

516 ALTO STREET
PROPOSAL LETTER

The owners wish to do an interior remodel and build an addition by extending a previous addition by 8'-0".

This will simply be accomplished by stretching the building by 8'-0" and matching the stucco and roof material and pitches for a seamless result.

The white double hung clad windows will be matched with the same divided light pattern.

The stucco and corrugated steel roofing will also be matched to give the impression that the building has never been altered. All wood trim (exposed rafters) will be painted white to match.

The owners also propose to add a portal in their interior courtyard to mirror the existing portal on the opposite west side. This will match utilizing all the same components of the existing portal. Same size wood columns, corbels, and framing members and will be painted white to match.

No primary façade will be altered in this renovation. Only the existing newer addition from the 1990's will be extended.

516 Alto St



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	516 ALTO STREET
Date Submitted: 9/24/25		Proposed Construction Description:	ADDITION
Property Owner of Record: STEVEN DAYTON		TOTAL ROOF AREA: 3400 EXISTING, 3610 WITH NEW ADDITION	
Applicant/Agent Name: MARC NAKTIN			
Contact Person Phone Number: (505)490 1863			
Zoning District: GAUDELUPE		Lot Coverage : 28 % EXISTING 30% PROPOSED <input type="checkbox"/> Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: Proposed Front: <u>NA</u> Minimum: <u>7'</u> 2 nd Front? _____ Proposed Rear: <u>63</u> Minimum: <u>15'</u> Proposed Sides: L <u>13'</u> R _____ Minimum: <u>5'</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed <u>14'-1"</u> (MATCH EXISTING) Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: EXISTING Proposed _____ Accessible _____ Minimum: _____	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes _____			

* 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.

MARC NAKTIN

[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.

9/24/25

SIGNATURE

DATE

2025-011279-PAR

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: _____

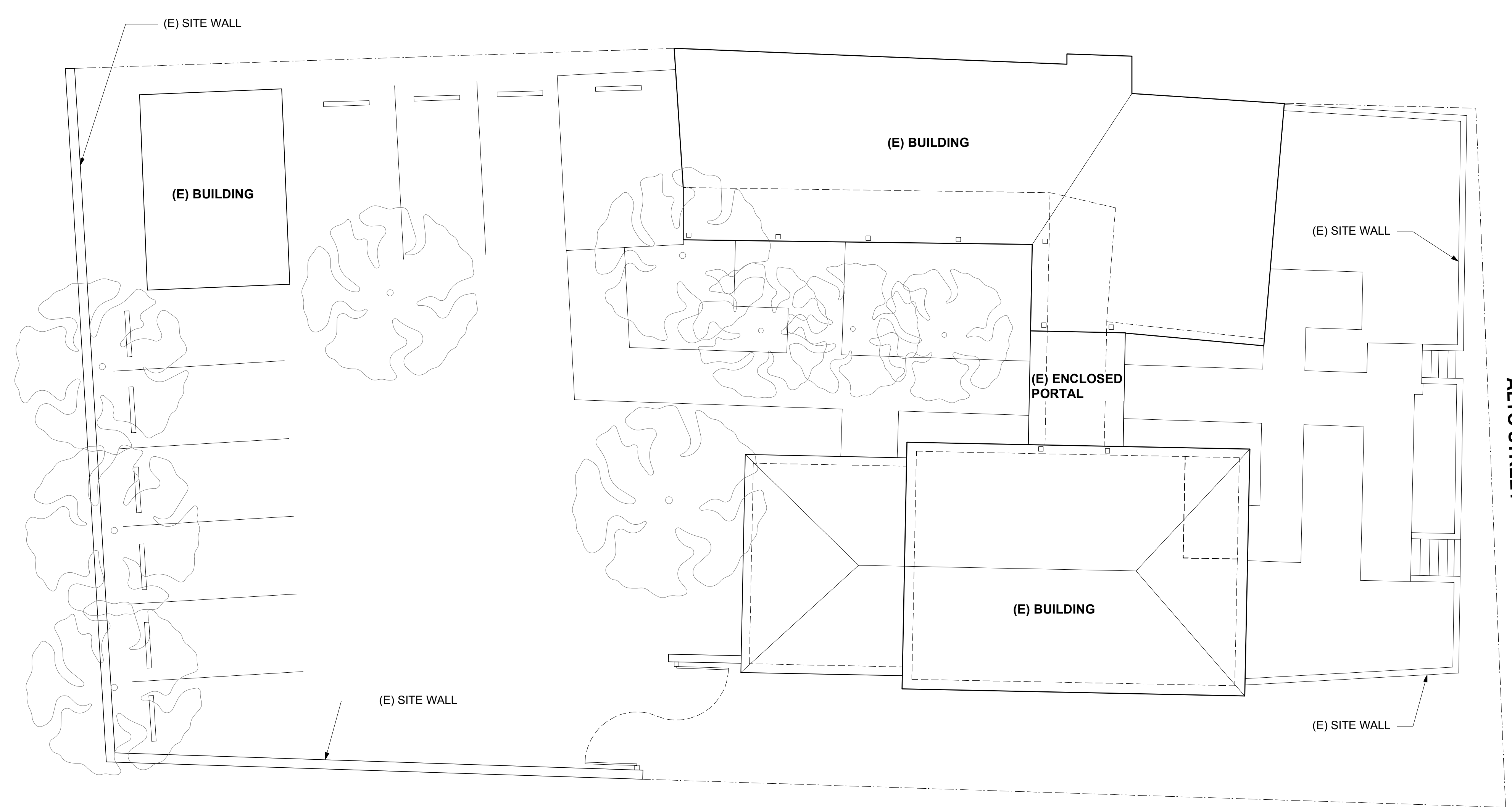
Zoning Approval:

Preliminary Approval with conditions Rejected

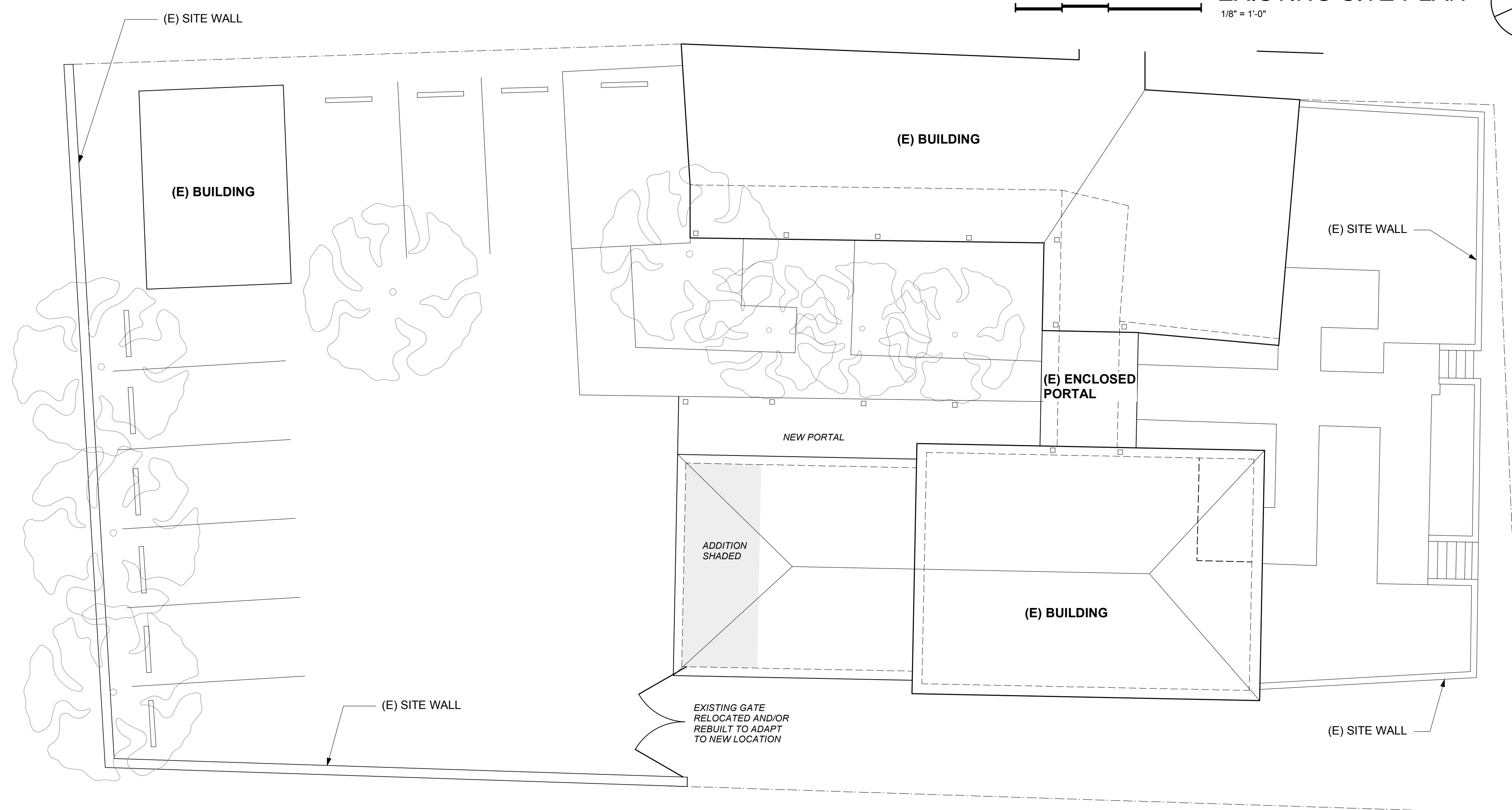
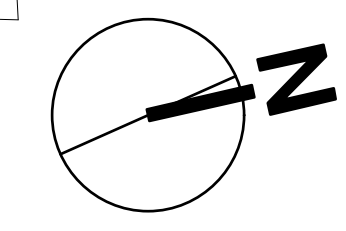
Comments/Conditions: Final development must comply with standards set forth in chapter 21 code of ordinances

REVIEWER: Rachael Harrison DATE: 09/25/2025

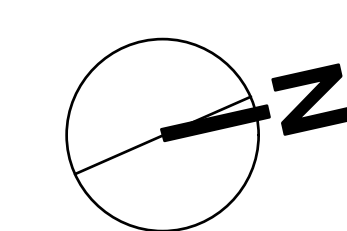
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

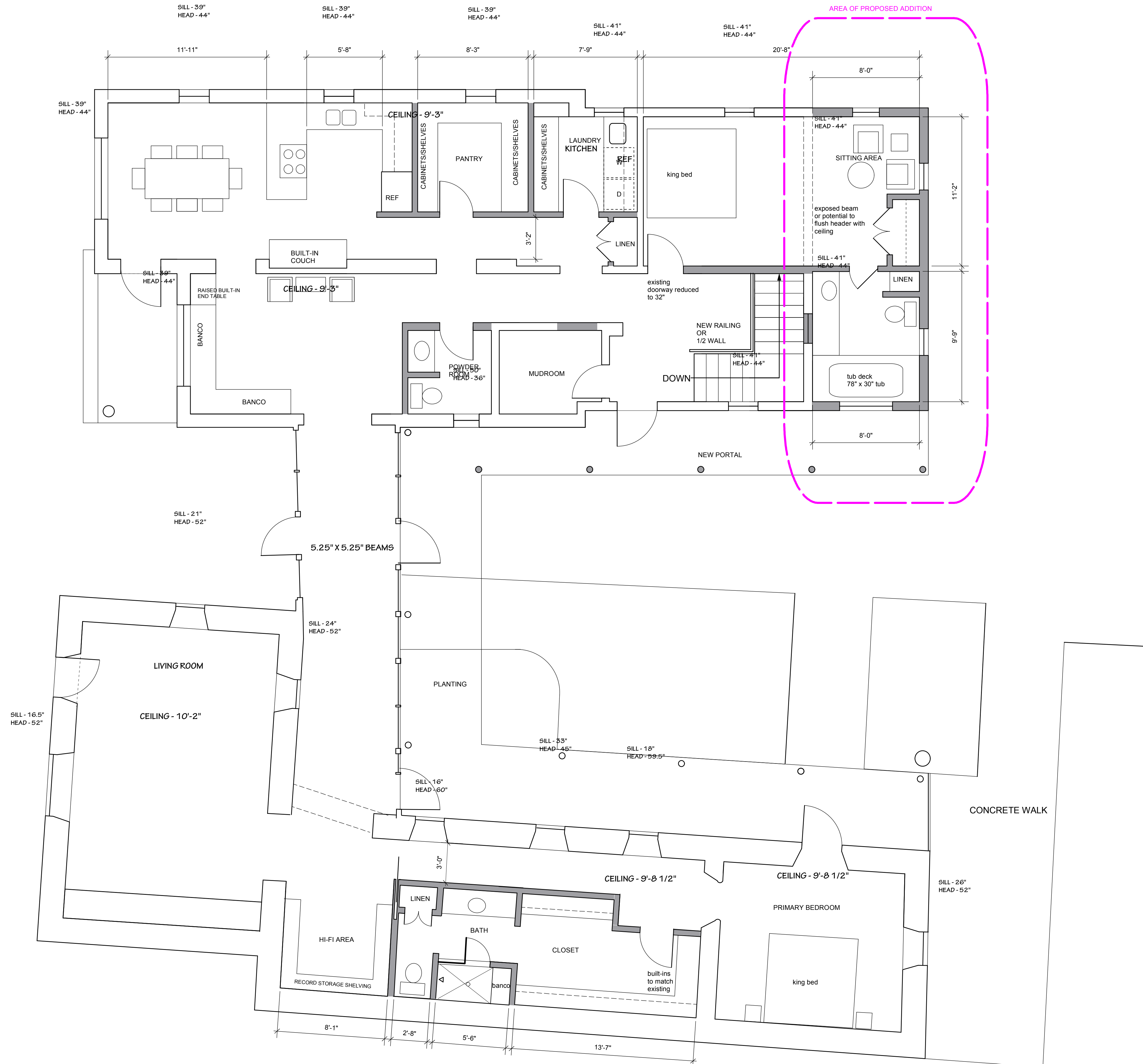


0 5' 10' 20' EXISTING SITE PLAN
1/8" = 1'-0"



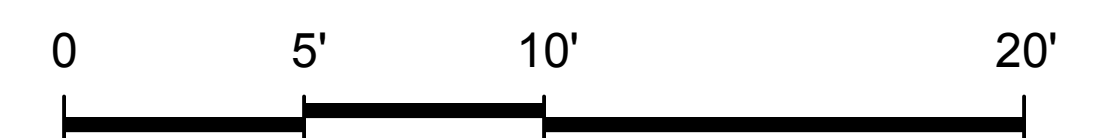
0 5' 10' 20' PROPOSED SITE PLAN
1/8" = 1'-0"

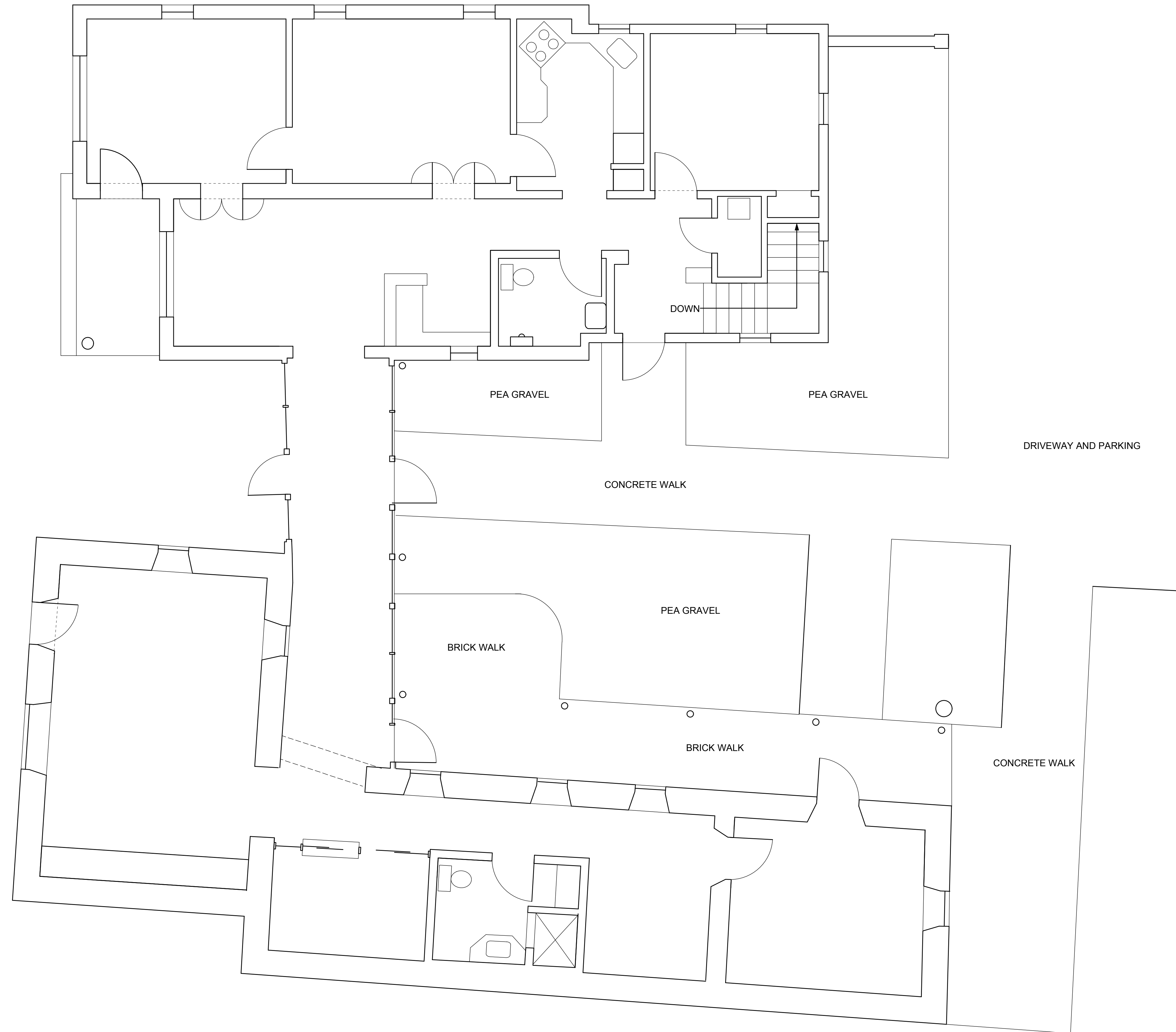




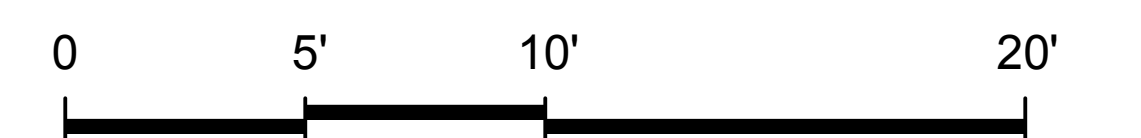
PROPOSED FLOOR PLAN
 1/4" = 1'-0"

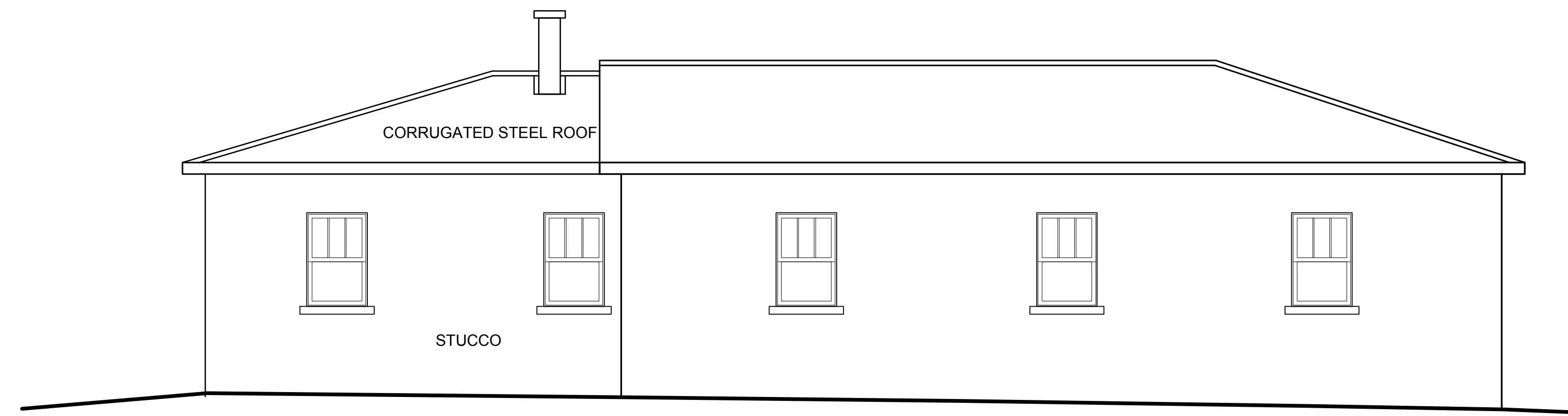
NEW WALLS SHADED



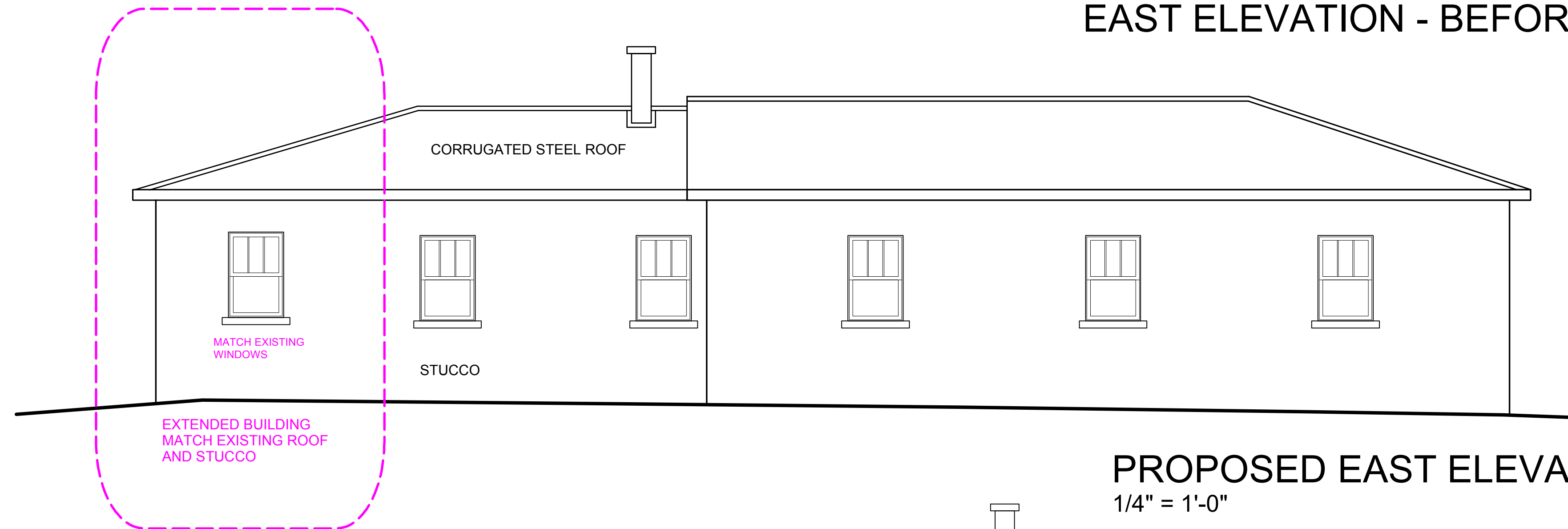


EXISTING FLOOR PLAN
1/4" = 1'-0"



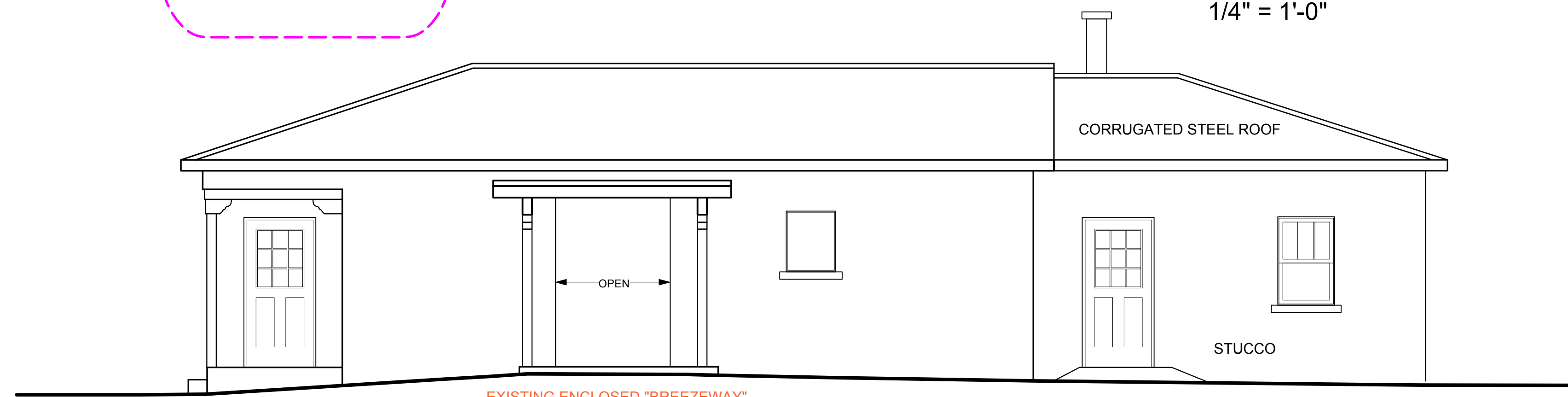


EAST ELEVATION - BEFORE



PROPOSED EAST ELEVATION

1/4" = 1'-0"



EXISTING WEST ELEVATION

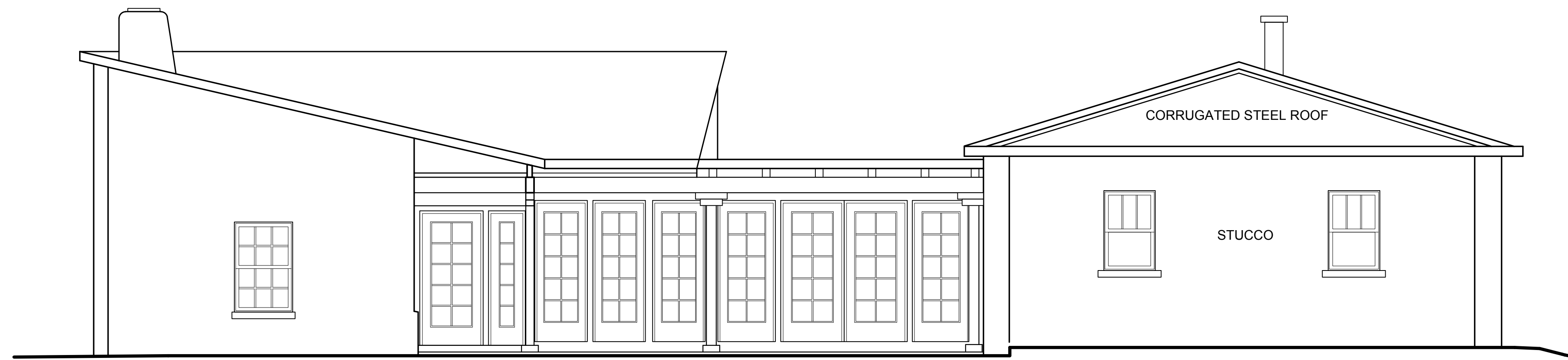
1/4" = 1'-0"



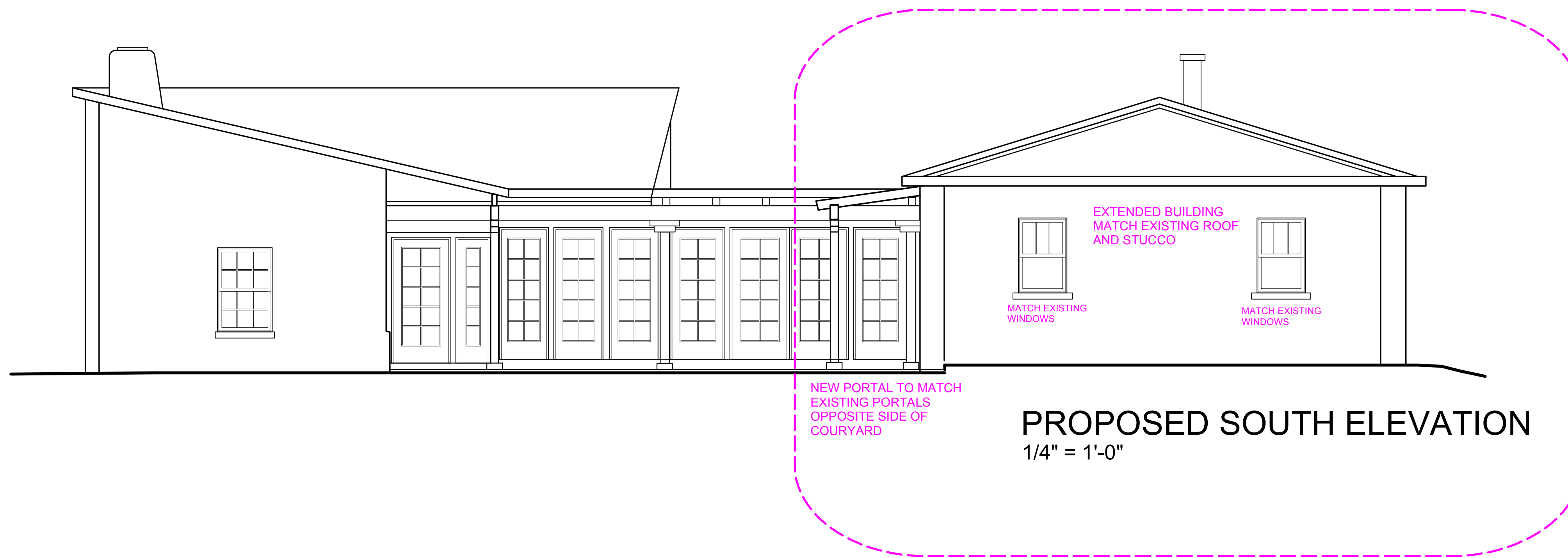
PROPOSED WEST ELEVATION

1/4" = 1'-0"





EXISTING SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



EXISTING EAST ELEVATION - NO CHANGES
1/4" = 1'-0"



Reconstructed window openings with 1990s Pella vinyl clad units.



: Glazed corridor between 516 and 516 ½. Camera facing south.



North façade of 516. Camera facing south.



North façade of 516 ½. Camera facing south.



East elevation of 516. The red lines indicate c.1996 addition. Camera facing northwest.



Courtyard elevation. Camera facing north.

PORTAL DETAILING TO BE COPIED FOR NEW PORTAL



Glazed corridor between 516 and 516 ½. Camera facing north.



Alto Street retaining wall. Camera facing southeast.



West (courtyard) elevation of c.1996 addition to 516. Camera facing northeast.



East (courtyard) elevation of 516 1/2 with reconstructed porch. Camera facing south.