City of Santa Fe, New Mexico

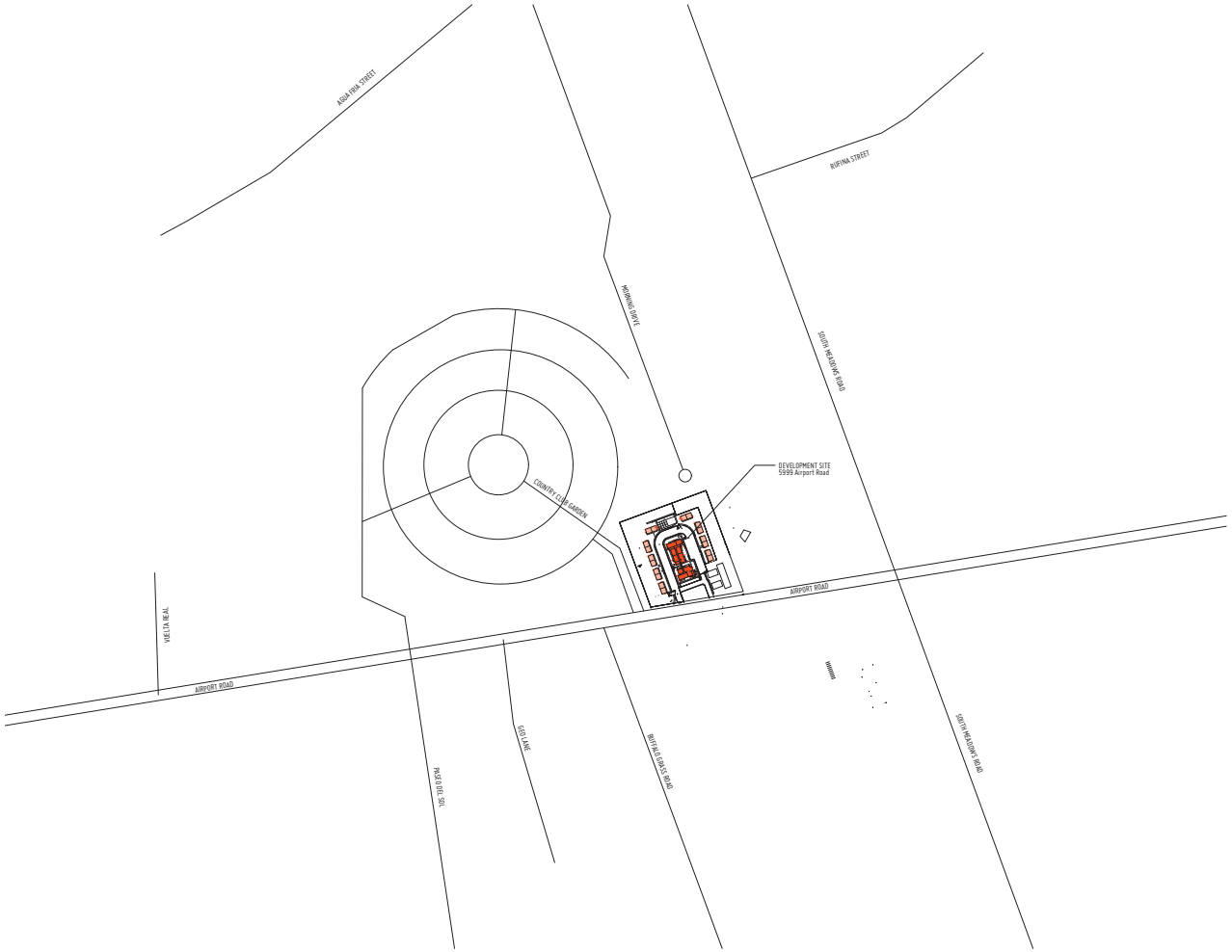
Case #2025-9707
5999 Airport Rd
Development Plan
Planning Commission
April 3rd, 2025

Exhibit D

Development Plan Sheets

1. Development Plan Sheets

COUNTRY CLUB
COUNTRY CLUB DEVELOPMENT PLAN, LUD CASE NUMBER
City of Santa Fe – Section 12, Township T16N , Range R8E



1 | AREA PLAN

DP_00 | ----

SCALE : 1" = 300'0

N

0 300'0 600'0

SCALE: 1" = 300'0

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CITY APPROVALS

APPROVAL BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____, 20____ AS CASE NUMBER _____

PLANNING COMMISSION CHAIRPERSON DATE

PLANNING COMMISSION SECRETARY DATE

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT

CITY PLANNER DATE

CITY ENGINEER FOR LAND USE DATE

STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION: 1 2 3 4

SHEET TITLE:
AREA PLAN

CONDITIONS OF APPROVAL

1. XXX

NOTES

1. DEVELOPMENT CONSTRUCTION PLAN DRAWINGS SUCH AS: ARCHITECTURAL ELEVATIONS, LIGHTING, CIVIL ENGINEERING.....ARE FILED IN THE MAP ROOM WITH THE CITY OF SANTA FE CASE #_____.

2. CITY OF SANTA FE DRAINAGE
   A. SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE AND EROSION/SEDIMENT CONTROL IMPROVEMENTS SHALL BE EXECUTED IN CONJUNCTION WITH THE CONSTRUCTION OF EACH SEGMENT OF ROADS AND UTILITIES. THESE IMPROVEMENTS SHALL BE COMPLETED AND INSPECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS
   B. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE HEREBY GRANTED THE RIGHT OF ACCESS AND THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM AL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

SHEETS

DP00	DEVELOPMENT AREA PLAN
DP000	DEVELOPMENT EXISTING CONDITIONS
DP01	DEVELOPMENT PLAN
V001	SITE SURVEY
V002	SITE TOPOGRAPHIC SURVEY
DP02	SITE OPEN SPACE AND CONSTRUCTION PHASING PLAN
DP03	PEDESTRIAN, BICYCLE AND VEHICULAR PLAN
A_091	SITE DETAILS
A_092	SITE DETAILS
FIRE 1	FIRE ONE PLAN
AA_201	EXTERIOR ELEVATIONS – BLDG TYPE A
AA_202	EXTERIOR ELEVATIONS – BLDG TYPE A
AB_201	EXTERIOR ELEVATIONS – BLDG TYPE B
C-100	CIVIL PLAN
C-101	SITE GRADING & DRAINAGE PLAN
C-102	SITE WET UTILITY PLAN
C-103	SITE POWER AND LIGHTING PLAN
C-104	SITE PHOTOMETRICS
C-105	TEMPORARY EROSION CONTROL PLAN
C-501	SITE CIVIL DETAILS
C-502	SITE CIVIL DETAILS
01	WATER PLAN
C-503	SITE CIVIL DETAILS
C-504	SITE CIVIL DETAILS
C-505	SITE CIVIL DETAILS
C-506	SITE CIVIL DETAILS
LI100	OVERALL IRRIGATION PLAN
LI101	PARTIAL IRRIGATION PLAN
LI102	PARTIAL IRRIGATION PLAN
LI103	PARTIAL IRRIGATION PLAN
LI104	PARTIAL IRRIGATION PLAN
LI501	LANDSCAPE DETAILS
LD101	SIGNIFICANT TREE SURVEY
LP101	LANDSCAPE PLAN
LP501	LANDSCAPE DETAILS
LP502	LANDSCAPE DETAILS
LP503	LANDSCAPE DETAILS
LP504	LANDSCAPE DETAILS

JURISDICTION:	**CITY OF SANTA FE**
PROJECT NAME:	**COUNTRY CLUB**
DRAWING TYPE:	**AREA PLAN**
DRAWING DATE:	**5 JANUARY 2025**
SHEET NUMBER:	**DP_00**

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD, ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 e-mail TOM@THOMASGIFFORD.COM

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DP_00

EXISTING CONDITIONS
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER
City of Santa Fe Section 12, Township T16N, Range R8E

1 | COUNTRY CLUB EXISTING CONDITIONS
DP_000 | ----

SCALE : 1" = 30'0

PROPERTY INFORMATION

ZONING:	R-29
OVERLAYS:	AIRPORT ROAD
HISTORIC STATUS:	NONE
NATIONAL REGISTRY:	NONE
LOT(S) SIZE:	5.89 ACRES
EXISTING STRUCTURE:	YES
EXISTING UTILITIES:	ADJACENT TO SITE, PNM ELECTRICAL, AND WATER AND NEW MEXICO GAS COMPANY NATURAL GAS. CITY OF SANTA FE WASTE WATER OFF-SITE TO NORTH
FLOOD ZONE:	X

LEGAL LOT INFORMATION

1. REFERENCE A WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT NO. 1994157
2. REFERENCE A PLAT OF SURVEY TITLED, "COUNTRY CLUB APARTMENTS, TRACT A&B, FHA PROJECT 3116-35132, 10002 AIRPORT ROAD, SANTA FE COUNTY, NEW MEXICO, DATED 4/2004 BY JOE ROELFSEN, NMLS 13610 AND FILED FOR RECORD IN THE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 557 PAGE 20 AS DOCUMENTED IN NO. 1323369.

SITE KEY:

- NEW BUILDING
- EX. BUILDING, RENOVATION
- EXISTING BUILDINGS

KEY NOTES:

1E PROPERTY LINE
2E ADJOINING PROPERTY
3E EXISTING UTILITY EASEMENT
4E EXISTING STREET
5E EXISTING ADJOINING RESIDENCES
6E EXISTING ADJOINING BUSINESS
7 NEW BUILDING
8 EX. BUILDING, RENOVATION
9 200'0 OFFSET

STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION: . . . .

SHEET TITLE: EXISTING CONDITIONS

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	COUNTRY CLUB
DRAWING TYPE:	EXISTING CONDITIONS
DRAWING DATE:	5 JANUARY 2025
SHEET NUMBER:	DP_000

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD ARCHITECT
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DP_000

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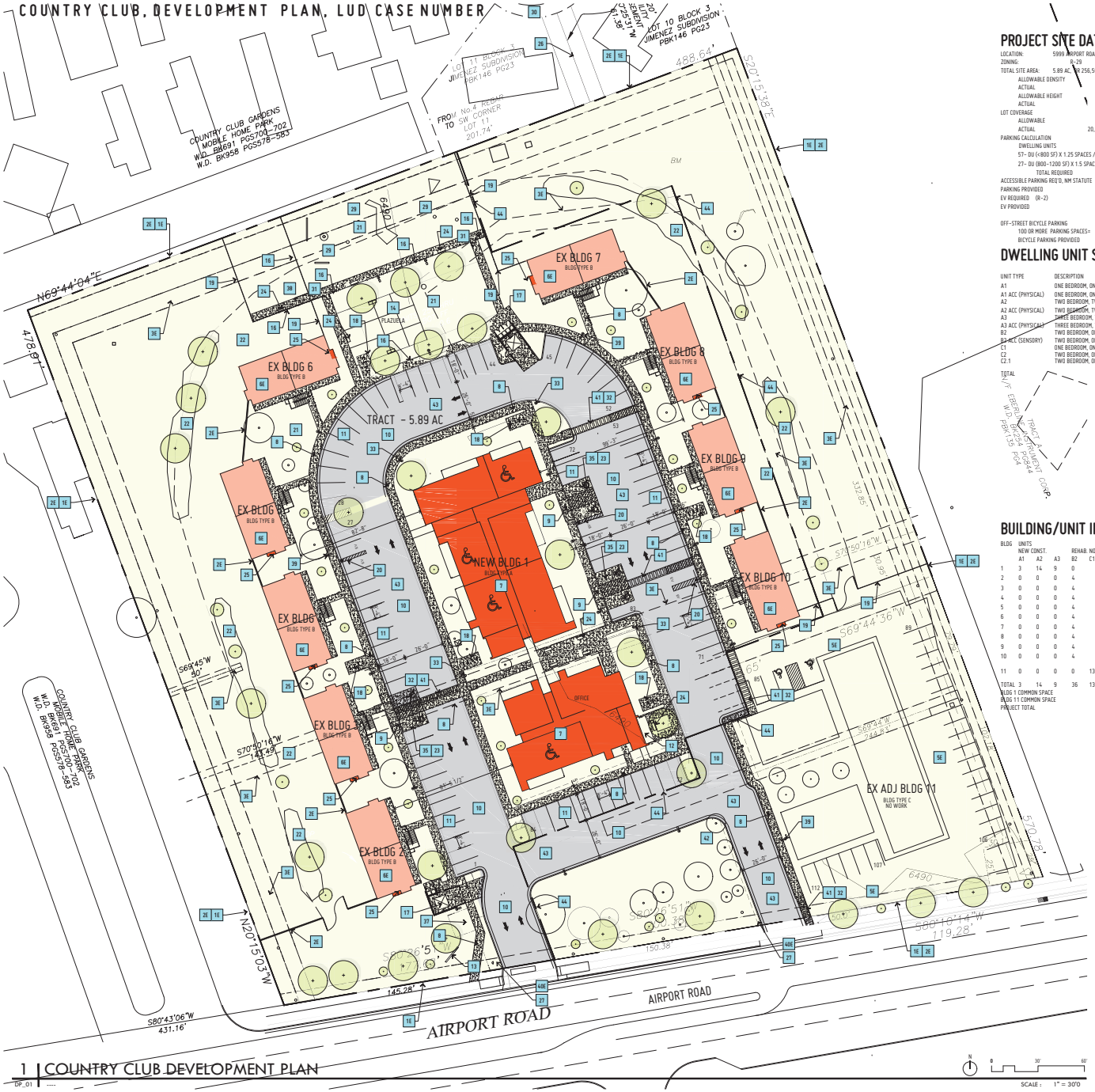

PROJECT SITE DATA

LOCATION:	5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505	
ZONING:	R-29	
TOTAL SITE AREA:	5.89 AC, OR 256,568.4 SF	
ALLOWABLE DENSITY		162 DWELLING UNITS
ACTUAL		84 DWELLING UNITS
ALLOWABLE HEIGHT		36'0
ACTUAL		35'10
LOT COVERAGE		
ALLOWABLE		40%
ACTUAL	20,454 SF/ 256568 SF	8%
PARKING CALCULATION		
DWELLING UNITS		84 DU
57- DU (<800 SF) X 1.25 SPACES / UNIT =		71.25 SPACE
27- DU (800-1200 SF) X 1.5 SPACES / UNIT =		40.5 SPACE
TOTAL REQUIRED		111.75 OR 112 SPACES
ACCESSIBLE PARKING REQ'D, NM STATUTE		8 VAN ACCESSIBLE
PARKING PROVIDED		112 + 104 REGULAR +8 ACCESSIBLE
EV REQUIRED (R-2)		5% OR 112 SPACES X.05 = 5.6
EV PROVIDED		6
OFF-STREET BICYCLE PARKING		
100 OR MORE PARKING SPACES=		12
BICYCLE PARKING PROVIDED		31

DWELLING UNIT SUMMARY

UNIT TYPE	DESCRIPTION	SIZE	QUANTITY
A1	ONE BEDROOM, ONE BATH	730 sf	2
A1 ACC (PHYSICAL)	ONE BEDROOM, ONE BATH	730 sf	1
A2	TWO BEDROOM, TWO BATH	857 sf	12
A2 ACC (PHYSICAL)	TWO BEDROOM, TWO BATH	857 sf	2
A3	THREE BEDROOM, TWO BATH	1152 sf	8
A3 ACC (PHYSICAL)	THREE BEDROOM, TWO BATH	1152 sf	1
B2	TWO BEDROOM, ONE BATH	747 sf	35
B2 ACC (SENSORY)	TWO BEDROOM, ONE BATH	747 sf	1
C1	ONE BEDROOM, ONE BATH (NO WORK)	586 sf	13
C2	TWO BEDROOM, ONE BATH (NO WORK)	826 sf	8
C2.1	TWO BEDROOM, ONE BATH (NO WORK)	867 sf	1
TOTAL			84

BUILDING/UNIT INFORMATION

BLDG	UNITS NEW CONST. A1	A2	A3	REHAB. NO WORK B2	C1	C2	C2.1	HEIGHT	SIZE
1	3	14	9	0				35'11	29,528 sf
2	0	0	0	4				23'6	3,456 sf
3	0	0	0	4				23'6	3,456 sf
4	0	0	0	4				23'6	3,456 sf
5	0	0	0	4				23'6	3,456 sf
6	0	0	0	4				23'6	3,456 sf
7	0	0	0	4				23'6	3,456 sf
8	0	0	0	4				23'6	3,456 sf
9	0	0	0	4				23'6	3,456 sf
10	0	0	0	4				23'6	3,456 sf
11	0	0	0	0	13	8	1	23'6	15,851 sf
TOTAL	3	14	9	36	13	8	1	84 UNITS	76,483 sf
BLDG 1 COMMON SPACE									7,625 sf
BLDG 11 COMMON SPACE									288 sf
PROJECT TOTAL									84,396 sf

LUD CASE NUMBER #___-_____

PURPOSE OF THE DEVELOPMENT PLAN:

THE PURPOSE OF THE DEVELOPMENT PLAN IS FOR THE APPROVAL OF 84 RESIDENTIAL UNITS (26 NEW, 36 RENOVATED, AND 22 NO WORK) RESIDENTIAL UNITS, COMMUNITY SPACES, AND ALL ASSOCIATED SITE WORK

GENERAL NOTES

A. THIS PROJECT WILL BE ONE PHASE PROJECT:
B. THIS PROJECT WILL COMPLY WITH 2010 AMERICAN DISABILITIES ACT (ADA) AND ANSI A117.1
C. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHT OF WAY AND / OR EASEMENTS WILL BE DESCRIBED ON THE SUBDIVISION PLAT AS ARE NOT AREAS, ALL AS INCLUDED HEREIN.
D. ALL BUILDINGS SHALL CONFORM TO THE INTENT OF THE DEVELOPMENT PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED BUILDING ENVELOPES, INCLUDING WALLS AND FENCES, SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
E. BUILDING SETBACK SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
F. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
G. THIS DEVELOPMENT LIES OUTSIDE OF THE HISTORIC DISTRICT.
H. THIS DEVELOPMENT LIES OUTSIDE OF THE ARCHAEOLOGICAL REVIEW DISTRICT.
I. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
J. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND USE DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
K. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
L. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1
M. AN APPROVED WATER SUPPLY FOR THE FIRE PROTECTION , EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS IFC 1412.1
N. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE SUCH INSPECTION.
O. THERE ARE NO LOCATIONS OF 30% OR GREATER SLOPE DISTURBANCE

ADA NOTES

ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANSI A117.1-2009 AND OR 2010 ADA REQUIREMENTS. SLOPES ALONG PATH OF TRAVEL SHALL NOT EXCEED 1/20 OR 5% SLOPE FOR SIDEWALKS AND ACCESS AISLES. CROSS SLOPES SHALL NOT EXCEED 1/48 OR 2% SLOPE FOR ANY ELEMENT INCLUDING SIDEWALKS, PATHS, RAMPS, AISLES, OR LANDINGS.

RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WITH ANSI A117.1-2009 REQUIREMENTS AND SHALL INCLUDE HANDRAILS, EDGE PROTECTION, AND LANDINGS AS REQUIRED BY THAT STANDARD.

ACCESSIBLE PATHS IN EXCESS OF 5% ARE CONSIDERED RAMPS AND SHALL MEET ALL REQUIREMENTS FOR RAMPS. IN NO CASE SHALL THE SLOPE OF A RAMP EXCEED 1/12 OR 8% SLOPE (BEST PRACTICE, NOT CODE, WOULD BE TO USE 1.5% FOR CROSS SLOPES AND 6.67% FOR RAMPS.

PARKING SPACES AND ACCESS AISLES ADJACENT TO PARKING SPACES SHALL BE LEVEL WITH A CROSS SLOPE NOT IN EXCESS OF 1/48 OR 2% SLOPE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ESTABLISHED GRADE POINTS AND FOR DESIGNING AND CONSTRUCTING PAVEMENT SECTIONS TO MEET SLOPE REQUIREMENTS AS ESTABLISHED ABOVE.

DETAILS OF RAMPS AND RUNS ARE APPROXIMATE AND ARE BASED ON OBSERVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COMPARING ACTUAL GRADES TO THE PROPOSED SCHEMATIC DESIGN. CONTRACTOR'S TEAM SHALL INFORM THE ARCHITECT OF DEVIATIONS AND SHALL COORDINATE REVISED RAMP AND ACCESS LAYOUTS AND ELEVATIONS WITH THE ARCHITECT.

SITE KEY

- BUILDINGS
- SITE
- EXISTING BUILDINGS, ADJOINING PROPERTIES
- CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE
- ASPHALT , SEE CIVIL
- COMMON RESIDENTIAL OPEN SPACE, SEE SHEET DP02
- CMU YARDWALL, SEE DETAIL
- PHYSICALLY ACCESSIBLE DWELLING UNIT
- HEARING/VISION ACCESSIBLE DWELLING UNIT
- ADA ACCESSIBLE PARKING SPACE
- NEW FIRE HYDRANT
- EV ELECTRICAL VEHICLE CHARGER
- NEW SITE LIGHT, POLE
- NEW PAD MOUND ELEC. TRANSFORMER

KEY NOTES

1E EXISTING PROPERTY LINE
2E EXISTING FENCE OR YARDWALL
3E EXISTING UTILITY EASEMENT
4E EXISTING ACCESS AND UTILITY EASEMENT
5E EXISTING ASPHALT DRIVE AND PARKING
6E EXISTING APARTMENT BUILDING, 2 STORY
7 NEW APARTMENT BUILDING, 3 STORY
8 CONCRETE SIDEWALK, 4'-7" SLOPE 5% MAX DIRECTION OF TRAVEL AND 2% CROSS SLOPE
9 ADA SIDEWALK RAMP, CONCRETE, W/ DETECTABLE WARNING, SEE DETAILS
10 VEHICLE ACCESS DRIVEWAY, ASPHALT, WITH VARIES SEE DIMENSIONS
11 PARKING AREA, ASPHALT, PAINTED LINES, SEE CIVIL
12 USPS MAIL AND PARCEL BOX
13 MONUMENT SIGN, "COUNTRY CLUB APARTMENTS" HUD SYMBOL, SEE DETAIL 10/A_091
14 PLAZUELA
15 YARDWALL, 6'0 H, MASONRY, STUCCO , SEE DETAIL 9/A_091
16 FENCE, 3'6 H. METAL, SEE DETAIL 8/A_092
17 TRASH AND RECYCLING ENCLOSURE, 6'0 H. MASONRY, STUCCO, SEE 1/A_091
18 BIKE RACK, SEE DETAIL 7/A_091
19 CONCRETE WHEEL STOP, SPIKE TO PAVING
20 EV CHARGER, PARKING W/ BOLLARD, STRIPPING, AND SIGNAGE, SEE DET. 12/A_092 & 9/A_092
21 OPEN SPACE, SEE SHT DP02 FOR ALL REQUIREMENTS
22 PONDING AREA, SEE CIVIL FOR ALL REQUIREMENTS
23 ADA PARKING SIGNAGE, SEE DETAIL 11/A_092
24 BENCH, ADA ACCESSIBLE SEE DETAIL 10/A_092
25 FIRE RISER ROOM W/ FIRE DEPARTMENT CONNECTION
26 REPAIR WOOD FENCE, LANDSCAPE @ NEW OFF-SITE UTILITY WORK
27 STOP SIGN
28 SIDEWALK CULVERT, CONCRETE, WITH METAL TURN-PLATE COVER
29 CHILDREN'S PLAY EQUIPMENT, SEE LANDSCAPE PLAN FOR DETAILS. CONFIRM SAFETY CLEARANCE DISTANCES PRIOR TO INSTALL
30 REPAIR CONCRETE CURB AND STREET AT NEW OFF-SITE UTILITY
31 PLAY AREA SIGN WARNING - "USING PLAY AREA IS AT ONE'S OWN RISK", SEE DETAIL 6/A_092
32 CONCRETE CROSS WALK TO MEET ALL ACCESSIBILITY REQUIREMENTS
33 FIRE HYDRANT
34 CONCRETE RAMP 1:12
35 ACCESSIBLE PARKING, CONCRETE, 2% MAX. SLOPE ANY DIRECTION, ACC. SYMBOL , "NO PARKING" , AND DIAGONAL STRIPING
36 CONCRETE CURB
37 WATER SERVICE HOT BOX
38 PET WASTE STATION, SEE DETAIL 5/A_092
39 LIGHT POLE
40 STORMWATER PONDING, SEE CIVIL
41 PEDESTRIAN ROAD CROSSING, STRIPPING, THERMO PLASTIC
42 FIRE DEPARTMENT, BUILDING AND UNIT IDENTIFICATION SIGNAGE
43 PROPOSED EASEMENT
44 LEASE LINE
45
46

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	COUNTRY CLUB
DRAWING TYPE:	DEVELOPMENT PLAN
DRAWING DATE:	5 JANUARY 2025
SHEET NUMBER:	DP_01

STATE OF NEW MEXICO — THOMAS GIFFORD — 17870 — REGISTERED ARCHITECT — 11.5.25

DATE: 5 JAN 2025
REVISION:

SHEET TITLE: DEVELOPMENT PLAN

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
SANTA FE CIVIC HOUSING AUTHORITY
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

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DP_01

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

LEGEND/PLAT REFERENCE

1) REFERENCE A WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT No.1994157

2) REFERENCE A PLAT OF SURVEY ENTITLED, "COUNTRY CLUB APARTMENTS, TRACTS A & B, F.H.A. PROJECT #116-35132, 1002 AIRPORT ROAD, SANTA FE COUNTY, NEW MEXICO," DATED 04/2004 BY JOE KOELFGEN, N.M.L.S. 13610 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 557 PAGE 20 AS DOCUMENT No.1323369

3) REFERENCE A PLAT OF SURVEY ENTITLED, "LANDS SURVEYED FOR MAURICE R. AND PAULA E. MCDONALD, COUNTRY CLUB APARTMENTS-1022 AIRPORT ROAD, SANTA FE COUNTY, NEW MEXICO," DATED 04-05-94 BY GUY D. HAYDEN, N.M.L.S.4070 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 274 PAGE 12 AS INSTRUMENT No.862566

- MONUMENT FOUND AND USED, AS NOTED
- COMPUTED POINT
- CONTROL MONUMENT, H & V
- UTILITY POLE, OVERHEAD UTILITY LINES, (OHUL) AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- WATER METER
- UTILITY PANEL, 4 ELEC METERS
- 4 GAS CONNECTS
- WATER VALVE
- SEWER MANHOLE COVER
- UTILITY PANEL OR BOX
- WATER SPIGOT
- CLEAN OUT
- EVERGREEN - EIGHT FEET OR GREATER IN HEIGHT
- DECIDUIOUS TREE - 6IN CALIPER OR GREATER

SCnG STANDARD CURB AND GUTTER
RCnG ROLL DOWN CURB AND GUTTER
5050 SPOT ELEVATION
AE ACCESS EASEMENT
UE UTILITY EASEMENT

SURVEYORS NOTES:

BASIS OF BEARING IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE NOTED HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.

BEARINGS ARE NM STATE PLANE CENTRAL ZONE - NAD83 DISTANCES ARE GROUND, ELEVATIONS BASED ON NAVD88 DATUM

BENCHMARK FOR THE SITE IS THE TOP OF A ALUMINUM CAPPED REBAR "13054" HAVING A ELEVATION OF 6492.70, BASED ON NAVD88 DATUM

SEE SHEET 1 OF 2 FOR BOUNDARY DATA

SEE SHEET 2 OF 2 FOR TOPOGRAPHIC MAPPING, TREE LOCATIONS, UNDERGROUND UTILITY LOCATES, PARKING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, EFFECTIVE 07/24/16. IMPROVEMENTS CURRENT AS OF THE DATE OF THIS SURVEY.

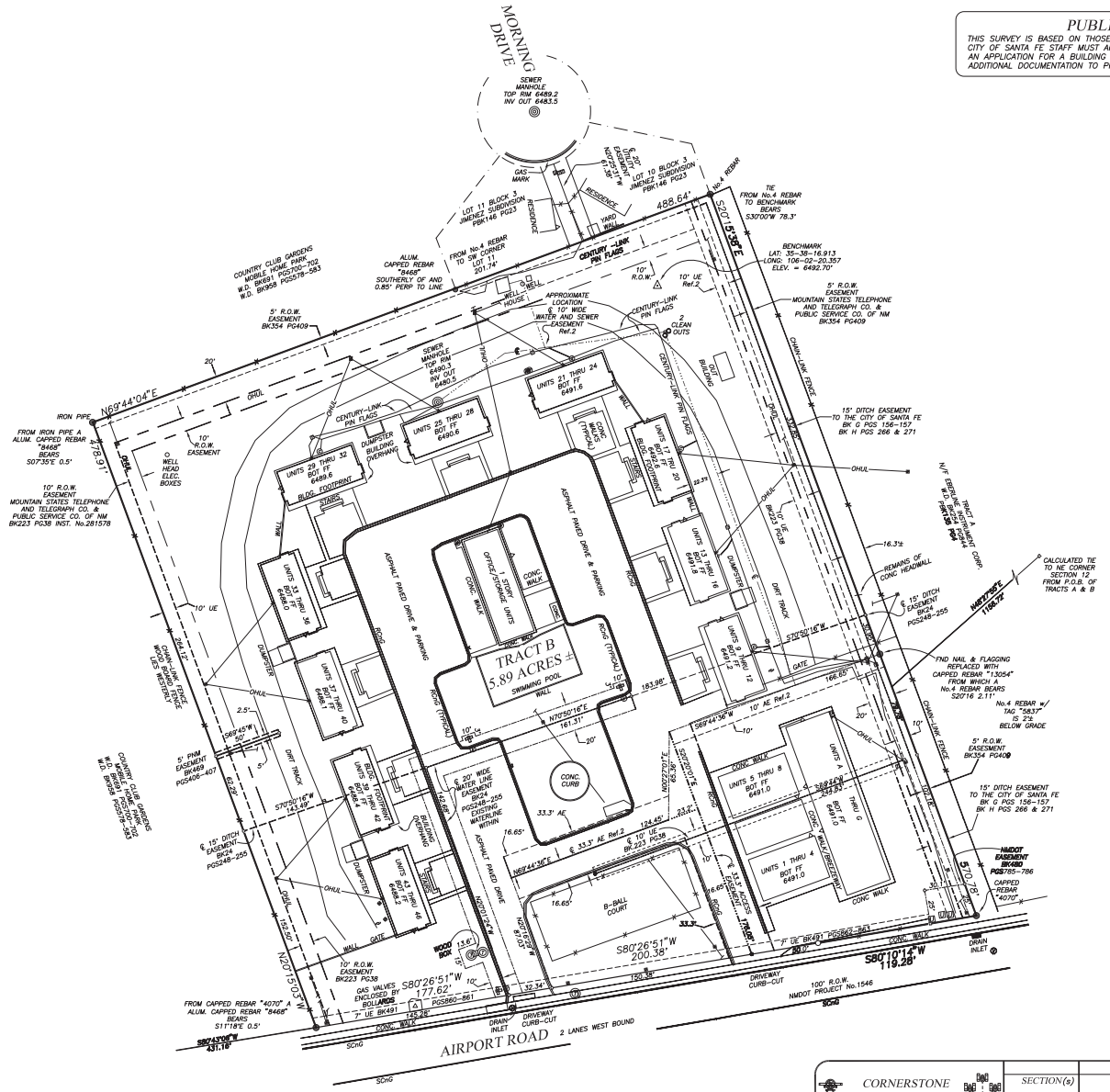
THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OF LAND AND IS NOT A LAND DIVISION, OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

PRELIMINARY - FOR REVIEW ONLY

01-06-2025

JEFFERY L. LUDWIG N.M.L.S. 13054 DATE

11-13-2024
09-16-2024


MORNING DRIVE
SEWER MANHOLE TOP RIM 6489.2 INV OUT 6483.5
GAS MARK
LOT 11 BLOCK 3 JIMENEZ SUBDIVISION PBK146 PG23
LOT 10 BLOCK 3 JIMENEZ SUBDIVISION PBK146 PG23
RESIDENCE
YARD WALL
WELL HOUSE
APPROXIMATE LOCATION & 10' WIDE WATER AND SEWER EASEMENT Ref.2
CENTURY-LINK PIN FLAGS
2 CLEAN OUTS
OUT BUILDING
CHAIN-LINK FENCE
488.64'
S00°15'35"E
TIE FROM No.4 REBAR TO BENCHMARK BEARS S30°00'W 78.3'
BENCHMARK LAT: 35-38-16.913 -LONG: 106-02-20.357 ELEV. = 6492.70'
5' R.O.W. EASEMENT MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. & PUBLIC SERVICE CO. OF NM BK354 PG409
15' DITCH EASEMENT TO THE CITY OF SANTA FE BK G PGS 156-157 BK H PGS 266 & 271
N/F EBERLINE INC TRACT A MERIT CORP W.D. BK359 PG944 PGS700-702
CALCULATED TIE TO NE CORNER SECTION 12 FROM P.O.B. OF TRACTS A & B
N65°17'50"E 1109.72'
FND NAIL & FLAGGING REPLACED WITH CAPPED REBAR "13054" FROM WHICH A No.4 REBAR BEARS S20°16 2.11' BELOW GRADE
No.4 REBAR W/ TAG "5837" IS 2'± BELOW GRADE
5' R.O.W. EASEMENT BK354 PG409
15' DITCH EASEMENT TO THE CITY OF SANTA FE BK G PGS 156-157 BK H PGS 266 & 271
NMDOT EASEMENT BK480 PGS785-786
CAPPED REBAR "4070"
S70.75'
S80°10'14"W 119.28'
DRAIN INLET
100' R.O.W. NMDOT PROJECT No.1546
AIRPORT ROAD 2 LANES WEST BOUND
DRIVEWAY CURB-CUT
CONC. WALK
SCnG
FROM CAPPED REBAR "4070" ALUM. CAPPED REBAR "8468" BEARS S11°18'E 0.5'
S80°43'08"W 431.16'
N20°15'04"W 150.00'
S80°26'51"W 177.62'
GAS VALVES ENCLOSED BY BOLLARDS
7' UE BK491 145.28'
10' R.O.W. EASEMENT BK223 PG38
WOOD BOX
WALL
GATE
S80°26'51"W 200.38'
F UE BK491 PGS862-863
50.0'
150.38'
12.34'
13.6'
15'
10'
TRACT B 5.89 ACRES ±
SWIMMING POOL
ASPHALT PAVED DRIVE & PARKING
CONC. WALK
CONC. CURB
OFFICE/STORAGE UNITS
STOOP
UNITS 1 THRU 4 BOT FF 6491.0
UNITS 5 THRU 8 BOT FF 6491.0
UNITS A THRU G BOT FF 6491.0
UNITS 9 THRU 12 BOT FF 6491.0
UNITS 13 THRU 16 BOT FF 6491.0
UNITS 17 THRU 20 BOT FF 6491.0
UNITS 21 THRU 24 BOT FF 6491.6
UNITS 25 THRU 28 BOT FF 6490.6
UNITS 29 THRU 32 BOT FF 6488.6
UNITS 33 THRU 36 BOT FF 6488.0
UNITS 37 THRU 40 BOT FF 6488.2
UNITS 41 THRU 42 BOT FF 6488.4
UNITS 43 THRU 46 BOT FF 6488.2
BLDG. FOOTPRINT
STAIRS
DUMPSTER
DUMPSTER BUILDING OVERHANG
DIRT TRACK
ROAD
ROAD TYPICAL
RCnG
10' UE
10' R.O.W. EASEMENT
WELL HEAD ELEC. BOXES
IRON PIPE
FROM IRON PIPE A ALUM. CAPPED REBAR "8468" BEARS S07°35'E 0.5'
10' R.O.W. EASEMENT MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. & PUBLIC SERVICE CO. OF NM BK223 PG38 INST. No.281578
N69°44'04"E 778.31'
CHAIN-LINK FENCE OVER PUBLIC WESTERN
254.12'
5' PNM EASEMENT BK469 PGS406-407
S69°45'W 50'
63.89'
S70°50'16"W 143.49'
15' DITCH EASEMENT BK24 PGS248-255
COUNTRY CLUB GARDENS MOBILE HOME PARK W.D. BK359 PGS700-702 W.D. BK359 PGS578-583
ALUM. CAPPED REBAR "8468" SOUTHERLY OF AND 0.85' PERP TO LINE
FROM No.4 REBAR TO SW CORNER LOT 11 201.74'
COUNTRY CLUB GARDENS MOBILE HOME PARK W.D. BK359 PGS700-702 W.D. BK359 PGS578-583
5' R.O.W. EASEMENT BK354 PG409
20'
OHUL
10' R.O.W. EASEMENT
CENTURY-LINK PIN FLAGS
SEWER MANHOLE TOP RIM 6490.1 INV OUT 6480.5
TYPICAL
CONC. (TYPICAL)
WALL
RAMP
10' AE Ref.2
N75°50'16"E 161.31'
183.98'
166.65'
S72°50'16"W
DIRT TRACK
10' BK223 PG38
REMAINS OF CONC HEADWALL
16.3'±
N72°50'16"E
10' UE
S69°44'36"W
CONC. WALK
UNITS A THRU G BOT FF 6491.0
334.93'
N22°27'01"E 82.93'
ROOF
OVERHANG
20' WIDE WATER LINE EASEMENT BK24 PGS248-255 EXISTING WATERLINE WITHIN
CONC. CURB
33.3' AE
33.3' AE Ref.2
124.45'
16.65'
10' UE BK223 PG38
N69°44'36"E
B-BALL COURT
S80°26'51"W 200.38'
F UE BK491 PGS862-863
CONC. WALK
UNITS 1 THRU 4 BOT FF 6491.0
CONC. WALK/BREEZEWAY
UNITS 5 THRU 8

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

LEGEND/PLAT REFERENCE

1) REFERENCE A WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT No.1994157

2) REFERENCE A PLAT OF SURVEY ENTITLED, "COUNTRY CLUB APARTMENTS, TRACTS A & B, F.H.A. PROJECT #116-35132, 1002 AIRPORT ROAD, SANTA FE COUNTY, NEW MEXICO," DATED 04/2004 BY JOE KOELFGEN, N.M.L.S. 13610 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 557 PAGE 20 AS DOCUMENT No.1323369

3) REFERENCE A PLAT OF SURVEY ENTITLED, "LANDS SURVEYED FOR MAURICE R. AND PAULA E. MCDONALD, COUNTRY CLUB APARTMENTS-1022 AIRPORT ROAD, SANTA FE COUNTY, NEW MEXICO," DATED 04-05-94 BY GUY D. HAYDEN, N.M.L.S.4070 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 274 PAGE 12 AS INSTRUMENT No.862566

- MONUMENT FOUND AND USED, AS NOTED
- COMPUTED POINT
- CONTROL MONUMENT, H & V
- OHUL — UTILITY POLE, OVERHEAD UTILITY LINES, (OHUL) AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- WATER METER
- UTILITY PANEL, 4 ELEC METERS
- 4 GAS CONNECTS
- WATER VALVE
- SEWER MANHOLE COVER
- UTILITY PANEL OR BOX
- WATER SPIGOT
- CLEAN OUT
- EVERGREEN - EIGHT FEET OR GREATER IN HEIGHT
- DECIDUIOUS TREE - 6IN CALIPER OR GREATER
- SCnG — STANDARD CURB AND GUTTER
- RCnG — ROLL DOWN CURB AND GUTTER
- 5050 — SPOT ELEVATION
- AE — ACCESS EASEMENT
- UE — UTILITY EASEMENT

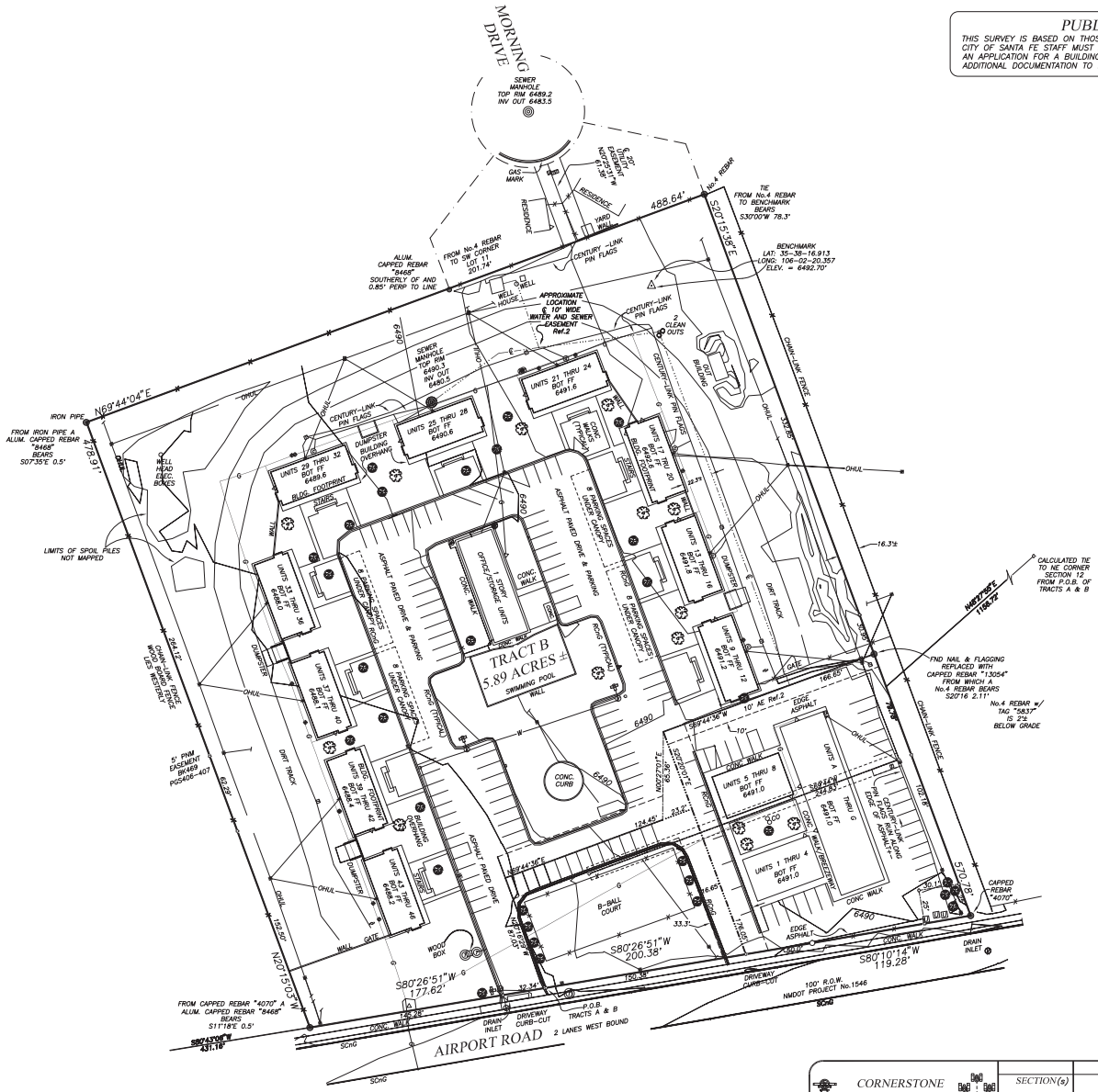
SURVEYORS NOTES:

BASIS OF BEARING IS GEODETIC AZIMUTH BASED ON GPS OBSERVATIONS. ANY MONUMENTED LINE NOTED HEREON MAY BE UTILIZED AS A LOCAL BASIS OF BEARINGS.

BEARINGS ARE NM STATE PLANE CENTRAL ZONE - NAD83 DISTANCES ARE GROUND, ELEVATIONS BASED ON NAVD88 DATUM

BENCHMARK FOR THE SITE IS THE TOP OF A ALUMINUM CAPPED REBAR "13054" HAVING A ELEVATION OF 6492.70, BASED ON NAVD88 DATUM

SEE SHEET 1 OF 2 FOR BOUNDARY/SITE DATA



N

W E

S

SCALE 1" = 40'

40' 0 40'

CONTOUR INTERVAL = 1'

TOPOGRAPHIC CERTIFICATE

AI HEREBY CERTIFY THAT THE TOPOGRAPHIC MAPPING AS SHOWN HEREON DOES REPRESENT A TOPOGRAPHIC SURVEY COMPLETED BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, EFFECTIVE 07/24/2016. FIELD WORK COMPLETED IN 11-2024

PRELIMINARY - FOR REVIEW ONLY

01/06/2025

JEFFERY L. LUDWIG N.M.L.S. 13054 DATE

V_002

INDEXING INFORMATION FOR COUNTY CLERK

CORNERSTONE LAND SURVEYING
JEFFERY L. LUDWIG
N.M.L.S. No.13054
nmls@cnsp.net
505-690-7010 CELL
505-471-5477 OFFICE
P.O. BOX 8348
SANTA FE, NEW MEXICO
87504

TRANSIT GPS

SECTION(s)	12
TOWNSHIP	T-16-N
RANGE	R-8-E
GRANT	N/A
N.M.P.M.	

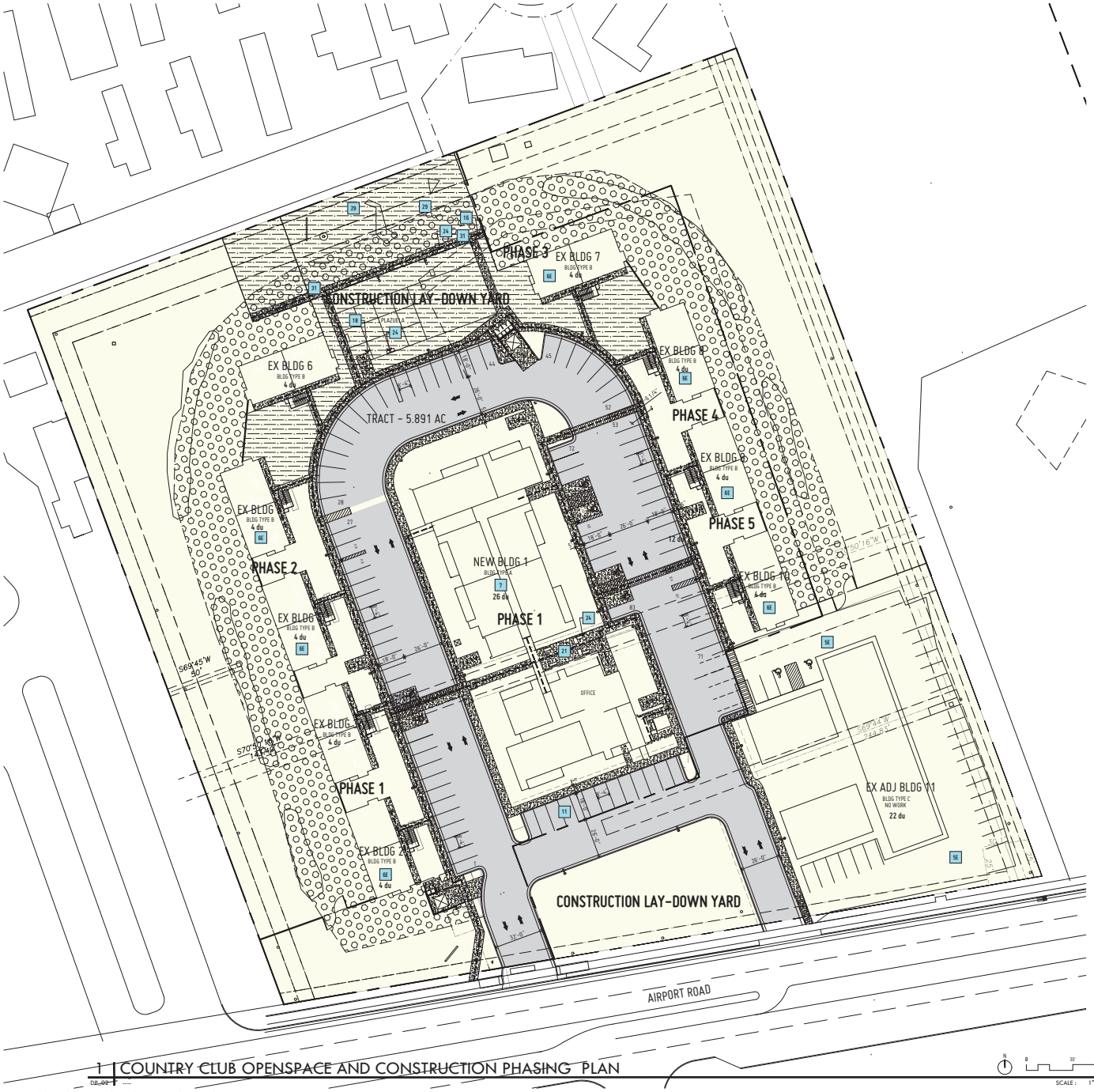
TOPOGRAPHIC SURVEY PLAT PREPARED FOR

SANTA FE CIVIC HOUSING AUTHORITY

OF

TRACT B
COUNTRY CLUB APARTMENTS
5999 AIRPORT ROAD
CITY AND COUNTY OF SANTA FE , NEW MEXICO

SHEET 2 OF 2	
SCALE	1" = 40'
DATE	01/06/25
DRAWN-BY	LUDY
CHECKED-BY	LUDY
PROJECT No.	CCAPTS BT



1 COUNTRY CLUB OPENSPACE AND CONSTRUCTION PHASING PLAN

DP_02

SCALE: 1" = 30'0

FILENAME: d:\0projects\2011_sfcha_cc\3_CAD\04_architecture\001_sheets\2011_DP02.dwg

CONSTRUCTION PHASING KEY

FOR DEVELOPMENT PLAN PURPOSES THIS IS A SINGLE PHASE DEVELOPMENT PLAN PROJECT BUT FOR CONSTRUCTION PURPOSES IT WILL WILL HAVE 6 PHASES

- BUILDINGS
- RESIDENTIAL COMMON OPEN SPACE
- EXTENT OF PREVIOUSLY DISTURBED AREA. THIS AREA TO BE USED FOR CONSTRUCTION STORAGE, TEMPORARY PARKING, AND CONSTRUCTION ACCESS

CONSTRUCTION PHASING PLAN

1. SITE WORK- ALL ROADS (TO BE ALL WEATHER AND RATED TO 75,000 LBS), WATER UTILITIES AND STORM SYSTEM/WATER DETENTION
2. BUILDING CONSTRUCTION PHASING
   - PHASE ONE- 4 RENOVATION UNITS + NEW BUILDING,26 NEW UNITS COMPLETE PAVING AND PARKING
   - PHASE TWO- 8 RENOVATION UNITS
   - PHASE THREE- 8 RENOVATION UNITS
   - PHASE FOUR- 8 RENOVATION UNITS
   - PHASE FIVE- 8 RENOVATION UNITS

OPEN SPACE

- RESIDENTIAL COMMON OPEN SPACE

CITY OF SANTA FE RESIDENTIAL OPEN SPACE		
REQUIRED	84 DU X 250 SF =	0.48 AC OR 21,000 SF TOTAL
PROVIDED		23,000 SF

KEY NOTES

1E	EXISTING PROPERTY LINE
2E	EXISTING FENCE OR YARDWALL
3E	EXISTING UTILITY EASEMENT
4E	EXISTING ACCESS AND UTILITY EASEMENT
5E	EXISTING ASPHALT DRIVE AND PARKING
6E	EXISTING APARTMENT BUILDING, 2 STORY
7	NEW APARTMENT BUILDING, 3 STORY
8	CONCRETE SIDEWALK, 4" T. SLOPE 5% MAX. DIRECTION OF TRAVEL AND 2% CROSS SLOPE
9	ADA SIDEWALK RAMP, CONCRETE, W/ DETECTABLE WARNING, SEE DETAILS
10	VEHICLE ACCESS DRIVEWAY, ASPHALT, WITH VARIES SEE DIMENSIONS
11	PARKING AREA, ASPHALT, PAINTED LINES, SEE CIVIL
12	USPS MAIL AND PARCEL BOX, SEE DETAILS
13	MONUMENT SIGN, "COUNTRY CLUB APARTMENTS" HUD SYMBOL, SEE DETAIL X/A_091
14	PLAZUELA
15	YARDWALL, 6'0 H, MASONRY, STUCCO , SEE DETAILS
16	FENCE, 3'6 H. METAL, SEE DETAIL 13/DP0004
17	TRASH AND RECYCLING ENCLOSURE, 6'0 H. MASONRY, STUCCO
18	BIKE RACK, SEE DETAIL 7/A0091
19	CONCRETE WHEEL STOP, SPIKE TO PAVING
20	EV CHARGER, PARKING W/ BOLLARD, STRIPPING, AND SIGNAGE
21	OPEN SPACE, SEE SHT DP02 FOR ALL REQUIREMENTS
22	PONDING AREA, SEE CIVIL FOR ALL REQUIREMENTS
23	ADA PARKING SIGNAGE, SEE DETAIL 13/A091
24	BENCH, ADA ACCESSIBLE SEE DETAIL X/A_091
25	FIRE RISER ROOM W/ FIRE DEPARTMENT CONNECTION
26	REPAIR FENCE, LANDSCAPE @ NEW OFF-SITE UTILITY WORK
27	STOP SIGN
28	SIDEWALK CULVERT, CONCRETE, WITH METAL TURN-PLATE COVER
29	CHILDREN'S PLAY EQUIPMENT, SEE LANDSCAPE PLAN FOR DETAILS. CONFIRM SAFETY CLEARANCE DISTANCES PRIOR TO INSTALL
30	REPAIR CONCRETE CURB AND STREET AT NEW OFF-SITE UTILITY
31	PLAY AREA SIGN WARNING - "USING PLAY AREA IS AT ONE'S OWN RISK". SEE X/A093
32	CONCRETE CROSS WALK
33	FIRE HYDRANT
34	CONCRETE RAMP 1:12
35	ADA PARKING, CONCRETE, 2% MAX. SLOPE ANY DIRECTION, ADA SYMBOL, "NO PARKING", AND DIAGONAL STRIPING
36	CONCRETE CURB
37	WATER SERVICE HOT BOX
38	PET WASTE STATION
39	LIGHT POLE
40	STORMWATER PONDING, SEE CIVIL
41	PEDESTRIAN ROAD CROSSING, STRIPPING, THERMO PLASTIC
42	FIRE DEPARTMENT, BUILDING AND UNIT IDENTIFICATION SIGNAGE
43	PROPOSED EASEMENT
44	PROPOSED PROPERTY LINE
45	
46	

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 10463
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION:

SHEET TITLE:
OPEN SPACE AND CONSTRUCTION PHASING PLAN

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: COUNTRY CLUB
DRAWING TYPE: OPEN SPACE / CONST. PHASING
DRAWING DATE: 5 JANUARY 2025
SHEET NUMBER: DP_02

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

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1 | COUNTRY CLUB VEHICULAR, BICYCLE AND PEDESTRIAN

SCALE : 1" = 30'0

DP_03 | ----

FILENAME: d:\0projects\2011_sfcho_cc\3_CAD\04_architecture\001_sheets\2011_DP03.dwg

P,B & R KEY:

- NEW BUILDINGS
- EXISTING BUILDINGS
- NEW CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE
- NEW ASPHALT , SEE CIVIL
- CITY OF SANTA FE BIKE LANE OR SHOULDER
- ADA ACCESSIBLE ROUTE
- NEW ADA ACCESSIBLE PARKING SPACE
- NEW SITE LIGHTING
- TWO WAY VEHICULAR

P,B & R KEY NOTES:

1E	EXISTING PROPERTY LINE
2E	EXISTING FENCE OR YARDWALL
5E	EXISTING ASPHALT DRIVE AND PARKING
6E	EXISTING APARTMENT BUILDING, 2 STORY
7	NEW APARTMENT BUILDING, 3 STORY
8	CONCRETE SIDEWALK, 4" T. SLOPE 5% MAX. DIRECTION OF TRAVEL AND 2% CROSS SLOPE
9	ADA SIDEWALK RAMP, CONCRETE, W/ DETECTABLE WARNING, SEE DETAILS
10	VEHICLE ACCESS DRIVEWAY, ASPHALT, WITH VARIES SEE DIMENSIONS
11	PARKING AREA, ASPHALT, PAINTED LINES, SEE CIVIL
14	PLAZUELA
18	FENCE, 3'6 H. METAL, SEE DETAIL 13/DP0004
18	BIKE RACK, SEE DETAIL 7/A0091
19	CONCRETE WHEEL STOP, SPIKE TO PAVING
20	EV CHARGER, PARKING W/ BOLLARD, STRIPPING, AND SIGNAGE
21	OPEN SPACE, SEE SHT DP02 FOR ALL REQUIREMENTS
23	ADA PARKING SIGNAGE, SEE DETAIL 13/A091
24	BENCH, ADA ACCESSIBLE SEE DETAIL X/A_091
27	STOP SIGN
29	CHILDREN'S PLAY EQUIPMENT, SEE LANDSCAPE PLAN FOR DETAILS. CONFIRM SAFETY CLEARANCE DISTANCES PRIOR TO INSTALL
31	PLAY AREA SIGN WARNING – "USING PLAY AREA IS AT ONE'S OWN RISK". SEE X/A093
32	CONCRETE CROSS WALK
34	CONCRETE RAMP 1:12
35	ADA PARKING, CONCRETE, 2% MAX. SLOPE ANY DIRECTION, ADA SYMBOL, "NO PARKING", AND DIAGONAL STRIPING
38	PET WASTE STATION
39	LIGHT POLE
41	PEDESTRIAN ROAD CROSSING, STRIPPING, THERMO PLASTIC

ADA NOTES:

ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANSI A117.1-2009 AND OR 2010 ADA REQUIREMENTS. SLOPES ALONG PATH OF TRAVEL SHALL NOT EXCEED 1/20 OR 5% SLOPE FOR SIDEWALKS AND ACCESS AISLES. CROSS SLOPES SHALL NOT EXCEED 1/48 OR 2% SLOPE FOR ANY ELEMENT INCLUDING SIDEWALKS, PATHS, RAMPS, AISLES, OR LANDINGS.

RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WITH ANSI A117.1-2009 REQUIREMENTS AND SHALL INCLUDE HANDRAILS, EDGE PROTECTION, AND LANDINGS AS REQUIRED BY THAT STANDARD.

ACCESSIBLE PATHS IN EXCESS OF 5% ARE CONSIDERED RAMPS AND SHALL MEET ALL REQUIREMENTS FOR RAMPS. IN NO CASE SHALL THE SLOPE OF A RAMP EXCEED 1/12 OR 8% SLOPE (BEST PRACTICE, NOT CODE, WOULD BE TO USE 1.5% FOR CROSS SLOPES AND 6.67% FRO RAMPS.

PARKING SPACES AND ACCESS AISLES ADJACENT TO PARKING SPACES SHALL BE LEVEL WITH A CROSS SLOPE NOT IN EXCESS OF 1/48 OR 2% SLOPE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ESTABLISHED GRADE POINTS AND FOR DESIGNING AND CONSTRUCTING PAVEMENT SECTIONS TO MEET SLOPE REQUIREMENTS AS ESTABLISHED ABOVE.

DETAILS OF RAMPS AND RUNS ARE APPROXIMATE AND ARE BASED ON OBSERVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COMPARING ACTUAL GRADES TO THE PROPOSED SCHEMATIC DESIGN. CONTRACTOR'S TEAM SHALL INFORM THE ARCHITECT OF DEVIATIONS AND SHALL COORDINATE REVISED RAMP AND ACCESS LAYOUTS AND ELEVATIONS WITH THE ARCHITECT.

STATE OF NEW MEXICO
THOMAS GIFFORD
NM 10463
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION:

SHEET TITLE:
VEHICLE, BIKE AND PEDESTRIAN

JURISDICTION:	CITY OF SANTA FE
PROJECT NAME:	COUNTRY CLUB
DRAWING TYPE:	VEHICULAR, BIKE AND PED PLAN
DRAWING DATE:	1 JANUARY 2025
SHEET NUMBER:	DP_03

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
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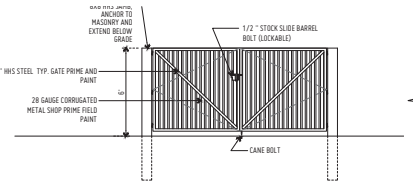
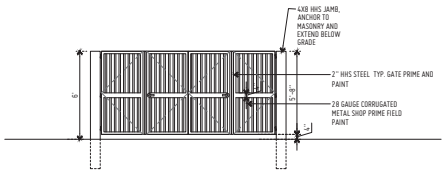
DP_03



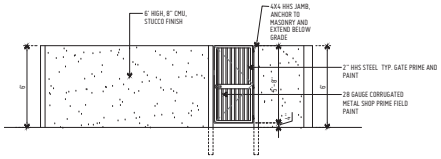
4 | TRASH ENCLOSURE ELEVATION

A091 | ---- SCALE : 1/4" = 1'-0"



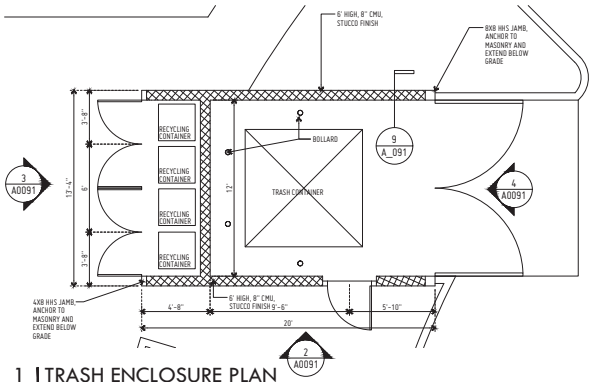
3 | TRASH ENCLOSURE ELEVATION

A091 | ---- SCALE : 1/4" = 1'-0"



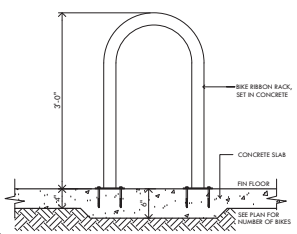
2 | TRASH ENCLOSURE ELEVATION

A091 | ---- SCALE : 1/4" = 1'-0"



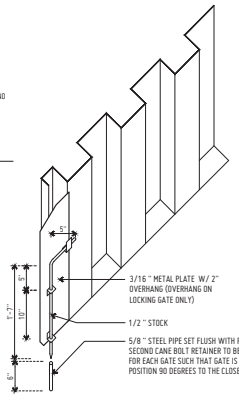
1 | TRASH ENCLOSURE PLAN

A091 | ---- SCALE : 1/4" = 1'-0"



6 | BIKE RACK DETAIL

A091 | ---- SCALE : 1" = 1'-0"



CANE BOLT DETAIL (BOTH SIDES OF GATE)

5 | CANE BOLT DETAIL

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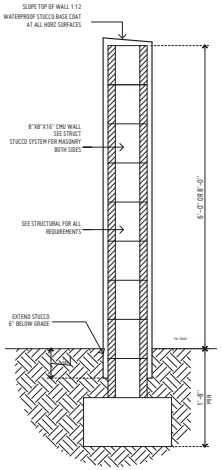
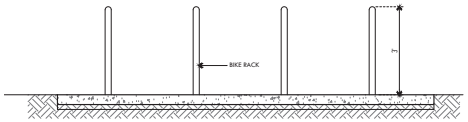


9 | NEW CMU YARDWALL

A091 | ---- SCALE : 1" = 1'-0"



8 | TYPICAL BIKE RACK ELEVATION

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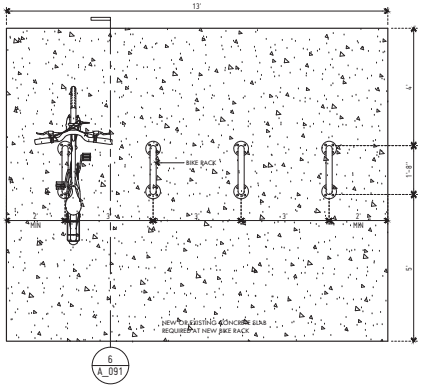
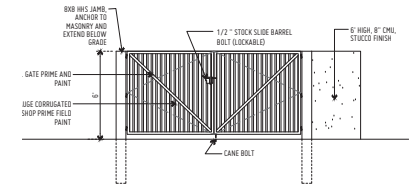


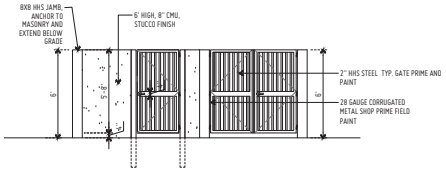
7 | TYPICAL BIKE RACK PLAN

A091 | ---- SCALE : 1/2" = 1'-0"



14 | TRASH ENCLOSURE ELEVATION

A091 | ---- SCALE : 1/4" = 1'-0"



13 | TRASH ENCLOSURE ELEVATION

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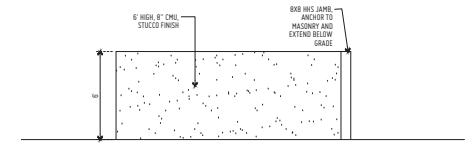

12 | TRASH ENCLOSURE ELEVATION

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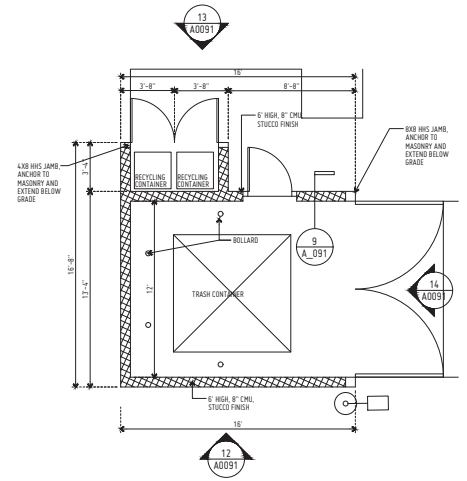
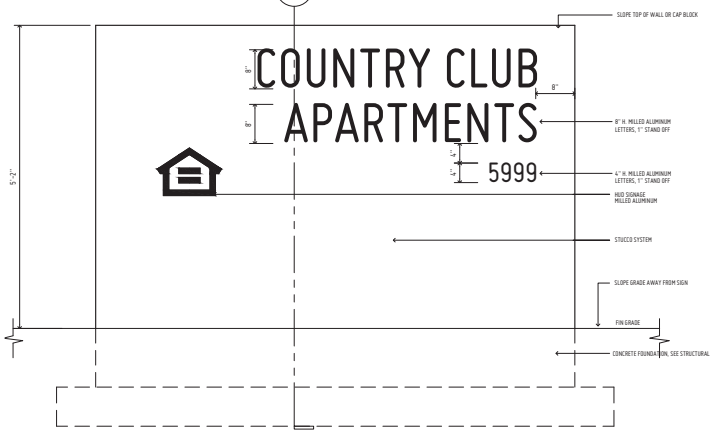


11 | TRASH ENCLOSURE PLAN

A091 | ---- SCALE : 1/4" = 1'-0"

9 A_091



10 | MONUMENT SIGN

A091 | ---- SCALE : 1" = 1'-0"

STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO 23451
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISIONS:

SHEET TITLE:
DETAILS

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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A_091

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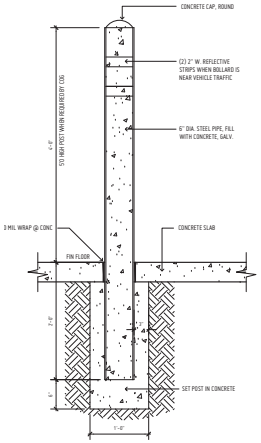
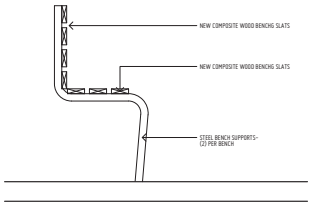


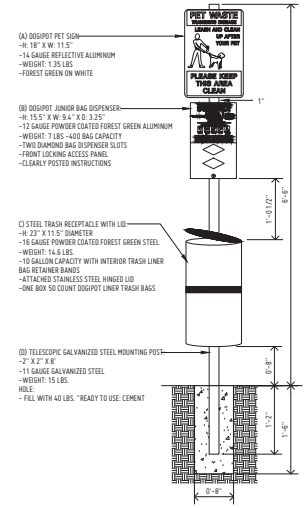
9 | BOLLARD

A092 | ---- SCALE : 1" = 1'0



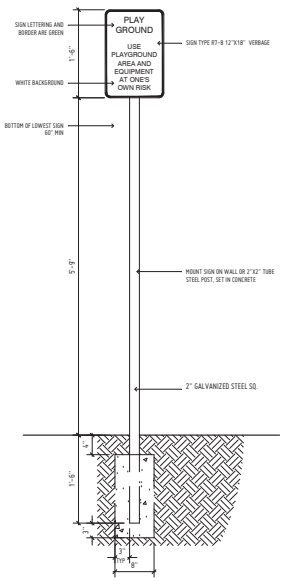
10 | BENCH

A092 | ---- SCALE : 1" = 1'0



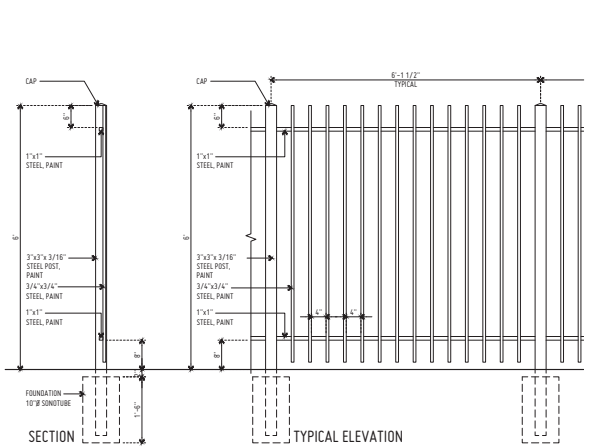
5 | PET WASTE DETAIL

A092 | ---- SCALE : 1" = 1'0



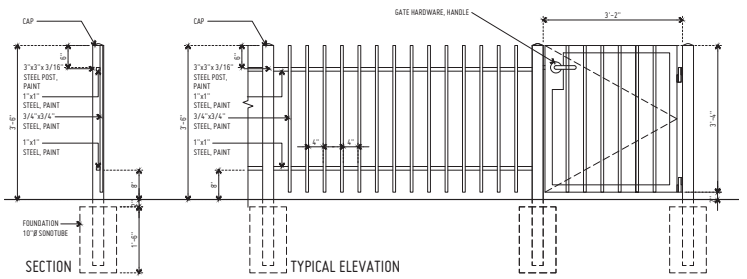
6 | PLAYGROUND SIGNAGE

A092 | ---- SCALE : 1" = 1'0



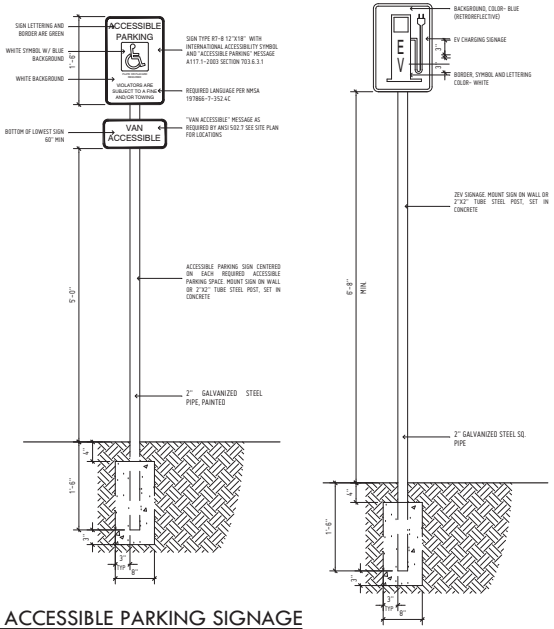
7 | 6'0 H. METAL FENCE

A092 | ---- SCALE : 3/4" = 1'0



8 | 3'6 H. METAL FENCE

A092 | ---- SCALE : 3/4" = 1'0

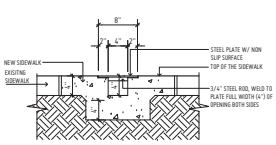


11 | ACCESSIBLE PARKING SIGNAGE

A092 | ---- SCALE : 1" = 1'-0"

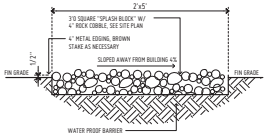
12 | EV PARKING SIGNAGE

A092 | ---- SCALE : 1" = 1'-0"



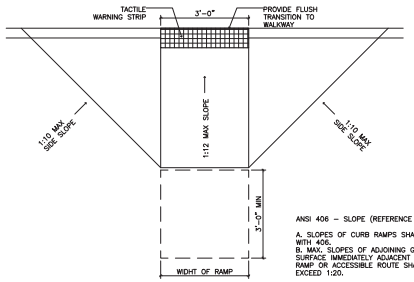
1 | SIDEWALK CULVERT SECTION

A092 | ---- SCALE : 1" = 1'0



2 | DOWNSPOUT SPLASH BLOCK

A092 | ---- SCALE : 1" = 1'0



ANSI 406 – SLOPE (REFERENCE FIGURE 406)

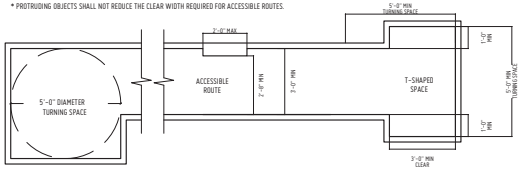
A. SLOPES OF CURB RAMPS SHALL COMPLY WITH 406.
B. MAX. SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.

3 | ADA SIDEWALK CURB

A092 | ---- SCALE : 1/2" = 1'0

ACCESSIBLE ROUTE REQUIREMENTS:

* ALL FINISHES MUST BE INCLUDED IN CALCULATING MINIMUM CLEARANCES. MEASURE FORM NEAREST FINISH SURFACE TO NEAREST FINISH SURFACE, I.E. BASEBOARD TO BASEBOARD.
* ACCESSIBLE ROUTES MUST BE FREE OF OBSTRUCTIONS TO A HEIGHT OF 27" AND MUST BE 36" MINIMUM WIDE, BUT MAY BE REDUCED TO 32" MINIMUM FOR A MAXIMUM DISTANCE OF 24".
* A WHEELCHAIR TURNING SPACE MUST BE PROVIDED CONSISTING OF EITHER A 60" DIAMETER CIRCLE OR A "T" SHAPED INTERSECTION.
* AN ACCESSIBLE ROUTE WITH A CLEAR SPACE LESS THAN 60" SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET.
* PROTRUDING OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
* PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES.



4 | ACCESSIBLE ROUTE PLAN

A092 | ---- SCALE : 3/8" = 1'0

STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION:

SHEET TITLE: DETAILS

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
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1 | COUNTRY CLUB FIRE 1 PLAN

FIRE_1

SCALE : 1" = 30'0

FILENAME: d:\0projects\2011_sfcha_cc\3_CAD\04_architecture\001_sheets\2011_FIRE1.dwg

FIRE 1 KEY:

- NEW RESIDENTAL BUILDING
- EX. BUILDING, RENOVATION
- ADJOINING BUILDING, OFF-SITE
- MASONRY YARDWALL, CMU AND STUCCO
- EW. EX. FIRE WATER SERVICE LINE, SIZE AS NOTED
- W. NEW FIRE WATER SERVICE LINE, SIZE AS NOTED

FIRE 1 NOTES:

1E EX. PROPERTY LINE
2 NEW RESIDENTIAL BUILDING
3E EX RESIDENTIAL BUILDING, RENOVATION
4E EX RESIDENTIAL BUILDING, NO WORK
5 PARKING SPACES
6 CONCRETE SIDEWALK AND PAVED AREAS
7 FIRE ACCESS DRIVEWAY
8E EXISTING FIRE HYDRANT, RELOCATE
9E EXISTING FIRE HYDRANT
10 NEW FIRE HYDRANT
11 PIV
12E EX. FIRE WATER LINE
13 NEW FIRE WATER LINE
14 FIRE LANE, SIGNAGE "NO PARKING FIRE LANE", PAINTED CURB COLOR- RED
15 BUILDING FIRE RISER ROOM W/FDC

FIRE 1 GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. BUILDINGS TO MEET ALL 2021 IBC AND IFC REQUIREMENTS
C. ALL RESIDENTIAL BLDG SPRINKLERED TYPE 13R
D. ALL RESIDENTAIL BUILDINGS HAVE FIRE ALARM SYSTEM
E. FIRE APPARATUS ACCESS ROAD IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
F. 82 MULTIFAMILY UNITS= 1 EXIT REQUIRED

FIRE FLOW REQUIREMENTS

BUILDING	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW
BLDG TYPE A	VA	37,153 SF	3,500 GPM @ 20 PSI– 3 HR DURATION
BLDG TYPE B	VB	3,456 SF	1,500 GPM @ 20 PSI –2 HR DURATION

FIRE HYDRANT LOCATION + DISTRIBUTION

BUILDING	FIRE FLOW	MIN. NUMBER OF HYDRANTS	AVG. SPACING	MAX. DISTANCE
BLDG TYPE A	3,500 GPM	4	350'0	210'0
BLDG TYPE B	1,500 GPM	1	500'0	250'0

COUNTRY CLUB CODE REVIEW

ADDRESS: 5999 AIRPORT ROAD 87505

REFERENCE CODES: 2021 NEW MEXICO COMMERCIAL BUILDING CODE
2020 NEW MEXICO ELECTRICAL CODE
2021 NEW MEXICO ENERGY CONSERVATION CODE
2021 NEW MEXICO MECHANICAL CODE
2021 NEW MEXICO PLUMBING CODE
2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE AMENDMENTS

PROJECT INFORMATION
AGE: NEW CONSTRUCTION

TOTAL:		HEIGHT	STORIES	TYPE OF CONSTRUCTION
BLDG #	TOTAL AREA (NSF)			
BLDG TYPE A	37,153 SF	34'11	3	VA
BLDG TYPE B	3,456 SF	23'6	2	VB

AUTO SPRINKLER SYSTEM: SPRINKLERED, 13R
MANUAL FIRE ALARM: YES

PRIMARY OCCUPANCY CLASSIFICATION: R-2
SECONDARY OCCUPANCY CLASSIFICATION: B

PARKING: 112 REQUIRED, 112 PROVIDED

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: COUNTRY CLUB
DRAWING TYPE: FIRE_1
DRAWING DATE: 5 JANUARY 2025
SHEET NUMBER: FIRE_1

STATE OF NEW MEXICO
THOMAS GIFFORD
NM 10465
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION:

SHEET TITLE:
FIRE_1

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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FIRE_1

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. ALL DIMENSIONS ARE TO THE CENTERLINE BETWEEN UNITS OR TO THE OUTSIDE FACE OF FRAMING OR CONCRETE
D. NEW STUCCO SYSTEM- TWO COAT STUCCO SYSTEM USING AN ELASTOMERTIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK-STUCCO WRAP WATER BARRIER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC.
E. STUCCO COLORS - "SC1" MAIN COLOR, "SC2" ACCENT,
STUCCO COLOR "SC1" - BISON BEIGE
STUCCO COLOR "SC2" - RUST

ELEVATION KEY NOTES

1. STUCCO SYSTEM, COLOR 1 - REFER TO DETAILS AND SPECIFICATIONS
2. STUCCO SYSTEM, COLOR 2 - REFER TO DETAILS AND SPECIFICATIONS
3. STUCCO CONTROL JOINT.
4. STUCCO / CORTEN WEEP SCREED
5. CORTEN FASCIA, REFER TO DETAILS_____
6. HARDIPANEL
7. 42" H. GUARD RAIL AT UNIT BALCONY, SEE DETAIL
8. GALVANIZED SHEET METAL CONDUCTOR AND DOWNSPOUT, REFER TO DETAILS 6,7 &9/A504
9. HSS 3"x 3" POST, PRIME AND PAINT, SEE STRUCTURAL
10. ELECTRICAL SERVICE AND METER LOCATION, VERIFY WIDTH OF ELEC. METER BANK+MDP PRIOR TO CONCRETE WORK OR FRAMING
11. 12" H. METAL SIGNAGE LETTER, MILLED ALUM, 1" STAND OOF ON STUCCO OR
12. WINDOW OR DOOR AS SCHEDULED
13. METAL PARAPET CAP
STUCCO PARAPET CAP, SLOPE 1: 6, USE STO- FLEX-ALL BASE COATTT
14. MAIL AND PARCEL BOXES

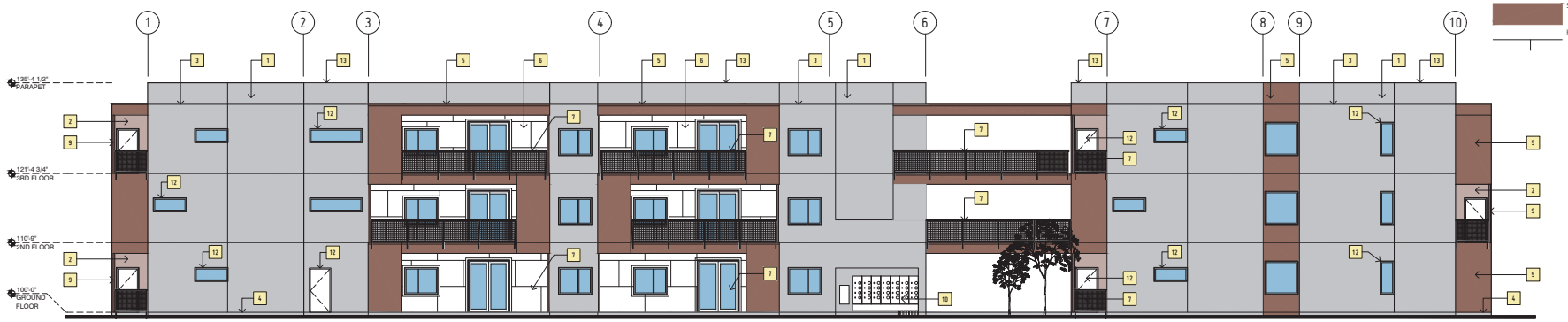
ELEVATION COLORS

STUCCO, COLOR GREY
STUCCO, COLOR RUST
HARDIPANEL, PAINT, COLOR WHITE

3 | BLDG. TYPE A - NORTH ELEVATION

AA_201

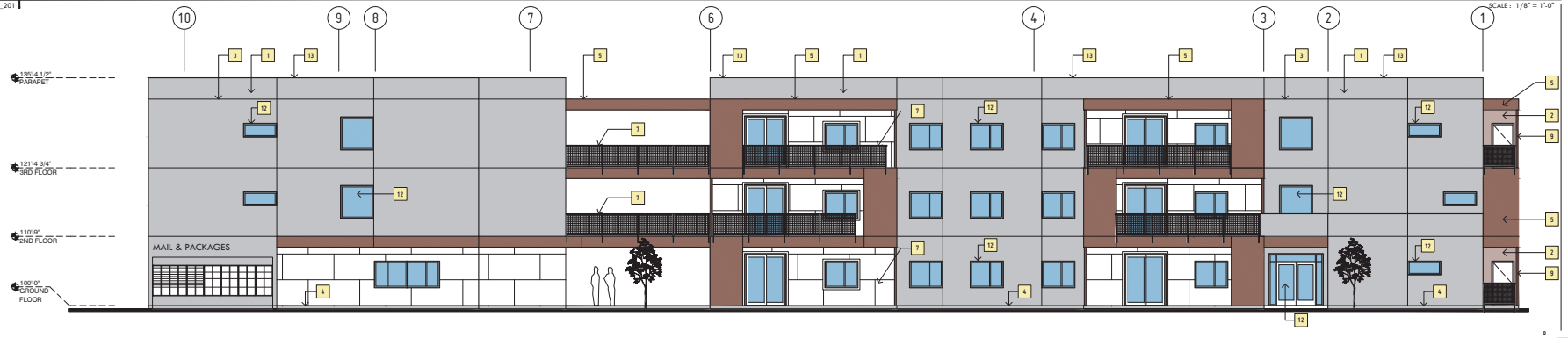
SCALE : 1/8" = 1'-0"



2 | BLDG. TYPE A - WEST ELEVATION

AA_201

SCALE : 1/8" = 1'-0"



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AA_201

SCALE: ##########

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STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION: 1 2 3 4

SHEET TITLE:
BLDG TYPE A - EXTERIOR ELEVATIONS

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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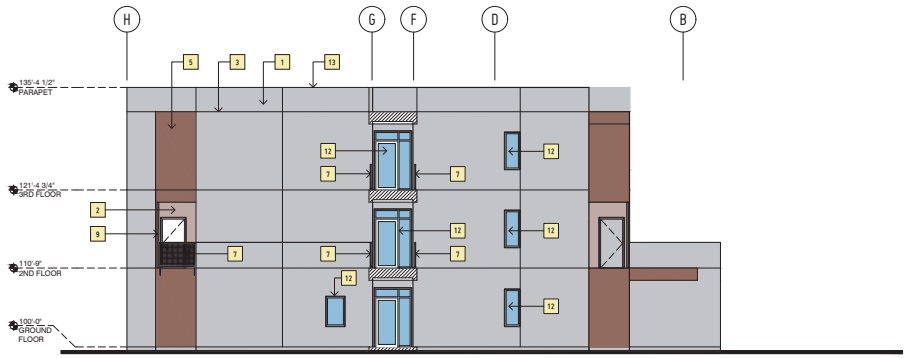


3 | BLDNG. TYPE A - SOUTH ELEVATION AT BRIDGE

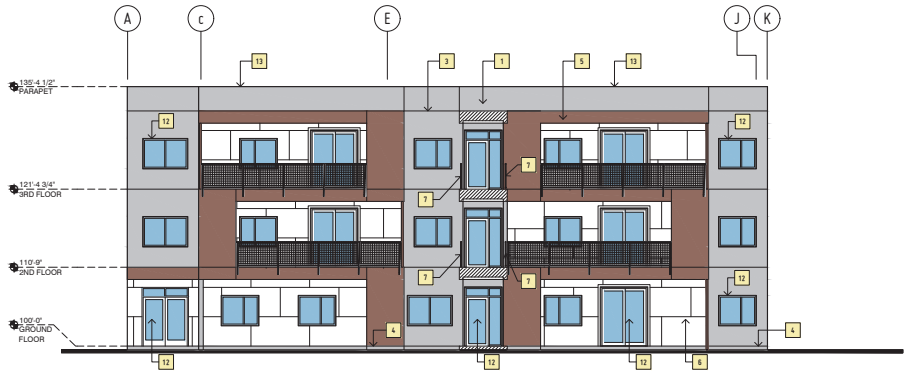
AA_202

SCALE : 1/8" = 1'-0"

2 | BLDG. TYPE A - SOUTH ELEVATION

AA_202

SCALE : 1/8" = 1'-0"



1 | BLDNG. TYPE A - NORTH ELEVATION AT BRIDGE

AA_202

SCALE : 1/8" = 1'-0"

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TABLE 14-8.7-2: Architectural Design Standards and Point Allocations

Architectural Design Standards		SFCC Point Allowances	Points Assigned	Discussion
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	✓ 30	Stucco is the predominant exterior surface material on the building.
	Brick, natural stone, and integrally colored unit masonry	25		
	Concrete and non-integrally colored unit masonry	20		
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10		
	Mirrored glass curtainwall systems	-10		
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	✓ 15	
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15		
	High-intensity colors, metallic colors, glass and black	-10		
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations. CANOPY defined as an overhanging shelter or shade.	10	✓ 10	
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	✓ 20	
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10		
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material	(A) All surfaces are concealed from public view	20	✓ 20	
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		
	(C) Flat tiles of clay, concrete or slate	10		
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10		
Predominant Color	(A) All surfaces are concealed from public view	15	✓ 15	
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10		
	(C) Low-intensity colors other than those stated above	5		
	(D) White	0		
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15		
BUILDING FORM				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	✓ 30	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
DOORS AND WINDOWS				
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	✓ 20	Recessed 2"
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0		
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	✓ 20	
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0		
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	✓ 20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20		
Glazing	(A) All glazing is clear or tinted neutral gray	10	✓ 10	All glazing to be clear
	(B) Any use of colored glazing	0		
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	✓ 5	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5		
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
TOTAL POINTS ACHIEVED			205	
TOTAL POINTS Required by Zoning District R-29			185	

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. ALL DIMENSIONS ARE TO THE CENTERLINE BETWEEN UNITS OR TO THE OUTSIDE FACE OF FRAMING OR CONCRETE
D. NEW STUCCO SYSTEM- TWO COAT STUCCO SYSTEM USING AN ELASTOMERTIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK-STUCCO WRAP WATER BARRIER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC.
E. STUCCO COLORS - "SC1" MAIN COLOR, "SC2" ACCENT,
STUCCO COLOR "SC1" - BISON BEIGE
STUCCO COLOR "SC2" - RUST

ELEVATION KEY NOTES

1. STUCCO SYSTEM, COLOR 1 - REFER TO DETAILS AND SPECIFICATIONS
2. STUCCO SYSTEM, COLOR 2 - REFER TO DETAILS AND SPECIFICATIONS
3. STUCCO CONTROL JOINT.
4. STUCCO / CORTEN WEEP SCREED
5. CORTEN FASCIA, REFER TO DETAILS_____
6. HARDIPANEL
7. 42" H. GUARD RAIL AT UNIT BALCONY, SEE DETAIL
8. GALVANIZED SHEET METAL CONDUCTOR AND DOWNSPOUT, REFER TO DETAILS 6,7 &9/A504
9. HSS 3"x 3" POST, PRIME AND PAINT, SEE STRUCTURAL
10. ELECTRICAL SERVICE AND METER LOCATION, VERIFY WIDTH OF ELEC. METER BANK+MDP PRIOR TO CONCRETE WORK OR FRAMING
11. 12" H. METAL SIGNAGE LETTER, MILLED ALUM, 1" STAND OOF ON STUCCO OR
12. WINDOW OR DOOR AS SCHEDULED
13. METAL PARAPET CAP
STUCCO PARAPET CAP, SLOPE 1: 6, USE STO- FLEX-ALL BASE COATTT
14. MAIL AND PARCEL BOXES

ELEVATION COLORS

STUCCO, COLOR GREY
STUCCO, COLOR RUST
HARDIPANEL, PAINT, COLOR WHITE

STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO 11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION: 1 2 3 4

SHEET TITLE:
BLDG TYPE A - EXTERIOR ELEVATIONS

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
SANTA FE CIVIC HOUSING AUTHORITY

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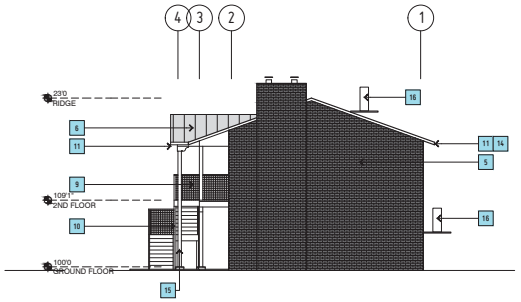
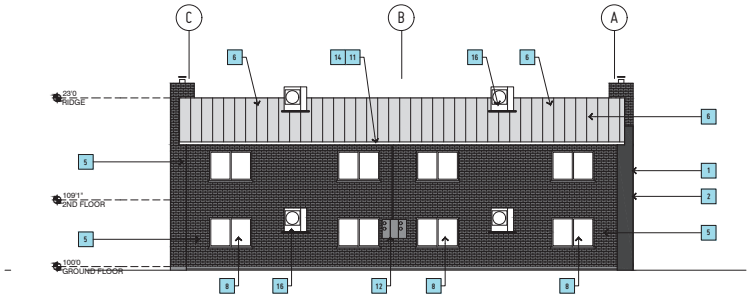
0 8' 16'
1/8"=1'-0"

AA_202



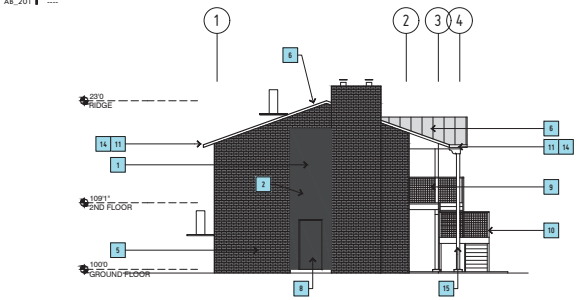
4 | BUILDING TYPE B SIDE EXTERIOR ELEVATION

AB_201 ---- SCALE : 1/8" = 1'0



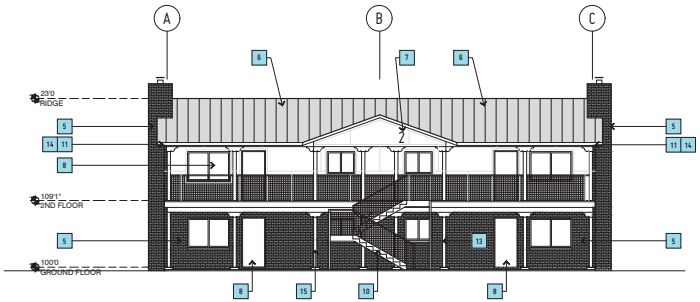
3 | BUILDING TYPE B REAR EXTERIOR ELEVATION

AB_201 ---- SCALE : 1/8" = 1'0



2 | BUILDING B TYPE SIDE EXTERIOR ELEVATION

AB_201 ---- SCALE : 1/8" = 1'0



1 | BUILDING TYPE B FRONT EXTERIOR ELEVATION

AB_201 ---- SCALE : 1/8" = 1'0

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TABLE 14-8.7-2: Architectural Design Standards and Point Allocations

Architectural Design Standards		SFCC Point Allowances	Points Assigned	Discussion
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30.00000000		
	Brick, natural stone, and integrally colored unit masonry	25		
	Concrete and non-integrally colored unit masonry	20	25.00000000	Existing brick
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10		
	Mirrored glass curtainwall systems	-10		
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30		
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15	15	
	High-intensity colors, metallic colors, glass and black	-10		
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations. CANOPY defined as an overhanging shelter or shade.	10	10	
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20		
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10	10.00000000	
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material	(A) All surfaces are concealed from public view	20		
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		
	(C) Flat tiles of clay, concrete or slate	10	15.00000000	
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10		
Predominant Color	(A) All surfaces are concealed from public view	15		
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10		
	(C) Low-intensity colors other than those stated above	5	10.00000000	
	(D) White	0		
	(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15		
BUILDING FORM				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	30	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story stepbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
DOORS AND WINDOWS				
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20	Recessed 2"
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0		
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20	
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0		
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20		
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	All glazing to be clear
	(B) Any use of colored glazing	0		
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	5	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5		
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
TOTAL POINTS ACHIEVED			190	
TOTAL POINTS Required by Zoning District R-29			185	

ELEVATION GENERAL NOTES

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
B. ALL DIMENSIONS ARE TO THE CENTERLINE BETWEEN UNITS OR TO THE OUTSIDE FACE OF FRAMING OR CONCRETE
C. NEW HARDIPANEL - PRE-PRIMED AND PAINT, METAL TRIM
D. EX BRICK, PAINT - "PT1" MAIN COLOR- GREY
HARDIBOARD- "PT2" COLOR- WHITE
E. NEW STUCCO SYSTEM- TWO COAT STUCCO SYSTEM USING AN ELASTOMERTIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK-STUCCO WRAP WATER BARRIER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC.
F. STUCCO COLORS - "SC1" MAIN COLOR,- DARK GREY

STATE OF NEW MEXICO
THOMAS GIFFORD
NEW MEXICO
11.5.25
REGISTERED ARCHITECT

DATE: 5 JAN 2025
REVISION: 1 2 3 4

ELEVATION KEY NOTES

1 STUCCO SYSTEM, COLOR 1 - REFER TO DETAILS AND SPECIFICATIONS
2 STUCCO CONTROL JOINT.
3 STUCCO WEEP SCREED
4 HARDI PANEL. PRE-PRIMED AND PAINTED - REFER TO DETAILS AND SPECIFICATIONS
5 EXISTING BRICK, CLEAN, RE-POINT AS NECESSARY AND PAINT, COLOR 1 - REFER TO DETAILS AND SPECIFICATIONS
6 EXISTING METAL ROOF
7 12" H. METAL SIGNAGE LETTER, MILLED ALUM, 1" STAND OOF ON STUCCO OR
8 WINDOW OR DOOR AS SCHEDULED
9 42" H. W/ 2X2 MESH, GUARD RAIL AT BALCONY, PRIME AND PAINT, SEE DETAIL
10 12" C CHANNEL STAIRS, 3X3 HHS POSTS, OPEN GRATE TREADS, 42" H. GUARDRAIL AND HANDRAIL
11 GALVANIZED SHEET METAL GUTTER AND DOWNSPOUT, REFER TO DETAILS 6,7 &9/A504
12 ELECTRICAL SERVICE AND METER LOCATION
13 6X6 WOOD POST, PRIME AND PAINT, SEE STRUCTURAL, ALLOWANCE (1) PER BUILDING
14 WOOD FASCIA, ALLOWANCE REPLACE 20'0 PER BUILDING, PRIME AND PAINT, SEE STRUCTURAL, ALLOWANCE (1) PER BUILDING
15 CLEAN AND PAINT ALL EXISTING WOOD
16 CONDENSING UNIT ON EXISTING PLATFORM

ELEVATION COLORS

EXISTING BRICK, PAINT COLOR- MEDIUM GREY
NEW STUCCO, COLOR- GREY
NEW HARDIPANEL, PAINT, COLOR- WHITE
EXISTING METAL ROOF, COLOR- SILVER

SHEET TITLE:
EXISTING BUILDING TYPE B EXTERIOR ELEVATIONS

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
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0 8' 16'

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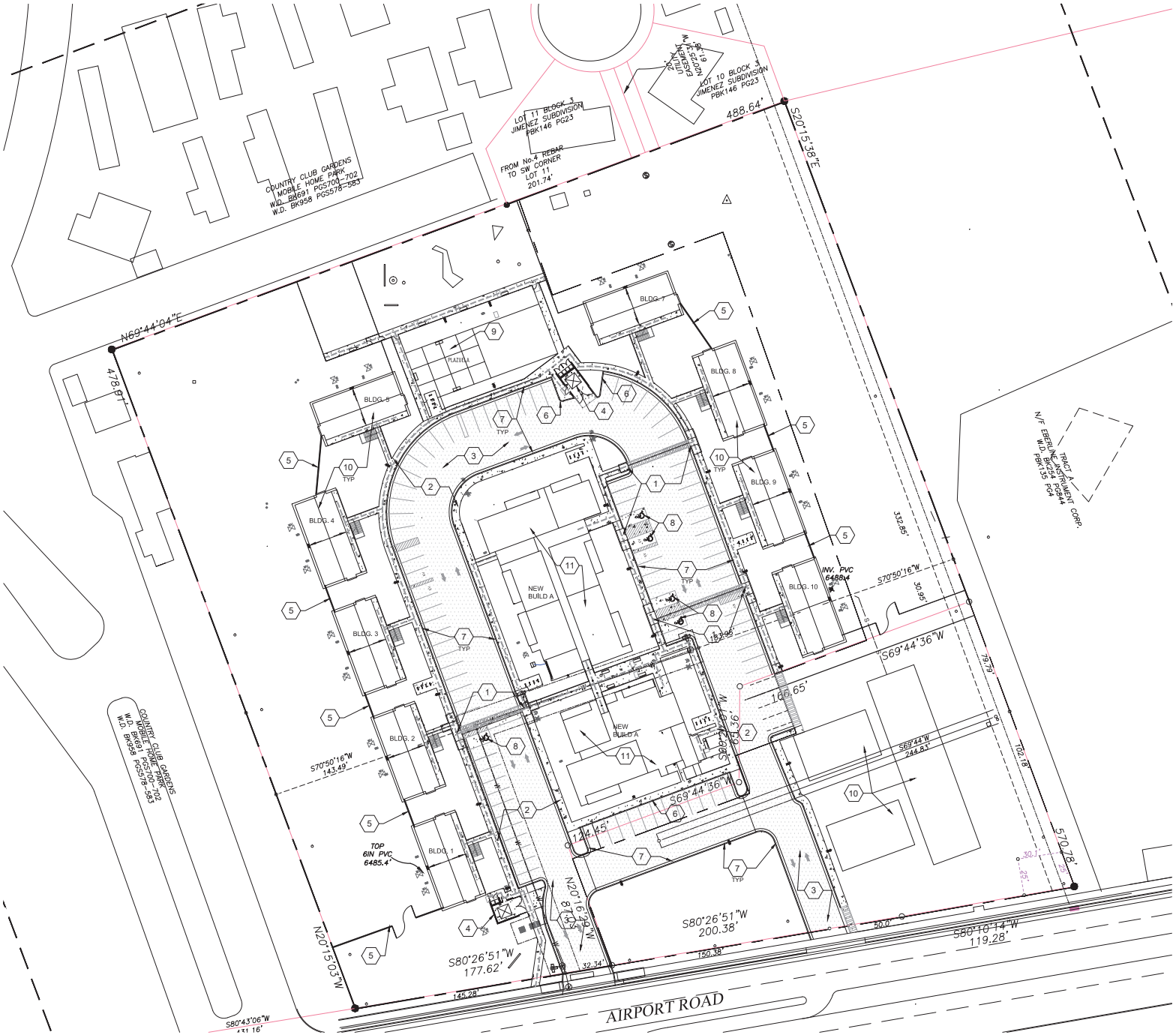

KEYED NOTES

1. NEW ACCESSIBLE RAMP. SEE DETAILS 4&5/C-502.
2. NEW CONCRETE SIDEWALK. SEE DETAIL 7/C-501.
3. NEW ASPHALT DRIVE LANE/PARKING AREA. SEE DETAIL 6/C-501.
4. NEW DUMPSTER/COMPACTOR ENCLOSURE. SEE DETAIL 8/C-501 FOR WALLS AND BOLLARDS.
5. EXISTING SITE YARD WALL.
6. NEW STANDING CURB. SEE DETAIL 9/C-501.
7. NEW CURB AND GUTTER. SEE DETAIL 10/501.
8. NEW ACCESSIBLE PARKING SPACES. SEE DETAILS 2, 3, & 4/C-501.
9. NEW PATIO AREA CONCRETE SLAB ON GRADE PER SIDEWALK DETAIL 7/C-501.
10. EXISTING BUILDINGS
11. NEW BUILDINGS

1 CIVIL SITE PLAN

Scale: 1" = 30'

15 0 15 30 60
1" = 30'

NOT FOR CONSTRUCTION

06 JANUARY 2025

DATE:
REVISION:

SHEET TITLE:
Civil Site Plan

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
SANTA FE CIVIC HOUSING AUTHORITY

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LAST MODIFIED: Jan 06, 2025 - 10:50am BY USER: Craigl
PLOTTED: Jan 06, 2025 - 10:50am
DWG NAME: K:\Projects\2024\24-056\Civil\24-056 CIVIL-DD.dwg

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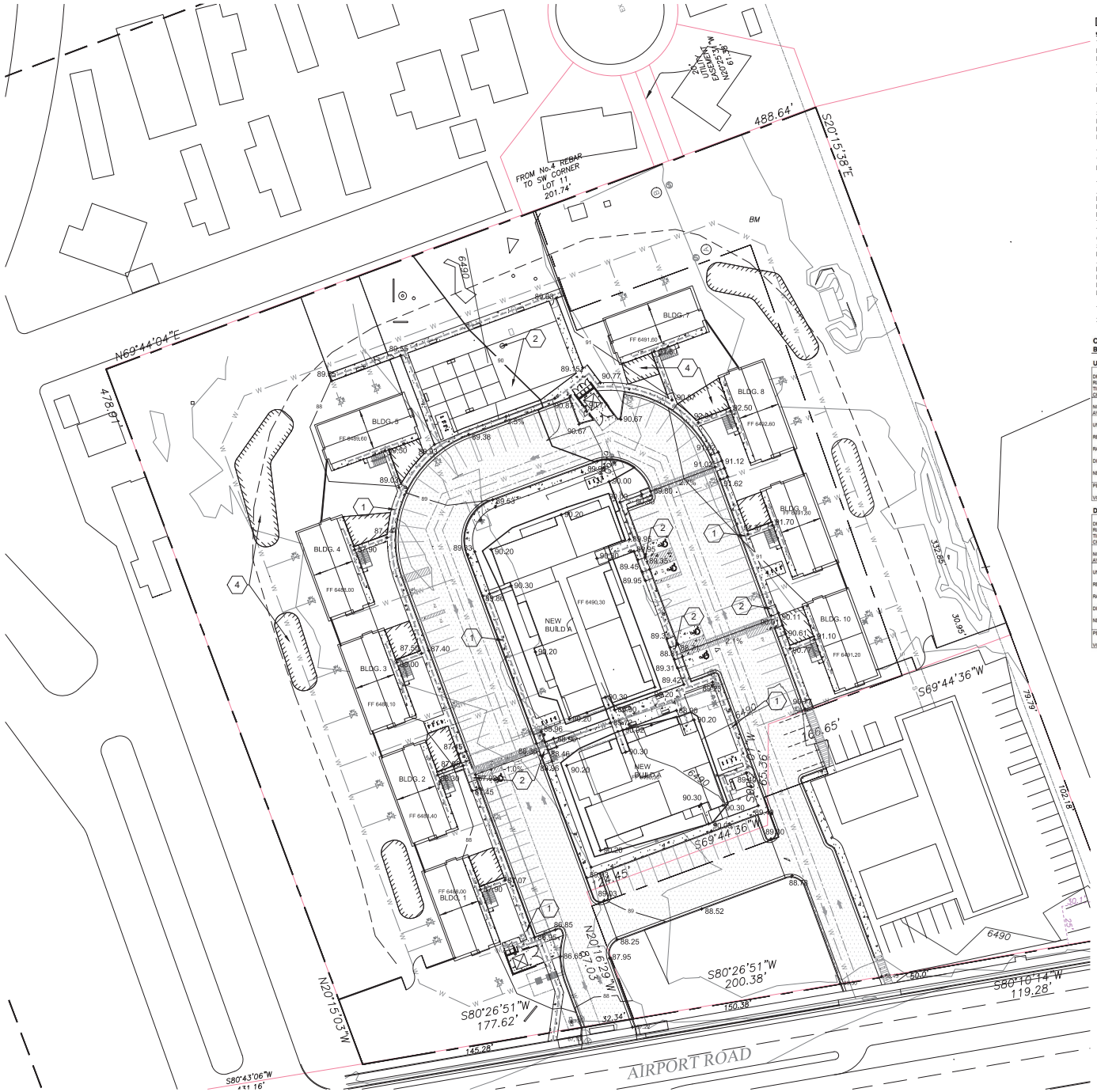


DRAINAGE NARRATIVE

THE SITE FOR THIS DEVELOPMENT IS TRACT B (4.80 ACRES) AND IS LOCATED TO THE NORTH ADJACENT TO THE RIGHT OF WAY OF AIRPORT ROAD IN SANTA FE, NEW MEXICO. THE SITE IS CURRENTLY OCCUPIED WITH EXISTING STRUCTURES, PARKING AREAS AND LANDSCAPE AREAS. THIS PROPOSED DEVELOPMENT WILL HAVE NEW MULTIFAMILY APARTMENTS, REVISED PARKING AREAS AND VARIOUS REVISED LANDSCAPE AREAS.

THIS PARCEL DOES NOT ACCEPT OFFSITE FLOWS FROM THE SURROUNDING PROPERTIES THE RUNOFF FROM THE SITE HISTORICALLY FLOWS ACROSS THE SITE FROM SOUTH WEST TO NORTH EAST. THE DIRECT RUNOFF FROM THE PROPERTIES TO THE WEST DOES NOT IMPACT THIS PROJECT SITE.

THE PARCEL DOES NOT HAVE ANY PORTIONS OF THE PROPERTY THAT LIE WITHIN THE FLOOD AREAS AS SHOWN ON F.I.R.M. PANEL #35049C0502E, EFFECTIVE DATE 12-4-2012.

THE BUILDING ROOF DRAINAGE WILL DRAIN FROM ROOF CANAILLES INTO ADJACENT LANDSCAPE/PARKING AREAS. THE DEVELOPED RUNOFF HONORS THE PREDEVELOPED HISTORICAL DRAINAGE PATTERNS. THE DEVELOPED RUNOFF WILL BE DIRECTED TOWARDS VARIOUS SHALLOW PONDING AREAS THAT WILL ALSO BE UTILIZED AS A LANDSCAPE AREAS. THESE AREAS ARE LOCATED IN THE FRONT AND REAR YARDS ADJACENT TO THE PROPOSED BUILDINGS. THE PRE-DEVELOPED SURFACE COVERAGE AREAS (LANDSCAPE, IMPERVIOUS, UNDISTURBED) DOES NOT SIGNIFICANTLY CHANGE DUE TO THE PROPOSED DEVELOPMENT. THE MAJORITY OF THE PRE-DEVELOPED IMPERIOUS AREA IS REPLACED WITH A SMALL INCREASE OF NEW IMPERVIOUS AREA, AND THE EXISTING LANDSCAPE ARES ARE INCREASED SLIGHTLY. THE DEVELOPED SITE WILL HAVE INCREASED RUNOFF (SEE CALCULATIONS BELOW) . THE PROPOSED DEVELOPMENT WILL REQUIRE NEW PONDING AREAS IN ADDITION TO THE EXISTING PRE-DEVELOPED PONDING AREAS.

THE DEVELOPED PONDING WILL CONSIST OF DEPRESSED LANDSCAPE AREA AROUND THE BUILDINGS AND DRESSED LANDSCAPED POMDS IN THE OPEN AREAS BEHIND THE BUILDINGS.

COUNTRY CLUB APARTMENTS (AIRPORT RD.)
BASIN A Runoff Calculations - 100 year, 24 hour StormEvent

UNDEVELOPED RUNOFF

DRAINAGE AREA	A =	4.8 ac		
RUNOFF CURVE NUMBER	CN =	88		
TIME OF CONCENTRATION	Tc =	0.08 hr		
CHANNEL-LOSS FACTOR	c/f =	1.00	(TABLE 2-3)	
NORMAL ANNUAL PRECIPITATION	Pa=	16 in	(Exh 2-3)	
AVERAGE ANNUAL TEMPERATURE	Ta =	50 oF	(Exh 2-4)	
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)	
RECURRENCE INTERVAL (FREQUENCY):		100 yr		
RAINFALL, 24 HR: (in)		3.4 in	(Exhibit 2-2)	
DIRECT RUNOFF: Q (in)		2.18 in		
NET RUNOFF: Qn (in)		2.18 in	(Q)(CUF)	
PEAK DISCHARGE: (cfs)		24.04 cfs	(A)(Qn)(cfs/ac-in)	
VOLUME OF RUNOFF: (ac-ft)		0.871 ac-ft	(Qn)(A)/12	

Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Soil Description Cover Description	CN (3)	Area (% or Area) (4)	Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	2.330	48.5% 198.05
IMPERVIOUS AREA	D	ROOF TOP & SIDEWALKS & ASPHALT	98	1.670	34.8% 163.66
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.800	16.7% 61.60
			Totals	4.800	423.31
			CN (weighted) =	total (5) = 423.31 / total(4) 4.800	88.19
					USE 88

DEVELOPED RUNOFF

DRAINAGE AREA	A =	4.8 ac		
RUNOFF CURVE NUMBER	CN =	89		
TIME OF CONCENTRATION	Tc =	0.08 hr		
CHANNEL-LOSS FACTOR	c/f =	1.00	(TABLE 2-3)	
NORMAL ANNUAL PRECIPITATION	Pa=	16 in	(Exh 2-3)	
AVERAGE ANNUAL TEMPERATURE	Ta =	50 oF	(Exh 2-4)	
UNIT DISCHARGE	cfs/ac-in =	2.3	(FIG 2-4)	
RECURRENCE INTERVAL (FREQUENCY):		100 yr		
RAINFALL, 24 HR: (in)		3.4 in	(Exhibit 2-2)	
DIRECT RUNOFF: Q (in)		2.26 in	(Fig 2-5)	
NET RUNOFF: Qn (in)		2.26 in	(Q)(CUF)	
PEAK DISCHARGE: (cfs)		25.00 cfs	(A)(Qn)(cfs/ac-in)	TOTAL CHAGE IN DISCHARGE 0.9629656 cfs
VOLUME OF RUNOFF: (ac-ft)		0.906 ac-ft	(Qn)(A)/12	TOTAL CHANGE IN VOLUME 0.0348901 ac-ft 11369 gal 1520 ft^3

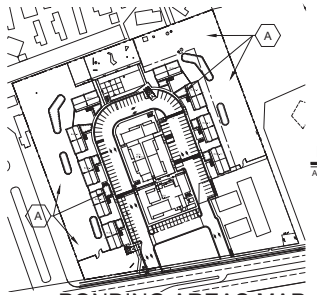
Soil and Hydrologic Tabel 2-2 or Fig. 2-1)	HG	Cover Description	CN (3)	Area (% or Area) (4)	Product (3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	2.150	44.8% 182.75
IMPERVIOUS AREA	D	ROOF TOP & SIDEWALKS & ASPHALT	98	1.960	40.8% 192.08
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.690	14.4% 53.13
			Totals	4.800	427.96
			CN (weighted) =	total (5) = 427.96 / total(4) 4.800	89.16
					USE 89

GENERAL NOTES

1. SPOT ELEVATIONS ARE TOP OF CUBE OR TOP OF SIDE WALK UNLESS NOTED WITH "FL" FOR FLOW LINE OF CURB.
2. ALL CURBS AT PARKING AREAS AND ACCESS DRIVEWAYS ARE STANDING CURBS PER DETAIL 9/C-501. UNLESS NOTED OTHERWISE (U.N.O.)

KEYED NOTES

1. ADA PATHWAY PER COSF SPECIFICATIONS FOR RAMP SLOPES AND WALKWAY/LANDINGS SLOPES.
2. NEW ACCESSIBLE RAMP. IF APPLICABLE, REPAIR/REPLACE EXISTING SIDEWALK AS REQUIRED FOR NEW CONSTRUCTION. SEE DETAILS 4&5/C-502.
3. NEW CONCRETE SLAB ON GRADE PER SIDEWALK DETAIL 7/C-501.
4. PONDING AREAS - 3" DEEP DEPRESSION FROM SURROUNDING GRADES.



2 PONDING AREAS MAP
Scale: NONE

PONDING NOTES

A. PONDING AREAS ARE REGIONS AS SHOWN WHICH WILL BE DEPRESSED 3" BELOW SURROUNDING GRADES. (TOTAL 6500 SF MIN.) SEE CALCS ABOVE (6500X3/12 = 1625 CU. FT. > 1520 REQ.)

1 SITE GRADING & DRAINAGE PLAN
Scale: 1" = 30'

0 20 40 80
1" = 30'

ABQ Engineering
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NOT FOR CONSTRUCTION

08 JANUARY 2025

DATE:
REVISION:

SHEET TITLE:
Site Grading And Drainage Plan

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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LAST MODIFIED: Jan 06, 2025 - 10:50am BY: USER: Craigal
PLOTTED: Jan 06, 2025 - 10:50am
DWG. NAME: 24-056 CIVIL-DD.dwg

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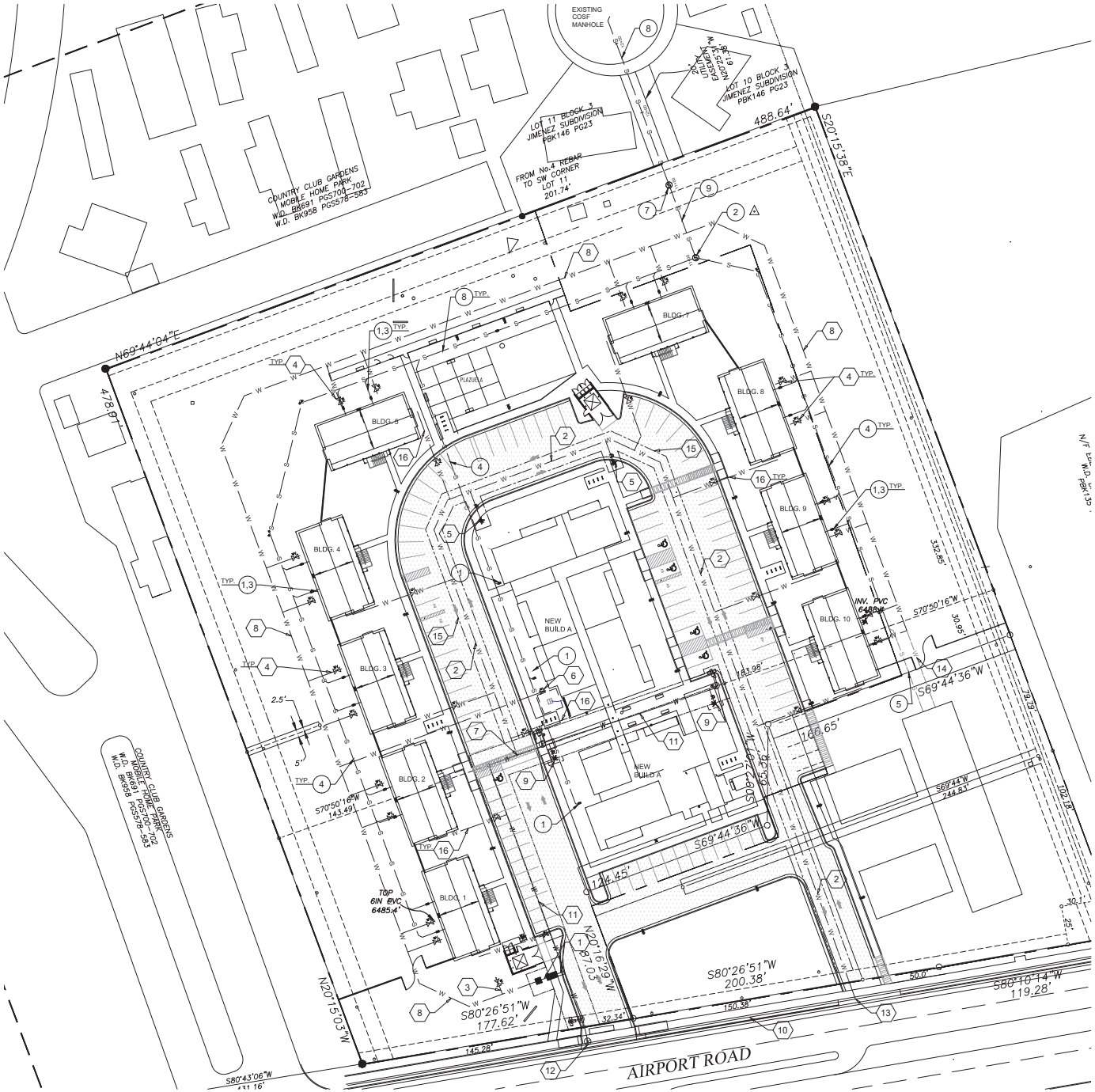

GENERAL NOTES

A. THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

B. TELEPHONE AND CABLE SERVICE TO BE COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY PROVIDERS.

C. SEE LANDSCAPE PLAN FOR DETAILS OF IRRIGATION SYSTEM.

WATER KEYED NOTES (X)

1. NEW (PUBLIC) 3" DIA. PVC (SDR 26) WATER LINE, NEW 3" METER SERVICE (COSF STD-18), AND COSF APPROVED RBFP.
2. NEW (PUBLIC) 8" DIA. PVC (SDR 26) MAIN WATER LINE.
3. INSTALL (PRIVATE) 1" DIA. IRRIGATION WATER SERVICE LINE. (BASED ON IRRIGATION DEMAND OF X GPM MAX. & ONLY ONE ZONE OF X RUNNING AT A TIME).
4. INSTALL (PRIVATE) 3/4" DIA. DOMESTIC SERVICE LINE TO BUILDING WITH GATE VALVE.
5. NEW (PUBLIC) FIRE HYDRANT. INSTALL 8"X4" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN.
6. INSTALL (PRIVATE) 1-1/2" DIA. DOMESTIC SERVICE LINE TO BUILDING WITH GATE VALVE.
7. NEW CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8" MJ X 8" FLG. TEE RESTRAIN AT EXISTING 8" FIRE LINE .
8. NEW (PRIVATE) 3" DIA. PVC DOMESTIC WATER LINE.
9. RELOCATE EXISTING FIRE HYDRANT TO LOCATION SHOWN. REUSE EXISTING TEE, SUPPLY LINE AND HYDRANT.
10. EXISTING 14" DIA. DI MAIN WATER LINE.
11. EXISTING 8" DIA. DI MAIN WATER LINE (AFTER HYDRANT).
12. EXISTING TAP TO EXISTING 14" LINE , SHUTOFF VALVES, TEE TO FIRE HYDRANT, AND FIRE HYDRANT TO REMAIN.
13. NEW CONNECTION TO EXISTING 14" PVC WATER LINE. INSTALL 14"X8" TAPPING SLEEVE, 8" GATE VALVE (COSFFW DETAIL 08) BOX AND RESTRAIN. SEE KEYNOTE 14
14. FIELD VERIFY LOCATION OF EXISTING DOMESTIC WATER LINE FROM EXISTING BUILDING TO THE SOUTH. MATCH DIAMETER OF NEW LINE TO EXISTING PIPE SIZE. NEW SAS LINE WILL CONNECT TO EXISTING BUILDINGS' CLEANOUTS LOCATIONS.
15. NEW 10' WIDE MAIN WATER LINE EASEMENT.
16. NEW (PRIVATE) 4" DIA. FIRE SERVICE LINE TO BUILDING FIRE RISER ROOM (RBFP), WITH 8" MJ X 4" FLG. TEE AT MAIN, 4" VALVE.

KEYED NOTES (SANITARY SEWER) (X)

1. (NEW) SAS DOUBLE CLEANOUT / ACCESSIBLE BACKWATER VALVE. AT EACH UNIT TYPICAL. EXISTING SAS LINE OUT OF BUILDING AND CLEANOUTS WILL REMAIN IN SERVICE UNTIL CONNECTION OF NEW LINE AND NEW CLEANOUTS FOR EACH EXISTING UNIT.
2. (NEW) SAS SEWER LINE AND TYPE "E" MANHOLES SHOWN ON PLAN IS A PRIVATE SYSTEM. SEWER CONSTRUCTION WILL BE PER STANDARD COSF SAS STANDARD DETAILS WITH THE EXCEPTION OF THE USE OF A STANDARD MANHOLE LID WITH NO CITY OF SANTA FE COVER LETTERING.
3. (NEW) 4" PVC SANITARY SEWER LATERAL WITH 4'-0" MIN. COVER AND 1/4" / FT MIN. SLOPE. SEE SHEET C-100 FOR CONTINUATION.
4. (NEW) 6" PVC SANITARY SEWER LINE WITH 4'-0" MIN. COVER AND 1/4" / FT MIN. SLOPE. SEE SHEET C-100 FOR CONTINUATION.
5. FIELD VERIFY LOCATION OF EXISTING SAS LINE FROM EXISTING BUILDING TO THE SOUTH. MATCH DIAMETER OF NEW LINE TO EXISTING PIPE SIZE. NEW SAS LINE WILL CONNECT TO EXISTING BUILDINGS' CLEANOUTS LOCATIONS.
7. NEW (PRIVATE) SAS LIFT STATION SEE DESIGN CRITERIA THIS SHEET. SEE SHEET C-502 FOR PLAN AND PROFILE OF SAS LINES.
8. NEW (PUBLIC) 8" DIA. PVC SAS SEWER LINE FROM PRIVATE LIFT STATION 120.00 LF 8" SAS @ 0.5%.
9. NEW (PRIVATE) 6" DIA. PVC SAS SEWER LINE, 50.00 LF @ 0.5%.

LIFT STATION DESIGN CRITERIA

INLET:
GRAVITY FLOW
INLET = 6" PVC
VELOCITY = 2.5 ft/sec min.
TOTAL EFFLUENT FLOW (min) Qin = 350 GPM
OUTLET:
GRAVITY FLOW - (AS SHOWN)
OUTLET = 8" PVC
VELOCITY = 2.5 ft/sec min.
LINE MIN. SLOPE 1/4"/FT
PUMP AND DRY WELL:
-MIN. STATIC HEAD = 3' + DEPTH OF DRY WELL
-DUPLEX PUMPING SYSTEM (IN CASE OF SINGLE PUMP FAILURE)
-THE WET WELL SHALL BE SIZED SO THAT THE CYCLE TIME FOR EACH PUMP WILL NOT BE LESS THAN 5 MINUTES OR THAT THE AVERAGE CYCLE TIME WILL NOT BE MORE THAN 30 MINUTES
NOTE:
SUBMITTAL DRAWINGS FOR LIFT STATION SHALL BE SUBMITTED TO AND REVIEWED BY ENGINEER OF RECORD BEFORE WORK IS TO PROCEED.

UTILITY NOTES

INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

SCOPE OF WORK FOR NEW SAS SYSTEM WILL BE SUBSTANTIALLY COMPLETED AND INSTALLED BEFORE BEING CONNECTED TO THE EXISTING BUILDINGS. EXISTING SAS SYSTEM WILL BE COMPLETELY ABANDONED IN GROUND AFTER NEW SAS SYSTEM IS CONNECTED AND OPERATING.

CONTRACTOR TO FIELD VERIFY SEWER PIPE INVERT ELEVATIONS AND LOCATIONS AT EACH BUILDING EXTERIOR. CONTRACTOR TO LAYOUT NEW 4" AND 6" SEWER SERVICE LINES AT DEPTHS AND SLOPES TO MATCH 4'-0" MIN. COVER AND 1/4"/FT SLOPE MIN. CONTRACTOR TO PROVIDE PROPOSED LAYOUT PLAN DRAWINGS FOR REVIEW BY EOR.

1 SITE WET UTILITY PLAN

Scale: 1" = 30'

0 20 40 80
1" = 30'

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08 JANUARY 2025

DATE:
REVISION:

SHEET TITLE:
Site Wet Utility Plan

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5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
SANTA FE CIVIC HOUSING AUTHORITY

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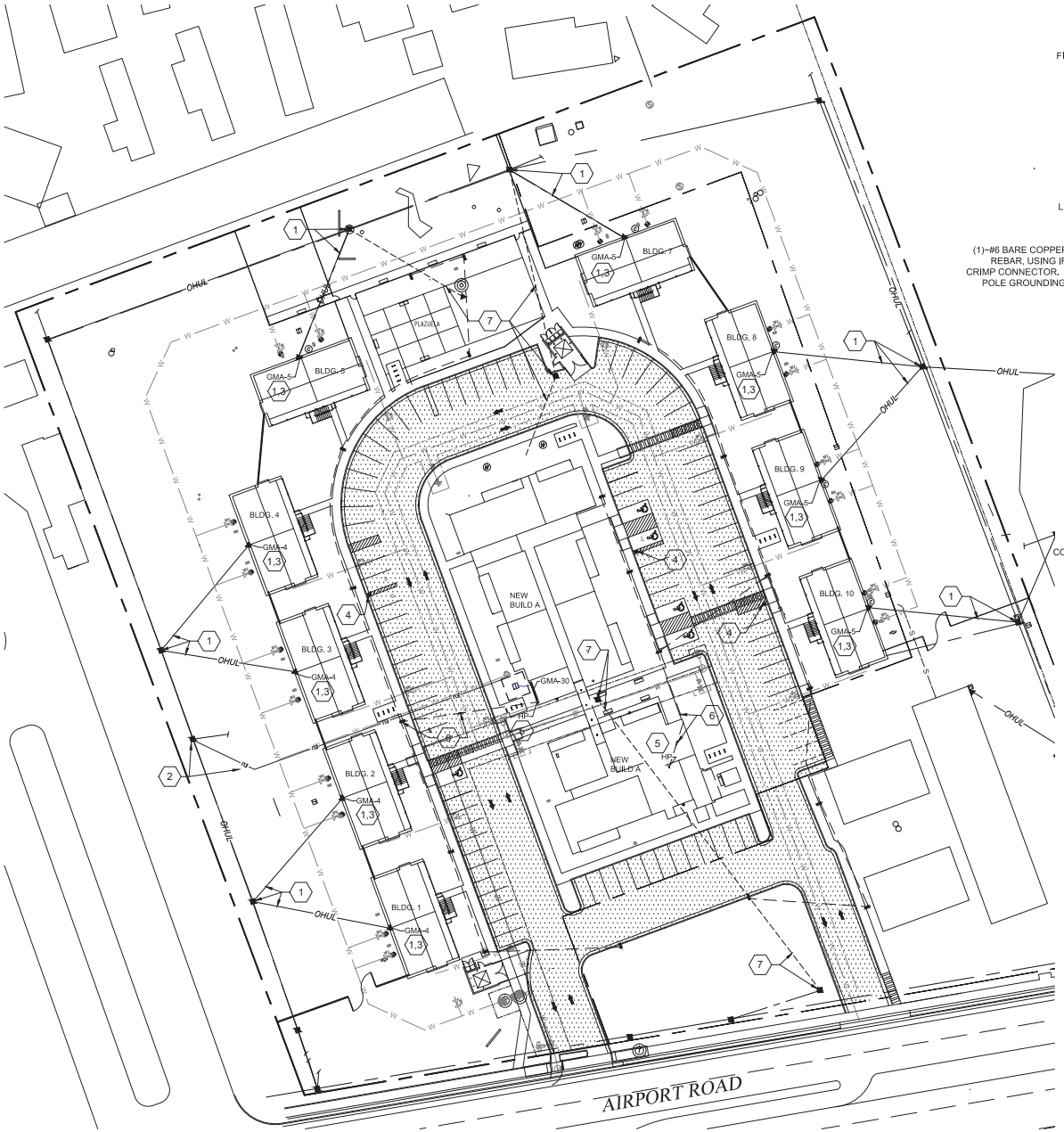
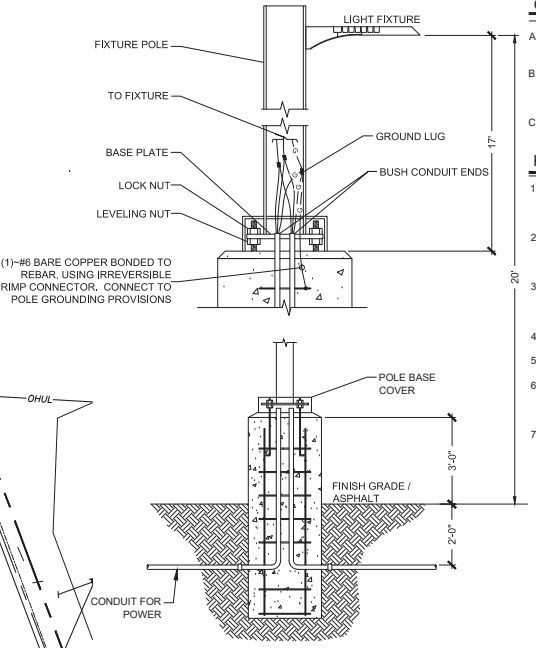
DWG. LOCATION: K:\Projects\2024\24-056\Civil\
DWG. NAME: 24-056 CIVIL-DD.dwg

FILENAME: K:\Projects\2024\24-056\Civil\24-056 CIVIL-DD.dwg



1 SITE POWER AND LIGHTING PLAN

Scale: 1" = 30'



FOR POLE BASE CONSTRUCTION, REFER TO SITE / ARCHITECT / CIVIL / STRUCTURAL

2 SITE LIGHT - TYPE S, S1

Scale: NTS

SERVICE CALCULATION XFRM - XXX				
Service Voltage:			120/208V	1-Phase
CALCULATIONS FOR FEEDER TO GMA				
Single-Phase Loads:				
	Total UNITS Qty	VA per PANEL.	VA (ext)	Amps (ext)
Residential:				
Building 1 with 11 LC Panels (10u+1h)	11	27,918	307,098	1,476
Building 2 with 17 LC Panels (16u+1h)	17	27,918	474,606	2,282
TOTAL	28		781,704	3,758
Demand Factor per NEC 220.84 (28-30 Multifamily Residential	33%		257,962	1240
			VA	Amps
TOTAL DEMAND AT XFRM Single-Phase Loads:			257,962	1,240
			258 kVA	

GENERAL NOTES

A. ALL WORK SHALL BE PER P.N.M. STANDARDS AND COORDINATED W / ENGINEER.

B. PROVIDE ARC FLASH LABEL CLEARLY VISIBLE ON EQUIPMENT PER LATEST EDITION OF N.E.C., ARTICLE 110.16.

C. CONTRACTOR SHALL VERIFY WIRE SIZES SHOWN PROVIDE MAXIMUM VOLTAGE DROP PER N.E.C.

KEYED NOTES (X)

1. EXISTING POWER POLE, NEW POLE-MTD XFMR AND NEW OVERHEAD SECONDARY FEEDERS TO NEW (4)~UNIT GANGABLE METER ASSEMBLY.
2. EXISTING POWER POLE, NEW RISER(S) AND NEW UNDERGROUND PRIMARY FEEDERS TO NEW PAD-MTD XFMR.
3. GANGABLE / MODULAR ASSEMBLY WITH QUANTITY OF METERS / MAINS REQUIRED PER BUILDING, INCLUDING HOUSE PANEL.
4. ELECTRIC VEHICLE CHARGING STATION.
5. BUILDING HOUSE PANEL 'HP'.
6. EXTEND SITE LIGHTING BRANCH CIRCUITS THRU EXTERIOR LIGHTING CONTROL AT RESPECTIVE BUILDING WITH DUSK-ON / DAWN-OFF CONTROL.
7. REMOVE OVERHEAD CONDUCTORS, POLES AS REQUIRED AND ALL ASSOCIATED APPURTENANCES FROM UTILITY POLES TO END-OF-LINE DEVICES, EQUIPMENT, OTHER POLES, ETC.

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06 JANUARY 2025

DATE:
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SHEET TITLE:
Site Power And Lighting Plan

0 20 40 80
1" = 30'

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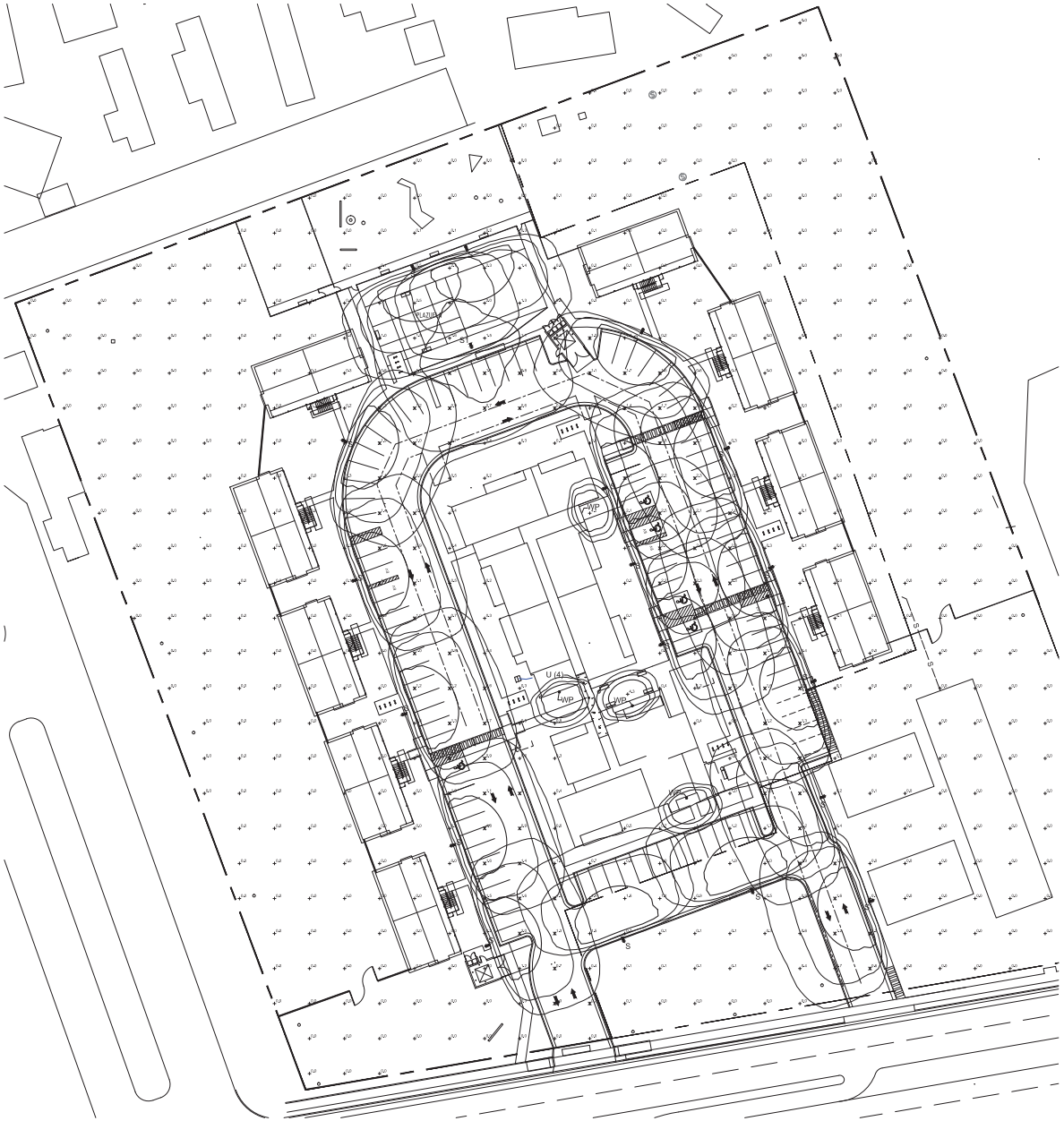
FIXTURE SCHEDULE								
TYPE	QTY.	MANUFACTURER	CATALOG #	DESCRIPTION	LAMP	MOUNTING	LOCATION	WATTAGE
EXTERIOR								
U	4	JUNO	JSF-7IN-10LMN-SWWS-90CRI-MVOLT ZT-XXX	BRIDGE	LED	SURFACE	UNDER BRIDGE	12
S	17	LITHONIA	DSXD LED-P2-40K-70CRI-BLC4-MVOLT-XXX-XXX	PARKING	LED	POLE @ 18' AFG	PARKING AREAS	45
S1	1	LITHONIA	DSXD LED-P2-40K-70CRI-T5W-MVOLT-XXX-XXX	PARKING	LED	POLE @ 18' AFG	PARKING AREAS	45
WP	4	LITHONIA	WDGE1 LED-P1-40K-80CRI-VF-MVOLT-SRM-XXX	WALLPACK	LED	WALL @ 10'	BUILDING	15



1 SITE LIGHTING PHOTOMETRIC PLAN

Scale: 1" = 30'

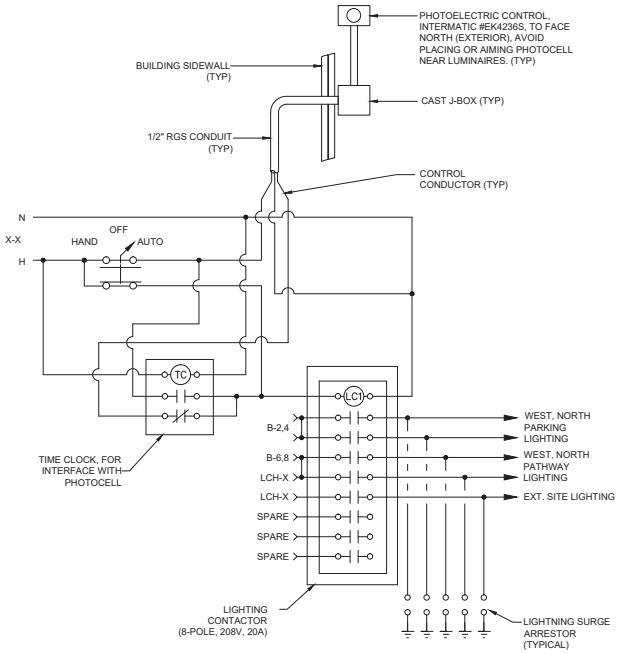
LEGEND

NEW BUILDING

NEW SITE LIGHT - SEE SCHEDULE

STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
Grade level, Ped	+	1.3 fc	2.6 fc	0.2 fc	6.5:1
Bldg entrance	+	4.9 fc	5.9 fc	3.9 fc	1.4:1

NOTES :
1. ALL CALCULATION POINTS SET AT GRADE LEVEL. 0'.
2. ALL 'S' AND 'S1' FIXTURES MOUNTED AT 18' AFG OVERALL.
3. ALL 'WP' FIXTURES MOUNTED AT 10' AFG OVERALL.
4. UNDERBRIDGE FIXTURES MOUNTED AT 9'-1" AFG OVERALL.



NOTE : MOUNT CONTROLS IN NEMA 3R, LOCKABLE ENCLOSURE. LOCATE ADJACENT TO BUILDING HOUSE PANEL, TYPICAL.

2 LIGHTING CONTROL DIAGRAM

0 20 40 80

1" = 30'

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06 JANUARY 2025

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SHEET TITLE:
Site Lighting Photometric Plan

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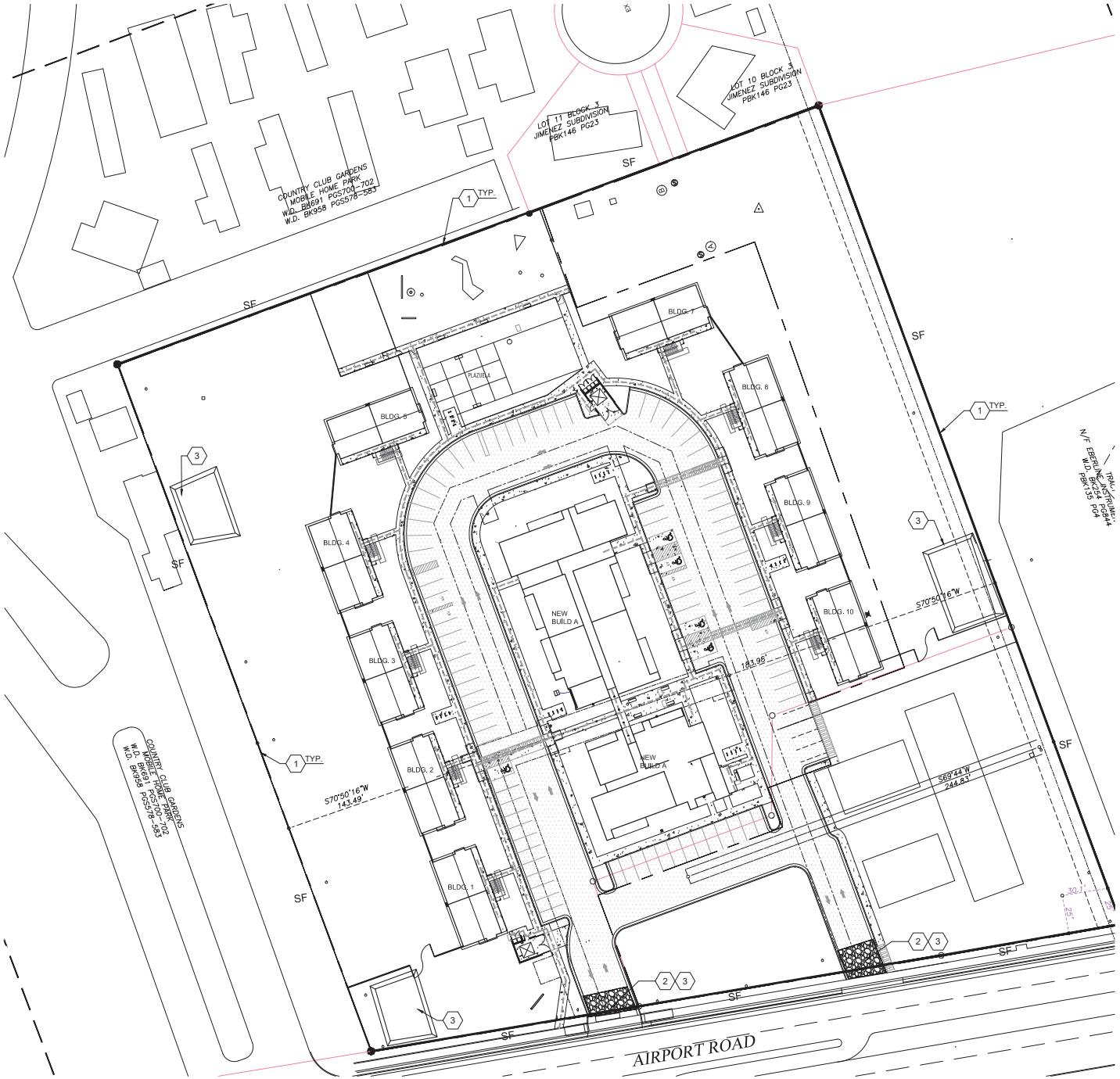

MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

1. DISTURBED AREAS, STABILIZATION AND CONTROL MEASURES SHALL BE INSPECTED AS REQUIRED AND AT LEAST ONCE EVERY TWO WEEKS, AND WITHIN 24 HOURS OR THE NEXT WORKING OF THE END OF A STORM EVENT. IF A PORTION OF THE SITE HAS BEEN FINALLY OR TEMPORARILY STABILIZED, AND RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS, OR DURING SEASONAL ARID PERIODS, INSPECTIONS SHALL BE CONDUCTED ON A MONTHLY BASIS.
2. THE CITY OR IT'S AUTHORIZED AGENT MAY ENTER UPON THE PROPERTY, AT REASONABLE TIMES. ALL STORM WATER FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR.
3. THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN GOOD CONDITION AND PROMPTLY REPAIRED.
4. TO ENSURE THAT THE SYSTEM IS MAINTAINED IN PROPER WORKING CONDITION.
5. IF AFTER NOTICE BY THE CITY TO CORRECT A VIOLATION REQUIRING MAINTENANCE WORK, SATISFACTORY CORRECTIONS ARE NOT MADE WITHIN A REASONABLE PERIOD OF TIME, THE CITY MAY PERFORM ALL NECESSARY WORK TO PLACE THE FACILITY IN PROPER WORKING CONDITION. THE OWNER(S) OR RESPONSIBLE PARTY OF THE FACILITY SHALL BE ASSESSED THE ASSOCIATED COSTS OF THE WORK.

BEST MANAGEMENT PRACTICES - NOTES

1. DISTURBED AREAS SHALL BE PROTECTED FROM EROSION DURING CONSTRUCTION BY MEANS ADEQUATE TO RETAIN SOIL ON SITE.
2. EXCEPT AS NECESSARY TO INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES, LAND SHALL NOT BE GRADED OR CLEARED UNTIL ALL SUCH TEMPORARY DEVICES HAVE BEEN PROPERLY INSTALLED AND INSPECTED. CONTROL DEVICES SHALL BE KEPT IN PLACE AN USED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. SIGNIFICANT TREES, AREAS WITH SUBSTANTIAL GRASS COVERAGE AND DRAINAGE WAYS THAT ARE TO REMAIN UNDISTURBED SHALL BE FENCED OFF PRIOR TO THE USE OF ANY HEAVY MACHINERY ON-SITE AND DURING THE ENTIRE CONSTRUCTION PROCESS. THERE ARE NO SIGNIFICANT TREES ON THIS PROJECT.
4. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION THROUGHOUT CONSTRUCTION BY USING APPROPRIATE EROSION CONTROL TECHNIQUES. STAGING AND SOIL STOCKPILE AREAS SHALL BE CLEARLY DESIGN ON THE SITE. ALL TOPSOIL SHALL BE KEPT ON SITE, WITHIN THE DISTURBANCE ZONE OF CONSTRUCTION, AND REINTRODUCED INTO PLANTING AREAS TO THE EXTENT POSSIBLE. THERE ARE NO SOIL STOCKPILES ASSOCIATED WITH THIS PROJECT.
5. WATERING DOWN EXPOSED AREAS IS REQUIRED TO PREVENT THE BLOWING OF DUST OR SEDIMENT.
6. PROTECTION FOR STORM DRAIN INLETS SHALL BE PROVIDED TO PREVENT THE ENTRY OF SEDIMENT WHILE STILL ALLOWING THE ENTRY OF STORM WATER.
7. EROSION AND SEDIMENT CONTROL SHALL BE ACCOMPLISHED BY WATERING AND/OR FIBER MULCH WITH TACKIFIER.
8. ALL CONSTRUCTION TRAFFIC SHALL USE TIRE WASHES.

KEYED NOTES (X)

1. TEMPORARY SILT FENCE. SEE DETAILS SHEET C-504 & C-505.
2. TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK. SEE DETAILS SHEET C-504 & C-505.
3. TEMPORARY SEDIMENT TRAP AS REQUIRED.SEE DETAIL SHEET C-504 & C-505.

1 TEMPORARY EROSION CONTROL PLAN

Scale: 1" = 30'

0 20 40 80
1" = 30'

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SHEET TITLE: Temporary Erosion Control Plan

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LAST MODIFIED: Jan 06, 2025 - 10:20am BY USER: Craigd
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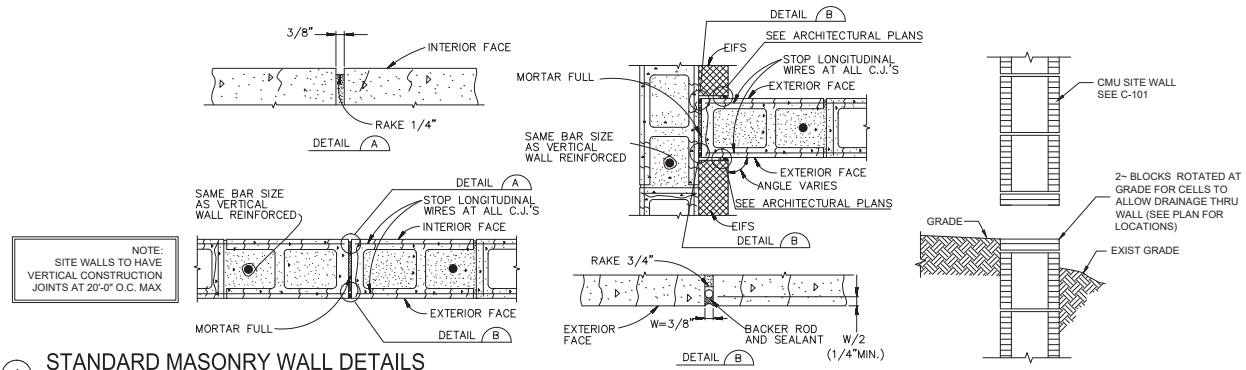
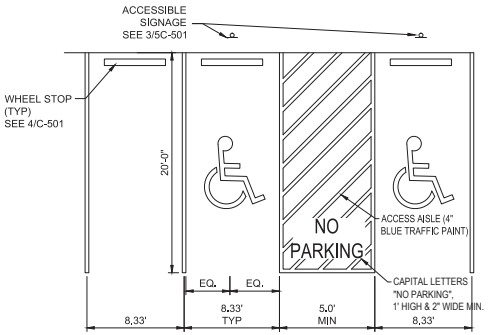


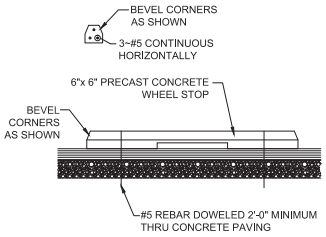
1 STANDARD MASONRY WALL DETAILS

NTS



2 ACCESSIBLE PARKING LAYOUT PLAN

N.T.S.



3 WHEEL STOP DETAIL

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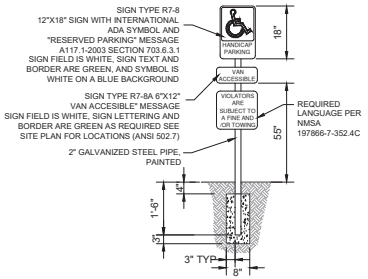
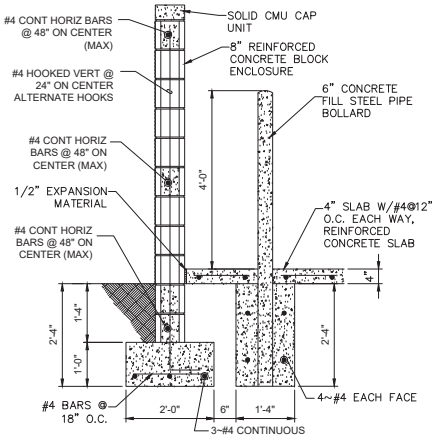


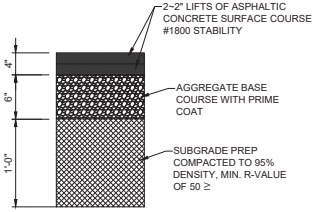
4 ACCESSIBLE PARKING SIGN

N.T.S.



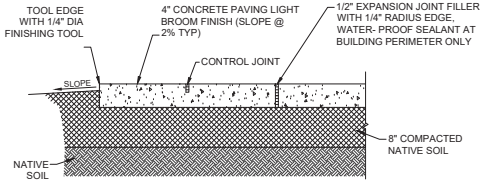
8 TRASH ENCLOSURE DETAILS

N.T.S.



6 PAVING SECTION

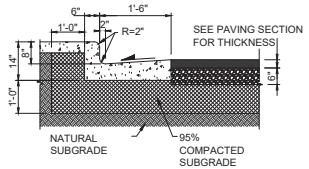
Scale: NTS



NOTE: PROVIDE TRANSVERSE CONTROL JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTROL JOINTS IN SIDEWALK WIDER THAN 8'-0". SPACING OF CENTERLINE CONTROL JOINTS SHALL NOT EXCEED 6'-0" OR AS SHOWN ON PLANS. PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 20'-0" ON CENTER WHERE WALK DOES NOT ABUT CURB.

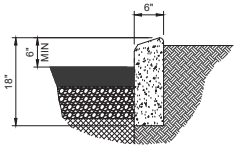
7 CONCRETE SECTION

Scale: NTS



10 CURB AND GUTTER

Scale: NTS



9 STANDING CURB

Scale: NTS

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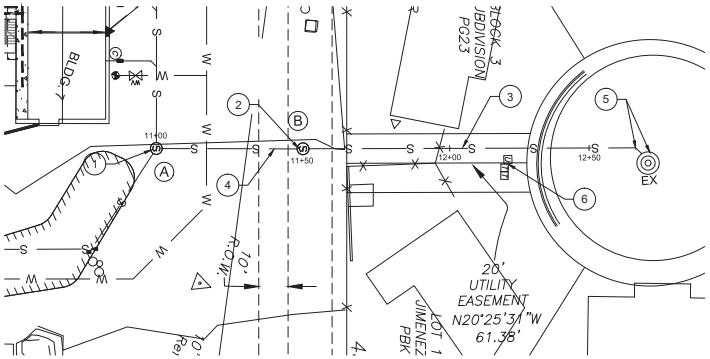
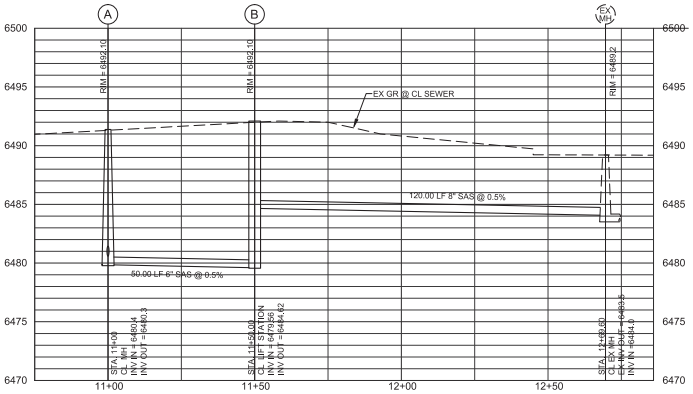
KEYED NOTES (SANITARY SEWER) (X)

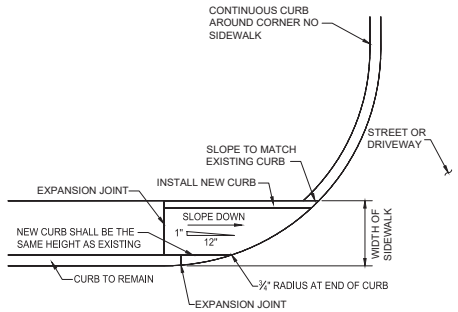
1. (NEW) SAS SEWER LINE AND TYPE "E" MANHOLES SHOWN ON PLAN IS A PRIVATE SYSTEM. SEWER CONSTRUCTION WILL BE PER STANDARD COSF SAS STANDARD DETAILS WITH THE EXCEPTION OF THE USE OF A STANDARD MANHOLE LID WITH NO CITY OF SANTA FE COVER LETTERING.
2. NEW (PRIVATE) SAS LIFT STATION SEE DESIGN CRITERIA C-102.
3. NEW (PUBLIC) 8" DIA. PVC SAS SEWER LINE FROM PRIVATE LIFT STATION 120.00 LF 8" SAS @ 0.5%.
4. NEW (PRIVATE) 6" DIA. PVC SAS SEWER LINE, 50.00 LF @ 0.5%.
5. 45° BEND INTO EXISTING (PUBLIC) COSF SAS MANHOLE.
6. G.C. TO COORDINATE WITH PUBLIC UTILITY COMPANIES TO AVOID AVOID EXISTING ELECTRICAL AND PHONE EQUIPTMENT.





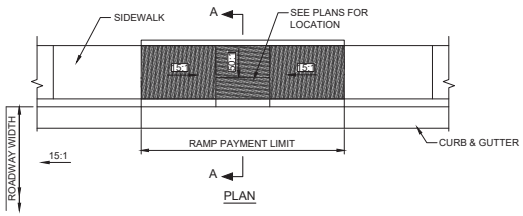
2 (PUBLIC) SAS LINES - PLAN AND PROFILE

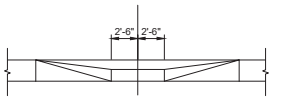
HORIZ: 1" = 20'
VERT: 1" = 20'



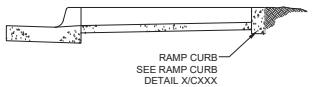
4 HANDICAP ACCESSIBLE SIDEWALK RAMP

Scale: NTS

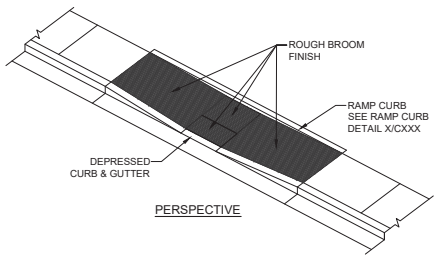




ELEVATION
DEPRESSED CURB AT SIDEWALK RAMP



SECTION A-A



PERSPECTIVE

GENERAL NOTES

1. FOR USE AT MID-BLOCK LOCATIONS.
2. RAMP CENTERLINE SHALL BE PERPENDICULAR TO THE FACE OF THE CURB AT THE SIDEWALK RAMP CONTROL POINT.
3. FOR RAMPS 15 FT. LONG OR LESS, THE 15:1 SLOPE GOVERNS. IF A 15:1 SLOPE RESULTS IN A RAMP LENGTH LONGER THAN 15 FT., THE 15:1 SLOPE MAY BE WAIVED AND THE RAMP LENGTH HELD AT 15 FT. REGARDLESS OF THE SLOPE.
4. FOR SIDEWALK WIDTHS GREATER THAN 5 FT., THE OVERALL SIDEWALK RAMP DEPTH SHALL MATCH THE SIDEWALK WIDTH.
5. RAMP CURB HEIGHT TO MATCH ELEVATION AT BACK OF ADJACENT SIDEWALK.
6. DRAINAGE INLETS SHOULD NOT BE LOCATED WITHIN THE MARKED CROSSWALKS, OR IF CROSSWALKS AREN'T MARKED, WITHIN THE AREA A STANDARD MARKED CROSSWALK WOULD ENCLOSE.
7. CONCRETE SHALL RECEIVE A ROUGH BROOM FINISH AS SHOWN.
8. SEE STD. DWGS. C-XXX AND C-XXX FOR JOINT DETAILS.

LEGEND

[A] MINIMUM SLOPE = 100:1 (0.01 ft/ft)
MAXIMUM SLOPE = 50:1 (0.02 ft/ft)

5 ACCESSIBLE SIDEWALK RAMP DETAIL

Scale: NTS

NOT FOR CONSTRUCTION

06 JANUARY 2025

DATE:
REVISION:

SHEET TITLE:
Typical Civil Details

ABQ Engineering
Civil ▪ Structural ▪ Mechanical ▪ Plumbing ▪ Electrical
8102 Menaul Blvd. NE, Suite D, Albuquerque, NM 87110
tele: 505.255.7802 Proj. No.: 24-056 www.abqeng.com

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

SANTA FE CIVIC HOUSING AUTHORITY

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1703 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.930.3838 email TOM@THOMASGIFFORD.COM

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C-502

LAST MODIFIED: Jan 06, 2025 – 10:50am BY USER: CraigH
DWG. NAME: K:\Projects\2024\24-056\Civil\24-056 CIVIL-DD.dwg

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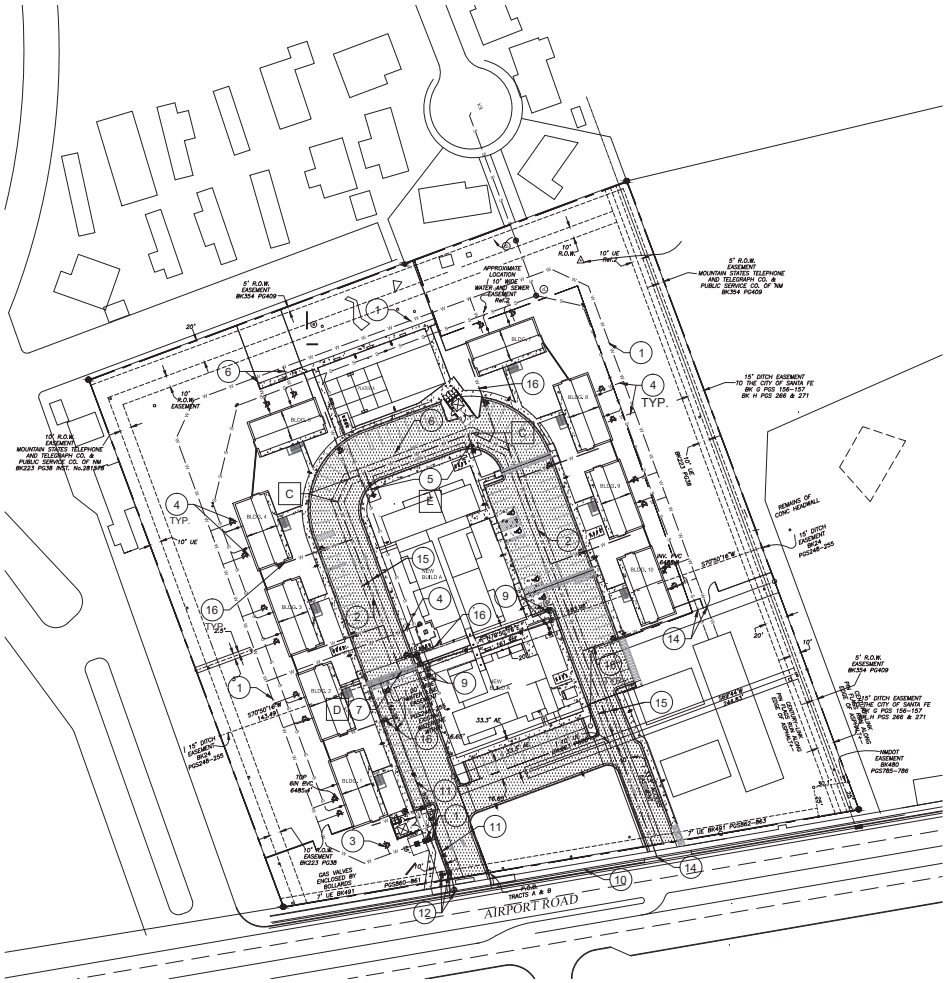
COSF GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (COSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE COSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
4. ALL STREETS SHALL BE CUT TO WITHIN ±6" OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
5. LOT CORNERS SHALL BE STAKED PRIOR TO SERVICE LINE INSTALLATION. CURB, GUTTER AND DRIVEWAY APRON SHALL BE INSTALLED PRIOR TO SERVICE LINE INSTALLATION UNLESS OTHERWISE APPROVED, IN WRITING, BY COSFWD.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND COSFWD DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY COSFWD PRIOR TO CONSTRUCTION.
8. CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
9. PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
10. 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
11. CONTRACTOR SHALL SUBMIT AS-BUILT CONSTRUCTION PACKET WITHIN FIVE (5) DAYS OF COMPLETION OF CONSTRUCTION INCLUDING: VALVE TIES, AS-BUILT DRAWINGS (INCLUDING, BUT NOT LIMITED TO: FITTING-TO-FITTING MEASUREMENTS, SERVICE-TO-SERVICE MEASUREMENTS, CENTER OF MAIN TO CENTER OF SERVICE MEASUREMENTS, LENGTH OF MAIN INSTALLED, FITTINGS INSTALLED, ETC.) AND POTABILITY RESULTS.
12. ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE COSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUSTRESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G.CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY COSFWD.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND COSFWD.
16. WORK ON COSFWD FACILITIES SHALL NOT BEGIN UNTIL COSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
17. ANY AND ALL EASEMENTS FOR CITY-OWNED INFRASTRUCTURE SHALL BE OBTAINED/VERIFIED ANDRECORDED BY DEVELOPER BEFORE PROJECT COMMENCEMENT. CONTRACTOR SHALL VERIFY THE EASEMENT IS IN PLACE BEFORE INSTALLING ANY INFRASTRUCTURE.


AIRPORT ROAD
5' R.O.W. EASEMENT BK354 PG409
MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. & PUBLIC SERVICE CO. OF NM BK354 PG409
15' DITCH EASEMENT TO THE CITY OF SANTA FE BK 0 PGS 156-157 BK H PGS 266 & 271
10' R.O.W. EASEMENT MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. & PUBLIC SERVICE CO. OF NM BK223 PG38 INST. No.381PPP
APPROXIMATE LOCATION OF 8" SEWER EASEMENT PARCEL
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
NEW BUILD
EXIST. BUILDING
EXIST. WELL
EXIST. TRANSFORMER
EXIST. GAS METER
EXIST. GAS VALVE
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
EXIST. SIGN
EXIST. LIGHT POLE
EXIST. POWER POLE
EXIST. TELEPHONE PEDESTAL
EXIST. TELEPHONE BOX
EXIST. CABLE TV BOX
EXIST. CONCRETE
EXIST. ASPHALT
EXIST. GRAVEL
EXIST. CONCRETE CURB & GUTTER
EXIST. CONCRETE SIDEWALK
EXIST. CONCRETE CURB
EXIST. CONCRETE VALLEY GUTTER
EXIST. CONCRETE RAMP
EXIST. CONCRETE DRIVE
EXIST. CONCRETE PAD
EXIST. CONCRETE WALL
EXIST. CONCRETE STEPS
EXIST. CONCRETE PLANTER
EXIST. CONCRETE FLUME
EXIST. CONCRETE SPILLWAY
EXIST. CONCRETE RETAINING WALL
EXIST. CONCRETE FOUNDATION
EXIST. CONCRETE FOOTING
EXIST. CONCRETE SLAB
EXIST. CONCRETE BEAM
EXIST. CONCRETE COLUMN
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LEGEND

ITEM	DESCRIPTION
1	MANHOLE FRAME & COVER, refer to manhole frame and cover detail Dwg. No. SAS-4
2	CONCRETE ADJUSTMENT RINGS or CONCRETE BRICK, refer to concrete adjustment detail Dwg. No. SAS-5
3	CONCRETE COLLAR, refer to concrete collar detail Dwg. No. SAS-6
4	PRECAST REINFORCED CONCRETE RISER, CONE or FLAT TOP, with 5"(in) wall thickness, refer to general note CM-2
5	PRECAST REINFORCED CONCRETE BASE RISER, with suitable sized openings, refer to general note CM-2A
6	CONCRETE BASE, refer to concrete base detail Dwg. No. SAS-7
7	SEWER PIPE, refer to general note CM-1
8	6"(in) GROUT FILLET, on upper half of pipe and around base
9	ADAPTOR MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
10	PIPE PENETRATION INTO MANHOLE, refer to manhole adapter detail Dwg. No. SAS-8
11	PIPE SUPPORT, CONCRETE, shallowest cut side of manhole a maximum of 36"(in) to ballast first joint and shotcrete pipe half pipe
12	CONCRETE FILL, 3000 p.s.i., refer to general note CR-6
13	SHELF, to be 6"(in) minimum, width with 1"(in) per 1'-0" slope, from crown of pipe
14	CUT UPPER HALF OF PIPE, after manhole has been completed and inspected by engineer
15	HAND FORMED CHANNELS, shall be on a uniform radius and shall not hold water
16	INVERT ELEVATIONS OF LATERAL LINES shall be the same as the springline elevation of the sewer main, where possible
17	CHANGE SLOPE OF PIPE, at center of manhole
18	APPROVED WATER STOP, to be with type of pipe

DROP MANHOLE DETAIL DWG. #: SAS-1

CONSTRUCTION NOTE:
A. 7'-(2") MINIMUM BETWEEN 45° BENDS FOR DROP ASSEMBLY
B. CONCRETE SHALL BE 3000 p.s.i. MINIMUM
C. SHELF SLOPE, FINISH PER 17.
D. MANHOLE CONE FOR LARGER DIAMETER MANHOLES, REFER TO GENERAL NOTE CM-2
E. FOR BELL AND SPIGOT 45° LOW DROP CONNECTION, TRIM TO 30°(DEG) ANGLE AT TOP OF CONCRETE CRADLE
F. USE BELL AND SPIGOT 45° LOW DROP FITTING
G. CONCRETE SUPPORT, MATCH QUALITY AND FINISH OF MAIN MANHOLE
H. CONCRETE FILL
I. CUT IN PLACE PERFORATED CORRUGATED METAL PIPE, 12"(in) DIAMETER, WITH 1"(in) HOLES AT 6"(in) CENTERS AT TOP AND BOTTOM OF PIPE
J. FOR PIPE DROP ON EXISTING MANHOLE, REFER TO MANHOLE ADAPTOR DETAIL DWG. #: SAS-8
K. MINIMUM 3"(IN) ABOVE SPRINGLINE OF MAIN
L. SPRINGLINE
M. SERVICE LINE
N. EXTEND PIPE 3"(IN) MINIMUM BEYOND FACE OF MANHOLE FOR 12"(IN) AND SMALLER PIPE

MANHOLE TYPE "E" DETAIL DWG # SAS-2

(See Dwg. # SAS-14 for Type "C" Flat Top)

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

GN-1 MATERIALS AND WORK:
CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to in the SPWSC WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

GN-2 APPROVED PLANS:
BEFORE BEGINNING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE ARTIFICIAL SIGNATURE AND DATE OF APPROVAL OF THE CITY ENGINEER OR THE APPROVED PLANS, CONSTRUCTION PERFORMED WITHOUT SUCH APPROVAL SHALL BE REJECTED.

GN-3 SEWER KEEP-UP PROMPT:
NO INTERRUPTION FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT SUCH APPROVAL PERMITS SHALL BE REJECTED.
CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF REPAIRING DAMAGE TO EXISTING SEWER LINES AND SHALL REIMBURSE THE CITY FOR COSTS INCURRED BY THE CITY FOR REPAIRS.

GN-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY ENGINEER.
SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR CITY ENGINEER FOR REVIEW.
SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR CITY ENGINEER FOR REVIEW.
NO STAFF DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES WILL BE ACCEPTED. ONLY DATA FROM TESTS CONDUCTED BY TEST LABS TO JUSTIFY SUBSTITUTIONS OR CHANGES WILL BE ACCEPTED. ALL TEST DATA SUBMITTED TO THE CITY SUBMITTALS WILL BE REJECTED.

GN-5 MANUFACTURER'S CERTIFICATION:
MANUFACTURER'S CERTIFICATE AND TEST REPORTS ARE REQUIRED FOR MATERIALS DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION FOR APPROVED BEFORE INSTALLATION OF THE TYPE OF MATERIALS INVOLVED.

GN-6 CONTRACTOR REQUIREMENTS:
CONTRACTOR PERFORMING WORK ON PUBLIC SEWER LINES SHALL BE A LICENSED UTILITY CONTRACTOR.

INSTALLATION

I-1 LAYING PIPE:
ALL PIPE SECTION SOLL NM APWA-PIPE SHALL BE PLACED AND BEDDED IN A FIRMLY PACKED TRENCH GRADE SHALL BE SMOOTH AND FREE FROM LOOSE SOIL AND ROCK AS SPECIFIED IN THE SPWSC WITH MODIFICATIONS NOTED IN GENERAL NOTE GN-1.
A. PIPE SHALL BE LAID TRUE TO LINE AND GRADE AS SHOWN ON THE PLANS. ALLOWABLE TOLERANCE SHALL NOT EXCEED THE LIMITS OF 1M APWA STANDARDS.
B. THE CONTRACTOR SHALL SUBMIT TO THE CITY CONSTRUCTION PLANS, IN SUFFICIENT DETAIL TO SHOW THE APWA STANDARDS IS ADEQUATELY USED FOR THE PROPOSED CONSTRUCTION.
C. SEWER PIPE, refer to general note CM-1

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE ON UNDISTURBED FIRST FACE SUBGRADE
2. PRECAST (SET ON PEA GRAVEL WITH COMPLETE BEDDING)
B. PRECAST SECTIONS:
1. CONFORM TO ASTM C478
2. JOINTS SHALL COMPLETELY WITH NON-SHRINK GROUT
3. ALL JOINTS SHALL BE WATERTIGHT AND FREE OF LEAKS. ALL JOINTS SHALL BE WRAPPED WITH A MINIMUM OF 12" WIDE WATERPROOF BUTYL RUBBER JOINT WRAP.
4. ALL JOINTS SHALL BE WRAPPED WITH A MINIMUM OF 12" WIDE WATERPROOF BUTYL RUBBER JOINT WRAP.

I-3 EXCAVATION AND BACKFILL:
A. EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 701 OF THE SPWSC WITH MODIFICATIONS NOTED IN GENERAL NOTE GN-1.
B. EXCAVATION SHALL BE CONSIDERED UNCLASSIFIED.
C. EQUIPMENT AND ASSISTANCE PROVIDED BY CONTRACTOR.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE (UNDERGROUND REQUIRED):
A. PVC PIPE SHALL BE IN ACCORDANCE WITH SECTION 535.1NM APWA-PIPE EXTRUDED TYPE.
B. ELASTOMERIC JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3212 AND F477. THAT THE PROJECT HAS BEEN COMPLETED AS SPECIFIED IN THE CONTRACT DOCUMENTS.
1. JOINTS SHALL BE PUSH-ON TYPE AS SUPPLIED BY THE PIPE MANUFACTURER.
2. LUBRICANT SHALL BE AS SUPPLIED BY THE PIPE MANUFACTURER.
C. EQUIPMENT AND ASSISTANCE PROVIDED BY CONTRACTOR.

CM-2 MANHOLES:
A. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C478 WITH MODIFICATIONS NOTED IN GENERAL NOTE GN-1.
B. MANHOLE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 STD. MANHOLE SECTIONS SHALL BE MANUFACTURED BY A PLANT APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY ENGINEER.
C. MANHOLE SECTIONS SHALL BE MANUFACTURED BY A PLANT APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY ENGINEER.
D. SOIL GLOVES/STRIPPING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF REPAIRING DAMAGE TO EXISTING SEWER LINES AND SHALL REIMBURSE THE CITY FOR COSTS INCURRED BY THE CITY FOR REPAIRS.
E. MANHOLE STEPS: SHALL BE IN ACCORDANCE WITH SECTION 535.1NM APWA-PIPE EXTRUDED TYPE.
F. MANHOLE FRAMES AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 952, ASTM A 48, CLASS 30B, SHALL MAY BE USED.
2. MANHOLE COVERS SHALL BE SOLID WITH 4 PICK HOLES AND SHALL HAVE RAISED MESSAGES AS SPECIFIED BY THE CITY.
3. MINIMUM COMPACT WEIGHT 300 POUNDS
G. MANHOLE STEPS:
1. CASTING SHALL CONFORM TO SECTION 952, ASTM A 48, CLASS 30B, SHALL MAY BE USED.
2. MANHOLE STEPS SHALL BE GALVANIZED FOR A MINIMUM COATING THICKNESS OF 2.0 MILS.
3. MINIMUM COMPACT WEIGHT 300 POUNDS
H. SOIL GLOVES/STRIPPING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF REPAIRING DAMAGE TO EXISTING SEWER LINES AND SHALL REIMBURSE THE CITY FOR COSTS INCURRED BY THE CITY FOR REPAIRS.
I. STEPS AND COVERS:
1. CASTING SHALL CONFORM TO SECTION 952, ASTM A 48, CLASS 30B, SHALL MAY BE USED.
2. MANHOLE STEPS SHALL BE GALVANIZED FOR A MINIMUM COATING THICKNESS OF 2.0 MILS.
3. MINIMUM COMPACT WEIGHT 300 POUNDS
J. STEPS:
1. CASTING SHALL CONFORM TO SECTION 952, ASTM A 48, CLASS 30B, SHALL MAY BE USED.
2. MANHOLE STEPS SHALL BE GALVANIZED FOR A MINIMUM COATING THICKNESS OF 2.0 MILS.
3. MINIMUM COMPACT WEIGHT 300 POUNDS
K. CASTINGS:
1. CASTINGS SHALL BE MANUFACTURED BY FOUNDRIES APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY ENGINEER.
2. CASTINGS SHALL BE CLEAN AND FREE FROM BLISTERS, BLOW HOLES, SCALE, CRACKS, SAND AND OTHER CASTING DEFECTS.
3. CASTINGS SHALL BE MACHINED AS NECESSARY TO ASSURE FULL BEARING SURFACES.
4. CASTINGS SHALL BE MANUFACTURED AND MODEL, SIZE AND WEIGHT AS SHOWN ON THE PLANS.
5. CASTINGS SHALL BE MANUFACTURED BY A FOUNDRY APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY ENGINEER.
L. FITTINGS:
1. FITTINGS SHALL BE IN ACCORDANCE WITH SECTION 535.1NM APWA-PIPE EXTRUDED TYPE.
2. ELASTOMERIC GASKETS SHALL BE IN ACCORDANCE WITH ASTM D3212 AND F477.
3. FITTINGS SHALL BE MANUFACTURED BY A PLANT APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY ENGINEER.
4. LUBRICANT SHALL BE AS SUPPLIED BY THE PIPE MANUFACTURER.
M. SERVICE LINE:
1. EXTEND PIPE 3"(IN) MINIMUM BEYOND FACE OF MANHOLE FOR 12"(IN) AND SMALLER PIPE (TYP.)

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. TESTING AND INSPECTION PROVIDED BY DESIGN ENGINEER.
B. CERTIFICATION DESIGN ENGINEER SHALL STATE IN WRITING THAT THE PROJECT HAS BEEN COMPLETED AS SPECIFIED IN THE CONTRACT DOCUMENTS.
C. EQUIPMENT AND ASSISTANCE PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM SECTION:
A. PIPE SHALL BE LAID TRUE TO LINE AND GRADE AS SHOWN ON THE PLANS. ALLOWABLE TOLERANCE SHALL NOT EXCEED THE LIMITS OF 1M APWA STANDARDS.
B. THE CONTRACTOR SHALL SUBMIT TO THE CITY CONSTRUCTION PLANS, IN SUFFICIENT DETAIL TO SHOW THE APWA STANDARDS IS ADEQUATELY USED FOR THE PROPOSED CONSTRUCTION.
C. SEWER PIPE, refer to general note CM-1

FQC-3 LEAKAGE TEST:
NO TEST REQUIRED-REFER TO SECTION 900.7 NM APWA

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV INSPECTION AND RECORD TAPES.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES ADJUSTED:
REINFORCING TIE TO BE APPROVED TO MATCH THESE STANDARD CONSTRUCTION DETAILS.

NOTE: REVISIONS TO THIS SHEET SHALL BE MADE UNDER THE AUTHORITY OF THE CITY OF SANTA FE ONLY.

CONTRACT NO. ENCHAT-03-0-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - A

DATE	REVISIONS	FILE: K:\LAUTO\DWG\503\1-1
DRAWN BY: C. GRANT	CK: R. M. M.	
LAND DESIGNER BY: A. GONZALEZ	CK: D. M. M.	SHEET 3 OF 12
APPROVED BY: J. BROWN	CK: T. M. M.	

PLAN VIEW OF MANHOLE BASE CONNECTION/DWG. # SAS-3

SINGLE INFLUENT
MULTIPLE INFLUENT
180° or STRAIGHT THROUGH
DIRECTIONAL CHANGE
ANGLE # MEASURED FROM CENTERLINE TO CENTERLINE
45° BEND
45° WYE
WYE
MINIMUM RISER "RD" MINIMUM RISER "RD" PLUS 1'-0"(FT) MINIMUM
4-WAY TEE
ANGLE # MEASURED FROM CENTERLINE TO CENTERLINE
MINIMUM RISER "RD"

TRENCH BEDDING AND INSTALLATION DETAILS /DWG. # SAS-11

CLASS "A"
CONCRETE CRADLE
CONCRETE ARCH
CLASS "B"
SHAPED SUBGRADE WITH GRANULAR MATERIAL
GRANULAR FOUNDATION
CLASS "C"
SHAPED SUBGRADE
GRANULAR FOUNDATION
TYPE I
TYPE II
PAVED AREAS
CONCRETE ENCASEMENT

TYPICAL UTILITIES SEPARATION DETAIL /DWG. # SAS-12

RIGHT OF WAY
STREET WIDTH
VARIABLE
PLANT MIX BITUMINOUS PAVEMENT
CONCRETE
COMPACTED SUBGRADE - AASHTO T 99/180(D)
10' MIN SEPARATION
ASPHALT TREATED BASE COURSE
LEGEND
S SEWER
G GAS
W WATER
E PROPERTY LINE
C CENTER LINE

BELL OR COUPLING INSTALLATION DETAIL /DWG. # SAS-13

GENERAL NOTES

(Duplicate of GENERAL NOTES above)

CONTRACT NO. ENCHAT-03-0-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - C

DATE	REVISIONS	FILE: K:\LAUTO\DWG\503\3-1
DRAWN BY: C. GRANT	CK: R. M. M.	
LAND DESIGNER BY: A. GONZALEZ	CK: D. M. M.	SHEET 5 OF 12
APPROVED BY: J. BROWN	CK: T. M. M.	

LEGEND

(Duplicate of LEGEND above)

MANHOLE FRAME & COVER DETAIL /DWG. # SAS-4

PLAN VIEW @ X-SECTION
PROFILE VIEW @ X-SECTION
COVER
FRAME

MANHOLE ADJUSTMENT DETAIL /DWG. # SAS-5

PROFILE VIEW

CONCRETE COLLAR DETAIL /DWG. # SAS-6

PLAN VIEW @ X-SECTION
PROFILE VIEW @ X-SECTION

CONCRETE BASE DETAIL /DWG. # SAS-7

PLAN VIEW @ X-SECTION
PROFILE VIEW @ X-SECTION

MANHOLE ADAPTER DETAIL /DWG. # SAS-8

ISOMETRIC VIEW

RESTRAINED JOINT DETAIL /DWG. # SAS-9

NOTE: AT RIVER AND ARROYO CROSSINGS

SERVICE CONNECTION DETAILS /DWG. # SAS-10

TO VITRIFIED CLAY (V.C.) SEWER LINE
TO PVC SEWER LINE

GENERAL NOTES

(Duplicate of GENERAL NOTES above)

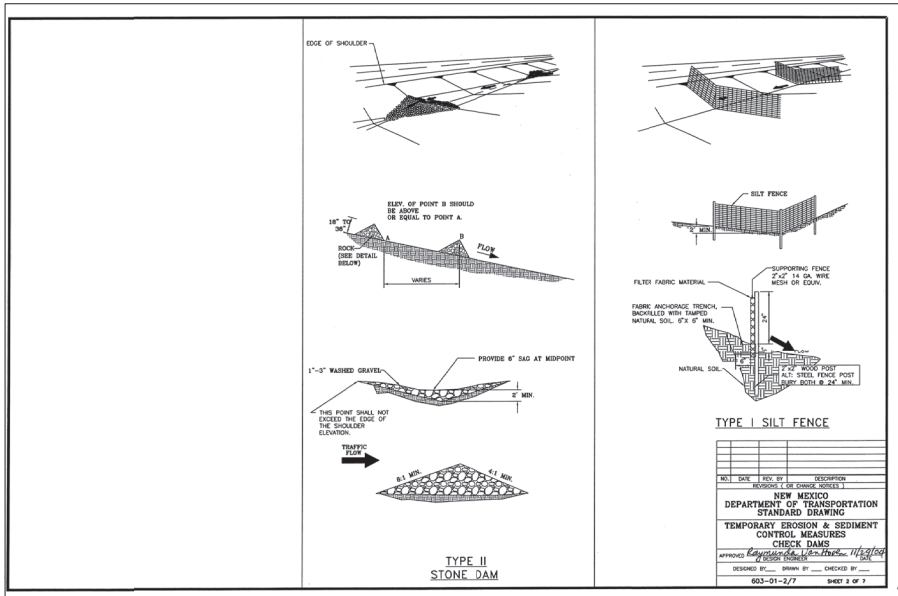
CONTRACT NO. ENCHAT-03-0-0012 TASK ORDER NO.3

CITY OF SANTA FE
WATER QUALITY DIVISION

TITLE: SANITARY SEWER
STANDARD CONSTRUCTION DETAILS - B

DATE	REVISIONS	FILE: K:\LAUTO\DWG\503\2-1
DRAWN BY: C. GRANT	CK: R. M. M.	
LAND DESIGNER BY: A. GONZALEZ	CK: D. M. M.	SHEET 4 OF 12
APPROVED BY: J. BROWN	CK: T. M. M.	

LAST MODIFIED: Dec 02, 2024 - 9:12am BY USER: Craig#
PLOTTED: Dec 02, 2024 - 9:12am BY USER: Craig#
DWG. NAME: K:\LAUTO\DWG\503\4-1-03.dwg



NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

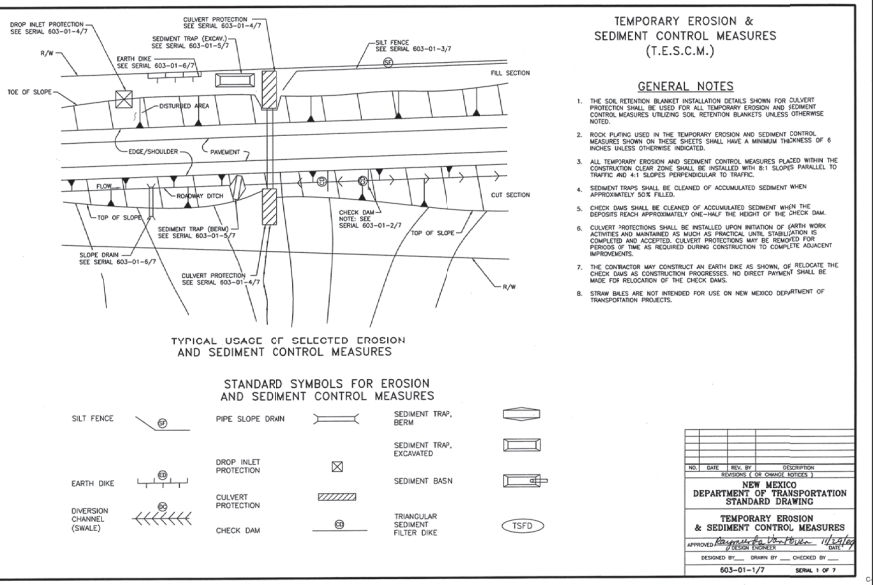
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
CHECK DAMS

APPROVED Raymunda Von Heuer 11/27/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-2/7 — SHEET 2 OF 7

C-503



TEMPORARY EROSION & SEDIMENT CONTROL MEASURES (T.E.S.C.M.)

GENERAL NOTES

1. THE SOIL RETENTION BLANKET INSTALLATION DETAILS SHOWN FOR CULVERT PROTECTION SHALL BE USED FOR ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UTILIZING SOIL RETENTION BLANKETS UNLESS OTHERWISE NOTED.
2. ROCK PLATING USED IN THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE SHEETS SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES UNLESS OTHERWISE INDICATED.
3. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PLACED WITHIN THE CONSTRUCTION CLEAR ZONE SHALL BE INSTALLED WITH 8:1 SLOPES PARALLEL TO TRAFFIC AND 4:1 SLOPES PERPENDICULAR TO TRAFFIC.
4. SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
5. CHECK DAMS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE CHECK DAM.
6. CULVERT PROTECTIONS SHALL BE INSTALLED UPON INITIATION OF EARTH WORK ACTIVITIES AND MAINTAINED AS MUCH AS PRACTICAL UNTIL STABILIZATION IS COMPLETED AND ACCEPTED. CULVERT PROTECTIONS MAY BE REMOVED FOR PERIODS OF TIME AS REQUIRED DURING CONSTRUCTION TO COMPLETE ADJACENT IMPROVEMENTS.
7. THE CONTRACTOR MAY CONSTRUCT AN EARTH DIKE AS SHOWN, OR RELOCATE THE CHECK DAMS AS CONSTRUCTION PROGRESSES. NO DIRECT PAYMENT SHALL BE MADE FOR RELOCATION OF THE CHECK DAMS.
8. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

APPROVED Raymunda Von Heuer 11/27/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-1/7 — SERIAL 1 OF 7

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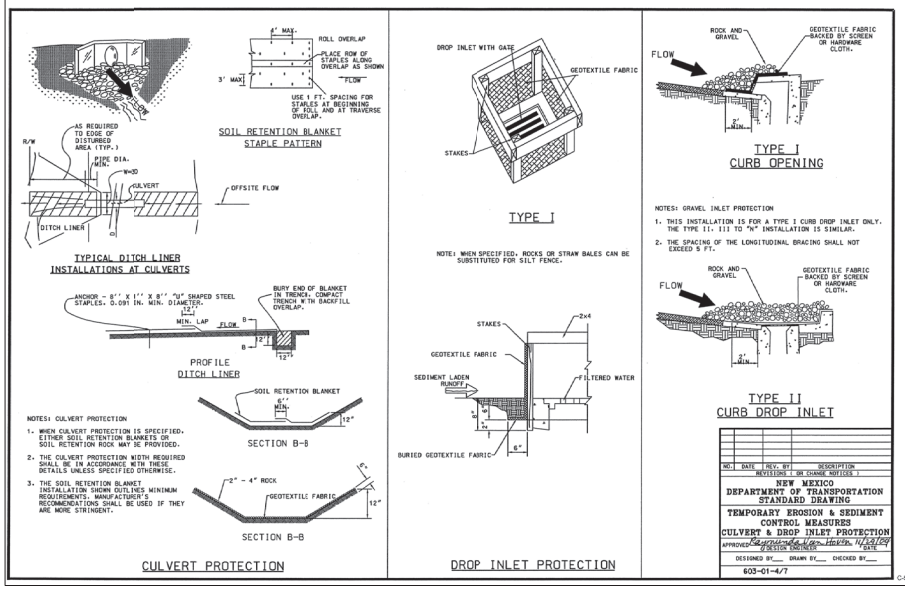

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			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

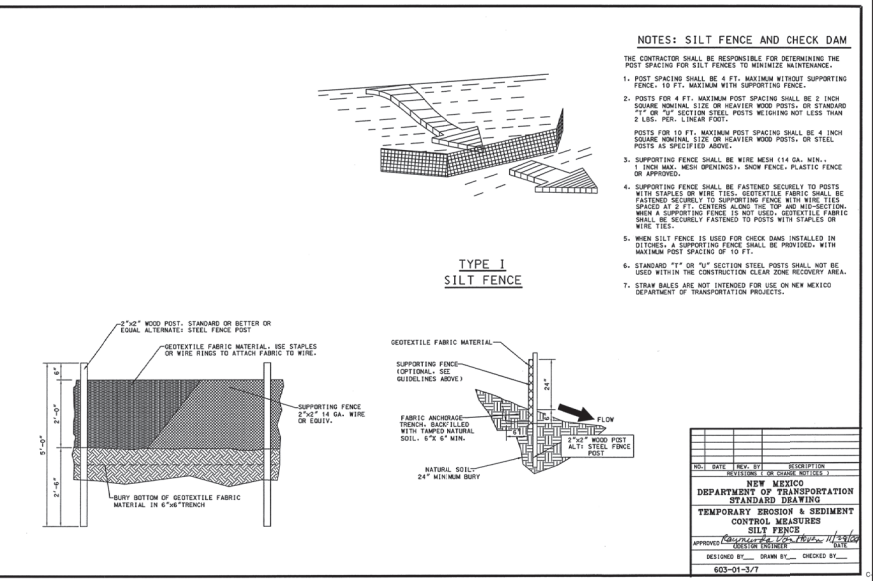
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
CULVERT & DROP INLET PROTECTION

APPROVED Raymunda Von Heuer 11/27/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-4/7

C-505



NOTES: SILT FENCE AND CHECK DAM

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE POST SPACING FOR SILT FENCES TO MINIMIZE MAINTENANCE.

1. POST SPACING SHALL BE 4 FT. MAXIMUM WITHOUT SUPPORTING FENCE. 10 FT. MAXIMUM WITH SUPPORTING FENCE.
2. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS, OR STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 2 LBS. PER LINEAR FOOT.

   POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 INCH SQUARE NOMINAL SIZE OR HEAVIER WOOD POSTS, OR STEEL POSTS AS SPECIFIED ABOVE.
3. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN., 1 INCH MAX. MESH OPENINGS), SNOW FENCE, PLASTIC FENCE OR APPROVED.
4. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. GEOTEXTILE FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 2 FT. CENTERS ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.
5. WHEN SILT FENCE IS USED FOR CHECK DAMS INSTALLED IN DITCHES, A SUPPORTING FENCE SHALL BE PROVIDED, WITH MAXIMUM POST SPACING OF 10 FT.
6. STANDARD "T" OR "U" SECTION STEEL POSTS SHALL NOT BE USED WITHIN THE CONSTRUCTION CLEAR ZONE RECOVERY AREA.
7. STRAW BALES ARE NOT INTENDED FOR USE ON NEW MEXICO DEPARTMENT OF TRANSPORTATION PROJECTS.

NO.	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES
SILT FENCE

APPROVED Raymunda Von Heuer 11/27/09
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

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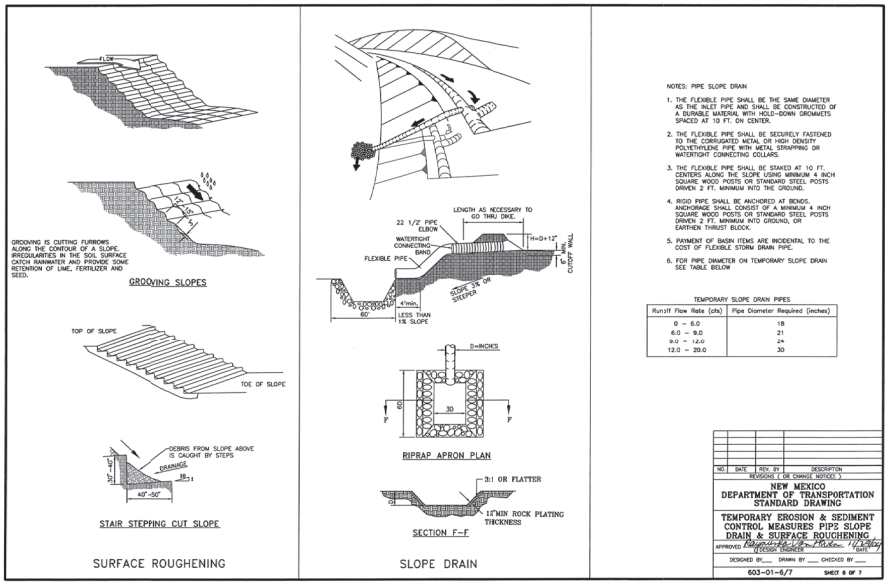
LAST MODIFIED: Dec 02, 2024 - 9:12am BY USER: Craigh
USER DEFINED PATH: C:\Projects\2024-025 (Civil)\
DWG. NAME: 2024-025_C504.dwg



NOTES: PIPE SLOPE DRAIN

1. THE FLEXIBLE PIPE SHALL BE THE SAME DIAMETER AS THE INLET PIPE AND SHALL BE CONSTRUCTED OF A DURABLE MATERIAL WITH HOLD-DOWN GROMMETS SPACED AT 10 FT. ON CENTER.
2. THE FLEXIBLE PIPE SHALL BE SECURELY FASTENED TO THE CORRUGATED METAL OR HIGH DENSITY POLYETHYLENE PIPE WITH METAL STRAPPING OR WATERTIGHT CONNECTING COLLARS.
3. THE FLEXIBLE PIPE SHALL BE STAKED AT 10 FT. CENTERS ALONG THE SLOPE USING MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO THE GROUND.
4. RIGID PIPE SHALL BE ANCHORED AT BENDS. ANCHORAGE SHALL CONSIST OF A MINIMUM 4 INCH SQUARE WOOD POSTS OR STANDARD STEEL POSTS DRIVEN 2 FT. MINIMUM INTO GROUND, OR EARTHEN THRUST BLOCK.
5. PAYMENT OF BASIN ITEMS ARE INCIDENTAL TO THE COST OF FLEXIBLE STORM DRAIN PIPE.
6. FOR PIPE DIAMETER ON TEMPORARY SLOPE DRAIN SEE TABLE BELOW

TEMPORARY SLOPE DRAIN PIPES

Runoff Flow Rate (cfs)	Pipe Diameter Required (inches)
0 - 6.0	18
6.0 - 9.0	21
9.0 - 12.0	24
12.0 - 20.0	30

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICE)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED _____ DIVISION ENGINEER _____ DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-6/7 SHEET 6 OF 7

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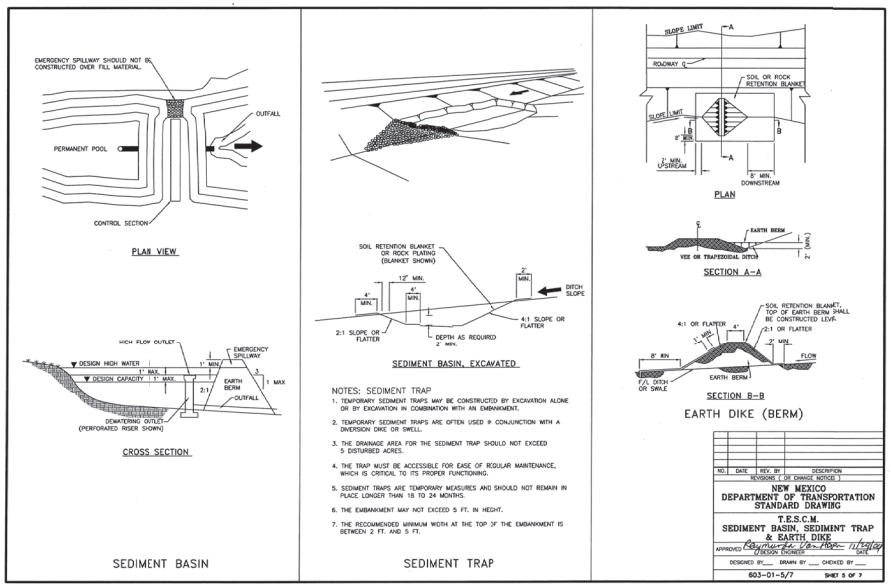

NOTES: SEDIMENT TRAP

1. TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED BY EXCAVATION ALONE OR BY EXCAVATION IN COMBINATION WITH AN EMBANKMENT.
2. TEMPORARY SEDIMENT TRAPS ARE OFTEN USED IN CONJUNCTION WITH A DIVERSION DIKE OR SWELL.
3. THE DRAINAGE AREA FOR THE SEDIMENT TRAP SHOULD NOT EXCEED 5 DISTURBED ACRES.
4. THE TRAP MUST BE ACCESSIBLE FOR EASE OF REGULAR MAINTENANCE, WHICH IS CRITICAL TO ITS PROPER FUNCTIONING.
5. SEDIMENT TRAPS ARE TEMPORARY MEASURES AND SHOULD NOT REMAIN IN PLACE LONGER THAN 18 TO 24 MONTHS.
6. THE EMBANKMENT MAY NOT EXCEED 5 FT. IN HEIGHT.
7. THE RECOMMENDED MINIMUM WIDTH AT THE TOP OF THE EMBANKMENT IS BETWEEN 2 FT. AND 5 FT.

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICE)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

APPROVED _____ DIVISION ENGINEER _____ DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-5/7 SHEET 5 OF 7

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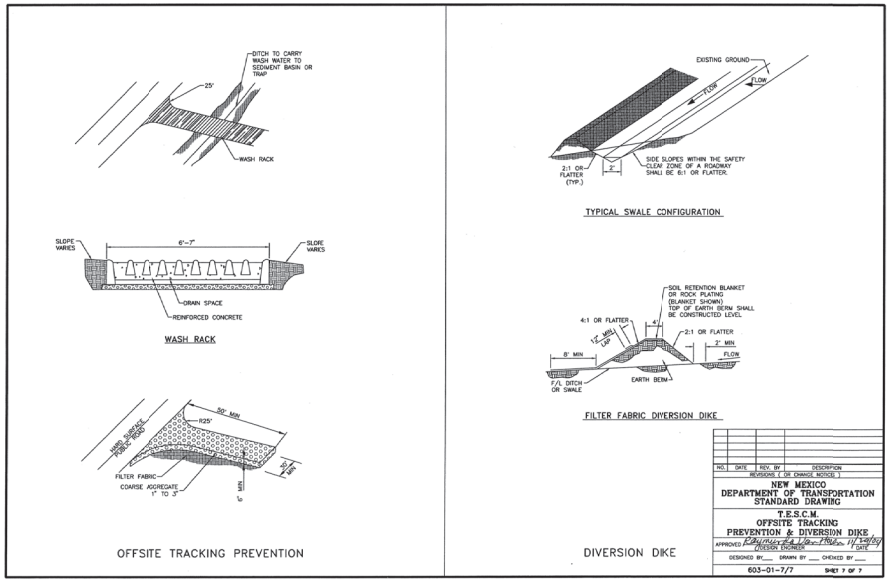

NO.	DATE	REV. BY	DESCRIPTION
REVISIONS (OR CHANGE NOTICE)			

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

T.E.S.C.M.
OFFSITE TRACKING PREVENTION & DIVERSION DIKE

APPROVED _____ DIVISION ENGINEER _____ DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-7/7 SHEET 7 OF 7

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LAST MODIFIED: Dec 02, 2024 - 9:12am BY USER: Craig
LOC: C:\Users\craig\Desktop\NMDOT\2024-025\
DWG. NAME: 2-025 DWG_C505.dwg

GENERAL NOTES:

1. NMDOT IS RECOGNIZED AS A TITLE II PUBLIC ENTITY UNDER THE AMERICANS WITH DISABILITIES ACT (ADA), OF 1990 (PUBLIC LAW 101-336). A TITLE II ENTITY IS DEFINED AS ANY STATE OR LOCAL GOVERNMENT ENTITY AND PROHIBITS DISCRIMINATION ON THE BASIS OF DISABILITY. THE ADA EXTENDS THE PRINCIPLES OF SECTION 504 OF THE REHABILITATION ACT, OF 1973, AS AMENDED, TO PROTECT PERSONS WITH DISABILITIES IN ALL PUBLIC FACILITIES AND PROGRAMS IRRESPECTIVE OF THE FUNDING SOURCE.
2. THESE DRAWINGS PROVIDE GUIDANCE FOR COMPLIANCE WITH THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG), JULY 26, 2011, OR LATEST EDITION. THESE GUIDELINES SHALL APPLY TO ALL NEW AND ALTERED PEDESTRIAN ACCESS ROUTES (PAR).
3. REFER TO CONSTRUCTION PLANS FOR THE DETAILED LAYOUTS AND DETAILS.
4. PEDESTRIAN ACCESS ROUTES (PAR) SHALL BE FIRM, STABLE, AND SLIP RESISTANT TEXTURE ON SIDEWALKS AND CURB RAMPS SHALL BE APPLIED TO THE SLOPE OF THE RAMP RUN AND PERPENDICULAR TO PEDESTRIAN TRAVEL. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP RUNNING SIDE FLARES. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN IN STANDARD DETAILS ARE FOR ILLUSTRATIONS ONLY.
5. VERTICAL SURFACE DISCONTINUITIES SHALL BE 0.5 INCHES MAXIMUM. VERTICAL DISCONTINUITIES BETWEEN 0.25 INCHES AND 0.5 INCHES SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 50 PERCENT. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE VERTICAL SURFACE DISCONTINUITY.
6. HORIZONTAL OPENINGS IN GRATINGS AND JOINTS SHALL NOT PERMIT PASSAGE OF A SPHERE MORE THAN 0.5 INCHES IN DIAMETER. ELONGATED OPENINGS IN GRATES SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
7. PROVIDE EXPANSION JOINT MATERIAL 0.5 INCHES THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL ALL JOINTS WITH AN APPROVED SEALING MATERIAL.
9. INSTALL JOINTS WHERE CURB RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT. ALL JOINTS AND TRANSITIONS SHALL BE FLUSH.
10. VERTICAL WALLS OR HEADER CURBS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY CURB RAMP FLARES OR GRADING. GRADE NON-WALK AREAS AT 2:1 OR FLATTER.
11. CONSTRUCTION TOP / BOTTOM OF CURB TO BE FLUSH WITH ADJACENT SURFACES (CURB RAMPS, SIDEWALKS, AND FLARES). VERTICAL LIPS NOT PERMITTED AT THE BOTTOM OF CURB RAMP WHERE THE RAMP MEETS STREET LEVEL.

SIDEWALKS

12. SIDEWALK AND CURB AND GUTTER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SERIAL 609-01-1/1.
13. SIDEWALK CROSS SLOPE IS RECOMMENDED TO BE CONSTRUCTED FOR CROSS SLOPE OF 1.5% TYPICAL, BUT SHALL NOT EXCEED 2.0% CROSS SLOPE ON THE PEDESTRIAN ACCESS ROUTE (PAR).
14. SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5.0 FT, EXCLUSIVE OF THE WIDTH OF THE CURB RETURN;
    EXCEPTION: WHERE SIDEWALK WIDTH NEEDS TO BE REDUCED TO NO LESS 4.0 FT, PASSING SPACES SHALL BE PROVIDED AT INTERVALS OF 200 FT MAXIMUM. PASSING SPACES SHALL BE 5.0 FT MINIMUM BY 5.0 FT MINIMUM.
15. ANY SIGNS POSTS, UTILITY POLES, FIRE HYDRANTS, TRAFFIC SIGNALS, STREET FURNITURE, AND OTHER OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 4.0 FT.
16. THE CLEAR WIDTH OF PEDESTRIAN ACCESS ROUTES (PAR) WITHIN MEDIANS AND PEDESTRIAN REFUGE ISLANDS SHALL BE 5.0 FT MINIMUM.

CURB RAMPS

17. FOR NEW CONSTRUCTION AND ALTERATIONS, CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE FEASIBLE. THE MAXIMUM SLOPE ALLOWABLE IS INDICATED IN NOTE 18 OF THE CURB RAMP STANDARD DETAILS. SLOPES THAT EXCEED THOSE INDICATED IN THE CURB RAMP STANDARD DETAILS, OR CONSTRUCTION PLANS, WILL NOT BE ACCEPTED AND WILL BE REMOVED AND RECONSTRUCTED.
18. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FAST AS MAXIMUM EXTENT PRACTICABLE.
19. CONSTRUCT THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES AS TYPICAL 5.0 FT X 5.0 FT AND MINIMUM 4.0 FT X 4.0 FT. CLEAR SPACE BEYOND THE FLARE FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
20. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
21. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP RUNS, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.0%.
22. CONSTRUCT CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE.
23. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAK SHALL BE FLUSH.
24. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF CURB RAMP IS NOT SOLELY DEPENDENT ON THE HEIGHT OF CURB. (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN 2 RAMP LENGTH OF 6.0 FT FOR AN 8.3% SLOPE).

CROSSWALKS

25. PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED CROSSWALK. CURB RAMP LOCATIONS SHALL BE PLACED WITHIN THE WIDTH OF THE MARKED OR UNMARKED CROSSWALK AS SHOWN IN THE CONSTRUCTION PLANS.

DETECTABLE WARNING

26. DETECTABLE WARNING SURFACES (DWS) CONSISTING OF TRUNCATED DOMES SHALL BE UTILIZED WHERE CURB RAMPS, BLENDED TRANSITIONS, OR TURNING SPACE PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE STREET OR WHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CROSSES A STREET, ALLEY, TRAFFIC ISLAND, MEDIAN, OR RAILROAD. DETECTABLE WARNING SURFACES (DWS) WILL NOT BE INSTALLED AT RESIDENTIAL DRIVEWAYS. DETECTABLE WARNING SURFACE MUST BE PROVIDED AT THE JUNCTION BETWEEN THE PAR AND COMMERCIAL DRIVEWAYS THAT ARE STOP OR YIELD CONTROLLED OR ARE CONTROLLED BY A SIGNAL.
27. DETAILS OF DETECTABLE WARNING SURFACE ARE SHOWN IN CONTRACT PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.

ACCESSIBLE PEDESTRIAN SIGNALS (APS) AND PEDESTRIAN PUSHBUTTONS

28. FOR ALTERATION PROJECTS, PROVIDE ACCESS TO EXISTING PEDESTRIAN PUSHBUTTONS TO THE MAXIMUM EXTENT PRACTICABLE. INSTALL PEDESTRIAN STUB POLES WHERE APPLICABLE, SO AS NOT TO CREATE PEDESTRIAN OBSTRUCTIONS. REFER TO THE MUTCD FOR FURTHER GUIDANCE.
29. PEDESTRIAN SIGNAL PUSH-BUTTONS SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCATED WITHIN A HORIZONTAL REACH OF 9" TO 16" AND SHALL BE WITHIN 36" TO 48" ABOVE THE SIDEWALK SURFACE
30. PEDESTRIAN SIGNAL SHALL HAVE 4FT-5FT MIN TURNING SPACE TO PROVIDE ACCESS TO PUSH BUTTONS.

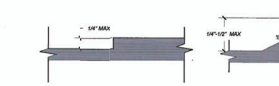
ALTERATIONS TO EXISTING FACILITIES - GENERAL NOTES:

ADDITIONS OR ALTERATIONS TO ANY FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE NEW CONSTRUCTION STANDARDS WITHIN THE NMDOT PEDESTRIAN ACCESS STANDARDS AND PROWAG 2011 OR LATEST EDITION. ANY DESIGN / CONSTRUCTION DEVIATION THAT IS DEEMED AN VARIANCE OR TECHNICALLY INFEASIBLE BY THE DEFINITION BELOW SHALL REQUIRE SUBMITTAL AND APPROVAL OF ADA DESIGN VARIANCE PROCEDURES.

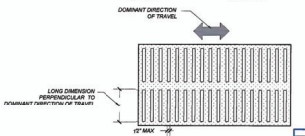
31. EXCEPTION: IN ALTERATION WORK, IF COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESSIBILITY TO THE MAXIMUM EXTENT PRACTICABLE. ANY ELEMENTS OR FEATURES OF THE BUILDING OR FACILITY THAT IS BEING ALTERED AND CAN BE MADE ACCESSIBLE SHALL BE MADE ACCESSIBLE WITHIN THE SCOPE OF THE ALTERATION.

32. TECHNICAL INFEASIBILITY MEANS, WITH RESPECT TO AN ALTERATION OF A BUILDING OR A FACILITY, THAT IT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE EXISTING STRUCTURAL CONDITIONS WOULD REQUIRE REMOVING OR ALTERING A LOAD-BEARING MEMBER WHICH IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME; OR BECAUSE OTHER EXISTING PHYSICAL OR SITE CONSTRAINTS PROHIBIT.

33. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.



VERTICAL SURFACE DISCONTINUITIES
SCALE NONE REFER TO NOTE 5



HORIZONTAL OPENINGS
SCALE NONE REFER TO NOTE 5

NO	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PEDESTRIAN ACCESS ROUTE
GENERAL NOTES

APPROVED: [illegible] CHIEF ENGINEER — DATE: 1-13-15

608-001-1 | 608-1 of 12

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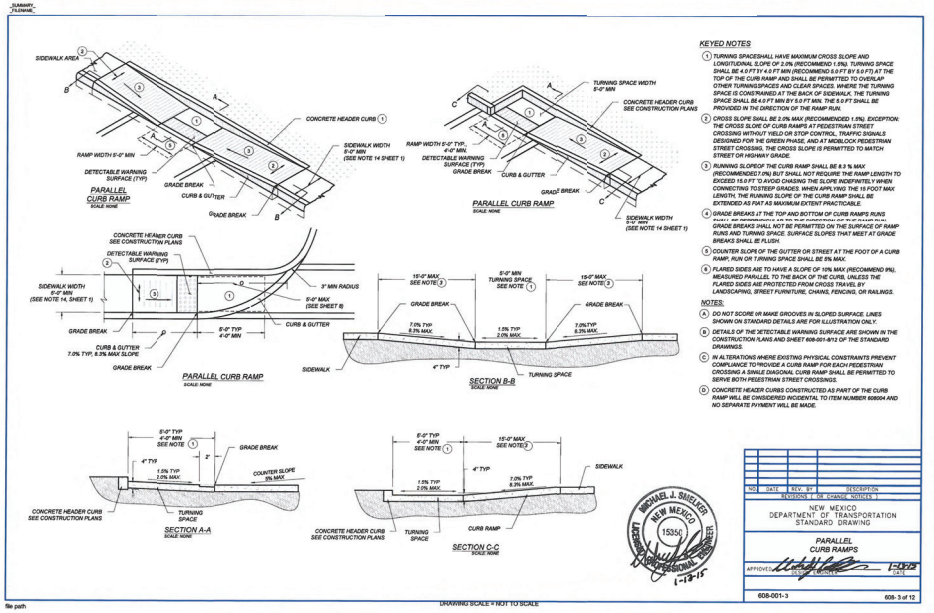

KEYED NOTES

1. TURNING SPACES SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
2. CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
3. RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 % MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FAST AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 8%), MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

NOTES:

A. DO NOT SCORE OR MAKE GROOVES IN SLOPED SURFACE. LINES SHOWN ON STANDARD DETAILS ARE FOR ILLUSTRATION ONLY.
B. DETAILS OF THE DETECTABLE WARNING SURFACE ARE SHOWN IN THE CONSTRUCTION PLANS AND SHEET 608-001-9/12 OF THE STANDARD DRAWINGS.
C. IN ALTERATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT COMPLIANCE TO PROVIDE A CURB RAMP FOR EACH PEDESTRIAN CROSSING A SINGLE DIAGONAL CURB RAMP SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS.
D. CONCRETE HEADER CURB CONSTRUCTED AS PART OF THE CURB RAMP WILL BE CONSIDERED INCIDENTAL TO ITEM NUMBER 608004 AND NO SEPARATE PAYMENT WILL BE MADE.

NO	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

PARALLEL
CURB RAMPS

APPROVED: [illegible] CHIEF ENGINEER — DATE: 1-13-15

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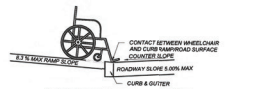
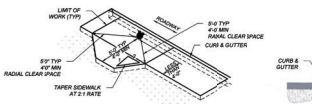


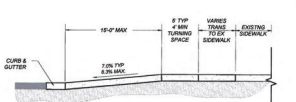
CHANGE OF GRADE LIMITATIONS
SCALE NONE

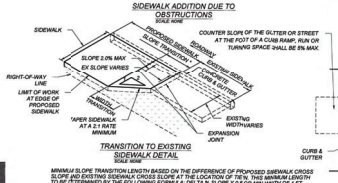
RAMP CROSS SLOPE TRANSITION TO MATCH ROADWAY PROFILE SLOPE
* SLOPES SHOWN ARE FOR ILLUSTRATION ONLY.

NOTE:
1) CROSS SLOPE OF CURB RAMP AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, AND AT MID-BLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE ARE PERMITTED TO EQUAL THE STREET OR HIGHWAY GRADE.
2) CROSS SLOPE IF CURB RAMP IS AT YIELD OR STOP CONTROL REQUIRES 2% MAX CROSS SLOPE AT CURB LINE

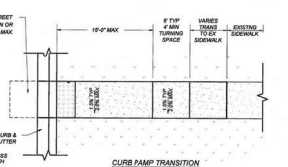


SIDEWALK ADDITION DUE TO OBSTRUCTIONS
SCALE NONE





TRANSITION TO EXISTING SIDEWALK DETAIL
SCALE NONE



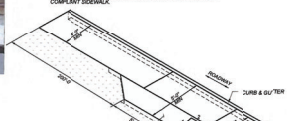
CURB RAMP TRANSITION TO EXISTING SIDEWALK DETAIL

MINIMUM SLOPE TRANSITION LENGTH BASED ON THE DIFFERENCE OF PROPOSED SIDEWALK CROSS SLOPE AND EXISTING SIDEWALK CROSS SLOPE AT THE LOCATION OF TIE IN. THIS MINIMUM LENGTH TO BE DETERMINED BY THE FOLLOWING FORMULA: DELTA % SLOPE X 0.5 OR MIN WIDTH OF 1 FT.

THE MINIMUM WIDTH TRANSITION SHALL BE CALCULATED USING THE FOLLOWING FORMULA CHANGE IN WIDTH X 2.

DEPENDING ON WHICH IS LONGEST, EITHER THE SLOPE TRANSITION OR WIDTH TRANSITION WILL CONTRL THE LENGTH OF SIDEWALK TRANSITION.

TRANSITION AREAS SERVE AS TEMPORARY CONNECTIONS OF THE PEDESTRIAN ACCESS ROUTE. FUTURE IMPROVEMENTS TO THE REMAINING PORTION OF EXISTING SIDEWALK SHALL INCLUDE REMOVING THE TRANSITION AREA AND CONSTRUCTING A FULLY COMPLIANT SIDEWALK.



PASSING SPACE DETAIL
SCALE NONE

1. WHERE THE CLAR WIDTH OF PEDESTRIAN ACCESS ROUTES IS GREATER THAN 4ft AND LESS THAN 5ft, PASSING SPACES SHALL BE PROVIDED AT INTERVALS 200ft MAXIMUM.
2. PASSING SPACES ARE PERMITTED TO OVERLAP PEDESTRIAN ACCESS ROUTES.

NO	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

CURB RAMP AND SIDEWALK
TRANSITION DETAILS

APPROVED: [illegible] CHIEF ENGINEER — DATE: 1-13-15

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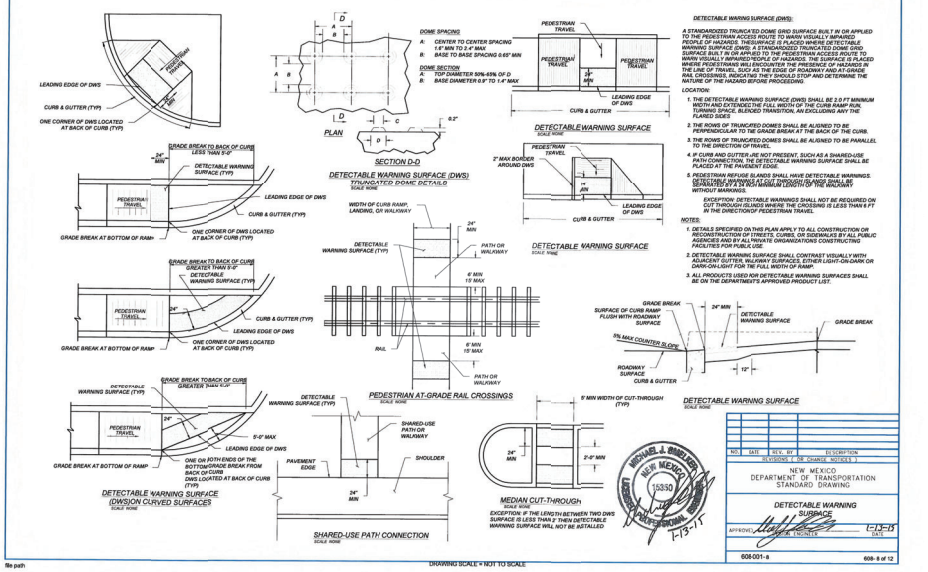

DETECTABLE WARNING SURFACE (DWS):

A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE TERM DETECTABLE WARNING SURFACE (DWS) IS A STANDARDIZED TRUNCATED DOME GRID SURFACE BUILT IN OR APPLIED TO THE PEDESTRIAN ACCESS ROUTE TO WARN VISUALLY IMPAIRED PEOPLE OF HAZARDS. THE SURFACE IS PLACED WHERE PEDESTRIANS WILL ENCOUNTER THE PRESENCE OF HAZARDS IN THE PUBLIC WAY, SUCH AS THE EDGE OF ROADWAY AND AT GRADE RAIL CROSSINGS, WHICH ARE NOT BOUNDED BY CONFINED SPACES. THE DWS ARE DETECTABLE BY BOTH PEDESTRIANS WHO DETECT THEM WITH THEIR CANES OR FEET AND BY VEHICLE OPERATORS WHO FEEL AND HEAR THEM.

LOCATION:

1. THE DETECTABLE WARNING SURFACE (DWS) SHALL BE 2.0 FT MINIMUM WIDTH AND EXTENDED THE FULL WIDTH OF THE CURB RAMP RUN, BLENDED TRANSITION, OR TURNING SPACE WHICH IS FLUSH TO THE STREET CROSSING. THE DWS SHALL BE LOCATED SO THAT THE EDGE NEAREST THE STREET CROSSING IS WITHIN 6 INCHES OF THE BACK OF THE CURB.
2. THE DWS SHALL BE LOCATED SO THAT IT IS NOT WITHIN THE PATH OF VEHICULAR TRAVEL.
3. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BACK OF THE CURB.
4. THE ROWS OF TRUNCATED DOMES SHALL BE ALIGNED TO BE PARALLEL TO THE DIRECTION OF TRAVEL.
5. IF CURB AND GUTTER ARE NOT PRESENT, SUCH AS A SHARED-USE PATH CONNECTION, THE DETECTABLE WARNING SURFACE SHALL BE PLACED AT THE PAVEMENT EDGE.
6. PEDESTRIAN REFUGE ISLANDS SHALL HAVE DETECTABLE WARNINGS. DETECTABLE WARNINGS SHALL BE PLACED ON BOTH ENDS OF THE ISLAND WHERE PEDESTRIANS ARE EXPECTED TO CROSS WITHOUT MARKINGS.

EXCEPTION: DETECTABLE WARNINGS SHALL NOT BE REQUIRED ON CUT THROUGH ISLANDS WHERE THE CROSSING IS LESS THAN 6 FT IN THE DIRECTION OF PEDESTRIAN TRAVEL.

NOTES:

1. DETAILS SPECIFIED ON THIS PLAN APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS, OR SIDEWALKS BY ALL PUBLIC AGENCIES AND BY ALL PRIVATE ORGANIZATIONS CONSTRUCTING FACILITIES FOR PUBLIC USE.
2. DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
3. ALL PRODUCTS USED FOR DETECTABLE WARNING SURFACES SHALL BE ON THE DEPARTMENT'S APPROVED PRODUCT LIST.

NO	DATE	REV. BY	DESCRIPTION
			REVISIONS (OR CHANGE NOTICES)

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

DETECTABLE WARNING SURFACE

APPROVED: [illegible] CHIEF ENGINEER — DATE: 1-13-15

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LAST MODIFIED: Dec. 02, 2024 – 9:13am BY USER: Craig
PLOTTED: Dec. 02, 2024 – 9:13am
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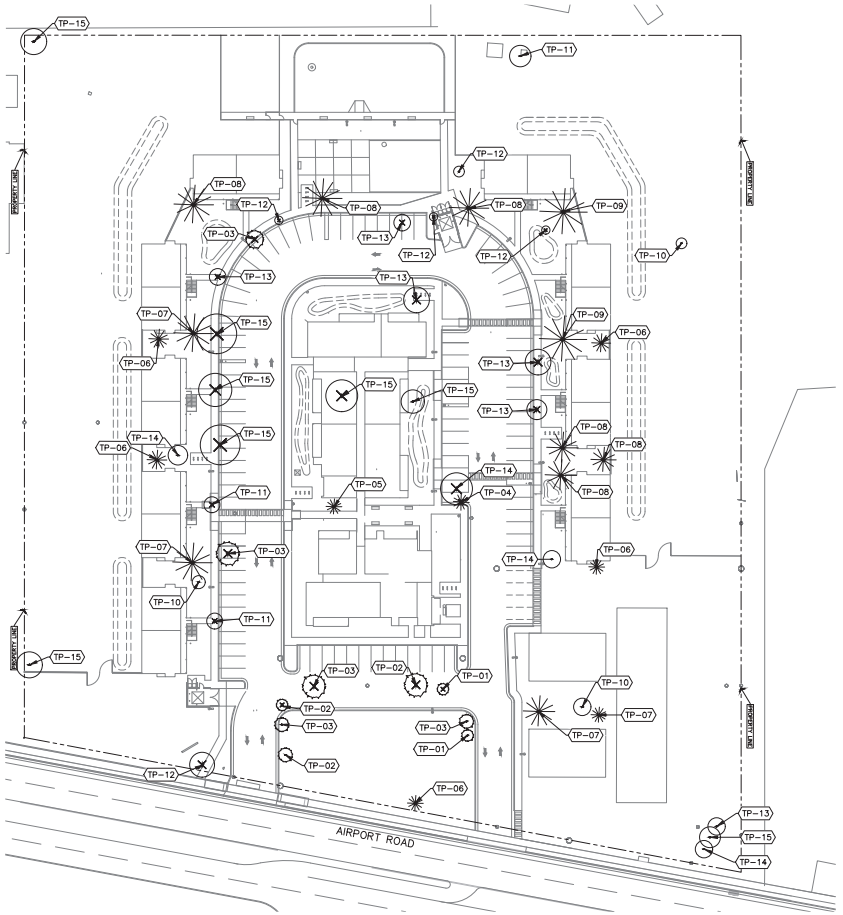

A1 OVERALL TREE PRESERVATION PLAN
SCALE: 1"=40'-0"

0 40' 80' NORTH

TREE PROTECTION NOTES

1. CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. CONTRACTOR SHALL INSTALL FENCING AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING SHALL BE A MINIMUM OF 4' HEIGHT.
3. CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
4. CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE. CONTRACTOR SHALL CLEAN THE WASTE OF OTHER CEMENTITIOUS MATERIALS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
6. CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS.

GENERAL NOTES

A. SIGNIFICANT TREE SPECIES AND LOCATIONS AS REPRESENTED ON PLAN WERE OBTAINED FROM A COMBINATION OF FIELD WORK, AERIAL PHOTOGRAPHY, AND NUMERIC SURVEY TECHNIQUES.
B. SIGNIFICANT TREES TO BE REMOVED FOR CONSTRUCTION OF COUNTRY CLUB APARTMENTS SHALL BE:
   1. FLAGGED IN THE FIELD
   2. REVIEWED BY CITY OF SANTA FE LAND USE COMPLIANCE OFFICER
   3. REPLACED AT A RATIO OF 1:1 EITHER ON SITE OR PER AGREEMENT AND WITH CITY STAFF.
C. SIGNIFICANT TREES SHALL BE ANY DECIDUOUS TREE 6" DBH OR GREATER AND ANY EVERGREEN TREE 8' HT. OR TALLER.
D. REPLACEMENT TREES SHALL BE 2" CALIPER OR GREATER IF DECIDUOUS AND 6' HT. OR TALLER IF EVERGREEN.
E. TRANSITION LINE BETWEEN EXCAVATION AND NATIVE SOIL SHALL BE SMOOTHLY RAKED, CREATING A CLEAN CONSISTENT GRADE.
F. EXISTING GRADE BELOW NATIVE TREES AND SHRUBS SHALL REMAIN UNDISTURBED THROUGHOUT THE DRIPLINE OF THE PLANT MATERIAL. NO MOUNDING OF SOIL, FILL DIRT, ORGANIC OR INORGANIC DEBRIS SHALL BE ABANDONED UNDER NATIVE PLANT MATERIAL CANOPIES.
G. ALL DISTURBED AREAS DUE TO CONSTRUCTION AND NOT PART OF THE LANDSCAPE PLAN SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.
H. AREAS OF NATURAL GRAVEL, COBBLE, FRACTURED STONE, AND/OR BOULDER FIELDS SHALL BE RESTORED TO THE NATURAL STATE THAT EXISTED PRIOR TO CONSTRUCTION. GRADE OUT ANY DAMAGE TO THE NATURAL TERRAIN PRIOR TO THE RE-APPLICATION OF NATIVE STONE MATERIAL.
I. SIGNIFICANT TREES THAT ARE TO BE PRESERVED OR RELOCATED SHALL BE HEALTHY AND FREE FROM SERIOUS INSECT OR PARASITE INFESTATION. PROVIDE FLAGGING OF PRESERVED TREES FOR A CITY STAFF INSPECTION.
J. DURING CONSTRUCTION, EXISTING PLANT MATERIAL TO BE PRESERVED SHALL BE ENCLOSED BY A TEMPORARY FENCE AT LEAST FIVE (5) FEET OUTSIDE THE DRIPLINE. IN NO CASE SHALL VEHICLES BY PARKED, OR MATERIALS OR EQUIPMENT BY STORED OR STOCKPILED WITHIN THE ENCLOSED AREA.
K. ALL AREAS WITH EXPOSED SOIL SURFACES DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED TO MINIMIZE EROSION AND STORMWATER RUNOFF AND TO IMPROVE THE INFILTRATION OF PRECIPITATION.
L. DESTROYED VEGETATION SHALL BE REMOVED PROMPTLY TO PREVENT INSECT INFESTATION OF HEALTHY VEGETATION.

PLANT LEGEND

- DECIDUOUS TREE TO BE REMOVED
- JUNIPER TREE TO BE REMOVED
- PINE TREE TO BE REMOVED
- DECIDUOUS TREE TO REMAIN
- JUNIPER TREE TO REMAIN
- PINE TREE TO REMAIN
- PROPERTY LINE

SIGNIFICANT TREE SURVEY

CODE	DESCRIPTION
TP-01	15' HT JUNIPER
TP-02	18' HT JUNIPER
TP-03	20' HT JUNIPER
TP-04	10' HT PINE
TP-05	15' HT PINE
TP-06	20' HT PINE
TP-07	30' HT PINE
TP-08	35' HT PINE
TP-09	40' HT PINE
TP-10	6" DBH DECIDUOUS
TP-11	10" DBH DECIDUOUS
TP-12	12" DBH DECIDUOUS
TP-13	16" DBH DECIDUOUS
TP-14	18" DBH DECIDUOUS
TP-15	22" DBH DECIDUOUS

COMPLIANCE WITH EXISTING VEGETATION ORDINANCES

SIGNIFICANT TREES TO BE RETAINED	QTY	SIZE
JUNIPER	4	8' HT. OR GREATER
PINE	18	8' HT. OR GREATER
DECIDUOUS	13	6" CAL. OR GREATER
TOTAL	35	

SIGNIFICANT TREES TO BE REMOVED	QTY	SIZE
JUNIPER	6	8' HT. OR GREATER
PINE	1	8' HT. OR GREATER
DECIDUOUS	15	6" CAL. OR GREATER
TOTAL	22	

REQUIRED REPLACEMENT TREES	22
TOTAL REQUIRED REPLACEMENT TREES	22
TOTAL TREES PROVIDED	103

(REFER TO PLANTING PLANS FOR SPECIES AND LOCATIONS)

STATE OF NEW MEXICO
GREGORY E. MILLER
REGISTERED LANDSCAPE ARCHITECT
01/01/15

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

TREE PRESERVATION PLAN

pland COLLABORATIVE
plandcollab.com 888.218.2266

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5949 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

1709 Paseo de Peralta, Santa Fe, New Mexico 87501
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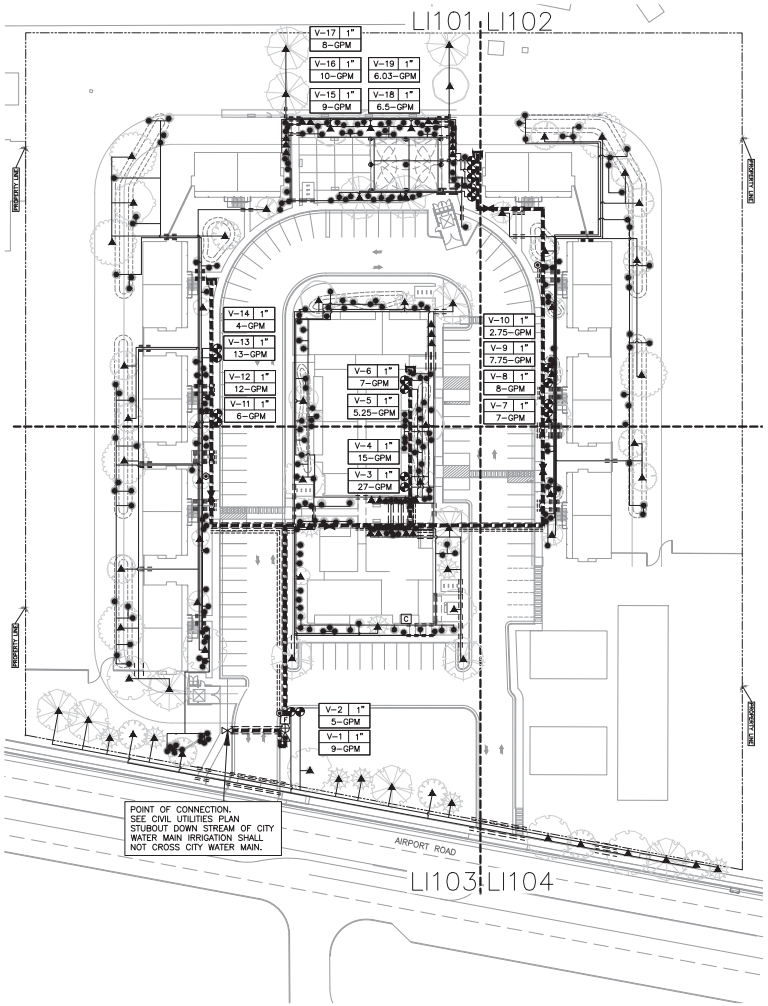

A1 OVERALL IRRIGATION PLAN
SCALE: 1"=40'-0"

0 40' 80' NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A5/LI501
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	C5/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 4-VOLT AUTOMATIC VALVE. SIZE: 2".	A5/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	C4/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	A4/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1401 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE (0.25 GPM).	C3/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1402 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE, 2 PER TREE. (1.0 GPM TOTAL).	C3/LI501
	POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS.	A3/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501

MODEL NO.	RADIUS	GPM	PSI	PR
MP-2000-90	13'-21'	0.4	40	.39
MP-2000-180	13'-21'	0.74	40	.39
MP-2000-360	13'-21'	1.47	40	.39

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
C	IRRIGATION CONTROLLER, ESP-LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSUERE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL A1/LI501.	C1/LI501
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 5 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR-21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
	24-VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON-CONTINUOUS PRESSURE MAIN.	
	SOLVENT WELD END CAP.	
# / 1" ##	VALVE CALLOUT: VALVE NUMBER; VALVE FLOW; VALVE SIZE	

GENERAL IRRIGATION NOTES

CODE	DESCRIPTION
GI-01	THE CONTRACTOR SHALL COORDINATE SLEEVE INSTALLATION WITH PARTIES INVOLVED TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND BEFORE INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
GI-02	THE CONTRACTOR SHALL FURNISH LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT THE PROPOSED IRRIGATION SYSTEM PER THE DRAWINGS AND SPECIFICATIONS.
GI-03	FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 – LANDSCAPE IRRIGATION SYSTEM.
GI-04	THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
GI-05	THE LOCATION OF THE IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.
GI-06	THE IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 60 PSI, THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.
GI-07	CONTRACTOR SHALL PROVIDE ONE (1) 120-VOLT, 20 AMP CIRCUIT FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER AND THE BACKFLOW PREVENTER ENCLOSURE (ONE TO EACH). ALL WORK AND MATERIALS SHALL MEET LOCAL CODES AND THE NATIONAL ELECTRIC CODE (NEC). REFERENCE ELECTRICAL PLANS.

PLANT HYDROZONES

THE IRRIGATION SYSTEM IS ZONED BY LEVELS OF WATER USE BY PLANT TYPE. THIS LEGEND INDICATES THE PLANT HYDROZONE THAT IS IRRIGATED BY EACH VALVE.

VALVE NUMBER	COVERAGE	VALVE NUMBER	COVERAGE
01	LOW – MEDIUM TREE	11	VERY LOW – LOW TREE
02	MEDIUM TREE	12	LOW – MEDIUM TREE
03	LOW – MEDIUM TREE	13	VERY LOW – LOW SHRUB
04	VERY LOW – LOW SHRUB	14	LOW SHRUB
05	LOW – MEDIUM SHRUB	15	MEDIUM TREE
06	MEDIUM SHRUB	16	LOW – MEDIUM TREE
07	LOW – MEDIUM TREE	17	VERY LOW – LOW SHRUB
08	VERY LOW – LOW TREE	18	LOW SHRUB
09	VERY LOW – LOW SHRUB	19	TURF GRASS
10	LOW SHRUB		

LATERAL PIPE SIZE

FLOW RATE -GPM	SIZE
0-5	3/4"
5-10	1"
10-18	1 1/4"
18-30	1 1/2"
30-50	2"

Country Club Santa Fe Civic Housing Authority – Landscape Water Budget Years 1-2

ESTIMATED WATER USE FOR LANDSCAPE IMPROVEMENTS – 01/03/2025

	GALLONS PER MINUTE – BUBBLER IRRIGATION	GALLONS PER WATERING CYCLE BUBBLERS (8 MIN RUN TIME)	GALLONS PER MINUTE –ROTARY IRRIGATION	GALLONS PER WATERING CYCLE ROTARY IRRIGATION (30 MIN RUN TIME)	TOTAL GALLONS PER WATERING CYCLE – BUBBLERS AND ROTARY IRRIGATION
TOTAL VOLUME FOR ALL TREES, SHRUBS, AND TURF GRASS	172.28	1,378.24	6.03	180.9	1,560
WATERING REQUIREMENTS			1,913		

MONTHLY WATERING SCHEDULE	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WATERING CYCLES PER MONTH	0	1	2	4	8	12	12	12	8	4	1	0
GALLONS PER WATERING CYCLE	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560
TOTAL GALLONS/MONTH	0	1,560	3,120	6,240	12,480	18,720	18,720	18,720	12,480	6,240	1,560	0

TOTAL ESTIMATED ANNUAL IRRIGATION WATER CONSUMPTION:	99,840 GALLONS PER YEAR*	
1 ACRE FOOT OF WATER = 325,851 GALLONS	0.306397 ACRE FEET PER YEAR*	
TOTAL ACRE FEET OF WATER PER YEAR:	0.306397 ACRE FEET PER YEAR*	99,840 GALLONS PER YEAR*

* RUN TIME AND TOTAL WATER USE ARE CALCULATED FOR ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT, THE ANTICIPATED WATER USE MAY DECREASE BE UP TO 50%

Country Club Santa Fe Civic Housing Authority – Landscape Water Budget Year 3

ESTIMATED WATER USE FOR LANDSCAPE IMPROVEMENTS – 01/03/2025

	GALLONS PER MINUTE – BUBBLER IRRIGATION	GALLONS PER WATERING CYCLE BUBBLERS (6 MIN RUN TIME)	GALLONS PER MINUTE –ROTARY IRRIGATION	GALLONS PER WATERING CYCLE ROTARY IRRIGATION (20 MIN RUN TIME)	TOTAL GALLONS PER WATERING CYCLE – BUBBLERS AND ROTARY IRRIGATION
TOTAL VOLUME FOR ALL TREES, SHRUBS, AND TURF GRASS	172.28	1,033.68	6.03	120.6	1,155
WATERING REQUIREMENTS			1,155		

MONTHLY WATERING SCHEDULE	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WATERING CYCLES PER MONTH	0	1	2	4	8	12	12	12	8	4	1	0
GALLONS PER WATERING CYCLE	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155	1,155
TOTAL GALLONS/MONTH	0	1,155	2,310	4,620	9,240	13,860	13,860	13,860	9,240	4,620	1,155	0

TOTAL ESTIMATED ANNUAL IRRIGATION WATER CONSUMPTION:	73,920 GALLONS PER YEAR*	
1 ACRE FOOT OF WATER = 325,851 GALLONS	0.226852 ACRE FEET PER YEAR*	
TOTAL ACRE FEET OF WATER PER YEAR:	0.226852 ACRE FEET PER YEAR*	73,920 GALLONS PER YEAR*

* RUN TIME AND TOTAL WATER USE ARE CALCULATED FOR ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT, THE ANTICIPATED WATER USE MAY DECREASE BE UP TO 50%

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plandcollab.com 888.288.2246

STATE OF NEW MEXICO GREGORY MILLER REGISTERED LANDSCAPE ARCHITECT 01/01/15

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION 2 DESCRIPTION 3 DESCRIPTION

SHEET TITLE:

OVERALL IRRIGATION PLAN

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

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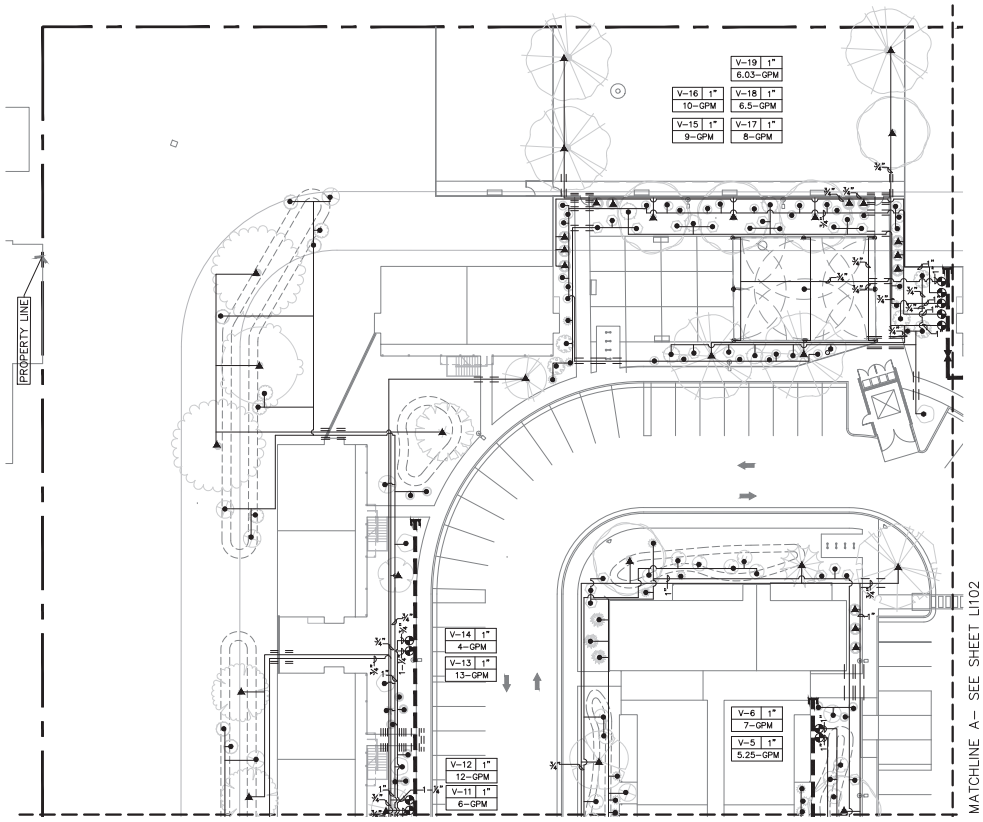

A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A5/LI501
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	C5/LI501
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 4-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A5/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR QUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	C4/LI501 A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	A4/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1401 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE (0.25 GPM).	C3/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1402 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE, 2 PER TREE. (1.0 GPM TOTAL).	C3/LI501
	POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS.	A3/LI501

MODEL NO.	RADIUS	GPM	PSI	PR
MP-2000-90	13'-21'	0.4	40	.39
MP-2000-180	13'-21'	0.74	40	.39
MP-2000-360	13'-21'	1.47	40	.39

F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
C	IRRIGATION CONTROLLER, ESP-LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSUERE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL A1/LI501.	C1/LI501
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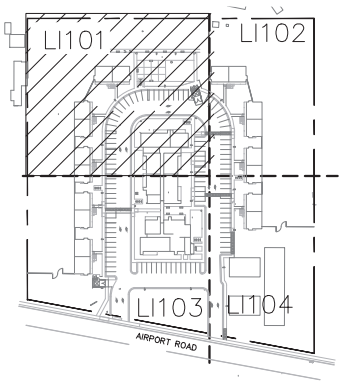
	24-VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON-CONTINUOUS PRESSURE MAIN.	
	SOLVENT WELD END CAP.	

VALVE CALLOUT
— VALVE NUMBER
1" ## — VALVE FLOW / VALVE SIZE



KEY MAP

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
01/01/15

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

IRRIGATION PLAN

pland COLLABORATIVE
plandcollab.com 505.288.2264

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

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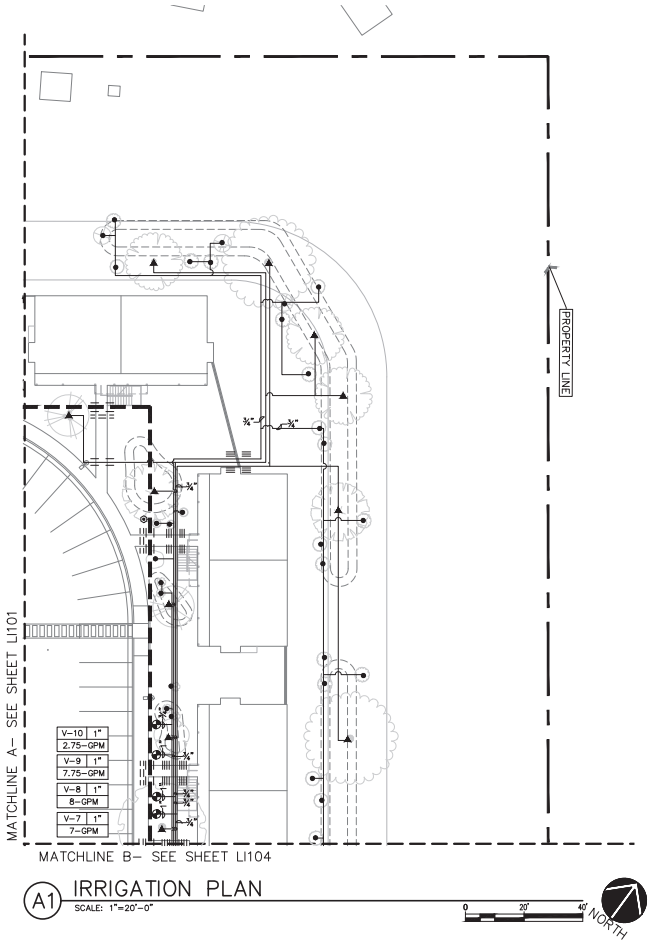

A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A5/LI501
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	C5/LI501
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 4–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A5/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR QUAL. 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	C4/LI501 A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	A4/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1401 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE (0.25 GPM).	C3/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1402 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE, 2 PER TREE. (1.0 GPM TOTAL).	C3/LI501
	POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS.	A3/LI501

MODEL NO.	RADIUS	GPM	PSI	PR
MP–2000–90	13'–21'	0.4	40	.39
MP–2000–180	13'–21'	0.74	40	.39
MP–2000–360	13'–21'	1.47	40	.39

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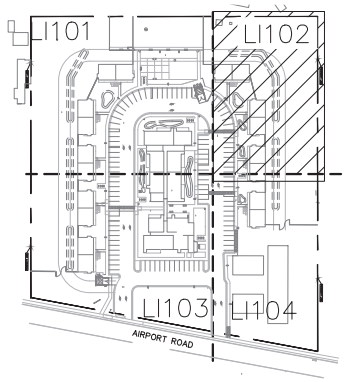
	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON–CONTINUOUS PRESSURE MAIN.	
	SOLVENT WELD END CAP.	

VALVE CALLOUT
— VALVE NUMBER
1" ## — VALVE FLOW
VALVE SIZE



KEY MAP

NORTH

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STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
01/04/25

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

IRRIGATION PLAN

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD, ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

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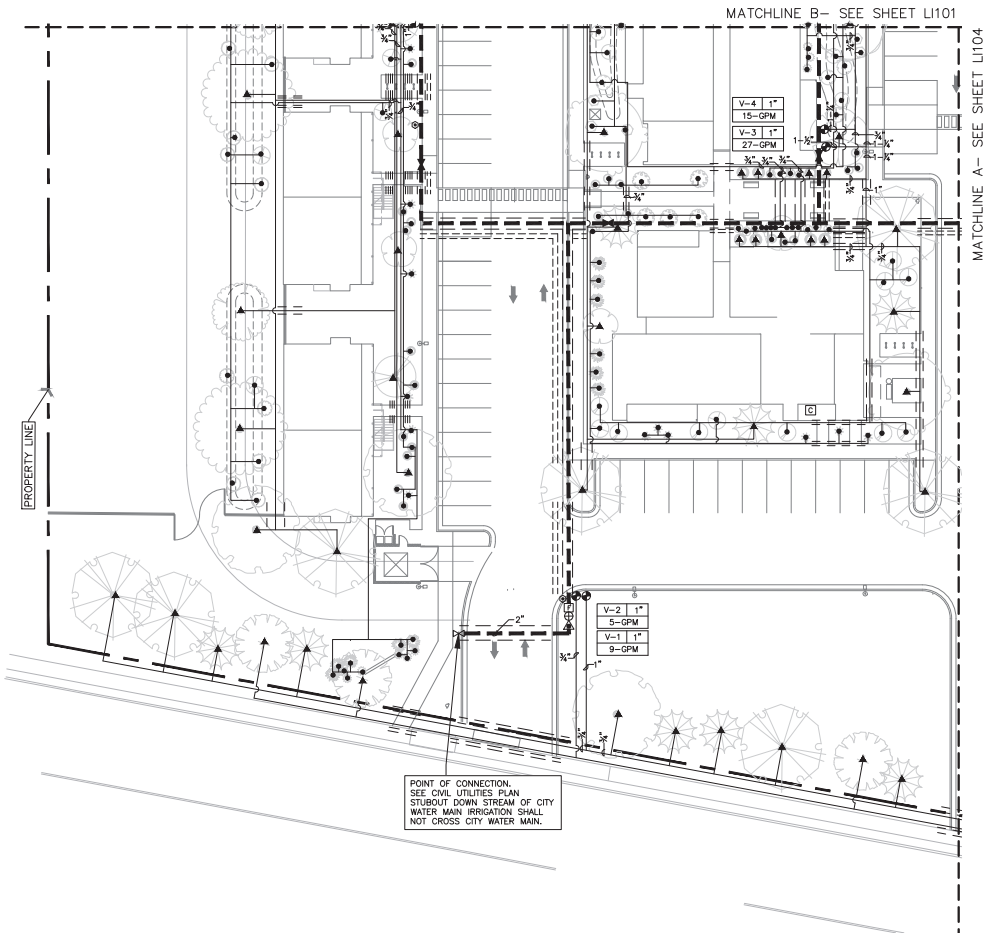

A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

IRRIGATION SCHEDULE

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VALVE CALLOUT
— VALVE NUMBER
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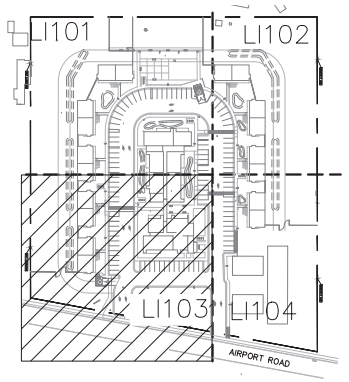

KEY MAP

STATE OF NEW MEXICO GREGORY MILLER REGISTERED LANDSCAPE ARCHITECT 01/01/15

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION 2 DESCRIPTION 3 DESCRIPTION

SHEET TITLE:

IRRIGATION PLAN

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM

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plandcollab.com [redacted]

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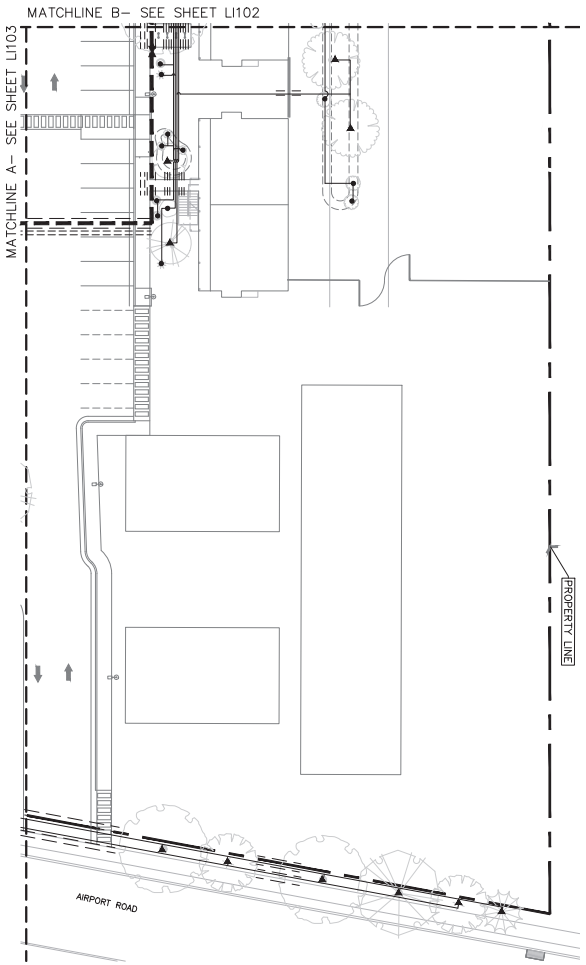

A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A5/LI501
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	C5/LI501
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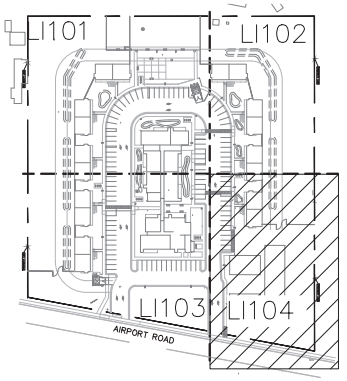
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	A4/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1401 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE (0.25 GPM).	C3/LI501
	RAIN BIRD 1400 SERIES BUBBLER: 1402 PRESSURE COMPENSATING BUBBLER ASSEMBLY. FIXED FLOW RATE, 2 PER TREE. (1.0 GPM TOTAL).	C3/LI501
	POP–UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800–PRS SERIES, 4" POP–UP WITH MPR NOZZLES AS FOLLOWS.	A3/LI501
F	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
C	IRRIGATION CONTROLLER, ESP–LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSUERE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL A1/LI501.	C1/LI501
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 5 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR–21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON–CONTINUOUS PRESSURE MAIN.	
	SOLVENT WELD END CAP.	

MODEL NO.	RADIUS	GPM	PSI	PR
MP–2000–90	13'–21'	0.4	40	.39
MP–2000–180	13'–21'	0.74	40	.39
MP–2000–360	13'–21'	1.47	40	.39

VALVE CALLOUT
— VALVE NUMBER
1" ## — VALVE FLOW / VALVE SIZE



KEY MAP

NORTH

pland COLLABORATIVE
plandcollab.com 505.216.2264

STATE OF NEW MEXICO GREGORY MILLER NO. 17 REGISTERED LANDSCAPE ARCHITECT 01/01/25

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION 2 DESCRIPTION 3 DESCRIPTION

SHEET TITLE:

IRRIGATION PLAN

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

THOMAS GIFFORD, ARCHITECT
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1709 Paseo de Peralta, Santa Fe, New Mexico 87501
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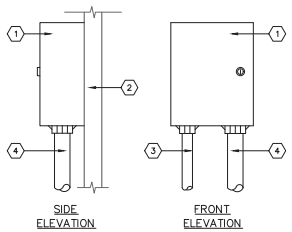
LI104



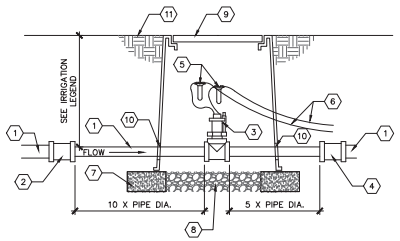
KEYED NOTES

1. AUTOMATIC CONTROLLER – SEE IRRIGATION LEGEND
2. WALL – SEE PLAN
3. 120–VOLT WIRE CONDUIT
4. 24–VOLT WIRE CONDUIT

GENERAL NOTES

A. CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE.
B. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES.
C. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS.
D. MOUNT TOP OF CONTROLLER 52" TO 58" ABOVE FINISH GRADE.

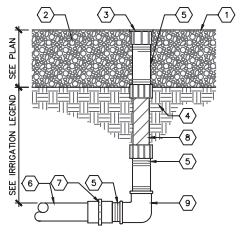
C1 WALL–MOUNT CONTROLLER
NOT TO SCALE



KEYED NOTES

1. MAINLINE
2. SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 10X PIPE DIAMETER FROM FLOW SENSOR, OR PER SENSOR MANUFACTURER
3. FLOW SENSOR – SEE IRRIGATION LEGEND.
4. SIZE OR DIRECTION CHANGE AT DISTANCE EQUAL TO 5X PIPE DIAMETER FROM FLOW SENSOR, OR PER SENSOR MANUFACTURER
5. WATERPROOF WIRE CONNECTOR
6. SHIELDED CABLE TO IRRIGATION CONTROLLER
7. SOLID CMU BLOCK, FOUR PER BOX
8. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
9. 17" X 30" HEAVY–DUTY VALVE BOX WITH T–STYLE BOLT–DOWN COVER AND EXTENSIONS AS REQUIRED
10. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER.
11. FINISH GRADE

C2 FLOW SENSOR
NOT TO SCALE



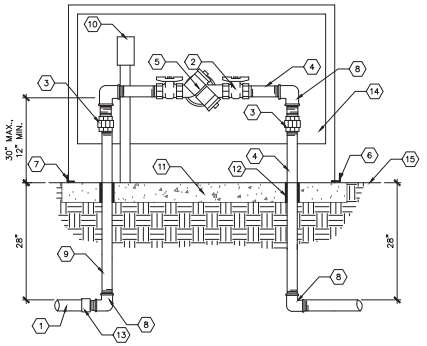
KEYED NOTES

1. FINISH GRADE – SEE PLAN
2. MULCH – SEE PLANTING PLAN
3. PRESSURE COMPENSATING BUBBLER – SEE IRRIGATION SCHEDULE
4. SUBGRADE COMPACTED TO 95%
5. 1/2" SCH. 80 PVC THREADED NIPPLE, LENGTH AS REQUIRED
6. 3/4" LATERAL PIPING
7. 3/4" X 1/2" SCH. 40 PVC FEMALE ADAPTER
8. 1/2" X 6" FLEX NIPPLE
9. 1/2" SCH. 40 PVC THREADED ELBOW

GENERAL NOTES

A. TOP OF BUBBLER TO BE FLUSH WITH TOP OF MULCH.

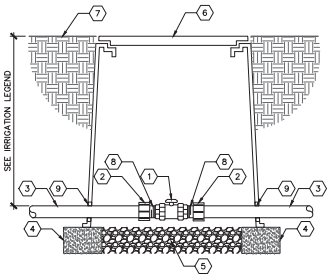
C3 BUBBLER ASSEMBLY
NOT TO SCALE



KEYED NOTES

1. SERVICE LINE TO WATER METER
2. TRUE UNION SCHEDULE 80 PVC BALL VALVE
3. GALVANIZED UNION (MIN. 4" ABOVE GRADE)
4. GALVANIZED NIPPLE
5. REDUCED PRESSURE BACKFLOW PREVENTER, SEE IRRIGATION LEGEND.
6. SWIVEL HASP. (LOCK BY OWNER)
7. PIANO HINGE, SECURED TO CONCRETE SLAB WITH 1/4" DIA. X 2 3/4" TAPPER HEX HEAD SCREWS.
8. GALVANIZED ELL
9. GALVANIZED RISER
10. 110V ELECTRICAL OUTLET FOR HEATED PROTECTIVE ENCLOSURE. PLACE AWAY FROM RELIEF VALVE. ELECTRICAL OUTLET SHALL BE A GFI OUTLET.
11. MIN. 4" 3000 PSI CONCRETE SLAB.
12. PVC SLEEVING & INSULATION (MIN. 1" THICK)
13. PVC X MIP ADAPTER.
14. PROTECTIVE ENCLOSURE, SEE IRRIGATION LEGEND.
15. FINISH GRADE.

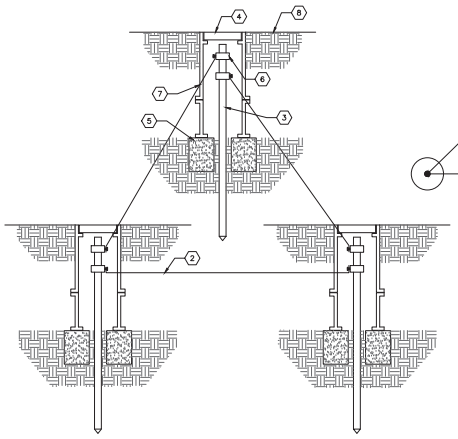
C4 BACKFLOW PREVENTER (RPBP)
SCALE: N.T.S. P–024–PCH–28



KEYED NOTES

1. SCH. 80 BALL VALVE WITH UNIONS
2. SCH. 40 PVC MALE ADAPTER
3. IRRIGATION MAINLINE
4. SOLID CMU BLOCK, FOUR PER BOX
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
6. 10" X 15" HEAVY–DUTY VALVE BOX WITH T–STYLE BOLT–DOWN COVER AND EXTENSIONS AS REQUIRED
7. FINISH GRADE
8. SCHEDULE 80 PVC NIPPLE, 3" LENGTH
9. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

C5 MANUAL ISOLATION VALVE
NOT TO SCALE



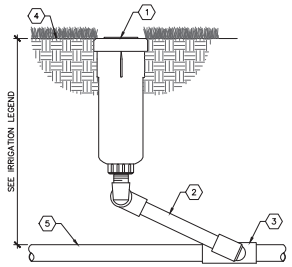
PLAN

SECTION

KEYED NOTES

1. IRRIGATION CONTROLLER OR DECODER SURGE DEVICE – SEE IRRIGATION LEGEND
2. #10 AWG WIRE FROM IRRIGATION CONTROLLER OR SURGE DEVICE TO GROUND ROD CLAMP, WIRE SHALL BE INSTALLED STRAIGHT AND TAUT
3. 8' LENGTH GROUND ROD, PLACE IN IRRIGATED AREA A MINIMUM OF 16' FROM ONE ANOTHER WITH ONE ROD A MIN. OF 12' FROM CONTROLLER OR SURGE DEVICE. (OPTION: REPLACE GROUNDING RODS WITH 1/8" X 12" X 18" COPPER PLATE, BURIED AT 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE)
4. 6" ROUND VALVE BOX WITH COVER
5. 8"X8"X16" SOLID CMU BLOCK
6. GROUND ROD CLAMP
7. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS
8. FINISH GRADE

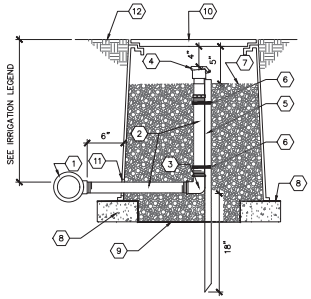
A1 GROUNDING
NOT TO SCALE



KEYED NOTES

1. SPRINKLER BODY – SEE IRRIGATION LEGEND
2. UNITIZED SWING JOINT, SAME SIZE AS HEAD'S INLET SIZE
3. PVC LATERAL PIPE FITTING
4. FINISH GRADE
5. LATERAL PIPING

A3 SPRINKLER ASSEMBLY
NOT TO SCALE



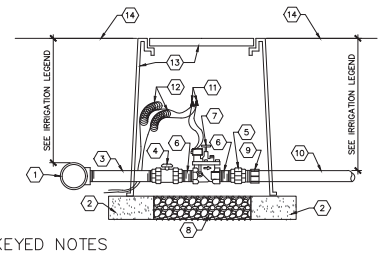
KEYED NOTES

1. SERVICE TEE AT MAINLINE
2. 1" SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED
3. 1" SCH. 80 PVC THREADED ELBOW
4. QUICK COUPLER VALVE – SEE IRRIGATION LEGEND
5. 2" STEEL ANGLE IRON SUPPORT STAKE
6. STAINLESS STEEL PIPE CLAMP
7. 1" DIAMETER WASHED GRAVEL
8. SOLID CMU BLOCK, TWO PER BOX
9. FILTER FABRIC
10. 10" ROUND HEAVY–DUTY VALVE BOX WITH BOLT DOWN DROP–IN COVER AND EXTENSIONS AS REQUIRED
11. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER
12. FINISH GRADE

GENERAL NOTES

A. PROVIDE 4" MINIMUM CLEARANCE BETWEEN VALVE BOX LID AND HIGHEST OBJECT IN BOX.
B. PROVIDE ONE (1) VALVE KEY AND ONE (1) LOCKING COVER KEY TO THE OWNER, PER QUICK COUPLER.

A4 QUICK COUPLER VALVE
NOT TO SCALE



KEYED NOTES

1. HDPE MAINLINE.
2. SOLID CMU BLOCK, FOUR PER BOX.
3. SCH. 80 PVC NIPPLE, LENGTH AS REQUIRED.
4. SPEARS TRUE UNION SCH. 80 PVC BALL VALVE WITH UNIONS.
5. SPEARS SCH. 80 PVC UNION.
6. SCH. 80 PVC NIPPLE – 3" LENGTH.
7. REMOTE CONTROL VALVE, SEE IRRIGATION LEGEND.
8. 6" DEPTH 1" WASHED GRAVEL, WITH 2" CLEARANCE TO BOTTOM OF VALVE ASSEMBLY.
9. SCH. 40 PVC MALE ADAPTER.
10. LATERAL PIPING (SEE LEGEND).
11. WATERPROOF WIRE CONNECTOR.
12. 36" WIRE EXPANSION LOOPS.
13. 17" X 30" VALVE BOX W/ BOLT DOWN FLUSH COVER AND 8" EXTENSIONS (1730–XG) AS REQUIRED.
14. FINISH GRADE.

GENERAL NOTES

A. CONTRACTOR SHALL INSTALL ONE AUTOMATIC VALVE ASSEMBLY PER VALVE BOX.

A5 REMOTE CONTROL VALVE
NOT TO SCALE

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
01/24/25

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION:

SHEET TITLE:

IRRIGATION DETAILS

pland COLLABORATIVE
plandcollab.com

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
SANTA FE CIVIC HOUSING AUTHORITY

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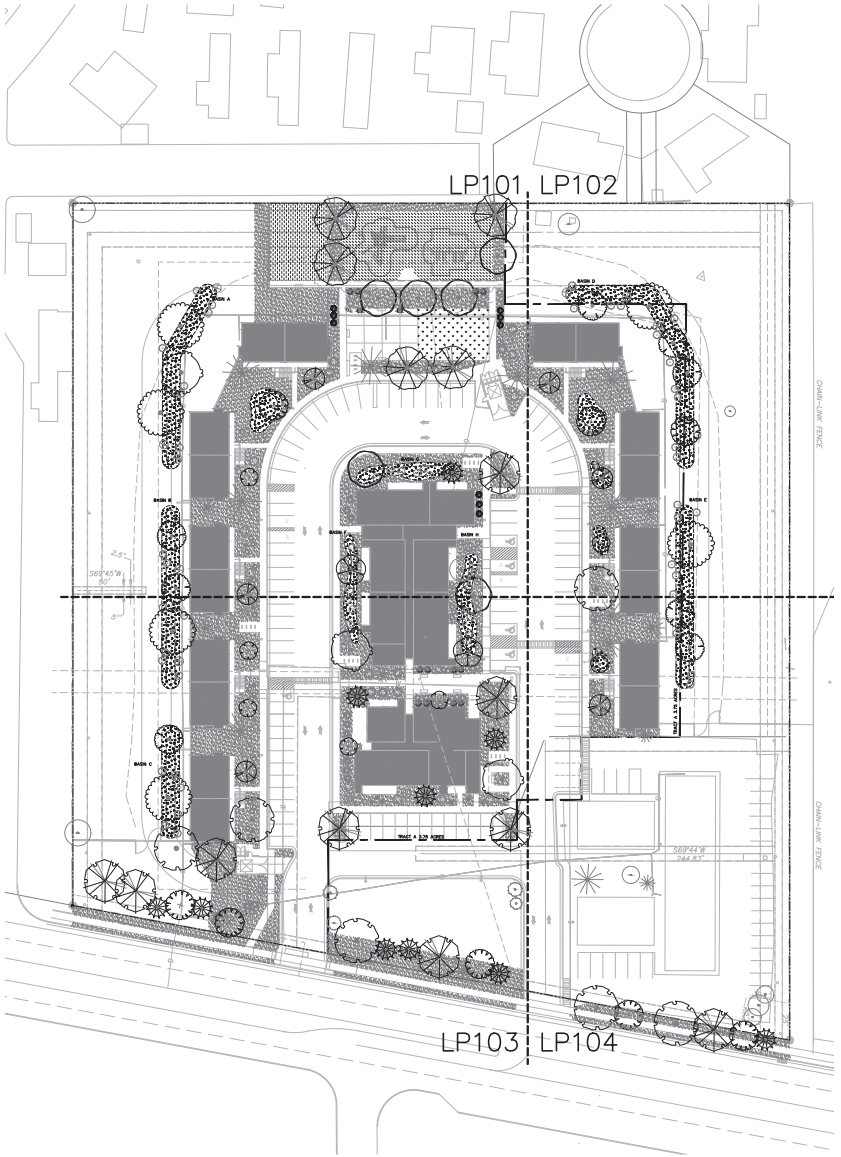

A1 OVERALL PLANTING PLAN
SCALE: 1"=40'-0"

0 40' 80' NORTH

GENERAL PLANTING NOTES

CODE	DESCRIPTION
GP-01	TREES INSTALLED WITHIN TURF AND NATIVE SEED AREAS SHALL HAVE A 4" DEPTH OF SHREDDED WOOD MULCH WITHIN A 6' DIAMETER AREA AT THE BASE OF EACH TREE.
GP-02	FOR THE FULL PLANT SCHEDULE SEE SHEET LP501
GP-03	FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
GP-04	THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
GP-05	THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-06	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-07	THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A5/LP501.
GP-08	THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL B5/LP501.
GP-09	IN CASE OF DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-10	NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF TREES TO BE PRESERVED IN PLACE.
GP-11	ALL EXISTING BOULDERS SHALL TO REMAIN.
GP-12	ALL PLANTING BEDS SHALL BE SWALED, SLOPED, OR RECESSED BELOW GRADE TO PREVENT FUGITIVE WATER. REFERENCE CIVIL GRADING PLAN. WHERE CONTOURS ON CIVIL GRADING PLAN ARE NOT DETAILED ENOUGH DUE TO PLAN SCALE, PLANTING BEDS SHALL BE RECESSED 2" BELOW ADJACENT PAVEMENT TO TOP OF MULCH MATERIAL.

COMPLIANCE WITH CITY LANDSCAPE ORDINANCES

INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS

PARKING SPACES:	87	
REQUIRED LANDSCAPE AREA PER SPACE:	10 SF	
PERMEABLE LANDSCAPE AREA REQUIRED:	870 SF	
PERMEABLE LANDSCAPE AREA PROVIDED:	137,413 SF	
REQUIRED NUMBER OF TREES @ 1 PER 90 REQD SF:	10	
NUMBER OF PARKING LOT TREES PROVIDED:	21	
REQUIRED NUMBER OF SHRUBS @ 2 PER 90 REQD SF:	20	
NUMBER OF PARKING LOT SHRUBS PROVIDED:	46	

OPEN SPACE REQUIREMENTS	QUANTITY	PERCENT
TOTAL LOT AREA:	219,199 SF	
REQUIRED OPEN SPACE 84 DU X 250SF:	21,000 SF	
OPEN SPACE PROVIDED:	23,000 SF	
REQUIRED NUMBER OF TREES @ 1 PER 500 SF:	42	
TOTAL NUMBER OF TREES PROVIDED (NOT INCLUDING BASINS):	42	
NUMBER OF EVERGREEN TREES REQUIRED:	11	25% OF TOTAL
NUMBER OF EVERGREEN TREES PROVIDED:	25	
REQUIRED NUMBER OF SHRUBS @ 2 PER 500 SF:	84	
TOTAL NUMBER OF SHRUBS PROVIDED (NOT INCLUDING BASINS):	184	
NUMBER OF EVERGREEN SHRUBS REQUIRED:	21	25% OF TOTAL
NUMBER OF EVERGREEN SHRUBS PROVIDED:	79	
TURFGRASS AREA PROVIDED:	1,695 SF	7%

DESIGNATED STORMWATER BASIN REQUIREMENTS

REQUIRED NUMBER OF TREES EACH BASIN @ 1 PER 500 SF	
NUMBER OF TREES REQUIRED/PROVIDED	
BASIN A	3/3
BASIN B	3/3
BASIN C	2/2
BASIN D	4/4
BASIN E	3/4
BASIN F	1/1
BASIN G	1/1
BASIN H	1/2
REQUIRED NUMBER OF SHRUBS EACH BASIN @ 3 PER 500 SF	
NUMBER OF SHRUBS REQUIRED/PROVIDED	
BASIN A	9/10
BASIN B	9/9
BASIN C	9/10
BASIN D	12/15
BASIN E	9/9
BASIN F	3/6
BASIN G	3/6
BASIN H	3/8
REQUIRED NUMBER OF SHRUBS @ 3 PER 500 SF	

STREET TREE REQUIREMENTS
SEE COMPLIANCE WITH AIRPORT OVERLAY

COMPLIANCE WITH AIRPORT OVERLAY

LANDSCAPE REQUIREMENTS

REQUIRED NUMBER OF STREET TREES @ A MINIMUM OF 20' ON CENTER ADJACENT TO AIRPORT ROAD	7	
TOTAL NUMBER OF TREES PROVIDED	7	
NUMBER OF EVERGREEN TREES REQUIRED:	2	30% OF TOTAL
NUMBER OF EVERGREEN TREES PROVIDED:	2	

LANDSCAPE REQUIREMENTS TRACT A

REQUIRED NUMBER OF STREET TREES @ A MINIMUM OF 20' ON CENTER ADJACENT TO AIRPORT ROAD	15	
TOTAL NUMBER OF TREES PROVIDED	14*	
NUMBER OF EVERGREEN TREES REQUIRED:	5	30% OF TOTAL
NUMBER OF EVERGREEN TREES PROVIDED:	5	

* UNDER REQUIRED DO TO EXISTING BUS STOP

SITE FURNISHING REQUIREMENTS

REQUIRED NUMBER OF BENCHES @ 1 PER 5000 SF OF GROSS BUILDING	12
NUMBER OF BENCHES PROVIDED	12
REQUIRED NUMBER OF TRASH RECEPTACLES	1
PROVIDED NUMBER OF TRASH RECEPTACLES	2

TREE PROTECTION NOTES

1. CONTRACTOR SHALL ESTABLISH A ROOT PROTECTION ZONE AROUND EACH EXISTING TREE TO REMAIN. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY A RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE LINEAR FEET FOR EACH INCH DIAMETER OF THE TREE. THE TREE DIAMETER SHALL BE MEASURED AT BREAST HEIGHT (4.5' ABOVE FINISH GRADE). EXAMPLE: A 10 INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. CONTRACTOR SHALL INSTALL FENCING AT THE PERIMETER OF ROOT PROTECTION ZONES. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING SHALL BE A MINIMUM OF 4' HEIGHT.
3. CONTRACTOR SHALL NOT STORE OR DRIVE EQUIPMENT, VEHICLES OR MATERIALS WITHIN THE ROOT PROTECTION ZONE.
4. CONTRACTOR SHALL PROTECT EXISTING ROOTS FROM DAMAGE WHEN WORKING WITHIN THE ROOT PROTECTION ZONE. THE CONTRACTOR SHALL LIMIT DEMOLITION OR OTHER CONSTRUCTION ACTIVITIES WITHIN THE ROOT PROTECTION ZONE TO THE MINIMUM DISTURBANCE REQUIRED TO COMPLETE CONSTRUCTION.
5. CONTRACTOR SHALL NOT ALLOW CONCRETE TRUCKS TO CLEAN CHUTES OR DUMP EXCESS CONCRETE OR ANY OTHER CEMENTITIOUS PRODUCTS IN ANY PORTION OF THE SITE. CONTRACTOR SHALL CLEAN THE WASTE OF OTHER CEMENTITIOUS MATERIALS FROM THE SURFACE AND THEY SHALL NOT BE TURNED UNDER DURING FINAL GRADING.
6. CONTRACTOR SHALL NOT TRENCH WITHIN THE DRIPLINE OF EXISTING TREES. AT LOCATIONS WHERE IS IT NECESSARY TO INSTALL LINES OR WIRE WITHIN THE DRIPLINE OF EXISTING TREES, THE UTILITY SHALL BE INSTALLED BY BORING UNDER TREE ROOTS.

PLANT SCHEDULE

FOR FULL PLANT SCHEDULE, SEE SHEET LP501

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	BOX ELDER	ACER NEGUNDO
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	DESERT WILLOW	CHILOPSIS LINEARIS
	LACEBARK ELM	ULMUS PARVIFOLIA
	MESA GLOW® BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS-NUMEX 3'
	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'
	TEXAS RED OAK	QUERCUS BUCKLEYI
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
	PINON PINE	PINUS EDULIS
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GOLDEN CURRANT	RIBES AUREUM
	GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'
	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	THREE LEAF SUMAC	RHUS TRILOBATA
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
EVERGREEN SHRUBS		
	PAUL'S DWARF MUGO PINE	PINUS MUGO 'PAUL'S DWARF'
PERENNIALS		
	DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES
GRASSES & DESERT ACCENTS		
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	DEER GRASS	MUHLENBERGIA RIGENS
	RED YUCCA	HESPERALOE PARVIFLORA
	SOAPWEED	YUCCA GLAUCA

STATE OF NEW MEXICO
GREGORY MILLER
NO. 17
REGISTERED LANDSCAPE ARCHITECT
01.06.25

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

OVERALL PLANTING PLAN

COUNTRY CLUB
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505
SANTA FE CIVIC HOUSING AUTHORITY

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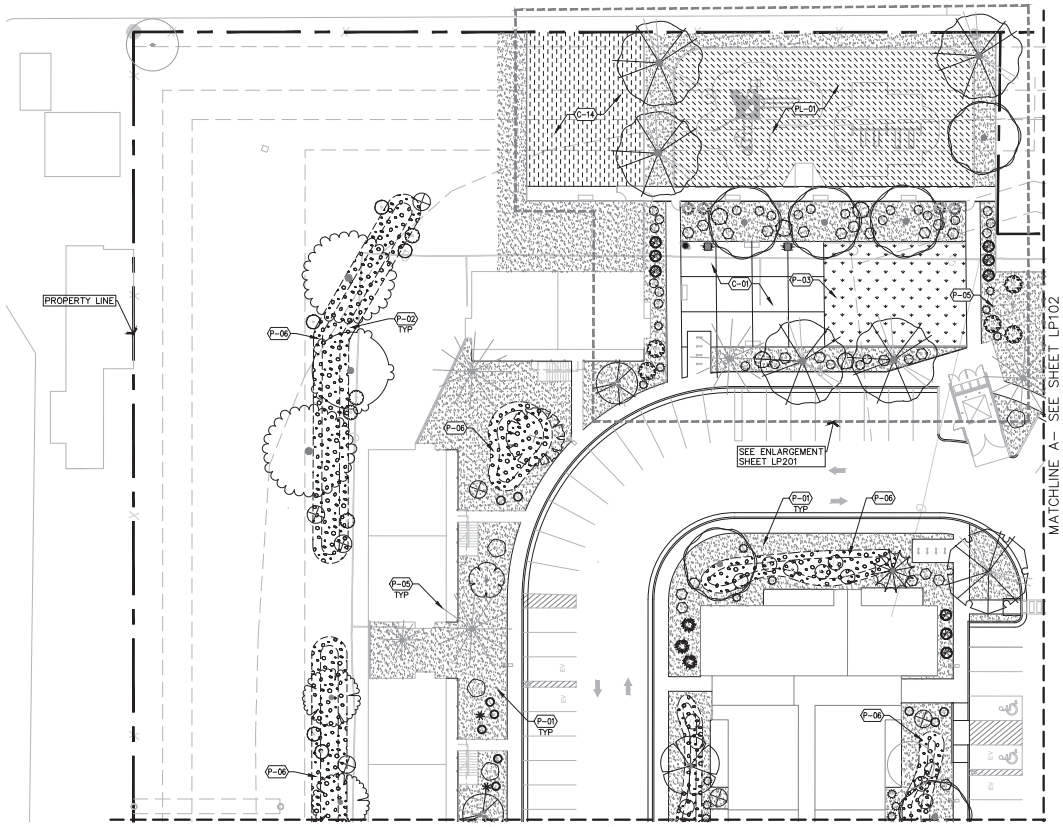
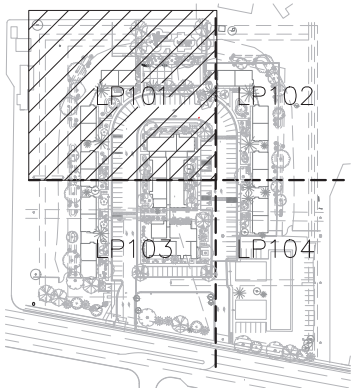
LP100



B1 PLANTING PLAN
SCALE: 1"=20'-0"

0 20' 40' NORTH



KEY MAP

REFERENCE NOTES SCHEDULE LP101

SYMBOL	CODE	DESCRIPTION	DETAIL
CONSTRUCTION			
	C-14	FURNISH AND INSTALL ENGINEERED WOOD FIBER ACCESSIBLE PLAYGROUND MULCH. DEPTH SHALL BE A MINIMUM OF 6".	
PLANTING			
	P-01	FURNISH AND INTSTALL 7/16" SANTA FE BROWN' ROCK MULCH, AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.	
	P-02	FURNISH AND INSTALL 2"-4" 'SANTA FE BROWN' GRAVEL MULCH, AT 6" DEPTH. AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL.	
	P-03	TURFGRASS SOD SHALL BE 'SIEMPRE VERDE TALL FESCUE' AS AVAILABLE FROM EVERGREEN TURF, 505-384-5247, OR APPROVED EQUAL. TOP OF SOD SHALL BE INSTALLED 1" BELOW TOP OF ADJACENT HARD SURFACES.	
	P-05	EXISTING TREE TO REMAIN.	
	P-06	CONSTRUCT WATER HARVESTING BASIN	C1/LP501
PLAYGROUND			
	PL-01	FURNISH AND INSTALL ENGINEERED WOOD FIBER ACCESSIBLE PLAYGROUND MULCH. DEPTH SHALL BE A MINIMUM OF 12" AFTER COMPACTION. TOP OF MULCH SHALL BE 4" BELOW TOP OF ADJACENT CURB OR PAVED SURFACES. MULCH MUST BE IPEMA CERTIFIED AND SHALL COMPLY WITH THE FOLLOWING ASTM STANDARDS (CURRENT EDITIONS): F1292, F2075, AND F1951.	A4/LS501

PLANT SCHEDULE LP101

FOR FULL PLANT SCHEDULE, SEE SHEET LP501

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	BOX ELDER	ACER NEGUNDO
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	DESERT WILLOW	CHILOPSIS LINEARIS
	MESA GLOW® BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS-NUMEX 3'
	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'
	TEXAS RED OAK	QUERCUS BUCKLEYI
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
	PINON PINE	PINUS EDULIS
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA
	CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	THREE LEAF SUMAC	RHUS TRILOBATA
EVERGREEN SHRUBS		
	PAUL'S DWARF MUGO PINE	PINUS MUGO 'PAUL'S DWARF'
GRASSES & DESERT ACCENTS		
	BEAR GRASS	NOLINA MICROCARPA
	DEER GRASS	MUHLENBERGIA RIGENS
	RED YUCCA	HESPERALOE PARVIFLORA
	SOAPWEED	YUCCA GLAUCA

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
01/01/15

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

PLANTING PLAN

pland COLLABORATIVE
plandcollab.com 505.310.2264

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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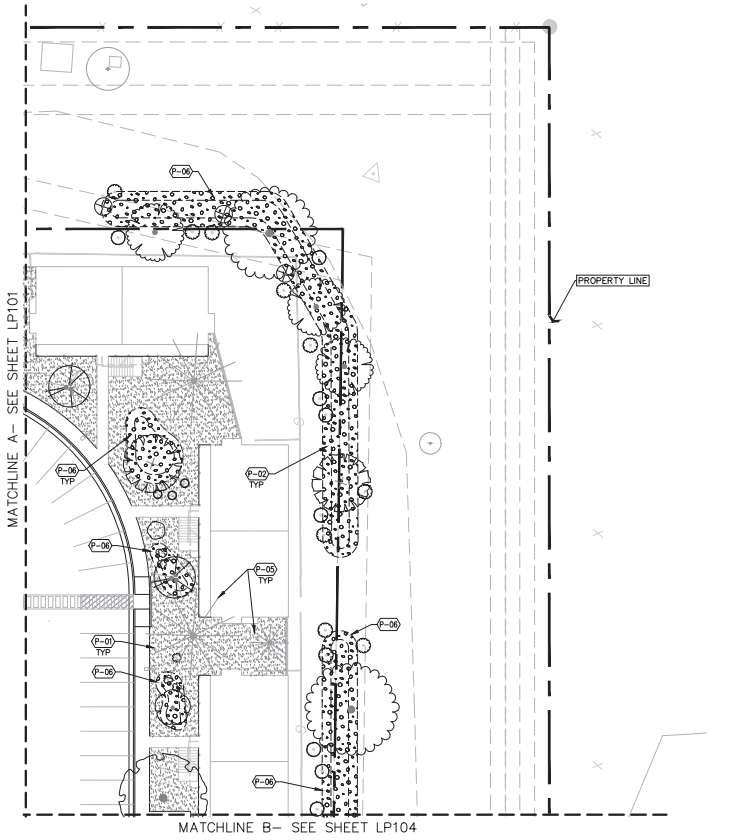
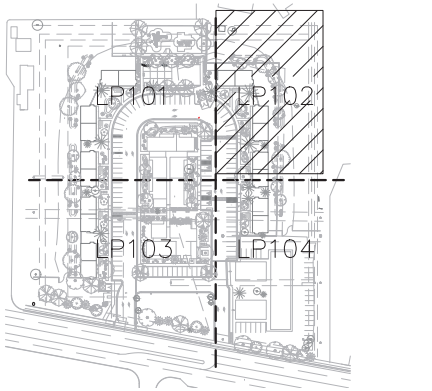
LP101



B2 PLANTING PLAN
SCALE: 1"=20'-0"

0 20' 40' NORTH



KEY MAP

NORTH

REFERENCE NOTES SCHEDULE LP102

SYMBOL	CODE	DESCRIPTION
PLANTING		
	P-01	FURNISH AND INTSALL 7/16" SANTA FE BROWN' ROCK MULCH, AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P-02	FURNISH AND INSTALL 2"-4" 'SANTA FE BROWN' GRAVEL MULCH, AT 6" DEPTH. AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL.
	P-05	EXISTING TREE TO REMAIN.
	P-06	CONSTRUCT WATER HARVESTING BASIN

PLANT SCHEDULE LP102

FOR FULL PLANT SCHEDULE, SEE SHEET LP501

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	DESERT WILLOW	CHILOPSIS LINEARIS
	LACEBARK ELM	ULMUS PARVIFOLIA
	MESA GLOW® BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS-NUMEX 3'
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	THREE LEAF SUMAC	RHUS TRILOBATA
GRASSES & DESERT ACCENTS		
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'

STATE OF NEW MEXICO
GREGORY MILLER
NO. 1
REGISTERED LANDSCAPE ARCHITECT
01-01-25

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 1DESCRIPTION
2 2DESCRIPTION
3 3DESCRIPTION

SHEET TITLE:

PLANTING PLAN

pland COLLABORATIVE
plandcollab.com 505.310.2264

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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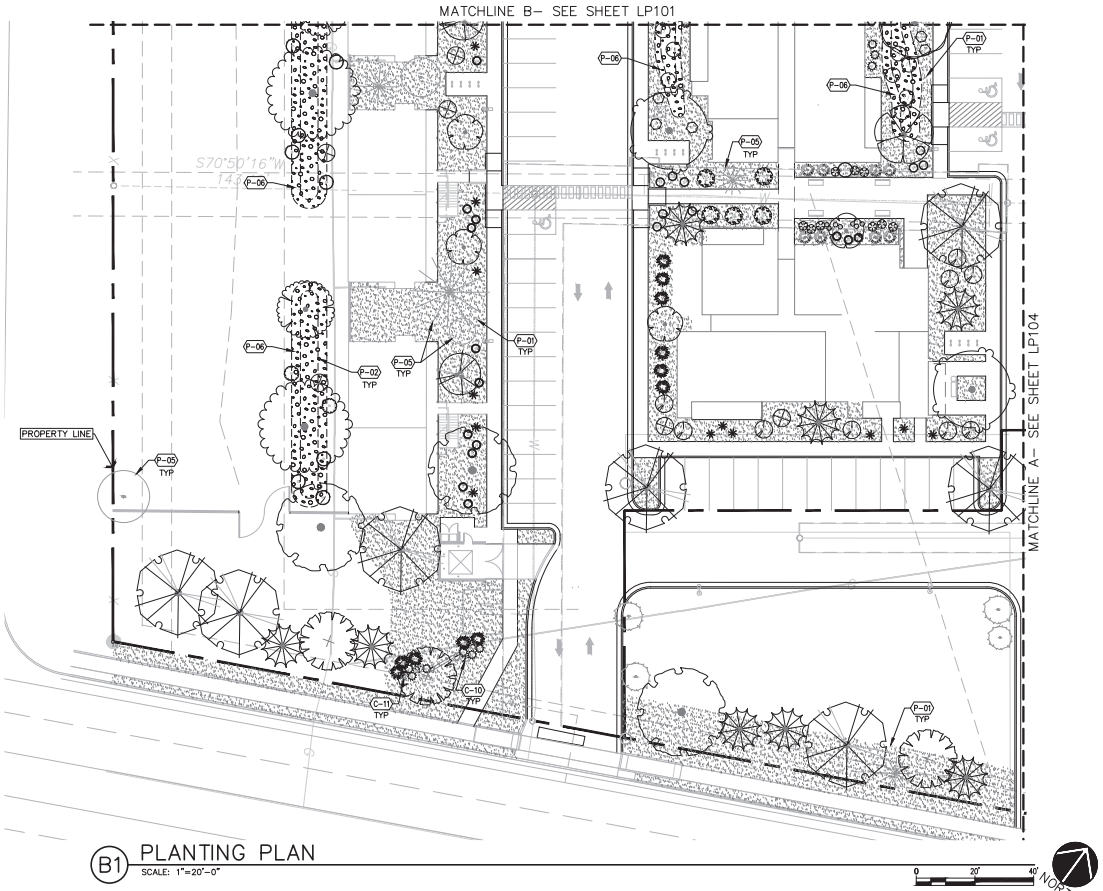
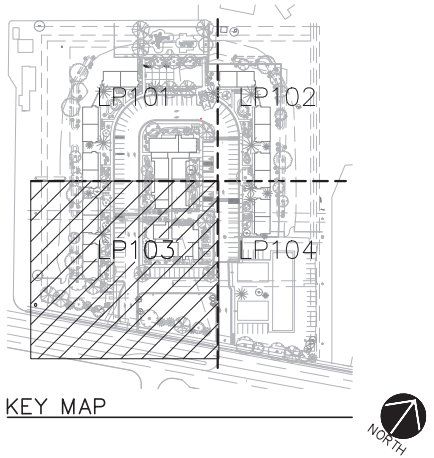
LP102



B1 PLANTING PLAN
SCALE: 1"=20'-0"



KEY MAP

REFERENCE NOTES SCHEDULE LP 103

SYMBOL	CODE	DESCRIPTION	DETAIL
CONSTRUCTION			
	C–10	FURNISH AND INSTALL BOULDER, 3' X 3' MINIMUM 'MOSS ROCK', OR APPROVED EQUAL.	A1/LP501
	C–11	FURNISH AND INSTALL BOULDER, 2' X 2' MINIMUM 'MOSS ROCK', OR APPROVED EQUAL.	A1/LP501
PLANTING			
	P–01	FURNISH AND INTSTALL 7/16" SANTA FE BROWN' ROCK MULCH, AS AVAILABLE FROM BUILDOLOGY, INC. (505–344–6626), OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.	
	P–02	FURNISH AND INSTALL 2"–4" 'SANTA FE BROWN' GRAVEL MULCH, AT 6" DEPTH. AVAILABLE FROM BUILDOLOGY, INC. (505–344–6626), OR APPROVED EQUAL.	
	P–05	EXISTING TREE TO REMAIN.	
	P–06	CONSTRUCT WATER HARVESTING BASIN	C1/LP501

PLANT SCHEDULE LP103

FOR FULL PLANT SCHEDULE, SEE SHEET LP501

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	BOX ELDER	ACER NEGUNDO
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	DESERT WILLOW	CHILOPSIS LINEARIS
	LACEBARK ELM	ULMUS PARVIFOLIA
	MESA GLOW® BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS–NUMEX 3'
	TEXAS RED OAK	QUERCUS BUCKLEYI
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
	PINON PINE	PINUS EDULIS
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BIG SAGEBRUSH	ARTEMISIA TRIDENTATA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CREEPING THREE–LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	DWARF RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
EVERGREEN SHRUBS		
	PAUL'S DWARF MUGO PINE	PINUS MUGO 'PAUL'S DWARF'
PERENNIALS		
	DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES
GRASSES & DESERT ACCENTS		
	BEAR GRASS	NOLINA MICROCARPA
	DEER GRASS	MUHLENBERGIA RIGENS
	RED YUCCA	HESPERALOE PARVIFLORA
	SOAPWEED	YUCCA GLAUCA

STATE OF NEW MEXICO
GREGORY J. MILLER
REGISTERED LANDSCAPE ARCHITECT
01/01/15

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

PLANTING PLAN

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plandcollab.com 505.310.2264

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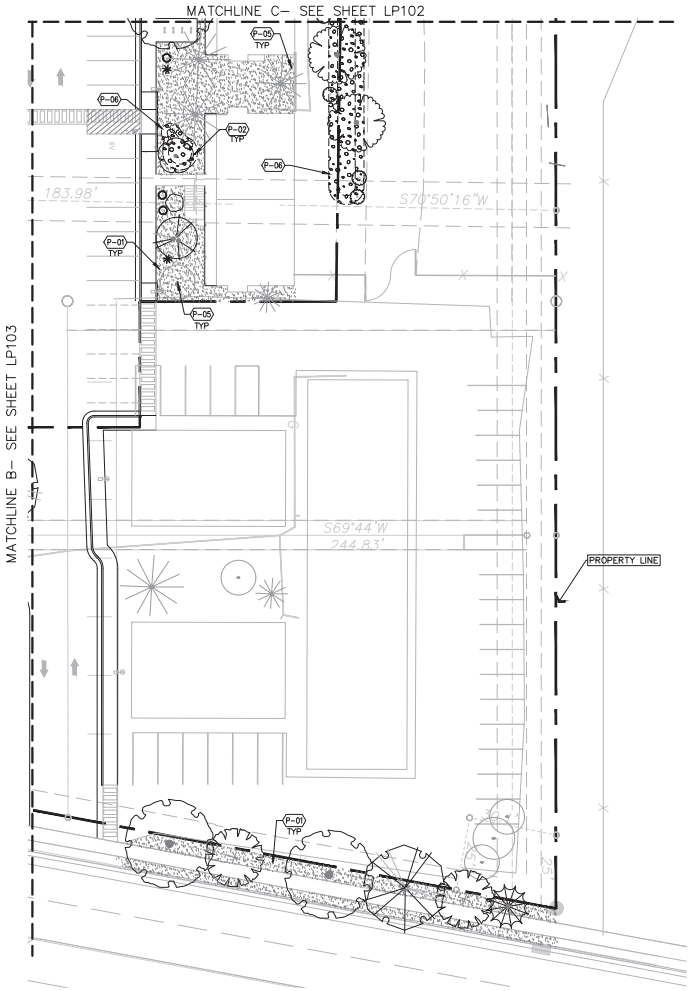
LP103



B2 PLANTING PLAN
SCALE: 1"=20'-0"

0 20' 40' NORTH

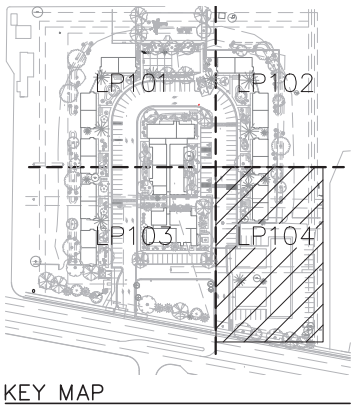
REFERENCE NOTES SCHEDULE LP104

SYMBOL	CODE	DESCRIPTION	DETAIL
PLANTING			
	P-01	FURNISH AND INTSALL 7/16" SANTA FE BROWN' ROCK MULCH, AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.	
	P-02	FURNISH AND INSTALL 2"-4" 'SANTA FE BROWN' GRAVEL MULCH, AT 6" DEPTH. AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL.	
	P-05	EXISTING TREE TO REMAIN.	
	P-06	CONSTRUCT WATER HARVESTING BASIN	C1/LP501

PLANT SCHEDULE LP104

FOR FULL PLANT SCHEDULE, SEE SHEET LP501

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	DESERT WILLOW	CHILOPSIS LINEARIS
	LACEBARK ELM	ULMUS PARVIFOLIA
	MESA GLOW® BIGTOOTH MAPLE	ACER GRANDIDENTATUM 'JFS-NUMEX 3'
	TEXAS RED OAK	QUERCUS BUCKLEYI
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
	PINON PINE	PINUS EDULIS
SHRUBS		
	RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS
	THREE LEAF SUMAC	RHUS TRILOBATA
EVERGREEN SHRUBS		
	PAUL'S DWARF MUGO PINE	PINUS MUGO 'PAUL'S DWARF'
GRASSES & DESERT ACCENTS		
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	SOAPWEED	YUCCA GLAUCA



KEY MAP

NORTH

STATE OF NEW MEXICO
GREGORY MILLER
REGISTERED LANDSCAPE ARCHITECT
01-07-24

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION:
1 1DESCRIPTION
2 2DESCRIPTION
3 3DESCRIPTION

SHEET TITLE:

PLANTING PLAN

pland COLLABORATIVE
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COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
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LP104

CONSTRUCTION PLAZA AND PLAYGROUND ENLARGEMENT

CODE	DESCRIPTION	DETAIL
C-01	CONSTRUCT CONCRETE PAVING.	C1/LS501
C-02	CONSTRUCT CONCRETE SIDEWALK WITH TURNDOWN EDGE.	C2/LS501
C-03	CONSTRUCT 6" CONCRETE HEADER CURB.	C6/LS501
C-04	CONSTRUCT CONCRETE ADA PLAY AREA ACCESS RAMP.	C3/LS501
C-05	FURNISH AND INSTALL BENCH WITH BACK PER MANUFACTURERS INSTRUCTIONS.	
C-06	FURNISH AND INSTALL OUTDOOR GRILL PER MANUFACTURERS INSTRUCTIONS.	
C-07	FURNISH AND INSTALL BIKE RACKS	
C-08	FURNISH AND INSTALL 6' HIGH DESIGN MASTER FENCE	A1/LS501
C-09	FURNISH AND INSTALL 6' HIGH X 4' WIDE DESIGN MASTER GATE	A2/LS501
C-13	CONSTRUCT CONCRETE MOWCURB.	B5/LS501
C-14	FURNISH AND INSTALL ENGINEERED WOOD FIBER ACCESSIBLE PLAYGROUND MULCH. DEPTH SHALL BE A MINIMUM OF 6".	
C-15	FURNISH AND INSTALL TRASH RECEPTACLE PER MANUFACTURERS INSTRUCTIONS.	

PLANTING SCHEDULE PLAZA AND PLAYGROUND ENLARGEMENT

SYMBOL	CODE	DESCRIPTION
	P-01	FURNISH AND INTSTALL 7/16" SANTA FE BROWN' ROCK MULCH, AS AVAILABLE FROM BUILDOLOGY, INC. (505-344-6626), OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P-03	TURFGRASS SOD SHALL BE 'SIEMPRE VERDE TALL FESCUE' AS AVAILABLE FROM EVERGREEN TURF, 505-384-5247, OR APPROVED EQUAL. TOP OF SOD SHALL BE INSTALLED 1" BELOW TOP OF ADJACENT HARD SURFACES.
	P-05	EXISTING TREE TO REMAIN.

GENERAL PLAY EQUIPMENT NOTES SCHEDULE

CODE	DESCRIPTION
GY-01	CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO FURNISH, INSTALL, AND CONSTRUCT ALL PLAY EQUIPMENT SPECIFIED AND DESCRIBED ON THIS PLAN.
GY-02	BEFORE FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" DRAWING THAT DOCUMENTS THAT EACH PIECE OF PLAY EQUIPMENT IS CONSTRUCTED WITH THE REQUIRED USE ZONE AND THAT NO USE ZONES OVERLAP.
GY-03	BEFORE FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR MUST PROVIDE WRITTEN CERTIFICATION THAT EACH PIECE OF PLAY EQUIPMENT HAS BEEN INSPECTED BY AN INDEPENDENT NATIONAL RECREATION AND PARKS ASSOCIATION CERTIFIED PLAYGROUND SAFETY INSPECTOR (CPSI); AND THAT THE CONSTRUCTION AND INSTALLATION OF EACH PIECE OF EQUIPMENT FULLY COMPLY WITH ASTM F-1487-11 AND THE U.S. CONSUMER PRODUCT SAFETY COMMISSION (CPSC) PUBLIC PLAYGROUND SAFETY HANDBOOK.
GY-04	CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR FOOTINGS. FOOTING DESIGN SHALL BE COMPLETED BY A NEW MEXICO LICENSED PROFESSIONAL ENGINEER.
GY-05	CONTRACTOR SHALL BE CERTIFIED TO INSTALL THE SPECIFIED EQUIPMENT BY THE PLAY EQUIPMENT MANUFACTURER.
GY-06	CONTRACTOR'S ON-SITE SUPERINTENDENT OVERSEEING ALL PLAY EQUIPMENT INSTALLATION SHALL BE A NATIONAL RECREATION AND PARKS ASSOCIATION CERTIFIED PLAYGROUND SAFETY INSPECTOR (CPSI).
GY-07	FINAL PLAY EQUIPMENT SPECIFICATION PENDING

PLAYGROUND SCHEDULE

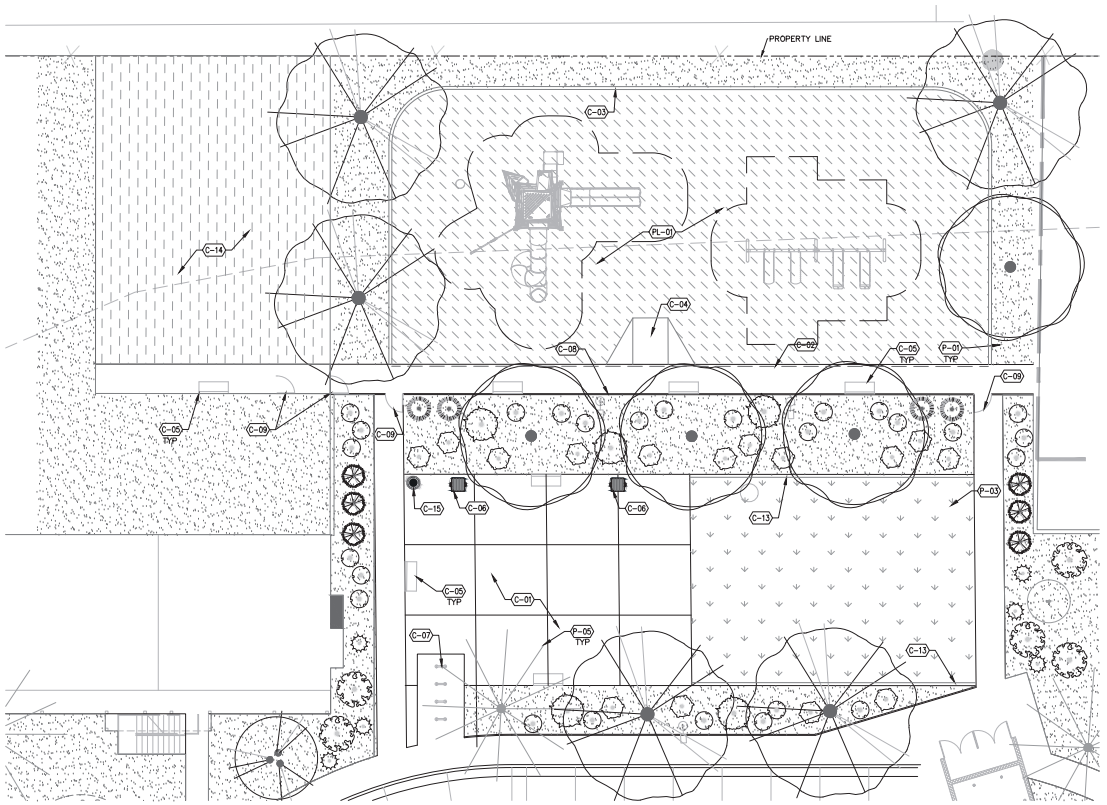
SYMBOL	CODE	DESCRIPTION
	PL-01	FURNISH AND INSTALL ENGINEERED WOOD FIBER ACCESSIBLE PLAYGROUND MULCH. DEPTH SHALL BE A MINIMUM OF 12" AFTER COMPACTION. TOP OF MULCH SHALL BE 4" BELOW TOP OF ADJACENT CURB OR PAVED SURFACES. MULCH MUST BE IPEMA CERTIFIED AND SHALL COMPLY WITH THE FOLLOWING ASTM STANDARDS (CURRENT EDITIONS): F1292, F2075, AND F1951.

GENERAL PLANTING NOTES

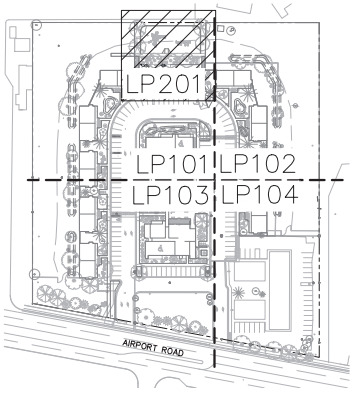
CODE	DESCRIPTION
GP-01	TREES INSTALLED WITHIN TURF AND NATIVE SEED AREAS SHALL HAVE A 4" DEPTH OF SHREDDED WOOD MULCH WITHIN A 6' DIAMETER AREA AT THE BASE OF EACH TREE.
GP-02	FOR THE FULL PLANT SCHEDULE SEE SHEET LP501
GP-03	FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
GP-04	THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
GP-05	THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
GP-06	IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
GP-07	THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A5/LP501.
GP-08	THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL B5/LP501.
GP-09	IN CASE OF DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
GP-10	NO GRADING SHALL OCCUR WITHIN THE DRIPLINE OF TREES TO BE PRESERVED IN PLACE.
GP-11	ALL EXISTING BOULDERS SHALL TO REMAIN.
GP-12	ALL PLANTING BEDS SHALL BE SWALED, SLOPED, OR RECESSED BELOW GRADE TO PREVENT FUGITIVE WATER. REFERENCE CIVIL GRADING PLAN. WHERE CONTOURS ON CIVIL GRADING PLAN ARE NOT DETAILED ENOUGH DUE TO PLAN SCALE, PLANTING BEDS SHALL BE RECESSED 2" BELOW ADJACENT PAVEMENT TO TOP OF MULCH MATERIAL.

PLANT SCHEDULE PLAZA AND PLAYGROUND ENLARGEMENT

SYMBOL	COMMON NAME	BOTANICAL NAME	REMARKS	CONTAINER	HT.	SPD.	INSTALLED SIZE	WATER USE
TREES								
	RED PUSH PISTACHE	PISTACIA X 'RED PUSH'	DECIDUOUS	B&B	30'	30'	2" CAL.	MEDIUM
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'	DECIDUOUS	B&B	30'	25'	2" CAL.	MEDIUM
	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	EVERGREEN	24" BOX	20'	4'	2" CAL.	LOW - MEDIUM
SMALL TREE/LARGE SHRUB								
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS	DECIDUOUS	24" BOX	15'	15'	2" CAL.	VERY LOW - LOW
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	EVERGREEN	24" BOX	15'	4'	2" CAL.	LOW - MEDIUM
SHRUBS								
	CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	NATIVE	5 GAL.	1'	6'	MIN. 18" HT.	VERY LOW - LOW
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	NATIVE	5 GAL.	6'	6'	MIN. 18" SPD.	VERY LOW - LOW
	GOLDEN CURRANT	RIBES AUREUM	NATIVE	5 GAL.	6'	6'	MIN. 18" HT.	VERY LOW - LOW
	GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'	EVERGREEN	3 GAL	2'-6"	3'	MIN. 12" SPD.	LOW
GRASSES & DESERT ACCENTS								
	RED YUCCA	HESPERALOE PARVIFLORA	EVERGREEN	3 GAL	4'	4'	MIN. 12" HT.	VERY LOW



A1 PLAZA AND PLAYGROUND ENLARGEMENT
SCALE: 1"=10'-0"



KEY MAP

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
2 DESCRIPTION
3 DESCRIPTION

SHEET TITLE:

ENLARGEMENT

COUNTRY CLUB SANTA FE CIVIC HOUSING AUTHORITY
5999 AIRPORT ROAD, SANTA FE, NEW MEXICO 87505

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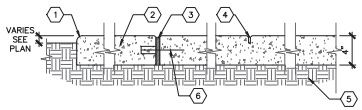
plandcollab.com 505.310.2364

LP201



KEYED NOTES

1. TOOLED EDGE, 3/4" RADIUS
2. 4500 PSI CONCRETE
3. 1/2" WIDE EXPANSION JOINT WITH FELT EXPANSION MATERIAL
4. 1/8" X 1" CONTROL JOINT
5. SUBGRADE COMPACTED TO 95%
6. SMOOTH DOWEL AT LOCATIONS BETWEEN COLOR CHANGES, INSTALL SLEEVE ON ONE SIDE.

GENERAL NOTES

A. CONTROL JOINTS SHALL BE AT MAXIMUM EVERY 10' OR AS SHOWN ON PLAN.

B. EXPANSION JOINTS SHALL BE AT MAXIMUM EVERY 30' AND WHERE PAVING ABUTS EXISTING BUILDINGS, CURBS, SEATING WALLS, WALKS AND OTHER HARD CONSTRUCTION.

C. FELT EXPANSION MATERIAL SHALL BE RECESSED 1/2" OPPOSING CONCRETE EDGES OF JOINT SHALL HAVE 1/4" RADIUS TOOLED EDGE.

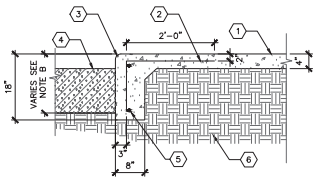
D. CONTROL JOINTS SHALL BE TOOLED OR SAW CUT TO 1/2" DEPTH.

E. PROVIDE MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED ON THE PLANS.

C1 4" THICK CONCRETE PAVING IN COURTYARD

1 1/2" = 1'-0"

0 8" 1'-4"



KEYED NOTES

1. CONCRETE PAVING, SEE PLAN..
2. #4 REBAR AT 12" O.C.
3. TOOLED EDGE.
4. ADJACENT MATERIAL VARIES.
5. #4 REBAR, HORIZONTAL AND CONTINUOUS.
6. SUBGRADE COMPACTED TO 95%.

GENERAL NOTES

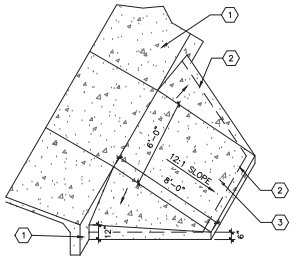
A. PLACE EXPANSION JOINTS AT 20'-0" O.C. WITH CONTROL JOINTS AT 5'-0" O.C. FOR CONCRETE WALK.

B. PROVIDE 4" FREEBOARD TO TOP OF ENGINEERED WOOD FIBER. ALL OTHER MATERIALS SHALL BE FLUSH WITH TOP OF TURNDOWN.

C2 CONCRETE TURNDOWN EDGE

3/4" = 1'-0"

0 1'-4" 2'-8"



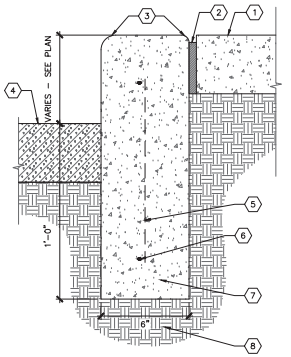
KEYED NOTES

1. CONCRETE PAVING WITH TURNDOWN EDGE – SEE PLAN.
2. TURNDOWN EDGE ON PLAYGROUND ACCESS RAMP.
3. 3000 PSI CONCRETE.

C3 ACCESS RAMP AT PLAYGROUND

1/4" = 1'-0"

0 4' 8'



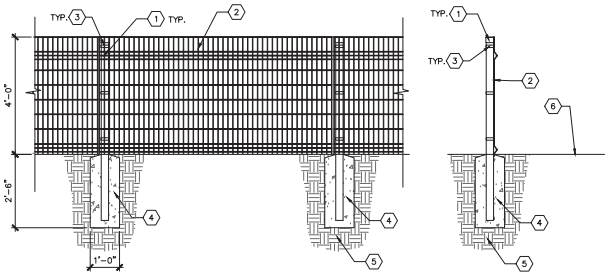
KEYED NOTES

1. MATERIAL VARIES – INSTALL EXPANSION JOINT WHEN CONCRETE IS ADJACENT TO CURB.
2. 1/2" FELT EXPANSION JOINT, TYP. – RECESS 1/2".
3. 1/2" OR 1" RADIUS TOOLED EDGE. WHERE CONCRETE WALK IS ADJACENT TO CURB RADIUS SHALL BE 1/2". ALL OTHER LOCATIONS SHALL BE 1" RADIUS.
4. MATERIAL VARIES – SEE PLAN.
5. #4 REBAR AT 48" O.C.
6. #4 REBAR, HORIZ. AND CONT. AT 12" O.C.
7. 3000 PSI CONCRETE.
8. SUBGRADE COMPACTED TO 95%

C6 6" CONCRETE HEADER CURB

3" = 1'-0"

0 4" 8"



KEYED NOTES

1. 3" X 3" X 11 GAUGE STEEL POST, SPACED AT 8'-0" O.C. TOPS OF POSTS SHALL HAVE POST CAPS.
2. 4' HIGH VERTICAL DESIGNMASTER CLASSIC FENCE PANEL AS AVAILABLE FROM VALLEY FENCE (505-877-1155) OR APPROVED EQUAL.
3. STANDARD BRACKET. FENCE PANELS SHALL BE ATTACHED TO POSTS WITH STANDARD BRACKETS.
4. 3000 PSI CONCRETE FOOTING.
5. SUBGRADE COMPACTED TO 95%.
6. FINISH GRADE, MATERIAL VARIES – SEE CONSTRUCTION PLAN.

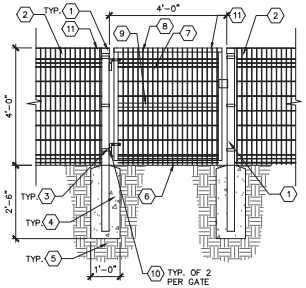
GENERAL NOTES

A. THE DESIGNMASTER FENCE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
B. POSTS AT GATES SHALL BE 3" X 3" X 11 GAUGE STEEL POSTS.
C. POSTS, RAILS, AND FENCE PANEL POWDER COATING COLOR SHALL BE TBD.

A1 4' HT. DESIGNMASTER CLASSIC FENCE

1/2" = 1'-0"

0 2' 4'



KEYED NOTES

1. 3" X 3" X 11 GAUGE STEEL GATE POST. TOPS OF POSTS SHALL HAVE POST CAPS.
2. 4' HIGH DESIGNMASTER CLASSIC FENCE – SEE DETAIL B1/LS502.
3. STANDARD 3" X 3" BRACKET FOR 3" GATE POST. FENCE PANELS SHALL BE ATTACHED TO GATE POSTS WITH STANDARD 3" BRACKETS.
4. 3000 PSI CONCRETE FOOTING.
5. SUBGRADE COMPACTED TO 95%.
6. FINISH GRADE – SEE PLAN.
7. 4' HT. X 4' WIDE DESIGNMASTER CLASSIC PANEL. THE PANEL SHALL BE WELDED TO GATE FRAME.
8. 2" X 2" X 3 GAUGE (1/4" WALL) SQUARE STEEL TUBE, FOR GATE FRAME. WELD CAPS SEE PLATE CAP ON OPEN ENDS. SEE GENERAL NOTES.
9. 2" X 2" X 3 GAUGE (1/4" WALL) SQUARE STEEL TUBE CENTER RAIL FOR GATE. SEE GENERAL NOTES.
10. 3/4" STEEL J-BOLT ADJUSTABLE BARREL HINGE. THE J-BOLT ADJUSTABLE BARREL HINGE WILL ALLOW THE GATE TO OPEN IN BOTH DIRECTIONS.
11. 3" X 3" X 11 GAUGE STEEL TOP RAIL.

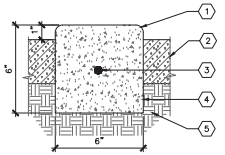
GENERAL NOTES

A. TOUCH UP PAINT ON PANEL PER THE MANUFACTURER'S SPECIFICATIONS.
B. POSTS AT GATES SHALL BE 3" X 3" X 11 GAUGE STEEL POSTS.
C. POSTS, GATE, & FENCE PANELS POWDER COATING COLOR SHALL BE TBD.
D. ALL WELDS SHALL BE GROUND SMOOTH.
E. GATE SHALL BE CONSTRUCTED WITH ALL JOINTS WELDED. THE GATE SHALL ALSO BE CONSTRUCTED TO OPEN 180 DEGREES IN BOTH DIRECTIONS AND LATCH TO ADJACENT FENCE.

A2 4' HT. X 4' WIDE SINGLE GATE

1/2" = 1'-0"

0 2' 4'



KEYED NOTES

1. 1/2" RADIUS TOOLED EDGE.
2. ADJACENT CONDITION VARIES – SEE PLAN.
3. #4 REBAR, HORIZ. AND CONT.
4. 3000 PSI CONCRETE.
5. SUBGRADE COMPACTED TO 95%.

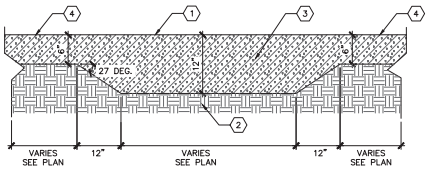
GENERAL NOTES

A. PLACE EXPANSION JOINTS A 20'-0" O.C. WITH CONTROL JOINTS AT 5'-0" O.C.
B. TOP SURFACE OF EDGER SHALL HAVE A MEDIUM BROOM FINISH.

B5 6" CONCRETE MOW CURB

3" = 1'-0"

0 4" 8"



KEYED NOTES

1. ENGINEERED WOOD FIBER (EWF) PLAY SURFACING
2. 95% COMPACTED SUBGRADE – TYP.
3. COMPACTED
4. NOT COMPACTED

A4 ENGINEERED WOOD FIBER SECTION

1" = 1'-0"

0 1' 2'

NOT FOR CONSTRUCTION

DATE: 6 JAN 2024
REVISION: 1 DESCRIPTION
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SHEET TITLE:

SITE DETAILS

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LS501