

Goldstein Residence

312 Pino Road

October 15, 2024

Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

Constructed before 1935, the Rosina Hernández O’Dell House is a simple adobe structure shoehorned into a tight space between an acequia and an angled lane. The house hugs Pino Road with no front yard. The building has a porch across its west façade. Additions to the rest of the building arrived in the 1970s, and it appears most of the windows were removed and replaced in the 1990s and 2000s. The long, plain façade on Pino Road holds the most integrity. While its windows and door have been replaced, it is free of additions, and the façade communicates the home’s historic design and context. See attached Historic Cultural Properties Inventory by John Murphy, dated June 7, 2024, and see Historic Assessment Window Report by Ra N. Patterson, dated February 19, 2024.

PROPOSED CONSTRUCTION:

North side of house:

- Replacement of three non-historic wood frame existing casement windows with identical lite grid and double pane glass.
- Replacement of existing non-historic French door set with the identical lite grid and double pane glass.
- Addition of custom designed iron security rail to span lower exterior of French doors.

See attached Exceptions for Replacement of the door and windows on this Primary Façade.

West side of house:

- Replacement of existing French doors to lower sill, for safety and seamless access from living room to outdoor living space, with identical lite grid and double pane glass.

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

- Replace existing steel frame window on southwest corner of house with new double pane unit for better airtightness and security. Maintain existing lite grid and corner wrap configuration.
- Relocate cellar access trap door from outside on west portal to inside in front room (office/spare bedroom) for easier access.

See attached Exceptions for Replacement of the windows on this Primary Façade.

South side of house:

- Addition of Santa Fe style painted wood screen around existing meters in the pea gravel area up against the house, to be painted white to match the trim on the house.
- Replacement of existing window at the master bedroom with a metal door painted to match the stucco.

East side of house:

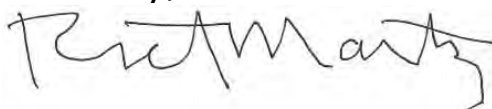
- Location of compressor for mini split cooling system. Line concealing feature for adobe walls to lead from compressor to split locations.

The new windows and doors will be painted white to match the existing windows and doors.

The new stucco will match the existing stucco.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

312 Pino Road

Applicant's Response to Exception Criteria Replacement of a Historic Window on a Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to remove and replace in-kind a historic steel casement window on a primary facade of the contributing single-family home. (§14.5.2(D)(5)(a)(i): for primary facades, "historic windows shall be repaired or restored wherever possible.")

Existing: Ra Patterson's Window and Door Assessment describes the 1960's white-painted steel casement window extending to the ground on the southwest façade corner ("Window A") as historic and being in satisfactory condition, given its age. The single-pane divided lite 70" x 50" casement unit has 4 x 4 panes facing west and 1 x 4 panes facing south.

Proposed: The proposal would replace the historic steel casement window with a new double pane unit for better airtightness and security. The proposed unit would have a historically true lite grid, the same corner wrap configuration and same color.

(1) *Do not damage the character of the district.*

Response: The existing 1960's steel casement window unit is not characteristic of the two styles that define the Downtown and Eastside Historic District: Old Santa Fe or Recent Santa Fe style. The replacement casement unit would match the existing in material, lite pattern and color and the appearance of the window would not affect the character of the district compared to the existing condition. Replacement of the casement unit would help extend the lifespan of the building, which would benefit the district.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

Response: The applicant desires to replace the single-pane casement unit because of its single-pane construction and inoperability. While Ra Patterson's window assessment indicates the window materials are in satisfactory condition for its age, the assessment does not take into account that the window cannot be opened. The single-pane steel casement corner unit allows cold air and moisture in and is a burden on the occupant of the residence, particularly given that the window is adjacent to a bedroom and occupies two facades. While not failing, the steel window is 60+ years old and is nearing the end of its lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the window and surrounding portions of the building.

The applicant desires to replace the casement window as part of her efforts to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary west facade. Denying the exception would preclude the applicant's efforts, to her detriment, and result in the continued deterioration of the windows, ultimately injuring the condition of the home and the public welfare.

(3) 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 applicant considered retaining the steel casement window and adding a second pane, but that is not feasible given the manner in which the casement unit was constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of corner windows, and decided on the proposed replacement in-kind as the preferable method of achieving her objectives of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary west façade.

312 Pino Road

Applicants' Response to Exception Criteria Removal of Historical Material from a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to remove historic material in conjunction with replacing three non-historic windows on the primary north façade. (§14.5.2(D)(1)(a)): "The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

Existing: Ra Patterson's Window and Door Assessment indicates that three non-historic (1986) wood frame true divided lite double pane casement windows exist on the primary north façade. The windows are each about 3' x 3.5' in size.

Proposed: The proposal would replace the three non-historic windows on the north façade. The three windows on the north façade would be replaced with historically true lite grid and wood frames with true divided lite double pane glass.

Staff determined based on communication with the applicant's representative that replacement of the three non-historic windows, while not requiring an exception for the replacement, would necessarily involve removal of historic material, requiring the exception addressed above. Specifically, the historic window bucks would need to be replaced in order for the new windows to fit into the existing openings and function properly. The existing bucks are rotted and out of square. This exception is limited to removal and replacement of the historic window bucks.

(1) *Do not damage the character of the district.*

Response: The exception criteria address the removal of historic materials that embody the contributing status. Replacement of the bucks and would not alter the character of the structure, as they would be painted to match the existing. Also, the bucks do not embody to a material degree the character of the home with respect to the qualities that make it contributing. The appearance of the primary north facade would not change in a manner or extent that is perceptible, let alone damaging to the character of the district.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

Response: The applicant desires to replace three non-historic windows on the north facade, which does not require an exception. While not failing, these single pane windows are 30+ years old and are nearing the end of their lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the windows and

surrounding portions of the building. Given their condition, replacement of the bucks is a necessary part of the window replacement, as they cannot be repaired.

The applicant desires to replace the windows as part of her efforts to maintain the contributing home as a viable part of the historic district without altering the appearance of the primary north facade. Denying the exception would preclude the applicant's efforts, to the detriment of the window condition, and would result in the continued deterioration of the windows, ultimately injuring the public welfare given that the north facade is immediately adjacent to the street.

(3) 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: As to the proposed replacement of the three non-historic windows (and necessary removal of historic material), the applicant considered retaining the windows, but is not prepared to do so given their single-pane construction and diminished condition. Retaining the existing windows would put off their eventual need for replacement given their condition and in the meantime, the livability of the home would continue to suffer. The applicant also considered other window designs and rejected them in favor of maintaining windows with the existing materials and true divided-lite patterns in an effort to preserve the existing appearance of the primary north facade. The need for removal and replacement of the window bucks is not a design choice and the materials and appearance of the new bucks will match as closely as possible the existing.

312 Pino Road

Applicant's Response to Exception Criteria Addition to Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion as they relate to the request to add a safety screen spanning the lower portion of the entry door on the primary north façade. (§14.5.2(D)(2)(c)): "Additions are not permitted to primary facades.")

Existing: The existing non-historic double hung in-swinging door on the primary north façade opens directly onto Pino Road. John Murphey's HCPI notes that entry steps probably existed and were removed to make way for passage of larger vehicles. The door is not used and the primary entry to the home is on the west façade.

Proposed: The proposal would add an iron screen/security rail in front of the door spanning the door and rising about 3-feet from the bottom of the door. The screen would allow for the door to be opened, providing ventilation, while precluding access through the door.

(1) *Do not damage the character of the district.*

Response: The proposed screen at the bottom of the door is a Meem-inspired design intended to complement the existing design of the north facade. There are existing elements on doors facing Pino Road, including full screen/security doors. The partial screen would be less impactful than existing commercial door elements along the road and the 4-foot by 3-foot screen would not damage the character of the District.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

Response: The door is not used, as there are no entry steps and the door enters directly onto the street. Using the door would constitute a safety hazard. The Applicant desires to avoid putting visitors and occupants in harm's way and to avoid the potential of vehicle conflicts, while maintaining the existing non-historic door on the primary north façade. The proposed solution is an effective means of avoiding these longstanding issues going forward for the benefit of residents and visitors to the home and drivers of vehicles on Pino Road.

(3) *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 Applicant considered other options for providing security for the door opening onto the street. The door cannot be removed given that it is on a primary façade. A full screen door would require the same exception. The screen spanning the

lower portion of the door is the least intrusive means of providing safety at this challenging location while allowing use of the existing opening for ventilation.

A REMODEL FOR LINDA ARAGON

312 PINO ROAD

312 PINO RT 67607

Santa Fe, NM 87501

PROJECT INFORMATION

AUTHORITY:	2009 INTERNATIONAL RESIDENTIAL CODE
	2008 NM RESIDENTIAL BUILDING CODE
	2009 NM ENERGY CONSERVATION CODE
	2009 NM EXISTING BUILDING CODE
	2008 NM PLUMBING CODE
	2008 NM MECHANICAL CODE
	2011 NM ELECTRICAL CODE
	2007 NM ELECTRICAL SAFETY CODE

DRAWING INDEX

A-1	PROJECT INFORMATION, GENERAL NOTES, VICINITY MAP, INDEX
A-2	EXISTING AND PROPOSED SITE PLANS, EXISTING AND PROPOSED YARD WALL ELEVATIONS
A-3	FOUNDATION PLAN, EXISTING FLOOR PLAN/DEMOLITION PLAN, PROPOSED FLOOR PLAN
A-4	EXTERIOR ELEVATIONS, WINDOW DETAIL, NOTES
A-5	EXTERIOR ELEVATIONS, NOTES
A-6	REFLECTED CEILING/FRAMING, FLOOR FINISH PLAN, WALL SECTIONS
A-7	POWER, LIGHTING, AND HEATING PLANS, NOTES

AREA SQUARE FOOTAGES

EXISTING HEATED	1230 SQ FT
EXISTING PORTALS	210 SQ FT
TOTAL AREA UNDER ROOF	1440 SQ FT
LOT SQUARE FOOTAGE	3364 SQ FT
PERCENT OF COVERAGE	43 %
PROPOSED HEATED AREA	0 SQ FT
INCREASE IN ROOF AREA	0 SQ FT

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE IN WARD NO. 3 OF THE CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, BOUNDED ON THE NORTH BY PINO ROAD, ON THE SOUTH BY THE SOUTHERLY LINE OF ARROYO PINO, ON THE EAST BY PROPERTY OF TERESITA E. HERRERA, ON THE WEST BY ARROYO PINO AND PROPERTY OF MIQUELITA SEMA HERNANDEZ, RECORDED AS DOCUMENT 213,886 ON MARCH 1, 1955, IN BOOK 115 OF THE RECORDS OF SANTA FE COUNTY, NM, AND WITH THE PHYSICAL ADDRESS OF 312 PINO ROAD.

PROJECT DIRECTORY

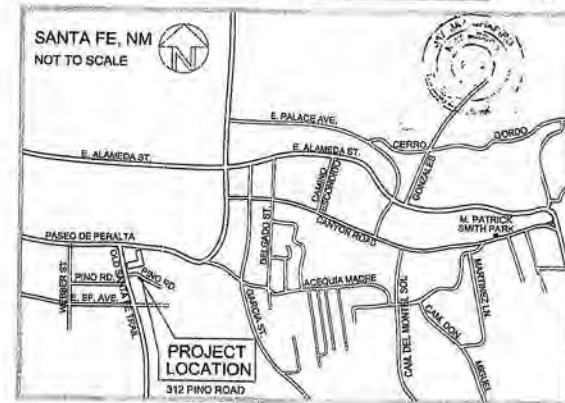
OWNER:	LINDA ARAGON 312 PINO ROAD SANTA FE, NM 87501
ARCHITECT:	JAY JAY SHAPIRO 80 LEAPING POWDER ROAD SANTA FE, NM 87508 E-MAIL: jshapiro434@gmail.com P (505) 699-6161



GENERAL NOTES:

- THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE WINDOWS IN NON-CONFORMING HISTORICAL SIDES WITH NEW CLADWOOD SGL WINDOWS, RESTORE ALL WINDOWS AND DOORS ON THE CONFORMING HISTORICAL ELEVATIONS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 10", REPAIR AND COAT THE EXISTING METAL ROOF, RE-STUCCO THE ENTIRE STRUCTURE, RAISE HISTORICAL NON-CONFORMING YARD WALLS TO A MAXIMUM HEIGHT OF 6', RECONFIGURE THE HISTORICAL CONFORMING YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.
 - WINDOWS: REPLACE WINDOWS WITH PELLIA ARCHITECT SERIES 880 CLADWOOD SGL, LOW-E IG WITH ARGON.
 - LI-FACTOR: 0.30
 - SHGC: 0.44
 - VLT % = 60
 - CONDENSATION RESISTANCE = 81
 - COLOR: WHITE
- EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED WHITE TO MATCH EXISTING TRIM COLOR.
 - PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
 - COLOR: WHITE
 - TRIM: SAND ALL WOOD, PRIME AND PAINT.
 - COLOR: WHITE
- EXTERIOR WOOD DOORS:
 - RESTORE HISTORICAL FRENCH DOORS TO OPERABLE CONDITION AND REPLACE GLASS IF NECESSARY; REPAINT TO MATCH EXISTING COLOR.
 - COLOR: WHITE
 - REPLACE DOOR AT EXISTING KITCHEN (NEW BEDROOM) WITH A FRENCH UNIT TO MATCH EXISTING FRENCH DOORS AS CLOSELY AS POSSIBLE, COLOR: WHITE
- STUCCO:
 - MANUFACTURER: EL REY
 - TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 30 GALIGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER.
 - COLOR: PALOMINO
- ROOF:
 - MANUFACTURER: METAL SALES
 - TYPE: STANDING SEAM
 - COLOR: GALVANIZED

VICINITY MAP



N.T.S.

Jay Jay Shapiro architect
 with visual concepts, llc
 Jay Jay (505) 699-6161
 Lorenzo (505) 930-9118

A REMODEL AND
 ADDITION TO
 1025 CANYON ROAD
 SANTA FE, NM 87501

TITLE SHEET,
 DESIGN CRITERIA
 DATE: DECEMBER 26, 2015
 DRAWN BY: Rudy DelGado
 APPROVED: JJS

REVISIONS	
REV. NO.	DATE

A-1

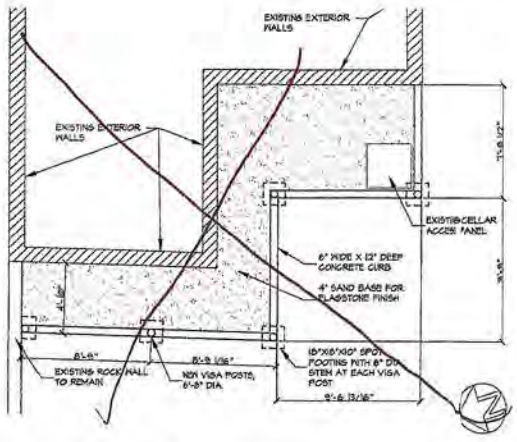
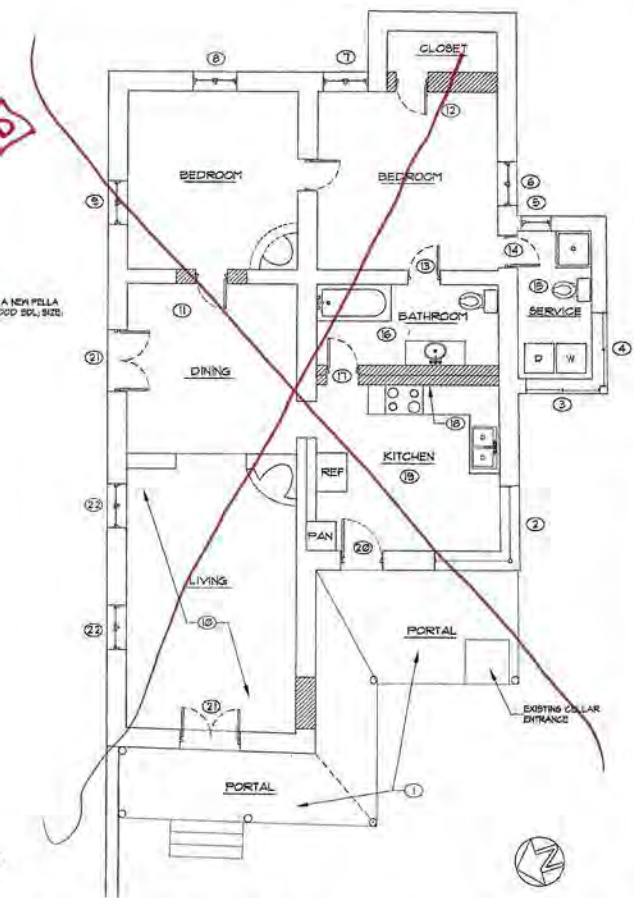
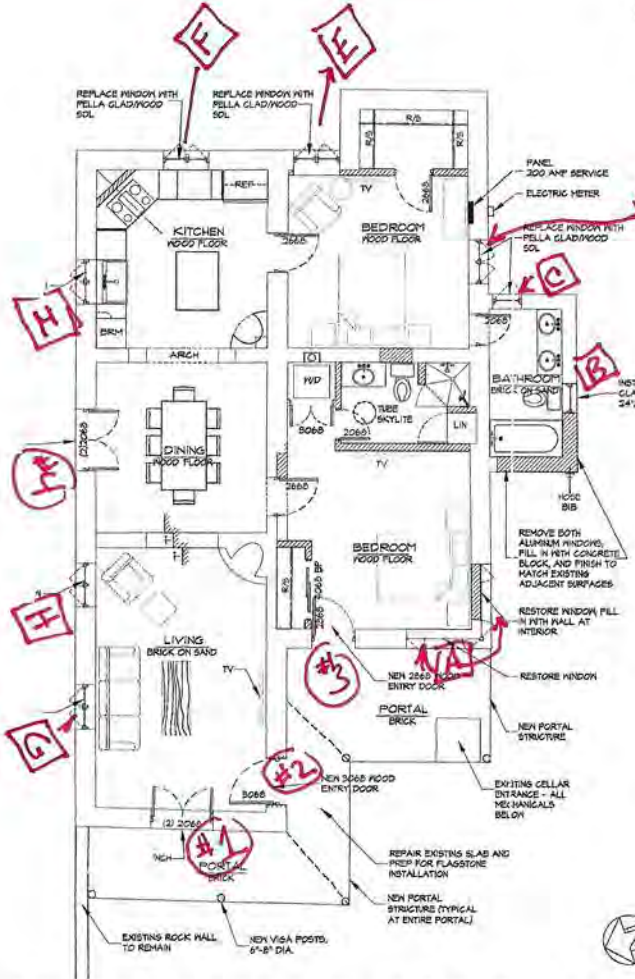
FOR
LOCATION
USE
ONLY

DEMOLITION KEYED NOTES:

1. REMOVE ALL REMAINING PORTAL STRUCTURE;
2. RESTORE WINDOW;
3. REMOVE WINDOW;
4. REMOVE WINDOW;
5. REPLACE WINDOW WITH NEW CLAD WOOD SDL;
6. REPLACE WINDOW WITH NEW CLAD WOOD SDL;
7. REPLACE WINDOW WITH NEW CLAD WOOD SDL;
8. REPLACE WINDOW WITH NEW CLAD WOOD SDL AND RAISE APPROX. 13";
9. RAISE WINDOW APPROXIMATELY 13" SO THAT SILL IS 4" ABOVE KITCHEN COUNTERTOP;
10. REMOVE EXISTING WOOD FLOOR, AND LOWER APPROXIMATELY 14";
11. REMOVE DOOR, AND PORTION OF WALL TO WIDEN ENTRY INTO KITCHEN;
12. REMOVE DOOR, AND PORTION OF WALL, AND PREP TO REBUILD WALL;
13. REMOVE DOOR/JAMB IN ITS ENTIRETY, AND FRAME IN WITH STUDS;
14. REMOVE DOOR/JAMB, AND PREP TO RECEIVE NEW DOOR/JAMB;
15. REMOVE ALL FIXTURES, AND PREP TO RECONFIGURE BATHROOM;
16. REMOVE ALL FIXTURES, AND PREP TO RECONFIGURE BATHROOM;
17. REMOVE DOOR/JAMB AND PORTION OF WALL;
18. REMOVE PANELING AND WOOD FRAMED WALL;
19. REMOVE ALL PLUMBING FIXTURES AND CABINERY;
20. REMOVE DOOR AND REPLACE WITH NEW CLAD WOOD SDL FRENCH UNIT.
21. RESTORE FRENCH DOOR TO OPERABLE CONDITION AND INSTALL DUAL-GLAZED WINDOW PANES;
22. RESTORE WINDOW TO OPERABLE CONDITION AND INSTALL DUAL-GLAZED WINDOW PANES.

GENERAL NOTES:

1. THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL. REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE WINDOWS!! NON-CONFORMING HISTORICAL SIDES WITH NEW CLAD WOOD SDL WINDOWS, RESTORE ALL WINDOWS AND DOORS ON THE CONFORMING HISTORICAL ELEVATIONS. LOWER THE LIVING ROOM FLOOR APPROXIMATELY 9". REPAIR AND COAT THE EXISTING METAL ROOF. RE-STUCCO THE ENTIRE STRUCTURE. RAISE HISTORICAL NON-CONFORMING YARD WALLS TO A MAXIMUM HEIGHT OF 6', RECONFIGURE THE HISTORICAL CONFORMING YARD WALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.
2. WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 810 CLAD WOOD SDL, LOW-E IG WITH ARGON.
 - A. U-FACTOR - 0.30
 - B. SHGC - 0.44
 - C. VLT % = 59
 - D. CONDENSATION RESISTANCE = 61
 - E. COLOR: WHITE
3. EXTERIOR METAL TRIM, GLITTERS, DOWNSPOUTS, AND ROOF APERTNANCE SHALL BE PAINTED WHITE TO MATCH EXISTING TRIM COLOR.
4. EXTERIOR WOOD:
 - A. PORTAL: SAND ALL WOOD, PRIME, AND PAINT.
 - 1) COLOR: WHITE
 - B. TRIM: SAND ALL WOOD, PRIME AND PAINT.
 - 1) COLOR: WHITE
5. EXTERIOR WOOD DOORS:
 - A. RESTORE HISTORICAL FRENCH DOORS TO OPERABLE CONDITION AND REPLACE GLASS IF NECESSARY, REPAINT TO MATCH EXISTING COOR.
 - 1) COLOR: WHITE
 - B. REPLACE DOOR AT EXISTING KITCHEN (NEW BEDROOM) WITH 4" FRENCH UNIT TO MATCH EXISTING FRENCH DOORS AS CLOSELY AS POSSIBLE; COLOR: WHITE
6. STUCCO:
 - A. MANUFACTURER: EL REY
 - B. TYPE: PREMIUM STUCCO FINISH ON FASTWALL 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GPOR 'D' ASPHALT-SATURATED KRAFT PAPER.
 - C. COLOR: PALOMINO
7. ROOF:
 - A. MANUFACTURER: METAL SALES
 - B. TYPE: STANDING SEAM
 - C. COLOR: GALVANIZED



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

EXIST'G/DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

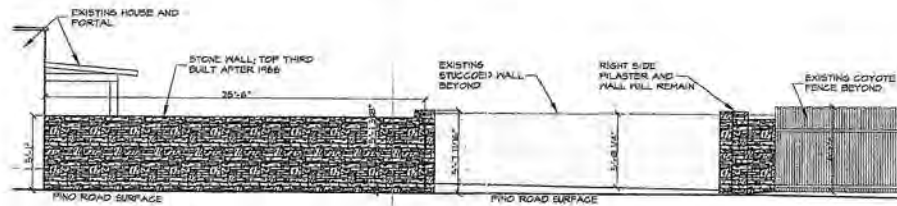
Jay Jay Shapiro architect
Santa Fe, NM 505.699.6161

A REMODEL FOR
LINDA ARAGON
312 PINO ROAD
SANTA FE, NM 87501

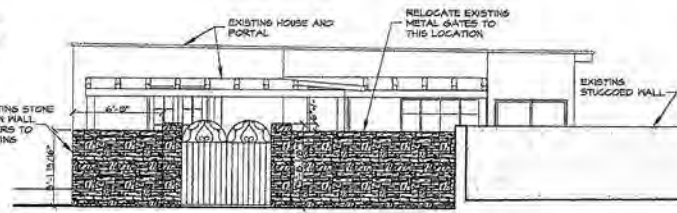
FOUNDATION PLAN
EXIST'G/DEMO PLAN
PROPOSED PLAN
DATE: DECEMBER 28, 2015
DRAWN BY: Rudy DelGado
APPROVED: JJS



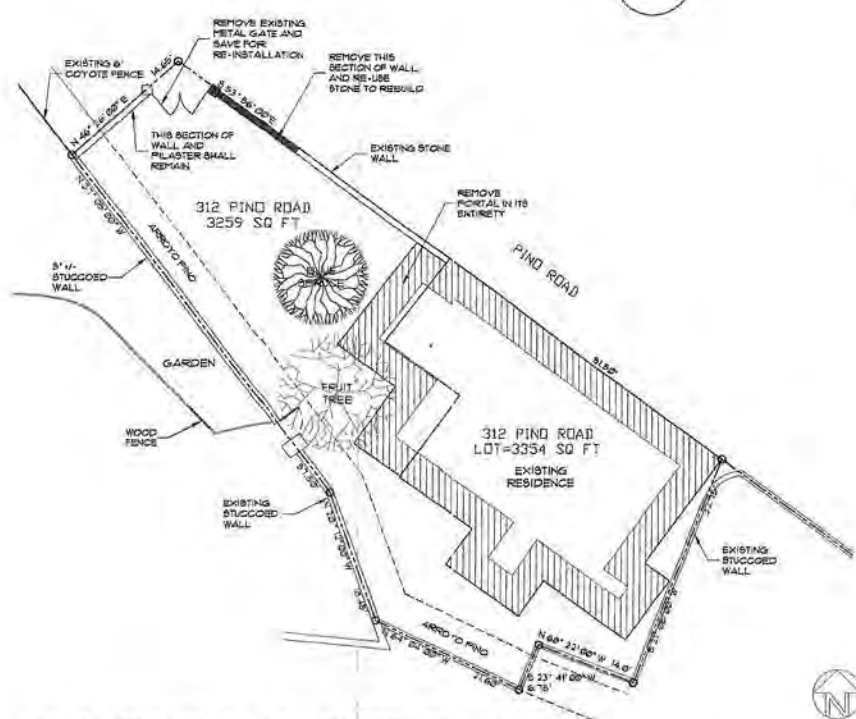
A-3



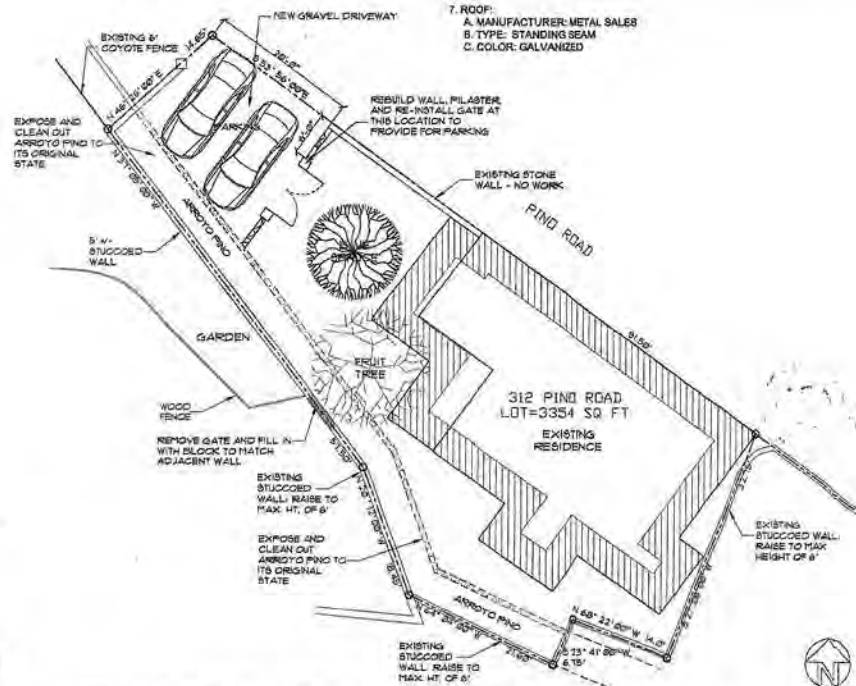
NORTH WALL ELEVATION
SCALE: 1/4" = 1'-0"



NORTH WALL ELEVATION
SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES:

- THIS PROJECT IS A REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE. THE SCOPE OF WORK IS TO REMOVE AND REBUILD THE PORTAL, REMOVE A WINDOW ON THE SW CORNER OF THE EXISTING KITCHEN, REMOVE 2 ALUMINUM SLIDER WINDOWS IN THE EXISTING LAUNDRY ROOM, REPLACE WINDOWS IN NON-CONFORMING HISTORICAL SIDES WITH NEW CLADWOOD SGL WINDOWS, RESTORE ALL WINDOWS AND DOORS ON THE CONFORMING HISTORICAL ELEVATIONS, LOWER THE LIVING ROOM FLOOR APPROXIMATELY 16", REPAIR AND COAT THE EXISTING METAL ROOF, RE-STUCCO THE ENTIRE STRUCTURE, RAISE HISTORICAL NON-CONFORMING YARD WALLS TO A MAXIMUM HEIGHT OF 6'. RECONFIGURE THE HISTORICAL CONFORMING YARDWALL AND GATE TO ALLOW FOR PARKING, AND REMODEL THE INTERIOR OF THE HOME.
- WINDOWS: REPLACE WINDOWS WITH PELLA ARCHITECT SERIES 850 CLADWOOD SGL. LOWE IS WITH ARGON.
 - U-FACTOR - 0.30
 - SHGC - 0.44
 - VL % = 59
 - CONDENSATION RESISTANCE = 61
 - COLOR: WHITE
- EXTERIOR METAL TRIM, GUTTERS, DOWNSPOUTS, AND ROOF APERTENANCE SHALL BE PAINTED WHITE TO MATCH EXISTING TRIM COLOR.
- EXTERIOR WOOD:
 - PORTAL: SAND ALL WOOD, PRIME, AND PAINT. 1) COLOR: WHITE
 - TRIM: SAND ALL WOOD, PRIME AND PAINT. 1) COLOR: WHITE
- EXTERIOR WOOD DOORS:
 - RESTORE HISTORICAL FRENCH DOORS TO OPERABLE CONDITION AND REPLACE GLASS IF NECESSARY; REPAINT TO MATCH EXISTING COLOR. 1) COLOR: WHITE
 - REPLACE DOOR AT EXISTING KITCHEN (NEW BEDROOM) WITH A FRENCH UNIT TO MATCH EXISTING FRENCH DOORS AS CLOSELY AS POSSIBLE; COLOR: WHITE
- STUCCO:
 - MANUFACTURER: EL REY
 - TYPE: PREMIUM STUCCO FINISH ON FASTWALL, 100 FIBER-REINFORCED ONE COAT STUCCO BASE ON 20 GAUGE STUCCO WIRE ON 2 LAYERS GRADE 'D' ASPHALT-SATURATED KRAFT PAPER. C. COLOR: PALOMINO
- ROOF:
 - MANUFACTURER: METAL SALES
 - TYPE: STANDING SEAM
 - COLOR: GALVANIZED

Jay Jay Shapiro architect
 Santa Fe, NM 505.699.6161

A REMODEL FOR
 LINDA ARAGON
 312 PIND ROAD
 SANTA FE, NM 87501

SITE PLANS
 DATE: DECEMBER 28, 2015
 DRAWN BY: RUBY DELGADO
 APPROVED: JLS



A-2

GOLDSTEIN RESIDENCE REMODEL

312 PINO ROAD
SANTA FE, NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

MARTINEZ
ARCHITECTURE
STUDIO P.C.
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

OCTOBER 15, 2024

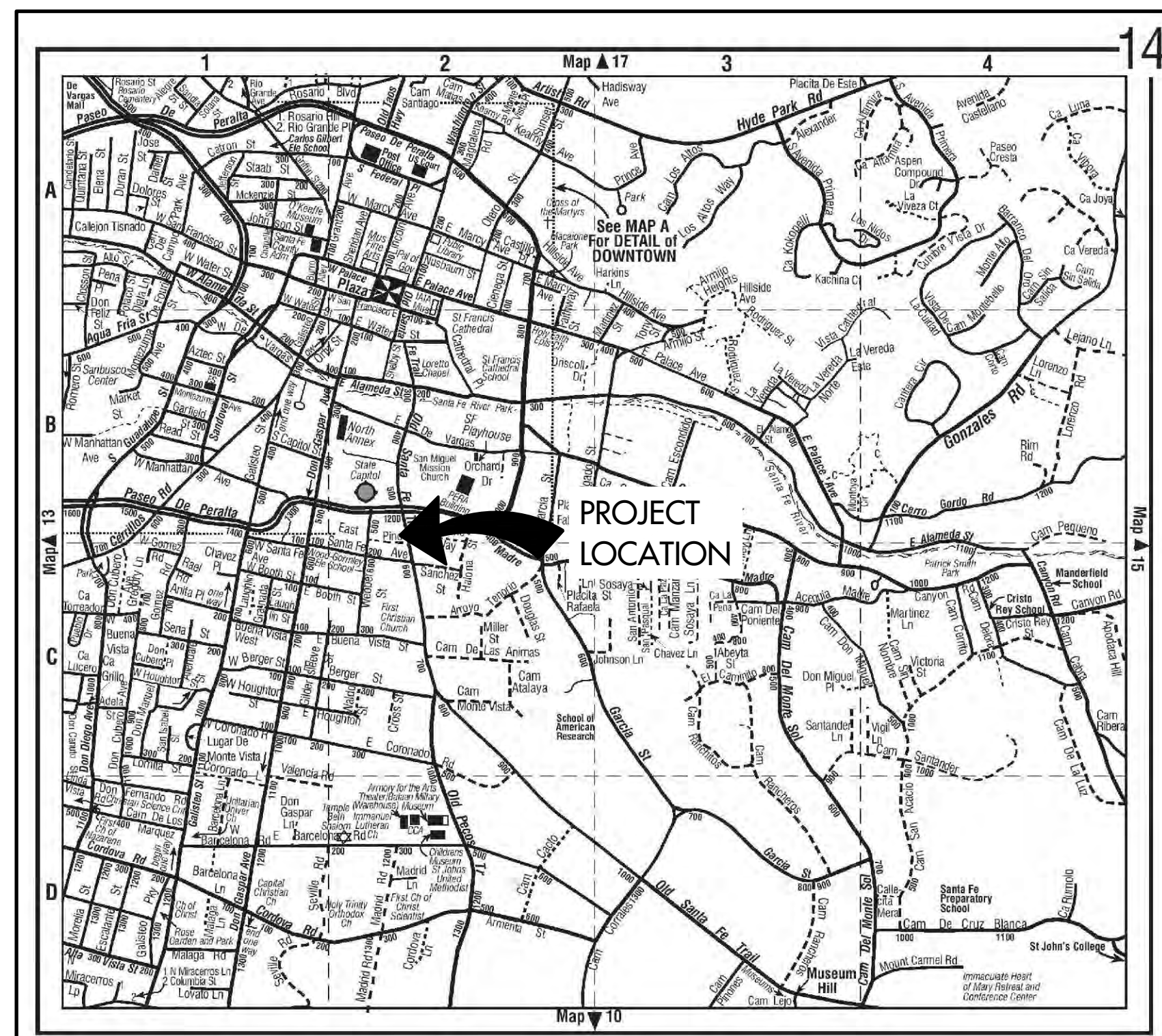
COVER
SHEET &
PROJECT
DATA

A
0.1

SET #

GOLDSTEIN - 2403

VICINITY MAP



FROM 200 LINCOLN AVE HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO OLD SANTA FE TRAIL. TURN LEFT ONTO PINO RD. DESTINATION WILL BE ON THE RIGHT

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 LSPS-HTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (LSEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC. FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK: WINDOW & DOOR REPLACEMENT, MOVE CELLAR ENTRANCE, ADD UTILITIES ENCLOSURE, REPAIR TRELLIS, CONVERT WINDOW TO METAL DOOR, ADD DECORATIVE METAL RAILING, ADD MINI SPLIT AC UNIT.

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS 1,236 S.F.

HEATED PORTALS: 216 S.F.

TOTAL ROOFED AREA: 1,452 S.F.

LOT AREA: - 3,142.87 S.F.

LOT COVERAGE: - 46.19%

OPEN SPACE REQUIREMENTS: - N/A

UTILITY DATA:

GAS: NATURAL GAS
ELECTRIC: UNDERGROUND
SEWER: MUNICIPAL SEWER
WATER: MUNICIPAL WATER

ZONING: RC-8

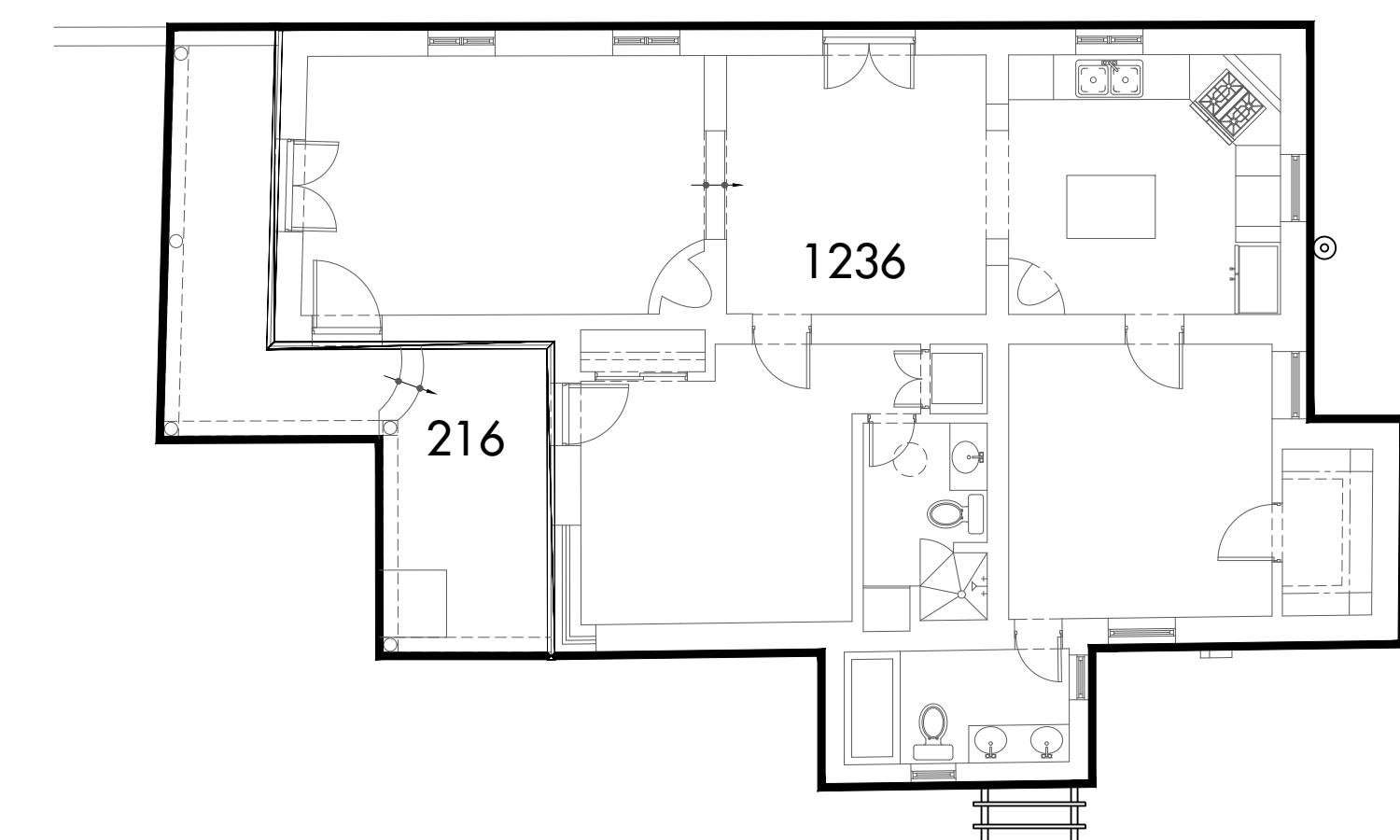
SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
SUBURBAN ARCHEOLOGICAL REVIEW DISTRICT

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DRAWING INDEX

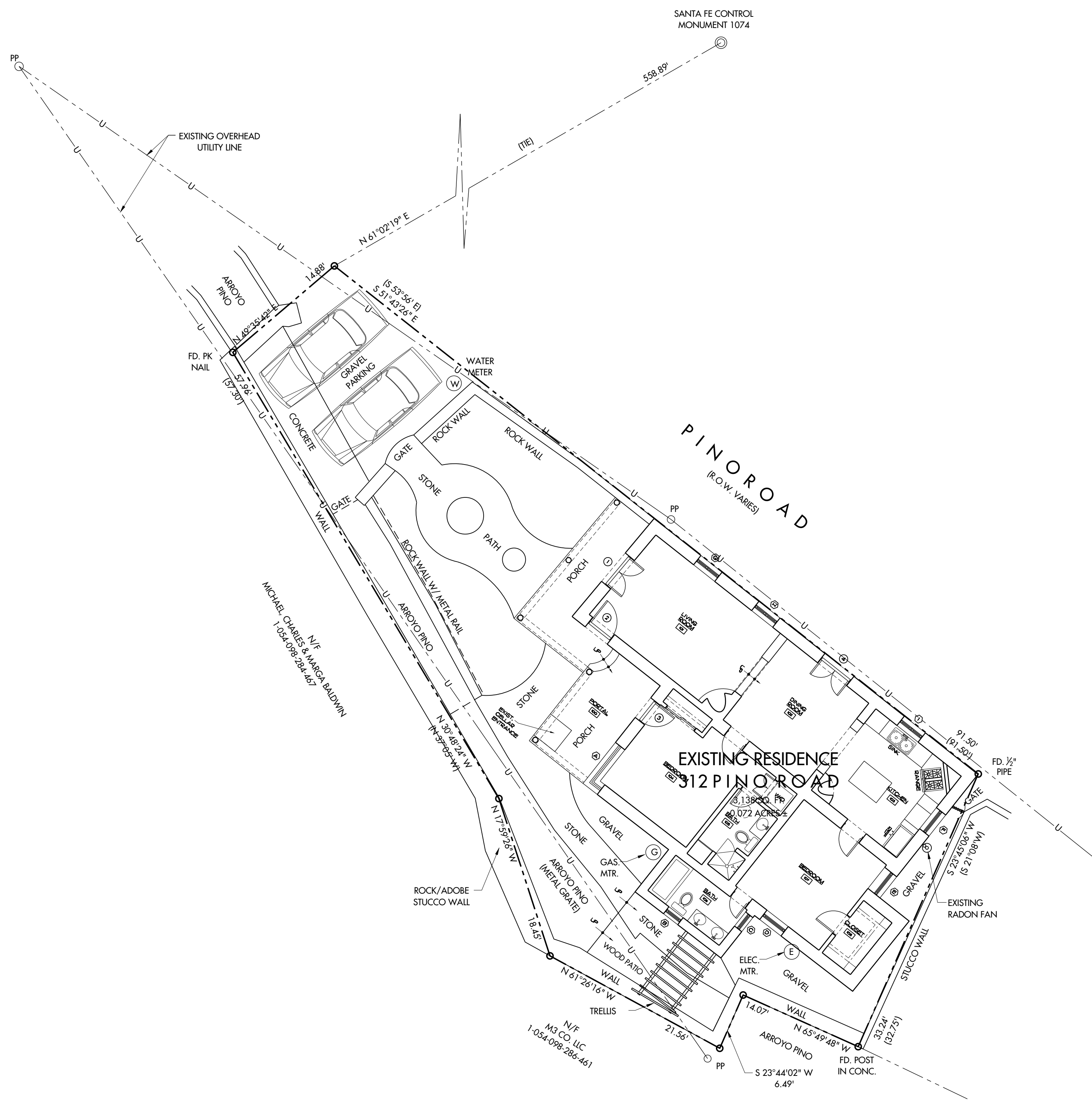
A-0.1 COVER SHEET & PROJECT DATA
A-1.0 EXISTING & PROPOSED SITE PLAN
A-2.0 EXISTING & PROPOSED FLOOR PLAN
A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS NORTH
A-3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS EAST
A-3.2 EXISTING & PROPOSED EXTERIOR ELEVATIONS SOUTH
A-3.3 EXISTING & PROPOSED EXTERIOR ELEVATIONS WEST
A-4.0 DOOR AND WINDOW SCHEDULE W/ DETAIL

AREA DIAGRAM



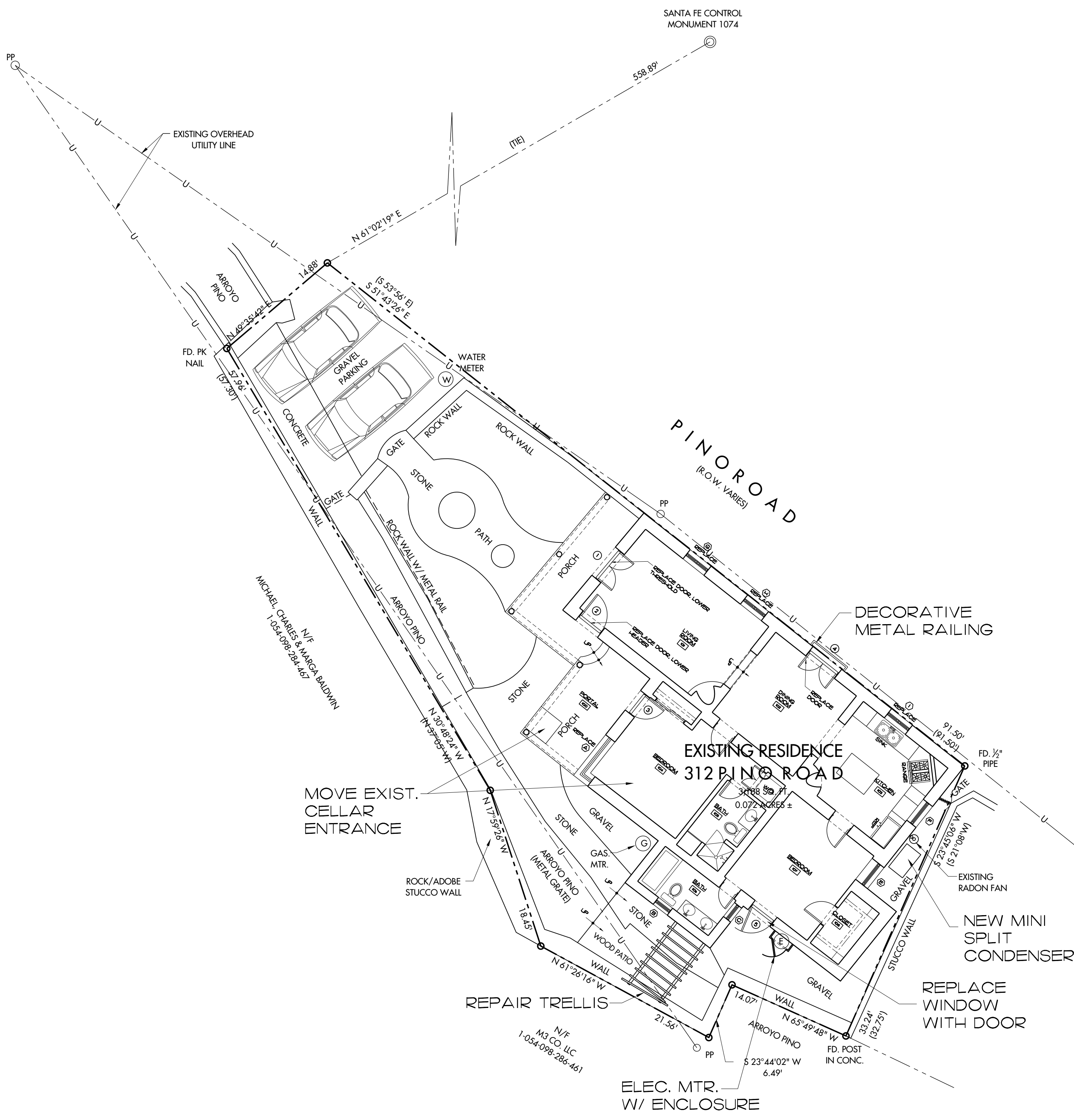
DESIGN PROFESSIONALS

ARCHITECT
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM 87504
(505) 989-4958, FAX (505) 989-8933



1 EXISTING SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

OLIVIA GARCIA
1-054-098-392-559



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1/8" = 1'-0"

OLIVIA GARCIA
1-054-098-392-559



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

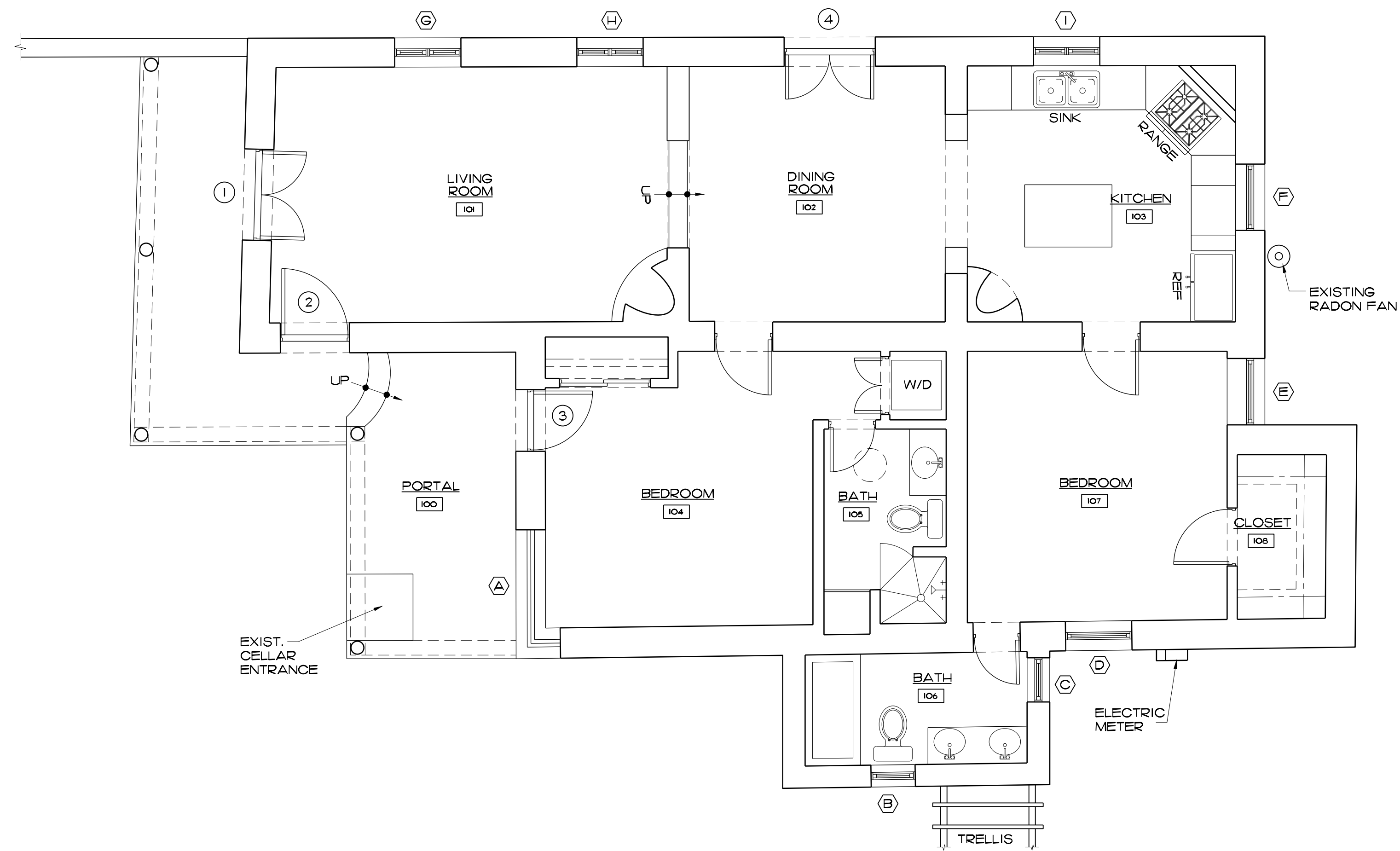
OCTOBER 15, 2024

EXISTING &
PROPOSED
SITE PLAN

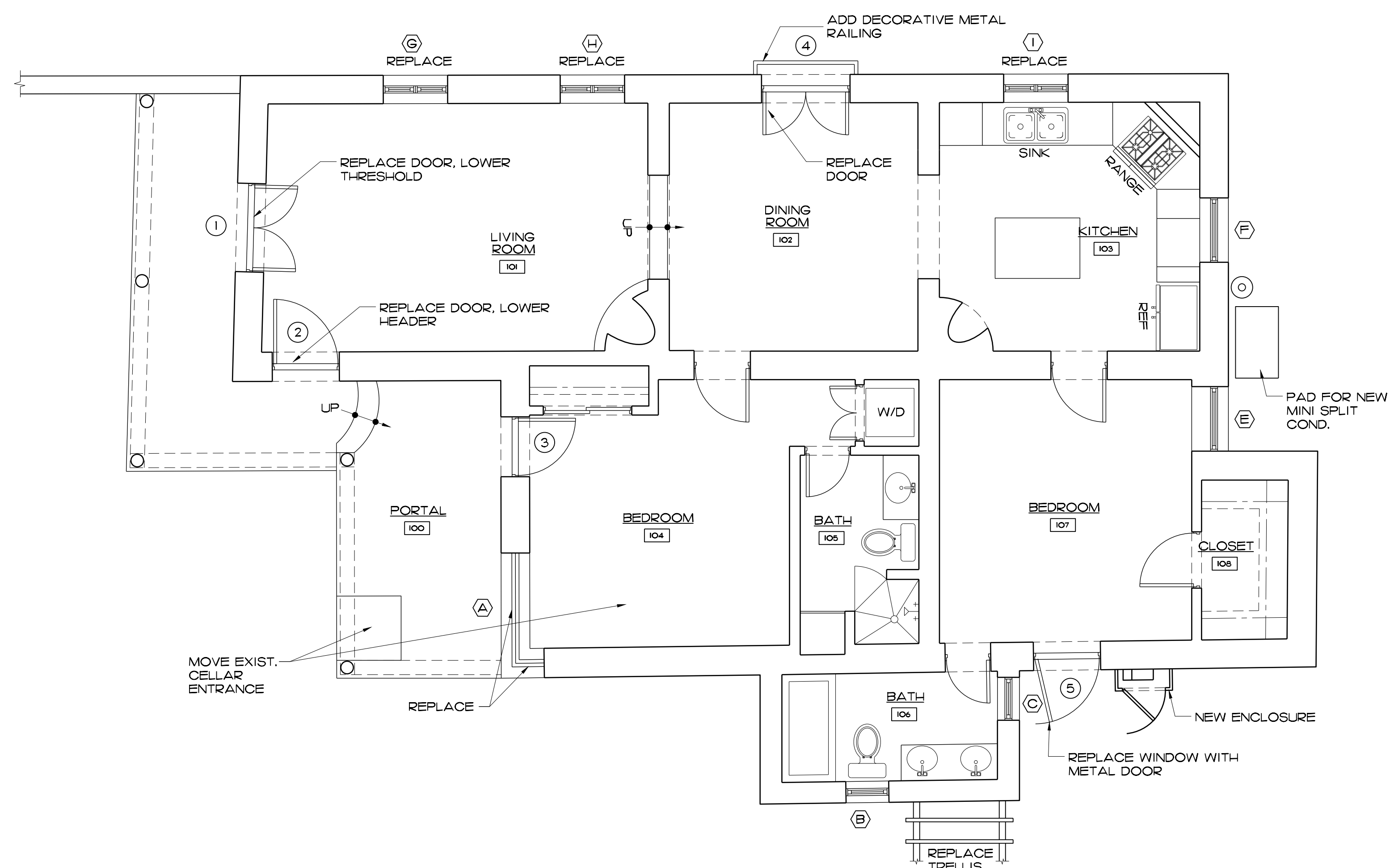
A
1.0

SET #

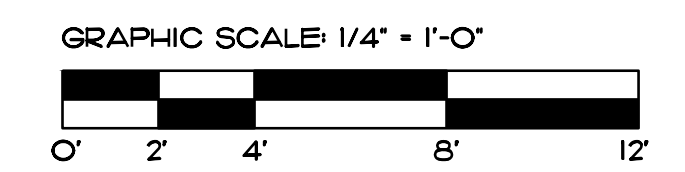
GOLDSTEIN - 2403



1 EXISTING FLOOR PLAN
A-20 SCALE: 1/4" = 1'-0" NORTH



2 PROPOSED FLOOR PLAN
A-20 SCALE: 1/4" = 1'-0" NORTH



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

GOLDSTEIN RESIDENCE
312 PINO ROAD
SANTA FE, NEW MEXICO

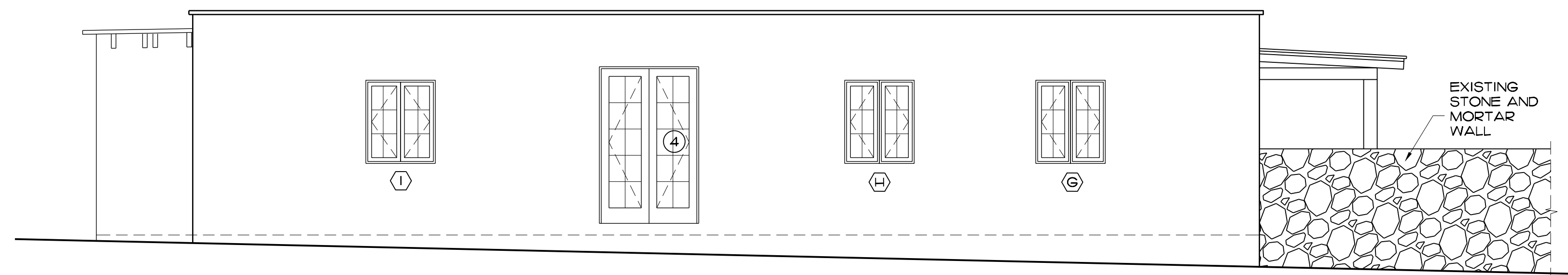
OCTOBER 15, 2024

EXISTING &
PROPOSED
FLOOR
PLAN

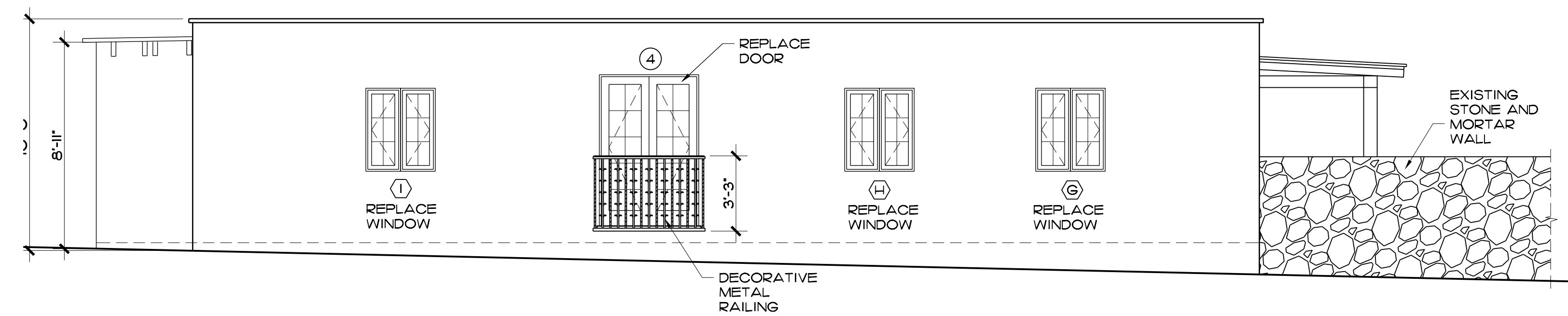
A
2.0

SET #

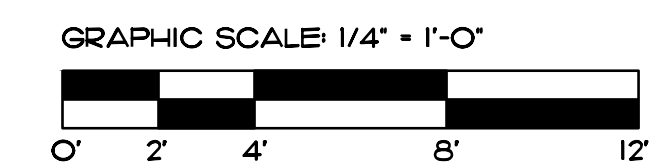
GOLDSTEIN - 2403

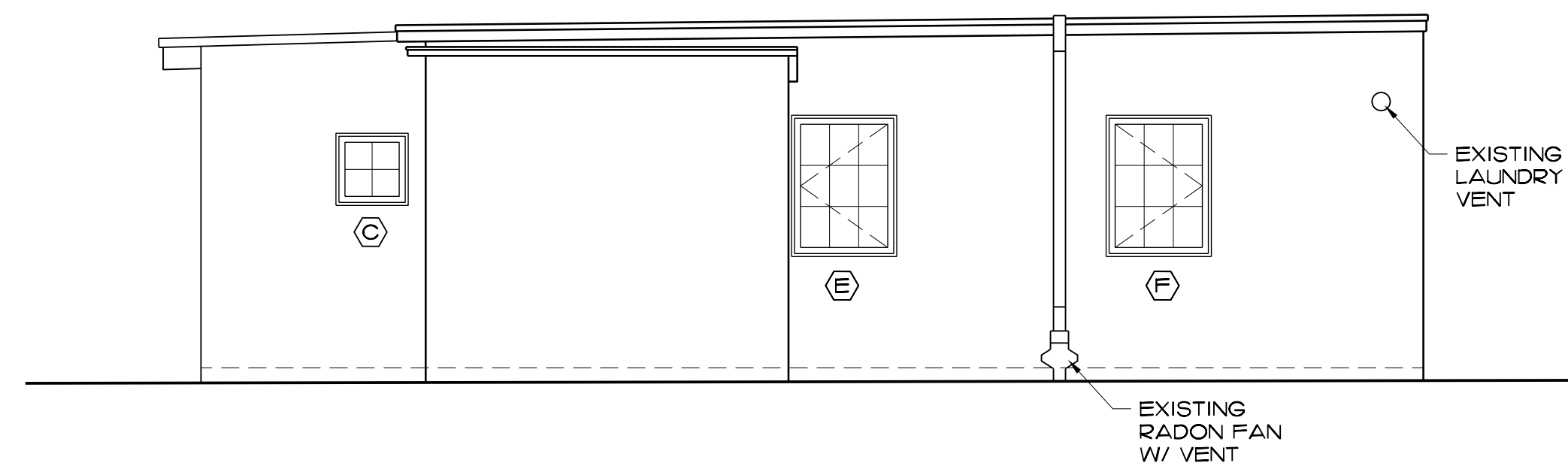


1 EXISTING NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

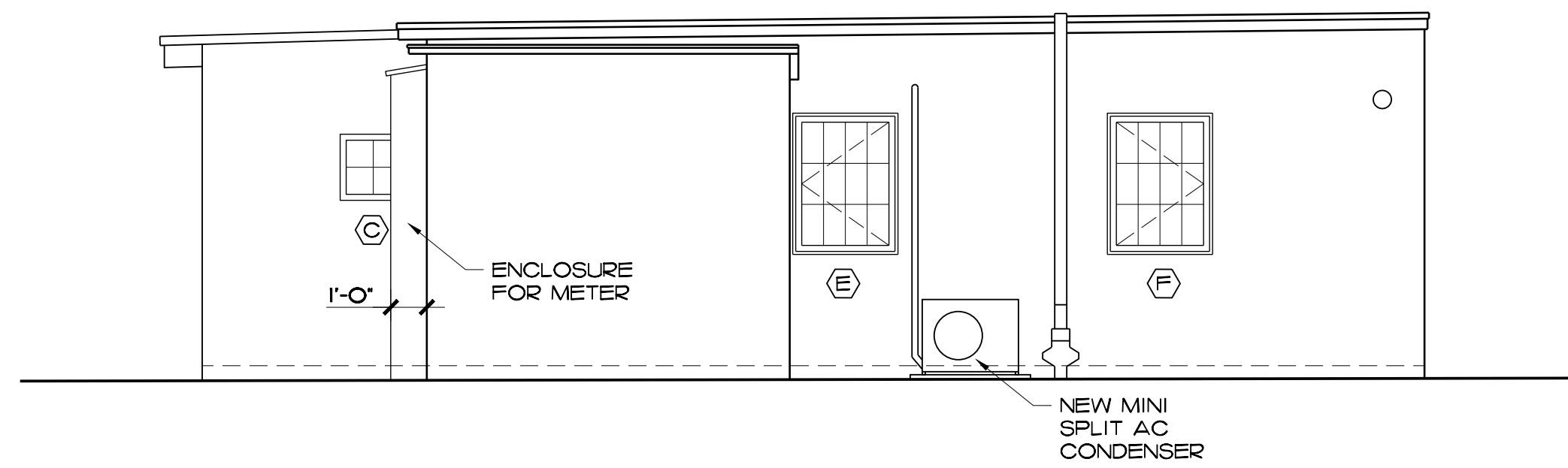


2 PROPOSED NORTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"

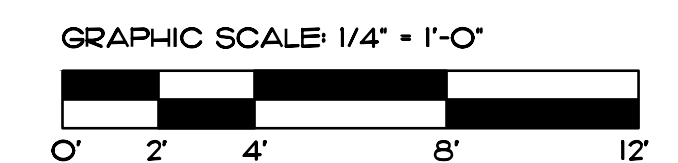


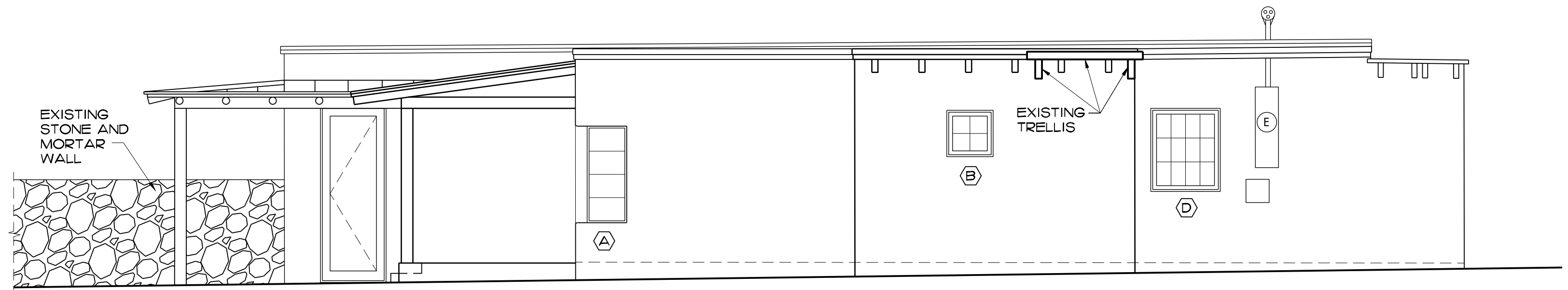


1 EXISTING EAST ELEVATION
A-3.1 / SCALE: 1/4" = 1'-0"

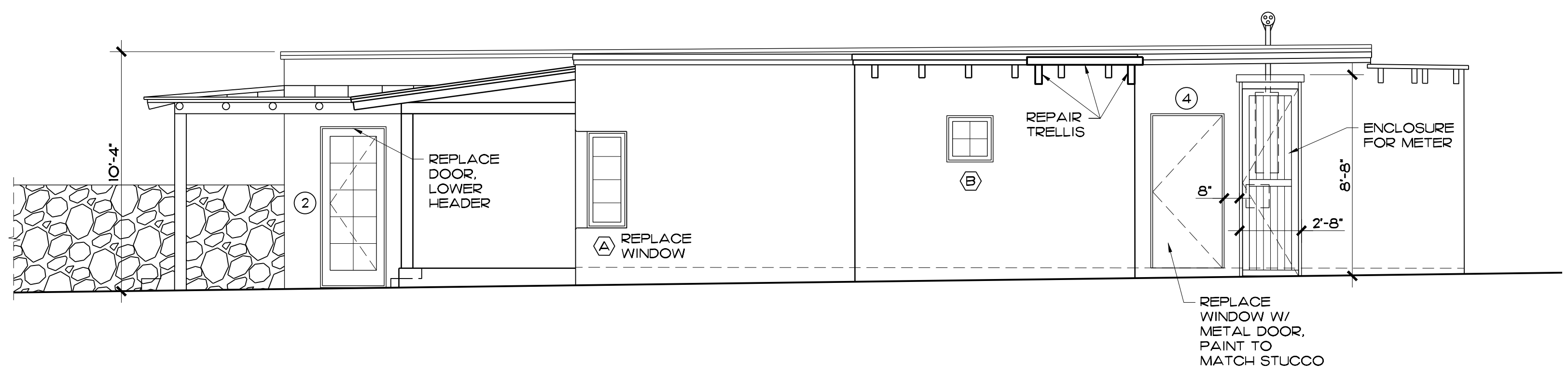


2 PROPOSED EAST ELEVATION
A-3.1 / SCALE: 1/4" = 1'-0"

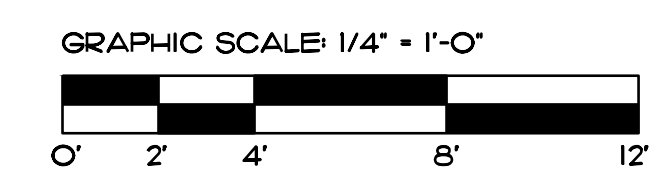


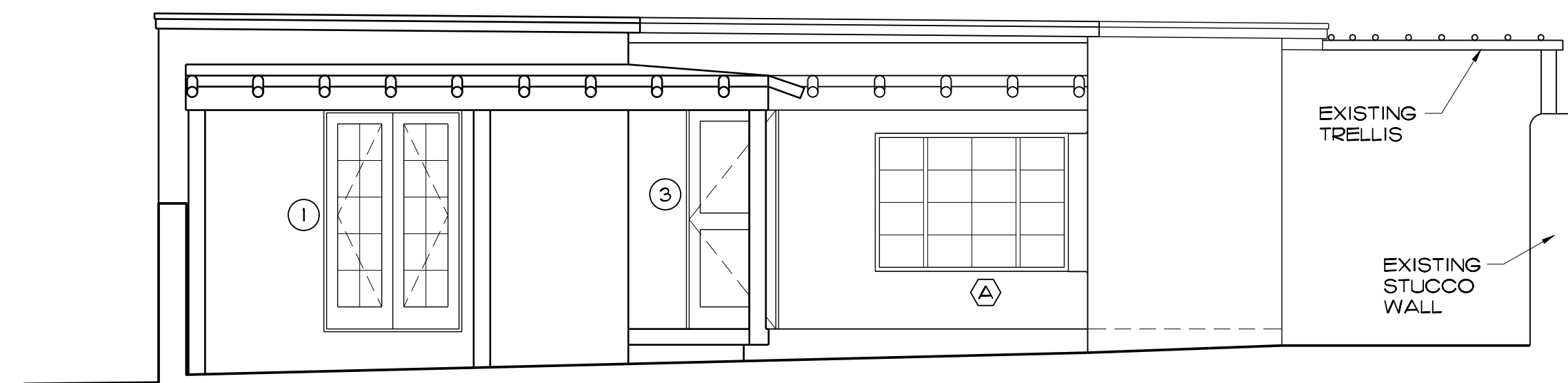


1 EXISTING SOUTH ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

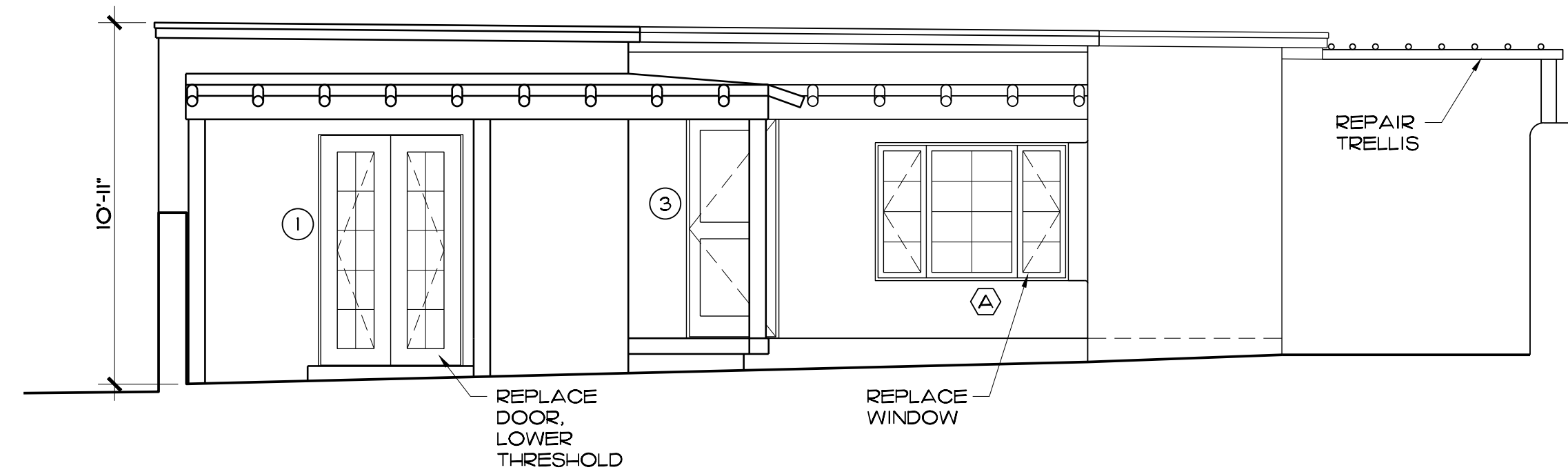


2 PROPOSED SOUTH ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"

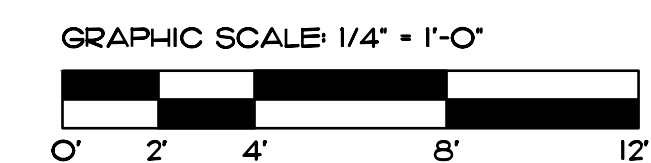


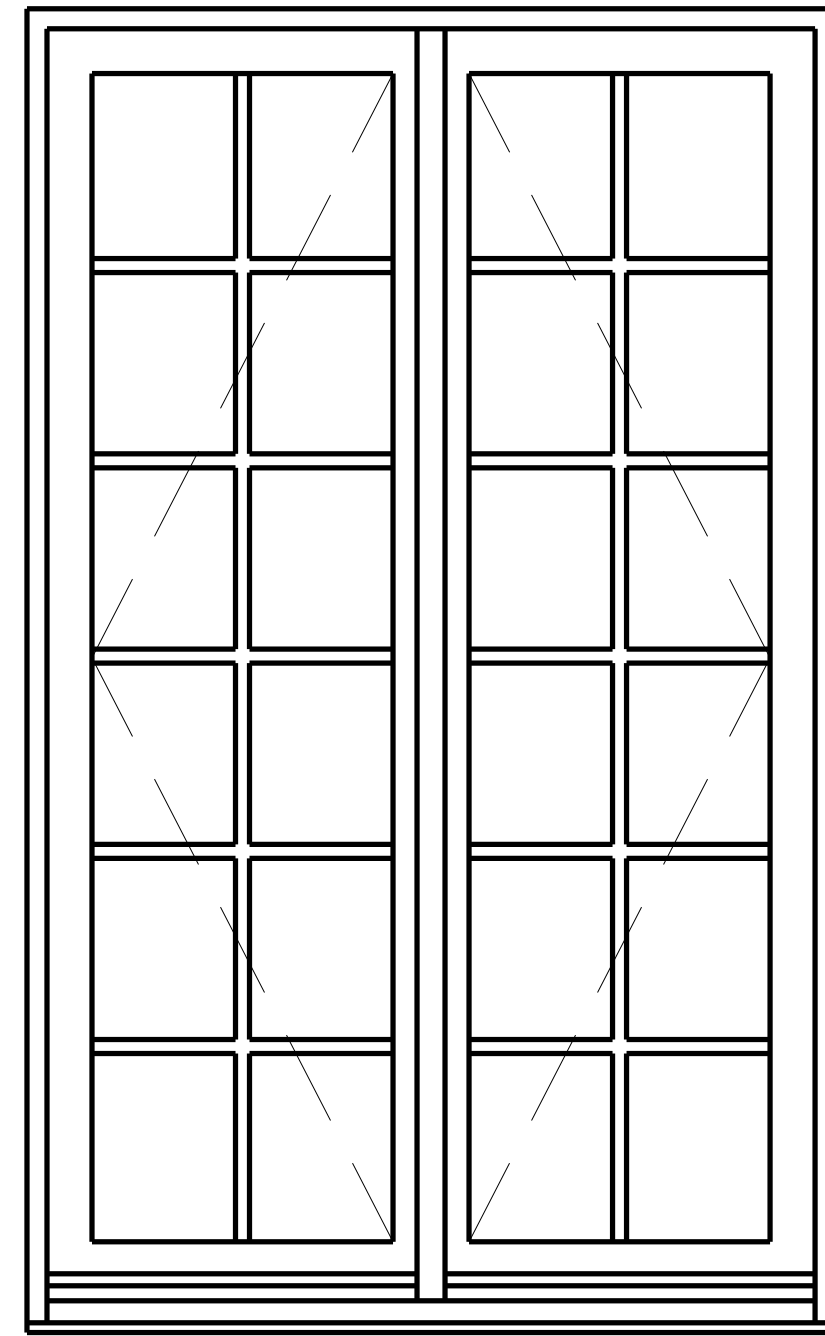


1 EXISTING WEST ELEVATION
A-3/1 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A-3/1 SCALE: 1/4" = 1'-0"





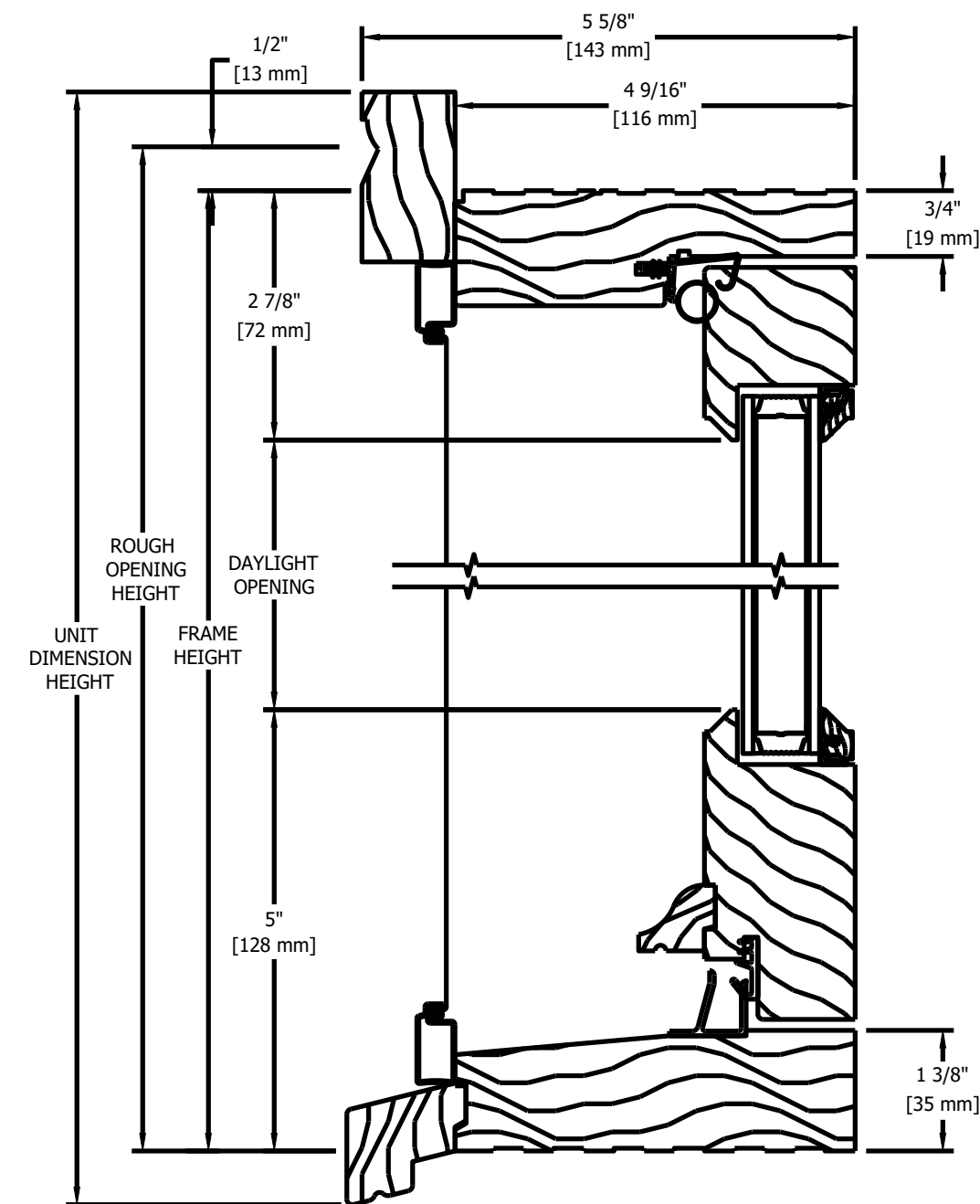
1 PROPOSED NEW FRENCH KOLBE DOOR
A-4.0 SCALE: 1" = 1'-0"

DOOR SCHEDULE								
SYM (X)	ROOM NAME	RM #	LEAF SIZE	DOOR TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
1	LIVING ROOM	101	(2) 2'-0"X6'-8"	EXTERIOR FRENCH INSWING	KOLBE	HERITAGE	WHITE	REPLACE EXISTING, LOWER THRESHOLD
2	LIVING ROOM	101	3'-2"X6'-8"	EXTERIOR INSWING	KOLBE	HERITAGE	WHITE	REPLACE EXISTING, LOWER HEADER
3	BEDROOM	104	2'-8"X6'-8"	EXTERIOR INSWING	--	--	WHITE	EXISTING
4	DINING ROOM	102	(2) 2'-0"X6'-8"	EXTERIOR FRENCH INSWING	KOLBE	HERITAGE	WHITE	REPLACE EXISTING, WILL HAVE METAL RAILING OUTSIDE
5	BEDROOM	107	3'-0"X6'-8"	METAL OUTSWING	CONTRACTOR CHOICE	--	MATCH STUCCO	REPLACE WINDOW D WITH METAL DOOR

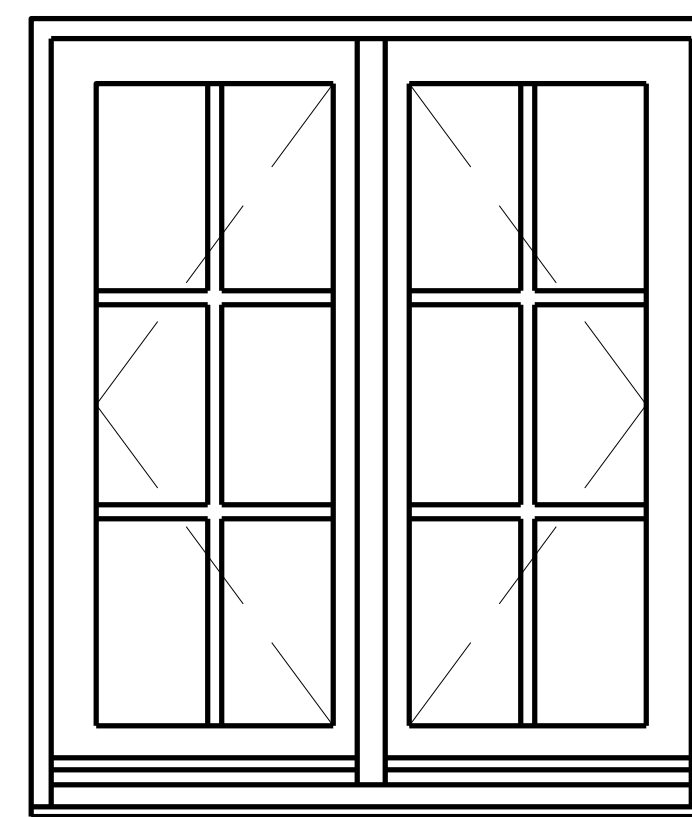
NOTE: PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS. PROVIDE DOOR HARDWARE ON ALL DOORS TO MATCH EXISTING. PROVIDE CLADDING ON ALL DOORS AND WINDOWS TO MATCH EXISTING.

WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	BEDROOM	104	5'-10"X4'-2" 90° 1'-7"X4'-2"	CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING
B	BATH	106	2'-1"X2'-1"	AWNING CLAD/WOOD	--	--	WHITE	
C	BATH	106	2'-1"X2'-1"	AWNING CLAD/WOOD	--	--	WHITE	
D	BEDROOM	107	2'-11"X3'-11"	CASEMENT	--	--	WHITE	REPLACING WINDOW WITH DOOR 5
E	BEDROOM	107	2'-11"X3'-11"	CASEMENT	--	--	WHITE	
F	KITCHEN	103	2'-11"X3'-11"	CASEMENT	--	--	WHITE	
G	LIVING ROOM	101	3'-3"X3'-9"	INSWING FRENCH CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING
H	LIVING ROOM	101	3'-3"X3'-9"	INSWING FRENCH CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING
I	KITCHEN	103	3'-0"X3'-6"	INSWING FRENCH CASEMENT	KOLBE	HERITAGE	WHITE	REPLACE EXISTING

NOTE:



2 KOLBE HERITAGE WINDOW DETAIL
A-4.0 SCALE: 6" = 1'-0"



3 PROPOSED NEW KOLBE WINDOW
A-4.0 SCALE: 1" = 1'-0"