

MEMORANDUM

RE: 515 Paseo de Peralta

Date: May 21, 2026

TO: Amanda Romero

Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Design Review Exception Criteria – 515 Paseo de Peralta

Attachments:

01a – Historic Photos Appendix

Historic Districts and Historic Landmarks

Design Standards Exception Criteria

Section §14-4.6(D)(2) states that “The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6(E), General Design Standards for All Historic Districts (except provisions regarding Height, Pitch, Scale, Massing and Floor Stepbacks).”

The proposed design respectfully requests three exceptions:

Exception 1

An exception is requested to remove and replace the historic material of the exterior stairs at the South facade, per SFCC §14-4.6 (E)(1)(I) stating that “The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.” The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

- (i) Do not damage the character of the district
 - *Response:* The proposed removal of the existing exterior entry stairs at the South Facade will not damage the character of the district, as this character will be strengthened by the reconstruction of the stairs’ historic form and relationship to the historic house.
 - The attached photo dated around 1910 (**Exhibit A**) depicts symmetrical stairs approaching the front porch from both East and West, defined on the street side by a sloped wall in a stucco finish matching the house. This front porch was historically the primary public-facing entry to the residence, and it is proposed to remain so. In intervening years, the West side of these stairs was removed and the East stairs to the porch have fallen into disrepair. This proposal requests replacement in kind with new symmetrical stairs leading to the porch, matching the height, finish, and layout of the historic photo. A landing North of these rebuilt stairs will provide structural reinforcement along the compromised historic stone rubble foundation to ensure the continued stability of the 140-year old historic house.
 - The existing pen-tile entry stairs at the West end of the Paseo facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. The existing stairs were added to the house in the 1950s, and the structural report notes water damage to the wood stair framing and fungal decay to the structure, compromising the safety of the existing material. Like the porch stairs, the reconstruction of the stairs and landing will provide structural reinforcement to the rubble foundation. A connected landing between both sets of stairs and the East facade will extend this reinforcement along the entire compromised foundation. Along with the proposed stairs, it will create a datum reinforcing the existing foundation, and its stucco finish will match the finish seen in the historic photo from about 1910 (**Exhibit A**).

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
- *Response:* The proposed replacement of the entry stairs in kind will preserve the existing and historic access path to the house, while ameliorating the structural damage to the rubble foundation stem wall noted in the structural report. By ensuring the continued structural stability of the house, this work will preserve this unique historic – and based on public comment at past hearings, beloved - structure within the fabric of Santa Fe.
 - By providing accessible access to the historic house’s main entry, the proposed reconstruction will prevent a hardship to the applicant. The owners intend to age in place, and the reconstruction and addition aim to serve that goal. The entry porch is a defining architectural feature of the house, and they wish to use it for as long as they live there. The proposed work is critical to its owners’ safe use of this door, while respecting the building’s historic massing.
- (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.
- *Response:* In the August 2025 status hearing for the property, the Board noted the significance of the stepped massing and flanking front access stairs to the front porch, with its unique keyhole opening. Granting the exception for the proposed removal and replacement of the entry stairs will simultaneously provide needed structural reinforcement and accessible access to the house, in a form and material that honors the house’s historic massing, finish, and patterns of use.
 - The expression of stepped massing also fits into and takes inspiration from the layered hillside context of the historic neighborhood. Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. Neighboring buildings follow the rising grade; looking North from the street, one sees a layering of walls, fences, and building masses stepping up the hill to overlook the city. Historically the site navigated this slope with series of terraces retained by site walls, starting with the historic stone wall along the street. The proposed reconstructed stairs continue this historical pattern and reinforce the unique character of the area (see Figure 1 below).



Figure 1. Photo of existing site and hillside context showing terraced and stepped character (see Attachment 11 – HDRB Subcommittee Studies)

Exception 2

An exception is requested to construct an addition to the the rear North facade of the historic residence. Because the existing house has a Significant status and all facades are considered primary, an exception is required to SFCC §14-4.6(E)(2)(II)(a), stating that “Building additions are not permitted to primary facades.” The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

- (i) Do not damage the character of the district
- *Response:* The proposed addition the North facade of the historic house will not damage the character of the district, as its massing will be separated from the historic house and the connections to the original structure will be primarily limited to portions of the facade already altered by previous noncontributing additions. The Board approved these additions for demolition in October 2025, and their removal will leave exposed interior walls that will need to be replaced. The proposed design lightly touches the original house at two locations on the east and west ends of the façade, and this exception only concerns a 17” wide portion of the North façade (3’-2” wide at roof overhang) where the new structure touches the historic house outside previously disturbed areas (see Figure 2).
 - The primary mass of the proposed addition will be set back 12 feet from the historic house, preserving the legibility of old from new. At the East end of the facade, an interior space about 18 feet wide will provide the primary “bridge” between the original house and the addition, and it will attach at portion of the north façade left exposed after demolition of a noncontributing addition. The interior space is recessed beneath a roof overhang on both sides. Its roofline is set back 2’-6” from the corner of the original North façade, and its interior mass is set back 7’-7” from the corner to further differentiate the addition and preserve the legibility of the original massing and historic brick parapet at the Northeast corner. This shift pushes the addition Westward and slightly outside the previously disturbed façade area, creating the overlay described in this exception. This alignment also allows the new construction to continue the line of one of the primary original structural brick walls within the historic house and to extend the space of a historic hallway. The existing wall below the roof overhang will be preserved, and no existing historic doors or windows will be compromised or altered in any way. Newly exposed exterior wall will be finished to match the adjacent historic stucco.
 - A new roof structure at the West will create covered outdoor space and is similarly set back about 2’-6” feet from the historic Northwest corner. This roof measures about eleven feet wide and will only touch the previously disturbed portion of the North façade – no exception for this work is required. Newly exposed exterior wall below and above the roof will be finished to match the adjacent historic stucco. An existing opening through the historic brick wall, currently an interior hallway, will be fitted with an exterior door matching the other historic door centrally located on the North facade. A historic photo from around 1915 shows exterior door (**Exhibit B**), and the design proposes returning to this original function.

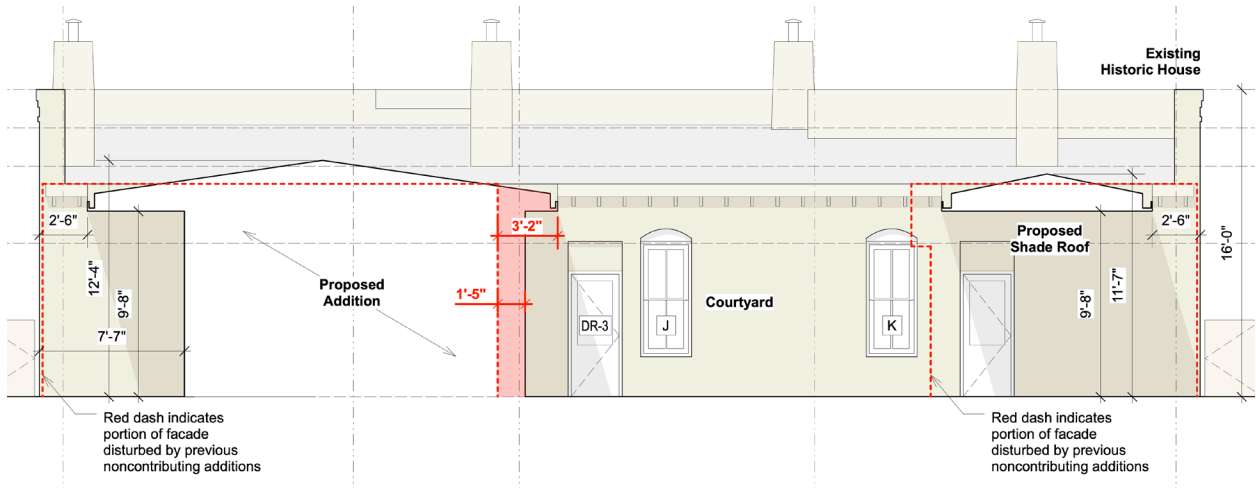


Figure 2. Excerpt from North Elevation (2/A203h)
 Scope of proposed addition shown relative to previously disturbed (noncontributing) façade. The proposed connection is primarily located at these locations; the exception concerns the 17" portion shown in red (38" at roof overhang).

- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
- Response:** The proposed design prevents hardship to the applicant or injury to the public welfare by accommodating the required program and accessibility without overshadowing the historic house or standing out in its historic hillside context. The design team studied several options for achieving these goals, including the option of splitting the distinct pieces of the new program (living space, garage, ADA, art studio) into four distinct buildings. This would comply with zoning requirements and would require no area, height, or scale exceptions from HDRB. However, this approach makes mobility and accessibility between buildings challenging. More critically, it means the new structures would inevitably be more visible, separated and spread across the site. Viewed from the public way, accessory structures would flank the historic house and distract from its visual prominence. Another option would be to combine these elements into a single new structure located North of the historic house but not physically connected to it. This too would comply with zoning requirements, and would require no scale, area, or height exceptions from HDRB. A consolidated structure behind the historic house would be less visible onsite and would preserve the house's prominence. However, the accessibility and mobility issues of travelling outdoors between separate buildings would remain.
 - Instead, the proposed design consolidates these elements into a single new structure that connects to the historic house's North façade while remaining distinct and visually secondary to the house. This is achieved by leaving physical space between old and new and by minimizing the physical connection to the addition, as described above. Though this connection makes the new structure into an addition and triggers exceptions 2 and 3, it provides the required accessibility for the applicants while consolidating and concealing the new massing. By primarily touching the historic façade at previously disturbed and noncontributing areas, the proposed design endeavors to minimize any further disruption. The proposed exception is required to allow a connection to the historic house, necessary to the function of the new space and to prevent hardship to the applicant. Because the proposed addition will not alter any facade visible from the street, it will cause no injury to the public welfare.

- (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.
- *Response:* Historic residences in this area frequently include additions to expand their function over the years, as evidenced by the existing noncontributing additions to the house in question. The proposed exception will allow this tradition to continue, ensuring continued use and maintenance of the existing house. The proposed design takes direct inspiration from the form of these previous additions by concealing later construction where it is least visible from the public street, while preserving the legibility between old and new that adds richness to the heterogeneous character of the district. Additionally, it fits into the terraced, stepped character of its immediate historic hillside neighborhood (Figure 1).

Exception 3

An exception is requested to allow an addition exceeding 50% of the existing footprint and dimension of the primary facade, per SFCC **§14-4.6(E)(2)(II)(c)**, stating that “Building additions shall not exceed 50 percent of the square footage of the building’s historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade.” The exception criteria as specified in **§14-4.6(D)(2)(II)** are as follows:

- (i) Do not damage the character of the district
- *Response:* The footprint and facade dimension of the proposed addition will not damage the character of the district, as its mass – both area and length - will be substantially concealed by elevated mass of the existing historic house and by the steep grade of the site. The proposed design aims to accommodate the desired program without overshadowing the historic house or standing out in its historic hillside context. This is achieved by leaving physical space between old and new, burying the addition in the hillside, concealing it behind the historic house, and stepping its mass to break down the scale.
 - The primary mass of the proposed two-story addition will be set back 12 feet from the historic house, connected only by a narrow “bridge,” which creates an accessible connection between the original house and the addition. This physical connection to the historic house will be primarily limited to portions of the facade already altered by previous noncontributing additions, already approved for demolition by the Board. These single-story points of connection – roof and bridge - will be set back about four feet from the corners of the original North facade to further preserve the legibility of the original massing and historic brick parapet. Max. 12’ in height, they will read as significantly lower than the original 16’ parapet and will clearly demarcate the boundary between old and new.
 - The proposed design also makes use of the steeply sloped site to substantially conceal the addition from the street. Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. 515 Paseo de Peralta is no exception, rising 27’ in elevation from the South property line at the street to its North boundary. The existing house is positioned distinctly above and overlooking the street, and though it is only one story in height its parapet rises 30’ above the street grade and its finished floor level is located 14’ above street grade. Neighboring buildings also follow the rising grade; looking North from the street, one sees a layering of walls, fences, and building masses stepping up the hill to overlook the city. The mass of the addition fits into this layered hillside context. The addition’s lower floor level continues that of the historic house, but due to the sloped site it is buried mostly below grade – per the IRC, it is a “basement.” The addition’s upper level exits directly at grade to the North. Its mass steps back on the South, East, and West facades, and it is located directly behind the existing house to further obscure its visibility from the downhill public way. Where visible to the East, the addition’s massing blends into the existing layered context stepping up the hill.
 - These massing strategies minimize the scale of the addition to not conflict with the scale of buildings in the district. The existing house’s historic footprint measures 2,776 sf, including existing noncontributing additions to be demolished. The total area of the proposed project is 5,030 sf, including renovated existing building (1,560 sf) and two-story addition containing new living space,

ADU, garage, and arts studio (3,470 sf total). The net new area totals 2,254 sf, or 81% of the historic footprint. This exceeds the code by 31%, requiring an exception.

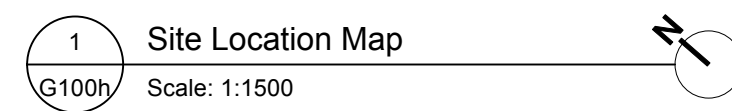
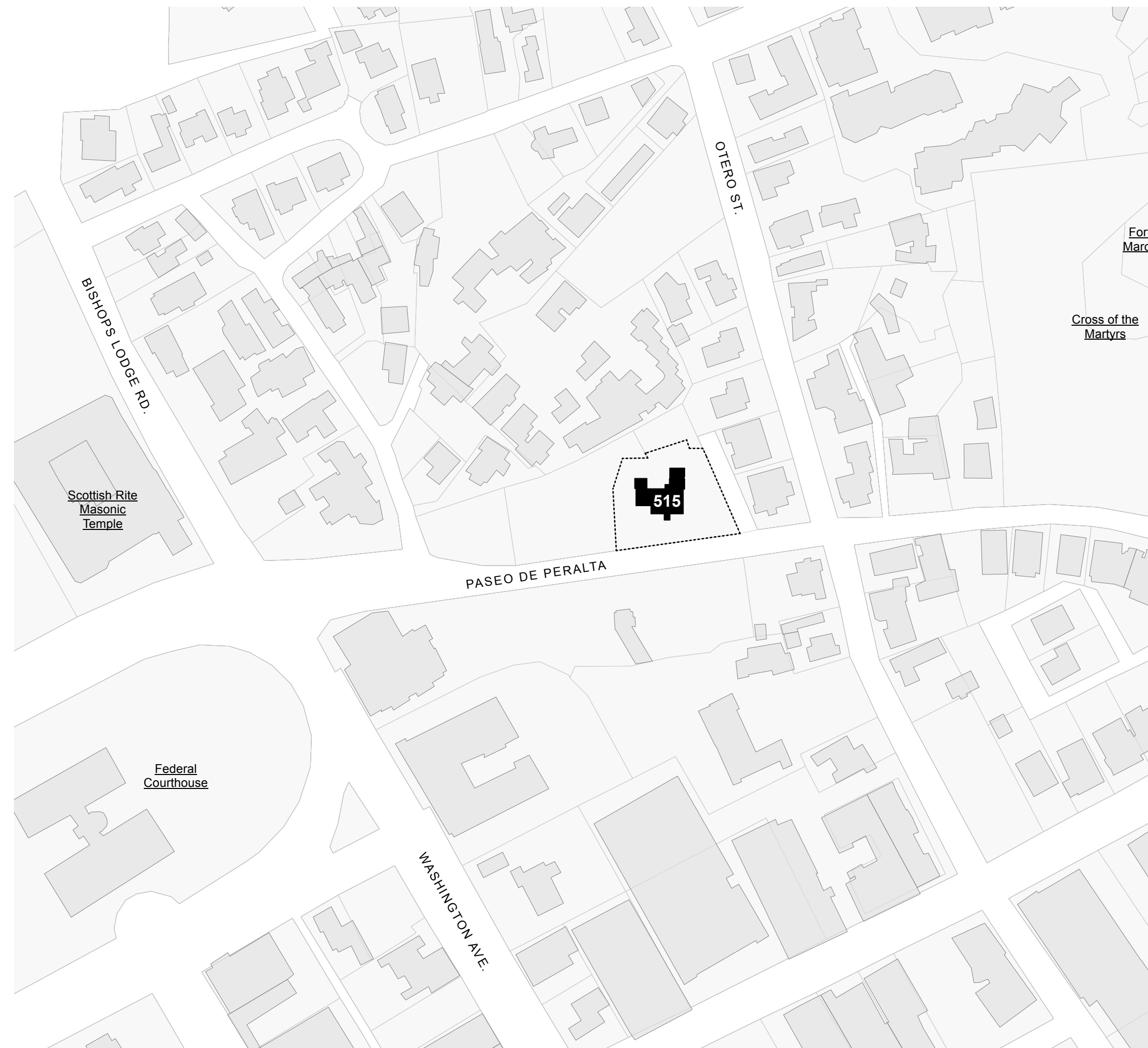
- The code also limits addition length to 50% of the façade, in this case the 40'-4" East façade. The directly adjoining façade - just the 12' wide passageway between the house and the addition, which is on a different plane - complies with this requirement, totaling just 30% of the historic facade. However, the total length of the addition across multiple planes adds up to 43'-6" or 108% of the historic façade, thus requiring the exception.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

- *Response:* This exception is requested in order to allow the applicant to make fuller use of the R-21 zoned site by expanding the interior space to include a garage, bedrooms, art studios, and a guest suite for visiting family. The current house lacks the space, infrastructure, and accessibility to accommodate the applicant's needs, and concealing the more private functions in an addition will allow the historic structure to be restored, its original layout and brick walls revealed and celebrated.

(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.

- *Response:* The Downtown and Eastside Historic District is distinct for its rich range of historic homes, materials, and building styles. Even among these, the historic house at 515 Paseo de Peralta possesses a significant and unique presence overlooking the city. The applicant's primary aim in this project is to protect and enhance the historic structure and to safeguard its future. By permitting additional area and use, the proposed addition complements without overpowering the historic house, enabling the restoration and celebration of the original space and structure.



PLANNING FEEDBACK: SETBACKS & MAX HEIGHT

Subject: Re: PZR Request - 515 Paseo de Peralta
Date: Tuesday, February 17, 2026 at 2:41:00 PM Mountain Standard Time
From: CRUZ-HABER, JOEL A.
To: Rebecca Wood, CLOUSER, REBEKAH E.
CC: Devendra Contractor, Deirdre Harris, ESQUIBEL, DANIEL A., PEREA, STEPHANIE J.
Attachments: image001.png, Outlook-155xjgkt.png, Outlook-xdfnmbir.png, image.png, Outlook-k3a35zxi.png

Rebecca,

It was a pleasure meeting with you, George, and Devendra today. Below are notes from the meeting.

- Based on the interpretation provided by our Planning Manager Dan Esquibel, the subject parcel is a corner lot therefore, subject to front setback requirements off Paseo de Peralta and Loma St. The remaining sides will be considered side yard setbacks. No rear setbacks assessed for the site.
- An administrative deviation of 12' can be supported to incorporate architectural style of the site if needed.

We look forward to seeing your redesign with the aforementioned setbacks being met.

If you have any questions, please do not hesitate to reach out.

Respectfully,

Joel Cruz-Haber
 Senior Planner
 City of Santa Fe

515 Paseo de Peralta : Code Analysis			
Code Data			
Jurisdiction: City of Santa Fe			
Address: 515 Paseo de Peralta, Santa Fe, NM 87501			
UPC Number: 1054099367293000000			
Parcel ID Number: 10644352			
Zoning: R-21			
Historic District: Historic Downtown Archaeological Review District Downtown and Eastside Historic District			
Historic Building Status: Significant			
Neighborhood: Fort Marcy Heights			
Climate Zone: 5B			
Land Classification: N			
Occupancy: R-3 Primary Residence			
Construction Type (IBC Table 601): V-B			
Scope of Work			
Renovation of historic brick house; construction of two-story addition to the North facade of the existing House.			
Project / Building Information			
Site Area: 15,942 sf / 0.344 acre			
Density: 21 per acre / 7 units allowed			
Building Footprint:			
Historic Building	Footprint	Lot Coverage	
Proposed Total	2,776 sf	17%	
(renovation + addition)	4,606 sf	29%	
Max. Lot Coverage	6,377 sf	40% R-21	
	8,768 sf	55% R-21 w/ required open space	
Building Areas (areas within surrounding exterior walls):			
Addition Total	3,470 sf		
Living Space	1,792 sf		
ADU	504 sf		
Garage	464 sf		
Art Studio	710 sf		
Historic Renovation	1,560 sf		
Proposed Total	5,030 sf		
(renovation + addition)			
Net Addition Area	2,254 sf	81%	
Compared to Building's Historic Footprint			
Setbacks / Fire Separation Distance:			
	R-21	Minimum	Ext. Wall Fire
	Yard	Proposed	Resistance (IBC 705.5)
Front / South (Paseo)	7'	27'-8"	0-HR
Front / East (Loma)	7'	7'-2"	1-HR
Side / North	5'	5'-3 1/2"	1-HR
Side / West*	10'	10'-4"	0-HR
* Zoning minimum 5' / site minimum 10' due to lot line agreement with adjacent property			
Number of Stories above Grade: 1			
Building Height:			
Maximum (R-21)	24'-0"		
Maximum (Historic Calc.)	23'-0"		
Sloped Site Increase	+4'-0"		
Proposed	24'-0"		
Administrative deviation of 12' requested per conversations with Dan Esquibel and Heather Lambay, see Planning Feedback on G100h.			
Parking (Table 14-8.6-1)			
Minimum (R-21)	2 parking spaces per detached dwelling unit		
Proposed	3 parking spaces (2 garage / 1 site)		
Required Construction Codes			
• 2021 New Mexico Residential Building Code (2021 IRC as amended by NM)			
• 2025 City of Santa Fe Green Building Code			
• 2021 New Mexico Existing Building Code			
• 2021 New Mexico Energy Conservation Code			
• 2017 ICC A117.1-2009 Accessible and Usable Buildings and Facilities			
• 2021 New Mexico Plumbing Code / 2021 Uniform Plumbing Code and City of Santa Fe UPC amendments			
• 2021 New Mexico Mechanical Code / 2021 Uniform Mechanical Code			
• 2020 New Mexico Electrical Code / 2021 National Electrical Code			
• 2012 National Electrical Safety Code			
• 2021 New Mexico Earthen Building Materials Code			
• 2021 International Fire Code and City of Santa Fe IFC amendments			
• 2012 NM Solar Energy Code			
• New Mexico Administrative Code (NMAC): 14.5.1 General Provisions ; 14.5.2 Permits ; 14.5.3 Inspections			

IBC Chapter 5: General Building Heights and Areas		
Construction Type	V-B	Table 601
Fire protection:	Not Sprinklered (NS)	
Occupancy	R-3	
Mixed occupancy / Nonseparated		
Allowable height above grade:	40' (NS)	Table 504.3
Allowable stories above grade:	3	Table 504.4
Allowable Area Factor, A _t :	UL	Table 506.2
Allowable Nonsprinklered Area Factor, NS:	UL	



515 Paseo de Peralta, 1915

515 Paseo de Peralta HDRB Design Review

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
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 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

PROJECT DESCRIPTION

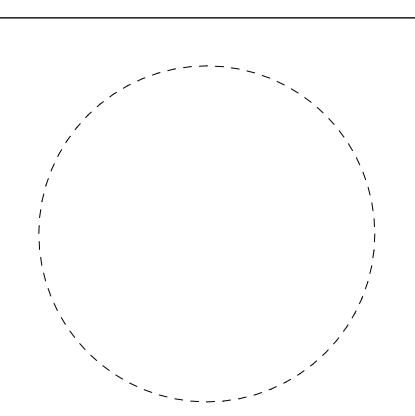
The project consists of the proposed renovation and restoration of a historic late-nineteenth century brick house and addition to the North side of the existing building. The interior renovation of the original 1,560 SF house will return it to single-family residential use, provide ADA accessibility, and stabilize the structure. The proposed two-story 3,470 sf addition will be partly buried in the sloped site behind the existing house and will provide living space, garage, and guest suite.

PROJECT HISTORY

5/27/2025 **Information Session**
 8/12/2025 **Historic Status Review**
 9/9/2025 **Information Session**
 10/28/2025 **Demolition Review**
 4/14/2026 **Design Review**

DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	Plat	Legal Lot of Record
3	ASD101(E)	Existing Site Plan
4	ASD102	Demo Site Plan
5	AS101h	Proposed Site Plan
6	A101(E)	Existing Ground Floor Plan
7	A102(E)	Existing Roof Plan
8	A101h	Proposed Ground Floor Plan
9	A102h	Proposed Upper Floor Plan
10	A103h	Proposed Roof Plan
11	A200h	South Elevations
12	A201h	South Elevations
13	A202h	West Elevations
14	A203h	North Elevations
15	A204h	North Elevations
16	A205h	East Elevations
17	A300h	Building Sections
18	A500h	Exterior Window & Door Schedule
19	DSK-1	Proposed Exterior Materials
20	DSK-2	Proposed Site Walls



Consultant

dnc 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
March 16, 2026	
Drawn by	Checked by

File
 Set
 Historic Design Review
 Sheet Title
Cover Sheet

Sheet of

G100h

LOT LINE ADJUSTMENT SURVEY FOR GEORGES M. & VALENTINE T. FEGHALI PARCEL A & TRACT B-1 LYING & BEING SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SEC. 24, T 17 N, R 9 E, N.M.P.M., CITY AND COUNTY OF SANTA FE, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN PARCEL A & TRACT B-1 AND VACATE THE PRIVATE INGRESS/EGRESS & UTILITY EASEMENT BETWEEN THE TWO PROPERTIES.

CITY OF SANTA FE NOTES & CONDITIONS

- 1. a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH 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. b) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS. 2. PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT. 3. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD, FIRM PANEL #35049C0408E, EFF. 12/4/2012. THIS STATEMENT DOES NOT GUARANTEE THAT SUBJECT PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

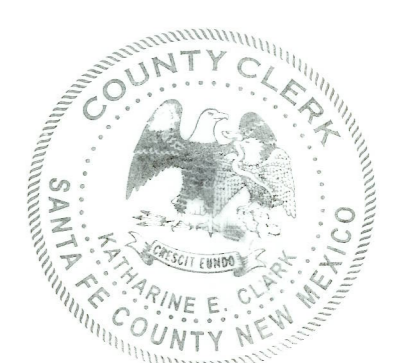
CITY OF SANTA FE

COUNTY OF SANTA FE

CASE No.: 2025-10587

REVIEWED: Daniel A. Seguel 10/23/25 CITY PLANNER, Dee De Beinesman 10/21/25 CITY ENGINEER

Santa Fe County Treasurer signature and date 10/16/25



INSTRUMENT No. 2069872 COUNTY OF SANTA FE STATE OF NEW MEXICO I hereby certify that this instrument was filed for record on the 23rd day of October A.D. 2025, at 8:51 o'clock a.m., and was duly recorded in Book 929, Page 9 of the records of Santa Fe County.

Witness my Hand and Seal of Office KATHARINE E. CLARK County Clerk, Santa Fe County, New Mexico Deputy signature

INDEXING INFORMATION FOR COUNTY CLERK LOT LINE ADJUSTMENT SURVEY OWNER: GEORGES & VALENTINE FEGHALI LOCATION: 515 PASEO DE PERALTA (PARCEL A) PROJECTED SEC. 24, T 17 N, R 9 E, N.M.P.M. CITY AND COUNTY OF SANTA FE, NEW MEXICO

DEL RIO SURVEYS, INC. P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9200 Project No. 25040217 Dwg. MW Date 4/8/25 CHK. PW REV: 5

AFFIDAVIT THE FOREGOING SURVEY AND LOT LINE ADJUSTMENT WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). EASEMENT(S) ARE HEREBY GRANTED & VACATED AS DEPICTED HEREON, WHERE LABELED "CREATED" OR "VACATED THIS INSTRUMENT" ONLY. SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

WE, VALENTINE TINA FEGHALI AND GEORGES M. FEGHALI, BEING DULY SWORN, DO HEREBY DEPOSE AND SAY OF PERSONAL KNOWLEDGE AS FOLLOWS:

- 1. WE JOINTLY OWN BOTH PROPERTIES, 310 OTERO STREET AND 515 PASEO DE PERALTA. 2. NEITHER OF THE PROPERTIES IS LAND LOCKED OR IN NEED OF THE CURRENT EASEMENT FOR INGRESS/EGRESS & UTILITIES. 3. WE THEREFORE WISH TO VACATE THE EASEMENT CREATED ON PLAT BOOK 481, PAGE 027, RECORDS OF SANTA FE COUNTY, BETWEEN THE TWO PROPERTIES.

PUBLIC UTILITY EASEMENT NOTES: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED/VACATED FOR COMMON AND JOINT USE OF: 1. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. 2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. 3. QWEST CORPORATION d/b/a CenturyLink QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. 4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POLES, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Georges M. Feghali 10/16/2025 GEORGES M. FEGHALI DATE

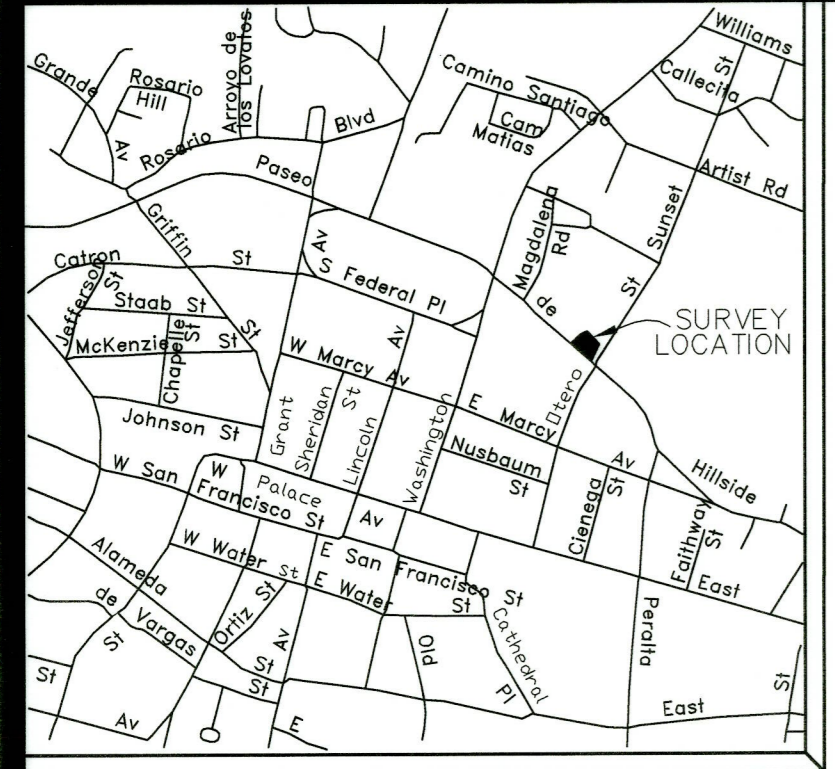
Valentine T. Feghali 10/16/25 VALENTINE T. FEGHALI DATE

STATE OF NEW MEXICO SS COUNTY OF SANTA FE THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October, 2025.

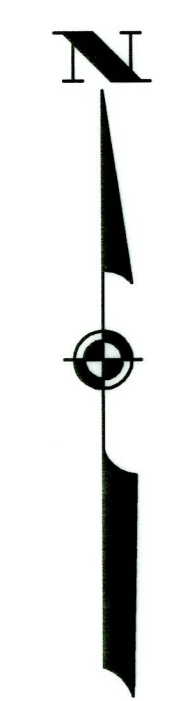
BY: GEORGES M. FEGHALI

BY: VALENTINE T. FEGHALI

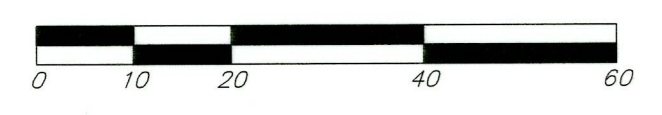
Notary Public signature and commission expires 04/01/2026



VICINITY MAP



SCALE: 1"=20'



LEGEND

- USGLO Brass Caps found and used. Points found and used as noted. 1/2" Capped iron pin set this survey. Utility pole w/ overhead utility lines. Fences. Walls. Concrete. Utility pedestal.

NOTES

- 1. BASIS OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ALONG THE NORTH BOUNDARY OF PARCEL A, S 45°04'29" E, NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID. DISTANCES ARE GROUND. 2. THIS SURVEY IS BASED ON A "LOT CONSOLIDATION & LOT LINE ADJUSTMENT SURVEY..." BY PHILIP B. WIEGEL, NMPS 9758, DATED 8/9/24, FILED AS PLAT BOOK 918, PAGE 007, RECORDS OF SANTA FE COUNTY, NEW MEXICO. BEARINGS IN DISTANCES IN () ARE FROM SAID PLAT WHERE DIFFERING FROM RECORD DIMENSIONS. SAID PLAT IS LEGAL LOT OF RECORD FOR TRACT B-1. 3. THIS SURVEY IS ALSO BASED ON A "PLAT OF BOUNDARY SURVEY FOR GEORGES FEGHALI..." BY MICHAEL V. WIEGEL, NMPS 30274, DATED 1/11/25, FILED AS PLAT BOOK 920, PAGE 009, RECORDS OF SANTA FE COUNTY, NEW MEXICO. BEARINGS IN DISTANCES IN [] ARE FROM SAID PLAT WHERE DIFFERING FROM RECORD DIMENSIONS. 4. REFERENCE ALSO A "LOT LINE ADJUSTMENT OF PARCEL A AND TRACT I FOR DORATHEA A. GABEL", BY RICHARD A. MORRIS, NMPS 10277, DATED 8/3/2001, FILED AS PLAT BOOK 481, PAGE 027, RECORDS OF SANTA FE COUNTY, NEW MEXICO. SAID PLAT IS LEGAL LOT OF RECORD FOR PARCEL A. 5. REFERENCE DEED INSTRUMENT # 1819704, RECORDS OF SANTA FE COUNTY, NEW MEXICO, FOR TRACT B-1. 6. REFERENCE DEED INSTRUMENT # 2051138, RECORDS OF SANTA FE COUNTY, NEW MEXICO, FOR PARCEL A.

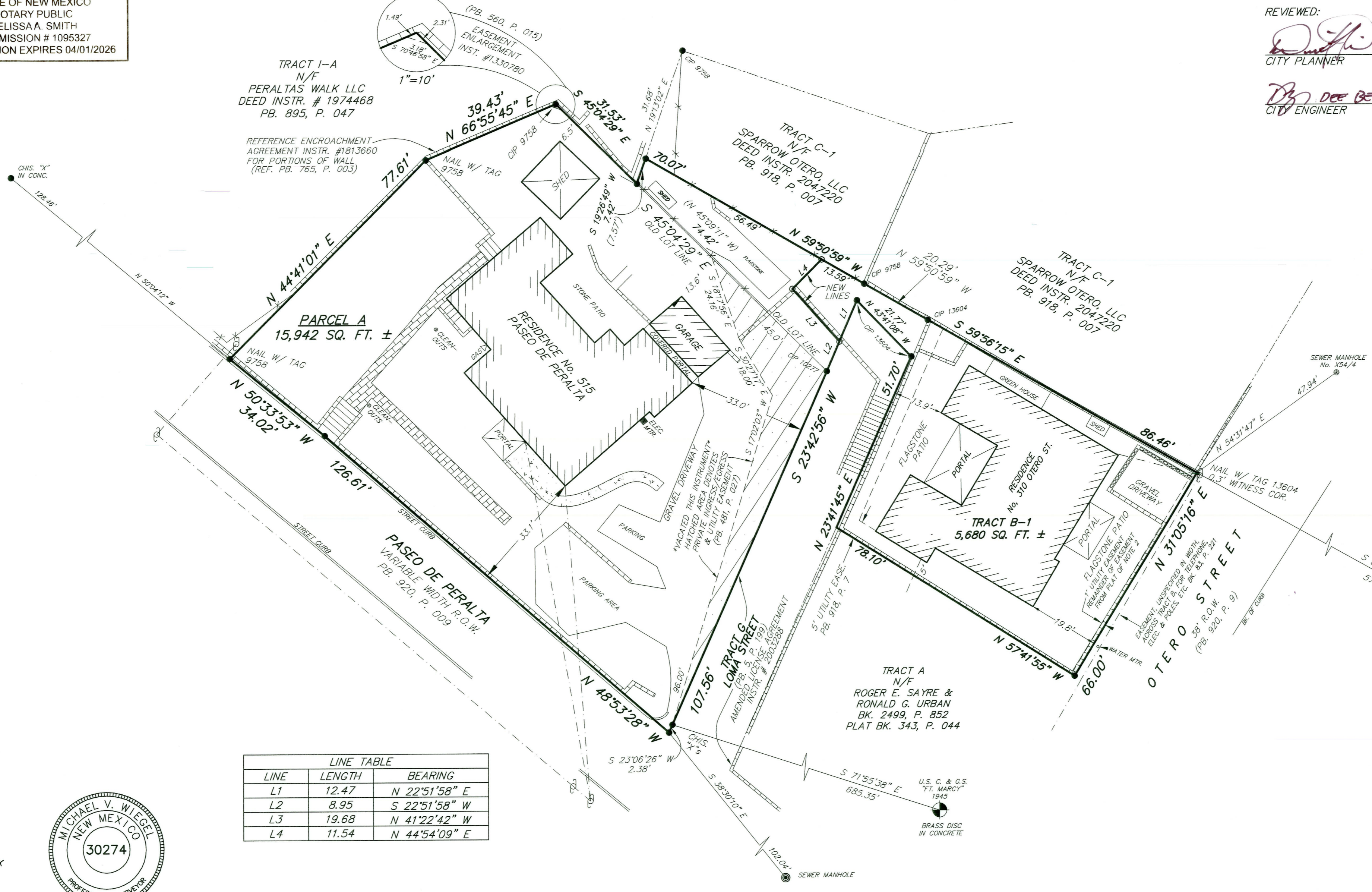
CERTIFICATE

I, Michael V. Wiegel, a duly licensed 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.

Michael V. Wiegel 8 APRIL 2025 DATE OF FIELD WORK P.S. No. 30274 Santa Fe, NM.



DETAIL AREA



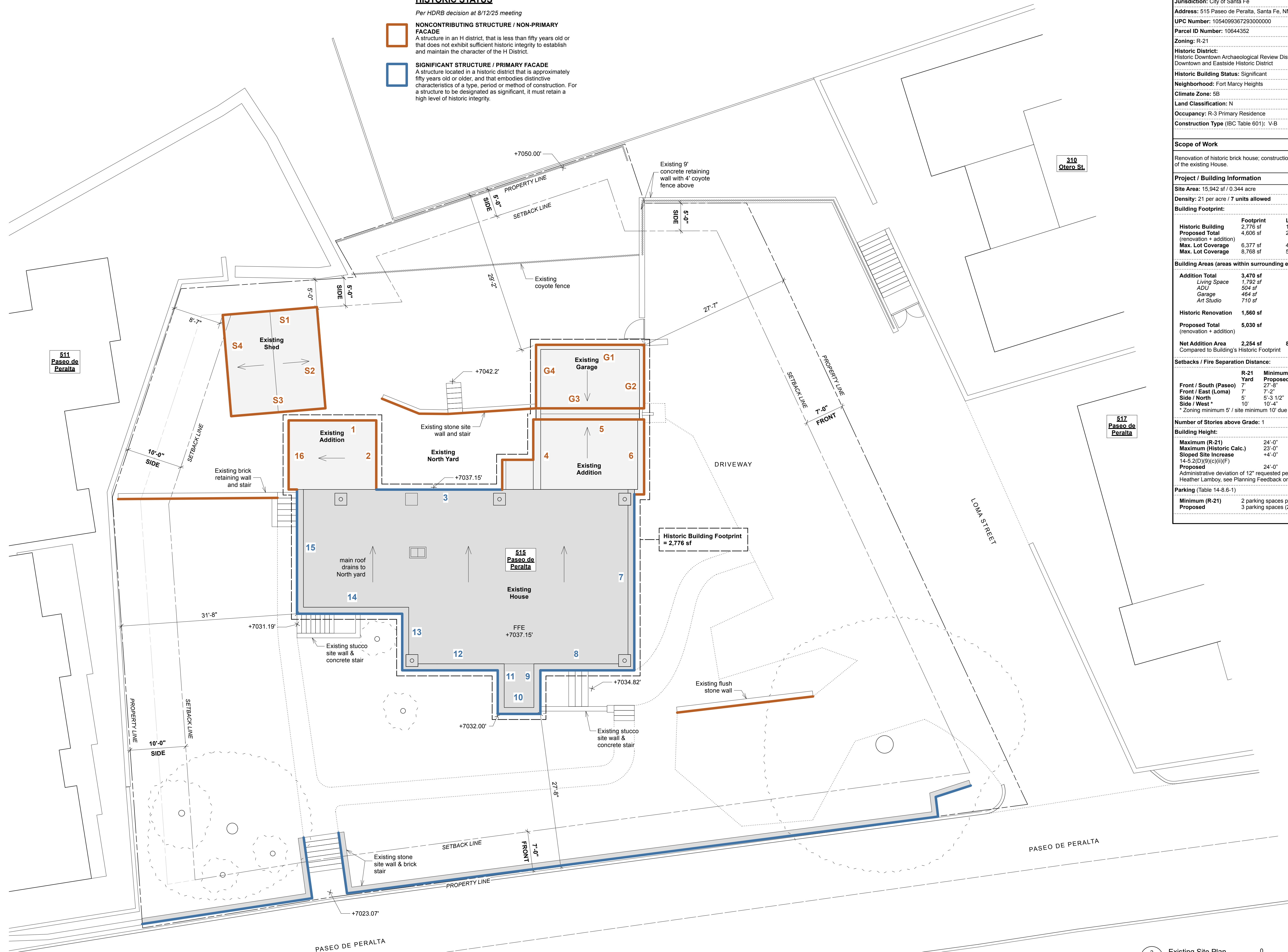
LINE TABLE with columns: LINE, LENGTH, BEARING. Rows: L1 (12.47, N 22°51'58" E), L2 (8.95, S 22°51'58" W), L3 (19.68, N 41°22'42" W), L4 (11.54, N 44°54'09" E)

HISTORIC STATUS

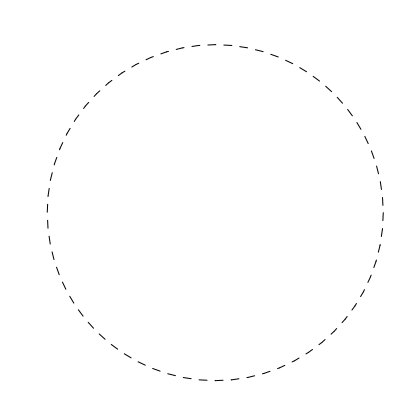
Per HDRB decision at 8/12/25 meeting

NONCONTRIBUTING STRUCTURE / NON-PRIMARY FACADE
 A structure in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

SIGNIFICANT STRUCTURE / PRIMARY FACADE
 A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity.



515 Paseo de Peralta : Code Analysis			
Code Data			
Jurisdiction: City of Santa Fe			
Address: 515 Paseo de Peralta, Santa Fe, NM 87501			
UPC Number: 1054099367293000000			
Parcel ID Number: 10644352			
Zoning: R-21			
Historic District: Historic Downtown Archaeological Review District Downtown and Eastside Historic District			
Historic Building Status: Significant			
Neighborhood: Fort Marcy Heights			
Climate Zone: SB			
Land Classification: N			
Occupancy: R-3 Primary Residence			
Construction Type (IBC Table 601): V-B			
Scope of Work			
Renovation of historic brick house; construction of two-story addition to the North facade of the existing House.			
Project / Building Information			
Site Area: 15,942 sf / 0.344 acre			
Density: 21 per acre / 7 units allowed			
Building Footprint:			
Historic Building	Footprint	Lot Coverage	
Proposed Total (renovation + addition)	2,776 sf	17%	
	4,606 sf	29%	
Max. Lot Coverage	6,377 sf	40% R-21	
Max. Lot Coverage	8,768 sf	55% R-21 w/ required open space	
Building Areas (areas within surrounding exterior walls):			
Addition Total	3,470 sf		
Living Space	1,792 sf		
ADU	504 sf		
Garage	464 sf		
Art Studio	710 sf		
Historic Renovation	1,560 sf		
Proposed Total (renovation + addition)	5,030 sf		
Net Addition Area	2,254 sf	81%	
Compared to Building's Historic Footprint			
Setbacks / Fire Separation Distance:			
	R-21	Minimum Proposed	Ext. Wall Fire Resistance (IBC 705.5)
Front / South (Paseo)	7'	27'-6"	0-HR
Front / East (Loma)	7'	7'-2"	1-HR
Side / North	5'	5'-3 1/2"	1-HR
Side / West *	10'	10'-4"	0-HR
* Zoning minimum 5' / site minimum 10' due to lot line agreement with adjacent property			
Number of Stories above Grade: 1			
Building Height:			
Maximum (R-21)	24'-0"		
Maximum (Historic Calc.)	23'-0"		
Sloped Site Increase	+4'-0"		
14-5.2(D)(9)(C)(i)(F)	Proposed	24'-0"	
Administrative deviation of 12" requested per conversations with Dan Esquibel and Heather Lamboy, see Planning Feedback on G100h.			
Parking (Table 14-8.6-1)			
Minimum (R-21)	2	parking spaces per detached dwelling unit	
Proposed	3	parking spaces (2 garage / 1 site)	



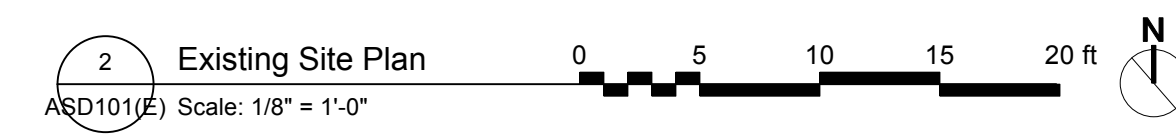
Consultant
dnca architects
 924-A Shoofly Street Santa Fe, NM 87505
 PH: (505) 255-4033

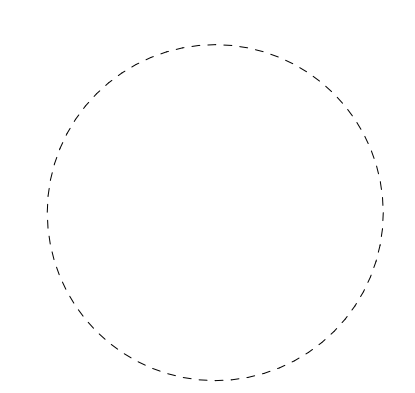
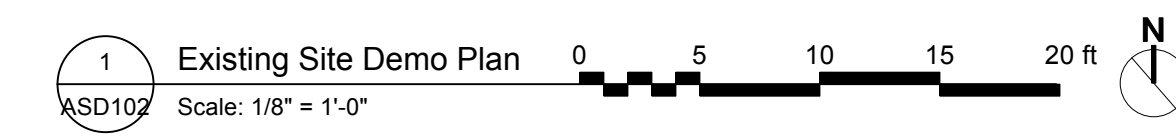
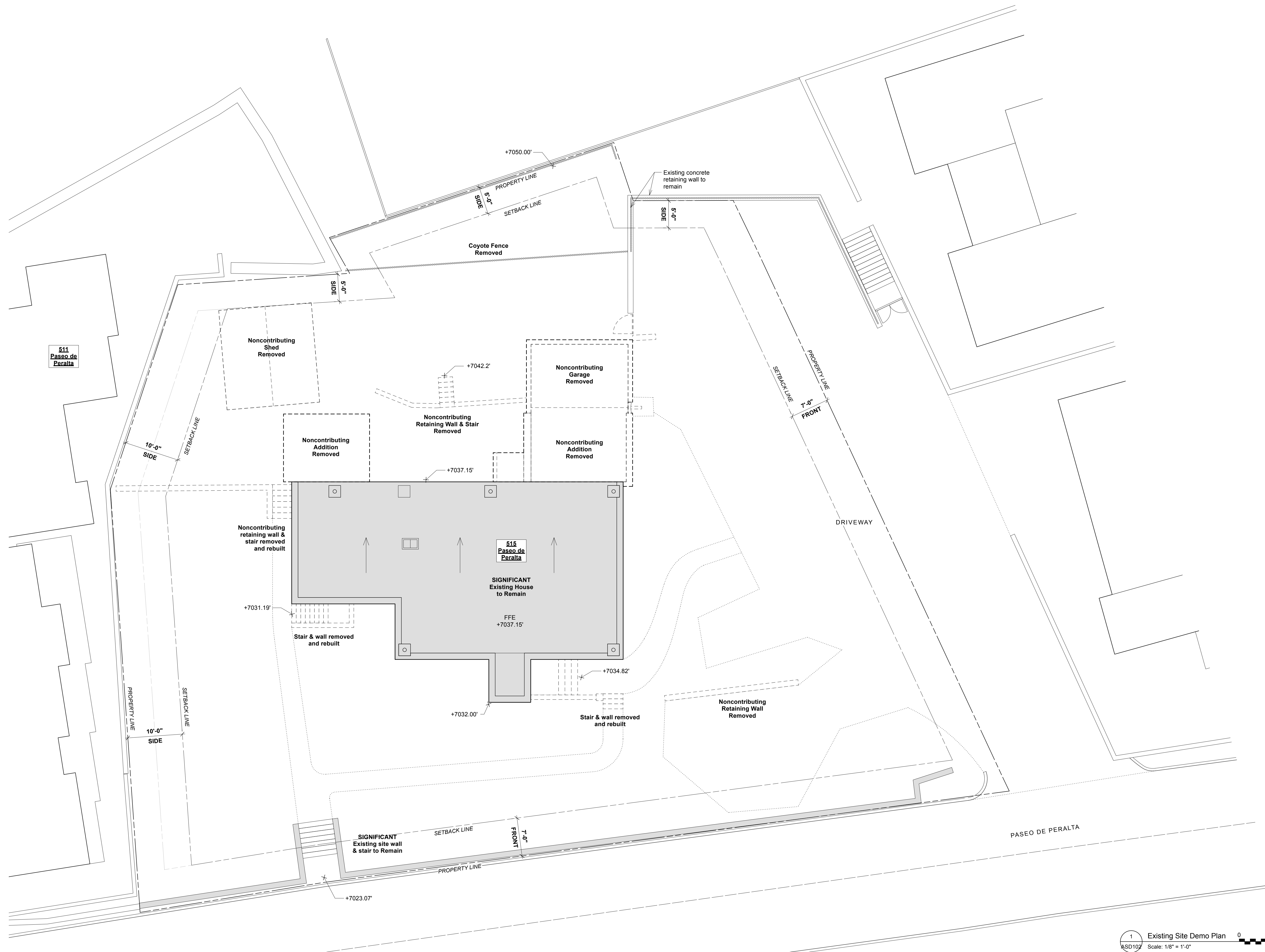
Feghali Residence
Historic Renovation
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: March 16, 2026
 Drawn by:
 Plot Date: 5/21/26
 Checked by:
 File: 515 PdPeralta_A100 Plans.vwx
 Set: Historic Design Review
 Sheet Title: **Existing Site Plan**

ASD101(E)





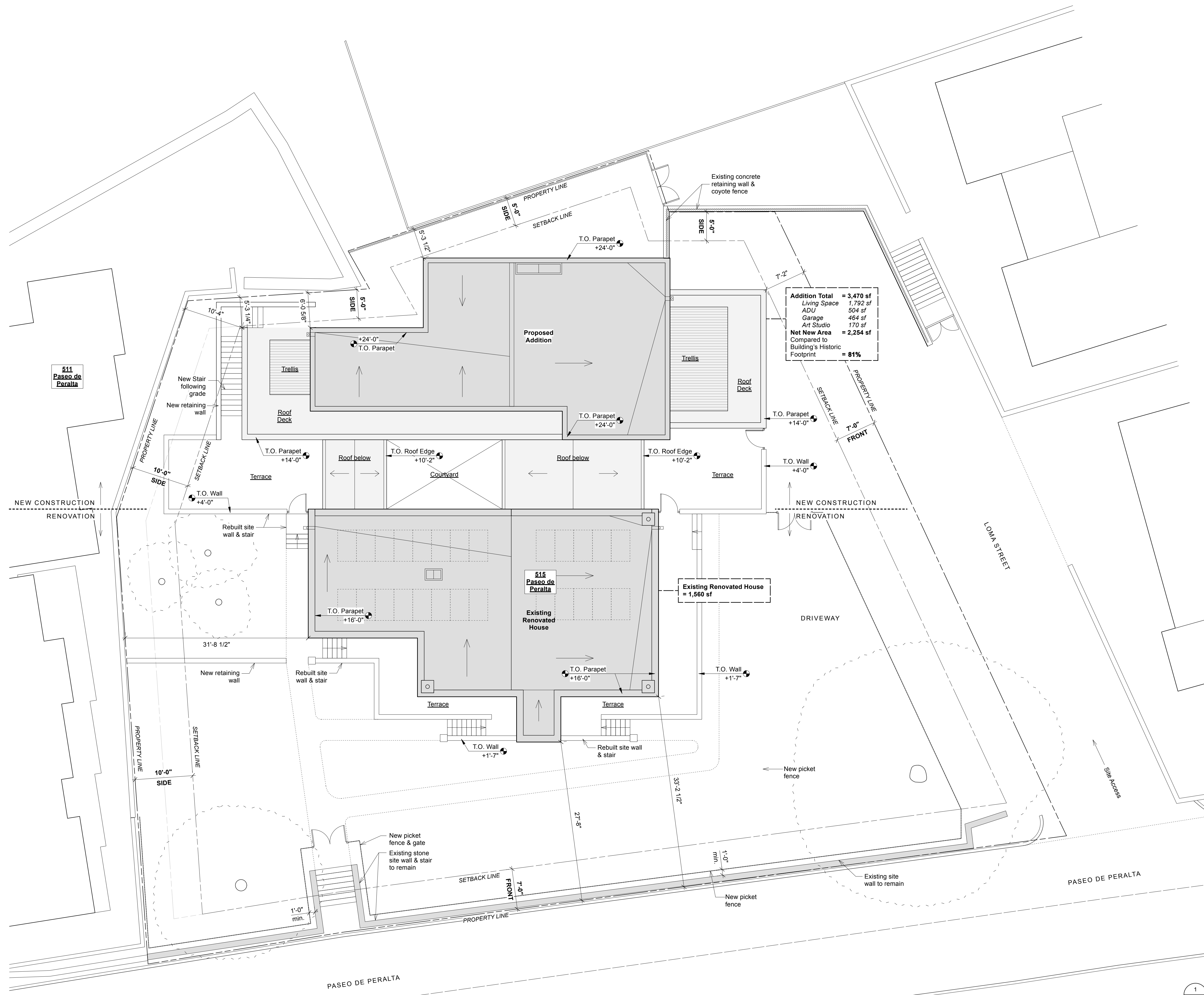
Consultant
dnca architects
 924-A Shoofly Street Santa Fe, NM 87505
 PH: (505) 255-4033

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

Date	Issue
March 16, 2026	


Date: March 16, 2026
 Plot Date: 3/16/26
 Drawn by:
 Checked by:
 File: 515 PdPeralta_A100 Plans.vwx
 Set: Historic Design Review
 Sheet Title: **Site Demo Plan**

ASD102
 Sheet of



Addition Total = 3,470 sf
 Living Space 1,792 sf
 ADU 504 sf
 Garage 464 sf
 Art Studio 170 sf
Net New Area = 2,254 sf
 Compared to Building's Historic Footprint = **81%**

515 Paseo de Peralta : Code Analysis			
Code Data			
Jurisdiction: City of Santa Fe			
Address: 515 Paseo de Peralta, Santa Fe, NM 87501			
UPC Number: 1054099367293000000			
Parcel ID Number: 10644352			
Zoning: R-21			
Historic District: Historic Downtown Archaeological Review District Downtown and Eastside Historic District			
Historic Building Status: Significant			
Neighborhood: Fort Marcy Heights			
Climate Zone: SB			
Land Classification: N			
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ADU	504 sf		
Garage	464 sf		
Art Studio	170 sf		
Historic Renovation	1,560 sf		
Proposed Total	5,030 sf		
(renovation + addition)			
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Compared to Building's Historic Footprint			
Setbacks / Fire Separation Distance:			
	R-21	Minimum Proposed	Ext. Wall Fire Resistance (IBC 705.5)
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Front / East (Loma)	7'	7'-2"	1-HR
Side / North	5'	5'-3 1/2"	1-HR
Side / West *	10'	10'-4"	0-HR
* Zoning minimum 5' / site minimum 10' due to lot line agreement with adjacent property			
Number of Stories above Grade: 1			
Building Height:			
Maximum (R-21)		24'-0"	
Maximum (Historic Calc.)		23'-0"	
Sloped Site Increase		+4'-0"	
14-5.2(D)(9)(c)(i)(F)			
Proposed		24'-0"	
Administrative deviation of 12" requested per conversations with Dan Esquibel and Heather Lamboy, see Planning Feedback on G100h.			
Parking (Table 14-8.6-1)			
Minimum (R-21)		2 parking spaces per detached dwelling unit	
Proposed		3 parking spaces (2 garage / 1 site)	



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Feghali Residence
Historic Renovation

515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date	Plot Date
March 16, 2026	5/21/26
Drawn by	Checked by

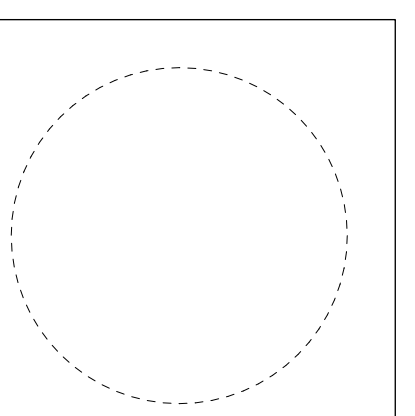
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Set: Historic Design Review
Sheet Title: **Proposed Site Plan**

AS101h

Sheet _____ of _____



1 Existing Ground Floor Plan
 A101(E) Scale: 3/16" = 1'-0"



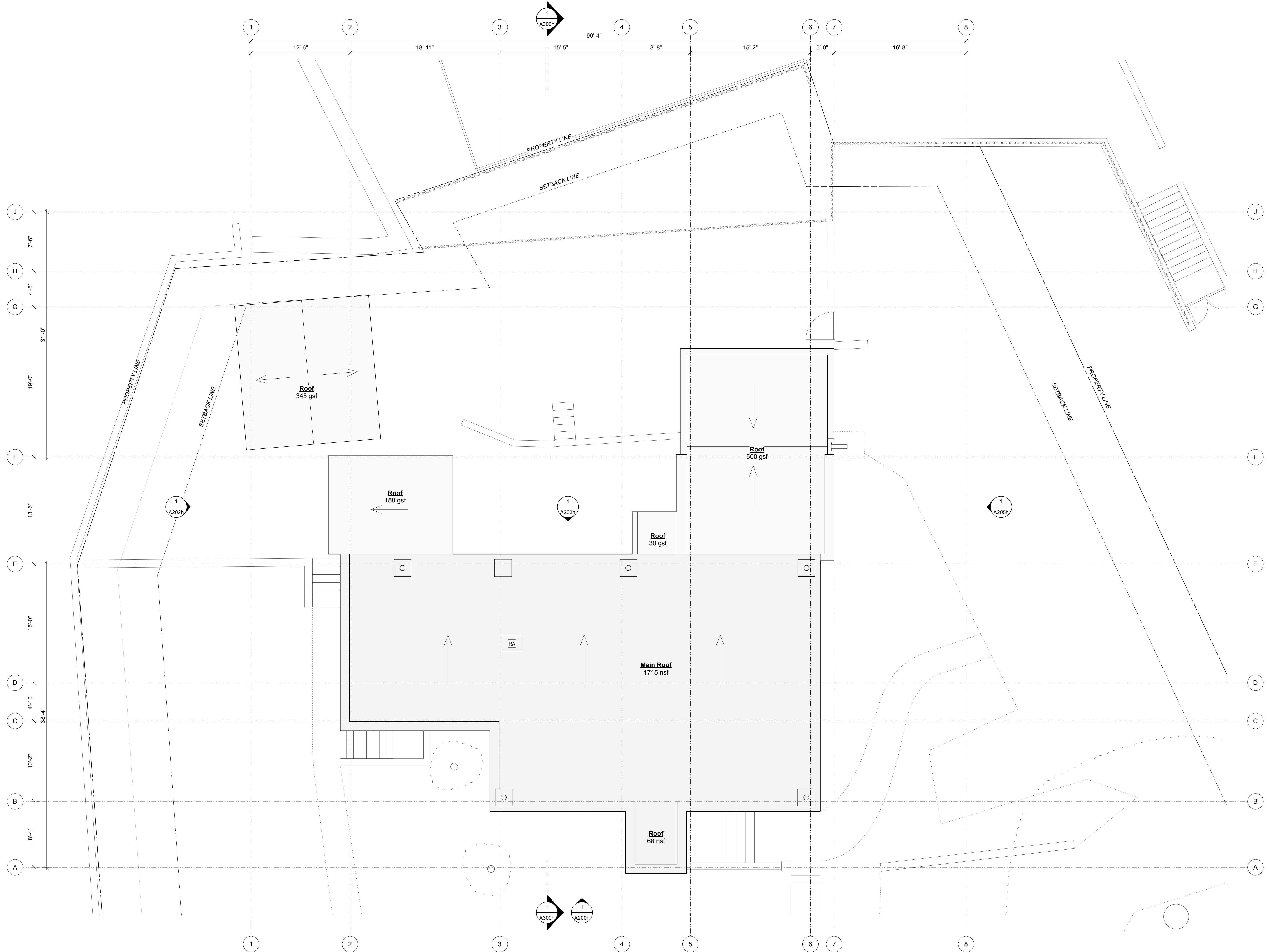
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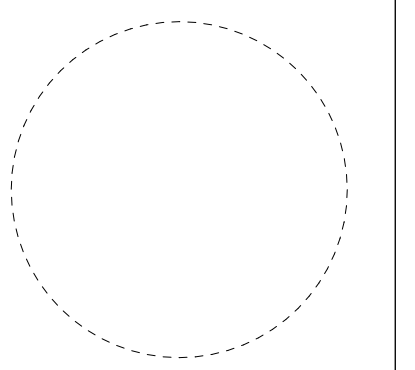
Feghali Residence
Historic Renovation
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date March 16, 2026	Plot Date 3/16/26
Drawn by	Checked by
File 515 PdPeralta_A100 Plans.vwx	
Set Historic Design Review	
Sheet Title Existing Ground Floor Plan	
A101(E)	
Sheet	of



1 Existing Roof Plan
 A102(E) Scale: 3/16" = 1'-0"



Consultant

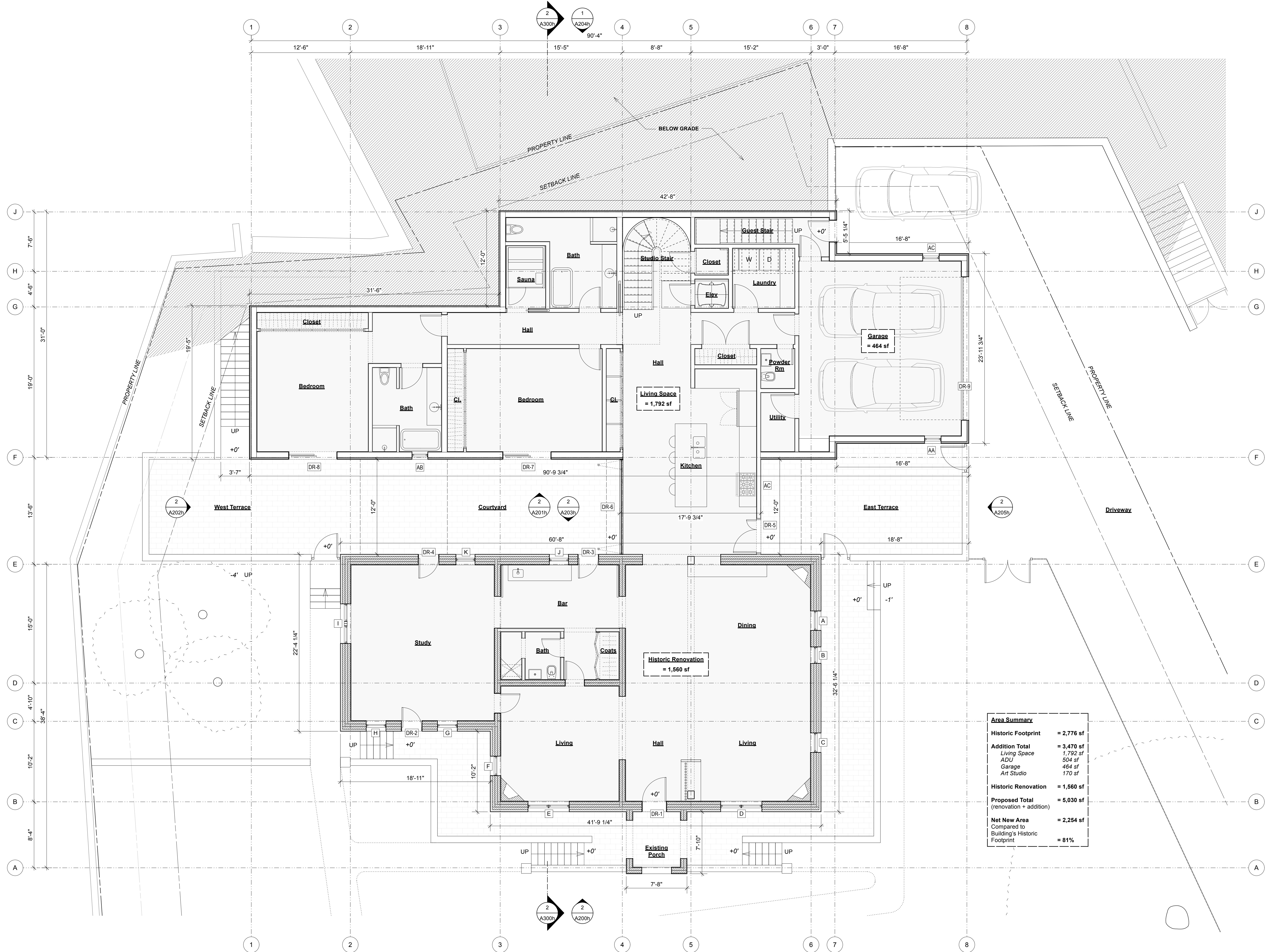
dnca architects
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Feghali Residence
Historic Renovation
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: March 16, 2026
 Plot Date: 3/16/26
 Drawn by:
 Checked by:
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 Set: Historic Design Review
 Sheet Title:

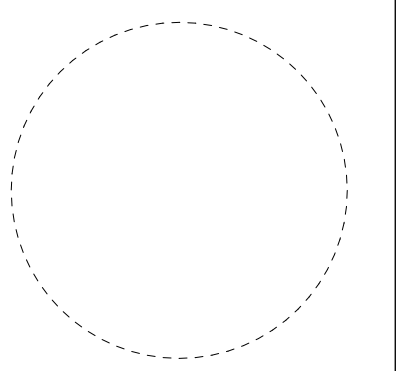
Existing Roof Plan
A102(E)
 Sheet of



Area Summary

Historic Footprint	= 2,776 sf
Addition Total	= 3,470 sf
Living Space	1,792 sf
ADU	504 sf
Garage	464 sf
Art Studio	170 sf
Historic Renovation	= 1,560 sf
Proposed Total (renovation + addition)	= 5,030 sf
Net New Area Compared to Building's Historic Footprint	= 2,254 sf = 81%

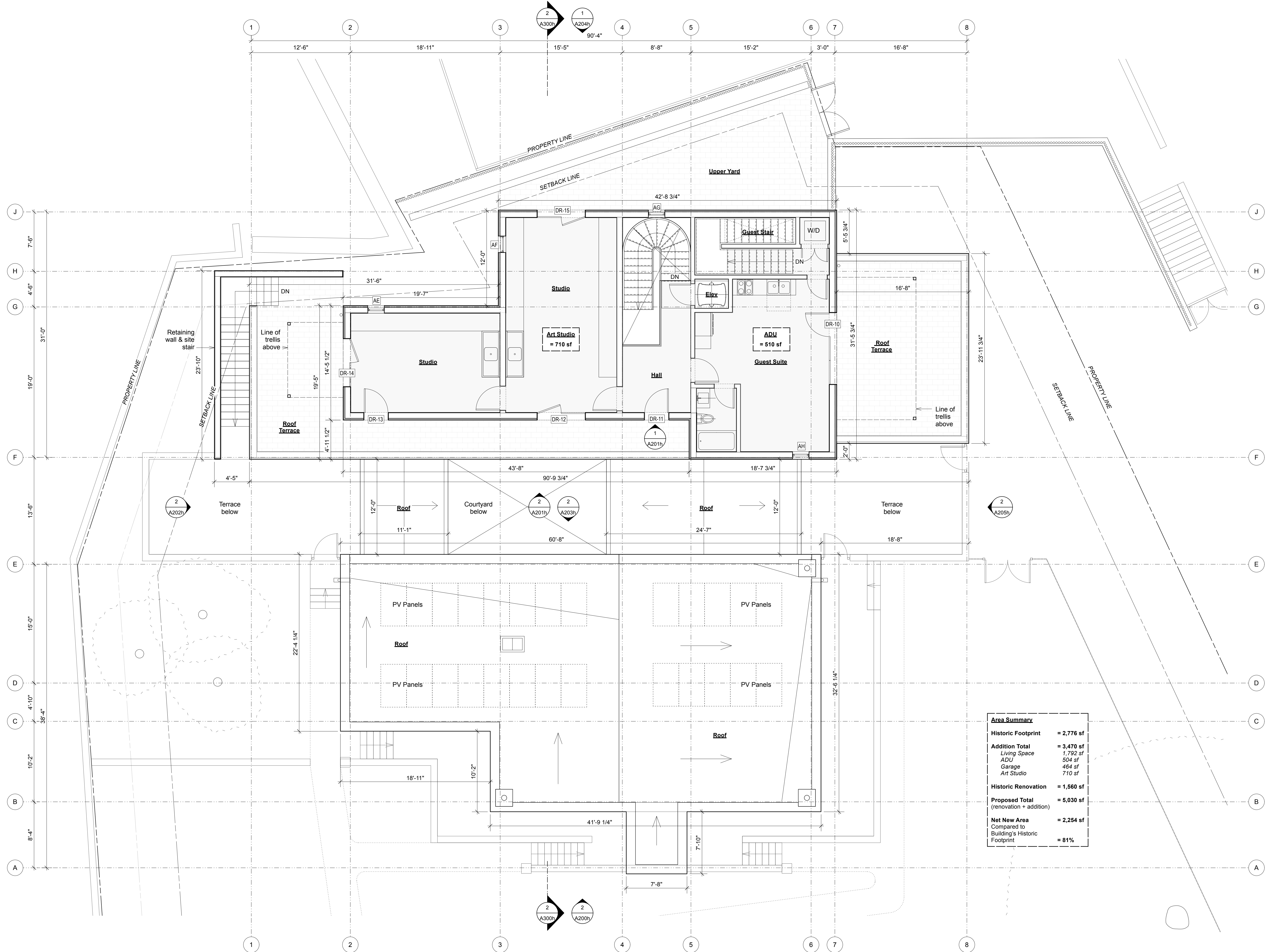
4 Proposed Ground Floor Plan
A101h Scale: 3/16" = 1'-0"



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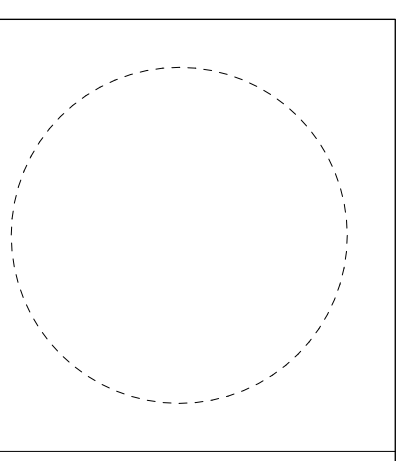
**Feghali Residence
Historic Renovation**
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue
March 16, 2026	5/21/26
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	Set: Historic Design Review
Sheet Title	Proposed Ground Floor Plan
A101h	
Sheet	of



Area Summary	
Historic Footprint	= 2,776 sf
Addition Total	= 3,470 sf
Living Space	1,792 sf
ADU	504 sf
Garage	464 sf
Art Studio	710 sf
Historic Renovation	= 1,560 sf
Proposed Total (renovation + addition)	= 5,030 sf
Net New Area Compared to Building's Historic Footprint	= 2,254 sf = 81%

3 Proposed Upper Floor Plan
A102h Scale: 3/16" = 1'-0"

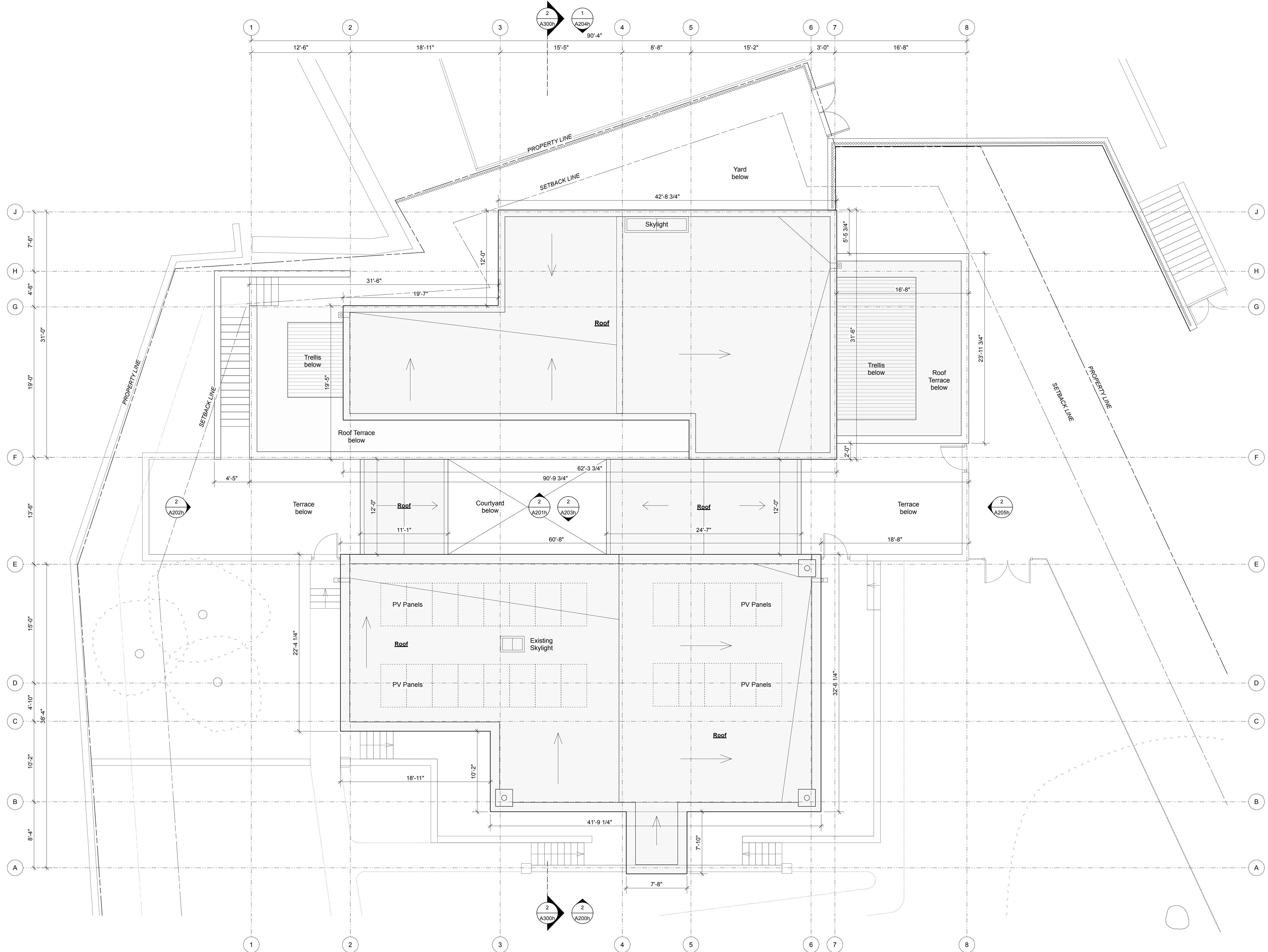


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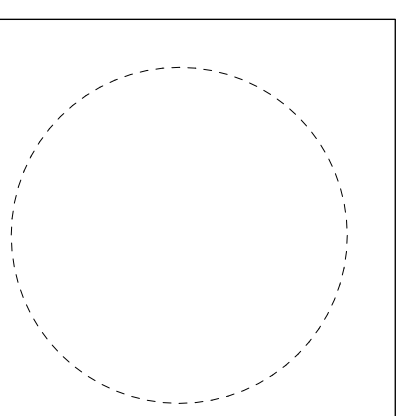
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: March 16, 2026
Plot Date: 5/21/26
Drawn by: [blank]
Checked by: [blank]
File: 515 PdPeralta_A100 Plans.vwx
Set: Historic Design Review
Sheet Title: **Proposed Upper Floor Plan**
A102h



3 Proposed Roof Plan
A103h Scale: 3/16" = 1'-0"



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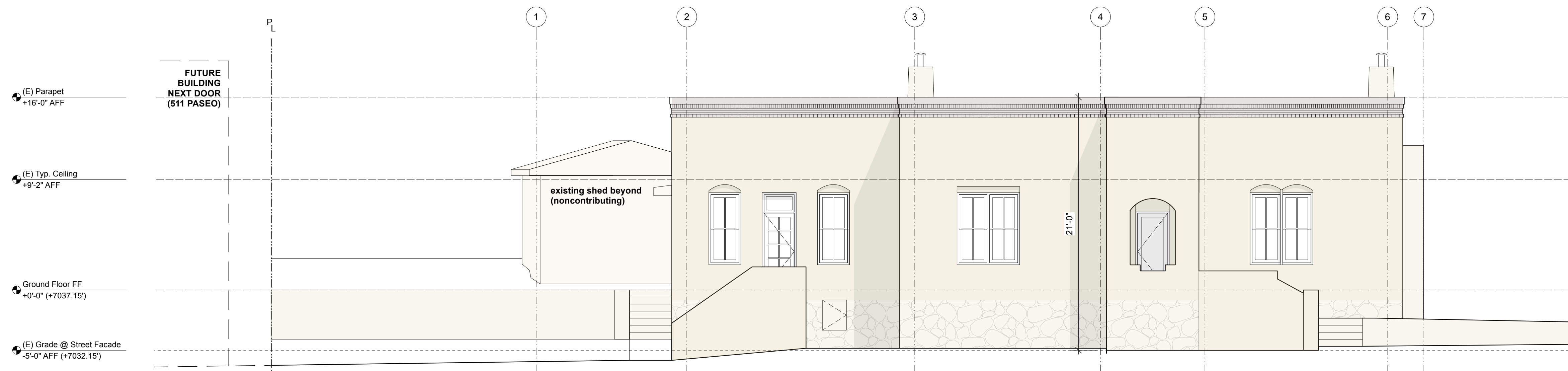
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue
March 16, 2026	5/19/26
Drawn by	Checked by

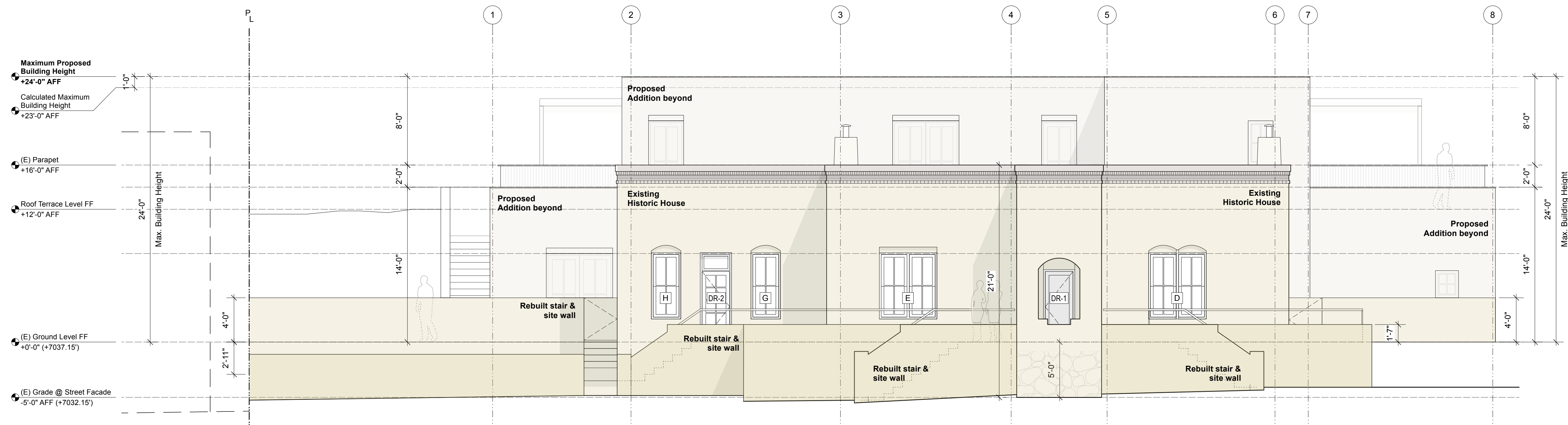
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Set: Historic Design Review
Sheet Title:

Proposed Roof Plan
A103h

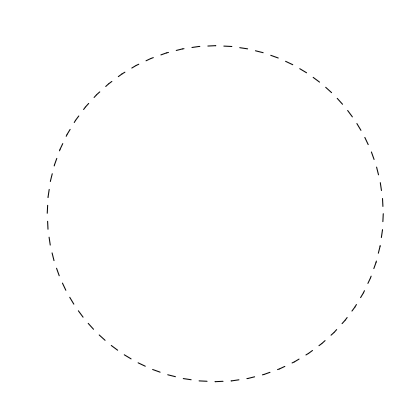
Sheet of



1 Existing South Elevation
 Scale: 3/16" = 1'-0"



2 Proposed South Elevation
 Scale: 3/16" = 1'-0"

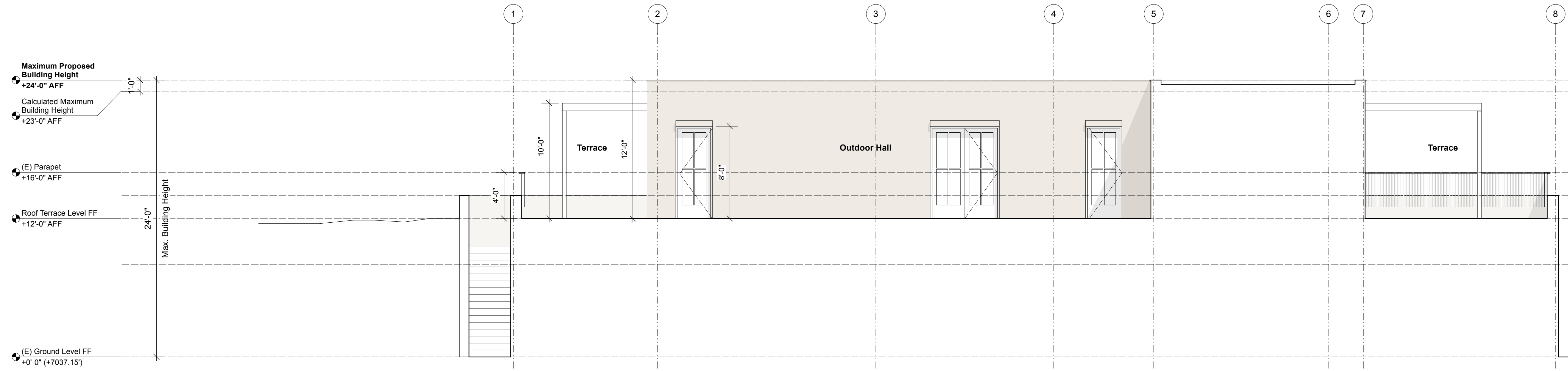


Consultant
dnca architects
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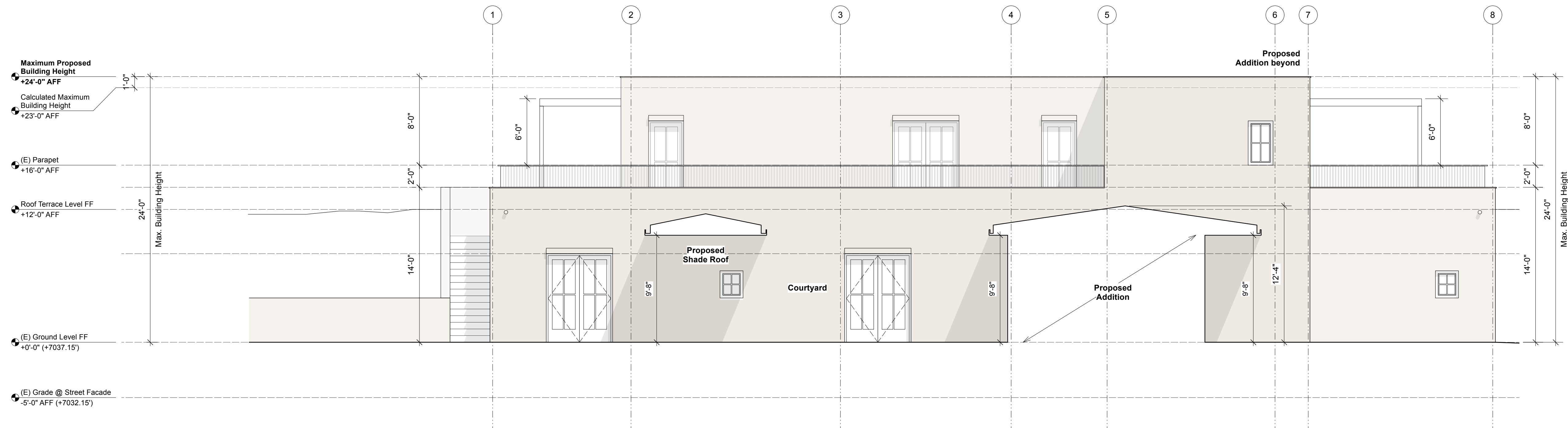
Feghali Residence
Historic Renovation
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

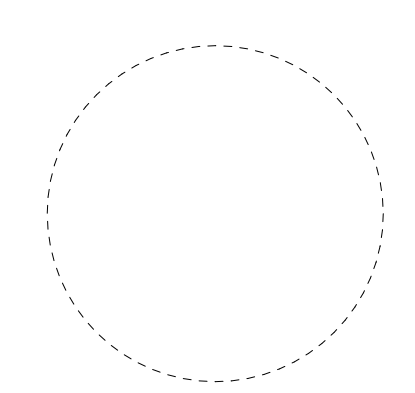
Date: March 16, 2026
 Drawn by:
 Plot Date: 5/19/26
 Checked by:
 File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Historic Design Review
 Sheet Title: **South Building Elevations**
A200h



1 Proposed South Elevation - Addition Hallway
 A201h Scale: 3/16" = 1'-0"



2 Proposed South Elevation - Addition
 A201h Scale: 3/16" = 1'-0"



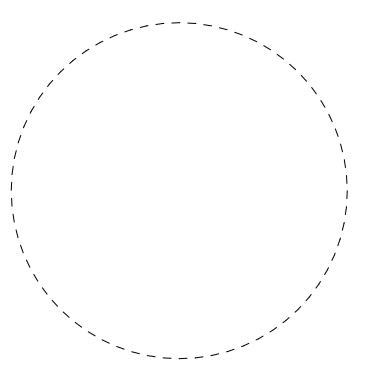
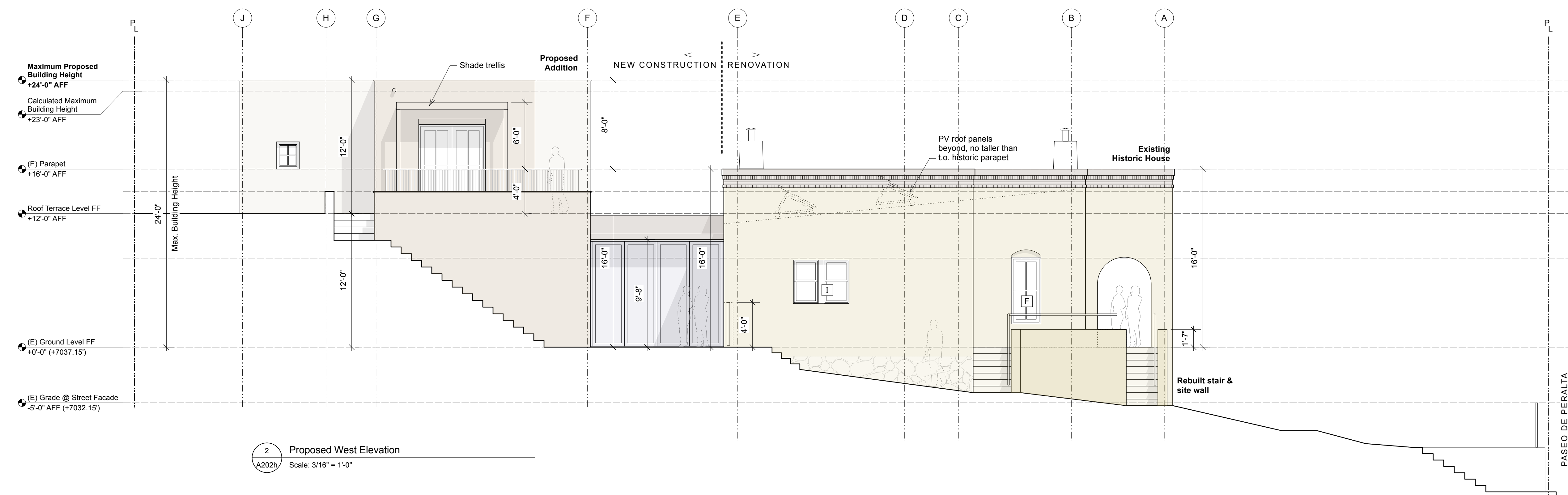
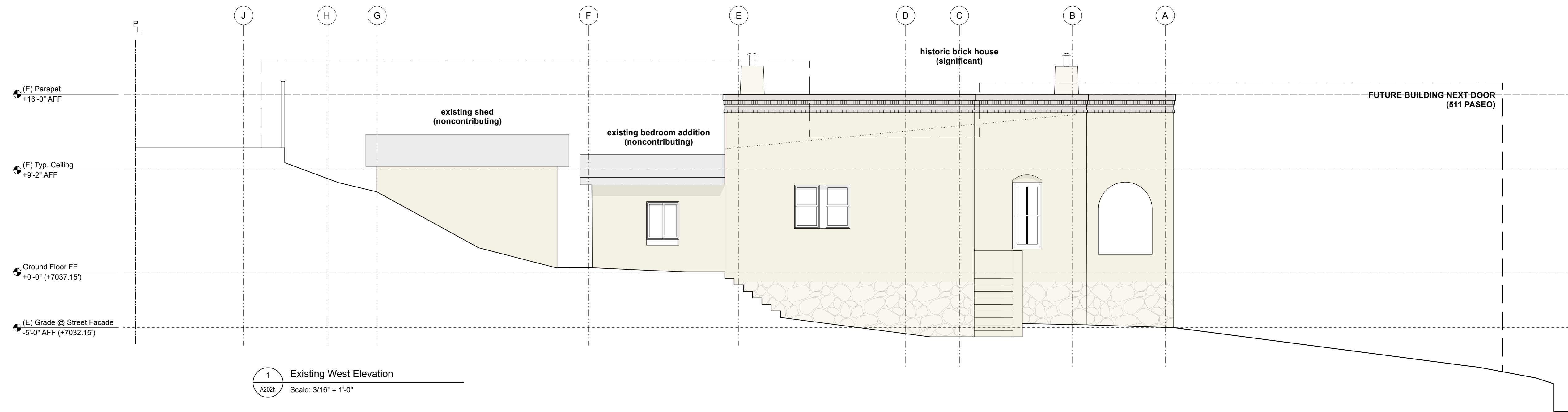
Consultant

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

Date	Issue

Date March 16, 2026	Plot Date 5/19/26
Drawn by	Checked by
File 515 PdPeralta_A200 Elev Sections.vwx	
Set Historic Design Review	
Sheet Title South Building Elevations - Addition	
A201h	
Sheet	of



Consultant

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

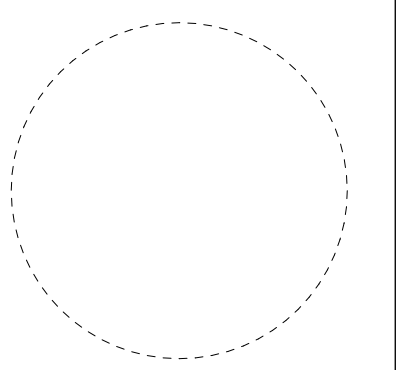
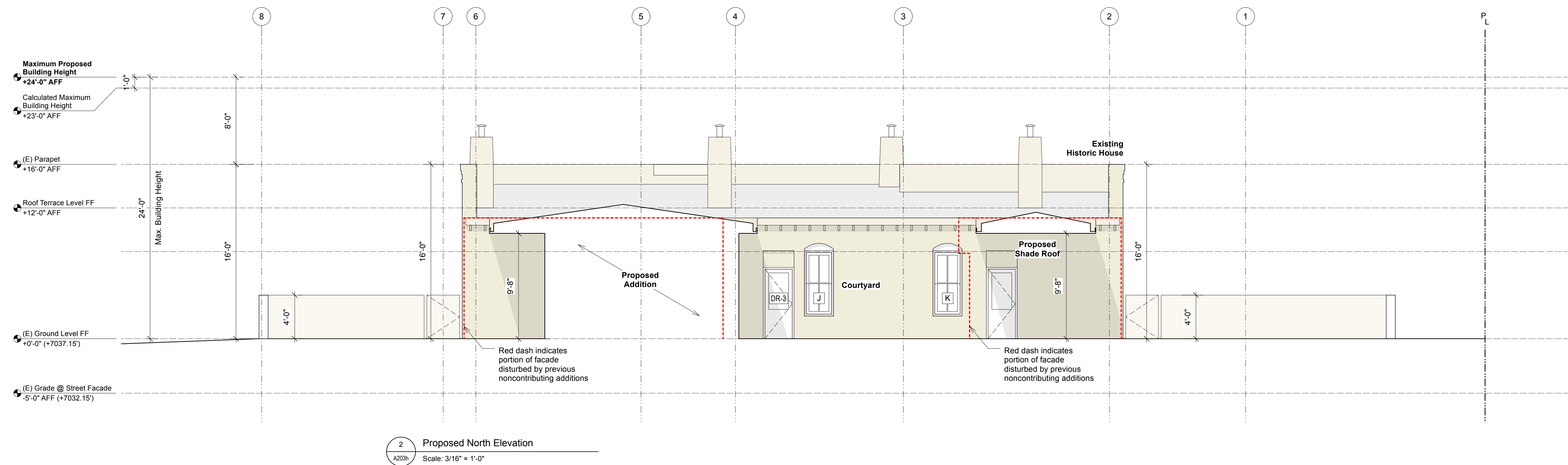
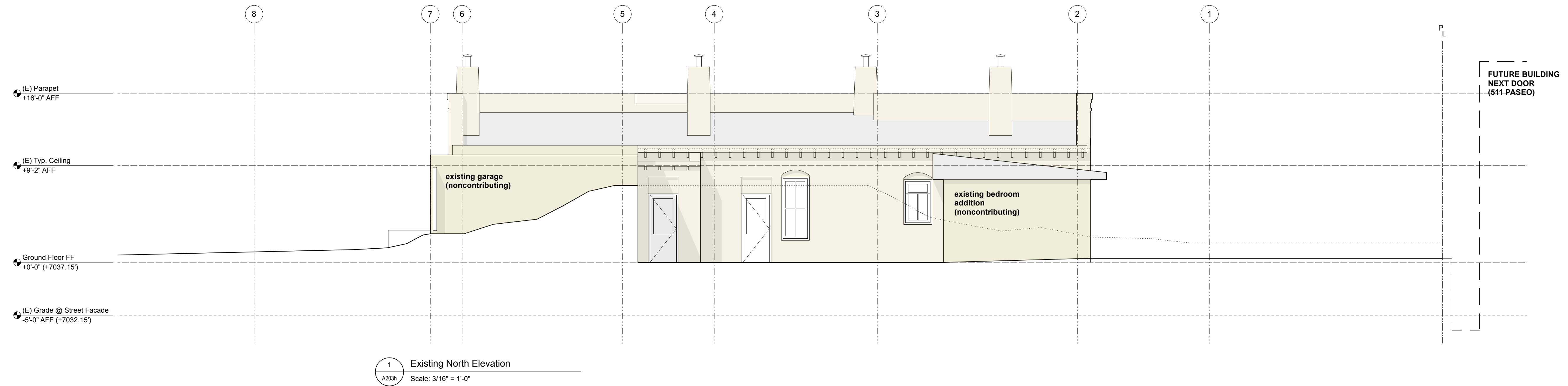
Date	Issue

Date March 16, 2026	Plot Date 5/19/26
Drawn by	Checked by

File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Historic Design Review
 Sheet Title: **West Building Elevations**

A202h

Sheet of



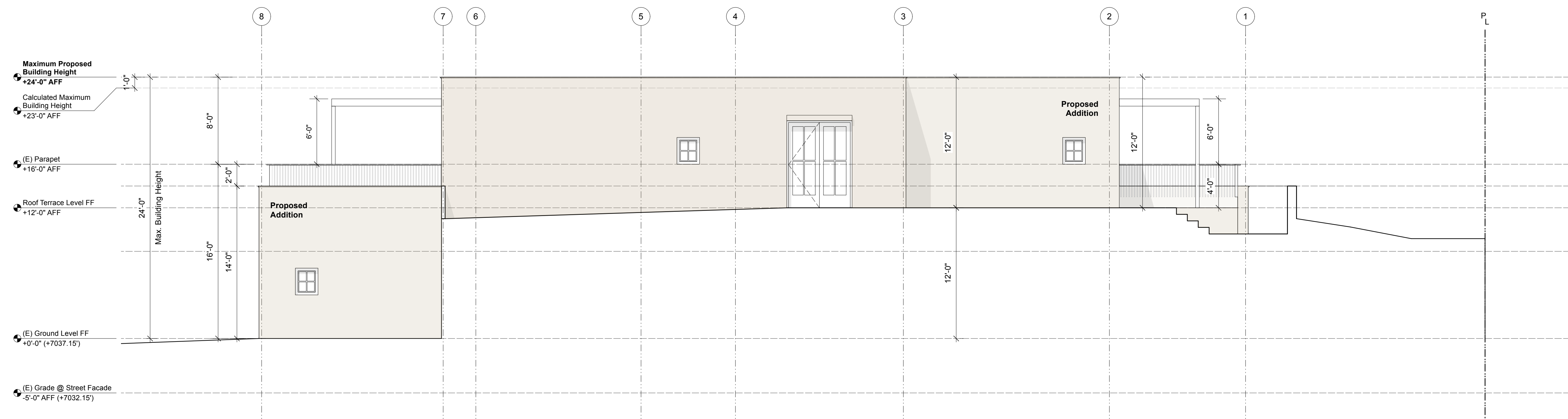
Consultant

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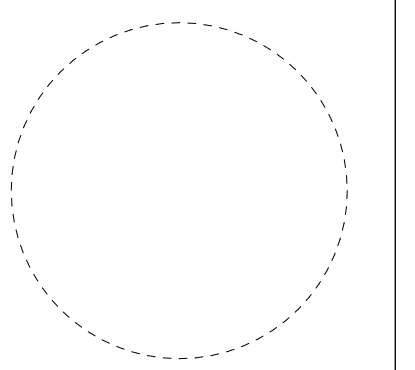
**Feghali Residence
 Historic Renovation**
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date March 16, 2026	Plot Date 3/16/26
Drawn by	Checked by
File 515 PdPeralta_A200 Elev Sections.vwx	
Set Historic Design Review	
Sheet Title North Building Elevations	
A203h	
Sheet	of



1 North Elevation - Addition
 A204h Scale: 3/16" = 1'-0"



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

Date	Issue

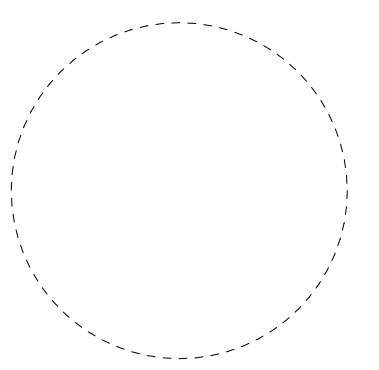
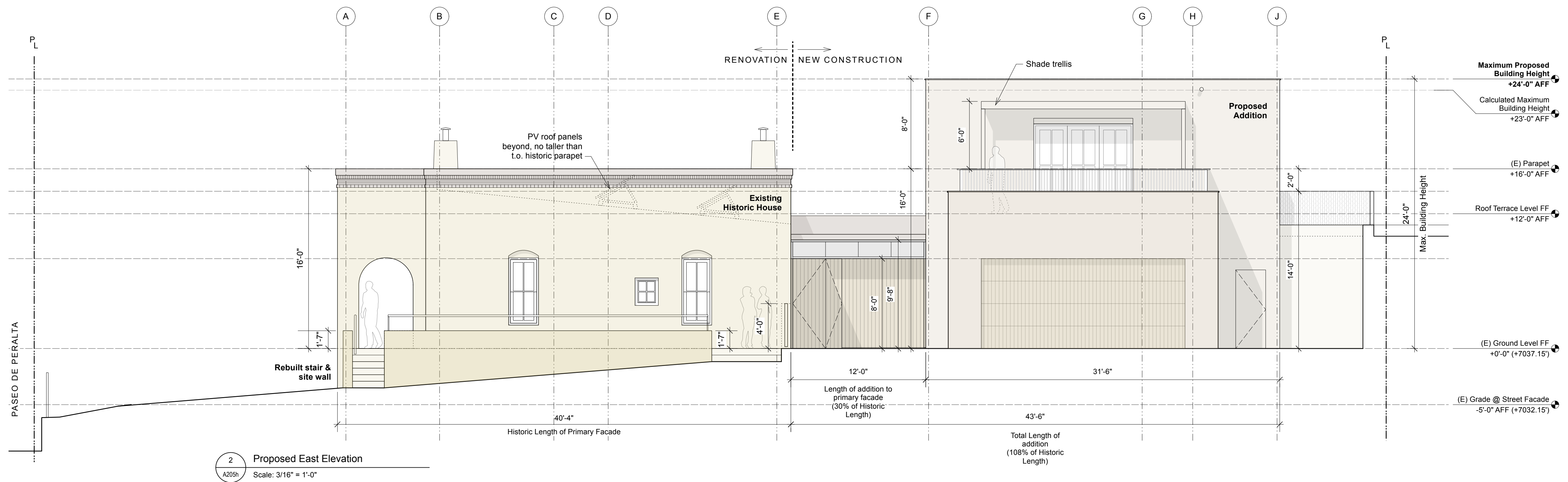
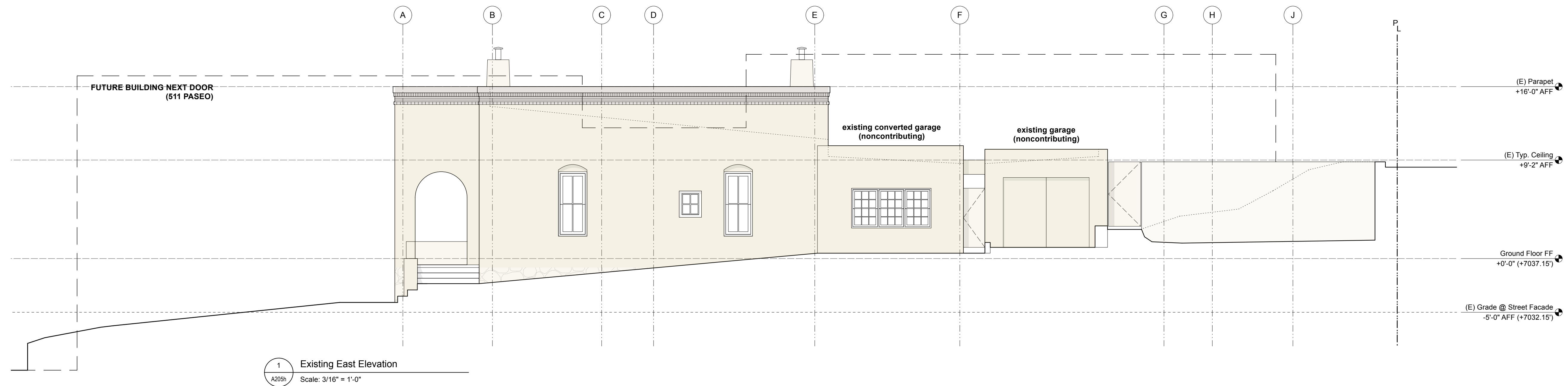
Date March 16, 2026	Plot Date 5/19/26
Drawn by	Checked by

File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Historic Design Review

Sheet Title: **North Building Elevations - Addition**

A204h

Sheet of



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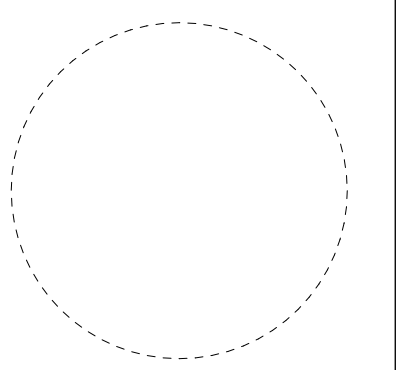
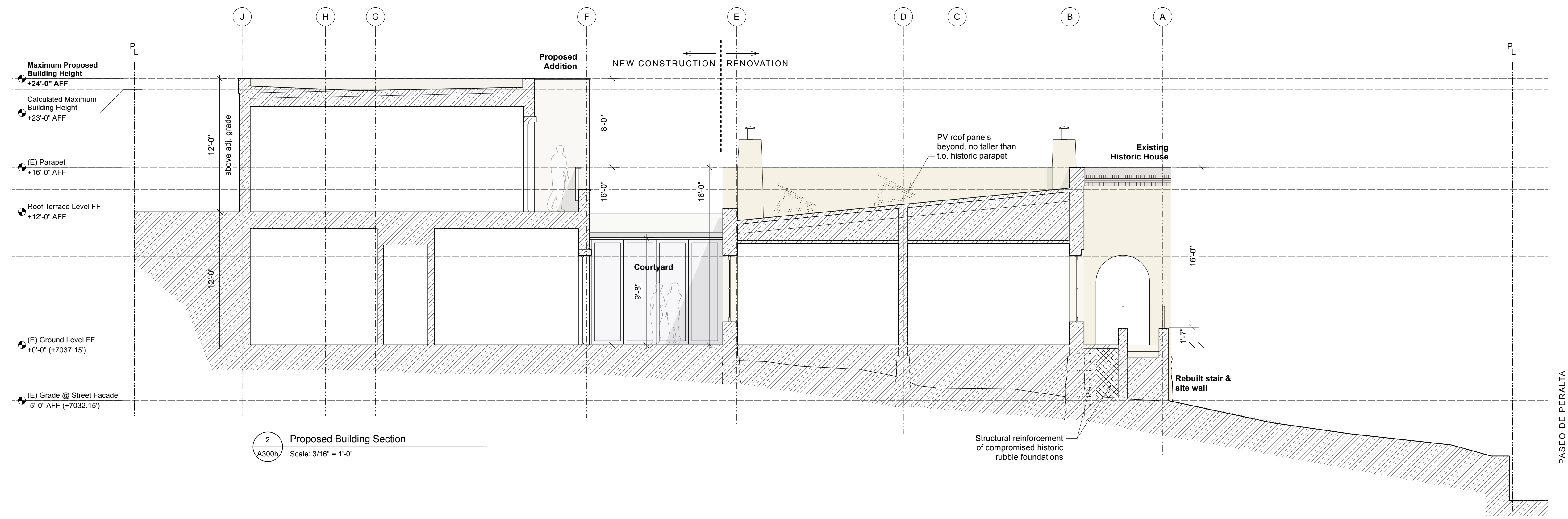
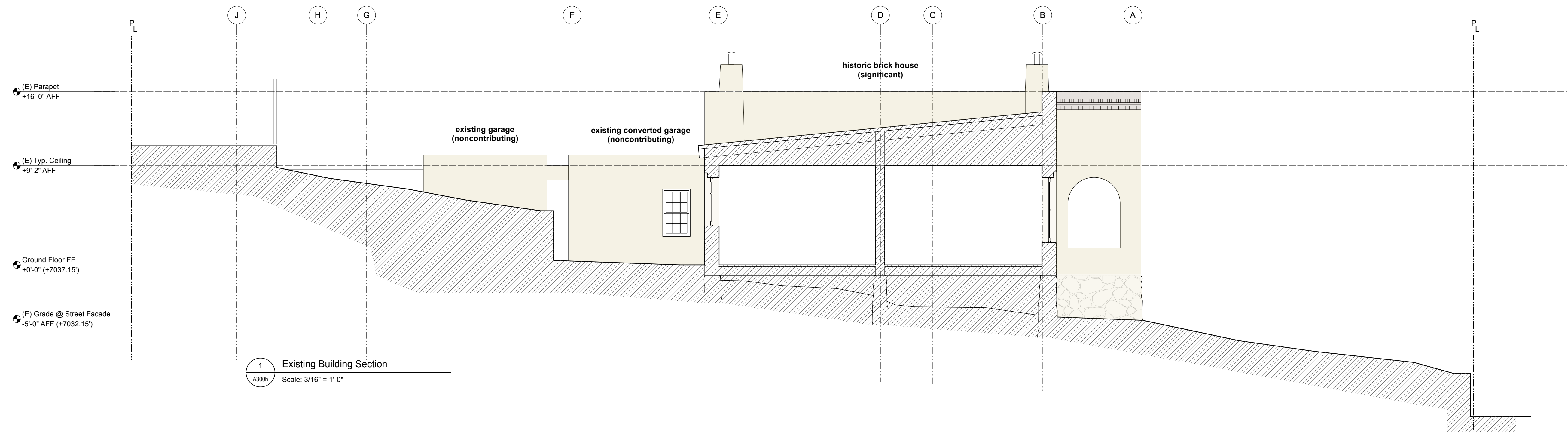
**Feghali Residence
 Historic Renovation**
 515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: March 16, 2026
 Drawn by: [blank]
 Plot Date: 5/21/26
 Checked by: [blank]

File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Historic Design Review
 Sheet Title: **East Building Elevations**
A205h

Sheet of



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

Date	Issue
March 16, 2026	

Date: March 16, 2026 Plot Date: 5/19/26
 Drawn by: Checked by:
 File: 515 PdPeralta_A200 Elev Sections.vwx
 Set: Historic Design Review

Sheet Title: **North-South Building Section A**

A300h

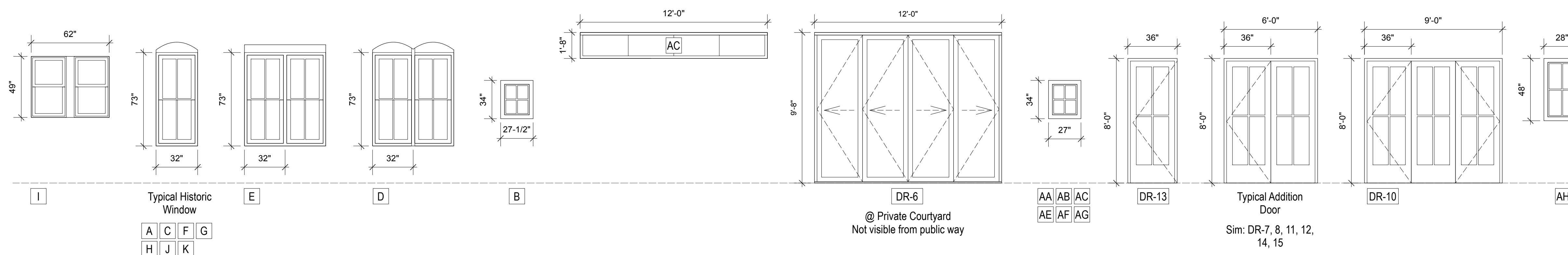
Sheet of

SKYLIGHT - ROOF WINDOW SCHEDULE						
ID #	Location	Type	Width	Length	Treatment	Comments
RA	Historic House	Existing Skylight	3'-0"	2'-0"	--	No change proposed
RB	Addition	American Skylight	8'-0"	2'-0"	--	

EXTERIOR WINDOW & DOOR SCHEDULE							
ID #	Location	Type	Width	Height	Glazing	Condition	Comments
Ground Level							
A	Historic House	1 - Existing Window	32"	73"	G1	Fair	
B	Historic House	1 - Existing Window	27'-1/2"	34"	G1	Fair	
C	Historic House	1 - Existing Window	32"	73"	G1	Fair	
D	Historic House	2 - All-Wood Divided Lite	32" x2	73"	G2	New	
E	Historic House	2 - All-Wood Divided Lite	32" x2	73"	G2	New	
F	Historic House	2 - All-Wood Divided Lite	32"	73"	G2	New	Replace non-restorable Historic window with like and kind replacement
G	Historic House	2 - All-Wood Divided Lite	32"	73"	G2	New	
H	Historic House	2 - All-Wood Divided Lite	32"	73"	G2	New	
I	Historic House	1 - Existing Window	31" x2	49"	G1	Fair	
J	Historic House	1 - Existing Window	32"	73"	G1	Fair	
K	Historic House	2 - All-Wood Divided Lite	32"	73"	G2	New	Replace non-historic window with original size
Upper Level - Addition							
DR-1	Historic House	1 - Existing Door	32"	73"	G1	Satisfactory	Non-historic door
DR-2	Historic House	1 - Existing Door	32"	73"	G1	Fair	Non-historic door
DR-3	Historic House	1 - Existing Door	29"	78"	G1	Fair	Historic Door
DR-4	Historic House	2 - All-Wood Divided Lite	32"	73"	G2	New	Match Historic door DR-3
Ground Level - Addition							
AA	Addition Ground Level	3 - Clad Wood Window	27"	34"	G2	New	Fixed
AB	Addition Ground Level	3 - Clad Wood Window	27"	34"	G2	New	Fixed
AC	Addition Ground Level	3 - Clad Wood Window	27"	34"	G2	New	Fixed
AD	Addition Ground Level	3 - Clad Wood Window	12"	20"	G2	New	Clerestory below Portal overhang
DR-5	Addition Ground Level	3 - Clad Wood Door	36" + 15"	8'-0"	--	New	Operable 15" side lite
DR-6	Addition Ground Level	4 - Clad Wood Folding Door	12"	9'-8"	G2	New	4-panel folding doors
DR-7	Addition Ground Level	3 - Clad Wood Door	3' + 3'	8'-0"	G2	New	2 operable leaves
DR-8	Addition Ground Level	3 - Clad Wood Door	3' + 3'	8'-0"	G2	New	2 operable leaves
DR-9	Addition Ground Level	5 - Wood Garage Door	18'	8'-0"	--	New	Finish to match picket fence & site gates
Upper Level - Addition							
AE	Addition Upper Level	3 - Clad Wood Window	27"	34"	G2	New	Fixed
AF	Addition Upper Level	3 - Clad Wood Window	27"	34"	G2	New	Fixed
AG	Addition Upper Level	3 - Clad Wood Window	27"	34"	G2	New	Fixed
AH	Addition Upper Level	3 - Clad Wood Window	30"	48"	G2	New	Fixed
DR-10	Addition Upper Level	3 - Clad Wood Door	3' + 6'	8'-0"	G2	New	Operable leaf + side lites
DR-11	Addition Upper Level	3 - Clad Wood Door	3'	8'-0"	G2	New	
DR-12	Addition Upper Level	3 - Clad Wood Door	3' + 3'	8'-0"	G2	New	Operable leaf + side lite
DR-13	Addition Upper Level	3 - Clad Wood Door	3'	8'-0"	G2	New	
DR-14	Addition Upper Level	3 - Clad Wood Door	3' + 3'	8'-0"	G2	New	Operable leaf + side lite
DR-15	Addition Upper Level	3 - Clad Wood Door	3' + 3'	8'-0"	G2	New	Operable leaf + side lite

GLAZING SCHEDULE							
ID	TYPE	LITES	COLOR	PERFORMANCE	COATINGS	THICKNESS	COMMENTS
G1	Exterior Existing Clear Glass	Existing	Clear	Existing	n/a	Existing	Replace glass panes where cracked
G2	Exterior: Clear insulated glass	Fully tempered float glass	Clear	Average U-Value: 0.28; Maximum Solar Heat Gain Coefficient (SHGC): 0.38	Low-E	6.0 mm (0.24") each lite; 1" overall thickness	Typical exterior glazing

GLAZING & DOOR FRAME TYPES SCHEDULE						
ID	TYPE	EXT. COLOR	BASIS OF DESIGN	DETAILS	COMMENTS	
1	Historic Windows	Existing	Existing	1-1/8" Typical Mullion Width	Frame to be restored where possible	
2	All-Wood Divided Lite Windows	K-Kron II Nutmeg	Kolbe Heritage Series, Traditional Double Hung Windows	1-1/8" Ovolo Profile TDL Bars	"Like and kind" replacement windows	
3	Metal-clad Wood Divided Lite Windows & Doors	RAL-3009 Oxide Red	Kolbe Ultra Series		Color intended to be related but slightly darker than existing	
4	Metal-clad Wood Folding Doors	RAL-3009 Oxide Red	Kolbe Ultra Series		Color intended to be related but slightly darker than existing	
5	Wood Garage Door	Oiled Cedar finish	Overhead Door Company		Finish to match picket fence & site gates	



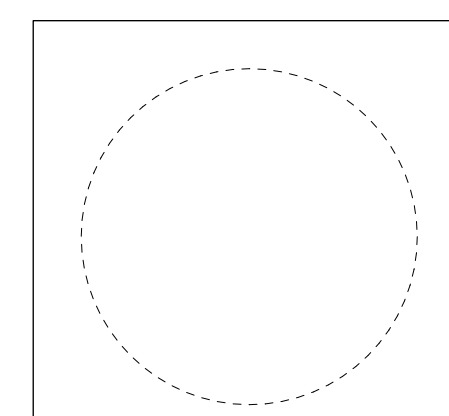
1 Exterior Glazing Types
A500h Scale: 1/4" = 1'-0"

SHEET GENERAL NOTES

- A. Contractor shall verify and ensure that all requirements of the ADA and IBC are fully met and complied with.
- B. Coordinate hardware with specified hardware schedule. All hardware shall comply with ADA requirements.
- C. At all doors requiring electrical devices, card readers, actuators, alarms, or contacts, the contractor shall coordinate pathway and power requirements as necessary. Coordinate all hardware, electric strike, and wiring requirements prior to ordering door. Refer to Electrical & Technology details.
- D. Provide all blocking as required.
- E. All hollow metal door frames shall receive mineral fiber insulation at interior of frame. At rated assemblies seal using freestopping sealant per spec.
- F. Field verify all openings prior to fabrication. Contractor to coordinate all rough opening requirements with manufacturer and installer.
- G. All work shall be executed in accordance with the best accepted trade practices and per manufacturer recommendations.

ACCESSIBILITY GENERAL NOTES

- A. Door bottom surface: The bottom 10" of all doors shall have a smooth uninterrupted surface extending full width of the door to allow the door to be opened by a wheelchair footrest safely.
- B. Door closer: Closer shall be adjusted so that from an open position of 90 degrees the time required to move the door to an open position of 12 degrees will be 5 seconds minimum.
- C. Door hardware: Lever handle type door hardware shall be used at all doors and shall be easy to grasp with one hand and shall not require tight grasping, pinching, or twisting of wrist to operate. Hardware shall be mounted between 34" minimum to 48" maximum.
- D. Door opening force: The required force for pushing open or pulling open doors shall be 5lbs. maximum. This force shall not apply to force required to retract latch bolts of other devices which hold door in closed position.
- E. Operation: Operable parts of equipment and appliances shall be operable with one hand and shall not require tight grasping, pinching, or twisting of wrist. The force required to activate operable parts shall be 5 lbs. maximum.



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

Date	Issue
March 16, 2026	5/21/26
Drawn by	Checked by

File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Historic Design Review
Sheet Title: Exterior Window & Door Schedule

A500h

Sheet of



Historic House Existing Stucco Repair

Custom color similar to El Rey Sandalwood
Pebble-dashed texture to match existing



Historic House Existing Coping Repair

Custom color similar to LaHabra X-63149 Hatteras
Matching existing red brick where exposed



Historic House Windows

Repair or Replace in Kind
Kolbe Traditional Divided-lite Wood Windows
K-Kron II Exterior Finish in Nutmeg



Wood Picket Fence & Guardrail

Cedar board, oiled finish



Historic Existing Stone Wall

No change proposed



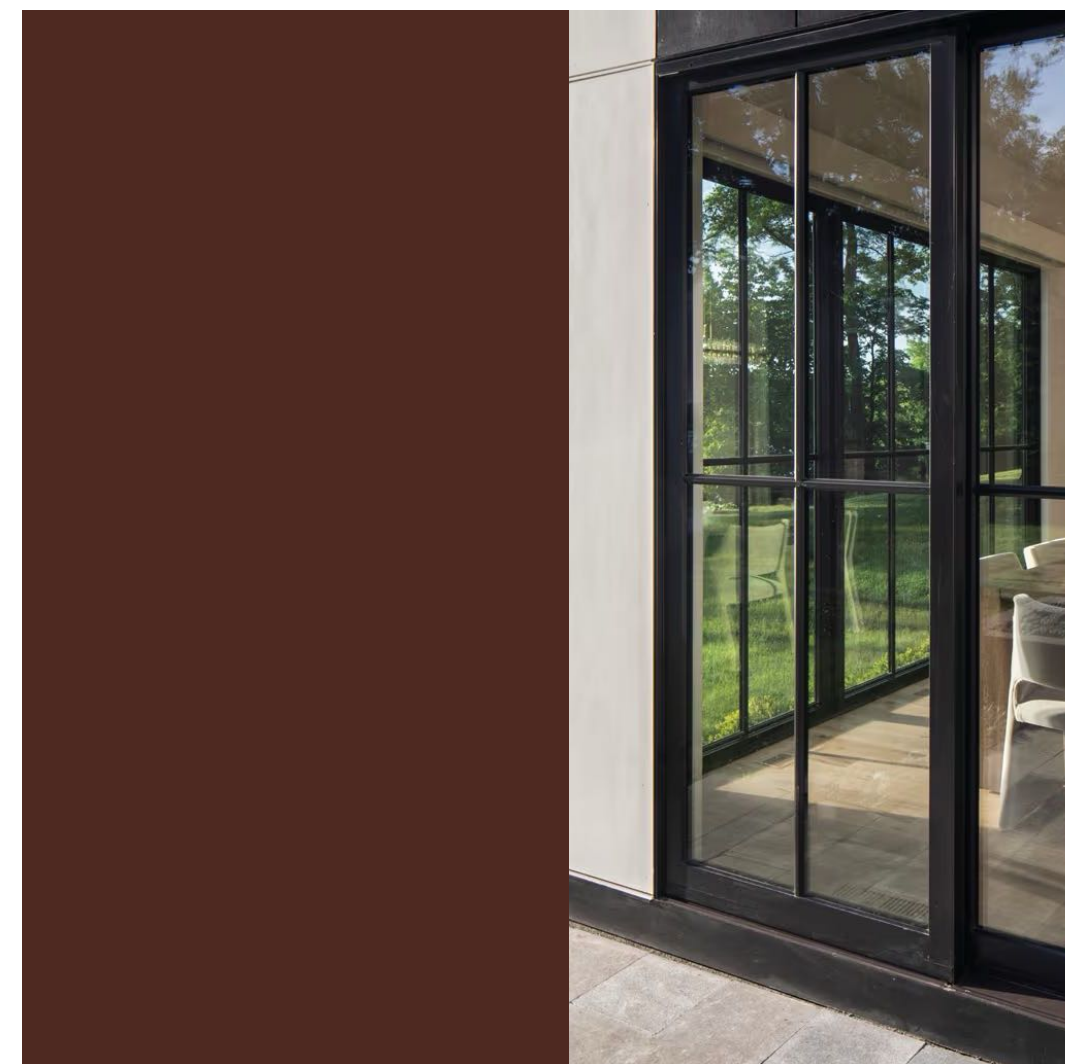
Addition Building & New Site Walls

Custom stucco color similar to El Rey Adobe
Light brushed texture stucco
Solid doors painted to match



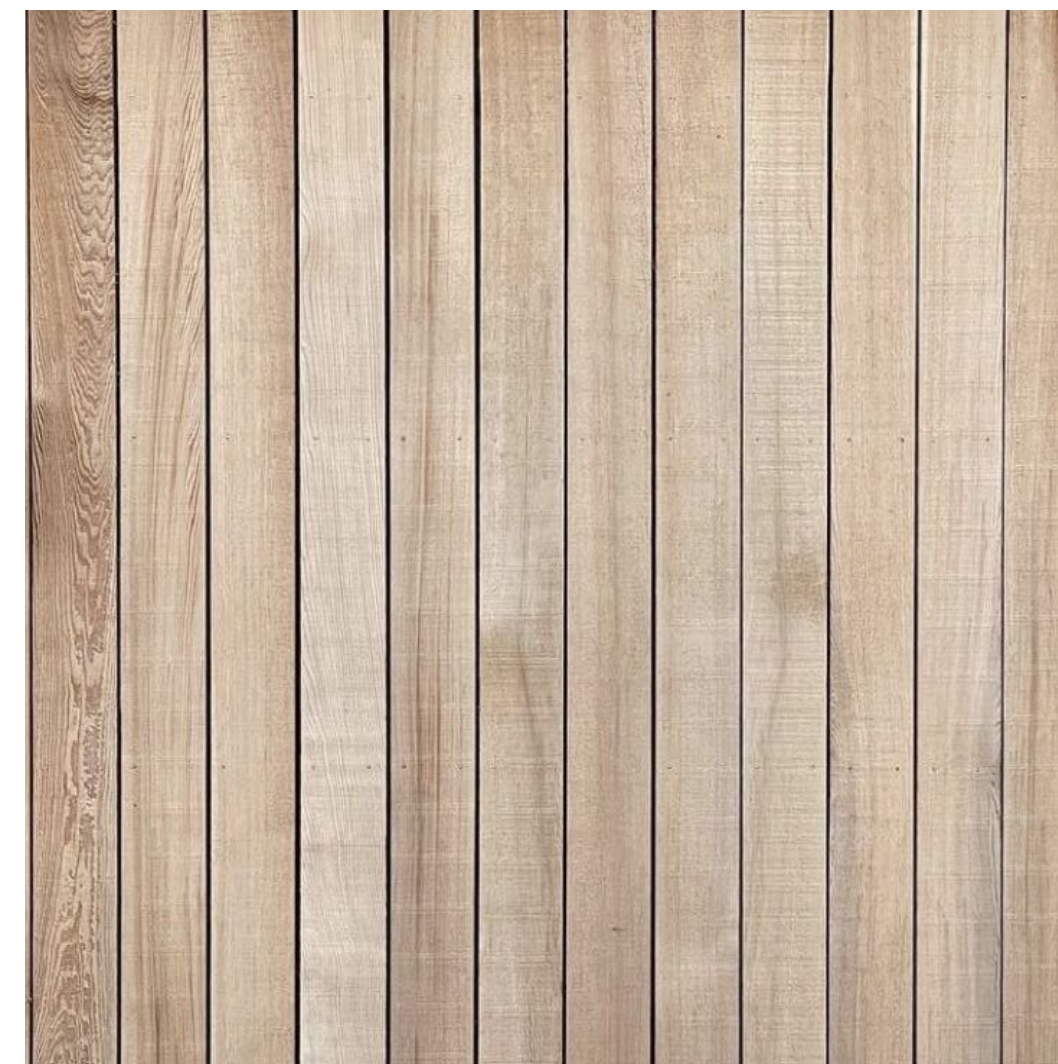
Concrete Pavers

Davis Sequoia Sand



Addition Windows & Doors

Kolbe Clad Wood Divided-lite Windows
RAL 3009 Oxide Red



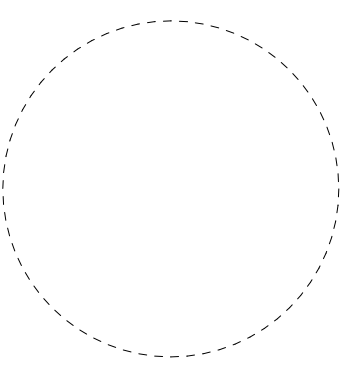
Addition Wood Cladding & Exterior Soffits

Tongue & Groove Cedar board, oiled finish



Existing Cast Concrete Retaining Wall

No change proposed



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

Date	Issue

Date March 16, 2026	Plot Date
Drawn by	Checked by

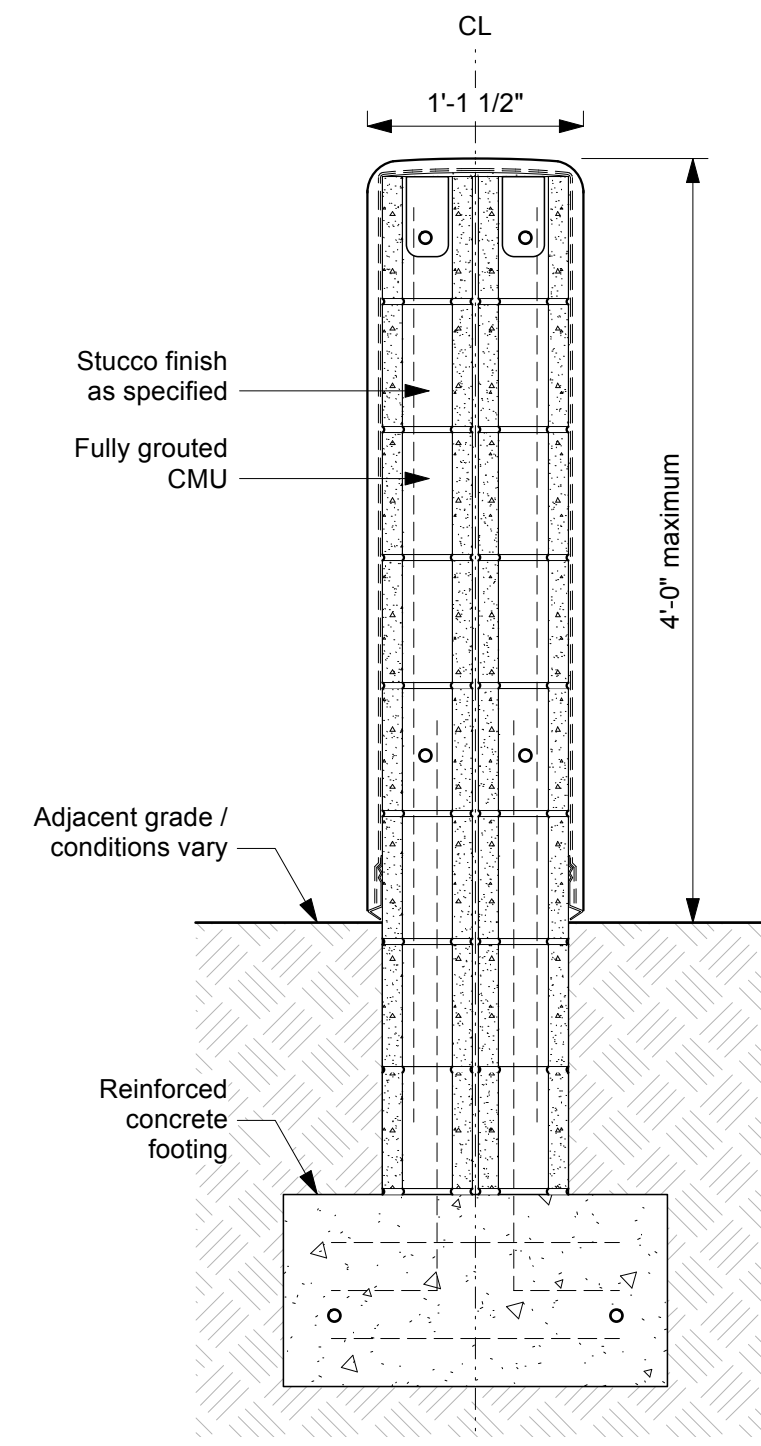
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Set
Historic Design Review

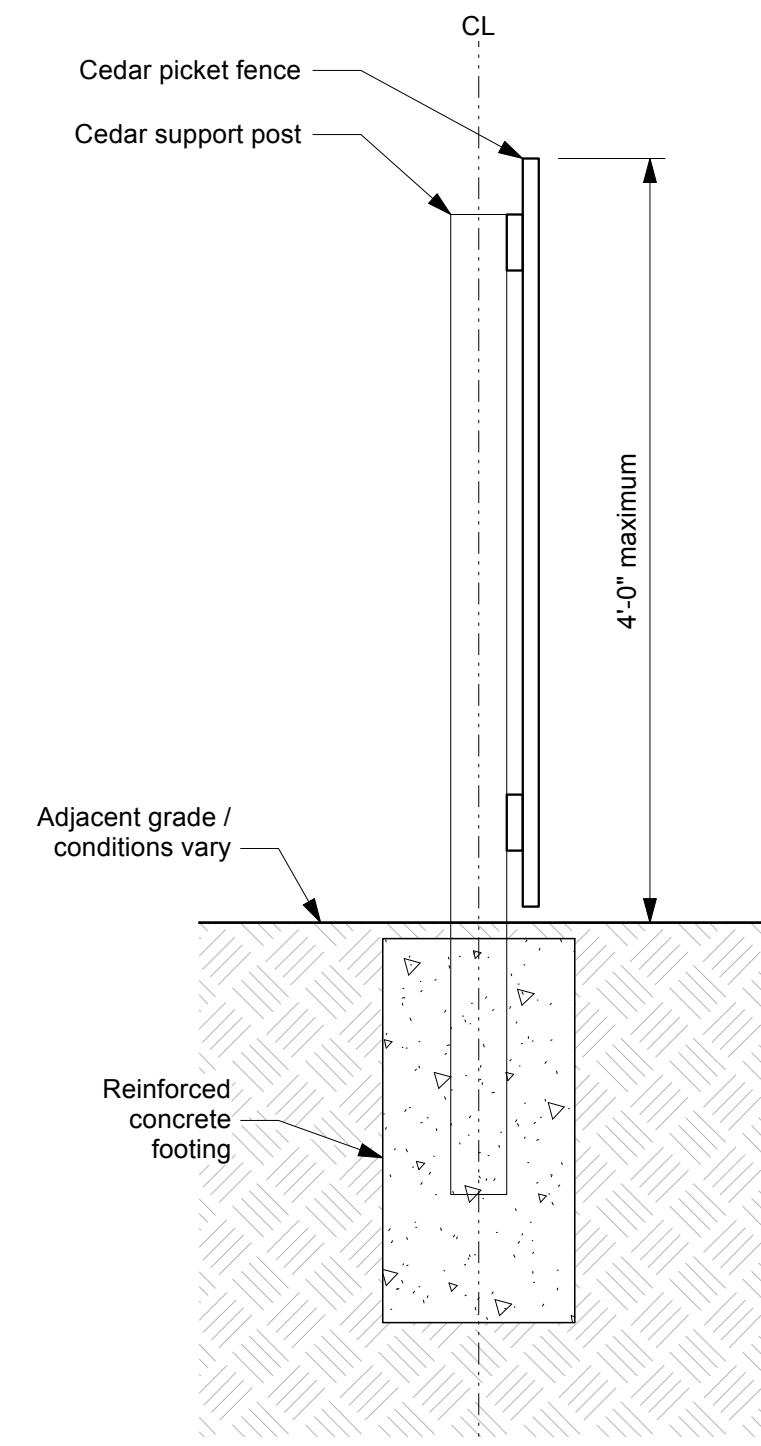
Sheet Title
Proposed Exterior Materials

DSK-01

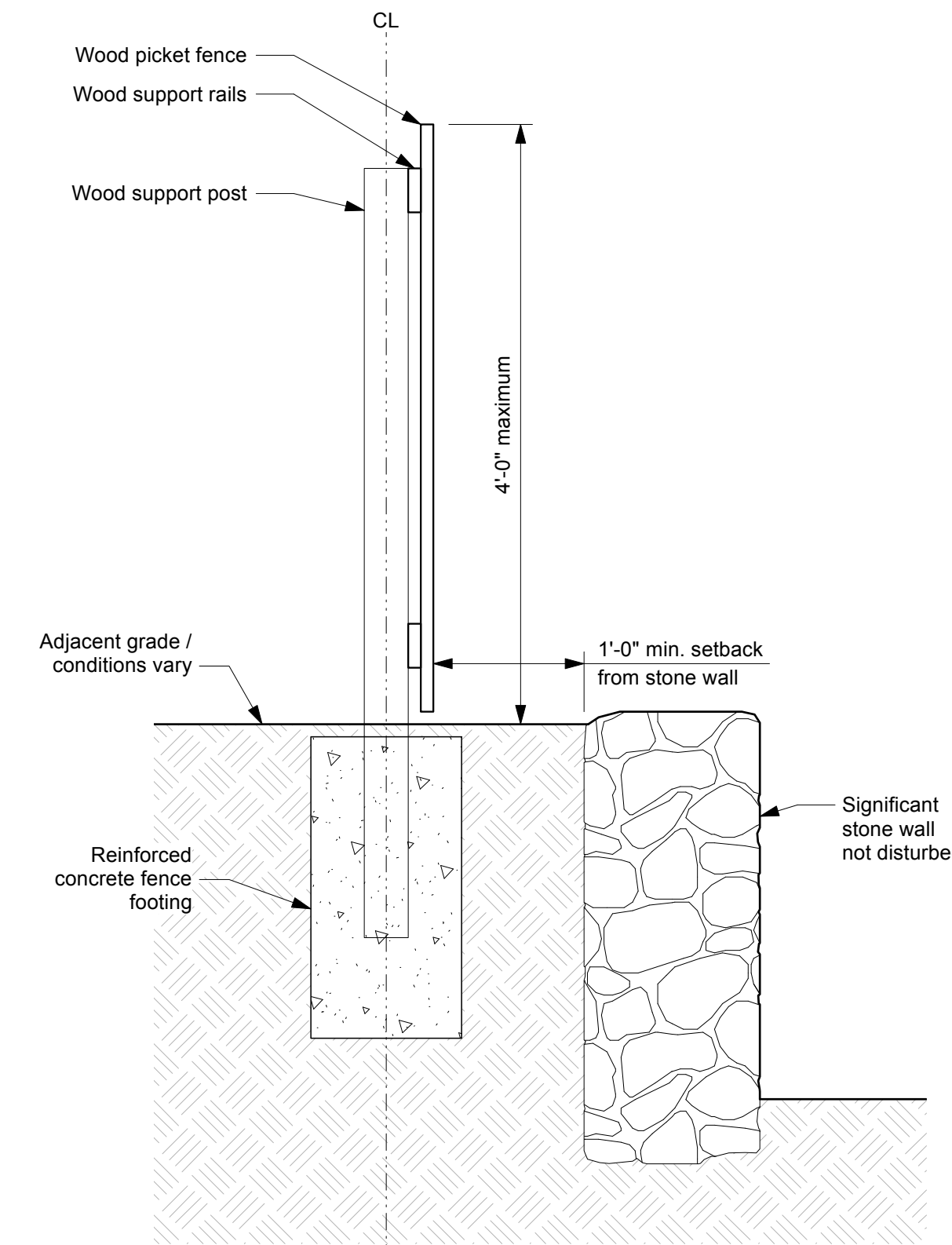
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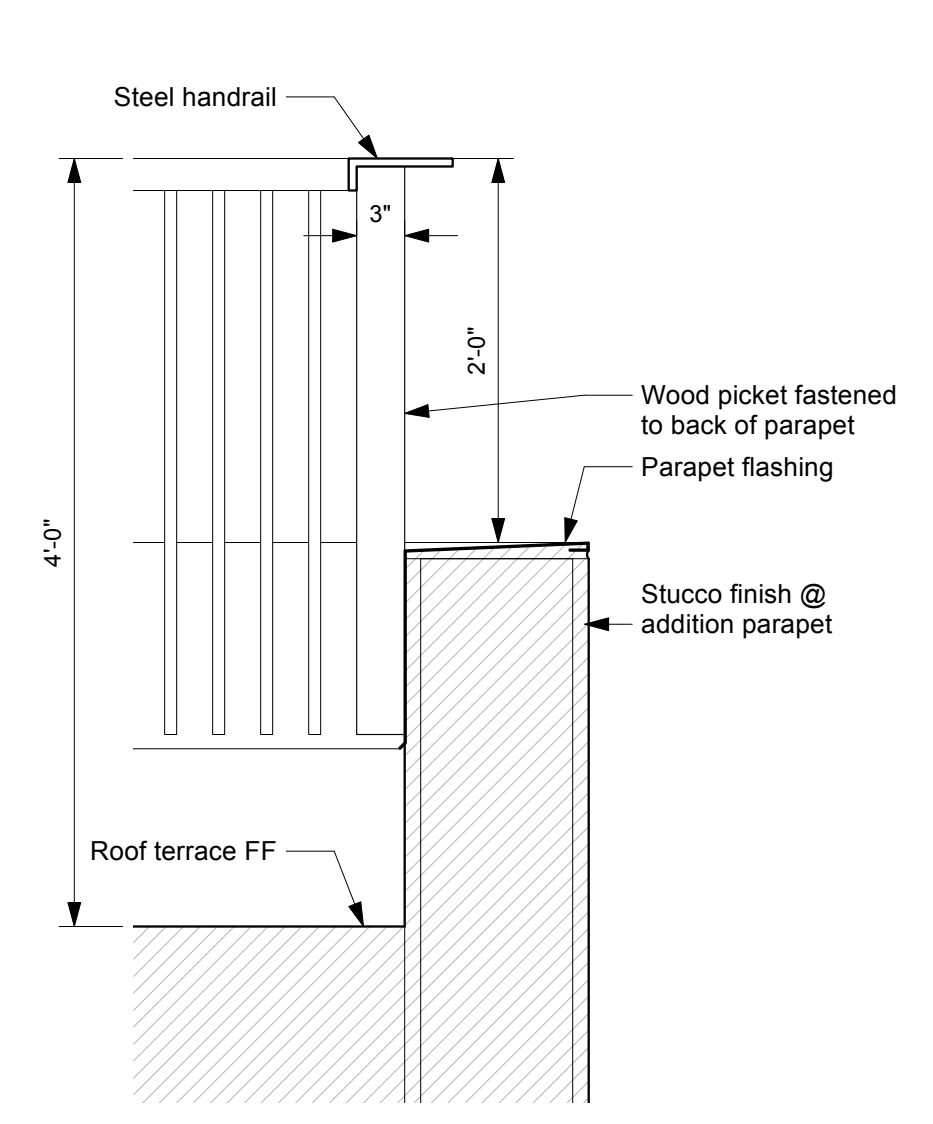
1 Stucco Wall Section
DSK-02 Scale: 1" = 1'-0"



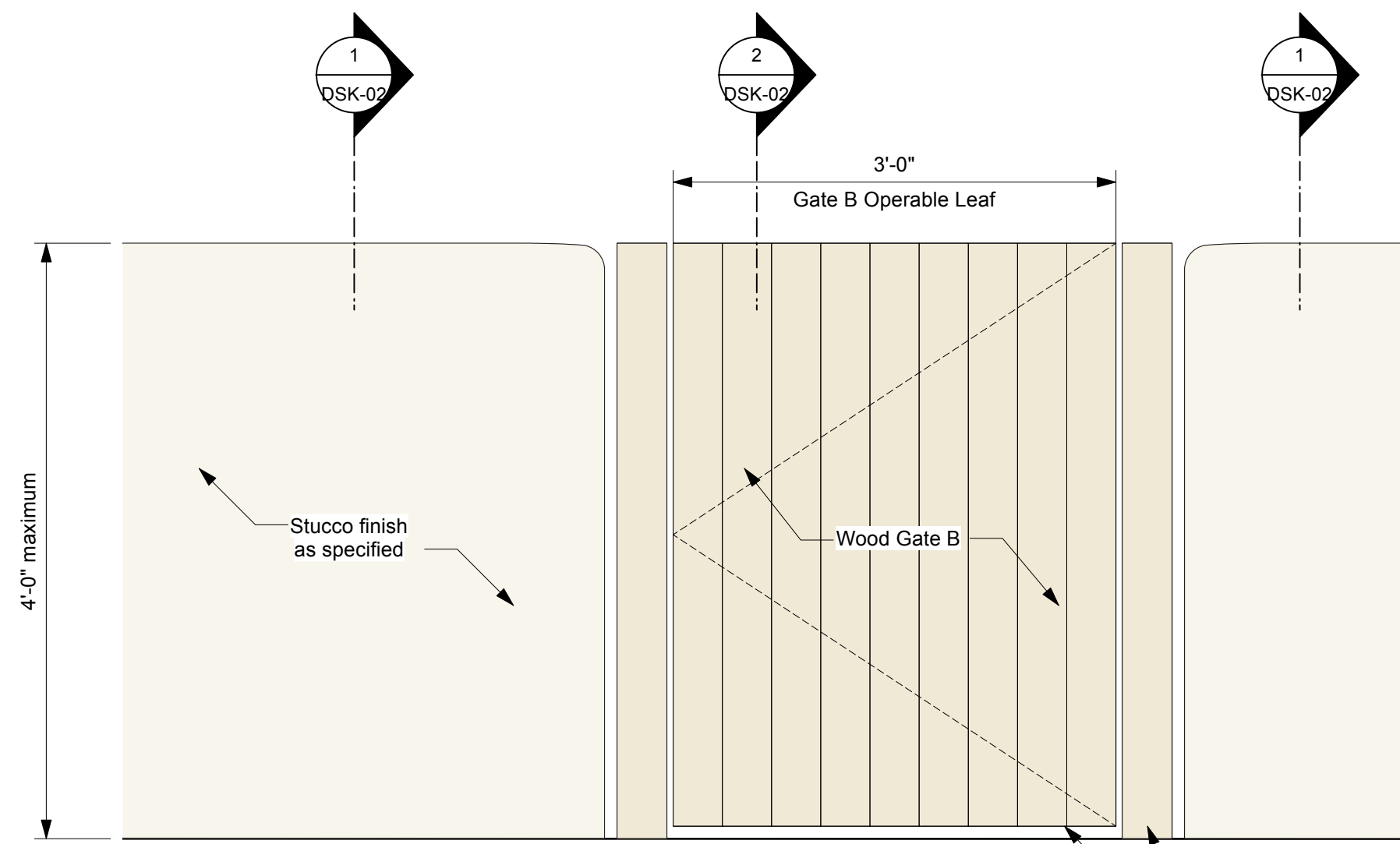
2 Picket Fence Section
DSK-02 Scale: 1" = 1'-0"



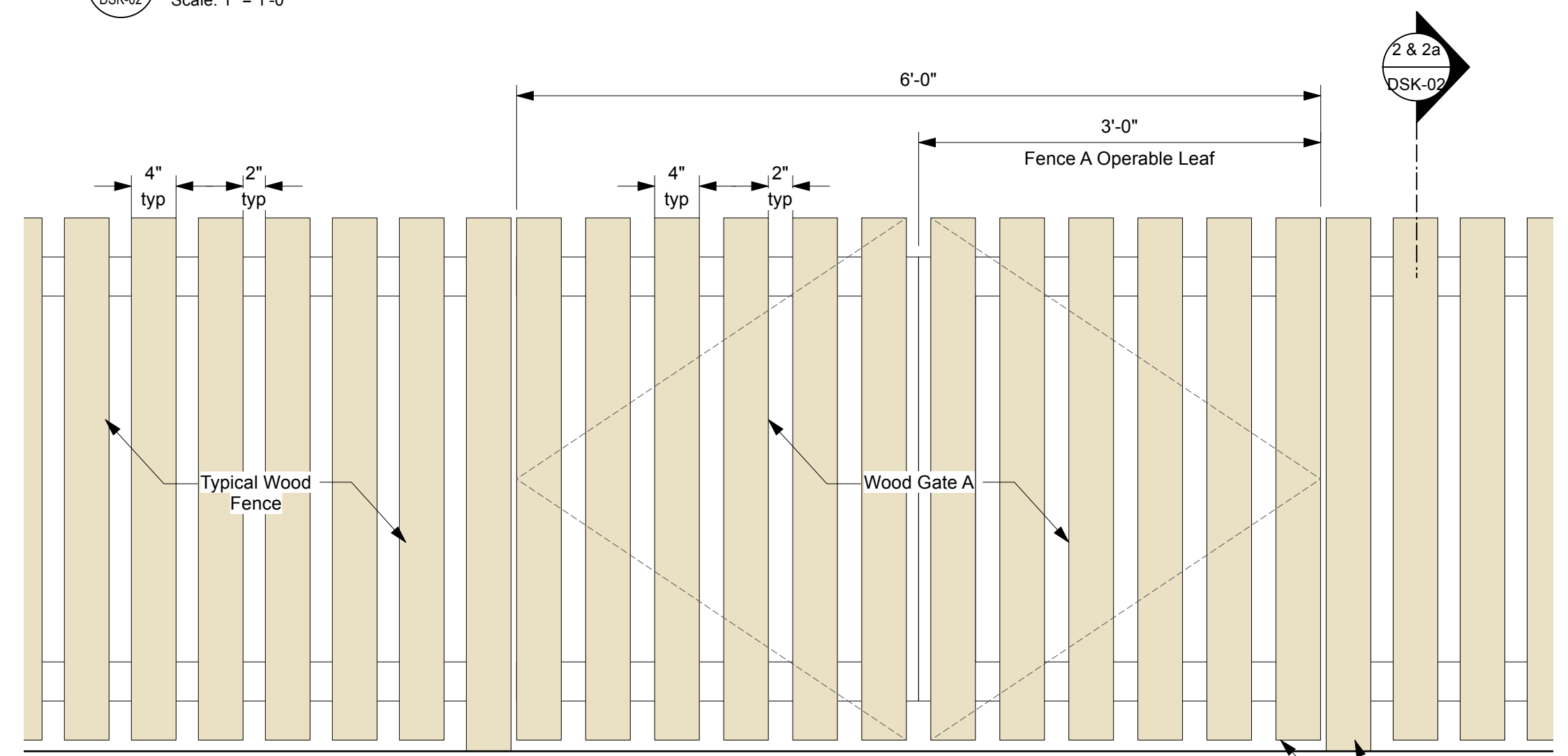
2a Picket Fence Section @ Stone Wall
DSK-02 Scale: 1" = 1'-0"



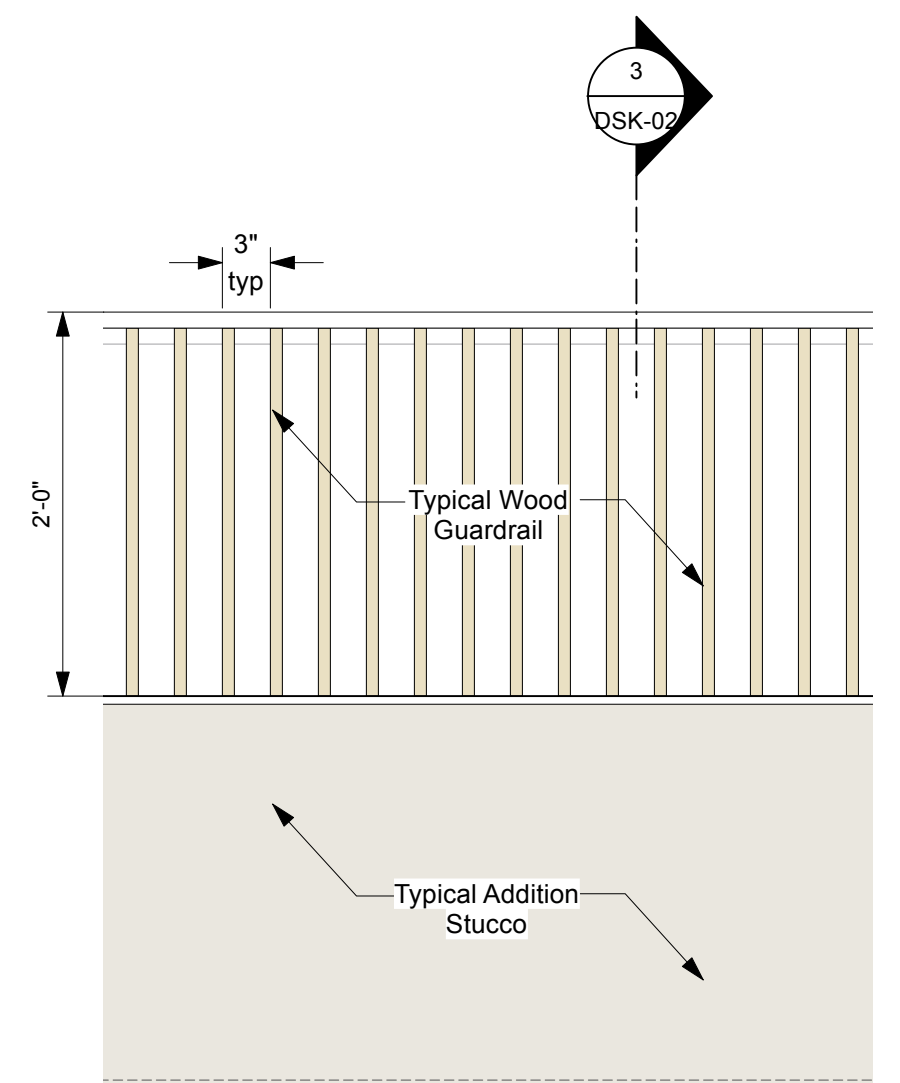
3 Picket Guardrail Section @ Parapet
DSK-02 Scale: 1" = 1'-0"



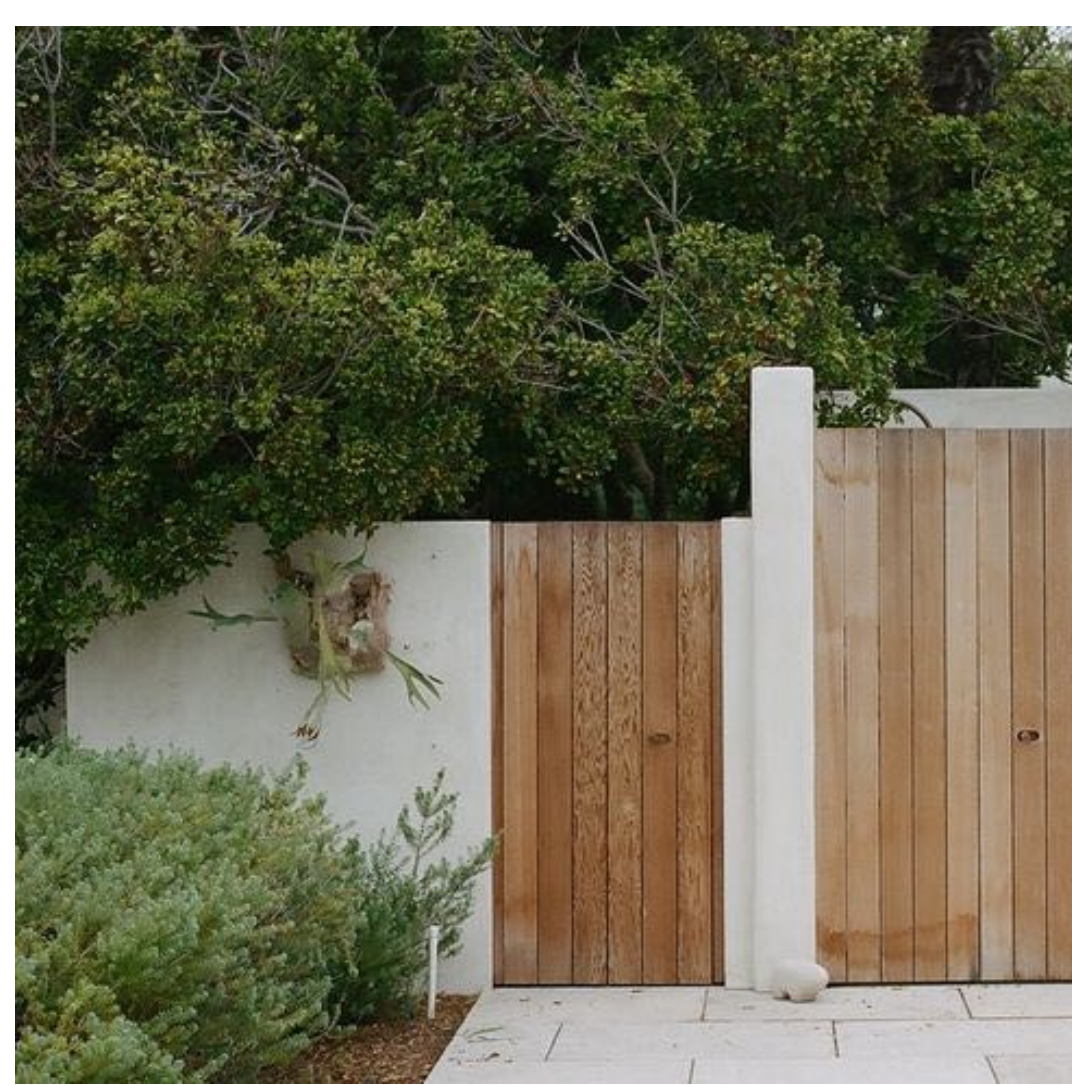
4 Stucco Wall Elevation & Gate B
DSK-02 Scale: 1" = 1'-0"



5 Picket Fence Elevation
DSK-02 Scale: 1" = 1'-0"



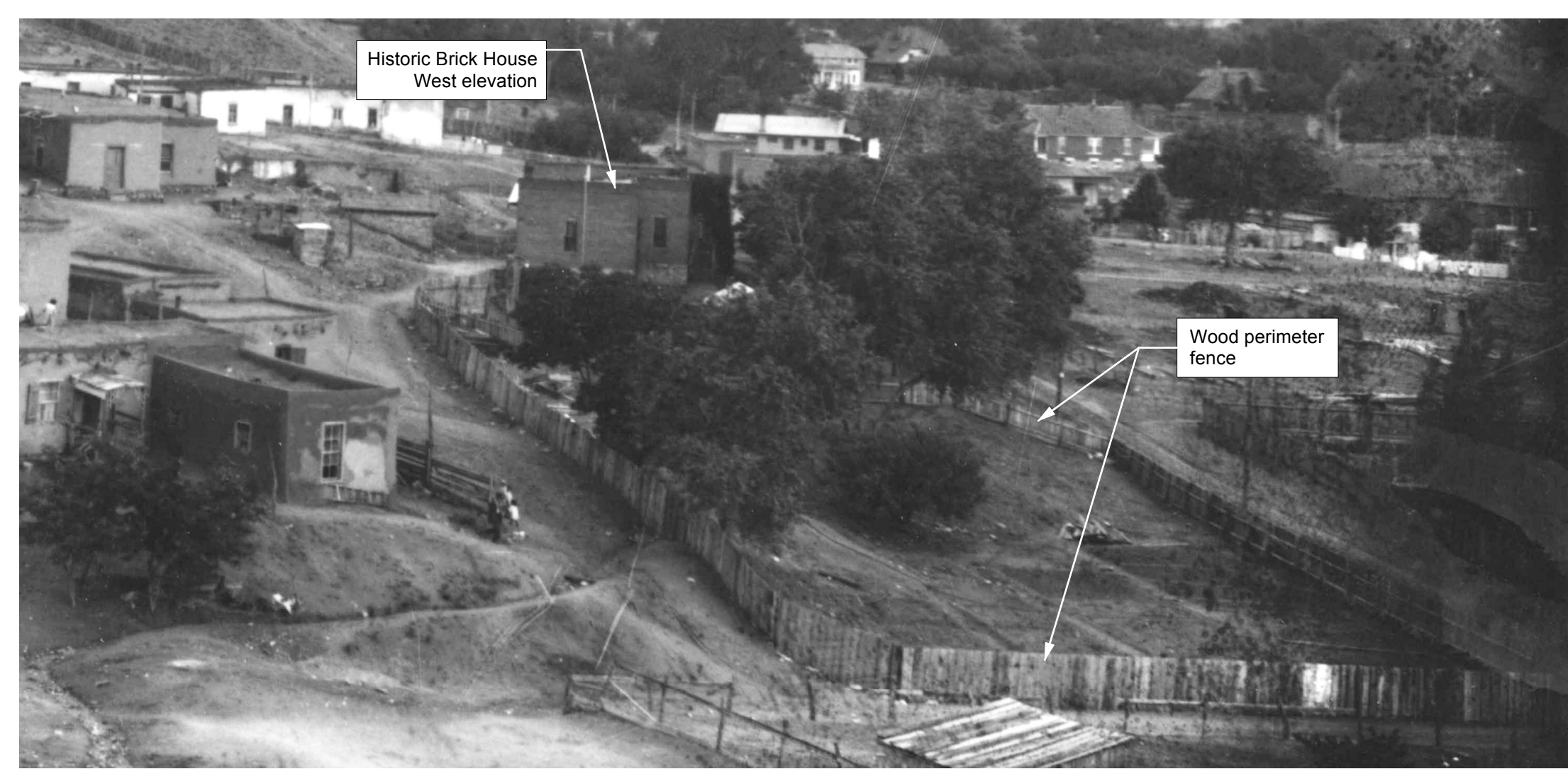
6 Picket Guardrail Elevation
DSK-02 Scale: 1" = 1'-0"



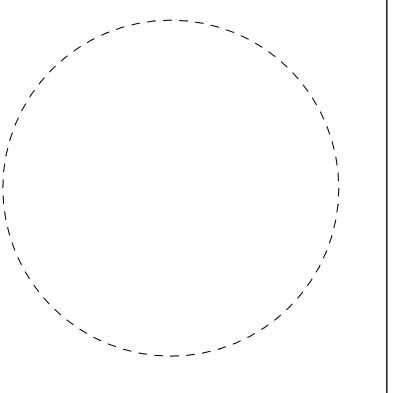
Wood Gate B Reference Image



Wood Fence & Gate A Reference Image



Historic Precedent Image
Project site circa 1915, view from Scottish Rite (Palace of the Governors Photo Archive)



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**Feghali Residence
Historic Renovation**
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Date	Issue
Date	Plot Date
March 16, 2026	
Drawn by	Checked by
File	
Set	Historic Design Review
Sheet Title	Proposed Site Walls & Fences
	DSK-02
Sheet	of