

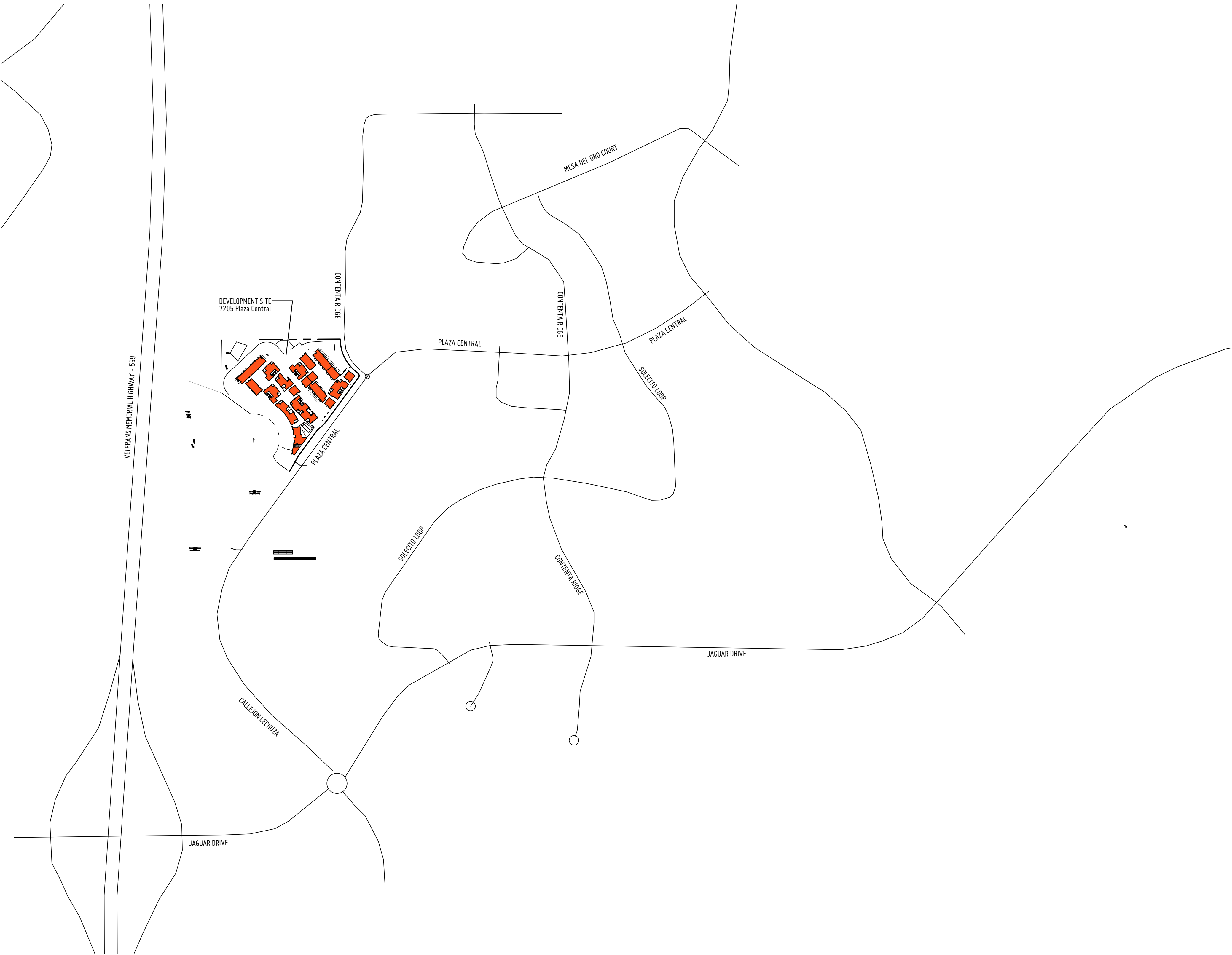
City of Santa Fe, New Mexico

Attachment C

Applicant Submittals and Development Plan

11. Development Plan

ZORRO BLANCO
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER # 2024-9320
City of Santa Fe – Section 14, Township T16N , Range R8E



1 | AREA PLAN

DP_00 | ----

SCALE : 1" = 300'0

CITY APPROVALS

APPROVAL BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING OF _____
20__ AS CASE NUMBER 2024-9320.

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING COMMISSION SECRETARY _____ DATE _____

APPROVED BY THE CITY OF SANTA FE LAND USE DEPARTMENT

CITY PLANNER _____ DATE _____

CITY ENGINEER FOR LAND USE _____ DATE _____

CONDITIONS OF APPROVAL

1. XXX

NOTES

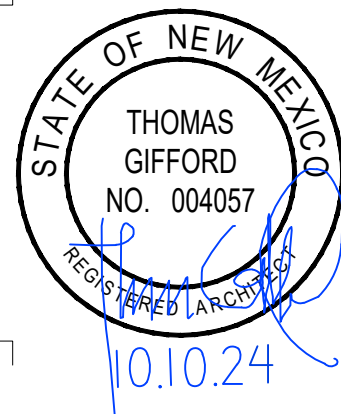
- DEVELOPMENT CONSTRUCTION PLAN DRAWINGS SUCH AS: ARCHITECTURAL ELEVATIONS, LIGHTING, CIVIL ENGINEERING ARE FILED IN THE MAP ROOM WITH THE CITY OF SANTA FE CASE # _____
- CITY OF SANTA FE DRAINAGE
 - SUBJECT TO THE APPROVAL OF CITY OF SANTA FE PERMIT AND DEVELOPMENT REVIEW DIVISION STAFF, STORM DRAINAGE 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
 - MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS AND DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER. THE CITY OF SANTA FE HEREBY GRANTED THE RIGHT OF ACCESS AND THESE EASEMENTS AND DRAINAGE FACILITIES AT THE DISCRETION OF THE CITY. THE OWNER AGREES TO INDEMNIFY AND TO HOLD HARMLESS FROM AL DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CITY'S REASONABLE EXERCISE TO THEIR ACCESS AND INSPECTION RIGHT.

SHEETS

- DP00 DEVELOPMENT PLAN COVER
- DP000 DEVELOPMENT EXISTING CONDITIONS
- DP01 DEVELOPMENT PLAN
- VD01 LOT LINE ADJUSTMENT PLAT
- VD02 LOT LINE ADJUSTMENT PLAT
- VD03 SITE SURVEY
- DP02 SITE OPEN SPACE AND CONSTRUCTION PHASING PLAN
- DP03 PEDESTRIAN, BICYCLE AND VEHICULAR PLAN
- DP04 SITE SECTIONS
- DP05 SITE DETAILS
- DP06 SITE DETAILS
- DP07 SITE DETAILS
- DP07 FIRE ONE PLAN
- AA_201 EXTERIOR ELEVATIONS - BLDG TYPE A
- AB_201 EXTERIOR ELEVATIONS - BLDG TYPE B
- AC_201 EXTERIOR ELEVATIONS - BLDG TYPE C
- AD_201 EXTERIOR ELEVATIONS - BLDG TYPE D
- AE_201 EXTERIOR ELEVATIONS - BLDG TYPE E
- AF_201 EXTERIOR ELEVATIONS - BLDG TYPE F
- AG_201 EXTERIOR ELEVATIONS - BLDG TYPE G
- AH_201 EXTERIOR ELEVATIONS - BLDG TYPE H
- AI_201 EXTERIOR ELEVATIONS - BLDG TYPE I
- AJ_201 EXTERIOR ELEVATIONS - BLDG TYPE J
- AK_201 EXTERIOR ELEVATIONS - BLDG TYPE K
- AL_201 EXTERIOR ELEVATIONS - BLDG TYPE L
- C-100 CIVIL PLAN
- C-101A SITE GRADING & DRAINAGE PLAN
- C-101B SITE GRADING & DRAINAGE PLAN
- C-102 SITE WET UTILITY PLAN
- C-103 SITE POWER AND LIGHTING PLAN
- C-104 SITE PHOTO METRICS
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- C-501 SITE CIVIL DETAILS
- C-502 SITE CIVIL DETAILS
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- LD101 SIGNIFICANT TREE SURVEY
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- LI102 IRRIGATION PLAN
- LI103 IRRIGATION PLAN
- LI104 IRRIGATION PLAN
- LI501 IRRIGATION DETAILS
- LI502 IRRIGATION DETAILS

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
COVER
1 MAY 2025
DP_00



10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

DATE: _____
REVISION: 1 2 3

SHEET TITLE:
DEVELOPMENT PLAN
COVER

© thomas gifford architect, llc 2025

PLAZA CENTRAL
Zorro blanco, llc
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.590.5888 email THG@THOMASGIFFORD.COM



DP_00

EXISTING CONDITIONS
ZORRO BLANCO DEVELOPMENT PLAN, LUD CASE NUMBER
City of Santa Fe – Section 14, Township T16N , Range R8E

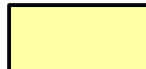
PROPERTY INFORMATION

ZONING:	C-1
OVERLAYS:	NONE
HISTORIC STATUS:	NONE
NATIONAL REGISTRY:	NONE
LOT(S) SIZE:	LOT LINE ADJUSTMENT, PROPOSED LOT 10 (6.91 ACRES) AND PROPOSED LOT 9 (9.17 AC)
EXISTING STRUCTURE:	NONE
EXISTING UTILITIES:	ADJACENT TO SITE, PNM ELECTRICAL, CITY OF SANTA FE WASTE WATER AND WATER AND NEW MEXICO GAS COMPANY NATURAL GAS
FLOOD ZONE:	X

LEGAL LOT INFORMATION

1. LOTS 9 AND 10 AS SHOWN AND DELINEATED ON THE PLAT OF SURVEY ENTITLED "SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A AND REPLAT OF TIERRA CONTENTA SUBDIVISION ZC, TRACTS 51A1, 51B1, 54A1, 54B1, 54C1 & 8A-3-7A1, LYING WITHIN SECTION 14, TOWNSHIP 16 NORTH, RANGE 8 EAST, NMPM, SANTA FE COUNTY, NEW MEXICO" RECORDED NOVEMBER 3, 2016 AS INSTRUMENT NO. 1808878 IN PLAT BOOK 809 AT PAGES 14-20, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

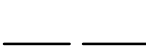
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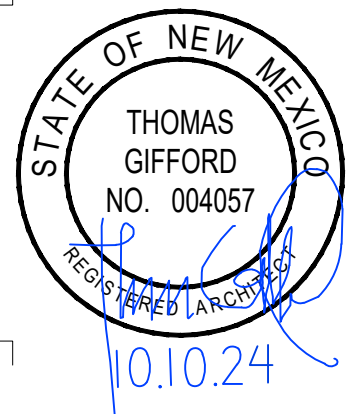
-  SITE
-  EXISTING BUILDINGS

KEY NOTES:

-  EXISTING VACANT LAND, PREVIOUSLY GRADED
-  PROPERTY LINE
-  ADJOINING PROPERTY
-  EXISTING UTILITY EASEMENT
-  EXISTING ASPHALT ROAD
-  EXISTING ADJOINING RESIDENCES
-  REVISED PROPERTY LINE
-  200'0 OFFSET
-  PREVIOUSLY DISTURBED GRADES WITH IN SITE

SLOPE KEY

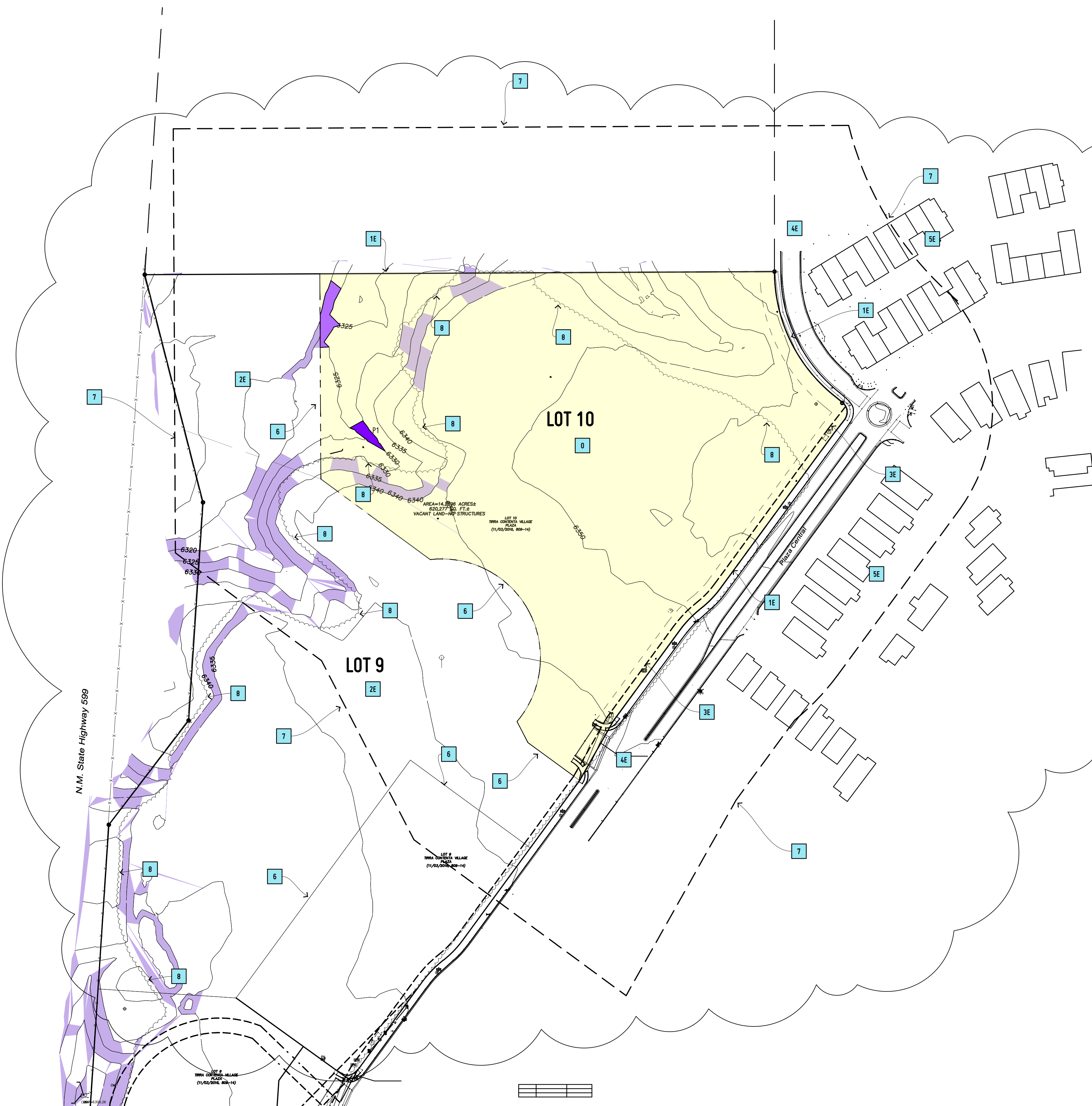
-  PREVIOUSLY DISTURBED GRADES, SEE SITE SURVEY
-  5'0 ELEVATION CONTOUR
-  >30% SLOPE IN PREVIOUSLY DISTURBED GRADING AREAS AREA = 7,140 SF
-  ON SITE - >30% SLOPE. AREA = 1381 SF. (NOT DISTURBED)
-  ON SITE - >30% SLOPE. AREA= 567 SF. (AREA DISTURBED BY CONSTRUCTION FOR UTILITIES)
- P1 THERE IS ONE LOCATION OF 30% OR GREATER SLOPE. DISTURBANCE BY DEVELOPMENT AREA= 567 SF



10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

DATE:   

SHEET TITLE:
EXISTING
CONDITIONS



1 | EXISTING CONDITIONS

DP_000 | ----

SCALE: 1" = 80'0"

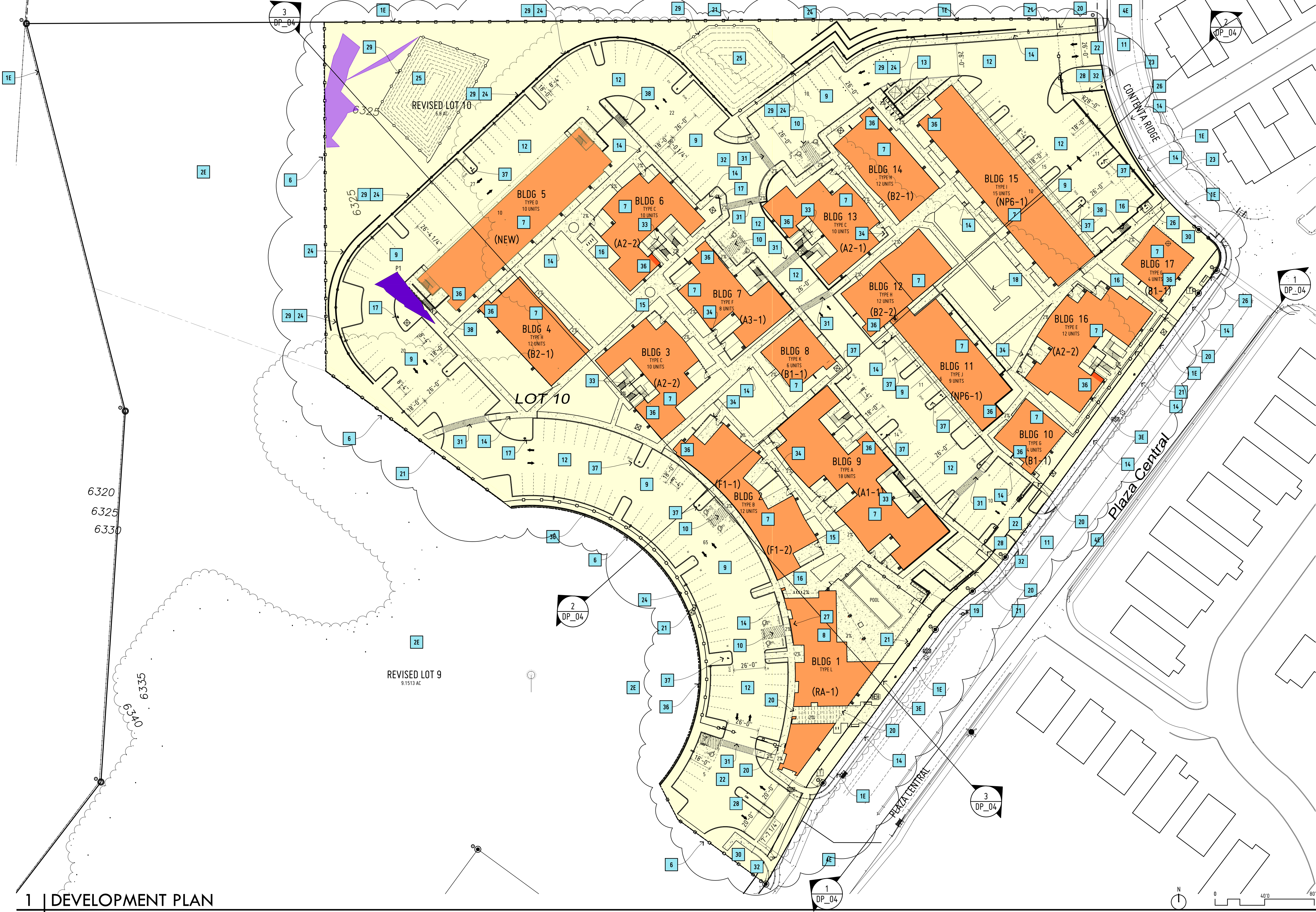
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PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXISTING CONDITIONS
1 JUL 2025
DP_000

PLAZA CENTRAL
ZORRO BLANCO, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD, ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.593.5888 email THG@THOMASGIFFORD.COM

DP_000

ZORRO BLANCO, DEVELOPMENT PLAN, LUD CASE NUMBER # 2024-9320



1 | DEVELOPMENT PLAN

SITE KEY

- BUILDINGS
- SITE
- COURTYARDS
- EXISTING BUILDINGS, ADJOINING PROPERTIES
- CONCRETE SIDEWALKS ADA PARKING AND/OR PATIOS, 2% MAX. CROSS SLOPE ASPHALT, SEE CIVIL
- COMMON RESIDENTIAL OPEN SPACE, SEE SHEET DP02
- COMMON NON-RESIDENTIAL OPEN SPACE, SEE SHEET DP02
- CMU YARDWALL, SEE DETAILS 2 OR 3/DP_06
- BUILDING RETAINING WALL, SEE DETAILS 2 OR 3/DP_06
- 6" O.H. METAL FENCE, SEE 7/DP_05
- 3" H. METAL FENCE OR GUARDRAIL, SEE 7/DP_05
- PHYSICALLY ACCESSIBLE DWELLING UNIT
- HEARING/VISION ACCESSIBLE DWELLING UNIT
- ADA ACCESSIBLE PARKING SPACE
- NEW FIRE HYDRANT
- ELECTRICAL VEHICLE SUPPLY EQUIPMENT, 1
- ELECTRICAL VEHICLE CAPABLE
- NEW SITE LIGHT, POLE
- NEW PAD MOUND ELEC. TRANSFORMER
- PREVIOUSLY DISTURBED GRADES, SEE SITE SURVEY
- ON SITE >30% SLOPE AREA 1381 SF
- ON SITE >30% SLOPE DISTURBANCE P1- AREA= 567 SF

SLOPE KEY

- PREVIOUSLY DISTURBED GRADES, SEE SITE SURVEY
- ON SITE >30% SLOPE AREA 1381 SF
- ON SITE >30% SLOPE DISTURBANCE P1- AREA= 567 SF

KEY NOTES

- PROPERTY LINE
- ADJOINING PROPERTY (LOT LINE ADJUSTMENT)
- EXISTING UTILITY EASEMENT
- EXISTING STREET
- EXISTING BUILDING
- REVISED PROPERTY LINE
- APARTMENT BUILDING, 2 AND 3 STORY
- COMMUNITY BUILDINGS AND POOL, 1 STORY
- DRIVE AND PARKING AREA, ASPHALT, SITE PARKING SPACES "STANDARD" 8'4" X 18'0"
- ACCESSIBLE PARKING AREA, CONCRETE, SITE PARKING SPACES "STANDARD" 8'4" X 18'0", STRIPE, SYMBOL AND SIGN
- NEW STREET CURB CUT
- NEW ROAD, ASPHALT, W/ CONCRETE STANDING OR CURB AND GUTTER, SEE CIVIL
- TRASH DUMPSTER, COMPACTOR AND RECYCLING W/ 6'0" H. CMU, STUCCO, ENCLOSURE AND METAL GATES, SEE 1/DP_05
- 5'0" W. SIDEWALK, CONCRETE, C.J.
- CONCRETE, SLOPE W/ LANDSCAPE OPENINGS
- BICYCLE PARKING RACK, SEE DETAIL 8/DP_06
- FIRE HYDRANT, RED FIRE LANE PAINT @ CURB
- PROPOSED EASEMENT
- COMMON GRILLING AREA
- 6'0" H. METAL PEDESTRIAN GATE, VERT. PICKETS 4" O.C. PAINT, CARD READER, SEE DETAIL 7/DP_05
- 6'0" H. METAL FENCE, VERT. PICKETS 4" O.C. PAINT, SEE DETAIL 7/DP_05
- 6'0" H. ROLLING VEHICLE GATE W/ ELECTRICAL OPERATOR AND OPTICON, 10/DP_06
- 6'0" H. CMU YARD WALL W/ CAP BLOCK OR STUCCO, SEE DETAIL 1/DP_06
- 6'0" H. MAX CMU RETAINING WALL (SEE CIVIL FOR HEIGHTS), STUCCO OR KEYSTONE RETAINING WALL W/ CAP BLOCK, COLOR BROWN, SEE DETAILS 2 AND 3/DP_06
- STORMWATER PONDING, SEE CIVIL
- BENCH, SEE DETAIL 6/DP_06
- SITE SIGNAGE "ZORRO BLANCO" 18" TALL, LED BACK LIT @ EXT. WALL
- FIRE DEPARTMENT, BUILDING AND UNIT IDENTIFICATION SIGNAGE
- 3"7" H. METAL FENCE, VERT. PICKETS 4" O.C. PAINT, SEE DETAIL 8/DP_05
- CONC. PEDESTRIAN ROAD CROSSING, STRIPING, THERMO PLASTIC
- STOP SIGN
- WOOD FENCE, CEDAR, SEE DETAIL 1/DP_07
- WOOD FRAME, STUCCO YARDWALL, SEE DETAIL 2/DP_07
- RETAINING WALL, SEE STRUCT. SEE DETAILS 2 AND 3/DP_06
- FIRE RISER ROOM AND FDC WITH SIGNAGE
- EV PARKING SPACE, SIGN AND LETTERING, EV CHARGER (1 CHARGING POINT)
- SITE EXTERIOR STAIR, CONCRETE WITH 36" H. HANDRAILS, STEEL, PRIME AND PAINT

PROJECT SITE DATA

- LOCATION: 7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
- ZONING: C-1
- HEIGHT: 35'0" MAXIMUM HEIGHT (Tierra Contenta CCRs)
- TOTAL SITE AREA: REVISED LOT 10- 6.9 AC, REVISED LOT 9- 9.15 AC
- LOT COVERAGE: 300,564 SF / 74,825 = 24.89% OR 25%
- ALLOWABLE HEIGHT: 35'0"
- ACTUAL: 34'10"
- PARKING CALCULATION
- DWELLING UNITS: 164 DU
- 104- DU (<800 SF) X 1.25 SPACES / UNIT = 130 SPACES
- 34- DU (800-1200 SF) X 1.5 SPACES / UNIT = 51 SPACES
- 26- DU (>1200 SF) X 2.0 SPACES / UNIT = 52 SPACES
- COMMERCIAL (1/200) 5 SPACES
- TOTAL REQUIRED: 238
- ADA PARKING REQ'D, NM STATUTE: 8'W/ 2 VAN ACCESSIBLE
- PARKING PROVIDED: 245
- APARTMENTS, MULTIFAMILY REQ'D: 233
- PROVIDED PARKING- 219 SURFACE AND 26 GARAGE
- PROV: 245 W/ 5 VAN ACCESSIBLE
- OFF-STREET BICYCLE PARKING: 12
- 100 OR MORE PARKING SPACES REQUIRED: 12
- BICYCLE PARKING PROVIDED: 12
- EVSE - 5% REQUIRED = 12.3 PROVIDED: 12
- EV CAPABLE 15% REQUIRED = 37 PROVIDED: 37

PROJECT BLDG DATA

- STUDIO: 11, 6,557 sf
- ONE BEDROOM: 32, 67,157 sf
- TWO BEDROOM: 58, 65,331 sf
- THREE BEDROOM: 2,958 sf
- TOTAL: 164 UNITS, 142,013 sf
- SUBTOTAL Units only: 142,013 sf (market gross)
- BLDG 1 community building: 4,319 sf
- PROJECT TOTAL: 146,332 sf

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
DEVELOPMENT PLAN
1 JUL 2025
DP_01

LUD CASE NUMBER #2024-9320

PURPOSE OF THE DEVELOPMENT PLAN:

THE PURPOSE OF THE DEVELOPMENT PLAN IS FOR THE APPROVAL OF 165 RESIDENTIAL UNITS, ALL ASSOCIATED SITE WORK, ALSO A COMMUNITY BUILDING AND A LOT LINE ADJUSTMENT.

GENERAL NOTES

- A. THIS PROJECT WILL BE ONE PHASE PROJECT.
- B. SEE PROPOSED PLAT, SHEETS V001 AND V002 FOR TRACT SUBDIVISION
- C. THIS PROJECT WILL COMPLY WITH 2010 AMERICAN DISABILITIES ACT (ADA) AND ANSI A117.1
- D. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHT OF WAY AND / OR EASEMENTS WILL BE DESCRIBED ON THE SUBDIVISION PLAT AS ARE NOT AREAS, ALL AS INCLUDED HEREIN.
- E. ALL BUILDINGS SHALL CONFORM TO THE INTENT OF THE DEVELOPMENT PLAN WITH ACTUAL SIZE AND SHAPE OF EACH STRUCTURE CONTAINED WITHIN THE HEREIN DEFINED BUILDING ENVELOPES, INCLUDING WALLS AND FENCES, SUBJECT TO APPLICABLE BUILDING PERMIT REQUIREMENTS.
- F. BUILDING SETBACK SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
- G. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE'S PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
- H. THIS DEVELOPMENT LIES OUTSIDE OF THE ARCHAEOLOGICAL REVIEW DISTRICT.
- I. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- J. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO FINAL PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL WITH A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF REQUIREMENTS CALLED FOR IN CHAPTER 14, LAND USE DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
- L. UTILITY EXPANSION CHARGES SHALL BE PAID AT THE TIME OF BUILDING PERMIT APPLICATION.
- M. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 14.10.1
- N. AN APPROVED WATER SUPPLY FOR THE FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE AS IFC 14.12.1
- O. AN ADA INSPECTION SHALL BE CONDUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT CITY STAFF TO SCHEDULE SUCH INSPECTION.
- P. THERE IS ONE LOCATION OF 30% OR GREATER SLOPE DISTURBANCE

ADA NOTES:

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

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

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

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

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

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

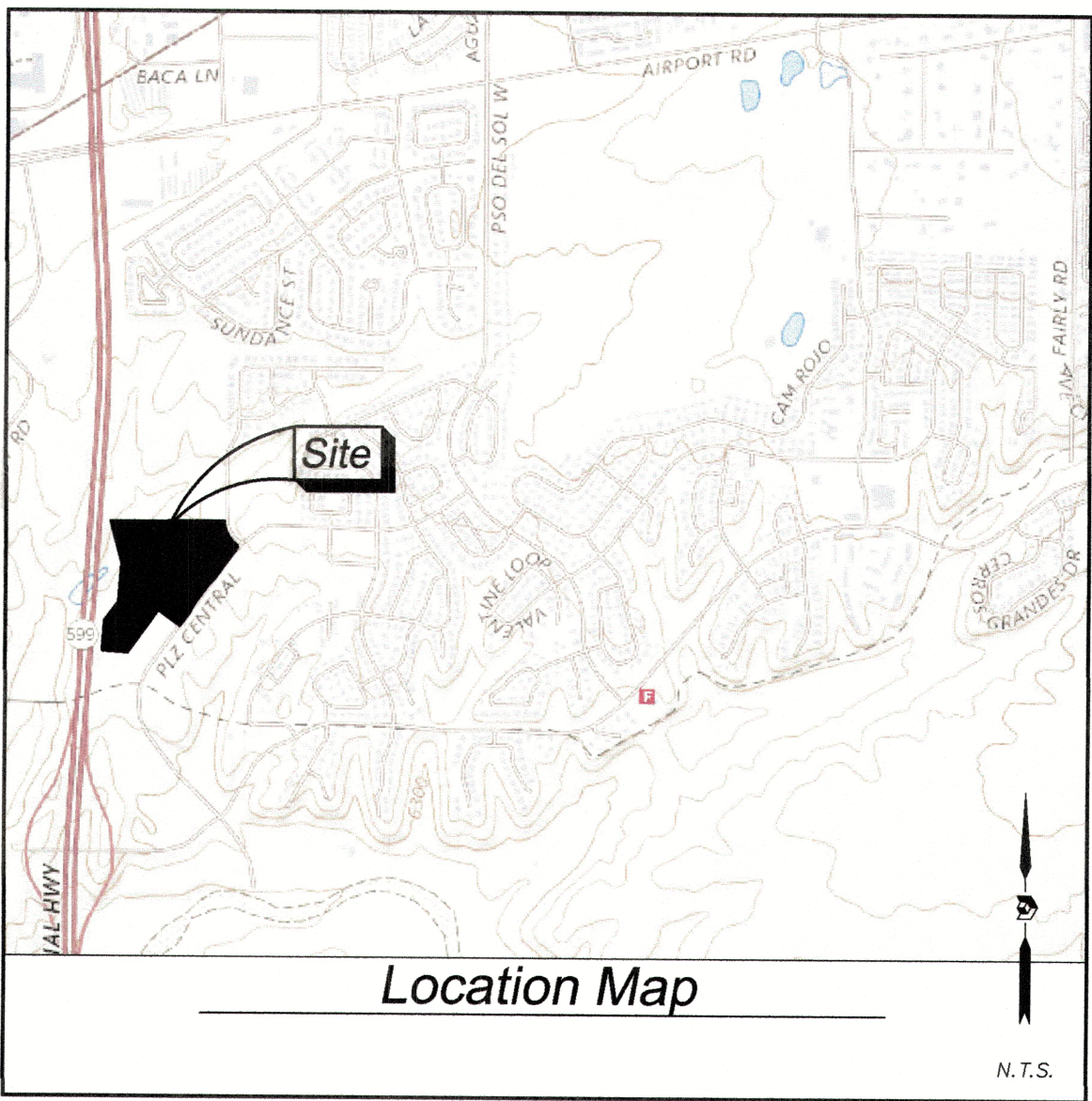
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10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025
DATE: 10.10.24
REVISION: 1
SHEET TITLE: DEVELOPMENT PLAN

PLAZA CENTRAL
Zorro blanco, LLC
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
tel 505.580.5888 email THOMAS@THOMASGIFFORD.COM



COUNTY OF SANTA FE }
STATE OF NEW MEXICO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED FOR RECORD ON THIS _____ DAY OF
_____ A.D. 202, AT _____
O'CLOCK _____ M., AND WAS DULY RECORDED IN
BOOK _____, PAGE _____ OF THE RECORDS OF
SANTA FE COUNTY.

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

DEPUTY

Lot Line Adjustment Plat of Lots 9 and 10 Tierra Contenta Village Plaza Lying in Section 14, T. 16 N., R. 8 E., N.M.P.M. City of Santa Fe, Santa Fe County, New Mexico October 2024

Legal Description

LOTS 9 AND 10 AS SHOWN AND DELINEATED ON PLAT OF SURVEY ENTITLED
"SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A, AND
REPLAT OF TIERRA CONENTA SUBDIVISION PHASE 2C, TRACTS 51A1, 51B1, 54A1,
54B1, 54C1, & 5A3-7A1...LYING WITHIN SECTION 14, TOWNSHIP 16 NORTH, RANGE
8 EAST, N.M.P.M., SANTA FE COUNTY, NEW MEXICO" RECORDED NOVEMBER 3, 2016
AS INSTRUMENT NO. 1808878 IN PLAT BOOK 809 AT PAGES 14-20, RECORDS OF
SANTA FE COUNTY, NEW MEXICO.

Reviewed By

CITY ENGINEER FOR LAND USE	DATE
CITY PLANNER	DATE
SANTA FE COUNTY TREASURER	DATE
QWEST CORP D/B/A/ CENTURYLINK	DATE
COMCAST	DATE
PNM	DATE
NMGCO	DATE

Intent of Plat

TO ADJUST THE LOT LINE BETWEEN LOTS 9 AND 10.

Reference Documents

- SUBDIVISION PLAT FOR TIERRA CONTENTA VILLAGE PLAZA OF TRACT A (11/03/2016, 809, 14-20)
- ZONING MAP OF OPEN SPACE TRACTS 1 AND LOTS 1 THRU 11 OF TIERRA CONTENTA VILLAGE PLAZA (03/19/2013, 756-4)
- FINAL PLAT OF THE TIERRA CONTENTA SUBDIVISION PHASE 2C (11/03/2016, 809, 8-13)
- GRANT OF EASEMENT PLAT FOR WEST EXTENSION OF JAGUAR DR. AND PLAZA CENTRAL IN TIERRA CONTENTA SUBDIVISION AND TRACT A TIERRA CONTENTA VILLAGE PLAZA (06/05/2013, 758-32)
- PLAT SHOWING CENTERLINE OF 20' SANITARY SEWER EASEMENT WITHIN SECTIONS 11, 12, 13 AND 14 T. 16N., R. 8E., SANTA FE, NEW MEXICO (06/15/1989, 199-31)

Public Utility Easements:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY (NMGC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. XFINITY &/OR LUMEN TECHNOLOGIES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

E. CITY OF SANTA FE (PUBLIC WATER AND PRIVATE SEWER) FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICES TO PUBLIC UTILITY EASEMENTS. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTER 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, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND 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.

EASEMENTS FOR ELECTRIC, TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

UTILITY 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 OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Notes

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Dedication and Affidavit

THE LOT LINE ADJUSTMENT PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATED.

ZYDECO TCVP LAND LLC DATE

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF SANTA FE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202, BY
ZYDECO TCVP LAND LLC

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35049C05202E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 04, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS LOT LINE ADJUSTMENT PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO
N.M.P.S. No. 11993

10/09/2024
DATE



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	GEOID: GEOID 18		LAND GRANT: N/A				PROPERTY OWNER: ZYDECO TCVP LAND LLC		CREW/TECH: MC/WO/SP	DATE OF SURVEY: 05/20/2024
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	RETATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 14	TOWNSHIP: 16 NORTH	RANGE: 8 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: TIERRA CONTENTA VILLAGE PLAZA	ADDRESS: 7215 & 7205 PLAZA CENTRAL	DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: NATIONAL GEODETIC SURVEY		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		CITY: SANTA FE	COUNTY: SANTA FE	STATE: NM		UPC LOT 9: 1047094078435000000 LOT 10: 1047094083485000000		PSI JOB NO. 228269P	SHEET NUMBER V001
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00043521 GROUND TO GRID: 0.99956498	DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO								

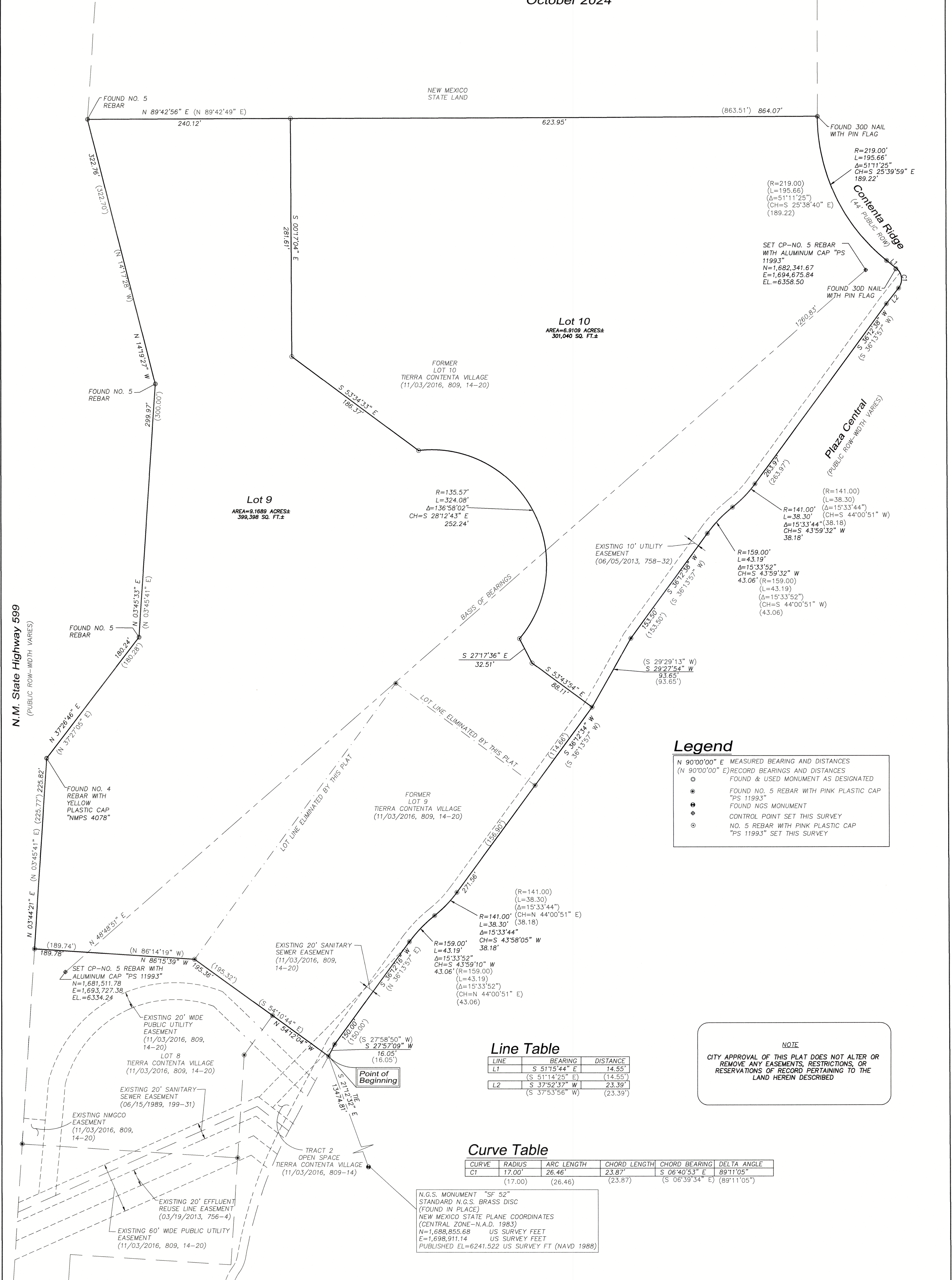
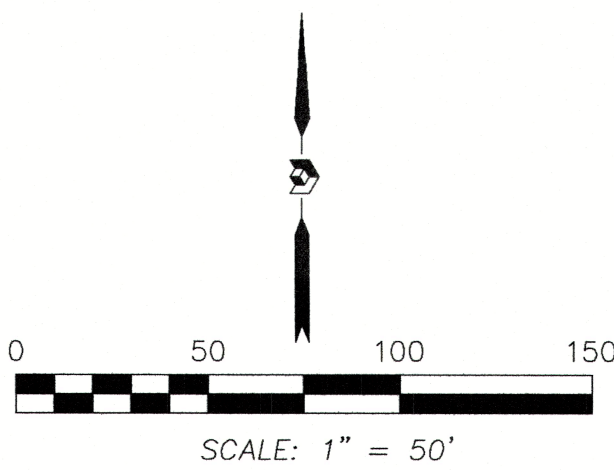


OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Lot Line Adjustment Plat of

Lots 9 and 10
Tierra Contenta Village Plaza

Lying in Section 14, T. 16 N., R. 8 E., N.M.P.M.
City of Santa Fe, Santa Fe County, New Mexico
October 2024



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND & USED MONUMENT AS DESIGNATED
- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"
- FOUND NGS MONUMENT
- CONTROL POINT SET THIS SURVEY
- NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY

Line Table

LINE	BEARING	DISTANCE
L1	S 51°15'44" E	14.55'
	(S 51°14'25" E)	(14.55')
L2	S 37°52'37" W	23.39'
	(S 37°53'56" W)	(23.39')

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.00'	26.46'	23.87'	S 06°40'53" E	89°11'05"
	(17.00)	(26.46)	(23.87)	(S 06°39'34" E)	(89°11'05")

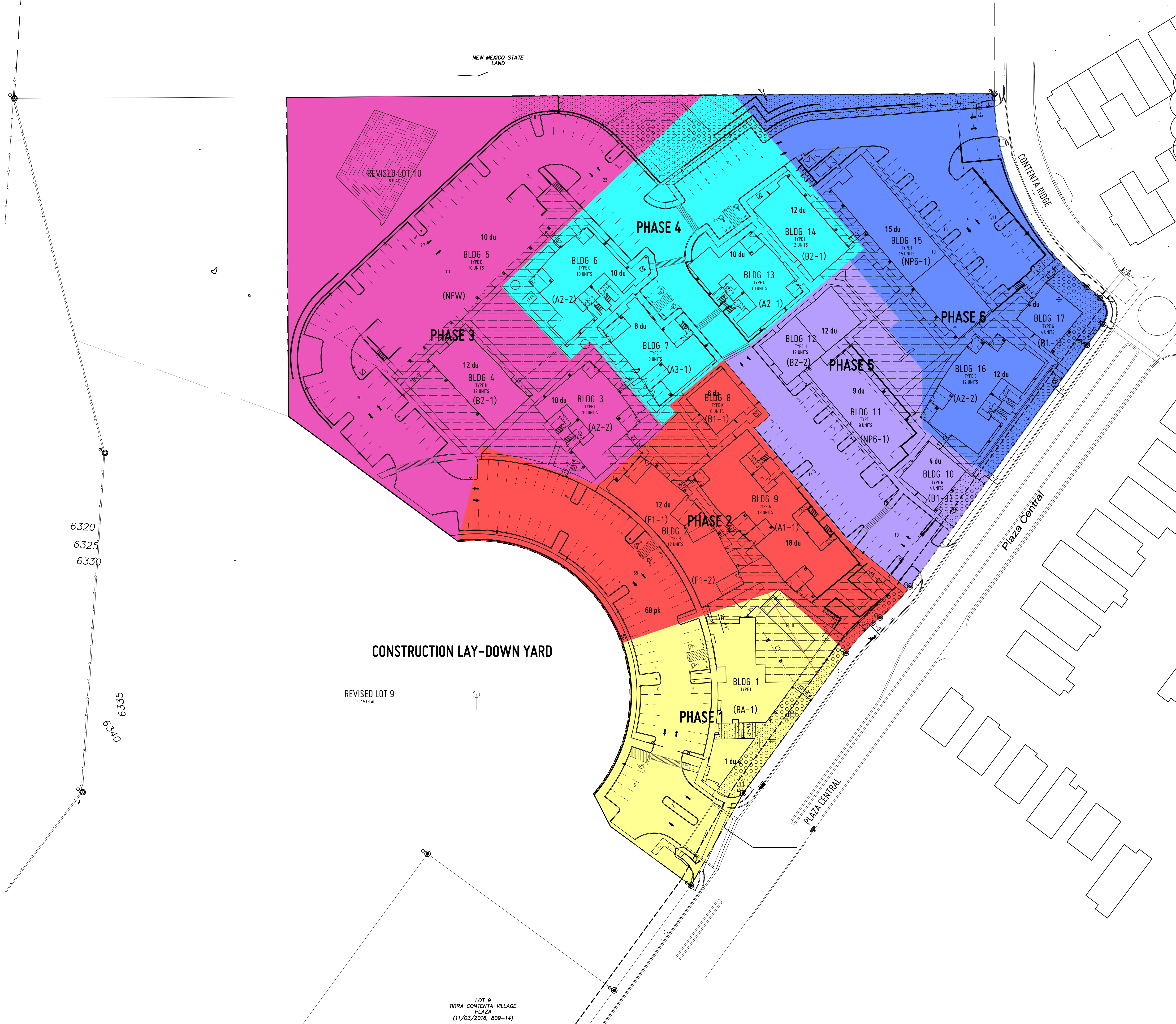
NOTE
CITY APPROVAL OF THIS PLAT DOES NOT ALTER OR REMOVE ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS OF RECORD PERTAINING TO THE LAND HEREIN DESCRIBED

N.G.S. MONUMENT "SF 52"
STANDARD N.G.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,688,855.68 US SURVEY FEET
E=1,698,911.14 US SURVEY FEET
PUBLISHED EL=6241.522 US SURVEY FT (NAVD 1988)

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID GROUND COORDINATES: GRID		GEOID: GEOID 18		LAND GRANT: N/A		PROPERTY OWNER: ZYDECO TCVP LAND LLC		 PRECISION SURVEYS, INC.		CREW/TECH: MCWO/SP		DATE OF SURVEY: 05/20/2024			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		SUBDIVISION NAME: TIERRA CONTENTA VILLAGE PLAZA				OFFICE LOCATION: 5200 San Mateo Boulevard, NE Albuquerque, NM 87113		DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: NATIONAL GEODETIC SURVEY				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		SECTION 14 TOWNSHIP 16 NORTH RANGE 8 EAST MERIDIAN NMPM		ADDRESS: 7215 & 7205 PLAZA CENTRAL				505.856.5700 PHONE 505.856.7900		PSI JOB NO: 228269P		SHEET NUMBER: V002	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00043521 GROUND TO GRID: 0.99956498				DISTANCE ANNOTATION: GROUND GRID		ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00' NO		CITY SANTA FE				COUNTY SANTA FE		STATE NM		UPC LOT 9: 1047094076435000000 LOT 10: 1047094083485000000	



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX



CONSTRUCTION PHASING KEY

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

- BUILDINGS
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

STATE OF NEW MEXICO
THOMAS GIFFORD
NO. 004057
REGISTERED LANDSCAPE ARCHITECT
10.10.24

10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
1 MAY 2025
1 JUL 2025

SHEET TITLE:
PHASING AND OPEN SPACE PLANS

- ### CONSTRUCTION PHASING PLAN
- SITE WORK- ALL ROADS (TO BE ALL WEATHER AND RATED TO 75,000 LBS), WATER UTILITIES AND STORM SYSTEM/WATER DETENTION
 - BUILDING CONSTRUCTION PHASING
 - PHASE ONE- 1 UNIT + CLUBHOUSE AND POOL, COMPLETE PAVING, PARKING 26 SPACES
 - PHASE TWO- 36 UNITS + CLUBHOUSE AND POOL, COMPLETE PAVING, PARKING 45 SPACES
 - PHASE THREE- 32 UNITS, COMPLETE PAVING, PARKING 68 SPACES
 - PHASE FOUR- 40 UNITS, COMPLETE PAVING, PARKING 25 SPACES
 - PHASE FIVE- 25 UNITS, COMPLETE PAVING, PARKING 41 SPACES
 - PHASE SIX- 31 UNITS, COMPLETE PAVING, PARKING 36 SPACES

OPEN SPACE

	RESIDENTIAL COMMON OPEN SPACE
CITY OF SANTA FE RESIDENTIAL OPEN SPACE REQUIRED	165 DU X 250 SF = 0.95 AC OR 41,250 SF TOTAL
	NON- RESIDENTIAL COMMON OPEN SPACE
CITY OF SANTA FE NON-RESIDENTIAL OPEN SPACE REQUIRED	6.9 AC X 20% OPEN SPACE = 1.38 AC OR 60,113 SF TOTAL
ANY RESIDENTIAL OPEN SPACE PROVIDED IN A NON-RESIDENTIAL DEVELOPMENT MAY BE CREDITED TO THE NON-RESIDENTIAL REQUIREMENTS SO 60,113 SF - 41,250 SF = 18,863 SF ADDITIONALLY REQUIRED	
RESIDENTIAL OPEN SPACE PROVIDED	42,000 SF
NON-RESIDENTIAL OPEN SPACE PROVIDED	22,000 SF
TOTAL PROVIDED	64,000 SF

NOTES:

- RESIDENTIAL COMMON OPEN SPACE IS A MINIMUM 15'0" WIDE AND MINIMUM 500 SQ. FT. SEGMENTS
- NON-RESIDENTIAL OPEN SPACE IS A MINIMUM 10'0" WIDE AND MINIMUM 300 SQ. FT. SEGMENTS

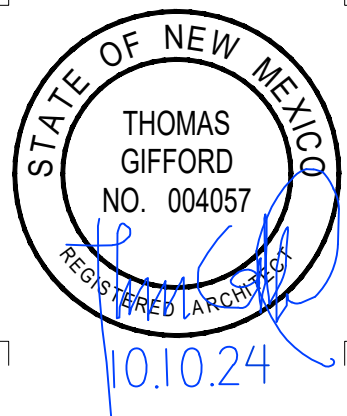


P,B & R KEY:

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

P,B & R KEY NOTES:

- EXISTING ASPHALT STREET
- APARTMENT BUILDING, 2 AND 3 STORY
- COMMUNITY BUILDING AND POOL
- DRIVE AND PARKING AREA, ASPHALT. SITE PARKING SPACES "STANDARD" 8'4" X 18'0"
- ACCESSIBLE PARKING AREA, CONCRETE. SITE PARKING SPACES "STANDARD" 8'4" X 18'0"
- NEW STREET CURB CUT AND CONCRETE CROSS WALK
- 6'0" H. CMU YARD WALL W/ CAP BLOCK
- 6'0" H. METAL FENCE, VERTICAL PICKETS, PAINT
- 6'0" H. METAL ROLLING GATE, ELEC. OPERATOR, OPTION, VERTICAL PICKETS, PAINT
- 6'0" H. METAL GATE, CARD READER, VERTICAL PICKETS, PAINT
- 5'0" W. SIDEWALK, CONCRETE
- BICYCLE PARKING RACK
- POLE LIGHT, LED
- BENCH



DATE	REVISION	BY	APP
10 OCTOBER 2024			
13 FEBRUARY 2025			
7 MARCH 2025			
1 MAY 2025			
1 JUL 2025			

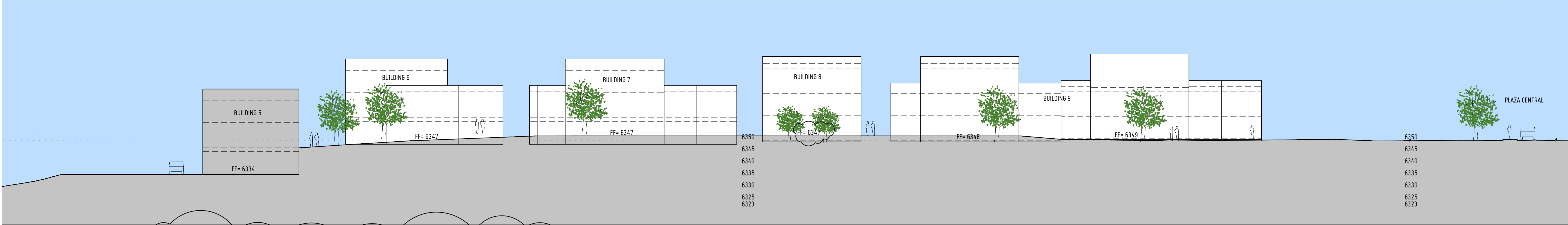
SHEET TITLE:
PEDESTRIAN, BICYCLE,
AND VEHICULAR PLAN

1 PEDESTRIAN, BICYCLE AND VEHICULAR PLAN

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
PED, BIKE AND VEHICULAR PLAN
1 MAY 2025
DP_03

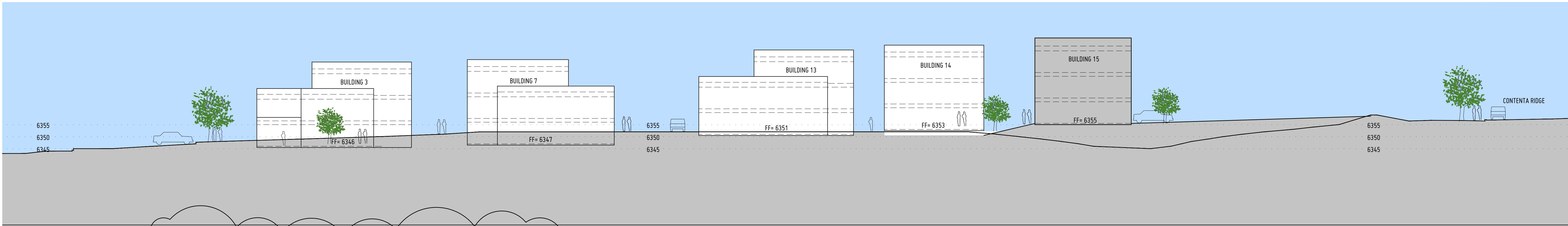
PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1700 Paseo de Pecos, Santa Fe, New Mexico 87501
TEL 505.880.5889 email THOMAS.GIFFORD.COM



3 | SITE SECTION- VIEW LOOKING TO NORTHEAST

DP_04

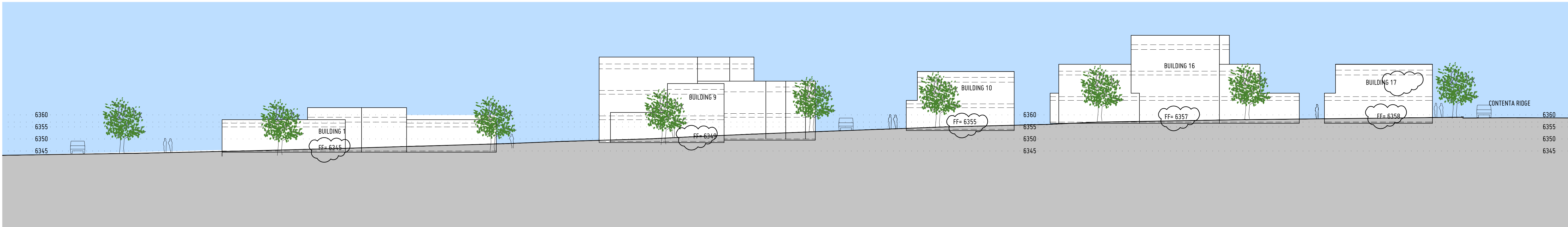
SCALE : 1" = 20'0"



2 | SITE SECTION- VIEW FROM MIDDLE OF SITE LOOKING NORTHWEST

DP_04

SCALE : 1" = 20'0"



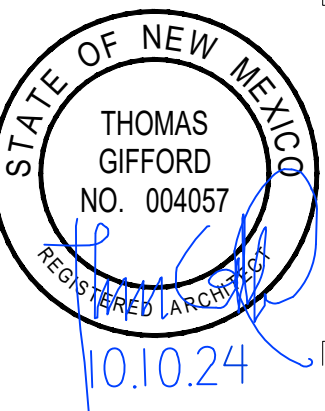
1 | SITE SECTION- VIEW FROM PLAZA CENTRAL LOOKING NORTHWEST

DP_04

SCALE : 1" = 20'0"

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
SITE SECTIONS
1 JUL 2025
DP_04

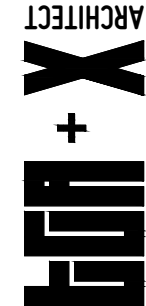


DATE:	10 OCTOBER 2024
REVISION:	13 FEBRUARY 2025
	7 MARCH 2025
	1 MAY 2025
	1 JUL 2025

SHEET TITLE:
SITE SECTIONS

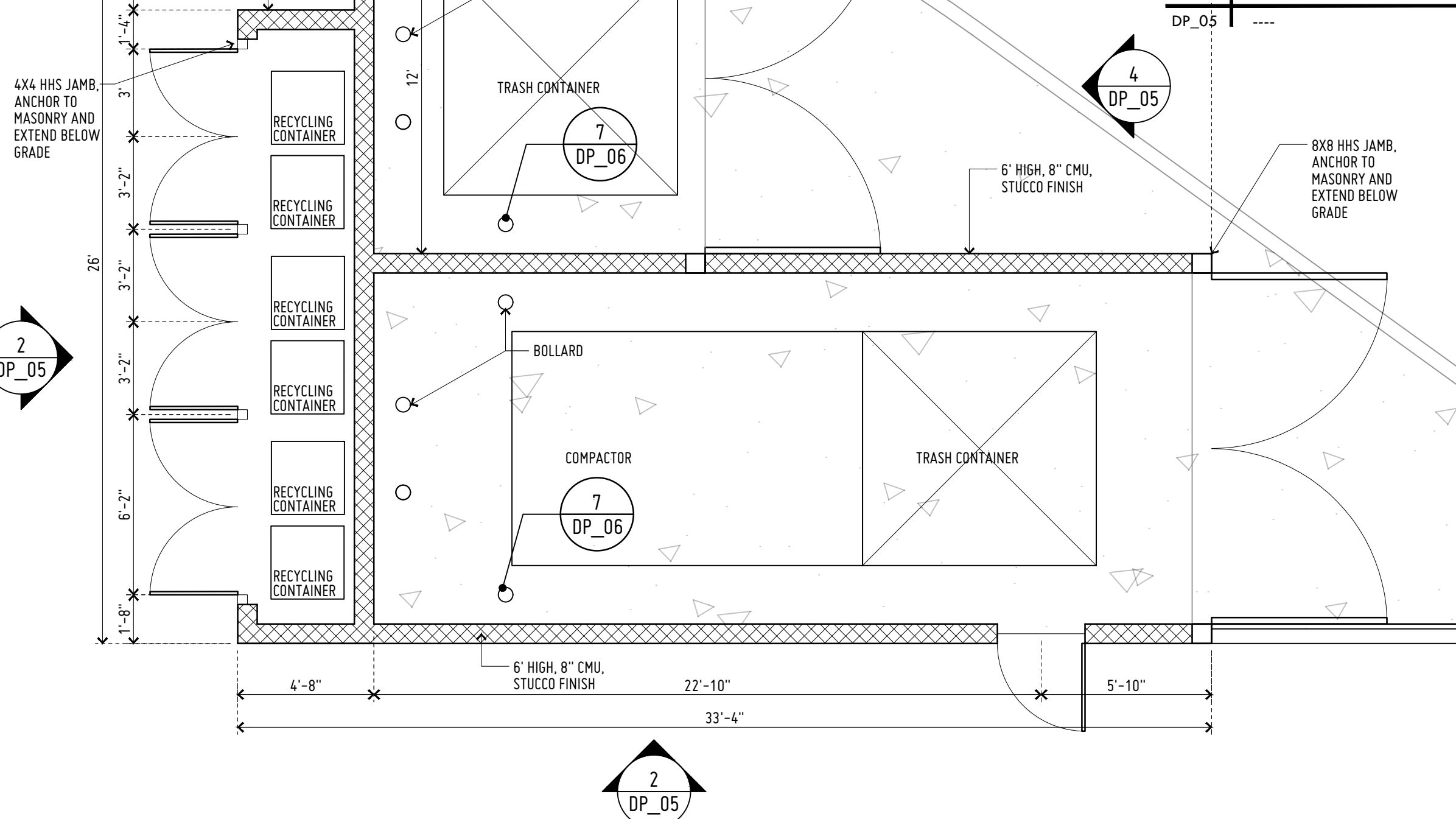
© thomas gifford architect, llc 2025

PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1700 Paseo de Pecos, Santa Fe, New Mexico 87504
tel 505.860.8689 email timg@thomsgifford.com

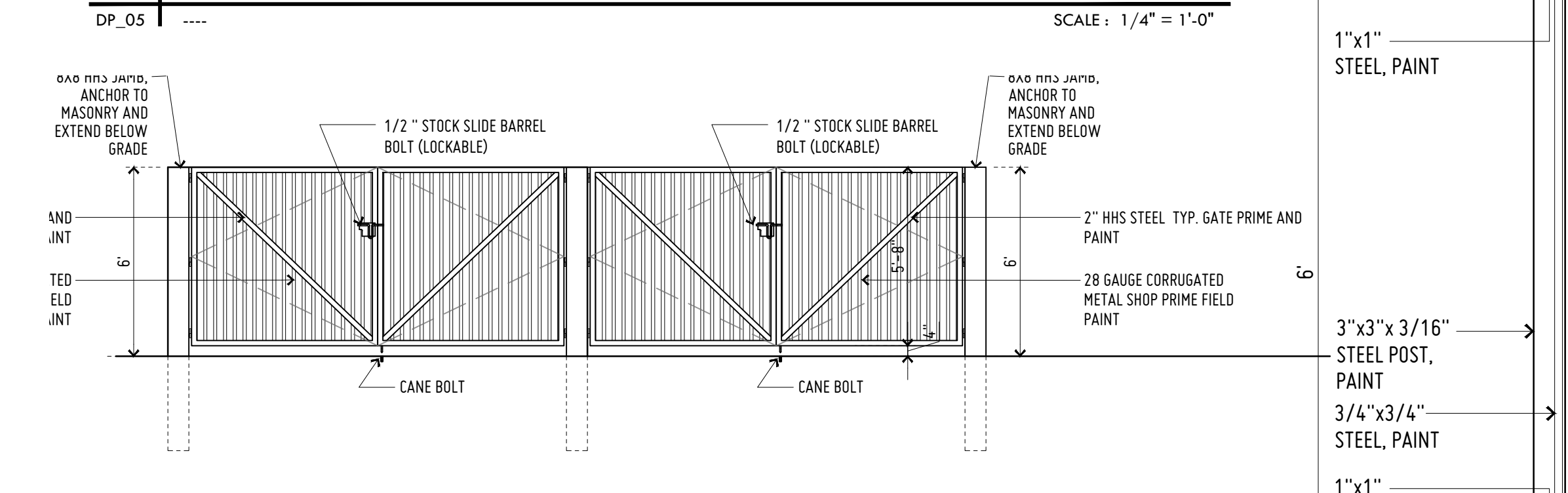


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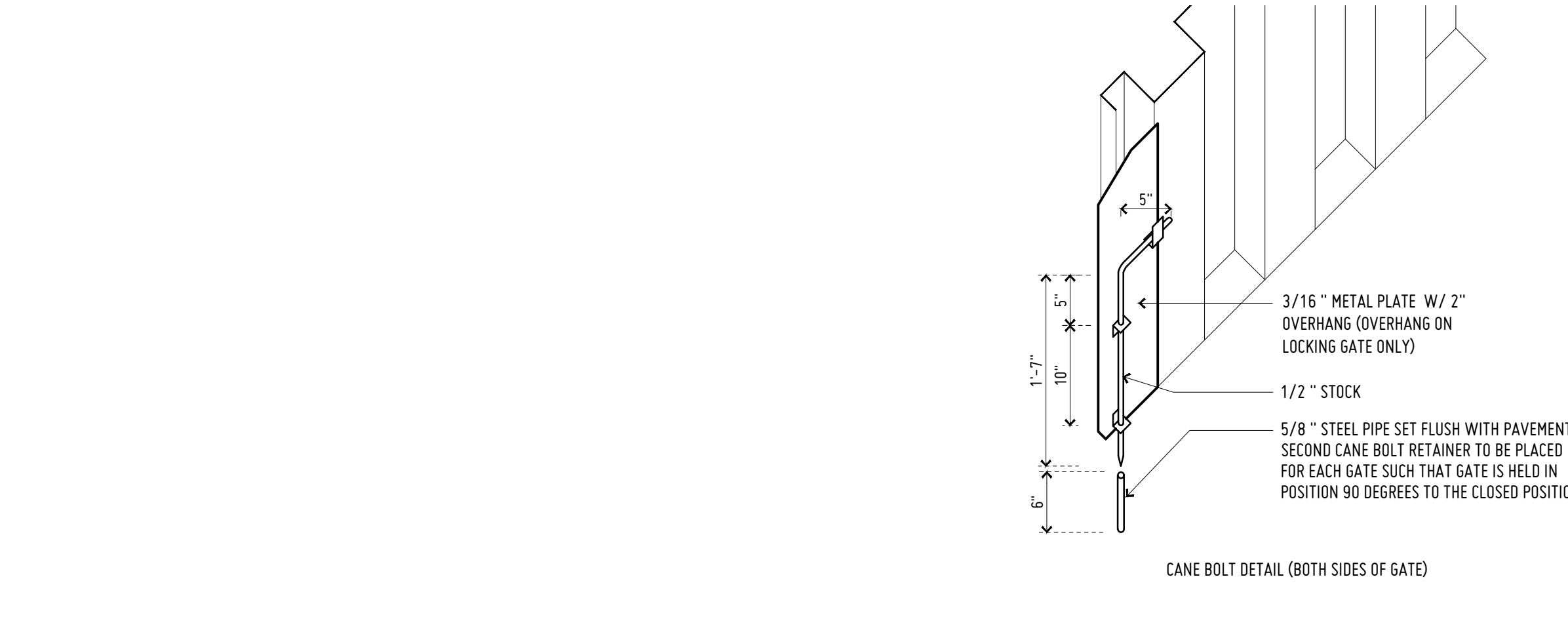
1 | TRASH ENCLOSURE PLAN



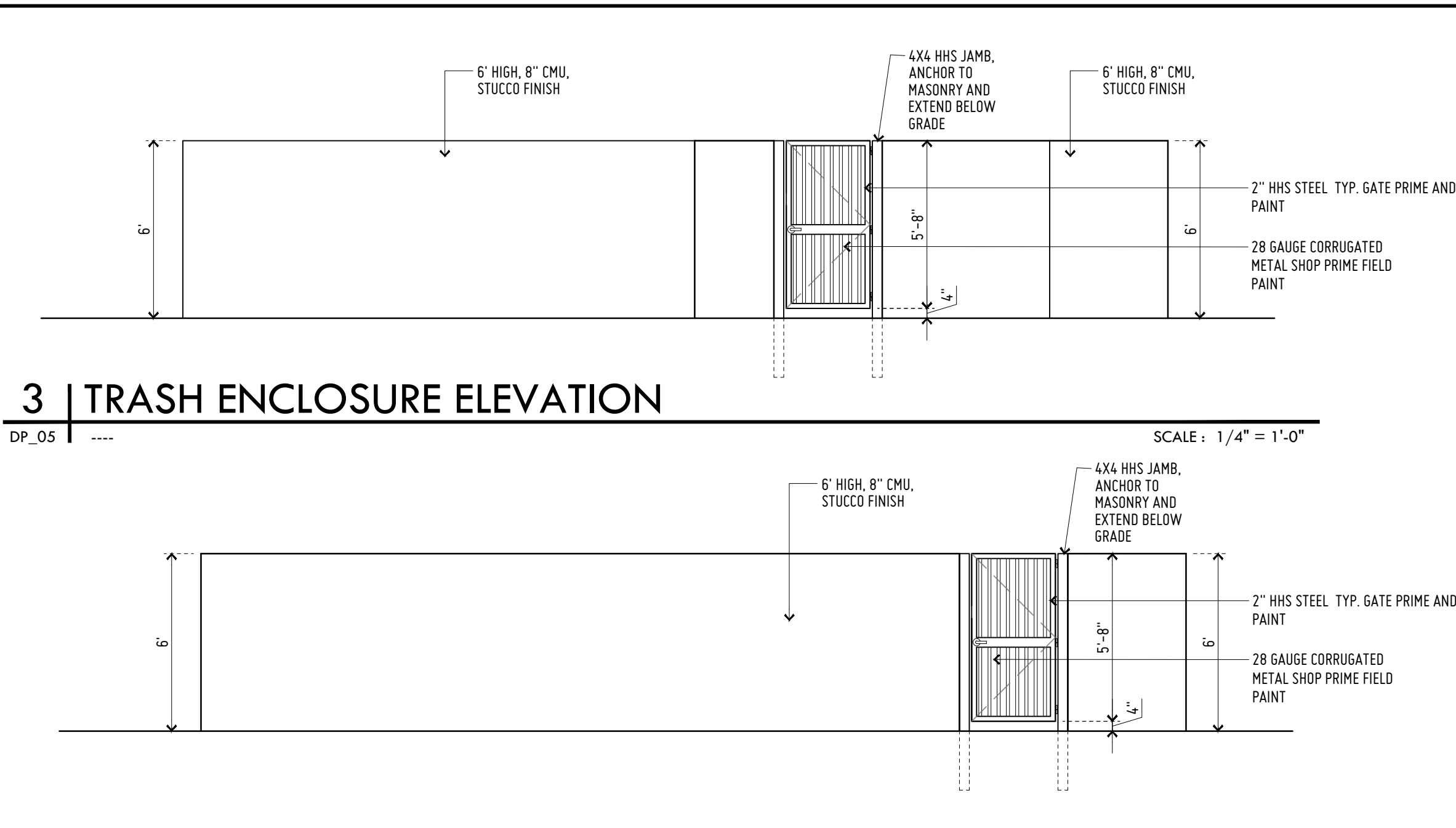
4 | TRASH ENCLOSURE ELEVATION



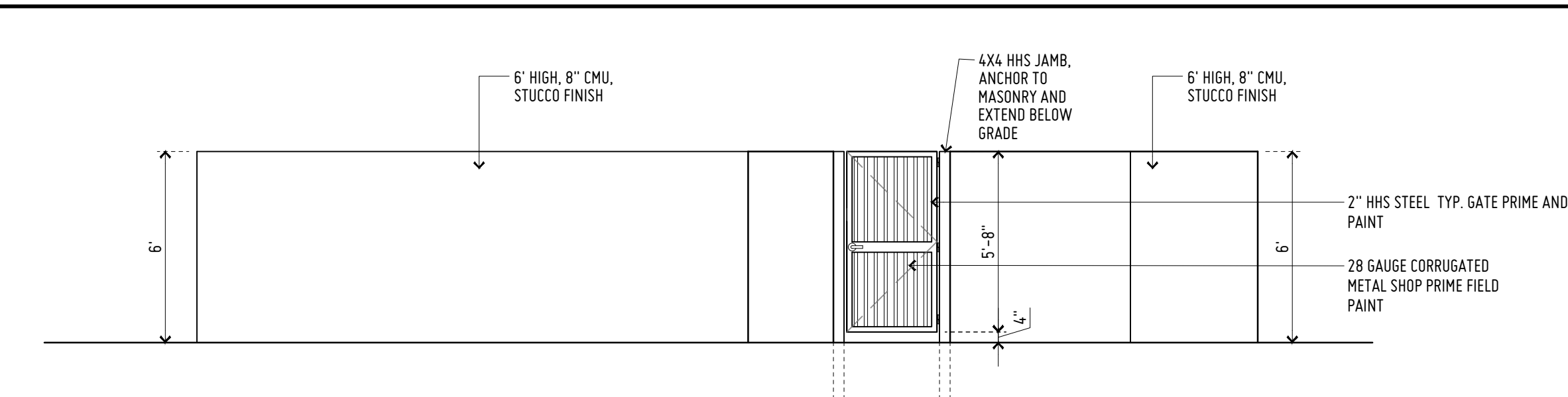
6 | CANE BOLT DETAIL



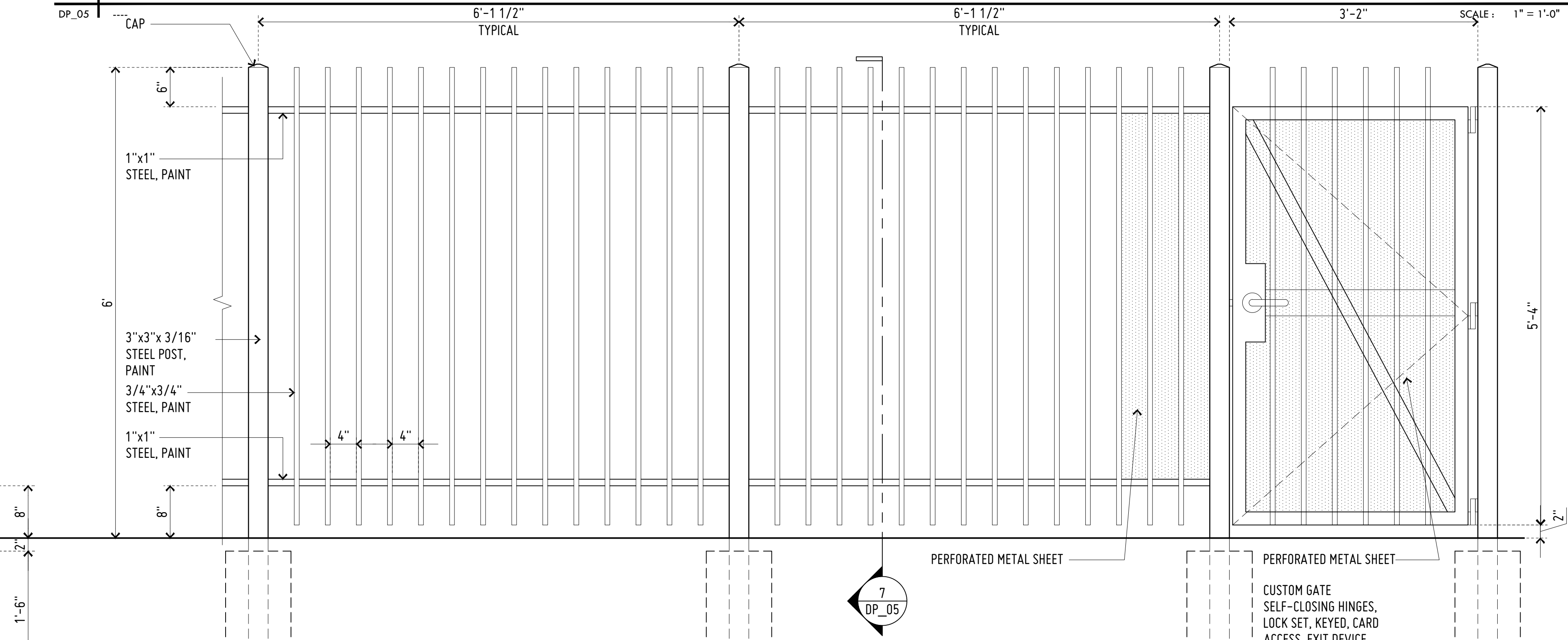
2 | TRASH ENCLOSURE ELEVATION



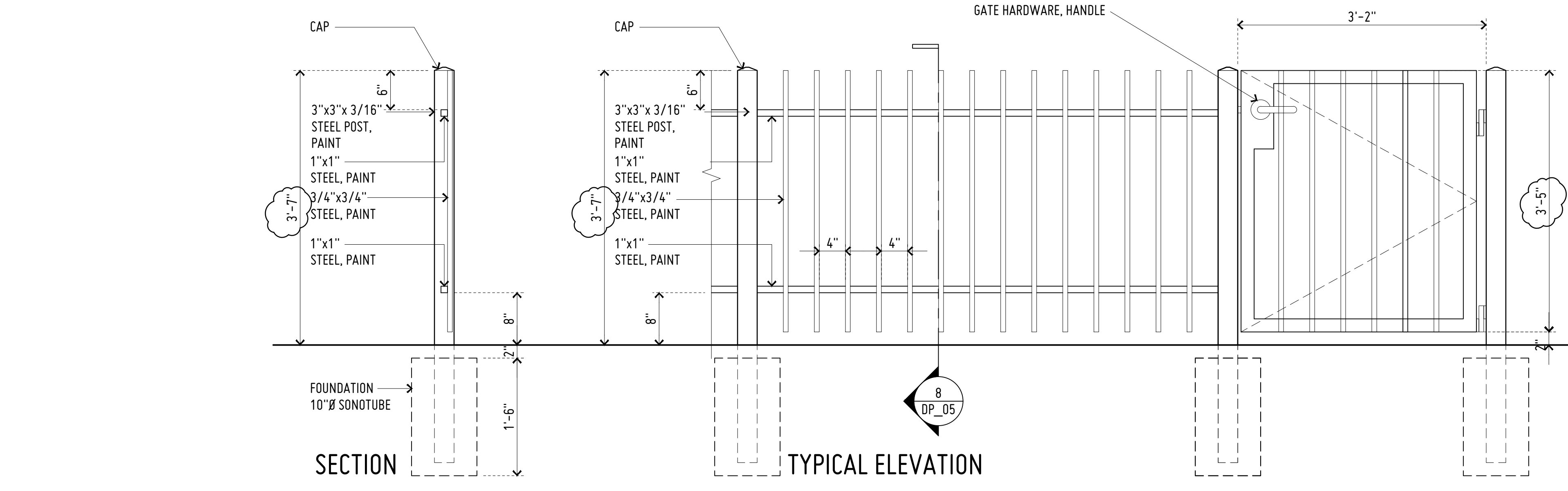
3 | TRASH ENCLOSURE ELEVATION



7 | METAL FENCE AND GATE

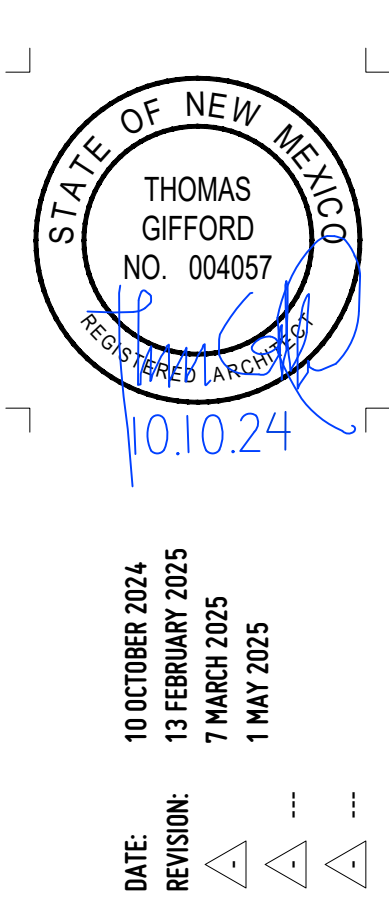


8 | METAL FENCE AND GATE

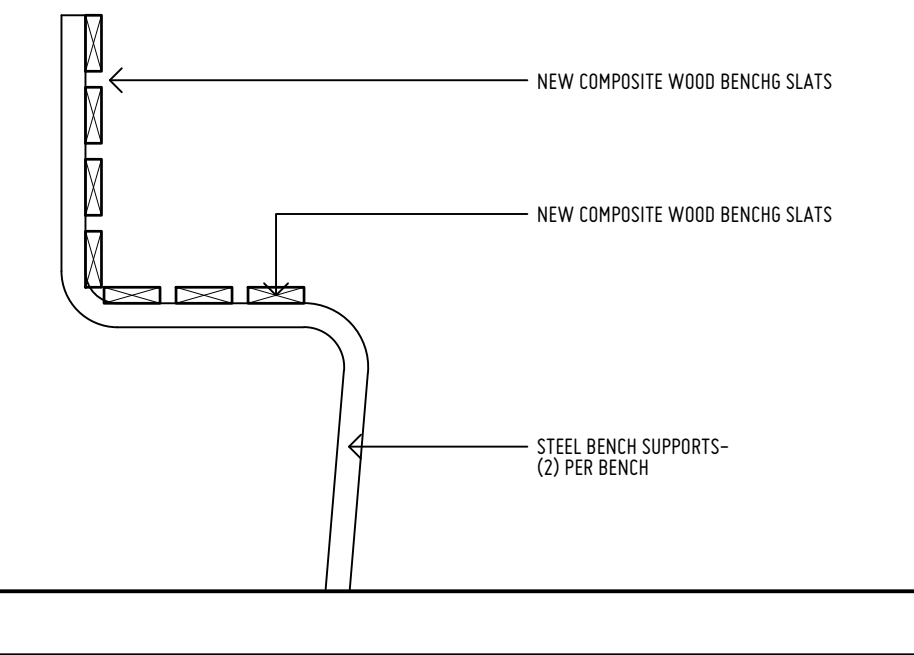


JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
DETAILS
1 MAY 2025
DP_05



DP_06 |



DP_06 | ---- SCALE : 1" = 1'-0"

DP_06 | ---- SCALE: 1" = 1'-0"



DP_06 | ---- SCALE : 1" = 1'-0"

DP_06 |

DP_06 | ---- SCALE: 1/2" = 1'-0"



DP_06 | ---- SCALE: 1/2" = 1'



DP_06 | ---- SCALE: 1" = 10'



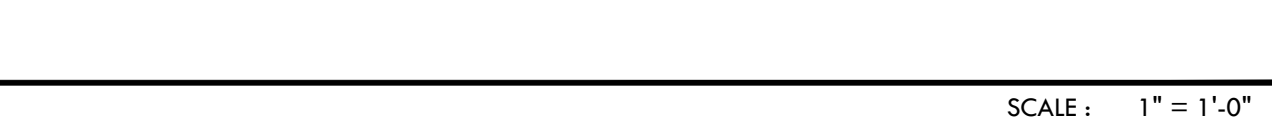
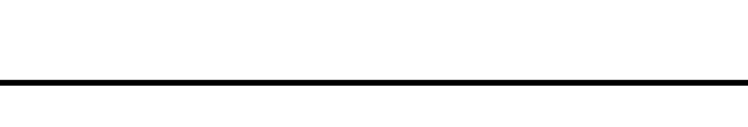
DP_06 | ---- SCALE: 1" = 1'-0"



DP_06	****
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CITY OF SANTA FE
ZORRO BLANCO
DETAILS
1 MAY 2025
DP_06



CITY OF SANTA FE
ZORRO BLANCO
DETAILS
1 MAY 2025
DP_07





FIRE 1 KEY:

- RESIDENTIAL OR COMMUNITY BUILDING
- ADJOINING BUILDING, OFF-SITE
- MASONRY YARDWALL, INTEGRAL COLOR BLOCKW/ CAP SEE CIVIL OR STUCCO SYSTEM
- EXISTING SITE WATER SERVICE LINE, SIZE AS NOTED

FIRE 1 NOTES:

- PROPERTY LINE
- COMMUNITY BUILDING
- RESIDENTIAL BUILDING
- POOL
- PARKING SPACES
- CONCRETE SIDEWALK AND PAVED AREAS
- EXISTING FIRE HYDRANTS
- PRIVATE FIRE HYDRANTS
- PIV
- DOMESTIC WATER AND FIRE WATER LINE
- FIRE LANE, SIGNAGE "NO PARKING FIRE LANE", PAINTED CURB COLOR- RED
- BUILDING FIRE RISER ROOM W/FDC

FIRE 1 GENERAL NOTES

- REFER TO ALL SHEET FOR ALL REQUIREMENTS
- BUILDINGS TO MEET ALL 2021 IBC AND IFC REQUIREMENTS
- ALL RESIDENTIAL BLDG SPRINKLERED TYPE 13R
- ALL RESIDENTIAL BUILDINGS HAVE FIRE ALARM SYSTEM
- FIRE APPARATUS ACCESS ROAD IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS
- 165 MULTIFAMILY UNITS= 2 REMOTE EXITS, REMOTENESS 747'9" MAXIMUM DISTANCE MEANS 374 FT. REMOTENESS. REMOTE FIRE EXITS/ACCESS ARE 671'0 APART

FIRE FLOW REQUIREMENTS

BUILDING	CONSTRUCTION TYPE	SQUARE FOOTAGE	FIRE FLOW*
BLDG TYPE A	VA	13,892 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE B	VA	11,244 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE C	VA	7,326 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE D	VA	12,169 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE E	VA	8,316 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE F	VA	6,566 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE G	VA	2,930 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE H	VA	8,908 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE I	VA	15,104 SF	1,688 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE J	VA	8,838 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE K	VA	4,454 SF	1,500 GPM @ 20 PSI - 2 HR DURATION
BLDG TYPE L	VB	4,319 SF	1,500 GPM @ 20 PSI - 2 HR DURATION

FIRE HYDRANT LOCATION + DISTRIBUTION

BUILDING	FIRE FLOW	MIN. NUMBER OF HYDRANTS	AVG. SPACING	MAX. DISTANCE
BLDG TYPE A	1,500 GPM	1	625'0"	312'0"
BLDG TYPE B	1,500 GPM	1	625'0"	312'0"
BLDG TYPE C	1,500 GPM	1	625'0"	312'0"
BLDG TYPE D	1,500 GPM	1	625'0"	312'0"
BLDG TYPE E	1,500 GPM	1	625'0"	312'0"
BLDG TYPE F	1,500 GPM	1	625'0"	312'0"
BLDG TYPE G	1,500 GPM	1	625'0"	312'0"
BLDG TYPE H	1,500 GPM	1	625'0"	312'0"
BLDG TYPE I	1,688 GPM	1	625'0"	312'0"
BLDG TYPE J	1,500 GPM	1	625'0"	312'0"
BLDG TYPE K	1,500 GPM	1	625'0"	312'0"
BLDG TYPE L	1,500 GPM	1	625'0"	312'0"

25% REDUCTION ALLOWED PER IFC B105.2

IFC TABLE C102.1 A 25% INCLUDED WHEN BUILDING IS EQUIPPED WITH FIRE SPRINKLER SYSTEM

ZORRO BLANCO CODE REVIEW ADDRESS: 7205 PLAZA CENTRAL, 87508

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

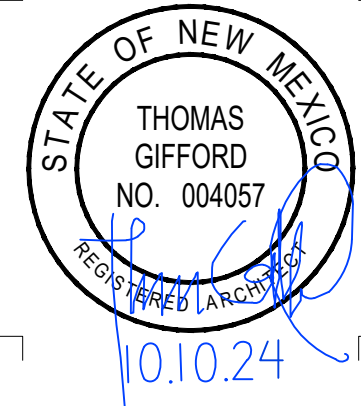
PROJECT INFORMATION	NEW CONSTRUCTION	HEIGHT	STORIES	TYPE OF CONSTRUCTION
AGE:				
TOTAL				
BLDG #	TOTAL AREA (HSF)			
BLDG TYPE A	13,892 SF	34'11"	3	VA
BLDG TYPE B	11,244 SF	34'11"	3	VA
BLDG TYPE C	7,326 SF	34'11"	3	VA
BLDG TYPE D	15,239 SF	34'11"	3	VA
BLDG TYPE E	8,316 SF	34'11"	3	VA
BLDG TYPE F	6,566 SF	34'11"	3	VA
BLDG TYPE G	2,930 SF	34'11"	2	VA
BLDG TYPE H	8,908 SF	34'11"	3	VA
BLDG TYPE I	18,174 SF	34'11"	3	VA
BLDG TYPE J	8,838 SF	34'11"	3	VA
BLDG TYPE K	10,680 SF	34'11"	3	VA
BLDG TYPE L	4,319 SF	21'6"	1	VB

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

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

PARKING: EXISTING 238 REQUIRED, 245 PROVIDED

JURISDICTION: CITY OF SANTA FE
PROJECT NAME: ZORRO BLANCO
DRAWING TYPE: FIRE 1
DRAWING DATE: 1 JULY 2025
SHEET NUMBER: FIRE_1



10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025

DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
SHEET TITLE: FIRE 1 PLAN

10 OCTOBER 2024

13 FEBRUARY 2025

7 MARCH 2025

1 MAY 2025

1 JUL 2025

DATE: 10 OCTOBER 2024

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SHEET TITLE: FIRE 1 PLAN

10 OCTOBER 2024

13 FEBRUARY 2025

7 MARCH 2025

1 MAY 2025

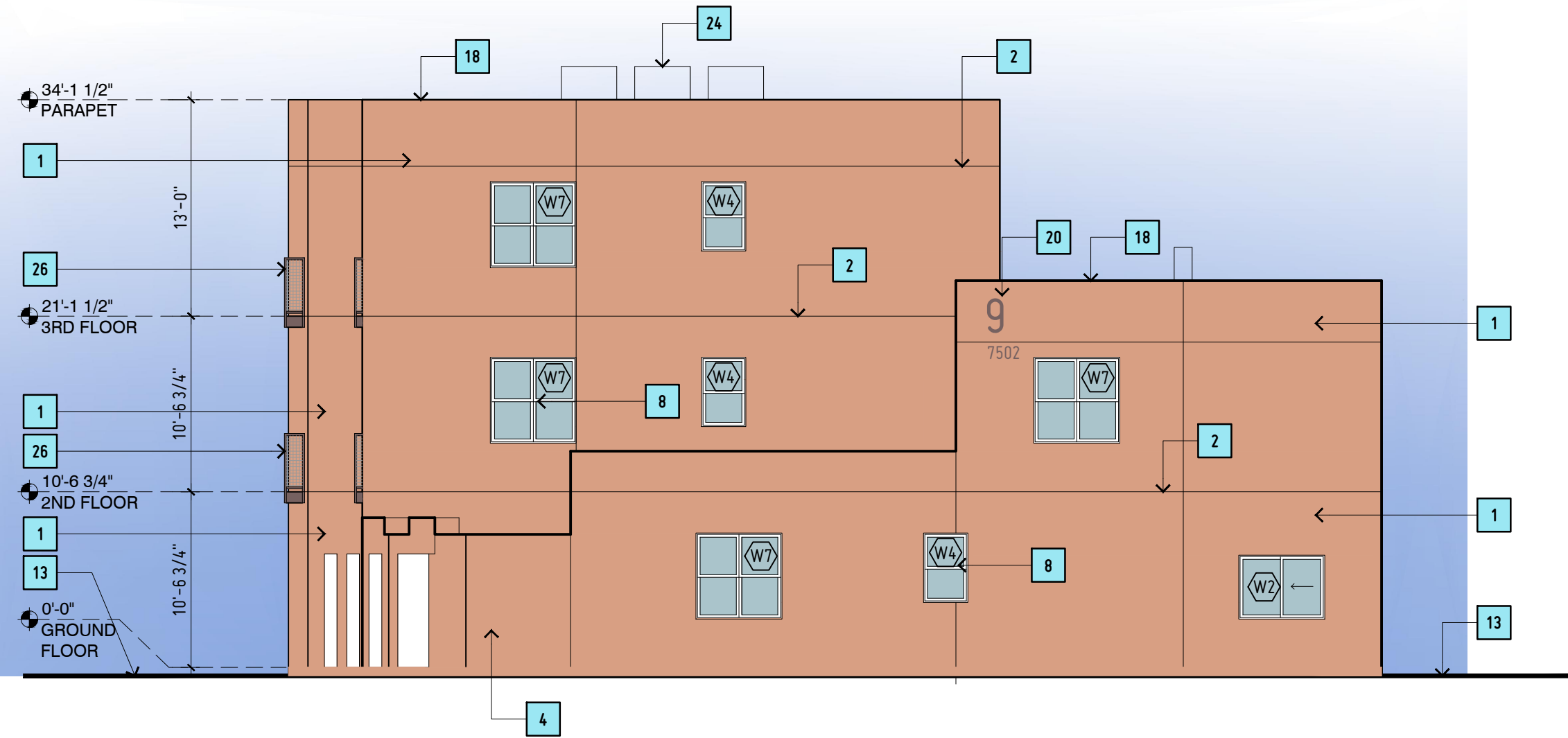
1 JUL 2025

DATE: 10 OCTOBER 2024

REVISION: 13 FEBRUARY 2025

SHEET TITLE: FIRE 1 PLAN

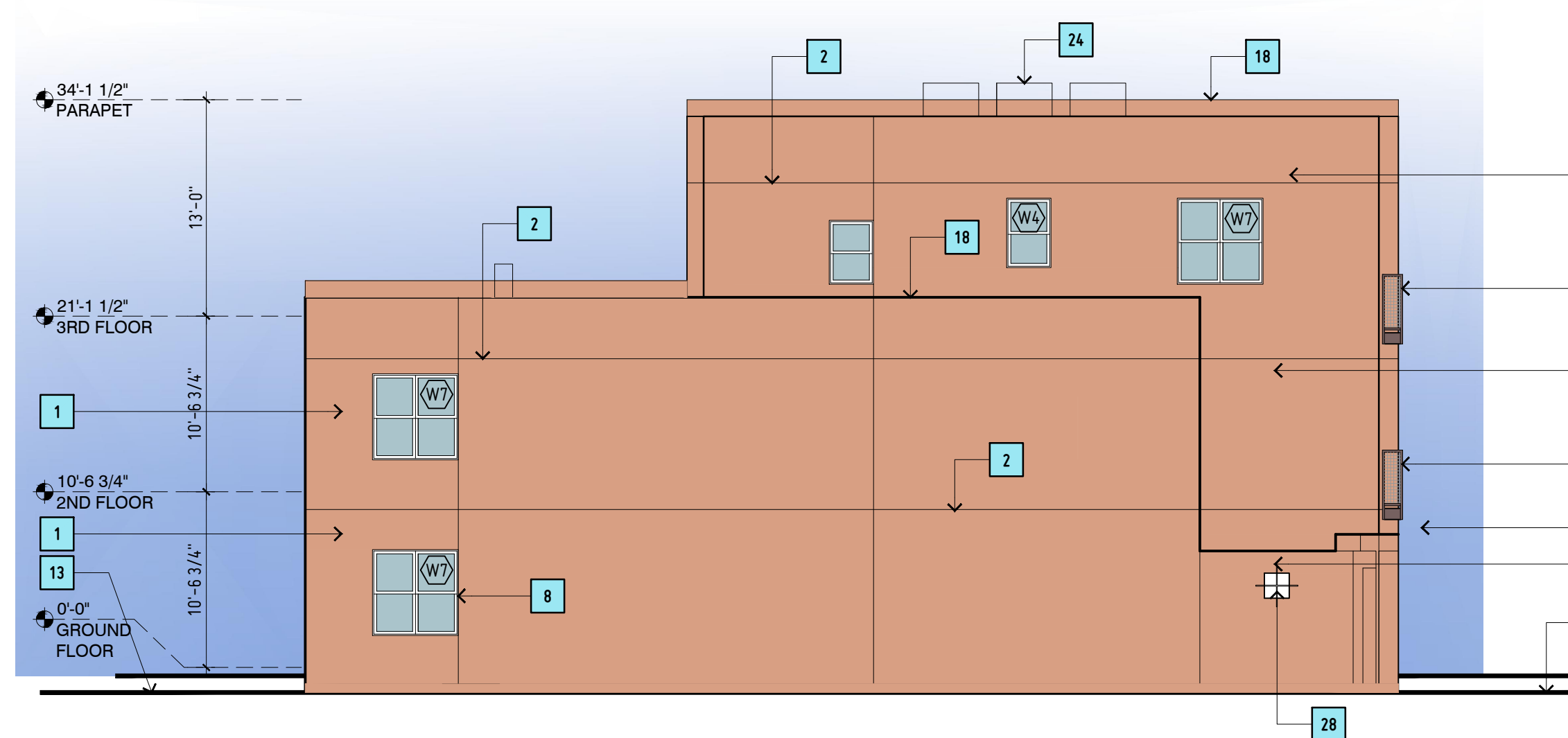
10 OCTOBER



3 | BLDG TYPE A - EAST ELEVATION

AA_201

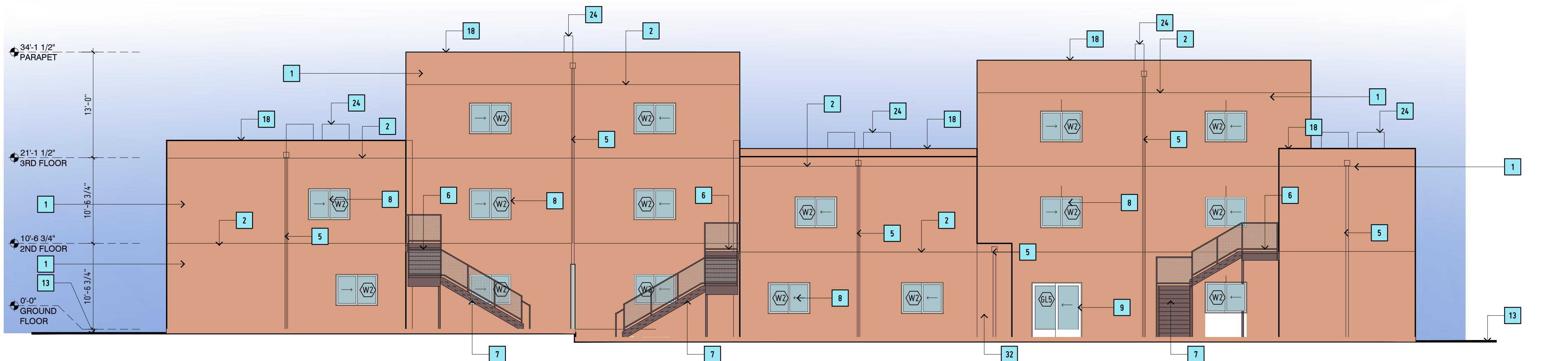
SCALE : 1/8" = 1'-0"



4 | BLDG TYPE A - WEST ELEVATION

AA_201

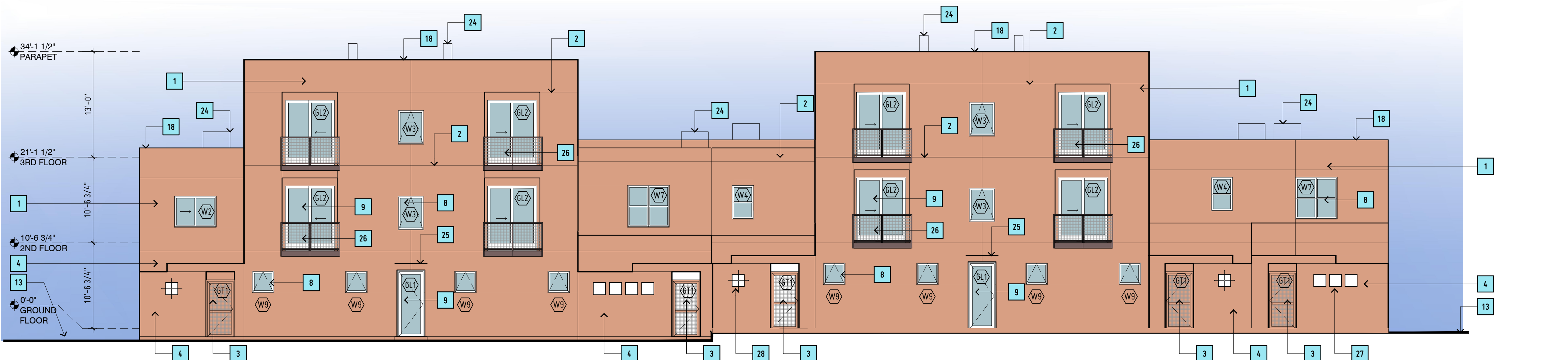
SCALE : 1/8" = 1'-0"



2 | BLDG TYPE A - NORTH ELEVATION

AA_201

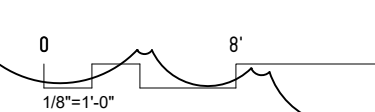
SCALE : 1/8" = 1'-0"



1 | BLDG TYPE A - SOUTH ELEVATION

AA_201

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



ELEVATION KEY NOTES

- | | | | |
|----|---|----|-------------------|
| 1 | STUCCO SYSTEM | 32 | F.D.C. W/ SIGNAGE |
| 2 | STUCCO CONTROL JOINT | | |
| 3 | COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT | | |
| 4 | STUCCO YARD WALL, WOOD FRAME | | |
| 5 | CONDUCTOR BOX AND DOWNSPOUT, METAL | | |
| 6 | BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP | | |
| 7 | STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA | | |
| 8 | WINDOW, COLOR-WHITE | | |
| 9 | DOOR, FULL LITE GLASS, COLOR-WHITE | | |
| 10 | DOOR, METAL, PAINT | | |
| 11 | GARAGE DOOR, PAINT | | |
| 12 | COURTYARD "OPENING" WITH METAL COVER | | |
| 13 | FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS | | |
| 14 | ELECTRICAL GEAR | | |
| 15 | FIRE RISER ROOM | | |
| 16 | IDF/LOW VOLTAGE ROOM | | |
| 17 | METAL ROLLING GATE | | |
| 18 | STUCCO PARAPET, COLOR TO MATCH WALL | | |
| 19 | ROOF WITH METAL FASCIA AND DRIP EDGE | | |
| 20 | BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM, 9" TALL | | |
| 21 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL | | |
| 22 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL | | |
| 23 | BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL | | |
| 24 | ROOFTOP MECHANICAL UNIT, PAINT TO MATCH STUCCO | | |
| 25 | ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT | | |
| 26 | JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| 27 | "PUNCHED" OPENING IN WALL, STUCCO | | |
| 28 | "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE | | |
| 29 | 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| 30 | 3X3 HHS POST, PRIME AND PAINT | | |
| 31 | 3X6 HHS POST, PRIME AND PAINT | | |



DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

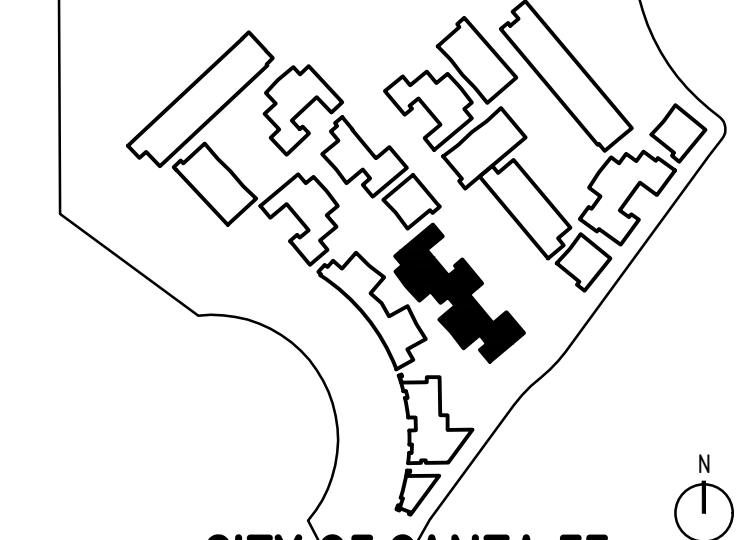
SHEET TITLE:
BLDG TYPE A
EXTERIOR ELEVATION

ELEVATION NOTES

- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM— TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS— AS NOTED
STUCCO COLOR "SC1"— ZONA ROSA

STUCCO COLOR "SC1"— ZONA ROSA

KEY PLAN

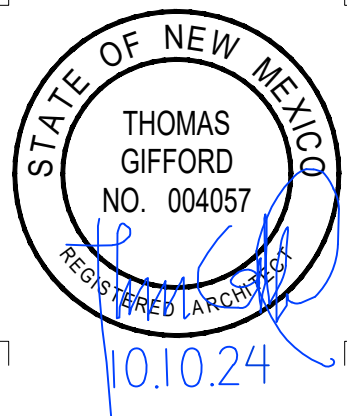


JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AA_201

PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1700 Paseo de Pecos, Santa Fe, New Mexico 87501
TEL 505.860.5889 email THOMAS.GIFFORD@TGAD.COM

AA_201



DATE	REVISION	BY	DATE
10 OCTOBER 2024	1	THOMAS GIFFORD	10 OCTOBER 2024
13 FEBRUARY 2025	2	THOMAS GIFFORD	13 FEBRUARY 2025
7 MARCH 2025	3	THOMAS GIFFORD	7 MARCH 2025
1 MAY 2025	4	THOMAS GIFFORD	1 MAY 2025
1 JUL 2025	5	THOMAS GIFFORD	1 JUL 2025
12 AUG 2025	6	THOMAS GIFFORD	12 AUG 2025

SHEET TITLE: BLDG TYPE B EXTERIOR ELEVATIONS

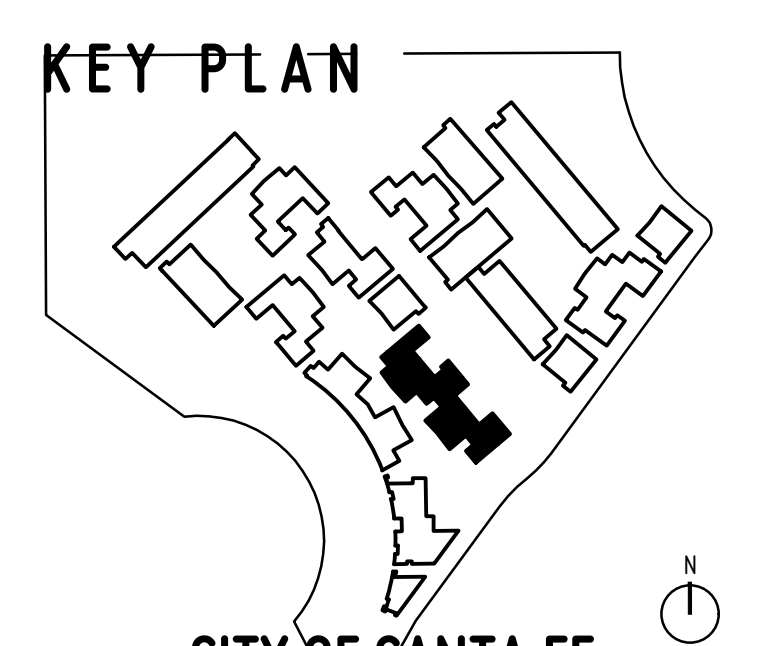
ELEVATION KEY NOTES

- 1 STUCCO SYSTEM
- 2 STUCCO CONTROL JOINT
- 3 COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
- 4 STUCCO YARD WALL, WOOD FRAME
- 5 CONDUCTOR BOX AND DOWNSPOUT, METAL
- 6 BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
- 7 STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA WINDOW, COLOR-WHITE
- 8 DOOR, FULL LITE GLASS, COLOR-WHITE
- 9 DOOR, METAL, PAINT
- 10 GARAGE DOOR, PAINT
- 11 COURTYARD "OPENING" WITH METAL COVER
- 12 FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
- 13 ELECTRICAL GEAR
- 14 FIRE RISER ROOM
- 15 IDF/LOW VOLTAGE ROOM
- 16 METAL ROLLING GATE
- 17 STUCCO PARAPET, COLOR TO MATCH WALL
- 18 ROOF WITH METAL FASCIA AND DRIP EDGE
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- 22 BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
- 23 ROOFTOP MECHANICAL UNIT, PAINT TO MATCH STUCCO
- 24 ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
- 25 JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
- 26 "PUNCHED" OPENING IN WALL, STUCCO
- 27 "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
- 28 42" TALL GUARDRAIL, PRIME AND PAINT
- 29 3X3 HHS POST, PRIME AND PAINT
- 30 3X6 HHS POST, PRIME AND PAINT
- 31
- 32 F.D.C. W/ SIGNAGE

ELEVATION NOTES

- REFER TO ALL SHEETS FOR ALL REQUIREMENTS
- REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
- STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
- ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
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- STUCCO COLOR "SC1"- ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

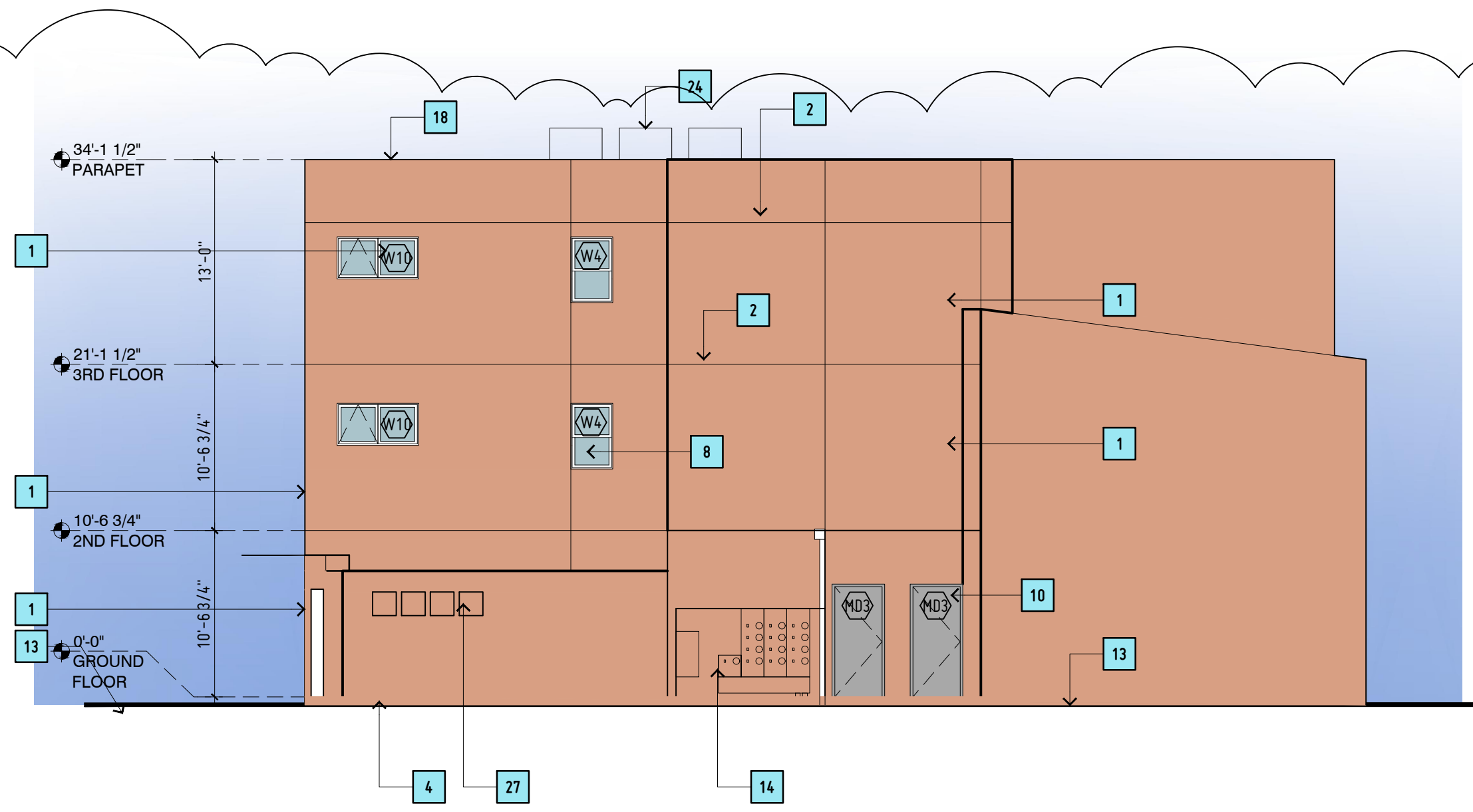


CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AB_201

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

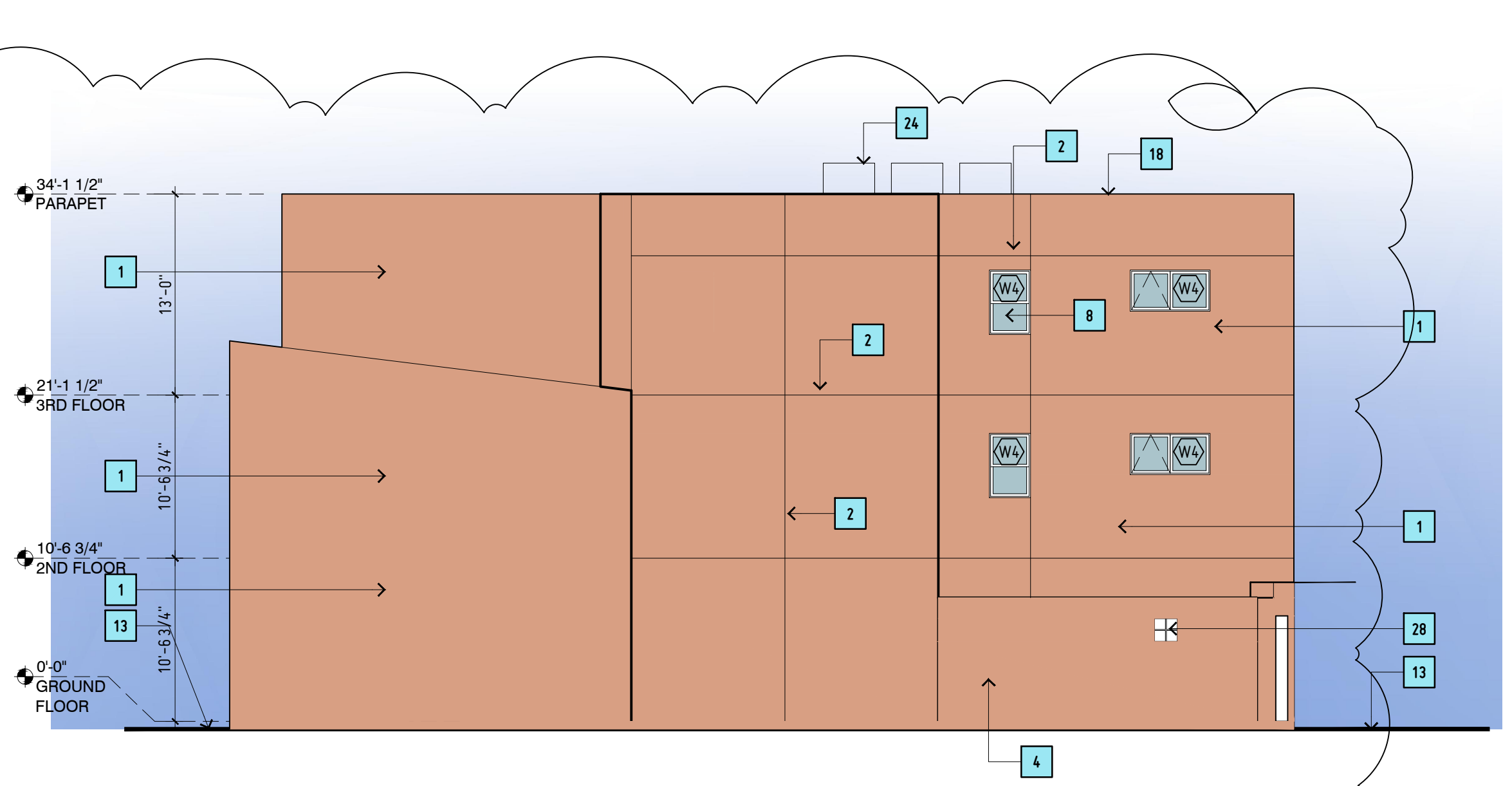
PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
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1700 Paseo de Pecos, Santa Fe, New Mexico 87501
TEL 505.890.5889 email THOMAS.GIFFORD.COM

AB_201



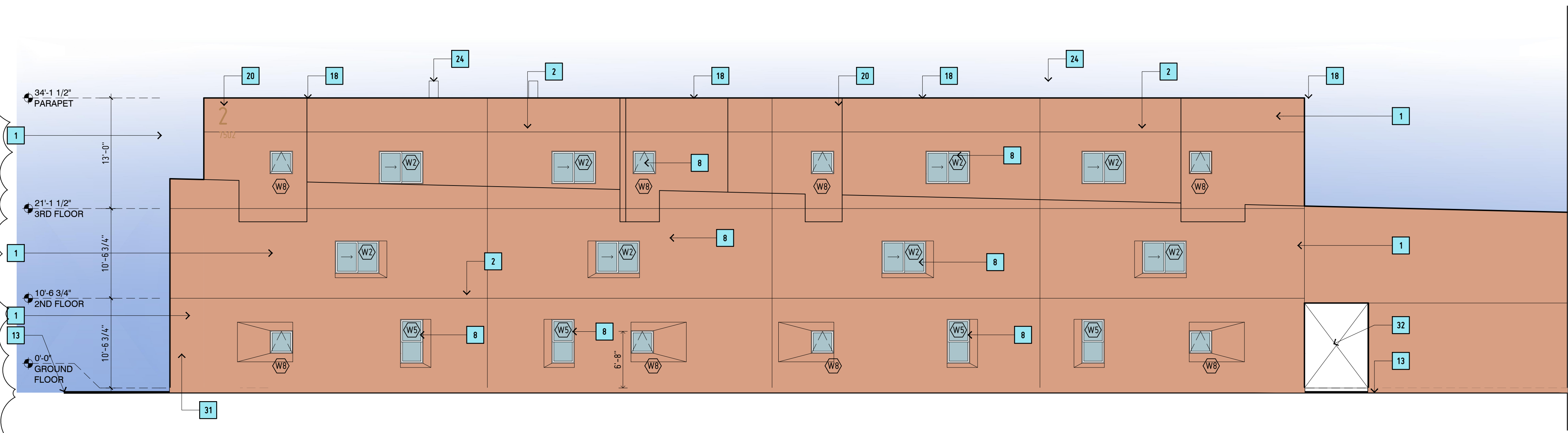
3 | BLDG B - EAST ELEVATION

AB_201 SCALE: 0.010277



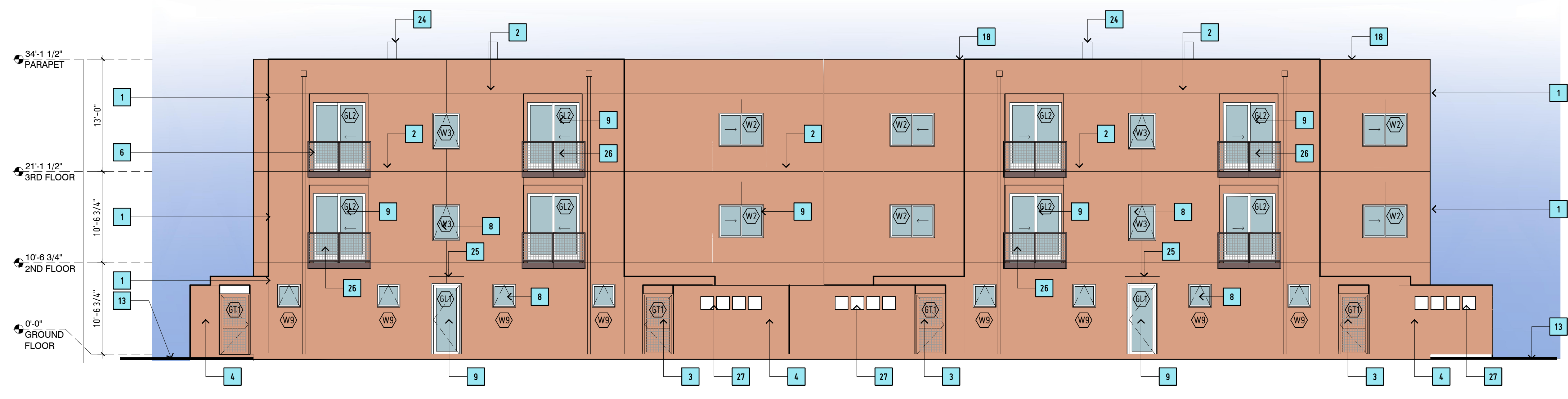
4 | BLDG B - WEST ELEVATION

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



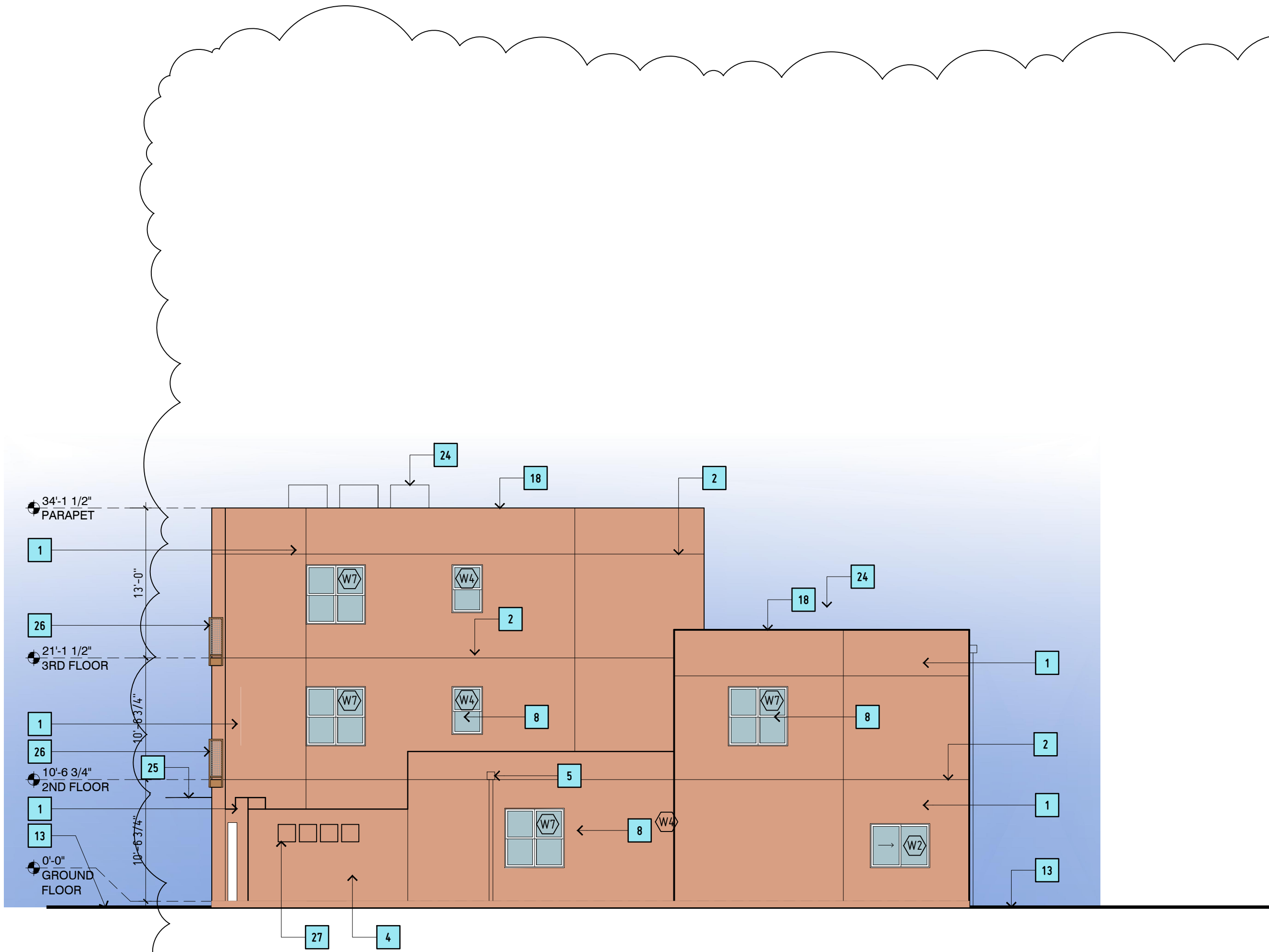
2 | BLDG B - NORTH ELEVATION

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



1 | BLDG B - SOUTH ELEVATION

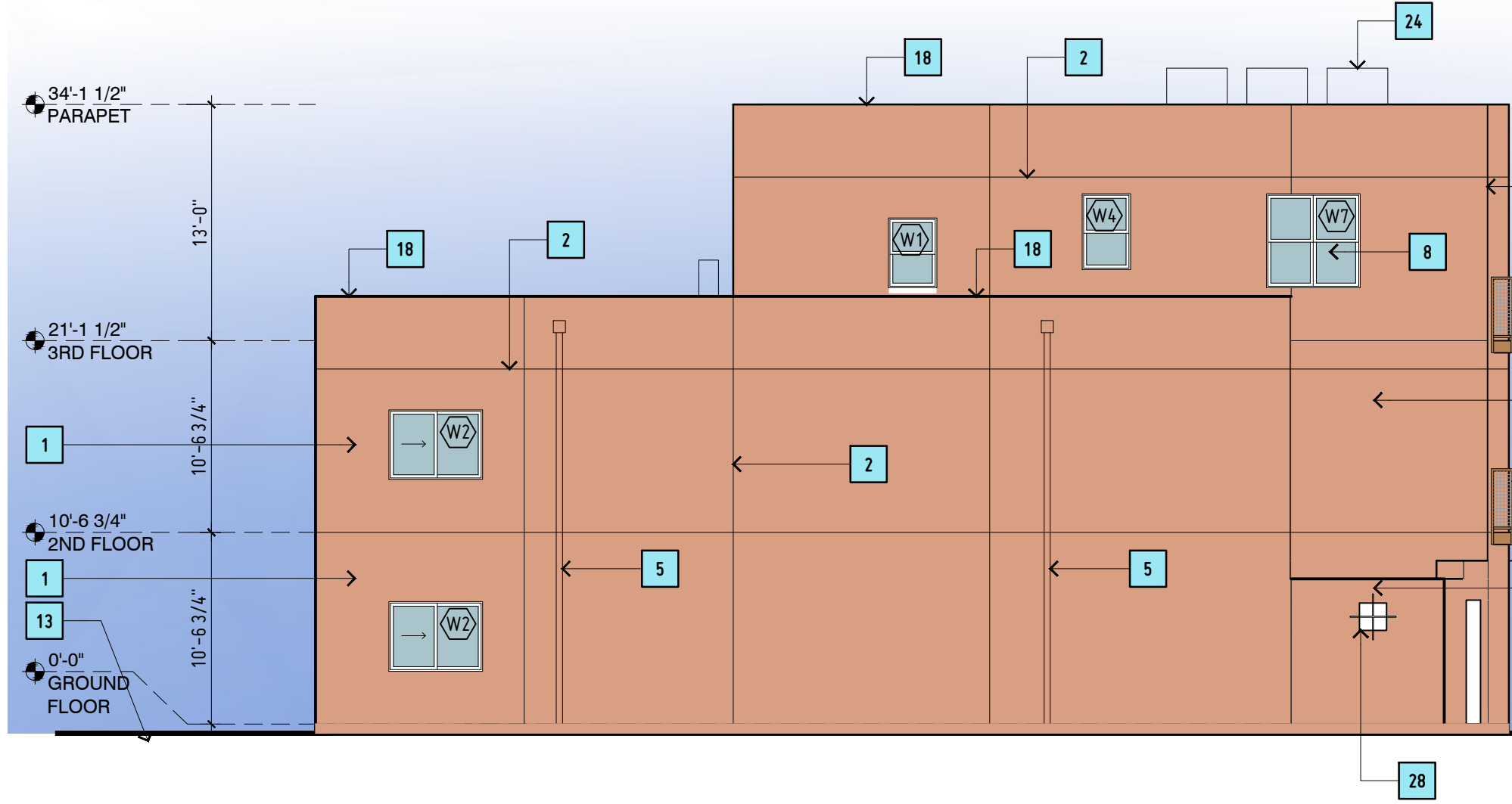
AB_201 SCALE: 1/8" = 1'-0"



3 | BLDG C - EAST ELEVATION

AC_201

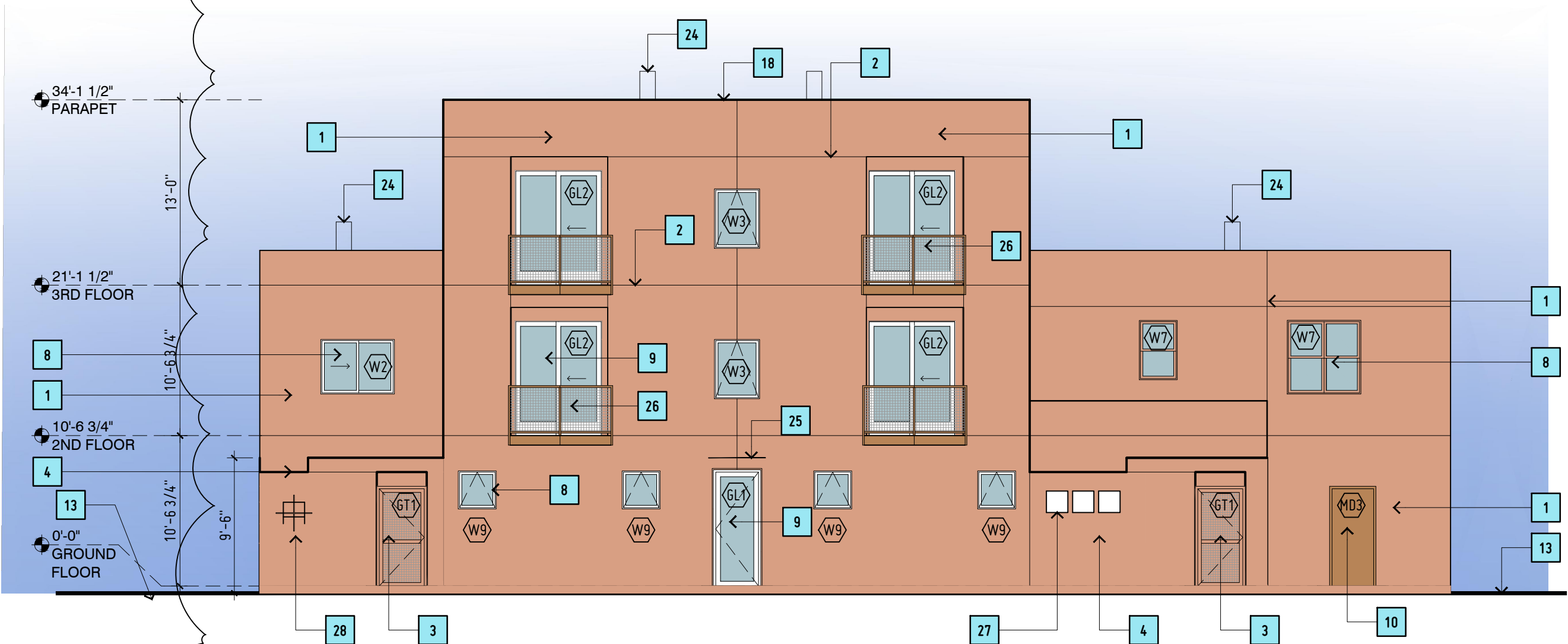
SCALE : 1/8" = 1'-0"



4 | BLDG C - WEST ELEVATION

AC_201

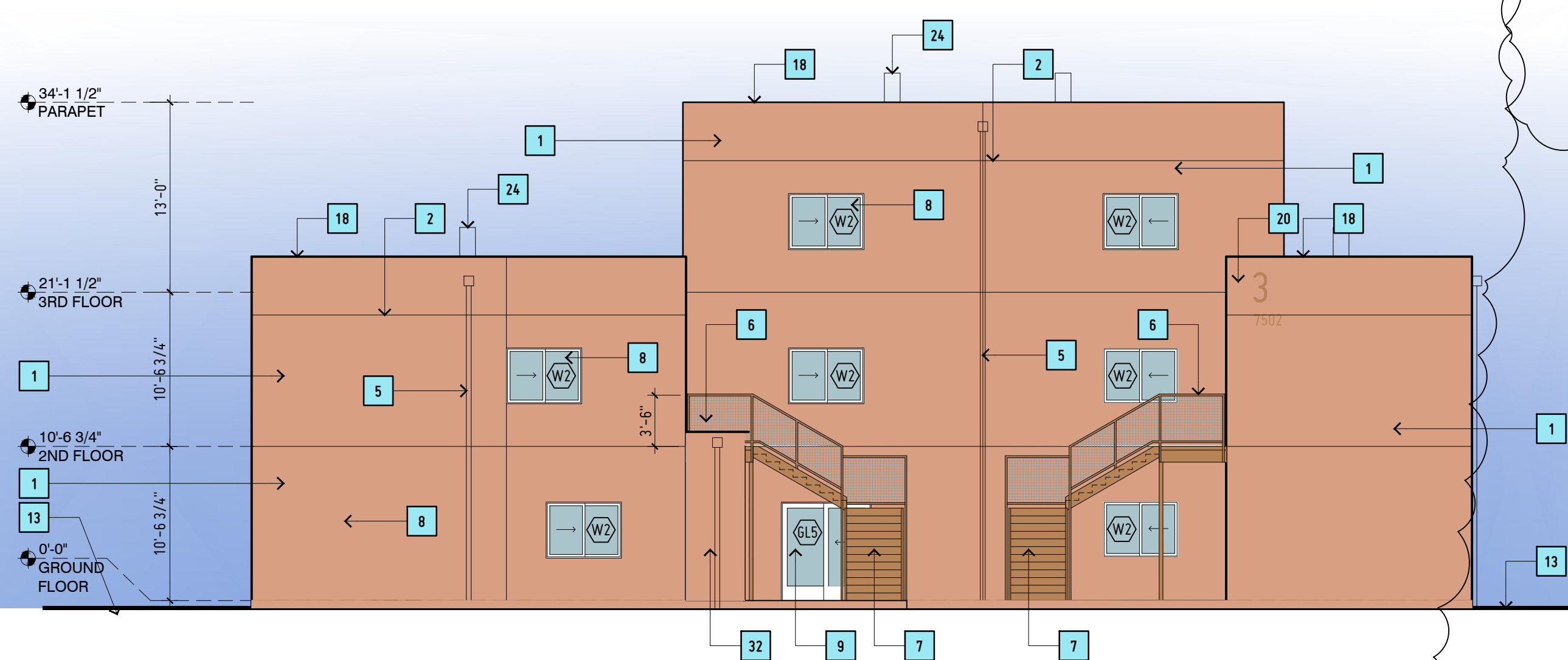
SCALE : 1/8" = 1'-0"



1 | BLDG C - SOUTH ELEVATION

AC_201

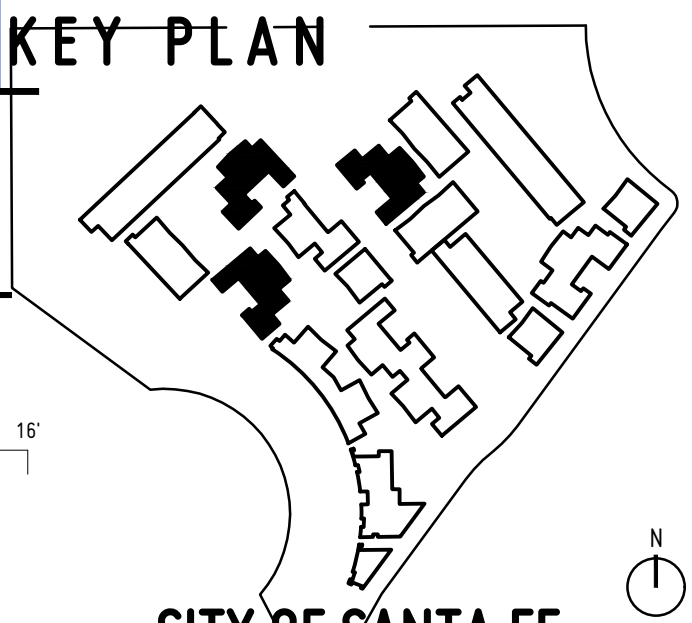
SCALE : 1/8" = 1'-0"



2 | BLDG C - NORTH ELEVATION

AC_201

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



KEY PLAN

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AC_201

ELEVATION KEY NOTES

- 1 STUCCO SYSTEM
- 2 STUCCO CONTROL JOINT
- 3 COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
- 4 STUCCO YARD WALL, WOOD FRAME
- 5 CONDUCTOR BOX AND DOWNSPOUT, METAL
- 6 BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
- 7 STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
- 8 WINDOW, COLOR-WHITE
- 9 DOOR, FULL LITE GLASS, COLOR-WHITE
- 10 DOOR, METAL, PAINT
- 11 GARAGE DOOR, PAINT
- 12 COURTYARD "OPENING" WITH METAL COVER
- 13 FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
- 14 ELECTRICAL GEAR
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- 30 3X3 HHS POST, PRIME AND PAINT
- 31 3X6 HHS POST, PRIME AND PAINT

F.D.C. W/ SIGNAGE



10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

DATE: REVISION: 1 2 3 4

SHEET TITLE:
BLDG TYPE C
EXTERIOR ELEVATIONS

ELEVATION NOTES

- REFER TO ALL SHEETS FOR ALL REQUIREMENTS
- REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
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- STUCCO COLOR "SC1"- ZONA ROSA



STUCCO COLOR "SC1"- ZONA ROSA

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PLAZA CENTRAL
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TEL 505.860.5889 email THOMAS.GIFFORD.COM

AC_201

ELEVATION KEY NOTES

- 1

STUCCO SYSTEM
- 2

STUCCO CONTROL JOINT
- 3

COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
- 4

STUCCO YARD WALL, WOOD FRAME
- 5

CONDUCTOR BOX AND DOWNSPOUT, METAL
- 6

BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
- 7

STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
- 8

WINDOW, COLOR-WHITE
- 9

DOOR, FULL LITE GLASS, COLOR-WHITE
- 10

DOOR, METAL, PAINT
- 11

GARAGE DOOR, PAINT
- 12

COURTYARD "OPENING" WITH METAL COVER
- 13

FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
- 14

ELECTRICAL GEAR
- 15

FIRE RISER ROOM
- 16

IDF/LOW VOLTAGE ROOM
- 17

METAL ROLLING GATE
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STUCCO PARAPET, COLOR TO MATCH WALL
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ROOF WITH METAL FASCIA AND DRIP EDGE
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BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
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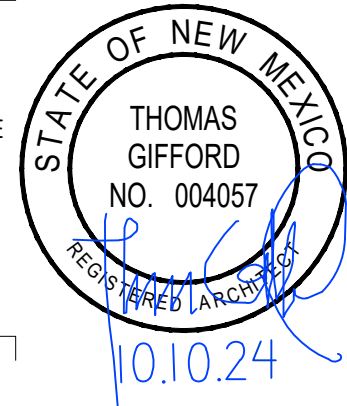
"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
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42" TALL GUARDRAIL, PRIME AND PAINT
- 30

3X3 HHS POST, PRIME AND PAINT
- 31

3X6 HHS POST, PRIME AND PAINT
- 32

F.D.C. W/ SIGNAGE



DATE	REVISION	BY	CHK
10 OCTOBER 2024			
13 FEBRUARY 2025			
7 MARCH 2025			
1 MAY 2025			
1 JUL 2025			
12 AUG 2025			

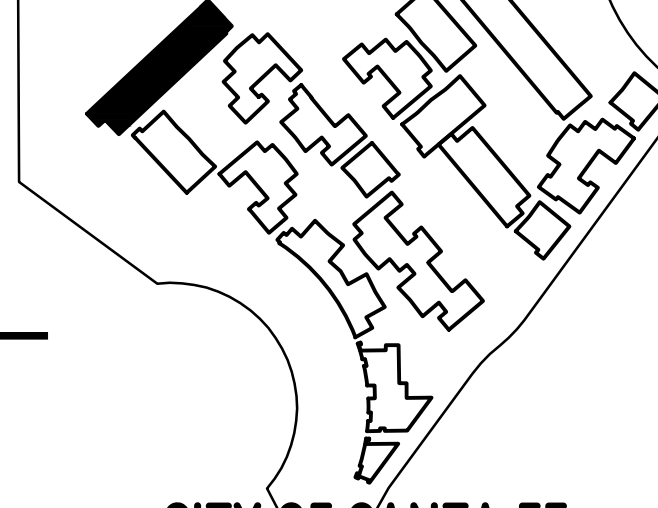
SHEET TITLE:
BLDG TYPE D
EXTERIOR ELEVATIONS

ELEVATION NOTES

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STUCCO COLOR "SC1"— ZONA ROSA

KEY PLAN



CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
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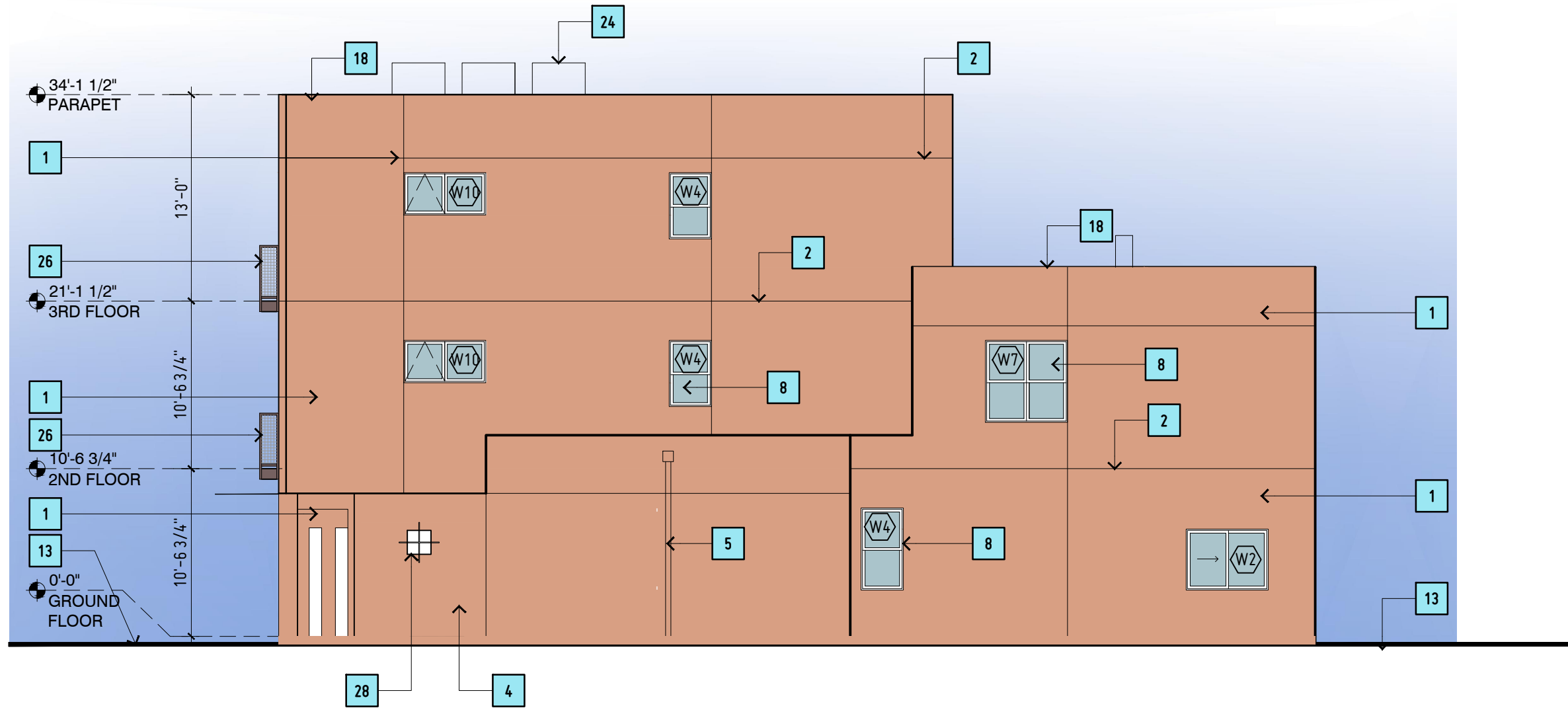
AD_201

3 | BLDG D - EAST ELEVATION

4 | BLDG D - WEST ELEVATION

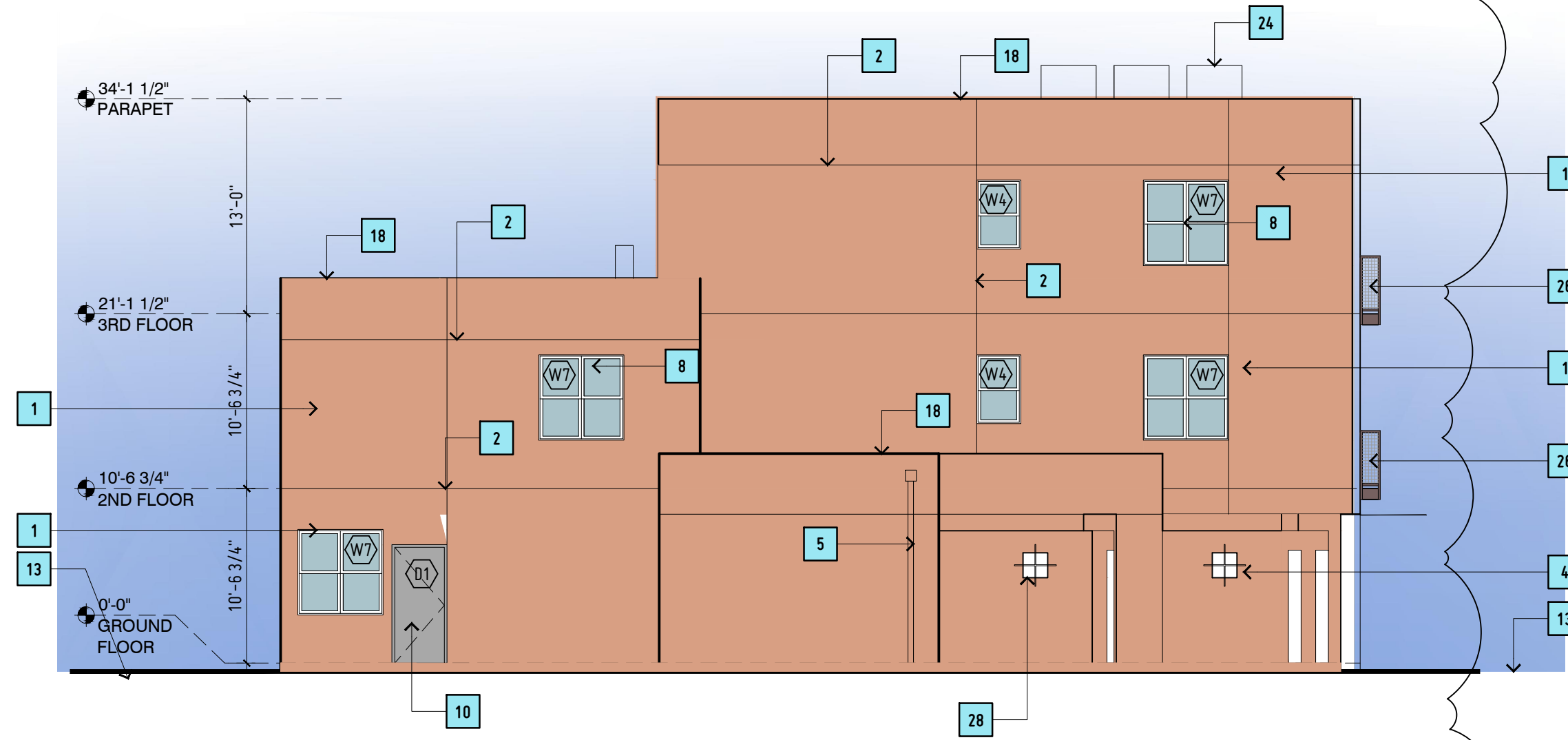
2 | BLDG D - NORTH ELEVATION

1 | BLDG D - SOUTH ELEVATION



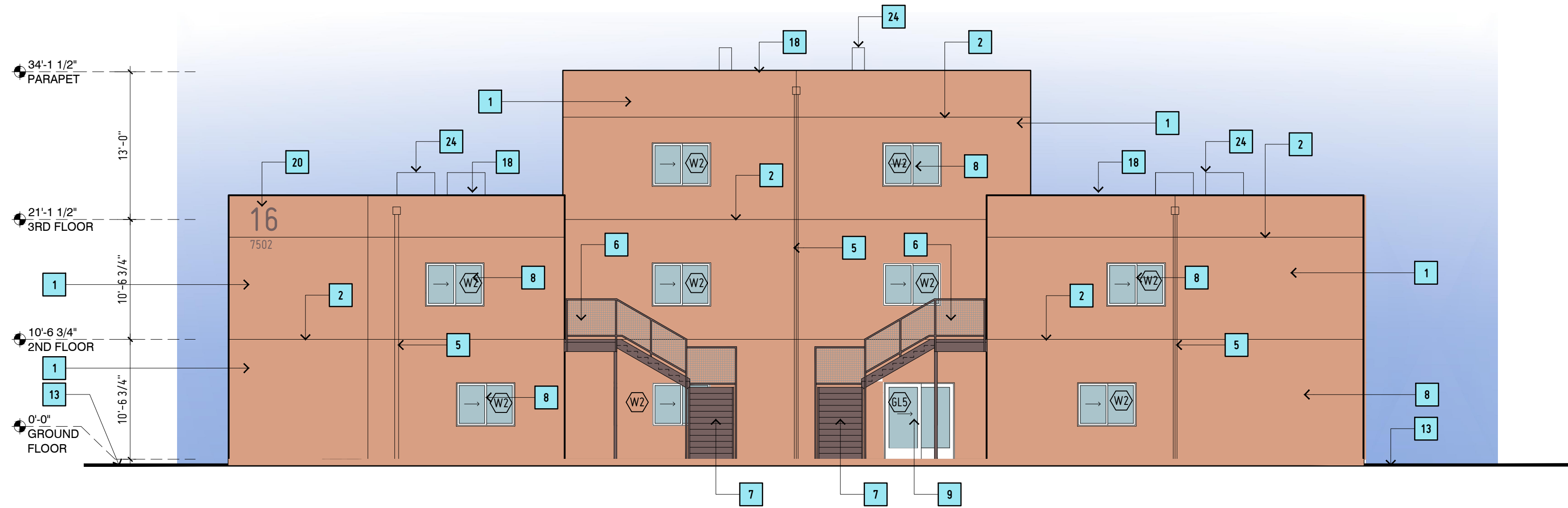
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AE_201 SCALE: 1/8" = 1'-0"



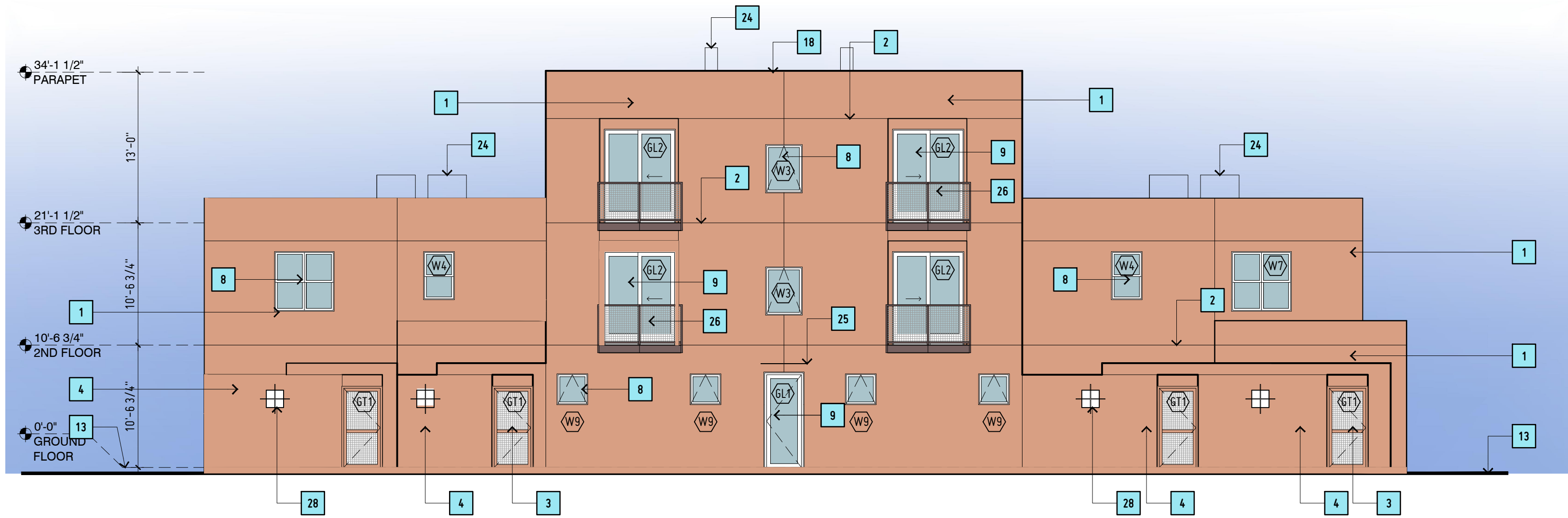
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AE_201 SCALE: 1/8" = 1'-0"



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AE_201 SCALE: 1/8" = 1'-0"



1 | BLDG TYPE E SOUTH ELEVATION

AE_201 SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

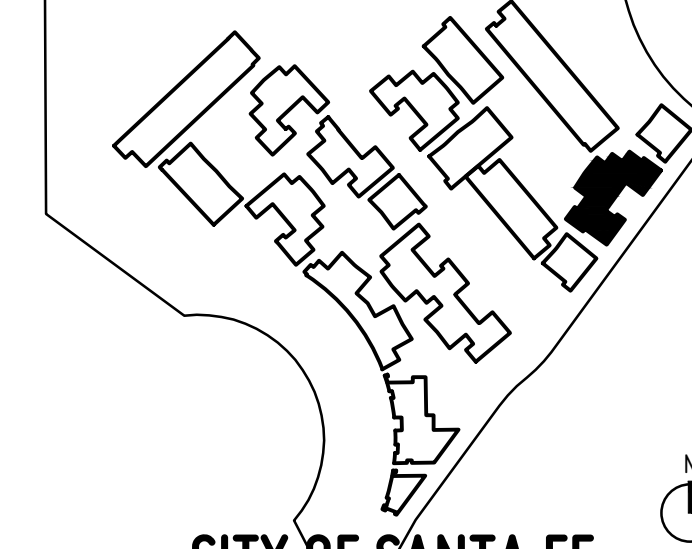
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|----|--|----|-------------------|
| 1 | STUCCO SYSTEM | 32 | F.D.C. W/ SIGNAGE |
| 2 | STUCCO CONTROL JOINT | | |
| 3 | COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT | | |
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PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AE_201

PLAZA CENTRAL
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F.D.C. W/ SIGNAGE



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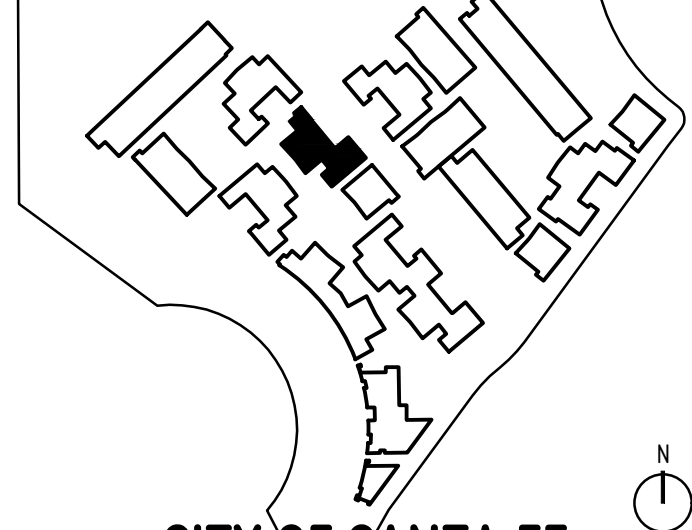
SHEET TITLE:
BLDG TYPE F EXTERIOR
ELEVATIONS

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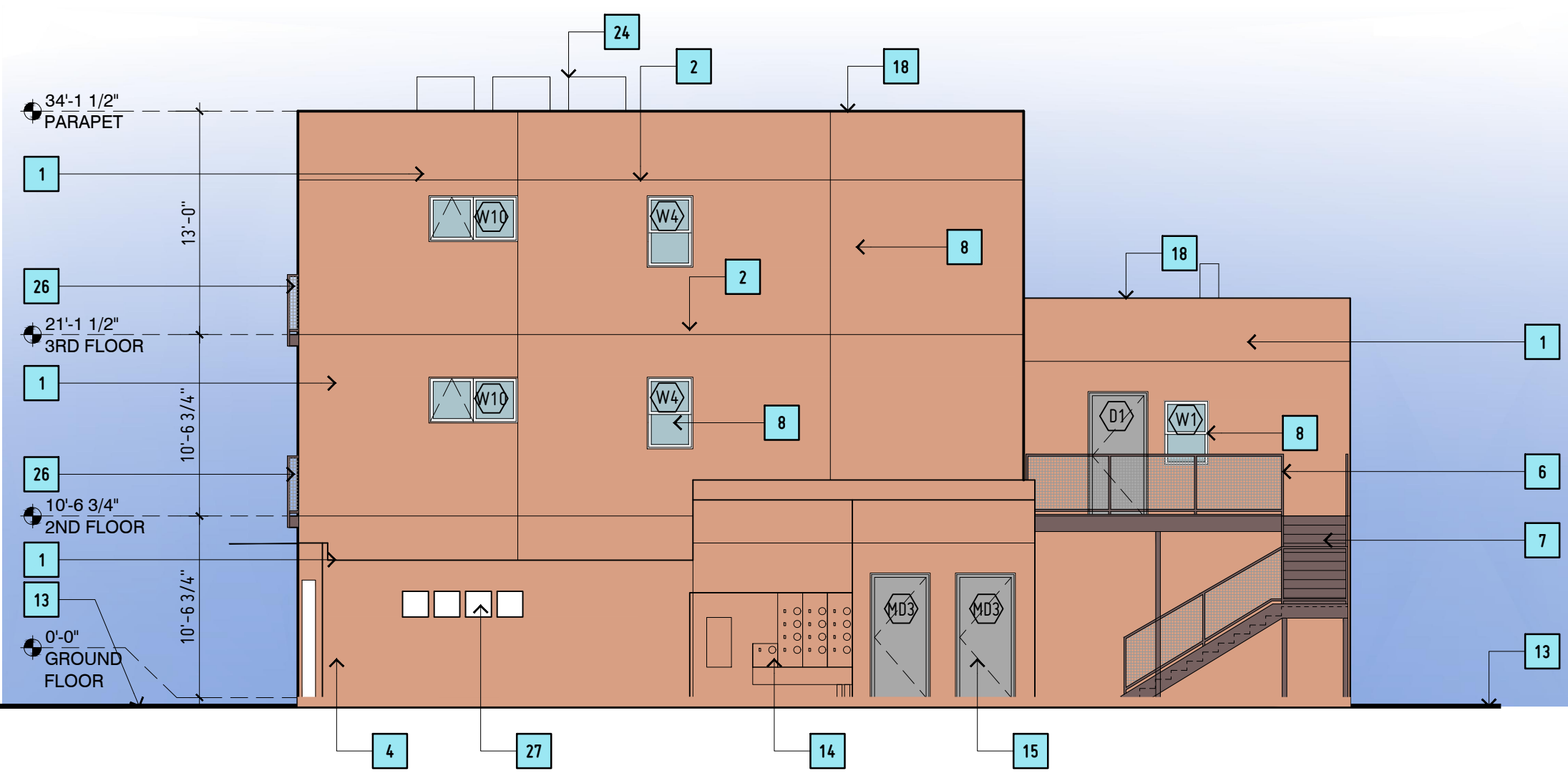


CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AF_201

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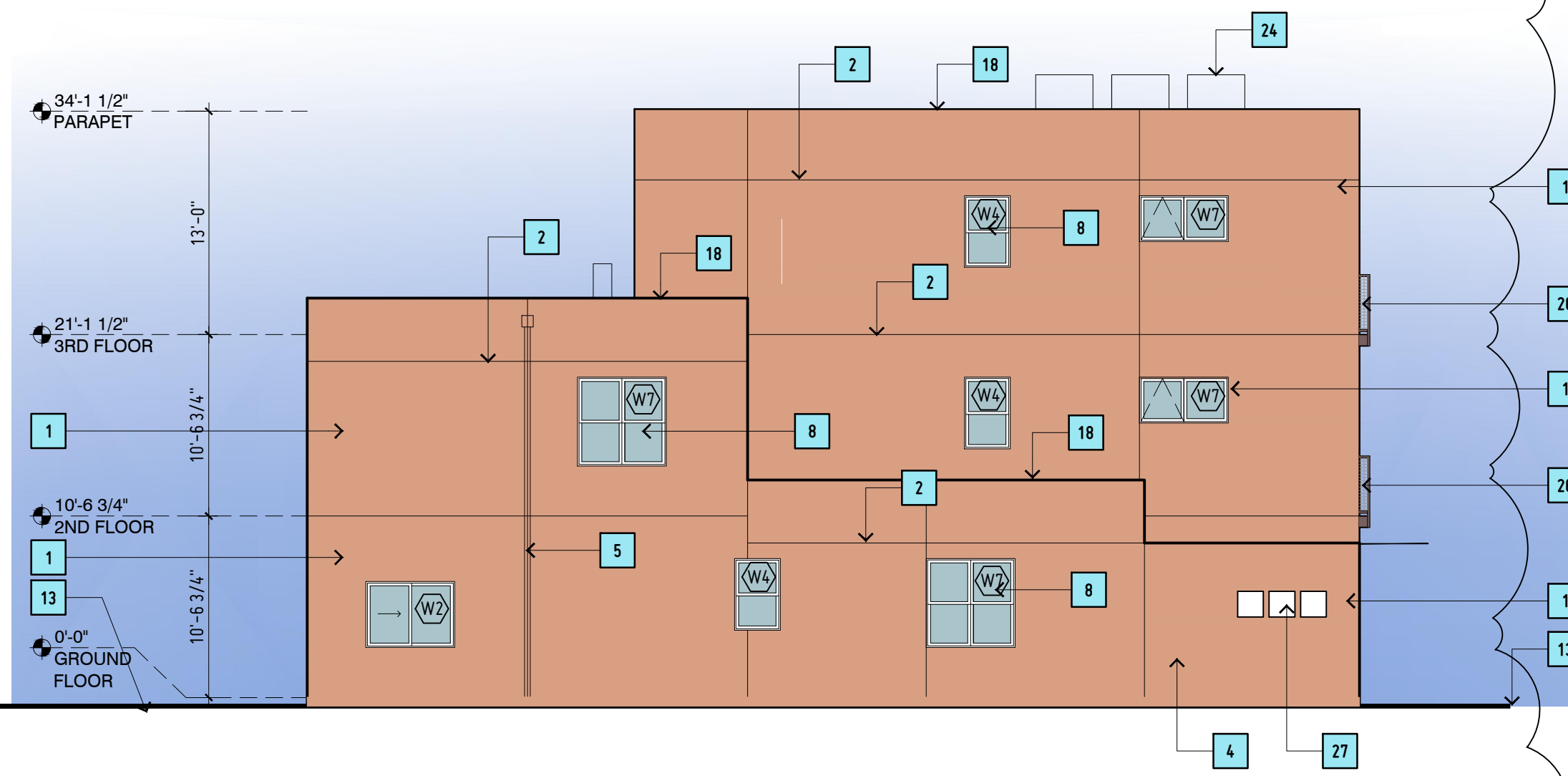
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3 | BLDG F - EAST ELEVATION

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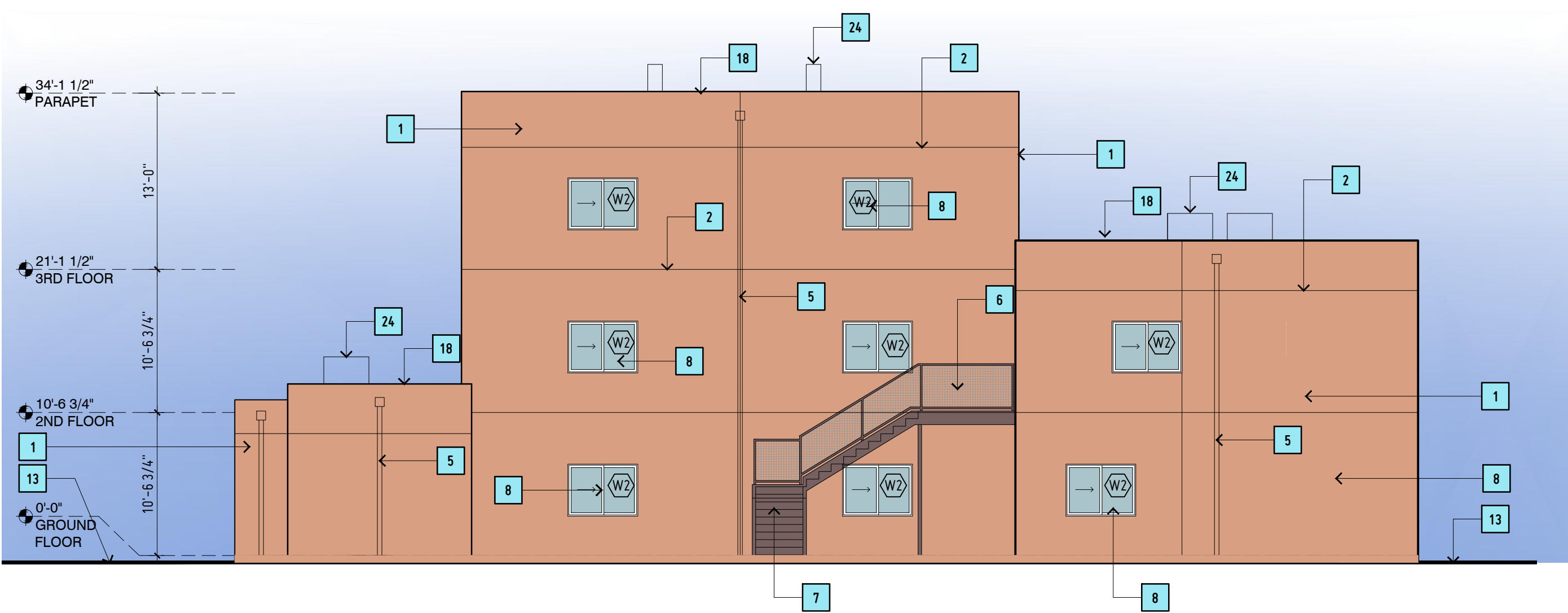
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4 | BLDG F - WEST ELEVATION

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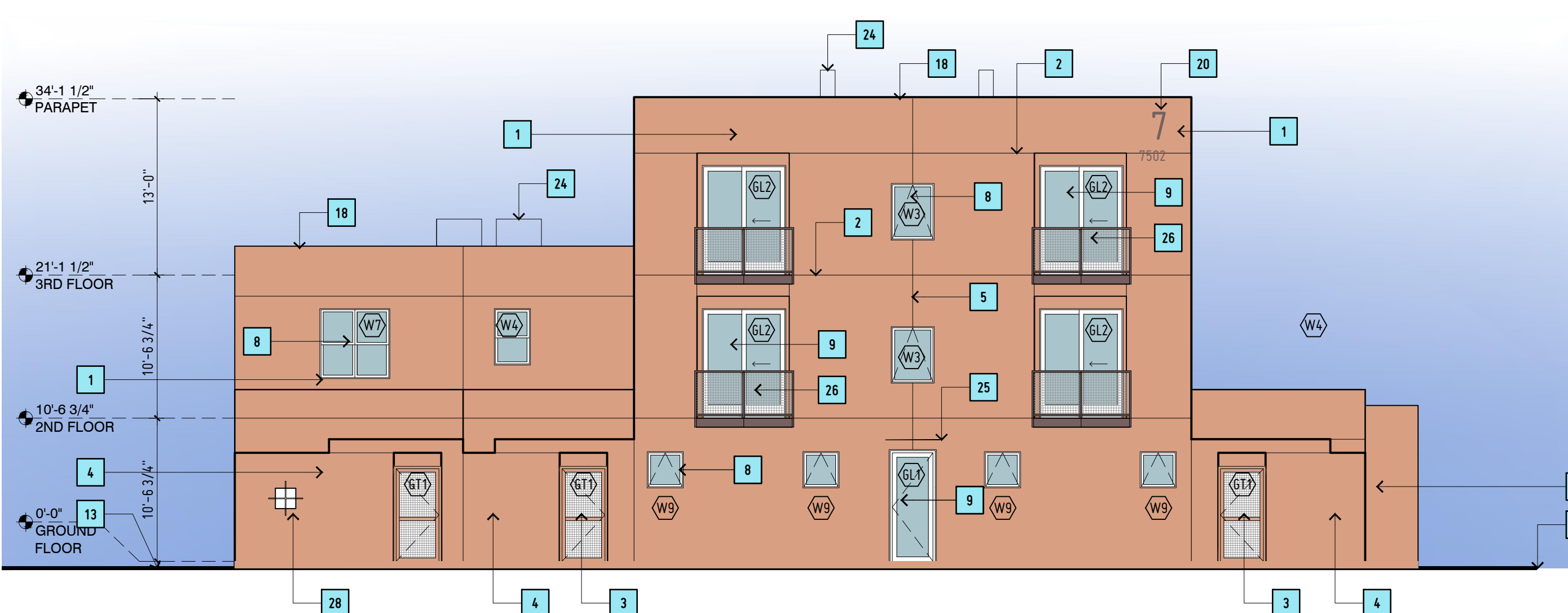
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2 | BLDG F - NORTH ELEVATION

AF_201

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



1 | BLDG F - SOUTH ELEVATION

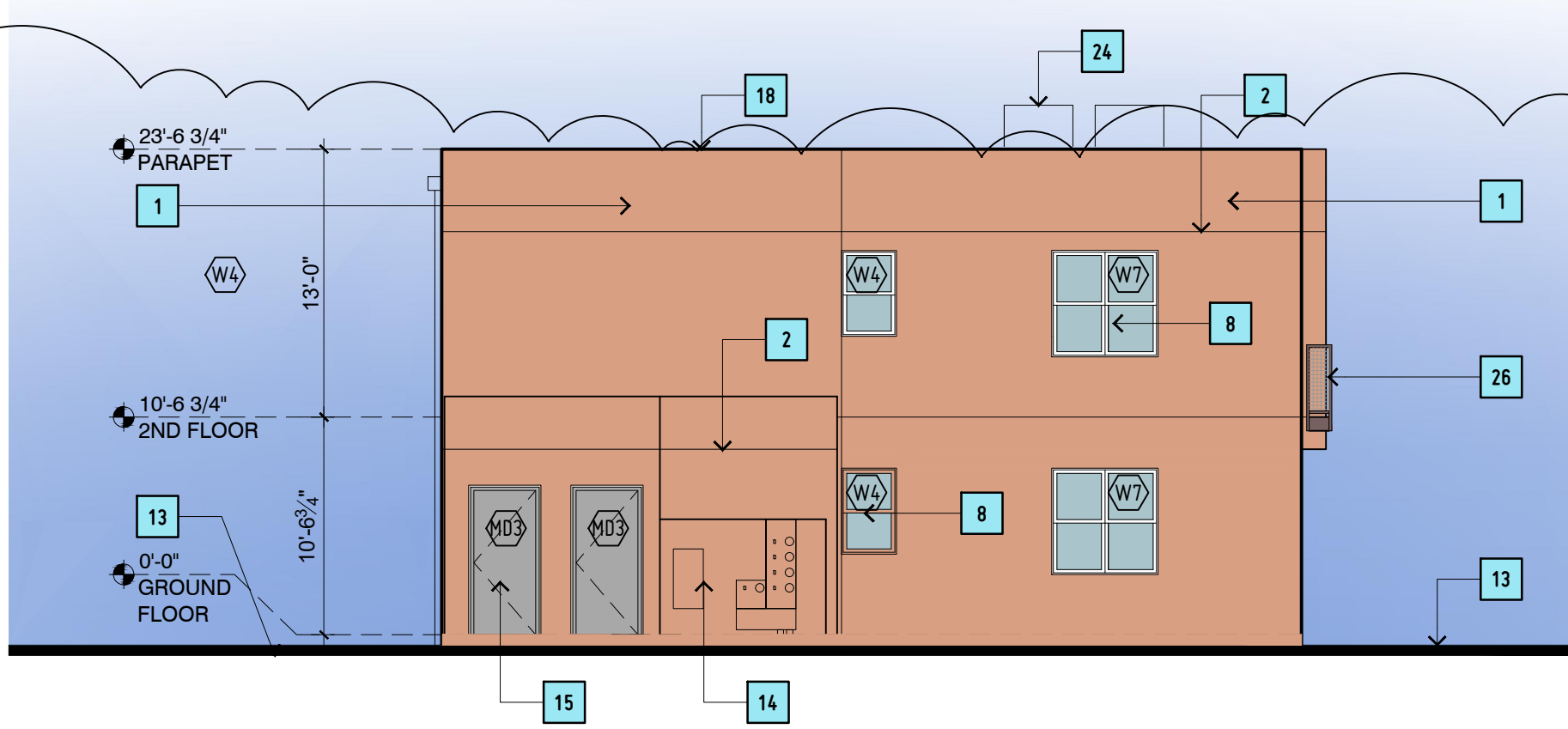
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SCALE: 1/8" = 1'-0"

4 | BLDG G - ELEVATION

AG_201

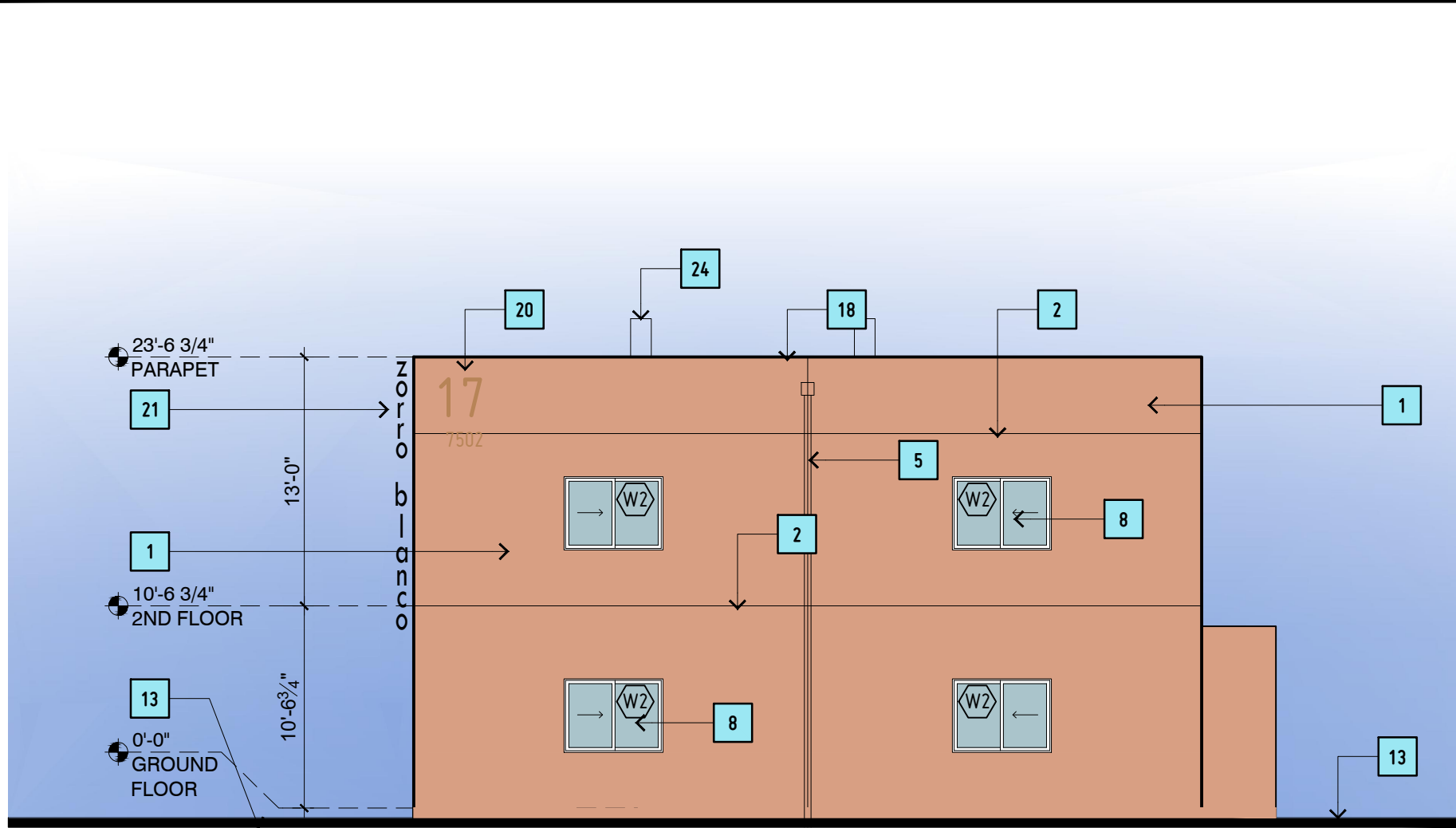
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3 | BLDG G - ELEVATION

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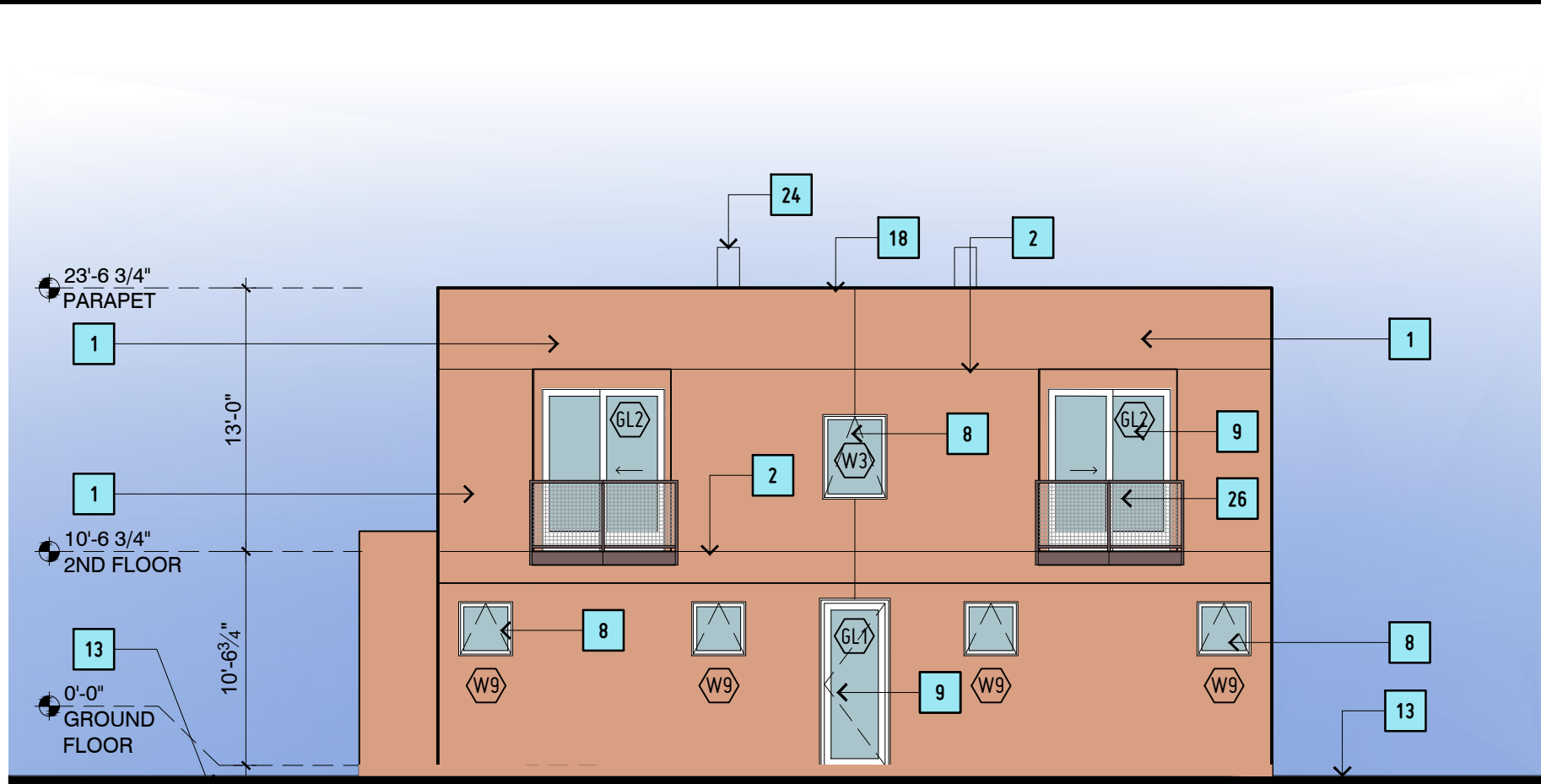
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2 | BLDG G - ELEVATION

AG_201

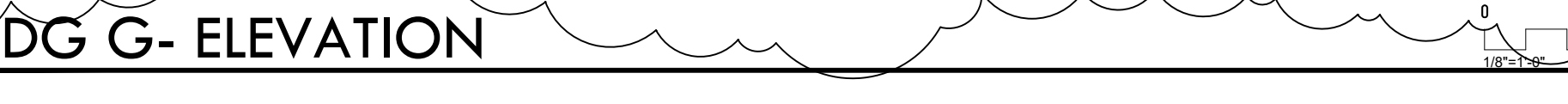
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1 | BLDG G - ELEVATION

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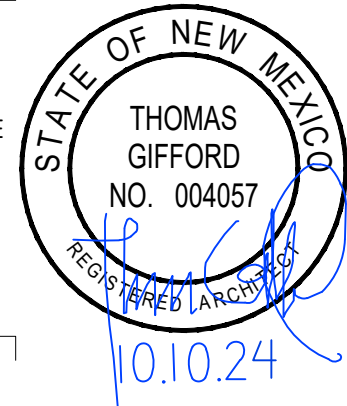
SCALE: 1/8" = 1'-0"



Architectural Design Standards		SFCC Point Allowances	Points Assigned	Discussion
WALLS				
Predominant Exterior Surface Material	Stucco, adobe	30	30	Stucco is the predominant exterior surface material on the building.
	Brick, natural stone, and integrally colored unit masonry	25		
	Concrete and non-integrally colored unit masonry	20		
	Metal siding, glass curtainwall systems, glass block, wood siding, and simulated materials	10		
	Mirrored glass curtainwall systems	-10		
Color of Predominant Exterior Surface Material	Earthtones, creams, and pastels of earthtone hues including but not necessarily limited to rose, peach, and terra cotta colors	30	30	
	Pastel colors of non-earthtone hues, whites, grays, and grayish greens	15		
	High-intensity colors, metallic colors, glass and black	-10		
Exterior Surface Treatment	(A) Wall surfaces appear monolithic with at least 75 percent of the total wall area one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window and door awnings, applied trim, and accent materials, colors, and decorative bands, with the exception of stucco, masonry or concrete control joints, are used in such a way that they do not give a panelized or prefabricated appearance, produce striped or checkerboard patterns, or exceed 25 percent of the surface area of any façade. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least six feet shall be exempt from area calculations. CANOPY defined as an overhanging shelter or shade.	10	10	
	(B) Wall surfaces do not meet the criteria set forth in paragraph (A) above	-10		
ROOFS				
Form	(A) Flat roof surfaces entirely concealed from public view by parapets	20	20	
	(B) Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with greater than or equal to four feet of vertical rise for every 12 feet of horizontal run and less than or equal to 12 feet of vertical rise for every 12 feet of horizontal run	15		
	(C) Uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from springline to peak, that does not exceed the average height of the supporting walls and having a slope with less than four feet of vertical rise for every 12 feet of horizontal run or having a slope with greater than 12 feet of vertical rise for every 12 feet of horizontal run	10		
	(D) Any type of sloping roof having a height, from springline to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs	-10		
Predominant Material	(A) All surfaces are concealed from public view	20	20	
	(B) Standing, flat, or batten seam metal roofing, or membrane, asphalt or gravel surfaces exposed to public view	15		
	(C) Flat tiles of clay, concrete or slate	10		
	(D) Barrel tiles of clay, concrete, or slate; and asphalt shingles	5		
Predominant Color	(E) Wood shingles or shakes and other materials including but not necessarily limited to plastic, fiberglass or metal roof tiles	-10	15	
	(A) All surfaces are concealed from public view	15		
	(B) Dark reds, browns, and earthtones, and natural metals including aluminum, zinc, tin, and lead	10		
	(C) Low-intensity colors other than those stated above	5		
	(D) White	0		
(E) Bright, non-fading, high-intensity colors and any use of multiple colors	-15			
BUILDING FORM				
Massing	(A) One-story buildings with over 10,000 square feet of gross floor area and multi-story buildings with over 20,000 square feet of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade	30	30	
	(B) One-story buildings with less than or equal to 10,000 square feet of gross floor area and multi-story buildings with less than or equal to 20,000 square feet of gross floor area which are designed with either offsetting wall planes or upper story setbacks of at least four horizontal feet, or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet, on at least one publicly visible façade	30		
	(C) Buildings not utilizing the massing techniques described in paragraphs (A) or (B) above	0		
DOORS AND WINDOWS				
Treatment	(A) More than 50 percent of doors, windows and glazed surfaces, which are not located under portales or canopies having a horizontal depth of at least six feet, have either frames recessed a minimum of two inches, are cased with trim, have divided lites, or have exposed or otherwise articulated lintels	20	20	Recessed 2"
	(B) More than 50 percent of doors, windows and glazed surfaces do not meet the requirements set forth in paragraph (A) above	0		
Area	(A) All wall surfaces which are not located under portales or canopies having a horizontal depth of at least six feet, and which do not include solar fenestration, have less than or equal to 50 percent openings consisting of doors, windows, glazing and other penetrations	20	20	
	(B) Wall surfaces do not meet the requirements as set forth in paragraph (A) above	0		
Location	(A) All doors, windows and glazed surfaces, on structures having a gross floor area greater than 150 square feet, are located at least two feet from outside building corners	20	20	
	(B) All doors, windows and glazed surfaces, on structures having a gross floor area less than or equal to 150 square feet, have at least a two inch mullion at inside and outside building corners	20		
Glazing	(A) All glazing is clear or tinted neutral gray	10	10	All glazing to be clear
	(B) Any use of colored glazing	0		
	(C) Any use of mirrored glazing	-10		
EQUIPMENT				
Screening	(A) All roof and wall mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage, or by other means	10	5	
	(B) All building mounted equipment set forth in paragraph (A) above is either screened; and/or painted to match visually adjacent surfaces	5		
	(C) All building mounted equipment set forth in paragraph (A) above is not screened and/or painted to match visually adjacent surfaces	-10		
TOTAL POINTS ACHIEVED			230	
TOTAL POINTS Required by Zoning District C-1			205	

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- 18 ROOF WITH METAL FASCIA AND DRIP EDGE
- 19 BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM, 9" TALL
- 20 PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
- 21 PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
- 22 BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
- 23 ROOFTOP MECHANICAL UNIT. PAINT TO MATCH STUCCO
- 24 ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
- 25 JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
- 26 "PUNCHED" OPENING IN WALL, STUCCO
- 27 "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
- 28 42" TALL GUARDRAIL, PRIME AND PAINT
- 29 3X3 HHS POST, PRIME AND PAINT
- 30 3X6 HHS. POST, PRIME AND PAINT
- 31 F.D.C. W/ SIGNAGE



DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
17 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

SHEET TITLE: BLDG TYPE G
EXTERIOR ELEVATIONS

ELEVATION NOTES

- REFER TO ALL SHEETS FOR ALL REQUIREMENTS
- REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
- STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURNING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRO) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STD FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
- ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
- STUCCO COLORS- AS NOTED



KEY PLAN

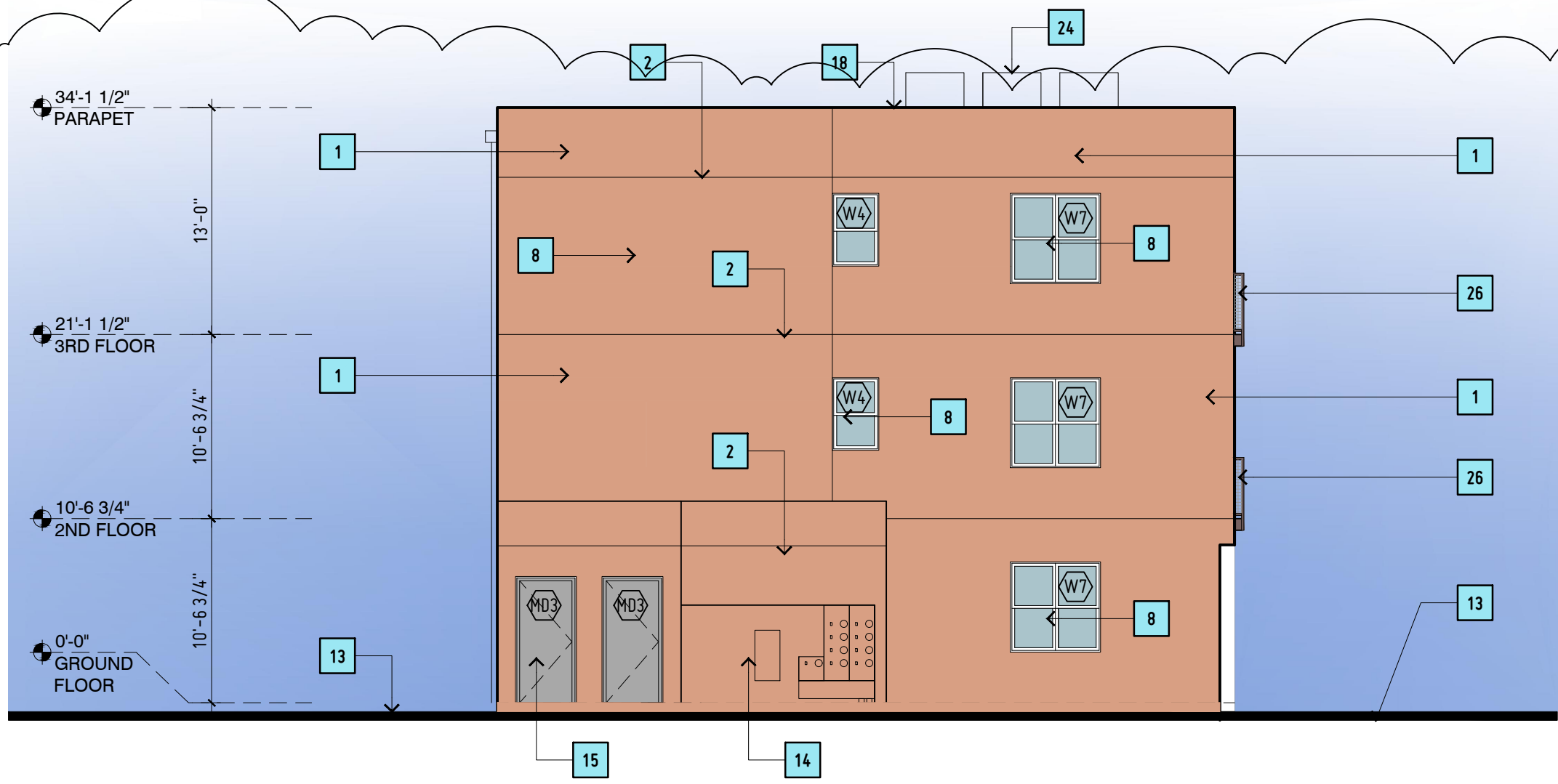


JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AG_201

PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1700 Paseo de Pecos, Santa Fe, New Mexico 87501
TEL 505.860.5689 email thg@thomasgifford.com

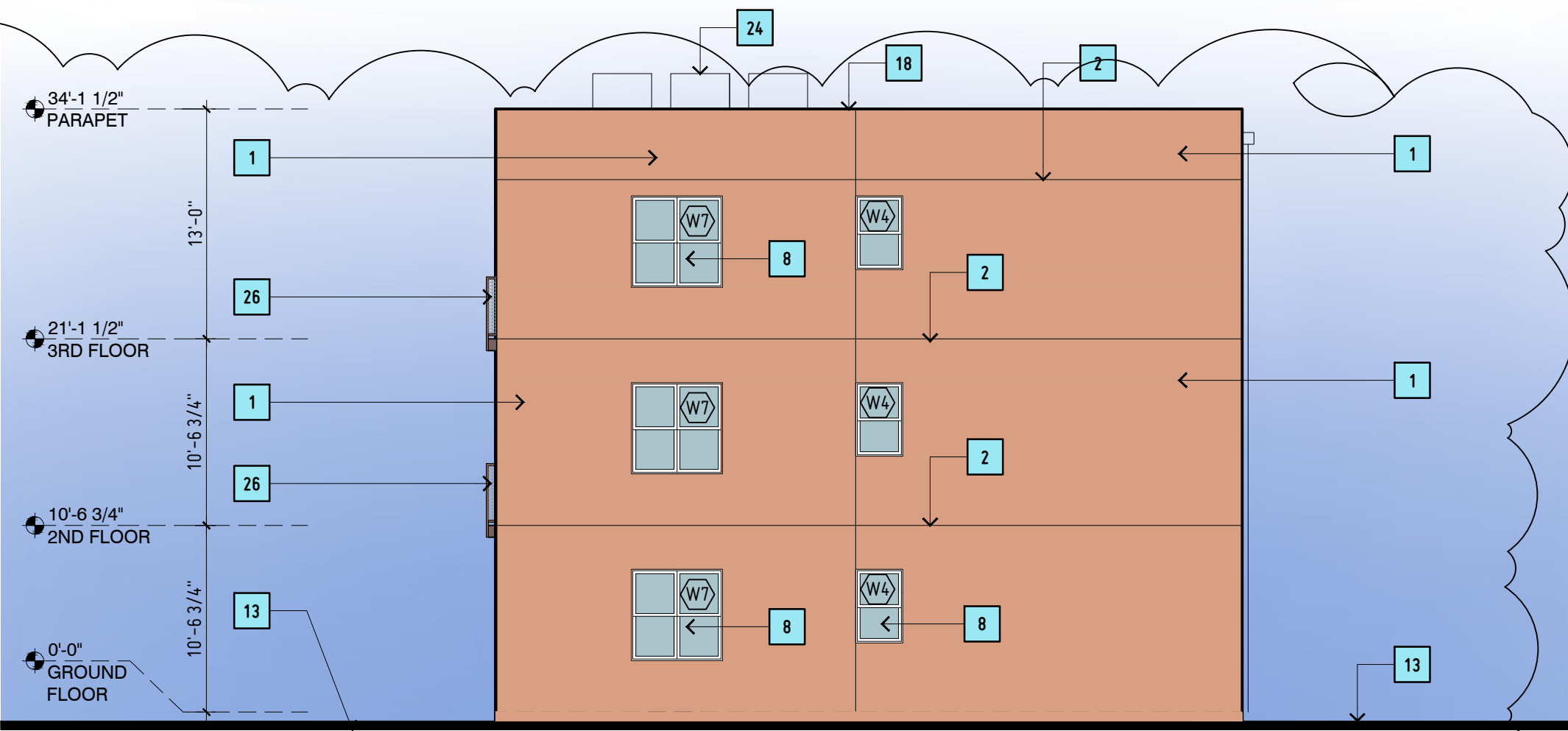
AG_201



3 | BLDG H - EAST ELEVATION

AH_201

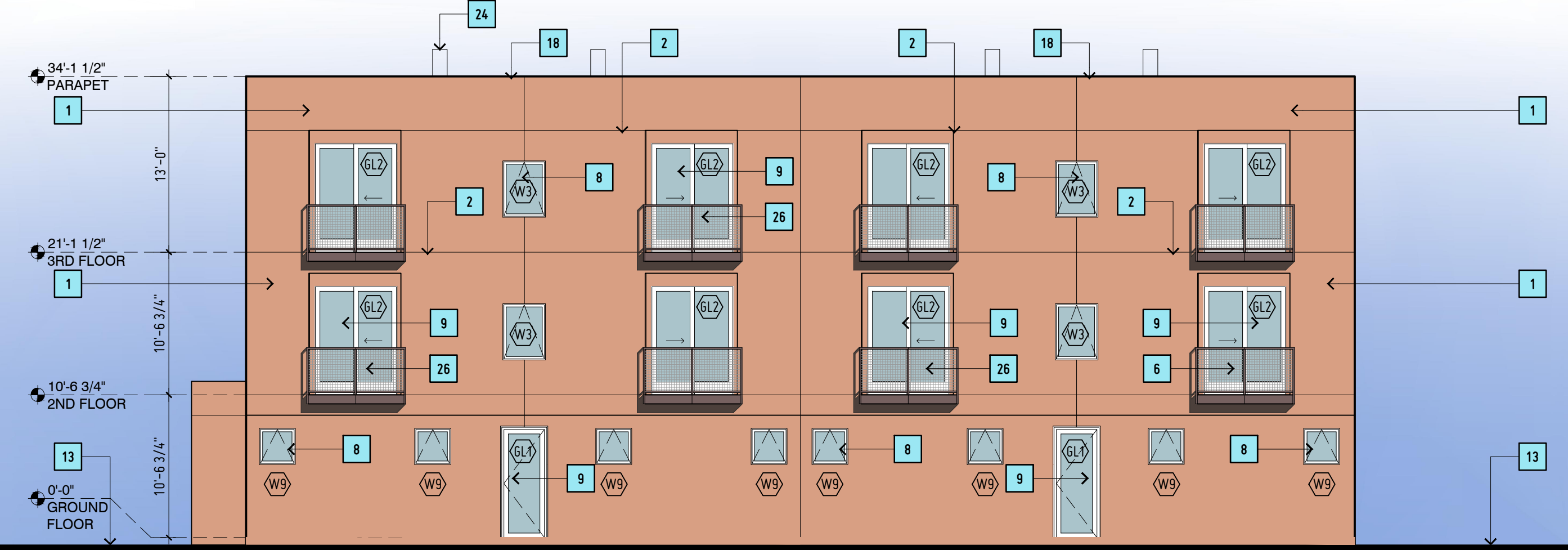
SCALE : 1/8" = 1'-0"



4 | BLDG H- WEST ELEVATION

AH_201

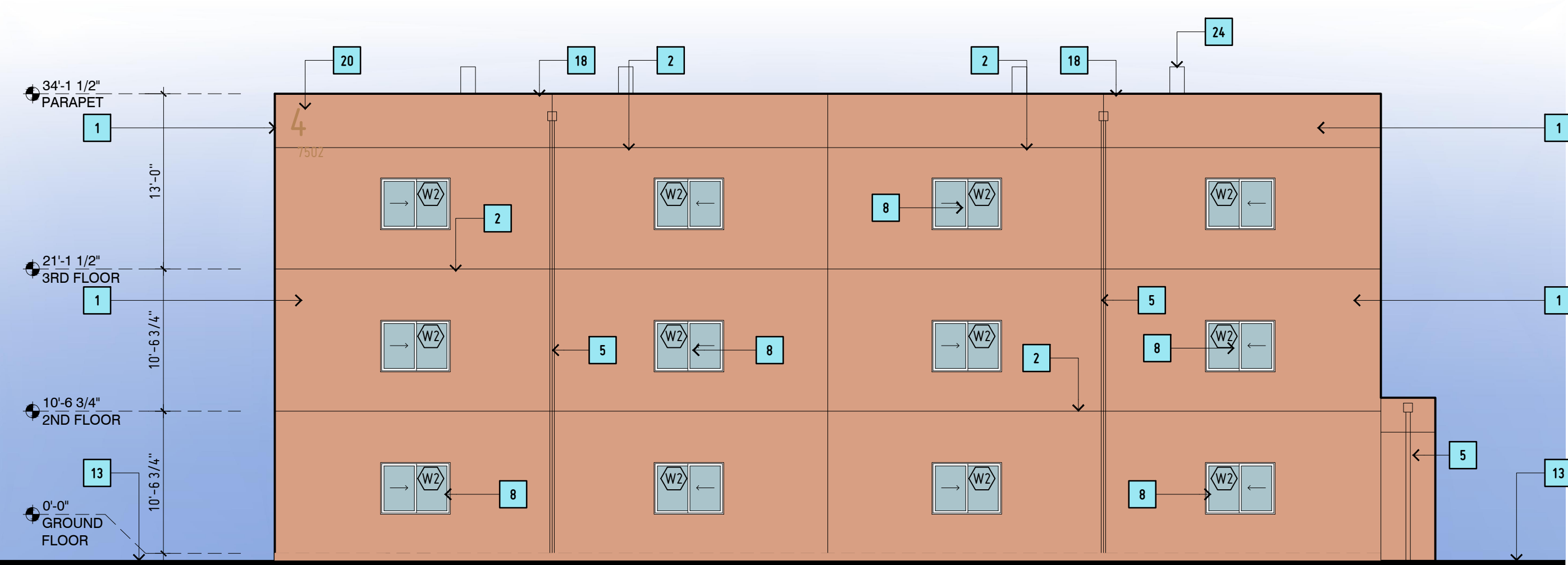
SCALE : 1/8" = 1'-0"



2 | BLDG H - NORTH ELEVATION

AH_201

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



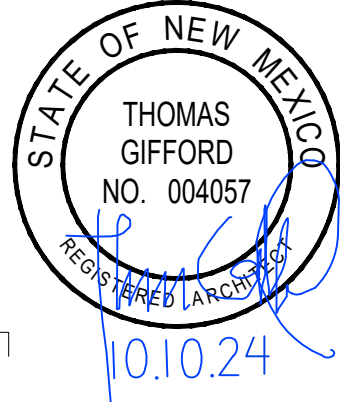
1 | BLDG H - SOUTH ELEVATION

AH_201

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

ELEVATION KEY NOTES

- | | | | |
|----|--|----|-------------------|
| 1 | STUCCO SYSTEM | 32 | F.D.C. W/ SIGNAGE |
| 2 | STUCCO CONTROL JOINT | | |
| 3 | COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT | | |
| 4 | STUCCO YARD WALL, WOOD FRAME | | |
| 5 | CONDUCTOR BOX AND DOWNSPOUT, METAL | | |
| 6 | BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP | | |
| 7 | STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA | | |
| 8 | WINDOW, COLOR-WHITE | | |
| 9 | DOOR, FULL LITE GLASS, COLOR-WHITE | | |
| 10 | DOOR, METAL, PAINT | | |
| 11 | GARAGE DOOR, PAINT | | |
| 12 | COURTYARD "OPENING" WITH METAL COVER | | |
| 13 | FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS | | |
| 14 | ELECTRICAL GEAR | | |
| 15 | FIRE RISER ROOM | | |
| 16 | IDF/LOW VOLTAGE ROOM | | |
| 17 | METAL ROLLING GATE | | |
| 18 | STUCCO PARAPET, COLOR TO MATCH WALL | | |
| 19 | ROOF WITH METAL FASCIA AND DRIP EDGE | | |
| 20 | BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL | | |
| 21 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL | | |
| 22 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL | | |
| 23 | BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL | | |
| 24 | ROOFTOP MECHANICAL UNIT, PAINT TO MATCH STUCCO | | |
| 25 | ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT | | |
| 26 | JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| 27 | "PUNCHED" OPENING IN WALL, STUCCO | | |
| 28 | "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE | | |
| 29 | 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| 30 | 3X3 HHS POST, PRIME AND PAINT | | |
| 31 | 3X6 HHS POST, PRIME AND PAINT | | |



DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
10 OCTOBER 2024
13 FEBRUARY 2025
7 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

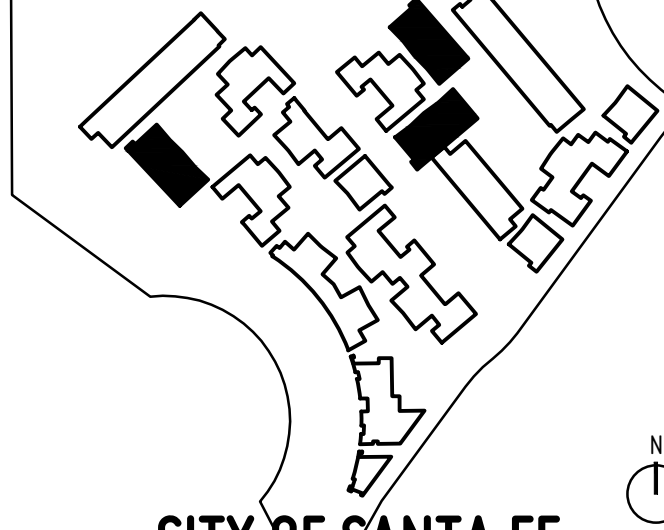
SHEET TITLE:
BLDG TYPE H
EXTERIOR ELEVATIONS

ELEVATION NOTES

- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM— TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS— AS NOTED
STUCCO COLOR "SC1"— ZONA ROSA

STUCCO COLOR "SC1"— ZONA ROSA

KEY PLAN



JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AH_201

PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1700 Paseo de Pecos, Santa Fe, New Mexico 87504
TEL 505.860.5889 email THOMAS.GIFFORD.COM

AH_201

ELEVATION KEY NOTES

- 1

STUCCO SYSTEM
- 2

STUCCO CONTROL JOINT
- 3

COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT
- 4

STUCCO YARD WALL, WOOD FRAME
- 5

CONDUCTOR BOX AND DOWNSPOUT, METAL
- 6

BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP
- 7

STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA
- 8

WINDOW, COLOR-WHITE
- 9

DOOR, FULL LITE GLASS, COLOR-WHITE
- 10

DOOR, METAL, PAINT
- 11

GARAGE DOOR, PAINT
- 12

COURTYARD "OPENING" WITH METAL COVER
- 13

FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS
- 14

ELECTRICAL GEAR
- 15

FIRE RISER ROOM
- 16

IDF/LOW VOLTAGE ROOM
- 17

METAL ROLLING GATE
- 18

STUCCO PARAPET, COLOR TO MATCH WALL
- 19

ROOF WITH METAL FASCIA AND DRIP EDGE
- 20

BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL
- 21

PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL
- 22

PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL
- 23

BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL
- 24

ROOFTOP MECHANICAL UNIT, PAINT TO MATCH STUCCO
- 25

ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT
- 26

JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT
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"PUNCHED" OPENING IN WALL, STUCCO
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"PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE
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42" TALL GUARDRAIL, PRIME AND PAINT
- 30

3X3 HHS POST, PRIME AND PAINT
- 31

3X6 HHS POST, PRIME AND PAINT
- 32

F.D.C. W/ SIGNAGE



DATE	REVISION	BY	APP
10 OCTOBER 2024			
13 FEBRUARY 2025	1		
7 MARCH 2025	2		
1 MAY 2025	3		
1 JUL 2025	4		
12 AUG 2025	5		

SHEET TITLE:
BLDG TYPE I EXTERIOR
ELEVATIONS

ELEVATION NOTES

- A.

REFER TO ALL SHEETS FOR ALL REQUIREMENTS
- B.

REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
- C.

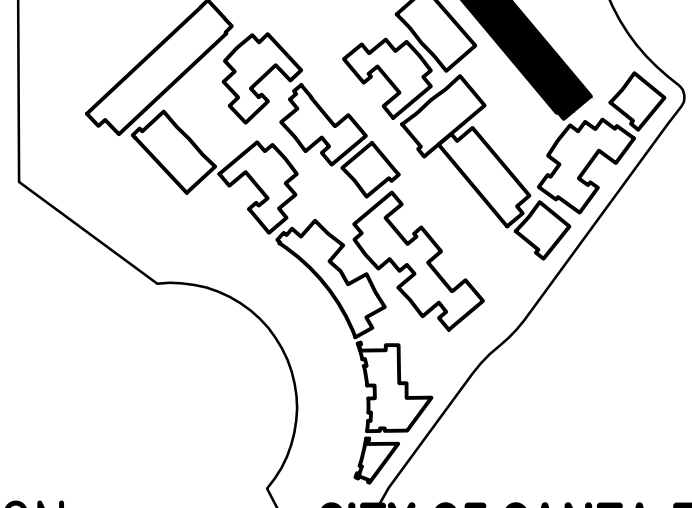
STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
- D.

ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
- E.

STUCCO COLORS- AS NOTED
- F.

STUCCO COLOR "SC1"- ZONA ROSA
- STUCCO COLOR "SC1"- ZONA ROSA

KEY PLAN



CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AI_201

PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
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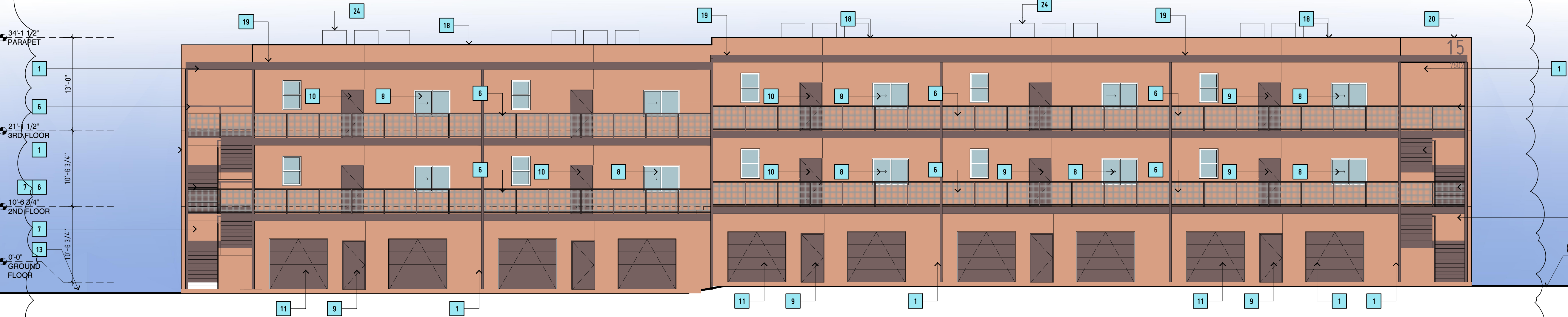
AI_201

3 | BLDG I - EAST ELEVATION

AI_201 SCALE : 1/8" = 1'-0"

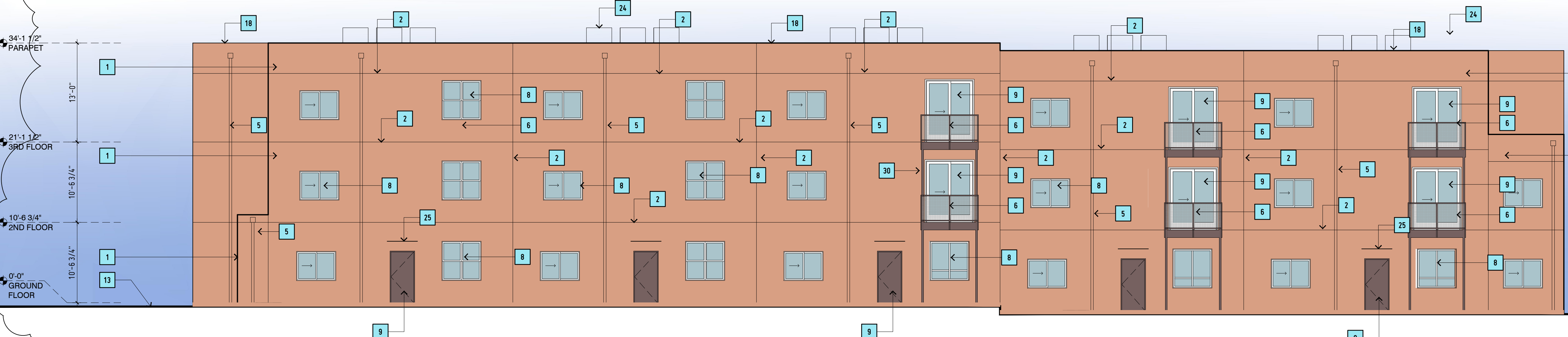
4 | BLDG I - WEST ELEVATION

AI_201 SCALE : 1/8" = 1'-0"



2 | BLDG I - NORTH ELEVATION

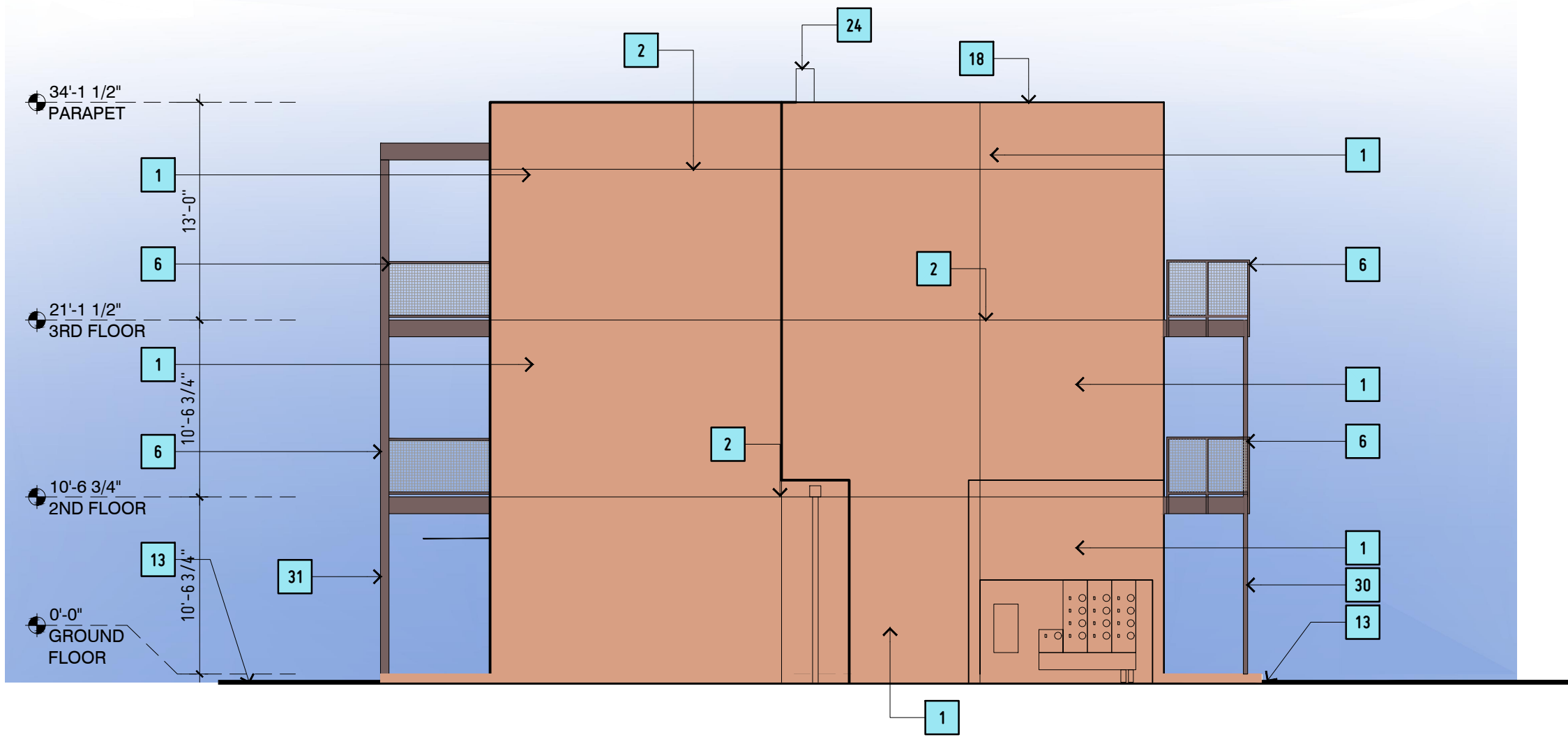
AI_201 SCALE : 1/8" = 1'-0"



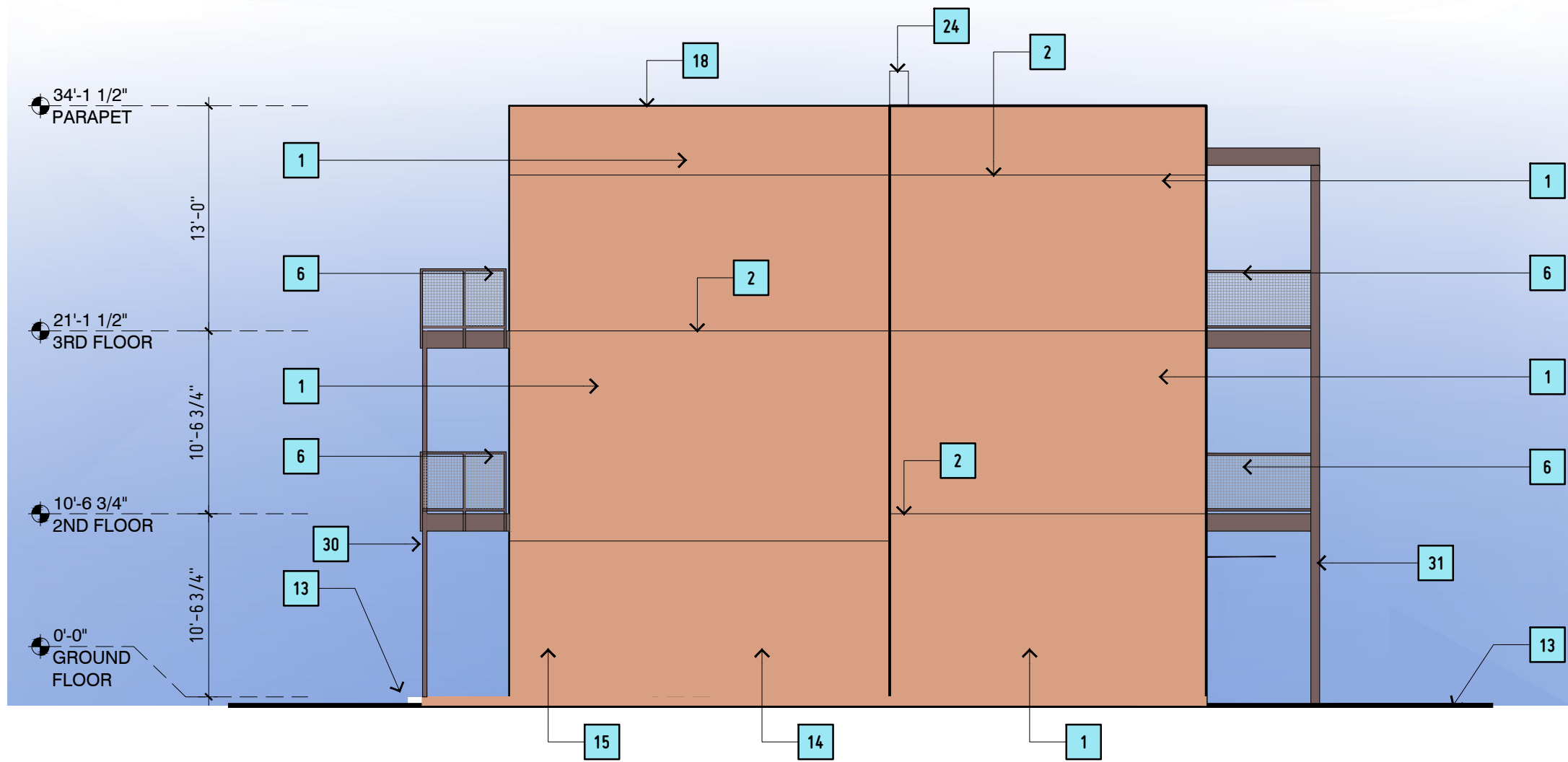
1 | BLDG I - SOUTH ELEVATION

AI_201 SCALE : 1/8" = 1'-0"

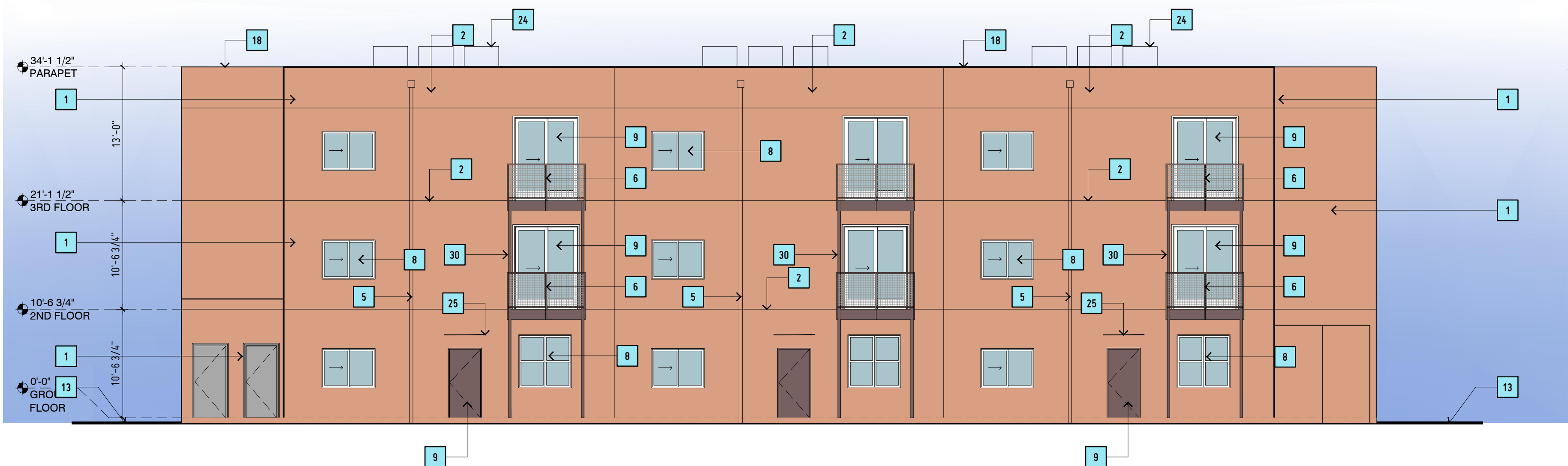
JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:



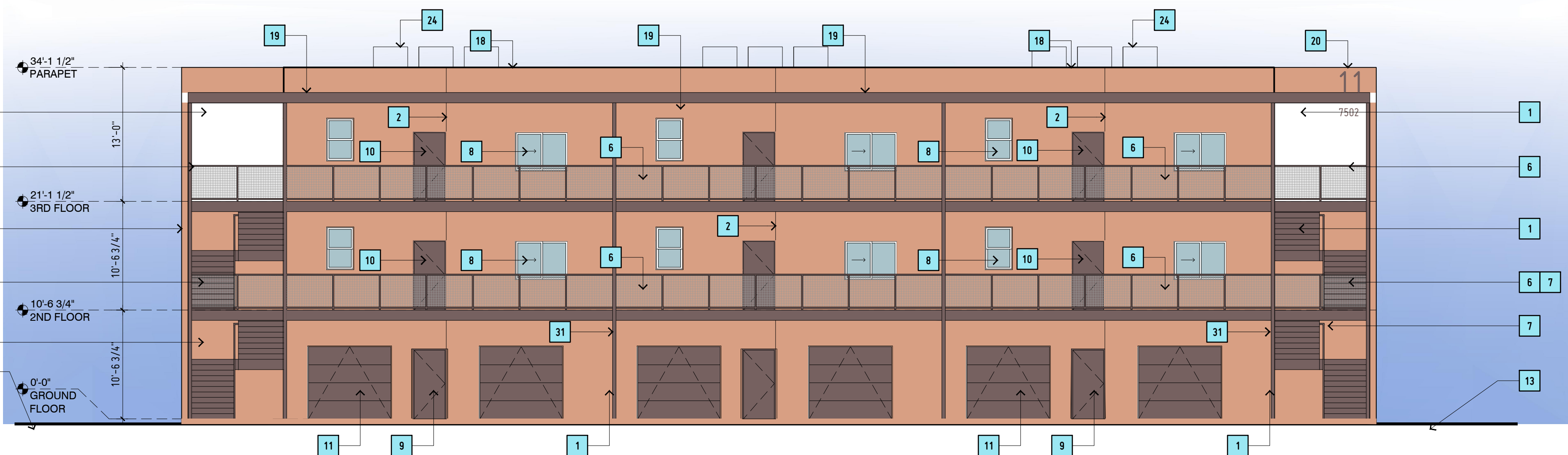
3 | BLDG J - EAST ELEVATION



4 | BLDG J - WEST ELEVATION



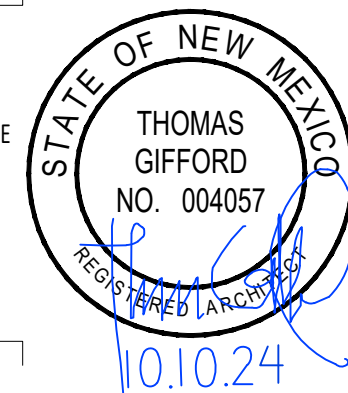
2 | BLDG J - NORTH ELEVATION



1 | BLDG J - SOUTH ELEVATION

ELEVATION KEY NOTES

- | | | | |
|----|--|----|------------------|
| 1 | STUCCO SYSTEM | 32 | F.D.C W/ SIGNAGE |
| 2 | STUCCO CONTROL JOINT | | |
| 3 | COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT | | |
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| 5 | CONDUCTOR BOX AND DOWNSPOUT, METAL | | |
| 6 | BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP | | |
| 7 | STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA | | |
| 8 | WINDOW, COLOR-WHITE | | |
| 9 | DOOR, FULL LITE GLASS, COLOR-WHITE | | |
| 10 | DOOR, METAL, PAINT | | |
| 11 | GARAGE DOOR, PAINT | | |
| 12 | COURTYARD "OPENING" WITH METAL COVER | | |
| 13 | FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS | | |
| 14 | ELECTRICAL GEAR | | |
| 15 | FIRE RISER ROOM | | |
| 16 | IDF/LOW VOLTAGE ROOM | | |
| 17 | METAL ROLLING GATE | | |
| 18 | STUCCO PARAPET, COLOR TO MATCH WALL | | |
| 19 | ROOF WITH METAL FASCIA AND DRIP EDGE | | |
| 20 | BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM., 9" TALL | | |
| 21 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL | | |
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| 23 | BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL | | |
| 24 | ROOFTOP MECHANICAL UNIT, PAINT TO MATCH STUCCO | | |
| 25 | ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT | | |
| 26 | JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT | | |
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| 30 | 3X3 HHS POST, PRIME AND PAINT | | |
| 31 | 3X6 HHS POST, PRIME AND PAINT | | |



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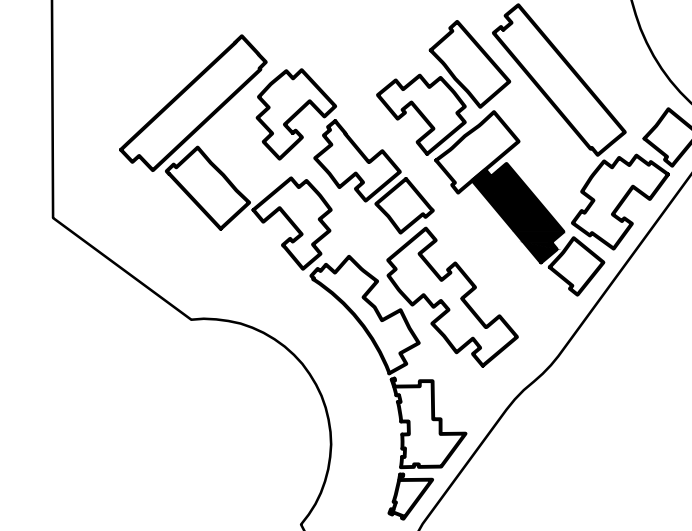
SHEET TITLE:
BLDG TYPE J EXTERIOR
ELEVATIONS

ELEVATION NOTES

- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WBR) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS- AS NOTED
STUCCO COLOR "SC1" - ZONA ROSA

STUCCO COLOR "SC1" - ZONA ROSA

KEY PLAN



JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AJ_201

PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1700 Paseo de Pecos, Santa Fe, New Mexico 87504
TEL 505.800.5888 email THOMAS.GIFFORD.COM

AJ_201

3 | BLDG TYPE K ELEVATION

AK_201

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

4 | BLDG TYPE K ELEVATION

AK_201

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

1 | BLDG K SOUTH ELEVATION

AK_201

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

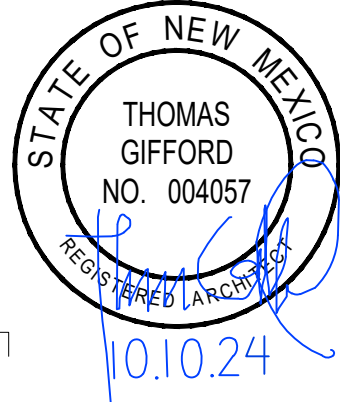
2 | BLDG K - NORTH ELEVATION

AK_201

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

ELEVATION KEY NOTES

- | | | | |
|----|--|----|-------------------|
| 1 | STUCCO SYSTEM | 32 | F.D.C. W/ SIGNAGE |
| 2 | STUCCO CONTROL JOINT | | |
| 3 | COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT | | |
| 4 | STUCCO YARD WALL, WOOD FRAME | | |
| 5 | CONDUCTOR BOX AND DOWNSPOUT, METAL | | |
| 6 | BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP | | |
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| 9 | DOOR, FULL LITE GLASS, COLOR-WHITE | | |
| 10 | DOOR, METAL, PAINT | | |
| 11 | GARAGE DOOR, PAINT | | |
| 12 | COURTYARD "OPENING" WITH METAL COVER | | |
| 13 | FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS | | |
| 14 | ELECTRICAL GEAR | | |
| 15 | FIRE RISER ROOM | | |
| 16 | IDF/LOW VOLTAGE ROOM | | |
| 17 | METAL ROLLING GATE | | |
| 18 | STUCCO PARAPET, COLOR TO MATCH WALL | | |
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| 22 | SIDED, 34 SQ. FT TOTAL | | |
| 23 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (1) | | |
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| | 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| | 3X3 HHS POST, PRIME AND PAINT | | |
| | 3X6 HHS POST, PRIME AND PAINT | | |



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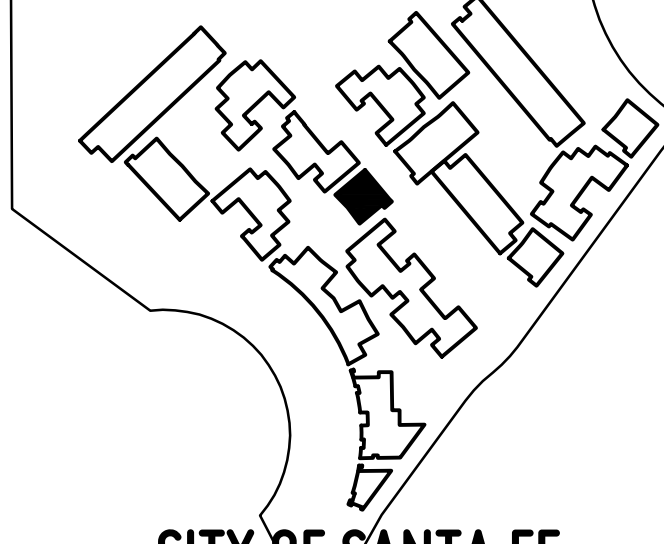
SHEET TITLE:
BUILDING TYPE K
EXTERIOR ELEVATIONS

ELEVATION NOTES

- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER. PROVIDE WATERPROOF BASE COAT (STO FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS- AS NOTED
STUCCO COLOR "SC1"- ZONA ROSA



KEY PLAN



CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AK_201

JURISDICTION:
PROJECT NAME:
DRAWING TYPE:
DRAWING DATE:
SHEET NUMBER:

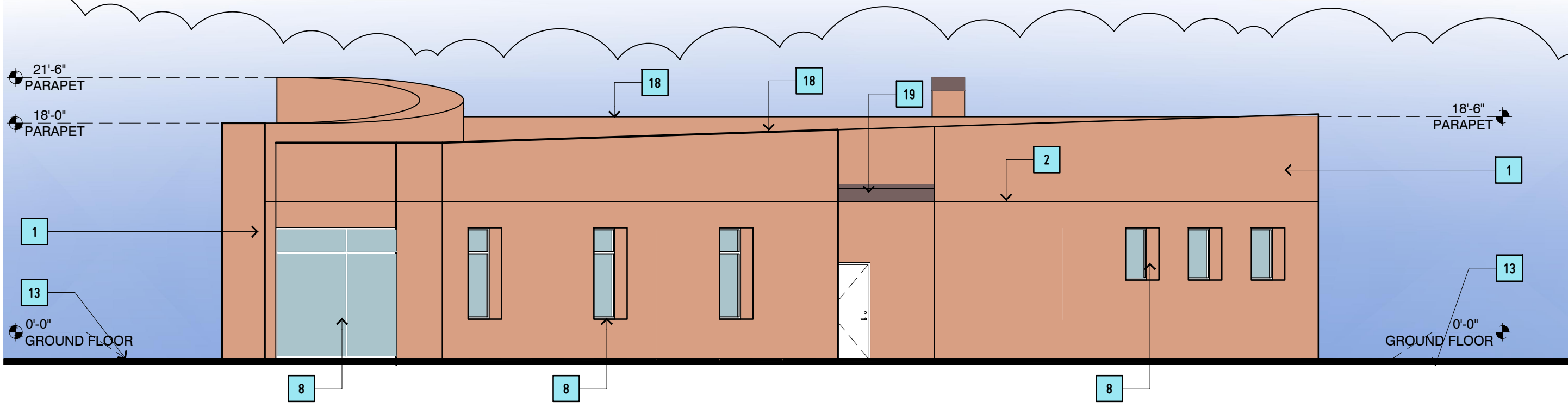
PLAZA CENTRAL
ZORRO BLANCO
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
THOMAS GIFFORD ARCHITECT
ARCHITECTURE URBAN DESIGN
1709 Paseo de Pablos, Santa Fe, New Mexico 87501
TEL 505.860.5889 email THOMAS.GIFFORD.COM

AK_201

4 | BLDG L EAST ELEVATION

AL_201

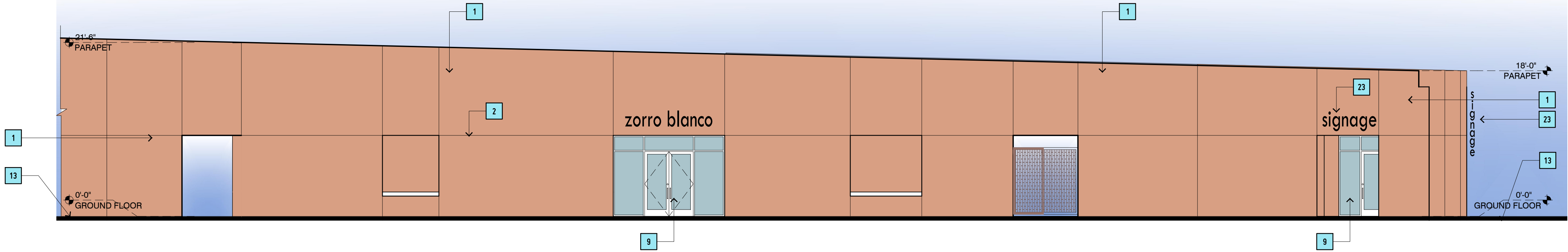
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3 | BLDG L NORTH ELEVATION

AL_201

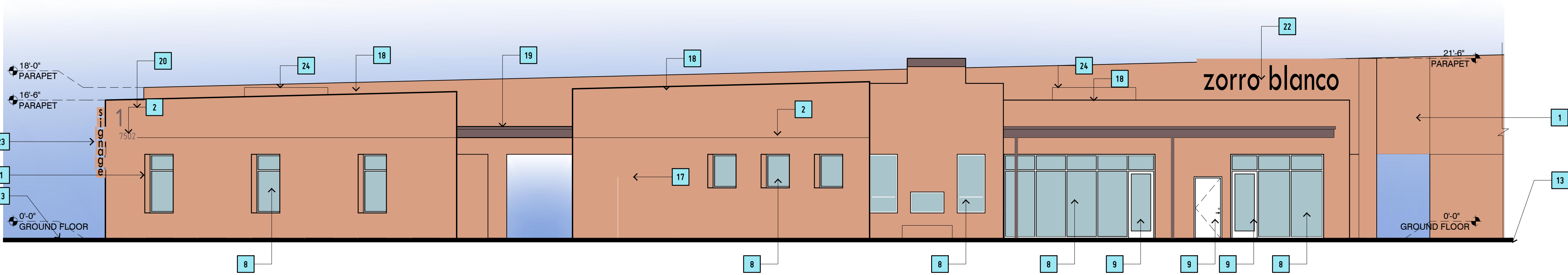
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2 | BLDG L WEST ELEVATION

AL_201

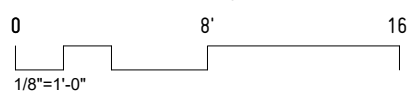
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1 | BLDG L EAST ELEVATION

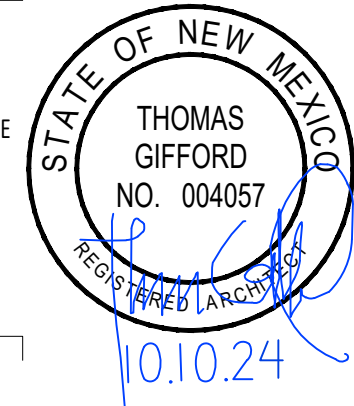
AL_201

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



ELEVATION KEY NOTES

- | | | | |
|----|---|----|-------------------|
| 1 | STUCCO SYSTEM | 32 | F.D.C. W/ SIGNAGE |
| 2 | STUCCO CONTROL JOINT | | |
| 3 | COURTYARD ENTRY GATE, STEEL, PRIME AND PAINT | | |
| 4 | STUCCO YARD WALL, WOOD FRAME | | |
| 5 | CONDUCTOR BOX AND DOWNSPOUT, METAL | | |
| 6 | BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT, METAL FASCIA AND DRIP | | |
| 7 | STAIRS, C10 STRINGERS, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT & HANDRAILS BOTH SIDES, METAL FASCIA | | |
| 8 | WINDOW, COLOR-WHITE | | |
| 9 | DOOR, FULL LITE GLASS, COLOR-WHITE | | |
| 10 | DOOR, METAL, PAINT | | |
| 11 | GARAGE DOOR, PAINT | | |
| 12 | COURTYARD "OPENING" WITH METAL COVER | | |
| 13 | FINISH GRADE, SEE CIVIL PLANS FOR ELEVATIONS | | |
| 14 | ELECTRICAL GEAR | | |
| 15 | FIRE RISER ROOM | | |
| 16 | IDF/LOW VOLTAGE ROOM | | |
| 17 | METAL ROLLING GATE | | |
| 18 | STUCCO PARAPET, COLOR TO MATCH WALL | | |
| 19 | ROOF WITH METAL FASCIA AND DRIP EDGE | | |
| 20 | BUILDING IDENTIFICATION SIGNAGE, 24" ALUM, 1" STANDOFF W. LED BACK LIGHT, BUILDING ADDRESS SIGNAGE, ALUM, 9" TALL | | |
| 21 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (2) SIDED, 34 SQ. FT TOTAL | | |
| 22 | PROJECT IDENTIFICATION SIGNAGE, "ZORRO BLANCO" LED LIGHTING (1) SIDED, 70 SQ. FT TOTAL | | |
| 23 | BUSINESS IDENTIFICATION SIGNAGE, "TO BE DETERMINED" LED LIGHTING (1) SIDED, 46 SQ. FT TOTAL | | |
| 24 | ROOFTOP MECHANICAL UNIT, PAINT TO MATCH STUCCO | | |
| 25 | ENTRY COVER, METAL, PRIME AND PAINT, SLOPE TOP 1/4" /FT | | |
| 26 | JULIET BALCONY, STEEL, 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| 27 | "PUNCHED" OPENING IN WALL, STUCCO | | |
| 28 | "PUNCHED" OPENING IN WALL, STUCCO W/ METAL GRATE | | |
| 29 | 42" TALL GUARDRAIL, PRIME AND PAINT | | |
| 30 | 3X3 HHS POST, PRIME AND PAINT | | |
| 31 | 3X6 HHS POST, PRIME AND PAINT | | |



DATE: 10 OCTOBER 2024
REVISION: 13 FEBRUARY 2025
13 MARCH 2025
1 MAY 2025
1 JUL 2025
12 AUG 2025

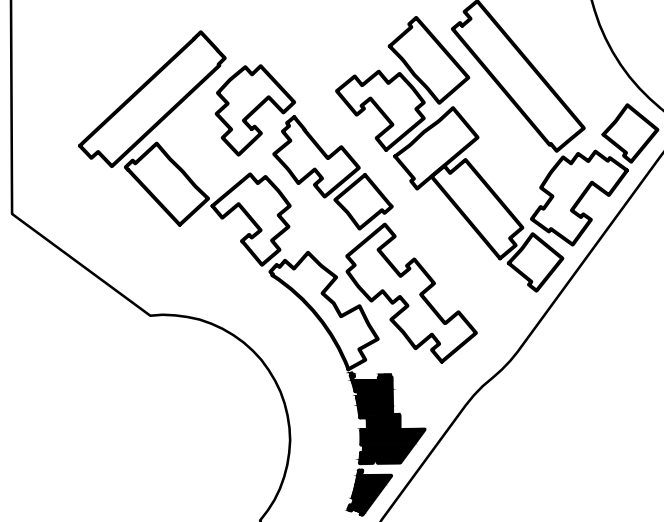
SHEET TITLE:
BLDG TYPE L EXTERIOR
ELEVATIONS

ELEVATION NOTES

- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
B. REFER TO CIVIL PLANS FOR TOP OF SLAB ELEVATIONS
C. STUCCO SYSTEM- TWO COAT STUCCO SYSTEM ACRYLIC COLOR COAT, PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, SELF-FURRING WIRE LATH, TYVEK- COMMERCIAL D STUCCO WRAP WATER RESISTIVE (WRB) BARRIER AND INTER, PROVIDE WATERPROOF BASE COAT (STD FLEXAL OR EQUAL) AT ALL HORIZONTAL STUCCO SURFACES- PARAPETS, ELEC. METER COVERS, ETC. USE EXPANDED METAL LATH AT STUCCO SOFFITS
D. ALL DOOR AND WINDOW GLAZING TO BE CLEAR OR TINTED GREY NEUTRAL
E. STUCCO COLORS- AS NOTED
STUCCO COLOR "SC1"- ZONA ROSA

STUCCO COLOR "SC1"- ZONA ROSA

KEY PLAN

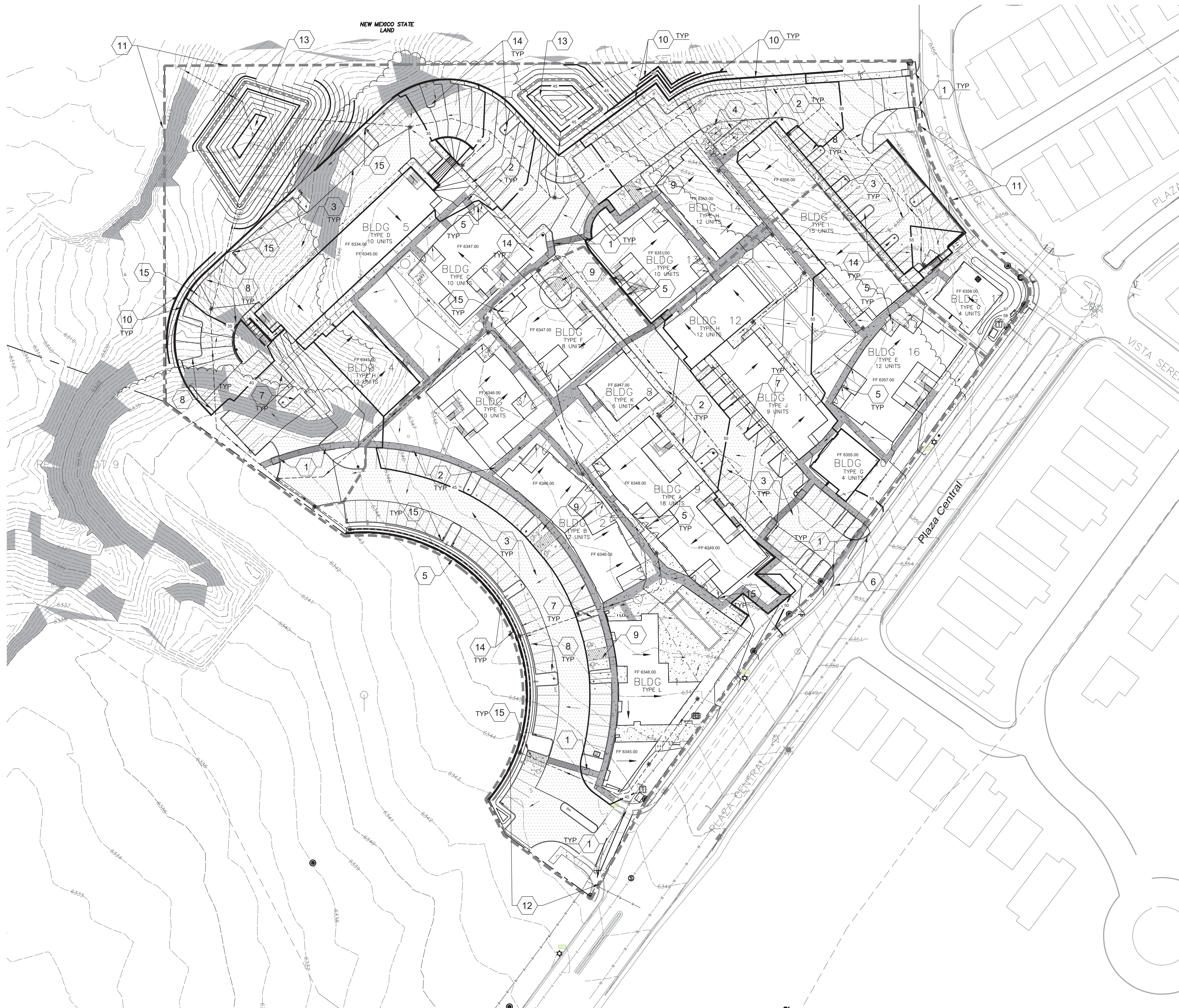


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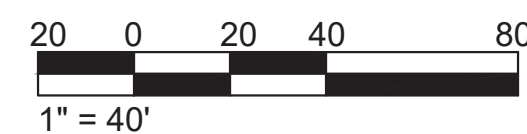
CITY OF SANTA FE
ZORRO BLANCO
EXTERIOR ELEVATION
12 AUGUST 2025
AL_201

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1 CIVIL SITE PLAN
Scale: 1" = 40'



KEYED NOTES

1. NEW ACCESSIBLE RAMP, IF APPLICABLE, REPAIR/REPLACE EXISTING SIDEWALK AS REQUIRED FOR NEW CONSTRUCTION. SEE DETAILS C-501.
2. NEW CONCRETE SIDEWALK. SEE DETAIL 7/C-501.
3. NEW ASPHALT DRIVE LANE/PARKING AREA. SEE DETAIL 6/C-501.
4. NEW DUMPSTER/COMPACTOR ENCLOSURE. SEE DETAIL 8/C-501 FOR WALLS AND BOLLARDS.
5. NEW SITE YARD WALL. SEE DETAIL 11/C-501 & ARCH. SHEETS.
6. NEW CURB CUT IN EXISTING CURB FOR NEW ENTRANCE.
7. NEW STANDING CURB. SEE DETAIL 9/C-501.
8. NEW CURB AND GUTTER. SEE DETAIL 10/501.
9. NEW ACCESSIBLE PARKING SPACES. SEE DETAILS 2, 3, & 4/C-501.
10. SITE RETAINING WALLS PER CITY OF SANTA FE LAND USE CODE 14-8.5(B). WALL SHALL NOT EXCEED 6 FEET IN HEIGHT, AND TERRACED WALLS SEPARATION WILL EQUAL TO THE HEIGHT OF THE HIGHER WALL. SEE DETAIL 3/C-502.
11. DRAINAGE BASIN "A". SEE RUNOFF CALCULATIONS SHEET C-101A.
12. DRAINAGE BASIN "B". SEE RUNOFF CALCULATIONS SHEET C-101B.
13. NEW PONDING AREA WITH OVERFLOW STRUCTURE AND WATER DEPTH GAUGE. SEE SHEET C-101A & DETAIL 1&2/C-502.
14. DEPRESS ALL LANDSCAPE AREAS 3" FOR RAINWATER STORAGE/RECOVERY.
15. WALL/CURB OPENING OR PARKING AREA INLET FOR DRAINAGE. SEE DETAILS 1/C-501.

DRAINAGE FACILITIES MAINTENANCE NOTE

ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY ALL PROPERTY OWNERS. THE PROPERTY OWNERS SHALL ALSO HAVE THE RESPONSIBILITY FOR MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT.

INSPECTIONS SHALL BE CONDUCTED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO OR OTHER QUALIFIED PERSON. INSPECTIONS SHALL BE CONDUCTED ON THE DRAINAGE FACILITIES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

ON OR ABOUT MARCH 15, ON OR ABOUT SEPTEMBER 15, AND AFTER EACH STORM EVENT OF 1-INCH OR GREATER. MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE CONDUCTED AND DOCUMENTED BY THE ENGINEER OR QUALIFIED PERSON AND THE OWNER. THE OWNER SHALL MAINTAIN A FILE OF THE INSPECTIONS AND REMEDIAL ACTION CONDUCTED ON THE DRAINAGE FACILITIES.

WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE ENGINEER'S RECOMMENDATIONS, AND SHALL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- A. FLUSH ALL CULVERTS, DROP INLETS AND DRAINAGE PIPES TO REMOVE SEDIMENT AND VEGETATION THAT PREVENTS OR HINDERS THE FLOW OF STORM WATER IN THE DRAINAGE STRUCTURE(S).
- B. REMOVE SEDIMENT IN PONDS THAT IS GREATER THAN 6-INCHES IN DEPTH, AND IF NECESSARY, RESEED WITH NATIVE GRASSES AND INSTALL FILTER FABRIC AND 3 TO 4 INCH COBBLE AS DIRECTED BY THE ENGINEER.
- C. INSPECT FOR SEDIMENTATION IN ALL SWALES, DITCHES, DRAINAGE PONDS AND REMOVE AND STABILIZE AS NECESSARY.
- D. INSPECT FOR SOIL EROSION AT ALL DRAINAGE PONDS, CUT AND FILL SLOPES, AND REPAIR OR STABILIZE ACCORDINGLY.
- E. INSPECT THE STRUCTURAL INTEGRITY OF DRAINAGE PONDS, SLOPES, RIP-RAP, GABIONS, DROP INLETS, CULVERTS, ENERGY DISSIPATORS, AND RETAINING WALLS, ROCK PLATING, EROSION CONTROL MATS OR BLANKETS, AND REPAIR OR STABILIZE ACCORDINGLY.

GUNNISON'S PRAIRIE DOG NOTE

THE PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE GUNNISON'S PRAIRIE DOG ORDINANCE (ARTICLE 14-8.12).

LEGEND

	EXISTING CONCRETE SIDEWALK
	NEW CONCRETE SIDEWALK
	NEW ASPHALT DRIVE
	NEW ADA PATH
	EXISTING BUILDING
	NEW BUILDING
	FINISH FLOOR ELEVATION
	EXISTING SANITARY SEWER MANHOLE
	DIRECTION OF FLOW
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING UTILITY POLE
	EXISTING FENCE LINE
	EXISTING WALL
	NEW WALL
	NEW DRAINAGE INLET
	> 30% NATURAL SLOPE

GENERAL NOTES

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

KEYED NOTES

1. NEW SITE RETAINING WALLS PER CITY OF SANTA FE LAND USE CODE 14-8.5(B). WALL SHALL NOT EXCEED 6 FEET IN HEIGHT AND TERRACED WALLS SEPARATION WILL EQUAL TO THE HEIGHT OF THE HIGHER WALL. SEE DETAIL 3/C-502.
2. DRAINAGE BASIN "A". SEE RUNOFF CALCULATIONS SHEET C-101A.
3. DRAINAGE BASIN "B". SEE RUNOFF CALCULATIONS SHEET C-101B.
4. NEW PONDING AREA WITH DRAINAGE INLET STRUCTURES.
5. DEPRESS ALL LANDSCAPE AREAS 3" FOR RAINWATER STORAGE/RECOVERY.
6. NEW WALL/CURB OPENING OR PARKING AREA INLET FOR DRAINAGE. SEE DETAILS 1/C-501.
7. NEW STORM DRAIN INLETS AND UNDERGROUND CMP DRAINAGE PIPING. (PRIVATE). SEE STORM DRAIN SYSTEM SCHEDULE THIS SHEET.

DATE: 12 MAY 2025
REVISION:
COST/COMMENTS/7/2/25
SHEET TITLE: Grading & Drainage Plan Enlarged

STORM DRAIN SYSTEM (SDS)						
STS INLET #	RIM ELEV. (FT)	PIPE SIZE (IN)	PIPE SLOPE	PIPE LENGTH (FT)	INVERT IN (FT)	INVERT OUT (FT)
1	6345.50	12		65	-	6343
2	6345.50	12	1.0%	125	6342.35	6342.35
3	6342.00	12	1.0%	100	6341.10	6341.10
4	6342.00	12	1.0%	175	6340.10	6340.10
5	6342.00	12	1.0%	70	6338.35	6338.35
6	6343.00	12	1.0%	165	6337.65	6337.65
7	6334.00	12	3.6%	95	6331.71	6331.71
POND #1	6325.00	12	7.1%	-	6325.00	-
8	6351.00	12		150	-	6349.00
9	6349.50	12	1.0%	175	6347.25	6347.25
10	6347.00	12	2.5%	75	6345.00	6345.00
11	6346.00	12	2.5%	80	6343.00	6343.00
12	6345.00	12	1.0%	140	6341.60	6341.60
MATCH #6 INVERT			2.8%	-	6337.65	
13	6347.00	12	1.0%	80	-	6345.00
14	6348.00	12	1.0%	152	6344.20	6344.20
MATCH #4 INVERT			2.7%	-	6340.10	6340.10
15	6354.00	12	1.0%	160	-	6352.00
16	6354.50	12	-	40	-	6352.50
-			1.0%	190	6350.40	6350.40
17	6350.50	12	3.0%	70	6348.30	6348.30
POND #2			3.3%		6346.00	
18	6347.25	12	6.5%	150	6343.40	6343.40
19	6340.00	12	-	40	-	6338.00
-			7.0%	80	6337.80	6337.80
20	6334.00	12	8.0%	75	6331.80	6331.80
21	6356.00	12	1.0%	70	-	6354.00
22	6353.00	12	1.0%	60	-	6351.00
23	6353.50	12	1.0%	75	6350.30	6350.30
24	6354.00	12	1.0%	70	6349.55	6349.55
25	6353.50	12	1.0%	60	6348.85	6348.85

RUNOFF CALCULATIONS

PLAZA CENTRAL APARTMENTS
BASIN B Runoff Calculations - 100 year, 24 hour Storm Event

UNDEVELOPED RUNOFF

DRAINAGE AREA	A = 3.453 ac
RUNOFF CURVE NUMBER	CN = 78
TIME OF CONCENTRATION	Tc = 0.05 hr
CHANNEL LOSS FACTOR	cif = 1.00
NORMAL ANNUAL PRECIPITATION	Pa = 16 in
AVERAGE ANNUAL TEMPERATURE	Ta = 50 oF
UNIT DISCHARGE	cfs/ac-in = 2.3
RECURRENCE INTERVAL (FREQUENCY):	100 yr
RAINFALL, 24 HR: (in)	3.4 in
DIRECT RUNOFF: Q (in)	1.42 in
NET RUNOFF: Qn (in)	1.42 in
PEAK DISCHARGE: (cfs)	11.29 cfs
VOLUME OF RUNOFF: (ac-ft)	0.409 ac-ft

Soil and Hydrologic	HG	Soil Description	CN	Area	Product
Table 2-2 or Fig. 2-1		Cover Description	(3)	(% or Area) (4)	(3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	63	1.105	69.61
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	85	2.348	199.58
Totals			3.453		269.20
CN (weighted) =			total (5) = #####		77.96
			total(4)	3.453	
					USE 78

DEVELOPED RUNOFF

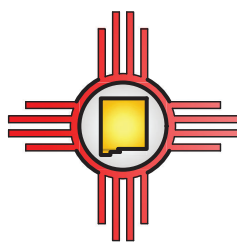
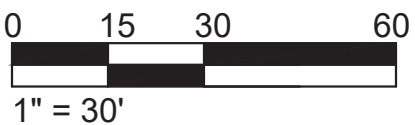
DRAINAGE AREA	A = 3.453 ac
RUNOFF CURVE NUMBER	CN = 93
TIME OF CONCENTRATION	Tc = 0.05 hr
CHANNEL LOSS FACTOR	cif = 1.00
NORMAL ANNUAL PRECIPITATION	Pa = 16 in
AVERAGE ANNUAL TEMPERATURE	Ta = 50 oF
UNIT DISCHARGE	cfs/ac-in = 2.3
RECURRENCE INTERVAL (FREQUENCY):	100 yr
RAINFALL, 24 HR: (in)	3.4 in
DIRECT RUNOFF: Q (in)	2.64 in
NET RUNOFF: Qn (in)	2.64 in
PEAK DISCHARGE: (cfs)	20.95 cfs
VOLUME OF RUNOFF: (ac-ft)	0.759 ac-ft

Soil and Hydrologic	HG	Cover Description	CN	Area	Product
Table 2-2 or Fig. 2-1		Cover Description	(3)	(% or Area) (4)	(3)x(4) (5)
Agua Fria - Paraje Complex	C	WESTERN DESERT-URBAN AREA	85	0.067	5.72
Golondrina-Paraje complex	B	WESTERN DESERT-URBAN AREA	77	0.035	2.66
IMPERVIOUS AREA		ROOF TOP & SIDEWALKS & ASPHALT	98	2.568	251.66
LANDSCAPED AREA	B	NATURAL DESSERT LS	77	0.650	50.05
Totals			3.320		310.10
CN (weighted) =			total (5) = #####		93.41
			total(4)	3.320	
					USE 93

	PONDING PROVIDED	PONDING REQUIRED	POND DEPTH
BASIN	ft^3	ft^3	ft
NORTH POND #1	14025		5.5
NORTH POND #2	5500		4.5
LANDSCAPING	4750		
DRAINAGE PIPE	2202		
TOTAL	26477	26387	

LEGEND

6510	EXISTING INDEX CONTOUR	FF	FINISH FLOOR ELEVATION
6509	EXISTING INTERIM CONTOUR	SS	EXISTING SANITARY SEWER MANHOLE
10	NEW INDEX CONTOUR	→	DIRECTION OF FLOW
09	NEW INTERIM CONTOUR	⊗	EXISTING FIRE HYDRANT
22.8	NEW SPOT ELEVATION	⊗	EXISTING GATE VALVE
x 22.37	EXISTING SPOT ELEVATION	⊗	EXISTING UTILITY POLE
	EXISTING CONCRETE SIDEWALK	X	EXISTING FENCE LINE
	NEW CONCRETE SIDEWALK	=====	EXISTING WALL
	NEW ASPHALT DRIVE	=====	NEW WALL
	EXISTING BUILDING	=====	NEW DRAINAGE INLET
	NEW BUILDING	=====	NEW DRAINAGE CURB CUT
	NEW ADA PATH	TW	TOP OF WALL ELEVATION
		BW	FINISHED GRADE ELEVATION AT BOTTOM OF WALL - TOP OF FOOTING = BW - 1'-0" MIN.



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tel 505.890.5898 email TOM@TOMASGIFFORD.COM • tomas gifford architect, llc 2023



DATE: 12 MAY 2025
REVISION:

SHEET TITLE:

Site Wet
Utilities Plan

GENERAL NOTES

- THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- TELEPHONE AND CABLE SERVICE TO BE COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY PROVIDERS.
- SEE LANDSCAPE PLAN FOR DETAILS OF IRRIGATION SYSTEM.
- ALL 6-INCH SEWER SERVICE PIPES OR 4-INCH SEWER SERVICES PIPES SHALL HAVE CLEANOUTS AT CHANGE OF PIPE DIRECTION AND FOR EVERY 100 FEET OF PIPE LENGTH

SAS KEYED NOTES

-
-
- NEW (PRIVATE) SANITARY SEWER MANHOLE. NO SANTA FE LOGO ON PRIVATE SEWER LIDS. ALL SEWER LIDS SHALL BE LABELED PRIVATE SEWER
-
-
-
- NEW (PRIVATE) MAIN SEWER LINE CLEANOUT (TRAFFIC RATED).

WATER KEYED NOTES

- NEW (PUBLIC) 6" DIA. D.I.P WATER SERVICE LINE TO VAULT WITH 4" MASTER METER. VAULT AND MAIN LINE WILL BE IN WITHIN NEW (PUBLIC) EASEMENTS TO EXISTING PUBLIC R.O.W. PER CoSFW CONSTRUCTION DETAIL 19. USE 6"x4" REDUCER UPSTREAM AND DOWN STREAM OF METER.
- NEW (PRIVATE) 6" DIA. (AWWA C900) MAIN WATER LINE (DOMESTIC).
- INSTALL (PUBLIC) 1 1/2" DIA. COPPER (TYPE K) IRRIGATION WATER SERVICE LINE & 1 1/2" WATER METER PER COSFW CONSTRUCTION DETAIL 04. (BASED ON IRRIGATION DEMAND OF 30 GPM MAX. & ONLY ONE ZONE OF X RUNNING AT A TIME), NEW CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"x1 1/2" TAPPING SADDLE, 1 1/2" CORP STOP AND RESTRAIN.
- NEW (PRIVATE) 4" DIA. PVC FIRE SERVICE LINE TO BUILDING, WITH 8" MJ X 4" FLG. TEE AT MAIN, 4" VALVE, BACK FLOW PREVENTER IN HOTBOX & DETECTOR METER ASSEMBLY.
- NEW (PRIVATE) FIRE HYDRANT. INSTALL 8"x6" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 07.
- NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SEE GENERAL NOTE D.
- NEW (PUBLIC) 8" DIA. D.I.P MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 10" WATER LINE W/ 10"x8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (CoSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32. SEE KEYNOTE 14.
- NEW (PUBLIC) 8" DIA. DIP MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 8" WATER LINE W/ 8X8" TAPPING SLEEVE, 8" GATE VALVE FLGXMJ (COSFW DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32.
- NEW (PUBLIC) 6" D.I.P. WATER LINE (DOMESTIC) CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"x8"x6" TAPPING SLEEVE, 6" GATE VALVE BOX (CoSFW DETAIL 08) AND RESTRAIN.
- EXISTING 8" DIA. PVC WATER LINE.
- EXISTING 10" DIA. PVC WATER LINE.
- NEW FLUSH HYDRANT / VALVE (PRIVATE) TO BE INSTALLED PER CoSFW DETAIL 11.
- NEW (PUBLIC) 8" DIA. D.I.P. FIRE WATER SERVICE LINE TO NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER / 5' MIN. SPACING FROM RDRPD TO METER / PER COSFW DETAIL 32

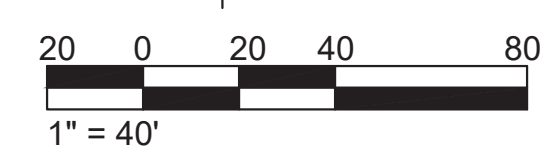
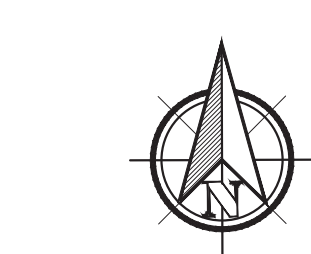
GAS KEYED NOTES

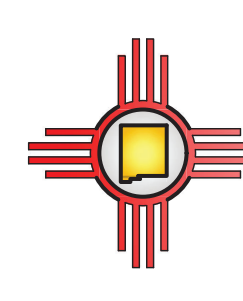
- NEW NATURAL GAS LINE (2" DIA - 2 PSI) PER GAS UTILITY COMPANY. COORDINATE WITH GAS UTILITY COMPANY FOR CONNECTION TO EXISTING SUPPLY MAIN.
- NEW GAS VALVE, METER AND REGULATOR.

CURVILINEAR SAS LINES			
SAS LINE	ARCH LENGTH (FT)	RADIUS (FT)	SLOPE MIN.
CS1	41.65	163.94	2.0%
CS2	317.00	166.00	2.0%
CS3	23.50	54.45	2.0%

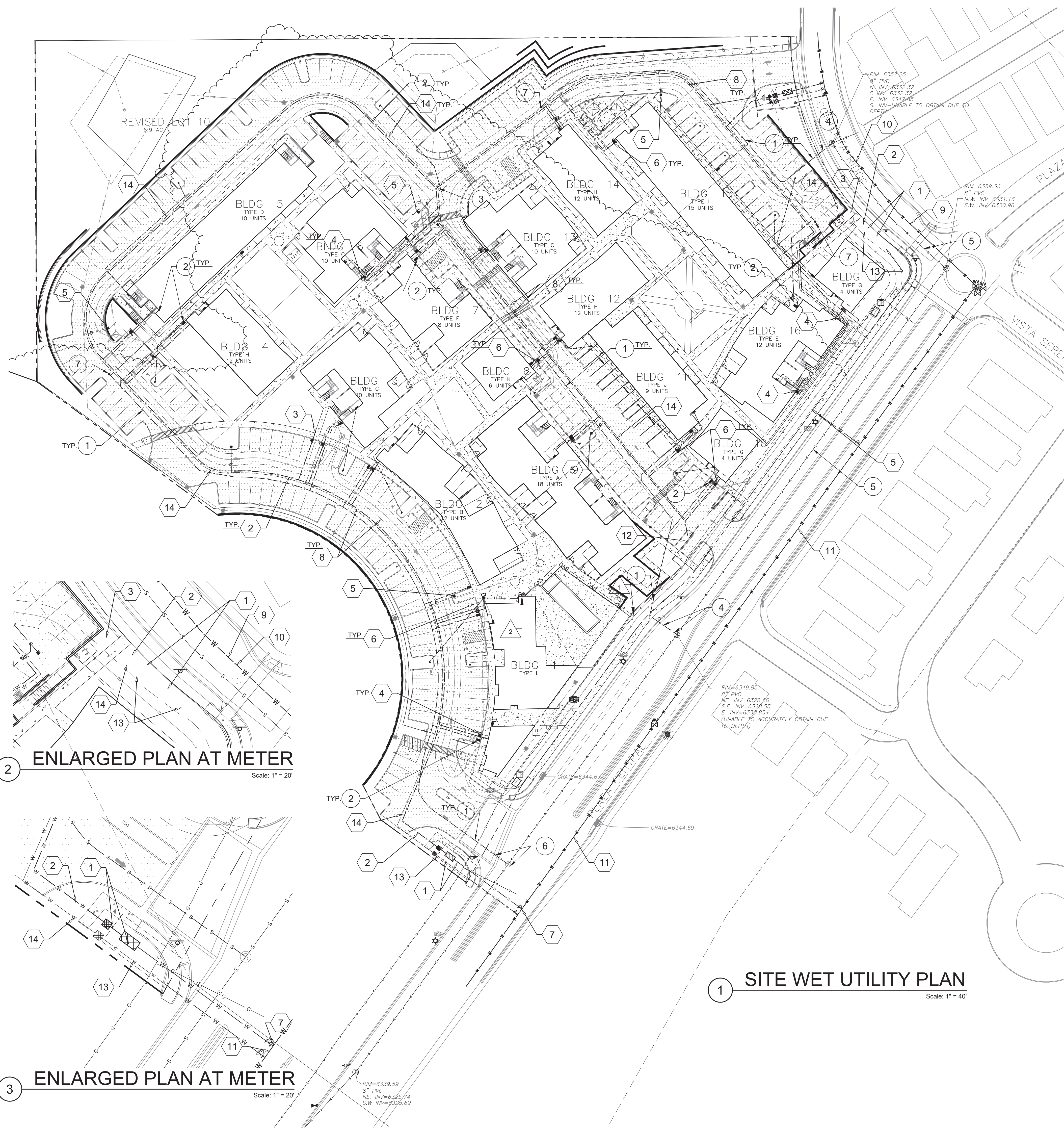
LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FF FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- NEW SANITARY SEWER LINE
- NEW SANITARY SEWER CLEANOUTS
- EXISTING STORM DRAIN STRUCTURE
- TOP OF PONDING AREA
- NEW FIRE HYDRANT
- NEW GATE VALVE
- NEW WATERLINE
- NEW WATER METER
- EXISTING FENCE LINE
- NEW SANITARY SEWER MANHOLE
- NEW ACCESS AND UTILITY EASMENT
- NEW SANITARY SEWER LINE CLEANOUT



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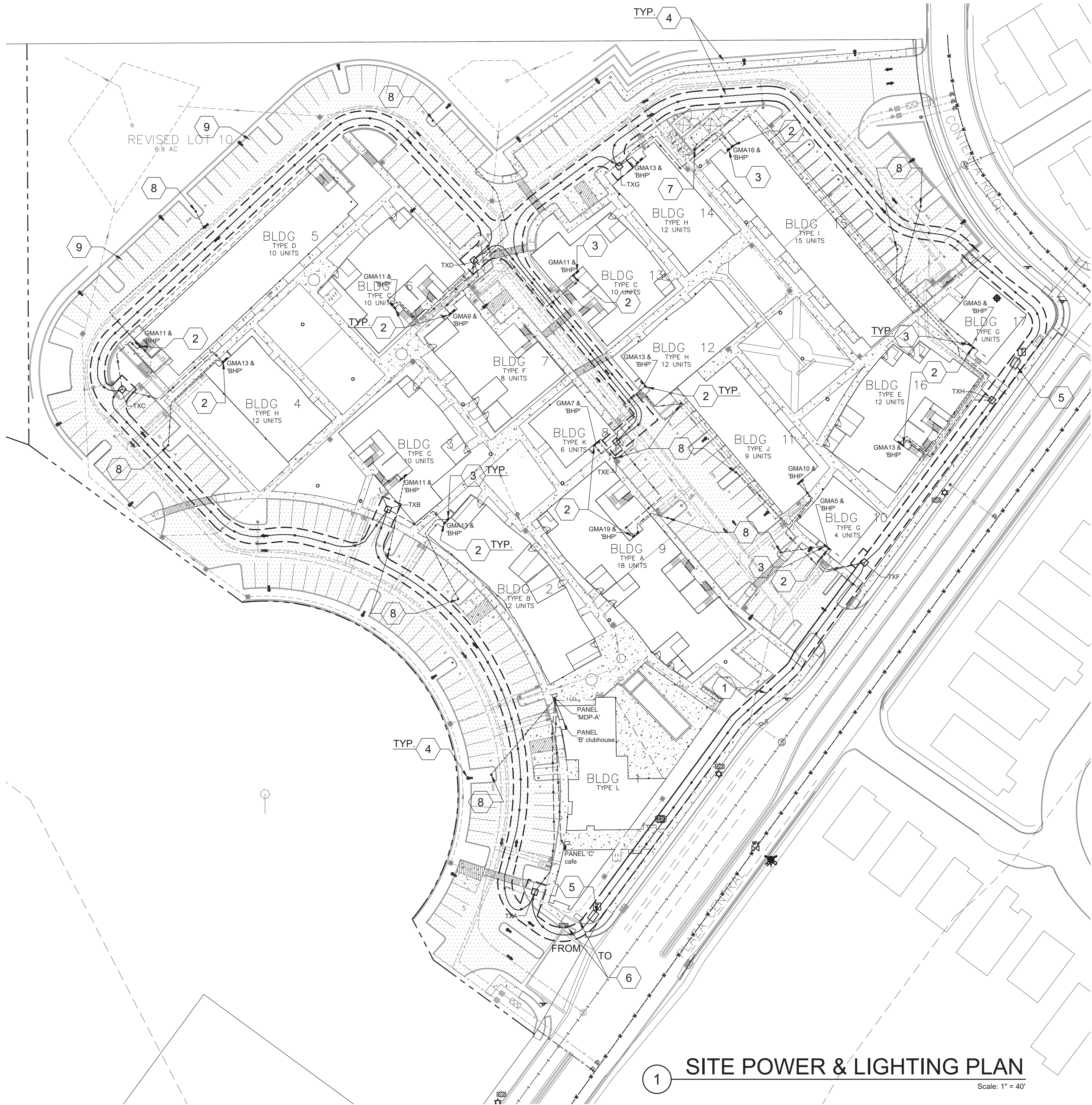
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7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECTURE FOR URBAN DESIGN
1709 Paseo de Peralta, Santa Fe, New Mexico 87501
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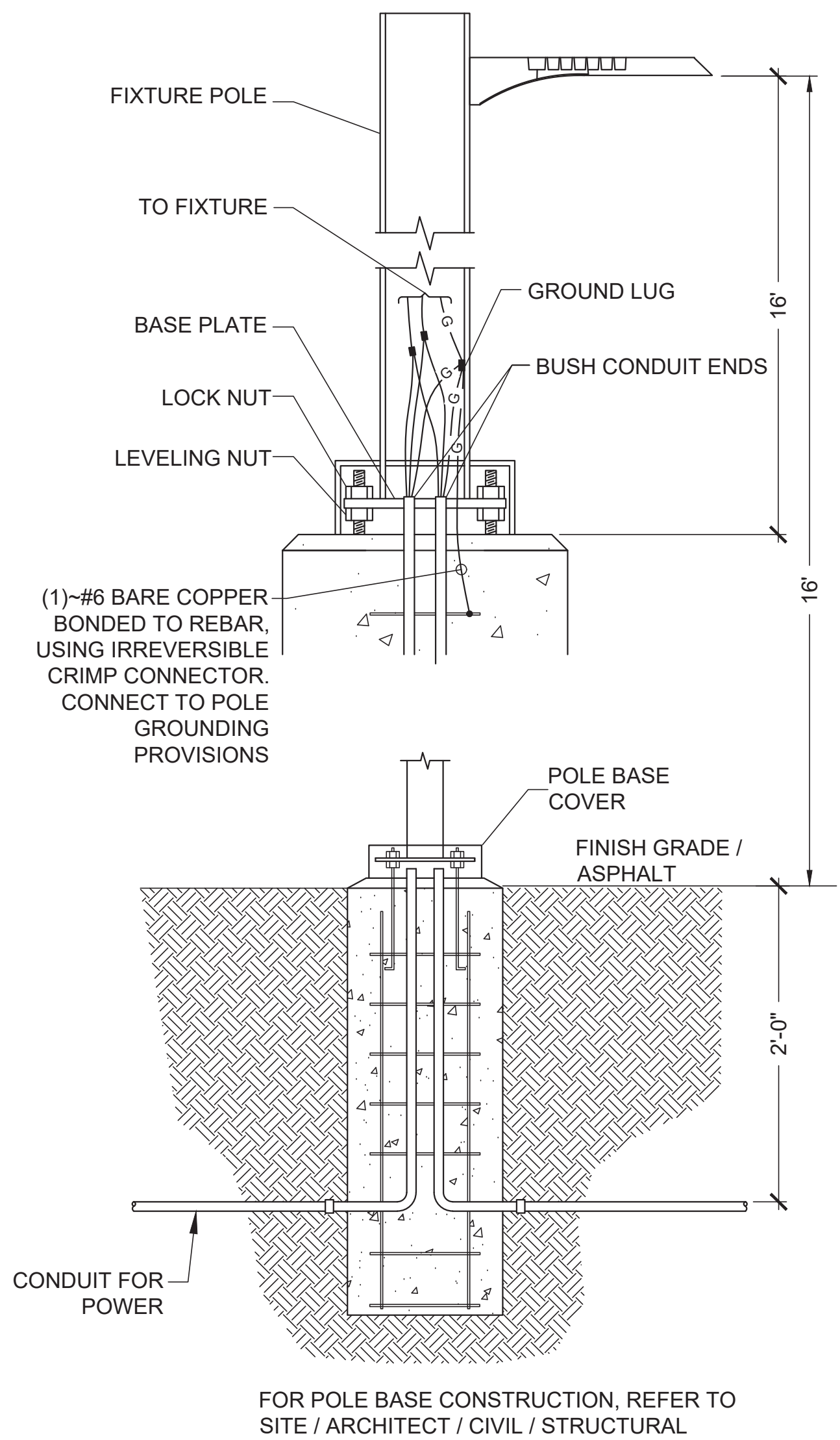
2 ENLARGED PLAN AT METER
Scale: 1" = 20'

3 ENLARGED PLAN AT METER
Scale: 1" = 20'

1 SITE WET UTILITY PLAN
Scale: 1" = 40'



1 SITE POWER & LIGHTING PLAN
Scale: 1" = 40'



2 SITE LIGHT - TYPE S, S1
Scale: NTS

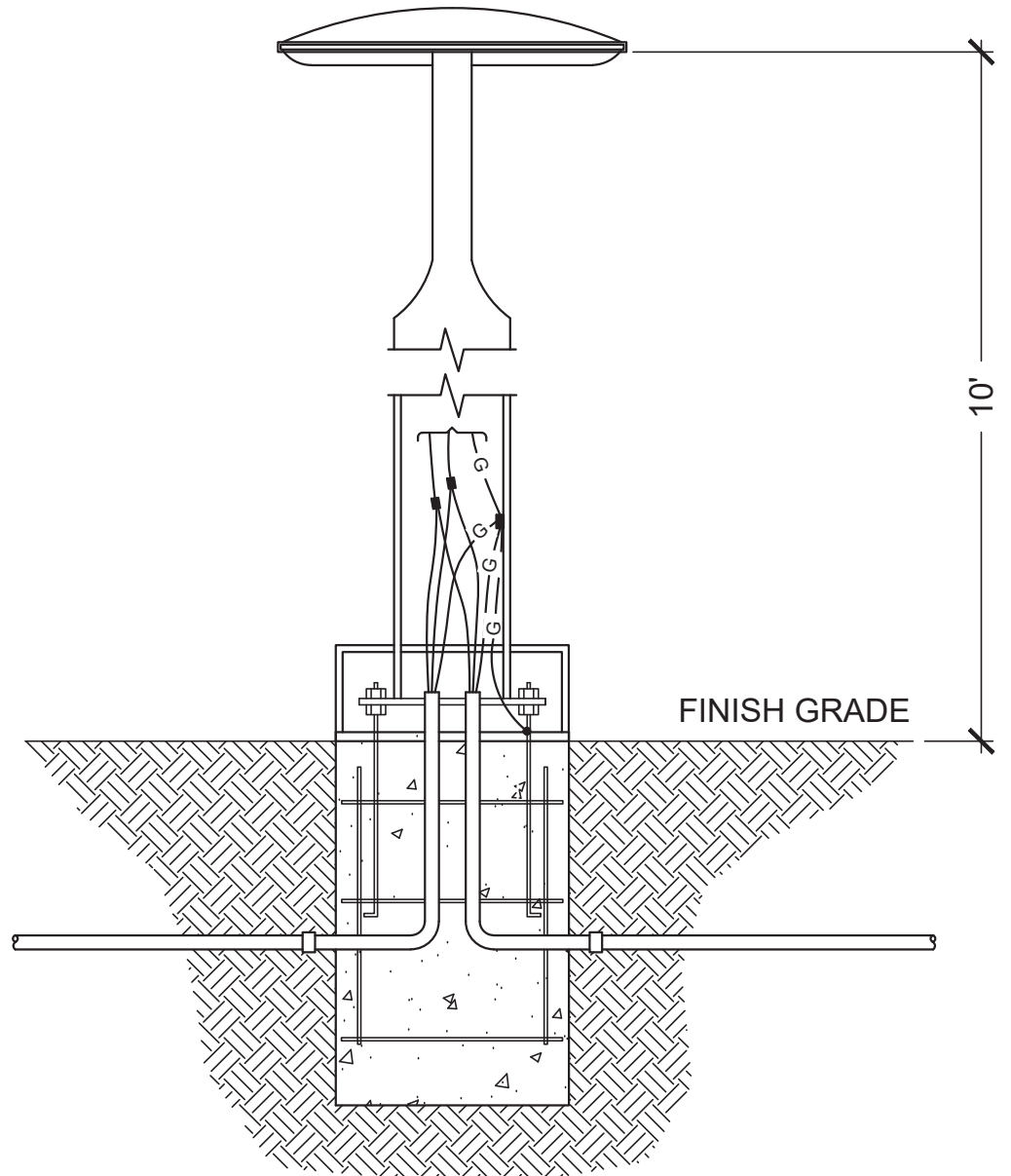
SERVICE TRANSFORMER TABLE						
Primary Service Voltage: 12470/3ph			120/208V 3-Phase			
Xfmr label	Bldgs. Fed	Connected VA	Demand VA per NEC 220.84	Demand kVA	Demand Amps	Assumed Xfmr size
TXA	Clubhouse, pool, café	128660	139078	139	386	200
TXB	2, 3	563,376	202,815	203	563	225
TXC	4, 5	563,376	202,815	203	563	225
TXD	6, 7, 13	717,024	236,618	237	657	250
TXE	8, 9, 12	921,888	276,566	277	768	300
TXF	10, 11	332,904	116,516	117	323	150
TXG	14, 15	691,416	235,081	235	653	250
TXH	16, 17	409,728	159,794	160	444	175
TOTAL DEMAND		VA	VA		Amps	
Three-Phase Loads:		4,328,372	1,569,284		4,356	

LEGEND

- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- EXISTING BUILDING
- NEW BUILDING
- FINISH FLOOR ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- NEW ELECTRIC LINE
- NEW SITE LIGHT - TYPE A
- NEW SITE LIGHT - TYPE B
- NEW SITE LIGHT - TYPE C



20 0 20 40 80
1" = 40'



3 SITE LIGHT - TYPE PATH, PATH A
Scale: NTS

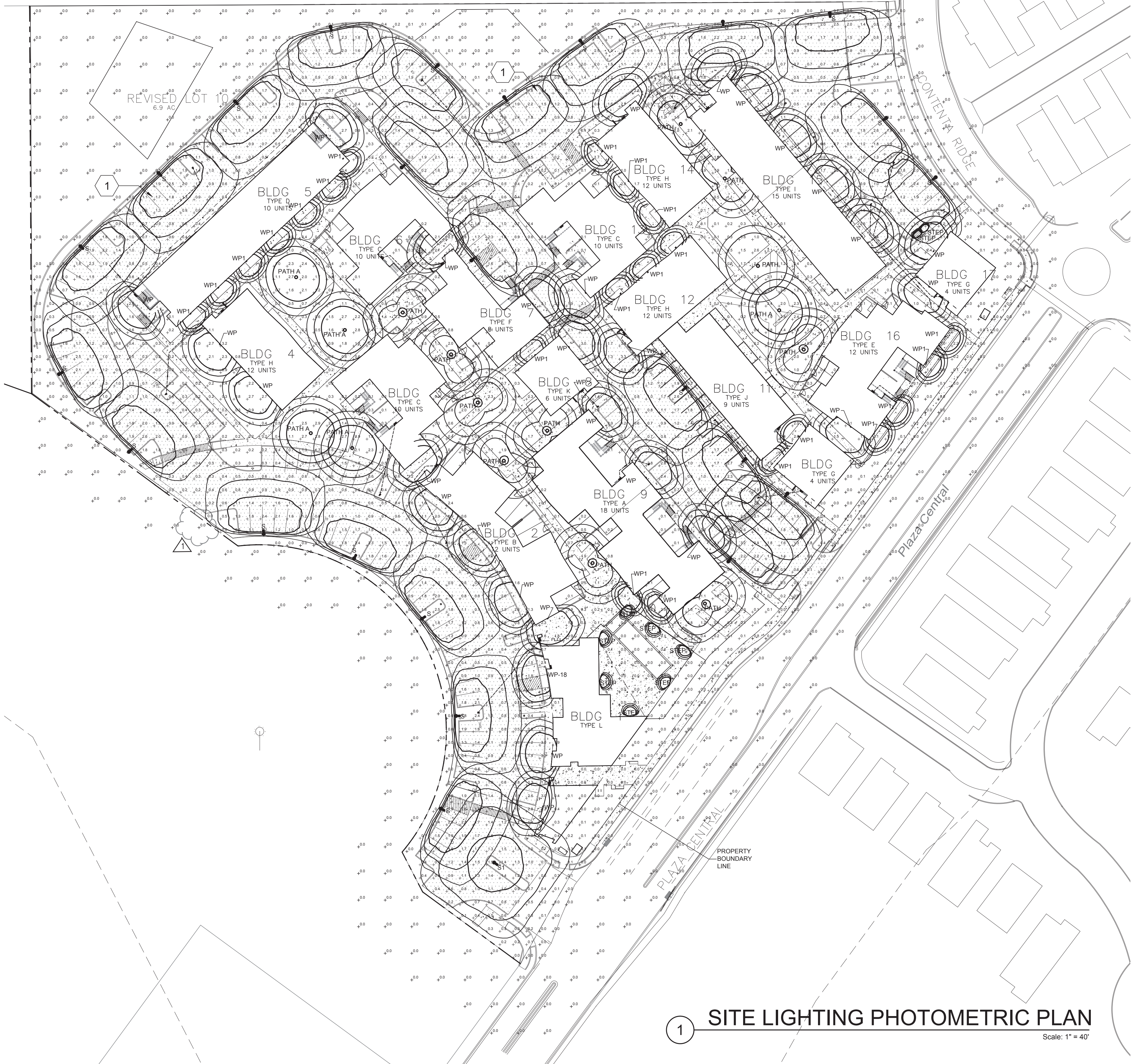
GENERAL NOTES

- ALL WORK SHALL BE PER P.N.M. STANDARDS AND COORDINATED W / ENGINEER.
- PROVIDE ARC FLASH LABEL CLEARLY VISIBLE ON EQUIPMENT PER LATEST EDITION OF N.E.C., ARTICLE 110.16.
- CONTRACTOR SHALL VERIFY WIRE SIZES SHOWN PROVIDE MAXIMUM VOLTAGE DROP PER N.E.C.

KEYED NOTES

- UNDERGROUND POWER LINES EXTENDED FROM EXISTING VAULT TO NEW SITE TRANSFORMERS VIA PULLBOXES. G.C. TO COORDINATE WITH P.N.M.
- GANGABLE / MODULAR ASSEMBLY WITH QUANTITY OF METERS / MAINS REQUIRED PER BUILDING, INCLUDING HOUSE PANEL.
- BUILDING HOUSE PANEL 'BHP'.
- EXTEND SITE LIGHTING BRANCH CIRCUITS THRU EXTERIOR LIGHTING CONTROL AT RESPECTIVE BUILDING WITH DUSK-ON / DAWN-OFF CONTROL.
- UTILITY POWER PULLBOX / VAULT. FIELD VERIFY.
- RELOCATE EXISTING LIGHTING PULLBOX.
- DISCONNECT FOR TRASH COMPACTOR.
- ELECTRIC VEHICLE CHARGING STATION. CONNECT TO NEAREST BUILDING HOUSE PANEL 'BHP'. CIRCUITS BHP-1,3 [40amp-208/240V,1P]. WIRE SHALL BE SIZED FOR VOLTAGE DROP, < = 3%. (13 STATIONS PROPOSED AND 37 FUTURE CAPABLE SEE HOUSE PANEL SCHEDULE S-702)
- UNDER CANOPY LIGHTING FOOTCANDLE LEVELS SHALL MATCH VALUES AS SHOWN ON CURRENT PHOTOMETRIC PLAN. RE : C-104.

FIXTURE SCHEDULE								
TYPE	QTY.	MANUFACTURER	CATALOG #	DESCRIPTION	LAMP	MOUNTING	LOCATION	WATTAGE
EXTERIOR								
S	24	LITHONIA	DSX0 LED-P2-30K-70CRI-BLC4-MVOLT-SPA-XXX	PARKING	LED	POLE @ 16' AFG	PARKING AREAS	45
S1	1	LITHONIA	DSX0 LED-P2-30K-70CRI-T5M-MVOLT-SPA-XXX	PARKING	LED	POLE @ 16' AFG	PARKING AREAS	45
SP	25	LITHONIA	SSS XX 5C DM19AS	POLE	N/A	POLE BASE	PARKING AREAS	N/A
PATH	10	LITHONIA	RADPT P1 30K PATH	PATHWAYS	LED	POLE @ 10' AFG	PATHWAYS	25
PATH A	6	LITHONIA	RADPT P1 30K SYM	PATHWAYS	LED	POLE @ 10' AFG	PATHWAYS	25
STEP	8	LITHONIA	B24203-K3-XXX	STEP LIGHT	LED	RECESSED WALL @ 3'	BUILDING	7
WP	29	LITHONIA	WDGE1 LED-P2-30K-80CRI-VW-MVOLT-SRM-XXX	WALLPACK	LED	WALL @ 15'	BUILDING	15
WP1	22	LITHONIA	WDGE1 LED-P0-30K-80CRI-VW-MVOLT-SRM-XXX	WALLPACK	LED	WALL @ 8'	BUILDING	7



KEYED NOTES

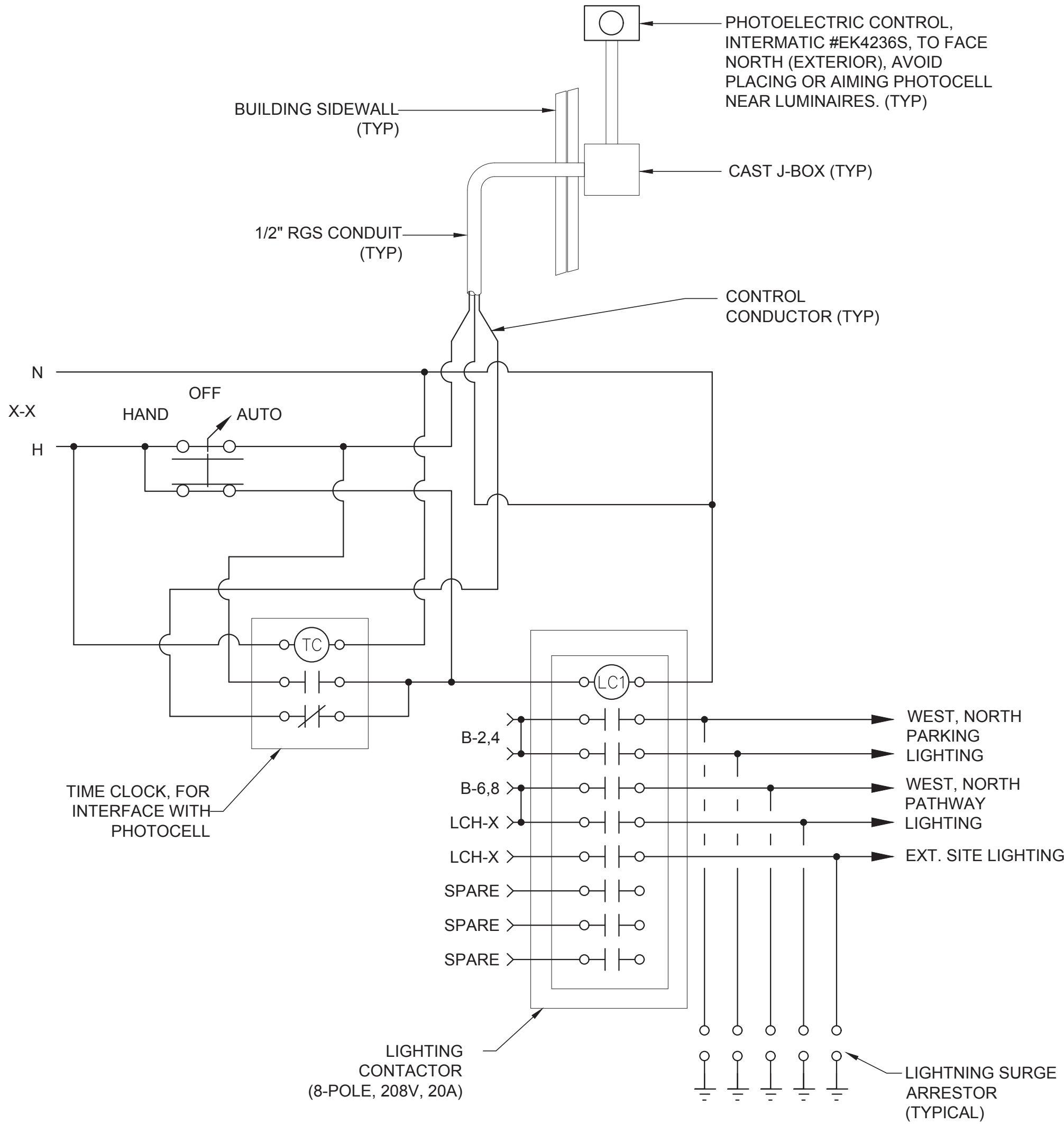
1. UNDER CANOPY LIGHTING FOOTCANDLE LEVELS SHALL MATCH VALUES AS SHOWN ON CURRENT PHOTOMETRIC PLAN. (NEARBY SITE LIGHT POLES WILL BE ADJUSTED)

HORZ. FOOTCANDLES AT GRADE

Description	Symbol	Avg	Max	Min	Avg/Max
Grade level	+	0.7 fc	3.0 fc	0.1	2.0
Property Line	+	0.0 fc	0.0 fc	0.0	0.0

NOTES:

1. ALL CALCULATION POINTS SET AT GRADE LEVEL, 0'.
2. ALL 'S' AND 'S1' FIXTURES MOUNTED AT 16' AFG OVERALL.
3. ALL 'PATH' AND 'PATH A' FIXTURES MOUNTED AT 10' AFG OVERALL.
4. ALL 'WP' FIXTURES MOUNTED AT 15' AFG OVERALL.
5. ALL 'WP1' FIXTURES MOUNTED AT 8' AFG OVERALL.
6. MAX ILLUMINATION AT ANY POINT SHALL NOT EXCEED ALLOWABLE AVERAGE BY MORE THAN 1.5fc. MAX IS 3.0 fc

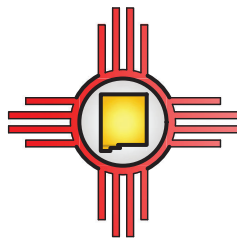


NOTE : MOUNT CONTROLS IN NEMA 3R, LOCKABLE ENCLOSURE. LOCATE ADJACENT TO BUILDING HOUSE PANEL, TYPICAL.

2 LIGHTING CONTROL DIAGRAM



20 0 20 40 80
1" = 40'



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DATE: 12 MAY 2025
REVISION:   

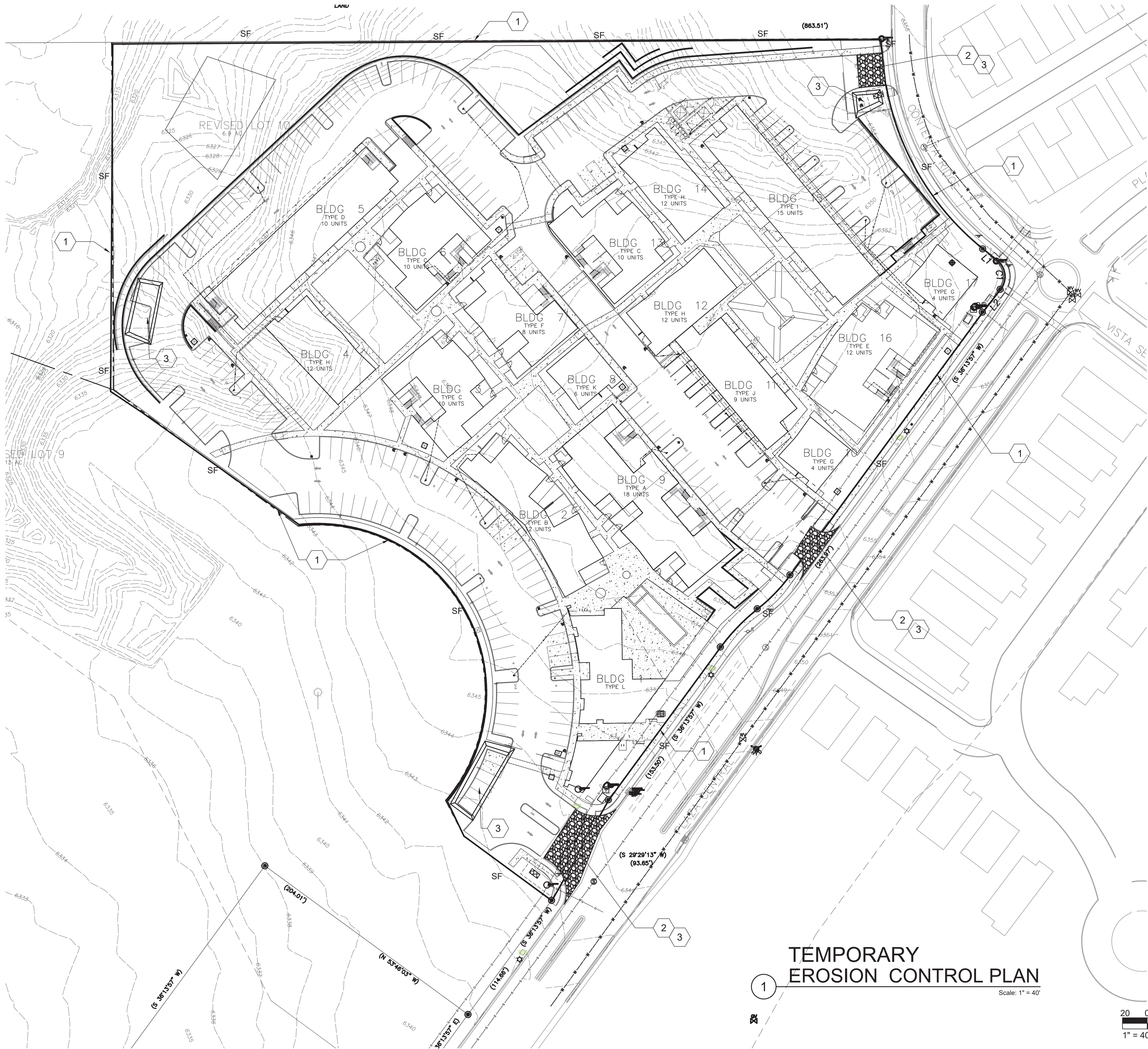
SHEET TITLE:

Site Lighting
Photometric
Plan

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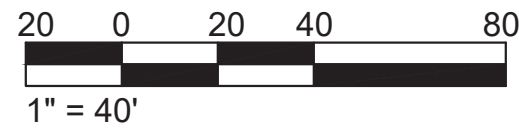
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C-104



TEMPORARY
EROSION CONTROL PLAN

Scale: 1" = 40'



MAINTENANCE RESPONSIBILITIES AND INSPECTIONS

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

BEST MANAGEMENT PRACTICES - NOTES

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

KEYED NOTES

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

LEGEND

- | | |
|--|---|
| | EXISTING CONCRETE SIDEWALK |
| | NEW CONCRETE SIDEWALK |
| | EXISTING BUILDING |
| | NEW BUILDING |
| | FINISH FLOOR ELEVATION |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING FIRE HYDRANT |
| | EXISTING ELECTRIC LINE |
| | EPA APPROVED BMP. SEE SHEETS C-200 TO C-220 |
| | DROP INLET PROTECTION SEE SHEETS C-200 TO C-220 |

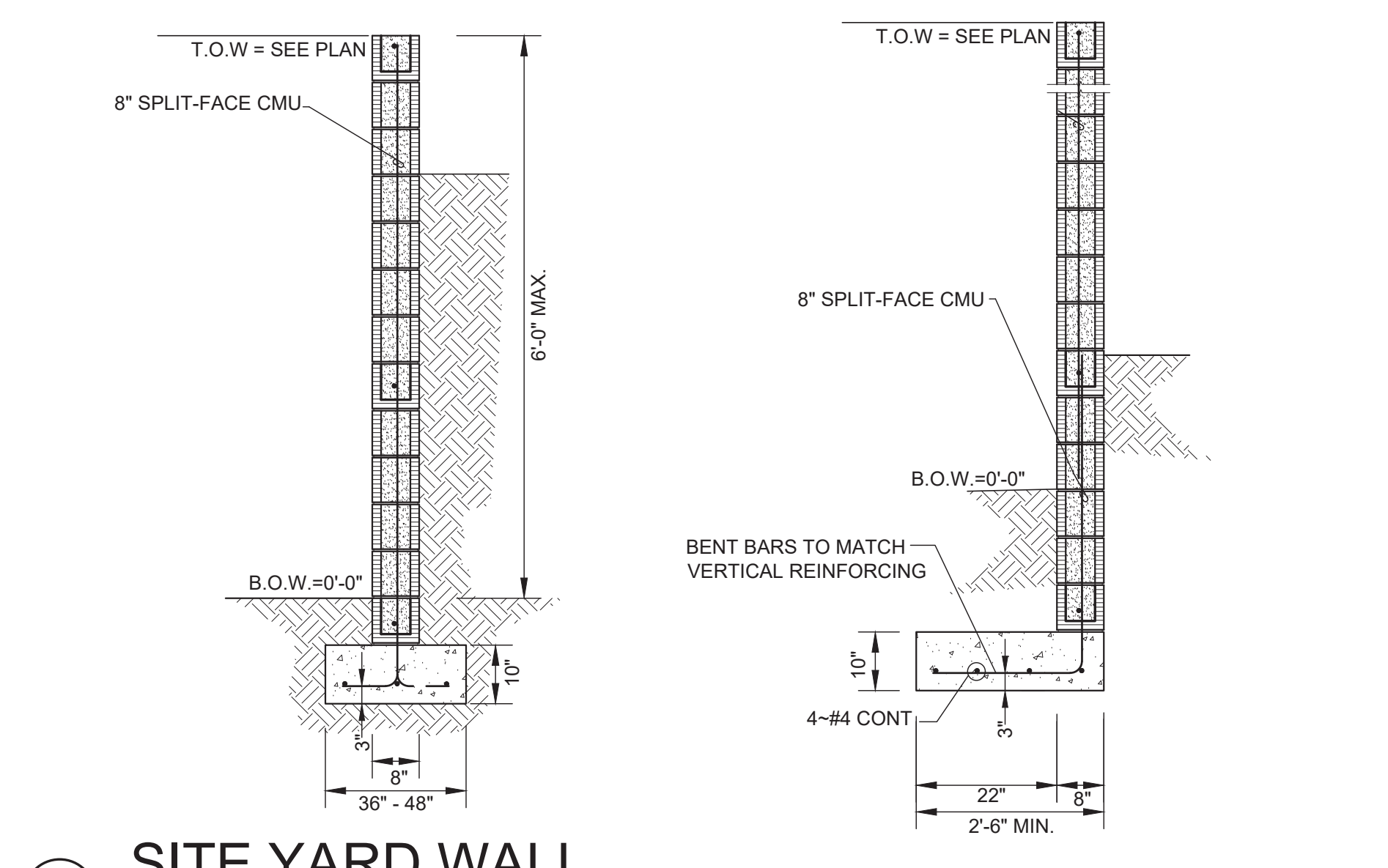
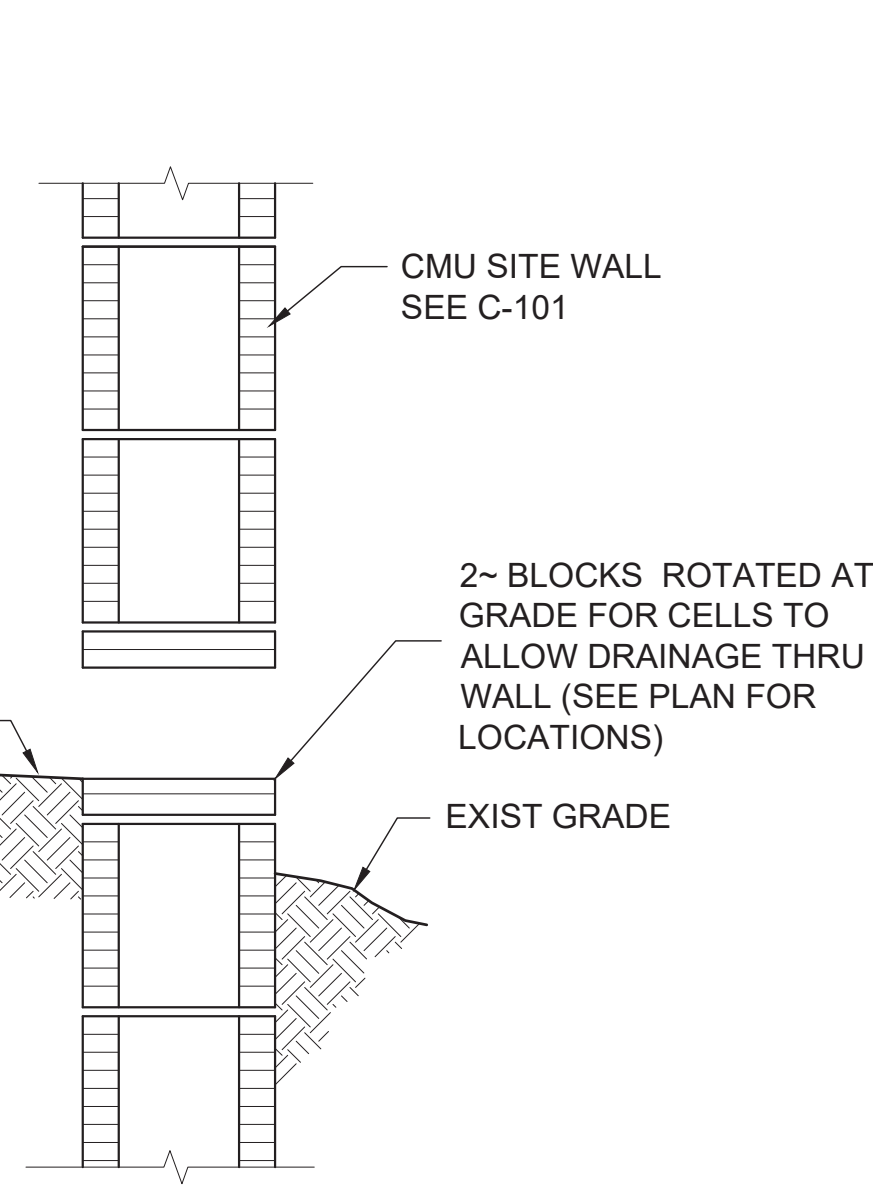
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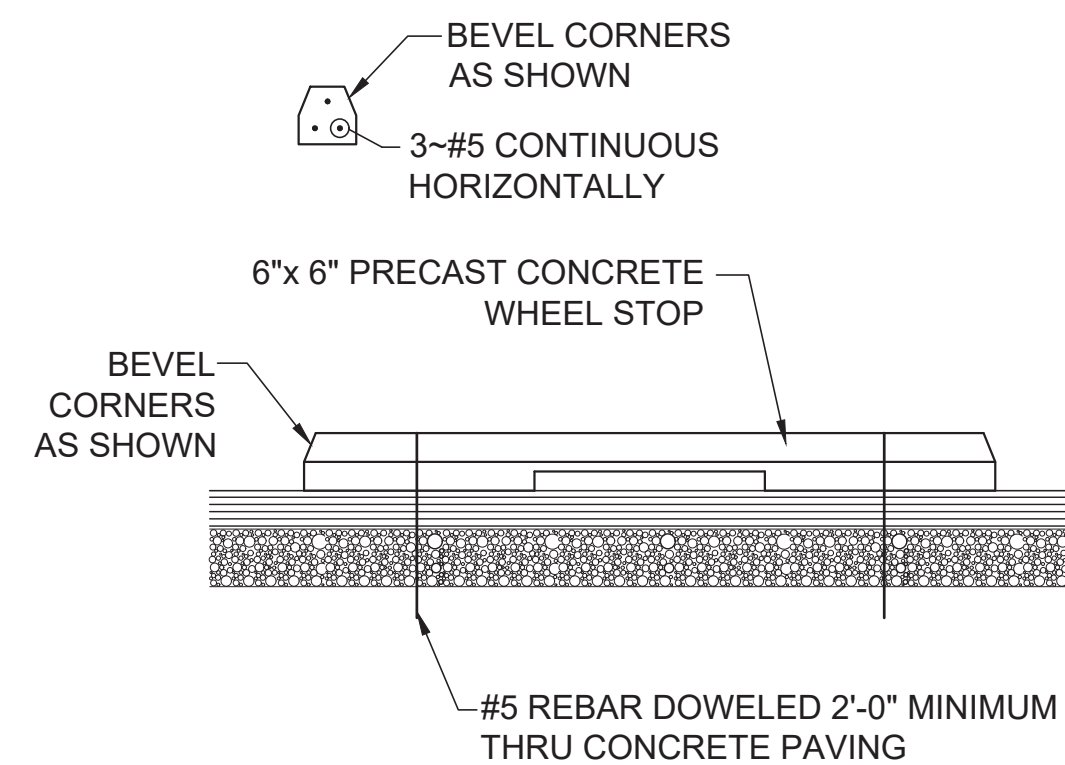
ARCHITECTURE
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DATE: 12 MAY 2025
REVISION:
SHEET TITLE:
Temp. Erosion
Controll Plan

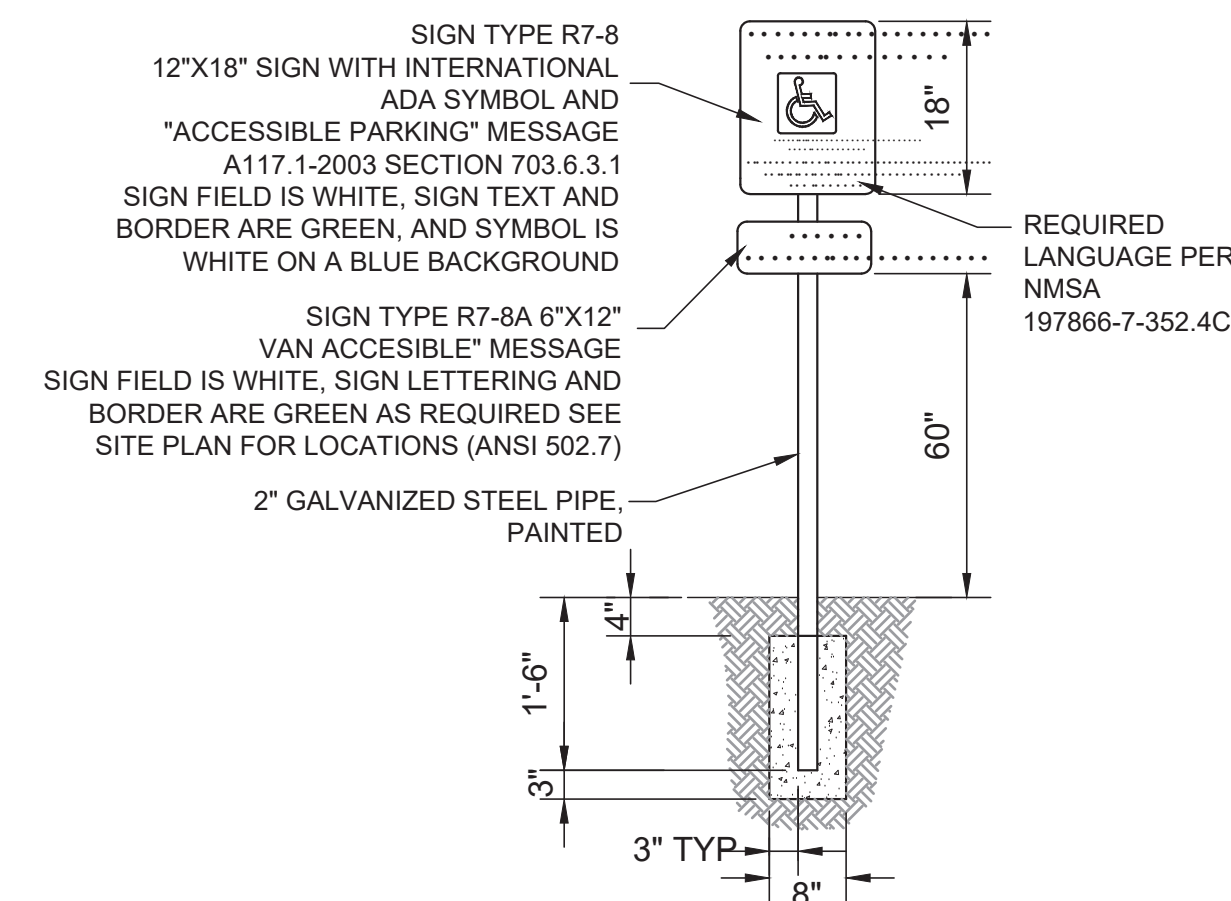
C-105



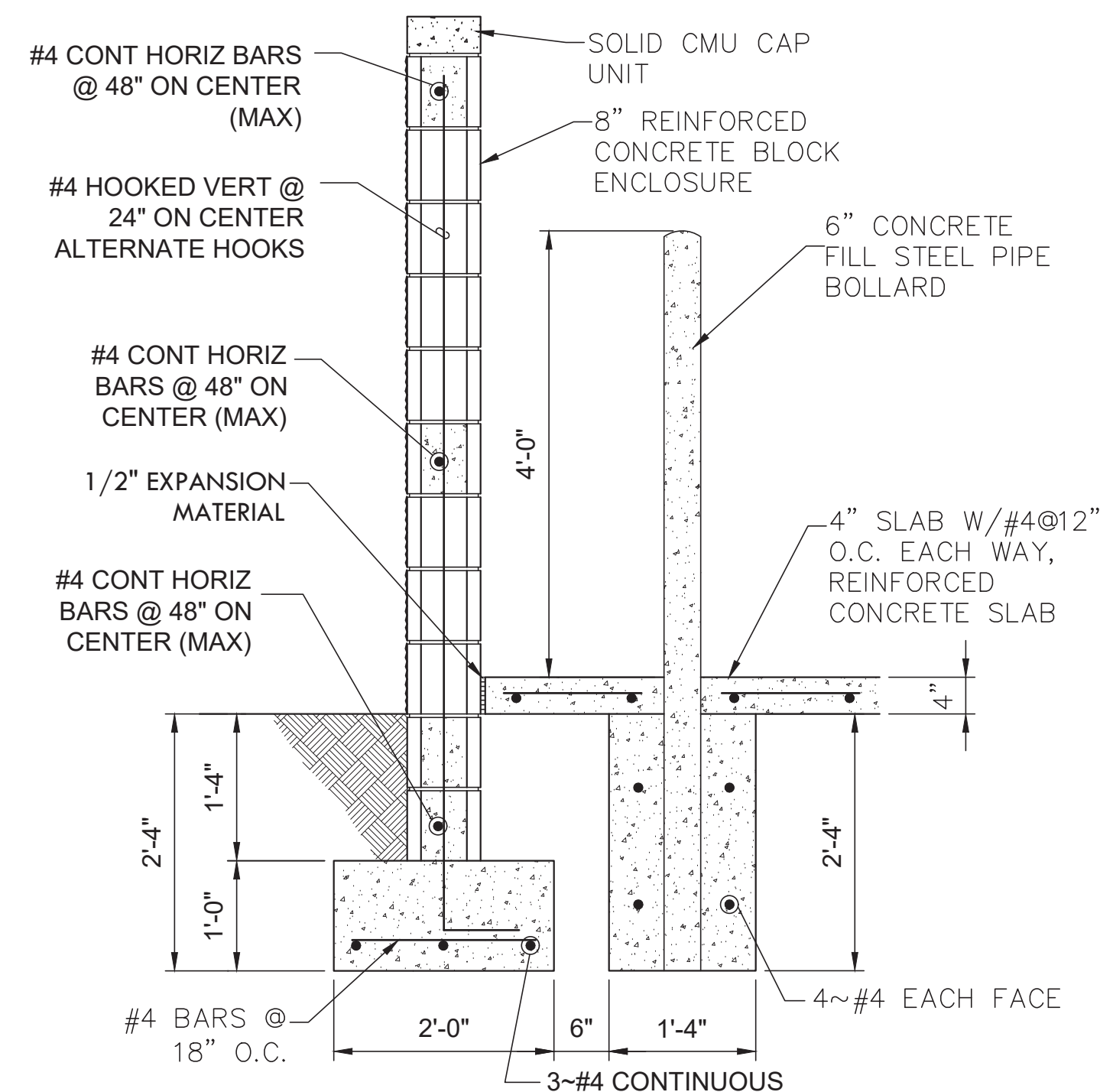
11 SITE YARD WALL



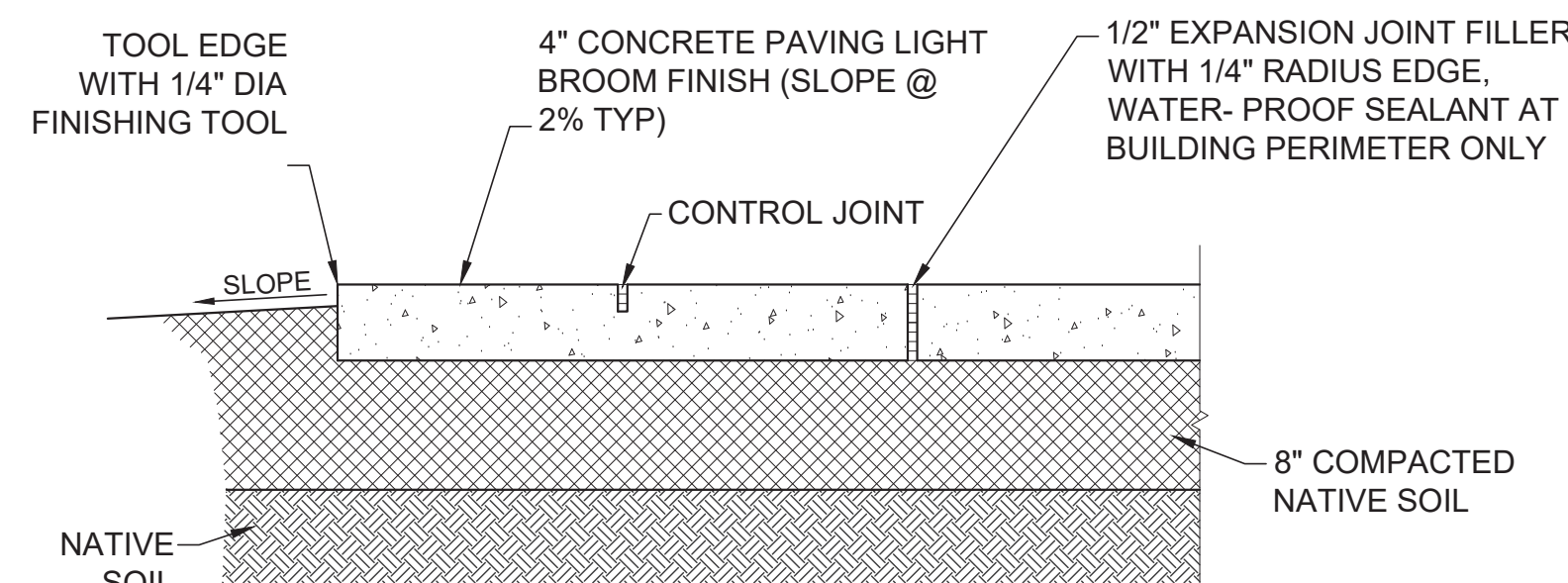
3 WHEEL STOP DETAIL



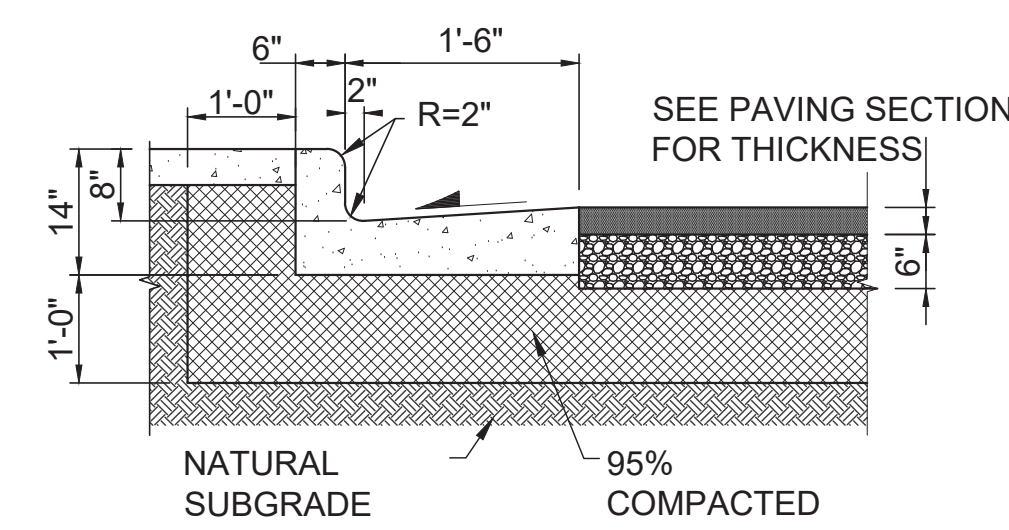
4 ACCESSIBLE PARKING SIGN



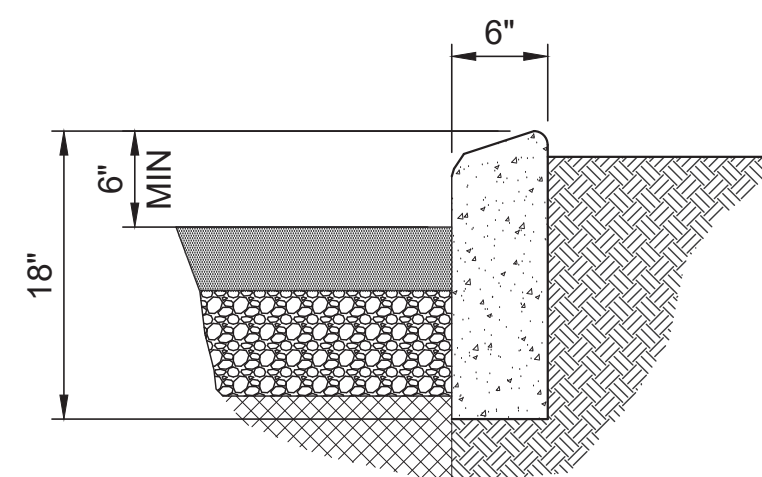
8 TRASH ENCLOSURE DETAILS



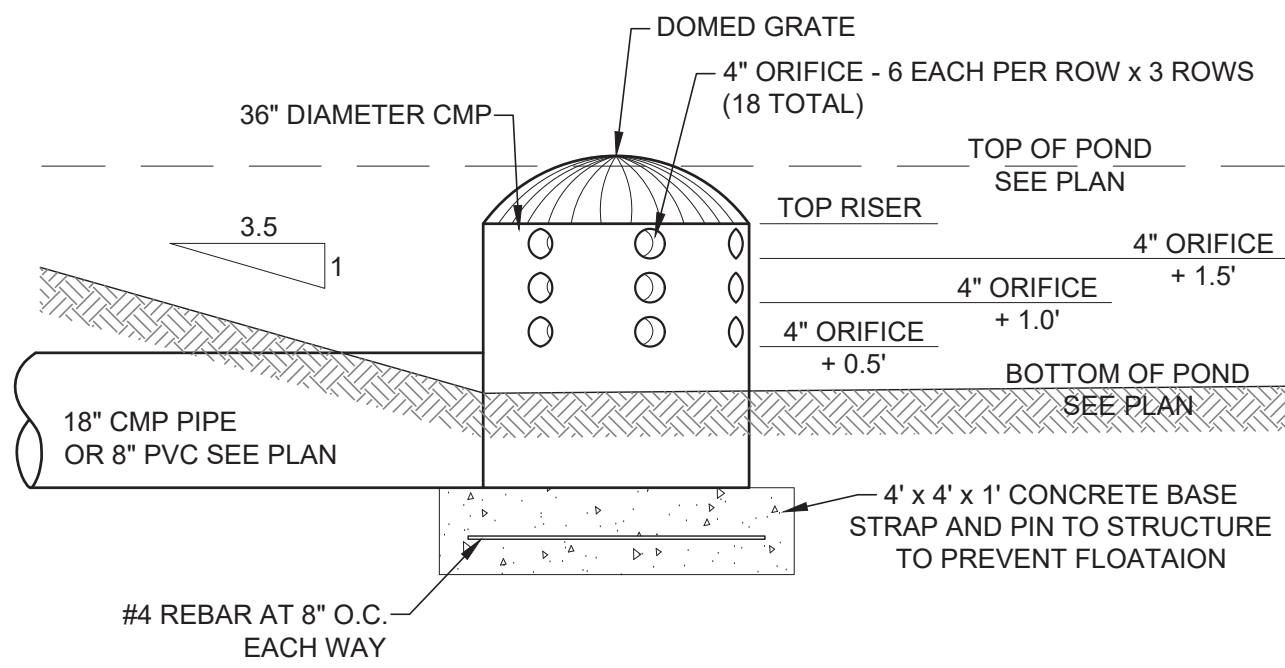
7 CONCRETE SECTION



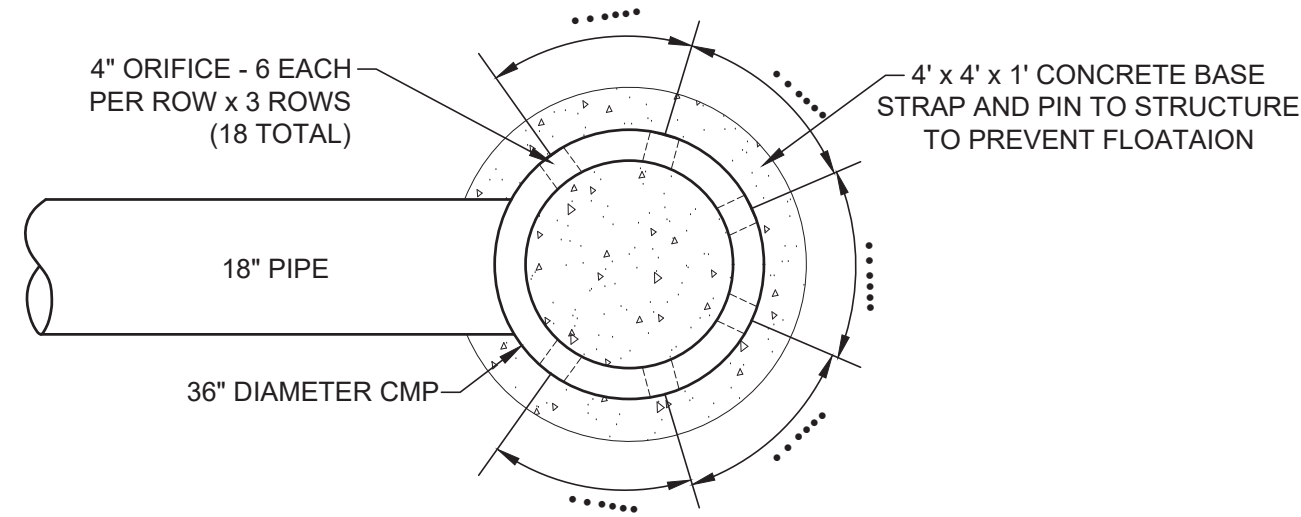
10 CURB AND GUTTER SUBGRADE
Scale: NTS



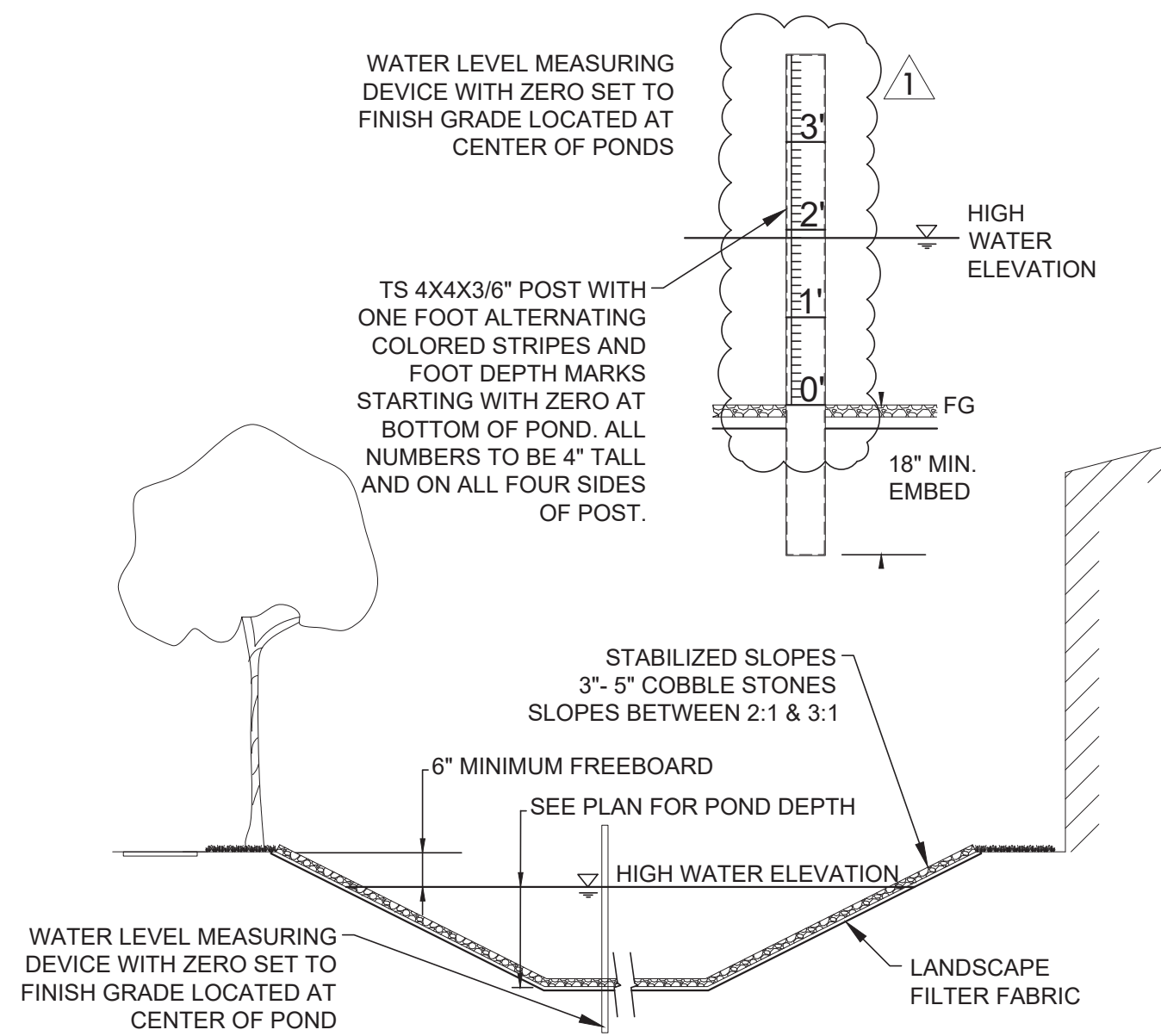
9 STANDING CURB



CONTROLLED INLET SIDE VIEW



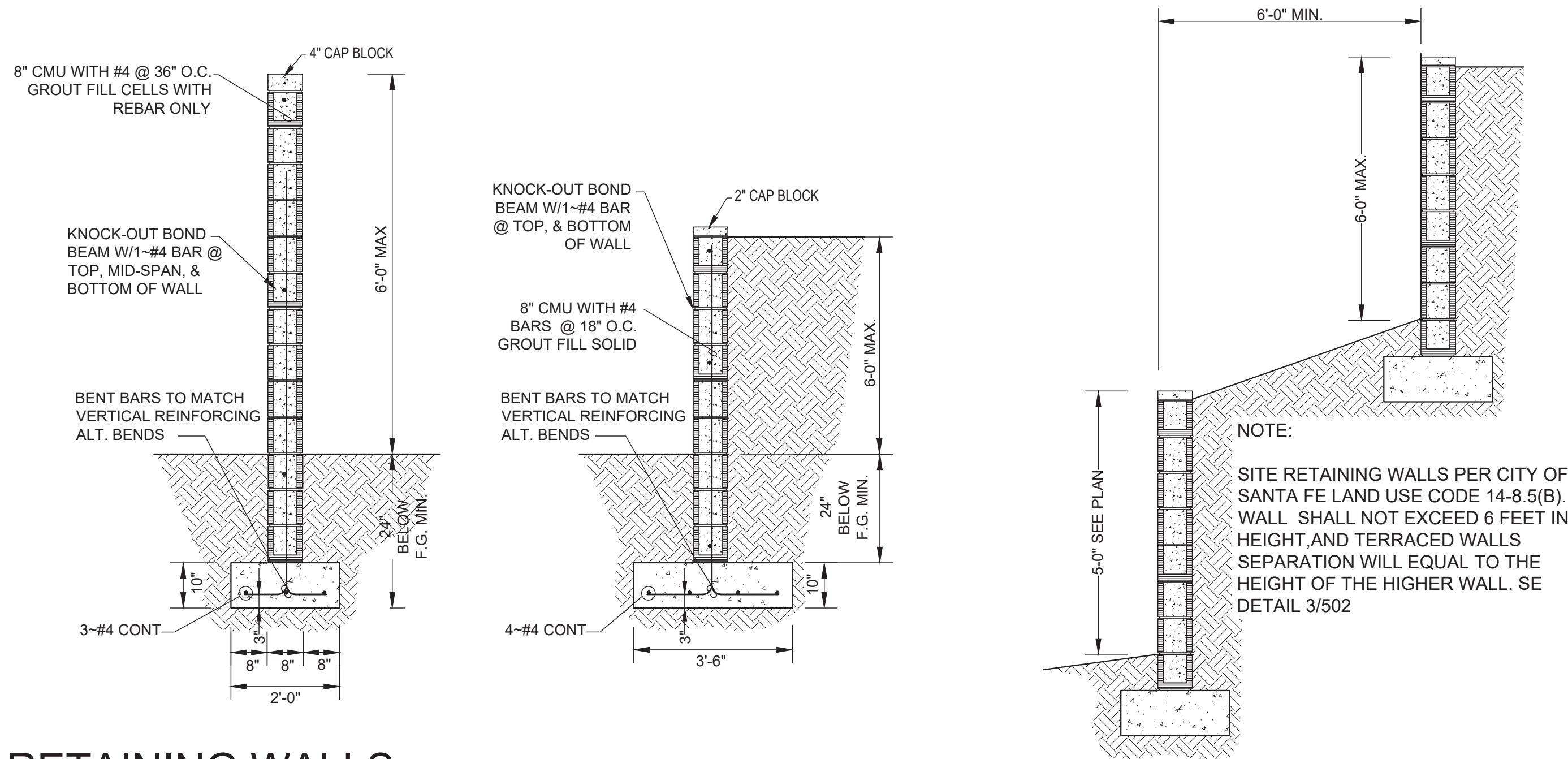
CONTROLLED INLET TOP VIEW



TYPICAL PONDING AREA SECTION

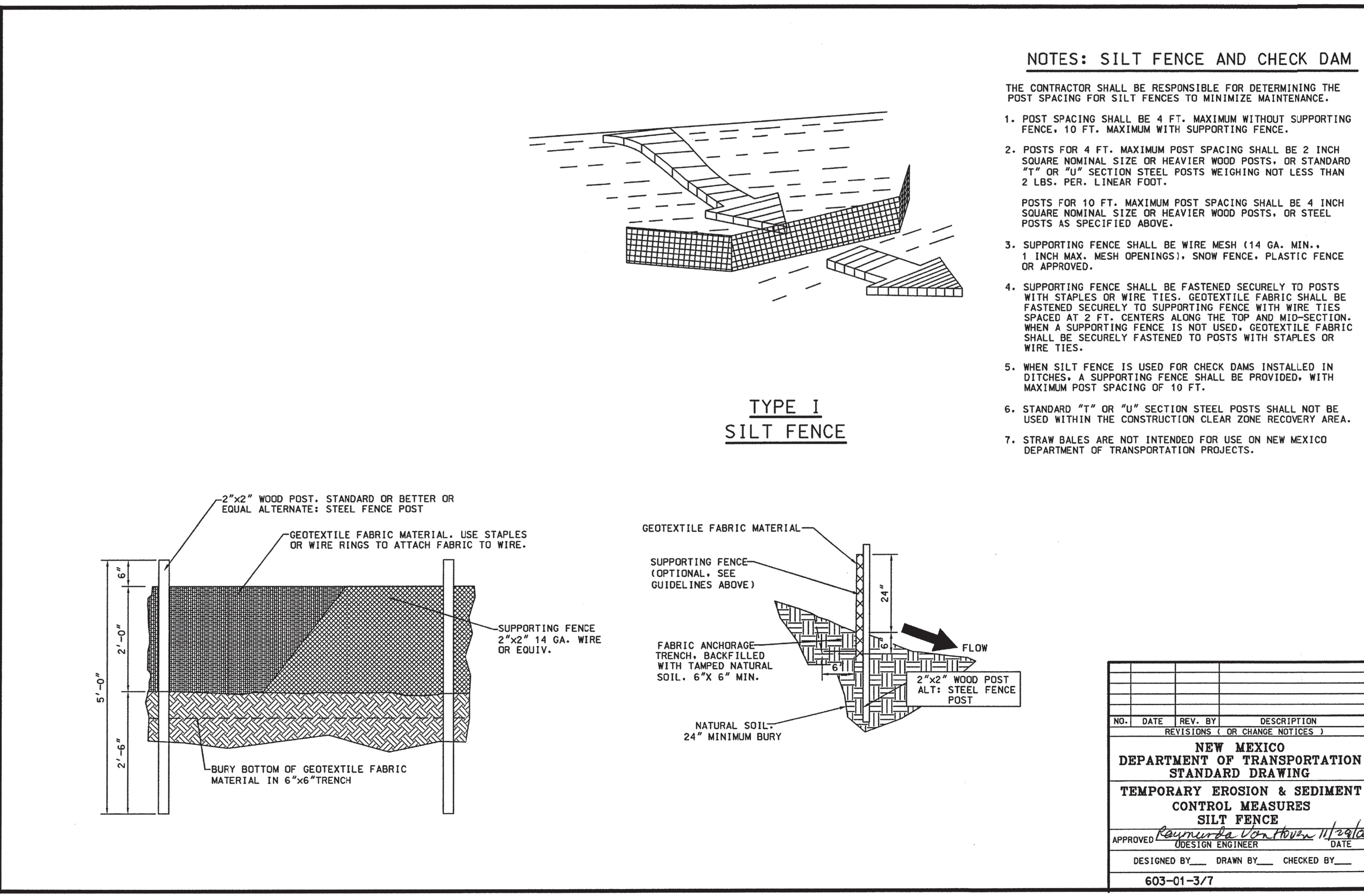
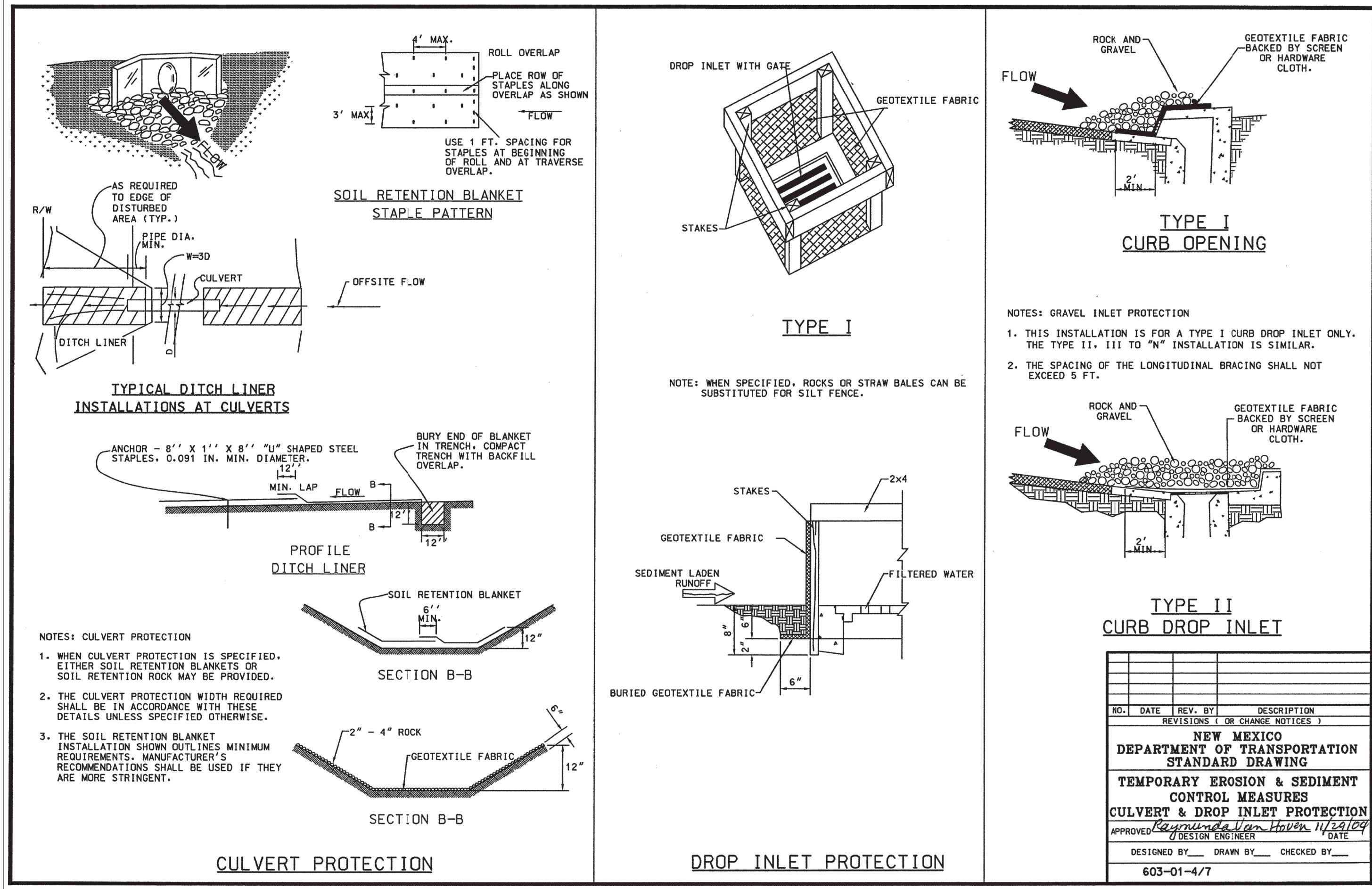
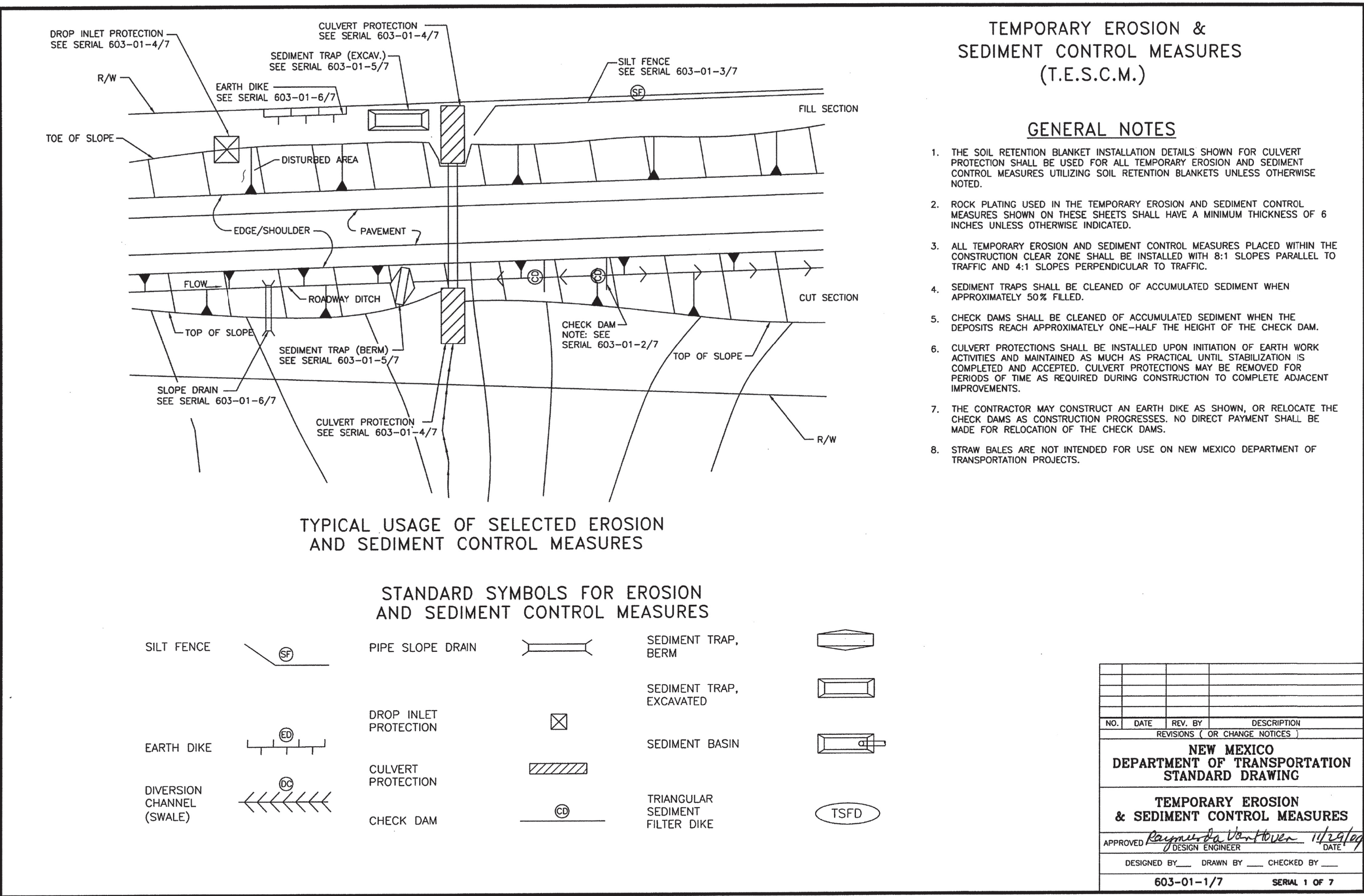
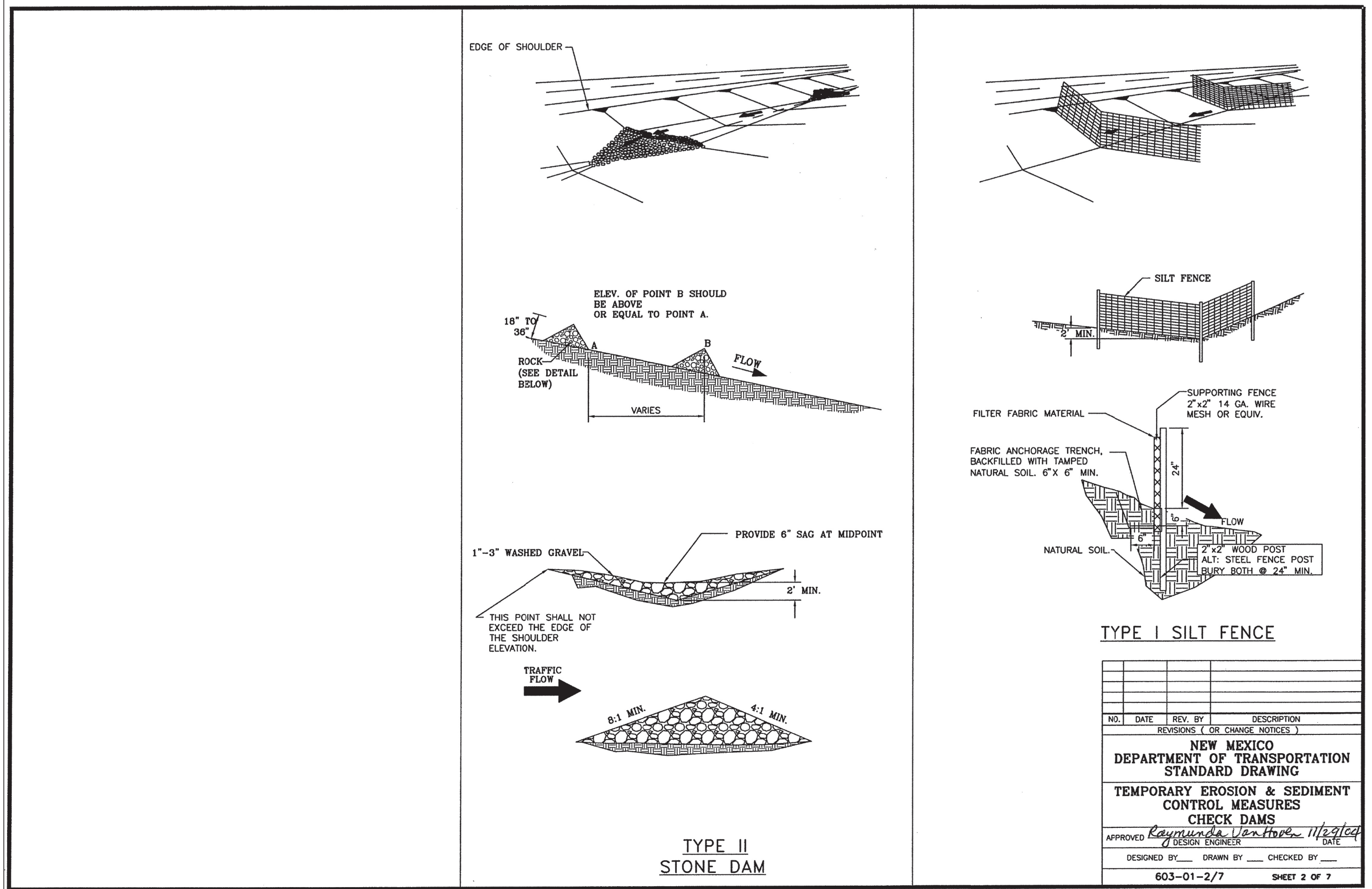
1 CONTROLLED INLET DETAIL

Scale: NTS



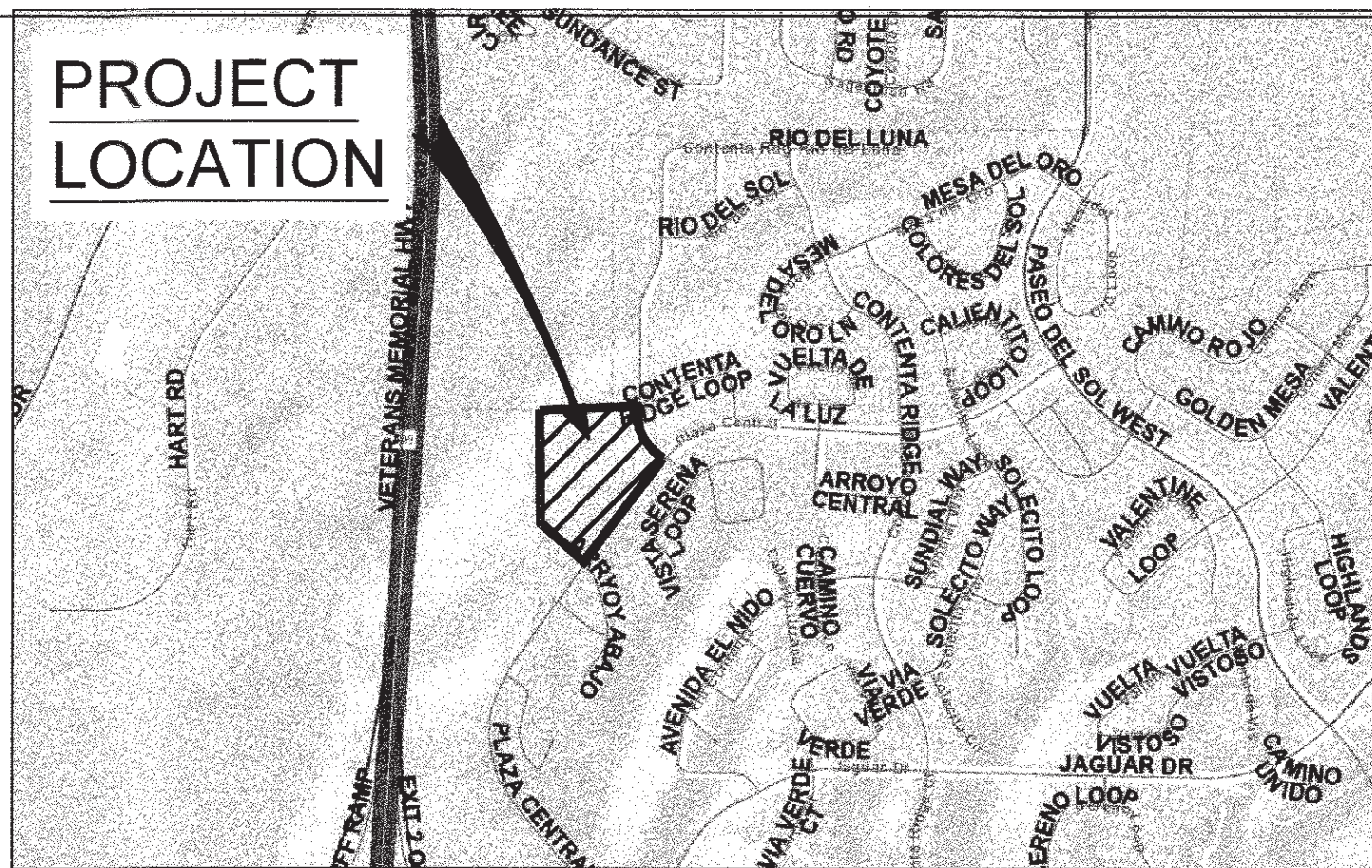
3 SITE RETAINING WALLS

Scale: NTS



COSF GENERAL NOTES

- CONTRACTOR SHALL NOTIFY THE CITY OF SANTA FE WATER DIVISION (COSFWD) FIVE (5) DAYS PRIOR TO COMMENCEMENT OF WORK.
- CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE COSFWD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL EASEMENTS SHALL BE DEDICATED, CLEARED, GRADED AND STAKED PRIOR TO WATER LINE INSTALLATION.
- ALL STREETS SHALL BE CUT TO WITHIN $\pm 6"$ OF FINAL GRADE PRIOR TO WATER LINE INSTALLATION.
- 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.
- CONTRACTOR (DEVELOPER) SHALL PROVIDE CONSTRUCTION STAKING UTILIZING THE APPROPRIATE RIGHT-OF-WAY MAPS, SIGNED PLATS AND COSFWD DRAWINGS.
- MATERIAL SUBMITTALS SHALL BE APPROVED BY COSFWD PRIOR TO CONSTRUCTION.
- CONTACT NEW MEXICO ONE CALL AT 811 TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION FOR UTILITY SPOTS.
- PRESSURE REGULATORS SHALL BE INSTALLED ON ALL SERVICES DOWNSTREAM FROM THE METER.
- 4 FEET COVER TO TOP OF PIPE SHALL BE MAINTAINED ON ALL WATER MAINS AND SERVICES.
- 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.
- ALL VALVE BOXES SHALL BE BROUGHT UP TO GRADE OF THE FINAL PAVING MATERIAL SO THAT THE CONCRETE IS EXPOSED.
- FIRE HYDRANTS SHALL BE NUMBERED USING REFLECTIVE NUMERALS. THE REFLECTIVE NUMERALS SHALL BE OBTAINED BY THE CONTRACTOR FOR THE COSFWD FIELD REPRESENTATIVE AT THE TIME THE NOTICE TO PROCEED (NTP) IS ISSUED. NUMBERS SHALL BE LEGIBLE FROM THE PRIOR TO INSTALLING NUMBERS. FIRE HYDRANTS SHALL BE PAINTED.
- A MECHANICAL RESTRAINT SYSTEM SHALL BE UTILIZED ON FITTINGS AND PIPING FOR THRUSTRESTRAINT. CONCRETE THRUST BLOCKING SHALL BE USED ONLY FOR SPECIAL CONDITIONS (E.G. CAPS WHERE MAIN WILL BE EXTENDED IN THE FUTURE) AS SPECIFICALLY APPROVED BY COSFWD.
- ANY FIELD CHANGES TO THESE PLANS REQUIRE APPROVAL OF BOTH THE DESIGN ENGINEER AND COSFWD.
- WORK ON COSFWD FACILITIES SHALL NOT BEGIN UNTIL COSFWD HAS ISSUED A NTP TO THE APPROVED UTILITY CONTRACTOR.
- 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.
- WATER METERS, HOT BOXES, AND FIRE HYDRANTS SHALL HAVE 5' OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.



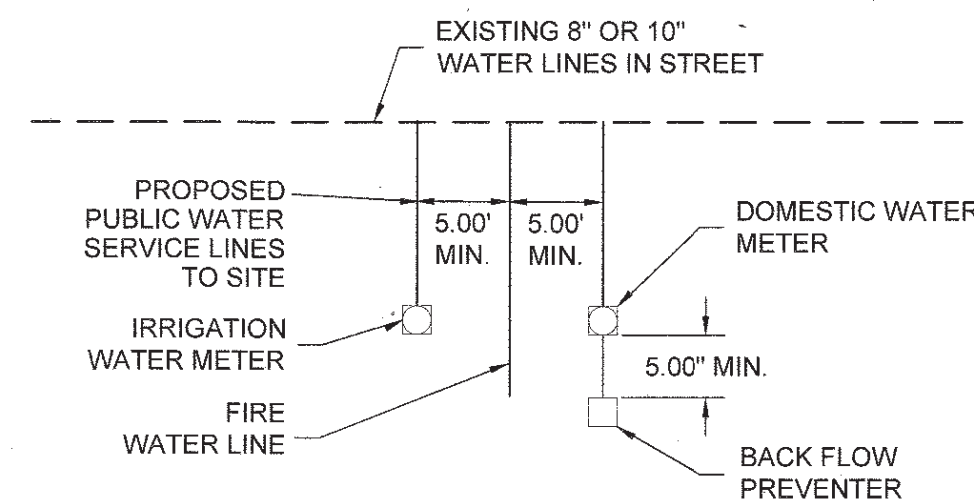
VICINITY MAP

SCALE: NONE

(X)

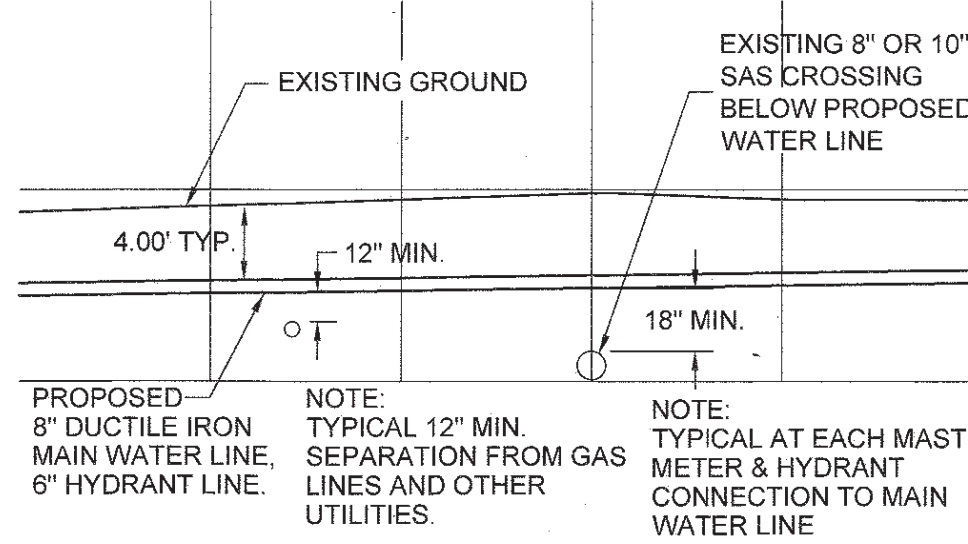
GENERAL NOTES

- THE LOCATIONS OF EXISTING UTILITIES WERE TAKEN FROM AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- WATER SYSTEM CONSTRUCTION WILL CONFORM TO PUBLIC UTILITIES DEPARTMENT WATER DIVISION, GENERAL NOTES & DETAIL SHEET, CONSTRUCTION STANDARDS AND SPECIFICATIONS. ALL RESTRAINTS SHALL BE PERFORMED PER CoSF DETAIL 10A/B.
- WATER AND SEWER MAINS TO BE PLACED OUTSIDE OF ELECTRICAL UTILITY EASEMENT. PRIVATE WATER AND SAS LINES WILL BE PLACED IN SEPARATE TRENCHES AND SPACED 5' APART. PRIVATE WATER LINES TO BE MIN. OF FOUR FEET BELOW FINISHED GRADE AND PRIVATE SEWER LINES TO MIN. TWO FEET BELOW WATER LINES.
- BACKFLOW PREVENTER DESIGN BASED ON FEBCO BRAND MODEL LF866-FS (1500 GPM MIN.) OR ENGINEER APPROVED EQUAL. INSTALL BACKFLOW PREVENTER ACCORDING TO MANUFACTURE'S GUIDANCE.
- HOT BOX DESIGN BASED ON SAFE-T-COVER BRAND HOT BOX MODEL 400T-AL (HCHS1000-120) OR ENGINEER APPROVED EQUAL. INSTALL HOT BOX ACCORDING TO MANUFACTURE'S GUIDANCE.



TYPICAL PLAN PUBLIC WATER LINE SPACING

SCALE: HORIZ: 1"=10'



TYPICAL PIPE CROSSING IN STREET R.O.W.

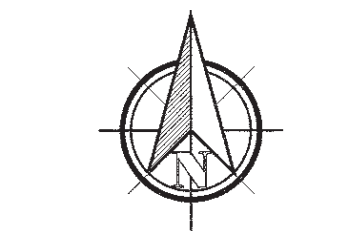
SCALE: HORIZ: 1"=10' VERT: 1"=10'

RECORD MAPPING

	INITIALS	DATE
AS BUILT		
VALVE MAPS		
GIS (MAPPING)		
Inspector approved		

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



0 25 50 100
1" = 50'

WATER KEYED NOTES

- NEW (PUBLIC) 8" DIA. D.I.P. WATER SERVICE LINE TO VAULT WITH 4" MASTER METER. VAULT AND MAIN LINE WILL BE IN WITHIN NEW (PUBLIC) EASEMENT'S TO EXISTING PUBLIC R.O.W. PER CoSFWD CONSTRUCTION DETAIL 19. USE 6"x4" REDUCER UPSTREAM AND DOWN STREAM OF METER.
- NEW (PRIVATE) 6" DIA. (AWWA C900) MAIN WATER LINE (DOMESTIC).
- INSTALL (PUBLIC) 1 1/2" DIA. COPPER (TYPE K) IRRIGATION WATER SERVICE LINE & 1 1/2" WATER METER PER COSFW CONSTRUCTION DETAIL 04. (BASED ON IRRIGATION DEMAND OF 30 GPM MAX. & ONLY ONE ZONE OF X RUNNING AT A TIME). NEW CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"x1 1/2" TAPPING SADDLE, 1 1/2" CORP STOP AND RESTRAIN.
- NEW (PRIVATE) 4" DIA. PVC FIRE SERVICE LINE TO BUILDING, WITH 8" MJ X 4" FLG. TEE AT MAIN, 4" VALVE, BACK FLOW PREVENTER IN HOTBOX & DETECTOR METER ASSEMBLY.
- NEW (PRIVATE) FIRE HYDRANT. INSTALL 8"x6" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 07.
- NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER SEE GENERAL NOTE D.
- NEW (PUBLIC) 8" DIA. D.I.P. MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 10" WATER LINE W/ 10"x8" TAPPING SLEEVE, 8" GATE VALVE FLGX MJ (CoSFV DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32. SEE KEYNOTE 14.
- NEW (PUBLIC) 8" DIA. DIP MAIN WATER LINE (FIRE) CONNECTION TO EXISTING 8" WATER LINE W/ 8"x8" TAPPING SLEEVE, 8" GATE VALVE FLGX MJ (CoSFV DETAIL 08) BOX AND RESTRAIN. PER COSFW CONSTRUCTION DETAIL 32.
- NEW (PUBLIC) 8" D.I.P. WATER LINE (DOMESTIC) CONNECTION TO EXISTING 8" PVC WATER LINE. INSTALL 8"x8"x8" TAPPING SLEEVE, 6" GATE VALVE BOX (CoSFV DETAIL 08) AND RESTRAIN.
- EXISTING 8" DIA. PVC WATER LINE.
- EXISTING 10" DIA. PVC WATER LINE.
- NEW FLUSH HYDRANT / VALVE (PRIVATE) TO BE INSTALLED PER CoSFWD DETAIL 11.
- NEW (PUBLIC) 8" DIA. D.I.P. FIRE WATER SERVICE LINE TO NEW SITE REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (5' MIN. SPACING FROM RPPBP TO METER) PER COSFW DETAIL 32.
- NEW (PRIVATE) 8" DIA. PVC SITE MAIN FIRE WATER LINE.
- NEW (PUBLIC) 8" DIA. DIP SERVICE WATER LINE (DOMESTIC) CONNECTION TO EXISTING 10" PVC WATER LINE. INSTALL 10"x8" TAPPING SLEEVE, 6" GATE VALVE BOX AND RESTRAIN (PER CoSFV DETAIL 08).
- SEE DETAIL FOR TYPICAL PIPE CROSSING IN STREET R.O.W. THIS SHEET.
- EASEMENT FOR PUBLIC INFRASTRUCTURE, WATER LINE, HYDRANT, METER.
- NEW (PUBLIC) FIRE HYDRANT. INSTALL 10"x8" TAPPING SLEEVE (FULL CIRCLE STAINLESS STEEL), 6" DIA. TAPPING GATE VALVE AND RESTRAIN. INSTALL NEW FIRE HYDRANT (PER COSFW CONSTRUCTION DETAIL 07), 6" DIP HYDRANT LEG WATERLINE, RESTRAIN ALL JOINTS. PUBLIC FIRE HYDRANTS MUST HAVE 5 FEET OF UNOBSTRUCTED CLEARANCE ON ALL SIDES.

DOMESTIC & IRRIGATION WATER SERVICE TABLE

SERVICE ADDRESS	STREET NAME	TOTAL SERVICES-SERVICE SIZE & TYPE (DS OR IR)
7205	PLAZA CENTRAL	2 ~ 6" LINES & 4" METERS (DOMESTIC)
7205	PLAZA CENTRAL	1 1/2" LINE & 1 1/2" METER (IRRIGATION)

FIRE SERVICE DESIGN TABLE

SERVICE SIZE	REQ'D FLOW* GPM	RESIDUAL PRESSURE* PSI	BUILDING(S) SERVED
8"	2250	20	BUILDING A THRU L

A FIRE SERVICE IS DEDICATED FOR AUTOMATIC FIRE SPRINKLER SYSTEMS. ALL FIRE SERVICES MUST BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY (RPDA). THE BACKFLOW PREVENTER MUST BE LOCATED WITHIN 30' 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.

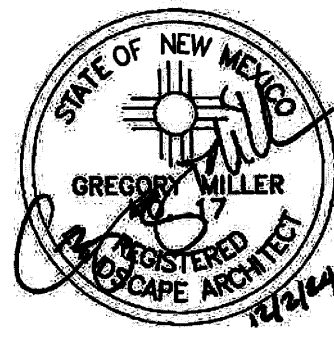
*PEAK FLOW IS IN GALLONS PER MINUTE.
*RESIDUAL PRESSURE IN POUNDS PER SQUARE INCH AT THE LISTED FIRE FLOW AT POINT OF CONNECTION TO MAIN. A FIRE FLOW REQUEST WAS SUBMITTED TO COSF ON 8-23-24.

1 SITE WATER PLAN

LEGEND

	EXISTING WATERLINE (PUBLIC)		NEW WATERLINE (PUBLIC)		NEW FIRE HYDRANT (PRIVATE)
	EXISTING FIRE HYDRANT (PUBLIC)		NEW WATER MASTER METER (PUBLIC)		NEW GATE VALVE (PRIVATE)
	EXISTING WATER VALVE (PUBLIC)		NEW WATER METER (PUBLIC)		NEW REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (PRIVATE)
			NEW WATERLINE (PRIVATE)		NEW SAS LINE (PRIVATE)
			NEW SAS MANHOLE (PRIVATE)		NEW ELECTRICAL UNDERGROUND (PRIVATE)
			NEW STORM DRAIN (PRIVATE)		

Scale: 1" = 50'



DATE: 12 FEB 2025
REVISION:

SHEET TITLE:
**PLANT
PRESERVATION
PLAN**

PLANT LEGEND

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

CODE DESCRIPTION

TP-01	8' HT JUNIPER
TP-02	9' HT JUNIPER
TP-03	10' HT JUNIPER
TP-04	11' HT JUNIPER
TP-05	12' HT JUNIPER
TP-06	14' HT JUNIPER
TP-07	16' HT JUNIPER
TP-09	6" DBH DECIDUOUS

**COMPLIANCE WITH EXISTING
VEGETATION ORDINANCES**

SIGNIFICANT TREES TO BE RETAINED	QTY	SIZE
JUNIPER	40	8' HT. OR GREATER
DECIDUOUS	2	6" CAL. OR GREATER
TOTAL	42	

SIGNIFICANT TREES TO BE REMOVED	QTY	SIZE
JUNIPER	36	8' HT. OR GREATER
DECIDUOUS	2	6" CAL. OR GREATER
TOTAL	38	

REQUIRED REPLACEMENT TREES	38
TOTAL REQUIRED REPLACEMENT TREES	38
TOTAL TREES PROVIDED	214

(REFER TO PLANTING PLANS FOR SPECIES AND LOCATIONS)

GENERAL NOTES

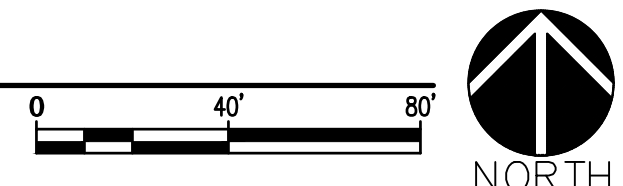
- SIGNIFICANT TREE SPECIES AND LOCATIONS AS REPRESENTED ON PLAN WERE OBTAINED FROM A COMBINATION OF FIELD WORK, AERIAL PHOTOGRAPHY, AND NUMERIC SURVEY TECHNIQUES.
- SIGNIFICANT TREES TO BE REMOVED FOR CONSTRUCTION OF ZORRO BLANCO SHALL BE:
 - FLAGGED IN THE FIELD
 - REVIEWED BY CITY OF SANTA FE LAND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

TREE PROTECTION NOTES

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



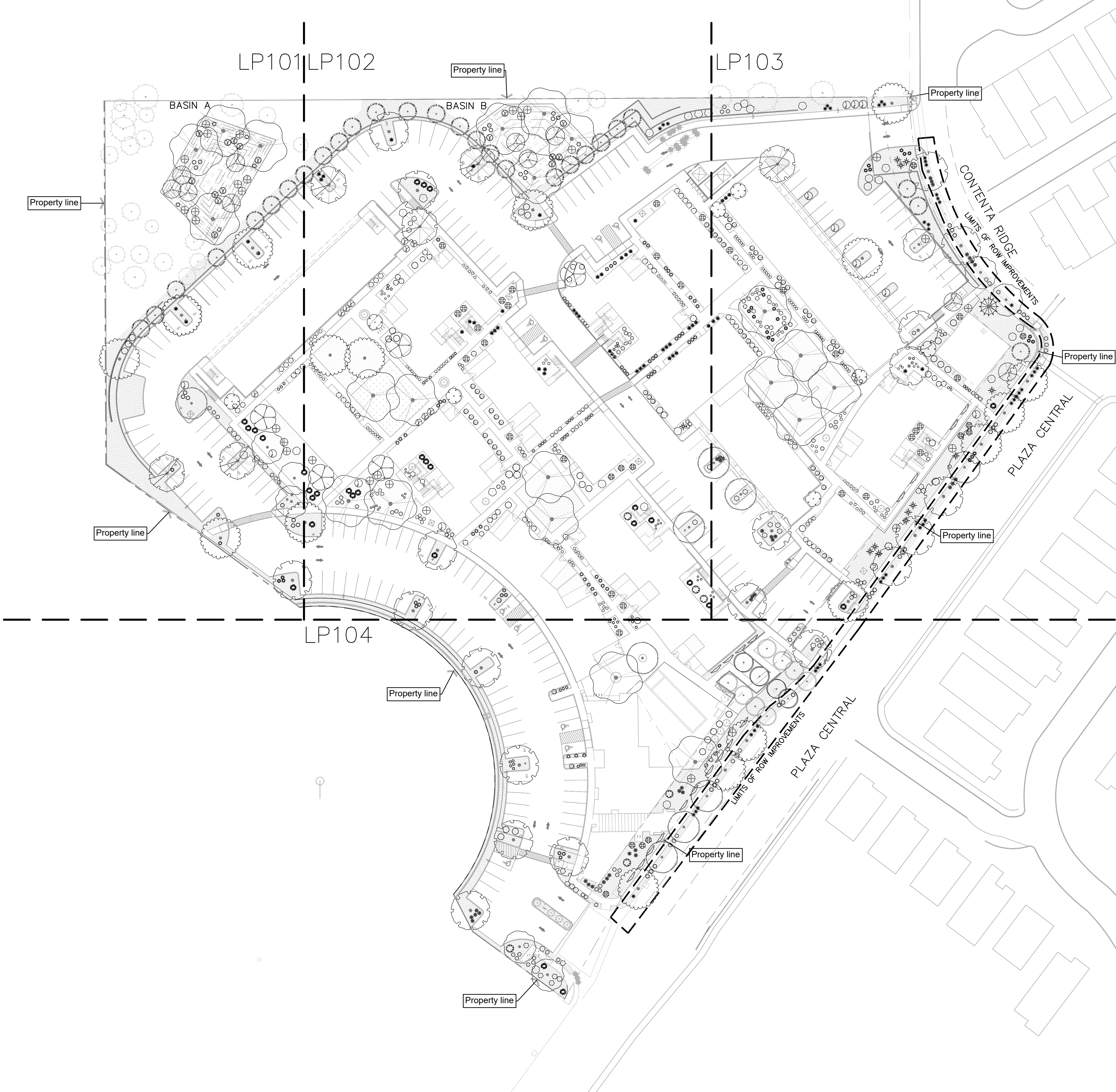
A1 SIGNIFICANT TREE SURVEY
SCALE: 1"=40'-0"



plandcollab.com 505 268 2266

PLAZA CENTRAL
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508
ARCHITECTURE OF URBAN DESIGN
1709 Paseo de Perote, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM? thomas gifford architect, llc 2024

LD101

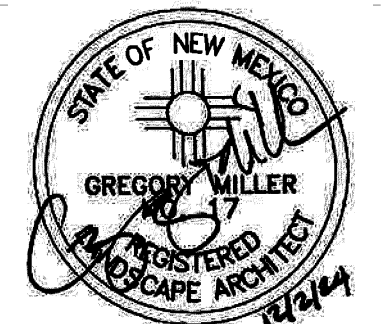


GENERAL PLANTING NOTES SCHEDULE

- | CODE | DESCRIPTION |
|-------|---|
| GP-01 | IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST. |
| GP-02 | IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "INSTALLED SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "INSTALLED SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER. |
| GP-03 | FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6". |
| GP-04 | THE TOP OF MULCH SHALL BE 2" BELOW TOP OF ADJACENT CONCRETE SURFACES. TOP OF TURFGRASS PLANTING AREAS SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES AND SHALL BE SLOPED TOWARD THE INTERIOR OF THE TURF AREA AT 2% TO PREVENT FUGITIVE WATER. |
| GP-05 | THE CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD. |
| GP-06 | THE CONTRACTOR SHALL INSTALL TREES PER DETAIL A1 & A2/LP501 |
| GP-07 | THE CONTRACTOR SHALL INSTALL SHRUBS PER DETAIL A4/LP501 |
| GP-08 | THE CONTRACTOR SHALL INSTALL VINES PER DETAIL A3/LP501 |
| GP-09 | FOR THE FULL PLANT SCHEDULE SEE SHEET LP501 |
| GP-10 | ALL PLANTING BEDS SHALL BE SWALED, SLOPED, OR RECESSED BELOW GRADE TO PREVENT FUGITIVE WATER. REFERENCE CIVIL GRADING PLAN. WHERE CONTOURS ON CIVIL GRADING PLAN ARE NOT DETAILED ENOUGH DUE TO PLAN SCALE, PLANTING BEDS SHALL BE RECESSED 2" BELOW ADJACENT PAVEMENT TO TOP OF MULCH MATERIAL. |

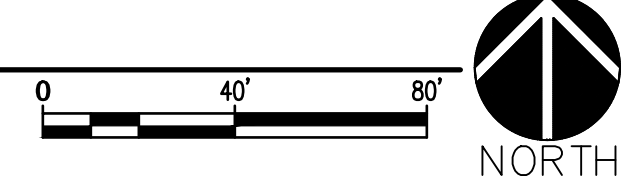
COMPLIANCE WITH CITY LANDSCAPE ORDINANCES

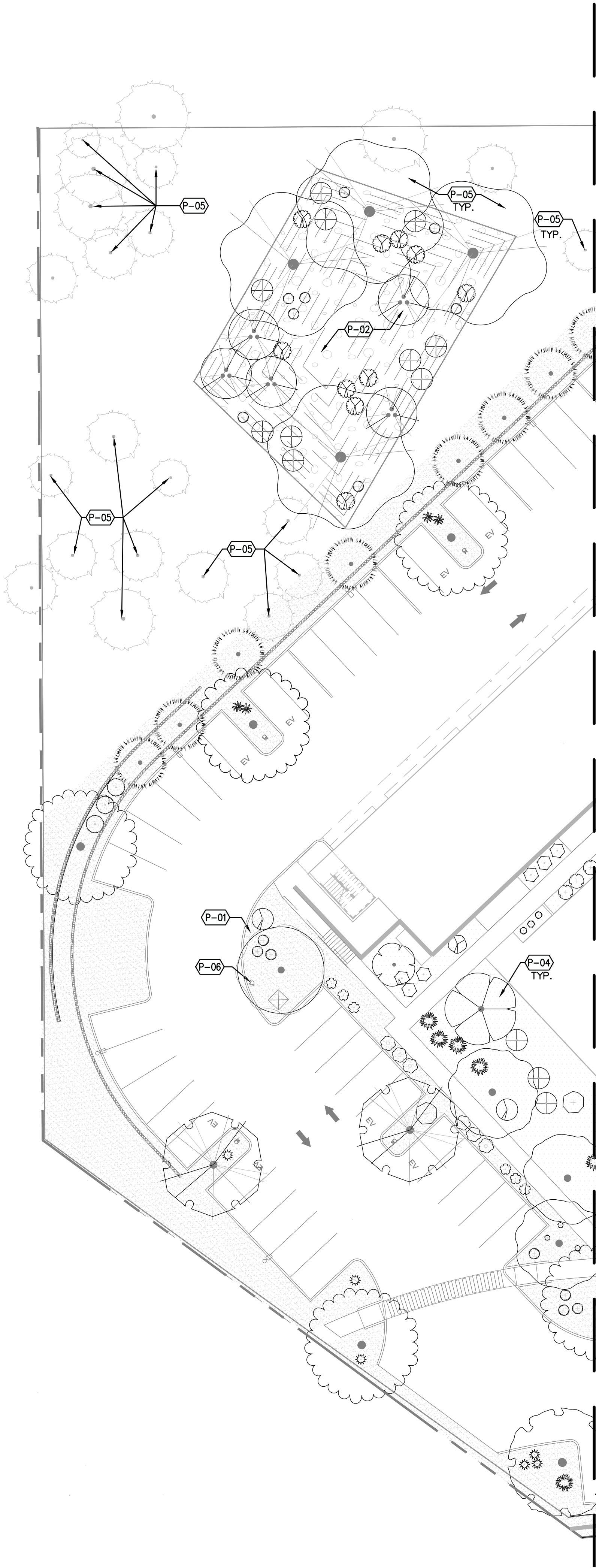
INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS:		
PARKING SPACES:	245	
REQUIRED LANDSCAPE AREA PER SPACE:	10 SF	
PERMEABLE LANDSCAPE AREA REQUIRED:	2,450 SF	
PERMEABLE LANDSCAPE AREA PROVIDED:	7,618 SF	
REQUIRED NUMBER OF TREES @ 1 PER 90 REQD SF:	28	
NUMBER OF PARKING LOT TREES PROVIDED:	41	
REQUIRED NUMBER OF SHRUBS @ 2 PER 90 REQD SF:	55	
NUMBER OF PARKING LOT SHRUBS PROVIDED:	67	
OPEN SPACE REQUIREMENTS		
TOTAL LOT AREA FOR LOT 9(9.15 AC) & 10 (6.9 AC):	699,138 SF	
REQUIRED OPEN SPACE:	60,113 SF	
RESIDENTIAL OPEN SPACE PROVIDED:	42,000 SF	
ANY RESIDENTIAL OPEN SPACE PROVIDED IN A NON-RESIDENTIAL DEVELOPMENT MAY BE CREDITED TO THE NON-RESIDENTIAL REQUIREMENTS SO		
60,113 SF - 41,250 SF=18,863 SF ADDITIONALLY REQUIRED.		
NON-RESIDENTIAL OPEN SPACE PROVIDED:	22,000 SF	
TOTAL OPEN SPACE PROVIDED:	64,000 SF	
TURFGRASS AREA PROVIDED:	3,696 SF	9%
REQUIRED NUMBER OF TREES @ 1 PER 500 SF:		
TOTAL NUMBER OF TREES PROVIDED:	83	
NUMBER OF EVERGREEN TREES REQUIRED:	21	25% OF TOTAL
NUMBER OF EVERGREEN TREES PROVIDED:	41	
REQUIRED NUMBER OF SHRUBS @ 2 PER 500 SF:	165	
TOTAL NUMBER OF SHRUBS PROVIDED:	187	
NUMBER OF EVERGREEN SHRUBS REQUIRED:	42	25% OF TOTAL
NUMBER OF EVERGREEN SHRUBS PROVIDED:	76	
STREET TREE REQUIREMENTS		
STREET FRONTAGE:	740 LF	
NUMBER OF TREES REQUIRED (1 PER 25-35 LF):	21	
NUMBER OF TREES PROVIDED:	22	
DESIGNATED STORMWATER BASIN REQUIREMENTS		
REQUIRED NUMBER OF TREES EACH BASIN @ 1 PER 500 SF		
NUMBER OF TREES REQUIRED/PROVIDED		
BASIN A 9/9		
BASIN B 7/7		
REQUIRED NUMBER OF SHRUBS EACH BASIN @ 3 PER 500 SF		
NUMBER OF SHRUBS REQUIRED/PROVIDED		
BASIN A 28/28		
BASIN B 20/20		



DATE: 10 MARCH 2025
REVISION:
SHEET TITLE:

OVERALL PLANTING PLAN





MATCHLINE A - SEE SHEET LP102

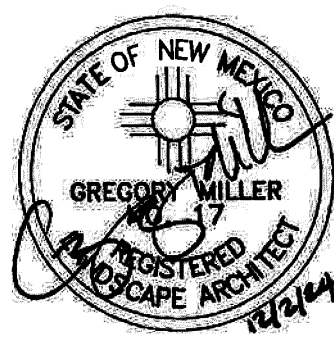
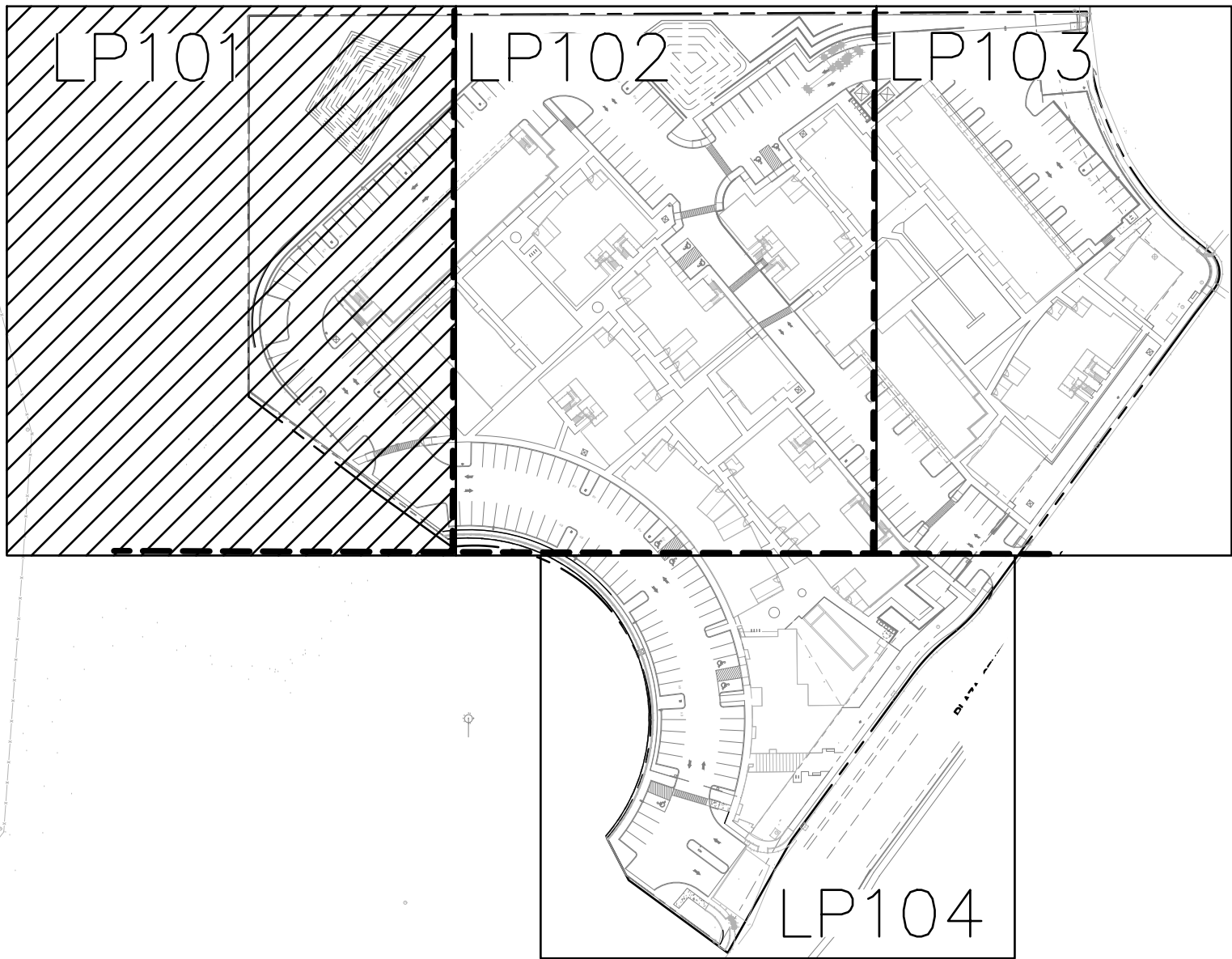
PLANT SCHEDULE LP101 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM
	LACEBARK ELM	ULMUS PARVIFOLIA
	ONESEED JUNIPER	JUNIPERUS MONOSPERMA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS RED OAK	QUERCUS BUCKLEYI
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA
	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
	CREEPING MAHONIA	MAHONIA REPENS
	DWARF RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS
	FOURWING SALTBUSH	ATRIPLEX CANESCENS
	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
	WOODS' ROSE	ROSA WOODSII
PERENNIALS		
	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'
GRASSES & DESERT ACCENTS		
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	INDIAN GRASS	SORGHASTRUM NUTANS
	PALE LEAF YUCCA	YUCCA PALLIDA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'

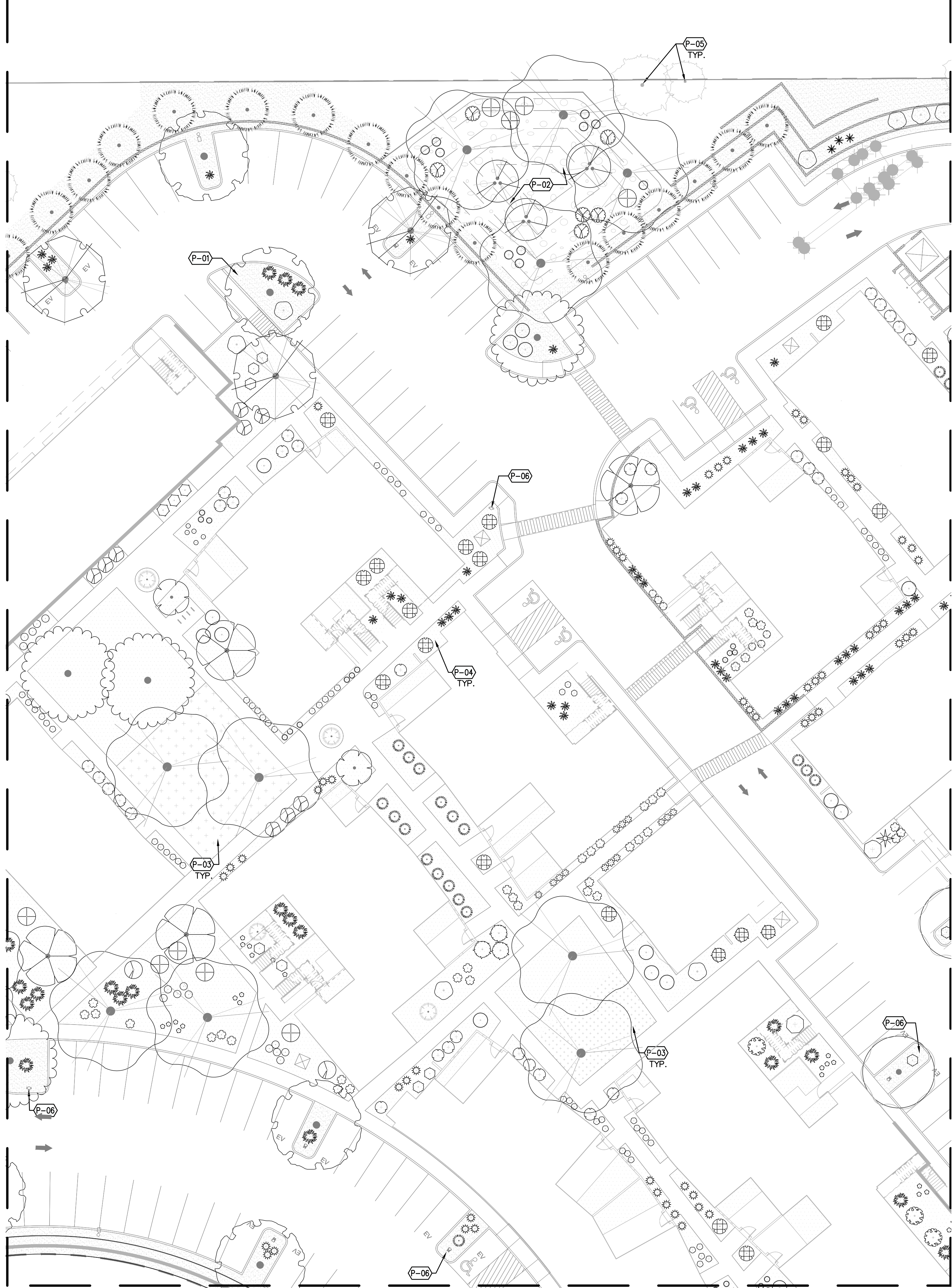
PLANTING SCHEDULE LP101

SYMBOL	CODE	DESCRIPTION
	P-01	FURNISH AND INTSTALL 1/2" ROCK MULCH, 'SANTA FE BROWN', OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P-02	FURNISH AND INSTALL 2"-4" 'SANTA FE BROWN' GRAVEL MULCH, AT 4" DEPTH, OR APPROVED EQUAL.
	P-04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC, OR APPROVED EQUAL.
	P-05	EXISTING TREE TO REMAIN.
	P-06	FIRE HYDRANT WITH 15' OFFSET

KEY MAP



MATCHLINE A— SEE SHEET LP101



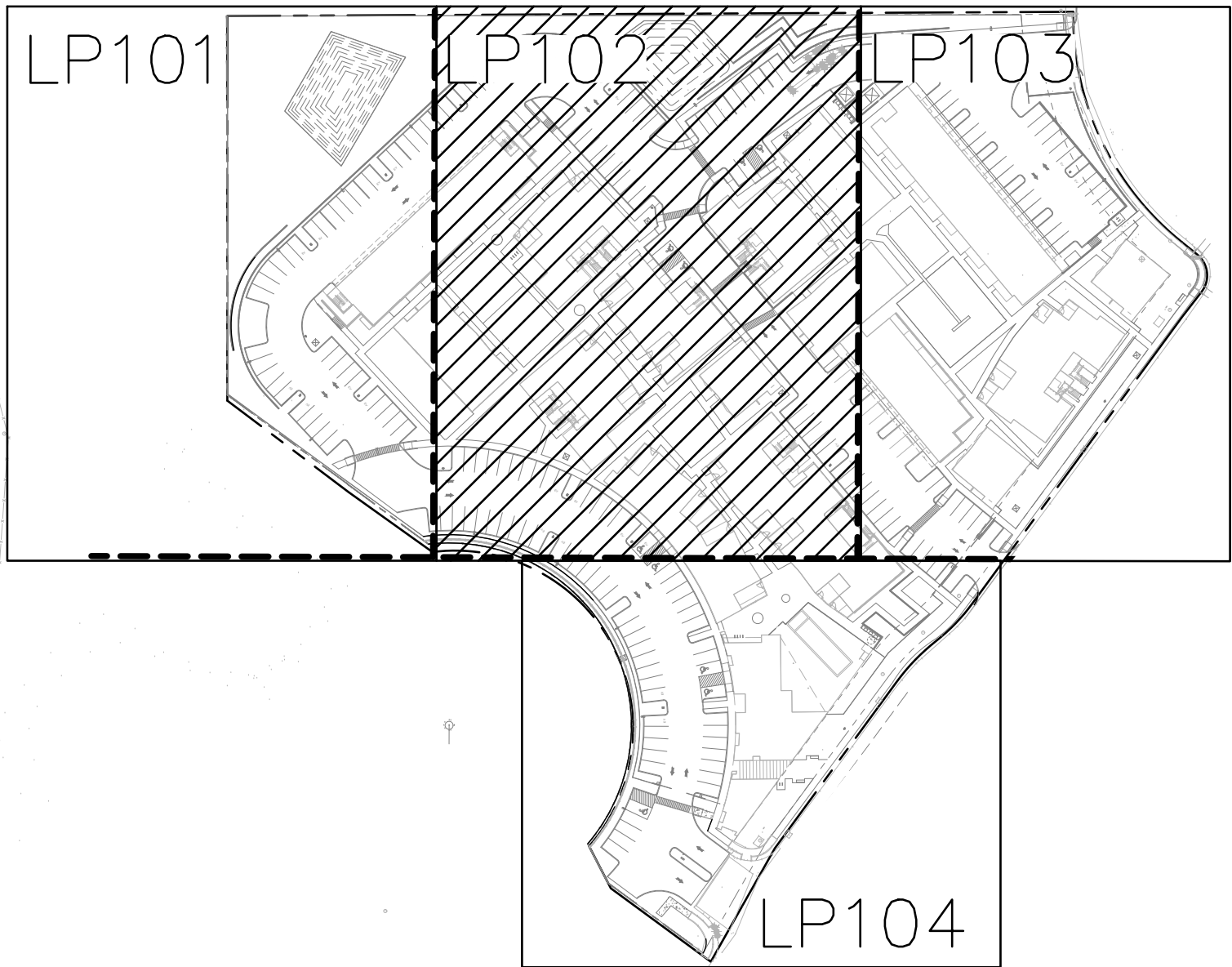
MATCHLINE C — SEE SHEET LP104

MATCHLINE B— SEE SHEET LP103

PLANT SCHEDULE LP102 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

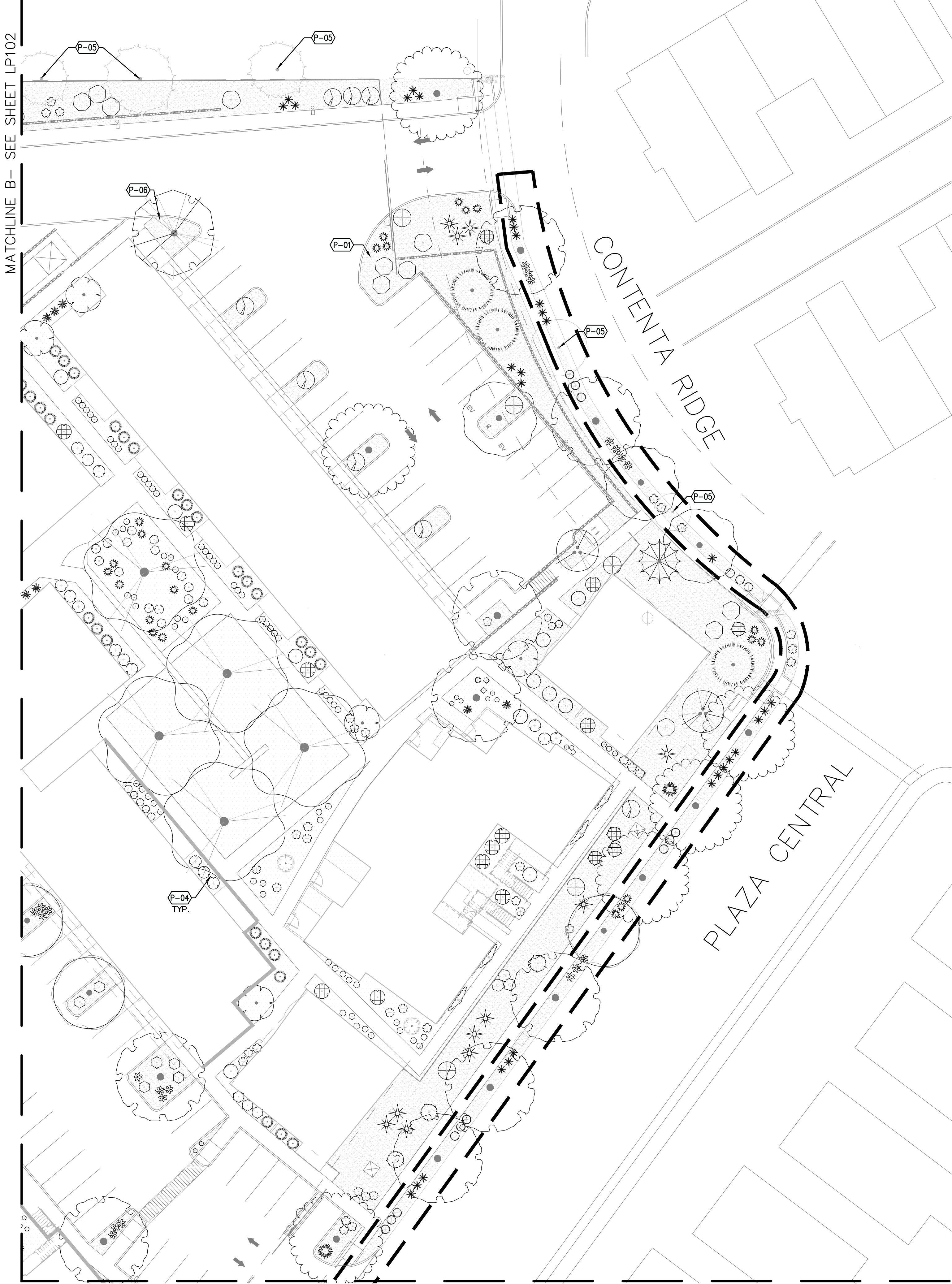
SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	LACEBARK ELM	ULMUS PARVIFOLIA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
	EASTERN REDBUD	CERCIS CANADENSIS
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA
	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
	CREeping THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GOLDEN CURRANT	RIBES AUREUM
	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	LEADPLANT	AMORPHA CANESCENS

SYMBOL	COMMON NAME	BOTANICAL NAME
	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA
	THREE LEAF SUMAC	RHUS TRILOBATA
	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES
	WOODS' ROSE	ROSA WOODSII
PERENNIALS		
	COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRY'S PROSTRATUM
	GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA
	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'
	PURPLE POPPYMALLOW	CALLIRHOE INVOLUCRATA
	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'
	WHIRLING BUTTERFLIES GAURA	GAURA LINDHEIMERI
GRASSES & DESERT ACCENTS		
	BANANA YUCCA	YUCCA BACCATA
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	INDIAN GRASS	SORGHASTRUM NUTANS
	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	SOAPWEED	YUCCA GLAUCA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'



PLANTING SCHEDULE LP102

SYMBOL	CODE	DESCRIPTION
	P-01	FURNISH AND INSTALL 1/2" ROCK MULCH, 'SANTA FE BROWN', OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P-02	FURNISH AND INSTALL 2"-4" 'SANTA FE BROWN' GRAVEL MULCH, AT 4" DEPTH, OR APPROVED EQUAL.
	P-04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC, OR APPROVED EQUAL.
	P-05	EXISTING TREE TO REMAIN.
	P-06	FIRE HYDRANT WITH 15' OFFSET



MATCHLINE C- SEE SHEET LP104

PLANT SCHEDULE LP103

SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	COMMON NAME	BOTANICAL NAME	SYMBOL	COMMON NAME	BOTANICAL NAME
TREES					
	COMMON HACKBERRY	CELTIS OCCIDENTALIS		COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM		CREeping MAHONIA	MAHONIA REPENS
	LACEBARK ELM	ULMUS PARVIFOLIA		CREeping THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'
	ONESEED JUNIPER	JUNIPERUS MONOSPERMA		DWARF RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'		GOLDEN CURRANT	RIBES AUREUM
	TEXAS RED OAK	QUERCUS BUCKLEYI		GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS		GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'
SMALL TREE/LARGE SHRUB				LEADPLANT	AMORPHA CANESCENS
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'		SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'		THREE LEAF SUMAC	RHUS TRILOBATA
	NEW MEXICO OLIVE	FORESTIERA PUBESCENS		VANESSA BELL YELLOW ROSE	ROSA X 'VANESSA BELL'
	PINON PINE	PINUS EDULIS		WESTERN SAND CHERRY	PRUNUS BESSEYI PAAWEE BUTTES
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	VINES		
SHRUBS				CHINESE WISTERIA	WISTERIA SINENSIS
	APACHE PLUME	FALLUGIA PARADOXA	PERENNIALS		
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS		COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRYIS PROSTRATUM
	CHAMISA	ERICAMERIA NAUSEOSA		DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES
				GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA
				MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'
				WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'
			GRASSES & DESERT ACCENTS		
				ADAM'S NEEDLE	YUCCA FILAMENTOSA
				BANANA YUCCA	YUCCA BACCATA
				BEAR GRASS	NOLINA MICROCARPA
				BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
				INDIAN GRASS	SORGHASTRUM NUTANS
				KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
				PALE LEAF YUCCA	YUCCA PALLIDA
				SOAPWEED	YUCCA GLAUCA
				STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'

KEY MAP

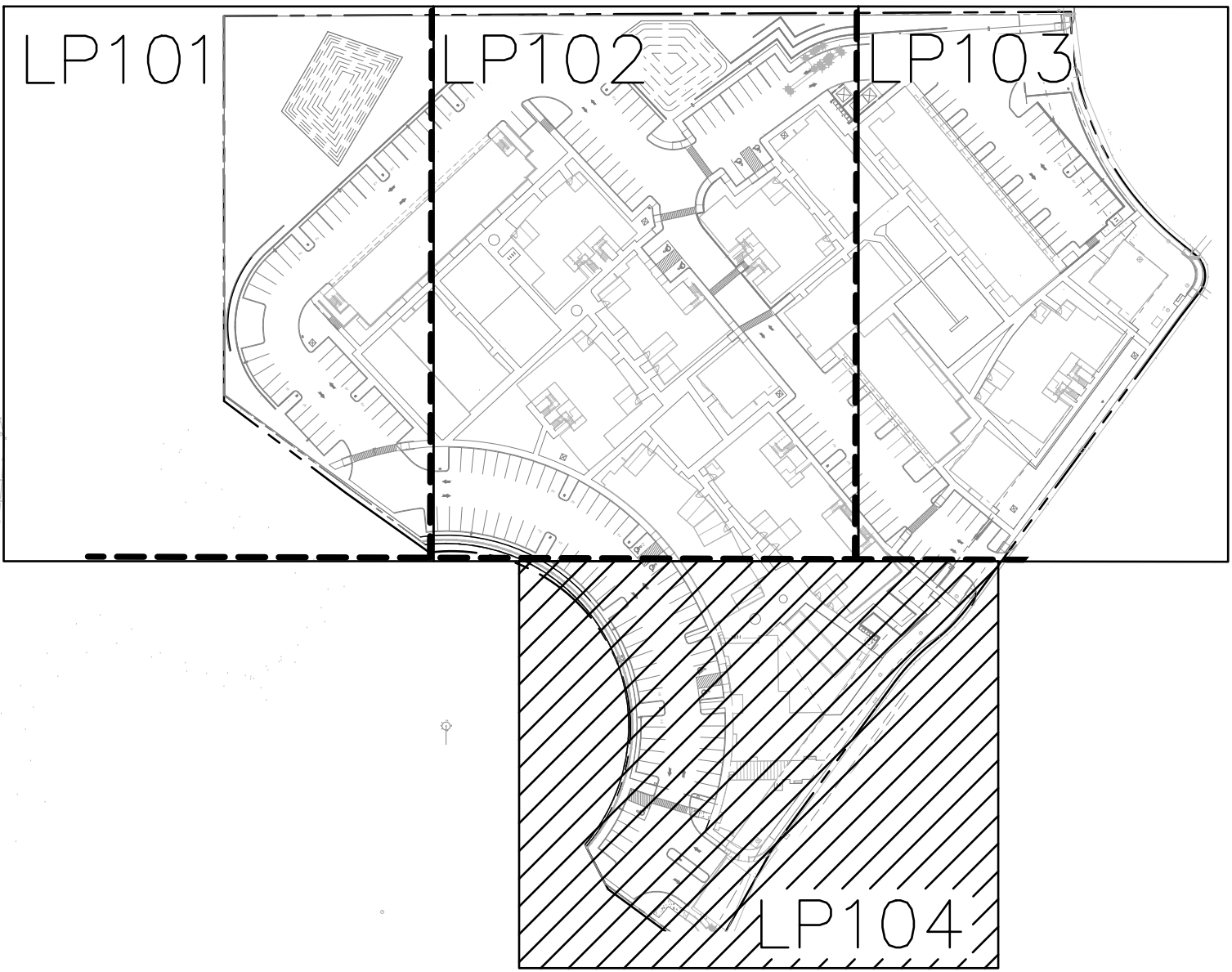


PLANTING SCHEDULE LP103

SYMBOL	CODE	DESCRIPTION
	P-01	FURNISH AND INSTALL 1/2" 'SANTA FE BROWN' ROCK MULCH, OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P-03	TURFGRASS SOD SHALL BE 'SIEMPRE VERDE TALL FESCUE' THAT INCLUDES 10% BLUEGRASS, OR APPROVED EQUAL. TOP OF SOD SHALL BE INSTALLED 1" BELOW TOP OF ADJACENT HARD SURFACES.
	P-04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC.
	P-05	EXISTING TREE TO REMAIN.

MATCHLINE C- SEE SHEET LP102

MATCHLINE C- SEE SHEET LP103



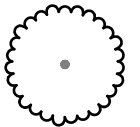
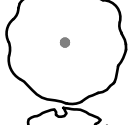
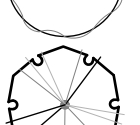
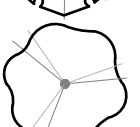
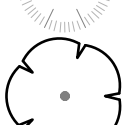
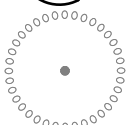
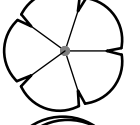
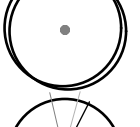
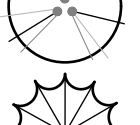
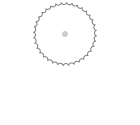
PLANT SCHEDULE LP104 SEE SHEET LP501 FOR COMPLETE PLANT SCHEDULE.

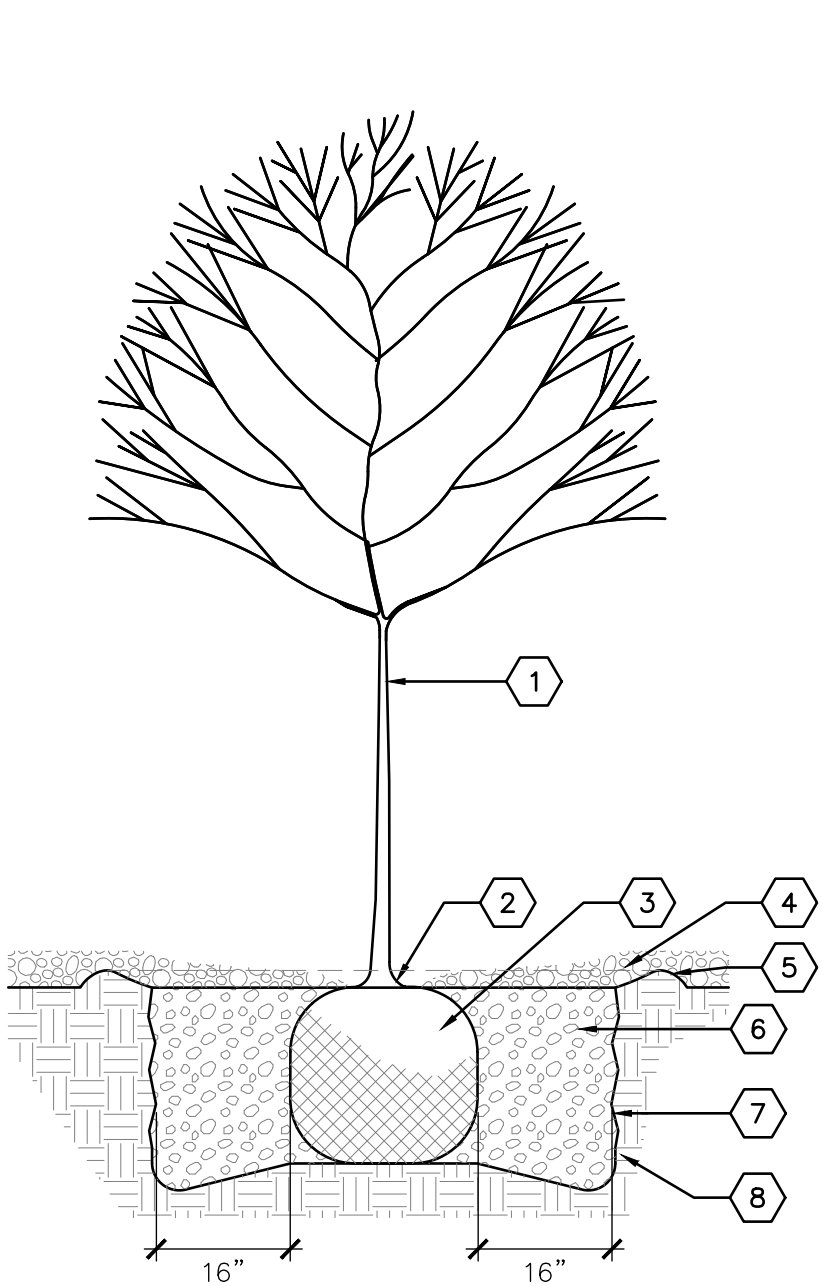
SYMBOL	COMMON NAME	BOTANICAL NAME
TREES		
	COMMON HACKBERRY	CELTIS OCCIDENTALIS
	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM
	LACEBARK ELM	ULMUS PARVIFOLIA
	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'
	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS
SMALL TREE/LARGE SHRUB		
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'
	CHINA PEARL PEACH	PRUNUS PERSICA 'CHINA PEARL'
	HONEYCRISP APPLE	MALUS X 'HONEYCRISP'
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'
SHRUBS		
	APACHE PLUME	FALLUGIA PARADOXA
	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS
	CHAMISA	ERICAMERIA NAUSEOSA
	DWARF RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS
	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
	LEADPLANT	AMORPHA CANESCENS
	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA
VINES		
	CHINESE WISTERIA	WISTERIA SINENSIS
GRASSES & DESERT ACCENTS		
	ADAM'S NEEDLE	YUCCA FILAMENTOSA
	BEAR GRASS	NOLINA MICROCARPA
	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	PALE LEAF YUCCA	YUCCA PALLIDA
	SOAPWEED	YUCCA GLAUCA
	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'

PLANTING SCHEDULE LP104

SYMBOL	CODE	DESCRIPTION
	P-01	FURNISH AND INTSTALL 1/2" ROCK MULCH, OR APPROVED EQUAL., INSTALLED AT A 3" DEPTH OVER FILTER FABRIC.
	P-04	FURNISH AND INSTALL CRUSHER FINES 'SANTA FE BROWN' MULCH, AT 3" DEPTH OVER FILTER FABRIC, OR APPROVED EQUAL.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE	WATER USE
TREES									
	CO	18	COMMON HACKBERRY	CELTIS OCCIDENTALIS	DECIDUOUS	40'	35'	2" CAL.	LOW – MEDIUM
	UR	8	EMERALD SUNSHINE ELM	ULMUS DAVIDIANA JAPONICA 'JFS-BIEBERICH' TM	DECIDUOUS	40'	25'	2" CAL.	LOW – MEDIUM
	UP	20	LACEBARK ELM	ULMUS PARVIFOLIA	DECIDUOUS	35'	30'	2" CAL.	LOW – MEDIUM
	JS2	27	ONESEED JUNIPER	JUNIPERUS MONOSPERMA	EVERGREEN	25'	15'	6'-8' HT.	VERY LOW – LOW
	SB	9	SENSATION BOX ELDER	ACER NEGUNDO 'SENSATION'	DECIDUOUS	30'	25'	2" CAL.	LOW – MEDIUM
	QI	6	TEXAS RED OAK	QUERCUS BUCKLEYI	DECIDUOUS	35'	35'	2" CAL.	LOW – MEDIUM
	TS	21	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS	DECIDUOUS	80'	60'	2" CAL.	LOW – MEDIUM
SMALL TREE/LARGE SHRUB									
	JB	14	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	EVERGREEN	8'-12'	6'	2" CAL.	LOW – MEDIUM
	PC2	8	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	DECIDUOUS	15'	15'	6'-8' HT.	LOW – MEDIUM
	PR	8	CHINA PEARL PEACH	PRUNUS PERSICA 'CHINA PEARL'	DECIDUOUS	20'	15-20'	8'-10' HT.	LOW – MEDIUM
	ER2	5	EASTERN REDBUD	CERCIS CANADENSIS	DECIDUOUS	25'	25'	2" CAL.	LOW – MEDIUM
	MX	4	HONEYCRISP APPLE	MALUS X 'HONEYCRISP'	DECIDUOUS	18'	18'	8'-10' HT.	LOW – MEDIUM
	FP2	10	NEW MEXICO OLIVE	FORESTIERA PUBESCENS	DECIDUOUS	15'	15'	2" CAL.	VERY LOW – LOW
	PP	1	PINON PINE	PINUS EDULIS	EVERGREEN	15'	15'	6'-8' HT.	VERY LOW – LOW
	JS3	50	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	EVERGREEN	15'	4'	2" CAL.	LOW – MEDIUM
SHRUBS									
	FP	29	APACHE PLUME	FALLUGIA PARADOXA	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	BM	37	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	DECIDUOUS	5'	5'	5 GAL.	LOW – MEDIUM

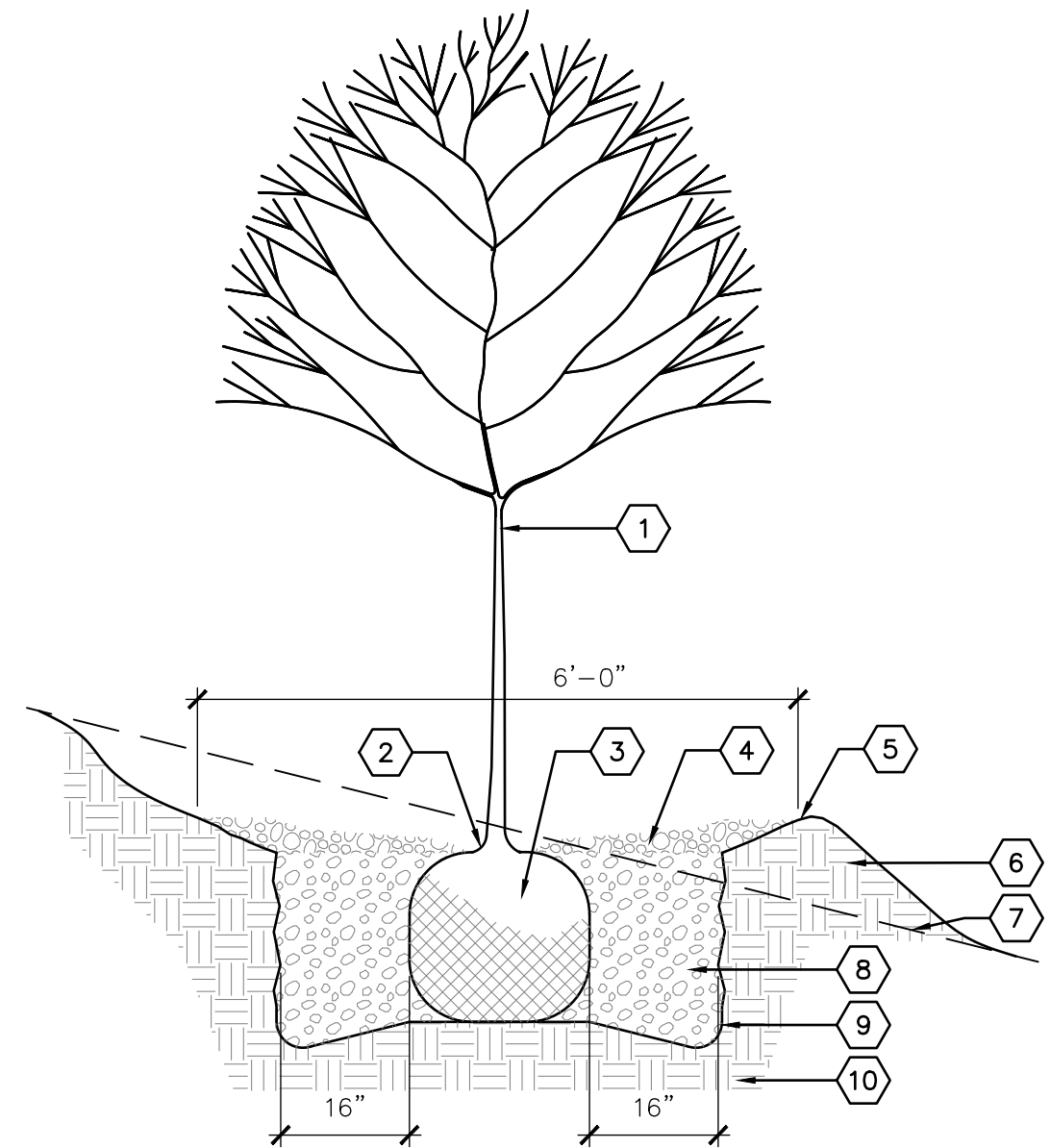


KEYED NOTES

- TREE – SEE PLAN FOR SPECIES AND LOCATION.
- REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"–3" ABOVE GRADE.
- PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
- MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" FROM TREE TRUNK.
- EARTHEN BERM, 6" HEIGHT
- THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
- UNDISTURBED SUBGRADE

A1 TREE PLANTING

NOT TO SCALE

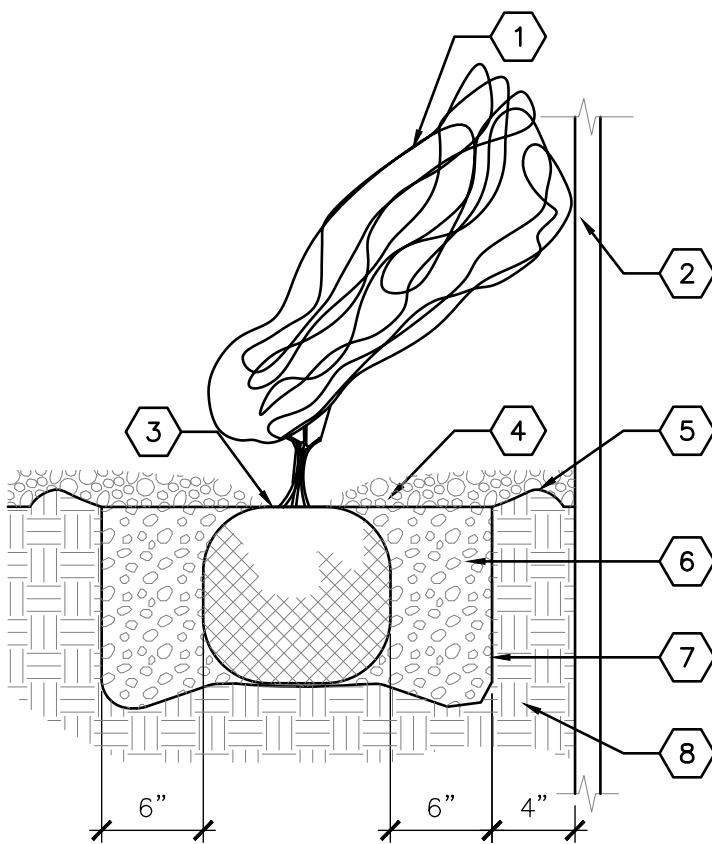


KEYED NOTES

- TREE – SEE PLAN FOR SPECIES AND LOCATION.
- REMOVE EXISTING SOIL FROM NURSERY AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE 2"–3" ABOVE GRADE.
- PLACE TREE IN HOLE AND STRAIGHTEN. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE AND/OR ROPE, AND BURLAP PRIOR TO BACKFILL.
- MULCH – SEE PLAN. AVOID MULCH INSTALLATION 4"–6" FROM TREE TRUNK.
- EARTHEN BERM, 6" HEIGHT
- PROPOSED GRADE. SMOOTHLY TAPER SLOPE TO FORM TREE WELL.
- EXISTING GRADE
- THOROUGHLY MIX BACKFILL AND SOIL AMENDMENTS PRIOR TO INSTALLATION – SEE SPECIFICATIONS.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
- UNDISTURBED SUBGRADE

A2 TREE PLANTING

NOT TO SCALE

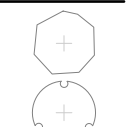
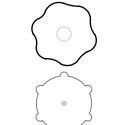
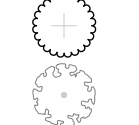
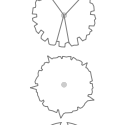
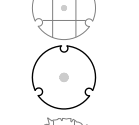
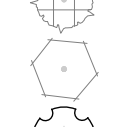
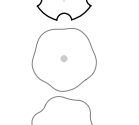
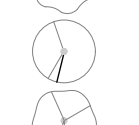
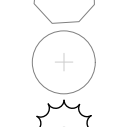
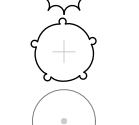
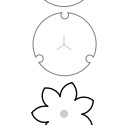
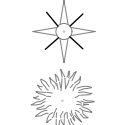
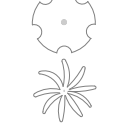
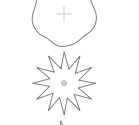


KEYED NOTES

- VINE – SEE PLAN FOR SPECIES AND LOCATIONS
- VERTICAL STRUCTURE – SEE PLAN
- PLANT DEPTH AS SAME AS MAINTAINED AT NURSERY
- MULCH – SEE PLAN. HOLD BACK 2" FROM VINE STEMS
- 6-INCH HEIGHT EARTHEN BERM
- BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES
- UNDISTURBED SUBGRADE

A3 VINE PLANTING

NOT TO SCALE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS	HT.	SPD.	INSTALLED SIZE	WATER USE
SHRUBS									
	EN	15	CHAMISA	ERICAMERIA NAUSEOSA	NATIVE/EVGN	6'	6'	5 GAL.	VERY LOW – LOW
	SA	54	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS	DECIDUOUS	4'	4'	5 GAL.	LOW – MEDIUM
	MR	9	CREEPING MAHONIA	MAHONIA REPENS	NATIVE/EVGN	2'	4'	5 GAL.	LOW
	RT	18	CREEPING THREE-LEAF SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	NATIVE	1'	6'	5 GAL.	VERY LOW – LOW
	CN	49	DWARF RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	NATIVE/EVGN	3'	3'	5 GAL.	VERY LOW – LOW
	CM2	6	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	AC	16	FOURWING SALTBUSH	ATRIPLEX CANESCENS	NATIVE	5'	5'	5 GAL.	VERY LOW – LOW
	RG	6	GOLDEN CURRANT	RIBES AUREUM	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	RG2	31	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	NATIVE	3'	5'	5 GAL.	LOW – MEDIUM
	LP	9	GROSSO FRENCH LAVENDER	LAVANDULA X INTERMEDIA 'GROSSO'	EVERGREEN	2'-6"	3'	5 GAL.	LOW
	AL	12	LEADPLANT	AMORPHA CANESCENS	NATIVE	5'	3'	5 GAL.	VERY LOW – LOW
	AF	21	SAND SAGEBRUSH	ARTEMISIA FILIFOLIA	NATIVE	3-4'	3-4'	5 GAL.	VERY LOW – LOW
	PF	25	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA	DECIDUOUS	2'	3'	5 GAL.	LOW – MEDIUM
	AA	10	THREE LEAF SUMAC	RHUS TRILOBATA	NATIVE	6'	6'	5 GAL.	VERY LOW – LOW
	RY	6	VANESSA BELL YELLOW ROSE	ROSA X 'VANESSA BELL'	EVERGREEN	4'	3'	5 GAL.	VERY LOW – LOW
	PC	12	WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	DECIDUOUS	1'	6'	5 GAL.	LOW
	RW	10	WOODS' ROSE	ROSA WOODSII	NATIVE	5'	5'	5 GAL.	VERY LOW – LOW

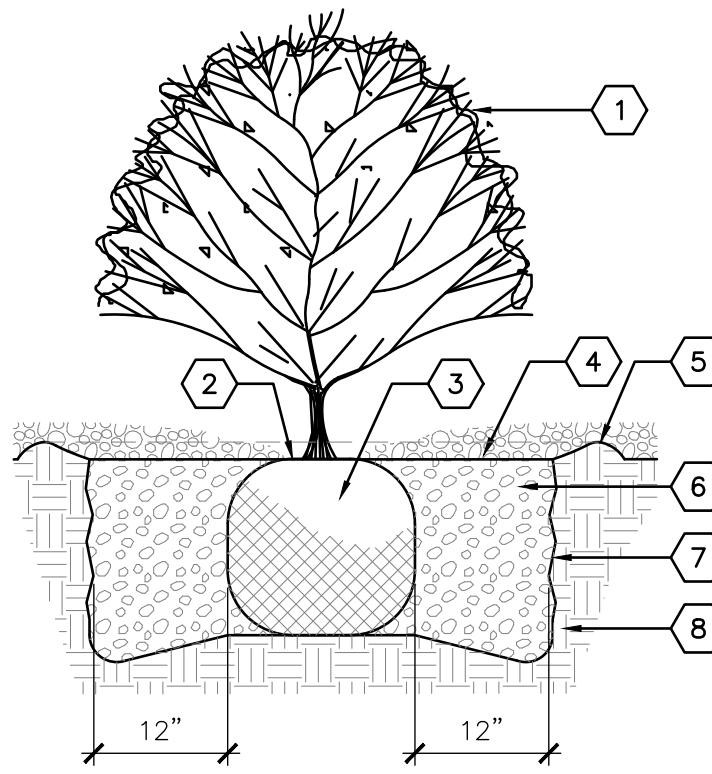
VINES



PERENNIALS									
	TA2	15	COMPACT CREEPING GERMANDER	TEUCRIUM CHAMAEDRYS PROSTRATUM	EVERGREEN	3"	2'	1 GAL.	LOW
	CP	14	DWARF PLUMBAGO	CERATOSTIGMA PLUMBAGINOIDES	DECIDUOUS	6"	1'–6"	1 GAL.	LOW – MEDIUM
	AC3	7	GOLDEN COLUMBINE	AQUILEGIA CHRYSANTHA	DECIDUOUS	1–2'	1–2'	1 GAL.	LOW – MEDIUM
	AM2	31	MOONSHINE YARROW	ACHILLEA X 'MOONSHINE'	EVERGREEN	2'	2'	1 GAL.	LOW
	CI2	15	PURPLE POPPYMALLOW	CALLIRHOE INVOLUCRATA	DECIDUOUS	6"	2'–6"	1 GAL.	VERY LOW – LOW
	NW2	14	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	DECIDUOUS	2'	2'–6"	1 GAL.	LOW – MEDIUM
	GW	13	WHIRLING BUTTERFLIES GAURA	GAURA LINDHEIMERI	DECIDUOUS	3'	2'–6"	1 GAL.	LOW

GRASSES & DESERT ACCENTS

YF	38	ADAM'S NEEDLE	YUCCA FILAMENTOSA	EVERGREEN	3'	3'	5 GAL.	VERY LOW – LOW
YB	12	BANANA YUCCA	YUCCA BACCATA	NATIVE/EVGN	6'	6'	5 GAL.	VERY LOW – LOW
NM	29	BEAR GRASS	NOLINA MICROCARPA	NATIVE/EVGN	5'	5'	5 GAL.	VERY LOW – LOW
BB	86	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	NATIVE	3'	3'	5 GAL.	LOW
SN	52	INDIAN GRASS	SORGHASTRUM NUTANS	NATIVE	3'-7'	3'	5 GAL.	LOW – MEDIUM
CX	118	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	DECIDUOUS	30"	2'	5 GAL.	LOW – MEDIUM
YF2	27	PALE LEAF YUCCA	YUCCA PALLIDA	EVERGREEN	4'	3'	5 GAL.	VERY LOW – LOW
YG	43	SOAPWEED	YUCCA GLAUCA	NATIVE/EVGN	3'	3'	5 GAL.	VERY LOW – LOW
SS	35	STANDING OVATION LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	NATIVE	2-4'	1-2'	5 GAL.	LOW – MEDIUM
HP	64	YELLOW HESPERALOE	HESPERALOE PARVIFLORA 'YELLOW'	EVERGREEN	4'	3'	5 GAL.	LOW – MEDIUM



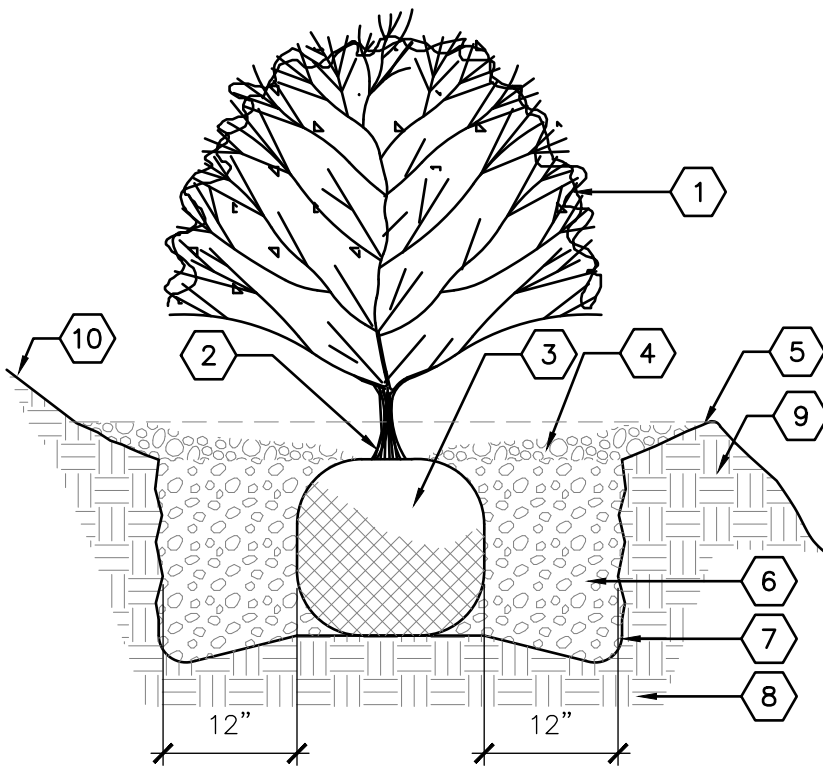
SHRUB PLANTING

KEYED NOTES

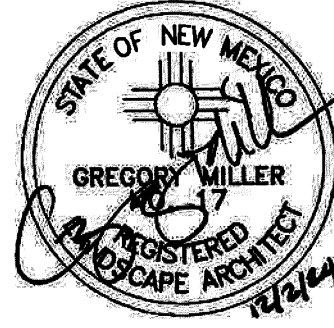
- SHRUB – SEE PLAN FOR SPECIES AND LOCATION.
- PLANT AT SAME DEPTH AS MAINTAINED AT NURSERY.
- PLACE SHRUB IN HOLE AND STRAIGHTEN.
- MULCH – SEE PLAN. HOLD BACK 2" FROM SHRUB STEMS.
- 6-INCH HEIGHT EARTHEN BERM
- BACKFILL AND SOIL AMENDMENTS – SEE SPECIFICATIONS. MIX THOROUGHLY PRIOR TO INSTALLATION.
- SCARIFY EDGE OF PLANTING HOLE, CONTINUOUS ALL SIDES.
- UNDISTURBED SUBGRADE
- PROPOSED GRADE. SMOOTHLY TAPER SLOPE TO FORM SHRUB WELL.
- EXISTING GRADE

A4 SHRUB PLANTING

NOT TO SCALE



SHRUB PLANTING ON SLOPE



DATE: 10 MARCH 2025
REVISION:   

SHEET TITLE:

PLANTING
DETAILS

PLAZA CENTRAL | C
7205 PLAZA CENTRAL, SANTA FE, NEW MEXICO 87508

THOMAS GIFFORD ARCHITECT
1709 Paseo de Pecos, Santa Fe, New Mexico 87501
tel 505.690.5898 email TOM@THOMASGIFFORD.COM? thomas gifford architect, llc 2024

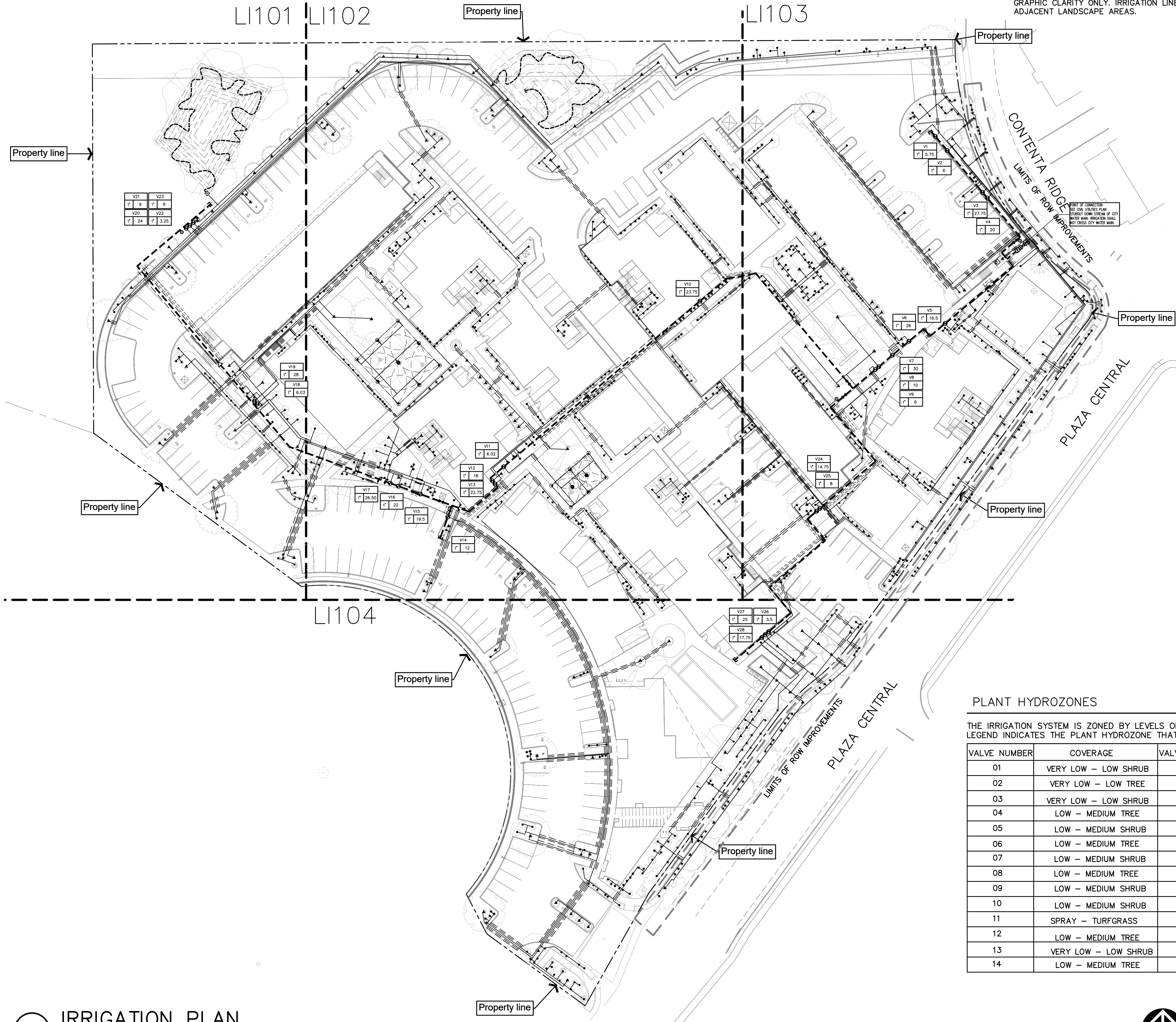


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LP501

ESTIMATED WATER USE FOR LANDSCAPE IMPROVEMENTS — 02/12/2025

	GALLONS PER MINUTE – BUBBLER IRRIGATION		GALLONS PER WATERING CYCLE BUBBLERS (8 MIN RUN TIME)		GALLONS PER MINUTE –ROTARY IRRIGATION		GALLONS PER WATERING CYCLE ROTARY IRRIGATION (30 MIN RUN TIME)		TOTAL GALLONS PER WATERING CYCLE – BUBBLERS AND ROTARY IRRIGATION			
TOTAL VOLUME FOR ALL TREES, SHRUBS, AND TURF GRASS	437.75		3,502		12.05		361.5		3,864			
WATERING REQUIREMENTS												
3,864												
MONTHLY WATERING SCHEDULE												
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
WATERING CYCLES PER MONTH	0	1	2	4	8	12	12	12	8	4	1	0
GALLONS PER WATERING CYCLE	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864	3,864
TOTAL GALLONS/MONTH	0	3,864	7,728	15,456	30,912	46,368	46,368	46,368	30,912	15,456	3,864	0
TOTAL ESTIMATED ANNUAL IRRIGATION WATER CONSUMPTION:												
247,296 GALLONS PER YEAR*												
1 ACRE FOOT OF WATER = 325,851 GALLONS												
0.7589235 ACRE FEET PER YEAR*												
TOTAL ACRE FEET OF WATER PER YEAR:												
0.7589235 ACRE FEET PER YEAR*												
247,296 GALLONS PER YEAR*												
* RUN TIME AND TOTAL WATER USE ARE CALCULATED FOR ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT, THE ANTICIPATED WATER USE MAY DECREASE BE UP TO 50%.												



LATERAL PIPE SIZE

FLOW RATE —GPM	SIZE
0–8	3/4"
8–12	1"
12–22	1 1/4"
22–30	1 1/2"
30–50	2"

PLANT HYDROZONES

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

VALVE NUMBER	COVERAGE	VALVE NUMBER	COVERAGE
01	VERY LOW — LOW SHRUB	15	LOW — MEDIUM SHRUB
02	VERY LOW — LOW TREE	16	LOW — MEDIUM TREE
03	VERY LOW — LOW SHRUB	17	VERY LOW — LOW SHRUB
04	LOW — MEDIUM TREE	18	SPRAY — TURFGRASS
05	LOW — MEDIUM SHRUB	19	LOW — MEDIUM SHRUB
06	LOW — MEDIUM TREE	20	VERY LOW — LOW TREE
07	LOW — MEDIUM SHRUB	21	LOW — MEDIUM TREE
08	LOW — MEDIUM TREE	22	LOW — MEDIUM SHRUB
09	LOW — MEDIUM SHRUB	23	DRIP SYSTEM
10	LOW — MEDIUM SHRUB	24	VERY LOW — LOW SHRUB
11	SPRAY — TURFGRASS	25	LOW — MEDIUM TREE
12	LOW — MEDIUM TREE	26	LOW — MEDIUM SHRUB
13	VERY LOW — LOW SHRUB	27	LOW — MEDIUM TREE
14	LOW — MEDIUM TREE	28	VERY LOW — LOW SHRUB

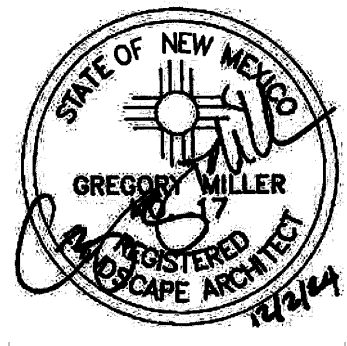
GENERAL IRRIGATION NOTES

- GI-01 THE CONTRACTOR SHALL COORDINATE SLEEVE INSTALLATION WITH PARTIES INVOLVED TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND BEFORE INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
- GI-02 THE CONTRACTOR SHALL FURNISH LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT THE PROPOSED IRRIGATION SYSTEM PER THE DRAWINGS AND SPECIFICATIONS.
- GI-03 FOR PVC IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 — LANDSCAPE IRRIGATION SYSTEM.
- GI-04 THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN ARE SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- GI-05 THE LOCATION OF THE IRRIGATION MAIN AND LATERAL LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.

- GI-06 VALVE BOXES IN TURF OR SEED AREAS SHALL BE GREEN WITH GREEN BOLT-DOWN LIDS. VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT-DOWN LIDS.
- GI-07 THE IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 60 PSI, THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.
- GI-08 AIR RELEASE VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON THE PLAN AT HIGH ELEVATION POINTS. THE CONTRACTOR SHALL SURVEY THE FINAL LOCATIONS OF ALL AIR RELEASE VALVES BEFORE INSTALLATION TO ENSURE THAT THEY ARE LOCATED AT ACTUAL HIGH POINTS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XGZ SERIES, PLASTIC BODY 24–VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP—2–9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24–VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
	IRRIGATION CONTROLLER, ESP—LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS: MODEL NO. GPM PSI	A5/LI502 A5/LI502 AND C5/LI502
	POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS. MODEL NO. RADIUS GPM PSI PR	D5/LI502
	PVC TO POLY CONNECTION.	A4/LI502
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 20PH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB–20PC OR APPROVED EQUAL.	C4/LI502 D4/LI502 A3/LI502
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".	
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR–21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.	
	24–VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR–21, BELL–END, SOLVENT WELD PVC, SIZE 1 1/2".	
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON–CONTINUOUS PRESSURE MAIN.	
	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL–10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI–08.	A2/LI502
	SOLVENT WELD END CAP.	
	VALVE CALLOUT # VALVE NUMBER 1" VALVE FLOW ## VALVE SIZE	

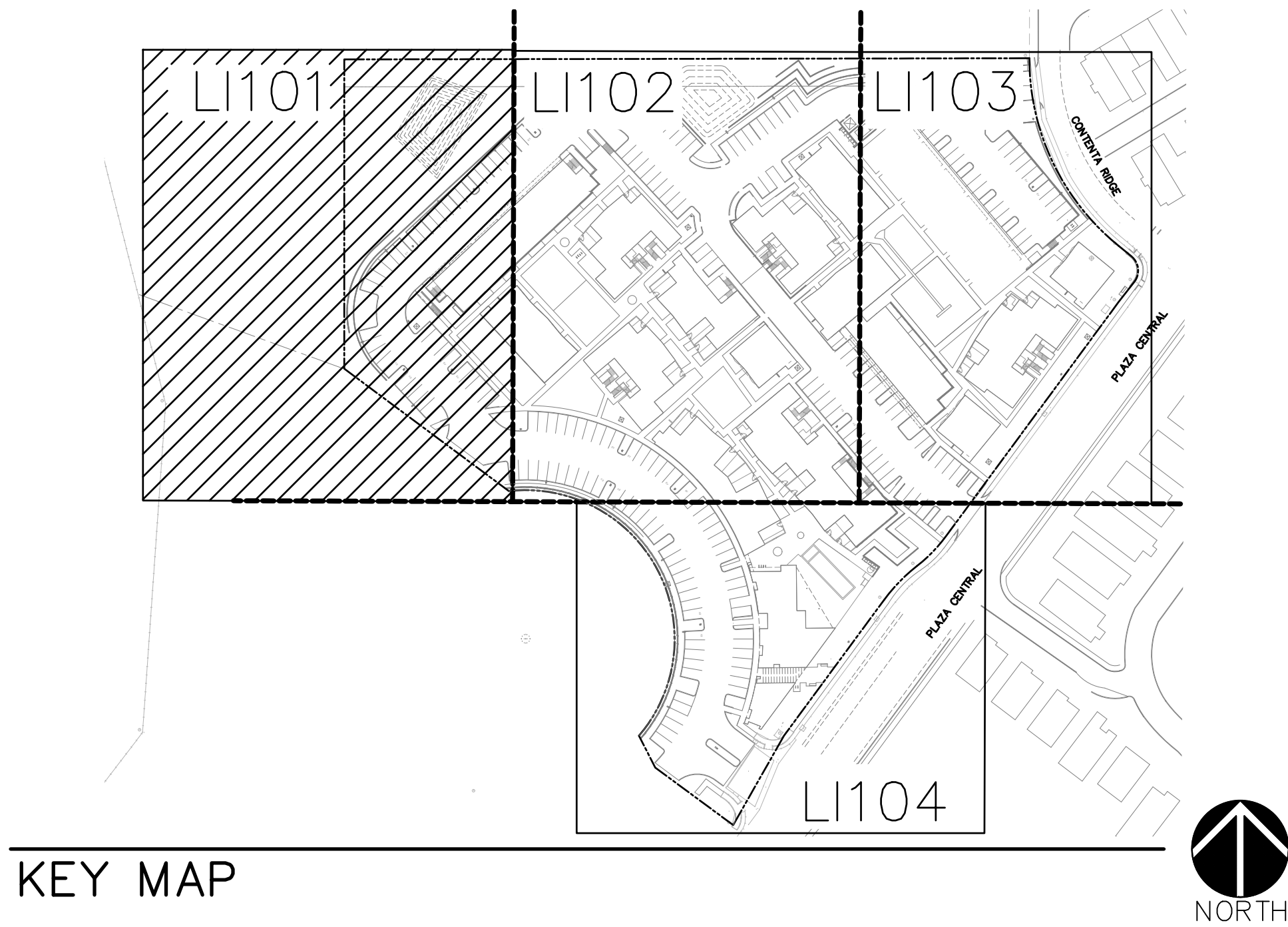
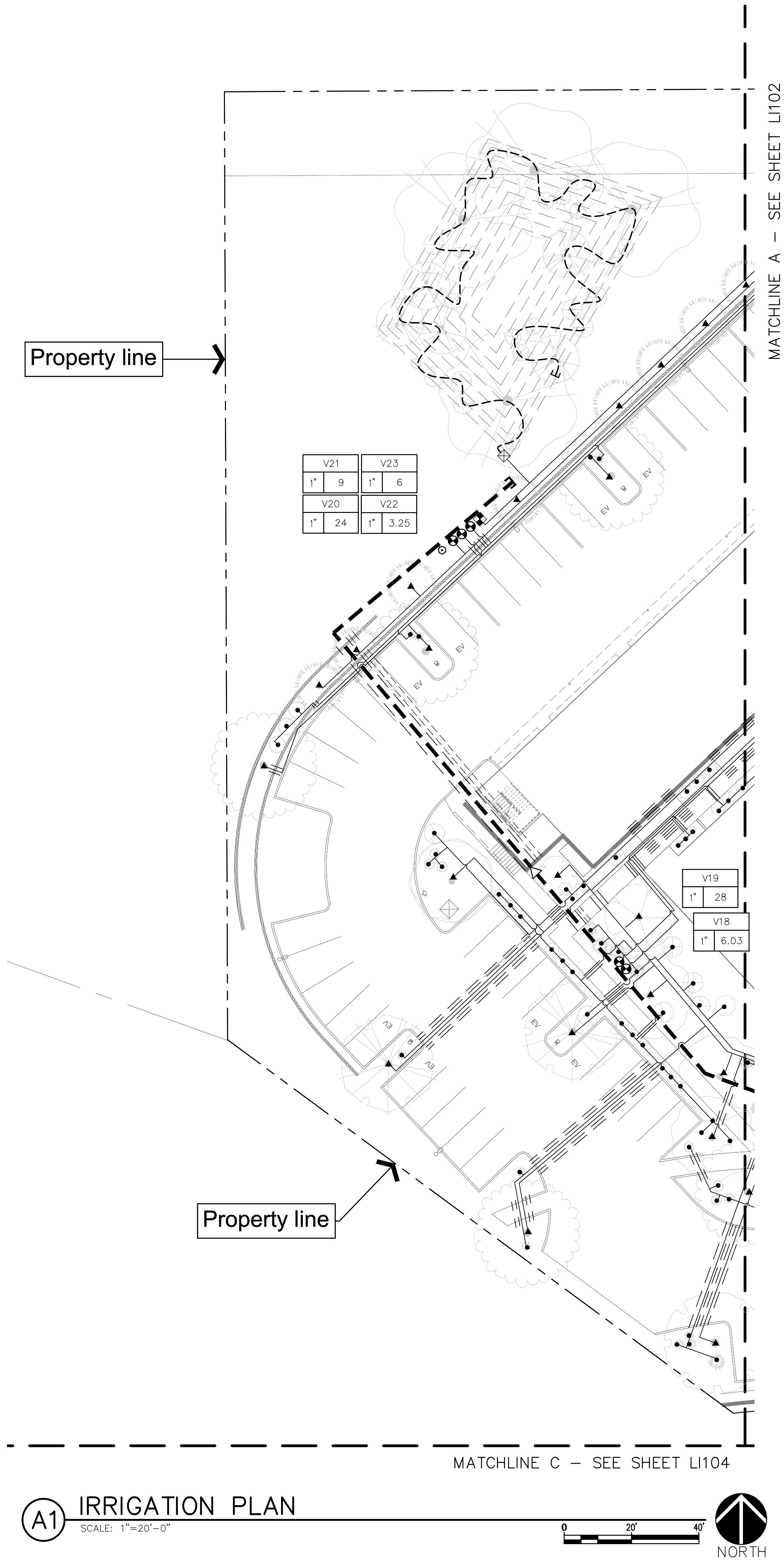


DATE: 12 FEB 2025

REVISION:

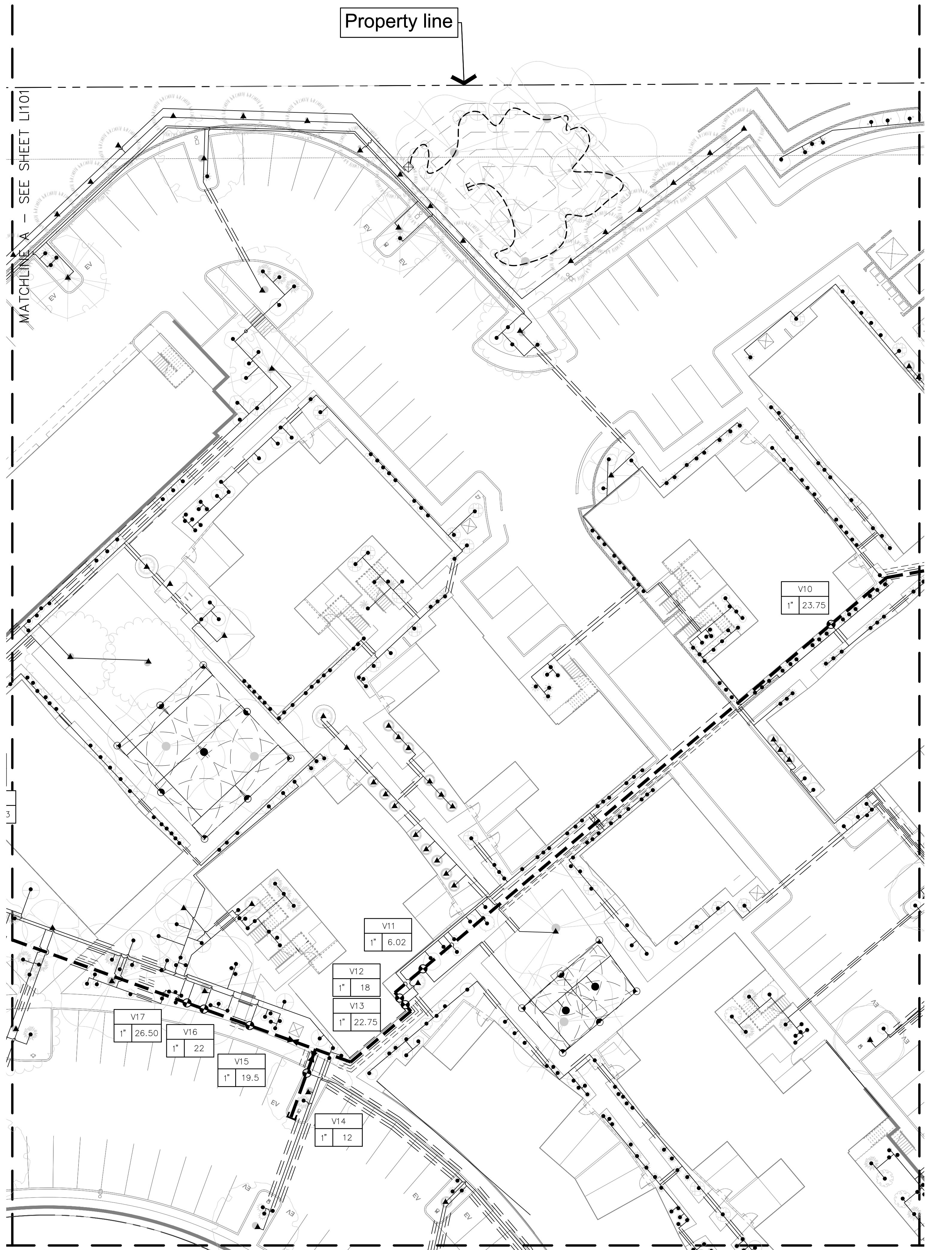
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OVERALL
IRRIGATION
PLAN



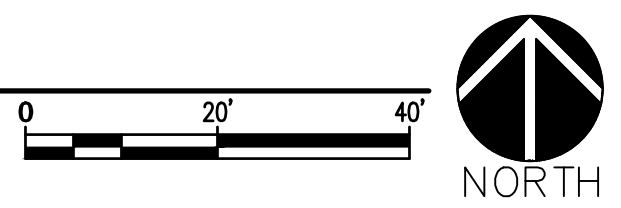


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL																				
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501																				
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24-VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP-2-9V BATTERY OPERATED CONTROLLER.	C4/LI502																				
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501																				
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501																				
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501																				
	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501																				
	IRRIGATION CONTROLLER, ESP-LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501																				
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501																				
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS: <table><tr><th>MODEL NO.</th><th>GPM</th><th>PSI</th></tr><tr><td>1401</td><td>.25</td><td>30</td></tr><tr><td>1402</td><td>1.0 (2 PER TREE)</td><td>30</td></tr></table> AND C5/LI502	MODEL NO.	GPM	PSI	1401	.25	30	1402	1.0 (2 PER TREE)	30	A5/LI502 A5/LI502 AND C5/LI502											
MODEL NO.	GPM	PSI																				
1401	.25	30																				
1402	1.0 (2 PER TREE)	30																				
	POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS: <table><tr><th>MODEL NO.</th><th>RADIUS</th><th>GPM</th><th>PSI</th><th>PR</th></tr><tr><td>MP-2000-90</td><td>13'-21'</td><td>0.4</td><td>40</td><td>.39</td></tr><tr><td>MP-2000-90</td><td>13'-21'</td><td>0.74</td><td>40</td><td>.39</td></tr><tr><td>MP-2000-360</td><td>13'-21'</td><td>1.47</td><td>40</td><td>.39</td></tr></table>	MODEL NO.	RADIUS	GPM	PSI	PR	MP-2000-90	13'-21'	0.4	40	.39	MP-2000-90	13'-21'	0.74	40	.39	MP-2000-360	13'-21'	1.47	40	.39	D5/LI502
MODEL NO.	RADIUS	GPM	PSI	PR																		
MP-2000-90	13'-21'	0.4	40	.39																		
MP-2000-90	13'-21'	0.74	40	.39																		
MP-2000-360	13'-21'	1.47	40	.39																		
	PVC TO POLY CONNECTION.	A4/LI502																				
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB-20PC OR APPROVED EQUAL.	C4/LI502 D4/LI502 A3/LI502																				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".																					
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR-21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.																					
	24-VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SIZE 1 1/2".																					
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON-CONTINUOUS PRESSURE MAIN.																					
	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL-10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI-08.	A2/LI502																				
	SOLVENT WELD END CAP.																					
	VALVE CALLOUT <table><tr><td>#</td><td>VALVE NUMBER</td></tr><tr><td>1"</td><td>VALVE FLOW</td></tr><tr><td>##</td><td>VALVE SIZE</td></tr></table>	#	VALVE NUMBER	1"	VALVE FLOW	##	VALVE SIZE															
#	VALVE NUMBER																					
1"	VALVE FLOW																					
##	VALVE SIZE																					

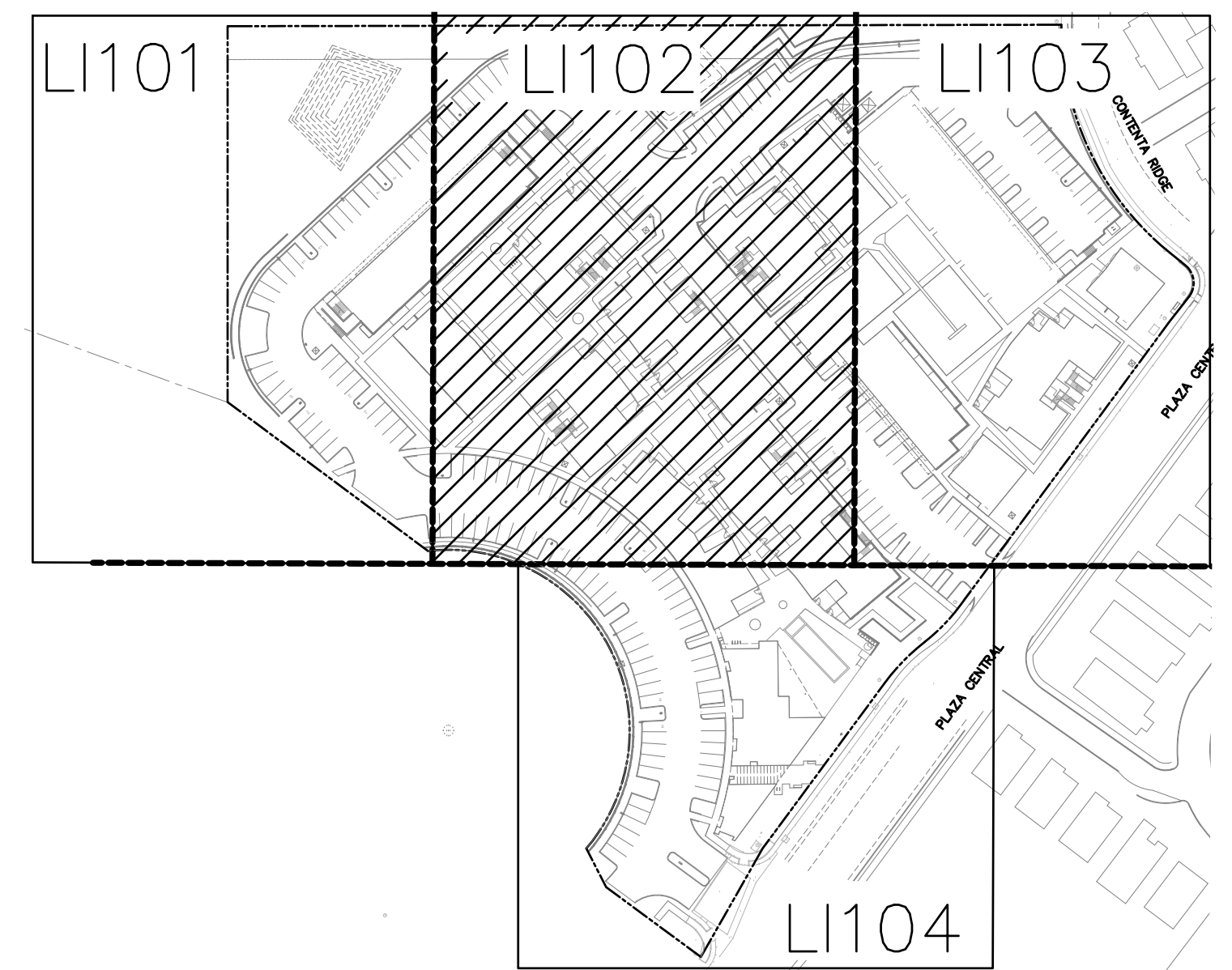


A1 IRRIGATION PLAN
SCALE: 1"=20'-0"

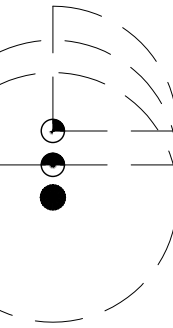
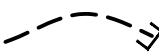
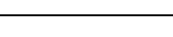
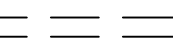
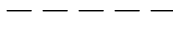
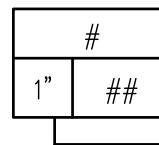


MATCHLINE B - SEE SHEET LI103

MATCHLINE C - SEE SHEET LI104

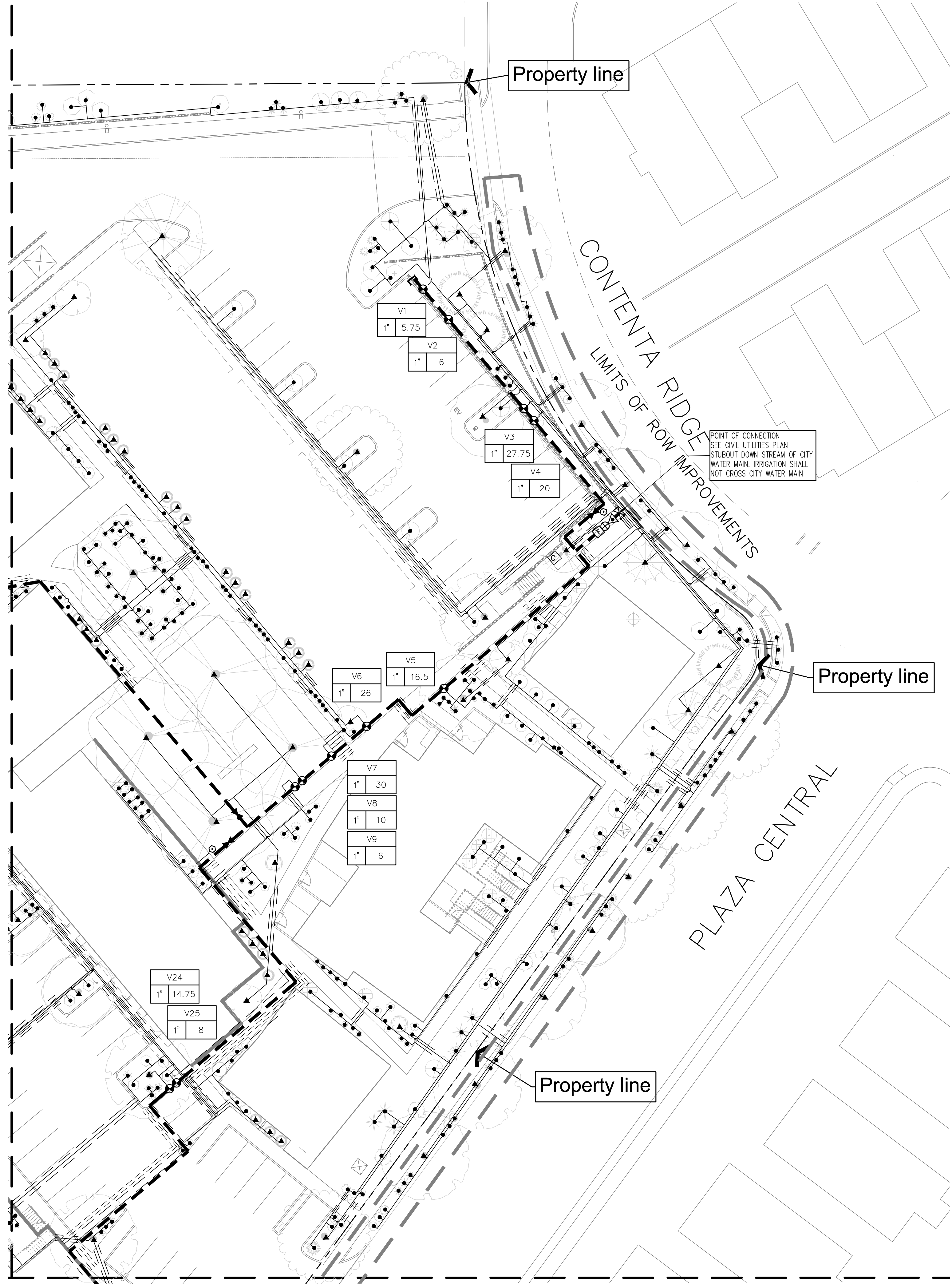


KEY MAP

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.			A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24-VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP-2-9V BATTERY OPERATED CONTROLLER.			C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.			A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.			C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.			A2/LI501
	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.			C2/LI501
	IRRIGATION CONTROLLER, ESP-LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.			A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.			C1/LI501
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:			
	MODEL NO.	GPM	PSI	
	1401	.25	30	A5/LI502
	1402	1.0 (2 PER TREE)	30	A5/LI502 AND C5/LI502
	POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS.			D5/LI502
	MODEL NO.	RADIUS	GPM	PSI
	MP-2000-90	13'-21'	0.4	40
	MP-2000-90	13'-21'	0.74	40
	MP-2000-360	13'-21'	1.47	40
	PVC TO POLY CONNECTION.			A4/LI502
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB-20PC OR APPROVED EQUAL.			C4/LI502 D4/LI502 A3/LI502
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".			
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR-21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.			
	24-VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SIZE 1 1/2".			
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON-CONTINUOUS PRESSURE MAIN.			
	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL-10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI-08.			A2/LI502
	SOLVENT WELD END CAP.			
VALVE CALLOUT				
	VALVE NUMBER			
	VALVE FLOW			
	VALVE SIZE			



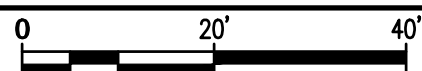
MATCHLINE B — SEE SHEET LI102



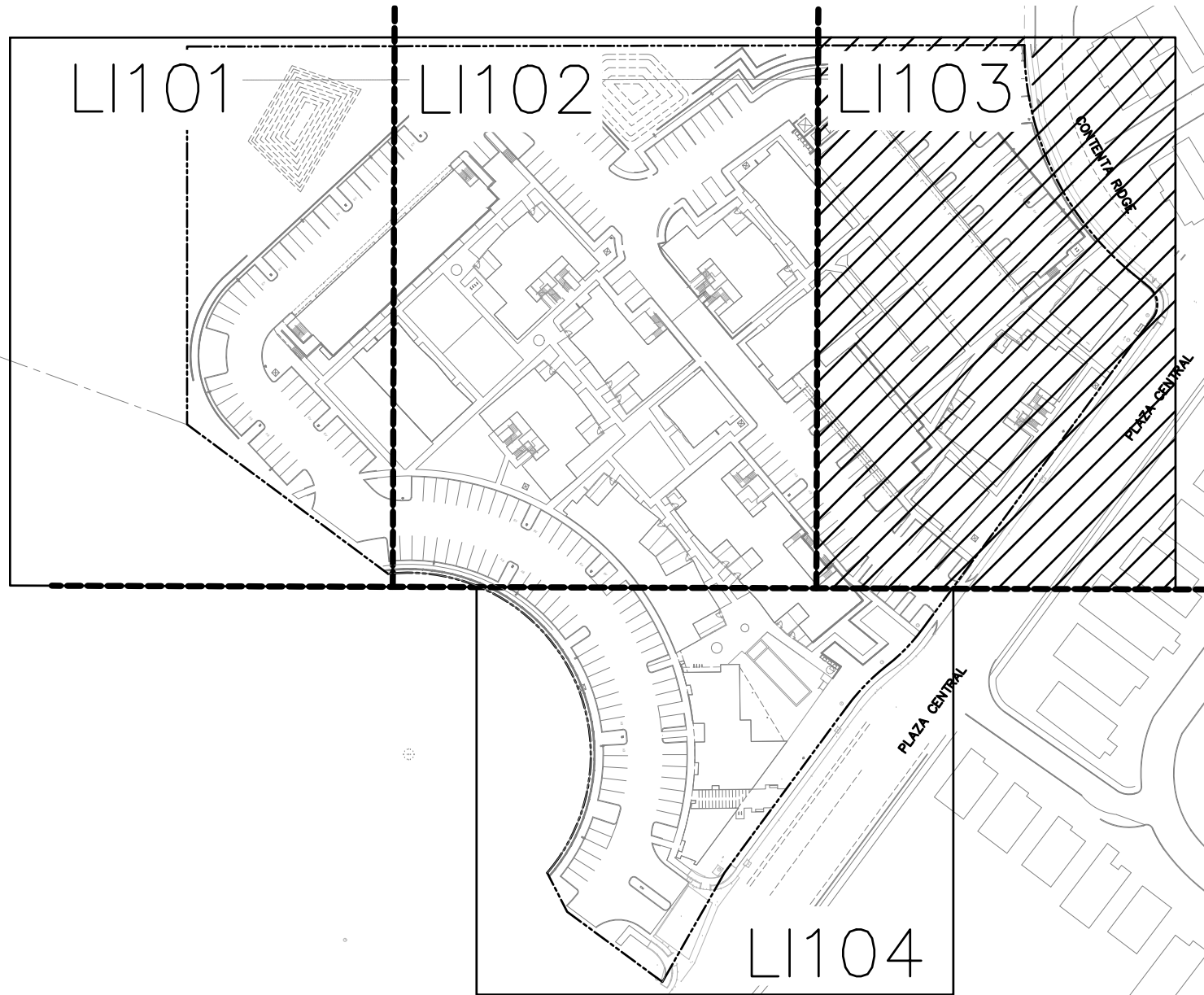
MATCHLINE C — SEE SHEET LI104

A1 IRRIGATION PLAN

SCALE: 1"=20'-0"



KEY MAP



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501
	REMOTE CONTROL DRIP VALVE ASSEMBLY. RAINBIRD XCZ SERIES, PLASTIC BODY 24-VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP--2-9V BATTERY OPERATED CONTROLLER.	C4/LI502
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501
	BACKFLOW PREVENTER. FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501
	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501
	IRRIGATION CONTROLLER, ESP-LXME2 PRO CONTROLLER. INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE. PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501

PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS:				
MODEL NO.	GPM	PSI		
1401	.25	30		A5/LI502
1402	1.0 (2 PER TREE)	30		A5/LI502 AND C5/LI502

POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS.				
MODEL NO.	RADIUS	GPM	PSI	PR
MP-2000-90	13'-21'	0.4	40	.39
MP-2000-90	13'-21'	0.74	40	.39
MP-2000-360	13'-21'	1.47	40	.39

PVC TO POLY CONNECTION. A4/LI502

3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB-20PC OR APPROVED EQUAL. C4/LI502 D4/LI502 A3/LI502

IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".

PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR-21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.

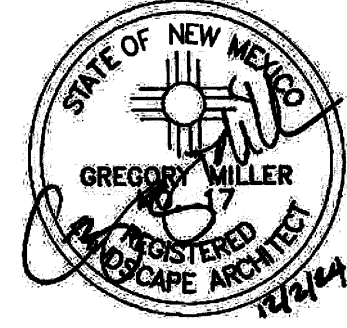
24-VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SIZE 1 1/2".

IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON-CONTINUOUS PRESSURE MAIN.

AIR RELEASE VALVE ASSEMBLY, CRISPIN AL-10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI-08. A2/LI502

SOLVENT WELD END CAP.

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



DATE: 12 FEB 2025
REVISION:
SHEET TITLE:

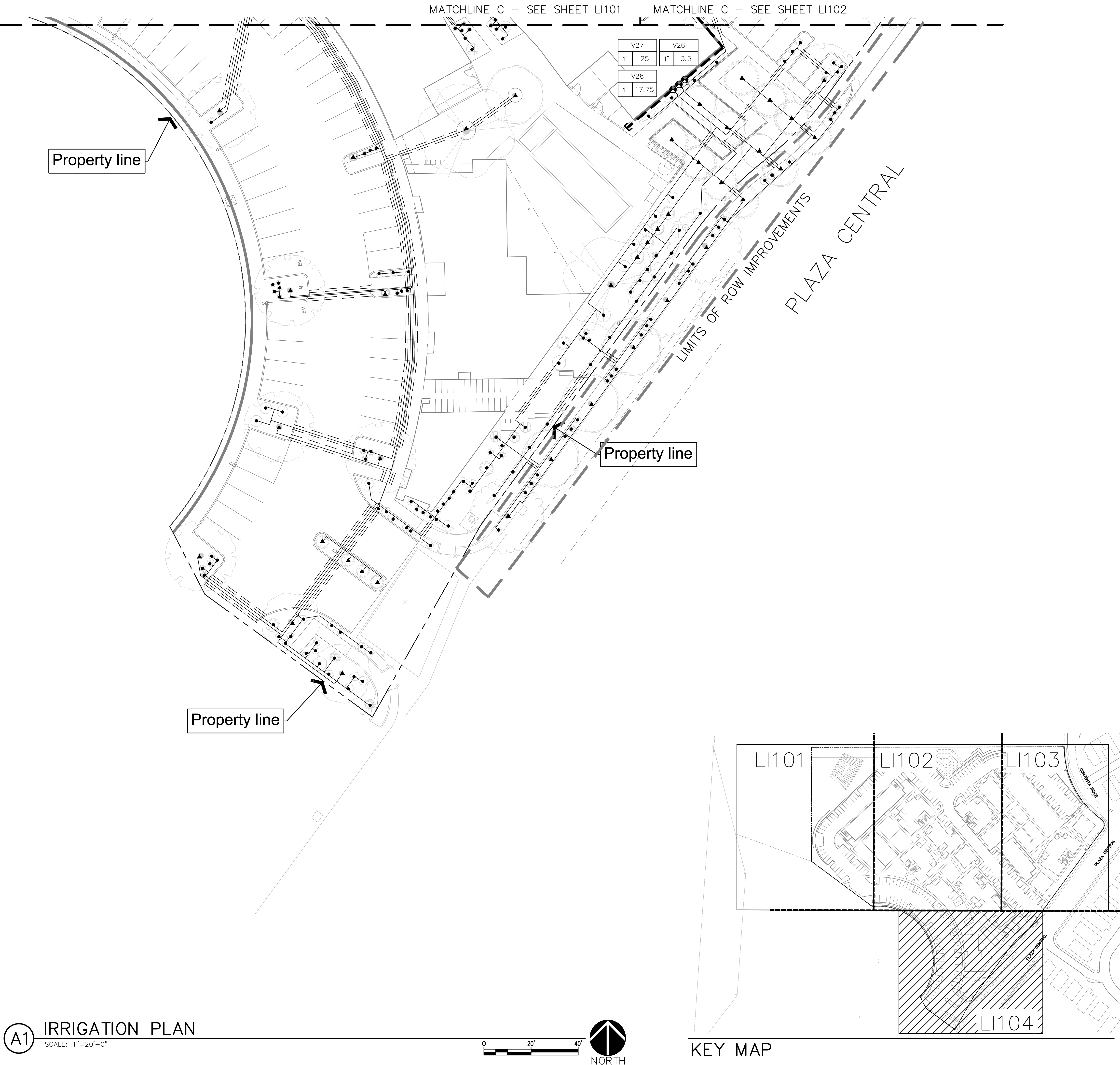
IRRIGATION PLAN

PLAZA CENTRAL
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LI103



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL																				
	REMOTE CONTROL VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	A4/LI501																				
	REMOTE CONTROL DRIP VALVE ASSEMBLY, RAINBIRD XCZ SERIES, PLASTIC BODY 24-VOLT WITH PRESSURE REGULATING FILTER. SIZE AS SHOWN ON PLAN. CONNECT VALVE TO TORO DDCWP-2-9V BATTERY OPERATED CONTROLLER.	C4/LI502																				
	MANUAL ISOLATION VALVE ASSEMBLY, SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, SAME SIZE AS LINE.	A3/LI501																				
	MASTER VALVE ASSEMBLY, RAIN BIRD PEB SERIES, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE. SIZE AS SHOWN ON PLANS.	C3/LI501																				
	BACKFLOW PREVENTER, FEBCO 825Y, OR EQUAL, 2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED AND INSULATED BACKFLOW ENCLOSURE, HOT BOX MODEL HB2, OR EQUAL.	A2/LI501																				
	FLOW SENSING ASSEMBLY, RAINBIRD UFS100, ULTRASONIC SERIES PVC, SIZE 2", OR EQUAL.	C2/LI501																				
	IRRIGATION CONTROLLER, ESP-LXME2 PRO CONTROLLER, INSTALL IN STRONGBOX PEDESTAL ENCLOSURE. ADD FLOW SMART MODULE, PROVIDE GROUNDING TO CONTROLLER PER CONTROLLER'S SPECIFICATIONS AND DETAIL C2/LI502.	A1/LI501																				
	QUICK COUPLING VALVE ASSEMBLY, RAIN BIRD 33LRC, OR EQUAL.	C1/LI501																				
	PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES WITH CHECK VALVE. INSTALL AS FOLLOWS: <table><tr><th>MODEL NO.</th><th>GPM</th><th>PSI</th><th></th></tr><tr><td>1401</td><td>.25</td><td>30</td><td>A5/LI502</td></tr><tr><td>1402</td><td>1.0 (2 PER TREE)</td><td>30</td><td>A5/LI502 AND C5/LI502</td></tr></table>	MODEL NO.	GPM	PSI		1401	.25	30	A5/LI502	1402	1.0 (2 PER TREE)	30	A5/LI502 AND C5/LI502									
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1401	.25	30	A5/LI502																			
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	POP-UP SPRINKLER ASSEMBLIES, RAIN BIRD 1800-PRS SERIES, 4" POP-UP WITH MPR NOZZLES AS FOLLOWS: <table><tr><th>MODEL NO.</th><th>RADIUS</th><th>GPM</th><th>PSI</th><th>PR</th></tr><tr><td>MP-2000-90</td><td>13'-21'</td><td>0.4</td><td>40</td><td>.39</td></tr><tr><td>MP-2000-90</td><td>13'-21'</td><td>0.74</td><td>40</td><td>.39</td></tr><tr><td>MP-2000-360</td><td>13'-21'</td><td>1.47</td><td>40</td><td>.39</td></tr></table>	MODEL NO.	RADIUS	GPM	PSI	PR	MP-2000-90	13'-21'	0.4	40	.39	MP-2000-90	13'-21'	0.74	40	.39	MP-2000-360	13'-21'	1.47	40	.39	D5/LI502
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	PVC TO POLY CONNECTION.	A4/LI502																				
	3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS, DEPTH OF BURY: 6". PROVIDE SIX (6) 2GPH EMITTERS PER TREE AND TWO (2) 2GPH EMITTERS PER SHRUB/SUCCULENT. EMITTERS SHALL BE RAINBIRD XB-20PC OR APPROVED EQUAL.	C4/LI502 D4/LI502 A3/LI502																				
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 LATERAL PIPING, SCH. 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 24". LATERAL PIPE CONVEYING LESS THAN 8 GPM SHALL BE 3/4".																					
	PIPE SLEEVE: PVC CLASS 200 SDR 21 LATERAL SLEEVE PIPING, CLASS 200, SDR-21, BELL END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED.																					
	24-VOLT IRRIGATION WIRE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SIZE 1 1/2".																					
	IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE: 2". DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 24" FOR NON-CONTINUOUS PRESSURE MAIN.																					
	AIR RELEASE VALVE ASSEMBLY, CRISPIN AL-10, OR EQUAL, SIZE 1". SEE IRRIGATION NOTE GI-08.	A2/LI502																				
	SOLVENT WELD END CAP.																					
	VALVE CALLOUT <table><tr><td>#</td><td>VALVE NUMBER</td></tr><tr><td>1" ##</td><td>VALVE FLOW</td></tr><tr><td>##</td><td>VALVE SIZE</td></tr></table>	#	VALVE NUMBER	1" ##	VALVE FLOW	##	VALVE SIZE															
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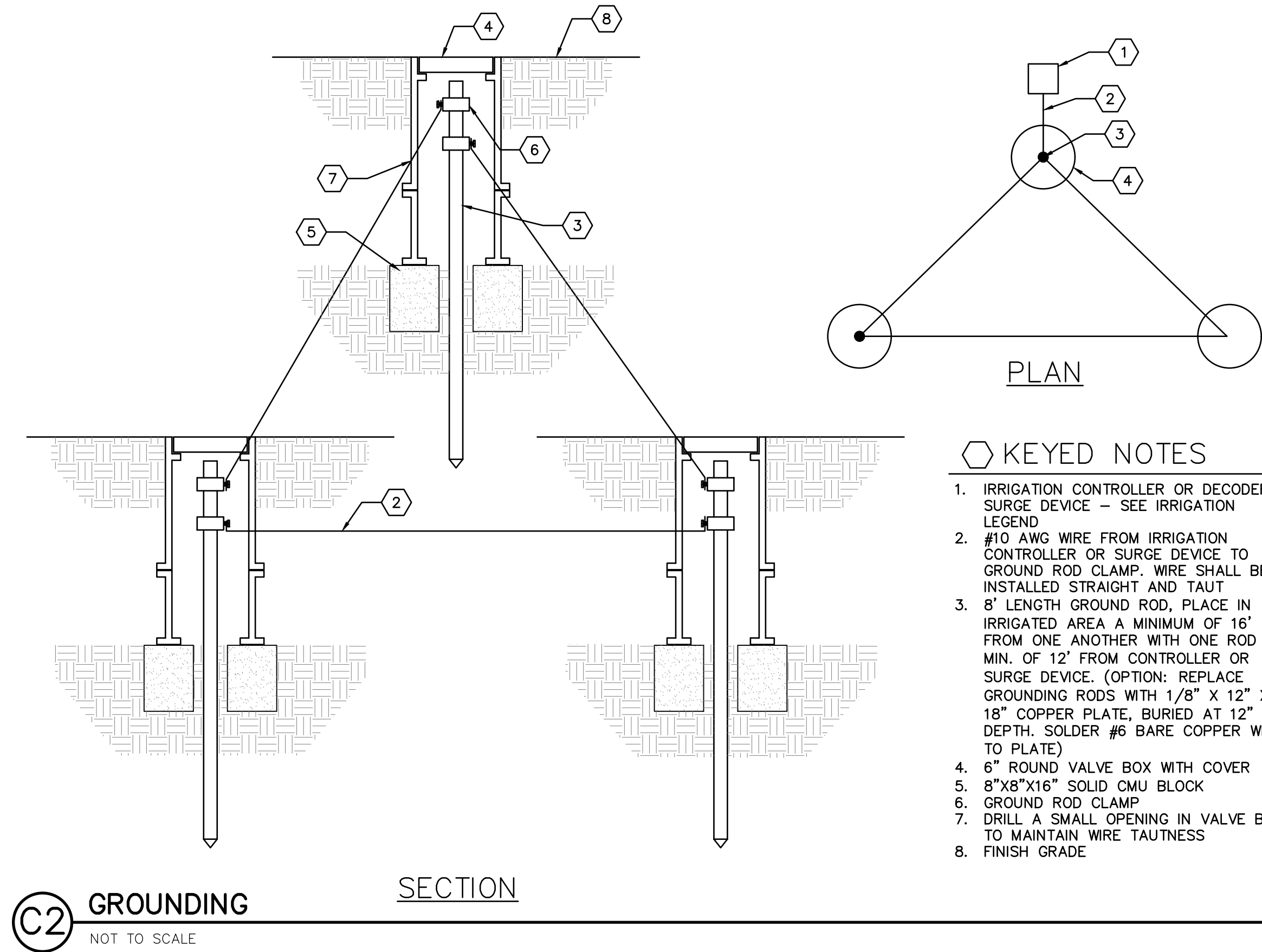
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LI104



KEYED NOTES

1. SOLID CMU BLOCK, FOUR PER BOX
2. PVC MAIN LINE
3. SCH. 40 PVC TEE
4. 1/2" DIAMETER REBAR
5. PRE-FABRICATED SCH. 40 PVC SWING JOINT - SAME SIZE AS VALVE
6. FINISH GRADE
7. 17" X 30" HEAVY-DUTY VALVE BOX WITH BOLT-DOWN T-STYLE COVER AND EXTENSIONS AS REQUIRED
8. AIR RELEASE VALVE - SEE IRRIGATION LEGEND
9. BRONZE GATE VALVE WITH HAND WHEEL
10. BAILING WIRE SECURED TO REBAR AT MIDDLE OF AIR RELEASE VALVE
11. 1" DIAMETER WASHED GRAVEL
12. NOTCH OR CORE DRILL VALVE BOX WALL 1/2" LARGER THAN PIPE

GENERAL NOTES

- A. WASHED GRAVEL SHALL BE INSTALLED FLUSH WITH BOTTOM OF GATE VALVE.

A2 AIR RELIEF VALVE

NOT TO SCALE

KEYED NOTES

1. FINISH GRADE
2. 6" ROUND VALVE BOX
3. POLY DRIP TUBING
4. COMPRESSION COUPLER WITH REMOVABLE FLUSH CAP
5. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
6. SOLID CMU BLOCK, TWO PER BOX
7. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A3 DRIP LINE FLUSH CAP

NOT TO SCALE

KEYED NOTES

1. TREE TRUNK
2. TIE DOWN STAKE, TYP. PLACE AT MIN. 2' O.C.
3. POLYETHYLENE DISTRIBUTION TUBING, TYP.
4. POINT-SOURCE MEDIUM-FLOW EMITTER ON POLYFLEX RISTER, TYP
5. COMPRESSION TEE, TYP.
6. DRIP TO PVC CONNECTION - SEE DETAIL A4/LI502.

D4 TREE DRIP RING

NOT TO SCALE

KEYED NOTES

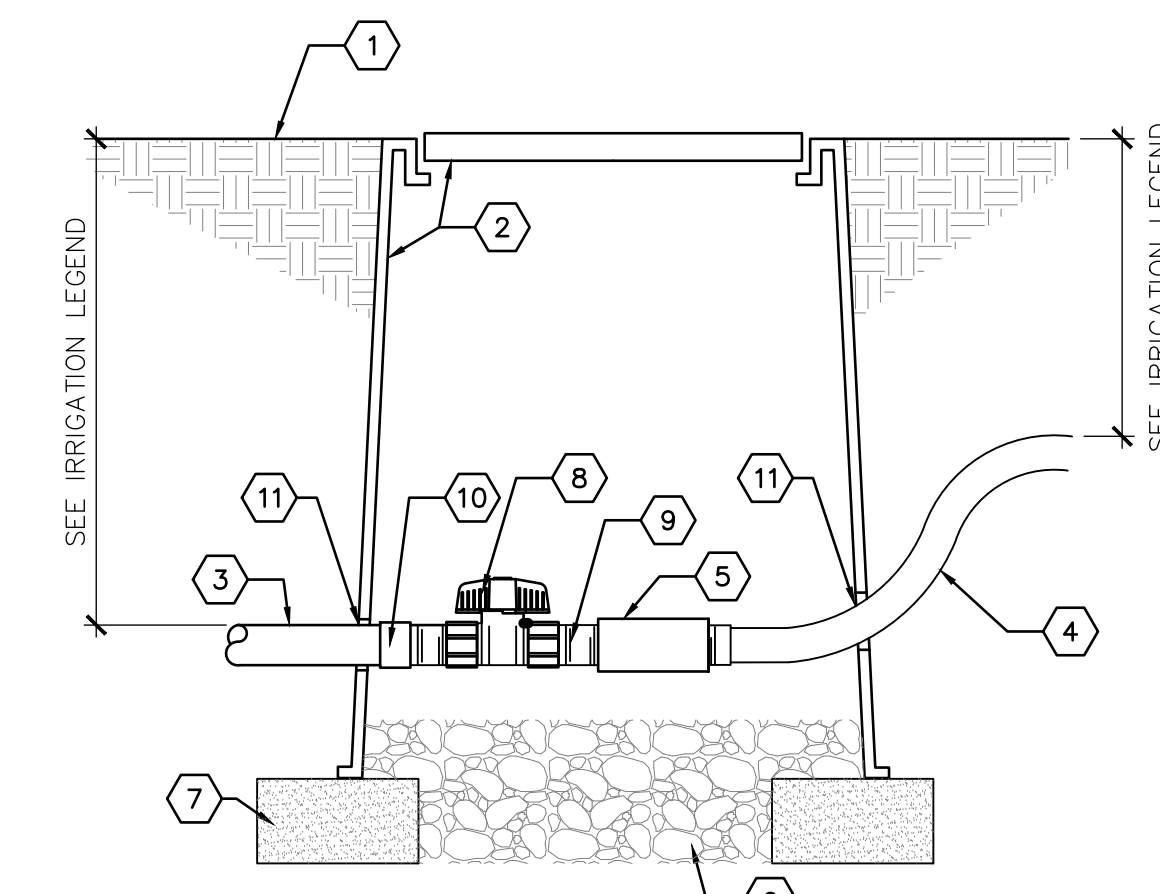
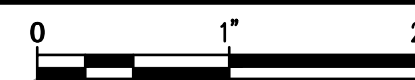
1. POLY DRIP TUBING
- 1/4" BARBED CONNECTOR AT EACH CONNECTION
- 1/4" POLY DISTRIBUTION TUBING
4. DRIP EMITTER - SEE IRRIGATION LEGEND FOR TYPE AND QUANTITY
5. CENTER OF SHRUB
6. EARTHEN BERM - SEE PLANTING DETAILS
7. EDGE OF ROOTBALL
8. TREE OR SHRUB PLANTING
9. FINISH GRADE

GENERAL NOTES

- A. PLACE EMITTERS ON SLOPES BY ADJUSTING THE SPACING OF THE EMITTERS TOWARDS THE HIGH SIDE OF THE SLOPE.
- B. ENSURE THAT ONLY THE DRIP EMITTER IS VISIBLE ABOVE THE MULCH MATERIAL.

C4 DRIP EMITTER LAYOUT

1" = 1"

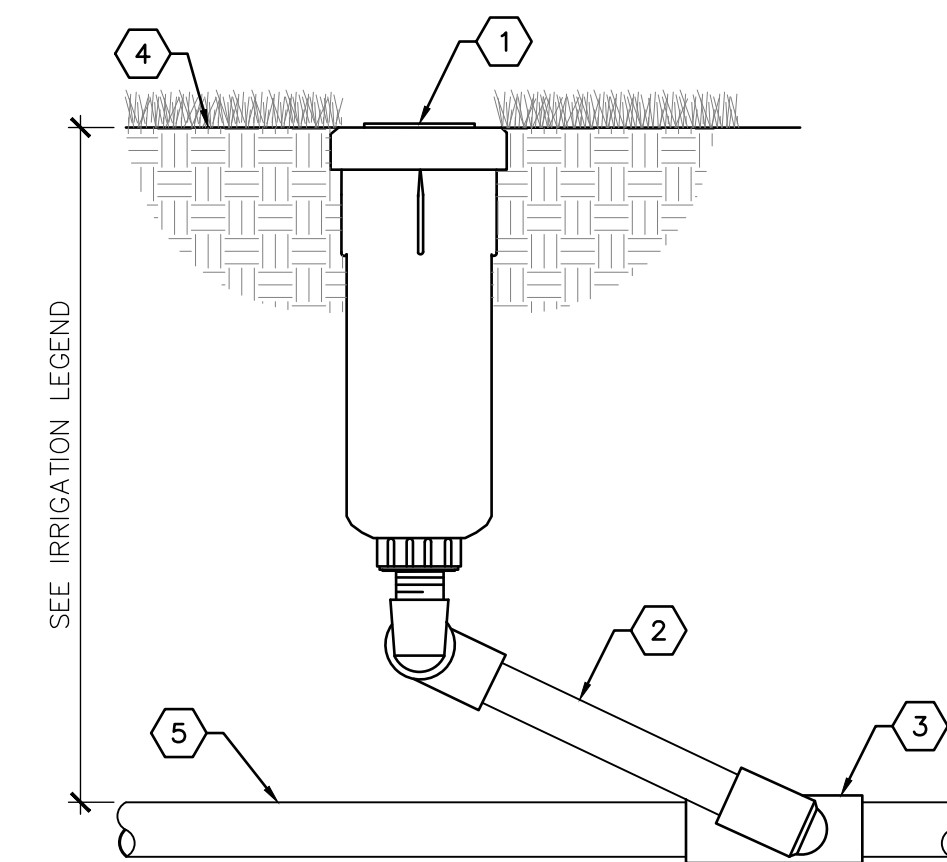


KEYED NOTES

1. FINISH GRADE
- 10" ROUND VALVE BOX WITH BOLT-DOWN DROP-IN COVER
3. PVC LATERAL PIPING
4. POLY DRIP TUBING
5. POLY TO PVC PRESSURE REDUCER COUPLING, FEMALE ADAPTER X COMPRESSION
6. 6" DEPTH OF 1" DIAMETER WASHED GRAVEL WITH MIN. 2" CLEARANCE FROM BOTTOM OF EQUIPMENT AND PIPING
7. SOLID CMU BLOCK, TWO PER BOX
8. SCH. 80 PVC BALL VALVE
9. SCH. 80 PVC CLOSE NIPPLE
10. SCH 40 PVC MALE ADAPTER
11. NOTCH OR CORE DRILL VALVE BOX WALL, 1/2" LARGER THAN PIPE DIAMETER

A4 PVC TO POLY CONNECTION

NOT TO SCALE

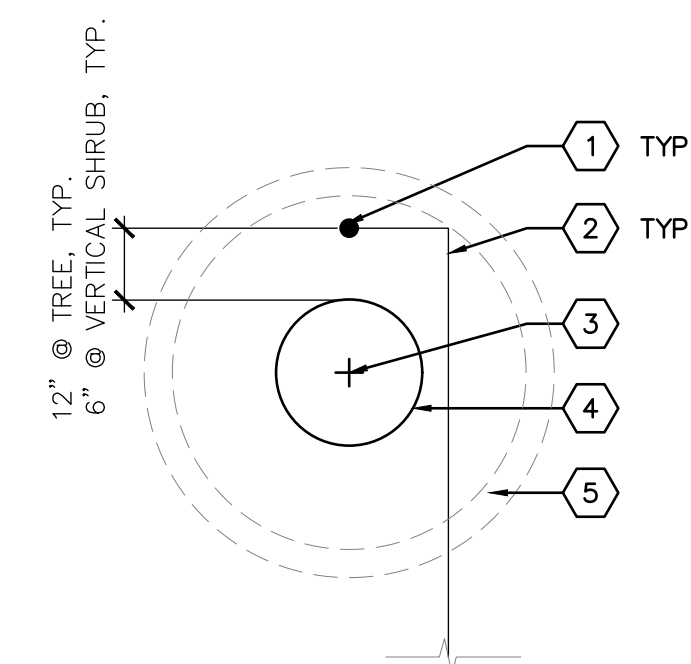


KEYED NOTES

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

D5 SPRINKLER ASSEMBLY

NOT TO SCALE

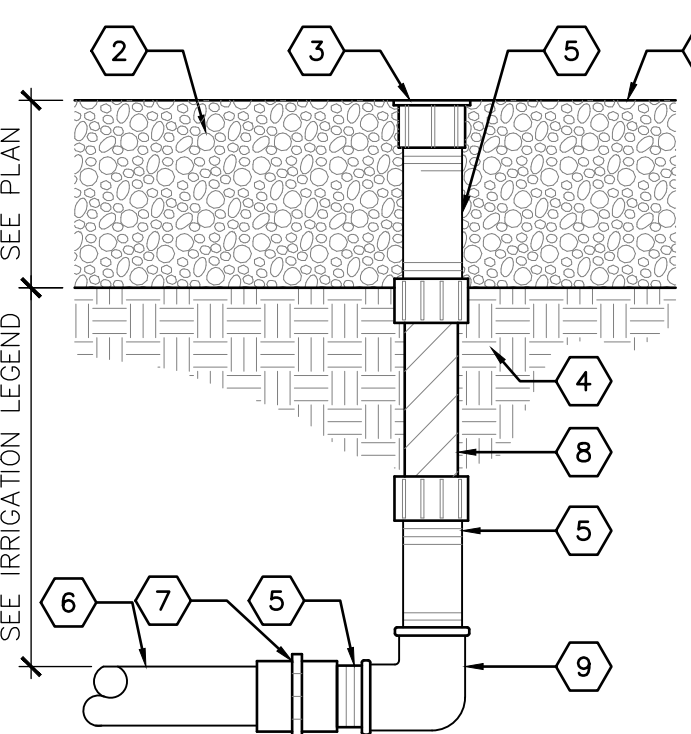


KEYED NOTES

1. BUBBLER ASSEMBLY - SEE IRRIGATION LEGEND.
2. 3/4" LATERAL PIPING.
3. PLANT CENTER
4. EDGE OF ROOT BALL
5. EARTHEN BERM - SEE PLANTING DETAILS.

C5 SINGLE BUBBLER LAYOUT

NOT TO SCALE



KEYED NOTES

1. FINISH GRADE
2. MULCH
3. PRESSURE COMPENSATING BUBBLER - SEE IRRIGATION LEGEND, TOP OF BUBBLER SHALL BE FLUSH WITH TOP OF MULCH
4. COMPACTED SUBGRADE
5. 1/2" SCH. 80 PVC THREADED NIPPLE, LENGTH AS REQUIRED
6. 3/4" LATERAL PIPING
7. 3/4" X 1/2" SCH. 40 PVC FEMALE ADAPTER
8. 1/2" X 6" FLEX NIPPLE
9. 1/2" SCH. 40 PVC THREADED ELBOW

A5 BUBBLER ASSEMBLY

NOT TO SCALE