



November 10, 2025

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
119 Camino Santiago

Dear Lani

On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 119 Camino Santiago. This address is Lot #10 of the Plaza Del Monte Subdivision, Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM.

At the meeting of the Historic Districts Review Board, Case #H-19-019, 119 Camino Santiago was reviewed, and the residence was designated as a "Contributing" structure with the East (1) and South (4) facades designated as the primary façade.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Removal of the existing non-historic front door, sliding glass door, side kitchen door, and door to the existing storage room off the Carport.
- Removal of existing historic windows in the residence and replacement with exterior metal-clad wood windows in existing openings, and modification of openings to meet code and the owner's needs.
- Removal of the existing 86 sq. ft. west overhang and covered metal patio.
- Addition of a new 105 sq. ft. pueblo-style portal on the west side of the existing Den.
- Addition of a new 64 sq. ft. storage area in the existing Carport area.
- Addition of a new 4'-6" tall yard wall with a gate in the east yard area to create an entry courtyard.
- Addition of a free-standing (unconnected to the primary façade or portal viga posts) 42" tall latilla fence and gate to provide controlled access from the Carport to the Portal and east courtyard area.
- Removal of the existing roof and replacement with a TPO roof with a tan finish.
- Repair and re-stucco of the residence with an approved district color "Buckskin" and "White" on the walls under the portal, with the texture to match the existing.

The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows: (i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (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.

Criteria for approval:

- (i) Do not damage the character of the district;

The owner hired Ra Patterson to perform a Window and Door Survey for this project, as referenced in this request. The planned removal and replacement of existing doors and windows with modern ones in the same openings, maintaining the same glass patterns, will support, rather than harm, the district's character. This renovation will improve the streetscape by creating a residence that remains in harmony with its surroundings.

- (ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

Replacing the windows and doors will give residents modern units, improving energy efficiency and increasing safety and security for the owners. Removing the outdated windows with locks and operating systems that are no longer made allows the owner to upgrade to more energy-efficient and functional window units, while also improving the home's appearance and helping it better into the Plaza Del Monte streetscape.

- (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

The proposed door and window replacements aim to enhance the district's unique, varied streetscape. Once approved, this request will allow the Owner to continue living within the historic district in a home that has been upgraded with modern, energy-efficient windows and doors, which will help preserve the district's character.

The addition of a Storage area in the Carport off the primary east façade requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows: (i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (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.

- **The addition to the Carport area** to the east primary façade is requested for a Storage Area addition to accommodate the owner's needs on the property.

Criteria for approval:

- (i) Do not damage the character of the district;

The proposed changes will not alter the character of the district and will provide the owner with extra storage space needed for their family on the property. The addition to the carport along the east-facing wall at the back of the carport is set 13 feet, 0 inches from the primary façade and will not change the visible appearance of the carport's rear east wall.

- (ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The typical house at this time had minimal storage space and does not meet the needs of modern living. The owner will occupy the residence, and it will not be placed on the short-term rental market. The proposed addition will provide the owner with the necessary space to meet their family's needs on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

- (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

The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs, provide unique separation of occupants within the residence, and maintain quality open space in the courtyard between the main house and the additional bedroom suite on the property.

Adding a new architectural feature to the Primary Façade requires a request for an exception per Section 14-5.2 (D) (2) (b) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows: (i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (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.

- **Adding a new feature to the Primary Façade** is requested for the addition of a free-standing (unconnected to the primary façade or portal viga posts) to provide controlled access from the Carport to the Portal and east courtyard area.

Criteria for approval:

- (i) Do not damage the character of the district;

The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary closure to their courtyard area, enabling them to accommodate their family and continue residing in the historic district.

- (ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The proposed addition of a 42-inch-tall metal fence and gate will provide controlled access from the Carport to the Portal and east courtyard area, giving the owner the necessary security to occupy the residence and meet their family's needs.

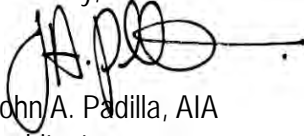
- (iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed addition of the fence and gate does not alter the diverse character of the city and the subdivision. The suggested improvement will not harm the streetscape, maintaining the single-family residential feel of the district.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.A. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA
Architect

SITE PLAN SHEET KEYED NOTES

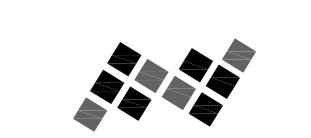
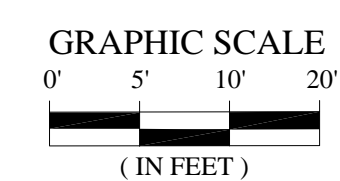
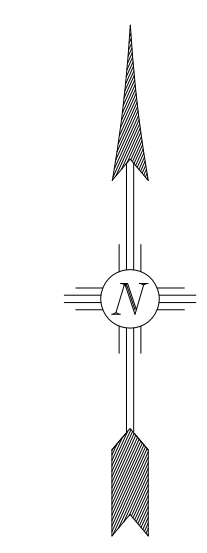
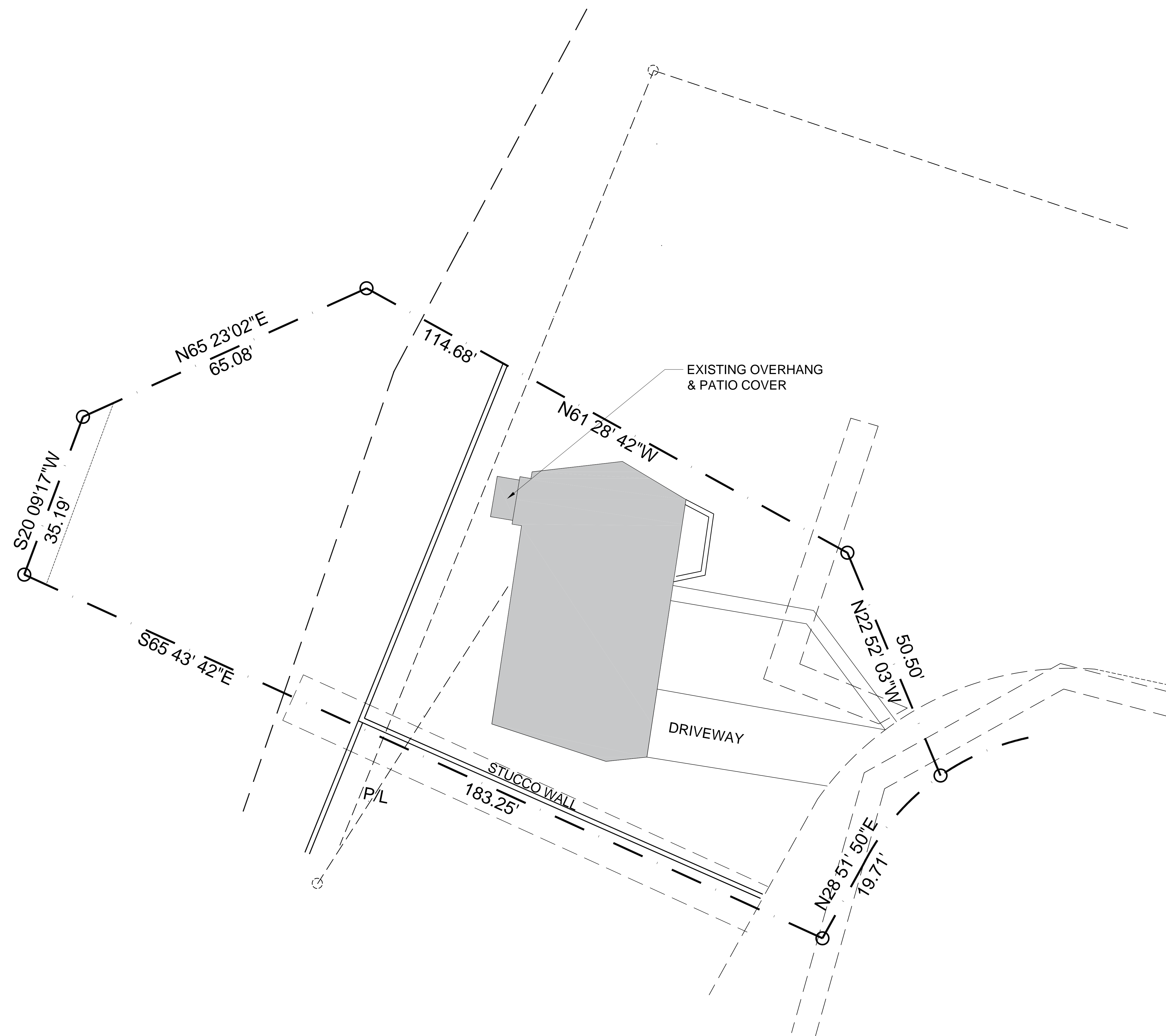
NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



AREA CALCULATIONS

TOTAL ROOF AREA 1,953 SF



PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com



RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.



PROJECT NO.: 119CS
ISSUE DATE: 11.04.2025
DRAWN BY: RDE
CHECKED BY: JAP

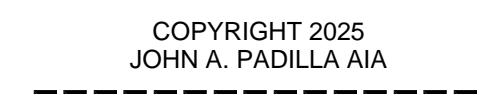


REVISIONS:
NO: DATE: DETAIL:



SHEET TITLE:

EXISTING
SITE PLAN



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SHEET NO:

SP-1

SITE PLAN SHEET KEYED NOTES

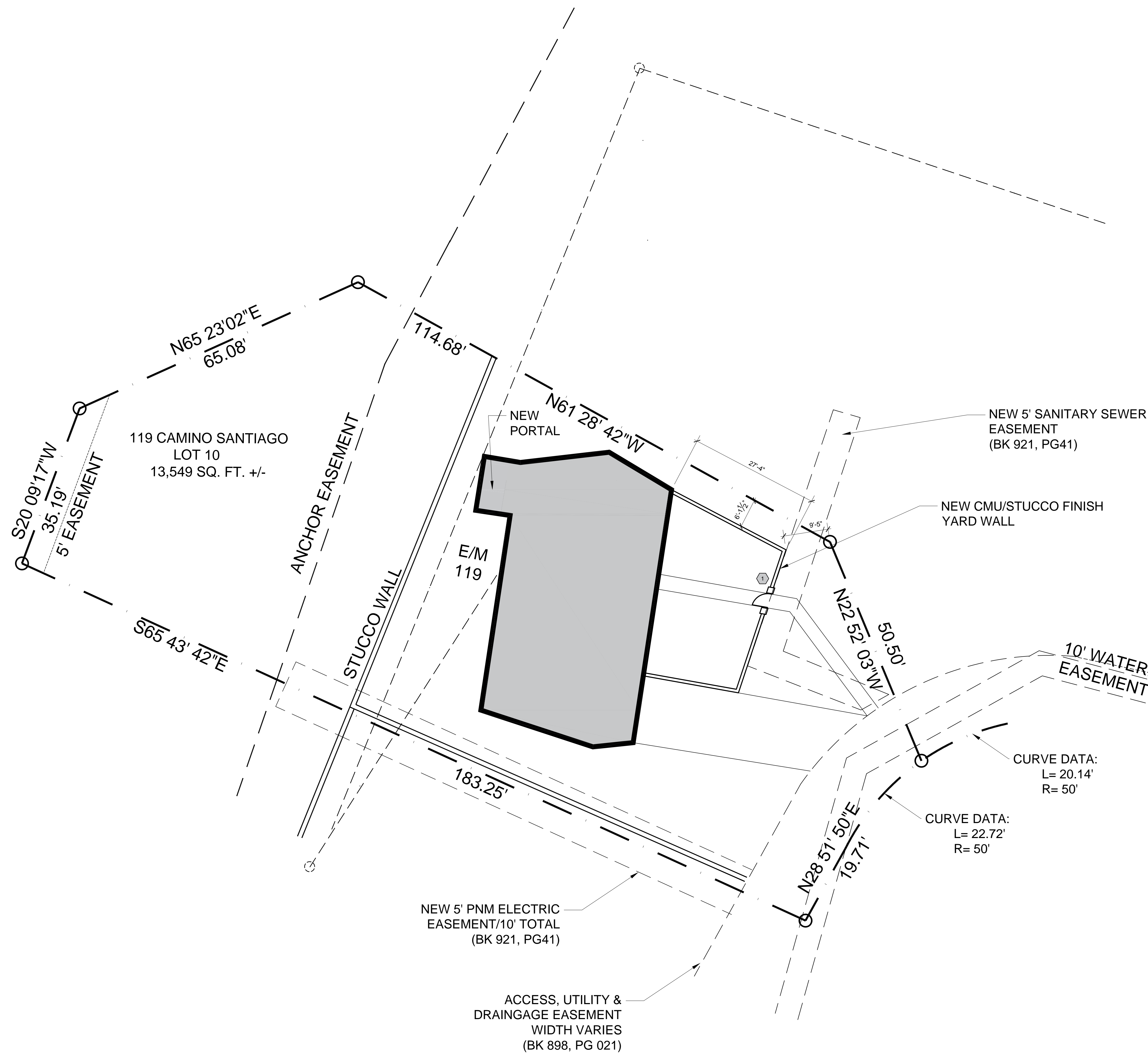
1. CMU STUCCO FINISH WALL @ 4'-6" HGT. WITH 24" SQ. PILASTERS @ 3'-0" x 4'-6" GATE AT SIDEWALK

AREA CALCULATIONS

HEATED AREA	1,953.00 SF
NEW STORAGE	
EXISTING STORAGE	59.00 SF
EXISTING CARPORT - PORTAL	557.00 SF
TOTAL ROOF AREA	1,978 SF

GENERAL NOTES

1. ALL CALCULATIONS INDICATE 'GROSS' AREA.
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**PROPOSED
SITE PLAN**

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SHEET NO:

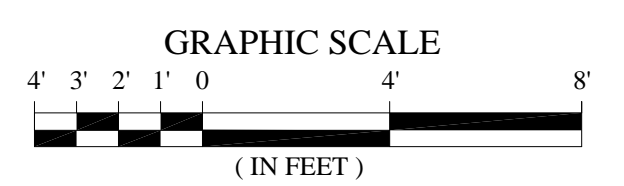
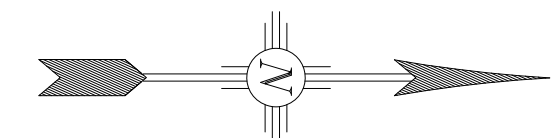
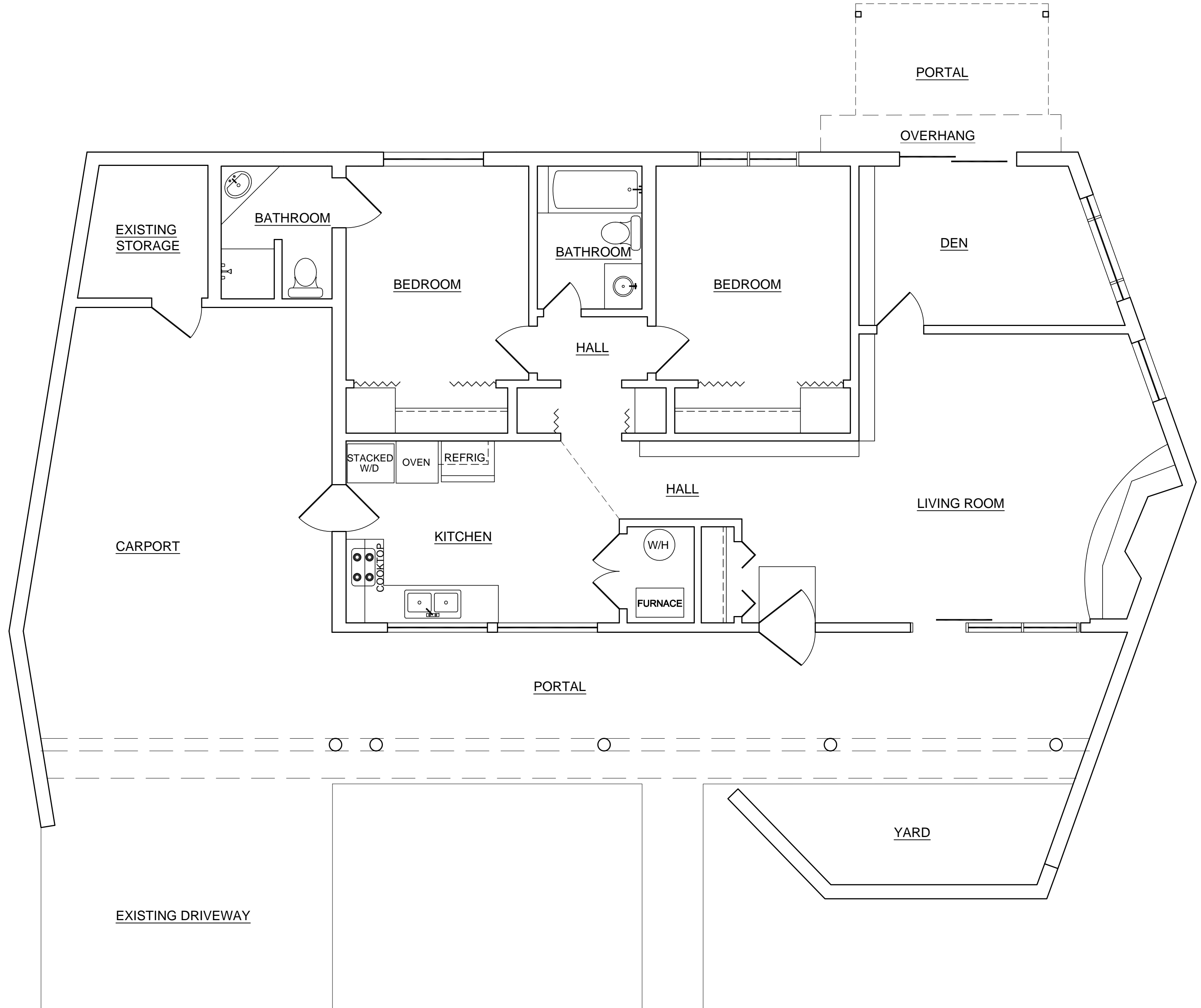
SP-2

EXISTING PLAN SHEET KEYED NOTES

- NOTES**
1. ALL CALCULATIONS INDICATE "GROSS" AREA.
 2. ALL FIXTURES INDICATED ARE BUILT-IN.
 3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS

EXISTING HEATED AREA	1170.00 SF
EXISTING CARPORT PORTAL	640.00 SF
EXISTING PATIO & OVERHANG	86.00 SF
TOTAL EXISTING ROOF AREA	1,896.00 SF



RENOVATION
1119 CAMINO SANTIAGO
SANTA FE, N.M.

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EXISTING PLAN

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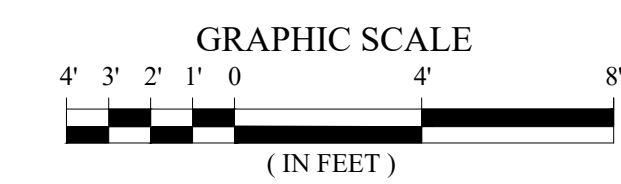
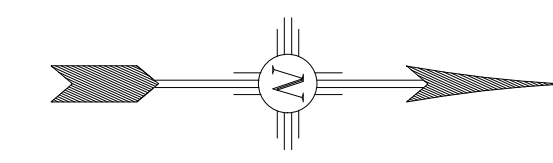
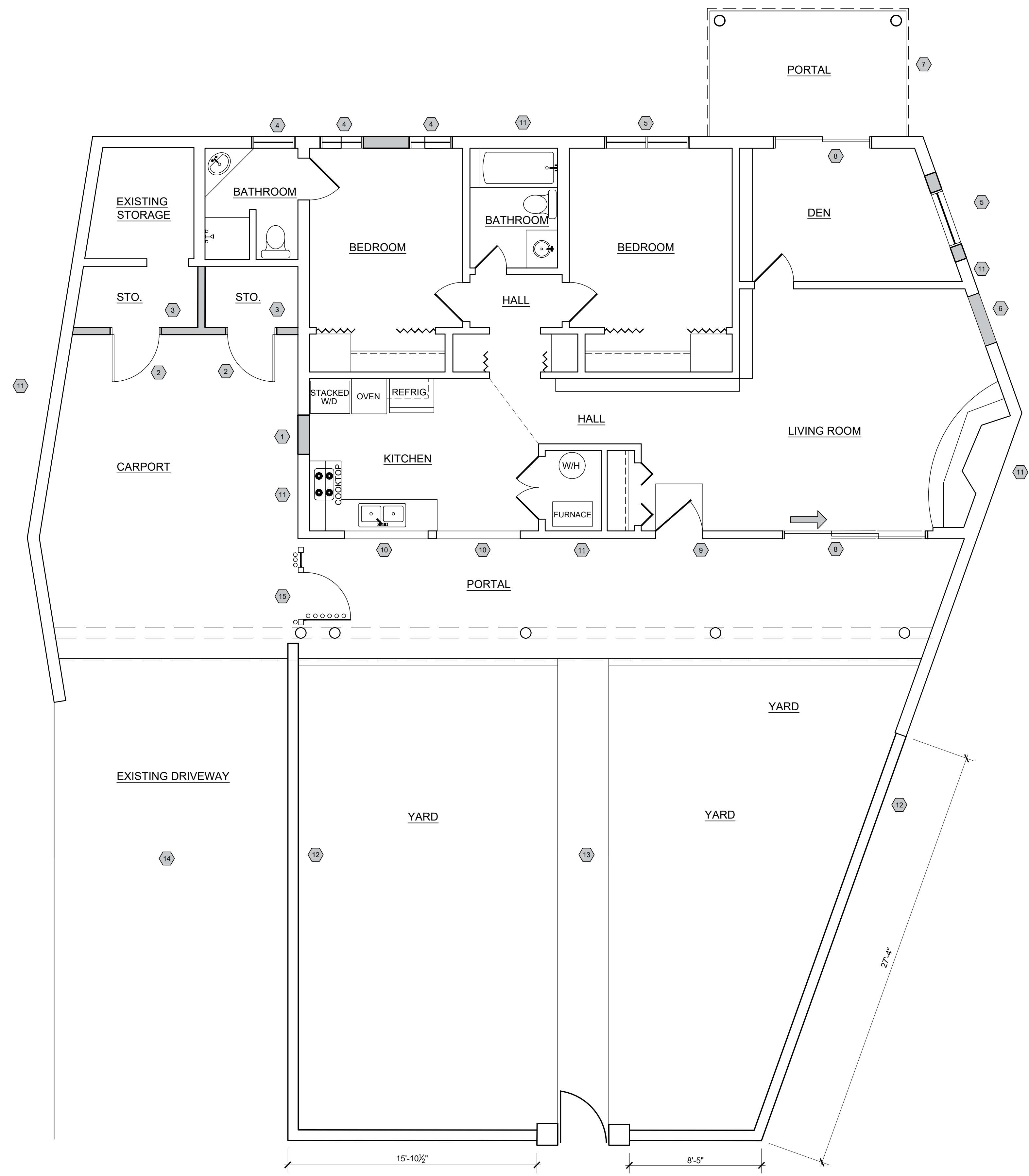
A-1

PROPOSED FLOOR PLAN SHEET KEYED NOTES

- GENERAL:
- EXISTING DOOR INFILLED
 - NEW 3'-0" x 6'-8" DOOR
 - NEW STORAGE CLOSET
 - NEW WINDOW
 - NEW WINDOW (LOWER SILL HGT.)
 - REMOVE AND INFILL EXISTING OPENING
 - NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
 - NEW PATIO DOOR
 - NEW ENTRY DOOR
 - NEW WINDOW
 - NEW STUCCO FINISH
 - CMU w/ STUCCO FINISH, YARD WALL AT 4'-6" HIGH
 - EXISTING CONCRETE SIDEWALK
 - EXISTING CONCRETE DRIVEWAY
 - NEW 42" HIGH LATILLA FENCE W/GATE FREESTANDING

AREA CALCULATIONS

EXISTING HEATED AREA	1170.00 SF
EXISTING CARPORT-PORTAL	576.00 SF
EXISTING STORAGE	59.00 SF
PROPOSED STORAGE	64.00 SF
PROPOSED PORTAL	105.00 SF
TOTAL ROOF AREA	1974.00 SF



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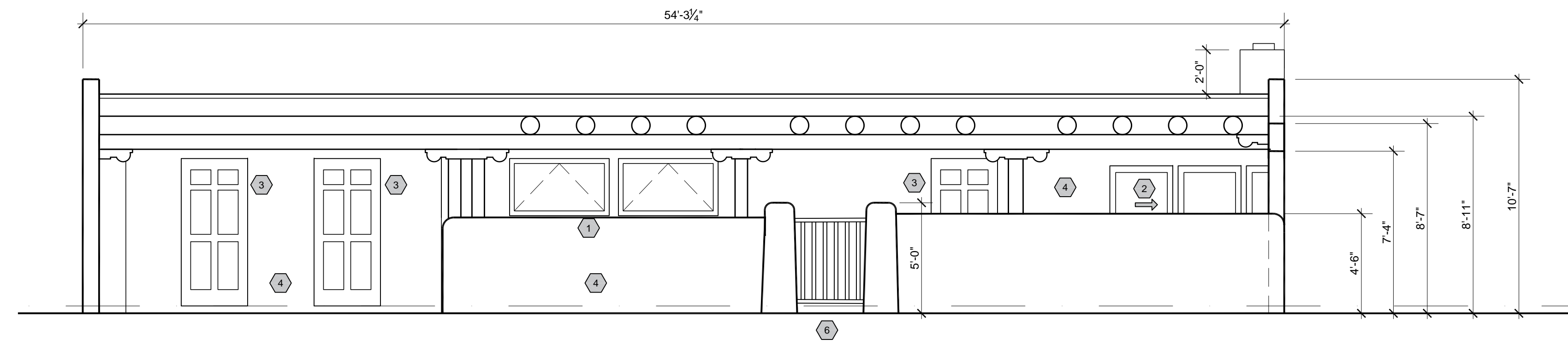
PROPOSED FLOOR PLAN

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A-1.1

PROPOSED ELEVATION SHEET KEYED NOTES

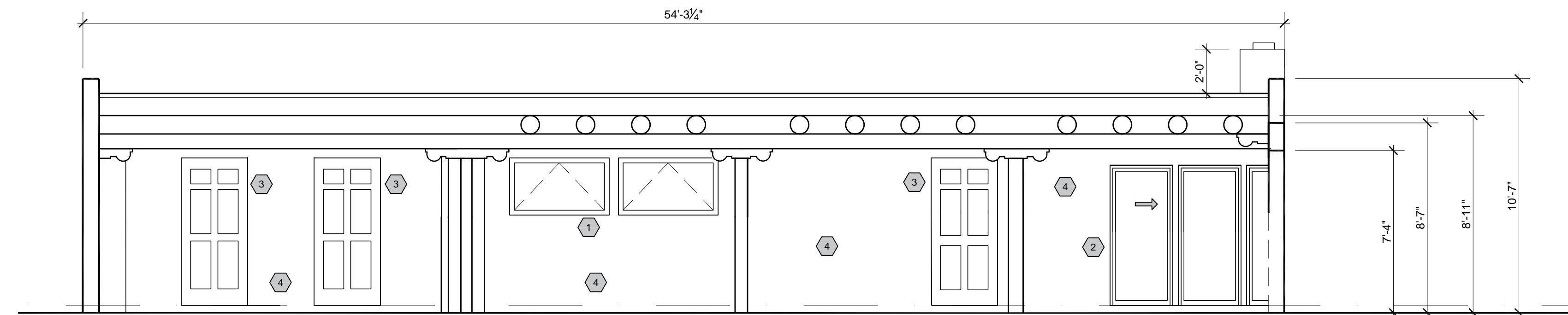
- GENERAL: (X)
1. NEW AWNING WINDOW
 2. NEW PATIO DOOR
 3. NEW ENTRY DOOR
 4. NEW STUCCO FINISH
 5. EXISTING YARD WALL
 6. WOOD GATE



PROPOSED EAST ELEVATION WITH COURTYARD WALL

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

3



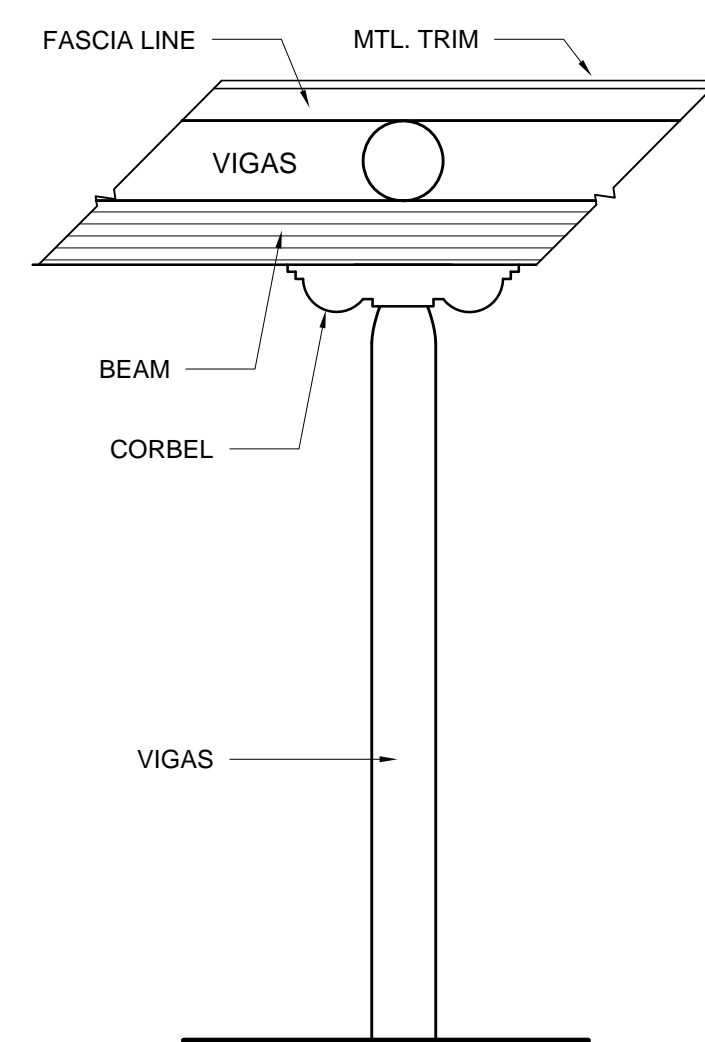
PROPOSED EAST ELEVATION W/O COURTYARD WALL

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

2

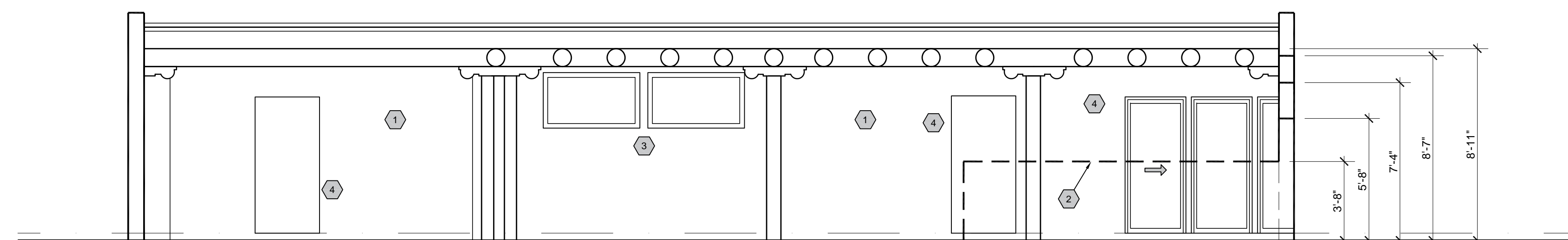
EXISTING ELEVATION SHEET KEYED NOTES

- GENERAL: (X)
1. EXISTING STUCCO FINISH
 2. LINE OF EXISTING YARD WALL
 3. EXISTING WINDOW TO BE REMOVED
 4. EXISTING DOOR TO BE REMOVED

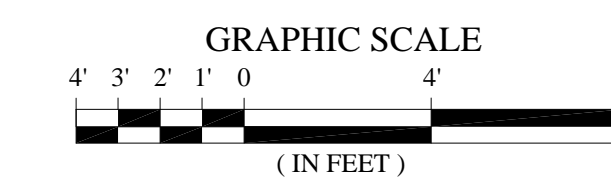


TYP. VIGAS POST SCALE: 1/2" = 1'-0"

13



EXISTING EAST ELEVATION



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

1

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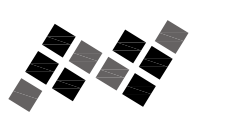
REVISIONS:
NO. DATE DETAIL:

EXISTING & PROPOSED EAST ELEVATIONS

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A-2



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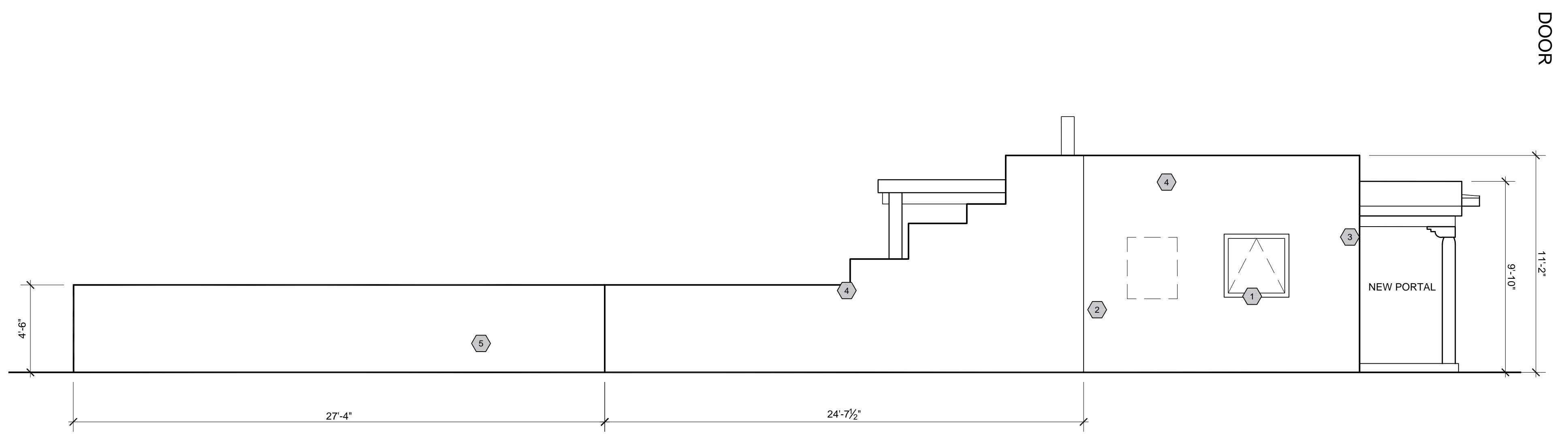
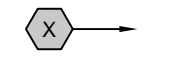
EXISTING &
PROPOSED
NORTH
ELEVATIONS

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SHEET NO:

A-2.1

ELEVATION SHEET KEYED NOTES

- GENERAL:
1. NEW WINDOW (LOWER SILL HGT.)
 2. REMOVE AND INFILL EXISTING OPENING
 3. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
 4. NEW STUCCO FINISH
 5. NEW LOW YARD WALL W/STUCCO FINISH



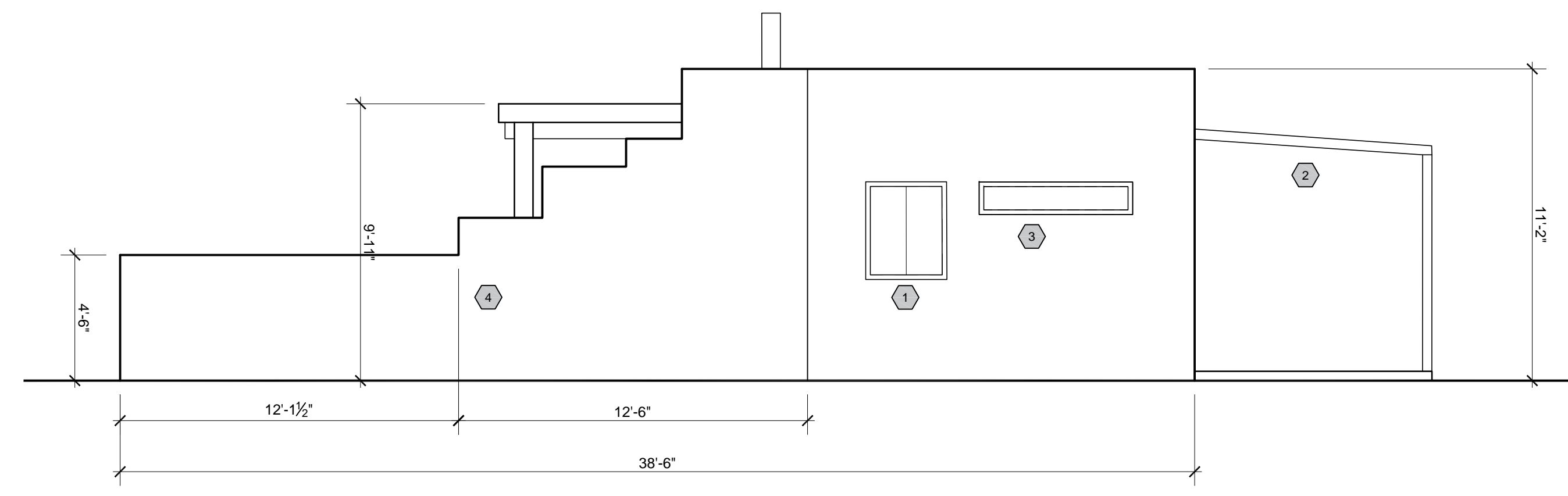
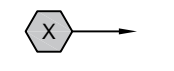
PROPOSED NORTH ELEVATION

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

3

ELEVATION SHEET KEYED NOTES

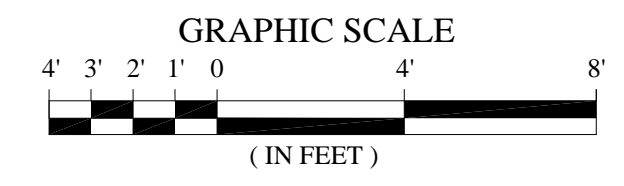
- GENERAL:
1. REMOVE AND INFILL EXISTING OPENING
 2. REMOVE PATIO COVER & POSTS
 3. REMOVE EXISTING WINDOW
 4. EXISTING YARD WALL



EXISTING NORTH ELEVATION

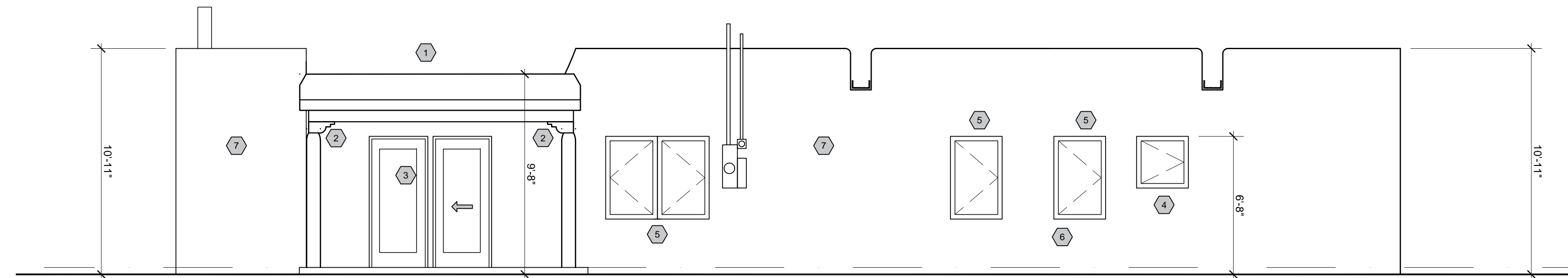
SCALE: 1/4"=1'-0"

1



ELEVATION SHEET KEYED NOTES

- GENERAL:
1. NEW PORTAL 13'-0" x 8'-6"
 2. NEW W/GA POSTS & BEAMS
 3. NEW PATIO DOOR
 4. NEW WINDOW
 5. NEW WINDOW (LOWER SILL HGT.)
 6. REMOVE AND INFILL EXISTING OPENING
 7. NEW STUCCO FINISH



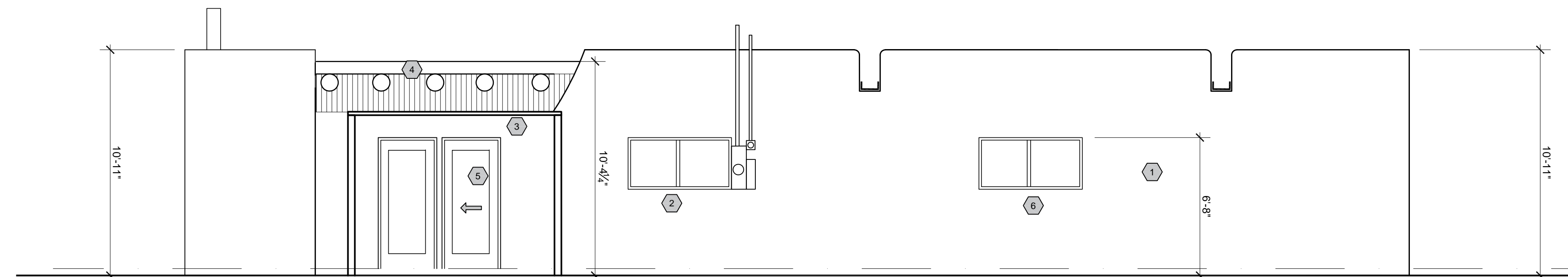
PROPOSED WEST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

3

ELEVATION SHEET KEYED NOTES

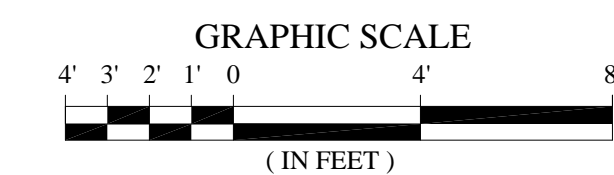
- GENERAL:
1. EXISTING WALL NEW OPENING
 2. EXISTING WINDOW REMOVED
 3. EXISTING CANTILEVER TO BE REMOVED
 4. EXISTING PATIO COVER TO BE REMOVED
 5. EXISTING PATIO DOOR TO BE REMOVED
 6. EXISTING WINDOW TO BE REMOVED & EXISTING WINDOW OPENING FILLED IN
 7. EXISTING WINDOW TO BE REMOVED & REPLACE IN OPENING



EXISTING WEST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

1



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EXISTING &
PROPOSED
WEST
ELEVATIONS

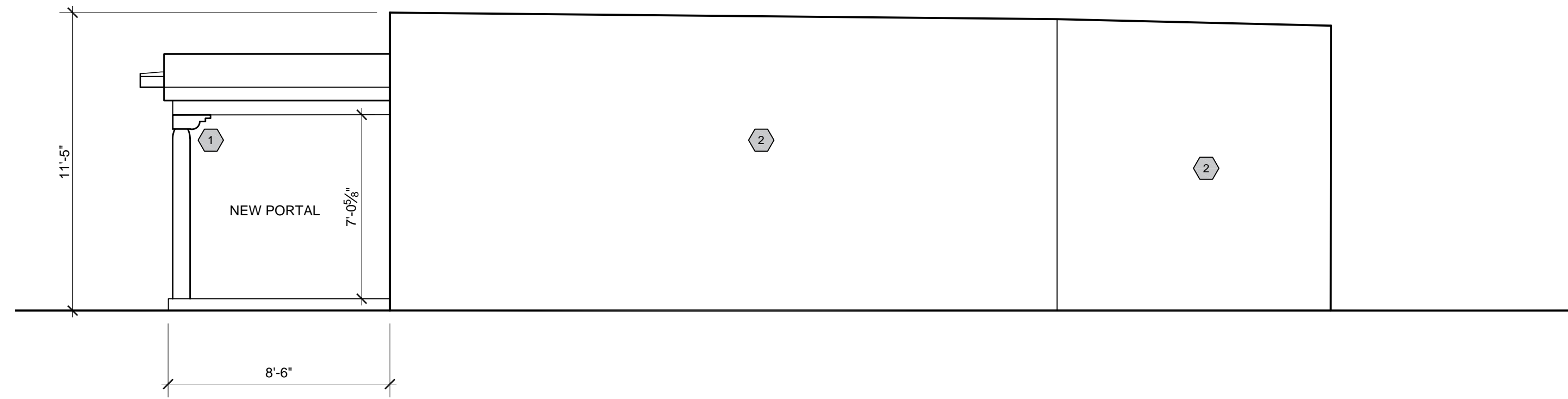
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A-2.2

PROPOSED ELEVATION SHEET KEYED NOTES

- GENERAL: 
1. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
 2. NEW STUCCO FINISH




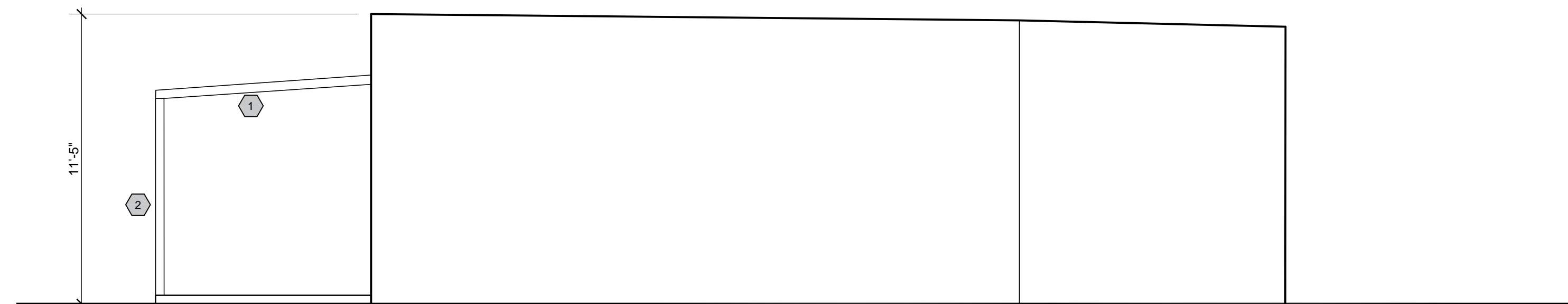
PROPOSED SOUTH ELEVATION

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

3

EXISTING/DEMO ELEVATION SHEET KEYED NOTES

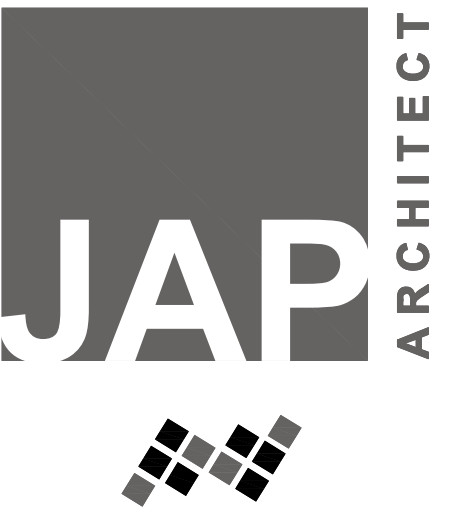
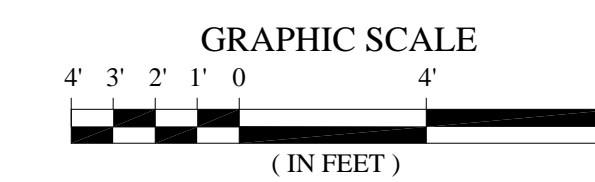
- GENERAL: 
1. REMOVE EXISTING PATIO COVER
 2. REMOVE EXISTING POSTS
 - 3.



EXISTING SOUTH ELEVATION

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

1



PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION
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SANTA FE, N.M.

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EXISTING &
PROPOSED
SOUTH
ELEVATIONS

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SHEET NO:

A-2.3

On Behalf Of: Building Trade Specialties, Inc.

Address: 508 Ortega Rd NW

Los Ranchos De Albuquerque, NM 87114

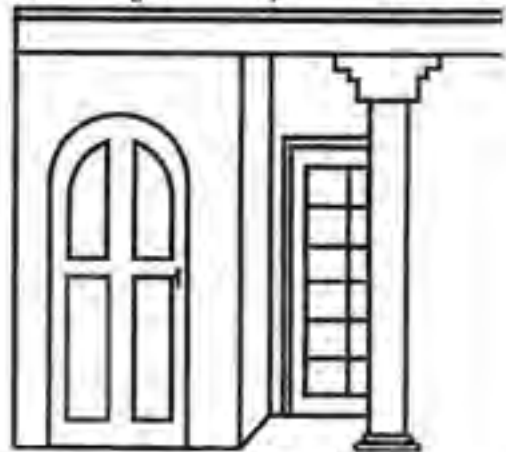
Phone: 505-859-8713

Contact: Ra Patterson

Email: ra@bts-nm.com

Phone: 505-379-7900

Building Trade Specialties, Inc.



Luxury Windows & Doors

KOLBE
WINDOWS & DOORS

We're for the visionaries.™

WINDOWS & DOORS ONLY

**Quote 1390933L: Dominic Serna
Project: 119 Camino Santiago SF
Printed: 9/6/2025 2:50:30 PM**



Printed By: Ra Patterson

Created: 9/2/2025

2025 Pricing

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Line	Label	UOM	Quantity	Cubic Feet	List Price	Extended Price
------	-------	-----	----------	------------	------------	----------------

001	East DR#1	EA	(1)	13.66	\$6,485.65	\$6,485.65
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*** Unit ***

UXD2868 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***

Unit 1: 1" 8" & 4 5/8" Cross Rail, 4 5/8" Vertical Mullion

*** Unit ***

Unit 1: Extruded Sash, Ultra, Inswing, Left Hinging, 6 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction, Beveled Fixed Panel Glazing Bead

*** Hardware-Accessories ***

Unit 1: No Lock - Display Bore Options, Bore 2 Holes, 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***

Unit 1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jamb-Trim ***

Unit 1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jamb, No Installation Clips



Figure 6-101

Rough Opening:
34 1/8" X 83 7/32"

Frame Size:
33 5/8" X 82 23/32"

Unit Dimension:
33 5/8" X 82 23/32"



002 South DR#2 EA (1) 12.91 \$4,167.30 \$4,167.30

*** Unit ***

UXD2688 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***

Unit 1.1: 4 5/8" Cross Rail at 24", 4 5/8" Vertical Mullion

*** Unit ***

Unit 1.1: Extruded Sash, Ultra, Inswing, Left Hinging, 1 Lite Over 2 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E with Thermo Plus Glass, Mill Finish Spacer, Glass Preserve without Heat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***

Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: No Lock - Display Bore Options, Bore 2 Holes: 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jamba-Trim ***

Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jamba, No Installation Clips



Scaled to Fit

Rough Opening:
32 1/8" X 83 7/32"

Frame Size:
31 5/8" X 82 23/32"

Unit Dimension:
31 5/8" X 82 23/32"

003	East A	EA	(1)	6.59	\$2,307.68	\$2,307.68
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*** Unit ***

UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***

Unit 1.1 Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***

Unit 1.1 Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***

Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jamb-Trim ***

Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jamb, Jamb Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges
The extension jamb will be applied by nailing through the face of the jamb.

Scaled to Fit

Rough Opening:
64 1/2" X 31 1/2"

Frame Size:
64" X 31"

Unit Dimension:
64" X 31"



004 East B EA (1) 6.59 \$2,307.68 \$2,307.68

*** Unit ***

UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***

Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***

Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerprints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jamba-Trim ***

Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jamba, Jamba Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.
The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening:
64 1/2" X 31 1/2"

Frame Size:
64" X 31"

Unit Dimension:
64" X 31"



Printed By: Ra Patterson

Created: 9/2/2025

* Indicates Increased Rough Opening

2025 Pricing

Summary Page 5 of 20

For warranty information please click this link or visit <https://www.kolbawindows.com/resources/warranties>

005	DR#3	EA	(1)	15.15	\$7,347.65	\$7,347.65
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*** Unit ***

UXD3068 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Sides & Rails ***

Unit 1.1: 4 5/8" Cross Rail, 4 5/8" Vertical Mullion

*** Unit ***

Unit 1.1: Extruded Sash, Ultra, Inswing, Right Hinging, 6 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction, Beveled Fixed Panel Glazing Bead

*** Hardware-Accessories ***

Unit 1.1: No Lock - Display Bore Options, Bore 2 Holes : 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jamba-Trim ***

Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-5/16" Jambas, No Installation Clips



Rough Opening:
38 1/8" X 83 7/32"

Frame Size:
37 5/8" X 82 23/32"

Unit Dimension:
37 5/8" X 82 23/32"

006 EAST DR#4 EA (1) 9.17 \$7,937.09 \$7,937.09

*** Unit ***

UGA (Assy 1)

Ultra Rectangle Sliding Door

*** Stiles & Rails ***

Unit 1.1: Regular Stiles

*** Unit ***

Unit 1.1 Extruded Sash, Frame Knocked Down, Garden-Aire, Active - Fixed - Sidelite Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat-Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2, 1.1 Glass 3: Clear glass, Tempered Glass

*** Lite Divisions ***

Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2, 1.1 Glass 3: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Single Point Lock w/o Keyed Cylinder Door Hardware, Satin Nickel Hardware, No Security Lock, Standard Lock Height, BetterVue Fiberglass Sliding Screen, Screen(s) Loose, Screen Track

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerprints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Interlock and Weatherstrip

*** Casing-Jambe-Trim ***

Unit 1.1: No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

Individual Grille Division Type defaults may not always align with each other in certain multi-stack configurations. Please check layouts for acceptability and adjust if necessary.



Scaled to Fit

Rough Opening:
108 1/2" X 80"

Frame Size:
108" X 79 1/2"

Unit Dimension:
108" X 79 1/2"

007	NORTH C	EA	(1)	5.23	\$2,070.03	\$2,070.03
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*** Unit ***

UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***

Unit 1.1: Extruded Sash, Crank Out, Vening Hinging, Stepped Stop

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E with Thermo Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***

Unit 1.1: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, Better-View Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jamb-Trim ***

Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jamb, Jamb Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.
The extension jamb will be applied by nailing through the face of the jamb.

Scaled to Fit

Rough Opening:
40 1/2" X 39 1/2"

Frame Size:
40" X 39"

Unit Dimension:
40" X 39"

008 NORTH D EA (1) 3.38 \$1,764.68 \$1,764.68

*** Unit ***
UCSP (Assy 1)

Ultra Rectangle CS/AW Picture



*** Unit ***
Unit 1 1: Extruded Sash, Match Crank Out Profile, Sash Set, Stepped Stop

*** Glass ***
Unit 1 1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat® Coating, Beveled Bead

ROUGH OPENING

**Rough Opening:
70 1/2" X 13 1/2"**

Unit 1 1: Clear glass, Tempered Glass

**Frame Size:
70" X 13"**

*** Lite Divisions ***
Unit 1 1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

**Unit Dimension:
70" X 13"**

*** Species-Finish-Color ***
Unit 1 1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame

*** Casing-Jamb-Trim ***
Unit 1 1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jamb, Jamb Applied, No Installation Clips

The extension jamb will be applied by nailing through the face of the jamb.

009 WEST DR#5 EA (1) 26.75 \$5,727.30 \$5,727.30

*** Unit ***

UGA (Assy 1)

Ultra Rectangle Sliding Door

*** Stiles & Rails ***

Unit 1.1: Regular Stiles

*** Unit ***

Unit 1.1: Extruded Sash, Frame Setup and Stationary Panel(s) Installed, Garden-Aire, Active - Fixed Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat® Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2: Clear glass, Tempered Glass

*** Lite Divisions ***

Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Single Point Lock w/o Keyed Cylinder Door Hardware, Satin Nickel Hardware, No Security Lock, Standard Lock Height, BetterVue Fiberglass Sliding Screen, Screen(s) Loose, Screen Track

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerprints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Interlock and Weatherstrip

*** Casing-Jamb-Trim ***

Unit 1.1: No Casing, Nailing Fin, 4-9/16" Jamb, No Installation Clips



Window Fit

Rough Opening:
72 1/2" X 79 1/2"

Frame Size:
72" X 79"

Unit Dimension:
72" X 79"

010 WEST E EA (1) 9.89 \$3,634.63 \$3,634.63

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Left Hinging, Stepped Stop

Unit 1.2: Extruded Sash, Crank Out, Right Hinging, Stepped Stop

*** Glass ***
Unit 1.1, 1.2: Dual Glazed, Solar Low-E with Thermo Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1, 1.2: Clear glass

*** Life Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1, 1.2: Standard Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1, 1.2: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jamb-Trim ***
Unit 1.1, 1.2: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jamb, Jamb Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.



Solved to Fit

**Rough Opening:
64 1/2" X 48 1/2"**

**Frame Size:
64" X 48"**

**Unit Dimension:
64" X 48"**



011 WEST F EA (1) 4.87 \$1,895.14 \$1,895.14

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Performance ***
Unit 1.1: U-Value = 0.30, Metric U-Value = 1.70

*** Unit ***
Unit 1.1: Extruded Sash, Crank Cut, Left Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Thermo Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Life Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Arm w/ Euro Hinges Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jamb-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jamb, Jamb Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.



scaled 1/4"

Rough Opening:
30 1/2" X 48 1/2"

Frame Size:
30" X 48"

Unit Dimension:
30" X 48"

012 WEST F EA (1) 4.87 \$1,895.14 \$1,895.14

*** Unit ***

UGS (Assy 1)

Ultra Rectangle Casement

*** Performance ***

Unit 1.1: U-Value = 0.30, Metric U-Value = 1.70

*** Unit ***

Unit 1.1: Extruded Sash, Crank Out, Right Hinging, Stepped Stop

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E with Thermo Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***

Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***

Unit 1.1: Single Arm w/ Euro Hinges Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***

Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***

Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.



Download to PDF

**Rough Opening:
30 1/2" X 48 1/2"**

**Frame Size:
30" X 48"**

**Unit Dimension:
30" X 48"**

Rough Opening Schedule



001 East DR#1

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83 7/32"

Frame Size: 33 5/8" X 82 23/32"

Unit Dimension: 33 5/8" X 82 23/32"



002 South DR#2

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 32 1/8" X 83 7/32"

Frame Size: 31 5/8" X 82 23/32"

Unit Dimension: 31 5/8" X 82 23/32"

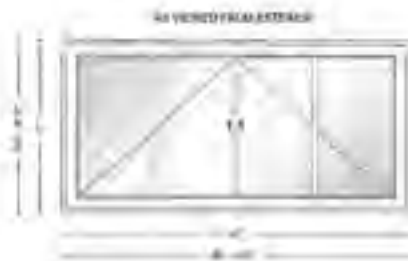


Rough Opening Schedule

003 East A.

Quantity: 1

Ultra Rectangle Awning



Rough Opening: 64 1/2" X 31 1/2"

Frame Size: 64" X 31"

Unit Dimension: 64" X 31"

004 East B

Quantity: 1

Ultra Rectangle Awning



Rough Opening: 64 1/2" X 31 1/2"

Frame Size: 64" X 31"

Unit Dimension: 64" X 31"



Rough Opening Schedule



005 DR#3

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83 7/32"

Frame Size: 37 5/8" X 82 23/32"

Unit Dimension: 37 5/8" X 82 23/32"



006 EAST DR#4

Quantity: 1

Ultra Rectangle Sliding Door

Rough Opening: 108 1/2" X 80"

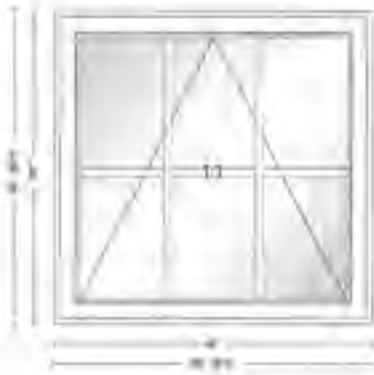
Frame Size: 108" X 79 1/2"

Unit Dimension: 108" X 79 1/2"



Rough Opening Schedule

40" WIND VIEW OUTSIDE



007 NORTH C

Quantity: 1

Ultra Rectangle Awning

Rough Opening: 40 1/2" X 39 1/2"

Frame Size: 40" X 39"

Unit Dimension: 40" X 39"

008 NORTH D

Quantity: 1

Ultra Rectangle CS/AW Picture

Rough Opening: 70 1/2" X 13 1/2"

Frame Size: 70" X 13"

Unit Dimension: 70" X 13"

70" WIND VIEW OUTSIDE



Rough Opening Schedule

AS VIEWED FROM EXTERIOR



009 WEST DR#5

Quantity: 1

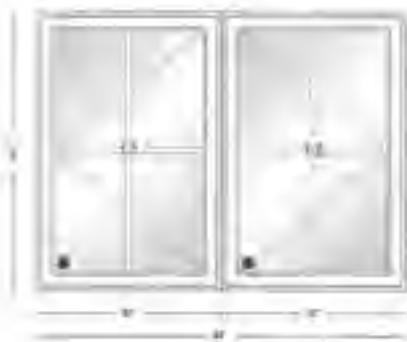
Ultra Rectangle Sliding Door

Rough Opening: 72 1/2" X 79 1/2"

Frame Size: 72" X 79"

Unit Dimension: 72" X 79"

AS VIEWED FROM EXTERIOR



010 WEST E

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 64 1/2" X 48 1/2"

Frame Size: 64" X 48"

Unit Dimension: 64" X 48"



Rough Opening Schedule

AS VIEWED FROM OUTSIDE



011 WEST F

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"

Frame Size: 30" X 48"

Unit Dimension: 30" X 48"

AS VIEWED FROM INTERIOR



012 WEST F

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"

Frame Size: 30" X 48"

Unit Dimension: 30" X 48"



Notes / Totals / Signature

Quote Notes:

ALLOW 8-10 WEEKS
SCREENS BOXED SEPERATELY
FOB JOBSITE
NO TAX FIGURED

Total Quantity: 12 Total Cubic Feet: 119.06 Total Perimeter Feet: 2,619.06 Sub-Total*: \$47,539.97

Total Amount: \$47,539.97

DISC <7272.97>

Total Amount includes Kriba and/or Non-Kriba lines if applicable

NET \$40,267.00

Payment Term Notes:

50% DEPOSIT REQUIRED

Signature: _____ Date: _____

Purchase Order:

Printed By: Ra Patterson
Created: 9/2/2025

2025 Pricing