

# DAVENPORT - SHARON RESIDENCE

## Interior Kitchen Remodel and Garage conversion to Casita

195 Brownell-Howland Road, Santa Fe, NM 87501

SPECIAL USE PERMIT REQUEST

NOT FOR CONSTRUCTION

REVISIONS:

**PALO SANTO DESIGNS LLC**  
 Committed to Building a Sustainable World  
 www.palosantodesigns.com  
 505-988-7230

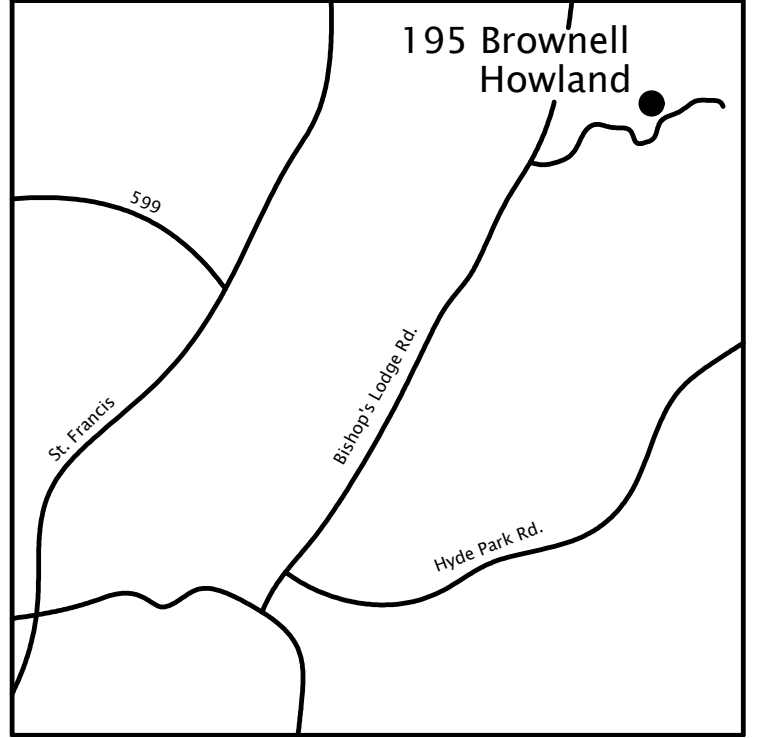
August 6, 2025

**DAVENPORT-SHARON INTERIOR REMODEL**

**195 Brownell-Howland Santa Fe, NM 87501**

Cover Sheet

**CS1.0**

<p><b>TABLE OF CONTENTS</b></p> <p>CS1.0 – Cover Sheet/ Code Analysis Recorded Plats &amp; Easements Topographic Survey &amp; Slope Analysis Existing Aerial Imagery</p> <p><b>ARCHITECTURAL:</b> A1.0 – Site and Landscaping Plan A2.0 – Existing &amp; Demo Floor Plan A2.1 – Proposed Floor Plan A3.0 – Existing &amp; Proposed Exterior Elevations A3.1 – Existing &amp; Proposed Exterior Elevations A3.2 – Existing &amp; Proposed Exterior Elevations</p>
<p><b>PROJECT LOCATION</b></p> <p>195 Brownell-Howland Rd, Santa Fe, NM 87501</p> <p>Take Bishop's Lodge Road north. Turn Right on Brownell-Howland Road, 195 is on the Left</p>


<p><b>PROJECT TEAM</b></p> <p><b>OWNERS:</b> Seonaidh Davenport &amp; Brian Sharon</p> <p><b>ARCHITECT/ CONTRACTOR:</b> Palo Santo Designs LLC 1300 Rufina Circle, Suite 3B Santa Fe, NM 87507 Contact: Sandra Odems Phone: (505) 670-8785 Email: sandra@palosantodesigns.com</p>																		
<p><b>APPLICABLE CODES</b></p> <p>2021 NM Residential Building Code 2021 International Residential Code 2021 NM Energy Conservation &amp; 2021 IECC 2021 NM Plumbing &amp; Mechanical Codes 2021 Uniform Plumbing &amp; Mechanical Codes 2020 NM Electrical Code 2020 National Elect. Code &amp; 2012 Elect. Safety 2015 Internat'l Fire Code &amp; City Amendments New Mexico Administrative Code City of Santa Fe Ordinance</p>																		
<p><b>ABBREVIATIONS</b></p> <table border="0"> <tr> <td>A.F.F. – ABOVE FINISH FLOOR</td> <td>H.M. – HOLLOW METAL</td> </tr> <tr> <td>A.T.S. – ABOVE TOP OF SLAB</td> <td>N.I.C. – NOT IN CONTRACT</td> </tr> <tr> <td>BLDG. – BUILDING</td> <td>N.T.S. – NOT TO SCALE</td> </tr> <tr> <td>BRNG. HT. – BEARING HEIGHT</td> <td>O.C. – ON CENTER</td> </tr> <tr> <td>C/L – CENTERLINE</td> <td>S.F. – SQUARE FEET</td> </tr> <tr> <td>CLG. – CEILING</td> <td>T.O.P. – TOP OF PARAPET</td> </tr> <tr> <td>EQ. – EQUAL</td> <td>T.O.S. – TOP OF SLAB</td> </tr> <tr> <td>EX. – EXISTING</td> <td>U.N.O. – UNLESS NOTED OTHERWISE</td> </tr> <tr> <td>GYP. BD. – GYPSUM BOARD</td> <td>V.I.F. – VERIFY IN FIELD</td> </tr> </table>	A.F.F. – ABOVE FINISH FLOOR	H.M. – HOLLOW METAL	A.T.S. – ABOVE TOP OF SLAB	N.I.C. – NOT IN CONTRACT	BLDG. – BUILDING	N.T.S. – NOT TO SCALE	BRNG. HT. – BEARING HEIGHT	O.C. – ON CENTER	C/L – CENTERLINE	S.F. – SQUARE FEET	CLG. – CEILING	T.O.P. – TOP OF PARAPET	EQ. – EQUAL	T.O.S. – TOP OF SLAB	EX. – EXISTING	U.N.O. – UNLESS NOTED OTHERWISE	GYP. BD. – GYPSUM BOARD	V.I.F. – VERIFY IN FIELD
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<p><b>CODE ANALYSIS – CITY OF SANTA FE</b></p>																	
<p><b>OCCUPANCY GROUP:</b> Single Family Residential <b>CONSTRUCTION TYPE:</b> V-B <b>GROUND SNOW LOAD:</b> 30 psf <b>WIND EXPOSURE CATEGOR:</b> C – 105 mph (3 second gust) <b>SEISMIC SITE CLASS:</b> D <b>CLIMATE ZONE:</b> – 5</p> <p><b>ZONING:</b> RT – Single Family Res. 1du/ac</p> <p><b>TRACT SIZE:</b> 5.079 Acres</p> <p><b>LOT COVERAGE:</b> 40% max allowed/ not exceeded</p> <p><b>OVERLAY ZONE/ COMMUNITY DISTRICT:</b> Escarpment Overlay – Ridgtop Subdistrict on portion of lot</p> <p><b>SETBACKS REQUIRED:</b> Per City of Santa Fe Zoning: Street/ Front Yard – 7' Rear Yard – 15' Side Yard – 5' (not exceeding 14ft in height), 10' setback if height is over 14 ft</p> <p><b>BUILDING HEIGHTS:</b> No change</p> <p><b>EXISTING GROSS AREA OF THE RESIDENCE:</b> 2,675 sf Main House Heated Area 371 sf Guest Room Heated 196 sf Covered Outdoor 3,242 sf Total Roofed Area</p> <p><b>NO ADDITION TO EXISTING SQUARE FOOTAGE</b></p> <p><b>REMODEL AREA:</b> 499 sf Main House Heated 371 sf Guest Casita Heated</p>	<p><b>FIRE PROTECTION/ SPRINKLER SYSTEM:</b> Confirm sprinkler requirement with Fire Marshall at permit, Coordinate with Owner</p> <p><b>EMERGENCY VEHICLE ACCESS (conforming):</b> Driveway length – less than 150 ft Driveway width – 20 ft Turnaround required – No Driveway slope – does not exceed 10% grade</p> <p><b>UTILITIES:</b> Existing electric &amp; gas utilities on site</p> <p><b>WATER SUPPLY AND WASTEWATER DISPOSAL:</b> Shared private well on neighbor's property to West New onsite waste water treatment system Permit Number: LW-0011910</p> <p><b>ENERGY EFFICIENCY:</b> Per 2021 IECC, HERS not required for home remodels, renovations and additions.</p> <p><b>MECHANICAL VENTILATION:</b> Per 2021 IECC</p> <p><b>THERMAL BYPASS CHECKLIST:</b> All framing, insulation, and drywall / plaster contracts shall familiarize themselves with the DOE's Thermal Bypass Checklist and follow all mandatory requirements relating to the locations and continuity of air barriers and insulation in the home.</p>																
<p><b>PLAN SYMBOLS</b></p> <table border="0"> <tr> <td></td> <td>DRAWING TITLE</td> </tr> <tr> <td></td> <td>NORTH ARROW</td> </tr> <tr> <td></td> <td>WINDOW DESIGNATION</td> </tr> <tr> <td></td> <td>DOOR DESIGNATION</td> </tr> <tr> <td></td> <td>KEYED NOTE</td> </tr> <tr> <td></td> <td>SPOT ELEVATION</td> </tr> <tr> <td></td> <td>SECTION CUT</td> </tr> <tr> <td></td> <td>INTERIOR ELEVATION</td> </tr> </table>			DRAWING TITLE		NORTH ARROW		WINDOW DESIGNATION		DOOR DESIGNATION		KEYED NOTE		SPOT ELEVATION		SECTION CUT		INTERIOR ELEVATION
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<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the State of New Mexico &amp; the City of Santa Fe.</li> <li>Contractors shall visit the Project Site to become familiar with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and the site. Discrepancies and/or conflicts between the Contract Documents and the actual field conditions shall be reported to the Architect in writing for correction prior to bidding.</li> <li>Contractors shall be responsible to secure the worksite and render it adequately protected when work is not in progress.</li> <li>Contractors shall perform their work so that there is a minimum of disruption caused to those portions of the building(s) and site where there is no work taking place.</li> <li>All construction refuse and debris shall be removed from the job site not less than once a month and shall be properly disposed of off the property, or contained within a dumpster on site.</li> <li>Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.</li> <li>Where conflicts occur between the Contract Drawings, Specifications, Field Conditions and/or the Building Code, the most stringent requirements shall apply, in the sole judgment of the Architect.</li> <li>Dimensions have preference over scale.</li> <li>All work shall be executed in accordance with the best accepted trade practices and per manufacturers' recommendations.</li> <li>All Contractors shall coordinate their work with that of other Contractors. No Contractor shall delay or interfere with the work of any other Contractor.</li> <li>All site exits not in the area of the Work shall be kept readily accessible and unobstructed at all times.</li> <li>Contractors shall be responsible for delivery of materials and equipment to the Project Site.</li> <li>Fireblocking shall be installed per the International Residential Building Code.</li> </ol> <p><b>RENOVATION NOTES:</b></p> <ol style="list-style-type: none"> <li>Notify Architect prior to proceeding if discrepancies or conflicts are discovered.</li> <li>Relocate utilities, equipment and devices as necessary to accommodate proposed design changes. Notify Architect prior to proceeding if changes to the proposed plans are required.</li> <li>Existing exposed wires &amp; piping on the interior &amp; exterior shall be re-routed within wall, roof and floor cavities so that they are no longer visible.</li> </ol>
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# LAND DIVISION OF TRACT A-1A FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002

7010034

LYING AND BEING SITUATE IN THE BROWNELL-HOLLAND AREA, WHICH IS IN  
THE NORTHEASTERLY AREA OF THE SANTA FE GRANT, IN (PROJECTED) SECTION 8,  
T.17N., R.10E., N.M.P.M., WITHIN THE CITY AND COUNTY OF SANTA FE,  
STATE OF NEW MEXICO.

M/F  
TRL CO., LLC  
INSTRUMENT #1354001  
TAX ID#  
1-056-101-173-430

### OWNER'S CONSENT FOR LOT SPLIT

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE LAND DIVISION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THE UNDERSIGNED OWNER(S) DO HEREBY GRANT REASONABLE EASEMENTS TO ALL EXISTING PUBLIC UTILITIES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

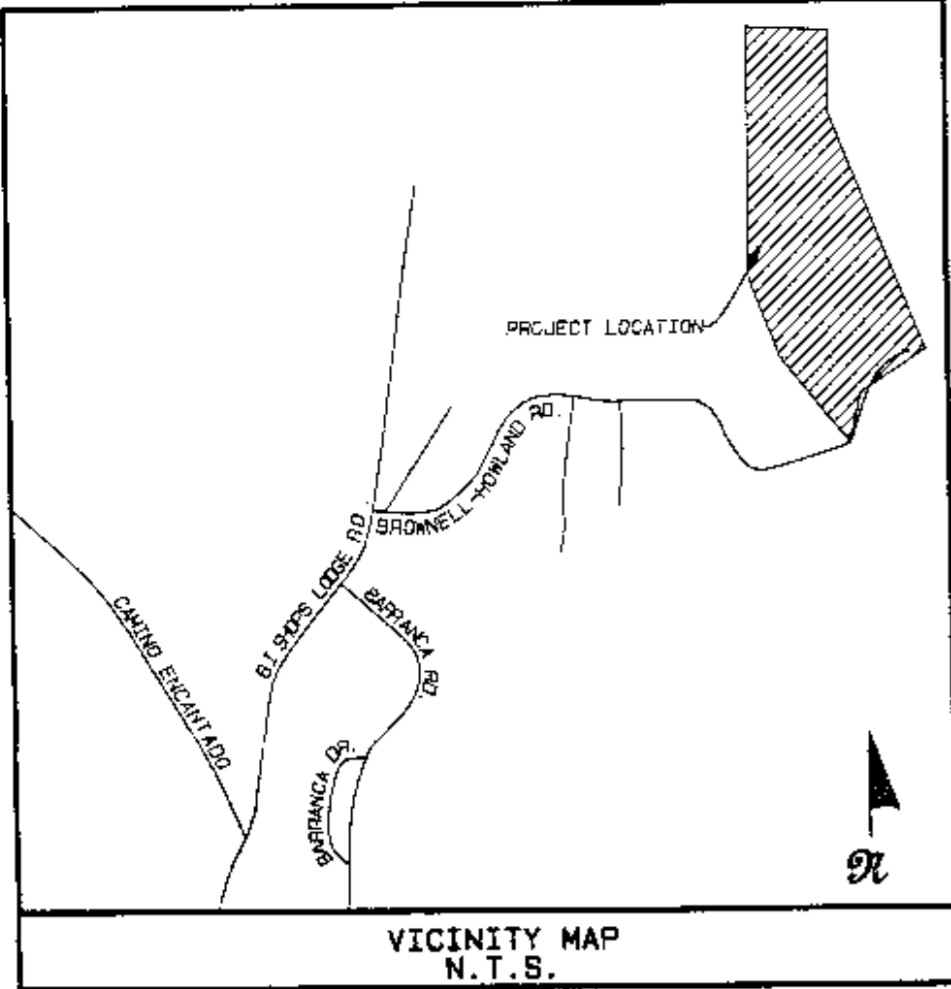
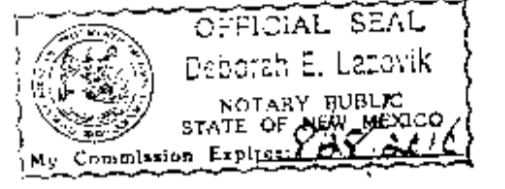
*Anne Thompson Davenport*  
ANNE THOMPSON DAVENPORT, TRUSTEE FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002 (OWNER TRACT A-1A-1 & A-1A-2)

STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF February, 2009

*Deborah E. Lazovik*  
NOTARY PUBLIC

2/28/2010  
MY COMMISSION EXPIRES



Graphic Scale 1" = 50'  
0 25 50 100 150

#### LEGEND

- SET 1/2" REBAR STAMPED M. NOONAN, N.M.P.L.S. No. 6998
- ⊙ WELL
- ⊕ ELECTRIC METER
- UTILITY POLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE

#### NOTES:

1. BASIS OF BEARINGS IS TAKEN FROM A PLAT ENTITLED "LOT SPLIT OF TRACT A-1 FOR DAVID C. DAVENPORT" PREPARED BY MITCHEL K. NOONAN, N.M.P.L.S. No. 6998, RECORDED IN BOOK 305, PAGE 003 ON MAY 15, 1995 AT THE SANTA FE COUNTY CLERK'S OFFICE.
2. REFER TO A WARRANTY DEED RECORDED AS INSTRUMENT #1354001 AT THE SANTA FE COUNTY CLERK'S OFFICE.
3. SEE DFORM MAP 39049C0410D, DATED JUNE 17, 2008 SHOWING THAT TRACT A-1A LAY WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. REFER TO PLAT ENTITLED "LANDS SURVEYED FOR FLORENCE DAVENPORT" PREPARED BY WALTER G. TURLEY, R.P.E.B.L.S. No. 95, DATED JUNE 5, 1958.

### OWNER'S CONSENT FOR EXTINGUISHMENT OF PRIVATE INGRESS & EGRESS 20' R.O.W. AND REGRANT OF 20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W.

THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE EXTINGUISHMENT OF PRIVATE INGRESS & EGRESS 20' R.O.W. (HONEY HATCHED AREA ONLY) AND REGRANT OF 20' PUBLIC UTILITY EASEMENT PRIVATE INGRESS & EGRESS 20' R.O.W. AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES.

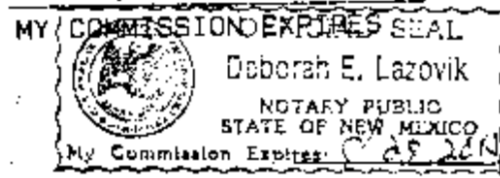
*Anne Thompson Davenport*

ANNE THOMPSON DAVENPORT, TRUSTEE FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST U/A DTD MAY 13, 2002 (OWNER TRACT A-1A-1 & A-1A-2)

STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF February, 2009

*Deborah E. Lazovik*  
NOTARY PUBLIC



*Dave Davenport*

DAVE DAVENPORT (OWNER TRACT A-2)  
BETH DAVENPORT  
STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF February, 2009

*Deborah E. Lazovik*  
NOTARY PUBLIC

2/22/2009  
MY COMMISSION EXPIRES

*Shirley M. Parker*

SHIRLEY M. PARKER, TRUSTEE (OWNER TRACT B)  
STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 2009

*Deborah E. Lazovik*  
NOTARY PUBLIC

2/19/2009  
MY COMMISSION EXPIRES

*Nancy Meem Wirth*

NANCY MEEM WIRTH (OWNER LOTS 1, 2 & 4)  
STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 2009

*Deborah E. Lazovik*  
NOTARY PUBLIC

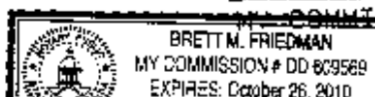
2/19/2009  
MY COMMISSION EXPIRES

GENE REED, President G.P. FOR WHITSON INVESTMENTS LP (OWNER LOT 2-A)

STATE OF NEW MEXICO } SS  
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF March, 2009

*Bret M. Friedman*  
NOTARY PUBLIC



### CITY OF SANTA FE APPROVAL, NOTES & CONDITIONS

APPROVED BY THE SUMMARY COMMITTEE AT THEIR MEETING OF DECEMBER 4, 2008 AS CASE No. SP-2008-24.

CHAIR: *[Signature]* DATE: 4/16/09 SECRETARY: *[Signature]* DATE: 4/16/09

REVIEWED BY: *[Signature]* DATE: 02/13/09 CITY ENGINEER: *[Signature]* DATE: 02/13/09 CITY PLANNER: *[Signature]* DATE: 02/13/09

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. EACH LOT SHALL BE SERVED BY SEPARATE WATER SERVICES INCLUDING SETTING UP SEPARATE METER SERVICE ASSESSMENT ACCOUNTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.
5. AS PER MEMO FROM BARBARA SALAS, CITY OF SANTA FE FIRE MARSHAL, PRIOR TO ANY NEW CONSTRUCTION A FIRE ACCESS ROAD IN ACCORDANCE WITH CHAPTER 14 OF THE SANTA FE CITY CODE AND THE INTERNATIONAL FIRE CODE SHALL BE PROVIDED. FIRE ACCESS ROAD REQUIREMENTS SHALL ADDRESS WIDTH, GRADE AND TURNAROUNDS.

### SURVEYOR'S CERTIFICATE

I MITCHEL K. NOONAN, N.M.P.L.S. No. 6998 DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 09/04/08

*Mitchel K. Noonan* 02/13/09  
MITCHEL K. NOONAN N.M.P.L.S. No. 6998



### INDEXING INFORMATION FOR COUNTY CLERK

TAX ID# 1-056-101-160-428  
OWNER: ANNE THOMPSON DAVENPORT  
FILED: INSTRUMENT #1354001  
SUBDIVISION: N/A  
SECTIONS: SB, 17N, 10E, SANTA FE LAND GRANT

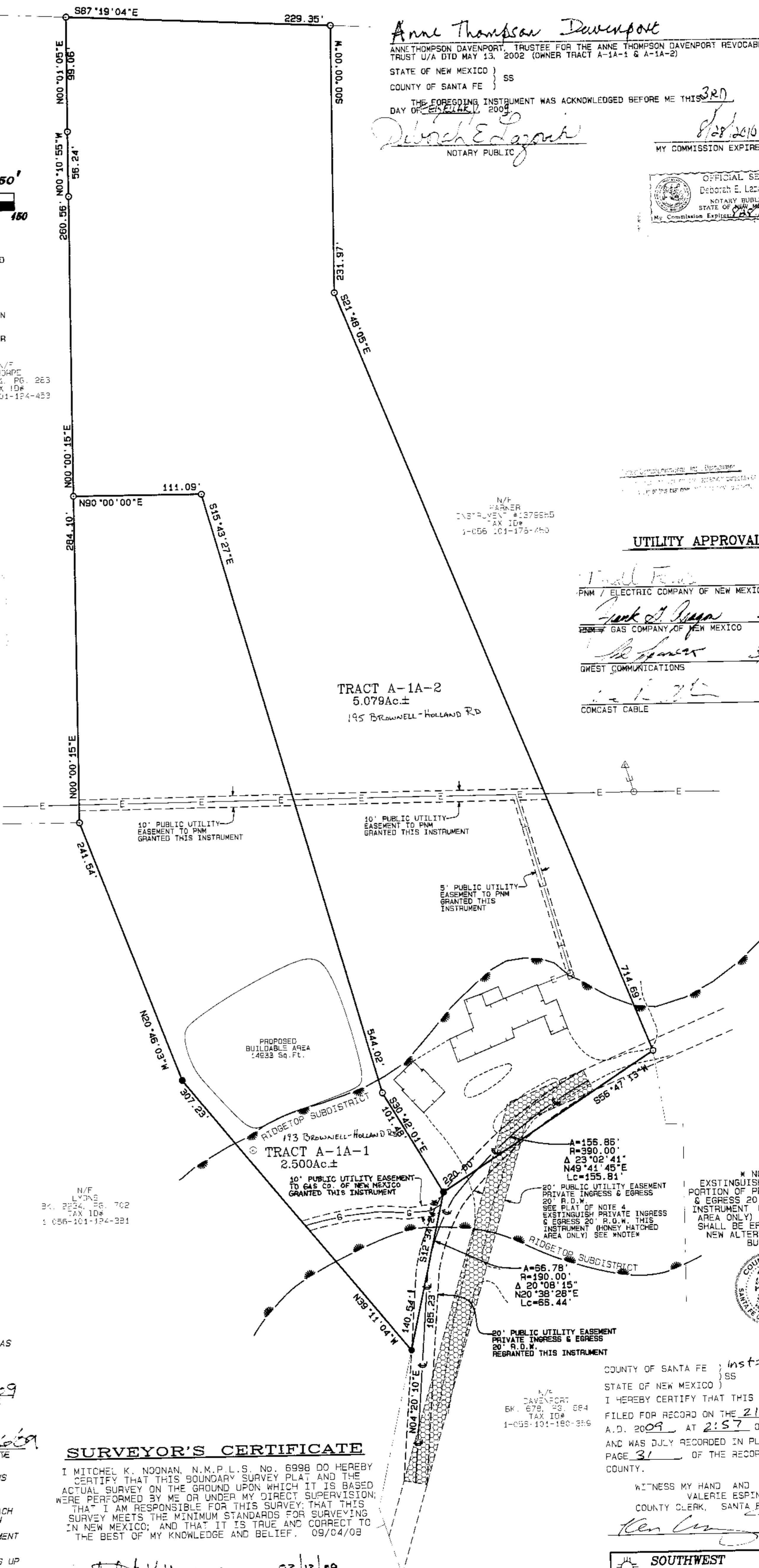
COUNTY OF SANTA FE } SS  
STATE OF NEW MEXICO }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 21 DAY OF April, A.D. 2009 AT 2:57 O'CLOCK P.M. AND WAS DJLY RECORDED IN PLAT BOOK 701 PAGE 31 OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE  
VALERIE ESPINOZA  
COUNTY CLERK, SANTA FE-COUNTY, N.M.  
*[Signature]* DEPUTY

**SOUTHWEST MOUNTAIN SURVEYS**

1114 HICKOX ST., SANTA FE, N.M. 87501  
(505) 882-9428 FAX (505) 986-3413

DATE (S): 02/03/08 DRAWN BY: DKR PROJECT NO.: C-505F



### UTILITY APPROVAL

PNM / ELECTRIC COMPANY OF NEW MEXICO	DATE
<i>[Signature]</i>	3-24-09
GAS COMPANY OF NEW MEXICO	DATE
<i>[Signature]</i>	3-25-09
QUEST COMMUNICATIONS	DATE
<i>[Signature]</i>	3/24/2009
COMCAST CABLE	DATE
<i>[Signature]</i>	3-25-09

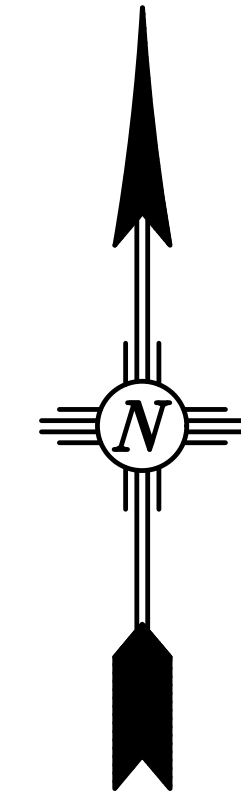
**NOTES:**

RIDGE TOP SUBDISTRICT BOUNDARY LINE AS SHOWN HEREON IS DETERMINED BY PRIOR SURVEY.

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY, BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

DATUM AS SHOWN HEREON IS FROM INFORMATION PROVIDED BY SANTA FE, NEW MEXICO COUNTY G.I.S. DEPARTMENT.

**TRACT A-1A-2**  
**195 BROWNELL-HOLLAND ROAD**



SCALE: 1"=20'  
 CONTOUR INTERVAL = 1'

**LEGEND**

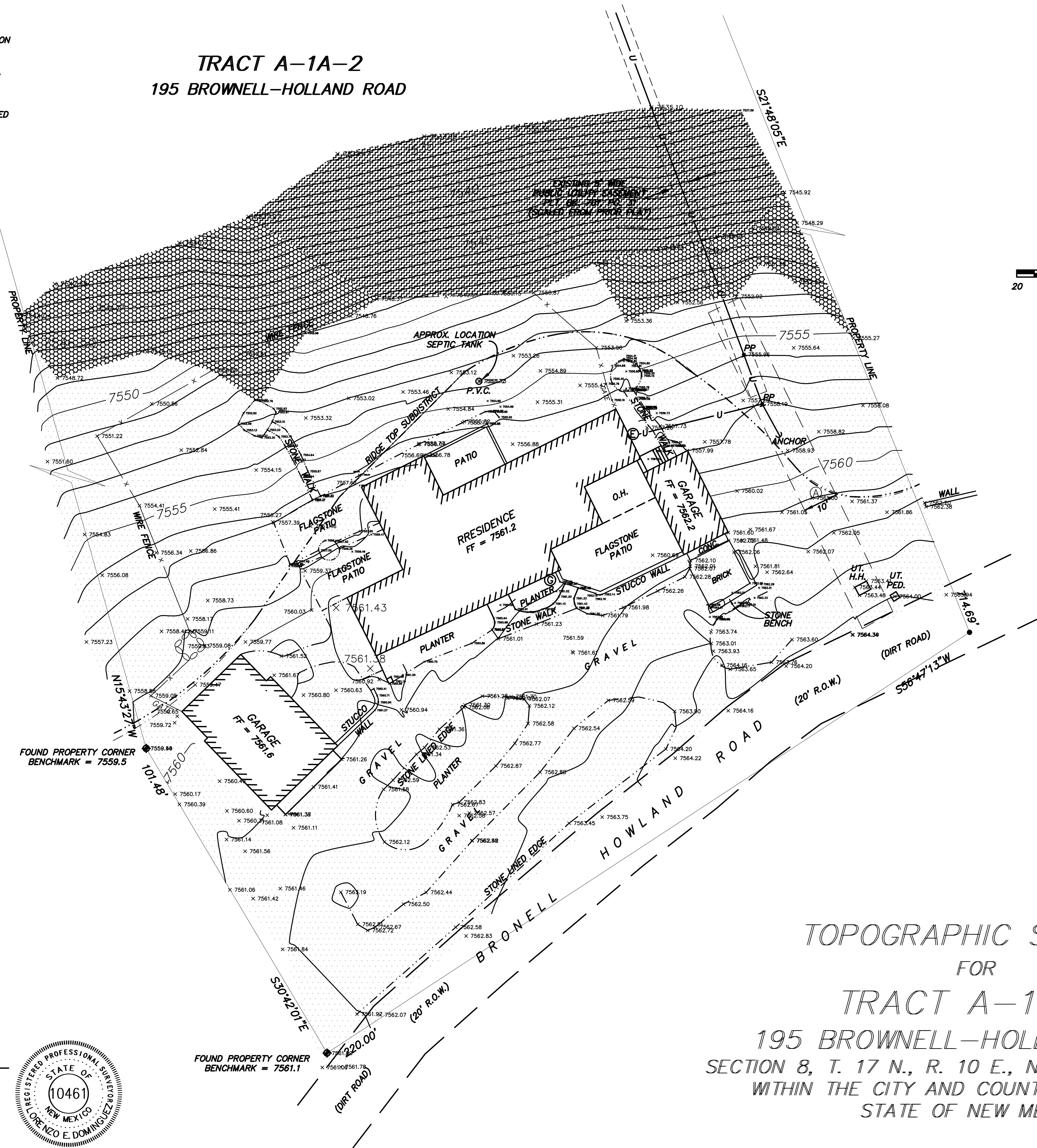
- CALCULATED CORNER NOT SET.
- ◆ ALM. CAP REBAR - BENCHMARK
- ⊙ GAS METER.
- ⊕ ELECTRIC METER.
- U— EXISTING OVERHEAD UT. LINE AND POWER POLE

**EASEMENT:**

- Ⓐ EXISTING 10' WIDE P.N.M. EASEMENT (PNM MT# P14027).

**SLOPES**

- 0% - 20%
- 20% - 30%
- 30% - OVER



**SURVEYOR'S CERTIFICATE**

TOPOGRAPHY BY FIELD SURVEYS USING TRIMBLE 5800 GPS, GNSS RB, RTK SYSTEM. ELEVATIONS BASED ON U.S.G.S. DATUM PROVIDED FROM THE SANTA FE, NEW MEXICO COUNTY G.I.S. DEPARTMENT. THIS TOPOGRAPHIC PLAN MEETS CURRENT NATIONAL MAP ACCURACY STANDARDS. NOVEMBER 1, 2024

LORENZO E. DOMINGUEZ  
 P.S. #10461

DATE

EAST MOUNTAIN SURVEYING CO.  
 P.O. BOX 1607  
 MORIARTY, NM 87035  
 (505) 450-2097



**TOPOGRAPHIC SURVEY**

FOR

**TRACT A-1A-2**

195 BROWNELL-HOLLAND ROAD  
 SECTION 8, T. 17 N., R. 10 E., N.M.P.M. (PROJECTED)  
 WITHIN THE CITY AND COUNTY OF SANTA FE  
 STATE OF NEW MEXICO

# EXHIBIT "A"

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF (EASEMENT) SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

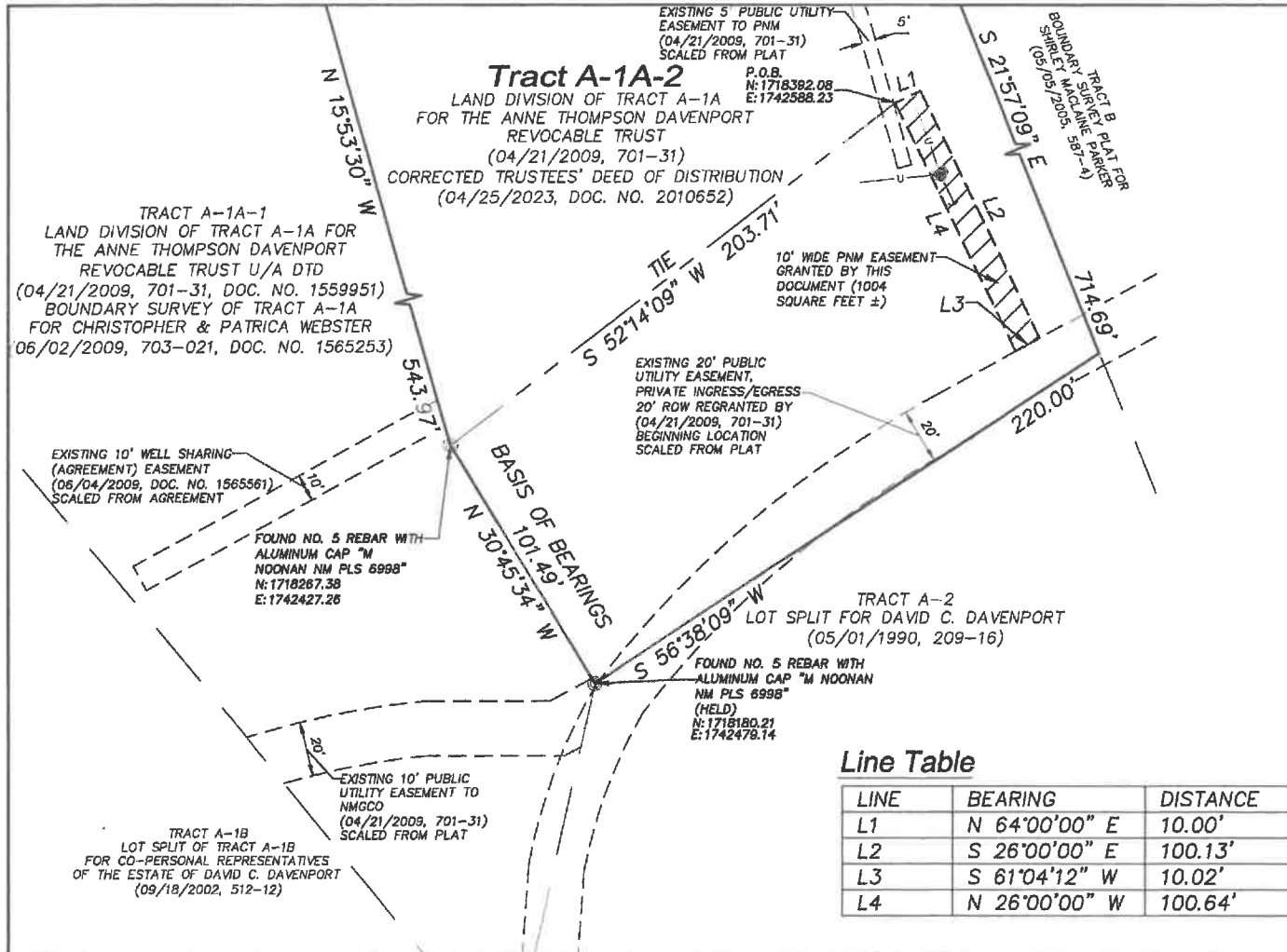
*Larry W. Medrano* 05/07/2024  
 LARRY W. MEDRANO DATE  
 N.M.S. No. 11993

## Acknowledgment

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF May 2024 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

BY *Nicholas Jackson Pressnall*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 12-13-2026

State of New Mexico  
 Notary Public  
 Nicholas Jackson Pressnall  
 Commission Number 1139327  
 Expiration Date 12/13/2026



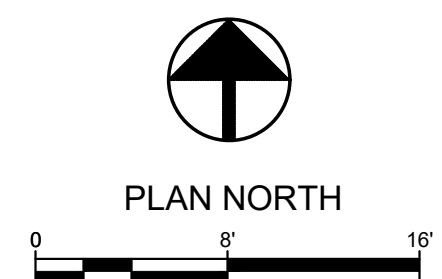
## Line Table

LINE	BEARING	DISTANCE
L1	N 64°00'00" E	10.00'
L2	S 26°00'00" E	100.13'
L3	S 61°04'12" W	10.02'
L4	N 26°00'00" W	100.64'

COORDINATE AND DIMENSION INFORMATION	PLSS INFORMATION	PROJECT INFORMATION	INDEXING INFORMATION	LEGEND-NOT ALL SYMBOLS MAY BE USED	PNM PROJECT NO.
STATE PLANE ZONE: NM-C GRID: 18 HORIZONTAL DATUM: NAVD88 VERTICAL DATUM: U.S. SURVEY FEET UNIT: U.S. SURVEY FEET CONTROL MARK: TRIMBLE RTX PRECISE POSITIONING SYSTEM TORSIONED SCALE FACTOR: GRID TO GROUND: 1.0004469400 GROUND TO GRID: 0.9995325866	LAND GRANT: SANTA FE GRANT SECTION: 08 TOWNSHIP: 17 NORTH RANGE: 10 EAST MERIDIAN: N17P CITY: SANTA FE COUNTY: SANTA FE STATE: NM SCALE: 1"=50'	CREW/TECH: SP DATE OF SURVEY: 04/24/2024 DRAWN BY: MT CHECKED BY: LM PSI JOB NO.: 245080EA1 SHEET NUMBER: 1 OF 1	PROPERTY OWNER: DAVENPORT, SEONAIDH & BRIAN SMITH SHARON SUBDIVISION NAME: LAND DIVISION OF TRACT A-1A FOR THE ANNE THOMPSON DAVENPORT REVOCABLE TRUST UPC: 1066101155439000000	MEASURED BEARING AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED UTILITY POLE ANCHOR EDGE OF ASPHALT	MT #: P14027 PNM APPROVAL:



1 EXISTING SITE with GIS contours  
SCALE: 1/16" = 1'-0"



**SPECIAL USE PERMIT REQUEST**

**NOT FOR CONSTRUCTION**

**REVISIONS:**

**PALO SANTO DESIGNS LLC**  
Committed to Building a Sustainable World  
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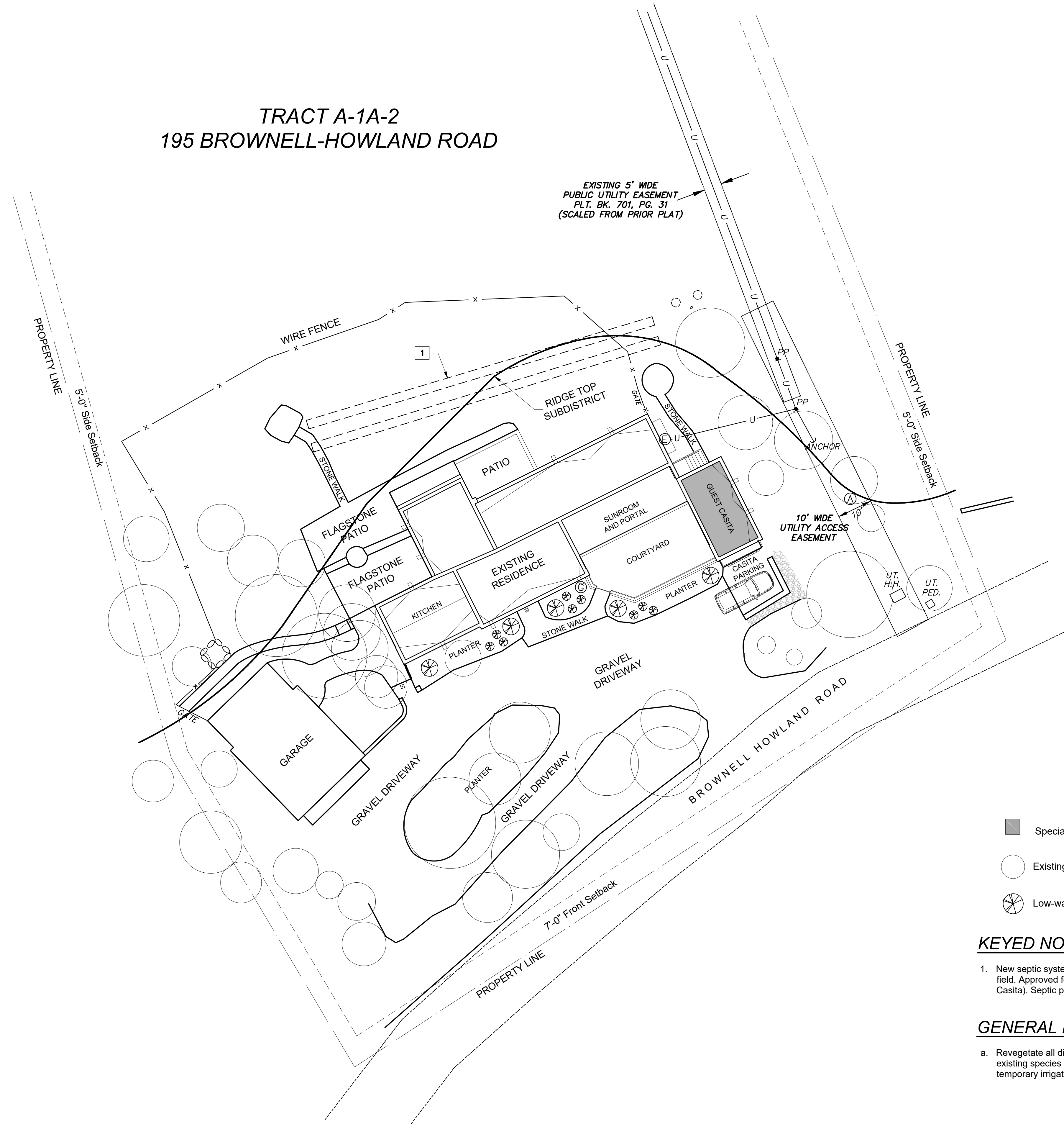
August 6, 2025

**DAVENPORT-SHARON INTERIOR REMODEL**

**195 Brownell-Howland, Santa Fe NM 87501**

Existing Aerial Image

TRACT A-1A-2  
195 BROWNELL-HOWLAND ROAD



EXISTING 5' WIDE  
PUBLIC UTILITY EASEMENT  
PLT. BK. 701, PG. 31  
(SCALED FROM PRIOR PLAT)

10' WIDE  
UTILITY ACCESS  
EASEMENT

- Special Use Permit area
- Existing trees to remain
- Low-water use native plants

**KEYED NOTES:**

1. New septic system with new tank and new leach field. Approved for 3 bedroom use (includes the Casita). Septic permit # LW-0011910

**GENERAL NOTES:**

- a. Revegetate all disturbed areas to approximate existing species and density, typical. Provide temporary irrigation to re-establish landscaping.



**SPECIAL USE  
PERMIT  
REQUEST**

**NOT FOR  
CONSTRUCTION**

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August 11, 2025

**DAVENPORT-SHARON  
INTERIOR REMODEL**

**195 Brownell-Howland,  
Santa Fe NM 87501**

**Site and  
Landscape  
Plan**

**A1.0**

**SPECIAL USE PERMIT REQUEST**

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August 6, 2025

**DAVENPORT-SHARON INTERIOR REMODEL**

**195 Brownell-Howland, Santa Fe NM 87501**

**Existing and Demo Floor Plan**

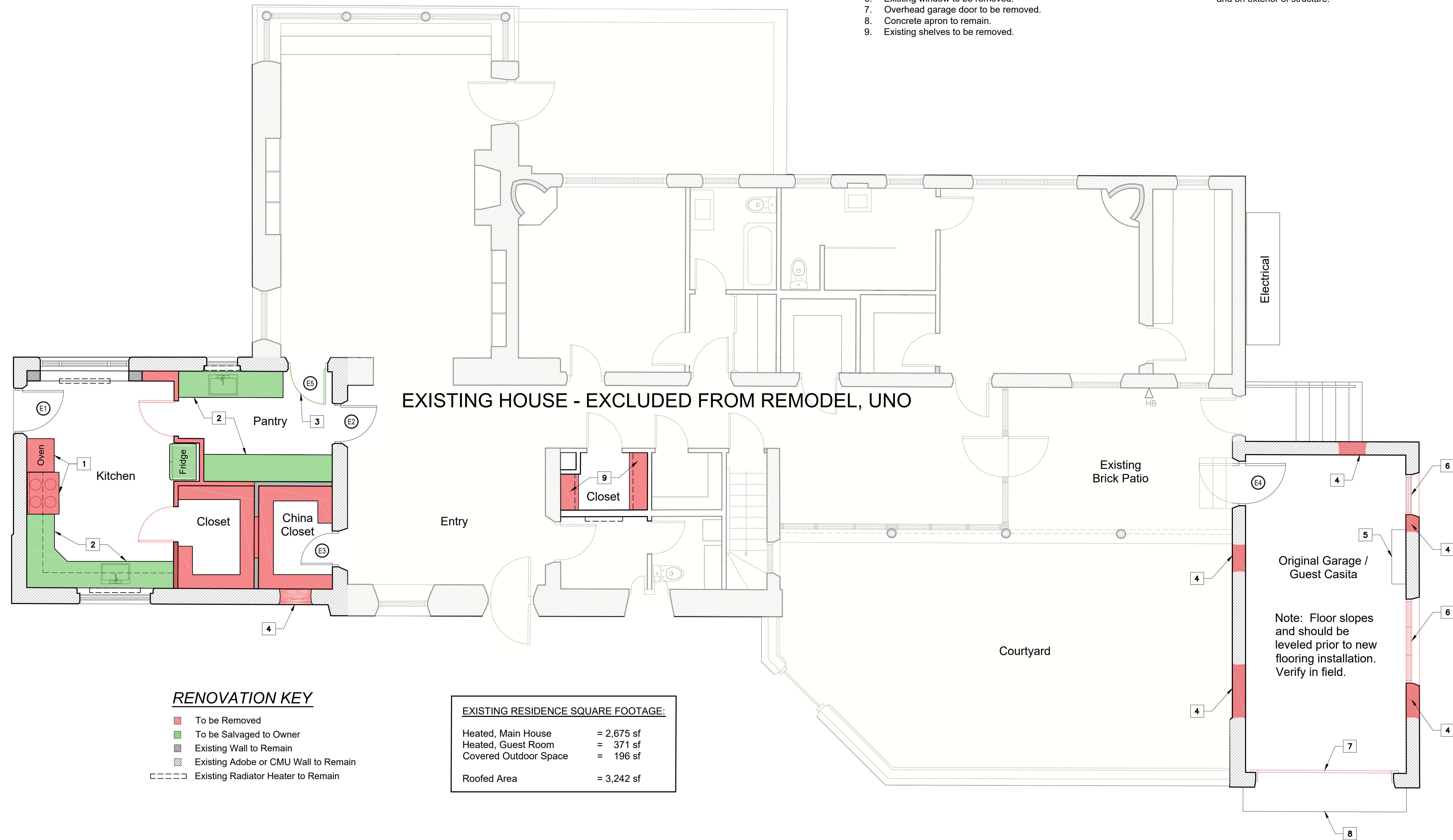
**A2.0**

**KEYED NOTES:**

1. Wall oven and range to be removed.
2. Kitchen cabinets, pantry cabinets, and cabinet pulls to be salvaged to Owner.
3. Existing door to be salvaged to Owner.
4. New wall opening for new window. Provide new window header as needed or infill where existing window is to be removed. See A2.1. Infill existing walls with similar materials.
5. Existing mini split to be relocated.
6. Existing window to be removed.
7. Overhead garage door to be removed.
8. Concrete apron to remain.
9. Existing shelves to be removed.

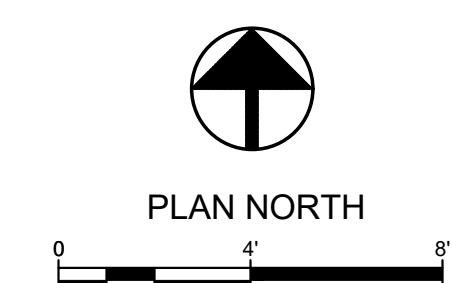
**GENERAL NOTES:**

- a. Salvage appliances to Owner as noted. VIF
- b. Remove existing floor coverings, lighting, plumbing fixtures, and ceiling treatments in all remodel areas (Kitchen, Pantry, Kitchen Closet, China Closet, Hall Closet, and Original Garage/ Guest Room). Salvage TBD in field with Owner.
- c. Consult with Electrical Engineer for removal of conduit and existing wiring. Provide new concealed wiring per proposed plans. Surface conduit should be avoided in finished spaces and on exterior of structure.



**1 EXISTING AND DEMO FLOOR PLAN**

A2.0 SCALE: 1/4" = 1'-0"

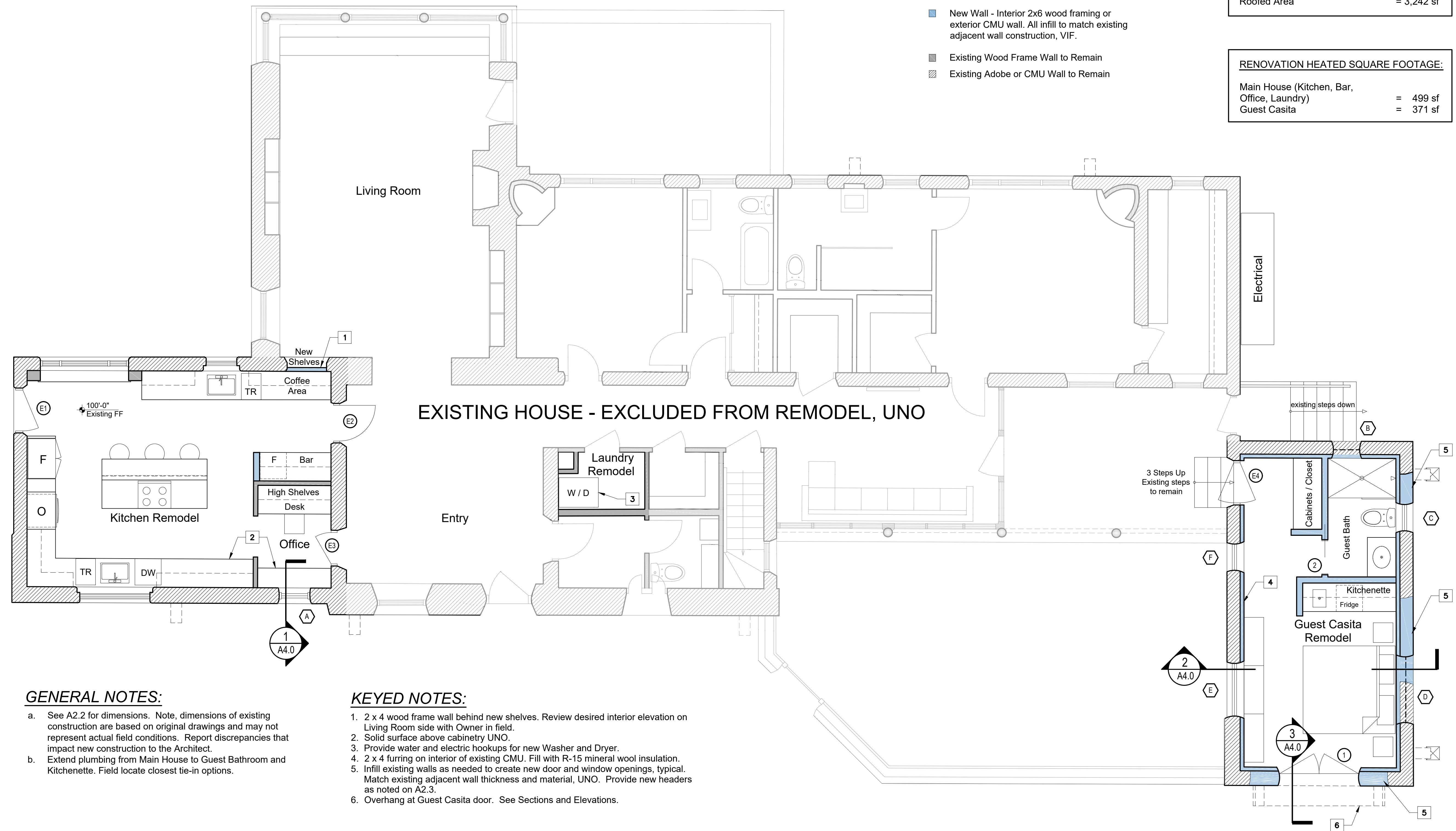


EXISTING RESIDENCE SQUARE FOOTAGE:	
Heated, Main House	= 2,675 sf
Heated, Guest Room	= 371 sf
Covered Outdoor Space	= 196 sf
Roofed Area	= 3,242 sf

**RENOVATION KEY**

- New Wall - Interior 2x6 wood framing or exterior CMU wall. All infill to match existing adjacent wall construction, VIF.
- Existing Wood Frame Wall to Remain
- Existing Adobe or CMU Wall to Remain

RENOVATION HEATED SQUARE FOOTAGE:	
Main House (Kitchen, Bar, Office, Laundry)	= 499 sf
Guest Casita	= 371 sf

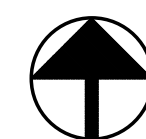


**GENERAL NOTES:**

- a. See A2.2 for dimensions. Note, dimensions of existing construction are based on original drawings and may not represent actual field conditions. Report discrepancies that impact new construction to the Architect.
- b. Extend plumbing from Main House to Guest Bathroom and Kitchenette. Field locate closest tie-in options.

**KEYED NOTES:**

1. 2 x 4 wood frame wall behind new shelves. Review desired interior elevation on Living Room side with Owner in field.
2. Solid surface above cabinetry UNO.
3. Provide water and electric hookups for new Washer and Dryer.
4. 2 x 4 furring on interior of existing CMU. Fill with R-15 mineral wool insulation.
5. Infill existing walls as needed to create new door and window openings, typical. Match existing adjacent wall thickness and material, UNO. Provide new headers as noted on A2.3.
6. Overhang at Guest Casita door. See Sections and Elevations.



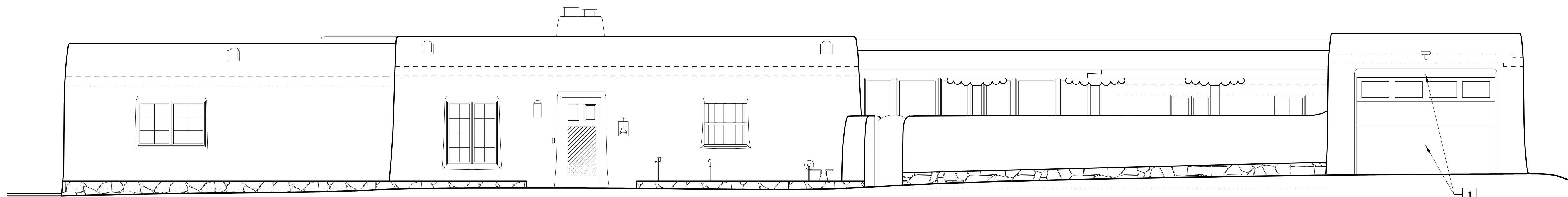
PLAN NORTH



**1** PROPOSED FLOOR PLAN  
A2.1 SCALE: 1/4" = 1'-0"

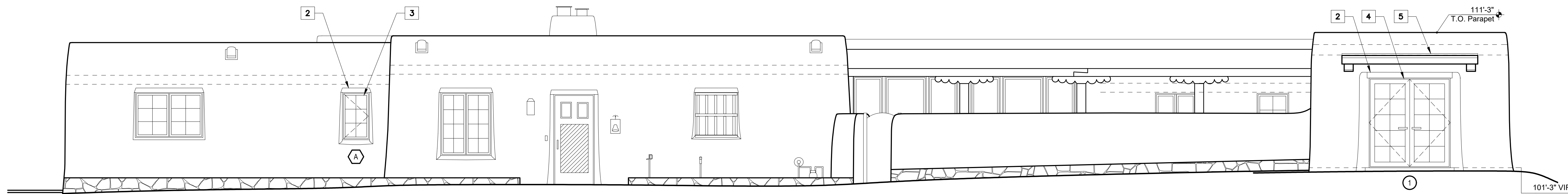
Elevation 100'-0" on Floor Plan = Elevation 7561.2' on Site Plan

<b>SPECIAL USE PERMIT REQUEST</b>	<b>NOT FOR CONSTRUCTION</b>	<b>PALO SANTO DESIGNS LLC</b> Committed to Building a Sustainable World	<b>DAVENPORT-SHARON INTERIOR REMODEL</b>	<b>Proposed Floor Plan</b>  <b>A2.1</b>
			August 6, 2025	
			<b>195 Brownell-Howland, Santa Fe NM 87501</b>	
<b>REVISIONS:</b>		www.palosantodesigns.com 505-988-7230		



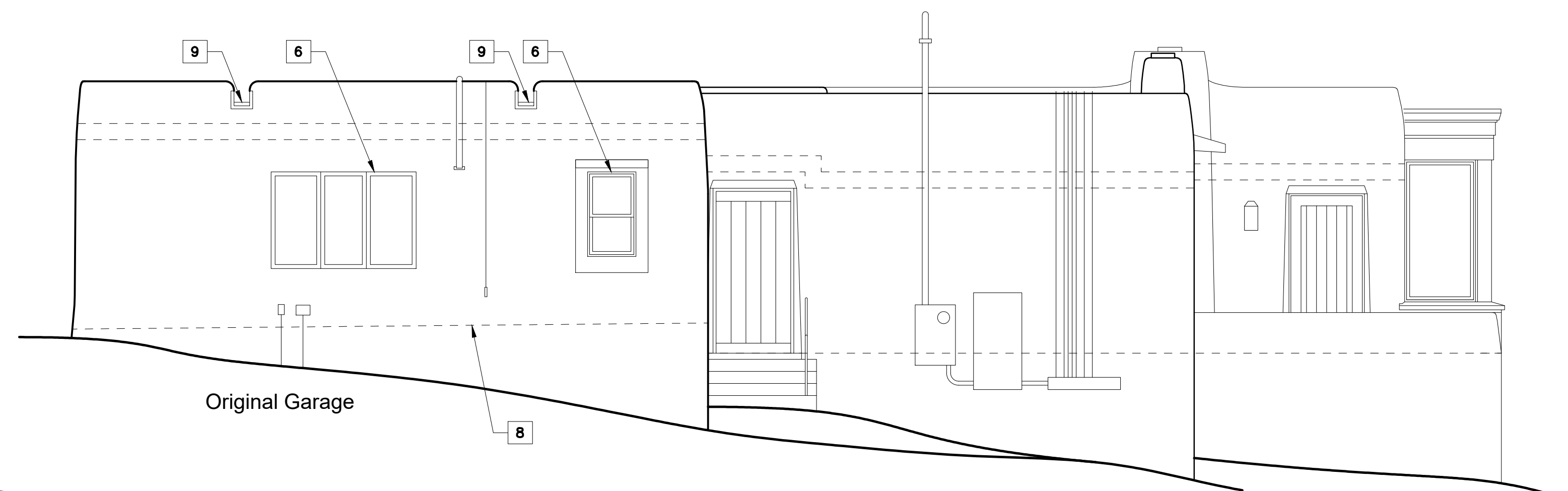
**1** EXISTING SOUTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"

Original Garage



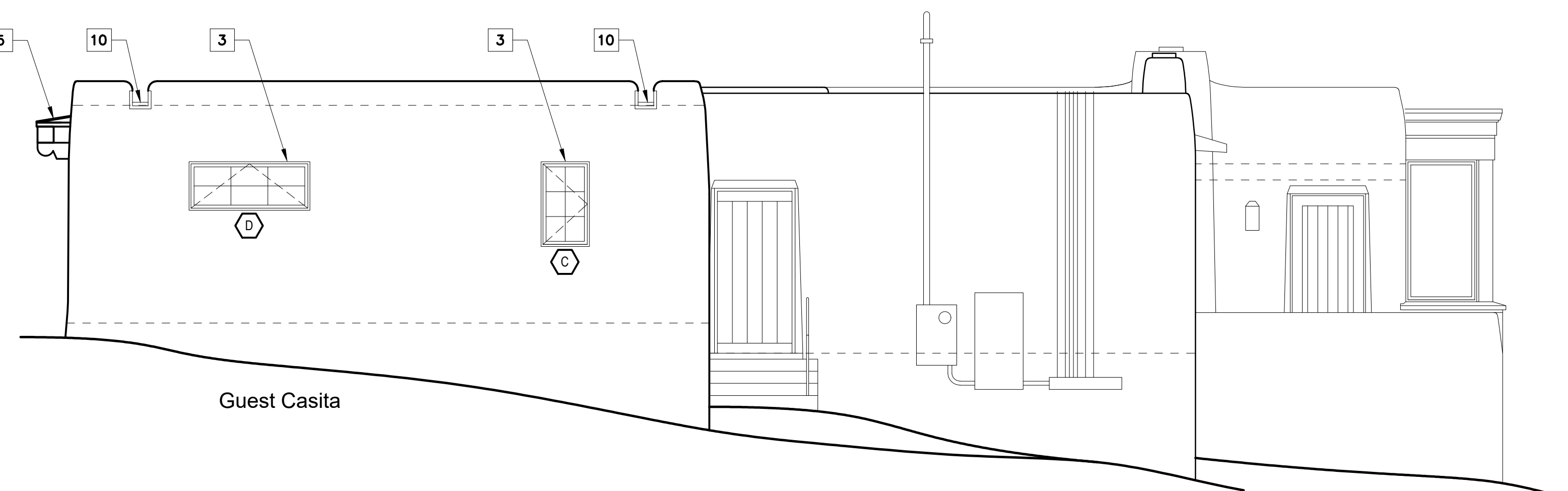
**2** PROPOSED SOUTH ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"

Guest Casita



**3** EXISTING EAST ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"

Original Garage



**4** PROPOSED EAST ELEVATION  
A3.0 SCALE: 1/4" = 1'-0"

Guest Casita

**GENERAL NOTES:**

- a. Provide new 3-coat stucco patching and re-color coat all remodel areas. Match existing stucco in type and color, typical. Follow manufacturers instructions for application. Provide color sample for approval prior to proceeding with color coat.
- b. No change to existing building heights other than thickness to re-stucco, typical.
- c. Paint color of all existing exposed wood headers/ lintels shall remain blue. Paint touch-up as needed to match.
- d. Paint color for all new exposed wood headers/ lintels, columns, beams and/ or corbels to be white or brown only. No blue paint on new window/door, headers/ lintels or exterior wood structures and/or trim.

**KEYED NOTES:**

1. Remove existing garage door and replace existing false header above Garage Door with new exposed wood header above Guest Casita french doors. Remove Garage door and salvage to Owners. VIF
2. New exposed wood header/ lintel. Paint new exterior headers/ lintels white.
3. New wood and aluminum clad window. Match existing window clad color (white).
4. New wood and aluminum clad glazed door. See A5.0 Glazed Door and Window Schedule. Match clad color of existing windows (white).
5. New eyebrow overhang at Guest Casita french doors. Paint exposed wood brown to match existing Porch columns, beams & corbels.
6. Remove existing window.
7. Not used
8. Existing concrete slab slopes. VIF and level as needed prior to installing new flooring.
9. Relocate existing canales. Replace with new canales as needed. Paint to match existing canals.
10. New canale location. See A2.3 Roof Plan for new roof slope.

**SPECIAL USE PERMIT REQUEST**

**NOT FOR CONSTRUCTION**

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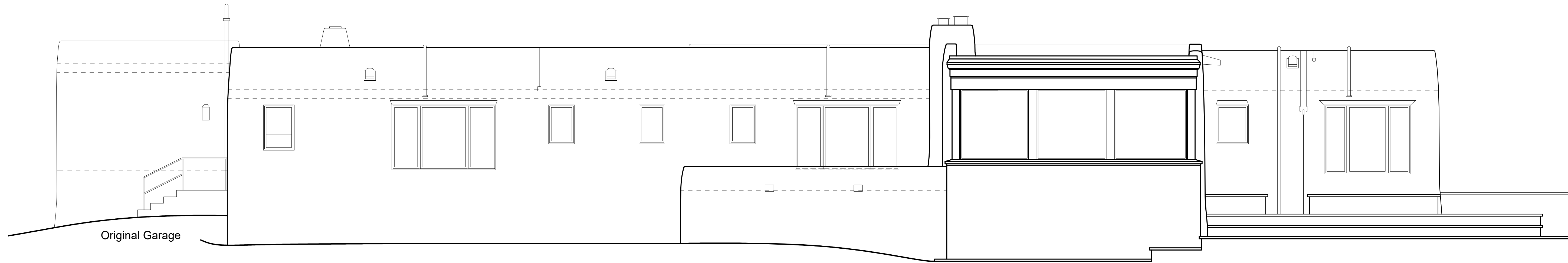
August 6, 2025

**DAVENPORT-SHARON INTERIOR REMODEL**

**195 Brownell-Howland, Santa Fe NM 87501**

Existing and Proposed Elevations

**A3.0**



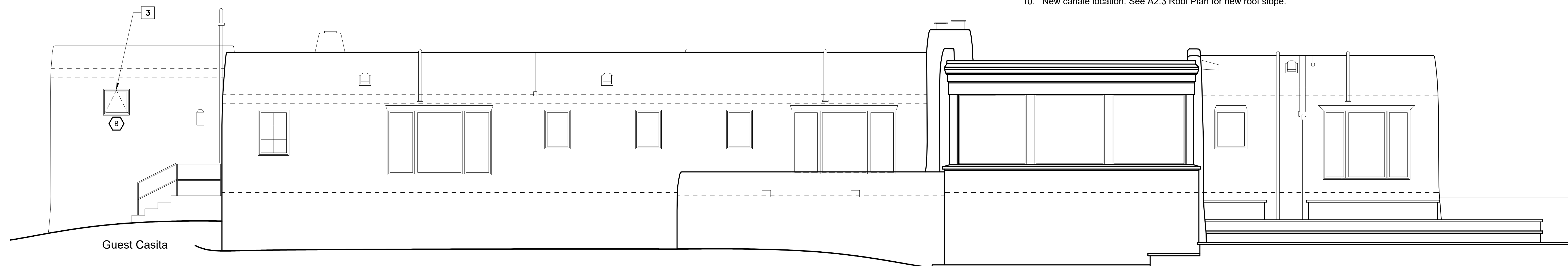
**1** EXISTING NORTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

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7. Not used
8. Existing concrete slab slopes. VIF and level as needed prior to installing new flooring.
9. Relocate existing canales. Replace with new canales as needed. Paint to match existing canales.
10. New canale location. See A2.3 Roof Plan for new roof slope.



**2** PROPOSED NORTH ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

**SPECIAL USE  
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REQUEST**

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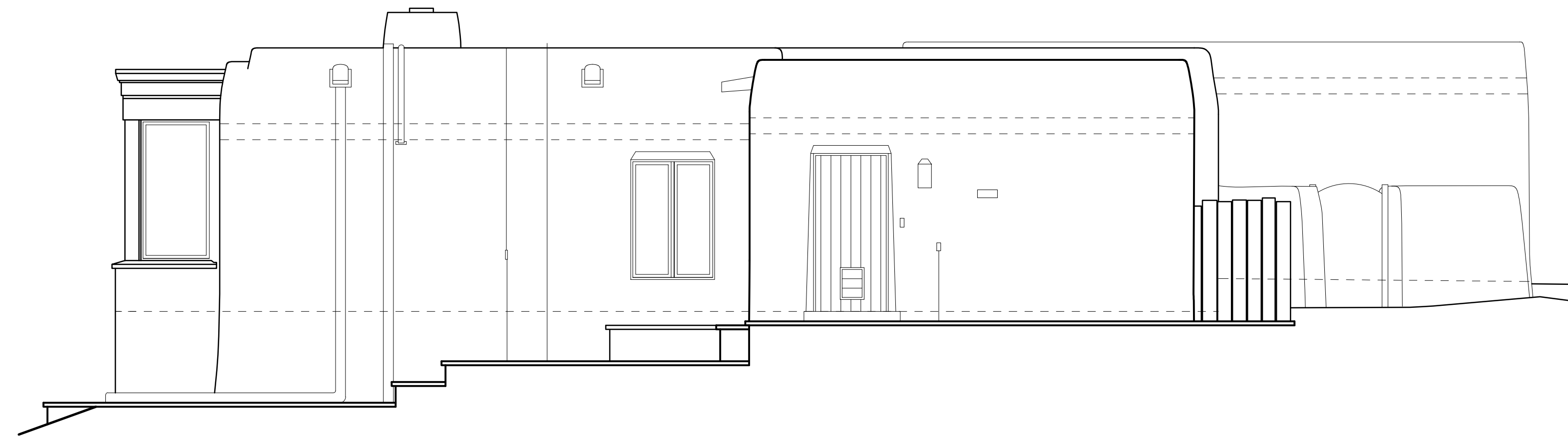
August 6, 2025

**DAVENPORT-SHARON  
INTERIOR REMODEL**

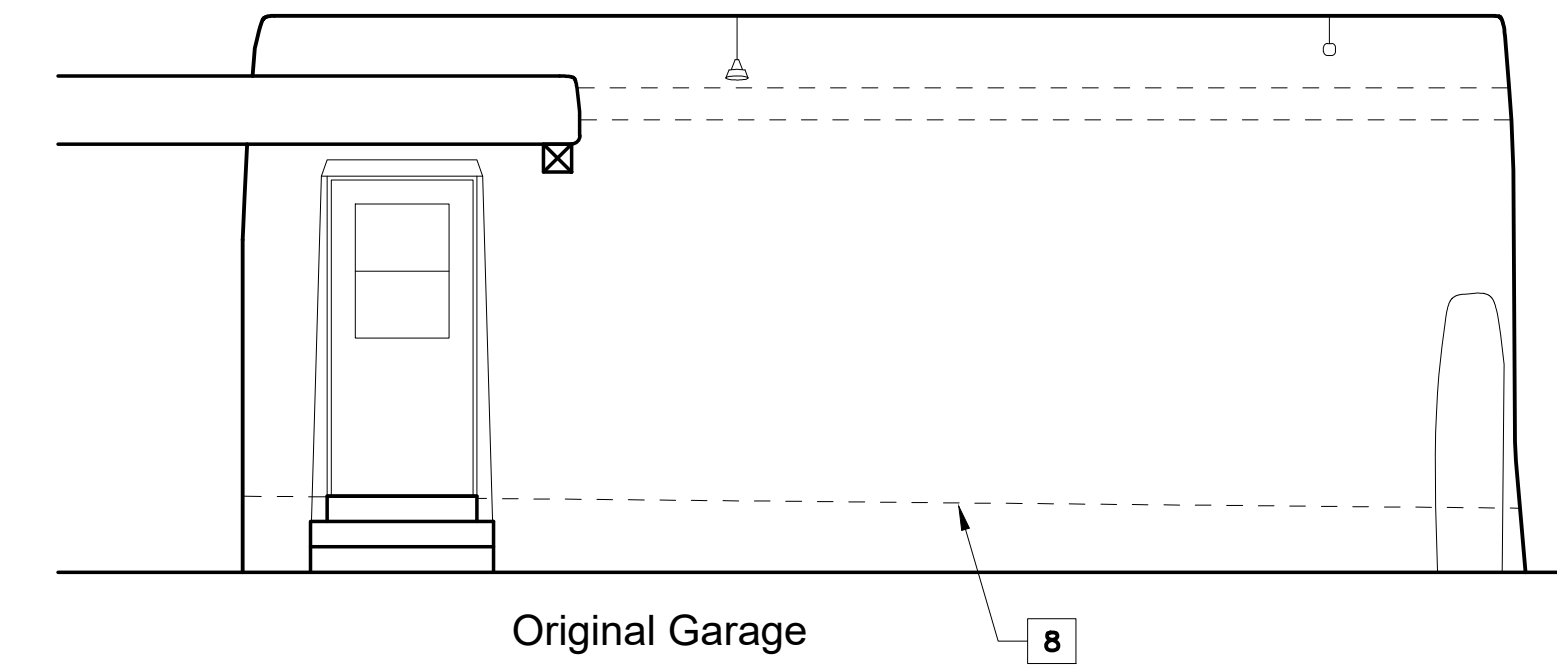
**195 Brownell-Howland,  
Santa Fe NM 87501**

**Existing and  
Proposed  
Elevations**

**A3.1**



**1** EXISTING WEST ELEVATION  
A3.2 SCALE: 1/4" = 1'-0"



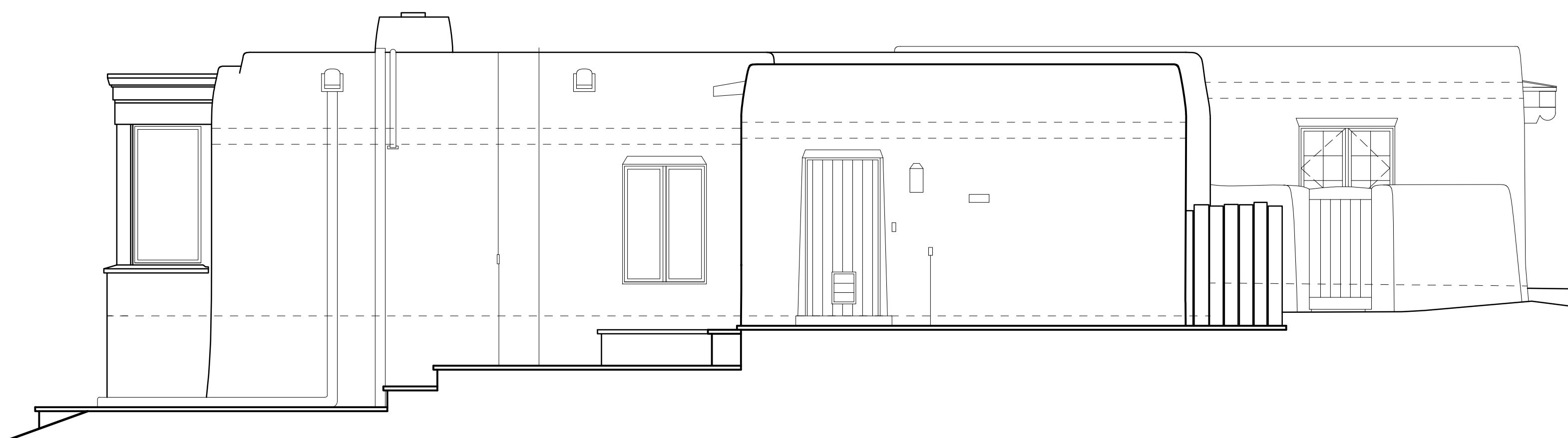
**3** EXISTING WEST COURTYARD ELEVATION  
A3.2 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

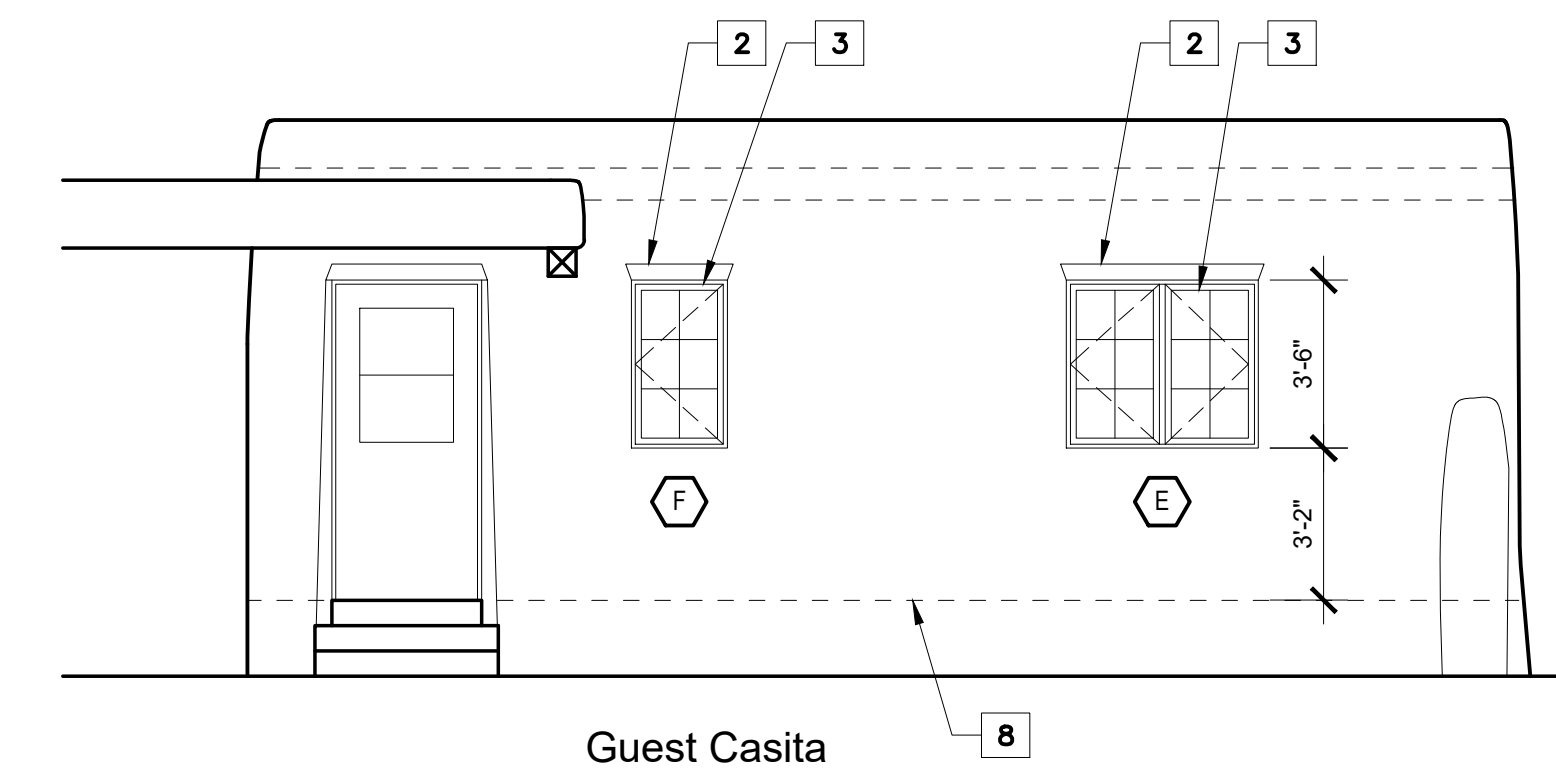
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- 6. Remove existing window.
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- 9. Relocate existing canales. Replace with new canales as needed. Paint to match existing canales.
- 10. New canale location. See A2.3 Roof Plan for new roof slope.



**2** PROPOSED WEST ELEVATION  
A3.2 SCALE: 1/4" = 1'-0"



**4** PROPOSED WEST COURTYARD ELEVATION  
A3.2 SCALE: 1/4" = 1'-0"

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**DAVENPORT-SHARON INTERIOR REMODEL**

195 Brownell-Howland,  
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Existing and Proposed Elevations

**A3.2**