



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

SUBDIVISIONS		<input checked="" type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			

APPLICATION INFORMATION			
Applicant: Robert Gibson, Sedona West LLC		Phone: 503-288-6210	
Address: 8220 Louisiana Blvd. NE Suite B		Email: rgibson@pacificap.com	
City: Albuquerque	State: NM	Zip: 87113	
Professional/Agent (if any): Anthony Santi, Dekker/Perich/Sabatini		Phone: 505-761-9700	
Address: 7601 Jefferson St Suite 100		Email: anthony@s@dpdesign.org	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: A-2-A-A		Block:	Unit:
Subdivision/Addition: The Plaza at Paseo Del Norte		MRGCD Map No.:	UPC Code: 101306421040020215
Zone Atlas Page(s): C-13-Z		Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots: 1		# of Proposed Lots:	Total Area of Site (Acres): 7.12
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Eagle Ranch Road		Between: Paradise Blvd. NW	and: Irving Blvd. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 5/6/2021	
Printed Name: Anthony Santi		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

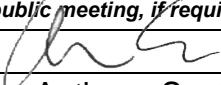

FORM P2A: FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

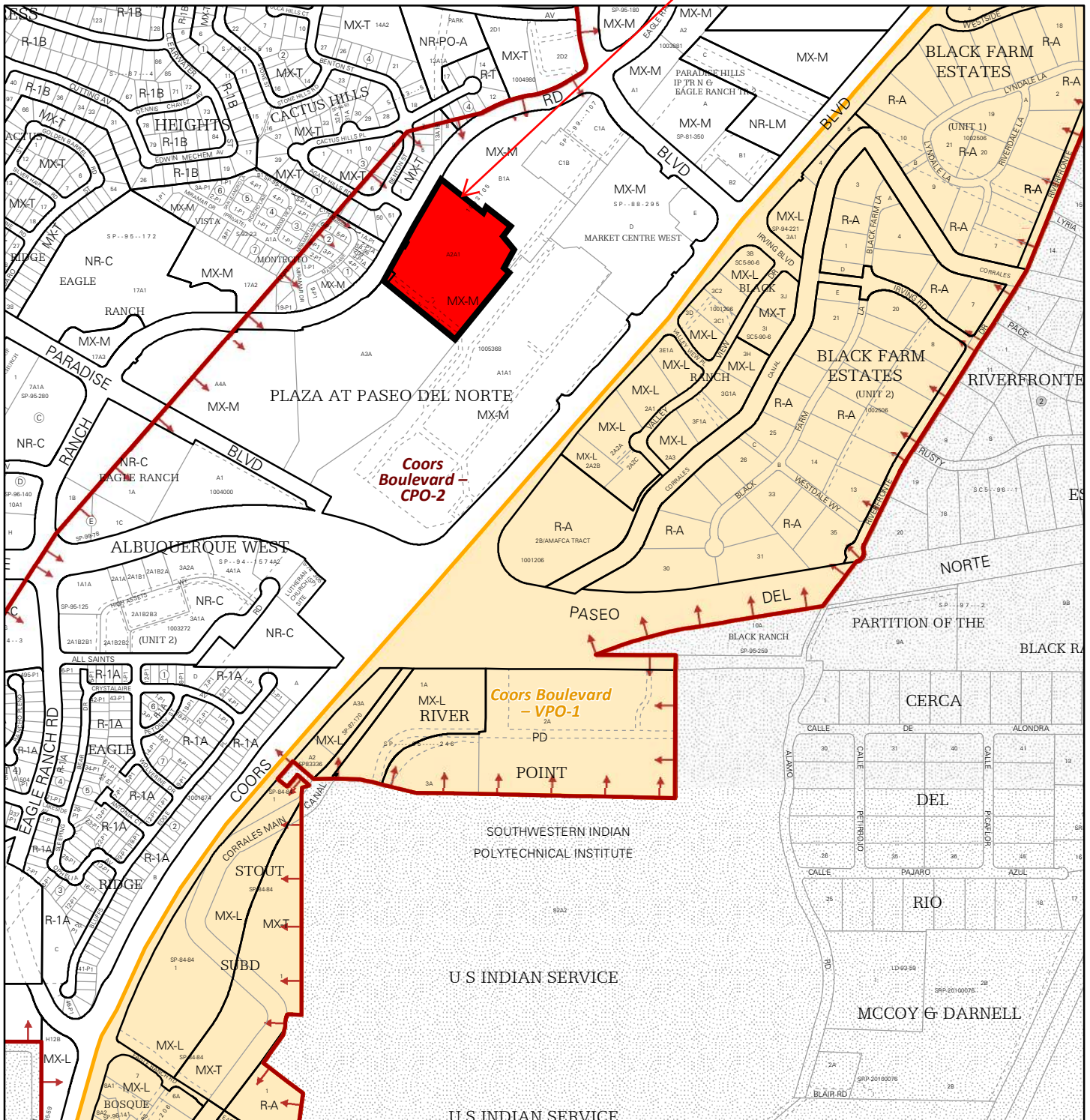
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- N/A** Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- X** PDF of application as described above
- X** Zone Atlas map with the entire site clearly outlined and labeled
- X** Letter of authorization from the property owner if application is submitted by an agent
- X** Solid Waste Department signature on Site Plan
- X** Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- X** Approved Grading and Drainage Plan
- X** Copy of Site Plan with Fire Marshal’s stamp, i.e. “Fire 1” plan *(not required for Master Development Plans)*
- X** Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- X** Site Plan and related drawings
- N/A** Infrastructure List, if required

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 10/12/2021
Printed Name: Anthony Santi	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
	
Staff Signature:	
Date:	

SEDONA WEST PROJECT SITE



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

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
C-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

May 5, 2021

Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

**RE: Request for Major Amendment to a Prior Approved Site Plan – EPC
Amendment to the Plaza at Paseo del Norte Site Plan
Sedona West Apartments, Eagle Ranch Rd NW**

Dear Mr. MacEachen,

This Letter authorizes Dekker/Perich/Sabatini LLC and to represent Sedona West LLC, owner of the property located on Eagle Ranch Road and described below, with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the City of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Sedona West LLC agent as necessary with the permitting and associated approval processes required for the requested actions referenced above.

Legal description:

TRACT A-2-A-A AS SHOWN ON THE PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 18, 2007, PLAT BOOK 2007C, PAGE 347, DOCUMNET #2007169358.

Please contact me at 503-288-6210 ext. 25 if there are any questions.

Sincerely,



Robert Gibson
Vice President, Development
Pacificap

Meeting Date: September 22, 2021
Staff Contact: Kristopher Cadena, Chief Engineer, Utility Development

TITLE: C-21-19 – Approving a Service Connection Agreement for Water and Sewer Service with Sedona West, LLC at Tract A-2-A-A, The Plaza at Paseo del Norte (UPC 101306421040020215)

ACTION: Recommend Approval

SUMMARY:

Sedona West, LLC desires to connect to existing water and wastewater infrastructure located at an unaddressed parcel east of Eagle Ranch Road, north of Paseo del Norte, identified as UPC 101306421040020215. The parcel will be developed as a multifamily apartment project. The parcel is currently undeveloped land. The development is located outside of the Water Authority's Adopted Service Area, but within the City of Albuquerque. No additional infrastructure requirements are needed to provide water and wastewater service to this property other than a service agreement approved by the Water Authority Board.

As a condition of service, the owner will be required to:

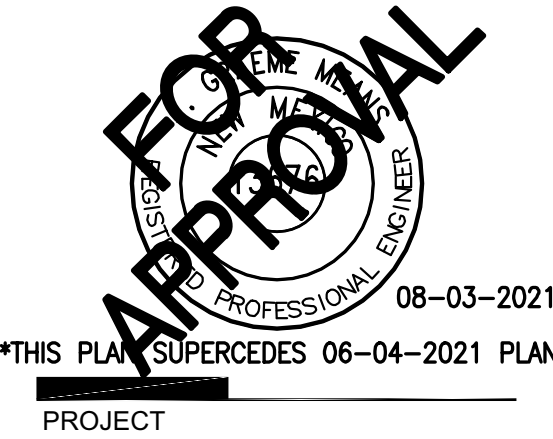
- Comply with the ordinances, resolutions, plans, and regulations of the Water Authority
- Obtain concurrent water and wastewater service
- Pay the Utility Expansion Charge (UEC) at the rates that are imposed at the time of a service connection
- Pay the Water Resource Charge (WRC)

FISCAL IMPACT:

None

John William Lyden

W



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:

FIRE 1 PLAN

SHEET NO.

FIRE 1

OF

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 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. 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.
- ① 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)

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
- BLUE - POTABLE WATER
- GREEN - SANITARY SEWER AND DRAIN LINES
- GREEN - STORM DRAIN LINES

GENERAL NOTES:

1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE ROAD FRONTING THE PROPERTY.
2. A KEY BOX (KNOX BOX) IS REQUIRED IF ACCESS TO THE BUILDING IS NECESSARY FOR LIFE SAFETY OR FIREFIGHTING PURPOSES. ALL KEY BOXES SHALL BE MOUNTED BETWEEN 4' TO 6' ABOVE GRADE. THE KEY BOXES SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONNEL UPON APPROACH. ONE KEY BOX SHALL BE LOCATED AT THE MAIN ENTRANCE.
3. ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
4. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.
5. THE MINIMUM TURNING RADIUS SHALL BE 28 FEET AS DETERMINED BY THE FIRE CODE MARSHAL.
6. FOR BUILDING TALLER THAN 30', FIRE APPARATUS ACCESS ROADS SHALL BE 26' WIDTH MINIMUM.

FIRE PLAN KEYED NOTES:

- ① NEW FIRE HYDRANT
- ② NEW FIRE PROTECTION BACKFLOW PREVENTER WITH HOT BOX MOUNTED PIV
- ③ NEW BUILDING MOUNTED FIRE DEPARTMENT CONNECTION
- ④ INSTALL KNOX BOX WITH BUILDING KEY
- ⑤ PAINT CURB WITH RED TRAFFIC PAINT, MINIMUM 2 COATS; STENCIL "FIRE LANE - NO PARKING"
- ⑥ EXISTING FIRE HYDRANT
- ⑦ RELOCATE EXISTING FIRE HYDRANT

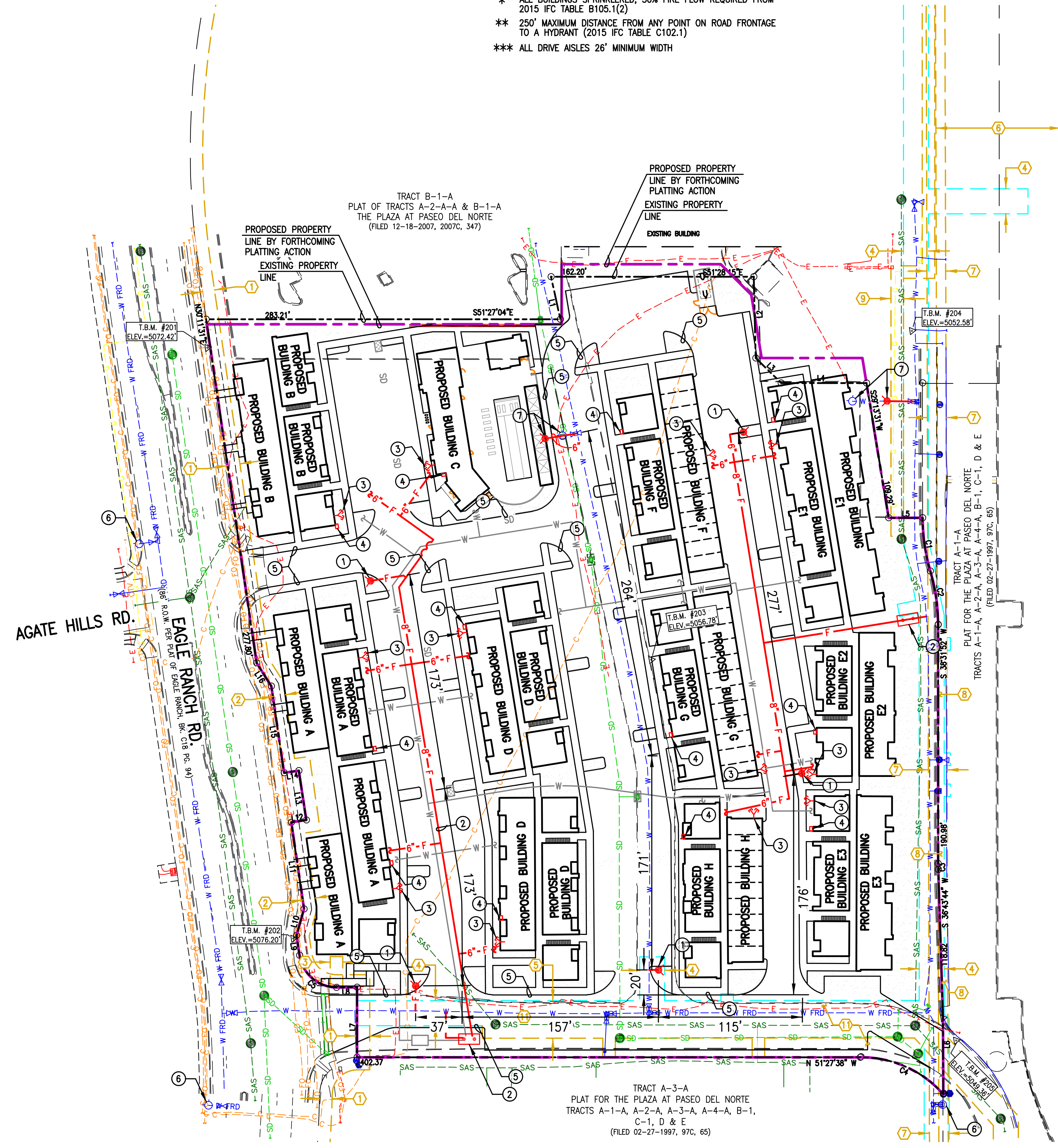
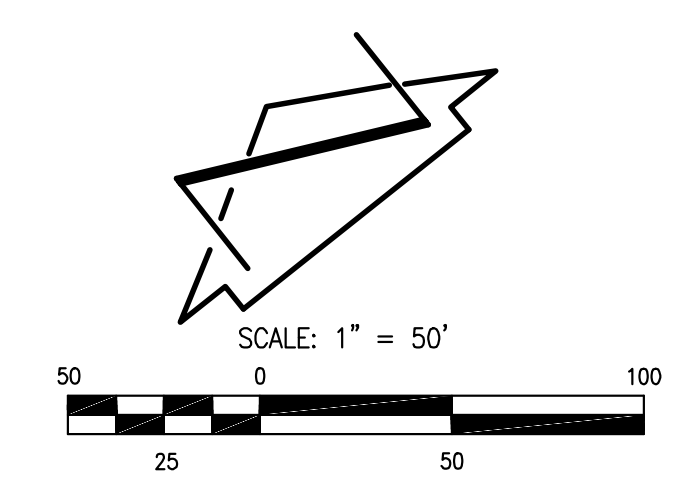
LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- NEW BACKFLOW PREVENTER
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

BUILDING FIRE PROTECTION REQUIREMENTS:

BUILDING	AREA (SF)	CONSTRUCTION TYPE	FIRE FLOW (GPM) *	MINIMUM # HYDRANTS **	BLDG HEIGHT ***	DWELLING UNITS
A	25,130	5A	1625	1	24'	26
B	15,040	5A	1125	1	24'	15
C (CLUBHOUSE)	4,050	5A	750	1	24'	0
D	29,946	5A	1500	1	48'	25
E1	36,237	5A	1750	1	36'	24
E2	20,442	5A	1375	1	36'	24
E3	36,237	5A	1750	1	36'	24
F	27,830	5A	1500	1	36'	20
G	26,475	5A	1500	1	36'	20
H	23,532	5A	1375	1	36'	18

- * ALL BUILDINGS SPRINKLERED, 50% FIRE FLOW REQUIRED FROM 2015 IFC TABLE B105.1(2)
- ** 250' MAXIMUM DISTANCE FROM ANY POINT ON ROAD FRONTAGE TO A HYDRANT (2015 IFC TABLE C102.1)
- *** ALL DRIVE AISLES 26' MINIMUM WIDTH



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



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**

PERMIT
APPROVED
MESA Consulting Group
www.highmesa.com

2021.012.2

FIRE FLOW: 1750GPM HYDRANT 36,237SQFT VA

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Robert Gibson
Sedona West LLC
8220 Louisiana Blvd. NE
Suite B
Albuquerque NM, 87113

Project #2021-005442
SI-2021-00569 - Site Improvement
Major Amendment to Site Plan

LEGAL DESCRIPTION:

Dekker/Perich/Sabatini (DPS), agent for Robert Gibson, Sedona West LLC, requests the above action for an approximately 7.2 acre portion of the following: Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, zoned MX-M, located on Eagle Ranch Rd. NW, between Paradise Blvd. NW and Irving Blvd. NW, approximately 74.8 acres (C-13-Z)

Staff Planner: Silvia Bolivar

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005442, SI-2021-00569, a Major Amendment to a Site Plan-EPC, based on the following Findings:

1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as described as Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1, located on Eagle Ranch Road NW between Paradise Boulevard NW and Irving Boulevard NW, approximately 74.8-acres.
2. The applicant proposes to amend the prior approved site development plan in the following manner:

Develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved. The request was reviewed using a new site plan (submitted on August 9, 2021), which will also go through the Development Review Board (DRB) process.
3. The subject site is zoned MX-M (Mixed Use – Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
5. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Coors/Paseo del Norte Activity Center.
6. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.

- A. Policy 4.2.2 Community Engagement – Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request.

9. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to Centers and Corridors.
 - A. Goal 5.1: Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would contribute to grow as a community of strong Centers connected by a multi-modal network of Corridors as the subject site lies within the Coors/Paseo del Norte Activity Center and is within walking distance Coors Boulevard, an urban principal arterial.
 - B. Subpolicy 5.1.1(a): Create walkable places that provide opportunities to live, work, learn, shop and play.

The request would further this subpolicy by creating walkable places that provide opportunities to live, work, learn, shop, and play as the subject site is located in the Coors/Paseo del Norte Activity Center and is within the Coors Boulevard CPO-2. There are employment areas nearby along with development along Coors Boulevard that provide areas to shop and play. The site development plan shows that a walkable, pedestrian-friendly environment has been created that ties with the surrounding existing development along Eagle Ranch Road NW, Paradise Blvd. NW, and Irving Blvd. NW.

- C. Subpolicy 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request partially fulfills this subpolicy as compact development, redevelopment and infill of the subject site will be created in a Center and Corridor in order to accommodate growth over time and discourage the need for development at the urban edge. However, employment density is not being created by amending the existing site plan to allow a multi-family apartment community.

- D. Subpolicy 5.1.1(f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The requested site plan amendment would discourage development of single-family housing as an inappropriate use in Centers and Corridors as the subject site is located in the Coors/Paseo del Norte Activity Center. The premise of Activity Centers is to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or short bike ride. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes that are located across from Agate Hills Road NW.

- E. Subpolicy 5.1.1(h): Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers this subpolicy to encourage all new development in a designated Center to address transit connections, linkages, and opportunities within the proposed development. The subject site lies within the Coors/Paseo del Norte Activity Center and the area is serviced by Commuter Route 94 that runs north-south on Eagle Ranch Road NW, with stop-pairs immediately adjacent to the site. Fixed Routes 96 and 155, run north-south on Coors Boulevard and are easily accessible from the site.

- F. Policy 5.1.2 – Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is near Coors Boulevard and within the Coors/Paseo del Norte Activity Center that are intended to receive more intense growth as designated by the Comprehensive Plan. The request would facilitate development of the subject site with a multi-family use that would be located in an Area of Change and would support and encourage transit usage while maintaining appropriate densities and scale of development. The request would also reinforce the intensity and character of the surrounding areas.

- G. Policy 5.1.6- Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The subject site is located in the Coors/Paseo del Norte Activity Center, and the requested site plan amendment to allow a multi-family use will permit for a range of amenities on the subject site that will support healthy lifestyles of the residents of the subject site. However, the needs of nearby residents will not be met because the request will not provide services.

- H. Subpolicy 5.1.6(a): Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The request furthers subpolicy 5.1.6(a) as the requested site plan amendment will incorporate a compatible mix of residential uses with a range of higher-density housing types in the Coors/Paseo del Norte Activity Center.

10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.

- A. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site with a multi-family use and would provide additional opportunities for residents to live, work, and shop in the area. The request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, in an Activity Center, and with access to ABQ Ride Routes 94, 95 and 15.

- B. Goal 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found southwest of the subject site (Eagle Ranch Apartments). There are a mix of uses conveniently accessible on Irving Blvd. NW and Coors Boulevard.

- C. Subpolicy 5.2.1(d): Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would further this subpolicy by allowing for a range of apartment sizes that would include 1-3 bedrooms at a range of prices.

- D. Subpolicy 5.2.1(f): Encourage higher density housing as an appropriate use in the following situations:
- i. Within designated Centers and Corridors;
 - ii. In areas with good street connectivity and convenient access to transit;
 - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

The request would further this subpolicy because it would encourage higher density housing in the Coors/Paseo del Norte Activity Center, in an area with good street connectivity, and in an area with a mixed density pattern already established. The subject site has convenient access to transit (Ride Routes 94, 96, and 155) and has adequate infrastructure in place.

11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.

- A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

- B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and various services. The proposed multi-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions and mixed-use zones and would be consistent with the surrounding areas found southwest of the subject site.

- C. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the intensity of the area.

- D. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelop Areas where change is encouraged.

The request will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as the addition of a clubhouse, fitness center and amenities. The higher density housing in this location will support the transit available (Routes 94, 96 and 155) while supporting the commercial and retail uses found near the subject site.

12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.

- A. Goal 9.3 – Density: Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of increased housing density in an area near Coors Boulevard and the Coors/Paseo del Norte Activity Center which are appropriate places for such development.

- B. Subpolicy 9.3.2(a): Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities and shopping districts. However, Albuquerque Public Schools has noted that the proposed development will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is operating at enrollment above capacity and development will be a strain on this school. The request partially furthers sub policy 9.3.2(a) as the proposed site plan amendment.

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
- C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.
- D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
- E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
- F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
- G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.

14. At the public hearing, several nearby residents expressed concern about the impacts of additional traffic on an area they believe is already congested, and has problems with traffic circulation and pedestrian circulation. Safety and walkability are major concerns. Pursuant to 14-16-6-6(J)(3)(e), the Site Plan-EPC can be approved if it mitigates significant, adverse impacts on the project site and the surrounding area. The EPC discussed the importance of addressing transportation issues and mitigating any future impacts to the maximum extent practicable.

15. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.
16. A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project and several items were discussed including concern about increased traffic, visibility issues related to traffic, the architectural style of the development and security issues. The general consensus was the new development would be an improvement.
17. A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern regarding the proposed amendment. Concern centered on entryways off of Eagle Ranch Road, the increase in traffic by the future, proposed 218 units, and if a traffic study had been performed. Other issues were related to traffic, stop signs, bus stops, apartment height, orientation, unit access, and appearance.
18. Two more facilitated meetings were held with members of the community who expressed concern regarding the proposed amendment. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Concern continued to be centered on entryways off of Eagle Ranch Road, increased traffic and increased density with loss of property values due to the proposed development, along with loss of views.
19. During the continuance period, Staff received additional comments from concerned neighbors. A couple of neighbors continue to oppose the request despite the developer agreeing to reduce the building height along Eagle Ranch Road. The applicant revised the site plan to address many of the concerns.
20. The application of Conditions of Approval to provide clarification, ensure compliance, and address mitigation of adverse impacts would also improve the extent to which the request is consistent with applicable Comprehensive Plan Goals and policies.
21. The EPC acknowledges the enormous amount of public comments and major community concerns regarding traffic on Eagle Ranch Road and the surrounding area, and therefore supports Condition #7. The public is also concerned about parking in the area and potential parking spill-over into the neighborhood.

CONDITIONS OF APPROVAL – SI-2021-00569

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
4. Walls & Security
 - A. A detail for the proposed retaining wall shall be provided.
 - B. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences – Materials and Design.
5. Outdoor Gathering Areas
 - A. Indicate where the proposed amenities will be located throughout the development.
 - B. If shade structures and gazebos are to be included, provide details for these structures.
6. Signage
 - A. The location of the proposed monument if proposed shall be indicated.
 - B. The monument sign detail shall be dimensioned and shall specify colors and materials.
7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,
Planning Director

AV/SB

cc:

Robert Gibson c/o Sedona West LLC, rgibson@pacificap.com
Dekker/Perich/Sabatini, anthonys@dpsdesign.org
Vista Montecito HOA, Carol Nelson, 7654@gmail.com
Vista Montecito HOA, Diane Exline, dianexline@gmail.com
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net
Paradise Hills Civic Association, Tom Anderson, taa@msn.com
Paradise Hills Civic Association, Maria Warren, samralphroxy@yahoo.com
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Sam Sandoval: SamASandoval@comcast.net

OFFICIAL NOTICE OF DECISION

PR-2021-005442

August 19, 2021

Page 10 of 10

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EPC file

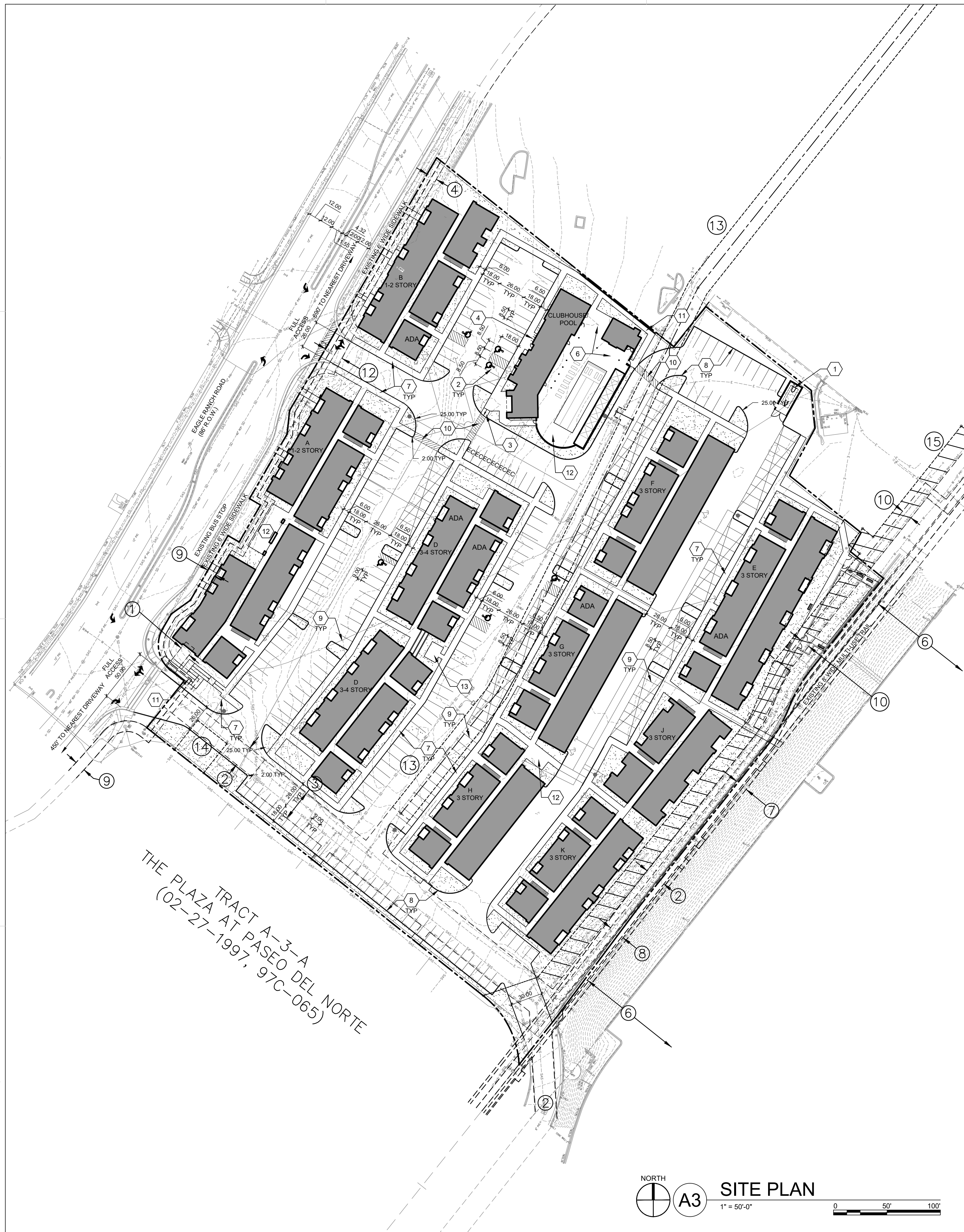
10/12/2021

EPC Conditions Response Letter

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. **This letter satisfies this condition.**
4. Walls & Security
 - a. A detail for the proposed retaining wall shall be provided.
 - i. **Response: A detail has been provided on sheet SDP1.2.**
 - b. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences – Materials and Design.
5. Outdoor Gathering Areas
 - a. Indicate where the proposed amenities will be located throughout the development.
 - i. **Response: Keyed notes have been added to the site plan locating the outdoor amenities.**
 - b. If shade structures and gazebos are to be included, provide details for these structures.
 - i. **Response: Not Applicable**
6. Signage
 - a. The location of the proposed monument if proposed shall be indicated.
 - b. The monument sign detail shall be dimensioned and shall specify colors and materials.
7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
 - a. **Response: A traffic impact study has been completed, reviewed by City staff, comments have been addressed and resubmitted. We are waiting on final City approval.**
8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.
 - a. **Response: The developer and Project Team met with Parks and Recreation and City Transportation staff. The developer has agreed to provide a new connection from the existing trail up to the internal road (which dead ends just north of the existing guard rail), so that the trail will connect to the existing trail to the south. They will also make any necessary repairs to the existing trail along the property's frontage. A keyed note has been added to the site plan.**

Very truly yours,

Dekker/Perich/Sabatini Ltd.
Anthony Santi



TRACT A-3-A
 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.

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)
- 15' 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 PLAN)
- 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAN)
- ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO ABCWUA BY THIS PLAN)

PROJECT NUMBER: **2021-005442**

Application Number: _____

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

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)
 REQUIRED SPACES: 310 SPACES
 (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
PROVIDED PARKING = 316 TOTAL SPACES (34 GARAGE, 103 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

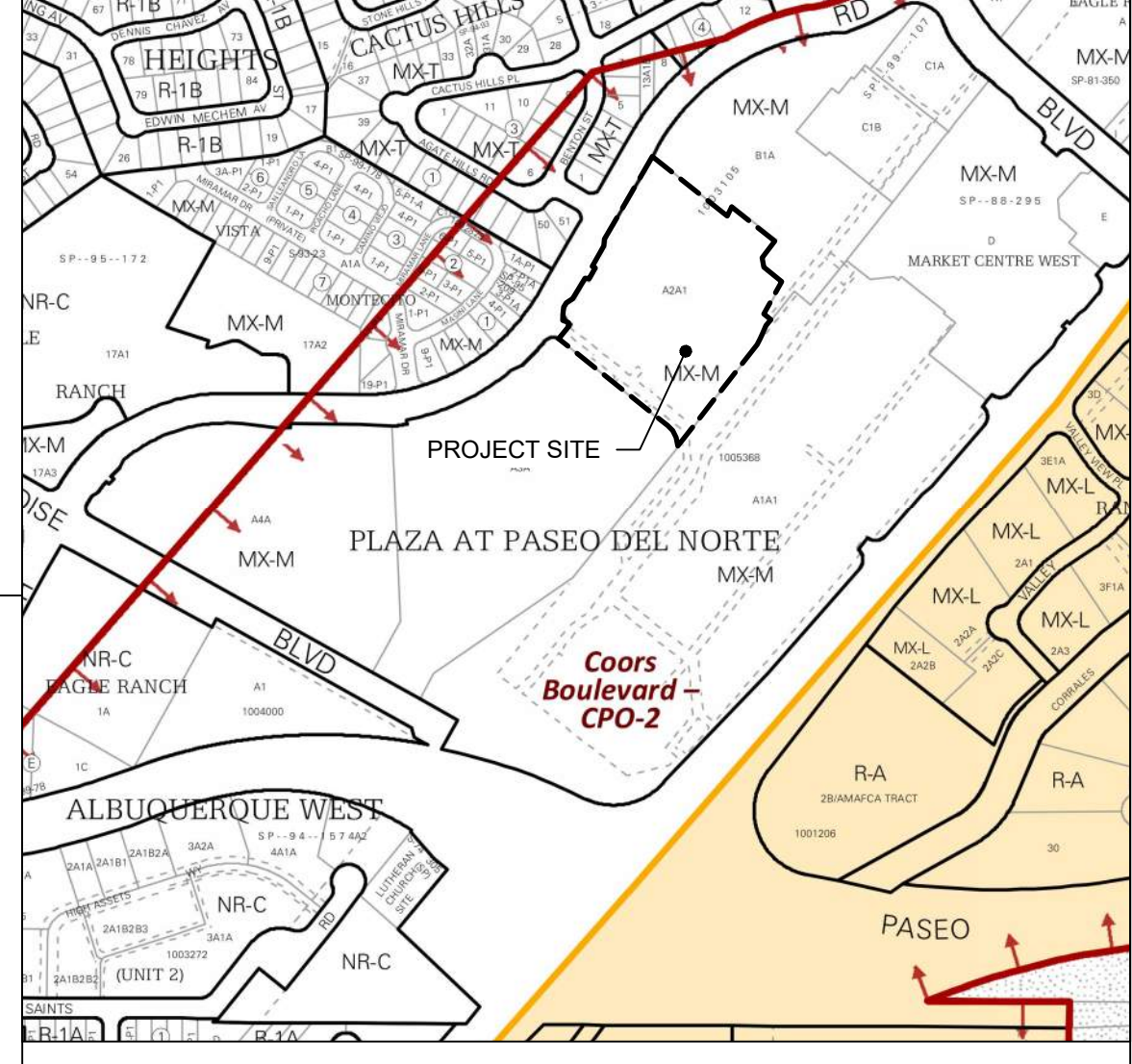
BIKE PARKING REQUIRED = 31 SPACES
 10% OF OFF STREET PARKING = 310 X 0.10 = 31 SPACES
 BIKE PARKING PROVIDED = 35 SPACES

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 172 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
- POST INDICATOR VALVE (PIV), RE: CONCEPTUAL UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- 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



ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

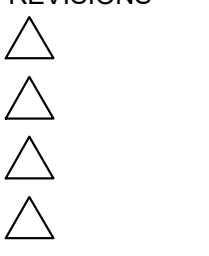
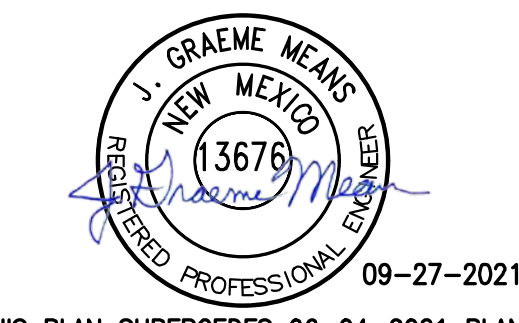
REVISIONS

	10.12.2021 MAJOR AMENDMENT

DRAWN BY: AG, JF
 REVIEWED BY: RAW, HFG
 DATE: 09/28/2021
 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.
- 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. # 905847.
- 15' UTILITY EASEMENT GRANTED HORIZON-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.
- 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.
- 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

PROJECT BENCHMARK

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

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

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

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

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

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

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

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

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

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

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

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:
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).

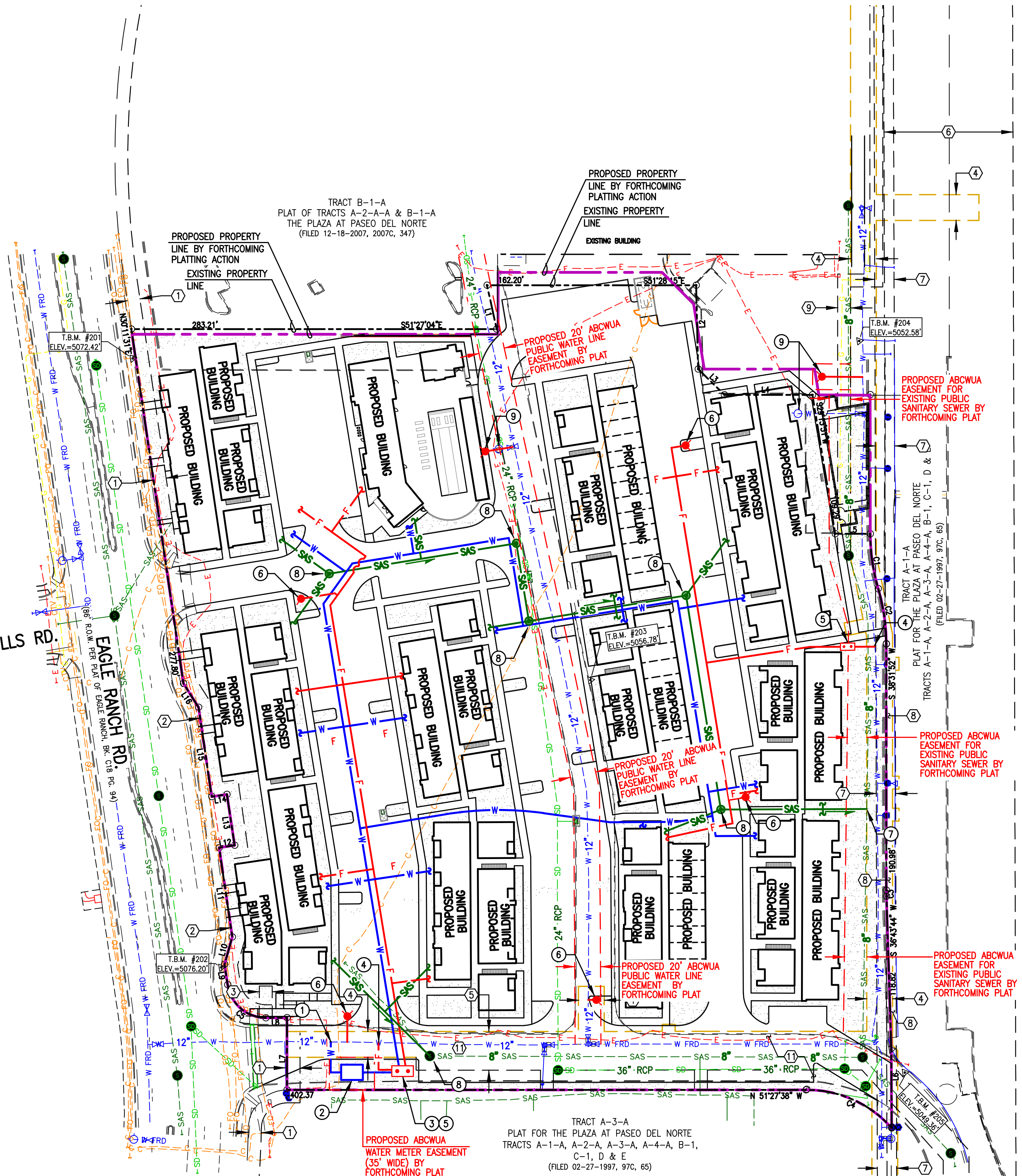
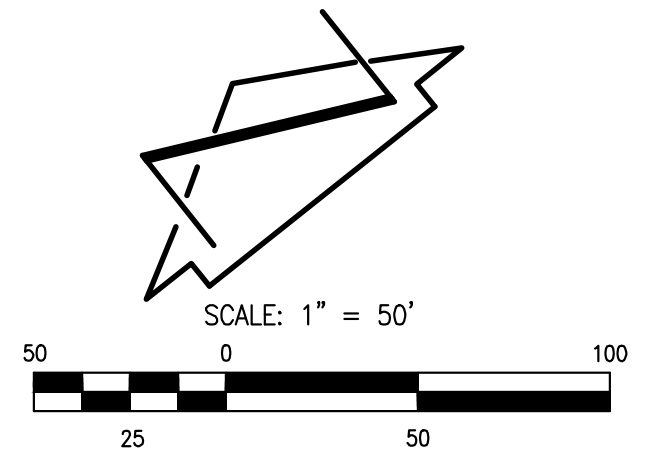
2021.012.2



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

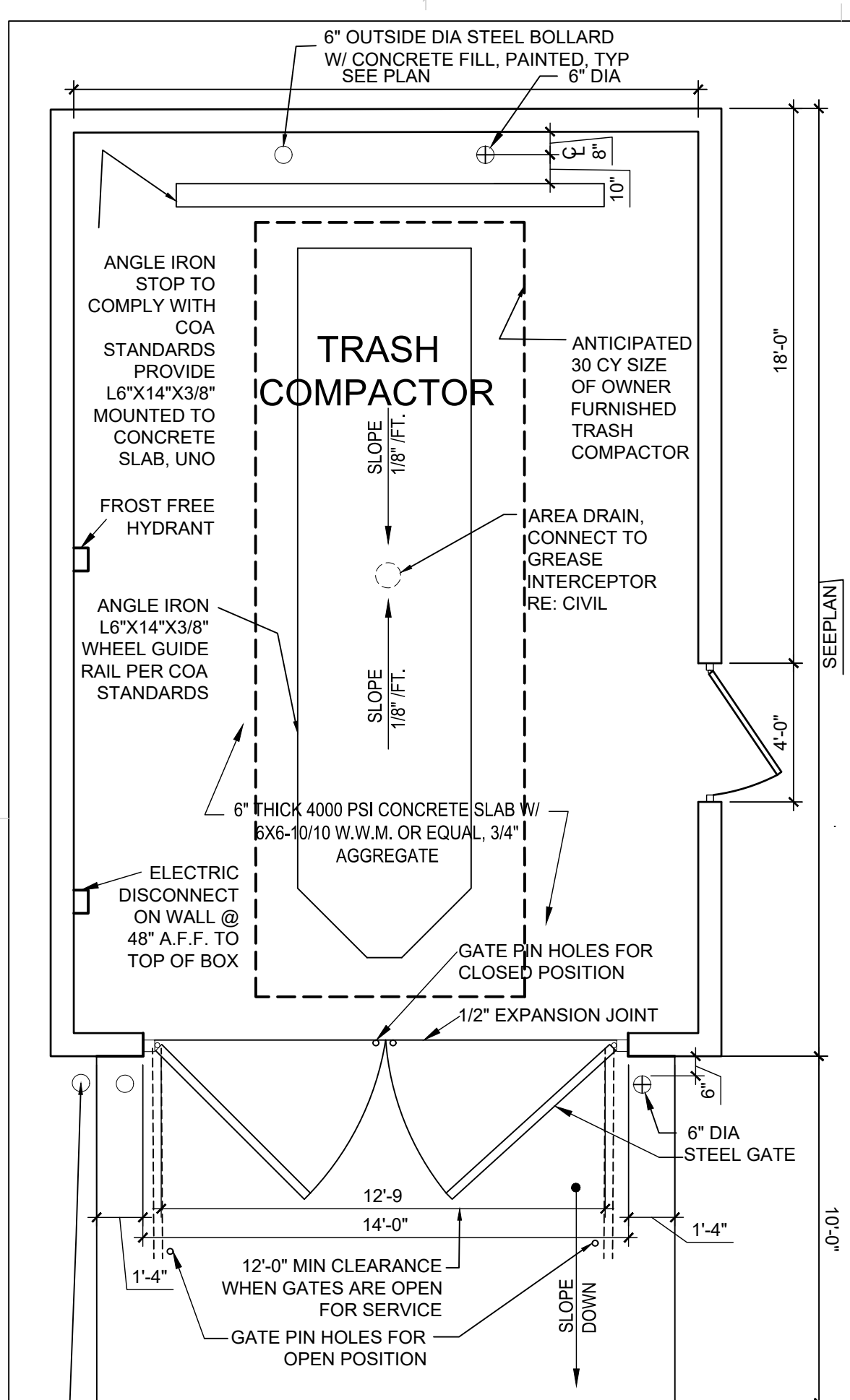
APWA UTILITY COLOR CODE

- 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
- 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

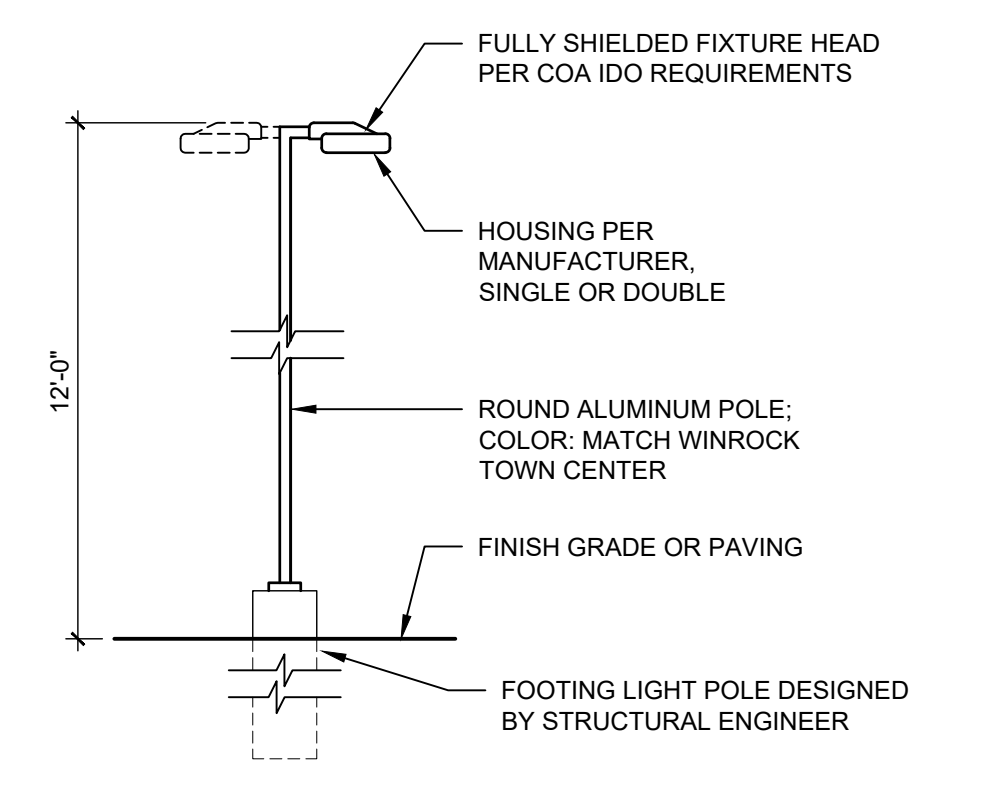


TRACT A-3-A
PLAT FOR THE PLAZA AT PASEO DEL NORTE
TRACTS A-1-A, A-2-A, A-3-A, A-4-A, B-1, C-1, D & E
(FILED 02-27-1997, 97C, 65)

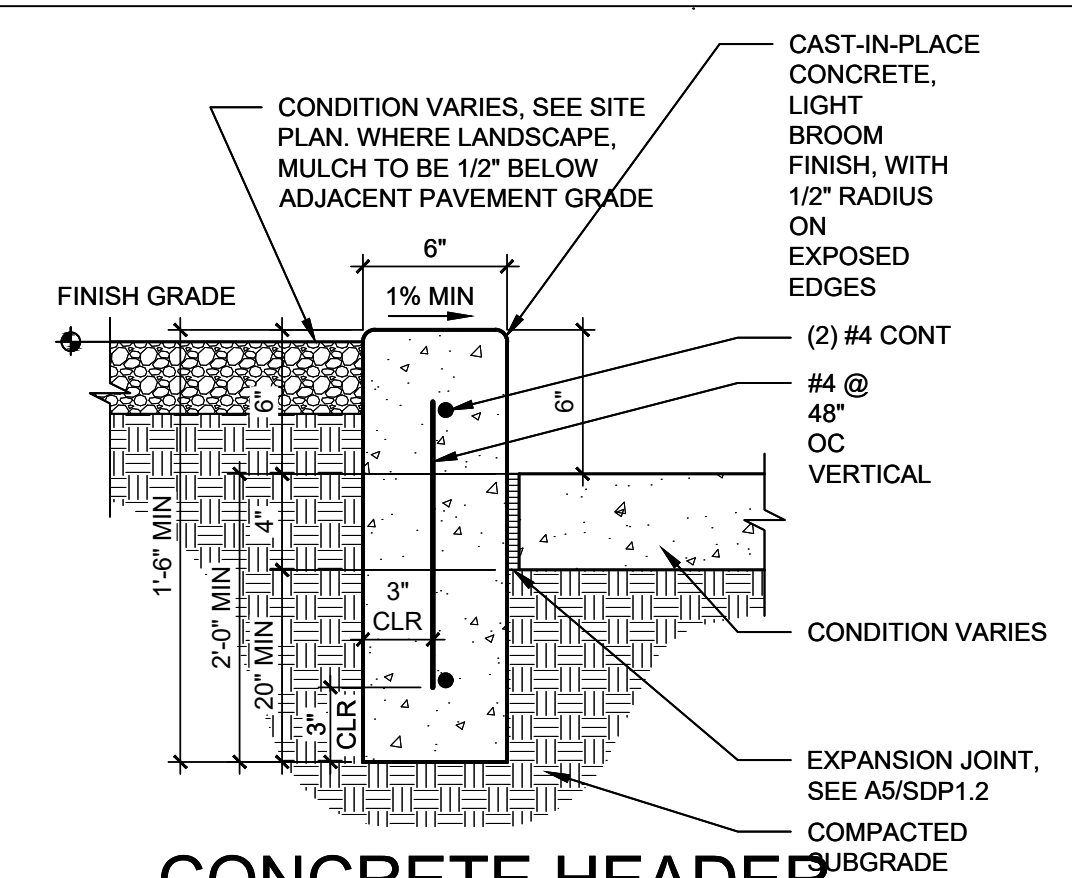
TRACT B-1-A
PLAT OF TRACTS A-2-A-A & B-1-A
THE PLAZA AT PASEO DEL NORTE
(FILED 12-18-2007, 2007C, 347)



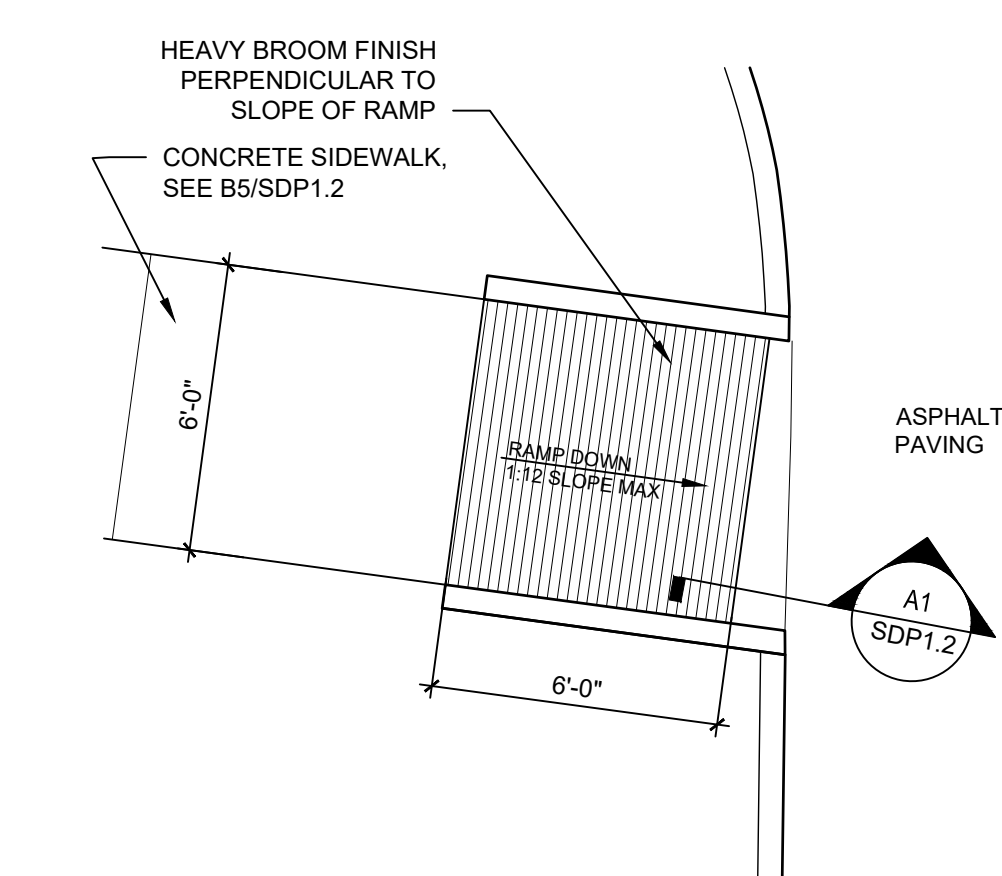
C1 TRASH COMPACTOR ENCLOSURE
1/4" = 1'-0"



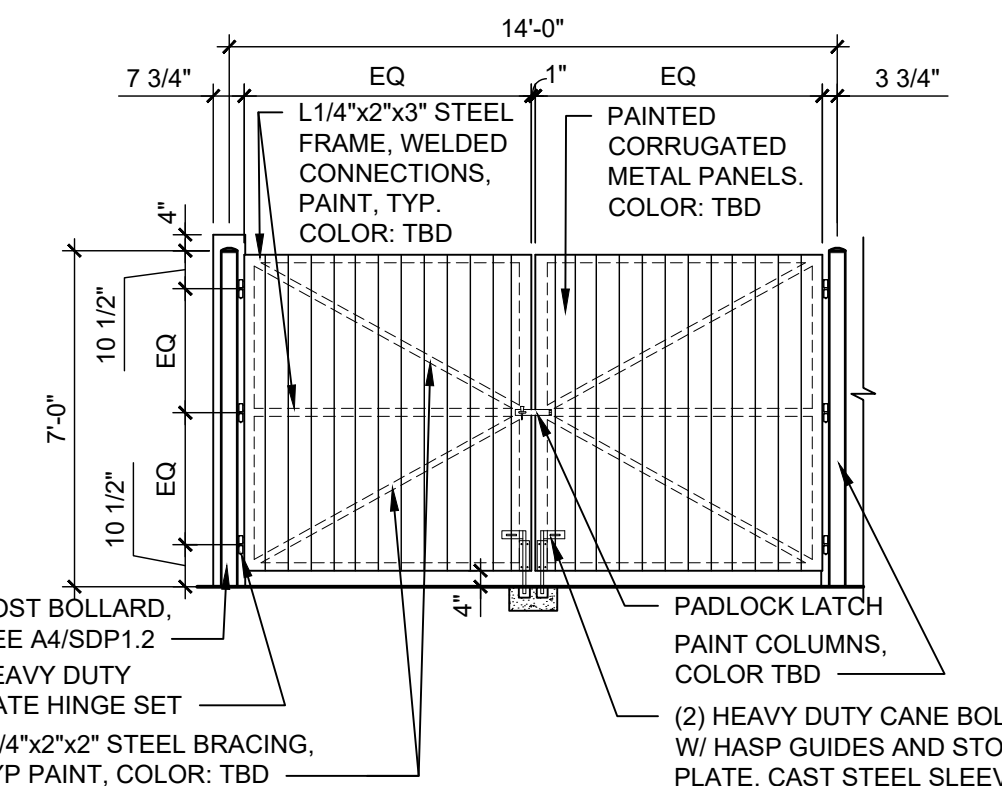
D2 PARKING LIGHT POLE
1/4" = 1'-0"



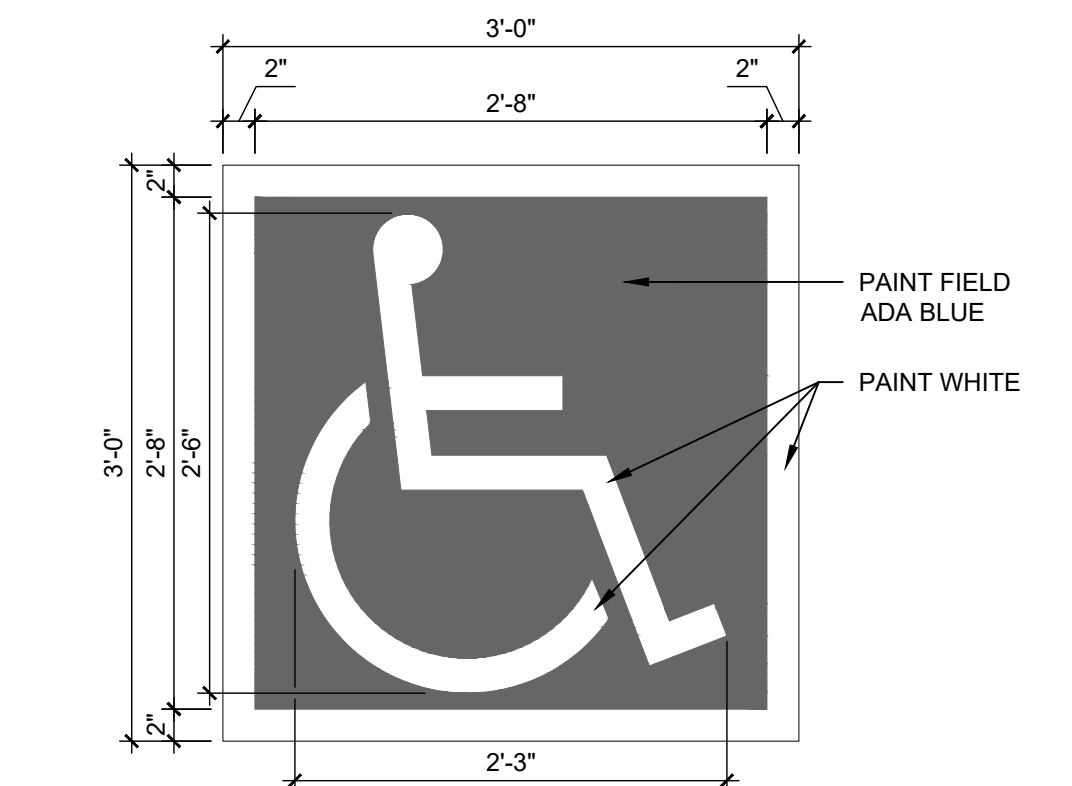
D3 CONCRETE HEADER CURB
1 1/2" = 1'-0"



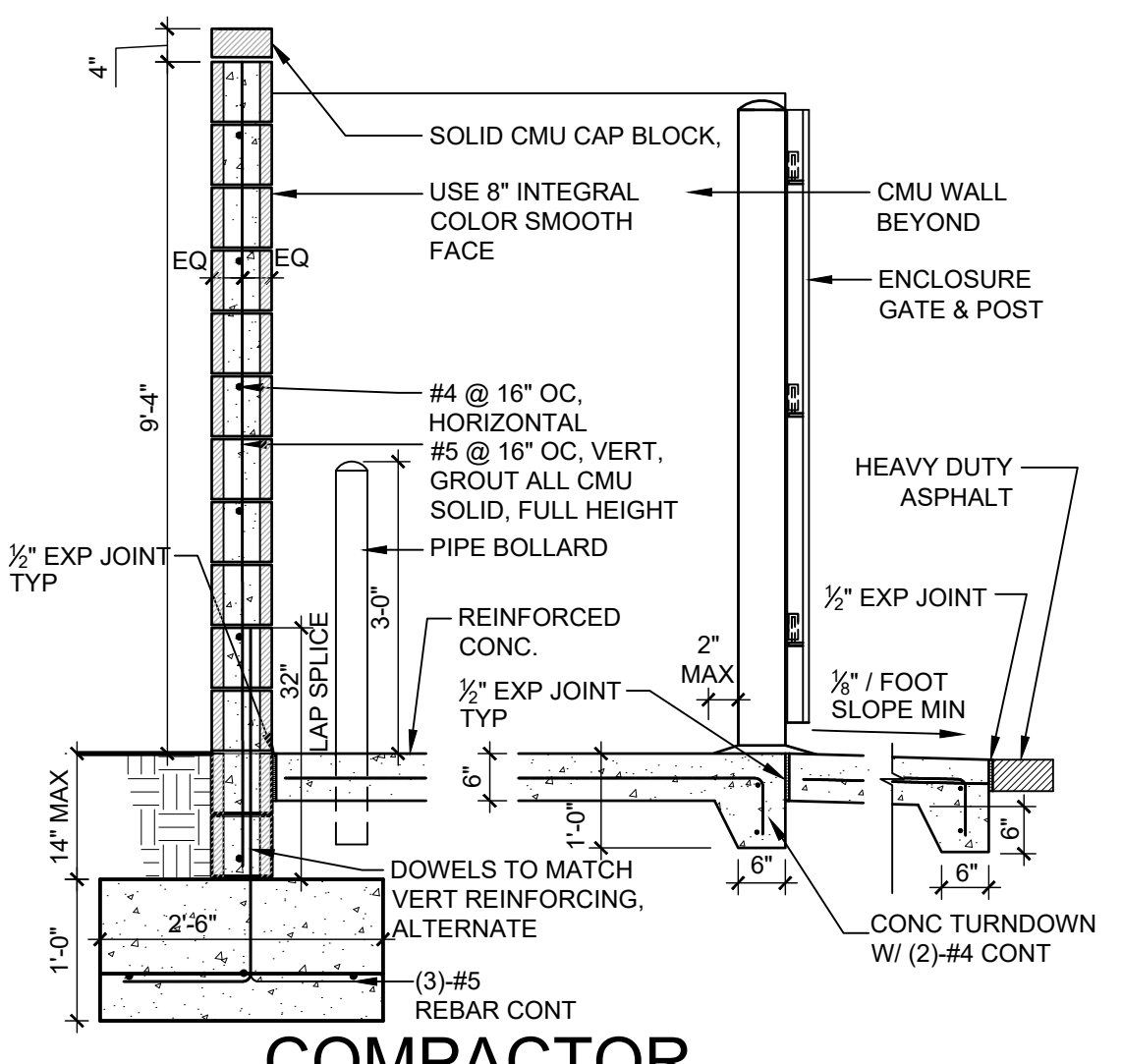
D5 ACCESSIBLE RAMP
1/4" = 1'-0"



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

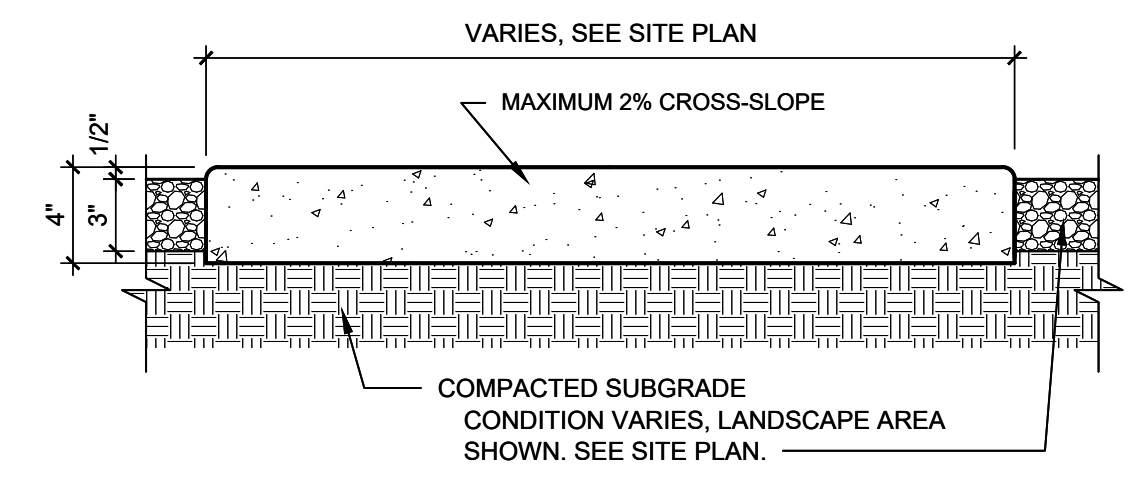


C3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"

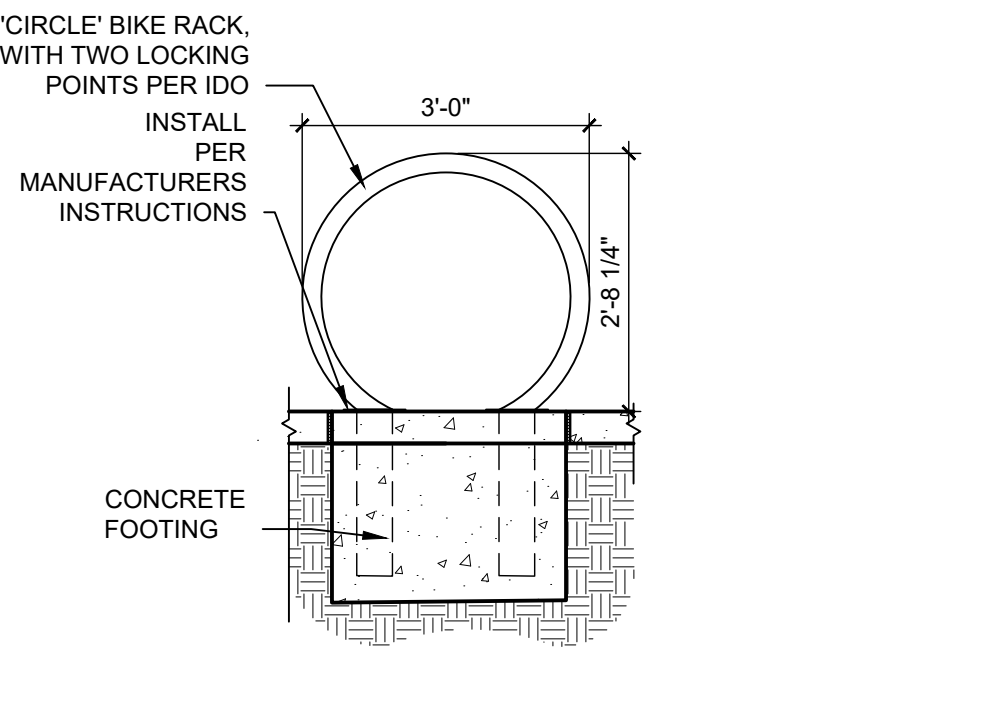


C4 COMPACTOR ENCLOSURE SECTION
1/2" = 1'-0"

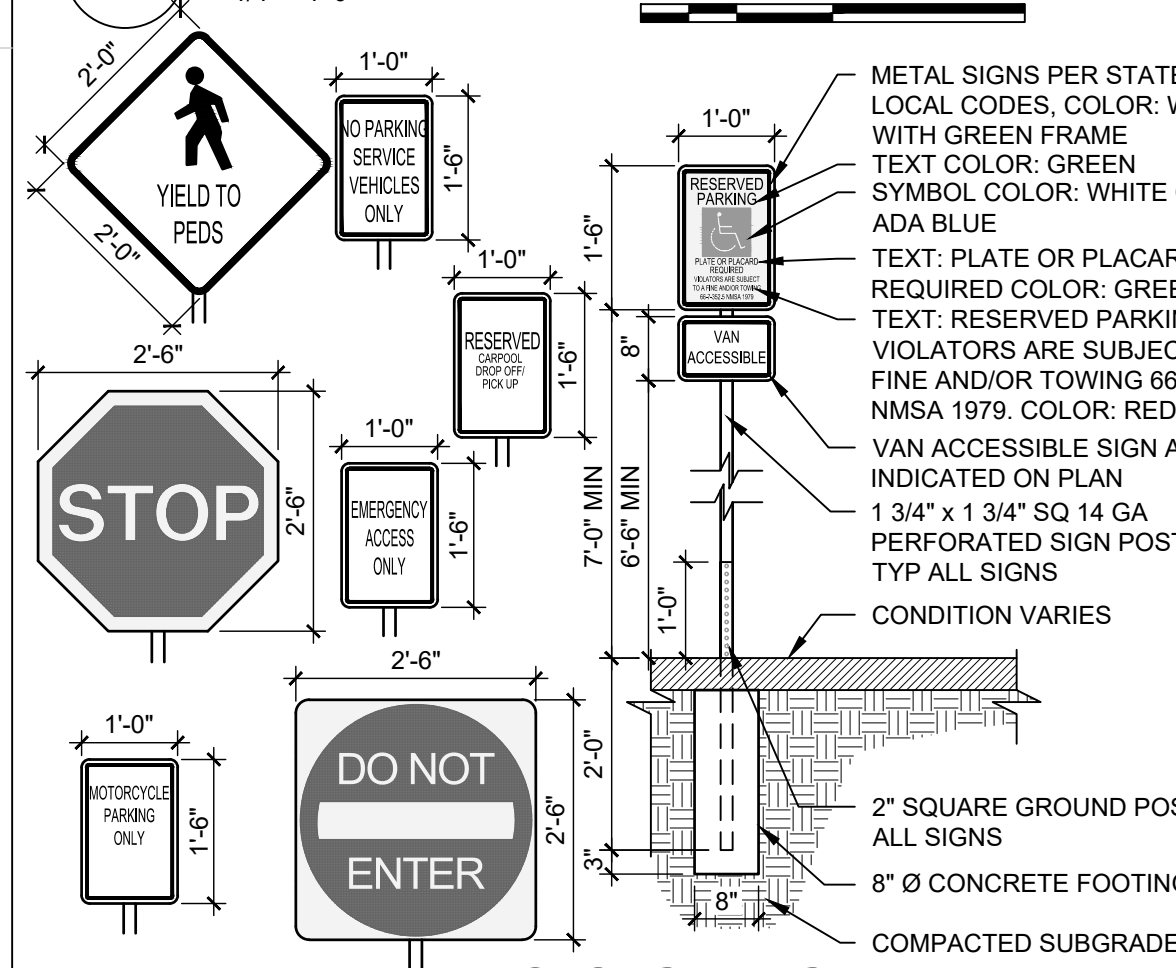
- NOTES:
- SEE SITE PLANS AND A5/SDP1.1 FOR JOINTING.
 - CAST-IN-PLACE CONCRETE PAVING LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
 - INTEGRAL COLOR WHERE/IF NOTED ON PLANS.
 - FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



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

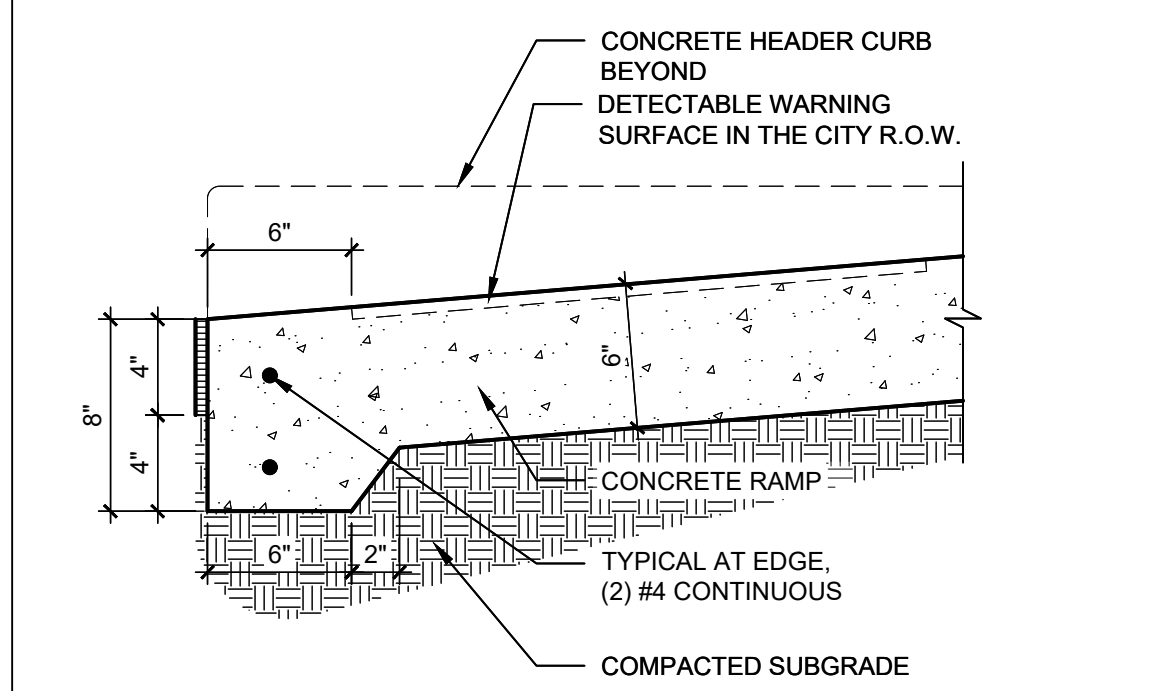


B5 BICYCLE RACK
1/2" = 1'-0"

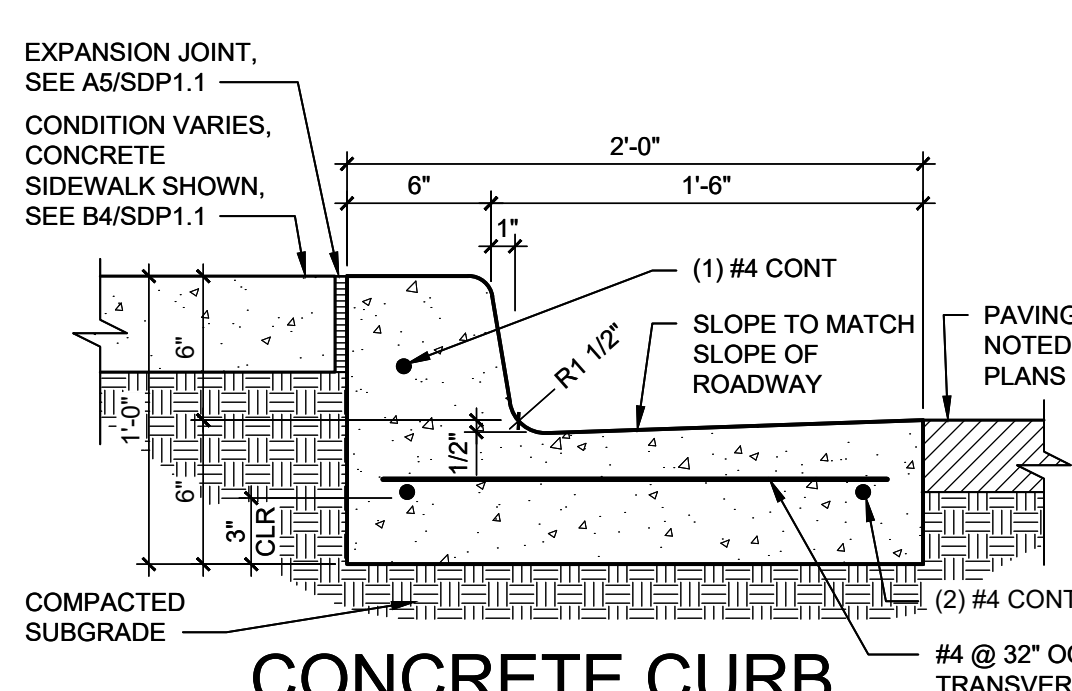


B1 TRAFFIC SIGNAGE
1/2" = 1'-0"

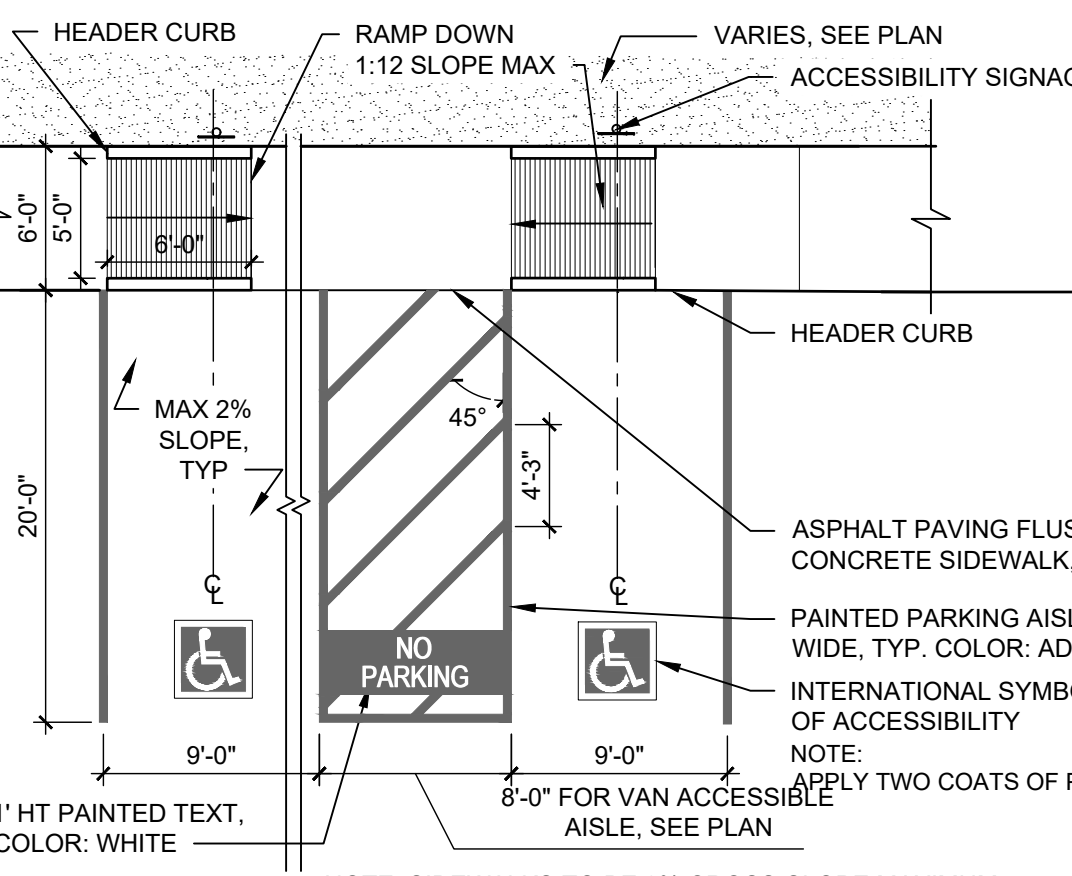
- NOTES:
- WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
 - CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



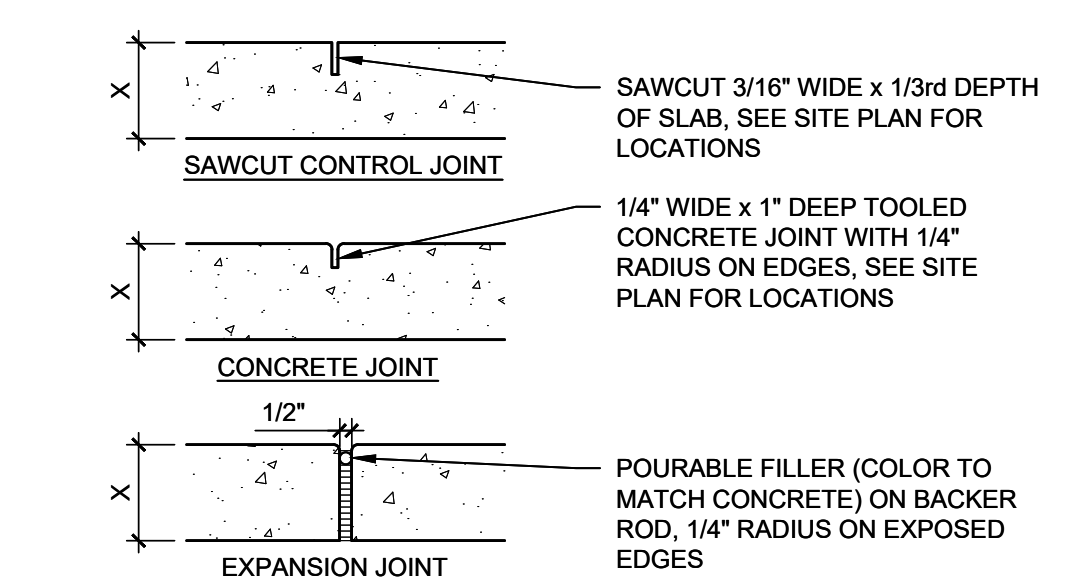
A1 RAMP TRANSITION
1 1/2" = 1'-0"



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



A3 ACCESSIBLE PARKING
1/8" = 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"

REVISIONS

6/12/2021	MAJOR AMENDMENT
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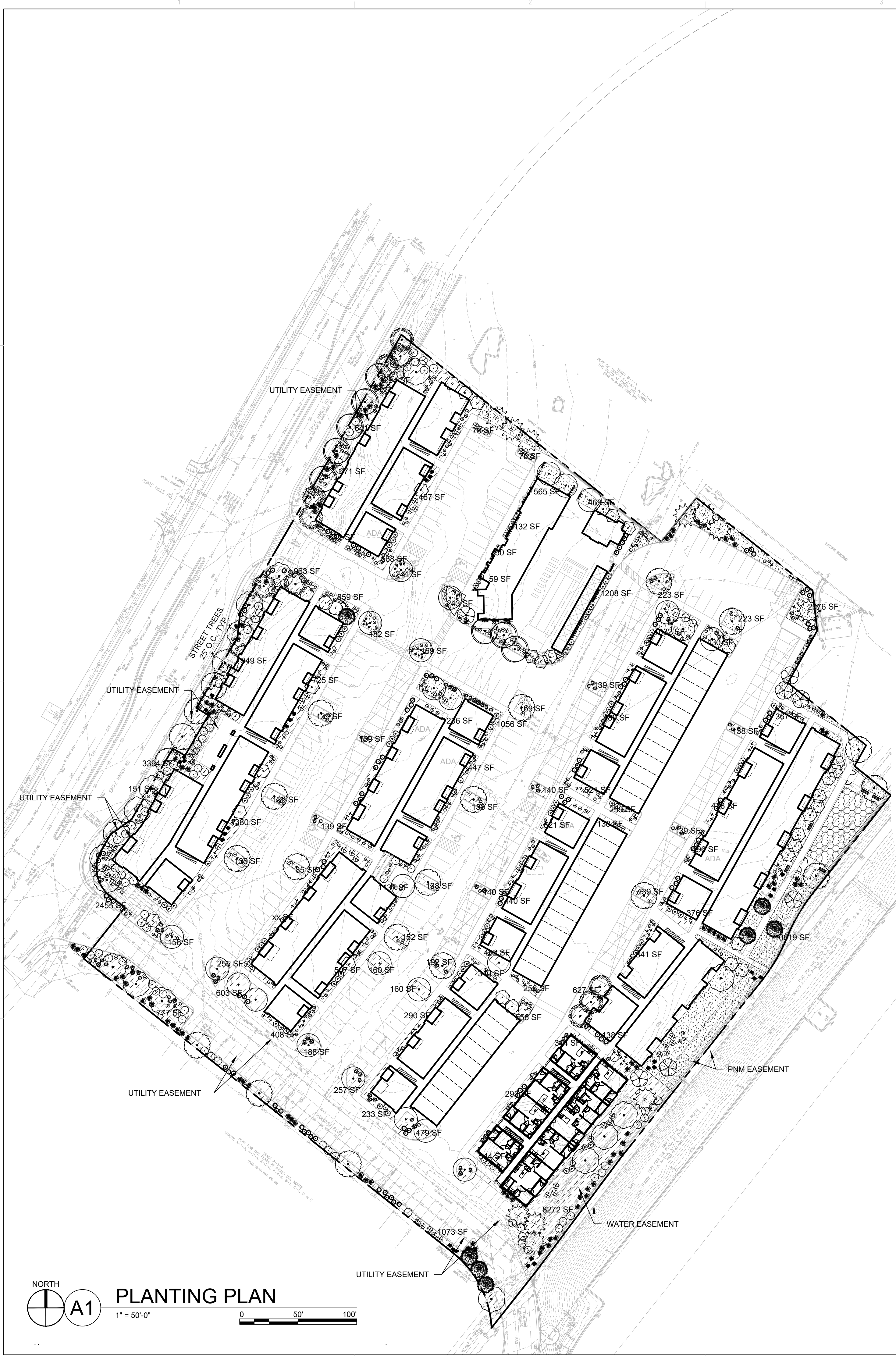
DRAWN BY D/P/S

REVIEWED BY D/P/S

DATE 09/28/2021

PROJECT NO. 20-0286

DRAWING NAME



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/DRIPLINE.
- 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 (53% of street frontage)
 PROVIDED STREET TREES = 23

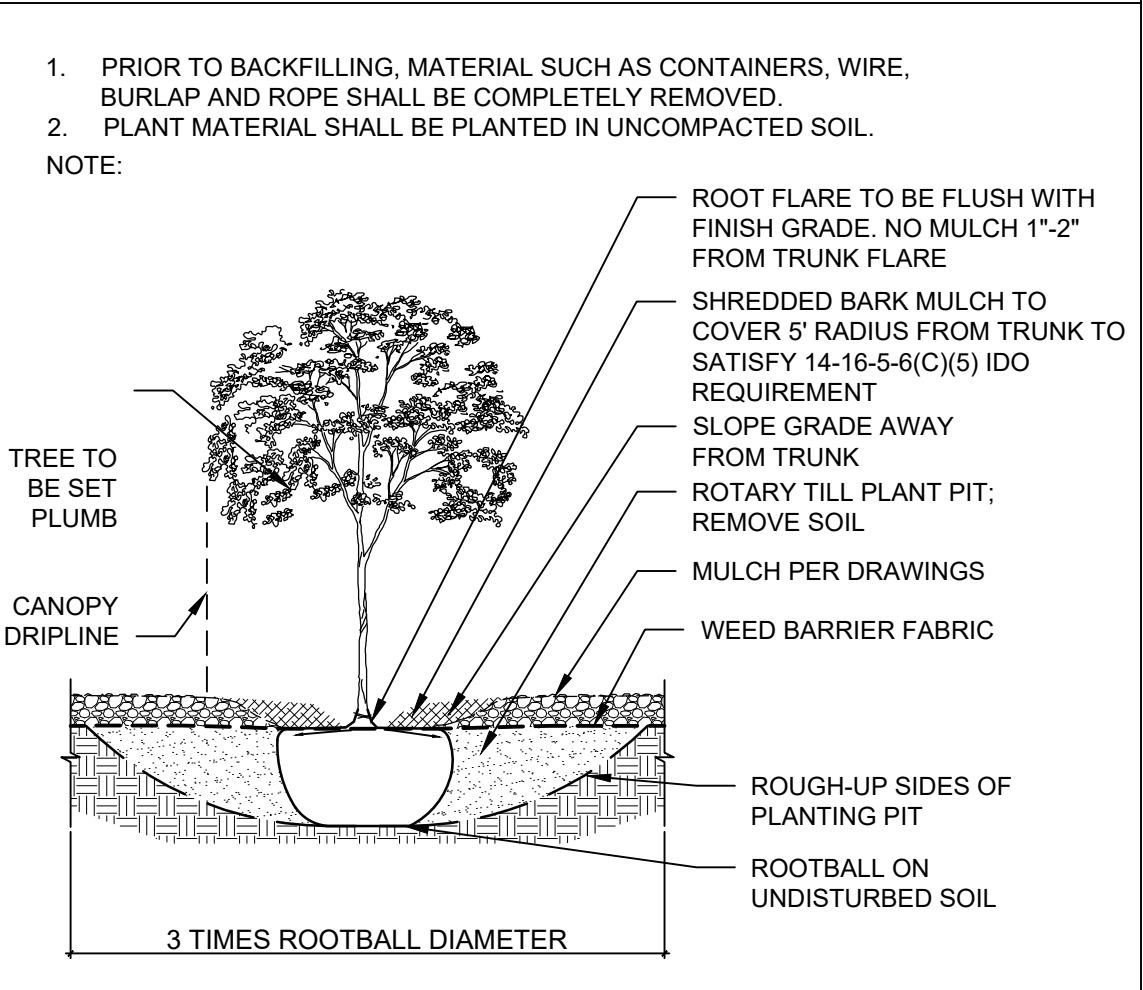
REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES
 1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY UNIT (78)
 PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

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



**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

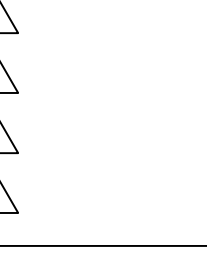


ENGINEER

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

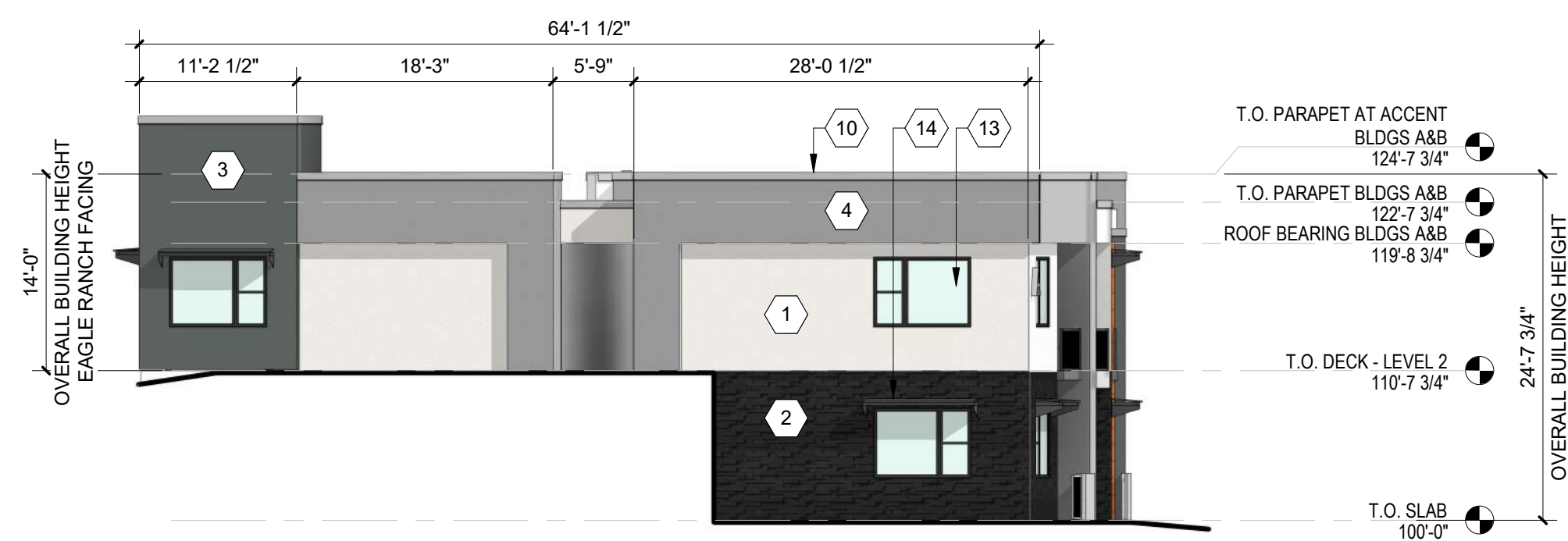
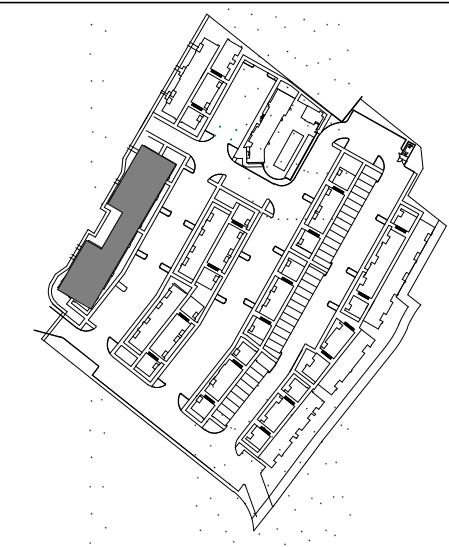
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

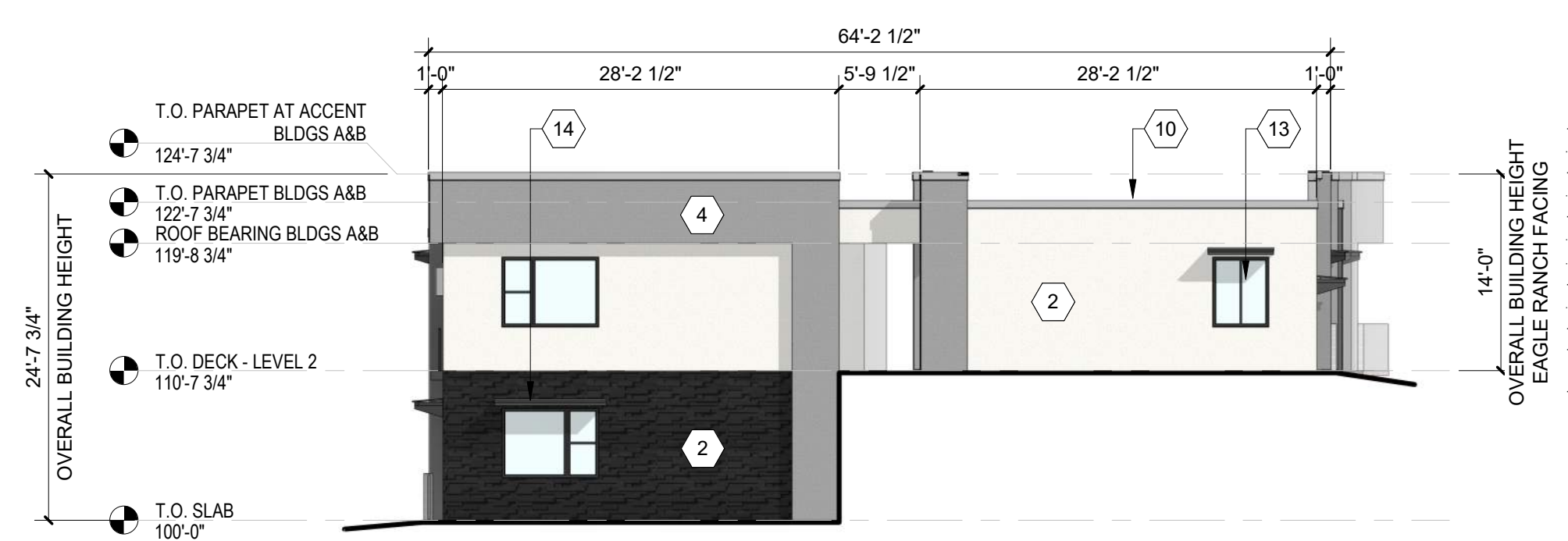
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

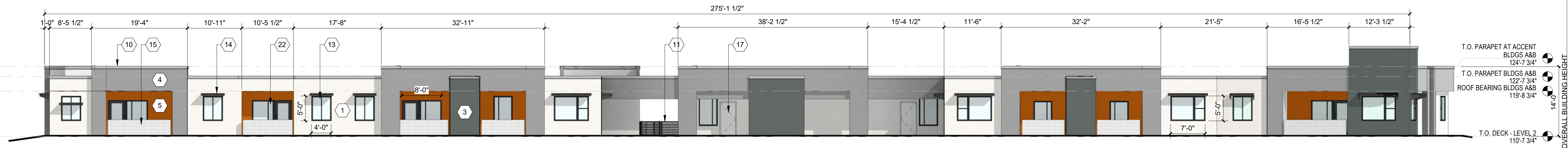
KEY PLAN



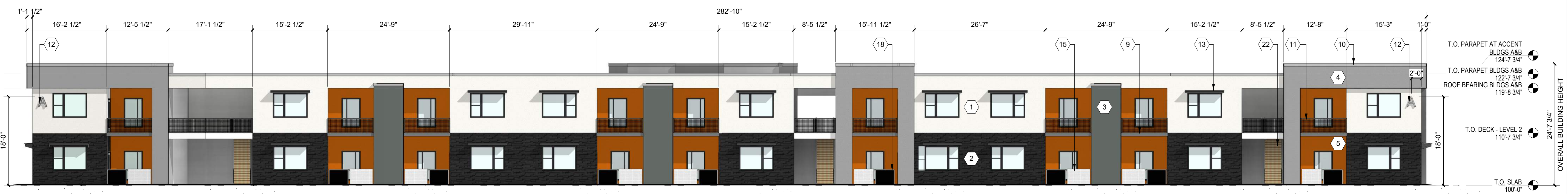
C1 BUILDING A - SOUTH ELEVATION
3/32" = 1'-0"



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



B1 BUILDING A - WEST ELEVATION
3/32" = 1'-0"



A1 BUILDING A - 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, AG
REVIEWED BY	HFG
DATE	9/28/2021
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

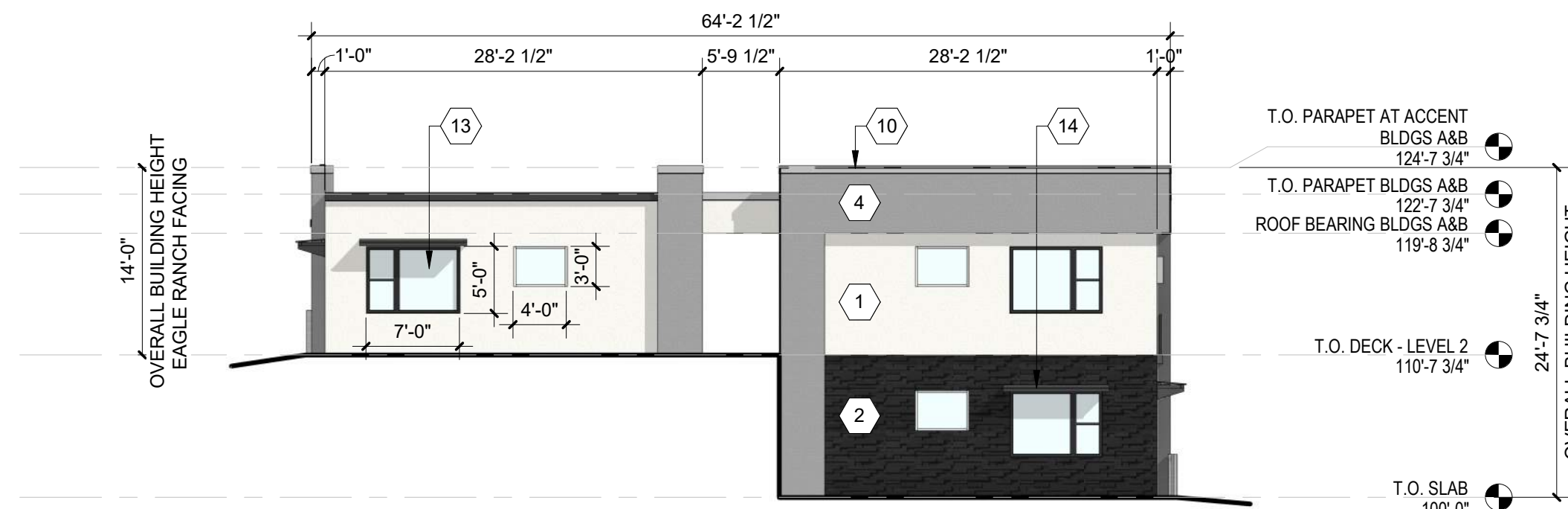
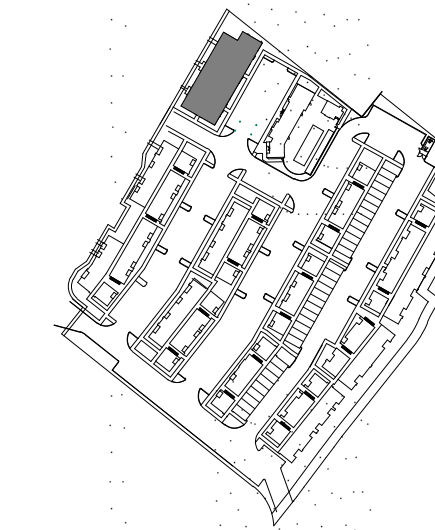
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- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

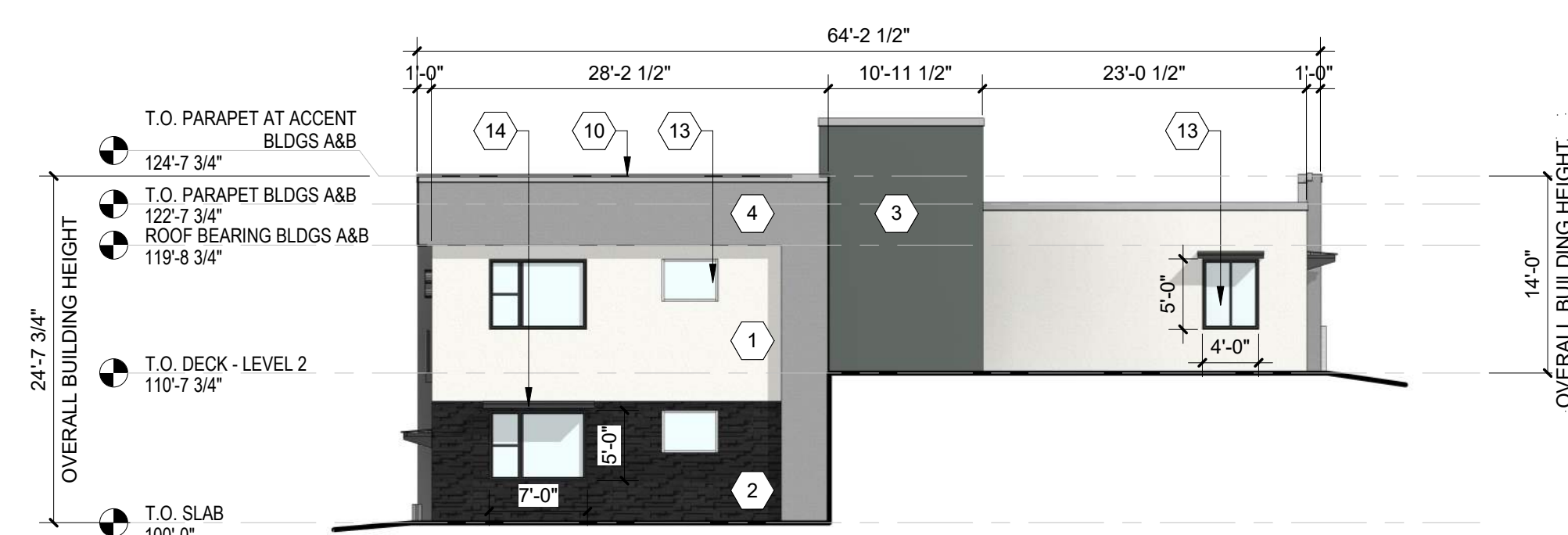
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

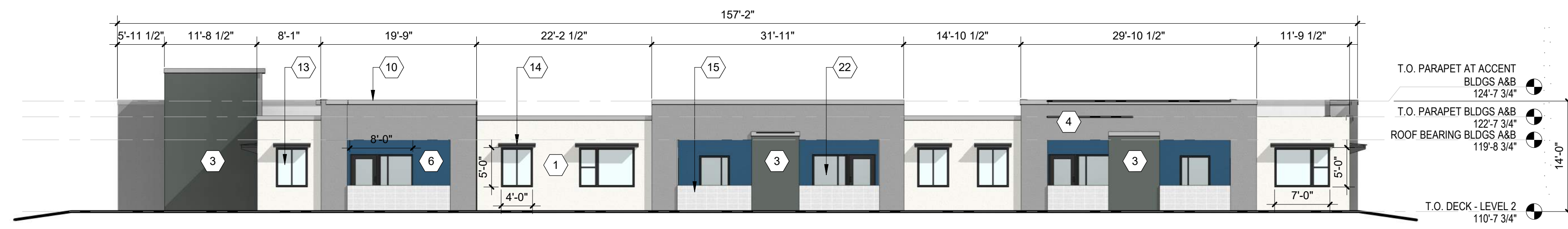
KEY PLAN



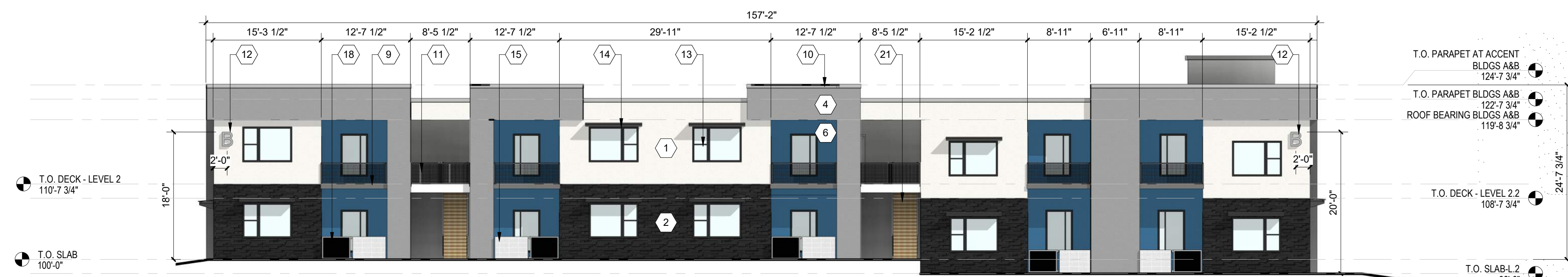
C1 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"



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



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



A2 BUILDING B - 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	9/28/2021
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

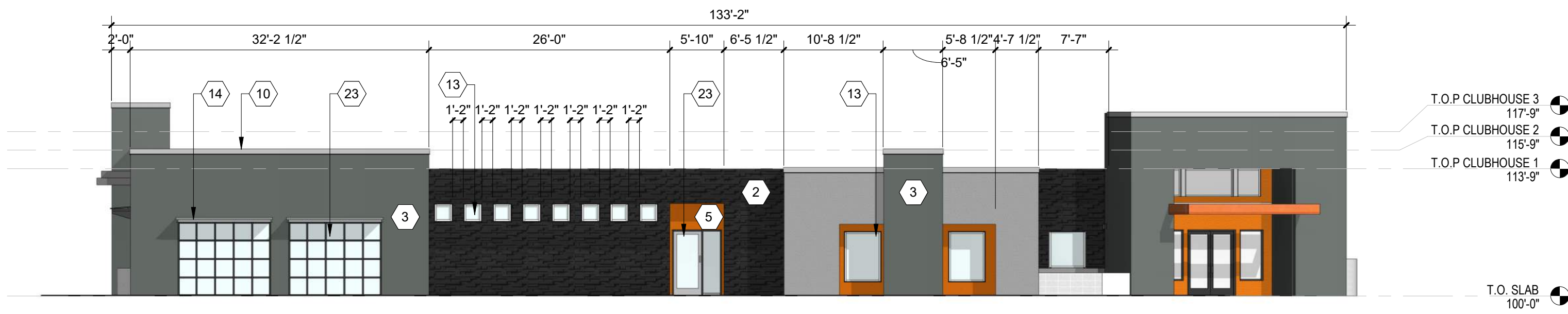
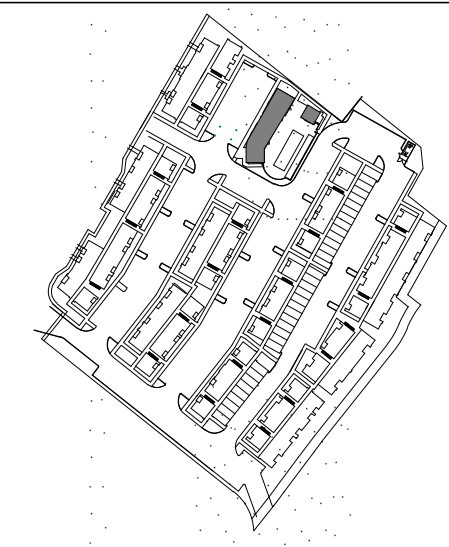
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

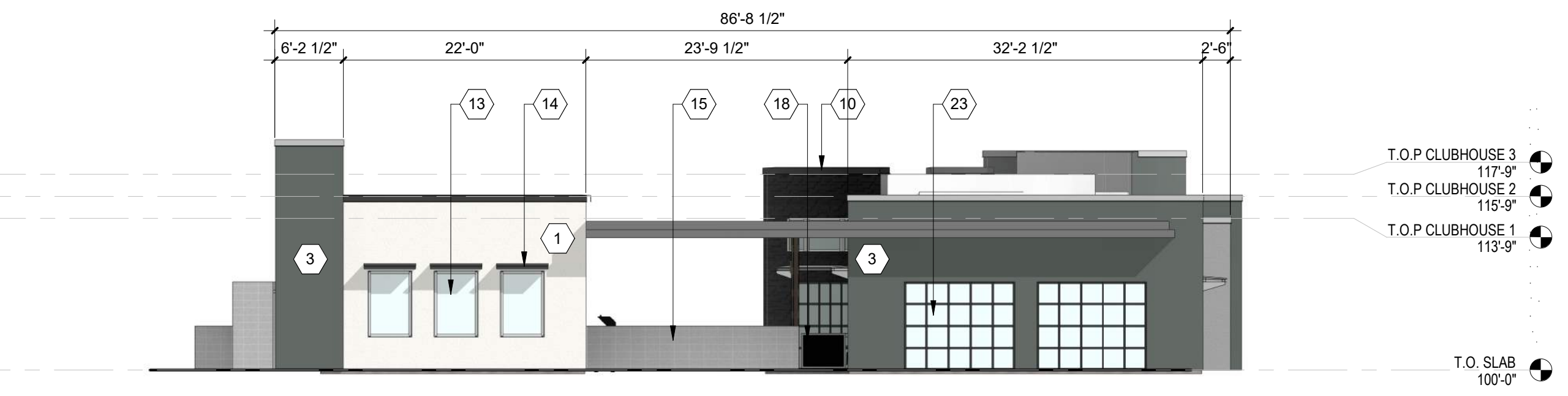
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

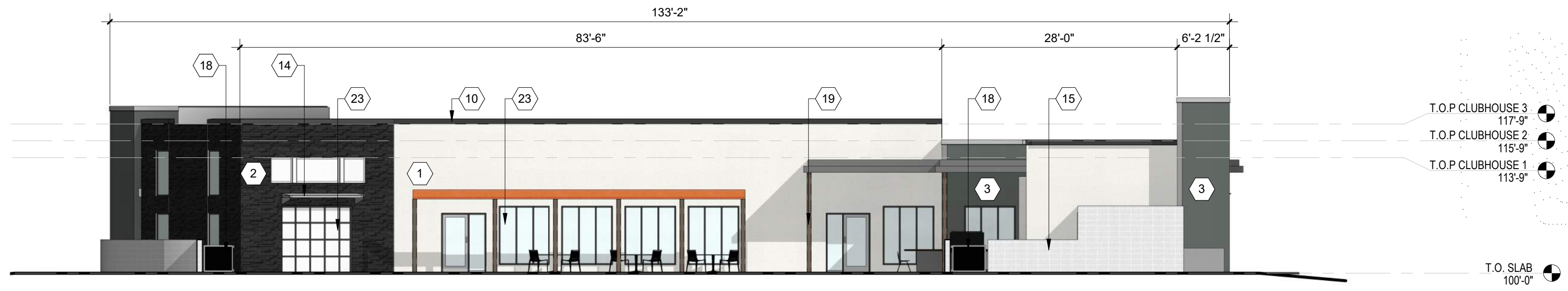
KEY PLAN



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



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



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

**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	9/28/2021
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

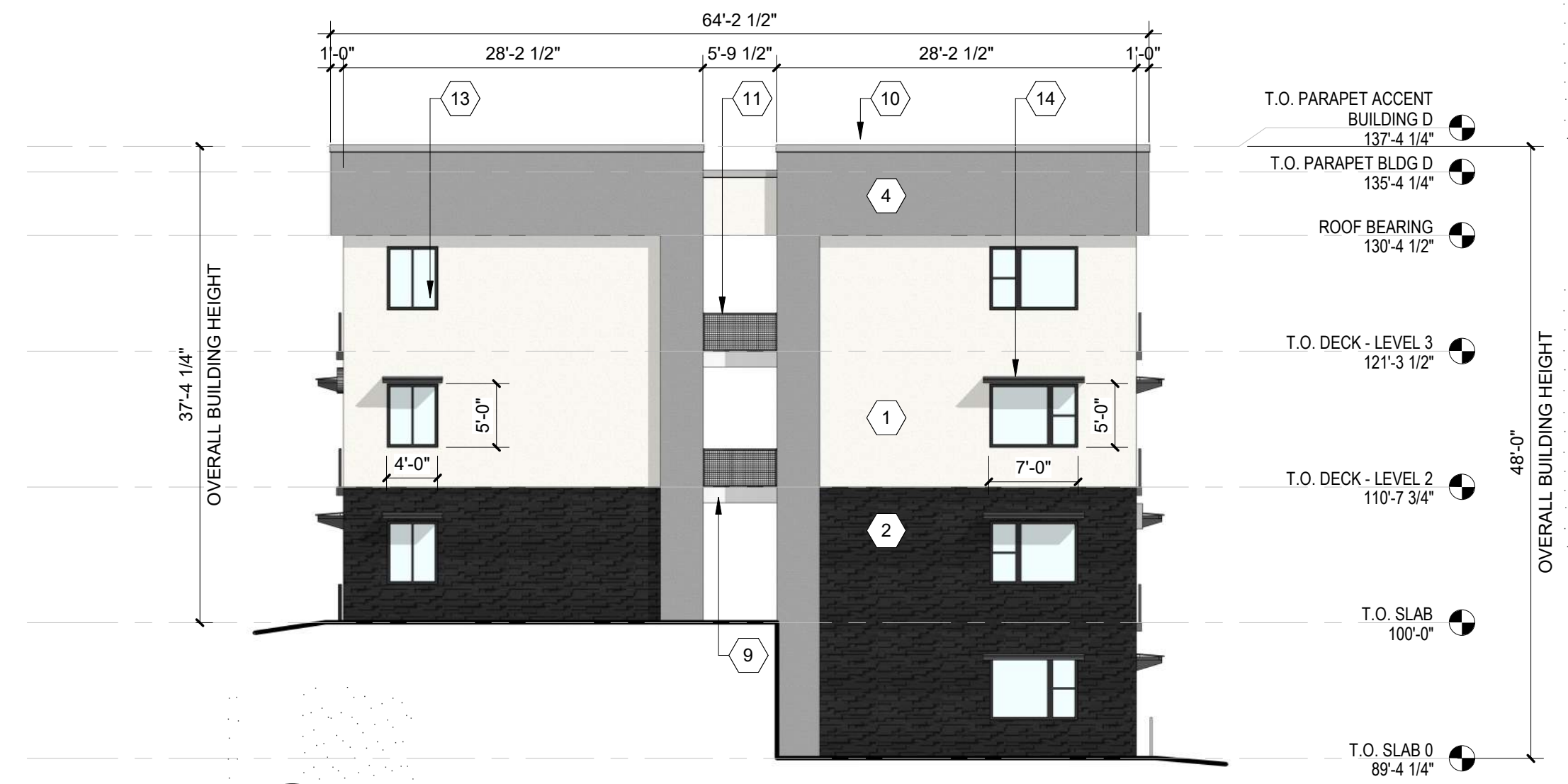
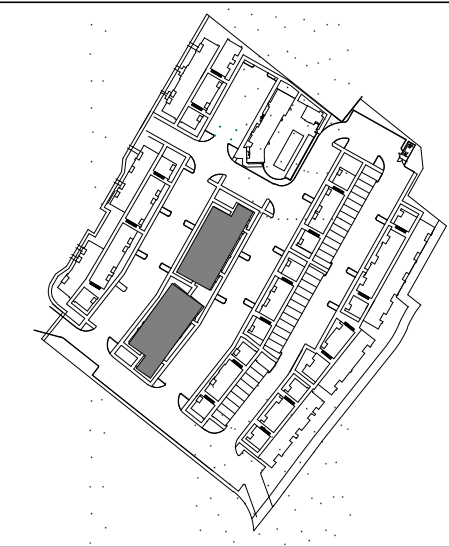
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

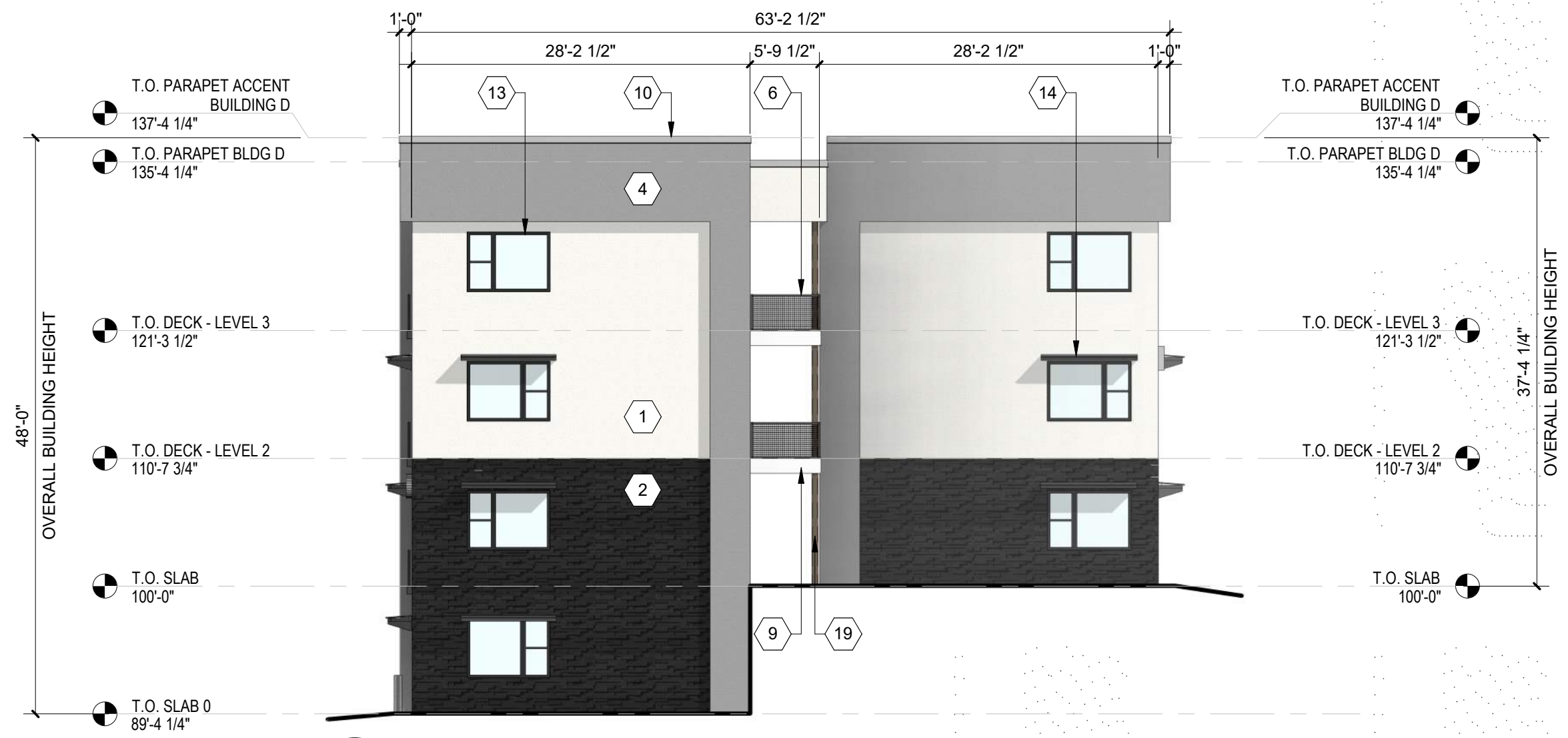
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

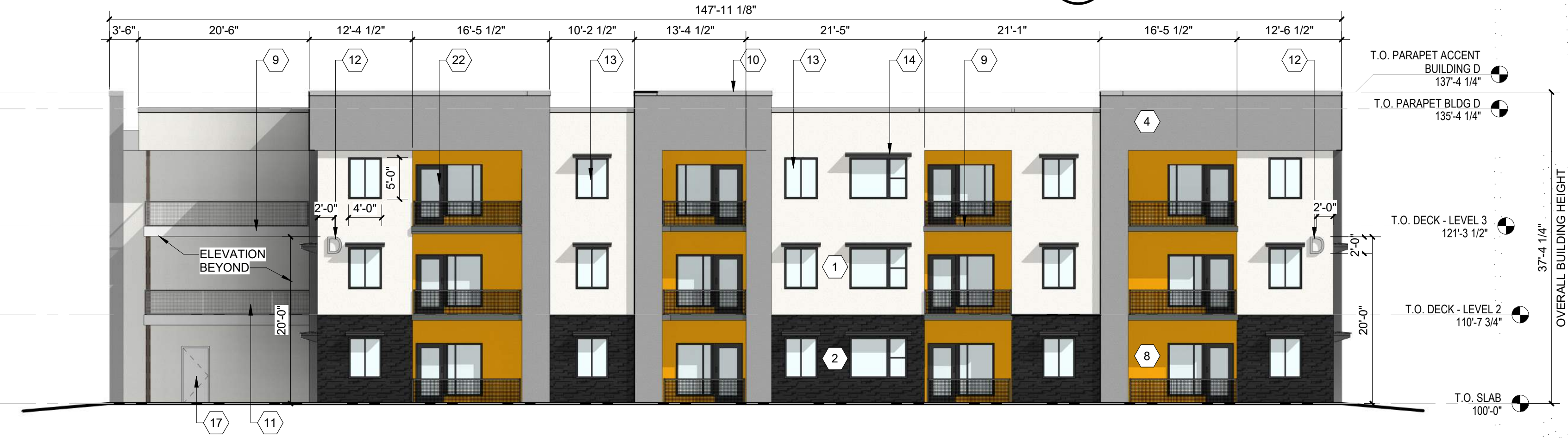
KEY PLAN



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"



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	9/28/2021
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

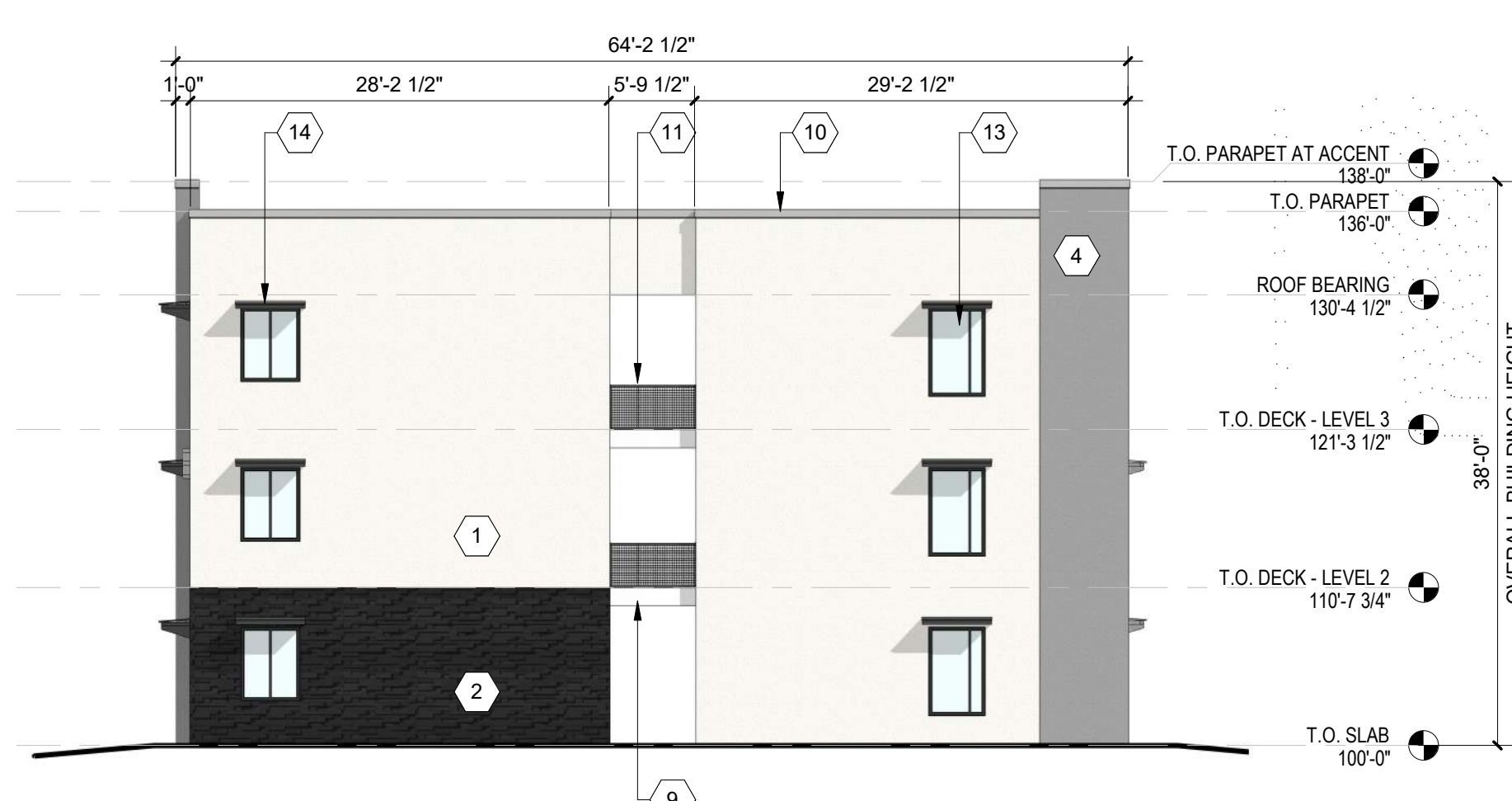
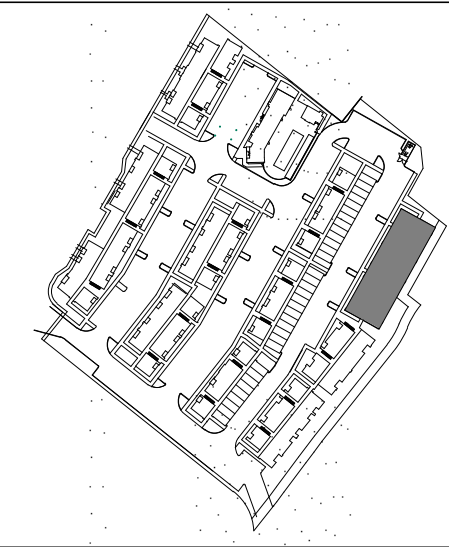
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

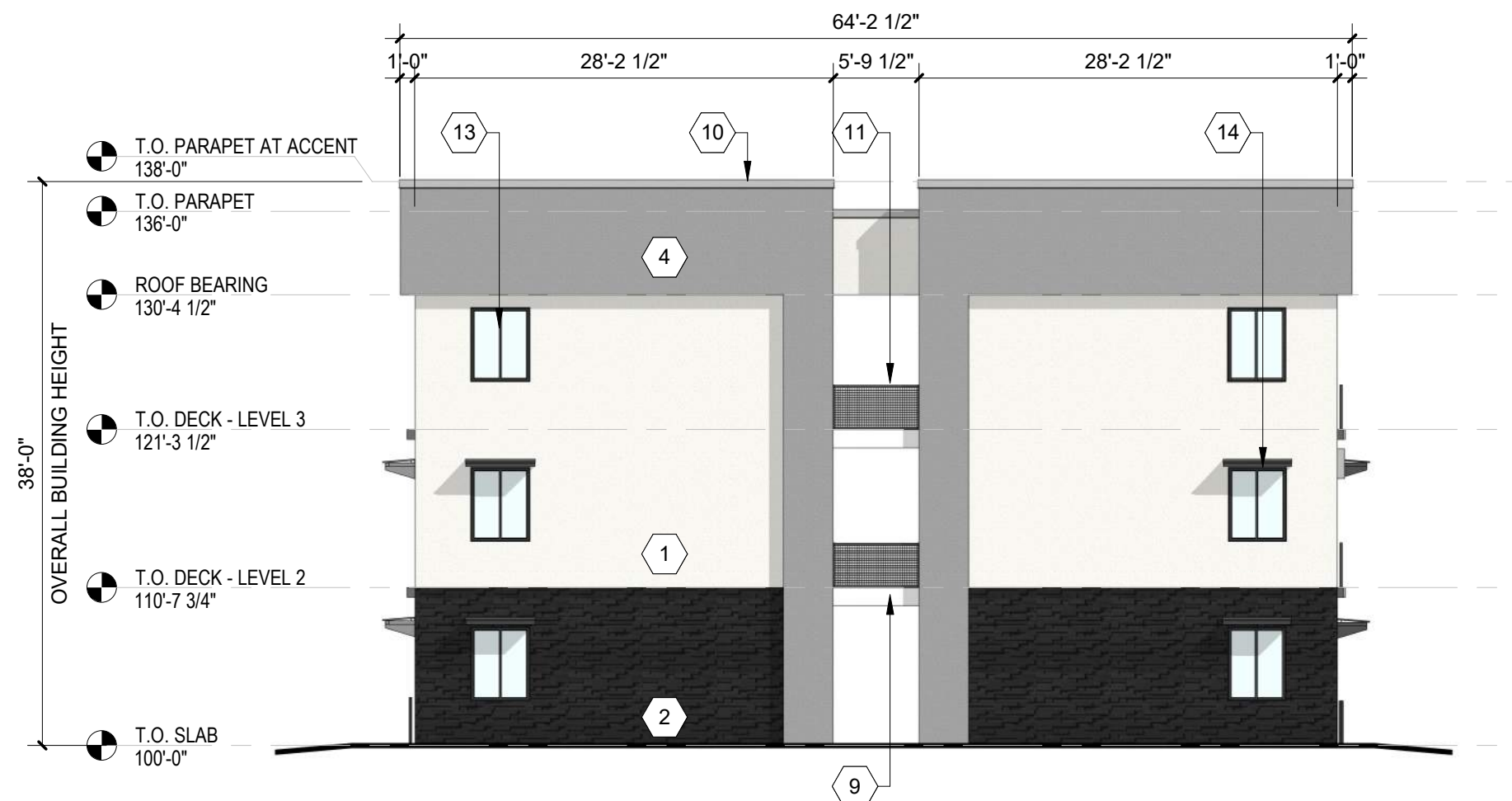
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



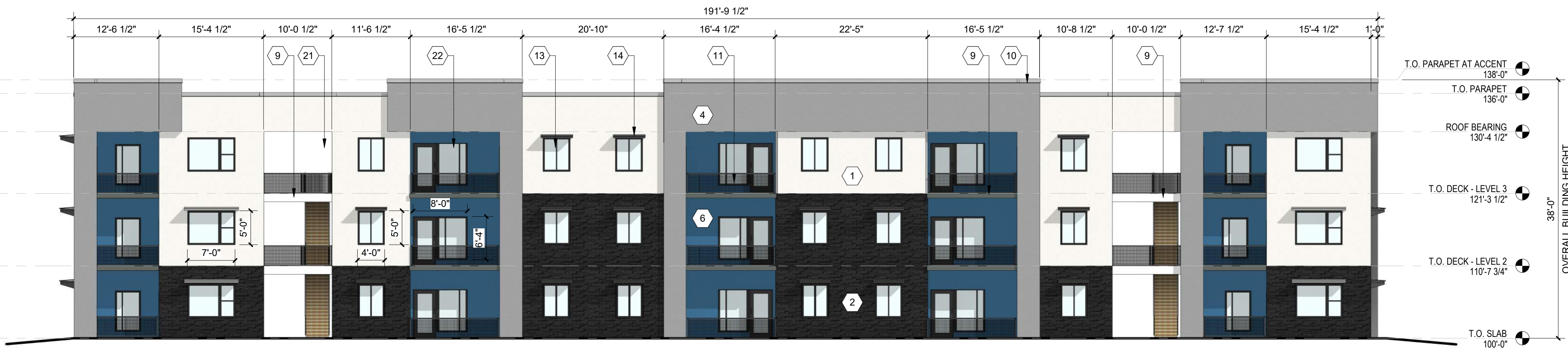
C2 BUILDING E - SOUTH ELEVATION
3/32" = 1'-0"



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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DRAWN BY	VM
REVIEWED BY	HFG
DATE	9/28/2021
PROJECT NO.	20-0286

DRAWING NAME
EXTERIOR ELEVATIONS - BUILDING E

SHEET NO
SDP5.5

GENERAL SHEET NOTES

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

SHEET KEYNOTES

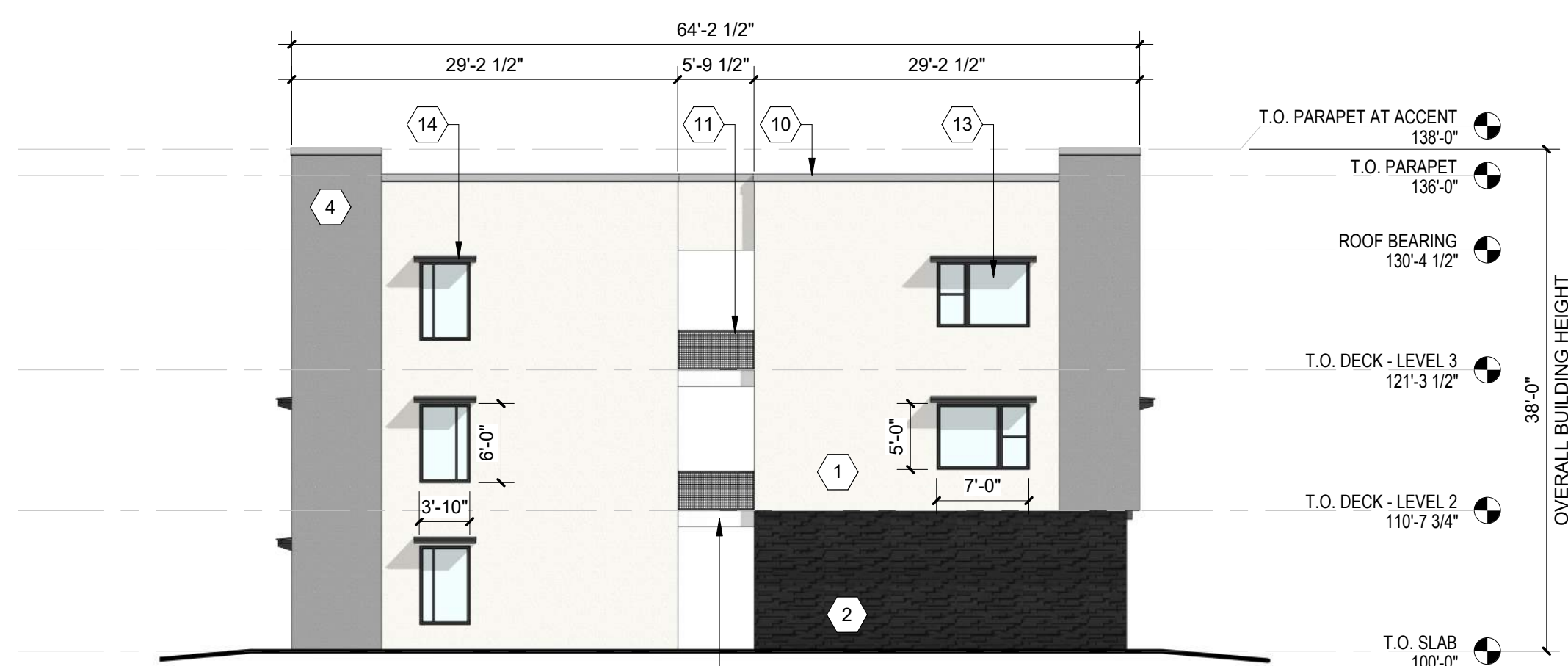
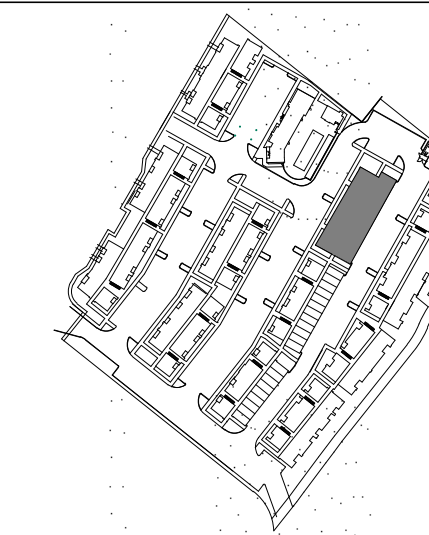
1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
6.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

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

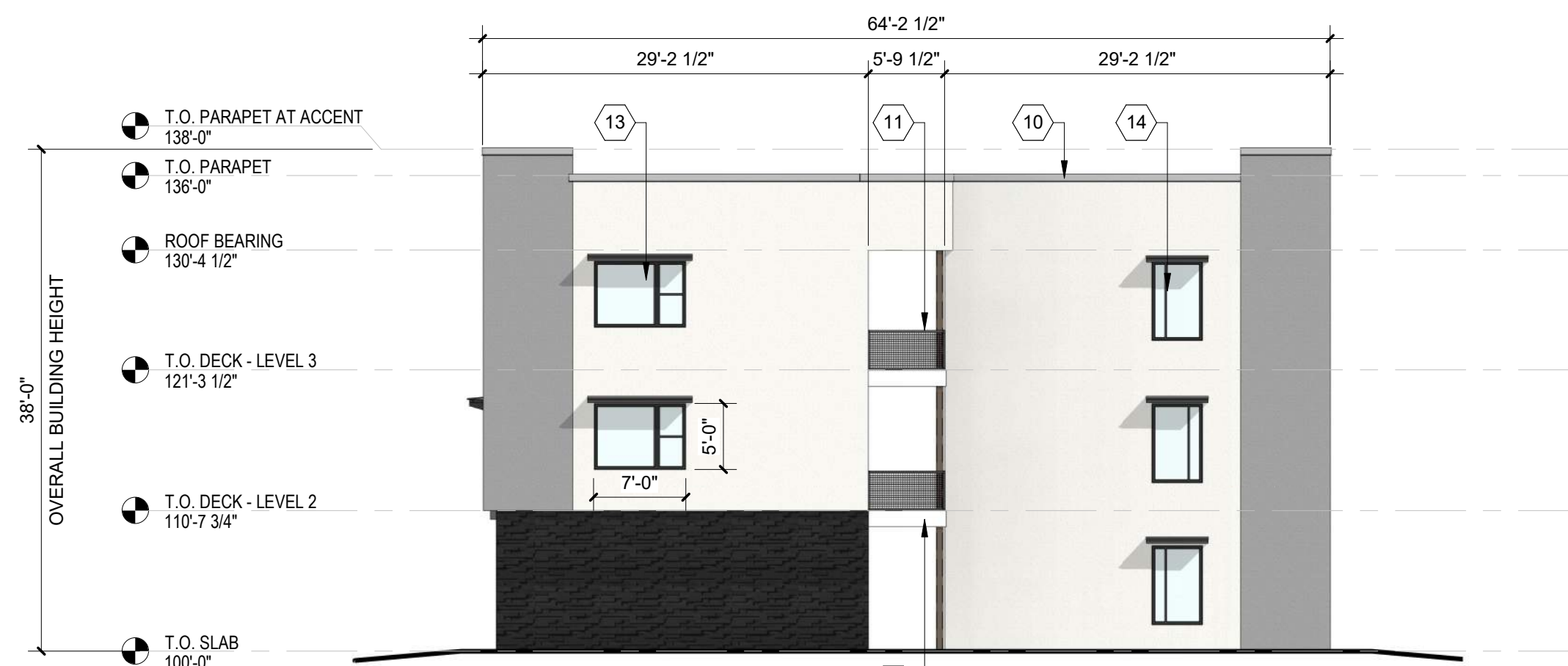
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW 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: 9/28/2021
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.
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- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES

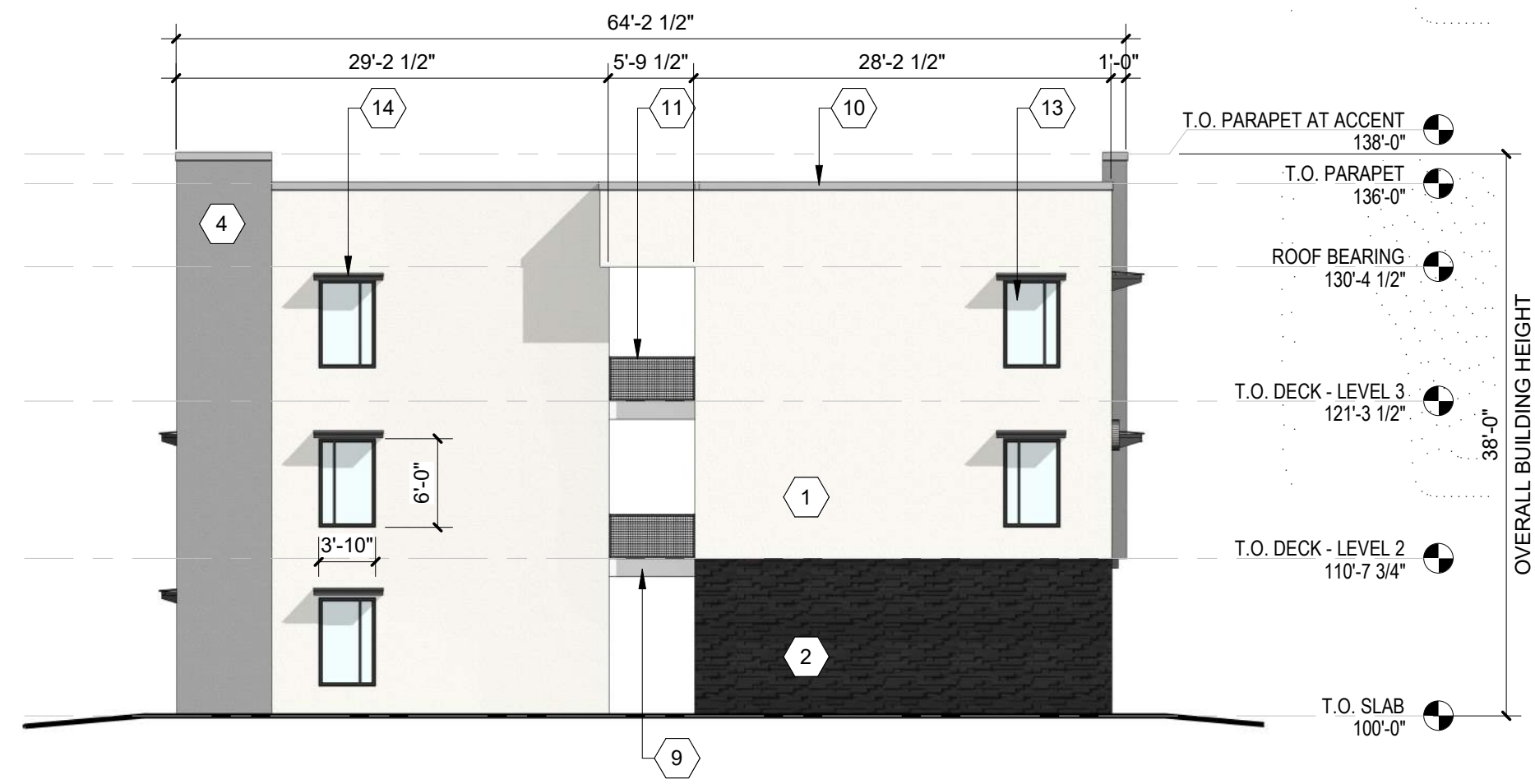
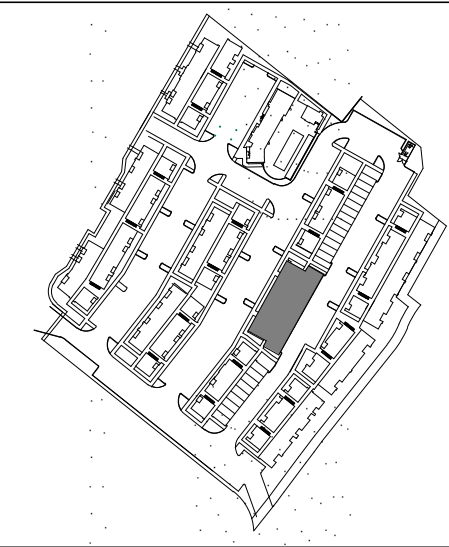
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO 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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- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
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- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

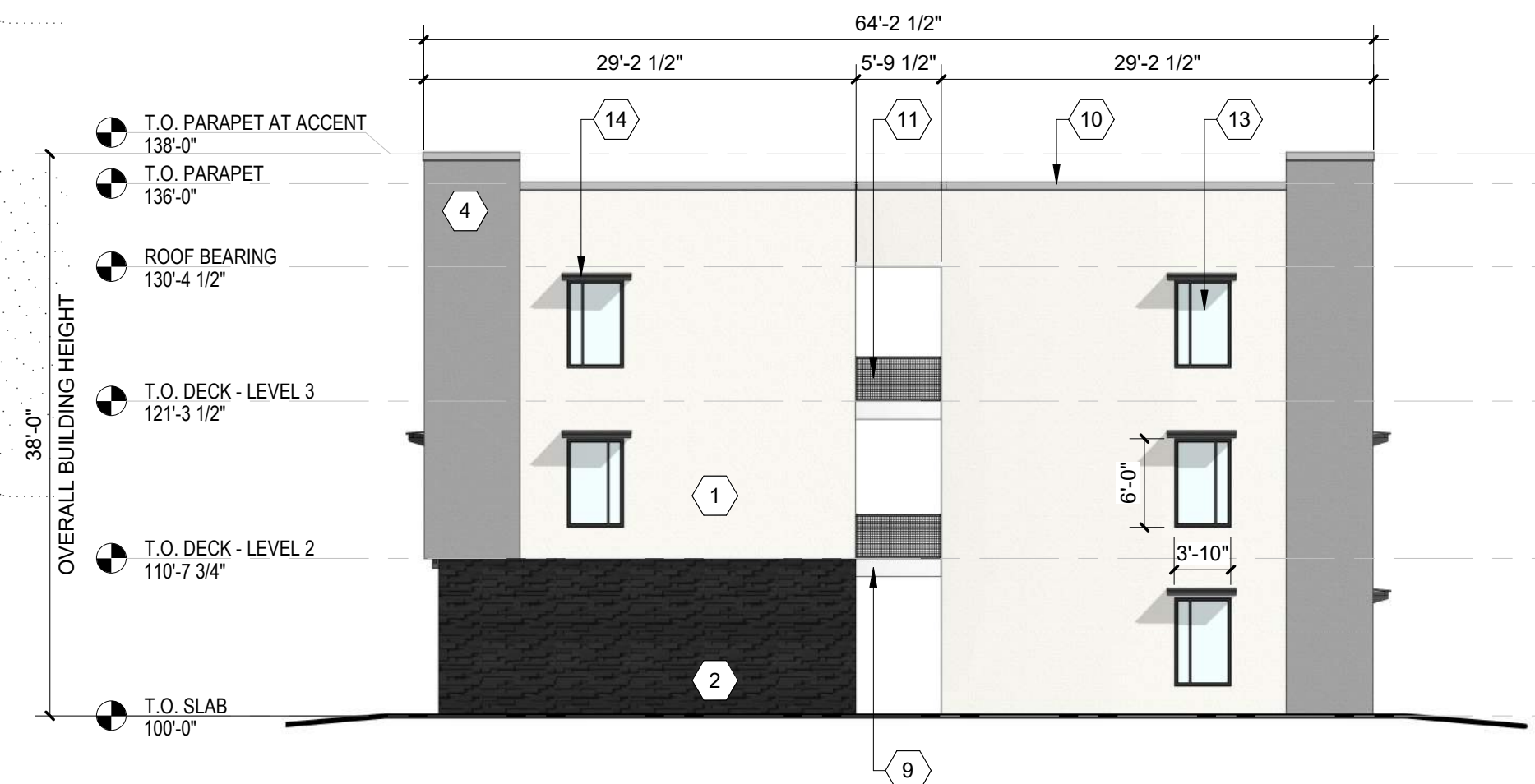
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW 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

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	9/28/2021
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

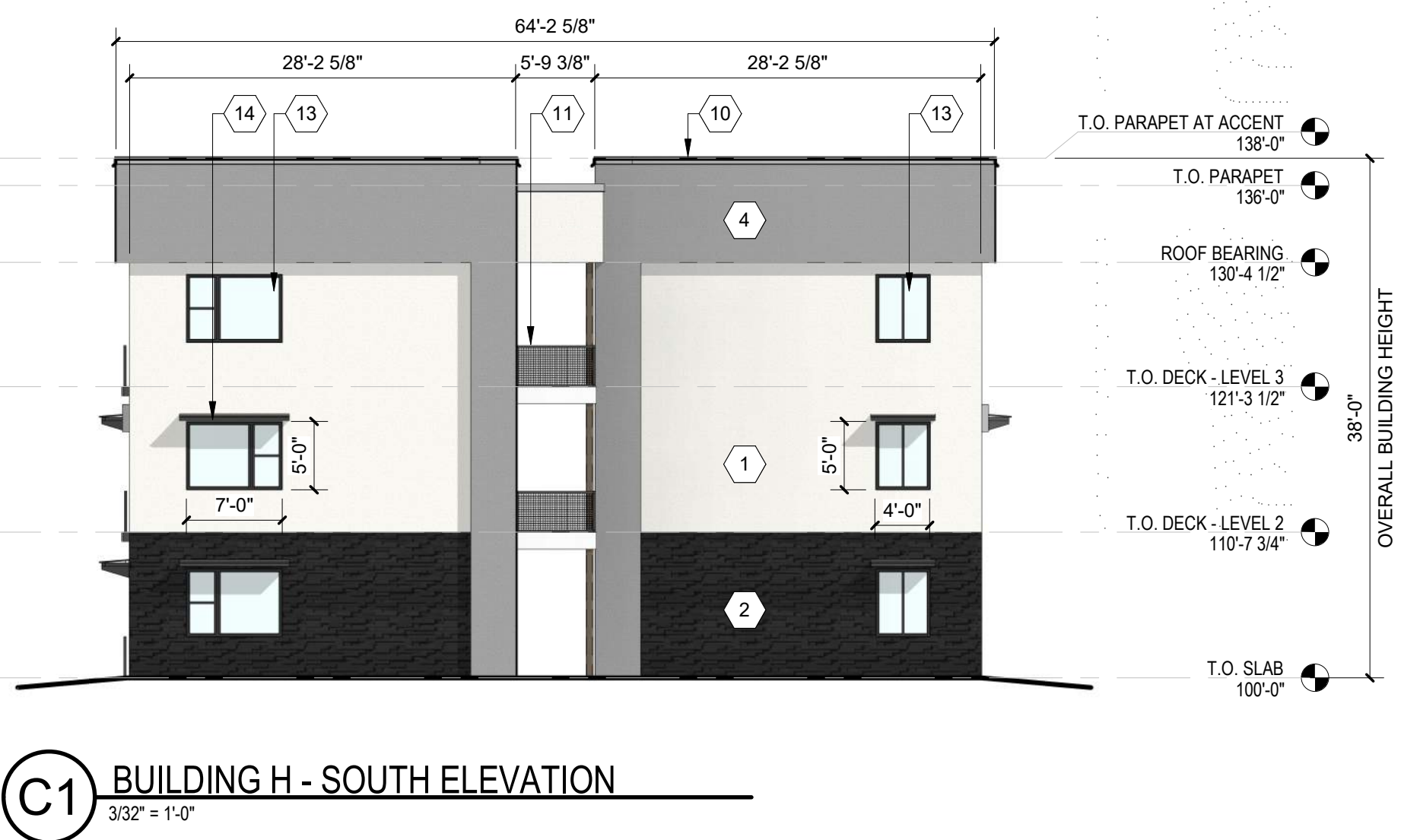
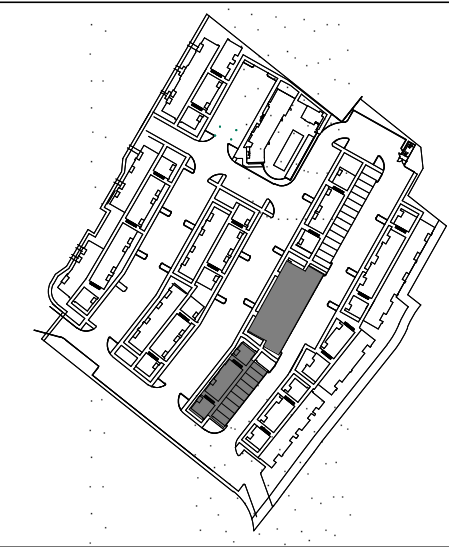
- 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO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

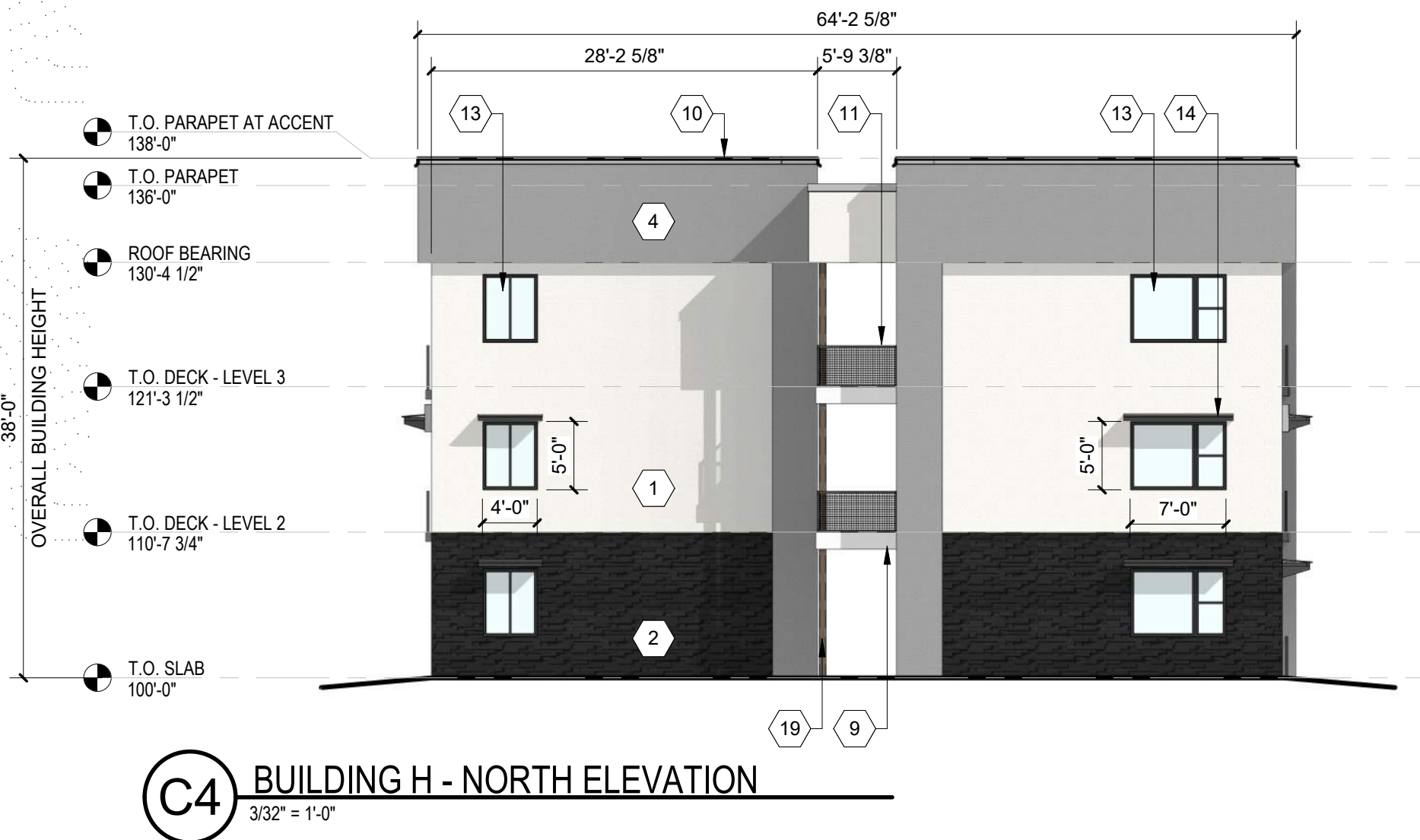
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW 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"



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	9/28/2021
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

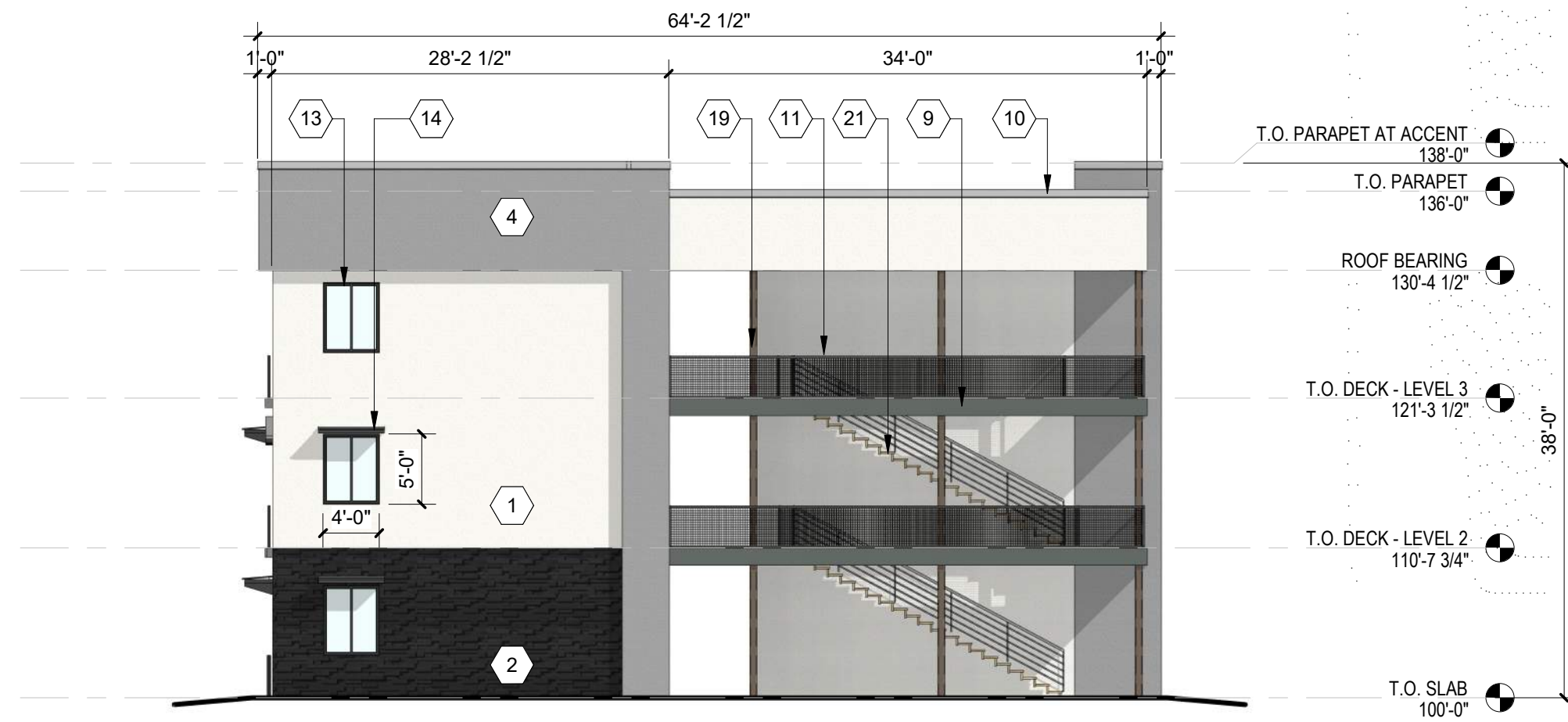
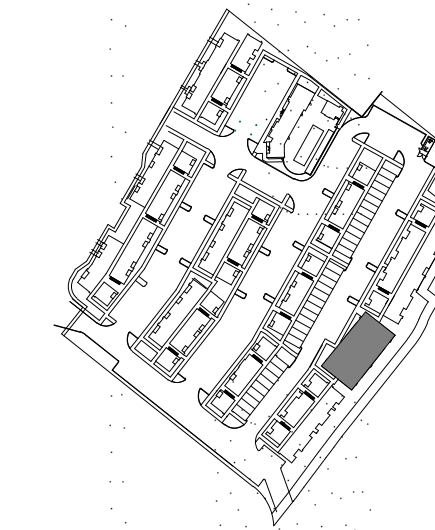
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- 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
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- 15. PATIO WALL - CMU
- 16. GARAGE OVERHEAD DOOR
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- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

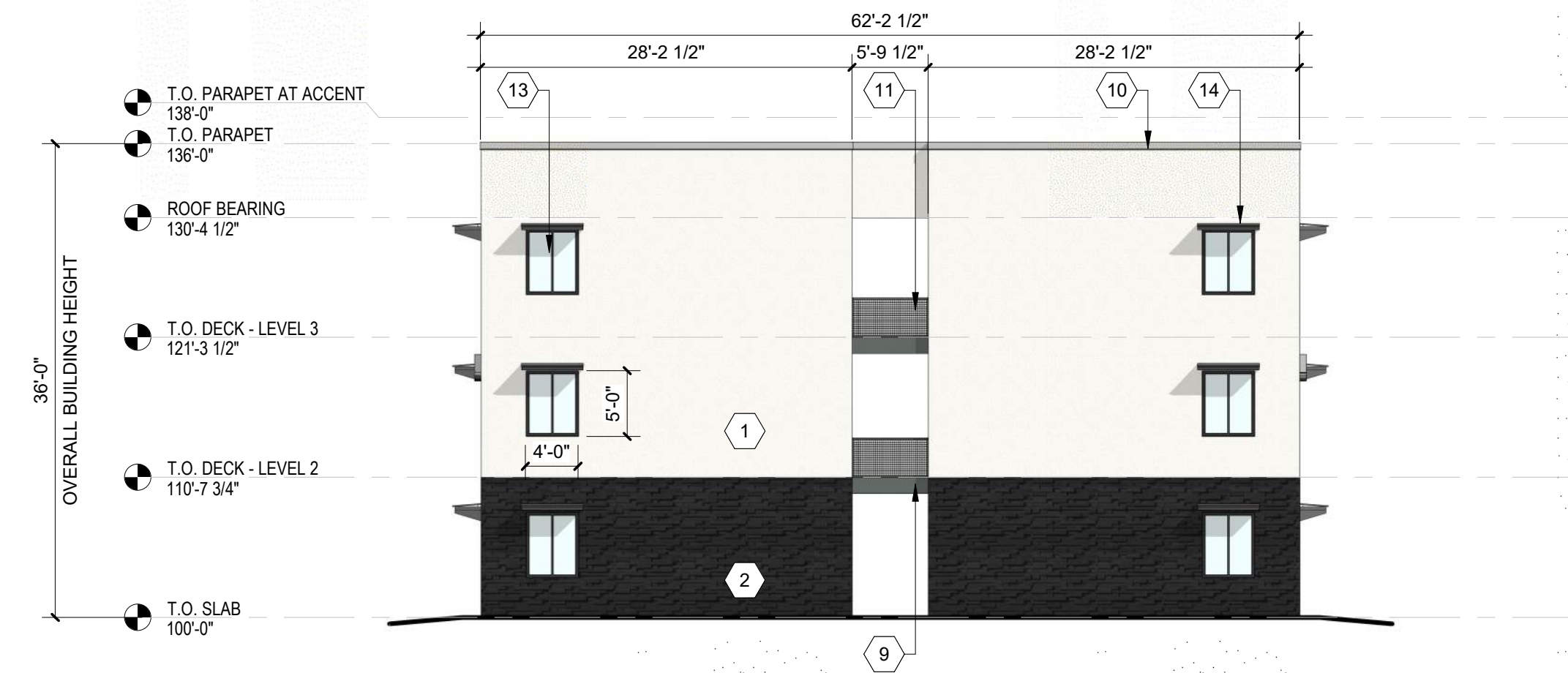
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



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



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



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



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



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, JF
REVIEWED BY	HG
DATE	9/28/2021
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

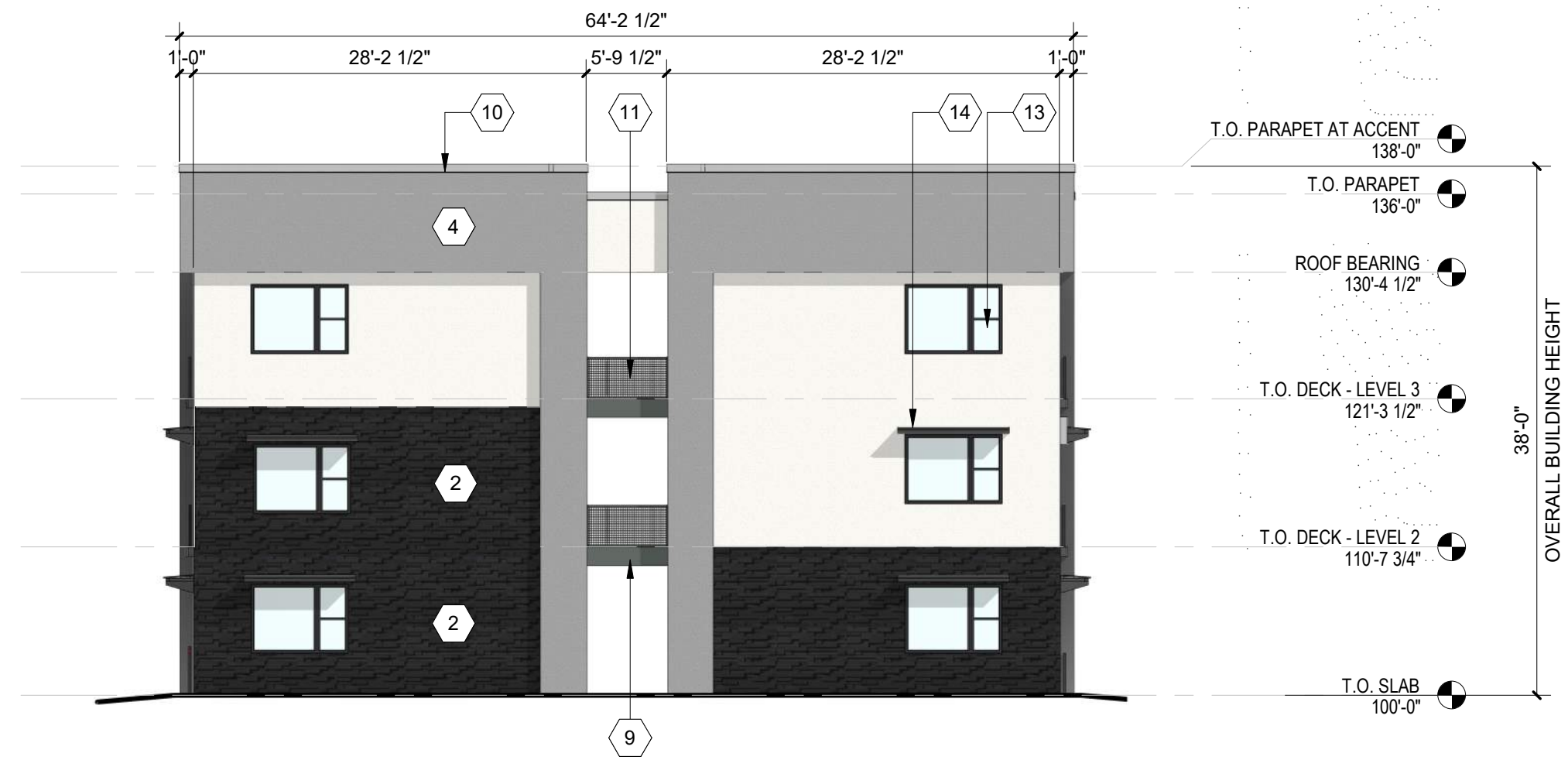
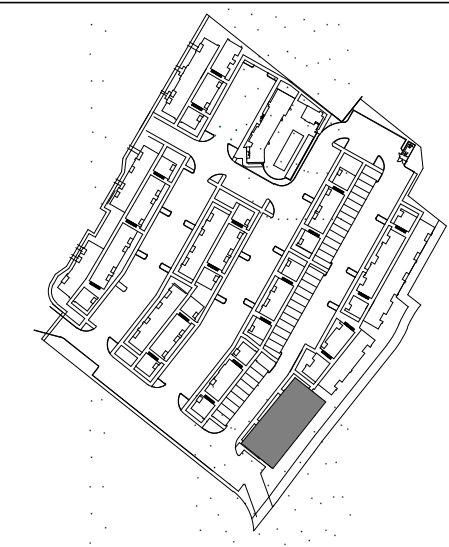
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- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

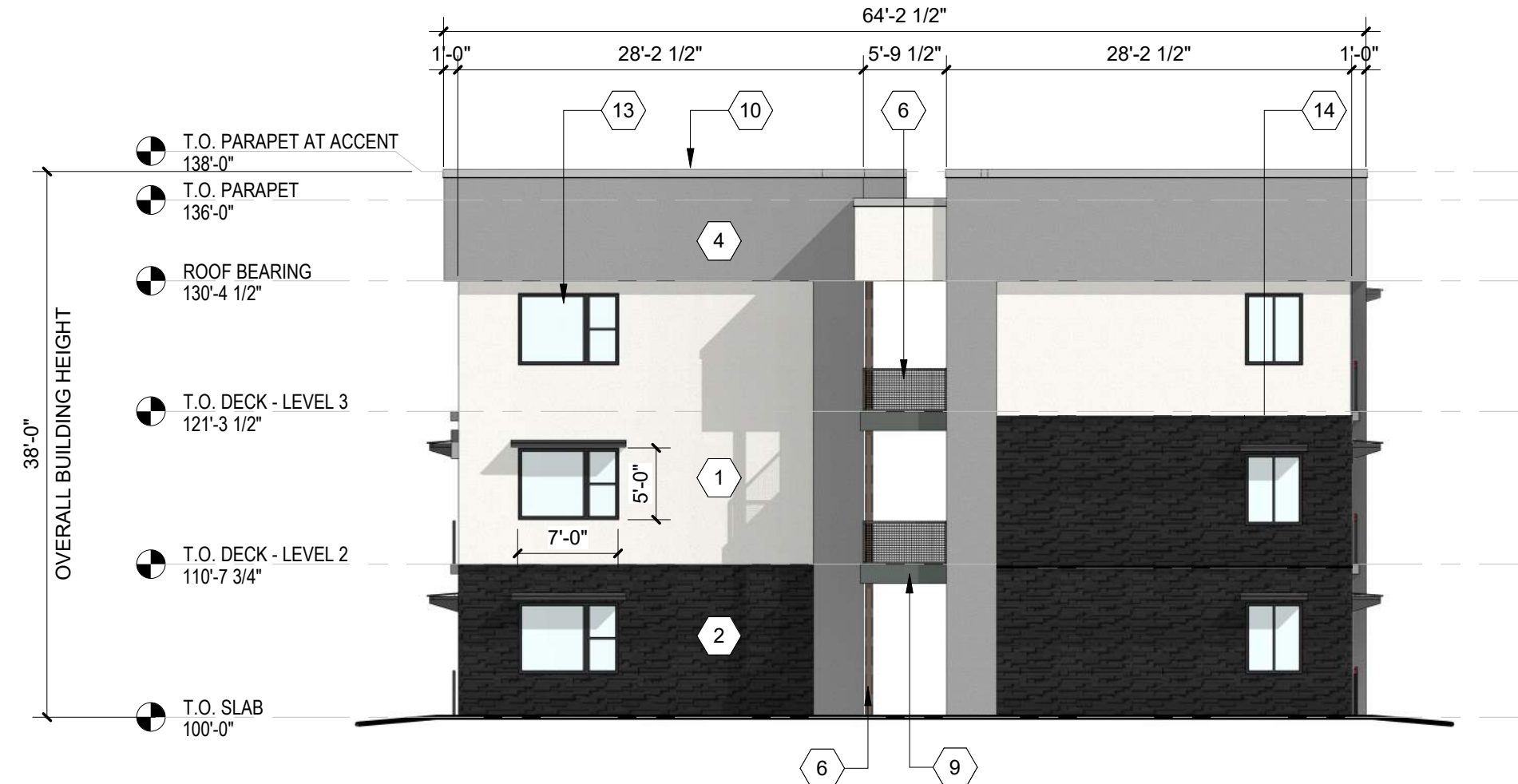
LEGEND

	FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH		ACCENT COLOR #3 - RUST ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER		ACCENT COLOR #3 - RED ACCENT STUCCO FINISH
	ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD		ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH
	ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH		

KEY PLAN



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



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



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



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

**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

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: 9/28/2021
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.

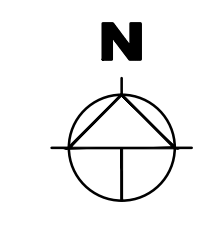
E1
OF

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 LNCZ 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

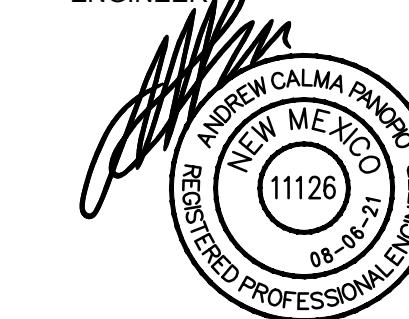
T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO
ABOVE FINISHED FLOOR.
B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO
ABOVE FINISHED FLOOR.



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



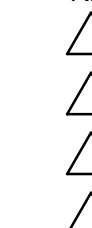
NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 285-1559
PROJECT NO. 2021-162



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

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

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



ELECTRICAL SITE PHOTOMETRIC PLAN

1" = 50' - 0"



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

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



13-15/16" [354mm]



26-13/16" [681mm]

Prevail XL



17-7/8" [454mm]



39-5/8" [1006mm]

Product Certifications



Product Features



PS30001EN page 1
March 4, 2020 5:10 PM

Lumark PRV / PRV-XL Prevail

TYPE: P3, P3HS, P4

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

Product Family	Light Engine	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV-Prevail	C15-(1 LED) 7,100 Nominal Lumens C25-(2 LED) 13,100 Nominal Lumens C45-(2 LED) 17,100 Nominal Lumens C65-(2 LED) 20,000 Nominal Lumens	D-Dimming (0-10V) 347-347V	UNV-Universal (120-277V) 480-480V	T2-Type II T3-Type III T4-Type IV T5-Type V	SA-Standard Versatile Arm MA-Mount Arm WM-Wall Mount Arm	AP-Gray BB-Black BK-Black DP-Dark Platinum GM-Graffiti Resistant 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) 46,600 Nominal Lumens					

Options (Add as Suffix)

Accessories (Order Separately)

NOTES:

1. See Lumark website 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: WPS1001EN for additional support information.
3. Standard 4800K CCT and 100lm.
4. Only for use with 480V Wye systems. For NEC, see for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Optics will cause varying beam spread. Beam spread should not be wider than 15 degrees in 500 lumen package.
7. Not available with 500 lumen package.
8. Only available in 90° configuration: CCT, C25, C45 or C65.
9. Control system is not available with photocell receptacle (PR or PRF) or other control systems (MS, MSF, DW or LWS).
10. Includes the photocell sensor (PP-1).
11. Sensor passive infrared (PIR) may be overly sensitive when operating below 20°C (4°F).
12. In order for the sensor to be fully compatible, require WOL-C gateway components WOL-C-1 and WOL-C-2 in appropriate quantities. Only compatible with wireless system and software and requires system components to be installed for operation. See website for more wireless application information.
13. Repeat 3x with sensor color (ML, BL or BR).
14. Lumark Pro wireless sensor arm factory installed and require network components LWP-EM-1, LWP-DM-1, and LWP-Pull-1 in appropriate quantities. See website for Lumark Pro application information.
15. Only available in 90° configuration: CCT, C100, C125, C150, and C175.
16. Not available with 347V, 480V, or 600V options. Consult Lumark website product pages for additional details and compatibility information.
17. Repeat 3x with part color.
18. Must order one per optic LED when ordering as a field-installable necessary (1, 2, 4, or 6).
19. This tool enables adjustment to integrated sensor (MSF) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Exter 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 Exter for more information.
21. Requires Weather enabled 4-pin backlock receptacle (CPL) option.
22. Requires 7-pin NEMA backlock photocell receptacle (CPL) option. The WOL-C cannot be used in conjunction with other control systems (MS, MSF, DW or LWS).

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

Product Family	Camera Type	Data Backhaul
LumarkSafe Technology	Di-Dome Camera	C-Cellular, Customer Installed SIM Card A-Cellular, Factory Installed AT&T SIM Card V-Cellular, Factory Installed Verizon SIM Card B-Cellular, Factory Installed Sprint SIM Card

Stock Ordering Information


Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRV-Prevail	C15-(1 LED) 7,100 Nominal Lumens C25-(2 LED) 13,100 Nominal Lumens C45-(2 LED) 17,100 Nominal Lumens C65-(2 LED) 20,000 Nominal Lumens	UNV-Universal (120-277V) 347-347V	T2-Type II T4-Type IV	MSF-DIM-L30-Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height
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) 46,600 Nominal Lumens			

NOTES:

1. All stock configurations are standard 4800K/70lm, bronze finish, and include the standard versatile mounting arm.
2. Only available in 90° configuration: CCT, C25, C45 or C65.

PS30001EN page 2
March 4, 2020 5:10 PM

D-Series LED Bollard



Specifications

Diameter: 8" Round (203.2mm)

Height: 42" (1067mm)

Weight (max): 27 lbs (12.25kg)

Ordering Information

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

Series	LED	Driver current	Color temperature	Distribution	Voltage	Control options	Other options	Finish/color
DSXB LED	Asymmetric 12C 12 LED	350 350 mA 450 450 mA	30K 3000K 40K 4000K 50K 5000K	ASY Asymmetric SYM Symmetric	MVOLT 120	Shipped installed PE Photocell cpl bottom-type	Shipped installed S1 Single size (120, 277, 347V)	DWBSD White DNAXD Natural aluminum
	Symmetric 16C 16 LED	550 550 mA	AMBRV Amber phosphor converted AMBRW Amber limited wavelength		240V 277V 347V	DMG 6-10V dimming driver (no controls) ELCV Emergency battery backup	DF Double size (240, 270V) H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault fission outlet LARB Without anchor bolts LARB4 4-bolt retrofit base without anchor bolts	DBRSD Dark bronze DBLSD Black DBTRSD Textured dark bronze DBLBRD Textured black DNATXD Textured natural aluminum DBWSD Textured white

Accessories

MRAB U Anchor bolts for 508'

NOTES:

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 600 AMBRV version.
4. Not available with ELCV.
5. MVOLT driver operation on any line voltage from 120-277V (50/60 Hz). Specify 120, 240, 340 or 277 options only when ordering with fusing (DF, DMG, or photocell (PE) option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBRV.
7. Single Line (SF) requires 120, 277, or 347 voltage option. Double Line (DL) requires 240 or 340 voltage option.
8. MRAB U not available with LARB option.


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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

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

HUBBELL **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 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

LNC-5L LNC-7L LNC-9L With diffuser

RELATED PRODUCTS LNC2 LNC3 LNC4

CERTIFICATIONS

UL US Lighting facts DLC Energy Partner 1000K and warmer CCTs only

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

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

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 **HUBBELL** Outdoor Lighting

DATE: LOCATION: TYPE: PROJECT: CATALOG #:

LNC COMPACT LED LITEPAK

TYPE: W9

ORDERING GUIDE

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

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

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WAC LIGHTING

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

WS-W52614 14" 3000K 90 BZ Bronze 17.5W 1255 735 No

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

REPLACEMENT PARTS

RPL-GLA-5214 - Glass for WS-W52614

LINE DRAWING

6" 4" 14"

WS-W52614

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

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

ORDERING INFORMATION EXAMPLE MP54-40ML-CW-EDU

YOUR ORDER MPS - -

MODEL MPS MultiPurpose Linear

SIZE 2' 4' 8'

CRI Blank 80 9 90*

COLOR TEMPERATURE 30 3500K 40 4000K 50 5000K 2797 2700K-5000K SpectraSyn™ Tunable White 27657 2700K-6500K SpectraSyn™ Tunable White

LUMEN OUTPUT XW 4 (1700, 8' (9400) XWRE 4 (2500, 8' (5000) VW 2 (1100, 8' (9400), 8' (9900) VWRE 4 (1300, 8' (6600) MW 2 (2300, 4' (3800), 8' (7700) MWRE 2 (2100, 4' (3700), 8' (7400) LW 2 (2000, 4' (4000), 8' (8400) LWRE 2 (2600, 4' (4100), 8' (8300) ML 2 (2600, 4' (4800), 8' (9500) MLRE 4 (4000, 8' (9400) HL 2 (3800, 4' (8000), 8' (12,000) HLRE 4 (5700, 8' (11,500) VL 4 (1700, 8' (14,200) VL 4 (9400, 8' (17,000)

LENS C Curve, Frosted Acrylic F Flat, Frosted Acrylic NL Less Lens CP Curve, Frosted Polycarbonate

DISTRIBUTION* N Narrow Distribution W Wide Distribution

DRIVER E Fixed Output ED 0-10V Dimming ED1 0-10V 1% Dimming ED2 Dim-to-Dark ESD Step Dimming LUTH Hi-Aura 1% Ecosystem LED driver with built-in, fade-to-black dimming technology* LUTS 5-Series Ecosystem LED driver*

VOLTAGE 120V-277V 347 347V (E,ED,ED1 only)

OPTIONS EL14 Emergency Battery Pack, 10W/15A GLR Fast Blow Fuse G10 Generator Transfer Device MPSCF Injection Molded ABS Material Curve Endcap* MPSE Injection Molded ABS Material Flat Endcap* MB Matte Black ZT ZET Metallic Silver

CONTROL OPTIONS* MS NL, NI Occupancy Sensor, Dimming Daylight Harvesting NXSW NI Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting NXWE NI Wireless Enabled NNE NI Enabled, Dual SmartParts NDES NI Enabled, PIR Occupancy Sensor, Dimming Daylight Harvesting ODPG Occupancy and Daylight Sensors w/Grouping, Philips SIRC200

ACCESSORIES (ORDER SEPARATELY) S18 18" Stem, Curvy S518 18" Stem, Curvy—45° Swivel CM24SCF3-KIT 24" Adjustable Cable Mounting Kit, 3 wire feed CM48SCF3-KIT 48" Adjustable Cable Mounting Kit, 3 wire feed CSM Chain Hanger Assembly MPST 24" Ten Hanger—1 1/2" Spacing on T-Bar Ceiling MPSTH Slide Tong Hanger MPSCBK-C Continuous Row Kit, Curve MPSCBK-F Continuous Row Kit, Flat MP5WG2 2 Wire Guard MP5WG4 4 Wire Guard, 2 Required for 8' Fixture MPSCF Injection Molded ABS Material Curve Endcap* MPSE Injection Molded ABS Material Flat Endcap*

DRIVER AVAILABILITY TABLE

	VW	MW	MWRE	LW	LWRE	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

2ft with ODPG/PIRG not available for VW, MW, LW
XL not available with this wire

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