

Lower Alto St., and one two-story single-family dwelling unit (12'5" height at Alto Street, 22' height to internal courtyard) adjacent to Alto St. The maximum permitted height is 19' for Lower Alto and 14'8" for Alto St. An exception to Section 14-5.2(D)(9) is requested. (Heather Lamboy)

Postponed to February 27, 2024

- f. **2024-007775-HDRB. 826 Camino del Poniente.** Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2". (Lani McCulley)

BACKGROUND & SUMMARY

The residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely historically an entrance however, with the enclosure of the porch the main entrances are now to the north and the east.

Property History:

According to the 1991 historic building inventory form, the structure is believed to be built in the 1930s, however it first appeared in the city directory in 1951. The 2,037 sq. ft. residence was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author, Elizabeth De Huff. There is some evidence that the residence was used as a school sometime prior to 1991.

The north and east elevation architecture is simple and unchanged.

A garage was constructed on the north and west elevations sometime prior to the 1983 survey though the date of construction has not been confirmed. Since the 1991 survey and prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch.

On November 14, 2023, the HDRB did a status review of the property and upgraded the residence to contributing and assigned the north façade excluding the windows and doors as the primary façade.

Now, the applicant proposes the following exterior alterations:

East Elevation:

1. Construct a 200 sq. ft. addition to match the existing height of 14'3" in the southeastern corner of the residence and is located 14' from the primary facade. The addition will hold French doors with two lites and a transom under a portal on the east elevation and a three over one window on the south elevation.
2. Construct a 563 sq. ft. two-car garage addition to a height of 14'-3". The garage will have 16'-0" wide by 8'-0" high "Carriage" style garage doors. The garage will be separated from the residence by 12'.
3. Construct a 120 sq. ft. entry portal to a height of 10'-3" that will connect the garage to the current entry door of the existing house. Portal floors will be brick.
4. Install exterior lighting at entryways.
5. Replace windows with 3 over 1 double hung wood windows in Colonial White.

West Elevation

6. Construct a 103 sq. ft. addition at the same height as the existing house in the southwest corner of the residence and 33' from the primary facade. No windows or doors will be installed in this addition.
7. Replace windows with 3 over 1 double hung wood windows in Colonial White.

South Elevation:

8. Install a fireplace and a stuccoed chimney.
9. Replace windows with 3 over 1 double hung wood windows in Colonial White.

North Elevation:

10. Replace windows with 3 over 1 double hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be "Velux" flat glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and "L" shaped low wall and coyote fencing to accommodate garage addition on the north and east of the residence.
13. Construct a 5'-4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9'0" high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'-4" high coyote fence with pedestrian gate near the northeast corner of the new garage.

16. Construct a 4' high stuccoed yard wall with a 4' tall wood plank gate at the southeast corner of the new garage.
17. Install an 8'X8' hot tub with an 18" high wood deck and low stacked moss rock wall at 24" high at the southwest corner of the lot.
18. Stucco house in El Rey cementitious "Buckskin" stucco.
19. Paint the windows, doors, wood posts, and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

Current contributing structure: 2,037 sq. ft.

Total roofed additions: 1,018

The additions are 49.9% of original square footage and **DO NOT** require an exception to 14-5.2(D)(2)(d).

The additions are not within 10' of the primary façade and **DO NOT** require an exception to 14-5.2(D)(2)(d).

STAFF RECOMMENDATION

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

APPLICANT PRESENTATION

Richard Martinez, previously sworn, went over the big moves the applicant is proposing.

Member Bienvenu commented that it is a nice project, however, the garage is going to impact the streetscape.

Member Biedsceid confirmed that the nine-foot wall reads more as part of the building.

Mr. Martinez said it's attached to the garage.

PUBLIC HEARING

Stefanie Beninato, previously sworn, said she generally likes the project. She thought that the garage was 12 feet away from the primary facade and that it was

only connected by a portal, but it looks like it's much more solid than an open portal. It looks like it's part of the structure.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007775-HDRB. 826 Camino del Poniente, Member Aguilar Medrano moved to approve the application as submitted. Member Biedscheid seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Mather, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, **see** the YouTube video at: <https://www.youtube.com/watch?v=EyeW0BLdzaE> (48:08 – 1:06:11)

- g. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Dennis Price, owner, proposes to remodel all elevations of a single story structure (Ramon Sarason)

Postponed to February 27, 2024

- g. **2024-007815-HDRB. 411 E Alameda St.** Downtown & Eastside Historic District. Contributing. Tim Curry, agent for Parker Whaite & Lindsey Robinson owner, proposes to reconstruct a non-primary facade, raise parapet heights to a height of 11'-1" were the maximum allowable is 15'-7", restore windows and doors, construct a coyote fence to a height of 5'-0", install skylights, restucco, and reroof. Exceptions are required to (14-5.2(D)(5) and 14-5.2(E)(2)(b). (Ramon Sarason)

The applicant was not present.

MOTION: Member Biedscheid moved, seconded by Member Aguilar Medrano to move this case to the end of New Business.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Biedscheid and Bienvenu Mather, voting in favor and none voting against.

- h. **2024-007794-HDRB. 126 and 128 Camino Santiago.** Downtown & Eastside Historic District. Non-contributing. John Padilla, agent for Josh

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2024-7775-HDRB

Address – 826 Camino del Poniente

Agent’s Name – Martinez Architecture Studio, P.C.

Owner/Applicant’s Name – Larry Colton and John McCoy

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 13, 2024.

BACKGROUND

The house at 826 Camino del Poniente is a single-family, Territorial Revival-style residence listed as contributing to the Downtown and Eastside Historic District. The south was most likely historically an entrance, however with the enclosure of the porch the main entrances are now to the north and the east. A garage on the west elevation has been converted to a separate dwelling unit, accessed by its own entrance on the west façade. According to the 1991 Historic Building Inventory, the structure is believed to have been built in the 1930s, however it first appeared in the city directory in 1951. The 2,037-square-foot residence originally was a guest house for the property located at 828 Camino del Poniente.

The north and east elevation architecture is simple and unchanged. The former garage was constructed on the north and west elevations sometime before a 1983 historic survey, though the date of construction has not been confirmed. Since the 1991 survey, but prior to a withdrawn 2000 case, the screened porch on the south elevation was enclosed. No historic case or permit was found for this enclosure of the porch. On November 14, 2023, the HDRB held a status review of the property, upgraded the historic status of the residence to contributing, and designated the north elevation as the primary façade, excluding the windows and doors, which are non-historic, and excluding the separate dwelling unit (the former garage) on the northwest corner. See Case # 2023-7468-HDRB.

The Applicant now proposes the following exterior alterations:

East Elevation:

1. Construct a 200-square-foot addition to match the existing height of 14’3” in the southeastern corner of the residence. The addition will have French doors with two side-lites and a transom under a portal on the east elevation and a 3-over-1 window (B) on the south elevation.
2. Construct a 563-square-foot, two-car garage addition to a height of 14’3”. The garage will have 16-foot-wide by 8-foot-high carriage-style garage doors. The garage will be separated from the residence and its primary façade by 12 feet.
3. Construct a 120-square-foot entry portal to a height of 10’3” that will connect the garage to the existing east entry door of the house, and will be set back 14’9½” from the north, primary façade. Portal floors will be brick.

4. Install exterior lighting at entryways.
5. Replace windows (N and I) with 3-over-1, double-hung wood windows in Colonial White.

West Elevation:

6. Construct a 103-square-foot addition at the same height as the existing house in the southwest corner of the residence. No windows or doors will be installed in this addition.
7. Replace window (G) with a 3-over-1, double-hung wood window in Colonial White. Place a similar window (A) on west elevation of the new garage.

South Elevation:

8. Install a fireplace and a stuccoed chimney, remove double doors and change placement of windows (see Item # 9). Install a single door with a transom.
9. Replace windows (C, D, E and F) with 3-over-1, double-hung wood windows in Colonial White. Place a 3-over-1 window (B) on the south elevation.

North Elevation:

10. Replace windows (J, K, L and M) with 3-over-1, double-hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be Velux flat-glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and L-shaped low wall and coyote fencing to accommodate garage addition on the north and east of the property.
13. Construct a 5'4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9-foot-high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'8" wide by 6'8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'4" high coyote fence with pedestrian gate near the northeast corner of the new garage.
16. Construct a 4' high stuccoed yard wall with a 4' tall wood plank gate at the southeast corner of the new garage.
17. Install an 8' by 8' hot tub with an 18" high wood deck and low stacked 24" inch moss-rock wall at the southwest corner of the lot.
18. Stucco house in El Rey cementitious "Buckskin" stucco.
19. Paint the windows, doors, wood posts and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

The Current contributing structure is 2,037 square feet. The total roofed additions proposed are 1,018 square feet. The additions are 49.9 percent of the original square footage and do not require an exception to SFCC Section 14-5.2(D)(2)(d). The additions are not within 10 feet of the primary façade and do not require an exception to SFCC Section 14-5.2(D)(2)(d).

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: The Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
8. The Board finds that exceptions are not necessary to SFCC Sections 14-5.2(D)(2)(c-d) controlling contributing structures, requiring additions to be set back no less than 10 feet from primary façades and prohibiting additions that exceed 50 percent of the existing footprint. The additions approved here do not attach to and are set back more than 10 feet from the primary, north façade, and the total square feet of the additions do not exceed 50 percent of the existing footprint of the structure.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-20 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of FEBRUARY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geralyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date



City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-007775--HDRB

Project Description: 2024-007775-HDRB. 826 Camino del Poniente. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2".

Project Location(s): 826 CAMINO DEL PONIENTE B
Santa Fe, NM 87505

Contacts:

Applicant: Martinez Architecture Studio PC
P. O. Box 925
Santa Fe, NM 87504

studio@martinezarch.com

Property Owner: Larry Colton
826 CAMINO DEL PONIENTE B
Santa Fe, NM 87505

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: Non-Contributing: Contributing: True Significant/Landmark:

Primary Elevations: North

Publicly Visible Facade-East: Yes

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: No

Historic District Inventory Number: H-773

Year of Construction: 1951

Project Type: Remodel

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: February 13, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2024-007775-HDRB. 826 Camino del Poniente. Downtown & Eastside Historic District. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, propose to construct 986 sq. ft. of additions to match the existing height of 14'-3", replace windows, install skylights and HVAC, stucco, and construct fences and gates to the maximum allowable height of 5'-2".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [window assessment]

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a Territorial Revival style residence and is a simple rectangle. The south was most likely historically an entrance however, with the enclosure of the porch the main entrances are now to the north and the east.

Now, the applicant proposes the following exterior alterations:

East Elevation:

1. Construct a 200 sq. ft. addition to match the existing height of 14'3" in the southeastern corner of the residence and is located 14' from the primary facade. The addition will hold French doors with two lites and a transom under a portal on the east elevation and a three over one window on the south elevation.
2. Construct a 563 sq. ft. two-car garage addition to a height of 14'-3". The garage will have 16'-0" wide by 8'-0" high "Carriage" style garage doors. The garage will be separated from the residence by 12'.
3. Construct a 120 sq. ft. entry portal to a height of 10'-3" that will connect the garage to the current entry door of the existing house. Portal floors will be brick.
4. Install exterior lighting at entryways.
5. Replace windows with 3 over 1 double hung wood windows in Colonial White.

West Elevation

6. Construct a 103 sq. ft. addition at the same height as the existing house in the southwest corner of the residence and 33' from the primary facade. No windows or doors will be installed in this addition.
7. Replace windows with 3 over 1 double hung wood windows in Colonial White.

South Elevation:

8. Install a fireplace and a stuccoed chimney.
9. Replace windows with 3 over 1 double hung wood windows in Colonial White.

North Elevation:

10. Replace windows with 3 over 1 double hung wood windows in Colonial White.

Roof:

11. Install seven (7) new skylights which will not be publicly visible. The skylights will be "Velux" flat glass skylights.

Property:

12. Remove the existing coyote fence along the driveway and entry gate and "L" shaped low wall and coyote fencing to accommodate garage addition on the north and east of the residence.
13. Construct a 5'-4" high stuccoed yard wall running along the west of the driveway that connects to the new garage entry gate at the south of the driveway to the existing coyote fencing along the street to the north.
14. Install a 9'0" high entry wall with pedestrian gate at the northern end of the west side of the garage. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel.
15. Construct a 5'-4" high coyote fence with pedestrian gate near the northeast corner of the new garage.
16. Construct a 4' high stuccoed yard wall with a 4' tall wood plank gate at the southeast corner of the new garage.

17. Install an 8'X8' hot tub with an 18" highwood deck and low stacked moss rock wall at 24" high at the southwest corner of the lot.
18. Stucco house in El Rey cementitious "Buckskin" stucco.
19. Paint the windows, doors, wood posts, and beams in Colonial White.
20. Install two ground-mounted condensing units for the HVAC system with one on the west of the property and one on the south.

Current contributing structure: 2,037 sq. ft.

Total roofed additions: 1,018

The additions are 49.9% of original square footage and DO NOT require an exception to 14-5.2(D)(2)(d).

The additions are not within 10' of the primary façade and DO NOT require an exception to 14-5.2(D)(2)(d).

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

Proximity of Addition to Primary Façade:

14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

Colton-McCoy Residence
826 Camino Del Poniente
January 17, 2024

Downtown/Eastside Historic District, Contributing Status

EXISTING CONDITIONS:

The residence at 826 Camino del Poniente is a two-bedroom single-family residence with a guest house contributing to the Downtown and Eastside Historic District. The north facade was designated primary with the exceptions of the non-historic windows and doors. The structure is a Territorial Revival style residence. The south was most likely historically an entrance however, with the enclosure of the porch at some point between 1991 and 2000, the main entrances are now to the north and the east.

PROPOSED CONSTRUCTION:

On the east elevation, we propose an addition of a living room expansion of about 200 square feet. This living room expansion will match the height of the existing house which is 12'-0" above finish grade. This living room expansion will have a fireplace and a stuccoed chimney. The windows will be re-configured, and the old window and door openings will be filled in and stuccoed over. On this east elevation, we also propose an addition of a two-car garage of 563 square feet (12'-0" high from finish grade), with 16'-0" wide by 8'-0" high "Carriage" style garage doors, see elevations. There will be an entry portal of 120 square feet (10'-3" above finish grade) that connects the garage to the current entry door of the existing house. The two-car garage parapets will be lower than the existing house parapet by 2'-0" because the existing grade slopes North to the street. On the west elevation we propose a bathroom expansion of 103 square feet, at the same height as the existing house (12'-0" above finish floor). Several skylights will be added but will not be visible. The skylights will be "Velux" flat glass skylights. The specification sheet is attached. The total roofed square footage of the main house expansion as well as the garage addition will be 3,055 square feet roofed.

There is an existing 6' high coyote fence that runs along Camino Del Poniente and turns into and runs along the west side of the existing driveway and terminates at the existing entry gate. The existing coyote fence along the driveway and entry gate will be demolished. We propose to build a 5'-4" high stuccoed yard wall in its place that connects to the new garage entry gate at the south and to the existing coyote fencing along the street to the north. The wall that connects to the garage and that contains the new entry gate is 9'-0" above finish grade. The gate will be a 3'-8" wide by 6'-8" tall plank wood gate with an exposed wood lintel as shown on the exterior elevations.

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

There is an existing "L" shaped low wall and coyote fencing in the footprint of the proposed garage that will be demolished. We propose a 5'-4" high coyote fence and gate near the northeast corner of the new garage. At the southeast corner of the new garage there will be a 4' high stuccoed yard wall with a 4' tall wood plank gate.

At the southwest corner of the lot there will be a new 8'X8' hot tub with an 18" high wood deck and low stone walls (24" high). See Hot Tub Section drawing 5/A-3.1 and the attached hot tub specification sheet.

The exterior light fixture locations are shown on the floor plan and exterior elevations. A photo of the light fixture is also attached.

The exterior stucco of the house will be El Rey, "Buckskin" stucco. The existing windows will all be replaced with Kolbe Heritage wood windows with 3 over 1 divisions. The windows, doors, wood posts and beams will be Colonial White. The portal floors will be brick, and the low stone walls will be stacked moss rock. (See attached "Exterior Finishes.") There will be two ground-mounted condensing units for the HVAC system. They will not be publicly visible.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

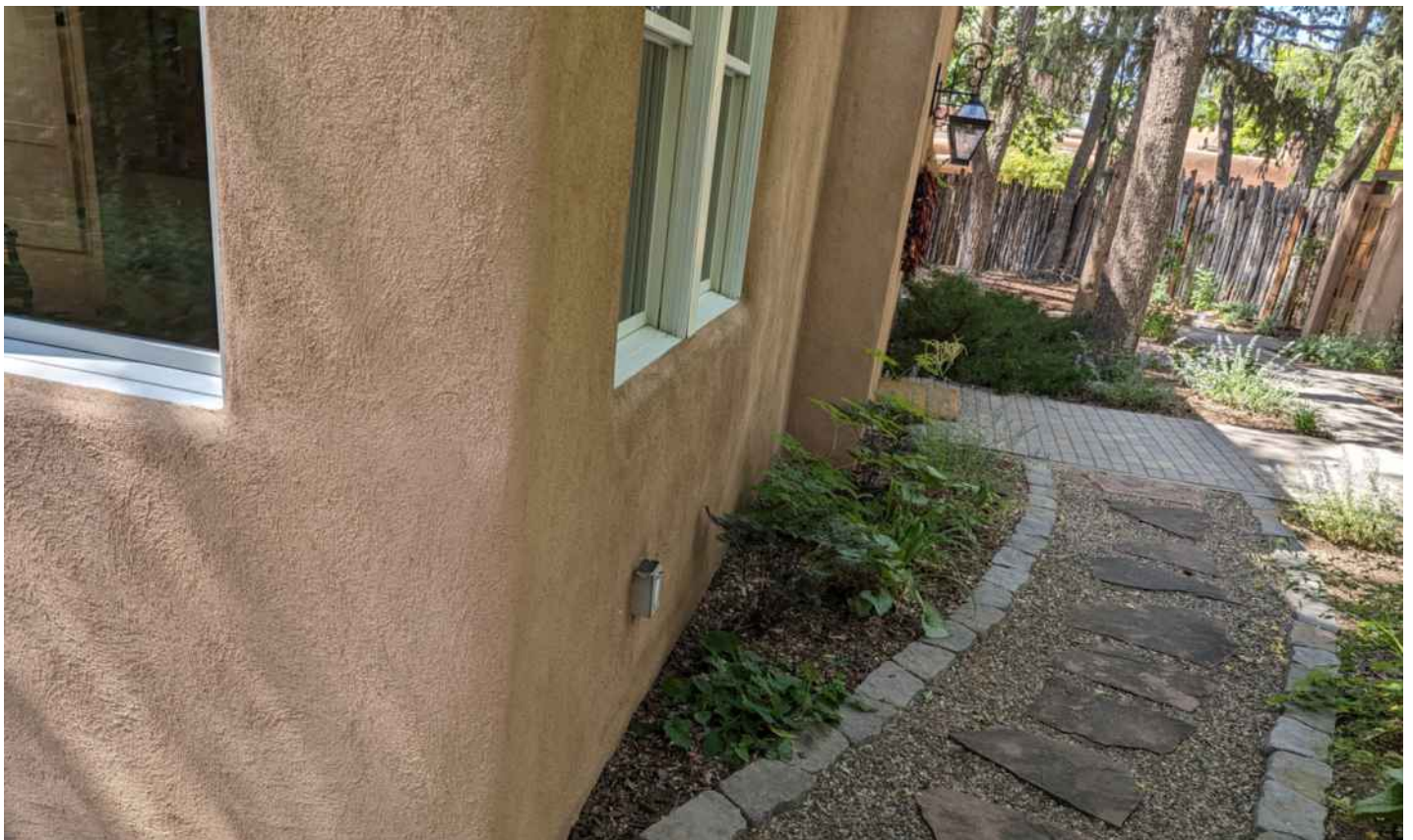


MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

NORTH ELEVATION
JANUARY 16, 2024



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

EAST ELEVATION
JANUARY 16, 2024



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
JANUARY 16, 2024



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

WEST ELEVATION
JANUARY 16, 2024

A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

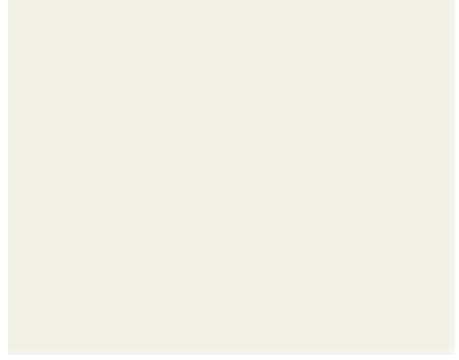
Colton-McCoy Residence
826 Camino Del Poniente
January 16, 2024

Exterior Finishes

Stucco – El Rey “Buckskin”



Windows, Doors, Wood Posts & Beams – “Colonial White”



A R C H I T E C T U R E
M A R T I N E Z
S T U D I O P C

TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

Low stone walls - Stacked Moss Rock



Portals & sidewalk - Brick



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.



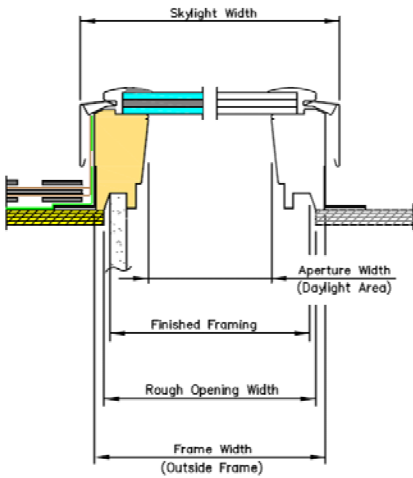
Standard Sizes

- 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

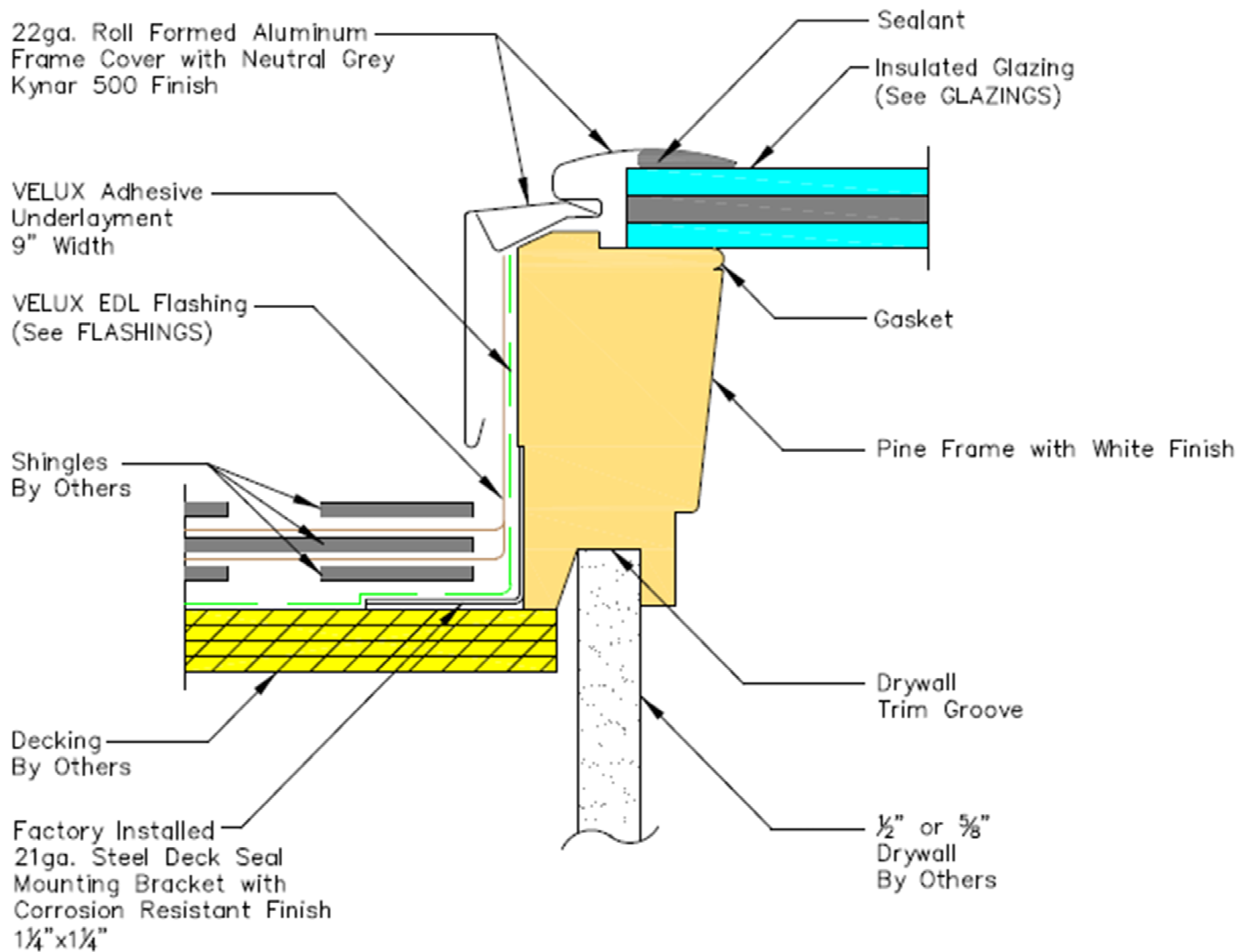


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 1/2	15 1/4	11 15/16	16 1/8	45 3/4	46 1/4	42 15/16	47 1/4	3.56
C01	21	21 1/2	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.03
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.



Hover Image to Zoom

Live Chat

SPECIAL BUY \$5609⁰⁰ ~~\$6235.97~~ Save \$626.97 (10%)

Pay \$5509.00 after \$100 OFF your total qualifying purchase upon opening a new card. [Apply for a Pro Xtra Credit Card](#)

Interior Color: **Silver Marble**



Unavailable at Santa Fe, NM

Delivering to 87501

Pickup
Unavailable

Delivery
Monday, Feb 26
8 available
FREE

Have a question?
Chat with a Home Depot expert.
Live Chat
CHAT NOW

- 1 +

Add to Cart

Add to List

Add to Quote

Quotes

Lists



Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase. [Read Return Policy](#)

Product Details

The Palmero 8 person spa lets you sit back and relax when it is just you or fit family and friends in the spa for social situations. The Palmero utilizes an Econo-Boost heat recovery system that sends heat generated by the pump and motor to assist in warming the spa. USA Spas use as little energy as possible; exceeding the California Energy Compliance mandate. This hot tub features 2 quiet operating, Super High-flow 5.2 BHP pumps with 40 Stainless Steel jets, including a set of adjustable neck/shoulder jets and a Turbo massage jet. These powerful jets are arranged differently in each seat and the multi-color Starburst LED light gives you control over the mood. On the outside, the durable spa shell is manufactured with Lucite-Xtra Acrylic and a 3-layer strengthening process called Dura-Bond. Underneath the maintenance free synthetic Gray cabinet, this spa includes the Weather Guard frame support system, providing significant durability and longevity for the spa.

Additional Resources

From the Manufacturer



Specifications

Dimensions: H 36 in, W 82 in, D 82 in

Questions & Answers

9 Questions

Customer Reviews

Shop This Collection from USA SPAS



USA SPAS
Corsica 7-Person Lounger 47-Jet Standard Hot Tub with Ozonator LED Light, WOW...

\$7211²² ~~\$8012.47~~

Add to Cart



USA SPAS
Cypress 7-Person Lounger 40-Stainless Steel Jet Standard Hot Tub with Ozonator LED...

\$5602¹⁹ ~~\$6224.65~~

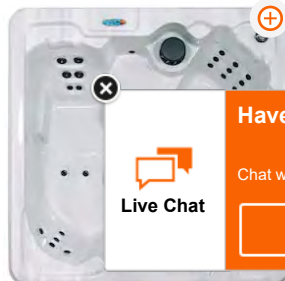
Add to Cart



USA SPAS
Palmero NL 8-Person 40-Jet Stainless Steel Standard Hot Tub Ozonator LED Light Polar...

\$6028⁷¹ ~~\$6690.57~~

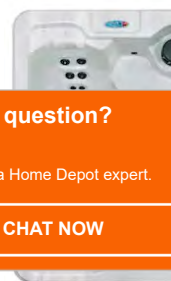
Add to Cart



USA SPAS
Cypress 7-Person Lounger 40-Stainless Steel Jet Standard Hot Tub with Ozonator LED...

\$5085⁰⁰ ~~\$5650.04~~

Add to Cart



USA SPAS
Corsica 7-Person Lounger 47-Jet Standard Hot Tub with Ozonator LED Light, WOW...

\$6166⁰⁰ ~~\$6852.00~~

Add to Cart

Have a question?
Chat with a Home Depot expert.

CHAT NOW





826 Camino Del Poniente
Exterior Light Fixture

COLTON-McCOY ADDITION & RENOVATION

826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

MARTINEZ
ARCHITECTURE
STUDIO P.C.
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

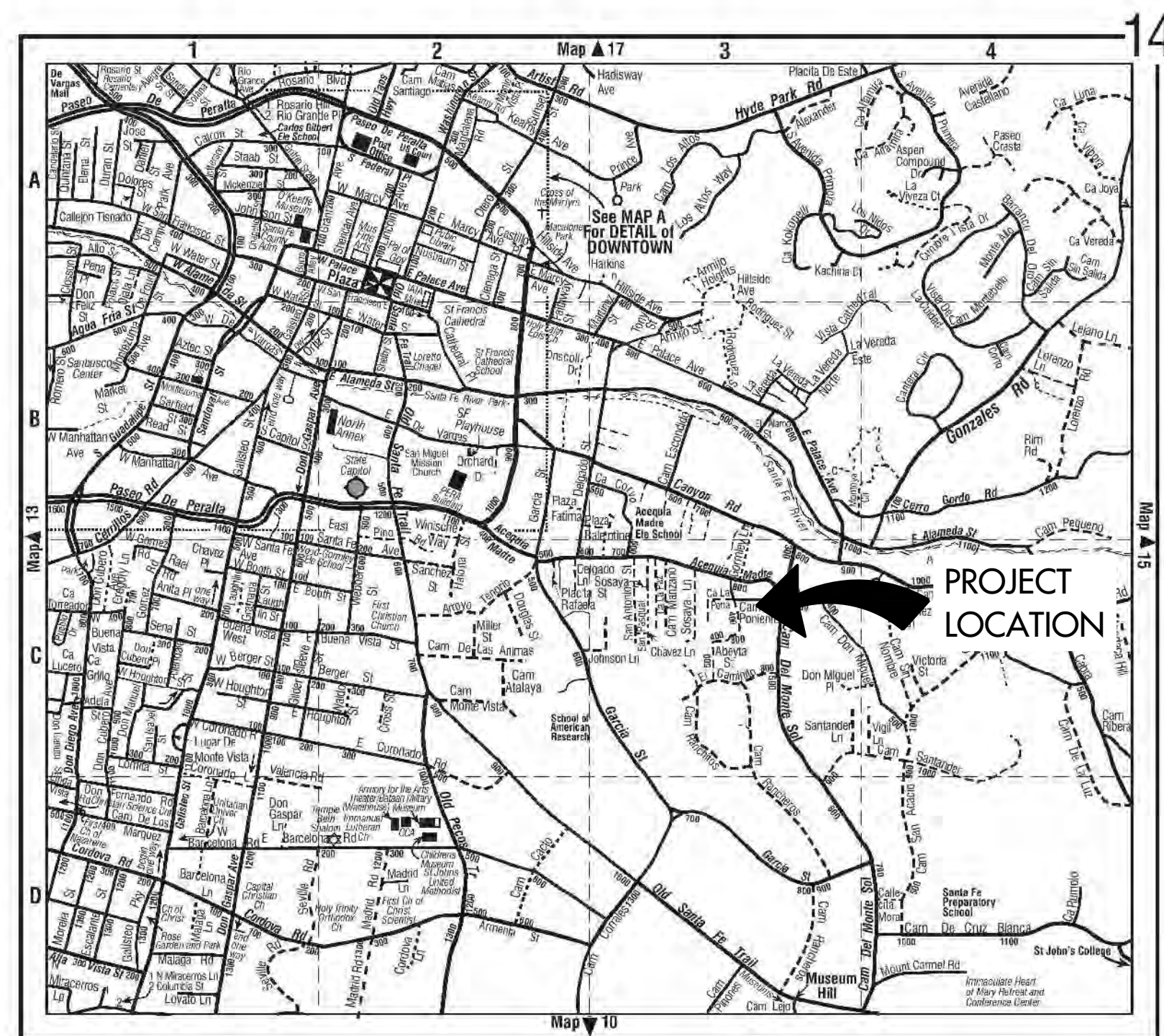
COVER
SHEET &
PROJECT
DATA

A
0.1

SET #

2312 - COLTON-McCOY

VICINITY MAP



FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE ACEQUIA MADRE TURNS RIGHT AND BECOMES ABEYTA ST. TURN LEFT ONTO CAMINO DEL PONIENTE DESTINATION WILL BE ON THE RIGHT AT 826 CAMINO DEL PONIENTE SANTA FE, NM 87505

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: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 LSPS-HTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (LSEC 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 THE ARCHITECT 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.

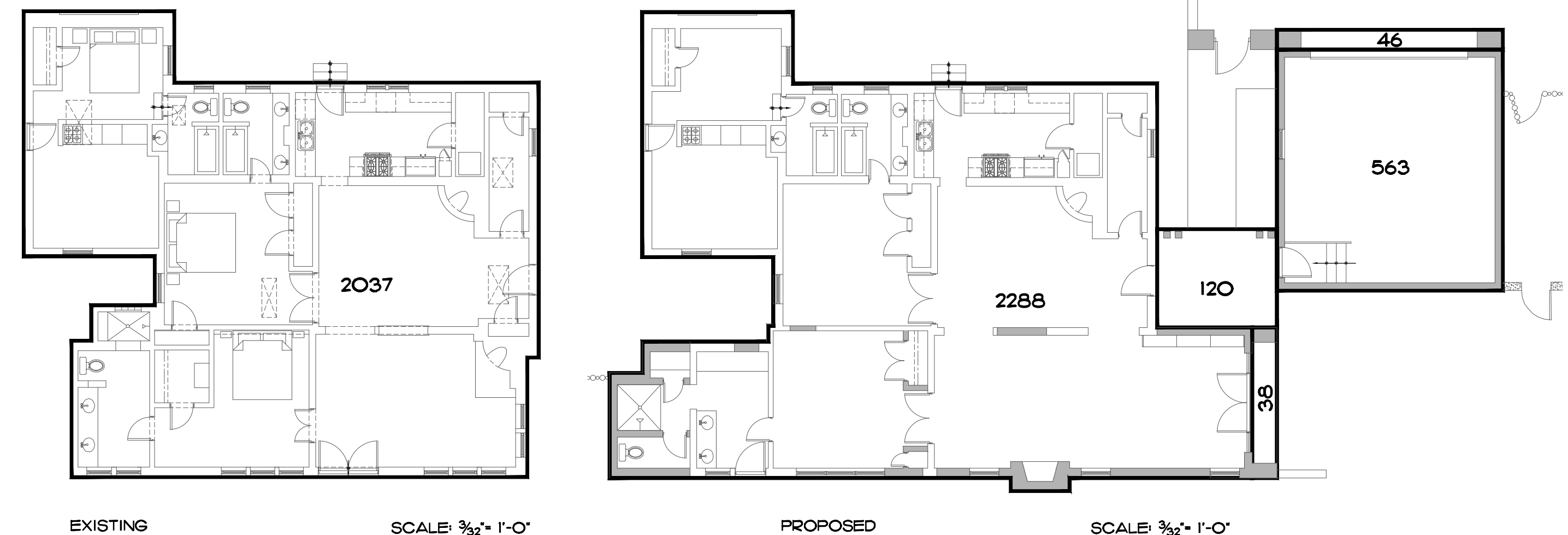
PROJECT DATA

SCOPE OF WORK: WINDOW REPLACEMENT, NEW STUCCO, WALL & COYOTE FENCE
 BUILDING TYPE: RESIDENCE
 CONSTRUCTION TYPE: V-B (IBC SECTION 602)
 FIRE RATED WALLS: N/A (IBC TABLE 601)
 MAX BUILDING HEIGHT: EXISTING
 NET AREAS: EXISTING:
 HEATED: 2,037 S.F.
 TOTAL ROOFED AREA: 2,037 S.F.
 NET AREAS: PROPOSED:
 HEATED: 251 S.F.
 UNHEATED GARAGE: 563 S.F.
 PORTALS/OVERHANGS: 204 S.F.
 TOTAL ROOFED AREA: 1,018 S.F.
 ROOFED AREA EXISTING: 2,037 S.F.
 ROOFED AREA PROPOSED: 1,018 S.F. - 49.9% OF EXIST. FOOTPRINT
 TOTAL ROOFED AREA ON LOT: 3,055 S.F.
 LOT AREA: - 8,313 S.F.
 LOT COVERAGE: - EXISTING - 2,037/8,313 - 24.5%
 PROPOSED - 3,055/8,313 - 36.7%
 UTILITY DATA:
 GAS: NATURAL GAS
 ELECTRIC: OVER-HEAD
 SEWER: MUNICIPAL SEWER
 WATER: MUNICIPAL WATER
 ZONING: R5
 SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE
 HISTORIC STATUS - NON-CONTRIBUTING
 PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

DRAWING INDEX

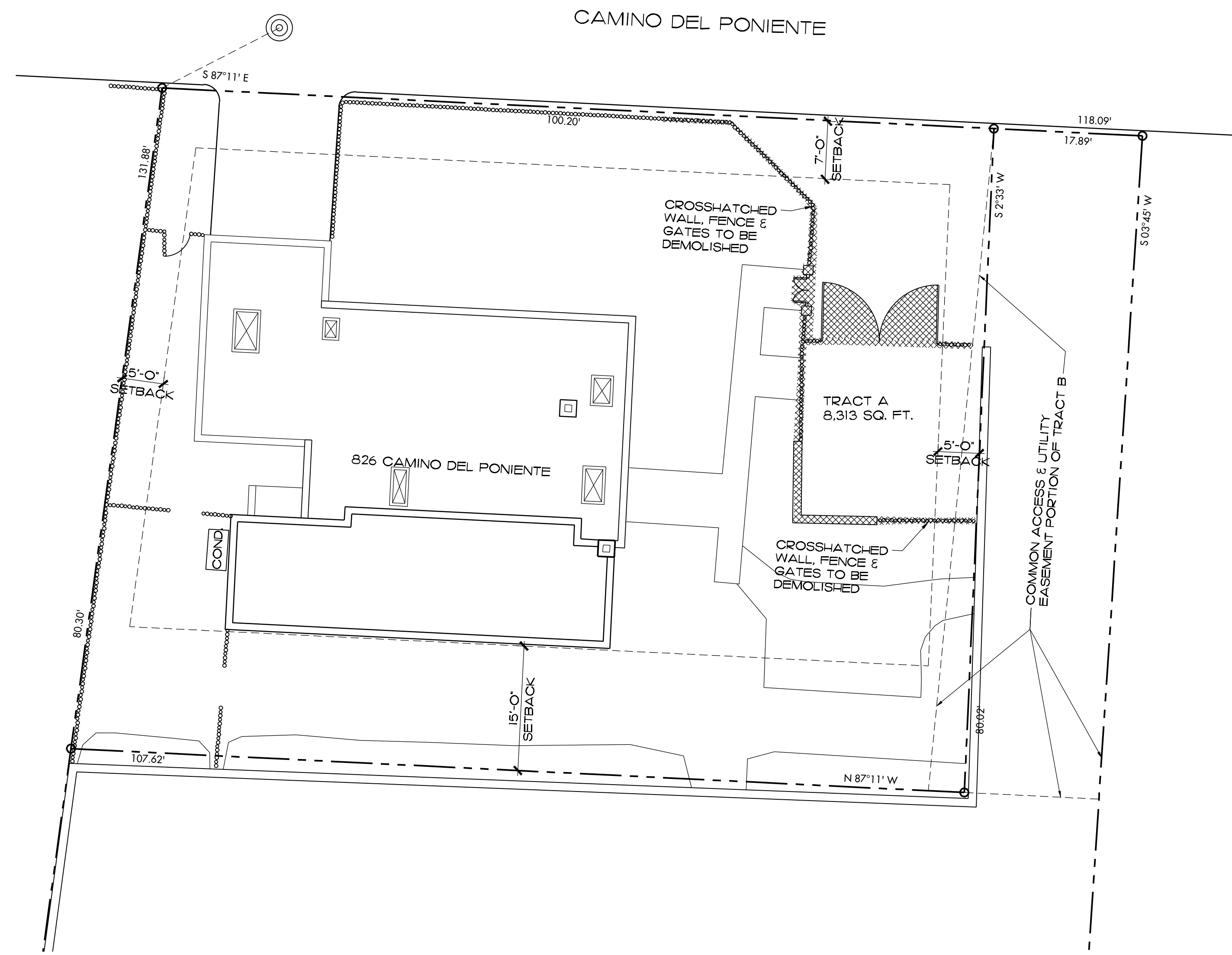
A-0.1 COVER SHEET & PROJECT DATA
 A-1.0 EXISTING & PROPOSED SITE PLAN
 A-2.0 EXISTING FLOOR PLAN
 A-2.1 PROPOSED FLOOR PLAN & WINDOW SCHEDULE
 A-3.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 A-3.1 EXISTING & PROPOSED EXTERIOR ELEVATIONS
 A-3.2 EXISTING & PROPOSED EXTERIOR ELEVATIONS

AREA DIAGRAM

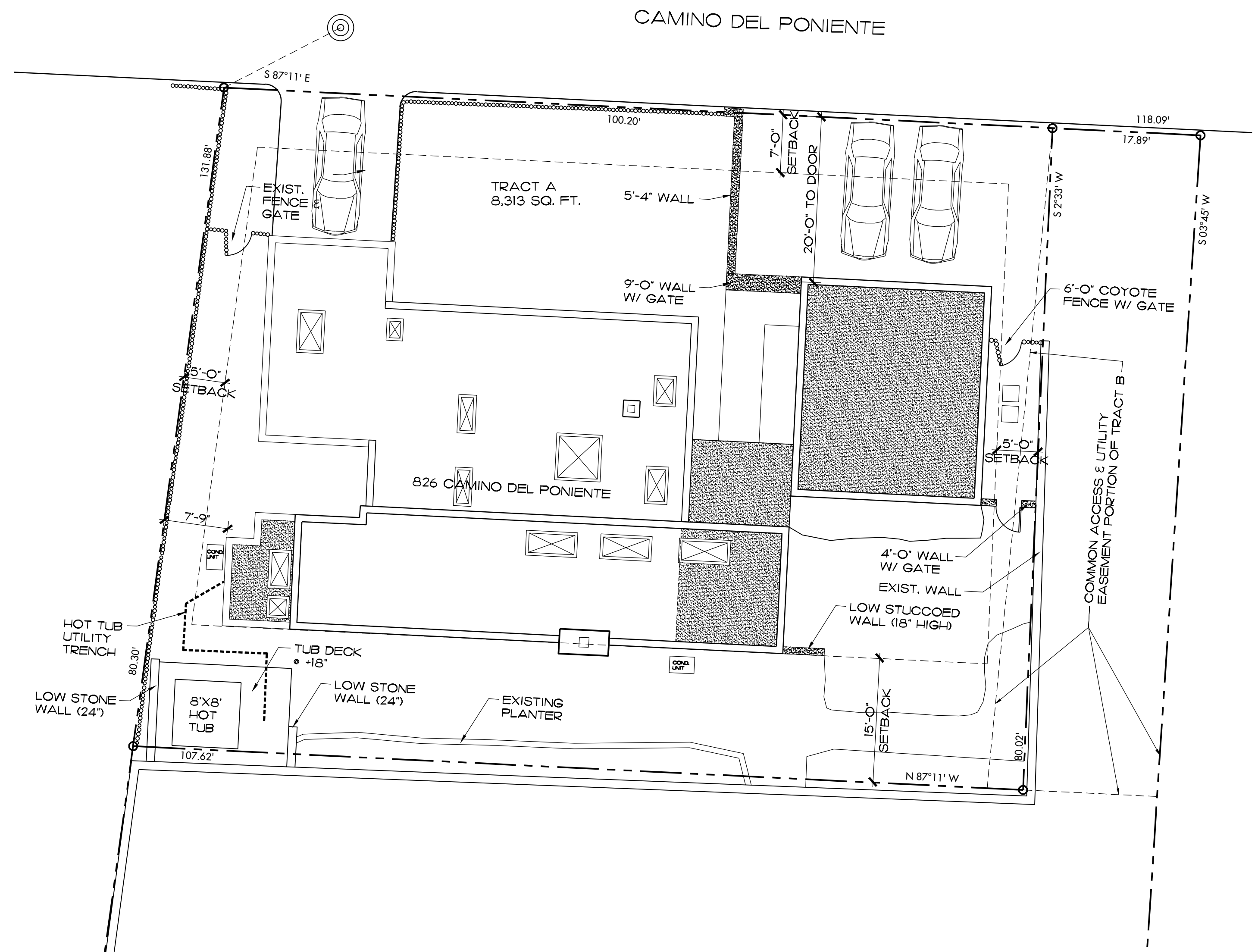


DESIGN PROFESSIONALS

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



1 EXISTING SITE PLAN
A-1.0 SCALE: 1" = 10'-0"
NORTH GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'



2 PROPOSED SITE PLAN
A-1.0 SCALE: 1" = 10'-0"
NORTH GRAPHIC SCALE: 1" = 10'-0"
0' 5' 10' 20' 30'

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

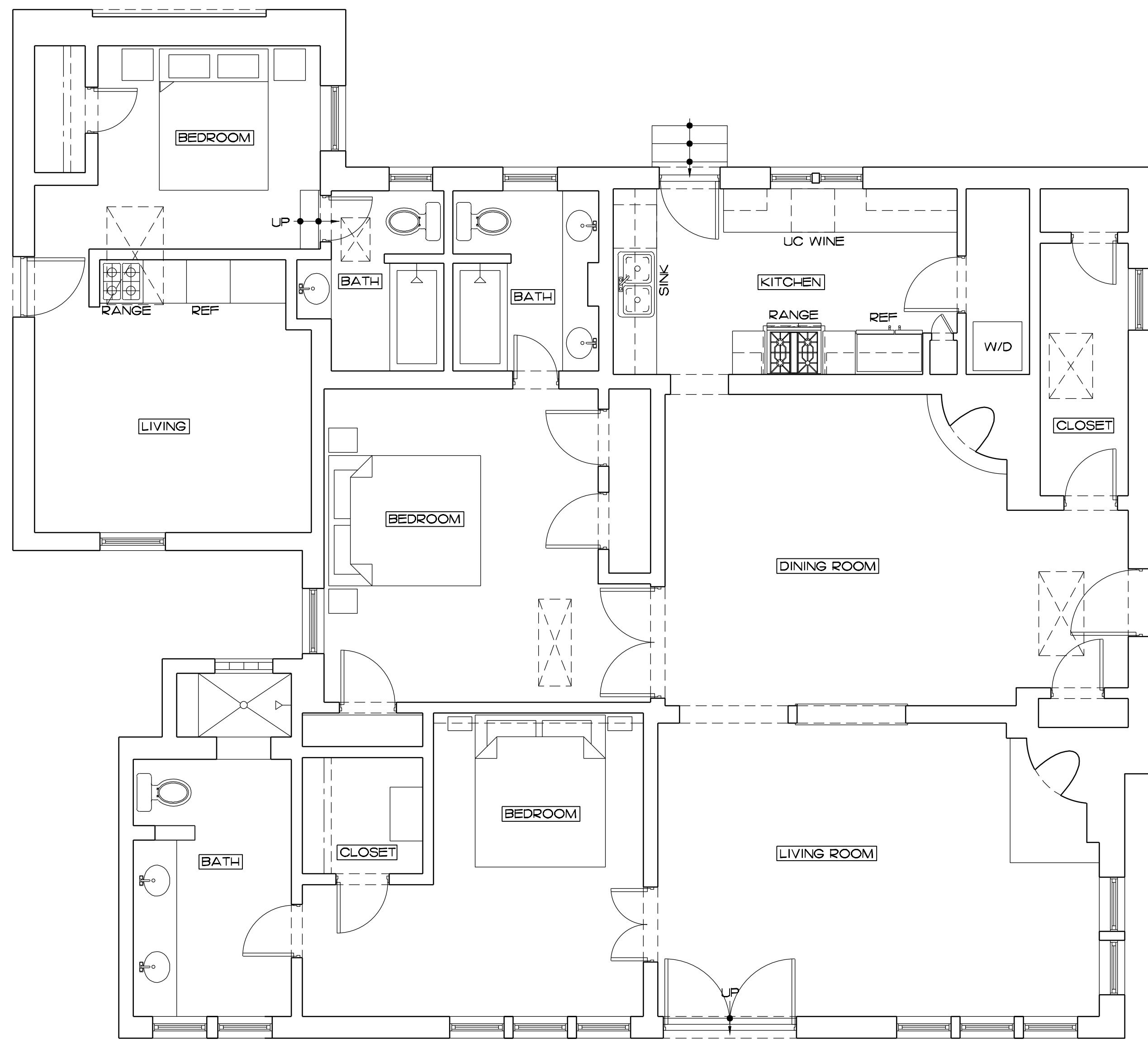
EXISTING &
PROPOSED
SITE PLAN

A
1.0

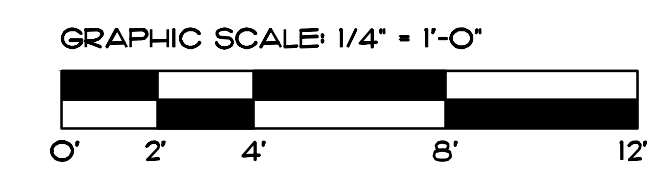
SET #

2312 - COLTON-MCCOY

Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:23 AM, AutoCAD PDF (General Documentation).pc3



1 EXISTING FLOOR PLAN
A-20 SCALE: 1/4" = 1'-0" NORTH



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

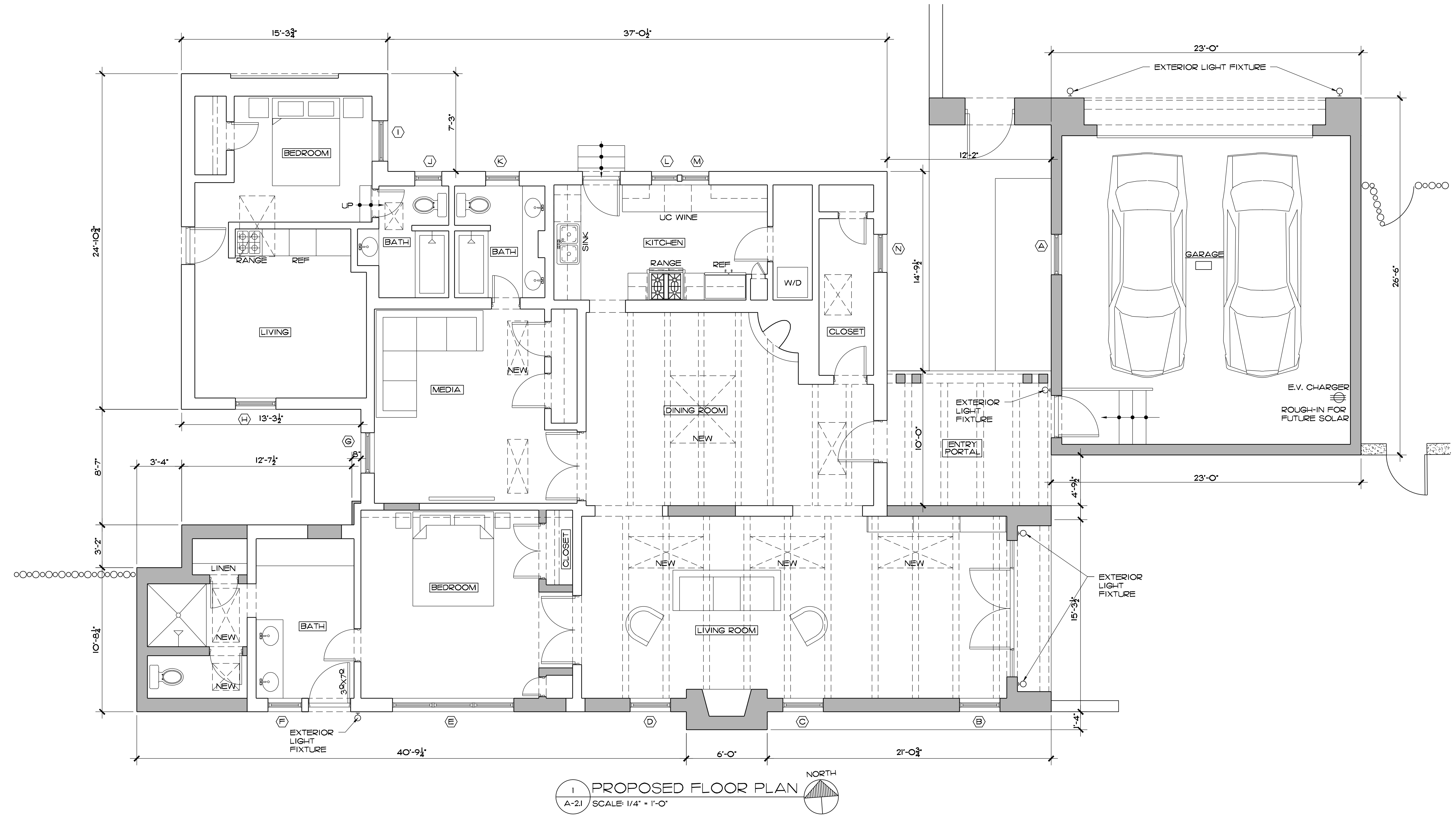
COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

EXISTING
FLOOR
PLAN

A
2.0

SET #
2312 - COLTON-MCCOY



1 PROPOSED FLOOR PLAN
A-21 SCALE: 1/4" = 1'-0"

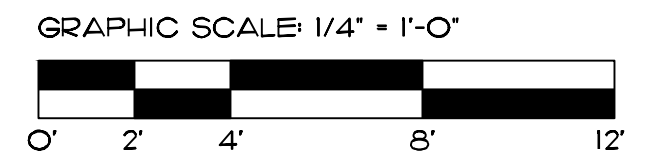
WINDOW SCHEDULE								
SYM	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	GARAGE		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
B	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
C	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
D	LIVING ROOM		3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
E	BEDROOM		(3) 3'-0"X5'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
F	BATH		2'-6"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
G	MEDIA		3'-0"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
H	CASITA LIVING ROOM		3'-0"X4'-6"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
I	CASITA BEDROOM		3'-0"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
J	BATH		2'-0"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
K	BATH		2'-6"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
L	KITCHEN		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
M	KITCHEN		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS
N	CLOSET		2'-4"X3'-0"	DOUBLE HUNG	KOLBE	HERITAGE	COLONIAL WHITE	3 OVER 1 DIVISIONS

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW FRAME WALLS
- EXTERIOR LIGHT FIXTURE

NOTE:
EXISTING EXTERIOR LIGHTING TO
REMAIN UNLESS NOTED OTHERWISE



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-889-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

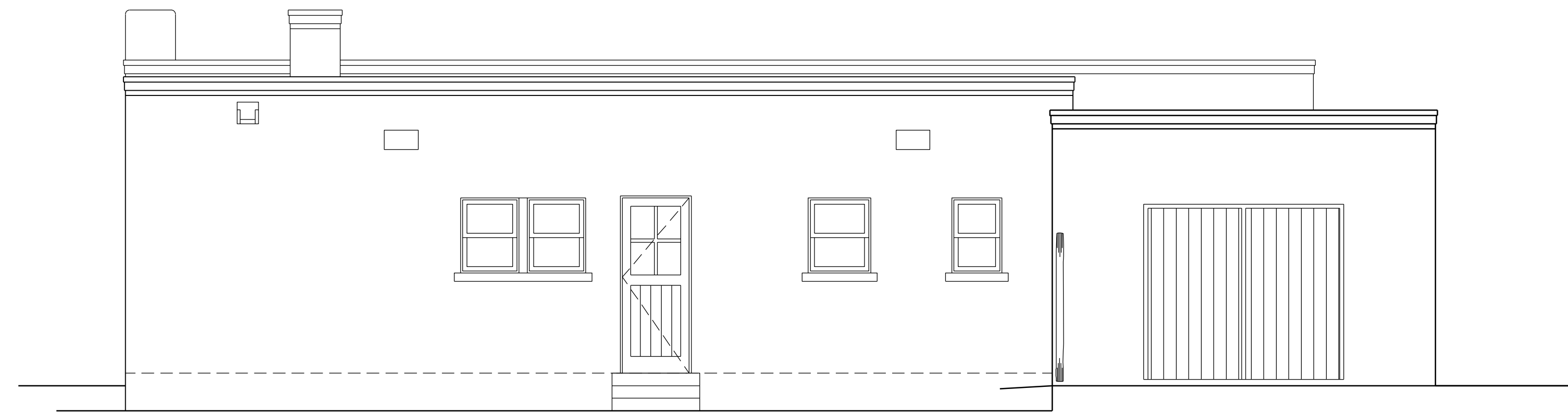
JANUARY 18, 2024

PROPOSED
FLOOR
PLAN &
WINDOW
SCHEDULE

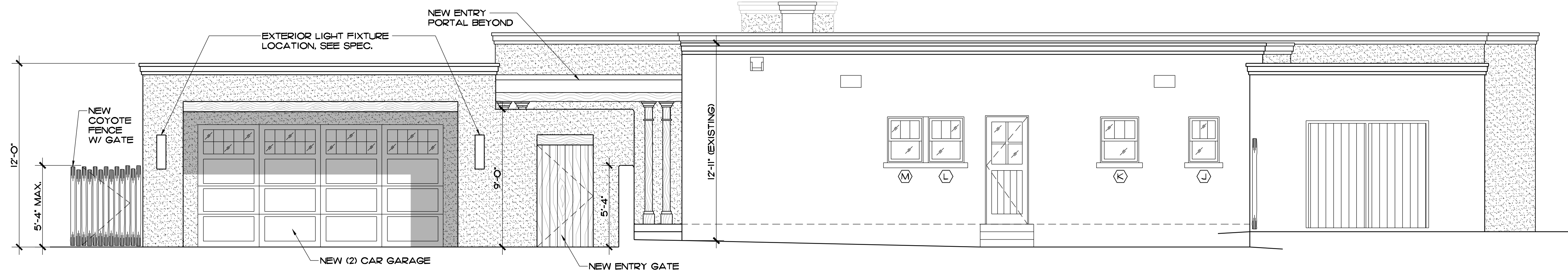
A
2.1

SET #
2312 - COLTON-McCOY

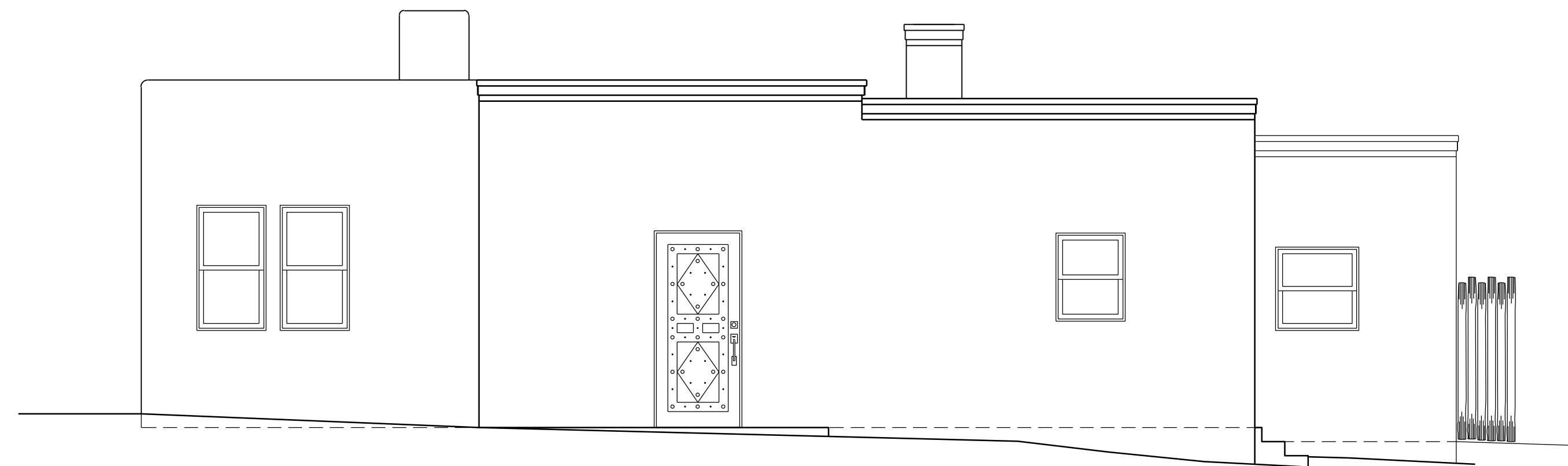
Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:29 AM, _AutoCAD PDF (General Documentation).pc3



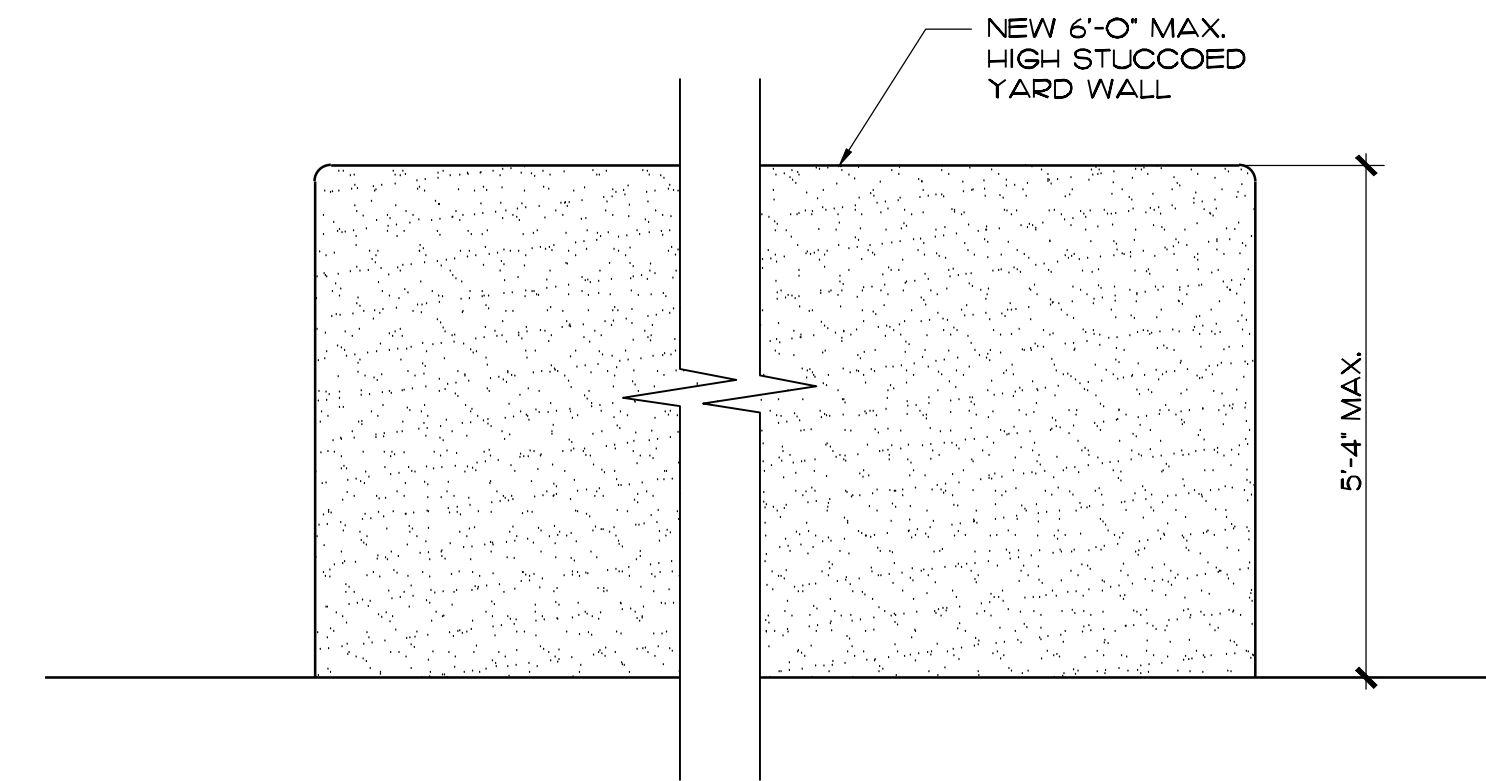
1 EXISTING NORTH ELEVATION
A-3.0 SCALE 1/4" = 1'-0"



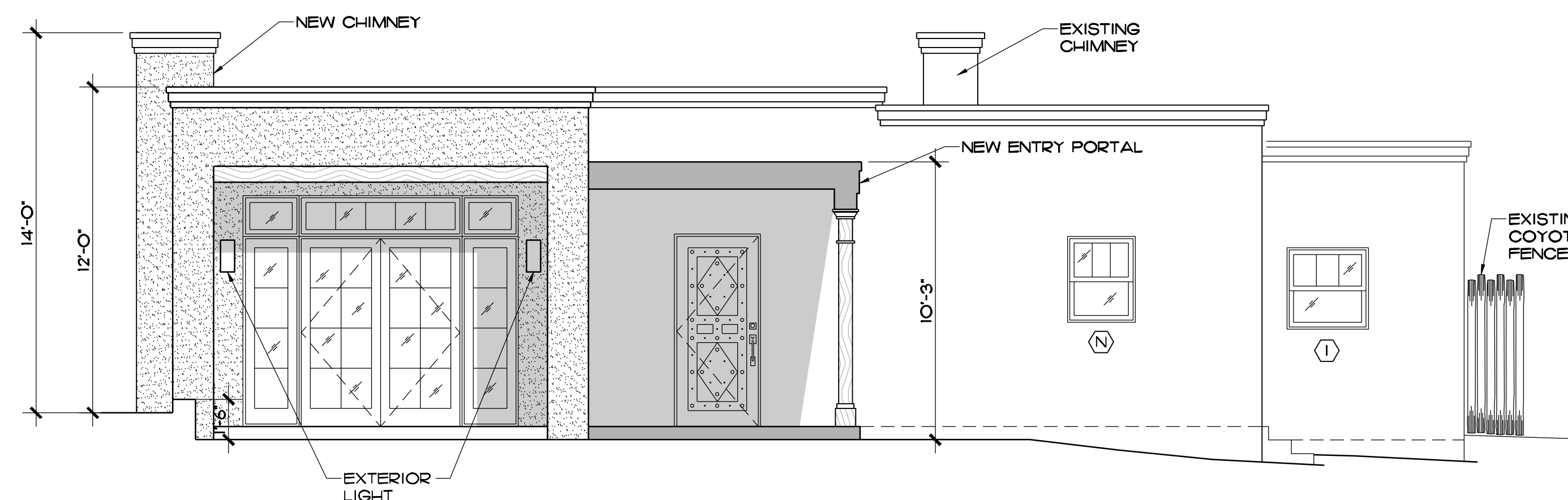
2 PROPOSED NORTH ELEVATION
A-3.0 SCALE 1/4" = 1'-0"



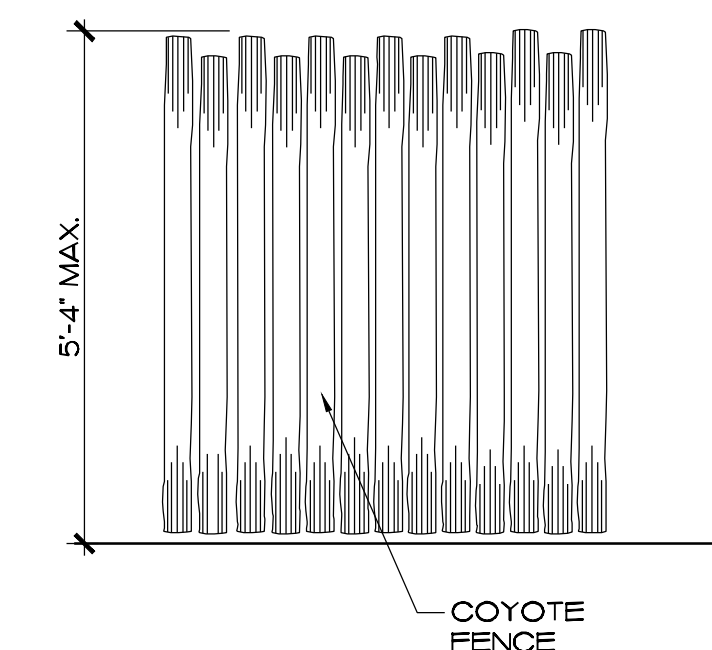
3 EXISTING EAST ELEVATION
A-3.0 SCALE 1/4" = 1'-0"



5 TYPICAL STUCCO WALL ELEVATION
A-3.0 SCALE 1/2" = 1'-0"



4 PROPOSED EAST ELEVATION
A-3.0 SCALE 1/4" = 1'-0"



6 TYPICAL COYOTE FENCE ELEVATION
A-3.0 SCALE 1/2" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-McCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

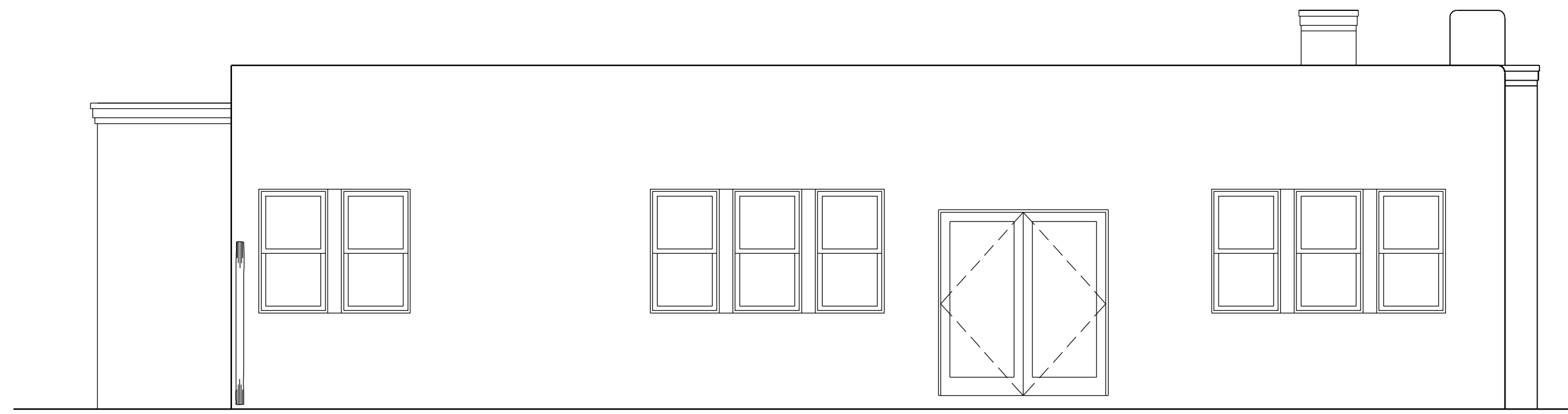
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

A
3.0

SET #

2312 - COLTON-McCOY

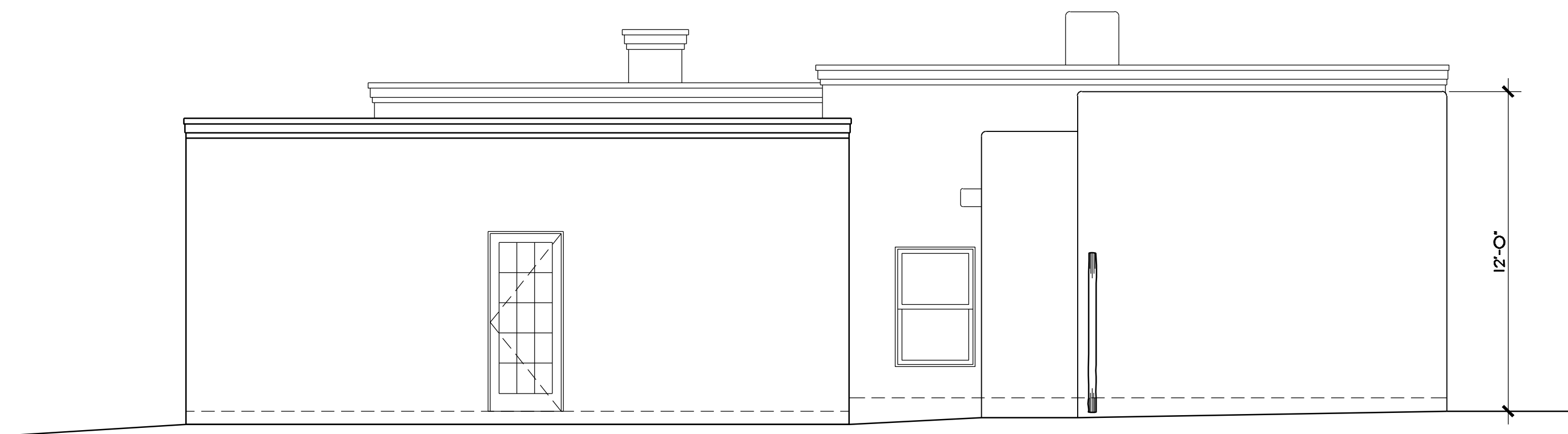
Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:34 AM, _AutoCAD PDF (General Documentation).pc3



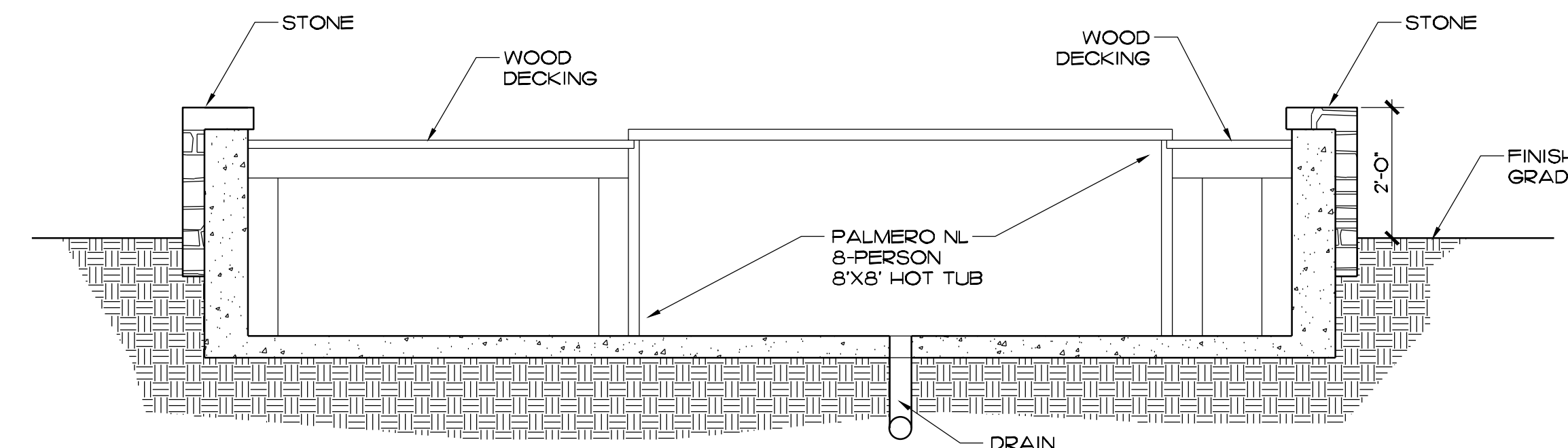
1 EXISTING SOUTH ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



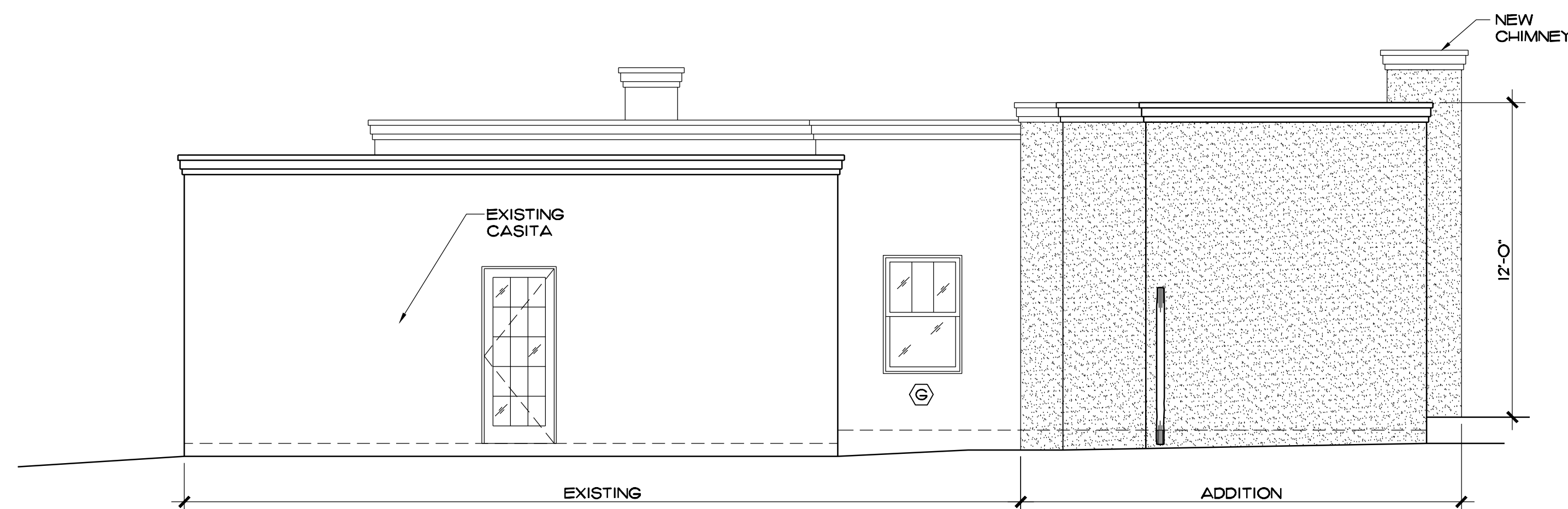
2 PROPOSED SOUTH ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



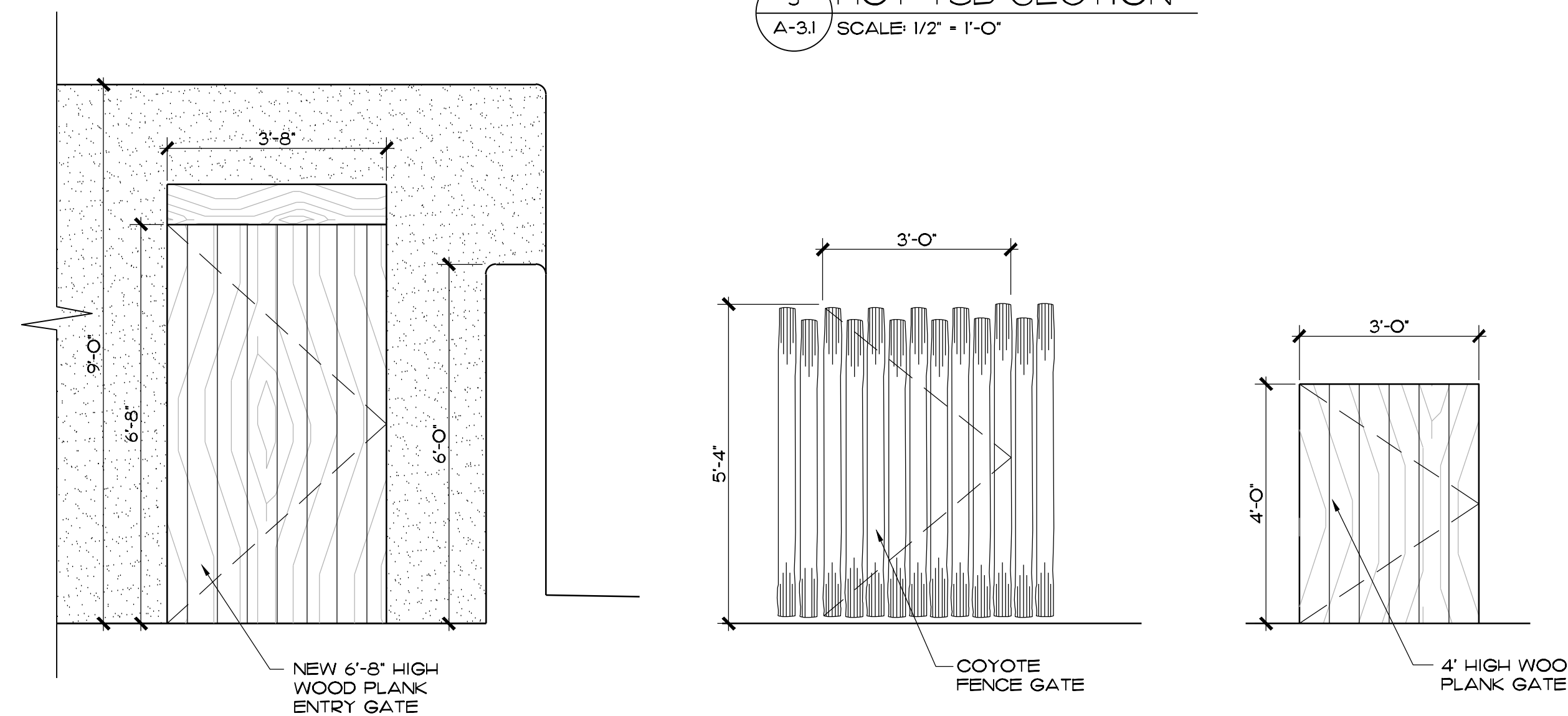
3 EXISTING WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



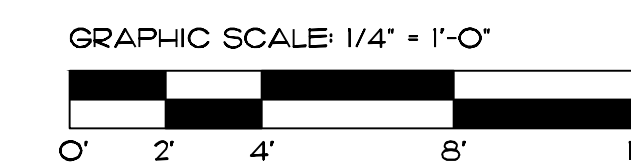
5 HOT TUB SECTION
A-3.1 SCALE: 1/2" = 1'-0"



4 PROPOSED WEST ELEVATION
A-3.1 SCALE: 1/4" = 1'-0"



6 GATE ELEVATIONS
A-3.1 SCALE: 1/2" = 1'-0"



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

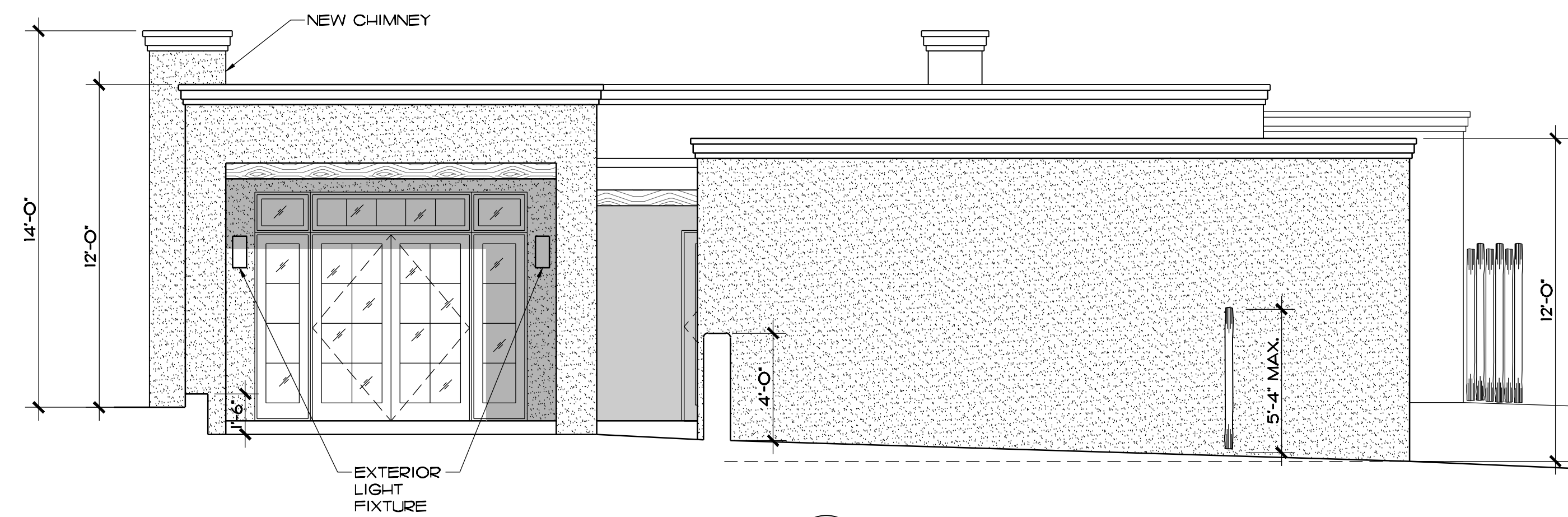
EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS,
HOT TUB &
GATE
ELEVATIONS

A
3.1

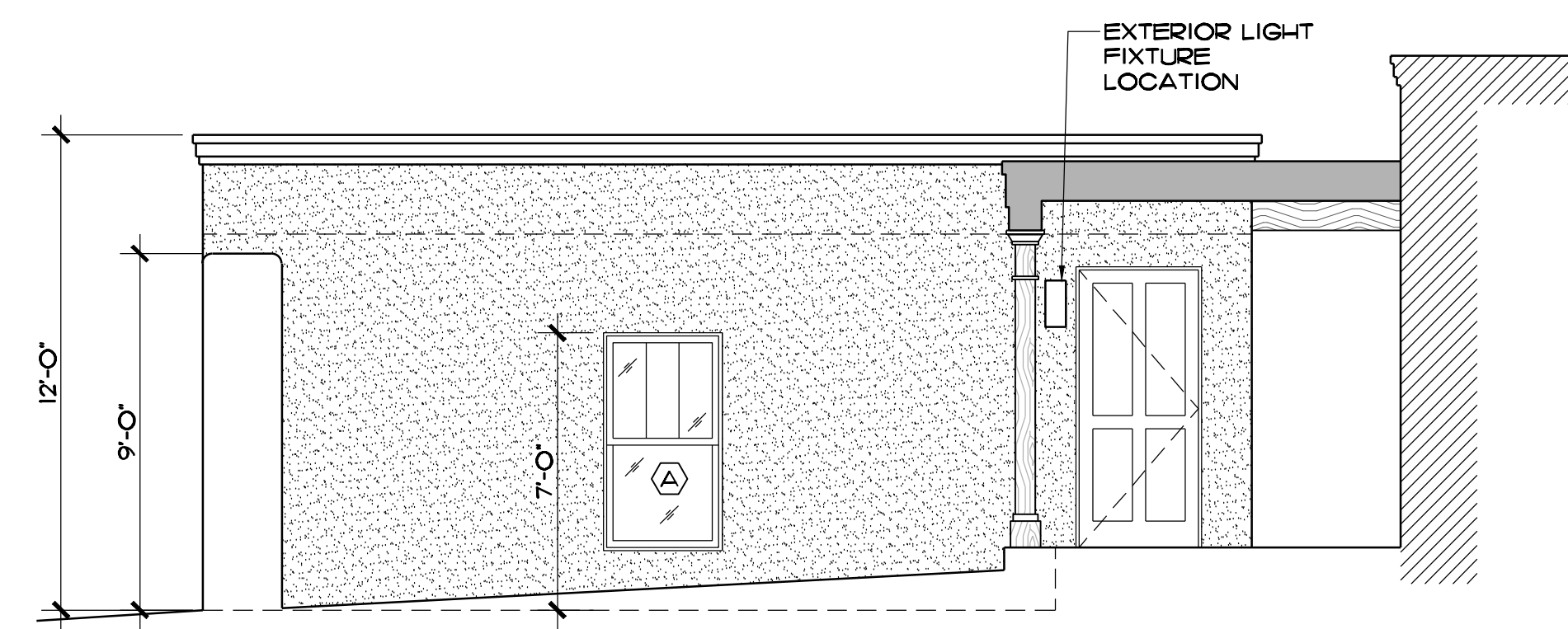
SET #

2312 - COLTON-MCCOY

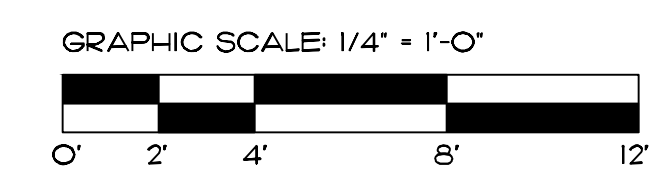
Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:39 AM, AutoCAD PDF (General Documentation).pc3



1 GARAGE EAST ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"



2 GARAGE WEST ELEVATION
A-3.2 SCALE: 1/4" = 1'-0"



MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-889-4958 studio@martinezarch.com

COLTON-MCCOY
826 CAMINO DEL PONIENTE
SANTA FE, NEW MEXICO

JANUARY 18, 2024

GARAGE
EAST &
WEST
ELEVATIONS

A
3.2

SET #
2312 - COLTON-MCCOY

Z:\2312 - Colton-McCoy Addition\Current Drawings\2312 - Colton-McCoy_240118.dwg, 1/18/2024 11:05:44 AM, AutoCAD PDF (General Documentation).pc3