

CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 11, 2022

SUBJECT: Site Plan and Design Review (DOR) No. 1878-21

APPLICANT: MJC Management

3111 Via Mondo Compton, CA 90221

PROPERTY OWNER: MJC Management

3111 Via Mondo Compton, CA 90221

REQUEST: Consider approval of a Site Plan and Design Review

No. 1878-21 for a proposed single-family residence

on a 46-wide lot

PROPERTY INVOLVED: 21719 Grace Avenue

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Thomas			Monteclaro
		Vice Chair Palmer			D. Thomas
		Diaz			Rashad
		Guerra			
		Huff			Alt. Docdocil Alt. Hernandez Alt. Wilson

I. Introduction

Property Owner

MJC Management 3111 Via Mondo Compton, CA 90221 **Applicant**

MJC Management 3111 Via Mondo Compton, CA 90221

II. Project Description/Background

The applicant requests approval of Design Overlay Review (DOR) No. 1878-21 to construct a new two-story 1,707 square foot single-family residence with a 439 square foot two-car garage. Also included in the project, but with ministerial approval (pursuant to Govt. Code 65852.2(a)(3)) is a single-story, 1,200 square foot accessory dwelling unit with a 229 square foot one-car garage.

The project is subject to Planning Commission review as the lot is less than 50 feet in width (46 feet). Carson Municipal Code (CMC) Section 9121.1 requires single-family residences on lots less than 50 feet wide to submit for Planning Commission review for Site Plan and Design Review.

In April of 2021, a fire consumed the 1,500 square foot residence built in 1957. The applicant initially applied for demolition permits and submitted rebuild plans in late spring. However, the requirements to demolish a structure built prior to 1970, requires not only a building permit but a rigorous review by the South Coast Air Quality Control District (SCAQMD). Per SCAQMD requirements, the applicant was required to do an asbestos survey. The survey found one small location of asbestos within the fire debris. The applicant was subsequently required to have specialized onsite asbestos abatement and submit a report confirming the asbestos abatement to the SCAQMD for review and approval. A demolition permit was ultimately issued by the City of Carson Building & Safety on August19, 2021.

The proposed two-story, 1,707 square foot single family residence consists of four bedrooms and 2 ½ baths and a 429 square foot two-car garage. The project also includes a single-story 1,200 square foot accessory dwelling unit (ADU) consisting of three bedrooms and two baths and a 239 square foot one-car garage.

The proposed single-family residence and ADU meet all City of Carson Zoning development standards and the State of California development standards for Accessory Dwelling Units.

III. Project Site and Surrounding Land Uses

The subject property site is in the RS (Residential, Single Family) Zone and has a General Plan land use designation of Low Density. The subject property is in the west-central part of the City approximately 100 feet south of Carson Boulevard. It is the first residential parcel on Grace Avenue south of Carson.

Land uses surrounding the project site are primarily residential to the south, east and west and commercial to the north.



Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

	Site Information
General Plan Land Use	Low Density Residential
Zone District	RS (Residential, Single-Family)
Site Size	6,754 SF
Present Use and Development	Vacant lot – previously 1,500 square feet single family dwelling
Surrounding Uses/Zoning	North: CS; Commercial Business South: RS; Single-Family Dwelling East: RS-18; Multi-Family Dwelling West: RS; Single-Family Dwelling

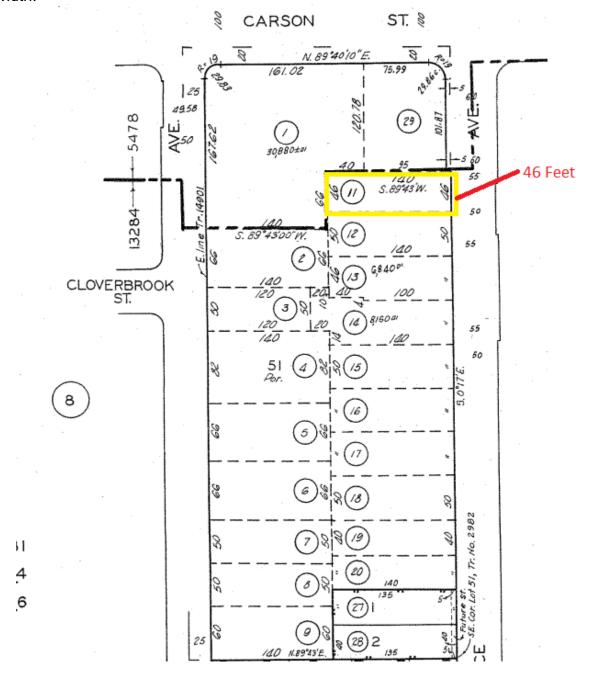
IV. Analysis

Land Use

The subject property is zoned RS, Residential, Single-family. The General Plan Land Use designation of the subject is Low Density. The area contains of mix of single-family, multi-family and commercial uses and the proposed single-family residence and ADU are compatible with the surrounding residential uses.

Site Plan

The project site consists of a residentially zoned lot, 46 feet in width and 140 feet in length for a total of 6,754 square foot lot. The majority of lots on the street are 50 feet in width.



The proposed development meets the required front and side yard setbacks. The ADU is permitted a four-foot rear yard setback pursuant to Govt. Code 65852.2(e)(B), the ADU is incompliance with the proposed five-foot rear yard setback. In addition, the proposed landscaping and distance between buildings meets the residential development standards.

V. <u>Environmental Review</u>

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Class 2 – Replacement or Reconstruction which consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and 15303, Class 3 – New Construction or Conversion of Small Structures which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

VI. Public Notice

Notice of public hearing was posted to the project site on December 22, 2021. Notices were mailed to property owners and occupants within a 750-foot radius on December 22, 2021. In addition, the agenda was posted at City Hall 72 hours prior to the Planning Commission Meeting.

VII. Recommendation

That the Planning Commission:

 ADOPT Resolution No. ____ entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1878-21 FOR A PROPOSED SINGLE-FAMILY RESIDENCE WITH A MINISTERIALLY APPROVED ACCESSORY DWELLING UNIT ON A 46-FOOT-WIDE LOT AT 21719 GRACE AVENUE.

VIII. Exhibits

- 1. Draft Resolution
 - a. Legal Description
 - b. Conditions of Approval
- 2. Development Plans

Prepared by: Stefanie Edmondson, Senior Planner

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 22-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1878-21 FOR A PROPOSED SINGLE-FAMILY RESIDENCE AND ACCESSORY DWELLING UNIT ON A ON A 46-FOOT-WIDE LOT AT 21719 GRACE AVENUE

WHEREAS, on October 18, 2021, the Department of Community Development received an application from Michael Huang on behalf of MJC Management, property owner, for real property located at 21719 Grace Avenue and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1878-21 to allow the construction of a new two-story 1,707 square foot single-family residence with a 439 square foot two-car garage. Also included in the project, but with ministerial approval request (pursuant to Govt. Code 65852.2) is a single-story, 1,200 square foot accessory dwelling unit with a 229 square foot one-car garage, on a 46-foot-wide lot; and

WHEREAS, in April of 2021, a fire consumed the original 1957 1,500 square foot house and the property owner subsequently applied for a demolition permit with the City of Carson Building and Safety, and upon compliance with Southern California Air Quality Control District requirements, a demolition permit was issued by the City on August 19, 2021; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the eleventh day of January 2022, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site on December 22, 2021.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Low Density and the proposed development is compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed 1,707 square foot single-family residence with a 439 square foot two-car garage and the ministerially approved single story, 1,200 square foot accessory dwelling unit with a 229 square foot one-car garage on a 46-foot-wide lot will result in 1,907 square feet of living space and 668 square feet of enclosed garage space. The project is compatible

- with the surrounding residential area in that it is in keeping with other single-family residences in the vicinity using similar materials, massing, articulation and fenestration.
- c) The proposed project adequately accommodates safe and convenient circulation for pedestrians and vehicles. The project site will have vehicular and pedestrian access from Grace Avenue. Both habitable structures will share one driveway and the existing sidewalk will not be impacted.
- d) No signage is proposed for the project.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review," can be made in the affirmative.

SECTION 3. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Class 2 - Replacement and Reconstruction which consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced; and 15303, Class 3- New Construction or Conversion of Small Structures which consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to CEQA.

<u>SECTION 4.</u> Design Overlay Review No. 1878-21 complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 1972.23 (Site and Design Review) and of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1878-21 to allow the construction of a new two-story 1,707 square foot single-family residence with a 439 square foot two-car garage and construction of the ministerial approved single-story, 1,200 square foot accessory dwelling unit with a 229 square foot one-car garage, on a 46-foot-wide lot at 21719 Grace Avenue, subject to the Conditions of Approval contained in Exhibit "B" and incorporated herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

<u>SECTION 7</u>. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant

APPROVED and ADOPTED this 11 th of January 2022.	
	IRPERSON

	CHAIRPERS
ATTEST:	
SECRETARY	

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Pages: 0003

Recorded/Filed in Official Records Recorder's Office, Los Angeles County, California

02/11/13 AT 12:13PM

FEES:

18.00

TAXES:

NEPR 0.00

PAID:

NFPR



LEADSHEET



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SEQ:

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

MJC MANAGEMENT INC. 3111 VIA MONDO COMPTON, CA 90221

Trustee Sale No. 05-FWA-122550

APN#

7335-009-011

Address

21719 GRACE AVENUE CARSON, CA 90745



TRUSTEE'S DEED

The undersigned grantor declares:

1. The Grantee herein was not the foreclosing beneficiary.

2. The amount of the unpaid debt together with costs was \$360,176.65.

3. The amount paid by the Grantee at the Trustee's Sale was

4. The documentary transfer tax is \$__

TRANSFER TAX

REGIONAL SERVICE CORPORATION, a California corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called TRUSTEE), hereby grants and conveys, but without warranty, express or implied, to:

MJC MANAGEMENT INC.

Herein called GRANTEE, all of its right, title and interest in and to that certain property situate in the City of CARSON, County of LOS ANGELES, State of CALIFORNIA, described as follows:

THE NORTH 46 FEET OF THE SOUTH 556 OF THE EAST 140 FEET OF LOT 51 TRACT 2982 IN THE CITY OF CARSON COUNTY LOS ANGELES STATE OF CALIFORNIA BOOK 35 PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TAX PARCEL NO:

7335-009-011

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by CLARENCE COLEMAN, AN UNMARRIED MAN, as Trustors recorded 12/13/2007, as Instrument No. 20072738180, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. All requirements of law regarding the mailing of copies of notices and posting and publication of copies of the Notice of Sale have been complied with.



CA_TD

Said property was sold by said Trustee at public auction on January 31, 2013, at the place named in the Notice of Sale, in the County of LOS ANGELES, CALIFORNIA, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of TRANSFER TAX the obligations then secured by said Deed of Trust. NOT A PUBLIC RECORD

2/4/2013 Date:

REGIONAL SERVICE CORPORATION, Trustee

STATE OF WASHINGTON

) ss.

COUNTY OF KING

On 2/4/2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MELANIE BEAMAN, to me known to be the AUTHORIZED AGENT of the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act of and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

Witness my hand and seal the day and year first above written.

Notary Public residing at Say His WD

Printed Name: Your D. Wallen S.
My Commission Expires: 2-12 44

CITY OF CARSON

COMMUNITY DEVELOPMENT

PLANNING DIVISION

EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1878-21 - 21719 GRACE AVENUE

GENERAL CONDITIONS

- 1. Site Plan and Design Overlay Review No. 1878-21 is for the construction of a new two-story 1,707 square foot single-family residence with a 439 square foot two-car garage. Also included in the project, but with ministerial approval (pursuant to Govt. Code 65852.2(a)(3)) is the construction of a single-story, 1,200 square foot accessory dwelling unit with a 229 square foot one-car garage.
- 2. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
- 3. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
- 4. If building permits for Design Overlay Review No. 1878-21 are not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
- 5. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
- 6. The applicant shall submit a complete set of electronic plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
- 7. The applicant shall comply with all city, county, state, and federal regulations applicable to this project.
- 8. Pursuant to Carson Municipal Code, Section 9125.6(E), the property owner is required to record a deed restriction on the Property, limiting the use of the Accessory Dwelling Unit in accordance with state law and the Carson Municipal Code. The Declaration of Restrictive Use shall be recorded prior to Building and Safety Plan check submittal.

- 9. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
- 10. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
- 11. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
- 12. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
- 13. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
- 14. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
- 15. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to any damage or harm to people or property, real and personal, that may result from Property Owner(s), operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Parties' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Parties shall provide a deposit in the amount of 100% of the City's estimate, in

its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

<u>AESTHETICS</u>

- 16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
- 17. Prior to Issuance of Building and Safety plan check submittal, the specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division.

LANDSCAPE/IRRIGATION

18. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

LIGHTING

- 19. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
- 20. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

- 21. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
- 22. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and onehalf inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

<u>TRASH</u>

23. Trash collection shall comply with the requirements of the City's trash collection company.

BUILDING AND SAFETY DIVISION

24. Submit development plans for plan check review and approval.

25. Obtain all appropriate building permits and an approved final inspection for the proposed project.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

- 25. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
- 26. A construction permit is required for any work to be done in the public right-of-way.
- 27. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
- 28. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.

FIRE DEPARTMENT

29. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

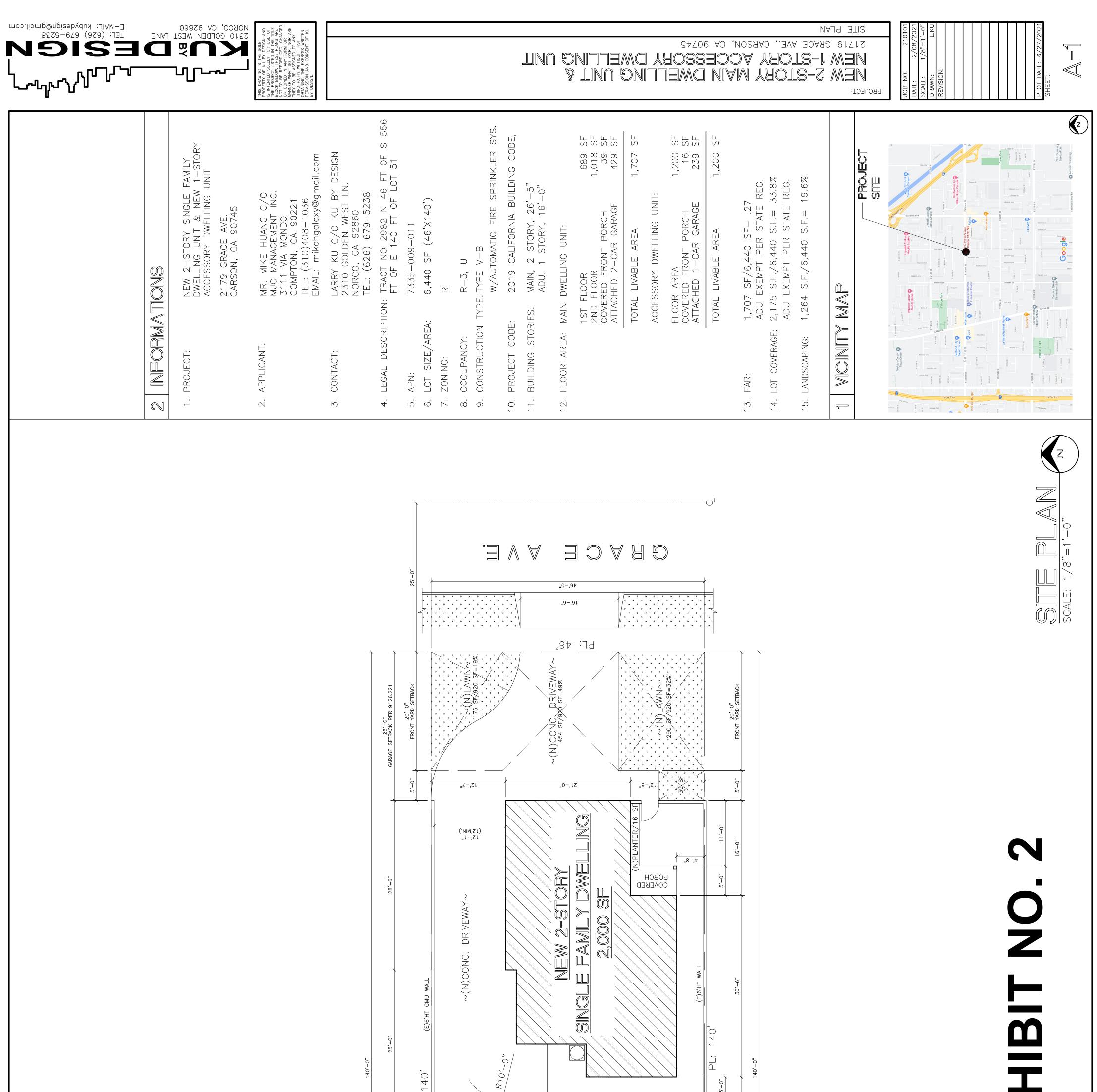
BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

30. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

INTERIM DEVELOPMENT IMPACT FEE - CITY OF CARSON

31. In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2021-2022 fees (effective July 1, 2021 through June 30, 2022) the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of a one-time development impact fee at the rate of \$15,087.23 per unit of residential building constructed. The proposed development includes development impact fees estimated at \$15,087.23 [1 unit (Proposed Project) X \$15,087.23 per unit = \$15,087.23]. If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Applicable credits, if awarded, shall reduce the final development impact fee amount, and are applied when development impact fees are due. Fees are subject to adjustments every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the required development impact fee.



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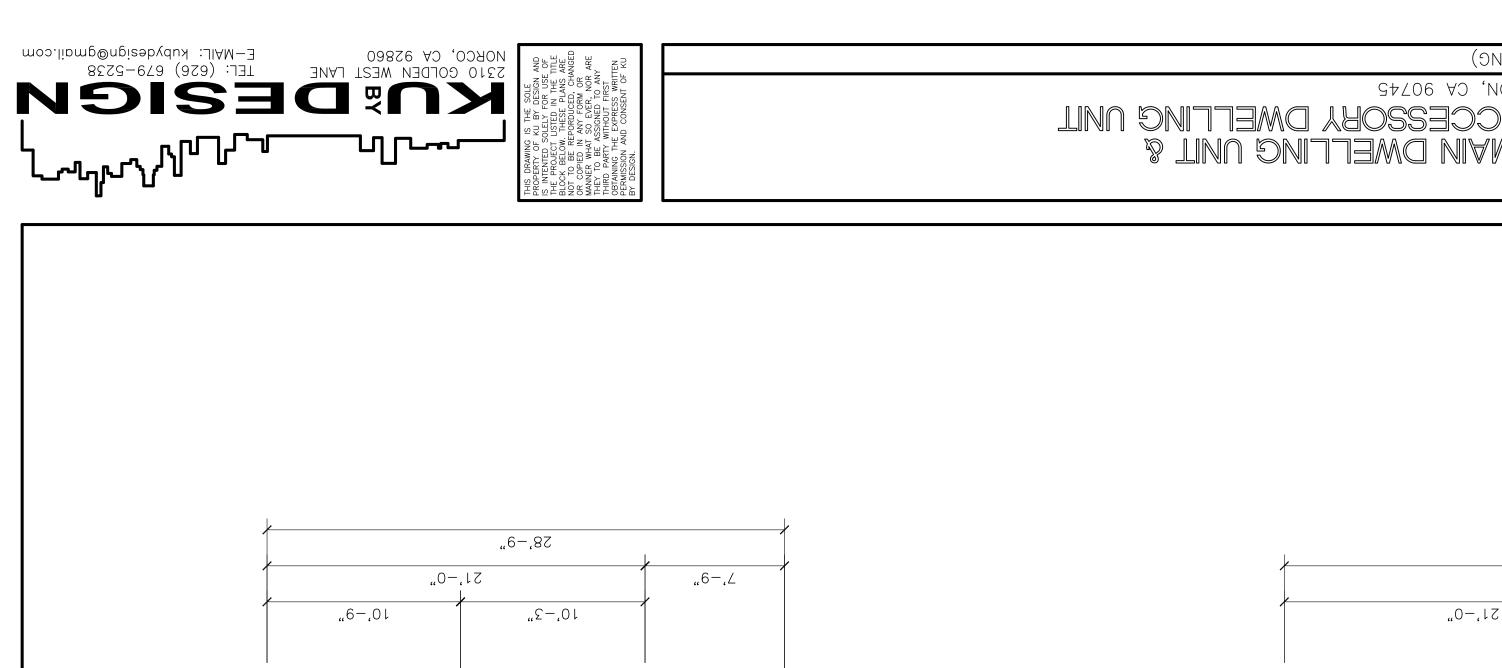
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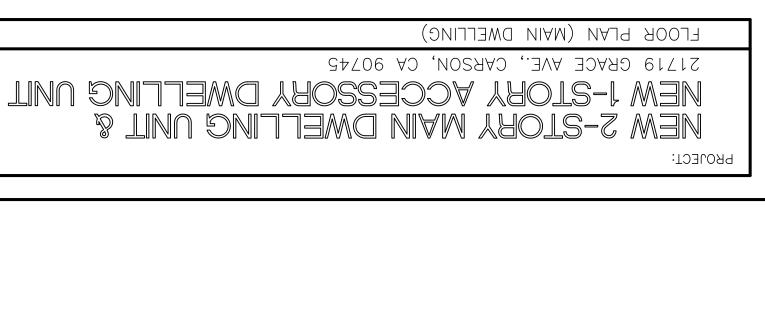
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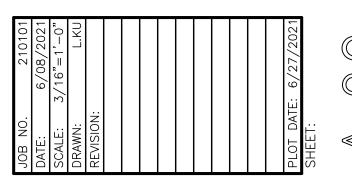
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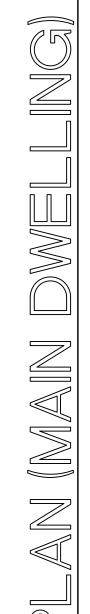
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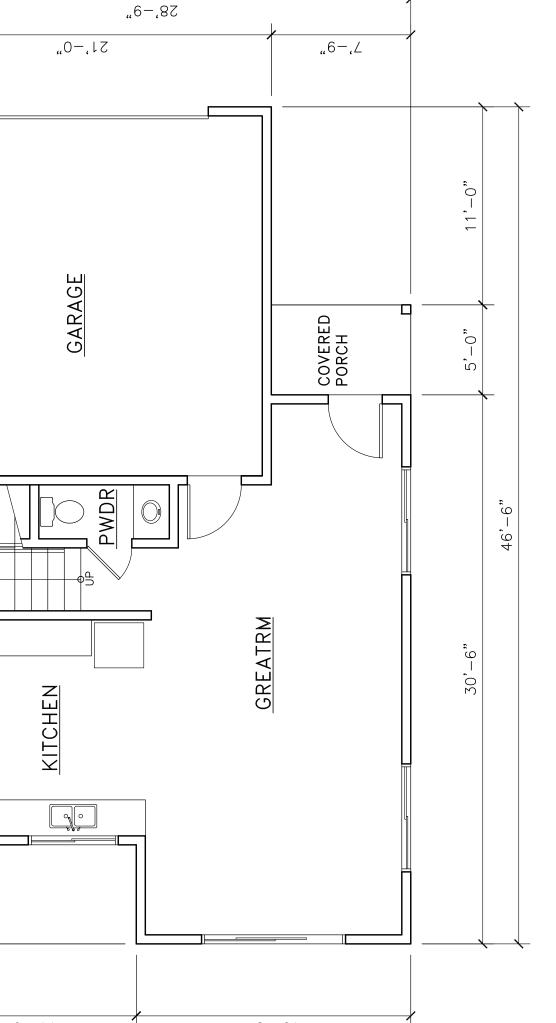
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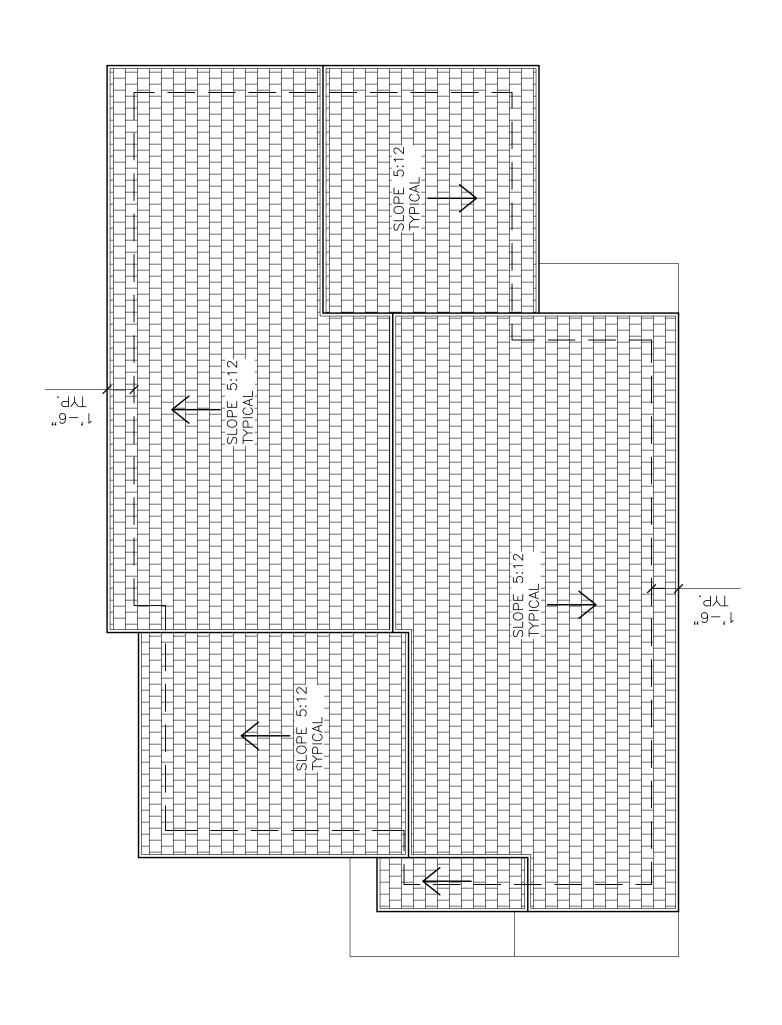




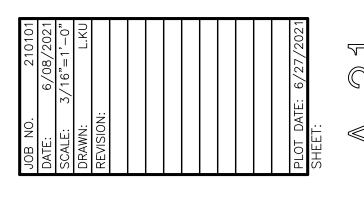




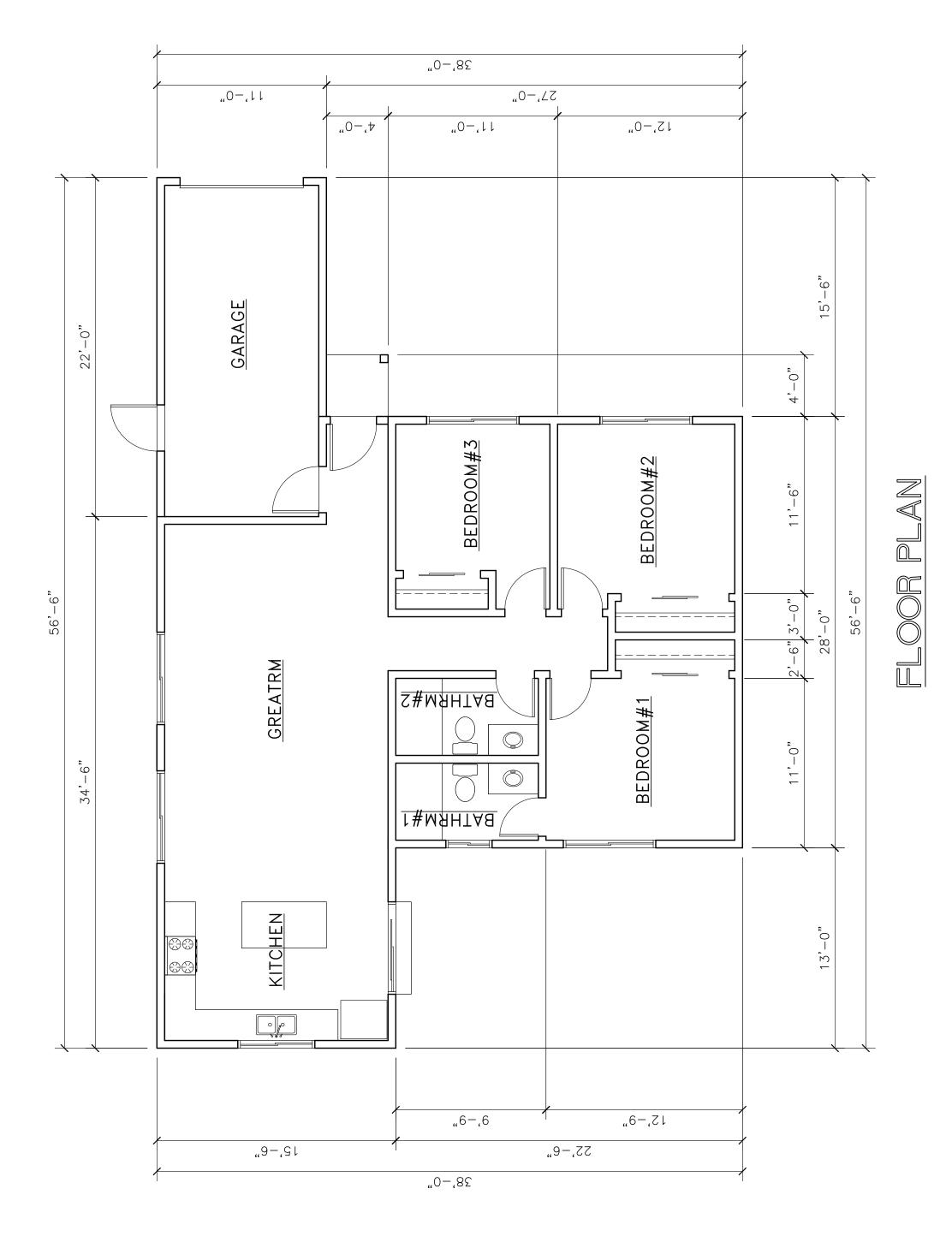
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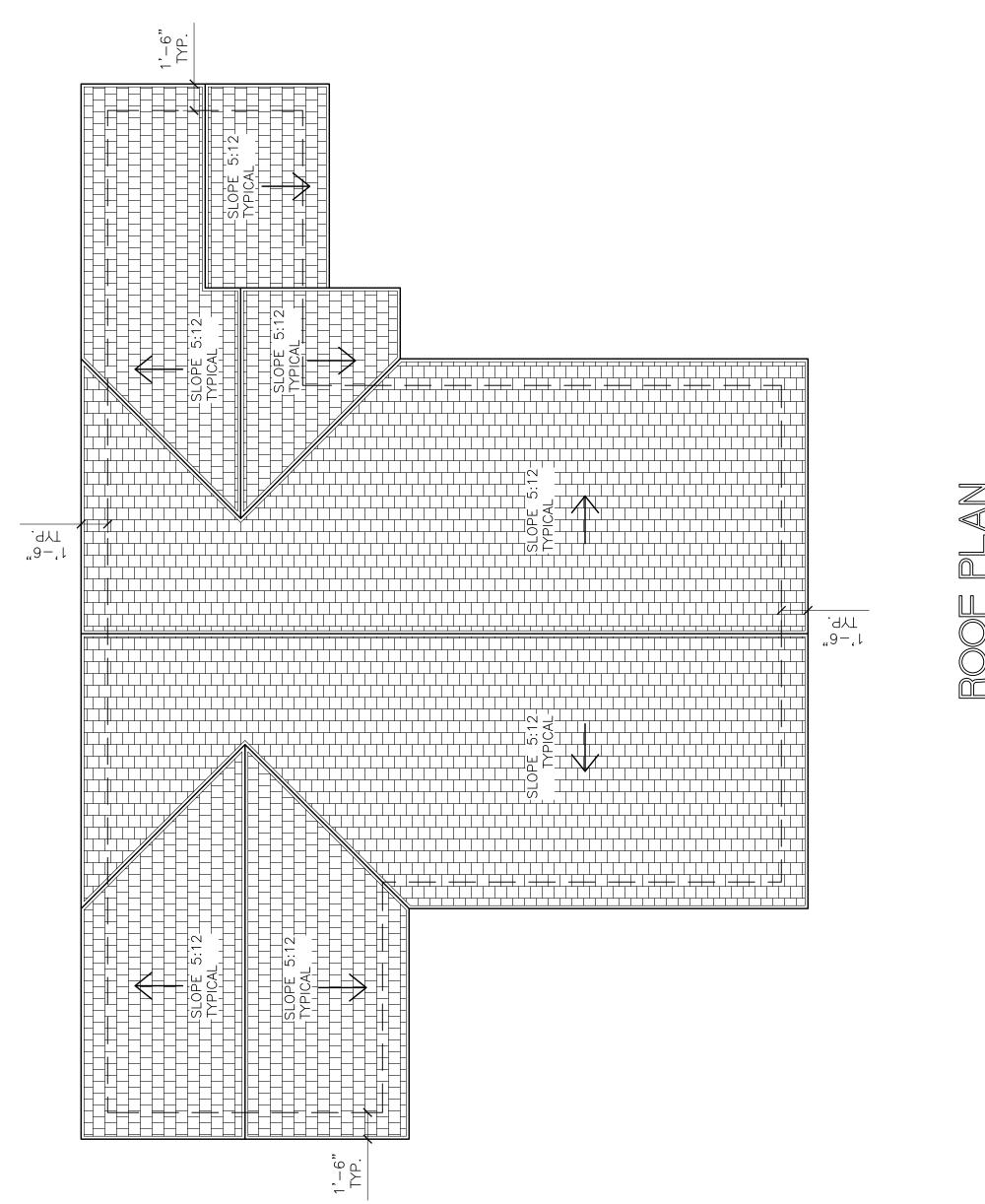


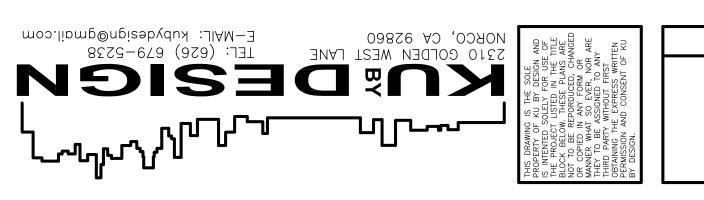
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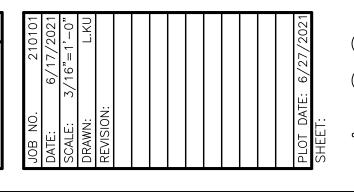










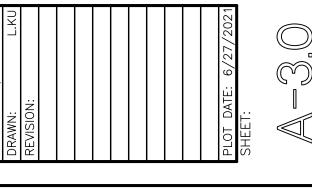


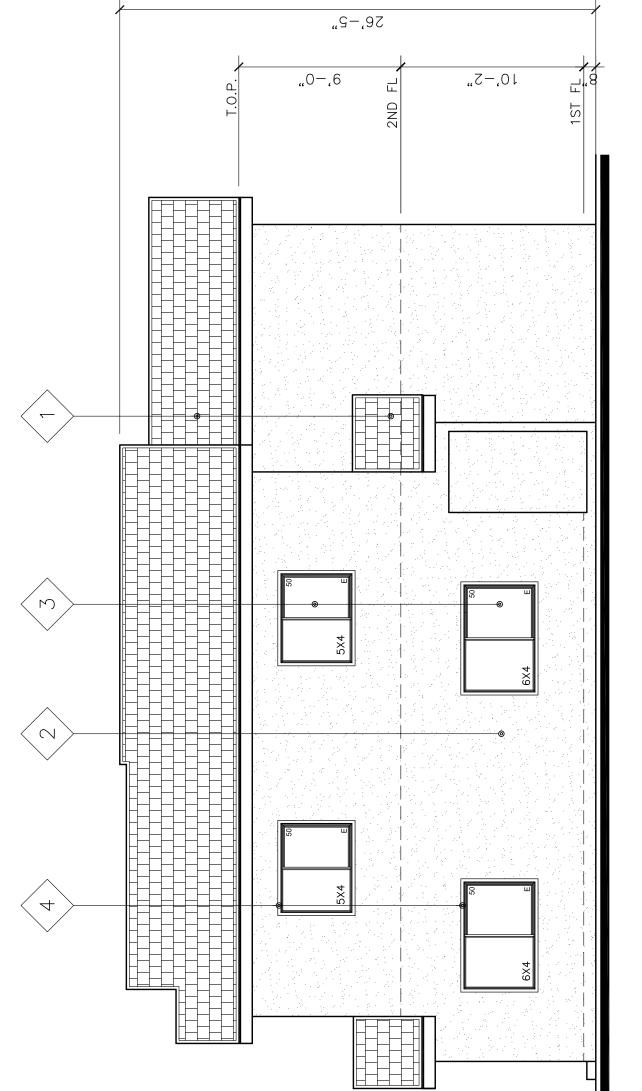
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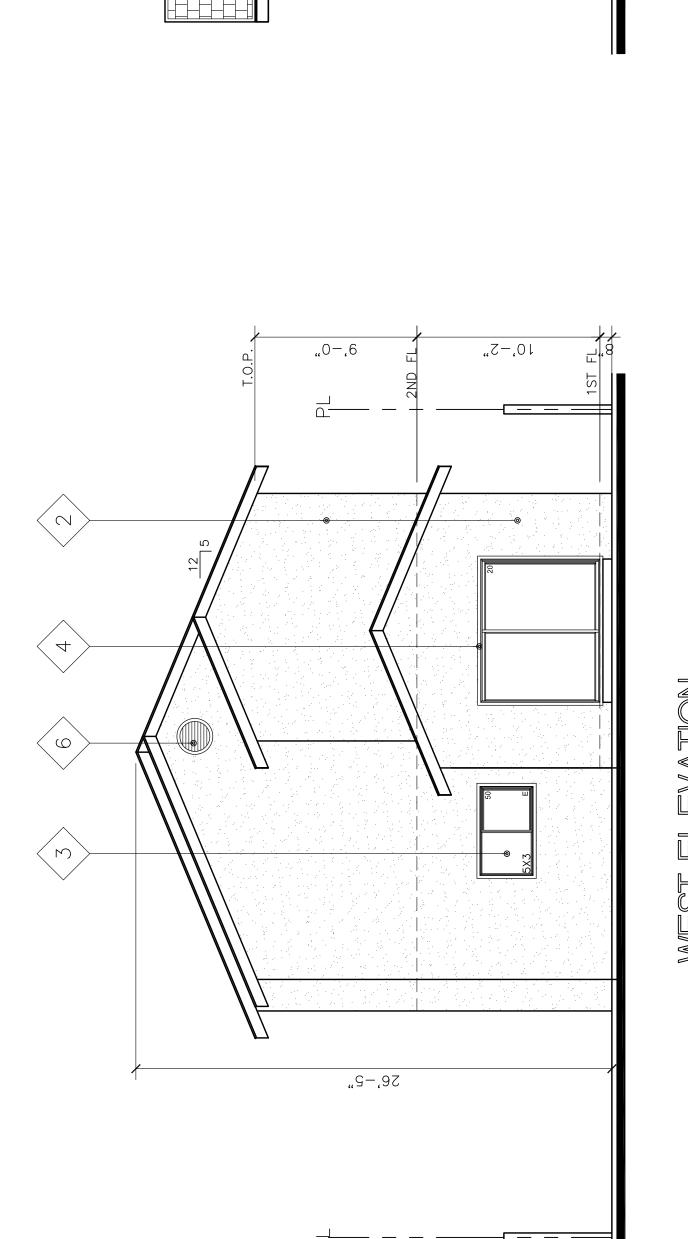




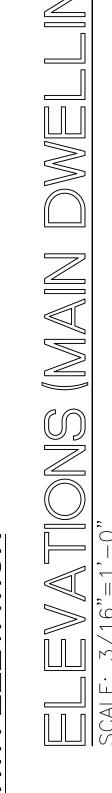
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EVATION

		EXTERIOR FINI	VISH SCHEDULE	
SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
$\langle - \rangle$	ROOFING	3-TAB ASPHALT SHINGLES	OAKRIDGE "BROWNWOOD"	BY "OWENS CORNING" www.owenscorning.com
	STUCCO		ROUGH KHAKI 437	BY "OMEGA"
3	WINDOW	TUSCANY SERIES (V400) DUAL GLAZING	WHITE FACTORY PAINT	BY "MILGARD" OR EQUAL
4	TRIM	1X2 WOODEN BOARD	COLORADO TRAIL DE6117 FACTORY PAINT	BY "DUNN EDWARDS" OR EQUAL
2	SHUTTER		COLORADO TRAIL DE6117 FACTORY PAINT	BY "DUNN EDWARDS" OR EQUAL
<u></u>	GABLE VENT	24X24 ROUND GABLE LOUVER VENT	COLORADO TRAIL DE6117 FACTORY PAINT	BY "DUNN EDWARDS" OR EQUAL
<u> </u>	DECORATIVE LINTEL	2X10 WOODEN BOARD	COLORADO TRAIL DE6117 FACTORY PAINT	BY "DUNN EDWARDS" OR EQUAL



NORTH ELEVATION



.0-,91

.0-.91