



DATE: August 16, 2017

AGENDA ITEM # 2

TO: Design Review Commission
FROM: Sean K. Gallegos, Associate Planner
SUBJECT: 17-SC-14 – 205 Portola Court

RECOMMENDATION:

Approve design review application 17-SC-14 subject to the findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story, single-family structure. The proposed project will include 2,149 square feet on the first story and 1,229 square feet on the second story. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION:	Single-family, Residential
ZONING:	R1-10
PARCEL SIZE:	10,891 square feet
MATERIALS:	Composition shingle roof, horizontal wood siding, shingle wood siding, stone veneer wainscoting, aluminum wood clad windows, wood porch columns, and wood details and doors

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	1,497 square feet	3,207 square feet	3,267 square feet
FLOOR AREA:			
First floor	1,497 square feet	2,582 square feet	
Second floor	756 square feet	1,229 square feet	
Total	2,253 square feet	3,811 square feet	3,811 square feet
SETBACKS:			
Front	23.7 feet	25 feet	25 feet
Rear	13.5 feet	38.5 feet	20 feet
Exterior side (Mundell Court)	27.2 feet/ N/A	10 feet/19.6 feet	10 feet/17.5 feet
Left side	0 feet/ N/A	10 feet/27.2 feet	10 feet/17.5 feet
HEIGHT:	N/A	25.5 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located in a Diverse Character Neighborhood as defined in the City's Residential Design Guidelines. The houses in this neighborhood have varied setbacks and different architectural styles and massing. However, the neighborhood does have some similar characteristics such as low eave lines and the use of rustic materials. There is not a distinctive street tree pattern along Portola Court; however, there are mature trees and landscaping.

Property History

The subject property was part of a larger parcel that is located on the north side of Portola Court between Jordan Avenue and Delphi Court. This current parcel is the result of a recent subdivision approved by the City Council July 27, 2017, which resulted in two standard lots. The existing house straddles both sites, but the house and accessory structures are to be demolished prior to map recordation. The subject property (Parcel 1) is a 10,891 square-foot lot. Parcel 2 is a 3,004 square-foot lot, which has been administratively approved for a new one-story home. Building elevations and a site plan for this new house are attached to show the relationship between both properties.

DISCUSSION

Design Review

According to the Design Guidelines, in Diverse Character Neighborhoods, good neighbor design has its own design integrity while incorporating some design elements, materials and scale found in the neighborhood.

The project uses a traditional style with its form and materials. The design has a high level of integrity due to the coordination of design elements, detailing and symmetry. The design elements include the gable and hipped roofs, defined entry, horizontal porch and a low, nine-foot tall first story, eave line. The building materials include horizontal wood siding, gable accents, shingle wood siding, stone veneer wainscoting, aluminum wood clad windows, wood porch columns, and wood details and doors, which are rustic in appearance, high quality materials and appropriate for the architectural design and character of the area. Overall, the project does a good job of integrating forms and elements from the neighborhood while still establishing its own design integrity.

The project is designed to be compatible with the scale and bulk of surrounding homes. The front elevation massing is broken up with three gable roof forms, horizontal eaves lines, projecting porch entry and covered porches, and low eave lines. The second floor is centered over the first story and visually softened by being recessed within the roofline of the structure. While the building appears complex in massing and roof form, it works within the diverse neighborhood because the scale of the architectural elements and roof forms are similar to the range of houses within the context.

Privacy

On the left (northwest) side elevation of the second story, there is one small window for bathroom No. 2 with a four-foot sill height that is screened by the garage roof ridge. On the right (southeast) side elevation of the second story, there are two small bathroom windows. These windows would not create any unreasonable privacy impacts due to their size and limited views into neighboring structures and sites.

On the rear (northeast) elevation, there are three windows: one small window in the master bathroom with a three-foot, eight-inch, sill height, one medium-sized window in the master bathroom with a two-foot, eight-inch, sill height and one sliding door exiting from the master bedroom onto a 12-foot wide by three-foot, ten-inch deep balcony. Consistent with the Residential Design Guidelines, the proposed depth of the balcony is under four feet to create a more passive use area that is less likely to create a privacy impact. The sliding door and balcony would also not create privacy impacts due to the 43-foot setback from the rear property line. While 24-inch box camphor trees are proposed along the right side and rear property lines, there are unscreened areas along the side and rear property lines. To ensure that a reasonable level of privacy is maintained, staff has added condition No. 2 that requires additional evergreen screening trees be planted along the side and rear property lines.

Landscaping

There are three trees on the property. The project proposes removing the fruit trees and loquat and persimmon tree (nos. 2 and 5) in the rear yard. The applicant proposes to incorporate two new marina strawberry trees along the front property line, six camphor trees along the right and rear property lines and one Carolina cherry screening tree along the left side and right side property lines. Overall, the project meet the intent of the City's landscape regulations and street tree guidelines. Since the project includes a new house and new landscaping area that exceeds 500 square feet, it is subject to the City's Water Efficient Landscape

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family house in a residential zone.

PUBLIC CONTACT

A public meeting notice was posted on the property and mailed to 11 nearby property owners on Portola Court, East Portola Court and Jordan Avenue.

Cc: Abbie Bourgan, Applicant/Owner
 RH Associates, Architect

Attachments:

Design Review Commission
17-SC-14, 205 Portola Court
August 16, 2017

- A. Application
- B. Neighborhood Compatibility Worksheet
- C. Area, Vicinity and Notification Maps
- D. Parcel 2 Plans
- E. Materials Board

FINDINGS

17-SC-14—205 Portola Court

With regard to design review for a new single-family structure, the Design Review Commission finds the following in accordance with Section 14.76.050 of the Municipal Code that:

- a. The proposed structure complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the proposed structure, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed structure in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed structure has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS

17-SC-14—205 Portola Court

GENERAL

1. Approved Plans

The approval is based on the plans and materials received on July 19, 2017, except as may be modified by these conditions.

2. Screening Trees

Incorporate fast growing, evergreen trees into the landscaping plan along the side and rear yards to fill-in unscreened areas of the property line.

3. Protected Trees

Tree No. 1, the new street trees and privacy screening trees shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

4. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

5. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. Landscaping

The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.

7. Fire Sprinklers

Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.

8. Underground Utilities

Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.

9. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

PRIOR TO BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

13. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

14. Underground Utility Location

Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

15. Air Conditioner Sound Rating

Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.

16. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

17. Tree Protection

Tree protection fencing shall be installed around the dripline of tree No. 1 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

18. Landscaping Installation

All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.

19. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).

20. Water Efficient Landscaping Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the landscaping and irrigation were installed per the approved landscape documentation package.



ATTACHMENT A

MAR 29 2017

CITY OF LOS ALTOS GENERAL APPLICATION

CITY OF LOS ALTOS
PLANNING

Type of Review Requested: (Check all boxes that apply)

Permit # 1107641

One-Story Design Review	Commercial/Multi-Family	Environmental Review
<input checked="" type="checkbox"/> Two-Story Design Review	Sign Permit	Rezoning
Variance	Use Permit	R1-S Overlay
Lot Line Adjustment	Tenant Improvement	General Plan/Code Amendment
Tentative Map/Division of Land	Sidewalk Display Permit	Appeal
Historical Review	Preliminary Project Review	Other:

Project Address/Location: 205 Portola ct.

Project Proposal/Use: New 2-story Residence Current Use of Property: 2-story Residence

Assessor Parcel Number(s): 170-03-013 Site Area: 10,891

New Sq. Ft.: 3812 Altered/Rebuilt Sq. Ft.: 0 Existing Sq. Ft. to Remain: 0

Total Existing Sq. Ft.: 3000 (EST.) Total Proposed Sq. Ft. (including basement): 3812

Is the site fully accessible for City Staff inspection? Yes

Applicant's Name: Abbie Bourgan

Telephone No.: 650-492-1369 Email Address: abbie@bourgan.net

Mailing Address: 25875 Estacada Way

City/State/Zip Code: Los Altos Hills, CA 94022

Property Owner's Name: Abbie Bourgan

Telephone No.: 650-492-1369 Email Address: abbie@bourgan.net

Mailing Address: 25875 Estacada Way

City/State/Zip Code: Los Altos Hills, CA 94022

Architect/Designer's Name: RH Associates

Telephone No.: 530-268-3055 Email Address: rhassoc@sbcglobal.net

Mailing Address: 22867 Sunset Ridge Dr.

City/State/Zip Code: Auburn, CA 95602

* If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. *

(continued on back)

17-SC-14



R	E C E I V
MAR 29 2017	
CITY OF LOS ALTOS PLANNING	

ATTACHMENT B

Planning Division

(650) 947-2750

Planning@losaltosca.gov

NEIGHBORHOOD COMPATIBILITY WORKSHEET

In order for your design review application for single-family residential remodel/addition or new construction to be successful, it is important that you consider your property, the neighborhood's special characteristics that surround that property and the compatibility of your proposal with that neighborhood. The purpose is to help you understand your neighborhood before you begin the design process with your architect/designer/builder or begin any formal process with the City of Los Altos. Please note that this worksheet must be submitted with your 1st application.

The Residential Design Guidelines encourage neighborhood compatibility without necessarily forsaking individual taste. Various factors contribute to a design that is considered compatible with a surrounding neighborhood. The factors that City officials will be considering in your design could include, but are not limited to: design theme, scale, bulk, size, roof line, lot coverage, slope of lot, setbacks, daylight plane, one or two-story, exterior materials, landscaping et cetera.

It will be helpful to have a site plan to use in conjunction with this worksheet. Your site plan should accurately depict your property boundaries. The best source for this is the legal description in your deed.

Photographs of your property and its relationship to your neighborhood (see below) will be a necessary part of your first submittal. Taking photographs before you start your project will allow you to see and appreciate that your property could be within an area that has a strong neighborhood pattern. The photographs should be taken from across the street with a standard 35mm camera and organized by address, one row for each side of the street. Photographs should also be taken of the properties on either side and behind your property from on your property.

This worksheet/check list is meant to help *you* as well as to help the City planners and Planning Commission understand your proposal. Reasonable guesses to your answers are acceptable. The City is not looking for precise measurements on this worksheet.

Project Address 205 Portola Ct.

Scope of Project: Addition or Remodel or New Home

Age of existing home if this project is to be an addition or remodel? n/a

Is the existing house listed on the City's Historic Resources Inventory? No

Address: 205 Portola Ct.
Date: Feb. 27, 2017

What constitutes your neighborhood?

There is no clear answer to this question. For the purpose of this worksheet, consider first your street, the two contiguous homes on either side of, and directly behind, your property and the five to six homes directly across the street (eight to nine homes). At the minimum, these are the houses that you should photograph. If there is any question in your mind about your neighborhood boundaries, consider a radius of approximately 200 to 300 feet around your property and consider that your neighborhood.

Streetscape

1. Typical neighborhood lot size*:

Lot area: 10,891 square feet
Lot dimensions: Length 117 feet
Width 93 feet

If your lot is significantly different than those in your neighborhood, then note its: area _____, length _____, and width _____.

2. Setback of homes to front property line: (Pgs. 8-11 Design Guidelines)

Existing front setback if home is a remodel? N/A
What % of the front facing walls of the neighborhood homes are at the front setback 90 %
Existing front setback for house on left 25 ft./on right 24 ft.
Do the front setbacks of adjacent houses line up? Mostly

3. Garage Location Pattern: (Pg. 19 Design Guidelines)

Indicate the relationship of garage locations in your neighborhood* only on your street (count for each type)
Garage facing front projecting from front of house face 8
Garage facing front recessed from front of house face 1
Garage in back yard 1
Garage facing the side 0
Number of 1-car garages ; 2-car garages 6; 3-car garages 4

Address: 205 Portola Ct.
Date: Feb. 27, 2017

4. Single or Two-Story Homes:

What % of the homes in your neighborhood* are:

One-story 6

Two-story 4

5. Roof heights and shapes:

Is the overall height of house ridgelines generally the same in your neighborhood*? No

Are there mostly hip 3, gable style 7, or other style 1 roofs?

Do the roof forms appear simple 9 or complex 1?

Do the houses share generally the same eave height _____?

6. Exterior Materials: (*Pg. 22 Design Guidelines*)

What siding materials are frequently used in your neighborhood*?

___ wood shingle 9 stucco ___ board & batten 1 clapboard
___ tile ___ stone ___ brick ___ combination of one or more materials
(if so, describe) _____

What roofing materials (wood shake/shingle, asphalt shingle, flat tile, rounded tile, cement tile, slate) are consistently (about 80%) used?

If no consistency then explain: 5-Comp and 5-tile roofs

7. Architectural Style: (*Appendix C, Design Guidelines*)

Does your neighborhood* have a consistent identifiable architectural style?
 YES NO

Type? 5 Ranch Shingle Tudor 5 Mediterranean/Spanish
 Contemporary Colonial Bungalow Other

Address: 205 Portola Ct.
Date: Feb. 27, 2017

8. Lot Slope: (Pg. 25 Design Guidelines)

Does your property have a noticeable slope? No

What is the direction of your slope? (relative to the street)

Sloping slightly away from road towards rear yard

Is your slope higher lower same in relationship to the neighboring properties? Is there a noticeable difference in grade between your property/house and the one across the street or directly behind?

9. Landscaping:

Are there any frequently used or typical landscaping features on your street (i.e. big trees, front lawns, sidewalks, curbs, landscape to street edge, etc.)?

Mature trees, front lawns, landscaping to edge of street

No concrete curbs, asphalt road edge on North side of street and concrete drainage swale on South side of street.

How visible are your house and other houses from the street or back neighbor's property?

4 of the 10 houses are completely hidden from view by landscaping.

Are there any major existing landscaping features on your property and how is the unimproved public right-of-way developed in front of your property (gravel, dirt, asphalt, landscape)?

18" Deodore tree in front yard - asphalt road edge

10. Width of Street:

What is the width of the roadway paving on your street in feet? 28'

Is there a parking area on the street or in the shoulder area? No

Is the shoulder area (unimproved public right-of-way) paved, unpaved, gravel, landscaped, and/or defined with a curb/gutter?

Asphalt road edge

Address: 205 Portola Ct.

Date: Feb. 27, 2017

11. What characteristics make this neighborhood* cohesive?

Such as roof material and type (hip, gable, flat), siding (board and batten, cement plaster, horizontal wood, brick), deep front yard setbacks, horizontal feel, landscape approach etc.:

The neighborhood is split with half being tile-roof mediterranean and the other half comp-roof ranch style

General Study

A. Have major visible streetscape changes occurred in your neighborhood?

YES NO

B. Do you think that most (~ 80%) of the homes were originally built at the same time?

YES NO

C. Do the lots in your neighborhood appear to be the same size?

YES NO

D. Do the lot widths appear to be consistent in the neighborhood?

YES NO

E. Are the front setbacks of homes on your street consistent (~80% within 5 feet)?

YES NO

F. Do you have active CCR's in your neighborhood? (*p.36 Building Guide*)

YES NO

G. Do the houses appear to be of similar size as viewed from the street?

YES NO

H. Does the new exterior remodel or new construction design you are planning relate in most ways to the prevailing style(s) in your existing neighborhood?

YES NO

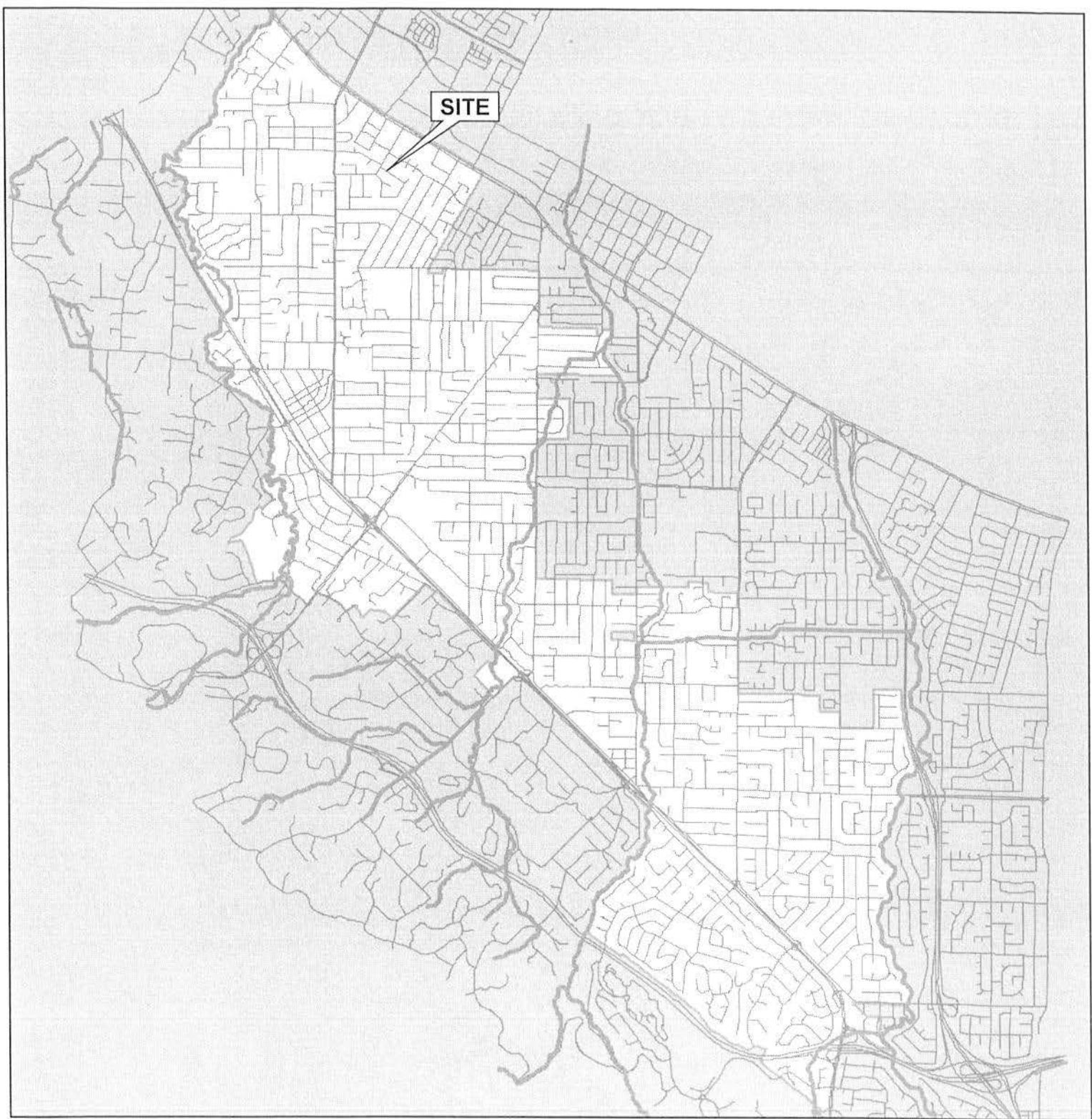
Address: 205 Portola Ct.
Date: Feb. 27, 2017

Summary Table

Please use this table to summarize the characteristics of the houses in your immediate neighborhood (two homes on either side, directly behind and the five to six homes directly across the street).

Address	Front setback	Rear setback	Garage location	One or two stories	Height	Materials	Architecture (simple or complex)
771 Jordan Ave	75'	54'	Rear	One	20'	Unavailable	Complex
765 Jordan Ave	25'	25'	Front	One	16'	WdSiding Comp Roof Brick Chimney	Simple
211 Portola Ct	20'	54'	Side	One	16'	Stucco Tile Roof	Simple
219 Portola Ct	20'	160'	Front	One	16'	Stucco Tile Roof	Simple
229 Portola Ct	25'	40'	Rear	One	16'	Stucco Comp Roof	Simple
241 Portola Ct	25'	40'	Front	Two	16'	Stucco Comp Roof	Simple
753 Jordan Ave	25'	48'	Front	Two	27'	Comp Roof Stucco Brick Chimney	Simple
210 Portola Ct	25'	30'	Front	Two	27'	Tile Roof Stucco	Simple
220 Portola Ct	25'	48'	Front	Two	27'	Tile Roof Stucco	Simple
230 Portola Ct	25'	40'	Front	Two	27'	Tile Stucco Brick Chimney	Simple

ATTACHMENT C
AREA MA.



CITY OF LOS ALTOS

APPLICATION: 17-SC-14
APPLICANT: A. Bourgan
SITE ADDRESS: 205 Portola Court

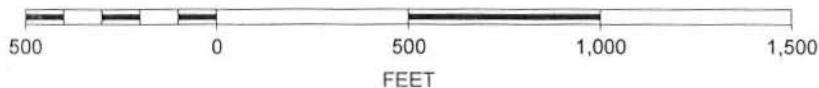


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



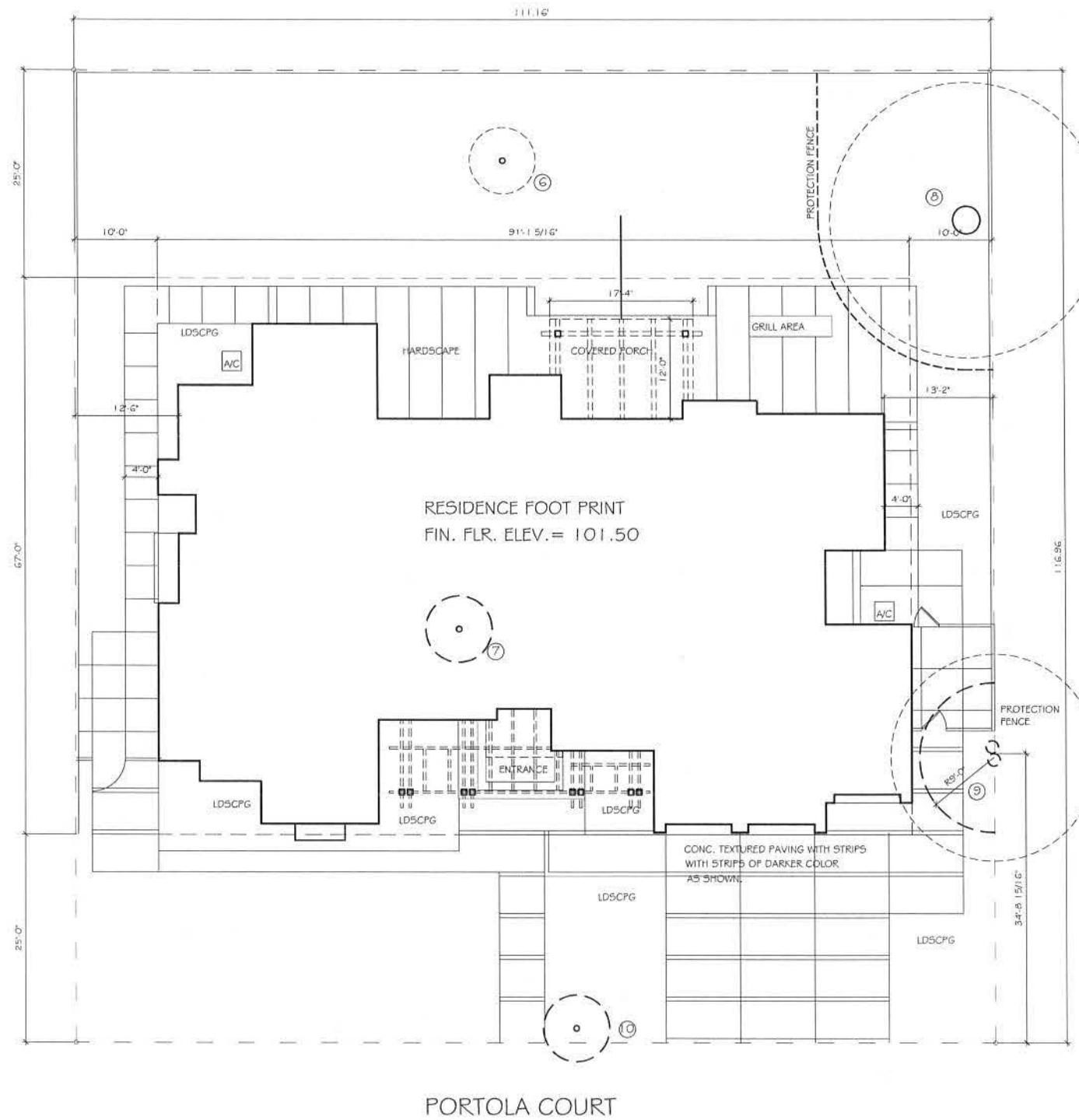
CITY OF LOS ALTOS

APPLICATION: 17-SC-14
APPLICANT: A. Bourgan
SITE ADDRESS: 205 Portola Court

205 Portola Court Notification Map



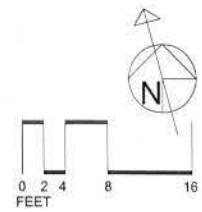
ATTACHMENT D



TREE LEGEND

TREES TO REMOVE		
#	SPECIES	SIZE
7	LEMON	10"
10	ALMOND	12"
TREES TO REMAIN		
6	FIG	18"
8	COAST LIVE OAK	31.6"
9	REDWOOD	35"

NOTE: FOR PROTECTION OF REMAINING TREES
MAINTENACE, ETC..SEE ARBORIST REPORT ATTACHED.



MR & MRS. HAQQ RESIDENCE
RESIDENCE

209 E. PORTOLA COURT
LOS ALTOS, CA 94022

SITE PLAN

SCALE: 1/8"=1'-0"

Issues and Revisions		
No.	date:	description
1		
2		

CONSULTANT:
ABIGAIL AHRENS
329 SAN ANTONIO RD.
LOSA LTOS, CA 94022
TEL: 650/949-1909
EMAIL: abby@teamabigail.com

ARCHITECT:
JONATHAN MANSOUR
14405 WEDDINGTON ST.
SHERMAN OAKS, CA 91401
TEL: 408/218-1251
EMAIL: jonathanmansour@stcgglobal.net

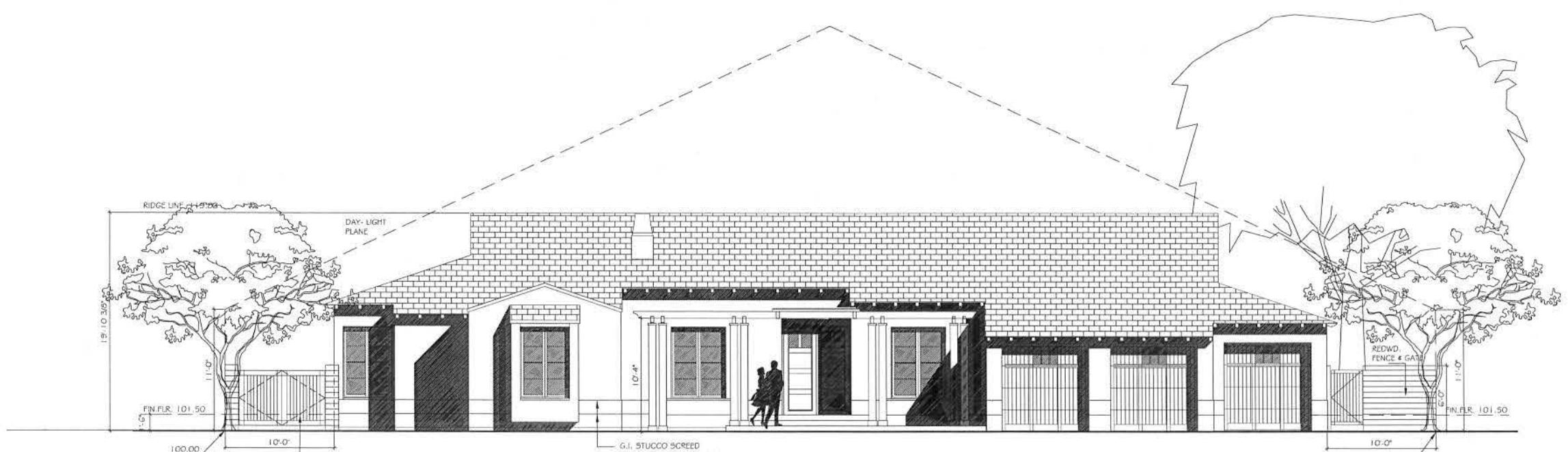
OWNER:
MR.& MRS.CHRIS HAQQ
568 HAVENSIDE AVE.
NEWBERRY PARK CA 91302
TEL: 805/630-2596
EMAIL: chrishaqq@yahoo.com

project no:
drawn by:
scale:
date: 05/02/2017

A1-2



NORTH ELEVATIONS



SOUTH ELEVATIONS

MR & MRS. HAQQ RESIDENCE
RESIDENCE

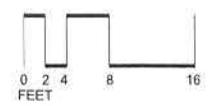
209 E. PORTOLA COURT
LOS ALTOS, CA 94022

ELEVATIONS

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

Issues and Revisions		
No.	date:	description
1		
2		

CONSULTANT:	ARCHITECT:	OWNER:
ABIGAIL AHRENS 329 SAN ANTONIO RD. LOSA LTOS, CA 94022 TEL: 650/949-1909 EMAIL: abby@teamah.com	JONATHAN MANSOUR 14405 WEDDINGTON ST. SHERMAN OAKS, CA 91401 TEL: 408/218-1251 EMAIL: joanthmansour@icloud.net	MR.& MRS.CHRIS HAQQ 568 HAVENSIDE AVE. NEWBERRY PARK CA 91302 TEL: 805/630-2596 EMAIL: chrishaqq@yahoo.com



A3-1

project no:
drawn by:
scale:
date:
1/4"=1'-0"
05/02/2017



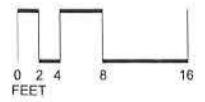
MR & MRS. HAQQ RESIDENCE
RESIDENCE
209 E. PORTOLA COURT
LOS ALTOS, CA 94022

ELEVATIONS

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

Issues and Revisions		
No.	Date:	Description
1		
2		

CONSULTANT:	ARCHITECT:	OWNER:
ABIGAIL AHRENS 329 SAN ANTONIO RD. LOSA LTOS, CA 94022 TEL: 650/949-1909 EMAIL: abby@teamabigail.com	JONATHAN MANSOUR 14405 WEDDINGTON ST. SHERMAN OAKS, CA 91401 TEL: 408/218-1251 EMAIL: jonathanmansour@stoglobal.net	MR. & MRS. CHRIS HAQQ 568 HAVENSIDE AVE. NEWBERRY PARK CA 91302 TEL: 805/630-2596 EMAIL: chrisshaqq@yahoo.com

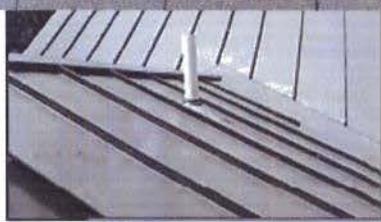


A3-2
project no:
drawn by:
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date: 05/02/2017

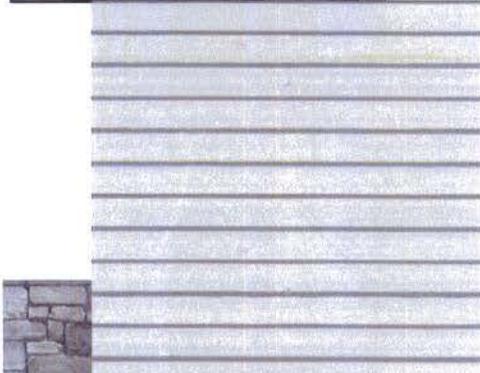
EXTERIOR MATERIALS BOARD



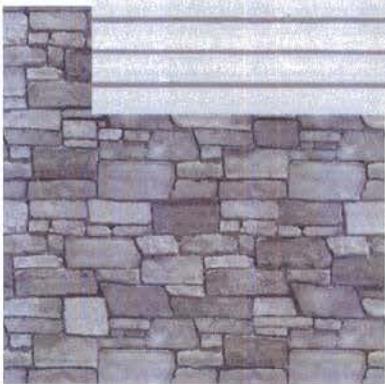
ROOF
ARCHITECTURAL COMPOSITION



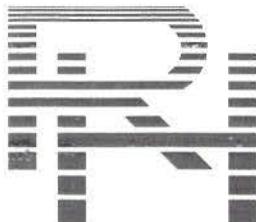
STANDING SEAM METAL ROOF



BODY
HORIZONTAL CEDAR SIDING



VENEER
STONE



ASSOCIATES
ARCHITECTS

22867 SUNSET RIDGE DR.
AUBURN, CA 95602

530-268-3055



PROPOSED RESIDENCE
for
GREENTEK HOMES, INC.

205 PORTOLA COURT
LOS ALTOS, CA