AGENDA
REGULAR MEETING
OF THE
DESIGN REVIEW BOARD

Wednesday, January 7, 2015
7:30 PM
El Cerrito City Hall
Council Chambers
10890 San Pablo Avenue

This Meeting Place Is Wheelchair Accessible

Roll Call: Maggie Leighly, Christophe Laverne, Carl Groch, and John Thompson.

1. Council/Staff Liaison Announcements and Reports
   Staff and/or Councilmember Lyman may report on matters of general interest to the Design Review Board, Council policies, priorities and significant actions taken by the City Council.

2. Comments from the Public
   (Each speaker is limited to a maximum of 3 minutes.)

3. Approval of Minutes
   Approve the minutes of the December 3, 2014 meeting.

4. Board Member Communication/Conflict of Interest Disclosure
   This time on the agenda is reserved for Board Members to disclose communications from individuals regarding specific agenda items or to state a potential conflict of interest in relation to a specific agenda item.

5. Public Hearing – Elm Street Condominiums

   Application: PL No 6133
   Applicant: Eddie Biggs
   Location: 1715 Elm Street
   APN: 502-112-038
   Zoning: RM (Multi-Family Residential)
   General Plan: High Density Residential
   Request: Design Review Board consideration of final architectural review as it applies to aesthetic design of the structures, landscaping, lighting and other architectural features of the project proposed for 1715 Elm Street.

COMMUNICATION ACCESS INFORMATION
To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call Noel Ibalio, Staff Liaison at (510) 215-4330 (voice) at least FIVE (5) WORKING DAYS NOTICE PRIOR TO THE MEETING to ensure availability.

10890 San Pablo Avenue, El Cerrito, CA 94530   Tel: (510) 215-4330
E-mail: nibalio@ci.el-cerrito.ca.us
City of El Cerrito
Design Review Board Meeting Agenda

CEQA: A Mitigated Negative Declaration is being prepared for this project.

6. Work Plan – Discussion
   Update on the City Council presentation.

7. Staff Communications

8. Adjournment
Roll Call: Maggie Leighly, Glenn Wood, Christophe Laverne, Carl Groch, and John Thompson.

1. Council/Staff Liaison Announcements and Reports
   No report was made.

2. Comments from the Public
   No comments were received.

3. Approval of Minutes
   Motion to approve the October 1, 2014 minutes: Lavern, 2nd: Groch.
   Vote:
   Ayes: Groch, Laverne, Leighly, Thompson
   Noes: None
   Abstain: Wood
   Absent: None

   Motion to approve the November 5, 2014 minutes: Groch, 2nd: Leighly.
   Vote:
   Ayes: Groch, Leighly, Wood
   Noes: None
   Abstain: Laverne, Thompson
   Absent: None

4. Board Member Communication/Conflict of Interest Disclosure
   Nothing was reported.

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   General Plan: High Density Residential
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CEQA: A Mitigated Negative Declaration is being prepared for this project.

Development Services Manager, Margaret Kavanaugh-Lynch presented the project

The public hearing was opened

Howdy Goudey of 635 Elm Street addressed the Board.

Motion to continue the project to the January 7, 2015 Design Review Board Meeting: Leighly, 2nd: Laverne.

Vote:
Ayes: Groch, Leighly, Laverne, Thompson, Wood
Noes: None
Abstain: None
Absent: None

6. Work Plan – Discussion
Staff presented the slides for the presentation to the Board. The Board members commented on the proposed slides and suggested additional slides.

7. Staff Communications
Staff updated the Board regarding upcoming agenda items, including 1715 Elm Street and the Work Plan.

8. Adjournment
8:05 p.m.
I. SUBJECT
Application: PL14-0159
Applicant: Edward Biggs
Location: 1715 Elm Street
Zoning: RM (Multi-family Residential)
General Plan: High-Density Residential
APN: 502-112-038
Request: Design Review Board consideration of final architectural review as it applies to
eaesthetic design of the structures, landscaping, lighting and other architectural
features of the project proposed for 1715 Elm Street.
CEQA: A Mitigated Negative Declaration has been prepared for this project.

II. BACKGROUND
This project appeared at a public hearing before the Board in November, 2013. Since that time, it
has been considered at the following agendized meetings:
March 19, 2014: Planning Commission – Study Session
April 16, 2014: Planning Commission – Public Hearing
May 21, 2014: Planning Commission – Public Hearing
June 2, 2014: City Council – Public Hearing
June 23, 2014: City Council – Public Hearing
August 19, 2014: City Council – Public Hearing

For all associated documents, including prior staff reports and CEQA documents, please see:
www.elcerrito.org/1715Elm.

The project received approval by the by the City Council at the August 19, 2014 meeting.
These entitlements included: Development Agreement, the creation of a Planned Development
District including a Zoning Map Amendment and a Use Permit. The applicant will still need to
secure a parcel map at a later date.
The purview of the Board this evening is the Final Design Review of the project. Section 19.38.040 establishes the scope of final design review as the following:

The Zoning Administrator or Design Review Board shall approve, conditionally approve or deny, or make recommendations on applications for final aesthetic architectural review based on consideration of the requirements of this Chapter as they apply to design of the structures, landscaping, lighting and other architectural features of an application including:

A. Building articulation, facade treatment and architectural details.
B. Exterior colors and materials.
C. Character defining features and the relation to existing settings.
D. Design of fences, walls, and screen plantings, including but not limited to height of those structures, materials, colors, and type.
E. Location and type of landscaping including selection and size of plant materials and design of hardscape including landscape lighting.
F. The size, location, design, color, number, lighting, and materials of signs.
G. Design of the streetscape, including but not limited to landscaping, furniture and materials.

III. DISCUSSION

Site Description and Setting

The project site is a fairly level, rectangular 0.42-acre lot located at 1715 Elm Street. The site slopes from a high point along the Elm Street frontage to the western boundary, representing a three percent slope across the property. It currently includes a vacant two-story house built in 1897, a detached garage, a well house, and a shed. A rock-lined channel runs east-west across the site along the southern edge of the property approximately 20 feet from the house. The project site is primarily surrounded by residential uses. Residential properties and Elm Street are to the east, residential properties and Hill Street are to the north, residential properties and Liberty Street are to the west, and a day care and Blake Street are located to the south. A charter school campus is located approximately 700 feet to the northeast, while San Pablo Avenue and the Del Norte BART station are approximately one quarter mile to the northwest.

Development Proposal

The applicant proposes to construct a multi-unit development consisting of:
14 new dwelling units,
15 parking spaces tucked under the proposed main building,
1,548 square feet of private open space,
2,874 square feet of common open space
*The existing single family dwelling is being retained on site and relocated to the southeast corner of the subject property and will be used as a community center type use.

Building Design

Although not required as a strict condition of approval for this project, the Department of Interior Standards recommends that new buildings that share sites with historic buildings be designed to be compatible with the historic character of the historic building in terms of size, scale design, material, color, and texture. The applicant has designed the new construction to meet that recommendation, including a number of architectural features that reflect the style of the historic building. See page A-8, A-9 and A-10 of the plan set for details.
New Building

The new main building is proposed to be located on the north side of the site. It is three stories tall with a gable roofline. It has a high level of architectural interest and detail. The elevations on the main building include both vertical architectural elements and horizontal color bands. The proposed materials include fiber cement horizontal siding and brown asphalt shingle roofing. Detailing includes vinyl windows, wood awnings with shingle roofs, metal railings and wood trellises and pergolas. Please see Page A-8 and A-9 of the plan set for details of the proposed elevations. As noted on page A-13 and presented in color samples at the meeting, the paint palette contains three siding colors (Maybeck Muslin, Bungalow Brown and Wild Cattail), two trim colors (Daisy White and Americano) and one accent color (Drive-In Cherry). The window detail is shown on page A-16 of the plan set. The architect is calling out Milgard Montecito Series windows or equal in the color white.

Historic Structure

The subject property currently contains a Queen Anne-style, single-family dwelling constructed in 1897. It is proposed to be moved and retained on the southwest quadrant of the site. Pursuant to the Development Agreement, the applicant is required to complete the following improvements to the structure:

1. Restore all four side of the exterior of the building façade, including windows, the historic wood trim around the doors and windows, as well as the door in the main entrance to the Department of Interior Standards.
2. The historic structure shall be placed on a new foundation in the location shown on the site plan.
3. The plumbing and electrical systems will be updated in compliance with the current building code.
4. An Americans Disabilities Act compliant bathroom and exterior lift will be added the structure.

The lift has been proposed along the rear elevation as noted on page A-10. A new porch and railing based on the existing porch and railing are proposed for the front elevation. In addition, this building is proposed to retain the fish-scale and horizontal wooden siding, painted Dove White. The new porch and railing are proposed to be painted Dove White as well, and a trim color called Puritan Gray is proposed as an accent color on the building. The roof is proposed to consist of composition shingles in a dark grey color.

Landscaping Design

There are three common areas of open space represented on page L-1 of the plan. One is directly in front of the restored historic structure. It features a turf oval surrounded by a concrete walk that provides for public pedestrian entry from Elm Street. It is bounded by a six foot high board fence with two feet of lattice along the top on the southern elevation and an open cable guard rail on the north elevation, abutting the rock lined channel. A stone seatwall provides an entry marker to the stairs leading to the historic building. The area also includes three raised herb planting beds over a patio of decompressed granite, a picnic table and a BBQ. Plantings that are found in this area include five Leyland Cypresses, two orchard style trees and an Oregon Ash Tree. Between the walk and the rock lined channel, a row of snowberries, Pacific Coast Irises and Santa Barbara Sedge is planned. The Development Agreement reflects that the use of the open space in front of the historic structure will be available for public use during daylight hours when the structure is open to the public.
North of this larger area, there is second area that is proposed to include the private pedestrian entry to the new main building, along with accent trees and brick paved paths. This area also includes a peaked trellis with vines and a seating area. Plantings in this area include two Creek Dogwood and three Pink-Flowering Currants.

Project landscaping along the perimeter of the site includes densely planted landscape setbacks around the proposed buildings to provide a buffer between the project and adjacent residential sites. Landscape plantings in this area include: Valley Oak, Bigleaf Maple, California Bay Laurel. Also located in the landscape buffer area there are two storm water bio-retention areas. They are located along the eastern side of the property, one adjacent to the new building and one adjacent to the historic building. The landscape plan on page L-1 notes a list of infiltration plants and a bio-retention seed mix to be planted in these areas. The City Engineer has reviewed the C-3 plans submitted to the city and has approved the application with conditions.

All the land will be owned and maintained by an HOA created by the applicant for the 1715 Elm Street project.

Environmental Review

Pursuant to the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration has been approved for this project. This entitlement is found to be consistent with the project analyzed in the Initial Study, therefore no further environmental review is necessary.

Findings

The Design Review Board may only approve a final design application if it finds that the application is consistent with the purposes of this Chapter and is consistent with:

Section 19.36.160 ECMC

1. The applicable standards and requirements of this Zoning Ordinance;

   The project complies with all of the relevant standards of the El Cerrito Zoning Ordinance. It has received all other necessary land use approvals as stated in the Zoning Ordinance at the August 19, 2014 City Council meeting. The findings relevant to Design Review approval are listed below.

2. The design policies of the General Plan and specific plans adopted by City Council;

   Pursuant to the City of El Cerrito General Plan, the following policies are pertinent to the proposed project: CD1.2 Design Concept, CD1.3 High Quality Design, and CD5.1 Design Review Process.

3. Any applicable design guidelines adopted by the City Council;

   None

4. The design review criteria set forth in the following subsection;
a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

The aesthetic design of the project will provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings.

b. Project details, colors, materials, and landscaping, are fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

The project features a unified color scheme in an earth tone hue that is complementary to the historic building’s colors. It uses durable, long lasting materials such as cement siding on the new building as well as quality historically appropriate materials on the historic building, such as wood siding. The overall design of the project, including the architectural details and the landscaping tie together well to appear as one unified project.

c. The project has been designed with consideration of neighboring development.

The project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.

d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

The street frontage is visually attractive with both a pedestrian and vehicular access offered through architecturally varied entrances and gates. The project also locates a door, windows and a patio on the Elm Street elevation, increasing ‘eyes on the street’ from both inside and outside of the new building.

f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

The project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings.
g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.

There are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with El Cerrito’s climate.

The proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities.

i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities.

j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

The project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project.

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

The project does not require any additional approval by the Planning Commission or the Zoning Administrator.

6. Any other relevant policies or regulations of the City.

The project is in compliance with the zoning requirements and the goals and policies outlined in the General Plan.

IV. RECOMMENDATION

Staff recommends approval of Planning Application No. PL14-0159 as conditioned by the draft resolution in Attachment 1, Resolution No. 14-08 granting Design Review approval the project at 1715 Elm Street.
Proposed Motion: Move adoption of Design Review Board Resolution 14-08 granting Design Review approval for the project located at 1715 Elm Street

Appeal Period: Within ten (10) working days after the date of the decision, the Design Review Board action may be appealed to the Planning Commission.

Attachments:

1) Draft Resolution
2) Plan Set dated November 10, 2014
ATTACHMENT 1

Design Review Board Resolution DRB14-08

APPLICATION NO. PL14-0159

A RESOLUTION OF THE CITY OF EL CERRITO DESIGN REVIEW BOARD GRANTING DESIGN REVIEW APPROVAL TO THE PROJECT AT 1715 ELM STREET

WHEREAS, the subject site is located at 1715 Elm Street;

WHEREAS, the zoning district of the site is RM (Multifamily Residential);

WHEREAS, the general plan land use designation of the site is High Density Residential;

WHEREAS, on November 6, 2013, the Design Review Board reviewed the conceptual project proposed for 1715 Elm and provided feedback to the applicant;

WHEREAS, on January 13, 2014 the City circulated an Initial Study/Mitigated Negative Declarations pursuant to the CEQA Guidelines;

WHEREAS, on March 19, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and directed staff to bring the project back for formal action;

WHEREAS on April 16, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-06, adopting an Initial Study and Mitigated Negative Declaration;

WHEREAS, on April 16, 2014 meeting, the Planning Commission held a duly noticed public hearing, received public testimony and adopted Resolution PC14-07, approving a Planned Development Use Permit;

WHEREAS on April 28, 2014, Howdy Goudey, Robin Mitchell, Jason Hasley, Keystone Montessori School, Linda Shehabi, Dan & Henia Pines, and Julia Lucia filed an appeal of the Planning Commission’s Planned Development Use Permit approval at 1715 Elm Street;

WHEREAS, on June 2, 2014, the City Council held a duly noticed public hearing to consider the appeal. The City Council closed the public hearing and continued consideration of the appeal to June 23;

WHEREAS on June 23, 2014, the City Council held a duly noticed public hearing and requested additional information and continued deliberations;

WHEREAS on August 19, 2014, the City Council reopened the hearing, received the additional information and based all the information before them and the testimony received voted to approve the project at 1715 Elm Street;

WHEREAS, on November 10, 2014, the applicant submitted Design Review application for 1715 Elm Street;
WHEREAS, on January 7, 2015, the Design Review Board, after due consideration of all evidence and reports offered for review does find and determine the following:

The proposed development meets the Design Review criteria noted in Section 19.36.160 of the Zoning Ordinance. Findings for approval under Section 19.38.060 are listed below. The Design Review Board may only approve a final design application if it finds that the application is consistent with the purposes of this Chapter and is consistent with:

Section 19.36.160 ECMC

1. **The applicable standards and requirements of this Zoning Ordinance;**
   
The project complies with all of the relevant standards of the El Cerrito Zoning Ordinance. It has received all other necessary land use approvals as stated in the Zoning Ordinance at the August 19, 2014 City Council meeting. The findings relevant to Design Review approval are listed below.

2. **The design policies of the General Plan and specific plans adopted by City Council;**
   
Pursuant to the City of El Cerrito General Plan, the following policies are pertinent to the proposed project: CD1.2 Design Concept, CD1.3 High Quality Design, and CD5.1 Design Review Process.

3. **Any applicable design guidelines adopted by the City Council;**
   
None

4. **The design review criteria set forth in the following subsection;**
   
   a. **The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

      The aesthetic design of the project will provide an attractive and comfortable environment, in that the project provides for a high level of architectural interest, uses high quality materials and finishes and includes a diverse list of landscaping materials and plantings.

      b. **Project details, colors, materials, and landscaping, are fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.**

      The project features a unified color scheme in an earth tone hue that is complementary to the historic building’s colors. It uses durable, long lasting materials such as cement siding on the new building as well as quality historically appropriate materials on the historic building, such as wood siding. The overall design of the project, including the architectural details and the landscaping tie together well to appear as one unified project.

      c. **The project has been designed with consideration of neighboring development.**

      The project has been designed with extensive buffer style landscaping that will visually screen the project site from adjoining neighbors. The project will also be open for the neighbors to use whenever the historic building is open, offering access to the site amenities and view of the rock lined channel.
d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.

The project contributes to the creation of an attractive and visually interesting environment by providing well articulated new construction, a visually interesting color scheme, and varied facades with wood trellises and other detailing. The site has two pedestrian gateways leading to the public sidewalk and is 700 feet from Del Norte BART and San Pablo Avenue.

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f. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.

The project retains two existing historical resources, the historic structure and the rock lined channel. The design of the new structure and the landscaping proposed complements and supports those historic resources on the site through architecture and plantings.

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There are no significant views or open space visible from the site or on adjacent public right-of-way. However, the project retains a historic structure and provides for public access to the structure and the open space directly in front of the structure and beside the rock lined channel.

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The proposed landscape is suitable for the type of project and provides an extensive plant palette that has many drought tolerant species listed. It also provides for quality open spaces, visual buffers and plants specifically valued for their bio-retention qualities.

i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.

The project will be consistent with Title 24 of the California Building Code. Further, the project is utilizing many plants that are drought tolerant; provide shade as well as plantings valued for their bio-retention qualities.
j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features. Projects along the Ohlone Greenway shall enhance the usability and aesthetic appeal of the Greenway by integrating it into the fabric of the City through building designs that include entries, yards, patios, and windows that open onto and face the Ohlone Greenway.

The project design protects and integrates the existing rock lined channel that transects the site. Plantings are included that will benefit both this resource and provide for a rich palate in the open space areas throughout the project.

5. Any planning or zoning approvals by the Planning Commission or Zoning Administrator;

The project does not require any additional approval by the Planning Commission or the Zoning Administrator.

6. Any other relevant policies or regulations of the City.

The project is in compliance with the zoning requirements and the goals and policies outlined in the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that after careful consideration of maps, facts, exhibits, correspondence, and testimony, and other evidence submitted in this matter, and, in consideration of the findings, the El Cerrito Design Review Board hereby approves Application No. PL14-0159, subject to the following conditions:

Planning Division:

1. The project shall be developed and maintained substantially in compliance with the plans dated November 10, 2014. Minor changes may be approved by the Zoning Administrator as noted in the El Cerrito Municipal Code Section 19.32.110.B.

2. If not used, this design review approval shall expire two years from the date of this action.

3. All previous conditions of approval included as part of the August 19th City Council public hearing remain a part of this project entitlement package, in addition to any conditions included herein.

Public Works:

1. This project shall confirm to its approved Storm Water Control Plan dated December 15, 2014.

CERTIFICATION

I CERTIFY that this resolution was adopted by the El Cerrito Design Review Board at a regular meeting held on January 7, 2015, upon motion of Boardmember , second by Boardmember :  

AYES:
NOES:
ABSTAIN:
ABSENT:
1. EAST ELEVATION

2. WEST ELEVATION

CONCEPTUAL ELEVATIONS

SCALE: 1/8" = 1'-0"
1. NORTH ELEVATION

2. SOUTH ELEVATION

CONCEPTUAL ELEVATIONS
AERIAL VIEW

VIEWS OF EXISTING HOUSE FROM ELM ST.
CONCEPTUAL BUILDING COLORS AND MATERIALS

SIDING COLOR #1
MANUF: KELLY MOORE
COLOR: MAYBECK MUSLIN HLS4254-1

SIDING COLOR #2
MANUF: KELLY MOORE
COLOR: BUNGALOW BROWN HLS4213-3

SIDING COLOR #3
MANUF: KELLY MOORE
COLOR: WILD CATTAIL KM618-3

ASPHALT SHINGLE ROOFING
MANUF: TIMBERLINE HD
COLOR: BARNWOOD

TRIM/BALING COLOR #1
MANUF: KELLY MOORE
COLOR: DAISY WHITE HLS4295-1

TRIM/BALING COLOR #2
MANUF: KELLY MOORE
COLOR: AMERICANO KMD12-5

ACCENT COLOR #1
MANUF: KELLY MOORE
COLOR: DRIVE-IN CHERRY HLS4231

NOTE: Paint chip colors/numbers, material and manufacturer shown on this board are representative only. Final approval will be based on sample portion of building. Call the architect or owner for field review. The owner reserves the right to change any listed manufacturer. The colors & manufacturer shall match paint chip colors/materials on site.
EXISTING HOUSE COLORS AND MATERIALS

EXISTING COMP SHINGLES
TO REMAIN

SIDING COLOR #1
MANUF: BENJAMIN MOORE
COLOR: WHITE DOVE

TRIM/RAILING COLOR #1
MANUF: BENJAMIN MOORE
COLOR: WHITE DOVE

ACCENT COLOR #1
MANUF: BENJAMIN MOORE
COLOR: PURITAN GRAY HC-154

NOTE: Paint chip colors/numbers, material and manufacturers shown on this board are representative only. Final approval will be based on sample portion of building. Call the architect or owner for field review. The owner reserves the right to change any listed manufacturer. The changes in manufacturer shall match paint chip color/material as noted.
CONCEPTUAL BUILDING MATERIALS

EXTERIOR WALL MOUNTED LIGHT
ULTRA LIGHT "PROFILE OUTDOOR WALL SCONCE"
OR EQUAL
COLOR:

FIBER CEMENT SIDING
HARDIE-PLANK OR EQUAL

WINDOW & DOOR TRIM
HARDIE-TRIM OR EQUAL

ASPHALT SHINGLE ROOFING
GAF TIMBERLINE "LIFETIME"
HIGH DEFINITION SHINGLES
OR EQUAL
COLOR: BARKWOOD
CONCEPTUAL WINDOW & DOOR DETAILS

VINYL WINDOWS
MILGARD MONTECITO SERIES
OR EQUAL
COLOR: WHITE

PROPOSED MILGARD MONTECITO
VINYL WINDOW

WINDOW JAMB SECTIONS COMPARING PROPOSED
VINYL WINDOWS PROFILE VS. TYPICAL WOOD WINDOW
PROFILE

TYPICAL WINDOW TRIM DETAILS
(Doors Similar)
CONCEPTUAL STREETSCAPE & 'BUFFER YARD' PLANTING
Drought tolerant Mediterranean Planting

Grass Oval

Decomposed Granite Paving

Permeable paving Eco Pria - Herringbone Pattern

Border Herbs

Dwarf Fruit Orchard

Edible Landscape Features

Metal Picket Fence