September 4, 2025

Planning Commission

ATTACHMENT C

Applicant Submittals

Case# 2024-8195

(Date stamp)

DEVELOPMENT PLAN APPLICATION

Parcel Information

Project Name: THE ALVORD INN

Address: 1625 PASEO DE PERALTA, SANTA FE, NM 87501

Property Size: 2.05 ACRES

Current Use of Land: VACANT - FORMERLY SCHOOL

Proposed Use of Land: ALL SUITES

Does a Rezoning application accompany this application? YES ☐ NO ☑

Are any variances required? YES ☐ NO ☑

Pre-application Conference Date:

Early Neighborhood Notice (ENN) meeting date: JUNE 27, 2024

Zoning: BCD (REDEVELOPMENT)

Property Owner Information

Name: ANDY (First) DUETTRA (Last) (ALVORD INVESTORS I LLC)

Address: 106 E FAITHWAY ST (Street Address) Suite/Unit #

SANTA FE (City) NM (State) 87501 (ZIP Code)

Phone: (505) 603 7644 E-mail Address: aduettra@gmail.com

Applicant/Agent Information (if different from owner)

Company Name: LLOYD & ASSOCIATES ARCHITECTS

Name: WAYNE (First) LLOYD (Last)

Address: 740 SAINT MICHAELS DR., (Street Address) SUITE 4A (Suite/Unit #)

SANTA FE (City) NM (State) 87501 (ZIP Code)

Phone: (505) 470 3338 E-mail Address: wlloyd@lloyd-architects.com

Correspondence Directed to: ☐ Owner ☑ Applicant ☐ Both

Agent Authorization (if applicable)

I am/We are the owner(s) and record title holder(s) of the property located at: 1625 Paseo de Peralta Santa Fe, NM 87501

I/We authorize Lloyd and Associates Architects to act as my/our agent to execute this application.

Signed: Date: August 12, 2024

Signed: Date:

Submittal Checklist (Requirements found in Section 14-3.8 SFCC 1987)

☐ *One (1) 24"x36" plan set and one (1) CD or Flashdrive is required. Please include the following:*

☑	Letter of Application (intent, location, acreage)	☑	Statement addressing approval criteria	☑	Legal Lot of Record, Legal Description	☑	Development Plan (as defined by Section 14-3.8 SFCC 1987)	☑	Landscape, Parking and Lighting Plan, Signage Specifications
☑	Terrain Management Plans (as required by Section 14-8.2 SFCC 1987)	☐	Traffic Impact Analysis ***(if required)***	☐	Proof of Compliance with Conditions of Annexation Approval ***(if applicable)***	☑	Sewer and Water Plan (including profiles and details)	☐	Phasing Plan ***(if applicable)***
☐	Archaeological Clearance ***(if applicable)***	☑	ENN Meeting Notes	☐	Elevations (showing height and Architectural compliance with Subsection 14-8.7)				

Development Plan Submittal Requirements, as defined by Section 14-3.8(C) SFCC 1987:

Applicants for developments that require development plans under this section shall submit plans and other documentation as required by the land use director that show compliance with the applicable provisions of the Santa Fe City Code as provided in Section 14-3.1(C) (Form of Application), including plans that show:

(a) existing conditions on the site and within two hundred (200) feet of the site;
(b) proposed modifications to the site, including the locations of existing and new structures, grading, landscaping, lighting, pedestrian and vehicular circulation, parking and loading facilities;
(c) the types, extent and intensity of land uses that are proposed;
(d) proposed modifications to the infrastructure serving the site, including public and private streets, driveways and traffic control measures and utilities;
(e) documentation of compliance with development standards such as required yards, lot coverage, height of structures and open space;
(f) the phases of development, if applicable;
(g) for residential development, a proposal for provision of affordable housing as required by Section 14-8.11 (Santa Fe Homes Program);
(h) a development water budget as required by Section 14-8.13;
(i) for a development plan or final development plan, sufficient detail to clearly show how each applicable development standard is to be met and identify any variance or waiver required;
(j) for a preliminary development plan, sufficient detail to demonstrate the feasibility of meeting all applicable development standards, including an analysis of the type and extent of variances or waivers required, specific requests for which may be included.

Signature

I hereby certify that the documents submitted for review and consideration by the City of Santa Fe have been prepared to meet the minimum standards outlined in the Land Development Code, Chapter 14 SFCC 1987. Failure to meet these standards may result in the rejection of my application. I also certify that I have met with the City's Current Planning staff in a pre-application meeting to verify that the attached proposal is in compliance with the City's zoning and development plan requirements.

Signature: Wayne S. Lloyd Date: AUGUST 12, 2024

A case manager will be assigned to your project and will notify you within 10 business days if any additional information is needed. After your application has been reviewed by City staff, you will be contacted by us regarding public notice requirements. A packet of information and instructions will be provided regarding the required mailing and sign posting. Thank you, and feel free to contact the Land Use Department staff at (505) 955-6585 with any questions.

[redacted]

Development Plan Application

LAA Project #2023-18

Date: Original Submittal 08/12/2024

Revised Submittal with approved water plan and DRT Comments

To: Dan Esquibel, Planning Manager

City of Santa Fe Current Planning Division

200 Lincoln Avenue

Santa Fe, NM 87501

RE: Development Plan for The Inn at Alvord, 1625 Paseo de Peralta (formerly 551 Alarid St).

Dear Dan,

On behalf of the owners, Lloyd & Associates (LAA) would like to submit a development plan for 1625 Paseo de Peralta. This property has an approved master plan, which we are following in this application. The master plan was approved as Case # 2018-31 and 2018-03 during the June 13, 2018, Planning Commission meeting. The address at the time of this case was 551 Alarid Street. Included in the aforementioned master plan were zones of height limitations for the site, which the design expressly follows. Additionally, the master plan set forth a list of approved uses, including the proposed use as a hotel.

[redacted]

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[redacted]

I. Introductory Project Information:

A. Basic Property Information

1. This property has two tracts which were divided by the property's previous owner. The tracks are known as Tract A and Tract B
2. . Tract A is addressed 1625 Paseo de Peralta and 2.060 Acres (89,722Sq. Ft.). Tract B is addressed 1617 Paseo de Peralta and is 0.834 Acres (36,336 Sq. Ft.)
3. The Legal Description: Section 26 & 27. T17N, R9E, N.M.F.M.
4. Property Zoning: Zoned as overlay BCD Red (Business Capitol District – Railyard Redevelopment Subdistrict)
5. Additional Overlay Zoning: Historic Downtown Archaeological Review District.
6. Future Land Use Zoning: Community Commercial.

B. Project Description:

1. The site is an existing one-story vacant building that was formally a City of Santa Fe school. The proposed development would renovate the existing building into a long-term stay hotel with two additions to the existing building on the first floor as well as adding a partial second floor. In total the hotel would have 46 guest rooms. Phase 2 is listed in the existing Master Plan on tract B and is not addressed in the request. If phase 2 was to be undertaken a separate development plan application at a later date. Currently the owners have no imminent plans for this second phase of development.

C. Table of Overall Development size:

Building Description	Size	Guest Rooms
Existing Building	30,654	0
Exist. Demolition of New Courtyards	3,580	-
Renovated Existing Building After Demolition	27,074	23
First Floor Addition	6,234	6
Second Floor Addition	18,176	16
Total	51,484	46

[redacted]

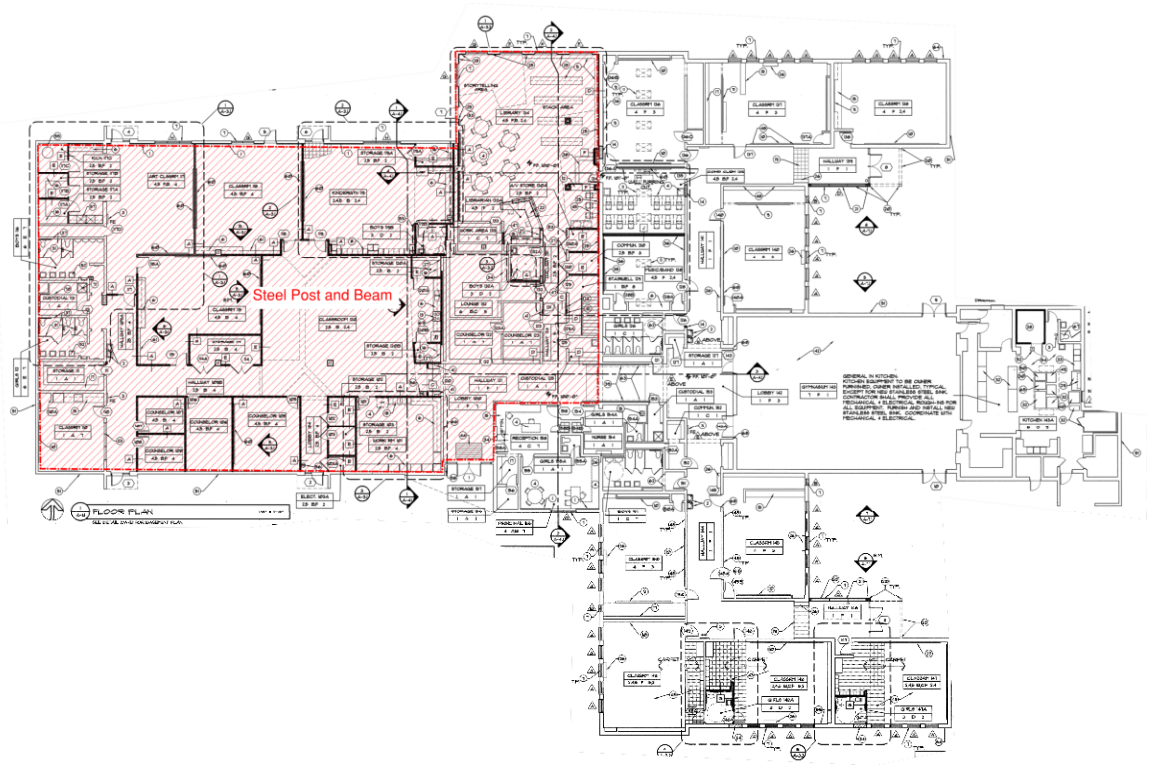
II. Existing Conditions:

A. Property History

1. The existing property was formally a city of Santa Fe public school. The existing building is comprised of several renovations onto the original building. The original building was designed by John Gaw Meem and was constructed in at least two phases spanning from 1945-1949. Several renovations have occurred since the original construction which did not appear in the public record. However, it is documented that in 2004 a significant renovation occurred. This was done by Fanning Bard Tatum.

B. Existing Building Construction

1. The existing building is predominantly composed of 12" thick CMU construction. The portion of the building that received the most renovation in 2004 has a steel post and beam structure



The illustration above shows area steel post and beam structure was added.

[redacted]

III. Detailed Description of Proposed work in Development Plan:

1. The existing building would have two connected courtyards cut into it that have a total size of 3,580 square feet of the existing footprint.
2. The remaining existing footprint of 27,154 square feet of building will be renovated in its entirety and converted to an all-suite hotel.
3. Two additions to the existing first floor are included in the proposal that amount to an added footprint of 6,234 square feet.
4. A series of yard walls are to be added to create enclosed outdoor patios for the guest rooms. The patios amount to 12,207 square feet of area and will be composed of pervious paving and landscaping.
5. Added as well would be an addition of a partial second floor of 6,951 heated square feet. Included in this square footage would be an enclosed stair and elevator needed to access the new second floor.
6. Each added second floor unit will have a roof deck and will be accessible from rooftop corridors that are open to the outside.
7. The site will be modified to fit the new development. Both street frontages will be landscaped to meet the City's requirements.
8. An existing parking lot will be improved along with several smaller sections of parking being added to provide a total of 49 parking spaces.

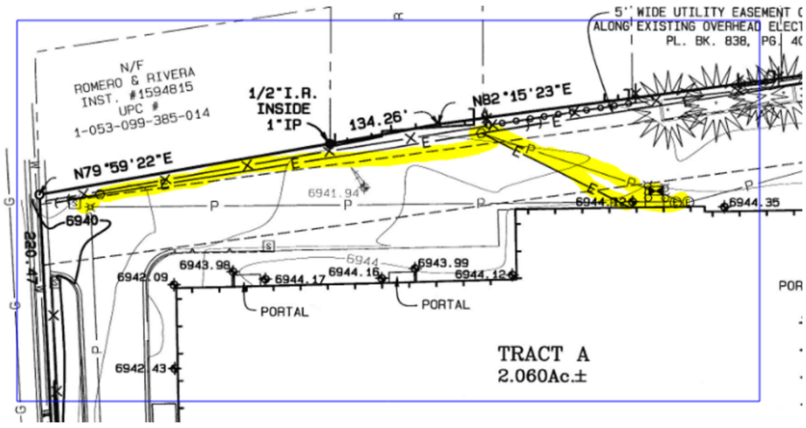
IV. Site Utilities

A. Natural Gas:

1. An existing gas line runs through Paseo de Peralta and branches down Alarid as well. The existing gas yard line onto the site comes off of the line through Paseo de Peralta, with a meter on the south-east corner of the existing building. This yard line and meter will be replaced with a new line and meter in a new location as indicated on the civil drawings.

B. Electrical Service:

1. The existing electrical service comes from an overhead pole to an underground line trenched to a grade mounted transformer and wall mounted panels which supply the building. The civil drawings show a new transformer and service with a meter farther north on Tract B.



Above Image: excerpt of survey highlighted existing electrical service

[redacted]

C. Potable Water Service:

1. Existing main 6” mine line runs through Paseo de Peralta.
2. A 2” yard line comes off this to a hot box which than enters the building.
3. The existing service was a 2” with a 2” meter. The existing service will be replaced with the new detailed below.
4. The Proposed services is seen on the Water Plan Sheet WP-02.

a) A new 4” Drip Fire Line, with a 4” BFP with an adjacent FDC mounted on the wall of the fire riser room.

b) A new 2” single potable service with 3” meter in the sidewalk.

c) This connects to a 3” BFP with a reducer for the line to expand to 3” for the buildings supply.

d) A 1-1/2” service connects to a 2” meter and BFP with a 2” supply for landscaping.

D. Sanitary Sewer:

1. Proposed 4”SAS connecting to existing 6” SAS line in Paseo de Peralta.

E. Stormwater:

1. Existing site of tract A is almost entirely impervious surfaces. The site is drained through the existing curb cuts on to the street and the two existing storm grates and storm lines that run into the storm line running through Paseo de Peralta.

a) Tract B is significantly higher elevation in the existing condition, a yard retaining wall between the two tracts collects a portion of tract B’s stormwater, the remaining flows along asphalt paving to the grate on Tract-A and carries it into Paseo de Peralta.

2. The proposed development drains Tract A through drainage swales and new grating that takes a new drainage line to Paseo de Peralta.
3. In the proposed development plan Tract B has a new pond which manages the stormwater of the Tract B on site.
4. Both Tracts keep more stormwater on site than pre-development levels.

V. Vehicle Access and Easements

A. Vehicle Access

1. The existing condition has a total of three vehicle curb cuts.

a) At the far north- west corner on Alarad Street, this curb cut is renovated to be accessible through the sidewalk and is converted to be a service and emergency only gate that will be provided with a sliding gate that will have controlled access reader as well as a knock box for fire department access. This is per the approved master plan.

b) A curb cut on the south end of the west side of the property will be removed per the approved master plan.

c) The other existing curb cut at the south-east corner of the property is moved slightly to allow for a easier turn into the site from Paseo de Peralta, directly next to the rail yard properties to the west of the site.

d) A new curb cut is proposed to be added approximately midway along Tract A’s south boarding Paseo de Peralta.

[redacted]

VI. Fire Protection

A. Site Access and Building Frontage.

1. The proposed work provides full access on three sides of the development.
2. The north access is limited to 16'-0" as a one-way lane.

B. Fire Sprinklers

1. The buildings will be fully sprinkled with an automated fire suppression system.

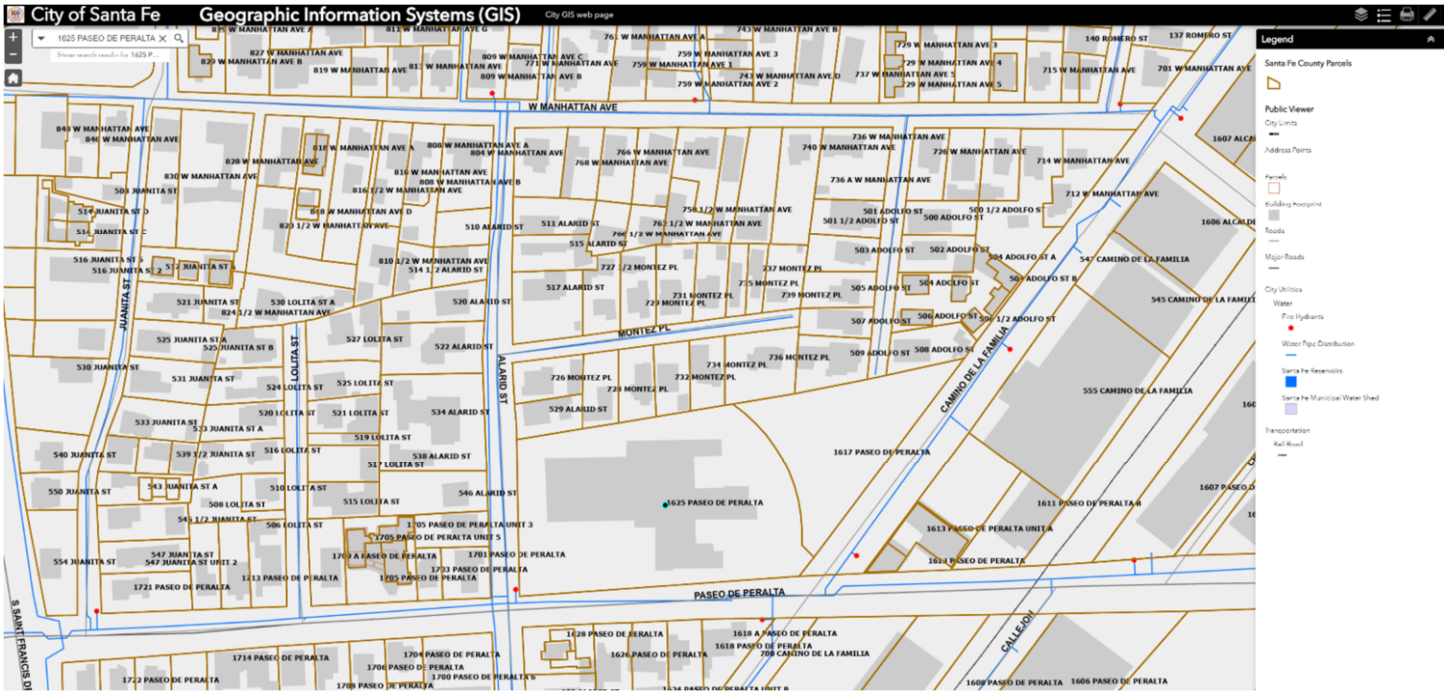
a) *See Water Plan (WP-02). A new 4" line and riser is proposed to support the new sprinkler system.*

C. Emergency Access

1. An emergency-access-only gate will be provided on Alarid Street, at the Northwest corner of the site. This gate shall have a knox box for the Fire Department and giving the site three points of entry for the fire department.

D. Surrounding Hydrants

1. The site has ideal access to fire hydrants, three are on the direct borders of the site. As such the development does not require adding hydrants beyond that needed for its own needs.



Above Image: Hire Hydrant Locations from City of Santa Fe GIS

[redacted]

E. Developments Fire Hydrants

1. Per the water plan (WP-02) the existing Hydrant at the corner of Alarid and Paseo de Peralta is relocated to being directly to the west of the new curb cut at Paseo de Peralta.
2. This location is relatively close to the new FDC connection outside the fire riser room.
3. An added Hydrant is added at the northwest corner of the site, just south of the fire department access gate.

VII. Architecture and Building Design.

A. Construction

1. The new construction shall be construction type V-B construction per IBC 2021. The floor and roof structures shall be steel bar joists and the typical wall construction shall be wood studs.

B. Building Heights

1. The buildings heights shall follow that prescribed in the approved master plan; See sheet DP-04B.

C. Building Systems.

1. HVAC and water heating systems have been designed in a manner that will be energy efficient but also will limit the amount of exterior equipment or need for a mechanical penthouse; thus reducing the height of the building but also limiting the eyesore of exposed mechanical equipment.
2. Buildings shall have centralized VRF split unit heat pumps for heating and cooling.
3. The building shall utilize an existing basement level for localized water heating through a at source water heater that will utilize a series of centralized holding tanks.

D. Exterior Finishes

1. The building is predominantly finished in earth-tone stucco with Brick Banding at parapets.
2. Windows and exterior Doors.
    - *a) The windows are wood metal clad in Dark Bronze Finish.*
    - *b) The panes will have simulated divided lites.*
    - *c) The frames will be mounted 3" in from the finish of the stucco.*
    - *d) Glass show be low-E with grey coating.*
3. Roofing is Tan TPO however roofing is entirely screened by parapet.

[redacted]

VIII. List of Attachments in Application.

A. Development Plan Application Form
B. Application Letter (This letter)
C. Annotated DRT review form with LAA's answers to comments and corrections in blue.
D. Legal Lot of Record.
E. Approved Master Plan
F. Drawings Set:

1. Survey and Legal Lot of Record
2. Development Plan Set included proposed Site plan with architectural improvements including Parking calculations, vehicular & pedestrian circulation, trash dumpster locations and Rendered Elevations
3. Landscape & Irrigation plans with plant selections
4. Terrain Management drawings
5. Lighting Plan, Photo metrics for site and lighting cut sheet.

G. Preapplication meeting form.
H. ENN Meeting submittal package and notes. The meeting was held on June 27th, 2024.
I. Proof of mailing and discussion with neighbors regarding north fence
J. Archaeological Clearance Information
K. Architectural Points Spreadsheet

LAA Project #2023-18
Date: Revised on 08/27/2025
To: Rebekah Clouser, Senior Planner
City of Santa Fe Current Planning Division
200 Lincoln Avenue
Santa Fe, NM 87501

RE: Development Plan Approval Criteria for The Inn at Alvord, 1625 Paseo de Peralta (formerly 551 Alarid St).

14-3.8 - DEVELOPMENT PLANS
(Ord. No. 2014-31 § 1)
Section 14-3.8(D)(1) SFCC 2001
(D)**Approval Criteria and Conditions**
(1) Necessary Findings

To approve a *development* plan, the planning commission must make the following findings:

(a) that it is empowered to approve the plan under the section of Chapter 14 described in the *application* ;
Applicants Response:
This application proceeds with the first phase of a Master Plan that was approved under Case #2018-31. The proposed Development Plan is “Phase 1” of the approved Master Plan, and follows all the restrictions of height, uses and Architecture contained in the approved Master Plan.

(b) that approving the *development* plan will not adversely affect the public interest; and
Applicants Response:
Because this proposal is following a previously approved master plan, the publics concerns have already been baked into this application. The approved uses, size, and setbacks dictated by the master plan reflect the public at large, and neighbors interests in the proposed development. This project is a long-term stay (or “all suites” hotel). This sort of use will not negatively affect the housing market of the area or the city at large. A long-term stay hotel also puts far less traffic load on the adjacent neighborhood than any other use of the property that could be financially viable for a private developer. Perhaps most importantly for public interest, providing a larger long term stay or “all suite” hotel will lessen the demand for converting single family homes to this use, and in turn, keep more homes in the housing market.

(c) that the use and any associated *buildings* are compatible with and adaptable to *buildings* , *structures* and uses of the abutting *property* and other *properties* in the vicinity of the *premises* under consideration.
Applicants Response:
The approved development conforms to the approved Master Plan which only allows uses that were seen as compatible with the neighborhood. The master plan provides height and footprint setbacks and yard wall requirements that screen and set back the development from adjacent residential properties. These requirements are significantly beyond the underlaying code requirements for the property (that being BCD-Red). The proposed Architecture is an understated interpretation of Territorial Santa Fe Style that reflects the character of the surrounding residential neighborhood. The Architecture utilizes brick copings on parapets which reflect the neighboring architecture. The design also utilizes terraced massing, locating most openings under portals, in keeping with Territorial Santa Fe Style. The yard-walls incorporate raised planters at a widened sidewalks where the property boarders Paseo de Peralta and Alarid Street, giving a pedestrian friendly boarder to the rest of the neighborhood

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

Date: September 17, 2024

TO: Sheb Mirando, Lloyd & Associates Architects
740 St Michaels Dr Suite 4A,
Santa Fe, NM 87505

VIA: Heather Lamboy, Interim Land Use Director
Maggie Moore, Interim Assistant Land Use Director

FROM: Carly Venditti, Senior Planner

Case #2024 – 8195. 1625 Paseo de Peralta, Alvord Inn – Development Plan. Andy Duettra, owner and "Applicant", represented by "Agent," Sheb Mirando, requests approval of a development plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District (Carly Venditti, Case Manager, cavenditti@santafenm.gov, 505-955-6656).

The application submittals for **Case #2024 – 8195 Alvord Inn - Development Plan**, were received on August 12th, 2024. This memo summarizes the City's Initial Review of your application. Please note the following disclaimers: 1) this is not a comprehensive inventory of the applicable criteria, but only a summary of the primary items of note; and 2) this memo does not constitute a formal staff report on the Development Plan or the Land Use Director's final determination on these matters; rather, it serves as advance notice on problematic issues we identified in the application, *i.e.*, an initial review. The comments are offered to you early as a courtesy to you and your client. Your complete and timely response to these comments will facilitate our final review and acceptance of your application.

Please find attached to this memo the initial DRT review comments including conditions of approval and technical corrections identified thus far. I would like to highlight and summarize the following key items identified in the initial review of your application.

1. Zoning requirements for this property were set by Resolution No. 2018-46, Exhibit B. The property is zoned Business Capitol District (BCD), specifically the Redevelopment subdistrict which is governed by a Master Plan or the closest subdistrict requirements in the absence of a Master Plan.
    a. Per the Master Plan affiliated with Resolution No. 2018-46, the 2.9-acre does not have applicable setback or lot coverage standards for the primary structure. However, a 25' no build area from the north and western property lines directly abutting neighboring properties. Revise the development plan to show this 25' no-build area.

   b. The northern yard wall is subject to discussion with individual neighbors, please provide proof of deliberation with adjacent neighbors to the north.
2. The current plan set is not sufficient to determine compliance with architectural design standards review, full color elevations are required to conduct point analysis for the Business Capitol District (BCD). BCD, Business Capitol Districts require 205 points as shown on the attached Architectural Points Checklist sheet. A materials legend should be provided on the elevation drawings. Please also include color samples.
3. The application is incomplete without the required sewer plans, revised plan set must contain full sewer plans and notes.
4. Indicate location of bike racks on plan set, all bike racks must be installed a minimum of 3' from wall.
5. Alter landscaping irrigation plan to include ball valves on irrigation infrastructure and revise plant schedule to include only plants and trees from the City of Santa Fe Plant List.

I. Section 14-3.8 Development Plan Approval Criteria

Respond to applicable approval criteria in Chapter 14-3.8(D) with your secondary resubmission.

II. DRT Comments Pending

   a. Sewer Plan (Awaiting Submittal)
   b. Water Plan (Awaiting Submittal)
   c. Archaeological Clearance Report (Awaiting Submittal)

III. Initial Review Summary: Additional Application Submittals

The following submittals are required before the application can move forward to public hearing:

Please review the attached DRT memos. Please revise your application, accordingly, provide the additional submittal items and resubmit for a secondary review by September 30, 2024. Once the application is complete a public hearing date will be scheduled.

Please let me know if you have any questions or concerns.

Carly Venditti
Carly Venditti, Senior Planner
Planning and Land Use Department

Attachments:

a. Traffic DRT Memo
b. Water Resources DRT Memo
c. ADA Technical Review DRT Memo
d. Metropolitan Planning Organization (MPO) DRT Memo
e. Fire Prevention Division DRT Memo
f. Landscape Technical Review DRT Memo
g. Technical Review DRT Memo
h. Zoning Review DRT Memo
i. Architectural Review Point Worksheet

Date: 8/16/2024

DRT Member: Clinton Peterson

Dept/Div: Public Utilities/Water Division

Case No.: 2024-8903

Case Planner: Carly Venditti

Revised Applicant Responses by LAA submitted on 05/27/ 2025 in Blue

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Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. If a new fire service is required, an approved water plan will be required for the new fire service. Water Plan shall be submitted to the City Water Division for review.	Prior to Public Hearing	Water plan has been submitted to Water Division and has be amended to meet the reviewers comments
2. If a new fire service is required, an Agreement to Construct and Dedicate (ACD) will be required for the new fire service.	Prior to Building Permit Approval	ACD will be requested after DP is approved.
3. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall also be installed beyond the meter on any new irrigation service.	At the time of development	This is shown on Sheet WP-02 and DP-04.
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Specific technical comments on the new public water infrastructure plans will be provided to the engineer via the water plan review.	Prior to Water Plan approval	Water plan has been amended to meet the City Water Divisions comments
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. n/a
2.

Explanation of Conditions or Corrections (if needed): n/a

Date: 9/5/2024

DRT Member: Teddy Padilla

Dept/Div Land Use Dept./Technical Review

Case No.: 2024-8195

Case Planner: Carly Venditti

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Must add detail of 2015 NM Accessible Parking Checklist to plan set.		See Sheet DP-05A Details, 1-10 and referenced in plan to DP-04, with keynotes 12 and 19.
2. Must relocate Fire Hydrant out of the sidewalk at corner of PDP and Alarid.		See Sheet DP-04, keynote "21" & WP-02
3. Must remove existing south drive entrance curb and gutter and replace with Barrier curb and gutter.		Shown on DP-04, keynote "10" & C1.01.
4. Must remove and replace sidewalk at existing south drive entrance and replace at or above new barrier curb height, to accommodate ADA.		See Sheet DP-04,
5. Must remove and replace sidewalks at existing north drive entrance and replace to accommodate proposed drive entrance, also ADA. 6. Remove any and all abbreviations of H/c and replace with ADA. 7. Inspector has the right to request any removal of sidewalks in the public right-of-way non-compliant with ADA. 8. Businesses must comply with the provisions of the ADA Standards to the maximum extent feasible.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

Development Review Team (DRT)
Comment Form

Date: 9/6/2024

DRT Member: Leah Yngve

Dept/Div: PW/MPO

Case No.: **Case #2024-8195. Inn at Alvord Development Plan, 1625 Paseo de Peralta.**

Case Planner: Carly Venditti

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	**Must be completed by:**	**Applicant response:**
1. Indicate removal of the school zone pole from Paseo de Peralta sidewalk or expansion of the sidewalk around the pole.	Prior to Public Hearing	See Demolition Site Plan, Sheet DP-07, keynotes "D15".
2. Increase the sidewalk width to 6' on Paseo de Peralta on the plans	Prior to Public Hearing	See Sheet DP-04; keynote "18" & dimension on plan.

Technical Corrections:	**Must be completed by:**	**Applicant Response:**
1. Bike racks must be installed a minimum of 3' from wall (plan describes a 2' distance)	Prior to Public Hearing	See Sheet DP-04; keynote "16", see details on sheet "DP-05C, details 12 & 13.
2. Bike rack location must be indicated on plan set	Prior to Public Hearing	See Sheet DP-04; keynote "16", two location s are given.
3.	Prior to Public Hearing	

Explanation of Conditions or Corrections (if needed):

1. School Zone Pole

The formerly used school zone light pole is an obstruction on the Paseo de Peralta sidewalk and needs to be removed or have a wider sidewalk built around it.



2. Increase sidewalks to 6’

The existing 4’9” sidewalk does not meet city code, pedestrian demand, or the adjacent sidewalk widths. The high pedestrian activity in the adjacent Railyard continues west on Paseo de Peralta to this property. This should be accommodated with a 6’ sidewalk, which is supported by new practice of building 6’ sidewalks by the City of Santa Fe. Additionally, the adjacent sidewalks are at least 6’ from property line to the east.

3. On sheet DP-05A the bike rack detail shows a distance of 2’ from the edge of the bike rack to an unspecified item. The minimum distance to a wall is 3’.

Date: September 09, 2024

DRT Member: Geronimo Griego (Fire Marshal)

Dept/Div: Fire Prevention Division

Case No.: 2024-8903_Inn at Alvord School Dev Plan 1625 Paseo de Peralta

Case Planner: Carly Venditti, Senior Planner

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Shall verify with the building has fire sprinkler as per section 903 of the International Fire Code 2021	*Prior to Public Hearing*	Building will be fully sprinkled per IFC 2021, see WP-02 and master utility plan.
2. Shall verify location of additional fire hydrants.	*Prior to Public Hearing*	See WP-02 for IFC and (2) new fire hydrants adjacent to the building. FH locations have been reviewed and approved by water department.
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

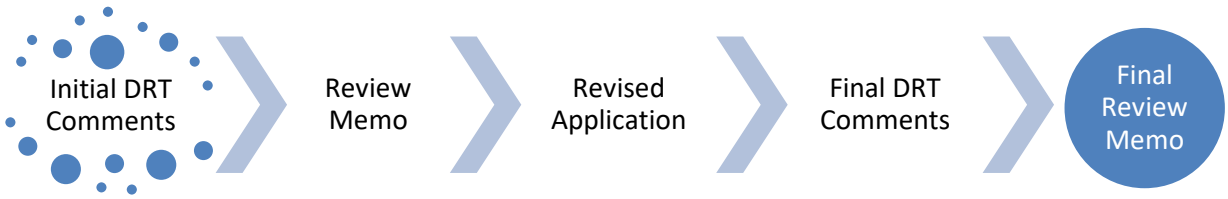
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

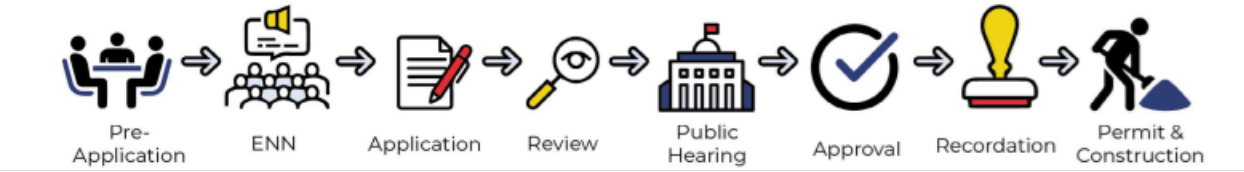


Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the "Must be completed by" column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: September 4, 2024

DRT Member: Lawrence Rivera

Dept/Div: Landscape, Irrigation, & Outdoor Lighting

Case No.: 2024-8195 Alvord Inn Development Plan

Case Planner: Carly Venditti Senior Planner, cavenditti@santafenm.gov 505.955.6656

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. City staff respectfully requests ball valves be used as isolation valves.	*Prior to Recordation*	
2. Provide a ball valve as a manual flush valves at the ends of all irrigation laterals.	*Prior to Recordation*	
3. Ensure warm season lawn has two hundred present irrigation coverage.	*Prior to Recordation*	
4. Fraxinus Cuspidata, Fragrant Ash, is not on the city approved plant list. Please replace fragrent Ash trees with another approved tree variety from the City of Santa Fe plant list.	*Prior to Recordation*	
5. Quercus Gravesii, Chisos Red Oak is not on the city approved plant list. The use of this tree at this project will be considered an experimental test for this plant.	*Prior to Recordation*	
6 Provide the existing tree varieties on the landscape plan.	*Prior to Recordation*	
7. For safety reasons Cottonwood trees are not allowed in parking lot areas or near pedestrian access ways. Replace Cottonwoods with another tree from the city approved list.	*Prior to Recordation*	
8. Reduce landscape shrub and perennial plant counts in mass planting locations by 25% and note reduction number on the landscape plan.	*Prior to Recordation*	
9. Irrigation systems shall be zoned by levels of water use. For the most efficient water use, plant with similar water use requirements shall be grouped together. Trees and shrubs shall have	*Prior to Recordation*	

separate zones. Drought tolerant and very low water-use tree shall have a separate zone. Native shrubs and very low water-use shrubs shall be irrigated on a separate zone. Separate zones are required for permanent and temporary irrigation lines.		
10. Provide the irrigation controller location on the irrigation sheet LI-101.	*Prior to Recordation*	
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Date: 9/4/24

DRT Member: Dee Beingessner

Dept/Div: Land Use/ Engineering

Case No.:

Case Planner: Carly Vendiiti

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Parking, drainage ponding and landscaping are proposed on Tract B for development on Tract A. Tract B will need to include easements for these to occur on a separate property.	Prior to Recordation	This is not the case; revised G&D drawings now make this clear. Pond on Tract B only drains stormwater on Tract B. Tract A is drained per new landscape islands and new connections into existing stormline in PDP. See calcs on G&D drawings, velocity and quantity of stormwater in proposed plan is below pre-developed quantities.
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Sheet C2.03 shows two pre-developed basin tables. It appears the second one should be labelled as post-development basin table.	Prior to approval of development plans and recordation.	Corrections 1-3 has been amended see revised drawings.
2. The total acreage for the pre-developed area is not consistent with the total acreage of the post-developed area. No explanation has been provided for this discrepancy. They should be equal or provide an explanation.		
3. Provide a discussion of drainage calculations to include what C values were used to obtain the final C values for each basin.		
4. The pond appears to be uphill from the developed area. Provide information and plans to show how the water will be directed to the ponding area. Provide discussion and plans for drainage and overflow of pond. Provide elevations of the top and bottom of the pond and pond volume calculation.		See response to condition of approval #1 above. tract A is not drained into new pond, see revised drawings.
5. Need reclamation and landscaping and irrigation plan for Tract B. The C value for tract B went down from 0.45 to 0.4 with no explanation. If the reason it went down is because the basketball court is to be removed, that area will require revegetation or other		See revised drawings; Basketball court is removed and area is to be revegetated.

treatment. Please state why the c value is reduced for each basin where it is reduced.		
6. There appears to be some drainage system from the buildings and in the parking lot but no details of pipe sizes or inlet structures have been provided and it does not appear to drain to anything. The labelling of this system does not match anything on the legend. It's labelled as Top and Inv and the Legend only shows a TI designation which does not appear to be used anywhere on the plan.		See revised drawings; drainage system is sized and specified.
7. Show curb cut locations to direct water from parking lot into landscaped areas. Provide curb cut detail. Show flow direction arrows throughout. Show TC and FL elevations in parking area abutting Paseo de Peralta and driving area abutting Alarid St.		Curb cuts are provided and specified. Revised plan have elevations provided for flow lines and curbs.

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

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1. [list any additional items]
2.

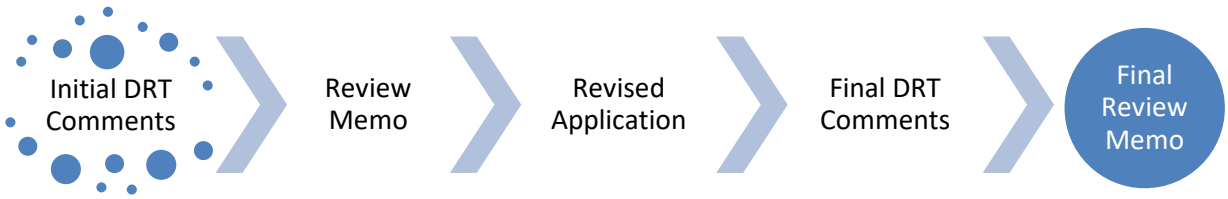
Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

Initial DRT Comments are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

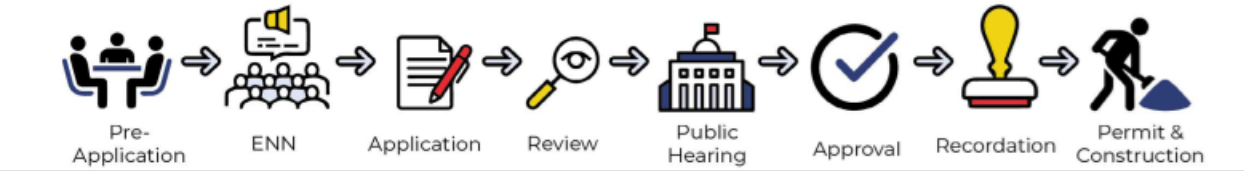


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c. *Prior to Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: September 9, 2024

DRT Member: Carly Venditti, Senior Planner

Dept/Div: Current Planning

Case No.: 2024-8195

Case Planner: Carly Venditti

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. The northern yard wall is subject to discussion with individual neighbors, please provide proof of deliberation with adjacent neighbors to the north.		All adjacent neighbors were contacted through registered mail and in person. See provided documentation of out reach and deliberation with adjacent neighbors.
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Call out 25' no build area and dimension along the northern and western sides.		Shown and dimensioned on sheet,DP-04, keynote "5". See Sheet DP-04B as well.
2. Show 5' setback of 5' wall along Alarid Street.		See DP-04, keynote "13".
3.		
4.		

**The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Zoning requirements for this property were set by Resolution No. 2018-46, Exhibit B. The property is zoned Business Capitol District (BCD), specifically the Redevelopment subdistrict which is governed by a Master Plan or the closest subdistrict requirements in the absence of a Master Plan.
    a. Masonry walls are permitted up to 6' with the exception of the 5' wall along Alarid Street which shall be stepped back 5'.

Architectural Point Calculation

Date: 05/21/2025

Property Address: 1625 Paseo de Peralta

Property Business: "The Inn at Alvord" Long term stay Hotel

Property Zoning: BCD-Red

Points Required: 205 Points

Proposed Project:

****Insert a photo of structure here. Copy from maps works well**

Staff Signature: **Date:**

Comments:

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				***(See Note 1)**
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	30	over 95% of exterior wall surface is stucco the rest is brick.
	Brick, natural stone, and integrally colored unit masonry	25; 30*		
	Concrete and non-integrally colored unit masonry	20; 30*		
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10; 30*		

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	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	30	Predominant stucco color is La Hambre La Luz
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15; 30*		
	High-intensity colors	-10; 10*		
	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	10	10	Overall wall surface is mass dominant (approx. 80%).Percentage is higher than this however because most openings are located under portals of more than 6' in depth. Minimal control joins are used as well as massing that is terraced and banded with brick copping. Accent colors are located under Portals that have depths exceeding 6'.

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				See elevations; parapet is provided continuous around building.
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	-10		

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs			
Predominant Material	(A) All surfaces are concealed from public view	20	20	all roofing other than portal is concealed from public view other than portals which are galv. metal.
	(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	all roofing other than portal is concealed from public view other than portals which are galv. metal.
	(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		

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	(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	minimum of three setbacks at every facade that is 20 or more % of facade length.
	(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	20	20	Openings have simulated divided lites and are recessed 3" from exterior finish.

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	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			
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0; 20*		
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	all walls have more than 50% of area as openings are located under portals of at least 6'.
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0; 20*		
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		
	(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	20	20	

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations				*(See Note 1)
Architectural Design Standards		**SFCC Points[1]**	**Points Assigned**	**Explanation**
	mullion at inside and outside building corners			
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	Grey tinted, Low_E
	(B) Any use of colored glazing	0; 10*		
	(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		
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	5	most equipment is screened behind yardwalls or screenwalls on roof however some smaller HVAC equipment at center of roof masses is painted to match stucco
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
NOTES: 1. Point values denoted by an asterisk (*) apply within the Midtown LINC Overlay District.				Total Points Allocated 230

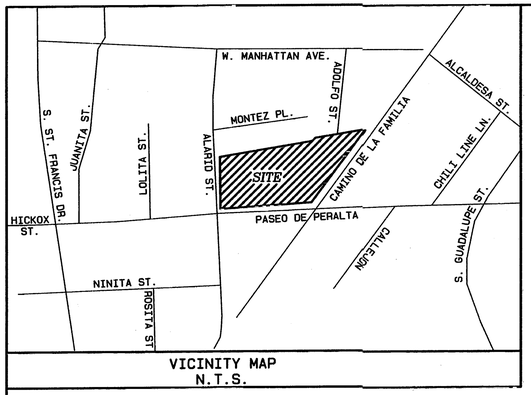
TABLE 14-8.7-1: Point Requirements by Zoning District	
Zoning District	**Points Required**
C-1, C-2, C-4, BCD, PRRC, SC, HZ, MU	205
RR, R-1 - R-6, R-7, R-8, R-9, R-10 — R-29, RC-5, RC-8, PRC, RAC, AC	180
I-1, I-2, BIP	155

***Additional photos of structure to prove points are allocated correctly can be added here:

838040

LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STEVEN C. CARRILLO, PRESIDENT OF THE BOARD OF EDUCATION SANTA FE PUBLIC SCHOOLS

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August, 2018.

Dina C. Gutierrez
NOTARY PUBLIC

8/17/19
MY COMMISSION EXPIRES

OFFICIAL SEAL
Dina C. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/17/19

SUMMARY COMMITTEE APPROVAL, CASE# 2018-42 APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 5, 2018.

Brian Gutt — 8/20/18
SUMMARY COMMITTEE CHAIRMAN — DATE

Sarah Ward — 8/20/18
SUMMARY COMMITTEE SECRETARY — DATE

CITY OF SANTA FE APPROVAL

Jon R. Beaver, P.E., CFM (Interim) — 8/20/18
LAND USE CITY ENGINEER — DATE

Joseph Basha — 8/20/18
LAND USE CITY PLANNER — DATE

COUNTY ACKNOWLEDGEMENT

[signature] — 8.17.2018
SANTA FE COUNTY TREASURER — DATE

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

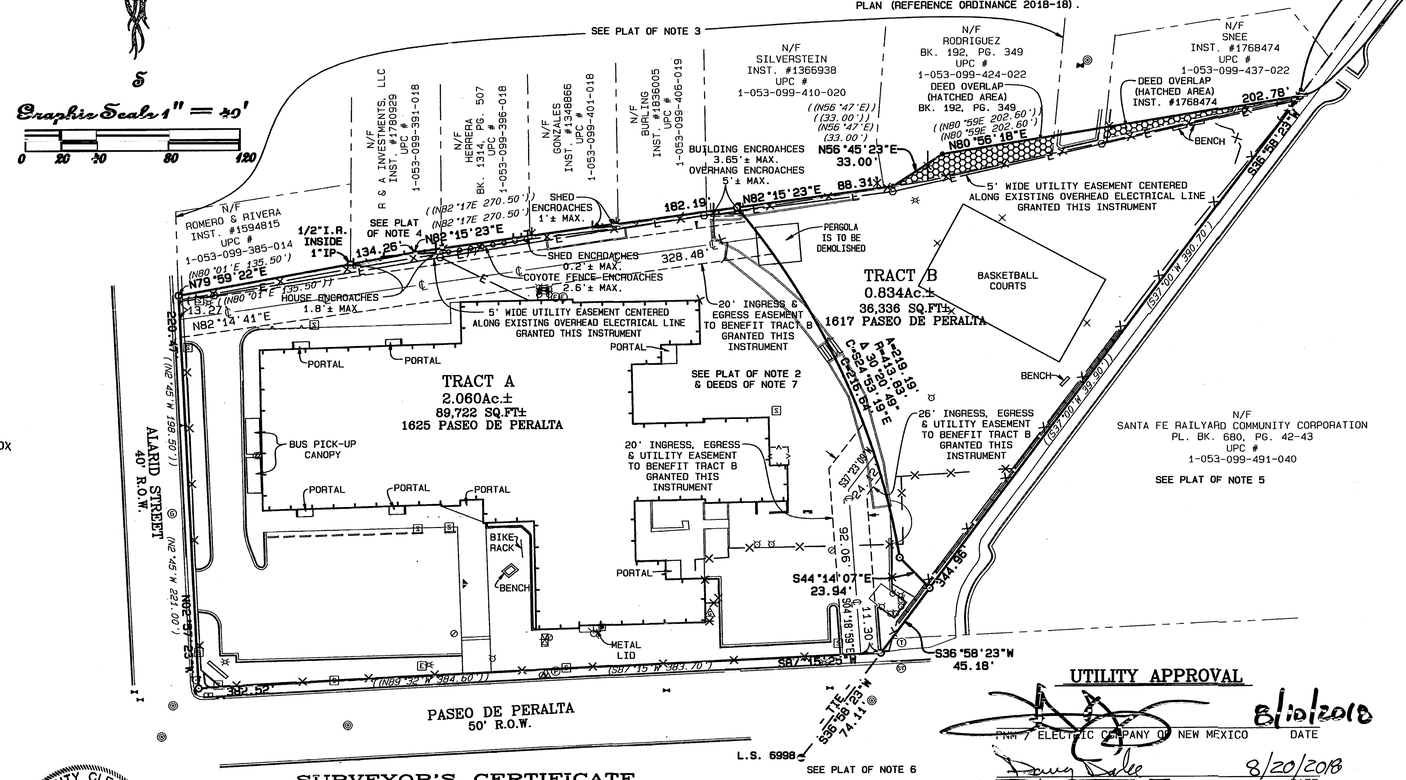
c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

f) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

g) CONSTRUCTION OFINFRASTRUCTURE SHALL BE TIED TO THE MASTER PLAN PHASING PLAN (REFERENCE ORDINANCE 2018-18).



Graphic Scale 1" = 40'
0 20 40 80 120

NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 765, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 18, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X". AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical service.
3. Centurylink for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
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- SANITARY SEWER MANHOLE
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- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

1866543

COUNTY OF SANTA FE)
) SS
STATE OF NEW MEXICO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20 DAY OF Aug. A.D. 20 18 AT 1:54 O'CLOCK PM AND WAS DULY RECORDED IN PLAT BOOK 838 PAGE 040 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY, NEW MEXICO

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 12/20/17

MITCHEL K. NOONAN — 08/09/18
N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO — 8/10/2018 DATE

CENTURY LINK — 8/20/2018 DATE

NEW MEXICO GAS COMPANY — 8-10-18 DATE

COMCAST CABLE — 8-10-2018 DATE

INDEXING INFORMATION FOR COUNTY CLERK	
UPC	1-053-098-410-525
OWNER:	BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED:	NOT RECORDED
SUBDIVISION:	
SECTIONS:	SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S):	DRAWN BY:	PROJECT No:
4/8/18	DKR	C-2786

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

June 7, 2018

Jeffrey J. Seres, AIA
Studio Southwest Architects Inc.
PO Box 9308
Santa Fe, NM 87504

RE: **Case #2018-31. 551 Alarid Street General Plan Amendment.** Jeffery Seres of Studio Southwest Architects, Agent for The Santa Fe Public Schools, Owner, requests a General Plan Amendment from Public Institutional to Community Commercial. The property is located at 551 Alarid Street and consists of approximately 2.90 acres.

RE: **Case #2018-03. 551 Alarid Street Rezoning.** Jeffery Seres of Studio Southwest Architects, Agent, representative for The Santa Fe Public Schools, Owner, requests rezoning from R-8 (Residential- eight dwelling units per acre) to BCD-RED (Business Capitol District- Redevelopment Subdistrict) and Master Plan approval. The property is located at 551 Alarid Street and is approximately 2.90 acres

Dear Mr. Seres:

The Governing Body at its regularly scheduled meeting of June 13, 2018 approved the above referenced cases. Attached please find Resolution 2018-46 and Ordinance 2018-18.

> *14-3.17(C)(4) "Date of Final Action"*
> *For final actions of a land use board or the governing body, the date that body adopts a written decision containing findings of fact and conclusions of law; provided that if such body has not adopted findings of fact and conclusions of law within thirty-one days of the date the vote deciding the matter was taken, then the date of final action shall be deemed to be such 31st day.*

Please contact the City Clerk for a copy of the Findings of Fact and Conclusions of Law.

If you have any questions, please call me at 505-955-6587.

Daniel A. Esquibel
Land Use Planner Senior

Exhibit A- Resolution 2018-46
Exhibit B- Ordinance 2018-18

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2018-46

A RESOLUTION

AMENDING THE GENERAL PLAN FUTURE LAND USE MAP DESIGNATION FROM INSTITUTIONAL TO COMMUNITY COMMERCIAL FOR PROPERTY COMPRISING AN AREA OF APPROXIMATELY 2.9± ACRES LOCATED AT 551 ALARID STREET REZONING, (551 ALARID STREET GENERAL PLAN AMENDMENT, CASE NO. 2018-31,).

WHEREAS, the agent for the owners of that certain parcel of land comprising 2.9± acres located at 551 Alarid Street within T17N, R9E, Section 23 N.M.P.M., Santa Fe County New Mexico (the "Property") has submitted an application to amend the General Plan Future Land Use Map classification of the Property from Institutional to Community Commercial; and

WHEREAS, the Planning Commission at their April 5, 2018 meeting voted to recommend to the Governing Body a change from Institutional to Community Commercial; and

WHEREAS, pursuant to Section 3-19-9 NMSA 1978, the General Plan may be amended, extended or supplemented; and

WHEREAS, the Governing Body has held a public hearing on the proposed amendment, reviewed the staff report and the recommendation of the Planning Commission and the evidence

obtained at the public hearing, and has determined that the proposed amendment to the General Plan, as recommended by the Planning Commission, meets the approval criteria set forth in Section 14-3.2(D) SFCC 1987; and

WHEREAS, reclassification of the subject property would be consistent with the General Plan Themes and Policies for Land Use (General Plan, Chapter 3); and

WHEREAS, the city desires to provide for more coordinated, adjusted and harmonious development in the area of Paseo De Peralta and Alarid Streets, that would not have adverse impacts upon the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the General Plan Future Land Use Map designation for property described is amended to change the designation from Institutional to Community Commercial as shown in Exhibit A attached hereto.

PASSED, APPROVED, and ADOPTED this 13th day of June, 2018.

ALAN WEBBER, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

GENO ZAMORA, INTERIM CITY ATTORNEY

Legislation/Resolutions 2018/2018-46 GP Amend 551 Alarid


Existing
Proposed
Legend
Subject Parcel
Future Land Use
CCOM
COFF
INST
RMOD
JUANITA ST
ALARID ST
LOLITA ST
MONTEZ PL
CAMINO DE LA FAMILIA
ALCALDESA ST
CHILILINE LN
S GUADALUPE ST
PASEO DE PERALTA
CALLEJON
ADOLFO ST
MANHATTAN AVE
MARKET ST
NINITA ST
Res. No.
Exhibit A

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2018-18

AN ORDINANCE

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SANTA FE; CHANGING THE CLASSIFICATION FROM R-8 (RESIDENTIAL, 8 DWELLING UNITS PER ACRE) TO BCD-RED (BUSINESS CAPITOL DISTRICT-RAILYARD REDEVELOPMENT DISTRICT); AND PROVIDING AN EFFECTIVE DATE WITH RESPECT TO A CERTAIN PARCEL OF LAND COMPRISING 2.9± ACRES WITHIN T17N, R9E, SECTIONS 23 AND 26 N.M.P.M., SANTA FE COUNTY, NEW MEXICO, LOCATED AT 551 ALARID STREET., (CASE NO. 2018-03, 551 ALARID STREET REZONING).

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. The following real property (the "Property") located within the municipal boundaries of the city of Santa Fe, which has been restricted and classified as R-8 (Residential, 8 dwelling units per acre) is hereby restricted to and reclassified to BCD-RED (Business Capitol District – Railyard Redevelopment Subdistrict):

The parcel of land comprising 2.9± acres generally located at 551 Alarid Street more fully described in the Survey entitled *"Boundary Survey of 551 Alarid Street, for the Board of Education of the City of Santa Fe"* in EXHIBIT A attached hereto and incorporated by reference, located in T17N, R9E, Sections 23 and 26 N.M.P.M., Santa Fe County, New Mexico,

Section 2. The official zoning map of the City of Santa Fe adopted by Ordinance No. 2001-27 is amended to conform to the change in zoning classification for the Property set forth in

Section 1 of this Ordinance.

Section 3. A master plan for the Property is hereby approved (Exhibit B, attached).

Section 4. This Ordinance shall be published one time by title and general summary and shall become effective five days after publication.

PASSED, APPROVED, and ADOPTED this 13th day of June, 2018.

ALAN WEBBER, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

GENO ZAMORA, INTERIM CITY ATTORNEY

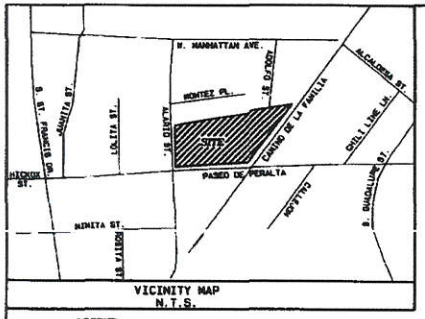
BOUNDARY SURVEY OF 551 ALARID STREET, FOR THE BOARD OF EDUCATION OF THE CITY OF SANTA FE

834032

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

EXHIBIT A

BILL No. _____



VICINITY MAP
N.T.S.

PUBLIC NOTICE

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

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
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- PARKING PAY STATION
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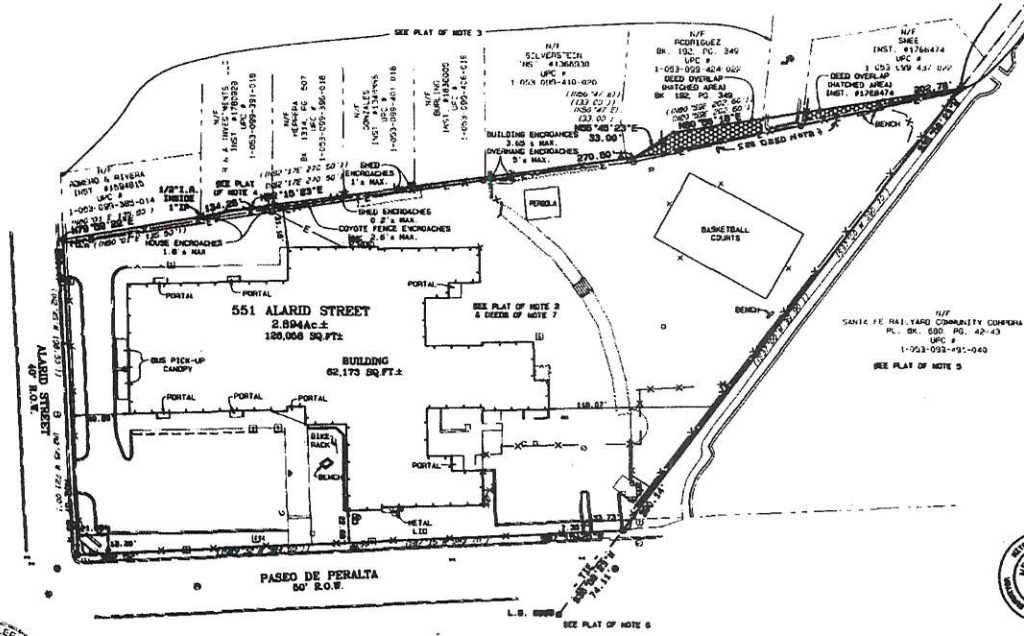

SEE PLAT OF NOTE 3
N/F SILVERSTEIN INST. #1366930 UPC # 1-053-009-410-020
N/F RODRIGUEZ BK. 192, PG. 349 UPC # 1-053-009-424-022
DEED OVERLAP (HATCHED AREA) BK. 192, PG. 349
N/F SHEE INST. #1768474 UPC # 1-053-009-437-019
DEED OVERLAP (HATCHED AREA) INST. #1768474
BUILDING ENCROACHES 3.10'± MAX. OVERHANG ENCROACHES 3'± MAX.
SHED ENCROACHES 1'± MAX.
SHED ENCROACHES 0.2'± MAX
COYOTE FENCE ENCROACHES 2.6'± MAX.
HOUSE ENCROACHES 1.0'± MAX
N/F HOMERO & RIVERA INST. #1594815 UPC # 1-053-009-385-014
4/8"I.R. INSIDE 1"ZP
SEE PLAT OF NOTE 4
PERGOLA
BASKETBALL COURTS
BENCH
551 ALARID STREET
2.894Ac.±
126,068 SQ.FT.±
BUILDING
62,173 SQ.FT.±
PORTAL
BUS PICK-UP CANOPY
BIKE RACK
METAL LID
SEE PLAT OF NOTE 2 & DEEDS OF NOTE 7
ALARID STREET 40' R.O.W.
PASEO DE PERALTA
50' R.O.W.
L.B. 6998
SEE PLAT OF NOTE 6
N/F SANTA FE RAILYARD COMMUNITY CORPORATION PL. BK. 600 PG. 42-43 UPC # 1-053-009-491-040
SEE PLAT OF NOTE 5
SEE PLAT OF NOTE 9 L.B. 17321
N 00°19'22" E 447.05'
SEE PLAT OF NOTE 9
N 00°19'22" E 447.05'
N 89°40'38" W 270.00'
S 89°40'38" E 270.00'
S 00°19'22" W 447.05'
N 89°40'38" W 270.00'
N 00°19'22" E 447.05'
N 89°40'38" W 270.00'
S 00°19'22" W 447.05'
S 89°40'38" E 270.00'
N 00°19'22" E 447.05'
S 89°40'38" E 270.00'
S 00°19'22" W 447.05'
N 89°40'38" W

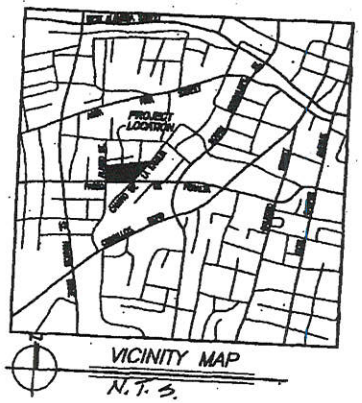
EXHIBIT B

ALVORD PROJECT

551 ALARID STREET
SANTA FE, NM

LIST OF DRAWINGS

AS-101	SITE PLAN
MP-1	SITE PLAN MASTER PLAN
MP-2	MASTER PLAN HEIGHT ZONES
MP-3	PHASING PLAN



CITY OF SANTA FE APPROVAL

REVIEWED AND APPROVED BY THE CITY OF SANTA FE GOVERNING BODY OF THE CITY OF SANTA GE AT IT'S MEETING ON _____, AS CASE NUMBER 2018-03.

_____ _____ _____
ALAN WEBBER, MAYOR DATE

ATTEST:

_____ _____ _____
CITY CLERK YOLANDA Y. VIGIL DATE

_____ _____ _____
CITY ENGINEER DATE

_____ _____ _____
CITY PLANNER DATE

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd, NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

COVER SHEET
CASE # 2018-13

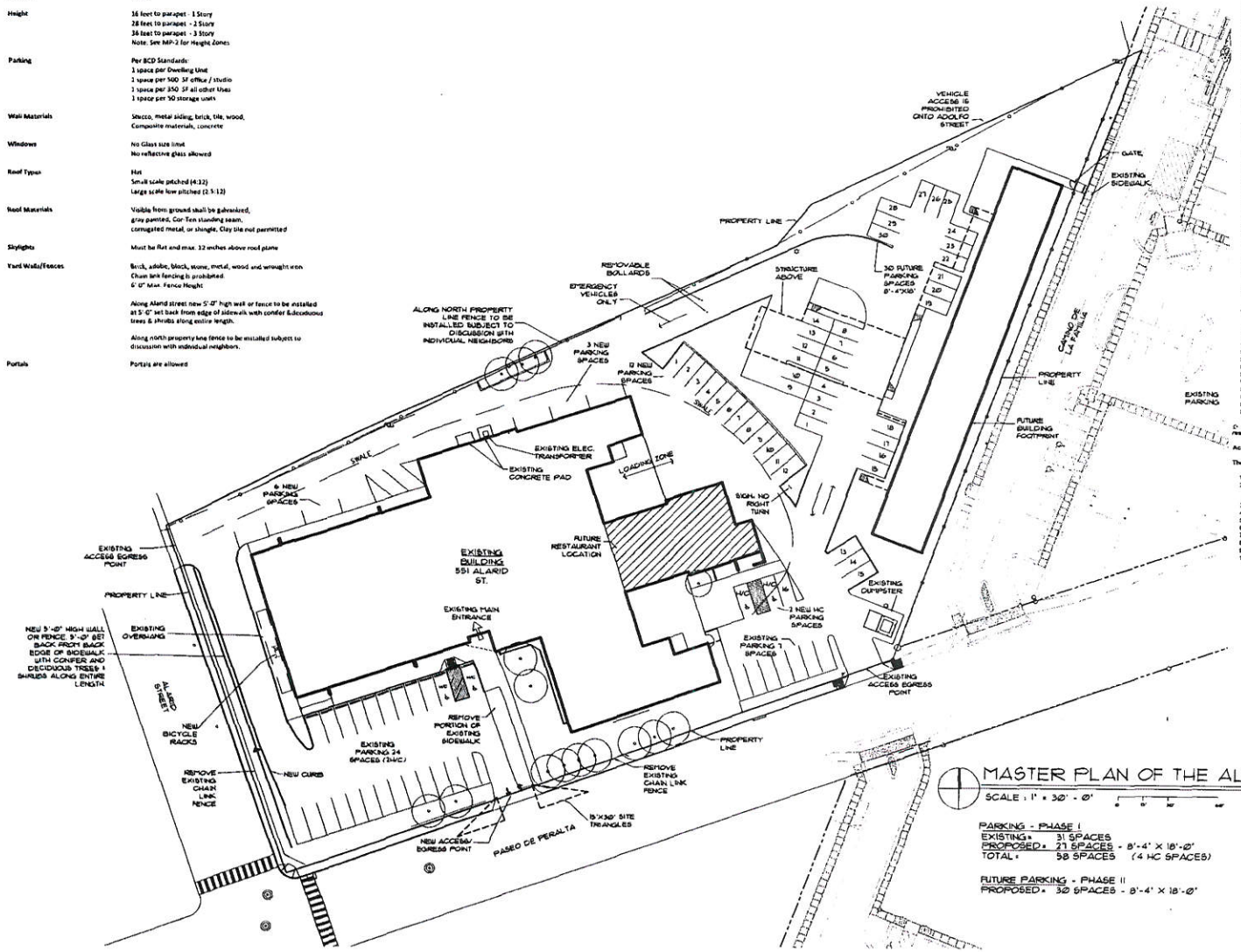
COVER

5/7/2018 3:39 PM
P:\1721 Alvord\10-Drawings\ACAD\COVER SHEET ALVORD.dwg
SMITTERN

EXHIBIT B-2
BILL NO. 2018-_____

Project Alvord - Master Plan / Design Standards

Allowable Land Use	BCD - See list below for permitted uses
Side Setbacks	None
Front Setbacks	Maximum / Minimum: 0 Feet Build to Line
Neighborhood Edge	No build zone 25 feet from north & west property lines adjacent to neighborhood
Minimum Open Space	None Required
Lot Coverage	None; meet 25 foot no build neighborhood zone & Parking Requirements
Massing	Simple
Height	16 feet to parapet - 1 Story 28 feet to parapet - 2 Story 36 feet to parapet - 3 Story Note: See MP-2 for Height Zones
Parking	Per BCD Standards: 1 space per Dwelling Unit 1 space per 500 SF office / studio 1 space per 250 SF all other Uses 1 space per 50 storage units
Wall Materials	Stucco, metal siding, brick, tile, wood, Composite materials, concrete
Windows	No Glass size limit No reflective glass allowed
Roof Types	Flat Small scale pitched (4:12) Large scale low pitched (2.5:12)
Roof Materials	Visible from ground shall be galvanized, gray painted, Cor-Ten standing seam, corrugated metal, or shingle, Clay tile not permitted
Skylights	Must be flat and max. 12 inches above roof plane
Yard Walls/Fences	Brick, adobe, block, stone, metal, wood and wrought iron Chain link fencing is prohibited 6'-0" Max. Fence Height Along Alarid street new 5'-0" high wall or fence to be installed at 5'-0" set back from edge of sidewalk with conifer & deciduous trees & shrubs along entire length. Along north property line fence to be installed subject to discussion with individual neighbors.
Portals	Portals are allowed



MASTER PLAN OF THE ALVORD SCHOOL SITE

SCALE : 1" = 30' - 0"

PARKING - PHASE I
EXISTING= 31 SPACES
PROPOSED = 27 SPACES - 8'-4" X 18'-0"
TOTAL = 58 SPACES (4 HC SPACES)

FUTURE PARKING - PHASE II
PROPOSED = 30 SPACES - 8'-4" X 18'-0"

BCD Business-Capitol District

Master Plan Permitted Uses

1. Adult day care
2. Antique stores
3. Art supply stores
4. Arts & crafts schools
5. Arts & crafts studios, galleries & shops; gift shops for the sale of arts & crafts
6. Barber shops & beauty salons
7. Bed & breakfast
8. Bookshops
9. Clubs & lodges (private) □
10. Colleges & universities (nonresidential)
11. Colleges & universities (residential)
12. Continuing care community
13. Dance studios
14. Daycare; preschool for infants & children (6 or fewer)
15. Daycare, preschool, for infants or children (more than 6)
16. Dwelling, multiple-family
17. Dwelling, single-family
18. Exercise, spas or gym facilities
19. Flea markets
20. Florist shops
21. Foster homes licensed by the State
22. Funeral homes or mortuaries
23. Furniture stores
24. Hotels, motels, residential suite hotels
25. Laboratories; research, experimental & testing
26. Light assembly & manufacturing
27. Medical & dental offices & clinics
28. Museums
29. Neighborhood & community centers (including youth & senior centers)
30. Nursing, extended care, convalescent, recovery care facilities
31. Office equipment sales & service; retail sale of office equipment
32. Offices; business & professional, excluding medical, dental & financial services
33. Outdoor Flea Market (Limited to east side of site - former playground area)
34. Parking lots & garages (commercial) (Limited to east side of site - former playground area)
35. Personal care facilities for the elderly
36. Personal service establishments including cleaning & laundry, appliance repair & similar services
37. Pharmacies or apothecary shops
38. Photographers studios
39. Police stations
40. Police substations
41. Public parks, playgrounds & playfields
42. Religious Assembly (all)
43. Religious educational & charitable institutions (no schools or assembly uses) □
44. Rental; short term
45. Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area (Located on the east side of existing building only)◇
46. Restaurant; fast service, take out, no drive-through or drive-up (Located on the east side of existing building only - former playground area)
47. Restaurant; full service with or without incidental alcohol service (Located on the east side of existing building only - former playground area)
48. Retail & service uses intended to serve the primary uses & do not exceed 5,000 square feet
49. Retail establishments not listed elsewhere
50. Schools; elementary & secondary (public & private) □
51. Sign shops
52. Storage areas - individual within a completely enclosed building
53. Tailoring & dressmaking shops
54. Theaters; nonprofit, for production of live shows
55. Time share vacation projects
56. Veterinary establishments, pet grooming
57. Vocational & trade schools (light industrial) ○
58. Vocational & trade schools (non-industrial)

◇ Requires a Special Use Permit if located within 200 feet of residentially zoned property.

Accessory Uses

The following accessory uses are permitted in BCD districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Residential use ancillary to an approved use

STUDIO SW ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

ROBERT GERARD HEISER No. 2370 REGISTERED ARCHITECT STATE OF NEW MEXICO

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION
ISSUE:		CONCEPT PLAN
PROJECT NO:		1721
CAD DWG FILE:		AS101.DWG
DRAWN BY:		MM
CHECKED BY:		JS
DATE:		6/13/2018

SHEET TITLE

SITE PLAN
MASTER PLAN
CASE # 2018-03
551 ALVARID ST
REZONING

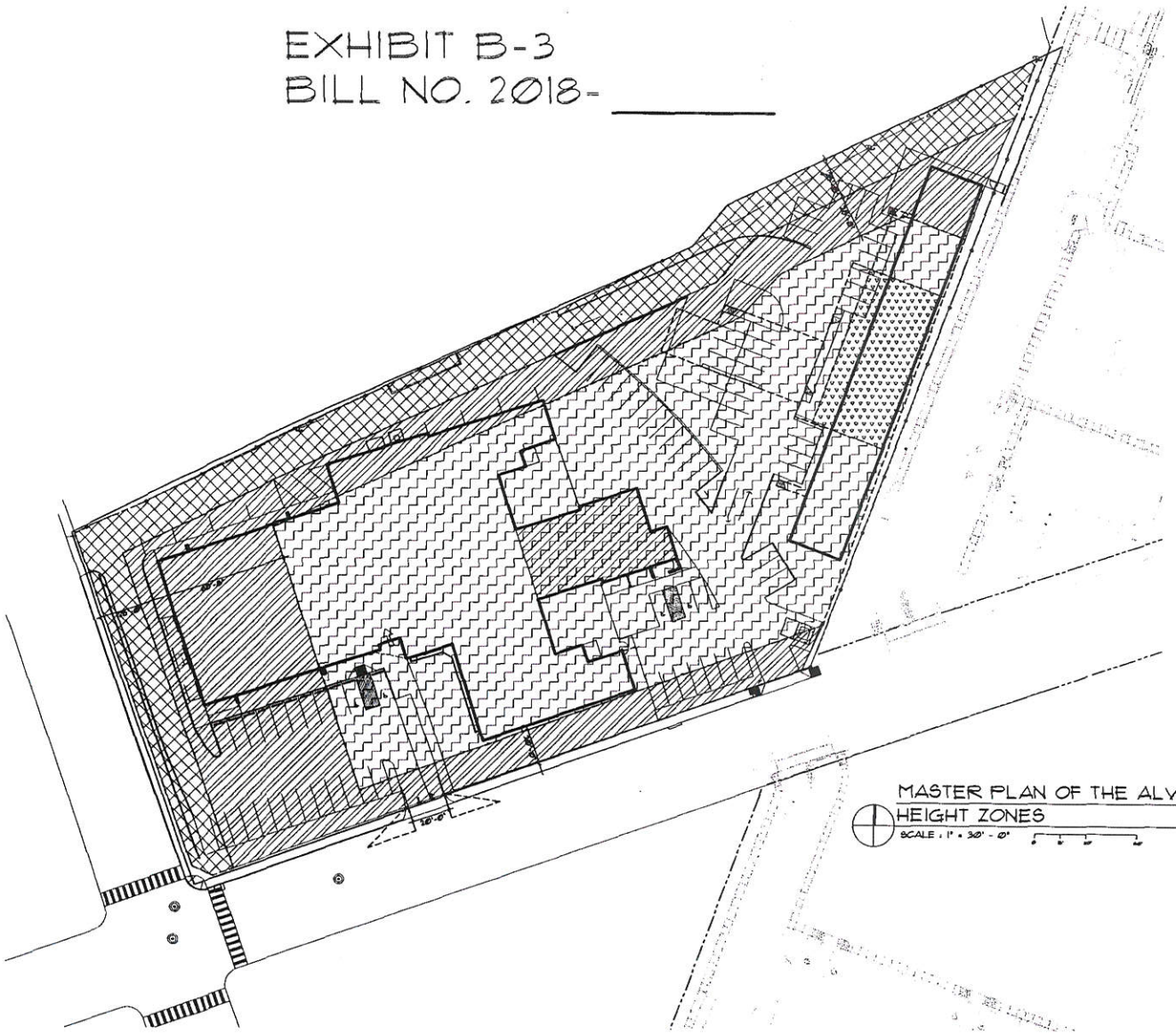
MP-1

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SMATTERI

EXHIBIT B-3
BILL NO. 2018-_____



MASTER PLAN OF THE ALVORD SCHOOL SITE
HEIGHT ZONES
SCALE : 1" = 30'-0"

HEIGHT ZONES
- NO BUILD ZONE - 25'-0" WIDE
- 1 STORY BUILD ZONE - 16'-0" HIGH
- 2 STORY BUILD ZONE - 28'-0" HIGH
- 3 STORY BUILD ZONE - 36'-0" HIGH

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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
ROBERT GERARD HEISER
No. 2370
REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	AS101.DWG
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

MASTER PLAN
HEIGHT ZONES
CASE # 2018-03
551 ALARID ST
REZONING

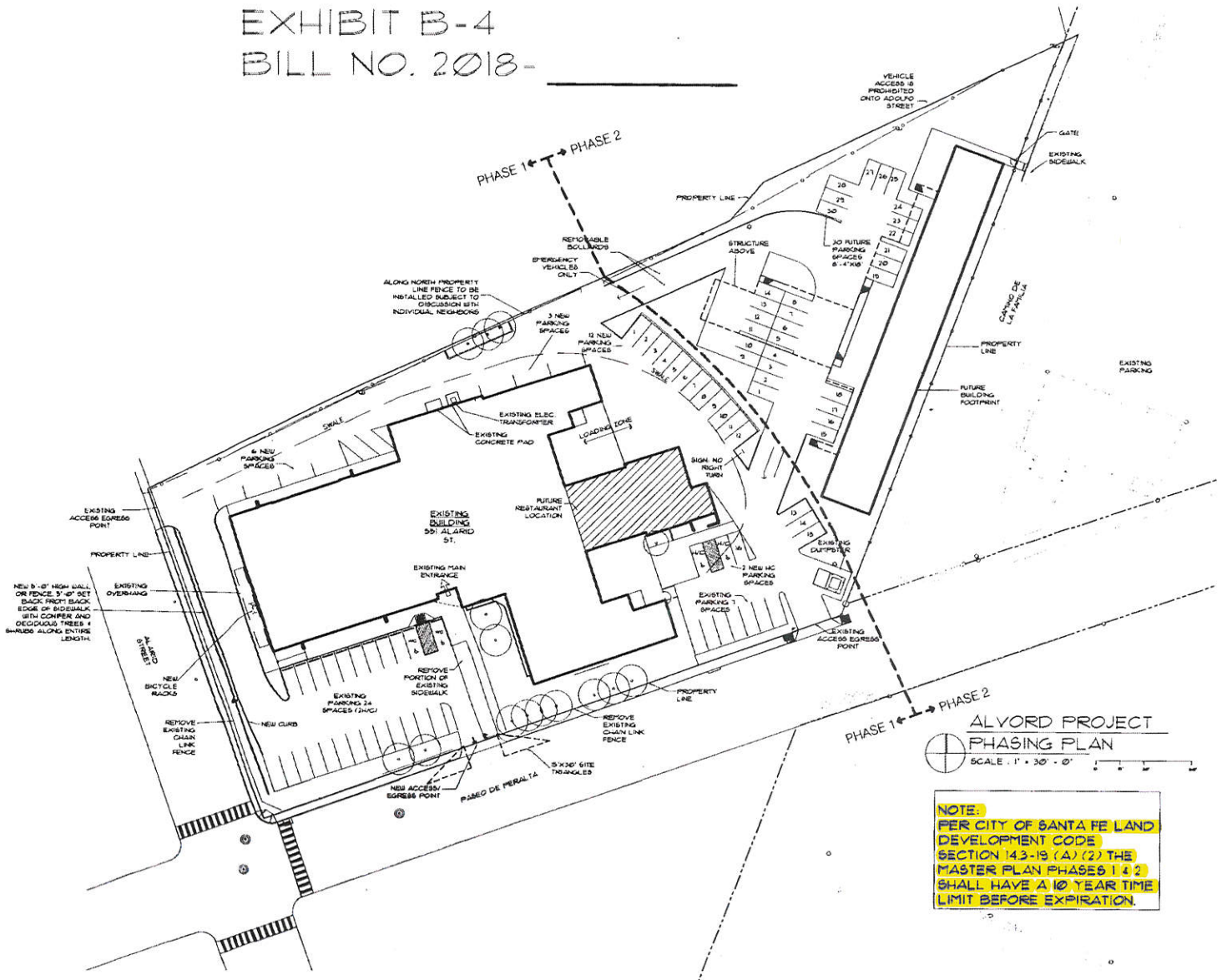
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SMATTERs

EXHIBIT B-4
BILL NO. 2018-_____



ALVORD PROJECT
PHASING PLAN
SCALE : 1" = 30' - 0"

NOTE:
PER CITY OF SANTA FE LAND DEVELOPMENT CODE SECTION 14.3-19 (A) (2) THE MASTER PLAN PHASES 1 & 2 SHALL HAVE A 10 YEAR TIME LIMIT BEFORE EXPIRATION.

STUDIO SW ARCHITECTS

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2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
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CONSULTANTS

Architect Engineer

STATE OF NEW MEXICO
ROBERT GERARD HEISER
No. 2370
REGISTERED ARCHITECT

PROJECT ALVORD

551 ALARID STREET,
SANTA FE, NM

MARK	DATE	DESCRIPTION

ISSUE:	CONCEPT PLAN
PROJECT NO:	1721
CAD DWG FILE:	AS101.DWG
DRAWN BY:	MM
CHECKED BY:	JS
DATE:	6/13/2018

SHEET TITLE

PHASING PLAN
CASE # 2018-03
551 ALARID ST
REZONING

MP-3

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SMATTERN

DEVELOPMENTAL PLAN SUBMITTAL

INN AT ALVORD

1625 PASEO DE PERALTA, SANTA FE,
NM 87501

AERIAL IMAGE





3D RENDERING

SOUTH VIEW FACADE FROM PASEO DE PERALTA STREET

ZONING MAP



Sheet List Table

Sheet Number	Sheet Title
DEVELOPMENT PLAN	
DP-01	GENERAL PROJECT INFORMATION
DP-02	LEGAL LOT OF RECORD
DP-03	TOGRAPHIC SURVEY
DP-04	DEVELOPMENT PLAN
DP-04A	MURAL WALL ELEVATIONS
DP-04B	MASTER PLAN BUILDING HEIGHTS
DP-04C	ENLARGED SITE PLAN
DP-04D	STREETSCAPE SECTIONS
DP-05A	SITE DETAILS (ACCESSIBILITY)
DP-05B	SITE DETAILS
DP-05C	SITE DETAILS
DP-06A	EXISTING SITE CONDITIONS
DP-06B	EXISTING SITE CONDITIONS
DP-07	DEMOLITION SITE PLAN
DP-08	OVER ALL FIRST FLOOR PLAN
DP-09	OVER-ALL SECOND FLOOR PLAN
DP-10	EXTERIOR ELEVATIONS (HEIGHTS)
DP-11	EXTERIOR ELEVATIONS (HEIGHTS)
DP-12	EXTERIOR ELEVATIONS (MATERIALS)
EL-001	SITE LIGHTING PLAN
EL-002	CUT SHEETS
LANDSCAPE	
LP-101	LANDSCAPE PLANTING PLAN
LP-501	LANDSCAPE PLANTING DETAILS
LI-101	IRRIGATION PLAN
LI-501	IRRIGATION DETAILS
LI-502	IRRIGATION DETAILS

CIVIL	
C1.01	SITE PLAN
C1.02	GENERAL NOTES
C1.03	SITE DETAILS
C1.04	DEMOLITION PLAN
C2.01	GRADING PLAN
C2.02	STORM DRAIN PLAN
C2.03	PRE-DEVELOPMENT DRAINAGE MGMT PLAN
C2.04	POST-DEVELOPMENT DRAINAGE MGMT PLAN
C2.05	GRADING NOTES
C2.06 (1)	GRADING BMP'S
C2.06 (2)	GRADING BMP'S (CONTINUED)
C3.01	UTILITY PLAN
C3.02	UTILITY NOTES AND DETAILS
C3.03	UTILITY NOTES AND DETAILS
C3.04	UTILITY NOTES AND DETAILS
C3.05	UTILITY NOTES AND DETAILS
WATER PLAN	
2025-09 (1)	WATER PLAN (SHEET 1)
2025-09 (2)	WATER PLAN (SHEET 2)
ELECTRICAL	
EL-001	SITE LIGHTING PLAN
EL-002	CUT SHEETS

DESIGN TEAM

ARCHITECT

LLOYD & ASSOCIATES ARCHITECTS
740 SAINT MICHAELS DRIVE, SUITE 4A
SANTA FE, NM 87505
505-988-9789 TEL
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WAYNE@LLOYD-ARCHITECTS.COM

CIVIL

WOOTEN ENGINEERING
PO BOX 15814
RIO RANCHO, NM 87174
CONTACT: JEFF WOOTEN
JEFFWOOTEN.PE@GMAIL.COM
505-980-3560

LANDSCAPE

SITES SOUTH WEST
915 NW GASOLINE ALLEY, SUITE 210D
BEND, OR 97703
CONTACT: WENDI FOX
OFFICE : 505.822.8200
DESK : 541.550.7080
SITES-SW.COM

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2024-__

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE,
NM 87501
DEVELOPMENT PLAN SUBMITTAL

GENERAL PROJECT INFORMATION

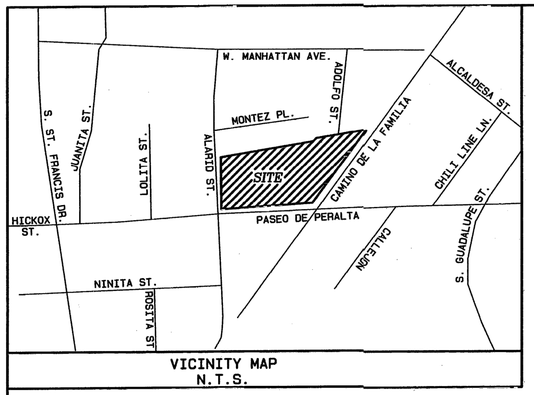
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06-24-2025		DP-01

DATE: 12/28/2023 10:31:07 AM
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838040

LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STEVEN C. CARRILLO, PRESIDENT OF THE BOARD OF EDUCATION SANTA FE PUBLIC SCHOOLS

STATE OF NEW MEXICO)
) SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August, 2018.

NOTARY PUBLIC — 8/17/19 MY COMMISSION EXPIRES

OFFICIAL SEAL
Dina C. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/17/19

SUMMARY COMMITTEE APPROVAL, CASE# 2018-42 APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 5, 2018.

SUMMARY COMMITTEE CHAIRMAN — 08/20/18 DATE
SUMMARY COMMITTEE SECRETARY — 8/20/18 DATE

CITY OF SANTA FE APPROVAL

Interim LAND USE CITY ENGINEER — 8/20/18 DATE
LAND USE CITY PLANNER — 8/20/18 DATE

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — 8.17.2018 DATE

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

f) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

g) CONSTRUCTION OFINFRASTRUCTURE SHALL BE TIED TO THE MASTER PLAN PHASING PLAN (REFERENCE ORDINANCE 2018-18).

LEGEND

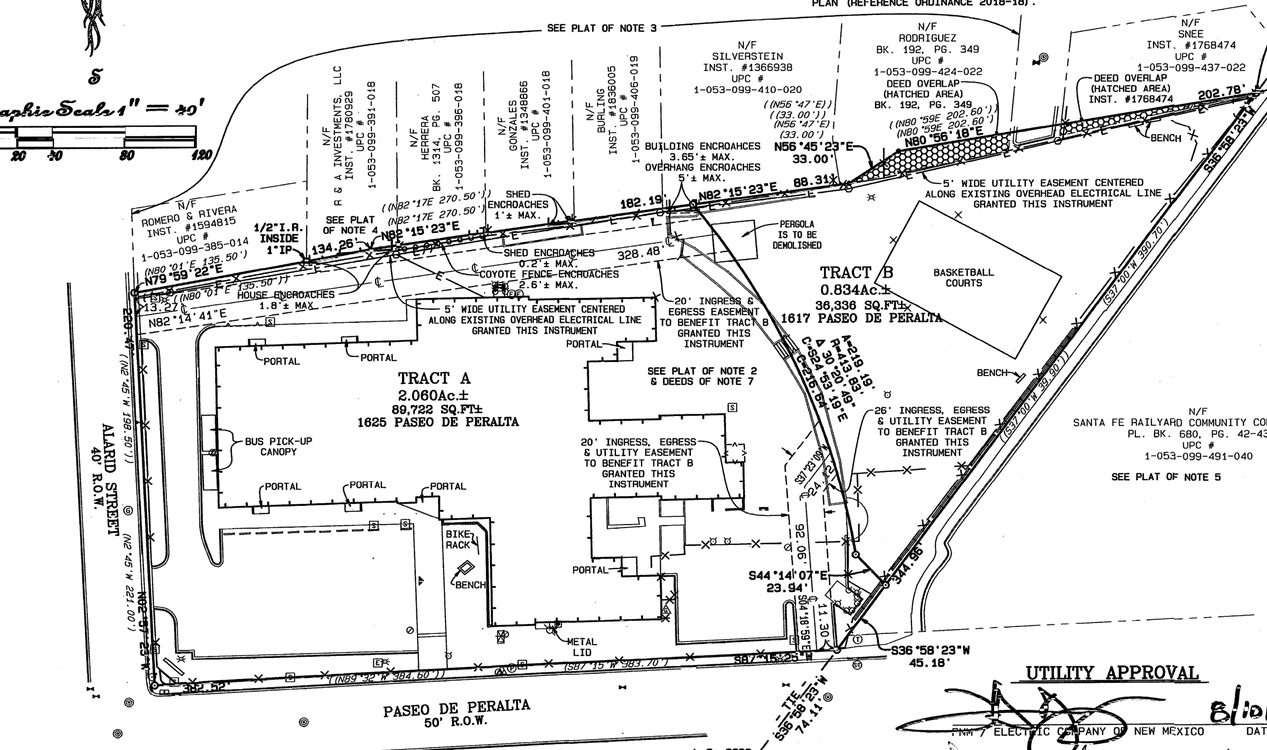
- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
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- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

N

W E

S

Graphic Scale 1" = 40'
0 20 40 80 120



SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 12/20/17

MITCHEL K. NOONAN — 08/09/18 N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO — 8/10/2018 DATE
QWEST CORPORATION D/B/A CENTURY LINK — 8/20/2018 DATE
NEW MEXICO GAS COMPANY — 8-10-18 DATE
COMCAST CABLE — 8-10-2018 DATE

NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 765, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 18, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X". AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical service.
3. Centurylink for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

1865543

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20 DAY OF Aug. A.D. 20 18, AT 1:54 O'CLOCK PM AND WAS DULY RECORDED IN PLAT BOOK 838 PAGE 040, OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY, NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-098-410-525
OWNER: BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED: NOT RECORDED
SUBDIVISION:
SECTIONS: SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): 4/8/18 | DRAWN BY: DKR | PROJECT No. C-2786

TOPOGRAPHIC SURVEY TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M.,
IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO

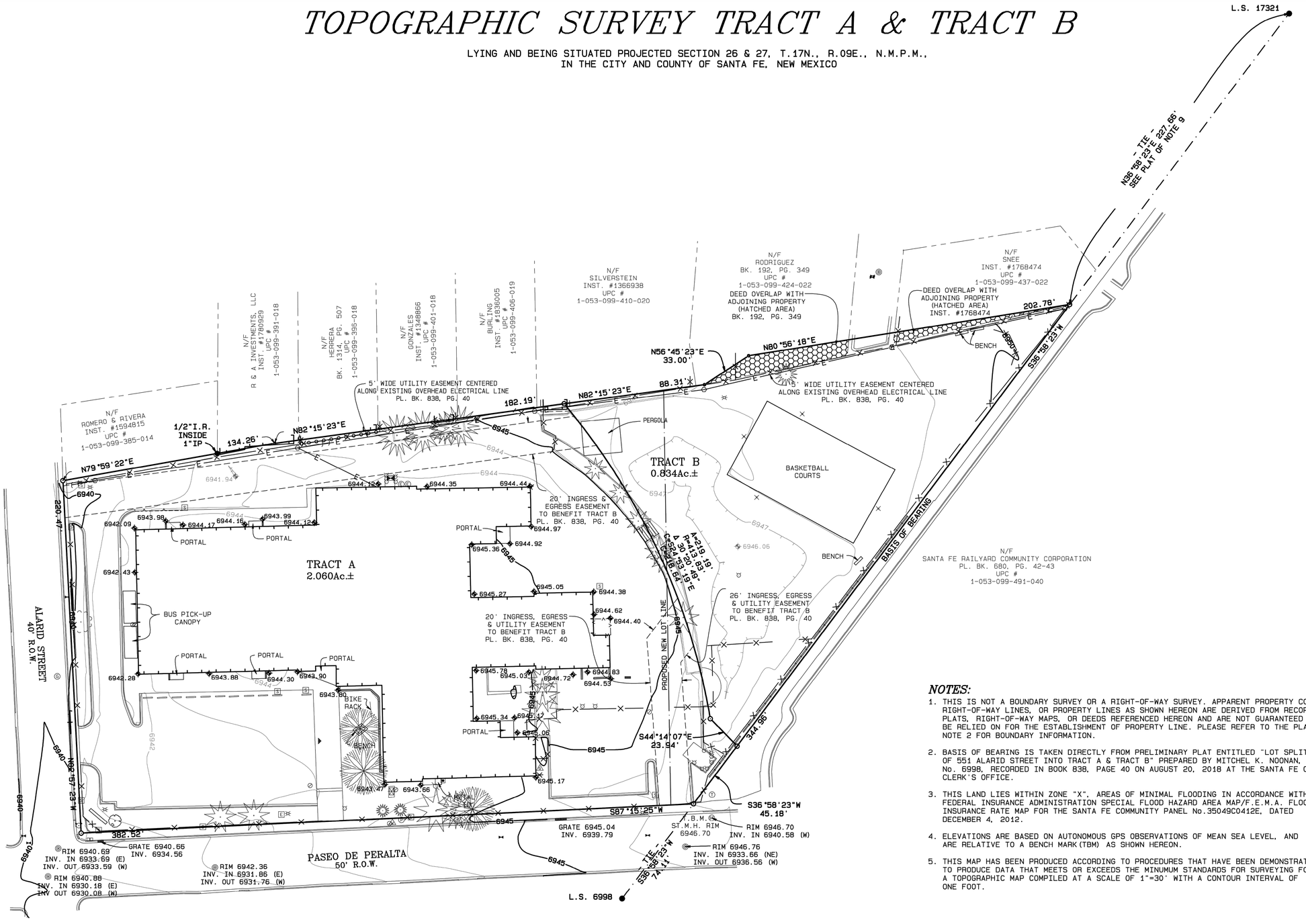
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Graphic Scale 1" = 30'

0 15 30 60 90



LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
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- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

- APPROX. DRIPLINE OF TREE (UNKNOWN)
- APPROX. DRIPLINE OF POPLAR TREE
- APPROX. DRIPLINE OF COTTONWOOD TREE
- APPROX. DRIPLINE OF PINE TREE
- APPROX. DRIPLINE OF ELM TREE

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN HEREON ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINE. PLEASE REFER TO THE PLAT IN NOTE 2 FOR BOUNDARY INFORMATION.
2. BASIS OF BEARING IS TAKEN DIRECTLY FROM PRELIMINARY PLAT ENTITLED "LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 838, PAGE 40 ON AUGUST 20, 2018 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.35049C0412E, DATED DECEMBER 4, 2012.
4. ELEVATIONS ARE BASED ON AUTONOMOUS GPS OBSERVATIONS OF MEAN SEA LEVEL, AND ARE RELATIVE TO A BENCH MARK(TBM) AS SHOWN HEREON.
5. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINUMUM STANDARDS FOR SURVEYING FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=30' WITH A CONTOUR INTERVAL OF ONE FOOT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE TOPOGRAPHY AS SHOWN HEREON IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON MARCH 8, 2019 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF NEW MEXICO AND NATIONAL MAP ACCURACY STANDARDS.

MITCHEL K. NOONAN N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S):	DRAWN BY:	PROJECT No.
3/8/19	DKA	C-2786T

SITE PLAN KEYNOTES:

1. EXISTING PUBLIC SIDEWALK
2. EXISTING TREE TO REMAIN
3. EXISTING PLANTING TO REMAIN
4. EXISTING PNM ELECTRICAL POSTS
5. 25'-0" 'NO BUILD' SETBACK DELINEATED IN MASTER PLAN MP-2; SEE SHEET DP-04B.
6. NEW UNIT PATIOS UNDER PORTAL ABOVE
7. NEW HARDSCAPE PATIO, SEE LANDSCAPE PLAN
8. NEW SOFTSCAPE AREA, SEE LANDSCAPE PLAN
9. NEW CONCRETE CURB AND GUTTER, NEW CIVIL DWGS.
10. NEW CONCRETE APRON WITH CONTROL JOINTS (SEE DETAIL 5 / DP-05C)
11. NEW ASPHALT PARKING & DRIVEWAY
12. NEW DESIGNATED ACCESSIBLE PARKING SPACE (SEE DETAILS ON DP-05A)
13. NEW YARDWALL (SEE DETAIL 13 / DP-05B)
14. NEW PEDESTRIAN CROSSWALK
15. NEW ENCLOSED DUMPSTER (SEE DETAIL 1 / DP-05B)
16. NEW BIKE RACK (SEE DETAIL 12 & 13 / DP-05C)
17. NEW DRAINAGE POND (SEE CIVIL DRAWINGS)
18. NEW CONCRETE SIDEWALK, INTEGRALLY COLORED CONCRETE (SEE DETAIL 1 & 2 ON SHEET DP-05C)
19. ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING STRIP; SEE DETAIL 9 OF SHEET DP-05A
20. COYOTE FENCE WITH STUCCO-FINISHED CMU PIER, SEE DETAIL 3 & 7 OF SHEET DP-05B
21. NEW FIRE HYDRANT WITH NEW 5' DIA. SERVICE EASEMENT SHALL BE RECORDED; SEE WATER PLAN AT SHEET WP-2
22. AUTOMATED SLIDE GATE AT SERVICE ENTRANCE ON ALARID STREET. PROVIDE KNOX ACCESS (KEY SWITCH) ON PEDESTAL FOR FIRE DEPARTMENT
23. NEW SERVICE EASEMENT SHALL BE RECORDED TO INCREASE SIDEWALK WIDTH
24. (3) SEPARATE NEW WATER LINES WITH ACCOCIATED BFP & METER FOR BUILDING AND LANDSCAPING AND FIRE LINE, SEE SHEET WP-02
25. NEW FDC CONNECTION, SEE SHEET WP-02
26. PLANTING ISLAND STRIP ALONG PASEO DE PERALTA
27. NEW GAS SERVICE LINE AND METER; SEE MASTER UTILITY PLAN
28. PLANTING ISLAND STRIP ALONG PASEO DE PERALTA
29. CLEAR VIEW TRIANGLE PROVIDED WITH NO OBSTRUCTIONS BETWEEN 3'-6'.



NORTH

CITY OF SANTA FE DEVELOPMENT NOTES

CALCULATIONS:
PROPOSED BUILDING AREA: 39348 SF
EXISTING BUILDING AREA: 30983 SF
TOTAL LOT AREA: 2.894 ACRES

LOT COVERAGE: 31.21% (PROPOSED) / 24.58 % (EXISTING)

OPEN SPACE: 68.79 % (PROPOSED / 75.42 % (EXISTING)

_____ _____
OWNER'S PRINTED NAME OWNERS SIGNATURE AND DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED TO ME THIS __ _DAY OF _____, 2024

_____
NOTARY PUBLIC MY COMMISSION EXPIRES:_____

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF_____, A.D., 20_____ AT_____O'CLOCK AND WAS DULY RECORDED IN BOOK_____ON PAGE_____ OF THE RECORDS OF SANTA FE COUNTY, AS INSTRUMENT NO._____

WITNESS MY HAND AND SEAL\OF OFFICE:
KATHARINE E. CLARK
COUNTY CLERK, SANTA FE COUNTY

REVIEWED BY THE CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DEPT.

_____ Date _____
CITY PLANNER

_____ Date _____
CITY ENGINEER

PROPERTY INFORMATION

PROPERTY OWNER: ALVORD INVESTORS I LLC
ADDRESS: 1625 PASEO DE PERALTA ST., SANTA FE, NM 87501
UPC: 1053098402522000000 & 1053099432008000000
PARCEL NUMBER: 99309566 & 99309567
ZONING: BCD (BUSINESS-CAPITOL DISTRICT)
ZONING SUBDISTRICT: BCD-RED (BUSINESS-CAPITOL DISTRICT RE-DEVELOPMENT)
ARCHAEOLOGICAL REVIEW DISTRICT: HISTORIC DOWNTOWN ARCHAEOLOGICAL REVIEW DISTRICT

RANGE: R 09 E
TOWNSHIP: T 17 N
SECTION: 26 & 27

LOT SIZE: 2.894 ACRES (TOTAL)

GENERAL NOTES

A. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F) (5), "PLANT MATERIAL STANDARDS", WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.

B. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHT-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT AS AREA LOT AREAS, ALL AS INCLUDED HEREIN.

C. ALL BUILDING UNITS 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.

D. BUILDING SETBACKS SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.

E. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.

F. DUMPSTER ON ADJACENT TRACT B PENDING EASEMENT AND LEASE AGREEMENT

CHAPTER 14 SANTA FE CODE OF ORDINANCES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA A FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT/AND OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISIONS OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. BUILDING AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.
4. STORM WATER AGREEMENT: PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORM WATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULLY FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES BY THE PROPERTY OWNER AND SUBSEQUENT HEIRS, ASSIGNS, AND FUTURE OWNERS. THE CITY HEREBY GRANTED THE FOLLOWING: (1) ACCESS FOR INSPECTION OF SAID IMPROVEMENTS (2) IN THE EVENT OF DRAINAGE IMPROVEMENT MAINTENANCE DEFICIENCY AFTER (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS; AND (3) TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.
5. FINAL REVISIONS TO THE DEVELOPMENT PLAN REQUIRED BY ORDINANCES, CODES, AND DESIGN WILL BE SUBMITTED AND APPROVED ADMINISTRATIVELY BY THE CITY OF SANTA FE PLANNING DEPARTMENT.

PARKING REQUIREMENTS:

- PER TABLE 14-8.6-1 PARKING AND LOADING REQUIREMENTS, UNDER PUBLIC ACCOMMODATION; HOTEL AND MOTELS ARE REQUIRED TO HAVE ONE SPACE PER RENTAL UNIT.

46 UNITS = 46 REQUIRED SPACES, 49 PARKING SPACES PROVIDED.

- PER TABLE 14-8.6-4: HOTEL OR MOTEL OFF-STREET BICYCLE PARKING

1 SPACE PER 15 ROOMS = 4 SPACES REQUIRED FOR 46 UNITS, 6 PROVIDED IN PROJECT

REVISIONS	DATE	ENGINEERS SEAL

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # 2024-__

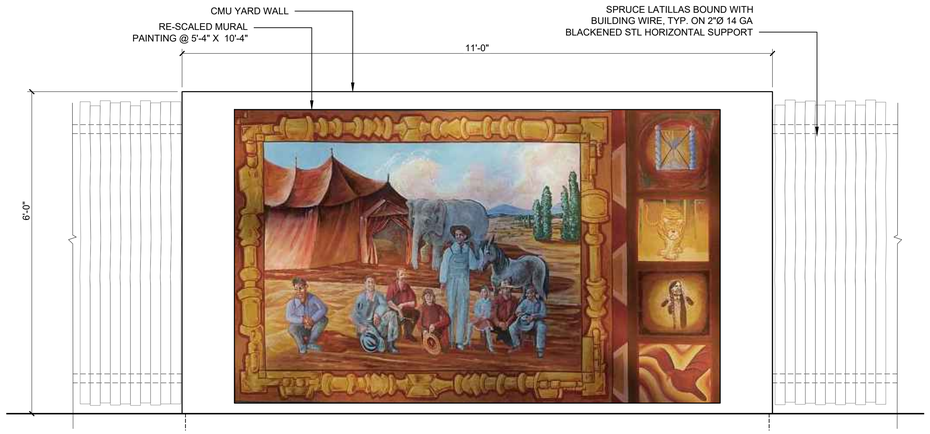
Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

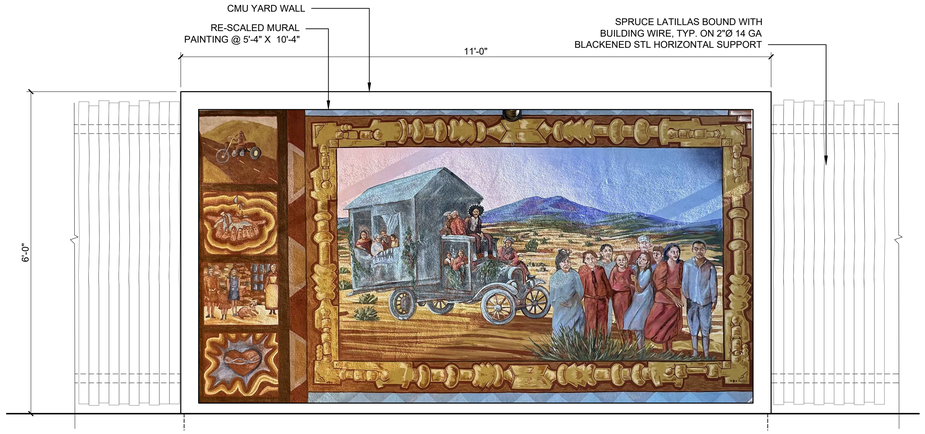
DEVELOPMENT PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1" = 30'	DP-04

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_DP-04.dwg



1 MURAL-1 ELEVATION
3/4" = 1'-0"



3 MURAL-3 ELEVATION
3/4" = 1'-0"



2 MURAL-2 ELEVATION
3/4" = 1'-0"

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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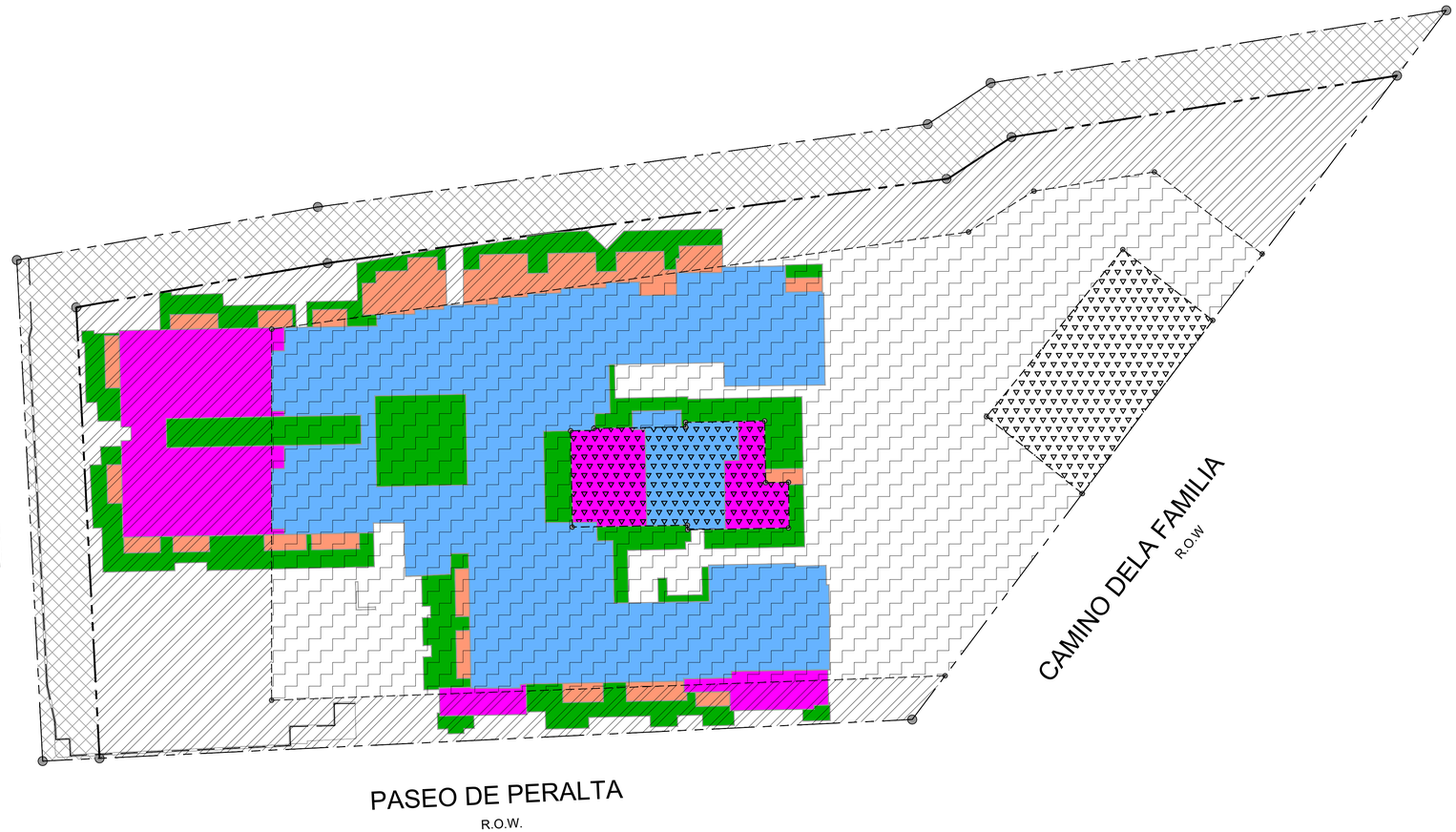
Lloyd & Associates
A R C H I T E C T S
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE,
NM 87501
DEVELOPMENT PLAN SUBMITTAL

MURAL WALL ELEVATIONS

DATE:	SCALE:	SHEET:
06-24-2025	3/4" = 1'-0"	DP-04A

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\DP-04A_2023-18.dwg



PROPOSED BUILDING HEIGHT LEGEND:

- 1 STORY 16'-0" HIGH
- 2 STORY 28'-0" HIGH
- OUTSIDE SPACE WITH RAISED PLANTERS AND YARDWALLS OF VARYING HEIGHTS (MAX HT= 8'-0")
- OUTSIDE SPACE WITH PORTALS (MAX HT= 12'-0")

MASTER PLAN BUILDING HEIGHT ZONE LEGEND:

- NO BUILD ZONE - 25'- 0" WIDE
- 1 STORY BUILD ZONE - 16' - 0" HIGH
- 2 STORY BUILD ZONE - 28' - 0" HIGH
- 3 STORY BUILD ZONE - 36' - 0" HIGH

1 MASTER PLAN OF THE ALVORD SCHOOL SITE HEIGHT ZONES
1" = 30'

ENGINEERS SEAL | DATE | REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

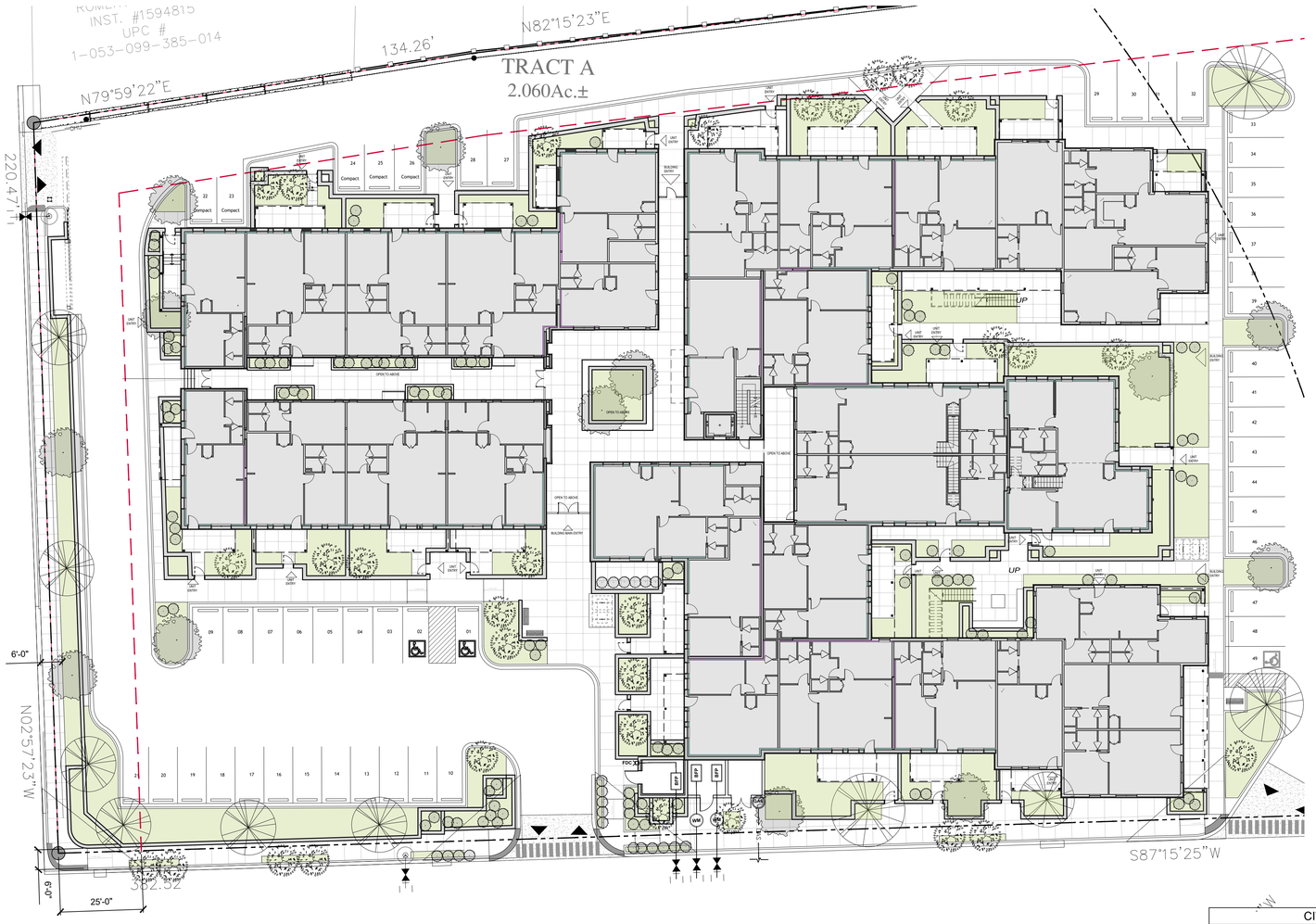
MASTER PLAN BUILDING HEIGHTS

DATE:	SCALE:	SHEET:
06-24-2025	1" = 30'	DP-04B

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\DP-04B_2023-18 DP.dwg

SITE PLAN KEYNOTES:

1. EXISTING PUBLIC SIDEWALK
2. EXISTING TREE TO REMAIN
3. EXISTING PLANTING TO REMAIN
4. EXISTING PNM ELECTRICAL POSTS
5. 25'-0" 'NO BUILD' SETBACK DELINEATED IN MASTER PLAN MP-2; SEE SHEET DP-04B.
6. NEW UNIT PATIOS UNDER PORTAL ABOVE
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NORTH

CITY REVIEW		
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WATER SERVICES		
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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

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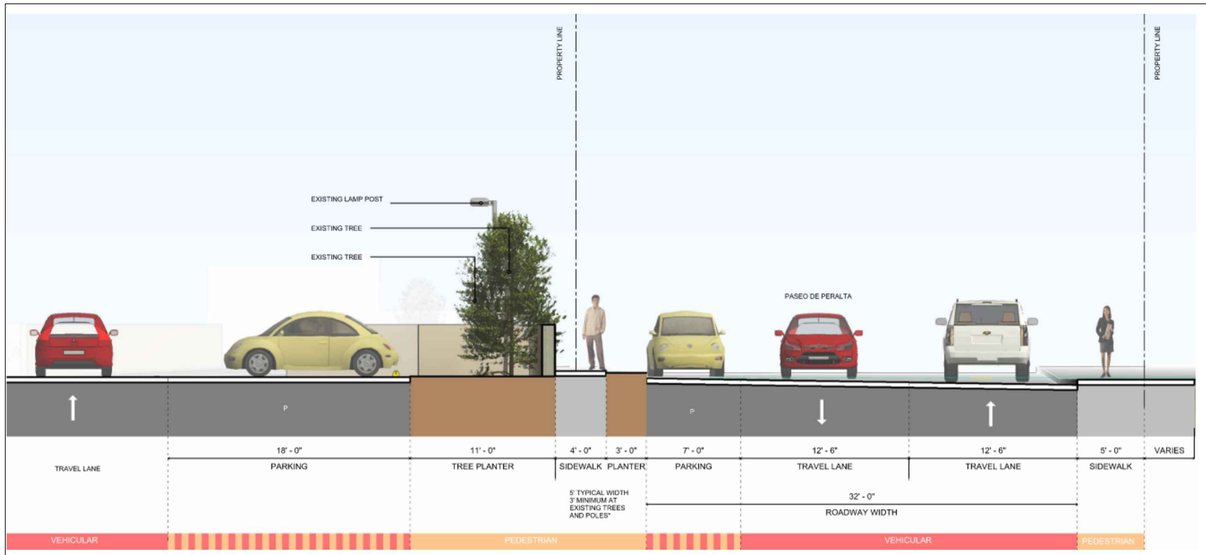
INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

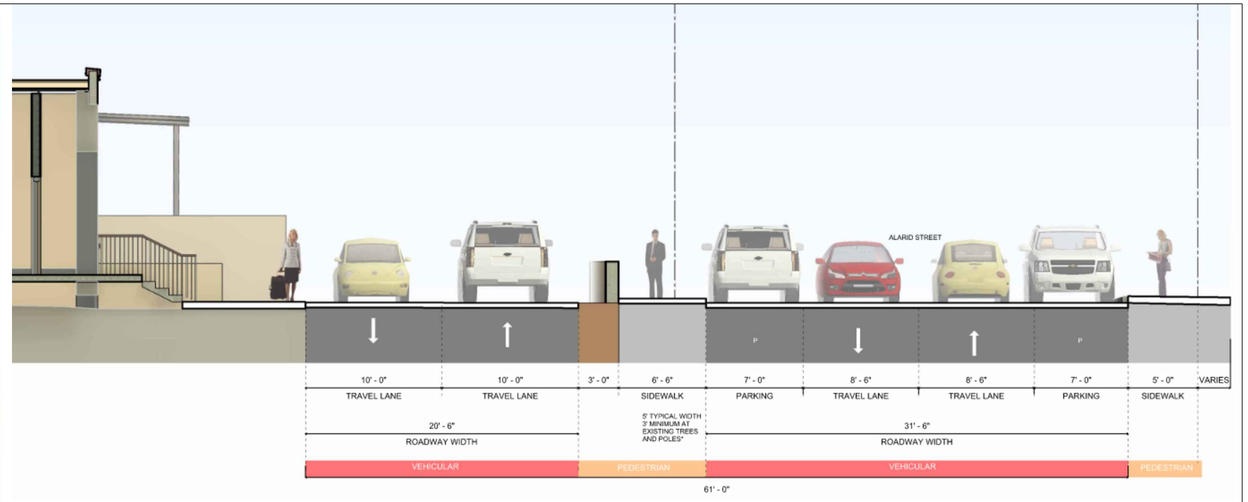
ENLARGED SITE PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1" = 30'	DP-04C

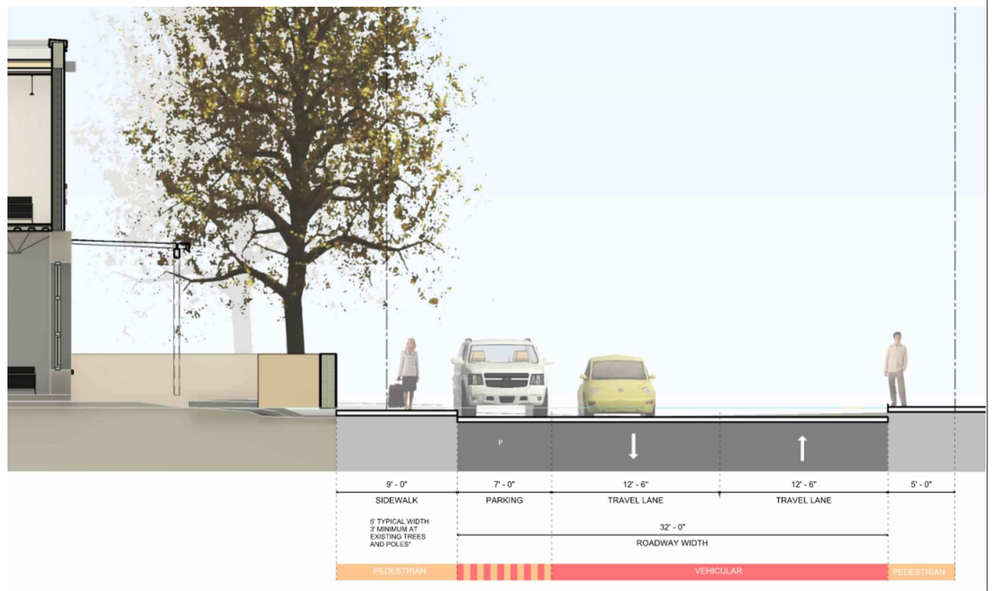
REVISIONS	DATE	ENGINEERS SEAL

DATE: 12/28/2023 10:31:07 AM
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CITY REVIEW		
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TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY	USE	ONLY

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1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

STREETSCAPE SECTIONS

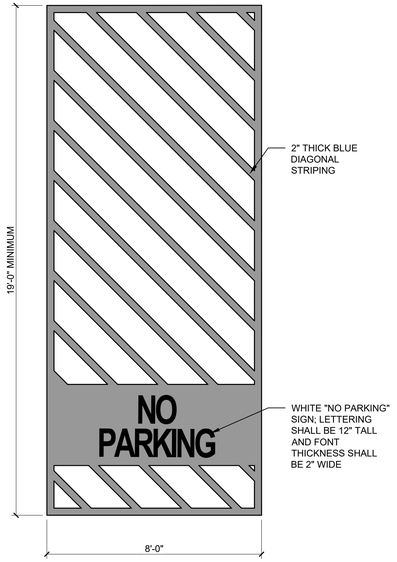
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06-24-2025	NOT TO SCALE	DP-04D

ENGINEERS SEAL

DATE

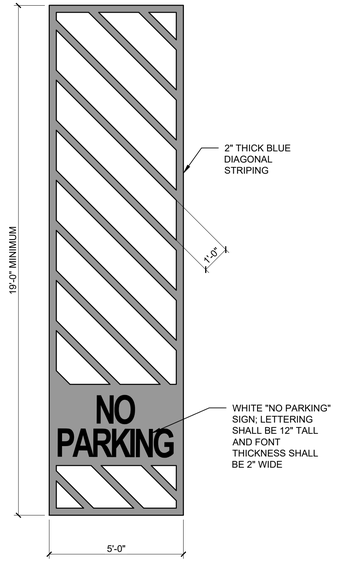
REVISIONS

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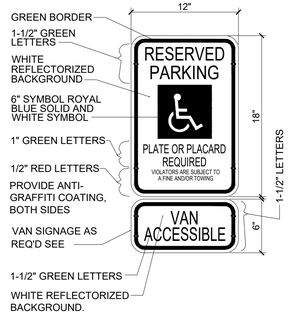
2 ADA VAN ACCESS AISLE

3/8" = 1'-0"



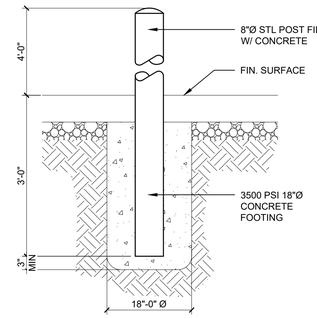
3 TYP. ADA ACCESS AISLE

3/8" = 1'-0"



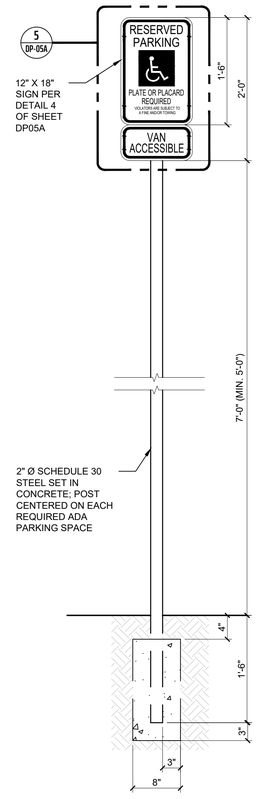
5 ADA RESERVED PARKING SIGN

1 1/2" = 1'-0"



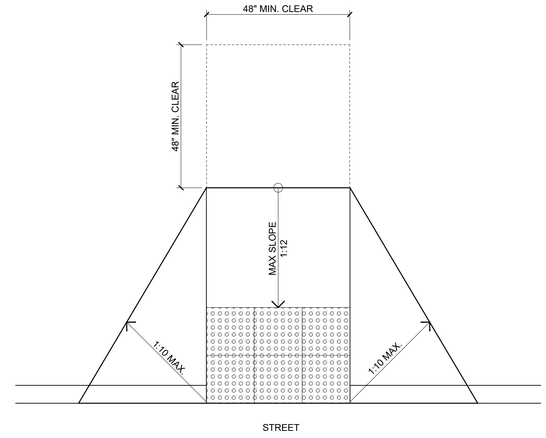
4 TYPICAL BOLLARD DETAIL

3/4" = 1'-0"



7 TYPICAL ADA SIGN ELEVATION

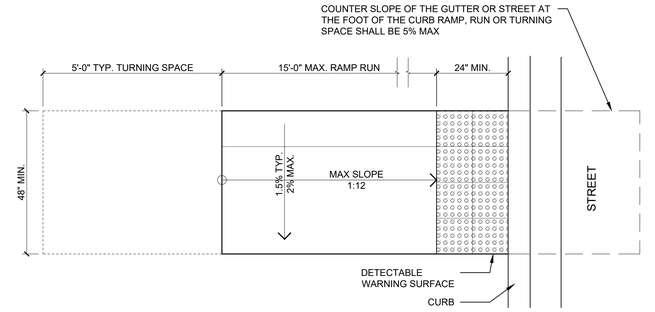
1" = 1'-0"



TYPICAL CURB ACCESS RAMP TYPE B

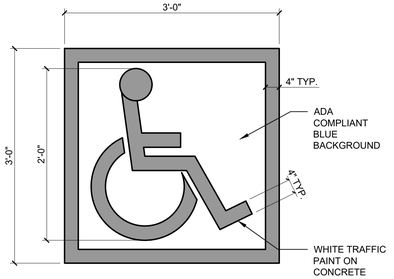
10 TYPICAL ACCESS RAMP TYPE B

1/2" = 1'-0"



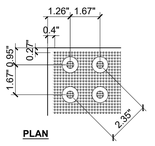
9 TYPICAL ACCESS RAMP TYPE A

1/2" = 1'-0"

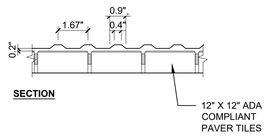


6 ADA PARKING SYMBOL

1" = 1'-0"

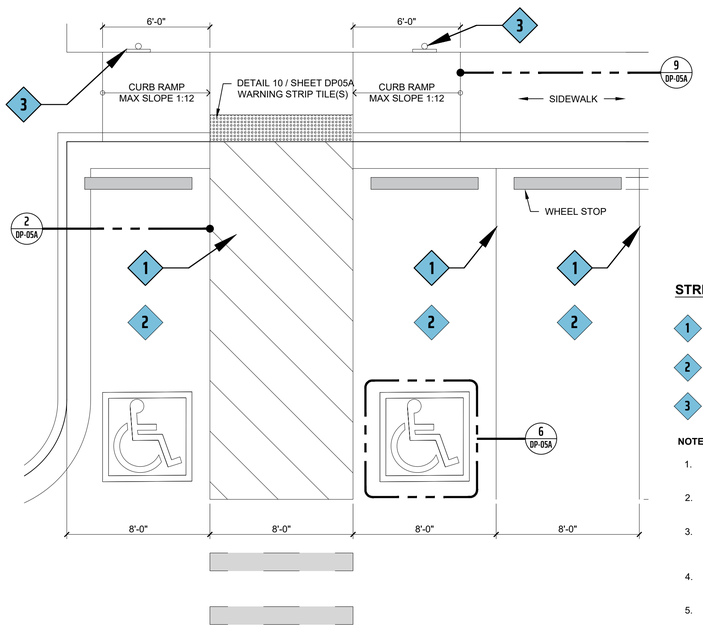


DETECTABLE WARNING NOTES:
THE DETECTABLE WARNING STRIP MUST COVER THE ENTIRE WIDTH OF THE RAMP OPENING, EXCLUDING THE WINGS. ALL DOMES MUST BE ALIGNED IN THE DIRECTION OF TRAVEL. THE LEADING EDGE OF THE DETECTABLE WARNING MAY BE DEFINED BY THE CHORD DRAWN BETWEEN THE LEADING EDGES OF THE RAMP OPENING.



8 TRUNCATED DOME DETAIL (WARNING STRIP)

3" = 1'-0"



1 TYPICAL ADA PARKING SPACE DIMENSIONS

1/4" = 1'-0"

STRIPING KEY

1. RETROREFLECTORIZED PAINTED PAVEMENT MARKING STRIPE - 4" SOLID BLUE (PAINT) (DOUBLE APPLICATION TO BE APPLIED WITHIN 14 DAYS)
2. HOT THERMO PRE FORMED ADA ACCESSIBLE PAVEMENT MARKING
3. PANEL "ADA ACCESSIBLE" OR "ADA VAN ACCESSIBLE" SIGN

NOTES:

1. FOR HIGH-BUILT PAINT, USE TWO COATS AND FOR REGULAR PAINT USE THREE COATS.
2. UNLESS OTHERWISE NOTED, ALL SIGNING AND STRIPPING SHALL CONFIRM TO CURRENT MUTCD SPECIFICATIONS.
3. ALL ADA ACCESSIBLE SIGNING AND STRIPPING SHALL CONFORM TO NEW MEXICO GOVERNOR'S COMMISSION ON DISABILITY, LATEST EDITION.
4. ALL SIGN FACE SHEETING SHALL CONFORM TO NMDOT SIGNING AND STRIPPING MANUAL, SECTION 2.1.9, 2.1.10 AND 2.1.11
5. ALL PANEL SIGNS, NEW OR REUSED, TO BE INSTALLED WITH PROPER BREAK WAY BASE AND TO BE MINIMUM 7' HIGH FROM BOTTOM OF LOWEST SIGN.

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CASE # 2024-__

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ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

SITE DETAILS (ACCESSIBILITY)

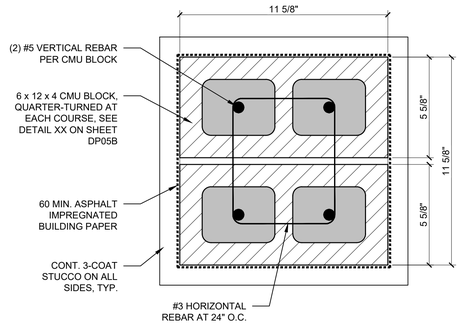
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06-24-2025		DP-05A

ENGINEERS SEAL

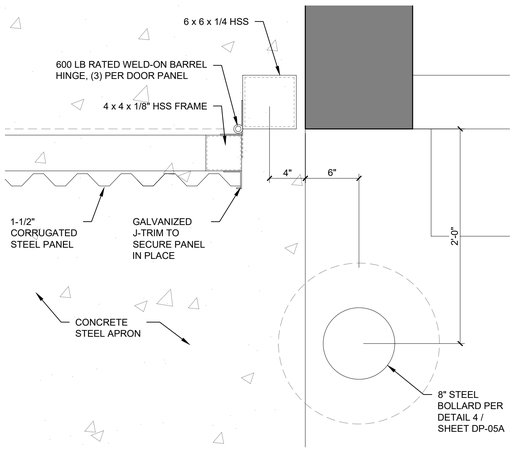
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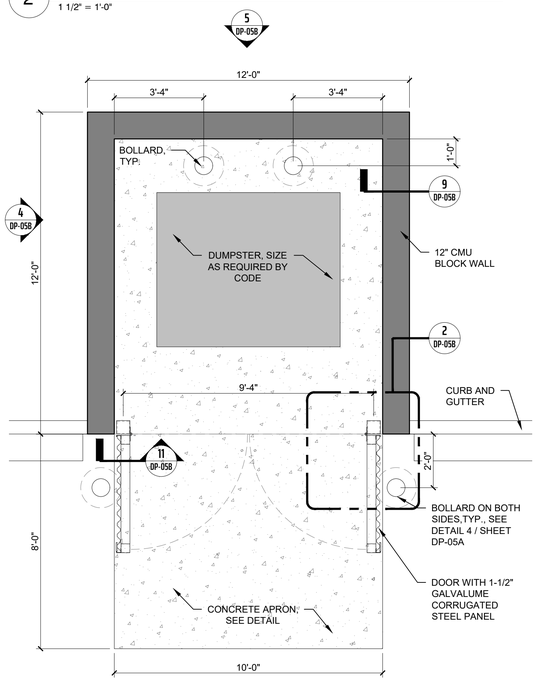
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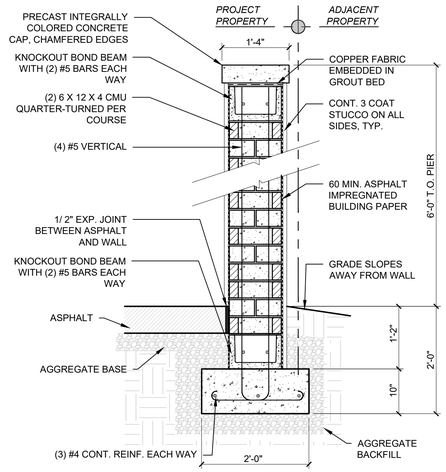
3 ENLARGED PLAN DETAIL OF COYOTE FENCE PIER
3" = 1'-0"



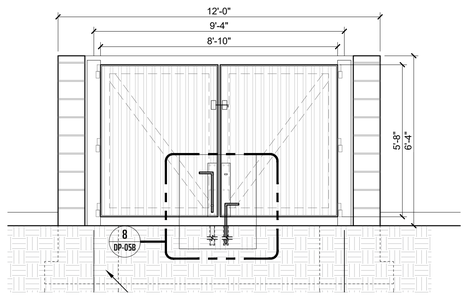
2 GATE PANEL CORNER DETAIL
1 1/2" = 1'-0"



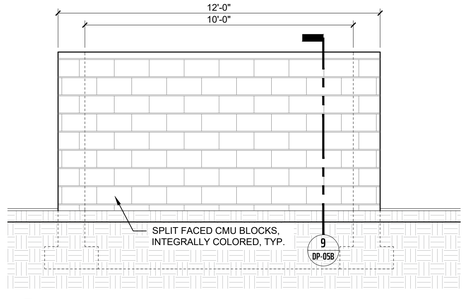
1 ENLARGED PLAN OF DUMPSTER
3/8" = 1'-0"



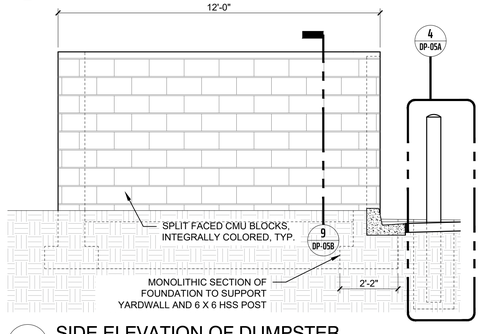
7 TYP. STUCCO-FINISHED CMU PIER WALL
3/4" = 1'-0"



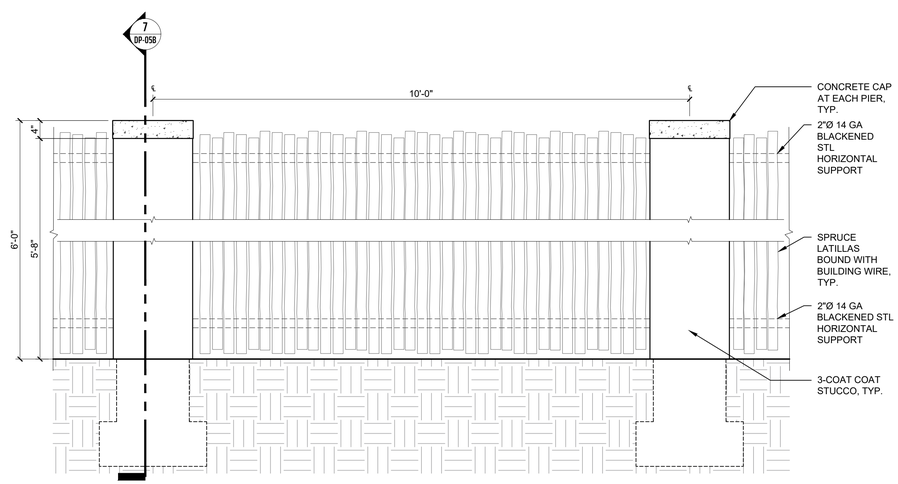
6 FRONT ELEVATION OF DUMPSTER
3/8" = 1'-0"



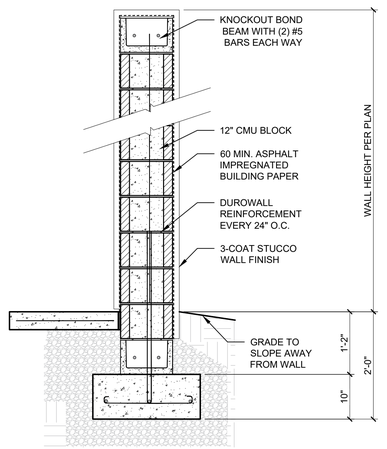
5 REAR ELEVATION OF DUMPSTER
3/8" = 1'-0"



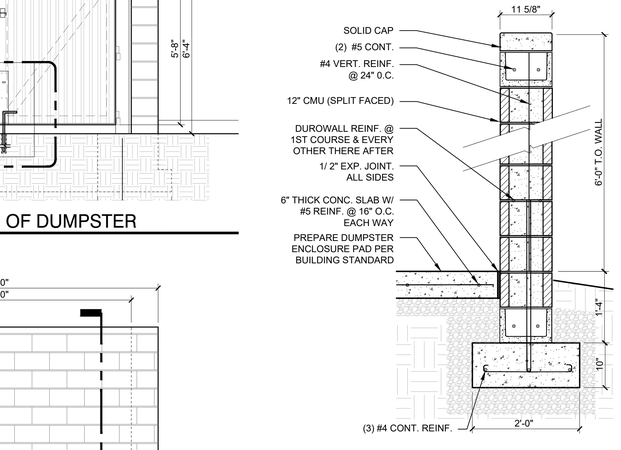
4 SIDE ELEVATION OF DUMPSTER
3/8" = 1'-0"



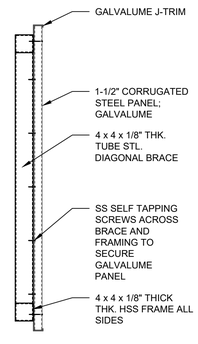
10 TYP. COYOTE FENCE AND STUCCO PIER ELEVATION
3/4" = 1'-0"



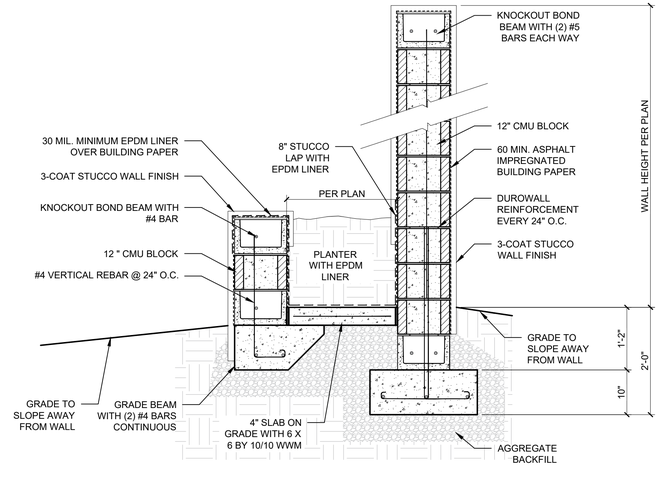
13 TYP. CMU YARDWALL
3/4" = 1'-0"



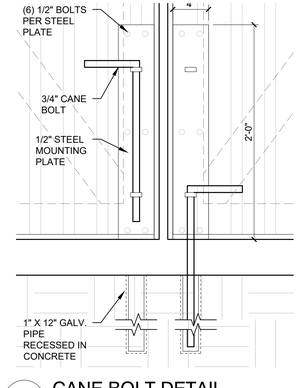
9 TYP. CMU WALL FOR DUMPSTER
3/4" = 1'-0"



11 DUMPSTER GATE DETAIL
3/4" = 1'-0"



12 TYPICAL CMU YARDWALL PLANTER DETAIL
3/4" = 1'-0"



8 CANE BOLT DETAIL
1 1/2" = 1'-0"

ENGINEERS SEAL

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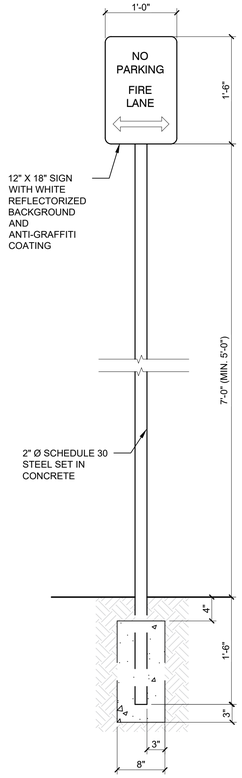
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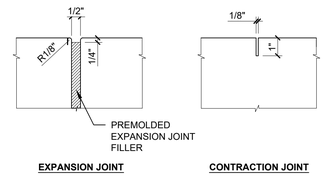
SITE DETAILS

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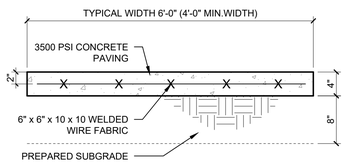
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3 TYP. FIRE LANE SIGNAGE
1" = 1'-0"



2 SIDEWALK JOINT DETAILS
3" = 1'-0"

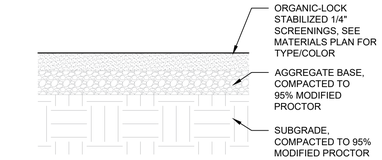


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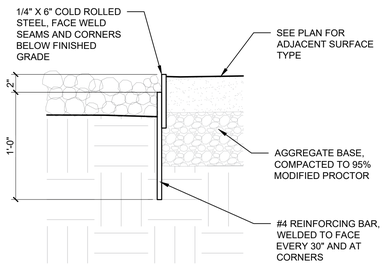
PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER. PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".

PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER.

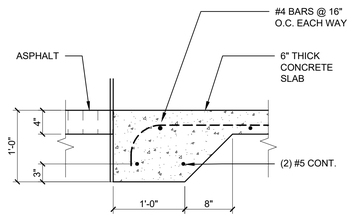
1 TYP. SIDEWALK DETAIL
1" = 1'-0"



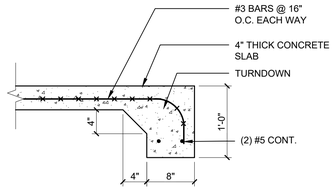
8 TYP. STABILIZED CRUSHER FINES DETAIL
1" = 1'-0"



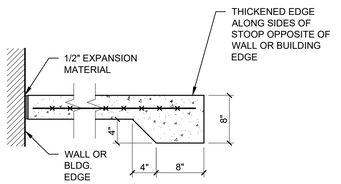
7 TYP. STEEL EDGE DETAIL
1 1/2" = 1'-0"



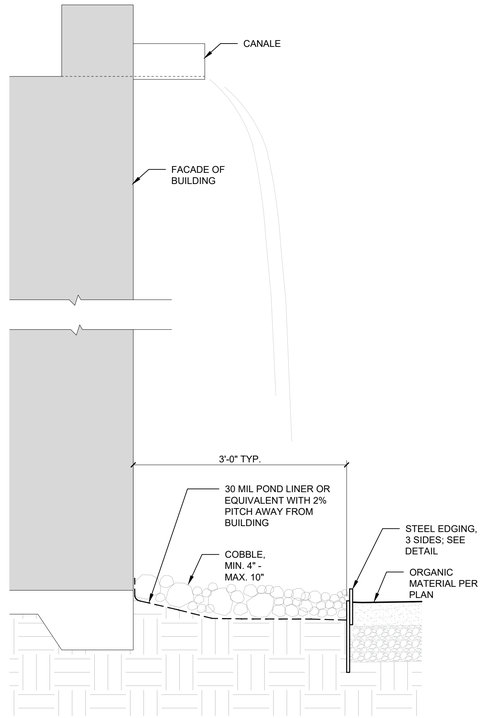
6 TYP. DUMPSTER APRON DETAIL
1" = 1'-0"



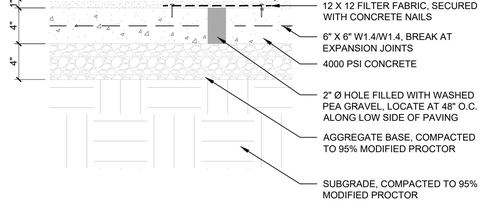
5 TYP. DRIVEWAY APRON DETAIL
1" = 1'-0"



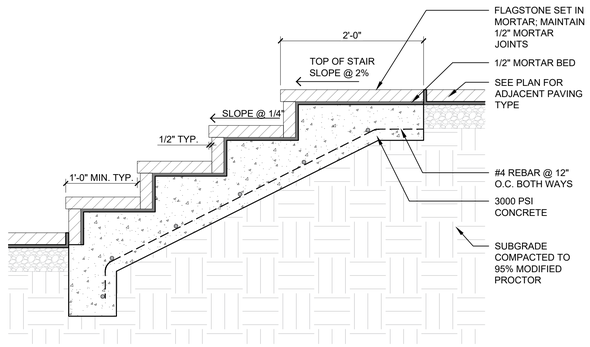
4 TYP. CONCRETE STOOP DETAIL
1" = 1'-0"



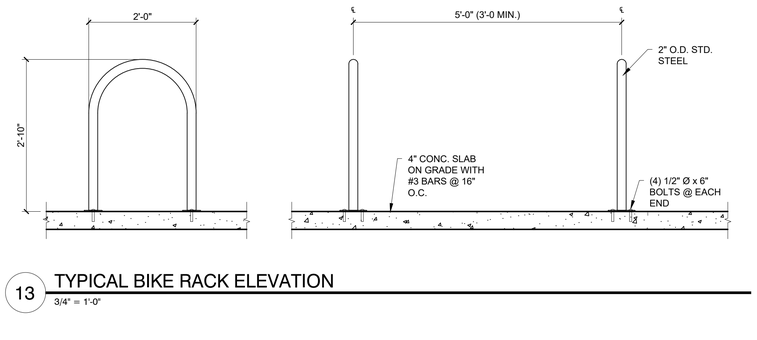
11 TYP. COBBLE SPLASH PAD
1" = 1'-0"



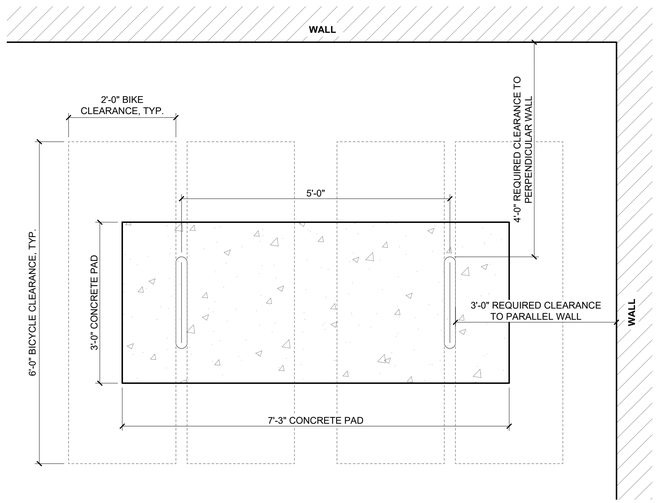
10 TYP. PAVERS ON CONCRETE
1 1/2" = 1'-0"



9 TYP. STONE PAVER STEPS
1" = 1'-0"



13 TYPICAL BIKE RACK ELEVATION
3/4" = 1'-0"



12 ENLARGED PLAN - TYPICAL BIKE RACK
3/4" = 1'-0"

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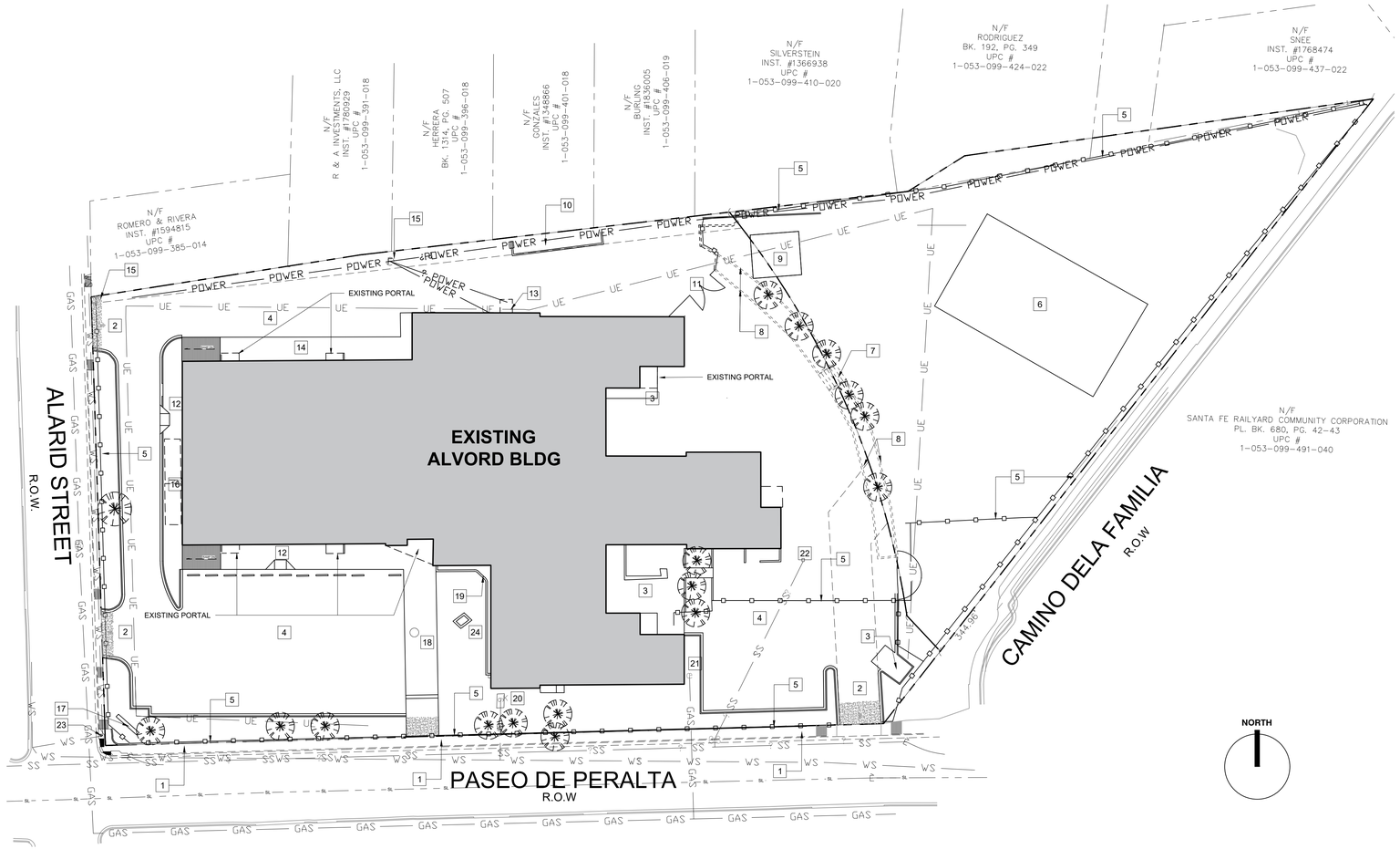
INN AT ALVORD
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SITE DETAILS

DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-05C

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1 EXISTING SITE CONDITIONS

1/32" = 1'-0"

EXISTING 3D AERIAL IMAGES OF SITE:



NORTH SIDE VIEW



SOUTH SIDE VIEW



EAST SIDE VIEW



WEST SIDE VIEW

GENERAL NOTES:

A. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN FIELD BY CONTRACTOR.
B. ALL UTILITY LINES SHALL BE LOCATED ON CIVIL DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR

NEW SITE PLAN ADDITION KEYNOTES:

1. EXISTING CONCRETE SIDEWALK
2. EXISTING VEHICLE DRIVE & CURVE CUT
3. EXISTING CONCRETE PAD / SLAB
4. EXISTING PARKING AREA
5. EXISTING CHAIN-LINK FENCE
6. EXISTING BASKETBALL COURT
7. EXISTING RAILROAD TIE STEP
8. EXISTING RAILROAD TIE RECTANGULAR WALL
9. EXISTING PRE-ENGINEERED METAL BUILDING PAVILLION
10. EXISTING PLANTER BED
11. EXISTING CHAIN-LINK FENCE GATE
12. EXISTING ADA DROP-CURVE RAMP
13. EXISTING CONCRETE PAD W/ TRANSFORMER AND ELECTRICAL GEAR & PANELS
14. EXISTING RAISED CONCRETE PLATFORM
15. EXISTING ELECTRICAL POWER POLE
16. EXISTING BUS STOP STEEL STRUCTURE
17. EXISTING MONUMENT SIGN
18. EXISTING FLAG POLE
19. EXISTING 20" HIGH YARD WALL
20. EXISTING WATER SERVICE HOT BOX
21. EXISTING GAS METER
22. EXISTING STORM GRATE
23. EXISTING FIRE HYDRANT
23. EXISTING BENCH

UTILITY LEGEND:

- UE — UE — UNDERGROUND ELECTRICAL POWER LINE
- WS — WS — WATER LINE
- GAS — GAS — GAS LINE
- SS — SS — STORM DRAIN LINE
- SL — SL — SEWER LINE
- POWER — ELECTRICAL OVERHEAD LINE
- CHAIN-LINKED FENCE

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EXISTING SITE CONDITIONS

DATE:	SCALE:	SHEET:
06-24-2025	1/32" = 1'-0"	DP-06A

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A SOUTH VIEW FACADE AT FRONT PARKING AREA



B SOUTH VIEW FACADE FROM PASEO DE PERALTA



C EAST VIEW FACADE AT SIDE PARKING



D EAST VIEW FACADE AT DRIVEWAY



E NORTH-EAST VIEW FACADE AT CHAIN-LINK GATE



F NORTH VIEW FACADE AT CHAIN LINK GATE DRIVEWAY



G NORTH VIEW FACADE AT PARKING AREA (NORTH)



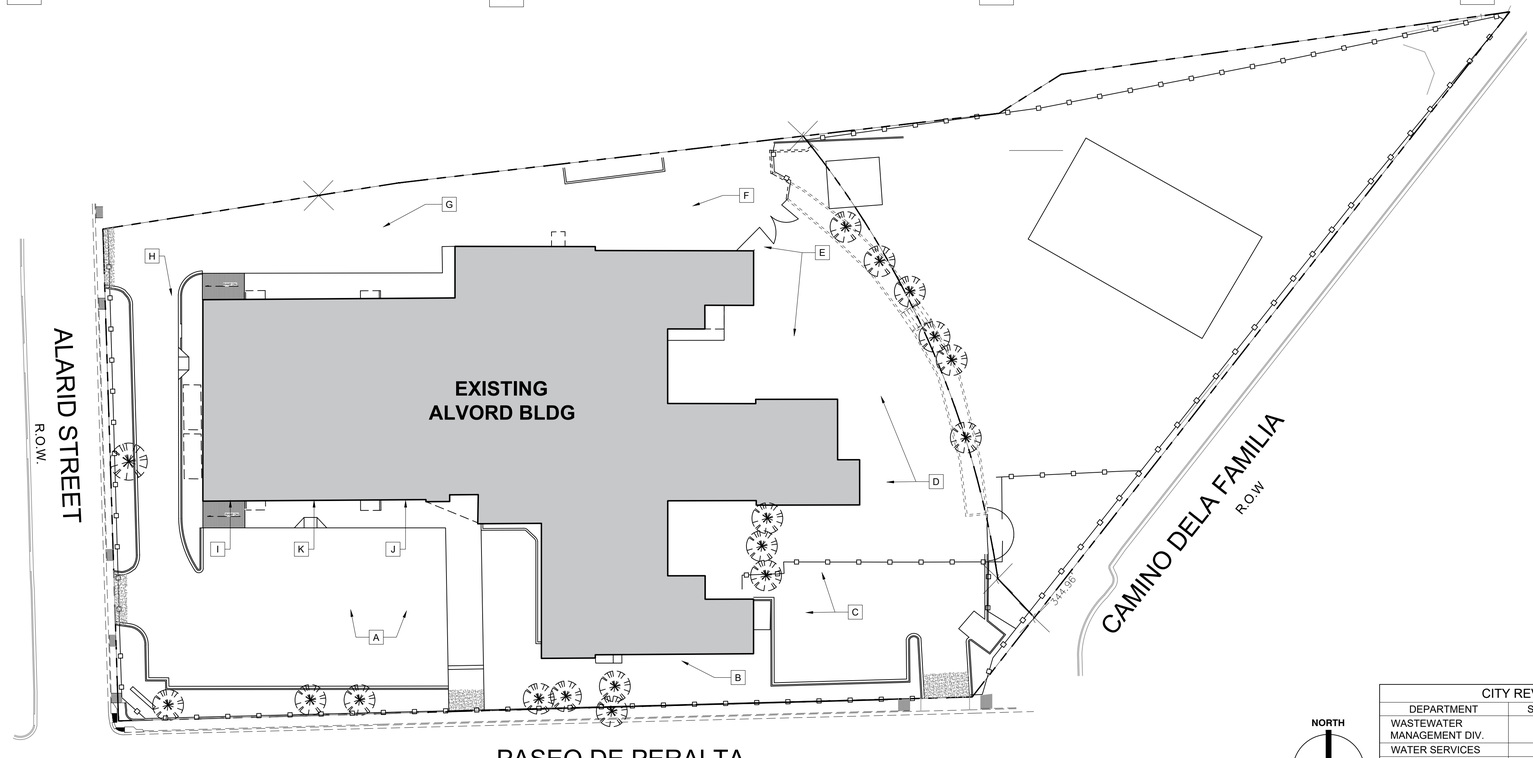
H NORTH WEST VIEW FACADE AT CORNER LEFT GATE



I MURAL WALL 1 AT SOUTH / FRONT PARKING AREA

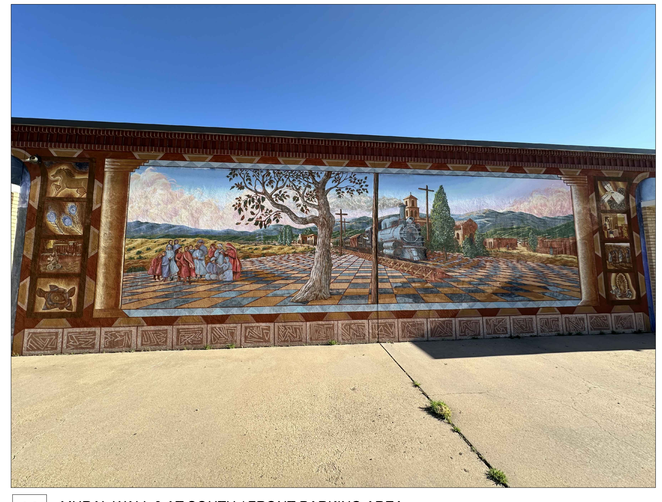


J MURAL WALL 2 AT SOUTH / FRONT PARKING AREA



1 KEY PLAN

1/32" = 1'-0"



K MURAL WALL 3 AT SOUTH / FRONT PARKING AREA

NORTH

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EXISTING SITE CONDITIONS

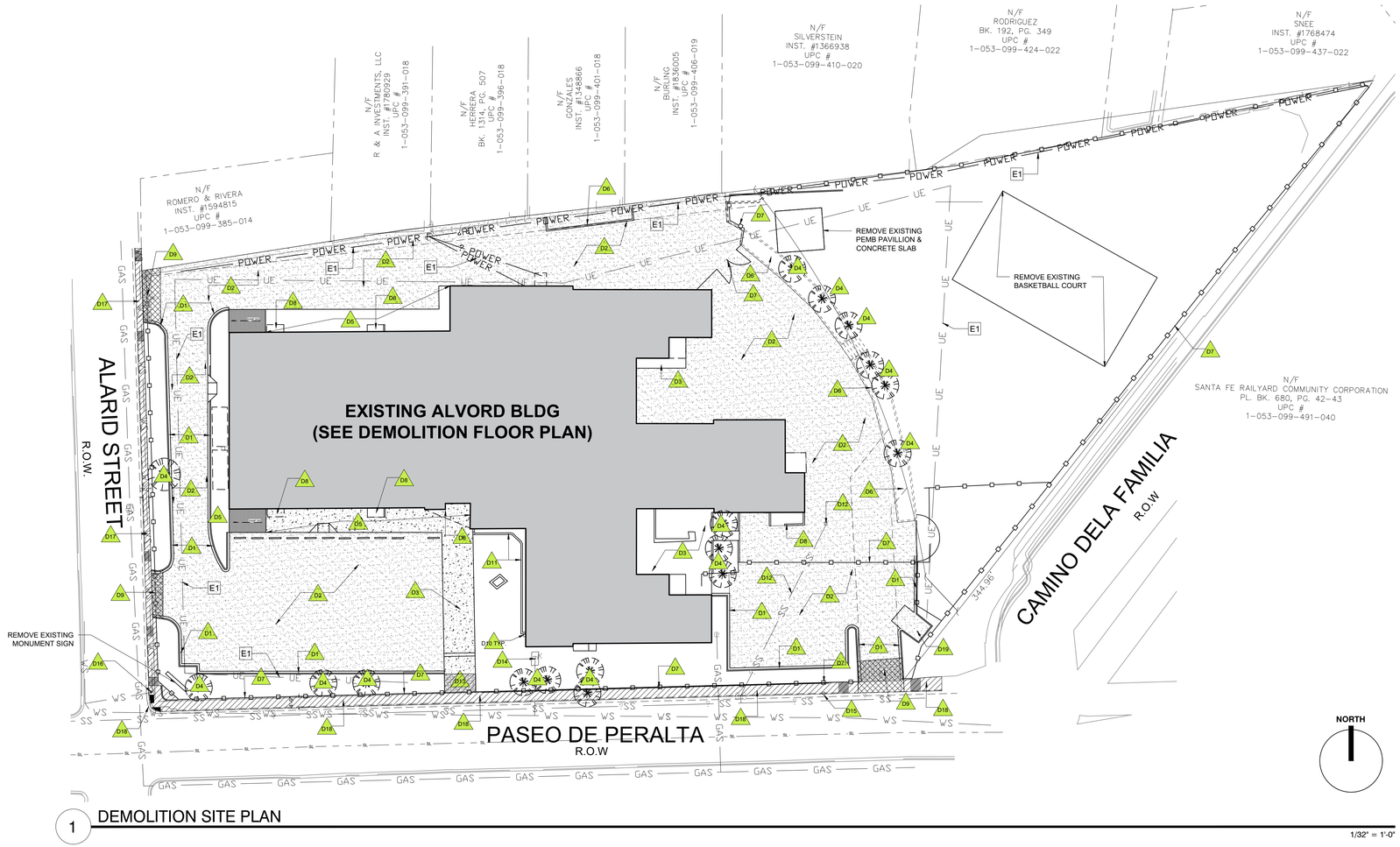
DATE:	SCALE:	SHEET:
06-24-2025	1/32" = 1'-0"	DP-06B

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1 DEMOLITION SITE PLAN

1/32" = 1'-0"

NORTH

KEYED NOTES EXISTING TO REMAIN:

E1 PROTECT EXISTING UTILITIES TO REMAIN, SEE CIVIL DWGS; TYP.

DEMOLITION KEYNOTE:

D1 REMOVE EXISTING CURB AND GUTTER

D2 REMOVE EXISTING ASPHALT PAVING; GROUND PREPARATION FOR NEW PAVING OR LANDSCAPE CONSTRUCTION.

D3 REMOVE EXISTING CONCRETE SLAB; PREP OF NEW PAVING

D4 REMOVE EXISTING PLANTING COMPLETE; SEE LANDSCAPE DWG

D5 REMOVE EXISTING RAISED CONCRETE PLATFORM / SIDEWALK AND RAMP

D6 REMOVE RAILROAD TIE RETAINING WALL AND LANDSCAPE RAISED PLANTERS

D7 MAINTAIN EXISTING CHAIN LINK FENCE AND/OR GATE AS CONSTRUCTION FENCE; REMOVE WHEN PROJECT RECEIVE CO.

D8 REMOVE EXISTING PORTAL WALL AND SUPPORTS

D9 REMOVE EXISTING CONCRETE APRON

D10 REMOVE ALL SURFACE MOUNTED ELECTRICAL FIXTURES AND CONDUIT; TYP.

D11 REMOVE EXISTING PORTAL- 20" HIGH YARD WALL

D12 REMOVE EXISTING STORM GRATE AND PORTION OF EXISTING STORM LINE; SEE UTILITY PLAN (SHEET C3.01 UTILITY PLAN)

D13 REMOVE EXISTING CONCRETE AND CURB GUTTER TO FACILITATE NEW CURB CUT AND CONCRETE APRON (SEE DEVELOPMENT PLAN SHEET DP-03)

D14 REMOVE EXISTING HOT BOX; TYP. (SEE C3.01 UTILITY PLAN)

D15 REMOVE EXISTING SCHOOL ZONE SIGNAL POLE ASSOCIATED FOUNDATION COMPLETE

D16 RELOCATE EXISTING FIRE HYDRANT PER F.M. REQ. (SEE UTILITY PLAN & WP-2)

D17 REMOVE EXISTING 3'-0" WIDE SIDEWALK & CURB AND PREP FOR NEW

D18 REMOVE EXISTING SIDEWALK AND CURB & GUTTER

D19 REMOVE EXISTING DUMPSTER FENCE.

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FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
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CASE # 2024-__

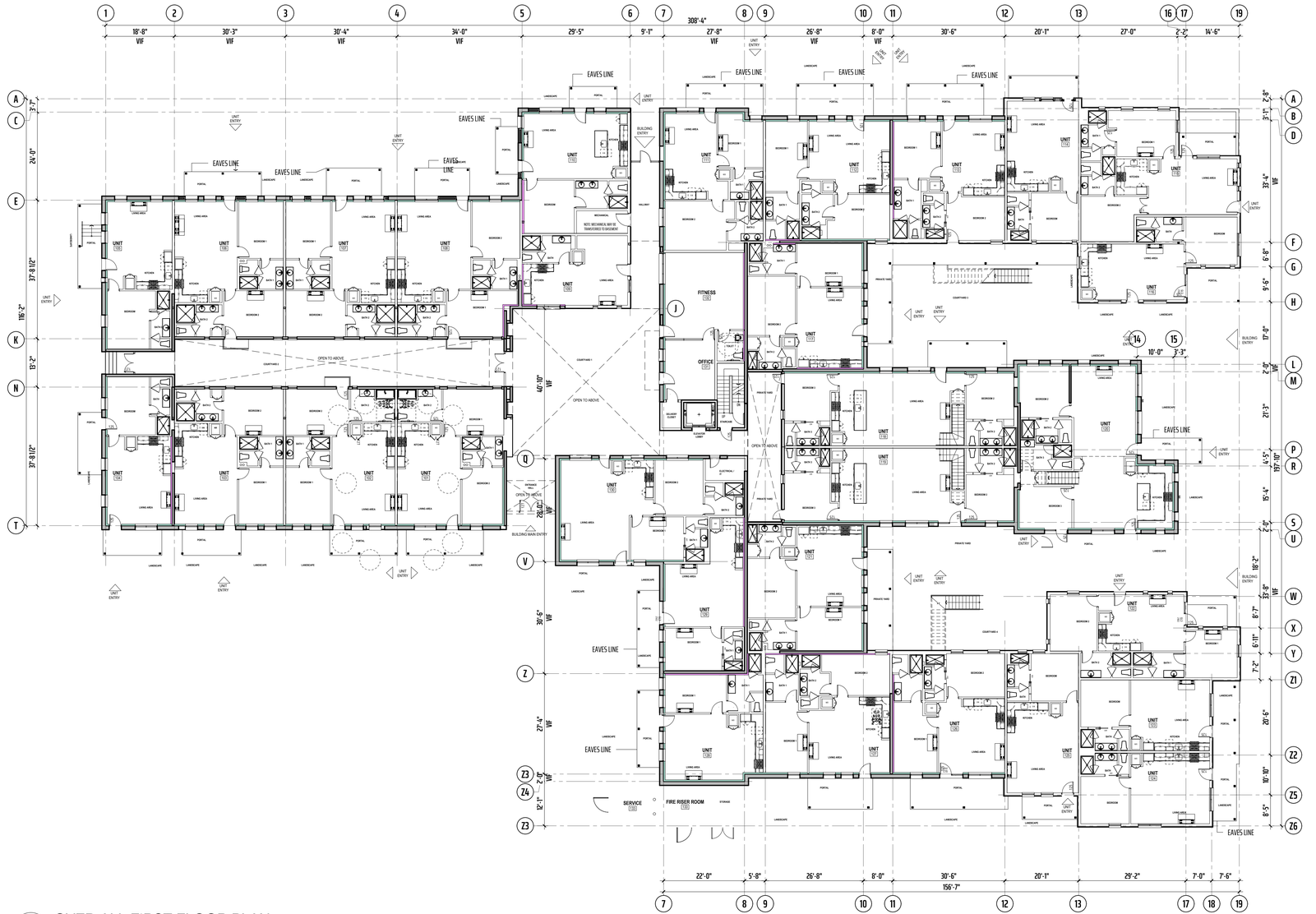
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Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

DEMOLITION SITE PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/32" = 1'-0"	DP-07

DATE: 12/28/2023 10:31:07 AM
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1 OVER-ALL FIRST FLOOR PLAN

1/16" = 1'-0"

DATE: 12/28/2023 10:31:07 AM
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CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2024-__

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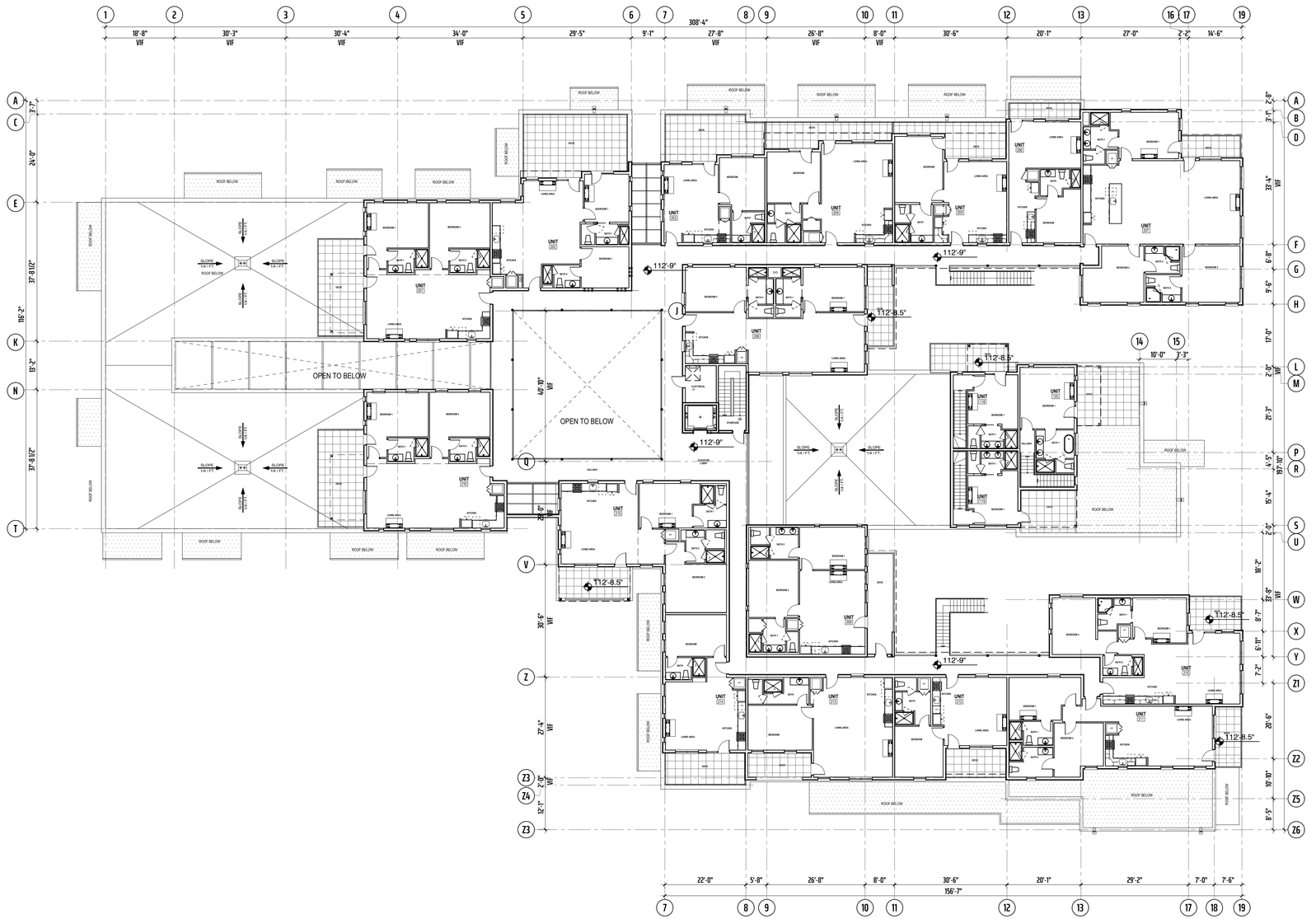
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

OVER ALL FIRST FLOOR PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/16" = 1'-0"	DP-08

REVISIONS	DATE	ENGINEERS SEAL



1 OVER-ALL SECOND FLOOR PLAN

1/16" = 1'-0"

REVISIONS	DATE	ENGINEERS SEAL

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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2024-__

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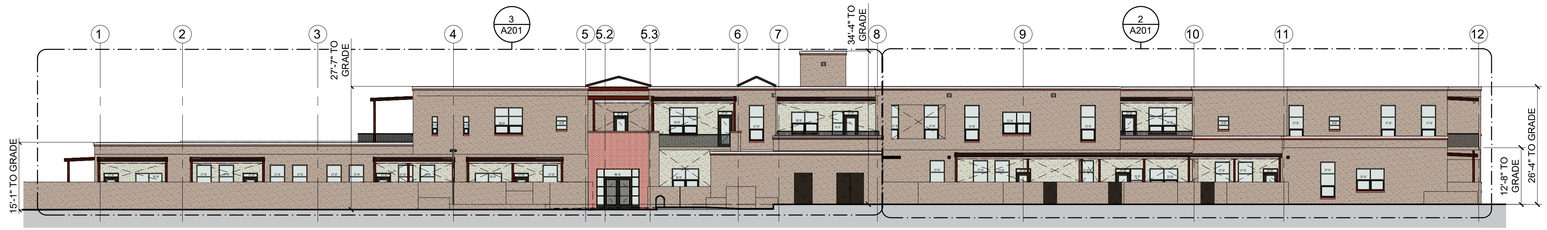
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

OVER-ALL SECOND FLOOR PLAN

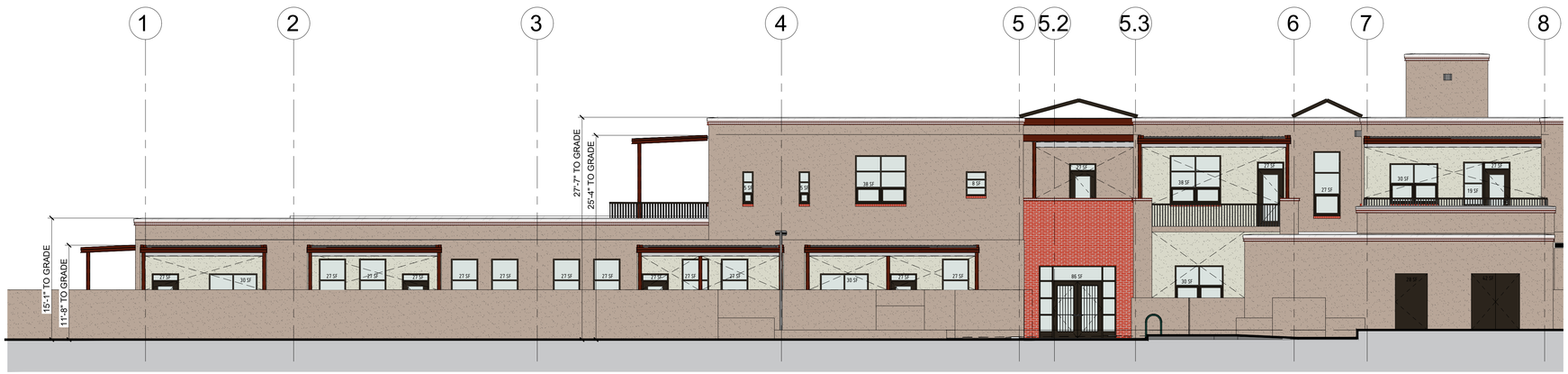
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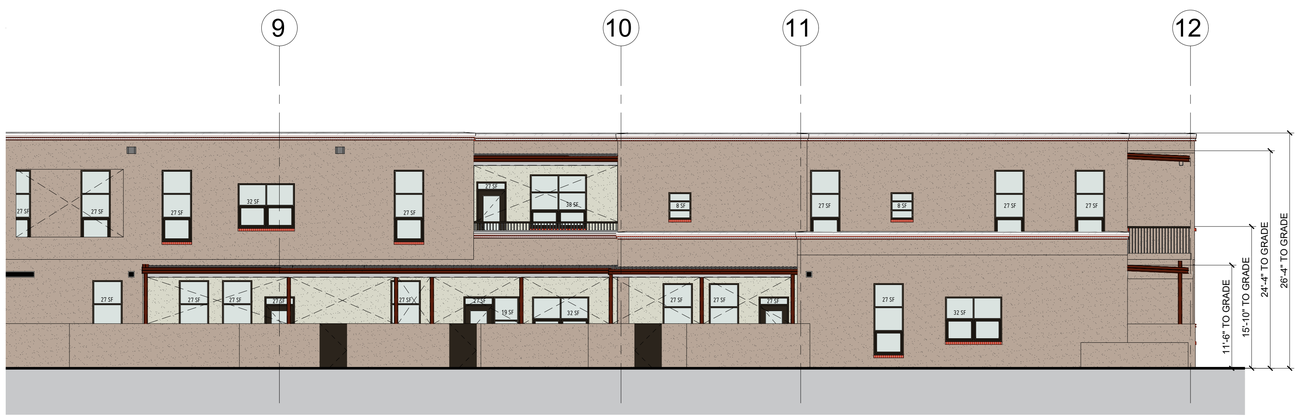
1 OVERALL SOUTH ELEVATION

1/16" = 1'-0"



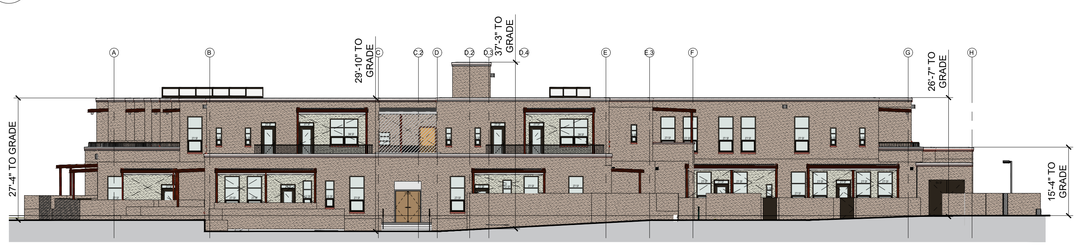
2 PARTIAL SOUTH ELEVATION A

1/8" = 1'-0"



3 PARTIAL SOUTH ELEVATION B

1/8" = 1'-0"



4 OVERALL WEST ELEVATION

1/16" = 1'-0"

CASE # 2024-__

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1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR ELEVATIONS (HEIGHTS)

DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-10

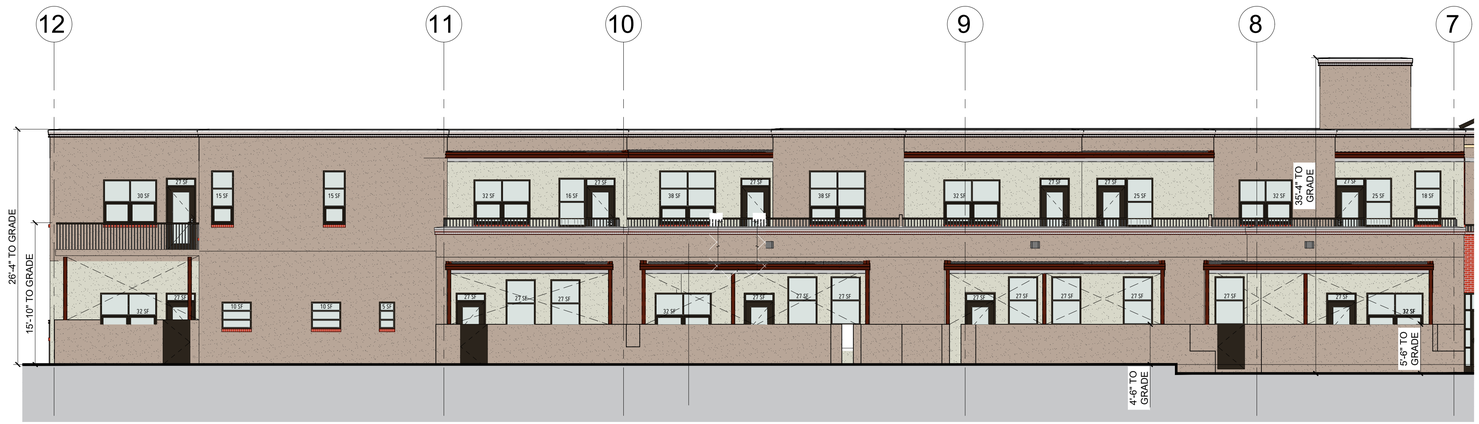
REVISIONS	DATE	ENGINEERS SEAL

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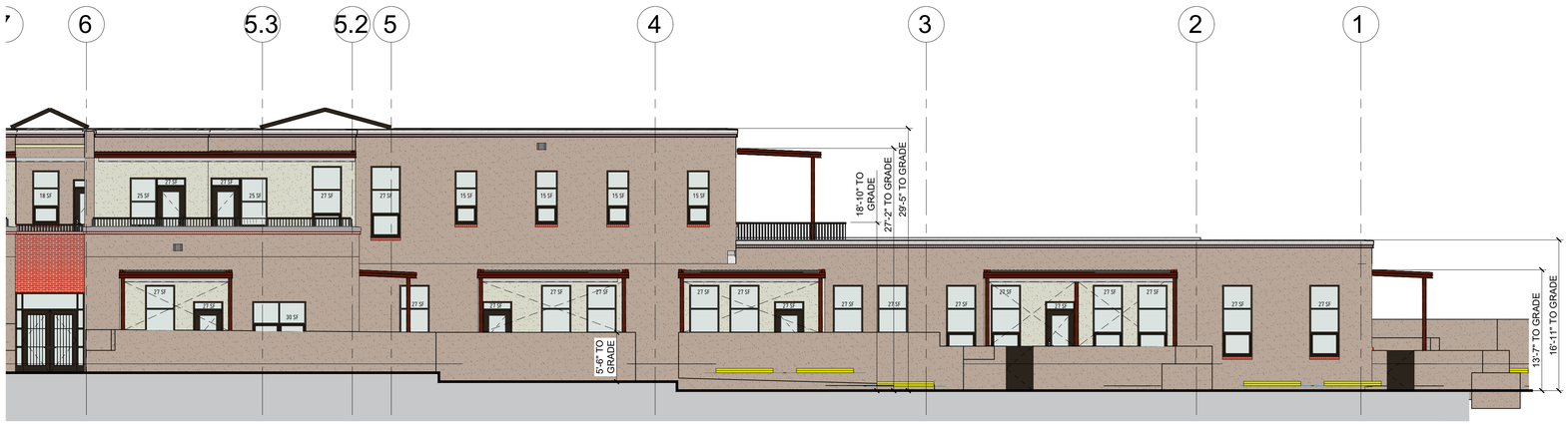
1 OVERALL NORTH ELEVATION

1/16" = 1'-0"



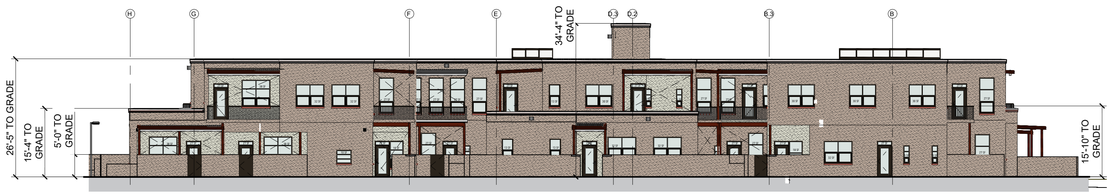
2 PARTIAL NORTH ELEVATION A

1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION B

1/8" = 1'-0"



4 OVERALL EAST ELEVATION

1/16" = 1'-0"

CASE # 2024-__

CITY REVIEW		
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR ELEVATIONS (HEIGHTS)

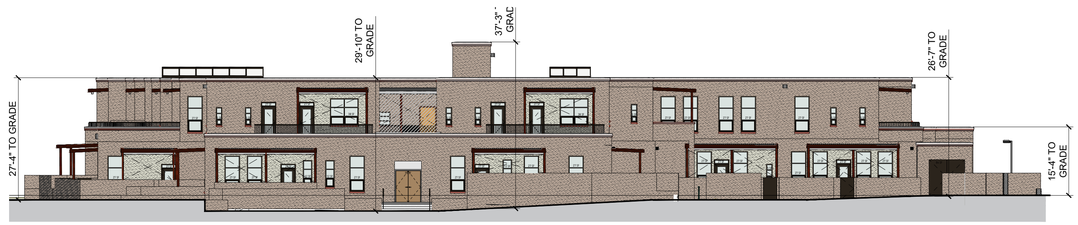
DATE:	SCALE:	SHEET:
06-24-2025	VARIES	DP-11

REVISIONS	DATE	ENGINEERS SEAL

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEETIDP\2023-18_DP-11.dwg



1 OVERALL SOUTH ELEVATION
1/16" = 1'-0"



2 OVERALL WEST ELEVATION
1/16" = 1'-0"



3 OVERALL NORTH ELEVATION
1/16" = 1'-0"



4 OVERALL EAST ELEVATION
1/16" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS

ELEVATIONS		STUCCO FINISHED WALLS			BRICK WALLS	GLASS AREA (WINDOWS & DOORS)	GLASS AREA UNDER PORTAL (WINDOWS & DOORS, SEE NOTE 1)	DOOR, GATE (SEE NOTE 2)	TOTAL AREA OF ELEVATION
		COLOR 1	COLOR 2	TOTAL STUCCO AREA					
SOUTH ELEVATION	SF	4853 SF	709 SF	5562 SF	144 SF	460 SF	887 SF	156 SF	7209 SF
	PERCENTAGE	87% OF TOTAL STUCCO	13% OF TOTAL STUCCO	77%	2%	7%	12%	2%	100%
WEST ELEVATION	SF	3644 SF	390 SF	4034 SF	0 SF	398 SF	510 SF	119 SF	5,061 SF
	PERCENTAGE	90% OF TOTAL STUCCO	10% OF TOTAL STUCCO	80%	0%	8%	10%	2%	100%
NORTH ELEVATION	SF	4472 SF	991 SF	5463 SF	51 SF	715 SF	771 SF	70 SF	7070 SF
	PERCENTAGE	82% OF TOTAL STUCCO	18% OF TOTAL STUCCO	77%	1%	10%	11%	1%	100%
EAST ELEVATION	SF	3295 SF	389 SF	3684 SF	0 SF	528 SF	619 SF	0 SF	4831 SF
	PERCENTAGE	89% OF TOTAL STUCCO	11% OF TOTAL STUCCO	76%	0%	11%	13%	0%	100%
TOTAL	SF	16,264 SF	2479 SF	18,743 SF	165 SF	2101 SF	2787 SF	345 SF	24,171 SF
	PERCENTAGE	87% OF TOTAL STUCCO	13% OF TOTAL STUCCO	78%	1%	8%	12%	1%	100%

NOTES:

1. SQUARE FOOTAGE OF WINDOWS AND DOORS UNDER A PORTAL ROOF (DEPTH THAT IS MORE THAN 6'-0") ARE NOT INCLUDED IN THE GLASS AREA CONSIDERED IN POINT SYSTEM. COLUMN GRAYED OUT.
2. SOLID DOORS WILL BE PAINTED TO MATCH ADJACENT STUCCO COLOR FOR LOW VISIBILITY TO PUBLIC

.\1\1\135 - Entitlement\04 - Development Plan\05_Corrected Submittal\Stucco image.png

.\1\1\135 - Entitlement\04 - Development Plan\05_Corrected Submittal\metal images.png

EXTERIOR MATERIALS LISTED:

1. STUCCO: La Habra Stucco (colors listed):
   a. *Candlelight*
   b. *Moroccan Sand*
2. RED BRICK
3. PORTAL STRUCTURE : Rusted Steel
4. WINDOWS FRAME AND EXPOSED STEEL ELEMENTS: Dark Bronze

ENGINEERS SEAL

DATE

REVISIONS

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SUBDIVISION ENGINEER		

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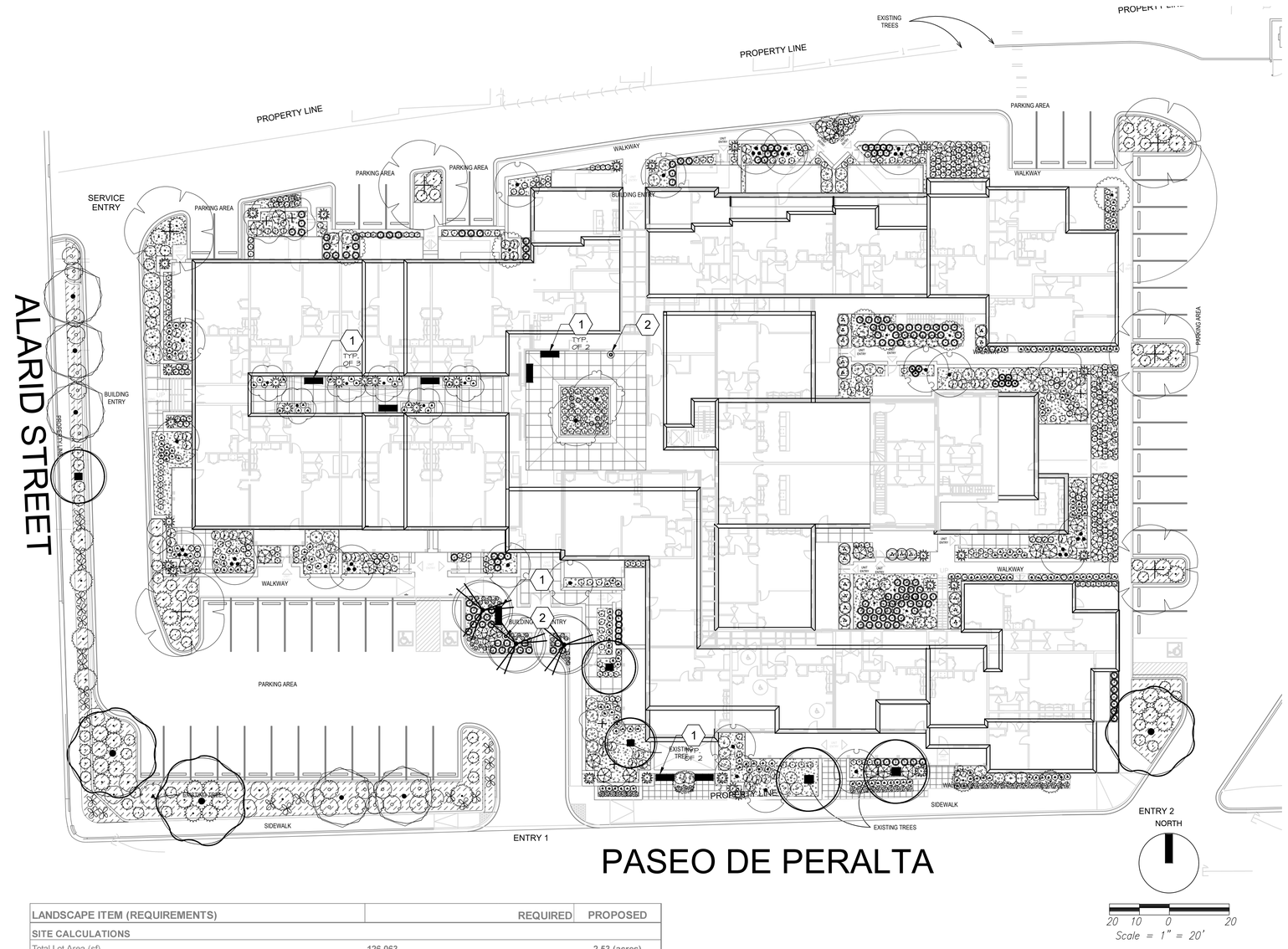
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

EXTERIOR ELEVATIONS (MATERIALS)

DATE:	SCALE:	SHEET:
06-24-2025	1/16" - 1'-0"	DP-12

DATE: 12/28/2023 10:31:07 AM
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PASEO DE PERALTA

LANDSCAPE ITEM (REQUIREMENTS)		REQUIRED	PROPOSED
SITE CALCULATIONS			
Total Lot Area (sf)	126,063		2.53 (acres)
Gross Covered Area (sf)	39,348		0.4 (acres)
Net Site Area (sf)	86,715		2.18 (acres)
OPEN SPACE			
Lot Coverage Maximum of 60% (sf)	V x 0.6	75,638	0
Total Open Space Minimum 25% of Total Lot Area (sf)	V x 0.25	31,516	0
OPEN SPACE - TREES			
Minimum of one (1) tree per five hundred (500) sf of required open space	Trees (31,516 sf/500 sf)	64	72
All required deciduous trees shall be two (2) inch caliper minimum	Requirement Met	64	64
Minimum 25% Evergreen	74 x 0.25%	12	12
All required Evergreen Trees shall be a minimum of six (6) feet in height	Requirement Met	12	12
OPEN SPACE - SHRUBS			
Minimum of two (2) shrubs per five hundred (500) sf of required open space	Shrubs (31,516sf/500 sf) x 2	127	1,080
Total Required Shrubs/5 Gal	Requirement Met	127	348
Minimum 25% Evergreen	(117) x 0.25%	32	23
STREET TREE REQUIREMENT			
Minmum of one (1) tree per 30 lf	Trees (600 lf frontage/30 lf)	20	23
50% of new street trees shall be Evergreen	(11 x 0.5) Requirement Met	10	10
All required Evergreen Trees shall be a minimum of six (6) feet in height	Requirement Met	10	10
Total Shrubs in R.O.W.		0	0
Shrubs Evergreen in R.O.W.		0	0
PARKING LOT LANDSCAPE REQUIREMENTS			
Minimum of 10 sf of Landscape Area per Parking Space	49 Spaces x 10 sf = 490 sf	490	2900
One Tree per 90 sf of Landscape Area	490 sf/90 sf	6	11

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
5	DUMOR 160-60 BENCH 160 WITH CAST IRON LEGS AND STEEL SEAT. 72IN. LENGTH. CENTER ARMREST OPTION AND 96IN. LENGTH OPTION AVAILABLE, UPON REQUEST. FRAME: GREY TEXTURED GLOSS
6	DUMOR 286-32-SH 32GAL STEEL RECEPTACLE WITH SHIELD. SIDE DOOR EMPTYING. 10IN. OPENING. RECEPTACLE: GREY TEXTURED GLOSS

SYMBOL	DESCRIPTION
	6" DEPTH 3/8" CRUSHER FINES IN LANDSCAPE. COLOR: BUILDOLOGY BROWN OR APPROVED EQUAL AVAILABLE FROM BUILDOLOGY.
	3/4" ANGULAR CRUSHED GRAVEL OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. COLOR: SOUTHWEST BROWN OR EQUAL. AVAILABLE AT TORO ROCK PRODUCTS.
	3"-8" COBBLESTONE OVER DEWITT PRO OR APPROVED EQUIVALENT NON-WOVEN 3 OZ WEED BARRIER FABRIC. 8" COLOR: MESILLA VALLEY COBBLE. AVAILABLE FROM TORO ROCK PRODUCTS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AN	ACER GRANDIDENTATUM 'JFS-NUMEX 3' / MESA GLOW® BIGTOOTH MAPLE
	CER OCC	CERCIS OCCIDENTALIS / WESTERN REDBUD
	CRA AMB	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN
	FOR NEM	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET
	FC	FRAXINUS CUSPIDATA / FRAGRANT ASH
	MAL IND	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE
	MAL SPI	MALUS X 'PINK SPIRES' / PINK SPIRES CRABAPPLE
	MAL RAD	MALUS X 'RADIANT' / RADIANT CRABAPPLE
	PIN CPG	PINUS HELDREICHII 'COMPACT GEM' / COMPACT GEM BOSNIAN PINE
	POP WIS	POPULUS DELTOIDES WISLIZENI / RIO GRANDE COTTONWOOD
	QUE GR2	QUERCUS GRAVESII / CHISOS RED OAK
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AGA NAM	AGAVE PARRYI NEOMEXICANA / NEW MEXICO AGAVE
	BN	BUDDLEJA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH
	CAL INV	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW
	CRB	CENTRANTHUS RUBER / RED VALERIAN
	CER PLU	CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO
	CM	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH
	CI	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD
	ERI LAR	ERICAMERIA LARICIFOLIA 'AGUIRRE' / AGUIRRE TURPENTINE BUSH
	ERI JAM	ERIOGONUM JAMESII / JAMES' BUCKWHEAT
	GR	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
	HB	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA
	JA	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER
	MM	MAHONIA REPENS 'MONRAS' / DARKSTAR® CREEPING OREGON GRAPE
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS
	PG	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	RF	ROSA X 'NOA97400A' / FLOWER CARPET® AMBER ROSE
	RIX	ROSA X 'RADSUN' / CAREFREE SUNSHINE SHRUB ROSE
	RGO	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE
	YUC FIL	YUCCA FILAMENTOSA / ADAM'S NEEDLE

EXISTING TREE SYMBOL	TYPE/SPECIMEN
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501

Current Status:
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#	#		#	
#	#		#	

Drawn by: SM
Checked by: WF
Date: 7/2024
Sheet Title:
LANDSCAPE PLANTING PLAN
Job Number: 2023-18
Sheet No.
LP-101

PLOT DATE: 8/19/2024 4:34:23 PM
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PLANT SCHEDULE

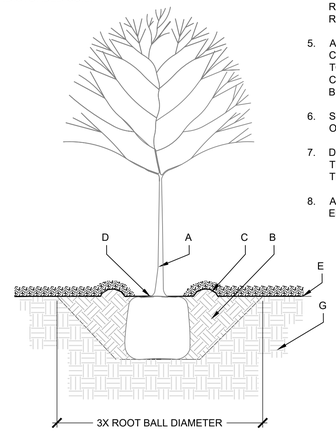
SYMBOL	CODE	BOTANICAL / COMMON NAME	HT.XSPREAD	CALIPER	QTY
TREES					
	AN	ACER GRANDIDENTATUM 'JFS-NUMEX 3' / MESA GLOW® BIGTOOTH MAPLE	25' X 20'	2" CAL.	2
	CER OCC	CERCIS OCCIDENTALIS / WESTERN REDBUD	12' X 12'	2" CAL.	6
	CRA AMB	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	20' X 15'	2" CAL.	13
	FOR NEM	FORESTIERA NEOMEXICANA / NEW MEXICO PRIVET	12' X 8'	2" CAL.	6
	FC	FRAXINUS CUSPIDATA / FRAGRANT ASH	20' X 20'	2" CAL.	5
	MAL IND	MALUS X 'INDIAN MAGIC' / INDIAN MAGIC CRABAPPLE	15'X15'	2" CAL.	8
	MAL SPI	MALUS X 'PINK SPIRES' / PINK SPIRES CRABAPPLE	15'X12'	2" CAL.	5
	MAL RAD	MALUS X 'RADIANT' / RADIANT CRABAPPLE	20' X 15'	2" CAL.	6
	PIN CPG	PINUS HELDREICHII 'COMPACT GEM' / COMPACT GEM BOSNIAN PINE	12' X 8'	2" CAL.	9
	POP WIS	POPULUS DELTOIDES WISLIZENI / RIO GRANDE COTTONWOOD	50'X40'	2" CAL.	3
	QUE GR2	QUERCUS GRAVESII / CHISOS RED OAK	20'X20'	2" CAL.	3
	ULM CAR	ULMUS X 'FRONTIER' / FRONTIER ELM	40' X 30'	2" CAL.	6

SYMBOL	CODE	BOTANICAL / COMMON NAME	HT.XSPREAD	SIZE	QTY
SHRUBS					
	AGA NAM	AGAVE PARRYI NEOMEXICANA / NEW MEXICO AGAVE	2' X 2'	5 GAL	6
	BN	BUDDLEJA DAVIDII 'NANHO BLUE' / NANHO BLUE BUTTERFLY BUSH	4' X 5'	5 GAL	24
	CAL INV	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	2' X 1'	4" POT	36
	CRB	CENTRANTHUS RUBER / RED VALERIAN	2' X 3'	1 GAL.	52
	CER PLU	CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO	1' X 2'	4" POT	40
	CM	CHAMAEBATIARIA MILLEFOLIUM / FERNBUSH	4' X 5'	5 GAL.	12
	CI	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	4' X 4'	5 GAL	19
	ERI LAR	ERICAMERIA LARICIFOLIA 'AGUIRRE' / AGUIRRE TURPENTINE BUSH	3' X 3'	1 GAL.	46
	ERI JAM	ERIOGONUM JAMESII / JAMES' BUCKWHEAT	1' X 2'	1 GAL.	35
	GR	GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL	2' X 2'	1 GAL.	93
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	3' X 2'	5 GAL	160
	HB	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	4' X 4'	5 GAL.	23
	JA	JUNIPERUS SABINA 'ARCADIA' / ARCADIA JUNIPER	2' X 5'	5 GAL	31
	MM	MAHONIA REPENS 'MONRAS' / DARKSTAR® CREEPING OREGON GRAPE	2' X 3'	1 GAL.	148
	MUH RIG	MUHLENBERGIA RIGENS / DEER GRASS	2' X 2'	1 GAL.	200
	PG	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL	2' X 3'	1 GAL.	22
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3' X 5'	5 GAL.	18
	RF	ROSA X 'NOA97400A' / FLOWER CARPET® AMBER ROSE	2' X 5'	5 GAL.	15
	RIX	ROSA X 'RADSUN' / CAREFREE SUNSHINE SHRUB ROSE	4' X 4'	5 GAL	40
	RGO	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / GOLDSTURM CONEFLOWER	2' X 2'	1 GAL.	56
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT MEADOW SAGE	2' X 3'	1 GAL.	56
	YUC FIL	YUCCA FILAMENTOSA / ADAM'S NEEDLE	3' X 3'	5 GAL.	31

SYMBOL	TYPE/SPECIMEN
EXISTING TREE	
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE

CONSTRUCTION NOTES:

A. TREE.
B. BACKFILL WITH EXISTING SOIL.
C. 4" DEPTH OF MULCH PER PLANS.
D. 4" SPACE BETWEEN MULCH AND TREE.
E. FINISH GRADE.
F. SLOPE ON SIDES OF PLANTING HOLE.
G. UNDISTURBED SOIL.



GENERAL NOTES:

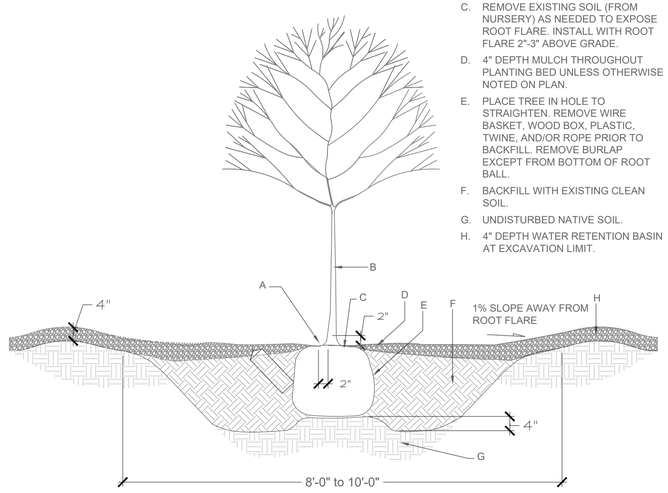
1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
4. PRIOR TO BACKFILLING, REMOVE BURLAP, ROPE, TWINE, AND WIRE FROM ENTIRE ROOT BALL AND FROM PLANTING HOLE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

A TREE PLANTING, BALL & BURLAP

NOT TO SCALE

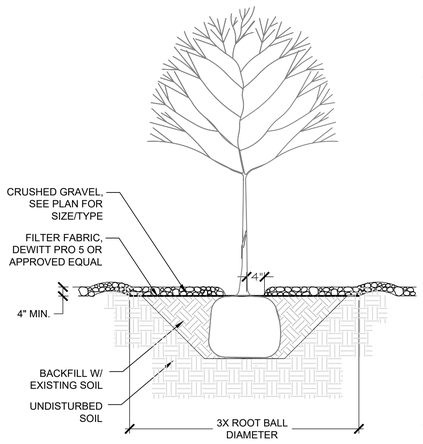
CONSTRUCTION NOTES:

A. MULCH SHALL BE HELD BACK 2" FROM TREE TRUNK.
B. TREE LOCATION AND SPECIES AS PER PLAN.
C. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"-3" ABOVE GRADE.
D. 4" DEPTH MULCH THROUGHOUT PLANTING BED UNLESS OTHERWISE NOTED ON PLAN.
E. PLACE TREE IN HOLE TO STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
F. BACKFILL WITH EXISTING CLEAN SOIL.
G. UNDISTURBED NATIVE SOIL.
H. 4" DEPTH WATER RETENTION BASIN AT EXCAVATION LIMIT.



B ISOLATED TREE PLANTING

NOT TO SCALE

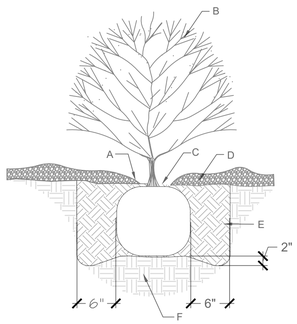


GENERAL NOTES:

1. KEEP SOIL BELOW ROOT BALL UNDISTURBED TO PREVENT TREE FROM SETTLING.
2. REMOVE ANY EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE (WHERE TOP MOST ROOT EMERGES FROM THE TRUNK). PLANT WITH ROOT FLARE LEVEL TO FINISH GRADE (OR 1"-2" HIGHER IN SLOWLY DRAINING SOIL).
3. REMOVE CONTAINER AND CUT ANY ROOTS THAT ARE CIRCLING THE CONTAINER.
4. TAMP SOIL FIRMLY AROUND BASE OF ROOT BALL WITH FOOT PRESSURE.
5. AT TIME OF PLANTING, ONLY PRUNE CO-DOMINANT LEADERS (DOES NOT APPLY TO MULTI-TRUNK SPECIMENS), CROSSOVER LIMBS, AND DEAD OR BROKEN BRANCHES.
6. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. DO NOT PLACE MULCH IN CONTACT WITH TREE, KEEP AT LEAST 4" AWAY FROM TRUNK.
8. AFTER PLANTING, THOROUGHLY WATER TO ELIMINATE AIR POCKETS.

C TREE PLANTING IN GRAVEL

NOT TO SCALE



CONSTRUCTION NOTES:

A. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S).
B. SHRUB LOCATION AND SPECIES AS PER PLAN
C. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUB-GRADE (BOTTOM OF MULCH).
D. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED.
E. BACKFILL WITH EXISTING SOIL.
F. UNDISTURBED NATIVE SOIL.

D ISOLATED SHRUB PLANTING

NOT TO SCALE

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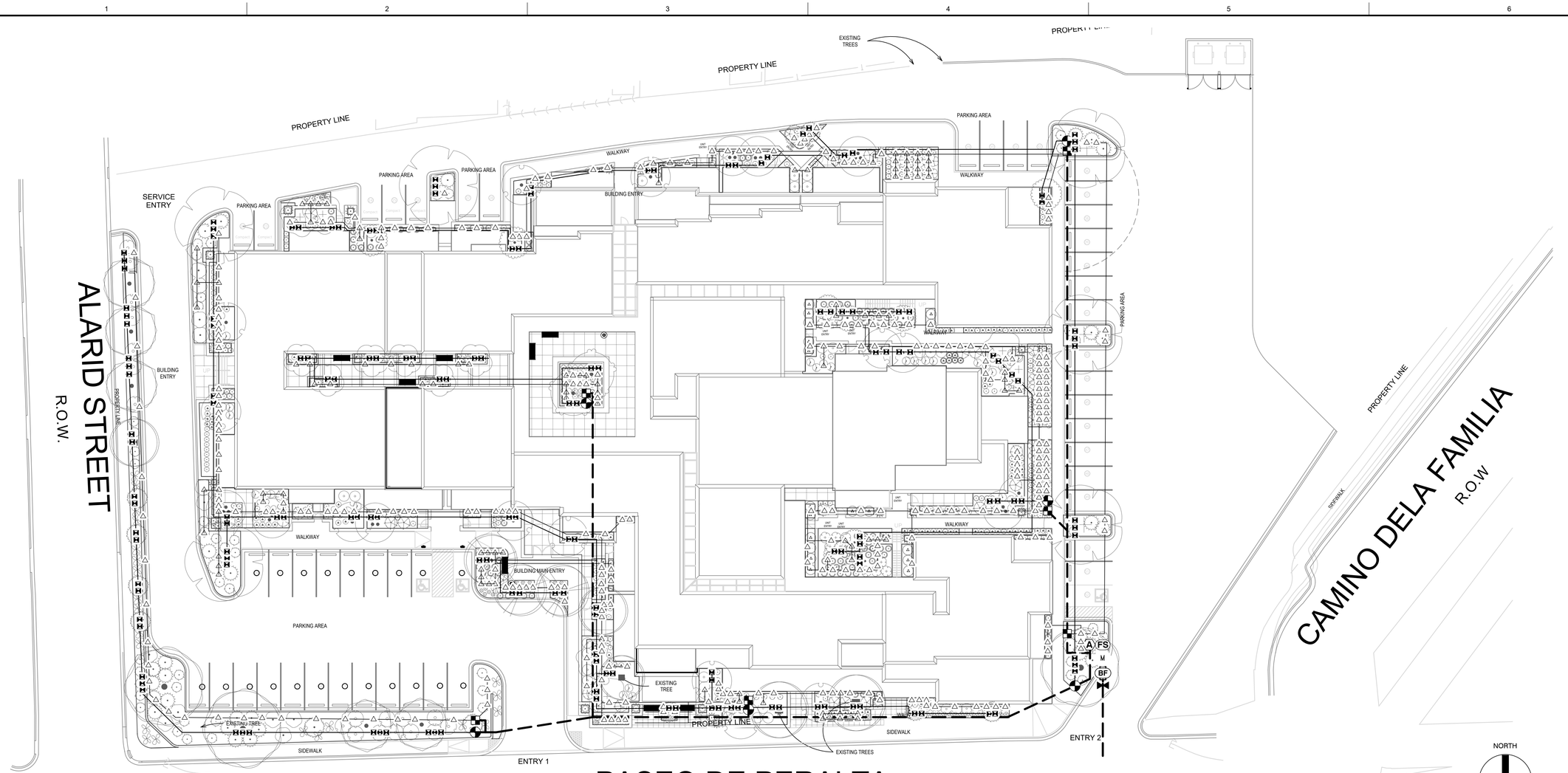
INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501

Current Status:
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Checked by: WF
Date: 7/2024
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Job Number: 2023-18
Sheet No.
LP- 501

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PASEO DE PERALTA

IRRIGATION SCHEDULE

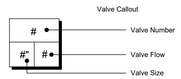
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
1401 1402 1404 1408	BUBBLER ASSEMBLY 1401 RAIN BIRD 1400 SERIES FULL CIRCLE BUBBLER, 1/2" FIPT. PROVIDE THREE (3) 0.50 GPM BUBBLER PER TREE. INSTALL PER DETAIL E/LI-502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	DRIP CONTROL KIT RAIN BIRD XCZ-100-PRB-COM. WIDE FLOW KIT. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.36PM TO 206PM. INSTALL PER DETAIL F/LI-502
0.5 1.0 2.0	SHRUB DRIP - RAINBIRD EMT-6XERI PROVIDE AND INSTALL MULTI OUTLET EMISSION DEVICE AND XERI-BUG EMITTERS XB-20, 2.0 GPH EMITTER. PROVIDE (2) PER PLANT. PROVIDE DRAIN CHECK VALVE. SEE DETAIL G/LI-502.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	VALVE ASSEMBLY RAINBIRD PGA-PRS-D- GLOBE. 1", 1-1/2", 2" PER PLAN ELECTRIC REMOTE CONTROL VALVE, GLOBE. INSTALL PER DETAIL B/LI-502
	ISOLATION VALVE ASSEMBLY SPEARS OR EQUAL SCH. 80 PVC BALL VALVE WITH UNIONS. SIZE TO MAIN LINE. SEE DETAIL C/LI-502.
M	BRASS MASTER VALVE ASSEMBLY 2" RAIN BIRD EFB-CP. CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. INSTALL PER DETAIL D/LI-502

A	AIR RELEIF VALVE ASSEMBLY CRISPIN UNIVERSAL AIR RELIEF VALVE, SIZE 1". FIELD LOCATE AT HIGH POINT OF MAINLINE. SEE DETAIL F/LI-501.
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY IN HOT BOX MODEL #HB2, W/ HEAT TAPE. MFR. HUBBELL POWER SYSTEMS. ELECTRICAL CONNECTIONS REQUIRED BY GENERAL CONTRACTOR. INSTALL PER DETAIL G/LI-501. AND MFR. SPECS.
FS	FLOW SENSOR RAIN BIRD FS-100-B 1" FLOW SENSOR. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2 GPM TO 40 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE. INSTALL PER MANUFACTURERS SPECIFICATION IN VALVE BOX WITH DRAINAGE
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40

Valve Callout



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Current Status:
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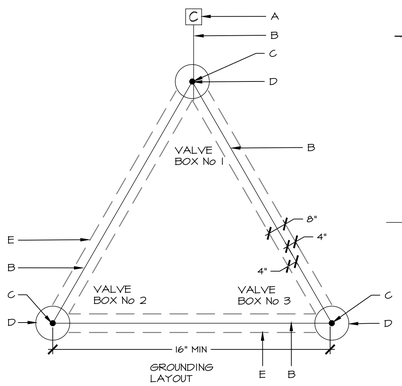
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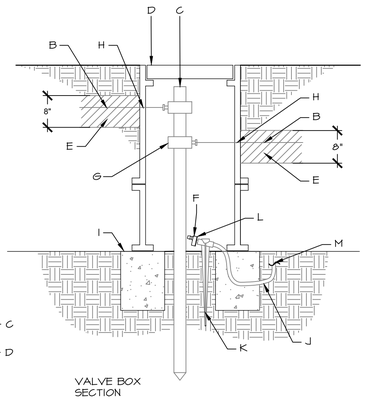
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Checked by: RO
Date: 7/2024
Sheet Title: IRRIGATION PLAN

Job Number: 2023-18
Sheet No.
LI-101

PLOT DATE: 8/12/2024 4:34:39 PM
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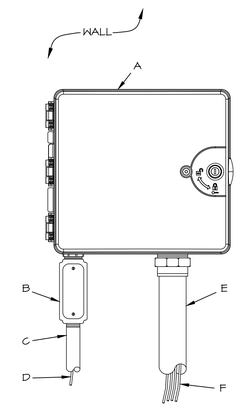


CONSTRUCTION NOTES:

A. IRRIGATION CONTROLLER, SEE IRRIGATION LEGEND.
B. #10 AWG WIRE FROM IRRIGATION CONTROLLER TO GROUND ROD CLAMP. WIRE SHALL BE INSTALLED STRAIGHT AND TAUT.
C. 8' LENGTH GROUND ROD, QUANTITY AS REQUIRED TO ACHIEVE MAX 10 OHMS RESISTANCE (MIN 3 RODS AT EACH CONTROLLER). PLACE RODS A MINIMUM OF 16' FROM ONE ANOTHER AND A MIN. 12' FROM CONTROLLER. (OPTION: REPLACE GROUNDING RODS W/ 1 EA. 1/8" X 12" X 18" COPPER, BURIED @ 12" DEPTH. SOLDER #6 BARE COPPER WIRE TO PLATE).
D. 7" DIAMETER x 9" DEEP CARSON 700 SERIES VALVE BOX WITH COVER. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
E. 8" DEPTH COMPACTED (90% MODIFIED PROCTOR DENSITY MIN.) PLANTING SOIL MIXTURE (4" DEPTH ABOVE AND 4" DEPTH BELOW GROUND WIRE).
F. DRIP EMITTER. (ONE 5 GPH DRIP EMITTER AT EACH GROUNDING ROD)
G. GROUND ROD CLAMP
H. DRILL A SMALL OPENING IN VALVE BOX TO MAINTAIN WIRE TAUTNESS.
I. 8"x8"x16" SOLID CMU BLOCK, 2 PER BOX.
J. 1/4-INCH VINYL DISTRIBUTION TUBING; RAIN BIRD DT-025
K. 1/4-INCH TUBING STAKE; RAIN BIRD TS-025
L. DIFFUSER BUG CAP; RAIN BIRD DBC-025
M. TO MULTI OUTLET EMISSION DEVICE SEE DETAIL B/14-24

A GROUNDING DETAIL WITH DRIP EMITTER

NOT TO SCALE



NOTES:
1. ESP-LXME CONTROLLER IS AVAILABLE IN 8- OR 12-STATION BASE MODELS. ADDITIONAL MODULES IN 4-, 8- AND 12-STATION VERSIONS MAY BE ADDED TO BRING THE CONTROLLER UP TO 48 STATIONS MAXIMUM.
2. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
3. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
4. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

CONSTRUCTION NOTES:

A. IRRIGATION CONTROLLER, RAIN BIRD ESP-LXME CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
B. JUNCTION BOX
C. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
D. POWER SUPPLY WIRE
E. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
F. WIRES TO REMOTE CONTROL VALVES

B CONTROLLER - WALL MOUNT

NOT TO SCALE

CONSTRUCTION NOTES:

A. MAINLINE PIPING- SEE PLAN FOR SIZE AND TYPE.
B. 24V DIRECT BURY ELECTRICAL WIRES, MIN 24" DEPTH OF BURY (WIRES CARRYING MORE THAN 30 VOLTS).
C. LATERAL PIPING- SEE PLAN FOR SIZE AND TYPE.
D. WARNING TAPE- 3" WIDE "IRRIGATION".

GENERAL NOTES:

1. BACKFILLL MAINLINE AND LATERAL LINE TRENCHES WITH CLEAN FILL, NO ROCKS LARGER THAN 1" DIAMETER.

C PIPE & WIRE DEPTH OF BURY

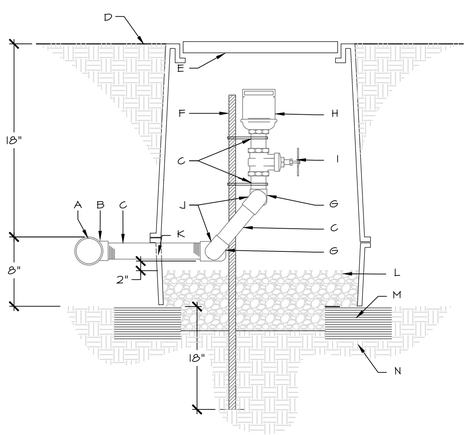
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D IRRIGATION SLEEVING

NOT TO SCALE

E MANUAL DRAIN

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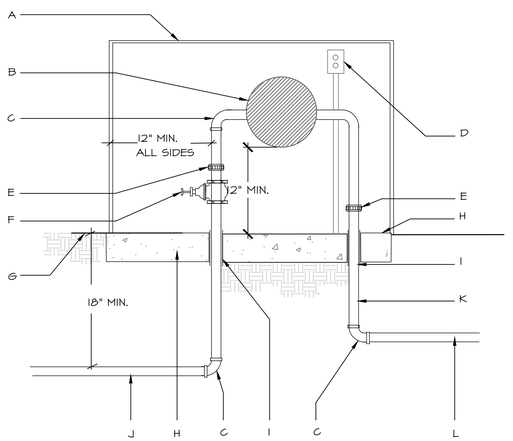


CONSTRUCTION NOTES:

A. IRRIGATION MAINLINE.
B. IRRIGATION MAINLINE TEE.
C. SCH 80 PVC NIPPLE.
D. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
E. CARSON, OR APPROVED EQUAL, 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
F. TEE POST (MINIMUM 18" DEPTH INTO GRADE), SECURED TO IRRIGATION COMPONENTS WITH MINIMUM 17 GA. GALVANIZED WIRE.
G. SCH 40 PVC ELL.
H. AIR RELEASE VALVE (SEE IRRIGATION LEGEND).
I. BRASS GATE VALVE.
J. SCH 40 PVC ST. ELL.
K. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
L. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
M. 8"X8"X16" SOLID CMU BLOCK (FOUR PER VALVE BOX).
N. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF VALVE BOX.
2. AIR RELIEF VALVE SHALL BE INSTALLED DOWNSTREAM OF THE MASTERVALVE AT HIGHPOINT OF MAINLINE AND AT HIGH POINT OF LATERAL LINES FOR ALL DRIP ZONES.



A. HOT BOX ENCLOSURE (SEE IRRIGATION LEGEND). INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060 CLASS 1.
B. REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER (SEE IRRIGATION LEGEND).
C. TYPE K HARD DRAWN COPPER FITTINGS.
D. ELECTRICAL OUTLET FOR HEAT SOURCE. LOCATE HIGHER THAN DRAIN VENT OF THE RP.
E. UNION, 4" ABOVE GRADE, MIN.
F. BRASS BALL VALVE.
G. FINISH GRADE.
H. 4000 PSI CONCRETE PAD, 4" DEPTH, SLOPED 1% TO DRAIN.
I. PIPE SHALL BE SLEEVED THROUGH CONCRETE PAD WITH SCH 40 PVC.
J. SERVICE LINE.
K. TYPE K COPPER PIPING.
L. MAIN LINE.

NOTE: ALL ASSEMBLIES SHOULD BE ACCESSIBLE FOR PERIODIC TESTING AND MAINTENANCE AS ESTABLISHED BY LOCAL CODES. SUGGESTED 16" MINIMUM CLEARANCE FROM TESTCOCK SIDE OF ASSEMBLY AND 12" MINIMUM CLEARANCE FROM VALVE BODY.

INSULATE (R-25 MIN.) FROM FREEZING MUST COMPLY WITH ASSE 1060-CLASS 1. PROVIDE 2" CLEARANCE BETWEEN VALVE BOXES AND PVC OR COPPER PIPING.

F AIR RELEASE VALVE

NOT TO SCALE

G REDUCED FLOW BACKFLOW PREVENTER

NOT TO SCALE

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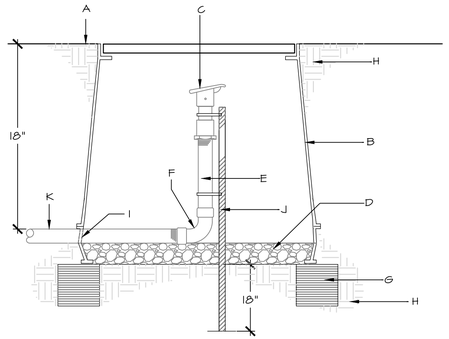
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Job Number: 2023-18

Sheet No.
LI- 501

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CONSTRUCTION NOTES:

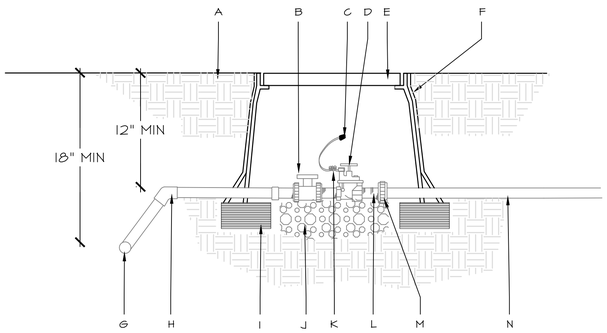
A. FINISH GRADE (FLUSH WITH VALVE BOX IN TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. RAINBIRD 33 DRC QUICK COUPLER VALVE.(OR APPROVED EQUAL).
D. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
E. 12" SCH 80 PVC RISER.
F. SCHEDULE 40 PVC ELL SXT.
G. 8" X 8" X 16" SOLID CMU BLOCK
H. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
I. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
J. TEE POST (MINIMUM 18' DEPTH INTO GRADE), SECURED TO IRRIGATION COMPONENTS WITH MINIMUM 17 GA. GALVANIZED WIRE.
K. IRRIGATION MAINLINE.

GENERAL NOTES:

1. INSTALL AN 8" X 8" X 16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
2. INSTALL 1" DIAMETER WASHED ROCK TO THE BOTTOM OF THE INCOMING MAINLINE PIPE.
3. INSTALL A BALL VALVE IMMEDIATELY UPSTREAM OF THE QUICK COUPLER VALVE.

A QUICK COUPLING ASSEMBLY

NOT TO SCALE

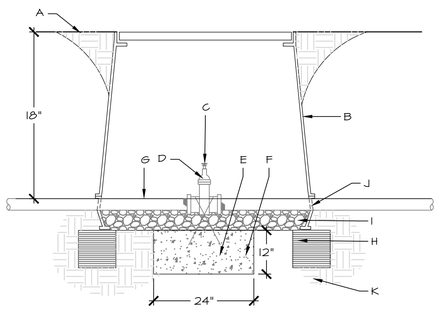


CONSTRUCTION NOTES

A. FINISH GRADE.
B. BALL VALVE- SEE IRRIGATION LEGEND.
C. DRY SPLICE CONNECTOR OR EQUAL.
D. ELECTRIC VALVE -SEE IRRIGATION LEGEND.
E. CARSON INDUSTRY 1419 (ABS) 18" VALVE BOX W/ BOLT DOWN COVER (ABS) AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
F. PROVIDE DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. PVC MAINLINE-SEE IRRIGATION LEGEND.
H. SCH 80 - 45 DEGREE FITTING.
I. 8"X8"X16" SOLID CMU BLOCK AT EACH CORNER OF THE VALVE BOX.
J. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
K. 24" WIRE EXPANSION COIL, EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
L. SCHEDULE 80 PVC CLOSE NIPPLE.
M. SCH 80 PVC UNION.
N. LATERAL LINE.

B IRRIGATION CONTROL VALVE

NOT TO SCALE



CONSTRUCTION NOTES:

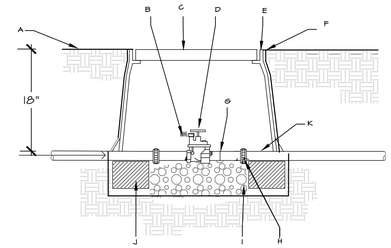
A. FINISH GRADE (FLUSH WITH VALVE BOX TURF, 1/2" BELOW TOP OF VALVE BOX IN MULCH).
B. APPLIED ENGINEERING OR APPROVED EQUAL 1730-18 VALVE BOX WITH 1730-3B BOLT DOWN COVER AND ONE 8" EXTENSION. COLOR TO MATCH ADJACENT MATERIAL (TURF-GREEN, MULCH-TAN) OR PURPLE IF RECLAIMED WATER SYSTEM.
C. 2" OPERATING NUT.
D. PEGLER"O"RING GASKET VALVE 708 A (LINE SIZE).
E. NO. 4 REBAR.
F. THRUST BLOCK-4000 PSI CONCRETE PLACED AGAINST UNDISTURBED SOIL.
G. IRRIGATION MAINLINE.
H. 8" X 8" X 16" SOLID CMU BLOCK.
I. 3/4" TO 1" DIAMETER CRUSHED GRAVEL, 6" DEPTH. GRAVEL SHALL BE WASHED FREE OF DIRT AND FINES.
J. CUT NOTCH IN VALVE BOX EXTENSION FOR NIPPLE. EDGE OF NOTCH SHALL BE MAXIMUM 1/2" FROM EDGE OF PIPE.
K. SUBGRADE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

GENERAL NOTES:

1. INSTALL AN 8"X8"X16" SOLID CMU BLOCK AT EACH END OF THE VALVE BOX.

C ISOLATION VALVE

NOT TO SCALE



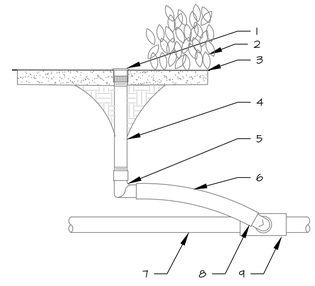
A. FINISH GRADE. (TOP OF FINISH MATERIAL)
B. WIRE EXPANSION COIL. EXTEND WIRE 12" ABOVE VALVE BOX FOR SERVICE.
C. CARSON BOLT DOWN (ABS) BOX COVER, COLOR: PURPLE FOR RECLAIMED WATER SYSTEM.
D. ELECTRIC MASTER VALVE WITH PRS-D REGULATING MODULE (SEE IRRIGATION LEGEND).
E. CARSON PRODUCTS INC, 1419-18 (ABS) VALVE BOX WITH 8" EXTENSIONS AS NECESSARY, COLOR TO MATCH MULCH.
F. DEWITT PRO 5 WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX INSTALLATION. TAPE TO ALL INLET AND OUTLET PIPE.
G. SCHEDULE 80 PVC NIPPLE.
H. SCH 80 PVC UNION
I. 8" DEPTH, 3/8" DIAMETER PEA GRAVEL.
J. 8" X 8" X 16" SOLID CMU BLOCK.
K. SERVICE LINE.

D IRRIGATION MASTER VALVE

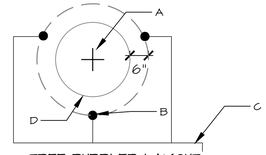
NOT TO SCALE

CONSTRUCTION NOTES FOR BUBBLER ASSEMBLY:

1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER, RAIN BIRD 1400. INSTALL FLUSH WITH TOP OF MULCH
2. PLANT MATERIAL.
3. FINISH GRADE/TOP OF MULCH.
4. UV RADIATION RESISTANT ½" SCH 80 NIPPLE. LENGTH AS REQUIRED.
5. ½" FEMALE NPT x 0.490" BARB ELBOW: RAIN BIRD MODEL: 5BFE-050.
6. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100.
7. PVC LATERAL PIPE.
8. ½" MALE NPT x .490" BARB ELBOW: RAIN BIRD MODEL 5BE-050.
9. PVC SCH 40 TEE OR ELL.



BUBBLER ASSEMBLY



TREE BUBBLER LAYOUT

CONSTRUCTION NOTES FOR BUBBLER LAYOUT:

A. CENTER OF SHRUB/TREE.
B. BUBBLER (SEE IRRIGATION LEGEND) INSTALLED AT GRADE, TYP. (CENTERED). TREES= 0.50 GPM BUBBLER: THREE (3) PER TREE.
C. 3/4" LATERAL.
D. EDGE OF ROOTBALL.

GENERAL NOTE:

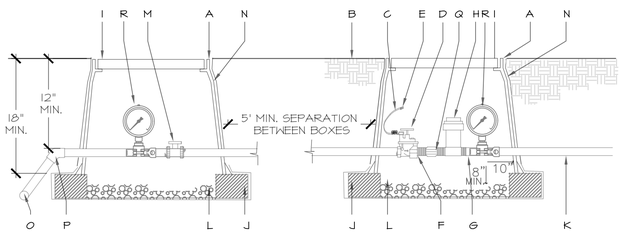
1. BUBBLER SHALL BE INSTALLED UPHILL OF THE SHRUB/TREE.

E IRRIGATION BUBBLER @ TREE

NOT TO SCALE

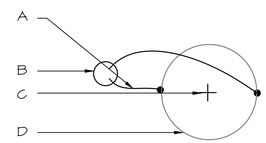
A. BOX, COLOR TO MATCH FINISH MATERIAL.
B. FINISH GRADE
C. 24" WIRE LOOP
D. AUTOMATIC VALVE- SEE IRRIGATION LEGEND.
E. DRY SPLICE CONNECTOR OR EQUAL
F. SCH 80 NIPPLE
G. SCH 80 COUPLING
H. BASKET FILTER; FILTER SHALL BE INSTALLED TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER SEE IRRIGATION LEGEND.
I. LOCKING VALVE BOX COVER, COLOR TO MATCH FINISH MATERIAL.
J. 8" X 8" X 16" CMU SOLID CONCRETE BLOCK, REFER TO BLOCK PLACEMENT DETAIL.
K. LATERAL LINE
L. 4" LAYER OF 3/8" PEA GRAVEL
M. BALL VALVE, SEE IRRIGATION LEGEND
N. PROVIDE WEED CLOTH ALONG SIDES AND BASE OF VALVE BOX, TAPE TO ALL INLET & OUTLET PIPE.
O. MAIN LINE
P. SCH 80 45 DEGREE FITTING
Q. INLINE PRESSURE REGULATOR, SEE IRRIGATION LEGEND
R. HORIZONTAL HYGIENIC PRESSURE GAUGE. NOTE: PROVIDE 1 PRESSURE GAUGE ON MAIN LINE UPSTREAM OF BALL VALVE AND ANOTHER DOWNSTREAM OF PRESSURE REGULATOR. (SET HORIZONTAL TO BE LEGIBLE)

NOTE: PROVIDE 1 PRESSURE GAUGE ON MAIN LINE UPSTREAM OF BALL VALVE AND ANOTHER DOWNSTREAM OF KIT'S PRESSURE REGULATOR. PROVIDE 5' SEPARATION BETWEEN BOXES. IF SPACE IS NOT AVAILABLE, PROVIDE A MIN. 5' SEPARATION AT CENTER LINES OF BOXES. SET GAUGES HORIZONTAL TO BE READABLE.



F DRIP VALVE WITH FILTER KIT FOR DRIP ZONES

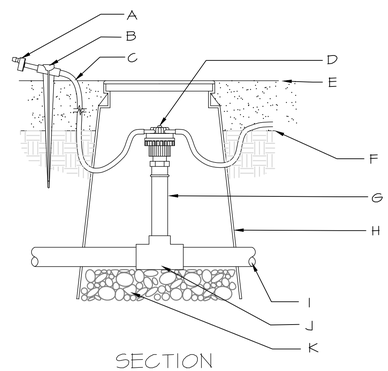
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PLAN (SHRUB)

INSTALL (2) EMITTERS PER SHRUB, SPACE EVENLY AROUND ROOTBALL. SEE IRRIGATION LEGEND FOR OUTLET EMITTER SIZE.

A. EMITTER AND TUBING
B. MULTI OUTLET EMITTER DEVICE, INSTALL OUTSIDE OF ROOTBALL
C. CENTER OF SHRUB
D. SHRUB ROOTBALL



SECTION

CONSTRUCTION NOTES:

A. SINGLE-OUTLET EMITTER: SEE IRRIGATION LEGEND.
B. 1/4-INCH TUBING STAKE: RAIN BIRD TS-025
C. 1/4-INCH VINYL DISTRIBUTION TUBING: RAIN BIRD DT-025
D. 6-OUTLET DISTRIBUTION MANIFOLD: RAIN BIRD EMT-6XERI.
E. TOP OF MULCH
F. FINISH GRADE
G. PVC RISER
H. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB-6X
I. PVC SCH 40 LATERAL PIPE
J. PVC SCH 40 TEE OR ELL
K. 3-INCH MIN. DEPTH OF ¾" INCH WASHED GRAVEL

G 6 OUTLET DRIP MANIFOLD AND EMITTERS

NOT TO SCALE

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Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501

Current Status: PERMIT SET

REVISIONS

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Drawn by: WF
Checked by: RO
Date: 7/2024
Sheet Title: IRRIGATION DETAILS
Job Number: 2023-18
Sheet No.: LI- 502

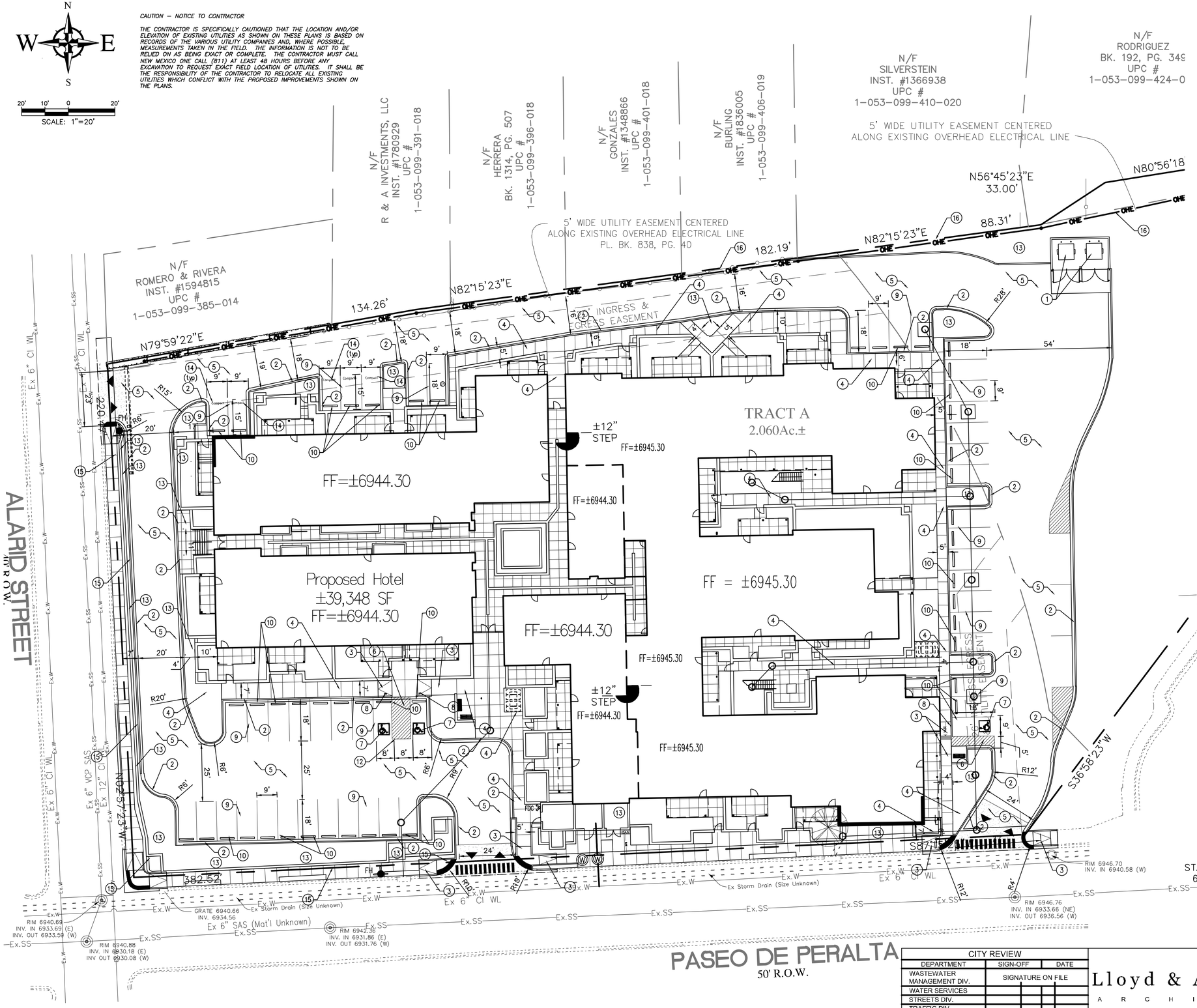
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W E
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20' 10' 0 20'
SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27,
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

KEYED NOTES

1. PROPOSED DUMPSTER ENCLOSURE LOCATION. REF. ARCHITECTURAL PLANS FOR DETAILS.
2. INSTALL 6" CONCRETE CURB/GUTTER TYPE 'B' PER NMDOT STD DWG 609-01-1/1.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STANDARD DWG 608-001-3. TOOLED JOINTS IN RAMPS SHALL BE 1/4" MAXIMUM DEPTH AND 1/2" MAXIMUM WIDTH PER ANSI 117.1 FOR FREEZE/THAW CYCLES.
4. INSTALL CONCRETE SIDEWALK PER NMDOT STD DWG 609-01-1/1. WIDTH PER PLAN.
5. ASPHALT PAVEMENT, SEE PAVING DETAILS ON DETAIL SHEET. FOR MAIN DRIVES, USE HEAVY DUTY PAVEMENT. FOR PARKING SPACES, USE STANDARD DUTY ASPHALT PAVEMENT. REF. GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS. ALL PAVEMENT, AGGREGATE BASE COURSE, AND SUBGRADE SHALL MEET NMDOT SPECIFICATIONS.
6. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). TWO COATS MINIMUM.
7. PAINTED WHEELCHAIR SYMBOL (BLUE) TO MEET ADA STANDARDS. TWO COATS MINIMUM. PAINT VAN SPACES AS INDICATED.
8. INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
9. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING MINIMUM TWO COATS.
10. INSTALL PRE-CAST WHEEL STOP PER DETAIL ON SHEET C1.03.
11. INSTALL BIKE RACK.
12. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MINIMUM.
13. LANDSCAPE AREA. REF LANDSCAPE PLANS FOR DETAILS.
14. PAINT WORDS 'COMPACT' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. TWO COATS MAXIMUM.
15. INSTALL NEW GARDEN WALL. REF. ARCHITECTURAL PLANS FOR DETAILS.
16. INSTALL NEW RETAINING WALL. REF. ARCHITECTURAL PLANS FOR DETAILS.

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Site Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C1.01

CITY OF SANTA FE PUBLIC INFRASTRUCTURE GENERAL CONSTRUCTION NOTES

1. All construction shall conform to the requirements of City of Santa Fe Standard Drawings and Specifications as applicable.
2. Utility construction shall conform to applicable sections of the APWA's "New Mexico Standard Specifications for Public Works Construction, 2006 edition including latest published amendments.
3. Infrastructure construction shall conform to applicable sections of the New Mexico Department of Transportation's "Standard Specifications for Highway and Bridge Construction, 2019 Edition (SSHBC).
4. The order of precedence shall be, listed in order of highest precedence, the project specifications, plans, City of Santa Fe Standard Drawings, SSHBC, and APWA.
5. In the case of conflicts between plans and specifications resolution shall be by using the more restrictive requirement as determined by the project engineer and approved by the City.
6. The project plans shall be approved for construction by the City prior to any construction activity and scheduling a pre-construction meeting.
7. The construction Project Engineer shall be a New Mexico licensed Professional Engineer in the appropriate category for the type of work represented by the project plans. The Project Engineer shall arrange for a pre-construction meeting prior to the start of construction or mobilization of equipment on-site and after receipt of the financial guaranty. At the pre-construction meeting, the Project Engineer shall submit a letter providing the name(s) of specific individuals who will be performing what type of inspections and respective telephone contact number(s); this includes preparation of the record drawings. The pre-construction meeting shall be scheduled a minimum of 10 calendar days in advance of the meeting date.
8. Attendance at the pre-construction meeting is mandatory.
9. The Contractor shall provide a list of contact personnel responsible for site construction including position, telephone numbers, and at least one emergency telephone number active on a 24 hour basis.
10. If an EPA Notice of Intent (NOI) is applicable, a copy of the mailed permit application shall be presented at the pre-construction meeting along with a written statement giving the mailing date.
11. The Contractor shall be responsible for maintaining the integrity of all underground utilities during the course of work regardless of any location shown on the plans or other field evidence, or lack thereof. Notification to New Mexico One Call at 1-800-321-2537 for utility locates a minimum of 48 hours in advance of any excavation is required. Maintenance of utility locates shall be continued throughout the project life.
12. The Owner shall be responsible for all changes in construction deemed necessary for any reason and shall have appropriate plans and/or specifications, including applicable design criteria, prepared by a New Mexico Professional Engineer and submitted to the City for approval. Upon approval, said changes may be incorporated into the project.
13. Final Record Drawings, reflecting substantial changes to the original design drawings, shall be submitted by the Contractor's Surveyor for approval to the Engineer.Said plans shall be approved by applicable City Divisions prior to final acceptance of project work for maintenance responsibility and the beginning of the warranty period. Under no circumstances will partial acceptance and/or warranty commencement begin for any component of project scope be provided.
14. All Contractor work activity shall be confined to the construction limits of the project. There shall be no encroachment onto adjacent properties, either construction or marshaling yard(s) unless legal easements(s)/agreement(s) is/are executed and approved by the Engineering Supervisor.
15. Grading shall be completed under the authority of a Building Permit, the application of which shall show the type of work as "Other" with the notation of Grading, Landscaping, and infrastructure shown thereon. Call 505-955-6945 for permit information.
16. All cut and fill slopes, including setback requirements, shall conform to the requirements of:
    a. Santa Fe City Code's Article 14-8 (Development and Design Standards);
    b. Chapter 33 of the Uniform Building Code, 1997 edition unless otherwise noted on the approved construction plans; and
    c. In the case of conflict between these two specifications, City Code shall prevail.
17. The Contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
18. Material quality testing shall be completed by the Contractor, through a recognized testing laboratory. The laboratory shall be under the auspices of a New Mexico Professional Engineer.
19. All material quality test reports shall be provided directly to the City Planning Department, attention Permits and Development Review Division at P.O. Box 909, Santa Fe, New Mexico 87504-0909 within seven (7) calendar days after laboratory material testing is complete unless otherwise directed during the pre-construction meeting. Field test reports shall be provided directly to the P&DR staff at the time of field testing. In the case of P&DR staff absence, the reports shall be Fax'ed to 505-955-6829. In each case, all test reports and other communication shall carry the applicable P&DR Case and Building Permit project numbers which will be provided at the pre-construction meeting if not noted on the approved project plans.
20. Compaction testing of soil and similar materials, including optimum moisture-density relationships, shall be performed in accordance with the referenced specifications and/or plans. Unless specified in individual project plans, the frequency of compaction testing shall be one (1) test per 1.5 vertical feet of fill or backfill of similar material; within two (2) horizontal feet of structures; for each 500 linear feet of trench backfill or each days compactive effort, whichever results in the greatest quantity of tests; or for each 500 cubic yards of fill of similar material; or as directed by the Engineer.
21. Portland cement concrete (Pcc) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial casting operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR. Each mix shall have the following minimum properties:
    a. Compressive strength of 4,000 psi in 28 calendar days
    b. Seven (7.0) bags of cementitious material per cubic yard of concrete
    c. Twenty (20.0) percent or less of flyash material substitution for cement
    d. Maximum aggregate size of ¾"
    e. Air entrainment content ranging between 4.0 and 7.0 percent at the point of concrete delivery into forms
22. Concrete sample set shall consist of a minimum of three (3) cylinders. One sample set shall be obtained for each 500 linear feet cast, 50 cast cubic yards, or one (1) set per calendar day, whichever is greatest; or as directed by the Engineer. Cylinders shall be tested at 7, 28, and 56 day intervals; the 56 day interval need not be tested if any previous test result exceeds the design value. A cold weather concrete plan shall be submitted to P&DR staff for approval prior to pouring concrete during cold weather, applicable to all public and / or bondable concrete items.
23. Traffic control devices, as per approved plan, shall be installed, maintained, and removed by the Contractor. Said devices shall conform to the latest published edition of the Manual of Uniform Traffic Control Devices and to written directions from the City Traffic Engineer who may be reached at 505-955-6619.
24. Site erosion and/or sediment control, as per approved plan, shall be installed, maintained, and removed by the Contractor. The Contractor's attention is directed to the SSHBC's Section 603 for other requirements relating to dust abatement and similar issues.
25. Utility lines must be bored under all existing street Pcc street appurtenances. A minimum of 12" separation must be maintained between utility lines. Any curb, gutter, or other damage must be repaired before final inspection will be given.
26. Each City utility division shall provide a letter of completed installation, not necessarily accepted for warranty, at the Contractor's request. Said letters shall be provided to the P&DR staff and received written staff acceptance prior to scheduling either TV inspection of SAS ; and Storm Sewer lines or placement of roadway pavement material.
27. ASTM, ASHTO, or independent laboratory certificates of material compliance are to be provided to P&DR staff prior to bringing applicable material on site.
28. Aggregate base course material shall conform to the SSHBC's Section 303 using Gradation I.
29. Hot Mix Asphalt (HMA) proposed to be used for the project shall conform to a mix design prepared by a New Mexico Professional Engineer conforming to SSHBC's Section 423 using Aggregated Classification(s) called for in the project plans. The design shall be provided to P&DR staff for approval a minimum of 14 calendar days prior to scheduling the initial paving operation or, alternatively, the project plans shall define a specific mix having a prior approval by P&DR.
30. Compaction testing of subgrade, aggregate base course, and each lift of HMA material shall be completed for every 100 linear feet of roadway length excepting for HMA material in which case provide one (1) test for every 100 linear feet of laydown machine pass; or as directed by the Engineer.
31. HMA material quality test samples (wet) shall be obtained and tested for every 500 tons or fraction thereof or one (1) sample per day.
32. Utility appurtenance such as telephone pedestals, electrical transformers, gas, and cable TV pedestals shall be placed outside the public right-of-way and within utility easements. The Owner is responsible for relocating mis-placed utility structures prior to requesting a pre-final inspection. Water meter boxes and fire hydrants may be placed between the sidewalk and curb. Water valve and meter boxes are not to be placed within maintenance areas of semi-improved (gravel or equal) roads.
33. Construction debris and/or excess material shall be stored in an on-site area and appropriately contained. Said debris shall not be a nuisance to the surrounding neighborhood. Disposal of debris shall be either within the city limits under separate grading permit or at a designated NMED approved disposal site. The Contractor shall provide written notice as to proposed debris disposal site location(s). All debris and/or excess material shall be removed from the site prior to scheduling a pre-final inspection with P&DR staff.
34. Interim terrain and stormwater management inspections shall be arranged for at the following events:
    a. Completion of temporary erosion control best management installations and prior to any earthwork (clearing, grubbing, etc.)
    b. Final stormwater management features are constructed
    c. Final site restoration measures are completed
    d. Further construction or issuance of any permit(s) shall not occur until written approval by P&DR staff for each of the above inspections has been obtained. Inspections shall be scheduled by calling 505-955-6646.
35. The Contractor shall make written request for a pre-final inspection of terrain management and infrastructure works a minimum of 14 calendar days in advance with P&DR staff. At this inspection, applicable city division staff will review the final work product. Any deficiencies will be noted in a "punchlist" and provided to the Contractor for correction. When all punchlist items are completed the Contractor shall file a written statement to that effect and a final inspection will be held by P&DR staff. Upon acceptance, an acceptance letter will be provided wherein all work will be accepted for maintenance by the City and the commencement of the warranty period initiated.
36. All surveys to be performed under the supervision of a Professional Land Surveyor, licensed in the State of New Mexico.

ADDITIONAL CONSTRUCTION NOTES

1. The contractors surveyor shall coordinate with Dawson Surveys, Inc. The contractors surveyor shall verify proposed grades. Invert elevations, Flow lines, Alignments, Property lines, Right of Way, Setbacks, and topography Prior to construction. Any deviations shall be reported to the engineer.
2. The contractor shall maintain existing fencing, or build new fencing to insure that the site is secure at all times.
3. It is solely the contractors responsibility to meet OSHA requirements and to maintain a safe working condition.
4. Santa Fe Engineering Consultants, Inc. waives any and all responsibility and is not liable for problems which arise from failure to follow these plans, Specifications and the design intent they convey or for problems which arise from failure to obtain and/or follow SFEC guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts.
5. Television inspection to be provided by private contractor, not the City.
6. Pot holing, construction water, T.V. inspections, flushing and cleaning of sanitary sewer lines or storm sewers are incidental to the work and no separate payment will be made.
7. The existing utility locations shown on these plans have been compiled from multiple sources, including utility locates, and field surveys. It is the contractor's responsibility to verify and pothole any potential utility conflicts. The contractor is responsible for any damage caused by construction activities to public or private property, including utilities.
8. All grading shall comply with the specifications presented in the geotechnical report or NMDOT specifications whichever are more stringent.

ENGINEERS SEAL
JEFFREY TODD WOOTEN
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16892
PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

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Phone: (505) 980-3560

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

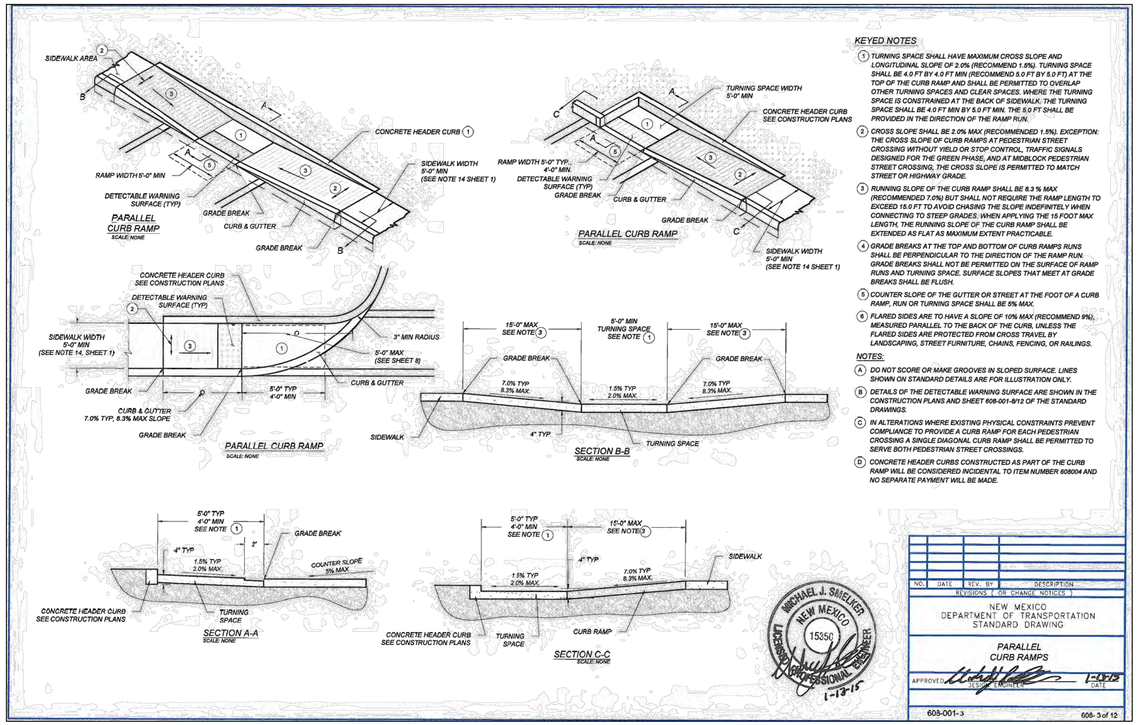
CASE # 2024-

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

General Notes

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C1.02



KEYED NOTES

1. TURNING SPACE 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 FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE 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, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), 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 CURBS 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

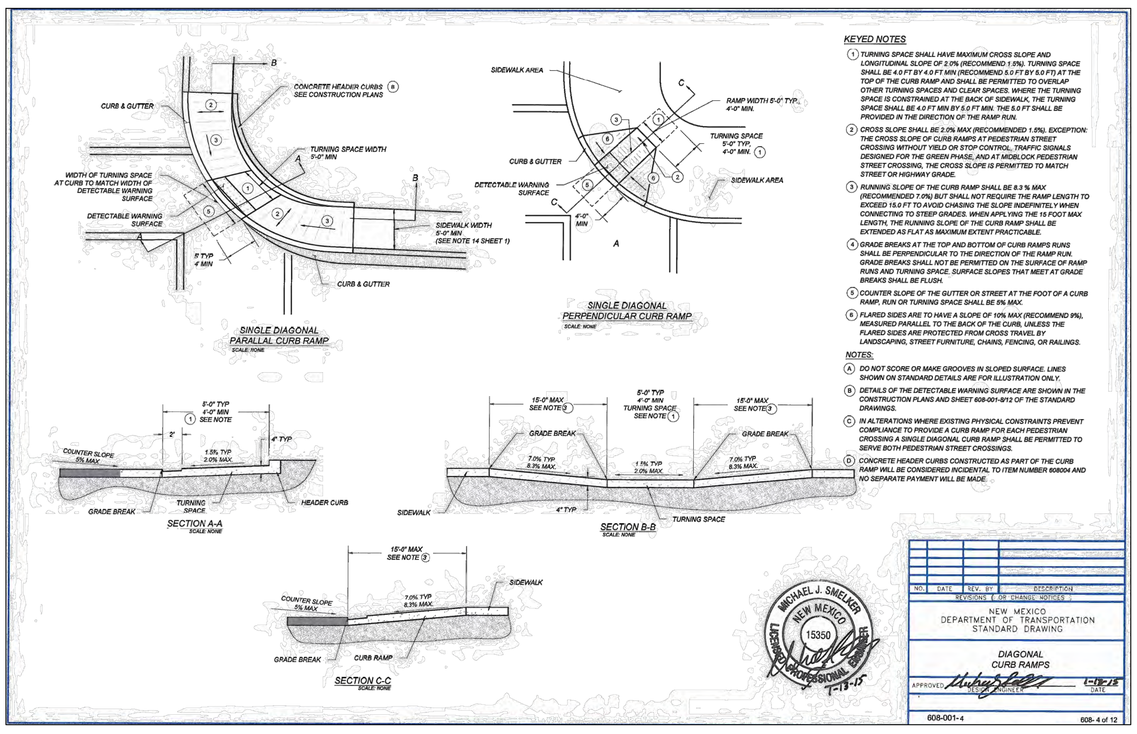
PARALLEL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

603-001-3

608- 3 of 12

MICHAEL J. SMELKER — NEW MEXICO — 15350 — LICENSED PROFESSIONAL ENGINEER — 1-13-15



KEYED NOTES

1. TURNING SPACE 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 FLAT AS MAXIMUM EXTENT PRACTICABLE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE 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, RUN OR TURNING SPACE SHALL BE 5% MAX.
6. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%), 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 CURBS 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

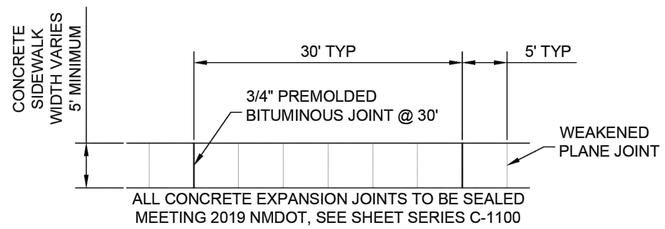
DIAGONAL
CURB RAMPS

APPROVED: DESIGN ENGINEER — DATE: 1-13-15

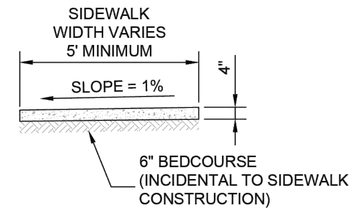
608-001-4

608- 4 of 12

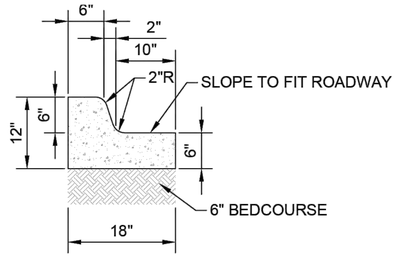
MICHAEL J. SMELKER — NEW MEXICO — 15350 — LICENSED PROFESSIONAL ENGINEER — 1-13-15



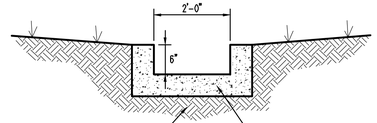
TYPICAL SIDEWALK PLAN



TYPICAL SIDEWALK SECTION



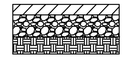
18" CURB AND GUTTER



2' Concrete Flume Detail

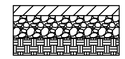
NTS

AUTOMOBILE PARKING AREA PAVEMENT (PARKING SPACES ONLY)



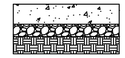
3" ASPHALTIC CONCRETE
6" AGGREGATE BASE COURSE
MIN. 8" COMPACTED SUBGRADE

INTERNAL DRIVEWAYS AND HEAVY DUTY PAVEMENT



4" ASPHALTIC CONCRETE (2 LIFTS)
6" AGGREGATE BASE COURSE
MIN. 8" COMPACTED SUBGRADE

TRASH ENCLOSURE CONCRETE PAD



6" PORTLAND CEMENT CONCRETE (4,000 PSI MIN)
4" AGGREGATE BASE COURSE
MIN. 8" COMPACTED SUBGRADE

NOTE: REFERENCE GEOTECHNICAL REPORT BY GEO-TEST DATED 5/19/2016 FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF PAVEMENT. ASPHALT PAVEMENT, AGGREGATE BASE COURSE, AND SUBGRADE SHALL BE INSTALLED PER NMDOT SPECIFICATIONS.

Pavement Sections

ENGINEERS SEAL

JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER

5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CASE # 2024-

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Site Details

DATE:	SCALE:	SHEET:
5/27/2025		C1.03

N

W E

S

30' 15' 0 30'

SCALE: 1"=30'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

LEGEND

REMOVE EXISTING PAVEMENT, CURBS, BUILDINGS, BASKETBALL COURT/EQUIPMENT, FOUNDATIONS, ETC.

N/F ROMERO & RIVERA INST. #1594815 UPC # 1-053-099-385-014

N/F R & A INVESTMENTS, LLC INST. #1780929 UPC # 1-053-099-391-018

N/F HERRERA BK. 1314, PG. 507 UPC # 1-053-099-396-018

N/F GONZALES INST. #1546866 UPC # 1-053-099-401-018

N/F BURLING INST. #1836005 UPC # 1-053-099-406-019

N/F SILVERSTEIN INST. #1366938 UPC # 1-053-099-410-020

N/F RODRIGUEZ BK. 192, PG. 349 UPC # 1-053-099-424-022

N/F SNEE INST. #1768474 UPC # 1-053-099-437-022

N/F SANTA FE RAILYARD COMMUNITY CORP PL BK. 680, PG. 42-43 UPC # 1-053-099-491-040

5' WIDE UTILITY EASEMENT CENTERED ALONG EXISTING OVERHEAD ELECTRICAL LINE PL. BK. 838, PG. 40

5' WIDE UTILITY EASEMENT CENTERED ALONG EXISTING OVERHEAD ELECTRICAL LINE

PL. BK. 838, PG. 40

TRACT A 2.060± Ac.

TRACT B 0.834Ac.±

Existing Building Ref. Architectural Plans for Selective Building Demolition

BASKETBALL COURTS

N79°59'22"E 134.26'

N82°15'23"E 182.19'

N82°15'23"E 88.31'

N56°45'23"E 33.00'

N80°56'18"E 202.78'

S36°58'23"W 390.14'

Demo Fencing

Demo Walls and Landscaping

Demo Basketball Court & Equipment

Demo Fencing

Demo Sidewalks

Demo Walls

Demo Sign

Demo Storm Drain as needed. Ref Sheet C2.02 for new Storm Drain

Demo Sidewalks

T.B.M. ST.M.H. RIM 6946.70

ALARID STREET 40' R.O.W.

PASEO DE PERALTA 50' R.O.W.

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-

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Web address: lloyd-architects.com

Wooten Engineering
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Rio Rancho, NM 87174
Phone: (505) 980-3560

ENGINEERS SEAL — JEFFREY TODD WOOTEN NEW MEXICO 6892 PROFESSIONAL ENGINEER — 5/27/2025

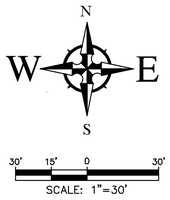
DATE

REVISIONS

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Demolition Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C1.04



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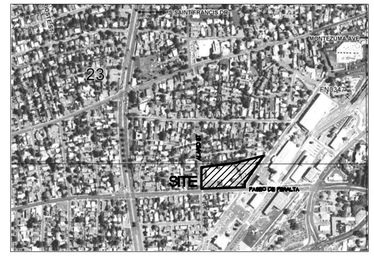
LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TI27.8 — PROPOSED TOP OF INLET ELEVATIONS
- TW27.8 — PROPOSED TOP OF WALL ELEVATIONS
- FGH27.8 — FINISHED GRADE AT TOP OF WALL
- FGL27.8 — FINISHED GRADE AT BOTTOM OF WALL
- — 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain X and not determined to be inside the 0.2% chance Annual Floodplain.'

GRADING NOTES

1. *EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.*
2. *THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.*
3. *ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF SANTA FE (CoSF) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).*
4. *EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE. STORMWATER QUALITY PONDS ARE SLOPED AT 2:1 WITH SLOPES TREATED WITH COBBLE RIP-RAP AS NOTED.*
5. *IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.*
6. *THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.*
7. *A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.*
8. *PAVING AND ROADWAY GRADES SHALL BE +/– 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/– 0.05' FROM BUILDING PLAN ELEVATION.*
9. *ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.*
10. *VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.*
11. *THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.*

N/F R & A INVESTMENTS, INST. #1780929 UPC # 1-053-099-391-011
N/F HERRERA BK. 1314, PG. 507 UPC # 1-053-099-396-018
N/F GONZALES INST. #1436866 UPC # 1-053-099-401-018
N/F BURLING INST. #1836005 UPC # 1-053-099-406-019
N/F SILVERSTEIN INST. #1366938 UPC # 1-053-099-410-020
N/F RODRIGUEZ BK. 192, PG. 349 UPC # 1-053-099-424-022
N/F SNEE INST. #1768474 UPC # 1-053-099-437-022
N/F ROMERO & RIVERA INST. #1594815 UPC # 1-053-099-385-014
N/F SANTA FE RAILYARD COMMUNITY CORP PL. BK. 680, PG. 42-43 UPC # 1-053-099-491-040

5' WIDE UTILITY EASEMENT CENTERED ALONG EXISTING OVERHEAD ELECTRICAL LINE PL. BK. 838, PG. 40
20' INGRESS & EGRESS EASEMENT
PL. BK. 838, PG. 40
TRACT A 2.060Ac.±
TRACT B 0.834Ac.±
Proposed Hotel ±39,348 SF FF=±6944.30
FF = ±6945.30
FF=±6944.30
ALARID STREET 40' R.O.W.
PASEO DE PERALTA 50' R.O.W.
T.B.M. ST.M.H. RIM 6946.70

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

ENGINEER'S SEAL — JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER — 5/27/2025
DATE
REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.01

N

W E

S

20' 10' 0 20'

SCALE: 1"=20'

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N/F
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UPC #
1-053-099-391-018

N/F
HERRERA
BK. 1314, PG. 507
UPC #
1-053-099-396-018

N/F
GONZALES
INST. #1348866
UPC #
1-053-099-401-018

N/F
BURLING
INST. #1836005
UPC # 1-053-099-406-019

N/F
SILVERSTEIN
INST. #1366938
UPC #
1-053-099-410-020

RODRIGUEZ
BK. 192, PG. 349
UPC #
1-053-099-424-022

5' WIDE UTILITY EASEMENT CENTERED
ALONG EXISTING OVERHEAD ELECTRICAL LINE

5' WIDE UTILITY EASEMENT CENTERED
ALONG EXISTING OVERHEAD ELECTRICAL LINE
PL. BK. 838, PG. 40

N/F
ROMERO & RIVERA
INST. #1594815
UPC #
1-053-099-385-014

N56°45'23"E
33.00'

N80°56'18"E

88.31'

N82°15'23"E

182.19'

N82°15'23"E

134.26'

N79°59'22"E

382.52'

S36°58'23"W

S87°15'

PL. BK. 838, PG

TRACT B
0.834Ac.±

TRACT A
2.060Ac.±

20' INGRESS &
EGRESS EASEMENT

RIDGE

Proposed Hotel
±39,348 SF
FF=±6944.30

FF=±6944.30

±12"
STEP
FF=±6944.30

FF=±6944.30

FF=±6944.30

FF=±6944.30

FF = ±6945.30

FF=±6945.30

ALARID STREET
40' R.O.W.

PASEO DE PERALTA
50' R.O.W.

Ex 6" CI WL

Ex 12" CI WL

Ex 6" VCP SAS

Ex 12" CI WL

Ex 6" CI WL

Ex Storm Drain (Size Unknown)

Ex 6" SAS (Mat'l Unknown)

GRATE 6940.66
INV. 6934.56

RIM 6946.70
INV. IN 6940.58 (W)

RIM 6946.76
INV. IN 6933.66 (NE)
INV. OUT 6936.56 (W)

RIM 6940.69
INV. IN 6933.69 (E)
INV. OUT 6933.59 (W)

RIM 6940.88
INV. IN 6930.18 (E)
INV OUT 6930.08 (W)

RIM 6942.06
INV. IN 6931.86 (E)
INV. OUT 6931.76 (W)

6940 6941 6942 6943 6944 6945 6946 6947 6948

6946.06

FH

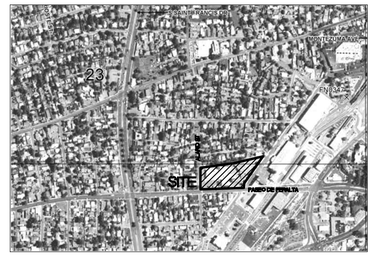
FDC



VICINITY MAP
NTS

LEGAL DESCRIPTION:

Tract A and Tract B Lying and being Situated Projected Section 26 & 27,
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain X and not determined to be inside the 0.2% chance Annual Floodplain.

LEGEND

←	FLOW ARROW
27.8	PROPOSED TOP OF GRADE/PVMT ELEVATIONS
FL27.8	PROPOSED FLOW LINE/GUTTER ELEVATIONS
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	FLOW LINE
	RIDGE LINE

ENGINEERS SEAL

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER

5/27/2025

DATE

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE,
NM 87501
DEVELOPMENT PLAN SUBMITTAL

Storm Drain Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.02

N
W E
S

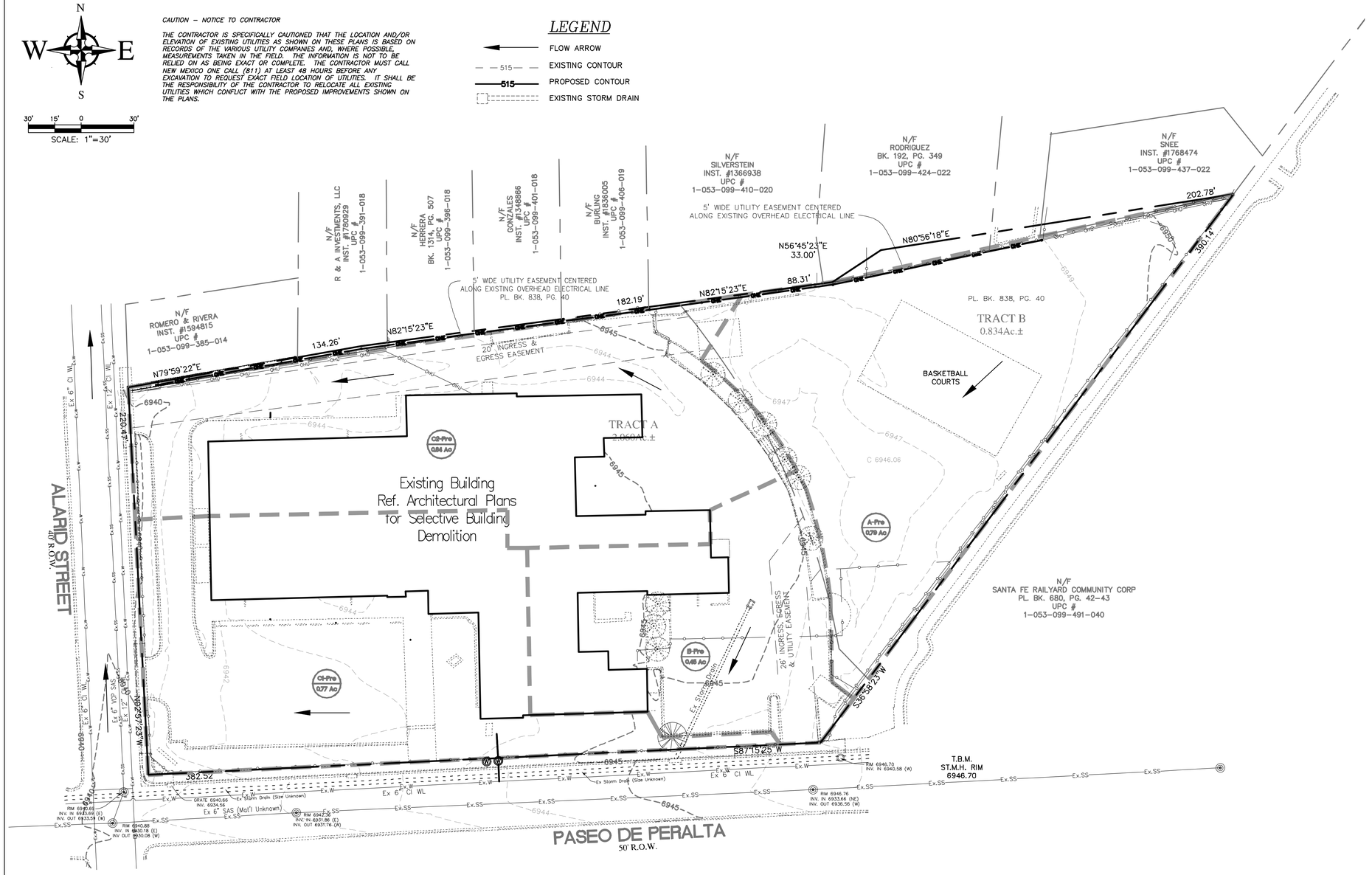
30' 15' 0 30'
SCALE: 1"=30'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

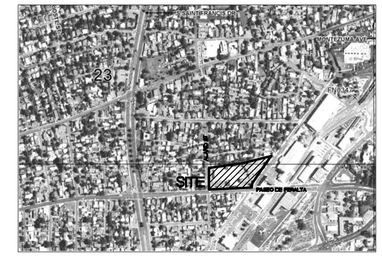
- FLOW ARROW
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN





VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain X and not determined to be inside the 0.2% chance Annual Floodplain.'

PRE-DEVELOPED BASIN CALCULATIONS (From Sheet C202)								
Designation	Area (SF)	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	P-6hr (in)	V-6hr (cf)
A-Pre	34,514	0.79	0.45	10.00	5.78	2.05	2.59	3,352
B-Pre	19,712	0.45	0.90	10.00	5.78	2.34	2.59	3,829
C1-Pre	33,372	0.77	0.90	10.00	5.78	4.00	2.59	6,482
C2-Pre	36,417	0.84	0.80	10.00	5.78	3.88	2.59	6,288
TOTAL	124,015	2.85				12.27		19,951

Q = C*I*A (Area in Acres)
V-6hr = (A*C*P-6hr)/12 (Area in SF)
Precipitation data obtained from NOAA Atlas 14, Volume 1, Version 5; Santa Fe NM Station

ENGINEERS SEAL
JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

N
W E
S

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

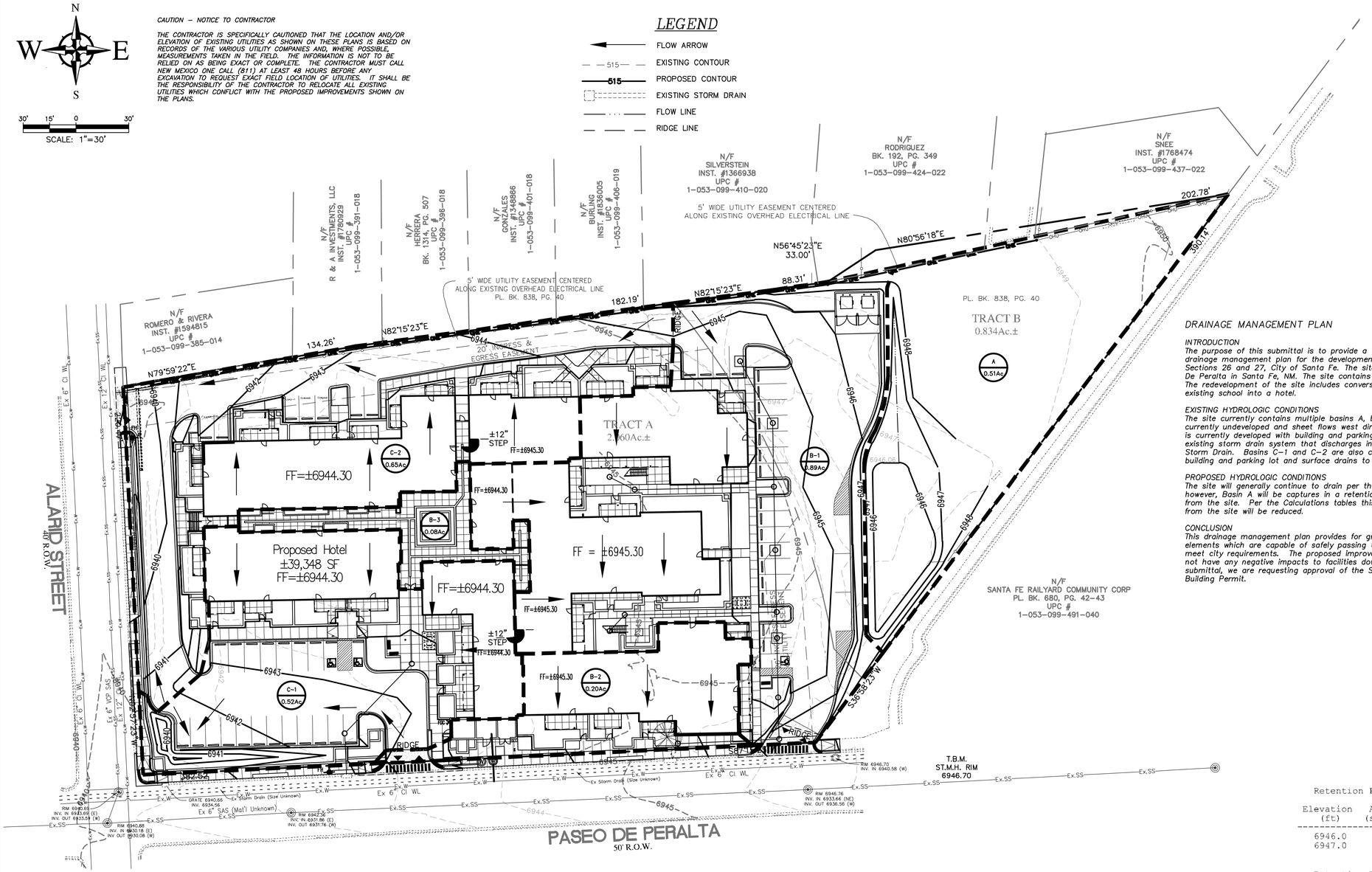
CASE # 2024-

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Pre-Development Drainage Management Plan

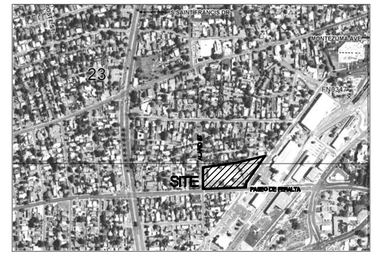
DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.03





VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres



FIRM MAP 35049C0412E

Per FIRM Map 35049C0412E, dated December 4, 2012, the site is not located in the Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
The purpose of this submittal is to provide a final grading plan and drainage management plan for the development of Tracts A and B, Sections 26 and 27, City of Santa Fe. The site is located at 1625 Paseo De Peralta in Santa Fe, NM. The site contains approximately 2.85 acres. The redevelopment of the site includes conversion and expansion of the existing school into a hotel.

EXISTING HYDROLOGIC CONDITIONS
The site currently contains multiple basins A, B, and C. Basin A is currently undeveloped and sheet flows west directly into Basin B. Basin B is currently developed with building and parking lot and drains into an existing storm drain system that discharges into the Paseo De Peralta Storm Drain. Basins C–1 and C–2 are also currently developed with building and parking lot and surface drains to Alarid and then north.

PROPOSED HYDROLOGIC CONDITIONS
The site will generally continue to drain per the pre–developed conditions; however, Basin A will be captures in a retention pond with zero discharge from the site. Per the Calculations tables this sheet, the total discharge from the site will be reduced.

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meet city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the Site Development Plan and Building Permit.

Retention Pond A Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
6946.0	2282	0.0	0.0
6947.0	4598	3440.0	3440.0
			(0.08 acre-ft)

Retention Pond A Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
6946.0	84	0.0	0.0
6941.0	441	262.5	262.5
6941.4	704	229.0	491.5
			(0.01 acre-ft)

PRE–DEVELOPED BASIN CALCULATIONS (From Sheet C202)

Designation	Area (SF)	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	P–6hr (in)	V–6hr (cf)	Discharge from Site (cf)	Comments
A–Pre	34,514	0.79	0.45	10.00	5.78	2.05	2.59	3,352	3,352	To Basin B–Pre
B–Pre	19,712	0.45	0.90	10.00	5.78	2.34	2.59	3,829	3,829	To Paseo De Peralta Storm Drain
C1–Pre	33,372	0.77	0.80	10.00	5.78	3.56	2.59	5,762	5,762	Surface discharge to Alarid – then North
C2–Pre	36,417	0.84	0.90	10.00	5.78	4.37	2.59	7,074	7,074	Surface discharge to Alarid – then North
TOTAL		2.85				12.32		20,017	20,017	

Q = C*I*A (Area in Acres)
V–6hr = (A*C*P–6hr)/12 (Area in SF)
Precipitation data obtained from NOAA Atlas 14, Volume 1, Version 5; Santa Fe NM Station

POST–DEVELOPED BASIN CALCULATIONS

Designation	Area (SF)	Area (Ac)	C	Tc (min)	I100 (in/hr)	Q100 (cfs)	P–6hr (in)	V–6hr (cf)	Discharge from Site (cf)	Comments
A	22,304	0.51	0.40	10	5.78	0.00*	2.59	1,926	0	*Retained Onsite
B–1	38,795	0.89	0.82	10	5.78	4.22	2.59	6,866	6,866	To Paseo De Peralta Storm Drain
B–2	8,900	0.20	0.85	10	5.78	0.98	2.59	1,632	1,632	Surface Drain to Paseo De Peralta
B–3	3,624	0.08	0.84	10	5.78	0.39	2.59	657	657	To Paseo De Peralta Storm Drain
C–1	22,718	0.52	0.84	10	5.78	2.52	2.59	4,119	4,119–491.5=3,627.5	To SWQ Pond – Overflows to C–2
C–2	28,203	0.65	0.85	10	5.78	3.19	2.59	5,113	5,113	Surface discharge to Alarid – then North
TOTAL		2.85				11.30		20,313	17,895.5	

Q = C*I*A (Area in Acres)
V–6hr = (A*C*P–6hr)/12 (Area in SF)
Precipitation data obtained from NOAA Atlas 14, Volume 1, Version 5; Santa Fe NM Station

WEIGHTED C CALCULATIONS

Basin	Total Area (Ac)	Total (SF)	Perv Area (SF) (C=0.40)	Imp Area (SF) (C=0.90)	Imp Area (%)	Weighted C
A	0.51	22304	22304	0	0.00%	0.40
B-1	0.89	38795	5852	32943	84.92%	0.82
B-2	0.20	8900	948	7952	89.35%	0.85
B-3	0.08	3624	489	3155	87.06%	0.84
C-1	0.52	22718	2880	19838	87.32%	0.84
C-2	0.65	28203	2745	25458	90.27%	0.85

ENGINEERS SEAL
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CITY REVIEW		
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STREETS DIV.		
TRAFFIC DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		

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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Post-Development Drainage Management Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.04

GRADING NOTES

1. THE LIMITS OF CONSTRUCTION AND LOCATIONS OF THE CONTRACTORS STAGING AREAS SHALL BE IDENTIFIED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THE LIMITS OF CONSTRUCTION SHALL BE CLEARLY DELINEATED AND SHALL BE THE MINIMUM REQUIRED TO MAINTAIN ALL WORKERS IN A SAFE CONDITION, TO PROVIDE ACCESS, AND TO MEET O.S.H.A. REGULATIONS.
2. CONTRACTOR IS REQUIRED TO PROVIDE DUST AND EROSION CONTROL PROTECTION.
3. GRADING SETBACKS TO EXTERIOR PROPERTY LINES ARE AS FOLLOWS:
   TOP OF VERTICAL SLOPE = ONE FIFTH THE VERTICAL HEIGHT OF CUT WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
   TOE OF FILL SLOPE = ONE HALF THE HEIGHT OF THE SLOPE WITH A MINIMUM OF 2 FEET AND A MAXIMUM OF 15 FEET.
4. THE SURVEYOR SHALL VERIFY SETBACKS, TIE IN ELEVATIONS, AND TOPOGRAPHY WHEN STAKING PROJECT.
5. UNSUITABLE MATERIAL FROM SITE GRADING AND REMOVAL OPERATIONS, SHALL BE DISPOSED OF AT AN APPROVED LANDFILL.
6. ALL DISTURBED AREAS SHALL BE REVEGETATED AND COORDINATED WITH THE LANDSCAPING PLAN.
7. ALL FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE N.M.D.O.T. OR SITE SPECIFIC GEOTECHNICAL SPECIFICATIONS. THE FILL SHALL BE COMPACTED AS PER N.M.D.O.T. SPECIFICATIONS.
8. PROPERTY DEVELOPMENT MUST COMPLY WITH SECTION 14-8.12 (RELOCATION OF GUNNISON'S PRAIRIE DOGS.)
9. PONDS SHALL BE LINED WITH FILTER FABRIC AND SLOPES SHALL BE LINED WITH 3"-5" COBBLE OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
10. ALL EXTERIOR CONCRETE SIDEWALK ELEVATIONS AT DOOR OPENINGS SHALL BE ½" LOWER THAN THE FLOOR SLAB ELEVATION.
11. THE MAXIMUM CROSS SLOPE OF WALKING SURFACES SHALL NOT EXCEED 2%.

CITY OF SANTA FE DRAINAGE NOTES

1. 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 FOR INDIVIDUAL BUILDINGS.

2. MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY'S MANAGEMENT COMPANY. THE CITY OF SANTA FE IS HEREBY GRANTED THE RIGHT TO ACCESS AND INSPECT THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO HOLD HARMLESS FROM ALL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT. STORMWATER DRAINAGE FACILITIES AND EASEMENTS SHALL BE CLEARED AND MAINTAINED TO REMOVE SEDIMENT BUILD UP, TRASH, AND OTHER DEBRIS THAT CONTRIBUTE TO CLOGGING AND POLLUTION LOADING AND SHALL BE MANAGED IN ACCORDANCE WITH SFCC 13-2. SEASONAL INSPECTION SPRING, FALL, AND AFTER SIGNIFICANT STORM EVENTS IS RECOMMENDED.

DUST CONTROL:

All onsite soil disturbing construction activities shall be addressed and provide measures to mitigate or control dust from being transported offsite and polluting neighboring properties.

Any person, owner, contractor, or operator who conducts earthmoving and/or dust generating activities is responsible for implementing Best Management Practices (BMPs) in order to mitigate off-property transport of fugitive dust emissions.

A plan, or storm water prevention plan (SWPPP) when applicable, listing the Best Management Practices (BMPs), shall be provided to the City Engineer or his designee for review and approval. The approved BMPs shall be applied to the graded and/or disturbed soil in order to stabilize the site.

The initial BMP shall address how the Contractor will minimize the amount of disturbed soil and how the Contractor will stabilize the disturbed surface area exposed to wind or vehicle traffic during construction.

Some BMPs shall include:

- The reduction of vehicle speeds: establish a maximum speed limit or install traffic calming devices to reduce speeds to a rate to mitigate off-property transport of dust entrained by vehicles.
- The minimization of drop height: Drivers and operators shall unload truck beds and loader or excavator buckets slowly and minimize drop height of materials to the lowest height possible, including screening operations.
- High winds restriction: temporarily halt work activities during high wind events greater than 30 mph if operations would result in off-property transport.
- Restrict access: restrict access to the work area to only authorized vehicles and personnel.

In the event the above practices are ineffective to prevent off-property transport, the contractor, owner, or operator shall use at least one or more of the following Best Management Practices (BMPS):

- Wet suppression: apply water to disturbed soil surfaces, backfill materials, screenings, and other dust generating operations as necessary and appropriate considering current weather conditions, and prevent water used for dust control from entering any public right-of-way, storm water drainage facility, or watercourse.
- Wind barrier: construct a fence or other type of wind barrier to prevent wind erosion of the graded or disturbed surface.
- Vegetation: plant vegetation appropriate for retaining soils or creating a wind break.
- Surface roughening: stabilize an active construction area during periods of inactivity or when vegetation cannot be immediately established.
- Cover: install cover materials such as tackifiers, erosion control blankets, gravel, vegetation (when appropriate), cold-millings, etc., during periods of inactivity and properly anchor the cover.
- Soil retention: stabilize disturbed or exposed soil surface areas that will be inactive for more than 30 days or while vegetation is being established.

CITY OF SANTA FE REQUIREMENTS

1. THE CITY OF SANTA FE TERRAIN MANAGEMENT REGULATIONS REQUIRE THAT PEAK DISCHARGE AFTER DEVELOPMENT MUST NOT EXCEED PEAK DISCHARGE BEFORE DEVELOPMENT. CITY CODE ALLOWS PASSIVE WATER HARVESTING TECHNIQUES, SWALES, BERMS, CHECK DAMS, VEGETATED GROUND COVER, PERMEABLE PAVEMENTS, TREE WELLS, DRY WELLS, CISTERNS, AND OTHER TECHNIQUES APPROPRIATE FOR RETAINING AND INFILTRATING WATER ON SITE. EXCESS RUNOFF FROM NEW IMPERVIOUS AREAS (ROOFS, SIDEWALKS, PATIOS, ETC.) WILL BE MITIGATED BY TEMPORARY DETENTION IN LANDSCAPED PONDING AREAS AND SWALES

2. AT THE TIME OF PERMITTING, ALL REQUIREMENTS OF SFCC 14-8.2 TERRAIN AND STORMWATER MANAGEMENT MUST BE MET.

ENGINEERS SEAL

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER

5/27/2025

DATE

REVISIONS

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CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
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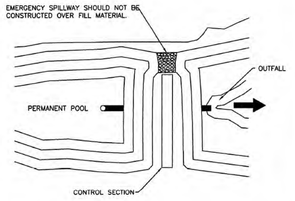
CASE # 2024-

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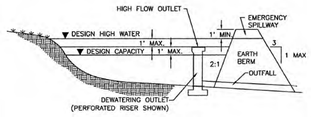
INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading Notes

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.05

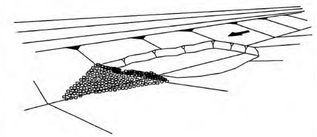


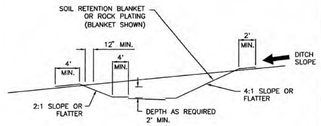
PLAN VIEW



CROSS SECTION

SEDIMENT BASIN



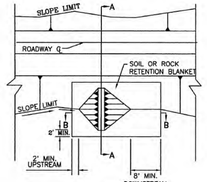


SEDIMENT BASIN, EXCAVATED

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.

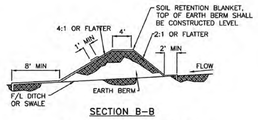
SEDIMENT TRAP



PLAN



SECTION A–A



SECTION B–B

EARTH DIKE (BERM)

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

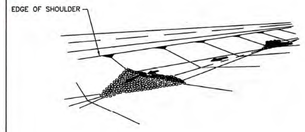
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

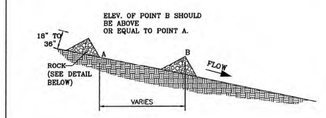
T.E.S.C.M. SEDIMENT BASIN, SEDIMENT TRAP & EARTH DIKE

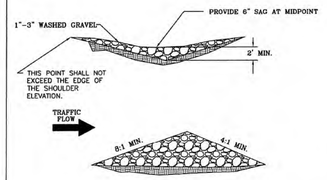
APPROVED Raymunda Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

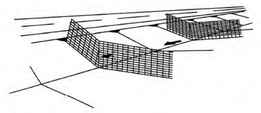
603-01-5/7 SHEET 5 OF 7

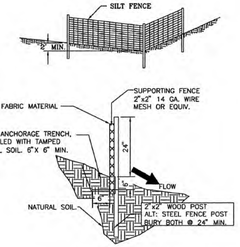






TYPE II
STONE DAM





TYPE I SILT FENCE

NO.	DATE	REV. BY	DESCRIPTION

REVISIONS (OR CHANGE NOTICES)

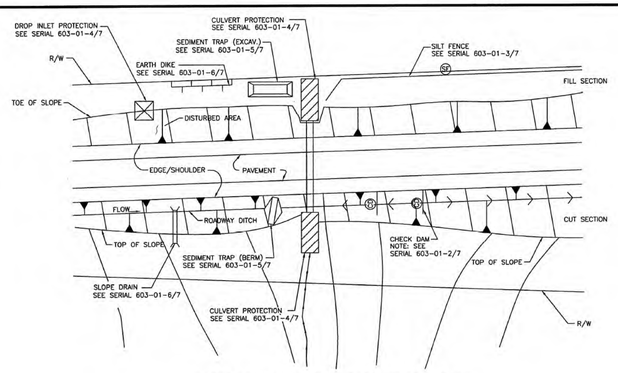
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES CHECK DAMS

APPROVED Raymunda Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

603-01-2/7 SHEET 2 OF 7



TYPICAL USAGE OF SELECTED EROSION AND SEDIMENT CONTROL MEASURES

STANDARD SYMBOLS FOR EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE	PIPE SLOPE DRAIN	SEDIMENT TRAP, BERM	
STRAW BALE	DROP INLET PROTECTION	SEDIMENT TRAP, EXCAVATED	
EARTH DIKE	CULVERT PROTECTION	SEDIMENT BASIN	SB
DIVERSION CHANNEL (SWALE)	CHECK DAM	TRIANGULAR SEDIMENT FILTER DIKE	TSFD

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)

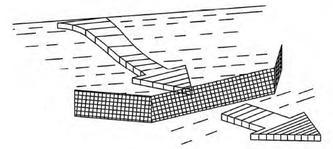
NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

TEMPORARY EROSION & SEDIMENT CONTROL MEASURES

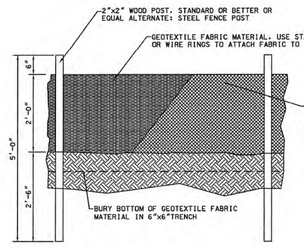
APPROVED Raymunda Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY ___ CHECKED BY ___

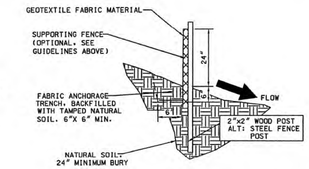
603-01-1/7 SERIAL 1 OF 7



TYPE II
STRAW BALE OPTION



TYPE I
SILT FENCE



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. TO 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 Van Hoven 11/27/07
DESIGN ENGINEER — DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-3/7

ENGINEERS SEAL — JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — LICENSED PROFESSIONAL ENGINEER — 5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CASE # 2024-

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

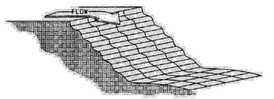
CITY USE ONLY

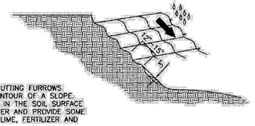
Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading BMPs

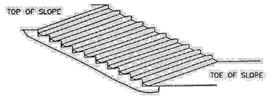
DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.06

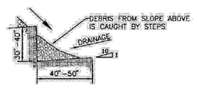




GROOVING IS CUTTING FURROWS ALONG THE CONTOUR OF A SLOPE. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER AND PROVIDE SOME RETENTION OF LIME, FERTILIZER AND SEED.

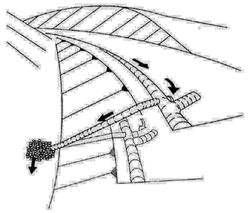
GROOVING SLOPES

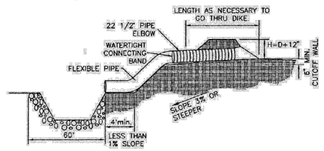


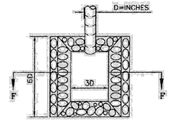


STAIR STEPPING CUT SLOPE

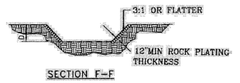
SURFACE ROUGHENING







RIPRAP APRON PLAN



SECTION F-F

SLOPE DRAIN

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 NOTICES)			

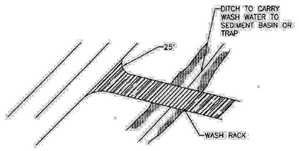
NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

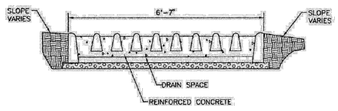
TEMPORARY EROSION & SEDIMENT CONTROL MEASURES PIPE SLOPE DRAIN & SURFACE ROUGHENING

APPROVED Raymond V. Van Hoven II 7/7/07
DESIGN ENGINEER DATE

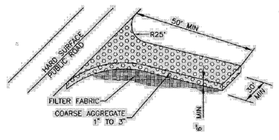
DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-6/7 SHEET 6 OF 7

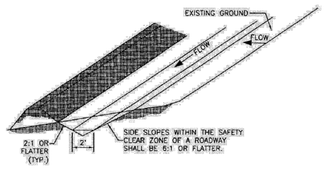




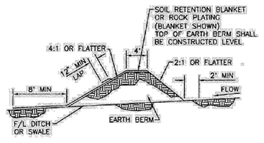
WASH RACK



OFFSITE TRACKING PREVENTION



TYPICAL SWALE CONFIGURATION



FILTER FABRIC DIVERSION DIKE

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

NEW MEXICO
DEPARTMENT OF TRANSPORTATION
STANDARD DRAWING

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

APPROVED Raymond V. Van Hoven II 7/7/07
DESIGN ENGINEER DATE

DESIGNED BY___ DRAWN BY___ CHECKED BY___

603-01-7/7 SHEET 7 OF 7

DIVERSION DIKE

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CITY REVIEW		
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STREETS DIV.		
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LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # 2024-

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Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Grading BMPs

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C2.06

N

W E

S

20' 10' 0 20'

SCALE: 1"=20'

CAUTION – NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.

2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.

3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.

4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.

5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.

6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO WITHIN 5' OF BUILDING.

7. ALL VALVES SHALL BE ANCHORED PER CITY OF SANTA FE STANDARDS.

8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.

10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

N/F
R & A INVESTMENTS, LLC
INST. #1780929
UPC #
1-053-099-391-018

N/F
HERRERA
BK. 1314, PG. 507
UPC #
1-053-099-396-018

N/F
GONZALES
INST. #1348866
UPC #
1-053-099-401-018

N/F
BURLING
INST. #1836005
UPC #
1-053-099-406-019

N/F
SILVERSTEIN
INST. #1366938
UPC #
1-053-099-410-020

N/F
RODRIGUEZ
BK. 192, PG. 349
UPC #
1-053-099-424-022

N/F
ROMERO & RIVERA
INST. #1594815
UPC #
1-053-099-385-014

5' WIDE UTILITY EASEMENT CENTERED
ALONG EXISTING OVERHEAD ELECTRICAL LINE
PL. BK. 838, PG. 40

5' WIDE UTILITY EASEMENT CENTERED
ALONG EXISTING OVERHEAD ELECTRICAL LINE

N79°59'22"E 134.26'
N82°15'23"E 182.19'
N56°45'23"E 33.00'
N80°56'18"E 88.31'
N82°15'23"E

20' INGRESS & EGRESS EASEMENT

TRACT A
2.060Ac.±

Proposed Hotel
±39,348 SF
FF=±6944.30

FF=±6944.30
FF=±6945.30
FF = ±6945.30
FF=±6944.30
FF=±6945.30
FF=±6944.30
FF=±6945.30

±12" STEP
±12" STEP

REF SHEET C2.02 FOR STORM DRAIN.
REFERENCE WATER PLAN FOR NEW FIRE HYDRANT
INSTALL: WALL MOUNTED FDC
NEW GAS SERVICE. COORDINATE W/ GAS COMPANY AND REF. PLUMBING PLANS.
INSTALL NEW 6" SAS SERVICE PER CoSFWD STD DWGs. REF SHEETS C3.02 & C3.03.
REFERENCE WATER PLAN FOR NEW IRRIGATION SERVICE
REFERENCE WATER PLAN FOR NEW DOMESTIC WATER SERVICE
REFERENCE WATER PLAN FOR NEW FIRE SERVICE

26' INGRESS EGRESS & UTILITY EASEMENT

S36°58'23"W
S87°15'25"W
N02°47'23"W 382.52'

Ex 6" CI WL
Ex 12" CI WL
Ex 6" VCP SAS
Ex 6" SAS (Mat'l Unknown)
Ex Storm Drain (Size Unknown)
Prop 6"FL
Prop 6" Fire Line
3" WL
2" WL
FDC

GRATE 6940.66
INV. 6934.56
RIM 6940.69
INV. IN 6933.69 (E)
INV. OUT 6933.59 (W)
RIM 6940.88
INV. IN 6930.18 (E)
INV. OUT 6930.08 (W)
RIM 6942.18
INV. IN 6931.84 (E)
INV. OUT 6931.74 (W)
RIM 6946.70
INV. IN 6940.58 (W)
RIM 6946.76
INV. IN 6933.66 (NE)

T.B.M.
ST.M.H. I
6946.7

PASEO DE PERALTA
50' R.O.W.

ALVARADO DRIVE

CASE # 2024-

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
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STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

ENGINEERS SEAL
JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/26/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

Lloyd & Associates
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740 ST. Michael's Dr., Suite 4A
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Web address: lloyd-architects.com

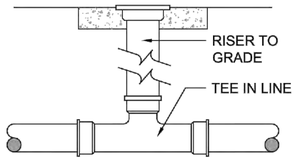
INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Utility Plan

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.01

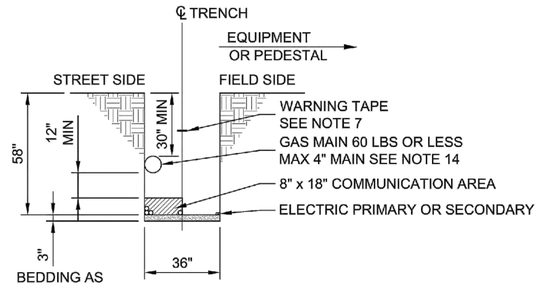
CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION GENERAL NOTES

1. PRIOR TO THE WASTEWATER MANAGEMENT DIVISION APPROVAL OF THE PLAN SET, A LETTER WILL BE REQUIRED FROM THE PROJECT ENGINEER INDICATING THEY ARE PROVIDING THE INSPECTION AND RECORD DRAWING SERVICES FOR THE PROJECT.
2. THE CONTRACTOR MUST OBTAIN ALL SEWER HOOKUP PERMITS FROM THE CITY'S BUILDING PERMITS SECTION (SEWER LINES) PRIOR TO COMMENCING ANY SEWER LINE CONSTRUCTION. A COPY OF THE PERMIT MUST BE KEPT AT THE CONSTRUCTION SITE.
3. ALL MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD MANHOLE DETAIL SHEET" SHOWN ON THE CITY STANDARD DRAWINGS.
4. A COPY OF THE APPROVED PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES DURING WORKING HOURS.
5. ALL MODIFICATIONS TO THE SANITARY SEWER PLANS MUST BE REVIEWED AND APPROVED BY THE CITY'S WASTEWATER MANAGEMENT DIVISION PRIOR TO CONSTRUCTION.
6. ADDITIONAL GENERAL NOTES ARE CONTAINED IN THE STANDARD CITY DETAIL SHEETS FOR SANITARY SEWER CONSTRUCTION.
7. ALL PUBLIC GRAVITY SEWER LINES SHALL BE A MINIMUM 8 INCH DIAMETER WITH A MINIMUM CLASS C BEDDING (2006 NEW MEXICO AMERICAN PUBLIC WORKS ASSOCIATION).
8. ALL 4 INCH AND 6 INCH DIAMETER GRAVITY SEWER PIPE SHALL BE PRIVATE. NO PRIVATE SEWER SYSTEM SHALL USE LARGER THAN A 6 INCH DIAMETER PIPE. NO PUBLIC GRAVITY SEWER LINE TO BE ACCEPTED BY THE CITY OF SANTA FE FOR PERMANENT MAINTENANCE SHALL BE LESS THAN 8 INCHES DIAMETER.
9. NO CONCRETE ENCASEMENT OF NEW OR EXISTING PUBLIC SEWER PIPE WILL BE ALLOWED UNLESS APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION.
10. CORE DRILLING IS REQUIRED FOR ALL NEW CONNECTIONS TO AN EXISTING MANHOLE.
11. NO PUBLIC SEWER MAIN LINE OR MANHOLE WILL BE ALLOWED UNDER OR WITHIN A STORM WATER DETENTION/RETENTION POND.
12. PRIOR TO PAVING OVER ANY SANITARY SEWER LINES, SUBMIT T.V.TAPES AND LOGS, PRESSURE TESTS, AND THE ENGINEER'S CERTIFICATION TO THE CITY'S WASTEWATER MANAGEMENT DIVISION. AFTER THE WASTEWATER MANAGEMENT DIVISION REVIEWS THE ABOVE LISTED INFORMATION, A PRELIMINARY MANHOLE INSPECTION WILL BE CONDUCTED. WHEN ALL THE ITEMS LISTED ABOVE ARE COMPLETED TO MEET THE STANDARDS OF THE WASTEWATER MANAGEMENT DIVISION, A LETTER APPROVING PAVING WILL BE ISSUED IN RELATION TO THE SANITARY SEWER. NOTE: A FINAL MANHOLE INSPECTION WILL BE CONDUCTED AFTER THE FINAL PAVING IS COMPLETED AND MANHOLE COLLARS ARE RAISED TO GRADE.
13. ALL SEWER MANHOLES WITH SEWER LINES 12 INCHES IN DIAMETER AND LARGER ARE REQUIRED TO HAVE APPROVED VENTED AND LOCKING MANHOLE COVERS.
14. LOCATE WIRES SHALL BE INSTALLED FOR ALL SANITARY SEWERS (GRAVITY/FORCE MAINS). THE LOCATE WIRE MUST BE VISIBLE IN THE MANHOLE OR ACCESS STRUCTURE. THIS WILL BE VERIFIED DURING THE PRELIMINARY MANHOLE INSPECTION PRIOR TO PAVING. THE LOCATE WIRE IS TO BE A CONTINUOUS, 12 GAUGE, SOLID STRAND INSULATED COPPER WIRE. THE WWMD MAY REQUIRE A WIRE CONTINUITY TEST PRIOR TO PAVING.
15. OFF-ROAD PUBLIC SEWER ACCESS WILL BE PROVIDED FOR ALL PUBLIC SEWER LINES AND MANHOLES. ACCESS ROADS ARE TO BE A MINIMUM 12 FEET WIDE WITH A DRIVING SURFACE OF 6 INCHES OF COMPACTED BASE COURSE. NO ACCESS ROAD SHALL HAVE A GRADE GREATER THAN 15%. MANHOLES ARE TO BE ALIGNED WITH THE CENTER LINE OF THE ACCESS ROAD. SEWER EASEMENTS ARE TO BE A MINIMUM OF 20 FEET IN WIDTH.
16. OFF ROAD SANITARY SEWER - CALL THE WASTEWATER MANAGEMENT DIVISION AT 955-4651 FOR A FIELD REVIEW OF THE GRADING OF ALL OFF ROAD SANITARY SEWER TO ENSURE THAT THE CITY'S MAINTENANCE VEHICLES CAN ACCESS ALL MANHOLES. THE GRADES MAY BE REQUIRED TO BE ADJUSTED BASED UPON THIS INSPECTION. ADDITIONAL BANK PROTECTION MAY BE REQUIRED BASED UPON A FINAL INSPECTION BY THE WASTEWATER MANAGEMENT DIVISION AND THE PROJECT ENGINEER.
17. FOR RECORD DRAWINGS, TIE MANHOLE TO A CITY OF SANTA FE SURVEY MONUMENT AS PART OF THE FINAL RECORD DRAWINGS. SHOW CORRECTED AS-BUILT BEARING AND DISTANCES, SLOPES, RIM AND INVERT ELEVATIONS AND SEWER SERVICES ALONG THE HORIZONTAL ALIGNMENT OF THE SANITARY SEWER. FOR RECORDS DRAWINGS, A SEPARATE SUMMARY TABLE ADDED TO THE EXISTING PLAN SHEETS OR AS AN ADDITIONAL SHEET SHALL BE REQUIRED. THE SUMMARY SHEET SHALL LIST DATA FOR THE SEWER LINE SEGMENTS BETWEEN MANHOLES SHOWING THE UPSTREAM AND DOWNSTREAM MANHOLE WITH THE DESIGN SEGMENT LENGTHS, SLOPES AND BEARINGS AND THE AS-BUILT SEGMENT LENGTHS, SLOPES AND BEARINGS. THE SUMMARY SHEET SHALL INDICATE THE TOTAL NUMBER OF NEW PUBLIC MANHOLES CONSTRUCTED, THE TOTAL NUMBER OF CONNECTIONS TO EXISTING PUBLIC MANHOLES, THE TIE TO A CITY CONTROL MONUMENT AND THE TOTAL LENGTH OF AS-BUILT PUBLIC SEWER LINE CONSTRUCTED BY SIZE.
18. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIRING AND LOCATING THE SEWER SYSTEM UNTIL CITY ACCEPTANCE FOR MAINTENANCE. DAMAGES RESULTING FROM A STOPPAGE IN ANY GRAVITY AND/OR PRESSURE SEWER SYSTEM WILL BE THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL A FINAL ACCEPTANCE LETTER FOR PERMANENT MAINTENANCE HAS BEEN ISSUED BY THE WASTEWATER MANAGEMENT DIVISION.
19. WATER METERS WILL NOT BE PLACED UNTIL A FINAL ACCEPTANCE LETTER HAS BEEN ISSUED BY THE WASTEWATER DIVISION FOR ALL ON-SITE SANITARY SEWER NEEDED IN ORDER FOR THE PROJECT TO CONNECT TO THE SANITARY SEWER SYSTEM.
20. 20 FOOT WIDE ACCESS GATES SHALL BE PROVIDED AT ALL FENCES, WALLS OR OTHER OBSTRUCTIONS THAT CROSS A PUBLIC SEWER LINE. ACCESS GATES TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENT.
21. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR LOCATING EACH SEWER SERVICE AT THE TIME EACH LOT IS READY TO CONNECT TO THE SEWER. IT IS SUGGESTED THAT THE OWNER/ DEVELOPER RETAIN A COPY OF THE TELEVISION INSPECTION VIDEO ALONG WITH THE VIDEO LOGS. EACH SERVICE SHALL BE CLEARLY MARKED FOR EACH LOT AT POINT OF CONNECTION. ALL CALLS RECEIVED BY THIS DIVISION REGARDING THE LOCATION OF SERVICE WILL BE FORWARDED TO THE OWNER/DEVELOPER.
22. THE CONTRACTOR SHALL CALL THE WASTEWATER MANAGEMENT DIVISION (DOUGLAS FLORES AT TELEPHONE # 955-4613) FOR A FINAL MANHOLE INSPECTION. THIS INSPECTION WILL BE ISOLATED TO THE MANHOLES. THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL CONDUCT ALL OTHER NECESSARY PLUMBING INSPECTIONS. NOTE: THE CITY'S PLUMBING AND MECHANICAL INSPECTORS WILL INSPECT THE INDIVIDUAL SEWER SERVICE TAPS AND LATERALS, WHICH CONNECT TO THE PUBLIC SANITARY SEWER.
23. THE EXISTING SANITARY SEWER LINE MUST BE T.V. TAPED PRIOR TO A NEW SERVICE CONNECTION BEING PLACED AS WELL AS TAPED AFTER THE SERVICES HAVE BEEN COMPLETED. THIS IS TO ENSURE THAT THE EXISTING SANITARY SEWER LINE IS NOT DAMAGED AND THE NEW SERVICE IS INSTALLED CORRECTLY.
24. ALL COSTS ASSOCIATED WITH THE OPERATION, MAINTENANCE AND REPLACEMENT OF GRINDER PUMPS FOR INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER AND/OR OWNERS ASSOCIATION. FOR GRINDER PUMPS THAT CONNECT TO A PRESSURE SEWER MAIN, THE GRINDER PUMP WILL BE A MODEL MANUFACTURED BY ENVIRONMENT-ONE OR A TYPE APPROVED BY THE CITY OF SANTA FE WASTEWATER MANAGEMENT DIVISION. FOR GRINDER PUMPS THAT CONNECT TO A GRAVITY MAIN, THE GRINDER PUMP SHALL BE OF A TYPE APPROVED BY THE CITY OF SANTA FE PLUMBING CODE.
25. A MINIMUM 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SEWER LINE AND ANY STORM DRAIN PIPING.
26. ALL PRESSURE SEWER SYSTEMS SHALL BE AIR OR HYDROSTATICALLY PRESSURE TESTED @ 120 PSI FOR 2 HOURS MINIMUM. THE TEST IS TO BE WITNESSED AND CERTIFIED BY THE PROJECT ENGINEER. PRIOR TO BEING PUT INTO SERVICE AND ACCEPTANCE BY THE CITY OF SANTA FE, ALL PRESSURE SEWER SYSTEM MAIN LINES WILL BE FILLED WITH WATER.
27. NO PUBLIC PRESSURE SEWER SYSTEM PIPING MAY BE INSTALLED IN A COMMON TRENCH WITH OTHER UTILITIES.
28. SEWER BACKFLOW CHECK VALVES WILL BE REQUIRED FOR ALL SEWER SERVICE LATERAL CONNECTIONS TO SEWER MAINS 12 INCHES OR GREATER IN DIAMETER. THE SEWER SERVICE CONNECTION MUST BE MADE AT AN EXISTING OR NEW MANHOLE. SEWER SERVICE CONNECTIONS TO SEWER MAINS WITH PIPE SIZE DIAMETER OF 12 INCHES AND GREATER WILL NOT BE MADE WITHOUT APPROVAL FROM THE WASTEWATER MANAGEMENT DIVISION.
29. SEWER BACKWATER CHECK VALVES SHALL BE REQUIRED ON PRIVATE SEWER SERVICE LATERALS PER THE CITY OF SANTA FE PLUMBING CODE.
30. ALL PVC SEWER PIPES SHALL BE SDR 26 PVC PIPE.
31. ALL AS-BUILT SEWER LINE AND MANHOLE DATA SHALL BE OBTAINED AND CERTIFIED BY A LICENSED SURVEYOR OR ENGINEER. AS-BUILT DATA SUPPLIED BY OTHER THAN A LICENSED SURVEYOR OR ENGINEER SHALL NOT BE VALID FOR FINAL AS-BUILTS.
32. ALL EXISTING AND NEW PUBLIC MANHOLES WITHIN A PROJECT SHALL HAVE ACCESS FOR CITY SEWER MAINTENANCE EQUIPMENT. ALL ACCESS IS SUBJECT TO FIELD VERIFICATION AND MODIFICATION AS REQUIRED BY THE WASTEWATER DIVISION PRIOR TO FINAL PROJECT CLOSE OUT WITH THE CITY OF SANTA FE.
33. ALL SEWER LINE CROSSINGS OF RIVERS, STREAMS, ARROYOS, DRAINAGE CHANNELS, ETC. SHALL REQUIRE A BASIS OF DESIGN ANALYSIS PREPARED BY A LICENSED ENGINEER.
34. AN APPROVED BACKFLOW VALVE AND ISOLATION VALVE ARE REQUIRED ON ALL LOW PRESSURE SEWER SERVICE LINES AS PER THE CITY OF SANTA FE STANDARD SEWER SPECIFICATIONS.
35. TERMINAL FLUSHING CONNECTIONS AND IN-LINE FLUSHING CONNECTIONS ARE REQUIRED ON ALL LOW PRESSURE SEWER SYSTEMS. THE MAXIMUM SPACING BETWEEN IN-LINE FLUSHING CONNECTIONS SHALL BE 500 FEET. DISTANCES GREATER THE 500 FEET BETWEEN LOW PRESSURE SEWER IN-LINE FLUSHING CONNECTIONS SHALL BE APPROVED BY THE WASTEWATER DIVISION.
36. ALL SANITARY SEWER MANHOLES FIFTEEN (15) FEET IN DEPTH OR GREATER SHALL BE SIX (6) FOOT DIAMETER.
37. PVC SEWER PIPE SHALL BE RUN CONTINUOUS THROUGH MANHOLES WHEN PIPE OF APPROXIMATE EQUAL SLOPES ARE ENTERING AND LEAVING THE MANHOLES.
38. ALL NEW CONNECTIONS TO AN EXISTING SANITARY SEWER MANHOLE SHALL INCLUDE THE REHABILITATION REQUIRED TO MEET CITY OF SANTA FE WASTEWATER DIVISION STANDARD CONSTRUCTION DETAILS.



NOTES:
IPSP REQUIRED AT ALL SANITARY SEWER SERVICE CONNECTIONS TO BUILDING
LOCATE SAMPLINE POINT OUT OF TRAFFIC BEHIND CURB

INDUSTRIAL PRE-TREATMENT SAMPLING PORT



TYPICAL JOINT TRENCH DETAIL

JOINT TRENCH NOTES:

1. Compaction in city or state right-of-ways shall meet or exceed minimum specified requirements.
2. Shading and bedding materials to be type IV. Class 1 for direct buried cable and Type IV, Class 2 for cable in conduit. Type III material is suitable for either type of installation. Refer to DS-10-12.4 for fill material requirements.
3. If trench-run material meets back fill material type requirements, 3" bedding may be omitted provided the trench bottom is smooth, flat and without surface irregularities.
4. Maximum change in the trench bottom elevation shall not exceed 2" over a 10' length.
5. Spoil pile shall be placed on the field side a minimum of 2" from the trench edge.
6. Latest OSHA trench safety requirements shall be strictly observed.
7. Warning tape shall be placed a minimum of 12" above gas line.
8. When bringing cables to pedestals, 12" separation must be maintained from the gas line.
9. PNM owned or maintained street lights may be installed in trench, next to electric cable.
10. Private area lighting or private streetlight circuits must maintain 12" separation from all other joint occupants..
11. Gas service must be 12" away from where it will pass equipment or pedestals.
12. All parties agree that 12" separation between electric and communication may not be met when transitioning up to transformers and or pedestals.
13. Typical subdivision where property line is 9' from back of curb and 10' Public Utility Easements (PUE).
14. Depth of gas measured from final grade.

REFERENCES

1. NESC rule 352, 353, 354

WASTEWATER NOTES:

WASTEWATER UEC CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

SANITARY SEWER NOTE:

NO FENCES, WALLS, OR OTHER STRUCTURES SHALL BE CONSTRUCTED WITHIN OR ACROSS SANITARY SEWER EASEMENTS

STREET LIGHTING NOTE:

PROPOSED LUMINARIES SHALL BE METERED AND SHALL MEET THE LATEST CITY OF SANTA FE LIGHTING STANDARDS AT TIME OF BUILDING PERMIT. THE DESIGN AND FIXTURE TYPES SHALL BE REVIEWED AND APPROVED BY THE CITY OF SANTA FE TRAFFIC ENGINEERING DIVISION.

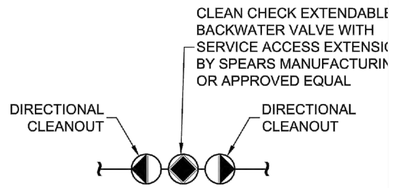
DESIGN NOTES:

GAS SERVICES AND METERS TO BE DESIGNED BY NEW MEXICO GAS COMPANY.

WATER SERVICES TO BE DESIGNED BY SANGRE DE CRISTO WATER COMPANY.

ELECTRIC TRANSFORMERS AND SERVICES TO BE DESIGNED BY PUBLIC SERVICE COMPANY OF NEW MEXICO.

CABLE TELEVISION SERVICE TO BE DESIGNED BY COMCAST.



NOTE:
BACKWATER VALVES ARE NOT NEEDED WHEN FINISHED FLOOR IS GREATER THAN ONE (1) FOOT HIGHER THAN THE UPSTREAM MANHOLE FOR ALL UNITS.

CLEANOUT ASSEMBLY WITH BACKWATER VALVE DETAIL

SCALE: N.T.S.

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

ENGINEERS SEAL — JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER — 5/27/2025

DATE

REVISIONS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

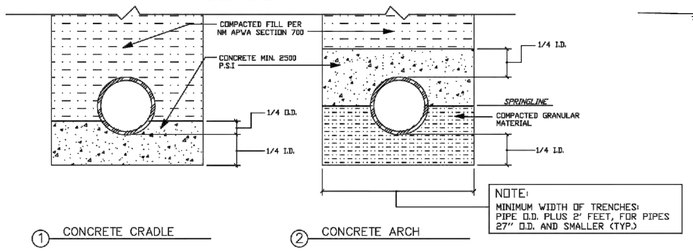
Utility Notes and Details

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.02

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

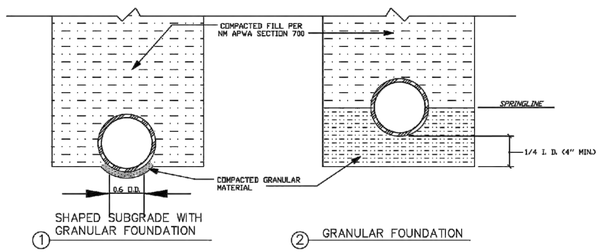
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CLASS "A"



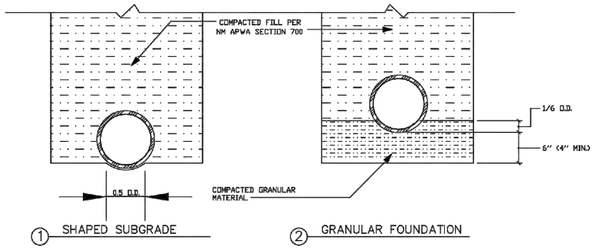
① CONCRETE CRADLE ② CONCRETE ARCH

CLASS "B"

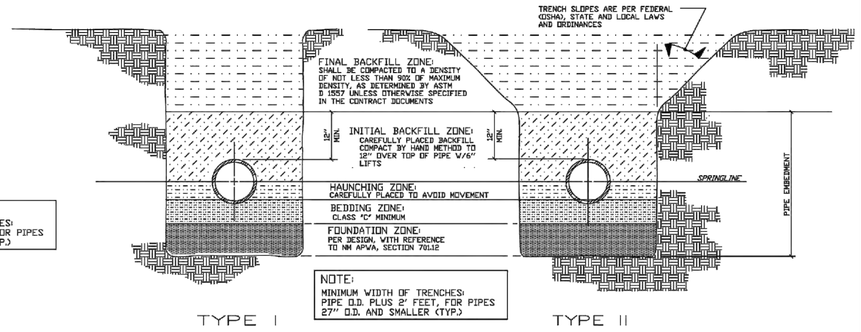


① SHAPED SUBGRADE WITH GRANULAR FOUNDATION ② GRANULAR FOUNDATION

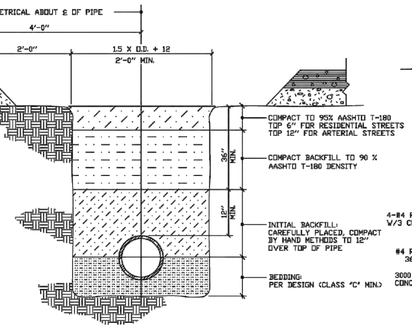
CLASS "C"



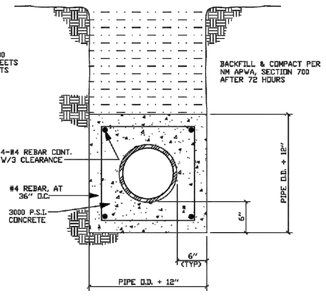
① SHAPED SUBGRADE ② GRANULAR FOUNDATION



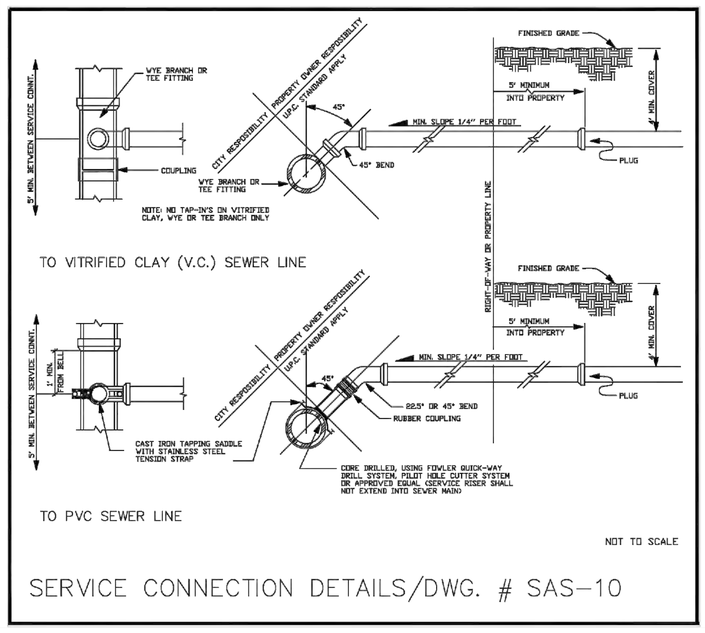
TYPE I TYPE II



PAVED AREAS



CONCRETE ENCASEMENT



TO VITRIFIED CLAY (V.C.) SEWER LINE

TO PVC SEWER LINE

NOT TO SCALE

SERVICE CONNECTION DETAILS/DWG. # SAS-10

CASE # 2024-

GENERAL NOTES

CONSTRUCTION REQUIREMENTS

CR-1 MATERIALS AND WORK:
CURRENT NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (referred to as NM APWA) WITH MODIFICATIONS NOTED BY THE CITY OF SANTA FE.

CR-2 APPROVED PLANS:
USE PLANS BEARING THE OFFICIAL STAMP OF THE DESIGN ENGINEER AND BEARING THE APPROVAL SIGNATURE OF THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED.

CR-3 SEWER HOOK-UP PERMIT:
OBTAIN PERMITS FOR THE PROJECT BEFORE COMMENCING ANY SEWER CONSTRUCTION. CONSTRUCTION PERFORMED WITHOUT OBTAINING PERMITS SHALL BE REJECTED.
A. CONSTRUCTION PLANS SHALL INDICATE THE CLASS OF BEDDING TO BE USED. CHANGE OF BEDDING MAY REQUIRE A CHANGE IN PIPE CLASSIFICATION OR WALL THICKNESS.

CR-4 SUBSTITUTIONS OR CHANGES:
ALL SUBSTITUTIONS OR CHANGES MUST BE APPROVED BY THE CITY WATER QUALITY DIVISION OR CITY APPROVED REPRESENTATIVE PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS OR CHANGES MUST BE SUBMITTED BY THE DESIGN ENGINEER TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE. WHERE APPROPRIATE, SUBMITTAL MUST INCLUDE FABRICATION DRAWINGS, WORKING DRAWINGS AND MATERIAL SPECIFICATIONS OR TEST DATA TO JUSTIFY SUBSTITUTIONS OR CHANGES. DESIGN ENGINEER SHALL AUTHORIZE ANY DRAWINGS FOR SUBSTITUTIONS AND CHANGES AND SUBMIT THEM TO THE CITY WATER QUALITY DIVISION FOR APPROVAL. UNAUTHORIZED SUBMITTALS WILL BE REJECTED.

CR-5 MANUFACTURER'S CERTIFICATES:
WHEN CERTIFICATES OF COMPLIANCE AND TEST REPORTS ARE REQUIRED FOR MATERIALS, DOCUMENTS SHALL BE SUBMITTED TO THE CITY WATER QUALITY DIVISION OR APPROVED REPRESENTATIVE AT THE TIME OF MATERIALS DELIVERY TO THE JOBSITE.

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

INSTALLATION

I-1 LAYING PIPE:
AS PER SECTION 900, NM APWA; PIPE SHALL BE PLACED AND BEDDED IN A FROST FREE TRENCH; GASKET SHALL BE FULLY SEATED AND NOT SLIPPED; PIPE SHALL BE LAID THROUGH MANHOLE LOCATIONS ON STRAIGHT AND UP TO 22 1/2 DEGREE DEFLECTIONS.
A. IF PIPE TRENCH INSTALLATION CONFIGURATION EXCEEDS THE LIMITS OF NM APWA STANDARDS, SECTION 700, OR AS DEFINED ON THE CONSTRUCTION PLANS, THE DESIGN ENGINEER WILL SPECIFY THE NEW PIPE CLASSIFICATION OR WALL THICKNESS.
B. TYPE I TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 8'(FT.) OR LESS. TYPE II TRENCH CONFIGURATION IS NORMALLY USED WHEN TRENCH DEPTHS ARE 9'(FT.) AND OVER, DEPENDING ON SOIL CONDITIONS. REFER TO NM APWA STANDARDS SECTION 700.

I-2 MANHOLE CONSTRUCTION:
A. BASE:
1. CAST IN PLACE: ON UNDISTURBED FROST FREE SUBGRADE
2. PRECAST UNIT: ON PEA GRAVEL WITH COMPLETE EVEN BEARING
B. PRECAST BARREL:
1. JOINTS: FILL COMPLETELY WITH NON-SHRINK GROUT AND TROWEL
2. MANHOLE ADAPTOR: INSTALL OVER PVC PIPE AND FILL IN PENETRATION WITH NON-SHRINK GROUT.
3. CAST IN PLACE BASES: SHALL ACHIEVE A MINIMUM OF 2500 PSI COMPRESSIVE STRENGTH BEFORE SETTING PRECAST BARREL SECTIONS.

I-3 EXCAVATION AND BACKFILL:
AS PER SECTION 700, NM APWA; SATURATION BY FLOODING OR JETTING METHODS IS NOT PERMITTED WITHOUT A SOILS ENGINEERING REPORT RECOMMENDING THESE METHODS. MECHANICAL OR VIBRATORY COMPACTORS SHALL NOT BE USED ON THE BEDDING AND 12"(IN.) OF INITIAL BACKFILL. COMPACTION SHALL BE DETERMINED PER AASHTO T-180.

CONSTRUCTION MATERIALS

CM-1 SEWER PIPE: (CERTIFICATES REQUIRED)
A. VITRIFIED CLAY: REFER TO SECTION 125, NM APWA FOR EXTRA STRENGTH VCP.
B. PLASTIC (PVC): REFER TO SECTION 121, NM APWA, AS MODIFIED BY THE CITY.
1. 4" THRU 15" (inch) DIAMETER, ASTM D-3034 OR ASTM F-789 PIPE. MINIMUM PS-46 STRENGTH. SDR-35 OR EQUAL
2. LARGER THAN 15" (IN.) DIAMETER: ASTM F 679 VOL. 08.04.
C. HDPE PIPE PER ASTM D-1248 CLASS III WHEN APPROVED BY WATER QUALITY DIVISION ENGINEER.
D. PVC RESTRAINED JOINTS: SERIES 1350 OR SERIES 1390 FOR COUPLINGS PRODUCED BY UNI-FLANGE CORPORATION, LOCKING COUPLINGS WITH NYLON SPLINE, MARKETED AS "YELLOWMINE" AND PRODUCED BY CERTAINTEED CORPORATION, OR APPROVED EQUAL.
E. MANHOLE ADAPTERS: ASBESTOS CEMENT (AC) MANHOLE ADAPTERS, OR AC/PVC ADAPTER COUPLINGS.
F. BUILDING SERVICE STUBS: CAST IRON DWV, PVC SCH. 40 DWV.
G. SERVICE CONNECTIONS:
1. VCP PIPE: FACTORY TEE FITTINGS; SECTION 125 NM APWA.
2. PVC PIPE: CAST IRON BODIES TAPPING SADDLE WITH STAINLESS STEEL TENSION STRAP AND FITTINGS; FOWLER "QUICKWAY",GENECO, HERSEY "PIONEER", OR APPROVED EQUAL.
H. SOIL CLASSIFICATION: THE UNIFIED SOIL CLASSIFICATION SYSTEM PER ASTM D 2487 TABLE 701.3.5 NM APWA.

CM-2 MANHOLES:
A. CONCRETE MANHOLES: PRECAST REINFORCED CONCRETE RISERS, REDUCING CONES, AND ADJUSTMENT RINGS PER ASTM C 478 VOL. 04.05. BASES MAY BE FIELD PLACED CONCRETE OR PRECAST CONCRETE PER ASTM C 478 VOL. 04.05 (CERTIFICATES REQUIRED). CRACKED OR VISIBLY DEFECTIVE UNITS WILL BE REJECTED.
B. PIPE PENETRATIONS: PRECAST UNITS SHALL HAVE SUITABLE SIZED OPENINGS CAST INTO BARREL AT PROPER ANGLES FOR PIPE AND MANHOLE ADAPTERS.
C. MANHOLE STEPS: REFER TO SECTION 920.4.7 NM APWA POLYPROPYLENE ENCASED, GRADE 60 STEEL BY M.A. INC. OR APPROVED EQUAL; 14"(IN.) WIDE, 16"(IN.) MAXIMUM SPACING.
D. FRAMES AND COVERS:
1. CASTING: SHALL CONFORM TO SECTION 160, 161 & 162, NM, APWA CLASS 30B. (CERTIFICATES AND SHOP DRAWINGS REQUIRED)
2. MINIMUM COVER WEIGHT: 165 POUNDS
3. MINIMUM COMBINED WEIGHT: 385 POUNDS +/- 5%
4. BEARING SURFACES: SHALL BE MATCHED FOR A FIRM NON ROCKING SEAT BETWEEN FRAME AND COVER. MINIMUM SEATING WIDTH: 7/8"(IN.)
5. COATING: NONE
6. COVER LETTERINGS: SANTA FE, N.M. SANITARY SEWER
7. CASTINGS: CAST MANUFACTURER AND MODEL NUMBER ON FRAME AND COVER.
8. CASTINGS TOLERANCE: +/- 1/16"(IN.) PER FOOT OF OVERALL DIMENSION. OUT OF ROUND CASTINGS AND LOOSE FITTING UNITS WILL BE REJECTED IN THE FIELD.

CM-3 CONCRETE ENCASEMENT:
A. REQUIREMENTS:
1. WHEN THE PIPE COVER IS 36" (IN.) OR LESS.
2. WHEN VITRIFIED CLAY CROSSES AN ARROYO.
3. WHEN A WATER LINE PASSES BELOW OR LESS THAN 18" (IN.) ABOVE THE EXISTING SEWER LINE.
4. WHEN A PARALLEL WATER LINE IS LESS THAN 10'(FT.) HORIZONTALLY AND LESS THAN 2'(FT.) ABOVE THE SEWER LINE.
5. THE SEWER LINE SHALL BE ENCASED IN CONCRETE 6"(IN.) THICK AS DETAILED, AND EXTEND AT LEAST 10'(FT.) ON EACH SIDE OF THE WATER LINE.

FIELD QUALITY CONTROL

FQC-1 TESTING AND INSPECTION:
A. SUPERVISION: CONDUCTED BY DESIGN ENGINEER.
B. CERTIFICATION: DESIGN ENGINEER SHALL CERTIFY THAT THE PROJECT HAS BEEN COMPLETED IN ACCORDANCE TO PLANS & SPECIFICATIONS AND SHALL SUBMIT A CERTIFICATION OF COMPLIANCE STATEMENT WITH STAMP AND SIGNATURE.
C. EQUIPMENT AND ASSISTANCE: PROVIDED BY CONTRACTOR.

FQC-2 LINE AND GRADE: ALLOWABLE TOLERANCE BETWEEN STRUCTURES FROM DESIGN;
A. LINE: 0.20 FOOT
B. GRADE: 0.02 FOOT; PIPE SHALL NOT HOLD BACK ANY WATER.

FQC-3 LEAKAGE TEST:
AIR TEST REQUIRED; REFER TO SECTION 901.7 NM APWA.

FQC-4 TELEVISION INSPECTION:
CONTRACTOR SHALL PROVIDE A CERTIFIED CCTV SEWERLINE INSPECTION AND RECORD TAPES AT HIS OWN EXPENSE.

FQC-5 ALL CONNECTIONS TO EXISTING MANHOLES INCLUDES REHABILITATING THE TIE IN MANHOLE TO MEET THESE STANDARD CONSTRUCTION DETAILS.

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

ENGINEERS SEAL
JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
5/27/2025
DATE
REVISIONS

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

Wooten Engineering
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Rio Rancho, NM 87174
Phone: (505) 980-3560

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Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

Utility Notes and Details

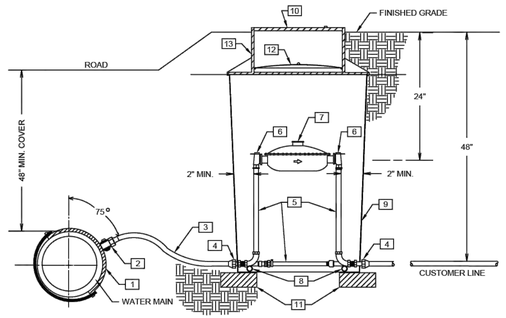
DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.03

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY THE SANGRE DE CRISTO WATER (SDCW) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE SDCW 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 SDCW.
6. CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND SDCW DRAWINGS.
7. MATERIAL SUBMITTALS SHALL BE APPROVED BY SDCW 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. A MINIMUM OF 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 AFTER FIRST COURSE OF ASPHALT AND BEFORE FINAL COURSE OF ASPHALT.
13. FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE SDCW FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE ROAD. PRIOR TO INSTALLING NUMBERS, FIRE HYDRANTS SHALL BE PAINTED.
14. A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUST RESTRAINT. 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 SDCW.
15. ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND SDCW.
16. WORK ON SDCW FACILITIES SHALL NOT BEGIN UNTIL SDCW HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

GENERAL NOTES — 01



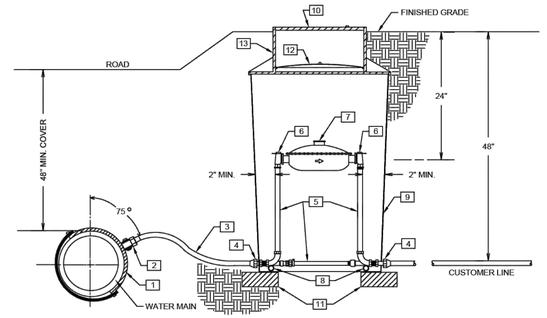
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 1-1/2" SERVICE SADDLE
2. 1-1/2" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 1-1/2" COPPER TUBING (TYPE " K ")
4. 1-1/2" ADAPTER COUPLING
5. 1-1/2" PREFABRICATED METER SETTER (NO BY-PASS)
6. 1-1/2" BALL ANGLE VALVE (2 TOTAL)
7. 1-1/2" SEALED REGISTER WATER METER - 13" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY SDCW)
8. 1" GALVANIZED PIPE 24" LONG
9. 36" DIA. X 36" METER BOX
10. 20" DIA. POLYMER LID
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER METAL FROST LID
13. 36" DIA. X 20" DIA. MONITOR COVER

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

1-1/2" SINGLE SERVICE — 04



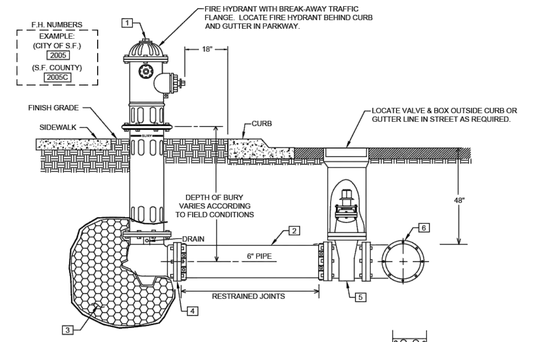
NOTE: SEE SERVICE LOCATION DETAIL FOR PLACEMENT DIMENSIONS AND DIRECTIONS.

ITEM

1. 2" SERVICE SADDLE
2. 2" CORORATION STOP (A.W.W.A. TAPERED THREAD)
3. 2" COPPER TUBING (TYPE " K ")
4. 2" ADAPTER COUPLING
5. 2" PREFABRICATED METER SETTER (NO BY-PASS)
6. 2" BALL ANGLE VALVE (2 TOTAL)
7. 2" SEALED REGISTER WATER METER - 17" FLANGE-TO-FLANGE SPACING (METER FURNISHED & INSTALLED BY SDCW)
8. 1" GALVANIZED PIPE 24" LONG
9. 36" DIA. X 36" METER BOX
10. 20" DIA. POLYMER LID
11. BLOCKS - USE AS DIRECTED BY SDCW
12. INNER METAL FROST LID
13. 36" DIA. X 20" DIA. MONITOR COVER

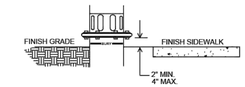
SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

2" SINGLE SERVICE — 05



KEYED NOTES:

1. FIRE HYDRANT
2. 6" PIPE
3. 1/2 CUBIC YARD 3/8" GRAVEL DRAIN W/ 10 MIL. PLASTIC SHEET
4. 6" MJ RETAINER AND 6" HARNESS (IF REQUIRED)
5. 6" MJ x FL GATE VALVE & BOX
6. TEE: MJ RUN W/ 6" FLANGE OUTLET



FIRE HYDRANT DETAIL

CONSTRUCTION NOTES:

A - FIRE HYDRANT SHALL NOT BE INSTALLED NEAR ANY STRUCTURES AND SHALL HAVE A MINIMUM 36" CLEAR SPACE IN ALL DIRECTIONS.

B - LOCATE HYDRANT 18" BEHIND BACK OF CURB UNLESS OTHERWISE SHOWN ON PLANS OR SPECIFICALLY DIRECTED BY S.D.C.W. HYDRANT TO BE SET PLUMB AND AT PROPER ELEVATION (ELEVATION PROVIDED BY DEVELOPER) HYDRANTS INSTALLED AS PART OF A NEW DEVELOPMENT/EXTENSION SHALL BE A STANDARD 5' BURY HYDRANT AND SHALL BE SET TO FINISHED GRADE WITHOUT THE USE OF HYDRANT EXTENSIONS (IF AN ADJUSTMENT IS REQUIRED, RE-LAY THE WATER MAIN AND FIRE HYDRANT LEG OR INSTALL RESTRAINED OFFSET AS DIRECTED BY SDCW)

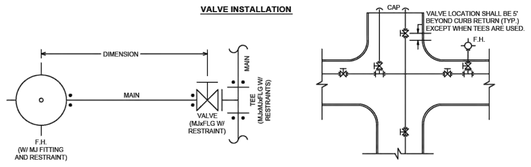
C - WEEP HOLE MUST HAVE 1/4" PLUG REMOVED AND BE FREE DRAINING INTO GRAVEL DRAIN. USE FULLY RESTRAINED JOINTS FROM THE FIRE HYDRANT TO THE FLANGED CONNECTION ON VALVE.

D - FIRE HYDRANT SHALL BE PAINTED AND REFLECTIVE NUMBERS INSTALLED AFTER INSTALLATION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

FIRE HYDRANT — 07

VALVE INSTALLATION



VALVES

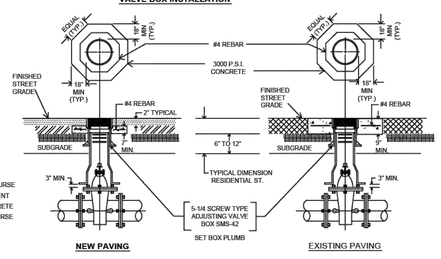
1.) VALVES SHALL BE LOCATED AT ROAD INTERSECTIONS WITH THE INTENT OF ISOLATING THE WATER DISTRIBUTION SYSTEM, AS APPROVED BY SDCW.

2.) INLINE VALVES SHALL TYPICALLY BE INSTALLED FIVE (5) FEET BEYOND THE CURB RETURN, AS SHOWN IN THE DETAIL, AND CONSIST OF MECHANICAL JOINT FITTINGS WITH RESTRAINTS EXCEPT WHEN USING TEES, WHICH SHALL HAVE MECHANICAL JOINT x FLANGE FITTING.

3.) VALVES ON FIRE HYDRANT LEGS SHALL HAVE MECHANICAL JOINT x FLANGE FITTINGS AND SHALL CONNECT TO FIRE HYDRANT TEE WITH THE FLANGE FITTING AND THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

4.) VALVES ON TEES SHALL HAVE VALVES AND TEES WITH MECHANICAL JOINT x FLANGE FITTINGS. THE MECHANICAL JOINT FITTING SHALL HAVE A RESTRAINT, AS SHOWN IN THE DETAIL.

VALVE BOX INSTALLATION



NEW PAVING VALVE BOXES SHALL BE INSTALLED AND RAISED TO GRADE IN THE FOLLOWING MANNER FOR NEW PAVING:

1.) VALVE BOX SHALL BE INSTALLED OVER VALVE DURING MAIN INSTALLATION. TOP OF VALVE BOX SHALL BE LEFT BELOW THE TOP OF SUBGRADE UNTIL VALVE IS READY TO BE RAISED TO FINAL GRADE.

2.) WHEN THE VALVE BOX IS READY TO BE RAISED, AN OCTAGON SHAPE SHALL BE CUT-OUT AROUND THE VALVE BOX FROM THE FIRST PAVING LIFT (AS SHOWN IN THE DETAILS). THE VALVE BOX SHALL BE RAISED TO THE FINISHED STREET GRADE. THE SOIL AROUND THE VALVE BOX SHALL BE THOROUGHLY COMPACTED IN ACCORDANCE WITH CITY STANDARDS; THE CONCRETE COLLAR (CONSISTING OF 3,000 PSI CONCRETE AND #4 REBAR) SHALL BE POURED FLUSH WITH THE TOP OF THE FIRST PAVING COURSE (INCLUDING HAND RODDING CONCRETE TO REMOVE VOIDS); AND THE VALVE BOX SHALL BE PROTECTED FROM VEHICULAR TRAFFIC FOR 24 HOURS.

EXISTING PAVING INSTALL VALVE BOXES PER "NEW PAVING" (SEE ABOVE) WITH THE CONCRETE COLLAR POURED FLUSH WITH THE FINISHED GRADE OF THE EXISTING PAVING WITH A SMOOTH TROWELED FINISH. NOTE: IF EXCAVATION OVER 42" SQUARE IS REQUIRED TO ADJUST VALVE BOX TO GRADE, "NEW PAVING" CONCRETE COLLAR PROCEDURE SHALL BE FOLLOWED AS WELL AS ANY NECESSARY PAVING SHALL BE COMPLETED.

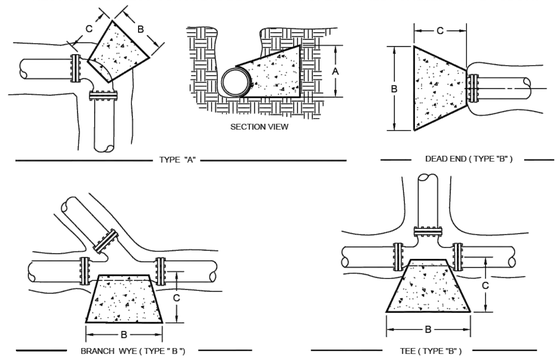
UNPAVED AREAS IN DIRT OR GRAVEL STREETS, TOP OF VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 6" BELOW THE STREET GRADE. IN OTHER UNPAVED AREAS, VALVE BOX AND CONCRETE COLLAR SHALL BE LEFT 2" ABOVE FINISHED GRADE OR AS DIRECTED BY SDCW.

PROTECTION OF VALVE BOXES VALVE BOXES SHALL BE PROTECTED FROM DAMAGE, LOSS AND SHALL NOT BE FILLED WITH DIRT AND DEBRIS. VALVES MUST BE ACCESSIBLE DURING CONSTRUCTION WITH MINIMUM EXCAVATION. VALVES IDENTIFIED BY SDCW AS KEY SHUT OFF VLAVES SHALL REMAIN AT GRADE DURING ALL PHASES OF CONSTRUCTION.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

VALVE & VALVE BOX INSTALLATION — 08

USE MECHANICALLY RESTRAINED FITTINGS & PIPE JOINTS FOR THRUST RESTRAINT UNLESS CONCRETE BLOCKING IS SPECIFICALLY CALLED FOR BY SDCW.



THRUST BLOCK SIZING TABLE

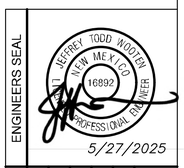
PIPE DIAMETER	TYPE "A" BENDS												TYPE"B" FITTINGS		
	11-1/4°			22-1/2°			45°			90°					
	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
4"	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
6"	12	12	12	12	12	12	12	18	12	18	24	12	12	24	12
8"	12	12	12	12	18	12	18	24	12	24	30	18	18	30	12
10"	12	12	12	12	24	12	20	30	12	24	42	18	24	36	18
12"	12	18	12	18	24	12	24	36	18	32	48	24	24	42	18
14"	12	24	12	18	36	18	30	42	24	36	60	24	30	48	24
16"	18	24	24	24	36	24	30	40	24	42	66	24	36	54	24
18"	18	30	24	24	40	24	36	54	24	48	72	24	42	60	24
20"	20	30	24	30	42	24	42	60	24	54	80	24	42	76	24
24"	24	36	24	36	54	24	48	72	24	66	96	30	54	80	30

1. TABLE BASED ON 200 P.S.I. (130 P.S.I. WORKING PRESSURE) AND 3000 LB/FT^2 ALLOWABLE SOIL BEARING PRESSURE.
2. USE TEE OUTLET DIAMETER TO DETERMINE THRUST BLOCK SIZING. USE BRANCH DIAMETER ON WYE TO DETERMINE THRUST BLOCK SIZING.
3. THE "C" DIMENSION LISTED IS A MINIMUM DIMENSION. CONCRETE BLOCKING MUST BE POURED TO THE UNDISTURBED SOIL OF THE TRENCH WALL.

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

CONCRETE THRUST BLOCKING — 13

ENGINEERS SEAL



DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

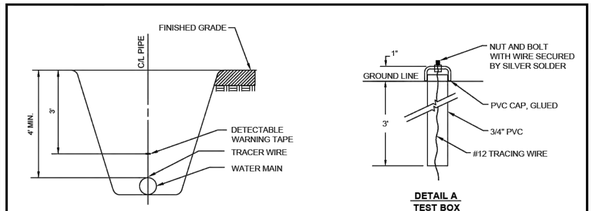
CASE # 2024-

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

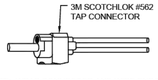
Utility Notes and Details

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.04



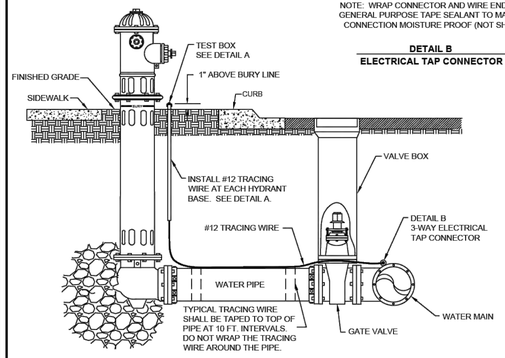
TRENCH CROSS SECTION

DETAIL A
TEST BOX



NOTE: WRAP CONNECTOR AND WIRE ENDS WITH GENERAL PURPOSE TAPE SEALANT TO MAKE THE CONNECTION MOISTURE PROOF (NOT SHOWN).

DETAIL B
ELECTRICAL TAP CONNECTOR

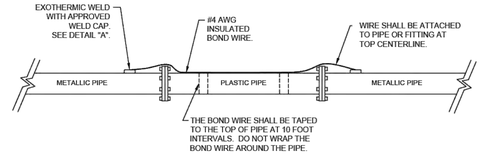


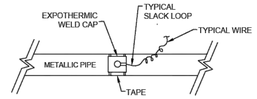
TRACING WIRE DESIGN AND DETAILS COURTESY OF PEAK POWER ENGINEERING, INC. 1309 AGUA FRIA, SANTA FE, NM 87501

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

TRACING WIRE DETAIL

DRAWN BY:	DATE: 09/2008	24
CHECKED:	SCALE:	
APPROVED:		





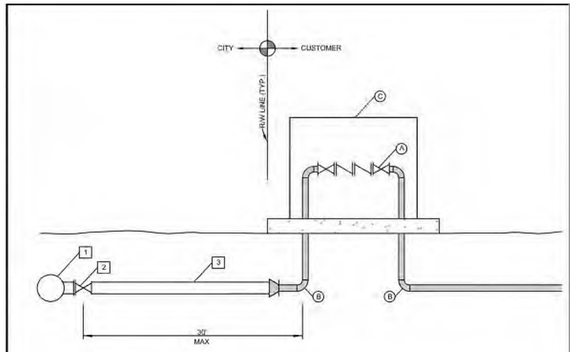
DETAIL "A"

DRAWING COURTESY OF PEAK POWER ENGINEERING, INC.
1309 AGUA FRIA, SANTA FE, NM 87501

SANGRE DE CRISTO WATER DIVISION
CITY OF SANTA FE, NEW MEXICO
STANDARD DETAILS

BONDING JUMPER DETAIL

DRAWN BY:	DATE: 09/2008	25
CHECKED:	SCALE:	
APPROVED:		



ITEM

1. TEE OR TAPPING SLEEVE WITH FLG. OUTLET (4" MIN.)
2. GATE VALVE FLG. x MJ (4" MIN.)
3. RESTRAINED DIP-PW (4" MIN.)
- (A) REDUCED PRESSURE ZONE BACKFLOW PREVENTER W/DETECTOR ASSEMBLY
- (B) CUSTOMER PIPING (REDUCER/TAPPED CAP FOR PIPING LESS THAN 4")
- (C) HEATED ENCLOSURE

CITY OF SANTA FE WATER DIVISION
SANTA FE, NEW MEXICO
STANDARD DETAILS

TYPICAL FIRE SERVICE

DRAWN BY:	DATE: 01/2019	32
CHECKED:	SCALE: 1/2"	

ENGINEERS SEAL

JEFFREY TODD WOOTEN
NEW MEXICO
16892
LICENSED PROFESSIONAL ENGINEER

5/27/2025

DATE

REVISIONS

Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

CASE # 2024-

Lloyd & Associates
ARCHITECTS
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INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

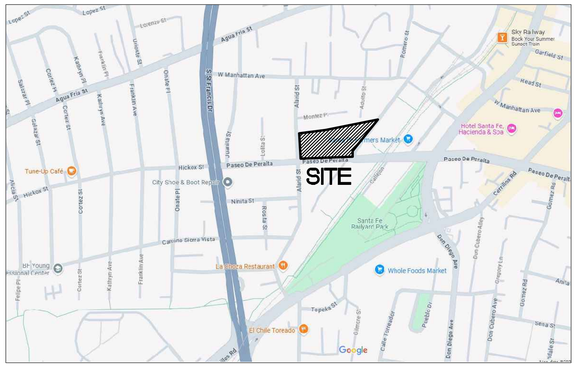
Utility Notes and Details

DATE:	SCALE:	SHEET:
5/27/2025	Per Plan	C3.05

WATER PLAN

INN at ALVORD

1625 PASEO de PERALTA



VICINITY MAP
NTS

LEGAL DESCRIPTION:
Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

Fire Service Line Backflow Prevention

The Following guidelines shall be followed for backflow prevention on Fire Service Lines.

1. The owner or their plumbing / fire protection contractor is responsible for providing backflow prevention on the fire service line. Currently, the City of Santa Fe requires reduce pressure backflow preventors (RPBP) with detector check on fire service lines.
2. RPBP'S must be located in an above ground housing or in a mechanical room where adequate drainage and freeze protecttion is available. The RPBP shall be located as to minimize the unprotected length of the fire service line. The RPBP will be located within 30 feet of the fire service tap to the main.
3. The RPBP shall include an integral metered bypass detector assembly. The backflow preventor and the metered bypass shall be designed and furnished as a unit and approved by the FCCCHR-USC as a unit and meet City of Santa Fe standards.
4. The owner shall provide City of Santa Fe Water Co with the proposed location of the RPBP and the make and model number of the proposed RPBP along with the manufactureers' drawings and data for review and approval prior to construction. The RPBP shall be installed in accordance with the manufacturer's requirements (horizontal position unless alternate positions are allowed by the the manufacturer and have been approved by FCCCHR-USC).
5. A remote meter installation shall be furnished by the owner in accordance with City of Santa Fe Water Co standard detail "Remote Reading Unit" and the "Remoter Meter Installation Customer Agreement" terms and conditions.

General Notes

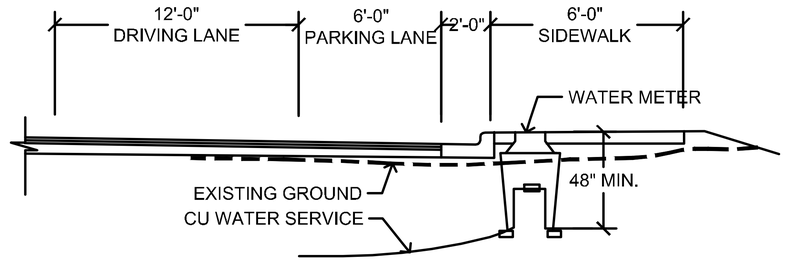
1. Contractor shall notify the City of Santa Fe Water Division (CdSFWD) five (5) days prior to commencement of work.
2. Construction shall be done in accordance with the CoSFWD construction standards and specifications.
3. All easements shall be dedicated, cleared, graded and staked prior to water line 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 CoSFWDprior 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. Four (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 road. Prior to installing numbers, fire hydrants shall be painted.
14. A mechanical restraint system shall be utilized on fittings and piping for thrust restraint. Concrete thrust blocking shall be used only for special conditions (e.g. Caps where main will be extended in the future) as specificaly approved by CoSFWD.
15. Any field changes to the plans require approval of both the design engineer and CoSFWD.
16. Work on CoSFWD facilities shall not begin until CoSFWD has issued an NTP to the approved utility contractor.
17. Any and all easements for City-owned infrastructure shall be obtained / verified and recorded by developer before project commencement. Contractor shall verify the easement is in place before installing any infrastructure.

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	METER SIZE & TYPE (DS OR IR)	SERVICE SIZE
1625	PASEO DE PERALTA	3" (DS)	4" (DS)
1625	PASEO DE PERALTA	2" (IS)	2" (IS)

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
6 Inch	350	20	INN at ALVORD



PIPE ROADWAY SECTION

RECORD DRAWINGS
THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30 FEET OF THE CONNECTION TO THE WATER MAIN. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
*PEAK FLOW IS IN GALLONS PERMINUTE.
*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER
5/22/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

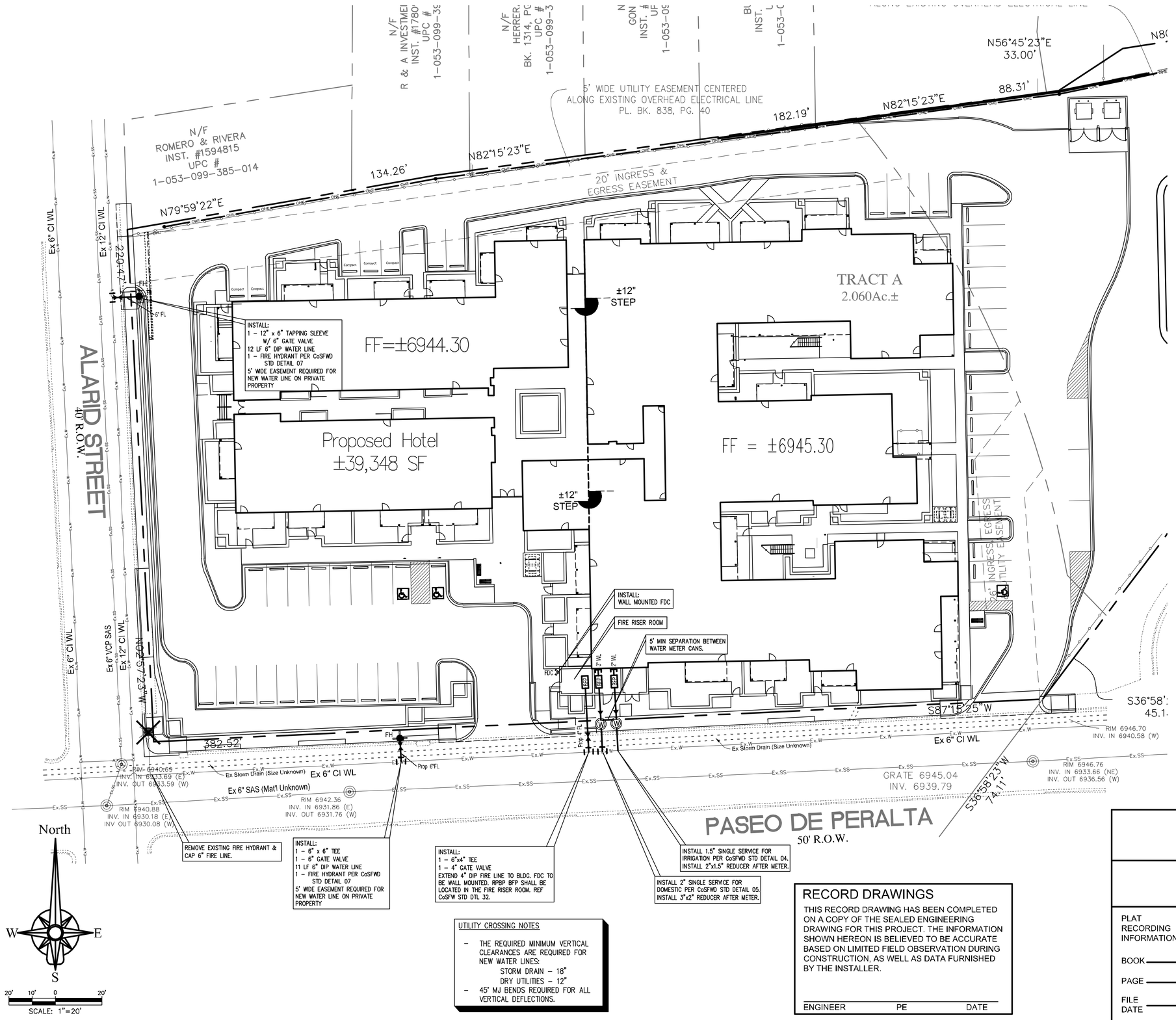
PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

INSPECTOR
DATE ____

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

2025
09
Sheet 1 of 2



LEGEND

- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- PROPOSED WATER SERVICE
- PROPOSED REDUCER
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT

UTILITY CROSSING NOTES

- THE REQUIRED MINIMUM VERTICAL CLEARANCES ARE REQUIRED FOR NEW WATER LINES:
  STORM DRAIN – 18"
  DRY UTILITIES – 12"
- 45° MJ BENDS REQUIRED FOR ALL VERTICAL DEFLECTIONS.

RECORD DRAWINGS

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ENGINEER PE DATE

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
5/27/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

PLAT RECORDING INFORMATION
BOOK
PAGE
FILE
DATE

APPROVED
CITY OF SANTA FE WATER DIVISION DATE
SANTA FE FIRE DEPARTMENT DATE

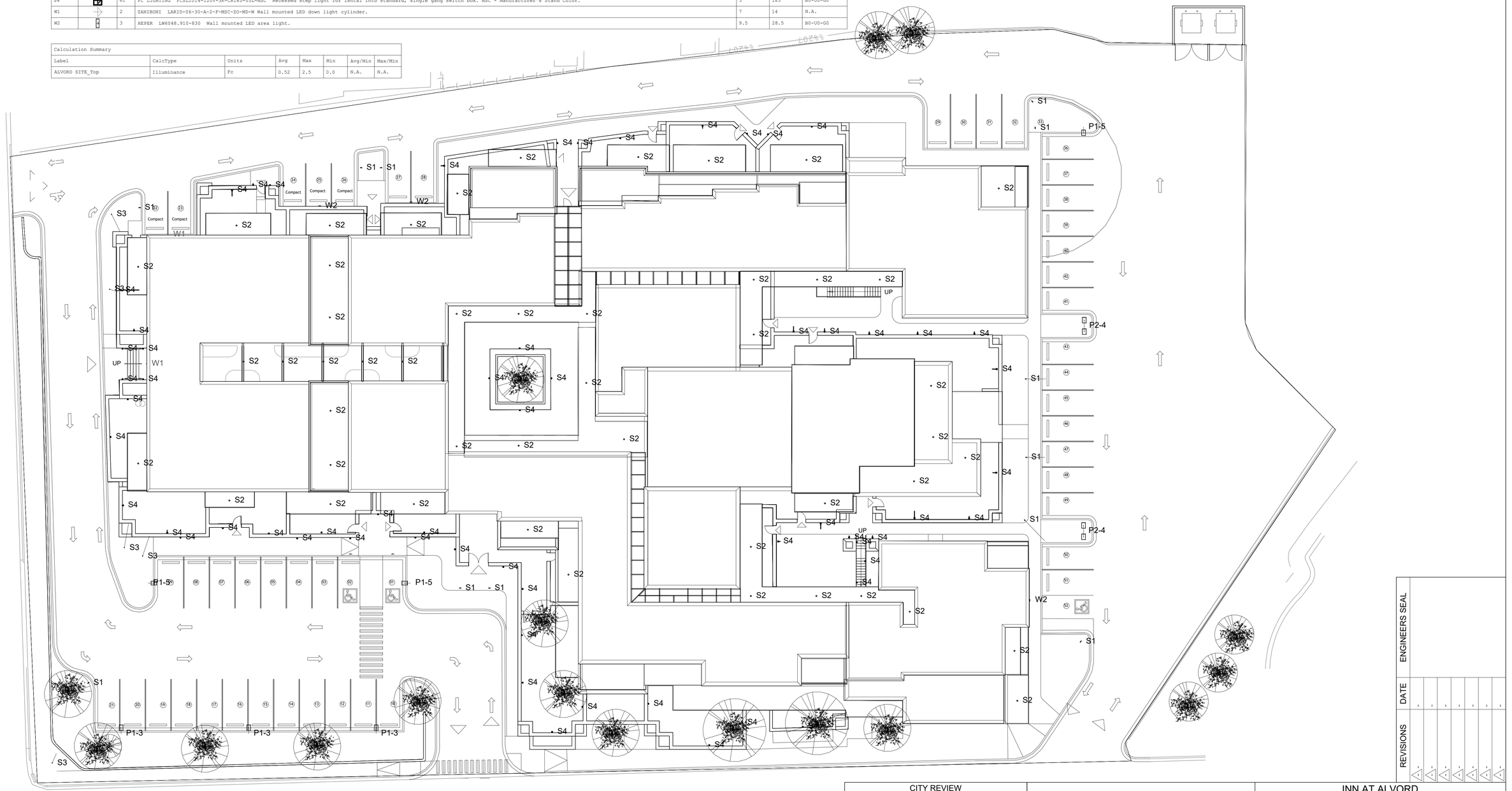
INSPECTOR
DATE
2025

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

09
Sheet 2 of 2

Luminaire Schedule						
Tag	Symbol	Qty	Description	Luminaire Watts	Total Watts	BUG Rating
P1-3		3	US ARCHITECTURAL DS6D-PLED-III-W-20LED-525mA-30K-UNV-1-MSC-HSPLED Single, full cut-off, Dark Sky compliant LED area light at 16ft above finished grade on shepard's crook arm with house side spill light shield. MSC - Manufacturer's Standard Color.	35.5	106.5	B1-U0-G2
P1-5		3	US ARCHITECTURAL DS6D-PLED-VSQ-W-20LED-525mA-30K-UNV-1-MSC Single, full cut-off, Dark Sky compliant LED area light at 16ft above finished grade on shepard's crook arm. MSC - Manufacturer's Standard Color.	35.5	106.5	B3-U0-G1
P2-4		2	US ARCHITECTURAL DS6D-PLED-IV-20LED-350mA-30K-UNV-1-MSCMHSPLED Double, full cut-off, Dark Sky compliant LED area light at 16ft above finished grade on shepard's crook arm with house side spill light shield. MSC - Manufacturer's Standard Color.	23.6	94.4	B0-U0-G1
S1		12	HEPER LB604.575-US-SLFB-350-830 Full cut-off lighted bollard mounted at grade. Overall height 32in. Dimmed to 3%. Manufacturer's Standard Color.	10	120	B0-U0-G1
S2		48	KREON UP40-C-ST-WH-30-FL-90-ST-D2 Surface mounted wet-rated low output down light. White finish.	2	96	N.A.
S3		5	KREON WA80-01-30-30-80-BK-GP-CA Grade mounted low output directional flood.	8	40	N.A.
S4		61	FC LIGHTING FCSL1014-120V-3K-CR185-05L-MSC Recessed step light for isntal into standard, single gang switch box. MSC - Manufacturer's Stand Color.	3	183	B0-U0-G0
W1		2	ZANIBONI LARID-06-30-A-2-F-MSC-ZO-MD-W Wall mounted LED down light cylinder.	7	14	N.A.
W2		3	HEPER LW6048.910-830 Wall mounted LED area light.	9.5	28.5	B0-U0-G0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALVORD SITE_Top	Illuminance	Fc	0.52	2.5	0.0	N.A.	N.A.



1 SITE LIGHTING STUDY

1/16" = 1'-0"

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		
CITY USE ONLY		

CASE # 2024-__

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

SITE LIGHTING PLAN

DATE:	SCALE:	SHEET:
06-24-2025	1/16" = 1'-0"	EL-001

REVISIONS	DATE	ENGINEERS SEAL

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_EL-001.dwg

All TYPE P series pole lights

AREA & ROADWAY LIGHTING

PROJECT NAME: Alvoord / Cathedral Inn School, Santa Fe

PROJECT TYPE: Hospitality

DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

Features
The NEW Deziner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seat, thermal management for long LED life and a thermally isolated solid state power supply chamber. TruLevel™ ball coupling.

P.LED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a coppier thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded #12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0, Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance at LX9 at 100,000 hours (TM-21 calculated at tx Test Time) for all LED options.

True Amber LED's TIA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50,60Hz. 0- 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



DS6A
Angled



DS6C
Concave/Rand



DS6D
Deep Bell



DS6S
Slimed



DS6T
Tweed

The smallest models within the Deziner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

2023062

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551 | Phone (661) 233-0300 www.uspltg.com
An Employee Owned Company

MADE IN THE USA

SUN VALLEY & U.S. ARCHITECTURAL

TYPE S1

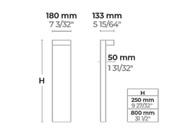
DRAGO Forward

LB6048.575-US

IK08 IP65

heper USA






[SLFB]
Special linear, Forward throw - 65x70°

Configurations

Light distribution	[SLFB] 65x70°
Delivered lumens flux	721 - 1988 lm
Rated input power	10 - 20 W
Color temperature	2200 K CRI 80, 2700 K CRI 80, 3000 K CRI 80, 4000 K CRI 80
BUG rating	B1-U0-G1, B0-U0-G0
Lifetime L90 (hour)	>42, 000
Lifetime L80 (hour)	>42, 000

Options

Control	On/Off, 0-10V
Product colors	
Height	0.8', 2.6',

Extras

Consult the factory	Emergency kit, Motion sensor
Luminaire body options	Double powder coating

Technical information

Listings and Ratings	DarkSky Friendly, Product is NRTL listed suitable for wet locations in US and Canada in accordance with UL1598. Luminaire performance tests have been conducted in accordance with IES LM-79-08 standards.
Mounting	Surface mountable
Housing	Corrosion resistant, extruded, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners	Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket	Liquid silicone
Lens / Reflector	High reflectance aluminium coating, multifaceted micro reflector
Glass / Diffusor	Tempered safety glass
Impact protection	IK08
Ingress protection	IP65
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	7.76 lbs (0.8'), 9.9 lbs (2.6')
LED module	High power LEDs on metal-core PCB
Driver	Integral LED driver
Driver surge protection	3/3 kV
Power factor	> 0.90
Through wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	20" of outdoor use rated flexible power cord
Notes	3000K CCT or warmer must be selected to be

HEPER USA LLC - Wisconsin HQ
1433 N Water Street Suite 400
Milwaukee, WI - 53202
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IL - 60654
United States
infoUS@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 13.03.2024. For current version visit heperlighting.com. All flux (±%7 tolerance) and power values (±%10 tolerance) are derived following appropriate IES, CIE, and applicable standards.

TYPE S2

inti

kreon


inti fixed


inti directional

KU_____- _____- _____- _____- (FX)/(DR)- 90 - _____ _____- _____-

kreon inti	light configuration	louver finish[1]	directional beam angle (leave blank for FX)	CCT[2]	CRI	dome finish	dimming[3]	backbox option
INT 80mm with flange **INTIL** 80mm trimless/ flangeless install in plastered ceiling **INTSH** 80mm with trimless/ flangeless install with shadow gap in plastered ceiling	**FX**[4] Fixed (dome only) 823lm delivered **DR**[4] Directional (dome w/ adjustable spot) 576lm + 100/250lm delivered	**WH** white **BL** black	**SP** (100m delivered) Spot 20° **DL** (250m delivered) Dark Light 33° **WDL** (250lm delivered) Wide dark Light 56° **Directional LED** (leave blank for FX) **27** 2700K **30** 3000K	**Fixed Dome** **27** 2700K **30** 3000K **WD** warm dim (1800k-3000k) **Directional LED** (leave blank for FX) **27** 2700K **30** 3000k	**90** CR90+	**D1** glossy[5] **D3** matte	**D1** triac phase Dimming (1%) (120Vac only) **D2** 0-10V Dimming (1%) **D3-ECO** lutron ecosystem dimming (1%) **ONF** on-off	**NIC120** Non-IC Backbox (120V) **NIC277** Non-IC Backbox (277V) **IC120** IC Backbox (120V) **IC277** IC Backbox (277V) **AIC120** Airtight, IC Rated (120V) **AIC277** Airtight, IC Rated (277V) **CP120** Chicago Plenum, IC Rated (120V) **CP277** Chicago Plenum, IC Rated (277V)

Ordering Example: KUINT-DR-BL-DL-2730-90-D3-D1-NIC120

1. for directional versions adjustable spot finish matches louver
2. 2730 = 2700K fixed dome, 3000K directional, 2700K trim,to warm dome can be combined with directional (static CCT) configuration
3. dimming for directional versions are not independent between the dome and spot.
4. IPx5 for fixed versions only
5. [5] Type III - 144x57°
6. glossy finish incorporates unique finish to the dome mimicking the appearance of glass.

kreon inc.
USA & Canada
INTI_US_SPEC_SHEET_V1.1_02/26/2024

20 Murray Hill Parkway, Suite 180
East Rutherford, NJ 07073

(201) 298-4448
quotes@kreon.com

www.kreon.com

wabi – external spotlight

kreon

date: _____ customer:_____

project: _____

type: S3 _____ qty:_____


wabi


wabi ballard

wabi is a versatile external spotlight designed to provide architectural accent lighting to buildings. an LED light source is contained within the fully directional and lockable light head that can be fixed to walls or attached to the optional ground post. wabi can also be accessorised with an optional glare prevention cylinder to improve light control.

kreon wabi comes as a screwbased spotlight or as a ballard.

the luminaire head can be rotated 360° and tilted up to 90°. the inclination of the luminaire is lockable and can easily be set by using the marks indicated on the fixture.

with the use of the optional installation accessories, this compact spotlight is suitable for installation on a wide range of outdoor surfaces, like concrete, gravel and soil.

construction

luminaire
surface-mounted fixture for wall or floor applications. optional ballard in two sizes.

gear
internal or external

finish
black (RAL 9004)

mounting options
wall mount and floor mounting for concrete, wood and other surfaces available

electrical characteristics

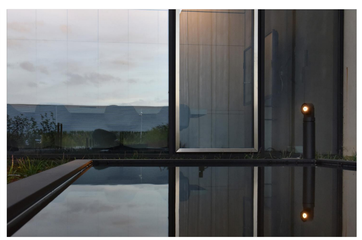
classifications
IP65 outdoor rated

LED specification
4W LED chip, CRI 80, 387 lumens delivered, 2700 and 3000K CCT available

LED life
usable life of the LED chip at 50,000 hours at L70

gear
standard on/off dimming 0-10 Volt available on request.





V#4 2/2018

FC OUTDOOR LIGHTING

Date:
Type: S4
Fixture:
Project:
Approved:

FCSL1000 Series

FCSL1000 Series ADA certified, direct AC, die-cast step light for installation in standard, single-gang j-box for interior or exterior applications. ELV dimming included.

120V ONLY

ADA


FCSL1011 FCSL1012 FCSL1013 FCSL1014 FCSL1015

SPECIFICATIONS	
PHYSICAL	
dimensions	Fixture 3.1" W x 4.9" H x depth from surface: FCSL1011 - .9" D, FCSL1012 or FCSL1013 - .6" D, FCSL1014 or FCSL1015 - .3" D
weight	0.4 lbs
housing	Marine grade, corrosion resistant, heavy walled, die-cast aluminum
lens	White glass lens
mounting	Mounts directly to single-gang J-Box with minimum inside dimension, 4"H X 2"W X 1.75"D, Mount Vertical (std) or in Horizontal Position (HP)
ingress protection	IP65 : dry, damp or wet locations with neoprene gasket
faceplate finish	Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm Min., 5,000 hour salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.
PERFORMANCE	
color temperature	2700K, 3000K, 3500K, 4000K
lumen output	models: FCSL1011 - 35 lm, FCSL1012 - 10 lm, FCSL1013 - 15 lm, FCSL1014 - 50 lm, FCSL1015 - 76 lm
lumen maintenance	L70 >70,000 hours
color consistency	3 SDCM / 85 CRI
operating temperature	-13°F to 104°F (-25°C to 40°C)
warranty	5-Year limited warranty
ELECTRICAL	
input voltage	120 VAC only
power supply	Integral Class II, electronic high-power factor > 94% @ 120V
standards	ETL / cETL
power consumption	3W (10–76 lm)
dimming	ELV dimming, 10% minimum (included)

Due to continuous development and improvements, specifications are subject to change without notice.
Product use certifies agreement to FC Lighting, Inc. terms and conditions.

© FC Lighting, Inc.

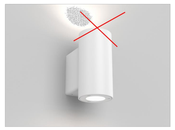
3609 Swenson Ave • St. Charles, IL • 60174 | fclighting.com | 800.900.1730

US Commercial Lighting Manufacturer Since 1982

JC-DM-040324

ZANIBONI LIGHTING

Lara 1 D



- Direct
- Round
- Fixed
- 1" Inner Aperture

Project:
Type: W1
Contact:

ORDERING INFO

W1 LAR1D __ __ __ __ __ __ __ __ __

MODEL	Wattage	Kelvin	CRI	Beam	Lens	Color	Driver	Installation	I.P. Rating
LAR1D: Lara 1 D	**06** : 06W (3W x2) **14** : 14W (7W x2)	**27** : 2700° **30** : 3000° **35** : 3500° **40** : 4000° **AM** : Amber **RGW** : RGBW **TD** : Tunable White 2700K to 6500K (Daylight) **TH** : Tunable White 1800K to 4000K (Hospitality)	**A** : 80 **B** : 95	**6** : 60° **3** : 36° **2** : 24° **1** : 10°(WD, TH, TD, and RGBW not possible with 10°)	**F** : Frosted **P** : Prismatic **C** : Clear	**WS** : Matte White **BK** : Matte Black **CC** : Custom Color **BP** : Black Pearl **SN** : Satin Nickle **BZ** : Bronze	**00** : No Driver **Z0** : 0-10V Dimmable to 1% **E0** : ELV Dimmable **L0** : Lutron™ (Lutron EcoSystem) **N0** : Non-Dimmable **D0** : DALI **X0** : DMX **V0** : Low Voltage CC2CV (Price does not include power supply)	**00** : No Housings (Option when product is installed in Low Voltage Class 2) **R0** : Retro-Fit Enclosure **RL** : Retro-Fit for Lutron™ **M0** : Jbox Cover	**W** : Wet IP 65

Notes:
Drivers are designed with universal input voltage compatibility, accommodating a range from 120V to 277V.

SPECIFICATIONS

LED Source
Tool-free field-replaced LED module. Propriety high performance aluminum extruded heatsink, anodized black for maximum LED life. 2 SDCM Binning for all static colors.

Beams
Computer-optimized reflector design, high reflected finish aluminum for 24°, 36° and 60°. For 10° beam angle option a Total Internal Reflection technology is used.

Body
We use CNC machining to precision-machine 6063 aluminum bodies to tight tolerances. Then, we powder coat them in our in-house facility for a durable, long-lasting finish. This process ensures that our bodies meet our high standards of quality and performance.

Fixture Retention
Wall sconce to be mounted to standard single gang junction box, with hardware supplied by others. Please refer to the proper installation instructions if a different condition for mounting is presented.

Life
L80(10K): 55,000+ hrs at 80% of initial lumens.

Label
ETL listed for US Canada. CE labeled. CCC label available on request.

Warranty
5 years limited warranty.
https://zanibonilighting.com/terms-and-conditions.html

Zanboni lighting - Ph +1(727)213-0410 - Fx +1(727)683 - 9720 - zanibonilighting.com - 101 N Garden Ave Suite 230, Clearwater - FL 33755

The manufacturer reserves the right to change or modify the design, dimensions, and photometric information at any time without notice. The manufacturer accepts no liability for consequential damage which is occasioned to the user based on the data provided.

Rev 2024-08-08
page 1

TYPE W2

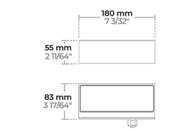
DOGO 8 LED

LW6048.910-US

IK08 IP65

heper USA


NEW




[T3]
Type III - 144x57°

Configurations

Light distribution	[T3] 144x57°
Delivered lumens flux	709 lm
Rated input power	9,5 W
Color temperature	2700 K CRI 80, 3000 K CRI 80, 4000 K CRI 80
Lifetime L90 (hour)	>102, 000
Lifetime L80 (hour)	>102, 000

Options

Control	On/Off, 0-10V
Product colors	

Extras

Mounting options	Extra surface mounting adaptor for a flat wall
Luminaire body options	Double powder coating

Technical information

Mounting	Surface or wall mountable
Housing	Corrosion resistant, marine grade aluminum housing
Finishing	Chromate conversion pretreatment followed by electrostatic powder coating
Fasteners	Stainless steel (AISI 304 / EN 1.4301 grade)
Gasket	Silicone
Lens / Reflector	PMMA lens with high optical efficiency
Glass / Diffusor	Tempered safety glass
Impact protection	IK08
Ingress protection	IP65
Input voltage	120-277V 50/60Hz
Insulation class	Class I
Weight	2,5 lbs
Driver	Integral LED driver
Through wiring	Single power cord entry
Operating temperature	-40...50°C
Power cord	8" of flexible power cord
Packing box dimensions	4 21/64"*7 7/8"*2 3/4"

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Milwaukee, WI - 53202
United States
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infoUS@hepergroup.com

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448 N LaSalle Dr 9th Floor Chicago,
IL - 60654
United States
infoUS@hepergroup.com

We reserve the right to change specifications without prior written notice. Edition: 05.03.2024. For current version visit heperlighting.com. All flux (±%7 tolerance) and power values (±%10 tolerance) are derived following appropriate IES, CIE, and applicable standards.

ENGINEERS SEAL

DATE

REVISIONS

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2024-__

CITY USE ONLY

Lloyd & Associates
ARCHITECTS
740 ST. Michael's Dr., Suite 4A
Santa Fe, NM 87505
Telephone: 505-988-9789
Web address: lloyd-architects.com

INN AT ALVORD
1625 PASEO DE PERALTA, SANTA FE, NM 87501
DEVELOPMENT PLAN SUBMITTAL

CUT SHEETS

DATE: 06-24-2025 | SCALE: | SHEET: EL-002

DATE: 12/28/2023 10:31:07 AM
FILE: X:\2023-18 Alvord School-Residential\CAD\04_ARCHITECTURAL_SHEET\DP\2023-18_EL-002 CUT.dwg

PRE APPLICATION MEETING REQUEST FORM

Request for Staff Attendance

Project Information

Project Name: The Alvord Inn

Address: 1625 Paseo de Peralta Santa Fe NM Parcel Size: 2.05 Acres

Zoning: BCD-RED Future Land Use: Community Commercial Overlay: Cerrillos Road

Type(s) of Application/Approval Sought: Rezoning Rezoning

Project Description: A Development Plan proposing repurposing the abandoned Alvord school building into an all suite hotel with amendment to approved master plan.

Property Owner Information

Name: ALVORD INVESTORS I LLC

Address: 4514 TRAVIS ST STE 326 DALLAS , TX 87501

Phone: (505)603-7644 E-mail Address: aduettra@gmail.com

Applicant/Agent Information (if different from owner):

Name: Lloyd & Associates Architects

Address: 740 Saint Michael's Dr, Suite 4A

Phone: 505-795-5167 E-mail Address: Sheb @lloyd-architects.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 1625 Paseo de Peralta

I/We authorize Lloyd & Associates Architects to act as my/our agent to execute this application.

Signed: Date: 4/11/24

Signed: Date:

☐ ***All submittals are due electronically as PDF files.***

☐	Recorded Plat (Legal Lot of Record)	☐	Proposed Site Plan	☐	Detailed Project Description

Pre Application General Provisions 14-3.1(E)

The pre-application conference is required at least 15 days before certain applications are filed. The conference is an opportunity to review the proposal for conformity with the general plan, utility accessibility, road and street system capacity, terrain management and suitability for the proposed project in relation to city codes, regulations and ordinances.

The city does not assume any responsibility for a lack of understanding of these regulations by the applicant. Advice to the applicant shall not be construed to result in the city, its officers, agents or employees becoming responsible for damages to the applicant as a result of the applicant's reliance on information given by them. Advice to the applicant does not limit the discretion of any land use board or the governing body in making conditions of approval for the proposed development not anticipated at the time of the pre-application conference.

PRE APPLICATION MEETING REQUEST FORM

Pre Application General Provisions 14-3.1(E) Continued

Annexations and Rezonings: The purpose of the pre-application conference is to review the proposal for conformity with the general plan, availability of community facilities and utilities, proposed utilities and street improvements, required park and open space improvements and other requirements as may be dictated by city ordinance.

Subdivisions: The applicant must submit a sketch plan and supplementary data sufficient to determine the feasibility of the proposal. The applicant should employ a competent land planner, professional engineer or professional land surveyor to assist in the development of the proposed subdivision. All documents must be submitted as PDFs when the request for a pre-application conference is made.

The land use director, the public works department and other city department as appropriate shall advise the applicant as to the appropriateness of the subdivision proposal in relation to the general plan, utility accessibility, road and street system capacity, terrain management, and suitability of the proposed subdivision in relation to present city codes, regulations and ordinances.

Residential Developments: Those developments that are subject to the Santa Fe Homes Program set forth in Section 26-1 SFCC1987 are required to have a pre-application conference.

Other Development: The Land Use Director may determine that a pre-application conference is necessary for other applications to land use boards due to the scope or complexity of the proposed project; and the Land Use Director may waive or modify the pre-application conference procedures based on a determination that the purposes of the conference have been achieved by other means or that the limited scope or simplicity of the project does not warrant a formal pre-application conference.

Staff Use Only

Meeting Approved: Yes NA

DRT staff members required:

EARLY NEIGHBORHOOD NOTIFICATION MEETING

Request for Staff Attendance

Project Information

Project Name: The Inn at Alvord

Address: 1625 Paseo de Peralta Parcel Size: 2.05 Acres

Zoning: BCD-RED Future Land Use: Community Commercial

Preapplication Conference Date: 05/09/2024

Detailed Project Description: A development Plan proposing adaptive reuse of the abandoned Alvord school building into a all suite hotel
In addition to renovating the existing building an addition will be added working within the approved master plan for the property

Property Owner Information

Name: ALVORD INVESTORS I LLC

Address: 4514 TRAVIS ST STE 326 DALLAS , TX 87501

Phone: (505)603-7644 E-mail Address: aduettra@gmail.com

Applicant/Agent Information (if different from owner):

Name: Lloyd & Associates Architects

Address: 740 Saint Michael's Dr, Suite 4A

Phone: 505-795-5167 E-mail Address: Sheb @lloyd-architects.com

Agent Authorization (if applicable):

I am/We are the owner(s) and record title holder(s) of the property located at: 1625 Paseo de Peralta

I/We authorize Lloyd & Associates Architects to act as my/our agent to execute this application.

Signed: Wayne S. Lloyd Date: 5-17-24

Signed: Date:

Proposed ENN Meeting Dates:

Provide 2 options:	*Preferred Option*	*Alternative*
DATE:	06/10/2024	06/13/2024
TIME:	5:00PM	5:00PM
LOCATION:	Zoom meeting	

ENN GUIDELINES

Applicant Information

Project Name: Development Plan for the Inn at Alvord

Name: Mirando (Last) Sheb (First) (M.I.)

Address: 740 Saint Michael's Dr, Suite 4A (Street Address) (Suite/Unit #)

Santa Fe (City) NM (State) 87505 (ZIP Code)

Phone: (505) 795-5167 E-mail Address: Sheb @lloyd-architects.com

Please address each of the criteria below. Each criterion is based on the Early Neighborhood Notification (ENN) guidelines for meetings, and can be found in Section 14-3.1(F)(5) SFCC 2001, as amended, of the Santa Fe City Code. A short narrative should address each criterion (if applicable) in order to facilitate discussion of the project at the ENN meeting. These guidelines should be submitted with the application for an ENN meeting to enable staff enough time to distribute to the interested parties. For additional detail about the criteria, consult the Land Development Code.

(a) EFFECT ON CHARACTER AND APPEARANCE OF THE SURROUNDING NEIGHBORHOODS ***For example: number of stories, average setbacks, mass and scale, landscaping, lighting, access to public places, open spaces and trails.***

This project would re-purpose and where possible, restore a vacant building into a vibrant and attractive property. The developer intends to work closely with the neighborhood to complete a design that is compatible with the surrounding area. The proposed building would follow the design of the existing building while bringing a softened residential feel to current building. The parking is spread around the entire lot to limit any islands of cars and asphalt. The proposed design follows the approved master plan which limits the height of the building to 26' feet, significantly lower than would be allowed by the underlying zoning. The second floor sets back significantly from from the buildings residential neighbors, so that the visual impact on surrounding properties is limited.

(b) EFFECT ON PROTECTION OF THE PHYSICAL ENVIRONMENT ***For example: trees, open space, rivers, arroyos, floodplains, rock outcroppings, escarpments, trash generation, fire risk, hazardous materials, easements, etc.***

The current site is covered in asphalt and was a fire and safety hazard to the neighborhood while it was vacant. The new design would bring significantly more landscaping to the site and reduce the amount of asphalt so that water is able to be passively collected for the new landscaping.

(c) IMPACTS ON ANY PREHISTORIC, HISTORIC, ARCHAEOLOGICAL OR CULTURAL SITES OR STRUCTURES, INCLUDING ACEQUIAS AND THE HISTORIC DOWNTOWN ***For example: the project's compatibility with historic or cultural sites located on the property where the project is proposed.***

No archaeological sites exist on the property. Included in our development plan application will be an archaeological survey showing this. Several culturally important murals exist on the property. The owner would like to work further with the city and neighborhood to find the best method of preservation and restoration of the murals that is sensitive to the community, as well as the neighborhood.

(d) RELATIONSHIP TO EXISTING DENSITY AND LAND USE WITHIN THE SURROUNDING AREA AND WITH LAND USES AND DENSITIES PROPOSED BY THE CITY GENERAL PLAN ***For example: how are existing City Code requirements for annexation and rezoning, the Historic Districts, and the General Plan and other policies being met.***

The terraced massing of the proposed building is in keeping with Santa Fe Style. The proposed design follows follows the Territorial Style of the existing building but in a form much more compatible with a residential neighborhood.

(e) EFFECTS ON PARKING, TRAFFIC PATTERNS, CONGESTION, PEDESTRIAN SAFETY, IMPACTS OF THE PROJECT ON THE FLOW OF PEDESTRIAN OR VEHICULAR TRAFFIC AND PROVISION OF ACCESS FOR THE DISABLED, CHILDREN, LOW-INCOME AND ELDERLY TO SERVICES ***For example: increased access to public transportation, alternate transportation modes, traffic mitigation, cumulative traffic impacts, pedestrian access to destinations and new or improved pedestrian trails.***

Two vehicle access points are planned on Paseo de Peralta to ease traffic impact. A separate utilityaccess is on located on Alarid street. The owners wish to provide an expanded sidewalk down Paseo de Peralta, which will help manage pedestrian traffic from the rail-yard at peak times. This would be an all suite hotel (intended for long term stay) This use has much less traffic than a standard hotel or other residential uses.

(f) IMPACT ON THE ECONOMIC BASE OF SANTA FE ***For example: availability of jobs to Santa Fe residents; market impacts on local businesses; and how the project supports economic development efforts to improve living standards of neighborhoods and their businesses.***

This project with have positive impact on local business. All suite hotels create a great deal of business to their immediate and adjacent neighborhoods.

(g) EFFECT ON THE AVAILABILITY OF AFFORDABLE HOUSING AND AVAILABILITY OF HOUSING CHOICES FOR ALL SANTA FE RESIDENTS ***For example: creation, retention, or improvement of affordable housing; how the project contributes to serving different ages, incomes, and family sizes; the creation or retention of affordable business space.***

An all suite hotel is rather far from Affordable Housing. That said, this is an infill project at a vacant school built on what is now rather valuable land. Because of this any housing built at market rate in this area would undoubtedly increase the median housing cost in santa fe. A hotel would be the only allowable residential use on this property that would be a net neutral to the housing market.

(h) EFFECT UPON PUBLIC SERVICES SUCH AS FIRE, POLICE PROTECTION, SCHOOL SERVICES AND OTHER PUBLIC SERVICES OR INFRASTRUCTURE ELEMENTS SUCH AS WATER, POWER, SEWER, COMMUNICATIONS, BUS SYSTEMS, COMMUTER OR OTHER SERVICES OR FACILITIES ***For example: whether or how the project maximizes the efficient use or improvement of existing infrastructure; and whether the project will contribute to the improvement of existing public infrastructure and services.***

This project does not require new services. All the utility services existing already on site.

(i) IMPACTS UPON WATER SUPPLY, AVAILABILITY AND CONSERVATION METHODS ***For example: conservation and mitigation measures; efficient use of distribution lines and resources; effect of construction or use of the project on water quality and supplies.***

This project will utilize porous paving to allow for water drainage for a significant section of the new paving. As well as utilizing landscaping that is drought tolerant.

(j) EFFECT ON THE OPPORTUNITIES FOR COMMUNITY INTEGRATION AND SOCIAL BALANCE THROUGH MIXED LAND USE, PEDESTRIAN ORIENTED DESIGN, AND LINKAGES AMONG NEIGHBORHOODS AND RECREATIONAL ACTIVITY AND EMPLOYMENT CENTERS ***For example: how the project improves opportunities for community integration and balance through mixed land uses, neighborhood centers and/or pedestrian-oriented design.***

All of the rooms in this project have walk up access from the side walk. Yard-walls will be added per the master plan, to screen the sidewalk at Alarid Street. The sidewalk on Paseo de Peralta will be expanded in width to create a more gracious access to the railyard area adjacent to the property.

(k) EFFECT ON SANTA FE'S URBAN FORM ***For example: how are policies of the existing City General Plan being met? Does the project promote a compact urban form through appropriate infill development? Discuss the project's effect on intra-city travel and between employment and residential centers.***

This project epitomizes compact urban form as it is discussed in the City General Plan. This is because the project is a residential in-fill project that is adaptive re-use of an existing property.

(l) ADDITIONAL COMMENTS (optional)

Santa Fe Public Schools

Property & Asset Management
Residential Development Impact Information Form
School Notification as required by City Ordinance 14-8.18 AFCC 1987

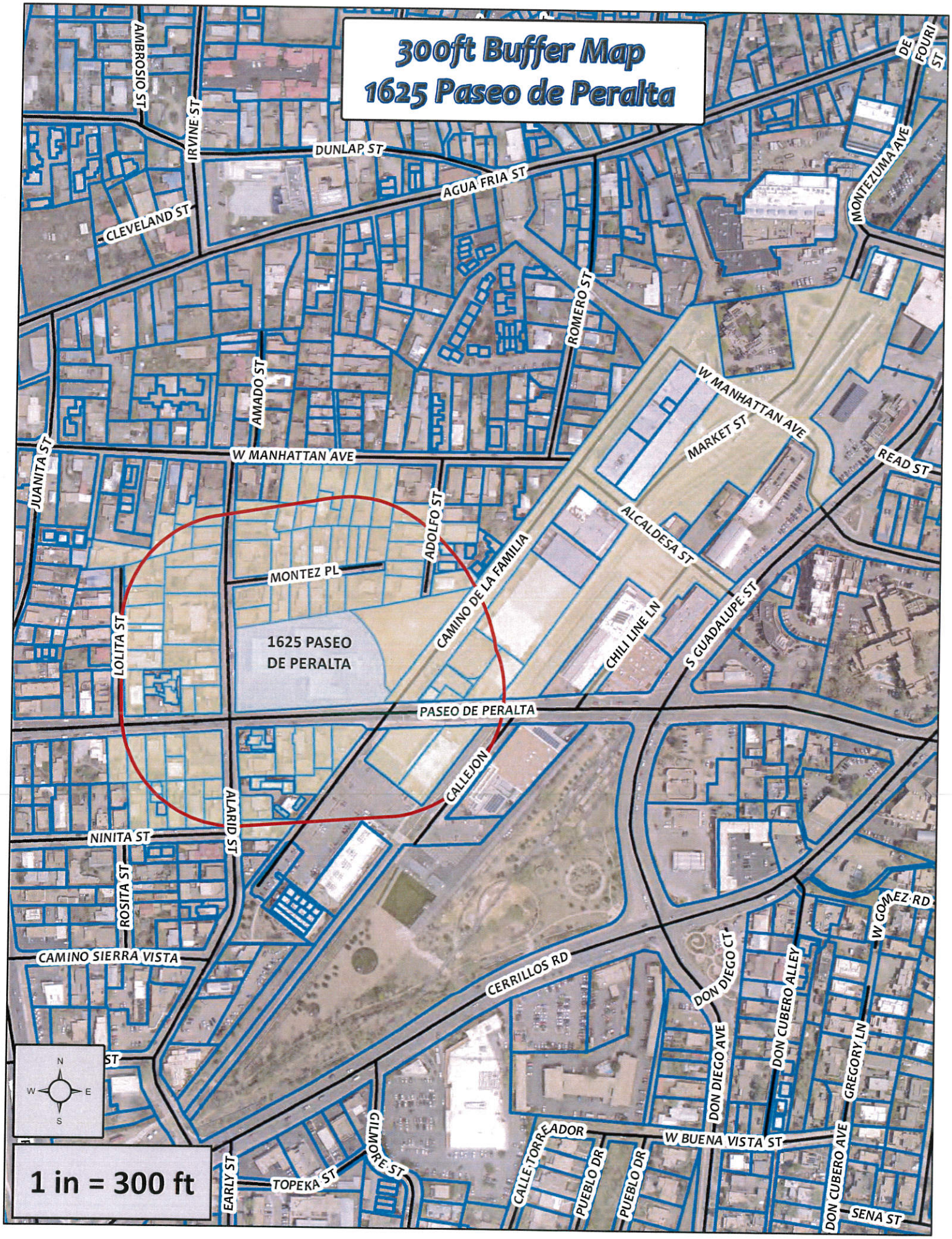
1. Project Name: The Inn at Alvord
2. Location of Property: 1625 Pasco de Peralta, Santa Fe, NM 87501
3. Owner/Agent Name: Lloyd and Associates Architects
   Mailing Address: 740 St. Michaels Drive, Suite 4A, Santa Fe, NM 87505
   Phone & Fax: Wayne Lloyd (505-470-3338), Sheb Mirando (505-795-5167)
4. Unit Matrix

PROJECT EFFECT ON STUDENT POPULATION		
Unit Type	Unit Quantity	Average Price
Single Family (detached) Single Family (attached) Townhome/ Apartment Multi-Family Commercial	NO AFFECT	

5. Elementary School Zone for Proposed Development: Aspen
6. Middle School Zone for Proposed Development: Aspen
7. High School Zone for Proposed Development: Santa Fe
8. Build out Rates (Year/s; #/yr): ANTICIPATED CONSTRUCT START IS LATE 2024 OR EARLY 2025

Educational Services Center
610 Alta Vista
Santa Fe, NM 87505
Telephone (505) 467-2000
www.sfps.info

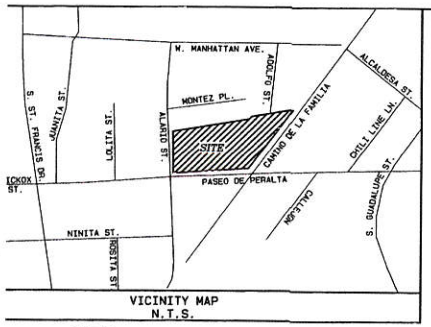
For questions & submittal, contact:
Santa Fe Public Schools, Property & Asset Management,
2195 Zia Road, Santa Fe NM 87505
505 467 3400


300ft Buffer Map
1625 Paseo de Peralta
AMBROSIO ST
IRVINE ST
DUNLAP ST
AGUA FRIA ST
CLEVELAND ST
DE FOURI ST
MONTEZUMA AVE
ROMERO ST
AMADO ST
W MANHATTAN AVE
MARKET ST
READ ST
JUANITA ST
ADOLFO ST
ALCALDESA ST
MONTEZ PL
CAMINO DE LA FAMILIA
LOLITA ST
1625 PASEO DE PERALTA
CHILI LINE LN
S GUADALUPE ST
PASEO DE PERALTA
CALLEJON
ALARID ST
NINITA ST
ROSITA ST
W GOMEZ RD
CAMINO SIERRA VISTA
CERRILLOS RD
DON DIEGO CT
DON CUBERO ALLEY
DON DIEGO AVE
GREGORY LN
N
W
E
S
1 in = 300 ft
EARLY ST
TOPEKA ST
GILMORE ST
CALLE TORREADOR
W BUENA VISTA ST
PUEBLO DR
PUEBLO DR
DON CUBERO AVE
SENA ST

838040

LOT SPLIT SURVEY OF 551 ALARID STREET INTO TRACT A & TRACT B

LYING AND BEING SITUATED PROJECTED SECTION 26 & 27, T.17N., R.09E., N.M.P.M., IN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO



VICINITY MAP
N.T.S.

OWNER'S CONSENT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LOT SPLIT AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT EASEMENTS FOR ALL EXISTING UTILITIES SERVING THIS PARCEL AND 20' WIDE ACCESS, EMERGENCY TURNAROUND & UTILITY EASEMENT, THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

STEVEN A. CARRILLO, PRESIDENT OF THE BOARD OF EDUCATION SANTA FE PUBLIC SCHOOLS

STATE OF NEW MEXICO } SS
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF August 2018.

NOTARY PUBLIC

8/17/19
MY COMMISSION EXPIRES

OFFICIAL SEAL
Dina C. Gutierrez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8/17/19

SUMMARY COMMITTEE APPROVAL, CASE# 2018-42 APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF JULY 5, 2018.

SUMMARY COMMITTEE CHAIRMAN — DATE 8/20/18

SUMMARY COMMITTEE SECRETARY — DATE 8/20/18

CITY OF SANTA FE APPROVAL

Interim LAND USE CITY ENGINEER — DATE 8/20/18

LAND USE CITY PLANNER — DATE 8/20/18

COUNTY ACKNOWLEDGEMENT

SANTA FE COUNTY TREASURER — DATE 8.17.2018

CITY OF SANTA FE NOTES & CONDITIONS

a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

b) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

c) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

d) EACH LOT SHALL BE SERVICED WITH SEPARATE SEWER AND WATER SERVICES.

e) NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN THE UTILITY EASEMENTS.

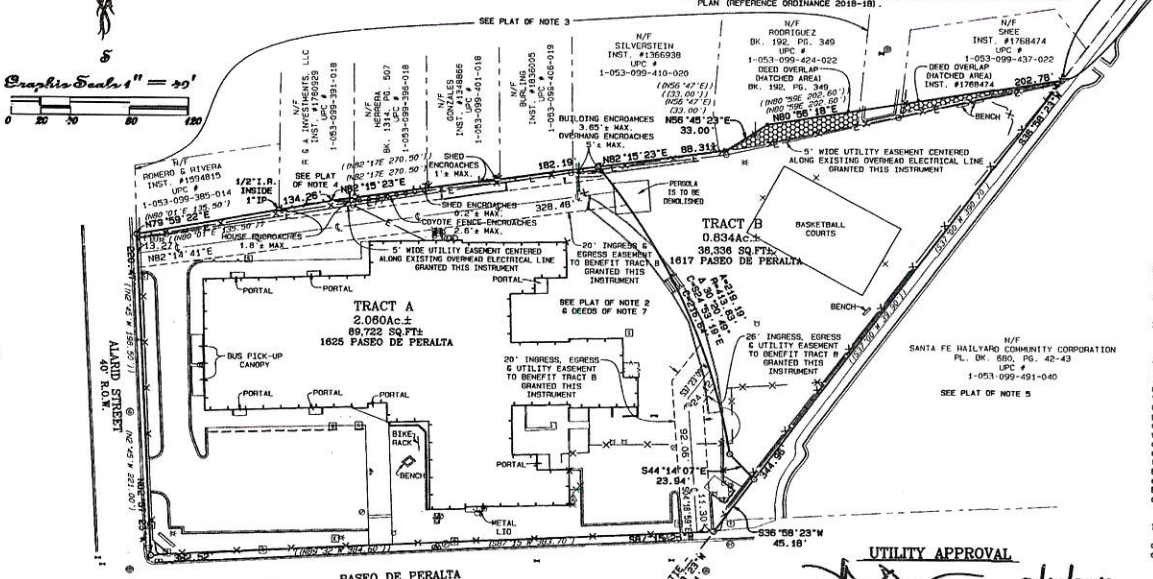
f) WASTEWATER UEC FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.

g) CONSTRUCTION OF INFRASTRUCTURE SHALL BE TIED TO THE MASTER PLAN PHASING PLAN (REFERENCE ORDINANCE 2018-10).

LEGEND

- FOUND MONUMENT AS NOTED
- SET CHISELED "X" IN CONCRETE, UNLESS NOTED OTHERWISE
- CALCULATED POINT, NOT SET
- LIGHT POLE
- TELEPHONE MANHOLE
- PARKING PAY STATION
- GAS METER
- CLEANOUT
- SIGN
- UNDERGROUND ELECTRICAL BOX
- ELECTRICAL PANEL
- STORM SEWER MANHOLE
- ELECTRIC TRANSFORMER
- WATER METER
- SANITARY SEWER MANHOLE
- BASKETBALL GOAL POST
- UTILITY POLE
- ANCHOR WIRE/POST
- DROP INLET
- WATER VALVE
- FLAG POLE
- IRRIGATION CONTROL VALVE
- SPIGOT
- UTILITY HOT BOX
- FIRE HYDRANT
- UNDERGROUND TRAFFIC SIGNAL BOX
- RAILING
- RAILROAD TIES
- E — OVERHEAD ELECTRICAL LINE
- COYOTE FENCE
- X — CHAINLINK FENCE
- WOOD FENCE
- IRON RAILING

Graphic Scale 1" = 40'



NOTES:

1. BASIS OF BEARING IS TAKEN FROM AUTONOMOUS GPS OBSERVATIONS OF ASTRONOMIC NORTH ON DECEMBER 20, 2017.
2. REFER TO PLAT ENTITLED "PLAT OF STERN'S SECOND ADDITION" PREPARED BY JAS C. HARVEY, N.M.P.S. No. 58, RECORDED IN BOOK 1, PAGE 88 AT THE SANTA FE COUNTY CLERK'S OFFICE. SEE DATA IN PARENTHESIS ( ).
3. REFER TO PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTY FOR MONTES ADDITION" PREPARED BY SAMUEL P. DAVALOS, N.M.P.S. No. 564, RECORDED IN BOOK 3, PAGE 366 AT THE SANTA FE COUNTY CLERK'S OFFICE.
4. REFER TO PLAT ENTITLED "PLAT OF BOUNDARY SURVEY FOR SUSANNE M. WALKFORD" PREPARED BY PHILIP B. WIEGEL, N.M.P.S. No. 9758, RECORDED IN BOOK 765, PAGE 10 AT THE SANTA FE COUNTY CLERK'S OFFICE.
5. REFER TO PLAT ENTITLED "ALTA/ACSM SURVEY OF PARCELS M-1 THRU M-10 AND PARCEL G FOR THE RAILYARD COMPANY, LLC, AMBIT ORIGINATOR I, LLC, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 680, PAGES 42-43 AT THE SANTA FE COUNTY CLERK' OFFICE.
6. REFER TO PLAT ENTITLED "LOT LINE ADJUSTMENT SURVEY FOR ERIC C. GENT & ELISE SMITH GENT REVOCABLE TRUST U/A DATED JUNE 4, 1993, CITY OF SANTA FE & THE SANTA FE RAILYARD COMMUNITY CORPORATION" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 795, PAGE 21 AT THE SANTA FE COUNTY CLERK'S OFFICE.
7. REFER TO QUIT CLAIM DEED, NATHAN B. STERN TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 4, 1931 AND QUIT CLAIM DEED, FILOMENA WHEELON TO BOARD OF EDUCATION OF THE CITY OF SANTA FE, DATED DECEMBER 16, 1931. (BOTH UNRECORDED) METES AND BOUNDS DESCRIPTION DOES NOT FULLY DESCRIBE ALL BLOCK 1 & 2 OF STERN'S SECOND ADDITION AS LISTED IN SAID DEEDS. SEE DATA IN DOUBLE PARENTHESIS ( ).
8. THIS LAND LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOODING IN ACCORDANCE WITH THE FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAP/F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE SANTA FE COMMUNITY PANEL No.350400412E, DATED DECEMBER 4, 2012.
9. REFER TO PLAT ENTITLED "PLAT AND PLANS OF WEST MANHATTAN COMPOUND CONDOMINIUM" PREPARED BY ROBERT K. RIECKEN, N.M.P.L.S. No. 17321, DATED MAY 14, 2009 AND HAVING PROJECT No. C-2009A. (UNRECORDED)

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical service.
3. Centurylink for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Cable TV for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

UTILITY APPROVAL

PUBLIC SERVICE COMPANY OF NEW MEXICO — DATE 8/10/2018

CENTURY LINK — DATE 8/20/2018

NEW MEXICO GAS COMPANY — DATE 8-10-18

COMCAST CABLE — DATE 8-10-2018

SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY TO THE BOARD OF EDUCATION OF THE CITY OF SANTA FE THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 12/20/17

MITCHEL K. NOONAN — 08/09/18 — N.M.P.L.S. No. 6998

MITCHEL K. NOONAN NEW MEXICO 6998 PROFESSIONAL LAND SURVEYOR

186543

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 20 DAY OF Aug. A.D. 20 18 AT 1:54 O'CLOCK PM AND WAS DULY RECORDED IN PLAT BOOK 838 PAGE 040 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
GERALDINE SALAZAR
COUNTY CLERK, SANTA FE COUNTY, N.M.

DEPUTY

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK

UPC 1-053-098-410-525
OWNER: BOARD OF EDUCATION OF THE CITY OF SANTA FE
FILED: NOT RECORDED
SUBDIVISION:
SECTIONS: SECTION 26&27, T. 17 N., R. 09 E., N.M.P.M.

SOUTHWEST MOUNTAIN SURVEYS
1114 HICKOX ST., SANTA FE, N.M. 87501
(505) 982-9429 FAX (505) 986-3413

DATE (S): 4/8/18 — DRAWN BY: DKR — PROJECT No. C-2786

Owner Name	Situs address
RAILYARD PERFORMANCE CENTER	
SANTA FE RAILYARD COMMUNITY CO	0 GUADALUPE ST
SANTA FE RAILYARD COMMUNITY CO	1611 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1611 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1613 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1613 PASEO DE PERALTA UNIT A
TRURO PARTNERS LLC	1613 PASEO DE PERALTA UNIT B
ZONA DEL SOL	1614 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO C/O Exec Dir Teen Center	1614 PASEO DE PERALTA
SANTA FE RAILYARD COMMUNITY CO	1616 PASEO DE PERALTA
ALVORD INVESTORS I LLC	1617 PASEO DE PERALTA
SALAZ, PEDRO JR & ROSIE SALAS	1618 PASEO DE PERALTA
HOOVER, CONNIE E REVOCABLE LIVING TRUST	1622 PASEO DE PERALTA
SMITH, RYAN & SUZANNA PRATT	1624 PASEO DE PERALTA
NEWMAN, DEANNE KREIS TRUSTEE C/O Deanne Kreis Newman Lvg Trst	1626 PASEO DE PERALTA
VALENTIN B SUAZO JR REVOCABLE TRUST C/O Anna Wright	1700 PASEO DE PERALTA
MUNIZ, RAYMOND	1701 PASEO DE PERALTA
HILGENDORF, ROBERT N & LUCY	1703 PASEO DE PERALTA
O'BRIANT, WILLIAM C	1704 1/2 PASEO DE PERALTA
GUHL, MELORIE D & BOBBY GALLEGOS	1704 PASEO DE PERALTA
HOMEWISE INC	1705 PASEO DE PERALTA UNIT 1
HOMEWISE INC	1705 PASEO DE PERALTA UNIT 2
HOMEWISE INC	1705 PASEO DE PERALTA UNIT 3
ROSS, LINDA	1705 PASEO DE PERALTA UNIT 4
ROSS, LINDA	1705 PASEO DE PERALTA UNIT 5
1708 PASEO LLC	1708 PASEO DE PERALTA
ORTIGIA, LLC	1709 PASEO DE PERALTA
RIVERA, RICHARD EDWARD REV LIVING TRUST	501 ADOLFO ST
MONTOYA, CHARLES W	502 ADOLFO ST
DAVIS, MILES B & SUSAN M	503 ADOLFO ST
DAVIS, MILES B & SUSAN M	504 ADOLFO ST

BLAZOSKY, ALLISON E & NICHOLAS J	505 ADOLFO ST
RAMSEY, WILLIAM & SUZANNE M	506 ADOLFO ST
SILVERSTEIN, ALLEN D	507 ADOLFO ST
SNEE, LILLIAN PATRICIA (TRUSTEE)	508 ADOLFO ST
RODRIGUEZ, DALIO J JR & WIFE	509 ADOLFO ST
ETRE, STEPHEN A & KATHERINE D ARMIJO-ETRE	510 1/2 ALARID ST
ROYBAL, ROBERT L & DIANE C HARRIS-	511 ALARID ST
ELLIS, KIRK & SHEILA (TRUSTEES)	514 1/2 ALARID ST
CORBET, LINDA B	514 ALARID ST
SCHARHAG, DONALD R & GEORGE A	515 ALARID ST
DURR, MARGARET P	515 LOLITA ST
HIGBIE, WILLIAM N & ERICA S	517 ALARID ST
ERICKSEN, JOHN	517 LOLITA ST
VIGIL, ROBERT B JR & JUANITA M	519 LOLITA ST
GONZALES, LUIS A & THERESA M	520 ALARID ST
BALINK, D'ARTAGNAN	521 LOLITA ST
GONZALES, LUIS A & THERESA M	522 ALARID ST
ROBERTS, DOUGLAS	525 LOLITA ST
BARELA, ANTONIO	527 LOLITA ST
ROMERO, CARMELA R & MANUEL C RIVERA	529 ALARID ST
BRENNAN, KATHLEEN MARIA	530 A & B LOLITA ST
MINARD, BERNARD F & ROSEMARY S TRUSTEES	534 ALARID ST
RODRIGUEZ, MARCELLA JEAN	538 ALARID ST
BONCHER, WILLIAM L & AMY R GITNICK	546 ALARID ST
SANTA FE RAILYARD COMMUNITY CORPORATION	555 CAMINO DE LA FAMILIA
NEWSTAR PROPERTIES, LTD	603 ALARID ST UNIT 1
NEWSTAR PROPERTIES LTD	603 ALARID ST UNIT 2
NEWSTAR PROPERTIES LTD	603 ALARID ST UNIT 3
SALAZAR, DAVID J & GERALDINE	607 ALARID ST
GAIL M ODOM REVOCABLE TRUST	611 ALARID ST UNIT A
DURAN, PAUL	611 ALARID ST UNIT B
PECK, GARRETT C	611 ALARID ST UNIT C
SMITH, SHARON P	611 ALARID ST UNIT D

SMITH, SHARON P	611 ALARID ST UNIT E
PEARCE, STACY L	617 ALARID ST
TAYLOR, JAMES L & MARGARET A	618 1/2 ALARID ST
NARVAIZ, ADOLFO	618 ALARID ST
GENT, ERIC C & ELISE SMITH (TRUSTEES)	621 ALARID ST
SANTA FE RAILYARD COMMUNITY CO	700 CAMINO DE LA FAMILIA
MEGIAS, ANNA LLOBET	726 MONTEZ PL
MONTEZ, REYMOND ROBERT	727 MONTEZ PL
COOEY, NANCY DALE & BRADY MCGOVERN MCCARTNEY	728 MONTEZ PL
CLEAVER, ZOILA	729 MONTEZ PL
HERRERA, IRENE	730 MONTEZ PL
MATTHEWS, ALEXANDER M	731 MONTEZ PL
GONZALES, LORENZO T & ANTONIO M	732 MONTEZ PL
WRIGHT, DANAYA & KENDAL BROAD-WRIGHT	733 MONTEZ PL
BURLING, ANTHONY E	734 MONTEZ PL
SANCHEZ, CHRISTOPHER J	735 MONTEZ PL
SILVERSTEIN, ALLEN D	736 MONTEZ PL
KEPP, JANE TRUST	737 MONTEZ PL
THE ERNEST R. MAESTAS & MARY K REVOCABLE TRUST	739 MONTEZ PL
GONZALES, MICHAEL R	740 W MANHATTAN AVE
GARCIA, VENCESLAO B & MARY A	742 W MANHATTAN AVE
ROMERO, PHILLIP E & JOSEPHINE	742 W MANHATTAN AVE
OTT, TIMOTHY M	750 1/2 W MANHATTAN AVE
BINNS, ANDREW N & SUSAN CARSWELL	750 W MANHATTAN AVE
HICKEY, ERIK J & RANIER WOOD	762 1/2 W MANHATTAN AVE
THE LOURDES S ROMERO REVOCABLE TRUST	762 W MANHATTAN AVE
MCQUITHY, CHARLES JR	764 HICKOX ST
FOSTER, JOSEPHINE L	766 1/2 W MANHATTAN AVE
MARTINEZ, LOREN D & LORRAINE A	766 W MANHATTAN AVE
NARVAIZ, ALDOLPH	807 NINITA ST
BARRETT, BRENT	808 W MANHATTAN AVE
AREY, MARK B & LYN	810 1/2 W MANHATTAN AVE
LAW, LISA	811 NINITA ST

TAYLOR, W H & TONYA PATRICK	815 B NINITA ST
LITT, MARVA C/O Sean Bezark	815 C NINITA ST
BELIAN, RICHARD D & OTHERS	819 NINITA ST

Mailing address	City	State	Zip
621 ALARID ST	SANTA FE	NM	87505
255 EAST DEVARGAS ST	SANTA FE	NM	87501
332 READ ST	SANTA FE	NM	87501
332 READ ST	SANTA FE	NM	87501
1613 PASEO DE PERALTA UNIT A	SANTA FE	NM	87501-3740
1613 PASEO DE PERALTA UNIT A	SANTA FE	NM	87501-3740
1613 PASEO DE PERALTA UNIT B	SANTA FE	NM	87501-3740
301 GRIFFIN ST	SANTA FE	NM	87501-1822
1614 PASEO DE PERALTA	SANTA FE	NM	87501
332 READ ST	SANTA FE	NM	87501
4514 TRAVIS ST STE 326	DALLAS	TX	75205-4186
1413 CAMINO SIERRA VISTA	SANTA FE	NM	87505-1164
2600 PRIMAVERA CT	SANTA FE	NM	87505-5584
1624 PASEO DE PERALTA	SANTA FE	NM	87501-3724
1626 PASEO DE PERALTA	SANTA FE	NM	87501
PO BOX 36371	ALBUQUERQUE	NM	87176-6371
100 SARAH LN NW	ALBUQUERQUE	NM	87114
310 MCKENZIE ST	SANTA FE	NM	87501-1883
1704 1/2 PASEO DE PERALTA	SANTA FE	NM	87501-3726
1704 PASEO DE PERALTA	SANTA FE	NM	87501-3726
1301 SILER RD BLDG D	SANTA FE	NM	87507-3540
1301 SILER RD BLDG D	SANTA FE	NM	87507-3540
1301 SILER RD BLDG D	SANTA FE	NM	87507-3540
1705 PASEO DE PERALTA	SANTA FE	NM	87501
1705 PASEO DE PERALTA	SANTA FE	NM	87501
223 N GUADALUPE ST PMB 715	SANTA FE	NM	87501-1868
14 PICACHO PK	SANTA FE	NM	87506-8289
501 ADOLPHO ST	SANTA FE	NM	87501
12 CERRADO LOOP	SANTA FE	NM	87508
406 S ISEMINGER ST	PHILADELPHIA	PA	19147
406 S ISEMINGER ST	PHILADELPHIA	PA	19147

7919 GRANITE RIDGE LN	HOUSTON	TX	77095-4207
1 SHORECLIFF	ALISO VIEJO	CA	92656
736 1/2 MONTEZ PL	SANTA FE	NM	87501
1602 PASEO DE LA CONQUISTADORA	SANTA FE	NM	87501-2337
509 ADOLFO ST	SANTA FE	NM	87501
64 CALLE SINSONTE	SANTA FE	NM	87501
57 COUGAR CANYON RD	SANTA FE	NM	87508-1490
22 GENERAL SAGE	SANTA FE	NM	87505-6395
514 ALARID ST	SANTA FE	NM	87501
PO BOX 116	SANTA FE	NM	87504
2096 FIFTH ST	SANTA FE	NM	87505
517 ALARID ST	SANTA FE	NM	87501-3733
517 LOLITA ST	SANTA FE	NM	87501-3748
130 FIESTA ST	SANTA FE	NM	87501
522 ALARID ST	SANTA FE	NM	87501
832 OLD SANTA FE TRL	SANTA FE	NM	87505
522 ALARID ST	SANTA FE	NM	87501
302 LOMITA ST	SANTA FE	NM	87505
527 LOLITA ST	SANTA FE	NM	87501-3748
529 ALARID ST	SANTA FE	NM	87501
PO BOX 3104	ALBUQUERQUE	NM	87190
534 ALARID ST	SANTA FE	NM	87501
1654-A CERRO GORDO RD	SANTA FE	NM	87501
546 ALARID ST	SANTA FE	NM	87501
1606 PASEO DE PERALTA	SANTA FE	NM	87501
1202 W BITTERS RD BLDG 9	SAN ANTONIO	TX	78216-7852
PO BOX 780607	SAN ANTONIO	TX	78278
PO BOX 780607	SAN ANTONIO	TX	78278
PO BOX 2003	SANTA FE	NM	87504
611 ALARID ST UNIT A	SANTA FE	NM	87505-3035
14 RELAMPAGO RD	SANTA FE	NM	87508-1541
611 ALARID ST UNIT C	SANTA FE	NM	87505-3035
611 ALARID ST UNIT E	SANTA FE	NM	87505-3035

611 ALARID ST UNIT E	SANTA FE	NM	87505-3035
164 VALLEY DR	SANTA FE	NM	87501-1164
5714 ANDOVER DR	AMARILLO	TX	79109-7426
12108 SUMMER NE	ALBUQUERQUE	NM	87112
621 S ALARID ST	SANTA FE	NM	87505
332 READ ST	SANTA FE	NM	87501
30 TESUQUE ST	LOS ALAMOS	NM	87544-2638
727 MONTEZ PL	SANTA FE	NM	87501-3752
728 MONTEZ PL	SANTA FE	NM	87501
314 W GOMEZ RD	SANTA FE	NM	87505-8818
730 MONTEZ PL	SANTA FE	NM	87501
731 MONTEZ ST	SANTA FE	NM	87501-3752
732 MONTEZ ST	SANTA FE	NM	87505
PO BOX 676	MCINTOSH	FL	32664
734 MONTEZ ST	SANTA FE	NM	87501-3752
735 MONTEZ PL	SANTA FE	NM	87501
736 1/2 MONTEZ PL	SANTA FE	NM	87501
737 MONTEZ PL	SANTA FE	NM	87501-3752
PO BOX 424	ESPANOLA	NM	87532
PO BOX 23495	SANTA FE	NM	87502
3237 LOURAINE CR	SANTA FE	NM	87505
4121 MILES LANE	SANTA FE	NM	87501
PO BOX 35981	ALBUQUERQUE	NM	87176-5981
750 W MANHATTAN AVE	SANTA FE	NM	87501-3777
762 1/2 W MANHATTAN AVE	SANTA FE	NM	87501-3760
762 W MANHATTAN	SANTA FE	NM	87501
2417 AMETHYST DR	SANTA CLARA	CA	95051
766 1/2 W MANHATTAN AVE	SANTA FE	NM	87501
766 W MANHATTAN AVE	SANTA FE	NM	87501
12108 SUMMER AVE NE	ALBUQUERQUE	NM	87112
808 B W MANHATTAN AVE	SANTA FE	NM	87501
810 1/2 W MANHATTAN AVE	SANTA FE	NM	87501-3706
811 NINITA ST	SANTA FE	NM	87505

2801 S LEO AMMONS RD	FAYETTEVILLE	AR	72701-0733
824 DOWNING ST	NORTHBROOK	IL	60062-3021
PO BOX 361	TESUQUE	NM	87574-0361

Wednesday, May 15, 2024

City of Santa Fe

Land Use Department

200 Lincoln Ave., 1st Floor,

Santa Fe, NM 87501

To Maggie Moore,

On behalf of the ownership, I hereby authorize Lloyd & Associates Architects to act as our applicant agent for the Early Neighborhood Notification (ENN) and the development plan submittal for the adaptive reuse of the vacant Alvord School building at 1625 Paseo de Peralta. Our development plan will follow the approved Master Plan at the same address. The Master Plan was approved by the planning commission as cases #2018-03 and #2018-31.

Sincerely,



Andy Duettra

Lloyd & Associates

ARCHITECTS

Pre-Application Meeting Request

LAA Project #2023-18

Date: 4/11/2024

Project: The Inn at Alvord, 1625 Paseo de Peralta (formerly 551 Alarid St).

Regarding: Development Plan and Modification to Approved Master Plan

To City of Santa Fe Planning Staff,

On behalf of the owners, Lloyd & Associates (LAA) would like to schedule a pre-application meeting for a development request at 1625 Paseo de Peralta. The owner will be submitting a development plan as well as a modification to the approved master plan for the property. The master plan was approved as Case # 2018-31 and 2018-03 during the June 13, 2018 Planning Commission meeting. The address at the time of this case was 551 Alarid Street. Included in the aforementioned master plan were zones of height limitations for the site, which the design expressly follows. Additionally, the master plan set forth a list of approved uses, including the proposed use as a hotel.

Proposed Development Plan:

The site is an existing one-story vacant building that was formally a City of Santa Fe school. The proposed development would renovate the existing building into a hotel with two additions to the existing building on the first floor as well as adding a partial second floor. This work is proposed to occur in two phases, known as Phase 1 and Phase 2. Below is a detailed description of each phase. In total the hotel would have 49 guest rooms once both phases are complete. Phase 3 is not part of the proposed development plan and is comprised of the work known as "Phase 2" in the existing Master Plan.

Phase 1: (This phase to go directly to permit but shall be shown in the development plan).

1- The existing building would have two connected courtyards cut into it that have a total size of 3,580 square feet of the existing footprint.
2- The remaining existing footprint of 27,154 square feet of building will be renovated in its entirety and converted to an all-suite hotel.
3- One addition to the existing first floor are included in the proposal that amount to an added footprint of 2,945 heated square feet.
4- A series of yard walls are to be added to create enclosed outdoor patios for the guest rooms. The patios amount to 12,207 square feet of area and will be composed of pervious paving and landscaping.
5- Added as well would be an addition of a partial second floor of 6,951 heated square feet. Included in this square footage would be an enclosed stair and elevator needed to access the new second floor.
6- Each added second floor unit will have a roof deck and will be accessible from rooftop corridors that are open to the outside.
7- Phase 1 would add 9,605 heated square feet to the property, when considering the additions on the first floor and second floor together.
8- The site will be modified to fit the new development, including the work planned in Phase 2. Both street frontages will be landscaped to meet the City's requirements.
9- An existing parking lot will be improved along with several smaller sections of parking being added to provide a total of 52 parking spaces.

10- The total units in Phase 1 would be 36 guest rooms, 30 on the first floor, 6 on the second floor.

Phase 2: (This phase dependent on Development Plan Approval).

11- This phase is entirely comprised of an addition to complete the second floor, adding 12,830 heated square feet with associated open-air corridors, exposed stair wells, and roof decks. This addition would comprise 13 additional guest rooms.

Proposed Modifications to Approved Master Plan:

1- On Sheet MP-3 of the Master Plan documents a future restaurant location is shown, but the owner would like to remove this.
2- The Loading Zone also shown on sheet MP-3 is also not in the owner's plans for the site and should be removed.
3- Sub-divide Phase 1 as established in the master plan into phase 1 and 2.
4- Include work in Phase 1 and 2 of the Development Plan.
5- Phase 2 shall be amended as shown in revised drawings and be renamed Phase 3

LAA
Lloyd & Associates
ARCHITECTS

PLEASE NOTE:
New Date & Virtual Link from previous mailing

EARLY NEIGHBORHOOD NOTIFICATION (ENN) MEETING

June 12, 2024

Dear Neighbor:

Lloyd & Associates Architects, as the agent for the Owners of Alvord Partners, are requesting an adaptive reuse of the vacant Alvord School building at 1625 Paseo de Peralta to create an all-suite Inn. After the ENN is completed we will prepare a Development Plan Submittal to review be reviewed by the Planning Commission.

In accordance with the requirements of the City of Santa Fe's Early Neighborhood Notification regulations, this is to inform you that a meeting is scheduled for:

Time:	**5:30 p.m.**
Date:	**June 27th, 2024**
Virtual:	**https://santafe.primegov.com/public/portal**

This is a virtual meeting only, per-City of Santa Fe Policy. Early Neighborhood Notification is intended to provide for an exchange of information between prospective applicants for development projects and the project's neighbors before plans become too firm to respond meaningfully to community input.

Attached please find a vicinity map and proposed site plan. If you have any questions or comments, please contact: Sheb Mirando, 505.795.5167, sheb@lloyd-architects.com, or Wayne Lloyd, 505.470.338, wlloyd@lloyd-architects.com.

This meeting is a re-scheduling for the ENN that was noticed and planned for June 10th, 2024. Unfortunately, because of technical issues the meeting was not able to commence. LAA sincerely apologies for any inconvenience caused by this. As an office we have taken steps with our IT Consultant to ensure this does not happen again.

Best regards,

Wayne S. Lloyd, AIA
President

Attachments:
Vicinity Map
Site Plan

AIA
740 St. Michaels Dr. Suite 4A • Santa Fe, NM 87505 • 505.988.9789
www.lloyd-architects.com



SITE PLAN

Lloyd & Associates Architects
740 Saint Michael's Drive, Suite 4A
Santa Fe, NM 87505
505.988.9789 • www.lloyd-architects.com

INN AT ALVORD

1625 Paseo de Peralta, Santa Fe,
NM 87501

VICINITY MAP

PROJECT: *The Inn at Alvord,* **ADDRESS:** 1625 Paseo de Peralta, *Santa Fe, NM 87501*



EARLY NEIGHBORHOOD NOTIFICATION MEETING

Project: INN AT ALVORD

Date: June 27 2024

Time Start: 5:30 PM

LAA & Client:

1. Andy Duettra
2. Sheb (Zoom Host & Presenter)
3. Wayne – joined through call
4. Khea

City of Santa Fe:

1. Carly Venditti
2. Dan Esquibel
3. Maggie Moore

ENN Attendees + Notes:

1. Rosemary (534 Alarid St)
    - In favor of this project
2. Connie Hoover
3. Daniel Cleavinger & Melissa Benedict
    - Thinks this is an excellent use of the existing building.
    - Thinks this is a great project.
    - In favor of this project
4. Debbie Parker – across this building
    - Concerned about traffic impact
    - Concerned that this would be condominium the future
    - Concerned that the 2nd floor can look into their property
5. Diane (diane.senior@gmail.com)
6. EA – Ellen Ackerman (Manhattan Street, corner of Alarid)
    - Wants this to be affordable housing
7. Erica Higbie
8. Evan Chandler (evan@sfreporter.com)
9. Fletcher Catron
10. Frank Katz
11. Johnny G. - iPhone
    - Block away, derelict rental / rundown housing
    - Wants cultural preservation in this town
    - Doesn't feel like we need more hotels in Santa Fe
    - Feels like we can't take preserve the mural
12. Hilario Romero

13. Joanne Werger
    - Wants to make Paseo de Peralta safer, safer for pedestrians
    - Proposes a 4-way stop on paseo de Peralta
14. Joe Simmons
    - Lends their support to the project
15. John Eddy
16. Kathleen Brennan (kmbrennanstudio@gmail.com)
17. Kendal Broad
18. Joseph
19. Hunter Redman
20. Pat Feghali
21. Pelican Lee
22. R Hoover
23. Rosemary
24. Rick's iPhone
25. Susan Davis
26. Zoila's iPhone
27. Nicoletta Monroe - 505-310-7779
    - Feels like we need affordable housing
    - Feels like we have plenty of luxury inns
    - Work-force housing? Feels like we need more?
28. Amy Tsay (Manhattan)
    - Wants to know about what Phase 3 is.
29. James
30. Special Boy (Alarid Street)
    - Feels like we need affordable housing
31. Robert Hilgendorf (1703 Paseo)
    - Thinks that this would bring people through railyard, which is great.
    - Generally supports the project
32. Don and Diane (diane.senior@gmail.com)

LAA
Lloyd & Associates
ARCHITECTS

PROPOSAL ON SHARED FENCING WITH NORTHERN NEIGHBORS OF PROPERTY

February 19, 2025

Dear Neighbor:

We are writing to you on behalf of the property owners of the Alvord School located at 1625 Paseo de Peralta in Santa Fe.

As we move forward with refining our proposed design to the City of Santa Fe Planning Commission on the planned developments for 1625 and 1617 Paseo de Peralta, we would like to address the matter of the visible partition between the Alvord property and its neighbors that are directly adjacent to its northern property line. We believe that a unified design of a fence would provide a better effect in distinguishing the separation between the associated properties.

Attached is a sketch of the proposed shared fence that would run along the north property line of the Alvord project.

Please provide us with your feedback on the design by the end of February. You can reach out to us by email or phone as listed below:

Email: wlloyd@lloyd-architects.com
Phone: (505) 470-3338

Thank you,

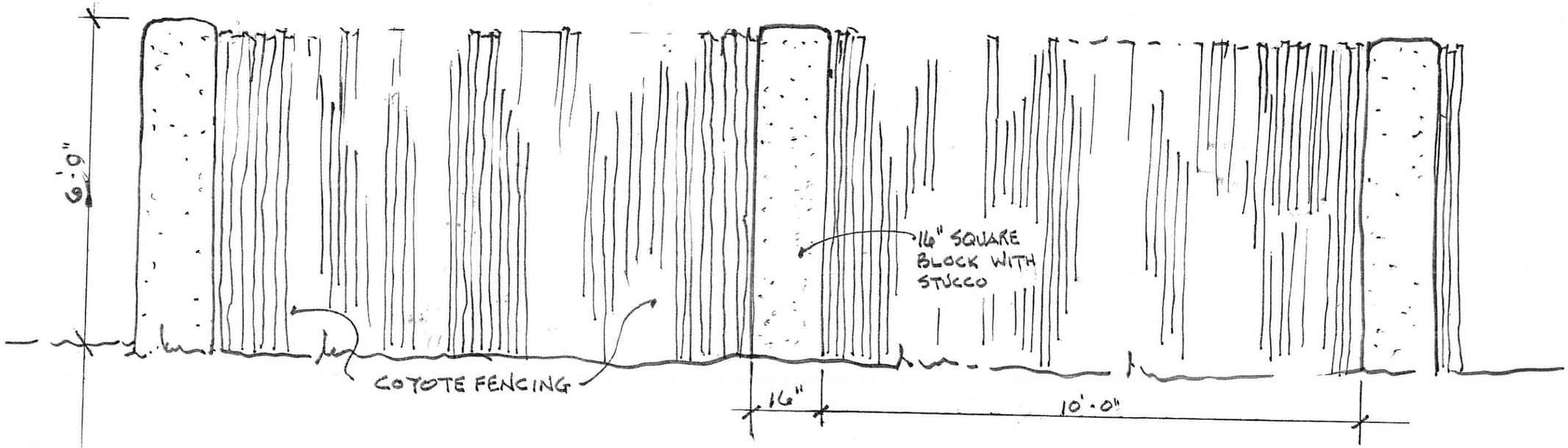
Wayne S. Lloyd

Wayne S. Lloyd, AIA
President

Attachments:
Sketch of proposed fence

AIA

740 St. Michaels Dr. Suite 4A • Santa Fe, NM 87505 • 505.988.9789
www.lloyd-architects.com



ALVORD - PROPOSED NORTH FENCE

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

2-6-25

ALVORD SCHOOL NEIGHBORHOOD MAILING LIST - RECORD

ACTIVE

RAILYARD PERFORMANCE CENTER
621 ALARID ST
SANTA FE NM 87505

SANTA FE RAILYARD COMMUNITY CO
332 READ ST
SANTA FE NM 87501

SANTA FE RAILYARD COMMUNITY CO 1
1613 PASEO DE PERALTA UNIT A
SANTA FE NM 87501-3740

SANTA FE RAILYARD COMMUNITY CORPORATION
1606 PASEO DE PERALTA
SANTA FE NM 87501

TRURO PARTNERS LLC1613
1613 PASEO DE PERALTA UNIT B
SANTA FE NM 87501-3740

ZONA DEL SOL
301 GRIFFIN ST
SANTA FE NM 87501-1822

ALVORD INVESTORS I LLC
4514 TRAVIS ST STE 326
DALLAS TX 75205-4186

RETURNED BY USPS

SANTA FE RAILYARD COMMUNITY CO
255 EAST DEVARGAS ST
SANTA FE NM 87501

SANTA FE RAILYARD COMMUNITY CO
C/O Exec Dir Teen Center
1614 PASEO DE PERALTA
SANTA FE NM 87501

SALAZ, PEDRO JR & ROSIE SALAS
1413 CAMINO SIERRA VISTA
SANTA FE NM 87505-1164

HOOVER, CONNIE E REVOCABLE LIVING TRUST
2600 PRIMAVERA CT
SANTA FE NM 87505-5584

SMITH, RYAN & SUZANNA PRATT
1624 PASEO DE PERALTA
SANTA FE NM 87501-3724

NEWMAN, DEANNE KREIS TRUSTEE
C/O Deanne Kreis Newman Lvg Trust
1626 PASEO DE PERALTA
SANTA FE NM 87501

VALENTIN B SUAZO JR REVOCABLE TRUST
C/O Anna Wright
PO BOX 36371
ALBUQUERQUE NM 87176-6371

MUNIZ, RAYMOND
100 SARAH LN NW
ALBUQUERQUE NM 87114

HILGENDORF, ROBERT N & LUCY
310 MCKENZIE ST
SANTA FE NM 87501-1883

O'BRIANT, WILLIAM C
1704 1/2 PASEO DE PERALTA
SANTA FE NM 87501-3726

GUHL, MELORIE D & BOBBY GALLEGOS
1704 PASEO DE PERALTA
SANTA FE NM 87501-3726

HOMEWISE INC
1301 SILER RD BLDG D
SANTA FE NM 87507-3540

ROSS, LINDA
1705 PASEO DE PERALTA
SANTA FE NM 87501

1708 PASEO LLC
223 N GUADALUPE ST PMB 715
SANTA FE NM 87501-1868

ORTIGIA, LLC
14 PICACHO PK
SANTA FE NM 87506-8289

RIVERA, RICHARD EDWARD REV LIVING TRUST
501 ADOLPHO ST
SANTA FE NM 87501

MONTOYA, CHARLES W
12 CERRADO LOOP
SANTA FE NM 87508

DAVIS, MILES B & SUSAN M
406 S ISEMINGER ST
PHILADELPHIAPA 19147

BLAZOSKY, ALLISON E & NICHOLAS J
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RAMSEY, WILLIAM & SUZANNE M
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SILVERSTEIN, ALLEN D507
736 1/2 MONTEZ PL
SANTA FE NM 87501

SNEE, LILLIAN PATRICIA (TRUSTEE)
1602 PASEO DE LA CONQUISTADORA
SANTA FE NM 87501-2337

RODRIGUEZ, DALIO J JR & WIFE
509 ADOLFO ST
SANTA FE NM 87501

ROMERO, WILLARD RAYMOND
508 ADOLFO ST
SANTA FE NM 87501

ETRE, STEPHEN A & KATHERINE D ARMIJO-ETRE
64 CALLE SINSONTE
SANTA FE NM 87501

ROYBAL, ROBERT L & DIANE C HARRIS
57 COUGAR CANYON RD
SANTA FE NM 87508-1490

ELLIS, KIRK & SHEILA (TRUSTEES)
22 GENERAL SAGE
SANTA FE NM 87505-6395

CORBET, LINDA B
514 ALARID ST
SANTA FE NM 87501

SCHARHAG, DONALD R & GEORGE A
PO BOX 116
SANTA FE NM 87504

DURR, MARGARET P
2096 FIFTH ST
SANTA FE NM 87505

HIGBIE, WILLIAM N & ERICA S
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SANTA FE NM 87501-3733

ERICKSEN, JOHN
517 LOLITA ST
SANTA FE NM 87501-3748

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SANTA FE NM 87501

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522 ALARID ST
SANTA FE NM 87501

BALINK, D'ARTAGNAN
832 OLD SANTA FE TRL
SANTA FE NM 87505

GONZALES, LUIS A & THERESA M
522 ALARID ST
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ROBERTS, DOUGLAS
302 LOMITA ST
SANTA FE NM 87505

BARELA, ANTONIO
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DURAN, PAUL
14 RELAMPAGO RD
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PECK, GARRETT C
611 ALARID ST
UNIT C
SANTA FE NM 87505-3035

SMITH, SHARON P
611 ALARID ST UNIT E
SANTA FE NM 87505-3035

PEARCE, STACY L
164 VALLEY DR
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TAYLOR, JAMES L & MARGARET A
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AMARILLO TX 79109-7426

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30 TESUQUE ST
LOS ALAMOS NM 87544-2638

MONTEZ, REYMOND ROBERT
727 MONTEZ PL
SANTA FE NM 87501-3752

COOEY, NANCY DALE & BRADY
MCGOVERN MCCARTNEY
728 MONTEZ PL
SANTA FE NM 87501

CLEAVER, ZOILA
314 W GOMEZ RD
SANTA FE NM 87505-8818

HERRERA, IRENE
730 MONTEZ PL
SANTA FE NM 87501

MATTHEWS, ALEXANDER M
731 MONTEZ ST
SANTA FE NM 87501-3752

GONZALES, LORENZO T & ANTONIO M
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WRIGHT, DANAYA & KENDAL BROAD-WRIGHT
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BURLING, ANTHONY
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SANCHEZ, CHRISTOPHER J
735 MONTEZ PL
SANTA FE NM 87501

SILVERSTEIN, ALLEN D
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KEPP, JANE TRUST
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HICKEY, ERIK J & RANIER WOOD
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SANTA FE NM 87501-3760

THE LOURDES S ROMERO REVOCABLE TRUST
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MARTINEZ, LOREN D & LORRAINE A
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BELIAN, RICHARD D & OTHERS
PO BOX 361
TESUQUE NM 87574-0361

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Chris Rivera, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

September 30th, 2022

Ron Winters

109 Calle Paula

Santa Fe, NM 87505

NOTICE OF ARC ACTION

Project Location: 1617 and 1625 Paseo de Peralta

Case Number: 2022-005096-ARC

Dear Mr. Winters,

At their hearing on September 1st, 2022, the City of Santa Fe Archaeological Review Committee (ARC) voted to approve as submitted the archaeological survey and testing report that was conducted prior to the forthcoming development at 1617 and 1625 Paseo de Peralta. If you have questions or concerns, please do not hesitate to contact the Historic Preservation Division Manager, Carly Piccarello, at cpiccarello@santafenm.gov.

Sincerely,

Carly M. Piccarello

Historic Preservation Division Manager

Land Use Department, City of Santa Fe

ARCHITECTURAL DESIGN STANDARDS AND POINT ALLOCATIONS: TABLE 14-8.7-2

Project: The Inn at Alvord

TABLE 14-8.7-2: Architectural Design Standards and Point Allocations (See Note 1)			
ARCHITECTURAL DESIGN STANDARD CATEGORIES AND FACTORS[1]		**Possible Points[2]**	**Points In Project**
WALLS			
Predominant Exterior Surface Material	Stucco, adobe	30	30
	Brick, natural stone, and integrally colored unit masonry	25; 30*	
	Concrete and non-integrally colored unit masonry	20; 30*	
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10; 30*	
	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	30
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15; 30*	
	High-intensity colors	-10; 10*	
	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	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	
	(A) All surfaces are concealed from public view	20	20

Predominant Material	(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	
ARCHITECTURAL DESIGN STANDARD CATEGORIES AND FACTORS[1]		**Points[2]**	
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 portals 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
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0; 20*	
Area	(A) All wall surfaces which are not located under portals 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; 20*	

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	
	(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	20
Glazing	(A) All glazing is clear or tinted neutral gray	10	10
	(B) Any use of colored glazing	0; 10*	
	(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	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5	5
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10	
ZONE: [BCD]	**TOTAL POINTS REQUIRED FOR ZONE = [205]**	**TOTAL POINTS ASSIGNED =**	**230**

NOTES:

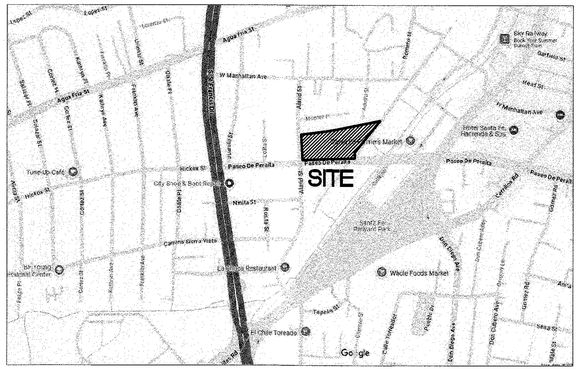
1. Enter one point score for each factor.
2. Point values denoted by an asterisk (*) apply within the Midtown LINC Overlay District.

Property Zoning Designation	Required Points
C-1, C-2, C-4, **BCD**, PRRC, SC, HZ, MU	205
RR, R-1 - R-6, R-7, R-8, R-9, R-10 — R-29, RC-5, RC-8, PRC, RAC, AC	180
I-1, I-2, BIP	155

WATER PLAN

INN at ALVORD

1625 PASEO de PERALTA



VICINITY MAP
NTS

LEGAL DESCRIPTION:

Tract A and Tract B Lying and being Situated Projected Section 26 & 27.
City of Santa Fe, Santa Fe County, New Mexico, 2.894 Acres

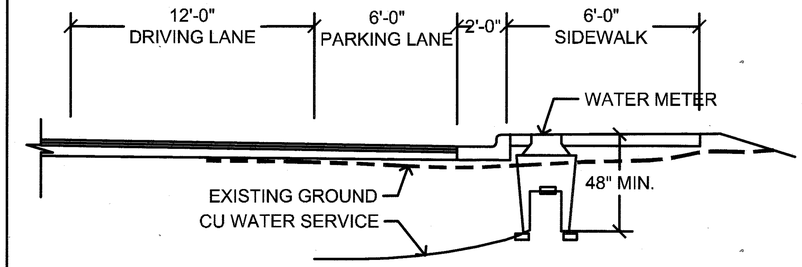
Fire Service Line Backflow Prevention

The Following guidelines shall be followed for backflow prevention on Fire Service Lines.

1. The owner or their plumbing / fire protection contractor is responsible for providing backflow prevention on the fire service line. Currently, the City of Santa Fe requires reduce pressure backflow preventors (RPBP) with detector check on fire service lines.
2. RPBP'S must be located in an above ground housing or in a mechanical room where adequate drainage and freeze protecttion is available. The RPBP shall be located as to minimize the unprotected length of the fire service line. The RPBP will be located within 30 feet of the fire service tap to the main.
3. The RPBP shall include an integral metered bypass detector assembly. The backflow preventor and the metered bypass shall be designed and furnished as a unit and approved by the FCCCHR-USC as a unit and meet City of Santa Fe standards.
4. The owner shall provide City of Santa Fe Water Division (CoSFWD) with the proposed location of the RPBP and the make and model number of the proposed RPBP along with the manufactureers' drawings and data for review and approval prior to construction. The RPBP shall be installed in accordance with the manufacturer's requirements (horizontal position unless alternate positions are allowed by the the manufacturer and have been approved by FCCCHR-USC).
5. A remote meter installation shall be furnished by the owner in accordance with City of City of Santa Fe Water Division (CoSFWD) standard detail "Remote Reading Unit" and the "Remoter Meter Installation Customer Agreement" terms and conditions.

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 CoSFWDprior 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. Four (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 road. Prior to installing numbers, fire hydrants shall be painted.
14. A mechanical restraint system shall be utilized on fittings and piping for thrust restraint. Concrete thrust blocking shall be used only for special conditions (e.g. Caps where main will be extended in the future) as specificaly approved by CoSFWD.
15. Any field changes to the plans require approval of both the design engineer and CoSFWD.
16. Work on CoSFWD facilities shall not begin until CoSFWD has issued an NTP to the approved utility contractor.
17. Any and all easements for City-owned infrastructure shall be obtained / verified and recorded by developer before project commencement. Contractor shall verify the easement is in place before installing any infrastructure.



PIPE ROADWAY SECTION

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	METER SIZE & TYPE (DS OR IR)	SERVICE SIZE
1625	PASEO DE PERALTA	2" (DS)	2" (DS)
1625	PASEO DE PERALTA	1.5" (IR)	1.5" (IR)

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
4 Inch	350	20	INN at ALVORD

RECORD DRAWINGS

THIS RECORD DRAWING HAS BEEN COMPLETED ON A COPY OF THE SEALED ENGINEERING DRAWING FOR THIS PROJECT. THE INFORMATION SHOWN HEREON IS BELIEVED TO BE ACCURATE BASED ON LIMITED FIELD OBSERVATION DURING CONSTRUCTION, AS WELL AS DATA FURNISHED BY THE INSTALLER.

ENGINEER PE DATE

RECORD MAPPING

	INITIALS	DATE
AS BUILT	____	___/___/___
VALVE MAPS	____	___/___/___
GIS (MAPPING)	____	___/___/___
Inspector Approved	____	___/___/___

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTER (RPBP). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30 FEET OF THE CONNECTION TO THE WATER MAIN.. BACKFLOW PREVENTERS MUST BE LISTED AS APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
*PEAK FLOW IS IN GALLONS PERMINUTE.
*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN.

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

Applicant: Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
Phone: (505) 980-3560

JEFFREY TODD WOOTEN NEW MEXICO 16892 PROFESSIONAL ENGINEER
7/25/2025

Project Name: INN at ALVORD
Project Address: 1625 Paseo De Peralta
Case #: 2025-XXXX
Sheet Name: WATER PLAN

INN at ALVORD

1625 Paseo De Peralta

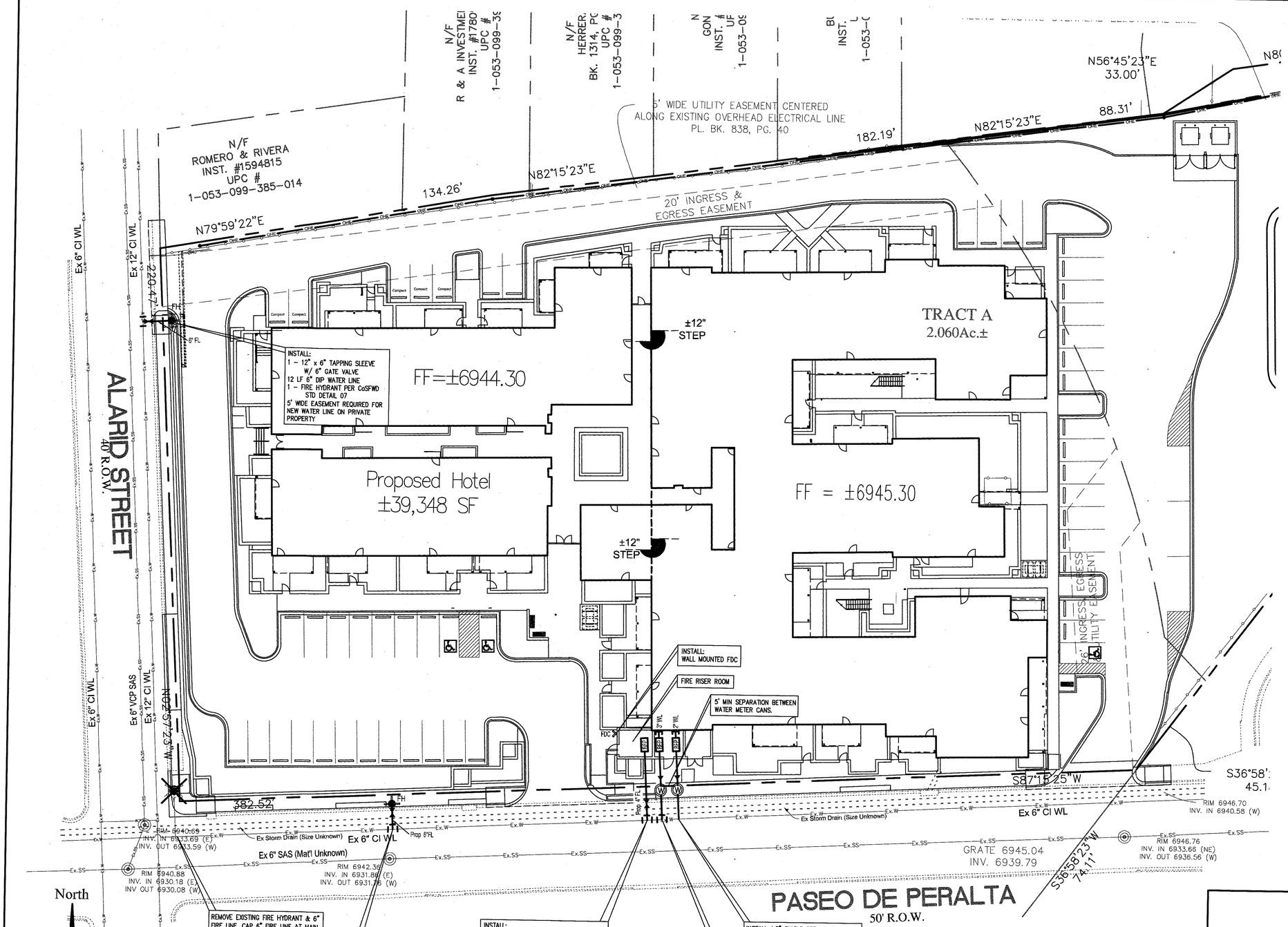
PLAT RECORDING INFORMATION
BOOK ____
PAGE ____
FILE ____
DATE ____

APPROVED
CITY OF SANTA FE WATER DIVISION DATE 7-31-25
SANTA FE FIRE DEPARTMENT DATE 8/1/25

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

INSPECTOR
DATE ____

2025
09
Sheet 1 of 2



LEGEND

- EXISTING GAS MAIN
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- PROPOSED WATER SERVICE
- PROPOSED REDUCER
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT

UTILITY CROSSING NOTES

- THE REQUIRED MINIMUM VERTICAL CLEARANCES ARE REQUIRED FOR NEW WATER LINES:
  STORM DRAIN – 18"
  DRY UTILITIES – 12"
- 45° MJ BENDS REQUIRED FOR ALL VERTICAL DEFLECTIONS.

RECORD DRAWINGS

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ENGINEER PE DATE

Owner: Alvord Investors I, LLC
4514 Travis St, Suite 326
Dallas, TX 87501

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PO Box 15814
Rio Rancho, NM 87174
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INN at ALVORD

1625 Paseo De Peralta

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CITY OF SANTA FE WATER DIVISION DATE 7-31-25
SANTA FE FIRE DEPARTMENT DATE 8/1/25

INSPECTOR
DATE

AERIAL	TOWNSHIP, RANGE, SECTION	WORK ORDER NO.
I-18	T17N R9E S26	

2025
09
Sheet 2 of 2

LLOYD & ASSOCIATES
A R C H I T E C T S

Project Memorandum
DESIGN WATER BUDGET

Number of Dwelling Units 46
Guests Per Dwelling 1.5

Column	A	B	C	D	E	F	G	H	I
Row	TABLE-1.0 WATER USE PROJECTION								
1	**WATER USE**	**# OF FIXT**	**WSFU**	**WSFU Subtotal**	**GPM**	**Rate Per Day**	**Daily GPM**	**GPY**	**AFY**
2	TOILETS @ 1.26 GALLON PER FLUSH (5 Flushes Per Day)	79	2	158	1.26	5.0	9.45	3,449	0.01058
3	SHOWER @ 10 MINUTES/DAY @ 1.5 GPM	76	2	152	1.50	10.0	22.5	8,213	0.02520
4	LAVATORIES (Bathroom) 5min/Day @ 2.2GP	116	1	116	2.20	5.0	16.5	6,023	0.01848
5	KITCHEN SINK 8min/Day @2.0GPM	45	2	90	2.00	8.0	24	8,760	0.02688
6	DISHWASHER .3 Load/Day @ 13 GPM	45	1.5	67.5	13.00	0.3	5.85	2,135	0.00655
7	TUB	1	4	4	20.00	1.0	30	10,950	0.03360
8	CLOSTHS WASHING .3 Load/Day @ 20 GPM	45	3	135	20.00	0.3	9	3,285	0.01008
9	NET INDOOR DAILY TOTAL	407	-	722.5	-	-	117.3	42,815	0.13137
10	LANDSCAPING IRRIGATION (3 YEAR AVERAGE)							87,696	0.26909
11	SUBTOTAL WATER BUDGET (INDOOR + LANDSCAPING)							130,511	0.40046
12	9.8% Contingency per SFCC 14-8.13(E)(1)							12,790	0.03925
13	TOTAL WATER DEMAND OFFSET							143,301	0.43971

LAA
Santa Fe, NM87501. Tel 505.988.9789 www.lloyd-architects.com

Project Memorandum

DESIGN WATER BUDGET

Column A

Row **Year 1 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
1	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month	
2	TREES DECIDUOUS	72	2"	45	0.5	2	3,240	12,960	
3	TREES EVERGREEN	12	2"	30	0.5	2	360	1,440	
4	SHUBS	348	5	1	0.5	5	348	1,392	
5	GROUND COVER/ PERENNIALS	1080	1	0.4	0.5	5	432	1,728	
6							Total Monthy Demand	17,520	
7								Total Year 1 GPY	105,120
8								Total Year 1 AFY	0.32255

Year 2 Irrigation Water Budget

	B	C	D	E	F	G	H	I
10	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month	
11	TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080	
12	TREES EVERGREEN	12	2"	25	0.5	2	300	1,200	
13	SHUBS	348	5	0.6	0.5	5	209	835	
14	GROUND COVER/ PERENNIALS	1080	1	0.3	0.5	5	324	1,296	
15							Total Monthy Demand	13,411	
16								Total Year 2 GPY	80,467
17								Total Year 2 AFY	0.24691

Year 3 Irrigation Water Budget

	B	C	D	E	F	G	H	I
19	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month	
20	TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080	
21	TREES EVERGREEN	12	2"	25	0.5	2	300	1,200	
22	SHUBS	348	5	0.4	0.5	5	139	557	
23	GROUND COVER/ PERENNIALS	1080	1	0.25	0.5	5	270	1,080	
24							Total Monthy Demand	12,917	
25								Total Year 3 GPY	77,501
26								Total Year 3 AFY	0.23781

Year 3 Irrigation Water Budget

27								3 Year Average GPY	87,696
27								3 Year Average AFY	0.26909

Irrigation Notes:

6-Month Irrigation Season

LLOYD & ASSOCIATES
A R C H I T E C T S

Project Memorandum
DESIGN WATER BUDGET

Number of Dwelling Units 46
Guests Per Dwelling 1.5

Column	A	B	C	D	E	F	G	H	I
Row	TABLE-1.0 WATER USE PROJECTION								
1	**WATER USE**	**# OF FIXT**	**WSFU**	**WSFU Subtotal**	**GPM**	**Rate Per Day**	**Daily GPM**	**GPY**	**AFY**
2	TOILETS @ 1.26 GALLON PER FLUSH (5 Flushes Per Day)	79	2	158	1.26	5.0	9.45	3,449	0.01058
3	SHOWER @ 10 MINUTES/DAY @ 1.5 GPM	76	2	152	1.50	10.0	22.5	8,213	0.02520
4	LAVATORIES (Bathroom) 5min/Day @ 2.2GP	116	1	116	2.20	5.0	16.5	6,023	0.01848
5	KITCHEN SINK 8min/Day @2.0GPM	45	2	90	2.00	8.0	24	8,760	0.02688
6	DISHWASHER .3 Load/Day @ 13 GPM	45	1.5	67.5	13.00	0.3	5.85	2,135	0.00655
7	TUB	1	4	4	20.00	1.0	30	10,950	0.03360
8	CLOSTHS WASHING .3 Load/Day @ 20 GPM	45	3	135	20.00	0.3	9	3,285	0.01008
9	NET INDOOR DAILY TOTAL	407	-	722.5	-	-	117.3	42,815	0.13137
10	LANDSCAPING IRRIGATION							87,696	0.26909
11	SUBTOTAL WATER BUDGET (INDOOR + LANDSCAPING)							130,511	0.40046
12	9.8% Contingency per SFCC 14-8.13(E)(1)							12,790	0.03925
13	TOTAL WATER DEMAND OFFSET							143,301	0.43971

LAA
Santa Fe, NM87501. Tel 505.988.9789 www.lloyd-architects.com

Project Memorandum
DESIGN WATER BUDGET

Column A

Row **Year 1 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
1	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month
2	TREES DECIDUOUS	72	2"	45	0.5	2	3,240	12,960
3	TREES EVERGREEN	12	2"	30	0.5	2	360	1,440
4	SHUBS	348	5	1	0.5	5	348	1,392
5	GROUND COVER/ PERENNIALS	1080	1	0.4	0.5	5	432	1,728
6						Total Monthy Demand		17,520
7							Total Year 1 GPY	105,120
8							Total Year 1 AFY	0.32255

9 **Year 2 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
10	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month
11	TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080
12	TREES EVERGREEN	12	2"	25	0.5	2	300	1,200
13	SHUBS	348	5	0.6	0.5	5	209	835
14	GROUND COVER/ PERENNIALS	1080	1	0.3	0.5	5	324	1,296
15						Total Monthy Demand		13,411
16							Total Year 2 GPY	80,467
17							Total Year 2 AFY	0.24691

18 **Year 3 Irrigation Water Budget**

	B	C	D	E	F	G	H	I
19	LANDSCAPING IRRIGATION BUDGET	QTY.	SIZE	Rate per Hr	Water Period in Hrs	Times Per Week	Gal. Per Week	Gal. Per Month
20	TREES DECIDUOUS	72	2"	35	0.5	2	2,520	10,080
21	TREES EVERGREEN	12	2"	25	0.5	2	300	1,200
22	SHUBS	348	5	0.4	0.5	5	139	557
23	GROUND COVER/ PERENNIALS	1080	1	0.25	0.5	5	270	1,080
24						Total Monthy Demand		12,917
25							Total Year 3 GPY	77,501
26							Total Year 3 AFY	0.23781

27 **3 YEAR IRRIGATION AVERAGE**

3 Year Average GPY	87,696
3 Year Average AFY	0.26909

Irrigation Notes:

6-Month Irrigation Season

CITY OF SANTA FE

NOTICE AFFIDAVIT
PLUD-03

PROJECT INFORMATION

Project Name:	The Inn at Alvord
Project Location:	1625 Paseo de Peralta
Case Number(s)	2024-8195
Early Neighborhood Notice (ENN) Meeting Date:	6/27/2024
Public Hearing Date:	09/04/ 2025

NOTICE AFFIDAVIT

I hereby certify that the attached notice was mailed to property owners, tenants, and registered neighborhood associations within 300 feet of the proposed project site. Notices were mailed on 8/20/2025 (Date)

I hereby certify that the attached notice was sent via email to registered neighborhood associations within 300 feet of the proposed project site. Notices were emailed on 8/20/2025 (Date)

I hereby certify that the subject property was posted with a sign provided by the City on 8/20/2025 (Date)

The sign was placed in a prominent position in public view, according to instructions provided by Land Use Department staff.

Applicant printed name: Wayne Lloyd

Applicant Signature: Wayne S. Lloyd

NOTARIZATION

The foregoing instrument was acknowledged before me this 20th day of August, 20 25, by Wayne Lloyd

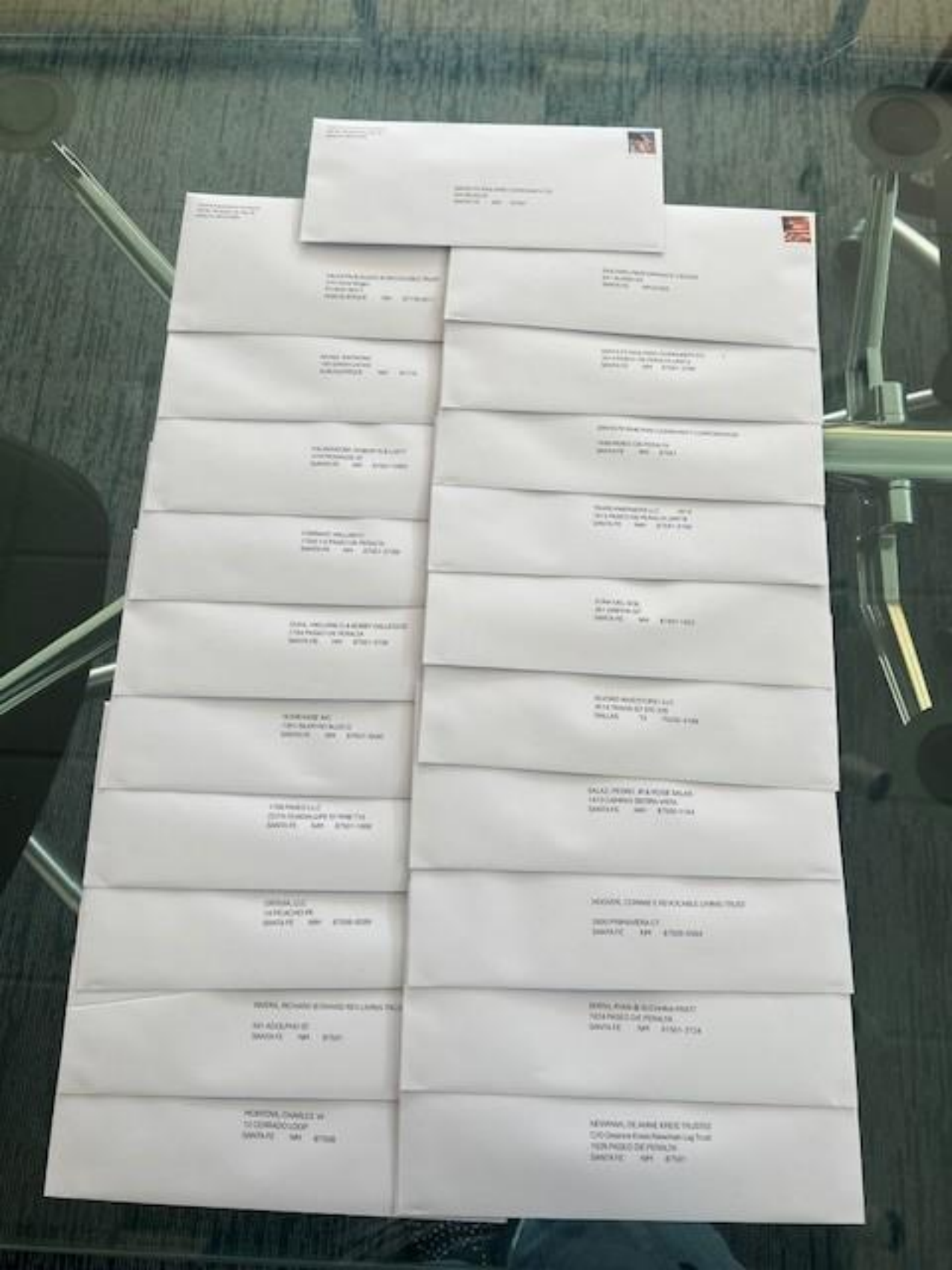
CARRIE TAYLOR
Notary Public - State of New Mexico
Commission # 1075347
My Comm. Expires MARCH 23, 2027

Carrie Taylor
Notary Public

My Commission Expires: March 23, 2027







City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District

Type of Project

1625 PASEO DE PERALTA

Project Location

Planning Commission — 6:00 PM — 9/4/2025

Type of Meeting — Time — Date

City Council Chambers, City Hall (200 Lincoln Ave.) or Virtual (https://santafenm.portal.civicclerk.com)

Meeting Location

Andy Duettra, owner & Applicant, represented by Agent, Wayne Lloyd

Applicant/Agent

For information call Rebekah Clouser, reclouser@santafenm.gov

Phone #

Refer to Case 2024-8195

Required to be posted and visible from a public street from 8/20/2025 **to** 9/4/2025

Date — Date

PLI022.cdr-1002

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District

Type of Project: 1625 PASEO DE PERALTA

Project Location: Planning Commission

Type of Meeting: 6:00 PM Time; 9/4/2025 Date

Meeting Location: City Council Chambers, City Hall (200 Lincoln Ave.) or Virtual (https://santafenm.portal.civicclerk.com)

Applicant/Agent: Andy Duettra, owner & Applicant, represented by Agent, Wayne Lloyd

For information call Rebekah Clouser, reclouser@santafenm.gov Phone #

Refer to Case 2024-8195

Required to be posted and visible from a public street from 8/20/2025 Date **to** 9/4/2025 Date

PLU022.cdr-10/02

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District.

Type of Project: 1625 PASEO DE PERALTA

Project Location: Planning Commission

Time: 6:00 PM

Date: 9/4/2025

Type of Meeting: City Council Chambers (200 Lincoln Ave.) or Virtual (https://santafenm.gov.civicclerk.com/)

Meeting Location: Andy Duettra, owner & applicant, represented by agent, Wayne Lloyd

Applicant/Agent

For information call Rebekah Clouser, reclouser@santafenm.gov

Phone #

Refer to Case 2024-8195

Required to be posted and visible from a public street from 8/20/25 (Date) **to** 9/4/2025 (Date)

PLN222-cdr-10/02

City of Santa Fe, New Mexico

PUBLIC MEETING NOTICE

Development Plan for an all-suite hotel at 1625 Paseo de Peralta, approximately 2.01 acres. The property is zoned BCDRED (Business Capital District, Redevelopment) and is within the Historic Downtown Archaeological Review District.

1625 PASEO DE PERALTA
Type of Project

Planning Commission
Project Location

6:00 PM
Time

9/4/2025
Date

City Council Chambers (200 Lincoln Ave.) or Virtual (https://santafenm.portal.civicclerk.com)
Type of Meeting
Meeting Location

Andy Duettra, owner & applicant, represented by agent, Wayne Lloyd
Applicant/Agent

For information call Rebekah Clouser, reclouser@santafenm.gov
Phone #

Refer to Case 2024-8195

Required to be posted and visible from a public street from 8/20/25 **to** 9/4/2025
Date Date

PLU022.cdr-10/02