



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482
120 WEST FIR STREET • FT. BRAGG • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR
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www.mendocinocounty.org/pbs

November 23, 2020

**PUBLIC NOTICE OF PENDING ACTION
MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, December 7, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to pbscommissions@mendocinocounty.org and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

CASE#: MHRB_2020-0013

DATE FILED: 10/15/2020

OWNER/APPLICANT: LORENA AND KRISTIAN AKIN

REQUEST: Mendocino Historical Review Board Permit for construction of a new two-story house with detached garage with drawing room; water storage tank; and picket fence.

ENVIRONMENTAL DETERMINATION: Categorically Exempt

LOCATION: 44900 Ukiah Street, Mendocino (APN: 119-150-34)

SUPERVISORIAL DISTRICT: 5

STAFF PLANNER: JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.org by December 6, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>.

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section

54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



**MENDOCINO HISTORICAL REVIEW
BOARD STAFF REPORT**

**DECEMBER 7, 2020
MHRB_2020-0013**

OWNER/APPLICANT: LORENA AND KRISTIAN AKIN
PO BOX 22147
CARMEL, ca 93922

PROJECT DESCRIPTION: Mendocino Historical Review Board Permit for construction of a new two-story house with detached garage with drawing room; water storage tank; picket fence; and roof-mounted solar.

STREET ADDRESS: 44900 Ukiah Street, Mendocino (APN 119-150-34)

PARCEL SIZE: 5,662 square-feet

ENVIRONMENTAL DETERMINATION: Categorically Exempt from CEQA pursuant to California Code of Regulations, Title 14, Chapter 3, Article 19, Section 15303 for new construction or conversion of small structures, like a single-family residence, which is a Class 3(a) exemption.

HISTORIC STRUCTURES: On Site: Vacant lot
North: Category I Flanagan-Escola House
South: Category I/Historic Structure
East: Vacant lot
West: Category I Bowman House

PAST MHRB PERMITS: Vacant land without previous permits.

HISTORIC ORDINANCE STANDARDS: The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- | | |
|---|--------------------|
| ✓ Building Size, Height, Proportions and Form | ✓ Roof Shape |
| ✓ Relationship of Building Masses and Open Spaces | ✓ Color(s) |
| ✓ Relationship to Surrounding Structures | Sign Size |
| ✓ Materials and Textures | Number of Signs |
| ✓ Architectural Details and Style | Placement/Location |
| ✓ Facade Treatment | ✓ Lighting |
| ✓ Proportions of Windows and Doors | ✓ Paving/Grading |
| Landscaping | |

APPLICABLE SECTIONS OF MHRB GUIDELINES: Building Design (pages 7-9). Solar Energy and Wind Devices (page 12).

STAFF NOTES: The project site is designated Multiple Family Residential on the Mendocino Town Plan Land Use Map and is within the Mendocino Multiple Family Residential District (MRM). As delineated within Table 1, the project complies with all development standards of the MRM District.

Table 1: MRM District Regulations and Accessory Use Regulations		
MCC Section	Standard	Proposed
20.656.010(A)(1) Residential Use Types	Single-Family Residential	Single-Family Residential
20.656.030 Minimum Front and Rear Yards	20-feet	20-feet
20.656.035 Minimum Side Yard (and Street-Side Yard)	6-feet	6-feet
20.656.045 Maximum Building Height	28-feet	28-feet
20.656.050 Minimum Vehicle Parking	2.0 spaces	
20.656.060 Maximum Lot Coverage	25%	24.73%

Table 2 lists MHRB Guidelines for building design and compares the proposed residence, garage, and shed with the guidelines.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
1. Scale and Proportion	Height, width, general proportions, windows and doors shall conform to surrounding buildings.	The window and door heights and widths conform to early northern California architecture preserved within the district.
2. Vertical Emphasis	This appearance is created by the general proportions of door and window openings. Buildings should be of a vertical appearance.	The siding would be vertical board and batten. The windows would be narrow and tall.
3. Exterior Building Materials	Use of lap siding, v-rustic, T&G, ship-lap siding, Ansac, wood shingles, and vertical Board and Batten are favored.	Board and Batten are proposed. See recommended conditions.
4.a. Windows and Doors: Residential	Proportions (including relationships between windows and doors) shall be compatible with the architectural style and character of landmark structures... Windows and doors may have accent ornamentation when it is integral to the building design.	Proposed are tall windows with crown moldings. One skylight is proposed on the north side of the gabled roof.
5. Foundation Walls	The maximum exposure should be 10-inches.	See recommended conditions.
6.a. Roof Form: Residential	Hip, mansard and high pitched gable roofs are acceptable for main structures with lesser pitch common for porches or additions. Gable end roofs should face the street.	Pitched gabled roof on both structures. Gable end roofs face School Street.

Table 2: Mendocino Historic Review Board Design Guidelines		
VII. Structural Guidelines	Guideline	Proposed
6.b. Roof Materials	Must be compatible with surrounding buildings. Wood materials are encouraged. Asphalt shingles are allowed but are not encourage.	Composite shingles with copper gutters and downspouts.
7. Architectural Features	All features and details should be in proportion with the building. The use of historic details on contemporary structures would only be included where they are appropriate to the building design.	Two structures are proposed. They have similar features

Proposed is a 1,942 square-foot home with a single-gabled roof and multi-light window. The entrance to the house faces Ukiah Street. Other accessory structures include a two-story 300-square-foot garage with a 300-square-foot drawing room above the garage. The garage door faces School Street. Water storage and well pump would be located in the garage with access from the exterior, north side of the garage.

Exterior finish materials would include redwood board and batten siding. Wood frame windows. Wood doors. Ogee-profile copper gutters and downspouts. The picket fence would be overlapping redwood pickets. No exterior colors are proposed; therefore, staff recommends approving a redwood stain finish. (The property owner may also paint exterior surfaces colors previously approved by the Review Board; e.g. colors from the Benjamin Moore historical collection and off-white collection per "Exterior Paint Colors in Town of Mendocino Policy" signed February 3, 2020).

Roof-mounted solar is proposed facing Ukiah Street. Coastal Element Chapter 4.13, Appendix 7 "Mendocino Historic Review Board Design Guidelines 1987" state:

"Where solar energy is to be used as a primary or supplementary source of heat or other engery, solar collection devices should be located on the rear or other non-public sides of a building, or on roof surfaces which are not visible from adjacent streets or other public areas in town. Solar collection devices which are to attached to the building should be located only in the side or rear yards."

In addition to Review Board consideration of the proposed residential land use, the applicant will be required to obtain a Categorical Exclusion Permit for the residential land use.

REQUIRED FINDINGS: The Historical Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (a) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District;

The proposed board and batten, single-gabled roof residence and garage is well represented by shape, form, and fenestration and are compatible with the surrounding developed lots, early northern California architecture, and the Historical Preservation District; and

- (b) The appearance of the proposed work will not detract from the appearance of other property within the District;

The proposed residence and garage would not detract from the appearance of the other property within the Historical Preservation District.

STANDARD CONDITIONS:

1. This action shall become final and effective on the 11th day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
 - a. That such permit was obtained or extended by fraud.
 - b. That one or more of the conditions upon which such permit was granted have been violated.
 - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
7. No residential dwelling unit or portion thereof shall be converted to any non-residential use except as provided by Chapter 20.748.
8. To establish that site-work satisfies the requirements of MHRB Permit 2020-0013 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2020-0013 have been satisfied.
6. Any Building Permit request shall include MHRB Permit 2020-0013 (printed on the plans submitted).
7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
8. The exterior finish shall be stained redwood with vertical board and batten. No more than 10-inches of the foundation shall be visible.
9. All exterior doors and window frames shall be made from wood. Exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels. Skylights are prohibited.
10. The propane tank shall not be visible from the street. The tank shall be stored underground or screened with fencing and located behind either the garage or house.
11. Fences shall be made from redwood. Solid wood fences are discouraged except where they are necessary for screening parking and storage. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are prohibited. Concrete or smooth concrete block are prohibited.

12. Walkways and driveways surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
 13. Prior to issuance of any building permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
-

Attachment:

Application MHRB_2020-0013 with site plans, elevations, and material specifications

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

<p>COUNTY OF MENDOCINO DEPT. OF PLANNING & BUILDING SERVICES</p> <p>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</p>	<p>Case No(s) _____</p> <p>Date Filed _____</p> <p>Fee \$ _____</p> <p>Receipt No. _____</p> <p>Received by _____</p> <p style="text-align: center;"><u>Office Use Only</u></p>
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MHRB APPLICATION FORM

Name of Applicant Kristian Akin, AIA	Name of Property Owner(s) Kristian & Lorena Akin	Name of Agent Same
Mailing Address P.O. Box 22147, Carmel, CA. 93922	Mailing Address P.O. Box 22147, Carmel, CA. 93922	Mailing Address Same
Telephone Number 831-250-3588	Telephone Number 831-250-3588	Telephone Number Same
Assessor's Parcel Number(s) 119-150-34		
Parcel Size 5662 <input checked="" type="checkbox"/> Square Feet <input type="checkbox"/> Acres	Street Address of Project 44900 Ukiah St., Mendocino, CA. 95460	

TYPE OF DEVELOPMENT

(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

Construction of a new 1942 square foot single family residence (2 bed/3.5 bath) with separate 300 square foot garage and 300 square foot drawing room.

New water storage tank and pump to be located within the new garage. Roof-mounted solar to be implemented as an integrated photo-voltaic shingle system for improved appearance and to be contextual within the historical surroundings, as shown on drawings.

A legally documented easement is on file for use of the neighboring well. A groundwater extraction permit has been issued previously for this use.

Exterior siding to be varnished/stained redwood board and batten. Wood windows and doors will be used throughout as shown on the attached elevations. Anodized aluminum gutters and downspouts with a copper appearance to be used at all locations. "Dark Skies Initiative" compliant lighting to be used at all exterior lighting locations.

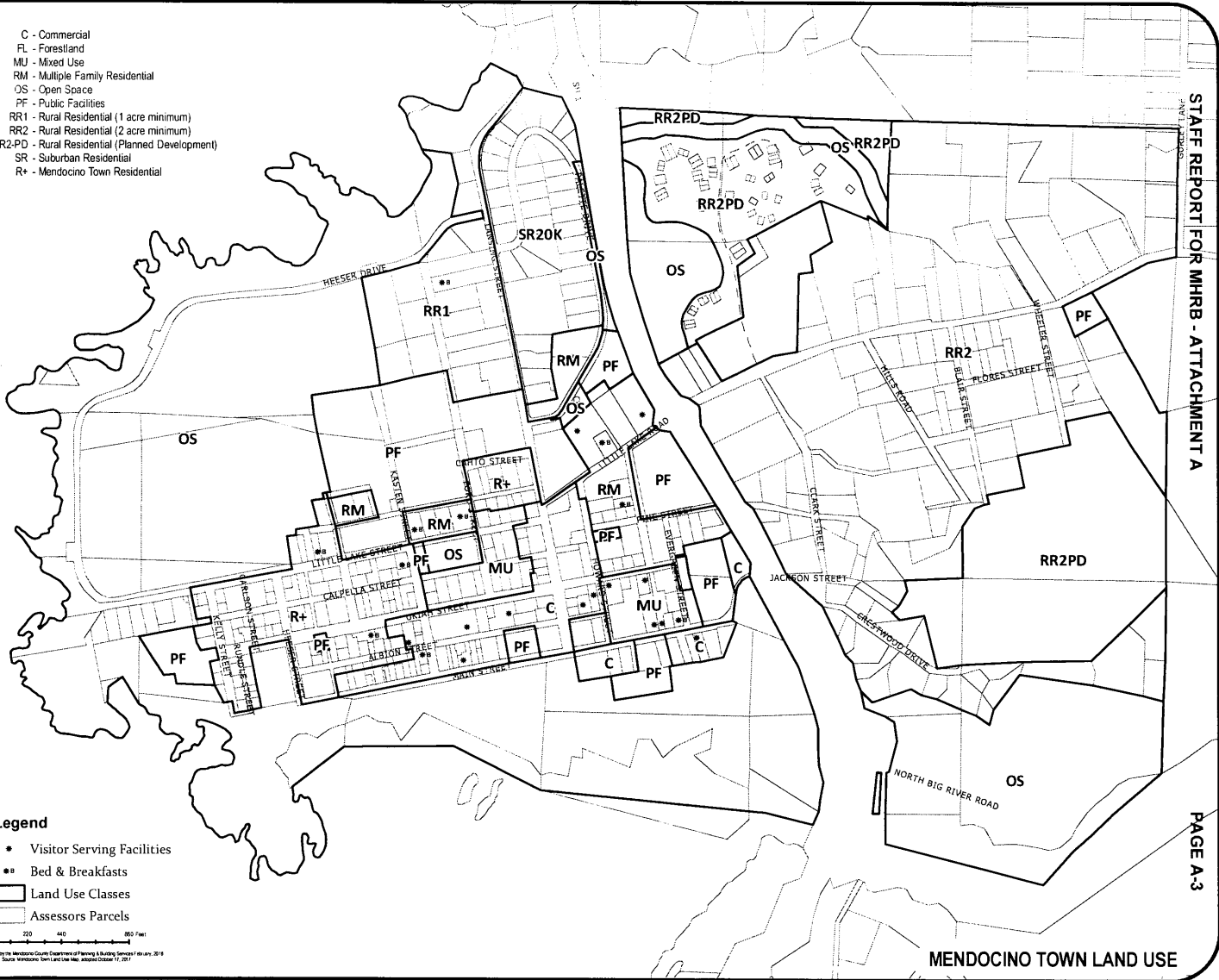
A redwood overlapping picket fence will be built per the heights labeled on the attached site plan at the residence's side and rear yards.

2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 0 sq. ft.
- What is the total floor area (internal) of all structures on the property? 2397 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? NA sq. ft.

If you need more room to answer any question, please attach additional sheets

- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential



Legend

- Visitor Serving Facilities
- Bed & Breakfasts
- ▨ Land Use Classes
- ▭ Assessors Parcels

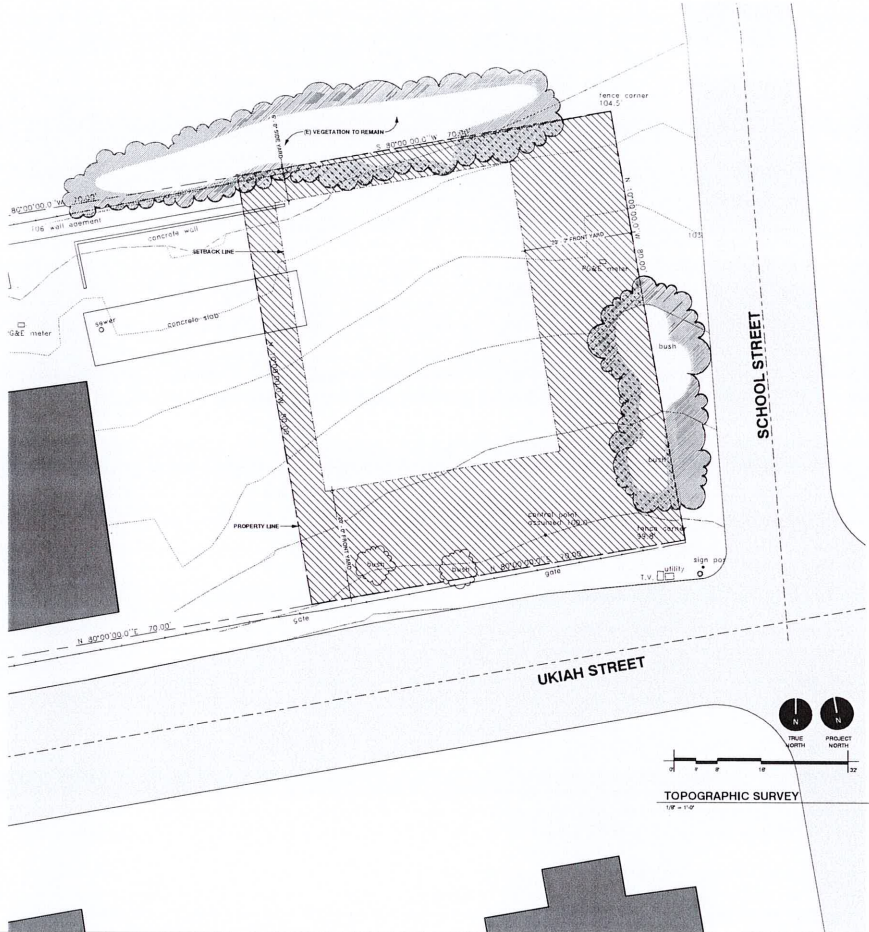
0 220 440 880 Feet

APN 119-150-34



Map produced by the Mendocino County Department of Planning & Building Services in April, 2018.
 Source: Mendocino County Land Use Map, adopted October 17, 2017.

MENDOCINO TOWN LAND USE



VICINITY MAP

PROJECT DATA

CLIENT NAME	AKIN/PAZ FAMILY US AKIN/PAZ ARCHITECTURE
ARCHITECT	Akin Paz Architecture P.O. Box 20147 Campes, CA 95025 Phone: (415) 252-2282 Contact: Kristina A. Akin Email: kristina@akinpaz.com
SURVEYOR	Alonso Sade E-mail: asade@alonsosade.com
PROPERTY ADDRESS	44900 UKIAH STREET MENDOCINO CA 95460
APPLICANT	AKIN/PAZ FAMILY US AKIN/PAZ ARCHITECTURE
APPLICANT SIZE	118,150.34 / 3.13 ACRES (3,882 SF)
ZONING	MHM
UTILITIES	
WATER SOURCE	WELL
SEWER	SEWER
ELECTRICITY PROVIDER	PG&E / SOLAR
DEVELOPER	AKIN/PAZ FAMILY US AKIN/PAZ ARCHITECTURE
OCCUPANCY GROUP	R-3
TYPE OF CONSTRUCTION	NEW
SPRINKLERS	YES
ADDITIONAL REGULATIONS	
SETBACKS	
Front	20'
Side	10'
Rear	20'
BUILDING HEIGHT	
MAX ALLOWED HEIGHTS	28.00'
MAX RESIDENCE	
Average National Grade	102.89'
Proposed Height (Main A.K.I.C.)	28' 0"
PROPOSED	
RESIDENCE	1,303 SF
COVERED PATIO & OVERHANGS OVERLAP	180 SF
TOTAL	1,483 SF
TREE REMOVAL	NO TREES ESTABLISHED VEGETATION TO BE REMOVED

SCOPE OF WORK

CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE BY GARAGE, 1,343 SF OF RESIDENCE, 180 SF OF GARAGE & 200 SF OF DRIVINGS FROM NEW WATER STORAGE & PUMP TO BE LOCATED IN GARAGE; ROOF MOUNTED PHOTOVOLTAIC SYSTEM PER DRAWINGS.

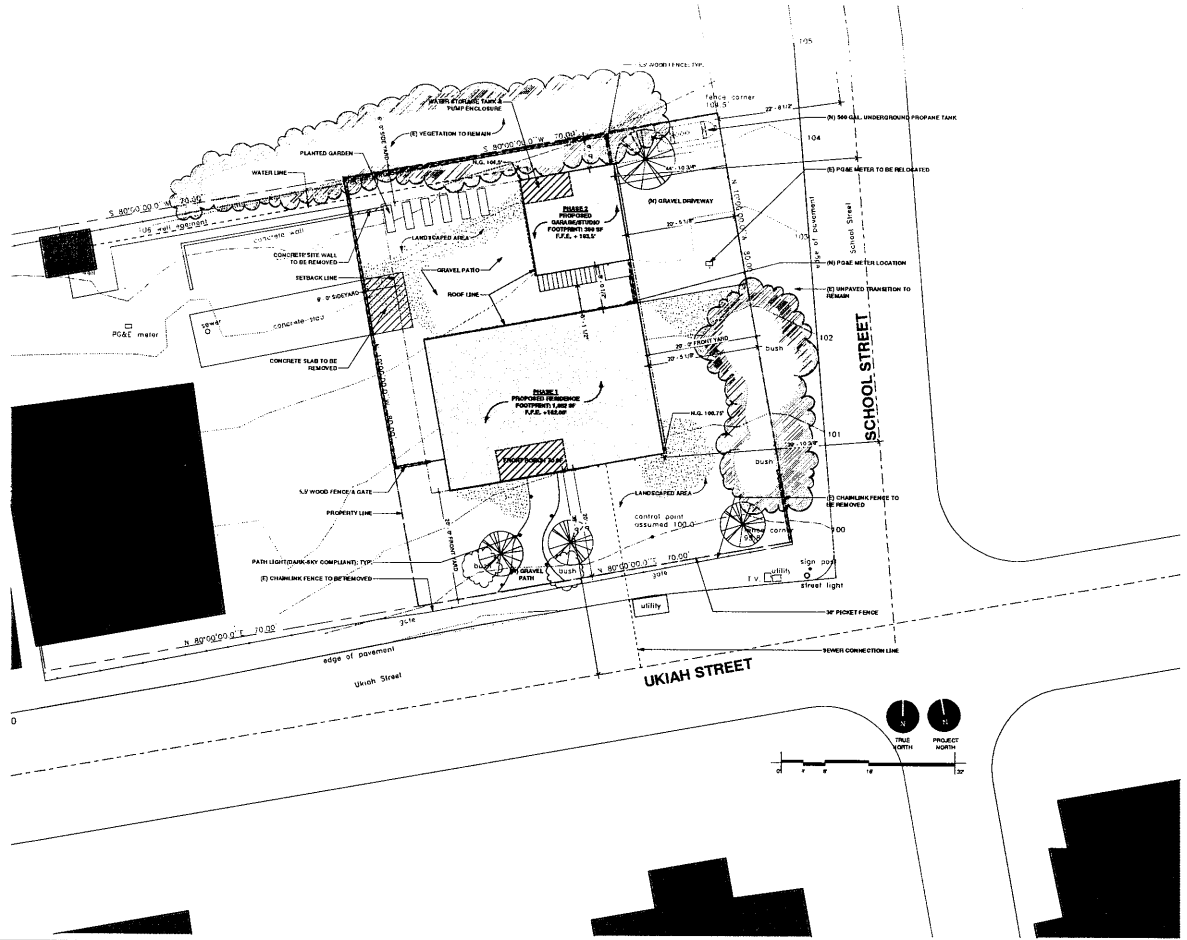
SHEET INDEX

1	COVER PAGE & SURVEY	PROPOSED
2	PROPOSED FLOOR PLANS	PROPOSED
3	PROPOSED FLOOR PLANS	PROPOSED
4	PROPOSED BUILDING ELEVATIONS	PROPOSED

TITLE: COVER PAGE & SURVEY
AKIN-PAZ RESIDENCE
 AKIN-PAZ FAMILY 44900 UKIAH STREET, MENDOCINO CA 95460 APN 119-150-34

DATE: 2020/10/16 SHEET: 1
 SCALE: As indicated
 DRAWN BY: LAJ/KA
 JOB NUMBER: 0920
 2020/10/16

can we make these landscape & ledger size please!



TITLE PROPOSED PLOT PLAN

AKIN-PAZ RESIDENCE

AKIN-PAZ FAMILY 44990 UKIAH STREET, MENOCINO CA 95460 APN 119-150-34



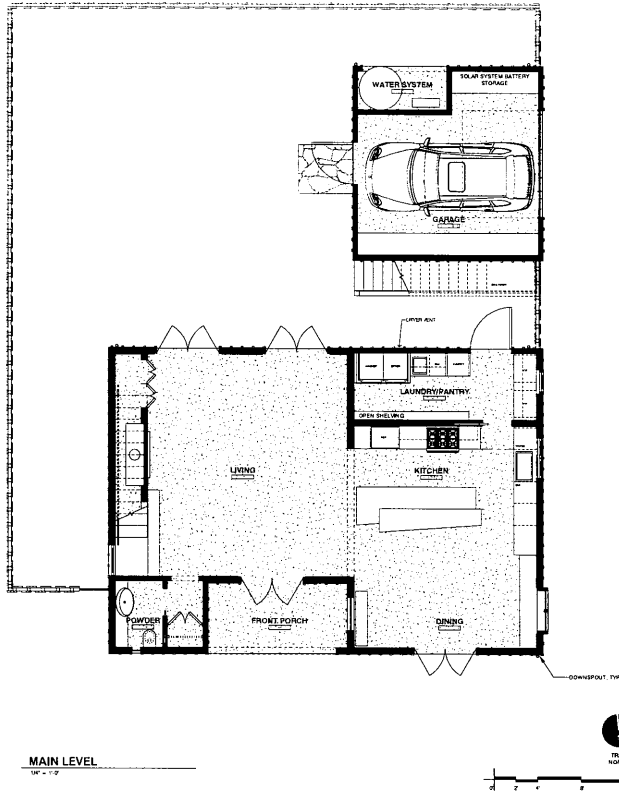
DATE 2020/10/19 SHEET

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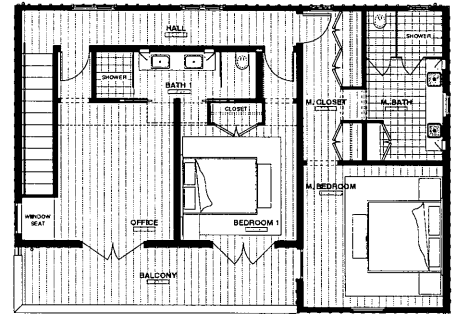
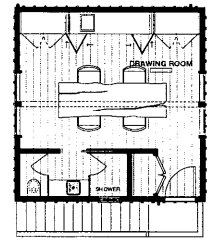
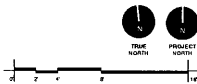
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JOB NUMBER 0900

2



MAIN LEVEL
VF - 1.0



SECOND LEVEL
VF - 1.0

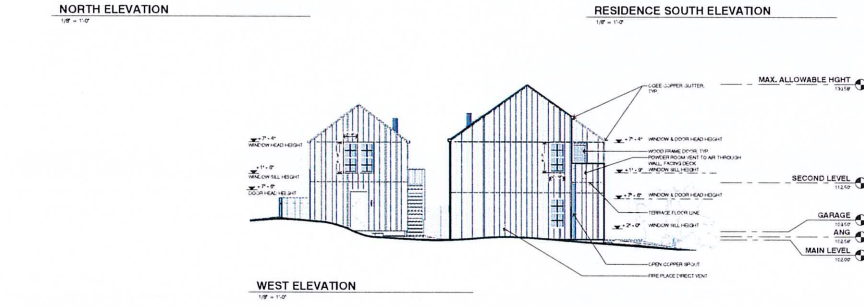
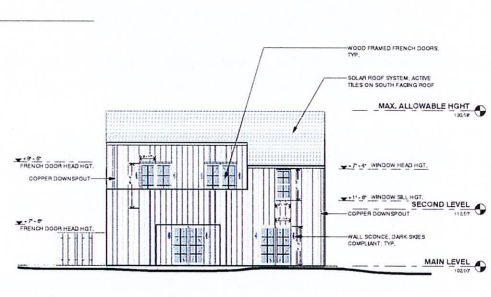
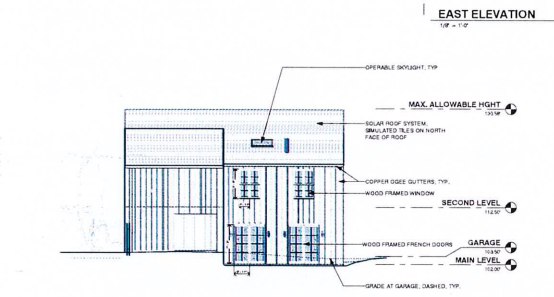
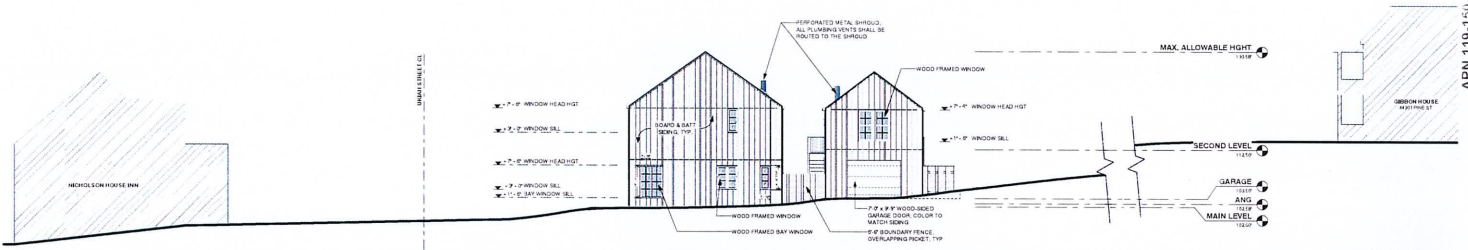
TITLE PROPOSED FLOOR PLANS

AKIN-PAZ RESIDENCE

AKIN-PAZ FAMILY 4490 LINNAH STREET, MENDOCINO CA 95609 APN 119-150-34



DATE	2020/10/16	SHEET
SCALE	1/4" = 1'-0"	3
DRAWN BY	LAV KA	
JOB NUMBER	0920	



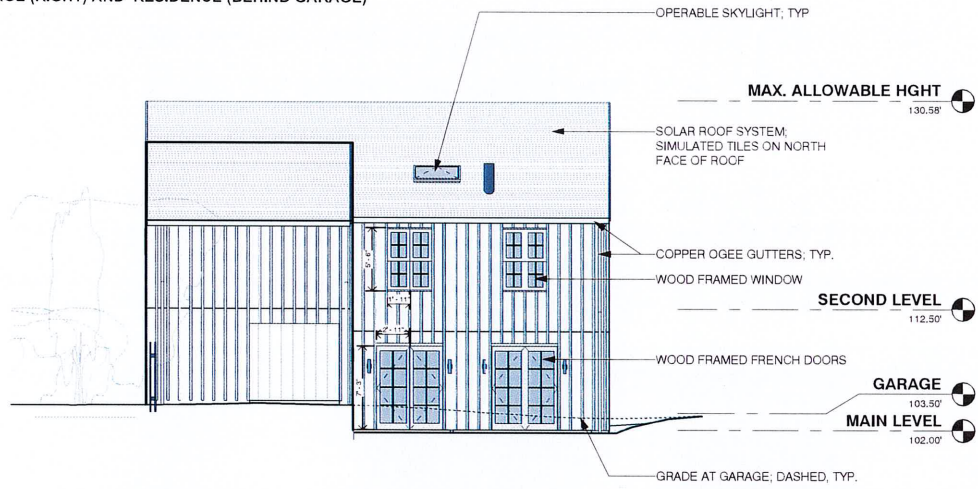
MATERIAL LEGEND

- RED WOOD BOARD & BATT SIDING
- PAINTED WOOD WINDOWS & DOORS
- SOLAR ROOFING SHINGLES
- COPPER DOWNSPOUTS & GUTTER (SEE PROFILE)
- OVERLAPPING PICKET FENCE
- EARTH-TONED GRAVEL DRIVEWAY & ENTRY PATH

TITLE: PROPOSED BUILDING ELEVATIONS
AKIN-PAZ RESIDENCE
 AKIN-PAZ FAMILY 44900 UKIAH STREET, MENDOCINO CA 95450 APN 119-150-34

AKIN/PAZ
 DATE: 2020/10/16
 SCALE: 1/8" = 1'-0"
 DRAWN BY: LAJ/KA
 JOB NUMBER: 0920
 SHEET: 4
 2020/10/16

NORTH ELEVATION OF GARAGE (RIGHT) AND RESIDENCE (BEHIND GARAGE)



MATERIALS



REDWOOD BOARD & BATT SIDING



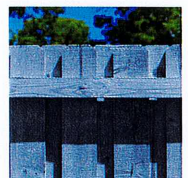
WOOD WINDOWS & DOORS



COPPER DOWNSPOUTS & GUTTER (OGEE PROFILE)



SOLAR ROOFING SHINGLES



REDWOOD OVERLAPPING PICKET FENCE

NORTH ELEVATION

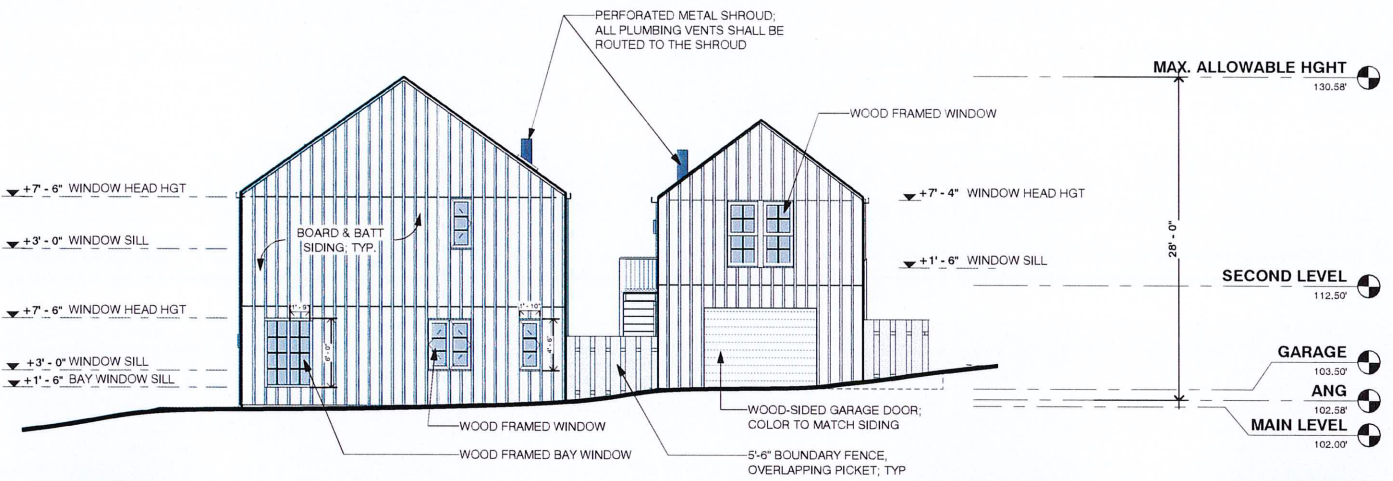
AKIN-PAZ RESIDENCE

44900 UKIAH STREET, MENDOCINO CA 95460

SCALE 1/8" = 1'-0"
2020/10/16

AKIN/PAZ ARCHITECTURE
P.O. Box 22147, Carmel, CA, 95023 831.250.3588

EAST ELEVATION OF RESIDENCE (RIGHT) AND GARAGE (LEFT) FACING SCHOOL STREET



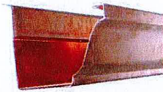
MATERIALS



REDWOOD BOARD & BATT SIDING



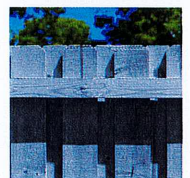
WOOD WINDOWS & DOORS



COPPER DOWNSPOUTS & GUTTER (OGEE PROFILE)



SOLAR ROOFING SHINGLES



REDWOOD OVERLAPPING PICKET FENCE

EAST ELEVATION

AKIN-PAZ RESIDENCE

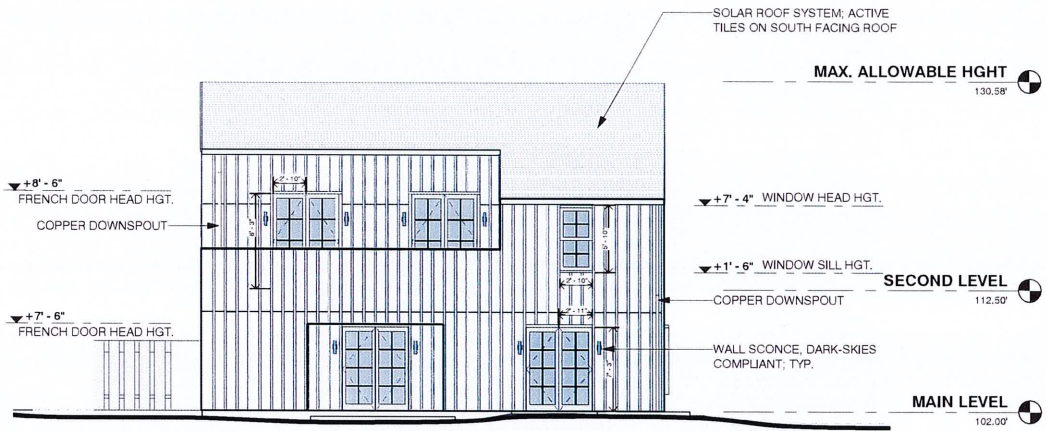
44900 UKIAH STREET, MENDOCINO CA 95460

SCALE 1/8" = 1'-0"
2020/10/16



P.O. Box 22147, Carmel, CA, 93923 831.250.3588

SOUTH ELEVATION OF RESIDENCE FACING UKIAH STREET



MATERIALS



REDWOOD BOARD & BATT SIDING



WOOD WINDOWS & DOORS



COPPER DOWNSPOUTS & GUTTER (OGEE PROFILE)



SOLAR ROOFING SHINGLES



REDWOOD OVERLAPPING PICKET FENCE

SOUTH ELEVATION

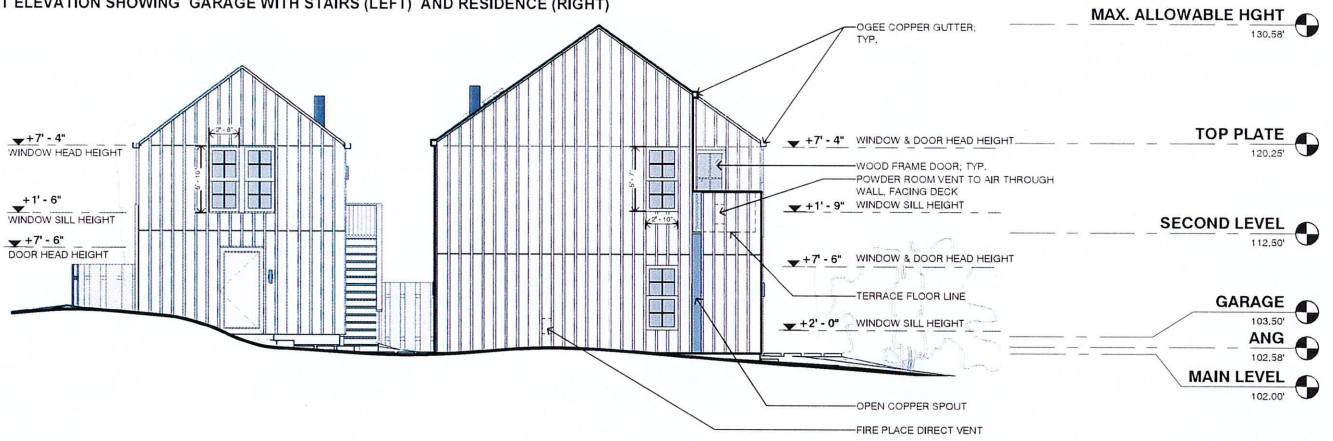
AKIN-PAZ RESIDENCE

44900 UKIAH STREET, MENDOCINO CA 95460

SCALE 1/8" = 1'-0"
2020/03/16

AKIN/PAZ ARCHITECTURE
P.O. Box 22147, Carmel, CA, 93923 831.250.3588

WEST ELEVATION SHOWING GARAGE WITH STAIRS (LEFT) AND RESIDENCE (RIGHT)



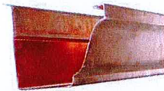
MATERIALS



REDWOOD BOARD & BATT SIDING



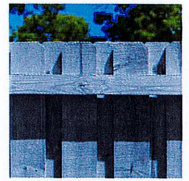
WOOD WINDOWS & DOORS



COPPER DOWNSPOUTS & GUTTER (OGEE PROFILE)



SOLAR ROOFING SHINGLES



REDWOOD OVERLAPPING PICKET FENCE

WEST ELEVATION

AKIN-PAZ RESIDENCE

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2020/10/16

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