

would submit an application to HPD, an application of what you intended to do and how to...

Ms. Shapiro requested a correction to the minutes on page 26: "Ms. Shapiro asked how the gate would interface with the gate wall."

There were no other corrections requested.

Ms. Shapiro moved to approve the minutes of March 28, 2006 as corrected. Mr. Bell seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

Mr. Rasch pointed out that he had placed copies of the agenda and posters for Historic Preservation Week. He also displayed historic postcards and read captions from them.

ADMINISTRATIVE MATTERS

None.

OLD BUSINESS TO REMAIN POSTPONED

None.

OLD BUSINESS

Chair Pro Tem Barrow announced to the public that if anyone coming before the Board disagreed with the board's decisions that they would be able to appeal it to the Governing Body. He said that there would be a short time constraint for filing that appeal and asked that anyone wishing to appeal contact staff right away. He then said that if anyone was going to speak before the board that they would need to give their name and address to the recorder and be sworn in. He said the Board intended to end the meeting at 10:30 p.m.

1. **Case #H 05-84** 815-817 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas, agents for Abruzzo Development, propose to construct streetscape yard walls between 3' and 4' high, side and rear lot line walls and coyote fences between 5' and 6' high, and additional hardscaping, landscaping, and lighting fixtures.

Ms. Barrett presented the staff report for this case [attached as Exhibit A] The staff report recommended an 8" height change for the 31' 3" section of the streetscape wall in front of Unit 2, otherwise staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards and recommended approval.

Mr. Barrow asked if in the staff report on page three, it was to be 3" or 3'.

Ms. Barrett said it was 3'; that the wall would drop down to three feet.

Present and sworn was Mr. Mike Duty, 1323 Paseo de Peralta, who said they would have no problem complying with the staff recommendation of an 8" height change for the wall.

Ms. Farrar said there seemed to be a lot of lighting. She asked Mr. Duty to explain it.

Mr. Duty said there were lots of spaces of different kinds and they wanted to get illumination on the property but without having a wash so they would be low wattage.

Mr. Barrow asked if there were some motion detectors.

Mr. Duty said there would be one by the parking area which would only go on when someone was parking there. He said the rest would be controlled by the owner.

Mr. Barrow asked if the low level lights would be controlled by the owner of each unit.

Mr. Duty said that was not decided yet. He said he thought the common lights would be on common circuitry and the ones for each unit would be controlled by the owner. He said the landscape on the right would be on a timer.

Mr. Barrow asked if the submittal included all lights.

Mr. Duty said it was.

Ms. Shapiro asked what the yellow lights were on the elevation.

Ms. Barrett said they were sconces on the walls of the units.

Ms. Shapiro asked if they went up to 100 watts.

Mr. Duty said that on units 4, 5, 6, and 7, they would be 60 watts. He said those were Territorial style. He said that on 2, 3, and 8, the units were Pueblo style with terra cotta.

Ms. Shapiro said she felt 100 watts was a lot.

Mr. Duty said that was the maximum. He said he thought terra cotta shielded the light a lot

and completely concealed the bulb.

Ms. Shapiro asked about the wall that faced East Alameda. She said they only had somewhat of an elevation.

Mr. Duty referred the Board to page 14, which showed the full elevation.

Ms. Shapiro wished she could see it in relation to the building. She asked for wall detail. She asked if part of it would have a Territorial top.

Mr. Duty agreed and said the rest would be rounded stucco. He said the tops would be completely rounded.

Ms. Shapiro asked if where it stepped down, it would have a little bump out.

Mr. Duty agreed. He said the wall stepped back and down.

Ms. Shapiro asked if it would be thicker by the gate.

Mr. Duty agreed, saying it would be a pilaster.

Mr. Bell asked about the blue lights along Alameda.

Mr. Duty said they were in the pilasters. He said they were the fixture type labeled as B in the plan.

Mr. Bell asked if they were facing out.

Mr. Duty said that was correct. He said they were primarily to illuminate the pilaster and the house numbers. He said it was a low level.

Mr. Bell asked if the 8" step would be up or down.

Ms. Barrett said it could be either way.

Mr. Duty said it was not a great idea to step it down at all. He said they would do it to stay in conformance. He said it made more sense to build it as drawn.

Ms. Barrett said stepping it up would not exceed the maximum height.

Ms. Farrar asked where that would occur.

Mr. Duty said it would be about 21' out.

Mr. Bell said that seemed fair.

Mr. Barrow asked if that would make a problem with the adjoining wall.

Mr. Duty said it would be a little different because the cap would be higher.

Ms. Farrar said she thought it was better as drawn.

Mr. Barrow said it was an abrupt change.

Mr. Duty asked if the Board liked it the way it was drawn.

Ms. Farrar said she did.

Mr. Duty said he requested that it be as drawn.

There were no speakers from the public regarding this case.

Ms. Barrow complimented the applicant and owner.

Ms. Farr moved to approve Case #H 05-084 as drawn. Ms. Shapiro seconded the motion and requested that the Pueblo wall be rounded on top as testified. Ms. Farrar agreed and the motion passed by unanimous voice vote.

- 2. Case #H 06-09. 604½ Galisteo. Don Gaspar Area Historic District. Stefanie Beninato, agent/owner, proposes to raise the roof from 9' to the maximum allowable height of 16' 8" on a Contributing building.**

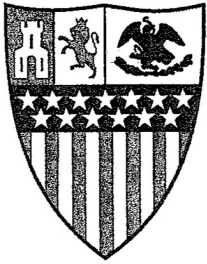
Ms. Barrett presented the staff report for this case [attached as Exhibit B]. The staff report found that this application did not comply with the pitch calculation and deferred to the Board regarding streetscape harmony.

Present and sworn was Ms. Stephanie Beninato, 604 Galisteo who said she did not understand the no pitch.

Ms. Barrett explained that when the proposal was first submitted, it was not for a pitched roof.

Mr. Rasch explained to the applicant that having a pitched roof would required that the defined streetscape have 50% or more of pitched roofs and it does not.

Ms. Beninato said the pitch was just for the second story. She said originally she came with a shed roof sloping to the east and wanted 18' on the west and 17' on the east. She said that was



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzbarger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct streetscape yard walls between 3' and 4' high, side and rear lot line walls and coyote fences between 5' and 6' high, and additional hardscaping, landscaping, and lighting fixtures.

Project number: 05-10100084

Case number: H-05-084

Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 815-817 E. Alameda

PROJECT NAMES:

OW - Abruzzo Development
Santa Fe, NM 87504

P.O. Box 211
505-690-2073

AP - Duty & Germanas Architects
Santa Fe, NM 87501

1233 Paseo de Peralta
505-989-8882

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on May 9, 2006, acted on the above referenced case. The decision of the board was to approve your application as submitted with the condition that the Spanish Pueblo Revival style wall is very rounded on top.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: May 9, 2006
TO: Historic Design Review Board Members
VIA: Reed Liming, Planning Division Director *RL*
FROM: Marissa C Barrett, Historic Preservation Planner *mcB*

CASE # H-05-84

ADDRESS: 815 & 817 E. Alameda
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: Wall Height Calculation

APPLICANT SUBMITTALS

- Proposed Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATIONS:

Staff recommends an 8" height change for the 31' 3" section of the streetscape wall in front of Unit 1, otherwise staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards and recommends approval.

BACKGROUND AND SUMMARY:

On February 8, 2005 and June 28, 2005 the HRDB conditionally approved the application for additions and remodeling of 815 East Alameda (Unit 1) and 817 E. Alameda (Units 2&3, and Units 4-7). On March 28, 2006 the HDRB approved the final building for 817 E. Alameda (Unit 8). The final conditions placed on the applicant were to come back to the Board with all streetscape and courtyard walls and fences, hardscaping, and exterior lighting.

This application proposes the following:

1. Construction of a 44" high stuccoed CMU courtyard wall at Unit 1, where the maximum allowable height is 72". The wall will have brick capping to match the Territorial building and a white wood pedestrian gate. Hardscaping at Unit 1 also includes stucco and brick capped terrace planter walls. The walls will be stuccoed with El Rey "Suede" to match the building.
2. Construct an approximately 16' long, 60" to 72" high courtyard wall separating the courtyards for Units 2 & 3 (north side) where the maximum allowable height is 72". The wall will be stuccoed with El Rey "Adobe" to match the building.
3. Construct an approximately 11' long, 60" to 72" high coyote fence separating the courtyard for Units 4,5 & Units 6,7 (north side) where the maximum allowable height is 72". A new coyote fence is also proposed along the north property line near Units 4-7 to replace an existing wire fence on a low CMU wall and on the property line on the west side. Proposed at the north east corner of Units 4-7 is an 8' long coyote fence and gate. All coyote fencing will have irregular latilla tops. Lastly proposed for Units 4-7 is an 18" CMU stuccoed and brick capped planter on the south elevation.
4. The streetscape wall facing Alameda Street will vary in style according to the style building it fronts. The 3' 8" high (where the maximum allowable is 4' 5") streetscape wall in front of Unit 1 which runs 21' 4" long in one section, breaks for 23' for entry, and runs another 31' 3" long will be Territorial in style. It will be stuccoed in El Rey "Suede" and have a brick capping to match the contributing building. The 31' 3" long section requires an 8" height change at 25'.

The wall proposed in front of Unit 8 is 3' high, where the maximum allowable height is 4' 5", and will run for 23' 3" will have a

step up to 3' 8" at the 5' 2" long wood gate and step back down to 3' for another 21' 5". The wall will have a rounded step up accent at the gate entry and will be stuccoed with El Rey "Adobe" to match the Spanish Pueblo Revival style building it fronts. The gate will be finished in a brown stain.

The final streetscape wall will be Territorial style to a height of 3' 8" (where the maximum allowable height is 4' 5"). The wall will run for 21' 6", have a 23' long non-gated or walled entrance area, and run again for 19' 6" more. The wall will be stuccoed in El Rey "Suede" and have a brick capping to match the building it fronts.

5. Proposed throughout the property are areas of flagstone patios and walkways.

6. Exterior light fixtures includes one incandescent motion sensor security light at the northwest corner of the property, 10 areas of low voltage step lighting (4 along street, 6 within the center of the property), 18 120 volt path lighting fixtures along the path areas of Units 2-8, and 21 decorative lighting fixtures on the Units. Unit 1 will have 5 3-tiered pierced tin scones with 60 watt incandescent bulbs and Units 4-7 will have 6 of the same fixtures. Units 2-3 will have 4 terracotta style scones with the bulb wattage not to exceed 100 and Unit 8 will have 6 of the same fixtures. The motion fixture and the step lighting fixtures will be in the color bronze and the path lighting fixtures will be black.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12/20/04
Property Owner of Record Edward & Socorro Gonzalez
Applicant Name Abruzzo Development Phone 690-2073
Site Address 815^E Alameda St
Proposed Construction Residential structures, parking and walls (future).

TO BE COMPLETED BY STAFF:

Zoning District Rm1 Subdivision Notes and bounds Lot _____ Block _____
Permitted Use: Section # _____
Accessory Use: Section # _____
Special Exception: Case # _____
Variance: Case # _____
Prohibited Use: Section # _____

Setbacks:
(Front) Provided 10 Minimum 7 (Rear) Provided 15 Minimum 15
(Left Side) Provided 10' Minimum 5 (Right Side) Provided 9' 1/2 Minimum 5'
(Special Yard) Provided _____ Minimum _____

Density: 16 du/ac Open Space: as provided
Lot Size: 22433 Total Roof Area: 6943 Lot Coverage: 31%

Height: 21'8" proposed Wall Requirement: N/A
Parking: # Required 16 # Provided 16 (per applicant) Maneuverability acceptable

Other District Requirements: visibility triangle compliance, lot time of wall proposals along Alameda.

Preliminary Approved _____
Preliminary Approval w/Conditions Provision of 16th parking space and
Preliminary Rejection _____ visibility triangle compliance (when applicable)

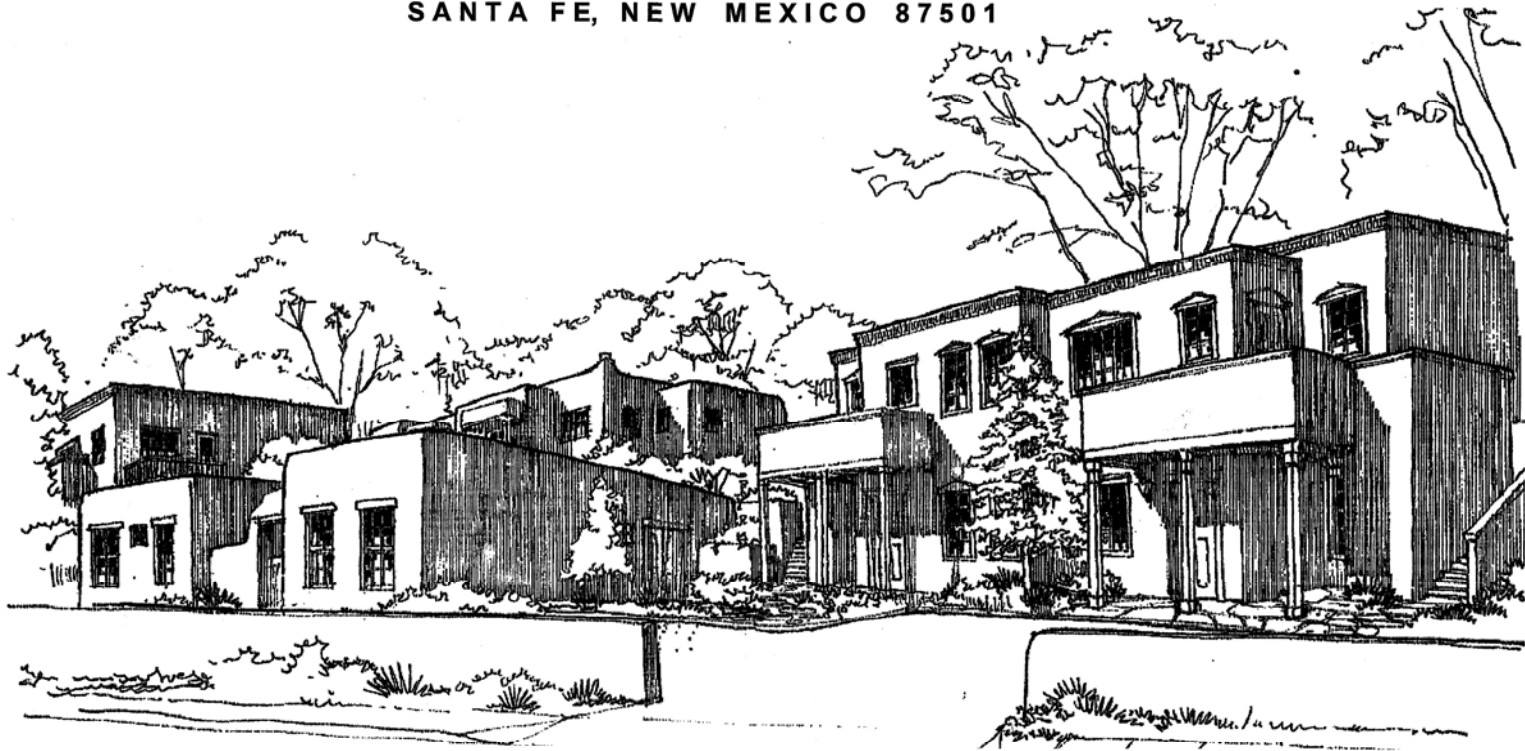
Comments: _____
Reviewer [Signature] Date 12/20/04

DEVELOPMENT PLAN

FOR

SANGRIA COMPOUND

815 & 817 EAST ALAMEDA STREET
 SANTA FE, NEW MEXICO 87501



GENERAL CONTRACTOR
 ANGELO L. TURICIANO
 CONTACT: ANGELO TURICIANO
 3500 RICHMOND DRIVE NE
 ALBUQUERQUE, NEW MEXICO 87107
 PH: (505) 208-4886

SURVEYOR
 RICK CHATROOP PROFESSIONAL LAND SURVEYOR
 CONTACT: RICK CHATROOP
 110 WAGON TRAIL RD.
 CERRILLOS, NEW MEXICO 87010
 PH: (505) 470-0037

CONTENTS:

	COVER	A1.2	LANDSCAPE AND LIGHTING PLAN
	EXISTING CONDITIONS - BOUNDARY SURVEY	A1.3	GRADING AND DRAINAGE PLAN
A1.0	SITE LAYOUT PLAN	A1.4	SITE WALL ELEVATIONS
A1.1	CIRCULATION PLAN	A1.5	LIGHT FIXTURE "CUT SHEETS"

ISSUED FOR FINAL APPROVAL ON:
DATE: 04-10-06



DUTY & GERMANAS ARCHITECTS, INC

1323 PASEO DE PERALTA - SANTA FE, NEW MEXICO 87501
 Phone: 505-989-8882 Email: dutygermanasarch@qwest.net

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 AND NOTES

- DENOTES POINT FOUND AS NOTED
 - DENOTES 11011 CAPPED REBAR
 - DENOTES POINT CALCULATED
 - DENOTES USGS MONUMENT
- DENOTES EDGE OF FLOODPLAIN
 - DENOTES OVERHEAD LINES
 - DENOTES FENCE LINE
 - DENOTES GAS LINE
 - DENOTES WATER LINE
 - DENOTES UNDERGROUND TEL. LINE
 - DENOTES SEWER LINE

1. DATA IN () IS FROM PLAT ENTITLED "TRACT OF LAND SURVEYED FOR EDWARD S. CHANDLER" BY GEORG VEDLER N.M.P.E. AND L.S. #3707, DATED APRIL 30, 1963, AND REFERENCED BY "CORRECTION WARRANTY DEED" RECORDED IN BOOK 256, PAGE 696 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
2. DATA IN (()) IS IDENTICAL TO DATA FROM PLAT OF NOTE NUMBER 1 ABOVE AND DATA FROM PLAT ENTITLED "EL ALAMO SUBDIVISION PORTION OF LOT 20, BLOCK 40, KINGS MAP" BY SAMUEL P. DAVALOS, L.S. 564, DATED FEB. 22, 1956, AND RECORDED IN PLAT BOOK 7, PAGE 69 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
3. DATA IN ((())) IS FROM PLAT ENTITLED "BOUNDARY SURVEY PLAT PREPARED FOR YATES FAMILY TRUST AND HUGHES FAMILY TRUST, LOT E EL ALAMO SUBDIVISION" BY JEFFERY L. LUDWIG, N.M.P.S., DATED MAY 24, 1999, AND FILED IN PLAT BOOK 414, PAGE 044 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.
4. BASIS OF BEARING IS DERIVED FROM FOUND MONUMENTATION ALONG THE NE PROPERTY BOUNDARY AND DATA FROM THE PLATS OF NOTES 1, 2, AND 3 ABOVE.
5. FLOOD PLAIN INFORMATION PROVIDED BY THE CITY OF SANTA FE.
6. CONTOUR INTERVALS = 1 FT.
7. DATUM ELEVATION IS LOCALIZED, TO ADJUST TO THE CITY OF SANTA FE DATUM ADD 168.81 FT TO THE ELEVATION INFORMATION SHOWN ON THIS PLAN.
8. THE TWO LOT AND BLOCK DESIGNATIONS AND THE TRACT B-1A & B-2A ARE FROM THE CORRECTION WARRANTY DEED REFERENCED IN NOTE #1, AND ARE CONTAINED WITHIN ONE DESCRIPTION ON SAID DEED. THE CITY OF SANTA FE SHOULD BE CONSULTED TO DETERMINE STATUS OF ADDITIONAL LOTS.



BOUNDARY SURVEY FOR
ABRUZZO
OF
TRACT B-1A AND B-2A

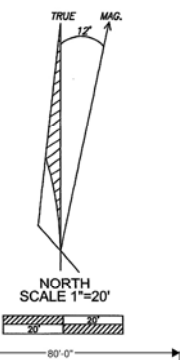
LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICIAL MAP OF SANTA FE.

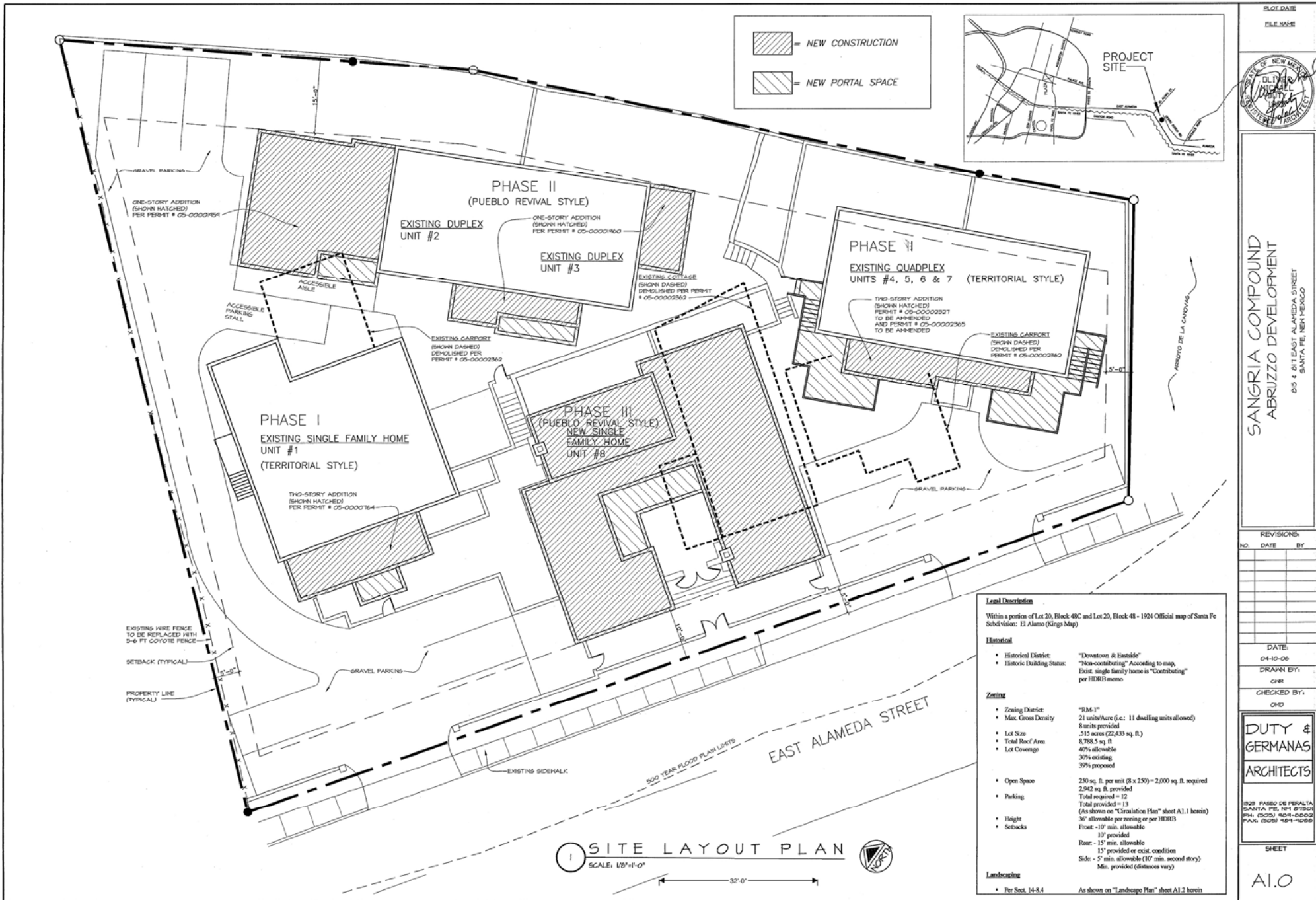
RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE
OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 FROM 1924 OFFICIAL MAP OF SANTA FE.

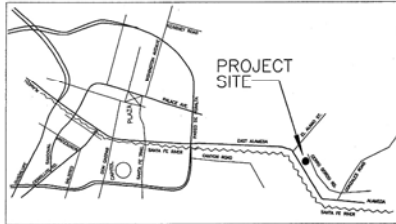
SURVEYORS CERTIFICATE
I, RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECTION ON JULY 24TH, 2004; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S.#11011





= NEW CONSTRUCTION
 = NEW PORTAL SPACE



PLOT DATE
 FILE NAME

SANGRIA COMPOUND
 ABRUZZO DEVELOPMENT
 615 E 8TH ST EAST ALAMEDA STREET
 SANTA FE, NEW MEXICO

NO.	REVISIONS	DATE	BY

DATE: 04-10-06
 DRAWN BY: CHR
 CHECKED BY: CHD

Level Description	
Within a portion of Lot 20, Block 48C and Lot 20, Block 48 - 1924 Official map of Santa Fe Subdivision: 13 Alamo (Kings Map)	
Historical	<ul style="list-style-type: none"> Historical District: "Downtown & Eastside" Historic Building Status: "Non-contributing" According to map. Exist. single family home is "Contributing" per HIRB memo
Zoning	<ul style="list-style-type: none"> Zoning District: "RM-1" Max. Gross Density: 21 units/Acre (i.e.: 11 dwelling units allowed) Lot Size: .515 acres (22,433 sq. ft.) Total Roof Area: 8,788.5 sq. ft. Lot Coverage: 40% allowable 30% existing 39% proposed
Open Space	250 sq. ft. per unit (8 x 250) = 2,000 sq. ft. required 2,942 sq. ft. provided
Parking	Total required = 12 Total provided = 13 (As shown on "Circulation Plan" sheet A1.1 herein) 30' allowable per zoning or per HIRB
Height	Front - 10' min. allowable 10' provided
Setbacks	Rear - 15' min. allowable 15' provided or exist. condition Side - 5' min. allowable (10' min. second story) Min. provided (distances vary)
Landscaping	<ul style="list-style-type: none"> Per Sect. 14-8.4 As shown on "Landscape Plan" sheet A1.2 herein

1 SITE LAYOUT PLAN
 SCALE: 1/8"=1'-0"

DUTY &
 GERMANAS
 ARCHITECTS

829 PASO DE PERALTA
 SANTA FE, NM 87501
 PH. (505) 824-8800
 FAX. (505) 824-8806

SHEET
 A1.0

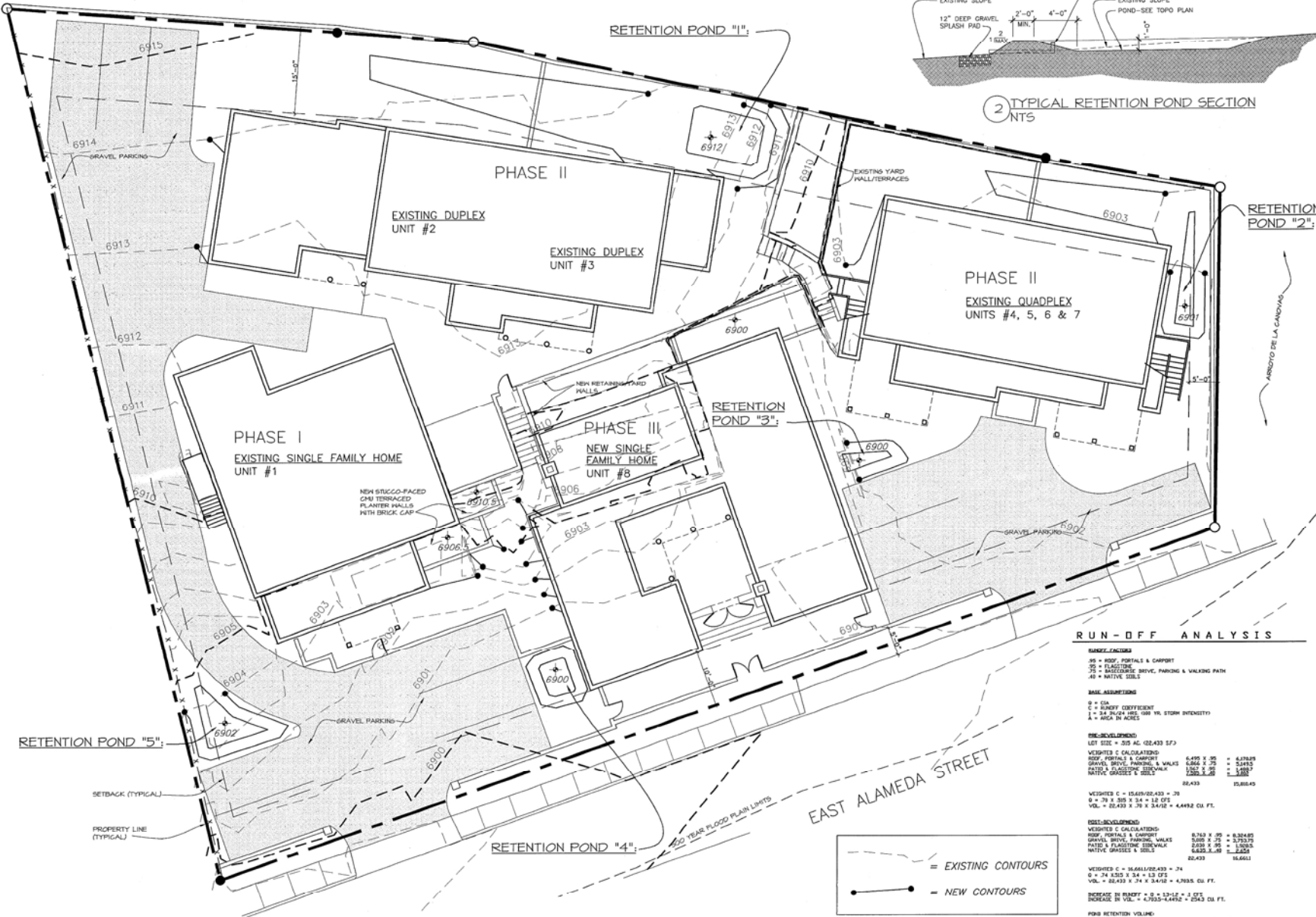
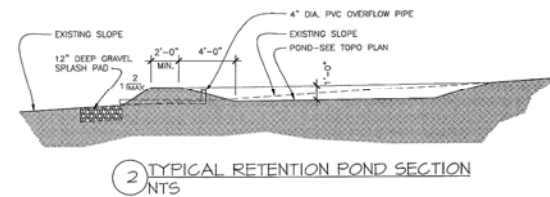
REVISIONS:

NO.	DATE	BY

DATE: 04-10-06
 DRAWN BY: [Illegible]
 CHR
 CHECKED BY: [Illegible]
 CMO

DUTY & GERMANAS ARCHITECTS

1020 PASEO DE PUEBLO
 SANTA FE, NM 87505
 PH: (505) 824-0002
 FAX: (505) 824-0000



RUN-OFF ANALYSIS

RUN-OFF FACTORS

95 = ROOF, PORFALS & CARPORT
 95 = FLAGSTONE
 70 = ASPHALT/CONCRETE DRIVE, PARKING & WALKING PATH
 40 = NATIVE SOILS

BASE ASSUMPTIONS

2 = 0.04
 C = RAINFALL COEFFICIENT
 I = 3.4 IN/24 HRS. 100 YR. STORM INTENSITY
 S = SLOPE IN FEET

PRE-DEVELOPMENT

LOT SIZE = 303 AC. (22,433 SF)
 WEIGHTED C CALCULATION:
 ROOF, PORFALS & CARPORT 0.490 X 95 = 47,100
 GRAVEL DRIVE, PARKING & WALKS 0.660 X 75 = 50,250
 PATIO & FLAGSTONE DRIVEWALK 1.000 X 30 = 30,000
 NATIVE GRASSES & SOILS 0.400 X 20,000 = 8,000
 22,433 16,660

$Q = 79 \times 3.03 \times 3.4 = 1.0 \text{ CFS}$
 $VOL. = 22,433 \times 79 \times 3.412 = 4,449.2 \text{ CU. FT.}$

POST-DEVELOPMENT

WEIGHTED C CALCULATION:
 ROOF, PORFALS & CARPORT 0.760 X 95 = 8,240.00
 GRAVEL DRIVE, PARKING, WALKS 0.660 X 75 = 50,250.00
 PATIO & FLAGSTONE DRIVEWALK 0.630 X 30 = 1,900.00
 NATIVE GRASSES & SOILS 0.400 X 20,000 = 8,000.00
 22,433 16,661

WEIGHTED C = 0.6611(22,433) = 79
 $Q = 79 \times 3.03 \times 3.4 = 1.3 \text{ CFS}$
 $VOL. = 22,433 \times 79 \times 3.412 = 4,769.5 \text{ CU. FT.}$

INCREASE IN FLOWS = 0.3 = 13.1% IN Q CFS
 INCREASE IN VOL. = 4,769.5 - 4,449.2 = 320.3 CU. FT.

POND RETENTION VOLUME:

REQUIRED POND TOTAL = 2543 CU. FT.
 RETENTION POND ONE = 1093 CU. FT.
 RETENTION POND TWO = 442 CU. FT.
 RETENTION POND THREE = 174 CU. FT.
 RETENTION POND FOUR = 382 CU. FT.
 RETENTION POND FIVE = 392 CU. FT.
 PROVIDER POND TOTAL = 2283 CU. FT.

1 GRADING AND DRAINAGE PLAN
 SCALE: 1/8"=1'-0"


REVISIONS & APPROVALS

REVISION	DATE	BY
1	04-10-06	CHR

APPROVALS

PROJECT NAME: SANGRIA COMPOUND ABRUZZO DEVELOPMENT

PLLOT DATE: 04-10-06

FILE NAME: A1.4



SANGRIA COMPOUND
 ABRUZZO DEVELOPMENT

015 E 8TH EAST ALAMEDA STREET
 SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE: 04-10-06

DRAWN BY: CHR

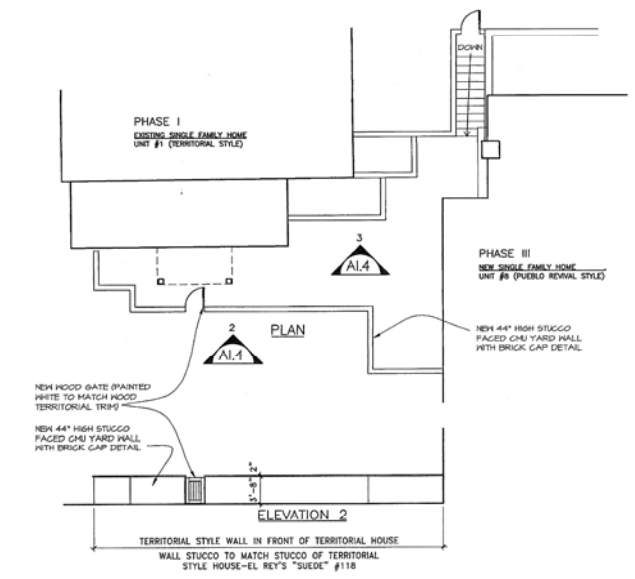
CHECKED BY: CHR

DUTY & GERMANS ARCHITECTS

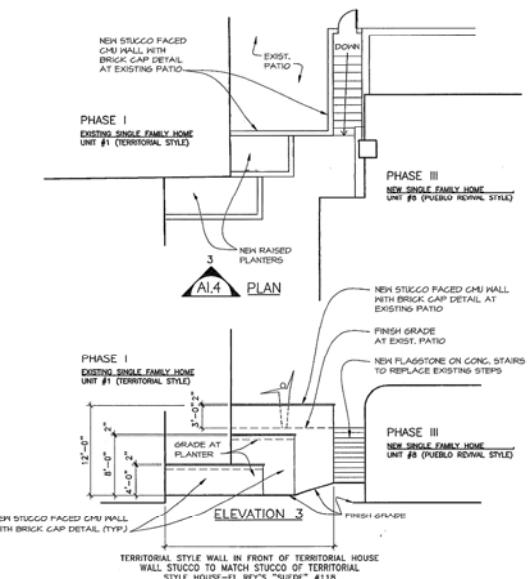
1825 PABLO DE PERALTA
 SANTA FE, NM 87505
 PH: (505) 964-1825
 FAX: (505) 964-1826

SHEET

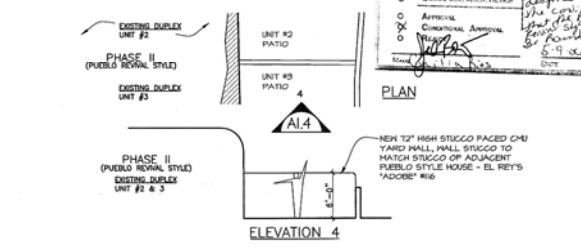
A1.4



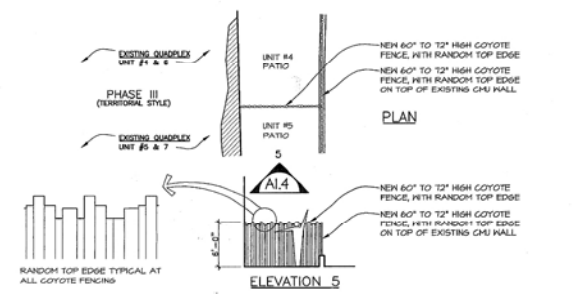
2 UNIT #1 COURTYARD WALLS
 SCALE: 1/8"=1'-0"



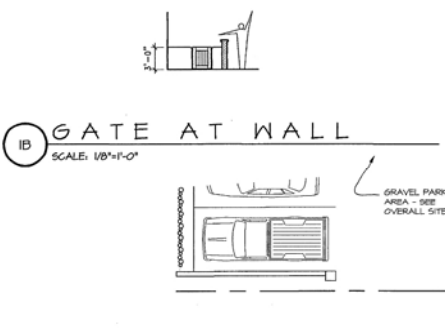
3 UNIT #1 PLANTER WALLS
 SCALE: 1/8"=1'-0"



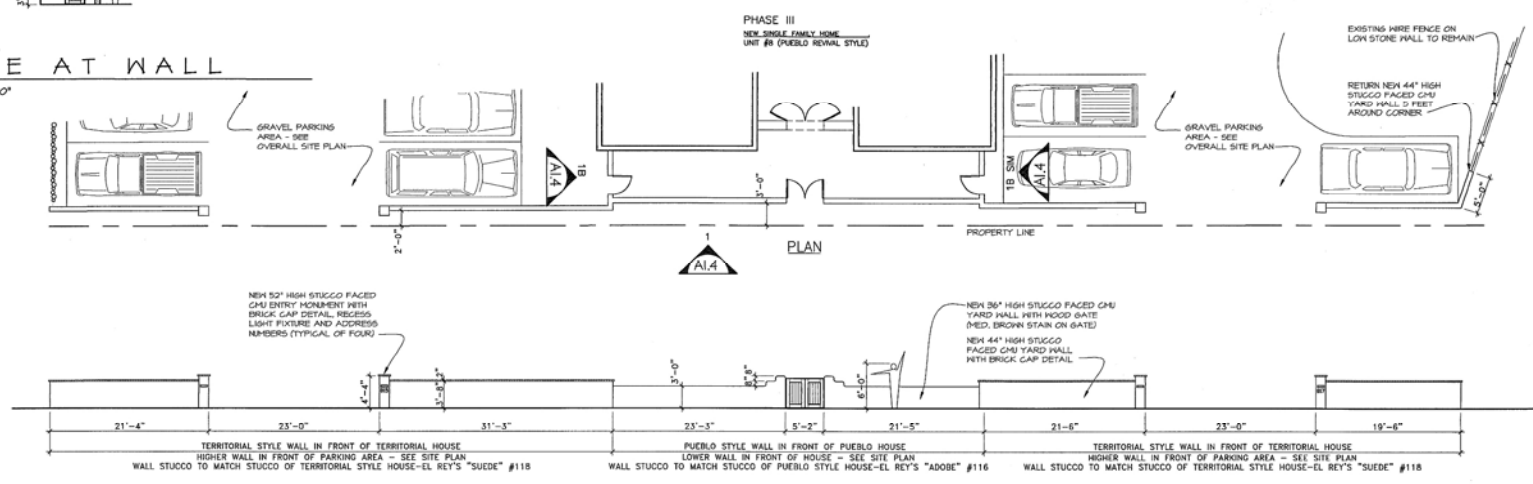
4 UNITS #2 & 3 PATIO WALL
 SCALE: 1/8"=1'-0"



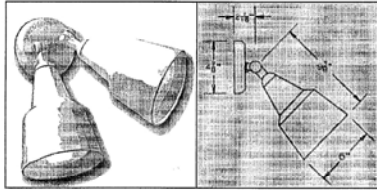
5 UNITS #4, 5, 6 & 7 PATIO WALL
 SCALE: 1/8"=1'-0"



1B GATE AT WALL
 SCALE: 1/8"=1'-0"



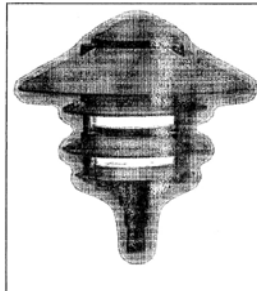
1 PROPERTY ENTRY-STREET FACING WALL
 SCALE: 1/8"=1'-0"



CST REMCRAFT 2062 Incandescent Security Lighting Fixture with R-40, Bronze (White Shown)

2060 Series Incandescent Security Bullet Fixtures can be used to provide the maximum illumination from a single location. They are ideally suited for lighting a large yard/patio or driveway and for security lighting. Its features include

1 LIGHT FIXTURE TYPE "A"
SCALE: N.T.S.

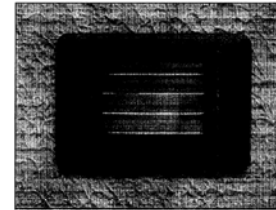


RAB LL23 Flair Garden Light 4-Tier 120 Volt, Color: Black

Rugged path lights with louvers directs light downward reducing light trespass, sky glow and glare and can assist with outdoor lighting control regulations

Takes 75 watt max
12" mounting stem with 1/2" threads sold separately below
Dimensions: 8.5" High 10" Diameter (top tier), 6" diameter lower tiers

3 LIGHT FIXTURE TYPE "C"
SCALE: N.T.S.

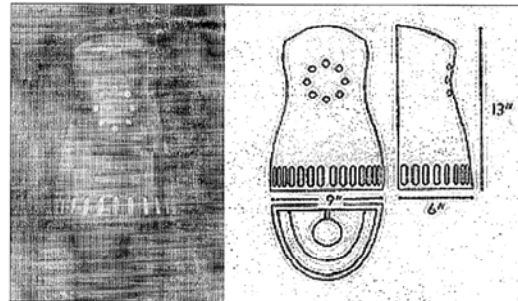


Kichler 15072 Low Voltage Louver Face Step Light, Color: Bronze

Use this low profile fixture to light staircases and steps. Make your decks and patios safer at night. Remember you will also need to order low voltage transformer(s) and low voltage cable.

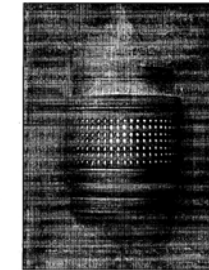
Socket: 12-VOLT wedge base, Lamp: Type 912 (supplied with fixture), Dimensions: 5"W x 3 1/2"H x 2 1/2"D

2 LIGHT FIXTURE TYPE "B"
SCALE: N.T.S.



ON PUEBLO REVIVAL STYLE UNITS #2 & 3 AND UNITS # 8

Pierced radial pattern in center front attractively adds to the light pattern. Fitted with weatherproof par socket. Interior or exterior application. One light bulb, 100 watts maximum.




ON TERRITORIAL STYLE UNIT #1 AND UNITS # 4,5,6 & 7

3-tiered pierced tin sconce with 60 watt incandescent lamp

Santa Fe Metal Clad, Inc.
2811 Siler Ln #2 Santa Fe, NM 87505
505.438.3857 fax 505.438.3859

4 LIGHT FIXTURE TYPE "D"
SCALE: N.T.S.

PLOT DATE
 FILE NAME

 SANGRIA COMPOUND
 ABRUZZO DEVELOPMENT
 605 E. AIR BASE ALAMEDA STREET
 SANTA FE, NEW MEXICO
 REVISIONS:
 NO. DATE BY
 DATE:
 04-10-06
 DRAWN BY:
 CHR
 CHECKED BY:
 CHR
 DUTY & GERMANAS ARCHITECTS
 1029 PASO DE PERALTA
 SANTA FE, NM 87505
 PH: (505) 824-2882
 FAX: (505) 824-1000
 SHEET
 A1.5