

**Carolyn Kenny & Craig Smith Residence**

**465 Camino Manzano**

October 28, 2024

Downtown/Eastside Historic District, Contributing status

**EXISTING CONDITIONS:**

The existing house was built in the late 1940s as a two-story block containing a large living room on the ground floor and bedrooms upstairs and a one-story area holding a kitchen. It had a two-story porch. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space. See the HCPI prepared by John Murphey dated January 15, 2023, and the Window and Door Report prepared by Ra Patterson dated November 30, 2023.

**PROPOSED CONSTRUCTION:**

- Front portal remodel
- Expand existing master bedroom, raise ceiling, and add interior fireplace
- Add exterior fireplace in Courtyard
- Create a recess for garage
- Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door
- Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary.
- Replace windows that are not on primary façade, add two windows
- Interior remodel.

A two-story portal was always in front of the historic house, but this portal is a later construction that is not in harmony with the house behind. The existing portal is spindly and has a thin band of stucco at the top that is not visually supported, and the drainage off the roof is poorly resolved. The proposed renovations will address all these issues and will complement the historic house. The renovations will make the existing portal no taller and slightly wider because of the new stuccoed walls. See attached Exceptions.

The existing Primary Bedroom is too small for a bed and does not open onto the Courtyard in the way it should; this expansion will take care of both those problems. The garage is the main view of the house when you approach it from the street, the recessed garage doors will make this view more attractive and will be in the tradition of historic garages in Santa Fe.

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

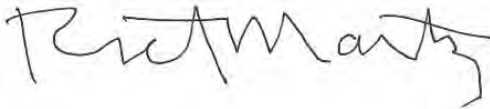
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504  
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

A pre-existing retaining wall runs along the southern property boundary adjacent to a pedestrian alley and a coyote fence on top of a single-row concrete block retaining wall existed along the southeast property boundary. The owners installed new coyote fencing on top of the south retaining wall and replaced a section of rotted/falling down coyote fence along the southeast property boundary. The Historic Preservation Division issued a Notice of Violation for the new fencing. (see attachment) The existing southerly retaining wall is 4'6" high on the pedestrian alley side and 6'6" high on the yard side. The new coyote fencing is 2'6" high. The pre-existing coyote fence along the southeast property boundary was 8'9" high and was replaced in kind at the same height. Given that the property does not have street frontage and existing fences within the streetscape are higher, staff determined no exception is necessary. The Owners propose to add an additional row of non-uniform posts to the outside of the south fence to conceal the metal framing.

We will also replace some windows that are not on the primary façade and add two windows at the top of the stairway on the rear façade.

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

Sincerely,



Richard Martinez  
Martinez Architecture Studio PC

## 465 Camino Manzano

### Applicants' Response to Exception Criteria Modification of Primary Façade – Portal/Balcony Remodel

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal/balcony consisting of a remodel of the two-story structure. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.")

The Applicants propose to add stucco walls to front and sides of the existing wood and stucco portal/balcony. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house.

Existing: The HCPI prepared by John Murphey describes the "double porch design" (or portal with balcony above, the "portal/balcony") as a nod to territorial-era architecture. The balcony is supported by square posts that continue to the second story flat roof. Based on a photograph in an earlier survey, Mr. Murphey concludes that the second story wood railing has been replaced. Mr. Murphey describes the large wood beams on the underside of the balcony as stock pieces that have been rusticated on their sides. A thin band of stucco exists along the top of the second story balcony, wrapping around to the north façade of the house on the east and west. During the status review hearing, an HDRB member observed that many parts of the detailing on the portal/balcony are of non-historic materials.

Proposed: The Applicants propose to add substance to the portal/balcony by adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

(1) *Do not damage the character of the district.*

**Response:** The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

*(2) Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response:** The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

*(3) 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.*

**Response:** The Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

## 465 Camino Manzano

### Applicants' Response to Exception Criteria Modification of Primary Façade – Canale/Downspout

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.") The Applicants propose to replace the existing canale/scupper with a new canale/scupper and downspout on the eastern side of the primary north portal façade.

Existing: An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal.

Proposed: The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

(1) *Do not damage the character of the district.*

**Response:** The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response:** Drainage from the existing second story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

(3) *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.*

**Response:** The Applicants evaluated design options to address the existing drainage problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

## 465 Camino Manzano

### Applicants' Response to Exception Criteria Addition within 10' of a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition within 10' of the primary north 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 Applicants propose to raise the wall above the existing gate adjacent to and west of the primary north façade and to replace the existing yard gate.

Existing: The non-primary façade between the non-historic one story, two car garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

Proposed: The proposal would raise the wall to 8' and replace the gate with a taller 6'8" wood gate in the same location.

(1) *Do not damage the character of the district.*

**Response:** The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east-west façade. The materials and color of the wall and gate would remain and the two story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response:** The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

*(3) 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.*

**Response:** The Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

# MANZANO ADDITION & RENOVATION

465 CAMINO MANZANO  
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MANZANO RESIDENCE  
465 CAMINO MANZANO  
SANTA FE NEW MEXICO

OCTOBER 28, 2024

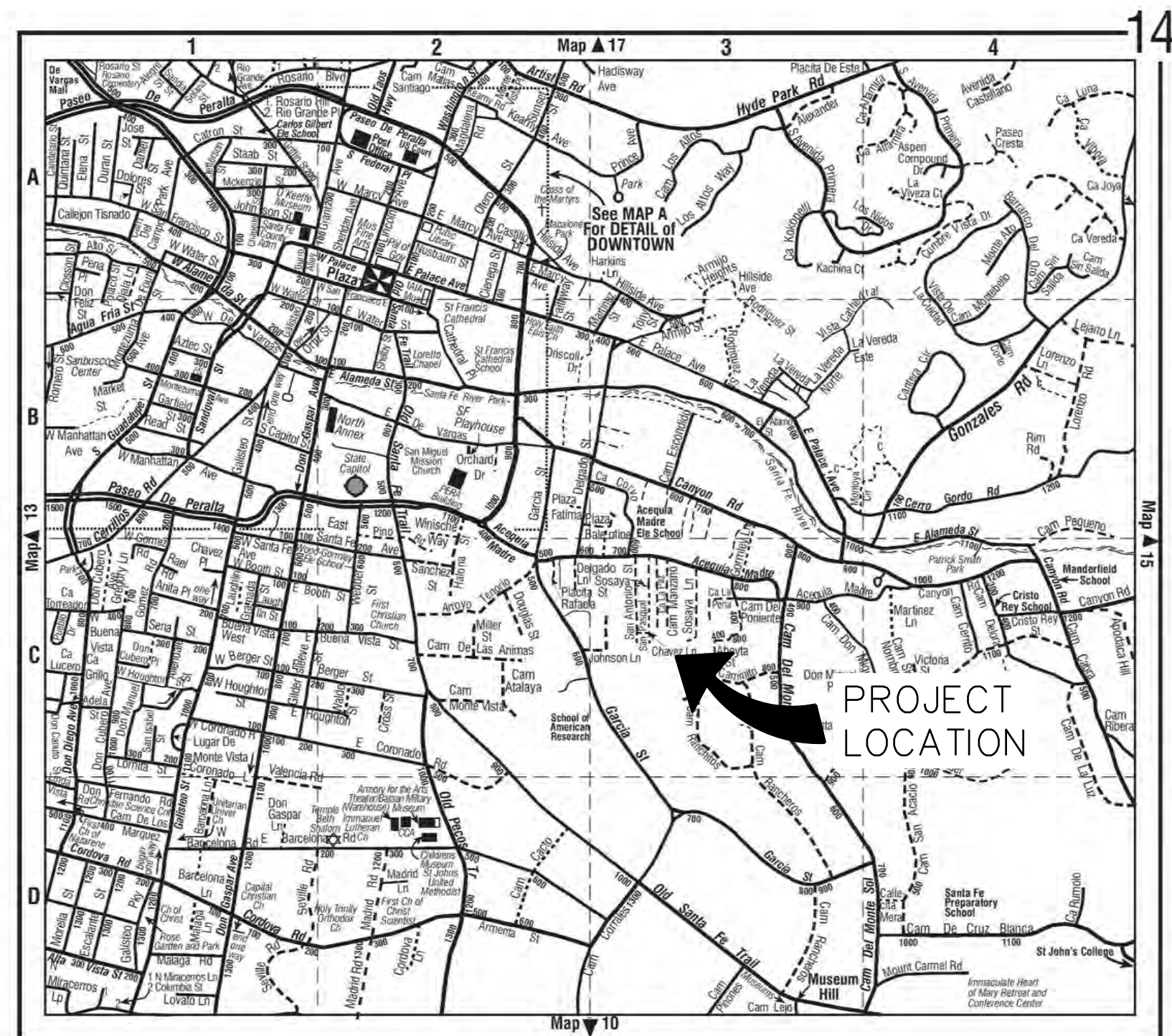
COVER  
SHEET &  
PROJECT  
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MANZANO - 2315

## VICINITY MAP



### DIRECTIONS TO SITE:

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 THEN TURN RIGHT ONTO CAMINO MANZANO. FOLLOW CAMINO MANZANO TO 465 CAMINO MANZANO. PROJECT IS AT THE END OF THE STREET.

## GENERAL NOTES

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 LSPS-HTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

## PROJECT DATA

**SCOPE OF WORK:** ENTRY PORTAL REMODEL, EXPAND EXISTING MASTER BEDROOM, RAISE CEILING & ADD FIREPLACE, ADD EXTERIOR FIREPLACE IN COURTYARD, BUMP OUT FRONT WALL OF EXISTING GARAGE TO CREATE DEEP RECESS FOR GARAGE DOORS, RAISE EXISTING COURTYARD WALL TO 8'-0" & REPLACE EXISTING GATE WITH NEW 6'-8" BOARD GATE, INTERIOR REMODEL.

**BUILDING TYPE:** RESIDENCE

**CONSTRUCTION TYPE:** V-B  
(IBC SECTION 602)

**FIRE RATED WALLS:** EXISTING 1 HOUR FIRE SEPARATION BETWEEN GARAGE & HOUSE  
(IBC TABLE 601)

**MAX BUILDING HEIGHT:** EXISTING

**NET AREAS: EXISTING:**

HEATED	3,270 S.F.
GARAGE/MECH.	625 S.F.
PORTALS	532 S.F.
TOTAL ROOFED	3,591 S.F.

**NET AREAS: PROPOSED:**

HEATED	76 S.F.
PORTALS/OVERHANG	17 S.F.
TOTAL ROOFED	93 S.F.

**LOT AREA:** - 12,679.6 S.F.

**LOT COVERAGE:** EXISTING = 3,591/12,679.6 = 28.3%  
PROPOSED = 3,684/12,679.6 = 29.1%

**ZONING:** RCB

**SPECIAL DISTRICTS:** DOWNTOWN AND EASTSIDE

**UTILITY DATA:**

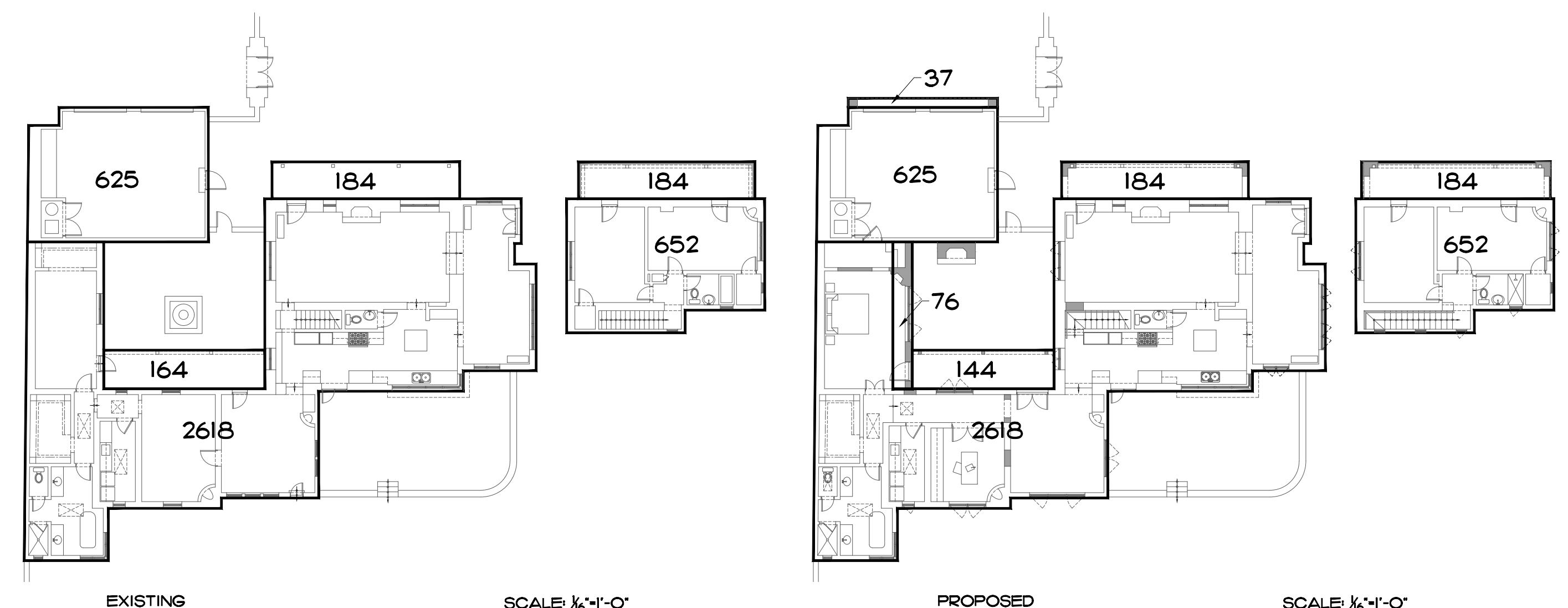
GAS : NATURAL GAS  
ELECTRIC : OVER-HEAD  
SEWER : MUNICIPAL  
WATER : MUNICIPAL

**PARKING REQUIREMENTS:** 2 SPACES IN DRIVEWAY

## DRAWING INDEX

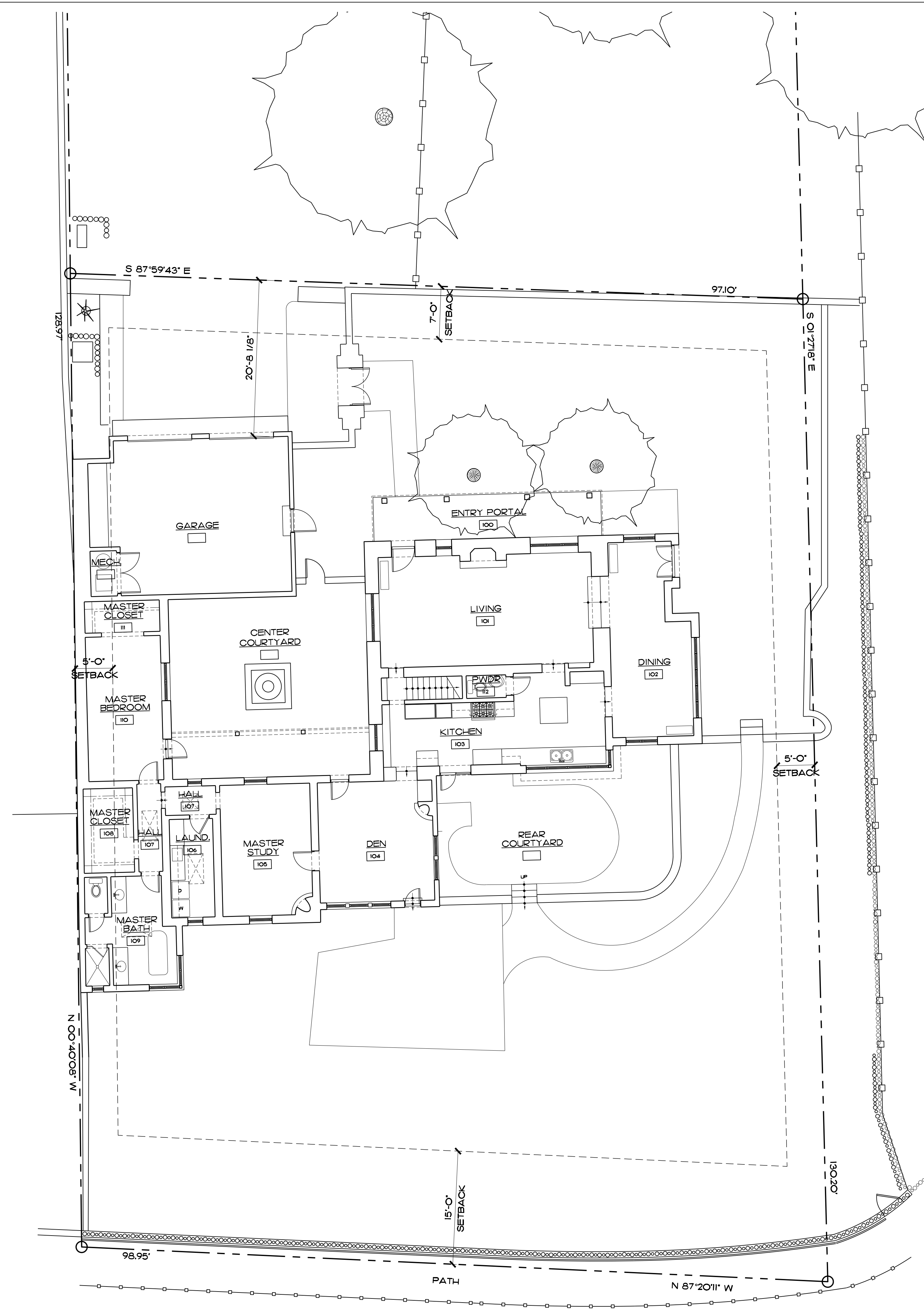
A-01 COVER SHEET & PROJECT DATA  
A-10 EXISTING & PROPOSED SITE PLAN  
A-11 WALL/FENCE DETAILS  
A-20 EXISTING FLOOR PLAN  
A-21 PROPOSED FLOOR PLAN  
A-3.0 NORTH - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.1 SOUTH - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.2 EAST - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.3 COURTYARD NE - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.4 COURTYARD SW - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-4.0 EXISTING & PROPOSED WINDOW SCHEDULES

## AREA DIAGRAM

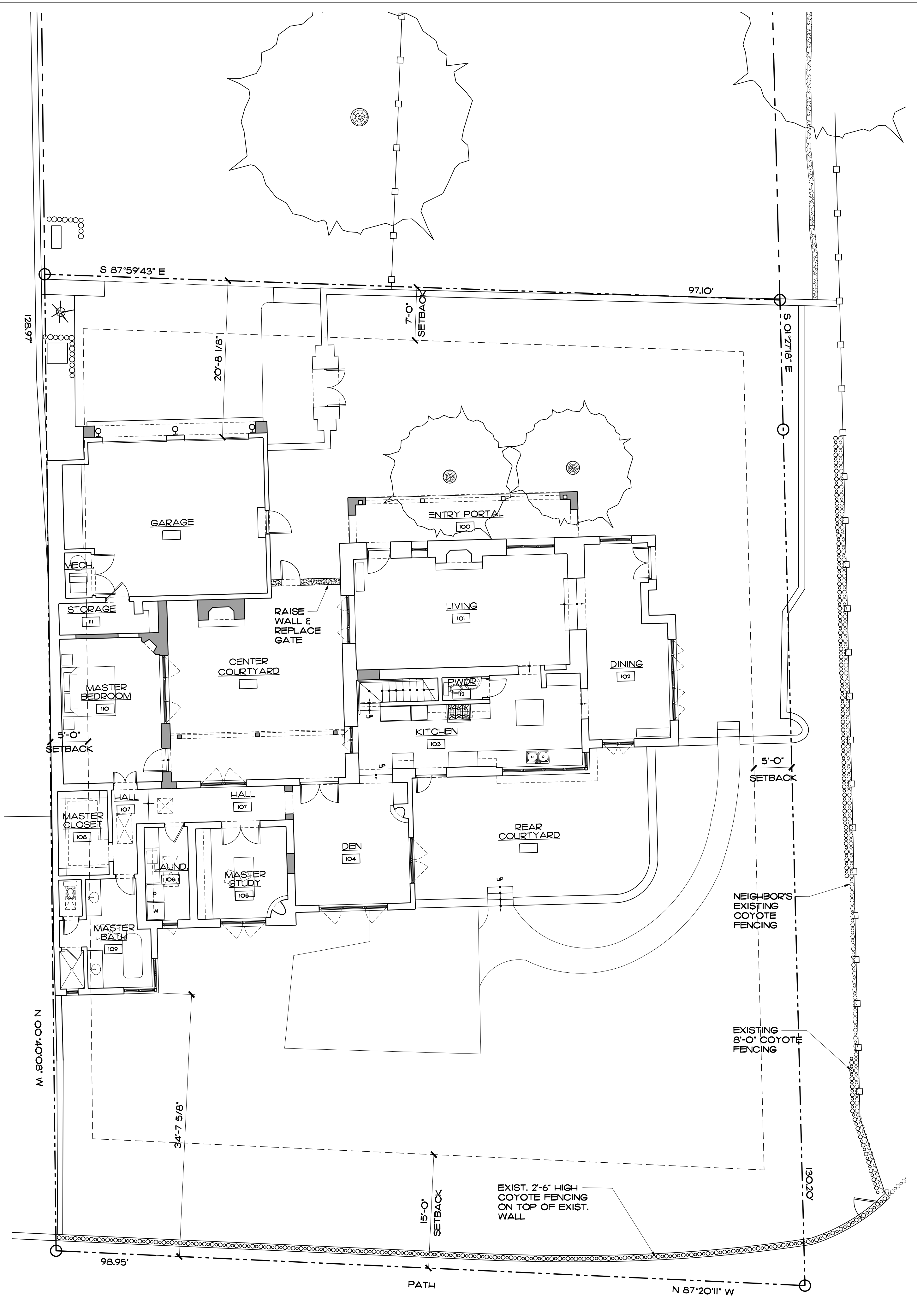
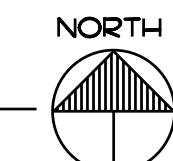


## DESIGN PROFESSIONALS

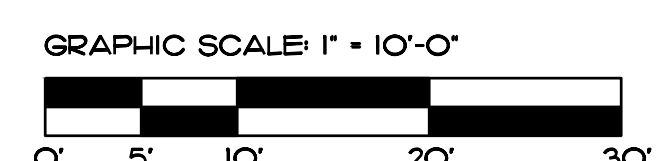
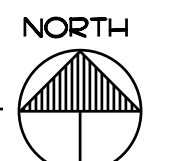
ARCHITECT  
RICHARD MARTINEZ  
MARTINEZ ARCHITECTURE STUDIO P.C.  
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(505) 989-4958, FAX (505) 989-8933



1 EXISTING SITE PLAN  
A-1.0 SCALE: 1" = 10'-0"



2 PROPOSED SITE PLAN  
A-1.0 SCALE: 1" = 10'-0"



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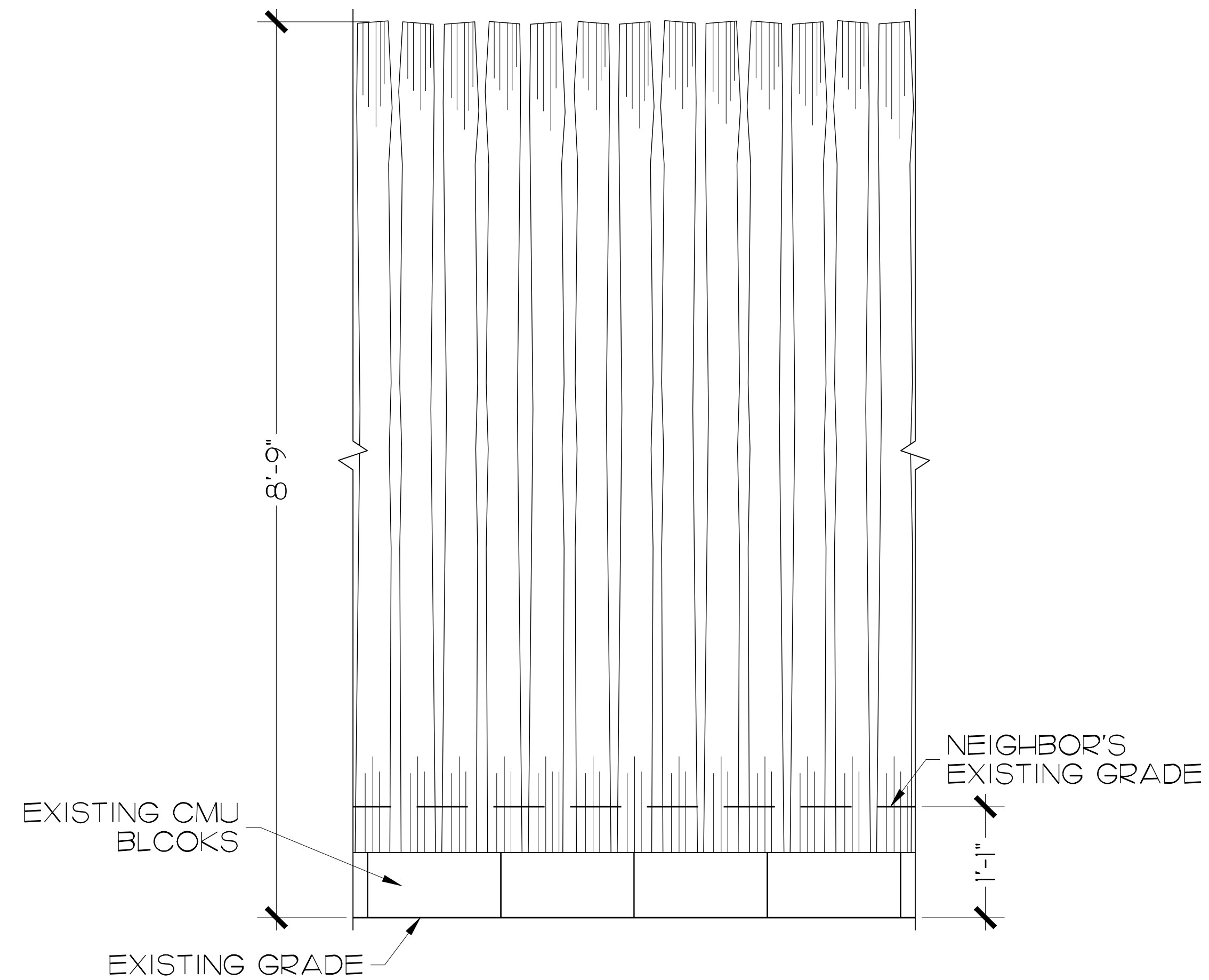
**MANZANO RESIDENCE**  
**465 CAMINO MANZANO**  
**SANTA FE NEW MEXICO**

OCTOBER 28, 2024

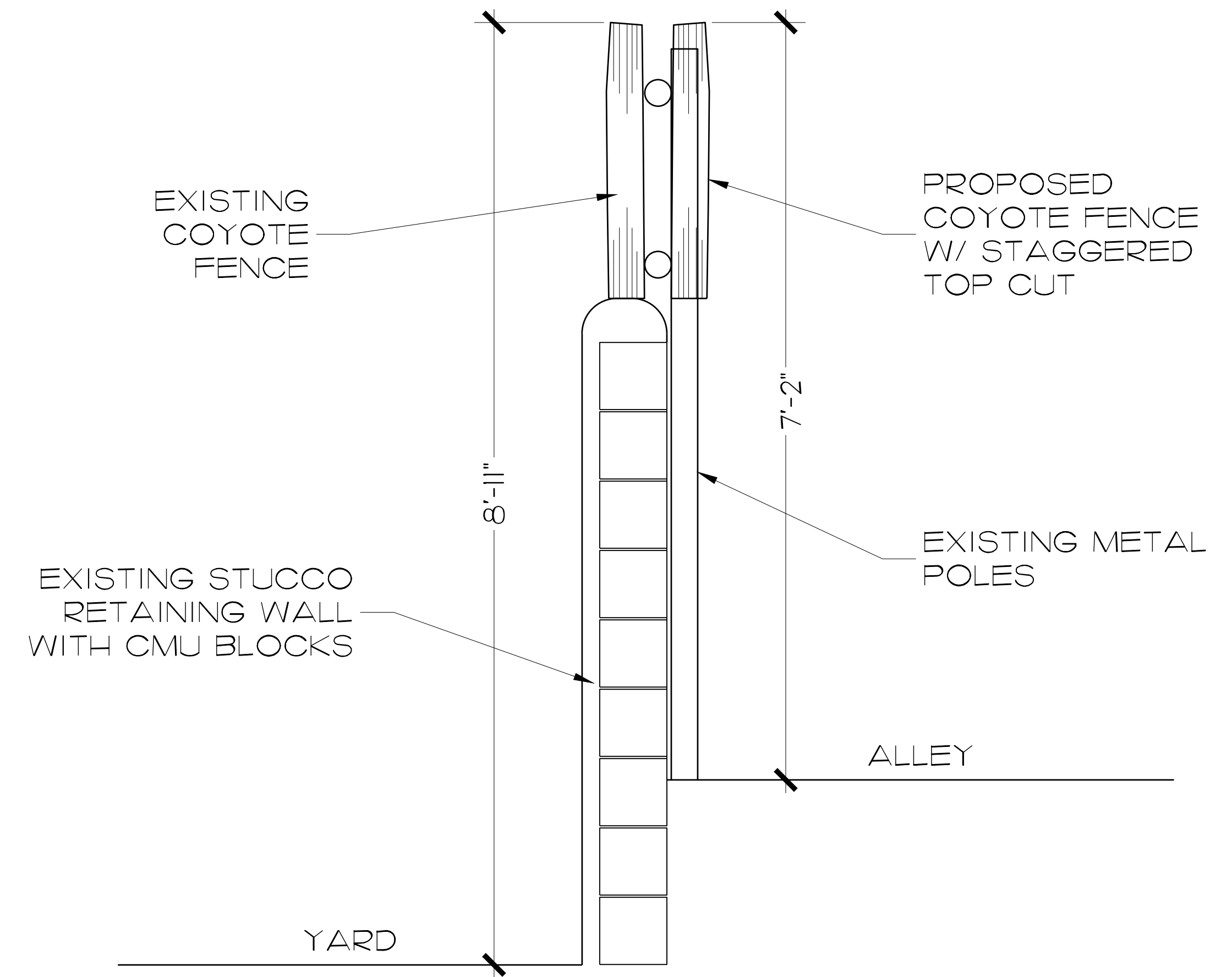
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**PROPOSED**  
**SITE PLAN**

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**1.0**

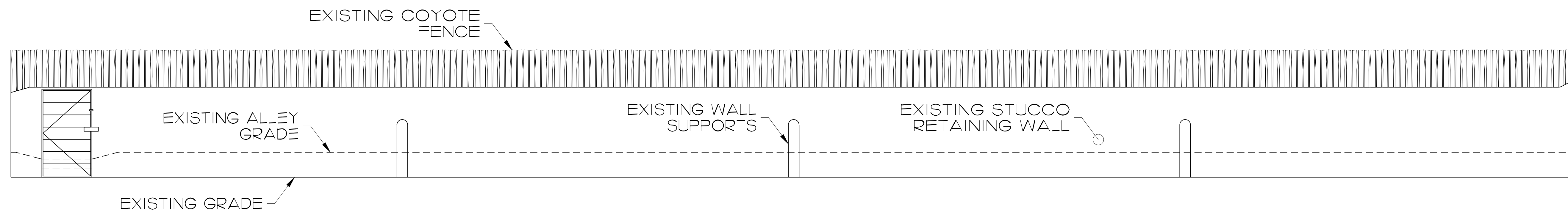
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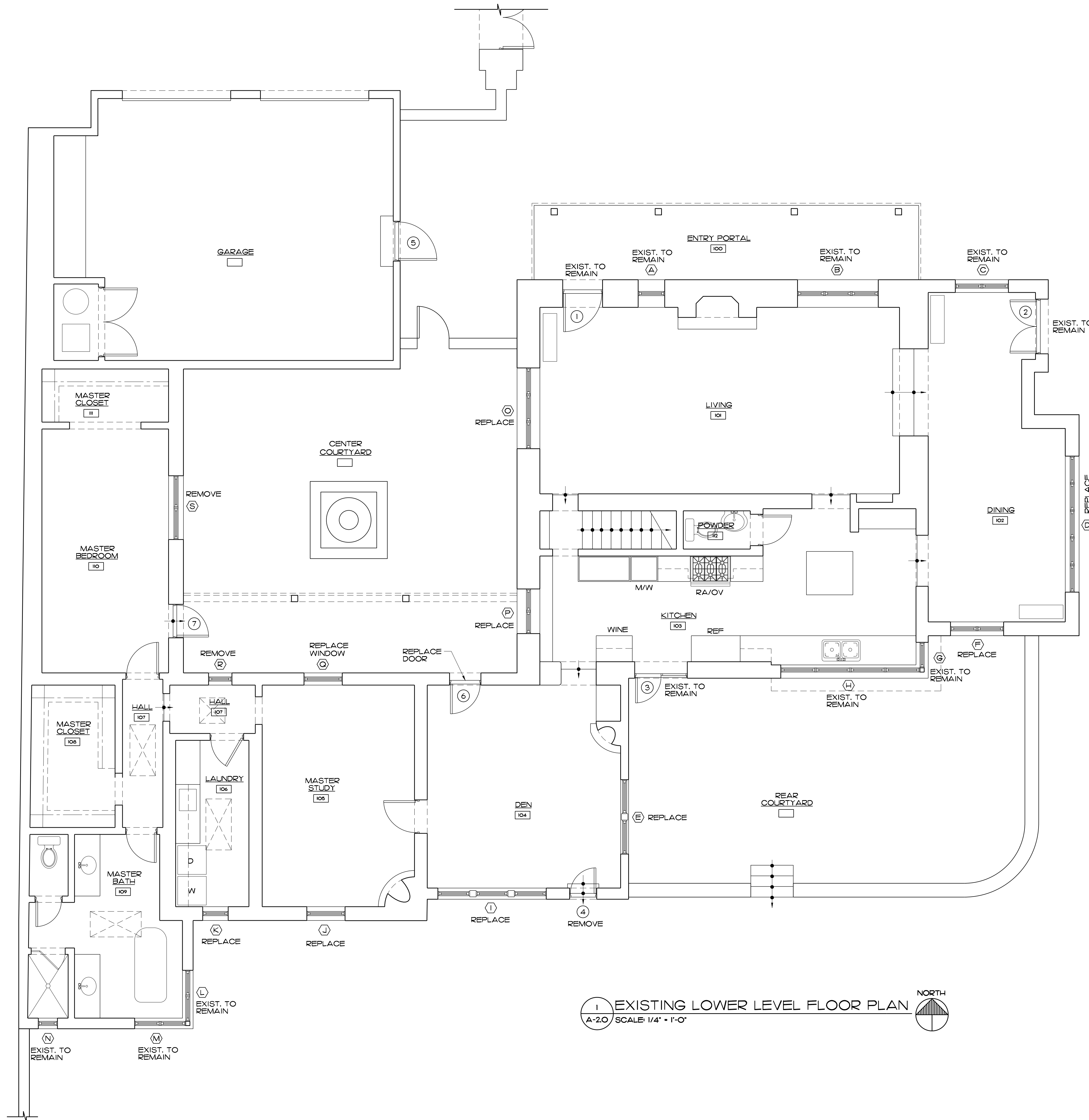
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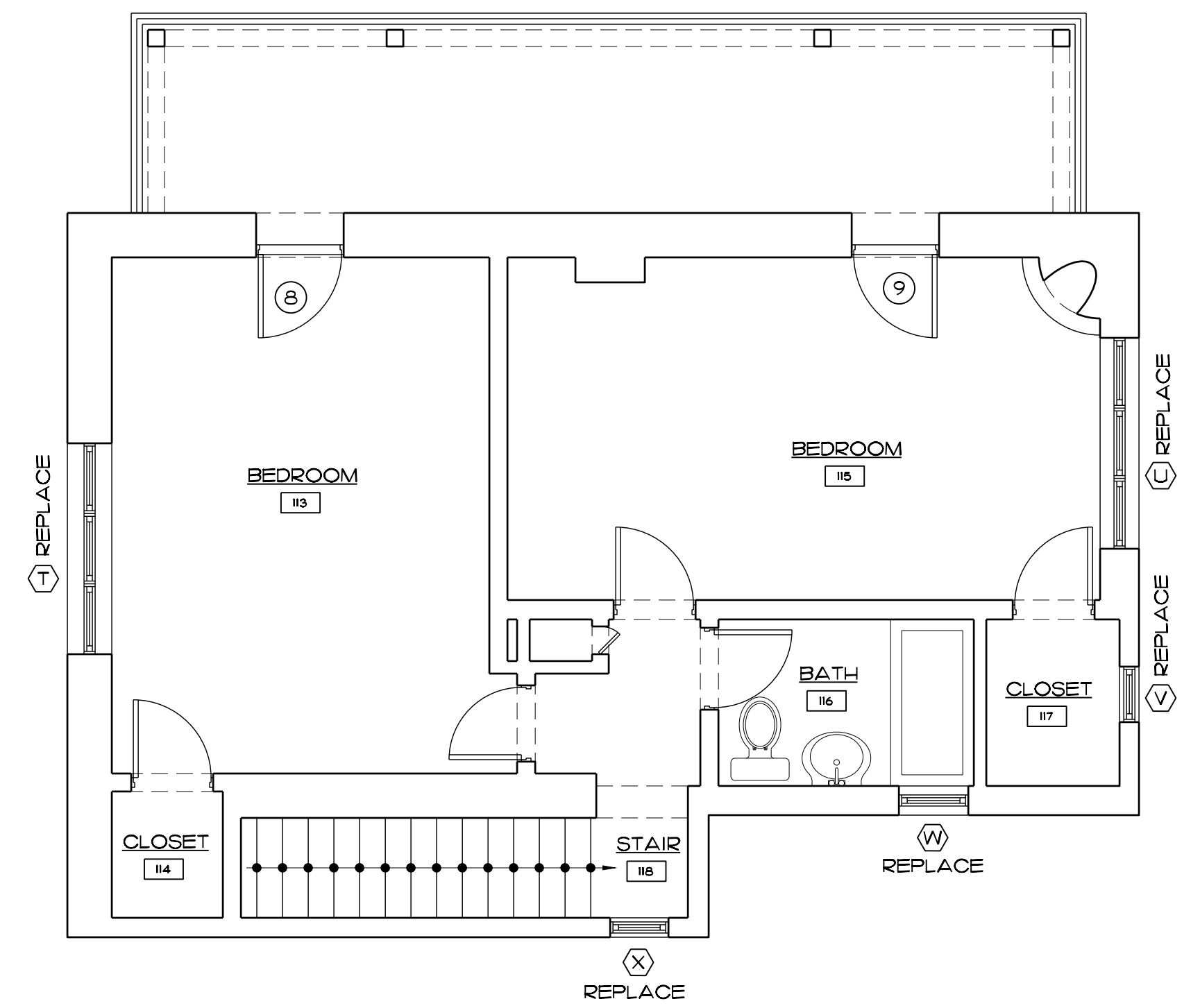
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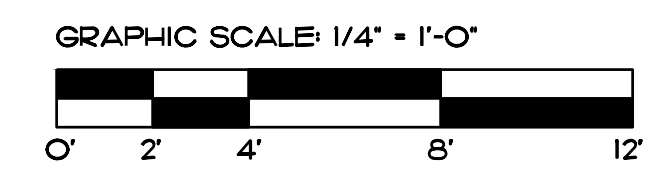
3 SOUTH WALL ELEVATION  
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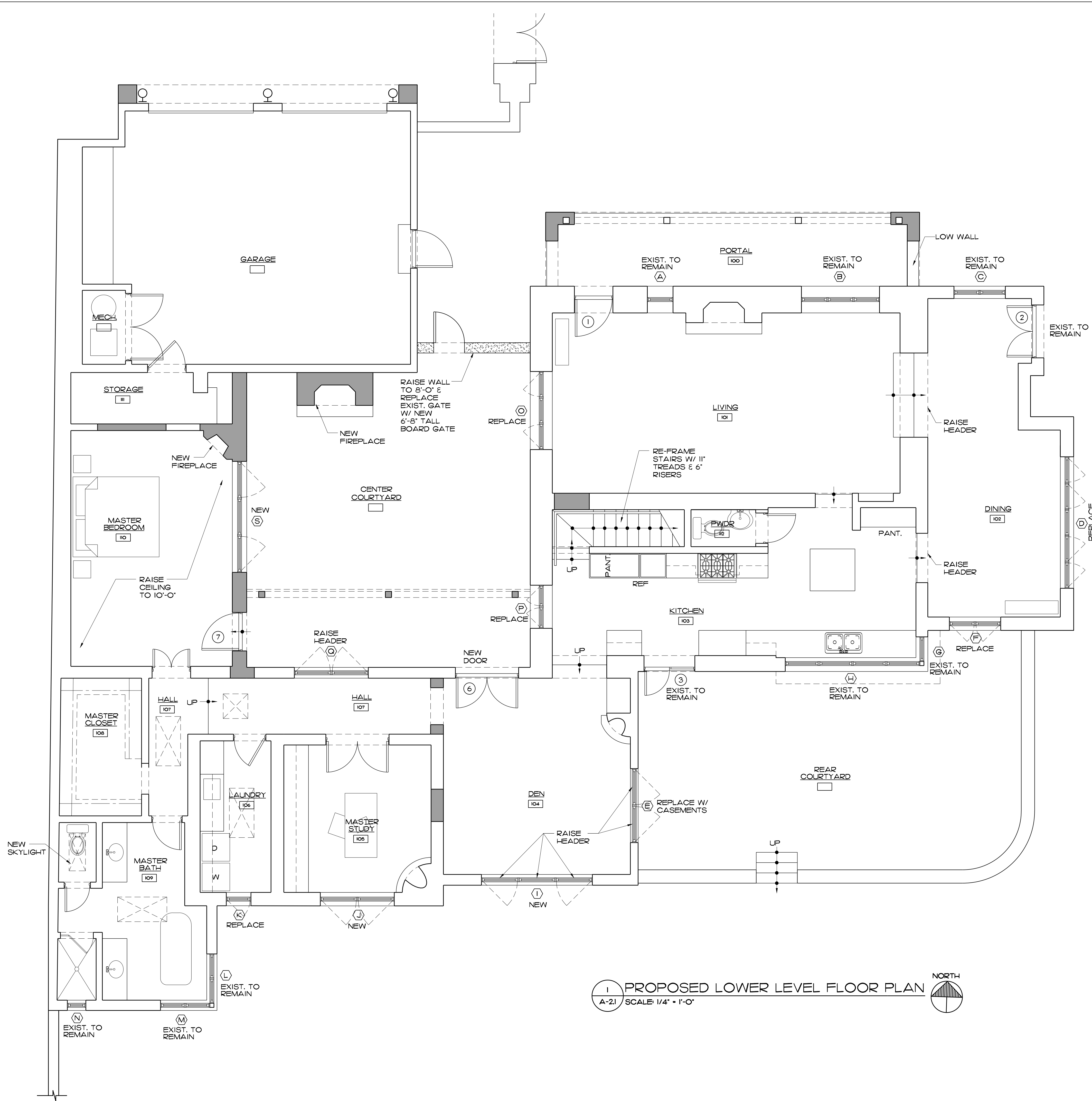


1 EXISTING LOWER LEVEL FLOOR PLAN  
A-2.0 SCALE: 1/4" = 1'-0" NORTH

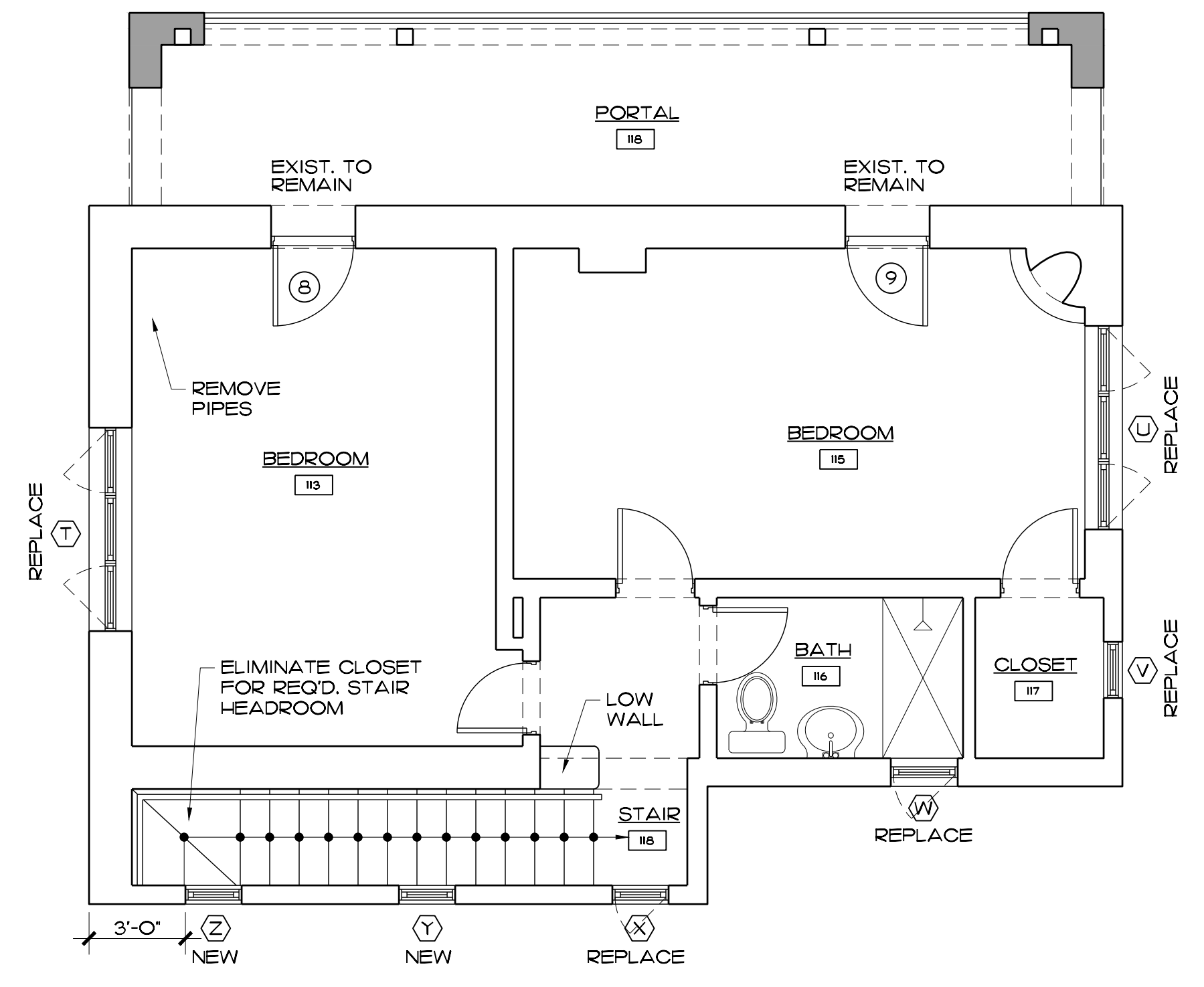


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A-2.0 SCALE: 1/4" = 1'-0" NORTH





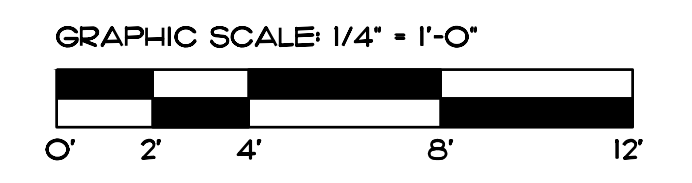
1 PROPOSED LOWER LEVEL FLOOR PLAN  
A-21 SCALE: 1/4" = 1'-0" NORTH

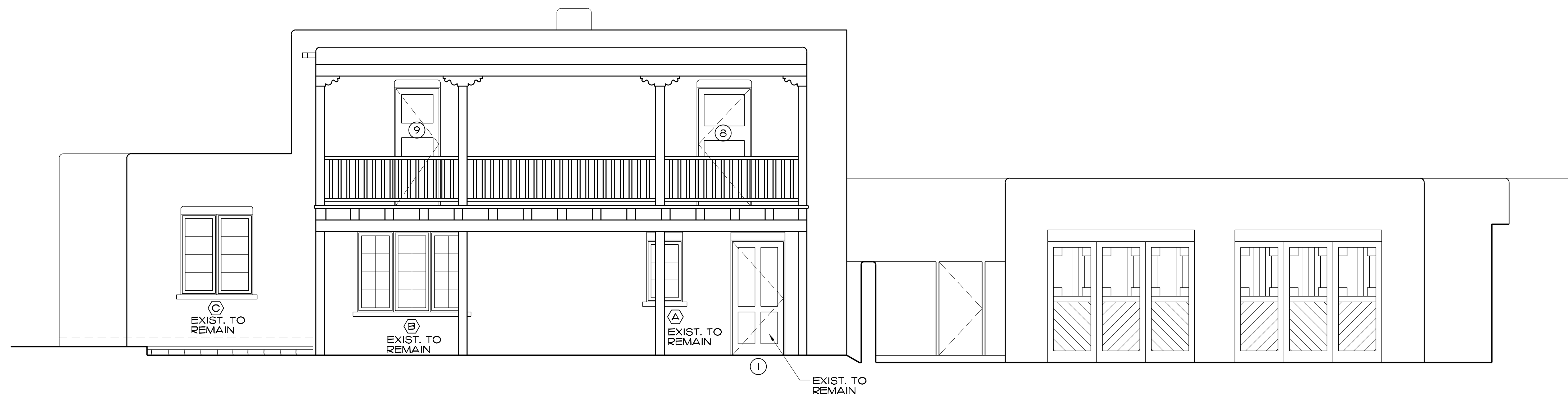


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A-22 SCALE: 1/4" = 1'-0" NORTH

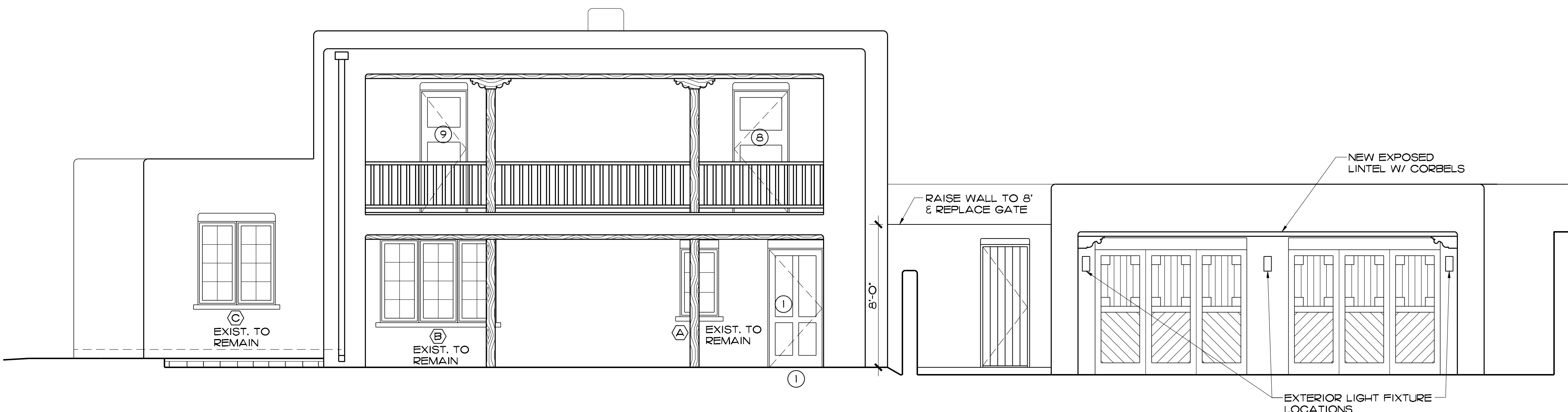
LEGEND:  
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS

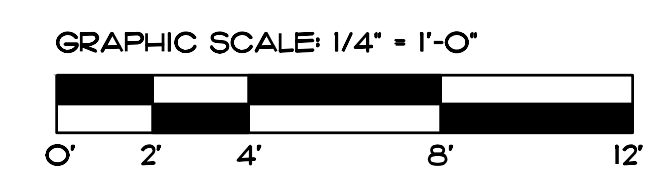




1 EXISTING NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



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



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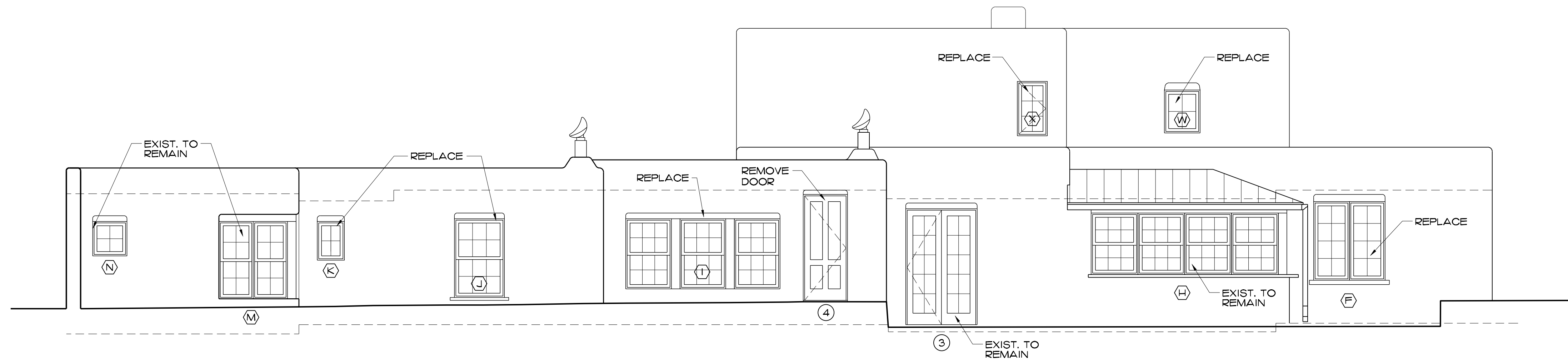
OCTOBER 28, 2024

EXISTING &  
PROPOSED  
NORTH  
ELEVATION

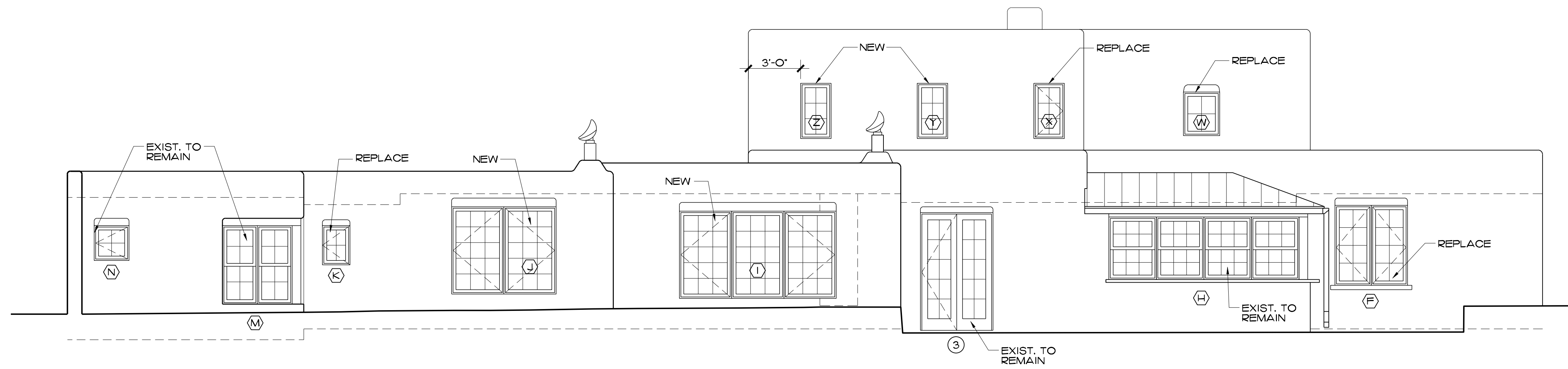
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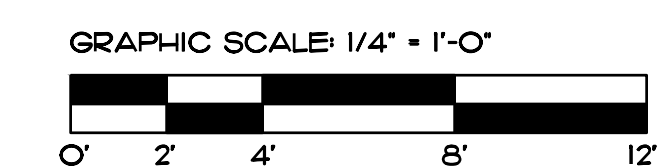
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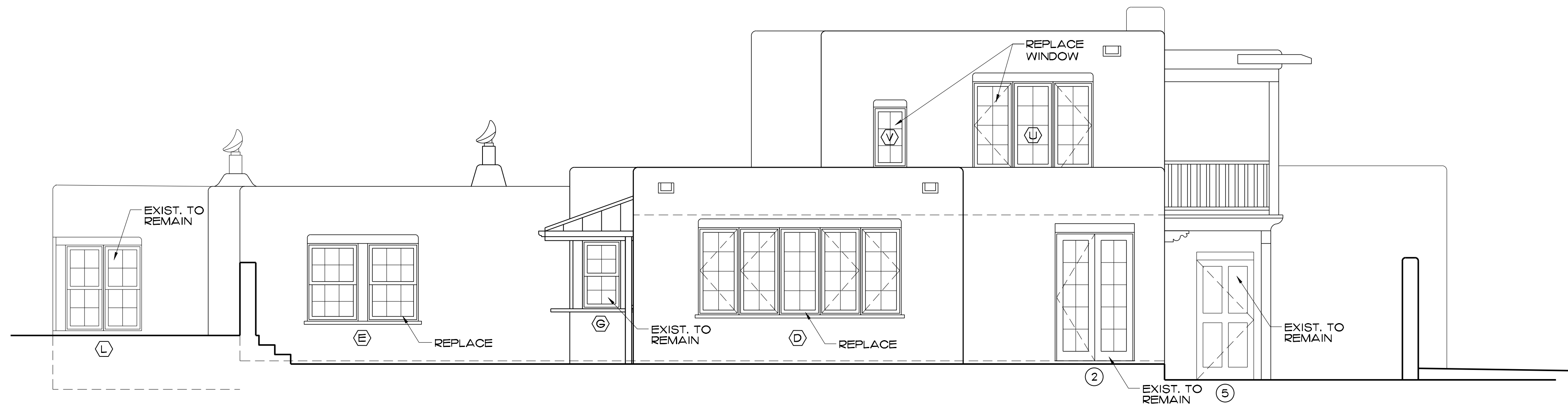


1 EXISTING SOUTH ELEVATION  
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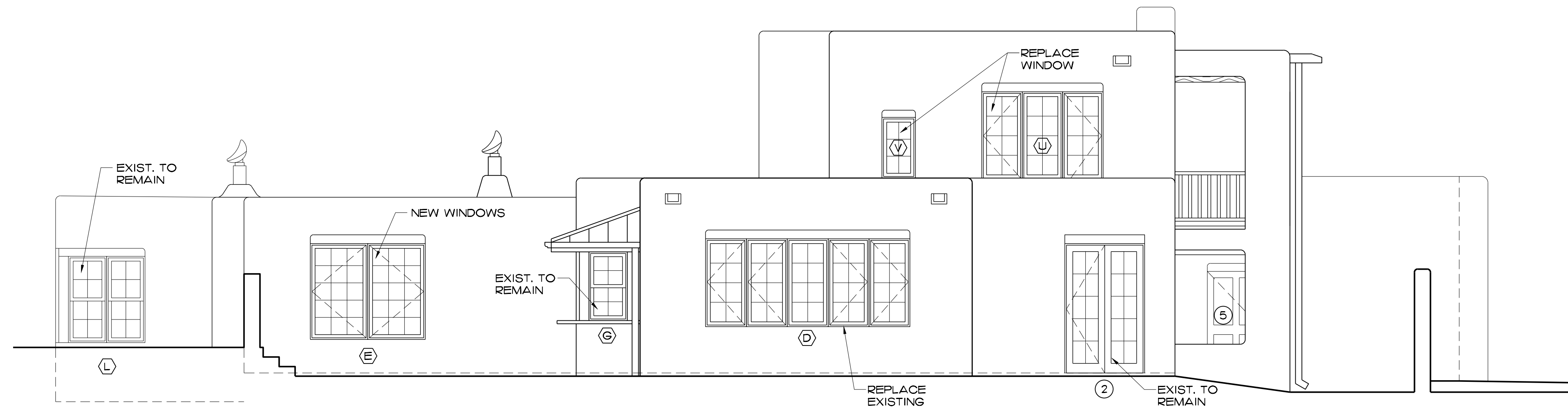


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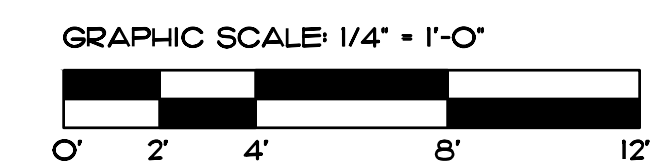




2 EXISTING EAST ELEVATION  
A-3.2 SCALE: 1/4" = 1'-0"



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



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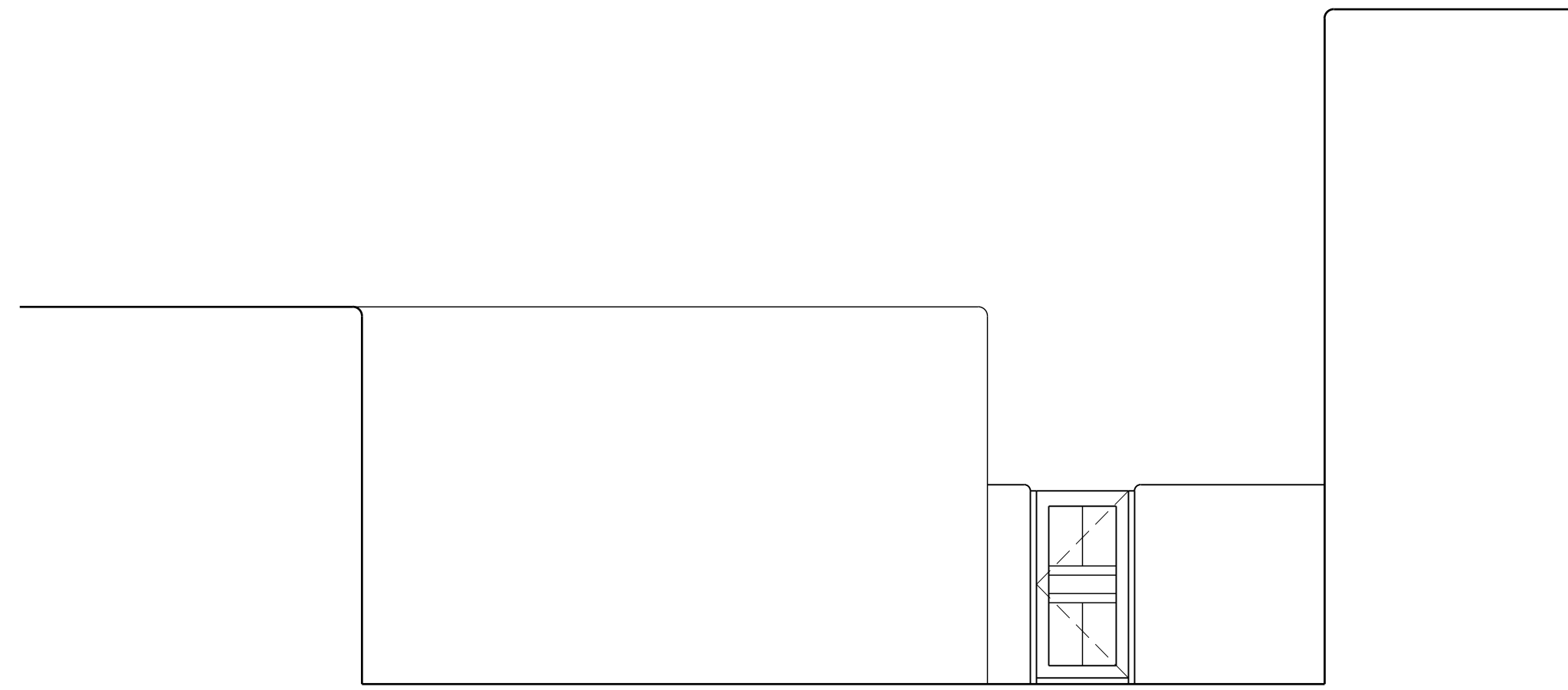
OCTOBER 28, 2024

EXISTING &  
PROPOSED  
EAST  
ELEVATION

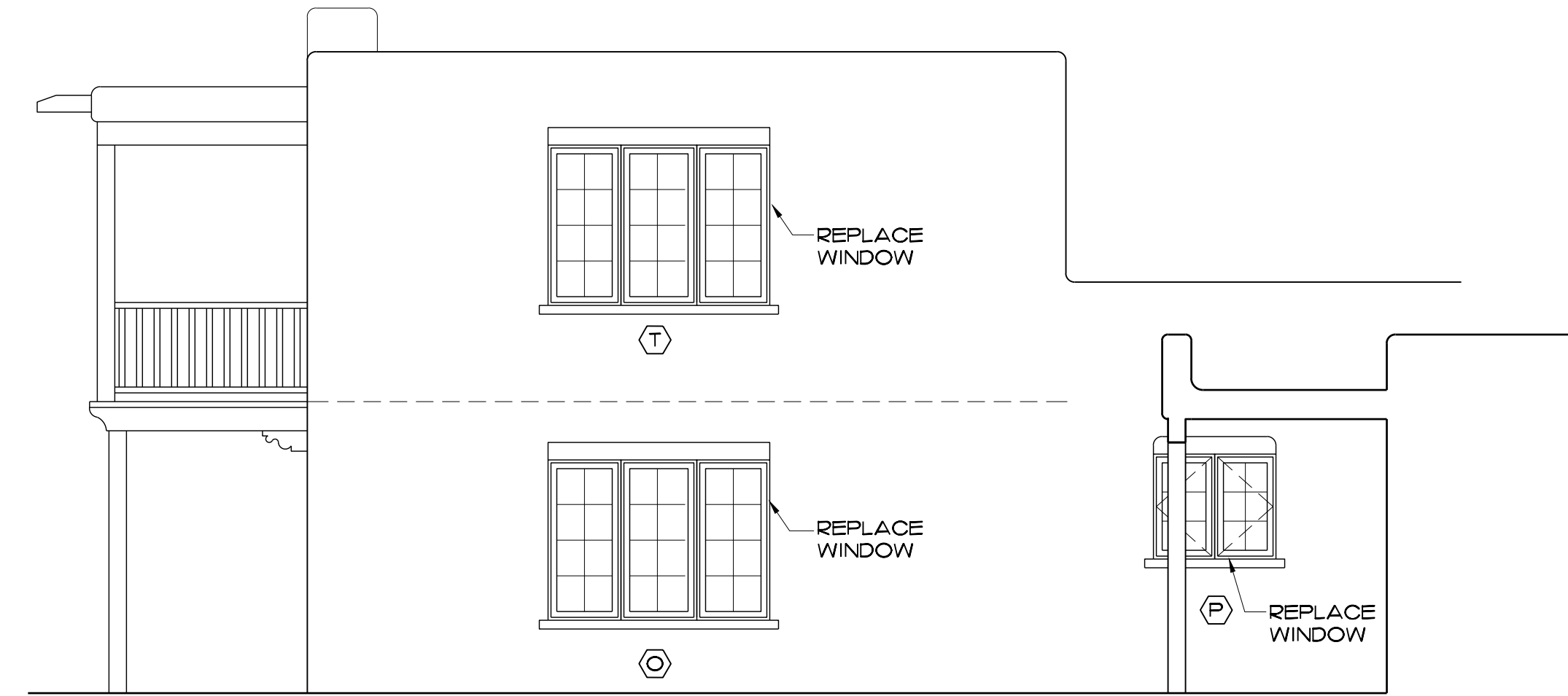
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3.2

SET #

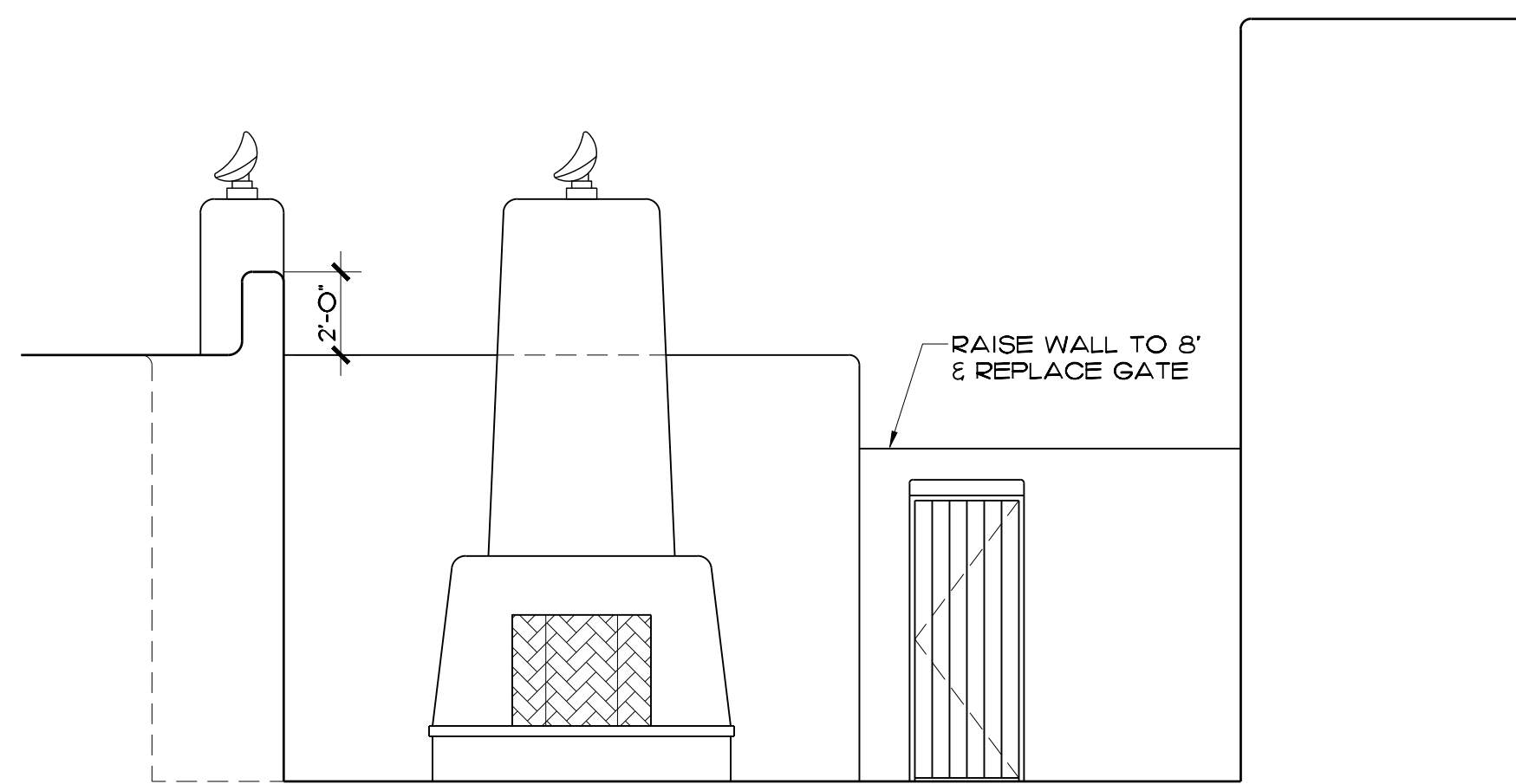
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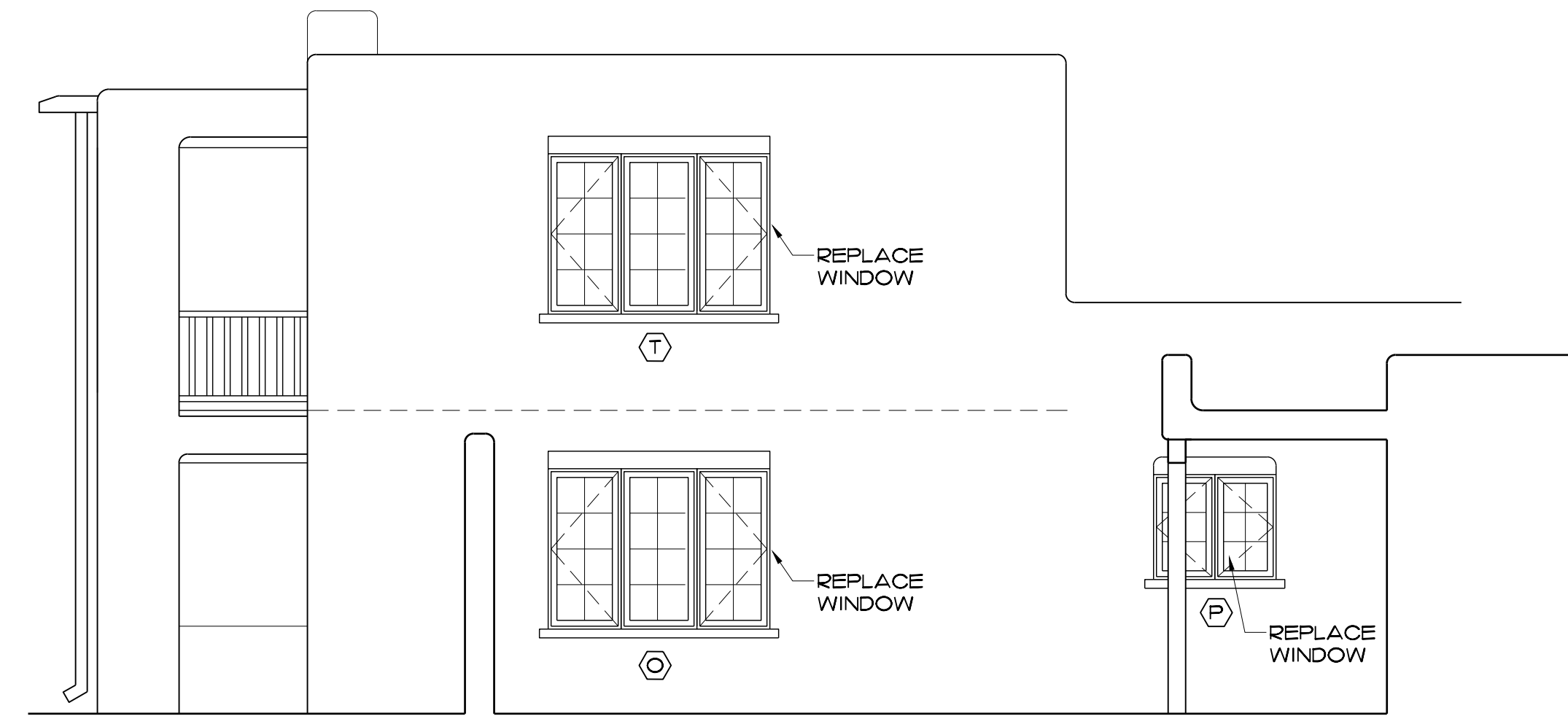
1 EXISTING COURTYARD LOOKING NORTH  
A-3.3 / SCALE: 1/4" = 1'-0"



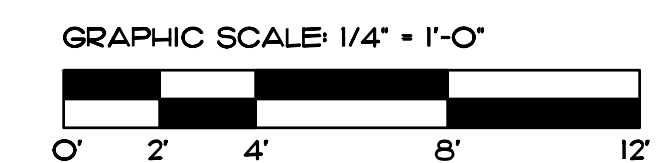
3 EXISTING COURTYARD LOOKING EAST  
A-3.3 / SCALE: 1/4" = 1'-0"



2 PROPOSED COURTYARD LOOKING NORTH  
A-3.3 / SCALE: 1/4" = 1'-0"



4 PROPOSED COURTYARD LOOKING EAST  
A-3.3 / SCALE: 1/4" = 1'-0"



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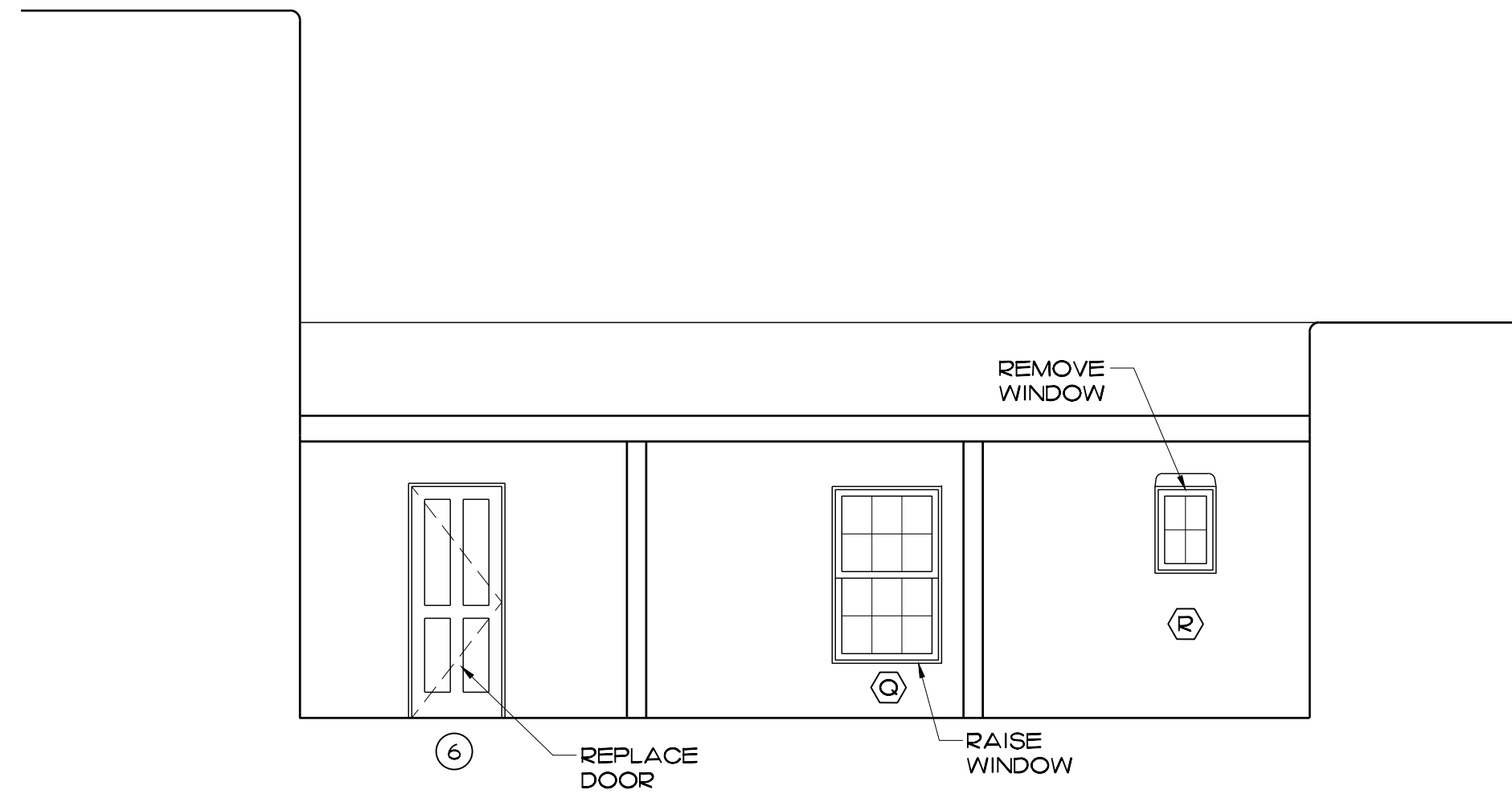
OCTOBER 28, 2024

EXISTING &  
PROPOSED  
COURTYARD  
ELEVATIONS

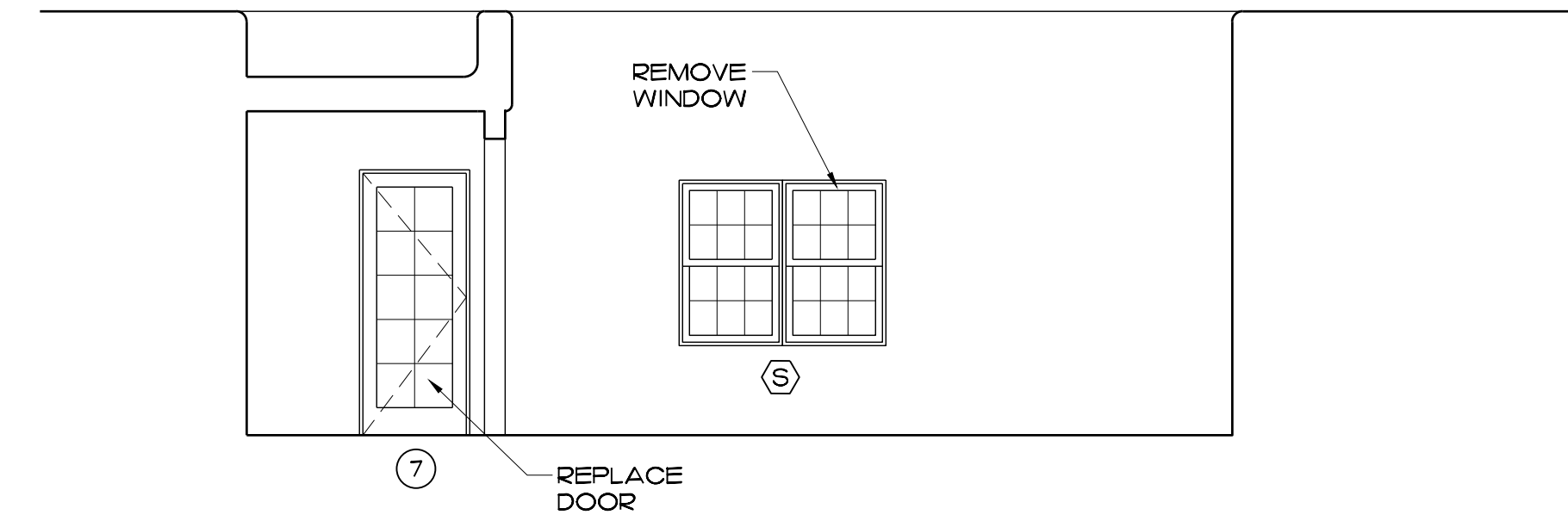
A  
3.3

SET #

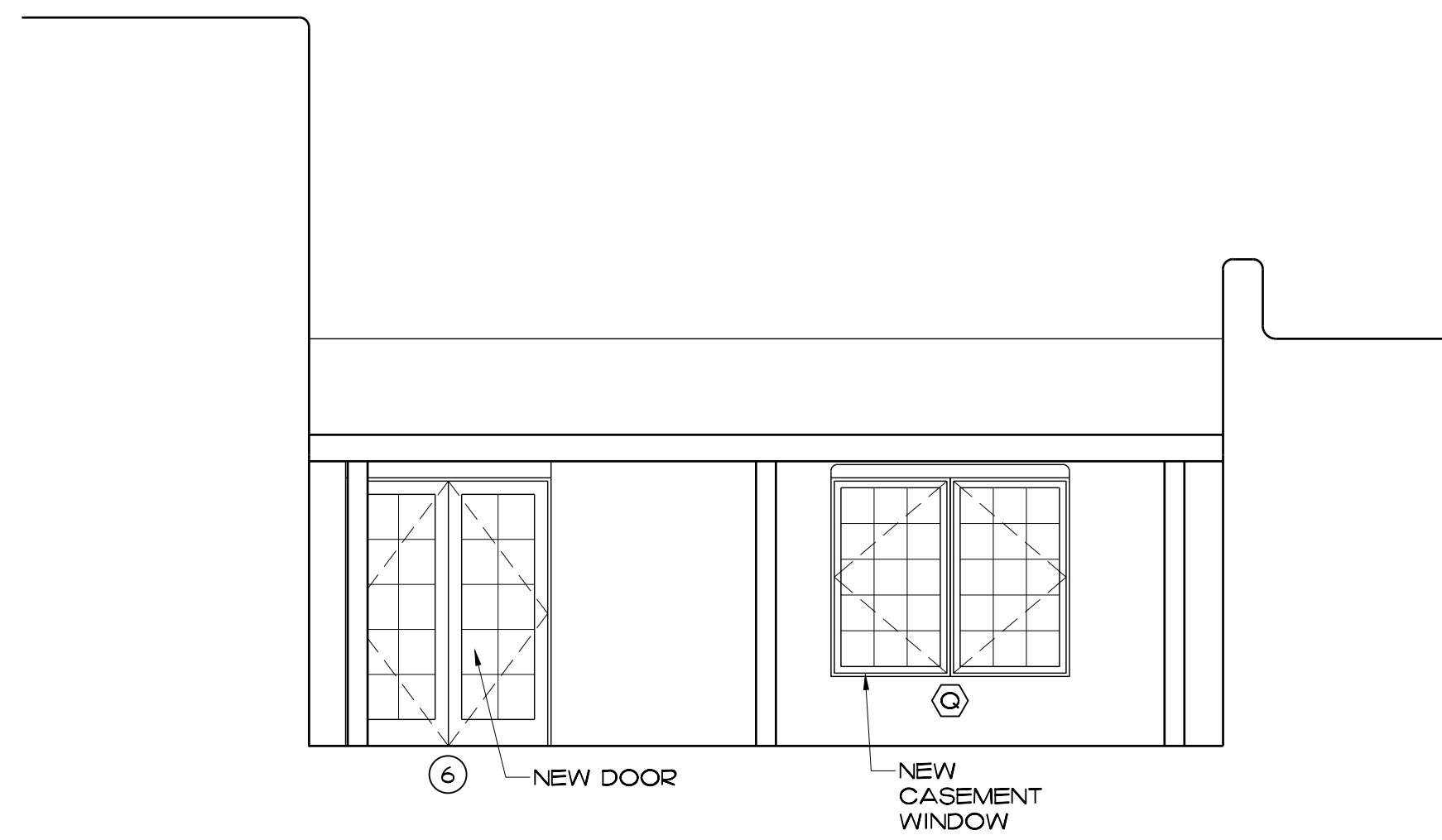
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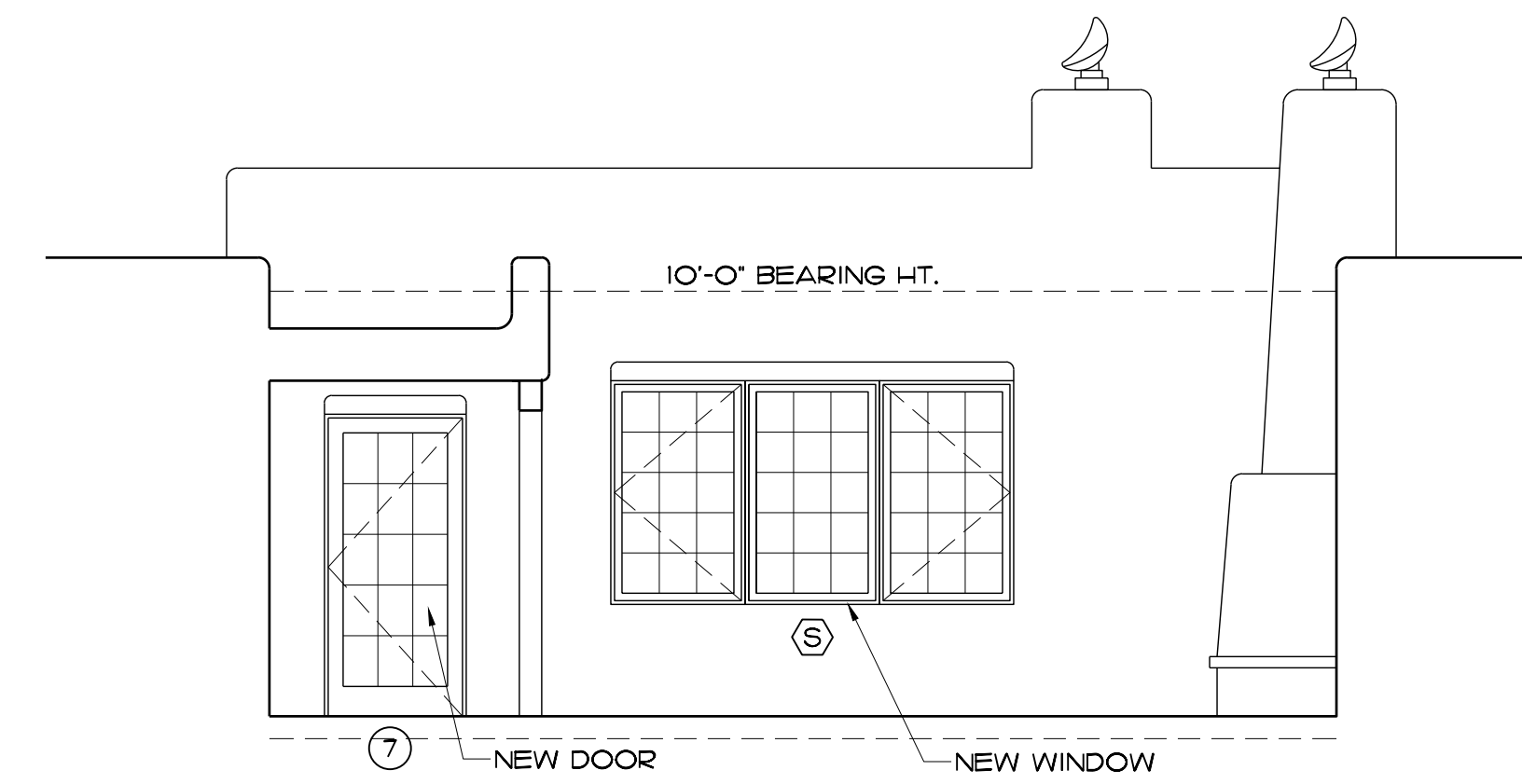
1 EXISTING COURTYARD LOOKING SOUTH  
A-3.4 SCALE: 1/4" = 1'-0"



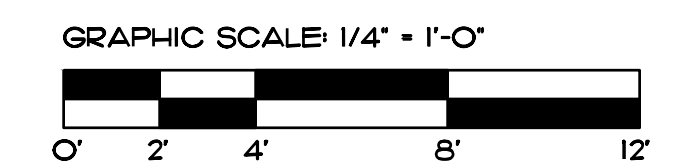
3 EXISTING COURTYARD LOOKING WEST  
A-3.4 SCALE: 1/4" = 1'-0"



2 PROPOSED COURTYARD LOOKING SOUTH  
A-3.4 SCALE: 1/4" = 1'-0"



3 PROPOSED COURTYARD LOOKING WEST  
A-3.2 SCALE: 1/4" = 1'-0"



EXISTING WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING	101	2'-1"X3'-7"	CASEMENT				
B	LIVING	101	6'-4"X4'-7"	CASEMENT				
C	DINING	102	4'-2"X4'-7"	CASEMENT				
D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT				
E	DEN	104	5'-4"X4'-1"	DOUBLE HUNG				
F	DINING	102	4'-2"X4'-1"	CASEMENT				
G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG				
H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG				
I	DEN	104	(3) 2'-8"X4'-1"	DOUBLE HUNG				
J	MASTER STUDY	105	2'-11"X4'-7"	DOUBLE HUNG				
K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT				
L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT				
O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT				
P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT				
Q	MASTER STUDY	105	2'-10"X4'-7"	DOUBLE HUNG				
R	HALL	107	1'-7"X2'-3"	CASEMENT				
S	MASTER BEDROOM	110	(2) 2'-6"X4'-0"	DOUBLE HUNG				
T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT				
U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT				
V	CLOSET	117	1'-9"X3'-2"	CASEMENT				
W	BATH	116	2'-1"X2'-6"	CASEMENT				
X	STAIR	118	1'-9"X3'-2"	CASEMENT				

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

PROPOSED WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING	101	2'-1"X3'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
B	LIVING	101	6'-4"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
C	DINING	102	4'-2"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
* D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* E	DEN	104	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* F	DINING	102	4'-2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
* I	DEN	104	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOWS
* J	MASTER STUDY	105	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOWS
* K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
* O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* Q	HALL	107	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
R	NOT USED							
* S	MASTER BEDROOM	110	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW
* T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* V	CLOSET	117	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* W	BATH	116	2'-1"X2'-6"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* X	STAIR	118	1'-9"X3'-2"	CASEMENT	KOLBE	HERITAGE	TURQUOISE	REPLACE EXISTING
* Y	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW
* Z	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE	NEW WINDOW

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.  
\* WINDOWS TO BE REPLACED AND/OR NEW WINDOWS

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EXISTING &  
PROPOSED  
WINDOW  
SCHEDULES

A  
4.0

SET #

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