

Lani McCulley &  
Historic Design Review Board Members  
Historic Preservation Division  
200 Lincoln Avenue  
Santa Fe, NM 87501



Regarding: 1062 Camino San Acacio, Existing shed remodel, new home and new ADU

May 15, 2026

Ms. McCulley & Historic Design Review Board Members:

Please accept this letter along with design drawings as a complete application for approval from the Historic Design Review Board to remodel an existing shed, and for a new home and ADU at 1062 Camino San Acacio. This property is in the Downtown and Eastside Historic District.

I will keep and remodel the existing Contributing northern garage & shop building.

1. I intend to replace the non-historic pedestrian door on the north façade with a patio door.
2. I intend to save the existing swinging garage doors, to refurbish and repaint them, and to install new weather and rodent proof doors behind the garage doors such that the existing doors function as shutters.
3. I intend to replace the non-historic window on the west elevation with a window of the same size within the existing opening.
4. I intend to replace both of the non-historic windows on the South Elevation with patio doors reusing the existing headers.
5. I intend to strip the existing patchwork stucco from the full exterior of the building and add 4" of foam insulation, then to restucco the structure. In order to waterproof the stucco and preserve the existing coping, I propose a steel flashing which will rust and match the existing cap flashing.
6. I understand that adding 4" of foam to the two Primary elevations requires an exception. For the sake of the brevity of this letter, I address this request and the exception criteria in a separate document.

I intend to build a new home in a Recent Santa Fe Style. The design incorporates a wall dominated appearance with deep set fenestration and parapeted stepped masses with an earth-tone stucco.

1. I request that the board allow me to build the home to a maximum height of 20'-9" tall where a maximum height of 20'-9" may be allowed because of the sloping nature of this site. Under the footprint of the house, the site rises 14'. The proposed home steps back as it steps up the hill. The proposed home is bermed into the hillside 6'6" at the back. The house has been designed so that its height is in proportion to the other homes in the streetscape. The highest, living room, mass of the proposed house is set back about 55' from San Acacio and at a proposed parapet elevation of 7221'-0". While I don't have surveyed elevations of my neighbor's properties, I can make a reasonable guess from the contour information I have, and from field observations. By those calculations I calculate that the proposed new house is at the average of the elevations of the neighbors' homes on each side which are set back about the same distance from San Acacio. The house to the east has parapets with elevations of about 7723' and the neighbor to the west which has parapets with elevations of about 7719'.
2. I intend to build a walk-out basement below the northeastern bedroom suite for storage and mechanical space. The finished grade at the doorway of this space will be at 7197'-8", 23'-4' below the parapet above. The doorway and finished grades in this area are hidden from the public view behind the front garage/shop building and are located within the footprint of the old rear shop building I intend to demolish. The historic ordinance controls overall building height from the average of the highest and lowest existing or finished grade on the street facing facade, whichever is more restrictive. I've labelled, on the home's north elevation, the highest and lowest and average of the existing and finished grades. In this case, the average of the existing grades is the more restrictive, and the building has been designed to be no more than 20'-9" above this grade. If the basement access doorway were not allowed, the appearance, massing and height of the building as viewed from the street would be precisely the same. The heights and massing requested fall within the zoning requirements for the property.
3. On the street facing facade, I intend a pitched-roof portal in a traditional form with exposed posts and beams. Pitched roofs are allowed in this location. I request that the board grant me an exception to allow the posts & beams to be of exposed steel which will eventually rust. I have addressed the exception criteria for this in a separate document.

4. I have "set back" portions of the façade as described in the ordinance at the northwestern corner to extend and create a portal. Under portales, larger plate glass areas are allowed.

I intend to build an ADU on the northwestern part of the property. The ADU will mimic the massing, roof line, and roof finish of the historic home across the street at 1051 Camino San Acacio with a linear footprint, simple massing, deep-set window and door openings and 6:12 pitched roofs.

In order to be able to build a home on this site, including access to and walkways between the structures, to develop gardens on the site, and to help control erosion, I will be terracing parts of the property. The terraces will be defined by retaining yard walls which will be stucco covered insulated concrete forms (ICF) where taller and bent 14-gauge steel, where shorter.

I intend to build a coyote fence between my driveway and the yards just east of the driveway. This fence will hide mechanical equipment, contain pets and offer privacy between the proposed home and the home to the west. I intend for this wall to be 6' tall and set back from the western property line 16'. It will be built with steel posts and rails and with cedar latillas. The longest run of this fence will be 28'-6" long.

I intend to build a coyote fence along San Acacio and defining a parking area on San Acacio. This fence will be made of masonry pilasters a maximum of 12'-8" on center with horizontal steel rails and cedar latillas. This fence will not exceed 48" in height. Behind and above the section of this fence which runs along the street, I intend to build a trellis 8' high out of 3" rectangular steel in an asymmetrical "T" shape. The design is to support vines growing up the trellis and between supports.

The finishes throughout the property are intended to be:

1. Elastomeric stucco with a medium sand finish in Sto Color "Rustic Taupe" 280-B3
2. The pitched roofs, roof facia, and shorter retaining walls will be mild steel, allowed to rust to match the rusted pitched roofs and wainscot and other details across the street at 1051 Camino San Acacio.
3. Window and doors will be aluminum and aluminum clad wood in dark bronze anodized or dark bronze factory applied finish. Windows will be simulated divided lite where visible from the street, except under the portal on the primary home.

4. The garage door will be a factory applied dark bronze color as close as possible to the color of the windows.

If you have any questions or concerns regarding this request, please e-mail me, or call me on my cell phone number below. Thank you for your time and assistance with this matter.

Sincerely,

A handwritten signature in red ink, appearing to read 'Gabriel', with a long horizontal flourish extending to the right.

Gabriel Browne,

Owner & Architect

[gabriel@praxisdesignbuild.com](mailto:gabriel@praxisdesignbuild.com)

(505) 660-2294 Cell

1062 Camino San Acacio

Exception for adding 4" of foam insulation to two Primary facades on a Contributing shed:

At its board meeting on Oct 24, 2023, in the matter of case #2023-007358, the board designated the northern or lower shed on this property as Contributing and determined that the two north (street) facing facades, N1 & N3 were Primary. One of these facades has a pair of large swinging garage doors and the other has a non-historic half-lite pedestrian door.

In order to secure the shed space, and make it usable and pleasant, and to protect the adobe, the space needs much better windows, doors, and wall insulation, and it needs these elements tied together with proper flashings.

I propose to apply 4" of exterior foam to the entire building, then apply a new stucco system.

I considered adding insulation on the interior, but because the spaces are so small, this would eliminate almost 10% of the usable interior space. Insulating on the interior would have the additional downside of isolating the thermal mass of the adobe from the inside space, negating the thermal advantage of adobe. Most importantly, insulating on the interior would trap the adobe and rubble foundations between the elastomeric stucco on the outside, and the foam on the inside. This would eventually lead to the failure of the adobe and foundations when water finds its way into the wall.

It is possible to insulate the interior of the two primary facades, and insulate the remainder of the building on the exterior. Insulating the interior of these two facades has the same downsides as listed above and mixing insulating on the interior and exterior has the additional disadvantage of having a strange flashing detail where the non-contributing facades have a 4" flashing overhanging the stucco at the coping and the two contributing facades have no such overhang. The difference from one facade to the other would look strange.

I understand that adding insulation to the exterior of the two primary facades requires an exception. I ask that you grant that exception. It would be in the best interest of this historic structure to transform from a cold, dusty, pest-ridden locker, into a warm building, renewed to properly seal out dust, pests, and moisture. Such a structure will be appreciated, used regularly and can be expected to last many more decades, perhaps centuries.

Variance Criteria for adding 4" of foam to the exterior of two street-facing Primary facades on Contributing structure:

(i) The addition of 4" of foam to these two facades will not damage the character of the district. This would be a very subtle change, not perceptible by the casual observer. Adding proper insulation enhances the utility and value of the structure, and assures its longevity and thereby its contribution to the character of the district.

(ii) The additional foam on the exterior is the only reasonable solution which insulates the structure without hastening its eventual failure. Encapsulating the adobe and rubble foundations will lead to the eventual failure of the adobe & rubble foundations which would be a hardship to the applicant, and would injure the public welfare. An additional public good is served by preventing rodent intrusion into the structure, reducing nuisance and health harms from rodents.

(iii) The additional foam would strengthen the unique heterogeneous character of the city by allowing this little structure to gain a second useful life, part of a larger project to allow my family to reside in this beautiful corner of the historic district.

1062 Camino San Acacio

Exception for exposed steel columns at the portal on the primary residence

The proposed portal design is traditional in its form with posts and beams of traditional scale and proportion. It includes doubled columns closely spaced which is a traditional technique especially employed in the territorial style for wider spans, carrying greater load and adding a visual “weight” to each clustered column location.

The code does not prohibit the steel beam or leaving that exposed, but by a rather round about interpretation might require “wooden columns”. This is a request for an exception to that requirement.

Variance Criteria:

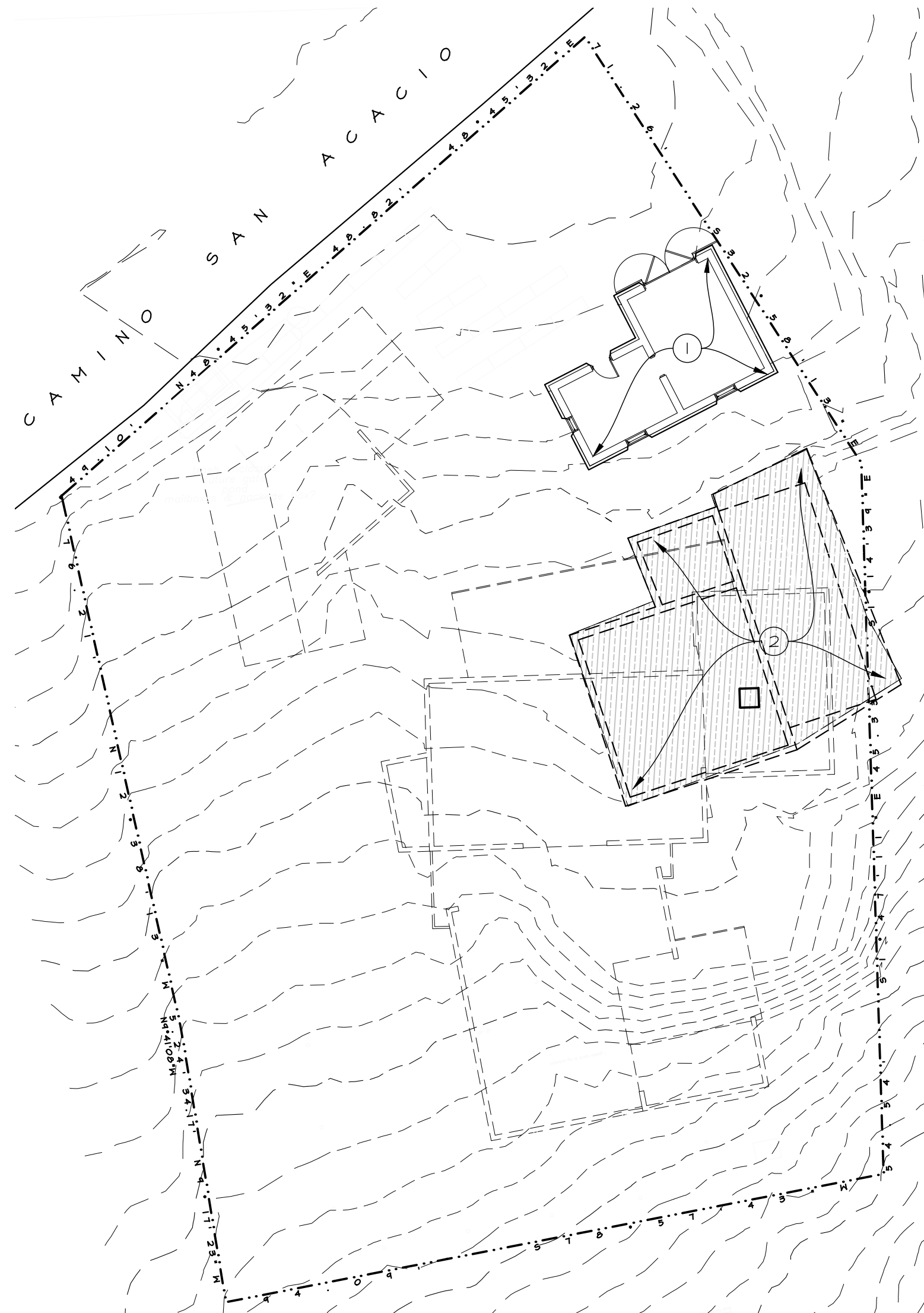
- (i) Exposed steel columns will not damage the character of the district. They will look more appropriate than a wood or wood-covered column supporting a steel beam. The difference between painted wood and steel is very subtle, and would likely not be visible to a casual observer. Paints will fade and peel, wood will twist and crack. Leaving a gap at the bottom of wooden columns, as required by code, leaves a strange floating detail which is clearly not traditional. Failing to leave a gap, or filling the gap with another material leaves end grain exposed to moisture which rots the columns. Using and expressing steel for these elements will enhance the character of the district because the column can fully engage to the wall it sits on, because the proposed columns will become more beautiful over time instead of less so. They will last generations. The character of the district is further enhanced by solutions which express their structural intent and materiality simply and honestly as those are fundamental tenants of the New Mexico Vernacular.
- (ii) As described above, covering the columns of this structure with wood would not improve the appearance of the building. It would add cost and unnecessary work. These are hardships to the applicant. The public good is not served by a material which will degrade over time, and need replacement when it rots away.
- (iii) Allowing the steel columns to be exposed would strengthen the unique heterogeneous character of the city by allowing a unique heterogeneous solution to this problem.



Its has been less than 10 years since the Palace of the Governor's portal remodel. The posts are already rotting out again.

### KEYED NOTES

- EXISTING HISTORIC CONTRIBUTING GARAGE STRUCTURE TO REMAIN - ADD 4" EXTERIOR INSULATION, REPLACE WINDOWS & DOORS TO GREAT HEATHER & PEST SEALS
- 8' TALL 36" WIDE STEEL TRELLIS FOR VINES ATTACHED TO THE BACK OF THE YARD WALL PILASTERS
- PROPOSED OFF-STREET PARKING AREA (2) SPACES REQUIRED FOR ADU, (3) SPACES PROVIDED
- EXISTING POWER POLES & OVERHEAD POWER LINES
- AREA CONTAINED IN THIS SHAPE IS THE ONLY AREA ON THE PROPERTY NOT WHICH CONTAINS SLOPES WHICH ARE OBVIOUSLY NOT MAN-MADE
- 
- 
- 
- LOWEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION T201'-3"
- HIGHEST POINT OF NATURAL GRADE ON STREET FACING ELEVATION T201'-4"
- AVERAGE POINT OF NATURAL GRADE ON STREET FACING ELEVATION T201'-6"
- COYOTE FENCE SEE TYP FENCE SECTION
- SAN ACACIO FENCE - MASONRY PILASTERS STONE FINISH AT BASE, STUCCO FINISH TOP, FENCE PANELS TO BE STEEL RAILS, 3" CEDAR LATILLAS



**DEMOLITION SITE PLAN**  
 NORTH  
 SCALE: 1/16" = 1'-0"  
 AO-1



**SITE PLAN**  
 NORTH  
 SCALE: 1/8" = 1'-0"  
 AO-1

### PROJECT INFORMATION

OWNERS: GABRIEL & MARIAM BROWNE  
 1012 MARQUEZ FL #310B  
 SANTA FE, NM 87505  
 (505) 660-2244

BUILDER: PRAXIS LTD. CO.  
 CONTACT: GABRIEL BROWNE  
 (505) 413-7166  
 1012 MARQUEZ FL #310B  
 SANTA FE, NM 87505

ARCHITECT: PRAXIS ARCHITECTS INC.  
 CONTACT: GABRIEL BROWNE  
 (505) 413-7166  
 1012 MARQUEZ FL #310B  
 SANTA FE, NM 87505

PROJECT SUMMARY:  
 NEW ADU  
 NEW SINGLE FAMILY RESIDENCE

PROJECT AREAS:	HEATED	UNHEATED (GARAGE)	ROOF '2' OVHG	ROOF '2' OVHG
(GROSS) EXIST GAR #1		505.7		25.4
EXIST SHOP #2				
NEW ADU	574.0		36.0	122.7
NEW HOME	2212.9	527.8	671.3	28.5
TOTAL:	2786.9	1033.5	707.3	116.6
TOTAL UNDER ROOF - 4,704.3				
TOTAL UNDER ROOF LESS ROOFS WITH LESS THAN 2' OVHG - 4527.7				

LOT 14.4045  
 16' DRIVEWAY EASEMENT 1922.4  
 LOT LESS DRIVEWAY ESMT 12,482.1

LOT COVERAGE 36.21% (UNDER ROOF LESS 2' OVHG/LOT LESS DRIVEWAY)

NOTE 1 - EXISTING FRONT GARAGE SPACE TO REMAIN  
 NOTE 2 - EXISTING REAR SHOP TO BE DEMOLISHED

### ZONING ANALYSIS

Zoning Analysis for single family residence and ADU:  
 Zoning: R5  
 Section 14-7.1  
 Net Lot Area- 12,481.2 sq. ft. (exclusive of driveway access easement on N. side of property) 4,000 sq. ft. minimum allowed by table 14-7.2-1  
 Lot Coverage - see calculation above  
 Minimum Required Open Space: Not Required, where lot coverage is less than 40%

Required Yards per table 14-7.2-1:  
 Street: 7 (20 for garage or carport)  
 Sides: 5' (10' step back for height more than 14' above finished grade)  
 Rear: 15'

Height Standards - 24' by zoning plus 4' by 14-7.1-(C)(1)(b) from the lowest adjacent grade to the highest point on the structure, height also controlled by historic requirements. Chimneys are allowed to be up to 4' above height limitation.  
 Wall Height Standards - controlled by historic

Required Yards  
 The following structures are allowed in yards: Walls and fences also decks, planters, driveways, walkways, stairways and similar structures less than 30" above grade.  
 Eaves or other roof projections may extend into required yards a distance of 2' or less.  
 Parking - Required 2 Per Dwelling Unit = 4 spaces required, 8 provided.  
 Visibility at Driveways and Yards: no structure, fence, wall, hedge or planting will be placed in the triangular area defined by the more restrictive of 5' along the edge of the driveway and 15' along the front property line or 15' back from the nearest travel lane 30' along the travel lane.

This property is subject to the Mountain Terrain Ordinance by map, but less than 25% of the property has a slope of 20% or greater.

### HISTORIC

CASE #2023-007858 FRONT GARAGE STRUCTURE DEEMED CONTRIBUTING (2) STREET FACING FACADES ARE CONTRIBUTING - SCOPE OF WORK FOR THIS STRUCTURE - REPLACE WINDOWS, REPLACE ENTRY DOOR, ADD DOORS BEHIND SWINGING GARAGE DOORS, ADD 4" INSULATION TO EXTERIOR OF BUILDING, RESTUCCO REAR SHED & SHOP STRUCTURE DEEMED NON-CONTRIBUTING - TO BE MOSTLY OR COMPLETELY DEMOLISHED, FOOTPRINT OF NEW HOME OVERLAPS AREA OF THIS EXISTING STRUCTURE  
 HEIGHT & PITCH CALCULATION DETERMINED AN ALLOWABLE HEIGHT OF 16'-9" BECAUSE THIS SITE SLOPES, HDRB MAY ALLOW A HEIGHT UP TO 20'-9". PROPOSED HOME 20'-4" TALL STEPPED BACK 8 OF 16 HOMES IN THE STREETScape HAVE PITCHED ROOFS SO THIS HOME IS ALLOWED TO BE PITCHED BY CALCULATION, MAX WALL HEIGHT 15 48"

### CODE ANALYSIS

2021 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 CITY OF SANTA FE GREEN BUILDING CODE - CURRENT

# PRAXIS INC

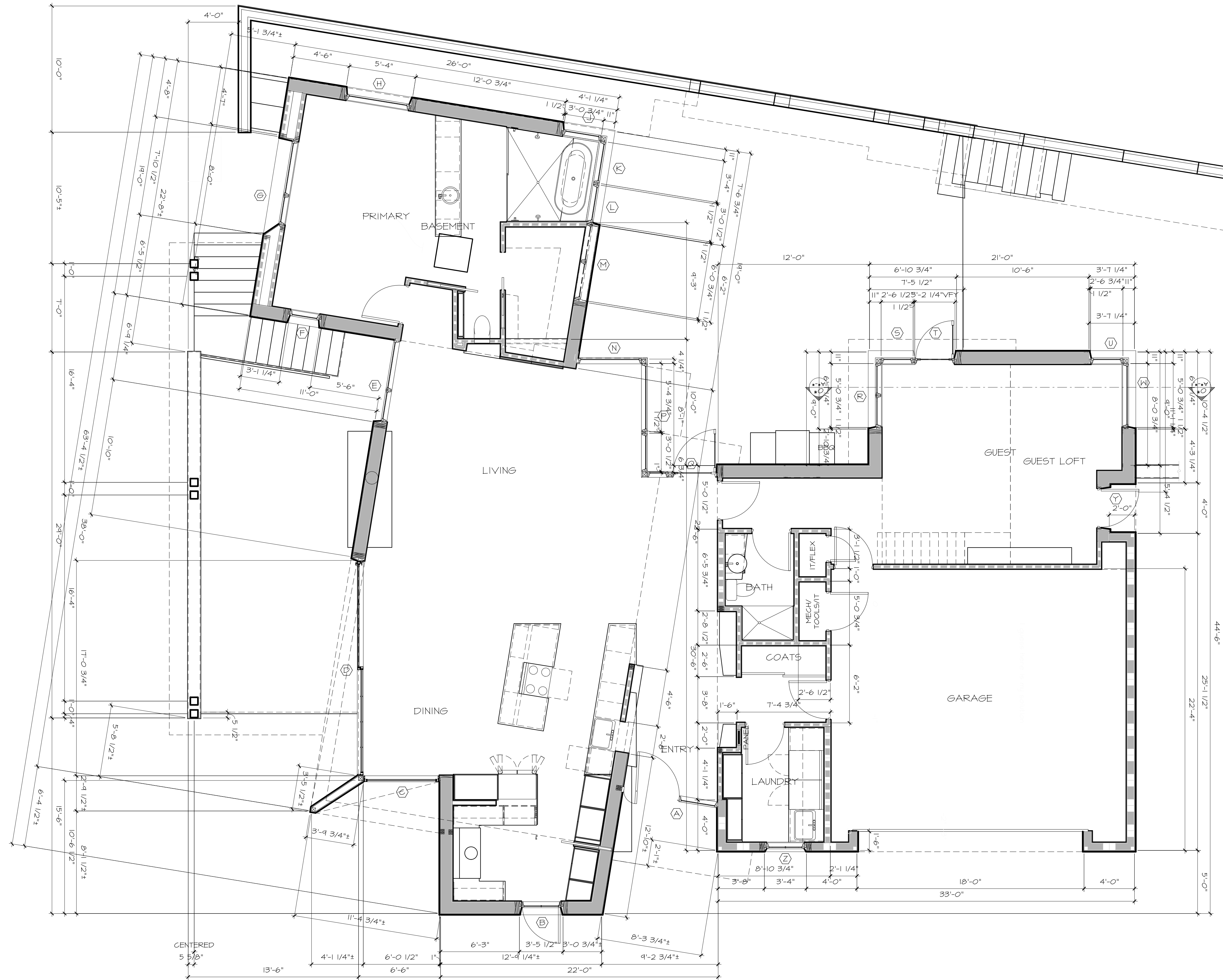
## ARCHITECTS

BROWNE RESIDENCE  
 1062 CAMINO SAN ACACIO  
 JOB NUMBER: 112

### SITE PLAN

DRAWN BY: GB	FILE NAME: INX-AO-1
REVISION: DD-4	DATE: 5/15/2025

AO-1



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

**PRAXIS**  
 ARCHITECTS

BROWNE  
 RESIDENCE  
 1062 CAMINO  
 SAN ACACIO  
 JOB NUMBER: 112

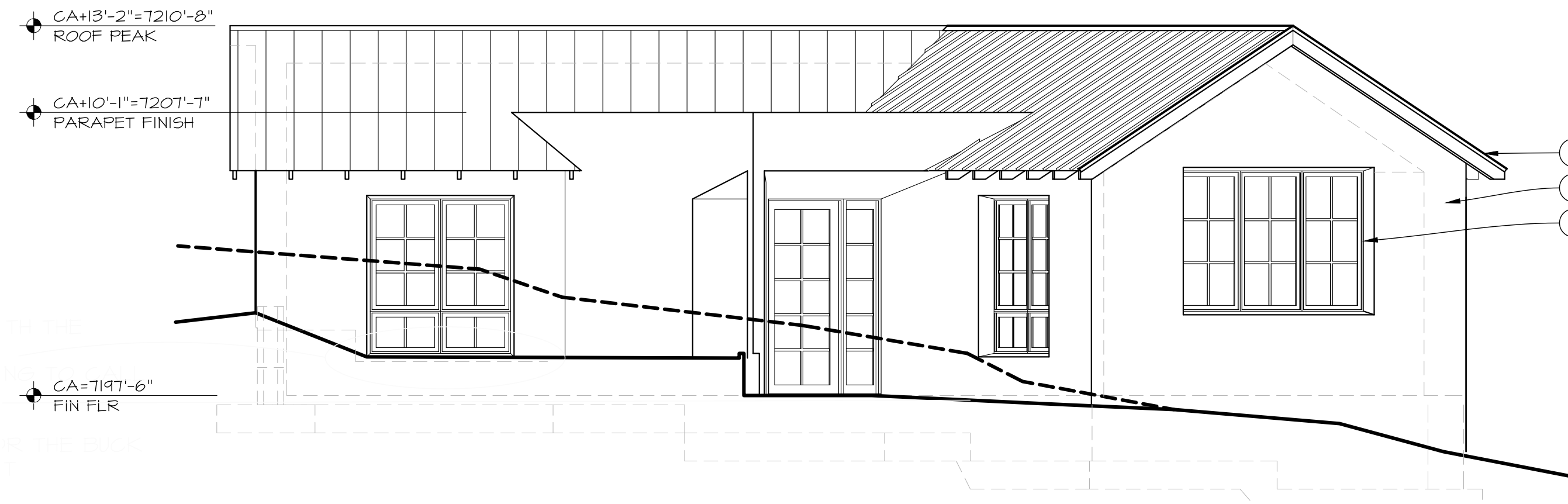
MAIN HOUSE  
 FLOOR PLAN

DRAWN BY: GB	FILE NAME: INS-HI-1
REVISION: DD-4	DATE: 5/15/2025

HI1-1

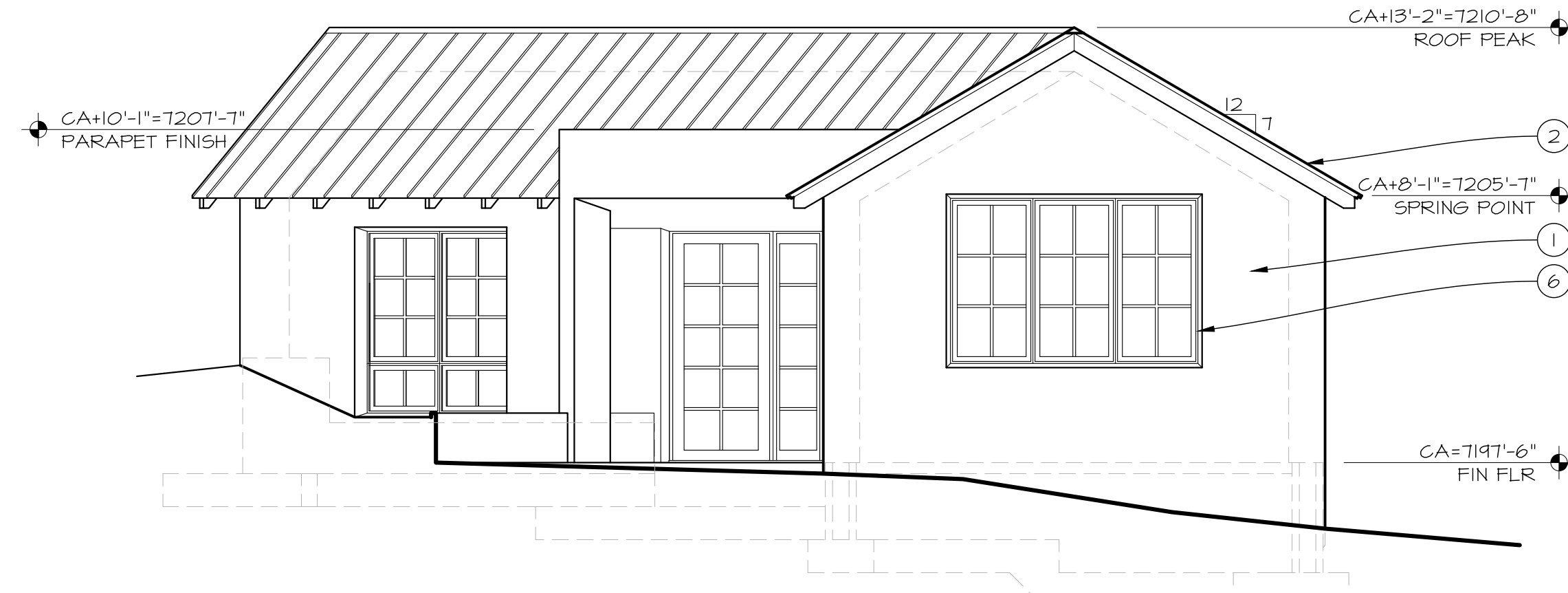
**KEYED NOTES**

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. NOT USED
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH

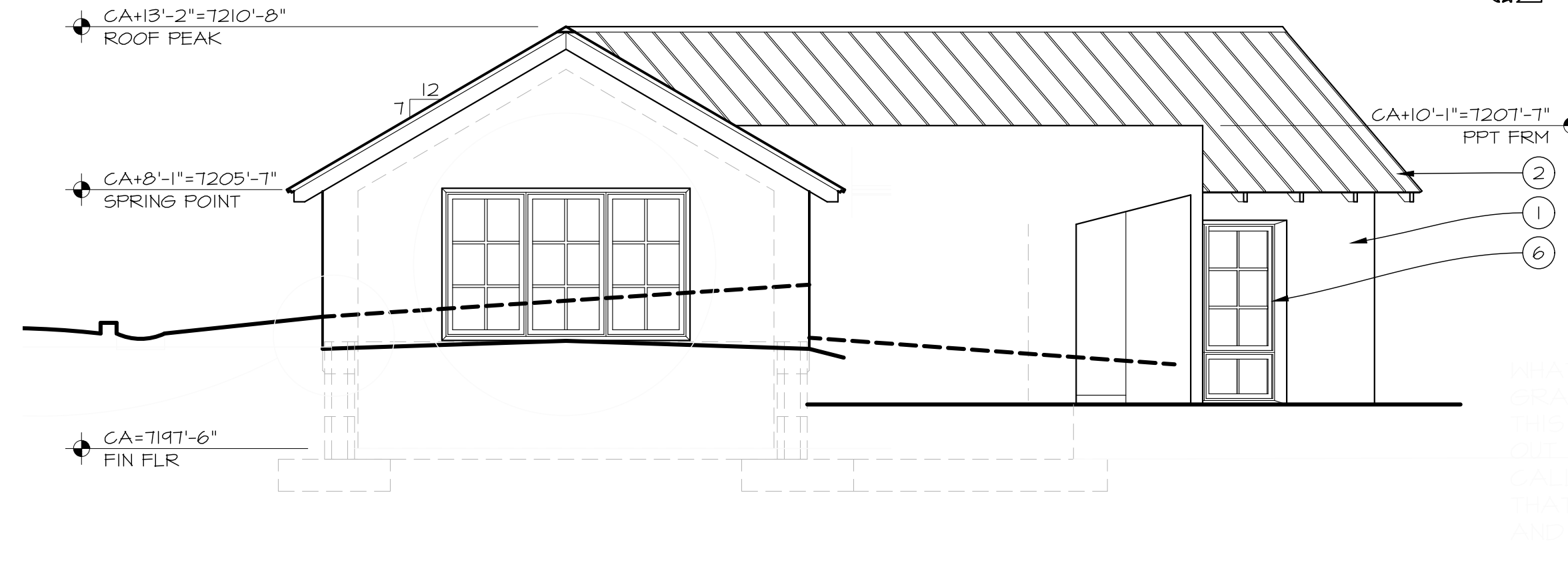


**EAST  
ADU ELEVATION**  
SCALE: 1/4"=1'-0"

3  
C2-1

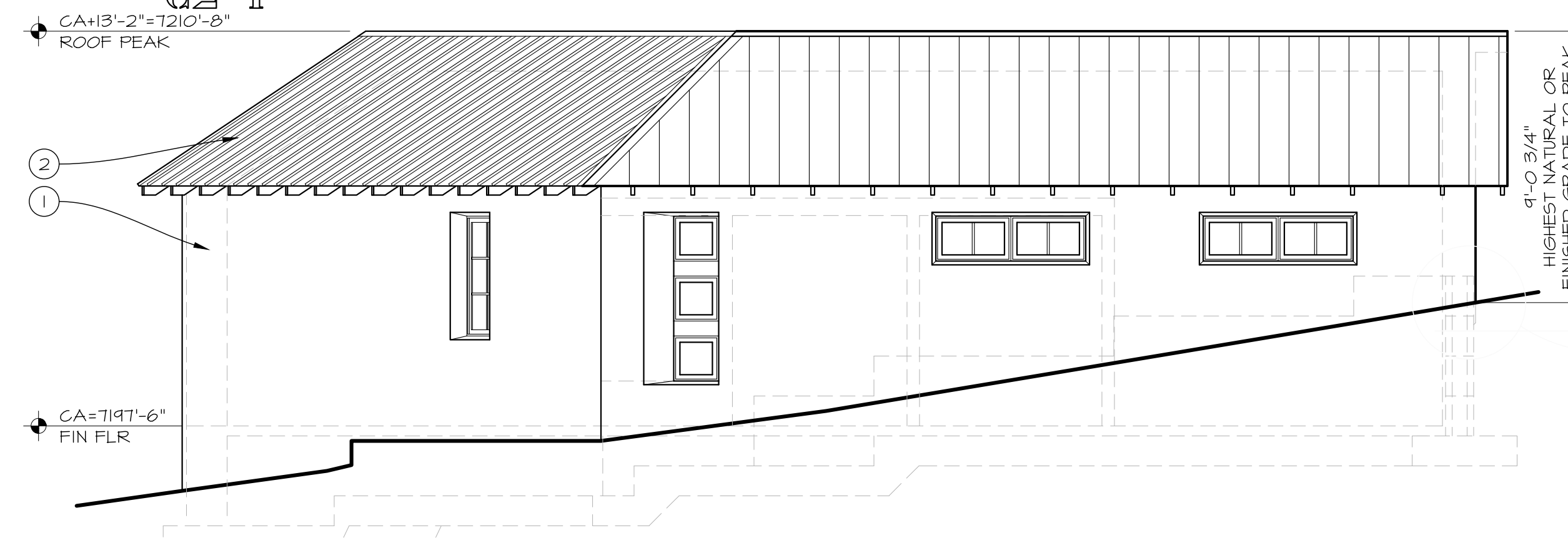


**EAST NORTHEAST  
ADU ELEVATION**  
SCALE: 1/4"=1'-0"



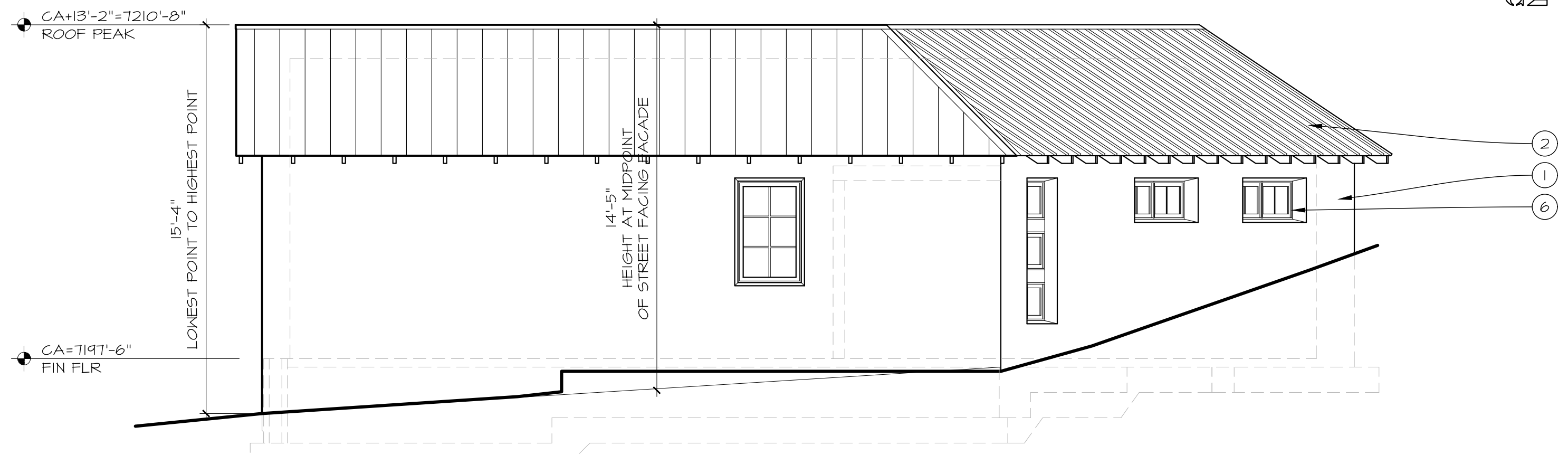
**SOUTH  
ADU ELEVATION**  
SCALE: 1/4"=1'-0"

5  
C2-1



**WEST  
ADU ELEVATION**  
SCALE: 1/4"=1'-0"

2  
C2-1



**NORTH (STREET FACING)  
ADU ELEVATION**  
SCALE: 1/4"=1'-0"

1  
C2-1

**PRAXIS**  
ARCHITECTS INC

BROWNE  
RESIDENCE  
1062 CAMINO  
SAN ACACIO  
JOB NUMBER: 112

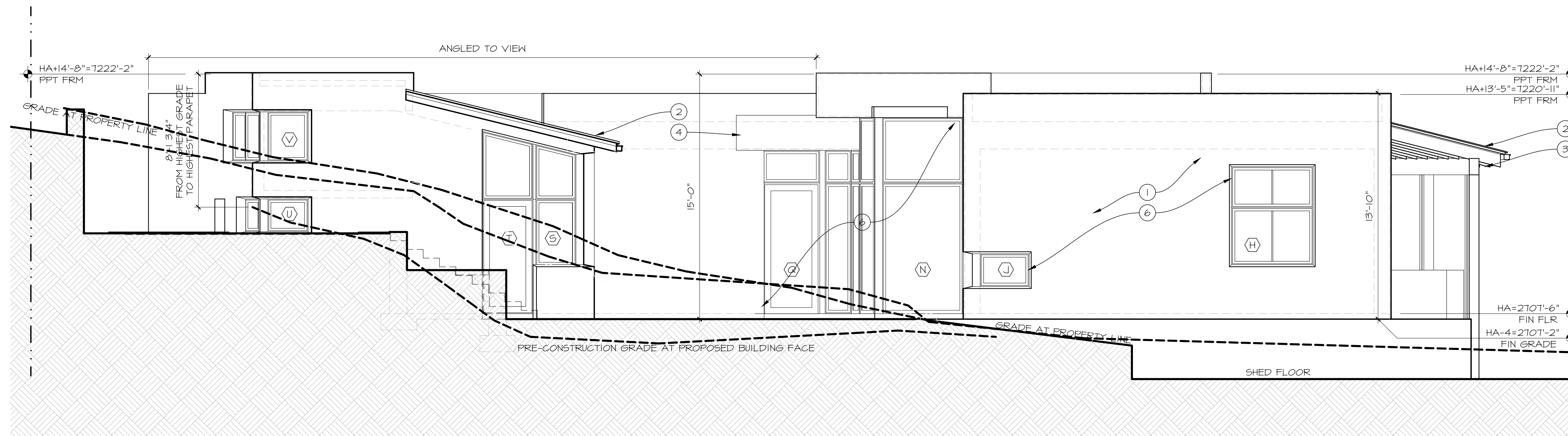
ADU BUILDING  
ELEVATIONS

DRAWN BY: GB	FILE NAME: INS-C2-1
REVISION: DD-4	DATE: 5/15/2025

C2-1

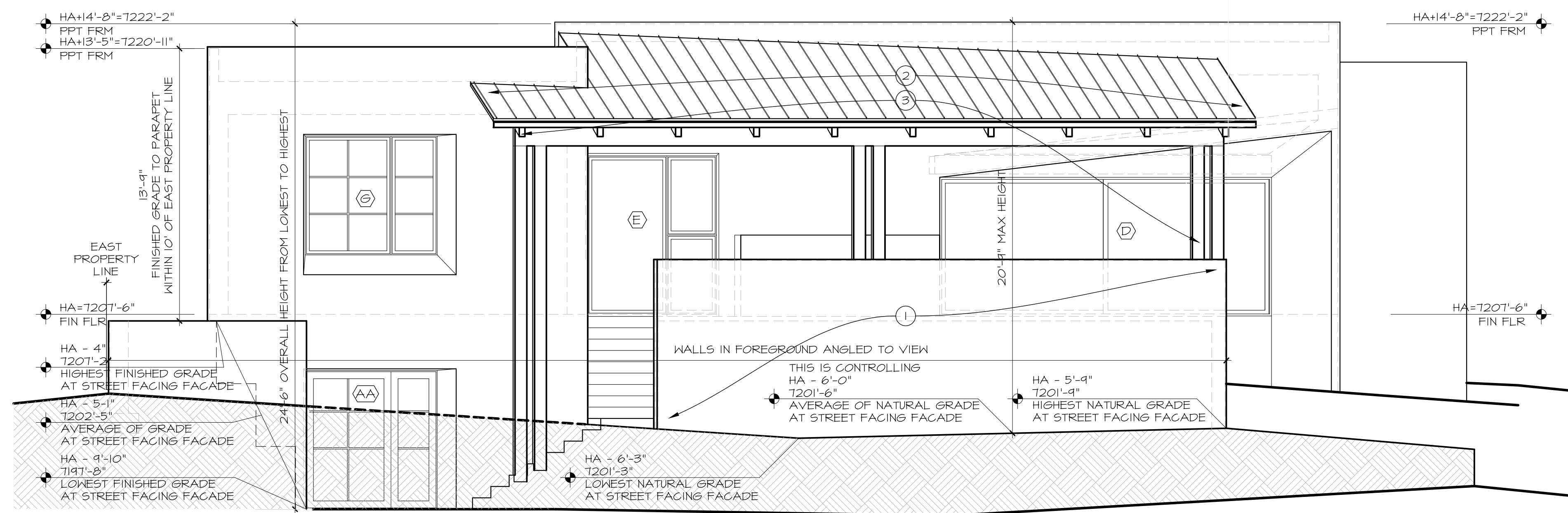
**KEYED NOTES**

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE



**EAST  
BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

2  
H2-1



**NORTH (STREET FACING)  
BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

1  
H2-1

**PRAIXIS**  
ARCHITECTS

**BROWNE  
RESIDENCE**  
1062 CAMINO  
SAN ACACIO  
JOB NUMBER: 112

**NORTH & EAST  
HOUSE ELEVATIONS**

DRAWN BY: GB	FILE NAME: INS-H2-1
REVISION: DD-4	DATE: 5/15/2025

H2-1

## POWER & LOW-VOLTAGE

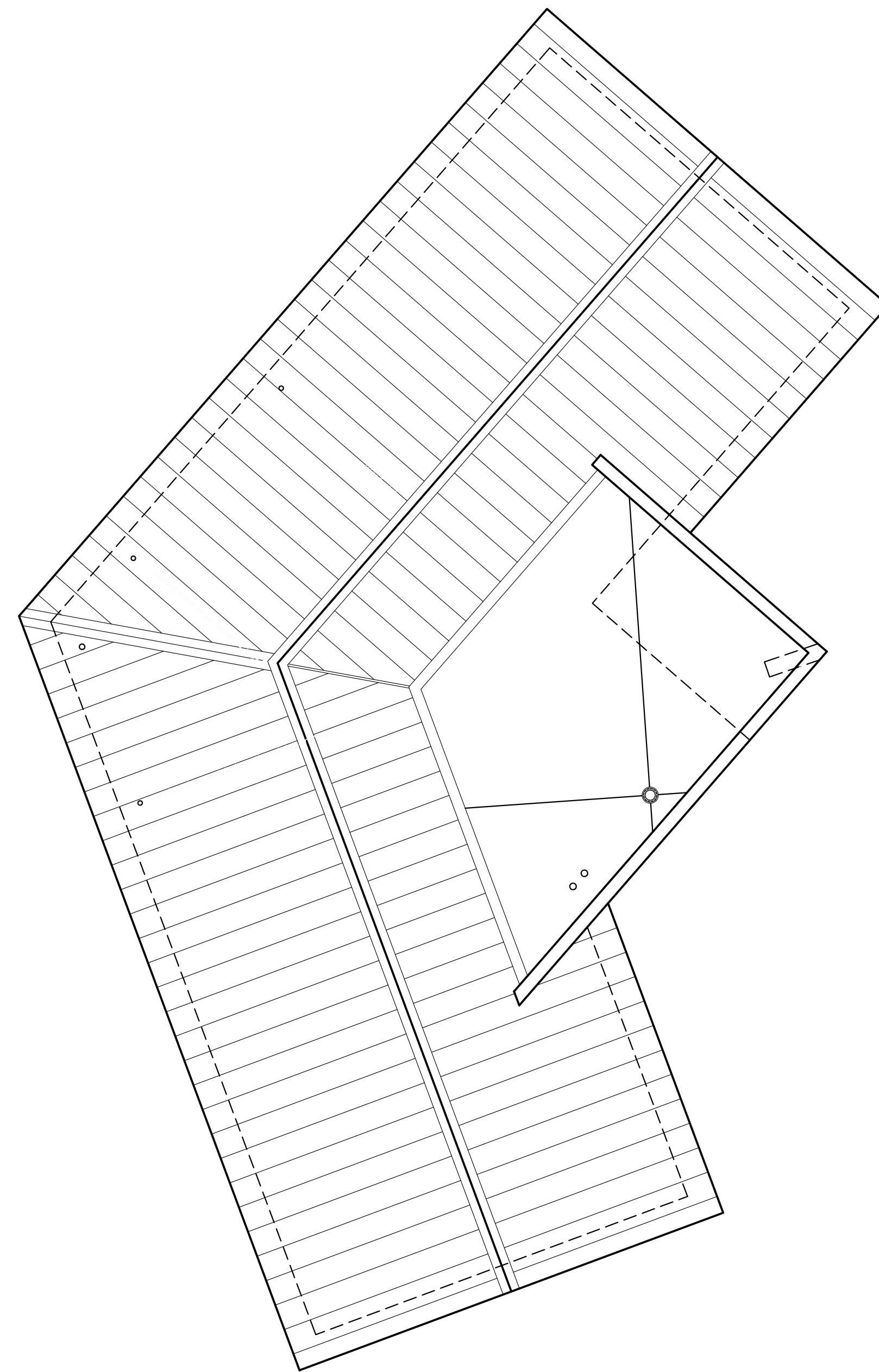
NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

- ⊕ DUPLEX OUTLET - DECORA OR EQUAL
  - CAB OUTLET ON FACE OF CABINET FRONT.
  - DRW OUTLET INSIDE CABINET/ DRAWER, VERIFY LOCATION
  - DRY **DRYER OUTLET**
  - DSP DISPOSAL SWITCHED OUTLET **TO BE HALF-HOT**
  - DWA DISHWASHER OUTLET CAN BE HALF OF DUPLEX OUTLET
  - FIR DEDICATED CIRCUIT FOR FIREPLACE
  - FLR FLOOR PLUG W/ BRUSHED NICKELD PLATE, SEE FOUNDATION
  - FRG REFRIGERATOR OUTLET, DEDICATED CIRC, VERIFY LOCATION
  - GAR OUTLET FOR GARAGE DOOR OPENER
  - HOD HOOD POWER, VERIFY LOCATION
  - IRR IRRIGATION CONTROL OUTLET
  - JBX OUTLET ACTING AS J-BOX
  - LOA OUTLET SUPPLYING POWER TO LOW-V HUB
  - MIC MICROWAVE OUTLET, DEDICATED CIRC, VERIFY LOCATION
  - OVE **OVEN OUTLET, DEDICATED CIRC, VERIFY LOCATION**
  - ROF ROOF OUTLET - SEE ROOF PLAN
  - SEC SECURITY SYSTEM DEDICATED OUTLET
  - SHD POWER FOR WINDOW SHADE/VERIFY J-BOX REQUIREMENTS.
  - UNC UNDER CABINET MULTI-OUTLET WIRE MOLD.
  - WET WATERPROOF ENCLOSURE.
  - WSH WASHER OUTLET.
- 
- ⊕ HALF-HOT DUPLEX OUTLET - SEE SWITCH LOCATION ON LIGHTING PLAN
  - ⊕ DOUBLE DUPLEX OUTLET
  - ⊕ 220V OUTLET - VERIFY REQUIREMENTS FOR SPECIFIC EQUIPMENT
  - CAR CAR CHARGER, FUTURE PLUG
  - DRY DRYER OUTLET
  - ECT COOK TOP
  - MEC HVAC
  - RNG RANGE
  - SHP SHOP OUTLET
  - STM STEAM UNIT
- 
- ▽ LOW VOLTAGE - STUB OUT 3/4" CONDUITS FROM LOW-V PANEL TO ROOF FOR FUTURE EQMT. SEE PLAN FOR PANEL LOCATION.
  - A AMPLIFIER LOCATION ALL SPEAKERS HOMERUN TO THIS LOCATION
  - B DOOR BELL BUTTON
  - C DOOR BELL CHIME LOCATION - MOUNT ON WALL NEAR CEILING
  - D DATA - HOMERUN (2) CAT 6 TO LOW-V PANEL
  - S SPEAKER - HOMERUN (2) 12 AWG SPEAKER WIRES TO AMPLIFIER LOCATION OF A/V ROOM.
  - V TV - HOMERUN (1) RG6 TO LOW-V PANEL
  - H LOW-V PANEL/ HUB LOCATION.
  - W WIFI REPEATER - (2) CAT 6, CEILING

## LIGHTING & SECURITY

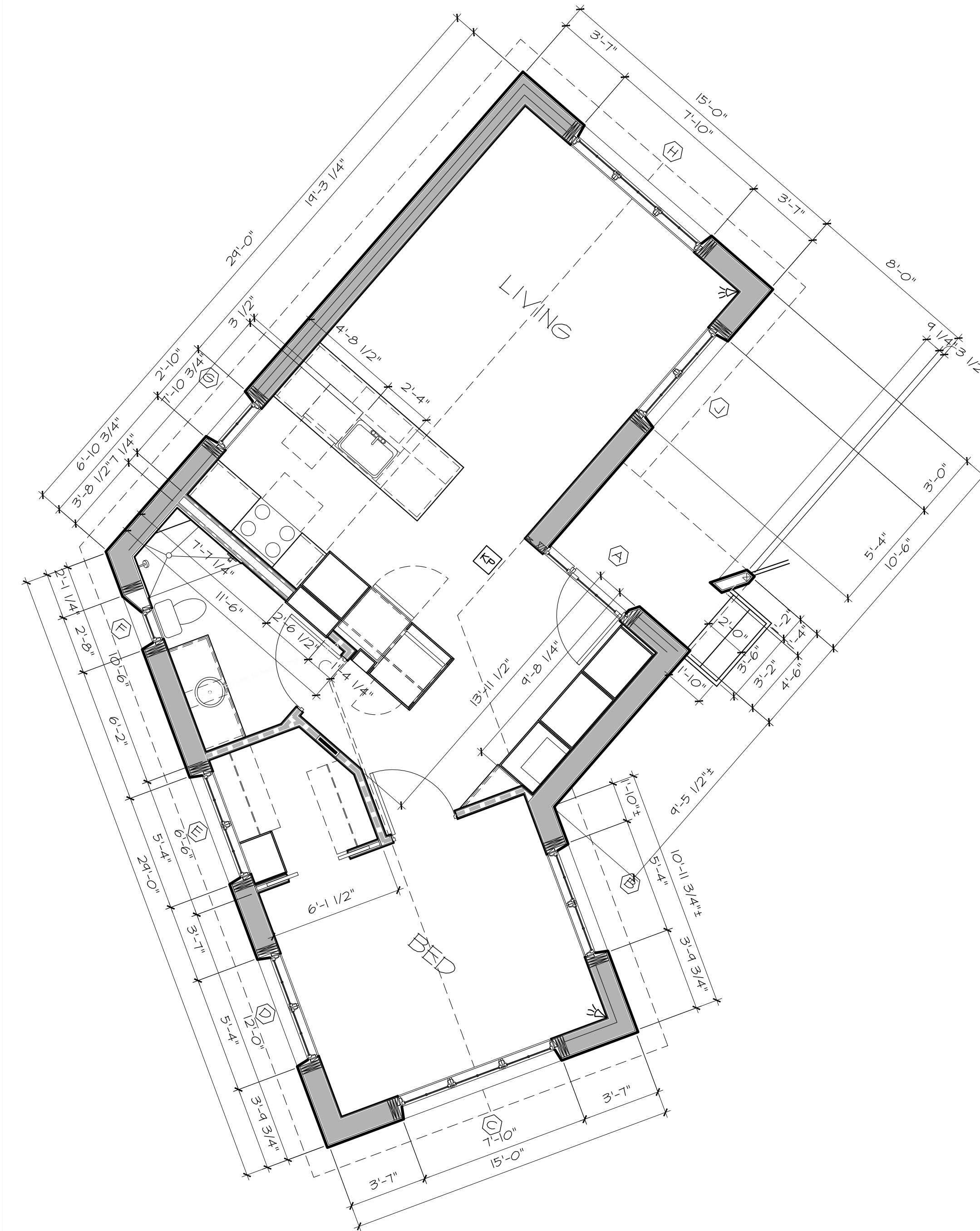
NOTE: LOCATIONS SHOWN ON ELECTRICAL DRAWINGS ARE APPROXIMATE. ANY EXACT LOCATIONS REQUIRED BY THE OWNER NEED TO BE CLEARLY DIMENSIONED ON THESE DRAWINGS

- ⊙ LIGHT
  - A RECESSED 4" LED CAN W/ GIMBAL TRIM, 3,000K TBS ELEC
  - D SCOFFCE TBS VERIFY LOCATION TBS OWNER
  - E VANITY FIXTURE VERIFY LOCATION TBS OWNER
  - F FLAT LED FIXTURE 12"x48"x1" TBS OWNER
  - J J-BOX W/ CONDUIT BELOW GROUND FOR FUTURE
  - K KEYLESS PULL CHAIN LED FIXTURE TBS ELEC
  - L LED TAPE LIGHT W/ TRACK AND LENS, TBS ELEC - VERIFY LOCATION AND TRANSFORMER LOCATION
  - N NICHU LIGHT TBS ELEC
  - P PENDENT LIGHT TBS OWNER
  - U CONVENTIONAL UNDER-CABINET LIGHT TBS ELEC
- 
- ✦ FAN - BY ELEC SEE VENTILATION PLAN
  - ⊕ SWITCH - DECORA OR EQUAL
  - 3 THREE WAY
  - 4 FOUR WAY
  - T TIMER SWITCH
  - F FAN SPEED
  - J JAMB SWITCH
- 
- ⊕ DIMMER - SLIDING TYPE WITH ROCKER SWITCH BELOW
  - ⊕ SMOKE ALARM
  - ⊕ Co2 & SMOKE ALARM COMBO
  - ⊕ THERMOSTAT - SEE HEATING PLAN
- 
- ▽ SECURITY SYSTEM
  - 1 CAMERAS - HOMERUN (2) CAT6.
  - 2 MOTION SENSOR
  - 3 DOOR CONTACT
  - 4 KEYPAD



ADU  
ROOF PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

2  
C1-1



ADU  
FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

1  
C1-1

# PRAXIS INC

ARCHITECTS

BROWNE  
RESIDENCE  
1062 CAMINO  
SAN ACACIO  
JOB NUMBER: 112

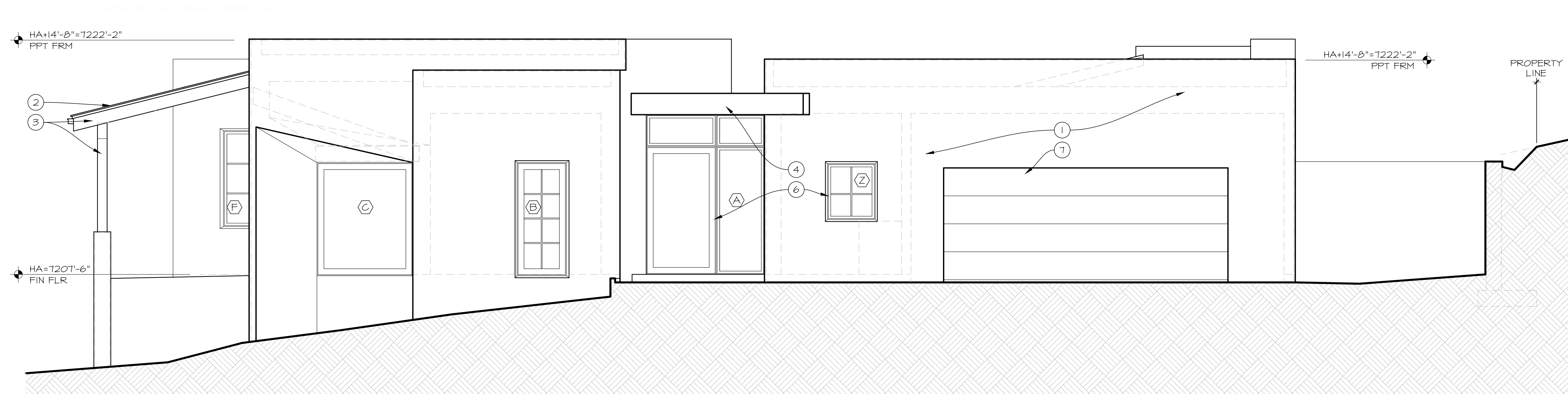
ADU FLOOR &  
ROOF PLANS

DRAWN BY: GB	FILE NAME: 112-C1-1
REVISION: DD-4	DATE: 5/15/2025

C1-1

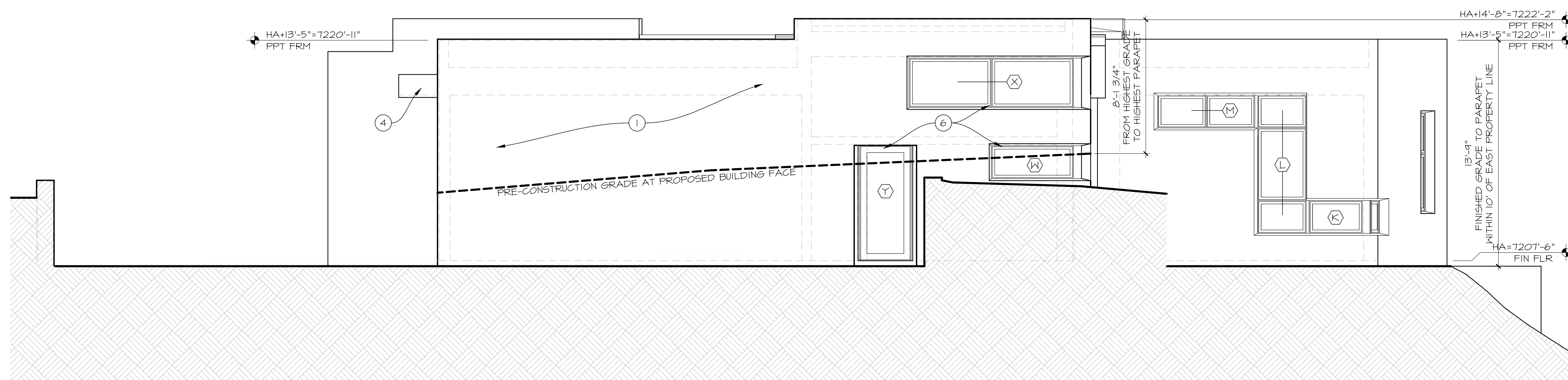
**KEYED NOTES**

1. STUCCO TYPICAL
2. EXPOSED ROOF SURFACE & FLASHINGS TO RUST
3. EXPOSED PORTAL FRAMING ELEMENTS STEEL TO RUST
4. ROOF OVERHANGS STEEL TO RUST
5. CANALES STEEL TO RUST
6. DARK BRONZE ANODIZED EXTERIOR WINDOW FINISH
7. FLUSH GARAGE DOOR IN DARK BRONZE



**WEST  
BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

1  
H2-2



**SOUTH  
BUILDING ELEVATION**  
SCALE: 1/4" = 1'-0"

1  
H2-2

**PRAIXIS**  
ARCHITECTS

BROWNE  
RESIDENCE  
1062 CAMINO  
SAN ACACIO  
JOB NUMBER: 112

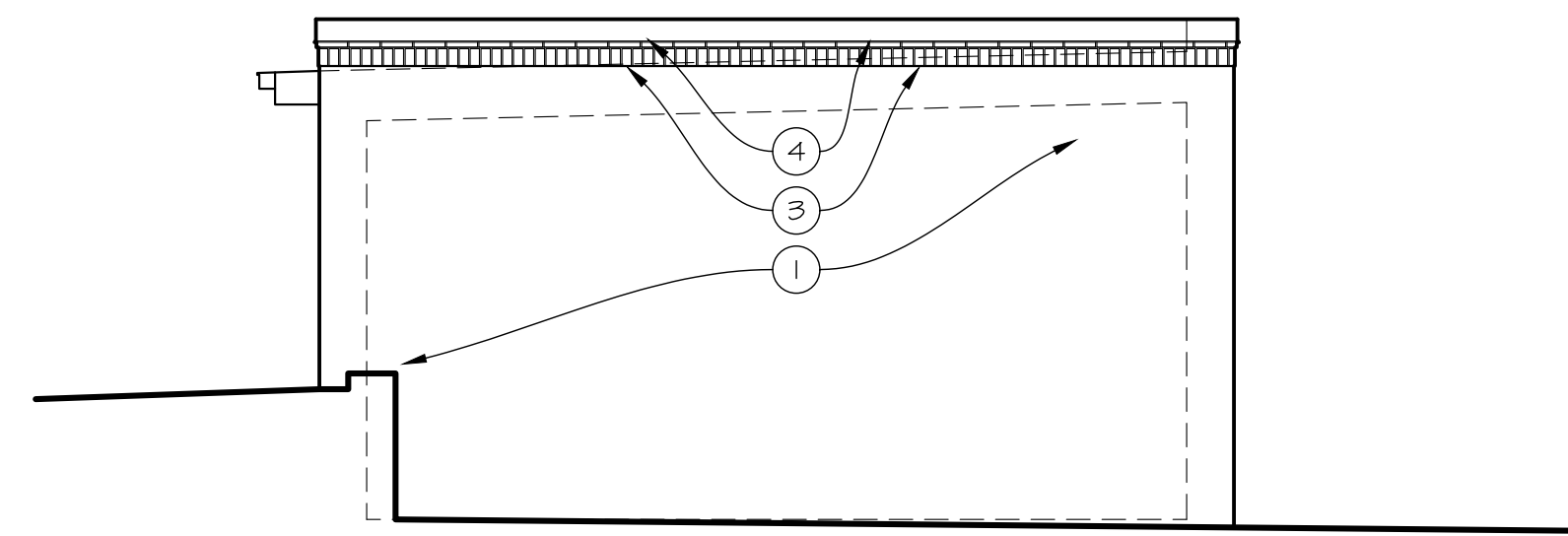
SOUTH & WEST  
HOUSE ELEVATIONS

DRAWN BY: GB	FILE NAME: INS-H2-1
REVISION: DD-4	DATE: 5/15/2025

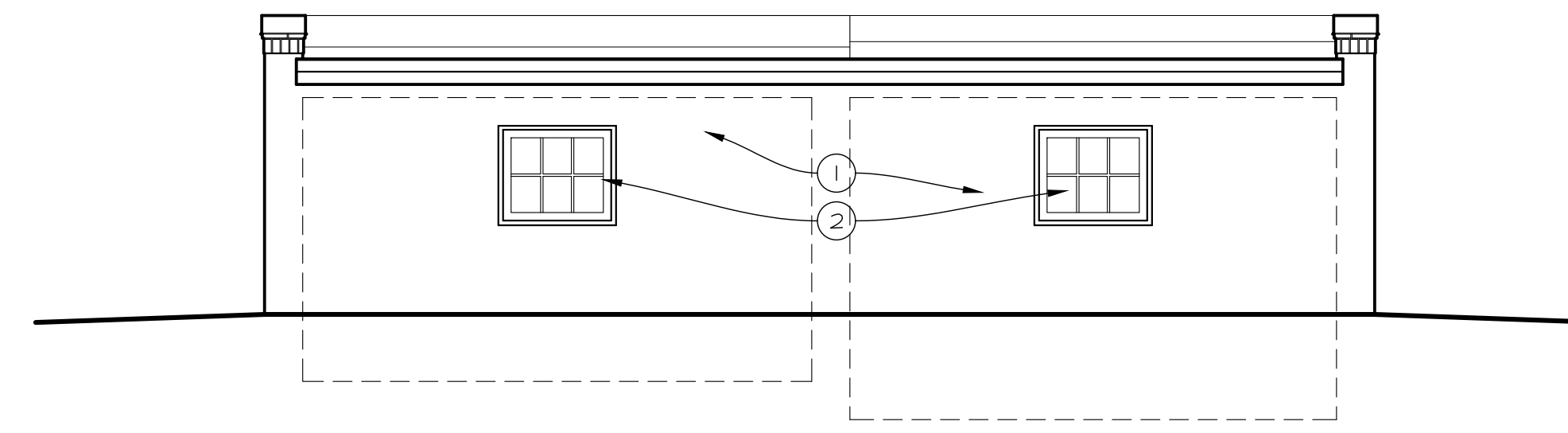
H2-2

**KEYED NOTES**

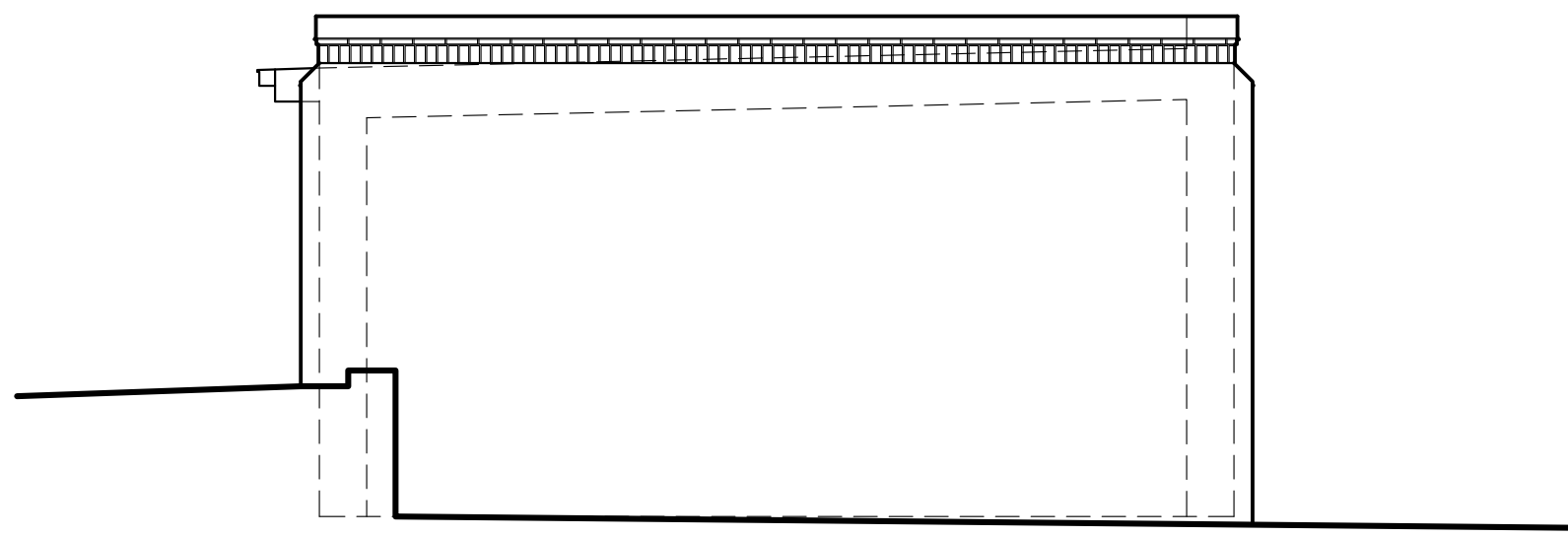
1. STUCCO COVERED ADOBE WALLS, STRIP STUCCO TO ADOBE, ADD 4" FOAM, RE-STUCCO TO MATCH THE HOUSE COLOR 3/4" ROUNDED CORNER DETAILS
2. BARN SASH FIXED WINDOWS - NOT HISTORIC, REPLACE WITH ALUMINUM GLAD WOOD WINDOWS IN DARK BRONZE TO MATCH THE HOUSE
3. BRICK COPINGS TO REMAIN, CUT FLASHING BELOW COPING TO PROTECT WALLS BELOW
4. EXISTING RUSTY STEEL CAP
5. HAND-MADE WHITE PAINTED PINE GARAGE DOORS TO BE REPAINTED IN THE SAME COLOR
6. EXISTING HALF-LITE 5 PANEL NON-HISTORIC ENTRY DOOR
7. NEW 10 LITE ALUMINUM GLAD WOOD DOOR



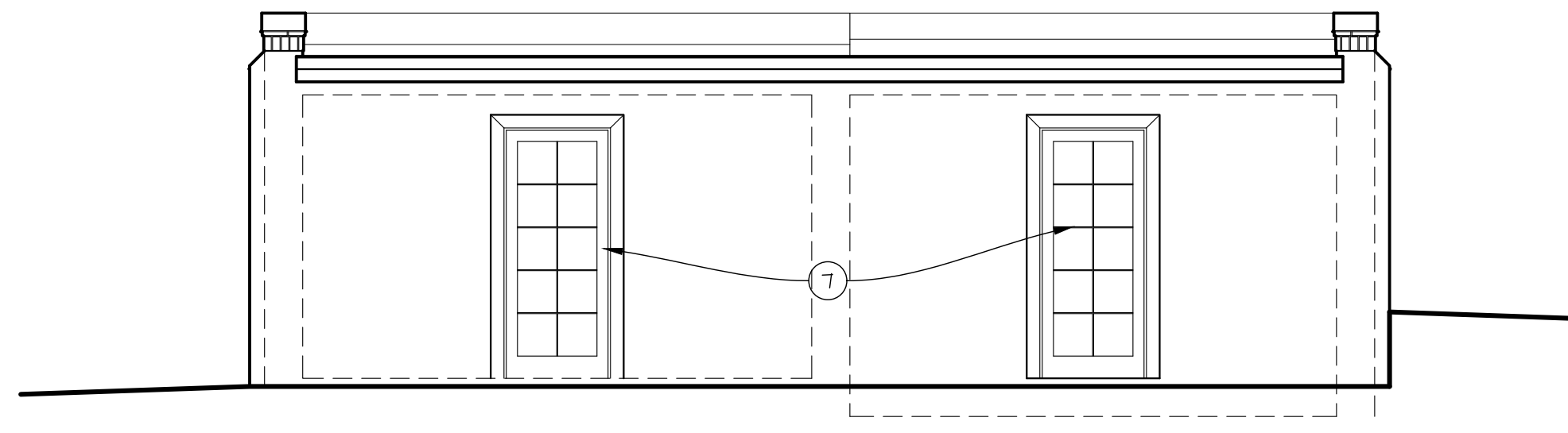
SHED EAST  
EXISTING ELEVATION (NON PRIMARY FACADE) 8  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



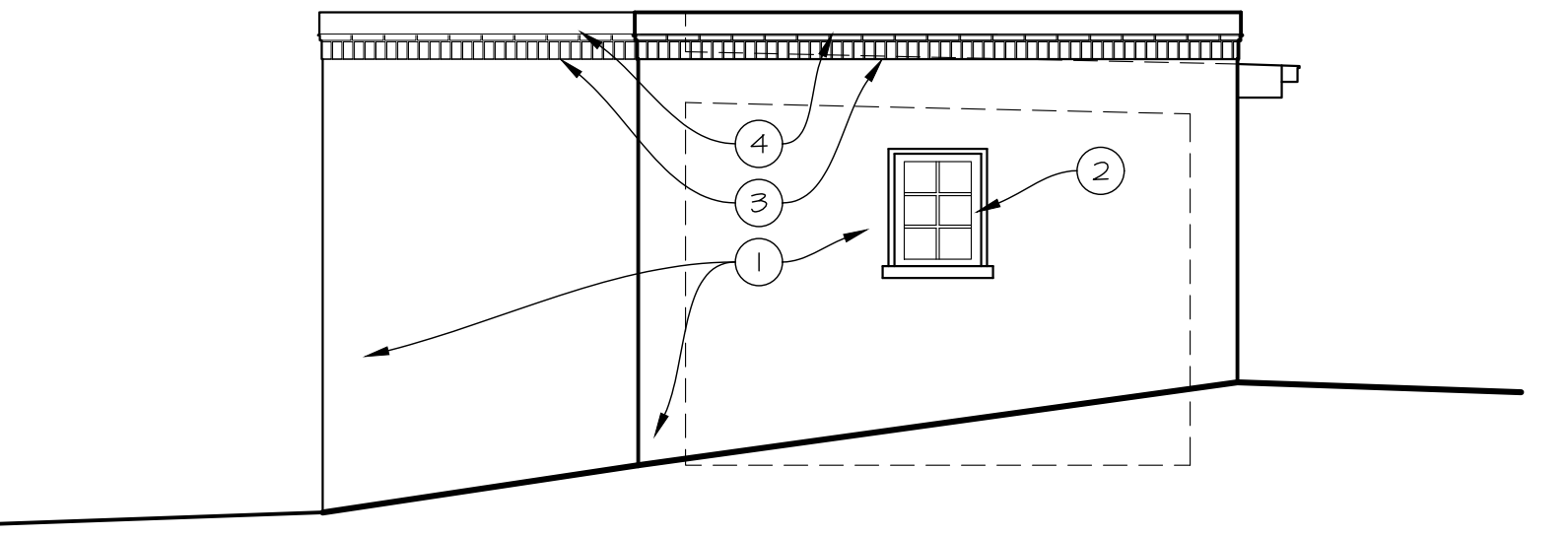
SHED SOUTH  
EXISTING ELEVATION (NON PRIMARY FACADE) 7  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



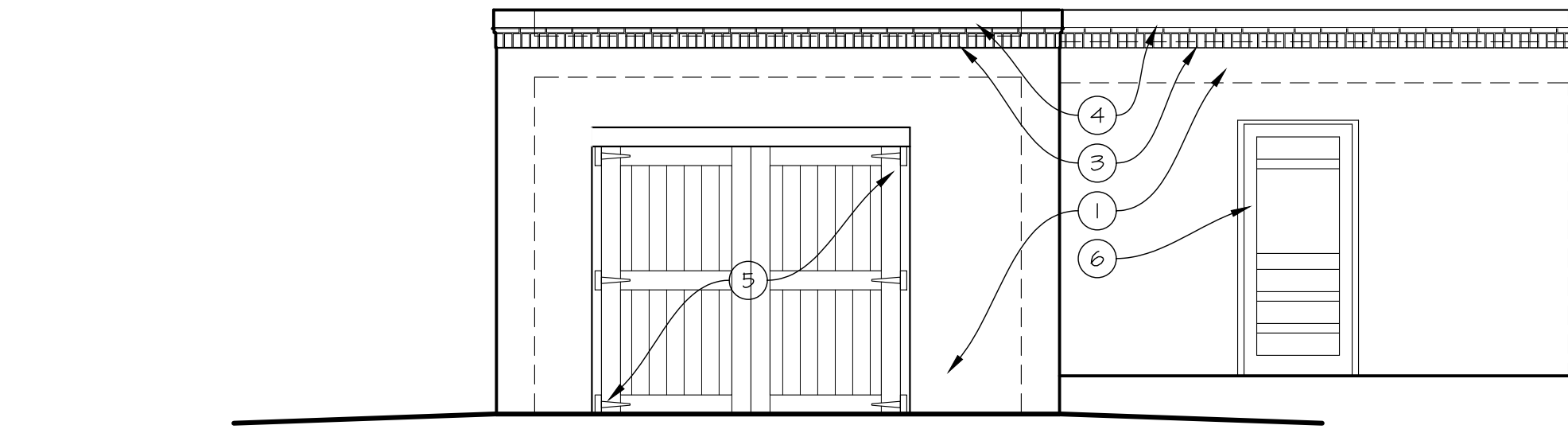
SHED EAST  
PROPOSED ELEVATION (NON-PRIMARY FACADE) 6  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



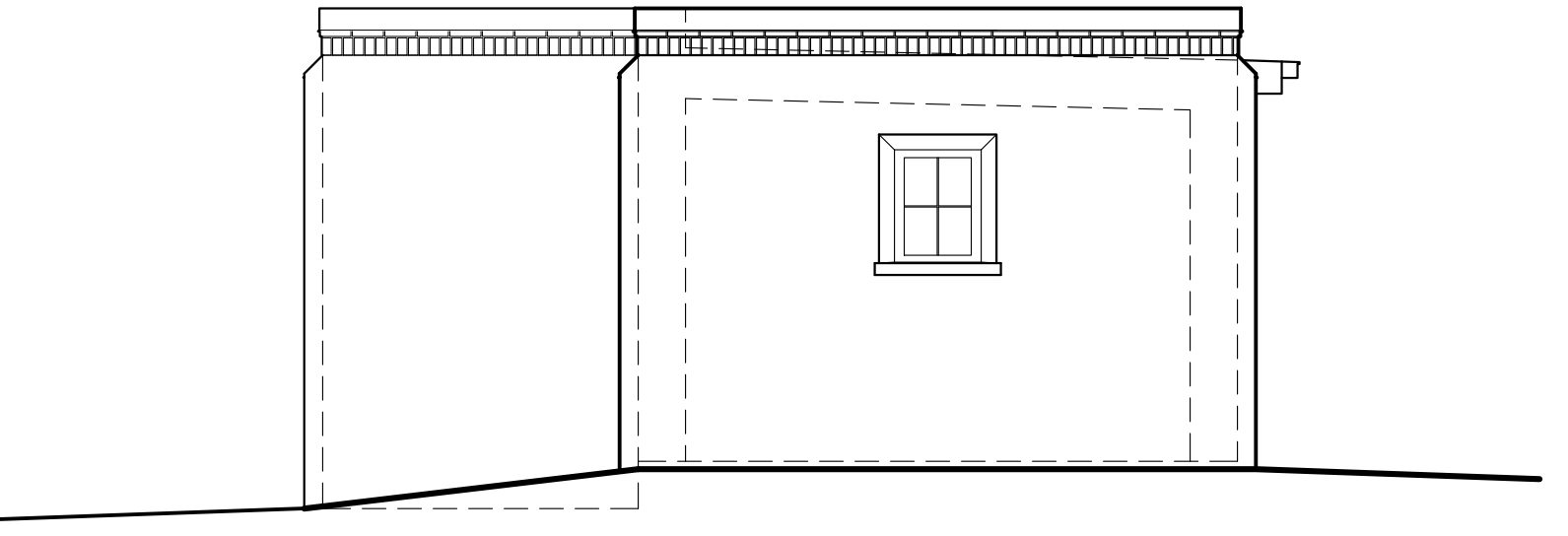
SHED SOUTH  
PROPOSED ELEVATION (NON-PRIMARY FACADE) 5  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



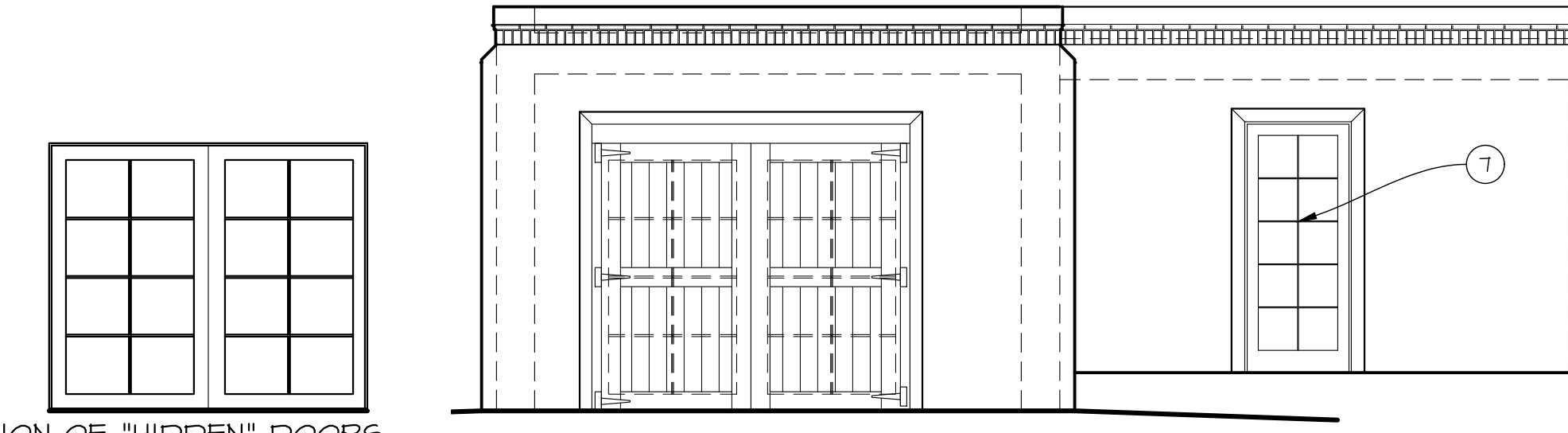
SHED WEST  
EXISTING ELEVATION (NON-PRIMARY FACADES) 4  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



SHED NORTH  
EXISTING ELEVATION (PRIMARY FACADES) 3  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



SHED WEST  
PROPOSED ELEVATION (NON-PRIMARY FACADES) 2  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1



ELEVATION OF "HIDDEN" DOORS  
SHED NORTH  
PROPOSED ELEVATION (PRIMARY FACADES) 1  
0' 1' 2' 4' 8' SCALE: 1/4" = 1'-0" S2-1

**PRAIXIS**  
ARCHITECTS

BROWNE  
RESIDENCE  
1062 CAMINO  
SAN ACACIO  
JOB NUMBER: 112

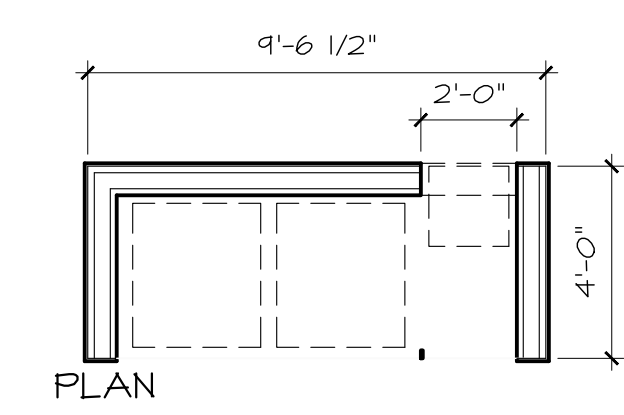
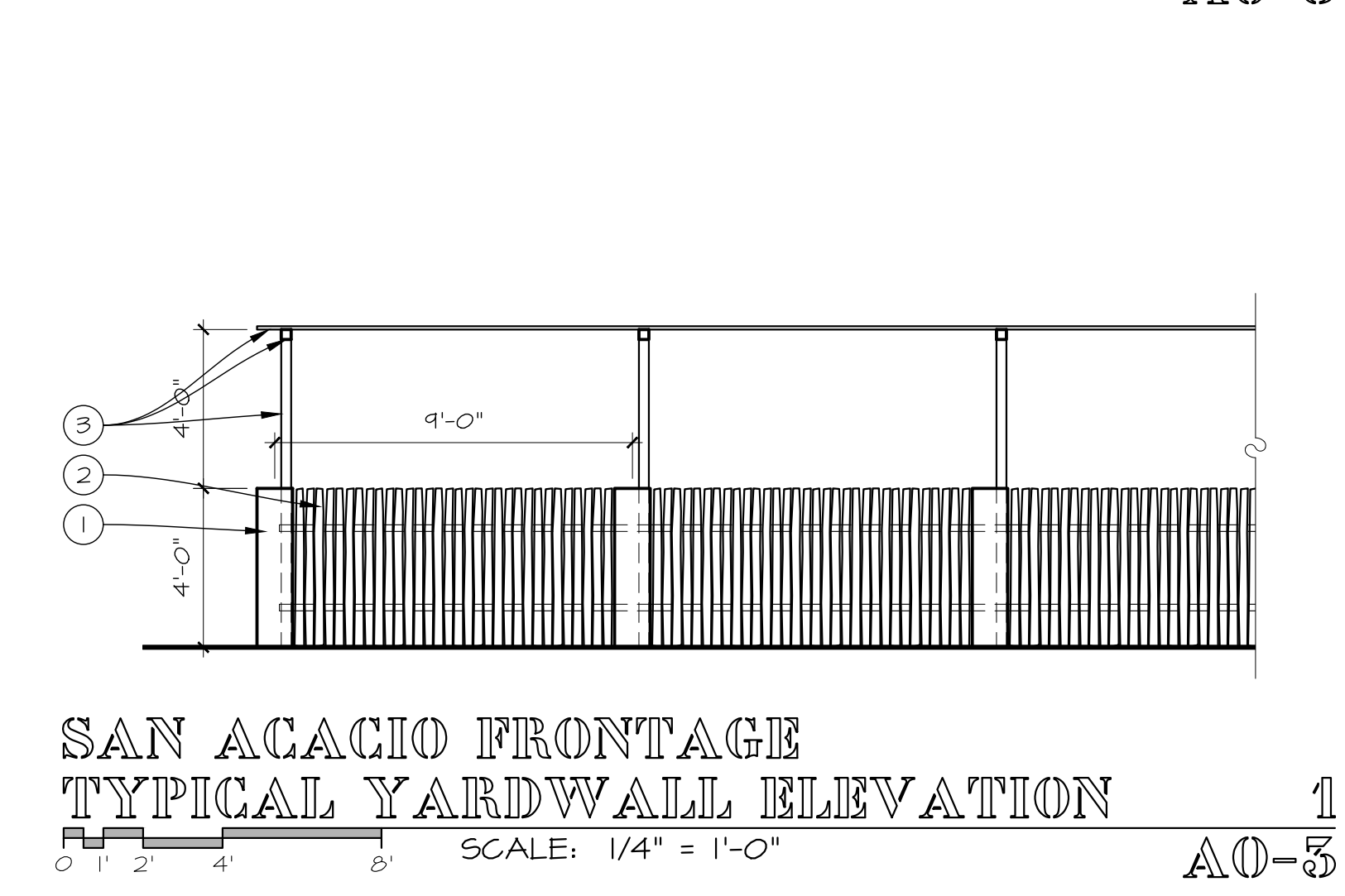
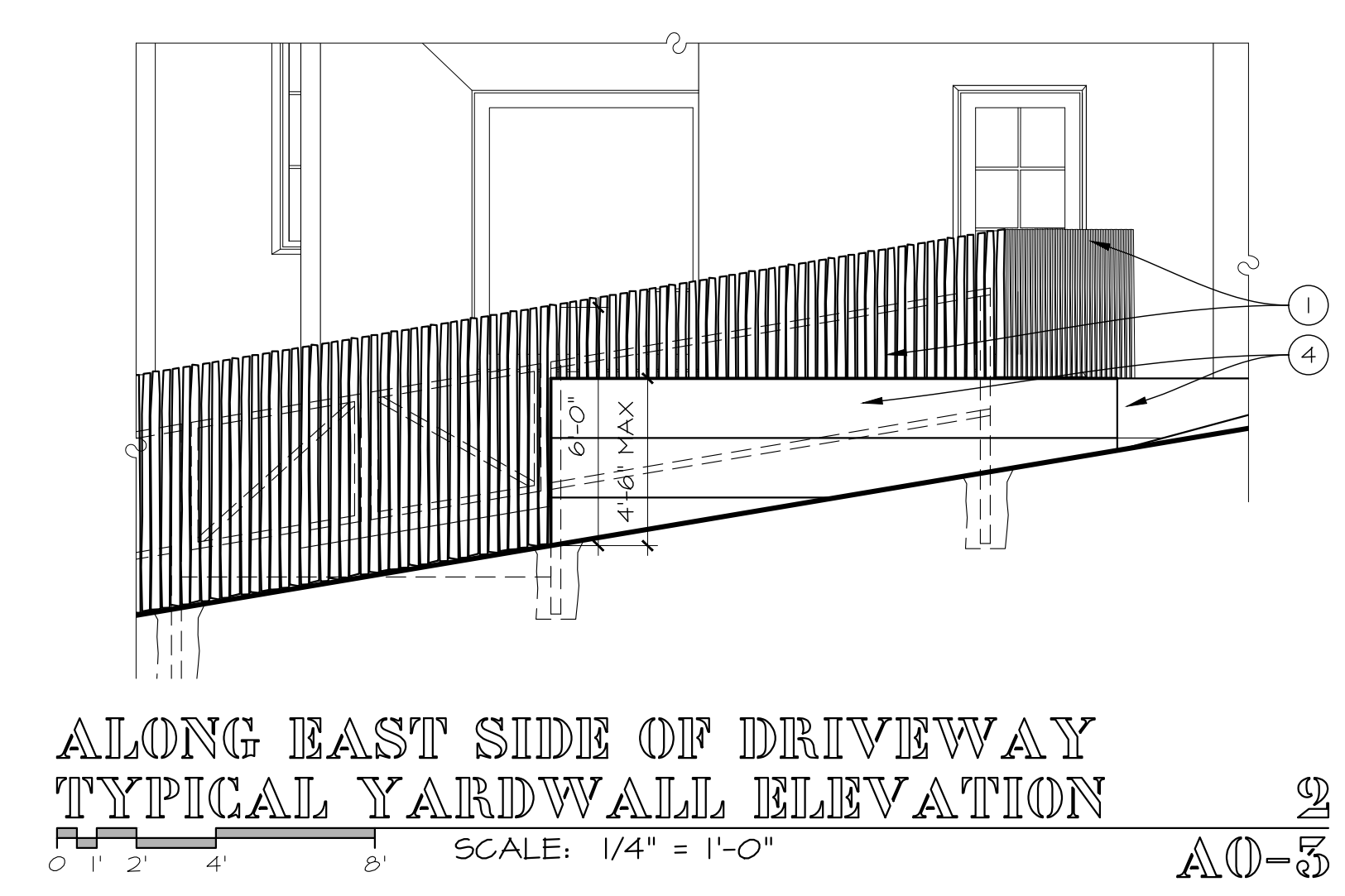
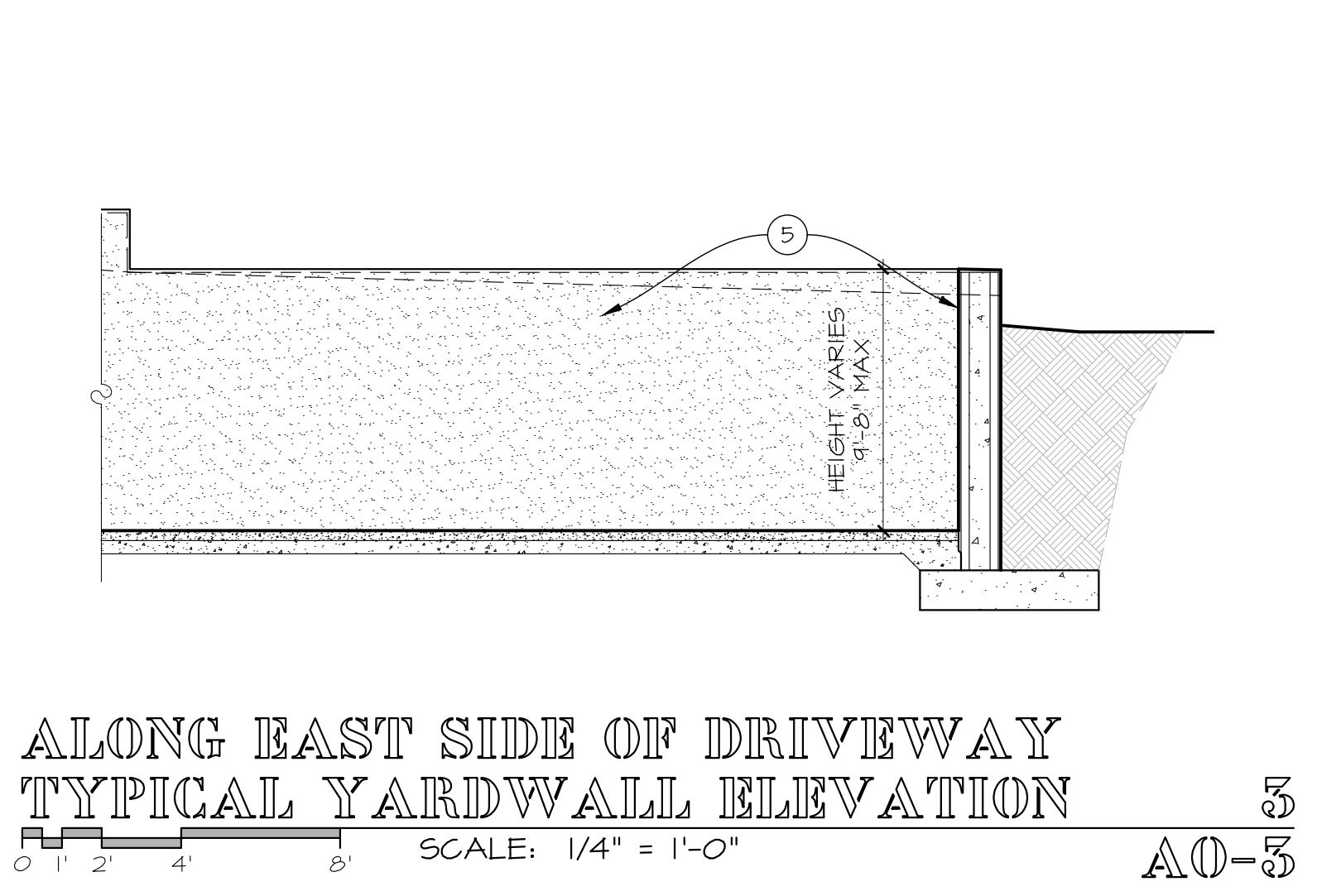
FRONT BUILDING  
EXISTING & PROPOSED

DRAWN BY: GB	FILE NAME: INS-S2-1
REVISION: DD-4	DATE: 5/15/2025

S2-1

**KEYED NOTES**

1. APPROX 12"x12" STUCCO COVERED PILASTER
2. CEDAR LATILLAS LASHED TO STEEL PIPE
3. 3" SQUARE TUBE STEEL T'S TO SUPPORT 1/2" LIGHT GAUGE TUBING TRELLIS MEMBERS
4. STEEL RETAINING GARDEN WALLS BUILT OF 1/4 GAUGE STEEL, THIS WILL RUST OVER TIME AND MATCH THE OTHER RUSTY ELEMENTS ON THE PROJECT
5. STUCCO COVERED INSULATED CONCRETE FORM RETAINING YARDWALL - STUCCO TO MATCH HOUSE COLOR



TRASH ENCL  
PLAN & ELEV 4  
SCALE: 1/4" = 1'-0" A0-5

**PRA<sup>AXIS</sup> INC**  
ARCHITECTS

BROWNE  
RESIDENCE  
1062 CAMINO  
SAN ACACIO  
JOB NUMBER: 112

YARDWALL TYPICAL  
ELEVATIONS

DRAWN BY: GB	FILE NAME: INS-AX-X
© COPYRIGHTS RESERVED	
REVISION: DD-4	DATE: 5/15/2025

A0-5