

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-15-086
Address-927 Canyon Road
Agent's Name- Eric Enfield
Owner/Applicant's Name- Joseph Gonzales

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2015.

BACKGROUND & SUMMARY:

927 Canyon Road is a 2,934 square foot two story residence with 586 square feet of existing portal and unheated space. The residence was constructed in 1967 in a vernacular manner and is listed as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes to remodel the property with the following:

- 1) Window and door replacements, utilizing divided lites and existing openings;
- 2) Enlargement of one window opening and reduction of another;
- 3) Addition of 2 windows and 4 doors;
- 4) Demolition of existing portals and construction of a new entry portal on the east façade, wrapping around to the south;
- 5) Construction of a new stuccoed yard wall to the maximum allowable height of 6'1" at the east side of the front courtyard;
- 6) Installation of a new stone walkway;
- 7) Re-stucco of all exterior walls and new stucco on the "outdoor room" at the southwest corner of the residence;
- 8) Replacement of HVAC units;
- 9) Demolish and rebuild the exterior wooden staircase at the west elevation.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code: Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing. The property is located in the following district:
 x Downtown and Eastside Historic District

- Historic Review District
- Historic Transition District
- Don Gaspar Area Historic District
- Westside-Guadalupe Historic District

5. An Exception Request was Applicable to this Application:

- No Exception Request Applicable
- Exception Request Applicable:
 - Exception criteria were met
 - Exception criteria were not met

6. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
8. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff.
 - a. No additional conditions.
 - b. Additional Conditions, which are:
No visible rooftop appurtenances.

IT IS SO ORDERED ON THIS 13th DAY OF October 2015, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios

10.13.15
Date:

Chairperson

FILED:

Yolanda Y. Vigil
Yolanda Y Vigil
City Clerk

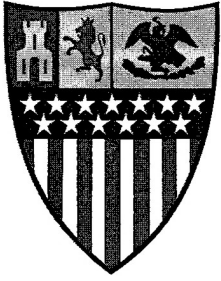
10/14/15
Date:

APPROVED AS TO FORM

[Signature]

Assistant City Attorney

10-13-15
Date:



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: Eric Enfield, agent for Joseph Gonzales, owner, proposes to remodel a non-contributing residential structure including window and door alterations, construction of two portals totaling approximately 484 sq. ft. and a yardwall to the maximum allowable height of 61", and other minor alterations.

Case number: H-15-086
Project Type: HDRB

PROJECT LOCATION (S): 927 Canyon Road

PROJECT NAMES:

OW – Joseph Gonzales
Santa Fe, NM 87505

485 Calle Volver
505-660-8007

AP – Eric Enfield
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 September 22, 2015. The decision of the Board was to approve the proposal as submitted, with the condition that there shall be no publicly visible rooftop appurtenances. For further information please call 955-6605.

Sincerely,

Lisa Roach

Senior Planner, Historic 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.

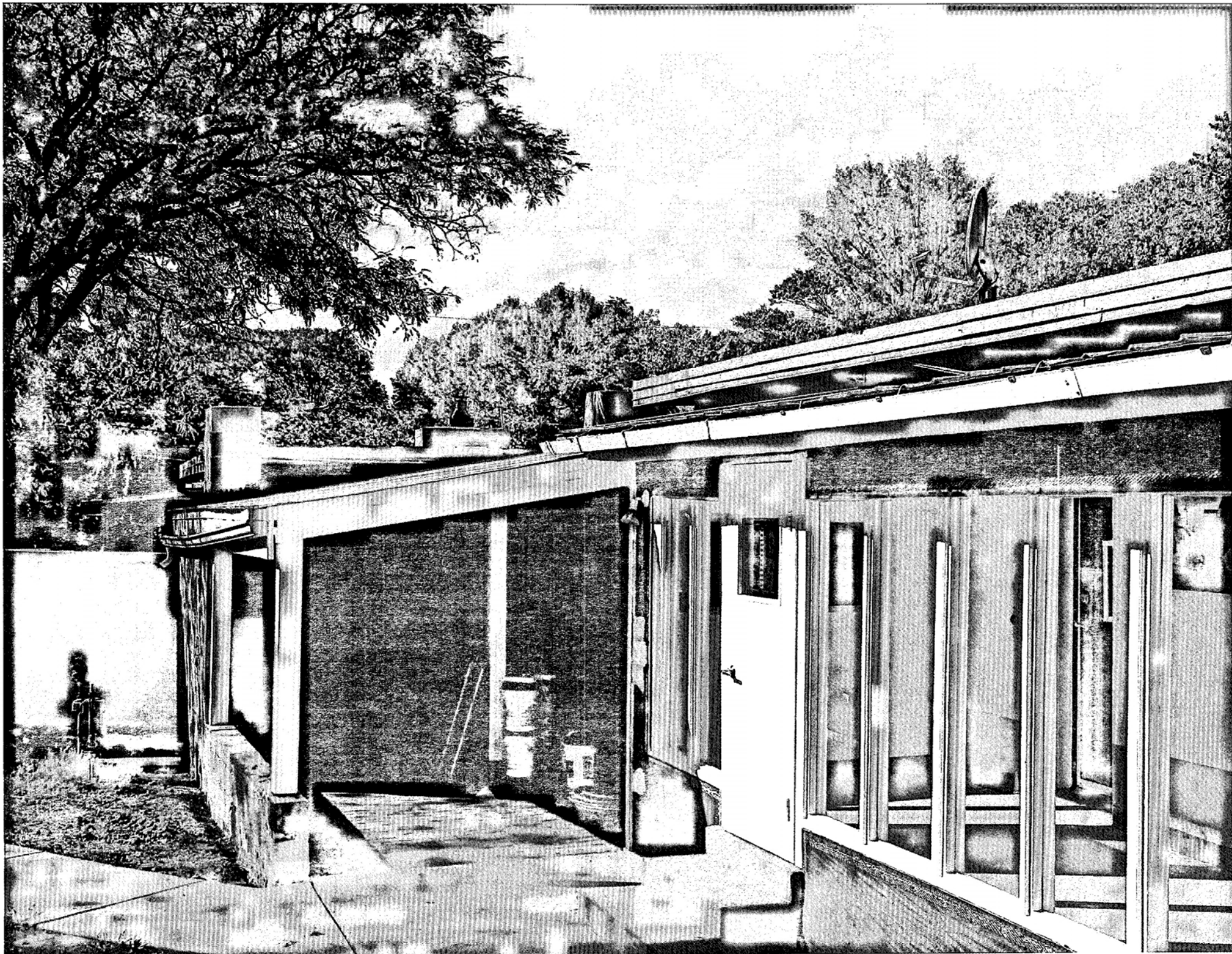


916 Canyon Rd
Santa Fe, New Mexico



Street View - Jul 2016



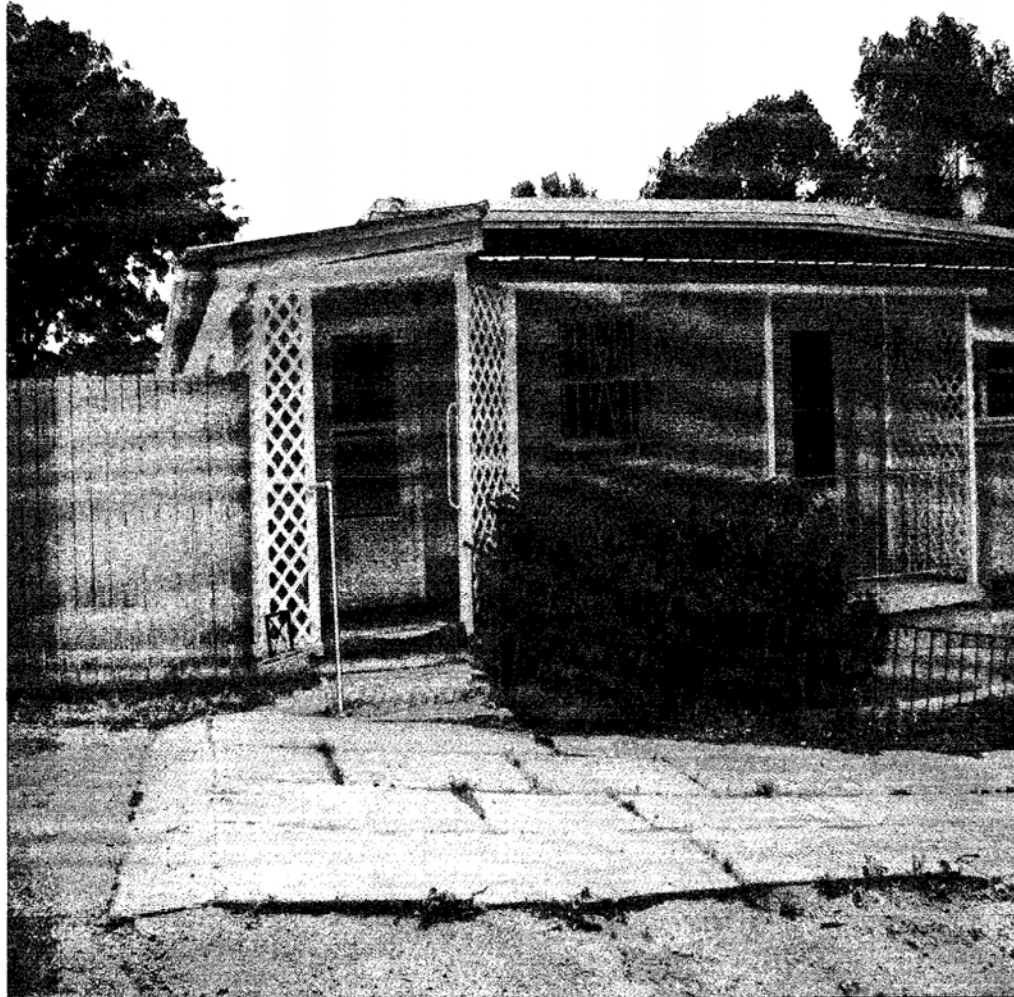






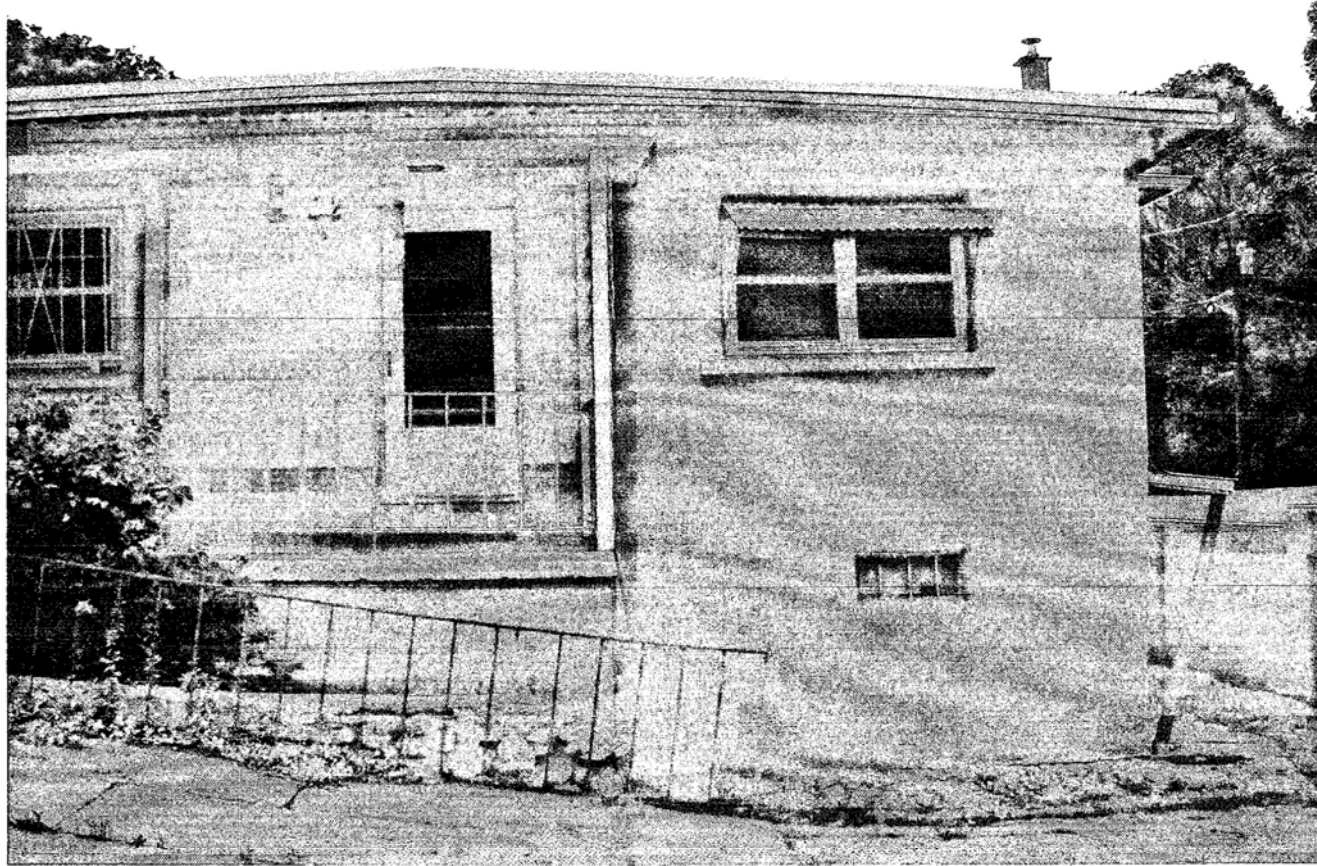


927 Canyon Road Photographs



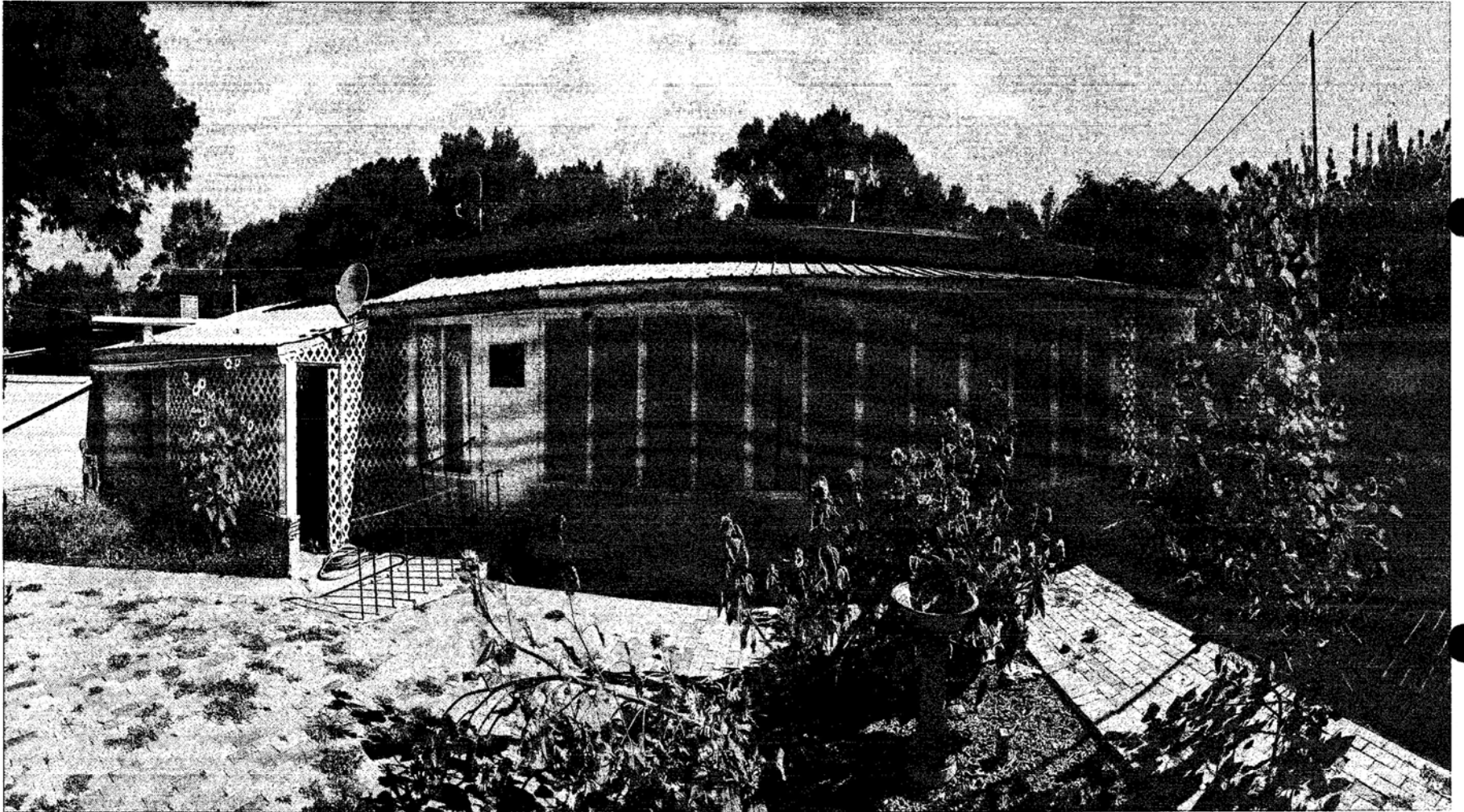
East Elevation

927 Canyon Road Photographs



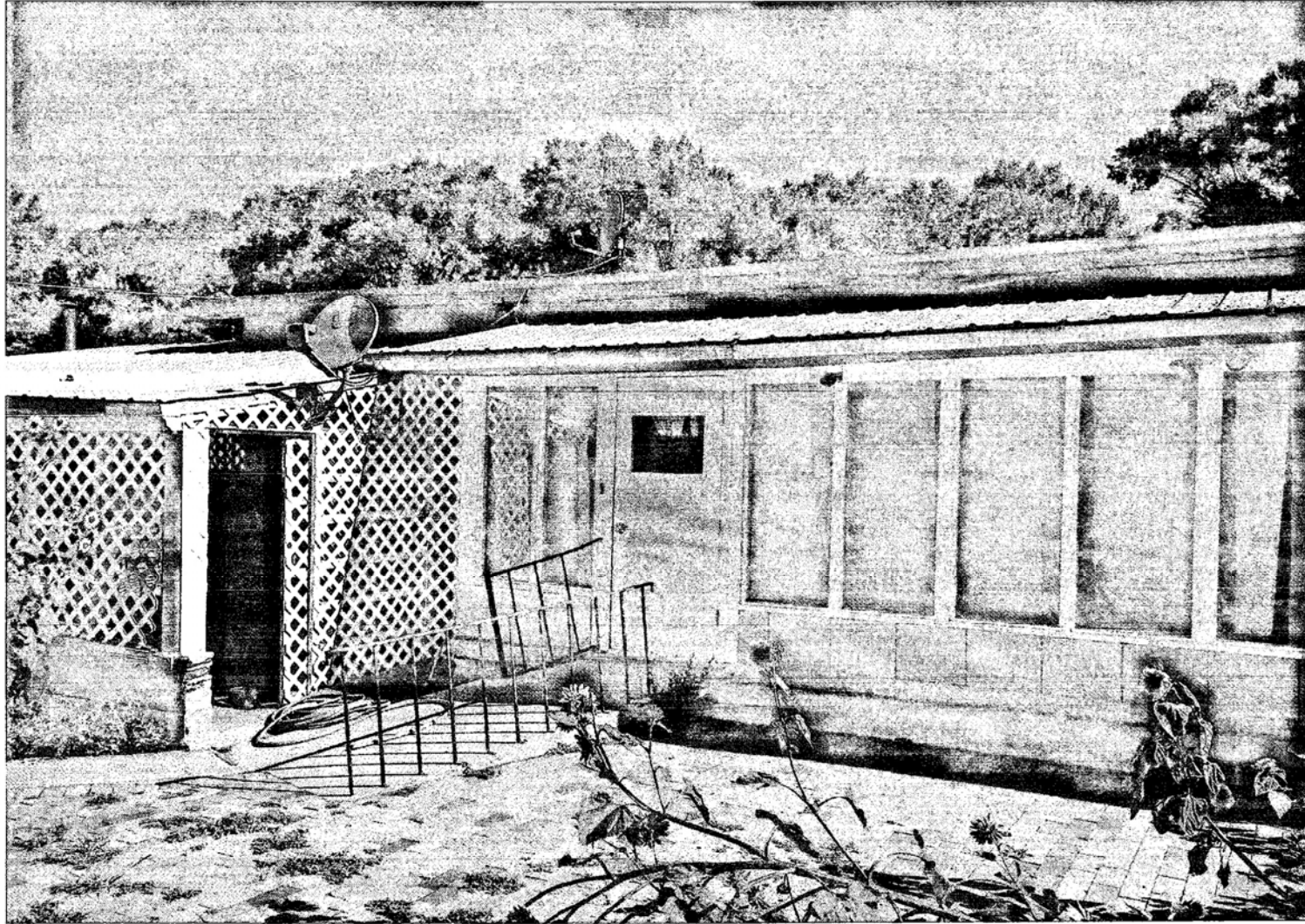
East Elevation

927 Canyon Road Photographs



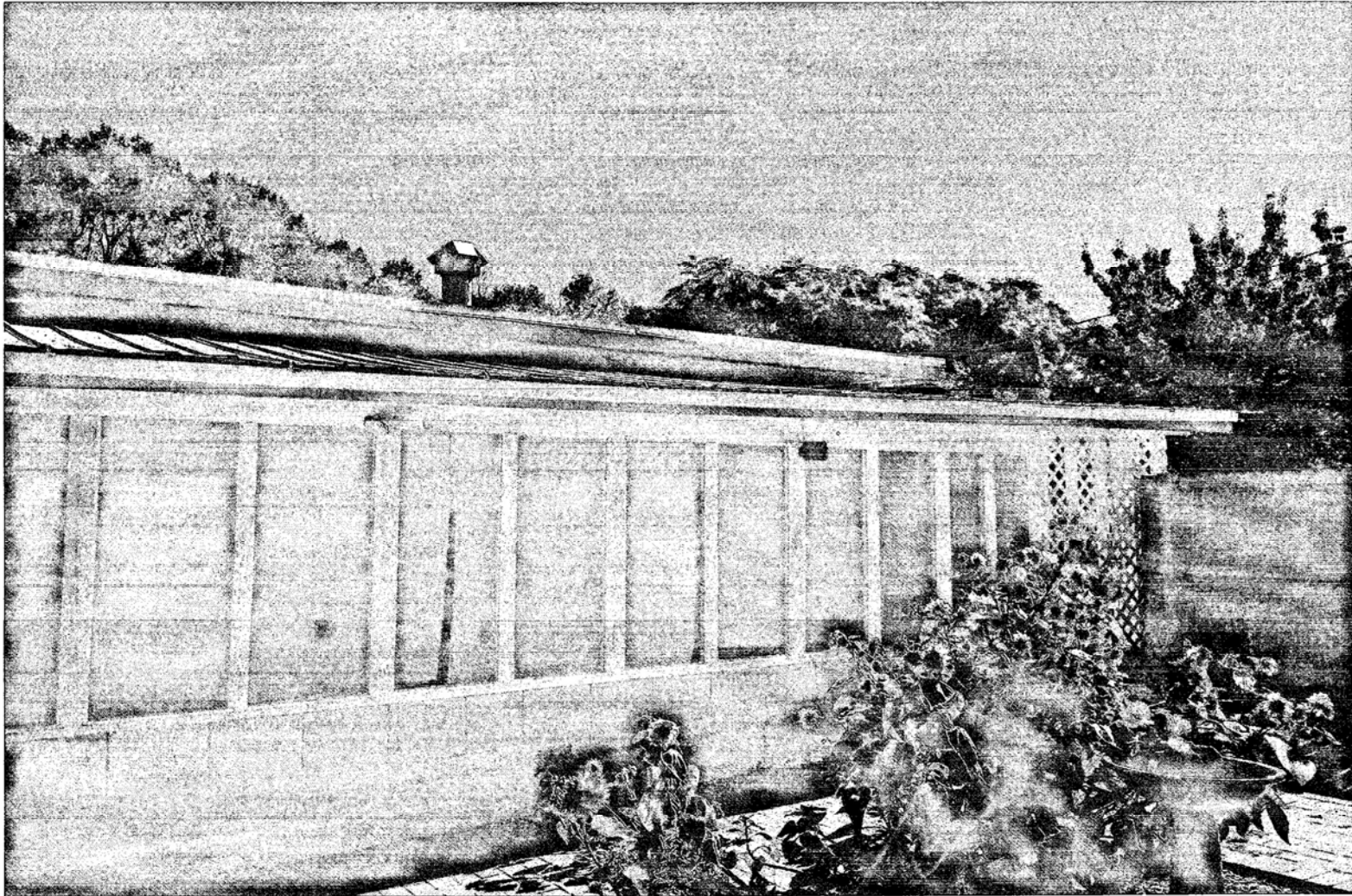
South Elevation

927 Canyon Road Photographs



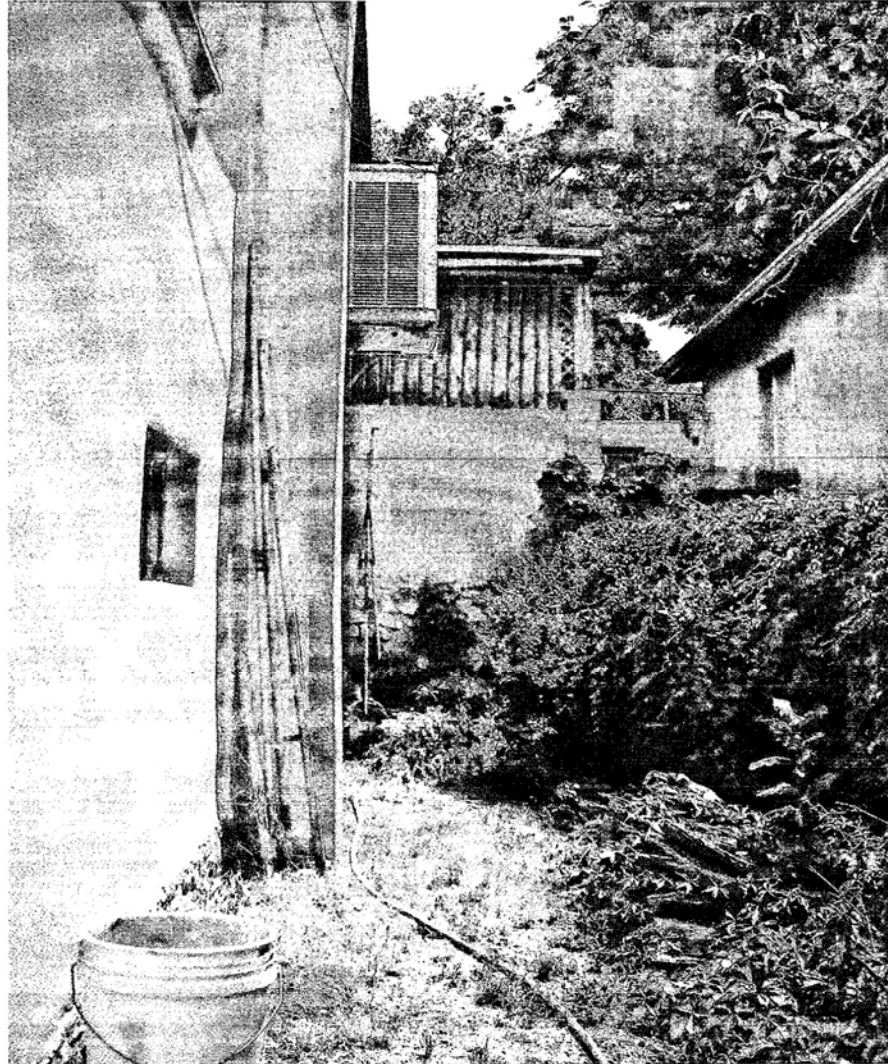
South Elevation

927 Canyon Road Photographs



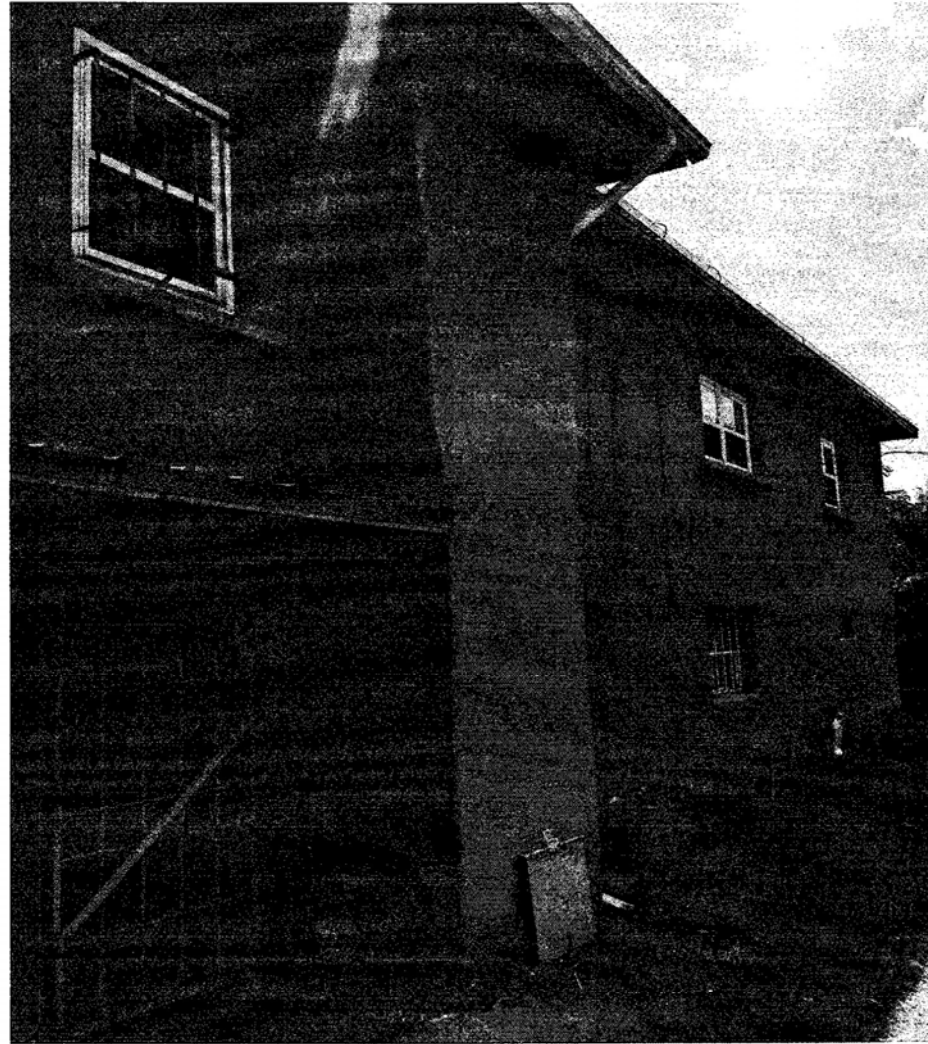
South Elevation

927 Canyon Road Photographs



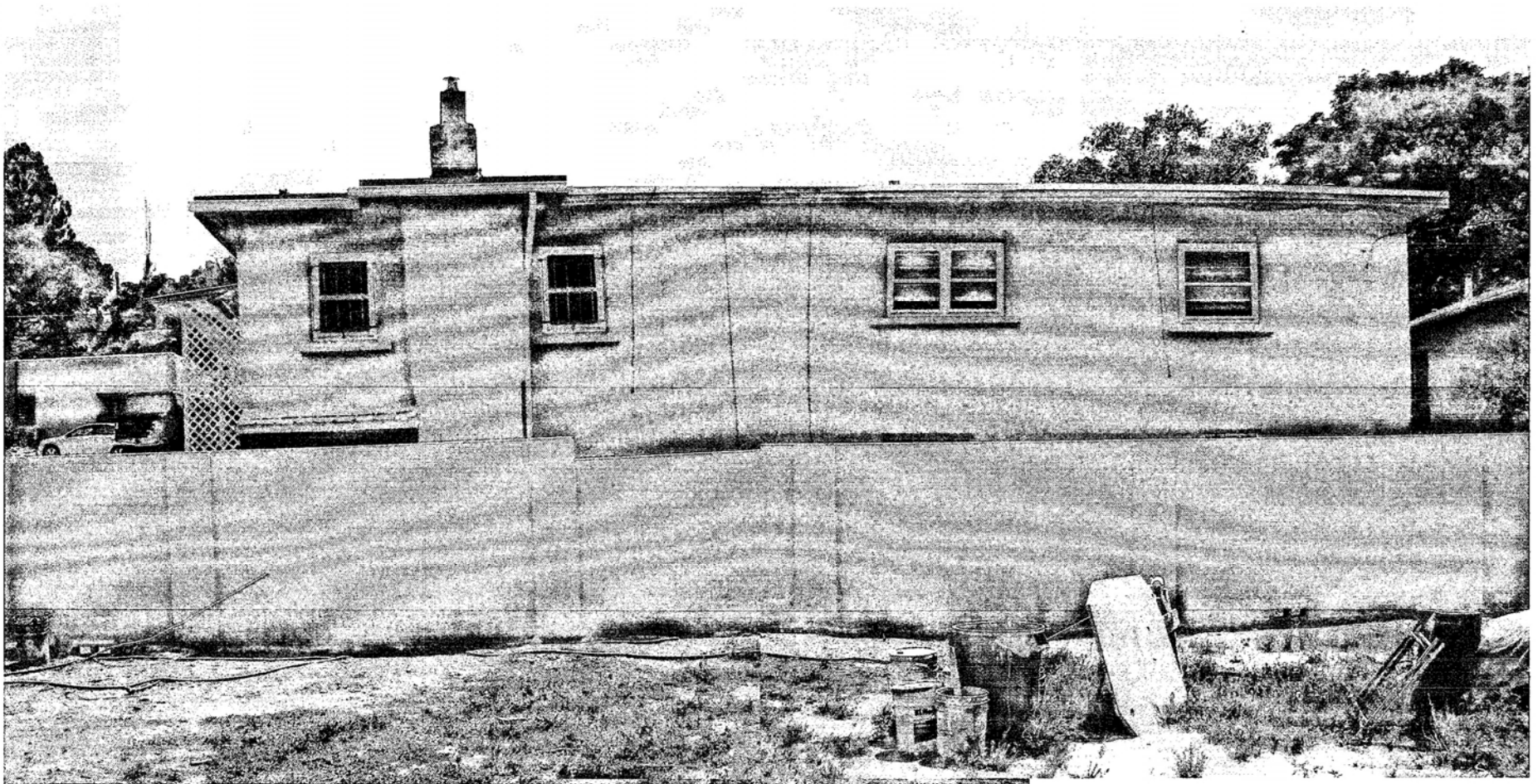
West Elevation

927 Canyon Road Photographs



North Elevation

927 Canyon Road Photographs



North Elevation



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: <u>8/17/15</u> Property Owner of Record: <u>Joseph Gonzales</u> Applicant/Agent Name: <u>Eric Onfield</u> Contact Person Phone Number: <u>505998-5269</u>	Site Address: <u>927 Canyon Rd</u> Proposed Construction Description: <u>Remodel & Partial Addition to (E) Residence</u> TOTAL ROOF AREA: <u>3,725 sf</u>
Zoning District: <u>R-2 RAC</u> Overlay: <input type="checkbox"/> Escarpment <u>NA</u> <input type="checkbox"/> Flood Zone* <u>NA</u> <input checked="" type="checkbox"/> Other: <u>Historic/Downtown</u> Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input 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 Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____ Terrain: <input type="checkbox"/> 30% slopes _____	Lot Coverage: <u>20</u> % <u>40% allowed</u> <input type="checkbox"/> Open Space Required: _____ Setbacks: <u>No changes</u> Proposed Front: _____ Minimum: _____ 2 nd Front? _____ Proposed Rear: _____ Minimum: <u>N/A</u> Proposed Sides: L _____ R _____ Minimum: _____ Height: Proposed _____ <u>except partial to be</u> Maximum Height: _____ <u>approx. 3 1/2 ft.</u> or <u>clear to</u> <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <u>Prop. 101</u> <input type="checkbox"/> Regulated by Escarpment District <u>prop. line</u> Parking Spaces: Proposed <u>2</u> Accessible <u>0</u> Minimum: <u>2</u> Bicycle Parking**: Proposed: <u>0</u> Minimum: <u>0</u> ** 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.

Architectural Alliance LLC [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: [Signature] DATE: 8/24/15

To Be Completed By City Staff: Additional Agency Review if Applicable: <input type="checkbox"/> Escarpment Approval by _____ Date: <u> / / </u> <input type="checkbox"/> Flood Plain Approval by _____ Date: <u> / / </u> <input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u> / / </u> Notes: _____ Zoning Approval: <input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected Comments/Conditions: <u>subject to Legal Lot of Record at time of PDR permit. Lot split on lot has been approved for north portion of lot</u> REVIEWER: <u>[Signature]</u> DATE: <u>8/12/15</u>
--

City of Santa Fe, New Mexico

memo

DATE: September 22, 2015
TO: Historic Districts Review Board Members
David Rasch, Supervising Planner in Historic Preservation
FROM: Lisa Roach, Senior Planner in Historic Preservation *LR*

CASE # H-15-086

ADDRESS: 927 Canyon Road
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall
& fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: wall/fence height calculation

APPLICANT SUBMITTALS

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D)(9) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

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The applicant proposes to remodel the property with the following:

- 1) Window and door replacements, utilizing divided lites and existing openings;
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- 5) Construction of a new stuccoed yard wall to the maximum allowable height of 61" at the east side of the front courtyard;
- 6) Installation of a new stone walkway;
- 7) Re-stucco of all exterior walls and new stucco on the "outdoor room" at the southwest corner of the residence;
- 8) Replacement of HVAC units;
- 9) Demolish and rebuild the exterior wooden staircase at the west elevation.



August 21, 2015

VIA HAND DELIVERY

David Rasch
City of Santa Fe
200 Lincoln
Santa Fe, NM 87501

RE: 927 Canyon Rd

Dear David:

Enclosed you will find our submittal documentation and drawings for the existing residence located at 927 Canyon Rd. We propose the following renovations and additions:

- Replace all windows in existing openings.
- Enlarge an existing opening and install a new window.
- Add new high window with frosted glass.
- Add (2) new windows.
- Replace (2) exterior doors.
- Add (2) new exterior French doors with new concrete landing.
- New entry door in existing opening and new wood gate.
- New entry portal and new south portal. The existing portals will be removed and rebuilt.
- Add a new yard wall. *to 61" high*
- New stone walkway.
- Restucco the existing exterior walls and new stucco at outdoor room.
- The HWH and Boiler and HVAC units will be replaced.
- The existing basement stair will be rebuilt.

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

Sincerely,

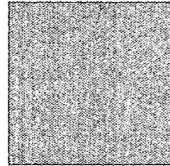
A handwritten signature in black ink, appearing to read "Eric P. Enfield".

Eric P. Enfield, AIA
ARCHITECTURAL ALLIANCE, INC.

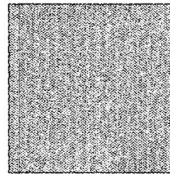
Cc: Joseph and Louise Gonzales
File



**927 Canyon Rd
Exterior Colors**



Buffalo
806L
Stucco Color -- Parex "Buffalo"



Exterior Window Color -- "Beige"



Wood Stain Color -- "Light Walnut"



HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 927 Canyon Road
 HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar Area [] Westside-Guadalupe []
 (from attached map) Historic Transition [] Historic Review [] Landmark (outside of historic districts) []
 PROJECT PROPOSAL: Remodel & Partial Addition to (ex) Residence
 CONSTRUCTION COST: \$ 200,000
 BASE FEE: \$ 1,000 + EXCEPTION: \$ - + POSTER: \$ 25 = TOTAL: \$ 1,025
 (base fee = 1/2 of 1% of construction cost, not to exceed \$2,000 and not less than \$250)
 (each exception has an additional fee of \$350) (\$25 per poster with one (1) poster per street frontage)

OWNER: Joseph Gonzales PHONE #: (505) 660-8007
 OWNER MAILING ADDRESS: 485 calle Volver
 CITY, STATE, ZIP CODE: Santa Fe, NM 87505
 EMAIL: _____

APPLICANT: Eric Enfield PHONE #: 505-988-5261
 MAILING ADDRESS: 612 Old Santa Fe Trail
 CITY, STATE, ZIP CODE: Santa Fe, NM 87505
 EMAIL: eric@archallinc.com

PREAPPLICATION MEETING: Date: 8/13/2015 Case Planner: Lisa Roder
 PRELIMINARY ZONING REVIEW: Date: 8/24/15 Planner: [Signature]

(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)

AFFIDAVIT TO AUTHORIZE AGENT (IF APPLICABLE)
 I am,/We are the owner(s) and record title holder(s) of the property located at: 927 Canyon Rd
 I/We authorize Architectural Alliance Inc. to act as my/our agent to execute this application.
 Signed: Joseph D. Gonzales Date: 8-24-15
 Signed: _____ Date: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Remodel of Existing Residence

927 Canyon Rd.
Santa Fe NM, 87501

927 CANYON ROAD - REMODEL

Building Criteria

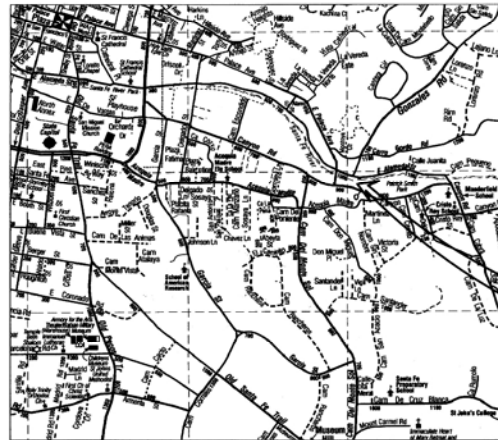
SITE: 927 Canyon Road, Santa Fe, NM 87501
CONSTRUCTION STYLE: Adobe/frame

BUILDING AREA

EXISTING HEATED FIRST FLOOR:	1,461 SQ. FT.
EXISTING HEATED BASEMENT:	1,473 SQ. FT.
EXISTING PORTALS & OUTDOOR ROOM:	586 SQ. FT.
PROPOSED PORTAL ADDITION:	205 SQ. FT.
TOTAL ROOFED:	3,725 SQ. FT.
(TOTAL FOOTPRINT:	2,264 SQ. FT.)

Building Code Information 2009 IBC

ZONING: RAC
OCCUPANCY: Type V-A
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE
LOT SIZE: 0.1843 ACRES (8,028 SQ.FT.)
EXISTING LOT COVERAGE: 26%
PROPOSED LOT COVERAGE: 28% (40% ALLOWED)
SETBACKS: FRONT- 7'-0" (20'-0" @ GARAGE)
SIDE: SINGLE STORY- 5'-0"
REAR- 15'-0"
PARKING REQUIREMENTS: (2) PER RESIDENCE, (2 PROVIDED)



Vicinity Map



612 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87501
Telephone 505-988-5269 FAX 505-988-1270
E-MAIL: architecturalalliance@archallinc.com
WEBSITE: www.archallinc.com

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Drawing Index

- C-0 COVER SHEET
- C-1 EXISTING SITE PLAN
- C-2 PROPOSED SITE PLAN

- A-1 EXISTING FLOOR PLAN
- A-2 PROPOSED FLOOR PLAN
- A-3 EXISTING & PROPOSED BASEMENT PLANS
- A-4 EXISTING & PROPOSED ELEVATIONS
- A-5 EXISTING & PROPOSED ELEVATIONS

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS. NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

HISTORIC DESIGN REVIEW BOARD DRAWINGS
DRAWINGS DATED: AUGUST 3, 2015
ARCHITECT'S PROJECT NUMBER 15-16

12/11

AUG 24 2015

ARCHITECTURAL ALLIANCE INC
 612 OLD SANTA FE TRAIL
 SANTA FE, NEW MEXICO 87505
 Telephone: 505-988-5309
 FAX: 505-988-1279
 E-MAIL: architecturalalliance@archallinc.com
 WEBSITE: www.archallinc.com

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NO.	REVISION/SUBMISSION	DATE

NO. REVISION/SUBMISSION DATE
 STAMP

PROJECT TITLE
GONZALES RESIDENCE

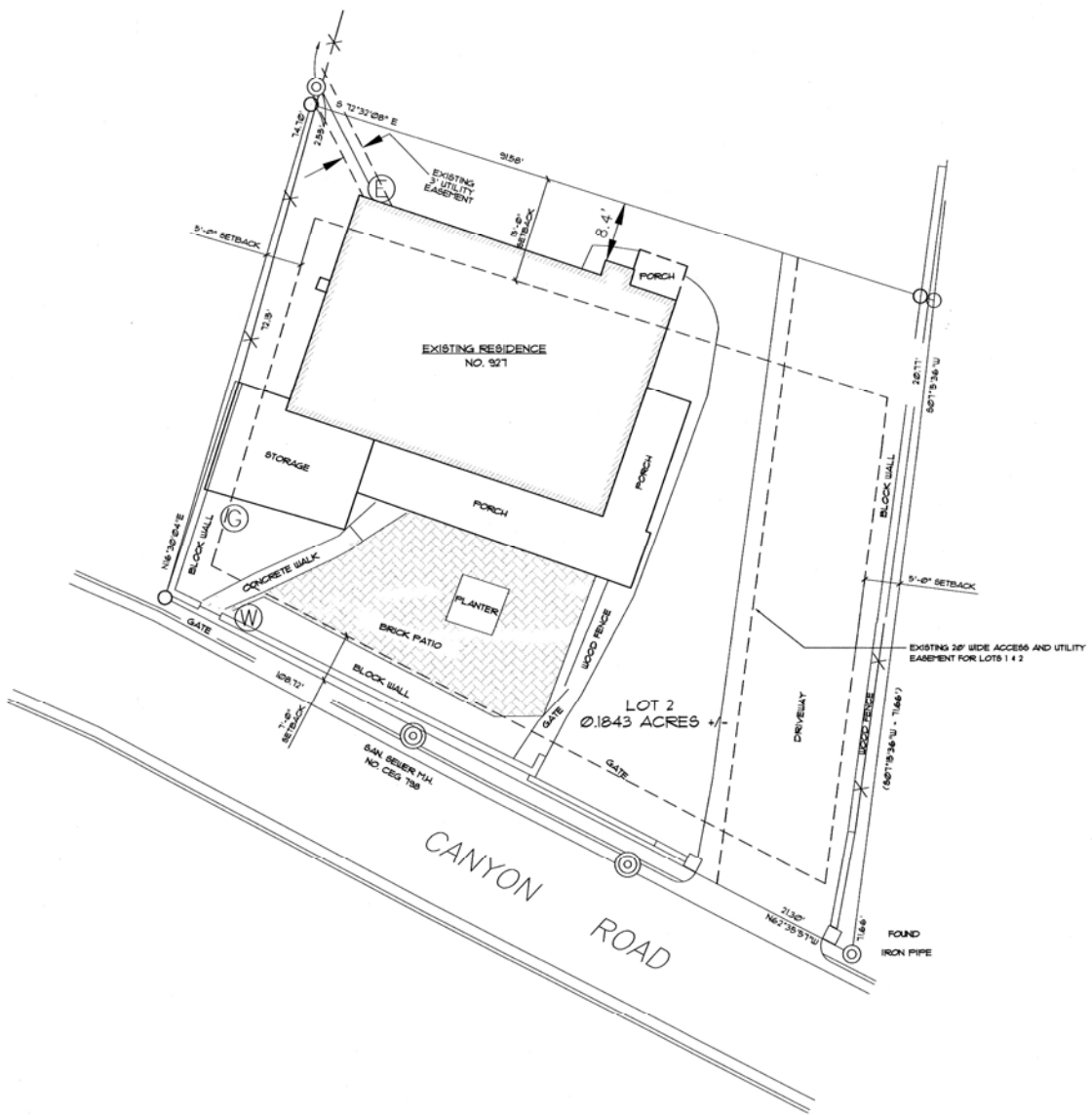
927 Canyon Road
 Santa Fe, NM 87501

PROJECT NO.
 15-16

CHECKED BY: EE DATE: 7/7/15
 DRAWN BY: HR DATE: 7/7/15

SHEET TITLE
EXISTING SITE PLAN

SHEET NO.
C-1



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"
 32'-0"



AUG 24 2015
 2015

AUG 24 2015

ARCHITECTURAL ALLIANCE INC

412 OLD SANTA FE TRAIL, SANTA FE, NEW MEXICO 87505 Telephone 505-986-1200 FAX 505-986-1270

E-MAIL: architecturalalliance@archalliance.com WEBSITE: www.archalliance.com

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PROJECT TITLE GONZALES RESIDENCE

927 Canyon Road Santa Fe, NM 87501

PROJECT NO. 15-16

CHECKED BY EE DATE 7/17/15

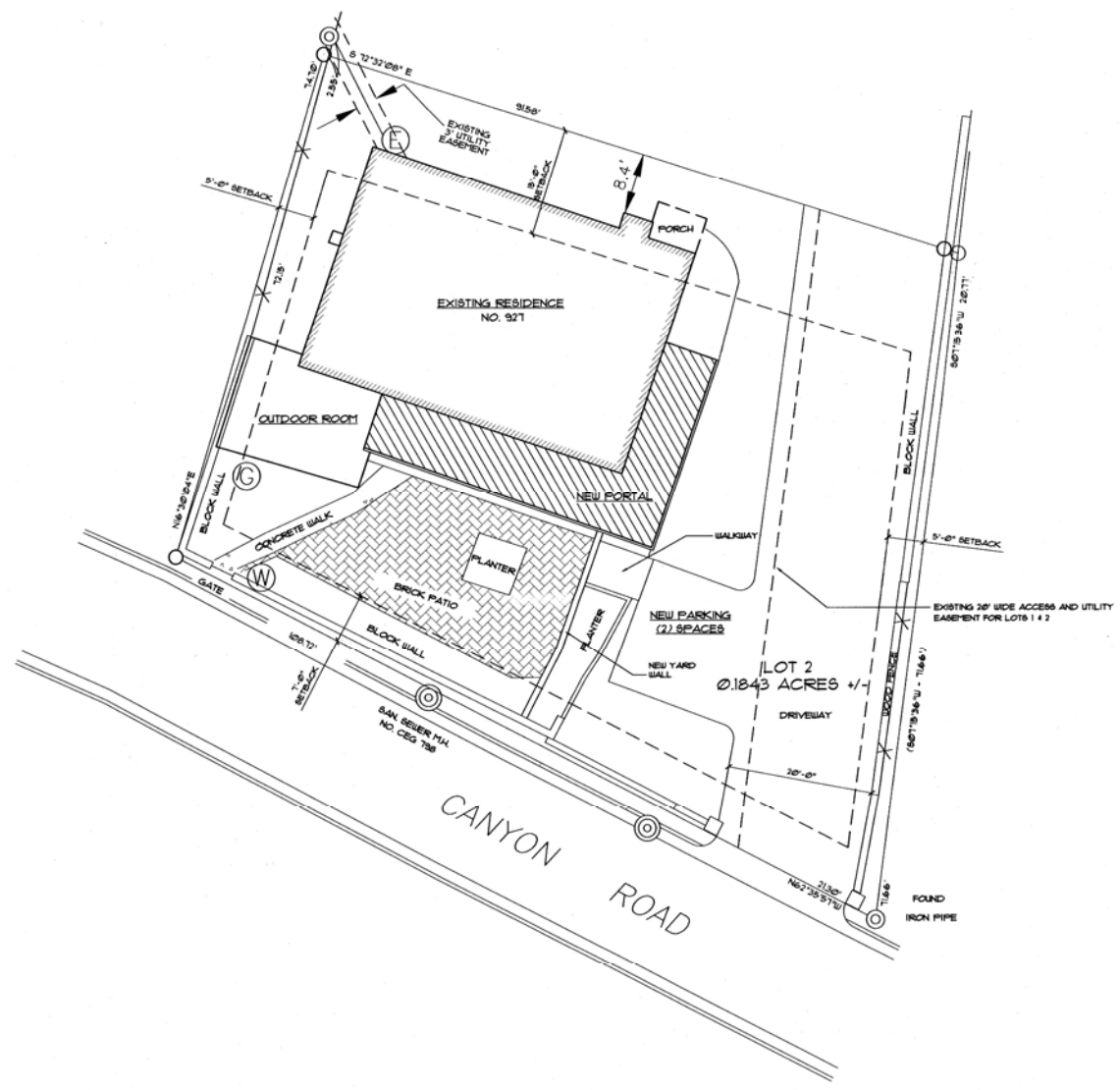
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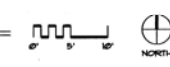
PROPOSED SITE PLAN

SHEET NO.

C-2



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
32'-0"



RECEIVED
AUG 23 2015
Land Use Dept.

AUG 24 2015

ARCHITECTURAL ALLIANCE INC
 612 OLD SANTA FE TRAIL
 SANTA FE, NEW MEXICO 87505
 Telephone: 505-986-0289
 FAX: 505-986-1270
 E-MAIL: architecturalalliance@archallinc.com
 WEBSITE: www.archallinc.com

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE
GONZALES RESIDENCE

927 Canyon Road
 Santa Fe, NM 87501

PROJECT NO.
 15-16

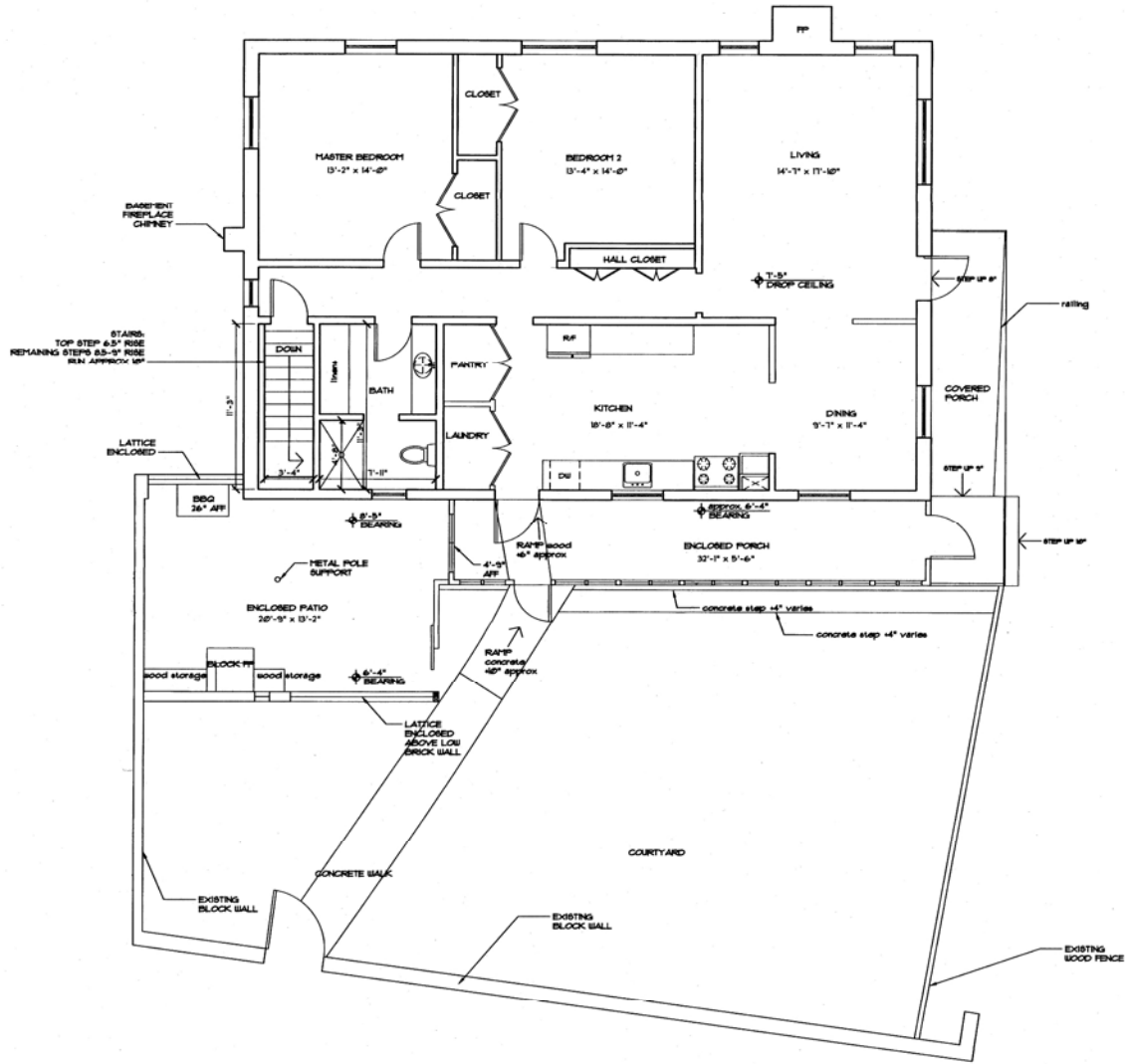
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DRAWN BY: BB DATE: 7/31/15

SHEET TITLE
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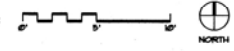
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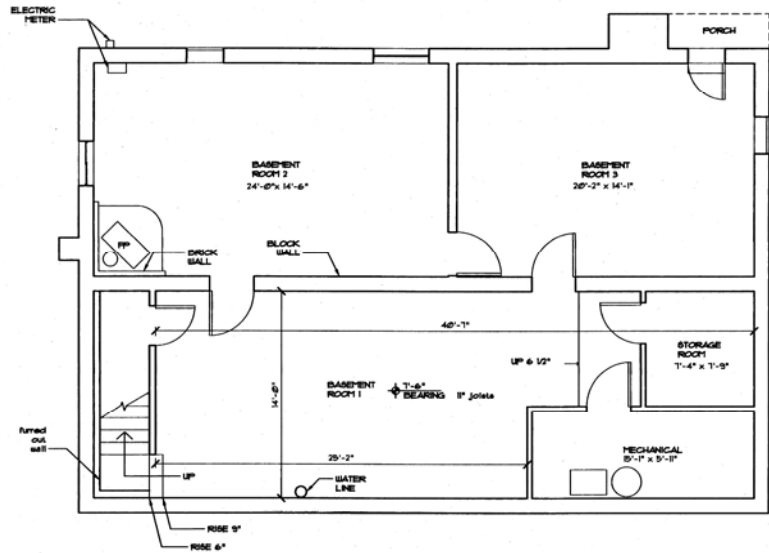


EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 16'-0"

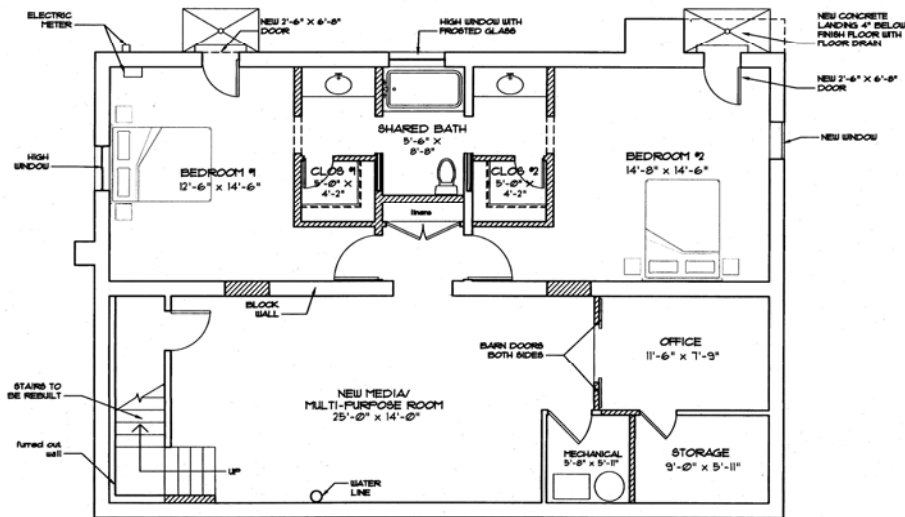
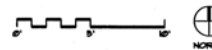


RECEIVED
 AUG 8 2015
 Land Use Dept.



EXISTING BASEMENT FLOOR PLAN

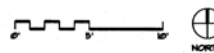
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN

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

16'-0"



AUG 24 2015
ARCHITECTURAL ALLIANCE INC
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 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

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NO.	REVISION/SUBMISSION	DATE

STAMP

PROJECT TITLE
GONZALES RESIDENCE

927 Canyon Road
 Santa Fe, NM 87501

PROJECT NO. 15-16

CHECKED BY EE DATE 7/17/15

DRAWN BY BBAB DATE 8/31/15

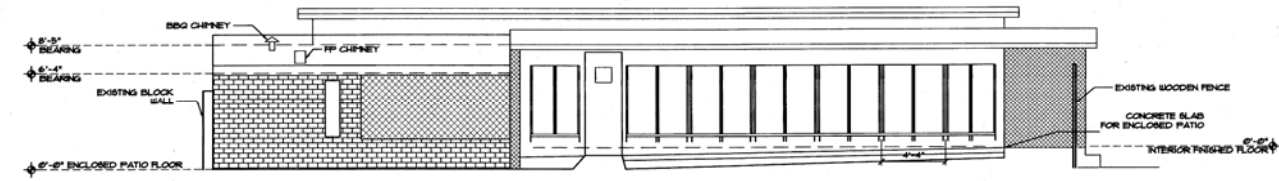
SHEET TITLE
EXISTING & PROPOSED BASEMENT FLOOR PLANS

SHEET NO. **A-3**

RECEIVED
 AUG 21 2015
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 Land Use Dept.

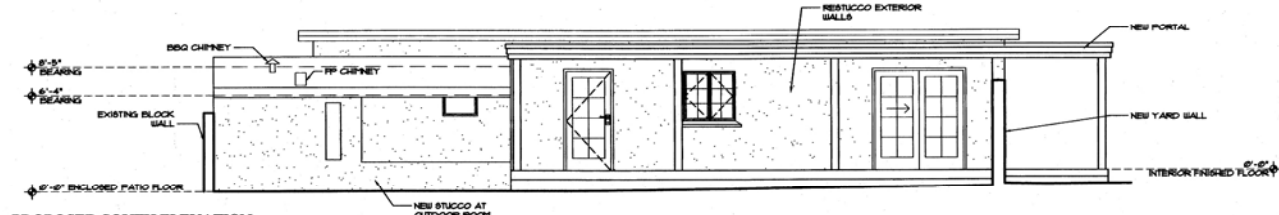
AUG 24 2015

ARCHITECTURAL ALLIANCE INC
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 Telephone 505-988-1269
 FAX 505-986-1270
 E-MAIL: architecturalalliance@archallinc.com
 WEBSITE: www.archallinc.com



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

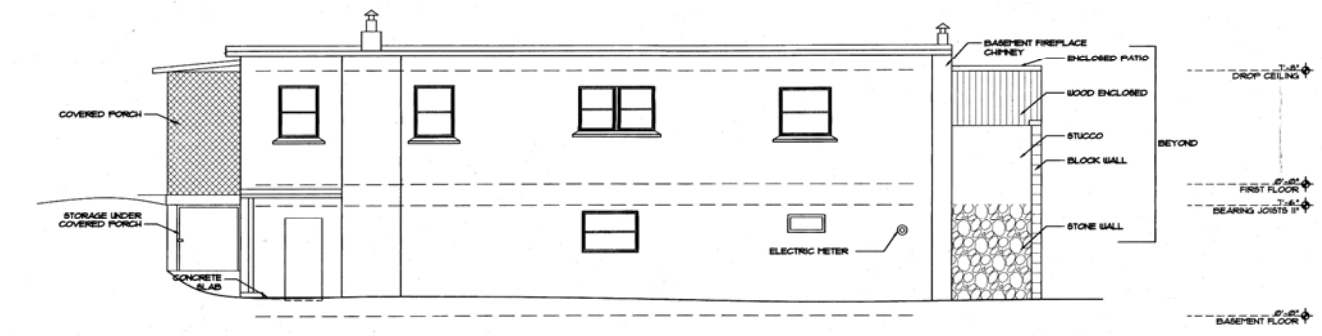
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
 1) REPLACE ALL WINDOWS IN EXISTING OPENINGS. ENLARGE BEDROOM WINDOWS TO MEET EGRESS AS NOTED.
 2) RESTUCCO EXTERIOR WALLS WITH SYNTHETIC STUCCO.

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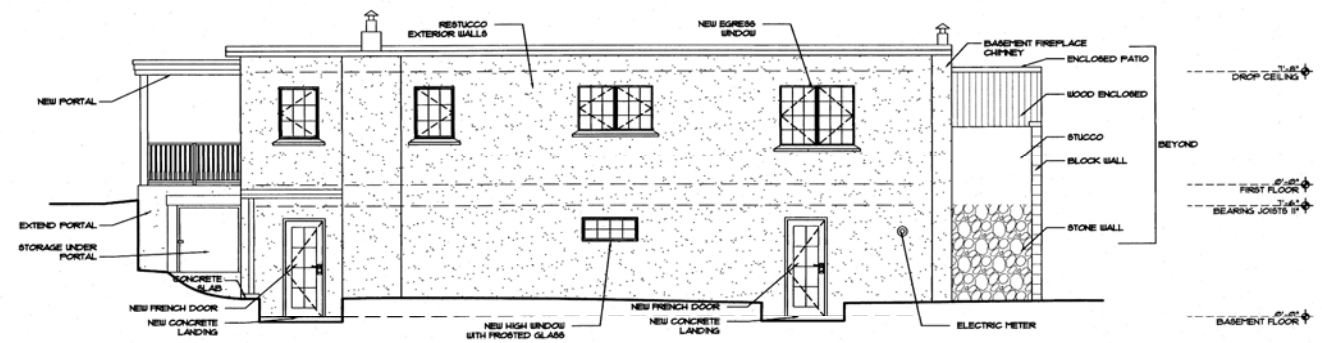
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NO.	REVISIONS/SUBMISSIONS	DATE



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

16'-0"

PROJECT TITLE
GONZALES RESIDENCE

927 Canyon Road
 Santa Fe, NM 87501

PROJECT NO.
 15-16

CHECKED BY EE **DATE** 8/15

DRAWN BY BBAR **DATE** 8/15

SHEET TITLE
EXISTING & PROPOSED ELEVATIONS

SHEET NO.

A-4

RECEIVED
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 Land Use Dept.

AUG 24 2015

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Table with 2 columns: NO., REVISIONS/SUBMISSIONS, DATE

KEY PLAN

PROJECT TITLE

GONZALES RESIDENCE

927 Canyon Road Santa Fe, NM 87501

PROJECT NO. 15-16

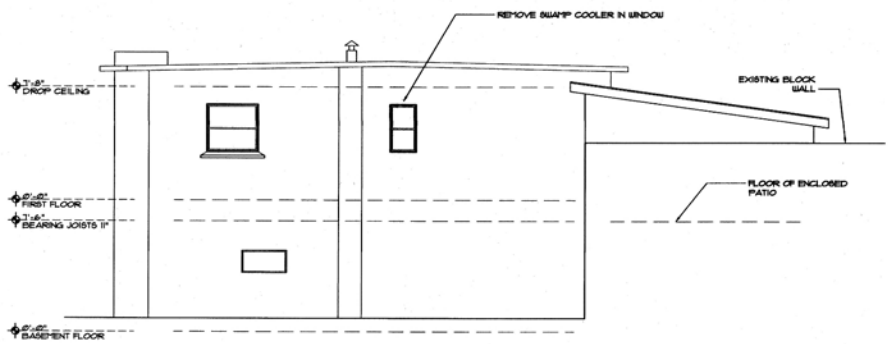
CHECKED BY: EE DATE: 7/17/15

DRAWN BY: BBAR DATE: 7/17/15

SHEET TITLE: EXISTING & PROPOSED ELEVATIONS

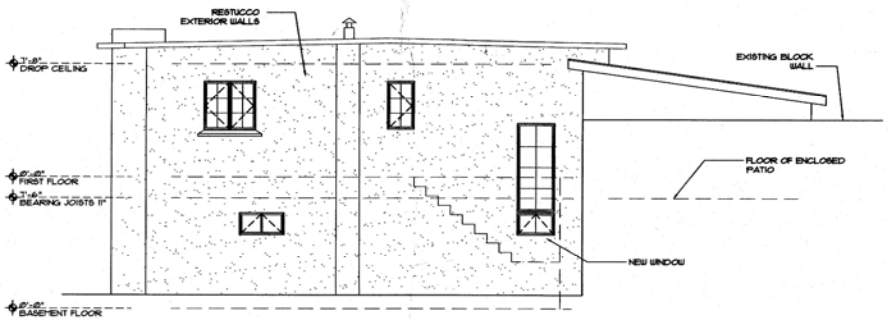
SHEET NO. A-5

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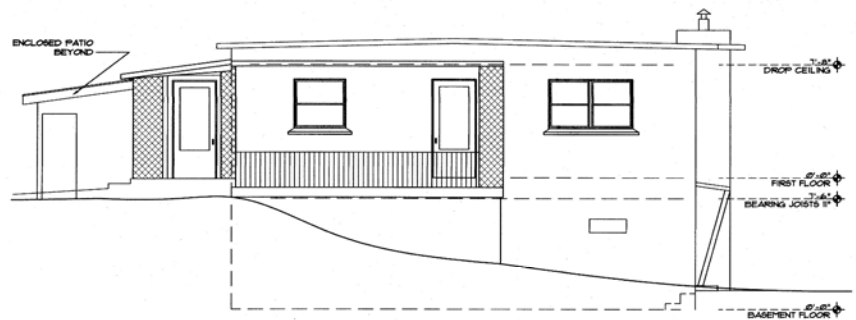
EXISTING WEST ELEVATION

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



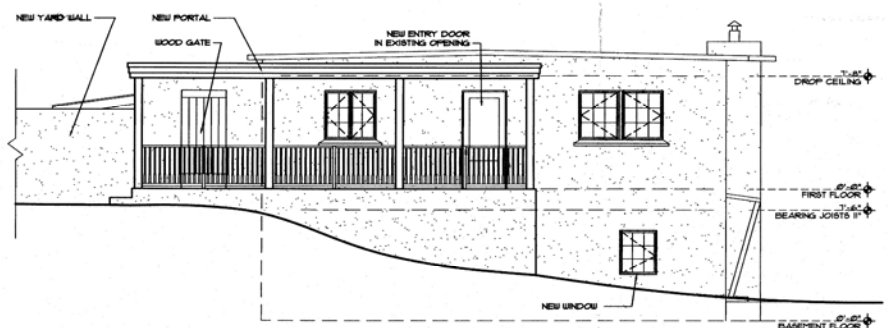
PROPOSED WEST ELEVATION

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



EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

16'-0"

GENERAL NOTES: 1) REPLACE ALL WINDOWS IN EXISTING OPENINGS. ENLARGE BEDROOM WINDOWS TO MEET EGRESS AS NOTED. 2) RESTITUCCO EXTERIOR WALLS WITH SYNTHETIC STUCCO.

Historic Preservation & Land Use - Historic Districts Review. Includes checkboxes for 'APPROVAL' and 'CONDITIONAL APPROVAL', and handwritten notes: 'no publicly visible routing opportunities', 'C. BLAIR', 'Celia Reis', 'New App. Lia. Res. Chair', 'Date 7/22/15'.