

Legal Description & Location:

Location: 909 4th St SW, Albuquerque, NM 87102

Legal: LOT B OF THE ATLANTIC & PACIFIC ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOTS A & B, ATLANTIC & PACIFIC ADDITION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 25, 2008 IN BOOK 2008C, PAGE 56 AS DOCUMENT NUMBER 2008033010.

I - Hydrology: (if you already have approved plans, you can bypass this section and go to section II)

- Sensitive Lands Analysis (5-2(C)) _____ Approved _____ NA
- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Hydrology Department

Date

II - Approved Grading and Drainage Plan/Letter Attached: (not needed if obtained signature in section I)

III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV)

- Traffic Circulations Layout (TCL) x _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved x _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved x _____ NA
- Bernalillo County _____ Approved x _____ NA
- MRCOG _____ Approved x _____ NA
- NMDOT _____ Approved x _____ NA
- MRGCD _____ Approved x _____ NA

Ernest Armijo
Transportation Department

4/7/2026
Date

IV - Approved TCL/Letter Attached: (not needed if obtained signature in section III)

V - Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

Please select and attach the executed document that provides the commitment of service (whichever is applicable):

- Availability Statement
- Service Connection Agreement
- Development Agreement

If you do not have the executed document, please obtain the ABCWUA signature for your project.

To be completed by ABCWUA

- Request for Availability submitted: Availability Statement/Serviceability Letter # _____
- Request for Availability is not applicable

Aryam Hernandez
ABCWUA

04/07/2026
Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

- VI - Infrastructure Improvements Agreement (IIA*)** _____ Approved _____ NA
- VII - Solid Waste Department Signature on the Plan** _____ Approved _____ NA
- VIII - Fire Marshall Signature on the Plan** X _____ Approved _____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

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Grading and Drainage Plan X Approved NA
AMAFCA Approved X NA
Bernalillo County Approved X NA
NMDOT Approved X NA
MRGCD Approved X NA

Signature: [Handwritten Signature]
Hydrology Department

Date: 4/7/2026

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III - Transportation: (if you already have approved plans, you can bypass this section and go to section IV)

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Bernalillo County Approved NA
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MRGCD Approved NA

Transportation Department

Date

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- Request for Availability submitted: Availability Statement/Serviceability Letter #
Request for Availability is not applicable

ABCWUA

Date

Note: Commitment for service is required prior ABCWUA approval of DFT application.

- VI - Infrastructure Improvements Agreement (IIA*) Approved NA
VII - Solid Waste Department Signature on the Plan Approved NA
VIII - Fire Marshall Signature on the Plan X Approved NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

April 13, 2026

Development Facilitation Team
City of Albuquerque
600 2nd St NW, Albuquerque, NM 87102

**RE: Encuentro Home Healthcare Training Facility – Site Plan Administrative - DFT
909 4th St, Albuquerque, NM
UPC: 101405711013331418
Legal Description: LT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITIONCONT
.1598AC**

Dear Members of the Development Facilitation Team,

Dekker, acting as agent for Encuentro, respectfully requests a Sketch Plan review to discuss an anticipated Site Plan for 909 4th St SW, UPC #101405711013331418. The parcel is approximately 0.16 acres, zoned Mixed-Use – Low Intensity (MX-L) zone district. The site is currently a gravel parking lot used for overflow parking by Encuentro at 907 4th St SW north of the subject property.

Background

The existing Encuentro building located at 907 4th St SW (herein referred to as the primary building) is operated as a community center. The subject property at 909 4th St adjoins 907 4th St on the northern property line and historically has served as a gravel overflow parking lot for the primary building. The proposed development at 909 4th St SW would serve as an extension of Encuentro's existing community center, providing a vocational school teaching home healthcare. The new construction would be approximately 1,000 SF and function as a simulator for a home healthcare training center with educational labs simulated to look and feel like a home along with outdoor education and gathering areas.

Request

The Applicant requests Site Plan Administrative Approval – DFT for 909 4th Street. The site plan is compliant with the criteria of the Integrated Development Ordinance (IDO) § 6-5(G) as described below.

Compliance with Site Plan Approval Criteria (6-5(G)(3))

Criterion 6-5(G)(3)(a): *"The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property."*

Applicant Response: The Site Plan complies with all IDO requirements, effective April 2025, for vocational uses in the MX-L zone, DPM, and other City regulations. The Applicant has a notarized Shared Parking Agreement pursuant of IDO §5-5(C)(5) and a Shared Refuse

Agreement in place with 907 4th St where the primary building is located. In addition, a deviation is requested as part of this Application and under a separately submitted justification letter, in compliance with IDO §6-4(N) for additional front yard setback.

Shared Parking

The 907 and 909 4th St SW sites are owned and operated as a single entity. The primary building does not require the gravel parking lot to meet IDO parking requirements. The building permit set for the primary building indicated 15 parking spaces were required to serve the community center while 24 spaces, plus 2 motorcycle spaces, were provided. The new home healthcare facility requires three parking spaces and through a shared parking agreement, all parking spaces will be provided on 907 4th St for 909 4th St. The following table breaks down the IDO parking spaces required and provided for both addresses which will be recorded under a Shared Parking Agreement.

| Use | Parking Required | Parking Provided |
|--|---|-------------------------|
| Civic Center (907 4th St) | 2 space per 1,000 = 7,200 SF / 1,000 = 15 spaces | 24 spaces |
| Vocation School (909 4th St) | 2 space per 1,000 SF 1,000 SF / 1,000 = 2 spaces | 0 spaces on site |
| Total | 17 required spaces | 24 shared spaces |

Development Requirements & Deviation

The subject parcel presents several site constraints on the front property line, including an irregular lot configuration, small size, several utility placements, and a narrow curb cut access. Along with these constraints, the MX-L zone requires a maximum 15 foot setback, which presents site design limitations. The IDO allows for a 10% deviation for any numerical value and thus the applicant proposes a 16.5 foot front yard setback. Below are the IDO development standards MX-L zoned properties within UC-MS-PT areas that apply to the subject property and the proposed conditions which satisfy those conditions. All other development requirements and edge buffer standards have been met.

| Development Standard | Required | Provided |
|----------------------|--|---|
| Front Setback | Minimum: None Maximum: 15 FT | 16.5 FT* |
| Side Setback | Minimum: None Maximum: None for interior side | ~5 FT |
| Rear Setback | Minimum: 15 FT Maximum: None | 15 FT |
| Height | 55 FT | 16.1 FT |
| Edge Buffer | 6 FT | 6 FT |
| Deviation* | 10% of any numerical standard | 10% of the 15 FT maximum front setback: 1.5 FT* |

Façade Requirements

The proposed front façade is approximately 29 FT. The proposed building has limited space close to the front yard property line. Acceptable pedestrian site access must be maintained in this already constrained space, to then incorporate three (3) façade features creates design challenges when building an aesthetically appealing and desirable building. The intent of the Façade Design standards is largely for multi-story, neighborhood-facing, larger-scale development, in which this lot size and proposed development do not fit that description. The IDO Street Facing Façade Design standards of IDO §14-16-5-11(E)(2)(b), effective April 2025, require that the façade must:

- Contain a minimum of 30 percent of its surfaces in transparent windows and/or doors.
- Contain at least three (3) façade features along at least 30% of the length of the façade. The following features are incorporated into the design:
 - o 5-11(E)(2)(b)3.d: awnings over windows or other elements that provide shade or protection from the weather
 - o 5-11(E)(2)(b)3.e: Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting
 - o 5-11(E)(2)(b)3.f: Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

The front property line is the only street facing side and incorporates a window awning across the proposed 9 foot window, a covered entry, and a permanent concrete raised planter 24 inches by 114 inches with approximately 30 SF of planting area intended for shrubs that will reach 75 percent vegetative coverage at maturity.

Criterion 6-5(G)(3)(b):

"The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Sub§. Sub§ 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Sub§ 14-16-5-4(O) to add adequate capacity."

Applicant Response: The subject property is located in a Main Street Area which is a well-established area focused on urban downtown design utilizing existing City infrastructure and public improvements including bus transportation systems, public bicycle racks, benches, and trash receptacles. There is adequate capacity to serve the proposed development.

Criterion 6-5(G)(3)(c):

"If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in."

Applicant Response: The subject property is not within a Master Development Plan.

Criterion 6-5(G)(3)(d):

"If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development."

Applicant Response: The subject property is not within an approved Framework Plan.

Based on the information and responses provided in this letter, we respectfully request approval of the proposed Encuentro Home Healthcare Facility Site Plan. The project has been thoughtfully designed to align with all applicable IDO standards, the Development Process Manual, and other adopted City regulations, while advancing the City's objectives and supporting a community based nonprofit organization. The Encuentro Home Healthcare Facility is carefully planned to provide meaningful public benefits, access, opportunities, and community spaces, in a welcoming, well-activated pedestrian friendly building at a human scale. The development team has worked diligently to ensure that the project integrates seamlessly with existing infrastructure. We look forward to the Development Facilitation Team's favorable consideration. Please feel free to contact me directly at 505.761.9700 or at rebeccas@dekkerdesign.org for additional information or clarification to support the review process.

Sincerely,



Rebecca Shank, Urban Planner
Dekker, Agent for Encuentro

November 6, 2025

City of Albuquerque Planning Department
600 Second St NW
Albuquerque, NM 87102

**Re: Letter of Authorization
Encuentro Site Plan and Related Approvals
907 4th St SW, Albuquerque NM 87102**

To whom it may concern,

I hereby authorize Dekker, Ltd. to act as our designated agent in all matters related to development approvals for the property located at 907 4th St SW, Albuquerque, NM.

This authorization includes, but is not limited to, the preparation, submission, and representation of applications and associated documentation before City of Albuquerque approval bodies in connection with the Encuentro project. These bodies include, but are not limited to, the Environmental Planning Commission (EPC), the Development Facilitation Team (DFT), and the Development Hearing Officer (DHO).

Dekker, Ltd. is authorized to coordinate with City staff, attend hearings and meetings, and submit any forms, materials, or revisions required as part of the approval process.

If you have any questions regarding this authorization, please contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Plaza', with a stylized flourish at the end.

Andrea Plaza, Executive Director
Encuentro

April 13, 2026

Development Facilitation Team
City of Albuquerque
600 2nd St NW, Albuquerque, NM 87102

RE: Encuentro Home Healthcare Training Facility – Deviation Request
909 4th St, Albuquerque, NM
UPC: 101405711013331418
Legal Description: LT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITIONCONT .1598AC

Dear Members of the Development Facilitation Team,

Dekker, acting as agent for Encuentro, respectfully requests a Sketch Plan review to discuss an anticipated Site Plan for 909 4th St SW, UPC #101405711013331418. The parcel is approximately 0.16 acres, zoned Mixed-Use – Low Intensity (MX-L) zone district. The site is currently a gravel parking lot used for overflow parking by Encuentro at 907 4th St SW, north of the subject property.

Background

The existing Encuentro building located at 907 4th St SW (herein referred to as the primary building) is operated as a community center. The proposed development at 909 4th St SW would serve as an extension of Encuentro's existing community center, providing a home healthcare training facility within an approximately 1,000 sq. ft. new construction building. The new building will serve as a simulator for real-life, home healthcare training. The training center will feature educational labs simulated to look and feel like a home, along with outdoor education and gathering areas.

Request

The Applicant requests a deviation from IDO Front Yard Setback maximum requirement for MX-L zones. At 909 4th St SW, the parcel presents several site constraints on the front property line, including:

- An irregularly shaped lot that is narrow in the front lot with a width of 40 FT that widens to the rear to approximately 63 FT, significantly limiting the buildable area along the street frontage.
- Extensive Façade Design requirements for the site per IDO §14-16-5-11(F)(2)(b) for a narrow and small lot with a small street facing building.
- Several existing utility placements in the front yard including, light poles, a fire hydrant, a fire suppression system for 907 4th St, a gas meter, and pipe bollards, which constrains usable frontage and restrict building siting.
- Limited vehicular access due to a narrow curb cut, further constraining site circulation layout options.

Collectively, these constraints make strict adherence to the maximum front yard setback requirement impractical and would limit the ability to achieve a functional building design and high-quality streetscape consistent with the intent of the MX-L zone.

The Exhibit below depicts the existing lot:



The narrow-front-lot width makes it difficult to practically meet the on-site parking requirements while also complying with the Development Process Manual (DPM) standards for maneuvering and layout. To maintain a pedestrian friendly, neighborhood-oriented site, a Shared Parking Agreement was established with the primary building owned by Encuentro at 907 4th Street on the corner of Atlantic Ave and 4th St, along the north property line of the subject property. This approach satisfies parking demand while allowing the site to remain pedestrian-oriented and consistent with neighborhood development patterns, thereby meeting the intent of the regulations without imposing unnecessary hardship.

In addition, the site is constrained by numerous existing utility infrastructure elements along the street frontage. These utilities occupy critical portions of the buildable area and physically limit where the structure can be placed on the site. Because of the lot's narrow frontage and irregular shape, there is insufficient flexibility to shift the building footprint elsewhere on the site without creating conflicts with required access, pedestrian circulation, and functional building layout. As a result, strict compliance with the maximum front yard setback would significantly constrain the placement of the building and reduce the site's ability to accommodate a viable development. The requested deviation allows the building to be positioned in a manner that avoids these existing utility conflicts while maintaining safe access and a functional site design. This constraint is inherent to the property and not self-imposed. Further, maintaining existing utility features is helpful to Encuentro, a non-profit organization that relies heavily on donations, City and State funding. These savings can instead be directed toward community-driven design features such as garden planters, a green house, and ample outdoor seating and gathering space which can be utilized by the primary building, 907 4th St, where Encuentro's civic center is located serving the neighborhood and community.

Lastly, the IDO Façade Design standards of IDO §14-16-5-11(E)(2)(b) require that the façade contain at least three (3) façade features along at least 30% of the length of the façade. The proposed front façade is approximately 29 FT. The proposed building has limited space close to the front yard property line. Acceptable pedestrian site access must be maintained in this already constrained space, to then incorporate three (3) façade features create design challenges when building an aesthetically appealing and desirable building. The intent of the Façade Design standards is largely for multi-story, neighborhood-facing, larger-scale development, in which this lot size and proposed development do not fit that description.

The IDO allows for a 10% deviation for any numerical value, and thus the applicant proposes a 16.5 FT front yard setback. Below are the IDO development standards, regarding front setbacks, that MX-L zoned properties within UC-MS-PT areas must satisfy (this applies to the subject property). The proposed conditions, utilizing the 10% deviation provision, would still satisfy the mandated development standards.

| Development Standard | Required | Proposed |
|----------------------------|---------------------------------|----------------------|
| Front Setback | Minimum: None Maximum: 15 FT | 16.5 FT |
| Deviation | Permitted | Proposed |
| Any Numerical Value | 10% | 15 FT x .10 = 1.5 FT |

Per IDO §6-4(N)(3) “The relevant decision-making body identified in Table 6-1-1 may approve a requested deviation that is within the limits listed in Table 6-4-1 if that decision making body determines that all of the following requirements are met”. This deviation request is in compliance with the criteria of the IDO §6-4(N)(3) as described below.

Criterion 6-4(N)(3): Applicant’s site is subject to site constraints not generally shared by surrounding properties or site was platted or developed in an unusual pattern when compared to abutting properties

Applicant Response: *The Site Plan does not share the same constraints as the surrounding properties. The site was platted with a narrow front lot width, and as development in the surrounding area took place, utility services were placed in the front of the lot which further complicated the front lot line, greatly reducing the lot’s usable area. The surrounding parcels to the north, south, and east predominately have more than one side abutting a street, and are largely rectangular in size, allowing greater flexibility in site layout and building placement. These constraints are not generally shared and create a uniquely limited development envelope for the subject site.*

Criterion 6-5(G)(3)(b): Site constraints were not created by actions of property owner or another interested party.

Applicant Response: *The subject property lot size was established prior to the current property ownership or other interested parties. The front yard constraints (irregular size and utility placement) were not created by the Owner.*

Criterion 6-5(G)(3)(c): The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

Applicant Response: *This request is for a single site and is not part of a pattern of similar requirements. The properties surrounding the site have been developed for some time and likely all prior to the IDO enactment. Additionally, the subject property is not within a Framework Plan area, subdivision, or Master Development Plan area.*

Criterion 6-5(G)(3)(d): The approval of the requested deviations will not cause material adverse impacts on surrounding properties.

Applicant Response: *This deviation request to the maximum required front yard setback does not cause material adverse impacts to the surrounding properties. The deviation is minor in scale (1.5 FT) and does not alter the overall building mass, height, or use of the site. The proposed development remains consistent with the intent of the MX-L zone, which is to support neighborhood-scale uses, primarily at intersections of collector streets. Providing the site with a slight 1.5 FT increase in setback will not disrupt the neighborhood-scale feel of the development, the existing streetscape pattern, or pedestrian experience.*

Additionally, the deviation enables a more functional site layout that responds to existing constraints, including utility placement and limited lot width, without introducing negative externalities such as reduced access, safety concerns, or incompatibility with adjacent properties. The project will continue to provide a community-serving use that complements the existing Encuentro facility and contributes positively to the neighborhood. As such, the requested deviation maintains compatibility with surrounding properties and advances the overall intent of the IDO without creating adverse impacts.

Criterion 6-5(G)(3)(e): Requested deviation is not for an Overlay zone standard and will not result in a violation of any Overlay zone standard.

Applicant Response: *The requested deviation is not for an Overlay zone standard.*

Based on the information and responses provided in this letter, we respectfully request approval of this deviation request for the IDO MX-L standard for maximum front yard setbacks. Please feel free to contact me directly at 505.761.9700 or rebeccas@dekkersdesign.org, if additional information or clarification be needed.

Sincerely,



Rebecca Shank, Urban Planner
Dekker, Agent for Encuentro

SHARED REFUSE AGREEMENT

Owner/Applicant

Name: Andrea Plaza, Executive Director Business Name: La Plaza de Encuentro Gathering Place
Street Address: 907 4th St SW Legal Description: LT B PLAT OF LOTS A & B
ATLANTIC & PACIFIC ADDITION CONT .1598 AC
UPC #: 101405711013331418

Owner of Off-Site Refuse Area

Name: Andrea Plaza, Executive Director Business Name: La Plaza de Encuentro Gathering Place
Street Address: 909 4th St SW Legal Description: LT A PLAT OF LOTS A & B
ATLANTIC & PACIFIC ADDITION CONT .4898 AC
UPC #: 101405711414231422

In conjunction with the development of Encunetro Home Health Aide Facility, located at 909 4th Street SW, Albuquerque, NM 87012 (the "Property") for which the legal description is LT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITION CONT .1598 AC, the City of Albuquerque has allowed, and Encuentro (the "Owner") has voluntarily elected, for a reduction to off-street parking requirements based upon § 14-16-5-5(C)(5)(b) and § 14-16-5-5(C)(6)(e) of the Integrated Development Ordinance and the currently known tenant uses proposed and/or existing on the Property.

The provided site plan, as shown on Exhibit B, includes a refuse layout located on 907 4th Street SW. Under the terms of this Agreement, refuse will be provided to 909 4th Street.

No sale or transfer of all or any portion of the Property shall be deemed to void or violate this Agreement. The terms of this Agreement shall bind the Owner, successors, and assigns. This Agreement can be amended with mutual consent of the Owner

SHARED REFUSE AGREEMENT

The parties have executed this Agreement on the date noted below.

Andrea Plaza
Owner (applicant)

3/26/2026
Date

Andrea Plaza
Owner (off-site refuse area)

3/26/2026
Date

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 2, 2026

Fred Arfman, P.E.
Isaacson and Arfman, Inc.
128 Monroe St NE
Albuquerque, NM 87108

**RE: Encuentro HHA Facility
909 4th St SW
Grading and Drainage Plan
Engineer's Stamp Date: 02/18/26
Hydrology File: M15D051
Case # HYDR-2026-00063**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 02/19/2026, the Conceptual Grading & Drainage Plan is approved.

PO Box 1293

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

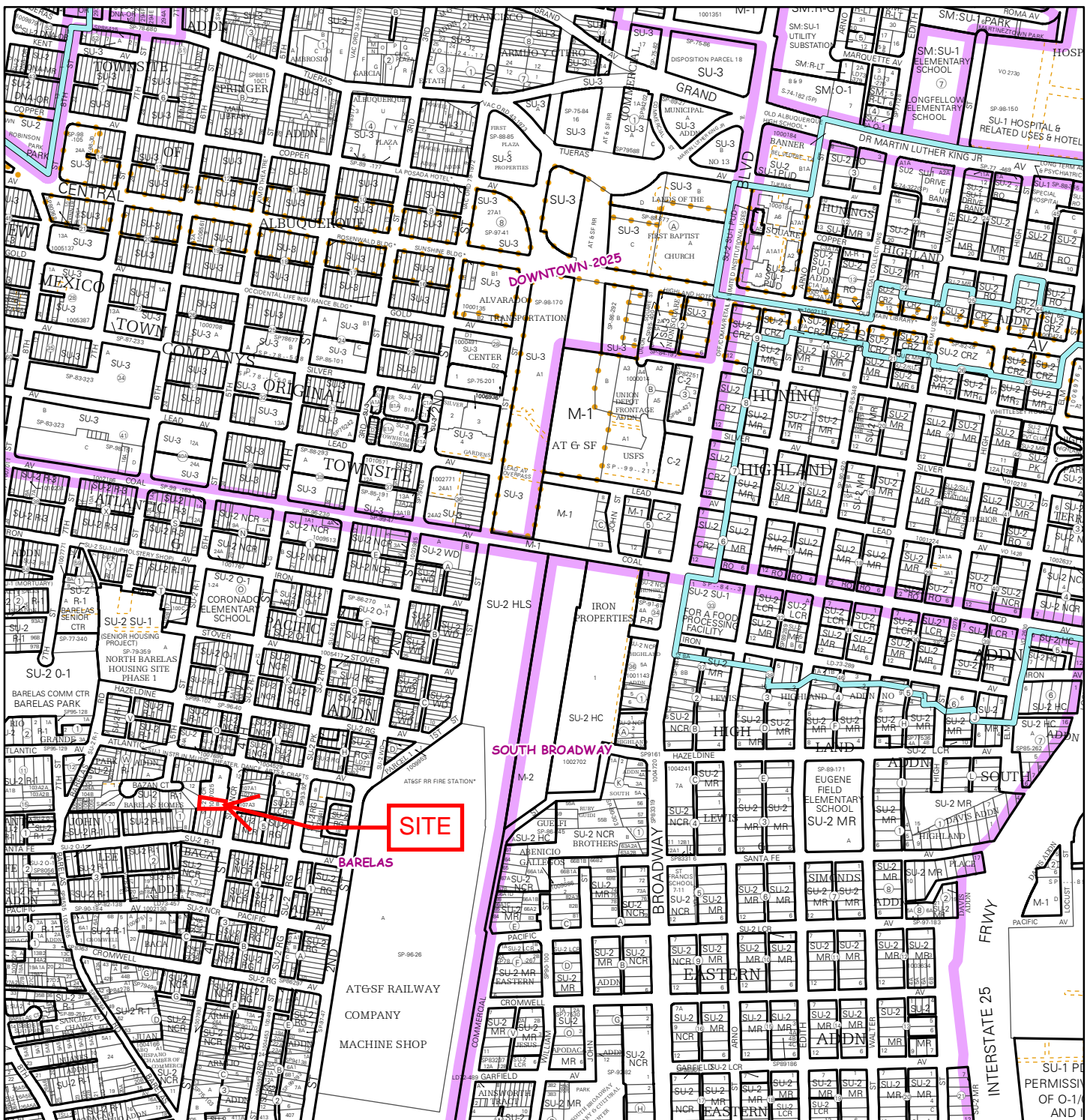
Albuquerque

Sincerely,

NM 87103

www.cabq.gov

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

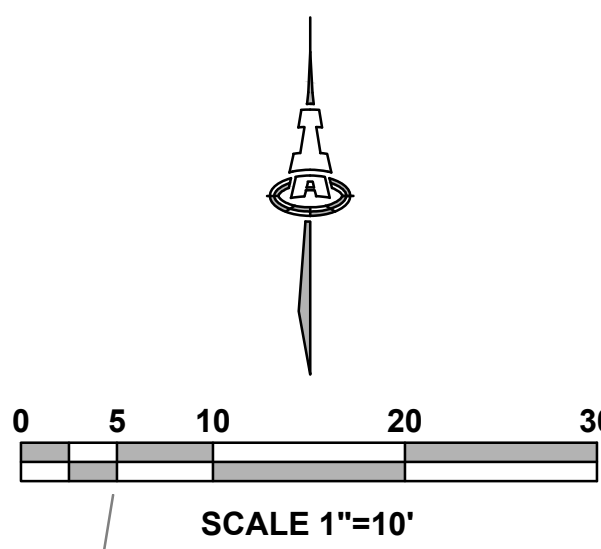
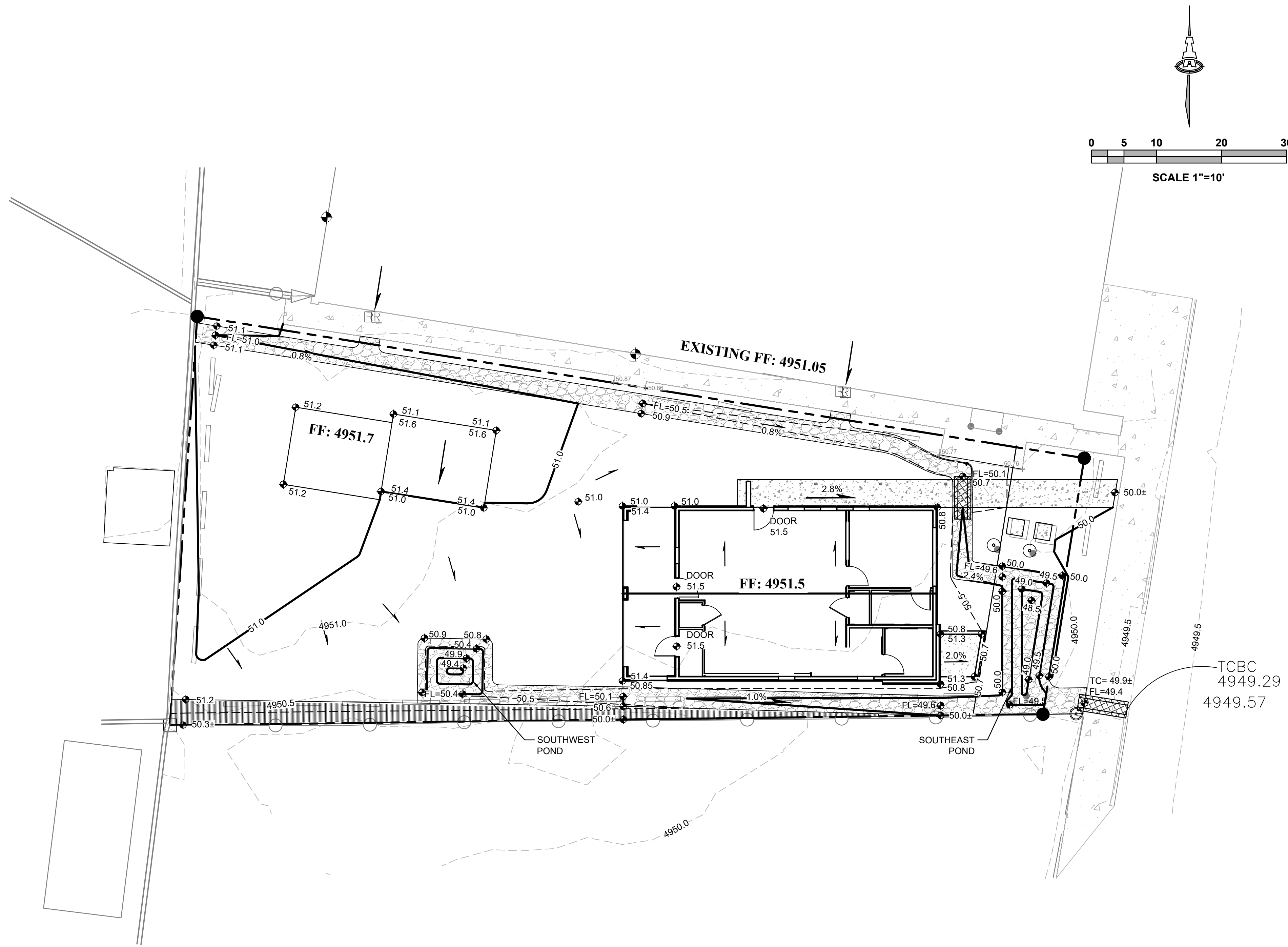
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



DRAINAGE PLAN

INTRODUCTION AND SUMMARY: THIS SUBMITTAL IS MADE TO SUPPORT DEVELOPMENT OF A NEW BUILDING ON THIS PROPERTY.

PROJECT DESCRIPTION: THE PROPOSED DEVELOPMENT INCLUDES A COMMERCIAL BUILDING. THE PROPOSED PLAN HAS NO ON-SITE PARKING AND WILL UTILIZE THE PARKING LOT TO THE NORTH (SAME OWNER). THE PROJECT WILL REQUIRE A FINAL GRADING AND DRAINAGE SUBMITTAL PRIOR TO CONSTRUCTION.

OFF-SITE FLOWS FROM THE ADJACENT BUILDING TO THE NORTH (SAME OWNER) FLOW THROUGH THE SITE FROM WEST TO EAST AND DRAIN TO 4TH STREET. OFFSITE FLOWS ARE CALCULATED AS 0.6 CFS FOR THE 100-YR. 6-HOUR PEAK DISCHARGE RATE. THESE FLOWS WILL CONTINUE TO BE ACCEPTED AND ROUTED THROUGH THE PROPERTY.

DRAINAGE PLAN CONCEPT: THE SITE WILL FREE DISCHARGE ONTO 4TH STREET.

THE CONCEPTUAL CALCULATIONS ON THIS SHEET SHOWS THE 100-YR. 6-HOUR PEAK DISCHARGE RATE REQUIRED BASED ON A 45% IMPERVIOUS LAND TREATMENT.

THIS PROPERTY LIES WITHIN THE LIMITS OF THE VALLEY GRADING CRITERIA (DPM PART 6-5 (C)) AND IS ALLOWED TO DISCHARGE 2.75 CFS/ACRE OR THE SITE MUST RETAIN THE FIRST 1/2" OF RUNOFF. FOR THIS PROPERTY THE ALLOWABLE DISCHARGE IS 2.75 CFS* 1599 ACRES= 0.44 CFS. THE HISTORIC FLOWS ARE 0.5 CFS AND DEVELOPED FLOWS ARE 0.6 CFS WHICH IS .16 CFS OVER THE ALLOWABLE DISCHARGE RATE. THIS PROPERTY WILL RETAIN THE FIRST 1/2" OF RUNOFF IN TWO STORMWATER QUALITY PONDS TO COMPLY WITH VALLEY DRAINAGE CRITERIA (DPM PART 6-5 (C)) AS SHOWN IN THE CALCULATIONS SECTION.

GEOTECHNICAL REPORT STATES THAT DUE TO THE HIGH AMOUNT OF CLAY IN THE SOIL THAT NO INFILTRATION IS RECOMMENDED WITHIN 20' OF ANY STRUCTURES. THE SOUTHEAST POND IS 10' AWAY, SO PREVENTATIVE MEASURES WILL BE PUT IN PLACE TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDING FOUNDATION.

FINISHED FLOOR ELEVATION IS RECOMMENDED TO BE A MINIMUM OF 1 1/2 FEET ABOVE THE EDGE OF PAVEMENT OR ROADWAY.

PAVING NOTES: EXISTING SIDEWALK TO BE REPLACED BY COA AS PART OF THE 4TH STREET PEDESTRIAN IMPROVEMENTS BETWEEN BRIDGE BLVD AND COAL AVENUE. COA PROJECT NO. 7703.91

STORMWATER QUALITY CALCULATION

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWGQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR THE PROPERTY IS CALCULATED AS 45% OF TOTAL AREA: 6964 SF. THESE CALCULATIONS PROVIDE AN ADDITIONAL 20% FOR FUTURE IMPROVEMENTS. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA (3134 SF) = **68 CF**.

LEGEND

- +50.77- EXISTING SPOT ELEVATION
- 496.8- EXISTING 1' CONTOUR
- 50.5- PROPOSED 1/2' CONTOUR
- 50.0- PROPOSED 1' CONTOUR
- ◆ 50.0 PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- FF = 4951.5 FINISH FLOOR ELEVATION
- [Pattern] DRAINAGE/ SWALE AREA
- [Pattern] SIDEWALK CULVERT
- [Pattern] COMPACTED EARTH BERM
- [Pattern] EXISTING SIDEWALK
- - - - - PROPERTY BOUNDARY

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

- BUILD SIDEWALK CULVERTS PER COA STD DWG 2236. BUILD DRAIN LINE THROUGH CURB PER COA STD DWG 2237.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

VICINITY MAP K-14-Z



FLOOD MAP



PROJECT INFORMATION

PROPERTY: THE EXISTING TRACT IS A COMPACTED GRAVEL PARKING LOT. THIS SITE IS BOUNDED TO THE EAST BY 4TH STREET SW, TO THE NORTH BY A DEVELOPED COMMERCIAL BUILDING, TO THE SOUTH BY ANOTHER COMMERCIAL PROPERTY AND TO THE WEST BY A HOUSING DEVELOPMENT.

PROPOSED IMPROVEMENTS: CONSTRUCTING A NEW 1000 SF BUILDING.

LOT SIZE: 0.1599 ACRES, 6964.13 SQ. FT.

UPC: 101405711013331418

EXISTING LEGAL: SUBJECT TRACT DESIGNATED AS LOT B OF THE ATLANTIC & PACIFIC ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOTS A & B, ATLANTIC & PACIFIC ADDITION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 25, 2008 IN BOOK 2008C, PAGE 56 AS DOCUMENT NUMBER 2008033010.

BENCHMARK: PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION STAMPED "ACS BM 40 K14" BEING A 1 3/4" METALLIC DISK EPOXIED TO TOP OF CONCRETE STORM DRAIN INLET. ELEVATION = 4,949.99 FEET (NAVD 1988 VERTICAL DATUM).

TEMPORARY BENCHMARK: PROJECT BENCHMARK CP 100 IS A TERRA LIND SURVEY 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION = 4,950.26 FEET (NAVD 1988 VERTICAL DATUM).

FLOOD HAZARD: PER BERNALILLO COUNTY FIRMETTE MAP # 35001C0334G EFFECTIVE SEPTEMBER 26, 2008, THE SITE IS LOCATED WITHIN ZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ADA COMPLIANCE

SIDEWALK(S): LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). TARGET CROSS SLOPE = 1% TO 1.5%. (2% MAX)

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% (8.33% MAX). TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

CALCULATIONS

| CALCULATIONS: 909 4TH ST SW : | | | |
|---|------------------------------|-------------------------|-----------------------|
| Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020 | | | |
| 100-YEAR, 6-HOUR CALCULATIONS | | | |
| AREA OF SITE: | 6,964 SF | = | 0.16 ACRE |
| 100-year, 6-hour | | | |
| HISTORIC FLOWS: | | DEVELOPED FLOWS: | EXCESS PRECIP: |
| Area A = 0 | 0% | Area A = 0 | 0% |
| Area B = 0 | 0% | Area B = 0 | 0% |
| Area C = 6825 | 98% | Area C = 3830 | 55% |
| Area D = 139 | 2% | Area D = 3134 | 45% |
| Total Area = 6964 | 100% | Total Area = 6964 | 100% |
| On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm) | | | |
| Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$ | | | |
| Historic E = 1.06 in. | Developed E = 1.62 in. | | |
| On-Site Volume of Runoff: $V_{360} = E * A / 12$ | | | |
| Historic V_{360} = 613 CF | Developed V_{360} = 937 CF | | |
| On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$ | | | |
| For Precipitation Zone 2 | | | |
| Q_{pA} = 1.71 | Q_{pB} = 2.36 | Q_{pC} = 3.05 | Q_{pD} = 4.34 |
| Historic Q_p = 0.5 CFS | Developed Q_p = 0.6 CFS | | |

| SOUTHWEST POND | | |
|---------------------------|-----------|-----------|
| Contour | Area | Volume |
| 49.4 | 2.2 | |
| 50.4 | 60 | 31 CF |
| POND VOLUME = 31 CF | | |
| SOUTHEAST POND | | |
| Contour | Area | Volume |
| 49.0 | 0.1 | |
| 49.5 | 32 | 8 CF |
| 50 | 95 | 32 CF |
| POND VOLUME = 40 CF | | |
| TOTAL POND VOLUME= | 71 | CF |

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iaacivil.com



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NOT FOR CONSTRUCTION
Engineer

ENCUENTRO HHA FACILITY
909 4TH STREET SW, ABQ, NM

| | | |
|-------------|-------------|------------|
| DESIGN | ISSUE | DATE |
| DEVELOPMENT | 1A 2789 | |
| | FILE: | |
| | DRAWN BY: | -SSC- |
| | CHECKED BY: | -FCA- |
| | DATE: | -2-2-2020- |

| No | Date | Description |
|----|------|-------------|
| | | |
| | | |
| | | |

CONCEPTUAL GRADING PLAN

SHEET NUMBER
CG-101

I:\PROJECTS\2020\909 4TH STREET SW\CONCEPTUAL GRADING\CG-101 CONCEPTUAL GRADING PLAN.dwg
 Date: 2/2/2020 12:44 AM
 User: fca

The Owner, and its successors and assigns, agrees that it will not change the tenant uses at the Property in a manner that increases the number of required off-street parking spaces unless additional parking spaces are provided. In the event that there are changes to the tenant uses which would increase the number of required off-street parking spaces on the Property, the parking calculations shall be updated by the Owner to reflect such change and presented to the City.

Furthermore, the Owner agrees that the Property shall operate an open/shared parking arrangement, whereby, the Owner shall not segregate property access/parking rights or significantly impair access to parking on the Property by the users of any portion of the Property.

The foregoing shall not, however, impair the right of the Owner or its successors to declare exclusive parking areas for such items as spaces for disabled drivers, loading, designated timed areas such as "15 minute" temporary parking areas, or any other areas set forth on any site plan of the Property approved by the City, or to take commercially reasonable actions to prevent parking in areas which are not designated parking spaces on the site plan.

No sale or transfer of all or any portion of the Property shall be deemed to void or violate this Agreement. The terms of this Agreement shall bind the Owner, successors, and assigns. This Agreement can be amended with mutual consent of the Owner and the City of Albuquerque.

THIS AGREEMENT SHALL BE RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY.

SEAL



PROJECT

Encuentro Home Health Facility
 909 4th Street SW
 Albuquerque, NM 87102

TRAFFIC CIRCULATION LAYOUT

REVISIONS

- △
- △
- △
- △
- △
- △
- △
- △
- △
- △

DRAWN BY DEKKER

REVIEWED BY DM, HFG

DATE 03/23/2026

PROJECT NO 25-0121

DRAWING NAME

TCL

SHEET NO

TCL-01

GENERAL SHEET NOTES

- A. SITE PLAN DIMENSIONS ARE IN FEET AND INCHES.
- B. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- C. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS AND GUIDELINES, INCLUDING THE 2021 INTERNATIONAL FIRE CODE (IFC).
- D. VERIFY EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
- E. UTILITIES AND ASSOCIATED EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE LOCATION AND INSTALLATION.
- F. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ALL SITE AMENITIES AS REQUIRED.
- H. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- I. SIDEWALK JOINTS SHALL FOLLOW LAYOUT AS SHOWN ON THE SITE PLAN.
- J. PROVIDE POURABLE SEALANT AT ALL EXPANSION JOINTS IN CONCRETE SIDEWALKS, WHERE EXPANSION JOINT MATERIAL IS PROVIDED BETWEEN WALLS AND SIDEWALKS, AND BETWEEN ASPHALT AND CONCRETE JOINTS.
- K. EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- L. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAW) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- M. ALL SIDEWALKS AND ACCESSIBLE RAMPS TO BE CONCRETE.
- N. PARKING DETAILS NOT PROVIDED AS NO REVISIONS TO THE PARKING LOT AS PART OF THE SHARED PARKING AGREEMENT ARE PROPOSED.

SHEET KEYNOTES

1. PROPERTY LINE
2. CONCRETE SIDEWALK, WIDTH AS INDICATED
3. COVERED ENTRY ABOVE
4. 5'-0" HIGH WROUGHT IRON FENCE
5. 3'-0" WIDE 5'-0" HIGH PEDESTRIAN GATE
6. CMU OR CAST IN PLACE CONCRETE RAISED PLANTER
7. BICYCLE RACK
8. 2'-0" WIDE CONCRETE APRON
9. SITE BENCH
10. PREMANUFACTURED PLANTER
11. LANDSCAPED AREA
12. VERTICAL WATER STORAGE TANK
13. SIDEWALK CULVERT, REF. CIVIL
14. CONCRETE CURB AND GUTTER
15. STABILIZED CRUSHERFINES
16. EXISTING FIRE HYDRANT TO REMAIN
17. AWNING / SHADE DEVICE ABOVE
18. EXISTING CHAINLINK FENCE TO REMAIN
19. EXISTING GAS METER TO REMAIN
20. EXISTING PIPE BOLLARD
21. EXISTING GATE
22. EXISTING PIN CONNECTION TO REMAIN
23. EXISTING CMU WALL TO REMAIN
24. SITE POLE LIGHT ON CONCRETE BASE

PROJECT DATA

LOCATION:
909 4TH ST SW, ALBUQUERQUE, NM 87102-4140

LEGAL DESCRIPTION:
BARELA'S MRA ADOPTED PLAN (BARELA-CHARACTER PROTECTION OVERLAY ZONE 3-4)

ZONING:
MIXED-USE - LOW INTENSITY (MX-L)

SITE AREA:
0.16 ACRES (50,529.6 SF)

CONSTRUCTION TYPE:
TYPE VB WOOD-FRAMED CONSTRUCTION, NON-SPRINKLERED

SETBACKS:
 FRONT (MIN.): 0 FT.
 FRONT (MAX): 15 FT.
 SIDE (MIN): 0 FT.
 SIDE (MAX): N/A - INTERIOR
 REAR (MIN): 15 FT. - STREETSIDE OF CORNER LOTS
 REAR (MAX): 0 FT. WHERE REAR LOT ABUTS A STREET OR ALLEY

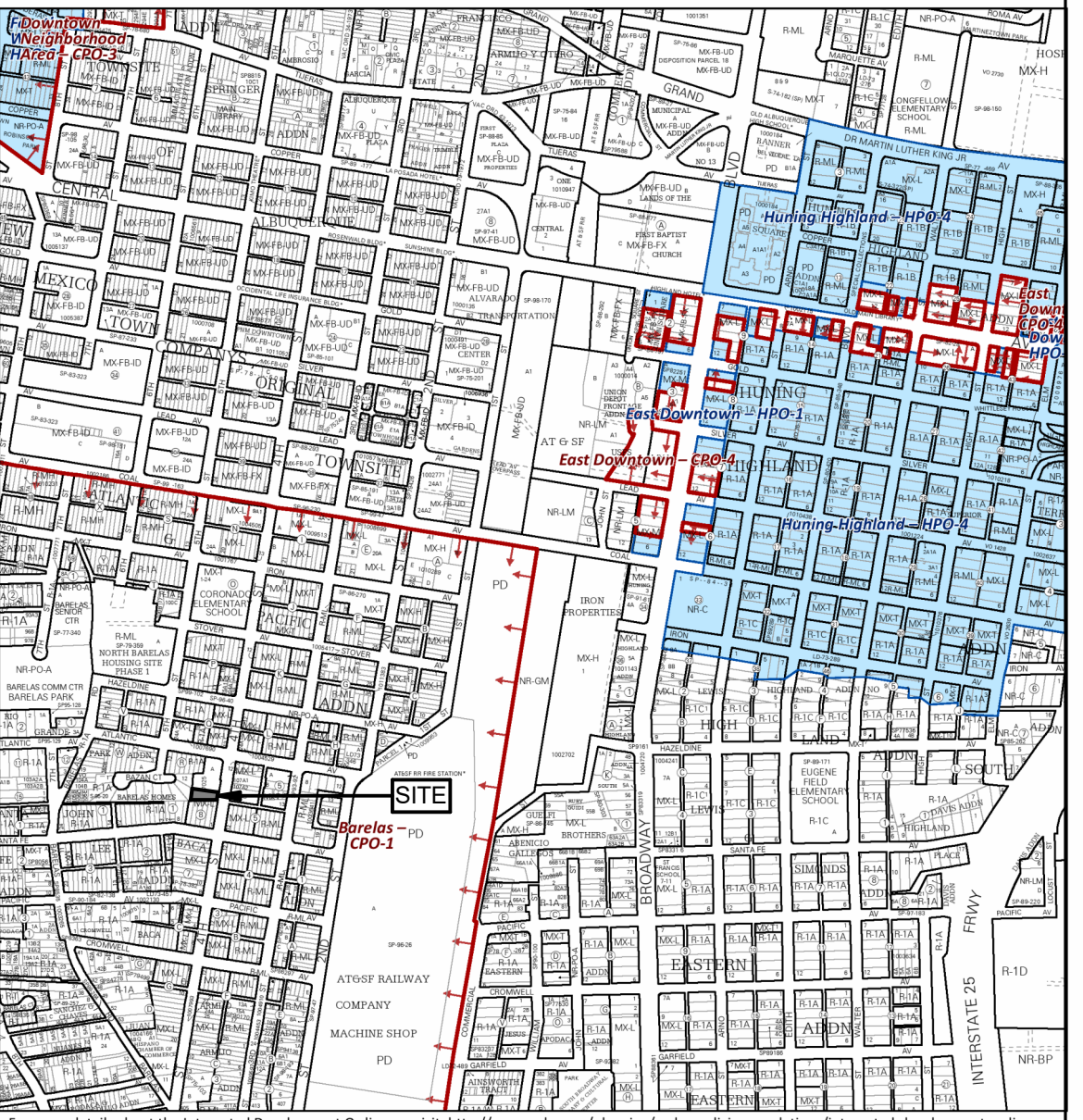
BUILDING HEIGHT:
 MAXIMUM ALLOWED: 55'-0"
 PROPOSED: 16'-1"

PARKING REQUIREMENTS:
 THROUGH A SHARED PARKING AGREEMENT WITH 907 4TH STREET AND 909 4TH STREET:
 907 4TH STREET SW: 7,200 SF X 2 SPACES FOR COMMUNITY CENTER USE = 15 SPACES REQUIRED
 909 4TH STREET SW: 1,000 SF X 2 SPACES FOR VOCATIONAL SCHOOL USE WITHIN A MSP-PT AREA = 2 SPACES REQUIRED
 TOTAL SHARED PARKING SPACES REQUIRED = 15 + 2 = 17 SPACES
 TOTAL SHARED PARKING SPACES PROVIDED = 24 SPACES

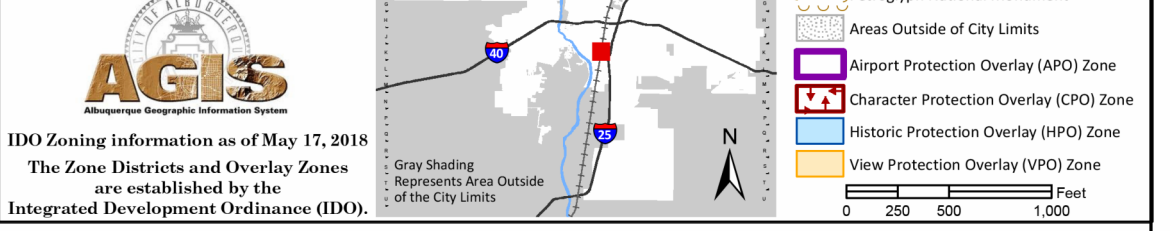
BICYCLE PARKING:
 REQUIRED: 3 SPACES
 PROVIDED: 2 BICYCLE RACKS, 4 SPACES

SOLID WASTE NARRATIVE:
 TRASH SHALL BE MANAGED ON THE SITE OF 909 4TH STREET SW BY UTILIZING THE WASTE RECEPTACLES INSIDE OF THE EXISTING 907 4TH STREET SW BUILDING. TRASH IS TAKEN FROM THE EXISTING BUILDING BY BUILDING MAINTENANCE TO THE EXISTING DUMPSTER LOCATED AT THE NORTHWEST CORNER OF 907 4TH STREET SW (AS INDICATED ON PLAN) TO BE SERVICED BY CITY OF ALBUQUERQUE WASTE MANAGEMENT.

ZONE ATLAS

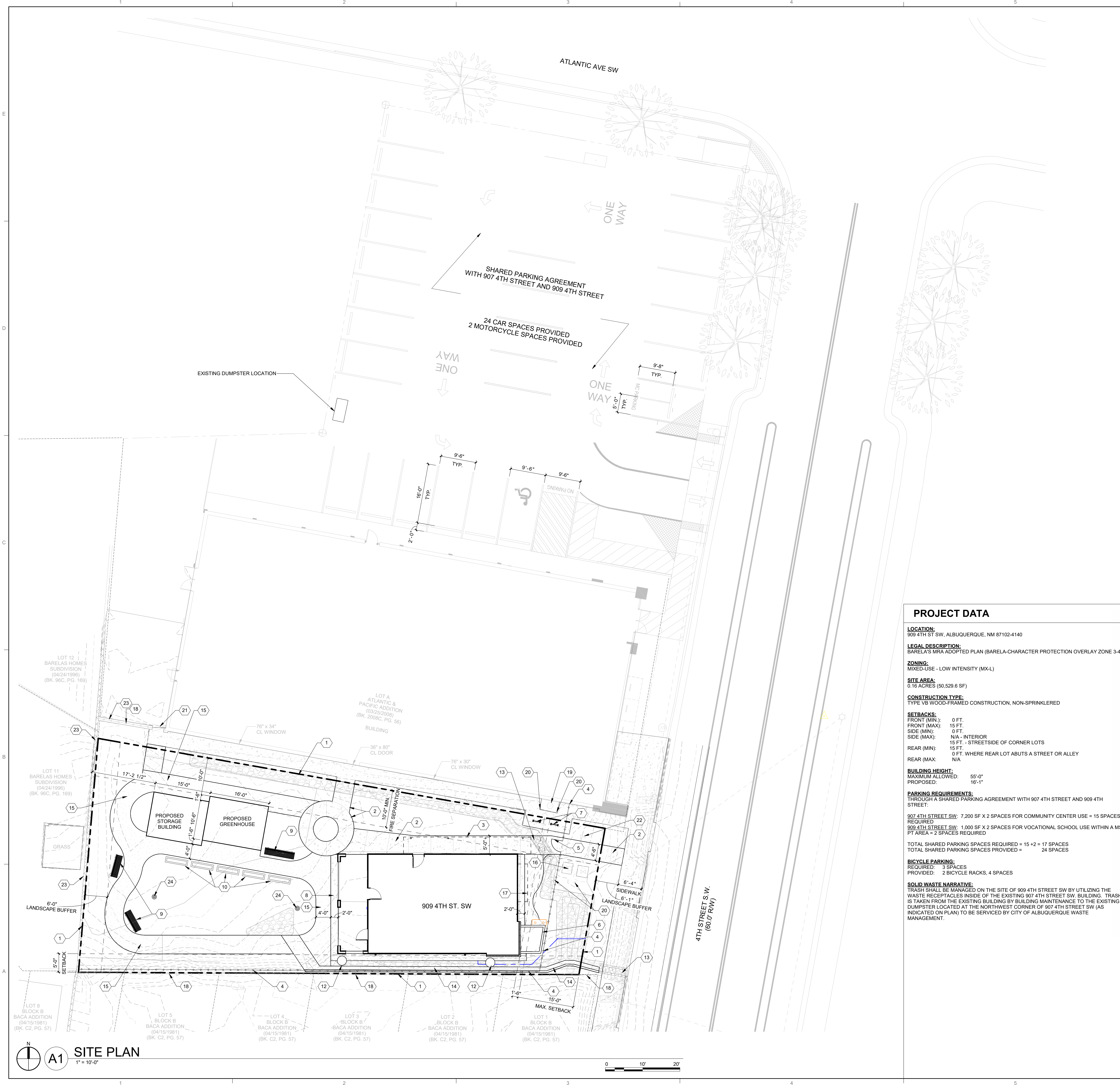


IDO Zone Atlas May 2018

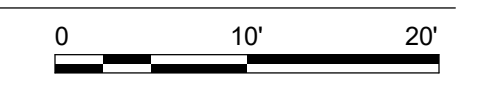


LEGEND

- PROPERTY LINE
- FENCE
- - - SETBACK
- ⊕ SITE POLE LIGHT ON CONCRETE BASE



A1 SITE PLAN
1" = 10'-0"



3/31/2026 10:33:15 AM

SEAL

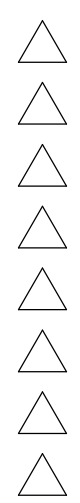


PROJECT

Encuentro Home Health Facility
909 4th Street SW
Albuquerque, NM 87102

DFT SUBMITTAL

REVISIONS



DRAWN BY SP

REVIEWED BY DM, HFG

DATE 04/13/2026

PROJECT NO 25-0121

DRAWING NAME

SITE DETAILS

SHEET NO

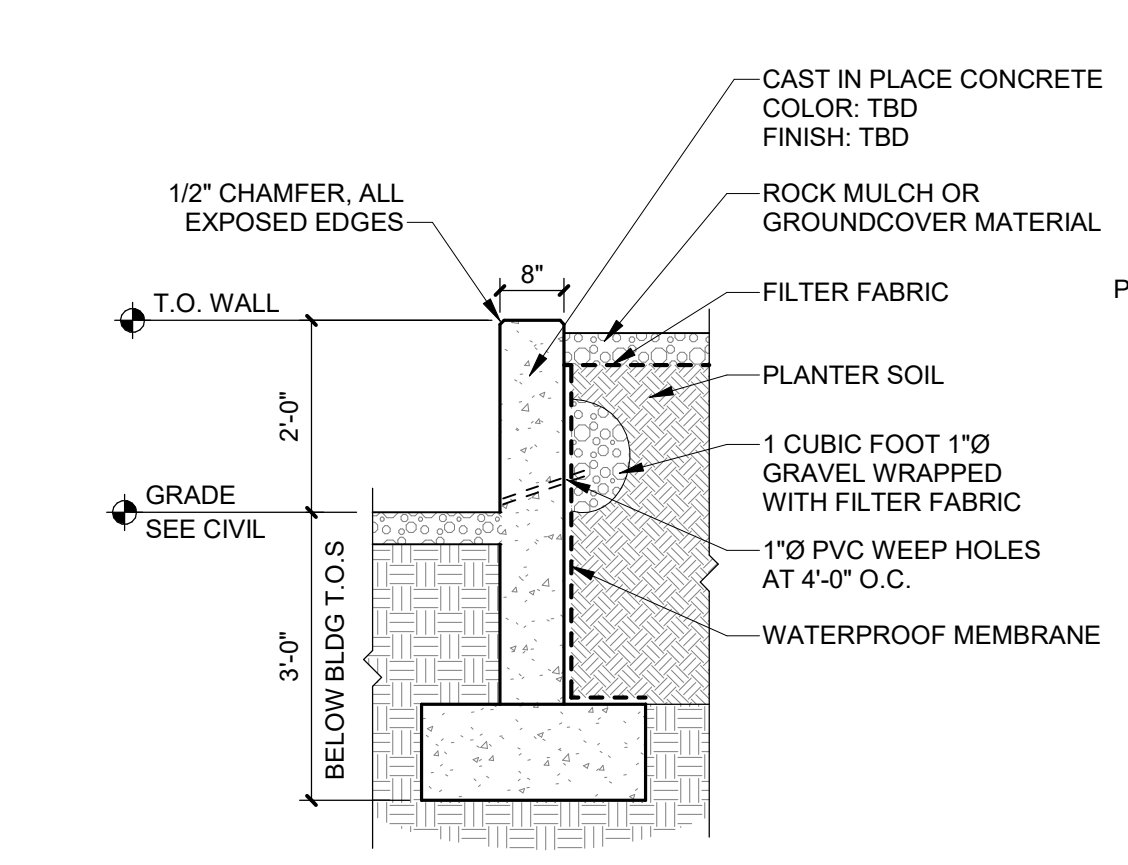
DFT-02



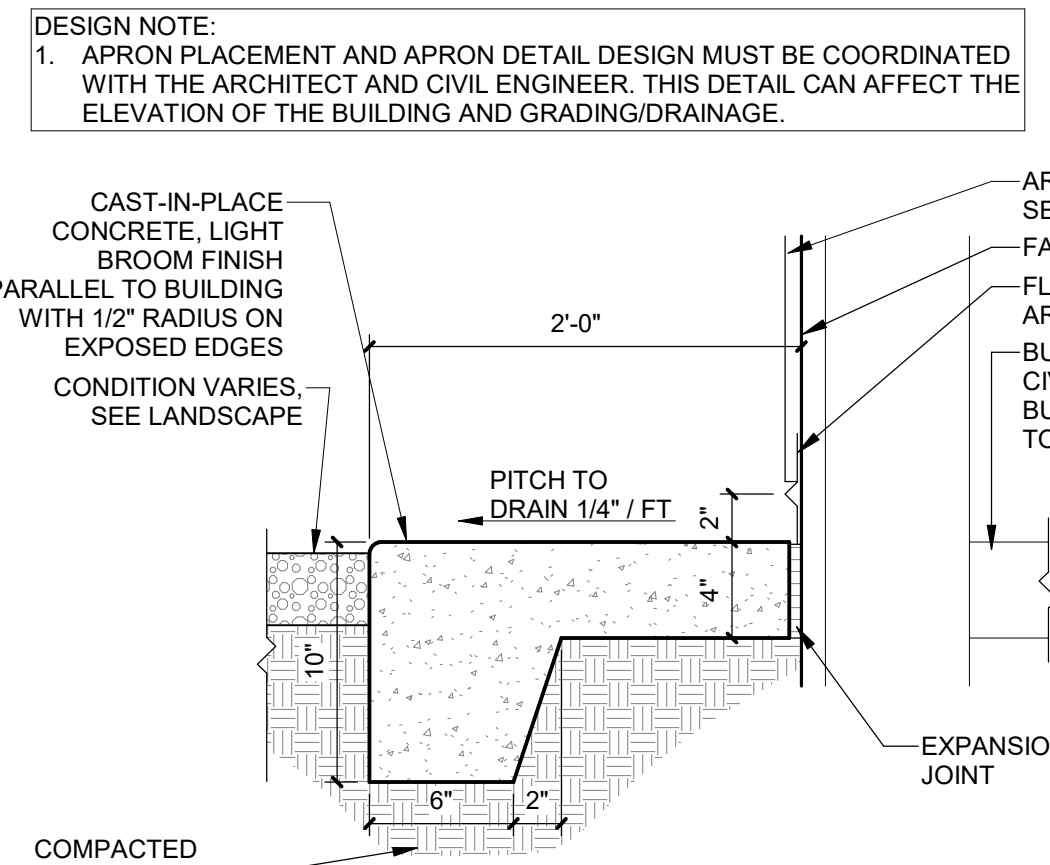
B2 CONCRETE PLANTER WALL
1/2" = 1'-0"



B3 CONCRETE APRON
1 1/2" = 1'-0"



A2 LIGHT POLE BASE
3/4" = 1'-0"



B4 CONCRETE CURB AND GUTTER
1 1/2" = 1'-0"

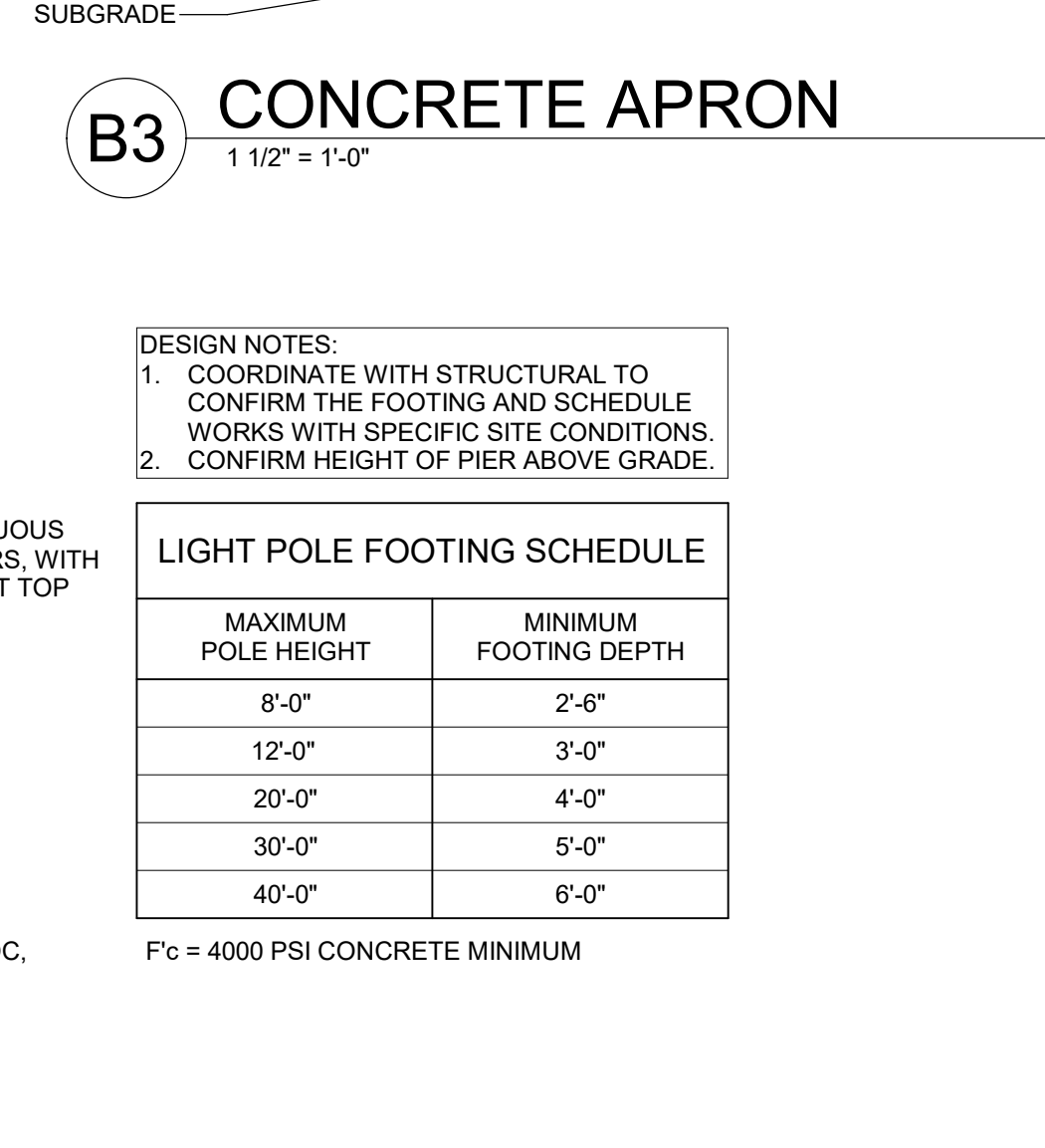
DESIGN NOTES:

- COORDINATE WITH STRUCTURAL TO CONFIRM THE FOOTING AND SCHEDULE WORKS WITH SPECIFIC SITE CONDITIONS.
- CONFIRM HEIGHT OF PIER ABOVE GRADE.

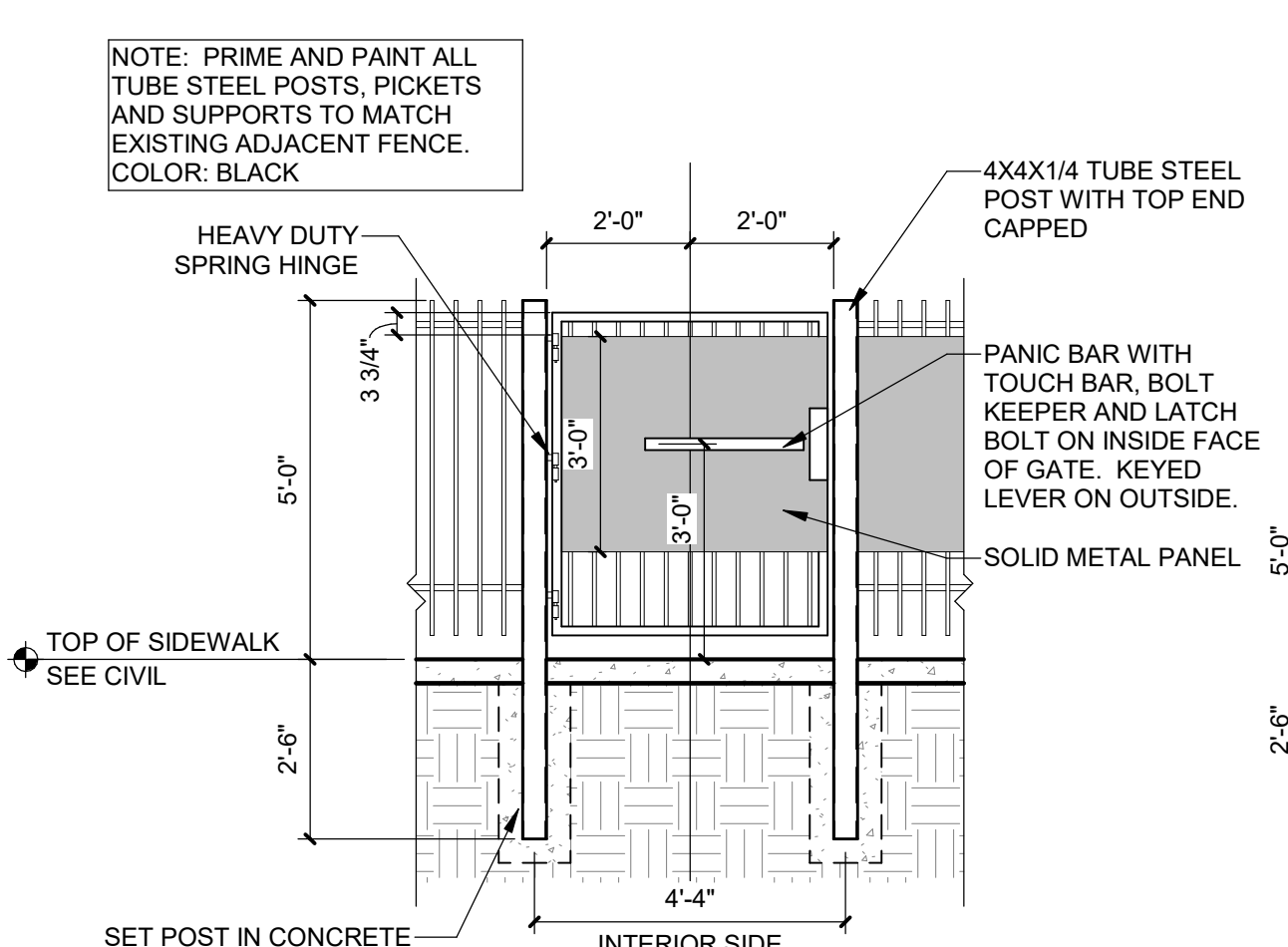
| MAXIMUM POLE HEIGHT | MINIMUM FOOTING DEPTH |
|---------------------|-----------------------|
| 8'-0" | 2'-6" |
| 12'-0" | 3'-0" |
| 20'-0" | 4'-0" |
| 30'-0" | 5'-0" |
| 40'-0" | 6'-0" |

F_c = 4000 PSI CONCRETE MINIMUM

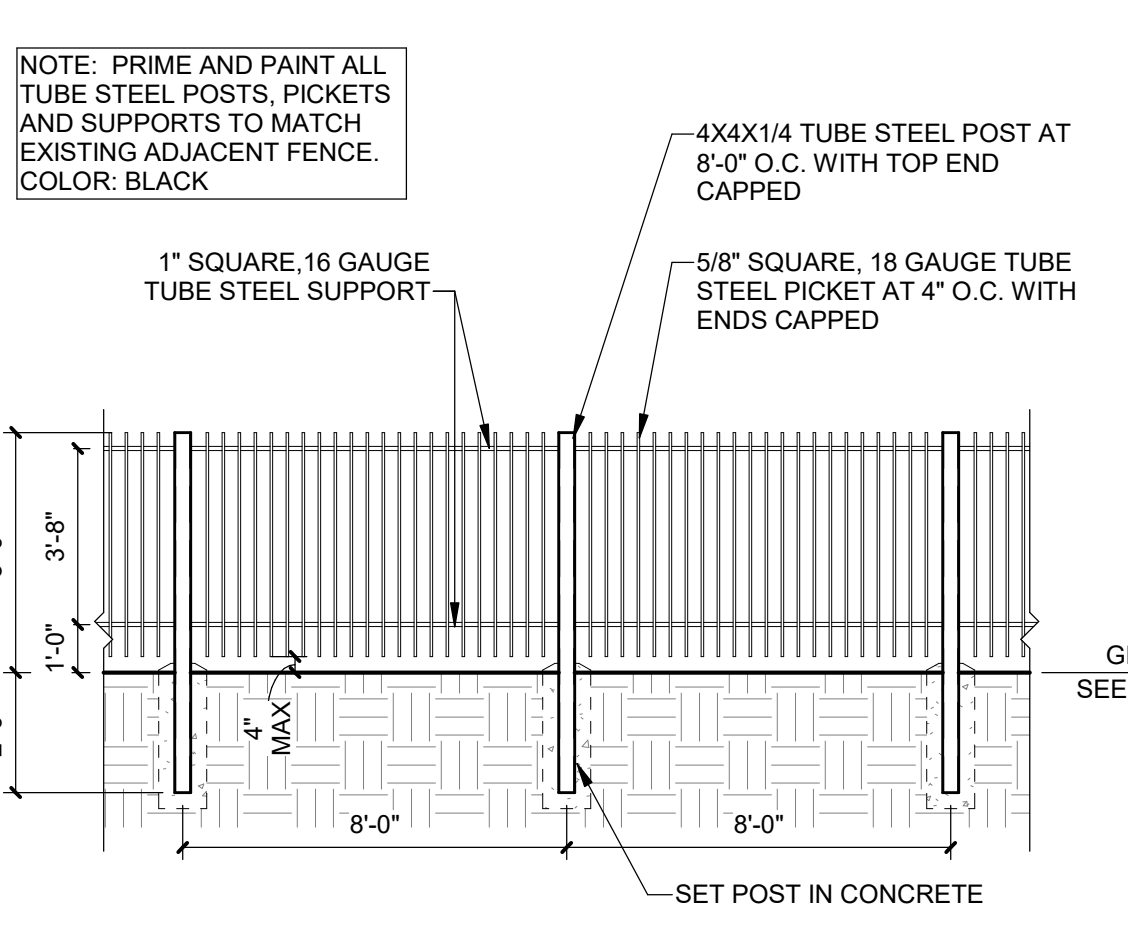
A4 CONCRETE SIDEWALK
1 1/2" = 1'-0"



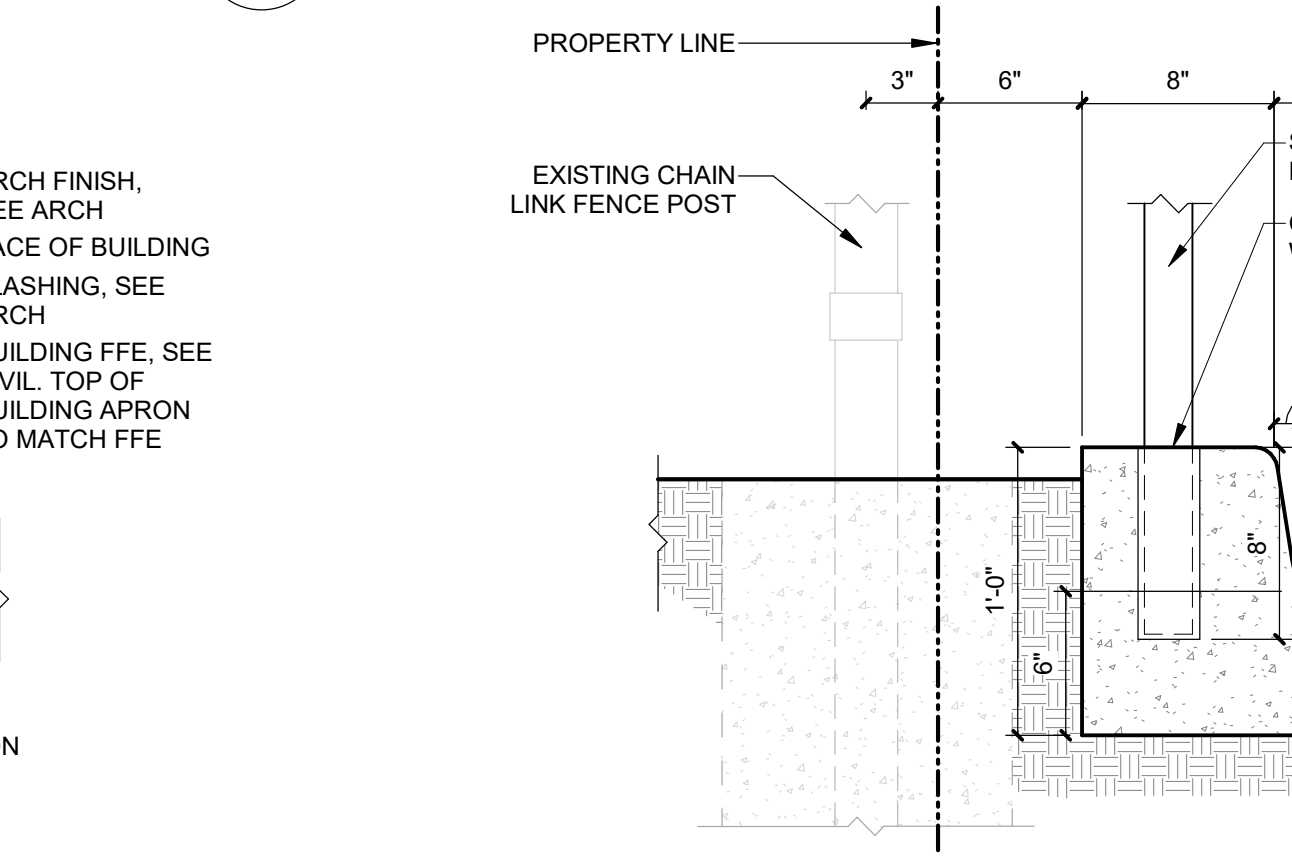
A5 CONCRETE JOINTS
1 1/2" = 1'-0"



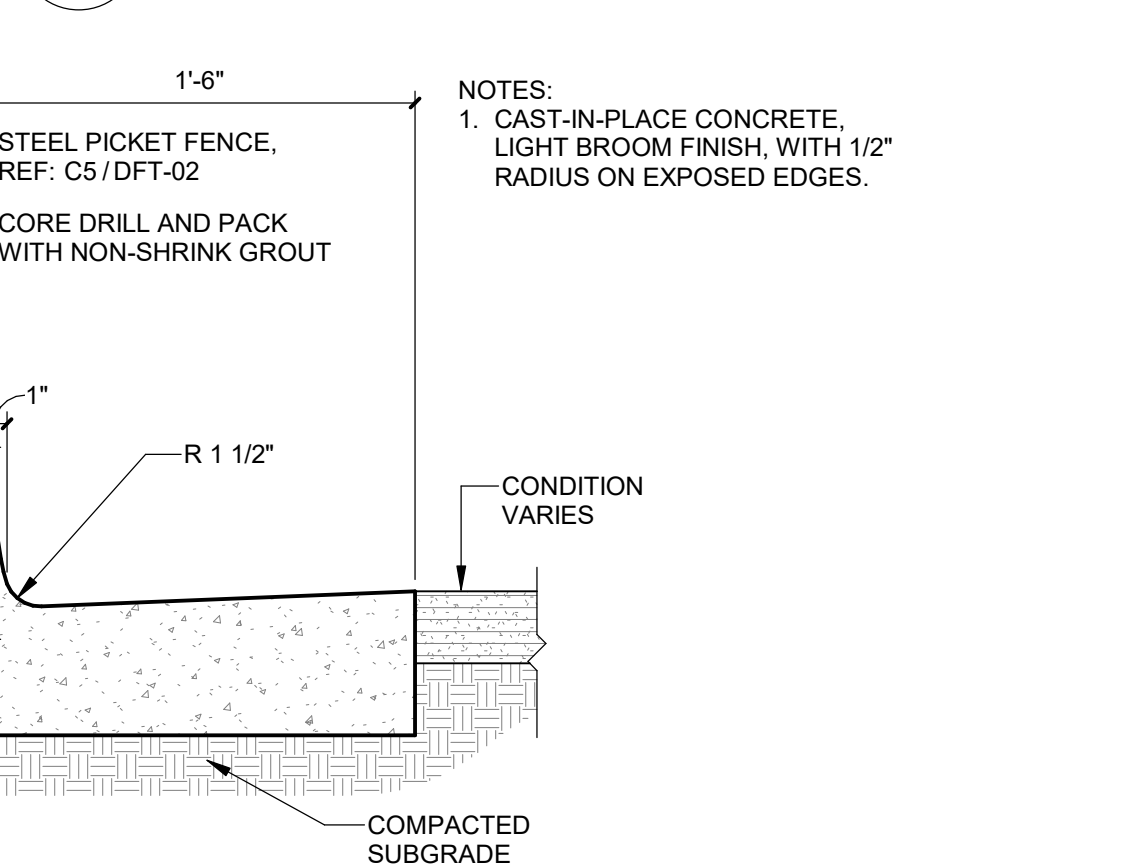
C4 PEDESTRIAN GATE
3/8" = 1'-0"



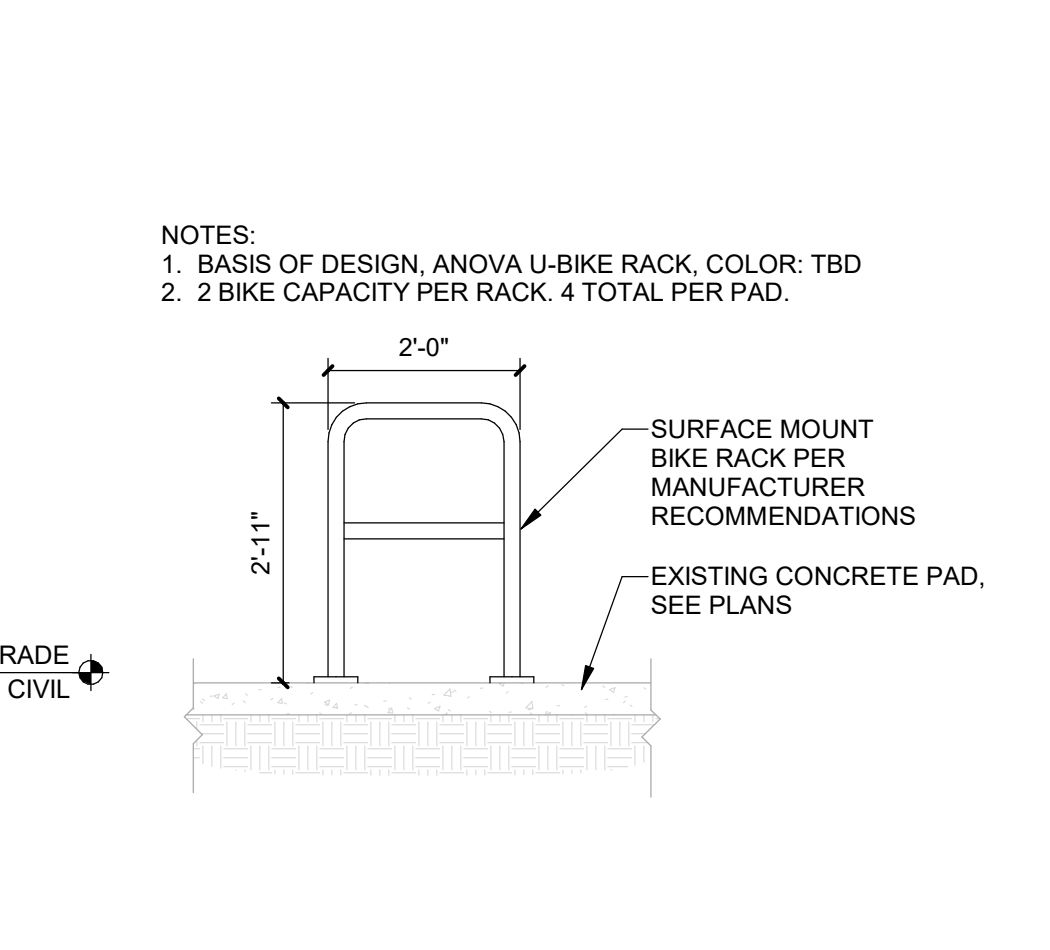
C5 STEEL PICKET FENCE
1/4" = 1'-0"



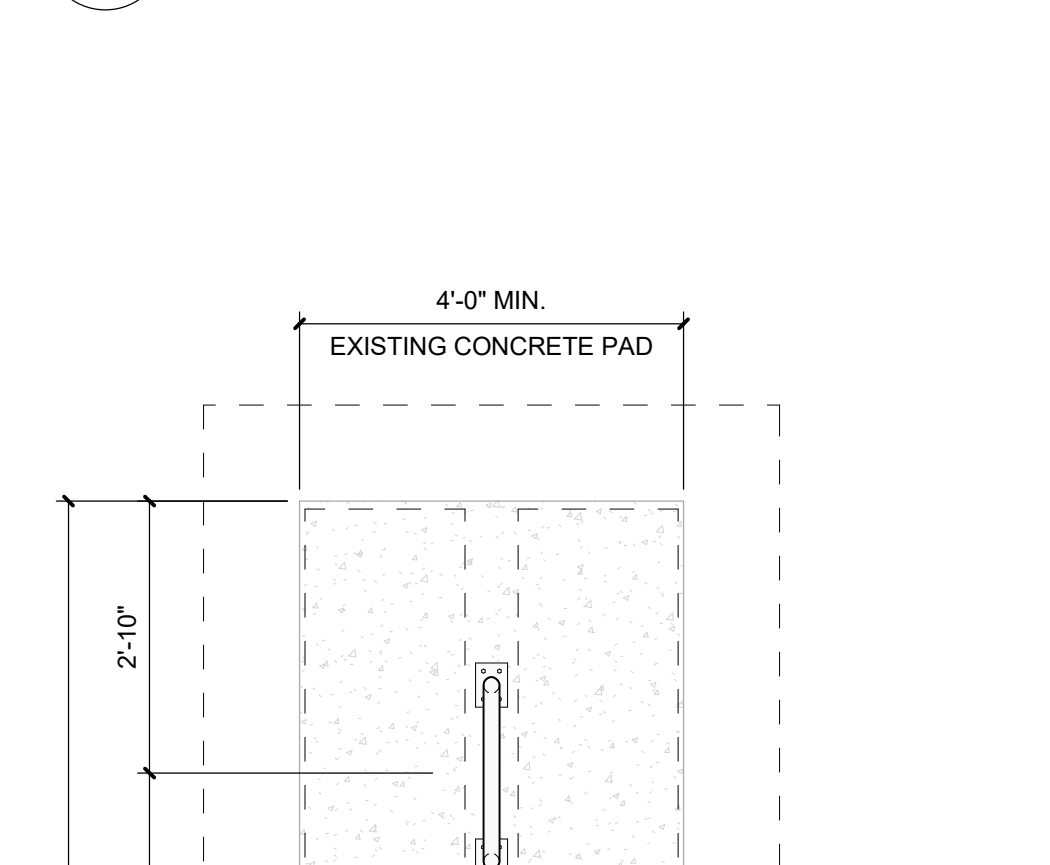
A6 BICYCLE RACK
1/2" = 1'-0"



A6 BICYCLE RACK
1/2" = 1'-0"



C6 BICYCLE RACK
1/2" = 1'-0"

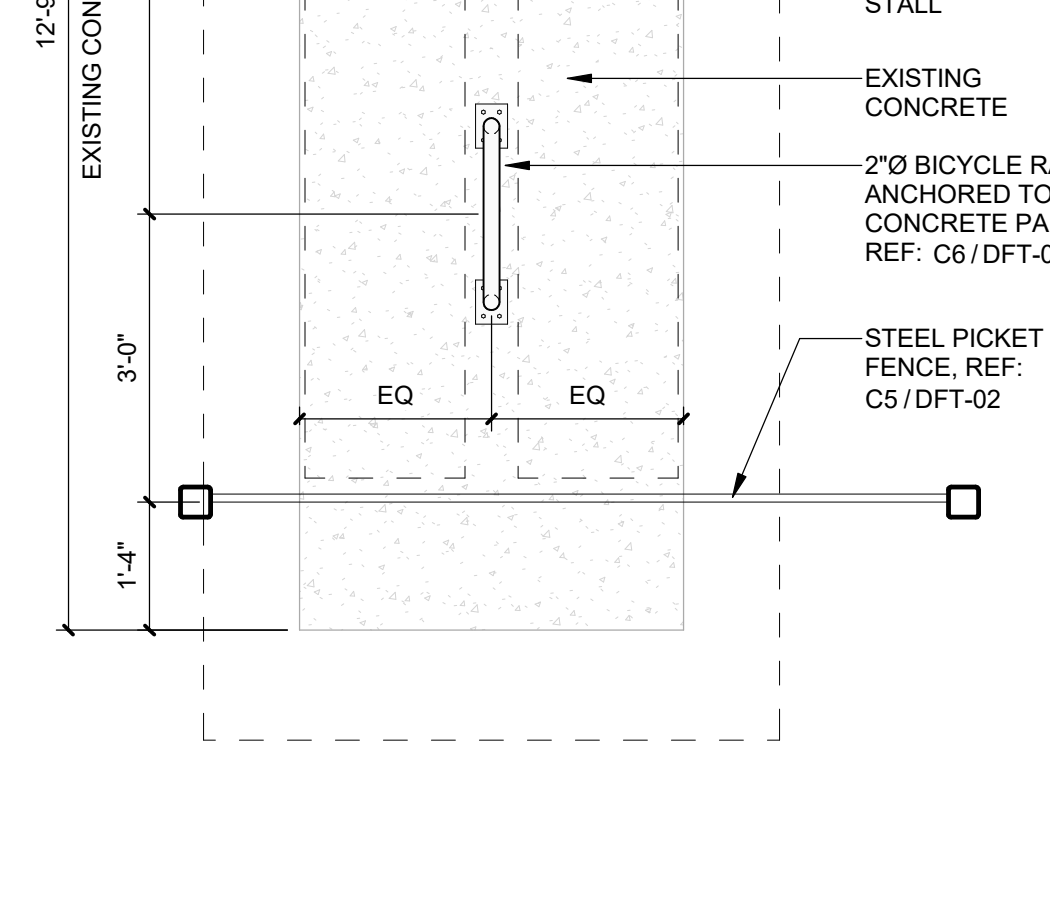


A6 BICYCLE RACK
1/2" = 1'-0"

CONTROL AND EXPANSION JOINT SPACING - UNLESS NOTED OTHERWISE ON PLANS

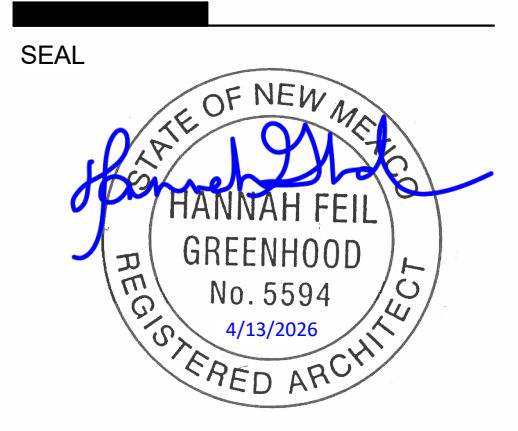
| APPROX WIDTH OF CONCRETE | CURB & GUTTER, ROLL, HEADER, FLUSH CURBS | 5' WALK | 8' WALK & BLDG APRON | 6'-12' WALK |
|--------------------------|--|---------|----------------------|-------------|
| CONTROL JOINTS | 4' OC | 5' OC | 8' OC | 8' OC |
| EXPANSION JOINTS | 16' OC | 15' OC | 24' OC | 18' OC |

A6 BICYCLE RACK
1/2" = 1'-0"



A6 BICYCLE RACK
1/2" = 1'-0"

4/13/2026 9:44:03 AM



PROJECT

Encuentro Home Health Facility
909 4th Street SW
Albuquerque, NM 87102

DFT SUBMITTAL

REVISIONS

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DRAWN BY SP
REVIEWED BY DM, HFG
DATE 04/13/2026
PROJECT NO 25-0121

DRAWING NAME
EXTERIOR BUILDING ELEVATIONS

SHEET NO
DFT-03

GENERAL SHEET NOTES

- A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
- B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPED AREAS.
- C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING AND USE OF 2 FT. SLOPED CONCRETE APRON ON BUILDING PERIMETER. REFERENCE CIVIL GRADING PLANS.
- D. ALL EXTERIOR COLOR CHANGES TO OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
- E. FINISH FLOOR INDICATED AS 100'-0". ALL VERTICAL DIMENSIONS ARE FROM 100'-0". REFERENCE CIVIL DRAWINGS FOR FINISH GRADES.
- F. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.
- G. PAINT ALL WALL AND ROOF MOUNTED EQUIPMENT THAT ARE NOT PREFINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
- H. LOCATE VERTICAL STUCCO CONTROL JOINTS AT EDGES OF FENESTRATIONS (WINDOWS AND DOORS), UNLESS NOTED OTHERWISE.

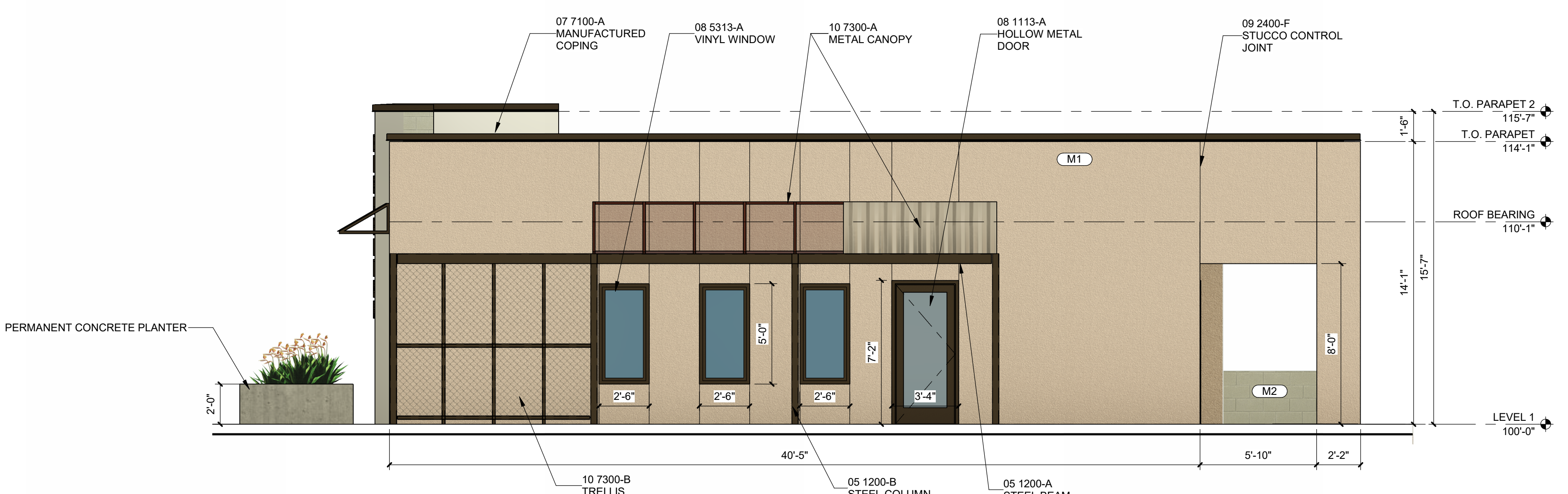
SHEET KEYNOTES

REFERENCE KEYNOTES

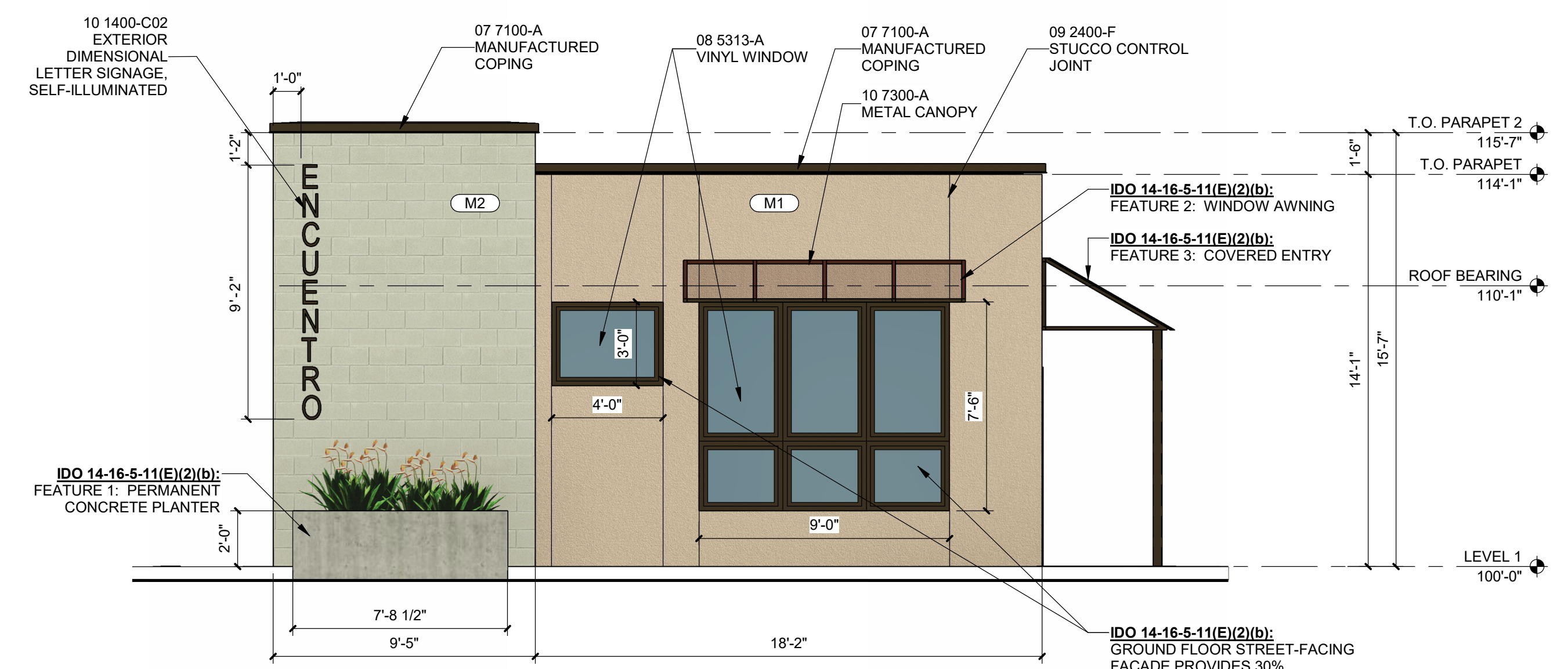
- 05 1200-A STEEL BEAM
- 05 1200-B STEEL COLUMN
- 07 6200-E METAL DOWNSPOUT
- 07 7100-A MANUFACTURED COPING
- 08 1113-A HOLLOW METAL DOOR
- 08 5313-A VINYL WINDOW
- 09 2400-F STUCCO CONTROL JOINT
- 10 1400-C02 EXTERIOR DIMENSIONAL LETTER SIGNAGE, SELF-ILLUMINATED
- 10 7300-A METAL CANOPY
- 10 7300-B TRELIS

LEGEND

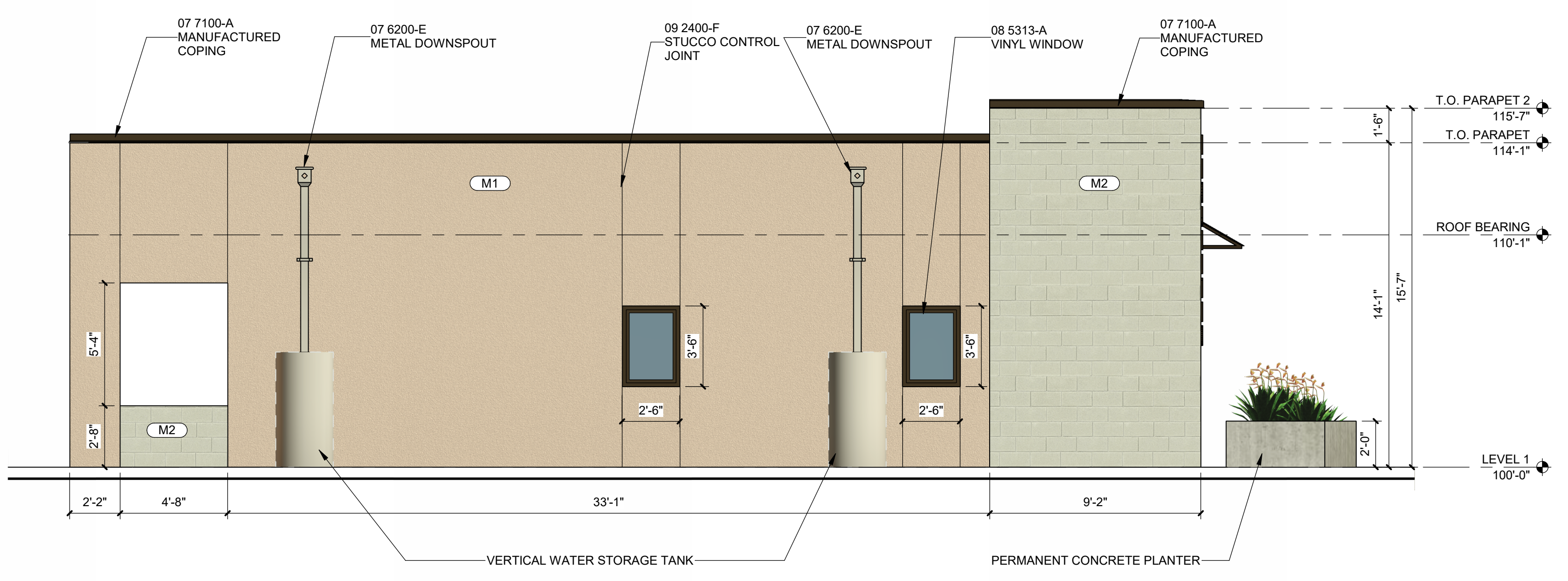
- M1 CEMENT PLASTER STUCCO / BROWN, NEUTRAL COLOR
- M2 3 MATERIAL OPTIONS:
1. CONCRETE OR CMU
2. STUCCO / GRAY OR DARK NEUTRAL COLOR
3. METAL PANEL



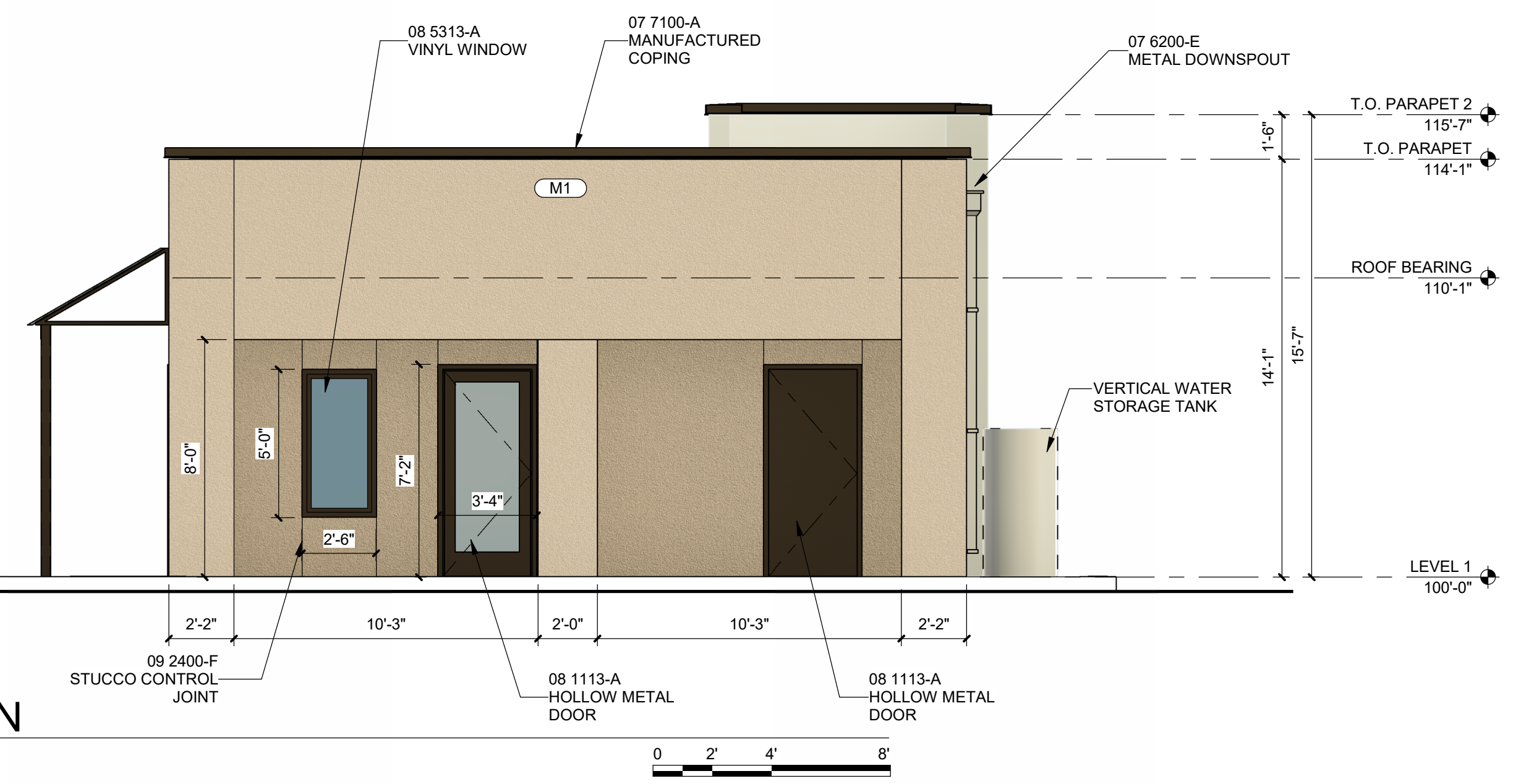
E4 NORTH ELEVATION
1/4" = 1'-0"



D4 EAST ELEVATION - STREET-FACING FACADE
1/4" = 1'-0"



B4 SOUTH ELEVATION
1/4" = 1'-0"

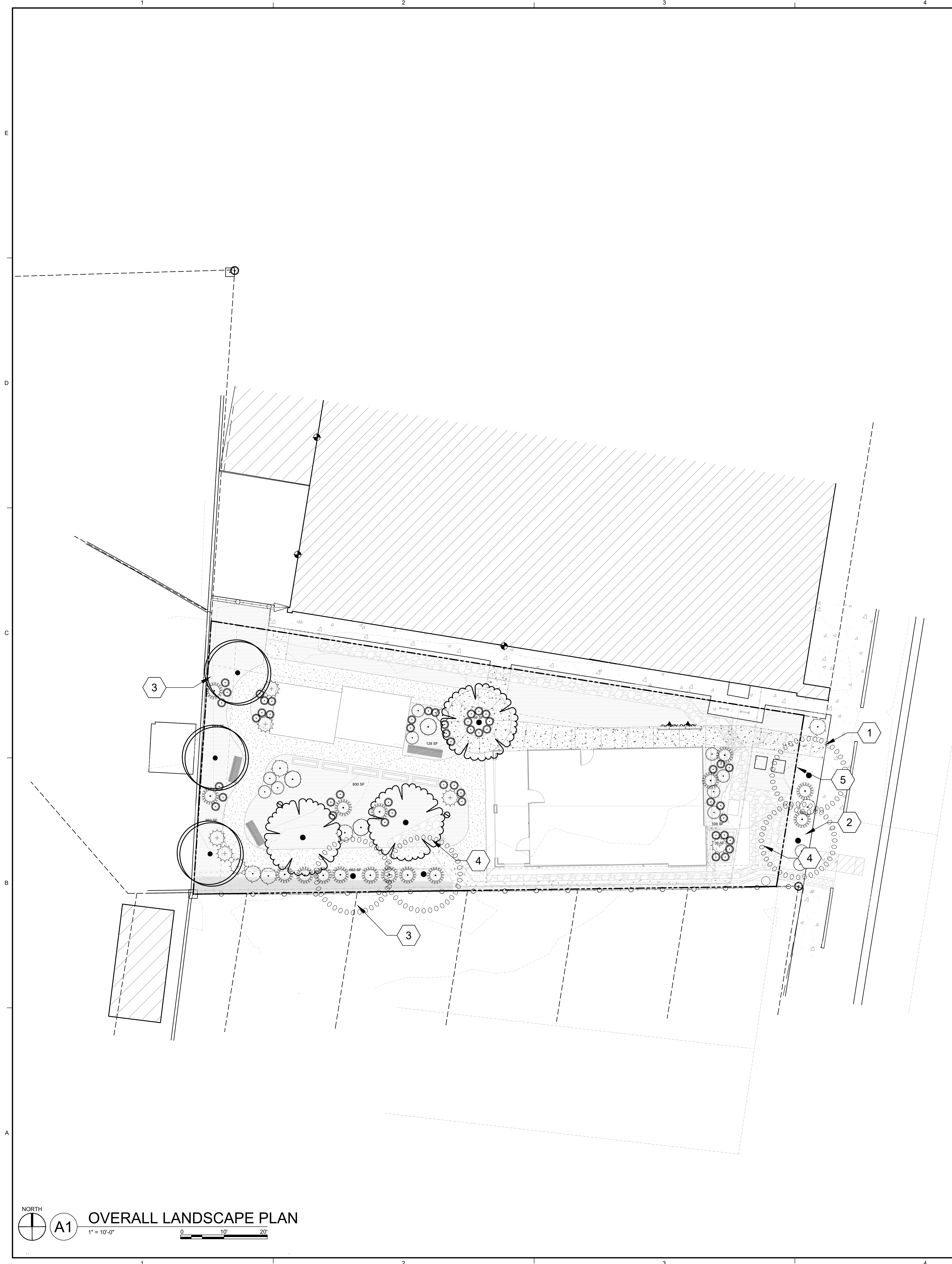


A4 WEST ELEVATION
1/4" = 1'-0"

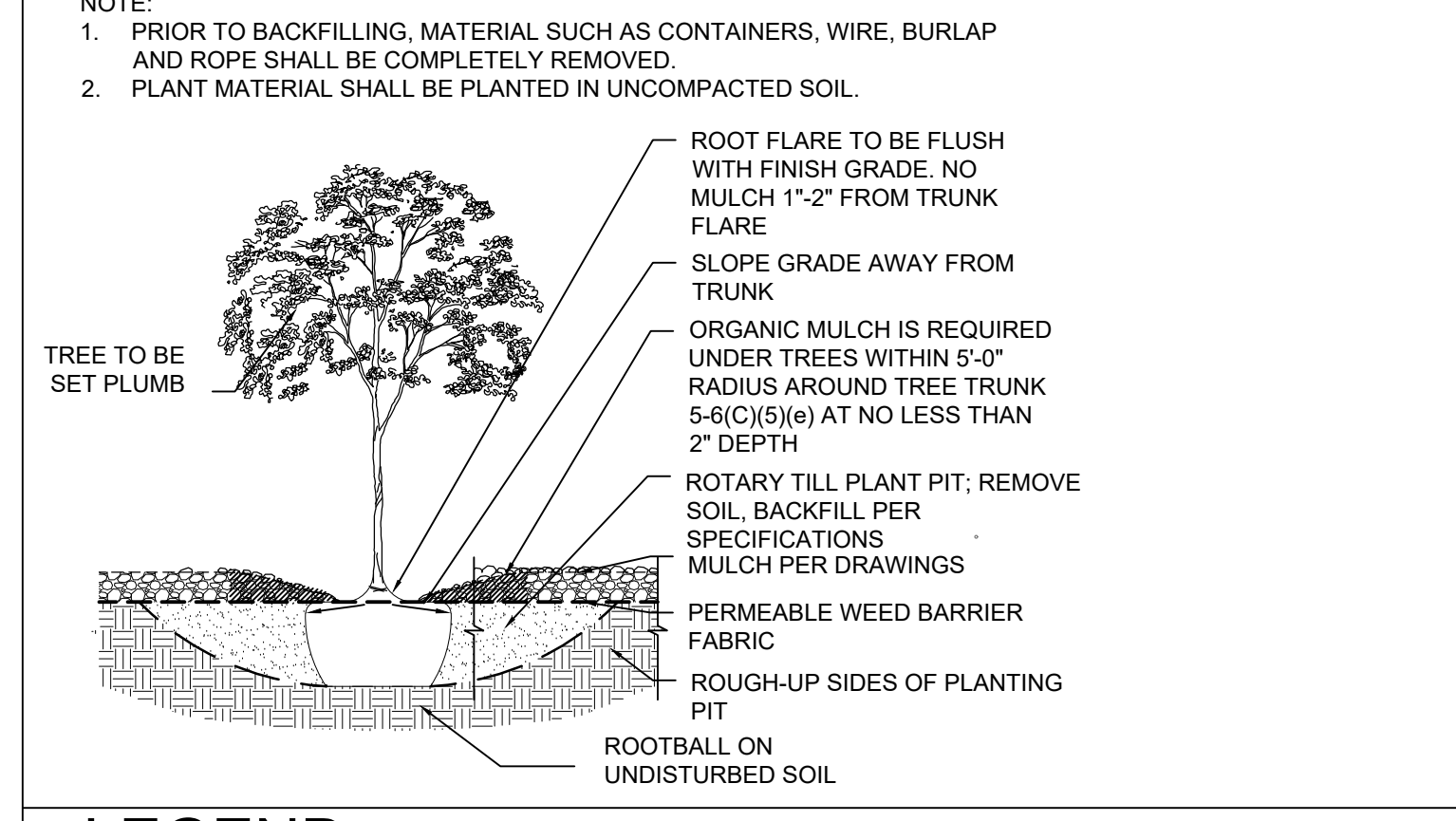


A1 FOR REFERENCE ONLY
NOT TO SCALE

4/13/2026 10:43:30 AM



TREE PLANTING DETAIL



LEGEND

PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------|-----|--------------------------------|-----------------------------------|---------|
| TREES | | | | |
| | 4 | PISTACIA CHINENSIS | CHINESE PISTACHE | 2" CAL. |
| | 3 | PROSOPIS GLANDULOSA 'MAVERICK' | MAVERICK THORNLESS HONEY MESQUITE | 2" CAL. |
| | 3 | ULMUS PARVIFOLIA | LACEBARK ELM | 2" CAL. |
| SHRUBS | | | | |
| | 12 | BAILEYA MULTIRADIATA | DESERT MARIGOLD | 5 GAL. |
| | 49 | FESTUCA X 'CAROLINA BLUE II' | CAROLINA BLUE II FESCUE | 5 GAL. |
| | 7 | HESPERALOE X 'PERFU' | PINK PARADE RED YUCCA | 5 GAL. |
| | 3 | INDIGOFERA FRUTICOSA | INDIGO BUSH | 5 GAL. |
| | 16 | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL. |
| | 5 | SALVIA GREGGII | AUTUMN SAGE | 5 GAL. |
| | 2 | UNCARIA TOMENTOSA | CATSCRAW | 5 GAL. |

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.
 - MINIMUM PLANT SIZES STANDARDS: 2" CALIPER STREET TREES OR 40" BOX, 2" CALIPER STREET TREES OR 24" BOX FOR OTHER TREES, 6" HEIGHT CONIFERS, AND 1-3 GALLON SHRUBS.
 - AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- ### IRRIGATION NOTES
- PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
 - THE IRRIGATION SYSTEM SHALL COMPLY WITH SECTION 8 OF THE ABC/UA LEGISLATION AND ORDINANCES.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
 - THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR 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 ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.
 - IRRIGATION SYSTEM SHALL BE DESIGNED TO BE CONNECTED TO REUSE WATER IF AND WHEN THAT LINE IS EXTENDED TO THE SITE.

SHEET KEYED NOTES

- ENTRANCE AND COMMON AREAS
- STREET FRONTAGE
- PERIMETER LANDSCAPE AREAS
- PASSIVE WATER HARVESTING AREAS
- 6FT STREET BUFFER

LANDSCAPE AREA CALCS

LOT AREA TOTAL: 7,057 SF
 AREA OF LOT COVERED BY BUILDINGS: 1,319 SF
 NET SITE AREA: 5,738 SF

REQUIRED LANDSCAPE:
 REQUIRED LANDSCAPE AREA (10% OF NET LOT AREA):
 = 0.10 * 5,738 = 574 SF
 (Per 5-6(C)(2)(B))

PROVIDED LANDSCAPE AREA: 1,435 SF = 25%
 REQUIRED VEGETATIVE COVERAGE:
 REQUIRED COVERAGE = 75% OF PROVIDED LANDSCAPE AREA:
 = 0.75 * 1,435 = 1,076 SF
 (Per 5-6(C)(2)(C)(1))

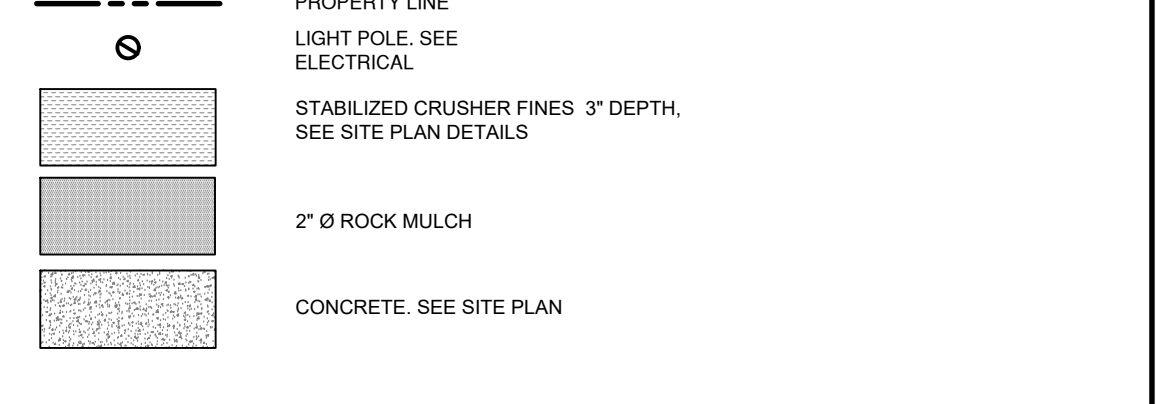
GROUND-LEVEL PLANT REQUIREMENT:
 MINIMUM 25% OF REQUIRED VEGETATION:
 = 0.25 * 1,076 = 269 SF
 LANDSCAPE PROVIDED: 11 TREES AND 95 SHRUBS PROVIDED
 (Per 5-6(C)(2)(C)(2))

PROVIDED LANDSCAPE COVERAGE:
 PROVIDED TOTAL LANDSCAPE COVERAGE: 1,100 SF
 GROUND-LEVEL PLANT COVERAGE: 300 SF
 TREE CANOPY COVERAGE: 800 SF
 STREETScape:

STREET TREES PROVIDED AT 25 FT ON CENTER (WHERE APPLICABLE)
 (Per 5-6(D)(1)(A))
 STREETScape: 2 TREES AND 4 SHRUBS PROVIDED

ENTRANCES & COMMON AREAS = 85% COVERAGE PROVIDED
 FRONTAGE & PRIMARY FACADES = 60% COVERAGE PROVIDED
 SURFACE PARKING = 60% COVERAGE PROVIDED
 PERIMETER & LOADING AREAS = 60% COVERAGE PROVIDED
 GRAVEL ≤ 50% MAX COVER (5-6(C)(5)(C))

LEGEND



DFT SUBMITTAL

REVISIONS

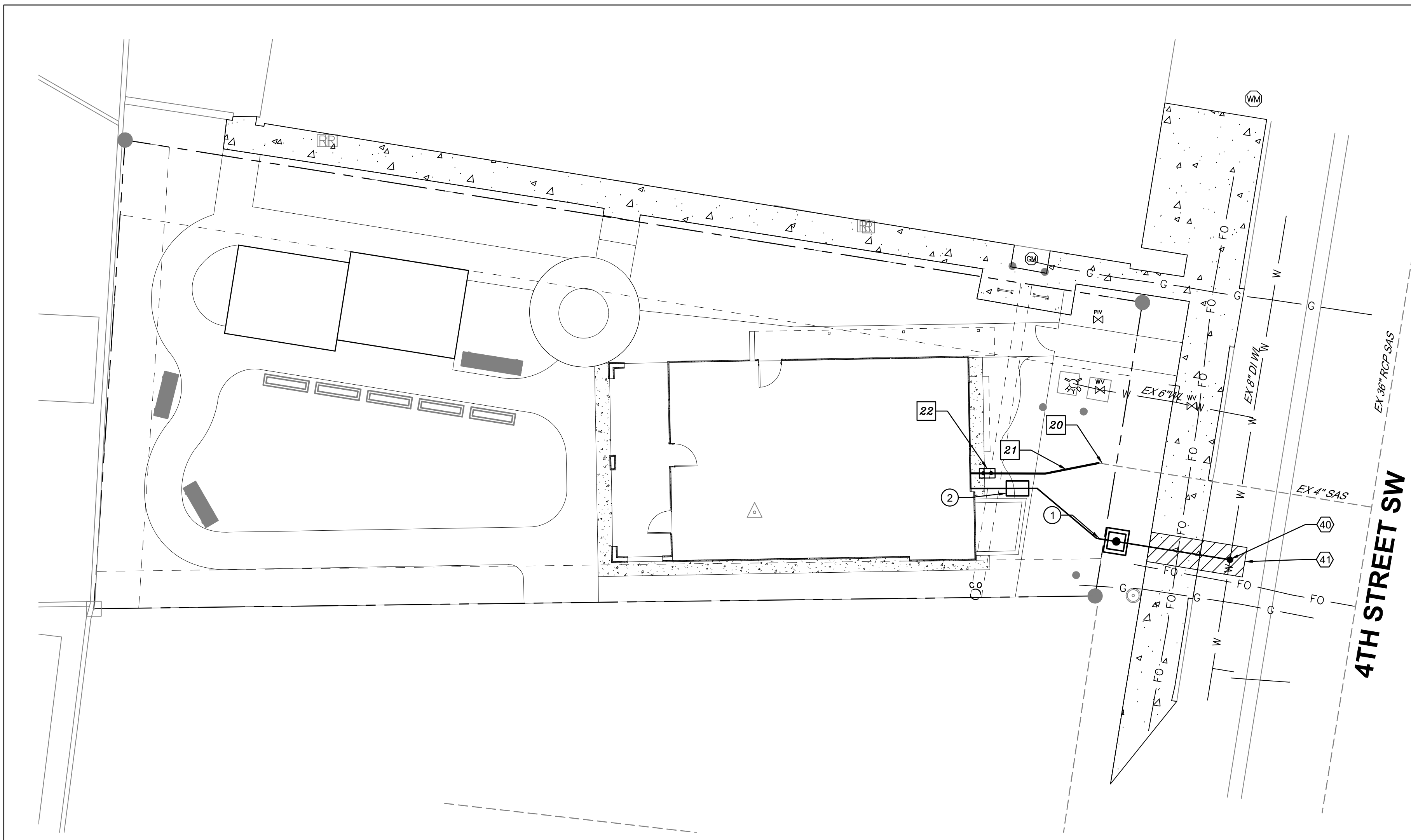
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DRAWN BY: AJ
 REVIEWED BY: CM
 DATE: 04/13/2026
 PROJECT NO: 25-0121

DRAWING NAME

LANDSCAPE PLAN

E
D
C
B
A



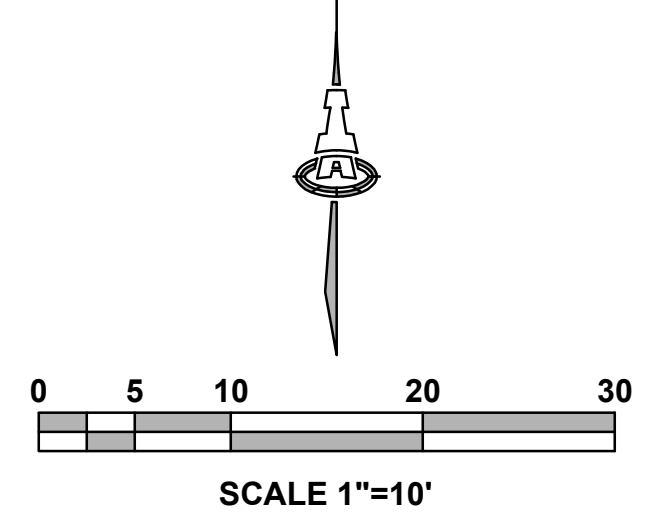
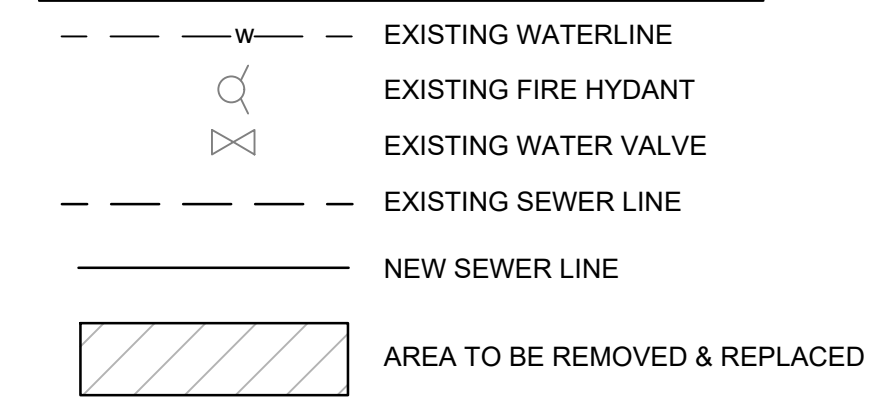
KEYED NOTES

- WATER KEYED NOTES
 1. CONNECT NEW 3/4" WATER SERVICE LINE TO 3/4" METER SETTING
 2. 30"x42" CONCRETE PAD FOR HOT BOX CONTAINING BOTH IRRIGATION AND DOMESTIC BACKFLOW PREVENTERS
- SEWER KEYED NOTES
 20. CONNECT NEW 4" SAS LINE TO EXISTING SEWER STUB.
 21. 6" SANITARY SEWER LINE AT 2% MIN. SLOPE.
 22. SANITARY SEWER DOUBLE CLEANOUT.
- ⬡ ABCWUA CONNECTION PERMIT ITEMS (NOT PART OF THIS PLAN)
 40. CONNECT NEW 3/4" WATER METER ASSEMBLY AND SERVICE LINE TO EXISTING 8" WATERLINE PER ABCWUA STD DWG 2362.
 41. SAWCUT, REMOVE AND REPLACE EXISTING: STD. CURB & GUTTER - 4 LF PCC SIDEWALK - 3 SY HOT MIX ASPHALT - 3 SY MATCH EXISTING.
- △ DRY UTILITY KEYED NOTES
 30. PNM TRANSFORMER. OWNER / CONTRACTOR TO COMPLETE AND SUBMIT A COMMERCIAL SERVICE APPLICATION TO PNM. PNM REPRESENTATIVE TO PROVIDE ONSITE ELECTRICAL SERVICE LINE LOCATION.
 31. NEW MEXICO GAS COMPANY GAS MAIN. OWNER / CONTRACTOR TO COMPLETE AND SUBMIT A COMMERCIAL SERVICE APPLICATION TO NMGCO.
 32. GAS METER LOCATION TO BE DETERMINED BY OWNER AND NMGCO.

GENERAL UTILITY NOTES

- A. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- B. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- C. SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- D. ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- E. ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- F. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- G. SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.
- H. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTION SECTION AT 505-289-3454.
- J. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

LEGEND



Isaacson & Arfman, Inc.
Civil Engineering Consultants
108 Menpes Street NE
Albuquerque, NM 87108
505-266-8829 | www.isacivil.com

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NOT FOR CONSTRUCTION

Engineer

ENCUENTRO HHA FACILITY
909 4TH STREET SW, ABQ, NM

| | |
|----------------------------|-------------------------|
| DESIGN ISSUE / DEVELOPMENT | PROJECT NUMBER: IA 2789 |
| FILE: | SSC-#CA- |
| DRAWN BY: | DATE: 02-2-2026 |
| CHECKED BY: | |

| No | Date | Description |
|----|------|-------------|
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| SHEET TITLE | UTILITY PLAN |
| SHEET NUMBER | CU-101 |



Encuentro Home Health Facility
909 4th Street SW
Albuquerque, NM 87102

100% DESIGN DEVELOPMENT

REVISIONS

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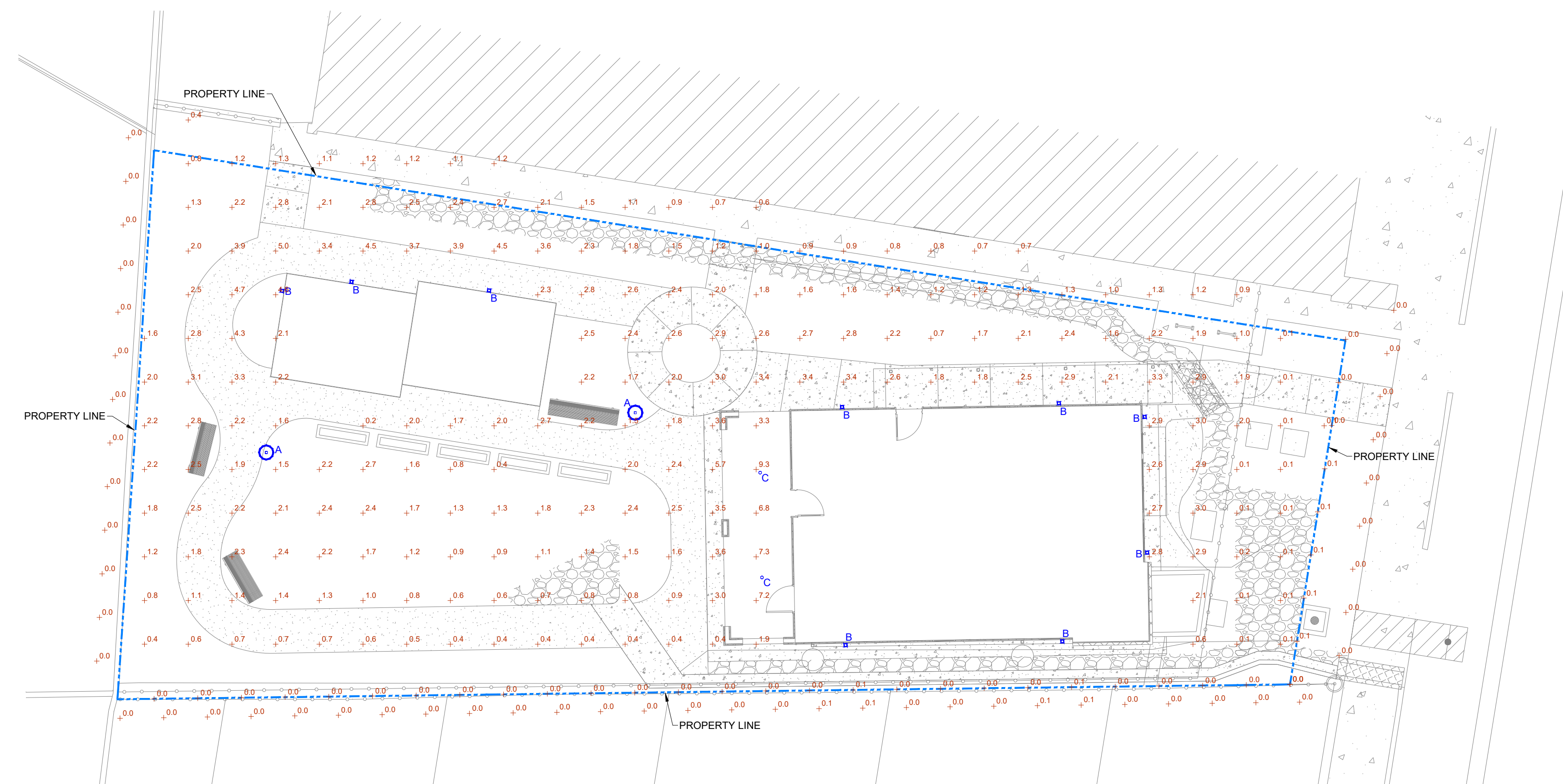
DRAWN BY _____
REVIEWED BY _____
DATE 04/03/2026
PROJECT NO 25-0121
DRAWING NAME _____

SHEET NO

GENERAL NOTES

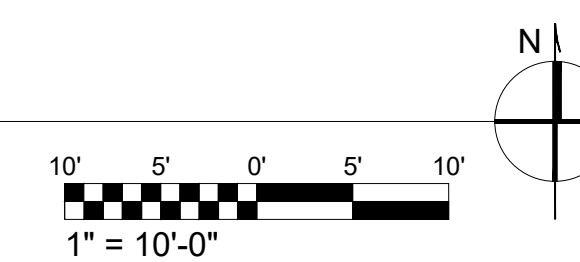
1. SECURITY LIGHTING CONTROLLED BY MOTION SENSOR IN COMPLIANCE WITH IDO §5-8(E)(7) SECURITY LIGHTING.
2. PER IDO §7-1, NORTHERN LOT LINE IS PART OF A PREMISE WITH 907 4TH ST AND PROPERTY LINE TRESPASS DOES NOT APPLY.
3. PER IDO TABLE 5-8-2, ANSII/IES LIGHTING DESIGNATION ALONG LOW-DENSITY RESIDENTIAL USE ON WESTERN PROPERTY LINE IS LZ2 AND LZ1 IN ALL OTHER CASES.

| LUMINAIRE SCHEDULE | | | | | | | |
|--------------------|---|----------|-------|---|------------------------------------|------|---|
| TYPE | DESCRIPTION | VOLTS | WATTS | MOUNTING HEIGHT (HEIGHT IS TO BOTTOM OF FIXTURE) | | LAMP | MANUFACTURER/MODEL NO. |
| | | | | | | | |
| A | LUXESCAPE OUTDOOR ARCHITECTURAL LUMINAIRE 80 CRI 3000K LEDS AND TYPE V OPTIC SPIDER MOUNT | 120-277V | 41 | POLE MTD @ 9'-0" AFG | | LED | COOPER LIGHTING: LXS-VA2-830-U-SYM-S (OR APPROVED EQUAL) |
| B | GEKKO WALL PACK 1500LM PACKAGE 80CRI 3000K FIXTURE w/ TYPE IV WIDE DISTRIBUTION OPTIC | 120-277V | 9.3 | BUILDING - WALL PACK MTD @ 9'-0" | GREENHOUSE - WALL PACK MTD @ 7'-0" | LED | COOPER LIGHTING: GKO-PB1B-830-U-T4W (OR APPROVED EQUAL) |
| C | HALO COMMERCIAL 4" ROUND NEW CONSTRUCTION FRAME WITH 4" MEDIUM DISTRIBUTION SPECULAR TRIM | 120-277V | 8 | RECESSED IN PORCH CEILING | | LED | COOPER LIGHTING: HC407D010-HM40525830-41MDC (OR APPROVED EQUAL) |



SITE LIGHTING PHOTOMETRICS

1" = 10'-0"



SEAL
NOT FOR CONSTRUCTION

PROJECT

Encuentro Home Health Facility
 909 4th Street SW
 Albuquerque, NM 87102

DFT SUBMITTAL

REVISIONS

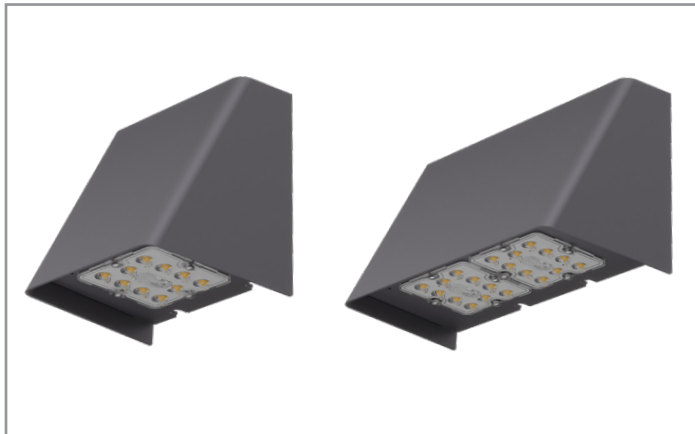
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DRAWN BY: B&P
 REVIEWED BY:
 DATE: 04/13/2026
 PROJECT NO: 25-0121

DRAWING NAME
SITE LIGHTING PHOTOMETRICS

SHEET NO
EL-01

| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



McGraw-Edison

GKO Gekko

Wall Mount Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 10](#)

Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions
- 11 lumen packages from 750 up to 13,500
- Efficacies up to 169 lumens per watt

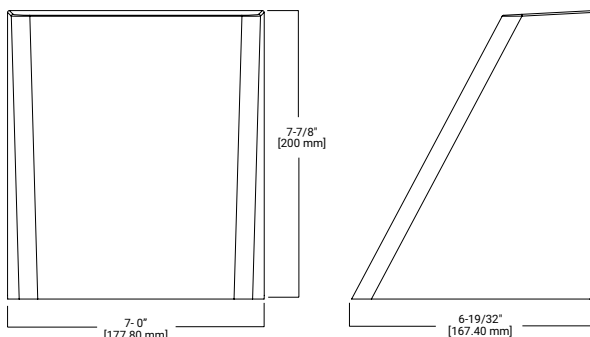
Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

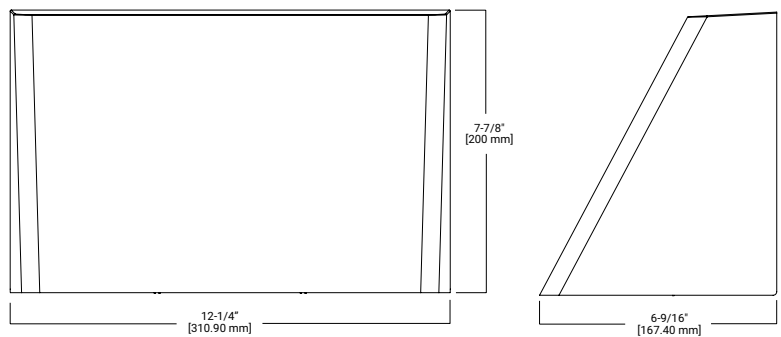
PB1

Net Weight: 6.0 lbs (2.7 kg)



PB2

Net Weight: 10.6 lbs (4.8 kg)



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: GKO-PB2A-740-U-T3-BK

| Product Family | Light Engine Configuration | | Lumen Output | Color Temperature | Voltage | Distribution | Finish |
|---|-------------------------------------|--|---|---|--|--|--|
| | Light Engine | Size | | | | | |
| GKO =Gekko Wall Luminaire BAA-GKO =Gekko Buy American Act Compliant ¹³ TAA-GKO =Gekko Trade Agreements Act Compliant ¹³ BABAF-GKO =Gekko Build America Buy America Act Compliant for FHWA funded projects ¹⁴ | PB =Mini 10-LED Light Square | 1=Small, 1 Square 2=Medium, 2 Squares | A =Output Level 1 B =Output Level 2 C =Output Level 3 D =Output Level 4 E =Output Level 5 F =Output Level 6 ¹ | 722=70 CRI, 2200K CCT 727=70 CRI, 2700K CCT 730=70 CRI, 3000K CCT 735=70 CRI, 3500K CCT 740=70 CRI, 4000K CCT 750=70 CRI, 5000K CCT 827=80 CRI, 2700K CCT 830=80 CRI, 3000K CCT 835=80 CRI, 3500K CCT 840=80 CRI, 4000K CCT 850=80 CRI, 5000K CCT AMB=Amber 590nm ² | U =120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{15,17} 9=347V ¹⁷ | T1 =Type I T2R =Type II Round T2U =Type II Urban T3 =Type III T4W =Type IV Wide | AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic NW =New White |
| Options (Add as Suffix) | | | Controls and Systems Options (Add as Suffix) | | Accessories (Order Separately) | | |
| F =Single Fused (120, 277 or 347, Specify Voltage) FF =Double Fused (208, 240 or 480, Specify Voltage) 20MSP =Parallel 20kV Surge Protective Device 20K =Series 20kV ULI1449 Fused Surge Protective Device 2L =Two Circuits ³ EBP =6W Battery Pack CBP =6W Battery Pack, Cold Weather Rated ^{4,10} CBP-CEC =8W Battery Pack, Cold Weather Rated, CEC Compliant ^{4,10} HSS =Factory Installed House Side Shield HA =50C° High Ambient ¹⁰ CC =Coastal Construction ⁵ | | | BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) FADC =Field Adjustable Dimming Controller ⁸ SPB1 =Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{6,7,8,11} SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ^{6,7,8,11} MS/DIM-L08 =Motion Sensor for Dimming Operation, <8' Mounting ^{7,8,11,12} MS/DIM-L20 =Motion Sensor for Dimming Operation, 8'-20' Mounting ^{7,8,11,12} WPS2WH =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting ^{7,8,11,16} WPS4WH =WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting ^{7,8,11,16} WLS2WH =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting ^{7,8,11} WLS4WH =WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'-40' Mounting ^{7,8,11} | | PBHSS =House Side Shield (Single) ⁹ PBPF =Perimeter Fence Shield Kit (4 Pieces) FSIR-100 = Wireless Configuration Tool for MS/DIM ¹² MA1252 =10kV Surge Module Replacement BB/GKO-XX =Surface mount backbox ¹⁹ | | |
| NOTES: 1. Output Level 6 not available with PB2 2. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 300mA for PB1, 600mA for PB2. Not available with HA option. Exact luminaire wattage available in IES files. 3. Not available with PB1. Not available with FF option, or controls options at 347V or 480V. 4. Operates at -20°C to +40°C. Not available with PB1 or HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Smart device with mobile application required to change system defaults. See controls section for details. 7. Includes integral photosensor. 8. Not available with PB1 at Output Level 1 or 2. Not available with other motion activated control options. 9. One required per PB light square. 10. Combination of CBP and HA not available with PB2 at output level 4 or 5. 11. When motion controls are selected, PB1 uses surface mount sensor in PB2 housing, PB2 uses side-mount motion sensor in PB2 housing. 12. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 13. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 14. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 15. 480V not to be used with ungrounded or impedance grounded systems. 16. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 17. Not available with PB1A and PB1B. 18. Operates at 0°C to +55°C. 19. Replace XX with color designation. Includes 5 gasketed 3/4" conduit entry points. | | | | | | | |

Product Specifications

Construction

- Available in small (1 square) and medium (2 square) sizes
- Die-cast aluminum housing
- IP66 rated housing
- IK10 impact rated

Optics

- 10-LED square light engine
- 5 optical distributions
- IDA Certified (3000K CCT and warmer only)
- 2 versions of field-installable shielding for superior spill light control
 - Single-piece snap-on square shields (HSS)
 - Multiple-piece configurable vertical perimeter shielding (PFS)

Electrical

- Standard with 0-10V dimming
- Standard with 10kV surge device
- 10kV or 20kV surge protective options with series or parallel configurations
- -40°C to 40°C ambient temperature operating range with optional high ambient (HA) 50°C

Controls

- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Default setting is the highest position at the lumen output selected

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 3,000-hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Coastal Construction (CC) option available

Typical Applications

- Exterior wall, walkway

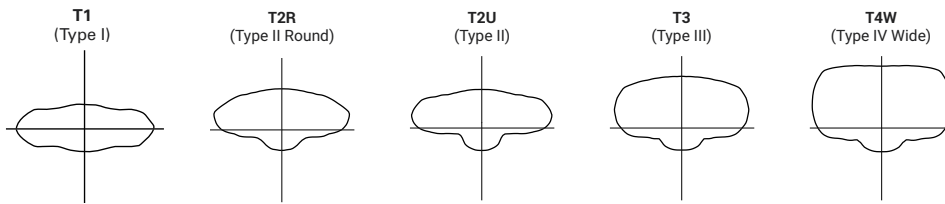
Compliance

- BAA domestic preference option meets BAA requirements. See [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Optical Distributions



Energy and Performance Data

Lumen Maintenance

| Ambient Temperature | 25,000 hours* | 50,000 hours* | 60,000 hours* | 100,000 hours* | L70* |
|---------------------|---------------|---------------|---------------|----------------|----------|
| 25°C | 98.1% | 96.3% | 95.6% | 92.8% | >102,000 |
| 40°C | 98.0% | 96.1% | 95.3% | 92.3% | >102,000 |
| 50°C | 97.8% | 95.6% | 94.8% | 91.4% | >102,000 |

Note: * Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

Lumen Multiplier

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |
| 50°C | 0.97 |

FADC Settings

| FADC Position | Percent of Typical Lumen Output |
|---------------|---------------------------------|
| 1 | 25% |
| 2 | 48% |
| 3 | 56% |
| 4 | 65% |
| 5 | 75% |
| 6 | 80% |
| 7 | 85% |
| 8 | 90% |
| 9 | 95% |
| 10 | 100% |

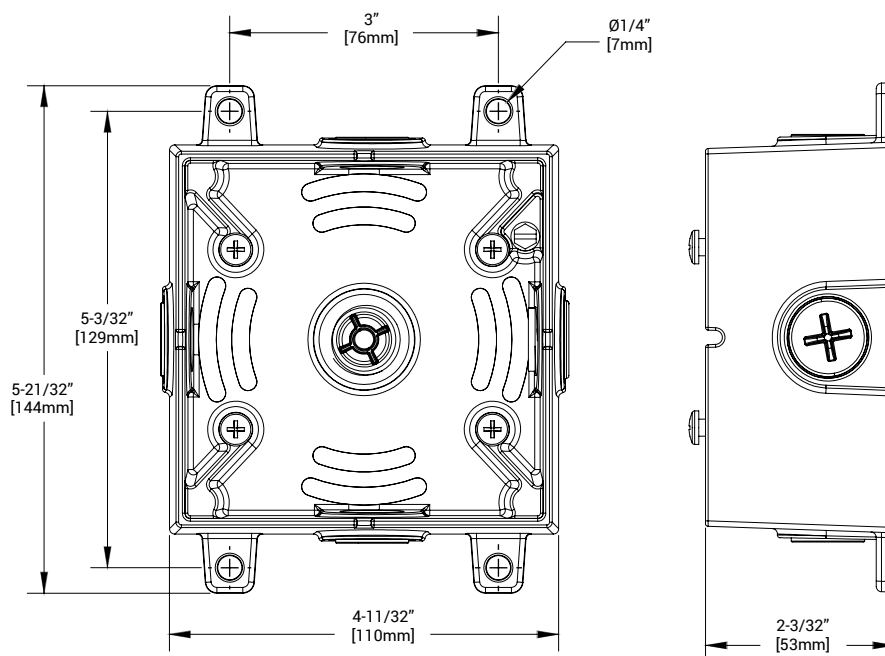
Note: +/-5% typical value

LED Color Multipliers

| CRI | CCT | | | | |
|-------------------|------|------|------|------|------|
| | 2200 | 2700 | 3000 | 4000 | 5000 |
| Lumen Multiplier* | | | | | |
| 70 | 0.83 | 0.92 | 0.95 | 1.00 | 1.00 |

Note: * Estimates, refer to IES files for accuracy.

Accessories



| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



Invue

LXS Luxescape Collection

Decorative Luminaire

Product Features



Interactive Menu

- Order Information [page 3](#)
- Product Specifications [page 4](#)
- Control Options [page 12](#)
- Optical Distributions [page 6](#)
- Mounting Accessories [page 10](#)

Product Certifications

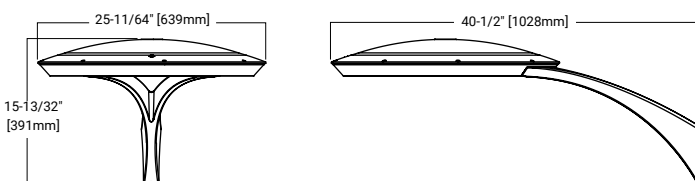


Quick Facts

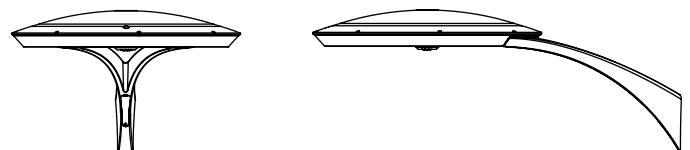
- Contemporary, architectural form in 3 configurations
- WaveStream™ LED technology provides a visually comfortable light source
- Integrated controls options for standalone or connected solutions
- Lumen packages range from 1900 to 11,400 lumens
- Standard output is 4000K CCT with minimum 70 CRI; other options are available
- Perfectly pairs with Invue ARP aluminum round tapered poles

Dimensional and Mounting Details

Arm Mount



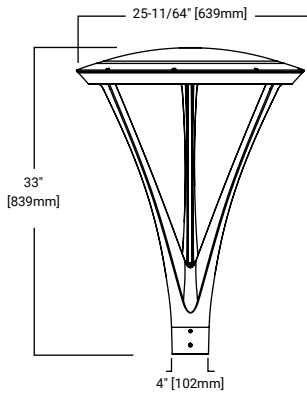
Arm Mount with WaveLinX



Weight: 41 lbs. [18.6 kgs.]
EPA: 1.0 Sq. Ft.

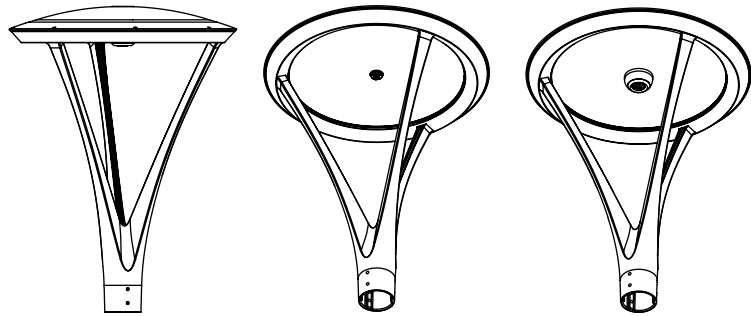
Dimensional and Mounting Details

Spider Mount

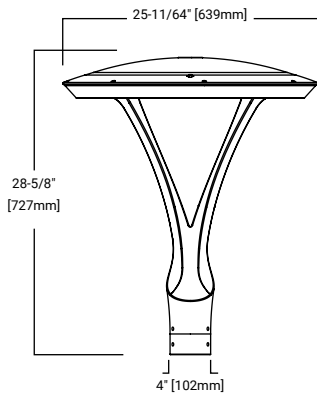


Weight: 53 lbs. [24 kgs.]
EPA: 1.6 Sq. Ft.

Spider Mount with WaveLinx



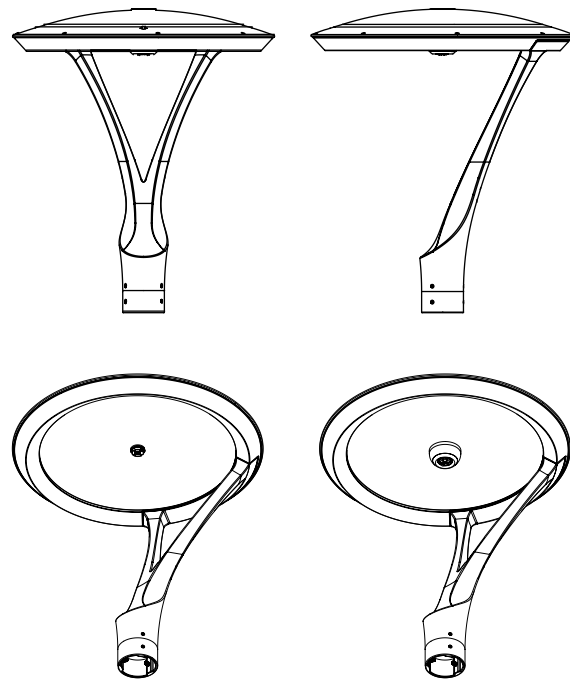
Cantilever Mount



Weight: 46 lbs. [20.8 kgs.]
EPA: 1.3 Sq. Ft.

Technical note: Spider and Canitlever Mount models fit 3" tenons standard. Use accessory ARPA2 to mount to 2-3/8" tenons.

Cantilever Mount with WaveLinx



Ordering Information

SAMPLE NUMBER: LXS-VA3-LED-D1-T2-GM-S

| Product Family ^{1,2} | Optic Type | Lumen Package ³ | CRI/CCT | Voltage | Distribution | Mounting | Finish |
|---|---------------------------------|---|---|---|---|--|---|
| LXS= LuxeScape Collection BAA-LXS= LuxeScape Collection Buy American Act Compliant ³⁴ BBAF-LXS=Build America Buy America Act ³⁴ | VA= Visual Comfort / WaveStream | 1= Nominal 2,300 Lumens 2= Nominal 4,500 Lumens 3= Nominal 8,500 Lumens 4= Nominal 9,500 Lumens ⁴ | 730= 70 CRI / 3000K 735= 70 CRI / 3500K 740= 70 CRI / 4000K 830= 80 CRI / 3000K 835= 80 CRI / 3500K 840= 80 CRI / 4000K AMB= Amber 590nm ^{21,33} | U= 120- 277 1= 120 2= 208 3= 240 4= 277 8= 480 ^{5,6} 9= 347 ⁵ | ASC= Asymmetric Curbline ⁷ ASW= Asymmetric Wide ⁸ AST= Asymmetric Transverse ⁹ SYM= Symmetric Round ¹⁰ | A= Arm Mount S= Spider Mount C= Cantilever Mount | AP= Grey BZ= Bronze BK= Black DP= Dark Platinum GM= Graphite Metallic WH= White RALXX= Custom Color ¹¹ |

| Options (Add as Suffix) | | | Accessories (Order Separately) ^{19,35} | |
|---|---|--|---|--|
| F= Single Fuse ¹² FF= Double Fuse ¹³ 10MSP= 10K MOV Surge Protective Device 20MSP= 20kV MOV Surge Protective Device 20K= 20kV UL 1449 Fused Surge Protective Device DIM= External 0-10V Dimming Leads ¹⁴ HA= 50°C High Ambient Temperature ¹⁵ VS= Vandal Shield ¹⁶ CC= Coastal Construction ¹⁷ DALI= DALI Driver ¹⁸ BPC= Button Type Photocontrol ¹⁹ PR= NEMA 3-PIN Twistlock Photocontrol Receptacle ²⁰ PR7= NEMA 7-PIN Twistlock Photocontrol Receptacle ²⁰ PC= Twistlock NEMA Photocontrol LLPC= Long Life Twistlock NEMA Photocontrol ³² SC= Shorting Cap | MS-L08= Motion Sensor for ON/OFF Operation, Up to 8' Mounting Height ^{21,22,23} MS-L20= Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{21,22,23} MS-L40W= Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{21,22,23} MS/DIM-L08= Motion Sensor for Dimming Operation, Up to 8' Mounting Height ^{21,22,23} MS/DIM-L20= Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{21,22,24} MS/DIM-L40W= Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{21,22,25} DIM10= Synapse Integrated Control Module WLS2WH= WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting WLS4WH= WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting WPS2WH= WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{26,27,36} WPS4WH= WaveLinX Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{26,27,36} | FSIR-100= Wireless Configuration Tool for Occupancy Sensor ²⁸ ARPA2= 2-3/8" O.D. Tenon Sleeve Adapter ³⁰ VA6028-XX= Twin Mount Arm (EPA 1.36 sq./ft.) ^{30,31} VA6029-XX= Wall Mount Arm ^{30,31} WOLC-7P-10A= WaveLinX Outdoor Control Module (7-PIN) ²⁹ | | |

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Lumens are nominal. See lumen table for more information.
 - 9,500 Lumen package available only on SYM distribution
 - Requires the use of a step-down transformer.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - IESNA Type III typical.
 - IESNA Type IV typical.
 - IESNA Type IV typical.
 - IESNA Type V typical.
 - Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg.
 - Must specify voltage (208V, 240V, or 480V) to fuse the both hot legs.
 - Low voltage control leads brought out 18" outside fixture. Not available with control options.
 - Not available in VA3 with Type ASC, ASW and AST distributions.
 - Reduce total lumens by a 0.95 multiplier to accommodate losses.
 - Post-coating over the primary finish providing 7,000+ salt spray hours. Extended lead-times can be 4-10 additional weeks.
 - Only available with VA3 and VA4 lumen packages.
 - Not available with MS-LXX, MS/DIM-LXX, LWR-LN or 347V or 480V options.
 - Not available with MS-LXX, MS/DIM-LXX, LWR-LW, LWR-LN or 347V or 480V options.
 - Not available with HA option.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Approximately 22" detection diameter at 8' mounting height.
 - Approximately 40" detection diameter at 20' mounting height.
 - Approximately 100" detection diameter at 40' mounting height.
 - Cannot be used in conjunction with photocontrol or other controls systems (BPC, PR, PR7, MS).
 - NWAC Gateway required to enable field-configurability. Order WAC-POE and WPOE-120 (10V to POE injector) power supply if needed. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information.
 - This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Requires 7-PIN NEMA twistlock photocontrol receptacle. WOLC-7P-10A cannot be used in conjunction with additional sensors or controls.
 - Not vibration rated at this time. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Replace XX with color designation.
 - Requires photocontrol receptacle PR or PR7.
 - Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package 1. See IES files for photometric performance.
 - Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
 - Not available with 5LTD option.
 - Not available with 2300 or 9500 lumen package.
 - Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. BABA designates the product will meet the standards set for FHWA. As noted these projects must receive Government Funding by October 1, 2025. BBAF designates the product will meet the standards set for FHWA and FTA. As noted these projects must receive Government Funding by October 1, 2026. Please refer to the DOMESTIC.PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

ARP ORDERING INFORMATION (ALUMINUM DECORATIVE POLE)

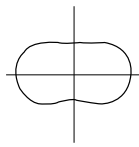
SAMPLE NUMBER: ARP5L310ABZ2

| Product Family | Shaft Size (Inches) ¹ | Wall Thickness (Inches) | Pole Top Diameter (Inches) | Mounting Height (Feet) | Base Type | Finish | Mounting Type | Number and Location of Arms | Options (Add as Suffix) |
|---|----------------------------------|-------------------------|--|--|---------------------------------|---|--|-----------------------------|--|
| ARP= Aluminum Round Tapered Decorative BAA-ARP= Aluminum Round Tapered Decorative Buy American Act Compliant ³⁶ | 5= 5" | L= 0.156" M= 0.188" | 3= 3" O.D. ² 6= 4" O.D. ³ | 10= 10' 12= 12' 14= 14' 16= 16' 18= 18' ⁴ 22= 22' ⁴ | A= Aluminum (Round 4-Bolt Pole) | AP= Grey BA= Anodized Bronze BK= Black BZ= Bronze CA= Anodized Clear DA= Anodized Black DP= Dark Platinum GM= Graphite Metallic GN= Hartford Green WH= White | 2= 2-3/8" O.D. Tenon (4" Long) 5= 3" O.D. Tenon (4" Long) | X= None | C= Convenience Outlet ⁵ E= GFCI Convenience Outlet ⁵ G= Ground Lug V= Vibration Dampener ⁴ |

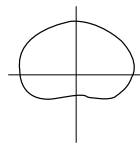
- NOTES:**
- All shaft sizes nominal.
 - Provides 3" O.D. pole top suited for Arbor Post Top.
 - Provides 4" O.D. pole top suited for LuxeScape post tops.
 - Vibration damper recommended over 18 feet add suffix "V" to catalog number.
 - Specify outlet location. Receptacle not included, provision only.

Optical Distributions

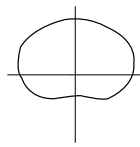
(Arm mount shown, distribution dependent on mounting)



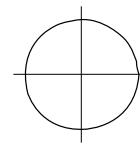
ASC
(Type III typical)



ASW
(Type IV typical)



AST
(Type IV typical)



SYM
(Type V typical)

Product Specifications

Construction

- Die-cast aluminum construction is highly durable and corrosion resistant
- ANSI C136.31 testing compliance prevents damage from installation generated vibration.
- External hardware and casting seams are minimized to enhance appearance.

Optics

- WaveStream™ LED optical system employs waveguide technology to reduce glare and create distributions ideal for pedestrian applications
- Symmetric and asymmetric distributions available
- Standard offering is 4000K CCT with 70CRI. Other CCT and CRI options are available including turtle-safe 590nm amber.

Electrical

- 0-10V dimming compatibility is standard.
- A 10kV surge protector, wired in series, is standard. Other options include 20kV modules and parallel or series configurations.
- Photocontrol receptacles and button photocell options are available

Controls

- Enable energy savings and meet code requirements by including WaveLinx connectivity in LuxeScape fixtures.
- The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol.
- See control options page for more details.

Mounting

- Invue's aluminum round decorative pole (ARP) offering provides a seamless transition and compliments the contemporary design architecture with its unique sleek taper and base design.
- The tenon mount pole comes standard with an access door feature integrated into the base.
- ARM MOUNT: The integrated aluminum contemporary upsweep arm bolts directly to a 4" or 5" round pole using an "N" drill pattern.
- SPIDER & CANTILEVER MOUNT: Fitter assembly mounts over 3" O.D. tenon and can be adapted to a 2-3/8" tenon using accessory ARPA2. It is secured via concealed, corrosion resistant set screw and jam screw pairs in six inconspicuous locations. Fitter design provides seamless transition to 4" O.D. round pole top
- Optional mounting accessories include a twin arm mount and wall mount arm.

Finish

- Premium TGIC based polyester powder coatings provides long service life.
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117).
- RAL and custom color matches available, additional charges and lead-time apply.

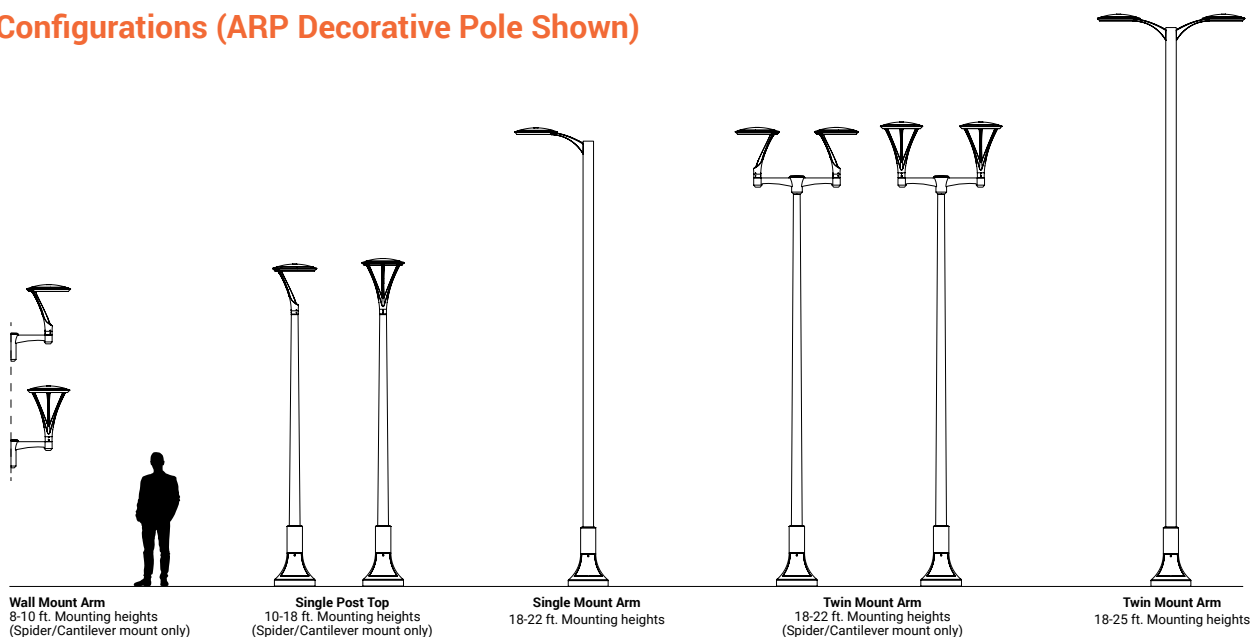
Compliance

- cULus certified for -40° to 40°C ambient environments, with high ambient options suitable up to 50°C.
- IP66 rated
- 3G vibration rated
- DarkSky approved for 3000K CCT and warmer
- Domestic preference option available to meet BAA requirements
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the [DOMESTIC PREFERENCES](#) website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Pole Configurations (ARP Decorative Pole Shown)



| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



HALO Commercial

HC4 | HM4 | 41/41PS

4-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 4](#)
- Photometric Data [page 5](#)
- Energy & Performance Data [page 8](#)
- Connected Systems [page 10](#)
- Product Warranty

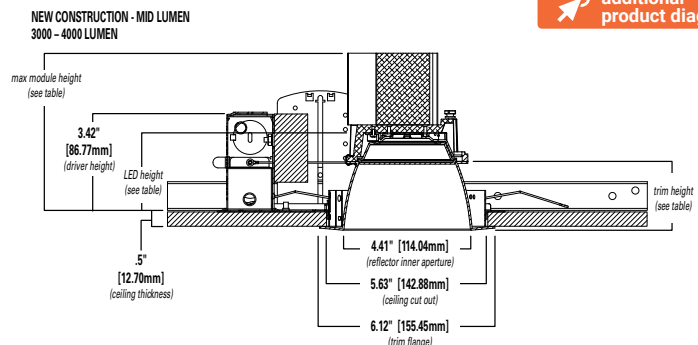
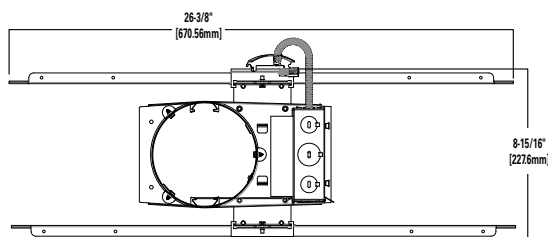


Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K and 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details

[additional product diagrams](#)



Mid Lumen (3000 – 4000 Lumens)

| Distribution | Max. Module Height | Trim Height | LED Height |
|--------------|--------------------|-------------|------------|
| Narrow | 5.6" | 2.5" | 2.9" |
| Medium | 5.7" | 2.6" | 3.0" |
| Wide | 5.5" | 2.4" | 2.8" |
| Baffle | 5.5" | 2.4" | 2.8" |

Mounting Frame Order Information

Sample Number : HC420D010REM7 - HM40525930 - 41MDC

A complete luminaire consists of a housing frame, LED module, and reflector (ordered separately)

| Mounting Frame | Lumens | Driver Options | Factory Installed Emergency & Connected Lighting Options | Accessories (Order & Install Separately) |
|--|--|---|---|---|
| <p>HC4 = 4" new construction downlight housing</p> <p>HC4CP = 4" new construction housing, Chicago Plenum - CCEA compliant</p> | <p>05 = 500 lm 07 = 750 lm 10 = 1000 lm 15 = 1500 lm 20 = 2000 lm 25 = 2500 lm 30 = 3000 lm 35 = 3500 lm 40 = 4000 lm 45 = 4500 lm ⁽⁷⁾ 50 = 5000 lm ⁽⁷⁾ 55 = 5500 lm ⁽⁷⁾ 60 = 6000 lm ⁽⁷⁾</p> | <p>D010 = UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls</p> <p>Canada Option 500-4000 lumens: D010347 = 347VAC 50/60Hz 0-10V 1%-100% dimming. For 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000lm models only ⁽¹⁾</p> <p>Canada Option 4500-6000 lumens: D010X347 = step down transformer factory installed (with standard "D010" 120V-277V LED driver). For 4500, 5000, 5500, 6000lm models only ⁽¹⁾</p> <p>DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only. For use with DLVP system only, refer to DLVP specifications for details. ⁽¹⁾</p> | <p>REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only ⁽¹⁾⁽²⁾⁽⁶⁾</p> <p>REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only ⁽¹⁾⁽²⁾⁽⁶⁾</p> <p>IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only ⁽¹⁾⁽²⁾⁽⁶⁾⁽¹⁰⁾</p> <p>IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only ⁽¹⁾⁽²⁾⁽⁶⁾⁽¹⁰⁾</p> <p>BOD7ST = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only ⁽¹⁾⁽²⁾⁽⁶⁾</p> <p>WTA = Factory WaveLinX PRO Tilemount Sensor Kit ⁽⁴⁾</p> <p>WTK = Factory WaveLinX LITE Tilemount Sensor Kit ⁽⁵⁾</p> <p>WPN = WaveLinX PRO Wireless Node without Sensor ⁽¹¹⁾</p> <p>WLN = WaveLinX LITE Wireless Node without Sensor ⁽¹²⁾</p> <p>REM7 = 7 watt emergency battery pack with remote test / indicator light, use with DLV only ⁽¹⁾⁽²⁾⁽³⁾⁽⁶⁾</p> <p>REM14 = 14 watt emergency battery pack with remote test / indicator light, use with DLV only ⁽¹⁾⁽²⁾⁽³⁾⁽⁶⁾</p> <p>IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with DLV only ⁽¹⁾⁽²⁾⁽³⁾⁽⁶⁾⁽¹⁰⁾</p> <p>IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with DLV only ⁽¹⁾⁽²⁾⁽³⁾⁽⁶⁾⁽¹²⁾</p> | <p>HB128APK = L channel hanger bar, 26", pair (replacement)</p> <p>RMB22 = Adjustable wood joist mounting bars, pair, extend to 22" long</p> <p>H347 = 347 to 120V step down transformer, 75VA</p> <p>H347200 = 347 to 120V step down transformer, 200VA</p> <p>WTA = Field WaveLinX PRO Tilemount Sensor Kit ⁽⁴⁾</p> <p>WTK = Field WaveLinX LITE Tilemount Sensor Kit ⁽⁵⁾</p> |
| Notes | Notes | Notes | Notes | Notes |
| | (7) Marked Spacing: Center to Center of Adjacent Luminaires = 36" Center of Luminaire to Building Member = 18" Minimum overhead = 0.5 | (1) Not available with CP models | (1) Not available with CP models (2) Not available with D010347 (347V models) (3) ULus for U.S. only (4) WTA = WaveLinX tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only (Refer to WaveLinX specifications) (5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only (Refer to WaveLinX LITE specifications) (6) Emergency battery backup options are Non-IC only, and rated for a minimum starting temperature of 0°C (10) IEM option requires compatible IEM reflector or baffle trim. See Trim Ordering below. (11) WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX PRO specifications.) (12) WLN = WaveLinX LITE wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. Not compatible with 347V or Chicago plenum. (Refer to WaveLinX LITE specifications.) | (4) WTA = WaveLinX PRO tilemount sensor kit for daylight dimming, PIR motion sensing, and optional RLTS - Real Time Location Services, use with D010 only. (Refer to WaveLinX PRO specifications.) (5) WTK = WaveLinX LITE tilemount sensor kit for daylight dimming, PIR motion sensing, use with D010 only. (Refer to WaveLinX LITE specifications.) |

LED Module Order Information

| LED Module | Lumens | CRI/CCT | |
|----------------------------|---|--|--|
| HM4 = 4" LED module | <p>0525 = 500 - 2500 lumen 3040 = 3000-4000 lumen 4560 = 4500-6000 lumen</p> | <p>827 = 80CRI, 2700K 830 = 80CRI, 3000K 835 = 80CRI, 3500K 840 = 80CRI, 4000K 850 = 80CRI, 5000K</p> | <p>927 = 90CRI, 2700K 930 = 90CRI, 3000K 935 = 90CRI, 3500K 940 = 90CRI, 4000K 950 = 90CRI, 5000K</p> |
| Notes | Notes | Notes | |
| | | | |

Trim Order Information

| Reflector | Distribution ⁽⁸⁾ | Finish | Flange | Accessories |
|---------------------------|---|--|--|--|
| 41 = 4" conical reflector | ND = narrow 50° beam angle 0.84 SC (nominal) MD = medium 60° beam angle 1.00 SC (nominal) WD = wide 75° beam angle 1.24 SC (nominal) RWW = rotatable wall wash with linear spread lens | C = Specular clear H = Semi-specular clear W = White | Blank = Polished flange standard with C & H reflectors Blank = White flange standard with W reflectors WF = White flange option available with C & H reflectors BF = Black Flange option available with C, H & W reflectors | 41RWWPK = Replacement part kit - wall wash lens insert - for use with 41RWW* only. |
| Notes | Notes | Notes | Notes | Notes |
| | (8) Values are nominal for white reflector, others may vary. | | | |

| Baffle | Distribution ⁽⁸⁾ | Finish | Flange | Accessories |
|--------------------------|---|--|---|--|
| 41 = 4" baffle reflector | WD = wide 75° beam angle 1.24 SC (nominal) RWW = rotatable wall wash with linear spread lens | BB = Black baffle WB = White baffle | Blank = White flange standard with BB, & WB reflectors BF = Black flange option available with BB reflectors | 41RWWPK = Replacement part kit - wall wash lens insert - for use with 41RWW* only. |
| Notes | Notes | Notes | Notes | Notes |
| | (8) Values are nominal for white reflector, others may vary. | | | |

| Reflector | Distribution ⁽⁸⁾ | Finish | Flange |
|---|--|-----------|---|
| 41PS = 4" non-conductive polymer 'dead front' conical reflector ⁽⁹⁾ | MD = medium 60° beam angle 1.00 SC (nominal) | W = White | Blank = White flange standard with W reflectors BF = Black Flange option available with W reflectors |
| Notes | Notes | Notes | Notes |
| (9) 41PS* is 1000-3000 lumens Non-IC rated. 500 & 750 lumens IC rated. 41PS is not for use over 3000 lumens in Non-IC or over 750 lumens in IC. | (8) Values are nominal for white reflector, others may vary. | | |

| IEM Reflector | Distribution ⁽⁸⁾ | Finish | Flange | Integral Emergency |
|---|--|--|---|---|
| 41 = 4" conical reflector for integral emergency only | ND = narrow 50° beam angle 0.84 SC (nominal) MD = medium 60° beam angle 1.00 SC (nominal) WD = wide 75° beam angle 1.24 SC (nominal) | C = Specular clear H = Semi-specular clear W = White | Blank = Polished flange standard with C & H reflectors Blank = White flange standard with W reflectors WF = White flange option available with C & H reflectors BF = Black flange option available with C, H, & W reflectors | IEM = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch. |
| Notes | Notes | Notes | Notes | Notes |
| | (8) Values are nominal for white reflector, others may vary. | | | |

| IEM Baffle | Distribution ⁽⁸⁾ | Finish | Flange | Integral Emergency |
|--|--|--|---|---|
| 41 = 4" baffle reflector for integral emergency only | WD = wide 75° beam angle 1.24 SC (nominal) | BB = Black baffle WB = White baffle | Blank = White flange standard with BB, & WB reflectors BF = Black flange option with BB reflectors | IEM = Reflector for use with integral emergency housings only. Provides access hole for integral emergency test switch. |
| Notes | Notes | Notes | Notes | Notes |
| | (8) Values are nominal for white reflector, others may vary. | | | |

Product Specifications

Housing Frame

- Boat shaped galvanized steel plaster frame with adjustable plaster lip
- Accommodates 1/2" to 1-1/2" thick ceilings
- Installs in new construction or from below the finished ceiling (non-accessible) for remodeling
- Provided with two remodel clips to secure the frame to the ceiling

Universal Mounting Bracket

- Adjusts 2" vertically from above and below the ceiling
- Use with the included mounting bars or with 1/2" Electric Metallic Tube (EMT)
- Removable to facilitate remodeling installation from below the finished ceiling

Mounting Bars

- Captive pre-installed No Fuss™ mounting bars lock to T-grid with screwdriver or pliers
- Centering detents allow for consistent positioning of fixtures

LED Module

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 80 or 90 color rendering index (CRI)
- Color accuracy within 3 SDCM provides color consistency and uniformity
- 90 CRI option: R9>50 (refer to chromaticity information for details)
- Available in 2700K, 3000K, 3500K, 4000K and 5000K correlated color temperature (CCT)
- Lumen options include 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumens (nominal)
- Passive thermal management achieves 60,000 hours at 70% lumen maintenance (L70) in insulated ceilings (IC) and non-IC applications
- Integral connector allows quick connection to housing flex

Reflector

- Self-flanged aluminum reflectors available in narrow, medium or wide distribution patterns
- Medium distribution polymer non-conductive matte white reflector may be used to meet local codes for 'dead front' applications (500 & 750 lumen max. in IC and 3000 lumen max. in Non-IC)
- Integral diffuse lens provides visual shielding
- Wall wash reflector features a rotatable linear spread lens for alignment of vertical illumination
- Reflectors attach to LED module with three speed clamps
- Available in multiple painted or plated finishes

Reflector/Module Retention

- Reflector/module assembly is securely retained in the housing with two torsion springs

Driver

- Field-replaceable constant current driver provides low noise operation
- Universal 120-277VAC 50/60Hz input standard
- Continuous, 1% to 100% dimming with 0-10V analog control
- Optional low-voltage DC driver for use with Distributed Low Voltage Power (DLVP) system
- Distributed Low Voltage Power (DLVP) system combines power, lighting and controls with ease of installation (refer to DLVP Design Guide at www.cooperlighting.com for details)

Canada Options

- 347VAC 50/60Hz; 1% dimming on 0-10V analog control, for 500, 750, 1000, 1500, 2000, 2500, 3000, 3500, 4000 lumen models only
- 347V step down transformer factory installed with the standard "D010" 120V-277V, LED driver on 4500, 5000, 5500, 6000 lumen models only

Emergency Option

- Provides 90 minutes of standby lighting, meeting most life safety codes for egress lighting
- Available with integral or remote charge indicator and test switch
- Available Self-Test (self-diagnostic) with remote charge indicator and test switch
- Quick Spec emergency ordering option for quick-turn projects

Connected Lighting System

Two WaveLinX connected solutions to choose from. Refer to WaveLinX system specifications and application guides for details.

WaveLinX PRO Tilemount Sensor Kit

- WaveLinX PRO WTA tilemount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinX PRO Wireless Node

- WaveLinX PRO WPN wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinX LITE Tilemount Sensor Kit

- WaveLinX LITE WTK tilemount sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinX LITE Wireless Node

- WaveLinX LITE WLN wireless node provides luminaire level control with scene and zone configuration without an integrated sensor; Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only. **Note:** Not compatible with 347V or Chicago plenum.

WaveLinX Tilemount Sensor Kits Application

- The WTA and WTK tilemount sensor kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount sensor kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.
- **Note: WaveLinX PRO devices are only compatible with the WaveLinX PRO system.**
- **Note: WaveLinX LITE devices are only compatible with the WaveLinX LITE system.**

Junction Box

- Galvanized steel junction box
- 20 in³ internal volume excluding voltage barrier
- 25 in³ internal total volume
- Voltage barrier for 0-10V dimming wires (occupies one 1/2" pry-out space)
- Listed for eight #12 AWG (four in, four out) 90°C conductors and feed-thru branch wiring
- Three 1/2" and two 3/4" trade size pry-outs available
- Three 4-port push wire nuts for mains voltage with 1-port for fixture connection

Compliance

- cULus Certified to UL 1598 / C22.2 No. 250.0, suitable for damp locations and wet locations in covered ceilings only
- Emergency options provided with UL Listed emergency drivers to UL 924 / C22.2 No. 141, suitable for indoor/damp locations
- IP20 - Above finished ceiling; IP64 - Below finished ceiling
- Non-Insulated ceiling (Non-IC) rated for 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000 lumen models (insulation must be kept 3" from top and sides)
- Insulated ceiling (IC) rated for 500, 750, 1000, 1500 lumen models and suitable for direct contact with air permeable insulation* (IC models are also suitable for Non-IC installations)
- Non-IC marked spacing required for 4500, 5000, 5500, 6000 lumen models
 - Marked Spacing Center to Center of Adjacent Luminaires = 36"
 - Center of Luminaire to Building Member = 18"
 - Minimum overhead = 0.5"
- Airtight per ASTM-E283-04
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions FCC CFR Title 47 Part 15 Class A at 120/277V
- Contains no mercury or lead and RoHS compliant
- Photometric testing completed in accordance of IES LM-79-08
- Lumen maintenance projection in accordance of IES LM-80-08 and TM-21-11
- 1,000 and 1,500 lumen, 90 CRI, ICAT models may be used to comply with State of California Title 24 residential code, per JA8 certification standards
- May be used to comply with State of California Title 24 non-residential code as a dimmable LED luminaire
- ENERGY STAR® certified, reference certified light fixtures database
 - *Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

From: [Jessica Lawlis](#)
To: ["bna@seanpotter.org"](mailto:bna@seanpotter.org)
Cc: ["amydecesare1224+bna@gmail.com"](mailto:amydecesare1224+bna@gmail.com); [Rebecca Shank](#)
Subject: FW: Notice of Site Plan – DFT and Deviation Request Encuentro Home Healthcare Training Facility 909 4th St SW
Date: Monday, April 13, 2026 11:55:00 AM
Attachments: [909 4th Street DFT Site Plan- Emailed-Notice-Administrative-Print&Fill.pdf](#)
[IDOZoneAtlasPage K-14-Z .pdf](#)
[2026 04 13 Encuentro - DFT.pdf](#)

Jessica Lawlis, AICP

Design Leader, Urban Planning | Dekker

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker, serving as the Agent for the Owner, Encuentro, is submitting an application to the City of Albuquerque Development Facilitation Team (DFT) to be heard at a meeting requesting Site Plan approval, including a Deviation request from the Integrated Development Ordinance (IDO) maximum front yard setback requirements. The subject property is located at 909 4th St SW, and the Site Plan would facilitate development of an approximately 1,000 square-foot Home Healthcare Training Facility for Encuentro, a non-profit organization. The subject property is adjacent to the existing Encuentro community center building at 907 4th St SW. The subject property is currently developed as a gravel parking lot.

The subject property is zoned MX-L, Mixed-Use – Low Intensity. The proposed facility supports the intent of the zone by providing a community-serving, neighborhood-scale use with hands-on training opportunities.

The proposed development will serve as an extension of Encuentro’s existing community center by providing a vocational training facility for home healthcare education. The new structure is designed to resemble a small residential home but will not function as a home. It will feature bedroom and bathroom simulation space, allowing students to train in a realistic, home-like environment. The structure is intended solely for educational purposes and will not be occupied as a residence. Outdoor education and gathering areas are also proposed as part of the development to serve both Encuentro properties.

As part of the application, the Applicant is requesting a Deviation to the IDO maximum front yard setback requirement. The MX-L zone allows a maximum front setback of 15 feet, and the Applicant is proposing a 16.5-foot setback, consistent with the IDO allowance for a 10% deviation. The requested deviation is necessary due to site-specific constraints, including the property’s narrow and irregular lot configuration, the existing utility infrastructure within the front yard area, limited vehicular access, and design constraints associated with façade requirements for a small-scale building. These factors limit feasible building placement and make strict compliance impractical. The proposed deviation maintains the intent of the IDO and compatibility with surrounding properties.

As required by IDO Table 6-1-1, this request for Site Plan approval and Deviation will be reviewed

Rebecca Shank

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Wednesday, March 11, 2026 2:33 PM
To: Rebecca Shank
Subject: 909 4th St SW_ Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_K-14-Z .pdf

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | First Name | Last Name | Email | Address Line 1 | City | State |
|------------------|------------|-----------|-------------------------------|----------------------|-------------|-------|
| Barelas NA | Amy | DeCesare | amydecesare1224+bna@gmail.com | 512 Hazeldine Ave SW | Albuquerque | NM |
| Barelas NA | Sean | Potter | bna@seanpotter.org | 705 Iron AVE SW | Albuquerque | NM |

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Wednesday, March 11, 2026 1:32 PM

To: Office of Neighborhood Coordination <rebeccas@dekkerdesign.org>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Administrative Decision

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

DFT Site Plan Application

Applicant Information

Contact Name

Rebecca Shank

Telephone Number

5057619700

Email Address

rebeccas@dekkerdesign.org

Company Name

Dekker

Company Address

7601 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

LT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITIONCONT .1598 AC

Physical address of subject site:

909 4th St

Subject site cross streets:

Atlantic Av and 4th St

Other subject site identifiers:

Lot next to Encuentro Building

This site is located on the following zone atlas page:

K-14-Z

Link for map

Captcha

and decided on at the DFT meeting on April 29, 2026, at 9 AM. If you seek any additional information, please do not hesitate to reach out.

Sincerely,

Jessica Lawlis, Urban Planner

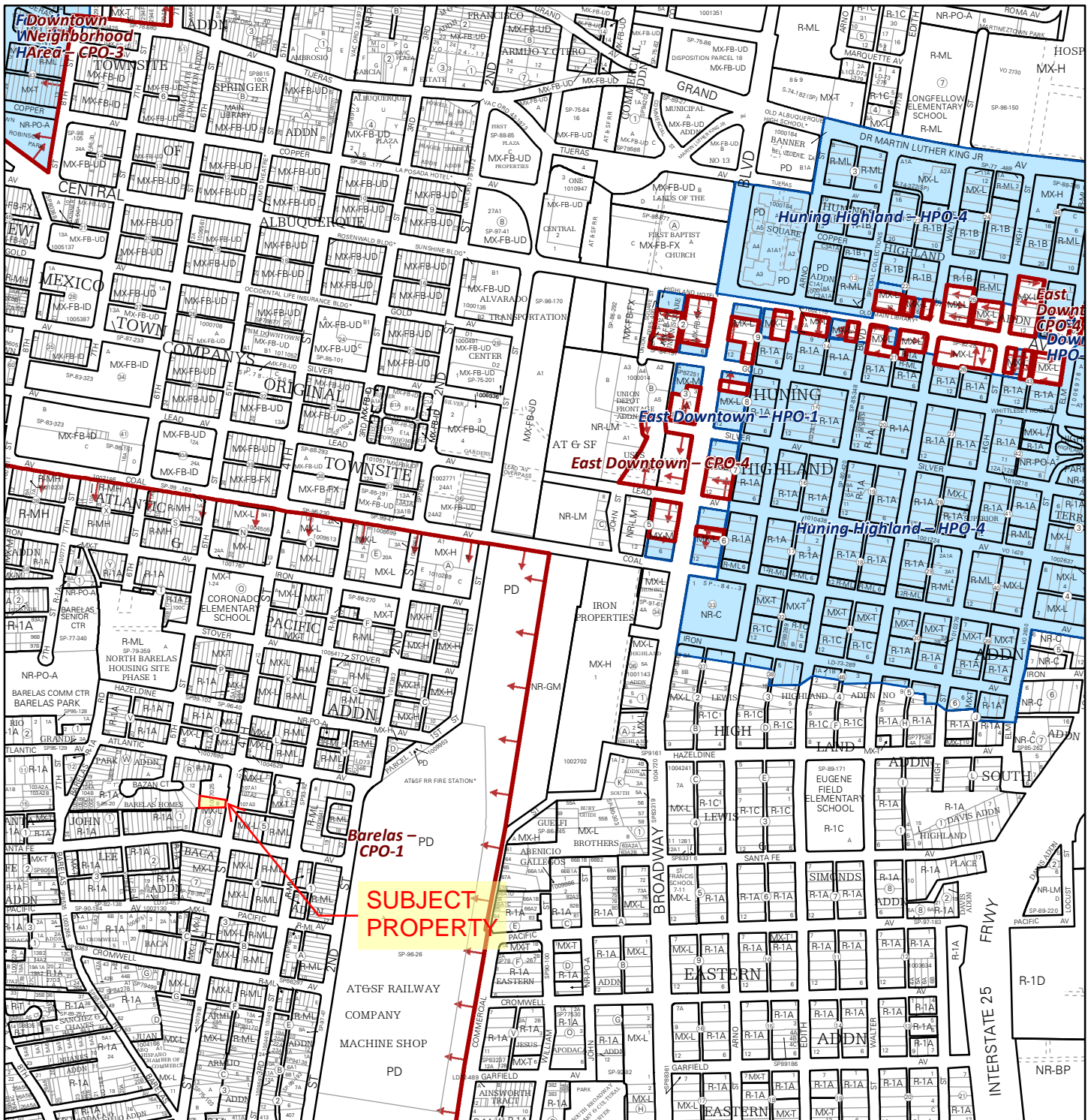
Dekker, Agent for Encuentro

Attachments: Zone Atlas, Site Plan, Building Elevations, Public Notice Form(s)

Dekker **Jessica Lawlis**, AICP
Architecture in Progress Design Leader, Urban Planning



505.761.9700 / DekkerDesign.org



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:
K-14-Z

- Easement
- 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
- Escarpment
- Petroglyph National Monument

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 4/13/2026

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [§14-16-6-4\(J\) Public Notice](#). This notice is being provided to the Neighborhood Association Representatives on the attached list from the City of Albuquerque’s Office of Neighborhood Coordination.

Project Information Required by [IDO §14-16-6-4\(J\)\(1\)\(a\)](#)

1. Subject Property Address* 909 4th St SW, Albuquerque, NM 87102
Location Description LT B PLAT OF LOTS A & B ATLANTIC & PACIFIC ADDITIONCONT .1598 AC
2. Property Owner* Encuentro
3. Agent/Contractor [if other than the property owner] Dekker
4. Application Type(s)* see IDO [Table 6-1-1](#)

- Historic Certificate of Appropriateness – Minor
- Sign Permit
- Alternative Signage Plan
- Wall/Fence Permit
- Site Plan – Administrative

Summary of project/request*:

Development Facilitation Team (DFT) Site Plan approval, including a Deviation request from the Integrated Development Ordinance (IDO) maximum front yard setback requirements.

5. This application is an Administrative Decision. To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.
6. Where more information about the project can be found*:

Preferred project contact information:

Name: Rebecca Shank
Email: RebeccaS@dekkerdesign.org
Phone: 505.761.9700

[Note: Items with an asterisk (*) are required.]

Website or project page: _____

- Attachments:
 - Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*
 - Other: _____

Project Information Required for Email Notice by [IDO §14-16-6-4\(J\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*¹ _____

2. Project Illustrations, as relevant*²

- Architectural drawings
- Elevations of the proposed building(s)
- Other relevant illustrations

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s)³ Waiver(s)⁴

Explanation*:

Deviation request from the Integrated Development Ordinance (IDO) maximum front yard setback requirements.

Due to a narrow road frontage and preexisting site utilities along that frontage.

4. **For Site Plan – Administrative Applications only***,

Attach the proposed site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas. *
- b. Access and circulation for vehicles and pedestrians. *
- c. Maximum height of any proposed structures, with building elevations. *
- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

¹ Available online here: <http://data.cabq.gov/business/zoneatlas>

² While not required, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project.

³ Separate notice is required for Variance Applications.

⁴ Separate notice is required for Waiver Applications.

[Note: Items with an asterisk (*) are required.]

Pre-submittal Neighborhood Meeting date, if it occurred: _____

Summary of Pre-submittal Neighborhood Meeting, if one occurred:

[Note: If a meeting was held, the meeting report is required to be provided in the application materials.]

Additional Information from IDO Zoning Map⁵:

1. Area of Property [acres] **1598 AC** _____
2. IDO Zone District(s) MX-L, Mixed-Use – Low Intensity MX-L
3. Overlay Zone(s) [if applicable] _____ Select Select Select Select
4. Center or Corridor Area [if applicable] _____
5. Current Land Use(s) [vacant, if none] vacant _____

NOTE: Pursuant to [IDO §14-16-6-4\(K\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days before the public hearing date. Requests for a facilitated meeting must be submitted through ABQ-PLAN <https://www.cabq.gov/planning/abq-plan>

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com>

IDO Interactive Map:

<https://tinyurl.com/idozoningmap>

⁵ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| | |
|--|--|
| PART I - PROCESS | |
| Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following: | |
| Application Type: Site Plan – DFT and Deviation Request | |
| Decision-making Body: Development Facilitation Team (DFT) | |
| Pre-Application meeting required: | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Mailed Notice required: | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Electronic Mail required: | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Is this a Site Plan Application? | <input checked="" type="radio"/> Yes <input type="radio"/> No Note: if yes, see second page |
| PART II – DETAILS OF REQUEST | |
| Address of property listed in application: 909 4th St SW, Albuquerque, NM 87102 | |
| Name of property owner: Encuentro | |
| Name of applicant: Dekker, on behalf of Encuentro | |
| Date, time, and place of public meeting or hearing, if applicable: | |
| | |
| Address, phone number, or website for additional information: | |
| | |
| PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE | |
| <input type="checkbox"/> | Zone Atlas page indicating subject property. |
| <input type="checkbox"/> | Drawings, elevations, or other illustrations of this request. |
| <input type="checkbox"/> | Summary of pre-submittal neighborhood meeting, if one occurred. |
| <input type="checkbox"/> | Summary of request, including explanations of deviations, variances, or waivers. |
| IMPORTANT: | |
| PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(J). | |
| PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION. | |

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

_____ (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO §14-16-6-9(B)(3) and may lead to a denial of your application.

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

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Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



PROJECT

Encuentro Home Health Facility
 909 4th Street SW
 Albuquerque, NM 87102

GENERAL SHEET NOTES

- A. BUILDINGS SHALL HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS, LIT FROM DUSK UNTIL DAWN.
- B. ROOF GUTTERS AND DOWNSPOUTS DIRECT DRAINAGE AWAY FROM BUILDING TO USE IN LANDSCAPED AREAS.
- C. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING AND USE OF 2 FT. SLOPED CONCRETE APRON ON BUILDING PERIMETER. REFERENCE CIVIL GRADING PLANS.
- D. ALL EXTERIOR COLOR CHANGES TO OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
- E. FINISH FLOOR INDICATED AS 100'-0". ALL VERTICAL DIMENSIONS ARE FROM 100'-0". REFERENCE CIVIL DRAWINGS FOR FINISH GRADES.
- F. ALL STEEL ELEMENTS ARE TO BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE.
- G. PAINT ALL WALL AND ROOF MOUNTED EQUIPMENT THAT ARE NOT PREFINISHED TO MATCH COLOR OF ADJACENT SURFACE, UNLESS NOTED OTHERWISE.
- H. LOCATE VERTICAL STUCCO CONTROL JOINTS AT EDGES OF FENESTRATIONS (WINDOWS AND DOORS), UNLESS NOTED OTHERWISE.

SHEET KEYNOTES

REFERENCE KEYNOTES

- 05 1200-A STEEL BEAM
- 05 1200-B STEEL COLUMN
- 07 6200-E METAL DOWNSPOUT
- 07 7100-A MANUFACTURED COPING
- 08 1113-A HOLLOW METAL DOOR
- 08 5313-A VINYL WINDOW
- 09 2400-F STUCCO CONTROL JOINT
- 10 1400-C02 EXTERIOR DIMENSIONAL LETTER SIGNAGE, SELF-ILLUMINATED
- 10 7300-A METAL CANOPY
- 10 7300-B TRELIS

LEGEND

- M1 CEMENT PLASTER STUCCO / BROWN, NEUTRAL COLOR
- M2 **3 MATERIAL OPTIONS:**
 1. CONCRETE OR CMU
 2. STUCCO / GRAY OR DARK NEUTRAL COLOR
 3. METAL PANEL

DFT SUBMITTAL

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

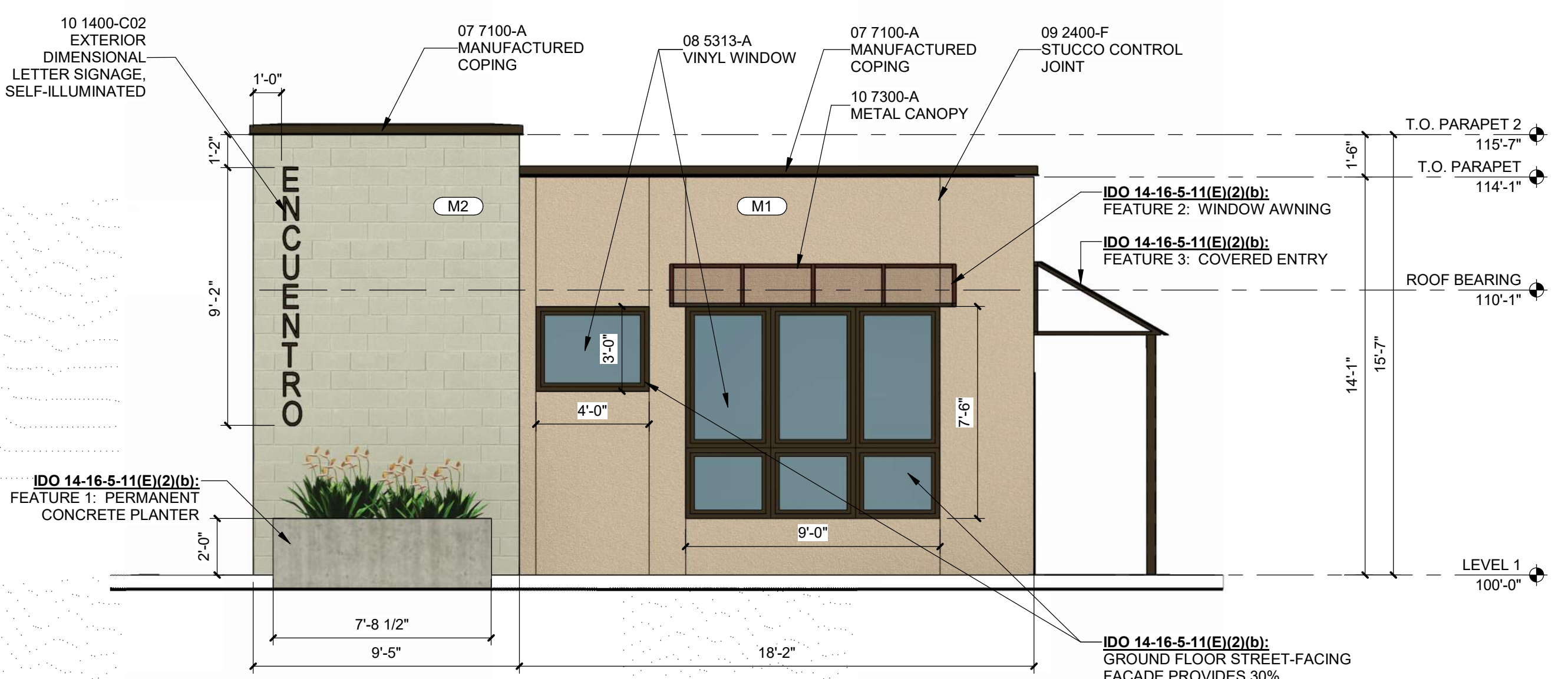
DRAWN BY SP
 REVIEWED BY DM, HFG
 DATE 04/13/2026
 PROJECT NO 25-0121

DRAWING NAME
EXTERIOR BUILDING ELEVATIONS

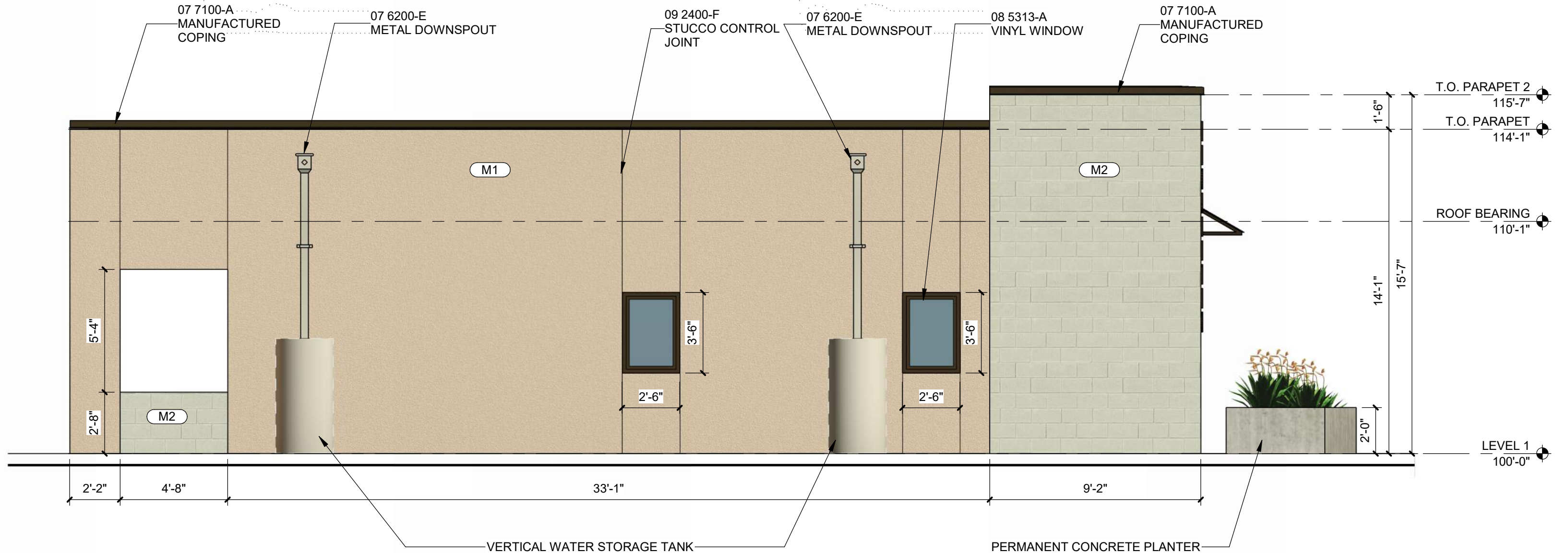
SHEET NO
DFT-03



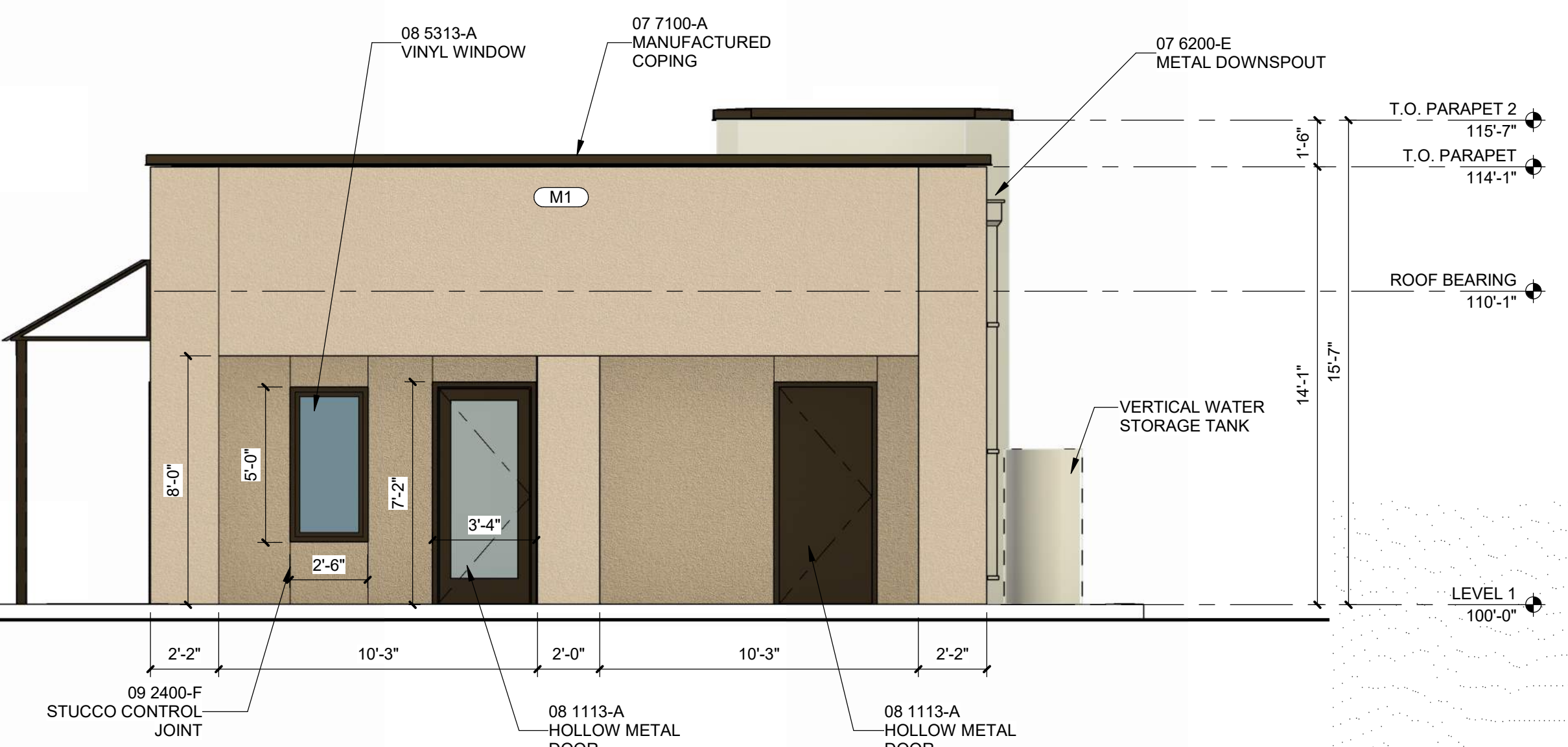
E4 NORTH ELEVATION
 1/4" = 1'-0"



D4 EAST ELEVATION - STREET-FACING FACADE
 1/4" = 1'-0"



B4 SOUTH ELEVATION
 1/4" = 1'-0"



A4 WEST ELEVATION
 1/4" = 1'-0"



A1 FOR REFERENCE ONLY
 NOT TO SCALE

4/13/2026 10:43:30 AM

DFT SIGN POSTING AGREEMENT – A PUBLIC NOTICE REQUIREMENT

All development applications are required to complete public notice under the Integrated Development Ordinance, Section 6-1, Table 6-1-1. <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1> All applicants are obligated to satisfy all of the public notice requirements, i.e., sending email notifications, mailing notices, and posting signage on the subject property. **This form covers posting signs.** Adherence to sign posting requirements will inform the public of a proposed project and relevant project details.

Signs should be picked up at the Development Review Services office, located at 600 2nd St in the Plaza Del Sol building. Signs are available upon the acceptance of the application. The cost for the signs is included in the project application fee. It is critical that the signs be prominently located and clearly visible without any obstructions from each street frontage.

Applicants are responsible to maintain posting from time of application through the appeal period (15 days following a final decision on the application). Signs must be posted for at least 5 calendar days and for the required appeal period after any final decision. Evidence of the sign posting must also be provided within 3 days of application acceptance. In addition, applicants must ensure that required signs are in place during the 15-day appeal period after the project approval. Evidence of posting includes: Time stamped photographs of the sign at the location which must be submitted as a supplement to the application.

Failure to install or replace the signs during the required timeframe may result in your application being deferred.

LOCATION

- A. The sign shall be conspicuously located, i.e, within twenty feet of the public sidewalk (or edge of a street).
- B. The face of the sign shall be parallel to the street.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER

- A. One sign shall be posted on each street frontage.
- B. If the land does not abut a public street, a sign shall be placed at the edge of the public right-of-way of the nearest paved street, in addition to the sign placed on the property.

PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

I have read and understand all of the public notice requirements. By my signature, I acknowledge that: I understand (A) I have read the sign posting requirements; (B) I understand my obligation to keep the signs posted for (5) days at the time of application, and (15) days after application approval, (C) where/how the sign(s) should be posted, and (D) agree to provide evidence of posting.

I further certify that the required public notice signs were posted per the instructions above.

SIGNATURE & DATE:



April 13, 2026

PROJECT NUMBER & ADDRESS:

909 4th St SW

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.



Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation *Notarized Shared Parking Agreement in place for 909 and 907 4th St

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - 3. On street parking spaces
- B. Bicycle parking & facilities
 - 1. Bicycle racks – location and detail
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

- NA E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- NA F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
 - 6. Location of street lights
 - 7. Show and dimension clear sight triangle at each site access point
 - 8. Show location of all existing driveways fronting and near the subject site.

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- NA A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Encuentro HHA Facility

Zone Atlas Page: K-14 DFT/DHO #: _____ BP #: _____

Development Street Address: 909 4th street SW, Albuquerque, NM, 87102

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Isaacson and Arfman, Inc. Contact: Sam Coulter

Address: 128 Monroe St NE, Albuquerque, NM 87108

Phone#: 505 268-8828 E-mail: samc@iacivil.com

Development Information

Build out/Implementation Year: 2025/2026

Existing Use: Compacted Gravel Parking Lot

Describe Proposed Development and Uses:
Home health aide training facility

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): 1000 SF

Number of Residential Units: _____

Number of Commercial Units: 1

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour and ITE # (if known):* 2 AM Trips, 2 PM Trips, ITE #712

Driveway(s) Located on: Street Name 4th Street, Atlantic Avenue

Adjacent Roadway(s) Posted Speed: Street Name 4th Street Speed 25

Street Name Atlantic Avenue Speed 25

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): Main Street, Major Transit, 4th St
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Street Functional Classification (e.g. Principal Arterial, Collector): Urban Minor Arterial, and Local Urban
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s):

Name: 4th Street Traffic Volume: 6439 Volume-to-Capacity Ratio (v/c): .21 AM, .48 PM

Name: Atlantic Ave Traffic Volume: N/A Volume-to-Capacity Ratio (v/c): N/A

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti> and <https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App>

Adjacent Transit Service(s) : ABQ Ride Route 54 Nearest Transit Stop(s): 120 ft Northbound, 230 ft Southbound
<https://www.cabq.gov/gis/advanced-map-viewer>

Is site within 660 feet of Premium Transit?: No
<https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b>

Current/Proposed Bicycle Infrastructure : Current bicycle pathway on adjacent 3rd St
Bikeways: <https://mrcog-nm.gov/544/Long-Range-System-maps>

Current/Proposed Sidewalk and buffer Infrastructure: 6 feet existing sidewalk on Atlantic Ave
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No [x]

Thresholds Met? Yes [] No [x]

Mitigating Reasons for Not Requiring TIS and/or Notes:

Ernest Armijo
TRAFFIC ENGINEER

2/17/2026
DATE

Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

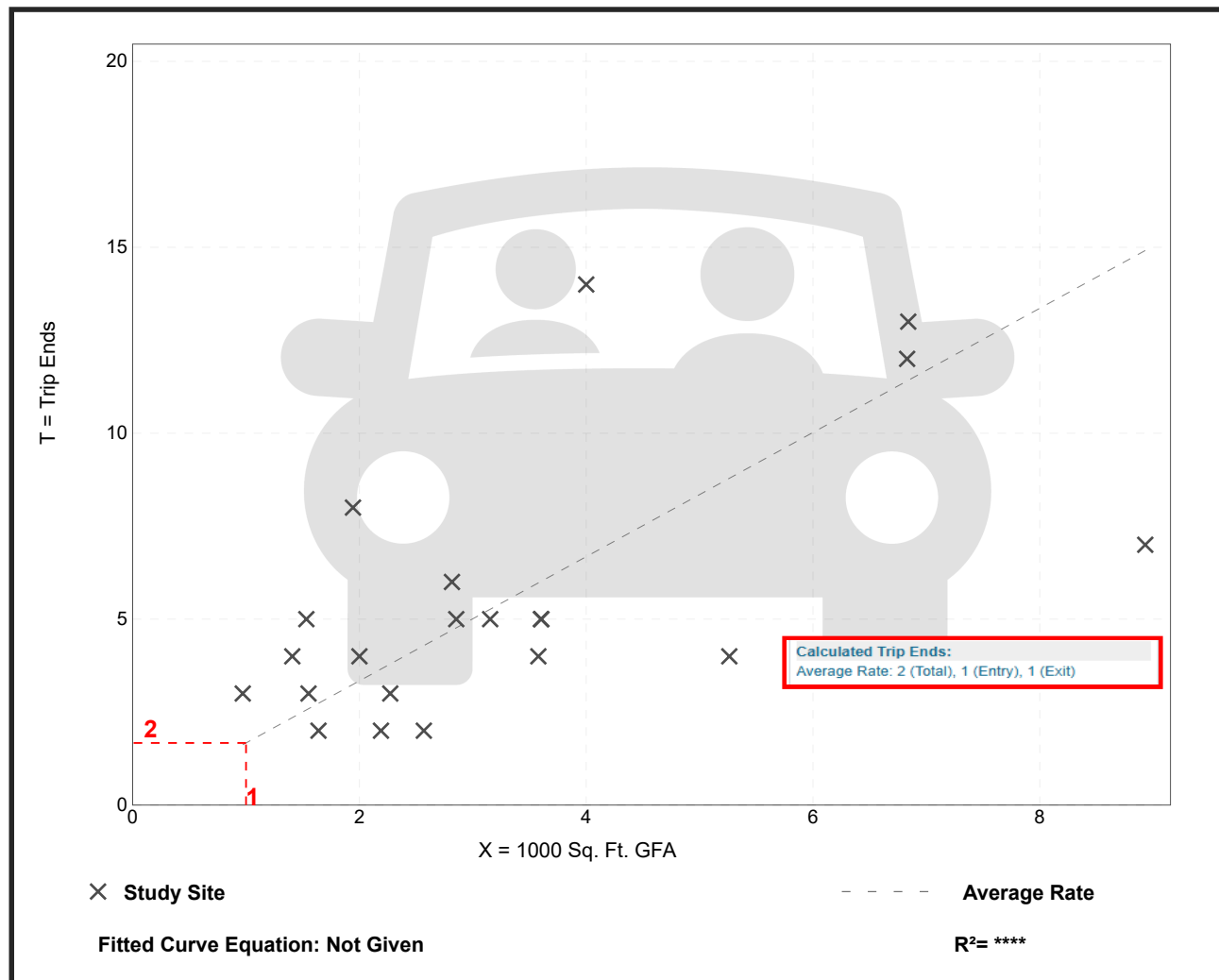
Setting/Location: General Urban/Suburban

Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.67 | 0.76 - 4.12 | 0.88 |

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

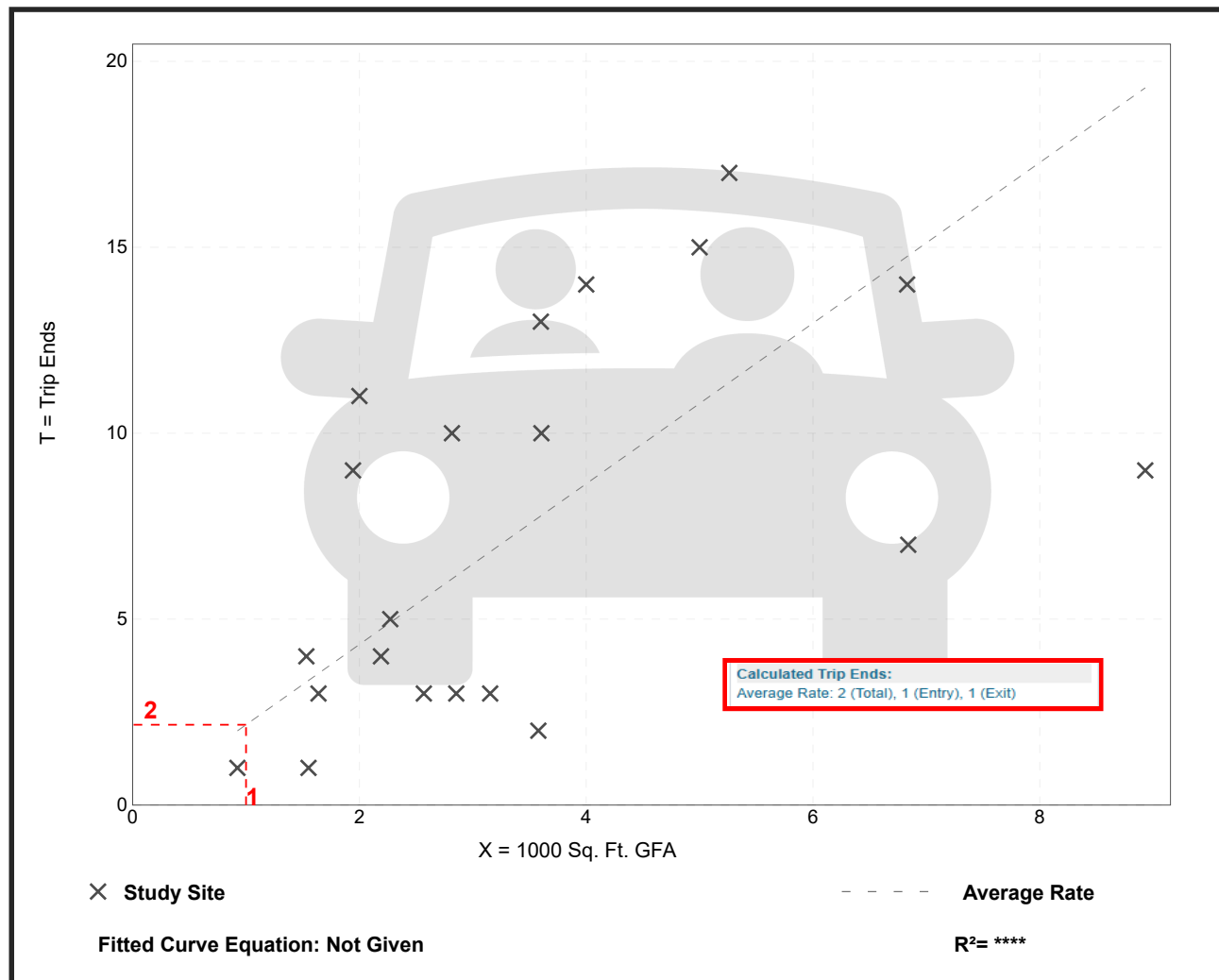
Setting/Location: General Urban/Suburban

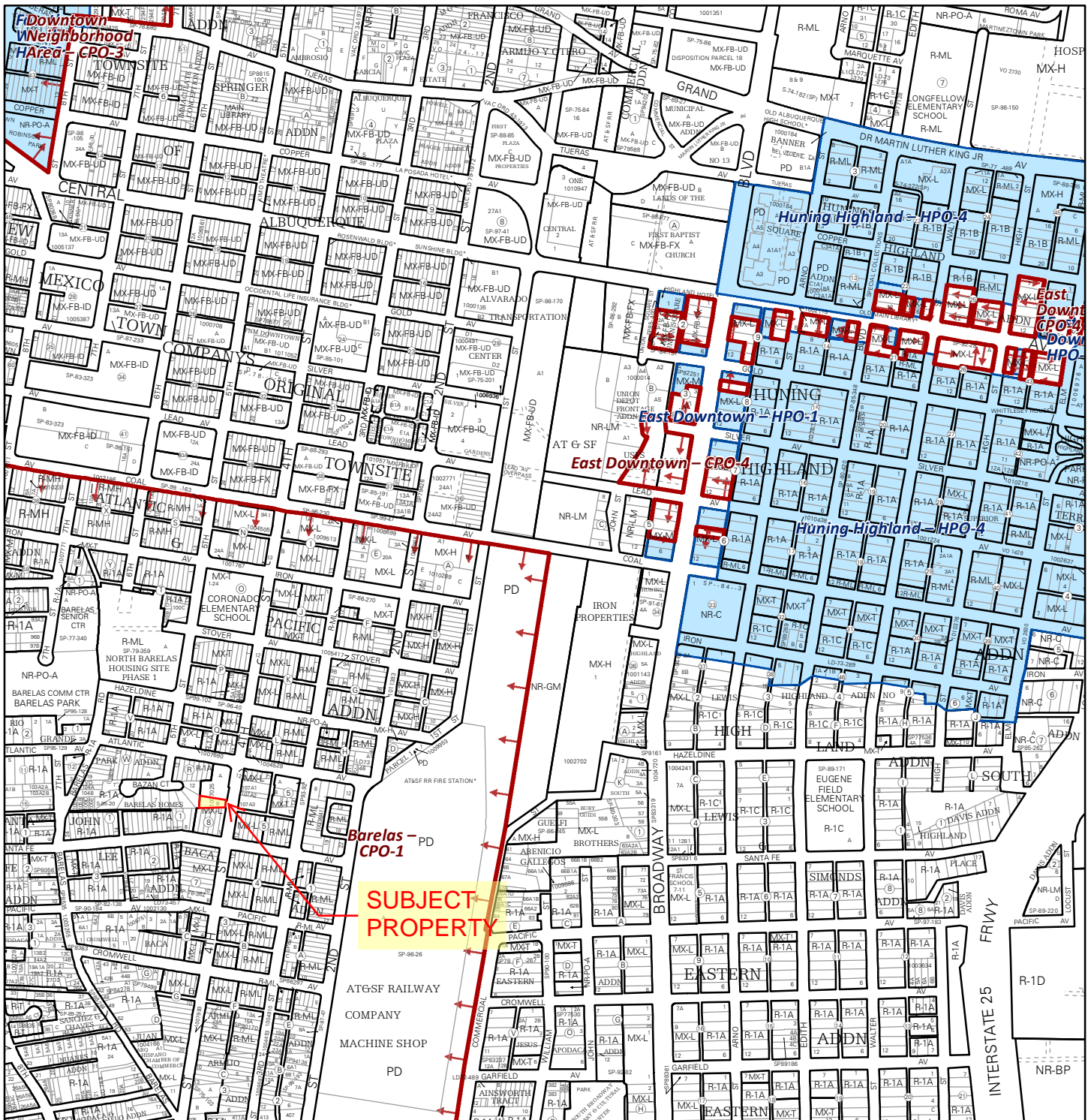
Number of Studies: 21
 Avg. 1000 Sq. Ft. GFA: 3
 Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 2.16 | 0.56 - 5.50 | 1.26 |


Data Plot and Equation





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:
K-14-Z

- Easement
- 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

Escarpment
 Petroglyph National Monument
 Gray Shading Represents Area Outside of the City Limits

Feet
 0 250 500 1,000

