



December 16, 2024

VIA EMAIL

paduran@santafenm.gov

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Paul Duran

RE: New freestanding garage with attached portal at 428 San Antonio St, Santa Fe, NM 87505

Dear Paul:

Attached are the documents needed for submittal for the new freestanding garage located at 428 San Antonio in the historic downtown district. We are providing photos and the following list of proposed work on the property.

- New 300 sq. ft. garage with attached 131 sq. ft. portal on the west elevation.
- Garage will have parapets with brick coping to match existing residence, the portal will have a flat low sloped roof to match other portals on the property.
- Facing east the garage will have a 9'-0" wide x 8'-0" tall, insulated metal garage door with wood siding and two windows, the style of the garage door will be like the guesthouse carriage doors. On the north we will install a window with divisions and wood trim like the main house. On the west elevation we will install a full lite French door with divisions to match the main house.
- Stucco color to match existing El Rey Stucco #106 Buckskin
- All wood trim to be Painted white to match existing wood trim.
- Between the new garage and the main house, we would like to install a 5'-0" high stuccoed wall with a 3'-0" x 5'-6" high custom wood gate.
- On the south elevation we would like to install a 5'-0" high stuccoed wall between the garage and neighboring wall.
- Add three light fixture, one each side of garage door and the other next to the man door under the portal.

We look forward to working with you on this submittal and presenting it to the board.

Thank you for your time. Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Lujan', with a horizontal line under the 'j'.

Daniel Lujan
ARCHITECTURAL ALLIANCE, LLC.

Cc: File

NEW GARAGE FOR ANDREW AND MARY HARRIS

428 San Antonio Street
Santa Fe NM, 87501

Building Criteria

OWNER: Andrew & Mary Harris
SITE: 428 San Antonio St., Santa Fe, New Mexico

CONSTRUCTION STYLE: Flat roofs w/ parapets and brick caps, stucco exterior

UTILITIES: Sewer: City Sewer
Water: City Water
Gas: Natural Gas Service by Gas Company of NM
Electrical Service: PNM

SOILS: Owner and Contractor to confirm

EXISTING BUILDING AREA

MAIN HOUSE: 1,542 SF
PORTAL: 352 SF

DETACHED GUESTHOUSE: 795 SF

TOTAL EXISTING SQUARE FOOTAGE: 2,689 SF

PROPOSED BUILDING AREA

GARAGE: 300 SF
PORTAL: 131 SF

TOTAL PROPOSED SQUARE FOOTAGE: 431 SF

Building Code Information

2021 IBC &
CITY OF SANTA FE
LAND DEVELOPMENT CODE

OCCUPANCY TYPE: R-3

ZONING: RC-8

LOT SIZE: (Min. lot size 4,000 Sq. ft.)
This lot +/- 9,327 sq. ft. (0.214 ACRES)

HISTORIC DISTRICT: Downtown and Eastside

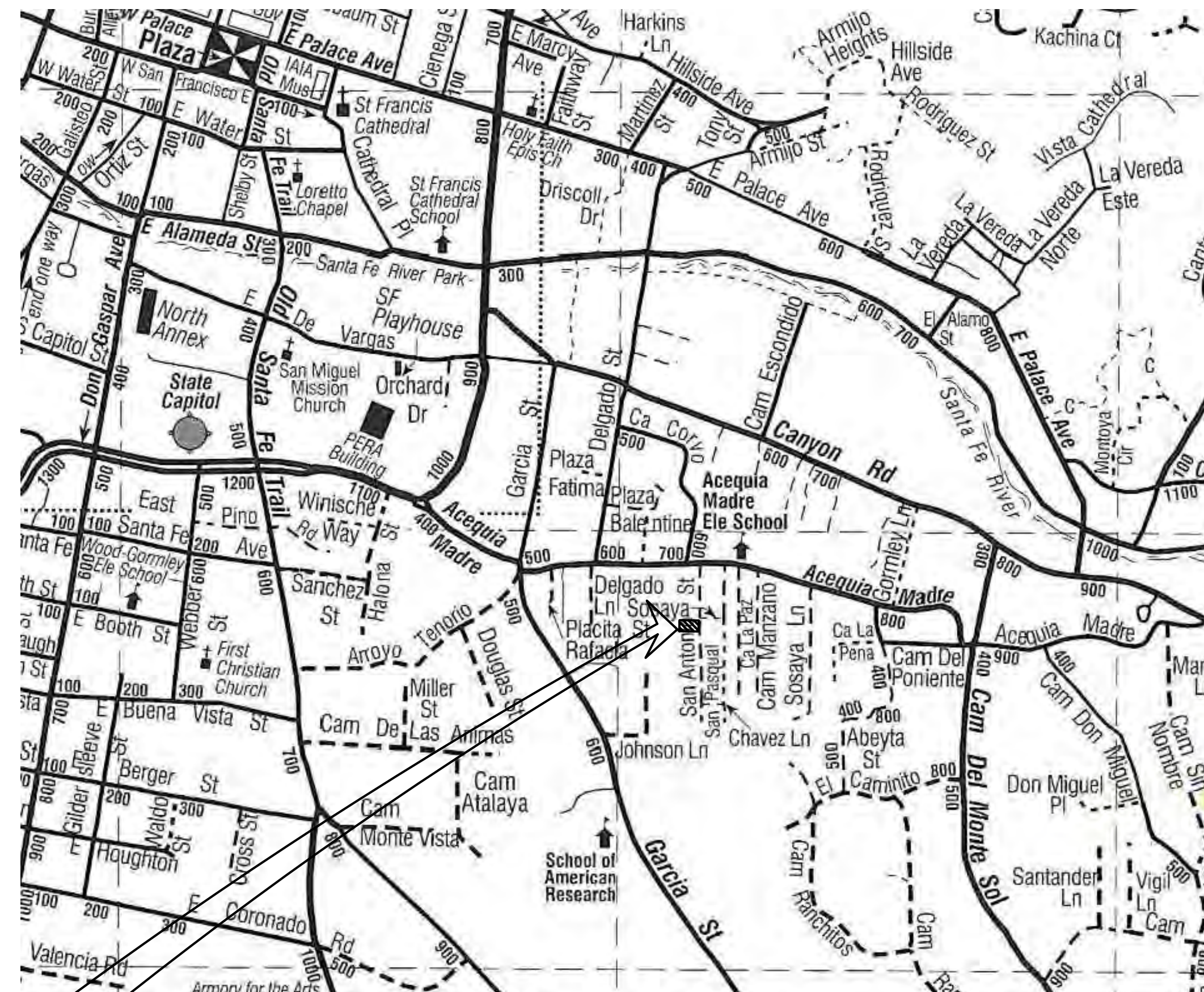
BUILDING HEIGHT: Determined by Historic Preservation District
height calculation for building and yardwalls

OPEN SPACE: Common Open Space not required
Private Open Space required equal to but not less than 1/4 of gross floor area
(needs to meet section 14-8.4(H)
Required and Provided 780 sq. ft.

LOT COVERAGE: 40% MAX
EXISTING - 28.8% Lot Coverage
PROPOSED - 33.4% Lot Coverage

SETBACK: Front- None required if wall between 6 and 8 feet in height is built
between street and building, if not then 15'-0" setback required
Side-5'-0" required
Rear- 5'-0" accessory structure and 15'-0" for residence

PARKING REQUIREMENTS: 2 per residence, and 1 per bedroom in accessory structure

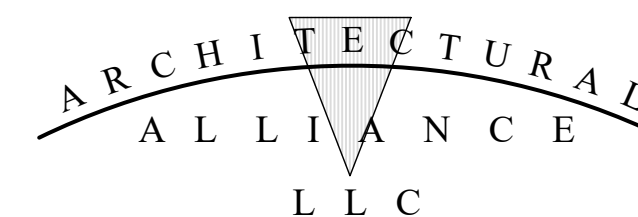


SITE

Vicinity Map



NORTH
N.T.S.



612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87501
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

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TO BEGINNING CONSTRUCTION

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C-1 EXISTING SITE PLAN
C-2 PROPOSED SITE PLAN
A-1 PROPOSED FLOOR PLAN AND ELEVATION

NEW GARAGE FOR ANDREW AND MARY HARRIS
428 SAN ANTONIO STREET

SCHEMATIC DESIGN SET:
DECEMBER 03, 2024
ARCHITECT'S PROJECT NUMBER 11-35

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE

**New Garage for
Andrew and
Mary Harris**

428 SAN ANTONIO ST.
SANTA FE, NEW MEXICO
87505

PROJECT NO. 11-35

CHECKED BY HR DATE 12/03/24

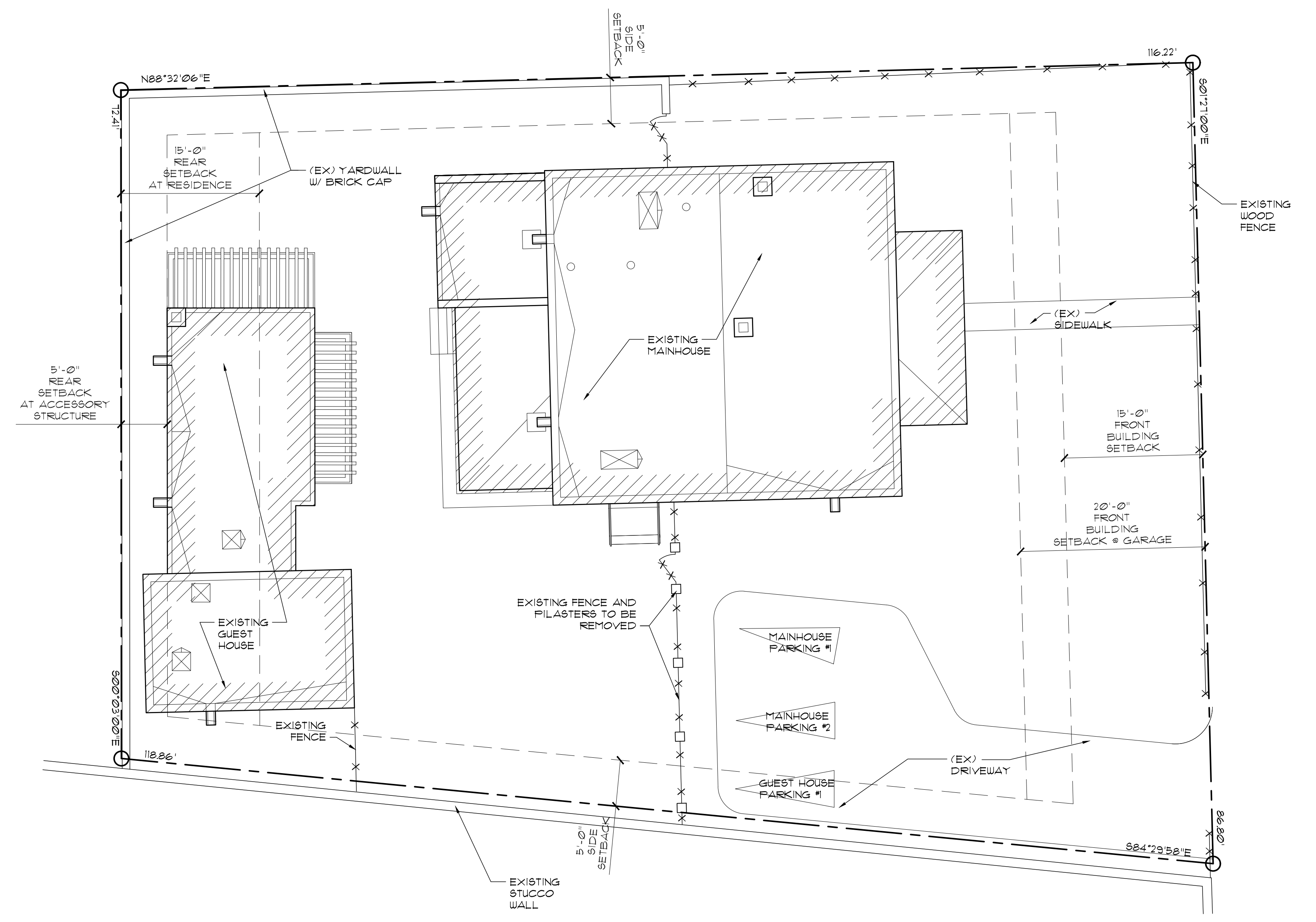
DRAWN BY DL DATE 12/03/24

SHEET TITLE

**EXISTING
SITE PLAN**

SHEET NO.

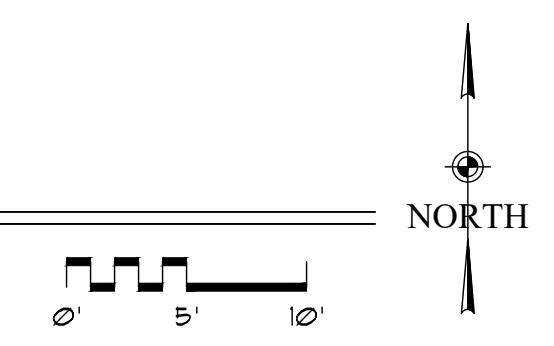
C-1



SAN ANTONIO STREET

SITEPLAN

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



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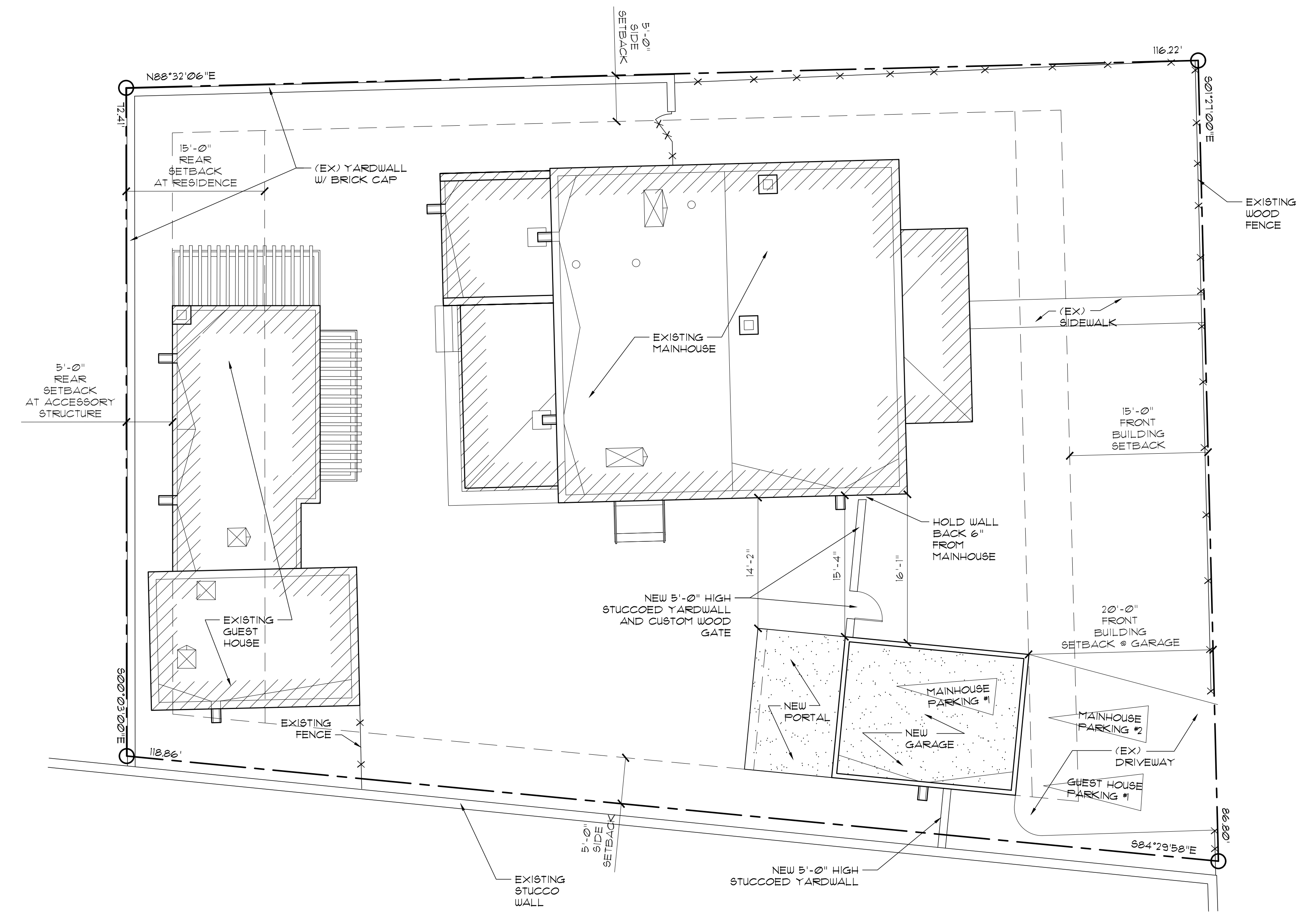
DRAWN BY DL DATE 12/03/24

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**PROPOSED
SITE PLAN**

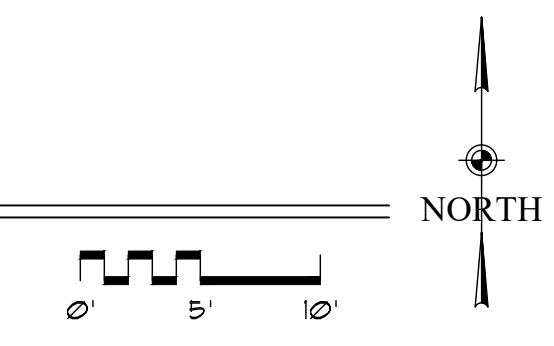
SHEET NO.

C-2



SITEPLAN

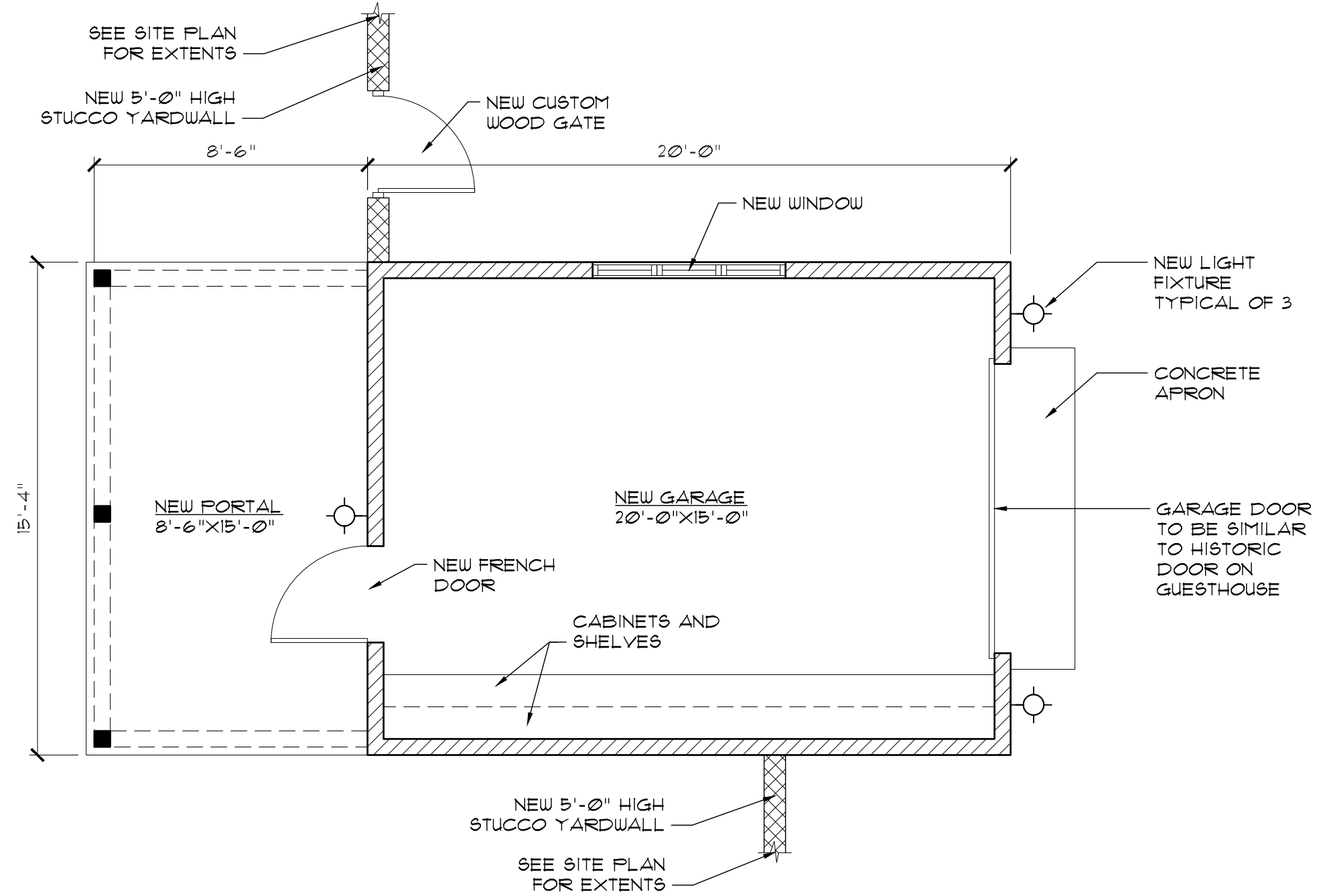
SCALE: 1/8" = 1'-0"



SAN ANTONIO STREET

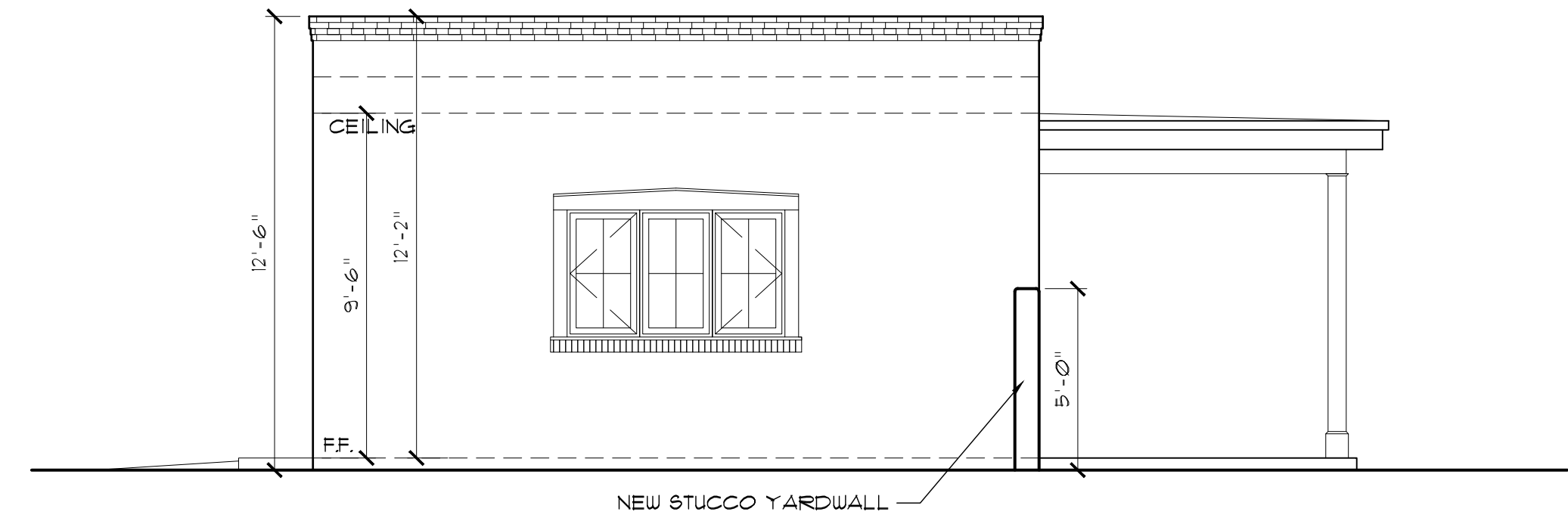
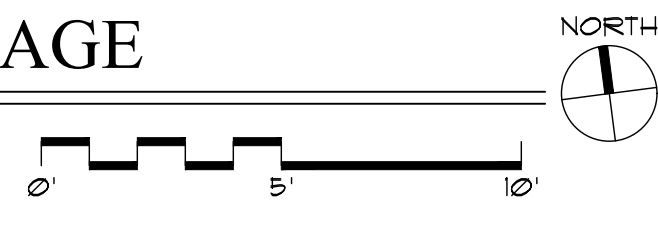
WALL LEGEND

	NEW 2x6 FRAMED WALL
	NEW 8" CMU YARDWALL



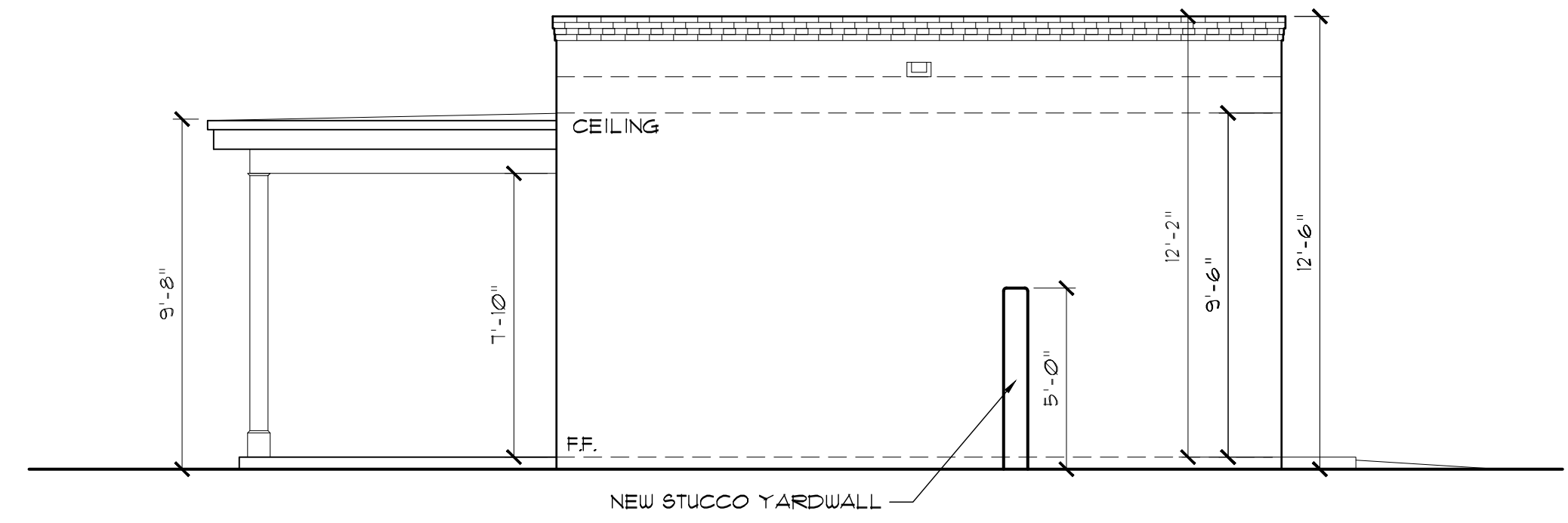
PROPOSED FLOOR PLAN - NEW GARAGE

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



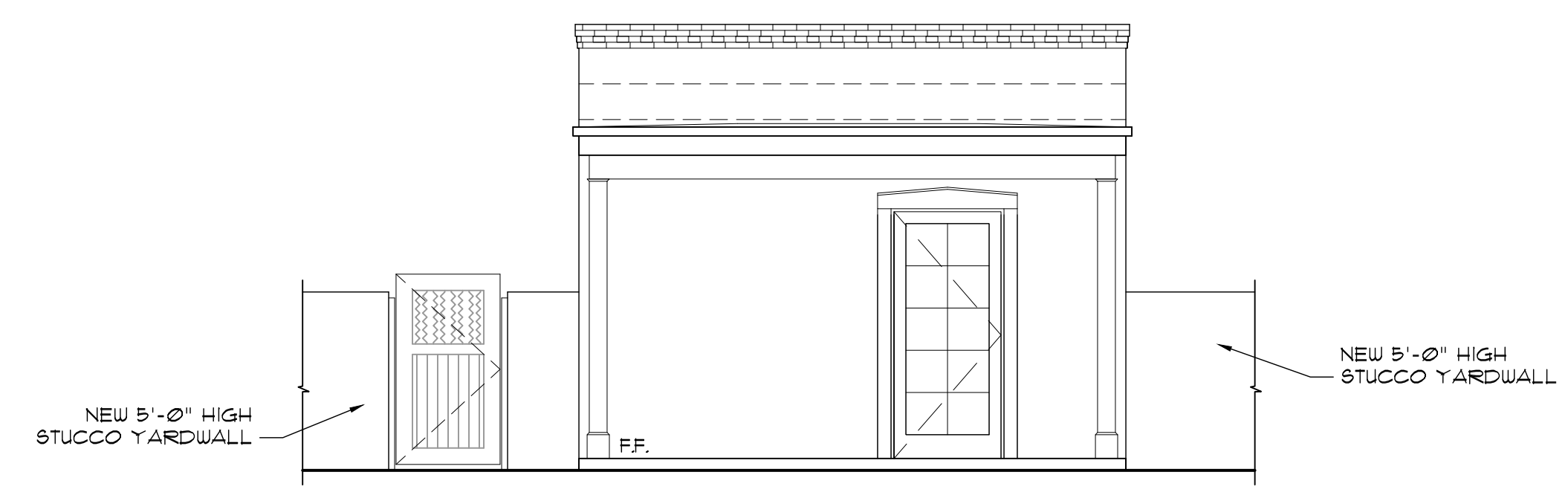
NORTH ELEVATION

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



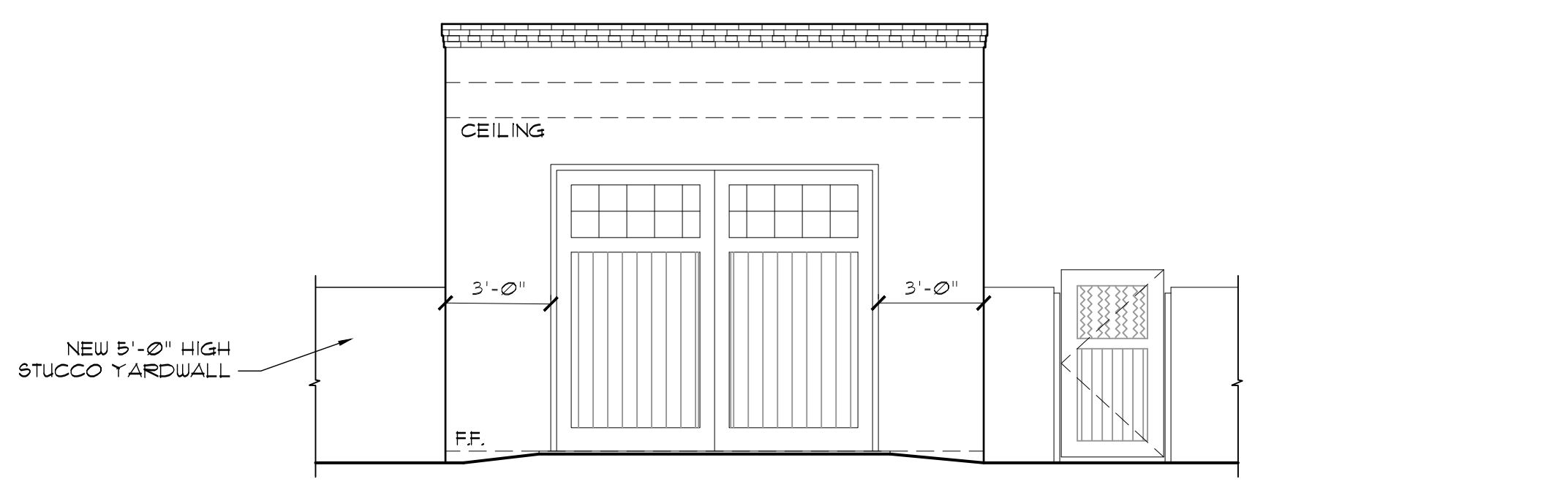
SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

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**PROPOSED
FLOOR PLAN
AND ELEVATION**

SHEET NO.

A-1