

Consultant

**dnc**a architects  
924-A Shoofly Street Santa Fe, NM 87505  
ph (505) 255-4033

**Feghali Residence  
Historic Renovation**  
515 Paseo de Peralta, Santa Fe, NM 87505

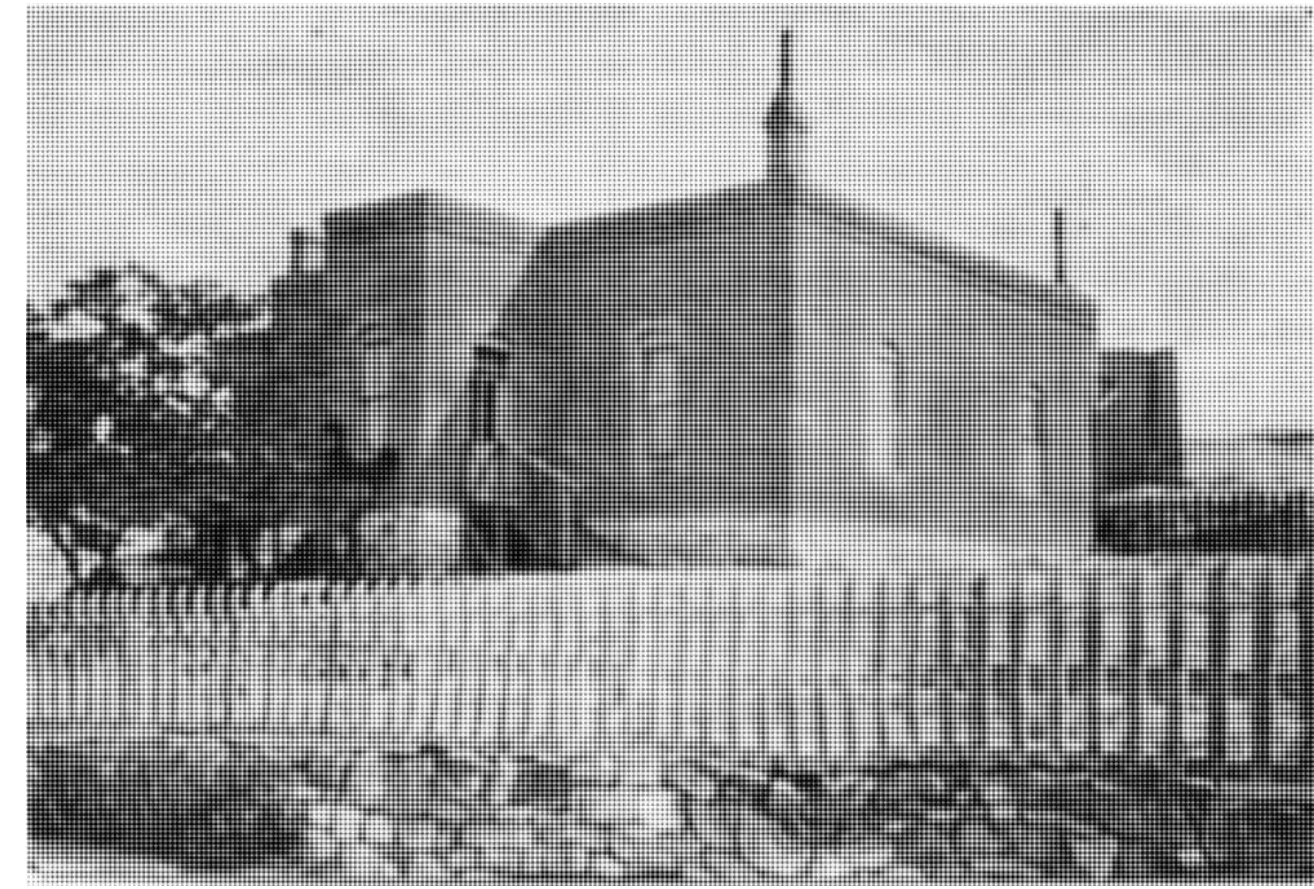
Date	Issue

Date	Plot Date
May 09, 2025	5/19/25
Drawn by	Checked by

File  
515 PdPeralta --G100 Cover.vwx  
Set  
Schematic Design  
Sheet Title  
**Cover Sheet**

**G100h**

Sheet of



515 Paseo de Peralta, 1915

# 515 Paseo de Peralta HDRB Info Session

May 27, 2025

### PROJECT DIRECTORY

**CLIENT**  
Georges & Tina Feghali  
310 Otero Street  
Santa Fe, NM 87501  
Contact: Georges Feghali  
email: gmfeghali@gmail.com

**ARCHITECTS**  
DNCA, LLC  
924-A Shoofly St.  
Santa Fe, NM 87505  
ph: 505-255-4033  
Contact: Devendra N Contractor  
email: devendra@dncarchitect.com  
mobile: 505-263-3602  
Contact: Rebecca Wood  
email: rebecca@dncarchitect.com

**STRUCTURAL ENGINEERS**  
Luchini Trujillo Structural Engineers  
2019 Galisteo Street  
Suite D2  
Santa Fe, NM 87505  
ph: 505-424-3232  
Contact: Eric Trujillo  
email: eric@ltseng.com  
Contact: Jeremy Starr  
email: jeremy@ltseng.com

### DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	H100	Streetscape Diagram
3	H101	Historic & Context Photos
4	ASD101	Existing Site Plan
5	AS101	Proposed Site Plan
6	S100	Existing Floor Plan w/ Structural Deficiencies
7	A101(E)	Existing Ground Floor Plan
8	A102(E)	Existing Roof Plan
9	A101	Proposed Conceptual Ground Floor Diagram
10	A102	Proposed Conceptual Upper Floor Diagram
11	A103	Proposed Conceptual Roof Diagram
12	A200(E)	Existing Building Elevations
13	A200	Proposed Conceptual Building Elevations
14	A300(E)	Existing Building Sections
15	A300	Proposed Conceptual Building Sections

### PROJECT DESCRIPTION

The project consists of the proposed renovation and restoration of a historic late-nineteenth century brick house and addition to the North side of the existing building. The interior renovation of the original 1,800 SF house will return it to single-family residential use, provide ADA accessibility, and stabilize the structure. The proposed two-story addition will be partly buried in the sloped site behind the existing house and will provide bedrooms, garage, and guest suite.

Existing outbuildings and additions to the original brick house, totaling about 900 sf, are proposed to be demolished. The existing stand-alone shed and garage are unreinforced and show structural damage from moisture intrusion, creating potentially dangerous conditions. Correcting the structural deficiencies to meet code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system, amounting to an entirely new structure, rather than a restoration. Additions to the North facade date from the mid-to-late 20th Century and are stylistically distinct from the original structure. These are also proposed to be demolished.

### PROJECT DATA

**PROJECT NAME**  
515 Paseo de Peralta

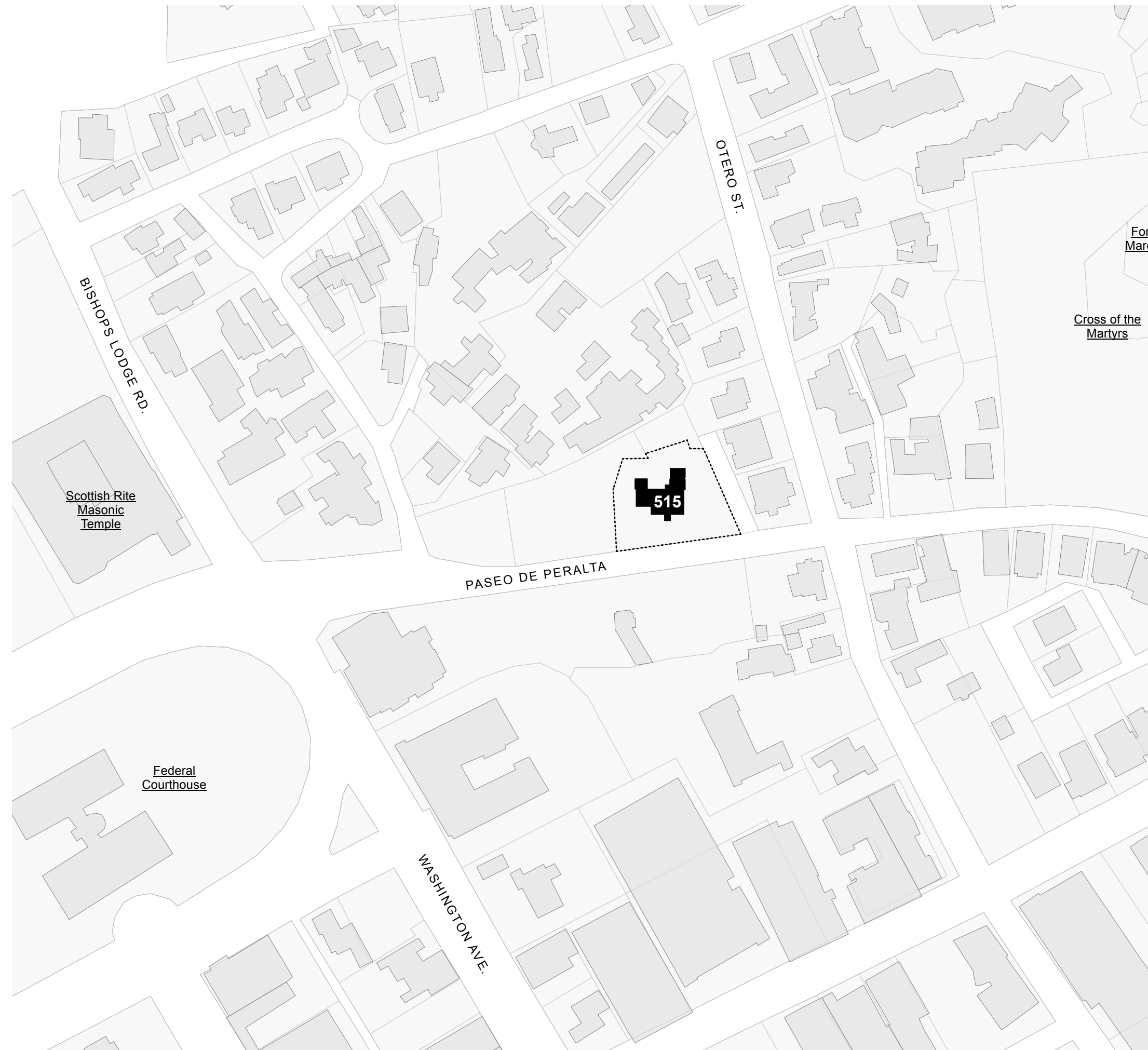
**PROJECT ADDRESS**  
515 Paseo de Peralta  
Santa Fe, NM 87501

**ZONING**  
R-21

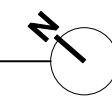
**HISTORIC DISTRICT**  
Historic Downtown Archaeological Review District  
Downtown and Eastside Historic District

**HISTORIC STATUS**  
Contributing

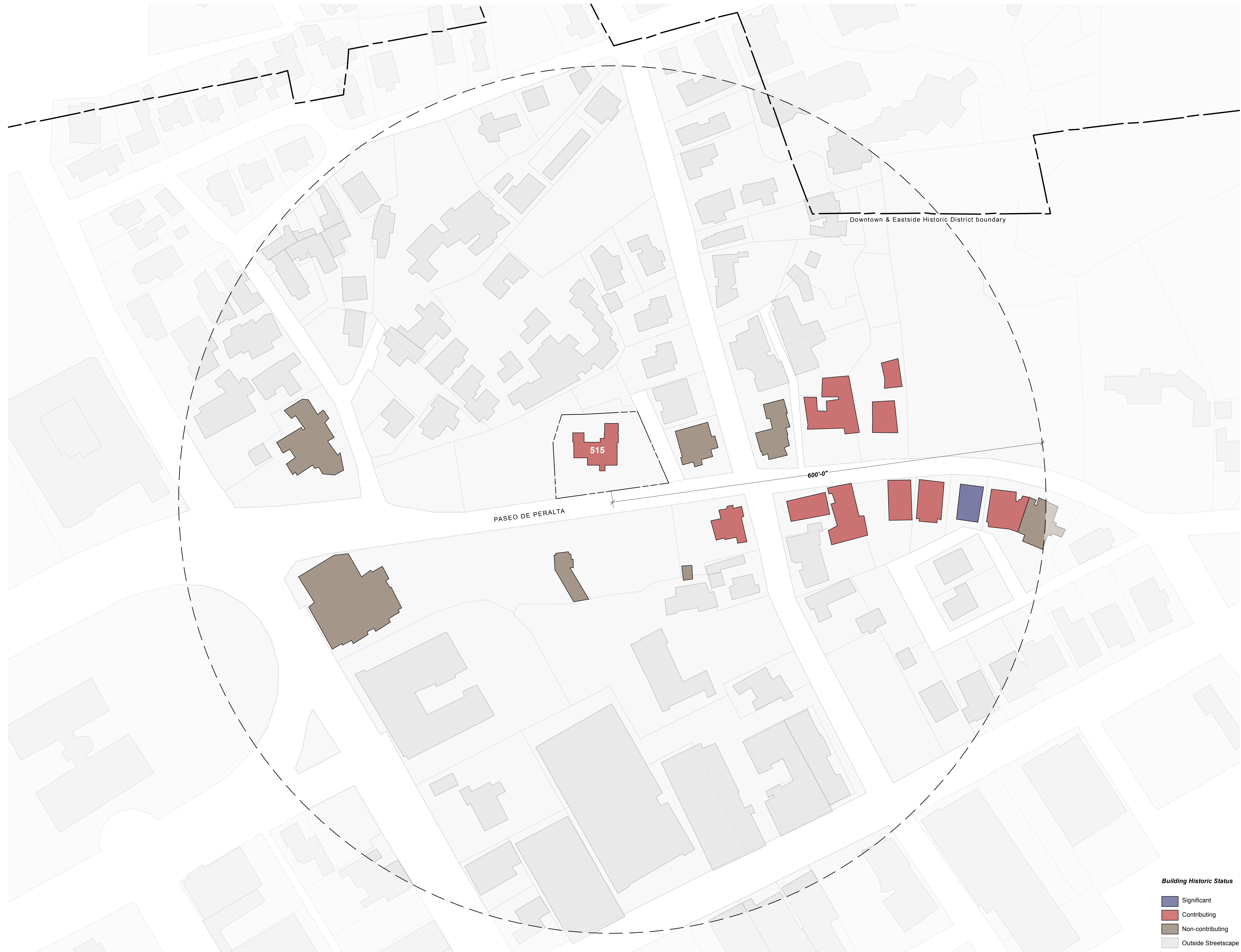
**SITE AREA**  
14,985 sf / 0.344 acres



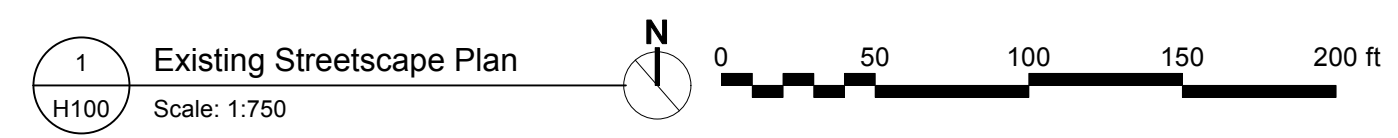
1 Site Location Map  
G100h Scale: 1:1500



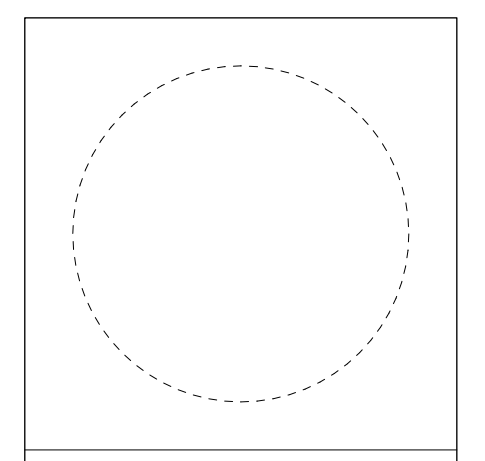
0 100 200 300 400 ft



- Building Historic Status**
- Significant
  - Contributing
  - Non-contributing
  - Outside Streetscape



1 Existing Streetscape Plan  
H100 Scale: 1:750



Consultant

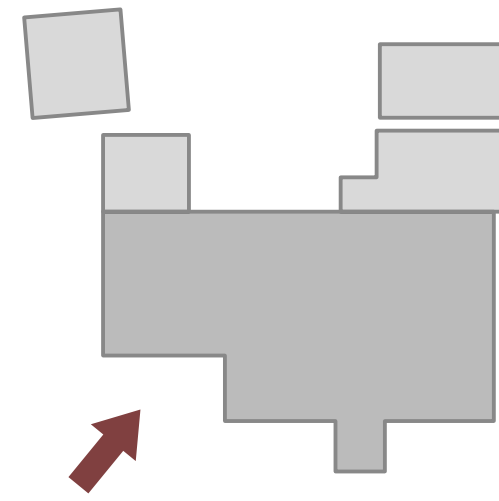
**dnca architects**  
924-A Shoofly Street Santa Fe, NM 87505  
ph (505) 255-4033

**Feghali Residence  
Historic Renovation**  
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date May 09, 2025	Plot Date 5/19/25
Drawn by	Checked by
File 515 PdPeralta -G100 Cover.vwx	
Set Schematic Design	
Sheet Title <b>Existing Streetscape Plan</b>	

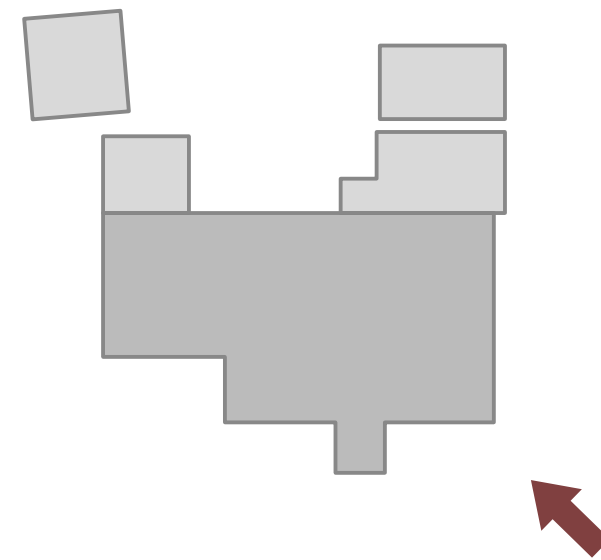
Sheet **H100** of



Southwest corner, approx. 1915



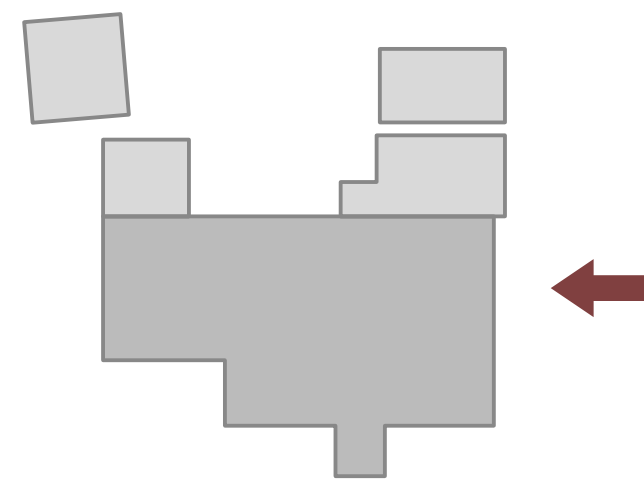
Southwest corner, 2025



Southeast corner, approx. 1910



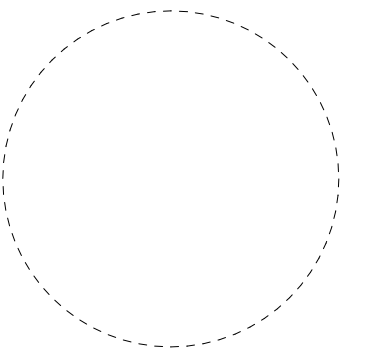
Southeast corner, 2025



East facade, approx. 1910



East facade, 2025



Consultant

**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 ph (505) 255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

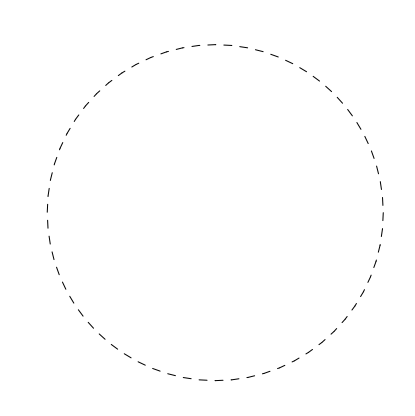
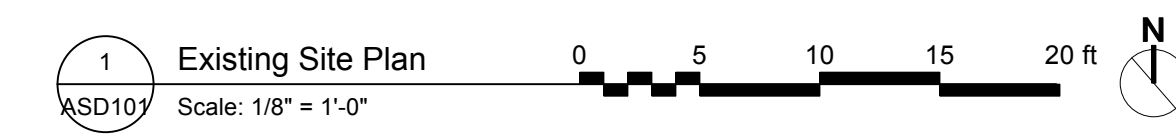
Date	Plot Date
May 09, 2025	5/16/25
Drawn by	Checked by

File  
 515 PdPeralta -G100 Cover.wxw  
 Set  
 Schematic Design  
 Sheet Title

**Historic & Context Photos**

**H101**

Sheet of



Consultant  
**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH: (505) 255-4033

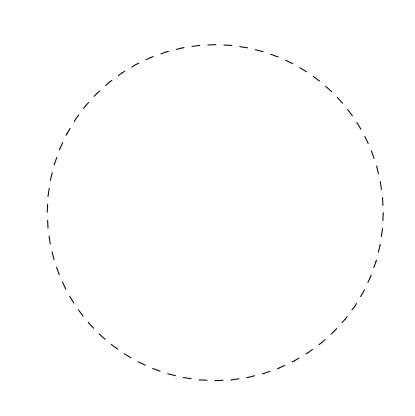
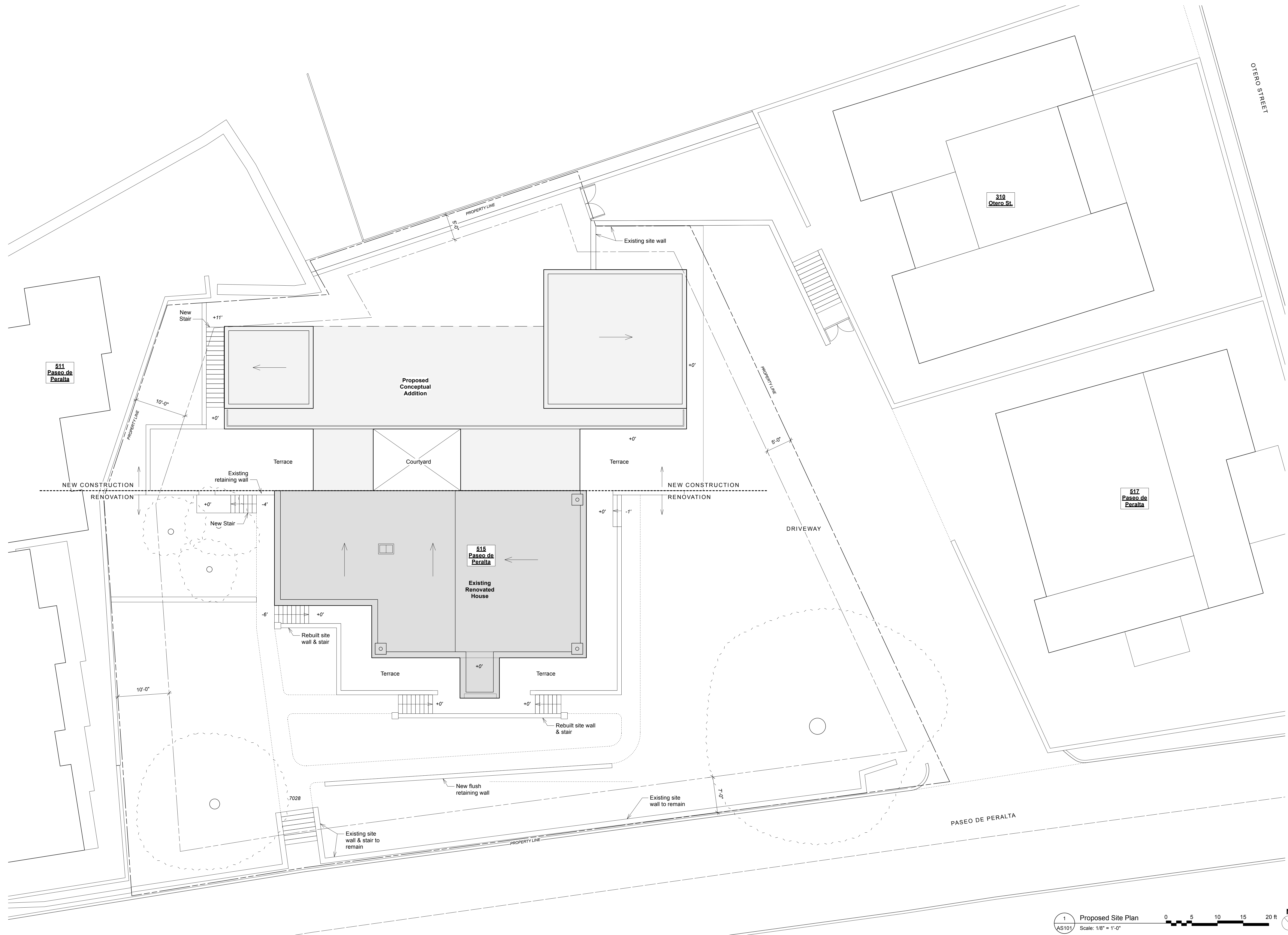
**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025  
 Drawn by:   
 Plot Date: 5/19/25  
 Checked by:   
 File: 515 PdPeralta\_A100 Plans.vwx  
 Set: Schematic Design

Sheet Title: **Existing Site Plan**

**ASD101**  
 Sheet of



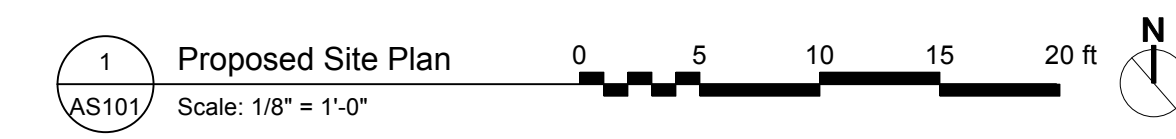
Consultant  
**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 ph(505)255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025  
 Drawn by: [Name]  
 Plot Date: 5/19/25  
 Checked by: [Name]  
 File: 515 PdPeralta\_A100 Plans.vwx  
 Set: Schematic Design  
 Sheet Title: **Proposed Site Plan**

**AS101**  
 Sheet of





#1 RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.



#2 A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ADOBE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED, AND NO FOUNDATION WAS DETECTED.



#3 RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES



#4 MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.



#5 PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL



#6 2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS



#7 POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE



#11 CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



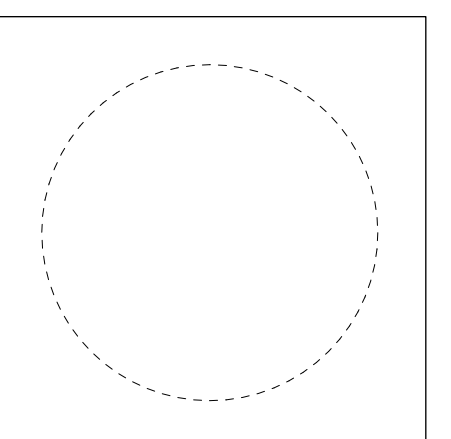
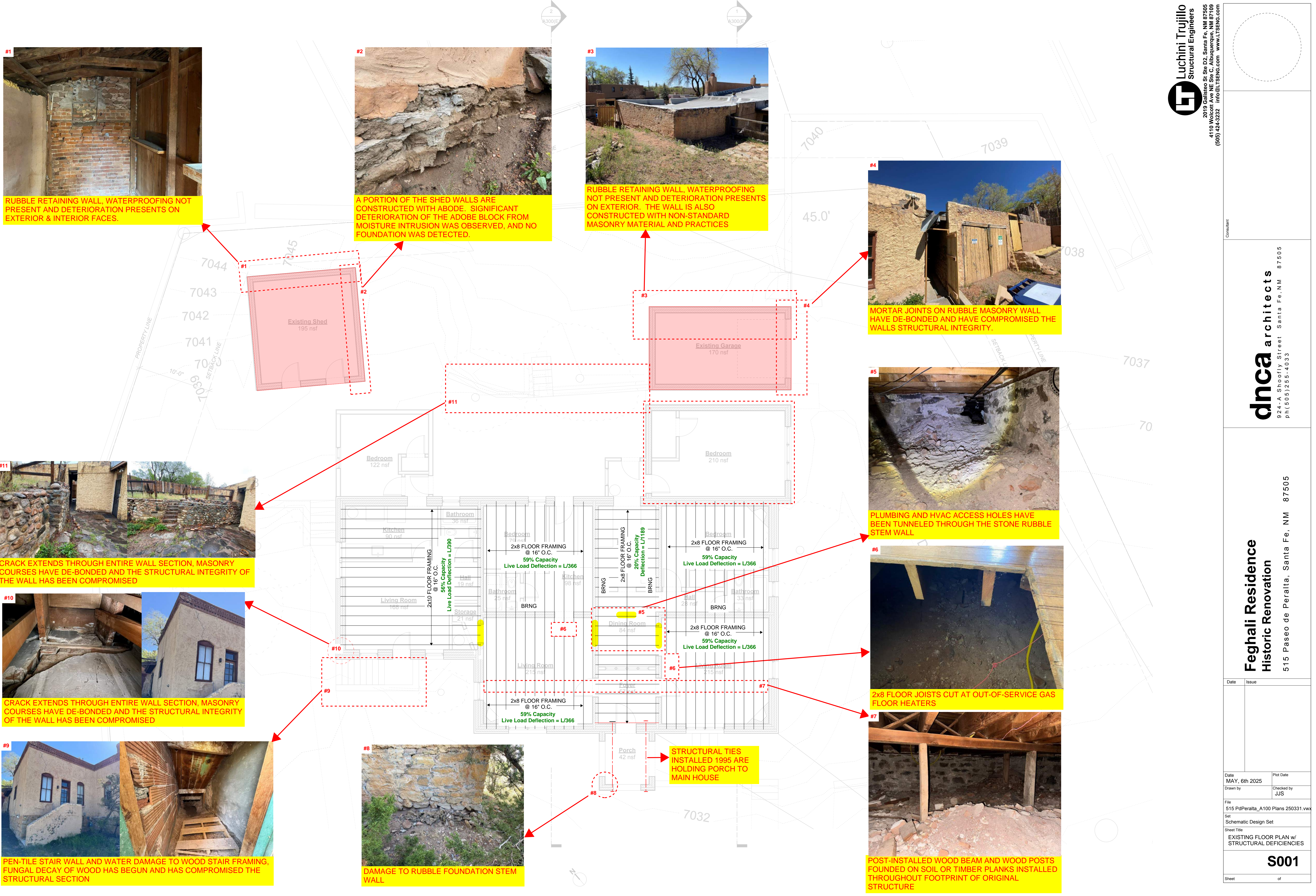
#10 CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



#9 PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION



#8 DAMAGE TO RUBBLE FOUNDATION STEM WALL



Date	Issue
MAY, 6th 2025	

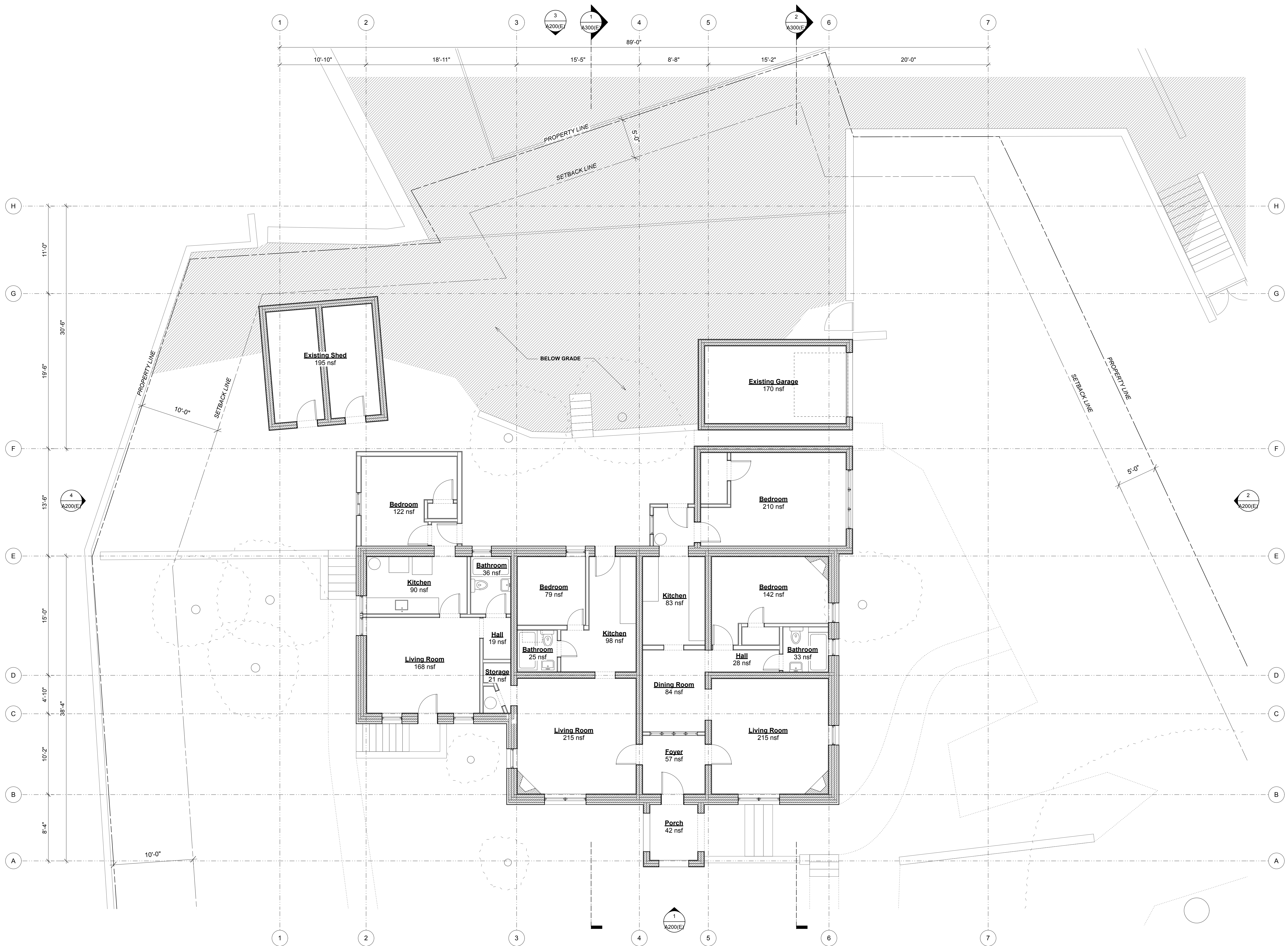
  

Date	Plot Date
MAY, 6th 2025	

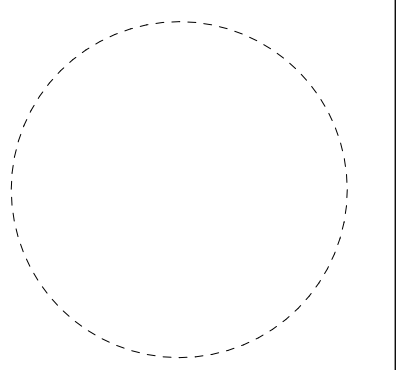
File: 515 PdPeralta\_A100 Plans 250331.vwx  
Set: Schematic Design Set  
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

**S001**

Sheet of



1 Existing Ground Floor Plan  
 Scale: 3/16" = 1'-0"



Consultant

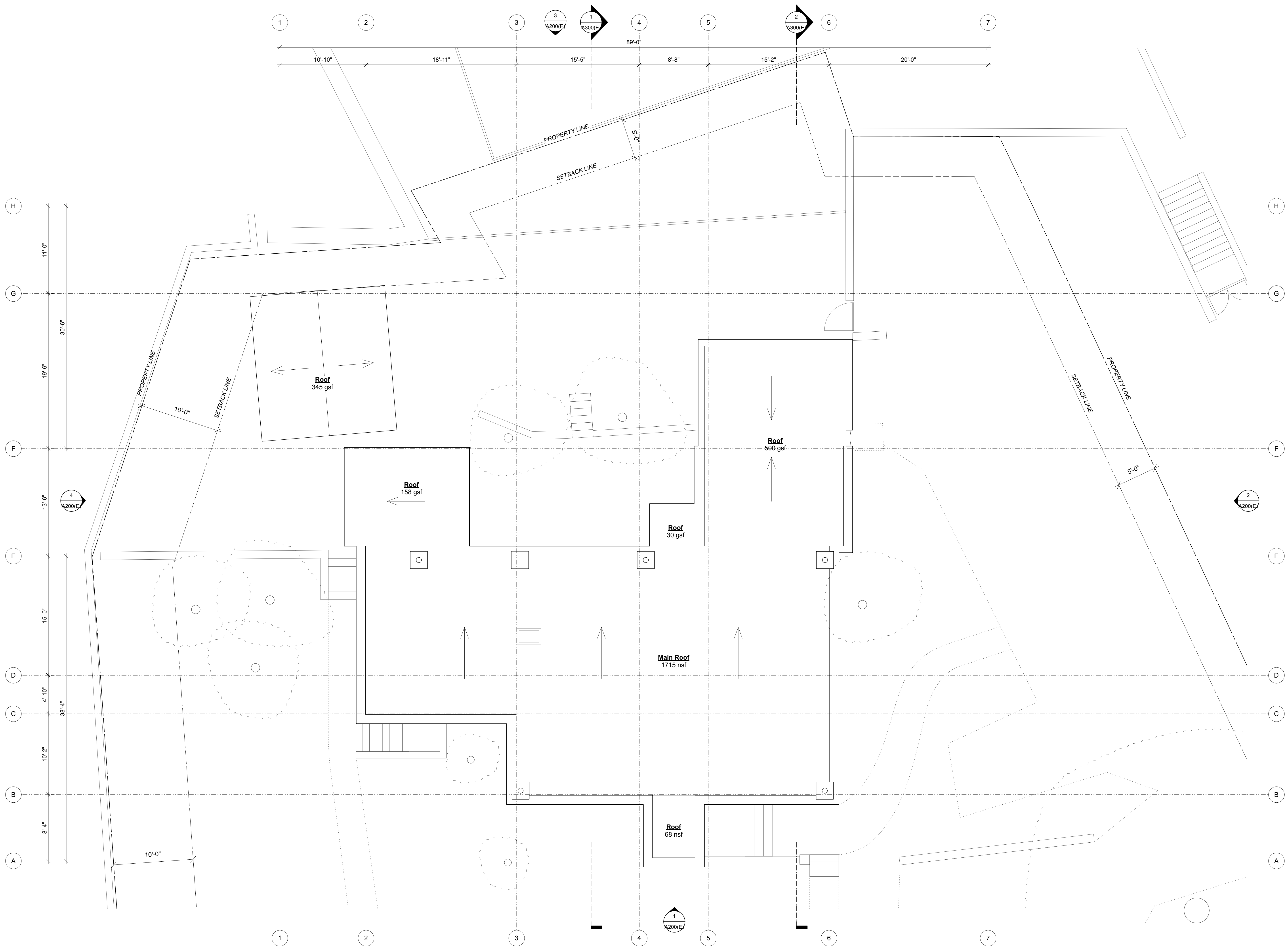
**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH: (505) 255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

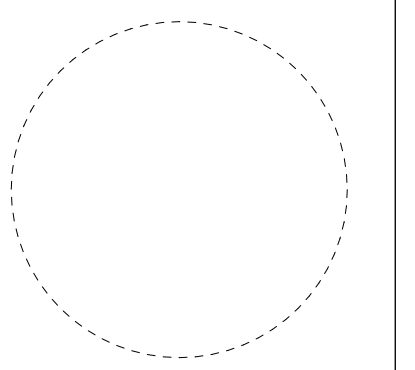
Date	Issue

Date May 09, 2025	Plot Date 5/16/25
Drawn by	Checked by

File  
515 PdPeralta\_A100 Plans.vwx  
 Set  
Schematic Design  
 Sheet Title  
**Existing Ground Floor Plan**  
**A101E**  
 Sheet of



1 Existing Roof Plan  
 Scale: 3/16" = 1'-0"



Consultant

**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH(505)255-4033

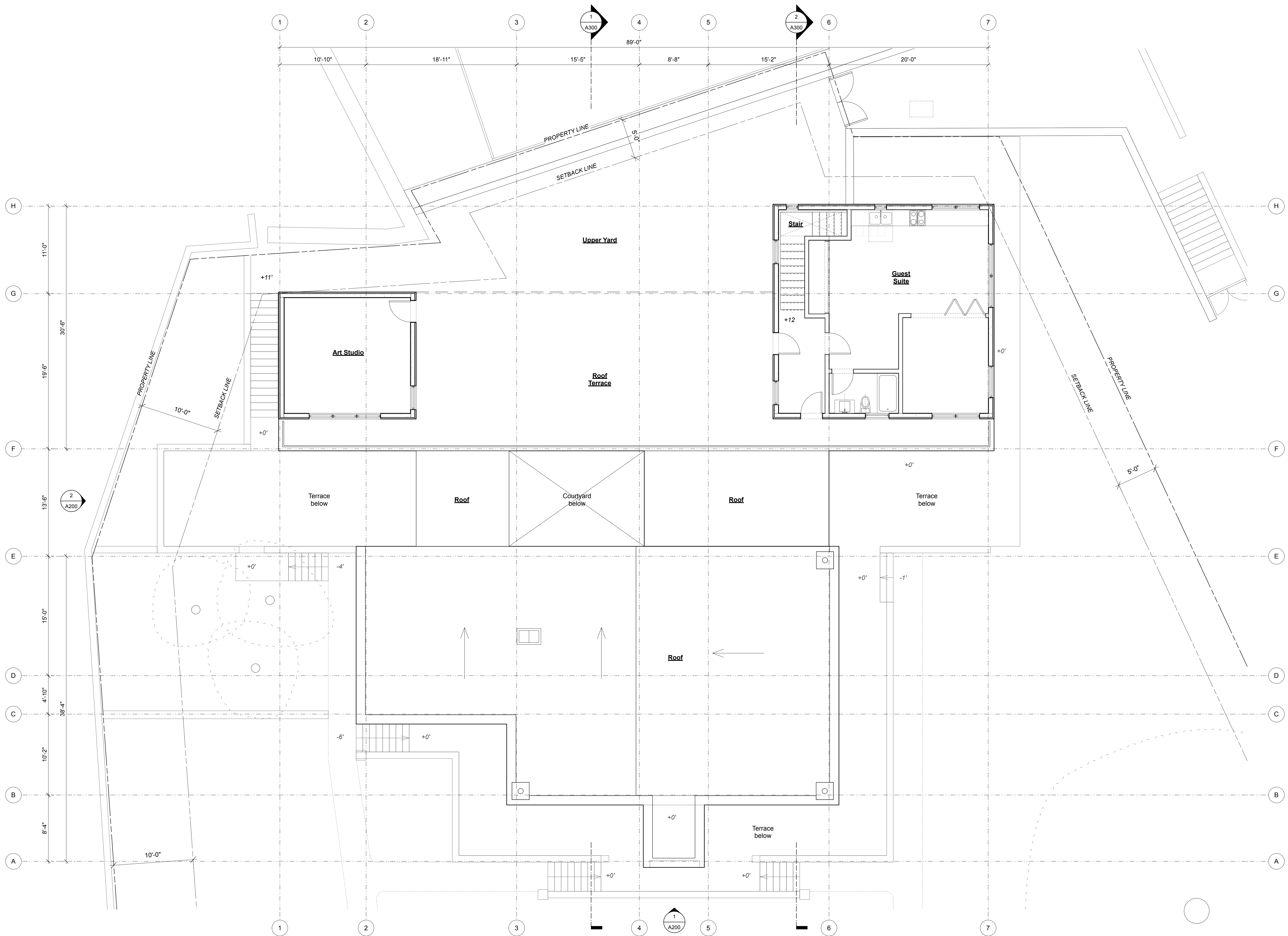
**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

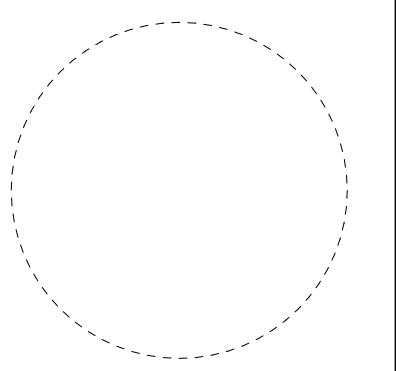
Date May 09, 2025	Plot Date 5/16/25
Drawn by	Checked by

File  
515 PdPeralta\_A100 Plans.vwx  
 Set  
Schematic Design  
 Sheet Title  
**Existing Roof Plan**  
**A102E**  
 Sheet of





1 Proposed Conceptual Upper Floor Diagram  
 Scale: 3/16" = 1'-0"



Consultant

**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH(505)255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

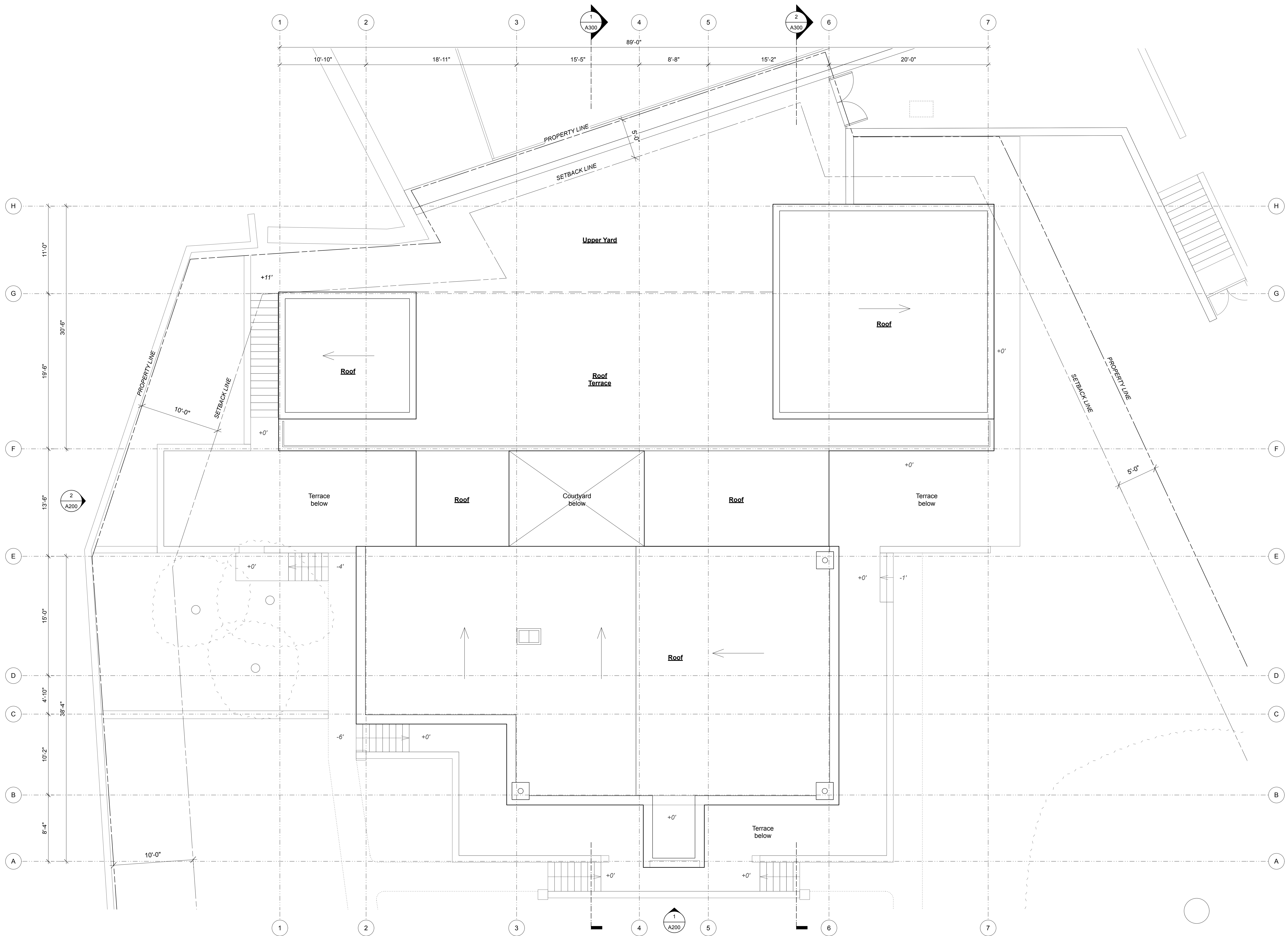
Date	Issue

Date May 09, 2025	Plot Date 5/19/25
Drawn by	Checked by

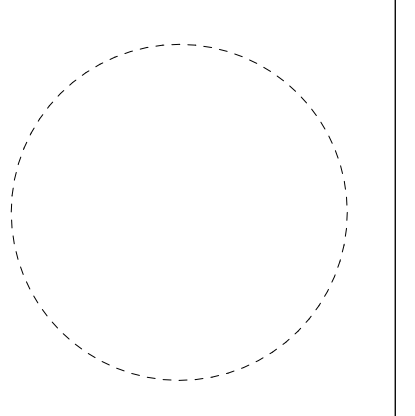
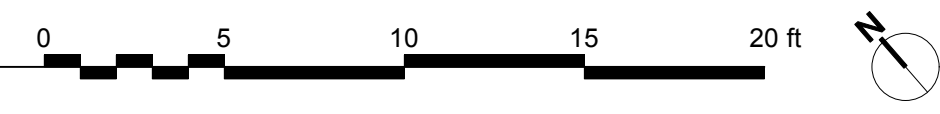
File: 515 PdPeralta\_A100 Plans.vwx  
 Set: Schematic Design  
 Sheet Title:

**Proposed Conceptual Upper Floor Diagram**

Sheet **A102** of



1 Proposed Conceptual Roof Diagram  
 A103 Scale: 3/16" = 1'-0"



Consultant

**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH: (505) 255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

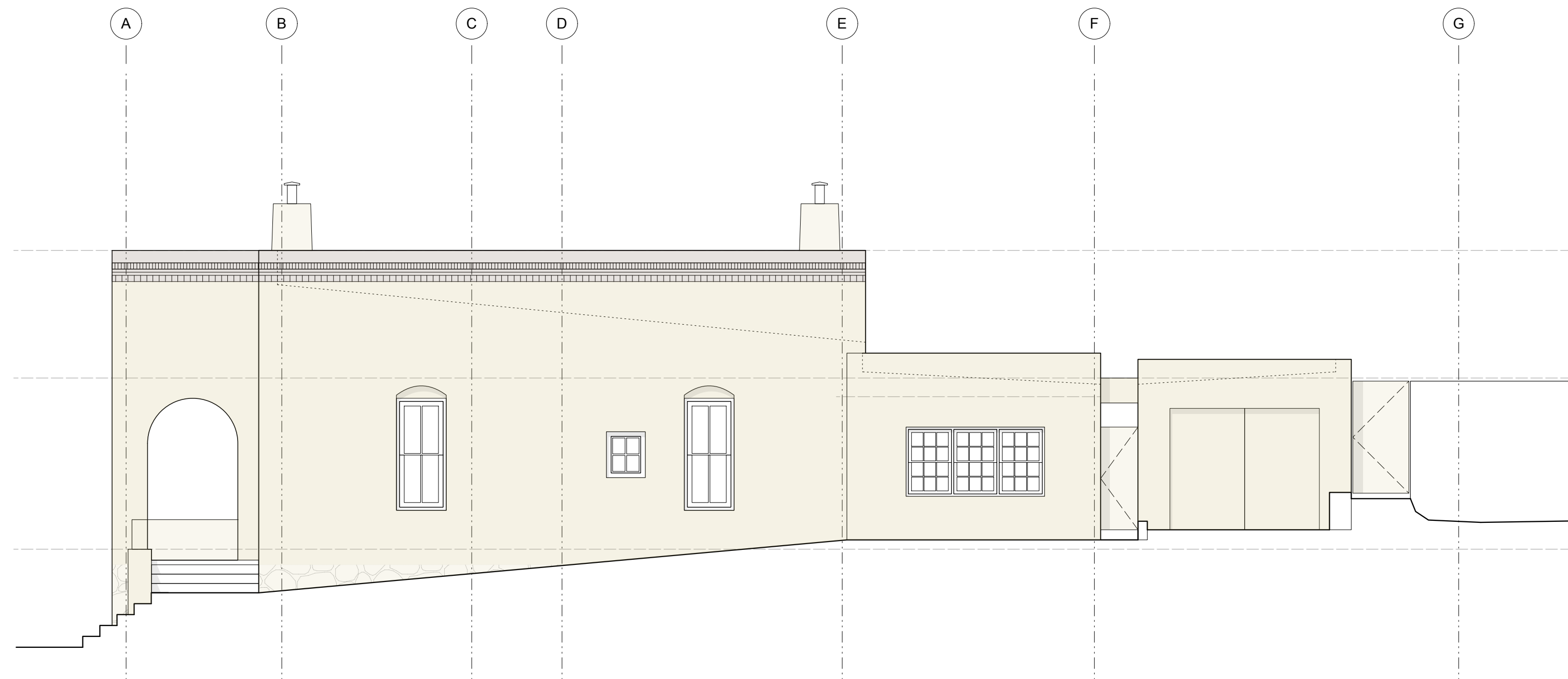
Date	Issue

Date: May 09, 2025  
 Plot Date: 5/19/25  
 Drawn by:   
 Checked by:   
 File: 515 PdPeralta\_A100 Plans.vwx  
 Set: Schematic Design  
 Sheet Title: **Proposed Conceptual Roof Diagram**

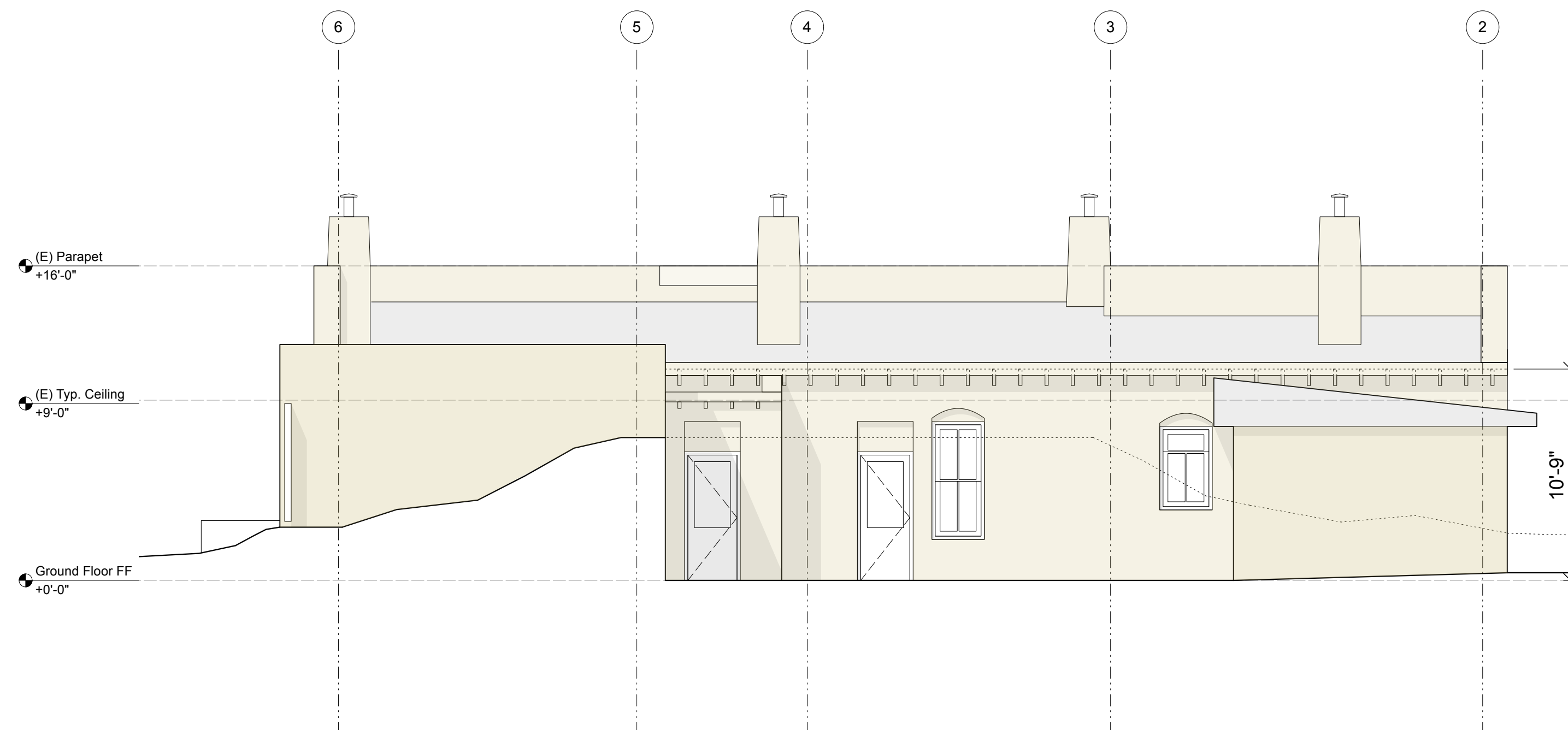
**A103**  
 Sheet of



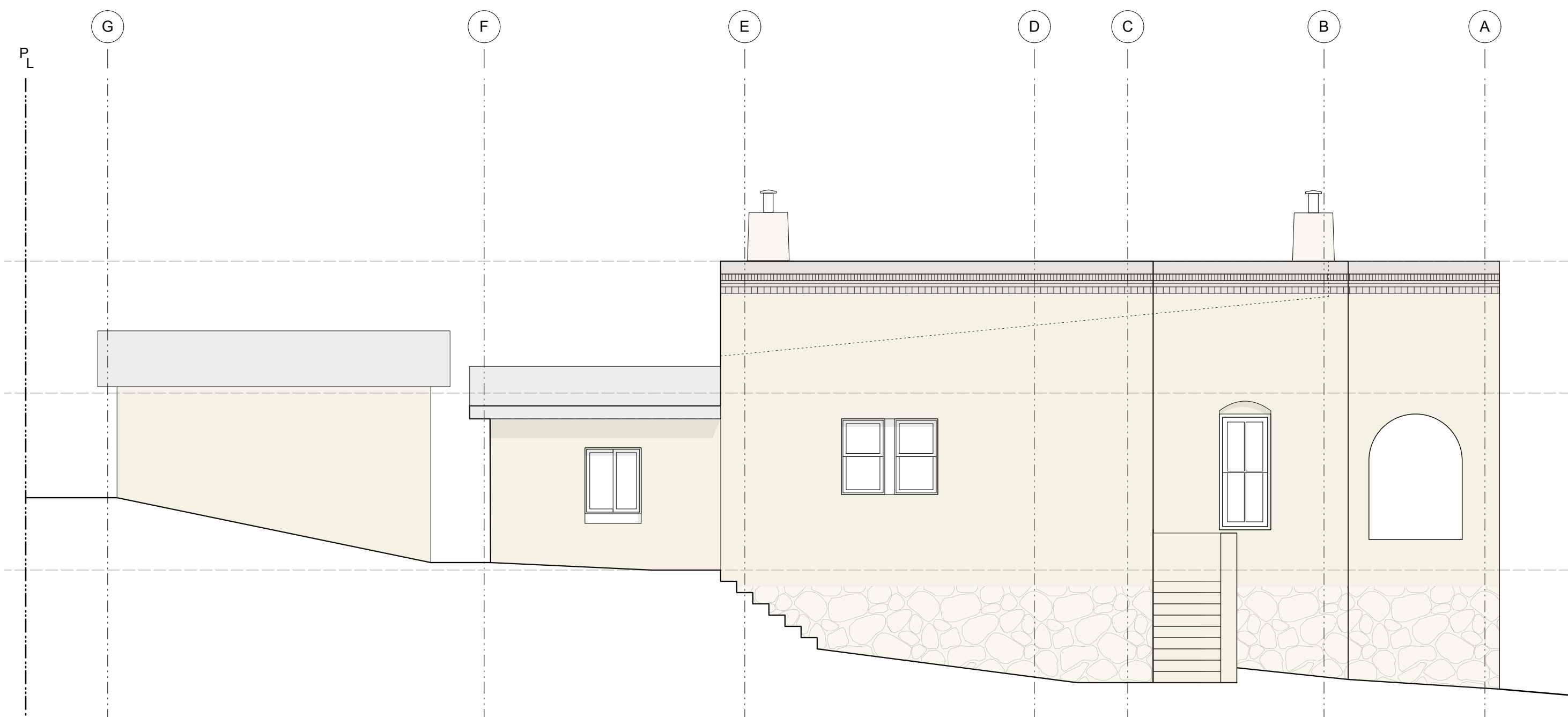
1 Existing South Elevation  
A200(E) Scale: 3/16" = 1'-0"



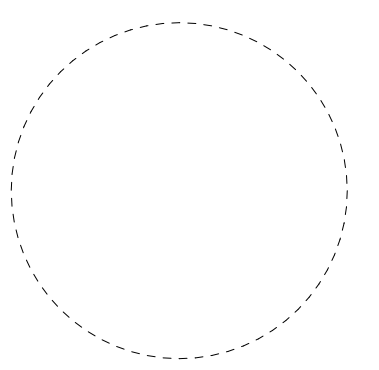
2 Existing East Elevation  
A200(E) Scale: 3/16" = 1'-0"



3 Existing North Elevation  
A200(E) Scale: 3/16" = 1'-0"



4 Existing West Elevation  
A200(E) Scale: 3/16" = 1'-0"



Consultant

**dnca architects**  
924-A Shoofly Street Santa Fe, NM 87505  
PH: (505) 255-4033

**Feghali Residence**  
Historic Renovation  
515 Paseo de Peralta, Santa Fe, NM 87505

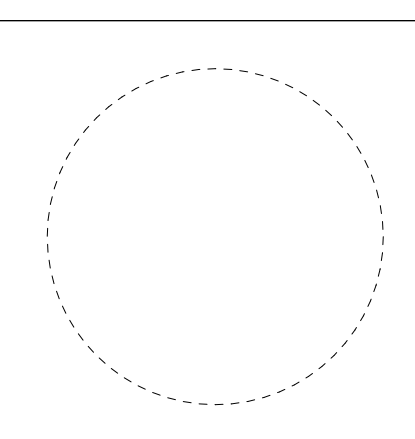
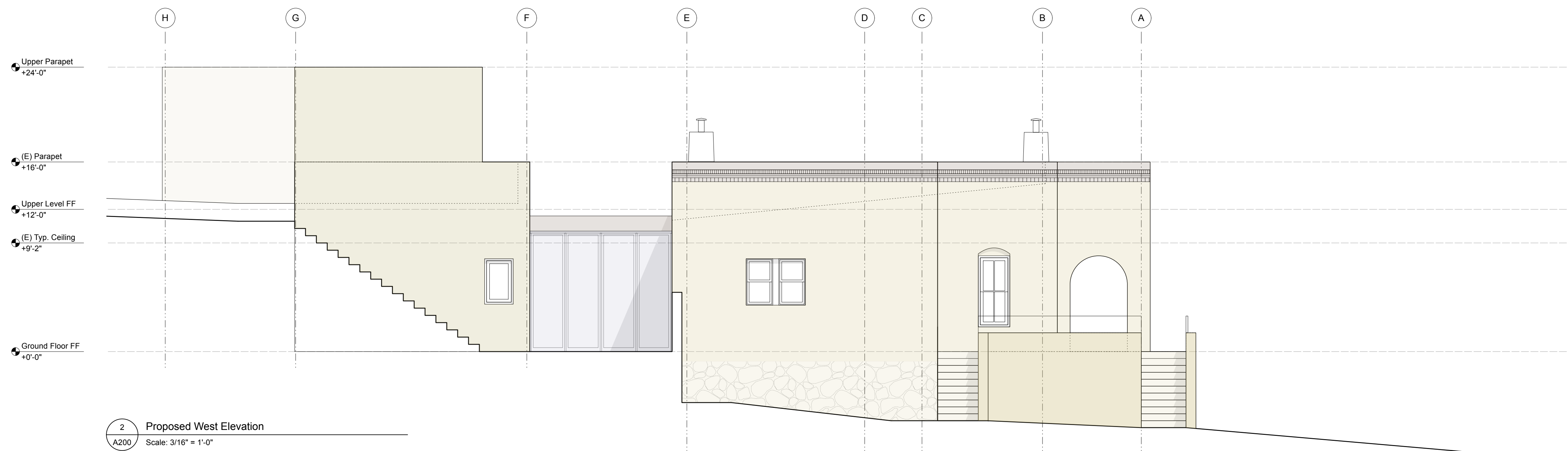
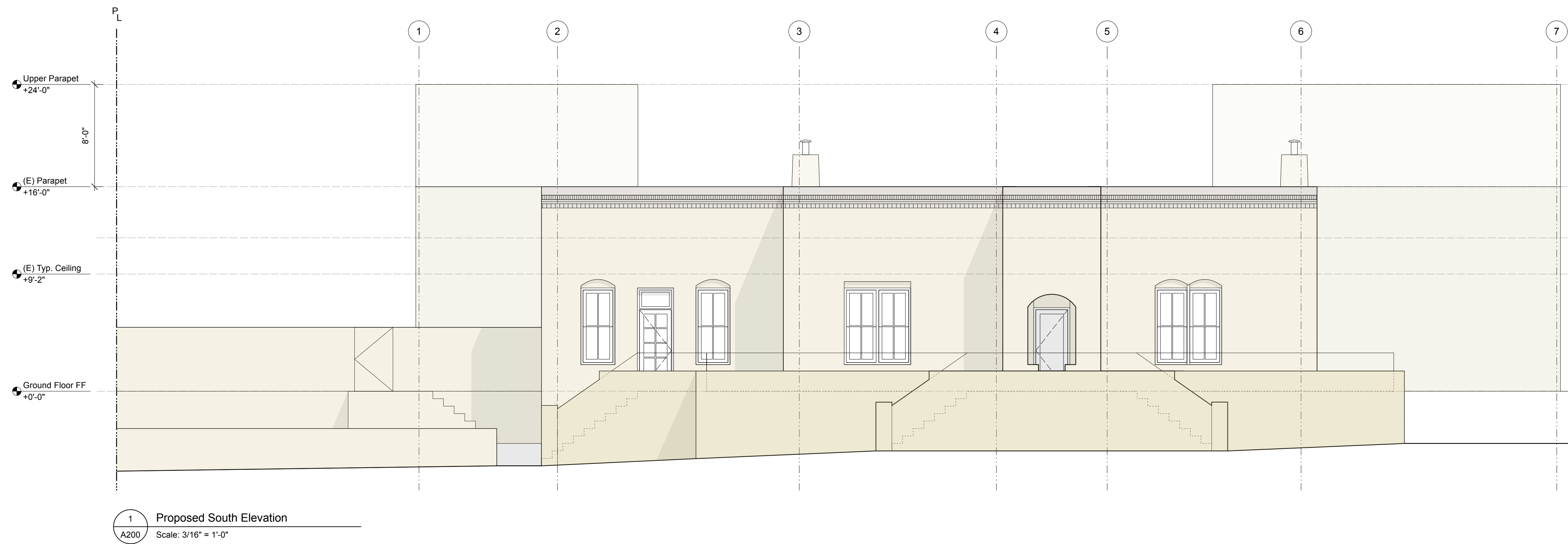
Date	Issue

Date May 09, 2025	Plot Date 5/16/25
Drawn by	Checked by

File: 515 PdPeralta\_A200 Elev Sections.vwx  
Set: Schematic Design  
Sheet Title: **Existing Building Elevations**

**A200 (E)**

Sheet of



Consultant

**dnca architects**  
924-A Shoofly Street Santa Fe, NM 87505  
PH: (505) 255-4033

**Feghali Residence**  
**Historic Renovation**  
515 Paseo de Peralta, Santa Fe, NM 87505

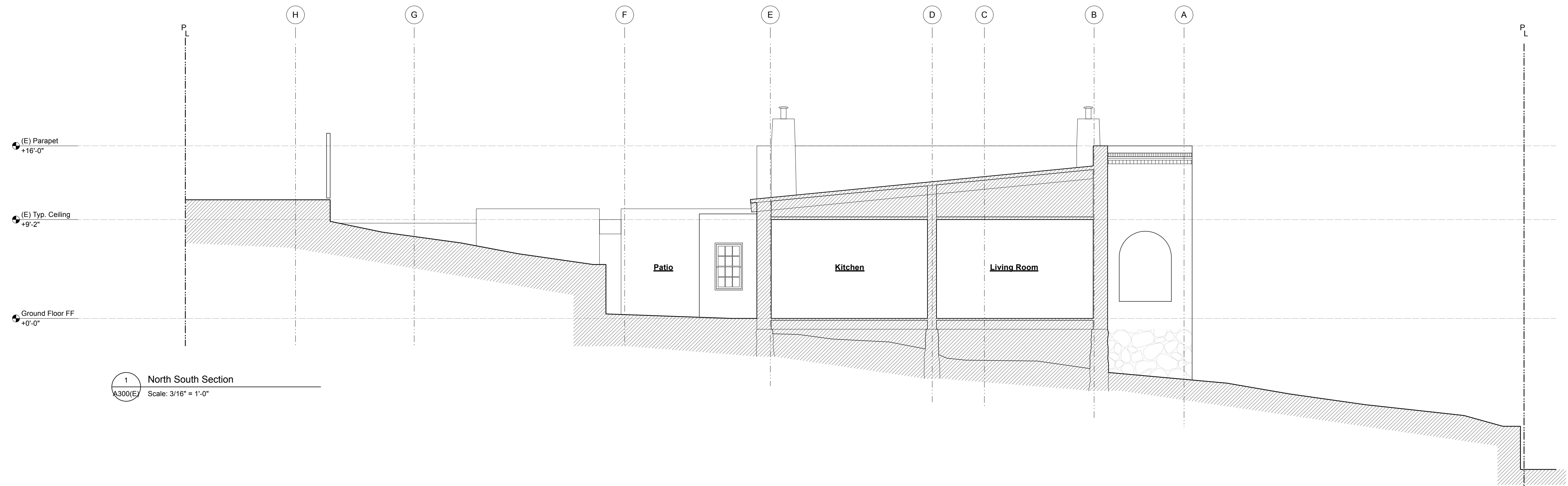
Date	Issue

Date May 09, 2025	Plot Date 5/19/25
Drawn by	Checked by

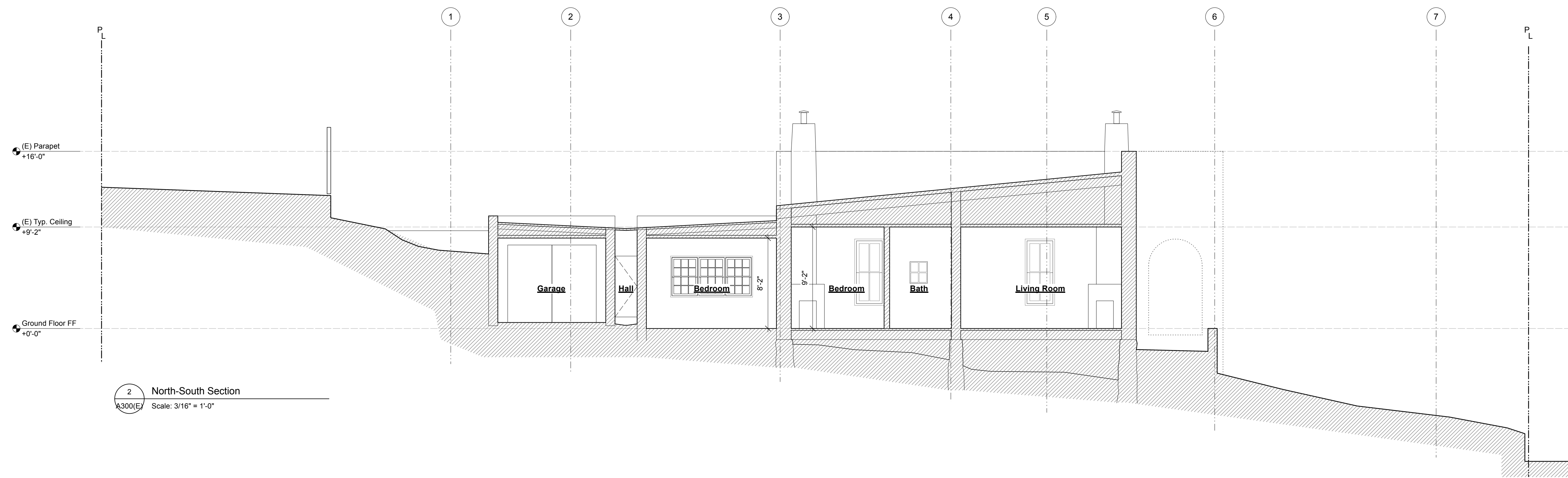
File: 515 PdPeralta\_A200 Elev Sections.vwx  
Set: Schematic Design

Sheet Title: **Proposed Conceptual Building Elevations**  
**A200**

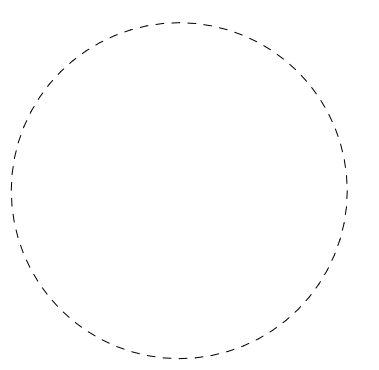
Sheet of



1 North South Section  
 A300(E) Scale: 3/16" = 1'-0"



2 North-South Section  
 A300(E) Scale: 3/16" = 1'-0"



Consultant

**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH: (505) 255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

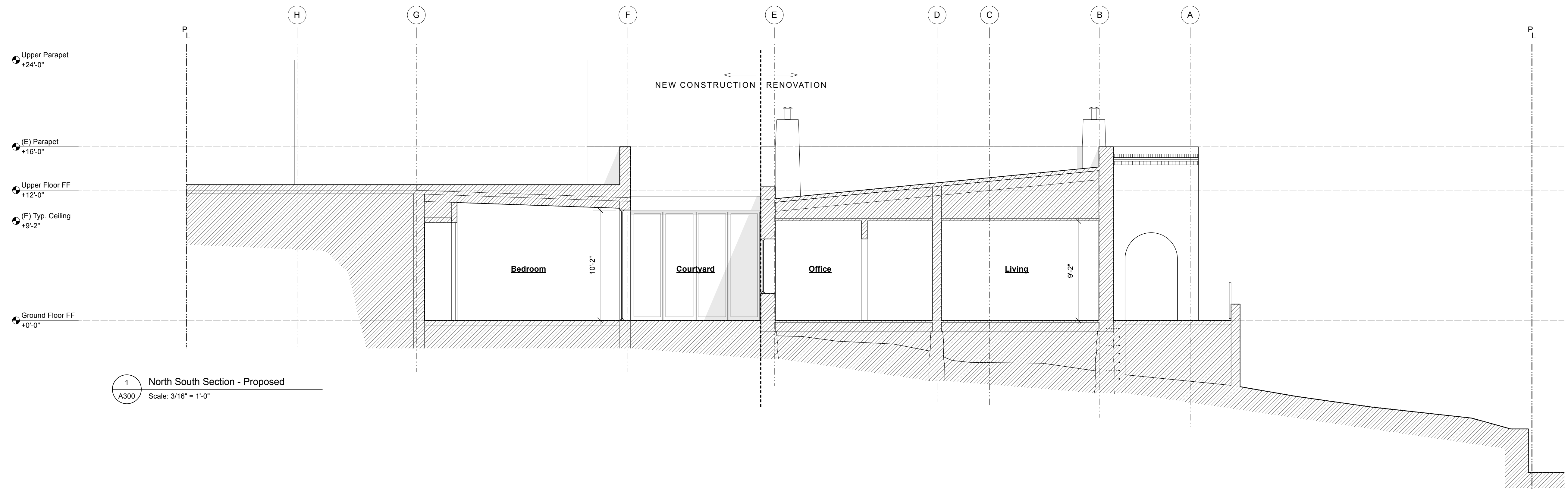
Date May 09, 2025	Plot Date 5/16/25
Drawn by	Checked by

File: 515 PdPeralta\_A200 Elev Sections.vwx  
 Set: Schematic Design

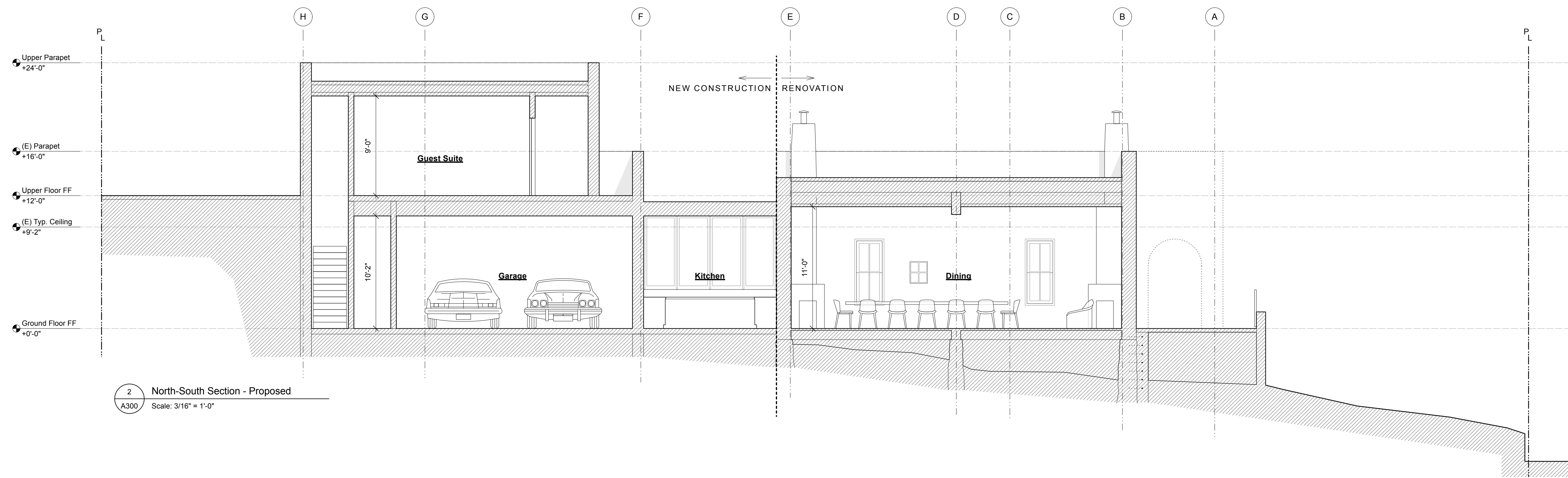
Sheet Title: **Existing Building Sections N-S**

**A300 (E)**

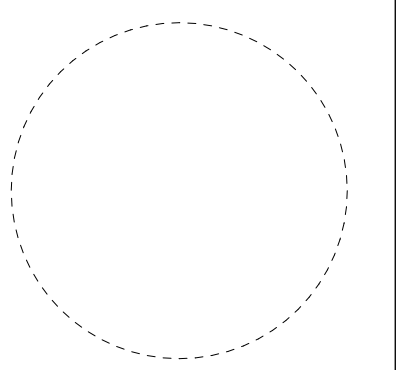
Sheet of



1 North South Section - Proposed  
 A300 Scale: 3/16" = 1'-0"



2 North-South Section - Proposed  
 A300 Scale: 3/16" = 1'-0"



Consultant

**dnca architects**  
 924-A Shoofly Street Santa Fe, NM 87505  
 PH: (505) 255-4033

**Feghali Residence**  
**Historic Renovation**  
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date May 09, 2025	Plot Date 5/19/25
Drawn by	Checked by

File: 515 PdPeralta\_A200 Elev Sections.vwx  
 Set: Schematic Design

Sheet Title: **Proposed Conceptual Building Sections N-S**

**A300**

Sheet of