

October 3, 2025

Paul Duran  
Senior Planner  
Historic Preservation Division  
Planning & Land Use Department

RE: Historic Districts Review Board  
Renovations, Additions & Alterations  
219 – 219A Washington Avenue, Santa Fe, NM

Dear Paul,

On behalf of the Owner, who I am representing before the Historic Preservation Division, we request a review of the proposed renovations, additions and alterations to 219/219A Washington Avenue. The address is the New Tract B-2, “Lot Line Adjustment” of Tract B-2 and B-1A, recorded on December 23, 2016, in the records of Santa Fe County attached to this application.

My client at this time proposes improvements for the property designated as a contributing structure at 219 Washington Avenue in the Downtown and Eastside Historic District.

The proposed improvements include:

Building 219 Renovations were previously approved **Case No. 2024-007814-HDRB**

- a. North Façade includes the introduction of (4) new windows (wood divided lite) to provide additional natural light and a second means of egress, in the event of fire, required for the proposed sleeping rooms. **Exception approved Case No. 2024-007814-HDRB**
- b. West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. **Exception approved Case No. 2024-007814-HDRB**
- c. South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. **Exception approved Case No. 2024-007814-HDRB**
- d. East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. **Exception approved Case No. 2024-007814-HDRB**

**PROPOSED NEW CASE HDRB Renovations (219) – Additions (219) – New Building – 219A**

1. Construct a Territorial brick coping on the top of parapets on the existing building 219.
2. Construct a proposed two-story rear addition (219), to the East rear façade of Existing building 219. The addition will be designated for:
  - o Laundry & Unit 4 Bathroom – 122 SF The existing rear one-story Storage area (100 SF) will be remain in the same location, to introduce a new Laundry area and a bathroom for Unit 4.
  - o Laundry folding area & addition Portal – 84 SF  
The Portal will provide egress for Unit 2 and connect with the Laundry room.

- Construct a new two-story addition that will provide Unit 4 (380 SF) on the first floor and access to basement will be provided by a covered exterior stairway below (88 SF).  
Unit 5 (272 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway (81 SF) to a roof deck (77 SF) on the second floor above.

**TOTAL = 661 SF**

3. Construct a new two-story building will provide Units 6 (369 SF) & 7 (369 SF) on the first floor and Unit 8 (557 SF) on the second floor.
  - Access to Unit 8 on the second floor will be provided by a covered exterior stairway (88+ SF) to a roof deck (179 SF) on the second floor above.
  - Access to Basement will be provided by a covered exterior stairway below. The style will match the existing 215 building style of a hip roof, stucco and foundation stone, stone sills and wood posts where necessary.
  - Portal (west side) – 40 SF
  - Portal (south side) – 105 SF

**TOTAL = 973 SF**

4. No work is proposed for Building 215 Washington Ave. The renovation for this building was previously approved on October 22, 2019, Case no. 2019-000994-HDRB.

The allowable by Code is not to exceed 50% of the existing footprint (897 SF +100 SF) or 498.5 SF.

**Exception required for the additional square footage 574 - 498.5 = 75.5 SF, Section 14-5.2(D)(2)(d) of the Santa Fe Land Development Code.**

For such an exception we must conclusively demonstrate, and the board shall make a positive finding of the fact that such exceptions comply with all the criteria listed as follows:

- (i) Does not damage the character of the District or impact the contributing status of the structures.  
**The new construction proposed is located in the rear of the property and the new territorial coping will blend in with the street or adjacent properties.**
- (ii) Are required to prevent a hardship to the Owner or an injury to the public welfare.  
**The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8) are requested for 219 Wahington Avenue for the development of individual mini-hotel units to meet the access, daylighting requirements and layout of the units interiors.**
- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.  
**The new construction proposed will blend with the existing 219 and 215 structures.  
Windows and doors will match the existing historic building 215  
Portal design will match the existing 215 building  
Exterior stairs will match existing stairs on 215 building with white metal as specified.**

### **Height, Pitch, Scale, Massing, and Floor Stepbacks**

The allowable height by Historic Regulations is not to exceed 20'-1".

The proposed height for the addition to the existing 219 building will be 19'-8"

The proposed height for the new building (219A - Units 6,7,8,9,) is **23'-0"**. **Needs exception.**

The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of structures within the historic districts as specified in Subsection 14-5.2(D)(9)(a). In order to approve an exception, the board shall make findings of fact that the applicant conclusively demonstrated that requested exceptions comply with all the criteria listed as follows: (Ord. No. 2023-27 § 1)

**Exception Criteria for Height: 14-5.2(D)(9) height.**

- (i) **Does not damage the character of the streetscape ;**  
The new design on the existing building and the addition (219) will provide a territorial brick coping that blends with structures in the immediate vicinity The location of this structure (219A) is in the rear between the parking lot and the front 219 building.
- (ii) **Prevent a hardship to the applicant or an injury to the public welfare;**  
The ceiling heights and parapets cause the existing 219 Building & Addition height to exceed the existing height by 12". The new 219A two-story building on the rear of property behind the East side of 219 is only visible from the streetscape on the north side in the open space and prevents any additional detriment to the streetscape.
- (iii) **Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;**  
The style of the Sotheby's building on the north side will be in concert with the new 219 Addition existing structure (219) with proposed territorial coping at the top and the new proposed structure 219A will mimic the style of 215, with a hip roof, stone sills, white stucco, under portals, wood supports for portals and block finish on exterior front walls 24" A.F.F.
- (iv) **Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape ;**  
Special conditions and circumstances are the 8'-6" ceiling heights in 219A, which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning & Zoning requirements allow a height of 24'-6". Historic requirements allow a building height of 20'-1". **Exception requested for 219A building, 2'11" above maximum height. Section 14-5.2(D)(2)(d) of the Santa Fe Land Development Code.**
- (v) **Are due to special conditions and circumstances which are not a result of the actions of the applicant ; and**  
Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

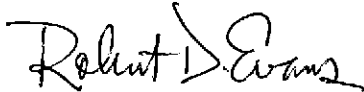
(vi) **Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).**

Keeping the heights of the existing 219 w/additions to a 19'-8" height meets the maximum allowed of 20'1. Keeping the style of 219A in concert with building 215 will have the least negative impact on the streetscape, as the building will be located in the rear of the property.

It is our desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

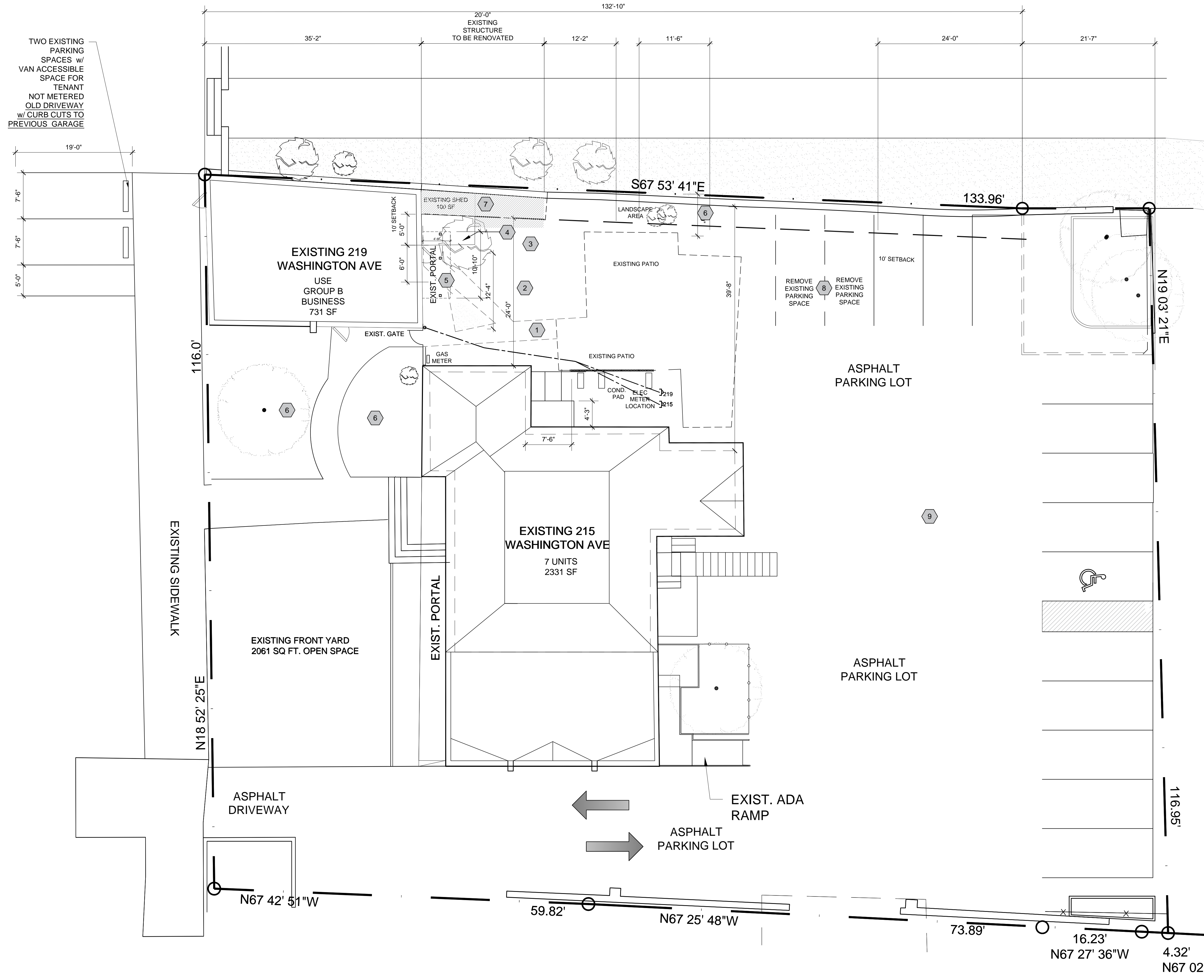
Thank you for your consideration of our request and please let me know if you require any further information.

Sincerely,

A handwritten signature in black ink that reads "Robert D. Evans". The signature is written in a cursive style with a large, stylized "R" and "E".

**Robert D. Evans**

D Designer/Owner agent



**EXISTING SITE PLAN SHEET KEYED NOTES**

- GENERAL:
- EXISTING CONCRETE WALK TO BE REMOVED
  - EXISTING PATIO
  - EXISTING LANDSCAPE AREA
  - EXISTING TREE TO BE REMOVED
  - EXISTING PORTAL & WOOD COLUMNS TO BE REMOVED
  - LANDSCAPE PROVIDED WITH 2020 RENOVATION OF 215 WASHINGTON AVE PERMIT #20-5596
  - EXISTING SHED (6'-0" x 20'-0") TO BE REBUILT ON EXISTING FOOTPRINT
  - REMOVE 2 EXISTING PARKING SPACES FOR BUILDING AREA
  - 13 EXISTING PARKING SPACES

**LEGEND**

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

**AREA CALCULATIONS**

	EXISTING	PROPOSED
<b>EXISTING</b>		
BUILDING (219) HEATED:	897.00 SF	
UNITS 1, 2, 3		
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
LAUNDRY & MECHANICAL (219)	100.00 SF	
EXISTING LOT COVERAGE TOTAL:	5208.00 SF	
LOT PARCEL AREA:	17,940.00 SF	
	.412 AC. +/-	
LOT COVERAGE:	17.6%	
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	
MAXIMUM HGT OF STRUCTURES: 27' MAX. WITH STEPBACKS		
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4"		PROPOSED 2ND FLR: 21'-0"
ZONING DISTRICT: BCDMAR		
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT		
BUSINESS CAPITOL DISTRICT		
EAST MARCY SUB DISTRICT		
HDRB ACTION ON OCTOBER 22, 2019		
CASE # 2019-000594-HDRB		
215 WASHINGTON AVE.		
DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY.		
219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.		
PARKING: 14-8.6(C)(2)		
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD		
REQUIRED PARKING SPACES:		
215 (7 UNITS)		
213 (4 UNITS LEASED TO MARKET STEER)		
PARKING SPACE PROVIDED:		
EXIST: 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE		
BICYCLE SPACES: 4 EXISTING		
MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT		
EXISTING FRONT OPEN SPACE: 2,061 SQ FT		
CHANGE OF USE		
EXISTING USE GROUP: B, BUSINESS		
USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS		

**RENOVATIONS & ADDITIONS**  
**MINI-HOTEL for:**  
**DENNIS PRICE**  
**219 WASHINGTON AVE.**  
**SANTA FE, NM**

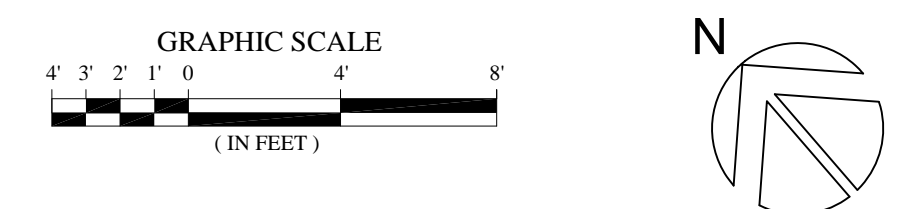
**TITLE:**  
**EXISTING**  
**SITE PLAN**

P.O. Box 4  
 Ojo Caliente, N.M. 87579  
 505.919.9744 phone  
 redc52@gmail.com

**DESIGN SERVICES**  
 Production Documents  
 Residential - Commercial

Date: 10.03.2025  
 revised:

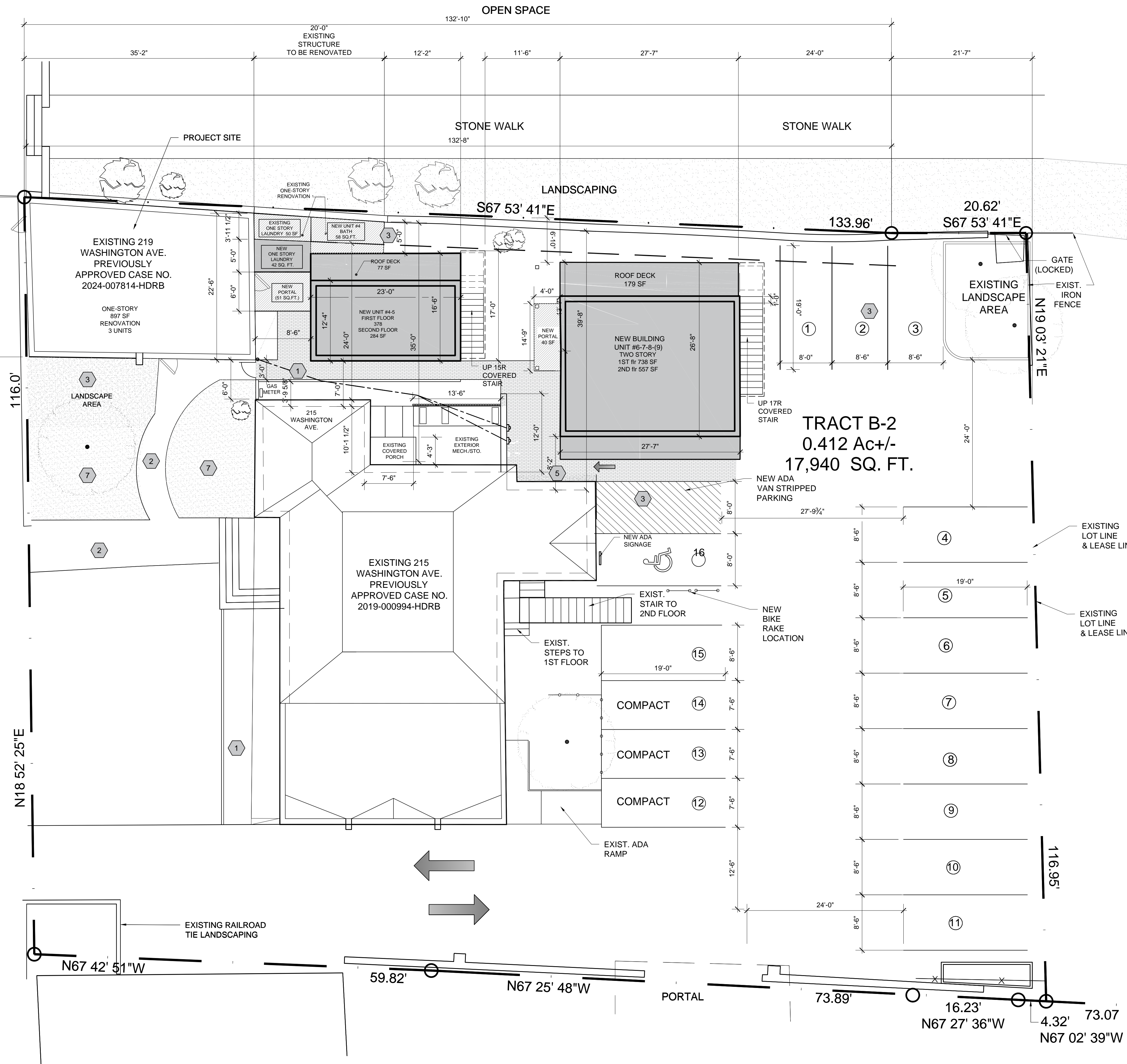
**SP-1**  
 Sheet:



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

HDRB SUBMITTAL SET

WASHINGTON AVENUE



PROPOSED SITE PLAN SHEET KEYED NOTES

- GENERAL:
1. INSTALL NEW 3'-0" CONCRETE WALK
  2. EXISTING BRICK WALK
  3. EXISTING LANDSCAPE AREA TO REMAIN
  4. NEW ADA PARKING SPACE VAN ACCESSIBLE
  5. EXISTING BICYCLE RACK (6)
  6. IDENTIFY PARKING SPACES (2) #17, #18 NEW PRIVATE PARKING SIGNAGE
  7. LANDSCAPE PLAN - APPROVED WITH 215 WASHINGTON AVE RENOVATION PERMIT #2020-5596

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
<b>EXISTING</b>		
BUILDING (219) HEATED:	897.00 SF	
UNITS 1, 2, 3	100.00 SF	
REAR SHED NOT HEATED:	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	349.00 SF
EXISTING BASEMENT (215):		
EXISTING LOT COVERAGE TOTAL:	4759.00 SF	
<b>PROPOSED</b>		
UNIT 4 BASEMENT		461.00 SF
UNIT 4 LAUNDRY		122.00 SF
UNIT 4 FIRST FLOOR		380.00 SF
UNIT 4 PORTAL & LAUNDRY FOLDING		84.00 SF
UNIT 5 SECOND FLOOR		272.00 SF
UNIT 5 COVERED EXTERIOR STAIRWAY		79.00 SF
UNIT 5 ROOF DECK		77.00 SF
UNIT 6 FIRST FLOOR		369.00 SF
UNIT 6 PORTALS		369.00 SF
UNIT 6 BASEMENT		661.00 SF
UNIT 8 SECOND FLOOR		278.00 SF
UNIT 8 ROOF DECK		179.00 SF
UNIT 9 SECOND FLOOR		279.00 SF
TOTAL PROPOSED ROOFED AREA:		1904.00 SF
TOTAL EXISTING 219 ROOFED AREA:		997.00 SF
TOTAL EXISTING 215 ROOFED AREA:		3901.00 SF
TOTAL EXISTING & PROPOSED ROOFED AREA:		897.00 SF
ROOF COVERAGE - EXIST. 219 (UNITS 1,2,3)		100.00 SF
ROOF COVERAGE - EXIST. 219 (REAR SHED)		380.00 SF
ROOF COVERAGE - 219 (UNIT 4.5)		77.00 SF
ROOF DECK 2ND - 219 (UNIT 4.5)		504.00 SF
ROOF COVERAGE - 219A (UNIT 6,7,8,9)		177.00 SF
ROOF DECK 2ND - 219A (UNIT 6,7,8,9)		141.00 SF
ROOF PORTAL - 219A (UNIT 6,7,8,9)		1025.00 SF
TOTAL ROOFED AREA	3901.00 SF	5923.00 SF
LOT PARCEL AREA:	17,940.00 SF	17,940.00 SF
LOT COVERAGE:	27.3%	33.0%
ALLOWABLE LOT COVERAGE:		NO REQUIREMENT
MAXIMUM HGT OF STRUCTURES:		20'-1" MAX. WITH STEPBACKS
CHANGE IN PROPOSED BUILDING HEIGHT		
UNIT 1, 2, 3	EXISTING: 10'-4" TO 12'-4"	PROPOSED COPING: 14'
UNIT 4, 5	EXISTING: 19'-8"	PROPOSED COPING: 14'
ZONING DISTRICT:	BCDMAR	
HDR DISTRICT:	DOWNTOWN & EAST SIDE HISTORIC DISTRICT	
	BUSINESS CAPITOL DISTRICT	
	EAST MARCY SUB DISTRICT	
HDRB ACTION ON OCTOBER 22, 2019	215 WASHINGTON AVE. CASE #2019-000994-HDRB DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY. 219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.	
HDRB ACTION ON 2024	219 WASHINGTON AVE. CASE #2024-007814-HDRB	
PARKING:	14-8.6(C)(2)	
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD		
REQUIRED PARKING SPACES:	215 (7 UNITS)	
	219 (8 UNITS)	
	213 (4 UNITS LEASED TO MARKET STEER)	
PARKING SPACE PROVIDED:	EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE	
NEW TOTAL:	18 PARKING SPACES + 2 SPACES OFF SITE (SEE NEW PARKING AGREEMENT)	
BICYCLE RACKS:	6 SPACES	
MINIMUM OPEN SPACE:	10% OF LOT AREA: 1,794 SQ FT	
EXISTING FRONT OPEN SPACE:	2,061 SQ FT	
USE GROUP:	R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS	
BUILDINGS REQUIRED TO BE FULLY SPRINKLERED		

TRACT B-2  
0.412 Ac +/-  
17,940 SQ. FT.

LOT COVERAGE: 27.3% 33.0%

ALLOWABLE LOT COVERAGE: NO REQUIREMENT

MAXIMUM HGT OF STRUCTURES: 20'-1" MAX. WITH STEPBACKS

CHANGE IN PROPOSED BUILDING HEIGHT

UNIT 1, 2, 3 EXISTING: 10'-4" TO 12'-4" PROPOSED COPING: 14'

UNIT 4, 5 EXISTING: 19'-8" PROPOSED COPING: 14'

ZONING DISTRICT: BCDMAR

HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT

BUSINESS CAPITOL DISTRICT

EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019

215 WASHINGTON AVE. CASE #2019-000994-HDRB DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY. 219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.

HDRB ACTION ON 2024

219 WASHINGTON AVE. CASE #2024-007814-HDRB

PARKING: 14-8.6(C)(2)

1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD

REQUIRED PARKING SPACES:

215 (7 UNITS)

219 (8 UNITS)

213 (4 UNITS LEASED TO MARKET STEER)

PARKING SPACE PROVIDED:

EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE

NEW TOTAL: 18 PARKING SPACES + 2 SPACES OFF SITE (SEE NEW PARKING AGREEMENT)

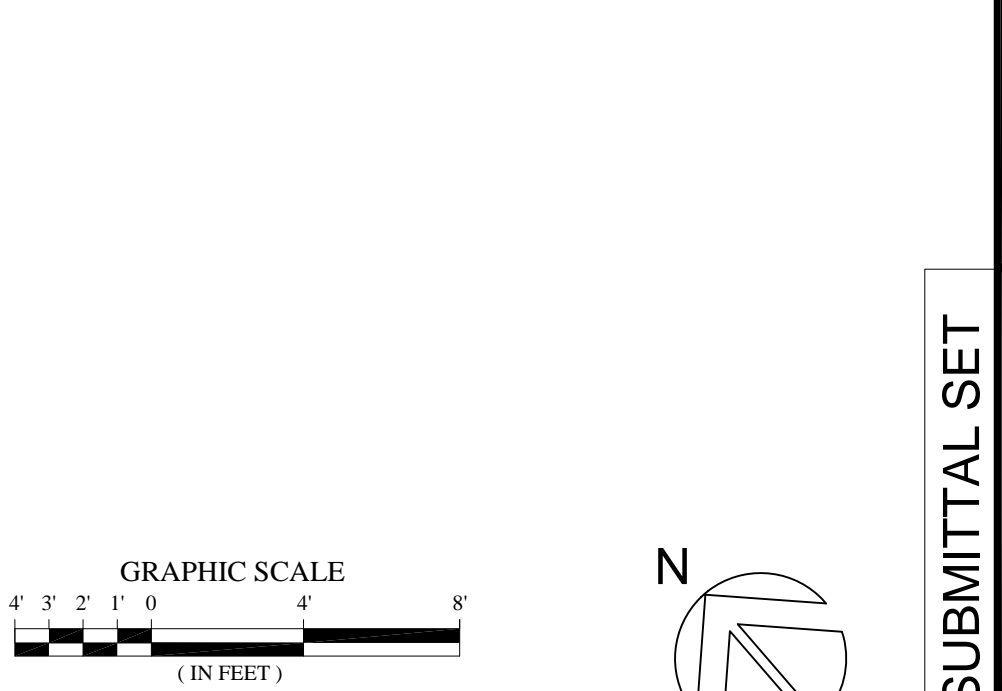
BICYCLE RACKS: 6 SPACES

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT

EXISTING FRONT OPEN SPACE: 2,061 SQ FT

USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

BUILDINGS REQUIRED TO BE FULLY SPRINKLERED



RENOVATIONS & ADDITIONS  
MINI-HOTEL for:  
DENNIS PRICE  
219 WASHINGTON AVE.  
SANTA FE, NM

TITLE:  
PROPOSED  
SITE PLAN

P.O. Box 4  
Ojo Caliente, N.M. 87579  
505.919.9744 phone  
redcs2@gmail.com

**DESIGN SERVICES**  
Production Documents  
Residential - Commercial

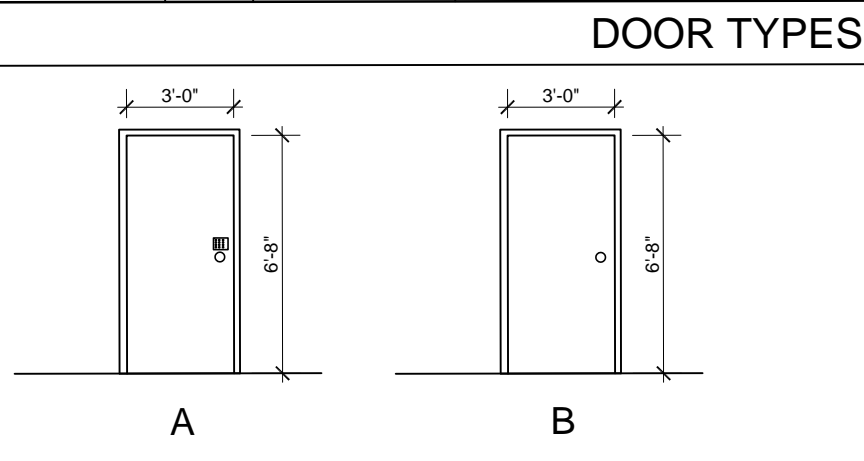
Date: 10.03.2025  
revised:

SP-2

Sheet:

HDRB SUBMITTAL SET

DOOR SCHEDULE							
FLOOR PLAN							
NO.	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	HARDWARE
1	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	ENTRY SET W/ KEYPAD
2	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	PRIVACY SET
3	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	PASSAGE
4	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	ENTRY SET W/ KEYPAD
5	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	PRIVACY SET
6	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	PASSAGE



- PROP. BASEMENT PLAN SHT KEYED NOTES**
- GENERAL:
- 10' REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
  - 8" REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
  - FLOOR BEAM ABOVE TO CARRY FIRST FLOOR FRAMING, SEE STRUCTURAL
  - 3 1/2" ADJ. STEEL COLUMN ON 24" x 24" x 12" CONCRETE FOOTING
  - 2" x 6" WALL STUDS @ 16" O.C. w/5/8" TYPE 'X' FIRECODE GYP. BOARD
  - ELECTRIC PANEL, SEE ELECTRICAL
  - ON-DEMAND HOT WATER HEATER, SEE PLUMBING
  - 4" TURN DOWN CONCRETE SLAB - SEE STRUCTURAL FOR REINFORCING

- LEGEND**
- EXISTING WALLS TO REMAIN
  - NEW 10" CMU REINFORCED FOUNDATION WALL
  - NEW 8" REINFORCED FOUNDATION WALL
  - NEW 2" x 6" WALLS STUDS @ 16" O.C. w/5/8" "TYPE X" F.C. GYP. BOARD

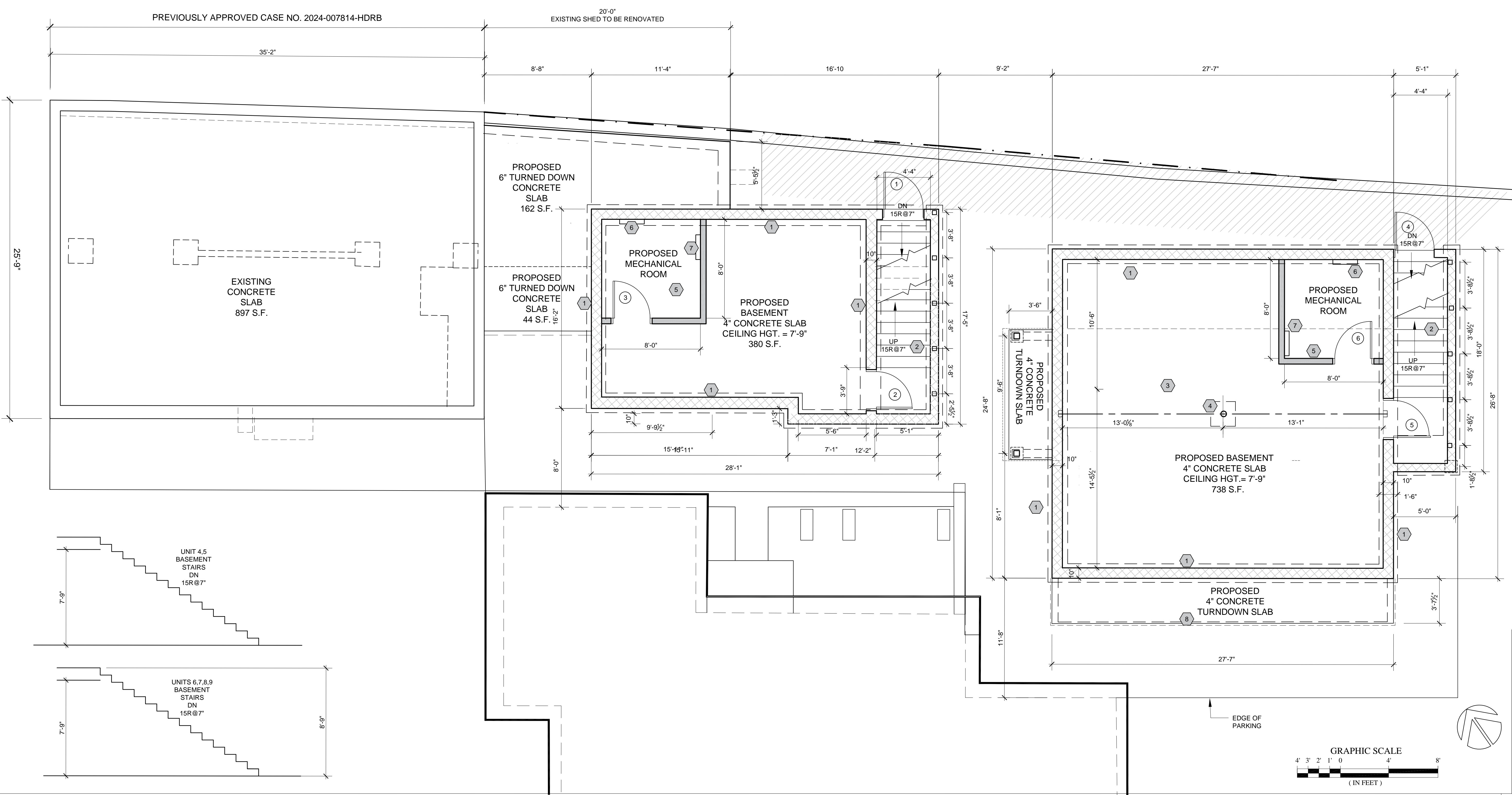
**RENOVATIONS & ADDITIONS**  
**MINI-HOTEL for:**  
**DENNIS PRICE**  
**219 WASHINGTON AVE.**  
**SANTA FE, NM**

**TITLE:**  
**PROPOSED FOUNDATION BASEMENT PLAN**

P.O. Box 4  
 Ojo Caliente, N.M. 87579  
 505.919.9744 phone  
 redc52@gmail.com

**DESIGN SERVICES**  
 Production Documents  
 Residential - Commercial

NOTICE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT. AT THIS SITE AND IS NOT TO BE USED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.  
 L&R DESIGN SERVICES, 2025

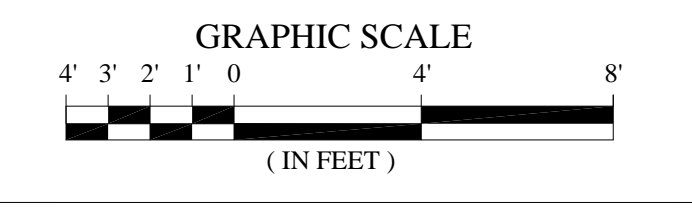


**HDRB SUBMITTAL SET**

Date: 10.03.2025  
 revised:

**FP-B**

Sheet:

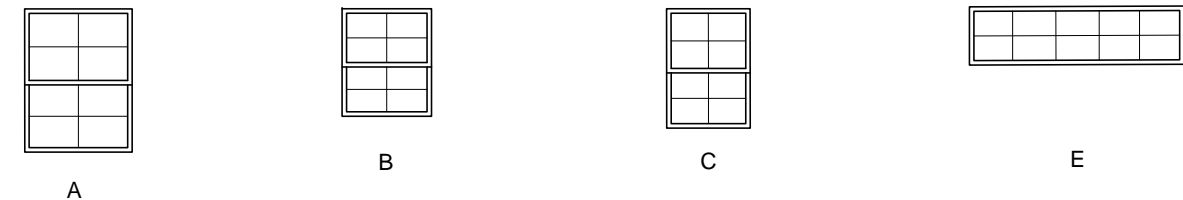


**PROPOSED FOUNDATION/BASEMENT PLAN**

WINDOW SCHEDULE							
NO.	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-6" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENETTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07 / UNIT 8 / UNIT 9

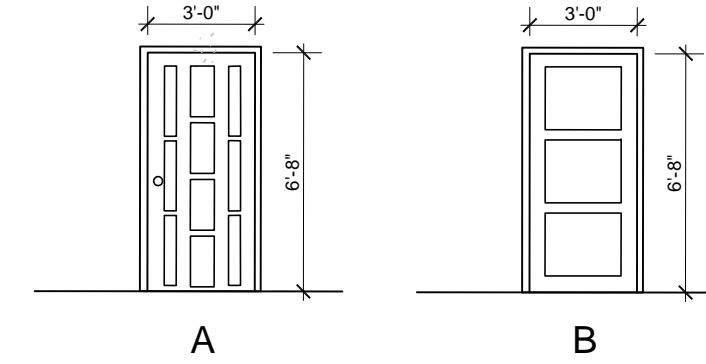
NOTE:  
 ALL WINDOWS:  
 1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS  
 2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.  
 3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES



DOOR SCHEDULE										
FLOOR PLAN										
NO.	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR. TYP.	JAMB WIDTH	MFG.	HARDWARE	LOCATION	
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY	
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY	
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY	
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY	

DOOR TYPES



PROPOSED PLAN SHEET KEYED NOTES

- GENERAL:
- INSTALL NEW 2" x 6" WALL STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
  - INSTALL NEW 2" x 4" WALL STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
  - WIDEN DOOR FRAME OPENING TO ACCOMMODATE NEW 3'-0" x 6'-8" DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
  - INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
  - REPAIR EXISTING WINDOW PANES AS NECESSARY, PATCH, SAND & PAINT
  - BLOCK PANE IN FRONT OF NEW WALL
  - FOLDING TABLE
  - 
  - OVERFLOW DRAIN LOCATION
  - INFILL OPENING
  - EXISTING SKYLITE TO REMAIN
  - VENTLESS GAS LOGS
  - EXTERIOR WHITE METAL STAIRS & LANDING AT TOP W/ COVERED ROOF

LEGEND

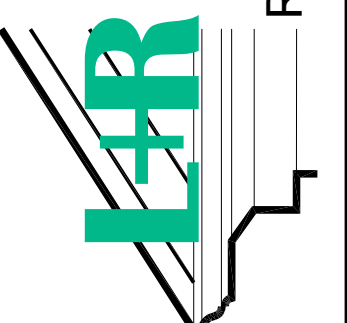
- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
- EXISTING WALLS TO REMAIN
- ONE HOUR EXTERIOR WALL RATING - UL 305 OPENINGS <25%

RENOVATIONS & ADDITIONS  
 MINI-HOTEL for:  
 DENNIS PRICE  
 219 WASHINGTON AVE.  
 SANTA FE, NM

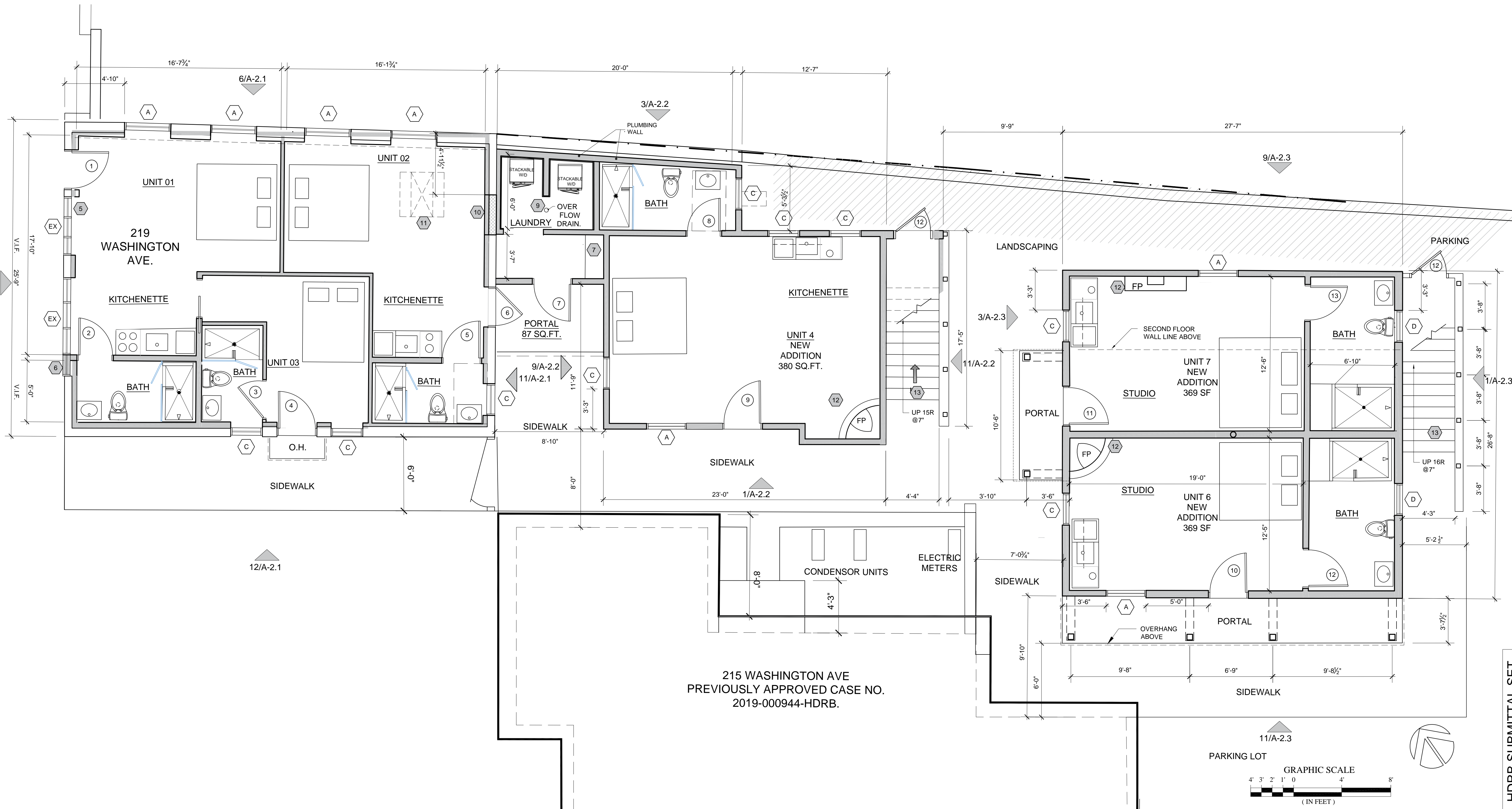
TITLE:  
 PROPOSED  
 FIRST  
 FLOOR  
 PLAN  
 SCHEDULES

P.O. Box 4  
 Ojo Caliente, N.M. 87579  
 505.919.9744 phone  
 redc52@gmail.com

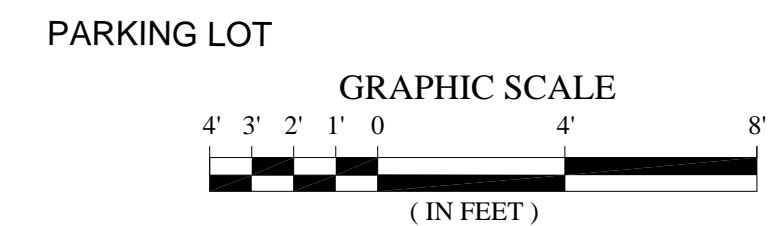
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215 WASHINGTON AVE  
 PREVIOUSLY APPROVED CASE NO.  
 2019-000944-HDRB.



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

PROPOSED FIRST FLOOR PLAN

HDRB SUBMITTAL SET

Date: 10.03.2025  
 revised:

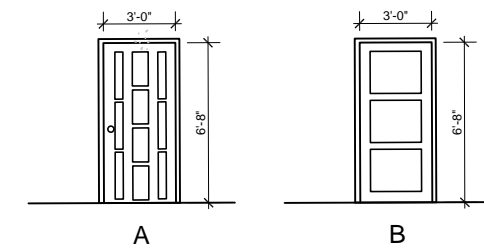
FP-1

Sheet:

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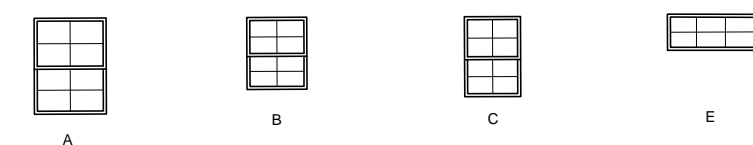
DOOR & WINDOW SCHEDULES

DOOR SCHEDULE											
FLOOR PLAN	QTY	SIZE (INCH)	THK	FRAME TYPE	ROUGH OPENING	JAMB	MFG.	HARDWARE	LOCATION	REMARKS	
1	3	3'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	UNIT 4.5 - BASEMENT STAIRS
2	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	B	4-1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	UNIT 4.5 - BASEMENT STAIRS
3	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	B	4-1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	UNIT 4.5 - MECHANICAL ROOM
4	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	UNIT 6.7.8.9 - BASEMENT STAIRS
5	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	B	4-1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	UNIT 6.7.8.9 - BASEMENT STAIRS
6	1	3'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	UNIT 6.7.8.9 - MECHANICAL ROOM
7	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAGEROMY - ENTRY	
8	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	B	4-1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	
10	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY	
11	2	2'-0" x 6'-6"	1-3/4"	SOLID WOOD	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY	
12	2	2'-0" x 6'-6"	1-3/4"	STEEL INSULATED	3'-0" x 6'-2 1/2"	A	7-1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY	



WINDOW SCHEDULE						
QTY	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	REMARKS
4	BY OWNER	2'-0" x 4'-0"	3'-0" x 5'-0"	V.I.F.	DN	UNIT 6.7.8.9
1	BY OWNER	2'-0" x 2'-0"	2'-0" x 2'-0"	V.I.F.	DN	UNIT 6.7.8.9 - MECHANICAL ROOM
2	BY OWNER	2'-0" x 4'-0"	3'-0" x 4'-0"	V.I.F.	DN	UNIT 6.7.8.9 - MECHANICAL ROOM
2	BY OWNER	2'-0" x 2'-0"	3'-0" x 4'-0"	V.I.F.	DN	UNIT 6.7.8.9 - MECHANICAL ROOM
2	BY OWNER	4'-0" x 1'-0"	5'-1" x 1'-0"	V.I.F.	DN	UNIT 6.7.8.9 - MECHANICAL ROOM
2	BY OWNER	2'-0" x 2'-0"	3'-0" x 4'-0"	V.I.F.	DN	UNIT 6.7.8.9 - MECHANICAL ROOM

WINDOW TYPES



PROPOSED PLAN SHEET KEYED NOTES

- GENERAL:
- INSTALL NEW 2" x 6" WALL STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
  - INSTALL NEW 2" x 4" WALL STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
  - INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
  - NEW 2'-4" OVERHANG
  - EXTERIOR EXIT METAL STAIRWAYS TO SECOND FLOOR TO MATCH 215 AND BE PROTECTED FROM WEATHER
  - NEW RAINNAI INSTANT HWL
  - NEW ELECTRIC PANEL LOCATION
  - OVERFLOW DRAIN LOCATION
  - INSTALL NEW 3/4" T.&G. PLYWOOD DECK ON EXISTING FLOOR OF SHED
  - EXISTING SKYLITE TO REMAIN
  - REPLACE MISSING GLASS PANES - FRONT WINDOW
  - BRICK BORDER AROUND NEW PLANTING AREAS
  - VENTLESS GAS LOGS

LEGEND

- PROPOSED WALLS  
NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
- EXISTING WALLS  
TO REMAIN
- EXISTING RAISED FLOOR  
TO BE REMOVED
- ONE HOUR RATED EXTERIOR WALL - UL 305  
OPENINGS < 25% IBC TABLE 705.5 FIRE RESISTANCE RATING

RENOVATIONS & ADDITIONS  
MINI-HOTEL for:  
DENNIS PRICE  
219 WASHINGTON AVE.  
SANTA FE, NM

TITLE:  
PROPOSED  
SECOND  
FLOOR  
PLAN  
SCHEDULES

P.O.Box 4  
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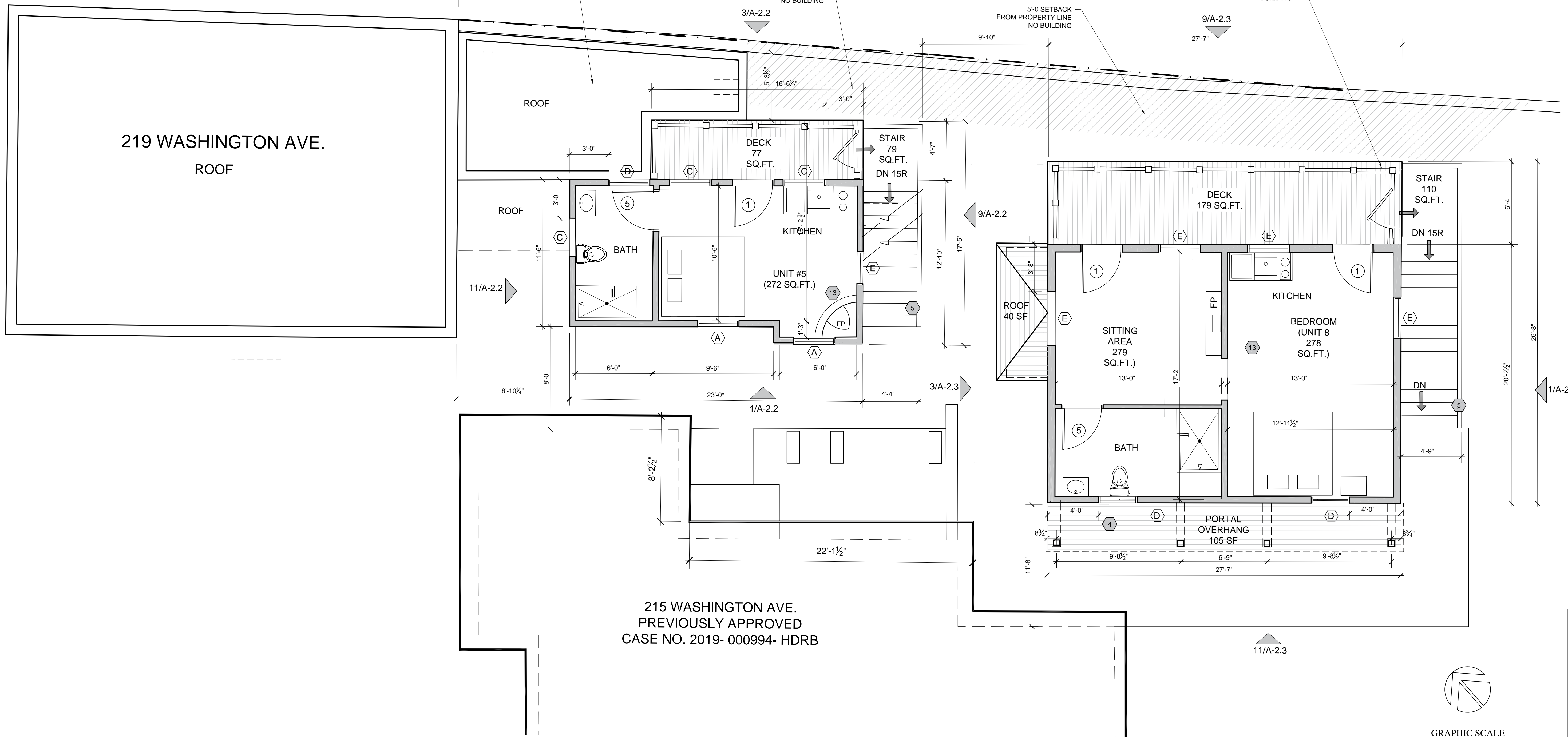
PREVIOUSLY APPROVED CASE NO. 2024 - 007814 - HDRB

EXISTING STORAGE  
TO BE REBUILT  
IN SAME LOCATION

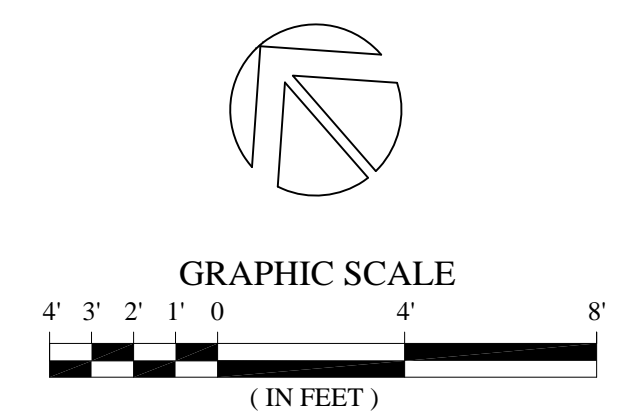
5'-0" SETBACK  
FROM PROPERTY LINE  
NO BUILDING

5'-0" SETBACK  
FROM PROPERTY LINE  
NO BUILDING

10'-0" SETBACK  
FROM PROPERTY LINE  
NO 2ND FLOOR BUILDING



215 WASHINGTON AVE.  
PREVIOUSLY APPROVED  
CASE NO. 2019- 000994- HDRB



PROPOSED SECOND FLOOR PLAN

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

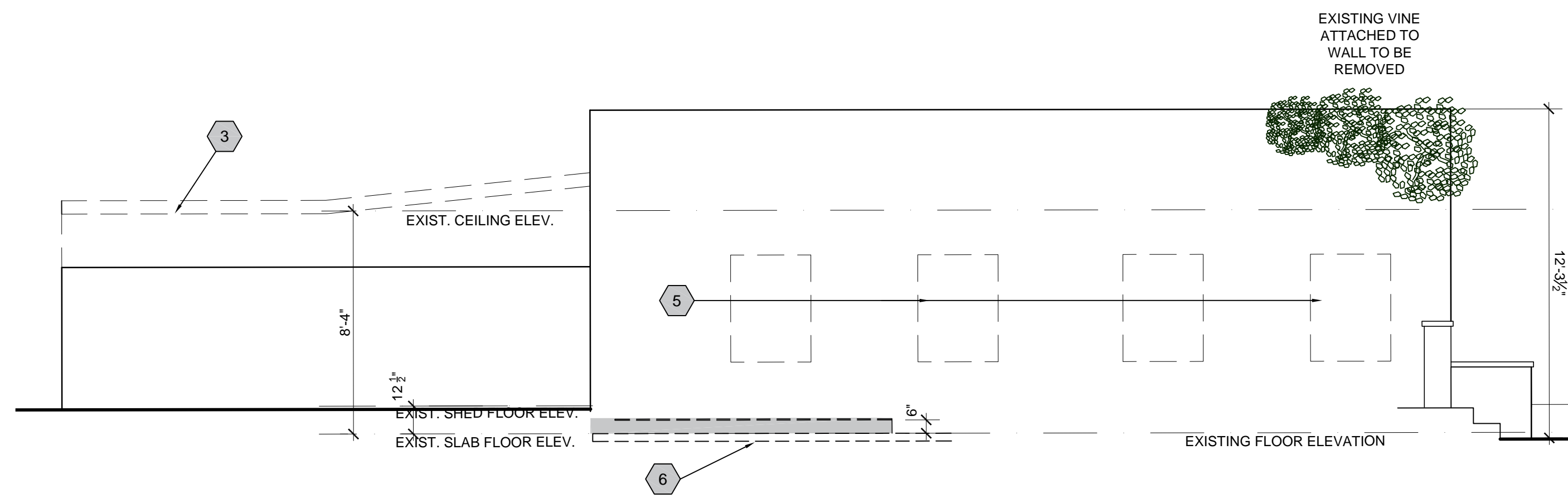
HDRB SUBMITTAL SET

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FP-2

Sheet:





EXISTING NORTH ELEVATION - UNITS 1,2,3

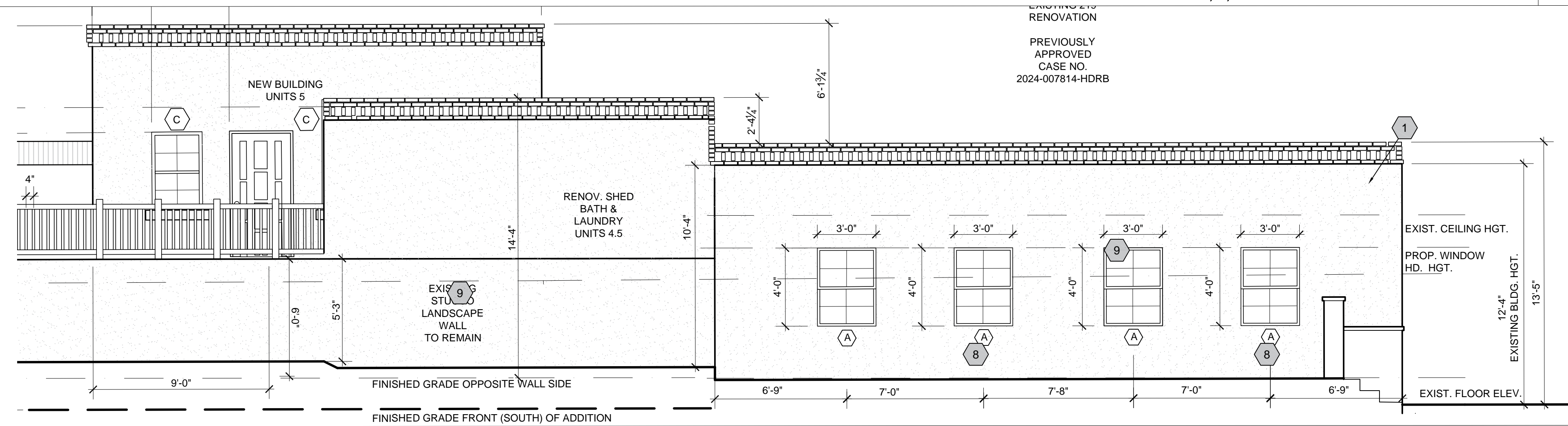
SCALE: 1/4" = 1'-0"

8

EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR 36" x 84" WIDEN DOOR FRAME ROUGH OPENING TO 39" AND HEIGHT TO 87"
2. REMOVE DOORS, WINDOWS & FRAMES COMPLETE
3. EXISTING SHED TO BE REMOVED IN REAR YARD & REBUILT ON EXIST. FOOTPRINT
4. DEMO CONCRETE LANDING - DROP GRADE 3" +/- (V.I.F.)
5. CUT OUT WALL FOR NEW WINDOWS & ROUGH FRAME FOR OPENING
6. EXISTING INTERIOR RAISED FLOOR TO BE REMOVED
7. REPLACE (2) PANES WITH NEW GLAZING TO MATCH EXISTING



PROPOSED NORTH ELEVATION - UNITS 1,2,3

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

7

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

TITLE:

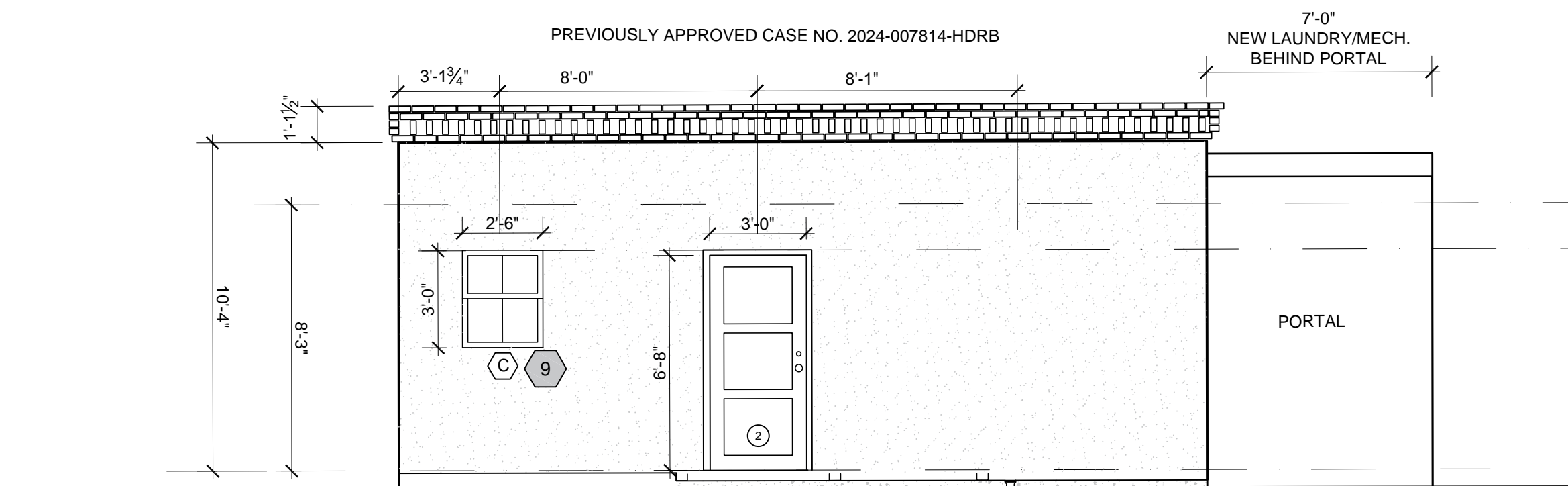
UNITS 1,2,3  
NORTH & EAST  
EXISTING  
PROPOSED  
ELEVATIONS



EXISTING EAST ELEVATION

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

6

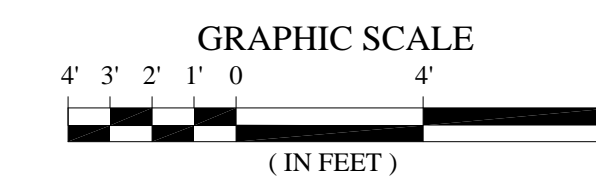


PROPOSED EAST ELEVATION

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

5

PREVIOUSLY APPROVED CASE NO. 007814-HDRB



HDRB SUBMITTAL

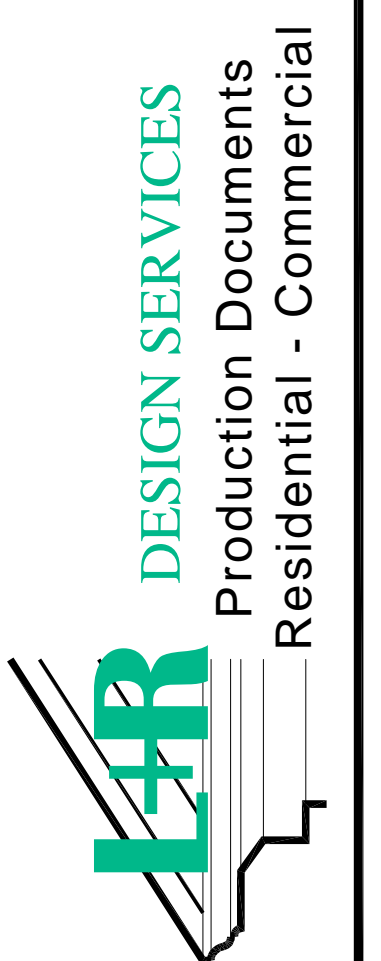
Date: 10.03.2025  
revised:

A-2

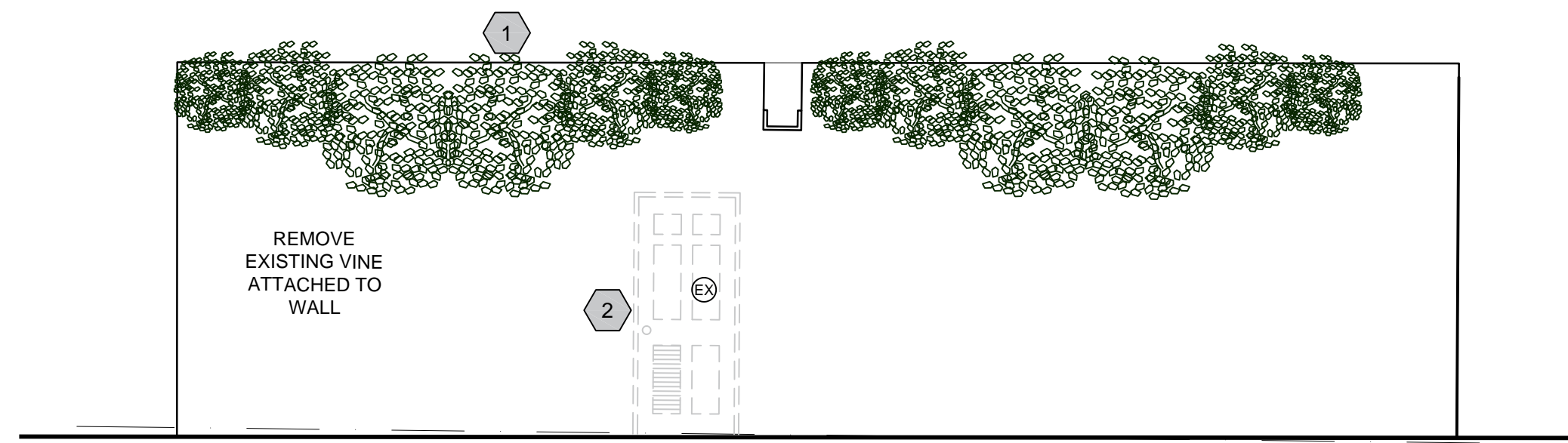
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RENOVATIONS & ADDITIONS  
MINI-HOTEL for:  
DENNIS PRICE  
219 WASHINGTON AVE.  
SANTA FE, NM

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Ojo Caliente, N.M. 87579  
505.919.9744 phone  
redcs52@gmail.com

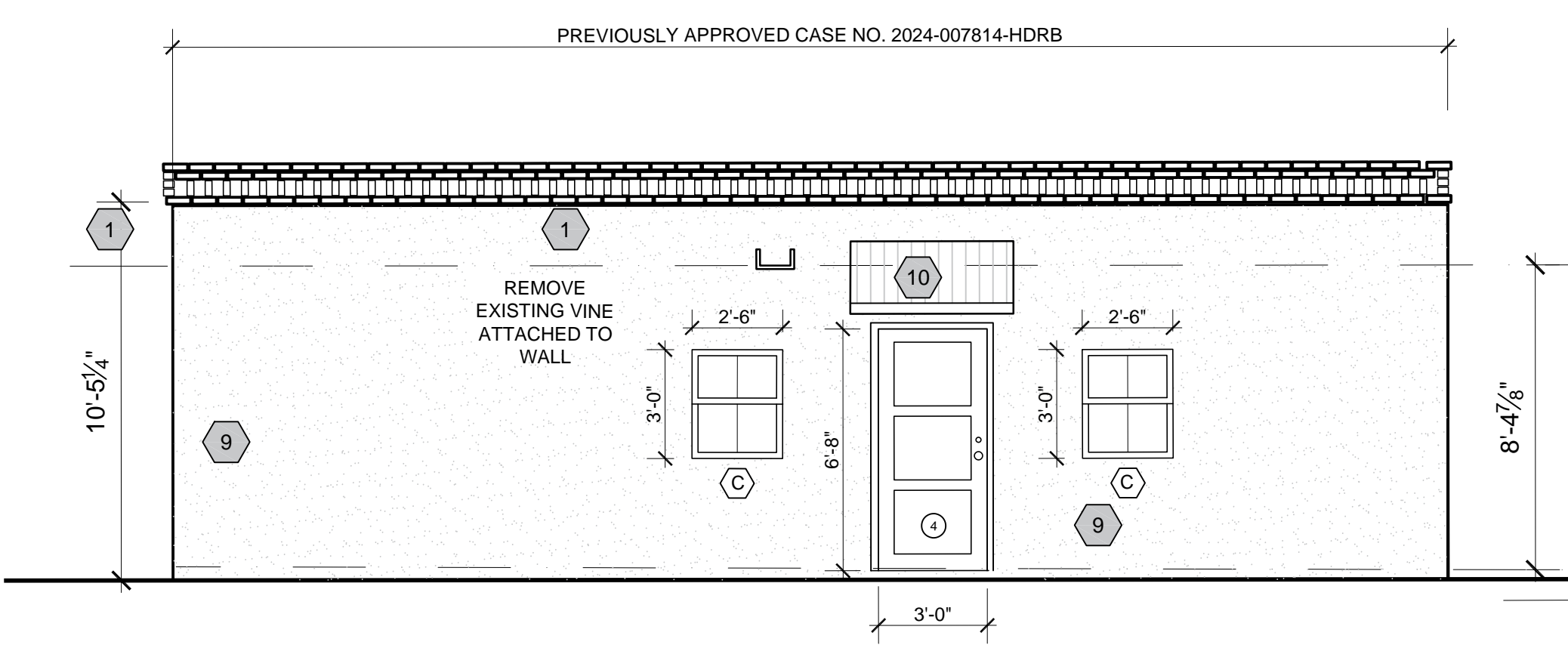


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EXISTING SOUTH ELEVATION - UNITS 1,2,3

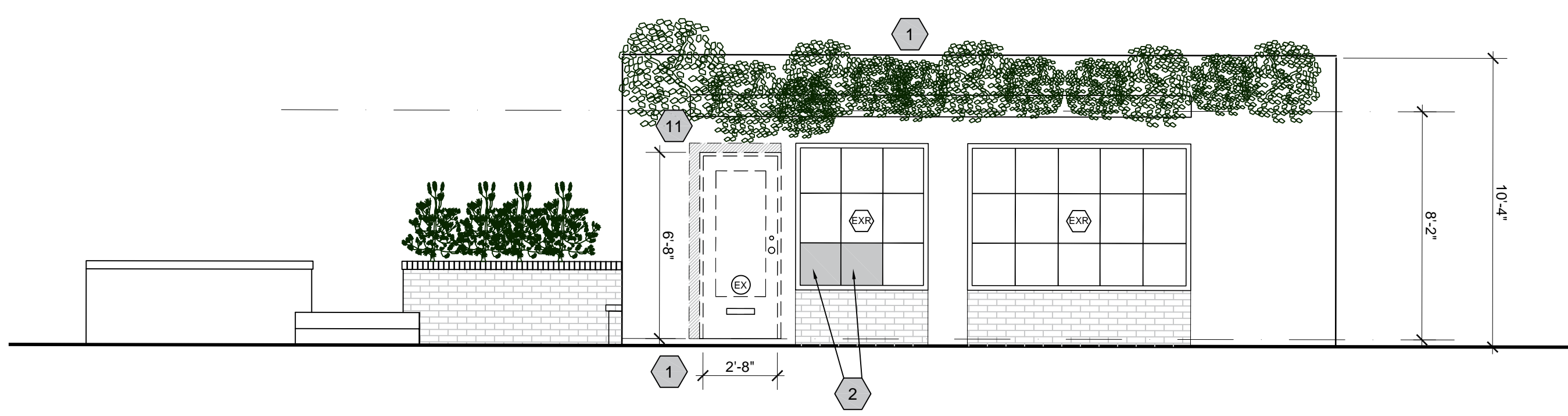
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PROPOSED SOUTH ELEVATION - UNITS 1,2,3

7

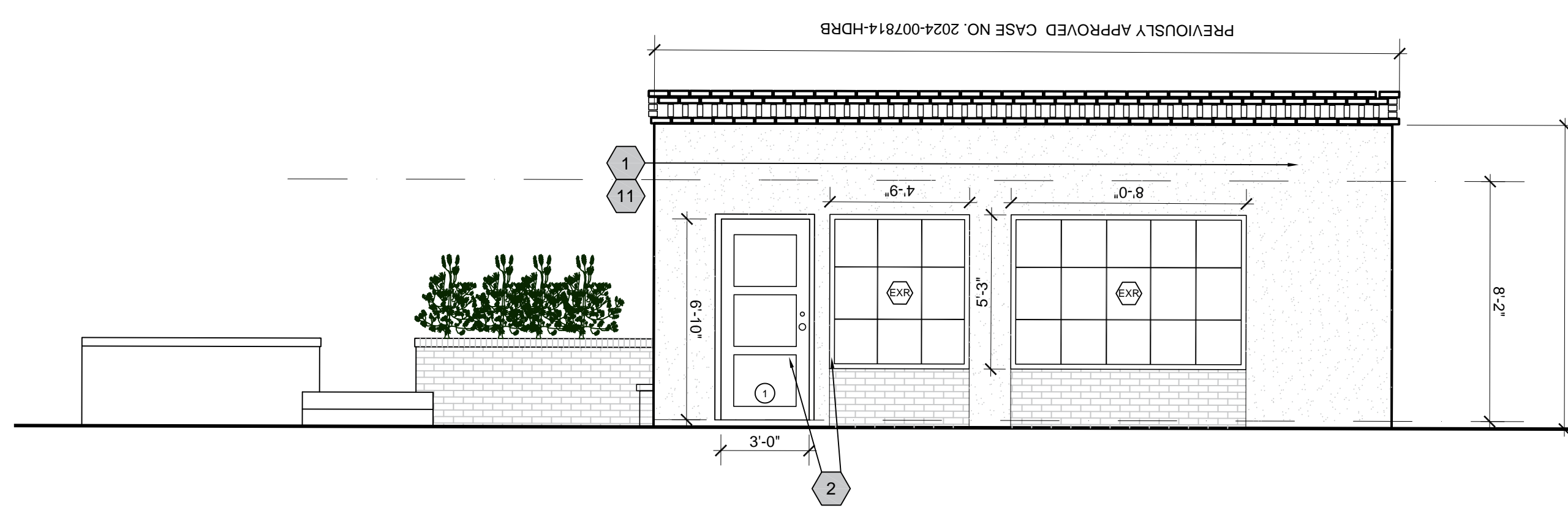
PREVIOUSLY APPROVED CASE NO. 007814-HDRB



EXISTING WEST ELEVATION - UNITS 1,2,3

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

6

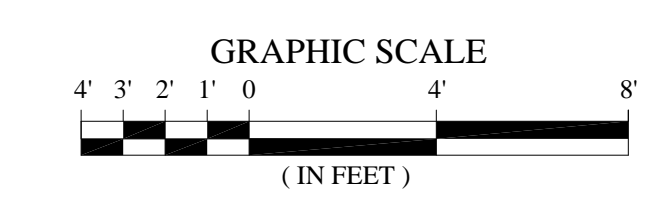


PROPOSED WEST ELEVATION - UNITS 1,2,3

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

5

PREVIOUSLY APPROVED CASE NO. 007814-HDRB



PROPOSED PLAN SHEET KEYED NOTES

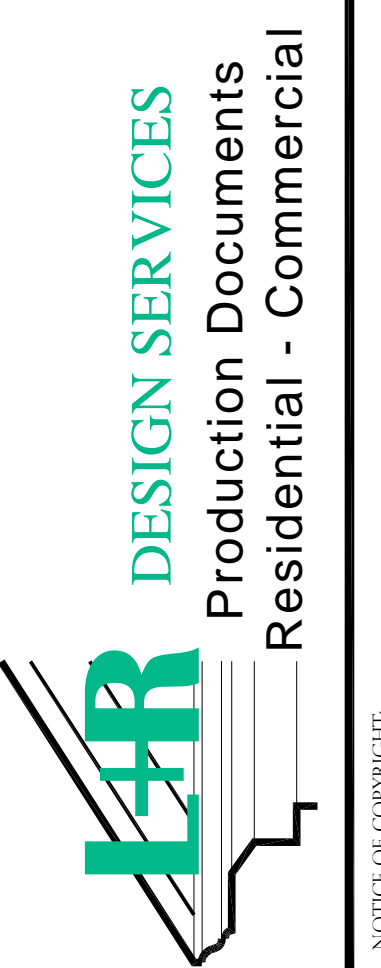
GENERAL:

1. REMOVE EXISTING VINE TO ACCOMODATE NEW WINDOW AND DOOR  
VERIFY ROOT DAMAGE IN STUCCO WALL
2. RENOVATE OPENINGS WITH NEW WINDOW & DOOR, REPAIR WALL, AND PATCH  
AS NECESSARY, SAND AND PAINT, COLOR BY HDRB.
3. REAR PORTAL COLUMNS & FRAMING TO BE REPAIRED, SAND & PAINT
4. SET EXIST. PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
5. NEW 3" CONCRETE SLAB W/ 6x6x1.0 WWF
6. NEW SUMP DRAIN IN NEW CONC. SLAB
7. FINISH & COLOR ON RENOVATED SHED BY HDRB
8. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
9. RE-STUCCO EXTERIOR WALLS
10. INSTALL OVERHANG ROOF OVER UNIT 3 EXTERIOR DOOR
11. EVALUATE & REPAIR EXISTING OVERHANG

RENOVATIONS & ADDITIONS  
MINI-HOTEL for:  
DENNIS PRICE  
219 WASHINGTON AVE.  
SANTA FE, NM

TITLE:  
UNITS 1,2,3  
SOUTH & WEST  
EXISTING  
PROPOSED  
ELEVATIONS

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505-919-9744 phone  
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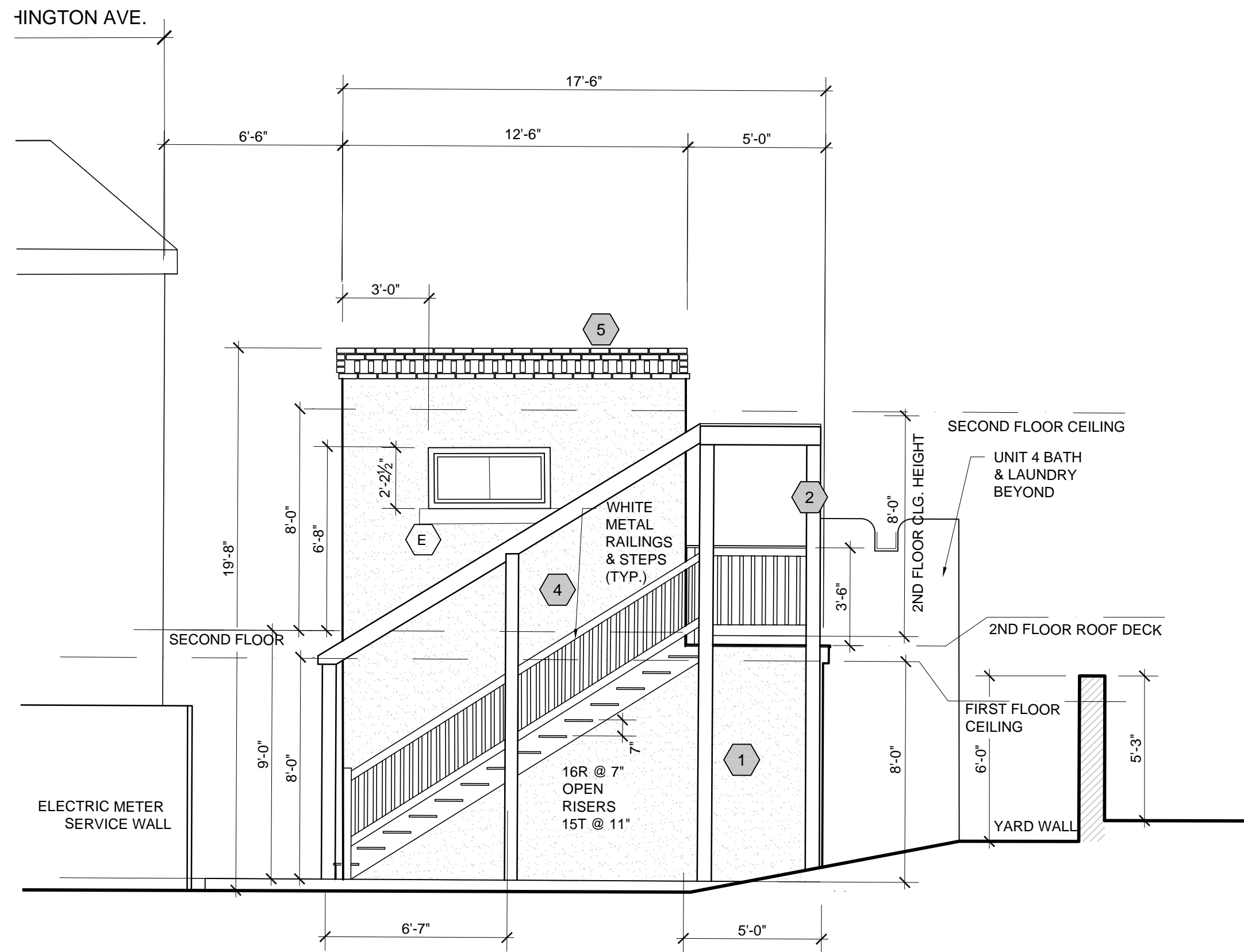
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HDRB SUBMITTAL



PROPOSED EAST ELEVATION - UNITS 4,5

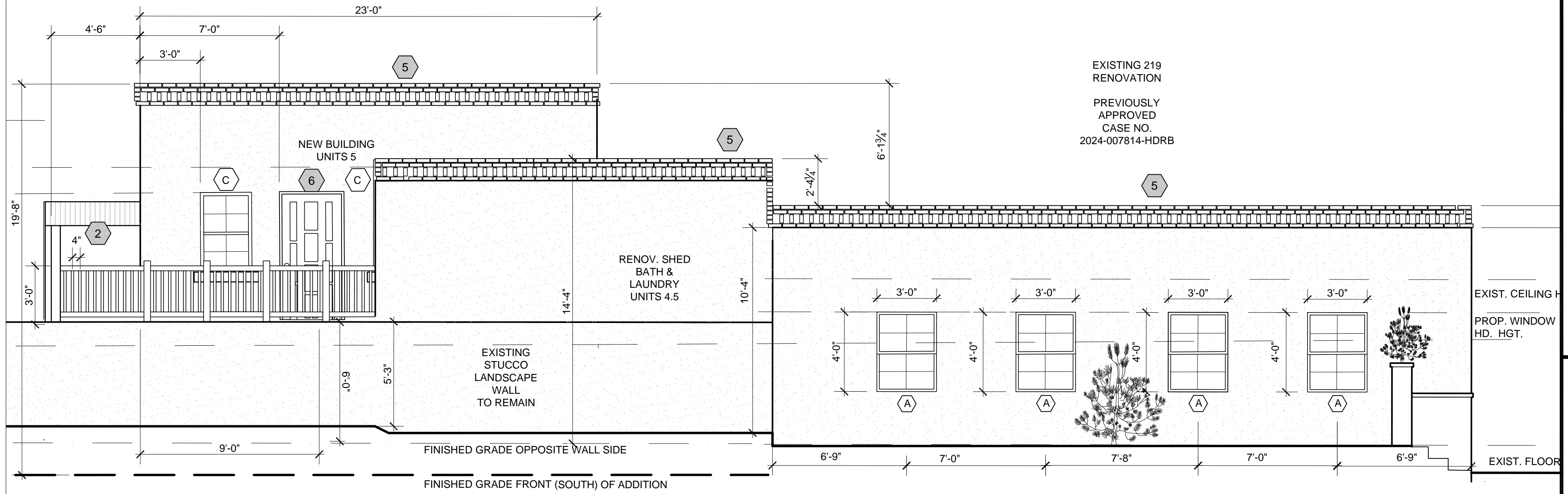
SCALE: 1/4" = 1'-0"

11

PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

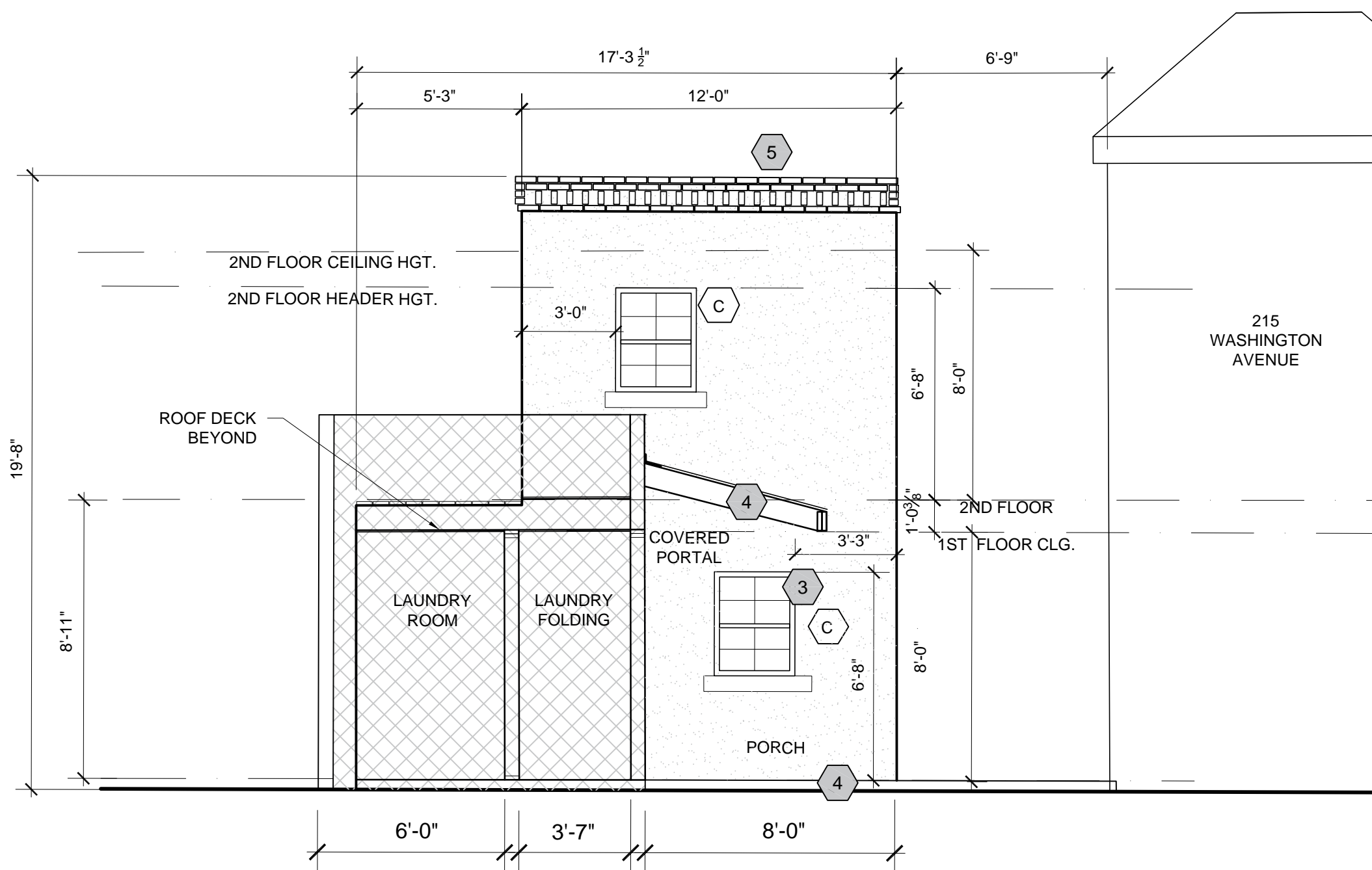
1. STAIRS TO SECOND FLOOR TO BE WHITE METAL GUARDS, HANDRAILS & TREADS (SLIP RESISTANT)
2. EXTERIOR ROOF COVERING OVER EXTERIOR STAIRS (WHITE METAL)
3. PORTAL ROOF OVER LAUNDRY ENTRY DOOR
4. STONE SILL TO MATCH BLDG. 215
5. TERRITORIAL BRICK COPING
6. UNIT FRONT DOORS TO MATCH 215 MAIN DOOR
7. DECO ARCH INDENT IN EXTERIOR WALL - 4"



PROPOSED NORTH ELEVATION - UNITS 4,5

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

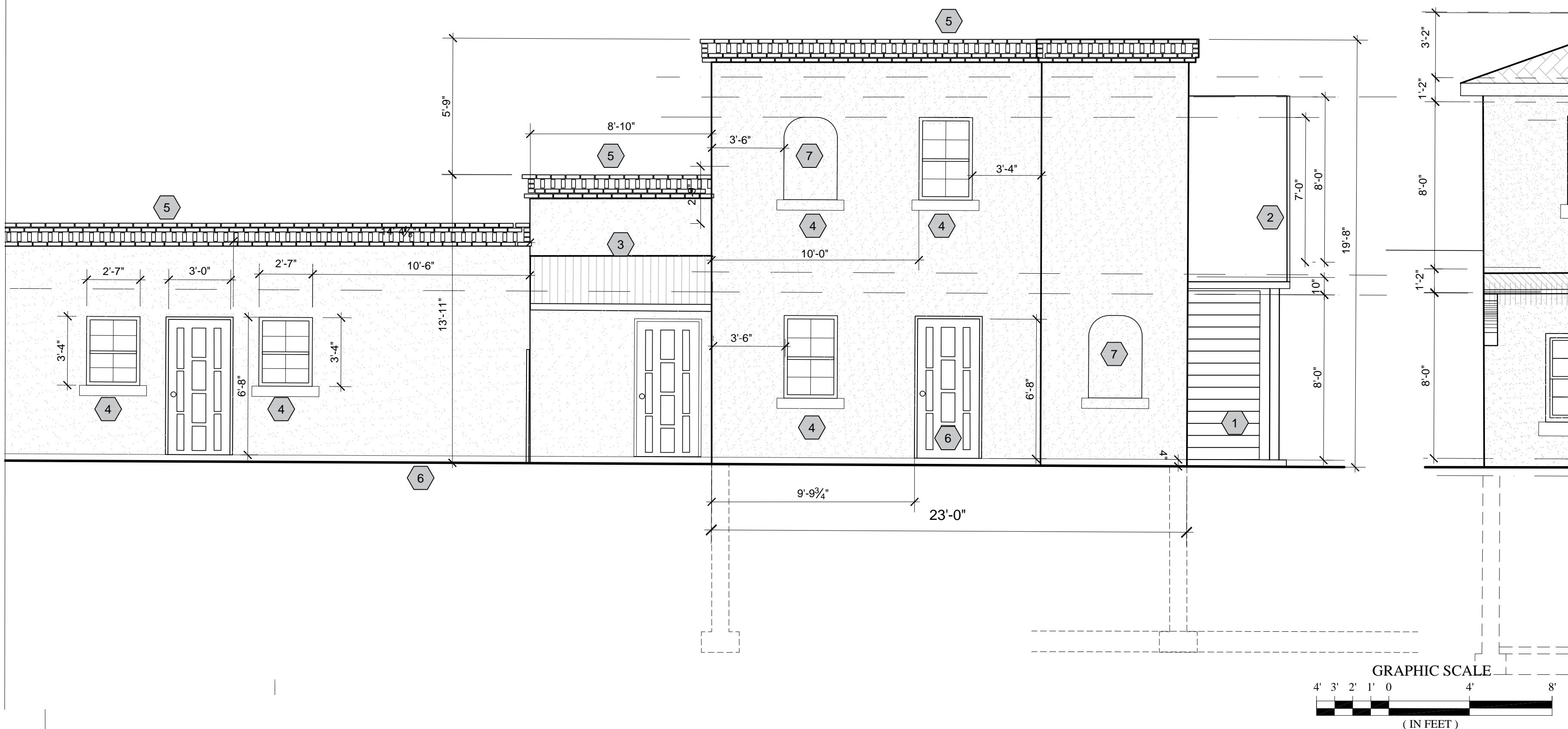
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PROPOSED WEST ELEVATION - UNITS 4,5

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

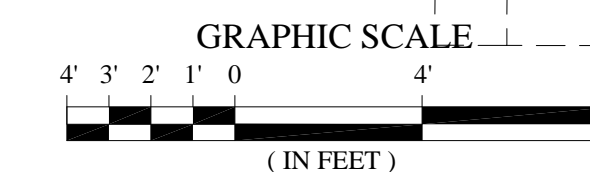
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PROPOSED SOUTH ELEVATION - UNITS 4-5

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

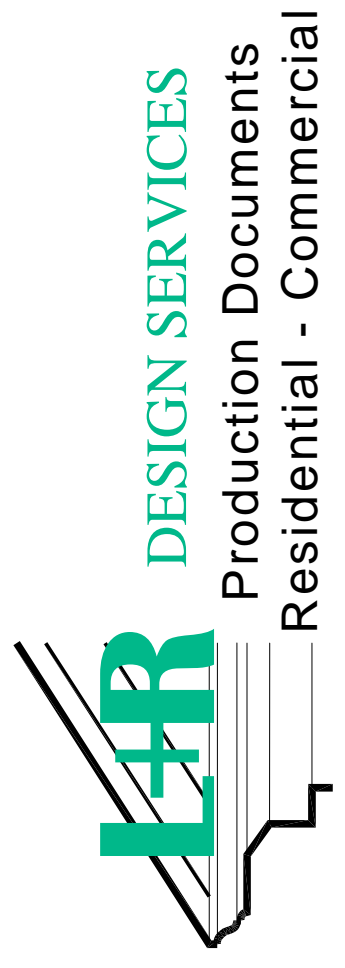
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RENOVATIONS & ADDITIONS  
 MINI-HOTEL for:  
 DENNIS PRICE  
 219 WASHINGTON AVE.  
 SANTA FE, NM

TITLE:  
 UNITS 4 & 5  
 PROPOSED  
 ELEVATIONS  
 TWO-STORY

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A-2.2

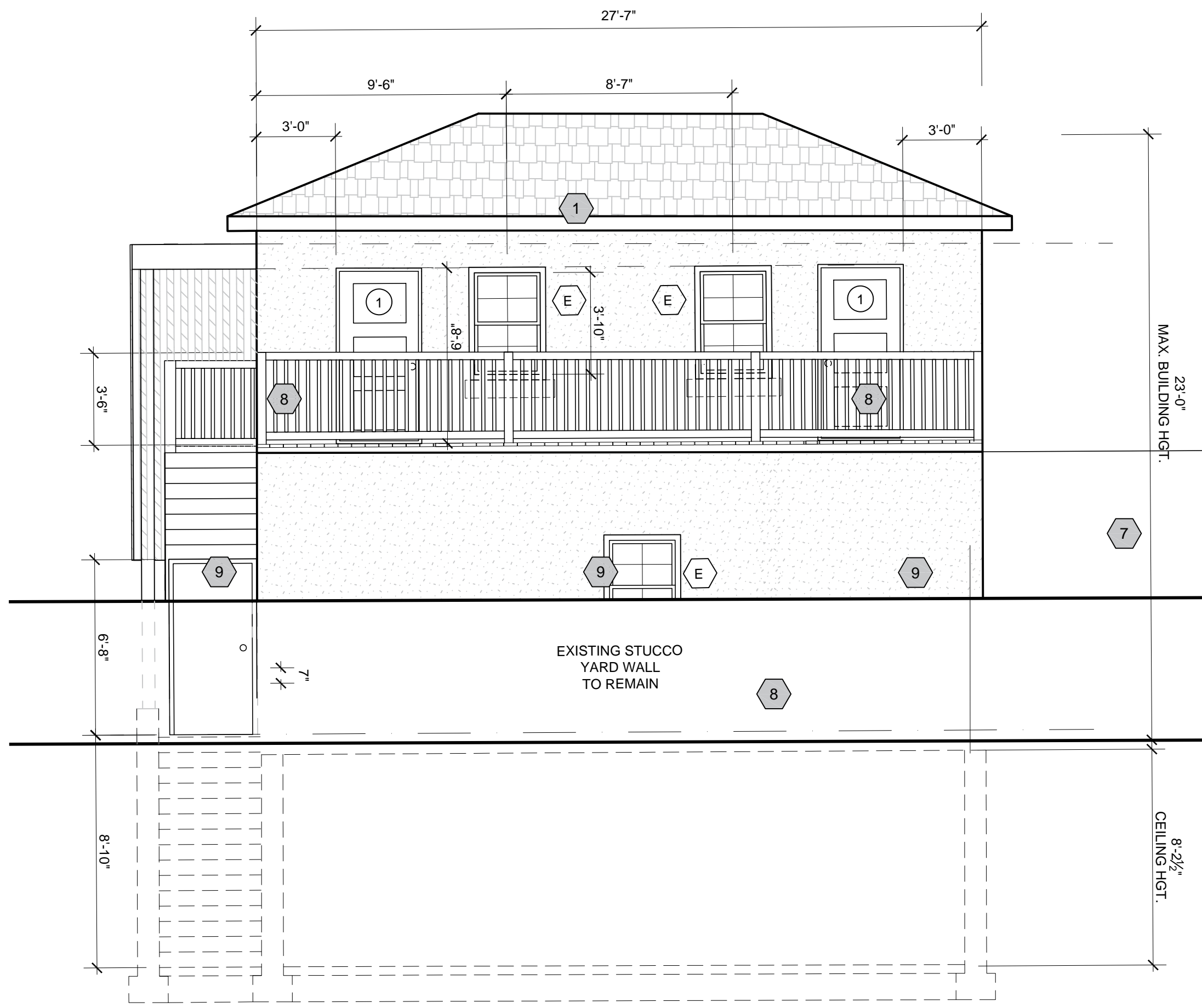
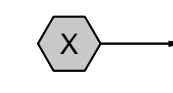
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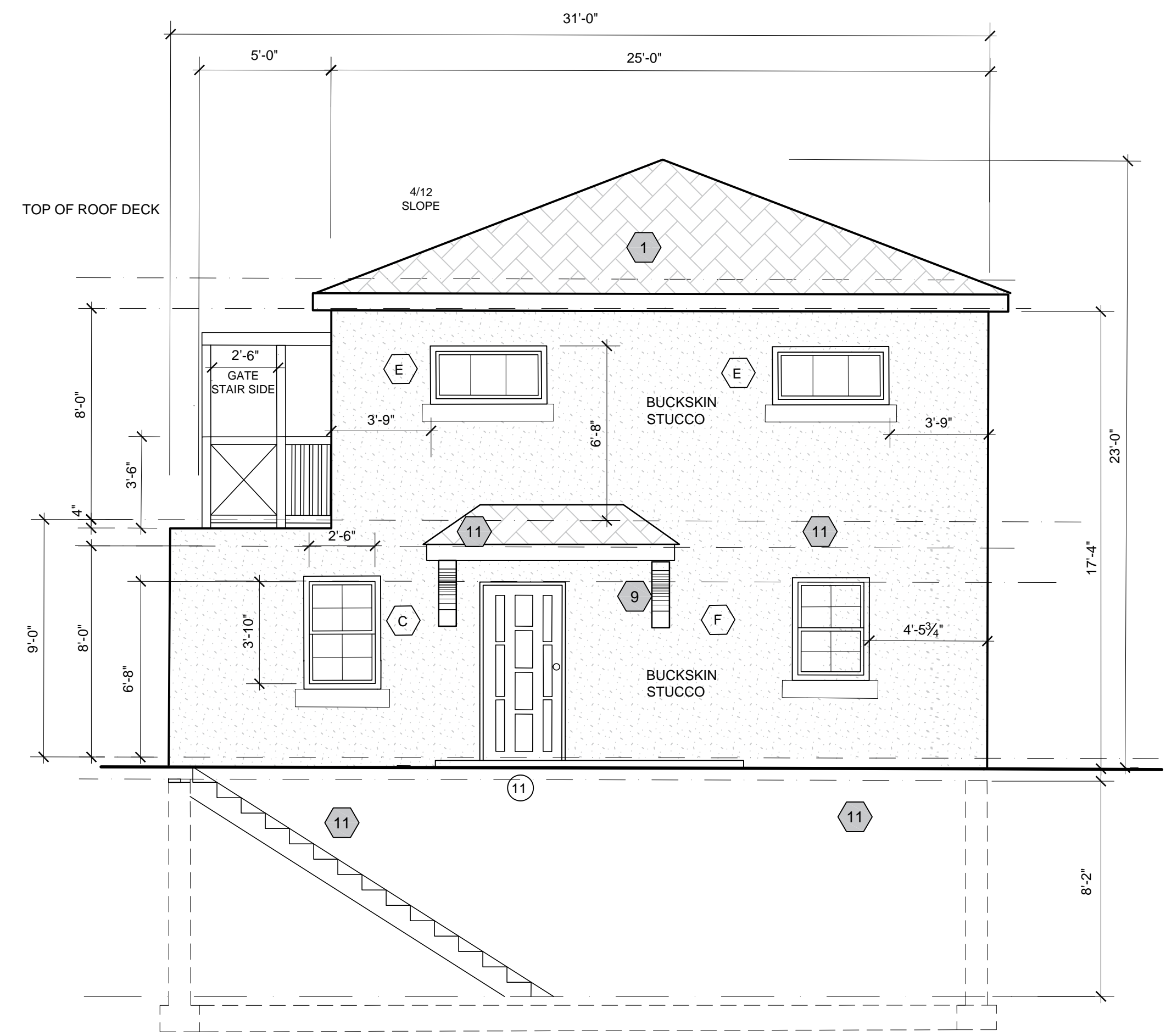
PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

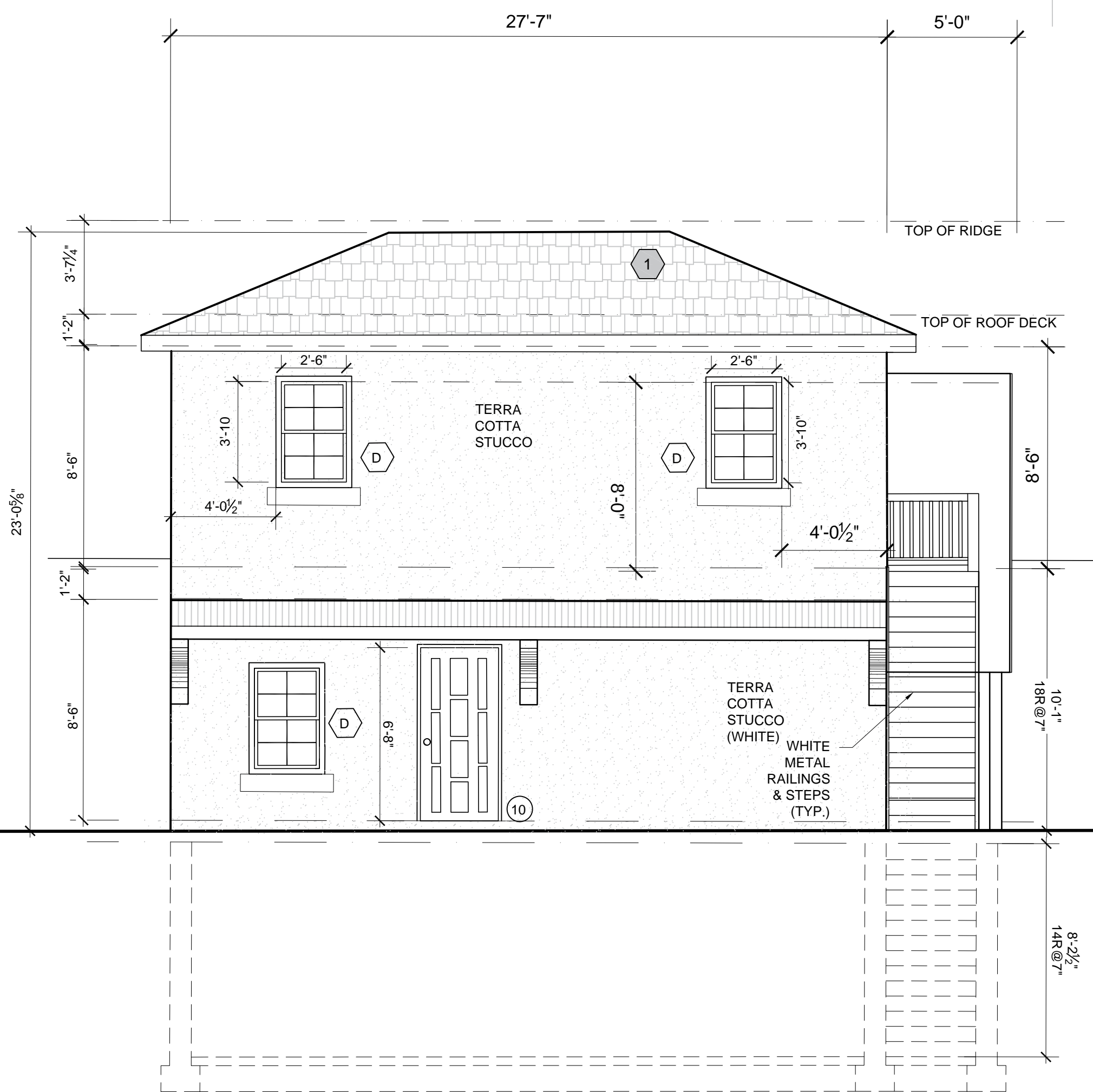
1. NEW SHINGLES TO MATCH EXISTING BUILDING 215
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6x1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL



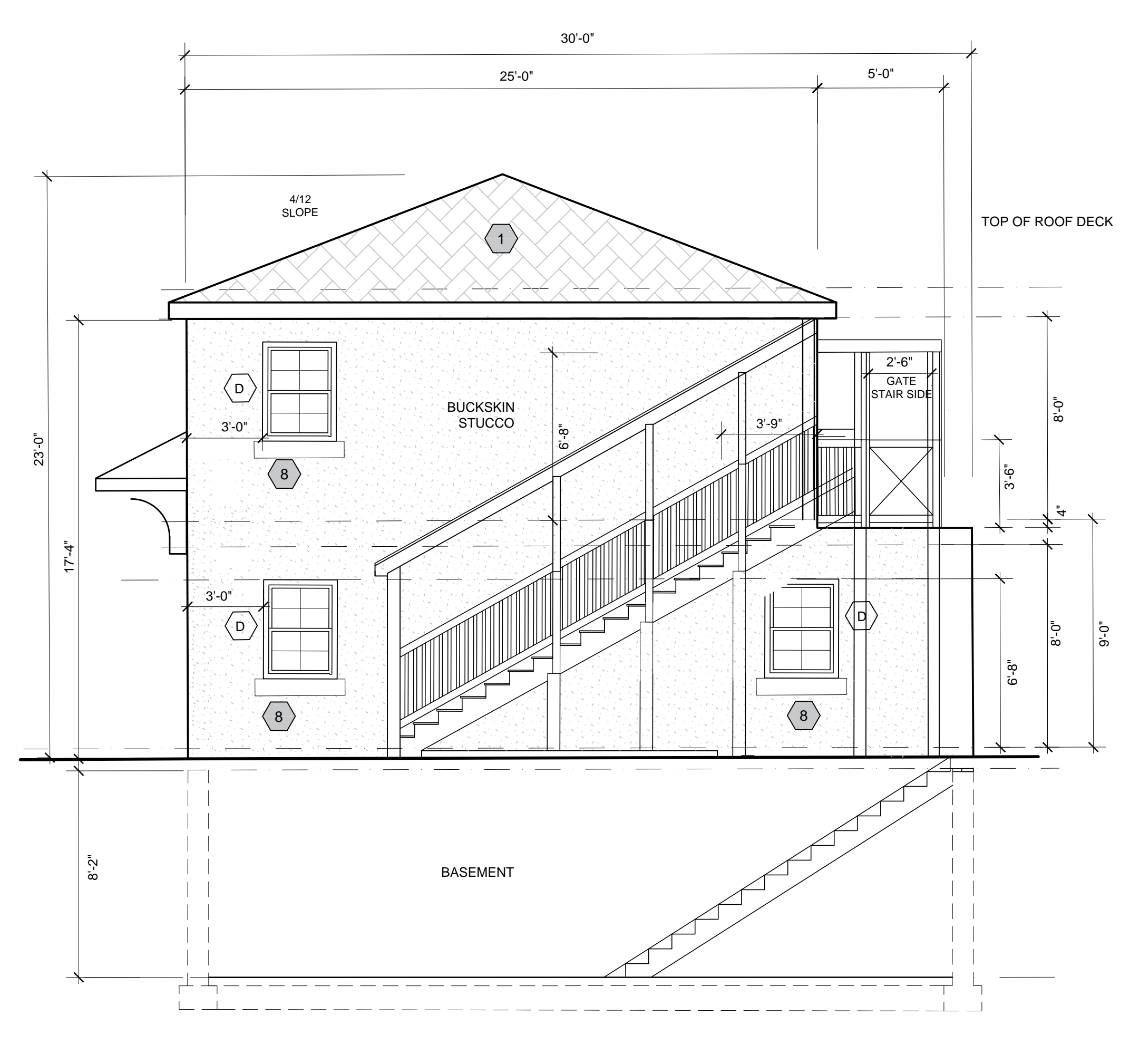
PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9 SCALE: 1/4" = 1'-0" 11



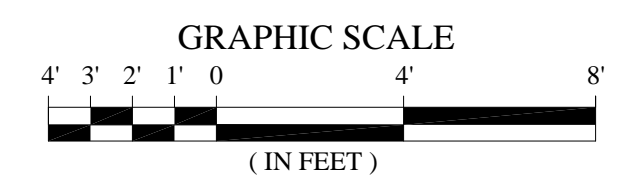
PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: 1/4" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: 1/4" = 1'-0" 9



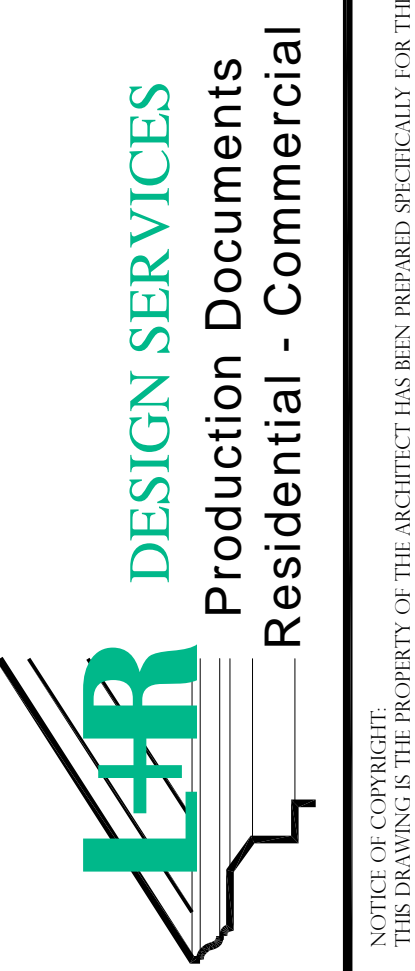
PROPOSED EAST ELEVATION 6,7,8,9 SCALE: 1/4" = 1'-0" 1



RENOVATIONS & ADDITIONS  
 MINI-HOTEL for:  
 DENNIS PRICE  
 219 WASHINGTON AVE.  
 SANTA FE, NM

TITLE:  
 UNITS 6,7,8,9  
 PROPOSED  
 ELEVATIONS  
 TWO-STORY

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 Ojo Caliente, N.M. 87579  
 505.919.9744 phone  
 redc52@gmail.com



Date: 10.03.2025  
 revised:

A-2.3

Sheet:

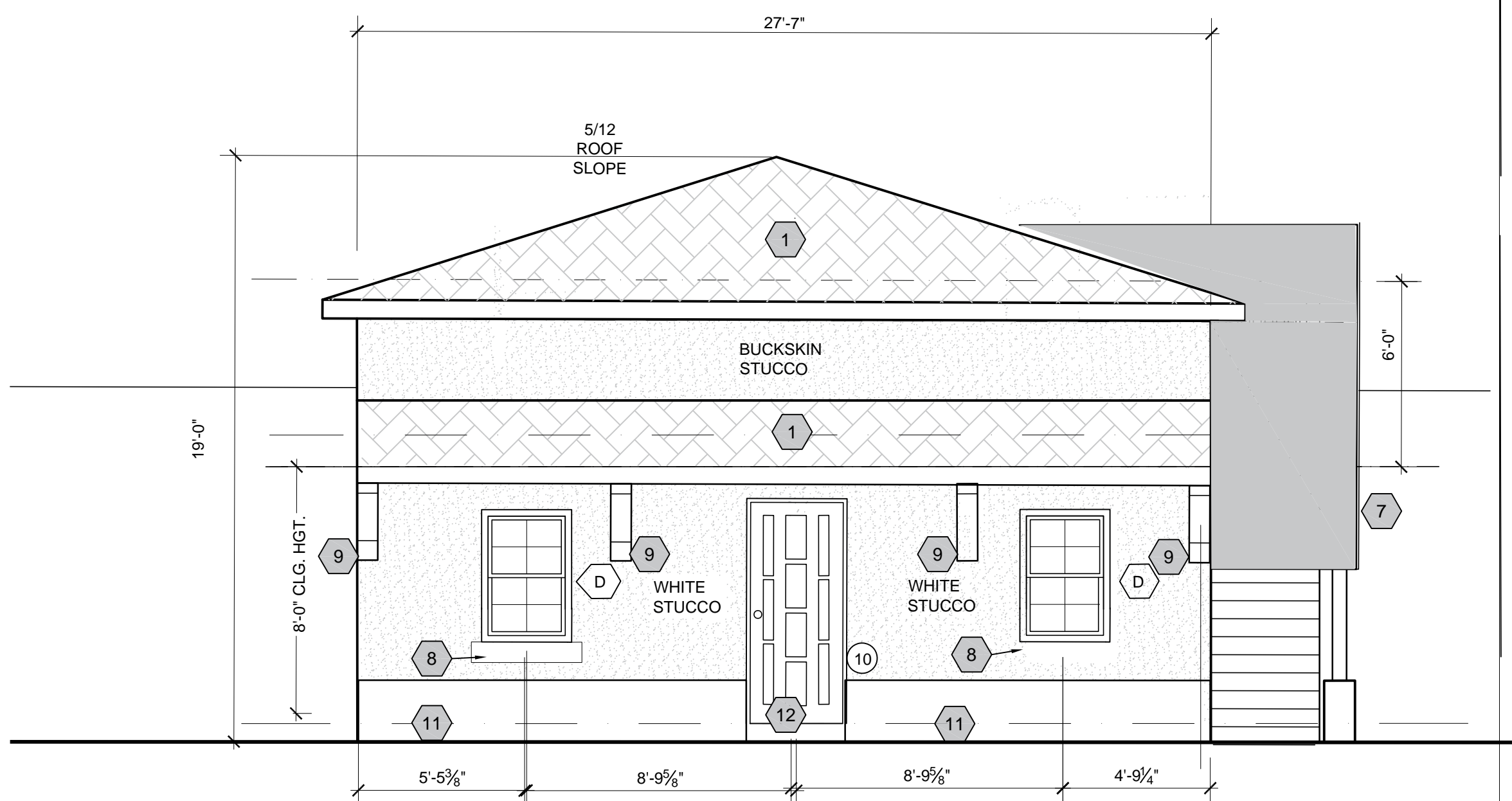
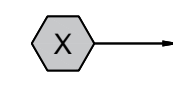
HDRB SUBMITTAL

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 L&R DESIGN SERVICES, 2025

PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

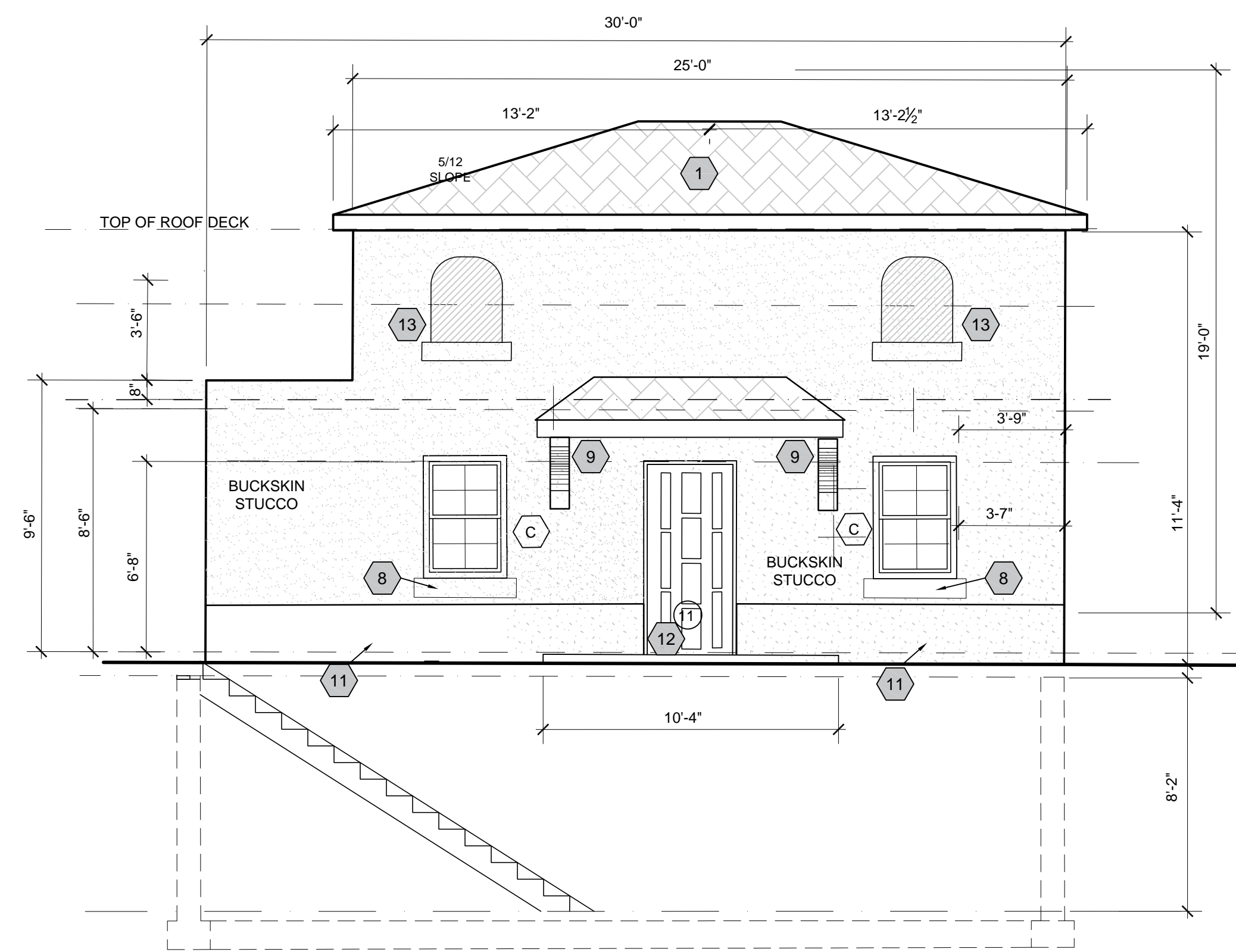
1. MATCH PROPOSED SHINGLES TO MATCH EXISTING 215 BUILDING
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 4" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL
11. STONE BLOCK 24" A.F.G. - TO MATCH FRONT ELEVATION OF 215
12. NEW UNIT DOORS TO MATCH STYLE OF EXISTING 215 FRONT DOOR
13. 4" ARCH INDENT INTO EXTERIOR WALL



PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9

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

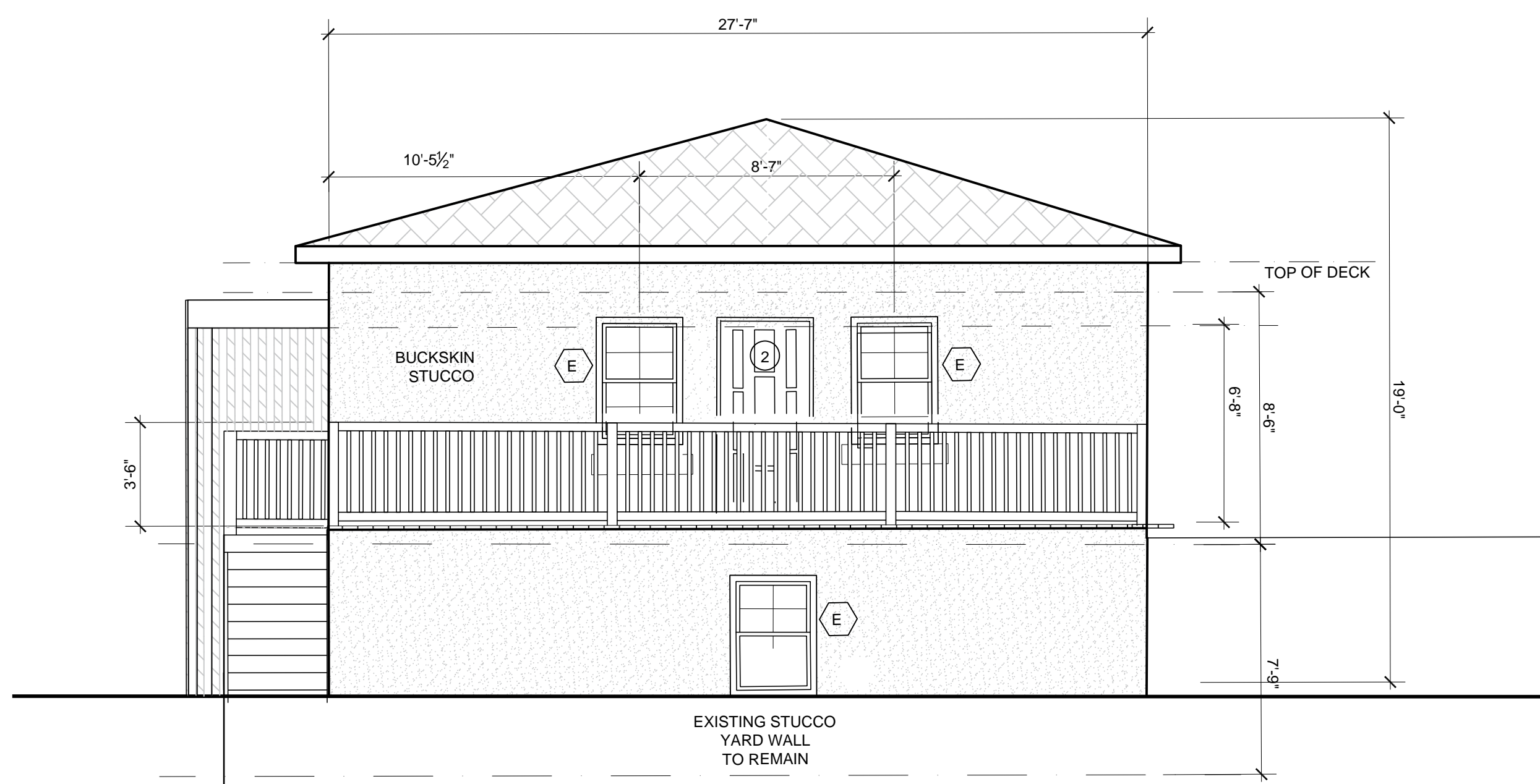
11



PROPOSED WEST ELEVATION - 6,7,8,9

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

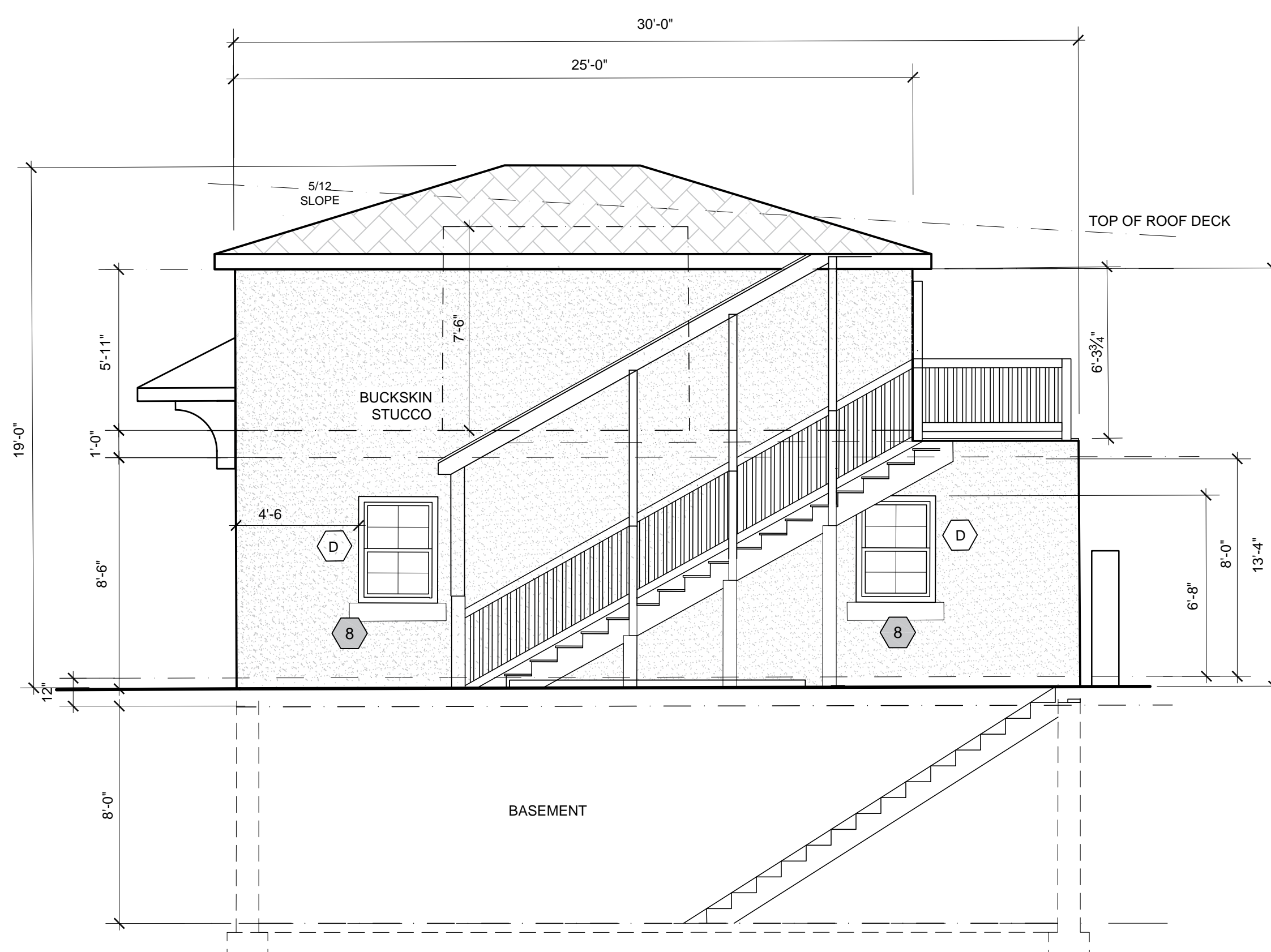
3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9

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

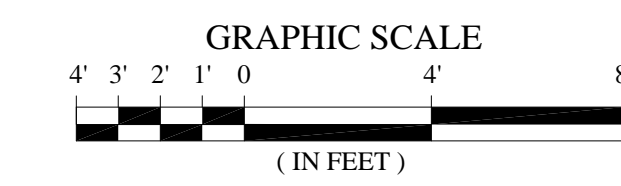
9



PROPOSED EAST ELEVATION 6,7,8,9

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

1



RENOVATIONS & ADDITIONS  
 MINI-HOTEL for:  
 DENNIS PRICE  
 219 WASHINGTON AVE.  
 SANTA FE, NM

TITLE:  
 UNITS 6,7,8  
 PROPOSED  
 ELEVATIONS  
 ONE-STORY

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NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 IBC. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Date: 10.03.2025  
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A-2.3  
 ALTERNATE  
 ONE AND  
 A HALF  
 STORY

Sheet:

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