



City of Santa Fe, New Mexico

**HISTORIC PRESERVATION SECTION
OF THE PLANNING DIVISION**

~~DR~~ do not route to HPD.
~~DR~~ schedule final historic inspection

To: Building Permit Office

From: David A. Rasch, Acting Division Director DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 12.29.10

The work proposed at 539 Garcia Street does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.

Proposed Work:

- re-roof as submitted with the following conditions
- 1. no roofing material on top of parapet
- 2. no change to parapet height or exterior profile
- 3. replace canals to match existing

Thank You.



homewise

your partner in homeownership

Ertmer, Christina
539 Garcia Street
November 17, 2010

WORK WRITE-UP AND SPECIFICATIONS

1. All construction work shall be inspected and approved by the Department of Building inspection of the city, NM State Construction Industries Division, property owner and the Homewise Construction Specialist.
2. The awarded Contractor shall be responsible for completion of each item specified in this Work Write-Up. Any changes shall be authorized by a written CHANGE ORDER, which must be approved by the Homewise Construction Specialist and the property owner.
3. The Contractor shall be responsible for verifying, all quantities, measurements, dimensions, and conditions on the job site. The Contractor shall notify the Homewise Construction Specialist of any differences or discrepancies on the Work Write-Up and Specifications, plans or working drawings.
4. The Contractor shall install all necessary bracing to support and maintain the existing Structure in a safe and undamaged condition throughout all phases of demolition, construction and/or reconstruction.
5. The Contractor shall take any and all precautions necessary to ensure that fixtures and materials, which are temporarily removed during any phase of construction, are protected from damage, vandalism and/or theft. Damage to property caused by the Contractor shall be repaired or replaced by the Contractor at his/her own expense.
6. There have been no soil tests taken on this site and, therefore, the Homewise is not warranting or guaranteeing any responsibility regarding the bearing capacity of the soil and whether or not it is sufficient to support the structure and design.
7. The Contractor shall be fully responsible for obtaining all necessary permits and licenses as required by the City Department of Building Inspection or the NM State Construction Industries Division.
8. Color, type, model, style, finish and manufacturer of all fixtures, appliances, hardware, and all other products used in the work shall be approved and/or selected by the property owner, and shall be standard not custom items.
9. The discarded floor covering, old doors, lumber, plumbing fixtures, roofing, debris, and other construction debris shall be removed from the job site. The property shall be left in a clean and safe condition at all times. The Contractor is responsible for the cost of proper disposal of all materials and debris.
10. All work completed on job site to be per manufacturer's specifications and instructions, standard trade practices, and shall be neatly done in a professional workmanlike manner.
11. All plumbing fixtures shall comply with all water saving codes.

12. The Contractor is responsible for following EPA's Renovation, Repair and Painting rule (40 CFR 745) for all houses built before 1978.
13. Special attention shall be given to the incorporation of cost effective energy standards and rules of the 2006 New Mexico Energy Conservation Code.
14. Exterior concrete, cement plaster, synthetic stucco, paint work etc. shall be installed when the outside temperature is above 55 degrees F, or temperature specified by the manufacturer.
15. The property WILL be occupied during the improvements.
16. The CONTINGENCY FUND, which is the difference between the contract amount and the loan amount, is ONLY to be used for unforeseen items such as those the City or State Building Inspector may require and/or problems that may be uncovered by the Contractor. Any funds remaining toward the end of the job may be used for Homewise Approved items ONLY or may be applied to reducing the loan amount.
A written CHANGE ORDER is used for all contingency items.
17. ALL CHANGES TO THE SPECIFICATIONS WILL BE DONE IN WRITING BY THE HOMEWISE OFFICE ONLY.

NO WORK SHALL COMMENCE UNTIL A COPY OF THE BUILDING PERMIT IS RECEIVED AND A NOTICE TO PROCEED IS EXECUTED

SPECIFICATIONS

Energy Conservation Qualified

ROOF, FLAT - TEAR-OFF

1. Remove and dispose of all roofing material from the existing roof. Contractor will notify Homewise when tear-off is to begin and to set up meeting to determine if any damaged roof structure will need to be replaced. Remove debris from site.

Approx. sq. ft. of roof: 1,650

NOTE: Replacement of rotted decking shall not be included in bid total. Replacement of rotted decking will be assessed at tear-off and dealt with as a change order. Homewise allows a max. of \$1.75 per sq. ft. for the replacement of decking.

\$ _____

Energy Conservation Qualified

ROOF, FLAT - CANALE (ROOF DRAIN) - REPLACE

2. Remove defective canale(s) and install new metal lined wood canale(s) securely anchored to parapet wall and roof deck with 1/4' per foot slope for positive drainage. Canale(s) will be long enough to assure that roof drainage water will not contact building wall on a windless day. Installation will be complete and code compliant.

Total number of canales to replace: (5)

\$ _____

Energy Conservation Qualified

ROOF, FLAT - INSULATION - TAPERED (POLYSTYRENE)

3. Install polystyrene tapered insulation board to create slope for roof to drain. Install recovery board to cover tapered insulation and fasten to existing roof. Slope will be a minimum of 1/4 inch per foot to canales. If the interior ceiling is exposed rafters or vigas, fasten insulation to rafters/vigas (do not nail through deck boards).

Approx. sq. ft.: 1,600

NOTE: Install 30 lbs. perforated vapor barrier below insulation if existing roofing was removed down to deck.

NOTE: Rippers & Decking may be substituted at Entry Portal.

\$ _____

Energy Conservation Qualified

ROOF, INSULATION 4" (POLYISO)

4. Install 4" rigid polyurethane insulation over vapor barrier. If the interior ceiling is exposed rafters or vigas, fasten insulation to rafters/vigas (do not nail through deck boards).

Approx: sq. ft.: 1,500

\$ _____

Energy Conservation Qualified

ROOF, FLAT - MODIFIED BITUMEN "TORCH-DOWN"

5. Install "torch-down" modified bitumen, single-ply roofing membrane over existing roof. Membrane manufacturer will be: Carlisle Syntec; GAF Ruberoid; Johns Manville or Homewise approved other. Install properly fastened base sheet to substrate. Installation will be complete, code compliant, and all installation details will be per manufacturer's instructions. Provide manufacturer's warranty and 12 year contractor warranty. Color of membrane on the roof will be TAN and color at parapet flashing will be TAN.

Approx. sq. ft. of roof: 1,700

Brand of membrane Manufacturer: _____ Mil thickness: _____

SPEC. SHEET ON MODIFIED MUST BE SUBMITTED WITH BID.

\$ _____

VENT CAPS, REPLACE

6. Replace damaged and rusted vent termination for furnace. Use existing vent pipe if pipe is code compliant.

\$ _____

QUITCLAIM DEED

ROBERT L. ERTMER, a single man, recently divorced, for consideration paid, quitclaim to CHRISTINA S. ERTMER, a single woman, recently divorced

whose address is 537 1/2 E. Garcia, Santa Fe, New Mexico

the following described real estate in Santa Fe County, New Mexico:

Lot Two (2) on a certain plat of survey prepared by Robert C. Martinez, New Mexico Licensed Surveyor Number 4076 on January 4, 1969 entitled "Replat of Subdivision of Land, Formerly of the Estate of Jose Dolores Garcia, Lot 39, Block 84-King's Map, Santa Fe, New Mexico" and recorded in the Santa Fe County records at Plat Book 22, page 31.

WITNESS my hand and seal this 28th day of May, 1984

(Seal) [Signature] ROBERT L. ERTMER (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO COUNTY OF SANTA FE ss.

The foregoing instrument was acknowledged before me this 27th day of May, 1984

by Robert L. Ertmer (Name or Names of Person or Persons Acknowledging)

My Commission expires August 27, 1984 (Seal)

[Signature] Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO COUNTY OF Santa Fe ss.

The foregoing instrument was acknowledged before me this 27th day of May, 1984

by [Signature] (Name of Officer)

(Title of Officer) (Name of Corporation Acknowledging)

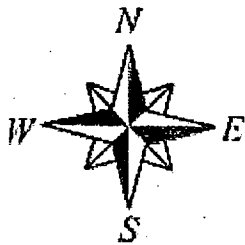
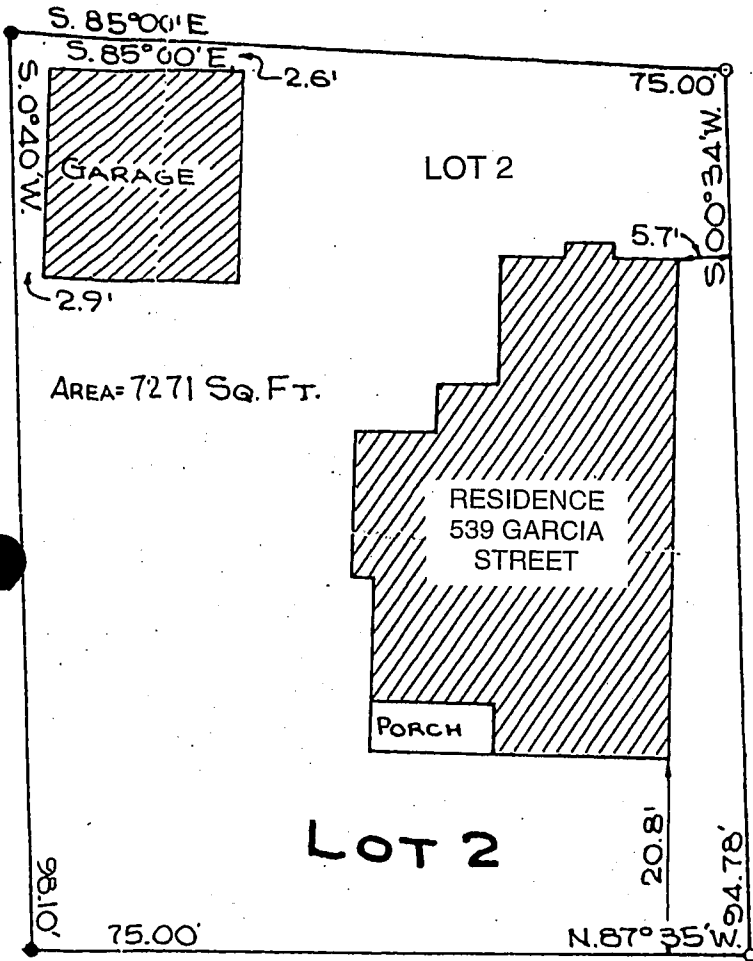
(State of Incorporation) corporation, on behalf of said corporation

My commission expires: (Seal) Notary Public

FOR RECORDER'S USE ONLY JUNTY OF SANTA FE) SS (STATE OF NEW MEXICO) hereby certify that this instrument was filed for record on the 15 day of May, 1984 at 10:15 o'clock 472 and was duly recorded in book 472 of the records of Santa Fe County. Witness my Hand and Seal of Office ANGIE VIGIL PEREZ County Clerk, Santa Fe County, N.M. [Signature] Deput.

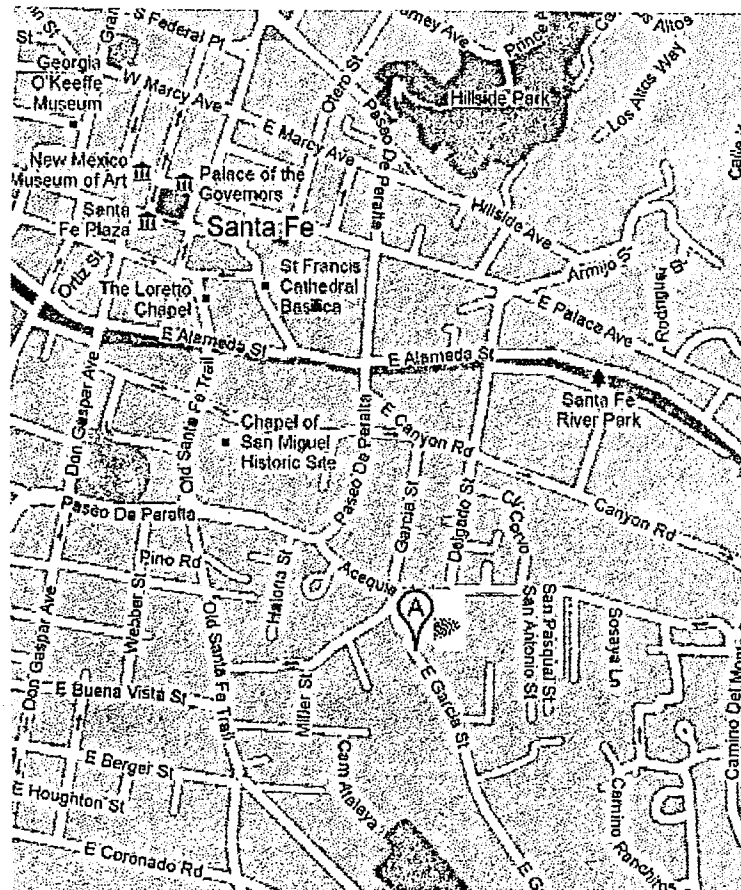
ERTMER RESIDENCE 539 GARCIA STREET

SITE PLAN



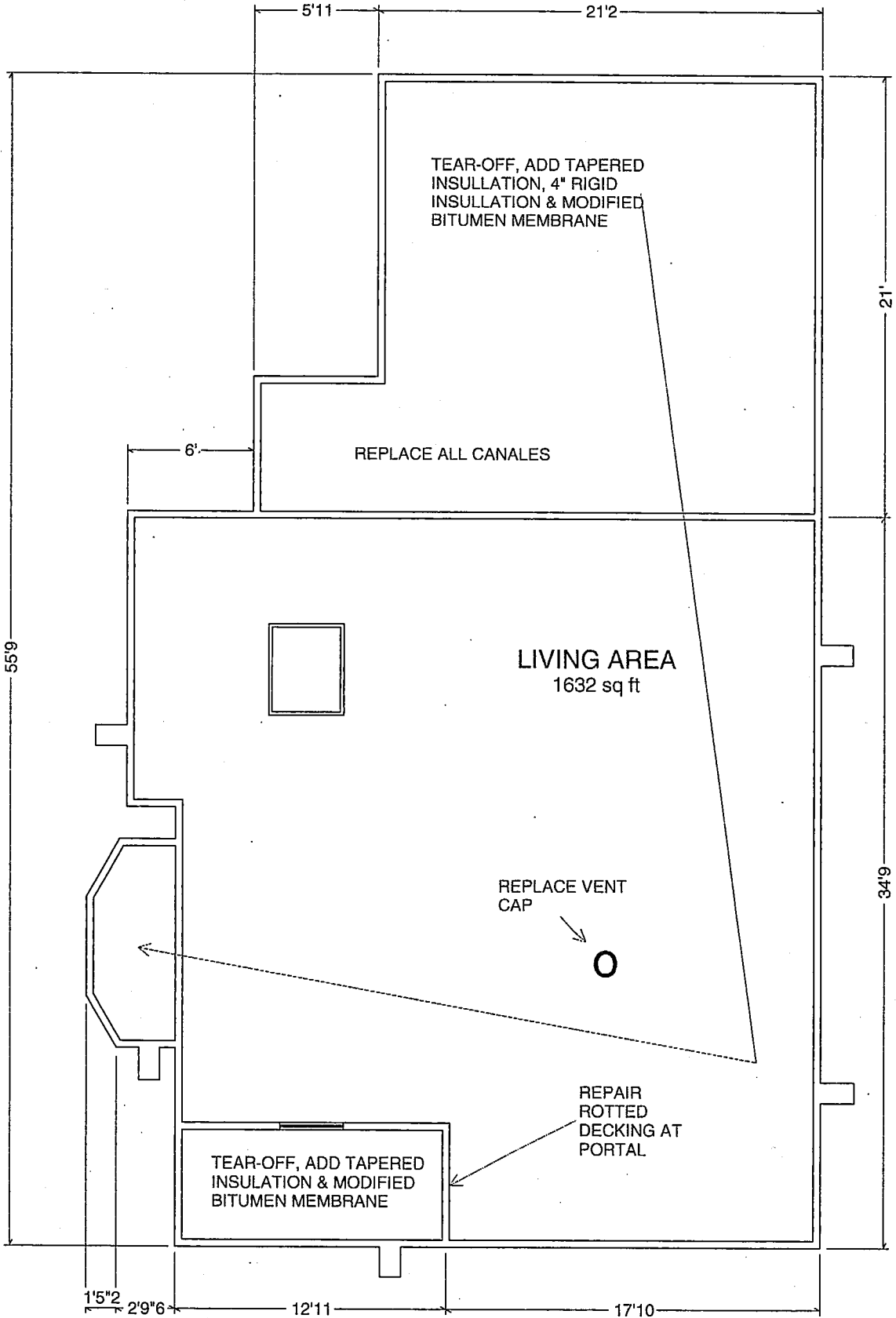
SCALE 1" = 20'

VICINITY MAP

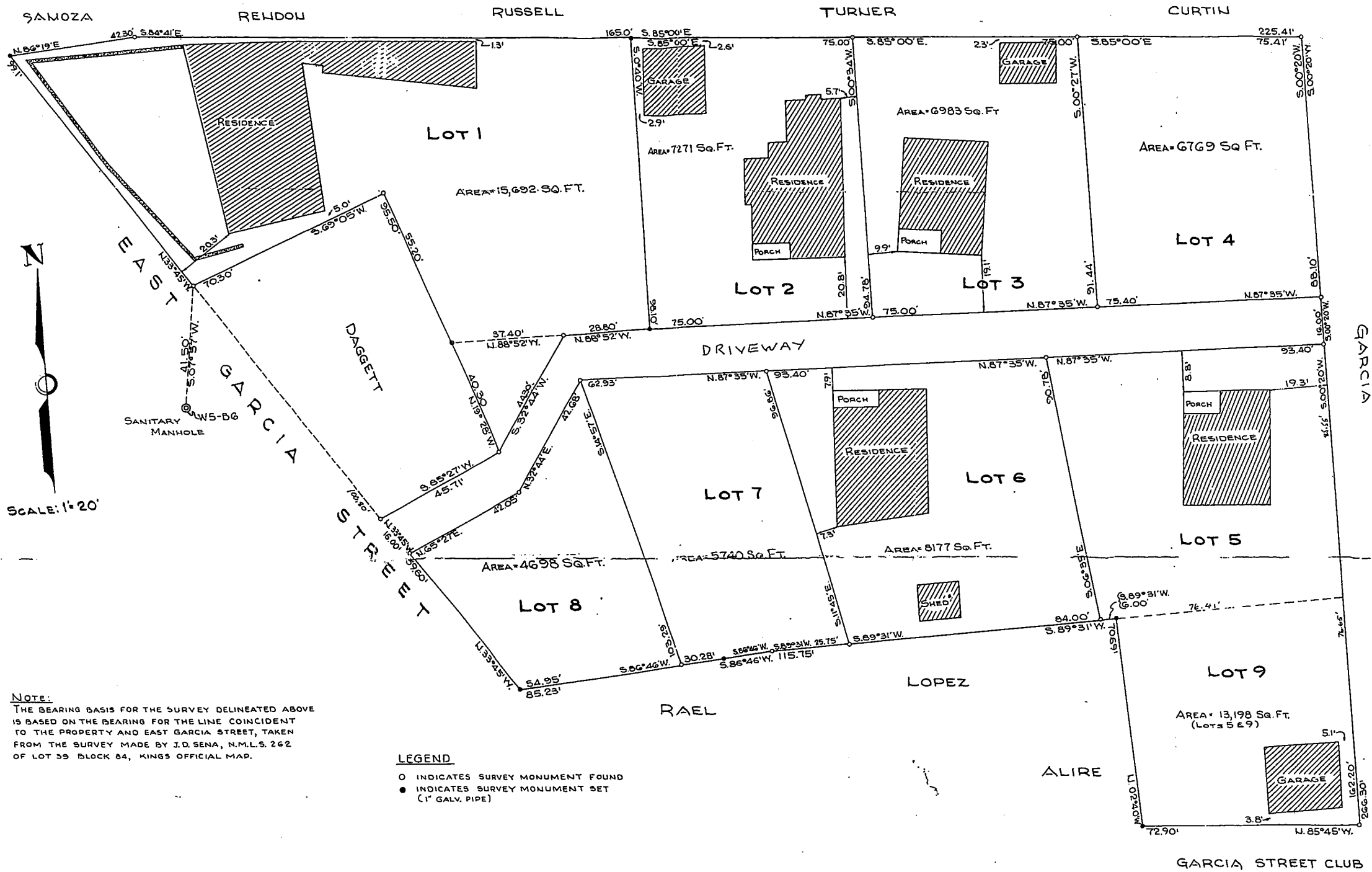


ROOF PLAN

11/5/2010



ERTMER RESIDENCE
539 Garcia Street



NOTE:
 THE BEARING BASIS FOR THE SURVEY DELINEATED ABOVE IS BASED ON THE BEARING FOR THE LINE COINCIDENT TO THE PROPERTY AND EAST GARCIA STREET, TAKEN FROM THE SURVEY MADE BY J.D. SENA, N.M.L.S. 262 OF LOT 33 BLOCK 84, KINGS OFFICIAL MAP.

LEGEND
 ○ INDICATES SURVEY MONUMENT FOUND
 ● INDICATES SURVEY MONUMENT SET (1" GALV. PIPE)

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF LINES ESTABLISHED AND RE-ESTABLISHED BY SURVEY MADE BY ME UPON THE GROUND, TOGETHER WITH IMPROVEMENTS THEREIN, UNDER THE DATE JANUARY 4, 1965. THAT THE LINES SHOWN ABOVE ARE COINCIDENT WITH THOSE OF THE ADJOINING LOTS AND STREET TO THE BEST OF MY KNOWLEDGE.

J. Robert Martinez
 J. ROBERT MARTINEZ
 N.M.L.S. 4076

COUNTY OF SANTA FE 155
 STATE OF NEW MEXICO 1730970
 I hereby certify that this instrument was filed for record on the 19 day of February A.D. 1971 at 2:30 o'clock P.M.
 I was duly recorded in book 327 page 21 of the records of Santa Fe County.
 Witness my Hand and Seal of Office
 ROSALBA R. GONZALES
 County Clerk, Santa Fe County, N.M.
Rosalba R. Gonzales
 Deputy

**REPLAT
 OF
 SUBDIVISION OF LAND**
 FORMERLY OF THE ESTATE OF
JOSE DOLORES GARCIA
 LOT 39, BLK. 84 - KINGS MAP SANTA FE, N.MEX.