

Montoya-Maestas Residence

241 Maynard

July 11, 2025

West Side/Guadalupe Historic District

EXISTING CONDITIONS:

This 1,480 sq. ft., 3-bedroom, 2-bathroom home sits on a 4,920 sq. ft. corner lot. The house was built in the early 1980's and is a simple rectangle shape.

ITEMIZED LIST OF PROPOSED CONSTRUCTION:

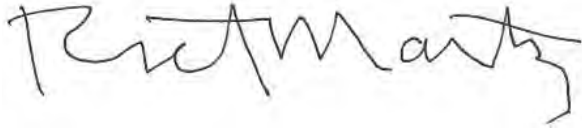
- We propose converting a bedroom to an office (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose replacing the dining room window with the removed kitchen door and adding exterior steps with a metal handrail (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose installing the removed dining room window in the primary bedroom wall (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose replacing the entry double doors with a single arched door (see drawing A-2.0, Existing/Demolition Plan & Proposed Floor Plan).
- We propose redesigning the front entrance portal in the Santa Fe style to a height of 13'0" and a square footage of 86.
- We propose replacing the bay windows with a lengthened and squared-off, 14'0" tall addition with a square footage of 67, also in the Santa Fe style. Both the portal and the addition will enhance the home as well as the streetscape. (See drawings A-3.0, Existing & Proposed Exterior Elevation-West and A-3.2, Existing & Proposed Exterior Elevations-North & South).
- We propose replacing the existing roof with a metal propanel roof in a barn red color (see attached Finishes and drawings A-3.0, Existing & Proposed Exterior Elevation-West; A-3.1, Existing & Proposed Exterior Elevations-East, and A-3.2, Existing & Proposed Exterior Elevations-North & South), removing the existing solar panels and adding 3 skylights (see attached specifications and drawings A-3.1, Existing & Proposed Exterior Elevations-East, and A-3.2, Existing & Proposed Exterior Elevations-North & South).

A R C H I T E C T U R E
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- We propose replacing the existing chain-link fence with a 5'0" (on Maynard Street) and 4'8" (on Don Felix Street) stuccoed wall and adding arched, wooden entry gates (see drawing A-3.0, Existing & Proposed Exterior Elevation-West).

The transformation of this very plain and unattractive house into a lovely Santa Fe style home with a beautiful surrounding wall and decorative entry gates will not only greatly enhance the character of the property itself but will also significantly improve the streetscape.



Richard Martinez, Martinez Architecture Studio PC

FS Fixed Skylight

Technical Product Data Sheet

VELUX®

Description

- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings

- EDL – Engineered neutral gray flashing for single installation with thin roofing material ($\frac{1}{2}$ " max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over $\frac{3}{4}$ ") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof ($1\frac{1}{2}$ "- $1\frac{3}{4}$ " max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. $\frac{5}{16}$ ") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. $3\frac{1}{2}$ ") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

Interior Accessories

- FSCD - Solar powered Room darkening - double pleated shade.
- FSLD - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.



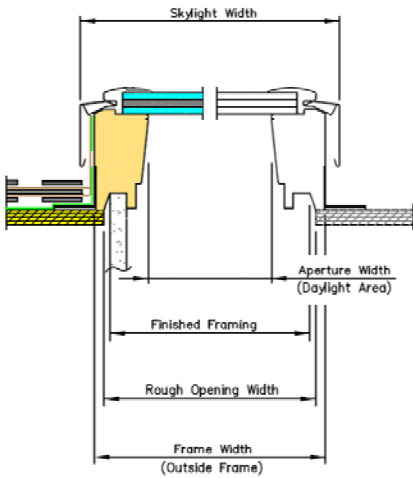
Standard Sizes

- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty

- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

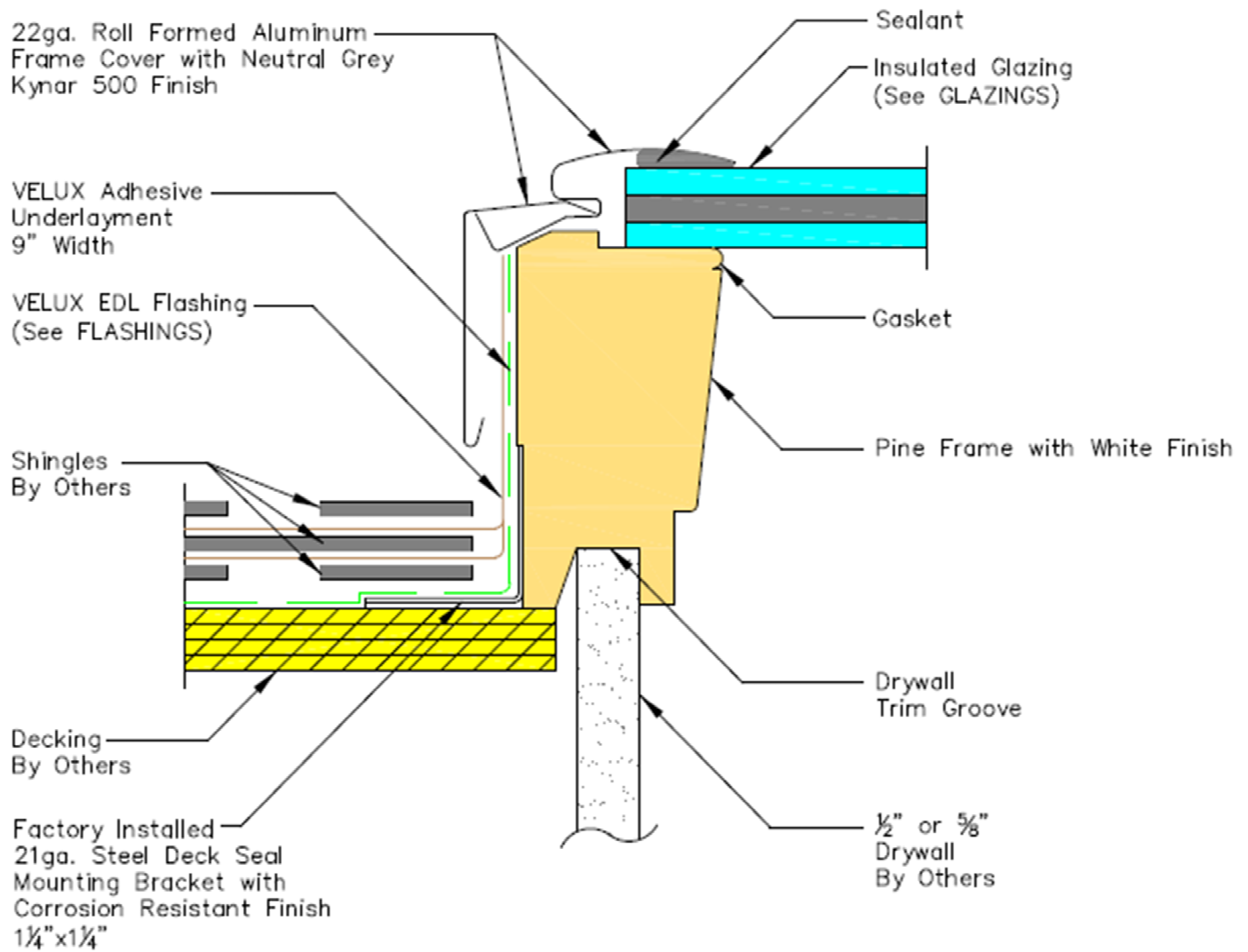


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/4	42 15/16	47 1/4	3.56
C01	21	21 1/2	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.03
C04	21	21 1/2	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 1/2	18 3/16	22 3/8	45 3/4	46 1/4	42 15/16	47 1/4	5.43
C08	21	21 1/2	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 1/2	18 3/16	22 3/8	70 1/4	70 3/4	67 7/16	71 3/4	8.52
D26	22 1/2	23 1/2	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06	22 1/2	23 1/2	19 15/16	24 1/16	45 3/4	46 1/4	42 15/16	47 1/4	5.94
M02	30 1/16	30 9/16	27 1/4	31 7/16	30	30 1/2	27 3/16	31 1/2	5.15
M04	30 1/16	30 9/16	27 1/4	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 1/4	31 7/16	45 3/4	46 1/4	42 15/16	47 1/4	8.13
M08	30 1/16	30 9/16	27 1/4	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 1/4	44 3/4	41 7/16	41 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 1/4	44 3/4	41 7/16	41 9/16	45 3/4	46 1/4	42 15/16	47 1/4	12.36

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-672	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	√	√	√		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	√	√	√		SK-14
08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	√	√	√		SK-03
10 Snowload - 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	√				

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.



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EAST ELEVATION
JULY 1, 2025



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NORTH ELEVATION
JULY 1, 2025



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SOUTH ELEVATION
JULY 1, 2025



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WEST ELEVATION
JULY 1, 2025

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**241 Maynard
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Exterior Finishes

Stucco – LaHabra X-63149 “Hatteras”



Jeld-Wen Windows Cladding & Trim



Entry Doors, Portal & Wood Gates



Propanel Roof, Barn Red



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AUGUST 13, 2025

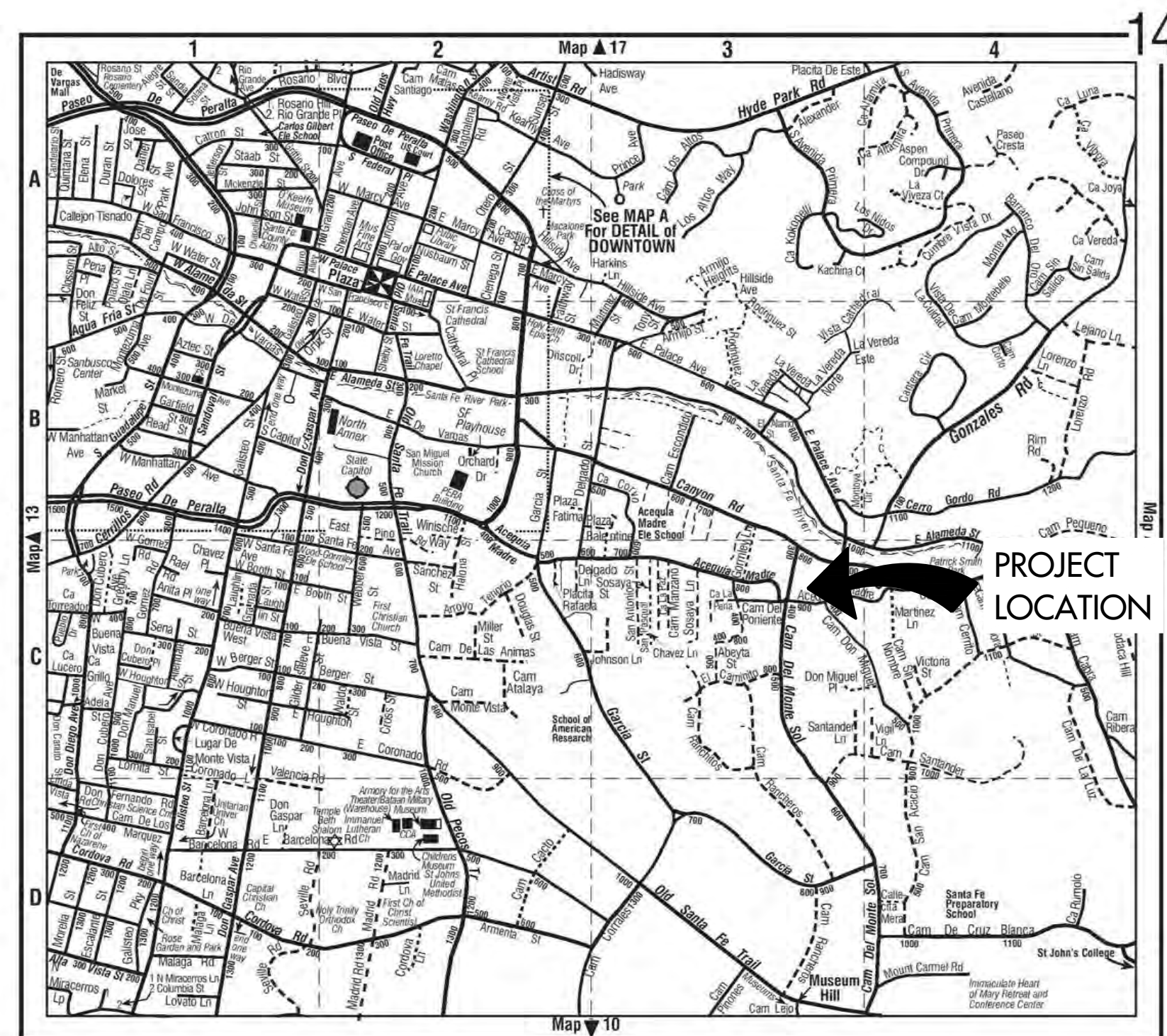
COVER
SHEET &
PROJECT
DATA

A
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SET #

2507 - MONTOYA

VICINITY MAP



DIRECTIONS TO SITE:
EAST ON CANYON ROAD, TURN RIGHT ON CAMINO DEL MONTE SOL, TURN LEFT ON ACEQUIA MADRE. 913
1/2 ACEQUIA MADRE IS ON THE LEFT. TURN IN AND FOLLOW PRIVATE DRIVE TO 913 1/2 ON THE LEFT.

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 (USEC 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: LIVING RM. ADDITION, NEW ENTRY PORTAL, INTERIOR REMODEL, NEW METAL ROOF, RE-STUCCO, NEW YARD WALL W/ENTRY GATE, NEW DRIVEWAY GATES, NEW COYOTE FENCE.

BUILDING TYPE: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: V-B
(IBC SECTION 602)

FIRE RATED WALLS: N/A

MAX BUILDING HEIGHT: 15'-3" - REGULATED BY HISTORIC (15'-0" TO EXISTING RIDGE)

NET AREAS:

EXISTING HEATED	1,453 S.F.
PORTALS	26 S.F.
EXISTING ROOFED	1,480 S.F.

PROPOSED ADDITIONS:

HEATED	67 S.F.
PORTALS	26 S.F.
ADDITIONAL ROOFED AREA	153 S.F.

TOTAL ROOFED AREA ON LOT: 1,594 S.F.

LOT AREA: - 4,920 S.F.

LOT COVERAGE: - EXISTING = 30.0%
- PROPOSED = 32.4%

OPEN SPACE REQUIREMENTS: NA

UTILITY DATA:

GAS	: NATURAL GAS
ELECTRIC	: OVER-HEAD
SEWER	: MUNICIPAL SEWER
WATER	: MUNICIPAL WATER

ZONING: CI-R

SPECIAL DISTRICTS: HISTORIC GUADALUPE

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

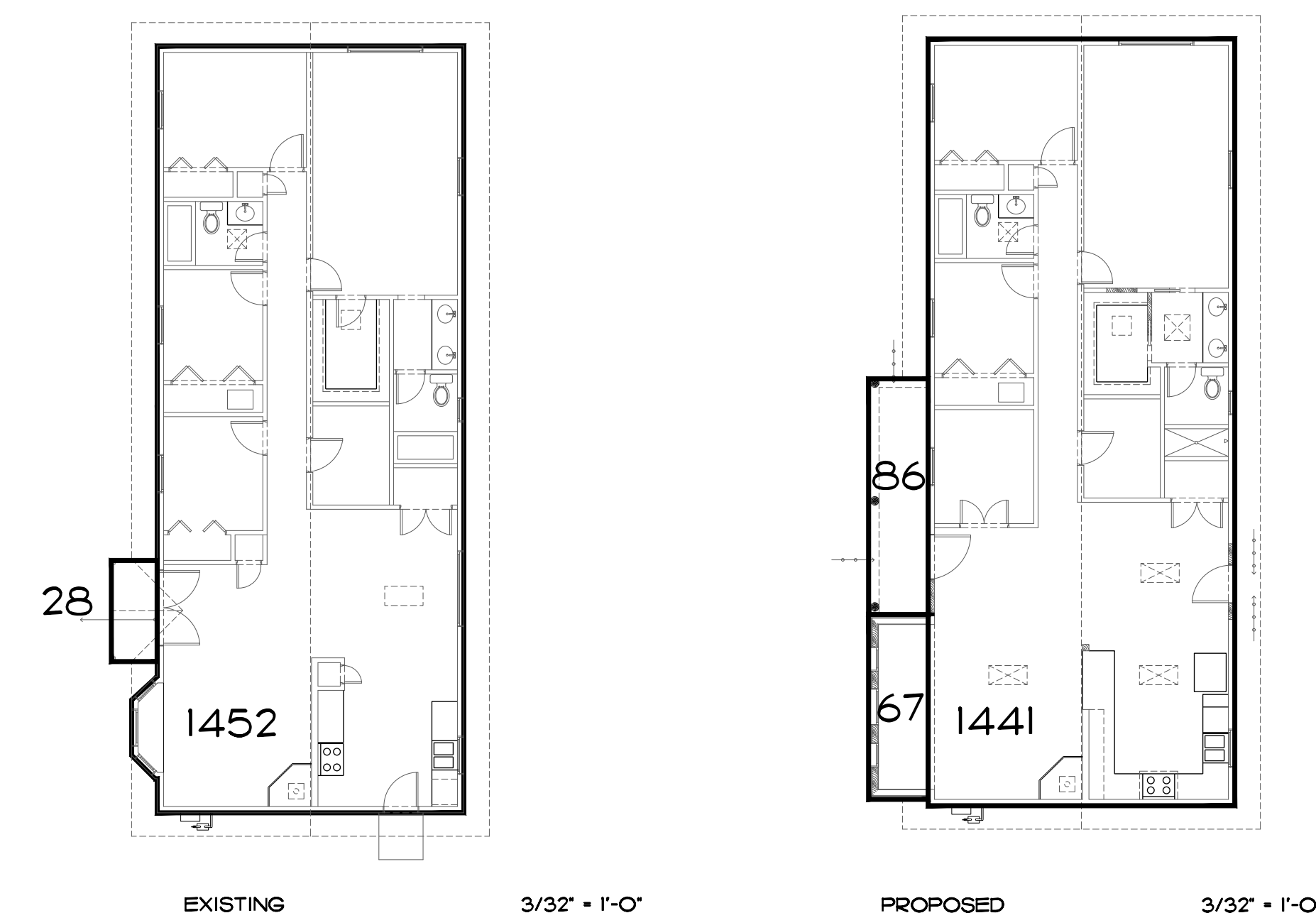
DESIGN PROFESSIONALS

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

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	SITE PLAN EXISTING & PROPOSED
A-2.0	FLOOR PLAN EXISTING & PROPOSED
A-3.0	WEST ELEVATION EXISTING & PROPOSED
A-3.1	EAST ELEVATION EXISTING & PROPOSED
A-3.2	NORTH & SOUTH ELEVATION EXISTING & PROPOSED

AREA DIAGRAM



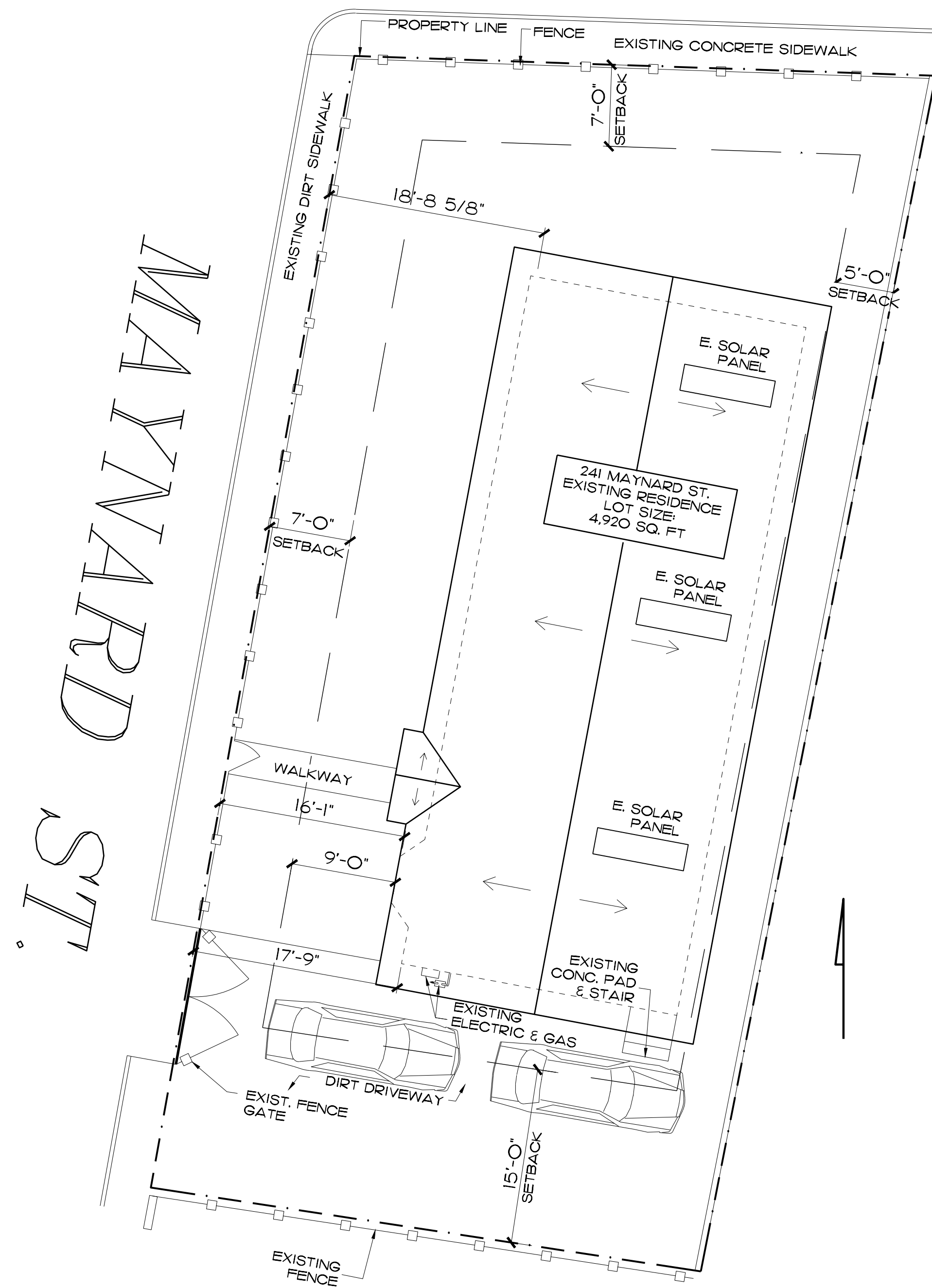
EXISTING

3/32" = 1'-0"

PROPOSED

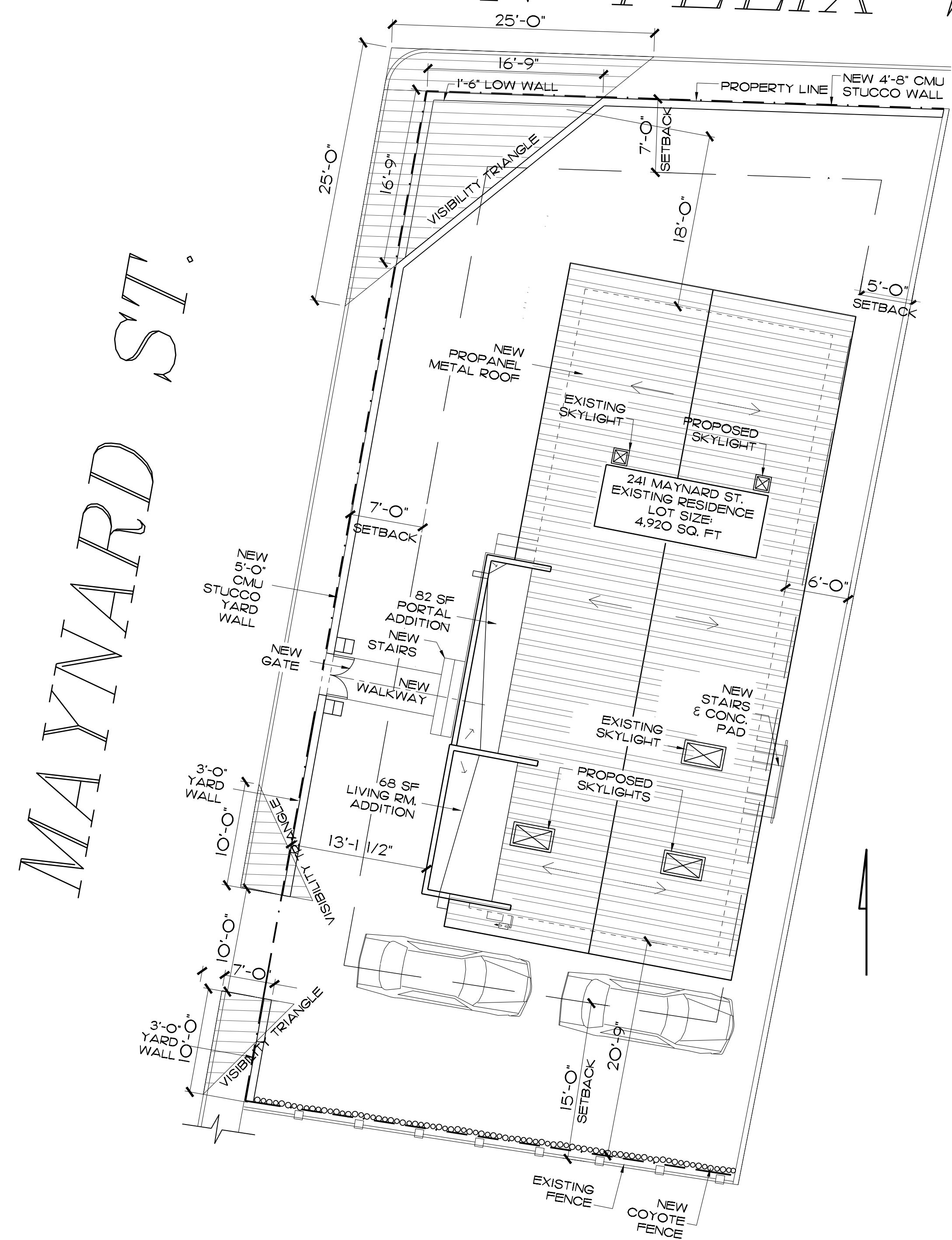
3/32" = 1'-0"

DON FELIX ST.



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

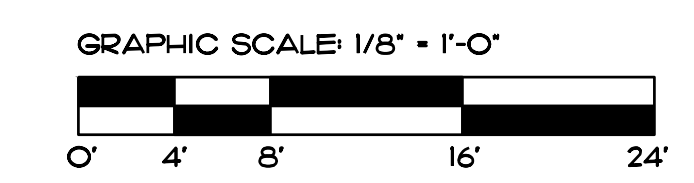
DON FELIX ST.



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

LEGEND:
PROPOSED SITE PLAN

- [Solid Line] EXISTING TO REMAIN
- [Hatched Area] NEW CONSTRUCTION



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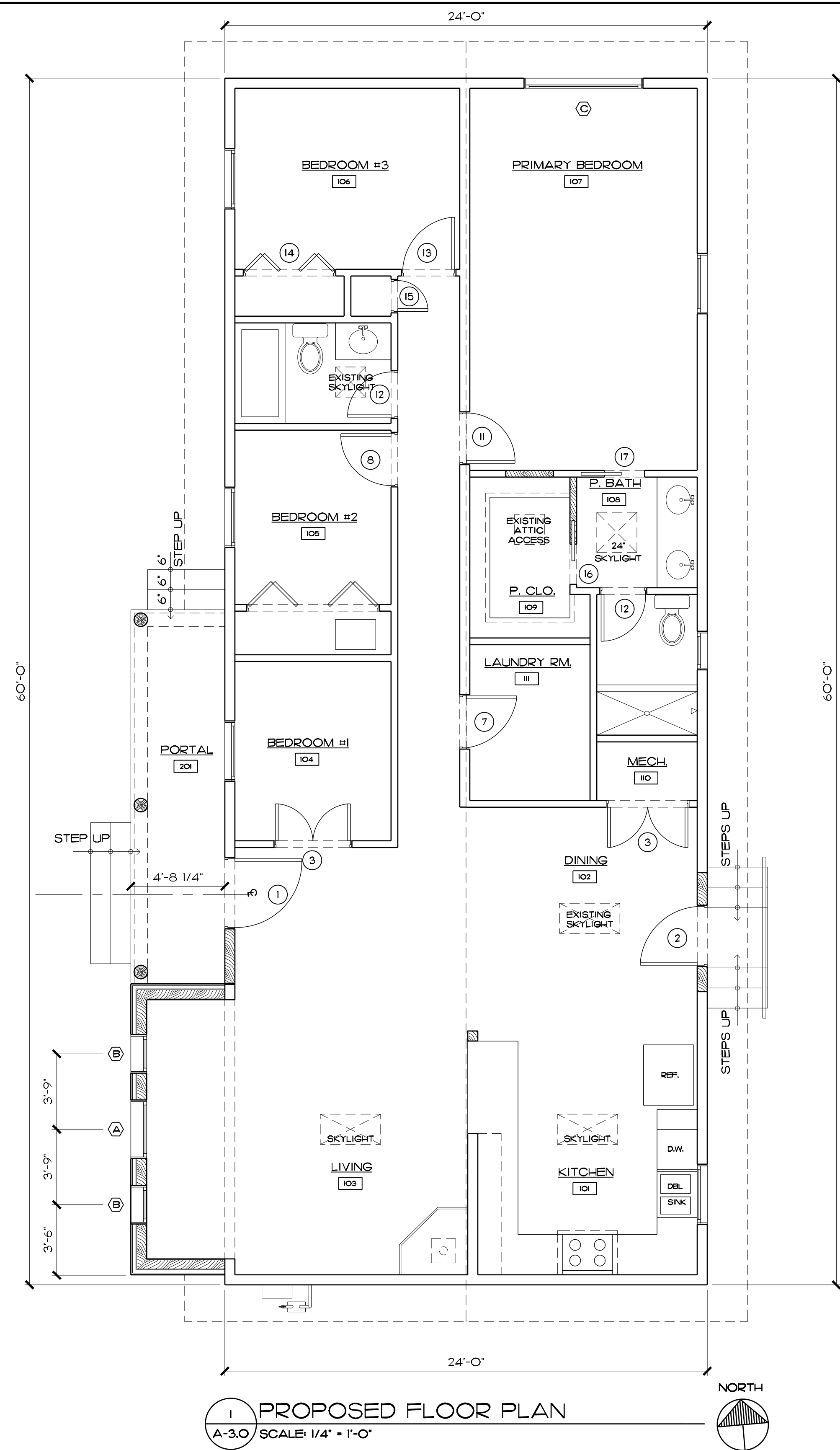
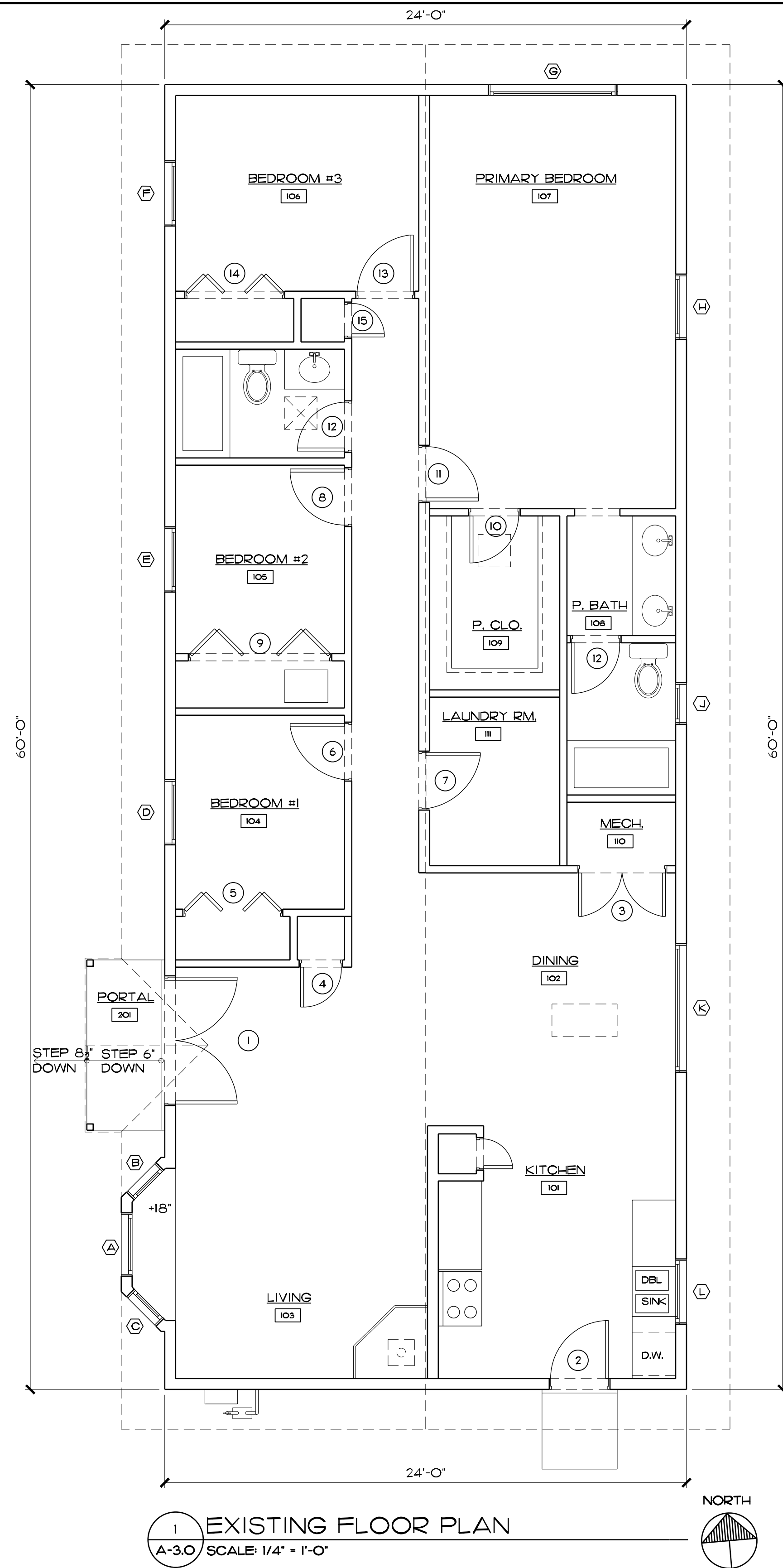
JULY 2, 2025

EXISTING &
PROPOSED
SITE PLAN

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SET #
2507 - MONTOYA

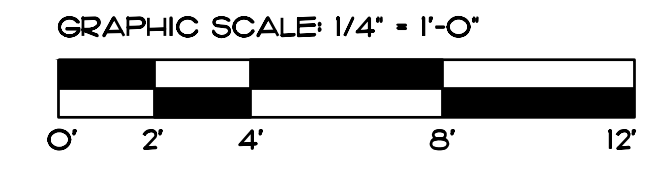
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LEGEND:
EXISTING AND PROPOSED PLAN

EXISTING WALLS TO REMAIN

NEW WALLS



WINDOW SCHEDULE - EXISTING							
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	LIVING RM.	103	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
B	LIVING RM.	103	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
C	LIVING RM.	103	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
D	BEDROOM #1	104	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
E	BEDROOM #2	105	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
F	BEDROOM #3	106	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
G	PRIMARY BEDROOM	107	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
H	PRIMARY BEDROOM	107	EXISTING	DOUBLE HUNG	EXISTING	COLONIAL WHITE	
J	PRIMARY BATHROOM	108	EXISTING	CRANK / AWNING	EXISTING	COLONIAL WHITE	
K	DINING RM.	102	EXISTING	SLIDER	EXISTING	COLONIAL WHITE	
L	KITCHEN	101	EXISTING	SLIDER	EXISTING	COLONIAL WHITE	

WINDOW SCHEDULE - PROPOSED							
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
A	LIVING RM.	103	RE-USE EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
B	LIVING RM.	103	RE-USE EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
C	LIVING RM.	103	RE-USE EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
D	BEDROOM #1	104	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
E	BEDROOM #2	105	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
F	BEDROOM #3	106	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
G	PRIMARY BEDROOM	107	REPLACE W/ DINING	SLIDER	EXISTING	TBD BY OWNER	RE-USING SLIDER IN DINING RM
H	PRIMARY BEDROOM	107	EXISTING	DOUBLE HUNG	EXISTING	TBD BY OWNER	
J	PRIMARY BATHROOM	108	EXISTING	CRANK / AWNING	EXISTING	TBD BY OWNER	
K	DINING RM.	102	NEW DOOR	TBD BY OWNER	TBD BY OWNER	TBD BY OWNER	
L	KITCHEN	101	EXISTING	SLIDER	EXISTING	TBD BY OWNER	

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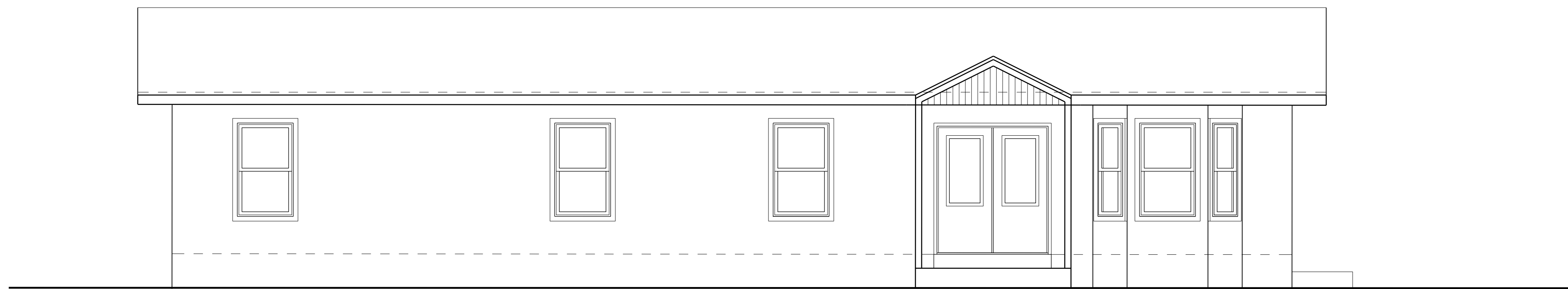
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JULY 2, 2025

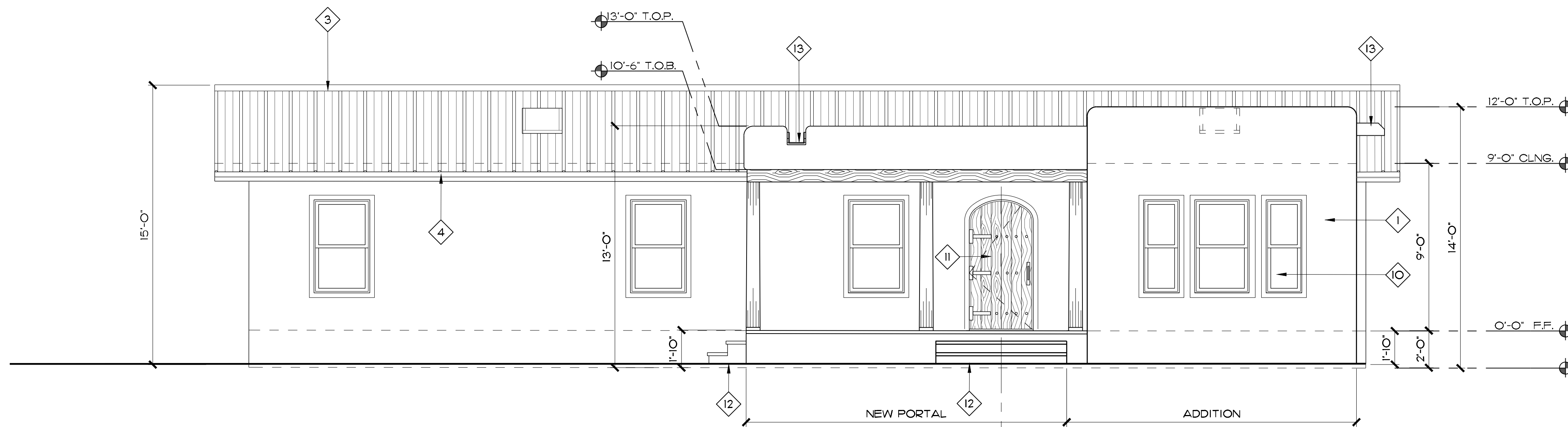
EXISTING/DEMOLITION PLAN & PROPOSED FLOOR PLAN

A 2.0

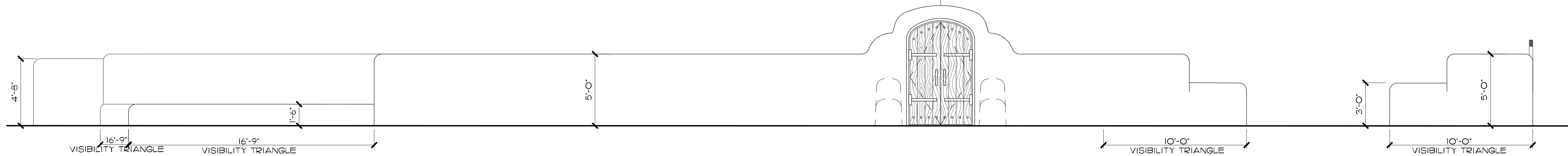
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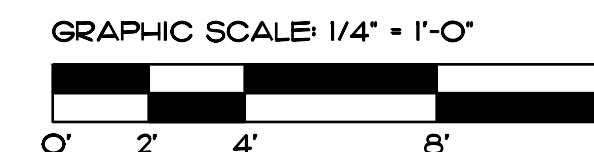
1 EXISTING WEST ELEVATION
A-6.0 SCALE: 1/4" = 1'-0"



1 PROPOSED WEST ELEVATION
A-6.0 SCALE: 1/4" = 1'-0"



1 PROPOSED WALL ELEVATION
A-6.0 SCALE: 1/4" = 1'-0"



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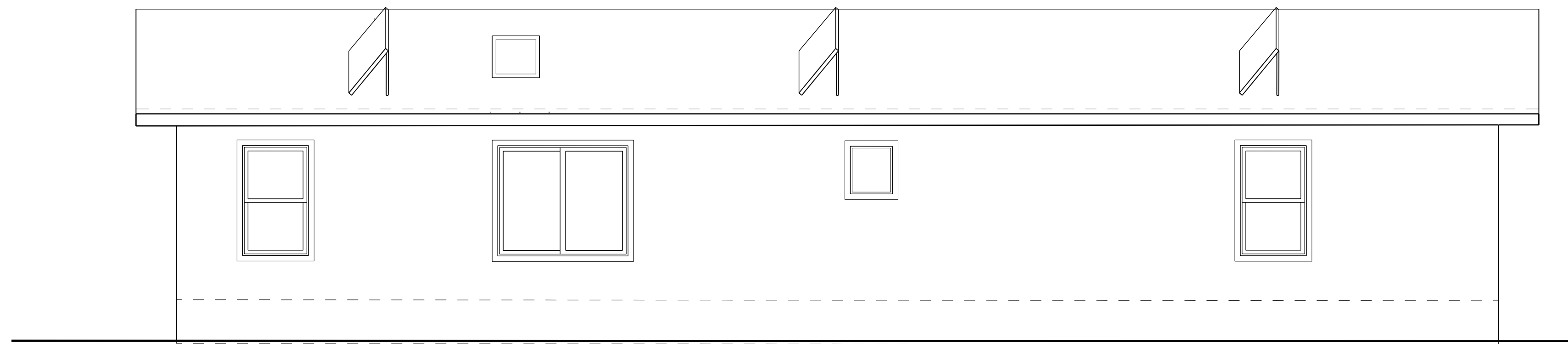
AUGUST 13, 2025

EXISTING &
PROPOSED
EXTERIOR
ELEVATION -
WEST

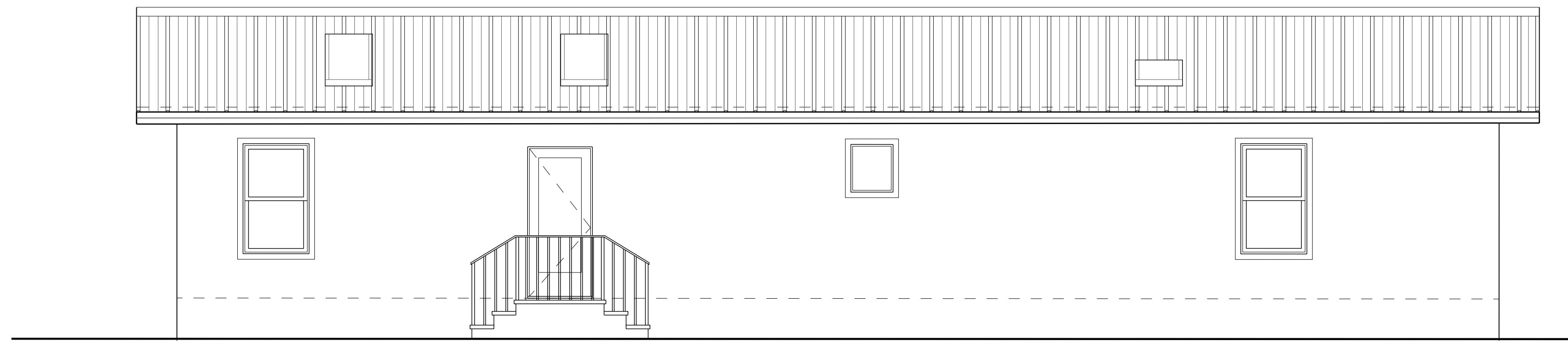
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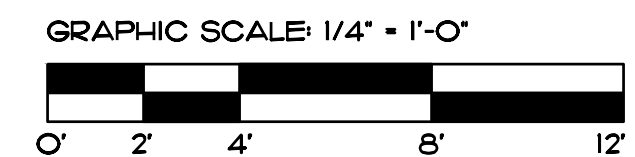
2507 - MONTOYA



1 EXISTING EAST ELEVATION
A-6.2 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
A-6.2 SCALE: 1/4" = 1'-0"



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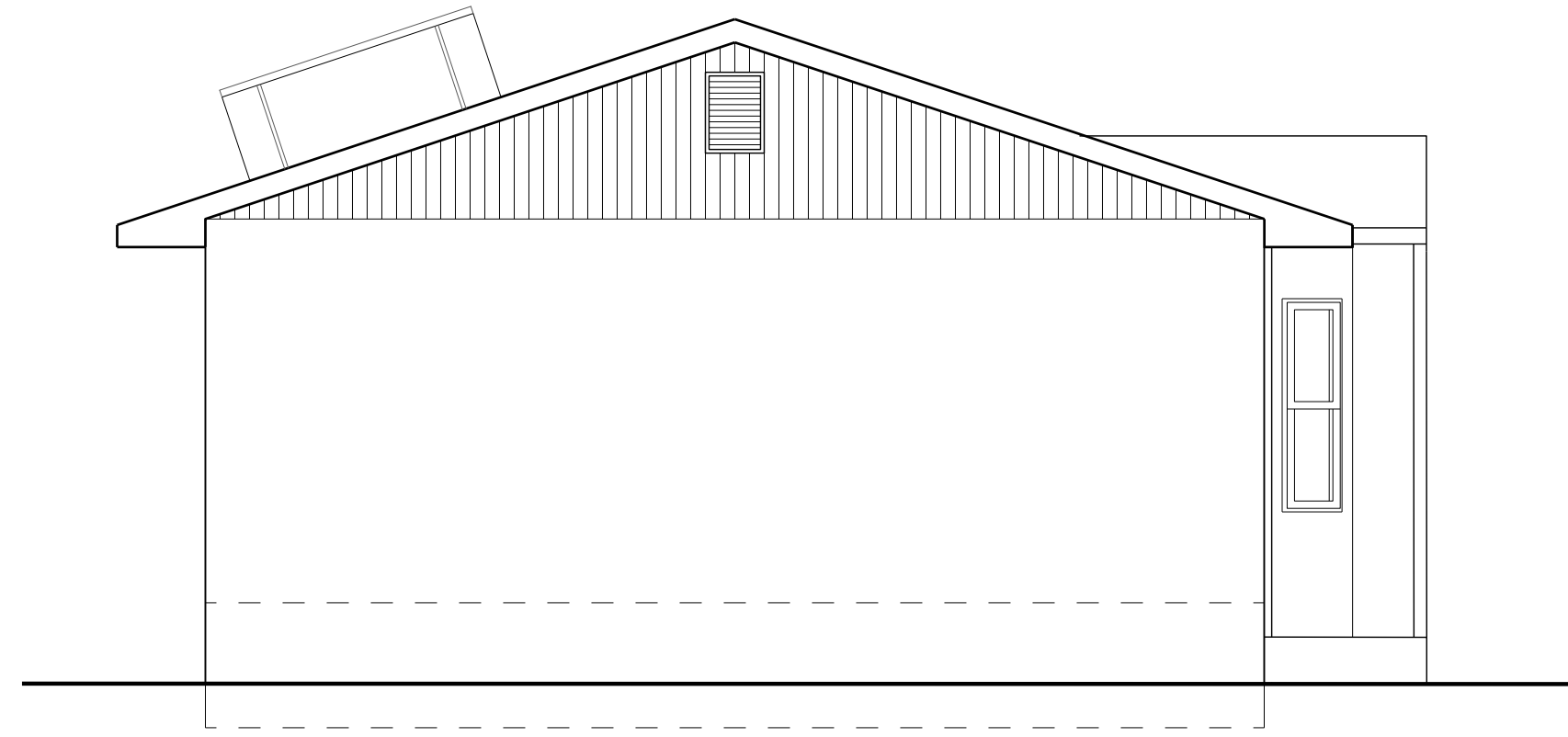
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS
- EAST

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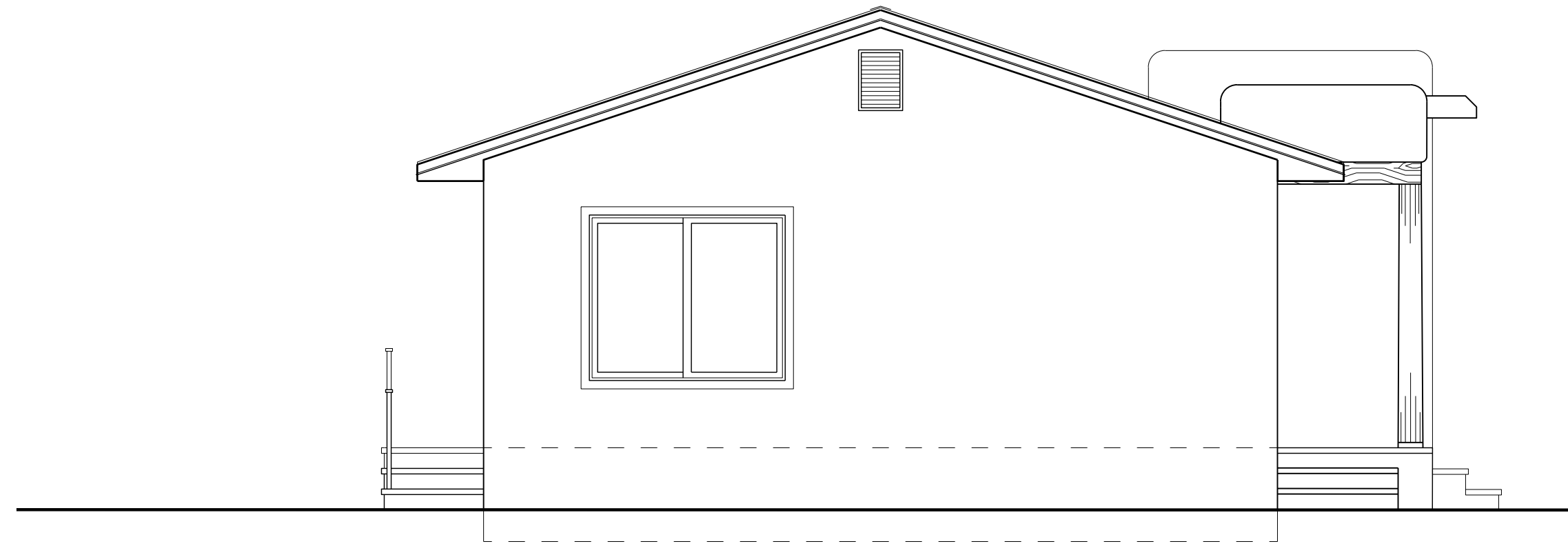
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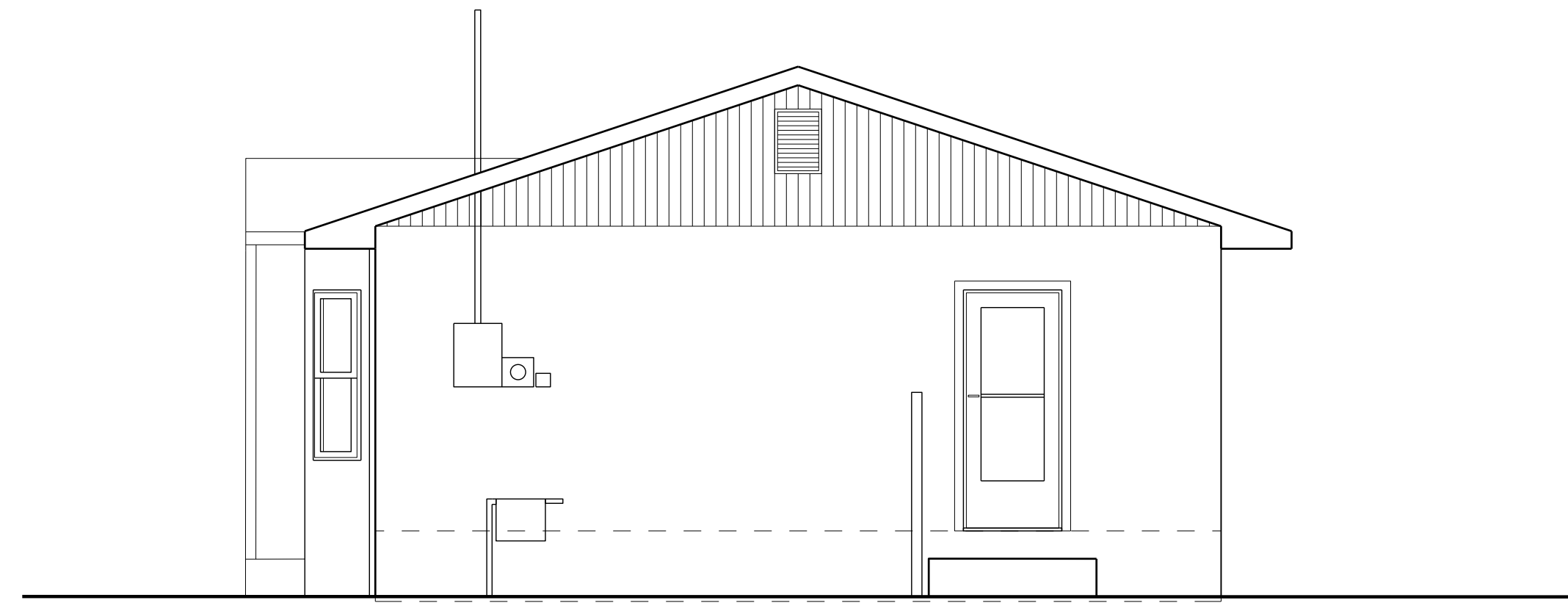
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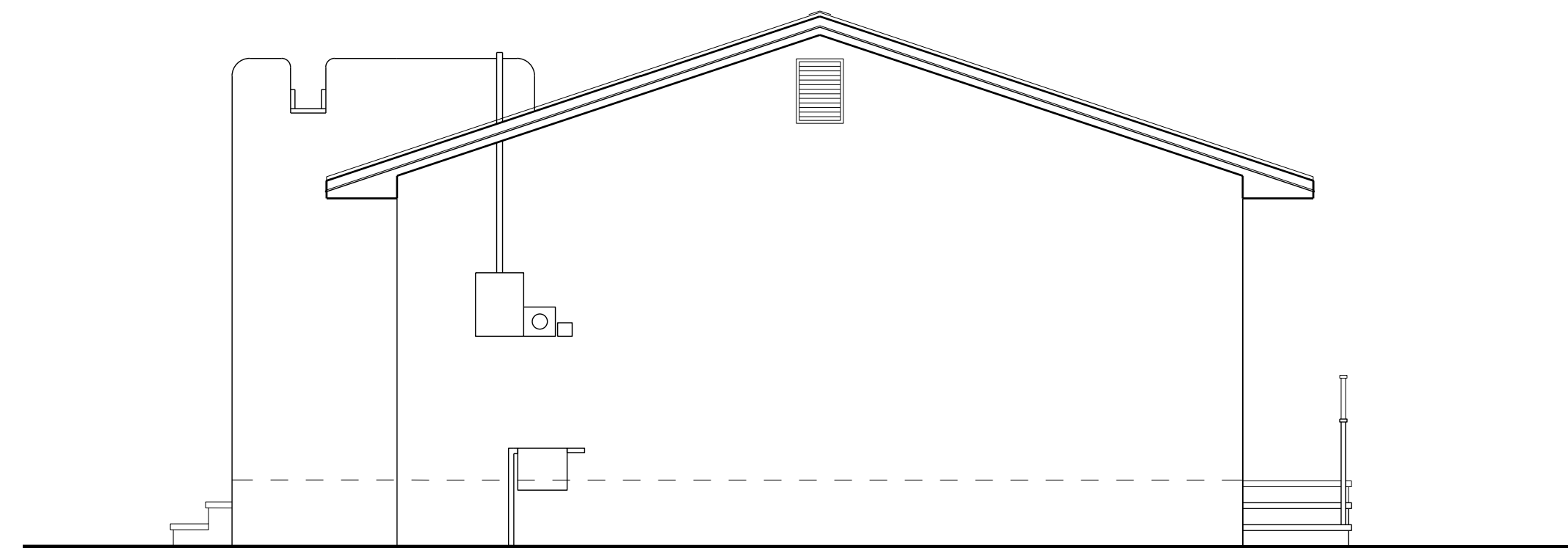
1 EXISTING NORTH ELEVATION
A-6.3 SCALE: 1/4" = 1'-0"



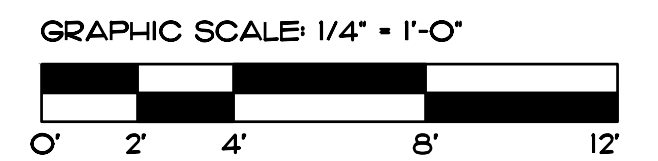
2 PROPOSED NORTH ELEVATION
A-6.3 SCALE: 1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
A-6.1 SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A-6.1 SCALE: 1/4" = 1'-0"



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MONTOYA ADDITION &
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241 MAYNARD ST.
SANTA FE, NEW MEXICO

JULY 2, 2025

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS
- NORTH &
SOUTH

A
3.2

SET #

2507 - MONTOYA