City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Submittal of revised plans to construct four residential units in two above grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure.

Case number: H-14-034
Project Type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW – 511 PDP, LLC
Santa Fe, NM 87501

107 East Lupita

AP – Architectural Alliance, Inc.
Santa Fe, NM 87505

612 Old Santa Fe Trail
505-988-5269

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on July 22, 2014. The decision of the Board was to approve your application with the following conditions: 1) that there shall be no publicly visible rooftop appurtenances; 2) that any stone veneer shall be real stone veneer rather than cast stone veneer; 3) that the metal caps shall be removed from all parapets; 4) that all exterior lighting shall be brought to staff for approval before a construction permit application is submitted; 5) that the applicant shall return to the Traffic Engineering Division to reduce the amount of wall tapering needed on the stone wall along Paseo de Peralta; and 6) that all tapering of the stone wall on Paseo de Peralta shall be done by hand. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/23/2014

Site Address: 511 Read De Peralta

Property Owner of Record: 511 PDP, LLC

Proposed Construction Description: 4 Residential Units

Applicant/Agent Name: Architectural Alliance, Eric Enfield

Contact Person Phone Number: (505) 988-5269

TOTAL ROOF AREA: 6585 ±

Zoning District: R-21

Lot Coverage : 40 %

□Open Space Required: _____

Overlay:
- □ Escarpment _____
- □ Flood Zone*
- ☒ Other: Historic Eastside

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: 7'
Proposed Sides: L 5' R 0' Minimum: _____

Submittals Reviewed with PZR:
- ☒ Legal Lot of Record ☒ Development Plan ☒ Building Plans
- ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Height: Proposed 23'
Maximum Height: 27' or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Supplemental Zoning Submittals Required for Building Permit:
- ☒ Zero Lot Line Affidavit

Access and Visibility:
- □ Arterial or Collector**
- ☒ Visibility Triangle Required

Use of Structure:
- ☒ Residential
- □ Commercial Type of Use: _____

Parking Spaces:
Proposed 10 Accessible 0
Minimum: 8 Not required.

Terrain: □ 30% slopes All Altered, All under 30%

Bicycle Parking:**
Proposed: NA Minimum: N/A
** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Eric Enfield [□OWNER □APPLICANT ☒AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE _____ DATE 4/23/2014

To Be Completed By City Staff:

Additional Agency Review if Applicable:
- □ Escarpment Approval by _____ Date: ___/___/___
- □ Flood Plain Approval by _____ Date: ___/___/___
- □ Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

□Preliminary Approval □with conditions □ Rejected

Comments/Conditions: EHN was held 4-17-14
Development Plan app will be submitted 4-28-14

REVIEWER: _____ **DATE:** 4/23/14

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: July 22, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
__x__ Other: bldg. ht. calc.	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement.

On May 27, 2014, the HDRB postponed action on this application pending redesign that incorporated the Board's concerns.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", and metal finish details such as windows, cornices, and gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

ARCHITECTURAL ALLIANCE INC

June 25, 2014 (Revised)

Historic Districts Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Dear Board Members and City Staff:

This application is in response to the May 27, 2014 Historic Districts Review Board meeting at which the Board tabled the proposed design. Revised plans and elevations that address the board members' concerns are attached to this application letter.

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. A historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that was permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair

steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a gate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located both in the front entry courtyard and behind each unit which have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and post of the portals will be metal and rafter beams of the portals will be wood. The stepped fascia of the flat portal roof will be metal.

Courtyard walls at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang or metal fascia. The overhang is supported with rectangular wood beam ends with a stacked metal fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND	

PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.
Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Wood beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Metal post and main beam with wood rafter beams. Built up metal clad fascia. All metal to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Metal beam ends. Built up metal clad fascia. All metal to be dark bronze.
Parapet Roofs:	Straight parapets with metal coping flashing. All metal to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof metal fascia.

Summary of Changes to the May 27th Submittal:

1. The west end of Building 1 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 1.
2. The width of the elevator over-run on Building 1 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
3. The southeast corner of Building 2 has been stepped to break up its massing. A balcony has been added to the second floor off of the Master Bedroom in Unit 4.
4. The width of the elevator over-run on Building 4 has been decreased in size (both width along façade and depth). In addition, the flat roof overhang has been simplified and its height reduced.
5. The overhang of the flat roofs has been changed from 30" to 24" measured from the face of the wall to the end of the beams. In addition, the beams have changed from metal to stained wood.

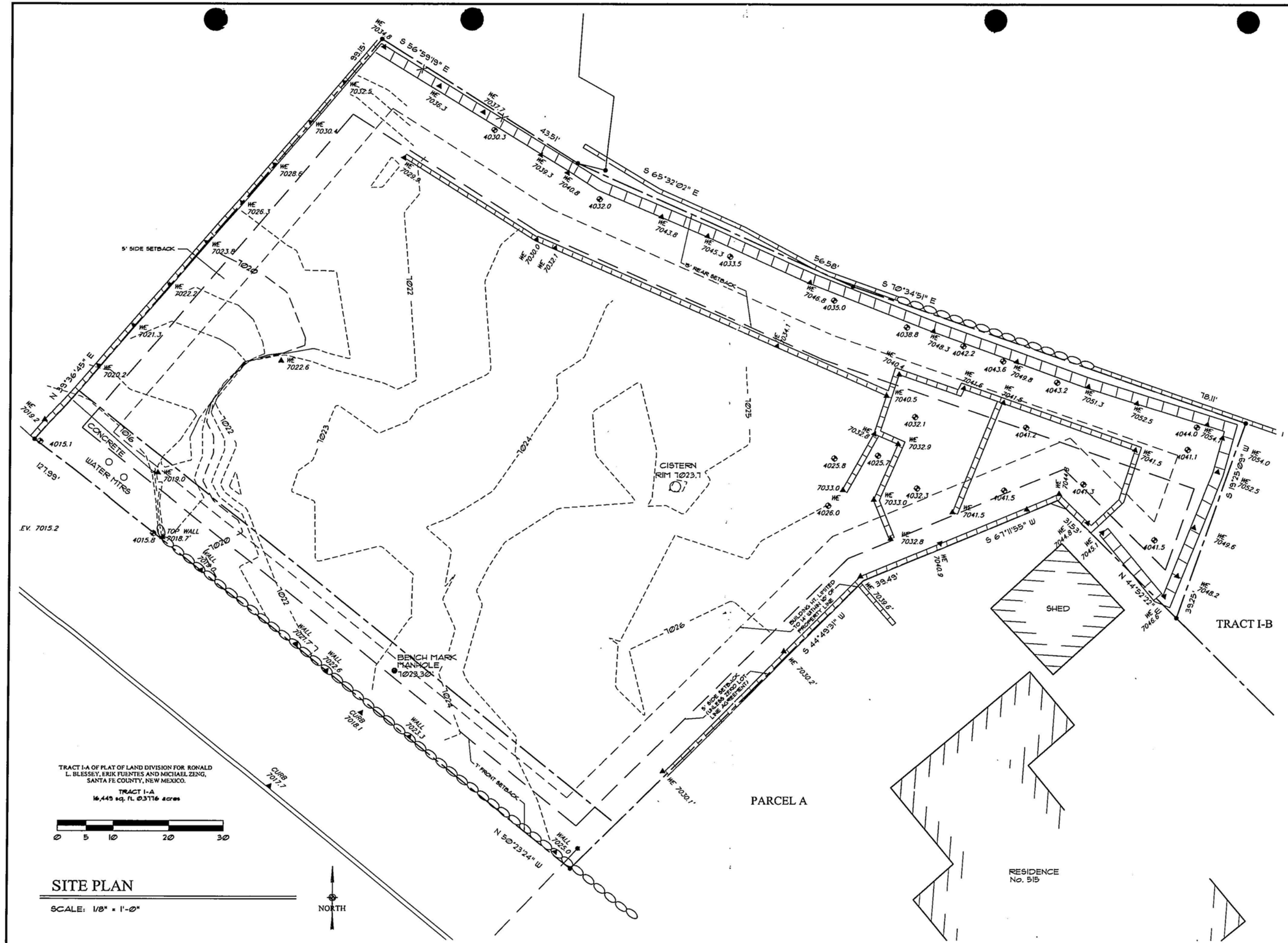
The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of July 22, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Attachments:

1. Revised Drawings



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Cody North
505.699.3958

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KEY PLAN

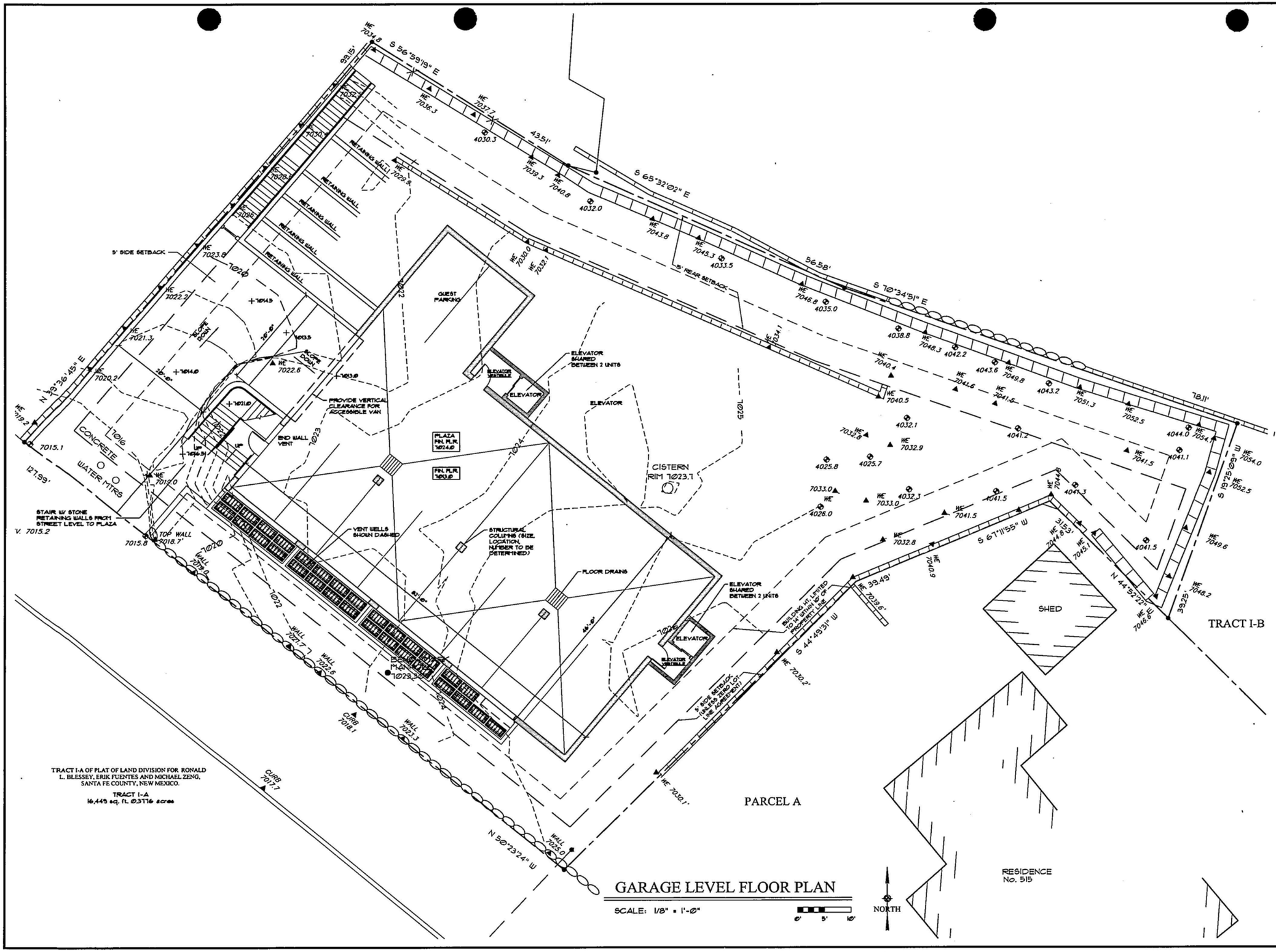
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
C-1



GARAGE LEVEL FLOOR PLAN

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

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PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

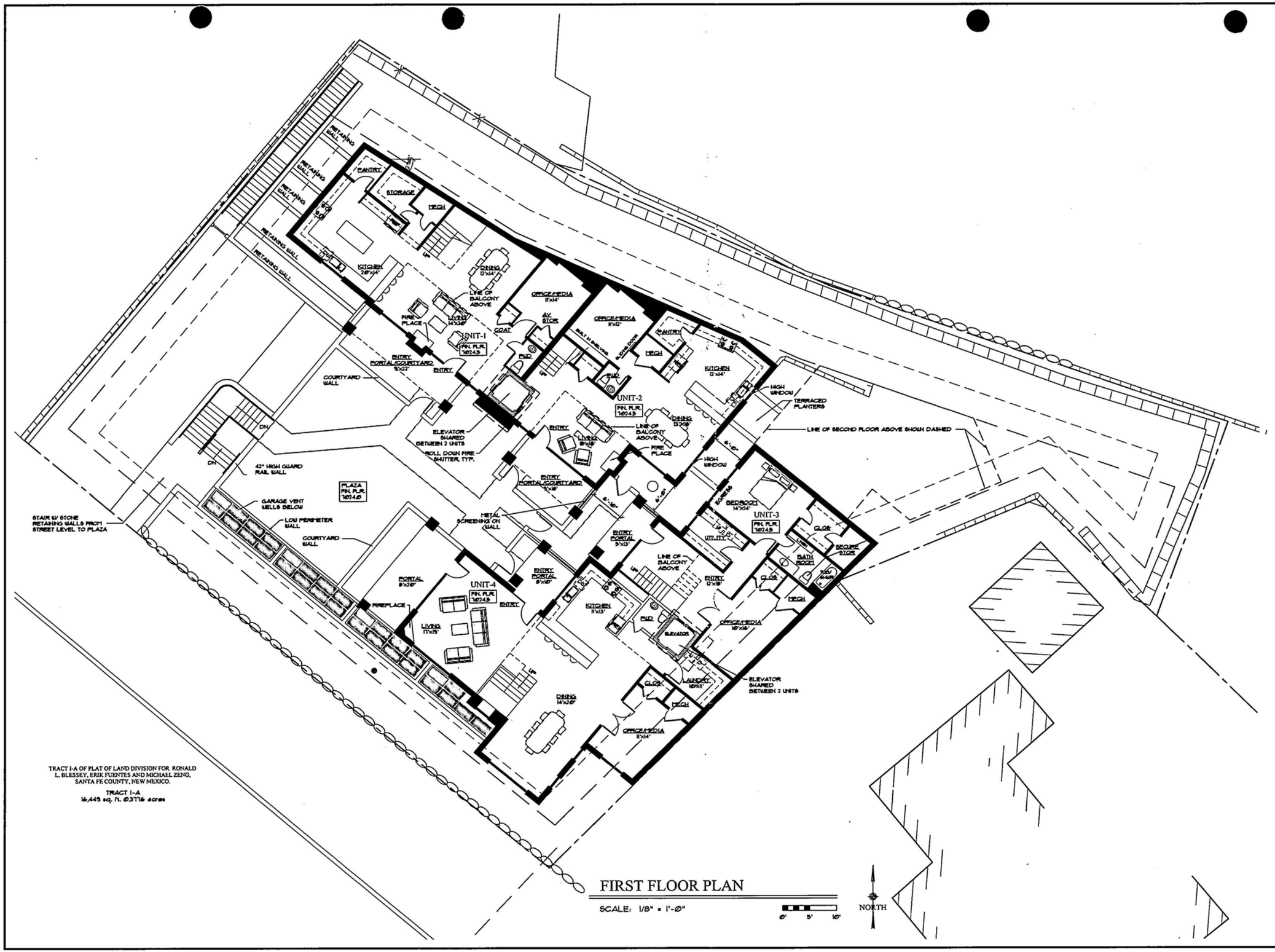
PROJECT NO.	13-38		
CHECKED BY	EE	DATE	6/16/14
DRAWN BY	RW	DATE	6/16/14

SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



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SANTA FE, NEW MEXICO

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CHECKED BY	EE	DATE	6/16/14
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SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A-2

CHANGES TO BUILDING AREA:

UNIT 1	1st FLOOR HEATED:	ADD 115 SF
	2nd FLOOR HEATED:	ADD 45 SF
	TOTAL:	TOTAL ADD 160 SF
UNIT 2	NO CHANGES TO UNIT AREA	
UNIT 3	NO CHANGES TO UNIT AREA	
UNIT 4	1st FLOOR HEATED:	ADD 32 SF
	2nd FLOOR HEATED:	DEDUCT 32 SF
	TOTAL:	TOTAL NET ZERO
TOTAL:		TOTAL ADD 160 SF HEATED

TRACT I-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT I-A
16,445 sq. ft. Ø3776 acres

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-Ø"

NORTH

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KEY PLAN

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511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

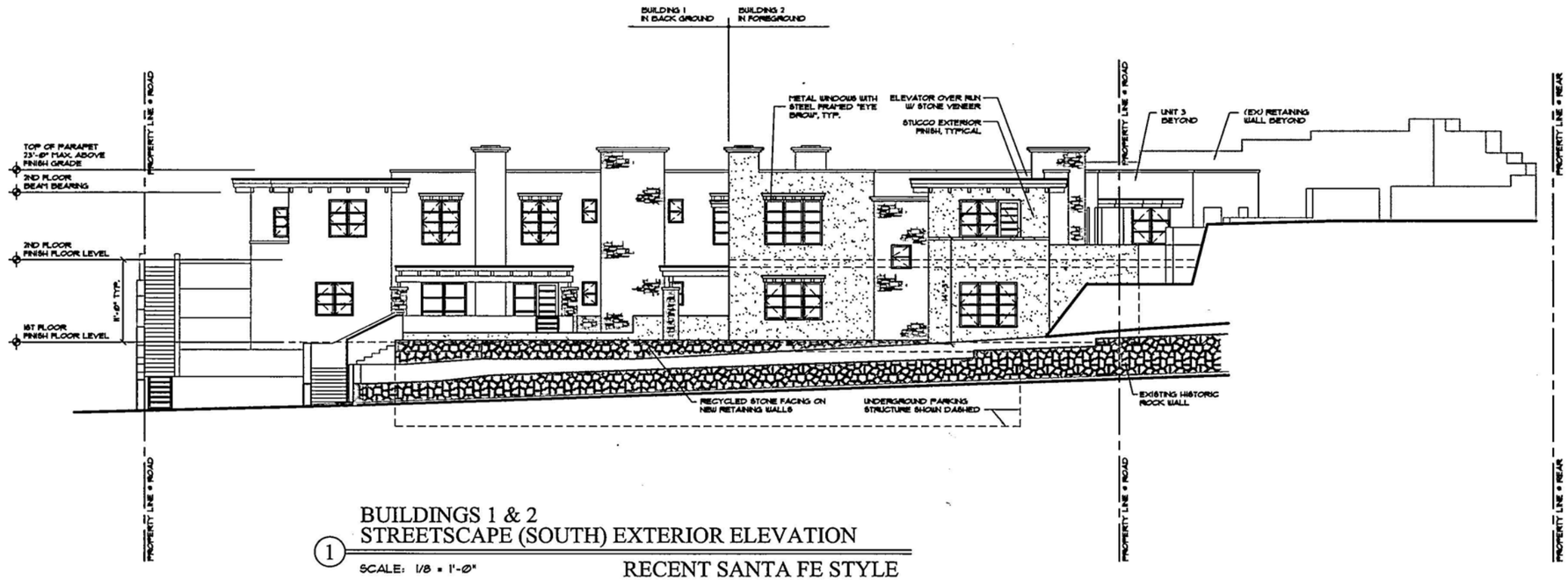
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SHEET TITLE

SECOND FLOOR PLAN

SHEET NO.

A-3

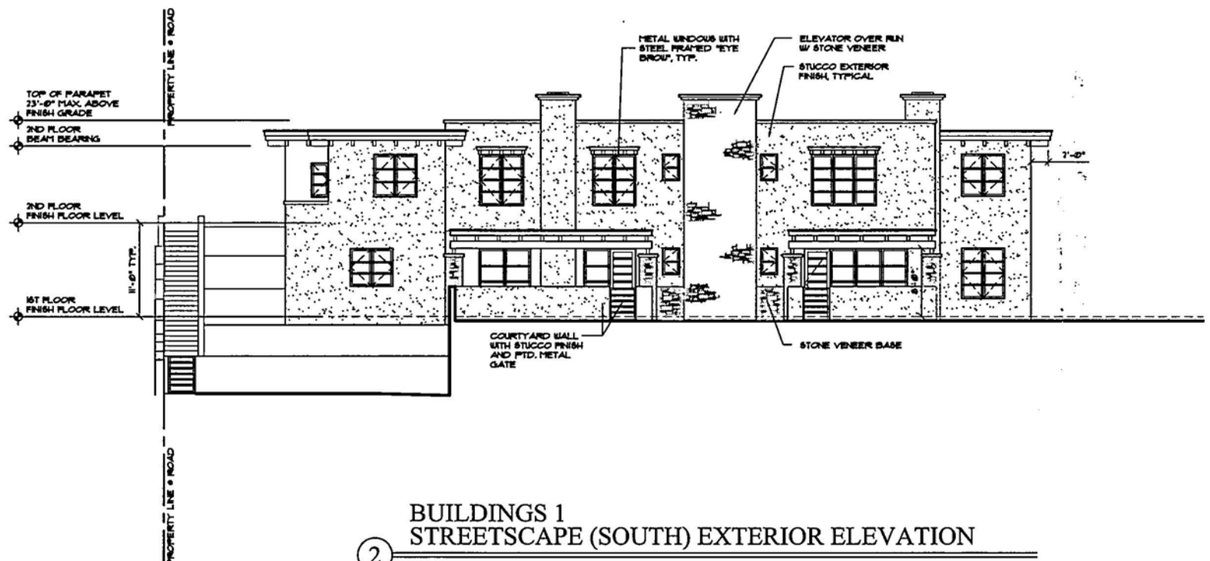


BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

1

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

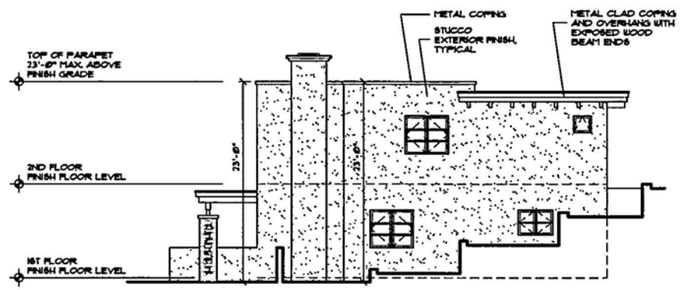


BUILDINGS 1
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

2

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



BUILDING 1 (EAST) EXTERIOR ELEVATION

3

SCALE: 1/8 = 1'-0"

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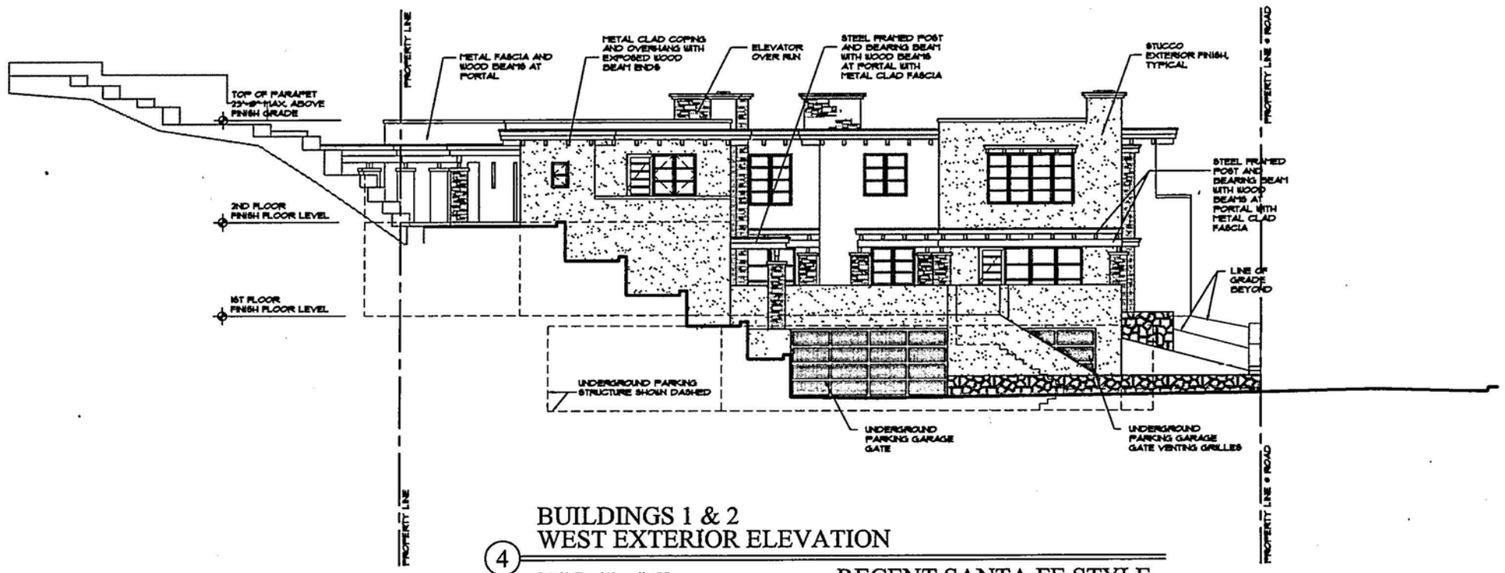
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SHEET TITLE

PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

SHEET NO.

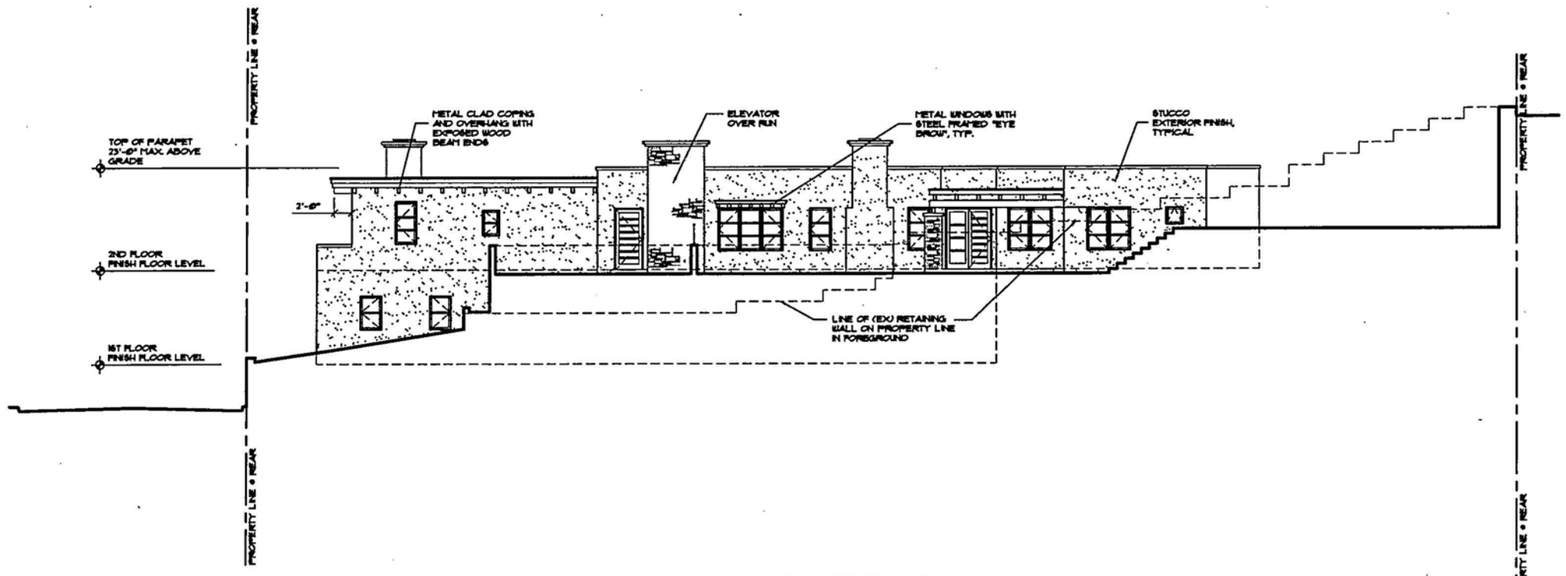
A-4



BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE



BUILDING 2 EAST EXTERIOR ELEVATION

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

RECENT SANTA FE STYLE

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

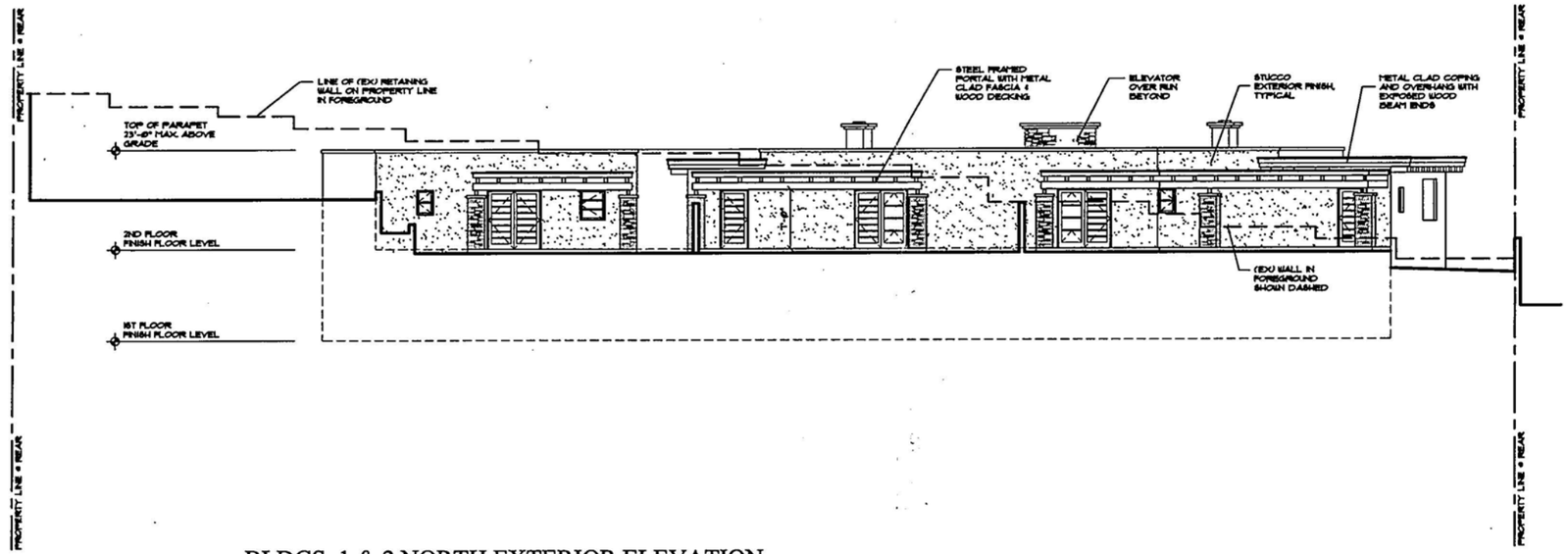
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

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SHEET TITLE
PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

SHEET NO.
A-5



6 BLDGS. 1 & 2 NORTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



7 BUILDING 2 WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
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TRUE NORTH BUILDERS LLC
Cody North
[redacted]

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

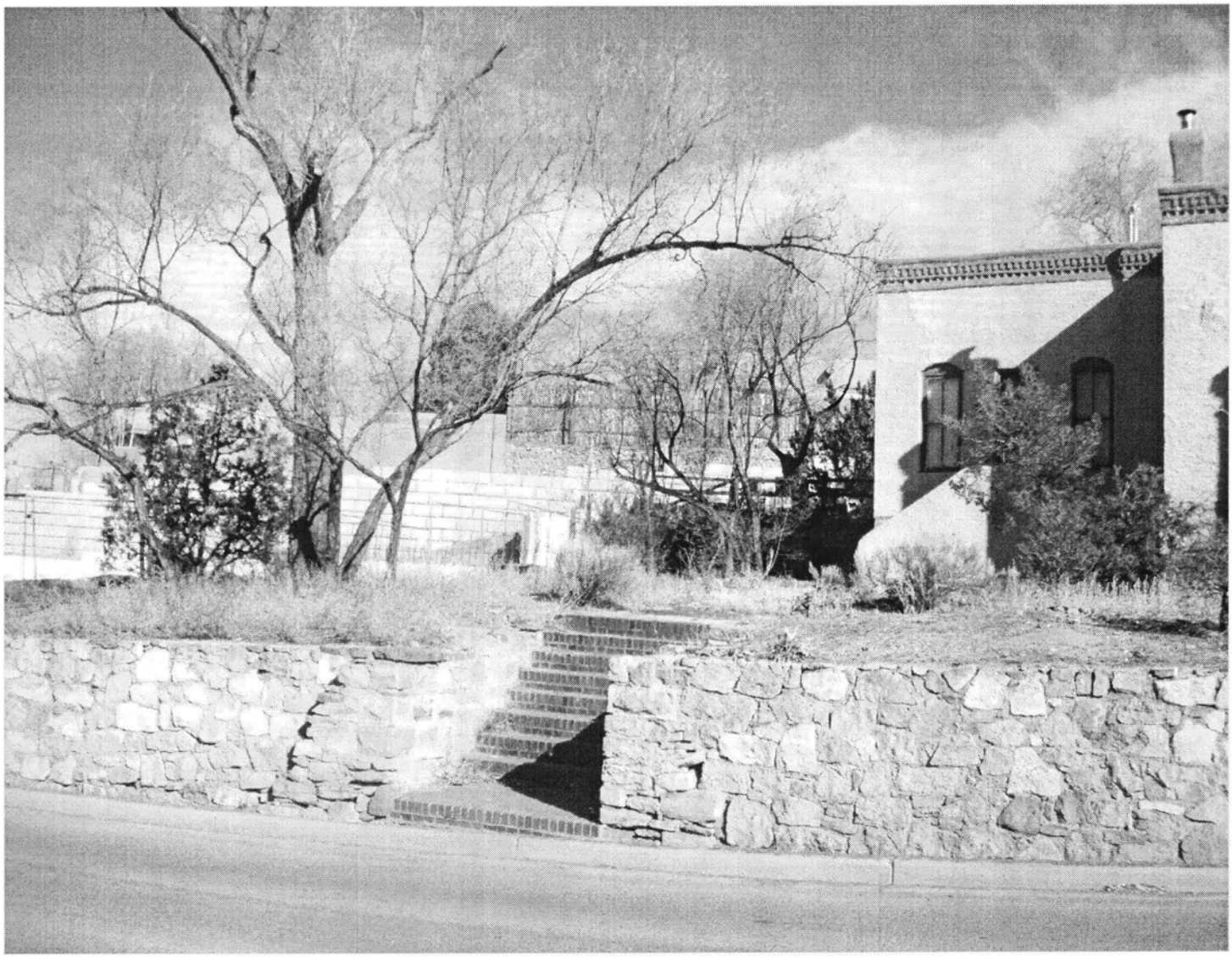
PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE
PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

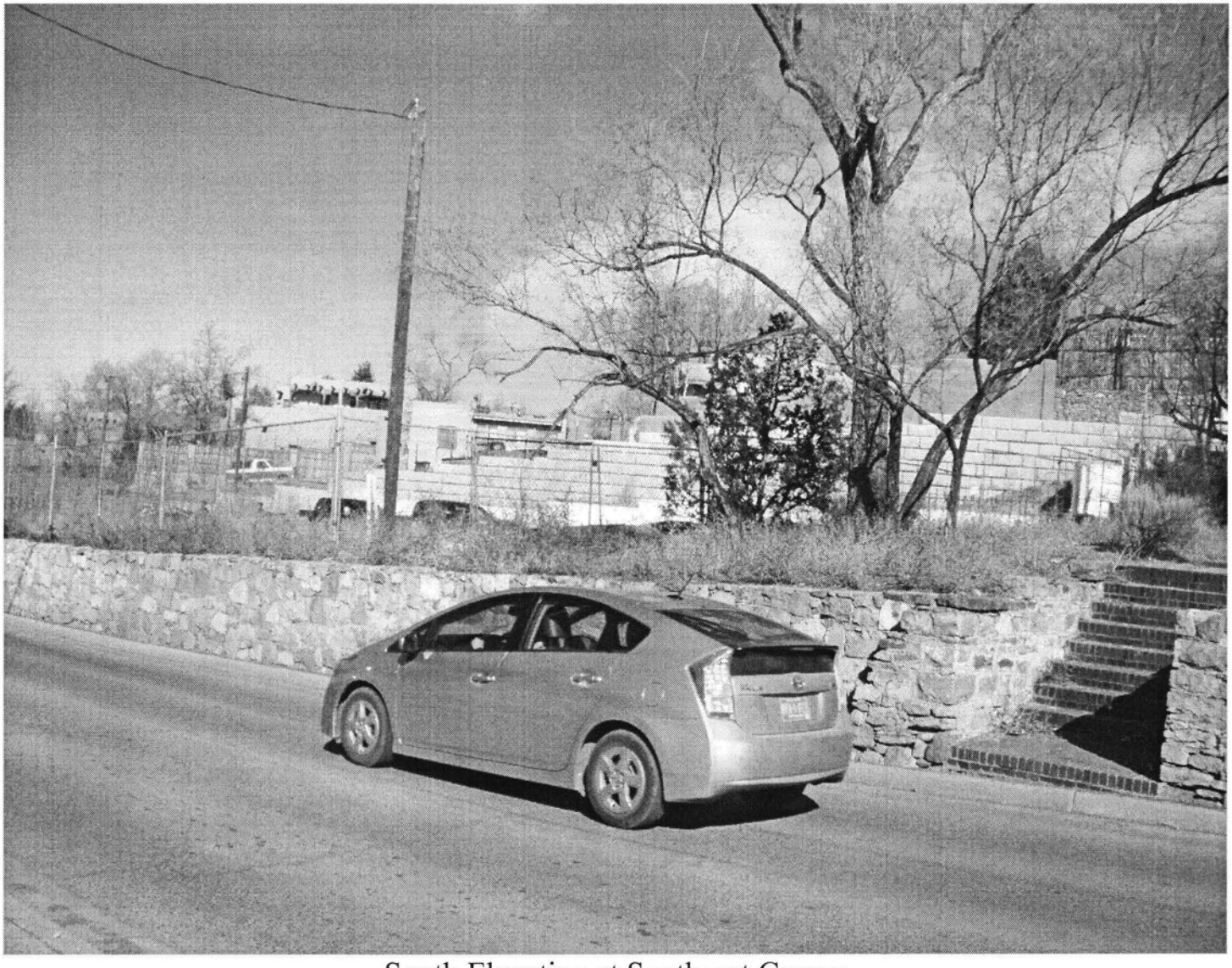
SHEET NO.
A-6

511 Paseo de Peralta Photographs



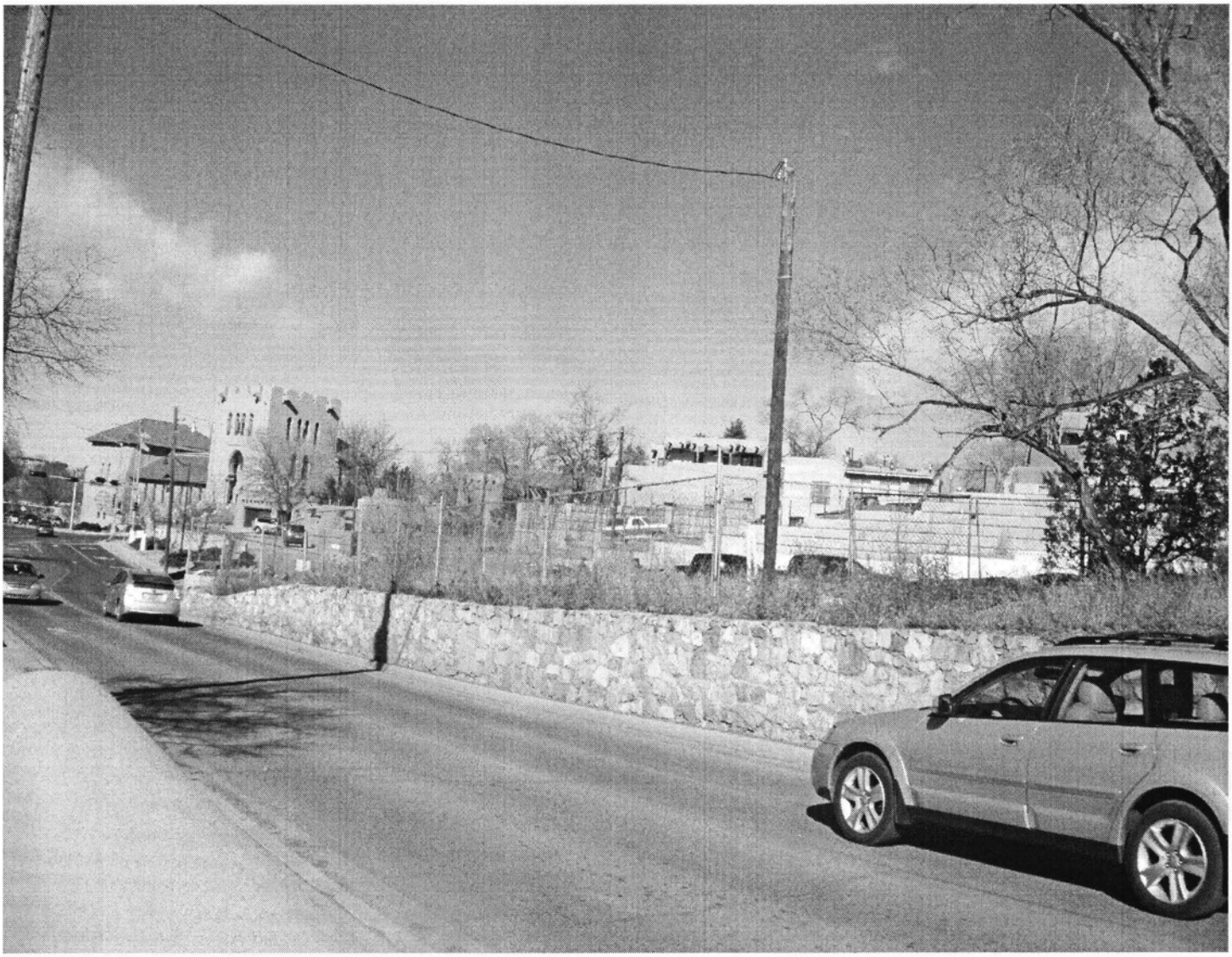
South Elevation at Southeast Corner
(showing adjacent residence to east)

511 Paseo de Peralta Photographs



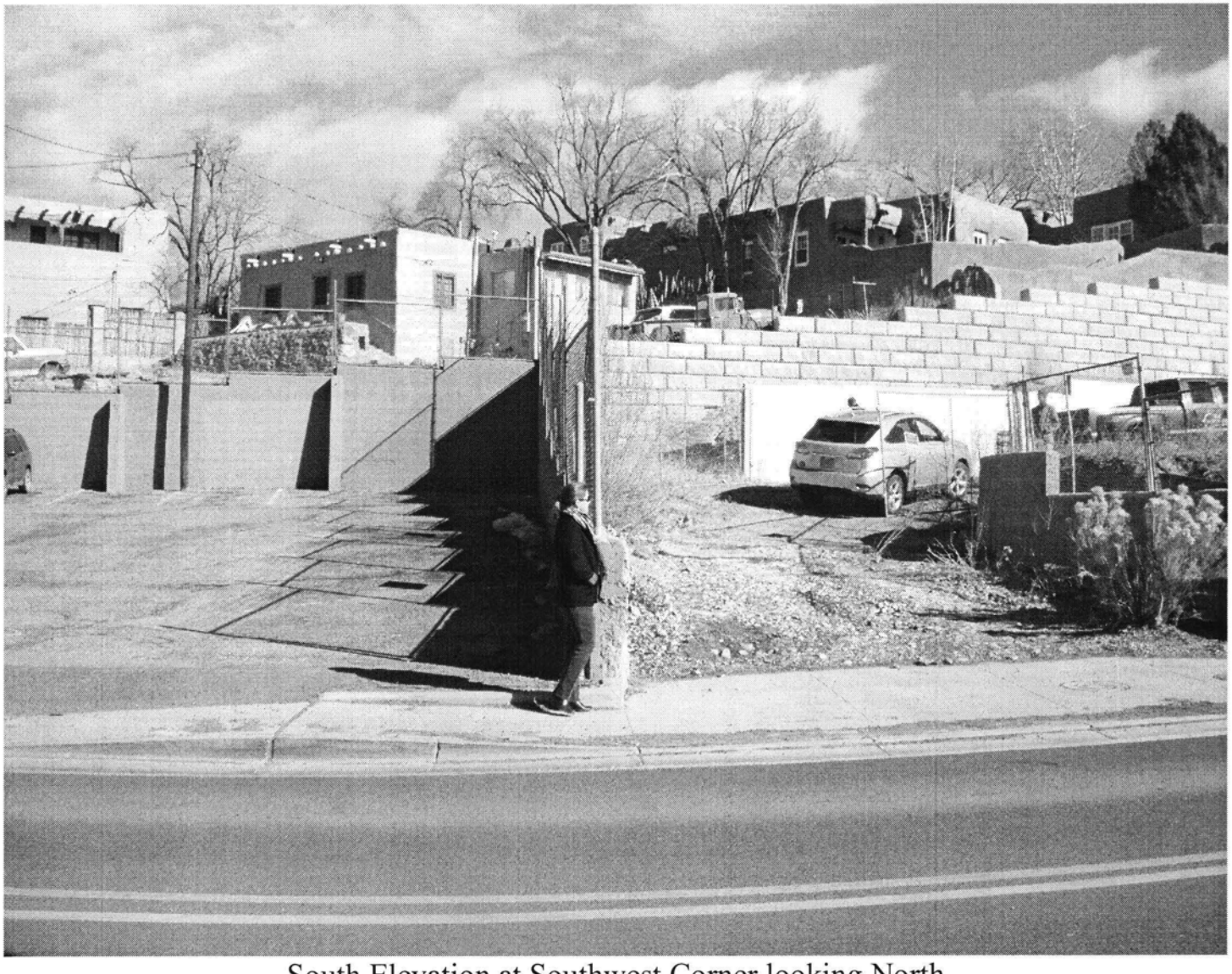
South Elevation at Southeast Corner

511 Paseo de Peralta Photographs



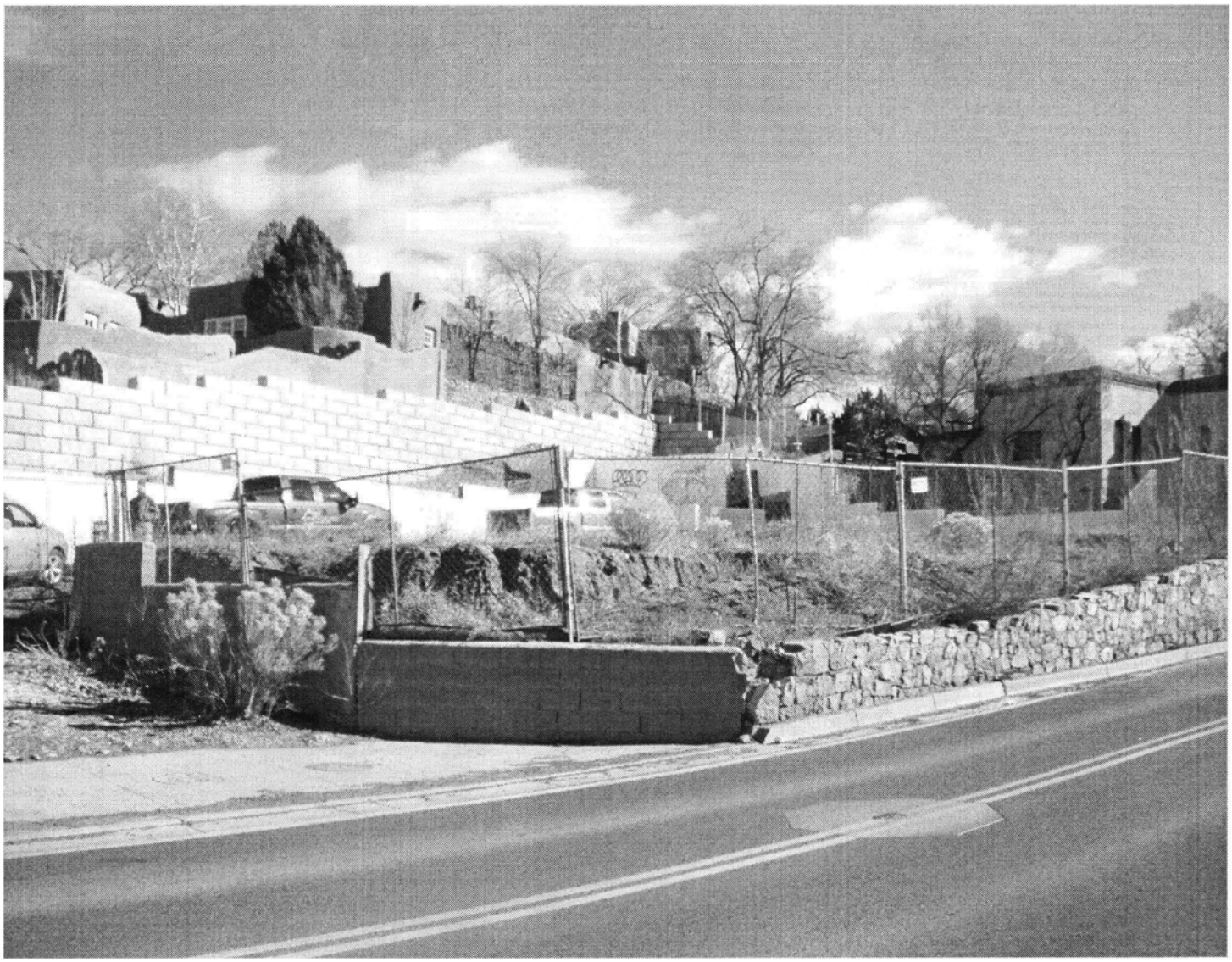
South Elevation at Southeast Corner
(showing entire south property line)

511 Paseo de Peralta Photographs



South Elevation at Southwest Corner looking North

511 Paseo de Peralta Photographs



South Elevation at Southwest Corner looking Northeast

City of Santa Fe, New Mexico

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

Javier M. Gonzales, Mayor

Councilors:
Peter N. Ives, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

Project description: Proposes to construct four residential units in two structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure to the maximum allowable height of 23" and to reduce the height of the street stone wall to 3' on a vacant property.

Project Number: 14-140034
Case number: H-14-034
Project Type: HDRB

PROJECT LOCATION (S): **511 Paseo de Peralta**

PROJECT NAMES:

OW – 511 PDP LLC
Santa Fe, NM 87505

107 East Lupita
505-988-5269

AP – Architectural Alliance
Santa Fe, NM 87505 505-988-5269

612 Old Santa Fe Trail

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on May 27, 2014, the decision of the Board was to postpone action on your request pending submittal of redesign that incorporates comments from the Board members at the hearing, including the installation of story poles and presentation of a 3-D model. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/23/2014

Property Owner of Record: 511 PDP, LLC

Applicant/Agent Name: Architectural Alliance, Eric Enfield

Contact Person Phone Number: (505) 988-5269

Site Address: 511 Read Rd Peralta

Proposed Construction Description: 4 Residential Units

TOTAL ROOF AREA: 6585 ±

Zoning District: R-21

Overlay: ☐ Escarpment ☐ Flood Zone* ☒ Other: Historic Eastside

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☒ Development Plan ☒ Building Plans
☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☒ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector** ☒ Visibility Triangle Required

Use of Structure: ☒ Residential ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes All Altered, All under 30%

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage: 40 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: _____
2nd Front? _____
Proposed Rear: 15' Minimum: 4'
Proposed Sides: L 5' R 0' Minimum: _____

Height: Proposed 23'
Maximum Height: 27' or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 10 Accessible 0
Minimum: 8 Not required.

Bicycle Parking:**
Proposed: NA Minimum: NA
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Eric Enfield
PRINT NAME [☐OWNER ☐APPLICANT ☒AGENT]

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE 4/23/2014 DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: __/__/__
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

Zoning Approval:

☐ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: FHN was held 4-17-14
Development Plan app will be submitted 4-28-14

REVIEWER: _____ **DATE:** 4/23/14

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: May 27, 2014

TO: Historic Districts Review Board Members

FROM: David Rasch, Supervising Planner in Historic Preservation DR

CASE # H-14-034

ADDRESS: 511 Paseo de Peralta
Historic Status: NA
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
____ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff defers to the Board regarding the measurement of height and architectural style of the building which shall comply with Sections 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

511 Paseo de Peralta is a 16,449 square foot vacant lot in the Downtown & Eastside Historic District. The applicant proposes to construct four residential units in two above-grade structures totaling 11,476 square feet and a 4,340 square foot sub-grade parking structure to the maximum allowable height of 23' on the street-facing elevation. The west elevation of the structure shows a height of 30' from cut grade to top of parapet. The above grade structures overlap the garage which is placed in a lot cut. The two elevator overruns and chimneys are not applicable to the height measurement. However, the more centrally located elevator shaft is much smaller than the tall mass and it is unclear what else is enclosed in this tall space. Windows in this mass are located nearer than 3' to a corner and an exception has not been requested.

The applicant states that the architectural design is Recent Santa Fe Style with varied massing, stuccoed and stone facing, flat roof overhangs that do not exceed 30", metal windows, metal eyebrows over windows and metal portals, and metal gates. The street-facing stone wall will be reduced in height to meet traffic standards instead of relying on signage with flashing lights and a mirror.

ARCHITECTURAL ALLIANCE

April 30, 2014

Historic Districts Review Board
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: Paseo North
511 Paseo de Peralta

Dear Board Members and City Staff:

The applicant is intending to construct a new residential development on a vacant lot at 511 Paseo de Peralta. Two residential buildings are proposed, each with two dwelling units, for a total of 4 dwelling units on the site. Parking will be provided with a proposed underground parking structure.

The site, zoned R-21 Downtown & Eastside Historic District, is 0.3776 acres (16,449 square feet in size). The site is across the street from the Wells Fargo Bank. The site faces Paseo de Peralta to the south, which provides vehicular access. An historic house is on the lot east of the site. A parking lot is on the west adjacent lot. Single family residences and multi-family residences are located on the lots to the north of the site. The primary facades of the new development are the south elevations facing Paseo.

The Historic Preservation Division of the Land Use Department provided a maximum building height of 23'-0" for the site.

The site has been disturbed over the entirety of the site. An historic stone retaining wall fronts Paseo de Peralta at the curb line. The site originally sloped up to the north from this wall but has been leveled to form a plateau six to eight feet above street level. A precast concrete retaining wall was installed in 2007 at the north property line. Additional footings and walls are located parallel to and offset from the north retaining wall. These were constructed in 2007 to act as the rear walls for a 7 unit residential development that were permitted but abandoned prior to any significant work being completed.

The historic retaining wall will be lowered to a maximum of 3'-0" above the level of Paseo de Peralta to provide city required sight lines for residential traffic entering Paseo from the site. The historic rock will be salvaged and installed on the face of the parking structure. The north retaining wall will remain. The existing footings and walls, having been inspected by a structural engineer, will be incorporated into the new design.

A vehicular entrance is located at the southwest corner of the property at an existing curb cut. A 20' wide driveway turns into the underground parking structure which provides 2 spaces per unit and 2 guest parking spaces. The parking structure is approximately 2' below the street level. To avoid mechanically venting the garage, the structure has openings on the west and south facades for natural ventilation. A pedestrian stair steps down into the garage. Stairs to the plaza above are adjacent to the garage stairs. Two private residential elevators serve each of the residential building.

The parking structure is visible only on the south (street facing) and west facades. The south façade varies in height from 4' down to 0' and will be faced with stone reclaimed from the historic street retaining wall and new stone compatible with the historic stone. The south façade has ventilation wells capped with security grates hidden from view.

The west façade will be faced with stone and stucco. The façade has a 20' wide auto entrance secured with a steel grille and a ventilation opening with a grate to match the auto entrance grille.

Residential Building One is located at the rear of the property. Building Two is located at the east property line and southeast corner of the site. Both buildings face a landscaped plaza above the parking structure located along the south property line. The primary entrances to the residential units are shielded with a courtyard wall and portal. Private outdoor space is located behind each unit and have portals and courtyard walls matching the front of the building.

The facades of the residential buildings are designed to meet the criteria of Recent Santa Fe Style outlined in the Santa Fe City Code Chapter XIV Land Development Historic Districts14-5.2 (E) (2) as follows:

- No building shall exceed 2 stories in height on any façade.
- The combined area of doors and windows on publicly facades shall not exceed 40%.
- No less than 80% of the surface finish on a publicly visible façade shall be stucco. The balance may be natural stone, brick, wood, or other materials subject to approval.
- No cantilevers shall be allowed except over projecting vigas, beams, corbels, or as part of the roof treatment. Flat roof overhangs shall not exceed 30".
- Walls shall be of one uniform earthen color, with the exception that walls under portals may be of a different color.
- Windows to be true divided lite with a maximum glazing dimension of 30".
- Height restrictions may be exceeded by up to 4' for elevator over runs and chimneys per 14-7.1 (C) (2) and 14-5.2 (D) (9) (c) (ii) allows up to 4' height increase for sloping site.

The primary material on the residential building facades will be stucco. Stone veneer will accent the elevator over runs and one stair tower on Building Two.

The columns of the portals will be stone veneer. The main beam and rafter beams of the portals will be tube steel. The stepped fascia of the flat portal roof will be metal.

Courtyards at the front and rear of the buildings will be approximately 48" high and have a stucco finish to match the buildings. Courtyard gates to be steel.

Parapets are treated in two methods. The higher roofs have a true parapet capped with a metal coping. The lower roofs have a flat overhang that extends 30" from the face of the building. The overhang is supported with rectangular steel beam ends with a stacked steel fascia above. Windows on the facades with the true parapet have overhangs similar to the flat roof detail.

The following summarizes the proposed finishes for Paseo North.

Proposed Finishes:	
South street side retaining wall:	Existing stone to remain (lower wall height and reuse stone on garage facade).
UNDERGROUND PARKING STRUCTURE	
Stone:	Reuse stone salvaged from historic retaining wall. New stone to be compatible to reclaimed stone in size, color, texture, and pattern.

Stucco:	El Rey 212 Madera
Windows (venting grilles):	Venting openings (vertical on west façade, horizontal on south) to be galvanized steel welded bar grate 1" x 4" openings, painted to match stucco.
Doors (auto access door):	Overhead segmented open steel grilles to match window venting grilles.
BUILDING ONE (North Building)	
Stucco:	El Rey 135 Sahara
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.
BUILDING TWO (South Building)	
Stucco:	El Rey 212 Madera
Stone:	El Dorado Stone "Shadow Rock – Chesapeake".
Doors:	True divided lite "French" doors with metal exterior finish. Kolbe "Gingersnap"
Windows:	True divided lite with metal exterior finish. Kolbe "Gingersnap"
Portal Columns:	Stone
Portal Structure & Roof:	Tube steel beam and rafter beams. Built up metal clad fascia. All steel to be dark bronze. Exposed wood decking on underside of portals to be Sherwin-Williams SW 3503 "White Birch" semi-transparent stain.
Flat Roof Overhangs:	Steel beam ends. Built up metal clad fascia. All steel to be dark bronze.
Parapet Roofs:	Straight parapets with steel coping flashing. All steel to be dark bronze.
Elevator Over-run:	Stone veneer and flat roof overhangs.

The applicant looks forward to presenting the project to the Historic Districts Review Board at the regular meeting of May 27, 2014. Please contact us with any questions you may have.

Sincerely,

Eric P. Enfield, AIA
President, Architectural Alliance Inc.

Sharon Woods
Chairman, Historic Districts Review Board
Re: Architectural Alliance's project on Paseo de Peralta at Washington Ave.

As president of The Old Santa Fe Association, I think it wise of me to clarify the association's position on the project in question. Mr. Enfield was gracious enough to show Marilyn Bane and me the project as planned. He, then, sent representatives to explain the project to our board, last week, which they did in some detail. All this was much appreciated. However, because of a long and pressing agenda, the board did not long discuss nor did it take a vote on the project. Thereby, although some of our board members expressed doubts concerning the project, the association can take no stance on it, pro or con.

I trust this is clear, if not, please feel free to contact me.

John Pen La Farge

Proposed Multi-Family Development
PASEO NORTH

511 Paseo de Peralta, Santa Fe, New Mexico

Building Criteria

OWNER:	511 PDP, LLC
SITE:	511 Paseo de Peralta, Santa Fe, New Mexico
CONSTRUCTION STYLE:	Recent Santa Fe Style
UTILTIES:	Sewer: City Sewer / Water: City Water / Gas: Natural Gas Service PNM
SOILS:	Owner to provide from prior development studies

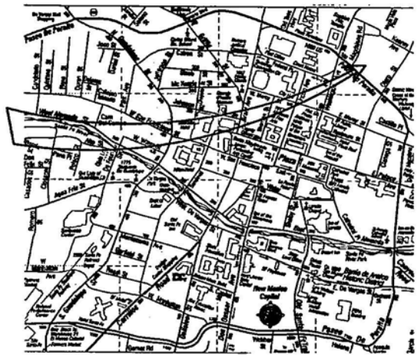
Land Development Criteria Santa Fe City Code

ZONING:	R-21 / Downtown & Eastside Historic District
MAXIMUM GROSS DENSITY:	21 dwelling units per acre
PROPOSED GROSS DENSITY:	4 dwelling units
MINIMUM LOT SIZE:	Multi-family (as required by maximum gross density)
MINIMUM YARD REQUIREMENTS:	Front: 7 feet (20 feet for garage or carport) Side: 5 feet (14' max. bldg. ht. within 10' of property line) (0 with agreement) Rear: 15 feet (0 with agreement)
MAXIMUM LOT COVERAGE:	40% (70% if private open space is provided) Multi-family less than 6 units
EXISTING LOT SIZE:	+/- 0.3776 Acres (16,449 Square Feet)
LOT COVERAGE (PROPOSED):	6,585 sf/16,449 sf = 40.0% (allowed = 40% / 70% with private open space)
ALLOWABLE BUILDING HEIGHT:	23'-0" maximum height (historic districts calculation provided by City) Height Table 14-7.2-1 Note 6: Within 10' of side or rear property line, no point of structure shall be greater than 14' above finish grade; within 15' of side or rear property line, no point of structure shall be 24' above finish grade Per 14-7.1 (C) (2) height limitations may be exceeded by up to 4' for chimneys, elevators, and other non-freestanding structures not intended for human occupancy Per 14-5.2 (D) (9) (c) (ii) (F) the Board may increase the allowable height for proposed buildings on sloping sites (natural grade slope exceeds 2' measured along the proposed foundation) up to 4' in increased height as measured at the streetscape. Building stepbacks from street required.
HEIGHT STANDARDS (14-5.2 (D) (9)):	Height is distance measured between highest part of structure and existing or new grade (whichever is more restrictive) at midpoint of street facing facade
PARKING REQUIREMENTS:	2 spaces / dwelling unit (attached dwelling unit, 2 to 5 units) 8 residential & 2 guest spaces provided
DRIVEWAYS:	14'-0" min. width (private driveways), 11% max. slope 20'-0" wide driveway provided 28'-0" min. inside radius for emergency response access
YARD WALL MAXIMUM HEIGHTS:	6'-0" (confirm with historic wall calculation)
PRIVATE OPEN SPACE:	Provide min. 30% of gross floor area, 12' min. dimension

Building Code Information 2009 IBC/IRC

PROPOSED USE:	Construct 4 dwelling units in two buildings (2 duplexes) with underground parking structure.
OCCUPANCY TYPE:	R-3 Residential (1 to 2 dwelling units) S-2 Parking Structures
OCCUPANCY SEPARATION:	2 hour (non-sprinklered), 1 hour (sprinklered)
SHAFT ENCLOSURES:	1 hour rated (less than 4 floors)
FIRE SPRINKLERS:	Residences to be fully sprinklered with NFPA 13-D system
FIRE RESISTANT CONSTRUCTION:	Townhouses, each town house shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section 302.
ACCESSIBILITY REQUIREMENTS:	Per IRC Section R320, dwelling units are required to be accessible if there are 4 or more dwelling units in a single structure. NOT APPLICABLE TO PROJECT.
PARKING STRUCTURES:	Open parking structures shall be Type I, II, or IV construction. Provide uniformly distributed openings on 2 or more sides. Opening size to be 20% or more of perimeter wall area. Aggregate length of openings to be 40% of total wall length. Otherwise, provide mechanical ventilation.

SITE



Vicinity Map

NORTH
N.T.S.

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Cody North
505.699.9658
buildnorth@gmail.com
truenorthbuilders.com

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Building Areas

UNIT BUILDING AREAS

UNIT-1	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,260 SF	140 SF	1,400 SF
2ND FLOOR	1,000 SF	320 SF	1,320 SF
TOTALS	2,260 SF	460 SF	2,720 SF

UNIT-2	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,205 SF	100 SF	1,305 SF
2ND FLOOR	1,020 SF	230 SF	1,250 SF
TOTALS	2,225 SF	330 SF	2,555 SF

UNIT-3	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,090 SF	75 SF	1,165 SF
2ND FLOOR	1,540 SF	245 SF	1,785 SF
TOTALS	2,630 SF	320 SF	2,950 SF

UNIT-4	HEATED	NON-HEATED	TOTAL
1ST FLOOR	1,655 SF	265 SF	1,920 SF
2ND FLOOR	1,330 SF	0 SF	1,330 SF
TOTALS	2,985 SF	265 SF	3,250 SF

GROSS FLOOR AREA: (1ST & 2ND FLOORS) 11,475 SF

PARKING STRUCTURE AREA: 4,340 SF

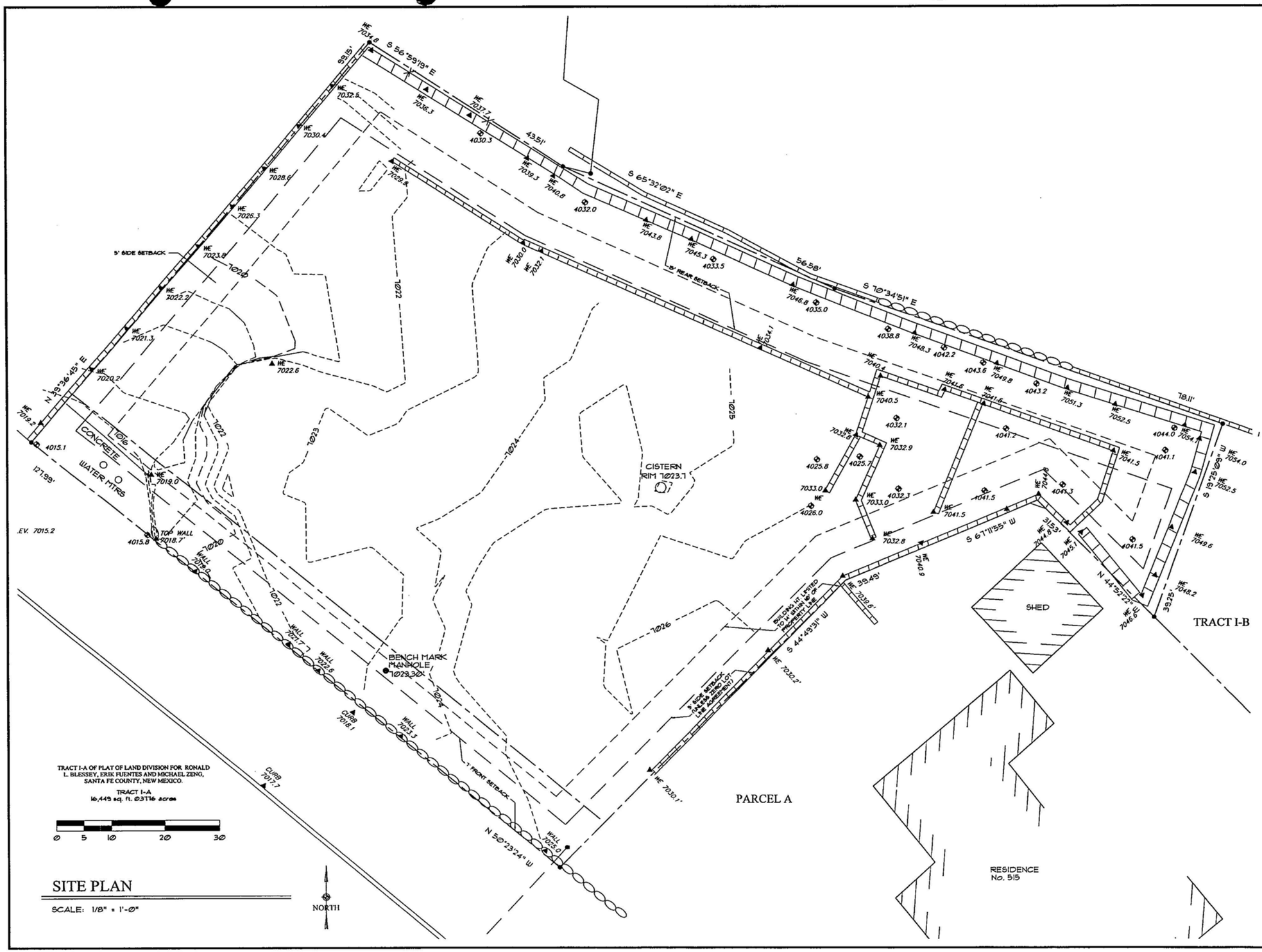
Drawing Index

C-O	COVER SHEET
C-1	EXISTING SITE PLAN
A-1	PARKING GARAGE FLOOR PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	STREET SCAPE EXTERIOR ELEVATIONS
A-5	BUILDINGS 1 & 2 EXTERIOR ELEVATIONS
A-6	BUILDING 2 EXTERIOR ELEVATIONS
A-7	BUILDING 2 EXTERIOR ELEVATIONS
A-8	BUILDING SECTIONS

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PLANNING COMMISSION & HISTORIC DISTRICTS REVIEW BOARD SUBMITTAL DRAWINGS
DRAWINGS DATED: APRIL 28, 2014
ARCHITECT'S PROJECT NUMBER 13-38

PASEO NORTH 511 PASEO DE PERALTA



TRACT I-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT I-A
16,449 sq. ft. Ø3776 acres

0 5 10 20 30

SITE PLAN

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

NORTH

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511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

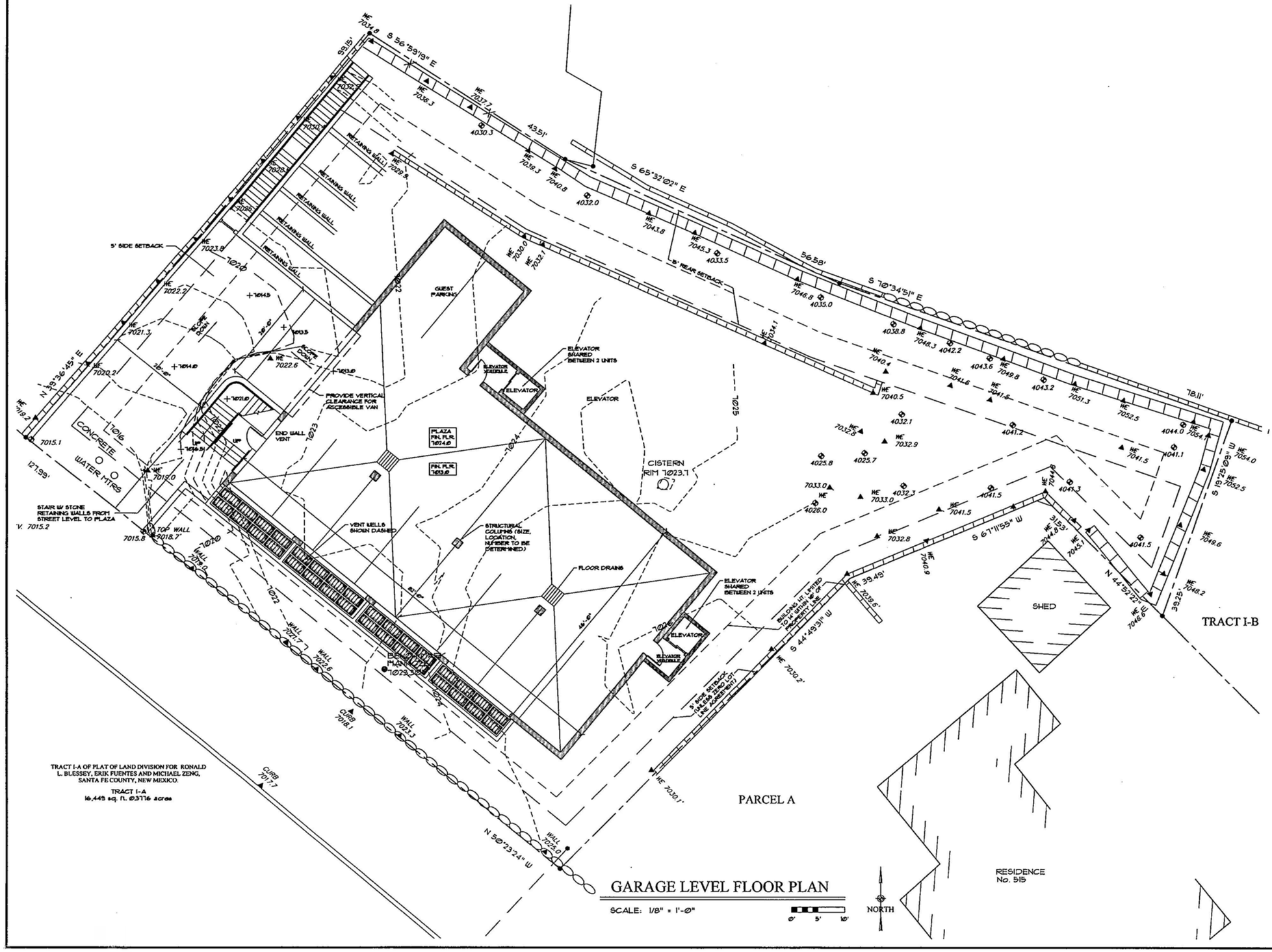
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1



GARAGE LEVEL FLOOR PLAN

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

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

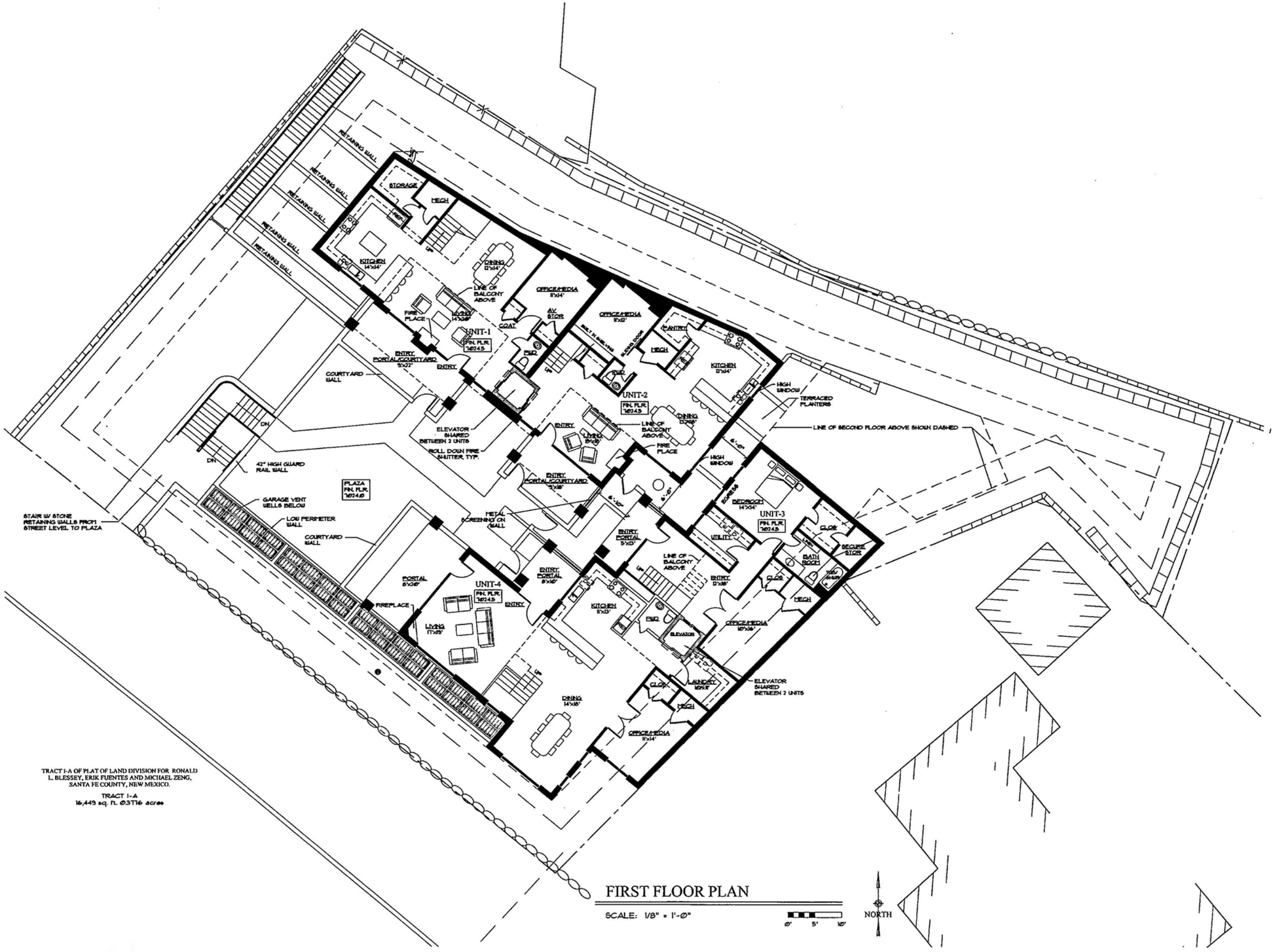
PROJECT NO.	13-38		
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE

PARKING GARAGE PLAN

SHEET NO.

A-1



ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-3369
FAX 505-986-1270
E-MAIL architecturalalliance@archalliac.com
WEBSITE www.archalliac.com

TRUE NORTH BUILDERS LLC
Cody North
505.699.9654
buildnorth@gmail.com
truenorthbuilders.com

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KEY PLAN

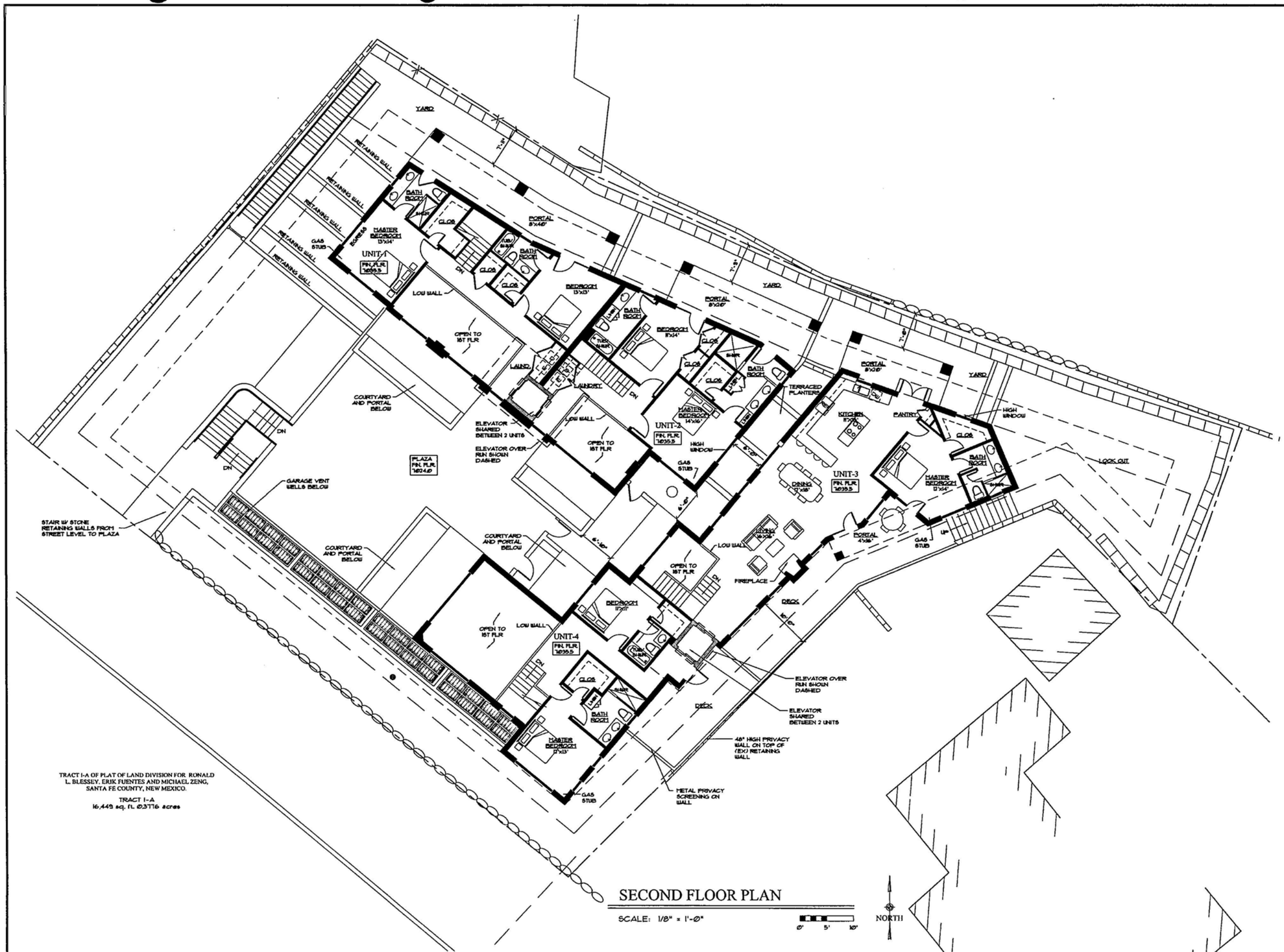
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE
FIRST FLOOR PLAN

SHEET NO.
A-2



TRACT 1-A OF PLAT OF LAND DIVISION FOR RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG, SANTA FE COUNTY, NEW MEXICO.

TRACT 1-A
16,449 sq. ft. ∅.3776 acres

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-∅"

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE INC

612 OLD SANTA FE TRAIL
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

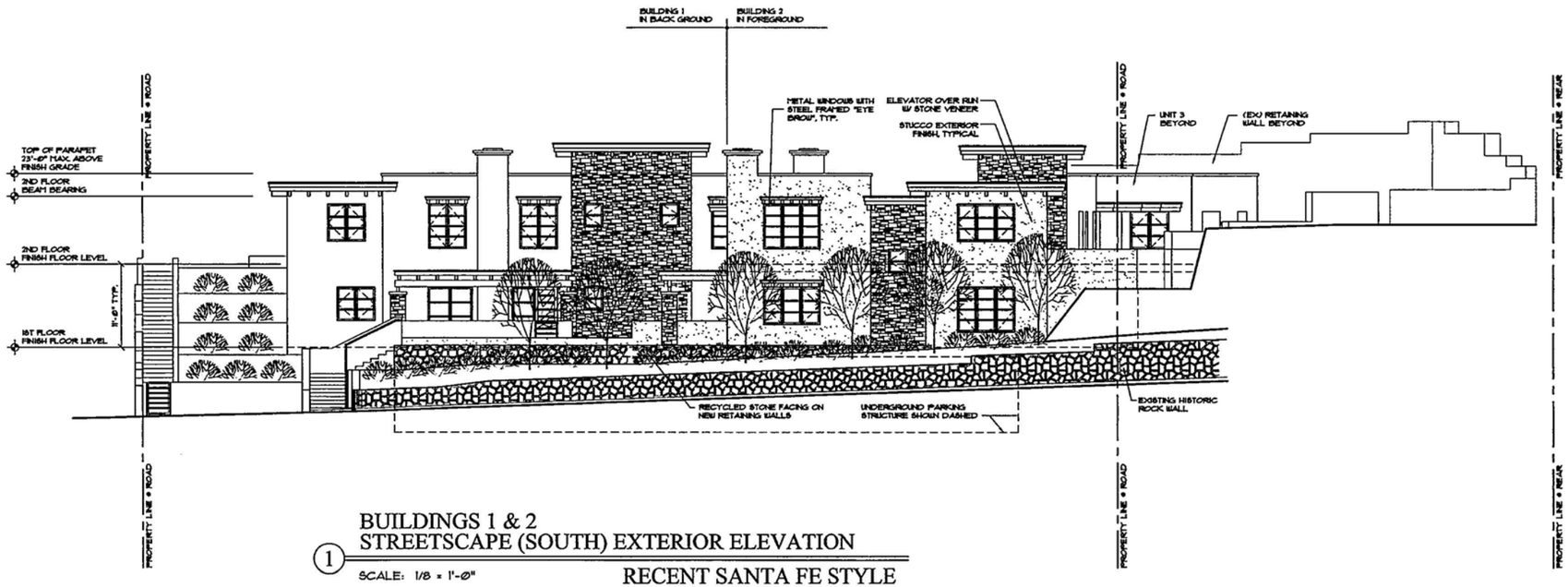
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

SHEET TITLE
SECOND FLOOR PLAN

SHEET NO.
A-3

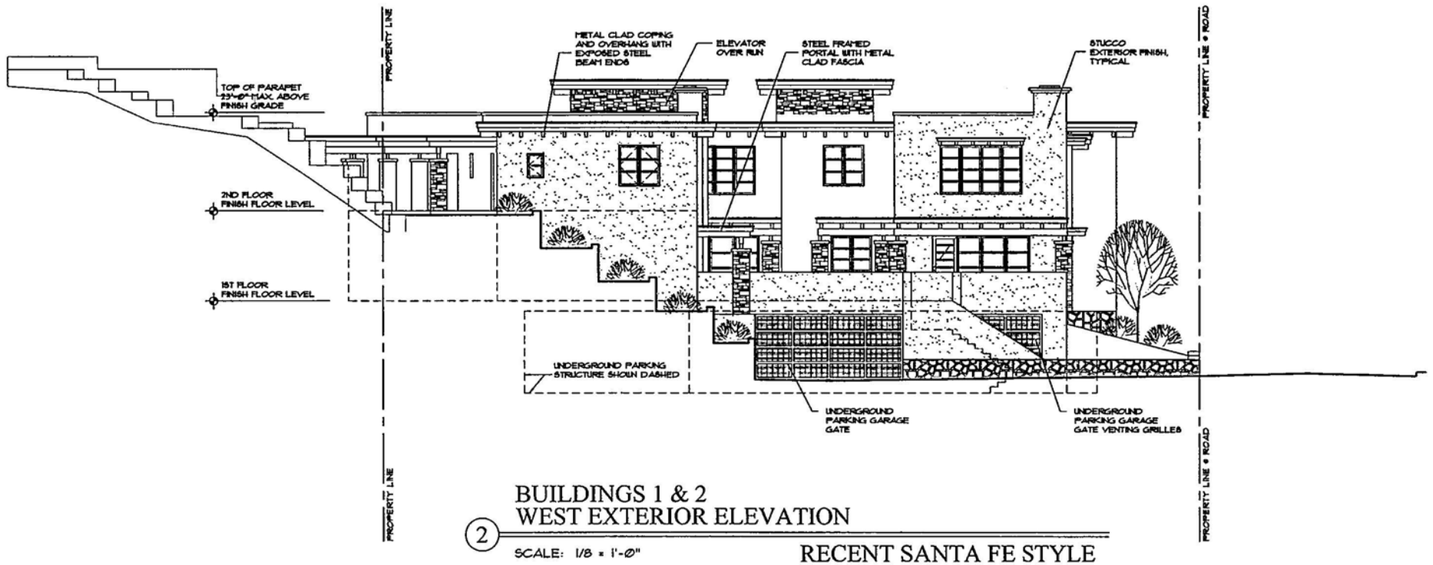


BUILDINGS 1 & 2
STREETSCAPE (SOUTH) EXTERIOR ELEVATION

1

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



BUILDINGS 1 & 2
WEST EXTERIOR ELEVATION

2

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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KEY PLAN

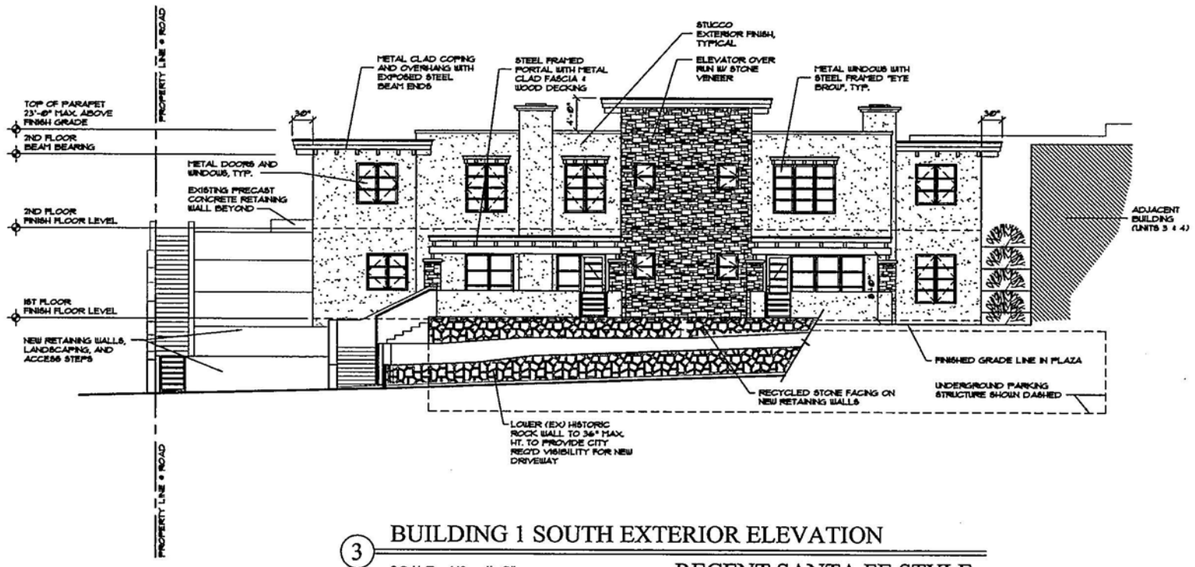
PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO.	13-38		
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

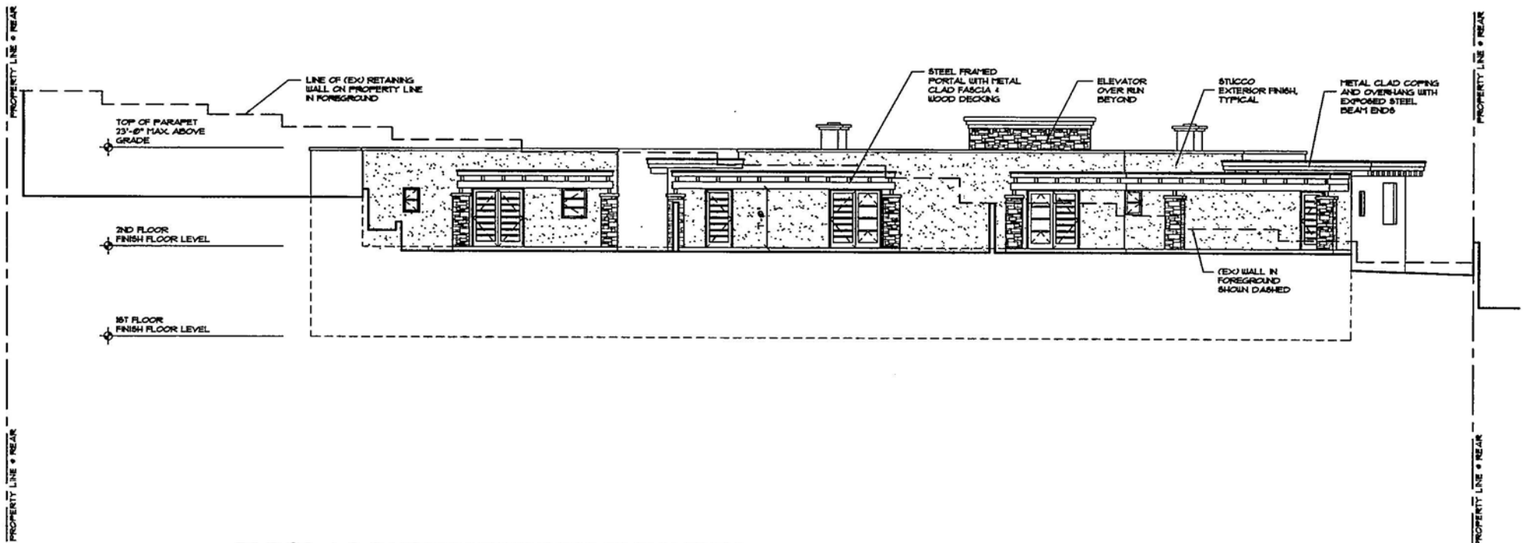
SHEET TITLE:
PROPOSED STREET SCAPE EXTERIOR ELEVATIONS

SHEET NO.
A-4



3 BUILDING 1 SOUTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE



4 BLDGS. 1 & 2 NORTH EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0" RECENT SANTA FE STYLE

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KEY PLAN

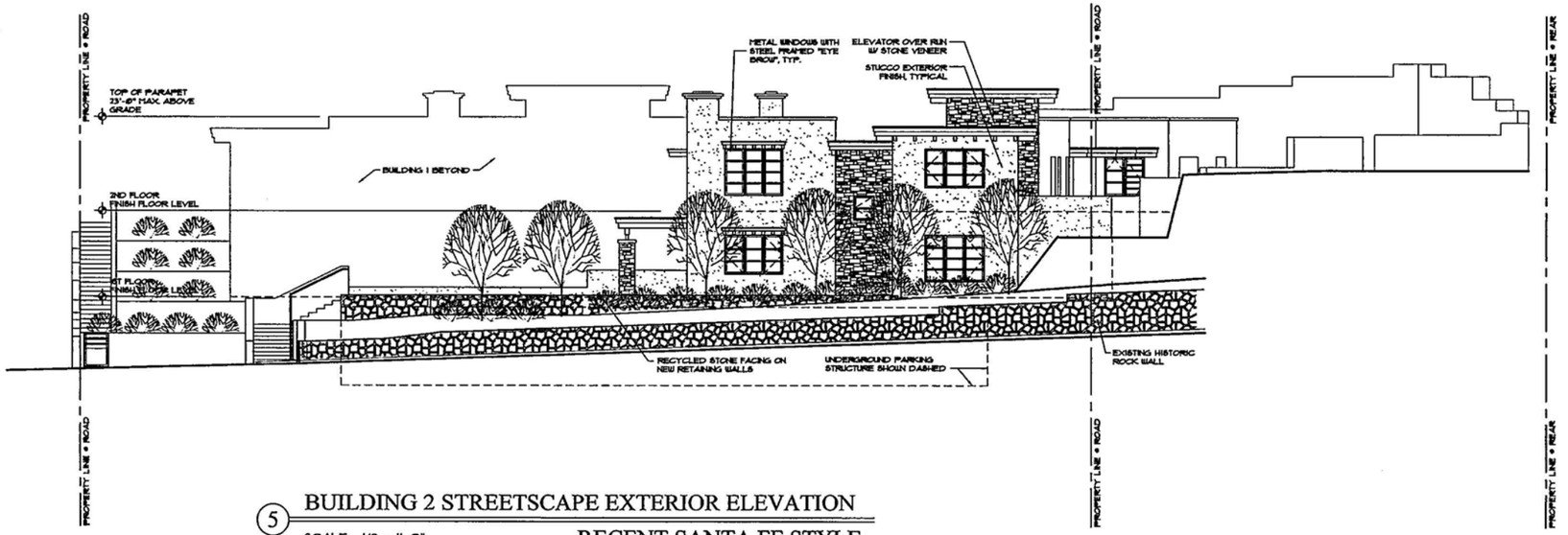
PROJECT TITLE

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511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO.	13-38		
CHECKED BY	EE	DATE	4/28/14
DRAWN BY	STAFF	DATE	4/28/14

SHEET TITLE
PROPOSED BUILDINGS 1 & 2 EXTERIOR ELEVATIONS

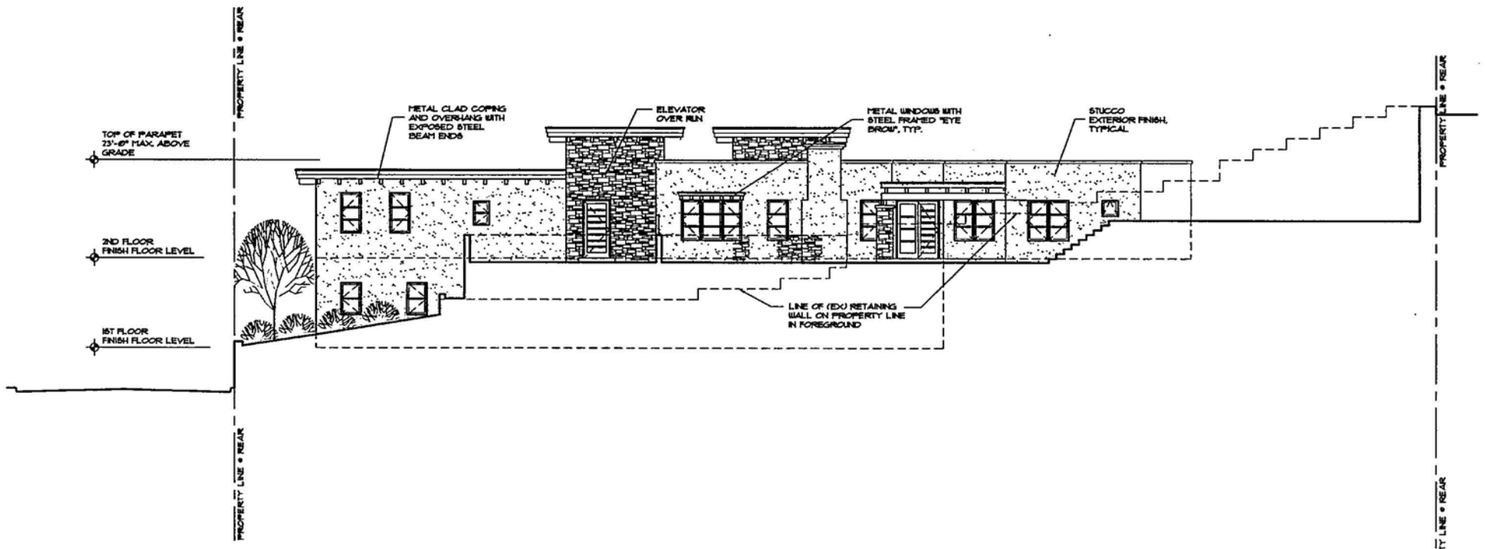
SHEET NO.
A-5



5 BUILDING 2 STREETSCAPE EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE



6 BUILDING 2 EAST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO.	13-38
CHECKED BY EE	DATE 4/28/14
DRAWN BY STAFF	DATE 4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

SHEET NO.

A-6



7 BUILDING 2 WEST EXTERIOR ELEVATION

SCALE: 1/8 = 1'-0"

RECENT SANTA FE STYLE

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PROJECT TITLE

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SANTA FE, NEW MEXICO

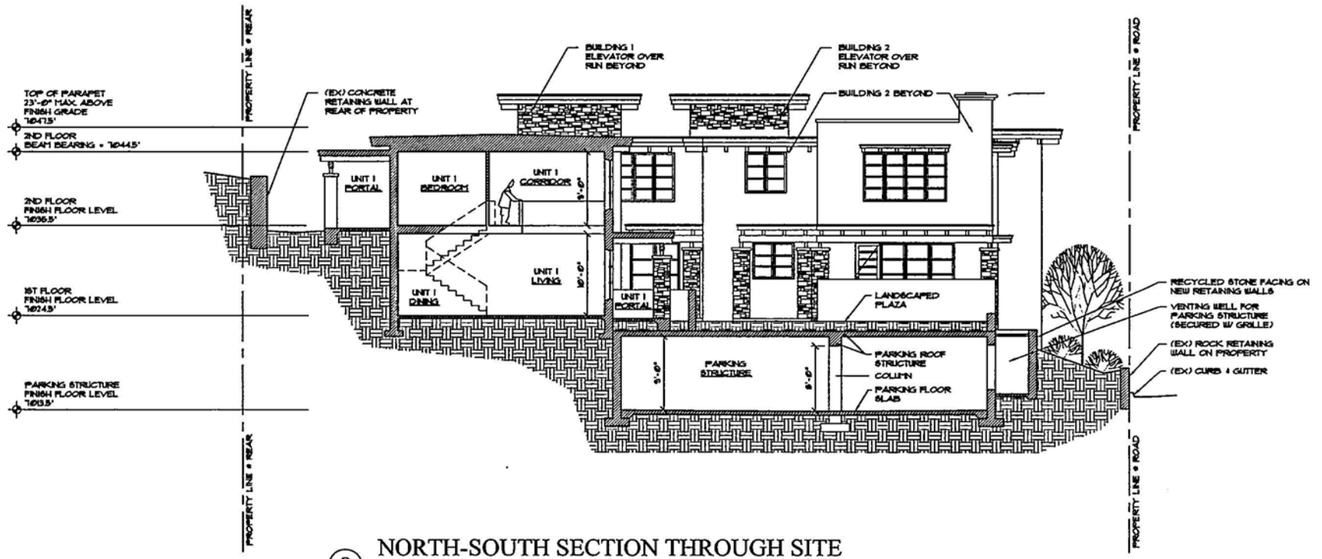
PROJECT NO.	13-38
CHECKED BY EE	DATE 4/28/14
DRAWN BY STAFF	DATE 4/28/14

SHEET TITLE

PROPOSED BUILDING 2 EXTERIOR ELEVATIONS

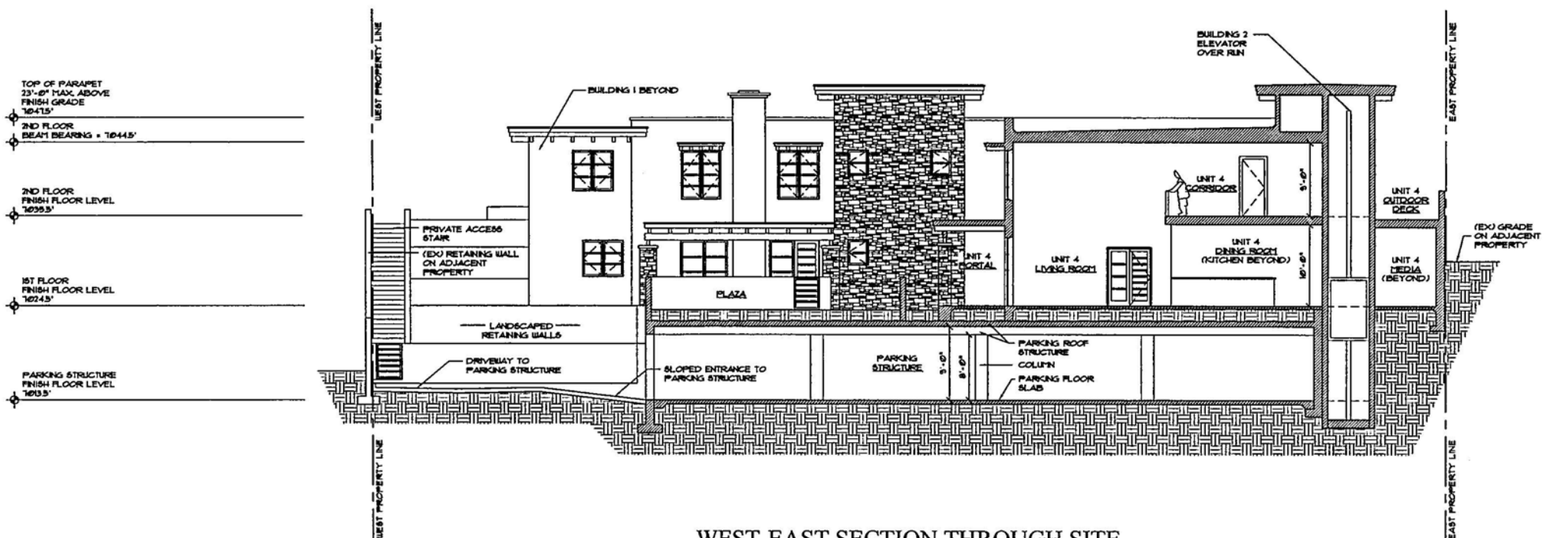
SHEET NO.

A-7



8 NORTH-SOUTH SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"



9 WEST-EAST SECTION THROUGH SITE

SCALE: 1/8 = 1'-0"

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KEY PLAN

PROJECT TITLE

PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	4/28/14
DRAWN BY	RW	DATE	4/28/14

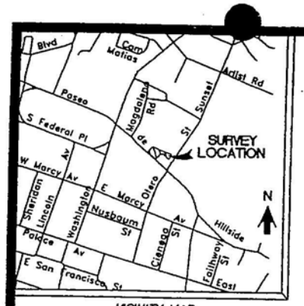
SHEET TITLE
PROPOSED BUILDING SECTIONS

SHEET NO.
A-8

PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

589037



VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'

0 10 20 40 50

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PS 9758)
- Power poles.
- Fences.
- Walls.
- Concrete.
- Private Ingress/Egress & Utility easement

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) WGS 84 GEODETIC, LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG"... RECORDED IN PLAT BK. 560 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT. REFERENCE SURVEY "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0003-C. ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT, DATED 19 MAY, 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

8.) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15%. PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

CERTIFICATE

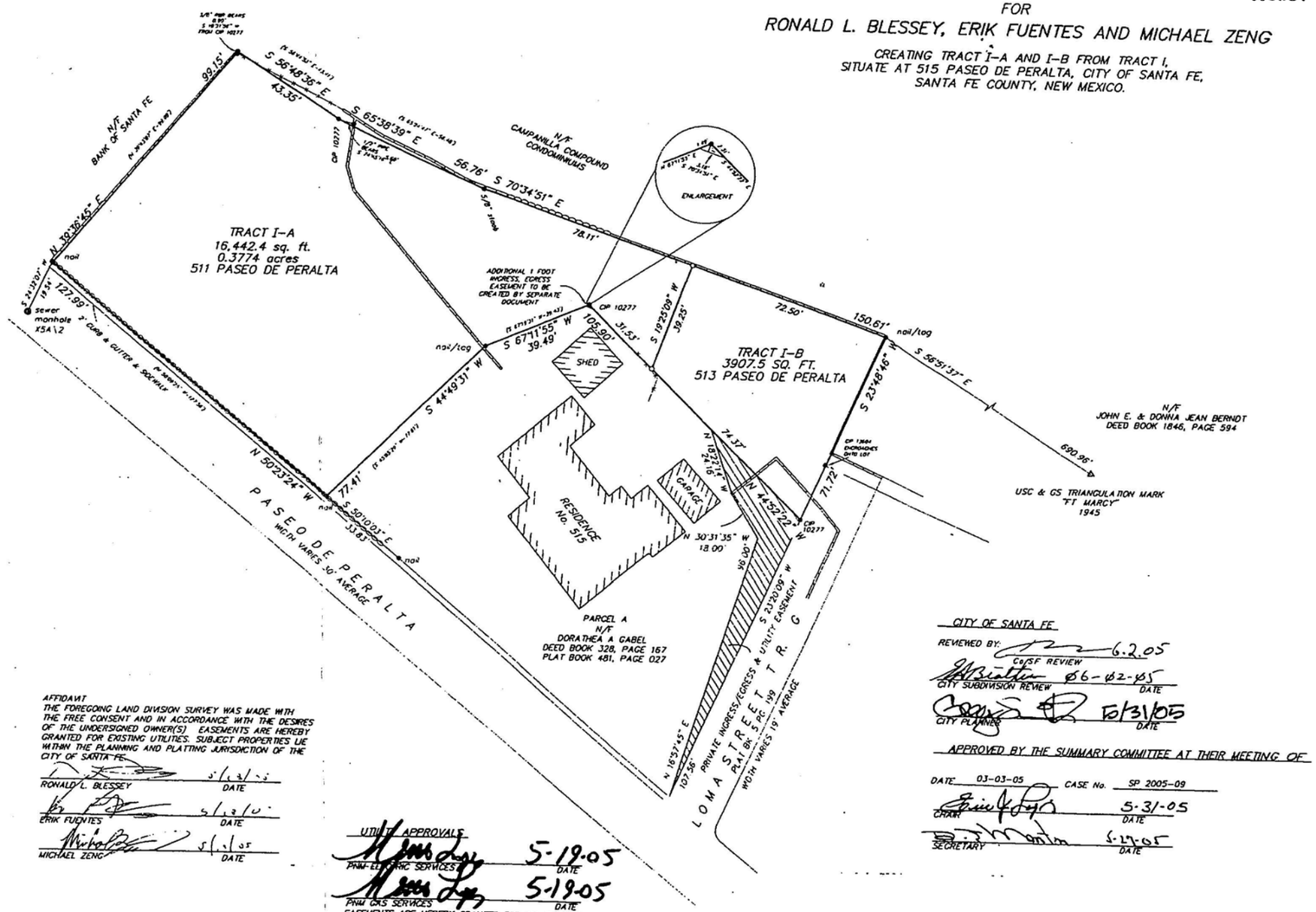
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

Philip B. Wiegel 19 November, 2004

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/13/05 DATE

ERIK FUENTES — 5/13/05 DATE

MICHAEL ZENG — 5/13/05 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES 04/19/08

OFFICIAL SEAL
Mae Perea
NOTARY PUBLIC
STATE OF NEW MEXICO

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24/05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY:

Co/S.F. REVIEW — 6.2.05

CITY SUBDIVISION REVIEW — 06-02-05 DATE

CITY PLANNER — 5/31/05 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — 5-31-05 DATE

SECRETARY — 6-17-05 DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2ND day of JUNE A.D. 20 05 at 15:51 o'clock P m., and was duly recorded in Book 504 Page 039 of the records of Santa Fe County.

SS 1382613

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

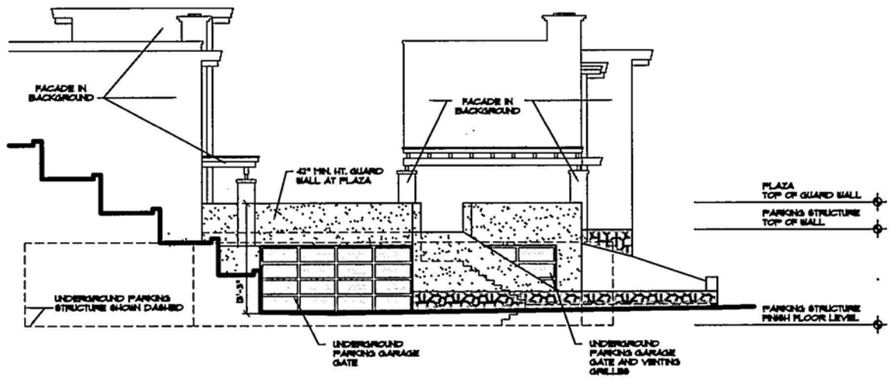
INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-099-360-302

SANTA FE COUNTY, N.M.

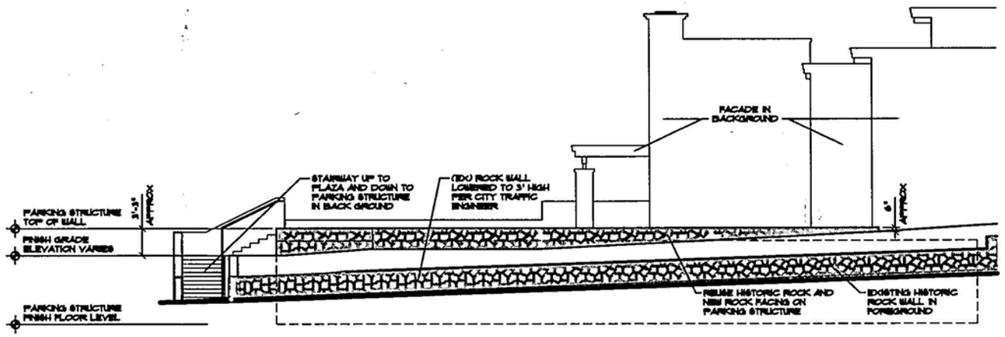
DEL RIO SURVEYS, INC.		
PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW	Date 11/29/04
	CHK DV	Sht. #2

27



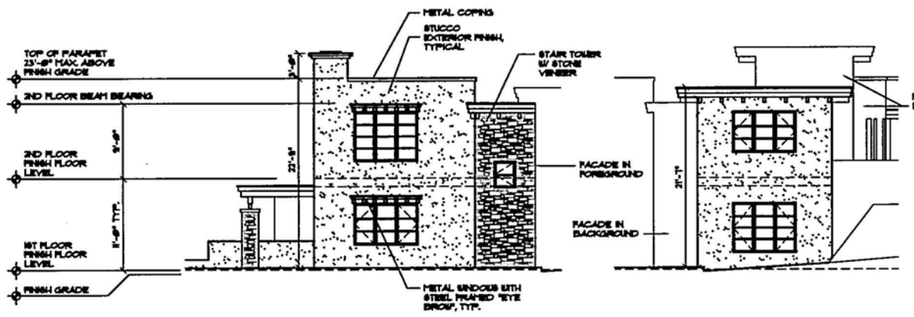
1 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



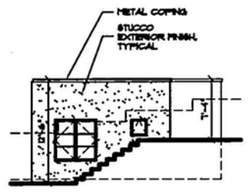
2 PARKING STRUCTURE FACADE

SCALE: 1/8 = 1'-0"



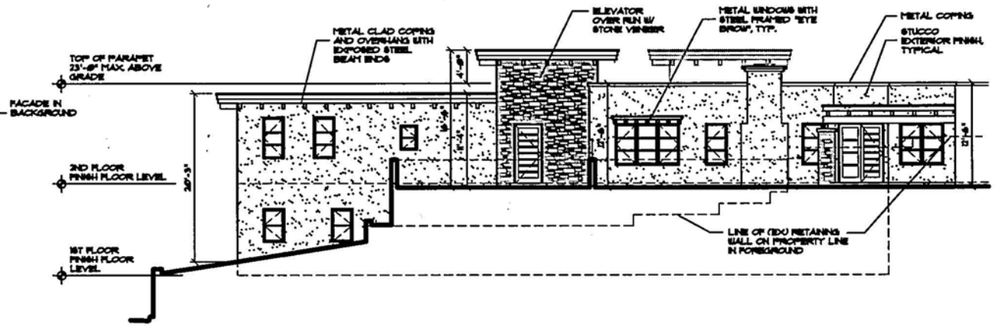
3 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



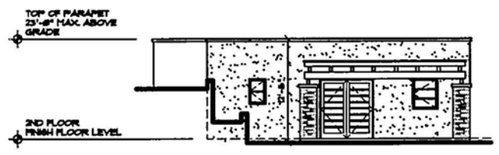
5B BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



4 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

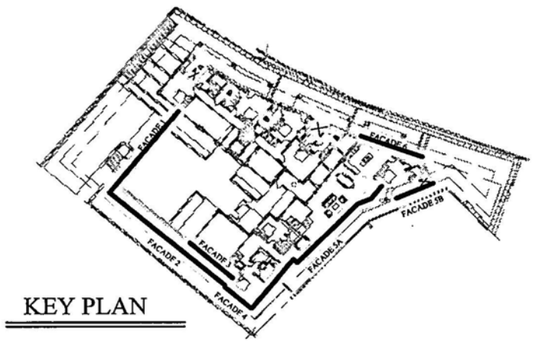


6 BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"

5A BUILDING 2 FACADE

SCALE: 1/8 = 1'-0"



KEY PLAN

FACADE: ONE WHOLE EXTERIOR FACE OR ELEVATION OF A STRUCTURE DEFINED AS INCLUDING AT LEAST AN EIGHT FOOT WIDTH THAT IS OFFSET FROM AN ADJACENT PLANE BY AT LEAST FOUR FEET (DEFINITION, CITY CODE OF SANTA FE CHAPTER 14)

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NO	REVISION/SUBMISSIONS	DATE

KEY PLAN

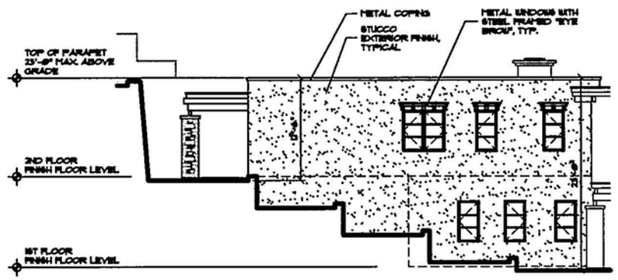
PROJECT TITLE
PASEO NORTH
511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

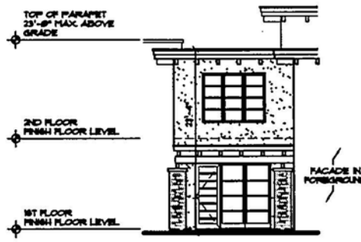
SHEET TITLE
EXTERIOR ELEVATION FACADE STUDIES

SHEET NO.
1



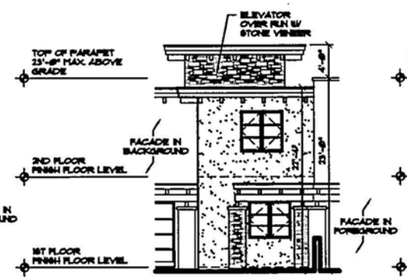
7 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



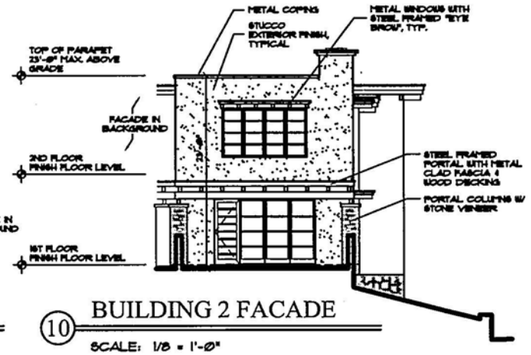
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SCALE: 1/8 = 1'-Ø"



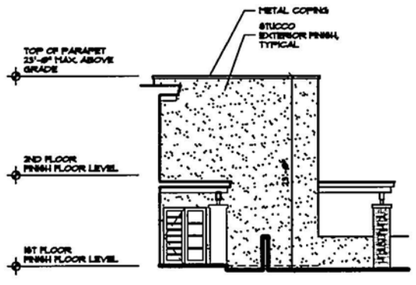
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SCALE: 1/8 = 1'-Ø"



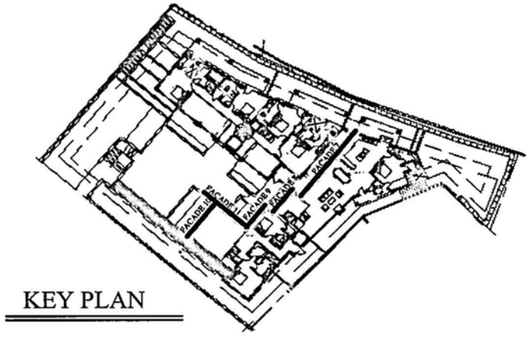
10 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



11 BUILDING 2 FACADE

SCALE: 1/8 = 1'-Ø"



KEY PLAN

ARCHITECTURAL ALLIANCE INC
612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270
E-MAIL architecturalalliance@archalliac.com
WEBSITE www.archalliac.com

TRUE NORTH BUILDERS LLC

Cody North

DO NOT SCALE DRAWINGS
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NO.	REVISION/SUBMISSIONS	DATE

KEY PLAN

PROJECT TITLE

PASEO NORTH

511 PASEO DE PERALTA
SANTA FE, NEW MEXICO

PROJECT NO. 13-38

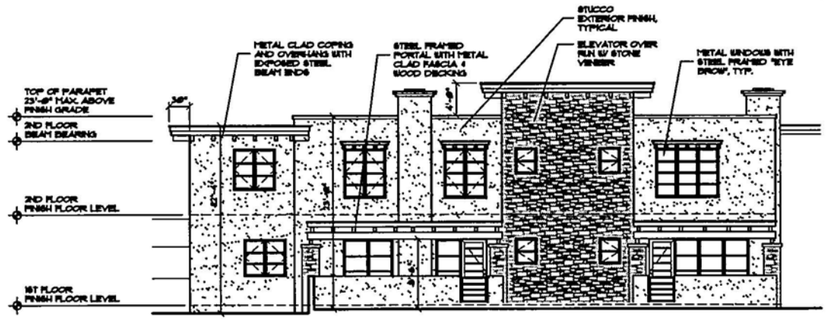
CHECKED BY	EE	DATE	5/27/14
DRAWN BY	STAFF	DATE	5/27/14

SHEET TITLE

EXTERIOR ELEVATION FACADE STUDIES

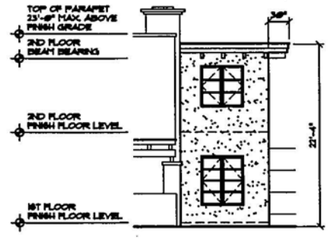
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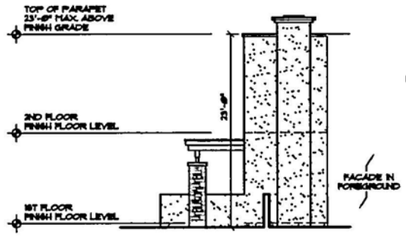
12 BUILDING 1 FACADE

SCALE: 1/8 = 1'-0"



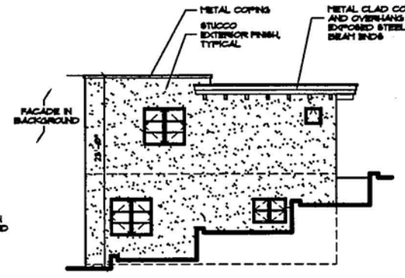
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SCALE: 1/8 = 1'-0"



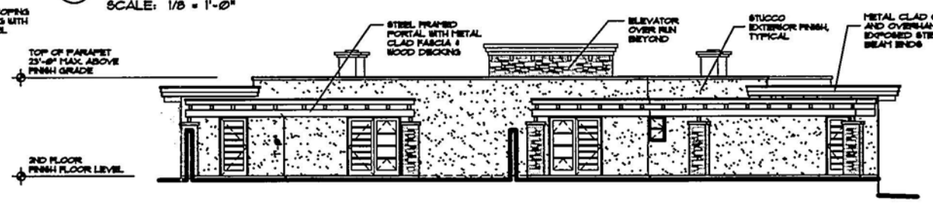
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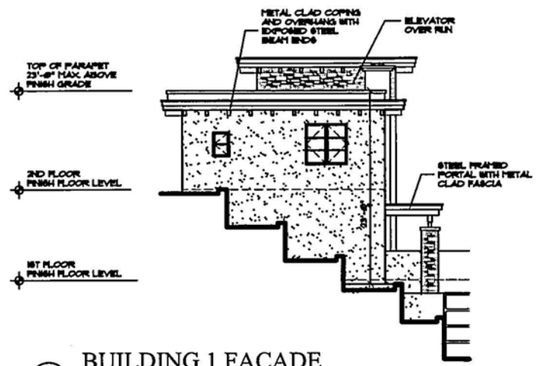
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SCALE: 1/8 = 1'-0"



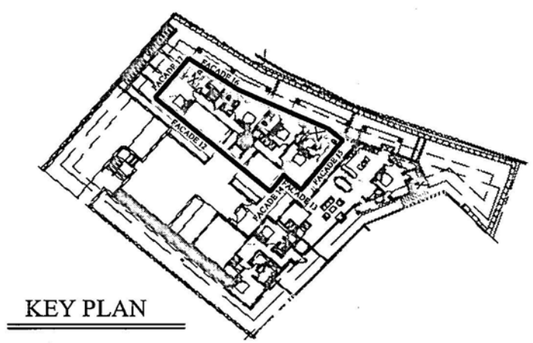
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SCALE: 1/8 = 1'-0"

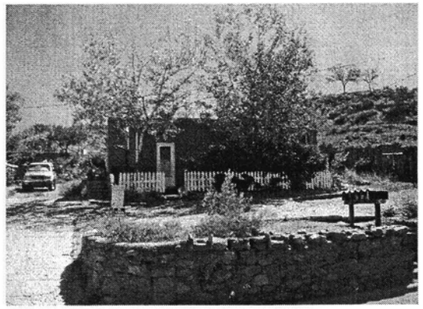
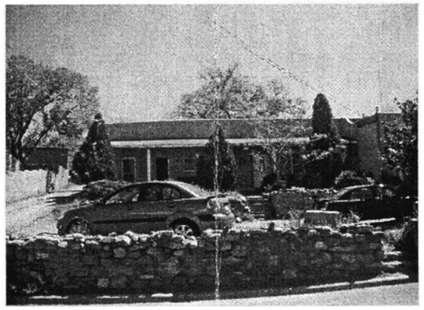
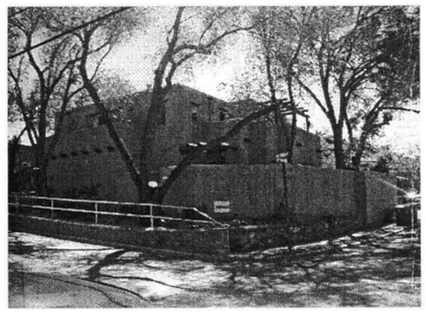
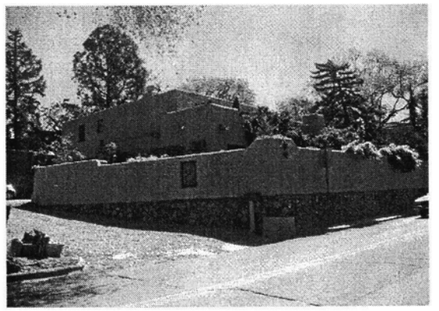
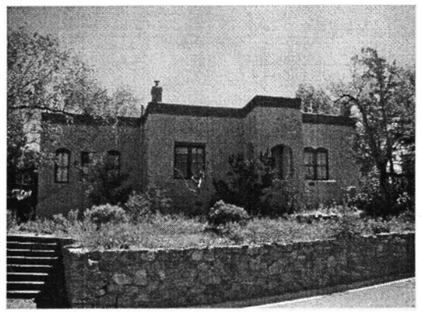
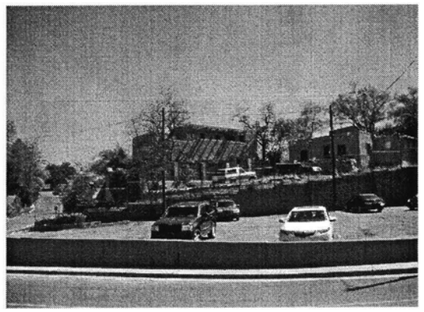
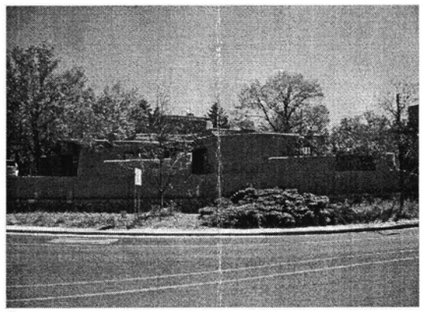


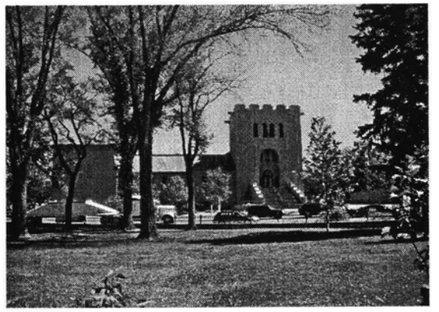
17 BUILDING 1 FACADE

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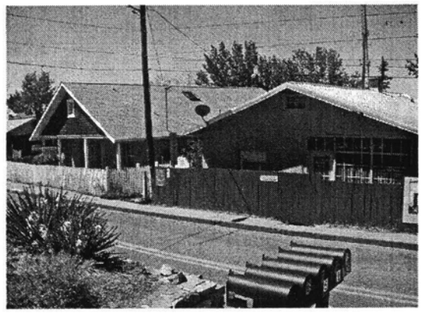
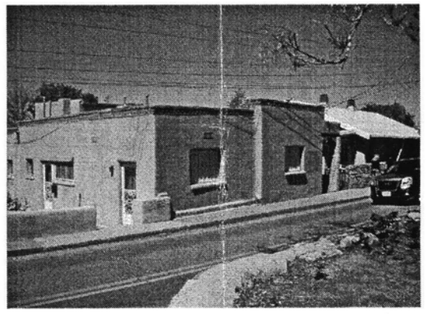
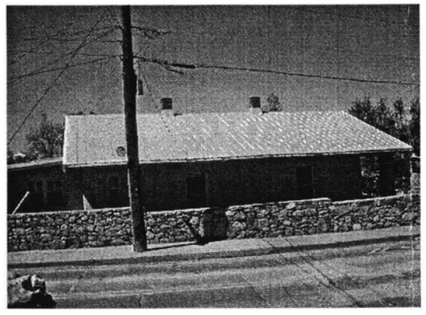
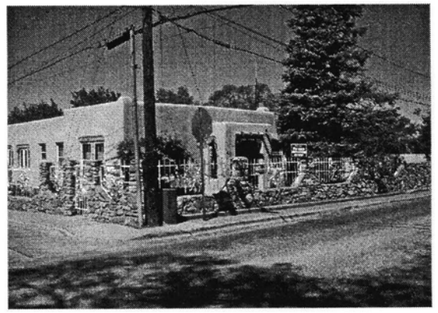
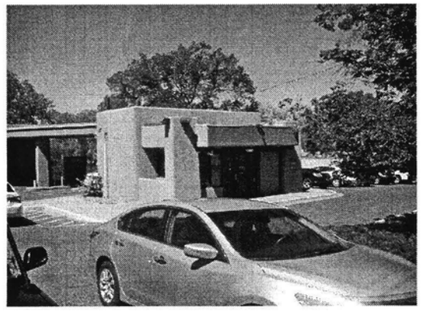
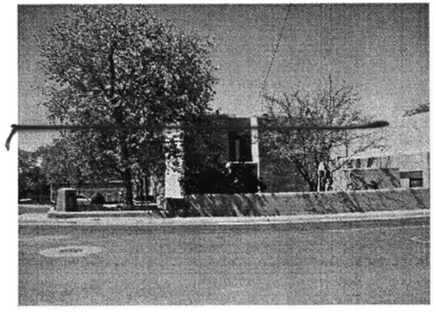
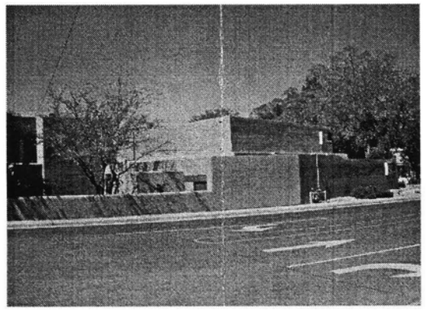
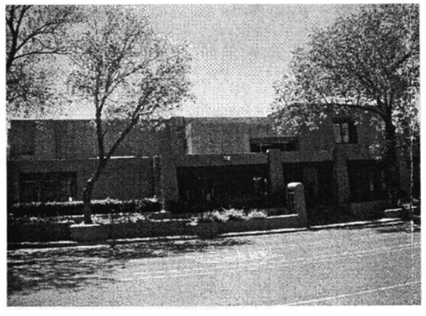
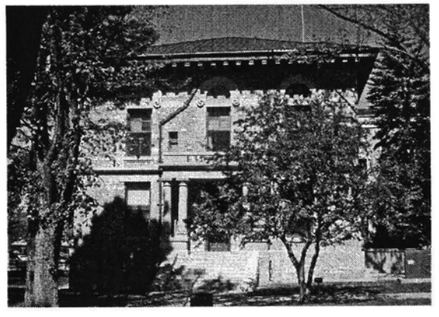


VIEWS LOOKING NORTH FROM PASEO DE PERALTA



VIEWS LOOKING SOUTH FROM PASEO DE PERALTA

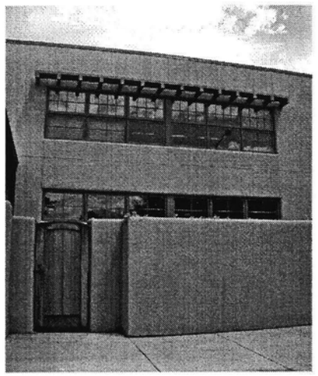
PASEO NORTH

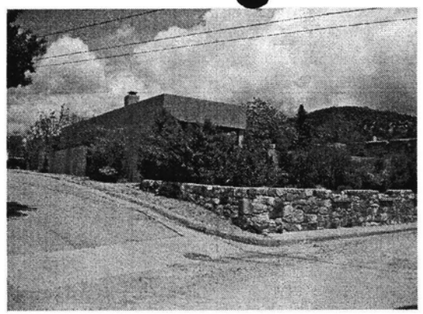
511 Paseo de Peralta

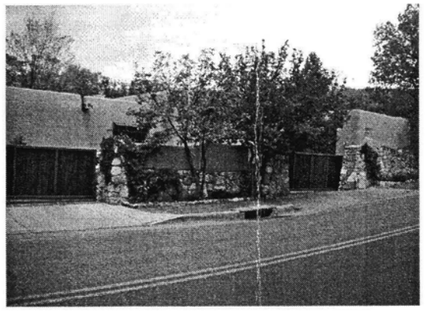
ARCHITECTURAL ALLIANCE INC

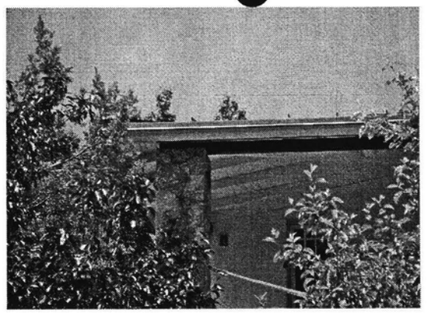
612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

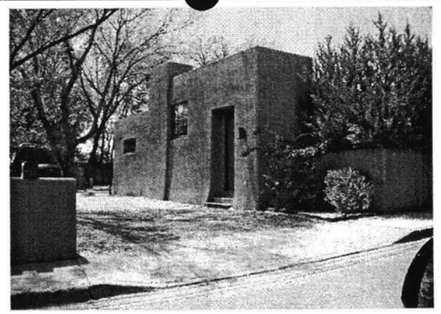
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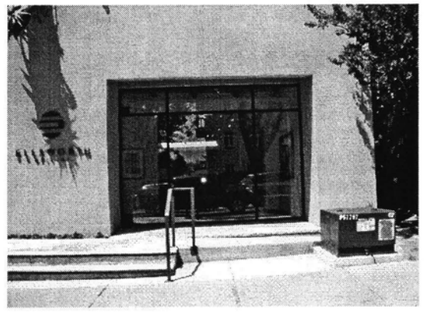


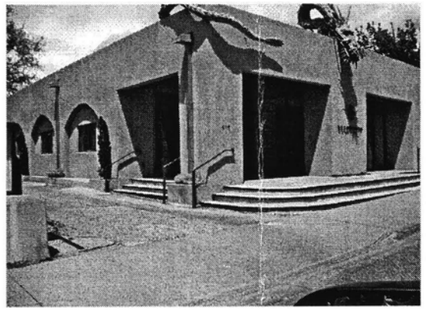




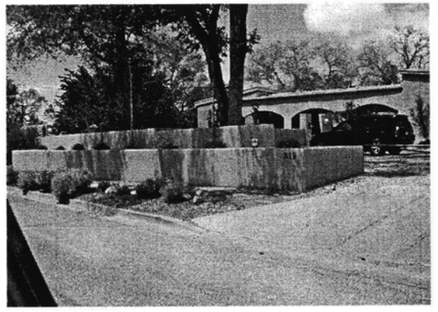




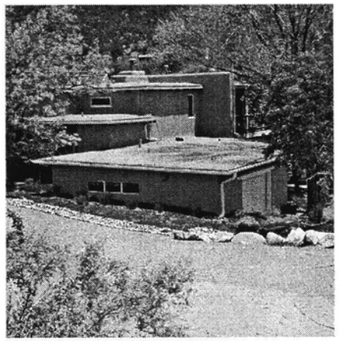


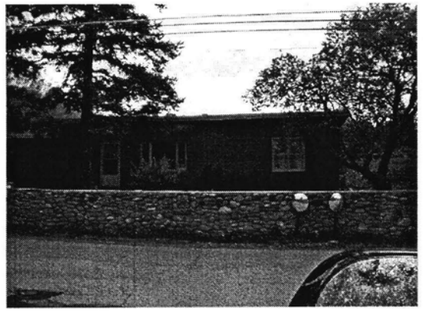


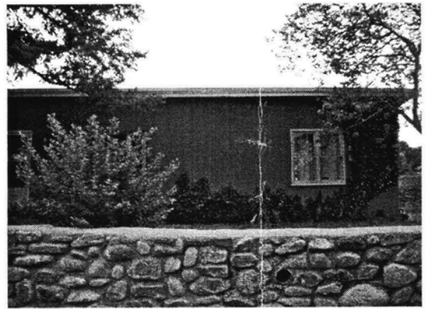


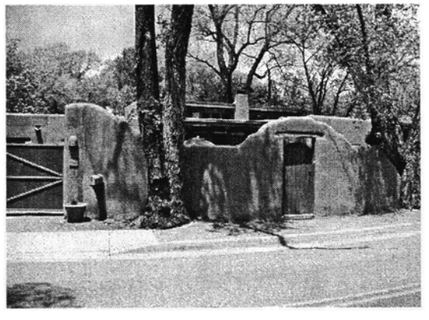


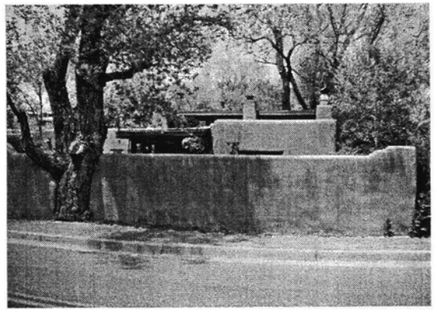
HISTORIC SANTA FE STYLE

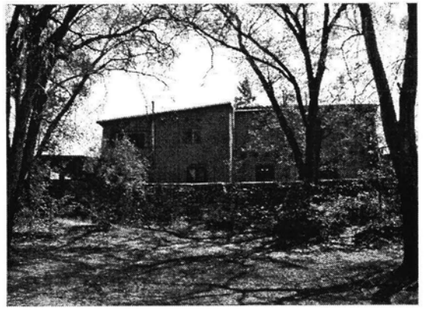


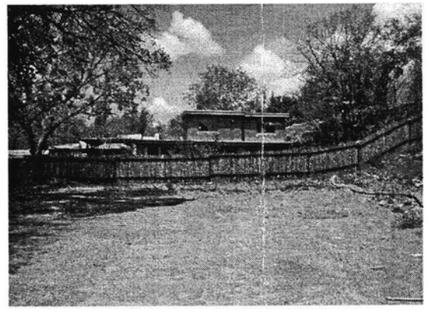


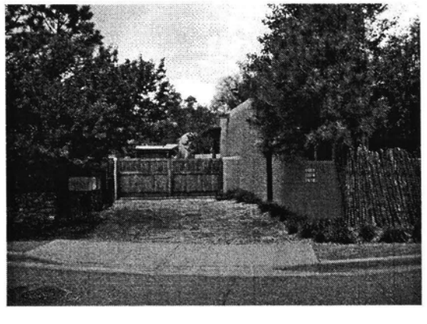














PASEO NORTH

511 Paseo de Peralta

ARCHITECTURAL ALLIANCE INC

612 Old Santa Fe Trail
SANTA FE NEW MEXICO
Telephone: 505-988-5269
Fax: 505-986-1270

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 511 Paseo de Peralta

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Four Residential Units

CONSTRUCTION COST: $ 1,43 Million **FEE:** $ 2000 **+ $25 Poster Cost = $** 2000

OWNER: 511 PDP LLC **PHONE #:** 505-988-5269

OWNER ADDRESS: 107 East Lupita

CITY, STATE, ZIP CODE: SF, NM 87505

APPLICANT: Architectural Alliance **PHONE #:** 505-988-5269

ADDRESS: 612 Old Santa Fe Trail

CITY, STATE, ZIP CODE: SF, NM 87505

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [X]

OTHER CONSTRUCTION:
Demolition [X] Remodel [ ] Addition [ ] Residential [X] Signs [ ]
Wall/Fence [X] Antenna [ ]

PREAPPLICATION MEETING: Date: 4.23.14 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 4-23-14 Planner: Zach Thomas
(You must schedule a meeting with Zoning Planner prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height? **YES** [X] **NO** [ ]
If yes, please provide a written request for an updated maximum allowable height calculation.
What is the proposed height of your project? 23'-0" with 1' sloping site and elevator overrun,

---

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
I am,/We are the owner(s) and record title holder(s) of the property located at: 511 Paseo De Peralta

I/We authorize Eric Enfield / Architectural Alliance to act as my/our agent to execute this application.

Signed: _____ Date: 4-23-14

Signed: _____ Date: _____

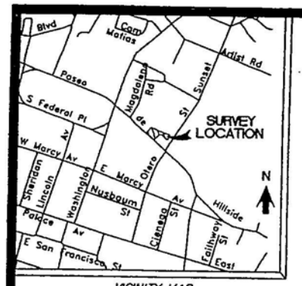
I agree to post notice of the proposed project on the site fifteen (15) days prior to the Historic Districts Review Board hearing. I am aware that a decision of the HDRB may be appealed by any aggrieved party within fifteen (15) days of the adoption of Findings and Conclusions.

_____ 4-23-14
Signature of Applicant/Owner Date

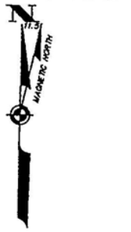
PLAT OF LAND DIVISION
FOR
RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG

CREATING TRACT I-A AND I-B FROM TRACT I,
SITUATE AT 515 PASEO DE PERALTA, CITY OF SANTA FE,
SANTA FE COUNTY, NEW MEXICO.

589937



VICINITY MAP
(VICINITY MAP NOT TO SCALE)



SCALE: 1"=20'

0 10 20 40 50

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey (PS 9758)
- Power poles.
- Fences.
- Walls.
- Concrete.
- Private Ingress/Egress & Utility easement

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM GPS OBSERVATIONS OF THE SOUTHWESTERLY BOUNDARY OF TRACT I, (N 50°23'24" W) NGS 84 GEODETIC, LOCAL.

2.) THIS SURVEY IS BASED ON A PLAT OF BOUNDARY SURVEY FOR "RONALD L. BLESSEY, ERIK FUENTES AND MICHAEL ZENG"..., RECORDED IN PLAT BK. 560 AT PAGE 015, RECORDS OF SANTA FE COUNTY, NEW MEXICO. EXTERIOR BOUNDARIES ARE TAKEN FROM SAID PLAT. REFERENCE SURVEY: "LOT LINE ADJUSTMENT RICHARD A. MORRIS PS 10277," BY RECORDED IN PLAT BK. 481 AT PAGE 27, RECORDS OF SANTA FE COUNTY, NM.

3.) FIRM PANEL NO. 350070-0005-C. ZONE C.

4.) SUBJECT TO: SIGNED CITY OF S.F. ZONING AFFIDAVIT, DATED 19 MAY, 2004.

5.) EACH LOT SHALL BE SERVED BY SEPARATE SEWER AND WATER INCLUDING SETTING UP SEPARATE METER SERVICE.

6.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

7.) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

8.) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.

9.) DEVELOPMENT OF TRACT I-B WILL REQUIRE CLEAR VEHICLE ACCESS WIDTH OF 20' FROM LOMA STREET TO STRUCTURE(S) HAVING A MAXIMUM GRADIENT OF 15%. PLANS TO EFFECT THIS SHALL BE PART OF ANY DEVELOPMENT PLANS SUBMITTED.

CERTIFICATE

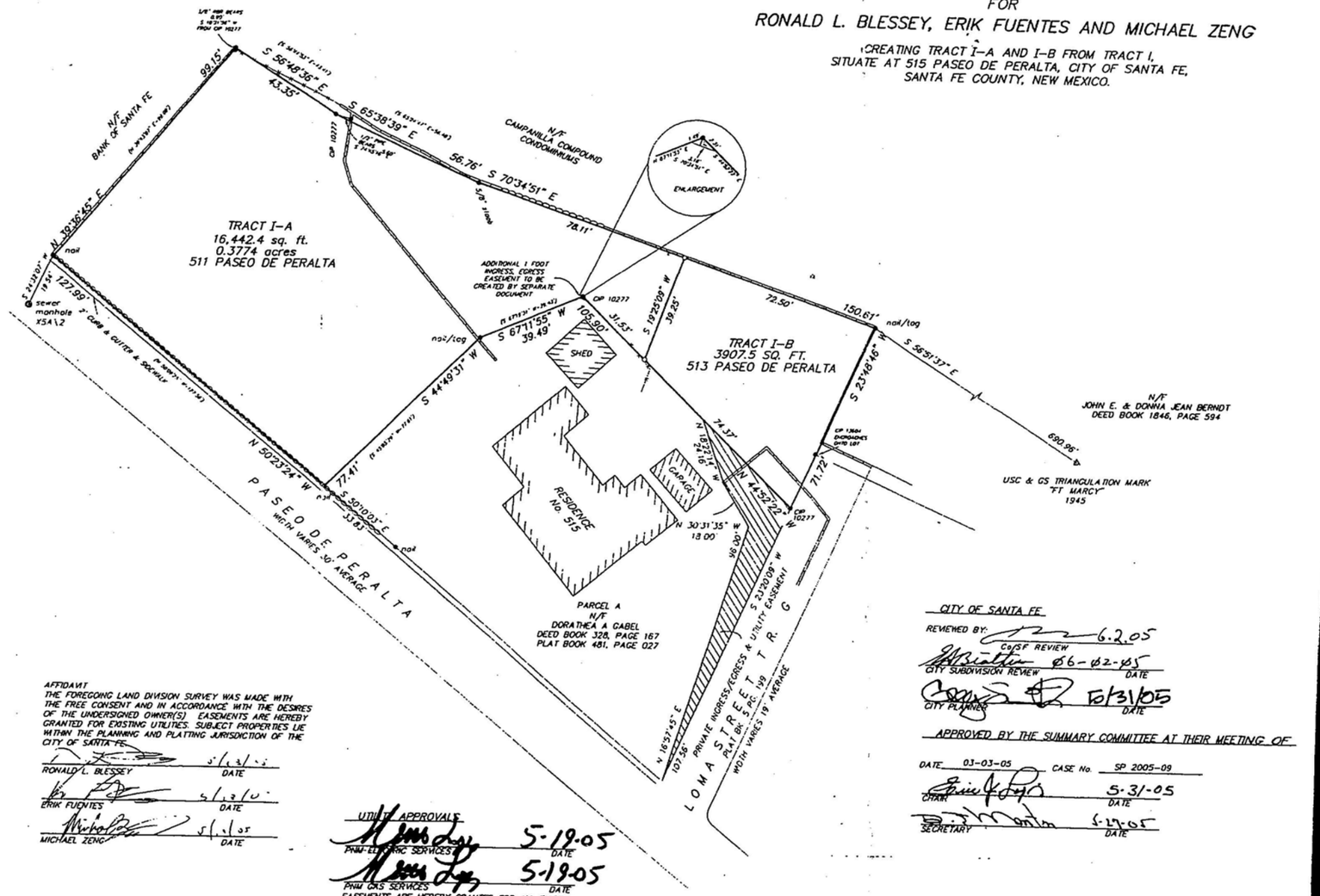
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

Philip B. Wiegel 19 November, 2004

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR



AFFIDAVIT

THE FOREGOING LAND DIVISION SURVEY WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

RONALD L. BLESSEY — 5/13/05 DATE

ERIK FUENTES — 5/13/05 DATE

MICHAEL ZENG — 5/13/05 DATE

STATE OF NEW MEXICO
SS
COUNTY OF SANTA FE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May 2005.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 04/19/08

OFFICIAL SEAL
Mae Perea
NOTARY PUBLIC
STATE OF NEW MEXICO

UTILITY APPROVALS

PNM ELECTRIC SERVICES — 5-19-05 DATE

PNM GAS SERVICES — 5-19-05 DATE

EASEMENTS ARE HEREBY GRANTED FOR ALL EXISTING UTILITIES

SANGRE DE CRISTO WATER CO. — 5/24/05 DATE

COMCAST — 5-24-05 DATE

QWEST COMMUNICATIONS — 5/24/05 DATE

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

CITY OF SANTA FE

REVIEWED BY:

CDSF REVIEW — 6.2.05

CITY SUBDIVISION REVIEW — 06-02-05 DATE

CITY PLANNER — 10/31/05 DATE

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF

DATE 03-03-05 CASE No. SP 2005-09

CHAIR — 5-31-05 DATE

SECRETARY — 5-19-05 DATE

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 2ND day of JUNE A.D. 2005 at 15:54 o'clock P m. and was duly recorded in Book 509 Page 037 of the records of Santa Fe County.

Witness my Hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, New Mexico

Deputy

Fee 1382613

INDEXING INFORMATION FOR COUNTY CLERK
LAND DIVISION

OWNER: BLESSEY, FUENTES, ZENG
LOCATION: PASEO DE PERALTA
SECTION 24, T 17 N, R 9 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT
UPC No.: 1-054-099-360-302

SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

PO BOX 22773	SANTA FE, NM	820-9200
Project No. 0495993	Dwg. PW / Chk. DV	Date 11/19/04 / Bk. 93

27