

Museum Hill Estates Architectural Review Committee Submittal Check list.

ARC approval is required for any construction including: new construction, remodels, additions or any alterations of an existing lot including driveways, fences, walls, and landscaping. This check list does not alleviate the applicant from the abiding by the full Declaration of Covenants and Restrictions and its amendments and the Bylaws of the Homeowners Association.

- Type:** One detached single family dwelling, one guest house, and one attached or detached studio, one attached or detached 2 car garage.
- Size:** 1800 heated square feet minimum for residence.
- Height:** 18-feet maximum measured at the highest natural point of the land at the building facade. Guest houses shall not exceed 13-feet.
- Setbacks:** Building structure, a minimum of 15-feet from any lot line. Garage, a minimum of 25-feet from the road easement. For Lots that border the Santa Fe Trail Easement, a minimum of 15-feet. For Lots that border a drainage easement, a minimum of 10-feet.
- Colors:** browns, tans and earth tones.
- Sloped Roof Material:** Low reflectivity, color and material to be approved by the ARC.
- Reflective Materials:** No reflective materials. Paint all vents, flues and rooftop equipment, color to be approved by the ARC. Parapets should extend a minimum of 6” above all skylights and rooftop equipment shall be adequately screened from the street including satellite antennas and mechanical equipment.
- Exterior Lights:** Exterior lights must have cut-off shields to direct light downward and must utilize motion detectors.
- Signs:** No name plate or address sign shall exceed 1-square foot. During construction, no job sign shall exceed 6-square feet. “For Rent” or For Sale” signs shall not exceed 3-square feet.
- Walls and Fences:** All walls and fences to be approved by the ARC. All walls and fences longer than 50-feet in length must be softened with the use of evenly spaced pilasters and or openings including gates.
- Site Grading:** All lots shall provide positive drainage towards the street or drainage easement.
- Landscaping:** 1000 square feet maximum. Non-commercial gardens 500 square feet maximum.
- Plan Submittal Requirements: All Preliminary and Final plans to scale, showing;**
- Site Plan: lot lines, easements, setbacks, existing grade contours, proposed grading and drainage contours, orientation of all structures, driveway and material type, walls or fences and material type. Also, show the locations of gas and electric meters.
- Landscape Plan: significant tree relocation, street tree installation, water harvesting features, 1000 s.f. maximum landscape area.
- Elevations: existing grade contours, proposed grade contours and elevations showing the heights of all sides of the structures
- Floor Plan: materials, exterior colors, textures, interior heated square footage, all building dimensions.
- Roof Plan: roof textures, equipment and screening, canale locations.
- The proposed location of the house and all structures shall be staked on the ground prior to approval by the ARC to proceed.**
- As every lot is different and may have its own individual site constraints, the ARC reserves its right require additional information and or additional features that are intended to preserve the integrity and value of the neighborhood and its infrastructure.**
- The ARC will require a final inspection of the lot improvements at the time of substantial completion.**
- Each lot is required by the Federal Environmental Protection Agency (EPA) to comply with the National Pollution Discharge Elimination System (NPDES) for construction activities. The City of Santa Fe also requires compliance with the Storm Water Pollution Prevention Plan (SWPPP).**