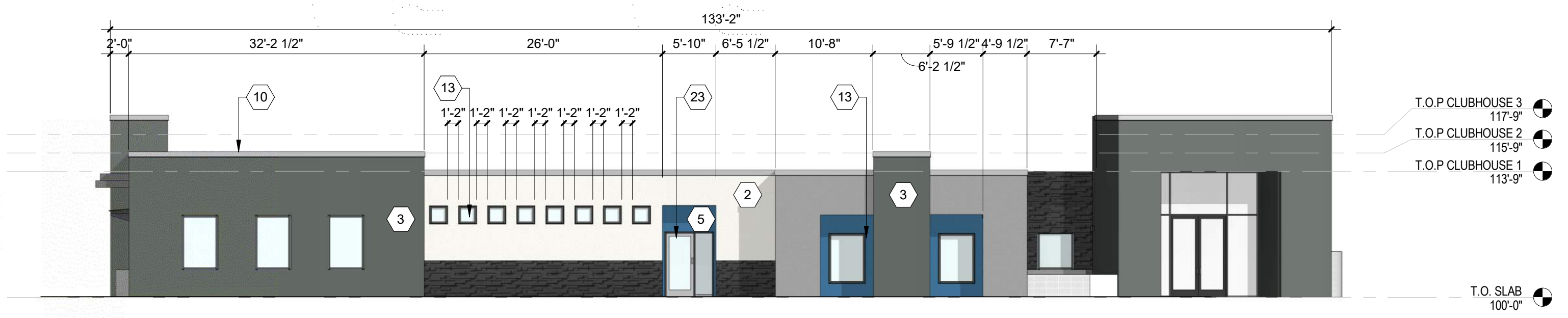
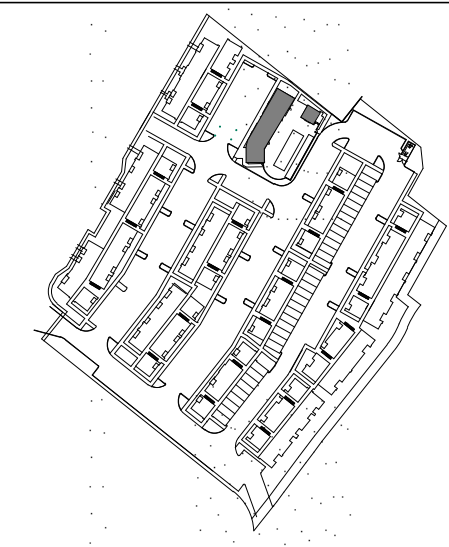
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

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

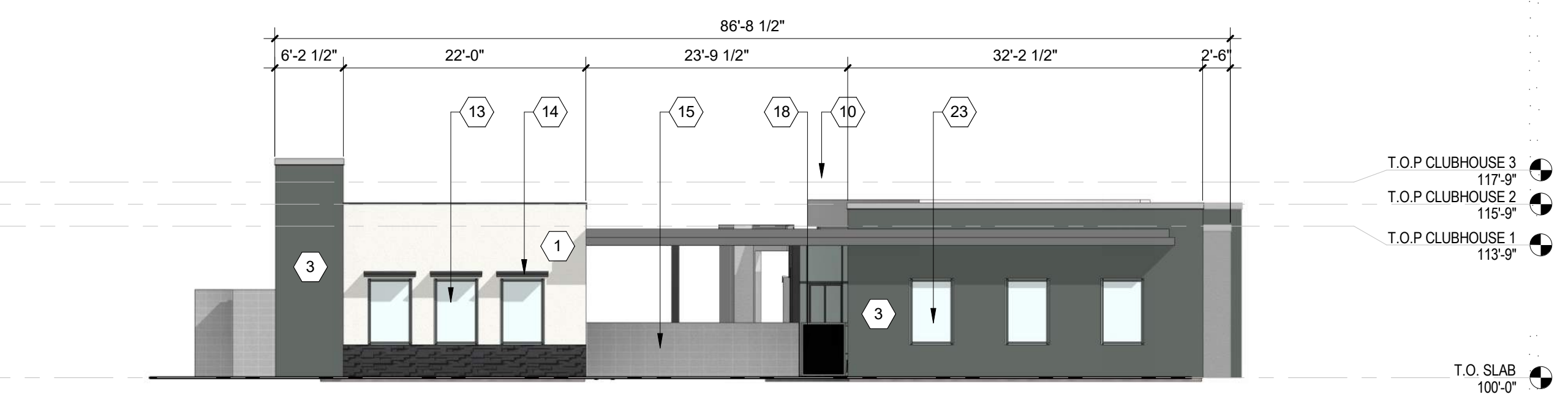
LEGEND

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

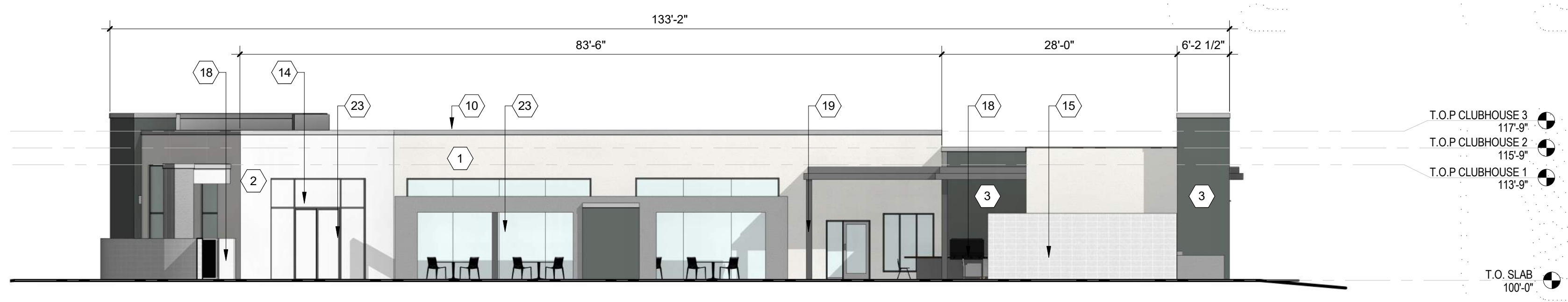
KEY PLAN



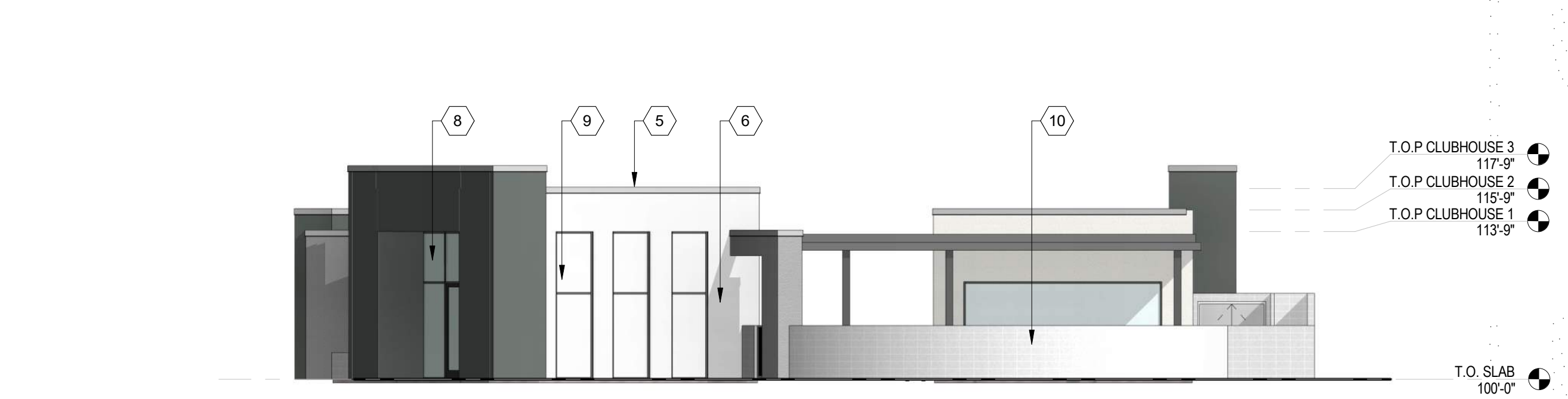
B2 CLUBHOUSE - NORTH ELEVATION
3/32" = 1'-0"



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

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.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

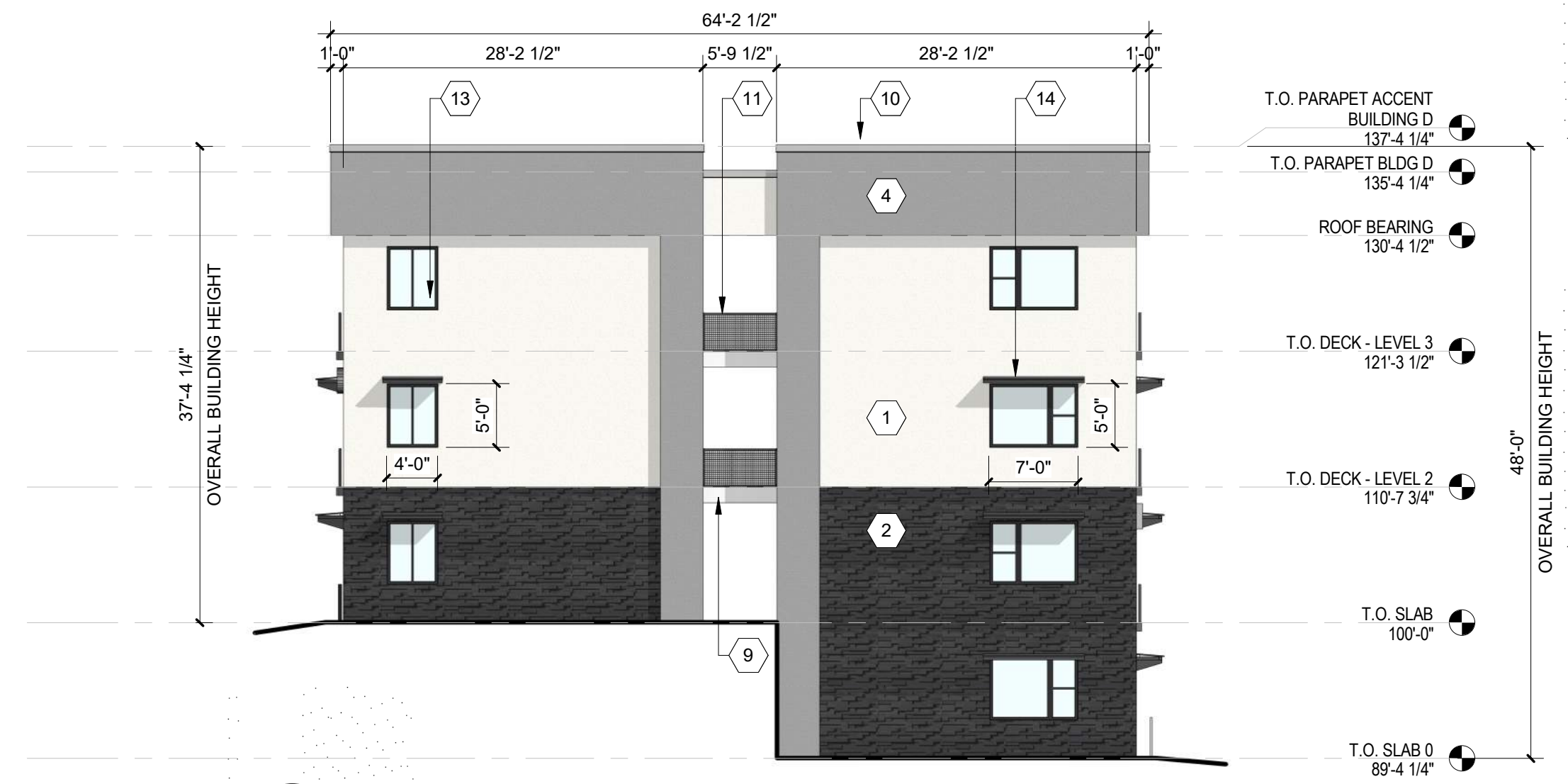
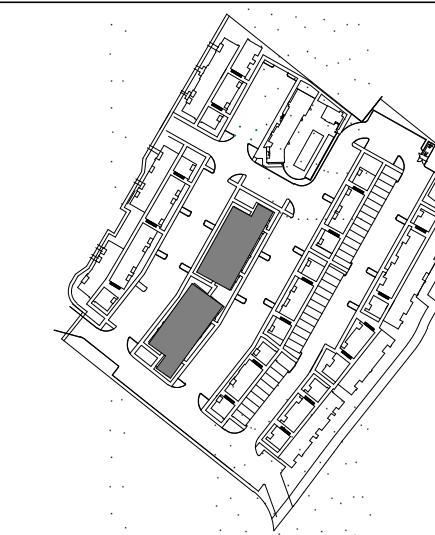
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

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

LEGEND

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

KEY PLAN



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



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

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

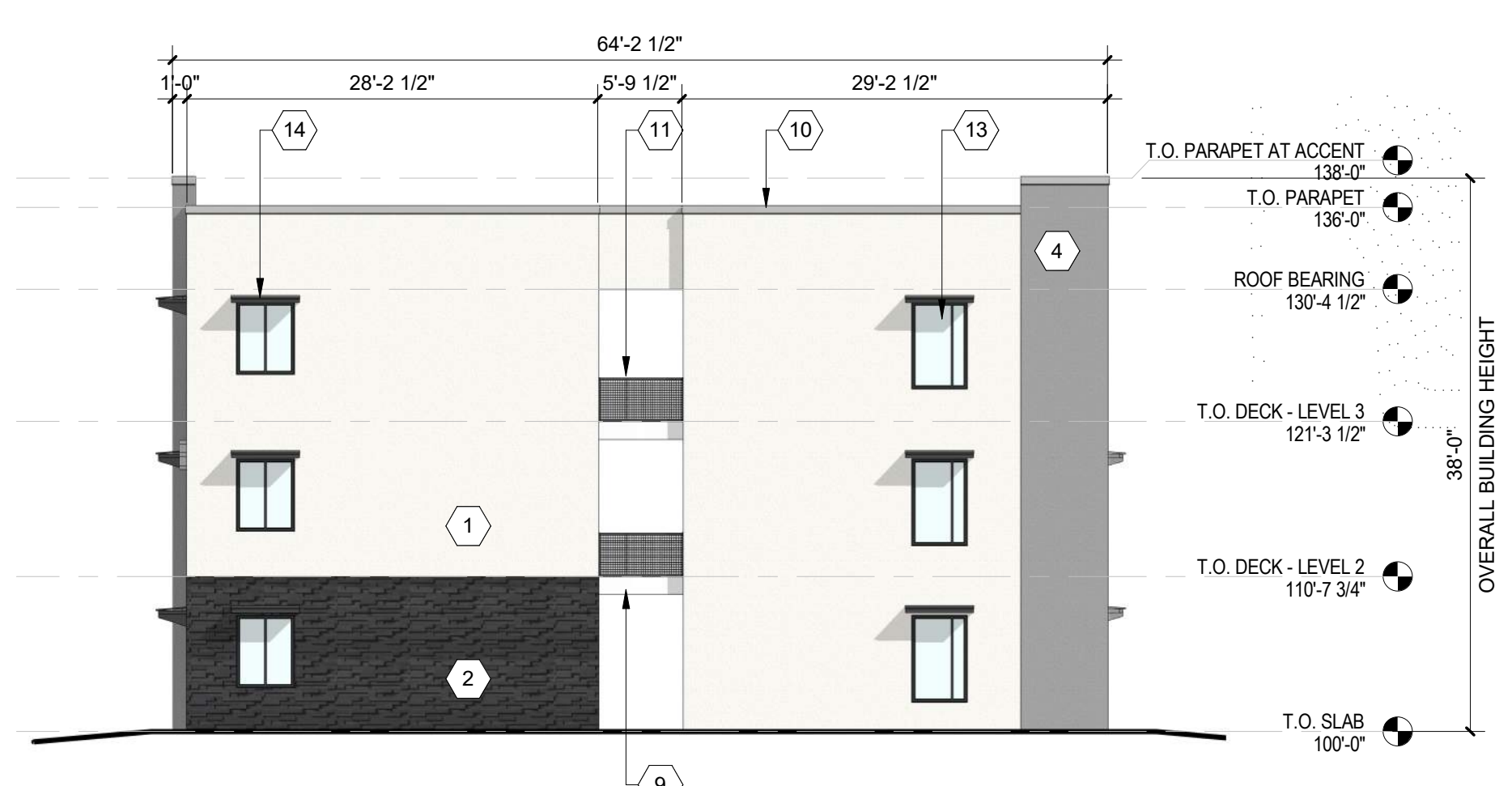
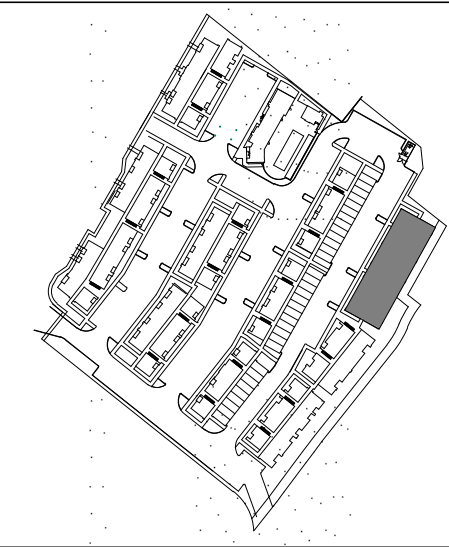
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

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

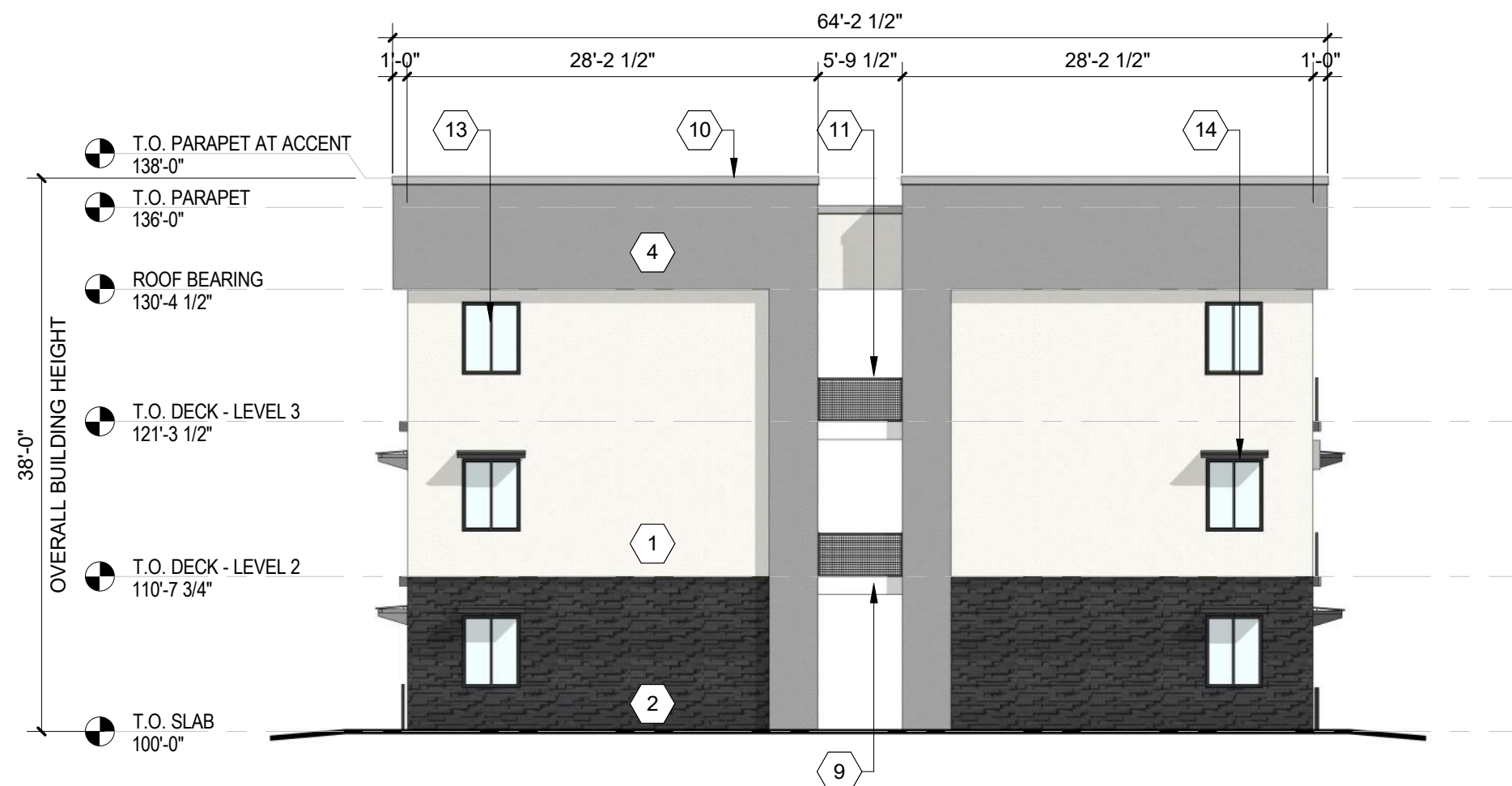
LEGEND

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

KEY PLAN



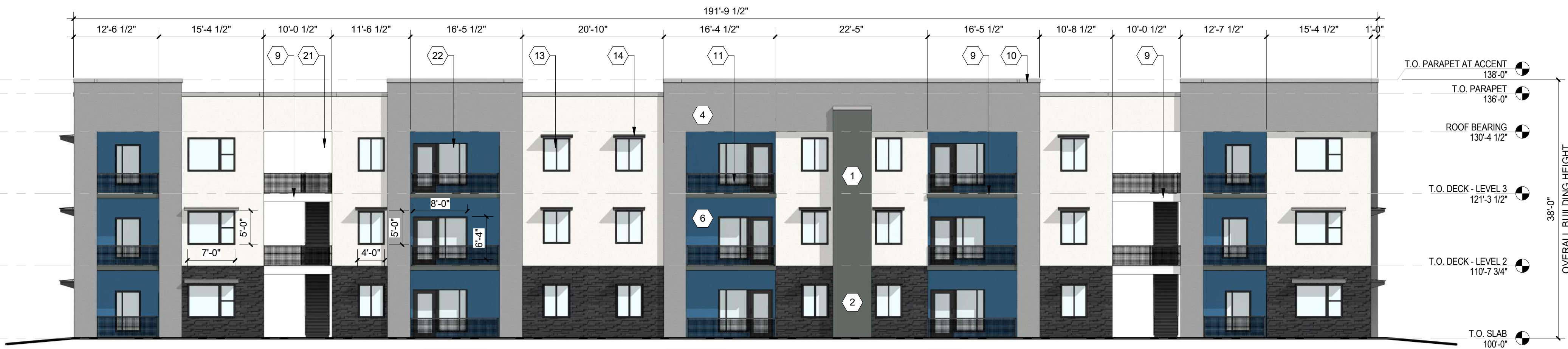
C2 BUILDING E - SOUTH ELEVATION
3/32" = 1'-0"



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

NOT FOR CONSTRUCTION

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

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

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING E**

SHEET NO
SDP5.5

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

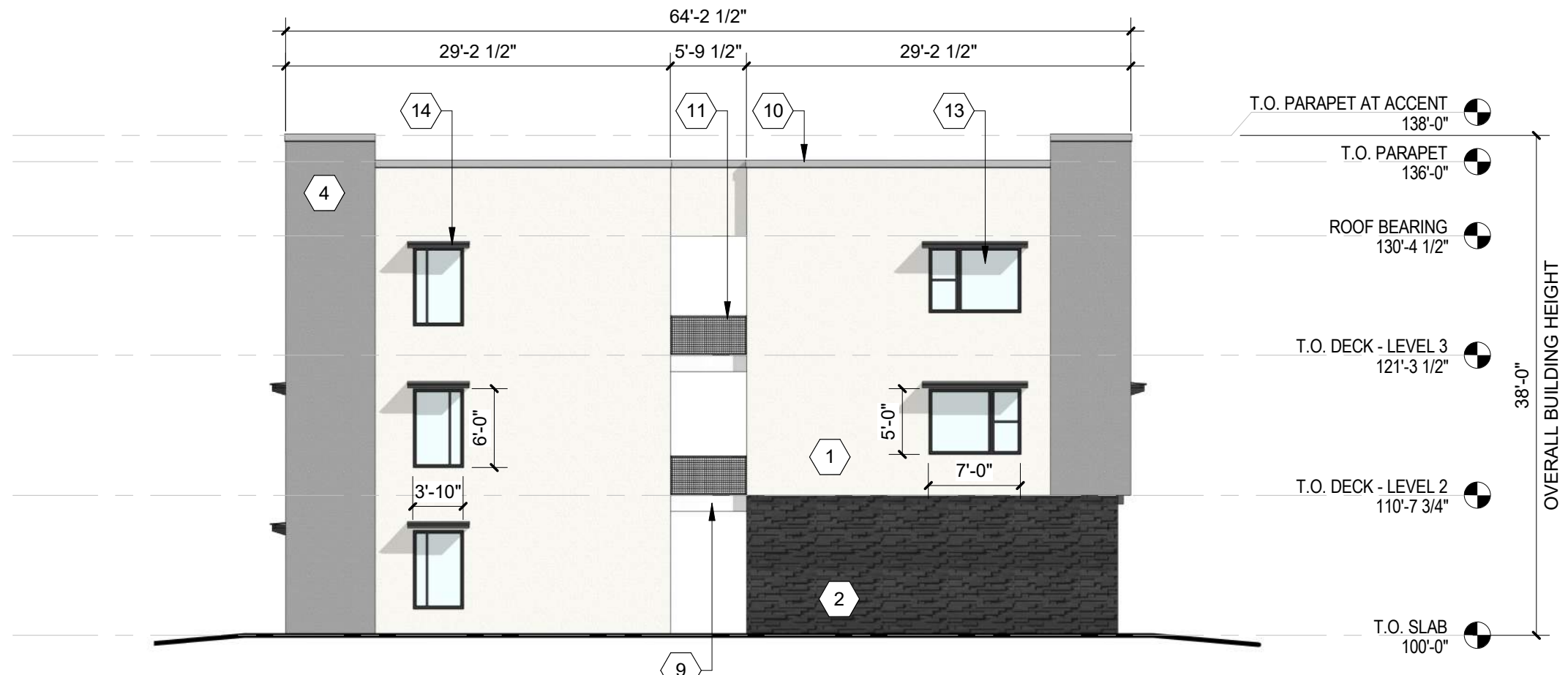
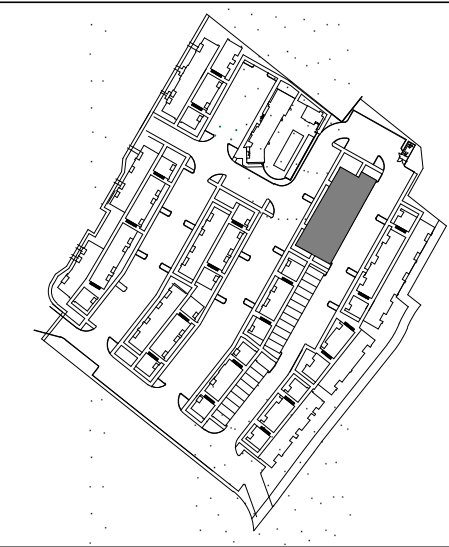
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

- 11. GUARDRAIL - METAL CUSTOM FABRICATED
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- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

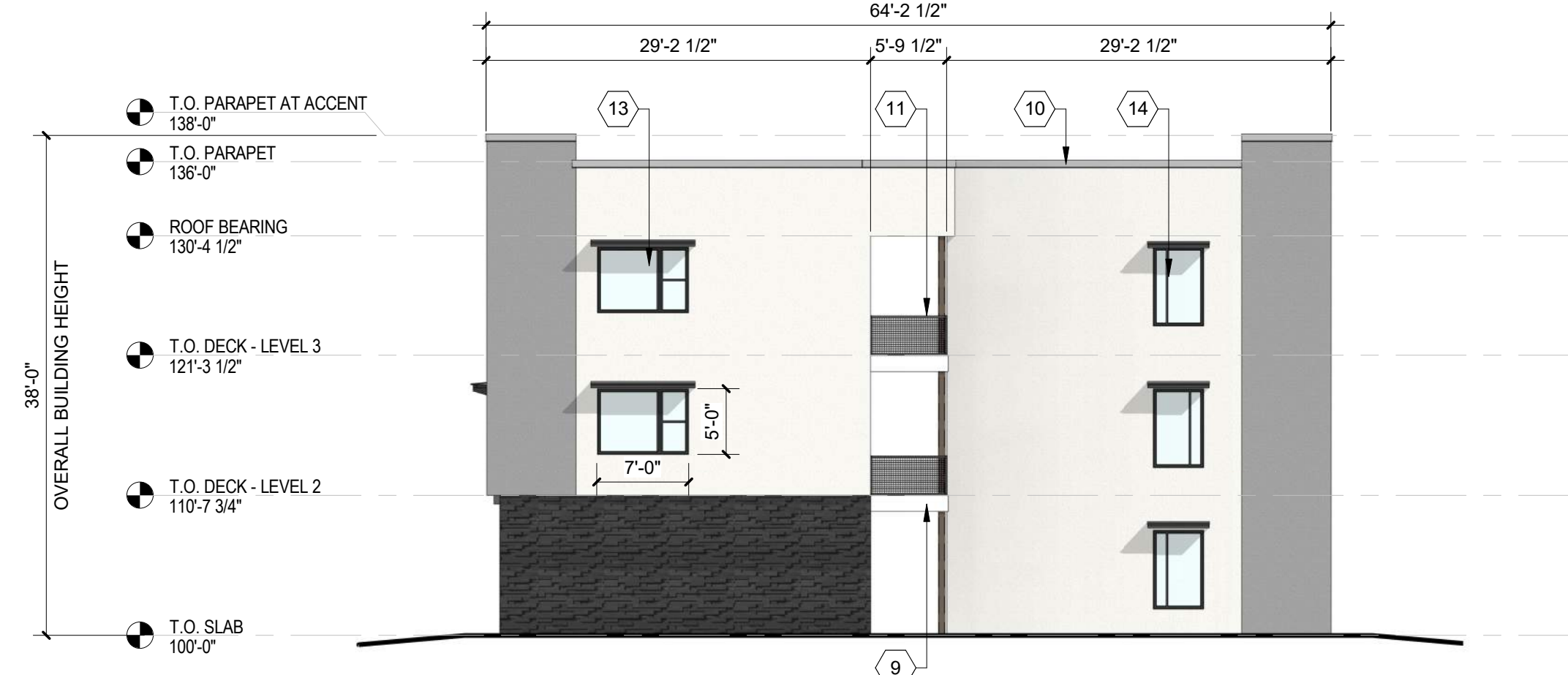
LEGEND

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

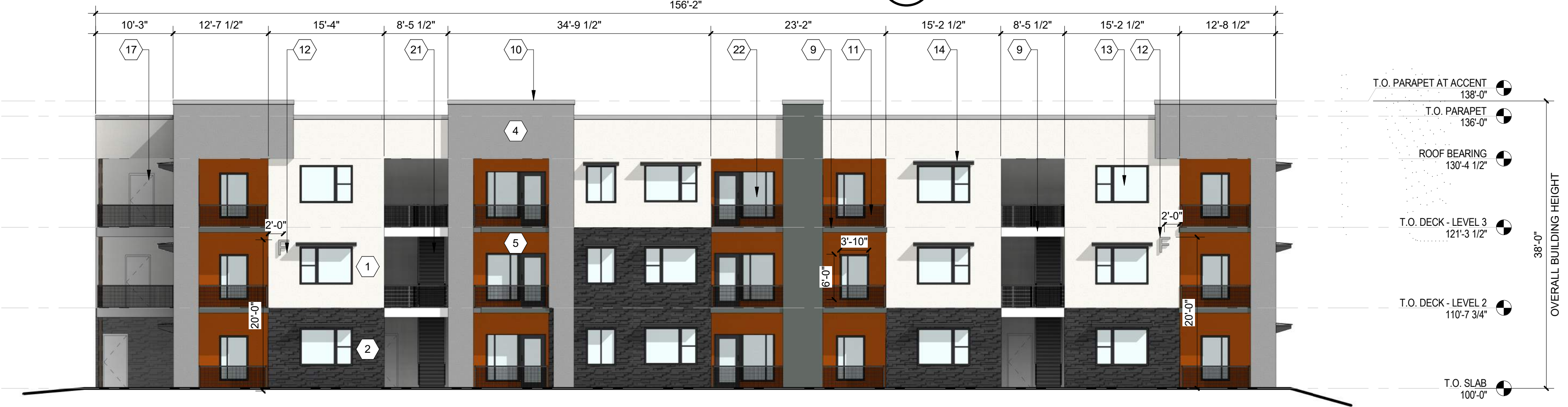
KEY PLAN



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



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

- △
- △
- △
- △
- △

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

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING F**

SHEET NO
SDP5.6

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

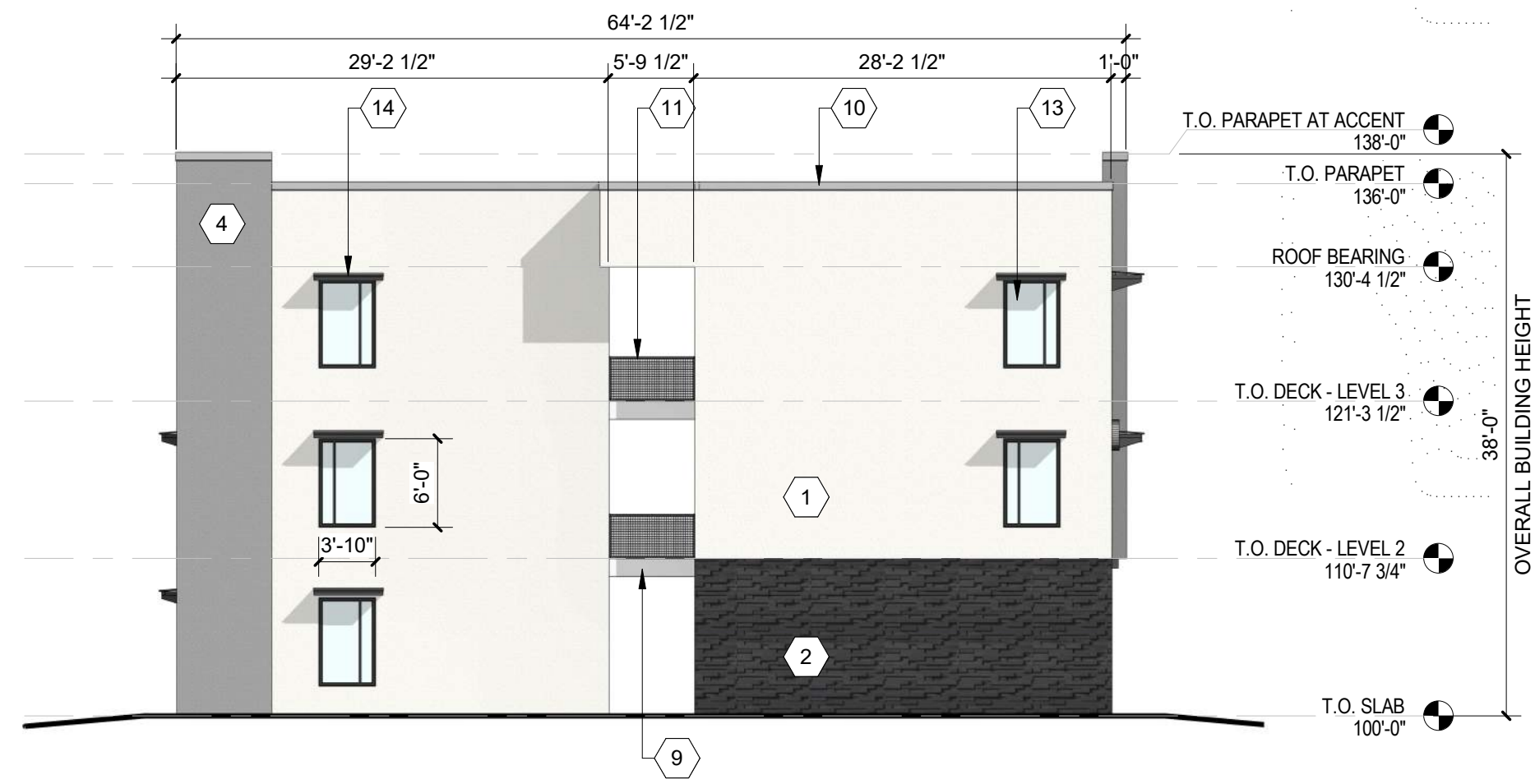
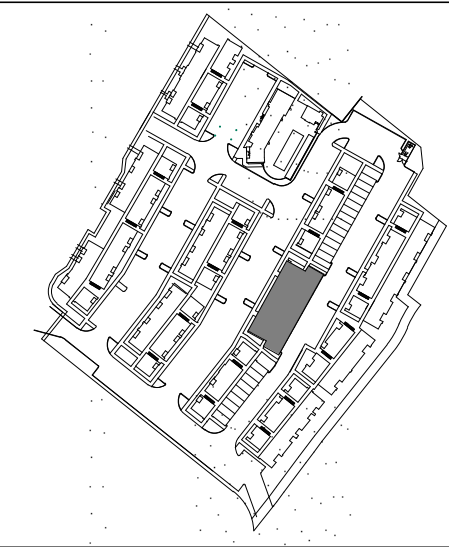
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

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

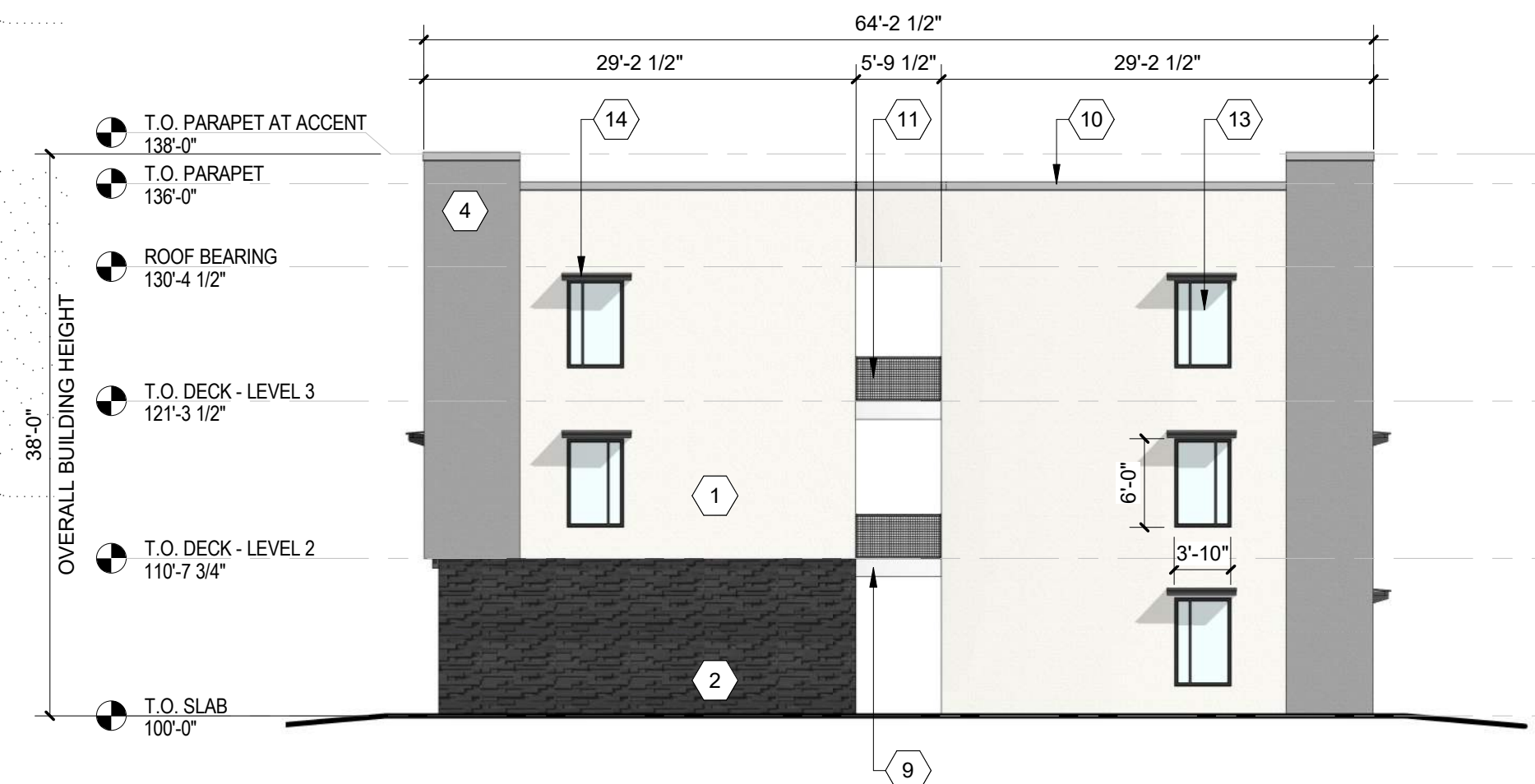
LEGEND

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

KEY PLAN



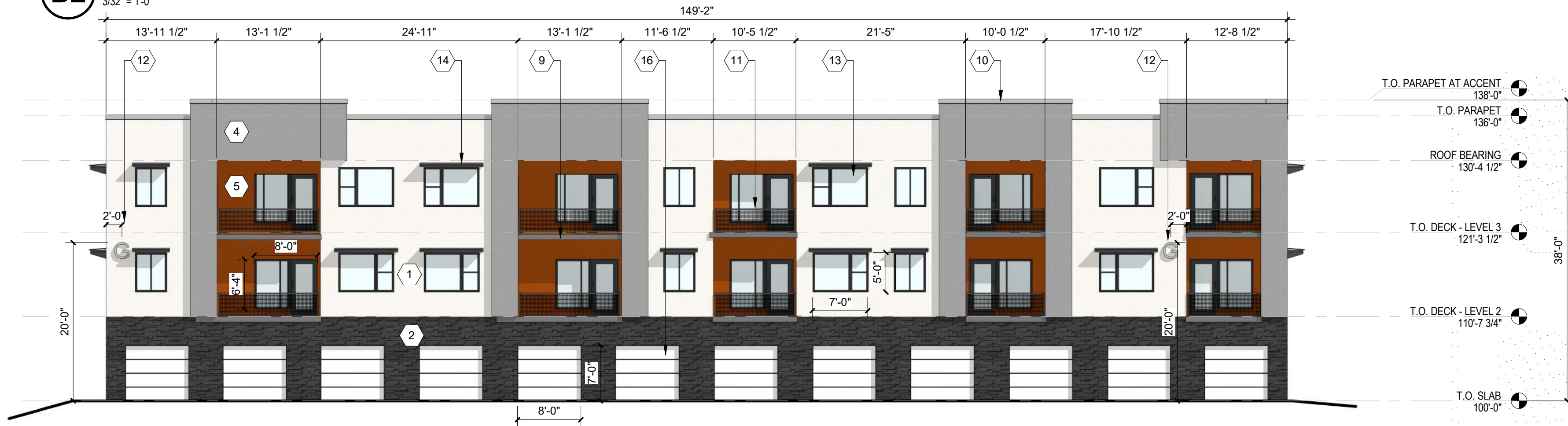
C1 BUILDING G - SOUTH ELEVATION
3/32" = 1'-0"



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

△	
△	
△	
△	
△	

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

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING G**

SHEET NO
SDP5.7

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

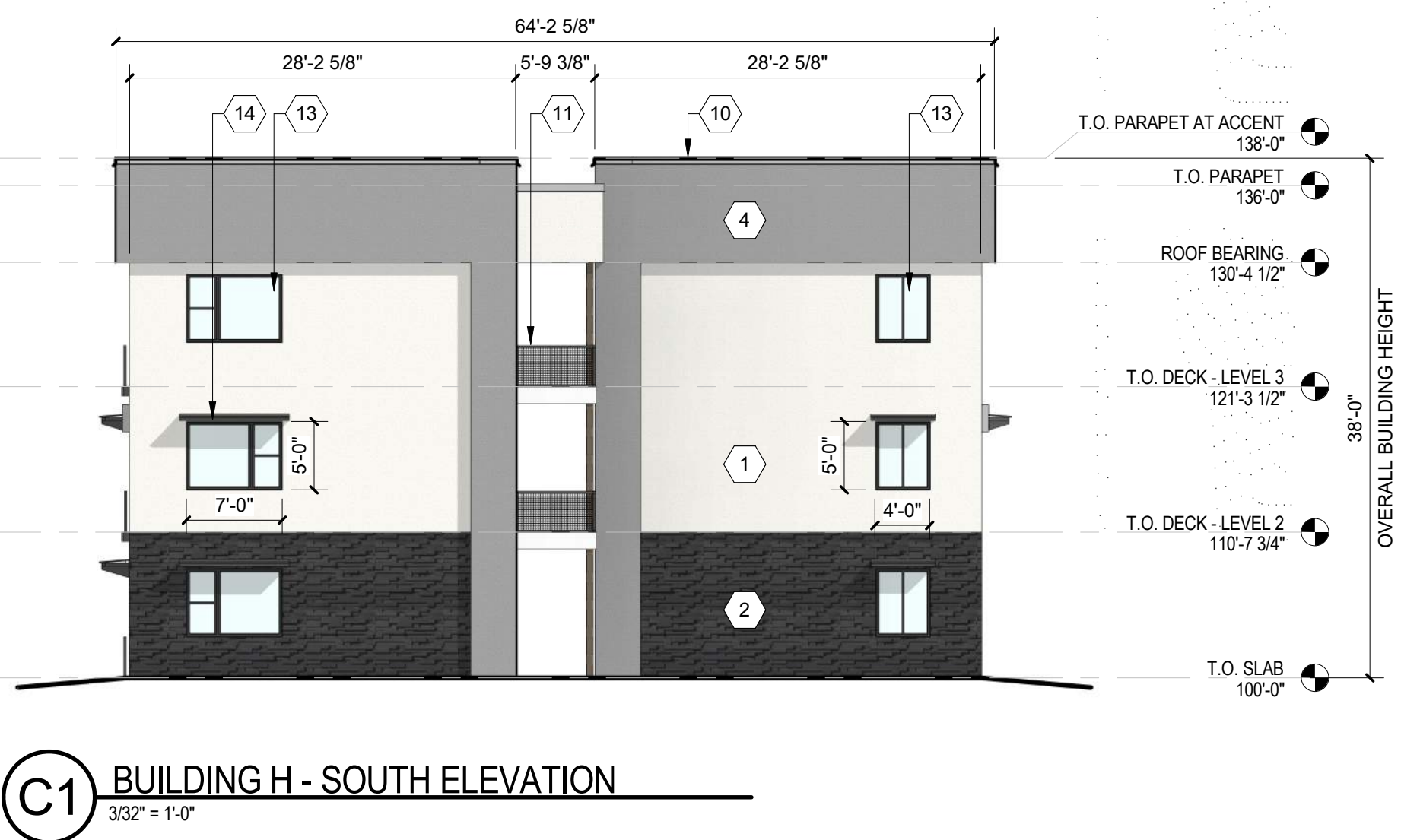
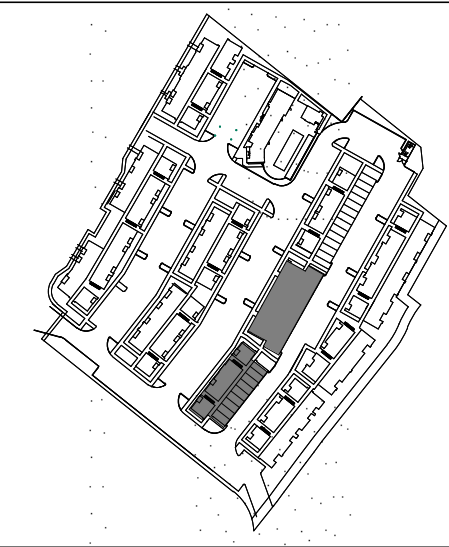
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

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

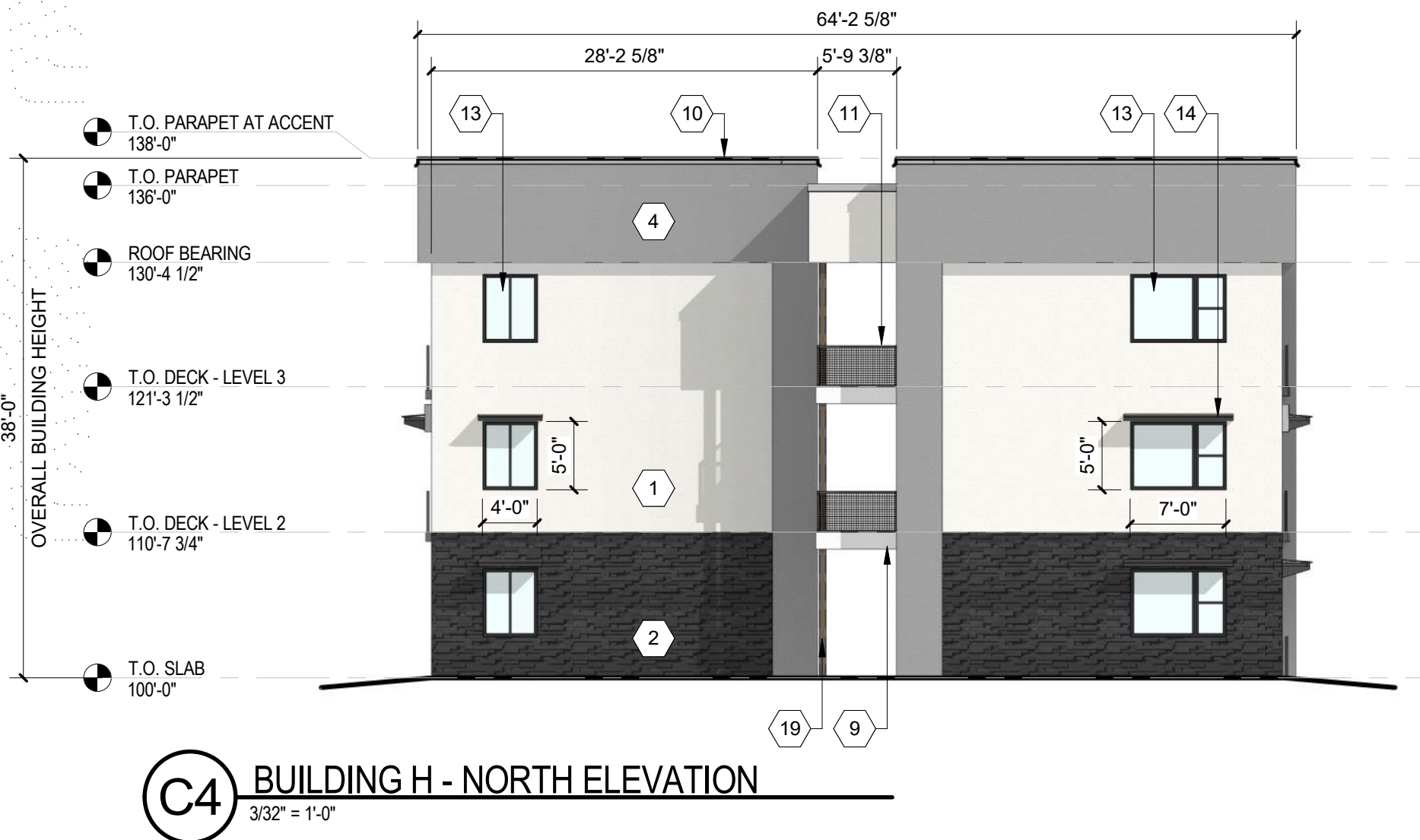
LEGEND

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

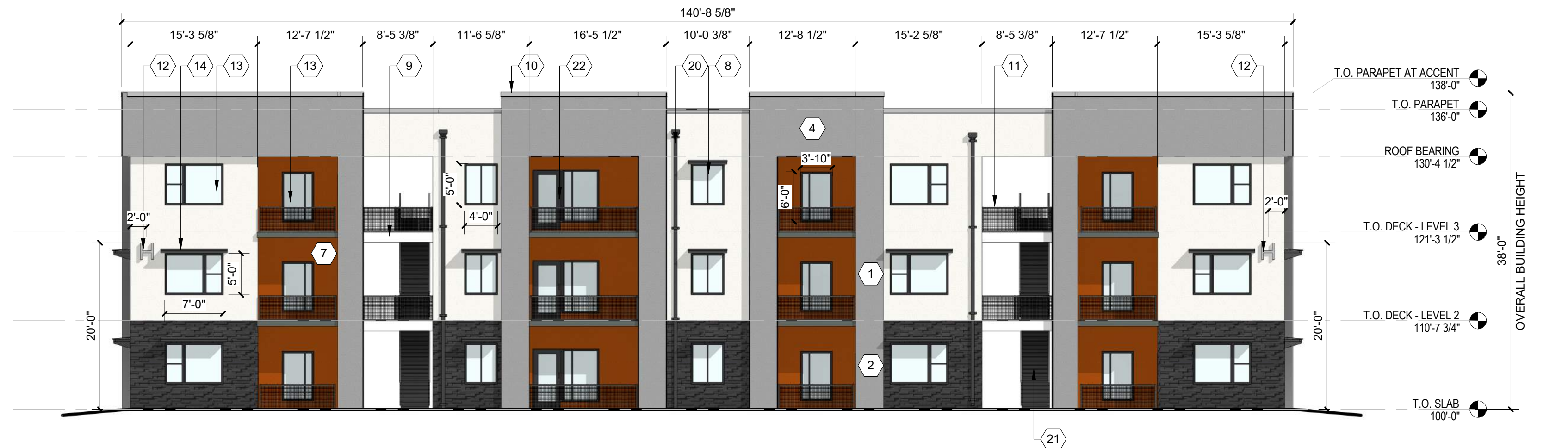
KEY PLAN



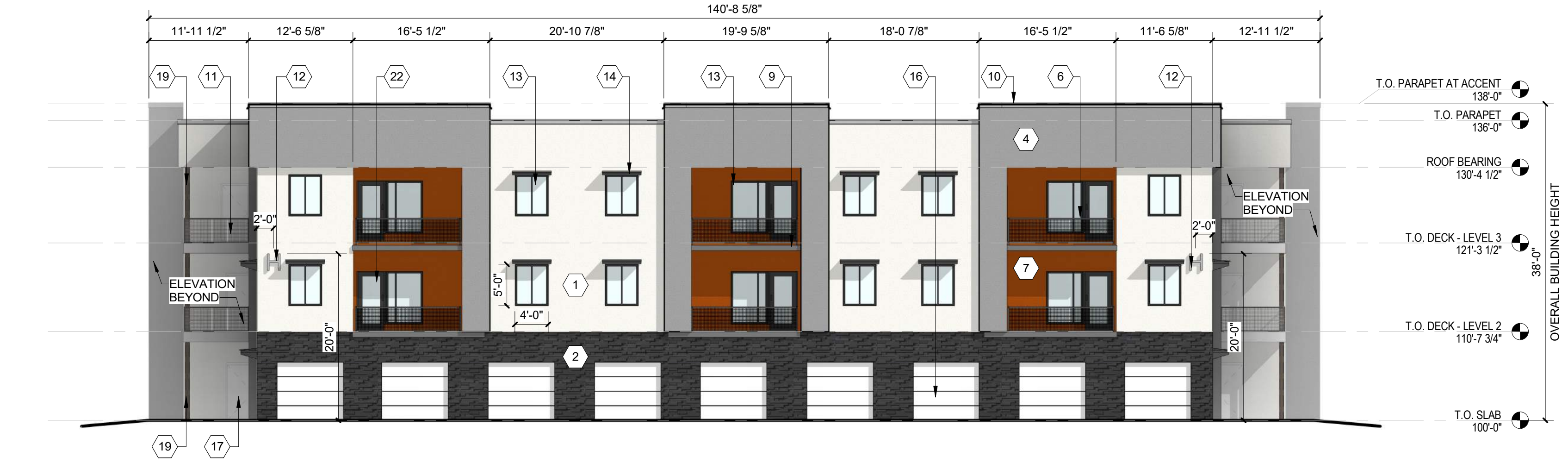
C1 BUILDING H - SOUTH ELEVATION
3/32" = 1'-0"



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

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.
- 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

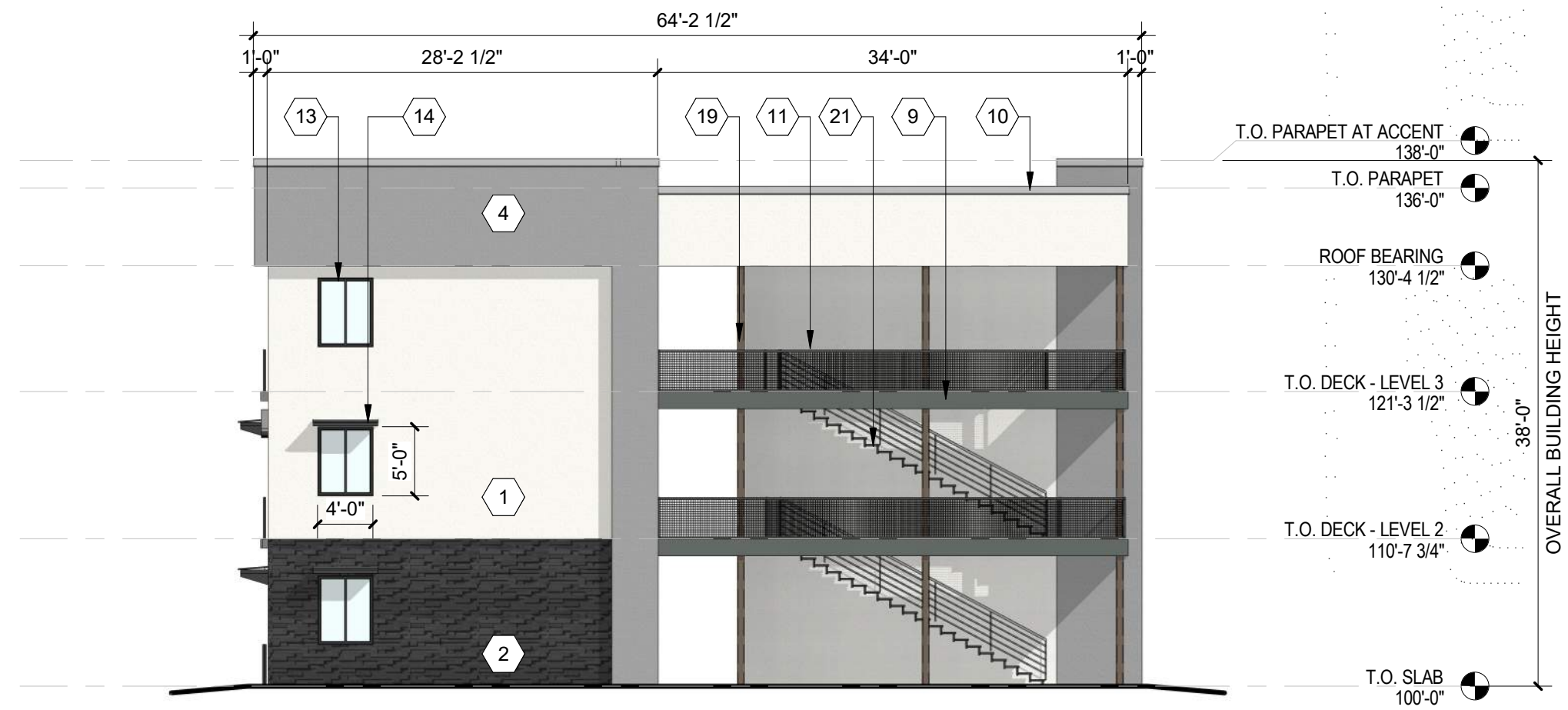
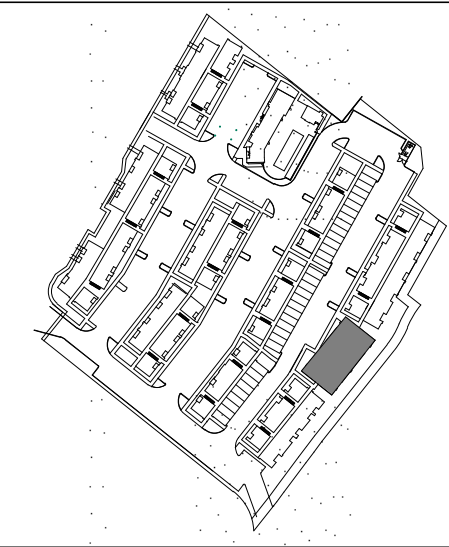
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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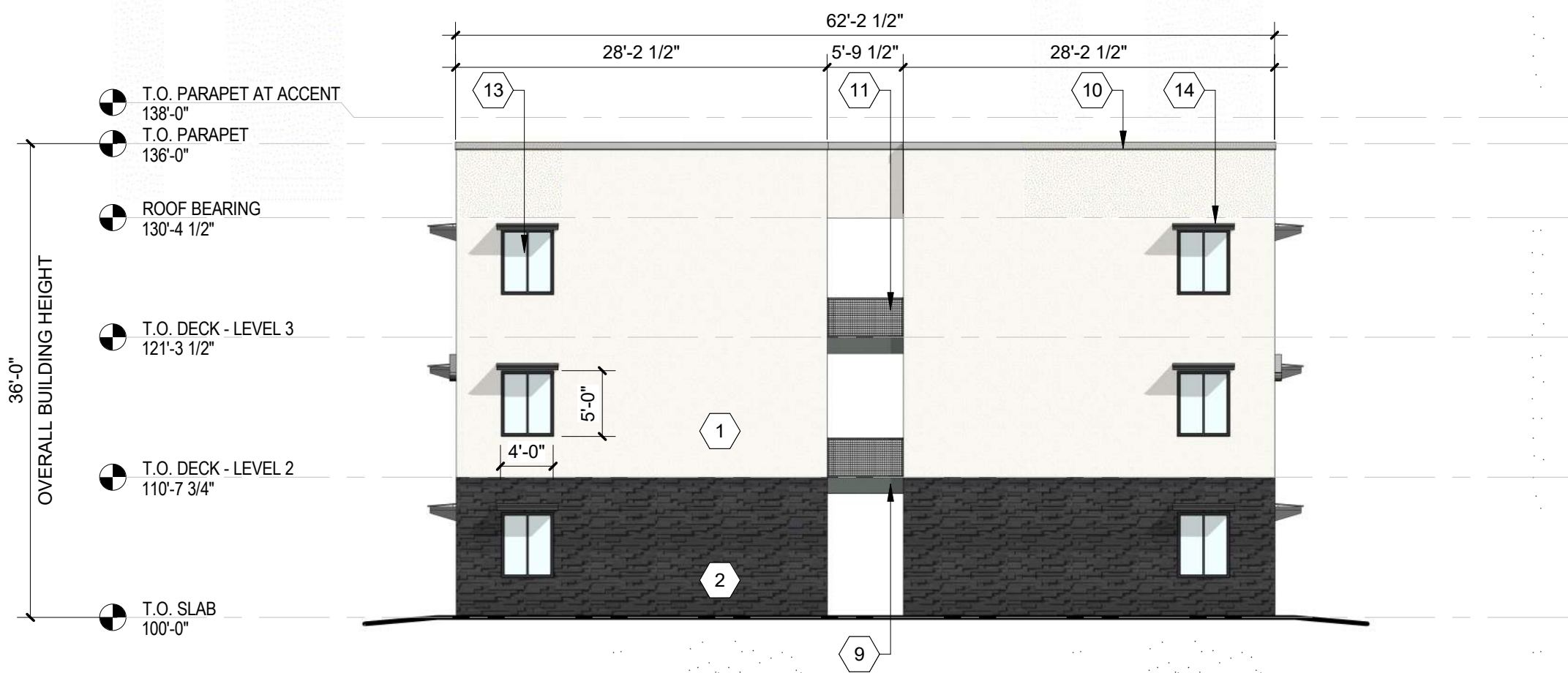
LEGEND

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	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH
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KEY PLAN



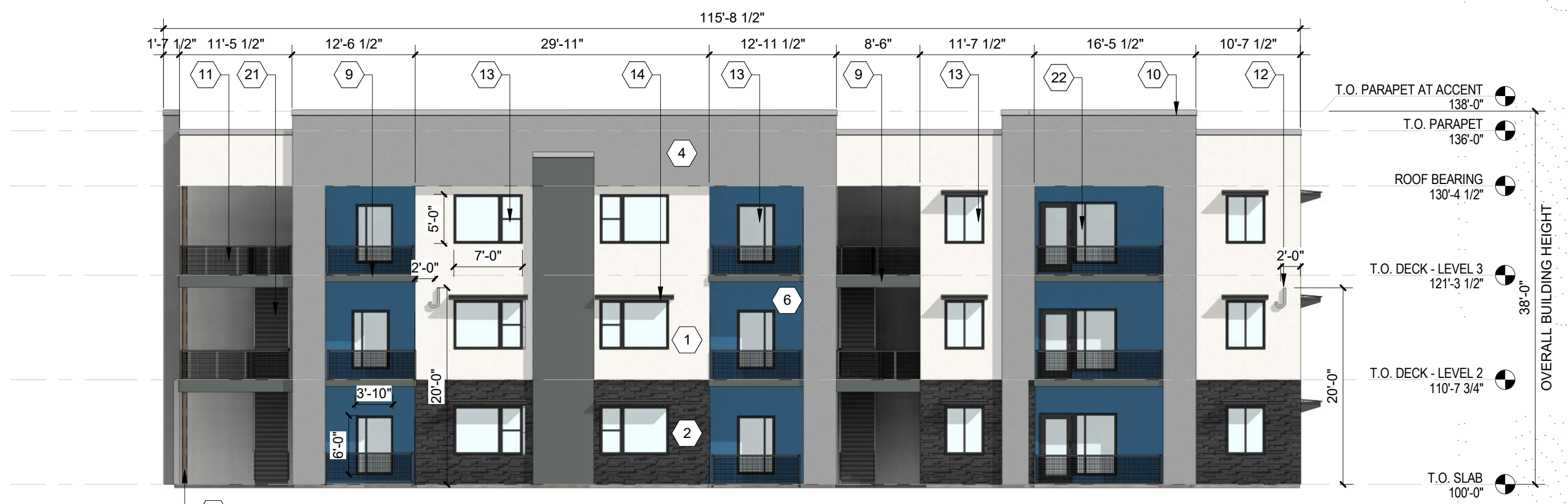
C2 BUILDING J - SOUTH ELEVATION
3/32" = 1'-0"



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"



ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

REVISIONS

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△	
△	
△	
△	

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

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING J**

SHEET NO
SDP5.9

GENERAL SHEET NOTES

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

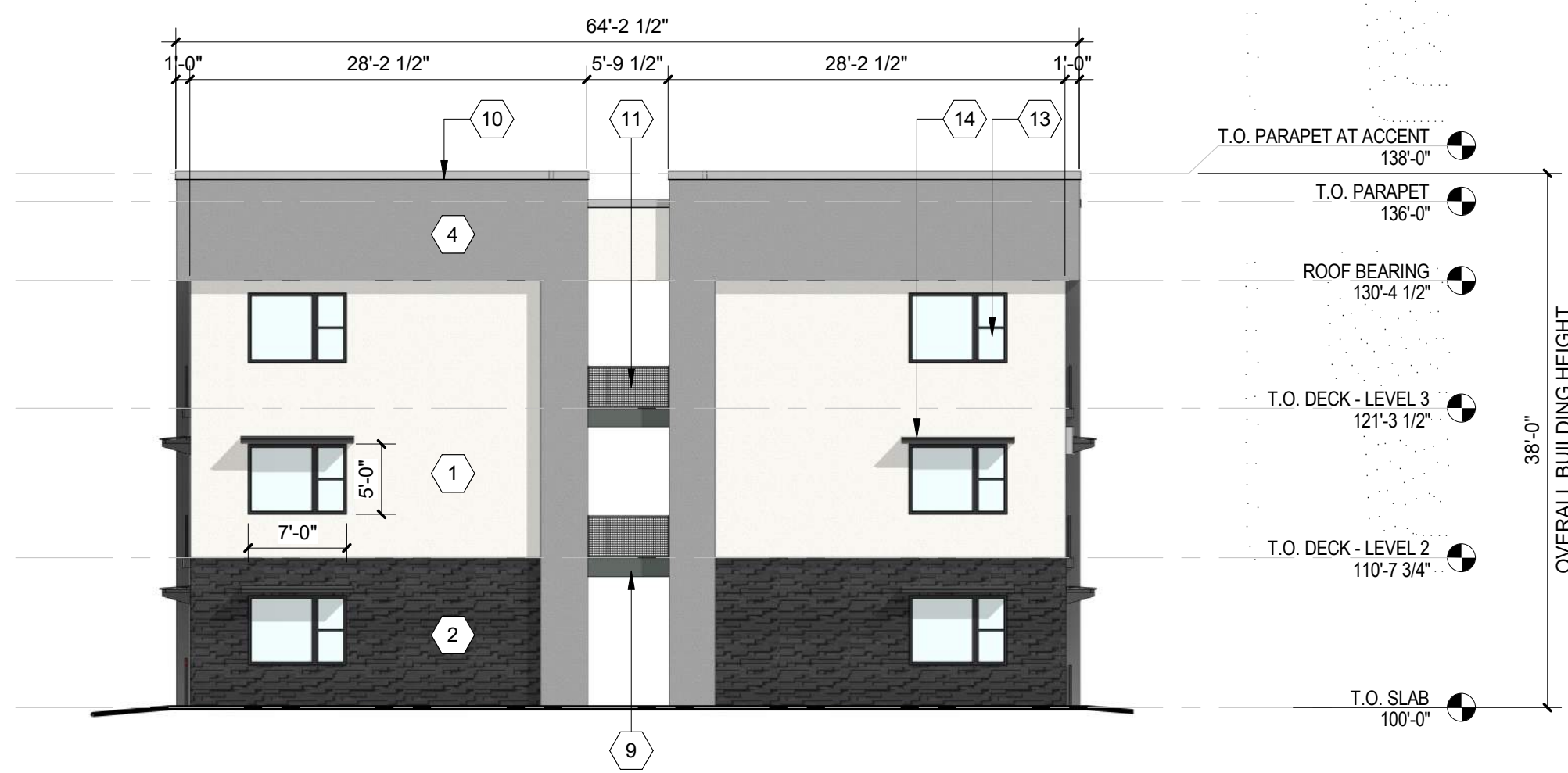
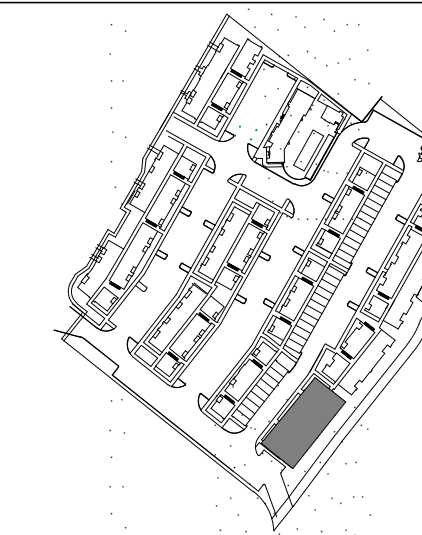
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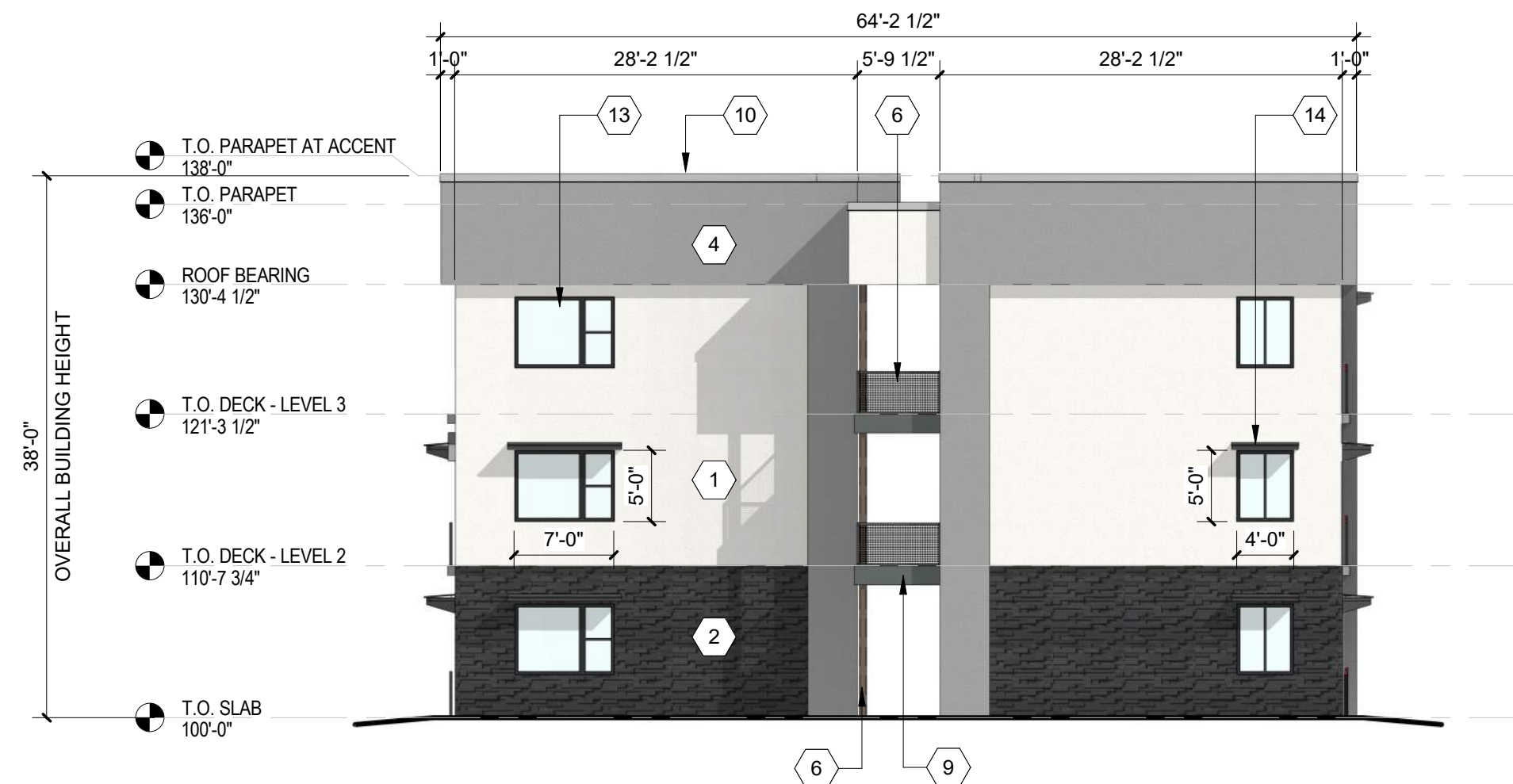
LEGEND

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	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



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



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

NOT FOR CONSTRUCTION

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW
BOARD (DRB)
MINOR SITE PLAN
AMENDMENT

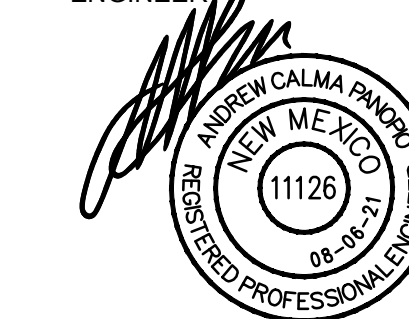
REVISIONS

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- △
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- △

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

DRAWING NAME
**EXTERIOR
ELEVATIONS -
BUILDING K**

SHEET NO
SDP5.10



SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

**SITE DEVELOPMENT
PLAN**

REVISIONS

- △
- △
- △
- △

DRAWN BY

REVIEWED BY

DATE 04/16/2021

PROJECT NO. 19-0058

DRAWING NAME

**ELECTRICAL SITE
LIGHTING
PLAN**

SHEET NO.

E1
OF

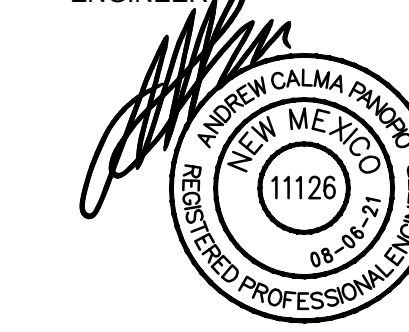
LUMINAIRE SCHEDULE				
Symbol	Label	Catalog Number	Description	Lamp
□	P3	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K
□	P3HS	EATON - LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.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

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



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

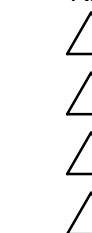




SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

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

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

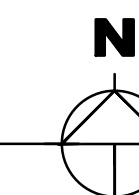
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ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO
ABOVE FINISHED FLOOR.

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



ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 50' - 0"



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 41 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 30%)
- 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

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 HLL Standard Warranty for additional information

INSTALLATION

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

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 entrances or locations where reduced brightness is desired

OPTICS

- Drivers are 120-277V, 50/60Hz Type II 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

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 (2.45)

Page 13 Rev. 04/22/20 LNCLED-SPEC © 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 | Tel 864.678.1000 | Website www.hubbelloutdoor.com

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

LNC COMPACT LED LITEPAK

TYPE: W9

Example: LNC-SL-U-3K-2-BLT-PCU

ORDERING GUIDE

CATALOG #

ORDERING INFORMATION

Series	# LEDs	Voltage	CCT/CRI	IES Distribution	Finish	Mounting
LNC LNC Zero Uplight	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs	U 120-277V 1 120V 2 208V 3 240V 4 277V	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI AM Amber 600 nm available for "Turtle Friendly"/observatory applications, 350mA (corrected factory)	2 Type II 3 Type III 4 Type IV	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VST Verde Green Textured CC Custom Color	PCU Universal Button Protocol

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)		4K (4000K NOMINAL 70 CRI)		3K (3000K NOMINAL 80 CRI)		AM (<580 nm wave-length)		
				Lumens	LPW*	Lumens	LPW	Lumens	LPW	Lumens	System Watts	LPW*
5	15W	2	2	1150	88.5	1052	81	893	68	-	-	
			3	1132	87	1077	83	833	64	-	-	
			4	1146	88	1053	81	849	65	-	-	
7	17W	3	2	1515	89	1369	80.5	1272	75	-	-	
			3	1500	88	1539	90.5	1392	82	268	6.6	59
			4	1557	91.5	1535	90	1425	84	-	-	-
9	22W	4	2	2069	94	2033	92	1588	72	-	-	
			3	2024	92	1989	90	1623	74	-	-	
			4	2095	95	2059	93.5	1680	76	382	8.3	46

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	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

Page 23 Rev. 04/22/20 LNCLED-SPEC © 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice. 701 Millennium Blvd • Greenville, SC 29607 | Tel 864.678.1000 | Website www.hubbelloutdoor.com

WAC LIGHTING

Latitude Outdoor Wall Sconce 3000K

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

WS-W52614 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: 100-10%
Rated Life: 44000 Hours, 50000 Hours
Mounting: Can be mounted on wall in all orientations
Standards: ETL, cETL, IP65, Title 24 JAB-2016 Compliant, Title 24
Wet Location Listed
Construction: Aluminum hardware with glass diffuser

REPLACEMENT PARTS

RPL-GLA-5214 - Glass for WS-W52614

FINISHES

Black Bronze Titanium

LINE DRAWING

6" 4" 14"

WS-W52614

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
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

Columbia LIGHTING

MPS MultiPurpose Linear

TYPE: CA

EXAMPLE MP54-40ML-CW-EDU

YOUR ORDER MPS - - -

MODEL

MODEL	SIZE	CRI	COLOR TEMPERATURE	LUMEN OUTPUT	LENS
MPS MultiPurpose Linear	2' 4' 8'	90*	30K 40K 50K 2700K-5000K SpectraSyn™ Tunable White 2765T 2700K-6500K SpectraSyn™ Tunable White	XW 4 (1700, 8' 9400) XWVE 4 (2500, 8' 9500) VW 2 (1100, 4' 9400, 8' 9900) VWVE 4 (1300, 8' 9600) MW 2 (2300, 4' 9800, 8' 1700) MWVE 2 (2100, 4' 9700, 8' 1900) LW 2 (2000, 4' 9400, 8' 8400) LWVE 2 (2600, 4' 9100, 8' 8300) ML 2 (2600, 4' 9400, 8' 8500) MLVE 4 (4000, 8' 9400) HL 2 (3800, 4' 8600, 8' 11200) HLVE 4 (5700, 8' 11500) VL 4 (1700, 8' 14,200) XL 4 (9400, 8' 10,000)	C Curve, Frosted Acrylic F Flat, Frosted Acrylic NL Less Lens CP Curve, Frosted Polycarbonate

DISTRIBUTION*

DISTRIBUTION*	DRIVER	VOLTAGE	OPTIONS	CONTROL OPTIONS*
N Narrow Distribution	E Fixed Output	120-277V	EL14 Emergency Battery Pack, 10W/15A	IES IES, IES Occupancy Sensor, Dimming Daylight Harvesting
W Wide Distribution	ED 0-10V Dimming ED1 0-10V 1% Dimming ED2 Dim-to-Dark ESD Step Dimming LUTH Hi-Lumen 1% Ecosystem LED driver with built-in, fade-to-black dimming technology† LUTS 5-Series Ecosystem LED driver†	347 347V (E,ED,ED1 only)	GLR Fast Blow Fuse G10 Generator Transfer Device MPSC Material Curve Endcap† MPSE Injection Molded ABS Material Flat Endcap† MR Matte Black ZT ZET Metallic Silver	NXSW NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting NXWE NX Wireless Enabled NWE NX Enabled, Dual SmartPorts NSES NX Enabled, PIR Occupancy Sensor, Dimming Daylight Harvesting ODPG Occupancy and Daylight Sensors w/Grouping, Philips SBC200

ACCESSORIES (ORDER SEPARATELY)

- S18 18" Stem, Curved
- S518 18" Stem, Curved - 45° Swivel
- CM24SC3-KIT 24" Adjustable Cable Mounting Kit, 3 wire feed
- CM48SC3-KIT 48" Adjustable Cable Mounting Kit, 3 wire feed
- CSM Chain Hanger Assembly
- MPST 20" Ten-Tanger - 1.12" Spacers on T-Bar Ceiling
- MPSTH Slide Tong Hanger
- MPSCBK-C Continuous Row Kit, Curve
- MPSCBK-F Continuous Row Kit, Flat
- MPSWG2 2 Wire Guard
- MPSWG4 4 Wire Guard, 2 Required for 8" Fixture
- MPSCIE Injection Molded ABS Material Curve Endcap†
- MPSE Injection Molded ABS Material Flat Endcap†

DRIVER AVAILABILITY TABLE

	VW	MW	MWVE	LW	LWVE	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
ED2	X	X	X	X	X	X	X
ESD	X	X	X	X	X	X	X
LUTS	X	X	X	X	X	X	X
LUTH	X	X	X	X	X	X	X
347	X	X	X	X	X	X	X

† Not available with this wire

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DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

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 OF

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 285-1559
PROJECT NO. 2021-162