

# MAINHOUSE REMODEL AND ADDITIONS

428 San Antonio Street  
Santa Fe NM, 87501

## Building Criteria

OWNER: Wendy Fairman

SITE: 428 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

MAIN HOUSE: 1,542 SF  
PORCH: 152 SF  
DETACHED GARAGE: 339 SF  
TOTAL EXISTING SQUARE FOOTAGE: 2,033 SF

PROPOSED BUILDING AREA

NEW PORTAL AT MAIN HOUSE: 200 SF  
TOTAL EXISTING & PROPOSED SQ. FT.: 2,233 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(f))  
Existing required 508 sq. ft.  
Proposed required 673 sq. ft.

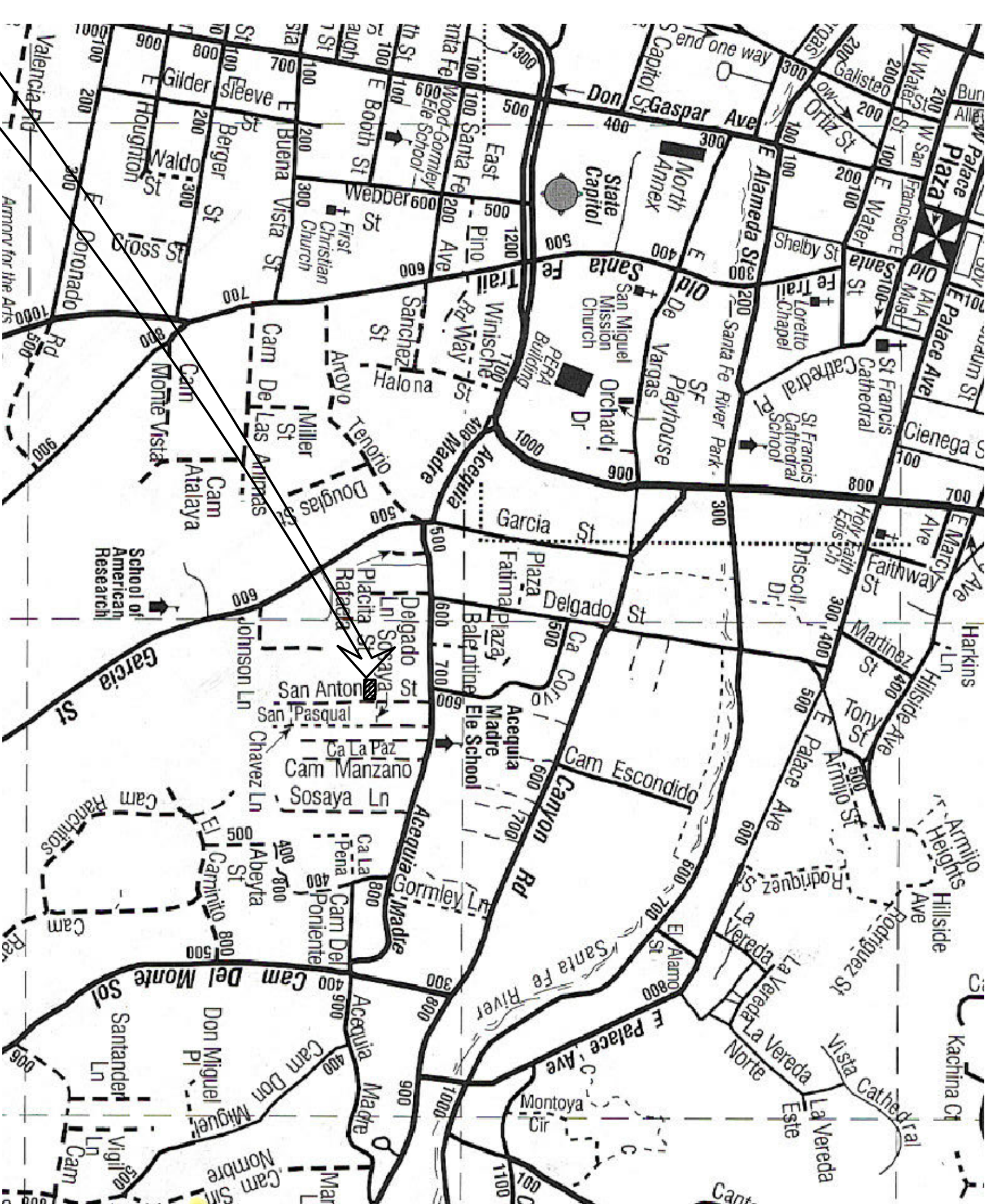
LOT COVERAGE:

40% MAX  
EXISTING - 21.7% Lot Coverage  
PROPOSED-28.8% Lot Coverage

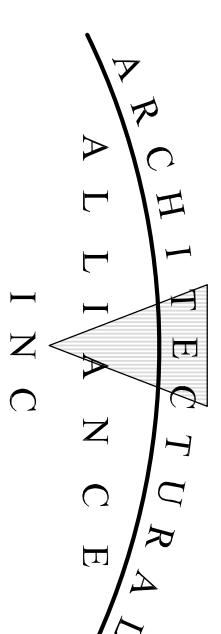
SETBACK:

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



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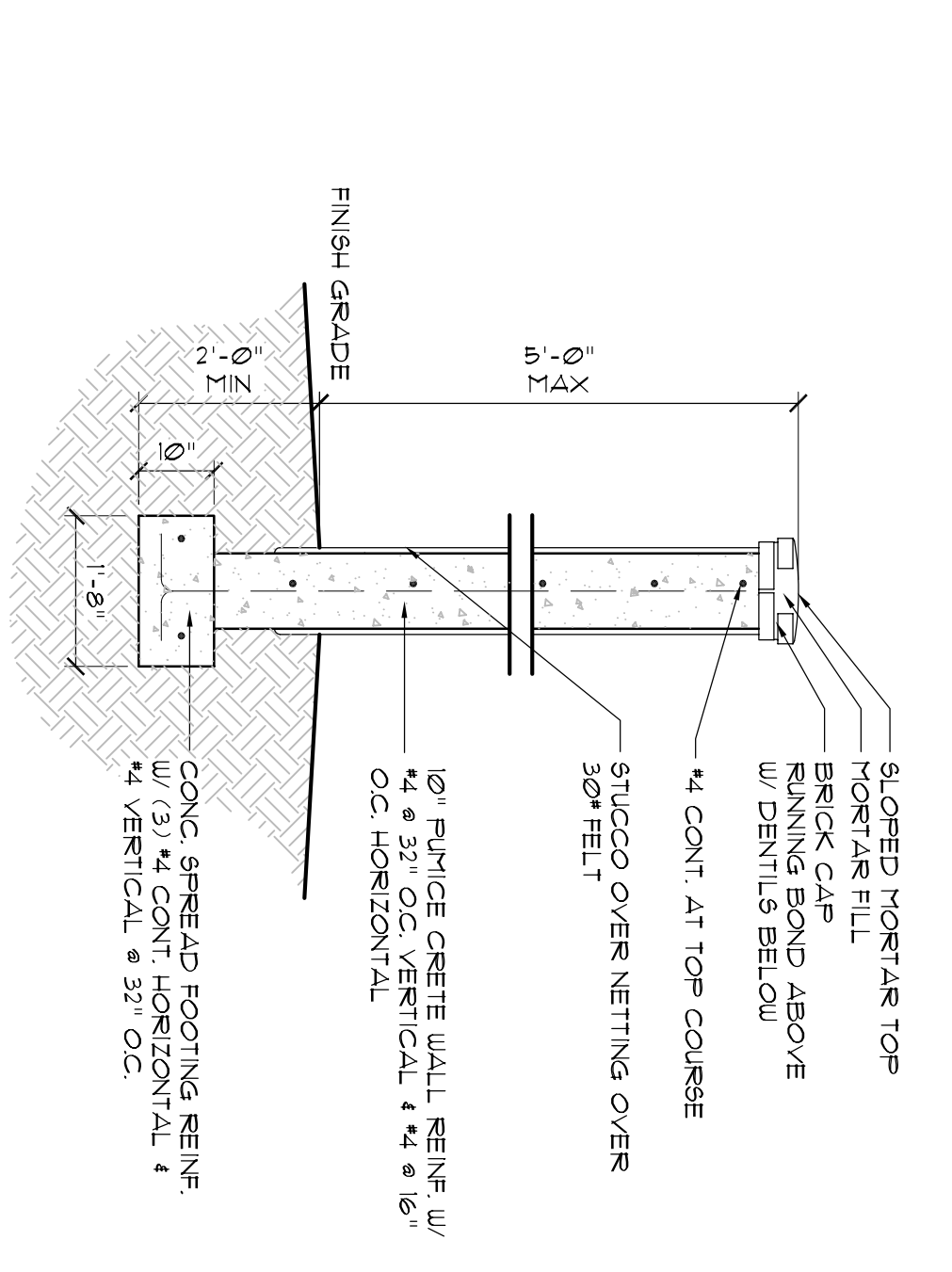
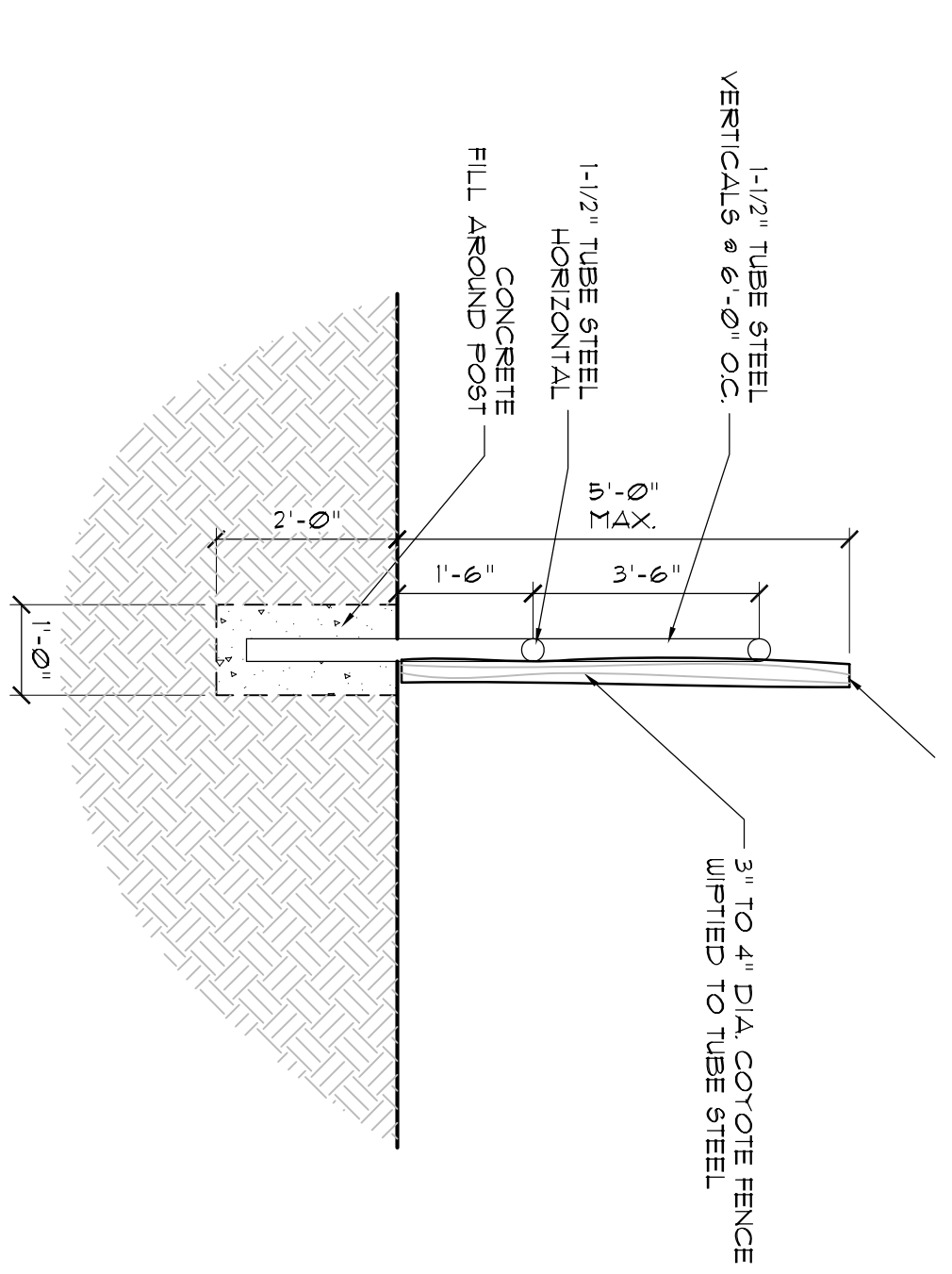
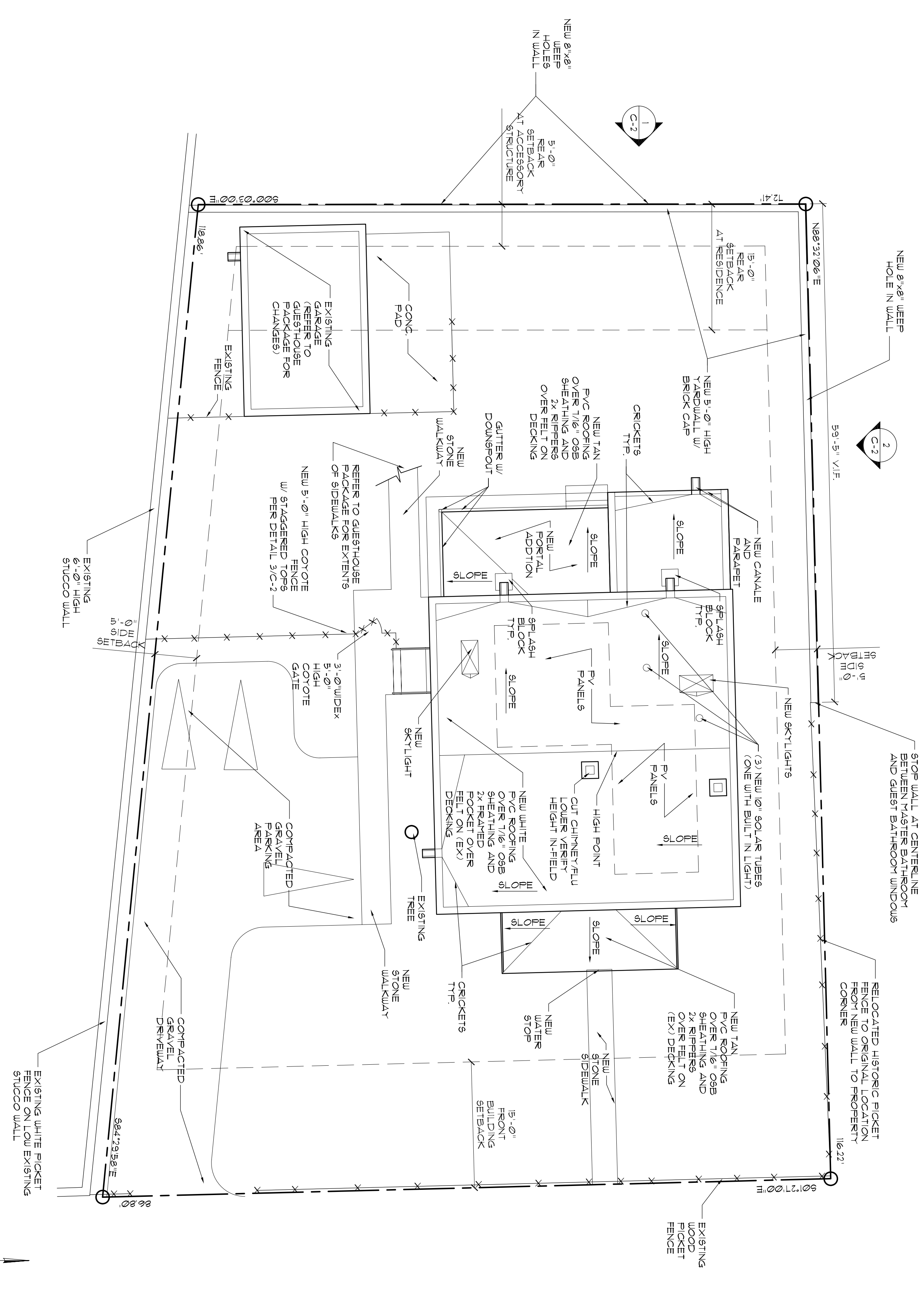
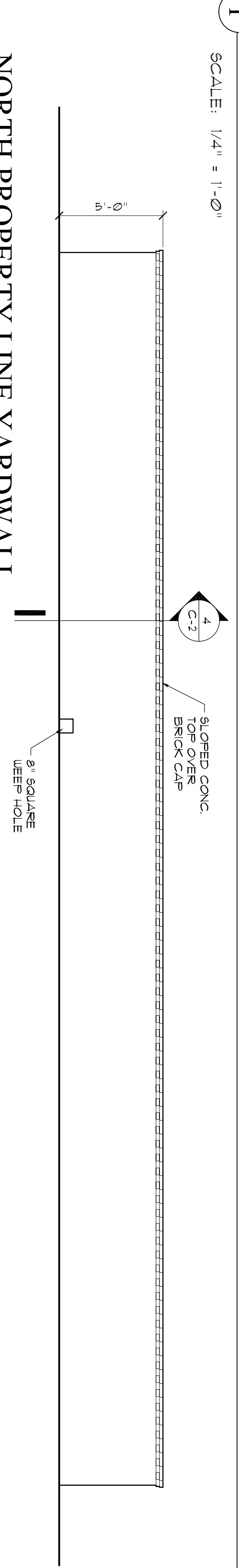
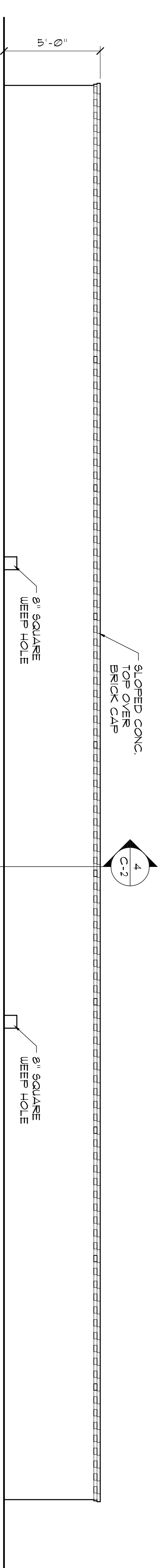
CONSTRUCTION SET :

MAY 28, 2012

ARCHITECTS PROJECT NUMBER 11-35

# MAINHOUSE REMODEL AND ADDITIONS 428 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

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PROJECT TITLE  
**REMODEL FOR WENDY FAIRMAN**

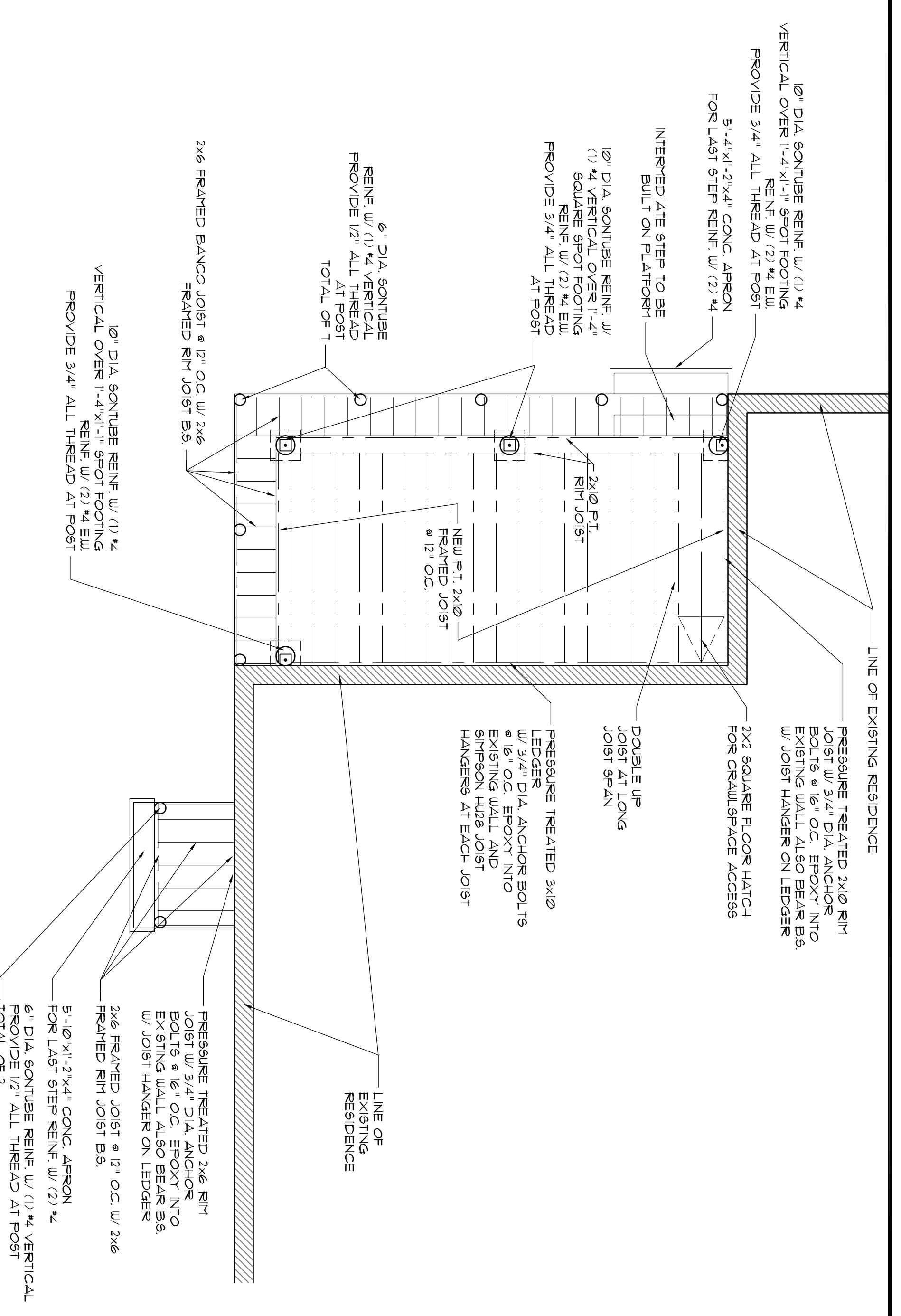
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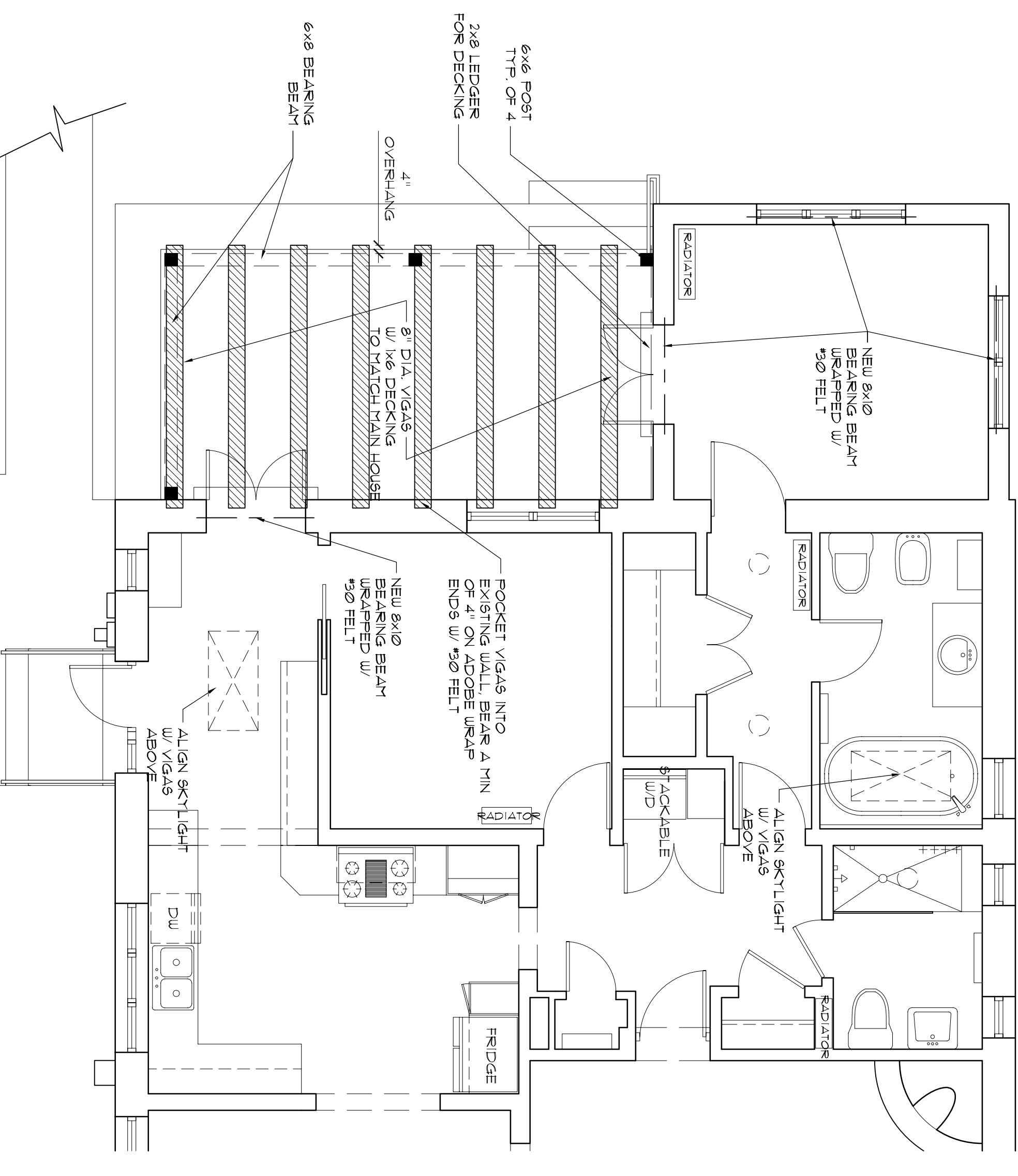
SHEET TITLE  
**PROPOSED SITE PLAN**

SHEET NO.  
**C-2**



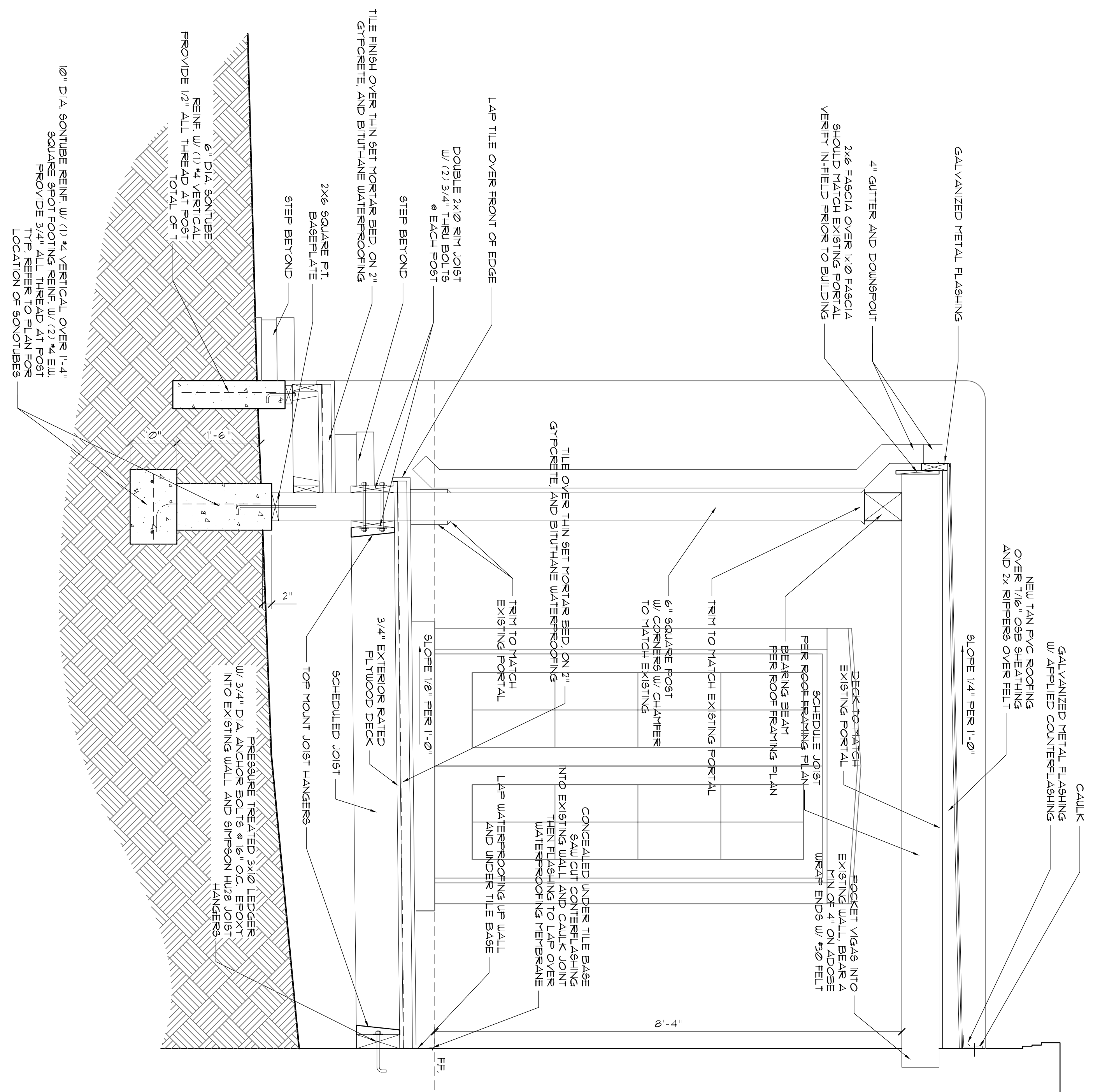
PROPOSED FOUNDATION AND FLOOR FRAMING PLAN

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



PROPOSED ROOF FRAMING PLAN

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



NEW PORTAL SECTION

SCALE: 3/4" = 1'-0"

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SHEET TITLE  
FOUNDATION &  
FRAMING PLANS W/  
SECTIONS

SHEET NO.  
**S-1**

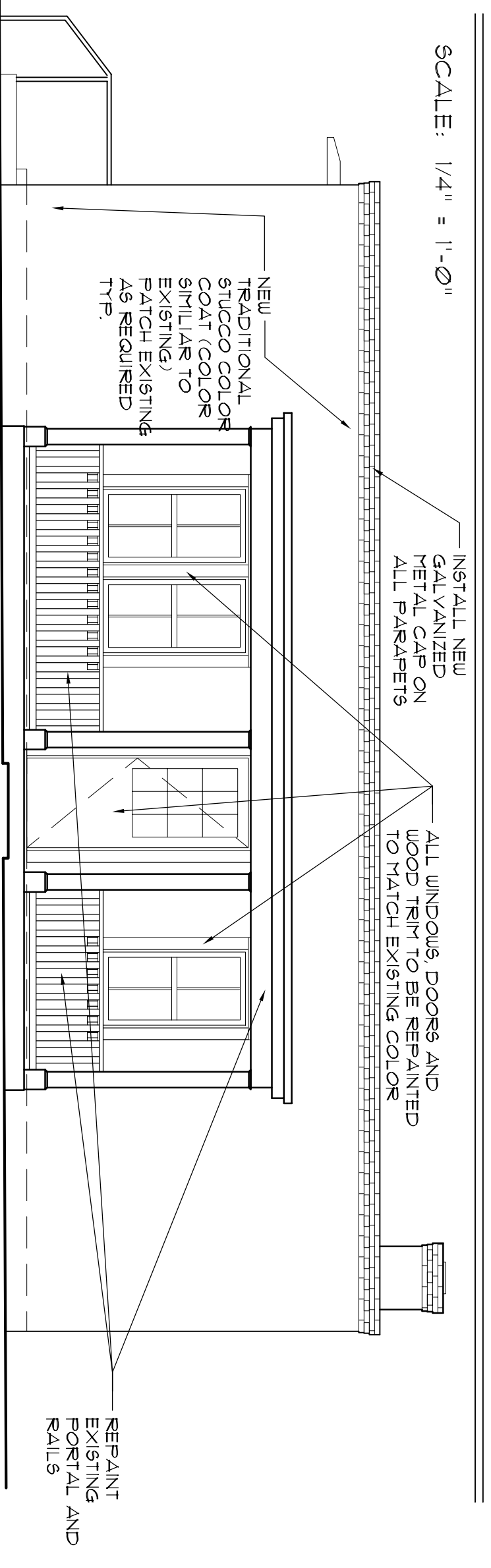






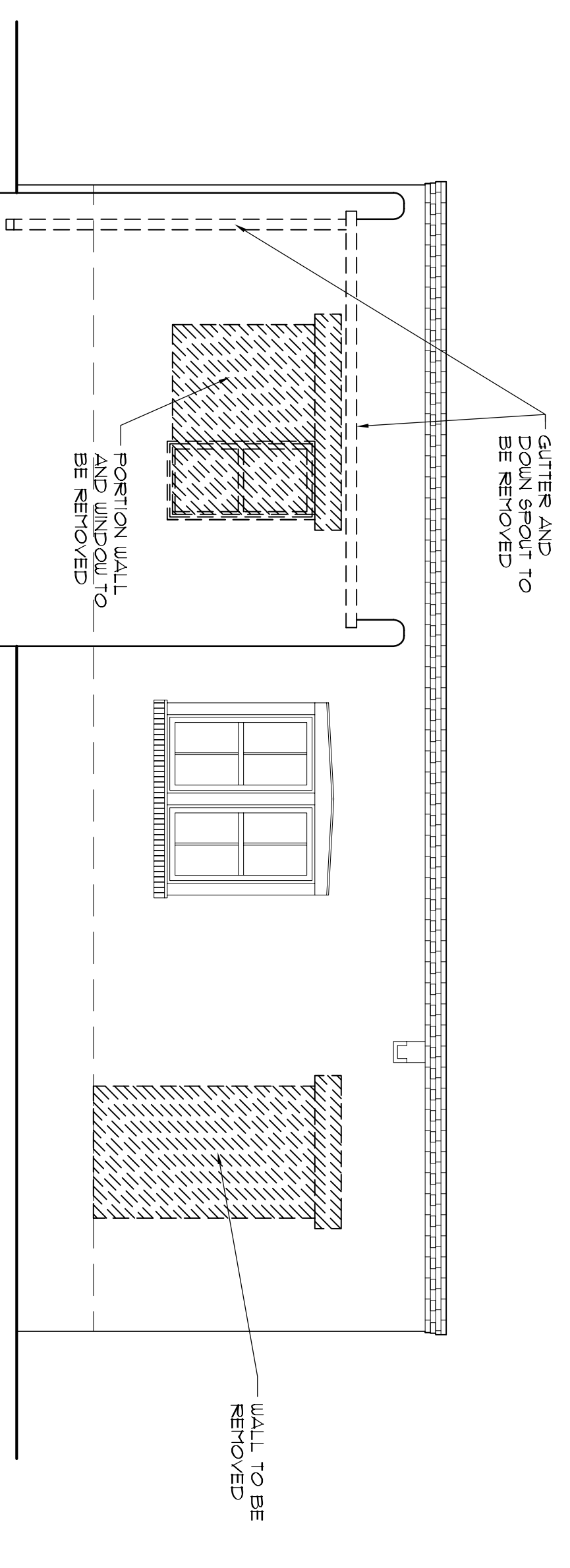
**EXISTING EAST ELEVATION**

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



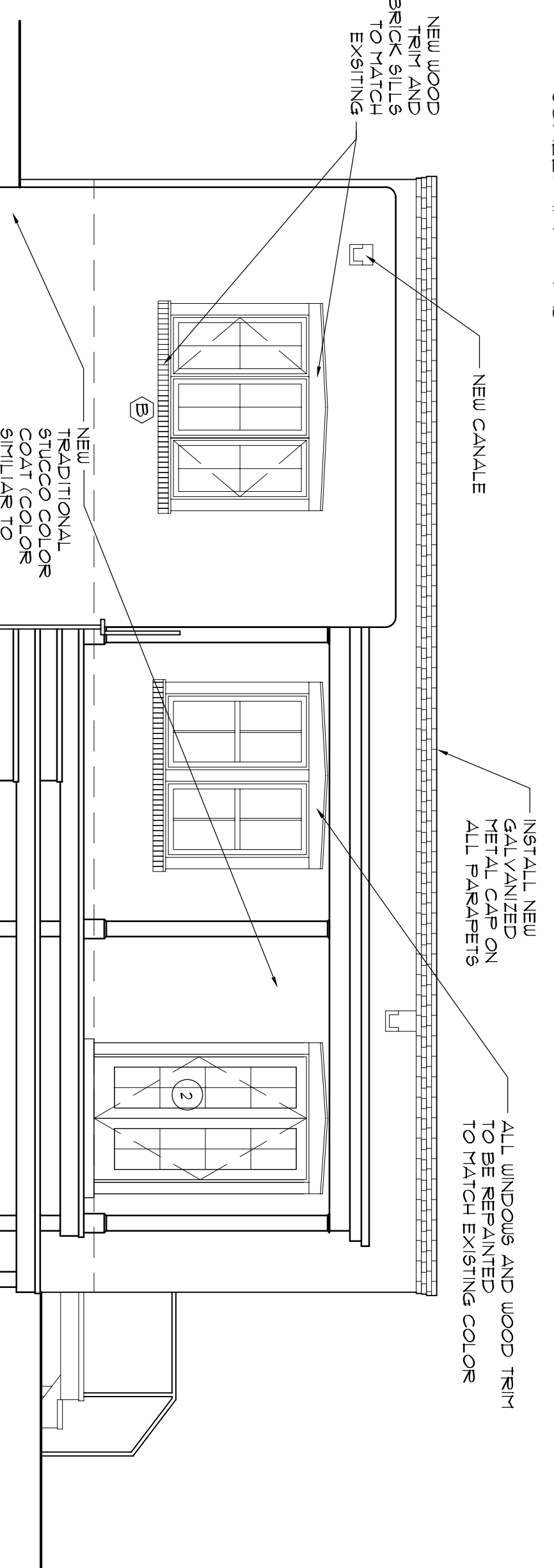
**PROPOSED EAST ELEVATION**

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



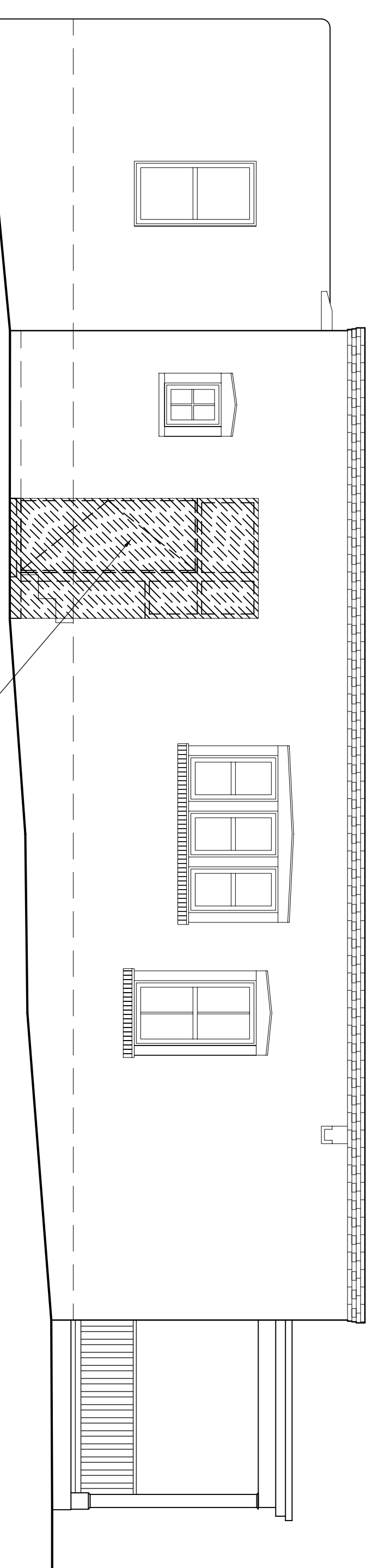
**EXISTING/DEMO WEST ELEVATION**

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



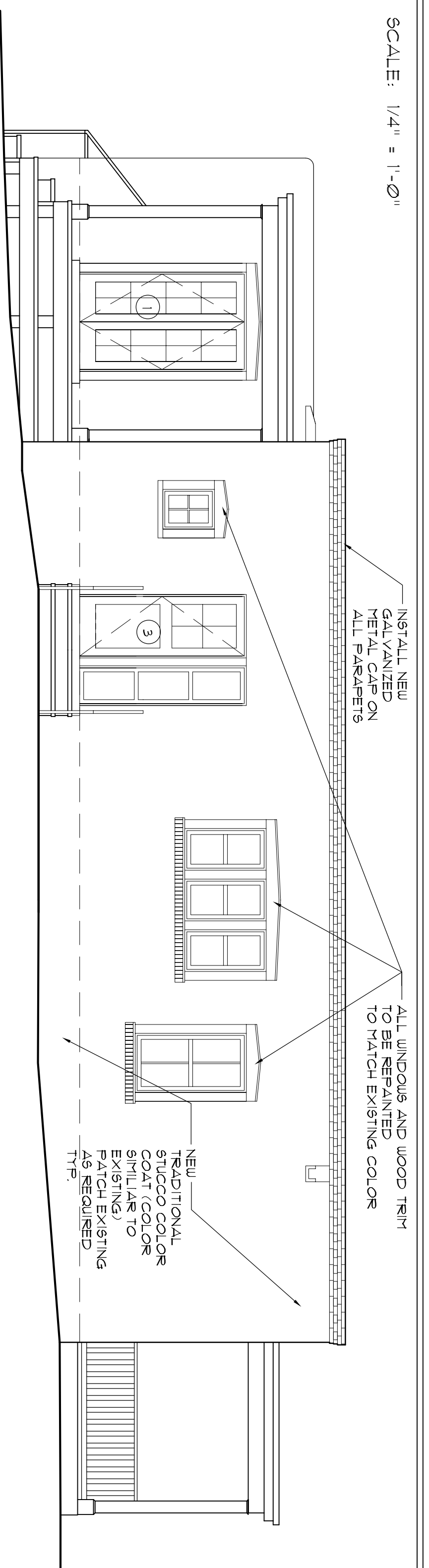
**PROPOSED WEST ELEVATION**

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



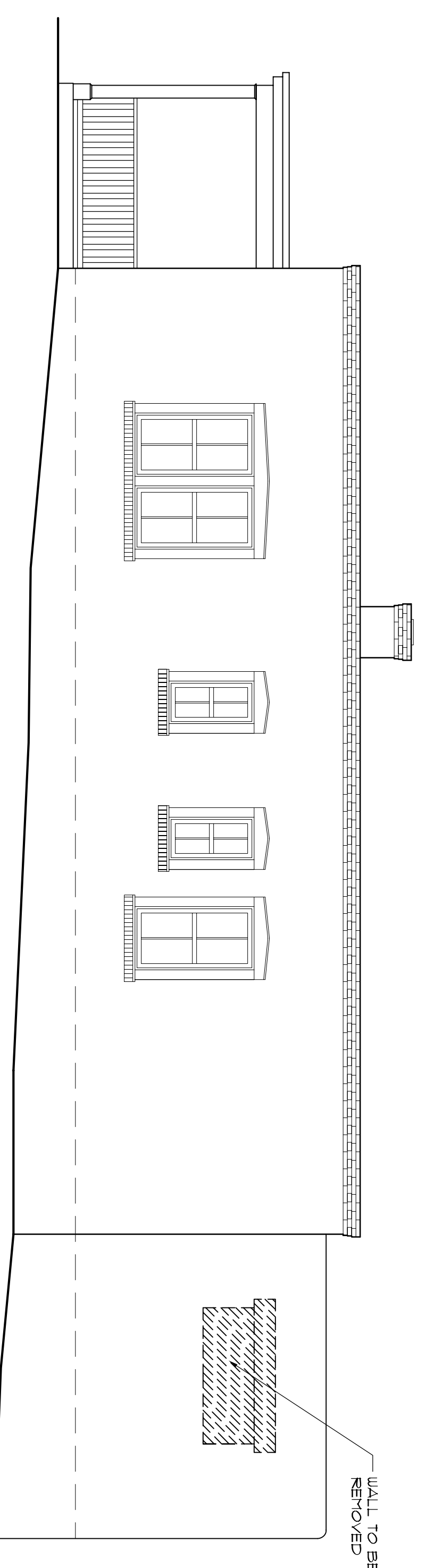
**EXISTING/DEMO SOUTH ELEVATION**

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



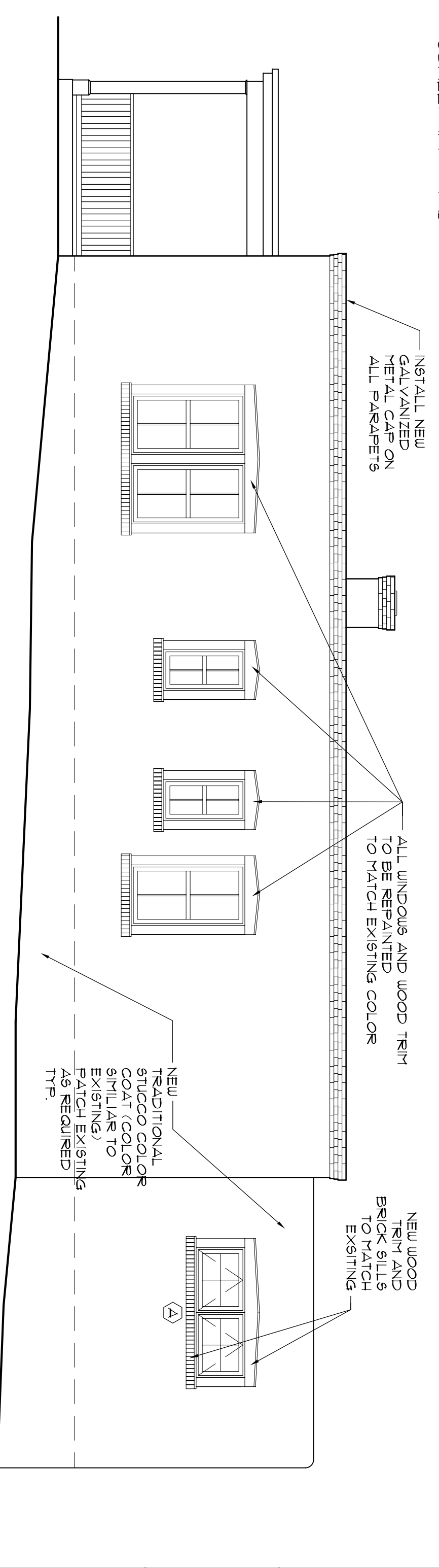
**PROPOSED SOUTH ELEVATION**

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



**EXISTING/DEMO NORTH ELEVATION**

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



**PROPOSED NORTH ELEVATION**

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

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**A-3**



