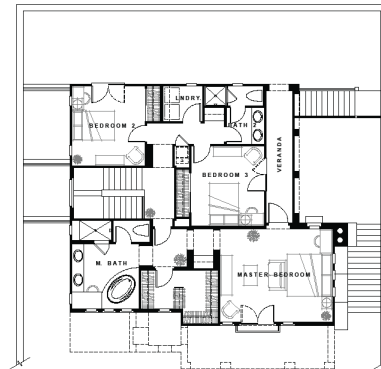


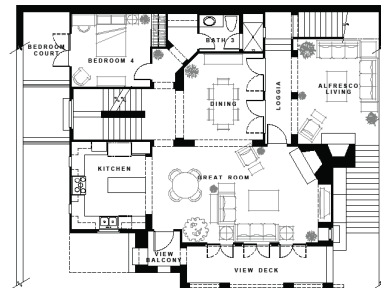
Montezuma Terrace

- **LOCATION:** EAGLE ROCK, CA
- **TYPE:** UPHILL
- **LOT SIZE:** 56' x 200'
- **S. F.:** 2,697

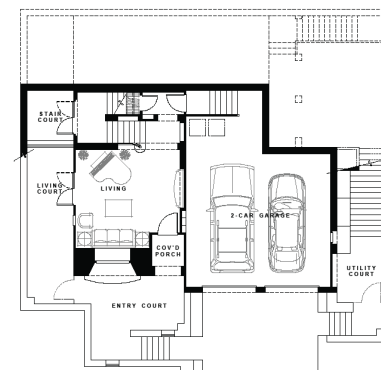
The design objective for Montezuma Terrace was to create a home for entertaining with strong indoor/outdoor relationships. The primary challenge was to meet the design objective considering the uphill nature of the site's topography. The solution was to carefully situate the structure into the hillside, and carve away economically-efficient terraces that expand living areas and take advantage of views. In an effort to minimize any unnecessary excavation, the depth of the lower level is limited to that required for a garage and vertical circulation. All primary living areas have been placed on the middle level, where an unexpected alfresco living courtyard expands the plan's livability and provides for a multitude of entertaining options. These options are further emphasized by incorporating access to this space via exterior stairways which lead from both the lower and upper exterior areas. Optimum views are enjoyed by the master bedroom which is located on the upper level, and exterior access is provided to the rear yard via a veranda which overlooks the alfresco living below. The exterior styling is in keeping with that of early California architecture, infused with strong spanish flavor. A rich mixture of color, material and sensitive architectural scale, result in a residence with pleasing curb appeal and enduring quality.



UPPER LEVEL



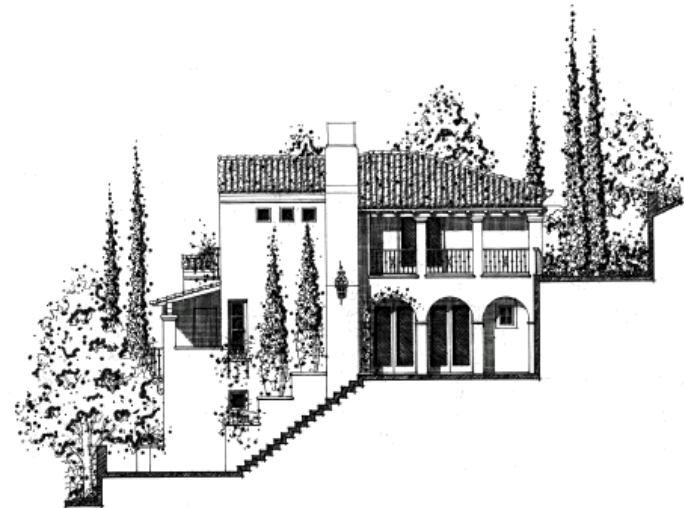
MIDDLE LEVEL



LOWER LEVEL



FRONT ELEVATION



SIDE ELEVATION