



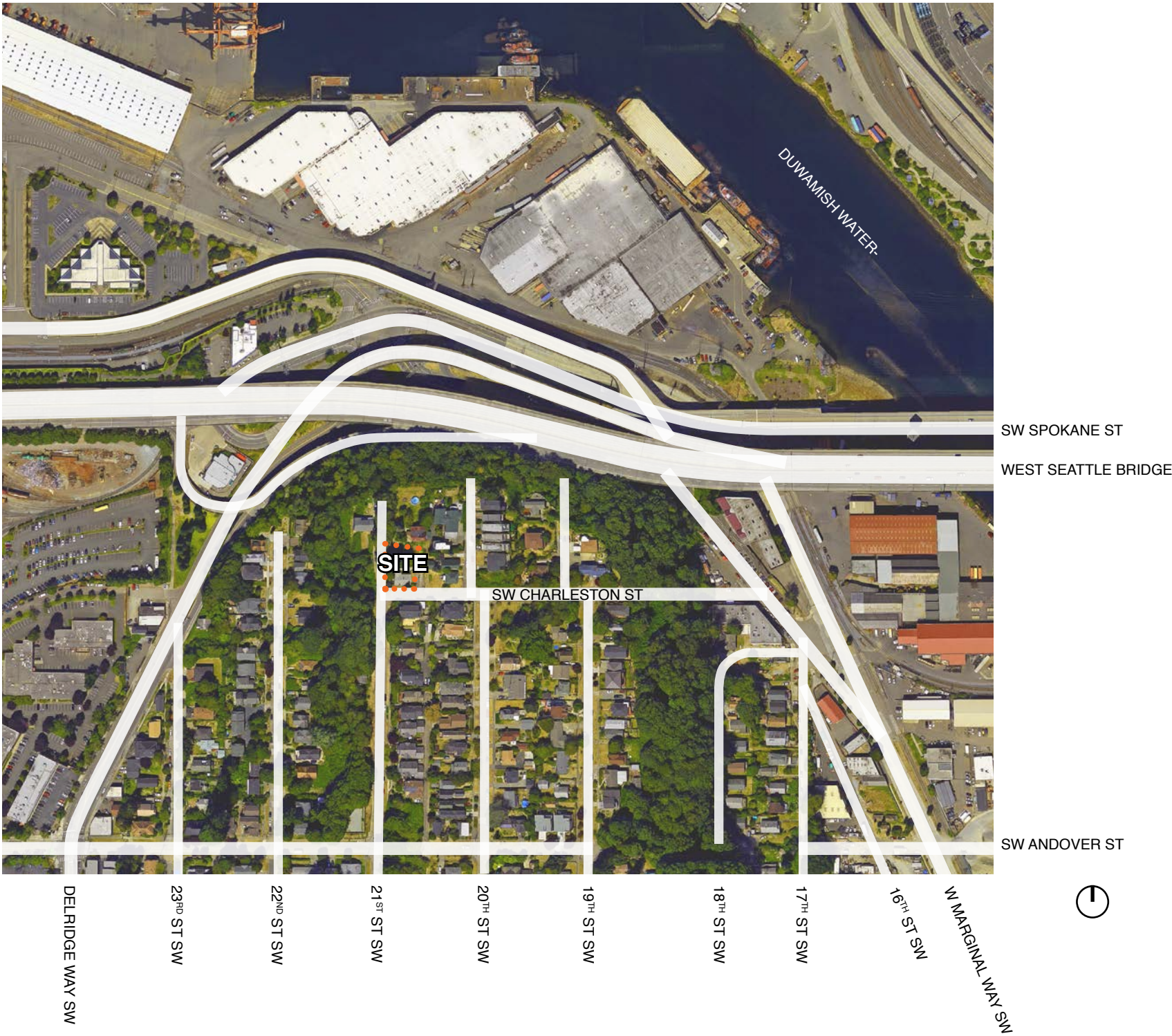
3722 21ST AVE SW

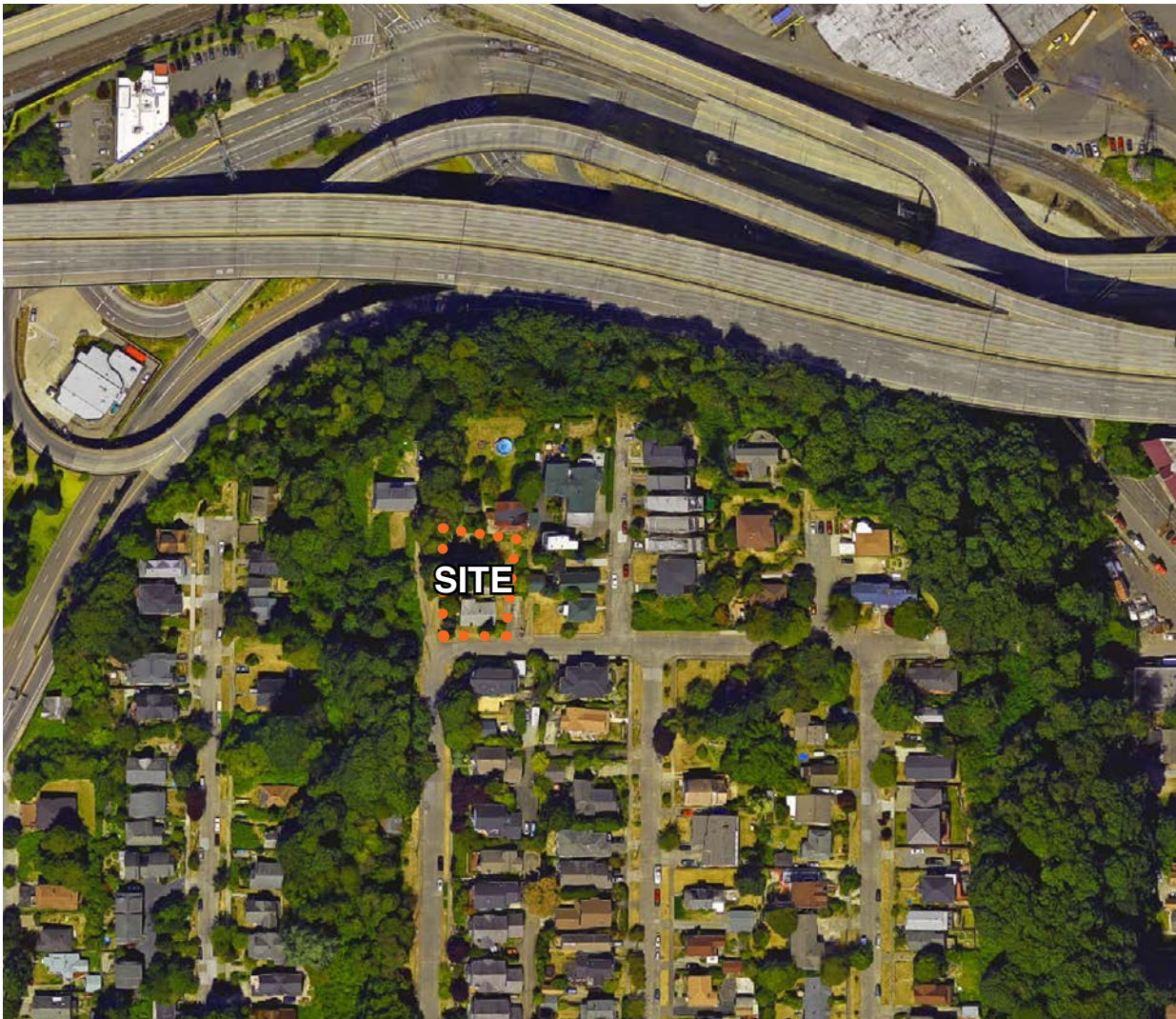
Streamlined Design Review

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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 street to the individual unit entries, shared courtyard and surface parking area.

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	3722 21 st Ave SW
2. Project number	3023805
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 north. Existing structures to be demolished.

ZONING ANALYSIS

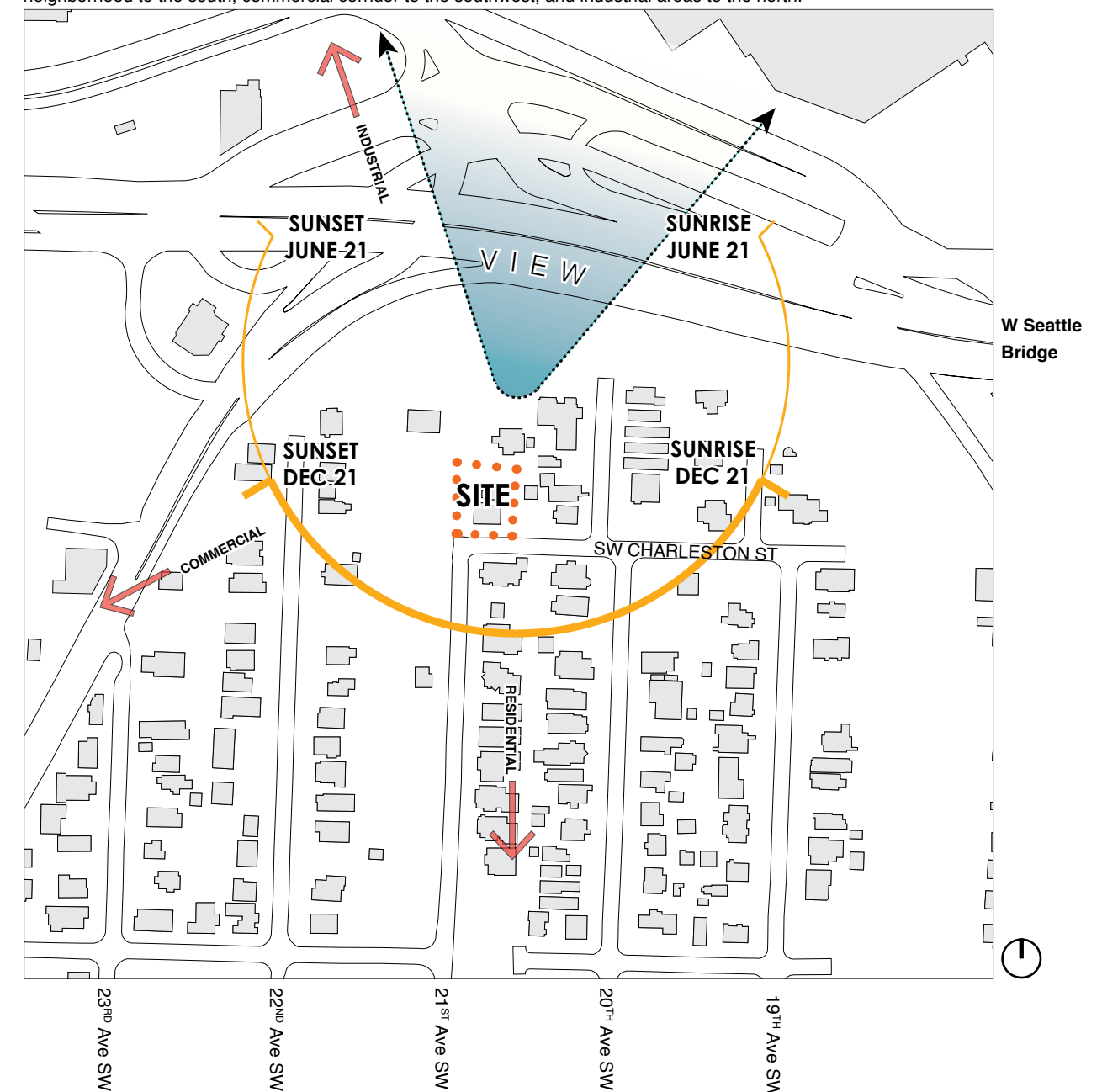
Address Lot Size Zoning
3722 21ST AVE SW 9,407 ft² LR1
Seattle WA

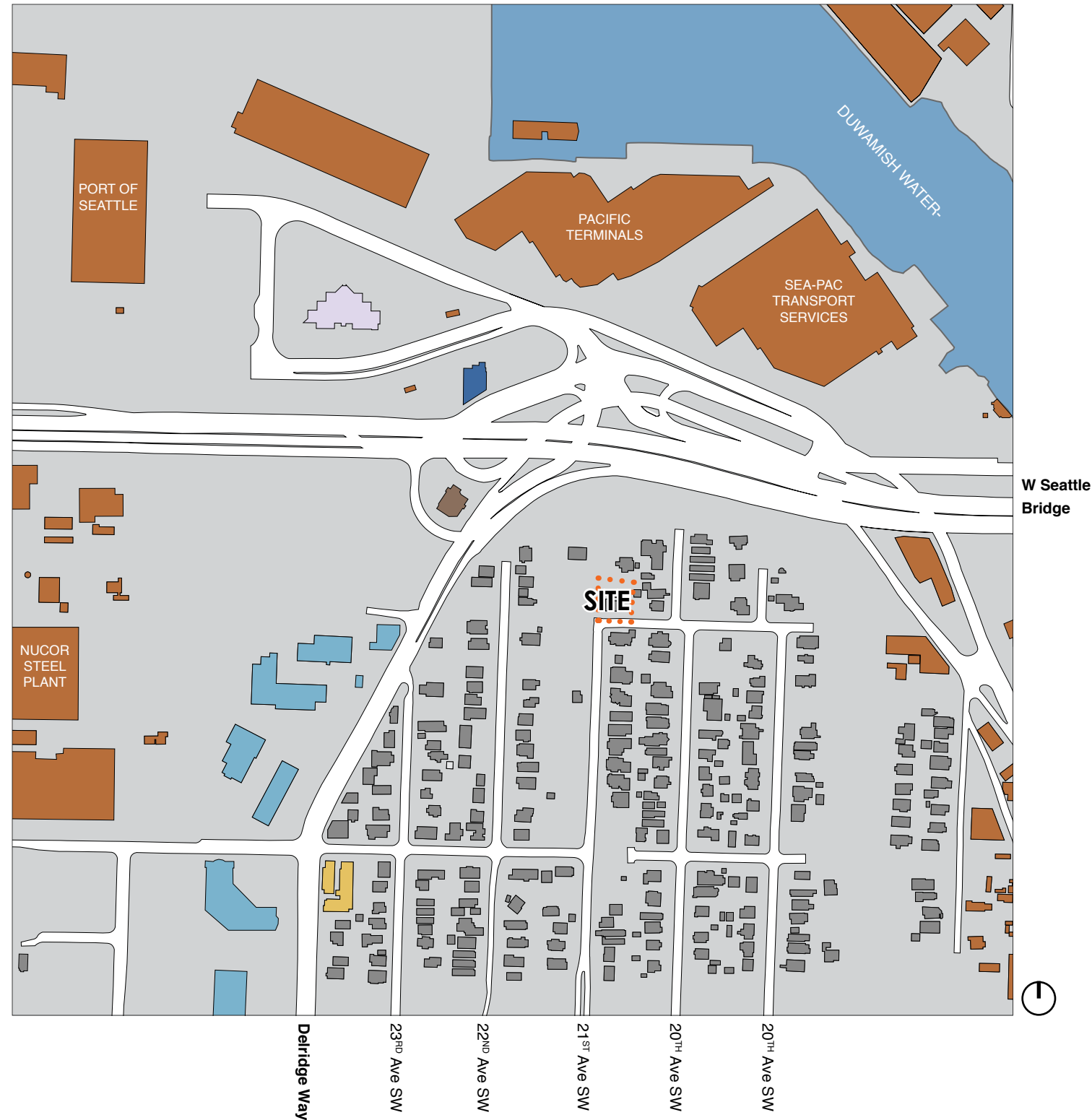
The site is located in an LR1 zone. The site is bordered by additional LR1 zone to the north and west and a SF-5000 zone to the east.



SITE OPPORTUNITIES & CONSTRAINTS

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

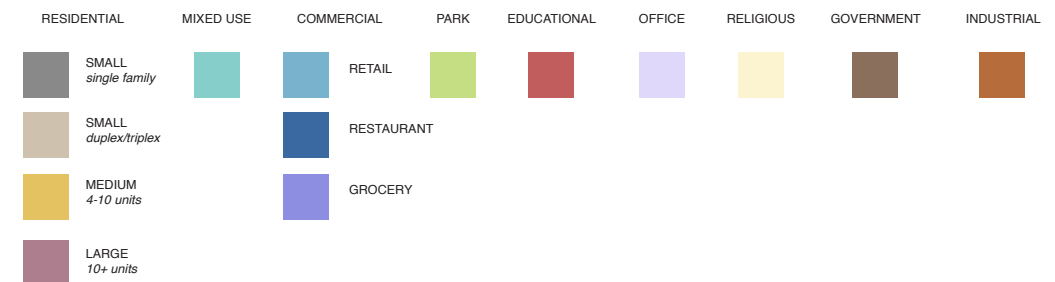
The site is expected to receive ample solar access from the south and west. Structures that border the site on these sides are not of sufficient height to significantly shade the site.

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.



1



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

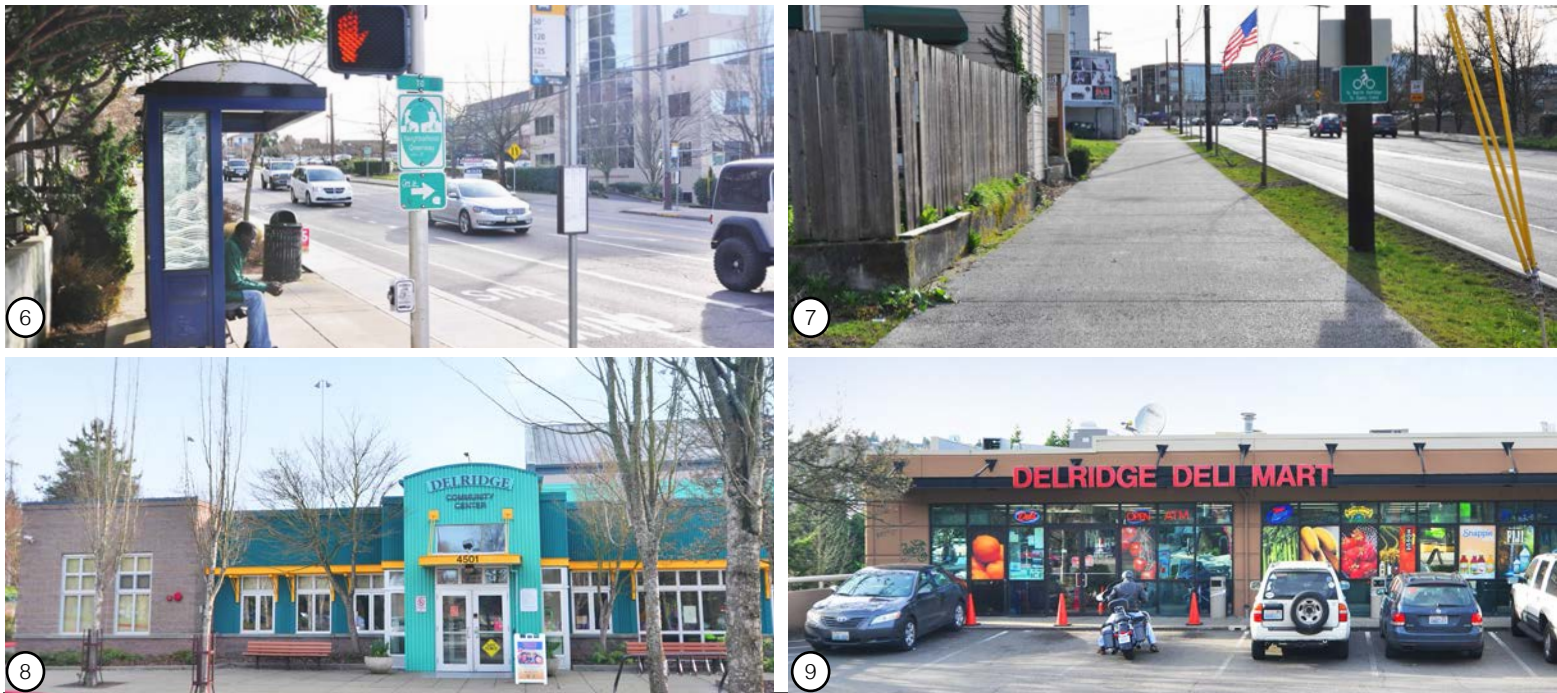
Extents of Pigeon Point Neighborhood

Main Arterial

Minor Arterial

Bike Lane

Transit stop and associated lines



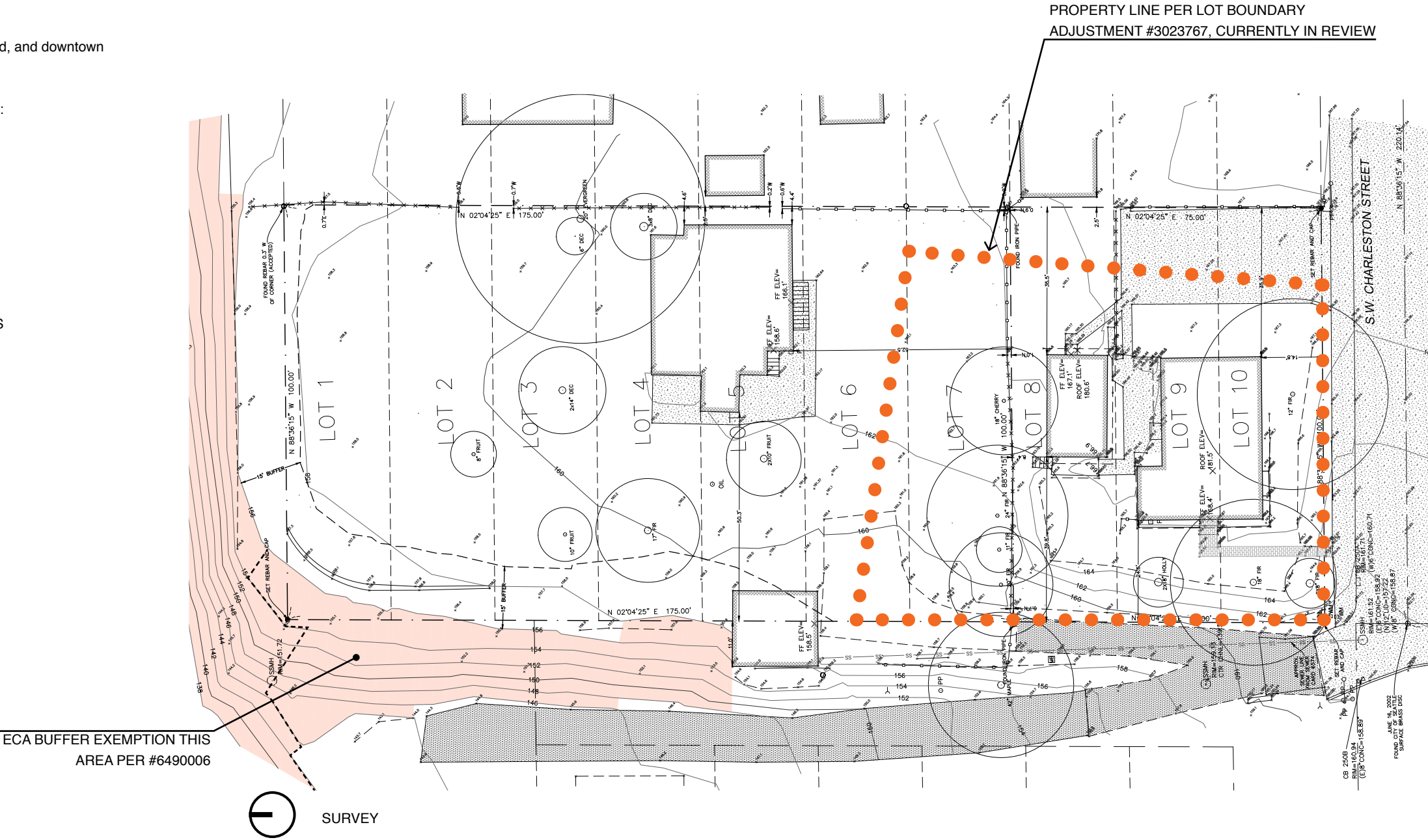
SITE ANALYSIS

The site will be accessed via a new driveway off of SW Charlestown Street at the southeast corner of the site. The lot measures roughly 85 feet in depth by roughly 115 feet in length. There is currently an existing single-family residence on the site that was built in 1957 and is proposed to be removed. The lot is bordered by other single-family structures to the east, west and north. The West Seattle Bridge is located directly to the north of the site beyond which there is a substantial amount of industrial uses.

The site has exceptional views of the Duwamish Waterway, Puget Sound, and downtown Seattle's skyline to the north.

The proposed design seeks to address the following Design Guidelines:

- 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



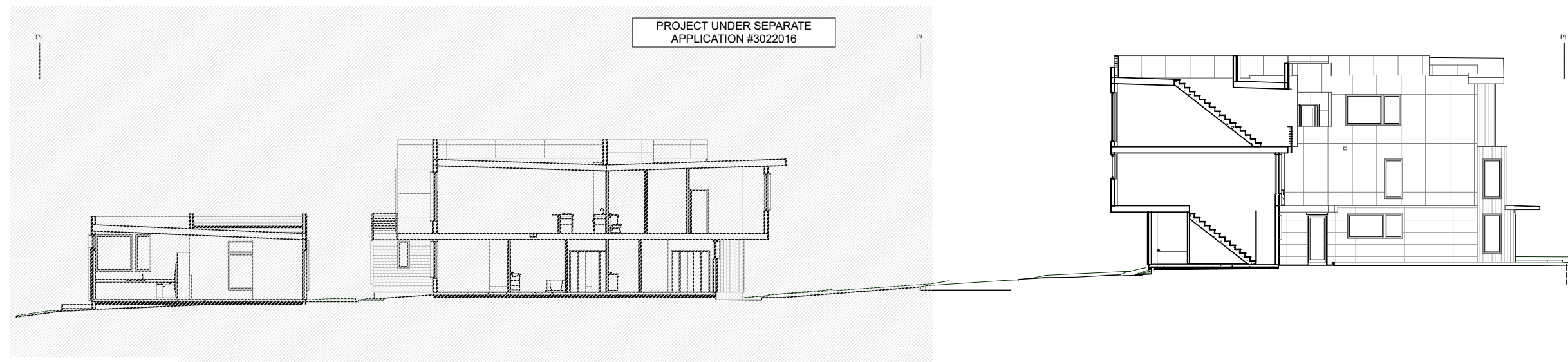
SITE PLAN

SITE PLAN NOTES

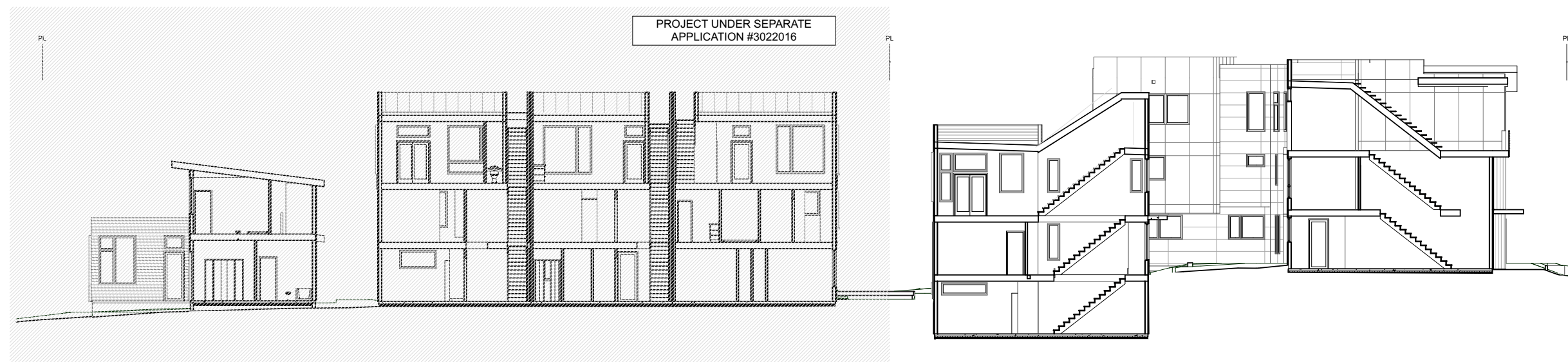
- | | |
|--|---|
| 1. PEDESTRIAN ACCESS | 7. ECA STEEP SLOPE AREA |
| 2. VEHICULAR ACCESS | 8. ECA STEEP SLOPE BUFFER |
| 3. NEW 10'-0" CURB CUT PER SDOT STANDARDS | 9. EXISTING PROPERTY LINE |
| 4. EXISTING STRUCTURE TO BE DEMOLISHED | 10. EXISTING STRUCTURE TO REMAIN |
| 5. TREES TO BE REMOVED, TYPICAL | 11. PROVIDE 8'-0" RIGHT-OF-WAY DEDICATION ALONG 21ST AVE NW |
| 6. PROPERTY LINE PER LOT BOUNDARY ADJUSTMENT #3023767. | 12. PROVIDE TRASH ENCLOSURE FOR EACH DWELLING PER SMC 23.54.040.A.1, TYP. |



SITE SECTIONS

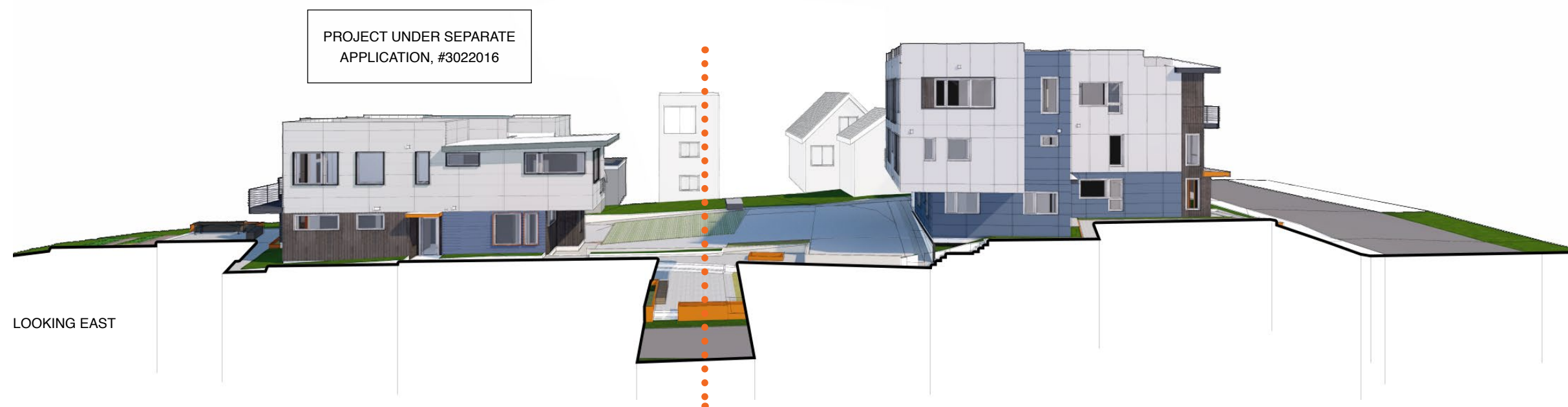
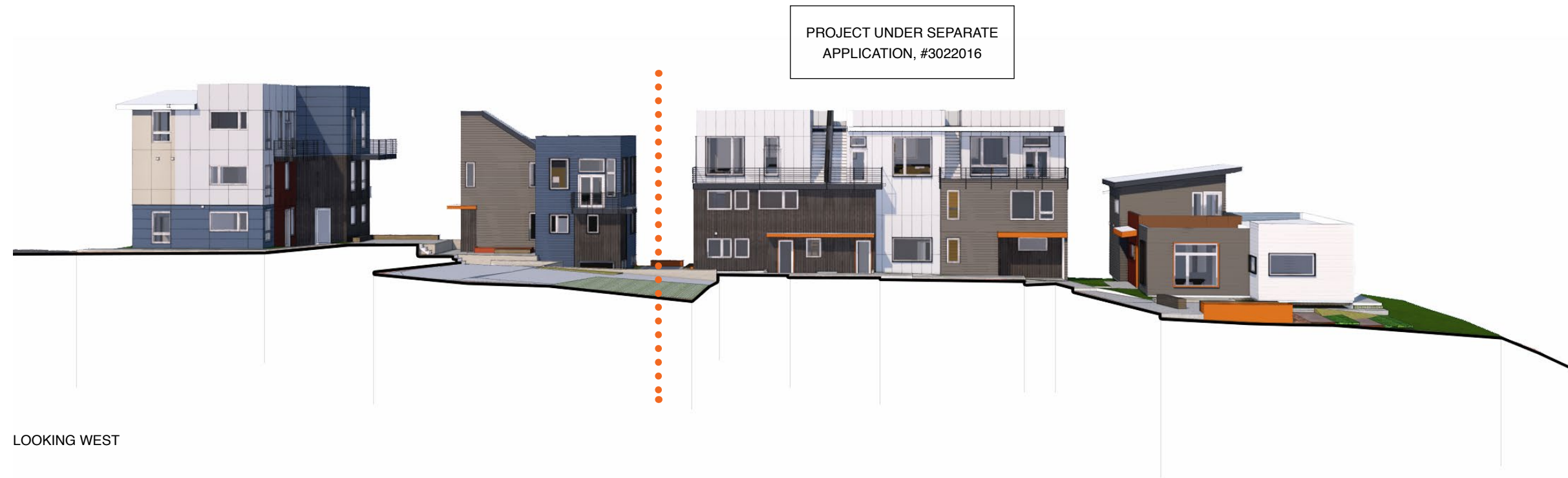


SECTION 1 (Reference Site Plan Pg. 11)



SECTION 2 (Reference Site Plan Pg. 11)

CONCEPTUAL SITE SECTIONS



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 project 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 pushing the northernmost unit down in elevation to minimize the mass of the overall development and provide access to the views for the duplex located behind it.

A central pedestrian path provides access from the street to each unit entry, shared courtyard and surface parking area. 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 and minimize the overall mass of the development. Shed roofs are provided at the street-facing masses in order to fit into and respect the existing context.

PUBLIC LIFE

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

The material design at the street is modulated into one and two-story volumes that create a rhythm to direct the pedestrian down the central walkway which provides access to each unit, shared courtyard and surface parking area. 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. Natural material and bold colored canopies are designed carefully at the street to emphasize each individual unit entry.

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 the driveway located along the east property line, the individual unit entries and central pedestrian path provided at the street and an 8-foot setback provided along the west property line that will be fully landscaped. The central pedestrian path is located within 12-foot building separation and is detailed with landscaping surrounding the paved path. The shared courtyard opens to the west property line and is located to provide a moment of pause along the pedestrian path while also providing a buffer area for the surrounding units.

Shared bicycle parking is provided in the existing garage located on adjacent project site under application #3022016

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 each unit is provided along the south edge of the surface parking area in order to minimize the impacts on adjacent sites as well as the project site while maintaining easy access to the units and the street.

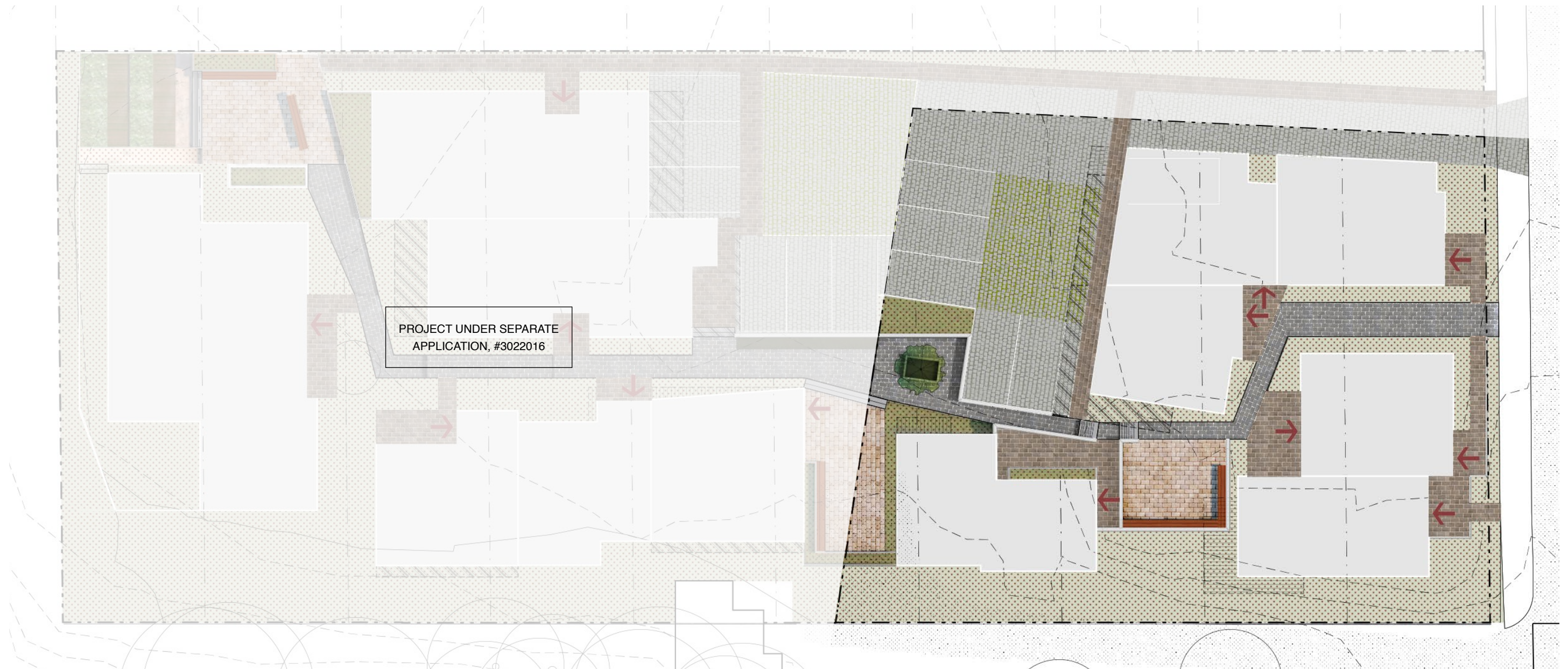
The project site design emphasizes the pedestrian experience with the centralized pedestrian path, shared courtyard and larger surface parking/woonerf area. These exterior spaces enhance the overall site design by creating moments of movement and pause throughout the project that encourage resident interaction 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



RENDERINGS

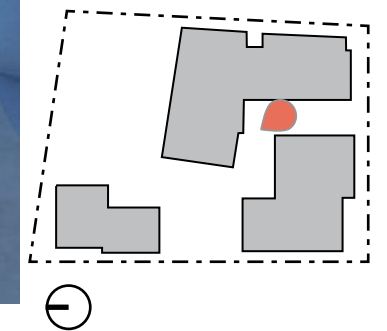


STREET VIEW FROM SW CHARLESTOWN ST





VIEW FROM ENTRY PATH

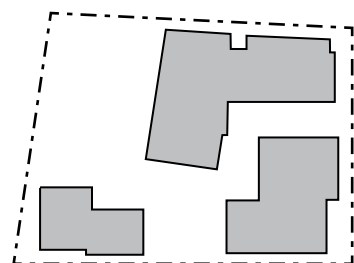




PROJECT UNDER SEPARATE
APPLICATION, #3022016

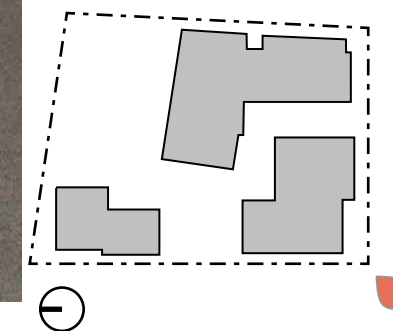


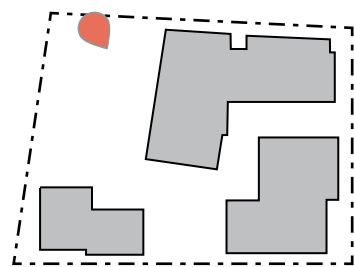
STREET VIEW FROM SOUTHEAST CORNER





STREET VIEW FROM SOUTHWEST CORNER





PROJECT UNDER SEPARATE
APPLICATION, #3022016

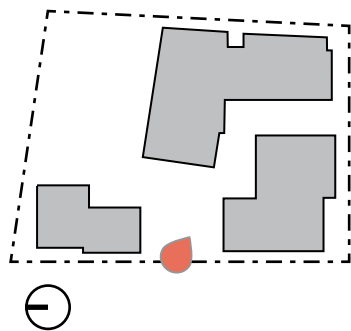
VIEW FROM NORTHEAST CORNER

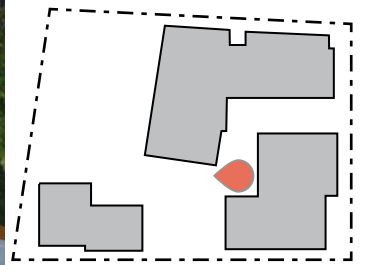


VIEW FROM NORTHWEST CORNER



COURTYARD VIEW





COURTYARD VIEW



BIRDS EYE VIEW FROM NW CORNER




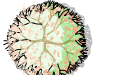
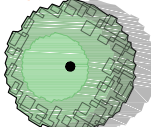










BIRDS EYE VIEW FROM SE CORNER

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> 'Kelseyi' / Kelseyi 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
	Hosta 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

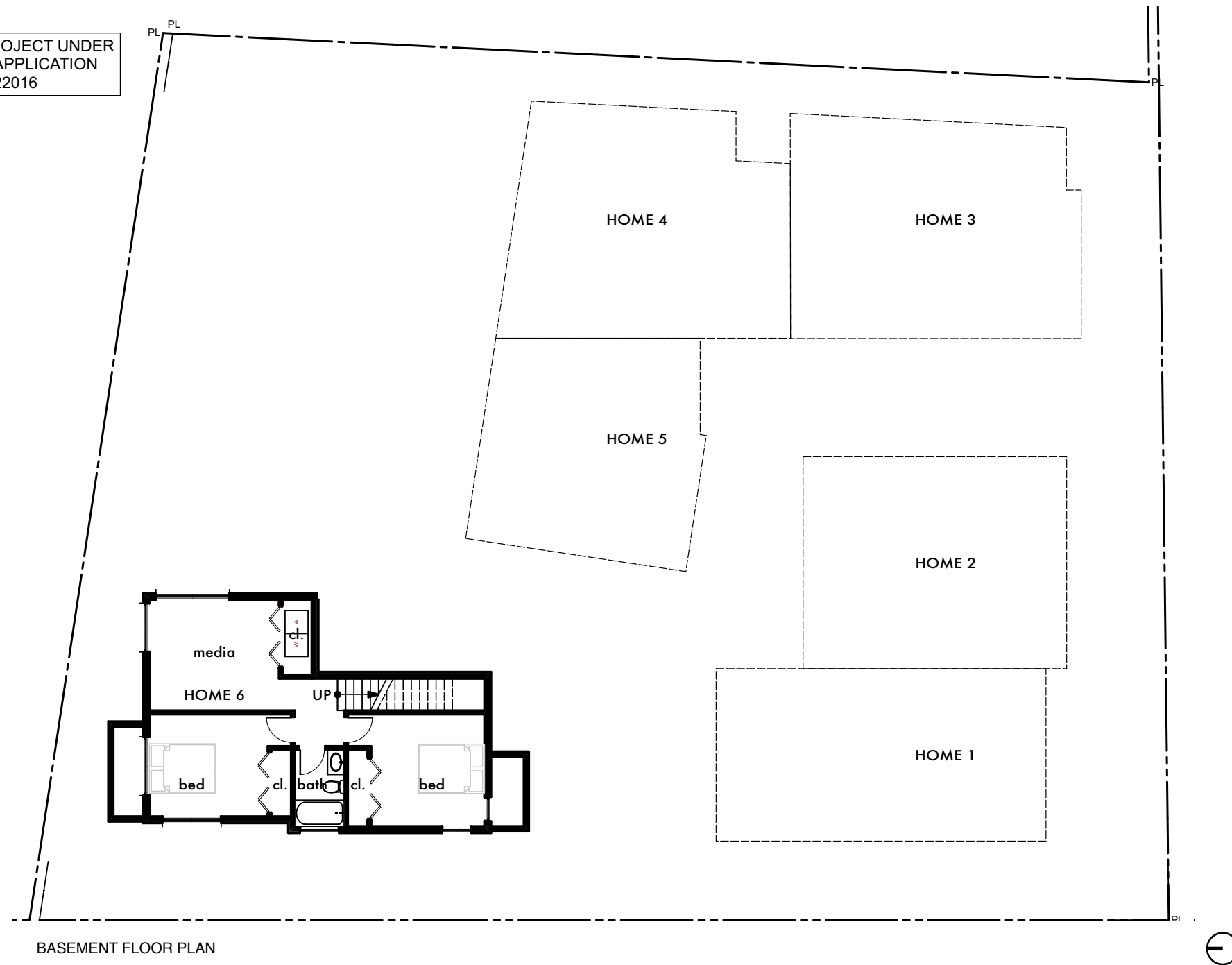
PRIVACY ELEVATION



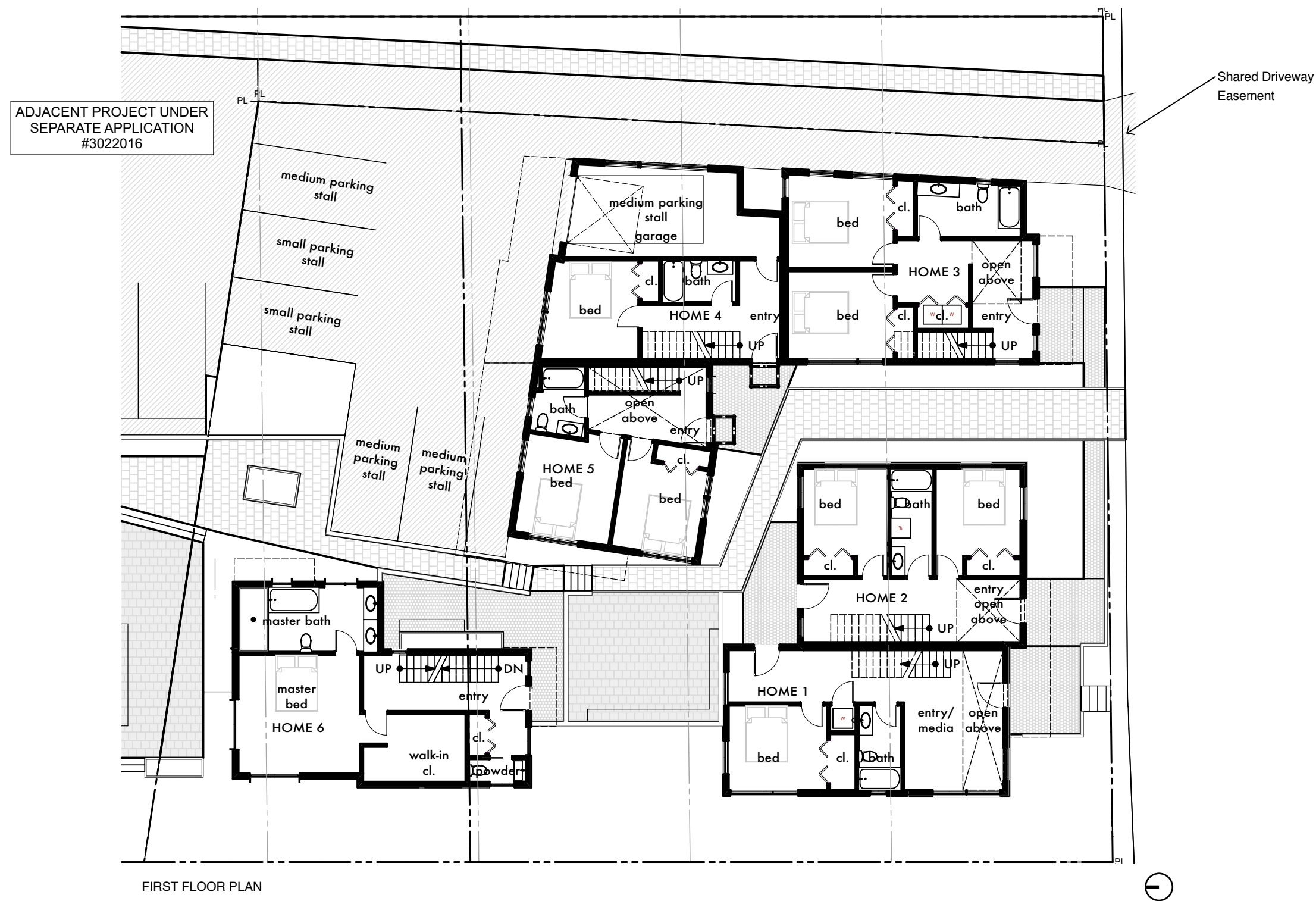
EAST PRIVACY ELEVATION (THERE ARE NO BUILDINGS TO THE NORTH, WEST, AND SOUTH OF PROJECT SITE)

FLOOR PLANS

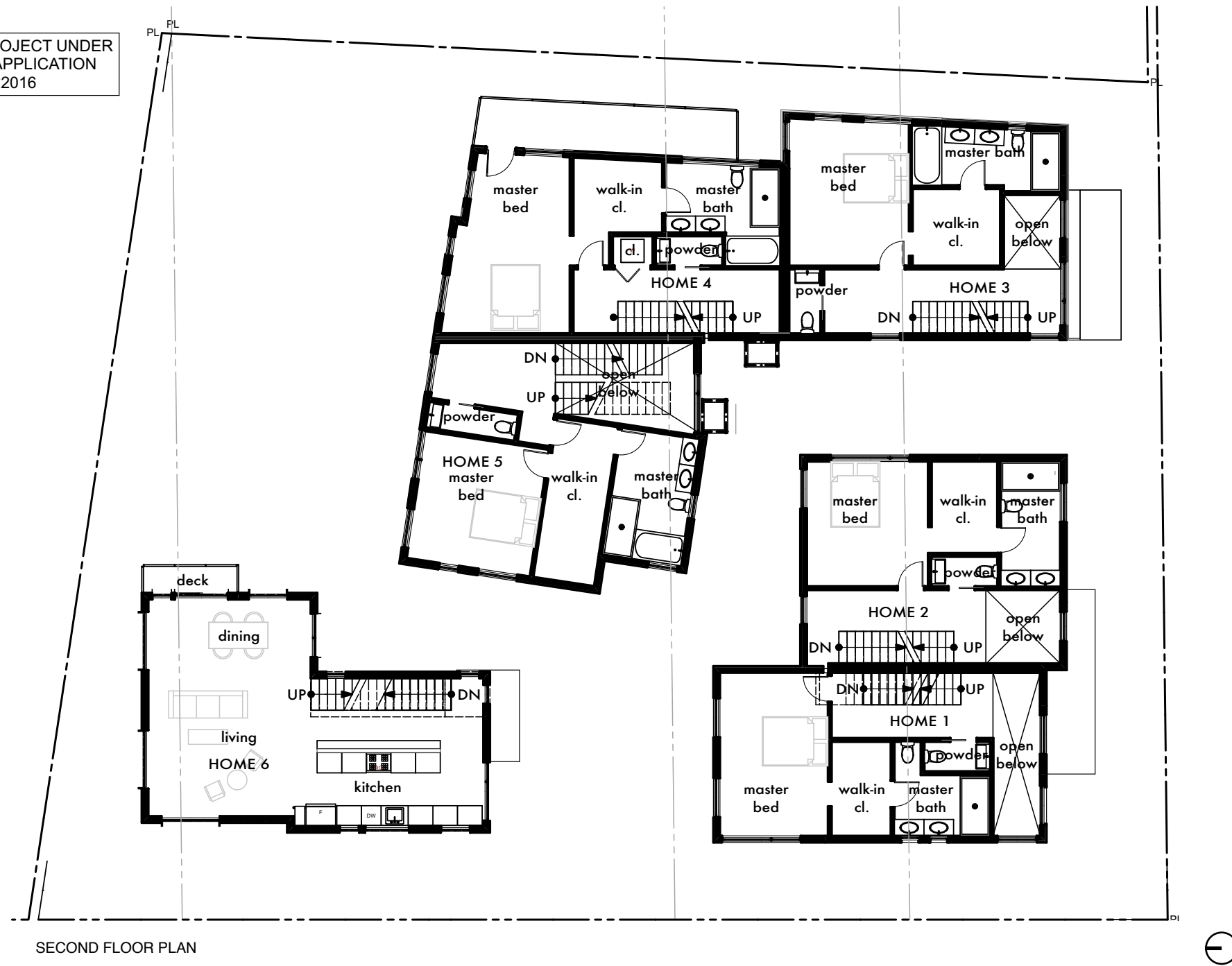
ADJACENT PROJECT UNDER
SEPARATE APPLICATION
#3022016



BASEMENT FLOOR PLAN

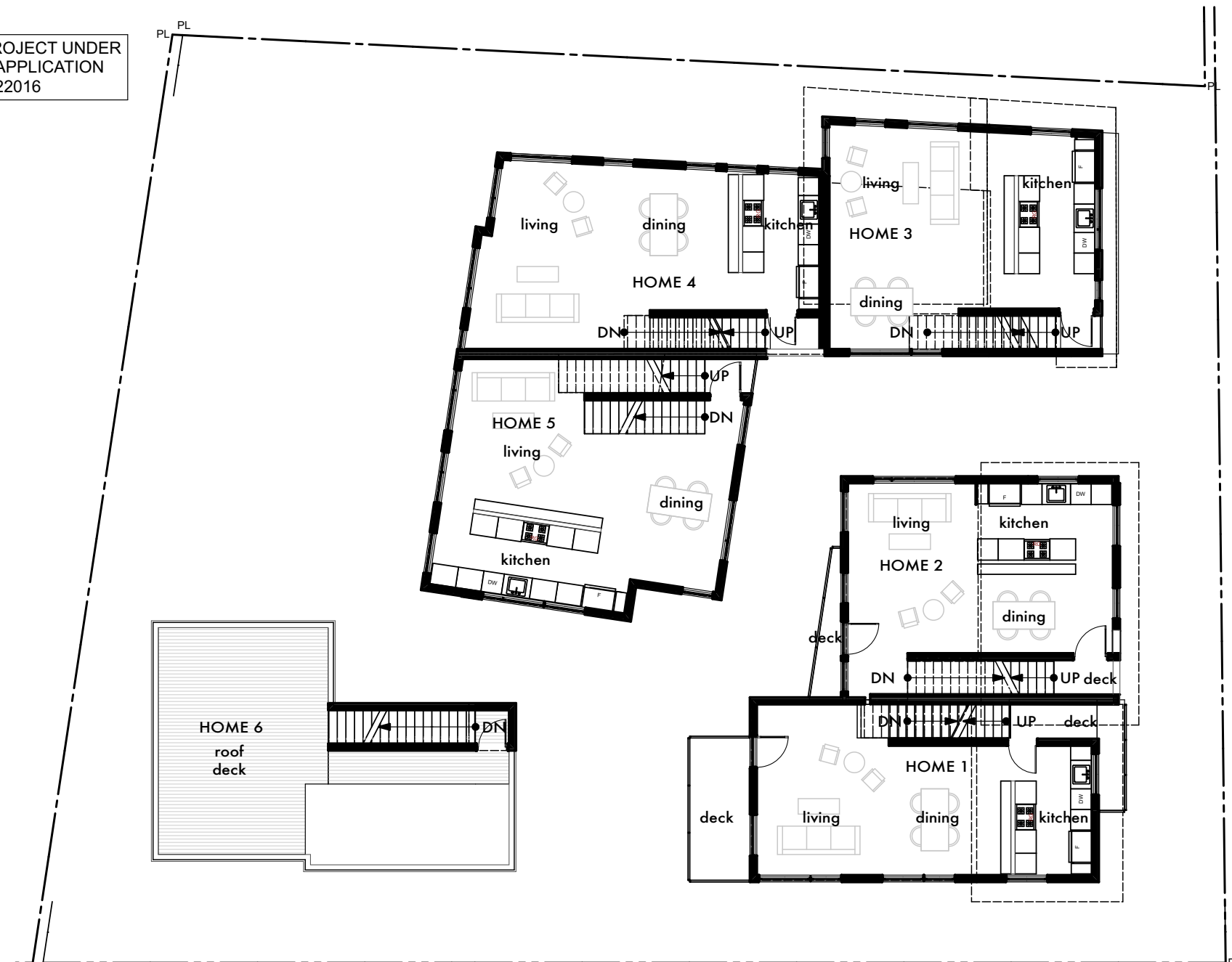


ADJACENT PROJECT UNDER
SEPARATE APPLICATION
#3022016



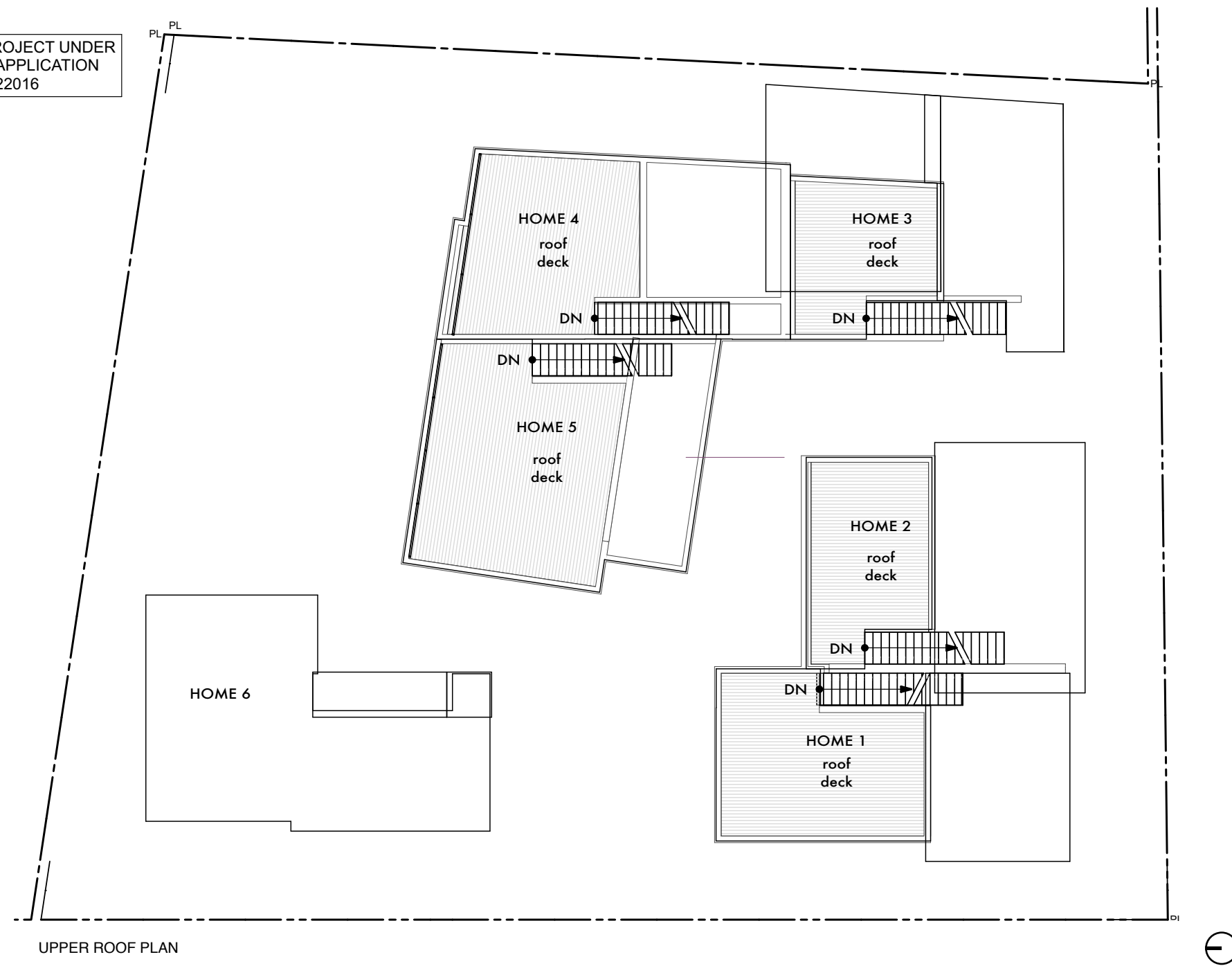
SECOND FLOOR PLAN

ADJACENT PROJECT UNDER
SEPARATE APPLICATION
#3022016



THIRD FLOOR / LOWER ROOF PLAN

ADJACENT PROJECT UNDER
SEPARATE APPLICATION
#3022016



RENDERED ELEVATIONS



SOUTH ELEVATION

South 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.



NORTH ELEVATION





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

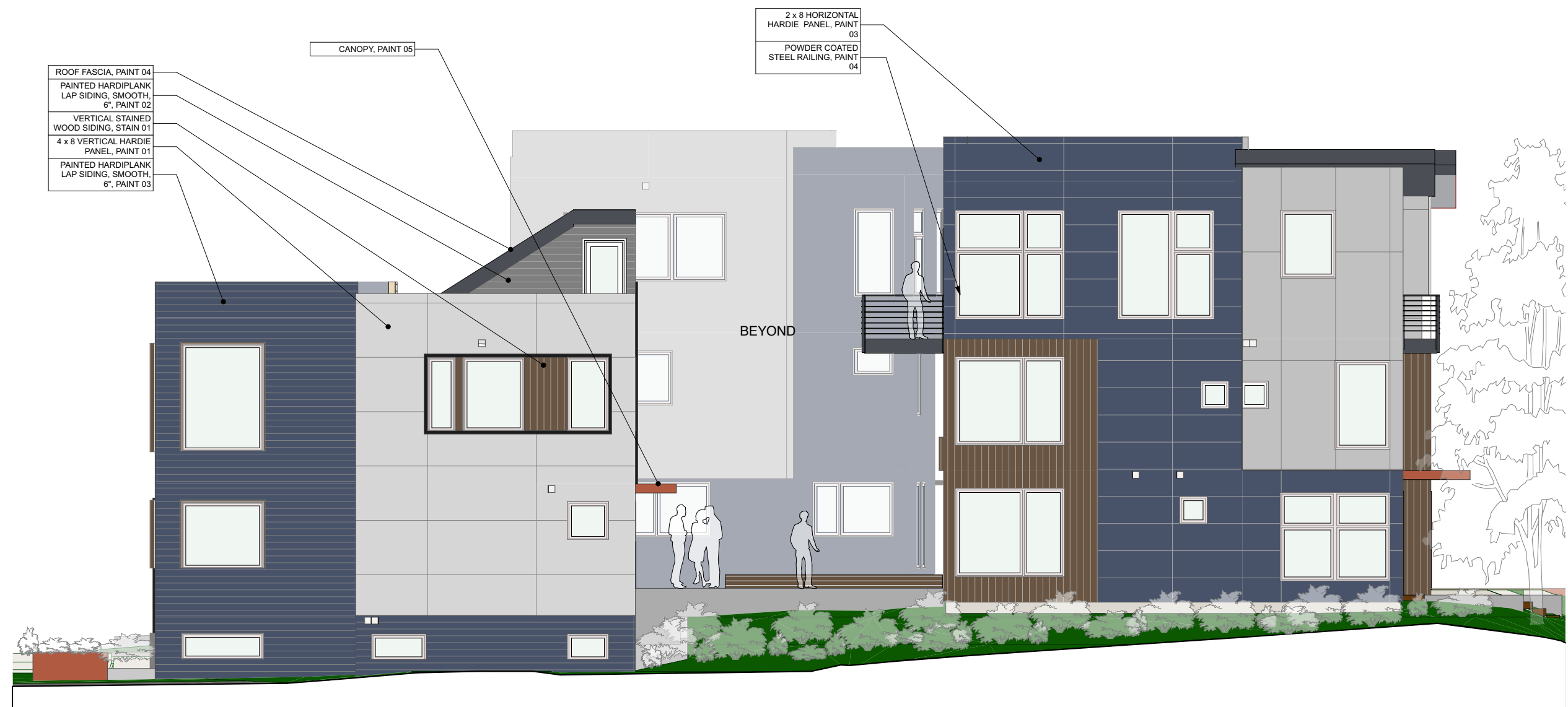
PAINT 02: SW 7067 CITYSCAPE
4X8' OR 2X8' PANEL OR HORIZONTAL SIDING

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.



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)



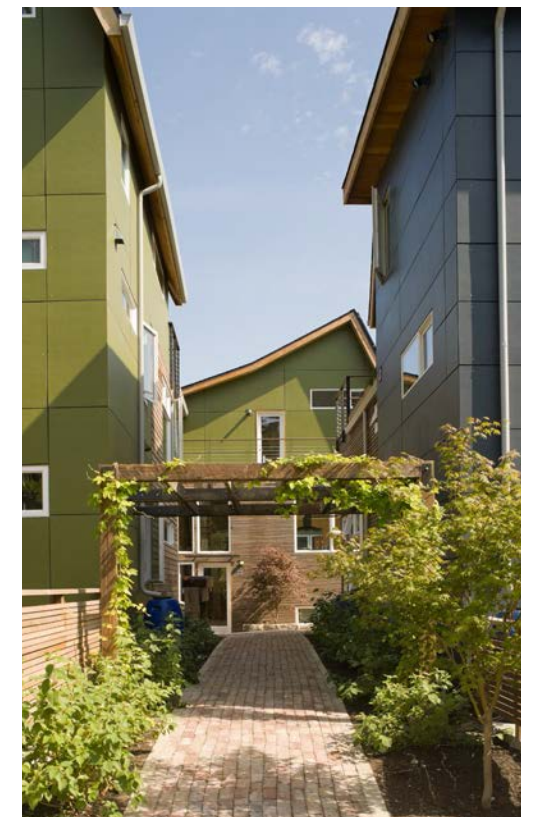
⑤ 1411 E. Fir St. (View from street)



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)