Woven
Architecture

1114 Hickox St., Suite A
Santa Fe, NM 87505
505.820.1555

October 23, 2026

Joel Cruz-Haber, Senior Planner
City of Santa Fe, Planning and Land Use Department
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: Case # 2026-013291 :: Conditional Use Approval for a Micro-Community Project at 2395 Richards Avenue.

Mr. Cruz-Haber,

Per your letter dated October 16, 2026 regarding **Case # 2026-013291**, the Conditional Use Approval application for a Micro-Community at 2395 Richards Avenue, please find the attached information for your consideration.

- Exhibit A: Drawing updates for 2395 Richards Ave
- Exhibit B: DRT responses for 2395 Richards Ave
- Exhibit C: Letter from The LifeLink regarding operations

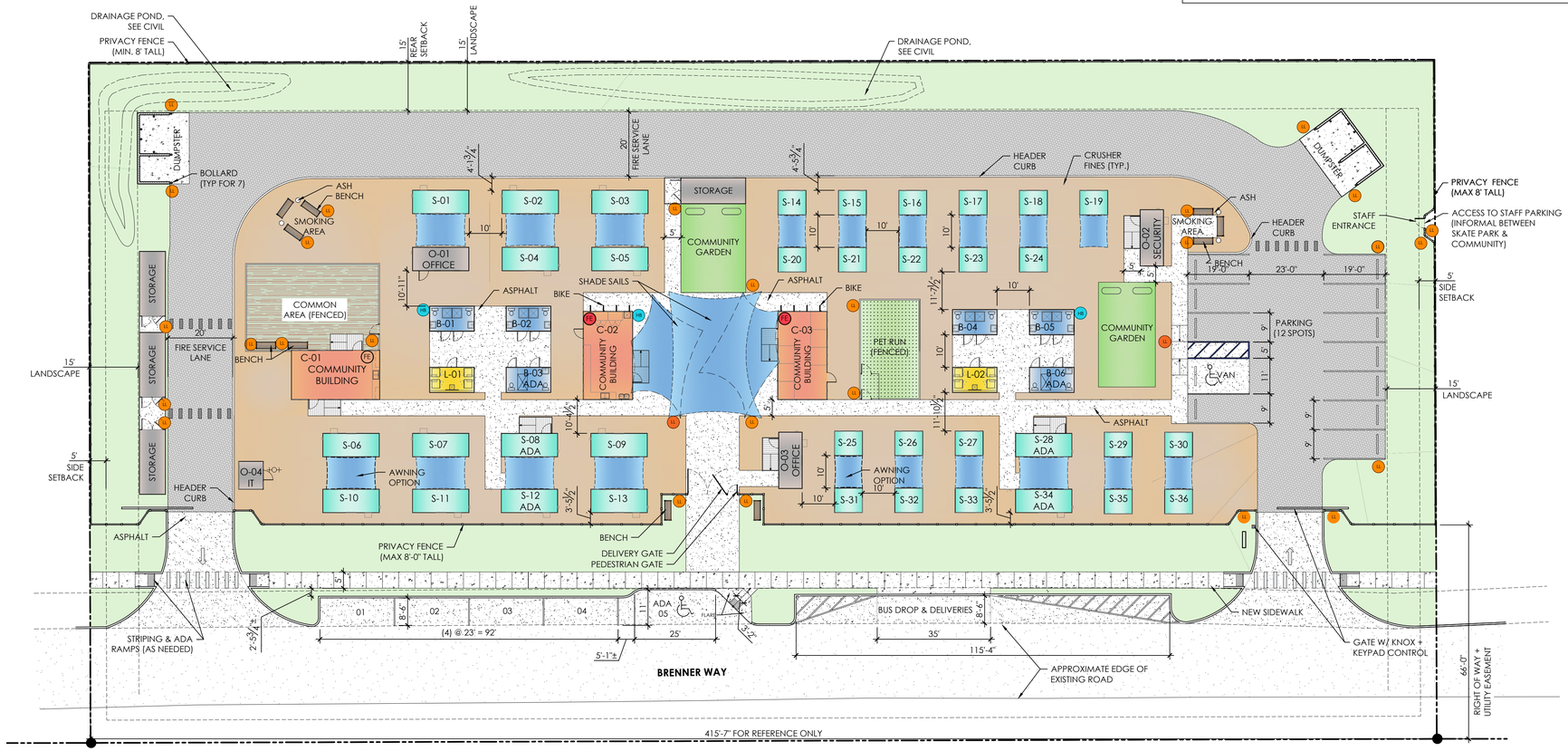
Please let me know if additional information needed and we will do our best to provide a response for your staff report. I can be reached at barbara@wovenarchitecture.com or 505-490-9710.

Sincerely,

Barbara J. Felix, AIA
Principal Architect

CC: Sandra Emory, Community Services Department Director
J. Sam Burnett, Public Works Director
File

EXHIBIT A



A1 SITE PLAN

1" = 20'-0"

PROJECT PHASING

PHASE I

ALL WORK TO BE COMPLETED IN PHASE I, EXCEPT FOR WORK DESCRIBED AS PHASE II BELOW.

PHASE II

- ALL LANDSCAPE/PLANTING AND IRRIGATION
- ALL CONCRETE CURB & GUTTER IN THE RIGHT OF WAY
- CONCRETE SIDEWALK IN THE RIGHT OF WAY

PROJECT DATA & CODE ANALYSIS

CODE REFERENCE
2021 NEW MEXICO COMMERCIAL BUILDING CODE
2018 NEW MEXICO COMMERCIAL ENERGY CONSERVATION CODE
2021 NEW MEXICO PLUMBING CODE
2021 NEW MEXICO MECHANICAL CODE
2020 NEW MEXICO ELECTRICAL CODE
2021 INTERNATIONAL EXISTING BUILDING CODE (2021 IEBC)
2021 INTERNATIONAL BUILDING CODE (2021 IBC)
2021 NFPA 101 LIFE SAFETY CODE (2021 NFPA)
2021 INTERNATIONAL FIRE CODE (2021IFC)
2017 AMERICAN NATIONAL STANDARD ICC A117.1-2017 (ACCESSIBILITY)

SANTA FE ZONING
R-1
FRONT SETBACK = SIDE SETBACK = 5' REAR SETBACK = 15'

SANTA FE PARKING (CHAPTER 14, TABLE 7.4, SECTION 14-7.5)
GROUP LIVING, BOARDING, DORMITORY, MONASTERY, OR CONVENT: AS DETERMINED BY THE LAND USE DIRECTOR.
- PROVIDED = 15 (12 WITHIN FENCED AREA; INCLUDING 1 VAN ACCESSIBLE)
- PROVIDED = 5 (ALONG STREET FRONT; INCLUDING 1 ACCESSIBLE)'
- PROVIDED = 10 (INFORMAL AT EAST SIDE OF PROPERTY FOR STAFF)

- PROVIDED (1) SHARED LOADING FOR BUS/SERVICE, AND DELIVERIES

OCCUPANCY GROUPS
- RESIDENTIAL GROUP R-1 (IBC SECTION 310 - BOARDING HOUSES, TRANSIENT WITH MORE THAN 10 OCCUPANTS)
- BUSINESS
- STORAGE

OCCUPANT LOAD (2021 IBC, TABLE 1004.5) OCCUPANT COUNT
RESIDENTIAL GROUP R-1 = 4,661 SF / 200 GROSS = 23 OCCUPANTS
REALITY ON GROUND:
~ SENIORS: 21 SINGLE PERSON UNITS @ 64 SF NET = 21
~ ACCESSIBLE: 4 SINGLE-PERSON ADA UNITS @ 120 SF NET = 4
~ FAMILY: 11 MULTI-PERSON UNITS (UP TO 3 EACH) @ 120 SF NET = 33
TOTAL RESIDENTIAL = 58

BUSINESS = 445 SF / 150 GROSS = 3
REALITY ON GROUND
~ DAYTIME SHIFT & EVENING SHIFT = 10
STORAGE = 640 SF / 500 GROSS = 1
TOTAL OCCUPANTS = 69

PLUMBING COUNT (2021 IBC, TABLE 2902.1) PLUMBING FIXTURES

	WATER CLOSETS Male + Female	LAVATORIES Male + Female	SHOWERS	DF	OTHER
RESIDENTIAL	1:10 (M/F)	1:10 (M/F)	1:8	1:100	SERVICE SINK
BUSINESS	1: 25 (M/F)	1:40 (M/F)	0	1:100	SERVICE SINK
STORAGE	1:100 (M/F)	1:100 (M/F)	0	1:1,000	SERVICE SINK

REQUIRED PLUMBING

GROUP	Occup Load			WATER CLOSETS		LAVATORIES		SHOWERS		
		M	F	M	F	M	F	M	F	DF
R	58	29	29	2.9	2.9	2.9	2.9	3.625	3.625	1
B	10	5	5	1	1	1	1	0	0	1
S	1	.5	.5	1	1	1	1	0	0	0
TOTAL	69	34.5	34.5	5	5	5	5	4	4	2

PLUMBING TO BE PROVIDED:
WATER CLOSETS = 12
SHOWERS = 10
SERVICE SINK = 1
LAVATORIES = 10
DRINKING FOUNTAIN = 2
KITCHEN SINKS = 2

City of Santa Fe | 2395 Richards Ave Micro-Community SF

Structure Type	Use	Structure Name	Dimensions (in feet) Width	Length	Height	SF / Per Unit	Totals Qty	Total SF
Temporary	Sleeping	Shelters (120 SF*)	17.42	7.25	8.16	126	11	1,389
		Shelters (64 SF*)	8.68	7.58		66	21	1,382
		ADA Shelters (120 SF*)	17.42	7.25	8.16	126	4	505
	Admin	Offices (120 SF*)	17.42	7.25	8.16	126	3	379
		Offices (64 SF*)	8.68	7.58		66	1	66
Semi-Permanent	Hygiene	Two Stall Bath/Shower	13.83	7.83	10.16	108	4	433
		ADA Bathrooms	13.83	7.83	10.16	108	2	217
		Laundry Unit	13.83	7.83	10.16	108	2	217
Permanent	Comm	Community Buildings	27.34	15.34	10.75	419	3	1,258
Temp	Storage	Conex (or equivalent)	8	20	10.75	160	4	640
						Totals:	51	6,485

LEGEND

- MILLINGS
- CRUSHER FINES
- COMMUNITY GARDEN
- PLANTING/LANDSCAPE PER LANDSCAPE PLAN
- CAST-IN-PLACE CONCRETE
- ASPHALT PAVEMENT
- PRE-BUILT, ADJUSTABLE ALUMINUM RAMP & LANDING
- ACCESSIBLE PATH

PERMANENT STRUCTURES COMMUNITY

COMMUNITY ROOM QTY: 3

SEMI-PERMANENT STRUCTURES + PLUMBING

BATH QTY: 4
ADA BATH QTY: 2
LAUNDRY QTY: 2

TEMPORARY STRUCTURES OFFICE & STORAGE

OFFICE/SUPPORT QTY: 3
IT QTY: 1
CONEX STORAGE QTY: 4

TEMPORARY STRUCTURES SLEEPING

SLEEPER 120 QTY: 11
ADA SLEEPER 120 QTY: 4
SLEEP 64 QTY: 21

FIRE EXTINGUISHER, QTY: 3
HOSE BIBB, QTY: 3
LOW LANDSCAPE LIGHT, QTY: 19

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CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

CITY OF SANTA FE
MICRO-COMMUNITY
Case #2026- 013291

2395 RICHARDS AVE.
SANTA FE, NM 87507

COMMUNITY is our Greatest Resource

ISSUED

MARK	DATE	DESCRIPTION
	10/23/2026	CUA PROGRESS SET

PROJECT NO.	25001
FILE NAME	AS-101
DRAWN BY	TD, CB, BJF
CHECKED BY	BJF

Sheet Name
SITE PLAN

Sheet No.
AS-101
SHEET NO. ____ OF ____ SHEETS

2395 Richards Ave.



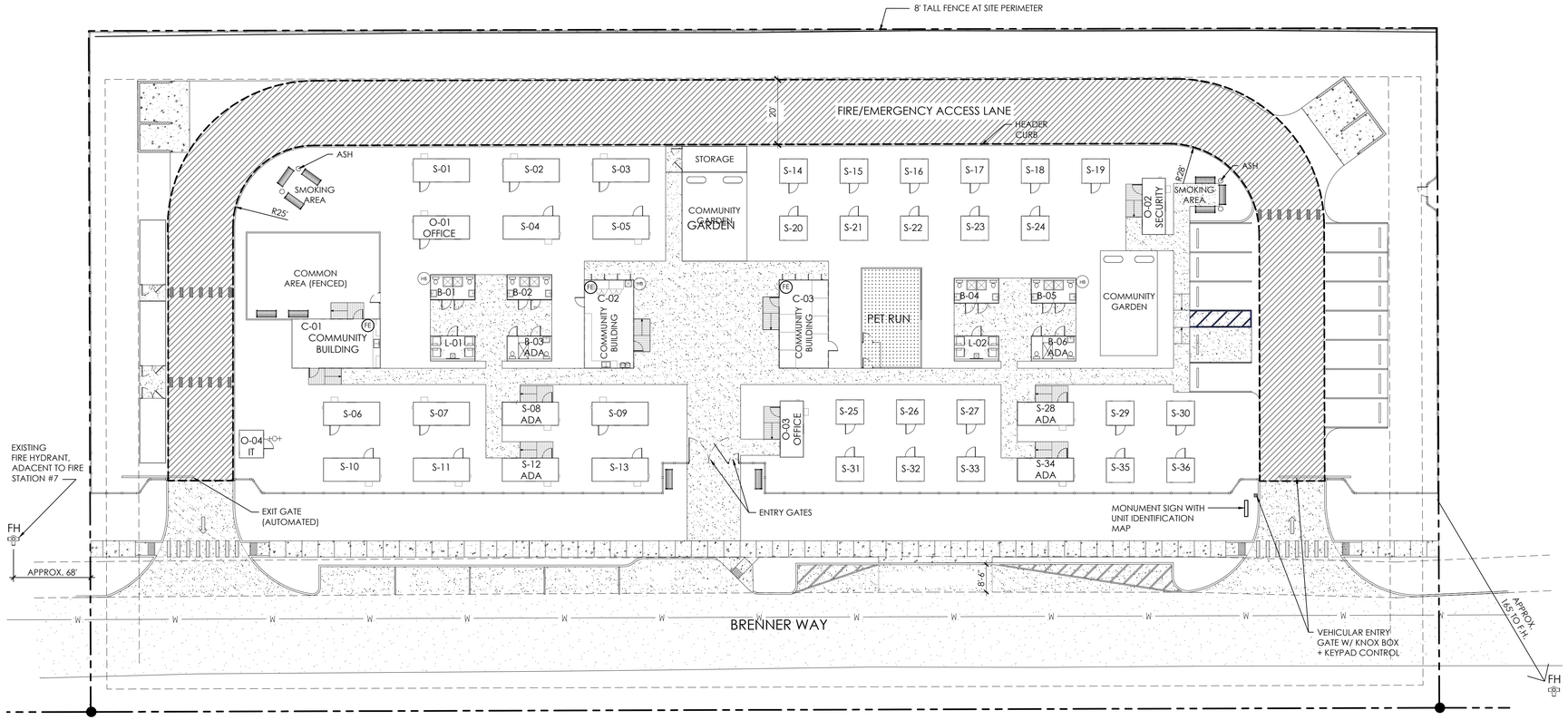
8/20/2025, 2:56:15 PM

Santa Fe County Parcels
Water Pipe Distribution
Fire Hydrants
Parcels
City Limits

1:1,128
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

FIRE HYDRANT DISTANCE



PLAN NORTH

A1 FIRE/EMERGENCY ACCESS PLAN
1" = 20'-0"

0' 10' 20' 40'

NOTES

1. IN ADDITION TO THE FIRE EXTINGUISHER LOCATIONS SHOWN, EACH UNIT/BUILDING IS EQUIPPED WITH A FIRE EXTINGUISHER
2. MINIMUM SEPARATION DISTANCE PROVIDED BETWEEN UNITS IS 10'-0"

LEGEND

- 20' WIDE FIRE/EMERGENCY ACCESS LANE - 75,000 Lbs BEARING CAPACITY, MINIMUM
- FE — FIRE EXTINGUISHER
- EXISTING FIRE HYDRANT

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Case #2026- 013291
2395 RICHARDS AVE.
SANTA FE, NM 87507

CONNECT COMMUNITY Your Greatest Resource

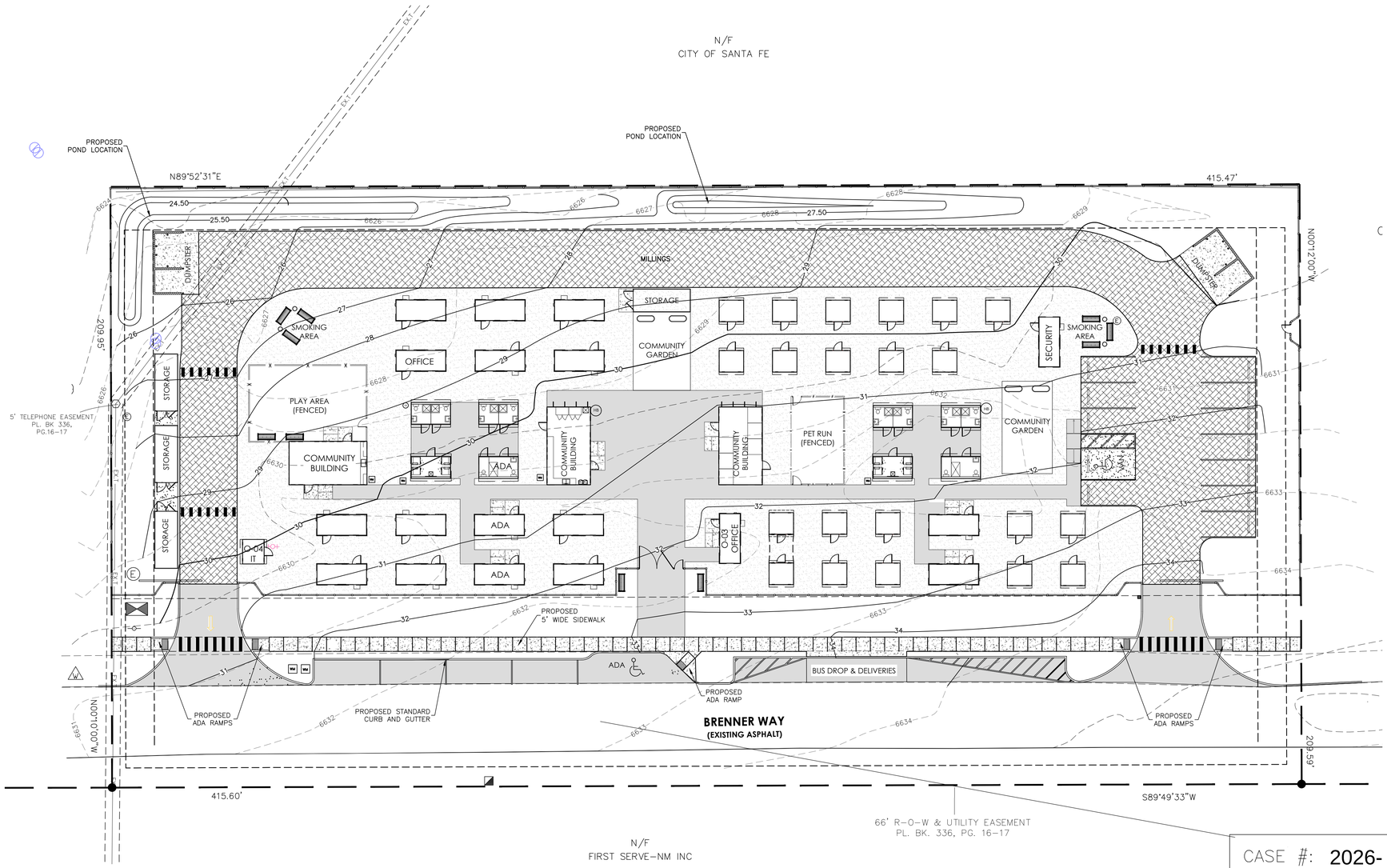
ISSUED		
MARK	DATE	DESCRIPTION
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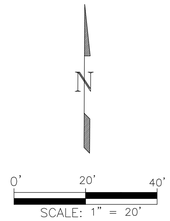
PROJECT NO.	25001
FILE NAME	AS-102
DRAWN BY	TD, BJF
CHECKED BY	BJF

Sheet Name
FIRE/EMERGENCY ACCESS PLAN

Sheet No.
AS-102
SHEET NO. ____ OF ____ SHEETS

2395 RICHARDS AVE, MICRO-COMMUNITY
PRELIMINARY
OVERALL TERRAIN MANAGEMENT PLAN





LEGEND	
	PROPERTY LINE
7900	EXISTING CONTOUR MAJOR
7901	EXISTING CONTOUR MINOR
10	PROPOSED CONTOUR MAJOR
01	PROPOSED CONTOUR MINOR
	PROPOSED ASPHALT
	PROPOSED MILLINGS
	PROPOSED CONCRETE
	PROPOSED CRUSHER FINES
→	FLOW DIRECTION
FFE	FINISHED FLOOR ELEVATION

CONSULTANTS

ATENCIO ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

Civil Design Group
PO Box 24154
Santa Fe, NM 87502
E-MAIL pearl@cdg-nm.com
Phone: 575-571-5164

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NOT FOR CONSTRUCTION

PROGRESS SET - FOR COMMENT

Date	Issue

Date 09/30/2026	Plot Date
Drawn by PLB	Checked by AMA
Set PRELIMINARY	

CITY OF SANTA FE
MICRO-COMMUNITY
2395 Richards Ave, Santa Fe, NM 87507

CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

CASE #: 2026- 013291

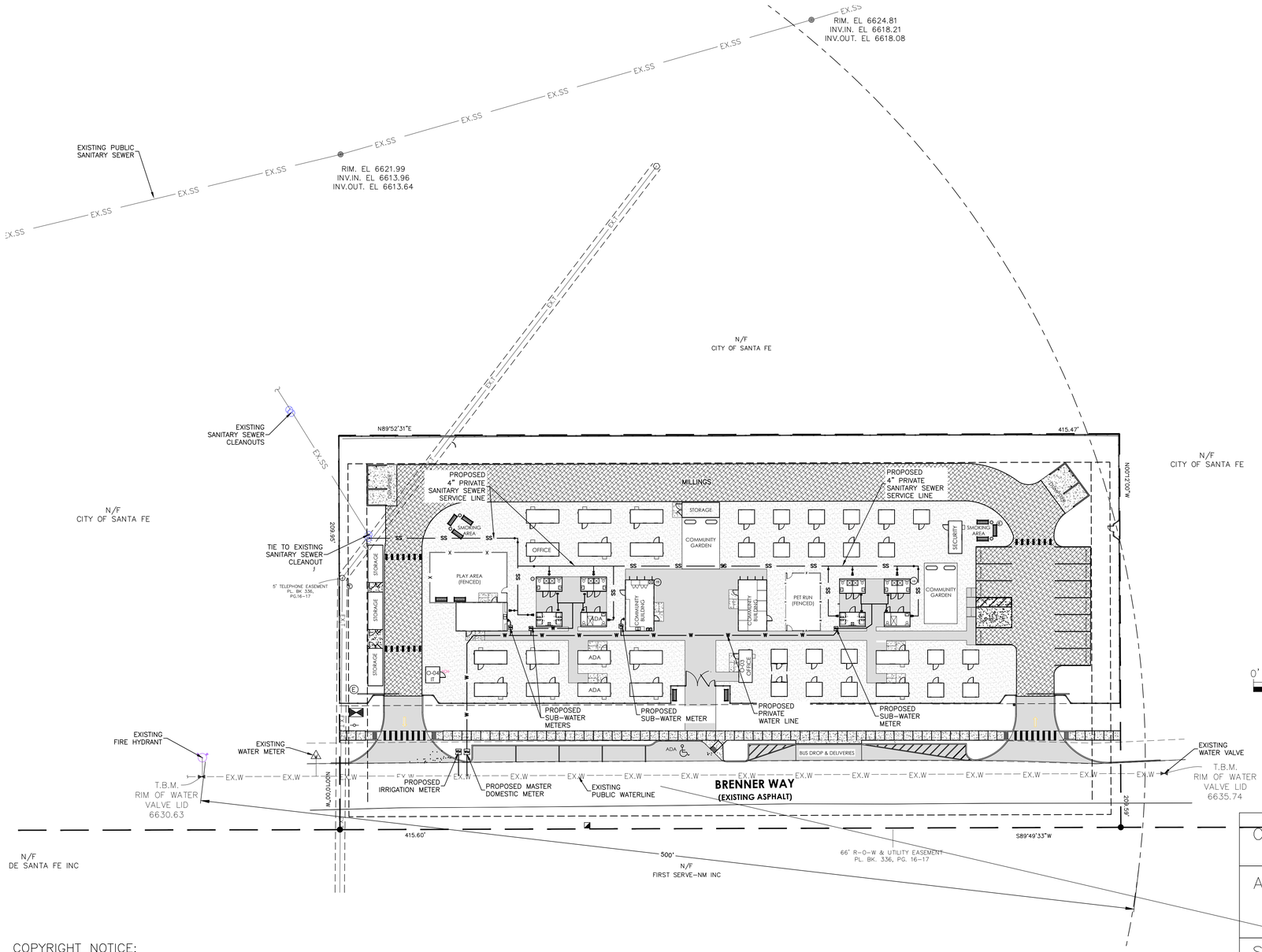
ADDRESS: 2395 RICHARDS AVE
SANTA FE, NM 87507

SHEET NAME:
PRELIMINARY OVERALL TERRAIN MANAGEMENT PLAN

SHEET #:
C-300

SHEET #___OF ____

2395 RICHARDS AVE, MICRO-COMMUNITY
PRELIMINARY OVERALL
SANITARY SEWER AND WATER PLAN



GENERAL UTILITY NOTES

1. THE DESIGNER AND ENGINEER HAVE NOT FIELD VERIFIED THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AND UNDERGROUND UTILITIES, OR EXISTING PIPELINES. THE DESIGNER AND ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.
2. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THE DRAWING, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY. UTILITY LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS. THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
3. A MINIMUM OF 24" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN OUTSIDE OF THE PUBBLIC WATER LINE TO THE OUTSIDE OF THE PUBLIC SANITARY SEWER LINE.
4. A MINIMUM OF 12" VERTICAL SEPARATION SHALL BE PROVIDED FOR ALL PRIVATE UTILITY CROSSINGS.
5. A MINIMUM OF 5' SHALL BE PROVIDED BETWEEN A PROPOSED HOT BOX AND PROPOSED METER CAN.
6. THERE SHALL BE NO JOINTS IN EITHER PIPE WITHIN 10' OF UTILITY CROSSINGS (WATER SERVICE LINE AND/OR FIRE SERVICE LINES).
7. ALL 4-inch OR 6-inch SEWER SERVICE LINES SHALL BE SCHEDULE 40 PVC PIPE.
8. MINIMUM SLOPE FOR SEWER SERVICE LINES SHALL BE 1% FOR 6-inch PIPE AND 2% SLOPE FOR 4-inch PIPE.
9. SEWER CLEANOUTS ARE REQUIRED EVERY 100' ON SEWER SERVICE LINES.

LEGEND	
	PROPERTY LINE
	EASEMENT
EX.SS	EXISTING SANITARY SEWER LINE
SS	PROPOSED SANITARY SEWER LINE
EX.W	EXISTING WATERLINE
W	PROPOSED WATERLINE
	EXISTING SANITARY SEWER (SS) MANHOLE
	PROPOSED SANITARY SEWER (SS) MANHOLE
	EXISTING FIRE HYDRANT (FH)
	PROPOSED FIRE HYDRANT (FH)
	EXISTING GATE VALVE
	PROPOSED GATE VALVE AND BOX
	EXISTING WATER METER
	PROPOSED WATER METER

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PROGRESS SET - FOR COMMENT

Date	Issue

Date 09/30/2026	Plot Date
Drawn by PLB	Checked by AMA
Set PRELIMINARY	

CITY OF SANTA FE
MICRO-COMMUNITY
2395 Richards Ave, Santa Fe, NM 87507

CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

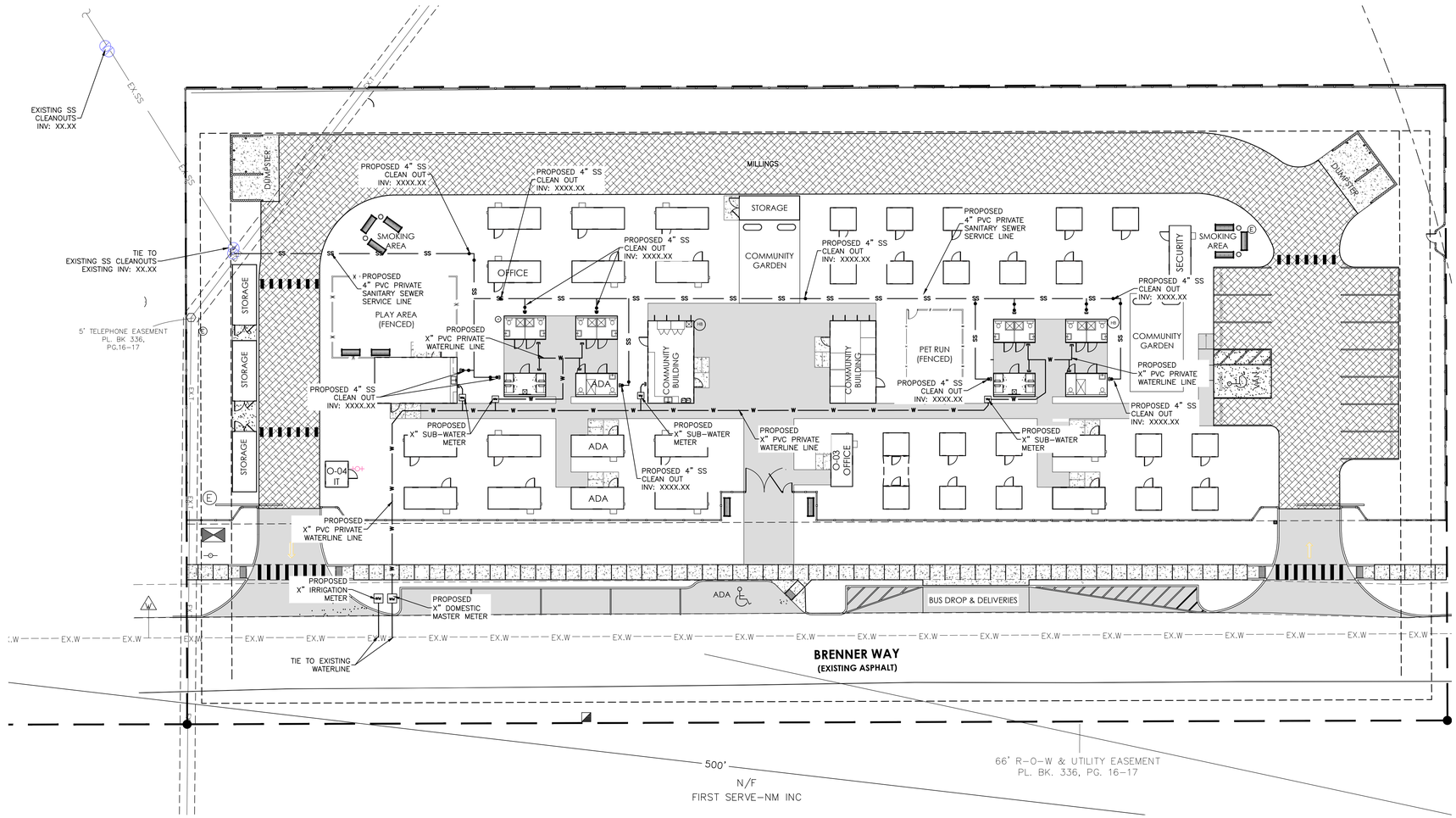
CASE #: 2026- 013291

ADDRESS: 2395 RICHARDS AVE
SANTA FE, NM 87507

SHEET NAME:
PRELIMINARY OVERALL SANITARY SEWER AND WATER PLAN

SHEET #:
C-400
SHEET #___OF ____

2395 RICHARDS AVE, MICRO-COMMUNITY
PRELIMINARY
PRIVATE SANITARY SEWER AND WATER PLAN



GENERAL UTILITY NOTES

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7. ALL 4-inch OR 6-inch SEWER SERVICE LINES SHALL BE SCHEDULE 40 PVC PIPE.
8. MINIMUM SLOPE FOR SEWER SERVICE LINES SHALL BE 1% FOR 6-inch PIPE AND 2% SLOPE FOR 4-inch PIPE.
9. SEWER CLEANOUTS ARE REQUIRED EVERY 100' ON SEWER SERVICE LINES.

SANITARY SEWER NOTE

CONTRACTOR SHALL FIELD FIT SEWER LINE WITH 11.25, 22.5, AND 45 DEGREE FITTINGS. NO FITTINGS SHALL EXCEED 45 DEGREES UNLESS LONG SWEEPING ELBOWS ARE USED.

LEGEND

	PROPERTY LINE
	EASEMENT
EX.SS	EXISTING SANITARY SEWER LINE
SS SS	PROPOSED SANITARY SEWER LINE
EX.W	EXISTING WATERLINE
W W	PROPOSED WATERLINE
	EXISTING SANITARY SEWER (SS) MANHOLE
S	PROPOSED SANITARY SEWER (SS) MANHOLE
	EXISTING FIRE HYDRANT (FH)
	PROPOSED FIRE HYDRANT (FH)
	EXISTING GATE VALVE
	PROPOSED GATE VALVE AND BOX
	EXISTING WATER METER
	PROPOSED WATER METER

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N

0' 20' 40'

SCALE: 1" = 20'

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PROGRESS SET - FOR COMMENT

Date	Issue

Date	Plot Date
09/30/2026	
Drawn by: PLB	Checked by: AMA

Set: PRELIMINARY

CITY OF SANTA FE
MICRO-COMMUNITY
2395 Richards Ave, Santa Fe, NM 87507

CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

CASE #: 2026- 013291

ADDRESS: 2395 RICHARDS AVE
SANTA FE, NM 87507

SHEET NAME: PRELIMINARY PRIVATE SANITARY SEWER AND WATER PLAN

SHEET #: C-401

SHEET #___OF ____

COMPLIANCE WITH CITY LANDSCAPE ORDINANCES

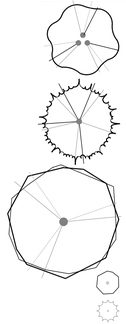
PARKING LOT/ STREET PARKING LANDSCAPE REQUIREMENTS	REQUIRED	UNIT	PROVIDED	UNIT
PARKING SPACES (18 SPACES):				
REQUIRED LANDSCAPE AREA @ 10 SF PER PARKING SPACE:	180	SF	3,021	SF
REQUIRED NUMBER OF TREES @ 1 REQUIRED PER 90 SF:	2	TREES	5	TREES
REQUIRED NUMBER OF SHRUBS @ 2 REQUIRED PER 90 SF:	4	SHRUBS	13	SHRUBS
*PERIMETER SCREENING REQUIRED FOR OFF-STREET PARKING SPACES				

OPEN SPACE REQUIREMENTS	REQUIRED	UNIT	PROVIDED	UNIT	PERCENT
TOTAL LOT AREA:	87,120	SF			
REQUIRED OPEN SPACE @ 20% OF LOT AREA:	17,424	SF	22,913	SF	
*REQUIRED 15' LANDSCAPE BUFFER AROUND PERIMETER					
REQUIRED NUMBER OF TREES @ 1 REQUIRED PER 500 SF:	46	TREES	48	TREES	
NUMBER OF EVERGREEN TREES REQUIRED (MIN. 25% OF REQUIRED TREES QUANTITY):	11	TREES	12	TREES	25%
REQUIRED NUMBER OF SHRUBS @ 2 REQUIRED PER 500 SF:	92	SHRUBS	95	SHRUBS	
NUMBER OF EVERGREEN SHRUBS REQUIRED (MIN. 25% OF REQUIRED SHRUBS QUANTITY):	23	SHRUBS	26	SHRUBS	27%

DESIGNATED STORMWATER BASIN REQUIREMENTS	REQUIRED	UNIT	PROVIDED	UNIT
*REQUIRED NUMBER OF TREES @ 1 REQUIRED PER 500 SF OF BASIN:				
BASIN A (850 SF)	2	TREES	3	TREES
BASIN B (1154 SF)	2	TREES	3	TREES
*REQUIRED NUMBER OF SHRUBS @ 3 REQUIRED PER 500 SF OF BASIN:				
BASIN A (850 SF)	6	SHRUBS	6	SHRUBS
BASIN B (1154 SF)	6	SHRUBS	6	SHRUBS

STREET TREE REQUIREMENTS	REQUIRED	UNIT	PROVIDED	UNIT
*415 LF OF STREET ACCESS				
MAJOR/SECONDARY: *REQUIRED NUMBER OF TREES @ 1 REQUIRED PER 25-35 LF:	12	TREES	15	TREES

PLANT SCHEDULE



PROPOSED ORNAMENTAL/FRUIT TREE
LOW-MED. WATER USE

PROPOSED EVERGREEN TREE
LOW-MED. WATER USE

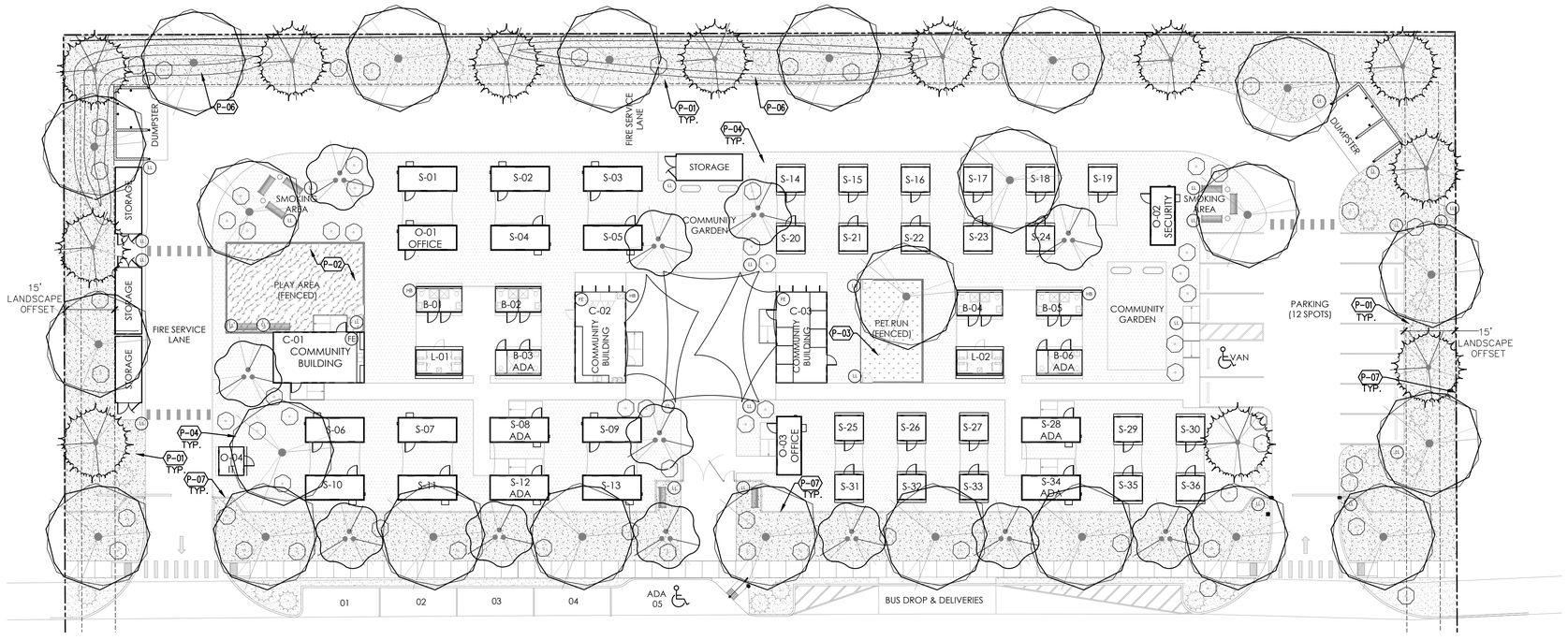
PROPOSED DECIDUOUS SHADE TREE
LOW-MED. WATER USE

PROPOSED DECIDUOUS SHRUB LOW WATER USE

PROPOSED EVERGREEN SHRUB LOW WATER USE

PLANTING KEYED NOTES

SYMBOL	CODE	DESCRIPTION	QTY
	P-01	4" DEPTH WOOD MULCH.	16,712 SF
	P-02	6-12" DEPTH ENGINEERED WOOD FIBER MULCH.	1,026 SF
	P-03	DOG PARK SURFACING.	557 SF
	P-04	2" DEPTH COMPACTED CRUSHER FINES.	19,422 SF
	P-05	2" DEPTH GRAVEL MULCH.	1,286 SF
	P-06	POTENTIAL WATER DETENTION BASIN.	
	P-07	PRIVACY FENCE (MAX 8'-0" TALL).	



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

0 20' 40'

NORTH

case # 2026- 013291

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pland COLLABORATIVE
plandcollab.com 505 268 2266

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SANTA FE, NM 87507

COMMUNITY is our Greatest Resource

ISSUED

MARK	DATE	DESCRIPTION

PROJECT NO.	25001
FILE NAME	LP100
DRAWN BY	MS
CHECKED BY	LI, GM

Sheet Name: OVERALL PLANTING PLAN

Sheet No.: LP100

SHEET NO. ___ OF ___ SHEETS

ELECTRICAL SYMBOL LEGEND

(ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CROSSHATCHING DEPICTS ITEMS TO BE REMOVED (LIGHT FIXTURES, SWITCHES, RECEPTACLES, CONDUIT AND WIRING, ETC.)	J	CEILING JUNCTION BOX.
	HOME-RUN CONDUIT.	J	WALL JUNCTION BOX.
	CONDUCTOR TICK MARKS: NEUTRAL, PHASE, SWITCHED, AND GROUND CONDUCTORS RESPECTIVELY.	#, #	DUPLEX RECEPTACLE, 18"AFF U.N.O. (#) INDICATES CIRCUIT.
	CAPPED CONDUIT / CONDUIT STUB-OUT.	GFCI	GFCI PROTECTED DUPLEX RECEPTACLE. RECEPTACLES WITH TRIP RESET SHALL BE IN READILY ACCESSIBLE LOCATION.
	CONDUIT SEAL.	TR	TAMPER RESISTANT RECEPTACLE.
#	ELECTRICAL KEYED NOTE TAG.		QUADPLEX RECEPTACLE, 18" AFF TO CENTER.
1	KITCHEN ITEM TAG, SEE KITCHEN EQUIPMENT ELECTRICAL CONNECTION SCHEDULE.		GROUND FAULT CIRCUIT INTERRUPTER (GFCI) DUPLEX RECEPTACLE WITH WEATHER-RESISTANT (WR) COVER.
B–2	MECHANICAL UNIT TAG (EXAMPLE: BOILER B-2 INDICATED), SEE MECHANICAL EQUIPMENT SCHEDULE.	OR CNT	SPLIT-WIRED DUPLEX RECEPTACLE
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED.		CEILING MOUNTED DUPLEX RECEPTACLE.
(E)	EXISTING.	OR	SPECIAL RECEPTACLE, TYPE AS NOTED.
E^{OH}	OVERHEAD PRIMARY ELECTRICAL LINE.		FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE.
E_{UG}	PRIMARY ELECTRICAL UNDERGROUND FEEDER.	IG	ISOLATED GROUND DUPLEX RECEPTACLE
E.GR.	EQUIPMENT GROUND.	USB	DUPLEX RECEPTACLE WITH BUILT-IN USB CHARGER OUTLET.
AFF	ABOVE FINISH FLOOR.	HDMI	GANGABLE 3-COMPARTMENT MEDIA CENTER.
AC	ABOVE COUNTER.		CABLE TRAY.
WR	WEATHER-RESISTANT.		MULTI-RECEPTACLE RACEWAY (PLUGMOLD).
GFCI	GROUND FAULT CIRCUIT INTERRUPTER.		SURFACE MOUNTED PANELBOARD, REFER TO ASSOCIATED PANEL SCHEDULE.
AHJ	AUTHORITY HAVING JURISDICTION.		FLUSH MOUNTED PANELBOARD, REFER TO ASSOCIATED PANEL SCHEDULE.
UNO	UNLESS NOTED OTHERWISE.		DISTRIBUTION POWER PANEL, REFER TO ASSOCIATED PANEL SCHEDULE.
$, $_a$	SINGLE-POLE WALL SWITCH. SUBSCRIPT DESIGNATES CONTROL OF PARTICULAR LIGHTING FIXTURES.	T	DRY-TYPE, STEP-DOWN / STEP-UP TRANSFORMER.
^{3}, ^{4}	THREE-WAY AND FOUR-WAY SWITCHES, RESPECTIVELY.	60/3	NON-FUSED DISCONNECT SWITCH, NEMA 3R IF OUTSIDE, AMPS / POLES INDICATED.
^{WR}	WEATHER-RESISTANT SWITCH.	60/3/45	FUSED DISCONNECT SWITCH, NEMA 3R IF OUTSIDE, AMPS/ POLES / FUSE SIZE INDICATED.
^{K}	KEY-OPERATED SWITCH.		MOTOR STARTER.
^{D}	DIMMER SWITCH, 1200W MINIMUM WATTAGE.	60/3/45	COMBINATION MOTOR STARTER/FUSED DISCONNECT SWITCH, NEMA 3R IF OUTSIDE.
^{TT}	MECHANICALLY WOUND TWIST-TIMER SWITCH OR ELECTRONIC TIME SWITCH.	2	MOTOR, HP SIZE AS INDICATED, "F" = FRACTIONAL HORSEPOWER.
^{T}	THERMAL SWITCH.		CLOCK.
^{OC}	OCCUPANCY SENSOR SWITCH.		COMBINATION CLOCK/SPEAKER UNIT.
^{OCD}	DUAL-TECHNOLOGY OCCUPANCY DIMMER SWITCH.	S	SPEAKER, CEILING MOUNTED
^{OCF}	DUAL-TECHNOLOGY OCCUPANCY SENSOR WITH FAN DELAY CONTROL.	S	SURFACE MOUNTED SOUND SYSTEM SPEAKER.
^{3OC}	3-WAY / MULTI-WAY OCCUPANCY SENSOR SWITCH.	M	MICROPHONE OUTLET.
^{EC}	EVAPORATIVE COOLER SWITCH.	CIS	CALL-IN SWITCH (PUSH-TO-CALL) FOR INTERCOM SYSTEM.
^{F}	PADDLE FAN / LIGHT CONTROL SWITCHES. SWITCHES ALLOW INDEPENDENT CONTROL OF FAN SPEED AND LIGHTING.	T	THERMOSTAT
^{P}	PILOT SWITCH.		COMBINATION VOICE/DATA OUTLET, UP 18" U.N.O.
OS	LIGHTING CONTROL OCCUPANCY SENSOR, CEILING MOUNTED.		FLUSH CEILING VOICE/DATA OUTLET.
PC	PHOTOCELL.		FLUSH FLOOR VOICE/DATA OUTLET.
	DAYLIGHT HARVESTING PHOTOSENSOR, CEILING MOUNTED.	TV	CATV OUTLET
C	2'X4' LAY-IN LIGHTING FIXTURE (TROFFER), TYPE INDICATED BY LETTER (TYPICAL).	PTZ	SURVEILLANCE CAMERA. PTZ = PAN, TILT, ZOOM. WEATHER-RESISTANT IF LOCATED ON BUILDING EXTERIOR.
EM, C	"EM" INDICATES LIGHTING FIXTURE IS SUPPLIED WITH AN EMERGENCY BATTERY PACK.		EMERGENCY PUSH BUTTON.
	1'X4' SURFACE MOUNTED LIGHTING FIXTURE.		PROJECTOR.
	1'X4' RECESSED (FLANGED) MOUNTED LIGHTING FIXTURE.	AR	DOOR ACCESS CARD READER.
	2'X2' LAY-IN LIGHTING FIXTURE (TROFFER).	I	INTERCOM HEAD-END UNIT.
	UTILITY STRIP FIXTURE.		DOORBELL SYSTEM PUSHBUTTON.
	LINEAR PENDANT MOUNTED LIGHTING FIXTURE, LENGTH AS INDICATED.	B	DOORBELL/CHIME.
	4' WALL BRACKET MOUNTED LIGHTING FIXTURE.	M	MAGNETIC DOOR LOCK.
	WALL BRACKET LIGHTING FIXTURE.	WAP	WIRELESS ACCESS POINT.
	POLE MOUNTED AREA LIGHTING FIXTURE, SINGLE-HEAD.		DOOR OPERATOR PUSH-PAD UNIT (ADA COMPLIANT).
L	POLE MOUNTED AREA LIGHTING FIXTURE, DOUBLE-HEAD.		MODULAR FURNITURE POWER CONNECTION POINT.
	RECESSED DOWNLIGHT FIXTURE.		MOTION SENSOR FOR SECURITY/INTRUSION ALARM SYSTEM.
	SURFACE MOUNTED DRUM TYPE LIGHTING FIXTURE.	S	SECURITY/INTRUSION ALARM SYSTEM DOOR SWITCH.
	BOLLARD LIGHTING FIXTURE.	D	FIRE ALARM DUCT SMOKE DETECTOR.
	HIGH-BAY LIGHTING FIXTURE.		FIRE ALARM STROBE UNIT.
	LOW-BAY LIGHTING FIXTURE.		FIRE ALARM AUDIO/STROBE UNIT.
	FLUSH IN-GROUND LIGHTING FIXTURE.		FIRE PROTECTION SPRINKLER SYSTEM POST INDICATOR VALVE.
	WALL SCONCE LIGHTING FIXTURE.		FIRE ALARM SMOKE DETECTOR.
	STEP LIGHT LIGHTING FIXTURE.	CO	CARBON MONOXIDE DETECTOR.
	PENDANT HUNG DECORATIVE LIGHTING FIXTURE.		CEILING MOUNTED FIRE ALARM AUDIO/STROBE UNIT.
	GOOSENECK MOUNTED LIGHTING FIXTURE.	F	FIRE ALARM MANUAL PULL STATION.
	TRACK MOUNTED LIGHTING ASSEMBLY, ONE FIXTURE HEAD INDICATED.	FACP	FIRE ALARM CONTROL PANEL (FACP).
	TWIN-EYE EMERGENCY LIGHTING UNIT WITH BATTERY BACK-UP. TYPE "EM", REFER TO LUMINAIRE SCHEDULE.	FARA	FIRE ALARM REMOTE ANNUNCIATOR (FARA).
	EXTERIOR EMERGENCY LIGHTING UNIT WITH BATTERY BACK-UP. TYPE "WEM", REFER TO LUMINAIRE SCHEDULE.		RELAY INTERFACE
	EXIT SIGN, SINGLE FACE INDICATED BY SHADED QUADRANT. TYPE "EX", REFER TO LUMINAIRE SCHEDULE.		
	EXIT SIGN, DOUBLE-FACED, DIRECTIONAL ARROWS INDICATED.		
	COMBO EXIT SIGN/EMERGENCY TWIN-EYE UNIT TYPE "XEM", REFER TO LUMINAIRE SCHEDULE.		
	PADDLE FAN, WITH OR WITHOUT LIGHT PER LUMINAIRE SCHEDULE.		
	J-BOX WITH FLEXIBLE CONDUIT CONNECTION TO LAY-IN LIGHTING FIXTURES.		

GENERAL

LIGHTING

POWER

SPECIAL SYSTEMS

FIRE ALARM

ELECTRICAL GENERAL NOTES

A. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC) AND REGULATIONS OF STATE AND LOCAL AUTHORITIES HAVING JURISDICTION (AHJ) IN A NEAT AND WORKMANLIKE MANNER.

B. CONTRACTOR SHALL COORDINATE WITH SERVING UTILITY COMPANY NEW SERVICE DEPARTMENT AND OBTAIN A PROJECT SPECIFIC "STANDARDS LETTER" PRIOR TO BIDDING, ORDERING, OR COMMENCING WITH THE ELECTRICAL DISTRIBUTION PORTION OF THIS PROJECT.

C. ALL REQUIREMENTS OF THE SERVING UTILITY COMPANY FOR ELECTRICAL SERVICE SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

D. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PROVIDING TELEPHONE, CATV, AND INTERNET IN ORDER TO ASCERTAIN JOB SPECIFIC UTILITY REQUIREMENTS AND COMPLIANCE WITH THOSE REQUIREMENTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO ENSURE SERVICE TO EACH DEMARCATION.

E. BY SUBMITTING A BID, THE CONTRACTOR AFFIRMS THEY HAVE FAMILIARIZED THEMSELVES WITH THE PROJECT SITE, PLANS, SPECIFICATIONS AND ALL APPLICABLE CODES IN ORDER TO PROVIDE A COMPREHENSIVE AND COMPLETE BID.

OFF HOUR(S) AND/OR PREMIUM TIME MAY BE REQUIRED TO FACILITATE PORTIONS OF THE WORK, AND SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

F. ALL DEVICES SHALL BE WHITE WITH STAINLESS STEEL PLATES, INSTALLED FOR ADA COMPLIANCE UNLESS NOTED OTHERWISE. RECEPTACLES SHALL ALL BE RATED FOR THEIR INTENDED USE AND TAMPER RESISTANT AS REQUIRED BY NEC 406.

G. ALL TELEPHONE, DATA, SECURITY, CATV, SOUND AND INTERCOM LOW VOLTAGE SYSTEMS ARE PROVIDED BY OTHERS UNLESS NOTED OTHERWISE. NOTE: * LOW VOLTAGE CONTRACTORS ARE REQUIRED TO OBTAIN INDEPENDENT PERMITS FROM THE AHJ PRIOR TO STARTING THEIR WORK.

H. UTILIZE "DEEP" 4-SQUARES WHERE REQUIRED TO COMPLY WITH NEC 314.16 EXTRA CONSIDERATION SHALL BE GIVEN TO BOXES SUPPLYING HOME-RUNS.

I. CONFIRM EXACT ROUGH-IN DIMENSIONS WITH ARCHITECTURAL DRAWINGS, AND APPLICABLE KITCHEN/APPLIANCE EQUIPMENT, AND FURNITURE/MILL-WORK PLAN(S). EXTRA CARE SHALL BE EXERCISED IN COORDINATING THE EXACT REQUIREMENT(S) OF SPECIALTY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, PLUMBING EQUIPMENT, MEDICAL EQUIPMENT, OR PROCESSING EQUIPMENT.

ALL PENETRATIONS IN FIRE RATED WALLS, PARTITIONS, FLOORS, OR CEILINGS SHALL BE SEALED WITH FIRE STOPPING MATERIAL OR OTHER APPROVED METHOD(S) TO MAINTAIN THE FIRE RATED ASSEMBLY PER NEC 300.21. REFER TO ARCHITECTURAL DRAWINGS FOR THE LOCATIONS OF WALL AND FLOOR ASSEMBLIES.

ELECTRICAL DEVICES INSTALLATION SHALL COMPLY WITH ACCESSIBILITY (ADA) STATUTE ICC/ANSI 117.1 SECTION 308. SPECIFICALLY: MOUNT APPLICABLE SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS SO THAT THEY ARE LOCATED WITH THE TOP OF THE DEVICE NO HIGHER THAN 48" ABOVE FINISHED FLOOR (AFF) AND THE BOTTOM OF THE DEVICE NO LOWER THAN 15" AFF.

J. CONTRACTOR TO SAW-CUT / REMOVE / PATCH EXISTING ARCHITECTURAL SURFACES INCLUDING BUT NOT LIMITED TO SLABS, WALLS AND ROOFS.

WHENEVER BUILDING ENVELOPE OR ROOF PENETRATIONS ARE REQUIRED, OR ABANDONED, IN THE EXECUTION OF THE WORK, CONTRACTOR SHALL SEAL PENETRATIONS AS REQUIRED TO MAINTAIN APPLICABLE WARRANTIES OR AS REQUIRED BY MATERIAL(S) MANUFACTURER'S REQUIREMENTS.

K. SHARED NEUTRALS ARE NOT PERMISSIBLE UNLESS NOTED OTHERWISE.

L. CONDUCTOR TICK MARKS, WHERE SHOWN, ARE SHOWN FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL CONDUCTORS WHETHER SHOWN OR NOT INCLUDING "TRAVELERS" AND DIMMING CONDUCTORS AS NECESSARY FOR COMPLETELY OPERATIONAL SYSTEMS.

M. BRANCH CIRCUITING SHALL BE COPPER WIRE IN CONDUIT UNLESS SPECIFICALLY NOTED OTHERWISE. MINIMUM WIRE SIZE IS #12 AWG. WHEN CONDUIT IS UTILIZED, ALL FITTINGS SHALL BE COMPRESSION TYPE AND COLOR CODING VINYL BANDS IDENTIFYING DIFFERENT SYSTEMS SHALL BE AFFIXED AT EACH BOX, PANELBOARD, AND EVERY ACCESSIBLE 10'-0"

N. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL CONDUIT REQUIRED FOR MECHANICAL SYSTEMS CONTROLS. ALL CONTROLS WIRING SHALL BE INSTALLED AND TERMINATED BY CONTROLS CONTRACTOR. COORDINATE LOCATION AND ROUTING OF CONTROLS CONDUIT WITH MECHANICAL PLANS AND WITH MECHANICAL SEQUENCE OF CONTROLS.

O. ALL PANELS AND DISTRIBUTION BOARDS, NEW/EXISTING SHALL HAVE TYPEWRITTEN DIRECTORIES AND EQUIPMENT I.D. NAMEPLATES UPON COMPLETION OF ANY ELECTRICAL MODIFICATIONS UNDER THIS CONTRACT.

P. CONTRACTOR SHALL CONSIDER AND MAKE ADJUSTMENTS IN CONDUIT/WIRE SIZE(S) TO ACCOUNT FOR VOLTAGE DROP PRIOR TO COMMENCING WITH WORK UNDER THIS CONTRACT. VOLTAGE DROP SHALL NOT EXCEED THE FOLLOWING:

FEEDERS = 2% BRANCH WIRING = 3%

Q. CONTRACTOR SHALL COMPLY WITH NEC 110.16. AFFIX PERMANENT ARC-FLASH HAZARD WARNING LABEL(S) ON ALL APPLICABLE ELECTRICAL EQUIPMENT MODIFIED OR INSTALLED UNDER THIS CONTRACT.

R. FOR ELECTRICAL DISTRIBUTION SYSTEMS HAVING A MAIN DISCONNECT RATING OF 1,000-AMPS OR MORE, CONTRACTOR SHALL OBTAIN THIRD PARTY OVER-CURRENT PROTECTION STUDY. ALL OVER-CURRENT DEVICES SHALL BE "SET" OR ADJUSTED TO COMPLY WITH COORDINATION STUDY PRIOR TO FINAL COMMISSIONING. A FULL COPY OF THE COMPLETED STUDY ALONG WITH CONTRACTOR'S CERTIFICATION OF COMPLIANCE SHALL BE INCLUDED IN THE PROJECT'S "CLOSE-OUT" DOCUMENTATION.

S. ALL EQUIPMENT AND WORKMANSHIP FURNISHED UNDER THIS CONTRACT SHALL BE WARRANTABLE TO BE FREE FROM ANY DEFECT FOR A PERIOD EQUAL TO 1-YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.

IECC ELECTRICAL & LIGHTING COMPLIANCE

THE ELECTRICAL DESIGN ILLUSTRATED BY THESE PLANS AND SPECIFICATIONS IS IN COMPLIANCE WITH THE 2021 INTERNATIONAL ENERGY CONSERVATION CODE SECTION(S) C405, C408, C501-5, CB103.3, CB103.8, R402.4.5, R402.4.6, R404, R501-5, AND R502, AS SPECIFICALLY APPLICABLE TO THIS PROJECT AS FOLLOWS:

1. C405.2 - LIGHTING CONTROLS (MANDATORY)
   A. REFER TO LIGHTING PLAN(S) AND/OR DETAIL(S) FOR PROJECT REQUIREMENTS.
2. C405.3 - INTERIOR LIGHTING POWER REQUIREMENTS
   A. TABLE C405.3.2(1)
      ALLOWABLE INTERIOR POWER FOR THIS PROJECT IS:
      ACTUAL INTERIOR POWER IS:
3. C405.4 - EXTERIOR LIGHTING POWER REQUIREMENTS (MANDATORY)
   A. TABLE C405.5.2(1)
      - THIS PROJECT IS IN LIGHTING ZONE # 2.
   B. TABLE 405.5.2(2)
      - BASE SITE ALLOWANCE: 400W
      - PARKING AREAS AND DRIVES: 0.04 W/FT^2
      - WALKWAYS/RAMPS < 10'-0" WIDE: 0.5W/LINEAR FT
      - WALKWAYS/RAMPS > 10'-0" WIDE, PLAZA AREAS, SPECIAL FEATURE AREAS: 1.10 W/FT^2
      - PEDESTRIAN AND VEHICULAR ENTRANCES AND EXITS: 14W/LINEAR FT
      - ENTRY CANOPIES: 0.25W/FT^2
   C. TABLE 405.5.2(3)
      - BUILDING FACADES: 0.075W/FT OF GROSS ABOVE-GRADE WALL AREA
      ACTUAL EXTERIOR POWER IS:
4. C405.6 - ELECTRICAL TRANSFORMER (MANDATORY)
   A. LOW VOLTAGE DRY-TYPE DISTRIBUTION ELECTRICAL TRANSFORMERS SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENTS AS TESTED AND RATED IN ACCORDANCE WITH DOE 10 CFR 431.
   B. C405.7
      - REFER TO SINGLE LINE DIAGRAM ON SHEET E-600 FOR TRANSFORMER(S) APPLICABLE TO THIS PROJECT.
5. C405.10 - VOLTAGE DROP IN FEEDERS AND BRANCH CIRCUITS
   A. REFER TO GENERAL NOTE "P" FOR PROJECT VOLTAGE DROP LIMITATIONS.
6. C405.11 - AUTOMATIC RECEPTACLE CONTROL (MANDATORY)
   A. REFER TO POWER PLAN(S) AND/OR DETAILS FOR PROJECT REQUIREMENTS.
7. C405.12 - ENERGY MONITORING (MANDATORY > 25,000FT^2)
   A. REFER TO SINGLE LINE DIAGRAM ON SHEET E-600 FOR METERING, DATA ACQUISITION SYSTEM, AND GRAPHICAL REPORTING REQUIREMENT(S) APPLICABLE TO THIS PROJECT.
8. C405.13 - ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE.
   A. TABLE C405.31.1 - REQUIRED EV POWER TRANSFER INFRASTRUCTURE.
      - REFER TO ELECTRICAL SINGLE LINE DIAGRAM ON SHEET E-600 FOR EVE AND EV CAPABLE REQUIREMENTS APPLICABLE TO THIS PROJECT.
9. C408.3 - FUNCTIONAL TESTING AND DOCUMENTATION OF LIGHTING CONTROLS.
   A. THE CONTRACTOR OR FACTORY AUTHORIZED COMMISSIONING AGENT SHALL DELIVER TO THE ENGINEER OF RECORD EVIDENCE OF THE LIGHTING CONTROLS HAVING BEEN TESTED AND PERFORMING PROPERLY PRIOR TO OBTAINING FINAL INSPECTION FROM THE AHJ.
   B. THE CONTRACTOR SHALL DELIVER TO THE OWNER, WITH A COMPLETE COPY DELIVERED TO THE ENGINEER OF RECORD, AS PART OF ITS CLOSE-OUT PACKAGE FULLY DETAILED, LEGIBLE, AS-BUILT DRAWINGS AND THE FOLLOWING IN SATISFACTION OF THE ARTICLE(S) REFERENCED HEREIN:
      - C408:3.2.1 - LIGHTING CONTROL DRAWINGS.
      - C408.3.2.2 - LIGHTING CONTROL MANUALS.
      - C408.3.2.3 - LIGHTING CONTROL REPORT.

LUMINAIRE SCHEDULE

CITY OF SANTA FE MICRO COMMUNITY

TYPE	MANUFACTURER	CATALOG NUMBER	LAMP(S), DRIVER(S), SETTING(S)					DESCRIPTION	VOLT.	LUMENS	MOUNTING	COMMENTS
			CRI	WATTS	TYPE	TEMP.	OUTPUT					
A												
B												
C												
D												
E												
F												
G												
H												
NOTE: DON'T USE I, J, O FOR FIXTURE TYPE LETTERS (DELETE THIS INSTRUCTION FROM FINISHED LUMINAIRE SCHEDULE)												
K												
L												
LL								SITE BOLLARD LIGHT				
M												
N												
P												
P1								SITE POLE LIGHT SINGLE HEAD				
P2								SITE POLE LIGHT DUAL HEAD				
Q												
R												
S												
T												
U												
V												
W								EXTERIOR WALL PACK				
WEM								EXTERIOR EMERGENCY EGRESS	UNV		SURFACE	BATTERY BACK-UP
XEM			-		LED	-	-	EMERGENCY EGRESS	UNV		SURFACE	BATTERY BACK-UP
EM			-		LED	-	-	EMERGENCY TWIN-EYE UNIT	UNV		SURFACE	BATTERY BACK-UP
CNTRL			-	-	-	-	-	LIGHTING CONTROLS	UNV	-	-	

NOTES:
1. ALL EMERGENCY BALLASTS SHALL BE FACTORY INSTALLED UNLESS SCHEDULED OTHERWISE OR PRIOR APPROVED. 10-2026
2. ALL FIXTURES SHALL CONFORM TO APPLICABLE CODES INCLUDING BUT NOT LIMITED TO NIGHT SKY ACT(S) AND ENERGY CONSERVATION STATUTES.
3. ANY SUBSTITUTIONS REQUIRE WRITTEN APPROVAL 10 DAYS PRIOR TO BID (ACUITY, CURRENT, AND COOPER INCLUDING THEIR SUBSIDARIES ARE GENERALLY ACCEPTED EQUALS).
4. PROVIDE ALL LIGHTING CONTROLS, CONTROL ACCESSORIES (INCLUDING POWER PACKS), PROGRAMMING, COMMISSIONING AS REQUIRED BY THIS SCHEDULE, PLAN(S), AND SPECIFICATIONS FOR A COMPLETELY OPERATIONAL FACILITY IN COMPLIANCE WITH ALL STATUTES IN-FORCE AT THE TIME OF CONSTRUCTION. ALL CONTROLS SHALL BE COMPATIBLE WITH ACTUAL FIXTURES INSTALLED.

ELECTRICAL SHEET INDEX

1. E-001 ELECTRICAL LEGEND, GEN NOTES, FIXTURE SCHEDULE, IECC CALCS
2. ES101 ELECTRICAL SITE PLAN
3. E-401 ELECTRICAL ENLARGED PLANS
4. E-402 ELECTRICAL ENLARGED PLANS
5. E-403 ELECTRICAL ENLARGED PLANS
6. E-501 ELECTRICAL DETAILS
7. E-601 RISER DIAGRAM, SERVICE CALCS
8. E-602 PANEL SCHEDULES

TESTUDO ENGINEERING
7007 Wyoming Blvd NE Suite E–1
Albuquerque, NM 87109
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PH 505–554–1282

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SANTA FE, NM 87505
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CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

CITY OF SANTA FE
MICRO-COMMUNITY
case# 2026-013291
2395 RICHARDS AVE.
SANTA FE, NM 87507

CONNECT COMMUNITY
It is our Greatest Resource

ISSUED		
MARK	DATE	DESCRIPTION

PROJECT NO.	25001
FILE NAME	25104_E-001
DRAWN BY	JT
CHECKED BY	

Sheet Name
ELECTRICAL
LEGEND & GENERAL NOTES

Sheet No.
E-001
SHEET NO. ____ OF ____ SHEETS

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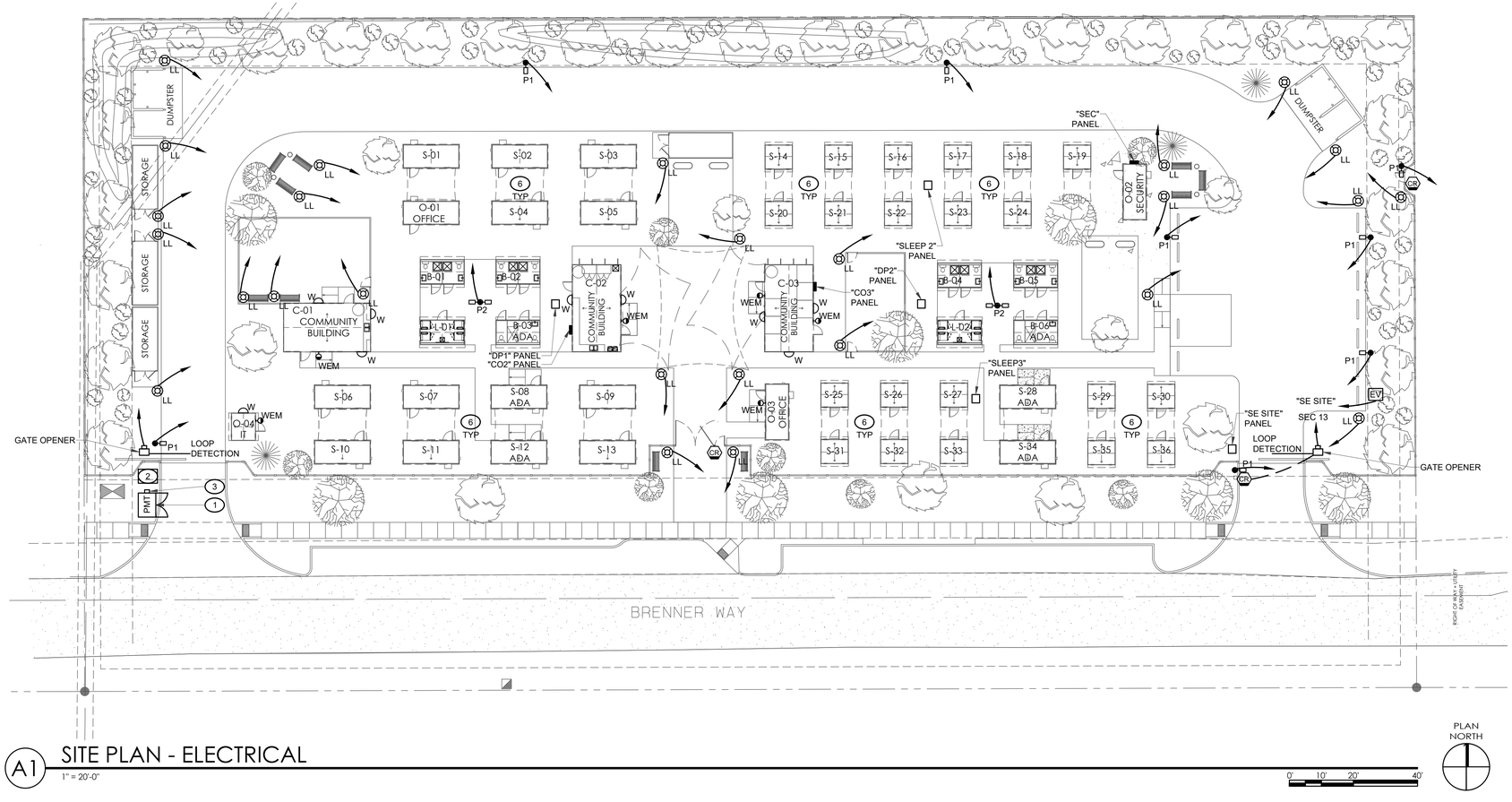
LIGHTING SEQUENCE OF CONTROLS

TEI Project Number: 25104
Date: 10-2026

CODE	ITEM-DESCRIPTION	WIRELESS	WIRED	PROGRAMABLE	MANUAL ONLY	COMMENTS
	ELECTRICAL, MECHANICAL, AND OTHER ROOMS NOT AUTOMATED FOR SAFETY				X	
2021 IECC C405.2.7	PARKING LOT LIGHTING	X		X		DUSK - DAWN 50% DIM WITH 100% ON WHENEVER VEHICLES OR PEDISTRIANS ARE PRESENT.
2021 IECC C405.2.7.3	BUILDING MOUNTED EXTERIOR LIGHTING	X		X		DUSK - DAWN 50% DIM WITH 100% ON WHENEVER PEDISTRIANS ARE PRESENT.
2021 IECC C405.2.1	PRIVATE OFFICES, CONFERENCE ROOMS		X			LOCALIZED INDEPENDENT CONTROL. ALLOW DIMMING DOWN TO 10% WHEN OCCUPIED.
2021 IECC C405.2.1.1 AND C405.2.1.4	CORRIDORS, RESTROOMS		X			100% ON WHENEVER OCCUPIED.

NOTES:

1. **Lighting shall be programmed as directed by Owner provided customization does not violate code(s) or Statute(s).**
2. **All equipment shall be properly U.L. labeled and in compliance with the latest IEEE/ ANSI standards.**
3. **Lighting controls, including all power-packs and accessories, shall be provided as required for a completely operational facility. All equipment shall be installed in strict adjerence with the manufacturer's instructions.**
4. **Contractor shall complete commissioning and provide 8 hours of training for lighting controls; Owner shall have in atttendance all persons responsible for the operation and maintenance of the facility.**
5. **All training shall be video-taped and provided to the Owner in digital format for future use.**



A1 SITE PLAN - ELECTRICAL
1" = 20'-0"

0' 10' 20' 40'

PLAN NORTH

KEYED NOTES

1. UTILITY-OWNED SERVICE TRANSFORMER. REFER TO POWER RISER DIAGRAM.
2. SERVICE ENTRANCE EQUIPMENT, REFER TO POWER RISER DIAGRAM.
3. METERING EQUIPMENT PER SERVING UTILITY COMPANY REQUIREMENTS.
4. POLE MOUNTED LIGHT FIXTURE. REFER TO POLE BASE DETAIL.

   EACH NEW CONCRETE BASE SHALL HAVE 1X1.25" BUSHED CONDUIT WITH MULE-TAPE MEASURING PULL-STRING EXTENDED TO CCTV HEAD-END LOCATION. REFER TO CCTV DETAIL FOR ADDITIONAL REQUIREMENTS.
5. DUAL PORT ELECTRIC VEHICLE CHARGER FURNISHED BY OWNER. COORDINATE EXACT PLACEMENT AND REQUIREMENTS PRIOR TO ROUGH-IN. EXTEND TWO SEPARATE 1.25" CONDUITS WITH (3) #2 CU AND (1) #8 CU EGR TO CIRCUIT(S) INDICATED.
6. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH GFCI AND AFCI REQUIREMENTS INCLUDING SPD STANDARDS FOR RESIDENTIAL APPLICATIONS ON THIS PROJECT. PROVIDE AND INSTALL ANY NECESSARY ITEMS TO MEET CURRENT CODE.

- PRIMARY UNDERGROUND SERVICE FEEDER. EXTEND 4" DUCT TO SERVICE POINT PER SERVING UTILITY COMPANY REQUIREMENTS.
- SECONDARY ELECTRIC UNDERGROUND SERVICE LATERAL, REFER TO POWER RISER DIAGRAM.
- TELEPHONE SERVICE PEDESTAL, VERIFY EXACT LOCATION IN FIELD WITH SERVING UTILITY REPRESENTATIVE.
- 4" PVC CONDUIT FOR TELEPHONE/DATA SERVING UTILITY WITH MULE-TAPE MEASURING PULL STRING. COORDINATE EXACT ROUTING AND SERVICE POINT WITH UTILITY PROVIDER.
- WEATHER RESISTANT GFCI RECEPTACLE WITH AUDIBLE ALARM INSTALLED IN WATER/IRRIGATION BACK-FLOW PREVENTER HOT-BOX. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. EXTEND .75" CONDUIT WITH (2) #10 CU AND (1) #10 CU EGR TO CIRCUIT INDICATED.

  HOT-BOX AND HEAT-TAPE FURNISHED BY OTHERS.
- WEATHER PROOF JUNCTION BOX SERVING SITE SIGNAGE. CONFIRM EXACT LOCATION PRIOR TO ROUGH-IN. EXTEND .75" CONDUIT WITH (2) #10 CU AND (1) #10 CU EGR TO CIRCUIT INDICATED, AND 1" BUSHED CONDUIT WITH MULE-TAPE MEASURING PULL-STRING TO IDF ROOM.
- EXTEND TO CIRCUIT INDICATED UTILIZING #10 CU WIRING THROUGH-OUT ENTIRE CIRCUIT. ROUTE WIRING THROUGH LIGHTING CONTROLS FOR PROPER OPERATION IN COMPLIANCE WITH LOCAL NIGHT-SKY PARAMETERS.
- FUTURE EVSE. PROVIDE 17X30 TIER 22 POLYMER CONCRETE PULL-BOXES WITH ETCHED LID "ELECTRIC". EXTEND TWO SEPARATE 1.25" BUSHED CONDUIT(S) TO PANEL INDICATED WITH MULE-TAPE MEASURING PULL-STRING FOR FUTURE USE. TEMPORARILY SEAL CONDUIT(S) AND REFER TO UG PULL-BOX DETAIL FOR ADDITIONAL REQUIREMENTS.
- WEATHER PROOF JUNCTION BOX SERVING MOTORIZED GATE OPERATOR. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN. EXTEND .75" CONDUIT WITH (2) #10 CU AND (1) #10 CU EGR TO CIRCUIT INDICATED.
- EXTEND 1" BUSHED CONDUIT WITH MULE-TAPE MEASURING PULL-STRING FROM IRRIGATION MANIFOLD TO IRRIGATION CONTROLLER LOCATION FOR CONTROL WIRING BY OTHERS. COORDINATE ROUTING AND REQUIREMENTS WITH LANDSCAPE INSTALLER PRIOR TO ROUGH-IN.

WARNING:

IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF TO THE LOCATION OF ANY UTILITY LINE, PIPELINE OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY IT'S FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES, AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NM ONE CALL" PROCEDURES, OR OTHERWISE.

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case # 2026-013291
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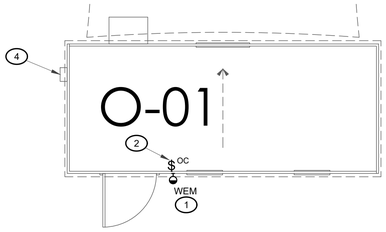
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PROJECT NO.	25001
FILE NAME	25104_ES-101
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Sheet Name
ELECTRICAL SITE PLAN

Sheet No.
ES-101
SHEET NO. ____ OF ____ SHEETS

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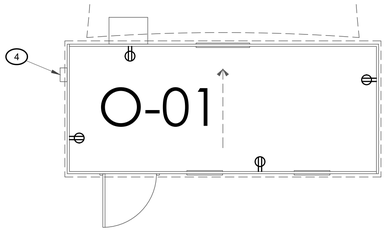


D1 ENLARGED LIGHTING PLAN - OFFICE O-01

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

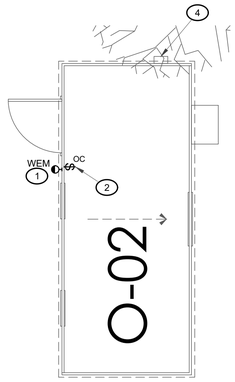


C1 ENLARGED POWER PLAN - OFFICE O-01

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

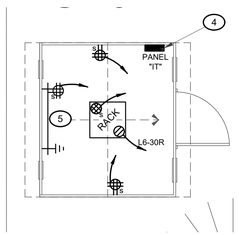


C3 ENLARGED LIGHTING PLAN - SECURITY O-02

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

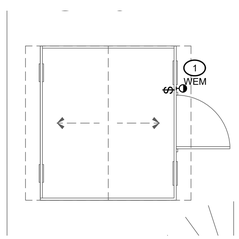


B1 ENLARGED POWER PLAN - IT O-04

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

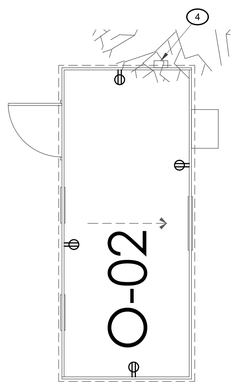


A1 ENLARGED LIGHTING PLAN - IT O-04

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH



A3 ENLARGED POWER PLAN - SECURITY O-02

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

KEYED NOTES:

1. EXTERIOR EMERGENCY EGRESS LIGHTING UNIT, TYPE "WEM", WITH EMERGENCY BATTERY PACK. REFER TO LUMINAIRE SCHEDULE. CONNECT TO UNSWITCHED (120V OR 277V) LIGHTING CIRCUIT SERVING ADJACENT INTERIOR ROOM U.N.O.
2. WALL MOUNT OCCUPANCY SENSOR. SENSOR SHALL AUTOMATICALLY TURN OFF LIGHTING WITHIN 20 MINUTES WITHOUT OCCUPANCY.
3. NUMBER ADJACENT TO RECEPTACLE INDICATES CIRCUIT NUMBER. SIZE CONDUCTORS ACCORDING TO CORRESPONDING BREAKER RATING AND MAKE ALL FINAL POWER CONNECTIONS.
4. SERVICE ENTRANCE EQUIPMENT, REFER TO POWER RISER DIAGRAM.
5. TELEPHONE TERMINAL CABINET (TTB) WITH DEDICATED QUADRUPLEX RECEPTACLE. REFER TO VOICE/DATA RISER DIAGRAM.
6. RACK MOUNTED DOUBLE DUPLEX RECEPTACLE. COORDINATE EXACT PLACEMENT WITH OWNER'S IT MANAGER PRIOR TO ROUGH-IN.
7. 30-AMP, 208-VOLT, RACK MOUNTED RECEPTACLE FOR OWNER FURNISHED UPS. FURNISH RECEPTACLE WITH NEMA CONFIGURATION COMPATIBLE WITH OWNER'S EQUIPMENT.

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FILE NAME	25104_E-401
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Sheet Name

ELECTRICAL
ENLARGED PLANS

Sheet No.

E-401

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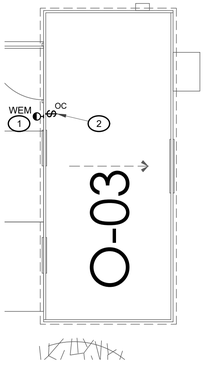
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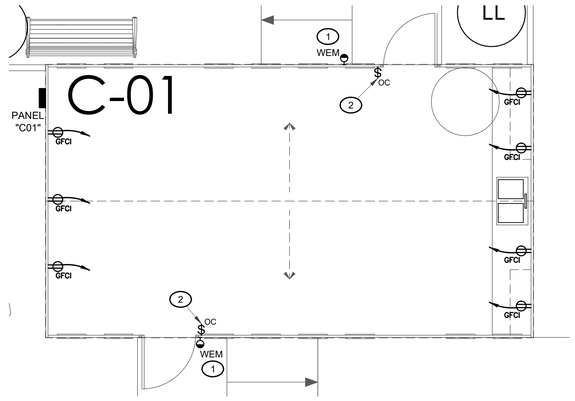
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KEYED NOTES:

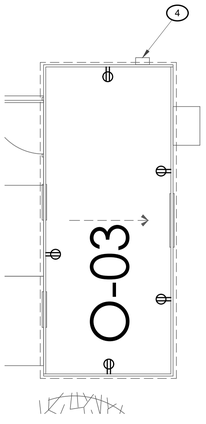
1. EXTERIOR EMERGENCY EGRESS LIGHTING UNIT, TYPE "WEM", WITH EMERGENCY BATTERY PACK. REFER TO LUMINAIRE SCHEDULE. CONNECT TO UNSWITCHED (120V OR 277V) LIGHTING CIRCUIT SERVING ADJACENT INTERIOR ROOM U.N.O.
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4. SERVICE ENTRANCE EQUIPMENT, REFER TO POWER RISER DIAGRAM.



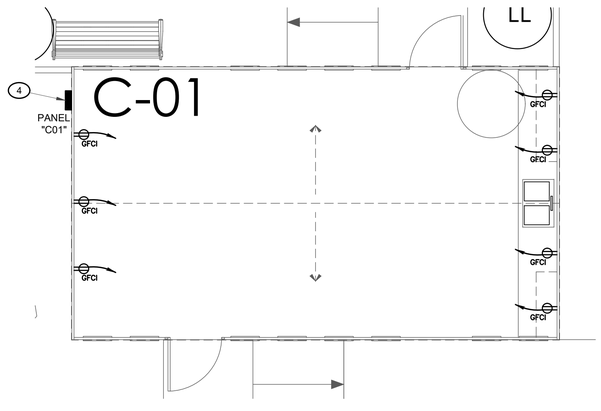
B1 ENLARGED LIGHTING PLAN - OFFICE O-03
1/4" = 1'-0"
0' 2' 4' 8'
PLAN NORTH



B3 ENLARGED LIGHTING PLAN - COMMUNITY C-01
1/4" = 1'-0"
0' 2' 4' 8'
PLAN NORTH



A1 ENLARGED POWER PLAN - OFFICE O-03
1/4" = 1'-0"
0' 2' 4' 8'
PLAN NORTH



A3 ENLARGED POWER PLAN - COMMUNITY C-01
1/4" = 1'-0"
0' 2' 4' 8'
PLAN NORTH

CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

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PROJECT NO.	25001
FILE NAME	25104_E-402
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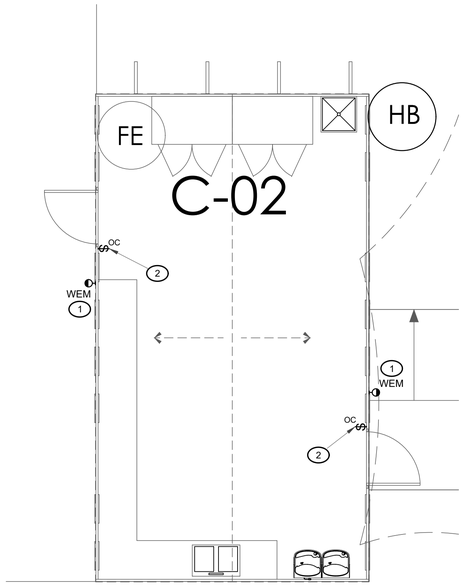
Sheet Name
ELECTRICAL
ENLARGED PLANS

Sheet No.
E-402
SHEET NO. ____ OF ____ SHEETS

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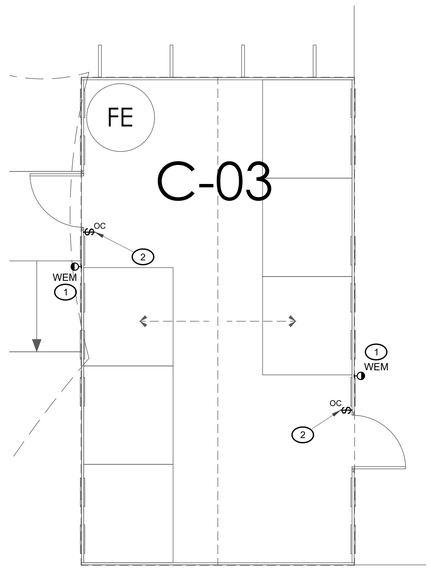


C1 ENLARGED LIGHTING PLAN - COMMUNITY C-02

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH



C3 ENLARGED LIGHTING PLAN - COMMUNITY C-03

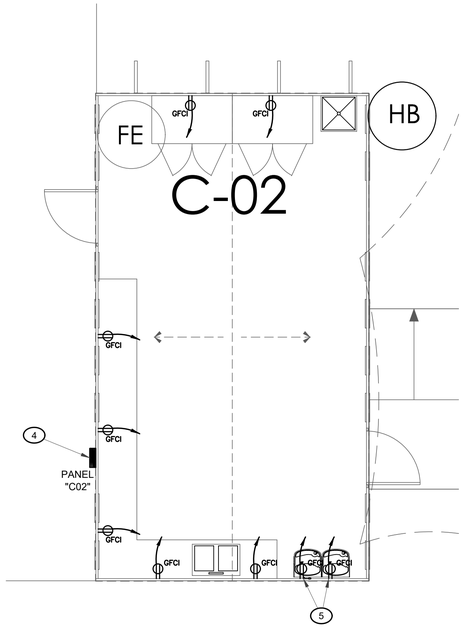
1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

KEYED NOTES:

1. EXTERIOR EMERGENCY EGRESS LIGHTING UNIT, TYPE "WEM", WITH EMERGENCY BATTERY PACK. REFER TO LUMINAIRE SCHEDULE. CONNECT TO UNSWITCHED (120V OR 277V) LIGHTING CIRCUIT SERVING ADJACENT INTERIOR ROOM U.N.O.
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3. NUMBER ADJACENT TO RECEPTACLE INDICATES CIRCUIT NUMBER. SIZE CONDUCTORS ACCORDING TO CORRESPONDING BREAKER RATING AND MAKE ALL FINAL POWER CONNECTIONS.
4. SERVICE ENTRANCE EQUIPMENT, REFER TO POWER RISER DIAGRAM.
5. RECEPTACLE LOCATED BEHIND WATER COOLER. VERIFY EXACT LOCATION WITH MECHANICAL PRIOR TO ROUGH-IN (ADJUST AS NECESSARY IF EXISTING). CONNECT TO GFCI BREAKER RATED FOR PERSONNEL PROTECTION IN COMPLIANCE WITH NEC 422.5(A) AND (B).

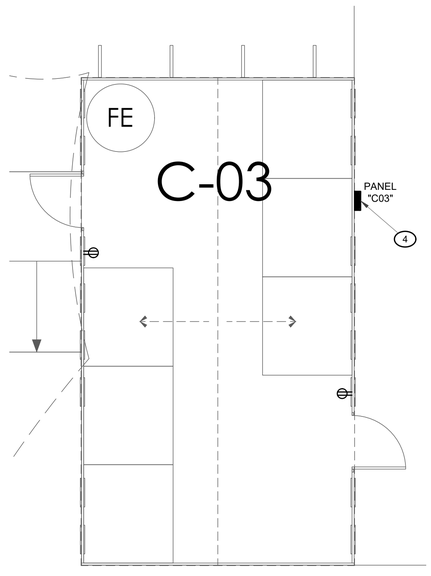


A1 ENLARGED POWER PLAN - COMMUNITY C-02

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH



A3 ENLARGED POWER PLAN - COMMUNITY C-03

1/4" = 1'-0"

0' 2' 4' 8'

PLAN NORTH

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FILE NAME	25104_E-403
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ELECTRICAL
ENLARGED PLANS

Sheet No.

E-403

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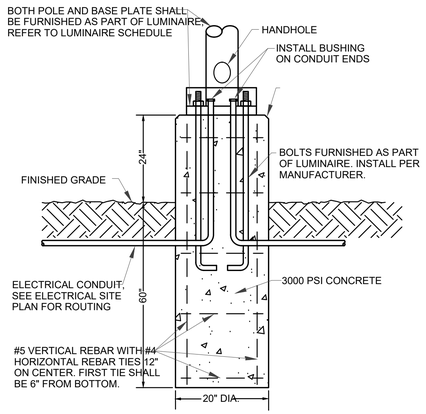
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POLE BASE NOTES:

A ALL LIGHT POLE CONCRETE BASES SHOULD BE VERIFIED WITH STRUCTURAL ENGINEER FAMILIAR WITH THE SOIL AND WIND CONDITIONS OF THIS PROJECT.

B G.C. TO PROVIDE AND INSTALL ENTIRE POLE BASE.

C LIGHTING FIXTURES SHALL BE OF TYPE INDICATED ON DRAWINGS.



POLE BASE MOUNTING DETAIL

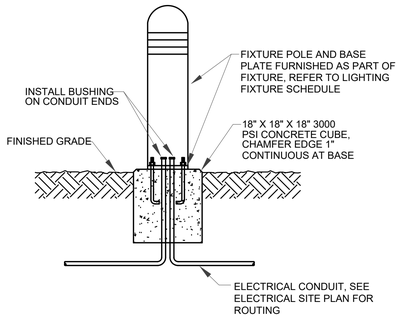
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POLE BASE NOTES:

A ALL LIGHT POLE CONCRETE BASES SHOULD BE VERIFIED WITH STRUCTURAL ENGINEER FAMILIAR WITH THE SOIL AND WIND CONDITIONS OF THIS PROJECT.

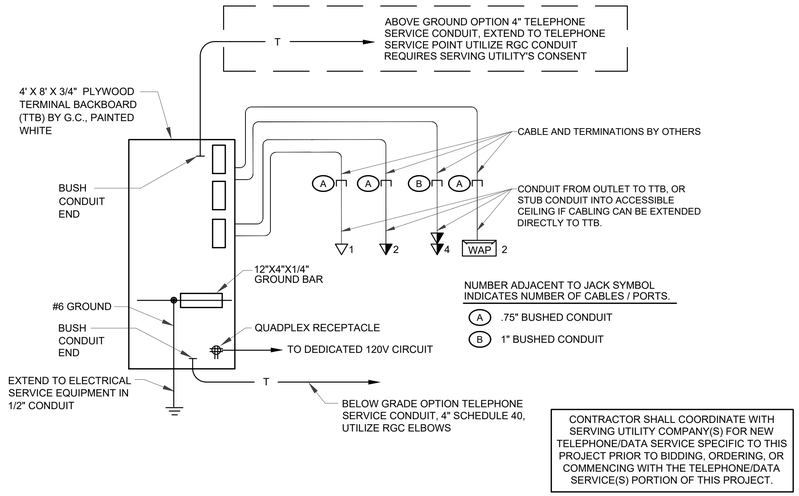
B G.C. TO PROVIDE AND INSTALL ENTIRE POLE BASE.

C LIGHTING FIXTURES SHALL BE OF TYPE INDICATED ON DRAWINGS.



BOLLARD FIXTURE BASE DETAIL

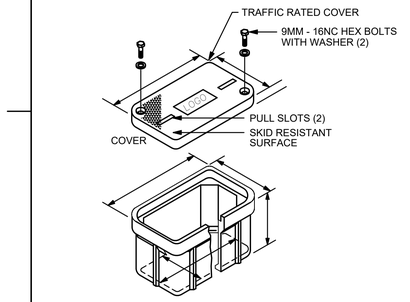
SCALE: NONE



CONTRACTOR SHALL COORDINATE WITH SERVING UTILITY COMPANY(S) FOR NEW TELEPHONE/DATA SERVICE SPECIFIC TO THIS PROJECT PRIOR TO BIDDING, ORDERING, OR COMMENCING WITH THE TELEPHONE/DATA SERVICE(S) PORTION OF THIS PROJECT.

VOICE/DATA RISER DIAGRAM

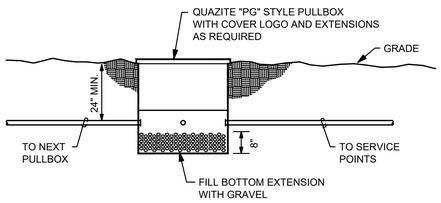
SCALE: NONE



PULL BOX DETAIL

A. DIMENSIONS VARY; REFER TO ELECTRICAL SITE PLAN FOR SIZE(S). CONTRACTOR SHALL ADJUST PULL BOX DIMENSIONS AND MAINTAIN NEC COMPLIANCE WHEN CONDUITS ARE ADDED OR INCREASED FOR VOLTAGE DROP.

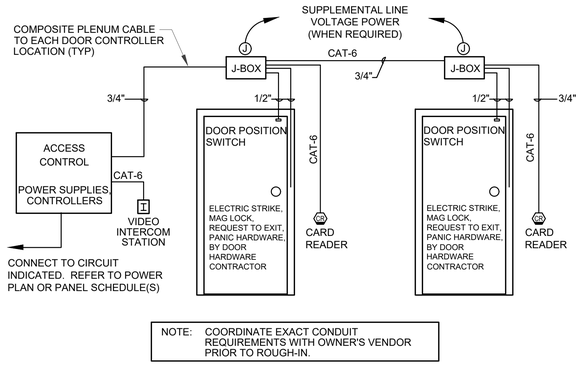
B. TIER RATINGS SHALL BE ACCORDING TO PEDESTRIAN/VEHICLE TRAFFIC LOCATIONS.



PULLBOX ELEVATION DETAIL

UG PULL BOX DETAIL

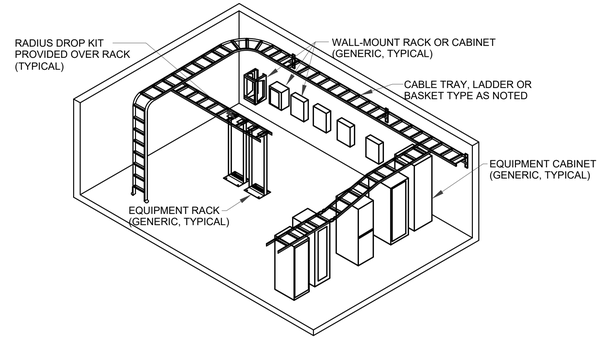
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NOTE: COORDINATE EXACT CONDUIT REQUIREMENTS WITH OWNER'S VENDOR PRIOR TO ROUGH-IN.

ACCESS CONTROLS SYSTEM DIAGRAM

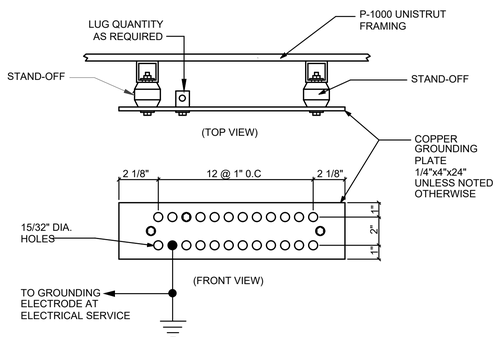
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NOTE: NOT ALL COMPONENTS MAY BE APPLICABLE, REFER TO JOB SPECIFIC I.T. ROOM LAYOUT.

I.T. ROOM LADDER RACK SYSTEM TYPICAL COMPONENTS DETAIL

SCALE: NONE



GROUND BUSBAR DETAIL

SCALE: NONE

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ELECTRICAL DETAILS

Sheet No.

E-501

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SERVICE GROUNDING SYSTEM GENERAL NOTES

A. ALL CONDUCTORS USED FOR THE GROUNDING SYSTEM SHALL BE COPPER.

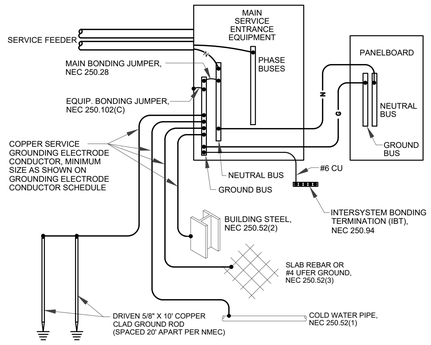
B. CONNECT THE GROUNDING SYSTEM TO THE FOUR FOLLOWING COMPONENTS IF AVAILABLE:
   1. BUILDING STEEL.
   2. METAL U.G. COLD WATER PIPE.
   3. CONCRETE ENCASED REBAR OR #4 COPPER UFER.
   4. 10' GROUND RODS.

C. ANY SPLICING SHALL BE VIA IRREVERSIBLE COMPRESSION TYPE.

D. THE GROUNDING SYSTEM SHALL COMPLY WITH ALL REQUIREMENTS OF ARTICLE 250 NEC, AND SHALL PROVIDE 5 OHMS OR LESS RESISTANCE TO GROUND. PROVIDE TEST REPORT VERIFYING RESISTANCE LEVEL IS IN COMPLIANCE WITH 5 OHM MAXIMUM.

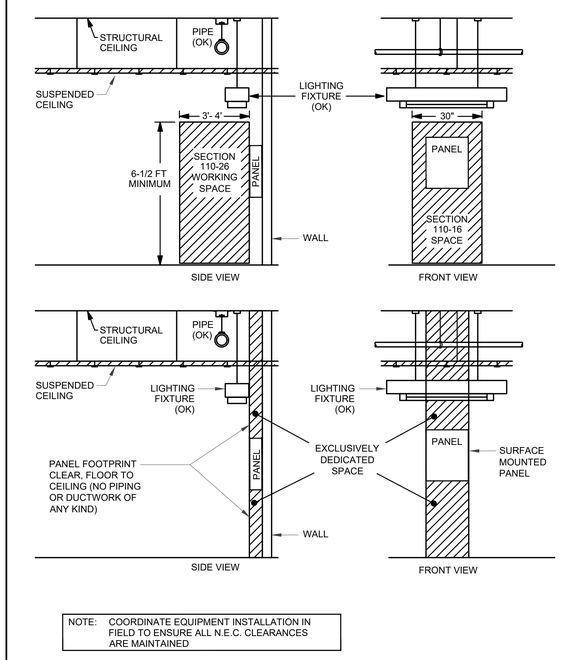
GROUNDING ELECTRODE CONDUCTOR SCHEDULE

SERVICE AMPACITY	EQUIV. CU WIRE SIZE	MAIN BONDING JUMPER	EQUIPMENT BONDING JUMPER	METALLIC PIPE CONDUCTOR	BUILDING STEEL CONDUCTOR	REBAR OR UFER CONDUCTOR	GROUND ROD CONDUCTOR
100A	#2	#8	#8	#8	#8	#8	#8
150A	#1/0	#6	#6	#6	#6	#6	#6
200A	#3/0	#4	#4	#4	#4	#4	#6
225A	#4/0	#2	#2	#2	#2	#4	#6
400A	#600	#1/0	#1/0	#1/0	#1/0	#4	#6
600A	(2) X 350	#2/0	#2/0	#2/0	#2/0	#4	#6
800A	(2) X 600	#3/0	#3/0	#2/0	#2/0	#4	#6



SERVICE GROUNDING SYSTEM DIAGRAM

SCALE: NONE



NOTE: COORDINATE EQUIPMENT INSTALLATION IN FIELD TO ENSURE ALL N.E.C. CLEARANCES ARE MAINTAINED

POWER PANEL CLEARANCE DIAGRAM

SCALE: NONE

SERVICE SIZING CALCULATIONS

SERVICE CHARACTERISTICS: 208V, 3-PHASE, 4-WIRE, 60 Hz

CONNECTED LOADS: 628.2 KVA (1741 AMPS)

FUTURE LOADS: 0 KVA (0 AMPS)

ESTIMATED DEMAND: 282.7 KVA (783.1 AMPS)

RECOMMEND SERVICE TRANSFORMER BE SIZED AT 500 KVA

SHORT-CIRCUIT CALCULATIONS

MAXIMUM FAULT CURRENT AT TRANSFORMER SECONDARY = USE 60,000A PER UTILITY STANDARDS DM-4-11.0.

ALL PANELS SHALL HAVE A.I.C. AS SCHEDULED.

GENERAL NOTES

A. CONTRACTOR SHALL PROVIDE ALL PLACARDS AND WARNING SIGNS REQUIRED BY THE NEC AND THE AGENCY HAVING JURISDICTION.

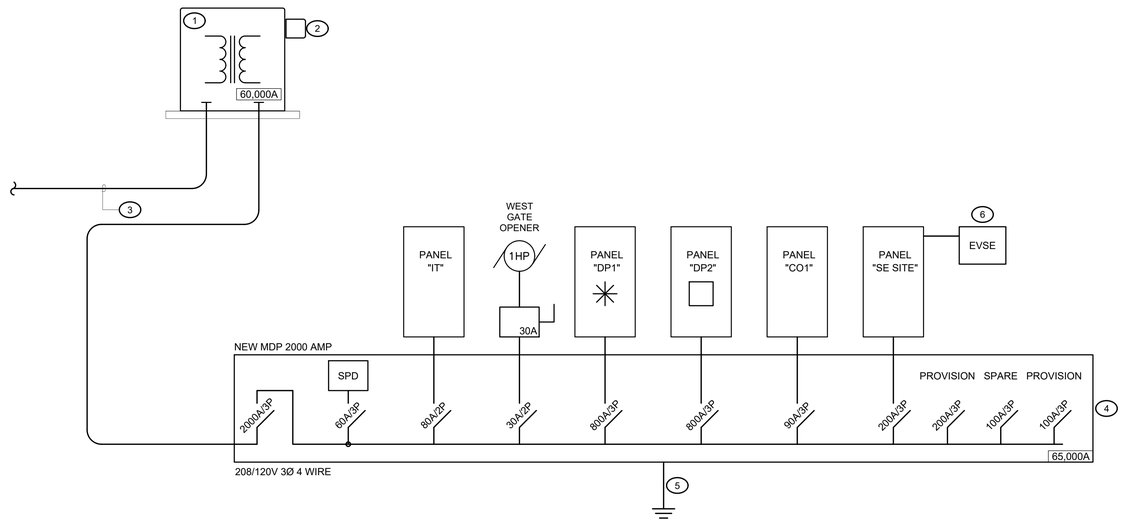
B. PRIOR TO ORDERING DISTRIBUTION EQUIPMENT, OR COMMENCING WITH INSTALLATION, CONTRACTOR SHALL GENERATE A SCALED DRAWING BASED ON ACTUAL EQUIPMENT MANUFACTURER(S) DIMENSIONS TO AVOID CONFLICTS WITH OTHER TRADES, ABOVE AND BELOW GRADE, INCLUDING WORKING CLEARANCES.

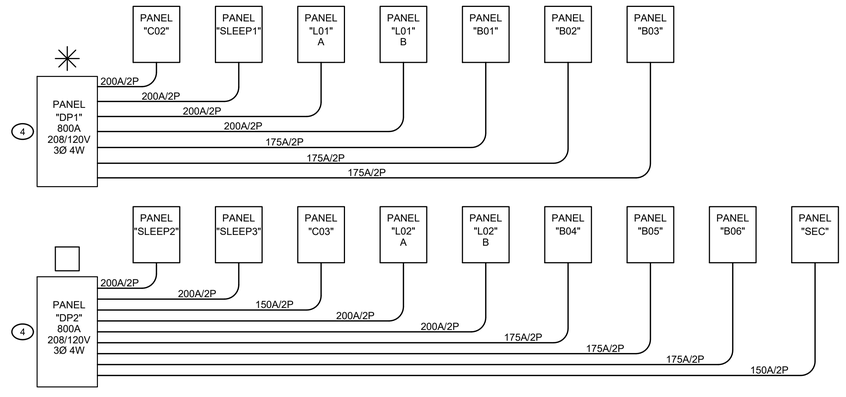
KEYED NOTES

1. EXISTING UTILITY OIL-FILLED TRANSFORMER AND CONCRETE PAD. PROVIDE PROTECTIVE STEEL BOLLARDS AS REQUIRED BY THE SERVING UTILITY. CONTRACTOR SHALL CONFIRM AND COORDINATE WITH UTILITY TO COMPLY WITH PROJECTED LOAD CALCULATIONS. INCREASE SERVICE SIZE TO ACCOMMODATE IF NEEDED.
2. METER ENCLOSURE PER PNM MS-2-7.0 OR AS REQUIRED BY SERVING UTILITY.
3. EXISTING UTILITY PRIMARY.
4. PANELBOARD. REFER TO SCHEDULE FOR ADDITIONAL REQUIREMENTS.
5. GROUNDING ELECTRODES AS PRESCRIBED BY NEC 250.

   IF ONE OR MORE OF THE PRESCRIBED ELECTRODES ARE ABSENT (OR NOT ACCESSIBLE) CONTRACTOR SHALL COMPLY WITH NM STATE CODE NMAC 14.10.4 ARTICLE 250.50.
6. OWNER PROVIDED LEVEL II, DUAL-PORT, VEHICLE CHARGER. VERIFY EXACT PLACEMENT AND REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN. BASIS OF DESIGN IS CHARGE POINT CP6000 SERIES NETWORKED CHARGING STATION.

- CONCRETE EQUIPMENT PAD HAVING DIMENSIONS 4" LARGER THAN EQUIPMENT SERVED INSTALLED ON LEVEL SOIL COMPACTED TO 95%. COMPLY WITH NEC 110.26(A)(3). REFER TO STRUCTURAL FOR EXACT REQUIREMENTS AND CIVIL FOR ACTUAL FINISHED ELEVATION.





POWER RISER DIAGRAM

SCALE: N.T.S.

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PROJECT NO.	25001
FILE NAME	25104_E-601
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Sheet Name

RISER DIAGRAM, SERVICE CALCS

Sheet No.

E-601

SHEET NO. ____ OF ____ SHEETS

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PANEL: "MDP" | **VOLTAGE:** 208/120V | **MAINS:** 2000A MCB | **WIRING:** 3 PHASE, 4-W

LOCATION: WEST BY SW SITE | **MOUNTING:** FLUSH/SURFACE | **DEVICE FAMILY:** BOLT-ON | **ENCLOSURE:** NEMA 3R

FED FROM: SITE PMT | **FEED:** BOTTOM | **O.C. DEVICE:** CIRCUIT BREAKER | **AIC:** 10,000 22,000 25,000 42,0

BKR SIZE	NOTES	DESCRIPTION	CODE	LOAD (VA)	CKT NO.	PHASE A	PHASE B	PHASE C	CKT NO.	LOAD (VA)	CODE	DESCRIPTION	NOTES	BKR SIZE
60A-3P	PROVIDE INTEGRAL 150ka DEVICE	SPD PER NEC 242.14 (A)			1				2			IT PANEL	IT	80A-2P
									4					XXXA-1P
800A-3P	DP-1	PANEL DP-1			3				6			WEST GATE	WEST GATE	30A-2P
									8					
800A-3P	DP-2	PANEL DP-2			5				10					XXXA-3P
200A-3P	SE SITE	SE SITE PANEL			7				12					XXXA-3P
200A-3P	PROVISION	PROVISION			9				14					XXXA-3P
100A-3P	SPARE	SPARE			11				16					XXXA-3P
100A-3P	PROVISION	PROVISION			13				18					XXXA-3P
			PHASE TOTALS:			VA		AMPS	NOTES: 10-2026					
	KVA	AMPS	PHASE A:						1.) NEUTRAL BAR, GROUND BAR.					
			PHASE B:						2.) BREAKER CHARACTERISTICS SHALL MATCH LOAD(S) SERVED.					
TOTAL			PHASE C:											

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Sheet Name: PANEL SCHEDULES

Sheet No. E-602

SHEET NO. ____ OF ____ SHEETS

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PLUMBING SYMBOL LEGEND

NOTES

1. ALL SYMBOLS, ABBREVIATIONS, AND DESIGNATIONS ON LEGEND SHEET ARE NOT NECESSARILY USED ON THIS PROJECT.
2. THIS DRAWING SET CONSISTS OF DATA GENERATED, IN PART, BY OTHER PARTIES. NOT ALL SYMBOLOGIES AND NOTATION CONVENTIONS OCCURRING IN THIS DRAWING SET ARE NECESSARILY DEFINED ON THESE LEGENDS. CONSULT THE ENGINEER IN THE EVENT SYMBOLOGY OR NOTATION INTERPRETATION IS REQUIRED.

ABBR.	SYMBOL	DESCRIPTION	ABBR.	SYMBOL	DESCRIPTION
		KEYED NOTES	WCO		WALL CLEANOUT
		EQUIPMENT DESIGNATION	VTR		VENT THRU ROOF
		DEMOLISHED ITEM			RISER DOWN
(E)		EXISTING			RISER UP
(TYP)		TYPICAL			VALVE IN RISER
BTU		BRITISH THERMAL UNITS			DROP
CFH		CUBIC FEET PER HOUR			RISER UP
CFM		CUBIC FEET PER MINUTE	HB		HOSE BIBB / WALL HYDRANT
DIA	Ø	DIAMETER			PIPE GUIDE
ELV		ELEVATION			DIRECTION OF FLOW
ESP		EXTERNAL STATIC PRESSURE			SHUT OFF (BALL, GATE, BUTTERFLY)
EWT		ENTERING WATER TEMPERATURE			GLOBE VALVE
°F		DEGREES FAHRENHEIT			CHECK VALVE
FCO		FLOOR CLEAN OUT			PLUG VALVE
FFE		FINISH FLOOR ELEVATION			BALANCING VALVE
GPH		GALLONS PER HOUR			TEMPERATURE CONTROL VALVE (2-WAY)
HP		HORSE POWER			TEMPERATURE CONTROL VALVE (3-WAY)
INV		INVERT ELEVATION			PRESSURE REDUCING VALVE
LWT		LEAVING WATER TEMPERATURE			SOLENOID VALVE
NA		NOT APPLICABLE			DOUBLE CHECK BACKFLOW PREVENTER
NC		NORMALLY CLOSED			RELIEF VALVE
NO		NORMALLY OPEN			UNION
PH		PHASE			FLANGED CONNECTION
PSIG		POUNDS PER SQUARE INCH			PIPE ANCHOR
R		REGISTER WITH OBD			SAFETY RELIEF VALVE
SP		STATIC PRESSURE			PRESSURE GAUGE WITH PIG TAIL AND COCK
U.N.O.		UNLESS NOTED OTHERWISE			THERMOMETER
		POINT OF CONNECTION			STRAINER WITH BLOW-OFF VALVE
		CAP ON END OF PIPE			SHOCK ABSORBER
		CONTINUATION OF PIPE			FLOW SWITCH
		BUTTERFLY VALVE			FLOOR DRAIN
		BALL VALVE			FLOOR SINK

PLUMBING PIPING DESIGNATION

ABBR.	SYMBOL	DESCRIPTION	ABBR.	SYMBOL	DESCRIPTION
CW		COLD WATER LINE	GW	GW	GREASE WASTE PIPE
HW		HOT WATER LINE	HWR	HWR	HOT WATER RETURN PIPING - COPPER TYPE "L"
V		VENT PIPING	HWS	HWS	HOT WATER SUPPLY PIPING - COPPER TYPE "L"
AW	AW	ACID WASTE PIPE	LPG	LPG	LIQUID PROPANE GAS
AV	AV	ACID VENT PIPE	MPG	MPG	MEDIUM PRESSURE GAS PIPING (2 PSI)
C	C	STEAM CONDENSATE PIPING - BLACK STEEL SCHED. 80	MPR	MPR	MEDIUM PRESSURE CONDENSATE RETURN
CA	CA	COMPRESSED AIR	MU	MU	MAKE-UP WATER PIPING
CWR	CWR	COLD WATER RETURN	NPW	NPW	NON POTABLE WATER PIPING
CWS	CWS	COLD WATER SUPPLY	OFL	OFL	OVERFLOW LEADER
F	F	FIRE PROTECTION/LINE	ORD	ORD	OVERFLOW ROOF DRAIN
FOF	FOF	FUEL OIL FILL	PC	PC	PUMP CONDENSATE
FOV	FOV	FUEL OIL VENT	PW	PW	PRESSURIZED WASTE
FOR	FOR	FUEL OIL RETURN	RD	RD	ROOF DRAIN LEADER
FOS	FOS	FUEL OIL SUPPLY	S	S	SANITARY SEWER OR WASTE LINE
G	G	NATURAL GAS PIPING	W	W	COLD WATER SUPPLY
GV	GV	GREASE VENT			

SITE UTILITY SYMBOLS

ABBR.	SYMBOL	DESCRIPTION
F	F	FIRE PROTECTION/LINE
G	G	NATURAL GAS PIPING
IRR	IRR	IRRIGATION
S	S	SANITARY SEWER OR WASTE LINE
SD	SD	STORM DRAIN
W	W	COLD WATER SUPPLY
		VALVE WITH VALVE BOX
		FIRE HYDRANT
		FIRE DEPARTMENT INLET CONNECTION
		THRUST BLOCK
	X X X	FENCING
		POWER POLE / LIGHT POLE
MH	S MH	SANITARY MANHOLE

MEDICAL GAS DESIGNATION

ABBR.	SYMBOL	DESCRIPTION
DA	DA	DENTAL AIR
DV	DV	DENTAL VACUUM
IA	IA	INSTRUMENT AIR
MA	MA	MEDICAL AIR
MV	MV	MEDICAL VACUUM
N	N	NITROGEN
NO	NO	NITRUS OXIDE
O	O	OXYGEN
WAGD	WAGD	WASTE ANESTHESIA GAS DISPOSAL

PROCESS GAS DESIGNATION

ABBR.	SYMBOL	DESCRIPTION
AC	AC	ACETYLENE
AR	AR	ARGON
CA	CA	COMPRESSED DRY AIR
CO2	CO2	CARBON DIOXIDE
H	H	HYDROGEN
HE	HE	HELIUM
LN	LN	LIQUID NITROGEN
LOX	LOX	LIQUID OXYGEN
O	O	OXYGEN

DEMOLITION GENERAL NOTES

A. CONTRACTOR SHALL VERIFY LOCATION OF ALL PIPING, EQUIPMENT, ETC. SERVED BY EXISTING EQUIPMENT TO BE REMOVED. CONTRACTOR SHALL REMOVE SUCH ITEMS ONLY IF THEY DO NOT SERVE FIXTURES TO REMAIN. ALL PIPING SHALL BE CAPPED IN A CONCEALED LOCATION.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND FINISHING SURFACES (WALLS, FLOORS, CEILINGS) DAMAGED DURING REMOVAL OF EQUIPMENT AND PIPING UNLESS REMOVAL OR RENOVATION OF SURFACE IS COVERED UNDER ANOTHER SECTION OF THIS CONTRACT.

C. CONTRACTOR SHALL DISPOSE OF OR RETURN ALL PLUMBING FIXTURES, PIPING, ETC. TO OWNER IN ACCORDANCE WITH DIRECTION OF THE ARCHITECT.

D. REMOVE ANY COLD WATER, HOT WATER, GAS, WASTES OR VENT PIPING (NOT SHOWN) UNCOVERED IN EXISTING PARTITIONS TO BE REMOVED; REMOVE BACK TO ACTIVE LINE AND CAP.

E. PLUG OR SEAL ALL SOIL, WASTE AND VENT OPENINGS AS DIRECTED FOR A SMOOTH FINISH FLOOR.

F. PIPE ROUTING IS APPROXIMATE ONLY; EACH BIDDER SHALL SATISFY HIMSELF AS TO EXISTING BUILDING CONDITIONS BEFORE SUBMITTING HIS BID. NO ALLOWANCE SHALL BE MADE AFTER CONTRACT IS AWARDED TO ALLOW FOR LACK OF PRE-BID INSPECTION OF BUILDING BY SUCCESSFUL BIDDER.

G. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE CONFLICTS AND "DOWN TIME".

PLUMBING FIXTURE/EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
EWH-1	ELECTRIC WATER HEATER: A.O. SMITH MODEL DEL-20. 20 GAL STORAGE, 14 GPH RECOVERY @ 90°F RISE, 120V, 1 PH, ELEMENT WATTAGE (3000). TRAP: - VENT: - CW: 3/4" HW: 3/4"
ET-1	EXPANSION TANK: AMTROL ST-5. 2.0 GAL TOTAL VOLUME, 0.9 GAL MAX ACCEPTANCE. TRAP: - VENT: - CW: 3/4" HW: -
SK-1	DOUBLE SINK: DESCRIPTION TRAP: 1/1/2" VENT: 1-1/2" CW: 1/2" HW: 1/2"
MB-1	MOP BASIN: FIAT MODEL MSB2424, SIZE 24" X 24" X 10" DEEP, CONSTRUCTED OF MOLDED STONE, UNIT SHALL HAVE 10" HIGH WALLS, NOT LESS THAN 1" WIDE SHOULDERS, COMPLETE WITH FACTORY INSTALLED DRAIN BODY WITH QDC-3 JOINT CONNECTOR, NEOPRENE GASKETS AND COMBINATION DOME STRAINER-LINT BASKET CONSTRUCTED OF 302 16-GAUGE STAINLESS STEEL, T&S BRASS NO. B-0665-BSTP FAUCET WITH VACUUM BREAKER, INTEGRAL STOP WALL BRACE, PAIL HOOK AND 3/4" HOSE THREAD ON SPOUT AND #889-CC MOP HANGER. TRAP: 3" VENT: 2" CW: 1/2" HW: 1/2"
DF-1	DRINKING FOUNTAIN (BI-LEVEL): ELKAY MODEL VRCTLDDSC. BI-LEVEL DRINKING FOUNTAIN, NON-REFRIGERATED, NON-FILTERED. FLOOR MOUNT CARRIER ZURN, WADE, JOSAM OR SMITH. TRAP: 1-1/4" VENT: 1-1/2" CW: 1/2" HW: -
HB-1	HOSE BIBB: WOODFORD MODEL 24. ANTI-SIPHON, VACUUM BREAKER. PROVIDE WINTERIZATION VALVE UPSTREAM ON BRANCH SERVING HOSE BIBB. TRAP: - VENT: - CW: 3/4" HW: -

PLUMBING GENERAL NOTES

A. ALL PIPING SHALL BE CONCEALED WHERE POSSIBLE. ALL EXPOSED PIPING, WHERE CONCEALMENT IS NOT POSSIBLE, SHALL BE INSTALLED AND PAINTED AS DIRECTED BY THE ARCHITECT.

B. ALL PIPING SHALL BE INSULATED, SEE SPECIFICATIONS.

C. ALL BRANCHES SHALL BE VALVED AND ALL VALVES SHALL HAVE UNIONS ADJACENT. ACCESS PANELS AND DOORS SHALL BE FURNISHED TO GENERAL CONTRACTOR FOR INSTALLATION AND ACCESS TO VALVES WHERE REQUIRED. LOCATE ADDITIONAL VALVES AS SHOWN ON DRAWINGS. SEE SPECIFICATIONS FOR ACCESS DOOR REQUIREMENTS.

D. ALL PIPING SHALL PITCH TO DRAIN, AND CONTRACTOR SHALL PROVIDE VALVING FOR SYSTEM DRAINAGE. CONTRACTOR SHALL DELIVER A MARKED-UP SET OF PLANS TO THE OWNER (PRIOR TO FINAL PAYMENT) SHOWING ALL BRANCH VALVES AND ALL DRAINAGE POINTS.

E. CARE SHALL BE TAKEN TO AVOID MECHANICAL DUCTWORK, ELECTRICAL EQUIPMENT AND AIR HANDLING EQUIPMENT ABOVE CEILING. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ROUTING OF PIPING WITH CEILING CONTRACTOR AND SHEET METAL CONTRACTOR. RELOCATION OF PIPING AS A RESULT OF POOR COORDINATION BY THIS CONTRACTOR SHALL BE AT HIS OWN EXPENSE.

F. NO WATER PIPING SHALL BE LOCATED IN OUTSIDE WALLS, UNLESS SHOWN TO BE AND THEN PIPING TO BE INSULATED AND LOCATED AS CLOSE AS POSSIBLE TO INSIDE OF WALL CAVITY WITH ADDITIONAL INSULATION BETWEEN PIPING AND EXTERIOR OF WALL.

G. WRITTEN PRIOR APPROVAL REQUIRED FOR ALL PROPOSED SUBSTITUTIONS OF EQUIPMENT AND MATERIALS, RECEIVED BY ENGINEER, 10 DAYS PRIOR TO BID DATE OF PROJECT TO ALLOW ADEQUATE TIME FOR REVIEW AND RESPONSE.

H. ALL TRENCHING AND BACKFILL FOR PIPING SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

I. ALL SEWER PIPING BELOW FLOOR SLAB (BELOW GRADE) SHALL BE STANDARD WEIGHT HUB AND SPIGOT CAST IRON.

J. ALL PIPE PENETRATIONS THRU FIRE-RATED ASSEMBLIES SHALL BE SLEEVED AND SEALED WITH CODE-APPROVED FIRE BARRIER MATERIALS.

K. SECURE ALL PIPING TO WALLS FOR A RIGID INSTALLATION WITH UNISTRUT BRACKETS AND GASKETED PIPE CLAMPS.

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PLUMBING
LEGEND & GENERAL NOTES

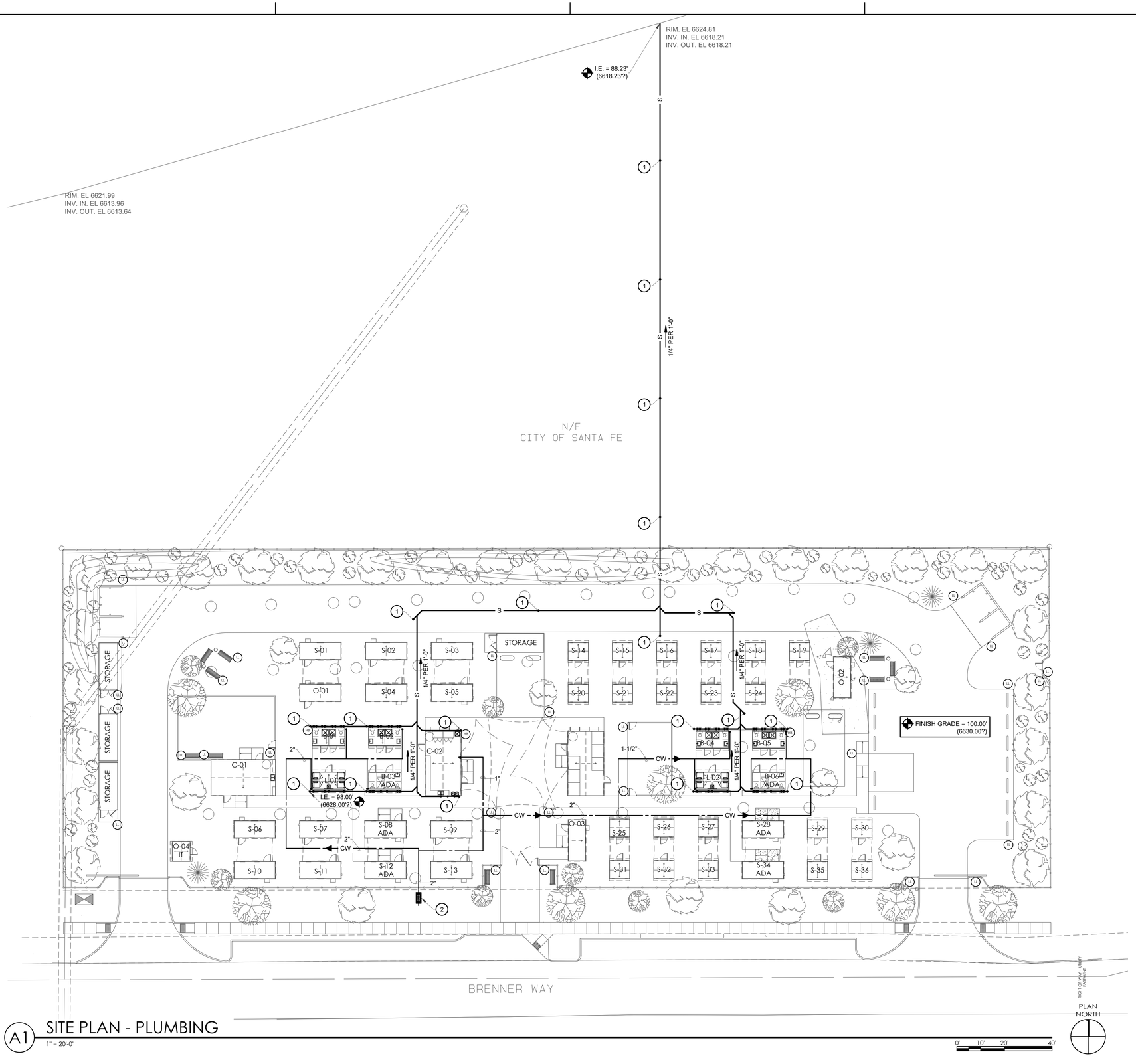
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P-001
SHEET NO. ____ OF ____ SHEETS

PLUMBING SHEET INDEX

1. P-001 PLUMBING LEGEND & GENERAL NOTES
2. PS-101 PLUMBING SITE PLAN
3. P-401 PLUMBING ENLARGED PLANS
4. P-501 PLUMBING DETAILS

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A1 SITE PLAN - PLUMBING

1" = 20'-0"

GENERAL NOTES

A. REFER TO SHEET P-501 FOR DETAILS.

B. REFER TO SHEET P-001 FOR GENERAL NOTES, LEGEND & SCHEDULES.

KEYED NOTES

1. 4" CLEANOUT TO GRADE, REFER TO DETAIL ON P-501.
2. 2" BACKFLOW PREVENTOR & HOTBOX ENCLOSURE.

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PLUMBING SITE PLAN

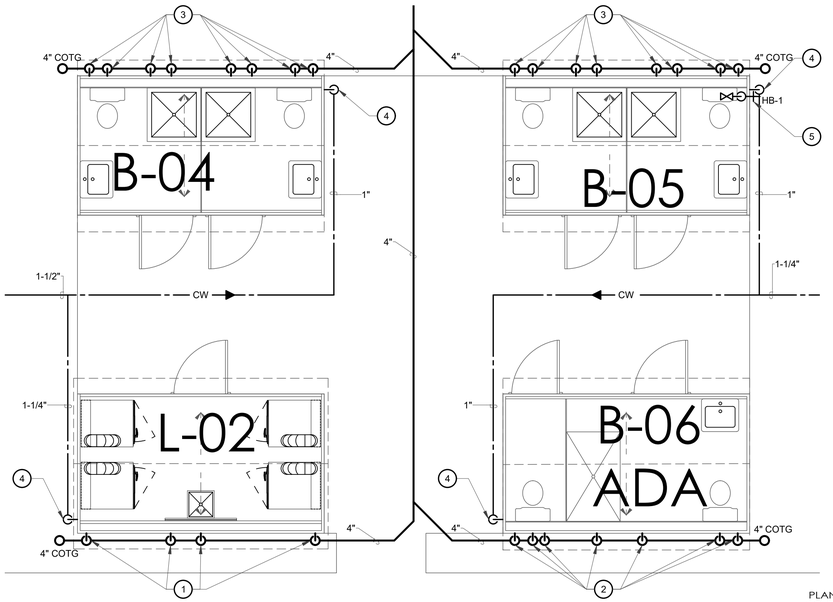
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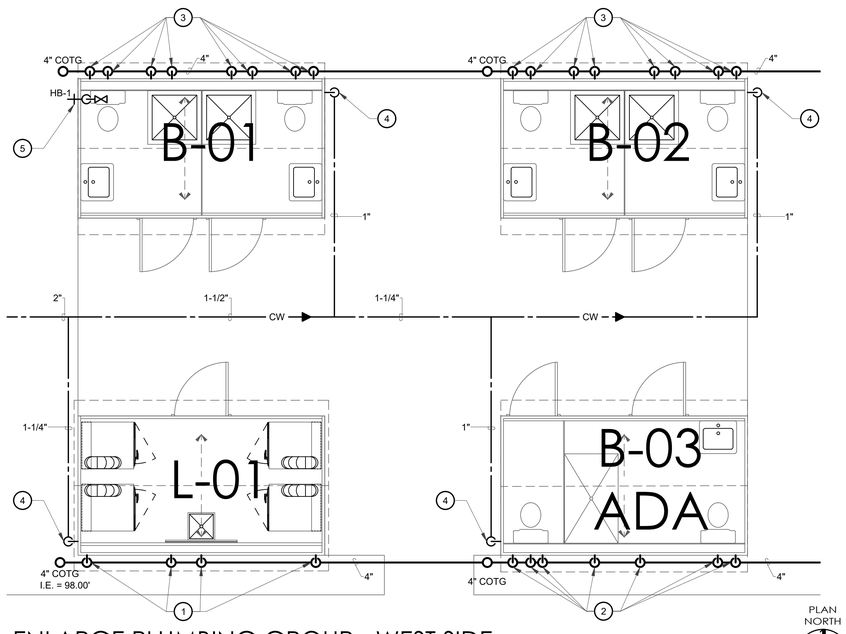


C1 ENLARGE PLUMBING GROUP - EAST SIDE

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

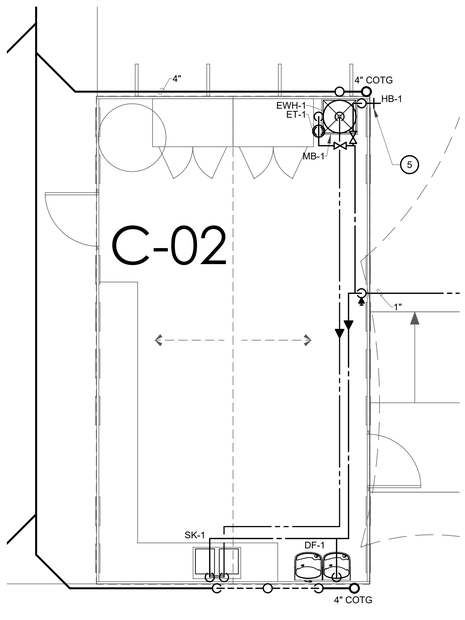


A1 ENLARGE PLUMBING GROUP - WEST SIDE

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'



A3 ENLARGE PLUMBING GROUP - COMMUNITY C-02

1/4" = 1'-0"

PLAN NORTH

0' 2' 4' 8'

GENERAL NOTES

A. REFER TO SHEET P-501 FOR DETAILS.

B. REFER TO SHEET P-001 FOR GENERAL NOTES, LEGEND & SCHEDULES.

KEYED NOTES

1. LAUNDRY SHELTER CONTAINS (1) 2" SINK DRAIN, (2) 2" WASHER STANDPIPE DRAINS, AND (1) 2" FLOOR DRAIN (LOCATIONS SHOWN ARE APPROXIMATED). ROUTE AND CONNECT TO 4" SANITARY LINE BELOW GRADE.
2. ACCESSIBLE + HALF BATH SHELTER CONTAINS (2) 3.5" TOILET DRAINS, (2) 2" LAVATORY DRAINS, (1) 2" SHOWER DRAIN, AND (2) 2" FLOOR DRAINS (LOCATIONS SHOWN ARE APPROXIMATED). ROUTE AND CONNECT TO 4" SANITARY LINE BELOW GRADE.
3. TWO-STALL SHELTER CONTAINS (2) 3.5" TOILET DRAINS, (2) 2" LAVATORY DRAINS, (2) 2" SHOWER DRAINS, AND (2) 2" FLOOR DRAINS (LOCATIONS SHOWN ARE APPROXIMATED). ROUTE AND CONNECT TO 4" SANITARY LINE BELOW GRADE.
4. DOMESTIC WATER LINE UP FROM BELOW GRADE, CONNECT TO SHELTER WATER CONNECTION POINT, INSULATE EXPOSED PIPING PER SPECIFICATIONS.
5. INSTALL HB-1 ONTO SHELTER BUILDING, CONNECT INTO 3/4" LINE INSIDE OF BUILDING. PROVIDE WINTERIZATION VALVE AND SLOPE WATER PIPING DOWNSTREAM OF VALVE TO DRAIN OUT OF HB-1.

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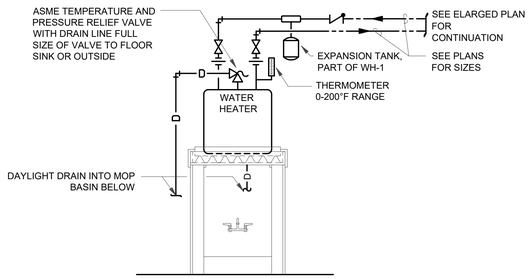
PROJECT NO.	25001
FILE NAME	25104_P-401
DRAWN BY	EJP
CHECKED BY	

Sheet Name
PLUMBING
ENLARGED PLANS

Sheet No.
P-401
SHEET NO. ____ OF ____ SHEETS

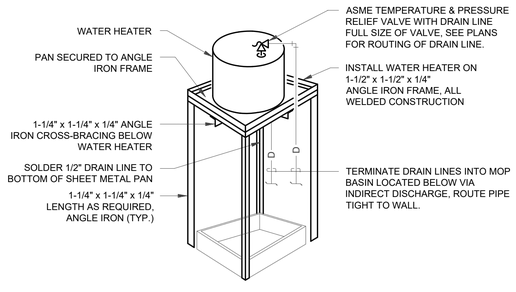
TESTUDO ENGINEERING
7007 Wyoming Blvd NE Suite E-1
Albuquerque, NM 87109
WWW.TESTUDOENG.COM,
PH 505-554-1282

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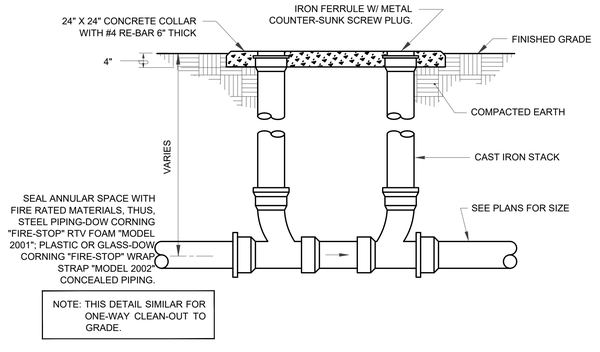
WATER HEATER DETAIL

SCALE: NONE



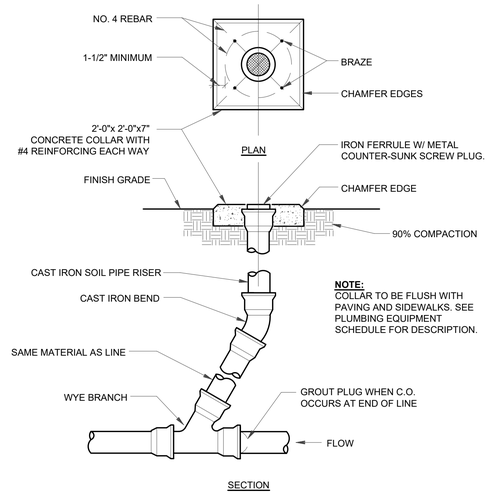
WATER HEATER MOUNTING DETAIL

SCALE: NONE



CLEAN OUT DETAIL

SCALE: NONE



CLEANOUT TO GRADE DETAIL

SCALE: NONE

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Woven Architecture
1114 HICKOX ST, STE A
SANTA FE, NM 87505
505.820.1555

CONDITIONAL USE APPROVAL - PROGRESS SET (NOT FOR CONSTRUCTION)

CITY OF SANTA FE
MICRO-COMMUNITY
case # 2026-013291
2395 RICHARDS AVE.
SANTA FE, NM 87507

CONNECT COMMUNITY Is our Greatest Resource

ISSUED		
MARK	DATE	DESCRIPTION

PROJECT NO.	25001
FILE NAME	25104_P-501
DRAWN BY	EJP
CHECKED BY	

Sheet Name
PLUMBING DETAILS

Sheet No.
P-501
SHEET NO. ____ OF ____ SHEETS

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EXHIBIT B

Development Review Team (DRT)
Comment Form

LAND USE - TECHNICAL REVIEW

DRT Review Schedule – 9-12+ weeks*

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

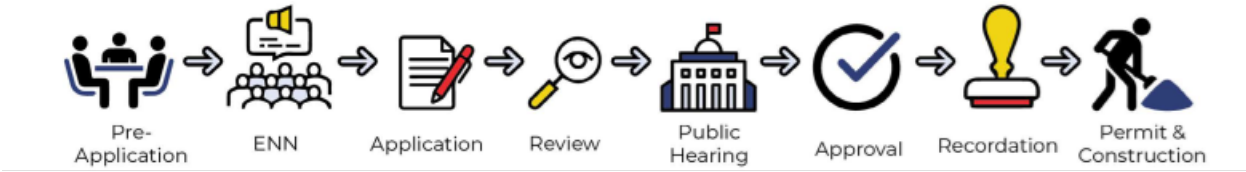


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 10/7/2026

DRT Member: Teddy Padilla

Dept/Div: Land Use/Technical Review

Case No.: 2026-11006

Case Planner: Joel Cruz-Haber

LAND USE - TECHNICAL REVIEW

Conditions of Approval and Technical Corrections Tables

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

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. The Accessible Route must continue to the Security area, to the smoking area, and to the storage area.	Prior to Building Permit	Complies, see attached plans
2. The Accessible Route must continue to the Security area, to the smoking area, and to the storage area.	Prior to Building Permit	Complies, see attached plans
3. Bus Stop must comply with COSF 12-6-9.1	Time of Construction	Condition accepted
4. The Contractor shall ensure ADA compliance for construction of ADA accessible features and appurtenances, as detailed in, and in addition to, the approved construction permit documents as required. Improvements shall comply with ICC ANSI A117.1-2009 Chapters 1-5 and Chapter 7, 2015 New Mexico Accessible Parking Checklist, MUTCD, NMDOT Pedestrian Access Standards and PROWAG, NM State Statute and Administrative Code and DOJ regulations as applicable.	Time of Construction	Condition accepted

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

LAND USE - HISTORIC PRESERVATION

DRT Review Schedule – 9-12+ weeks*

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

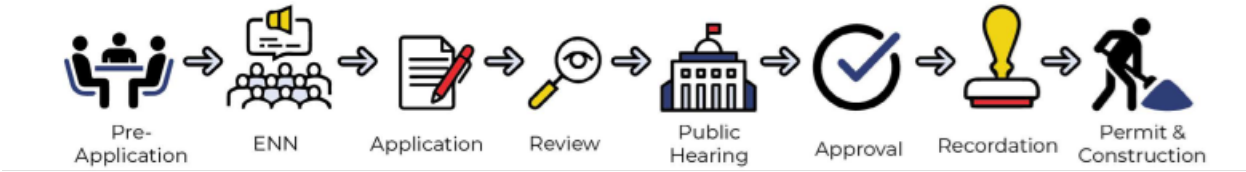


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
		Monday, October 12, 2026

Form Updated: April 2024

Date: October 14, 2026

DRT Member: Lauren A. Vagts, Senior Preservation Planner

Dept/Div: Land Use and Development - Historic Preservation

Case No.: **2026-013291 – 2395 Richards Avenue, Micro Community**

Case Planner: Joel Cruz-Haber

LAND USE - TECHNICAL REVIEW

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. If cultural resources or human remains are discovered during the project development, all construction activities must immediately cease and divert to provisions outlined in City Code, 14-2.1(G)(1)(V).	as applicable	N/A
2. Approval of archaeological monitoring plan by the Archaeological Review Committee submitted by an archaeologist listed on the City of Santa Fe's List of Approved Archaeologists and Historians.	as applicable	N/A
3. An archaeological clearance permit is required prior to the final development plan or plat for all City projects over two acres in size, as outlined in the City of Santa Fe Code, 14-4.2(D)(3)(II)	as applicable	N/A
4.		
5.		

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

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

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project: While Archaeological Review Committee (ARC) Clearance is not needed at this time, in the case of cultural resources or human remains discovered during project development, the outlined provisions above will need to be enacted and all construction work cease.

Noted and accepted.

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

Form Updated: April 2024

Development Review Team (DRT)
Comment Form

FIRE DEPARTMENT REVIEW

DRT Review Schedule – 9-12+ weeks*

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

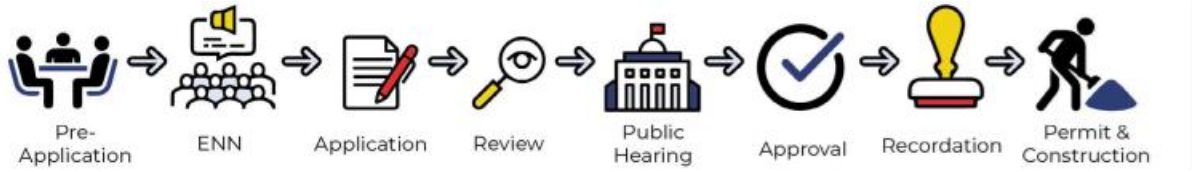


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
Sept 10, 2026	Sept 10, 2026	September 29, 2026

Form Updated: April 2024

Date: October 13, 2026

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Department/ Fire Marshal's Office

Case No.: 2026-013291. 2395 Richards Ave, Micro

Case Planner: Lee Cruz-Haber, Senior Planner

FIRE DEPARTMENT REVIEW

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	Must be completed by:	Applicant response**:
1. Shall comply with the most currently adopted International Fire Code (IFC) and adopted city ordinances upon building permit approval.	*Prior to Public Hearing*	Complies, see attached plans
2.		
3.		
4.		
5.		
6.		

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

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

- **Access:** Approved as shown on the plans.
- **Fire Hydrants:** Show all existing and proposed hydrants on the plan. Must be within 400 ft of all site areas. See AS-102.
- **Fire Extinguishers:** Add locations to the plan so travel distance is 75 ft maximum from any point on site. See AS-102.
- **Site Monument Sign:** Provide an entrance sign showing: See AS-102; installation prior to construction being complete.
    - Site layout & unit numbers

Form Updated: April 2024

- Emergency contact info
- Hydrant & extinguisher locations
- Fire access points

- Smoke & CO Detectors: Required in all occupied units. All units come with smoke and CO Detectors; will be confirmed that all work prior to construction being completed.

CID & Building Classification: Confirm State CID review for City property, and clarify if units are being permitted as temporary or permanent structures. Will review with CID during permitting and report back.

Date: 10/9/26

DRT Member: Dee Beingessner

Dept/Div:

Case No.: 2026 - 01329_Micro community

Case Planner:

LAND USE - GRADING & DRAINAGE

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. Grading and drainage civil plans along with a drainage report must be submitted and approved prior to permit submittal. Once the civil plans are approved they must be submitted on mylar.	Permit Submittal	Condition accepted
2.		
3.		
4.		
5.		
6.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

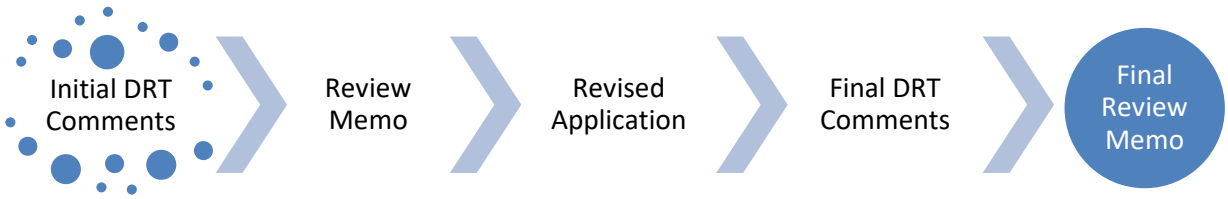
(see following pages for notes required)

Development Review Team (DRT)
Comment Form

LANDSCAPE, IRRIGATION, OUTDOOR LIGHTING

DRT Review Schedule – 9-12+ weeks*

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

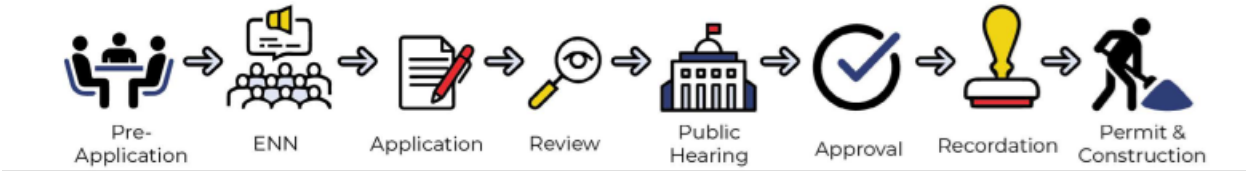


Timing of Conditions of Approval + Technical Corrections

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

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d. *During Construction* – these conditions/technical corrections can be addressed during construction.

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: October 13, 2026

DRT Member: Lawrence Rivera

Dept/Div: Land Used Landscape, Irrigation, and Outdoor Lighting Review

Case No.: 2026-013291. 2395 Richards Ave, Micro Community, Conditional Use

Approval. Case Planner: CRUZ-HABER, JOEL A. <jacruzhaber@santafenm.gov>

Conditions of Approval and Technical Corrections Tables

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

Case #

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

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. Provide a landscape irrigation plan by a qualified irrigation designer per COSF code Chapter 14-8.4(E) Water Harvesting and Irrigation Standards and COSF Landscape Irrigation Design Standards.	Submittal of grading & drainage, and land scape permit.	Condition accepted
City Staff would consider landscape and irrigation as a phase #2 of the development provided that the irrigation sleeving, mainline, and lateral lines are installed as part of the construct prior to C/O and final approvals of the building permit.	Submittal of grading & drainage, and land scape permit.	Condition accepted
2. Provide a complete set of installation details, notes, and specifications for the irrigation system. Show on the detail drawings the installation of all assemblies without any questions for size or type of materials to use for said irrigation system.	Submittal of grading & drainage, and land scape permit.	Condition accepted
3. Provide a water budget: Irrigation system operation information including recommended monthly and seasonal irrigation schedules and water budgets based on gallons used for landscape plantings for year one and year three shall be included on the irrigation plan. Per 3.18. Design Regulations of Landscape Irrigation Design Standards City of Santa Fe, New Mexico.	Submittal of grading & drainage, and land scape permit.	Condition accepted
4. Landscape design is incomplete, tree and shrub identities are needed, the common and botanical names and varieties as well as the installation plant size are required for this review. Plant water needs as shown on the city approve plant list are also	Submittal of grading & drainage, and land scape permit.	Condition accepted

Form Updated: April 2024

LANDSCAPE, IRRIGATION, OUTDOOR LIGHTING

required. It is not possible to determine street tree compliance, screening requirements, and plant material variety approval without the plant material identified.		
5. Planter beds located at Buildings O-04 IT, S-09, O-03 Office, S-30,S-17, S-24 O-02 Security, and the play area must be defined with a border and Mulched with an approved landscape mulch. Crusher fines are not an approved mulch for plant material.	Submittal of grading & drainage, and land scape permit.	Condition accepted
6. Pet run must have a double door access. Provide a detail. Provide the name of the dog park surface and I cut sheet.	Submittal of grading & drainage, and land scape permit.	Condition accepted
7. Provide the play area surface and any proposed play equipment. Details and cut sheets are required.	Submittal of grading & drainage, and land scape permit.	Play Area converted to Common Area. If it becomes a Play Area in the future, this condition will be met.
8. Provide an outdoor lighting plan with photometric data per 14-8.6 COSF code.	Submittal of grading & drainage, and land scape permit.	Condition accepted; this will be part of electrical engineering drawings.
STAFF RESERVES THE RIGHT TO REQUIRE ADDITIONAL SUBMITTALS UPON RECEIVING REVISIONS.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

DRT Review Schedule – 9-12+ weeks*

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

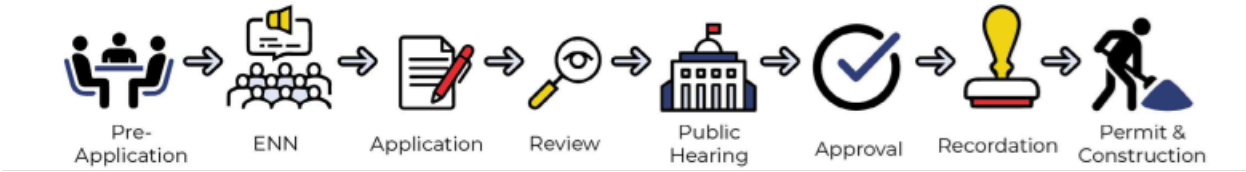


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due
		October 13, 2026

Form Updated: April 2024

Date: 10-13-26

DRT Member: Melissa McDonald, Parks and Open Space Division Director

Dept/Div: Public Works/ Parks and Open Space Division Director

Case No.: Case # 2026-013291. 2395 Richards Ave, Micro Community, Conditional Use Approval.

Case Planner: Joel Cruz-Haber, Senior Planner

PUBLIC WORKS - PARKS & OPEN SPACE

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. none		N/A
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. none		
2.		
3.		
4.		

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

Development Review Team (DRT)
Comment Form

Date: October 13, 2026

DRT Member: Leroy Pacheco, PE

Dept/Div: Public Works Department – Traffic Engineering

Case No.: #2026-013291 Micro-community Pallet Shelters – 2395 Richards Avenue

Case Planner: Joel Cruz-Haber, Senior Planner

PUBLIC WORKS - TRAFFIC ENGINEERING

Conditions of Approval and Technical Corrections Tables

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

Case #

Conditions of Approval:	**Must be completed by:**	**Applicant response**:**
1. None		N/A
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	**Must be completed by:**	**Applicant response**:**
1. None		
2.		
3.		
4.		

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

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

1. City of Santa Fe Building Code, Chapter 23-3.2 states that before commencement of any new construction, it is mandatory for the owner to obtain approval from the Public Works Department for any driveway curb cut or sidewalk crossing. This approval must be issued before a building permit for such new construction is approved.
2. Note as the public infrastructure plans move forward to building permit, these may be subject to additional reviews and possible corrections to meet Public Works Standards for roadways, ADA, signing, striping, lighting, etc. prior to building permit approval.

Items 1 and 2 regarding code provisions are noted.

Development Review Team (DRT)
Comment Form

PUBLIC UTILITIES - WATER DIVISION

DRT Review Schedule – 9-12+ weeks*

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

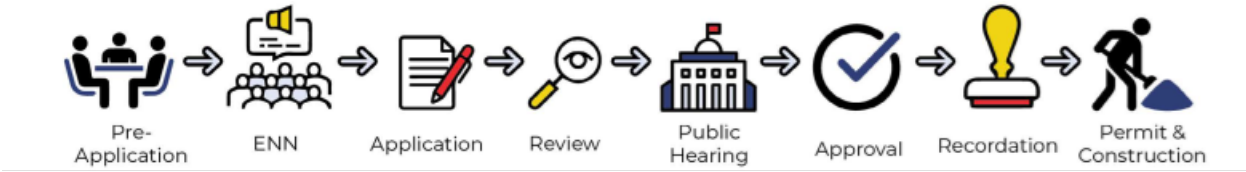


Timing of Conditions of Approval + Technical Corrections

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

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

Development Review Process Flow Chart



*See the *2024 Development Review Schedule* for details

DRT Review Timeline:

Application Received	DRT Application Intake	DRT Initial Review Comments Due

Form Updated: April 2024

Date: 10/7/2026

DRT Member: Clinton Peterson

Dept/Div: Public Utilities / Water Division

Case No.: 2026-013291. 2395 Richards Ave, Micro Community, Conditional Use Approval

Case Planner: Joel Cruz-Haber

PUBLIC UTILITIES - WATER DIVISION

Conditions of Approval and Technical Corrections Tables

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

Case # 2026-11006

Conditions of Approval:	Must be completed by:	Applicant response**:
1. IF CoSFW determines that site utility improvements for public water necessitate an Agreement for Metered Service (AMS), an approved AMS will be required for all new domestic or irrigation meters.	Prior to Building Permit Approval	Condition accepted
2. IF CoSFW determines that site utility improvements for public water necessitate an ACD and Water Plan, an approved Water Plan will be required for all new public water infrastructure and fire services. Water Plan shall be submitted to the City Water Division for review.	Prior to Building Permit Approval	Not Applicable
3. IF CoSFW determines that site utility improvements for public water necessitate an ACD and Water Plan, an approved Agreement to Construct and Dedicate (ACD) will be required with the Water Division for all new public water infrastructure and fire services.	Prior to Building Permit Approval	Not Applicable
4. A separate irrigation meter will be required if the total landscaped area is 1,000 square feet or greater. An approved backflow prevention device shall be installed beyond the meter on any new irrigation service.	At the time of development	Condition accepted
5. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	Condition accepted
6.		

Technical Corrections:	Must be completed by:	Applicant response**:
1. Sizing of site master meter may require an ACD/water plan OR an AMS. Applicant shall work with CoSFW to determine which route is appropriate to provide water utility to this site.	n/a	Condition accepted

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

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

1. [list any additional items]
2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

THE LIFE LINK
2000 St Michael Drive, Santa Fe, New Mexico 87505
Office: (505) 438-0010, Fax (505) 438-6011
www.TheLifeLink.org

October 20th, 2026

To Whom It May Concern, The Richards Ave Micro Community will provide supportive services Monday through Friday, approximately from 7:00 AM to 6:00 PM. On-site security personnel will be present to assist residents from 6:00 PM to 7:00 AM, Monday through Friday, as well as 24 hours a day on weekends. The Life Link will offer case management, housing assistance, and mental health and substance use services. Additionally, we maintain collaborative partnerships to support youth (under 18) and seniors (over 62). Please note that this prospective schedule is flexible and will adapt to resident needs once operations begin. Our weekly routine will also feature catered meal deliveries 3–4 times per week. Furthermore, The Life Link maintenance staff will be on site for approximately 20 hours per week or as needed.

Respectfully, Nicholas Tharpe

Nicholas Tharpe, CPSW, Site Coordinator
Arroyo Chamiso Micro Community
The Life Link
1699 Arroyo Chamiso
Santa Fe NM 87505
(o)505-395-9703
(c)505-469-1067