



8 May 2026

Ms. Lani McCulley  
Senior Planner  
Historic Preservation Division  
City of Santa Fe  
100 Lincoln Avenue  
Santa Fe, NM 87501

**RE: 1103 CANYON ROAD RESIDENCE HDRB SUBMITTAL**

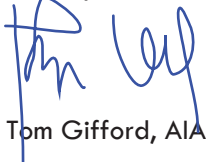
Dear Lani,

With this letter, we are formally submitting the residence located at 1103 Canyon Road for review and consideration by the Historic District Review Board during the June 9, 2026 meeting. Attached are the following documents:

- Application form
- Preliminary Zoning Review
- Photographs
- Exterior finishes
- Existing and proposed site plan
- Existing and proposed floor plans
- Existing and proposed exterior elevations with exterior finishes
- Window survey

Please let me know if you need any additional information.

Thank you,



Tom Gifford, AIA

**THOMAS GIFFORD ARCHITECT**  
ARCHITECTURE | URBAN DESIGN  
1709 Paseo de Perla  
Santa Fe, New Mexico 87501  
tel 505.982.7878  
email [tom@thomasgifford.com](mailto:tom@thomasgifford.com)



8 May 2026

Historic Preservation Division  
City of Santa Fe  
100 Lincoln Avenue  
Santa Fe, NM 87501

## **RE: 1103 CANYON ROAD RESIDENCE RENOVATION**

The residence is located at 1103 Canyon Road, Santa Fe, NM 87501 bounded by Canyon Road on the south and Patrick Smith Park on the north. It's an existing two-story single family residence. Following is an:

### **Existing condition residence summary**

- residence total 2368 heated square feet
  - ground floor 1268 heated square feet
  - second floor 1100 heated square feet.
- ground floor portal 158 square feet
- ground floor wood deck 75 square feet
- ground floor brick paved patio 1085 square feet
- second floor second floor decks -east 107 square feet and west (including stairs) 201 square feet
- The site is 3831 square feet or 0.088 acres.

### **Residence renovation summary**

A complete interior and exterior renovation of the existing building. The exterior renovation will consist of new windows and exterior doors, new stucco with 2" spray foam insulation, new roofing, re-work of portal, covered parking and enlarged wooded deck. The existing courtyards drainage will be re-worked (area lowered) for building code required head heights. Exterior masonry yard walls repaired. Existing site utilities (water, sewer and electrical) will be replaced. Interior renovation will consist of new room configuration, new finishes, new cabinets, lighting, plumbing.



### **Residence heights**

No proposed changes

North Elevation- 20'4" (measured to finish grade at top of acequia) If measured to bottom of acequia the height is 24'4.

South Elevation- 17'7"

East Elevations-17'7"

West Elevations- 17'7"

### **Materials, Colors and Finishes, Window and Door styles**

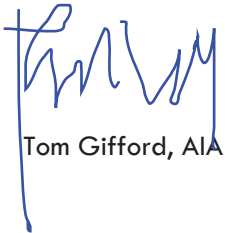
The residence will have new 2" of spray foam insulation and exterior stucco on all surfaces and walls. The stucco color will be El Rey/ La Habra "La Luz ". The concrete parapet cap will be remain and be repaired. The new windows and doors will be wood painted-Sherwin Williams "Manitou Blue" #SW6501. The doors will be re-built to match the existing east and west existing doors. The garage door will be replaced with a wood garage door. There will no changes other than structural repairs and new stucco to the yard walls. The eastern yard wall gate to be increased in width and height and swing direction to meet 2021 IFC entry requirements. Yard wall height will be increased over this area to match previous elevation.

### **Architectural History**

Please see attached, HPI.

Please let me know if you need any additional information.

Thank you,



Tom Gifford, AIA

## 1103 Canyon Road

Exception to 14-4.6(E)(4)(II): The applicant requests an exception for placing exterior insulation on a primary façade.

(i) *Do not damage the character of the district*

### Applicant Response:

We do not believe the exterior spray foam installation will damage the character of the district. The existing residence character is an adobe Spanish Pueblo Revival style and we believe the “hand” sprayed exterior closed-cell foam insulation will “loosely” follow the exterior contours of the existing adobe exterior wall recreating the adobe character of the existing walls after the traditional cementitious stucco is installed. There are no window or door locations or details that installation of the insulation would seem out-of-character.

Per the 2021 New Mexico Energy Conservation Code (2021 IECC amended by State of NM), the proposed level of renovation requires continuous exterior insulation but per IECC Section C501.5 Historic Buildings...*or the historic preservation authority having jurisdiction, demonstrating that the compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building. The insulation is required by building code unless the HDRB invokes section C501.5.*

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

### Applicant Response:

There would be one small hardship if the spray foam insulation is not permitted by HDRB and it would be that the residence would meet the 2021 IECC through an exception and the residence would be less energy efficient, producing more green-house gasses and increasing the carbon footprint.

(iii) *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*

### Applicant Response:

We believe the existing residence character adobe-Spanish Pueblo Revival style will be maintained with the installation of “hand” sprayed exterior closed-cell foam insulation. The residence will maintain the unique heterogeneous character of the City.

Exception to section 14-4.6(E)(4)(I)(a): The applicant requests an exception to replacing windows on a primary façade.

(i) *Do not damage the character of the district*

Replacing the existing residence windows would not damage the character of the district. The new wood double casement windows would restore the primary façade to a more original condition. All replacement windows would closely replicate the remaining historic windows- wood double casement windows. We believe this would not damage the character.

Applicant Response:

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

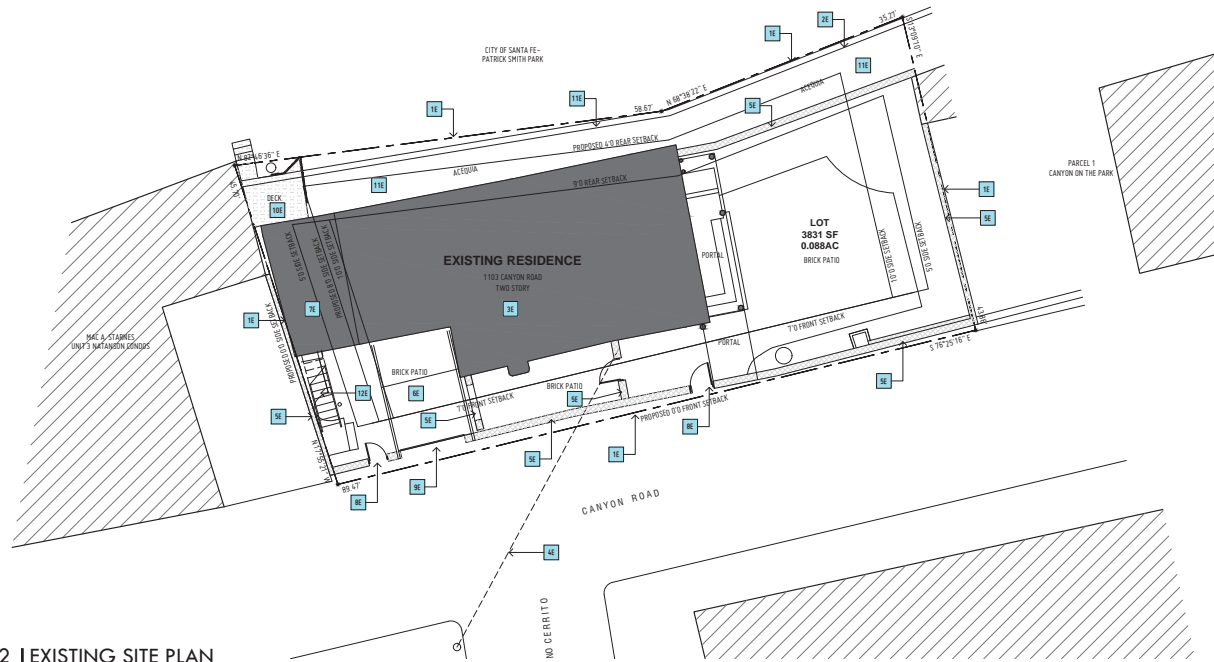
Applicant Response:

If the replacement of primary window is not allowed, there would be one potential hardship. Per the 3<sup>rd</sup> party window inventory, which has been provided in our submittal, and my Building Code review, there windows that do not meet Building Code requirements for Emergency Escape and Egress requirement due to non-operation and/ or configuration which would be a hazard to the health, safety and welfare of the occupants.

(iii) *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*

Applicant Response:

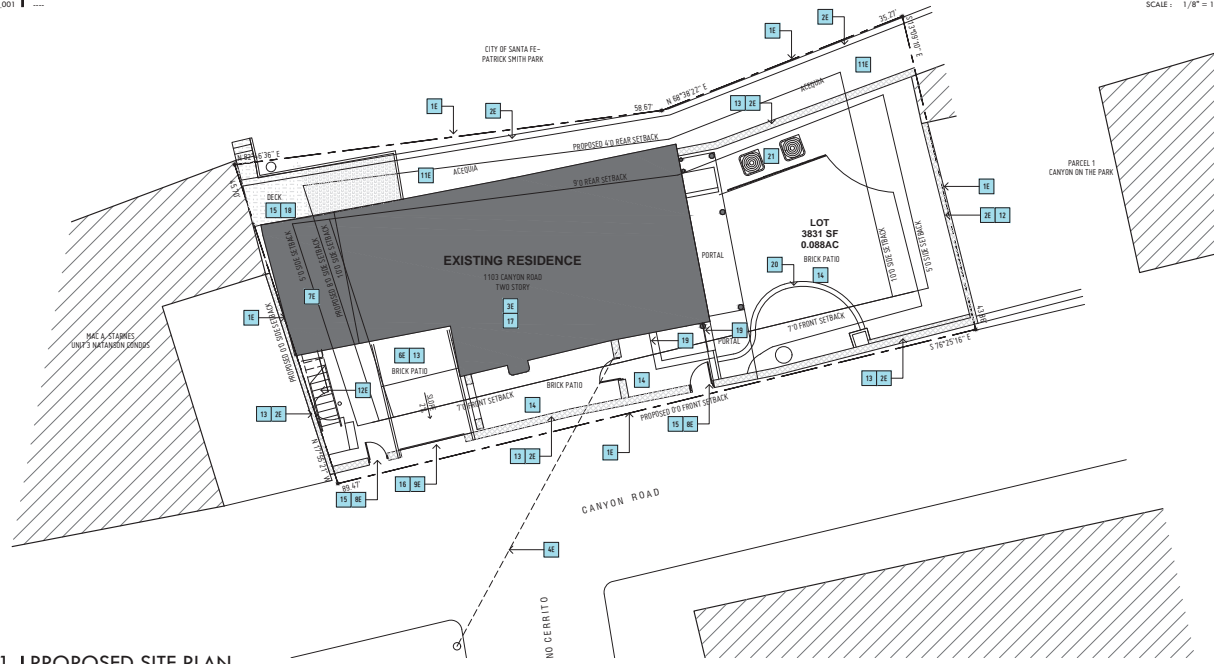
Replacing the existing residence windows would strengthen the unique heterogeneous character of the district. The new wood double casement windows would restore the primary façade to a more “as-originally constructed” condition.



2 | EXISTING SITE PLAN

A\_001

SCALE: 1/8" = 1'0"



1 | PROPOSED SITE PLAN

A\_001

SCALE: 1/8" = 1'0"

**SITE KEY:**

- EXISTING BUILDING, RENOVATION
- EXISTING BUILDING, ADJOINING PROPERTY
- EXISTING WOOD DECK
- NEW WOOD DECK
- EXISTING CHD HARDWALL, STUCCO

**SITE KEY NOTES:**

- 14 PROPERTY LINE
- 14 EXISTING GARAGE AND GUEST
- 14 EXISTING RESIDENCE
- 14 EXISTING UTILITY GHP
- 14 EXISTING YARDWALL, STUCCO
- 14 EXISTING PARKING, BRICK
- 14 EXISTING ROOF DECK
- 14 EXISTING PEDESTRIAN GATE
- 14 EXISTING OVERHEAD GARAGE DOOR
- 14 EXISTING WOOD DECK W/ STAIRS
- 14 EXISTING ALCEGA MADE - RUBBLE AND MORTAR AND CP CONCRETE CHANNEL WALLS
- 14 EXISTING METAL STAIR
- 14 REPAIR MASONRY CRACKS, RECONSTRUCT YARD WALL, AS NECESSARY AND NEW STUCCO
- 14 REMOVE BRICK, ADJUST GRADES FOR ACCESS, DRAINAGE AND RE-INSTALL BRICKS, CONCRETE AND TILE OR STONE
- 14 REPAIR, PEDESTRIAN GATES, RE-PAINT
- 14 NEW GARAGE DOOR
- 14 NEW BUILDING - STUCCO, EXTERIOR WINDOWS AND DOORS, GUARDRAILS AND ROOF
- 14 REPAIR EXISTING WOOD DECK, AND ENLARGE, ADD GUARDRAIL, RE-PAINT
- 14 NEW STAIR, STONE, BRICK OR TILE, 6" RISER, 12" TREADS
- 14 NEW RETAINING WALL
- 14 NEW CONDENSING UNITS, GROUND MOUNT W/ COYOTE FENCE FENCE, 42" H.

**SITE GENERAL NOTES**

- A. REFER TO ALL SHEETS FOR ALL REQUIREMENTS
- B. SITE PLAN BASED ON PLAT OF BOUNDARY SURVEY FOR GYPHILLS, LLC, A TRACT OF LAND SITUATE AT 1103 CANYON ROAD, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO BY DEL RIO SURVEYS, INC, PROJECT #25040196, DATED 4-7-23.



DATE: 08/11/2023  
DRAWN: [Signature]  
SHEET TITLE: SITE PLAN

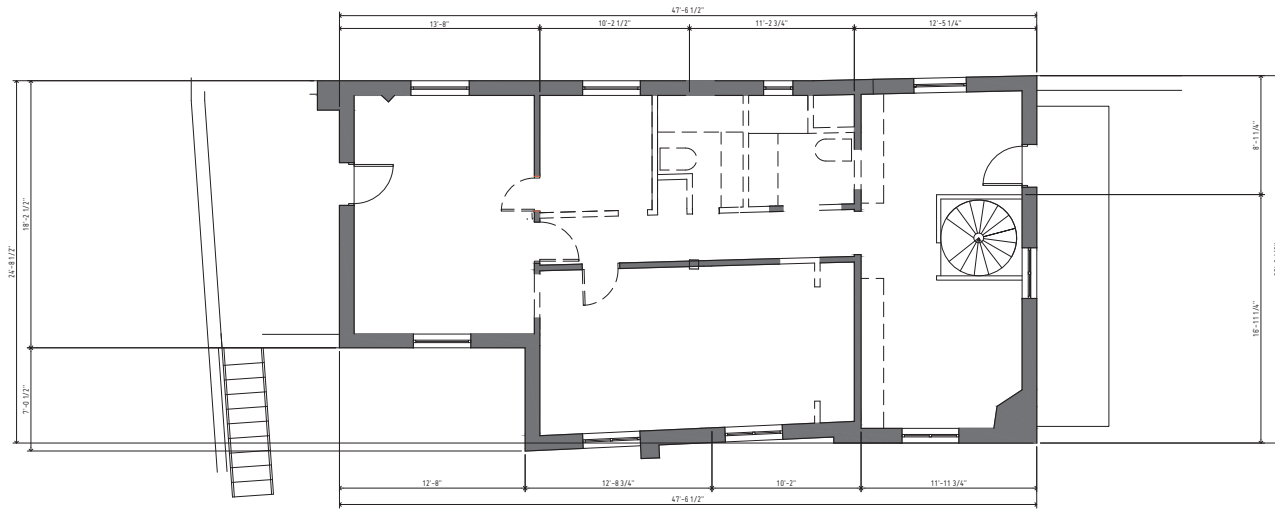
© Thomas Gifford Architects, LLC 2023

**KOVACH RESIDENCE RENOVATION**  
1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501  
THOMAS GIFFORD ARCHITECT  
RESIDENTIAL ARCHITECTURE  
100155385000 email: thom@giffordarch.com



A\_001





**2 | EXISTING SECOND FLOOR PLAN**

A\_102 | ----

SCALE: 1/4" = 1'

**FLOOR PLAN KEY**

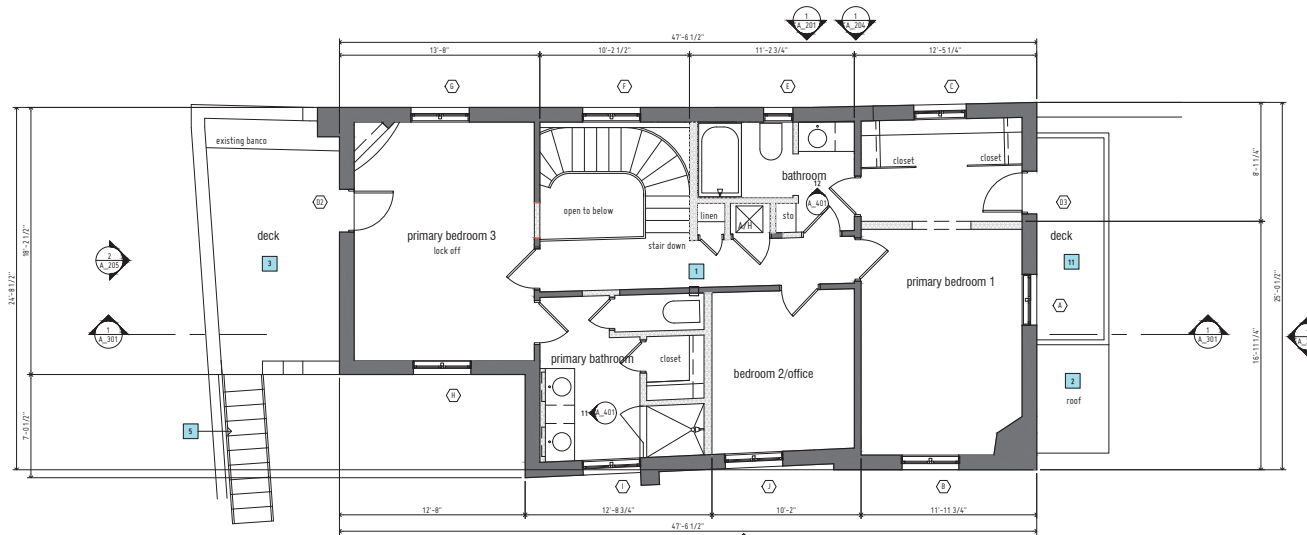
- EXISTING EXTERIOR AND INTERIOR WALLS, NEW STUCCO SYSTEM
- NEW EXTERIOR WALL, ADIBE, STUCCO SYSTEM
- EXISTING EXTERIOR YARD WALL, NEW STUCCO SYSTEM
- NEW INTERIOR WALL, 2X4 FRAMING @ 16" O.C. R-13 F.G. SOUND BATT, 1/2" GYP BD. BOTH SIDES

**FLOOR KEY NOTES**

- 1 EXISTING RESIDENCE
- 2 EXISTING PORTAL
- 3 EXISTING DECK
- 4 EXISTING YARD WALL
- 5 EXISTING STAR METAL
- 6 RETAINING YARD WALL, 30" H.
- 7 CYPOTE FENCE, 48" H.
- 8 ENLARGED WOOD DECK, 37" H. GUARDRAIL
- 9 CONDENSING UNIT
- 10 CONDENSERS @ 6" H., TREADS 12"
- 11 ENLARGED DECK, 37" H. GUARDRAIL
- 12



DATE: 08/17/2025  
 SHEET TITLE: FLOOR PLAN



**1 | PROPOSED SECOND FLOOR PLAN**

A\_102 | ----

SCALE: 1/4" = 1'

**FLOOR PLAN GENERAL NOTES**

A. REFER TO ALL SHEET FOR ALL REQUIREMENTS AND REFERENCE SHEETS FOR ALL REQUIREMENTS AND ADDITIONAL INFORMATION

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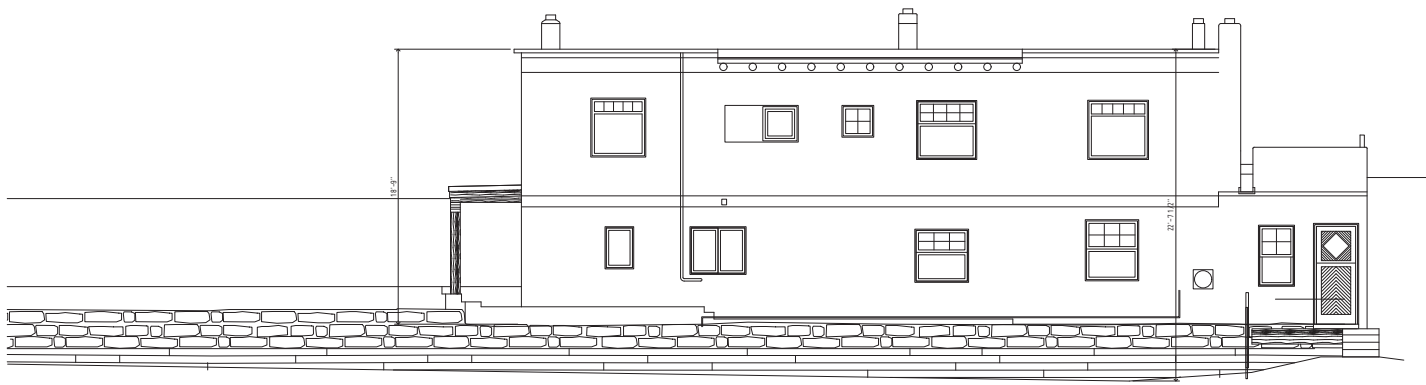
**KOVACH RESIDENCE RENOVATION**  
 1103 CANTON ROAD, SANTA FE, NEW MEXICO 87501  
 THOMAS GIFFORD ARCHITECT  
 1103 CANTON ROAD, SANTA FE, NEW MEXICO 87501  
 TEL: 505.833.5288 www.thomasingford.com



DATE: 08/17/2025  
 DRAWN BY: [Symbol]  
 SHEET TITLE: EXT. ELEVATIONS

**ELEVATION KEY NOTES**

- 1 STUCCO SYSTEM, CEMENTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO. REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
- 2 NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
- 3 NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
- 4 NEW WD. GATE, PAINT
- 5 EX. WD. GATE TO REMAIN, PAINT
- 6 EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
- 7 WINDOW OR DOOR TO REMAIN
- 8 WINDOW OR DOOR AS SCHEDULED
- 9 EX. MASONRY YARDWALL, STUCCO
- 10 EX. CHIMNEY, STUCCO
- 11 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
- 12 37" H. MIN. COVOTE FENCE GUARDRAIL
- 13 WOOD DECK AND STAIRS, REPAIR, PAINT
- 14 NEW METAL TPO ROOFING DRIP EDGE, PRE-FINISHED OR PAINT
- 15 BRICK OR STONE STEPS
- 16 FINISH GRADE
- 17 FINISH PATIO, BRICK OR STONE
- 18 EX. ACEQUIA, ROCK LINED
- 19 REPAINT ALL EXTERIOR WOOD
- 20 WOOD GARAGE DOOR, STAIN
- 21 NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PAINT
- 22 NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
- 23 ELECTRICAL SERVICE AND METER LOCATION
- 24 INFILL WINDOW, STUCCO
- 25 EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
- 26 EX. C.I.P. CONCRETE RETAINING WALL, EXPOSED
- 27 RAISE DECK WALL TO 36" AFF, MIN. STUCCO
- 28 RAISE YARDWALL OVER GATE, STUCCO



**2 | EXISTING NORTH EXTERIOR ELEVATION**

A\_201 | ..... SCALE: 1/4" = 1'

**ELEVATION GENERAL NOTES**

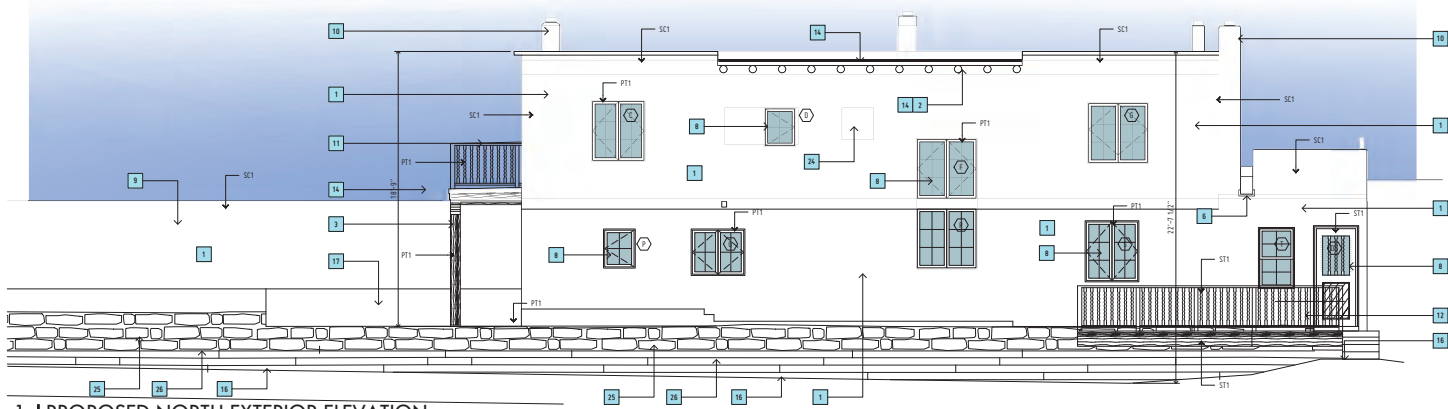
- A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
- B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
- C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
- D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

**ELEVATION COLORS**

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- PAINT COLOR - "P11" SHERWIN EDWARDS COLOR- SWISSI MANITOU BLUE
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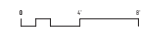


EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL



**1 | PROPOSED NORTH EXTERIOR ELEVATION**

A\_201 | ..... SCALE: 1/4" = 1'





DATE  
BY  
SHEET TITLE  
EXT. ELEVATIONS

**ELEVATION KEY NOTES**

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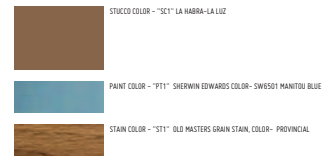
**2 | EXISTING SOUTH EXTERIOR ELEVATION**

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

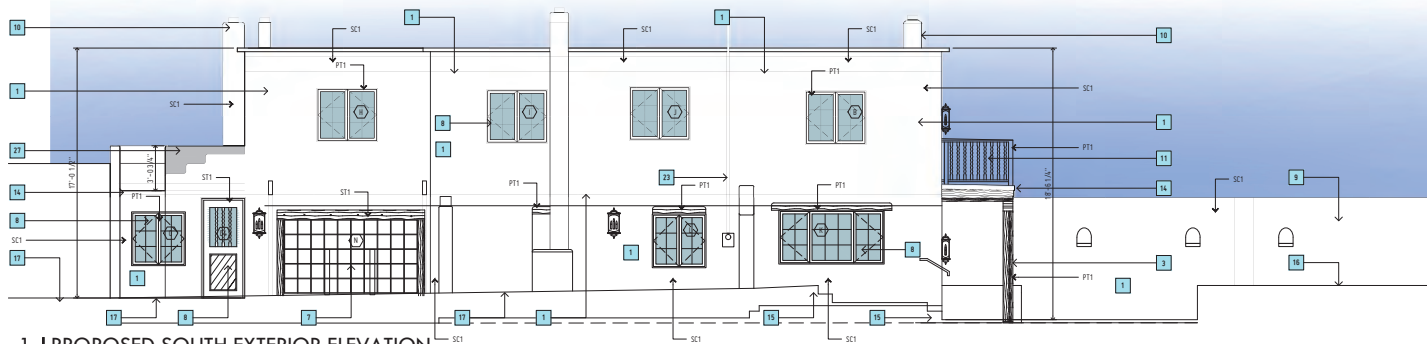
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- D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ - ALLEXTERIOR STUCCO

**ELEVATION COLORS**



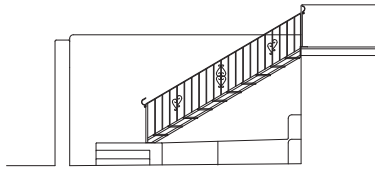
EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL



**1 | PROPOSED SOUTH EXTERIOR ELEVATION**

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

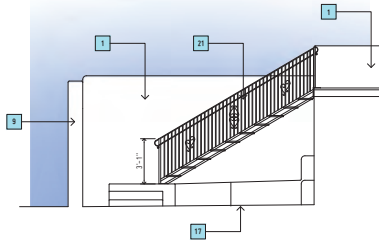




**3 | EXISTING STAIR EXTERIOR ELEVATION**

A\_203

SCALE: 1/4" = 1'0"



**4 | PROPOSED STAIR EXTERIOR ELEVATION**

A\_203

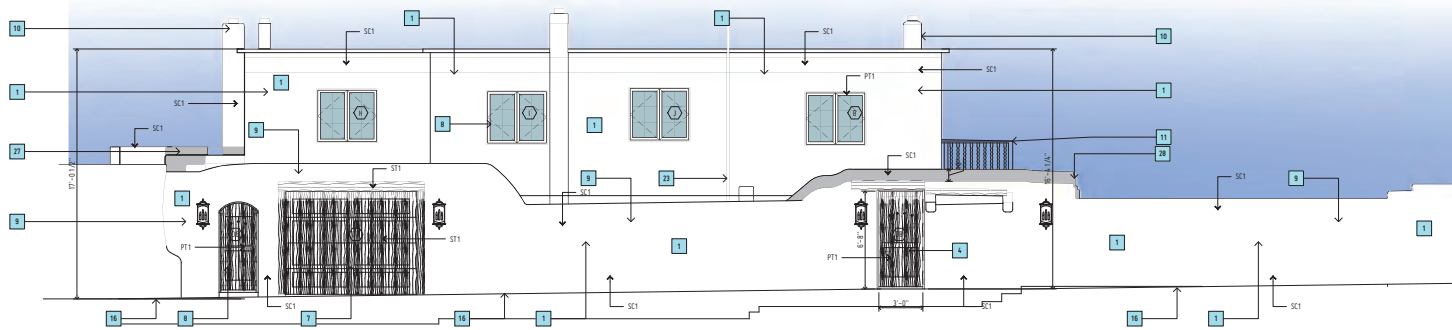
SCALE: 1/4" = 1'0"



**2 | EXISTING SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL**

A\_203

SCALE: 1/4" = 1'0"



**1 | PROPOSED SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL**

A\_203

SCALE: 1/4" = 1'0"

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EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL



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BY: TGM  
SHEET TITLE: EXT. ELEVATIONS

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**KOVACH RESIDENCE RENOVATION**  
1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501  
THOMAS GIFFORD ARCHITECT  
ARCHITECTS  
1001 W. CANTON ROAD, SUITE 100  
SANTA FE, NEW MEXICO 87505  
TEL: 505.833.5238 www.thomasingifford.com

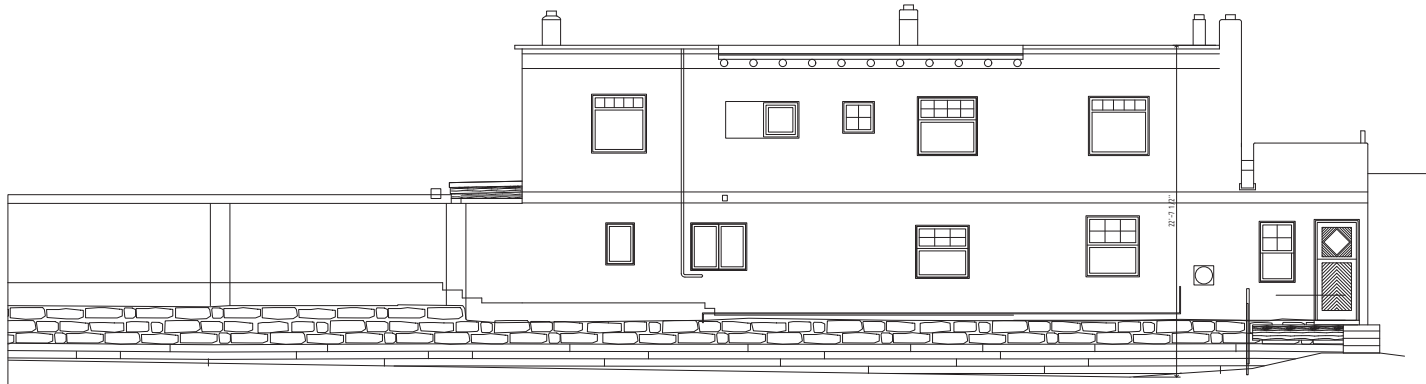
A\_203



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 SHEET TITLE:  
 EXT. ELEVATIONS

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2 | EXISTING NORTH EXTERIOR ELEVATION W/ YARD WALL

A\_204

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

### ELEVATION GENERAL NOTES

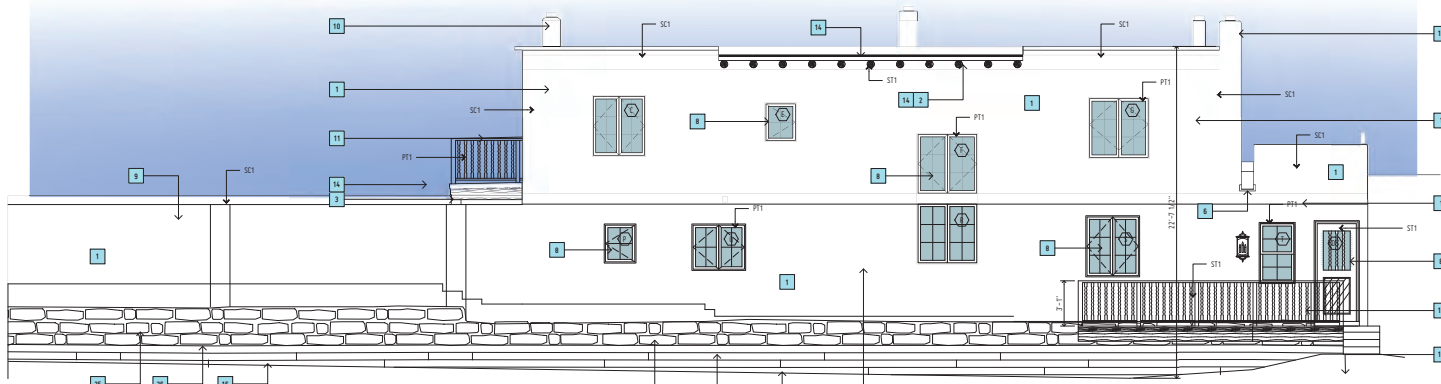
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### ELEVATION COLORS

- STUCCO COLOR - "SC1" LA HABRA-LA LUZ
- PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SWISSI MANITOU BLUE
- STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL



1 | PROPOSED NORTH EXTERIOR ELEVATION W/ YARDWALL

A\_204

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

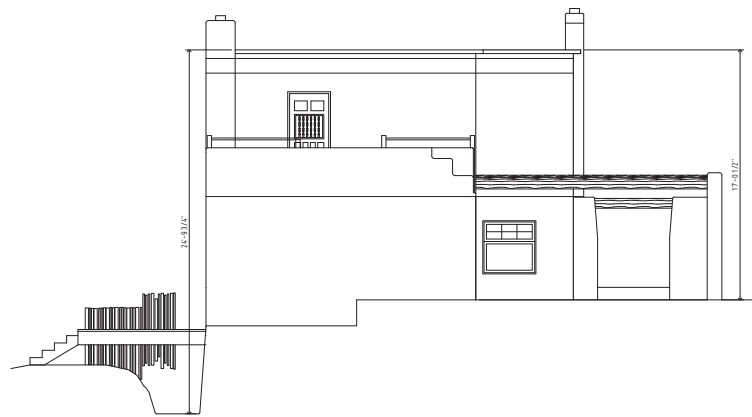
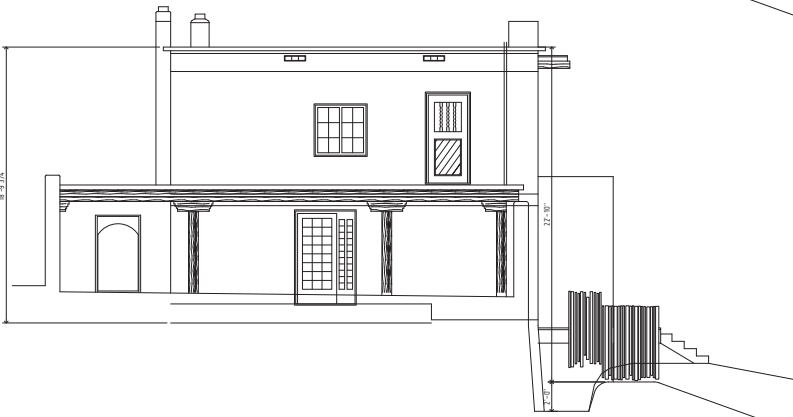




DATE: 08/17/2025  
 DRAWING: [Symbol]  
 SHEET TITLE: EXT. ELEVATIONS

**ELEVATION KEY NOTES**

- 1 STUCCO SYSTEM, CEMENTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
- 2 NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
- 3 NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
- 4 NEW WD. GATE, PAINT
- 5 EX. WD. GATE TO REMAIN, PAINT
- 6 EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
- 7 EX. WINDOW OR DOOR TO REMAIN
- 8 WINDOW OR DOOR AS SCHEDULED
- 9 EX. MASONRY YARDWALL, STUCCO
- 10 EX. CHIMNEY, STUCCO
- 11 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
- 12 37" H. MIN. COVOTE FENCE GUARDRAIL
- 13 WOOD DECK AND STAIRS, REPAIR, PAINT
- 14 NEW METAL TPO ROOFING DRIP EDGE, PRE-FINISHED OR PAINT
- 15 BRICK OR STONE STEPS
- 16 FINISH GRADE
- 17 FINISH PATIO, BRICK OR STONE
- 18 EX. ACEQUIA ROCK LINED
- 19 REPAINT ALL EXTERIOR WOOD
- 20 WOOD GARAGE DOOR, STAIN
- 21 NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF. PAINT
- 22 NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
- 23 ELECTRICAL SERVICE AND METER LOCATION
- 24 INFILL WINDOW, STUCCO
- 25 EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
- 26 EX. C.I.P. CONCRETE RETAINING WALL, EXPOSED
- 27 RAISE DECK WALL TO 36" AFF. MIN. STUCCO
- 28 RAISE YARDWALL OVER GATE, STUCCO



**3 | EXISTING EAST EXTERIOR ELEVATION**  
 A\_205 SCALE: 1/4" = 1'0"

**4 | EXISTING WEST EXTERIOR ELEVATION**  
 A\_205 SCALE: 1/4" = 1'0"

**ELEVATION GENERAL NOTES**

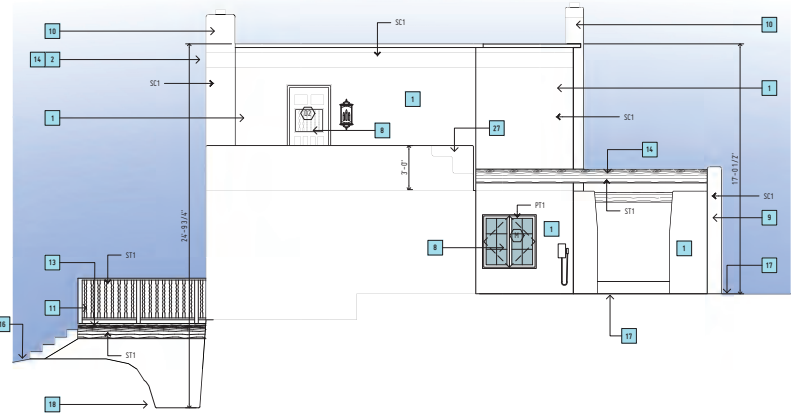
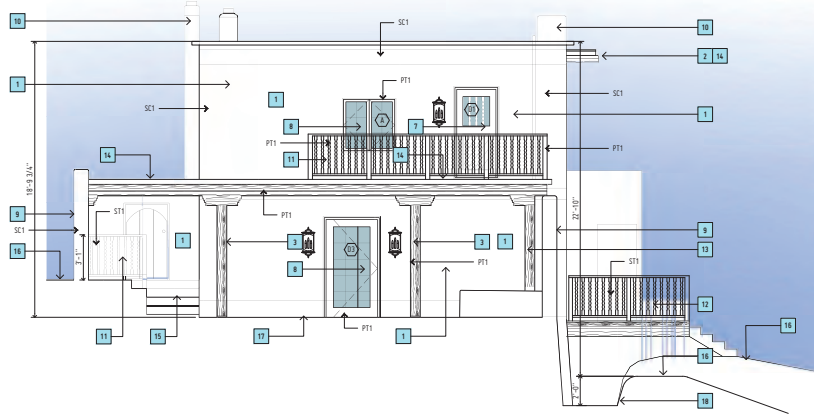
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- B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
- C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
- D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

**ELEVATION COLORS**

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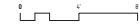


EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL



**1 | PROPOSED EAST EXTERIOR ELEVATION**  
 A\_205 SCALE: 1/4" = 1'0"

**2 | PROPOSED WEST EXTERIOR ELEVATION**  
 A\_205 SCALE: 1/4" = 1'0"



WINDOW SCHEDULE												
FLOOR	RM NAME	MARK	TYPE	HEAD HEIGHT	WIDTH	HEIGHT	HEAD	JAMB	SILL	FRAME MAT.	MANUF.	HARDWARE + NOTES
1ST	LIVING	K	CSMT/FX/CSMT	6'-8"	7'-0"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	LIVING	L	CSMT/CSMT	6'-8"	21'-9"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	DINING	M	CSMT/CSMT	6'-8"	21'-9"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	KITCHEN	N	EX. GLASS BLOCK	5'-4"	9'-0"	5'-0"						
1ST	PANTRY	D	CSMT/CSMT	6'-8"	21'-9"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	FAMILY	T	BH	6'-8"	2'-6"	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	KITCHEN	S	CSMT/CSMT	6'-8"	21'-9"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	STAR	R	FX/FX	8'-0"	22'-0"	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, TEMPERED, I.G. LOW-E W/ SCREEN
1ST	LAUNDRY	Q	CSMT/CSMT	6'-8"	21'-9"	3'-0"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
1ST	LAUNDRY	P	CSMT	6'-8"	2'-0"	2'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 1	A	CSMT/CSMT	6'-8"	21'-9"	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 1	B	CSMT/CSMT	6'-8"	22'-0"	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 2	J	CSMT/CSMT	6'-8"	22'-0"	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 3	H	CSMT/CSMT	6'-8"	22'-0"	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN
2ND	BATHROOM	I	CSMT/CSMT	6'-8"	22'-0"	3'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM 3	G	CSMT/CSMT	4'-0"	22'-0"	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	STAR	F	FX/FX	8'-0"	22'-0"	4'-0"	-	-	-	WOOD, PAINT	-	LOCKING, TEMPERED, I.G. LOW-E W/ SCREEN
2ND	BATHROOM	E	CSMT	6'-8"	2'-0"	2'-6"	-	-	-	WOOD, PAINT	-	LOCKING, I.G. LOW-E W/ SCREEN
2ND	BEDROOM	C	CSMT/CSMT	6'-8"	21'-9"	3'-6"	-	-	-	WOOD, PAINT	-	MANUFACTURER CONFIRM EMERGENCY EGRESS, LOCKING, I.G. LOW-E W/ SCREEN

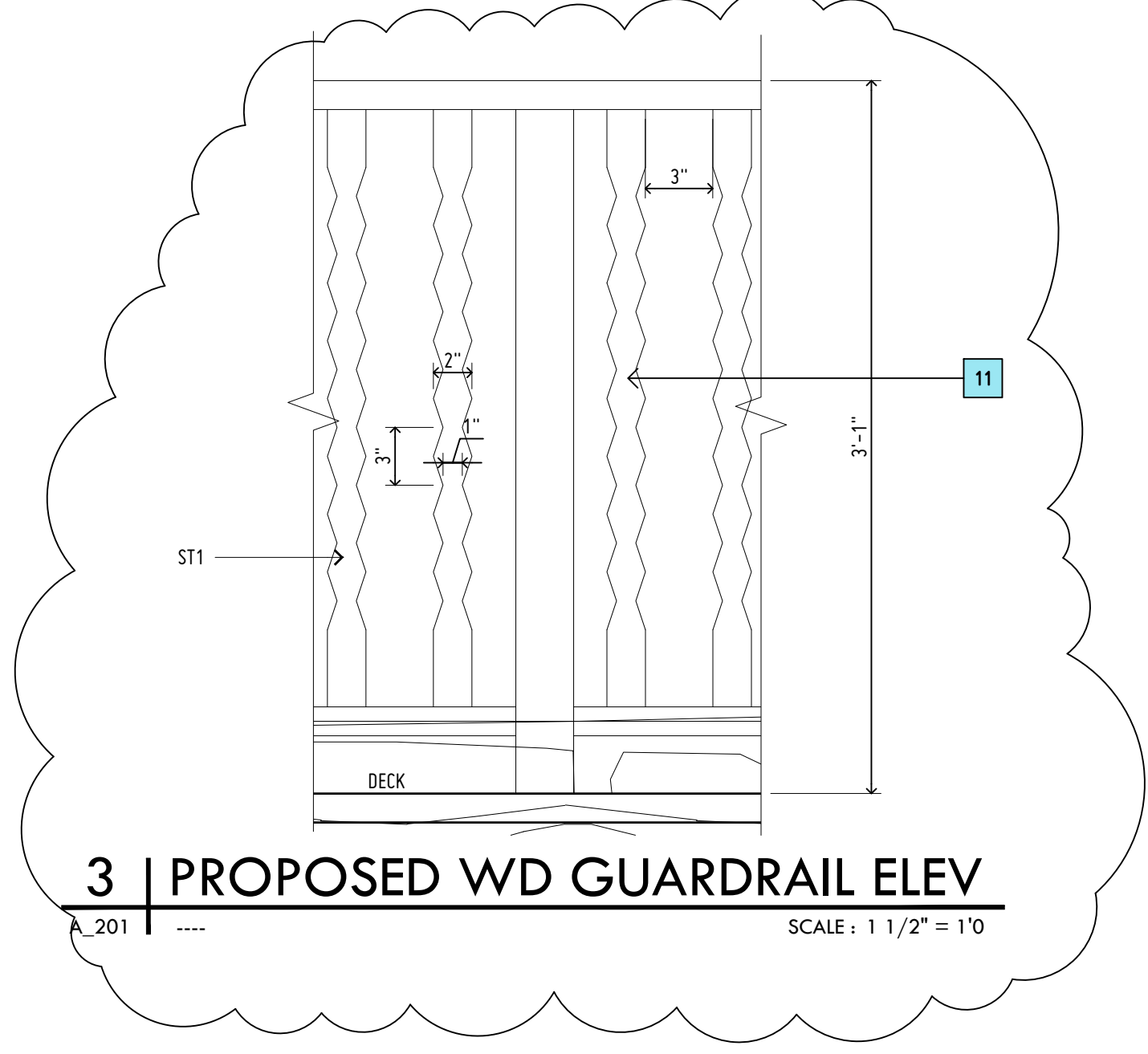
- WINDOW NOTES
- FENESTRATION MUST HAVE A MAXIMUM U-FACTOR OF 0.3 OR THE WEIGHTED AVERAGE U-FACTOR OF ALL FENESTRATION MUST NOT EXCEED 0.3. PROJECT REQUIREMENTS- U=0.3 SHGC = 0.35
  - ALL WINDOWS TO BE WEATHERSTOPPED PER 3/AG08
  - ALL WINDOWS REQUIRED TO HAVE TEMPERED GLASS PER 2021 IBC
  - ALL OPERABLE WINDOWS TO HAVE HARDWARE WITH LOCKING MECHANISM AND SCREEN
  - AIR LEAKAGE MANUFACTURERS FENESTRATION AND EXTERIOR DOORS MUST LIMIT AIR LEAKAGE TO BE 0.3 CFM PER SQUARE FOOT OR LESS WHEN TESTED PER NFRC-400, ASTM E283 OR AAMA/WDMA/CSA 101/AS 2/A440-2011
  - ALL WINDOWS TO BE MADE WEATHER TIGHT PER DETAILS ON SHEET AG08
  - ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS
  - ALL EGRESS WINDOW SILL NO HIGHER THAN 44"



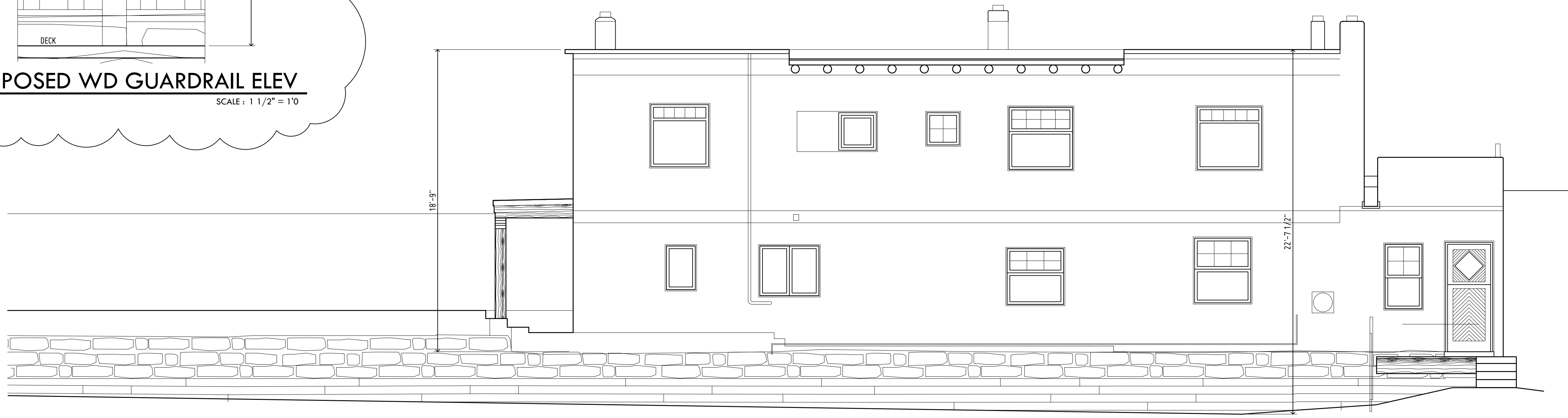
DATE: 08/17/2025  
 DRAWN: [Symbol]  
 SHEET TITLE: INT. ELEV

**KOVACH RESIDENCE RENOVATION**  
 1103 CANTON ROAD, SANTA FE, NEW MEXICO 87501  
 THOMAS GIFFORD ARCHITECT  
 ARCHITECTURE & INTERIOR DESIGN  
 1103 CANTON ROAD, SANTA FE, NEW MEXICO 87501  
 TEL: 505.838.5238 www.thomasingford.com

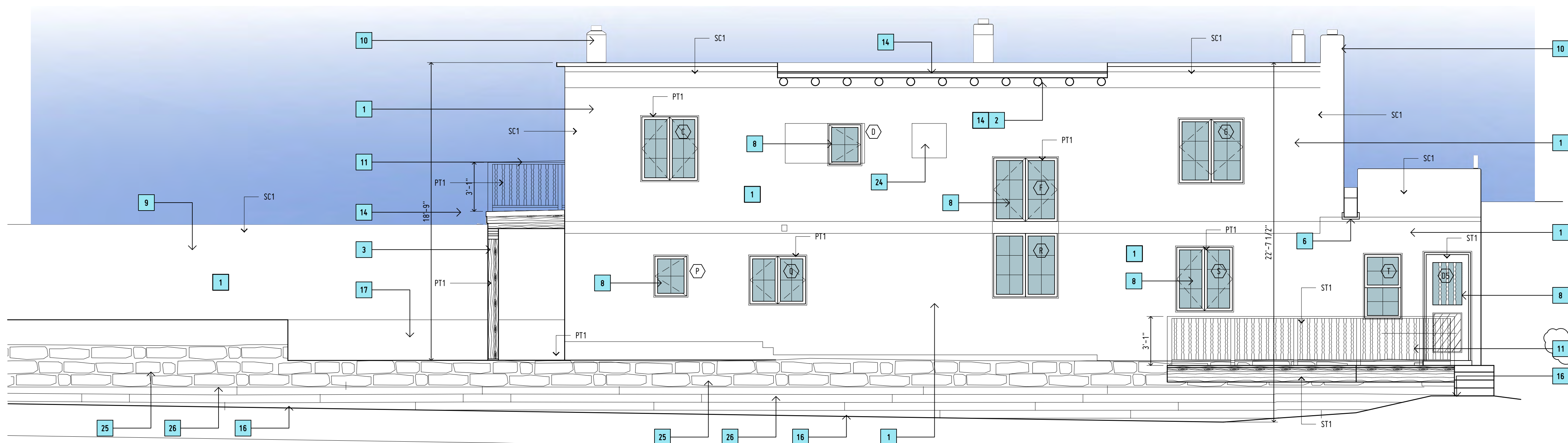
A\_601



**3 | PROPOSED WD GUARDRAIL ELEV**  
 A\_201 | ..... SCALE: 1 1/2" = 1'0"



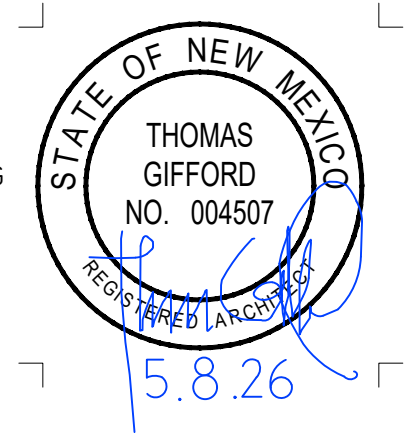
**2 | EXISTING NORTH EXTERIOR ELEVATION**  
 A\_201 | ..... SCALE: 1/4" = 1'0"



**1 | PROPOSED NORTH EXTERIOR ELEVATION**  
 A\_201 | ..... SCALE: 1/4" = 1'0"

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- 28 RAISE YARDWALL OVER GATE, STUCCO
- 29 EXISTING WROUGHT IRON GUARD RAIL



8 MAY 2026  
 DATE: 8 MAY 2026  
 REVISION:   
 SHEET TITLE: EXT. ELEVATIONS

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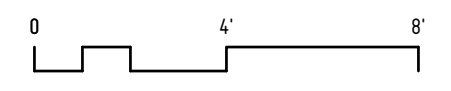
**ELEVATION COLORS**

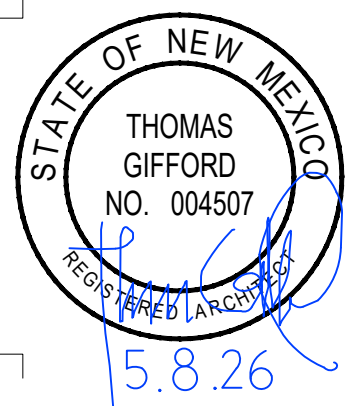
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EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL





### ELEVATION KEY NOTES

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- 29 EXISTING WROUGHT IRON GUARD RAIL

8 MAY 2026

DATE: 5.8.26  
REVISION: [Symbol]

SHEET TITLE:  
EXT. ELEVATIONS



### 2 | EXISTING SOUTH EXTERIOR ELEVATION

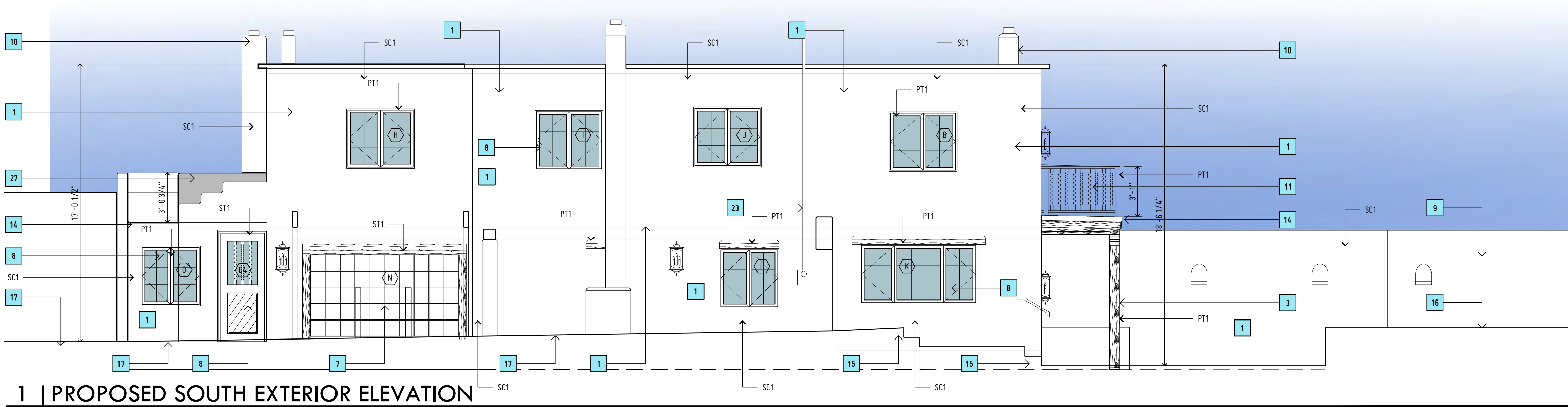
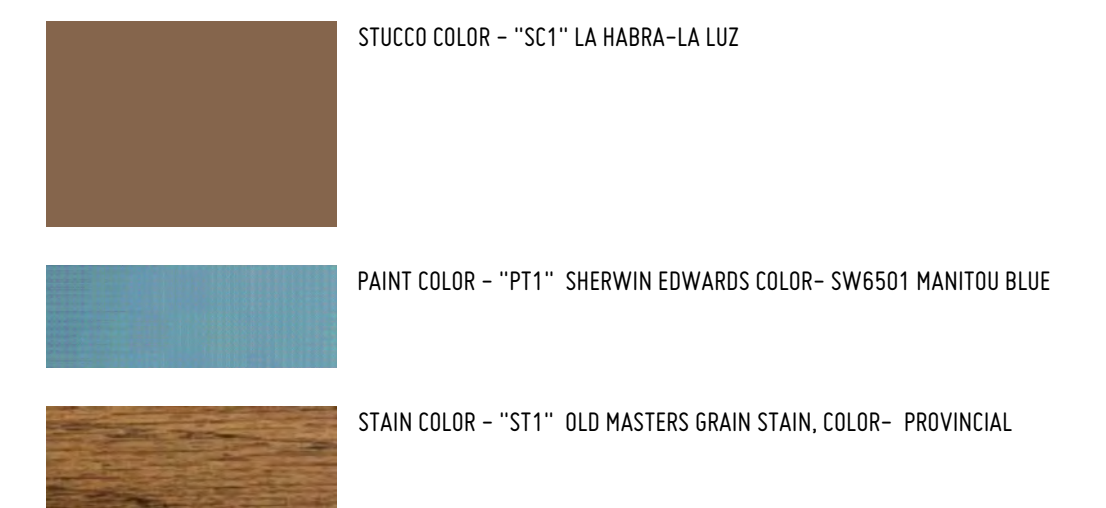
A\_202

SCALE: 1/4" = 1'0

### ELEVATION GENERAL NOTES

- A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
- B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
- C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
- D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

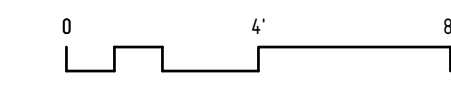
### ELEVATION COLORS

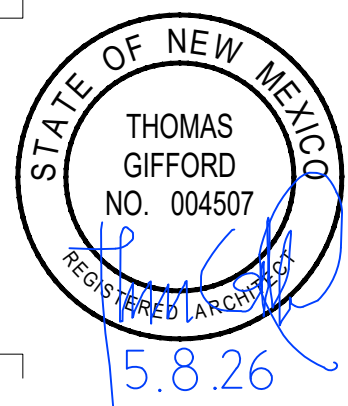


### 1 | PROPOSED SOUTH EXTERIOR ELEVATION

A\_202

SCALE: 1/4" = 1'0





### ELEVATION KEY NOTES

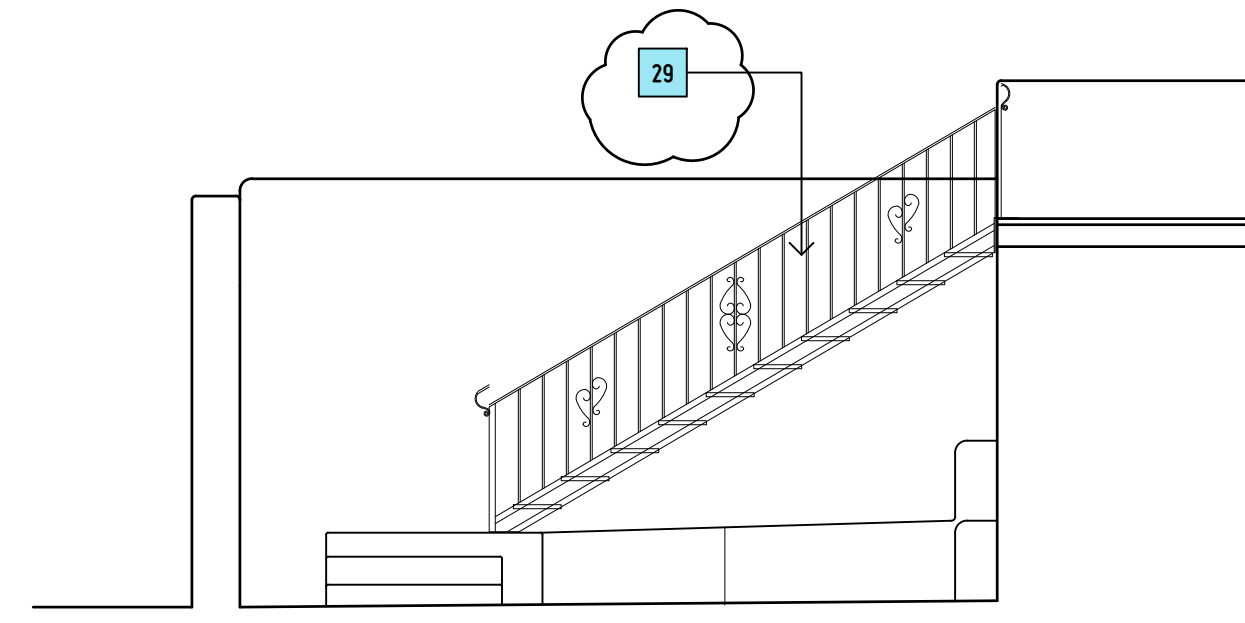
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8 MAY 2026

DATE: 8 MAY 2026  
REVISION:

SHEET TITLE:

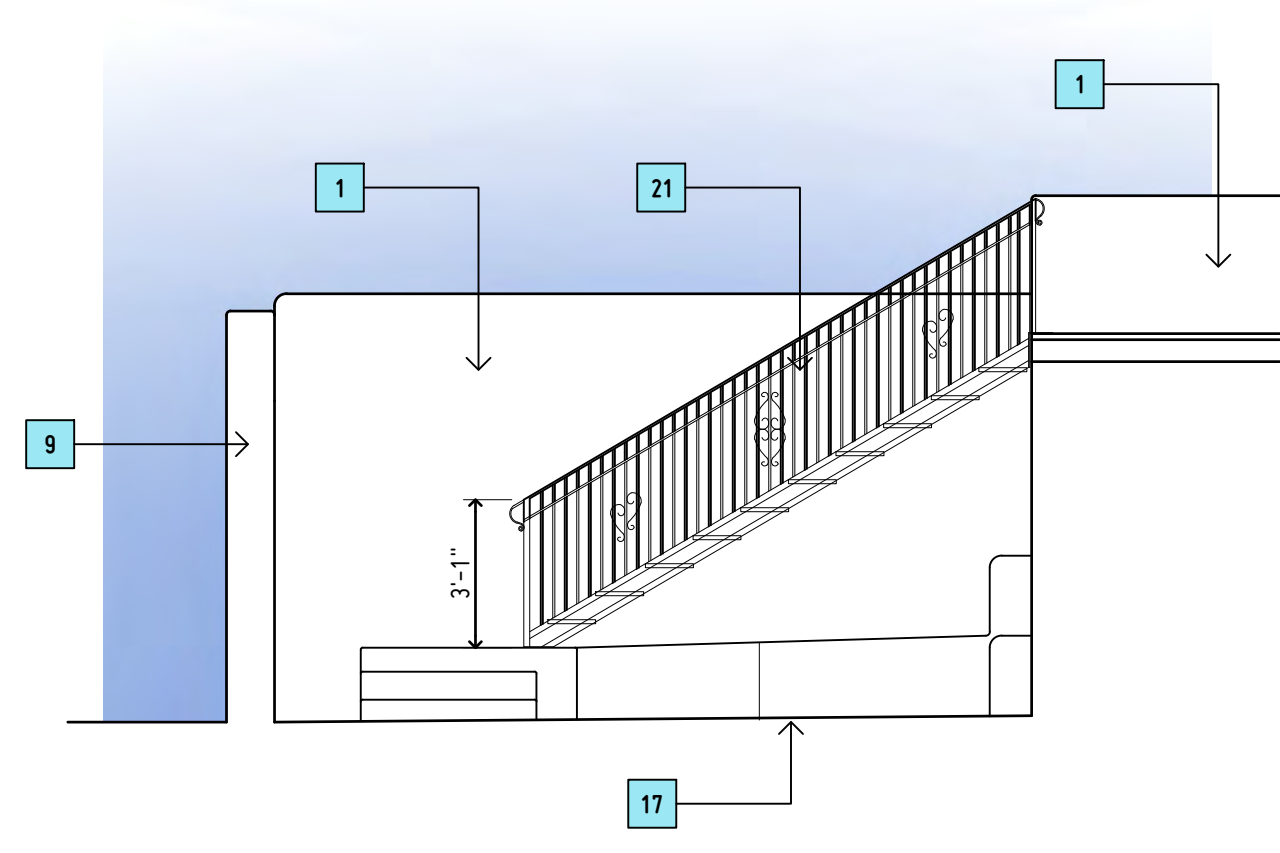
EXT. ELEVATIONS



3 | EXISTING STAIR EXTERIOR ELEVATION

A\_203

SCALE: 1/4" = 1'0"



4 | PROPOSED STAIR EXTERIOR ELEVATION

A\_203

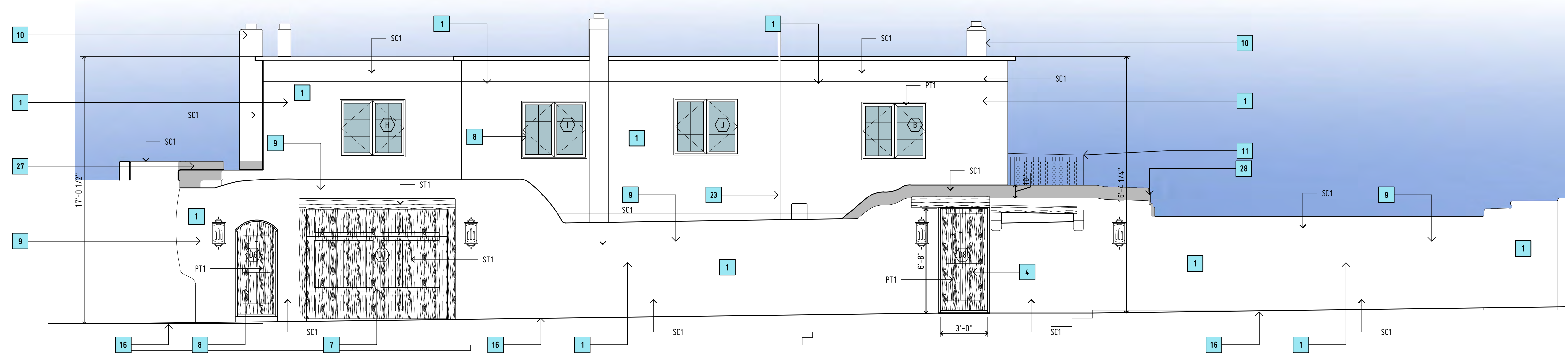
SCALE: 1/4" = 1'0"



2 | EXISTING SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL

A\_203

SCALE: 1/4" = 1'0"



1 | PROPOSED SOUTH STREET (CANYON ROAD) EXTERIOR ELEVATION W/ YARDWALL

A\_203

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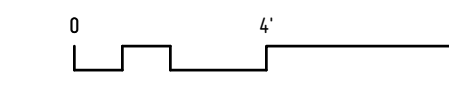
EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9" W X 25" TALL

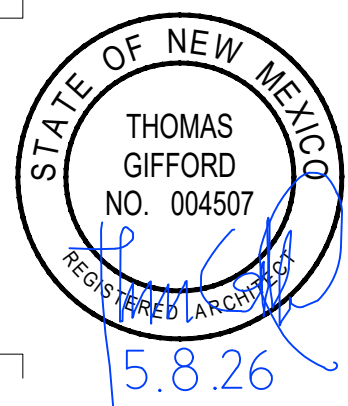
© thomas gifford architect, llc 2026

**KOVACH RESIDENCE RENOVATION**  
 1103 CANYON ROAD, SANTA FE, NEW MEXICO 87501  
 THOMAS GIFFORD ARCHITECT  
 ARCHITECTURE URBAN DESIGN  
 1700 Paseo de Peralta, Santa Fe, New Mexico 87501  
 TEL 505.850.5598 email TOM@THOMASGIFFORD.COM



A\_203





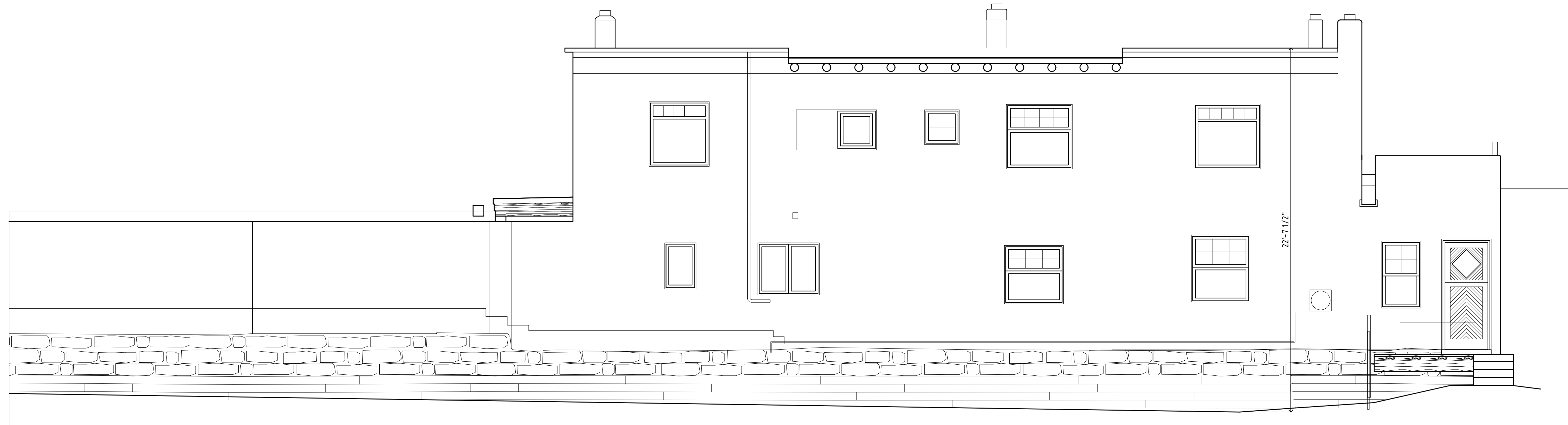
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- 17 FINISH PATIO, BRICK OR STONE
- 18 EX. ACEQUIA, ROCK LINED
- 19 REPAINT ALL EXTERIOR WOOD
- 20 WOOD GARAGE DOOR, STAIN
- 21 NEW METAL PICKETS AND RAISE HEIGHT TO 37" AFF, PRIME AND PAINT. ADDED TO EXISTING METAL GUARDRAIL
- 22 NEW 37" H. METAL GUARDRAIL, MATCH EXISTING
- 23 ELECTRICAL SERVICE AND METER LOCATION
- 24 INFILL WINDOW, STUCCO
- 25 EX. STONE RUBBLE AND MORTAR FOUNDATION, EXPOSED
- 26 EX. C.I.P CONCRETE RETAINING WALL, EXPOSED
- 27 RAISE DECK WALL TO 36" AFF, MIN, STUCCO
- 28 RAISE YARDWALL OVER GATE, STUCCO
- 29 EXISTING WROUGHT IRON GUARD RAIL

8 MAY 2026

DATE: 8 MAY 2026  
REVISION: 1

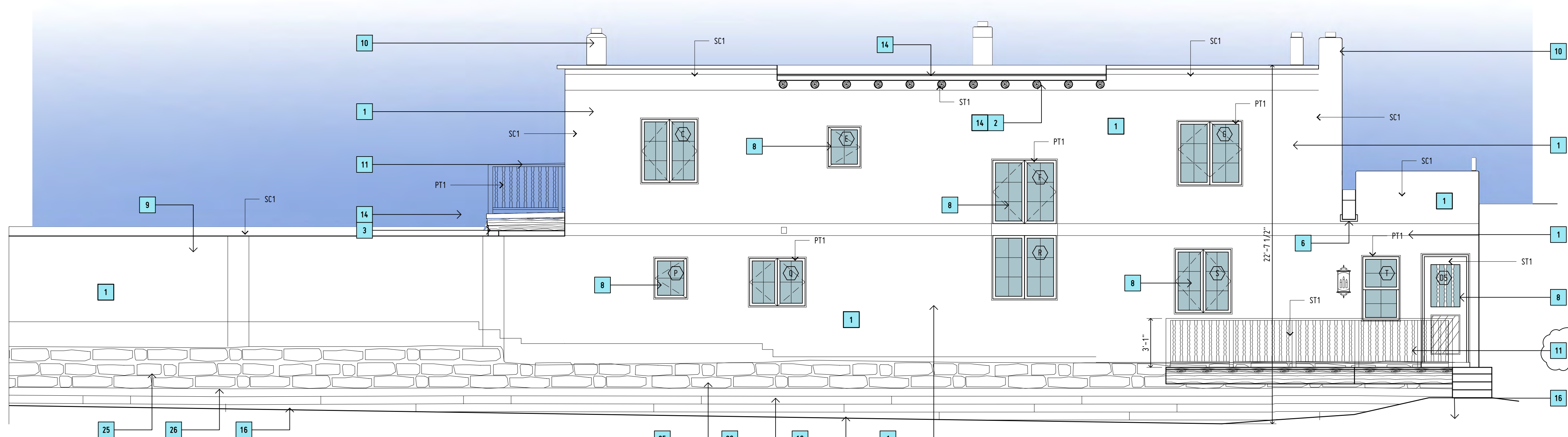
SHEET TITLE:  
EXT. ELEVATIONS



2 | EXISTING NORTH EXTERIOR ELEVATION W/ YARD WALL

A\_204

SCALE: 1/4" = 1'0"



1 | PROPOSED NORTH EXTERIOR ELEVATION W/ YARDWALL


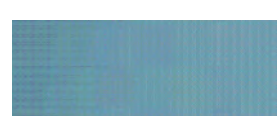

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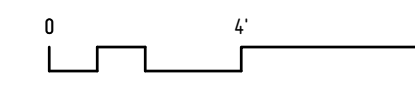
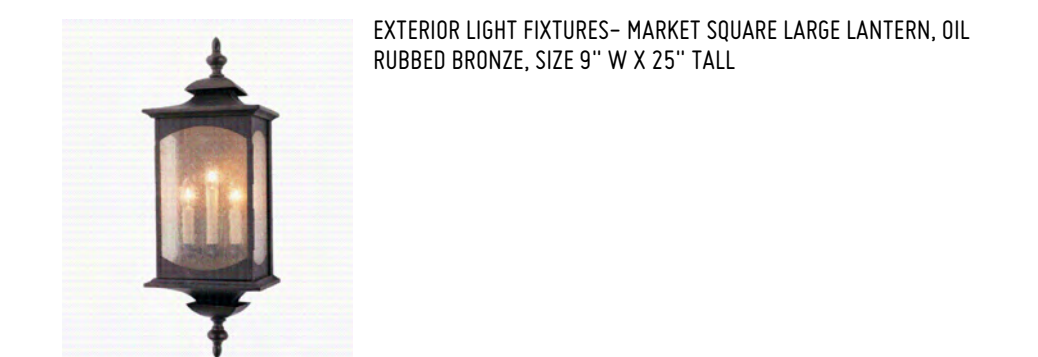
SCALE: 1/4" = 1'0"

### ELEVATION GENERAL NOTES

- A. REFER TO ALL SHEET FOR ALL REQUIREMENTS
- B. ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF SHEATHING
- C. NEW STUCCO SYSTEM @ EXISTING EXTERIOR WALLS- PRIMER, BASE STUCCO COAT WITH FIBERGLASS MESH "CRACK MASTER" CONTINUOUS, NEW TRADITIONAL COLOR COAT
- D. STUCCO COLORS - "SC1" LA HABRA-LA LUZ- ALLEXTERIOR STUCCO

### ELEVATION COLORS

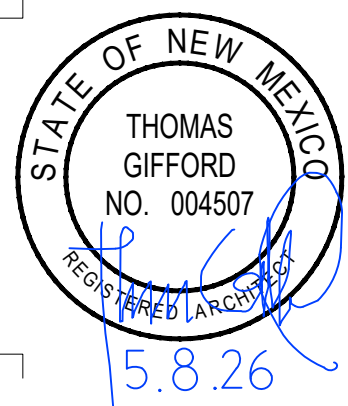
-  STUCCO COLOR - "SC1" LA HABRA-LA LUZ
-  PAINT COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE
-  STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



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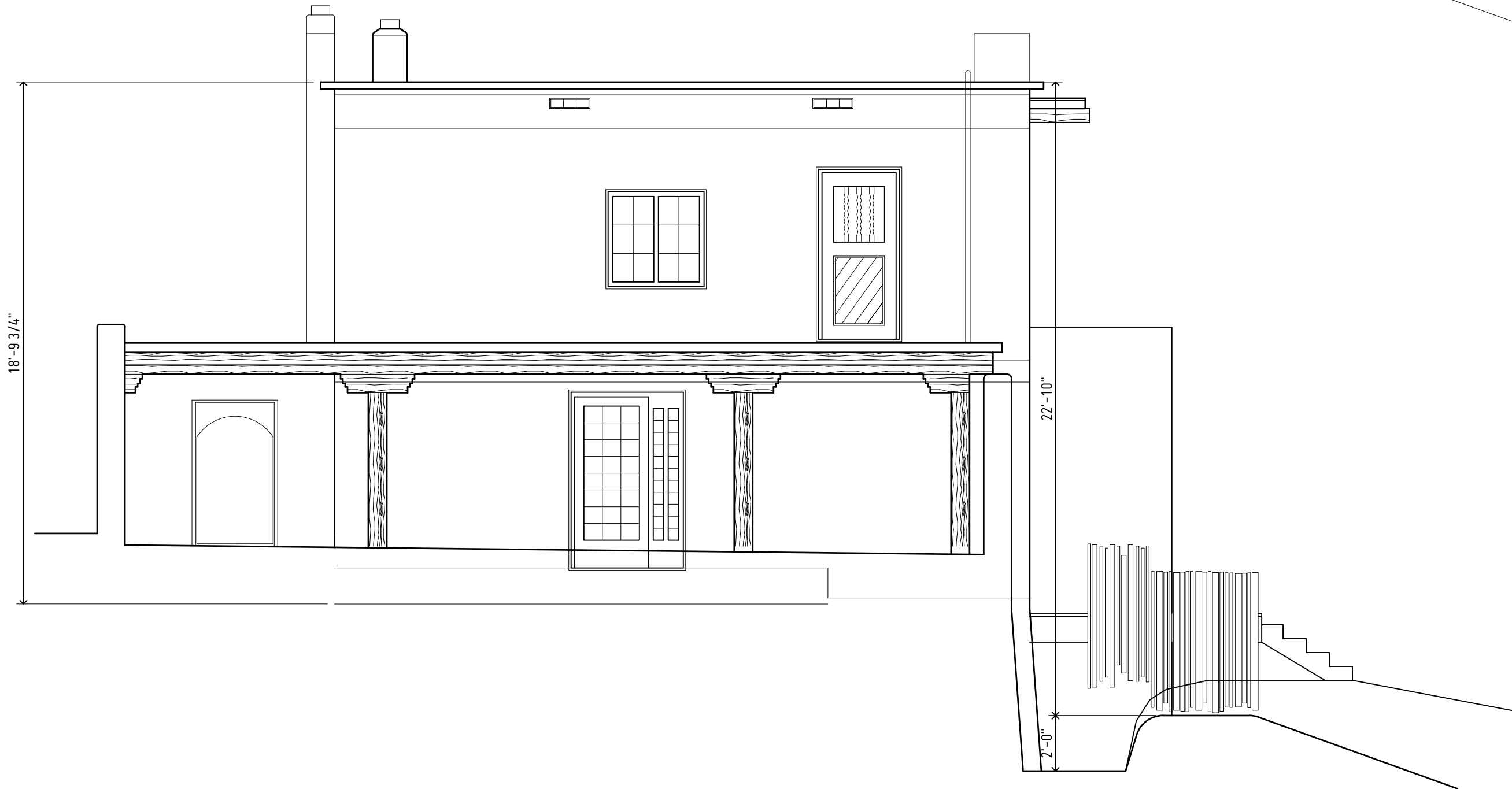
### ELEVATION KEY NOTES

- 1 STUCCO SYSTEM, CEMENTITIOUS OVER 2" OF CLOSED CELL FOAM EXTERIOR INSULATION, EXISTING
- 2 STUCCO REFER TO NOTES AND COLORS (INSULATION @ RESIDENCE ONLY)
- 3 NEW AND EX. WOOD VIGAS, NEW TPO ROOFING DRIP EDGE, STAIN ALL WOOD.
- 4 NEW AND EX. WOOD PORTAL POST, BEAM AND CORBEL, STAIN ALL WOOD.
- 5 NEW WD. GATE, PAINT
- 6 EX. WD. GATE TO REMAIN, PAINT
- 7 EX. WOOD CANALE, METAL LINED, REPAIR AND STAIN
- 8 EX. WINDOW OR DOOR TO REMAIN
- 9 WINDOW OR DOOR AS SCHEDULED
- 10 EX. MASONRY YARDWALL, STUCCO
- 11 EX. CHIMNEY, STUCCO
- 12 37" H. MIN. WOOD GUARDRAIL, PRIME AND PAINT
- 13 37" H. MIN. COYOTE FENCE GUARDRAIL
- 14 WOOD DECK AND STAIRS, REPAIR, PAINT
- 15 NEW METAL TPO ROOFING DRIP EDGE, PRE-FINISHED OR PAINT
- 16 BRICK OR STONE STEPS
- 17 FINISH GRADE
- 18 FINISH PATIO, BRICK OR STONE
- 19 EX. ACEQUIA, ROCK LINED
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8 MAY 2026

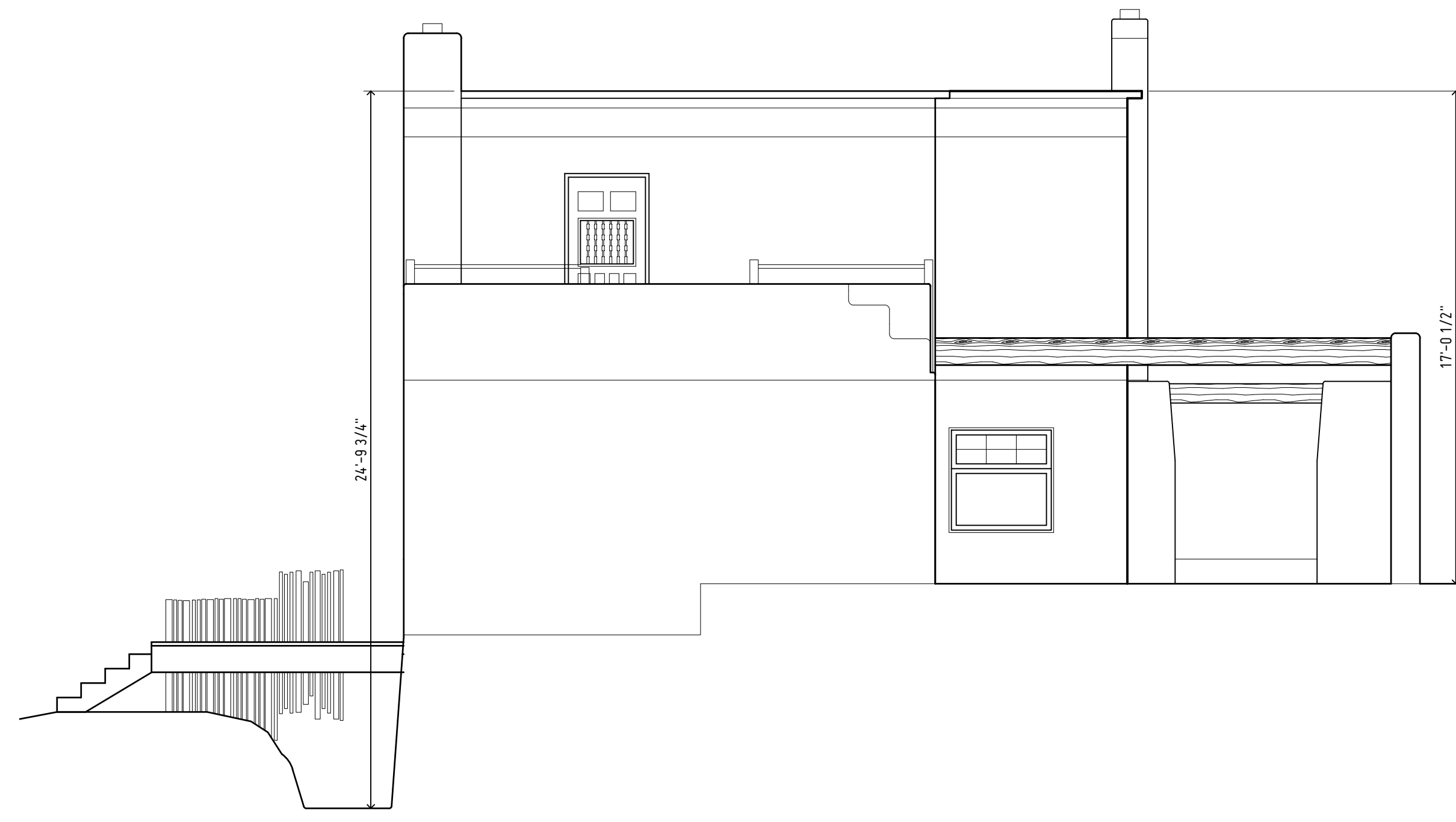
DATE: 8 MAY 2026  
REVISION: 1

SHEET TITLE:  
EXT. ELEVATIONS



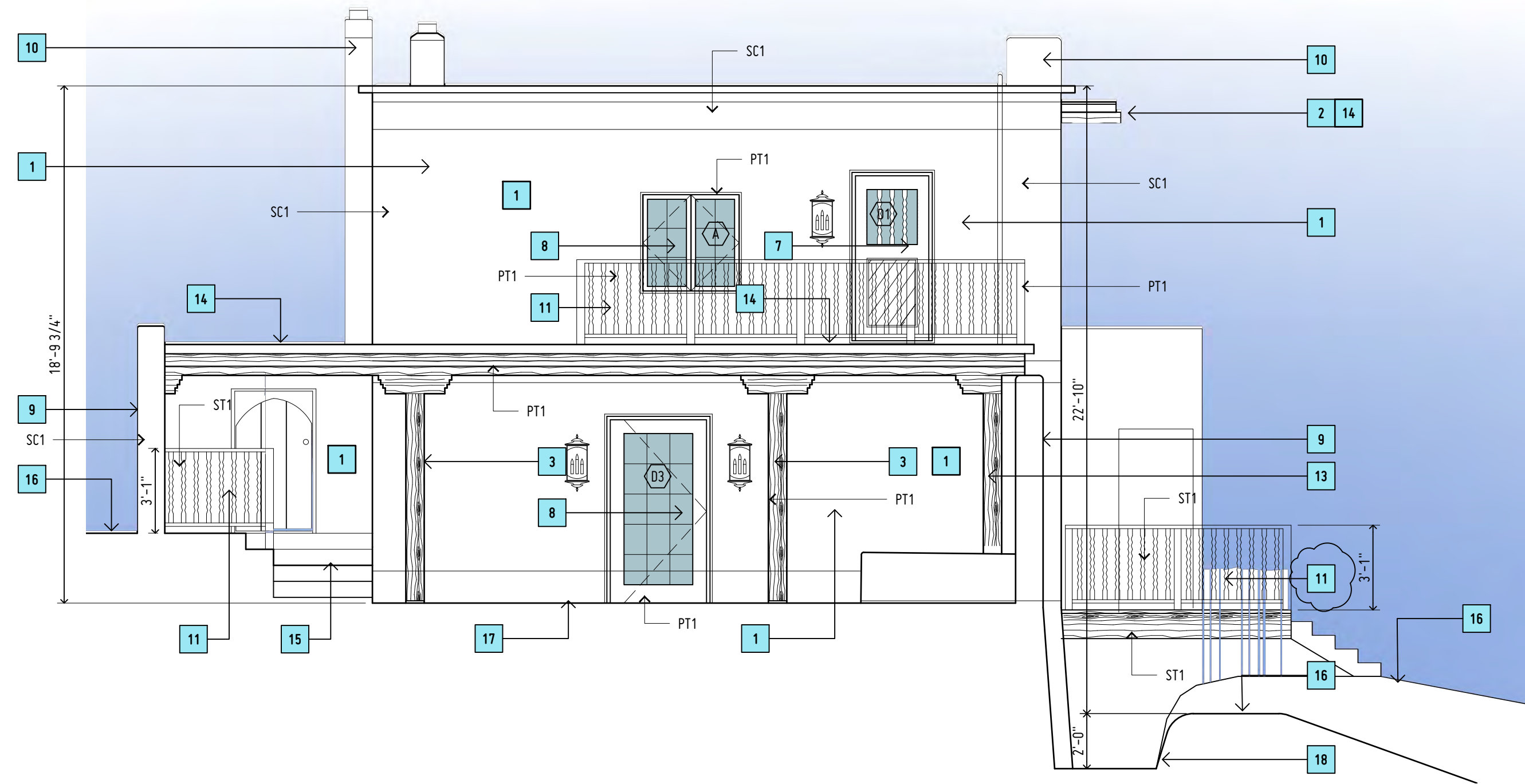
3 | EXISTING EAST EXTERIOR ELEVATION

A\_205 SCALE: 1/4" = 1'0"



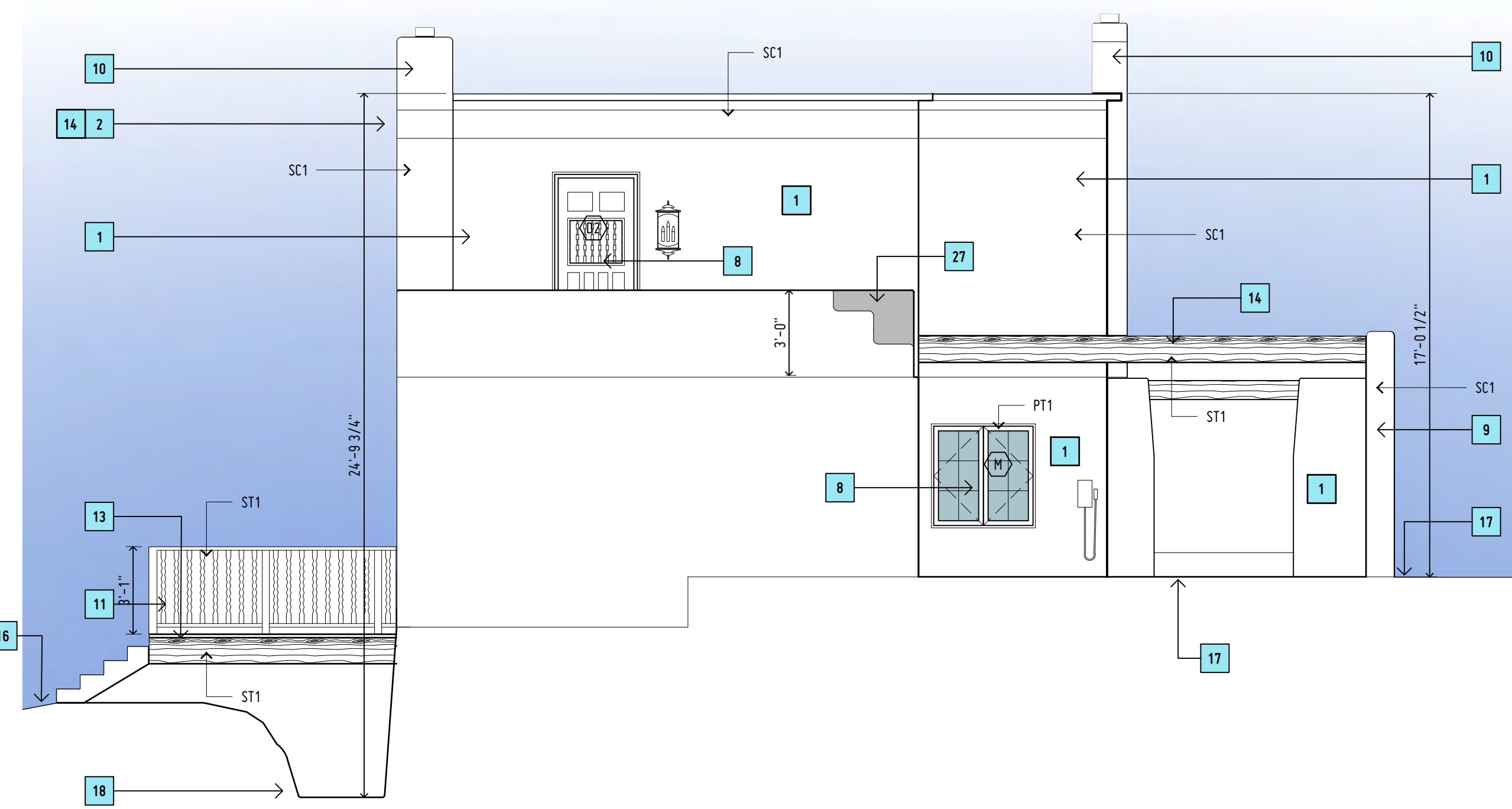
4 | EXISTING WEST EXTERIOR ELEVATION

A\_205 SCALE: 1/4" = 1'0"



1 | PROPOSED EAST EXTERIOR ELEVATION

A\_205 SCALE: 1/4" = 1'0"



2 | PROPOSED WEST EXTERIOR ELEVATION

A\_205 SCALE: 1/4" = 1'0"

### ELEVATION GENERAL NOTES

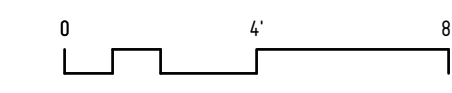
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- PAIN T COLOR - "PT1" SHERWIN EDWARDS COLOR- SW6501 MANITOU BLUE
- STAIN COLOR - "ST1" OLD MASTERS GRAIN STAIN, COLOR- PROVINCIAL



EXTERIOR LIGHT FIXTURES- MARKET SQUARE LARGE LANTERN, OIL RUBBED BRONZE, SIZE 9\"/>



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