

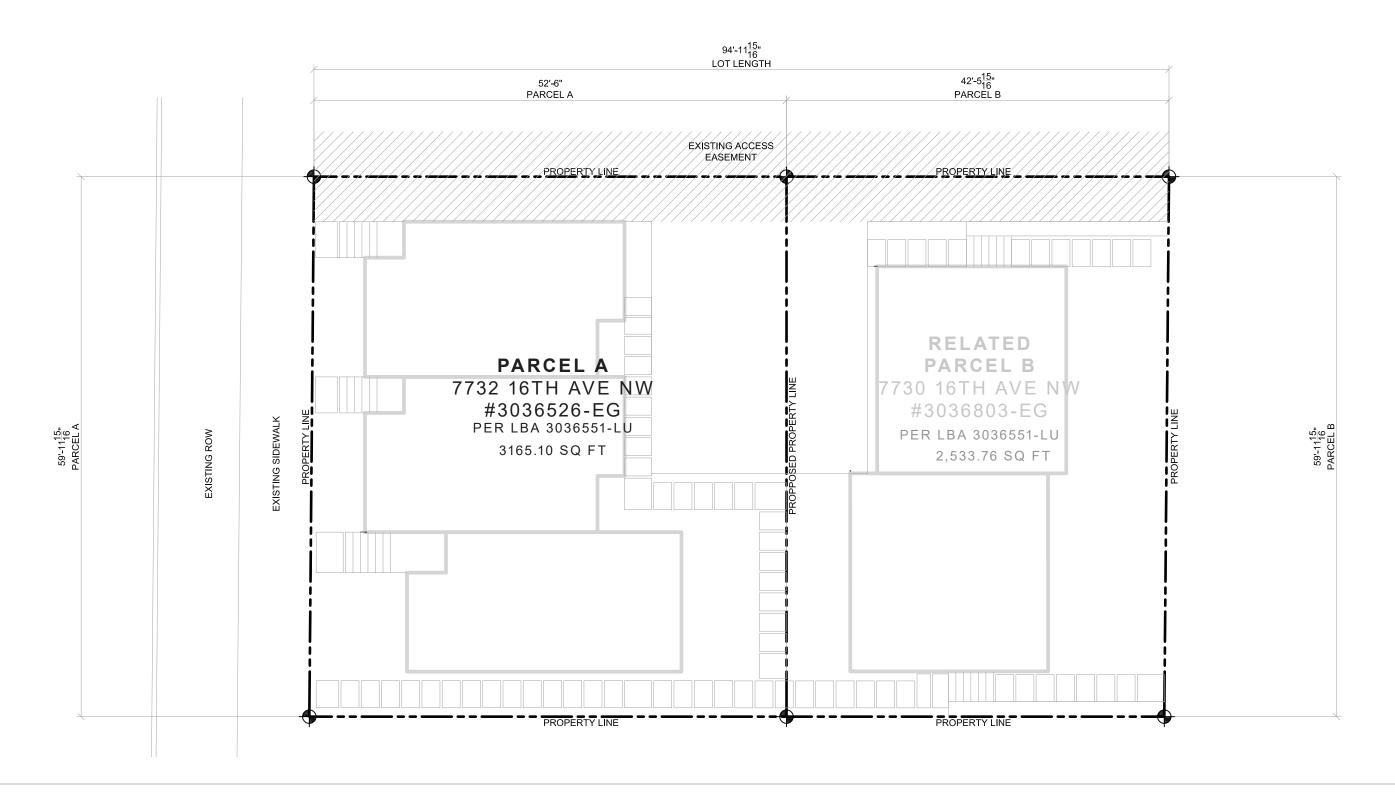


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The existing lot - currently addressed as 7732 16th Ave NW - will be divided into two separate functionally related lots with two separate addresses via LBA #3036551-LU. The separate lots have been designed in tandem and share pedestrian access. Design review is required because these two developments are functionally related.

The rear lot and subject parcel - 7730 16th Ave NW - will house two (2) new townhomes and the front lot - 7732 16th Ave NW - will house three (3) new rowhomes. See below for additional lot specific information.





EXISTING SITE

The existing parent parcel (APN123200-1075) is a mid block site located on 16th Ave NW between NW 80th St and NW 77th St. There is an existing access easement along the north property line providing vehicular access for the site and the northern neighboring parcel. Existing structures on the site include a two-story single-family house and a detached garage. Both neighboring sites, directly north and south of the subject parcel, are occupied by single-story single-family residences in the LR1 (M1) zone. Parcels across 16th Ave NW from the subject parcel are zoned SF 5000 and are occupied by multi-story single-family structures. Adjacent parcels east of the subject parcel, across the alley, are zoned NC2-40 and NC2-55 occupied by a duplex and single family residences.

The existing grade on site climbs steeply directly adjacent to the existing sidewalk up to roughly 4'-0" above sidewalk grade. The remainder of the site slopes gently up to the east roughly 2'-0" until the grade reaches the alley property line. The grade meets a retaining wall at the alley poperty line that holds the existing alley grade 4'-0" above the existing grade on site.

ZONING AND OVERLAY DESIGNATION

The project parcel is zoned LR1 (M1), indicating that the structure may go up to 30'-0" plus additional applicable height bonuses. The LR zoning continues north along the east side of 16th Ave NW. Parcels to the east of the site, fronting 15th Ave NW are zoned NC. Blocks west of the parcel site alongt he west side of 16th Ave NW. Loyal Heights playfield and community center are located several blocks west of the site.

The subject parcel is located in the Crown Hill Residential Urban Village and in a frequent transit service area.

DEVELOPMENT OBJECTIVES

The existing lot will be divided into two functionally related lots to be developed separately but simultaneously. See Lot Boundary Diagram for more information. The west lot - the subject parcel - proposes the construction of one (1) new multi-family residential building containing three (3) units. The east lot proposes the construction of one (1) new multi-family residential building containing two (2) units. In total the related lots will house two (2) new multifamily residential buildings and five (5) units. The existing single family home and garage on site will be demolished. The project site is primely located for dense development given its proximity to transit, commercial developments and community amenities.

NEIGHBORHOOD CUES

This project is located in the Crown Hill Residential Urban Village and is subject to the citywide design guidelines. The neighborhood generally consists of single family craftsman homes and modern townhouse developments. The neighbhorhood offers a variety of businesses and activity hubs including: health clubs, parks, cafes and eateries, community centers, and more. The site's location offers easy access to 15th Ave NW, a major thoruoughfare accessing the adjacent neighborhoods, central Seattle, and major roadways.

The existing grade in the immediate surrounding area is generally located several feet above the existing sidewalk grade and many homes are accessed via stoops located several feet above the property grade. Therefore homes in the immediate vicinity are generally located 4' to 6' above existing sidewalk grade.



SITE LOCATION

7732 16th Ave NW Seattle, WA 98117

ZONING SUMMARY

Zone: LR-1 (M1)

Overlay: Crown Hill Residential Urban Village; Frequent Transit

Service Area ECA: None

PROJECT PROGRAM Parcel A

Number of Residential Units: 3 Number of Parking Stalls: 0 Approx. FAR (Overall) = 4,114 SF Approx. FAR Per Unit = 1,300 SF -1.400 SF

SITE CHARACTERISTICS Parcel A

Site Area: 3,165.10 SF Site Dimensions: 60'-0" x 52'-6" Existing Uses: Single Family Adjacent Uses: Single Family

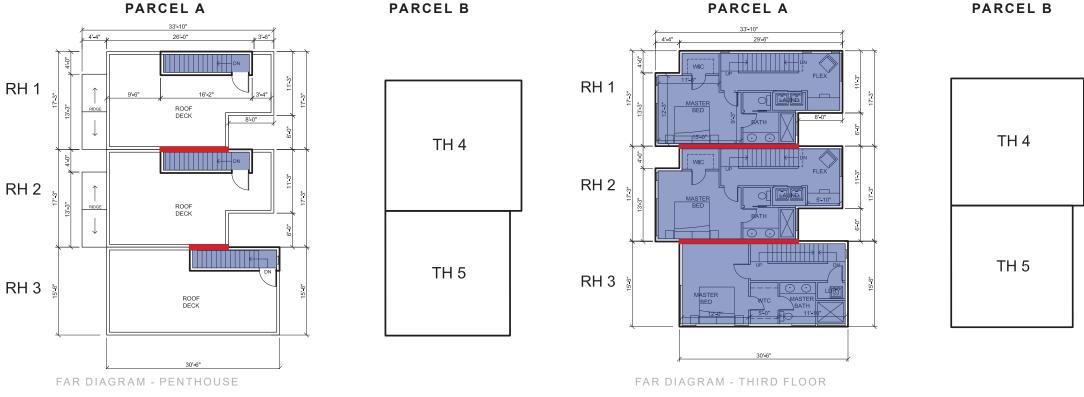
ADJUSTMENTS REQUESTED

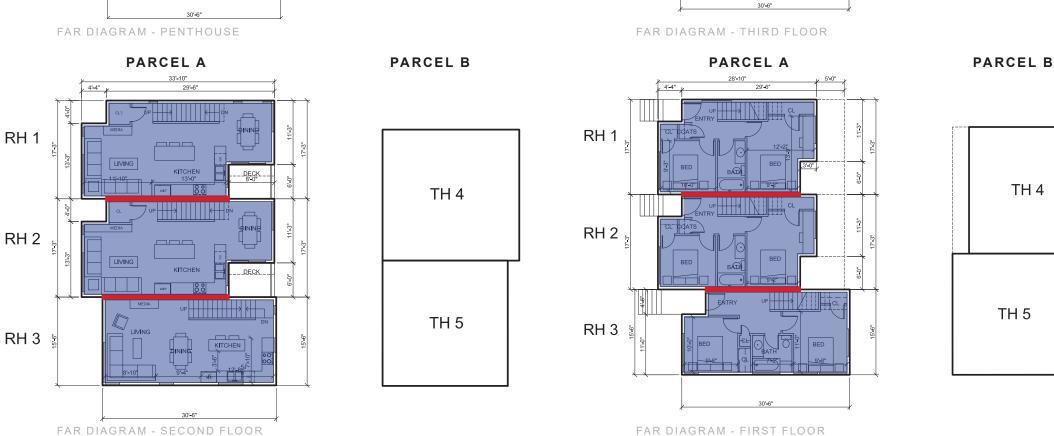
FAR & GFA DIAGRAMS

All FAR measurements are taken to interior face of the exterior walls including drywall per DR.4-2019

FLOOR AREA INCLUDED IN BOTH FAR CALCULATIONS AND GFA CALCULATIONS FOR MHA FEES

FLOOR AREA INCLUDED ONLY IN GFA CALCULATIONS FOR MHA FEES





FAR / GFA CALCULATIONS - PARCEL A (ALL FAR MEASUREMENTS ARE TAKEN TO THE INSIDE FACE OF EXTERIOR WALLS INCLUDING DRYWALL PER DR.4-2019) ROWHOUSE 1 FAR/GROSS FIRST FLOOR 416.96 SF / 427.46 SF SECOND FLOOR 468.21 SF / 478.71 SF THIRD FLOOR 468.21 SF / 478.71 SF PENTHOUSE 48.03 SF / 48.03 SF TOTAL SF: 1401.41 SF / 1432.91 SF ROWHOUSE 2 FAR/GROSS FIRST FLOOR 416.96 SF / 435.79 SF

ROWHOUSE 2	FAR/GROSS		
FIRST FLOOR	416.96 SF / 435.79 SF		
SECOND FLOOR	468.21 SF / 489.21 SF		
THIRD FLOOR	468.21 SF / 489.21 SF		
PENTHOUSE	48.03 SF / 48.03 SF		
TOTAL SF:	1401.41 SF / 1462.24 SF		
ROWHOUSE 3	FAR/GROSS		
FIRST FLOOR	408.25 SF / 416.58 SF		
SECOND FLOOR	427.75 SF / 438.58 SF		
THIRD FLOOR	427.75 SF / 438.58 SF		
PENTHOUSE	46.97 SF / 46.97 SF		
TOTAL SF:	1310.72 SF / 1340.71 SF		
(ALLOWABLE FAR = 4114.63 SF) TOTAL FAR LOT A: 4113.54 S			

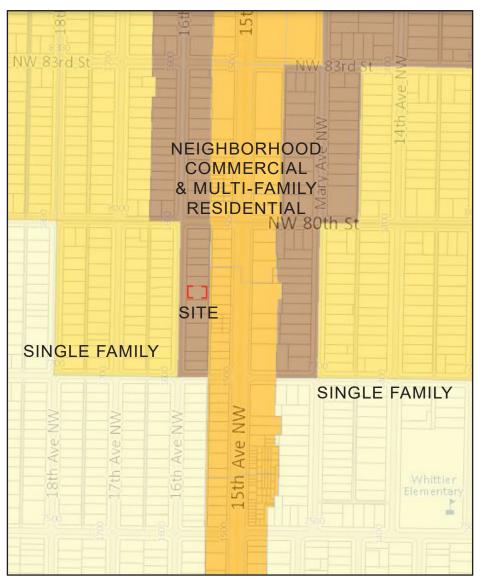
TOTAL FAR / GFA CALCULATIONS - PARCEL A & B COMBINED (SEE #3036803-EG FOR PARCEL B)

(ALL FAR/GROSS MEASUREMENTS ARE TAKEN TO THE INSIDE FACE OF EXTERIOR WALLS INCLUDING DRYWALL PER DR.4-2019)

TOTAL COMBINED FAR: 7,039.56 SF TOTAL COMBINED GROSS: 8,533.28 SF

TOTAL GROSS LOT A: 4235.86 SF

ZONING KEY LR SF NC RSL PROJECT SITE



Vicinity map: Adjacent uses include neighborhood commercial businesses, shops, and eateries as well as single and multifamily structures.

DEVELOPMENT STANDARDS SUMMARY - PARCEL A

23.45.504 PERMITTED USES

Permitted outright: Residential

Proposed: Residential - Rowhomes

23.45.514 STRUCTURE HEIGHT

Zoning:	LR1 (M)
Allowed Maximum Base Height:	30'-0"
5'-0" additional allowed for pitched roof:	35'-0"
4'-0" additional for rooftop features (parapets, clerestories, etc.)	34'-0"
6'-0" additional allowed for stair penthouses:	40'-0"

Proposed:

Roof Height: 30'-0" Pitched Roof Height: 34'-0" Roof Parapet Height: 34'-0" Penthouse Height: 39'-0"

23.45.510 FLOOR AREA RATIO

Maximum FAR: 1.3 (3,165.10 SF) = 4,114.63 SF allowable

Proposed: 1.29 (4,113.54 SF)

23.45.512 DENSITY LIMITS

All townhouse developments in LR1 zones must meet density limits of one dwelling unit per 1,300 sq ft of lot area.

Rowhouse developments on interior lots >3,000 sq ft are exempt from density requirements.

When calculations result in a fraction of a unit, any fraction over .85 constitutes one additional unit.

Maximum density allowed: Exempt from density limits (>3,000 sq ft)

23.45.527 - STRUCTURE WIDTH AND FAÇADE LENGTH LIMITS IN LR ZONES

Width in feet allowed by Category of Residential Use: no limit

Maximum facade length: 52'-6" (.65) = 34.125'

Proposed: 33'-10" facade length/ 50'-0" facade width

23.45.518 SETBACKS REQUIREMENTS

Allowable Setbacks

Front Setback: 5'-0" minimum

Rear Setback: 7'-0" average/5'-0" minimum

Side Setback: 3'-6"

Proposed:

Front (East): 5'-0" minimum Rear (West): 12'-8" minimum

Side (North): 5'-0" Side (South): 5'-0"

23.45.524 LANDSCAPING AND SCREENING STANDARDS

- Green Factor score of .6 or greater, per Section 23.86.019, is required for any lot within an LR zone if construction of one or more new dwelling units is proposed.
- Street trees are required when any development is proposed, except as provided in subsection 23.45.524.B.2-3 and Section 23.53.015.
- Existing street trees shall be retained unless the Director of Transportation approves their removal.
- •The Director, in consultation with the Director of Transportation, will determine the number, type and placement of street trees to be provided.

23.45.522 AMENITY AREA

Required: 25% of lot area (50% provided on ground level) 791.28 SF (395.64 SF on ground level)

Proposed:

Total: 1,604.4 SF Ground: 521.2 SF

23.54.015 REQUIRED PARKING

The project location provides frequent transit service and is located in an Urban Village, no vehicular parking is required. One long term bicycle parking stall per unit. One short term bicycle parking stall per 20 units, rounded up to nearest even number.

Proposed:

Vehicle Parking:0 stallsShort Term Bicycle Parking:2 stallsLong Term Bicycle Parking:3 stalls

23.54.040 SOLID WASTE & RECYCLABLE MATERIALS STORAGE AND ACCESS

The minimum horizontal dimension of required storage space is 12 feet.

Proposed

2.5' x 6' screened trash storage areas for each unit

C O N E ARCHITECTURE

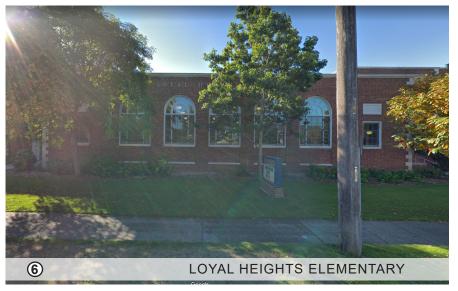








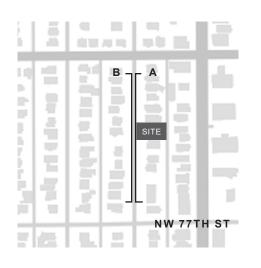


























SITE 16TH AVE NW LOOKING EAST (A)











ACROSS FROM SITE 16TH AVE NW LOOKING WEST (B) —

C O N E ARCHITECTURE LOYAL HEIGHTS ROW #3036526-EG



EXISTING HOUSE FACING EAST ON 16TH AVE NW



ACROSS FROM SITE LOOKING WEST ON 16TH AVE NW



ACROSS FROM SITE LOOKING EAST AT ALLEY



LOOKING NORTHEAST ON 16TH AVE NW, ADJACENT NEIGHBOR TO NORTH SHOWN

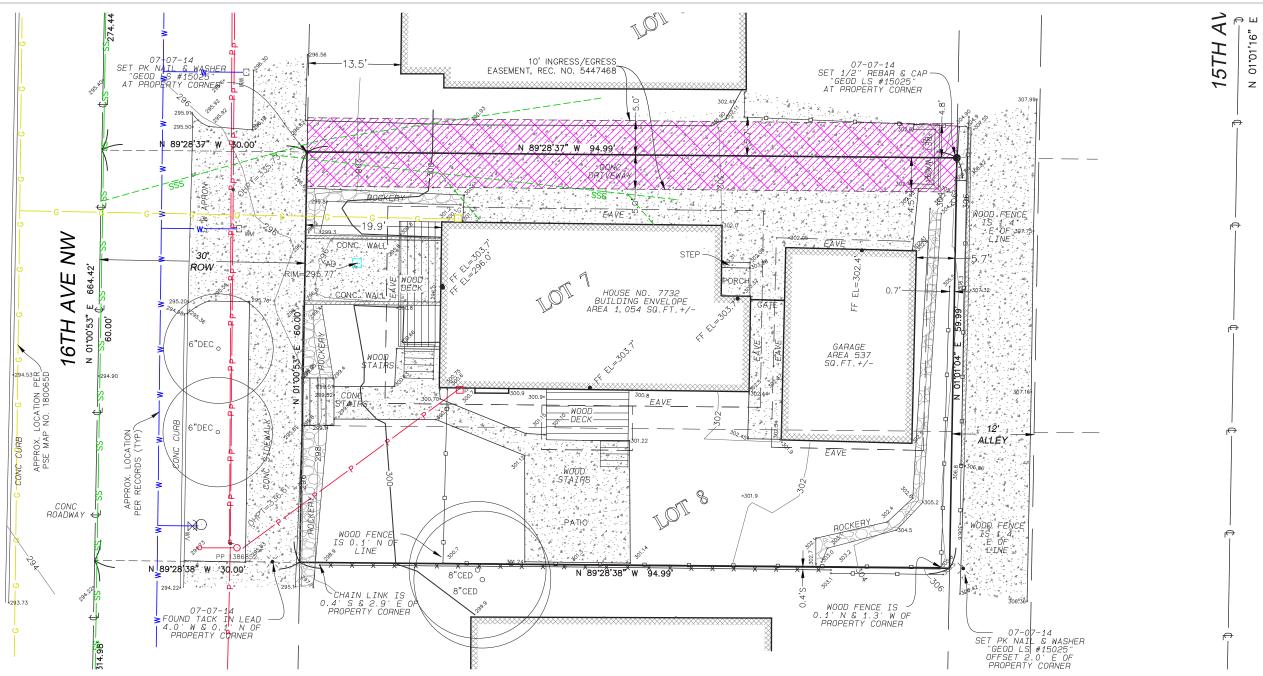


LOOKING SOUTHEAST ON 16TH AVE NW, ADJACENT NEIGHBOR TO SOUTH SHOWN



ALLEY VIEW FACING SOUTH

C O N E ARCHITECTURE LOYAL HEIGHTS ROW #3036526-EG



EXISTING SITE CONDITIONS

The project site (APN:123200-1075) is located on 16th Ave NW, between NW 80th St to the north and NW 77th St to the south. The site's current use is a two-story single-family home with a detached garage. The site is surrounded by one-two story single family homes and duplexes located across the alley.

There is a shared access drive with the neighbor to the north along the entire northern property line. The access easement is 10'-0" wide total. Half of the 10'-0" easement (5'-0") is located on the subject property while the other half of the easement (5'-0") is located

on the neighbors property to the north.

The alley grade on site is roughly 4'-0" above existing grade on site so the alley is currently retained with a siet wall at the rear of the site.

There are two trees in the ROW, and two trees in the neighboring lot to the south that border the subject parcel's south property line. No exceptional trees expected

There is an HVL line just west of the existing sidewalk that is not expected to interfere with new development.

LEGAL DESCRIPTION

The north half of lot 8, and all of lot 7, block 5, Burke and Farrar's fifth addition to the City of Seattle, according to the plat thereof recorded in volume 8 of plats, page 79, Records of King County, Washington.





ONLINE

CONNECT Please visit our interactive project website to learn more about the proposal. The website features preliminary site plans and general parameters of the upcoming project. All are welcome to explore. ask questions, and provide feedback.

www.cone-outreach.com/loyalheightstow

AN ONLINE SURVEY

TAKE Use this online survey to provide feedback This survey link will be available through 06/12/20



www.surveymonkey.com/r/XR9Y697

ABOUT THE Coombes Development, LLC and Cone Architecture are partnering PROJECT on the development of 7732 16th Ave NW, Seattle, WA. The new development will be 5 new townhouses with surface parking. Planning has just begun, and construction could start as early as

SHARE YOUR We want to hear from the community about the Loyal Height THOUGHTS Townhouses. Please share your concerns and priorities for this new building, and for the neighborhood overall, on the project website or by taking the online survey.

> Information you share in this survey could be made public. Please do not share any personal/sensitive information.

ADDITIONAL You can track our progress throughout the permitting process: INFORMATION search the project address "7732 16th Ave NW" or project number "3036526-EG" in the Design Review Calendar and the Seattle Services Portal

ADDRESS:

7732 16th Ave NW Seattle, WA 98117

SDCI RECORD NUMBER: 3036526-EG

APPLICANT: **CONE ARCHITECTURE**

CONTACT: HANNAH EASTMAN info@cone-arch.com 206-693-3133



Outreach Plan

Printed Outreach: Cone Architecture administered direct mailings to residences and businesses within an approximate 500 ft radius of the proposed site, 7732 16th Ave NW, Seattle, WA 98117. The flier that was mailed provided the project address, SDCI record number, applicant name, brief description, reason for outreach, how to share thoughts and feedback with a survey link, a project website link where additional information may be found about the project, and a site location map. Fliers were mailed 05/20/2020.

Electronic/Digital Outreach: Cone Architecture designed an online survey through Survey Monkey that provided a brief summary, address of the project, SDCI record number, email address to provide feedback, where additional information can be found, a collection of information statement, a site location map, and five survey questions. The survey launched 05/20/2020 and closed 06/12/2020.

Additional High-Impact Outreach: Cone Architecture designed a project-specific website which presented the project. The website also provided project information including the project's address, SDCI record number, applicant name, and contact information for project feedback and inquiries. Additionally, the site provided a link to the Survey Monkey project survey with a collection of information statement, noted where additional information can be found, and provided a comment box for any additional feedback. The website launched 05/20/2020.

Summary of Feedback through High-Impact Outreach

High-Impact Outreach Summary: One person submitted feedback via the project website.

- It would be positive for the new development to fit in architecturally: in scale and style.
- Designing with privacy in mind should be a priority.
- Parking is a concern on this street and providing parking is a positive, but they have concerns that 1:1 parking is not sufficient.

Summary of Feedback through High-Impact Outreach

Electronic/Digital Outreach Summary: Five people completed the project survey. A summary of the survey questions follows:

What is your connection to the project?

75% live very close to the project 25% live in the general area 00% visit the area often for work or leisure 00% own a business nearby 00% Othe:

What is most important to you about a new building on this property?

100% That it is nice looking

00% That it looks unique and interesting

00% That it is affordable for residents and/or businesses

40% That it is designed to be family-friendly

40% That it is designed with environmental sustainability in mind 80% Other: That the height of the building is in line with the neighboring building; that there is plenty of parking provided; that this devlopment is designed to fit into the "front yard community"

What concerns do you have about this project?

60% Construction noise/impacts

80% That I will not like the way it looks

00% That it will not be affordable

60% That it may feel out of scale with other buildings nearby

60% That it will make driving and parking in the neighborhood more difficult

00% I do not have any specific concerns

40% Other: Concerns regarding privacy, parking, safety on the site before demo, impacts of density on the neighborhood and community, and how the development will fit into the community and architectural context.

Is there anything specific about this property or neighborhood that would be important for us to know? Two people responded. Comments are summarized as follows:

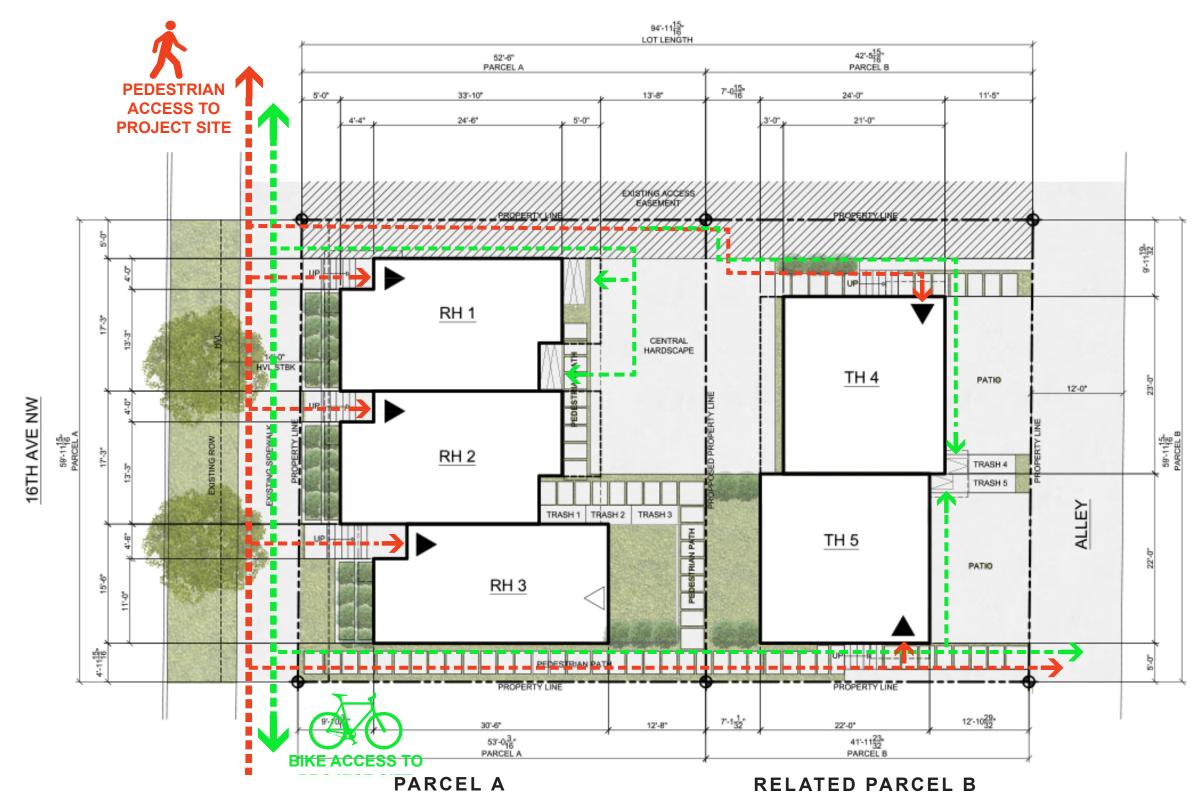
- This neighborhood is very community oriented and new developments should play into this.
- Concerns about the development not fitting into the architectural context and providing issues for the neighborhood as a result of increased density.

CONE ARCHITECTURE

SITE PLANNING

The five (5) proposed townhomes are separated into two (2) separate buildings on two (2) separate functionally related lots. The two buildings are oriented around a central hardscape. Primary pedestrian circulation runs along the southern property line and provides pedestrian access from the street to the alley. Bike parking is located off of the hardscape and rear patio areas off of the alley to allow for easy stair-free access.

Three rowhome with street facing entries are oriented toward 16th Ave NW. The remaining entries are located along pedestrian paths oriented on the southern and northern sides of the site. A pedestrian path running north/south connects the shared central hardscape to the south side of the site and allows easy access to TH4 from any street access point.



CAREX SIDEROSTICHA





COTINUS GOGGYGRIA 'ANCOT'









HELLEBORUS NIGER 'HGC JACOB'

LANDSCAPE APPROACH

The proposed landscaping along 16th Ave NW will include a series of terraced walls/landscaping to create a privacy buffer between the right of way and first floor bedrooms at rowhouses 1-3. The terraced landscaping will replace the existing rockery retaining the existing grade adjacent to the sidewalk and will help to soften the transition from sidewalk grade to proposed grade along 16th Ave NW. The steep climb from sidewalk grade to proposed site grade is consistent with the grade/landscaping approach throughout the surrounding neighborhood.

The central hardscape and patios on site provide a place for both circulation and pockets of year round activity. Additionally these hardscaped areas will house a permeable pavement facility to serve the purpose of stormwater mitigation. The patios located directly adjacent to the alley help to expand the alley and create a connection between the trear units and the adjacent properties. All pathways will be accompanied by





PROPOSED SITE LIGHTING PLAN

The lighting concept is intended to provide safety for pedestrians, facilitate easy wayfinding for both residents and visitors, and enhance the form and features of theresidences. Primary lighting will be provided ateach unit entry. Downlighting and photovoltaic lighting are located along the pathways. All exterior lighting will be shielded away from neighboring buildings and will focus the illumination on walkways and building facades.

1 EXTERIOR SCONCES



RECESSED CAN

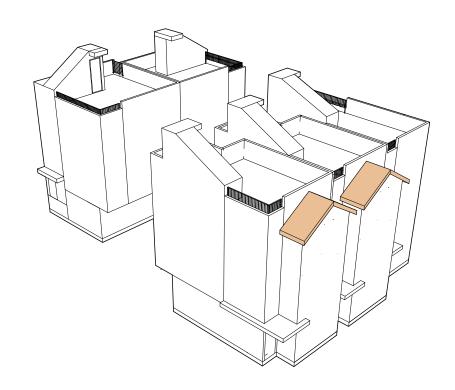


3 PHOTOVOLTAIC PATHWAY LIGHTING

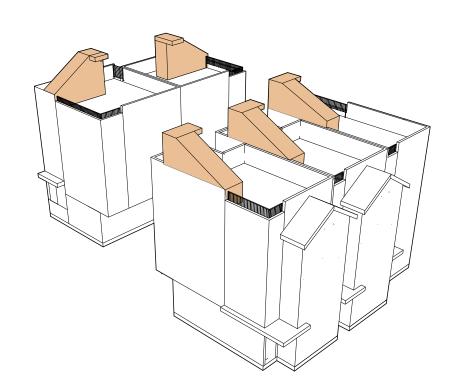




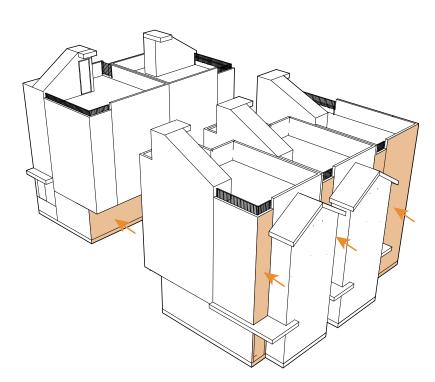
GUIDELINE	DESCRIPTION	SUB-GUIDELINE	NOTES	RESPONSE
CS1. Natural Systems and Site Features	Use natural systems and features of the site and its surroundings as a starting point for project design.	C. Topography	CS1.C: Utilize the natural topography and other land forms or features to inform the project design. Use existing site topography when locating structures and open spaces on site.	Both parcels utilize natural topography to site the building as well as to inform landscaping strategies, including terracing at the street-edge; Together Parcels A and B step according to existing topography and take advantage of the varying levels of grade with several strategically located outdoor patios.
CS2. Urban Pattern and Form	Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.	A. Location in the city and neighborhood B. Adjacent sites, streets, and open spaces C. Relationship to the block D. Height, Bulk, and Scale	CS2.A-D: Articulate an appropriate architectural presence; allow connection to the street to inform design; respond to the uses and scales of adjacent buildings to reinforce streetedge conditions for mid-block sites; note height, bulk, scale ,and building features as they relate to zones and context in adjacent structures when considering design choices.	The structures utilize modulation and varying roof forms to break down the mass and scale of the structure, especially along the street edge where the structure interacts most significantly with the public realm. Where modulation is not utilized, open rail, increased setbacks and material & tone changes aid in the perception of building scale, both by users and passersby.
CS3. Architectural Context and Character	Contribute to the architectural character of the neighborhood.	A. Emphasizing Positive Neighborhood Attributes	CS3.A: Create compatibility between new projects and explore ways for new development to establish a positive and desirable context for others to build upon.	Gable roofs along the street edge paired with the horizontal lines of parapet walls establish an architectural presence that begins to bridge the gap between old and new architecture within the neighborhood. Modulation and material application breaks down the scale of the building at intervals that relate to existing single family residneces. Lastly, terraced yards and stoops are common in the area so this strategy has been utilized at the street facing units in order to maintain consistency with the existing neighborhood's street presence.
PL1. Connectivity	Complement and contribute to the network of open spaces around the site and the connections among them.	A. Network of Open Spaces B. Walkways and Connections C. Outdoor Uses and Activities	PL1. A-C: Design open spaces to complement and contribute to the nearby network of outdoor spaces including the encouragement of human interaction; provide appropriate pedestrian infrastructure by utilizing opportunities to postitvely effect the pedestrian experience; integrate areas of outdoor activity into the pedestrian infrastructure.	Pedestrian circulation across and throughout the site is facilitated with a network of paths, open space and exterior stairs. The significant grade change across the site provides opportunities to design a variety of amenities and outdoor experiences: terraced landscaping, patios, and hardscaped open spaces afford and encourage different activities and experiences. These outdoor spaces are designed as hardscapes to complement the exisitng network of nearby landscaped open spaces including the Loyal Heights Playfield.
PL2. Walkability	Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.	A. Accessibility B. Safety and Security C. Weather Protection D. Wayfinding	PL2.A-D: Provide features to assiste in access challenges within site; design with consideration of sight-lines and lighting throughout the site for safety and security; integrate design with weather protection and scale to provide people-friendly spaces; consider wayfinding in the application of architectural and orientation features.	Pedestrian pathways and exterior steps are located throughout the site to assist in circulation. Considerations of safety and security informed how site circulation and lighting works in conjunction with the pathways, stairs, and open spaces within this site to maintain sight-lines and people-friendly spaces.
PL3. Street Level Interaction	Encourage human interaction and activity at the street-level with clear connections to building entries and edges.	A. Entries	PL3.A: Design the entry as a collection of coordinated elements.	The building on Parcel A provides unit entries off the street, encouraging human interaction along the street edge. A combination of modulation, material scale, awnings, lighting, stoops and material transitions create a pattern that clearly differentiates unit entries.
DC2. Architectural Concept	Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.	A. Massing B. Architectural and Facade Composition C. Secondary Architectural Features D. Scale and Texture	DC2.A-D: Arrange the massing of the development with consideration of the site's characteristics and perceived size of the structure; design all building facades; utilize architectural features to deepen the facade detail and to respond to the neighboring context; design the building materials and scale with human experience and interaction in consideration.	The mass of the building on Parcel A is broken down by significant modulation and variances in front setbacks at the street edge. Additionally, Parcel A utilizes traditional roof forms at the street edge in order to break down the parapet and reduce the percieved scale of the building. Both parcels provide sloped penthouse roofs to further reduce the scale and encourage unique roof forms.
DC3. Open Space Concept	Integrate open space design with the design of the building so that each complements the other.	B. Open Space Uses and Activities D. design	DC3. B, D: Design both common and private outdoor spaces to encourage activity and social interaction; reinforce existing open space or introduce a strong open space concep to be well used by inhabitants.	Roofdecks on both parcels and exterior decks at the second floor of Parcel A are provided as private outdoor spaces. The decks overlook the site's network of pathways in order to create a visual connection to the hardscaped areas to encourage interaction between neighbors
DC4. Exterior Elements and Finishes	Use appropriate and high quality elements and finishes for the building and its open spaces.	A. Building Materials	DC4.A Select high quality, durable materials which provide visual interest, scale, texture, and pattern.	The project proposes high quality materials along the street-edge and in visually prominent locations on Parcel B to encourage visual interest. Contrasting tones provide a strong backdrop that emphasize uniting architectural features throughout the project.



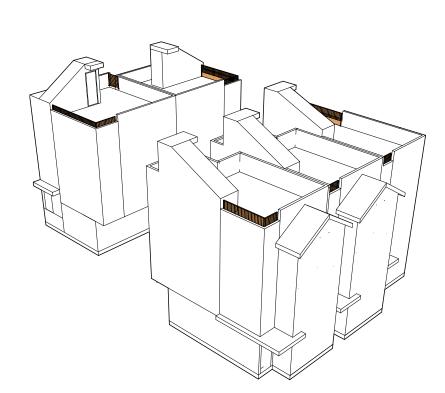
RESPONDING TO NEIGHBORHOOD CONTEXT - ROOF FORMS



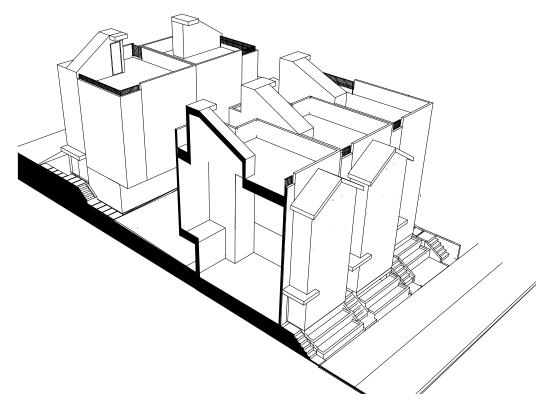
REDUCE BULK - ROOF SHAPE



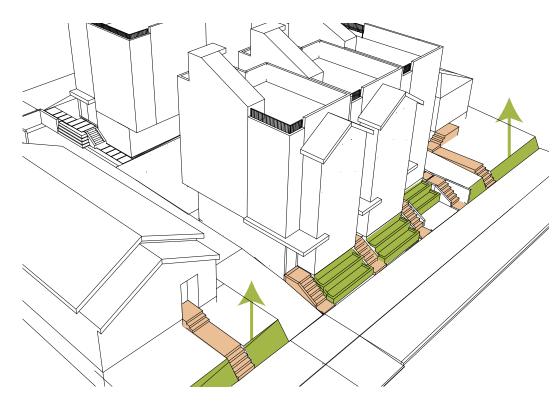
REDUCE SCALE- MODULATION



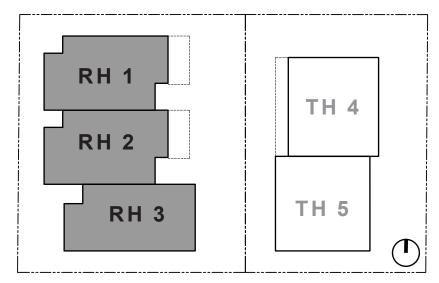
REDUCE BULK - OPEN RAIL



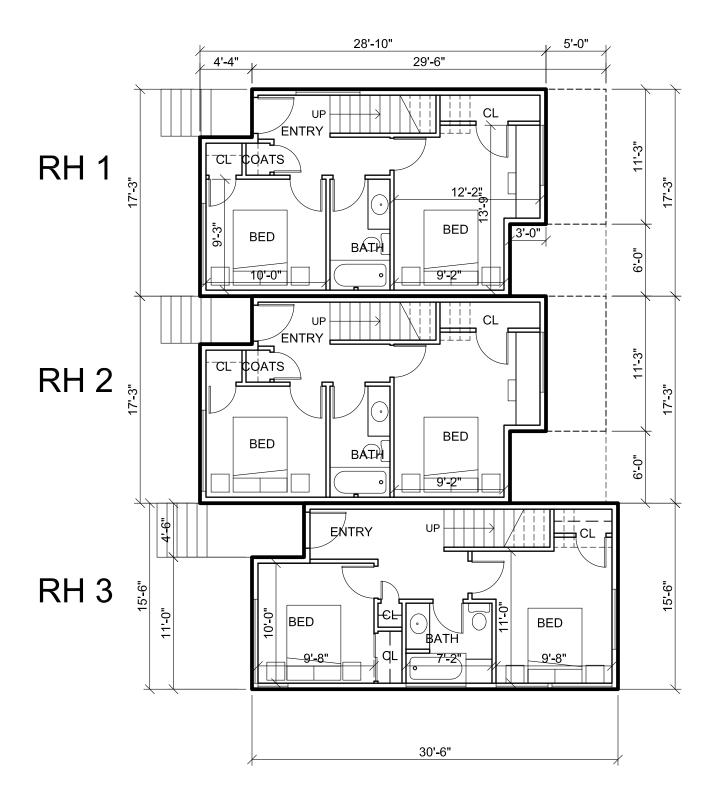
RESPONSE TO EXISTING TOPOGRAPHY/ NETWORK OF OPEN SPACES



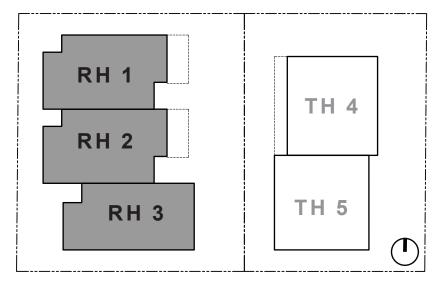
RESPONDING TO NEIGHBORHOOD CONTEXT - RAISED YARDS & STOOPS



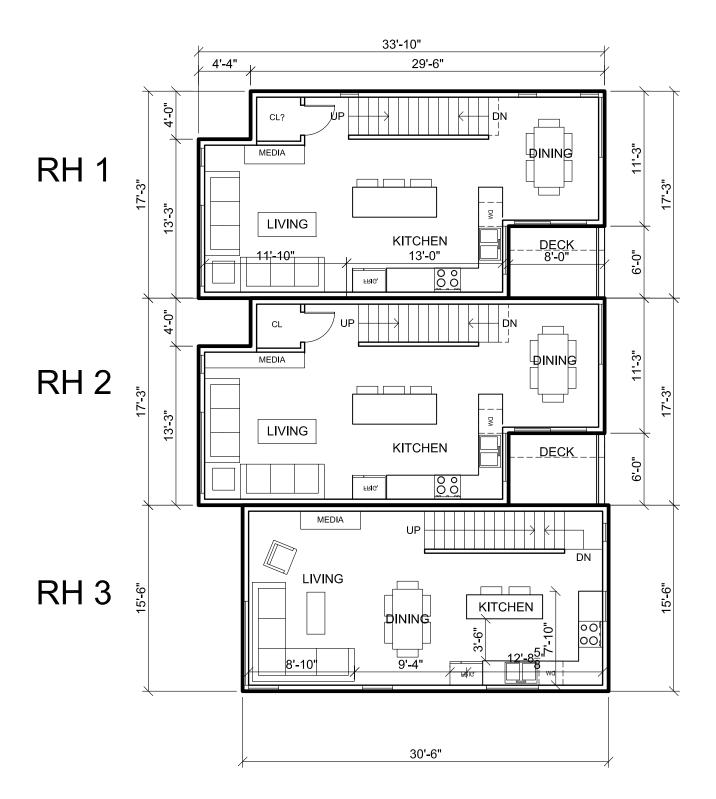
BUILDING KEY



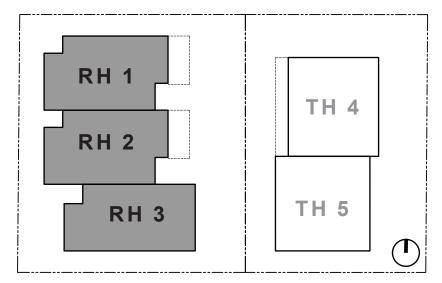




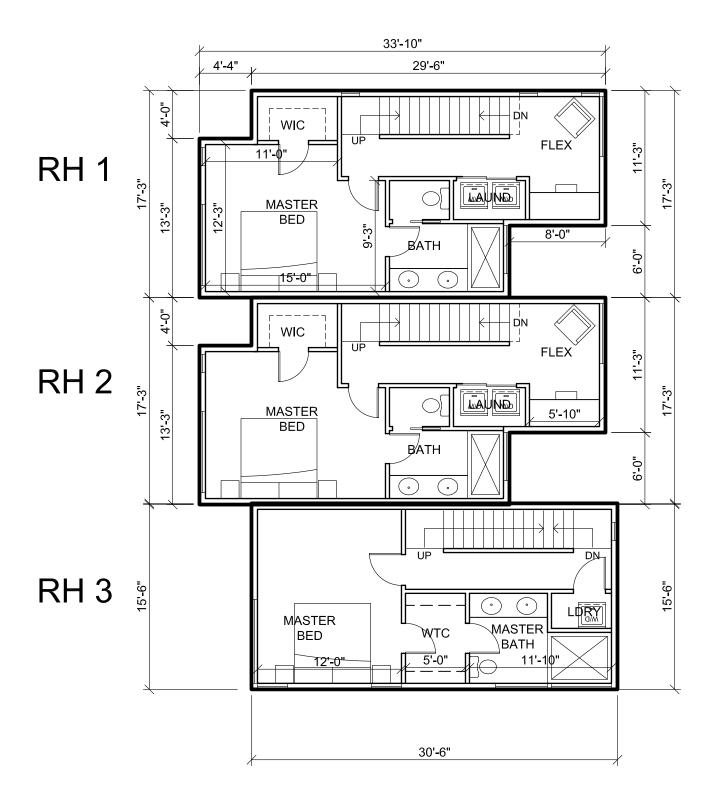
BUILDING KEY



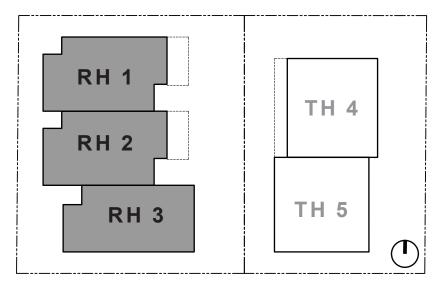




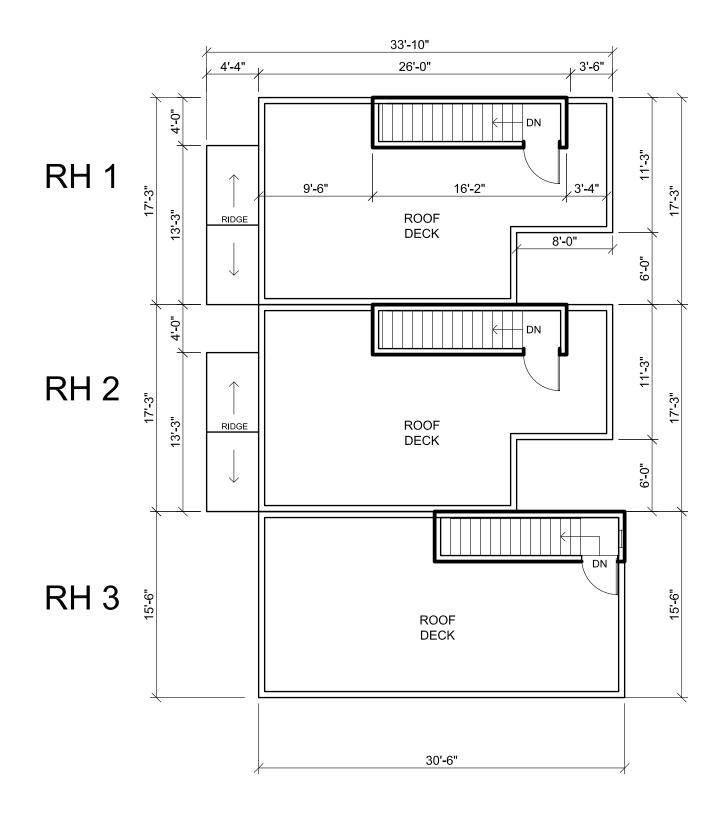
BUILDING KEY







BUILDING KEY





PROPOSED MATERIALS

The material palette of dark gray board & batten siding, light cedar, and white hardie lhave been chosen to to create a modern aesthetic with traditional textures that blend with the existing character of the neighborhood. The same materials are utilized at related Parcel B in order to unify the development and highlight architectural features located in vsually prominent locations. Board and batten & cedar provide texture at the pedestrian scale and cedar is utilized throughout the project on all facades to encourage visual interest. Vertical metal railings proposed at the white hardie volumes to reduce the overall massing at these locations and to indicate unit entries.





WEST ELEVATION (ROWHOMES)

EAST ELEVATION (ROWHOMES)



16" FIBER CEMENT BOARD & BATTEN



2 4" VERTICAL CEDAR



OPEN METAL RAIL



(4) BLACK VINYL WINDOWS



SMOOTH FIBER
CEMENT BOARD
(DARK GRAY + WHITE)



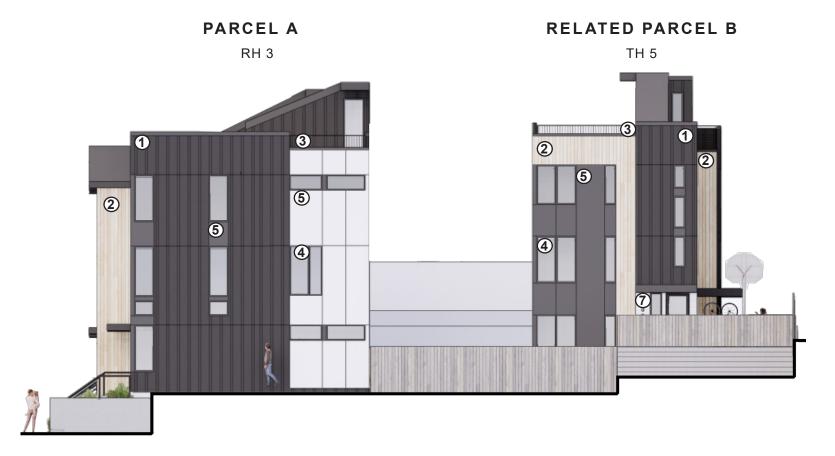
6 GALVANIZED METAL DOWNSPOUT



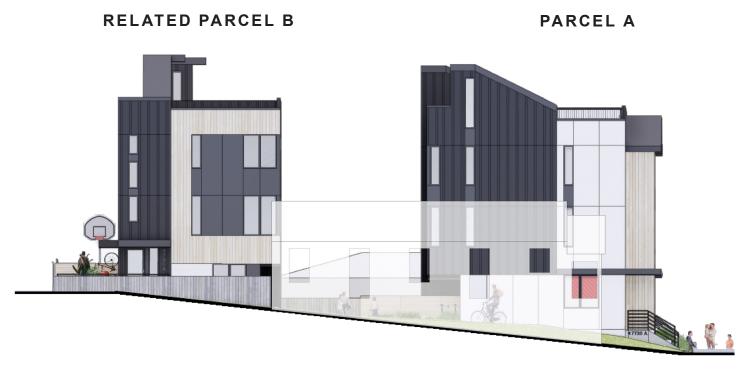
7 4" HORIZONTAL FIBER CEMENT LAP SIDING



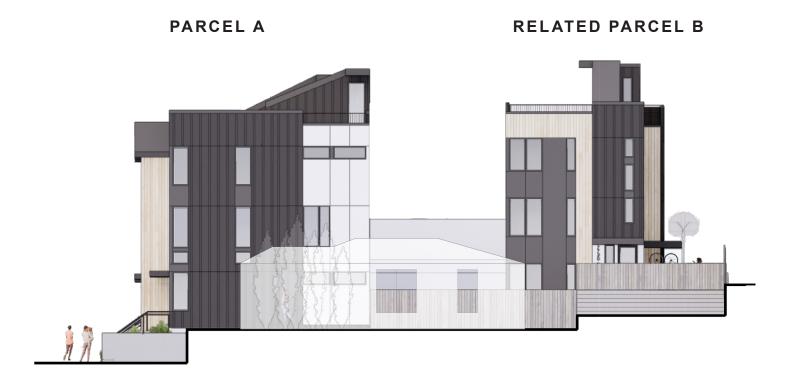
NORTH ELEVATION



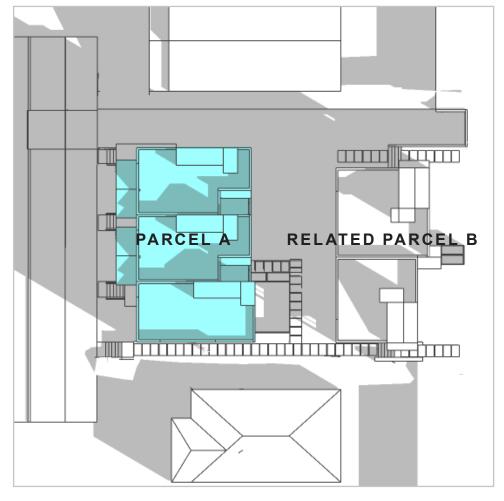
SOUTH ELEVATION

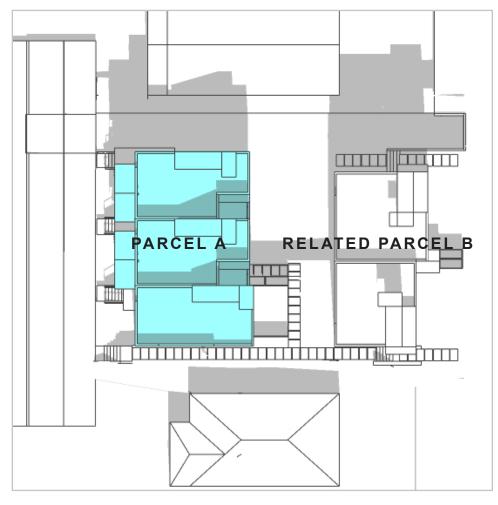


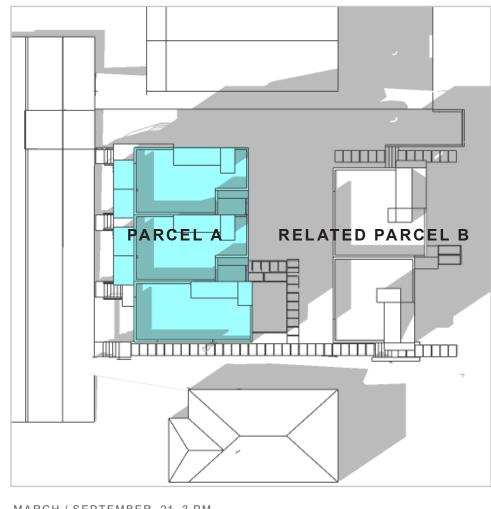
PRIVACY STUDY - NORTH NEIGHBOR



PRIVACY STUDY - SOUTH NEIGHBOR



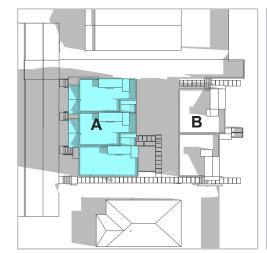




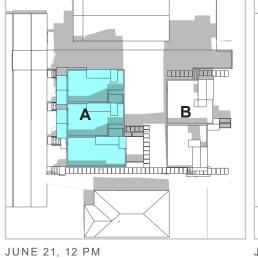
MARCH / SEPTEMBER 21, 9 AM

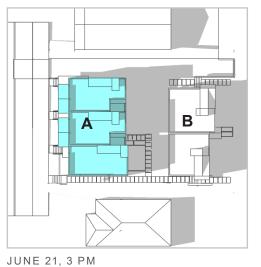
MARCH / SEPTEMBER 21, 12 PM

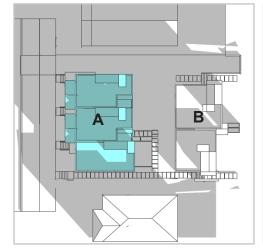
MARCH / SEPTEMBER 21, 3 PM

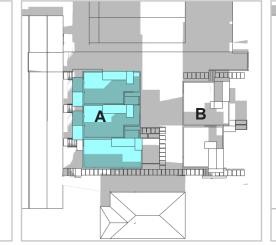


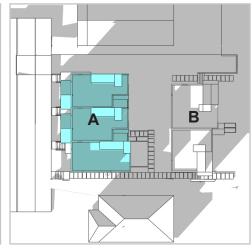
JUNE 21, 9 AM











DECEMBER 21, 9 AM

DECEMBER 21, 12 PM

DECEMBER 21, 3 PM





SW VIEW FROM 16TH AVE NW - PARCEL A



NE VIEW CENTRAL COURTYARD - PARCEL A

