



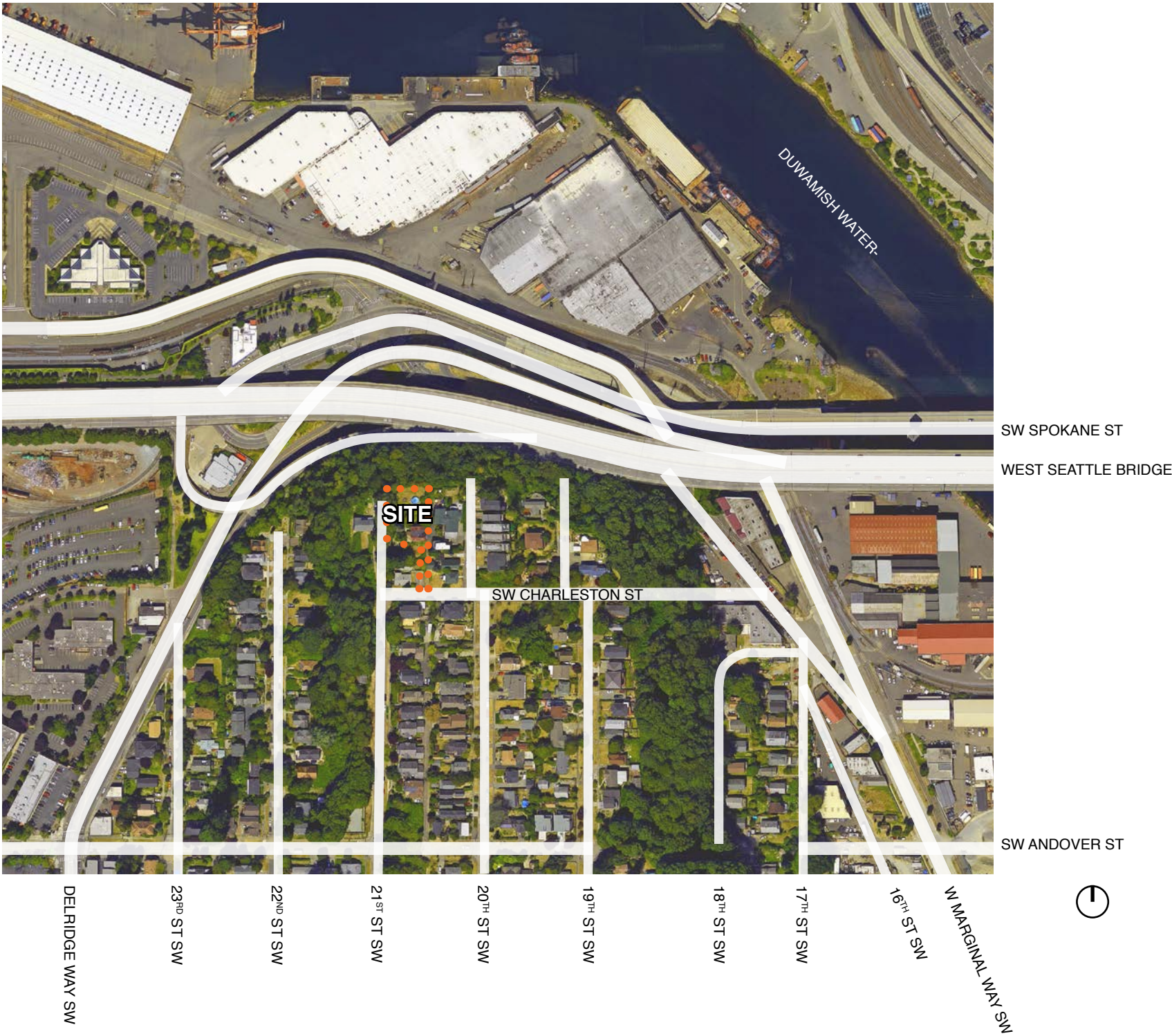
3710 21ST AVE SW

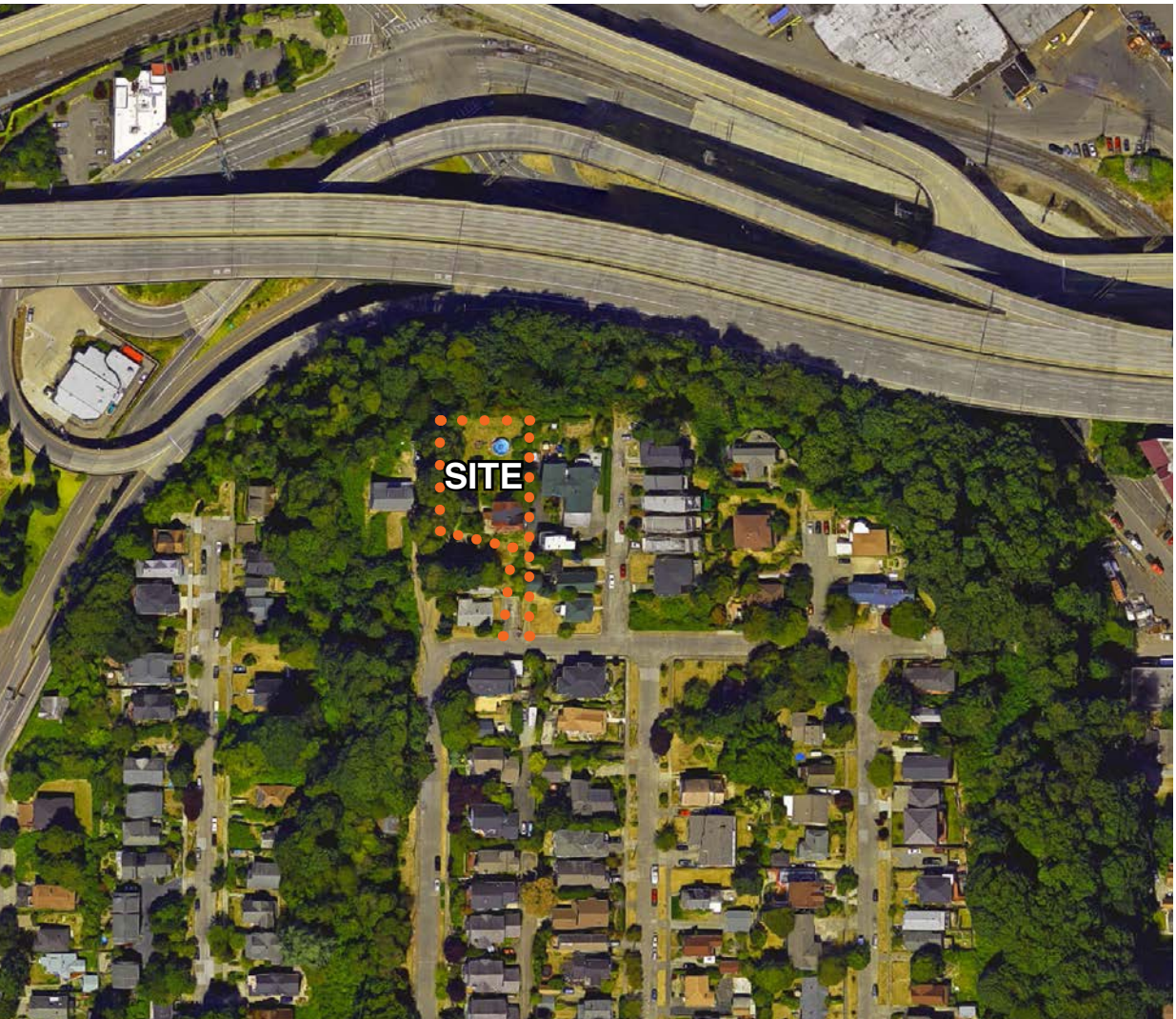
Streamlined Design Review

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OBJECTIVES

Design and construct two townhouse structures and one single-family home. Six new, above-grade parking stalls will be accessed via a new driveway and curb cut off of SW Charlestown Street at the southeast corner of the site.

Number of Residential Units	6
Structure Height	30'
Number of Parking Stalls	6

Sustainability
Achieve a 4-Star Built Green certification.

Community
The proposal is designed with a central pedestrian path connecting the surface parking area to the individual unit entries, shared courtyards and viewpoint looking out towards Puget Sound and the Seattle skyline.

TEAM

ARCHITECT	b9 architects
DEVELOPMENT	James Tjoa and Associates
STRUCTURAL	Malsam Tsang Structural Engineering
GEOTECHNICAL	Geotech NW
LANDSCAPE	Root of Design

CITY of SEATTLE

Application for Streamlined Design Review

PART I: CONTACT INFORMATION

1. Property Address	3710 21 st Ave SW
2. Project number	3022016
3. Additional related project number(s):	n/a
4. Owner/Lessee Name	James Tjoa and Associates
5. Contact Person Name	Bradley Khouri
Firm	b9 architects
Mailing Address	610 2nd Avenue
City State Zip	Seattle, WA 98104
Phone	206.297.1284
Email address	bgk@b9architects.com
6. Applicant's Name	Bradley Khouri
Relationship to Project	Architect
7. Design Professional's Name	Bradley Khouri
Address	610 2nd Avenue
Phone	206.297.1284
Email address	bgk@b9architects.com
8. Design Team	
Name	Lisa Healy
Address	610 2nd Avenue
Phone	206.297.1284
Email address	Lisa@b9architects.com



PROJECT SITE

View of project site looking northwest. Existing structures to be demolished.

ZONING ANALYSIS

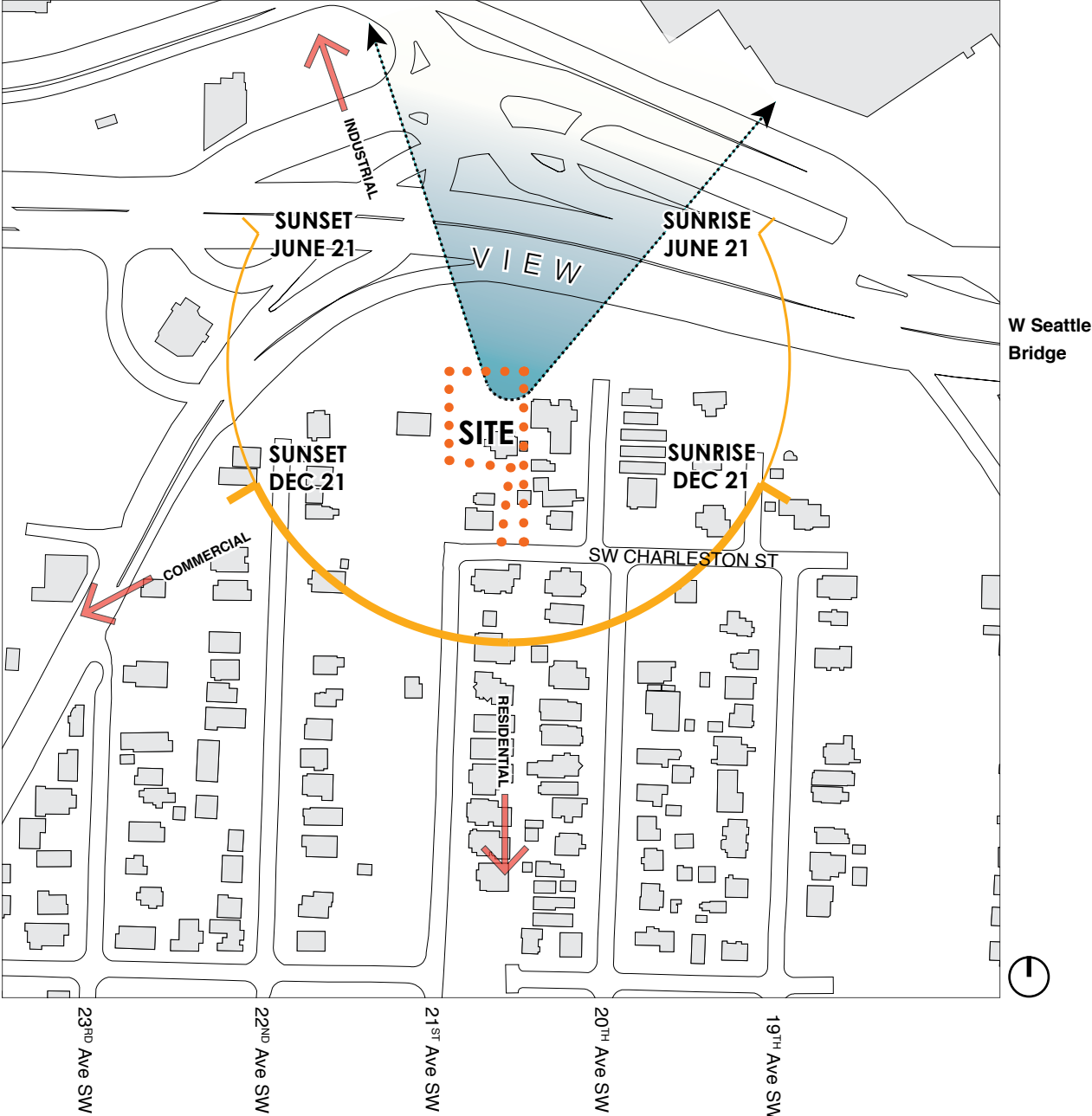
SITE OPPORTUNITIES & CONSTRAINTS

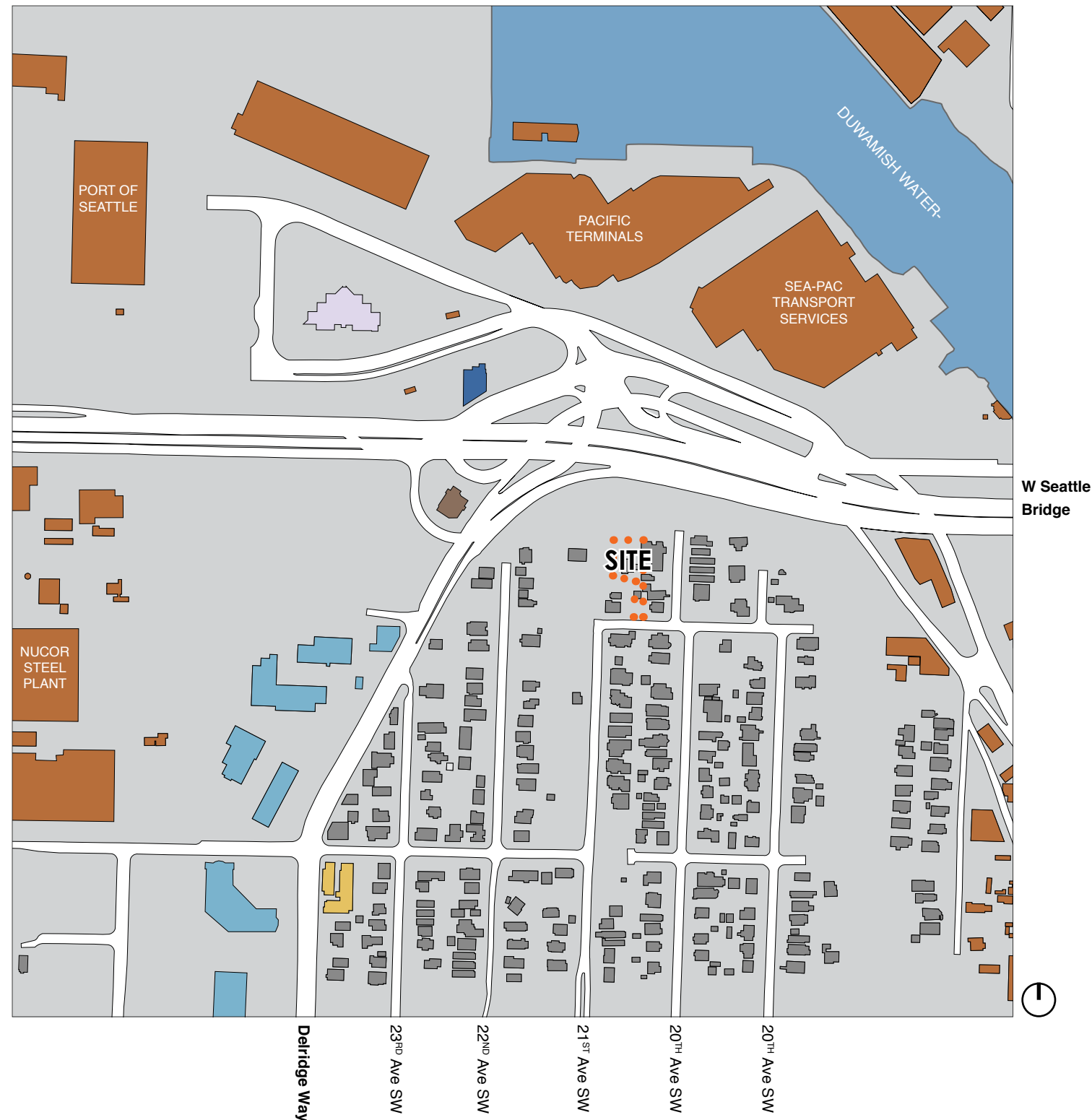
Address	Lot Size	Zoning
3710 21 ST AVE SW	15,593 ft ²	LR1 & SF-9600
Seattle WA		

The south 10,593 ft² of the site is located in an LR1 zone and the north 5,000 square feet is located in a SF-9600 zone. The site is bordered by a IG U/85 zone to the north and a SF-5000 zone to the east.



Diagram showing sun exposure, view opportunities, neighborhood fabric, and location relative to residential neighborhood to the south, commercial corridor to the southwest, and industrial areas to the north.





CONTEXT & CURRENT USE

Topography

While the site itself is relatively flat, there are steep slopes downward to the north and west. The topography allows for wide open views to the north as trees and structures beyond are below the line of sight from the proposed site.

Surrounding Zoning and Uses

The area immediately surrounding the site is zoned for single-family and low-rise residential structures. In terms of zoning and use, the Pigeon Point neighborhood is surrounded by industrial facilities to the west, north, and east. There is a commercial core located along Delridge Way to the southwest.

Solar Access

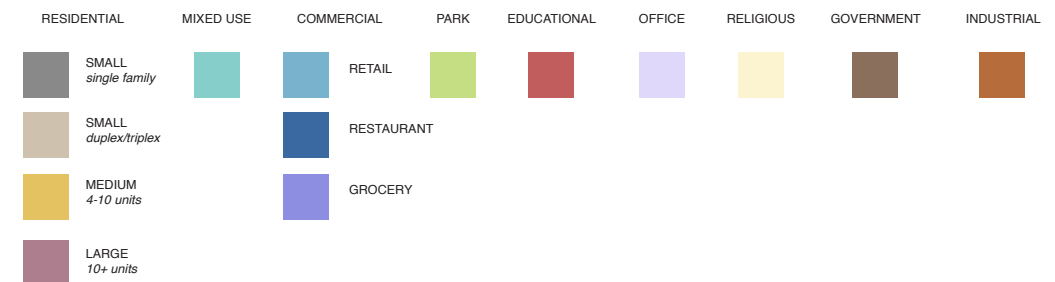
The site is expected to receive ample solar access from the south and west. Structures that border the site on these sides are not of sufficient height to significantly shade the site.

Views

Views to the north and northeast are considered one of the site's best assets. From the site, the Puget Sound, the downtown Seattle skyline and the space needle are all clearly visible.

Design Approach

The design approach responds to the varied residential typology, scale and character of the neighborhood and seeks to create subtle points of connection to maintain and enrich the existing context.



NEIGHBORHOOD ANALYSIS

The proposed project is within the Pigeon Point neighborhood, which is located in the northern portion of the broader Delridge neighborhood in West Seattle. Pigeon Point is predominately comprised of residential uses with a diverse mix of single family houses with a few multi-family homes. Delridge Way SW, a main arterial roughly four blocks from the proposed site, is lined with commercial properties housing local businesses and amenities.

The Pigeon Point Neighborhood is distinctly defined by West Seattle Bridge to the north, Delridge Way to the west, and Marginal Way to the east. The neighborhood is known for its uniqueness, characterized by the wide variety of housing styles that can be found alongside a generous portion of natural landscape. Home age in the area spans the past century, which is reflected in the diversity of building characters. Further, there are no large swaths of homogeneity: newer developments can be found alongside older homes throughout the neighborhood. See images 1-5.

Due to the area's sloping topography, large green belts have been preserved, one of which runs directly north of the proposed site. These vegetated areas are considered one of the areas most valued assets. From the site, views extend over this natural area and on toward Puget Sound and downtown Seattle's skyline.

Surrounding the extents of the Pigeon Point Neighborhood to the west, north and south are industrial uses. The facilities of these business have a strong presence and add to the unique character of the area. Most notable are the Nucor Steel Plant and the Port of Seattle, both of which are visible from the proposed site.



Signage at Delridge Community Center noting the area's diversity.



Pigeon Point entry signage on SW Andover St. Similar signs mark other entrances to the neighborhood.



Pigeon Point entry signage directly off the West Seattle Bridge bike trail. Neighborhood and site are well accessed by commuters.



Pathway through one of the neighborhood's many greenbelts.



Nucor Steel Plant located northwest from the Pigeon Point neighborhood and visible from the proposed site.



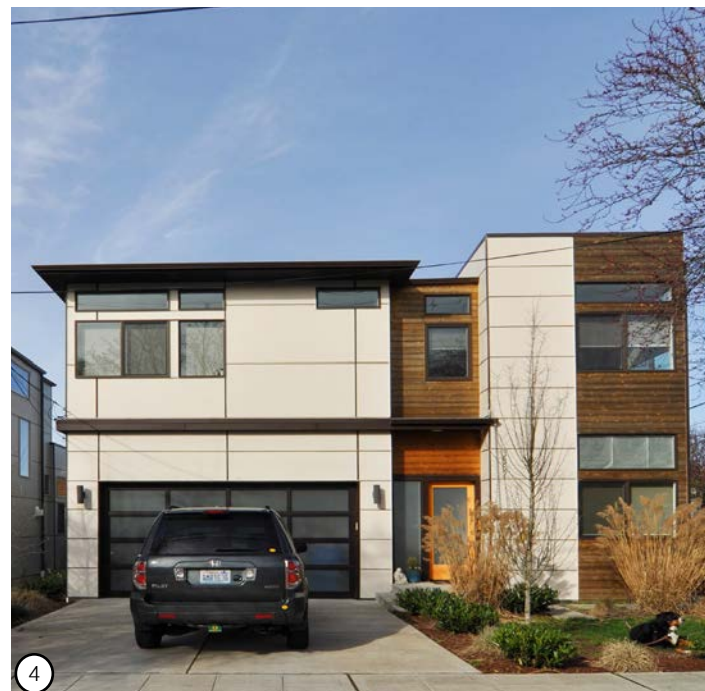
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2



3



4



5

NEIGHBORHOOD ANALYSIS

The proposed site is near several different amenities and is well accessed by multiple modes of transportation. There is a bus stop within a quarter mile of the site that serves the main commercial area of West Seattle and is located along two lines that access downtown Seattle. Delridge Way is a main arterial, while Andover St and 22nd Ave are classified as minor arterials. The West Seattle Bridge Trail runs very near the site, which is a main commuter route for bikers and walkers traveling between West Seattle and downtown Seattle.

Amenities located within a quarter mile of the site include a small grocery store, a handful of restaurants and a number of small businesses. Within a half mile are the West Seattle Health Club, Delridge Community Center and Youngstown Cultural Arts Center.

There are a growing number of multifamily projects in the neighborhood. Older homes in the area of being replaced by townhouse, rowhouse and apartment structures. Within a quarter mile of the site, along Delridge Way, there are plans for a 4-unit townhouse structure and 30-unit apartment building. In general there is increased interest in the Pigeon Point neighborhood as more people have begun to appreciate its proximity to downtown and unique character.

LEGEND

Extents of Pigeon Point Neighborhood

Main Arterial

Minor Arterial

Bike Lane

Transit stop and associated lines

6

7

8

9

The map illustrates the Pigeon Point Neighborhood, bounded by the West Seattle Bridge to the north and Delridge Way to the south. The neighborhood is characterized by a grid of streets including Andover St, Dakota St, Genesee St, and Delridge Way. The proposed site is located near the intersection of Andover St and Delridge Way, marked with a blue 'X' and labeled 'SITE'. The map also shows the West Seattle Bridge Trail, a main arterial road, and a bike lane. Various transit stops and associated lines are indicated, including the 50/120/125 line. The map includes a legend for street types and transit stops, and a scale bar indicating distances of 1/4 mile and 1/2 mile.

3710 21ST AVE SW

#3022016

SDR Packet

July 12, 2016

b9 architects

9

The site will be accessed via a new driveway off of SW Charlestown Street at the southeast corner of the site. Excluding the portion of the site devoted to this driveway, the lot measures 100 feet in depth by roughly 150 feet in length. There is currently an existing single-family residence on the site that was built in 1909 and is proposed to be removed. The lot is bordered by other single-family structures to the east, west and south. The West Seattle Bridge is located directly to the north of the site beyond which there is a substantial amount of industrial uses.

There is a steep downward slope on the north side of the site that is considered an environmentally critical area.

CS1	NATURAL SYSTEMS AND SITE FEATURES
	C. TOPOGRAPHY
	D. PLANTS AND HABITAT
CS2	URBAN PATTERN AND FORM
	A. LOCATION IN THE CITY AND NEIGHBORHOOD
	C. RELATIONSHIP TO THE BLOCK
	D. HEIGHT, BULK, AND SCALE
CS3	ARCHITECTURAL CONTEXT AND CHARACTER
	A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES
PL2	WALKABILITY
	A. ACCESSIBILITY
	B. SAFETY AND SECURITY
PL3	STREET LEVEL INTERACTION
	A. ENTRIES
	C. RESIDENTIAL EDGES
PL4	ACTIVE TRANSIT
	B. PLANNING AHEAD FOR BICYCLISTS
DC1	PROJECT USES AND ACTIVITIES
	A. ARRANGEMENT OF INTERIOR USES
	C. PARKING AND SERVICE USES
DC2	ARCHITECTURAL CONCEPT
	A. MASSING
	B. ARCHITECTURAL AND FAÇADE COMPOSITION
	C. SECONDARY ARCHITECTURAL FEATURES
	D. SCALE AND TEXTURE
	E. FORM AND FUNCTION
DC3	OPEN SPACE CONCEPT
	A. BUILDING-OPEN SPACE RELATIONSHIP
DC4	EXTERIOR ELEMENTS AND MATERIALS
	A. EXTERIOR ELEMENTS AND FINISHES
	B. SIGNAGE
	C. LIGHTING
	D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

ECA BUFFER EXEMPTION THIS
AREA PER #6490006

SURVEY

SITE PLAN

SITE PLAN NOTES

1. PEDESTRIAN ACCESS

2. VEHICULAR ACCESS

3. NEW 10'-0" CURB CUT PER SDOT STANDARDS

4. EXISTING STRUCTURE TO BE DEMOLISHED

5. TREES TO BE REMOVED, TYPICAL

6. PROPERTY LINE PER LOT BOUNDARY ADJUSTMENT #3023767.
7. ECA STEEP SLOPE AREA

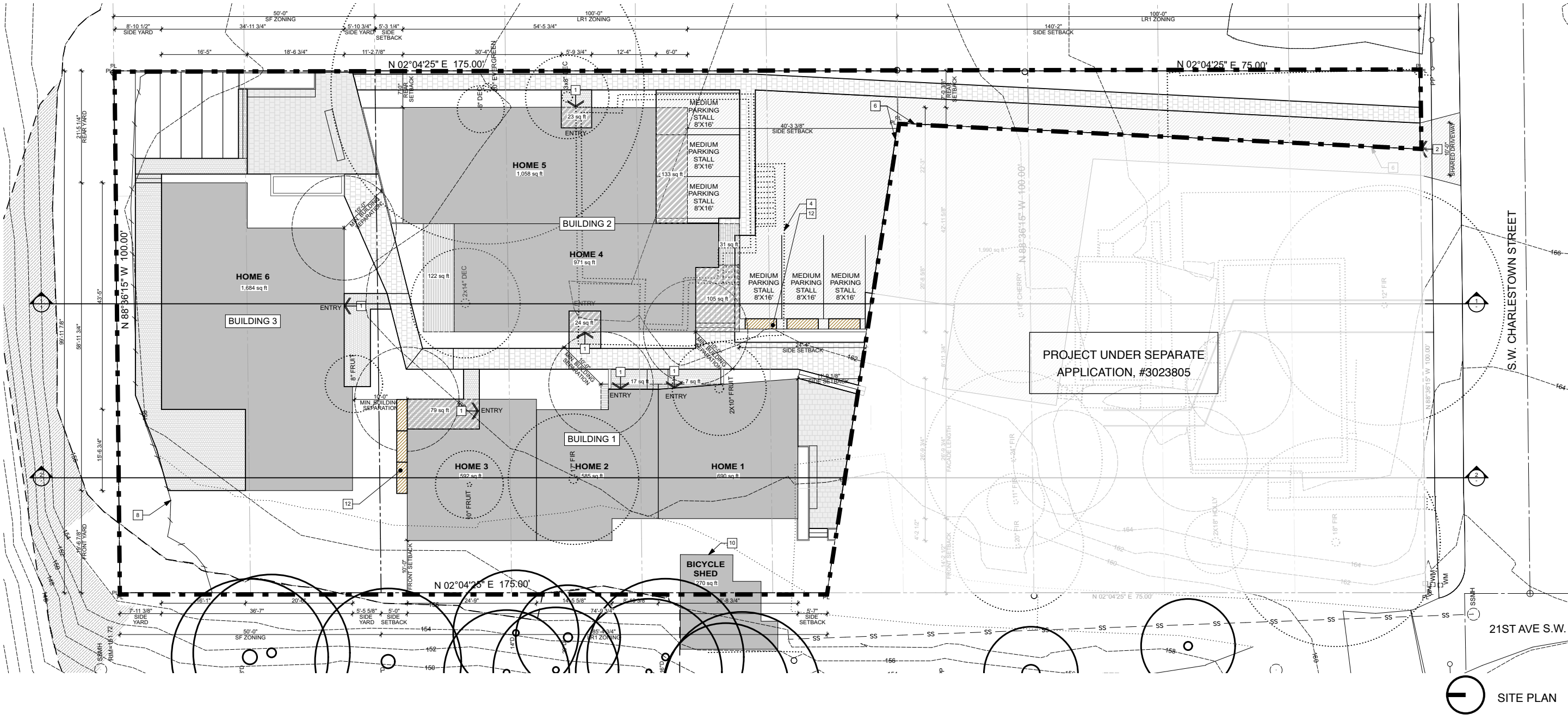
8. ECA STEEP SLOPE BUFFER

9. EXISTING PROPERTY LINE

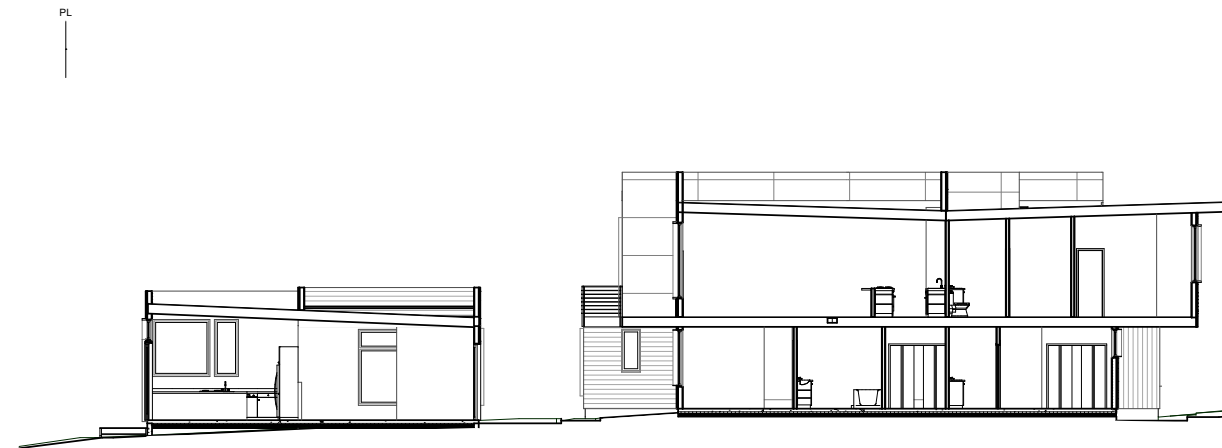
10. EXISTING STRUCTURE TO REMAIN

11. PROVIDE 8'-0" RIGHT-OF-WAY DEDICATION ALONG 21ST AVE NW

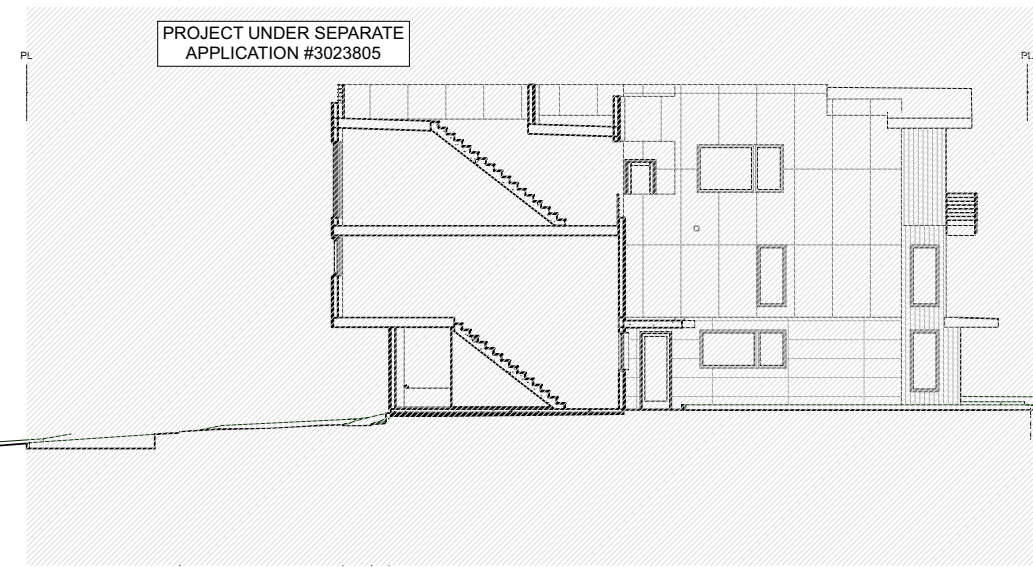
12. PROVIDE TRASH ENCLOSURE FOR EACH DWELLING PER SMC 23.54.040 A.1, TYP.



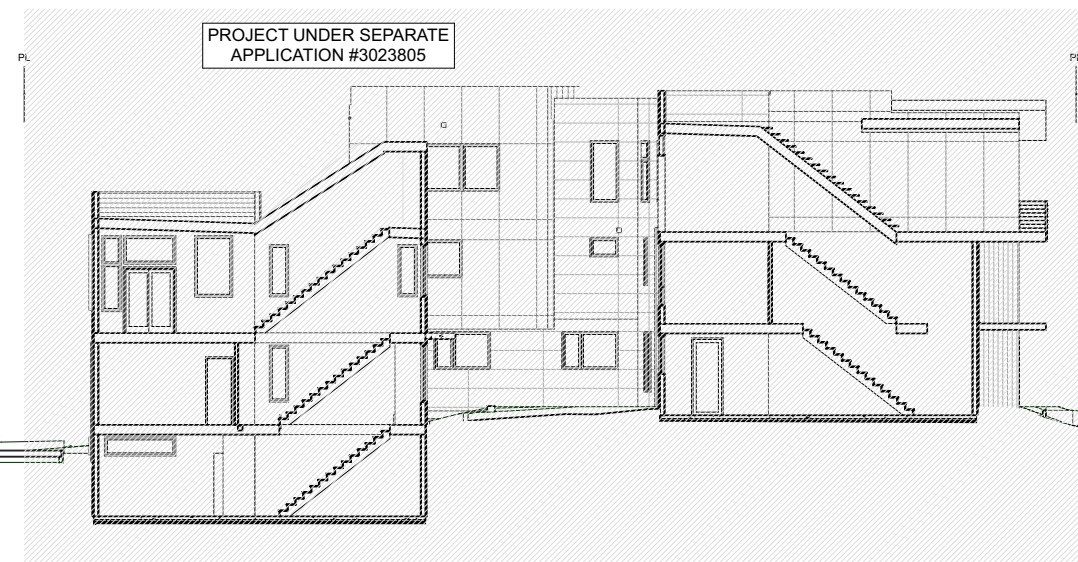
SITE SECTIONS



Section 1 (Reference Site Plan Pg. 11)



Section 2 (Reference Site Plan Pg. 11)



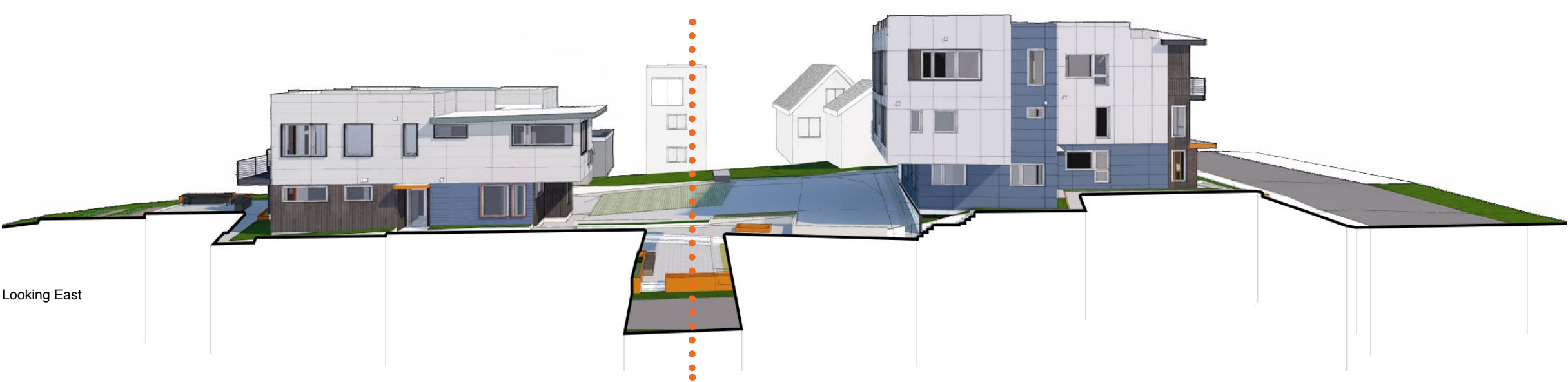
CONCEPTUAL SITE SECTIONS

PROJECT UNDER SEPARATE
APPLICATION, #3023805



Looking West

PROJECT UNDER SEPARATE
APPLICATION, #3023805



Looking East

CONTEXT & SITE

CONTEXT AND SITE

- CS1
- NATURAL SYSTEMS AND SITE FEATURES
- C. TOPOGRAPHY
- D. PLANTS AND HABITAT

GUIDANCE

Large mature trees may exist on site. With an arborist report determine if trees are located on site or off site and whether they are exceptional. If exceptional the tree protection area will need to be identified and maintained.

Utilize topography, site design and massing to step units, visually identifying each town house while minimizing the mass of the overall development.

Site design should maximize individual unit and common open space views and solar access.

- CS2
- URBAN PATTERN AND FORM
- A. LOCATION IN THE CITY AND NEIGHBORHOOD
- C. RELATIONSHIP TO THE BLOCK
- D. HEIGHT, BULK, AND SCALE

GUIDANCE

Provide a strong connection to the street. Articulate each unit and provide a quality materials application.

- CS3
- ARCHITECTURAL CONTEXT AND CHARACTER
- A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

GUIDANCE

Building massing, modulation, fenestration and materials should be respectful of existing context and set a good example for future buildings.

RESPONSE

Regarding the guidance on existing site trees, an arborist reviewed the site and confirmed that according to the Director’s Rule 2008, there are no groves on or overhanging the lot and there are no exceptional trees on the lot. The arborist did identify four exceptional Bigleaf Maple Trees in the SDOT right of way to the west of the lot and will provide guidance on the specifics for the tree protection area which shall be identified and maintained during construction.

The site plan utilizes the existing topography by breaking up the six units into three separate structures that are organized to maximize the view potential to the north and west as well as provide ample access to light and air for each unit. The massing responds to the topography which slopes down towards the north by stepping the buildings down from a three story structure to a one story structure. This minimizes the mass of the overall development and provides access to the views for all units as well as maintains view potential for the adjacent project to the south, under separate application #3023805.

A central pedestrian path provides access from the surface parking area to each unit entry and the shared courtyards. The central pedestrian path continues south into the adjacent project to the south, #3023805, and connects to 21st Ave SW. The parking is accessed by a driveway at the east edge of the site in order to minimize the car and emphasize the central pedestrian walkway. Ample setbacks are provided to the adjacent sites and generous building separations are provided within the project site to create an evolving exterior spatial experience and access to light, air and exterior space for each individual unit.

The massing, material selection and glazing are designed to respond to the orientation of the units and the adjacent context to the façades by using contrasting colors, natural material, detail elements and canopies to visually identify each unit

PUBLIC LIFE

and minimize the overall mass of the development. The massing steps down from the south to the north to provide and maintain view potential both within the site and immediate context.

PUBLIC LIFE

- PL2
- WALKABILITY
- A. ACCESSIBILITY
- B. SAFETY AND SECURITY

GUIDANCE

Consider how building meets street, how pedestrian will identify units from the street and access units. Utilize stoops but seek an appropriate grade change to the street to create privacy but minimize height of the structure.

- PL3
- STREET LEVEL INTERACTION
- A. ENTRIES
- C. RESIDENTIAL EDGES

GUIDANCE

Utilize the front, rear and interior setbacks to provide a semi-private buffer to the street and adjacent units. Design the entry as a collection of elements including overhead features, ground surface, landscaping and lighting.

- PL4
- ACTIVE TRANSIT
- B. PLANNING AHEAD FOR BICYCLISTS

GUIDANCE

Incorporate bike movement and parking into the overall building design.

RESPONSE

Massing, material choice, window detailing and canopies are designed to identify each unit entry and to direct the pedestrian down the central walkway that provides access from the surface parking area to the unit entries, shared courtyards and viewpoint. The path is further emphasized by the use of color at then end of the framed opening to draw the visual interest further into the project. The central path is distinguished from private entry paths with contrasting paver colors to delineate the private and more public functions. The path seamlessly transitions to adjacent project under application #3023805, to connect to 21st Ave SW.

Generous setbacks are provided to the adjacent sites and ample interior setbacks are provided within the project site to provide a privacy buffer to the individual units. Each exterior setback provides a different function with a greenbelt and view to downtown Seattle and the Puget Sound to the north, planting and secondary pedestrian walkway along the east property line, the surface parking area and shared courtyard to the south and multiple large trees along the west property line. The central pedestrian path varies between a 10-foot to 21-foot building separation and is detailed with landscaping surrounding the paved path. The south shared courtyard creates a buffer between the triplex and the single family structure on adjacent project site under application #3023805, and the north shared courtyard provides landscaped screening to buffer the single family structure and duplex from the shared use space.

Shared bicycle parking is provided in the existing garage.

DESIGN CONCEPT

DESIGN CONCEPT

- DC1
- PROJECT USES AND ACTIVITIES

A. ARRANGEMENT OF INTERIOR USES

C. PARKING AND SERVICE USES

GUIDANCE

Locate solid waste and recycling storage within the building to minimize impacts on adjacent sites.

- DC2
- ARCHITECTURAL CONCEPT

A. MASSING

B. ARCHITECTURAL AND FAÇADE COMPOSITION

C. SECONDARY ARCHITECTURAL FEATURES

D. SCALE AND TEXTURE

E. FORM AND FUNCTION

- DC3
- OPEN SPACE CONCEPT

A. BUILDING-OPEN SPACE RELATIONSHIP

GUIDANCE

Locate ground level open space to enhance overall site design and provide opportunities for resident interaction.

- DC4
- EXTERIOR ELEMENTS AND MATERIALS

A. EXTERIOR ELEMENTS AND FINISHES

B. SIGNAGE

C. LIGHTING

D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

RESPONSE

The trash storage area for three units is provided along the west edge of the surface parking area which is lowered in elevation and screened from the pedestrian path with landscaping and the three additional trash storage areas are provided along the north side of the triplex with access to the pedestrian path. The trash storage locations are designed to minimize the impacts on adjacent sites as well as the project site while maintaining easy access to the units and the street.

The project site design emphasizes the pedestrian experience with the centralized pedestrian path, shared courtyards, viewpoint and larger surface parking/woonerf area. These exterior spaces enhance the overall site design by creating moments of movement and pause throughout the project that encourage resident interaction at the ground level. Individual decks and roof decks provide further activation at different elevations. Material selection in the siding and ground treatment work in coordination with the landscape design to further enhance these exterior spaces to create distinct spaces and encourage interaction.

ADJUSTMENT TABLE

The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

1	AMENITY AREA SMC 23.45.522.5.b.1	AT LEAST 50% OF COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED	AT LEAST 25% OF COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED	25% REDUCTION OF LANDSCAPING REQUIREMENT WITHIN COMMON AMENITY AREA ADJUSTMENTS ARE WITHIN LIMITS ALLOWED PER SMC 23.41.018.D.4.d	THE PROJECT IS DESIGNED TO CREATE DISTINCT SPACES WITHIN A SITE SPECIFIC COMMUNITY ORIENTED DEVELOPMENT. A CENTRALIZED PEDESTRIAN PATH CONNECTS THE STREET, UNIT ENTRIES, SHARED COURTYARDS AND SURFACE PARKING AREA. SIDING MATERIAL AND COLOR, PAVEMENT TEXTURE AND LANDSCAPING ARE DESIGNED TO DIFFERENTIATE THE WALKING PATH FROM THE COURTYARD MOMENTS OF PAUSE. THERE IS A LOT OF POTENTIAL FOR LANDSCAPING ON THE SITE AND THE REDUCTION IN COMMON AMENITY AREA LANDSCAPING REQUIREMENT ALLOWS MORE FLEXIBILITY TO DESIGN THE EXTERIOR SPACES AS DISTINCT SPACES WITH THE LANDSCAPING PROVIDED IN OTHER AREAS FOR CONTRAST.	DC3 OPEN SPACE CONCEPT, DC1 PROJECT USES & ACTIVITIES
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CONCEPTUAL SITE PLAN

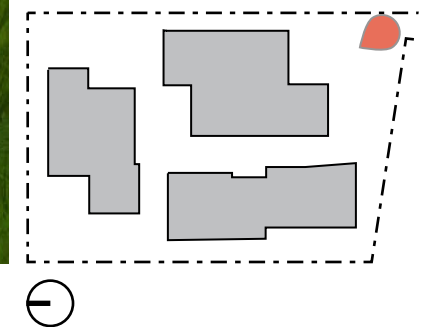


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RENDERINGS

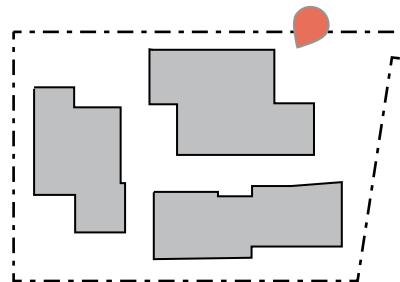


VIEW FROM PARKING ENTRY





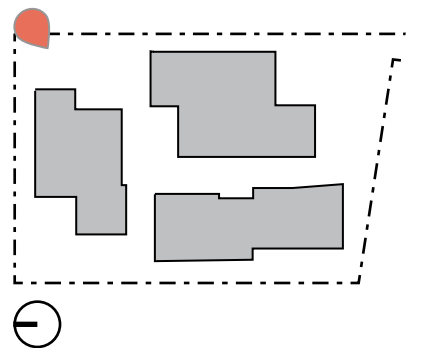
PROJECT UNDER SEPARATE
APPLICATION, #3023805



VIEW FROM SE CORNER

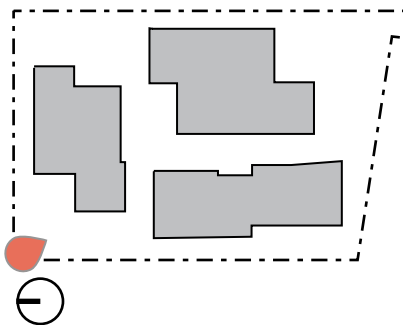


VIEW FROM NE CORNER





VIEW FROM NW CORNER

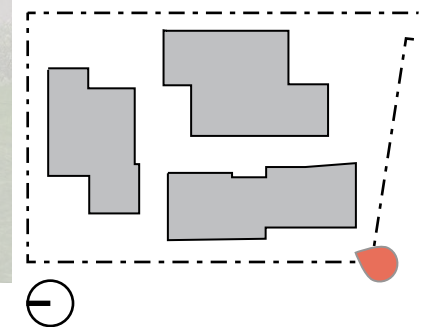




VIEW FROM SW CORNER

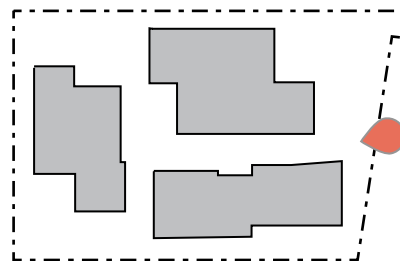


PROJECT UNDER SEPARATE
APPLICATION, #3023805



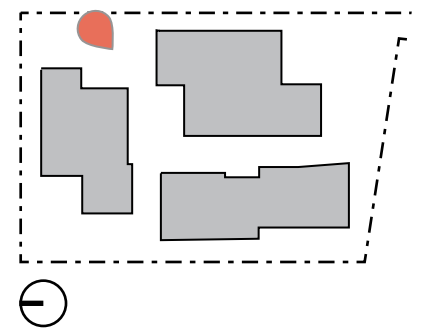


SOUTH COURTYARD VIEW



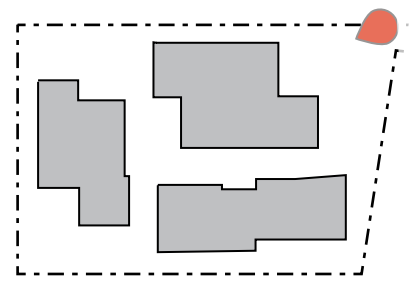


NORTH COURTYARD VIEW





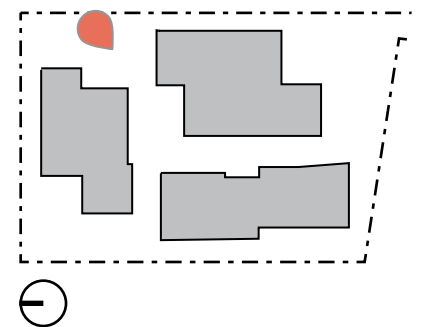
PROJECT UNDER SEPARATE
APPLICATION, #3023805



BIRDS EYE VIEW FROM SE CORNER






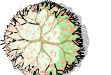
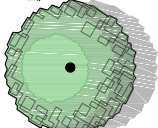








BIRDS EYE VIEW FROM NE CORNER



LANDSCAPE PLAN



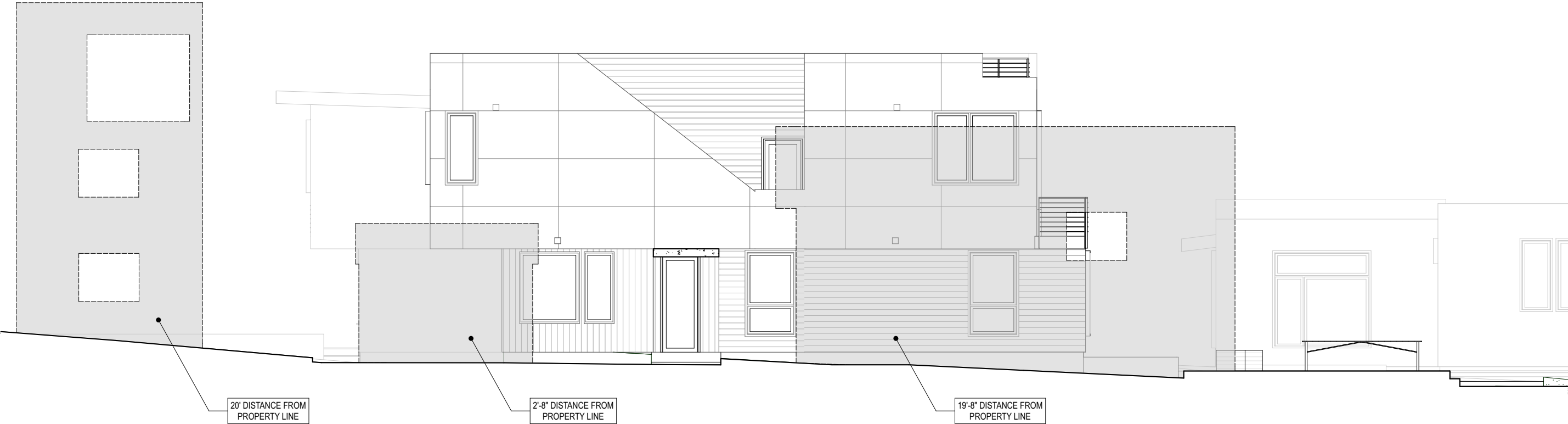
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Acer circinatum</i> / Vine Maple	1.5"Cal
	<i>Acer japonicum</i> 'Autumn Moon' / Autumn Moon Maple	1.5"Cal
	<i>Acer palmatum</i> 'Bloodgood' / Bloodgood Japanese Maple	1.5"Cal
	<i>Acer palmatum</i> 'Butterfly' / Butterfly Japanese Maple	1.5"Cal
	<i>Carpinus caroliniana</i> / American Hornbeam Street Tree	2"Cal
	<i>Chamaecyparis obtusa</i> 'Gracilis' / Slender Hinoki Cypress	5'-6' Ht
	<i>Juniperus scopulorum</i> 'Skyrocket' / Skyrocket Juniper	3'-5' Ht
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT
	1/4 Clean Gravel	4"pot
	<i>Ajuga reptans</i> 'Black Scallop' / Bugleweed	1 gal
	<i>Epimedium alpinum</i> / Barrenwort	1 gal
	<i>Rubus calycinoides</i> 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	4"pot
	Seasonal Vegetables / same	N/A
	Turf Sod / Drought Tolerant Fescue Blend	sod

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE
	<i>Aralia cordata</i> 'Sun King' / Sun King Aralia	2 gal
	<i>Berberis thunbergii</i> 'Orange Rocket' / Orange Rocket Barberry	2 gal
	<i>Blechnum spicant</i> / Deer Fern	1 gal
	<i>Carex morrowii</i> 'Ice Dance' / Ice Dance Japanese Sedge	1 gal
	<i>Carex testacea</i> / Orange Sedge	1 gal
	<i>Chamaecyparis pisifera</i> 'Golden Mopps' / Golden Mopps Sanara False Cypress	5 gal
	<i>Cornus alba</i> 'Bailhalo' TM / Ivory Halo Dogwood	1 gal
	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dogwood	2 gal
	<i>Dryopteris erythrosora</i> / Autumn Fern	1 gal
	<i>Euonymus japonicus</i> 'Greenspire' / Greenspire Upright Euonymus	1 gal
	<i>Hakonechloa macra</i> 'Aureola' / Golden Variegated Hakonechloa	1 gal
	<i>Hosta</i> x 'Fire and Ice' / Plantain Lily	1 gal
	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea	3 gal
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly	5 gal
	<i>Imperata cylindrica</i> 'Red Baron' / Japanese Blood Grass	1 gal
	<i>Leucothoe fontanesiana</i> 'Rainbow' / Rainbow Leucothoe	2 gal
	<i>Liriope spicata</i> 'Big Blue' / Creeping Lily Turf	1 gal
	<i>Mahonia repens</i> / Creeping Oregon Grape	1 gal
	<i>Pennisetum orientale</i> / Oriental Fountain Grass	1 gal
	<i>Pieris japonica</i> 'Brouwer's Beauty' / Lily of the Valley Bush	3 gal
	<i>Rhododendron</i> x 'Ramapo' / Ramapo Rhododendron	3 gal
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca	2 gal
	<i>Spiraea japonica</i> 'Firelight' / Firelight Spirea	2 gal
	<i>Taxus</i> x <i>media</i> 'Hicksii' / Hicks Yew	3'-5' Ht
	<i>Vaccinium</i> x 'Sunshine Blue' / Blueberry	2 gal
	<i>Viburnum plicatum tomentosum</i> 'Mariesii' / Mariesii Double File Viburnum	5 gal

PRIVACY ELEVATIONS

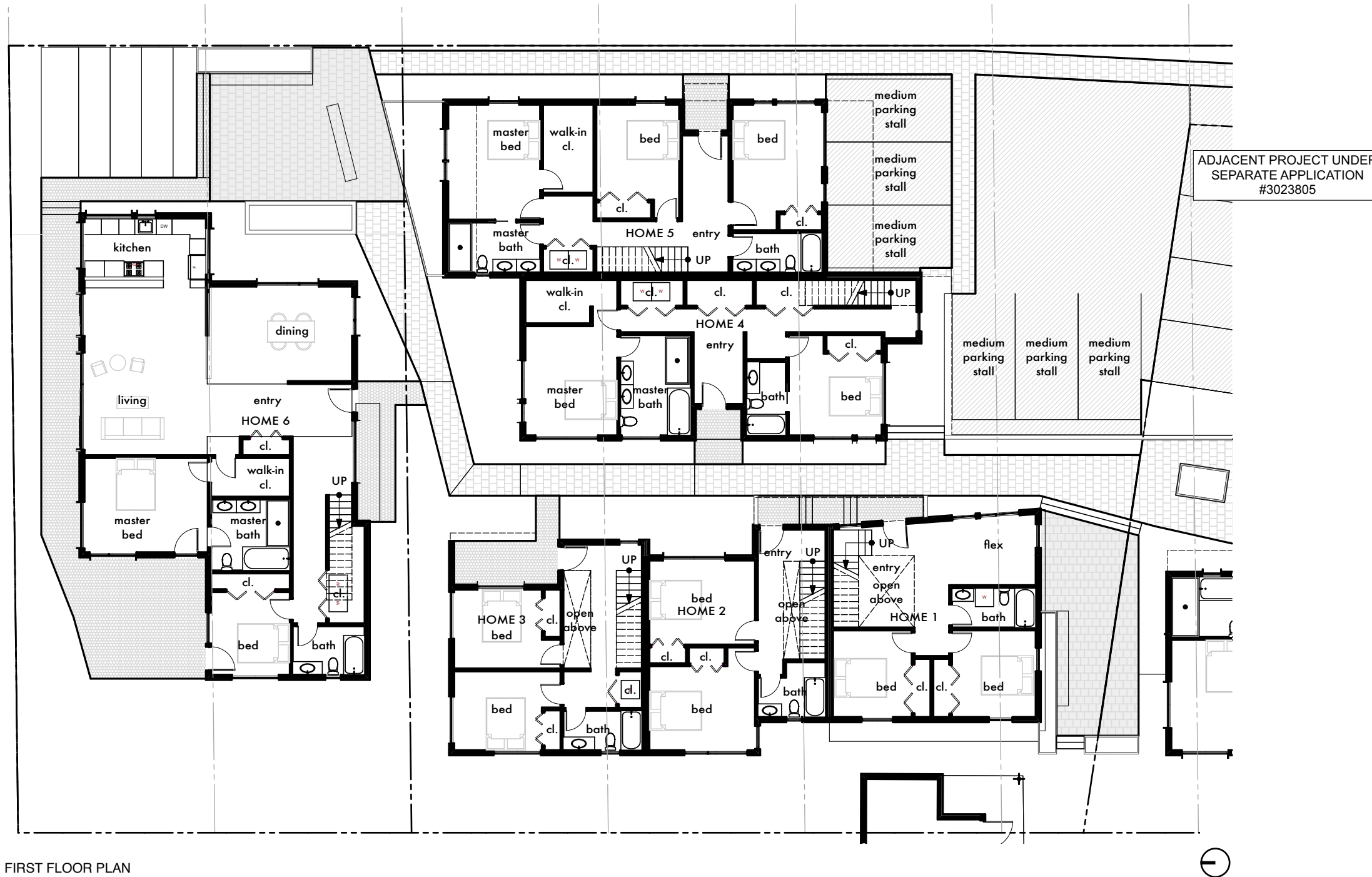


EAST PRIVACY ELEVATION (THERE ARE NO BUILDINGS TO THE NORTH AND SOUTH OF PROJECT SITE)

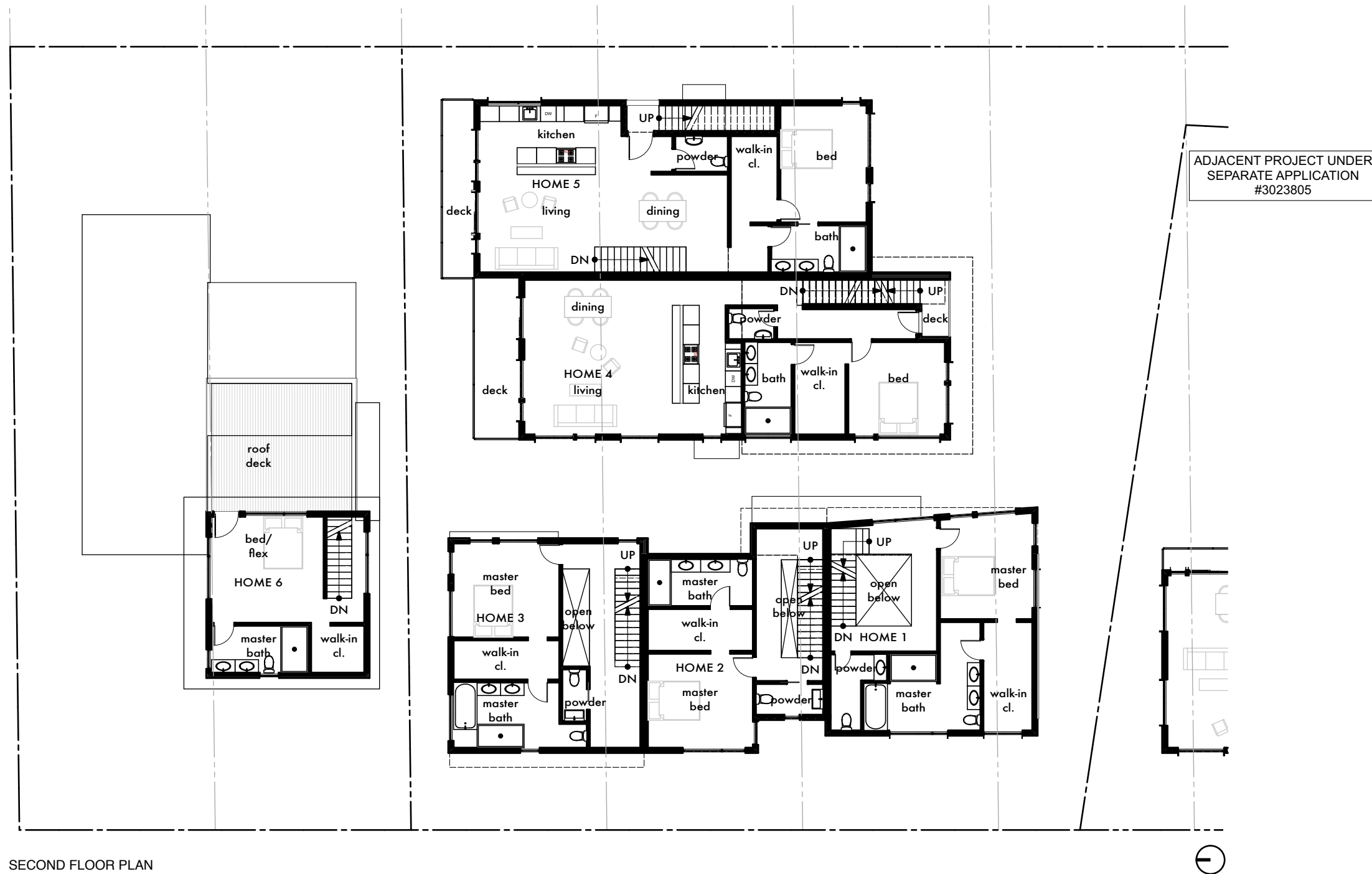


WEST PRIVACY ELEVATION (THERE ARE NO BUILDINGS TO THE NORTH AND SOUTH OF PROJECT SITE)

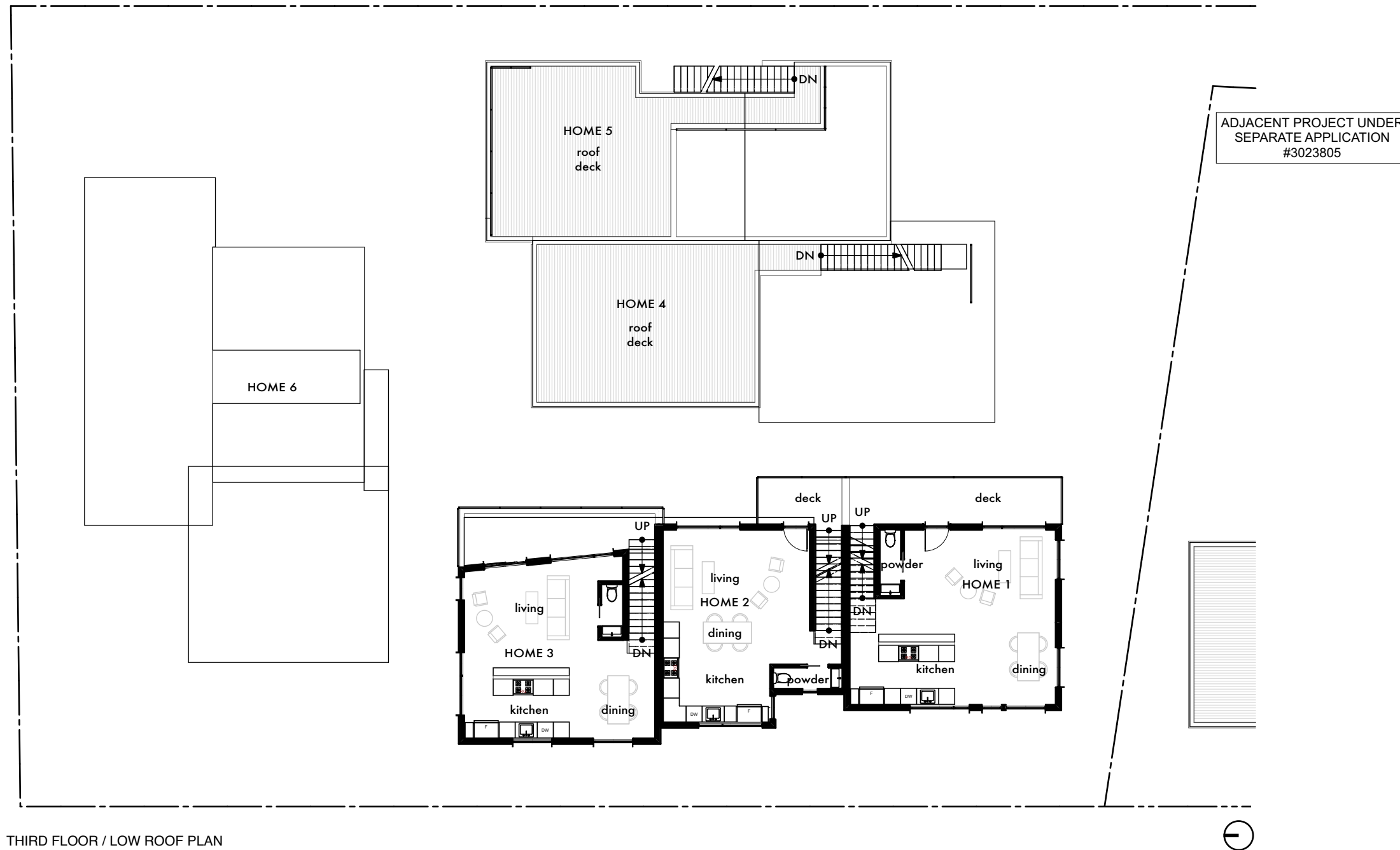
FLOOR PLANS

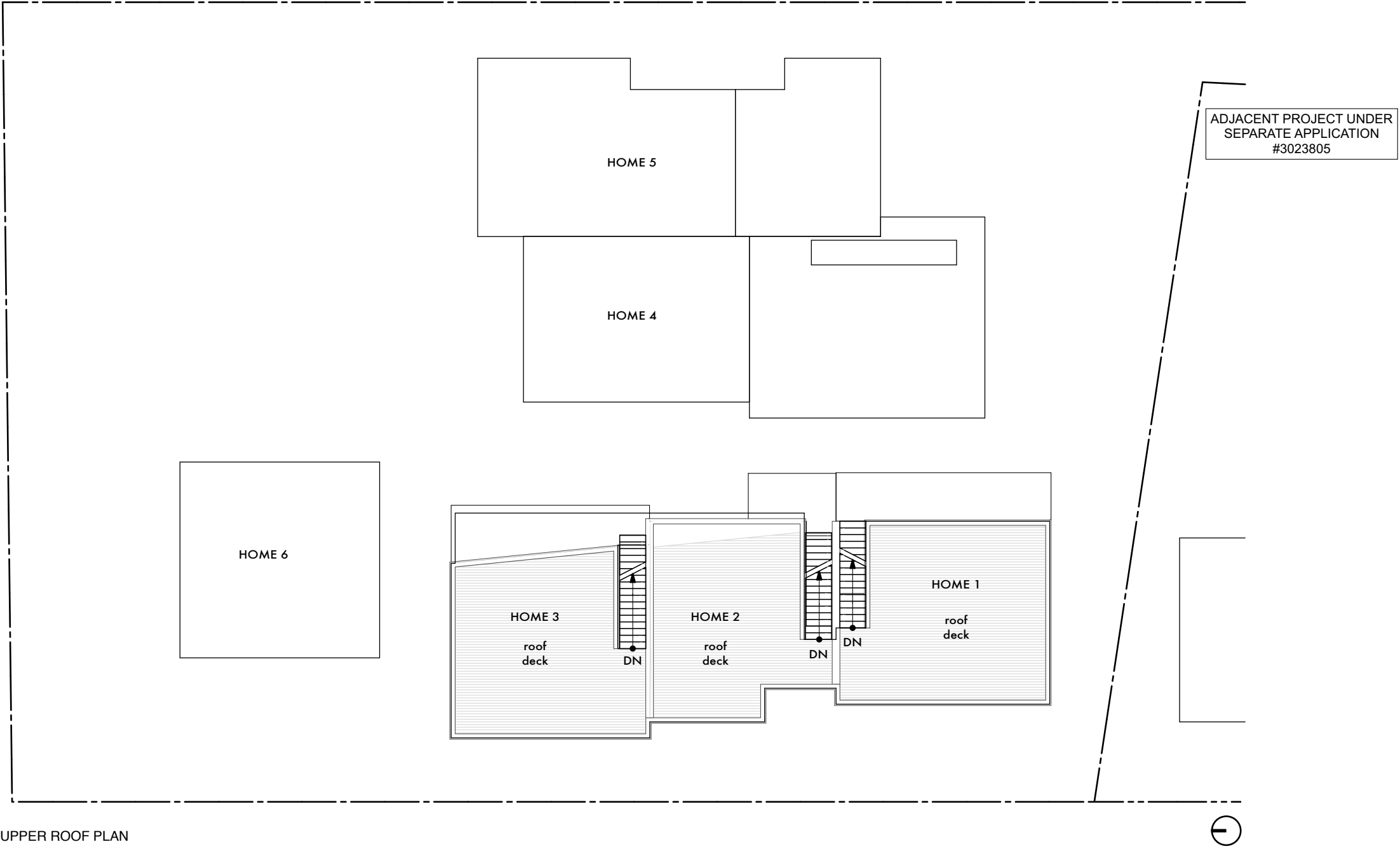


FIRST FLOOR PLAN



SECOND FLOOR PLAN





RENDERED ELEVATIONS





PAINT 01: SW 7065 ARGOS
 4X8' OR 2X8' PANEL OR HORIZONTAL SIDING
 PAINT 02: SW 7067 CITYSCAPE
 4X8' OR 2X8' PANEL OR HORIZONTAL SIDING
 PAINT 03: BM 2129-30 BLUE NOTE
 4X8' OR 2X8' PANEL OR HORIZONTAL SIDING
 PAINT 04: BM 2131-10 BLACK SATIN
 4X8' OR 2X8' PANEL OR HORIZONTAL SIDING
 PAINT 05: BM 2175-10 AZTEC BRICK
 4X8' OR 2X8' PANEL
 STAIN 01: SW 7065 CEDAR CABOT SEMI-TRANSPARENT STAIN, BLACK.



SOUTH ELEVATION



EAST ELEVATION



PAINT 01: SW 7065 ARGOS
4X8' OR 2X8' PANEL OR HORIZONTAL SIDING

PAINT 02: SW 7067 CITYSCAPE
4X8' OR 2X8' PANEL OR HORIZONTAL SIDING

PAINT 03: BM 2129-30 BLUE NOTE
4X8' OR 2X8' PANEL OR HORIZONTAL SIDING

PAINT 04: BM 2131-10 BLACK SATIN
4X8' OR 2X8' PANEL OR HORIZONTAL SIDING

PAINT 05: BM 2175-10 AZTEC BRICK
4X8' OR 2X8' PANEL

STAIN 01: SW 7065 CEDAR CABOT SEMI-TRANSPARENT STAIN, BLACK.

PAINTED HARDIPLANK
LAP SIDING, SMOOTH,
6", PAINT 03

PAINTED HARDIPLANK
LAP SIDING, SMOOTH,
6", PAINT 02

2 x 8 VERTICAL HARDIE
PANEL, PAINT 01

ROOF FASCIA, PAINT 04



WEST ELEVATION

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COMPLETED WORKS



① 1530 15th Ave. E (View from sidewalk)



② 3515-19 Wallingford Ave. N



③ 90 E Newton St.



④ 1530 15th Ave. E. (View from street)



⑤ 1411 E. Fir St. (View from street)



⑥ 1411 E. Fir St. (View of interior boardwalk)



⑦ 1911 E Pine St. (View of interior of canyon)



⑧ 1911 E. Pine St. (View from street)