



Tim Curry and Associates  
1415 West Alameda St.  
Santa Fe, New Mexico 87501  
PH. 505-660-7116  
Email: tim@designsolutions.biz

10 December, 2024

City of Santa Fe  
Planning Division  
Historic Design Review Board  
200 Lincoln Avenue  
Santa Fe, New Mexico 87501

Re: 423 Camino Don Miquel

Dear Madam Chair & Members of the Board:

We are pleased to submit the following project to the board for consideration. The subject property is located at 423 Camino Don Miquel and is located in the Downtown and Eastside District.

The existing structure is designated as "non-contributing" due to the numerous additions that were placed on the original adobe structure. Our proposal requests the removal of the additions that were added to the original adobe and returning the structure to its original historic footprint.

The existing structure contains 2,350 sq. ft. of roofed area and approximately 1,450 sq. ft. of heated space. Our proposed renovation results in 1,110 sq. ft. of roofed area and 860 sq. ft. of heated space. Taking a large home and shrinking its size by over 1,500 sq. ft. is an unusual undertaking in Santa Fe so we are very excited about this unique approach to a Historic District renovation project!

Historical documents indicate that the original adobe structure was built in 1935. Our research into the method of construction indicates that additions were placed on the home from the 1960s through the early 1980s. Some of the later additions encroached onto the building setback and were constructed in a fashion that doesn't comply with current Historic District codes and were poorly designed and constructed. The additions include exterior windows that are fabricated with aluminum frames which do not contain divided lites.

## **Submittal Request & Program Details**

Applicants request renovations that will return the property to a Pueblo Revival Style, by removing 1,570 sq. ft. of non-historic elements to the structure thereby returning the building to the original 860 sq. ft. adobe footprint. A total of 240 sq. ft. of portals will be added to the South and East elevations. New wood/clad exterior windows and doors will be installed with divided lites.

The existing 4'-0" ht. yard wall on the West side will be raised to 5'-7" and the existing coyote fence will be removed and replaced with a masonry wall. A new masonry yard wall will be installed adjacent to the North parking area for the residence with a wood gate. A 5'-7" coyote fence will also be installed on the North side of the property. An existing wood fence on the East side of the property will be removed and replaced with a new 5'-7" coyote fence. The tops of the coyote fencing will be irregular in height.

The existing two story structure at the rear of the property will not be changed, but new stucco is proposed as the same color as the main house.

The height of the proposed renovated residence will be 13'-10" where the maximum height allowed is 13'-11".

No rooftop mechanical equipment is proposed on either building.

### **Finishes and Colors:**

Exterior Stucco Color: El Rey #125 "La Luz"

Exterior Wainscot Stucco Color El Rey #86 "Sandstone"

Roofing: Tan colored Brai.

Exterior Windows and Doors: New windows and doors will be fabricated with divided lites, in a clad color of Sierra Pacific #115 "Aqua Mist"

Stain: Natural Linseed oil

The owners have previously lived in Santa Fe and plan to return here as full-time residents. They're very excited about the concept of taking a larger home on a small lot and restoring it to a much smaller home with a traditional Pueblo Style vernacular.

The proposed revisions are compatible with the unique character and diverse style of the Downtown-Eastside Historic District, and City planners have reviewed and provided the needed approvals for zoning and code

requirements. The proposed modifications will comply with all required building setbacks. Therefore, this design is submitted for your review and we respectfully request approval.

Thank you for your consideration.

Sincerely,

Tim Curry

LOT LINE ADJUSTMENT SURVEY  
PREPARED FOR  
**Mary Jane Rivera ( Trust )**  
Lying and being situate at 423 Camino Don Miguel, Lot 12, Block 10, within Projected Section 30, T. 17N., R. 10E., N.M.P.M.,  
City of Santa Fe, County of Santa Fe, State of New Mexico.

Total Area = 0.35 Acres ±  
Lot 12-A Area = 0.185 Acres ±  
Lot 12-B Area = 0.164 Acres ±

**Acknowledgement Affidavit**

Know All Persons by These Presents:

That the undersigned owners and proprietors do hereby consent to a Division of Lands as depicted, Section 8, Township 16 North, Range 9 East, N.M.P.M., within the City of Santa Fe, County of Santa Fe, State of New Mexico. All that appears on the Division of Land Survey survey is made with the free consent, advice and advice of the undersigned land owners and proprietors hereon. This property lies within the planning and platting jurisdiction of the City of Santa Fe.

*Theresa Dominguez Justice* 11-02-23  
MARY JANE RIVERA (TRUST)

STATE OF NEW MEXICO }  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SWORN TO BEFORE ME THIS 2nd DAY OF NOVEMBER, 2023, by the Mary Jane Rivera (Trust).

*Michelle Hoke*  
NOTARY PUBLIC

STATE OF NEW MEXICO  
NOTARY PUBLIC  
MICHELLE HOKE  
COMMISSION # 120168  
EXPIRES MARCH 1, 2025

MY COMMISSION EXPIRES: 03/01/2025

**CITY OF SANTA FE NOTES & CONDITIONS**

2023-7428

CASE: *Michelle Hoke*  
CITY: *SA*  
CITY CLERK: *Michelle Hoke*  
CITY ENGINEER: *Michelle Hoke*  
SANTA FE COUNTY TREASURER:

11/14/2023  
11/14/23  
DATE  
11/14/2023  
DATE

PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFDC 2001 AND SUCCESSIONAL AMENDMENTS.

PROPERTY IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL OF BUILDING PERMIT.

PRIOR TO ANY NEW CONSTRUCTION, PLAT SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR COMPLIANCE WITH THE INTERNATIONAL FIRE CODE.

NO FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED ACROSS OR WITHIN PUBLIC SANITARY SEWER OR UTILITY EASEMENTS.

CONNECTION TO THE CITY PUBLIC SEWER SYSTEM IS MANDATORY WHEN THE PROPERTY IS IN THE CITY LIMITS AND IS BEING DEVELOPED OR IMPROVED IS ACCESSIBLE TO THE CITY SEWER SYSTEM. PRIOR TO THE DEVELOPMENT OR IMPROVEMENT OF THE PROPERTY, OWNERS AND DEVELOPERS OF THE PROPERTY SHALL OBTAIN A TECHNICAL SEWER EVALUATION REVIEW BY THE CITY OF SANTA FE WASTEWATER DIVISION.

ALL FIRE DEPARTMENT ACCESS SHALL BE NO GREATER THAN 10% GRADE THROUGHOUT AND MAINTAIN A 20-FOOT MINIMUM WIDTH.

FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20 FEET WIDE TO ANY NEW CONSTRUCTION.

SHALL MEET DRIVEWAY REQUIREMENTS AS PER IFC.

FIRE DEPARTMENT SHALL HAVE 100 FEET DISTANCE TO ANY PORTION OF THE BUILDING ON ANY NEW CONSTRUCTION.

SHALL HAVE WATER SUPPLY THAT MEETS FIRE FLOW REQUIREMENTS AS PER IFC ON INSTALL AND AUTOMATIC SPRINKLER SYSTEM.

EACH LOT SHALL BE SERVED BY ITS OWN SEPARATE SEWER SERVICE LINE.

CITY OF SANTA FE DOES NOT APPROVE OF ENCROACHMENTS OF IMPROVEMENTS ON TO UTILITY EASEMENTS AS SHOWN.

NO PARKING OF VEHICLES WITHIN TURNAROUND EASEMENT ON PARCEL A.

EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICE AT THE TIME FOR DEVELOPMENT.

1. EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICE AT THE TIME OF DEVELOPMENT

2. AN AGREEMENT FOR METERED SERVICE (AMS) WILL BE REQUIRED TO INSTALL NEW SERVICE.

**DOCUMENTS REFERENCED**

PLAT: Mary Jane Rivera, 423 Camino Don Miguel Santa Fe, New Mexico, Filed and recorded in Book 280, Page 29 in the Office of the Santa Fe County Clerk on November 16, 1994.

WARRANTY DEED: Filed and recorded in Instrument No. 391994 in the Office of the Santa Fe County Clerk.

WARRANTY DEED: Seth V. Baldwin, also known as Seth Baldwin Vigil, and Maria Teresa Baldwin, his wife, and Julia V. Baldwin, also known as Julia Baldwin Vigil, a single woman, for consideration paid, grant to Gus S. Ricars. Filed and recorded in the Office of the Santa Fe County Clerk.

SPECIAL WARRANTY DEED: Eva R. Rivera sole devise in will of Gus Rivera, deceased, For consideration, grant to Holly Joe Rivera. Filed and recorded in Book 597, Page 776 in the Office of the Santa Fe County Clerk on April 30, 1995.

CUTCLAIM DEED: Filed and recorded in Instrument No. 197771 in the office of the Santa Fe County Clerk on January 21, 2022.

DEED OF PERSONAL REPRESENTATIVE: Filed and recorded in Instrument No. 857113 in the Office of the Santa Fe County Clerk on March 9, 1995.

**Surveyors Notes**

Every document of record reviewed and considered as part of this survey is noted on the plat hereon. Only the documents as noted were supplied the surveyor. No abstract of Title nor Title commitment, nor results of title search were furnished the surveyor. There may exist other documents of record that would affect this parcel.

Surveyor has made no investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current title search may disclose.

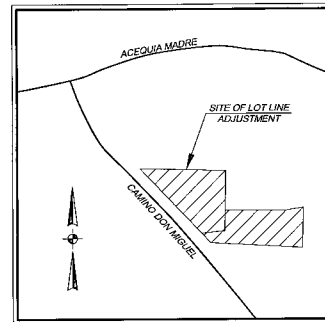
This boundary survey plat falls within the planning and platting jurisdiction of the City of Santa Fe, and is subject to all easements, restrictions, and reservations as recorded or not recorded.

Lands shown hereon according to the Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) Community Panel No. 33048C0418E, dated December 04, 2012, this property lies within Zone "X" an area determined to be suitable for 0.2% annual chance floodplain.

**LEGEND**

Boundaries are based on the two hour static session, and reduced by OPUS, Applying grid to ground New Mexico State Plane Central Zone NAD 83 Coordinates. Geographic local position using GRS 87K Topcon Hipar + distances are ground - bearings are grid ( S.71°30'08" E. ).

- Monument found as noted
- Monuments set, no. 4 rebar with 10988 cap or mag nail with 10988 shiner set in concrete.
- ⊙ SANTA FE CONTROL SB
- ⊙ SANITARY SEWER MANHOLE
- ⊙ UNKNOWN MANHOLE
- ▣ Concrete drive, slab, sidewalk, or as noted.
- ▣ Easement
- Power Pole
- Over Head Powerline
- cp Covered Patch
- em Electric Meter
- gm Gas Meter
- wm Water Meter



VICINITY MAP NOT TO SCALE

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- New Mexico Gas Company** for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Public Service Company of New Mexico** for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment fixtures, structures and related facilities reasonably necessary to provide electrical service.
- Century Link** for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Cable TV** for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above together with free access to, from, and over said right of way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein, no building, sign, pool (above ground or subterranean), hot tube, concrete or wood pool decking, or other structures shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO do not waive or release any easement or easement right which may have been granted by prior plat, replat or other document and which are not shown on this plat.



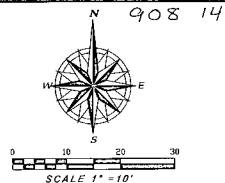
<b>LSC SURVEYS, LLC</b>			
REGISTRATION #	LOCAL #0001 17900	STATE #00000000	CREG. #01600 1711
PREPARED BY	S. J. Vigil N.M.P.S.	SANTA FE COUNTY CLERK (INDEX INFORMATION)	
DATE	April 6, 2023	MARY JANE RIVERA (TRUST)	
PROJECT No.	L-4802-PLAT	423 CAMINO DON MIGUEL	
CHECKED	Donald Yates	SECTION 30, T.17N., R.10E., N.M.P.M.	
U.P.C. 1-055-098-184-307		CITY & COUNTY OF SANTA FE	
PARCEL ID 12165800		STATE OF NEW MEXICO	

LOT LINE ADJUSTMENT SURVEY  
PREPARED FOR

**Mary Jane Rivera ( Trust )**

Lying and being situate at 423 Camino Don Miguel, Lot 12, Block 10, within Projected Section 30, T. 17N., R. 10E., N.M.P.M., City of Santa Fe, County of Santa Fe, State of New Mexico.

Total Area = 0.38 Acres ±  
Lot 12-A Area = 0.155 Acres ±  
Lot 12-B Area = 0.184 Acres ±



LINE	BEARING	DISTANCE
L1	S 86°18'44" E	11.79

No. 4  
WS211

NF Kelly, Pamela W.  
Parcel No. 10176384  
Plat Book N/A  
Current Deed No. 1875 / 389

( S 86°39'41" E - 132.30' )  
Book 290, Page 29

NF Kelly, Pamela W.  
Parcel No. 10176384  
Plat Book N/A  
Current Deed No. 1875 / 389

NF Larus, Doreh  
Parcel No. 10110120  
Plat Book 184, Page 30  
Current Deed No. 1092 / 738

NF Kelly, Robert W.  
Parcel No. 10176515  
Plat Book N/A  
Current Deed No. 1093 / 516

NF Brink, Joan L. & Joel E. ( Trust )  
Parcel No. 18600819  
Plat Book N/A  
Current Deed No. 1840791

NF Hyland, Emily Candace & Jeffrey Scott Siberman  
Parcel No. 16001959  
Plat Book 633, Page 28  
Current Deed No. 1981495

NF Gonzales, Gilbert J.  
Parcel No. 11411584  
Plat Book N/A  
Current Deed No. 1458512

**SURVEYORS CERTIFICATE**

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this Lot Line Adjustment Survey plat was prepared from an actual field survey performed by me or under my direct supervision on April 6, 2022. This survey and the boundaries on the plat depicted herein were established using found monuments, and documents of record. This survey is a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of Licensure for Professional Surveyors and Engineers.

*Salvador I. Vigil* Date *Nov. 1, 2022*  
Salvador I. Vigil, NMPS 10988



**LSC SURVEYS, LLC**

SALESPERSON ( U.S. MAIL PERMIT ) P.O. BOX 414 SANTA FE, NEW MEXICO 87501	505-473-0000	(361) 303-0033(311)
PREPARED BY: S.I. Vigil, NMPS	SANTA FE COUNTY CLERK INDEX INFORMATION	
DATE: April 6, 2022	MARY JANE RIVERA ( TRUST )	
PROJECT No: L-4632 PLAT	423 CAMINO DON MIGUEL	
CHECKED: DoraM Yablonsky	SECTION 30, T.17N., R.10E., N.M.P.M.	CITY & COUNTY OF SANTA FE
STATE OF NEW MEXICO		
U.P.C. 1-055-008-184-387 PARCEL ID: 12193480		



STATE OF NEW MEXICO }  
SANTA FE COUNTY }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 16 DAY OF NOV, A.D., 2022 AT 10:08 O'CLOCK, 11 A.M., RECORDED IN BOOK 202, PAGE 13-14, AS DOCUMENT No. 2023570 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE  
SANTA FE COUNTY  
KATHARINE E. CLARK

*Katharine E. Clark*  
DEPUTY CLERK

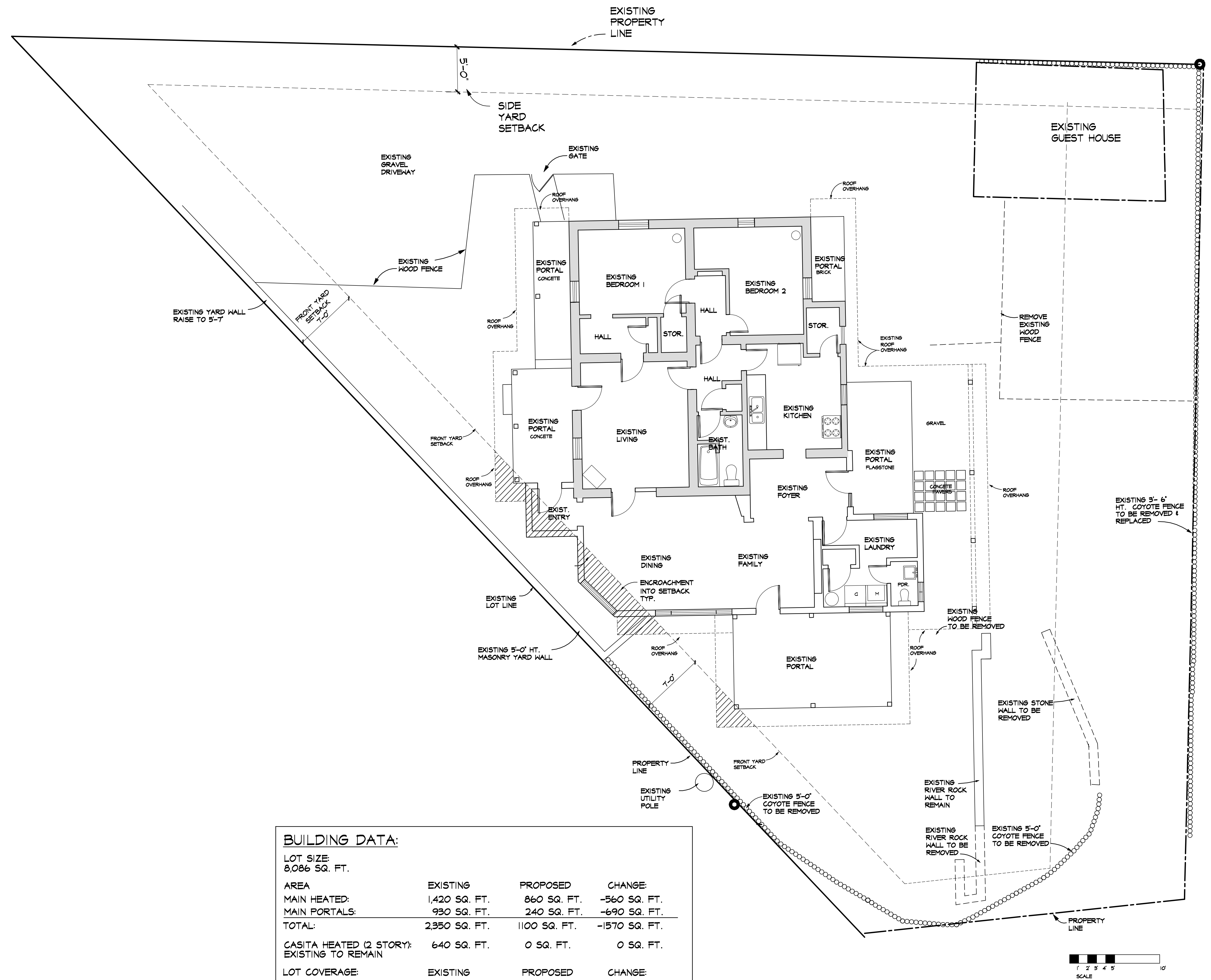
**CAMINO DON MIGUEL**

423 Camino Don Miguel  
Residence Area = 2326.10  
Including porches less  
than 40% Lot Area  
Lot 12-A  
AREA = 0.155 ACRES ±  
8,097 SQ FEET

Lot 12-B  
AREA = 0.184 ACRES ±  
7,133 SQ FEET  
No slopes greater than 30%  
within the buildable area -  
2,853.20 sq. ft. - 40% of  
depicted lot

INGRESS, EGRESS, AND UTILITY - WIDTH VARIES  
EASEMENT GRANTED BY THIS INSTRUMENT

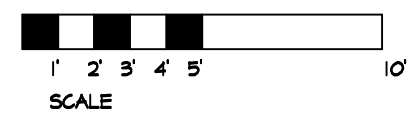
Land Records Corp. SFTC AIB16049 SF 2023570.002



**BUILDING DATA:**

LOT SIZE:  
8,086 SQ. FT.

AREA	EXISTING	PROPOSED	CHANGE:
MAIN HEATED:	1,420 SQ. FT.	860 SQ. FT.	-560 SQ. FT.
MAIN PORTALS:	930 SQ. FT.	240 SQ. FT.	-690 SQ. FT.
TOTAL:	2,350 SQ. FT.	1,100 SQ. FT.	-1,250 SQ. FT.
CASITA HEATED (2 STORY): EXISTING TO REMAIN	640 SQ. FT.	0 SQ. FT.	0 SQ. FT.
LOT COVERAGE:	EXISTING	PROPOSED	CHANGE:
ROOFED AREA:	2,670 SQ. FT.	1,420 SQ. FT.	-1,250 SQ. FT.
TOTAL:	33%	17%	-16%



EXISTING SITE PLAN  
3/16" = 1'-0"

APPROVALS: DATE:  
OWNER:

ENGINEER:

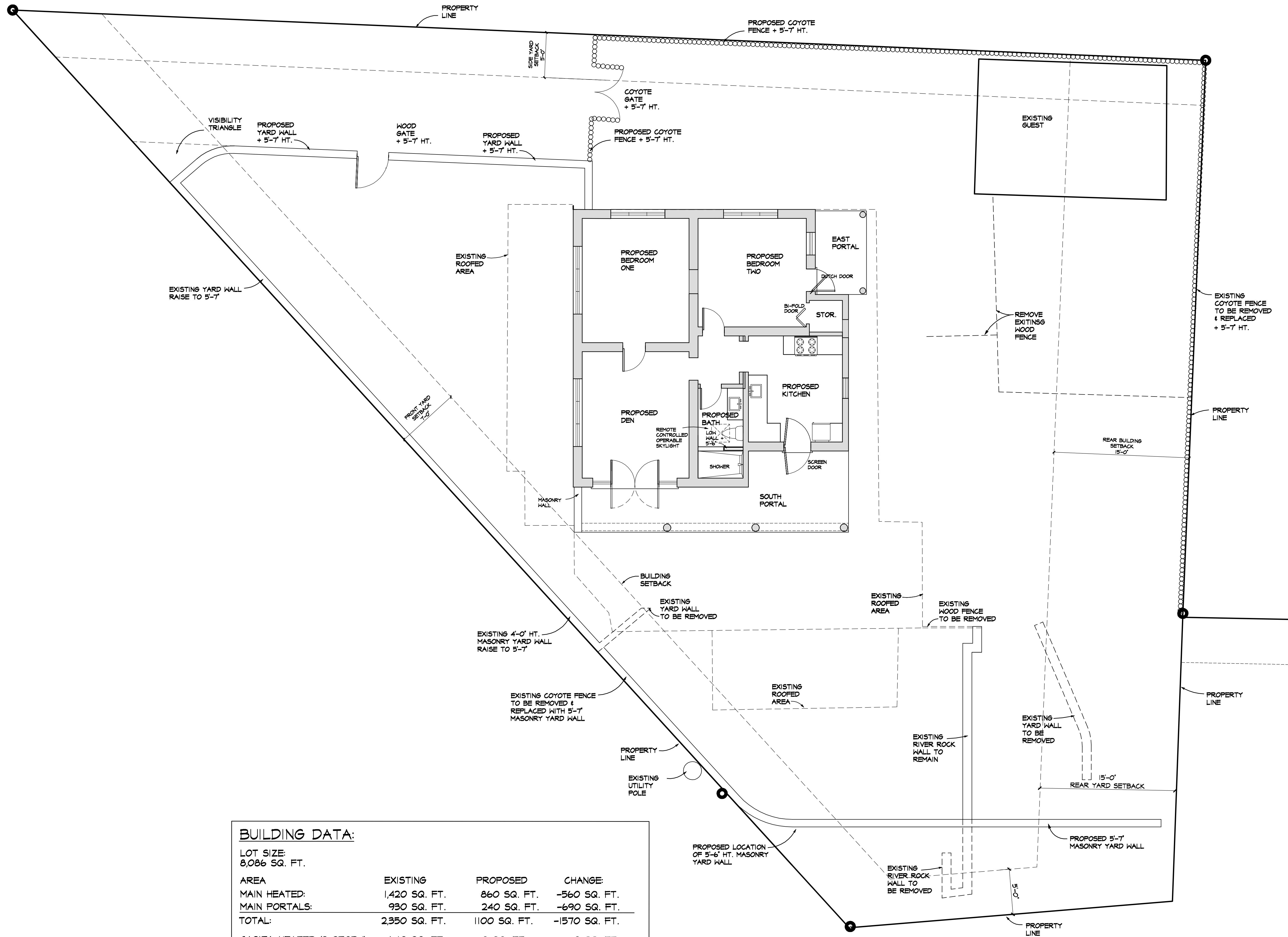
CREATIVE DESIGN  
CUSTOM DESIGN OF UNIQUE STRUCTURES  
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513  
TIM CURRY  
CYD SCHULTE  
PH 505-660-7116  
PH 505-429-9436



RONNINGEN-FENRICH  
423 CAMINO DON MIQUEL  
SANTA FE, NEW MEXICO

9 DECEMBER 2024

A-1



**BUILDING DATA:**

LOT SIZE:	8,086 SQ. FT.		
AREA	EXISTING	PROPOSED	CHANGE:
MAIN HEATED:	1,420 SQ. FT.	860 SQ. FT.	-560 SQ. FT.
MAIN PORTALS:	930 SQ. FT.	240 SQ. FT.	-690 SQ. FT.
TOTAL:	2,350 SQ. FT.	1,100 SQ. FT.	-1,250 SQ. FT.
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EXISTING TO REMAIN			
LOT COVERAGE:	EXISTING	PROPOSED	CHANGE:
ROOFED AREA:	2,670 SQ. FT.	1,420 SQ. FT.	-1,250 SQ. FT.
TOTAL:	33%	17%	-16%



**PROPOSED SITE PLAN**  
3/16" = 1'-0"

APPROVALS: DATE:  
OWNER:

ENGINEER:

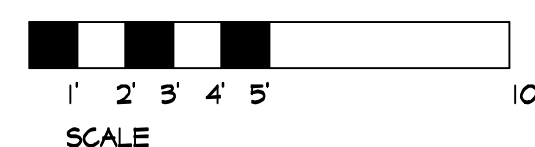
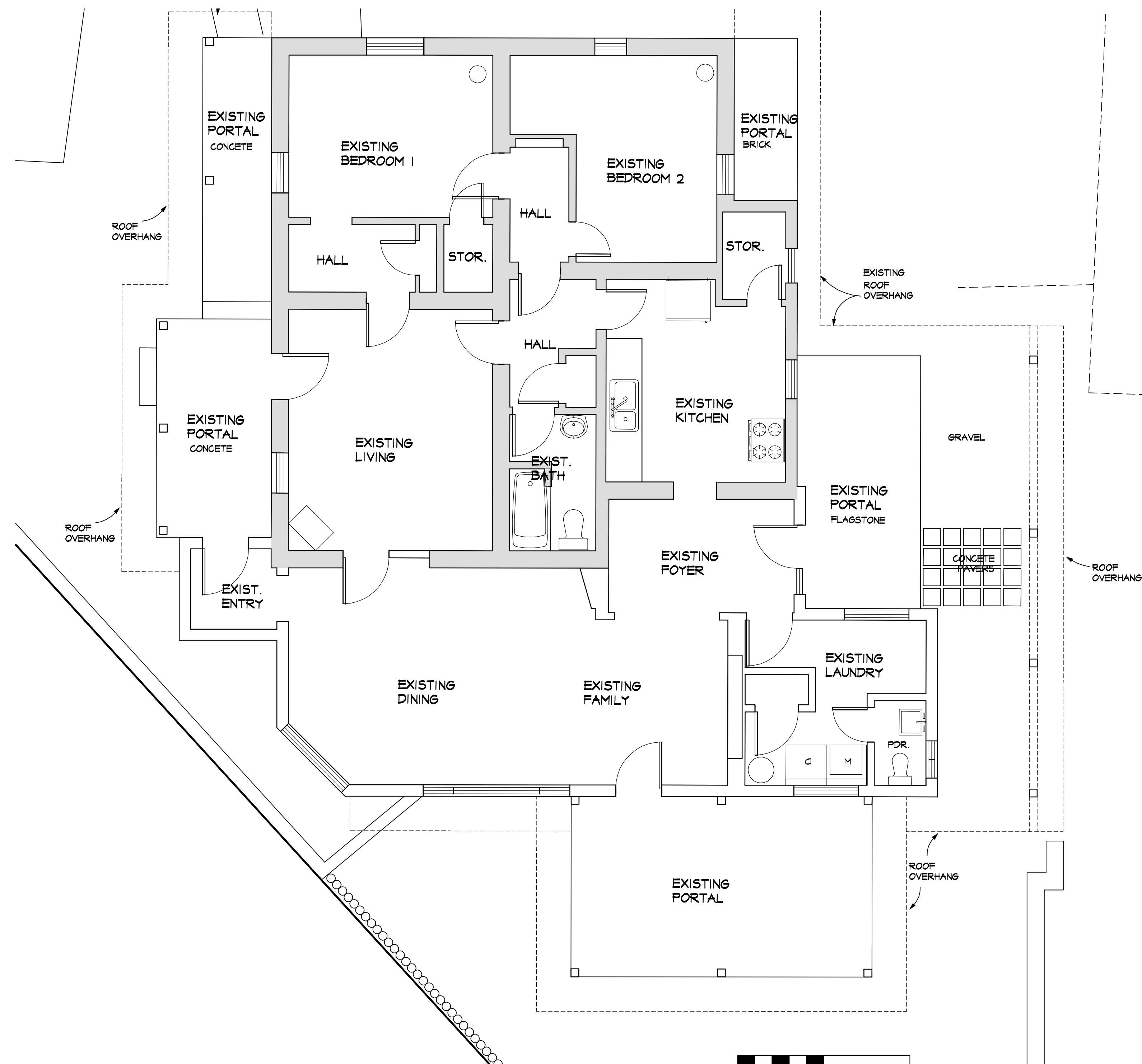
**CREATIVE DESIGN**  
CUSTOM DESIGN OF UNIQUE STRUCTURES  
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513  
TIM CURRY  
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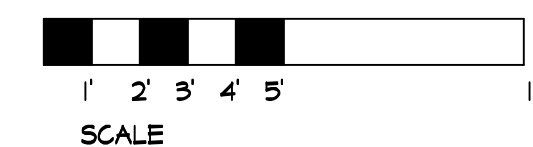
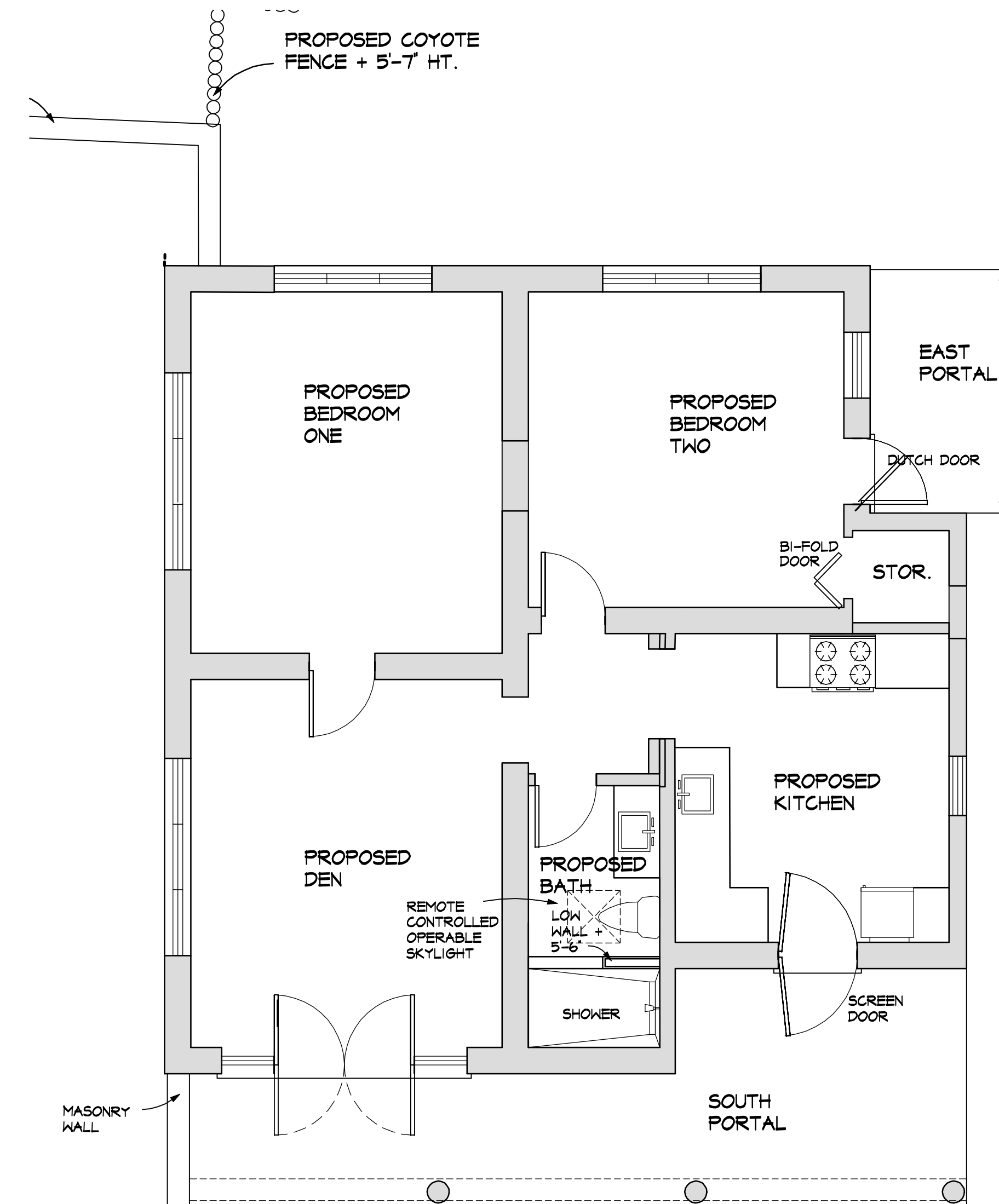
**RONNINGEN-FENRICH**  
423 CAMINO DON MIQUEL  
SANTA FE, NEW MEXICO

9 DECEMBER 2024

**A-2**



EXISTING FLOOR PLAN  
1/4" = 1'-0"

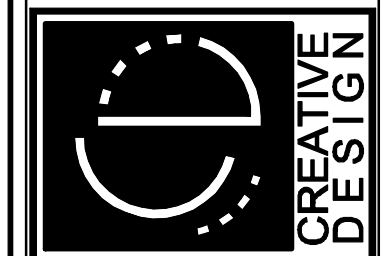


PROPOSED FLOOR PLAN  
1/4" = 1'-0"

APPROVALS: DATE:  
OWNER:

ENGINEER:

CREATIVE DESIGN  
CUSTOM DESIGN OF UNIQUE STRUCTURES  
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513  
TIM CURRY  
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RONNINGEN-FENRICH  
423 CAMINO DON MIGUEL  
SANTA FE, NEW MEXICO

9 DECEMBER 2024

A-3

APPROVALS: DATE:  
OWNER:

ENGINEER:

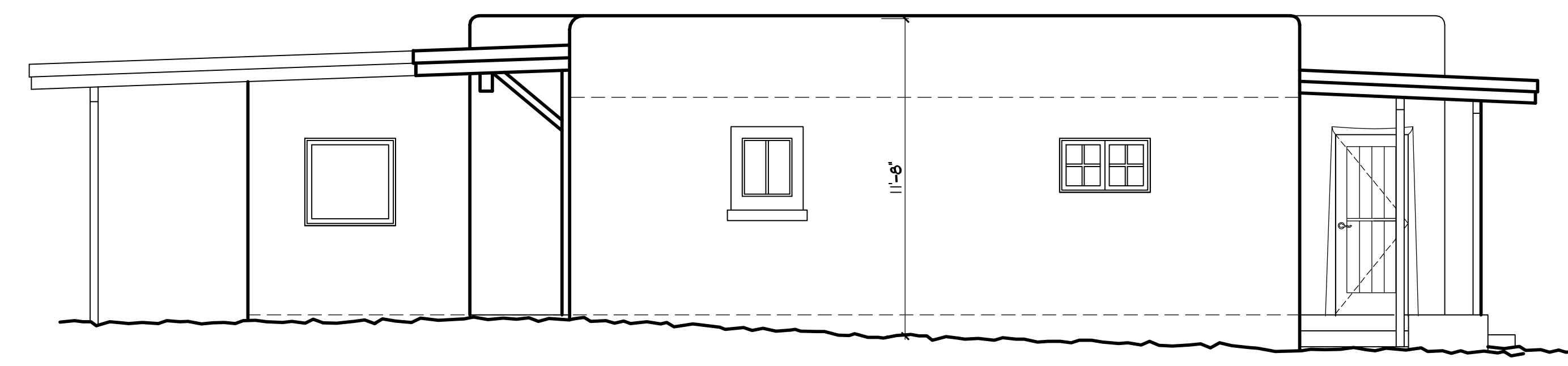
**CREATIVE DESIGN**<sup>®</sup>  
CUSTOM DESIGN OF UNIQUE STRUCTURES  
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513  
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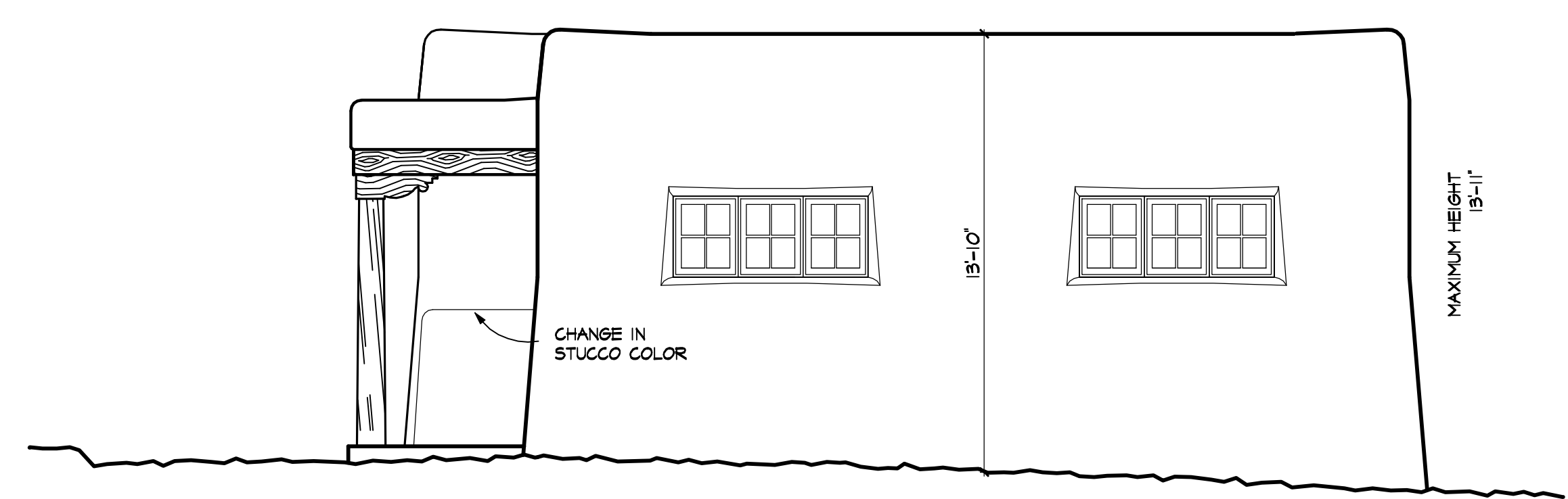
**RONNINGEN FENRICH**  
423 CAMINO DON MIQUEL  
SANTA FE, NEW MEXICO

10 DECEMBER 2024

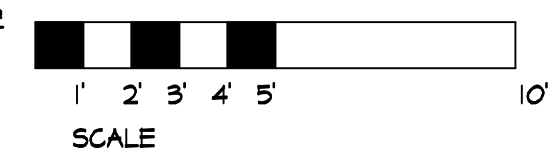
**A-4A**



**EXISTING NORTH ELEVATION**  
1/4" = 1'-0"



**PROPOSED NORTH ELEVATION**  
1/4" = 1'-0"



APPROVALS: DATE:  
OWNER:

ENGINEER:

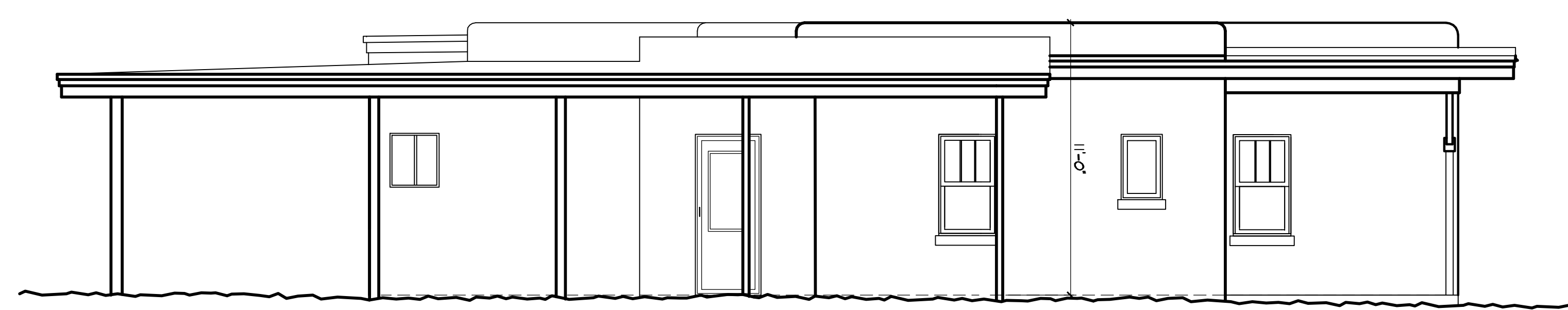
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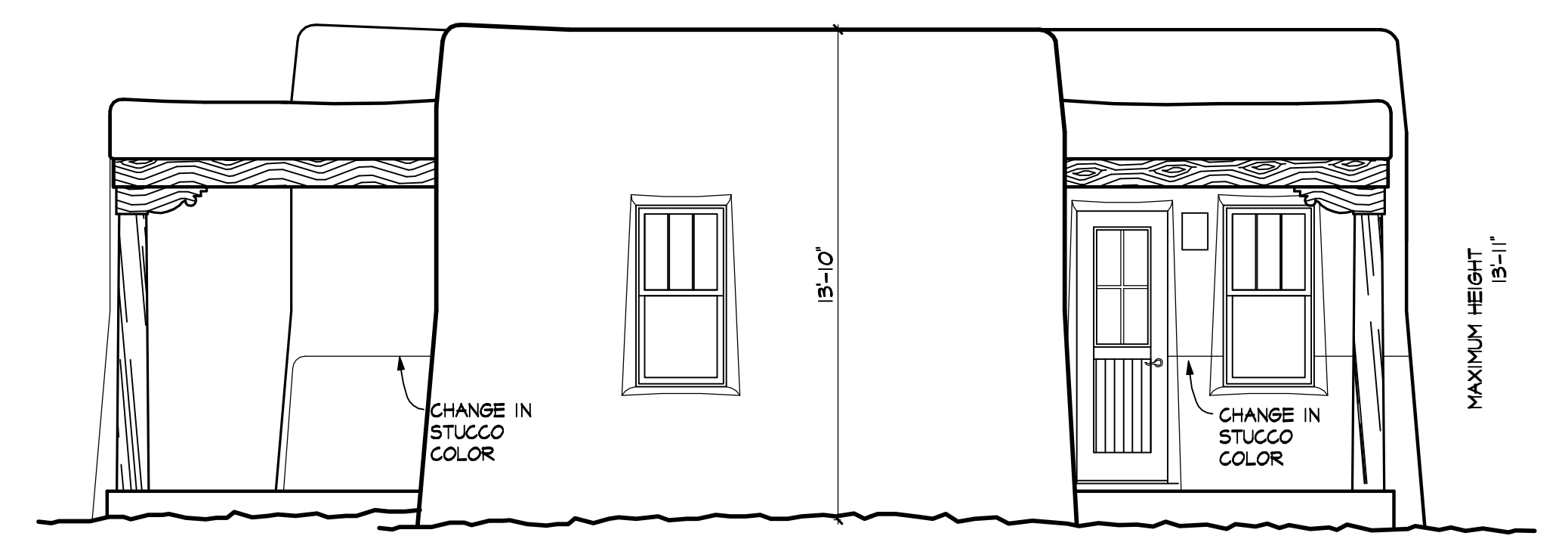
**RONNINGEN FENRICH**  
423 CAMINO DON MIQUEL  
SANTA FE, NEW MEXICO

10 DECEMBER 2024

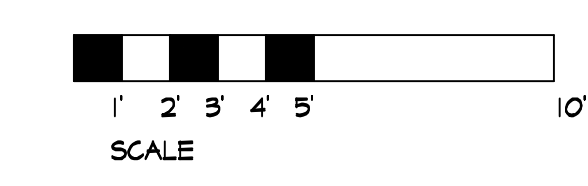
**A-4B**



**EXISTING EAST ELEVATION**  
1/4" = 1'-0"



**PROPOSED EAST ELEVATION**  
1/4" = 1'-0"



APPROVALS: DATE:

OWNER:

ENGINEER:

**CREATIVE DESIGN**<sup>®</sup>  
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**RONNINGEN FENRICH**  
423 CAMINO DON MIGUEL  
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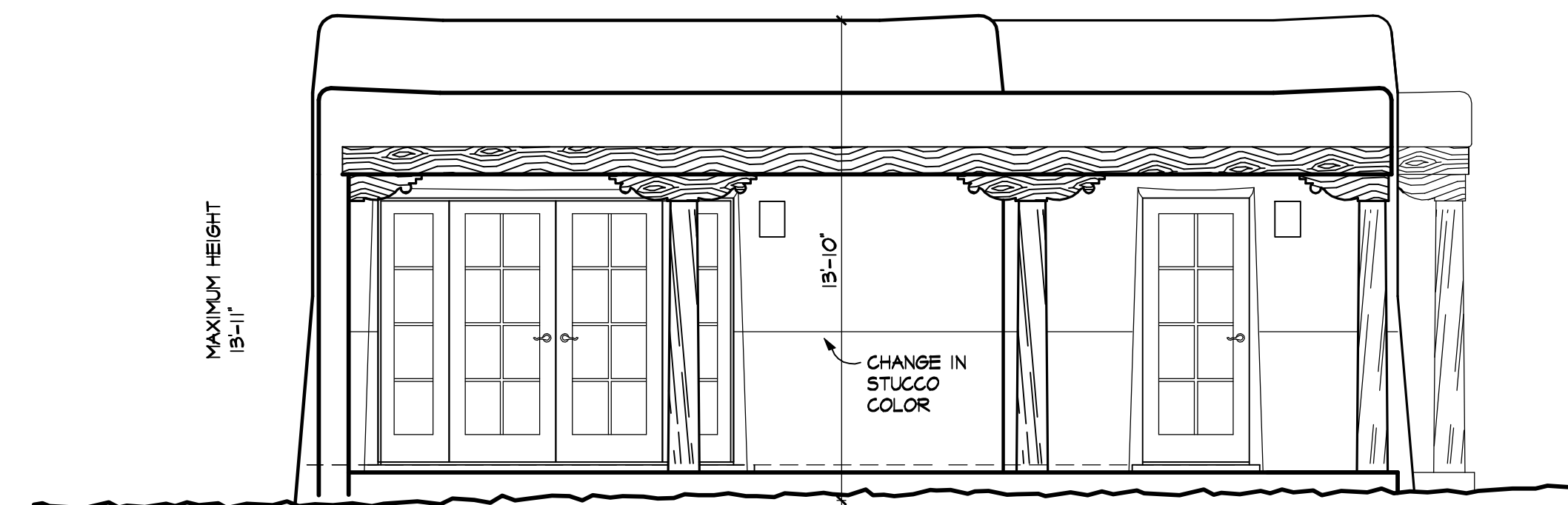
10 DECEMBER 2024

**A-4C**



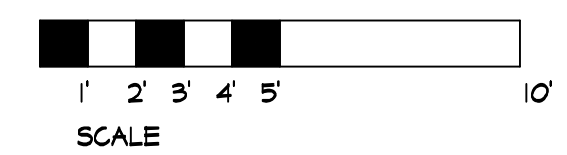
**EXISTING SOUTH ELEVATION**

1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION**

1/4" = 1'-0"



SCALE

APPROVALS: DATE:  
OWNER:

ENGINEER:

**CREATIVE DESIGN**<sup>®</sup>  
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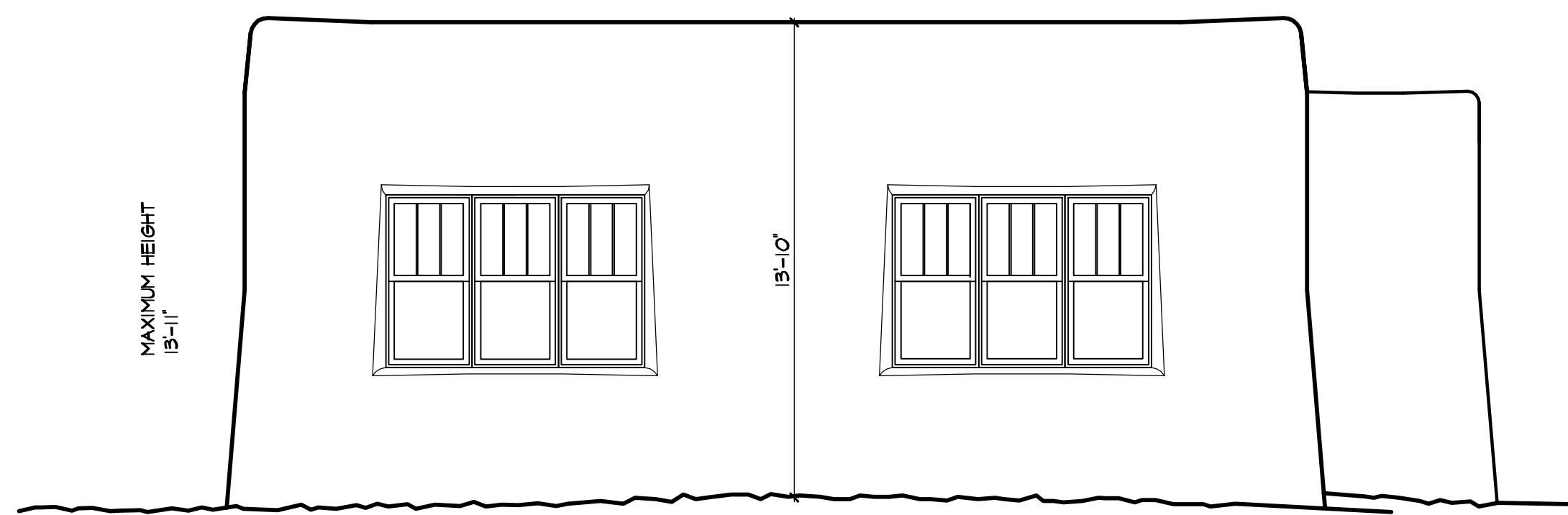
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SANTA FE, NEW MEXICO

10 DECEMBER 2024

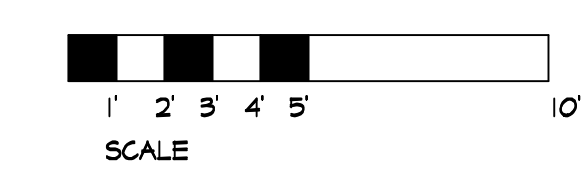
**A-4D**



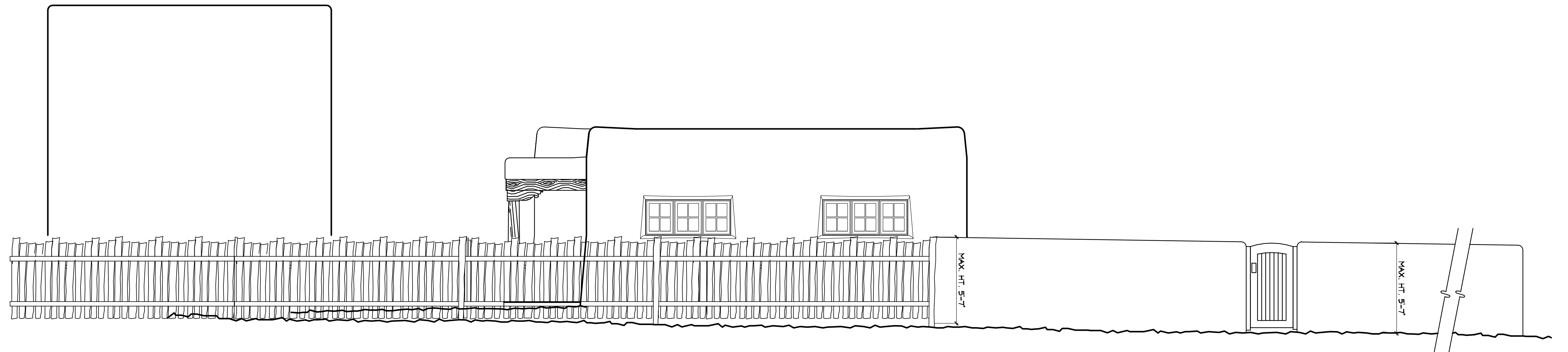
**EXISTING WEST ELEVATION**  
1/4" = 1'-0"



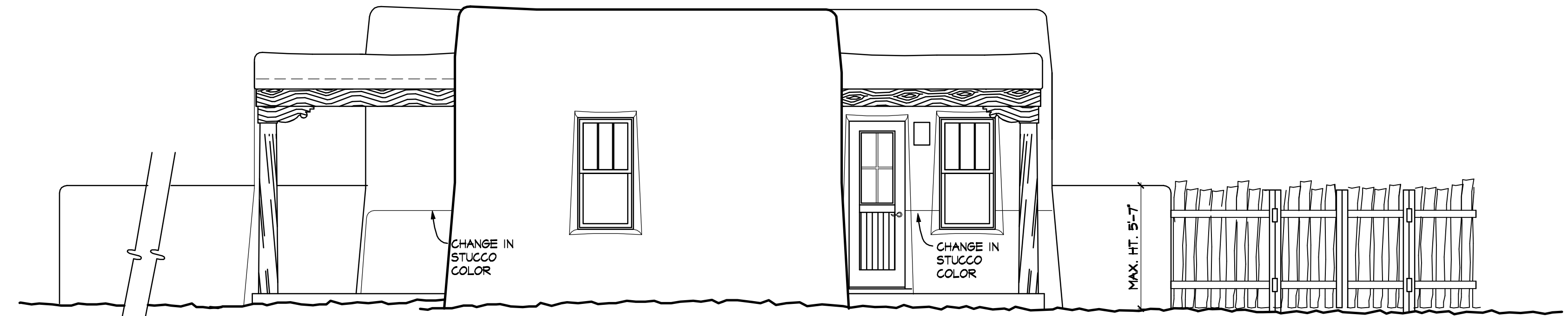
**PROPOSED WEST ELEVATION**  
1/4" = 1'-0"



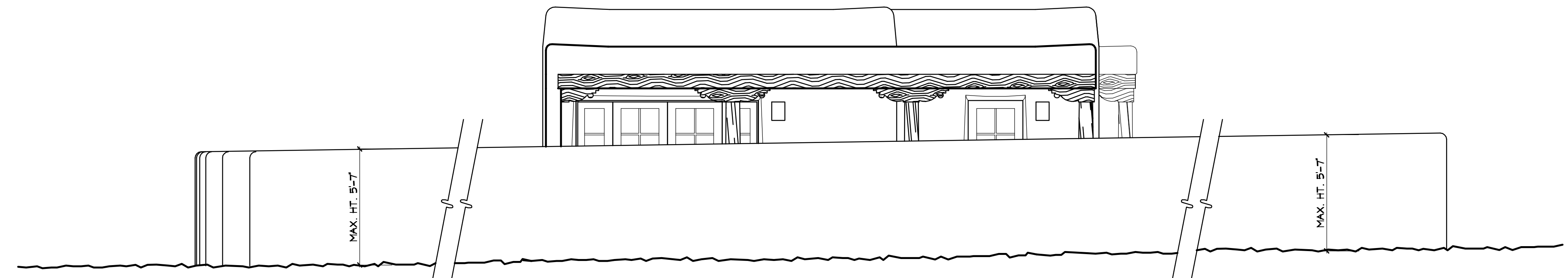
SCALE



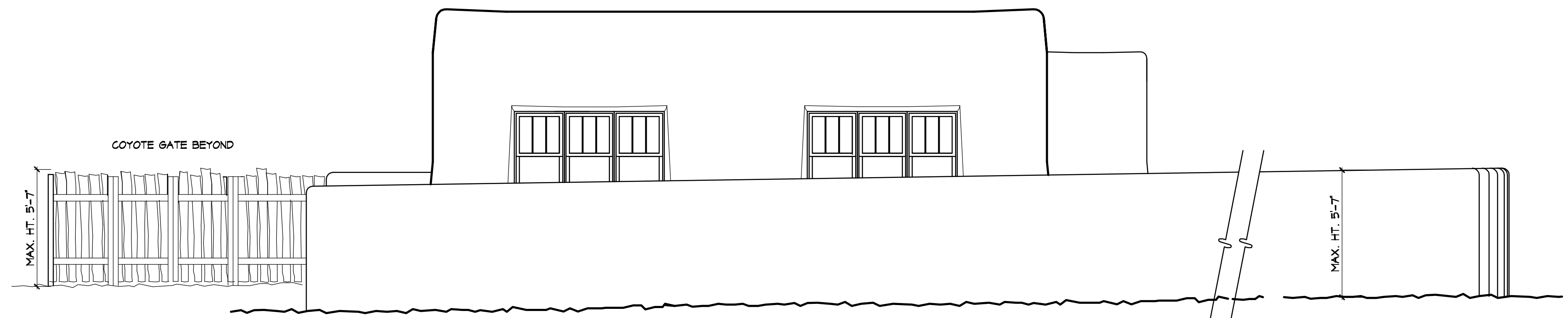
PROPOSED NORTH YARD WALL ELEVATION  
1/4" = 1'-0"



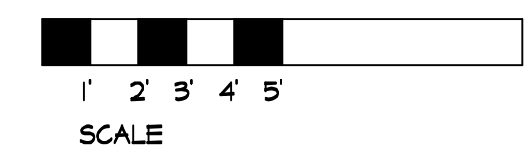
PROPOSED EAST ELEVATION  
1/4" = 1'-0"



PROPOSED SOUTH YARD WALL ELEVATION  
1/4" = 1'-0"



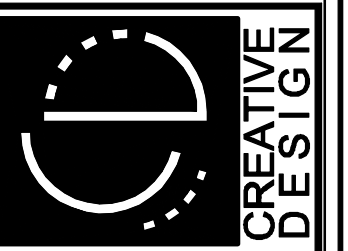
PROPOSED WEST YARD WALL ELEVATION  
1/4" = 1'-0"



APPROVALS: DATE:  
OWNER:

ENGINEER:

CREATIVE DESIGN  
CUSTOM DESIGN OF UNIQUE STRUCTURES  
30 CIENEGUILLA, EMBUDO, NEW MEXICO 87513  
TIM CURRY  
CYD SCHULTE  
PH 505-660-7116 PH 505-429-9436



RONNINGEN FENRICH  
423 CAMINO DON MIQUEL  
SANTA FE, NEW MEXICO

10 DECEMBER 2024

A-5