

GUESTHOUSE REMODEL AND ADDITION

428 A San Antonio Street
Santa Fe NM, 87501

Building Criteria

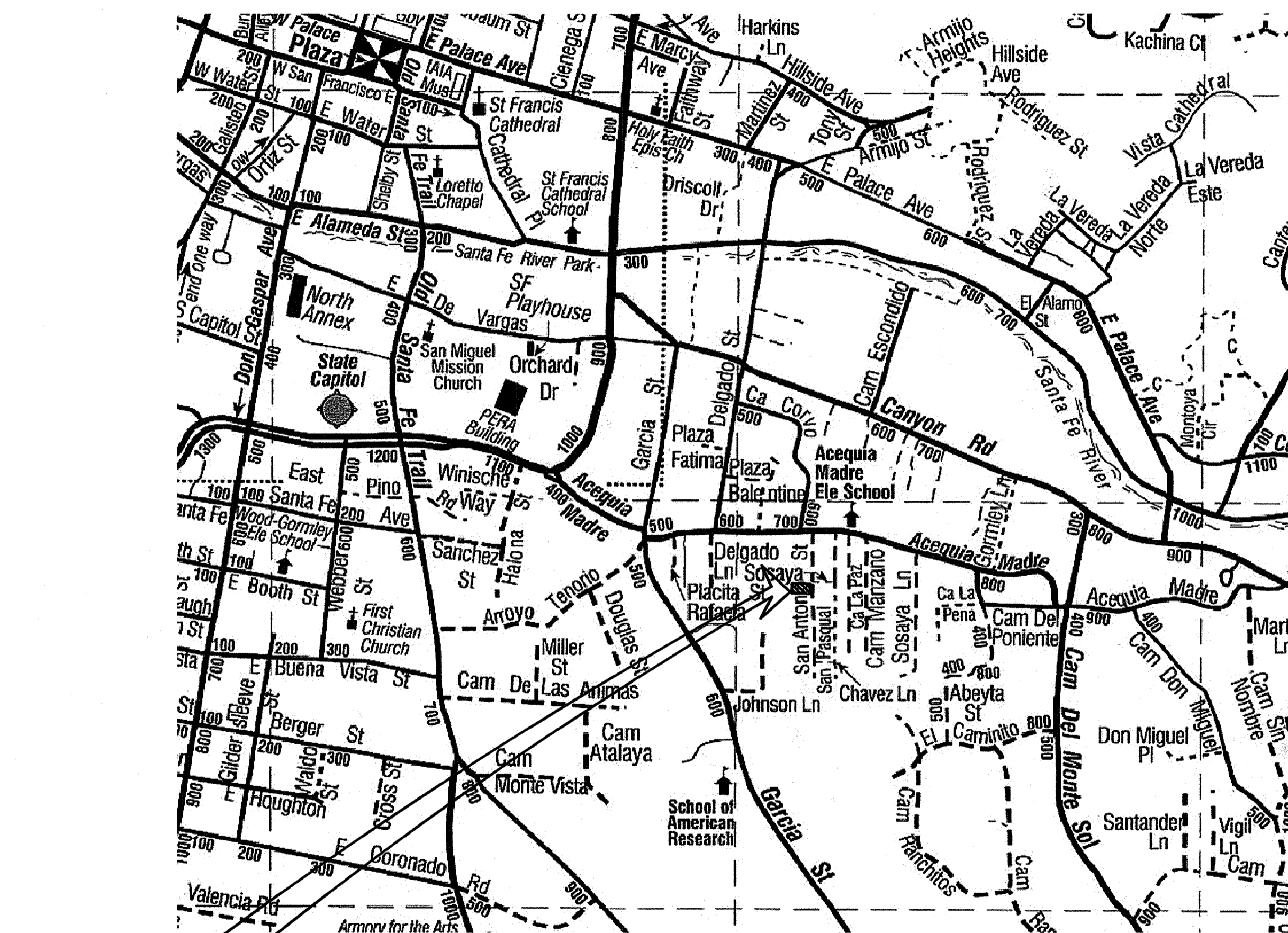
OWNER: Wendy Fairman
 SITE: 428 A San Antonio St., Santa Fe, New Mexico
 CONSTRUCTION STYLE: Flat roofs w/ parapets and brick caps, stucco exterior
 UTILITIES: Sewer: City Sewer
 Water: City Water
 Gas: Natural Gas Service by Gas Company of NM
 Electrical Service: PNM
 SOILS: Owner and Contractor to confirm

EXISTING BUILDING AREA
 DETACHED GARAGE: 339 SF
 PROPOSED BUILDING AREA
 NEW GARAGE ADDITION 456 SF
 TOTAL EXISTING & PROPOSED SQ. FT.: 795 SF

Building Code Information

2009 IBC &
CITY OF SANTA FE
LAND DEVELOPMENT CODE

OCCUPANCY TYPE: R-3
 ZONING: RC-8
 LOT SIZE: (Min. lot size 4,000 Sq. ft.)
 This lot +/- 9,327 sq. ft. (0.214 ACRES)
 HISTORIC DISTRICT: Downtown and Eastside
 BUILDING STATUS: Main House = Significant
 Garage = Contributing
 BUILDING HEIGHT: Determined by Historic Preservation District
 height calculation for building and yardwalls
 OPEN SPACE: Common Open Space not required
 Private Open Space required equal to but not less than 1/4 of gross floor area
 (needs to meet section 14-8.4(H))
 Existing required 508 sq. ft.
 Proposed required 673 sq. ft.
 LOT COVERAGE: 40% MAX
 EXISTING - 21.7% Lot Coverage
 PROPOSED - 28.8% Lot Coverage
 SETBACK: Front- None required if wall between 6 and 8 feet in height is built
 between street and building, if not then 15'-0" setback required
 Side- 5'-0" required
 Rear- 5'-0" accessory structure and 15'-0" for residence
 PARKING REQUIREMENTS: 2 per residence, and 1 per bedroom in accessory structure



SITE

Vicinity Map



ARCHITECTURAL
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E-MAIL: architecturalalliance@archallinc.com
WEBSITE: www.archallinc.com

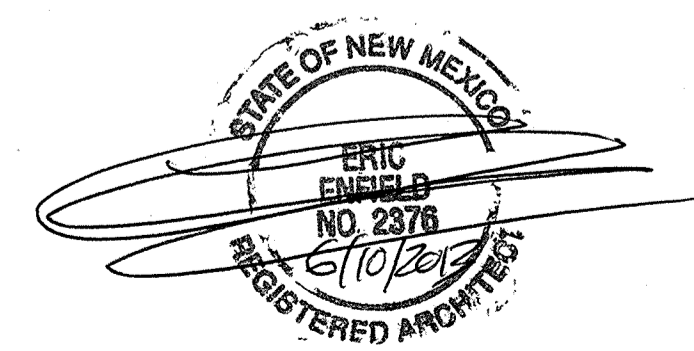
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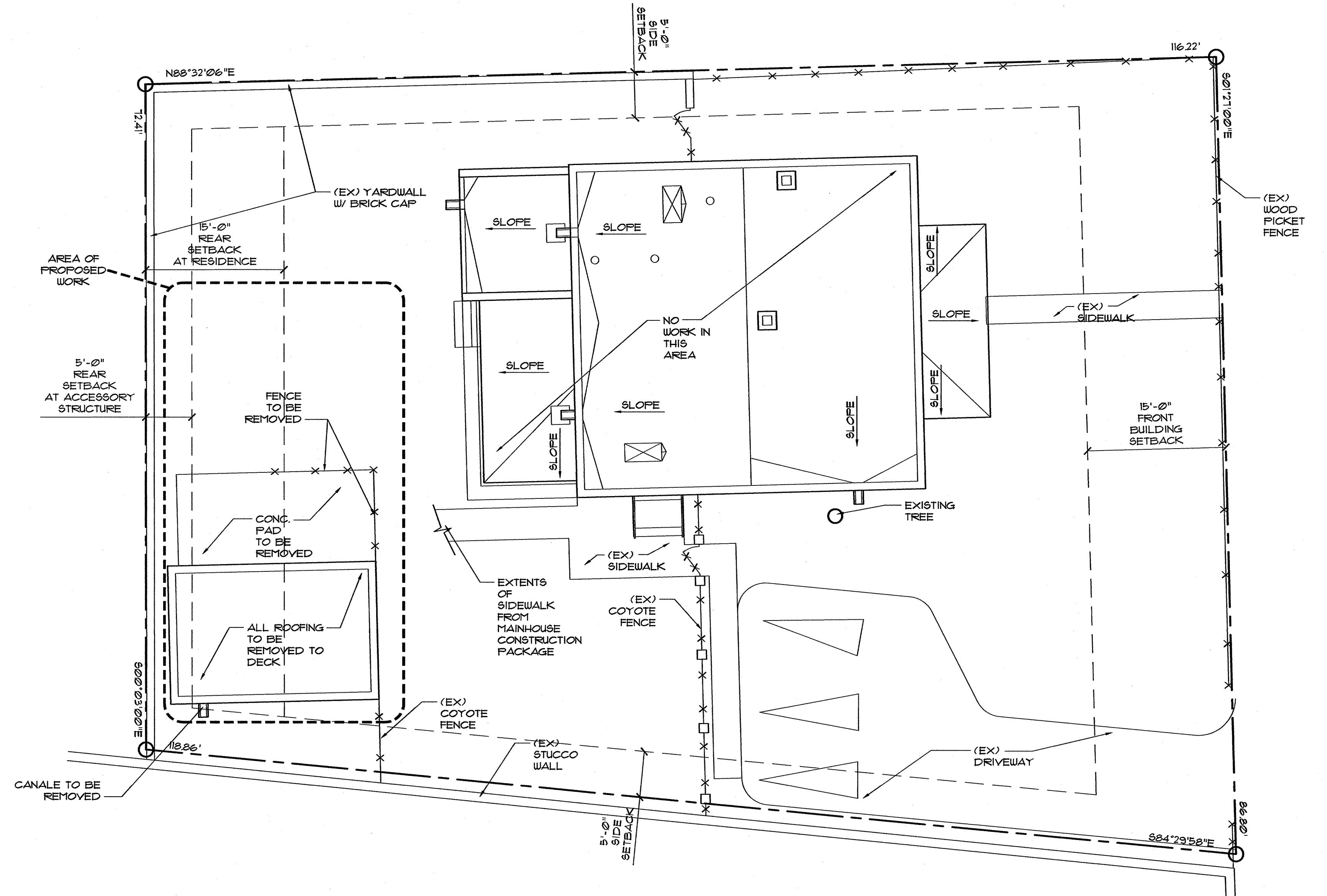
Drawing Index

- C-0 COVER
- C-1 EXISTING SITE PLAN
- C-2 PROPOSED SITE PLAN
- S-1 FOUNDATION AND FRAMING
- S-2 SECTIONS/DETAILS
- A-1 EXISTING FLOORPLAN
- A-2 PROPOSED FLOORPLAN
- A-3 EXISTING & PROPOSED ELEVATIONS
- A-4 SCHEDULES
- E-1 ELECTRICAL PLAN

GUESTHOUSE REMODEL AND ADDITION
428 A SAN ANTONIO STREET



CONSTRUCTION SET :
JUNE 10, 2013
ARCHITECT'S PROJECT NUMBER 11-35



EXISTING/DEMO SITEPLAN

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



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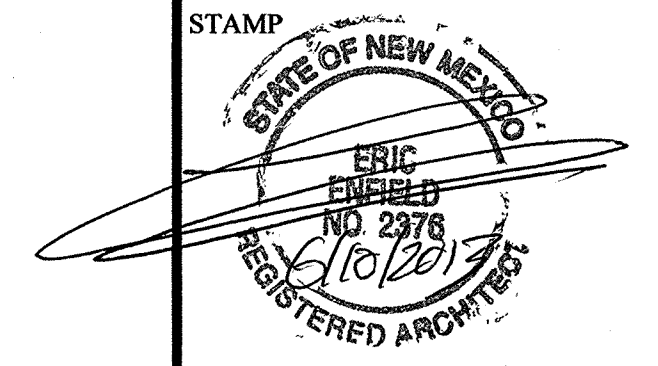
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NO.	REVISION/SUBMISSION	DATE

STAMP



PROJECT TITLE

ADDITION FOR
**WENDY
FAIRMAN**

428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

PROJECT NO. 11-35

CHECKED BY	EE	DATE	6/10/13
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DRAWN BY	DL	DATE	6/10/13
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SHEET TITLE

**EXISTING
SITE PLAN**

SHEET NO.

C-1

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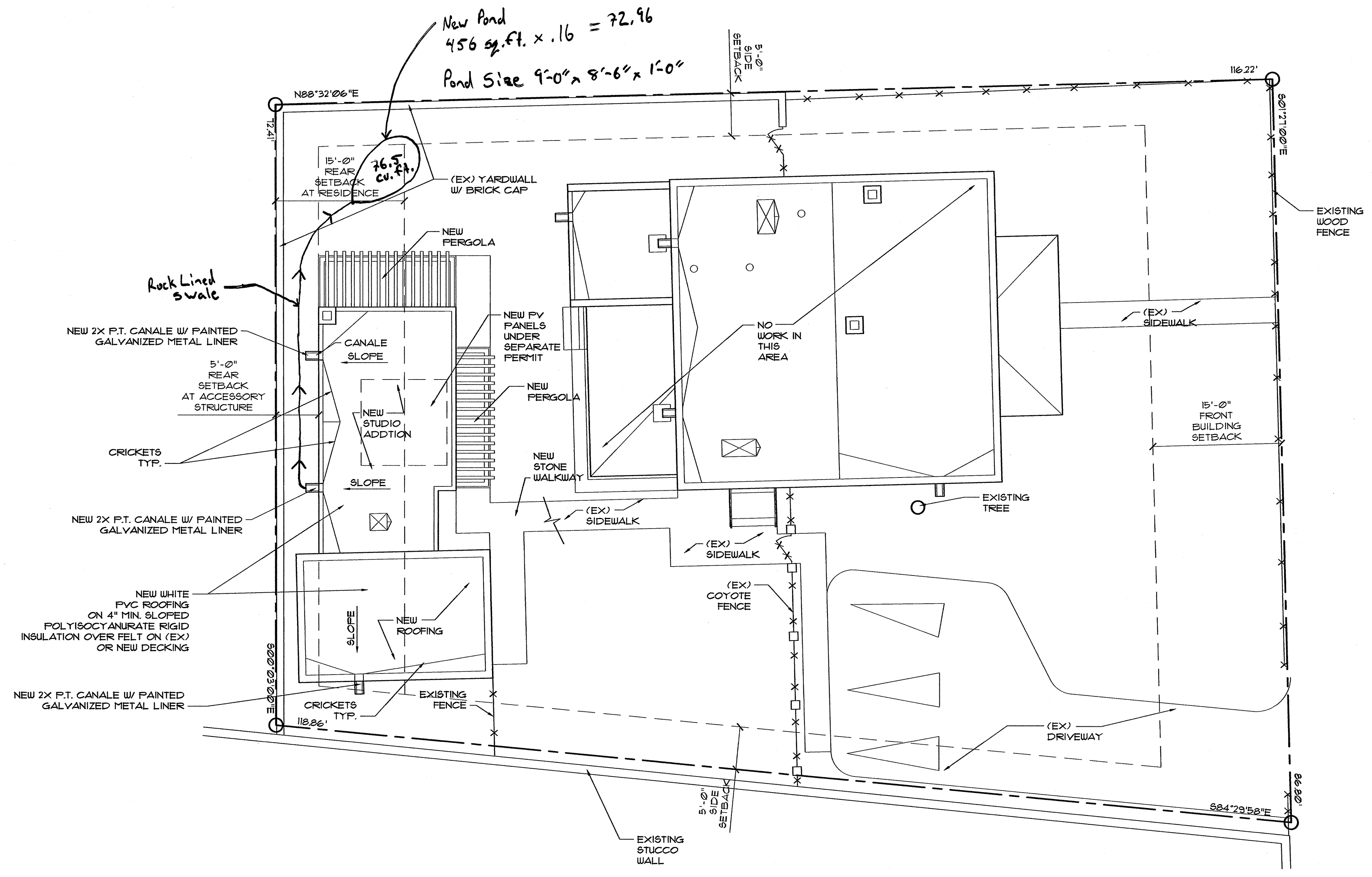
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SHEET TITLE

**PROPOSED
SITE PLAN**

SHEET NO.

C-2

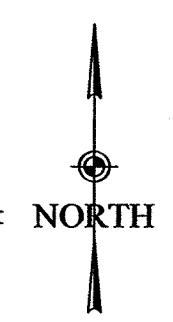


SAN ANTONIO STREET

GENERAL NOTES:
1. ALL ROOF SLOPES TO SLOPE A MIN. OF 1/4" PER 1'-0"
2. INSURE ALL GRADES SLOPE AWAY FROM BUILDING, UNLESS NOTED OTHERWISE.

PROPOSED SITEPLAN

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

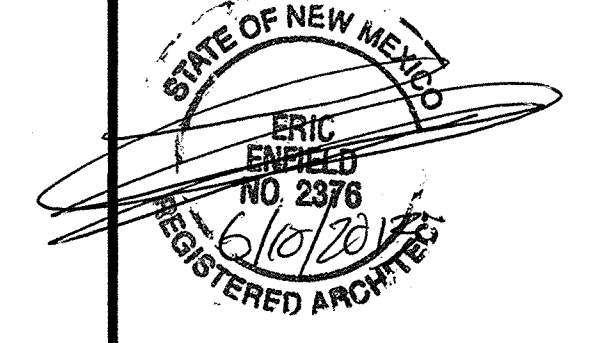


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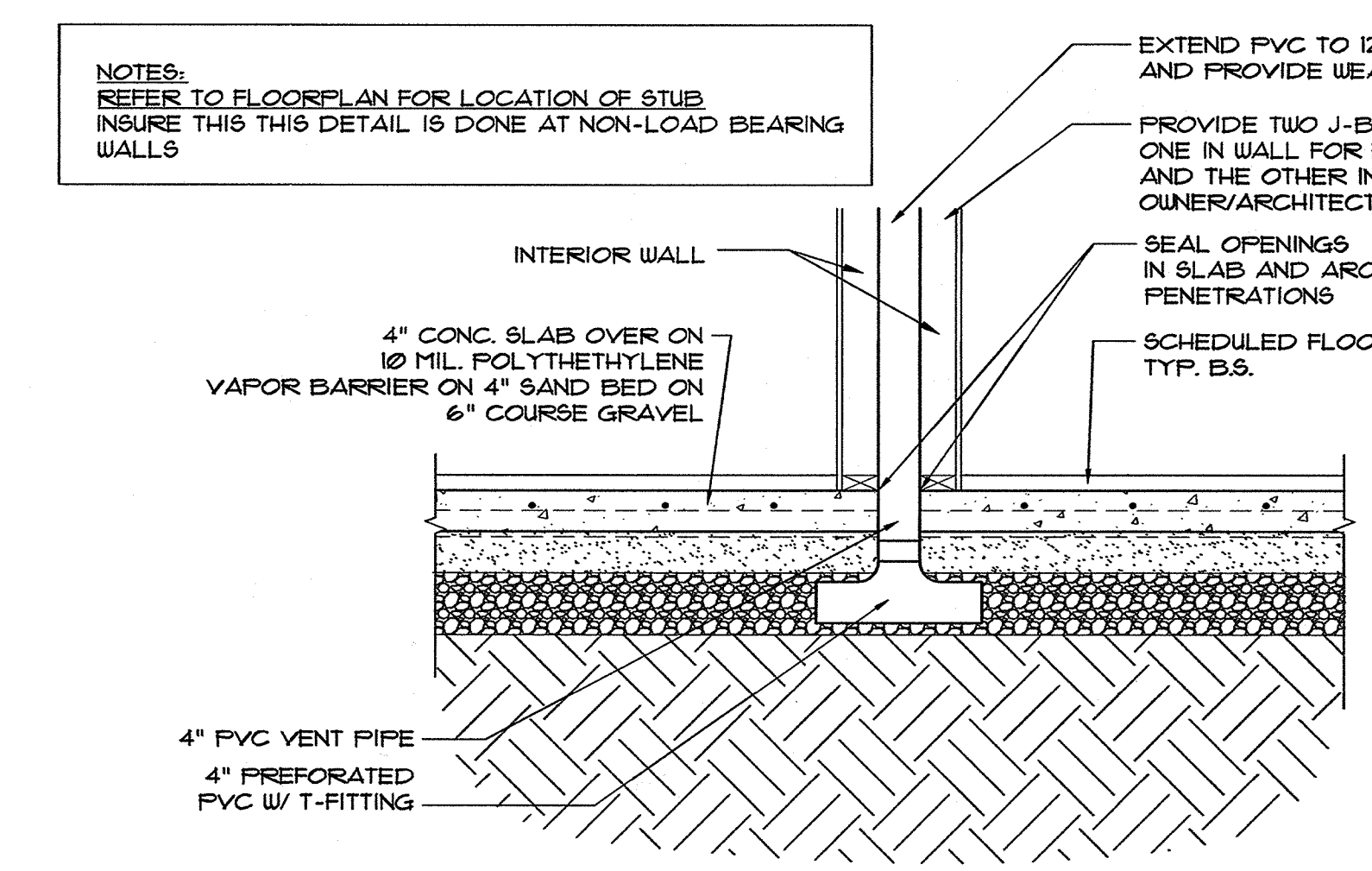
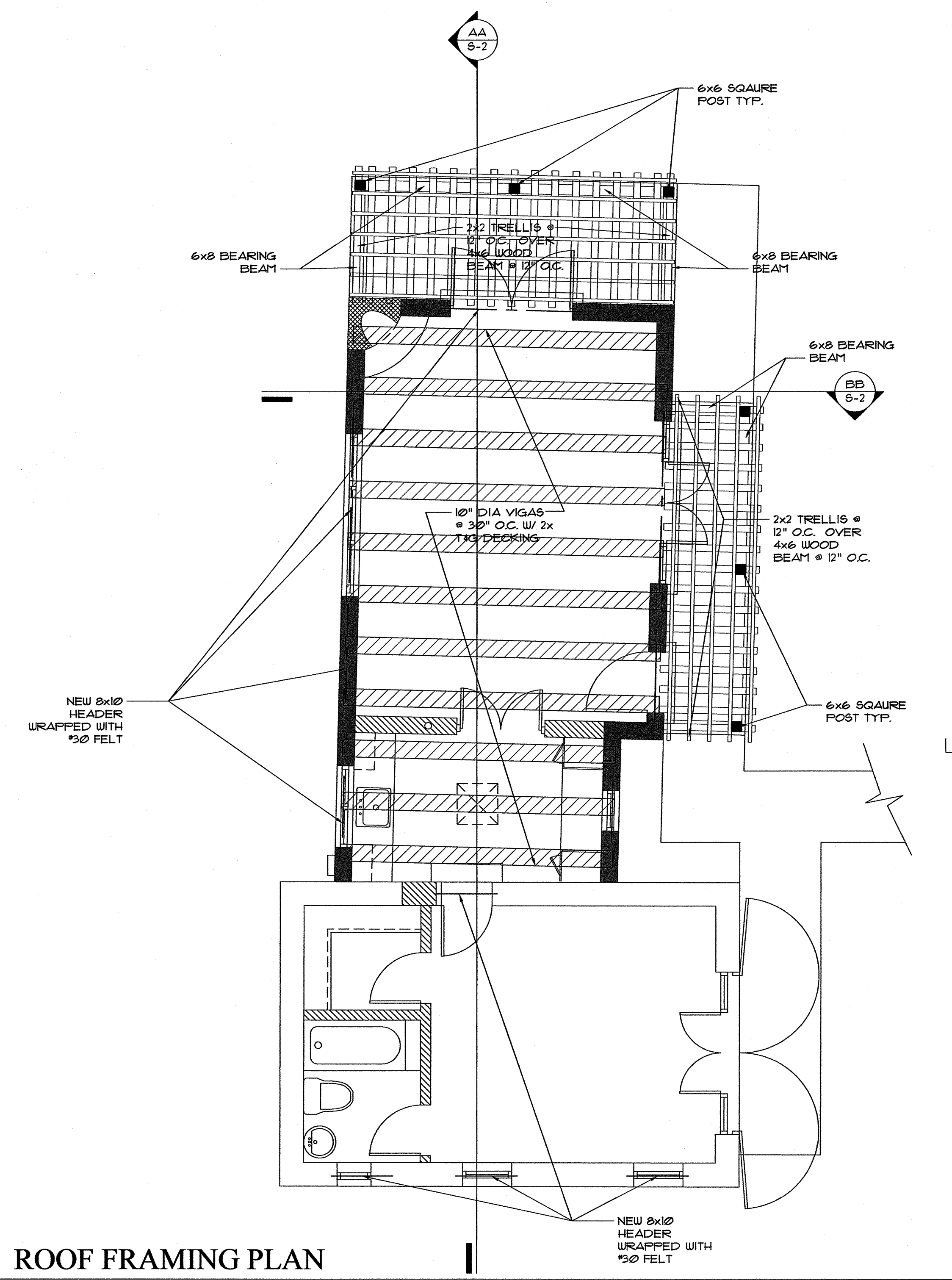
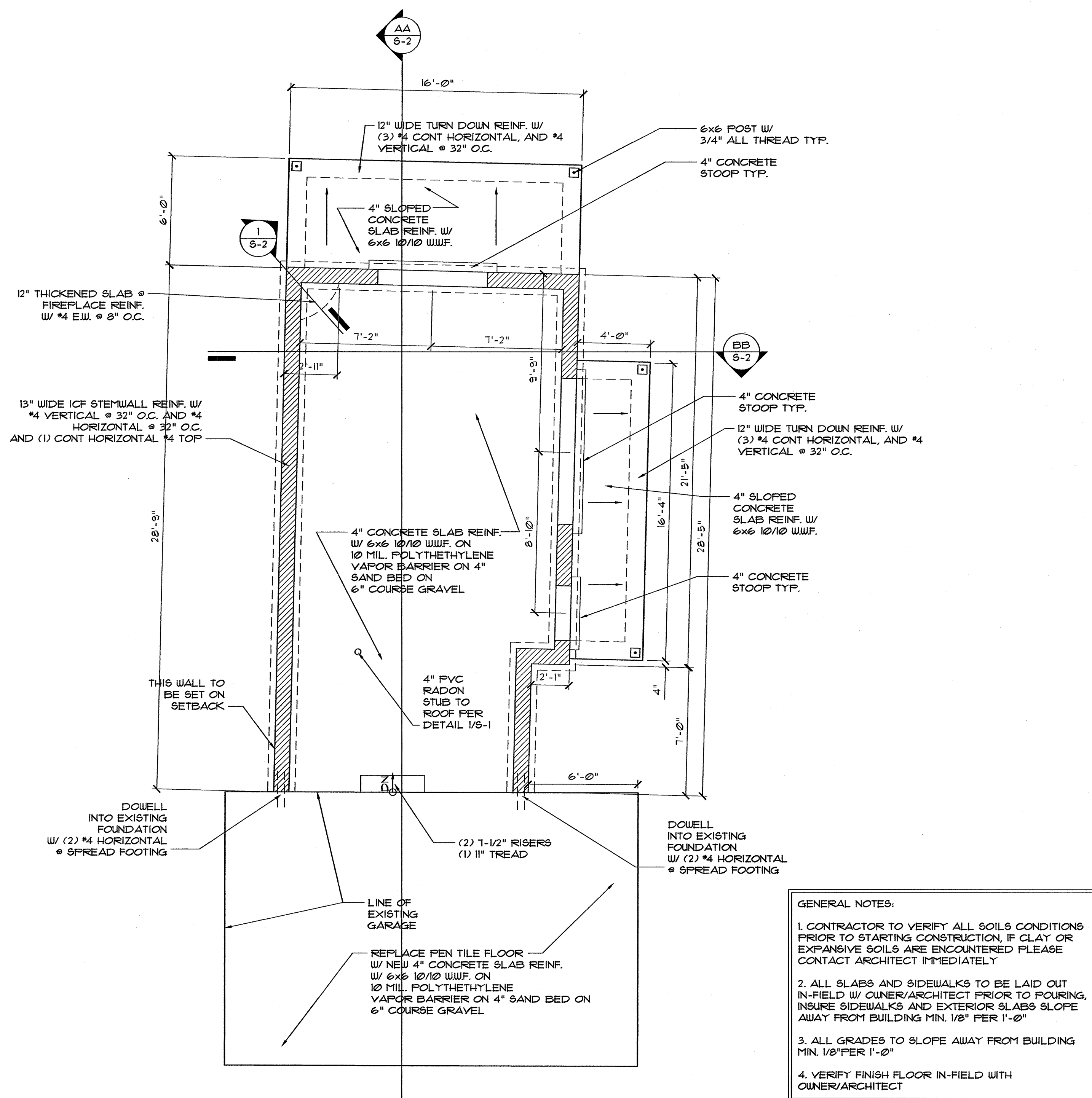
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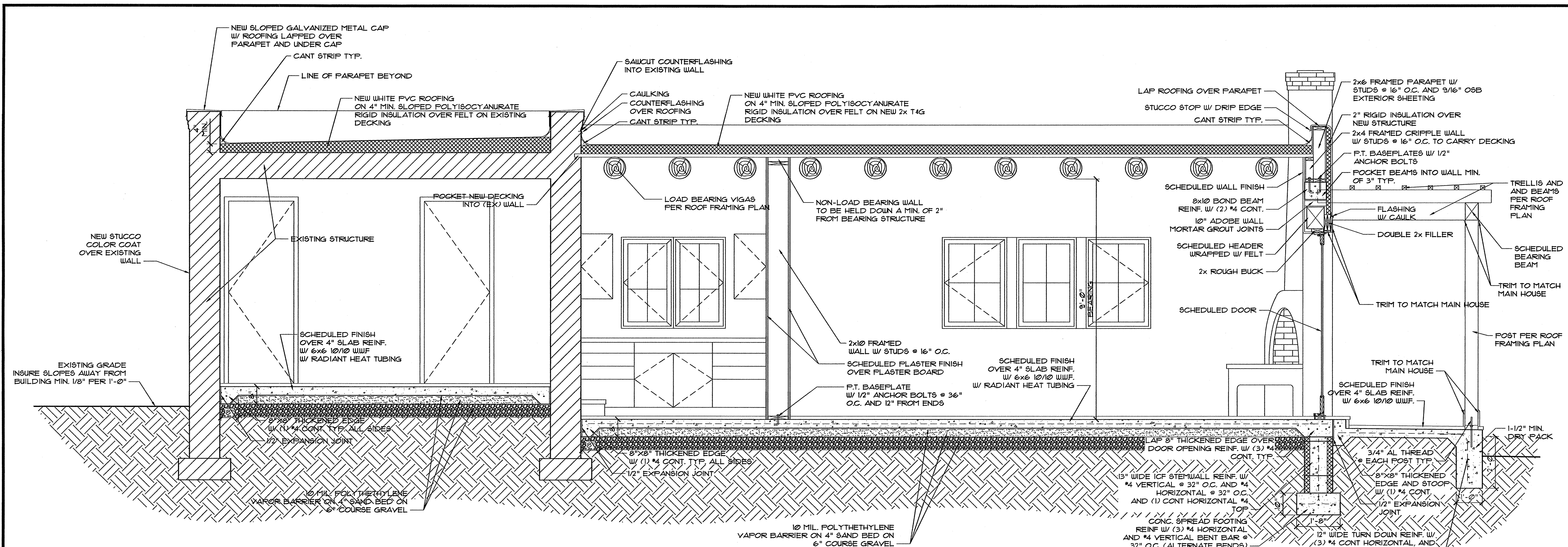
**FOUNDATION &
ROOF FRAMING
PLANS**

SHEET NO.

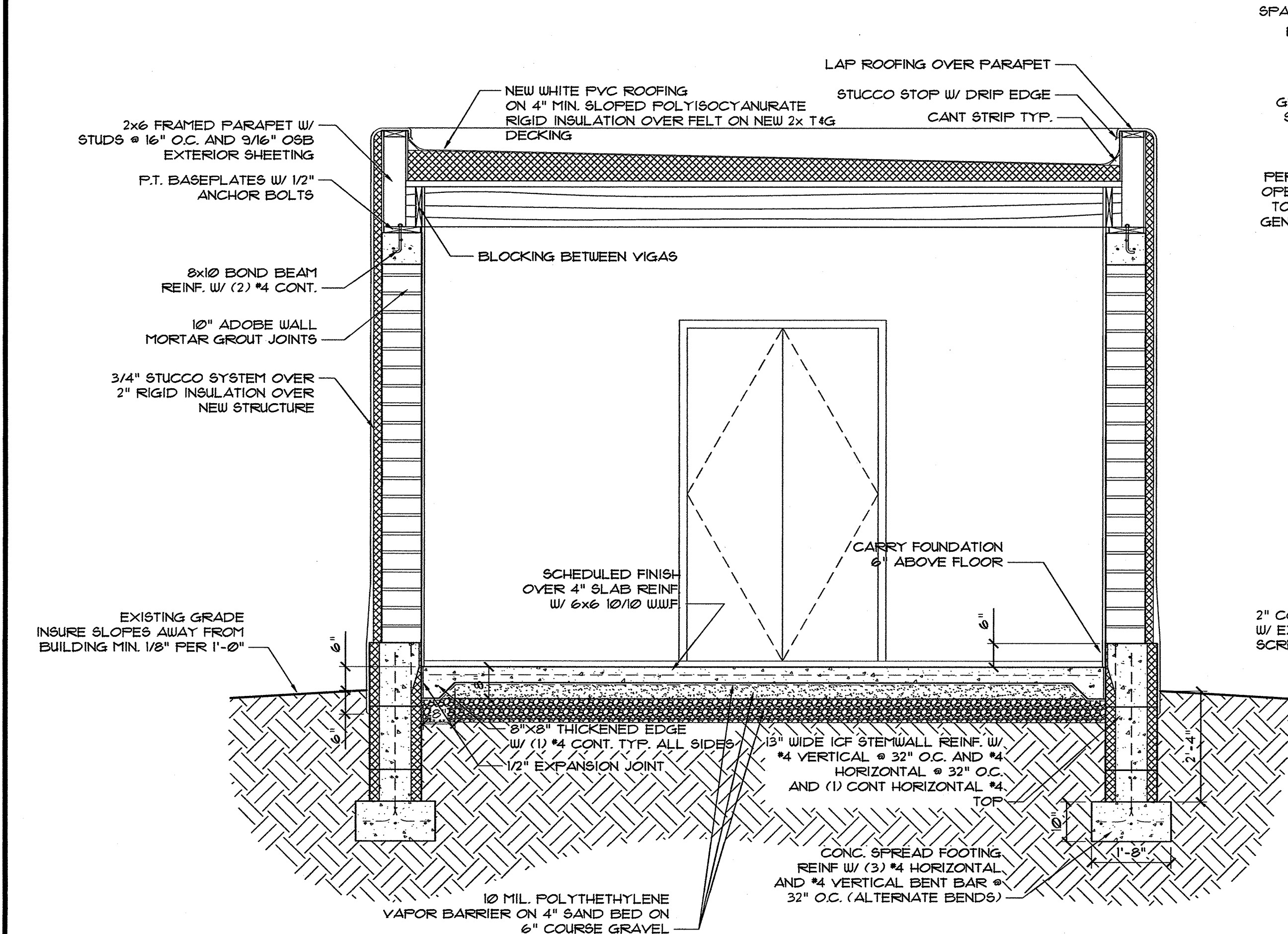
S-1



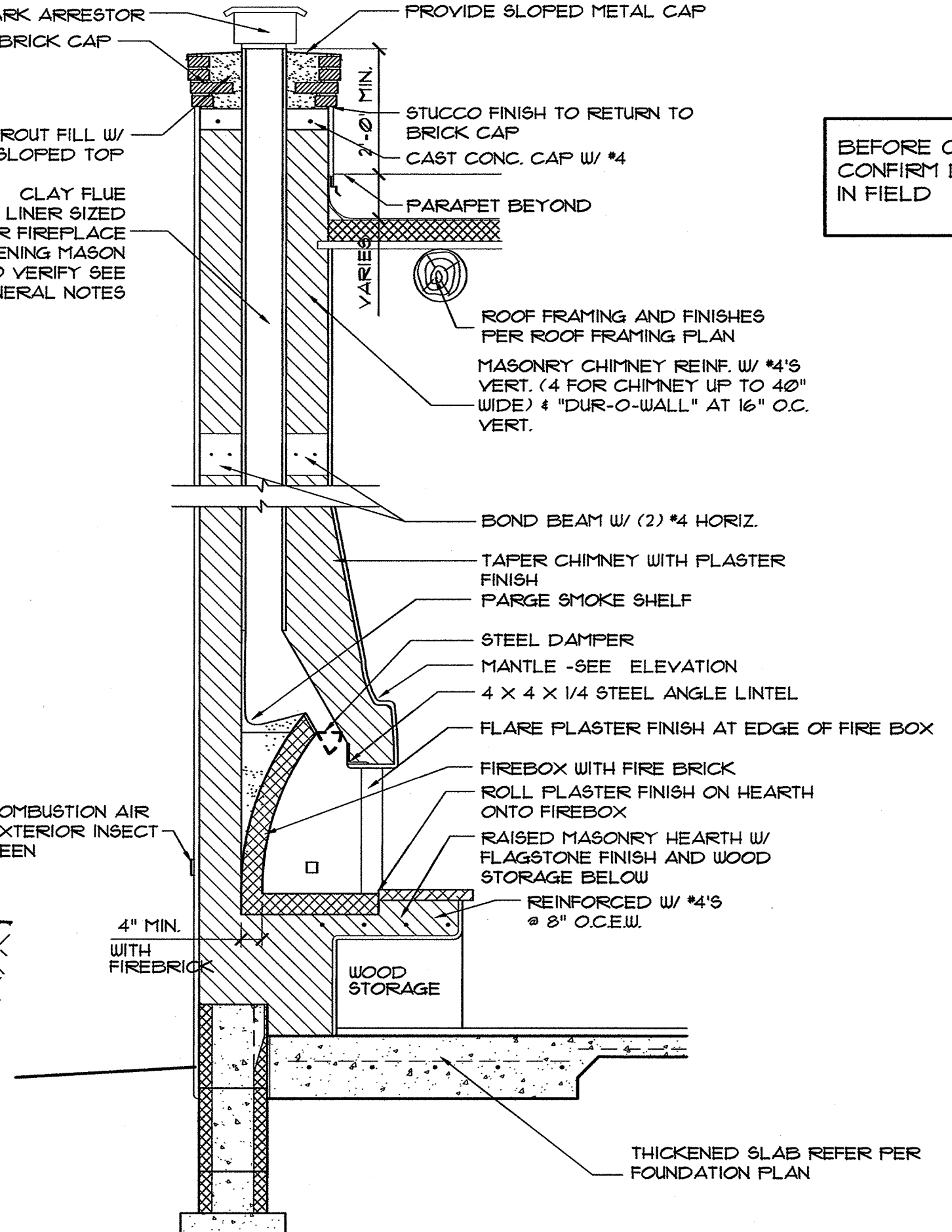
NOTES:
1) CONC. SLAB OVER 4" EXTRUDED POLYSTYRENE INSULATION BOARD ON 10 MIL. POLYETHYLENE VAPOR BARRIER ON 4" SAND BED ON 6" COURSE GRAVEL THIS DESIGN IS TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2) ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT.
3) VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
4) CIRCUITS SHOULD BE A MIN. 15 AMP, 115 VOLT.



AA BUILDING SECTION
SCALE: 1/2" = 1'-0"



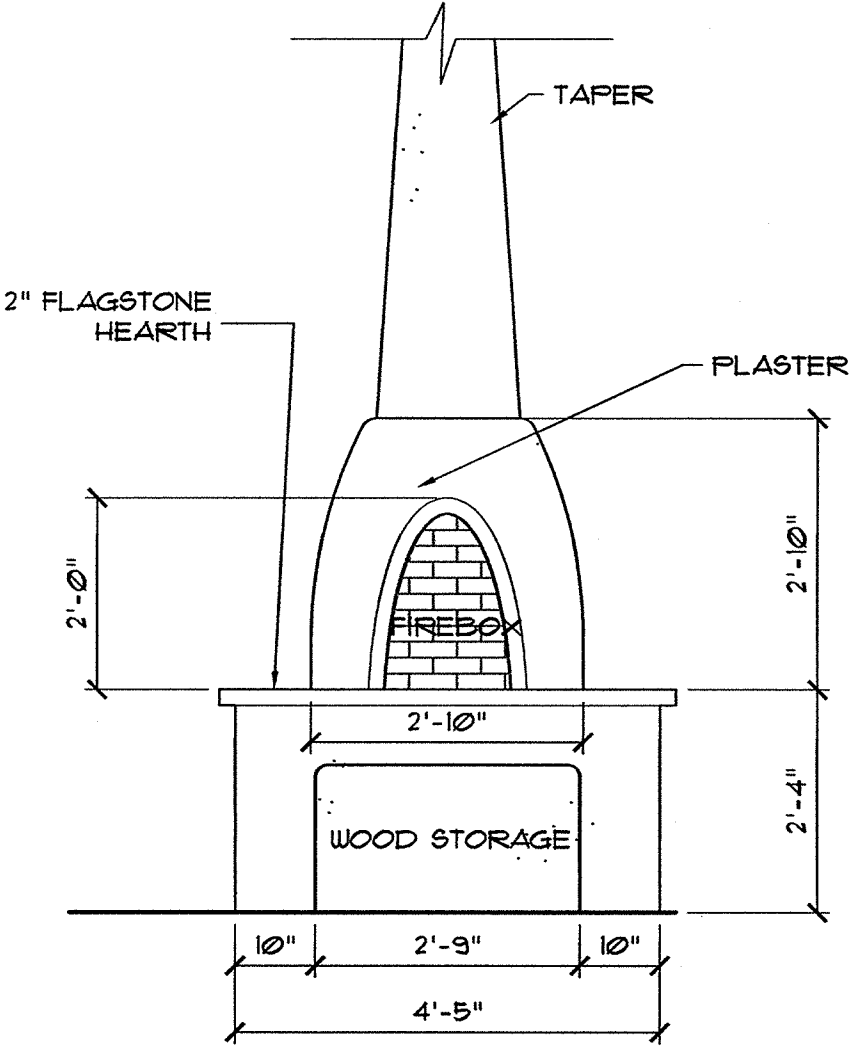
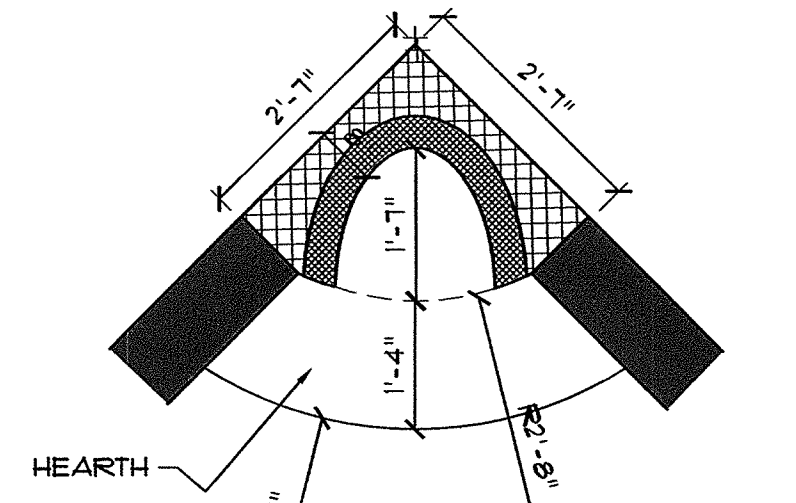
BB BUILDING SECTION
SCALE: 1/2" = 1'-0"



1 TYP. SECTION
SCALE: 1/2" = 1'-0"

BEFORE CONSTRUCTING FIREPLACES CONFIRM DESIGN W/OWNER OR ARCHITECT IN FIELD

- GENERAL NOTES:**
1. EXTEND HEARTH 16" AT FRONT AND 8" AT SIDES FOR FIREBOX OPENINGS LESS THAN SIX SQ. FT. IN AREA.
 2. EXTEND HEARTH 20" AT FRONT AND 12" AT SIDES FOR FIREBOX OPENINGS EQUAL OR GREATER THAN SIX SQ. FT. IN AREA.
 3. FLUE TO BE SIZED PER CODE AND WITH AN AREA NOT LESS THAN 1/10th OF THE AREA OF THE FIREBOX OPENING. FIREPLACE MASON TO VERIFY REQUIRED FLUE SIZE PRIOR TO BEGINNING WORK.
 4. ALL FIREPLACES TO HAVE SPARK ARRESTORS



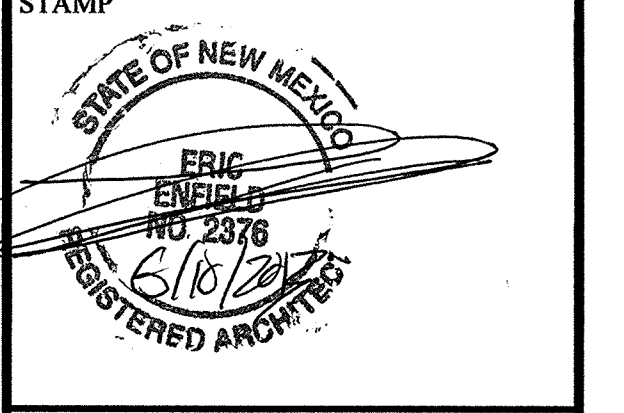
2 FIREPLACE PLAN/ELEVATION
SCALE: 1/2" = 1'-0"

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428 SAN ANTONIO ST.
SANTA FE
NEW MEXICO
87505

PROJECT NO. 11-35
CHECKED BY EE DATE 6/10/13
DRAWN BY DL DATE 6/10/13
SHEET TITLE

SECTIONS

SHEET NO.
S-2

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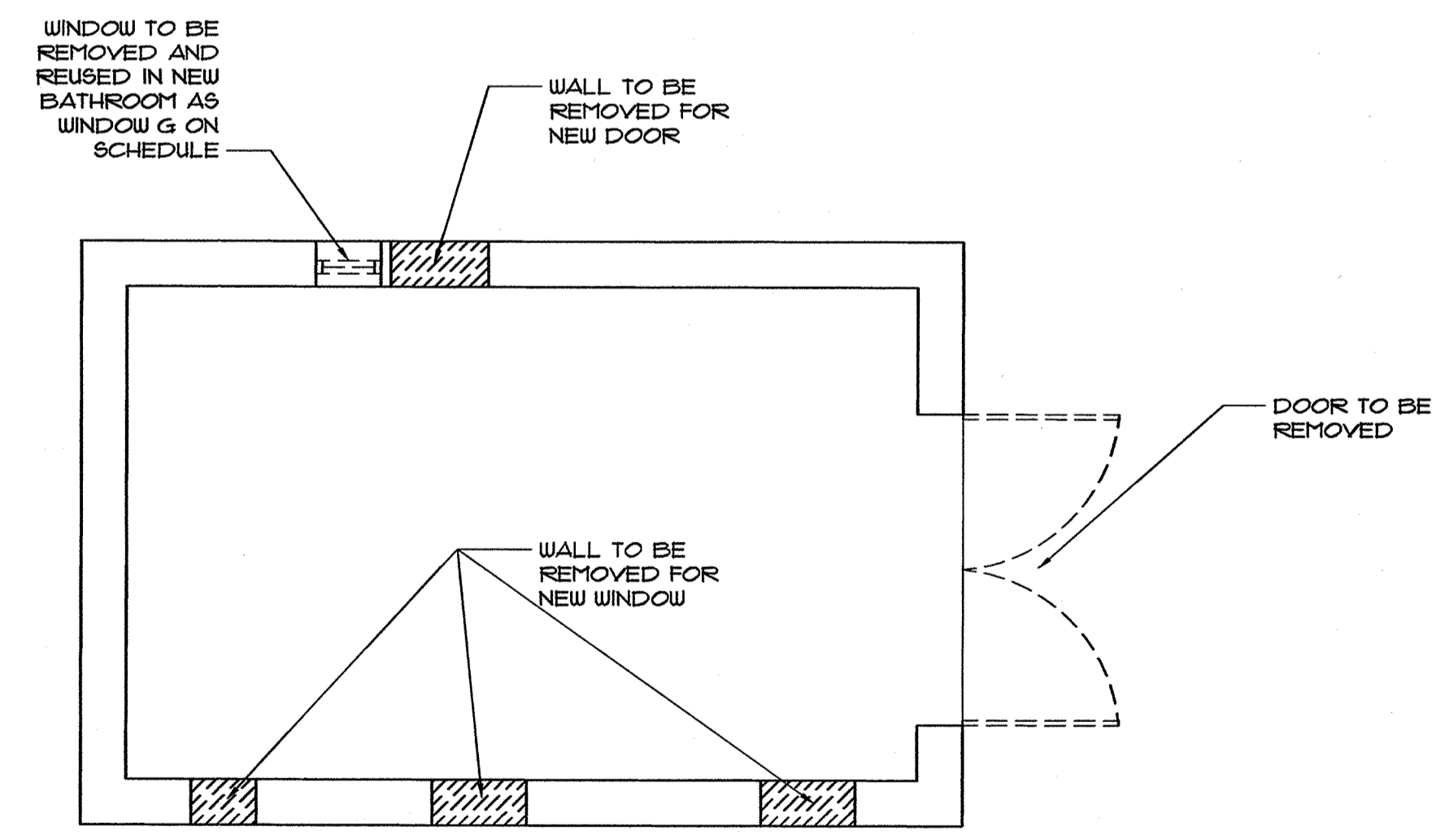
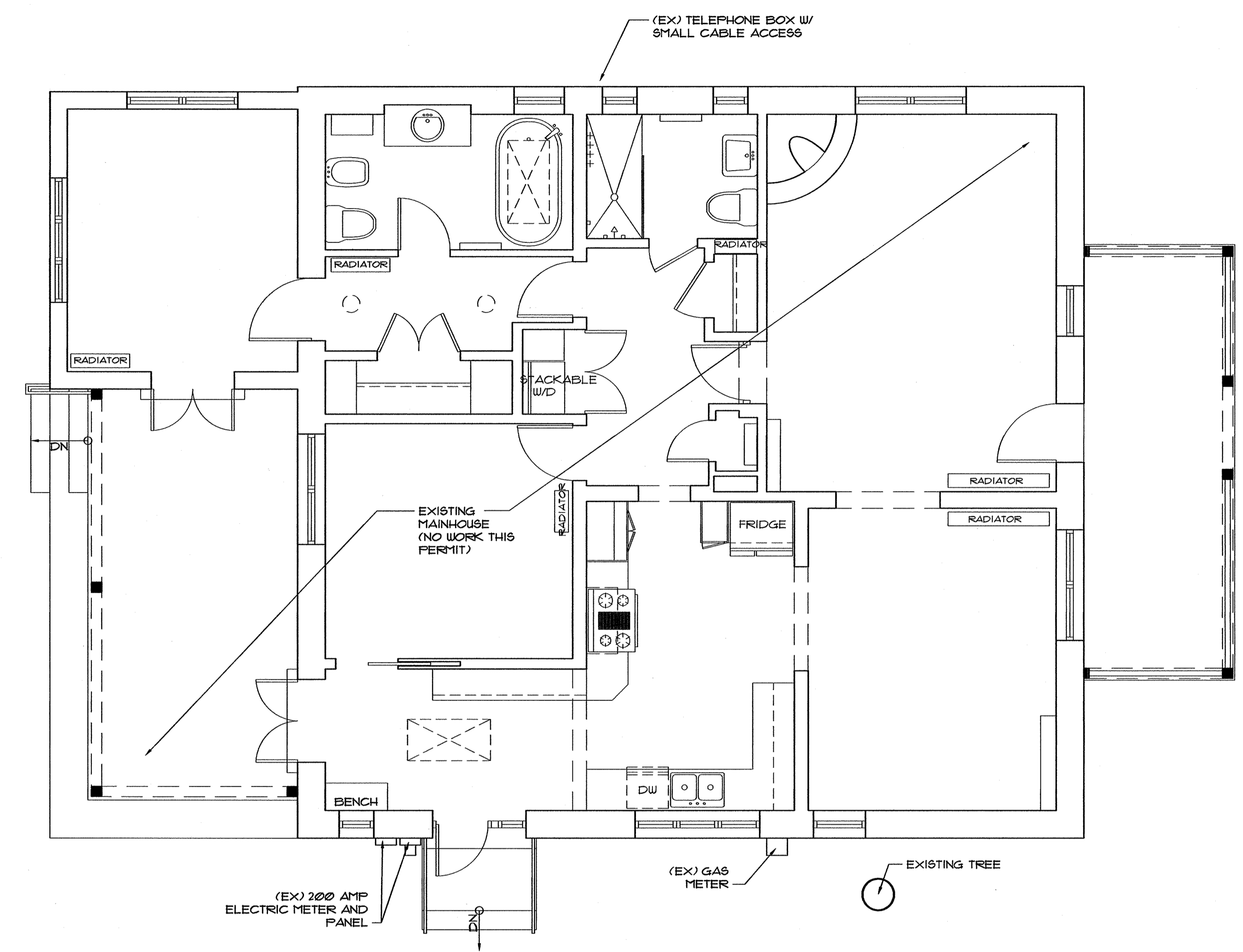
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SHEET TITLE

EXISTING
FLOOR PLANS

SHEET NO.

A-1

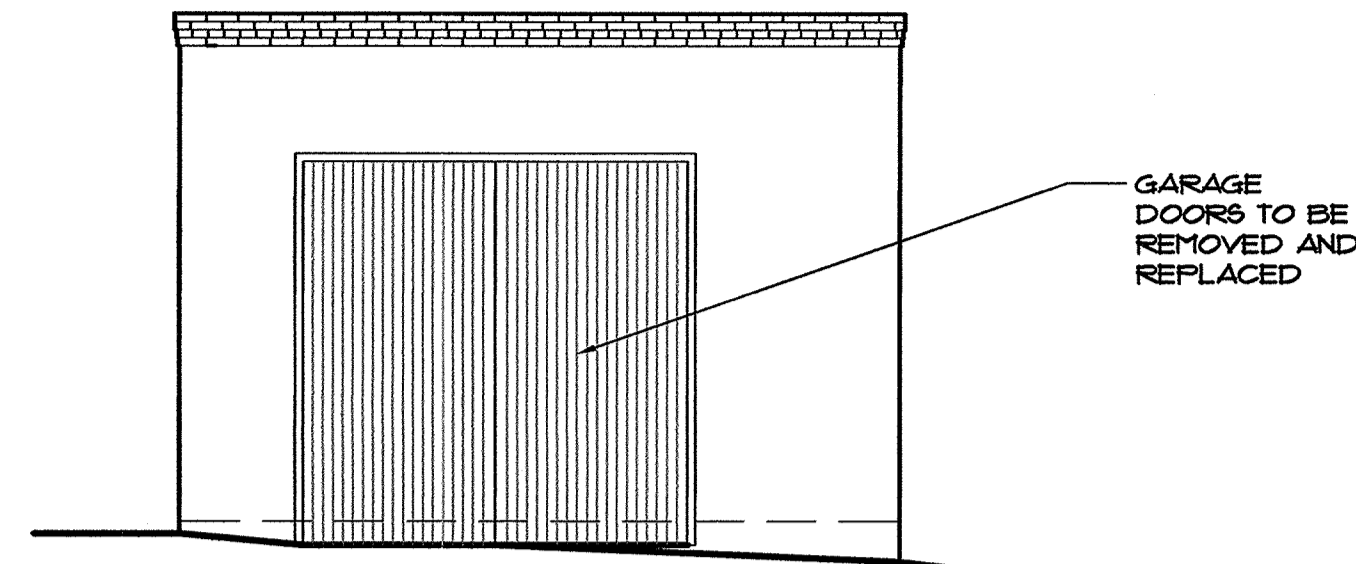


GENERAL NOTES:
1. PROVIDE TEMPORARY SHORING AS NECESSARY AT ALL NEW OPENINGS IN LOAD BEARING WALLS.
2. CONTRACTOR TO CONFIRM LOCATION OF LOAD BEARING WALLS PRIOR TO START OF DEMOLITION
3. PRIOR TO DEMOLITION WALK SPACE WITH OWNER/ARCHITECT TO DETERMINE EXACT EXTENTS OF REMOVAL AND THOSE ITEMS TO BE SALVAGED TO OWNER

WALL LEGEND
□ EXISTING WALL
▨ DEMOLITION

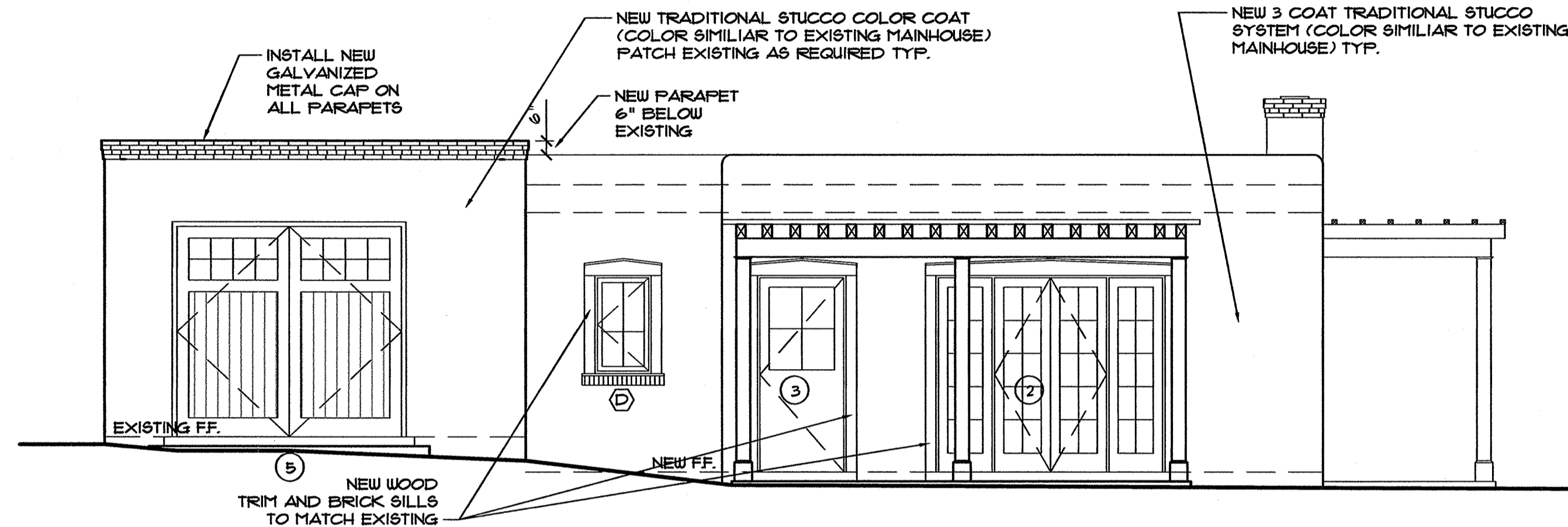
EXISTING/DEMO FLOORPLAN

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



EXISTING EAST GARAGE ELEVATION

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

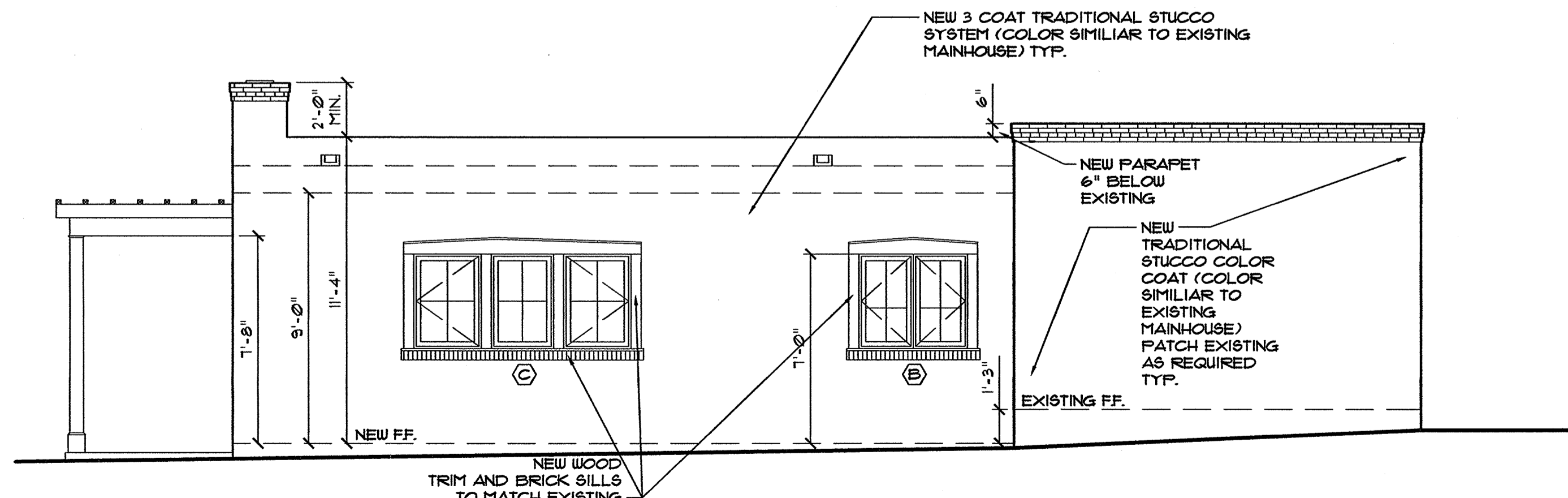


PROPOSED EAST STUDIO ELEVATION

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

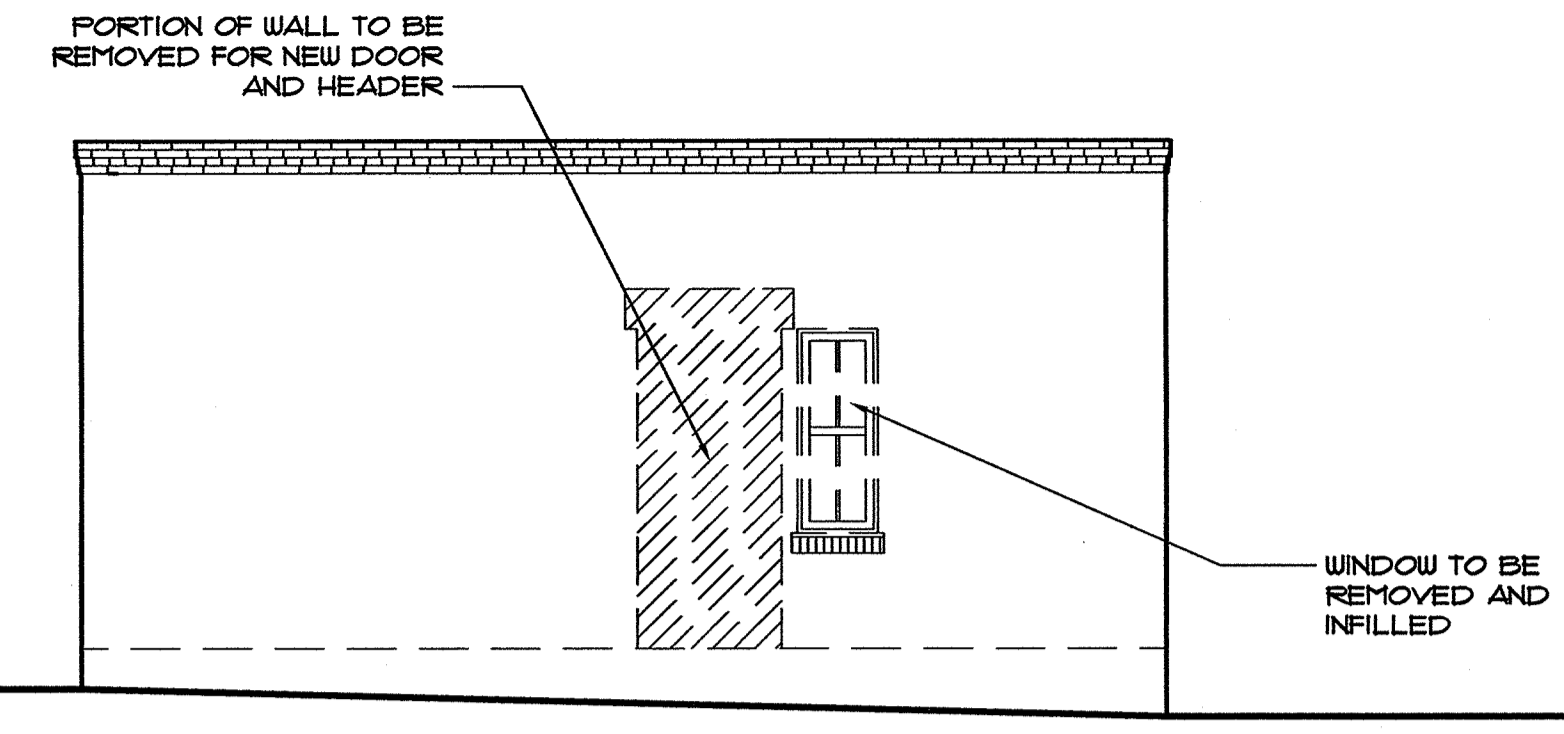
EXISTING WEST GARAGE ELEVATION

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



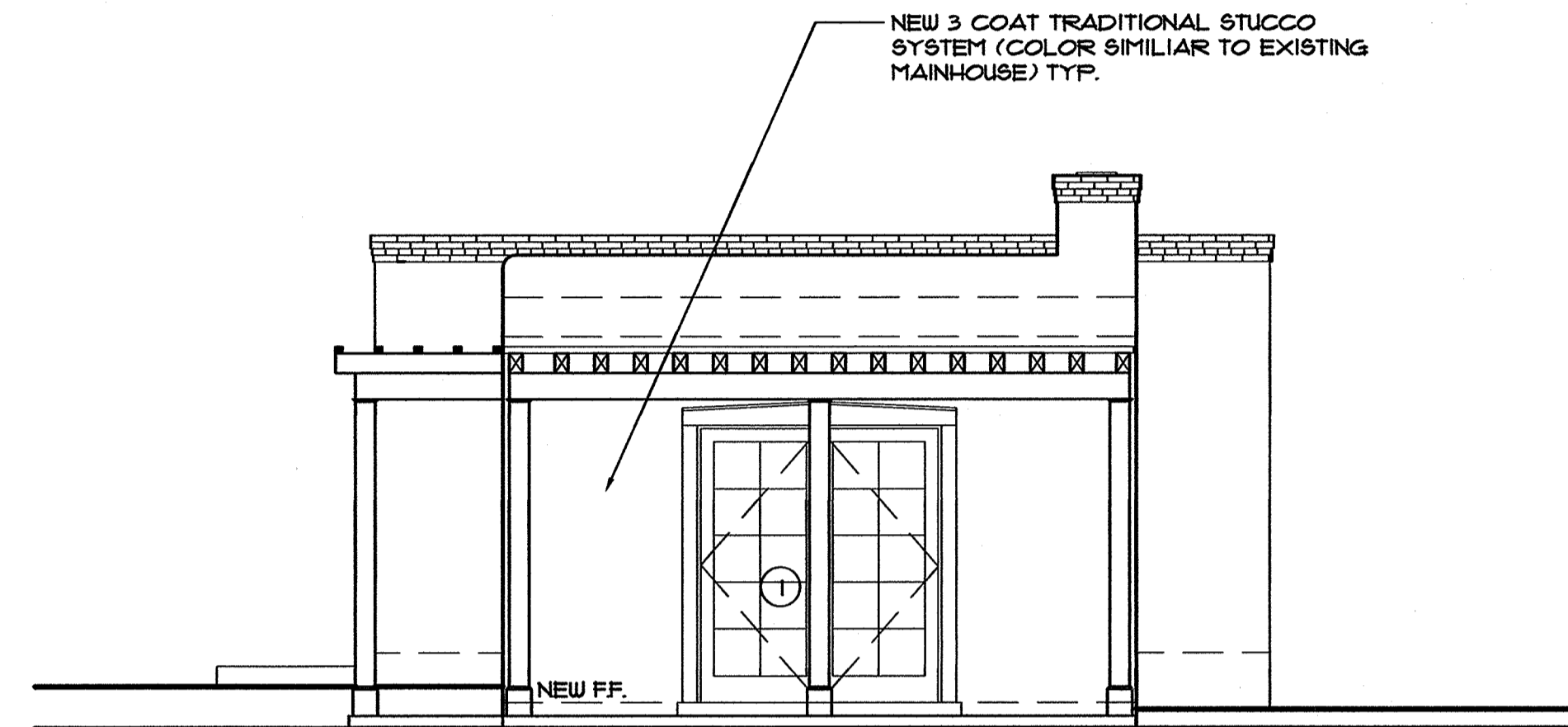
PROPOSED WEST STUDIO ELEVATION

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



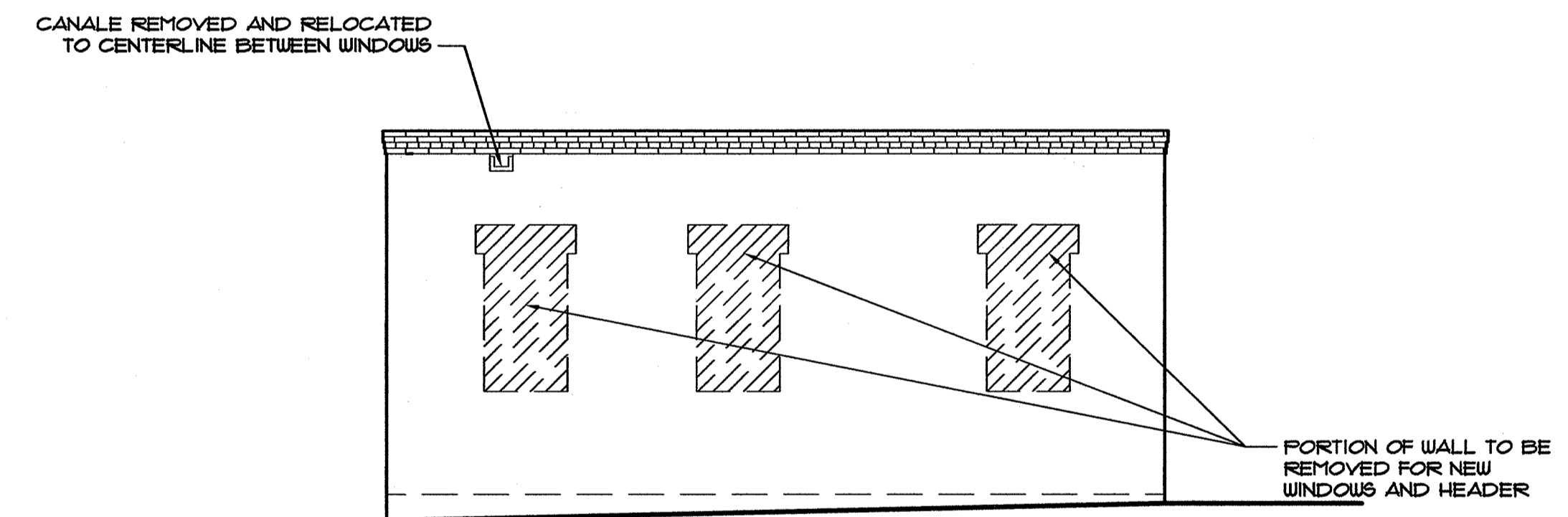
EXISTING NORTH GARAGE ELEVATION

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



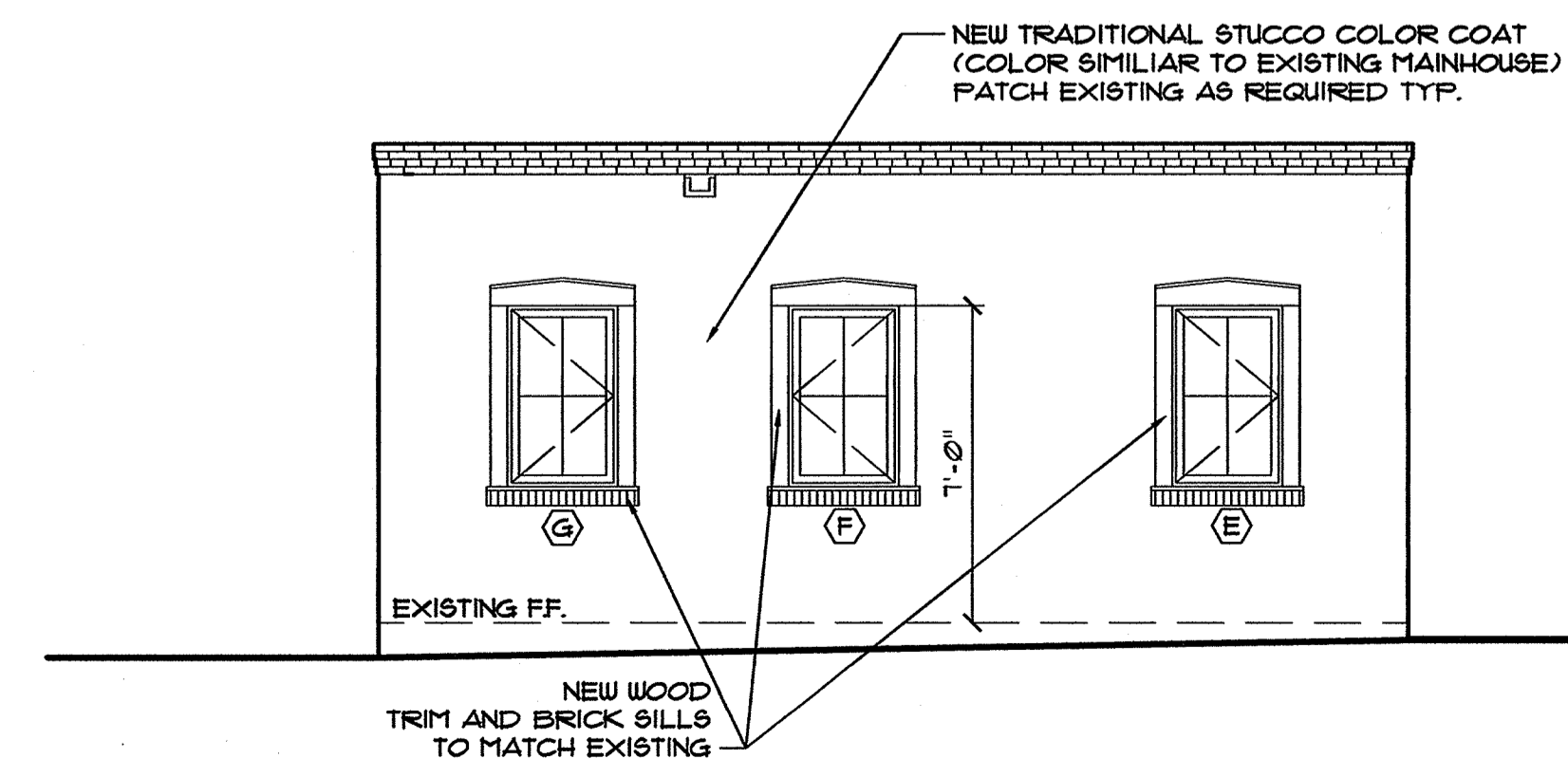
PROPOSED NORTH STUDIO ELEVATION

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



EXISTING SOUTH GARAGE ELEVATION

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



PROPOSED SOUTH STUDIO ELEVATION

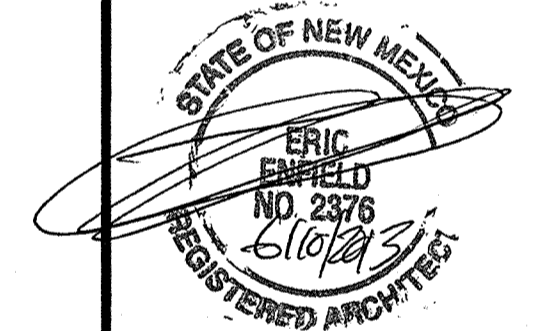
SCALE: 1/4" = 1'-0"

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FAIRMAN**

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SANTA FE
NEW MEXICO
87505

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SHEET TITLE

EXISTING &
PROPOSED
ELEVATIONS

SHEET NO.

A-3

DOOR SCHEDULE

DOOR MARK	SIZE / MODEL (W x H)	TYPE	HARDWARE SET	REMARKS
1	(2) 3'-0"X1'-0"	WOOD EXT 4 INT. GLASS FRENCH DOOR	ENTRY SET W/ DEADBOLT	-
2	(2) 2'-0"X1'-0" W/ SIDELIGHTS	WOOD EXT 4 INT. GLASS FRENCH DOOR	ENTRY SET W/ DEADBOLT	SIDELIGHTS 2'-0"X1'-0"
3	3'-0"X1'-0"	WOOD EXT 4 INT. 1/2 GLASS	ENTRY SET W/ DEADBOLT	-
4	(2) 2'-0"X1'-6" W/ SIDELIGHTS	WOOD EXT 4 INT. GLASS FRENCH DOOR	ENTRY SET W/ DEADBOLT	SIDELIGHTS 2'-0"X1'-6" VERIFY IN FIELD SIZE OF EXISTING OPENING PRIOR TO ORDERING
5	(2) 4'-0"X1'-6"	WOOD EXT 4 INT. CUSTOM TO MATCH ORIGINAL HISTORIC DOOR	LOCK TBD FULL EXT. HINGES	VERIFY IN FIELD SIZE OF EXISTING OPENING PRIOR TO ORDERING
6	2'-6"X1'-0"	REUSED DOOR FROM EXISTING MAINHOUSE	PRIVACY SET	-
7	2'-6"X1'-0"	REUSED DOOR FROM EXISTING MAINHOUSE	PASSAGE SET	-
8	2'-6"X1'-0"	WOOD PANEL DOOR TO MATCH EXISTING MAINHOUSE	PRIVACY SET	-
9	(2) 2'-0"X1'-0"	WOOD PANEL DOOR TO MATCH EXISTING MAINHOUSE	PASSAGE SET	-

NOTES:

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING	CEILING HEIGHT	REMARKS
NEW HOBBY ROOM	TILE	TILE	PAINTED PLASTER	BEAMS W/ DECKING	9'-3"	-
NEW WORK AREA	TILE	TILE	PAINTED PLASTER	BEAMS W/ DECKING	9'-3"	-
NEW BEDROOM	HARD WOOD	HARD WOOD	PAINTED PLASTER	VIGAS W/ DECKING	(EX)	-
NEW CLOSET	TILE	TILE	PAINTED PLASTER	VIGAS W/ DECKING	(EX)	-
NEW BATHROOM	TILE	TILE	PAINTED PLASTER	VIGAS W/ DECKING	(EX)	-

NOTES:
1. PROVIDE VAPOR BARRIER AND TWO LAYERS OF 3/4" EXTERIOR RATED FLYWOOD SUBFLOOR @ NEW BEDROOM, CLOSET, AND BATHROOM. AT BATHROOM SUBSTITUTE ONE LAYER HARDI-BOARD OR DUROCK IN LIEU OF ONE LAYER OF FLYWOOD.

WINDOW SCHEDULE

WINDOW MARK	SIZE / MODEL (W x H)	TYPE	HEAD HT	REMARKS
A	NOT USED			
B	4'-0"X3'-6"	WOOD INT 4 EXT. DOUBLE CASEMENT	1'-0" AFF.	
C	8'-0"X3'-6"	WOOD INT 4 EXT. CASEMENT/FIXED/CASEMENT	1'-0" AFF.	
D	2'-0"X3'-6"	WOOD INT 4 EXT. SINGLE CASEMENT	1'-0" AFF.	
E	2'-6"X4'-0"	WOOD INT 4 EXT. SINGLE CASEMENT	1'-0" AFF.	
F	2'-6"X4'-0"	WOOD INT 4 EXT. SINGLE CASEMENT	1'-0" AFF.	
G	2'-6"X4'-0"	WOOD INT 4 EXT. SINGLE CASEMENT	1'-0" AFF.	

NOTES:



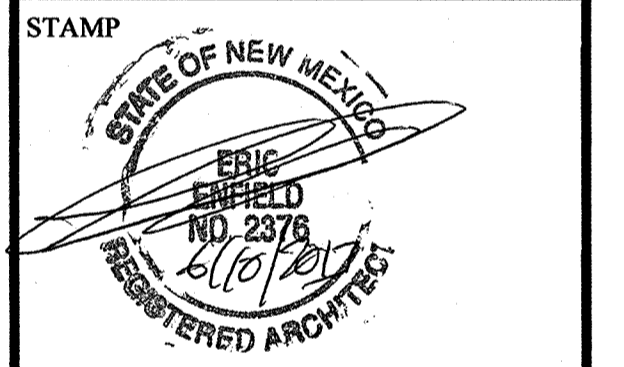
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SHEET TITLE
DOOR/WINDOW & FINISH SCHEDULES

SHEET NO.
A-4

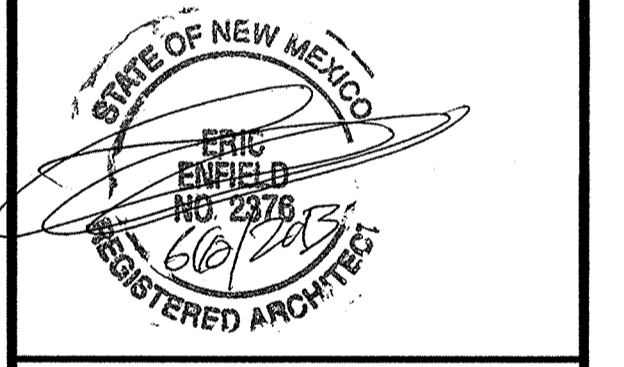
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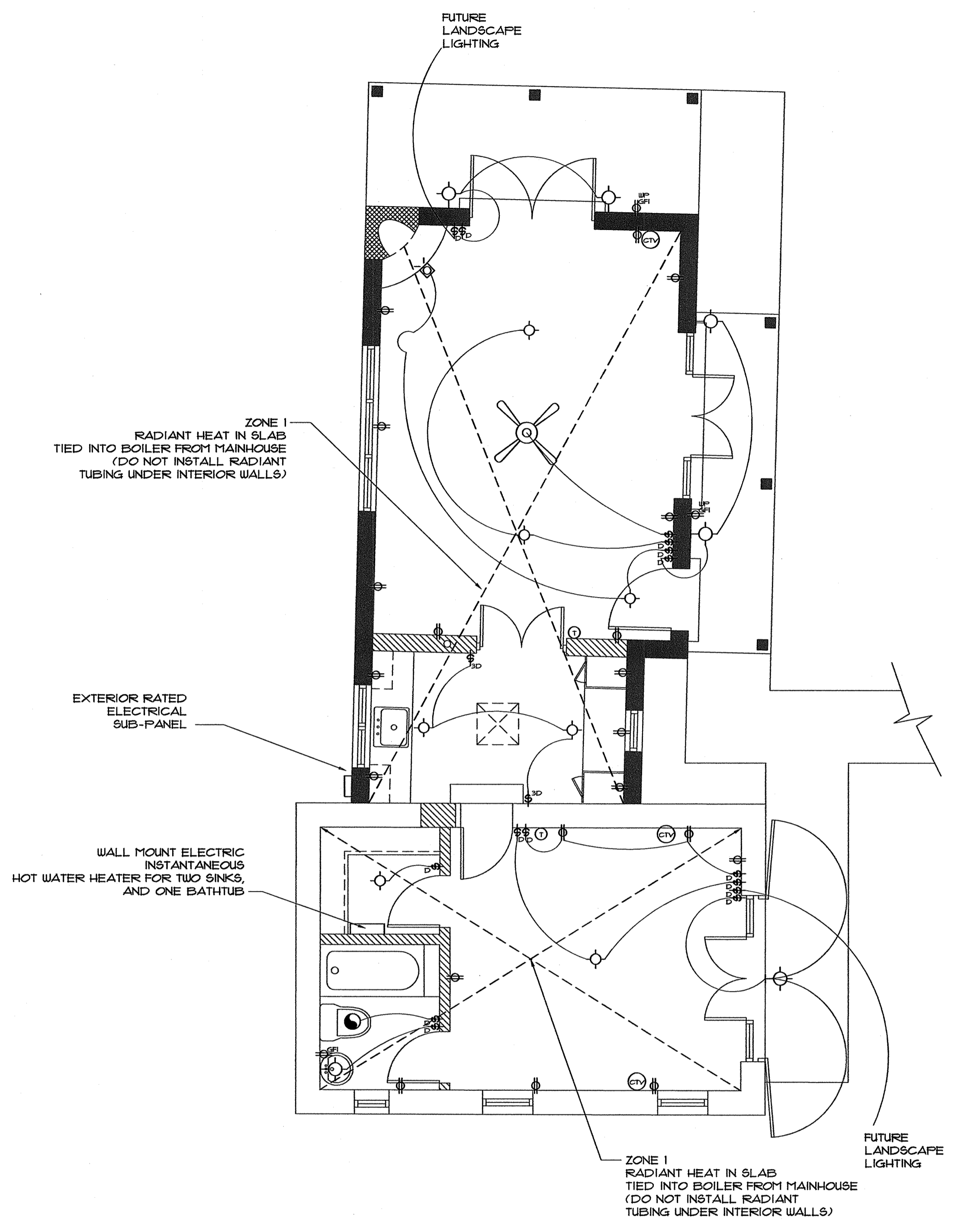
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SHEET TITLE

**ELECTRICAL &
MECHANICAL
PLAN**

SHEET NO.

EM-1



ELECTRICAL LIGHTING LEGEND:

- ⊕ LIGHT SWITCH
- ⊕₃ THREE WAY LIGHT SWITCH
- ⊕₄ FOUR WAY LIGHT SWITCH
- ⊕_D LIGHT SWITCH W/ DIMMER CONTROL
- ⊕_{3D} THREE WAY LIGHT SWITCH W/ DIMMER CONTROL
- ⊕_{3S} THREE SPEED LIGHT SWITCH
- ⊕_J DOOR JAMB SWITCH
- ⊕_E EXHAUST FAN
- ⊕_C CEILING MOUNTED LIGHT FIXTURE
- ⊕_W WALL MOUNTED LIGHT FIXTURE
- ⊕₆ CEILING MOUNTED RECESSED CAN 6" HALOGEN BY HALO OR EQUAL. COILEX BAFFLE (COLOR BY OWNER)
- ⊕_W CEILING MOUNTED RECESSED CAN WALL WASHER 4" LOW VOLTAGE HALOGEN BY CSL OR EQUAL TRIM SELECTION BY OWNER
- ⊕_W WALL MOUNTED READING LIGHT
- ⊕₃ CEILING FAN WITH 3 SPEED SWITCH
- ⊕₂ 2' X 4' SURFACE MOUNTED FLUORESCENT FIXTURE
- ⊕_U UNDER CABINET LIGHT
- ⊕_A ABOVE CABINET ACCENT LIGHT
- ⊕_W WALL MOUNTED FLUORESCENT
- ⊕_M MOTION ACTIVATED SECURITY LIGHT

ELECTRICAL POWER LEGEND:

- ⊕ DUPLEX OUTLET
- ⊕_Q QUADPLEX OUTLET
- ⊕_{GFI} GFI DUPLEX OUTLET
- ⊕_{GFI} GFI DUPLEX OUTLET W/ WATER PROOF ENCLOSURE
- ⊕_{4"} DUPLEX OUTLET W/ MOUNTING HT. ABOVE FIN. FLR.
- ⊕_S SWITCHED DUPLEX OUTLET
- ⊕_F DUPLEX OUTLET IN FLOOR OR CEILING MTD. BOX
- ⊕₂₂₀ 220-240 VOLT OUTLET
- ⊕_T TELEPHONE AND DATA JACK
- ⊕_{CTV} CABLE TV OUTLET
- ⊕_T THERMOSTAT
- ⊕_J JUNCTION BOX FOR OWNER PROVIDED FIXTURE AND CONTRACTOR INSTALLED
- ⊕_S SPEAKER
- ⊕_S SMOKE DETECTOR

ELECTRICAL GENERAL NOTES:

1. LAYOUT ALL POWER AND LIGHTING IN FIELD WITH OWNER/ARCHITECT PRIOR TO INSTALLING.
2. ALL LIGHTING CANS TO HAVE HALOGEN BULBS.
3. PROVIDE 4 PAIR OF WIRE AT ALL TELEPHONE/DATA OUTLETS
4. CONFIRM CODE COMPLIANCE OF ALL LIGHTING, DUPLEXES AND FANS IN EXISTING AREAS TO REMAIN
5. PROVIDE ALARM SYSTEM COORDINATE WITH OWNER
6. ALL ELECTRICAL SHOWN IN GREY HAS BEEN PREVIOUSLY PERMITTED

ELECTRICAL PLAN

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