

# 3821 Ashworth Ave N

SDCI Project: #3040085-EG  
10/14/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.  
1257 S King St.  
Seattle, WA 98144

Owner/Applicant: BLACKWOOD ACQUISITIONS, LLC.  
118 SE EVERETT MALL WAY,  
EVERETT, WA 98208



|                               |       |
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Project Data

Address: 3821 Ashworth Ave N  
SEATTLE, WA, 98103

Tax ID Number: 8032700080

SDCI Project Number: #3040085-EG

Lot Size: 6,604 SF

Proposal: (2) Single Family Residential, (3) Townhouses

Vehicle Parking: 5 open parking stalls

Bike Parking: 5 Long-term  
2 Short-term

FAR: 6,604 SF x 1.3 = 8,585.2 SF allowed  
BUILT GREEN

GFA: 8,701.78 > 5,000 SF SDR Threshold

| FAR (PROPOSED) |       |
|----------------|-------|
| PARKING        |       |
| LEVEL 1        | 38 SF |
| LEVEL 1        | 38 SF |
| 76 SF          |       |

|           |        |
|-----------|--------|
| SFR1      |        |
| LEVEL 1   | 489 SF |
| LEVEL 2   | 576 SF |
| LEVEL 3   | 576 SF |
| PENTHOUSE | 62 SF  |
| 1,703 SF  |        |

|          |        |
|----------|--------|
| SFR2     |        |
| LEVEL 1  | 512 SF |
| LEVEL 2  | 575 SF |
| LEVEL 3  | 546 SF |
| 1,633 SF |        |

| FAR (PROPOSED) |        |
|----------------|--------|
| TH1            |        |
| LEVEL 1        | 580 SF |
| LEVEL 2        | 580 SF |
| LEVEL 3        | 580 SF |
| PENTHOUSE      | 67 SF  |
| 1,808 SF       |        |

|          |        |
|----------|--------|
| TH2      |        |
| LEVEL 1  | 558 SF |
| LEVEL 2  | 558 SF |
| LEVEL 3  | 541 SF |
| 1,656 SF |        |

|          |          |
|----------|----------|
| TH3      |          |
| LEVEL 1  | 559 SF   |
| LEVEL 2  | 559 SF   |
| LEVEL 3  | 549 SF   |
| 1,667 SF |          |
| TOTAL    | 8,544 SF |

| FAR CALCULATION SUMMARY |             |             |          |
|-------------------------|-------------|-------------|----------|
| LOT AREA                | Base F.A.R. | ALLOWED     | PROPOSED |
| 6,604.00 SF             | 1.3         | 8,585.20 SF | 8,544 SF |

| GFA SUMMARY |           |
|-------------|-----------|
| Category    | Area      |
| SFR1        |           |
| Level 1     | 489.18 SF |
| Level 2     | 576.22 SF |
| Level 3     | 576.22 SF |
| T.O. Roof   | 61.80 SF  |
| 1,703.42 SF |           |

|             |           |
|-------------|-----------|
| SFR2        |           |
| Level 1     | 511.58 SF |
| Level 2     | 575.33 SF |
| Level 3     | 545.73 SF |
| 1,632.65 SF |           |

|             |           |
|-------------|-----------|
| TH1         |           |
| Level 1     | 596.25 SF |
| Level 2     | 596.25 SF |
| Level 3     | 596.25 SF |
| T.O. Roof   | 67.06 SF  |
| 1,855.81 SF |           |

|             |           |
|-------------|-----------|
| TH2         |           |
| Level 1     | 588.55 SF |
| Level 2     | 588.55 SF |
| Level 3     | 588.55 SF |
| 1,765.66 SF |           |

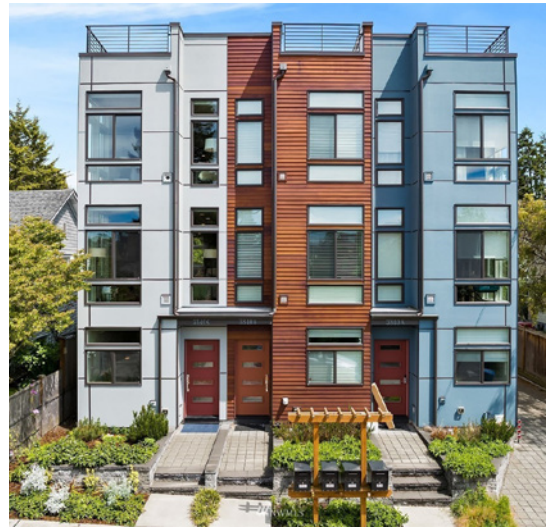
|             |             |
|-------------|-------------|
| TH3         |             |
| Level 1     | 574.35 SF   |
| Level 2     | 574.35 SF   |
| Level 3     | 595.55 SF   |
| 1,744.26 SF |             |
| TOTAL       | 8,701.78 SF |

Project Info & Area Summaries

|                                                        |                       | <u>Required/Allowed per SMC 23.45</u>                                          | <u>Proposed</u>                                               |
|--------------------------------------------------------|-----------------------|--------------------------------------------------------------------------------|---------------------------------------------------------------|
| <div> <div>Key Metrics</div> <div>Current</div> </div> | Vehicle Parking:      | (5) Spaces                                                                     | (5) Spaces                                                    |
|                                                        | Bike Parking:         | (6) Spaces Required                                                            | (6) Spaces Provided                                           |
|                                                        |                       | Long-term:<br>(1) Space per Dwelling Unit                                      | (5) Long-term Bike Parking                                    |
|                                                        |                       | Short-term:<br>(2) Space per 10,000 SF, min                                    | (2) Short-term Bike Parking                                   |
|                                                        | Amenity Area:         | 6,604 SF x 25% = 1,651 SF<br>Amenity Required<br>50% Ground Related = 825.5 SF | 862.33 SF Ground Related<br>2799.90 SF Total Amenity Provided |
|                                                        | Zone:                 | LR1 (M)                                                                        |                                                               |
|                                                        | MHA:                  | M (Medium)                                                                     |                                                               |
|                                                        | Urban Village:        | Wallingford<br>(Residential Urban Village)                                     |                                                               |
|                                                        | Frequent Transit:     | Yes                                                                            |                                                               |
|                                                        | Structure Height:     | 30' + 4' parapet allowance &<br>10' penthouse Allowed                          | TH1 - TH3 = 30' + 9.3'<br>SFR1 AND SFR2 = 30' + 9.3' Total    |
|                                                        | Front Setback (East): | 5' Minimum, 7' Average                                                         | 7' Min, 10.52' Average                                        |
|                                                        | Rear Setback (West):  | 5' Minimum, 7' Average                                                         | 5' 0-5/16" Min, 8.97' Average                                 |
|                                                        | Side Setback (North): | 5' Minimum,<br>Facade Length < 40'                                             | 5'                                                            |
|                                                        | Side Setback (South): | 5' Minimum<br>Facade Length < 40'                                              | 5'                                                            |
|                                                        | Separation:           | 10'<br>12' for driveway at ground                                              | 20' 6 from SFR to TH<br>12' Driveway                          |
|                                                        | Facade Length:        | North: 110.03' x .65 = 71.52' Allowed<br>South: 110 x .65 = 71.5'              | North: 71' 6" Proposed<br>South: 69.5 Proposed                |



3619 Interlake Ave



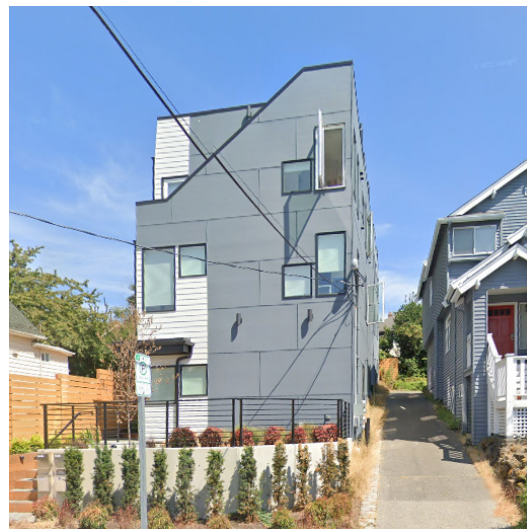
3840 Ashworth Ave N



3651 Interlake Ave

## Modulation, Reduced Building Mass, Materiality

The neighborhood near our site has recently been up zoned and has seen significant development in the last decade. This shift in scale and building type has introduced a new design language into the area. Many contemporary buildings feature a modulated facade highlighted by a shift in material. This technique reduces a buildings sense of scale, provides visual interest and informs the users locations of entrances, balcony's and views.



3664 Interlake Ave N



3632 Interlake Ave N



3843 Woodlawn Ave N

## Entry Condition, Grade, Stoops

The site features a significant grade change like many other plots in the neighborhood. The design team seeks to utilize this change in grade by stepping the proposed structure in line with the existing grade. This stepping will allow for a break down in scale from the street, better views for occupants of the project, and added privacy between adjacent units. The grade also allows the project to hide its parking and define a seperation of private and public space.

# Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

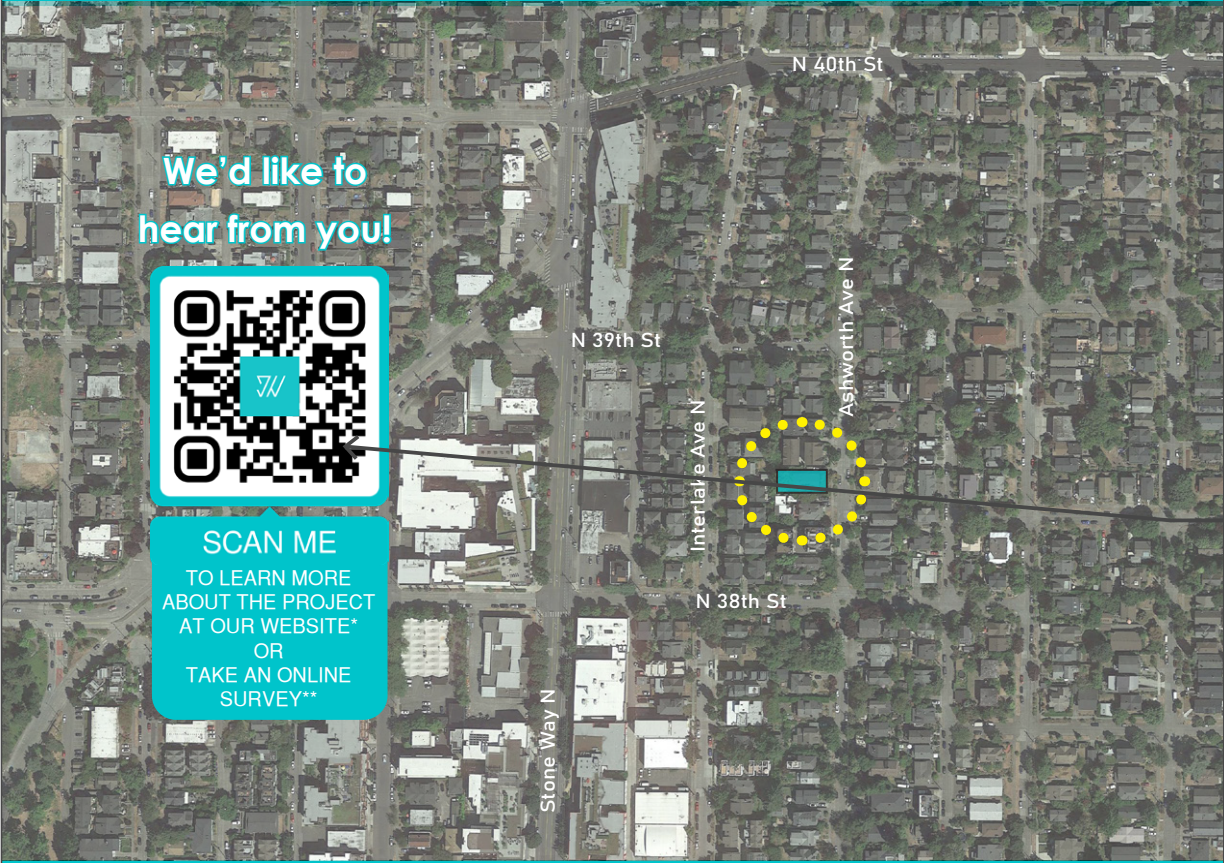
# SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE\* OR TAKE AN ONLINE SURVEY\*\*



## 3821 Ashworth Ave N

SDCI #005033-22PA

Blackwood Builders Group and JW Architects are collaborating to design the redevelopment of 3821 Ashworth Ave N. This project will be located mid block on the west side of Ashworth Ave N in Northlake. This proposal is to demolish the existing Single Family Home on site and construct (2) Single-Family Residential structures & (3) Townhouses with (5) open parking stalls.

**What type of feedback is the Design Review looking for?**

- Reference unique neighborhood features and character
  - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 005033-22PA or project address.

**Project Contact:**  
Julian Weber, Founding Principal, JW Architects  
outreach@jwaseattle.com

**JW ARCHITECTS**  
www.jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

\* jwaseattleoutreach.wixsite.com/3821 \*\* ONLINE SURVEY from Aug. 24 - Sep. 14 2022 jwaseattleoutreach.wixsite.com/3821-survey

English Flyer

Early Community Outreach was realized during May and Approved by the Department of Neighborhoods on 09/15/2022

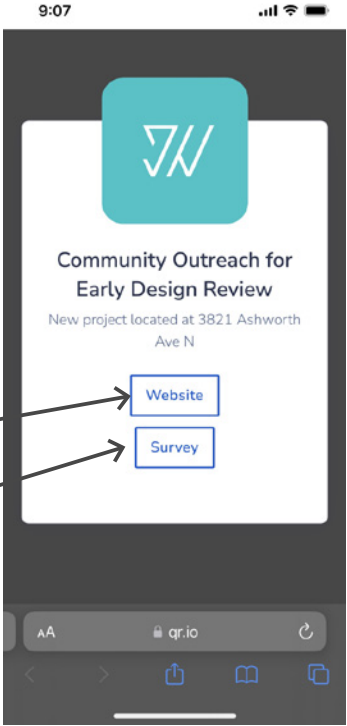
QR Code to easily access the online survey and dedicated website

Direct access to Online Survey from QR Code

Direct access to dedicated project Website from QR Code

Link to dedicated project website and public comments.

Link to project website and survey.



OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided links to the online survey and to the website with a commenting function. The website along with the survey was created on August 5th and ran until August 26th. The website for the project will permanently stay online to document our outreach work with the commenting option while the survey was kept online for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as quality materials, importance of safety as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary

# Survey Results

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

|                                                                                                                                                                                   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| That is affordable for residents and/or businesses, That it is designed to be family-friendly                                                                                     | 1 |
| That is affordable for residents and/or businesses, That it is designed with environmental sustainability in mind, Other (fill in blank, 100 character max.): [Addresses parking] | 1 |
| That it fits into neighborhood look, That it is designed to be family-friendly, That it is designed with environmental sustainability in mind                                     | 1 |

## What are some landmarks/spaces that help to identify your neighborhood

|                                                                 |   |
|-----------------------------------------------------------------|---|
|                                                                 | 2 |
| (fill in blank, 300 characters max.): [The trees the greenery.] | 1 |

## We will be improving the sidewalk and landscaping at street-level. What design features do you prefer?

|                                                                                                 |   |
|-------------------------------------------------------------------------------------------------|---|
| Lots of plants/greenery, Other (fill in blank, 100 characters max.): [Leave the existing trees] | 1 |
| Lots of plants/greenery, Pet friendly areas                                                     | 1 |
| Lots of plants/greenery, Seating/places to congregate (sidewalk cafes, benches, etc)            | 1 |

## What is your age?

|                 |   |
|-----------------|---|
| 25-34 years old | 1 |
| 35-44 years old | 1 |
| 65-74 years old | 1 |

## How long have you lived in the neighborhood?

|                    |   |
|--------------------|---|
| 5-10 years         | 1 |
| Less than a year   | 1 |
| More than 15 years | 1 |

## What concerns do you have about the project?

|                                                                                                                                                                                                   |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Construction noise/impacts, The existing residence is going away, That it will not be affordable, Other (fill in blank, 100 characters max.): [That the parking you provide will not be adequate] | 1 |
| I don't really have any specific concerns                                                                                                                                                         | 1 |
| That it may feel out of scale with other buildings nearby                                                                                                                                         | 1 |

## What do you like most about living or working in your neighborhood?

|                                                                                                                    |   |
|--------------------------------------------------------------------------------------------------------------------|---|
|                                                                                                                    | 1 |
| (fill in blank, 300 characters max.): [It is very safe. We love the unique fabric that you don't find elsewhere. ] | 1 |
| (fill in blank, 300 characters max.): [Location]                                                                   | 1 |

## What are the languages spoken in your home?

|                                         |   |
|-----------------------------------------|---|
| English                                 | 2 |
| English, Other (please specify): [Thai] | 1 |

## What do you like least about living/working in your neighborhood

|                                                                  |   |
|------------------------------------------------------------------|---|
|                                                                  | 2 |
| (fill in blank, 300 characters max.): [Sidewalks are fairly old] | 1 |

## Is there anything specific about this property or neighborhood that would be important for us to know

|                                                                                                                                                                            |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                                                                                                                            | 1 |
| (fill in blank, 300 characters max.): [Homes with simple finishes elevated by care for green space and community. It is important to keep the materials simple in nature.] | 1 |
| (fill in blank, 300 characters max.): [You are putting too many units on that lot.]                                                                                        | 1 |

## What is your connection to this development project?

|                                  |   |
|----------------------------------|---|
| I live very close to the project | 3 |
|----------------------------------|---|



July 20, 2022

Lana Ward  
Blackwood Builders Group  
156209 Hwy 99 Suite 11  
Lynnwood, WA  
98087

RE: Tree Inveny Assessment Report - 3821 Ashworth Ave. N Seattle.

Cameron:

This report is provided to address the trees on the property at the address of 3821 Ashworth Ave. N in Seattle, WA. I conducted a site visit on July 19, 2022 to gather information on the trees. Please see the accompanying Tree Inventory Map for reference to this report.

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and SMC 25.11 and were referenced for preparation of this report.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natrual/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Tree Condition Assessments

I conducted visual evaluations of the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed the tree up close to inspect conditions of the trunk and from afar to inspect conditions in the crown. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

Following is information on the trees on the property. The column CSD is crown spread diameter in feet. See the accompanying tree inventory map for the approximate locations of the trees.

| # | Species                             | Dbh  | CSD | Condition and Status                                                                                                                       |
|---|-------------------------------------|------|-----|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Japanese maple (Acer japonicum)     | 6.5" | 22' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 2 | Japanese maple (Acer japonicum)     | 6"   | 20' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 3 | Amur maple (Acer ginnala)           | 5"   | 20' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 4 | Empress tree (Paulownia tomentosa)  | 16"  | 36' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 5 | Flowering cherry (Prunus serrulata) | 5"   | 14' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 6 | Japanese maple (Acer japonicum)     | 6"   | 18' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |
| 7 | Black walnut (Juglans nigra)        | 16"  | 30' | Good condition and health. Does not meet the threshold diameter to be classified as exceptional. Not required to be retained or protected. |

There are no trees on the property that meet the threshold diameter to be classified as exceptional therefore, no trees are required to be retained.

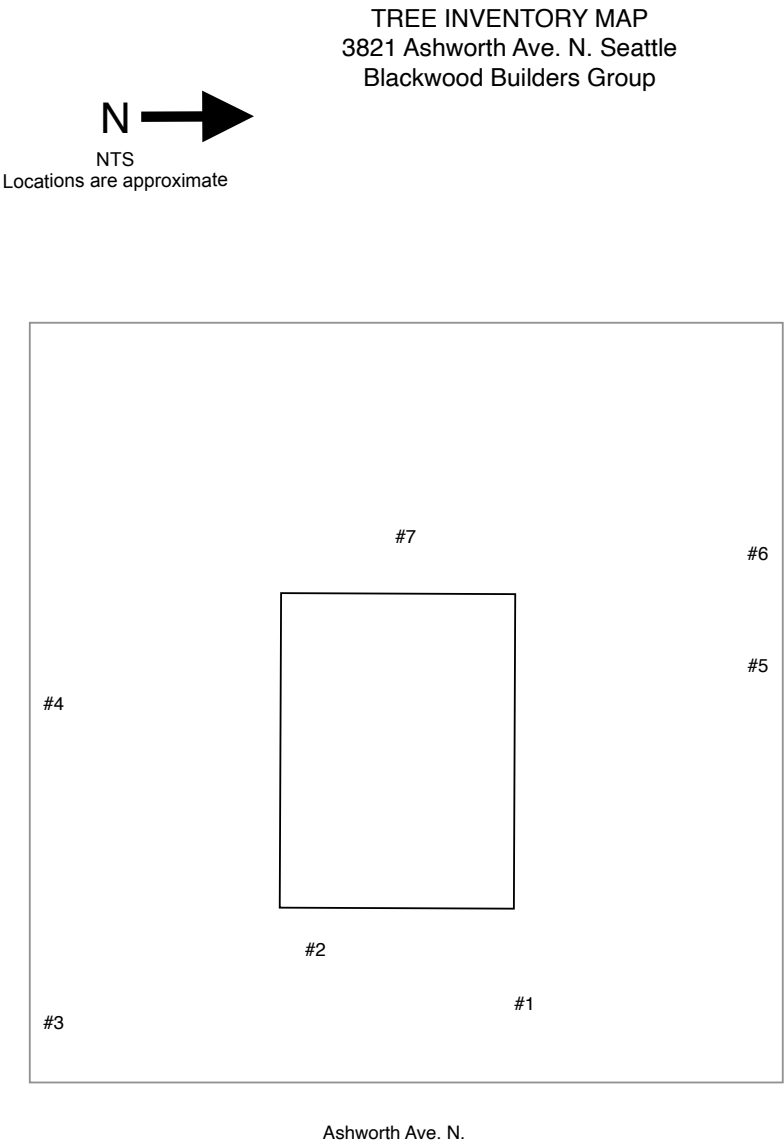
3.0 Use of This Report

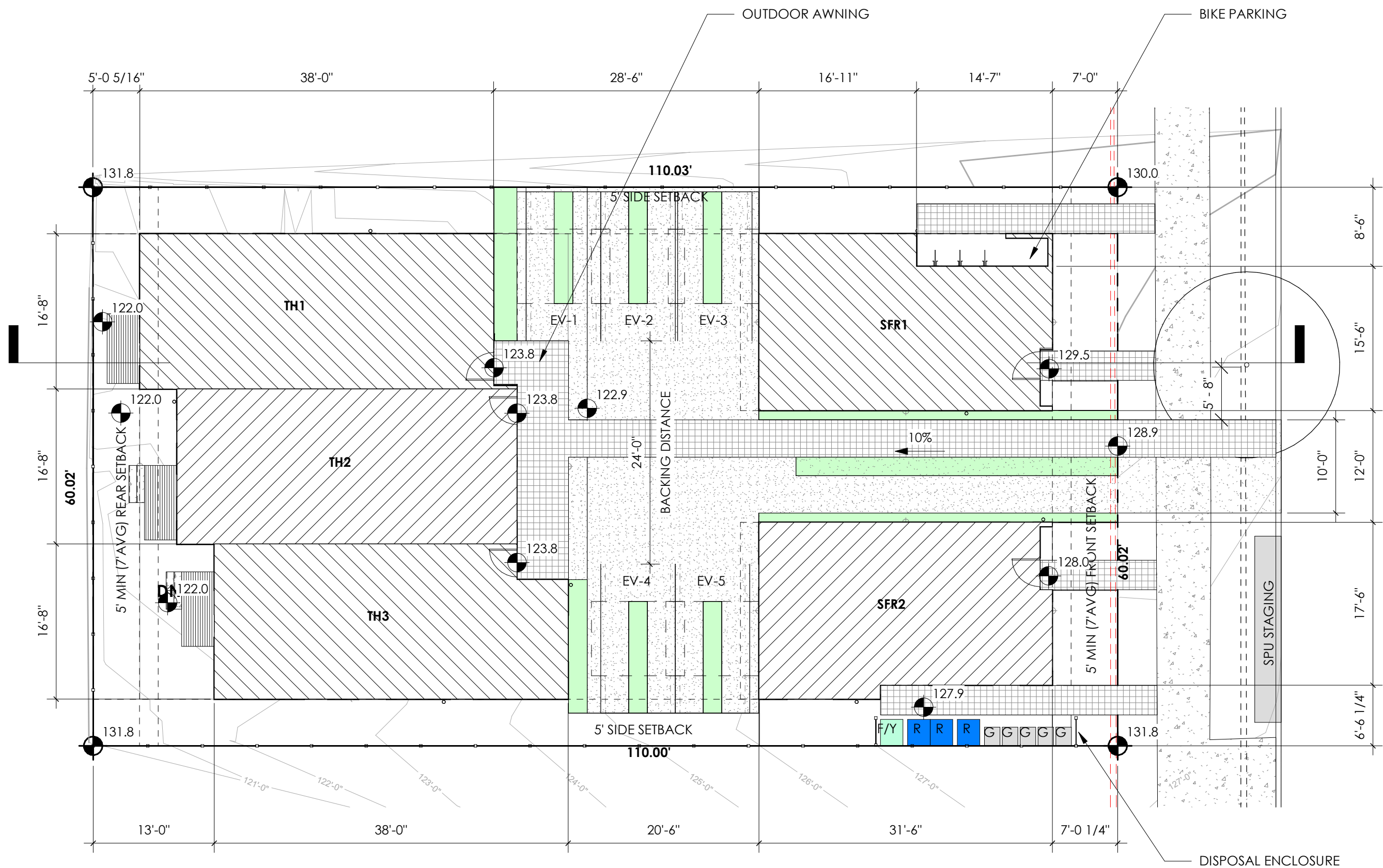
This report is provided as a means of addressing the impact assessments of the exceptional trees on the property and just off-site at the address of 12521 12th Ave. NE. in the City of Seattle. This report is not a guarantee that the impacts will not affect the health or condition of the trees of concern. As trees are dynamic and construction impacts are not manageable, it is not possible to accurately predict the responses of trees to impacts, therefore, it is not possible to determine the future condition of a trees.

Cordially,

Tony Shoffner

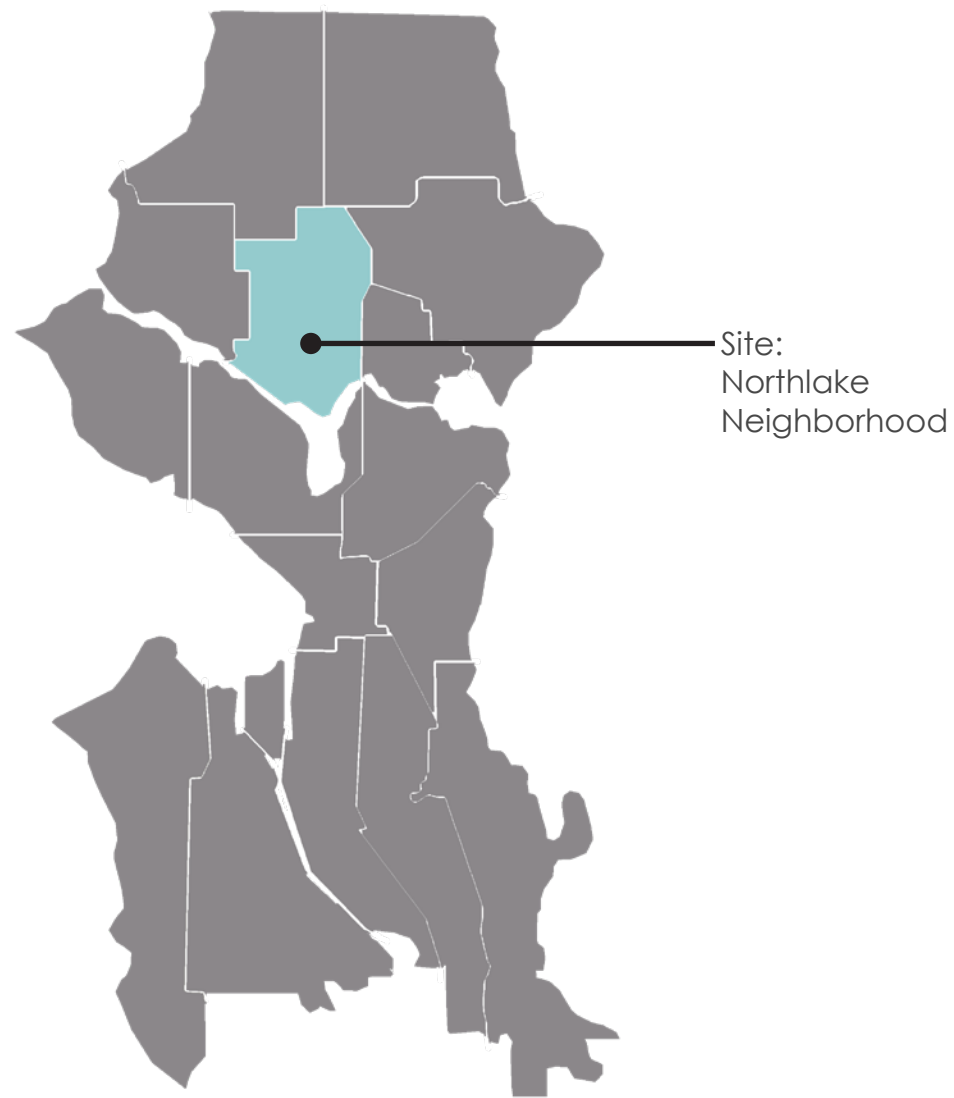
Tony Shoffner  
ISA Certified Arborist #PN-0909A, TRAQ



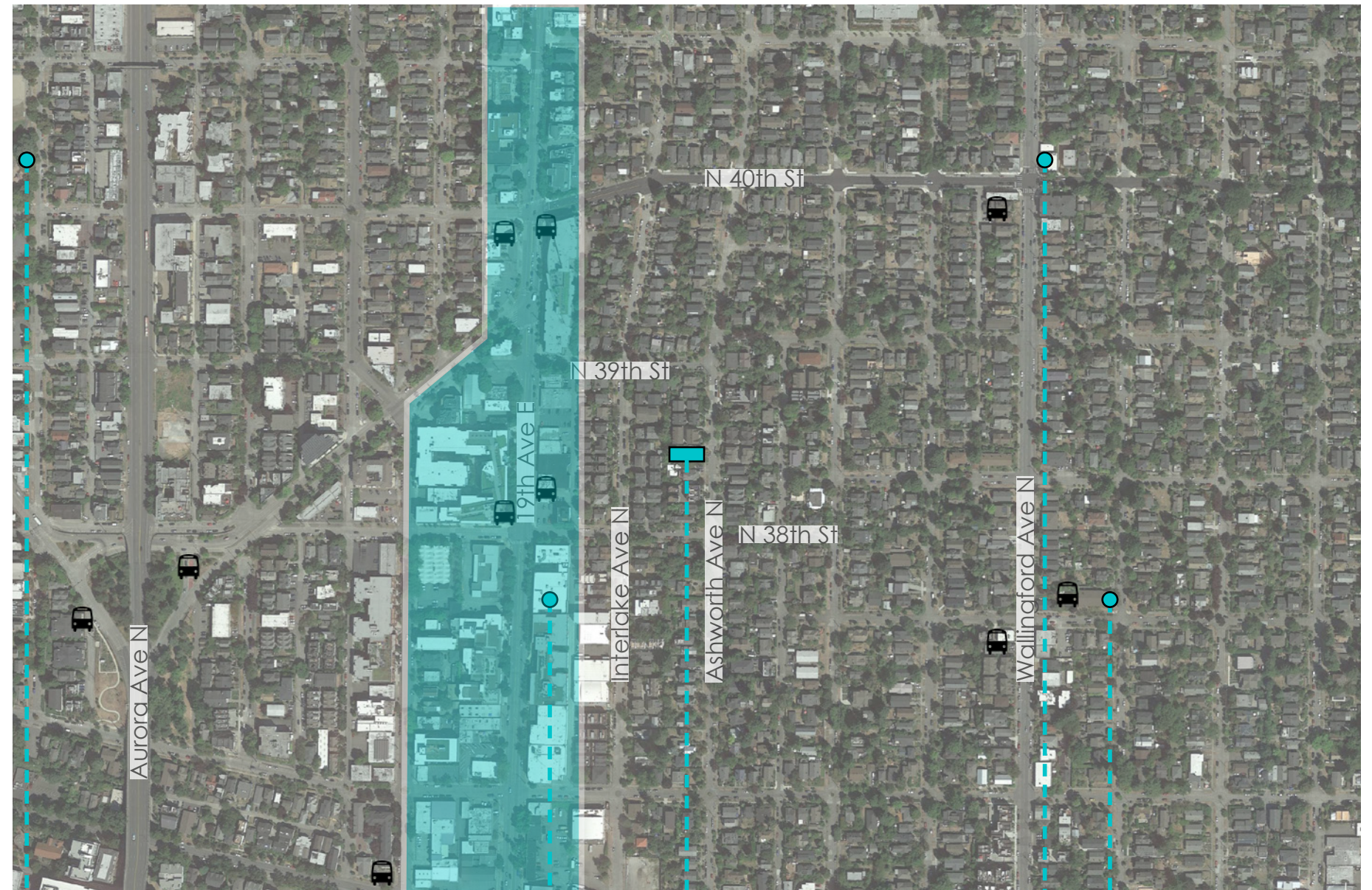


SITE PLAN  
SCALE: 3/32" = 1' 0"

# Site Plan



EXISTING SITE



BF Day  
Playground

  
Bastyr  
Center for  
Natural  
Health

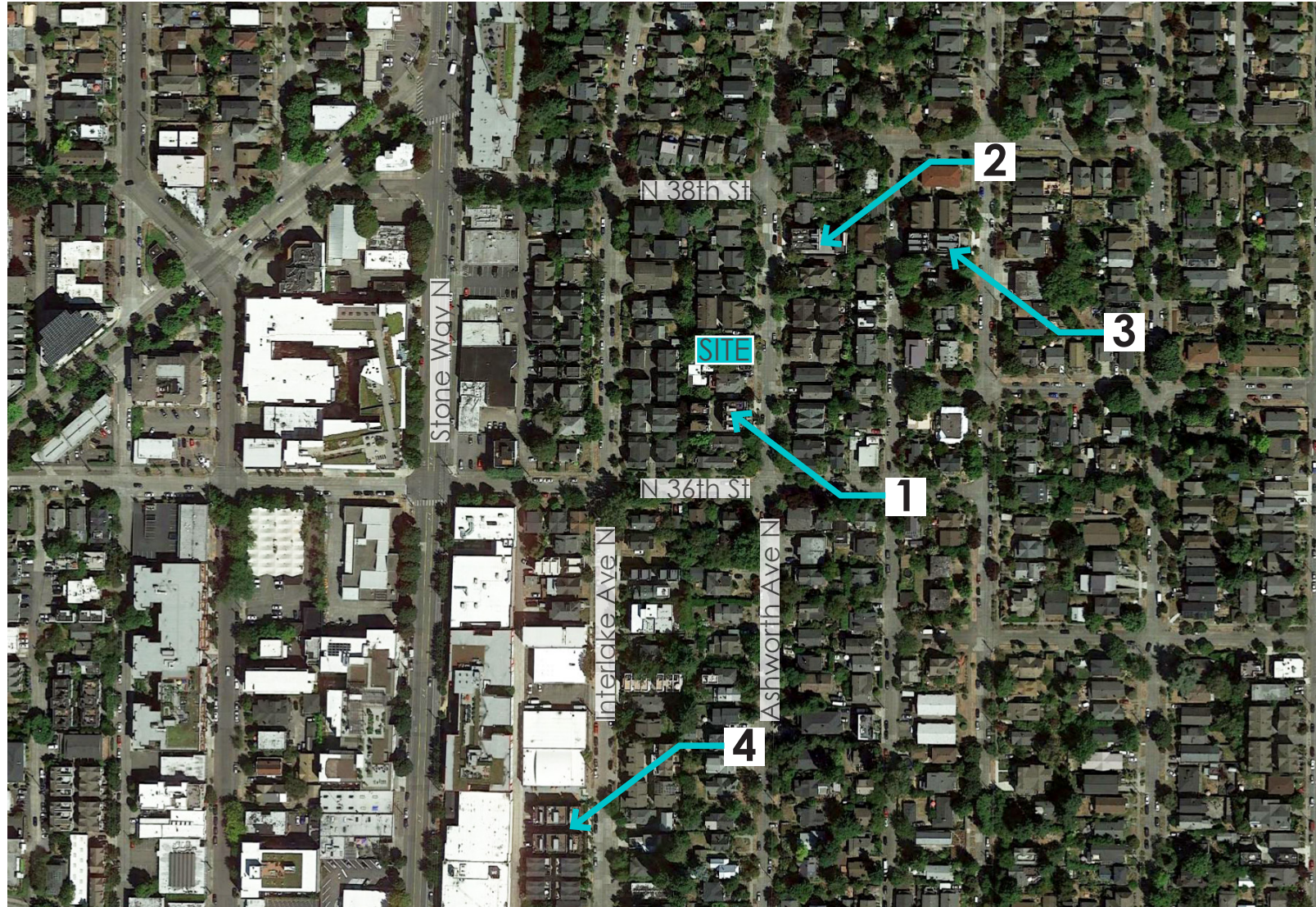
The Hallows  
Church Walling  
ford Expression

Durn  
Good  
Grocery

**Stoneway Commercial Area**  
Includes but is not limited to: bank, bak-  
ery, dispensary, climbing gym cross fit,  
medical facility, cafes, restaurants, out-  
door gear store, bars/pubs, gas station,  
hair dresser, etc

SITE: 3821 Ashworth Ave N

## Context



**Neighborhood**

The proposed development at 3821 Ashworth Ave N is located in a LR1 zone. The project sits on a quieter road a few blocks east of Stone Way N, a main arterial for the area. Our project designs for the future of the community, a high density urban neighborhood with access to frequent transit and a plethora of neighborhood amenity.



**1.** Single Family Residential  
3811 Ashworth Ave N



**2.** Single Family Residential  
3840 Ashworth Ave N

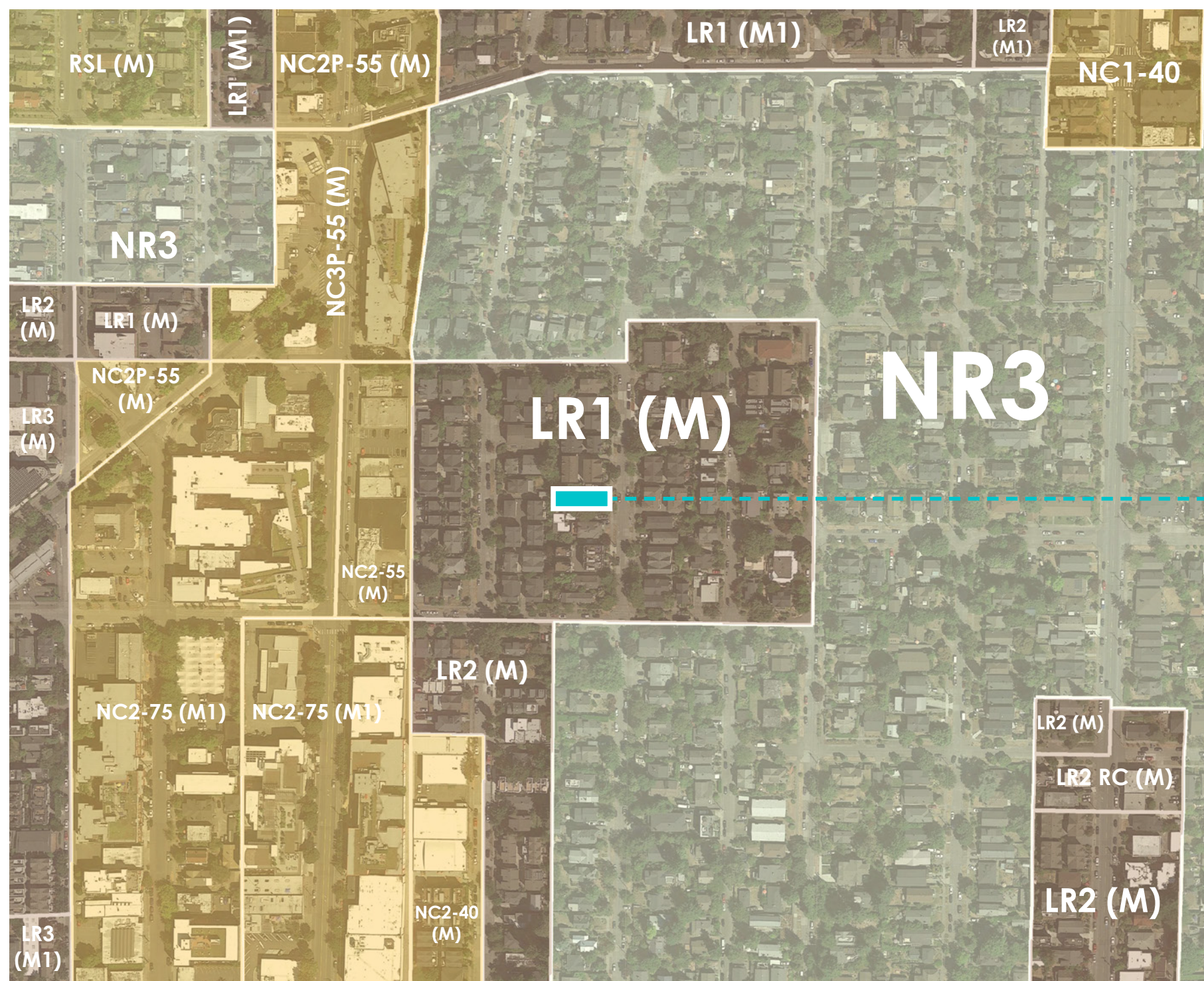


**3.** Single Family Residential  
3843 Woodlawn Ave N



**4.** Single Family Residential  
3619 Interlake Ave N

**Context Analysis**



**Project Site Zoning:** LR1 (M)

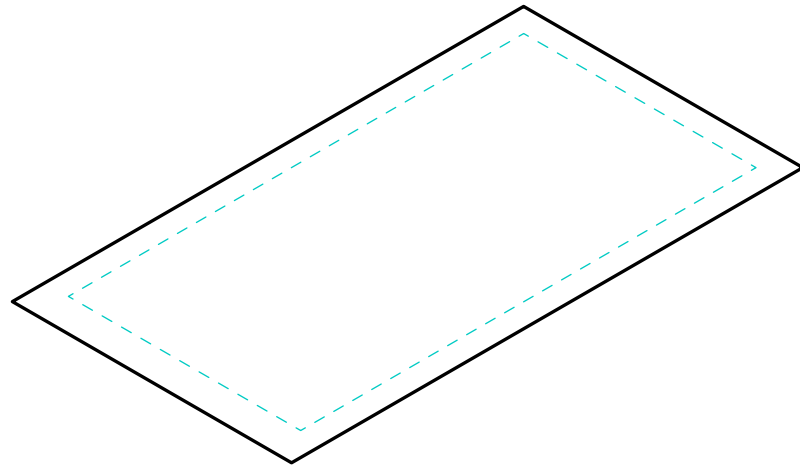
\*DEVELOPMENT STANDARDS FOR ZONING ON PAGE 3.

**Adjacent Zoning:** NC2-55 (M), LR2 (M), NR3

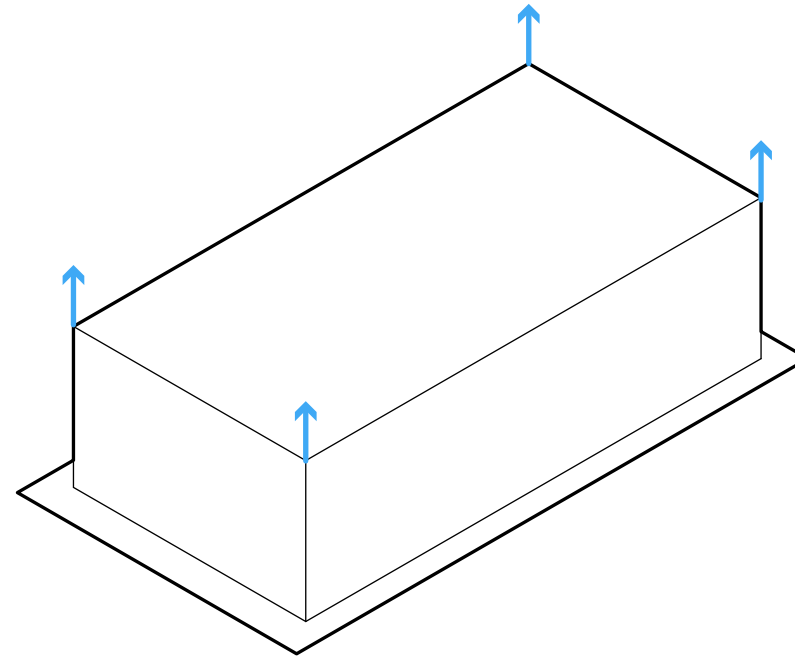
**Key:**

- Neighborhood Commercial
- High-Density Multi-Family
- Lowrise Multi-Family
- Residential Small Lot
- Neighborhood Residential

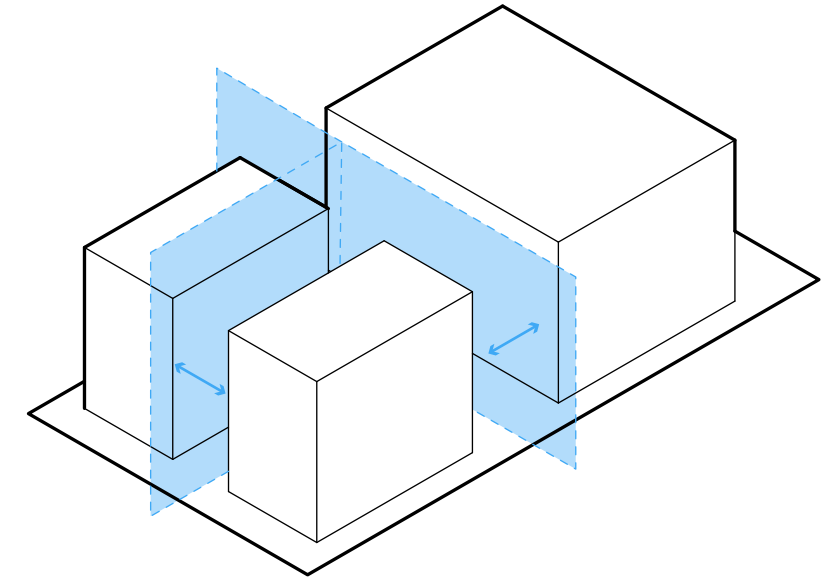
| SEATTLE DESIGN GUIDELINES               |                                                 | DESIGN RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CS1 Natural Systems and Site Features   | C. Topography                                   | The site has roughly 8 feet of grade change down from the R.O.W. This grade has been used to lower the overall scale and mass of the project while also hiding parking from passing pedestrians. The mass is reduced by lowering the rear townhome in line with the topography making them about a half story lower than the Single-family homes fronting Ashworth Ave. This change in elevation reduces the perceived massing of the project while also allowing more light to penetrate to the R.O.W during the late afternoon.                                                                                                |
|                                         | D. Plants and Habitat                           | The project site consists of a lush and healthy Coral Maple in the R.O.W directly adjacent to the site. This tree will remain and be protected throughout the construction process. Additionally, a new Japanese maple will be added to the Southwest corner of the site.                                                                                                                                                                                                                                                                                                                                                        |
| CS3 Architectural Context and Character | A. Emphasizing Positive Neighborhood Attributes | The proposed design emphasizes neighborhood attributes by using common materials found in the neighborhood, maintaining the street scale, and replicating the roof shape of adjacent structures. The Primary materials used are Lap siding and Board & batten siding which is present on majority of homes on the block. The project will be 3 stories above grade and will follow the grade down Ashworth which accounts for half of the homes on the block. The roof shape for the units fronting the street will be gables which is the primary roof shape found on the block.                                                |
| PL2 Walkability                         | A. Safety and Security                          | The project promotes safety and security by providing large open windows fronting the street and the drive. Large open windows imply that all spaces are being monitored and encourage safety on and off site.                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                         | A. Weather Protection                           | All entries and bike parking provide overhangs to protect from the weather.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PL3 Street Level Interaction            | A. Entries                                      | The entries for this project are pronounced through massing changes, material changes, color changes and large addressing callouts. All entries in this project are represented with a red door flanked with large numbers. Additionally, the entries pull back from the main massing and consist of a premium wooden lap siding material.                                                                                                                                                                                                                                                                                       |
| DC2 Architectural Concept               | A. Massing                                      | The massing of this project has been laid out in a way to reduce overall mass and retain the character of the single-family context that can be found near the site. It achieves this by splitting the mass of the single-family homes fronting the street and lowering the mass of the Townhomes in the rear of the site. This creates a condition where two smaller masses of similar scale to the existing context are experienced while approaching the project from the R.O.W. Once on-site individuals are greeted with large entries and materials of a scale and composition like what can be found in the neighborhood. |
|                                         | B. Architectural and Facade composition         | The architectural façade and composition of this project is designed to retain the minimalist design moves present in the neighborhood while at the same time bridging into new contemporary design. Using a two-tone board and batten color pallet and building form/roof shape speaks to the minimalism of the existing single-family home while the introduction of wood lap siding at entries and pops of color on the doors introduces elements of contemporary design.                                                                                                                                                     |
| DC3 Open Space Concept                  | B. Open Spaces Uses and Activities              | Open Spaces Uses and Activities: Each unit in this project will be provided with private amenity space. In the case of the two single family homes fronting Ashworth Ave, they each have front yards consisting of plants and Landscaping. The rear townhomes each have a rear deck and yard with landscaping. All units have roof decks giving each occupant a view of Lake Union and views of the adjacent units. This project also consists of a large parking court that has been treated with landscaping, and hardscaping to define pedestrian paths.                                                                      |
| DC4 Exterior Elemins & Materials        | A. Exterior Elements & Materials                | Exterior Elements and Finishes: This project features premium materials at all unit entries, weather protection, and large addressing for wayfinding to each unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                         | D. Trees, Landscape and Hardscapes Materials    | The Coral Maple in the R.O.W adjacent to the site will be retained and a Japanese maple will be added to the southwest corner of the site. The parking court will feature landscaping and hardscaping to define pedestrian paths and maximize green space.                                                                                                                                                                                                                                                                                                                                                                       |



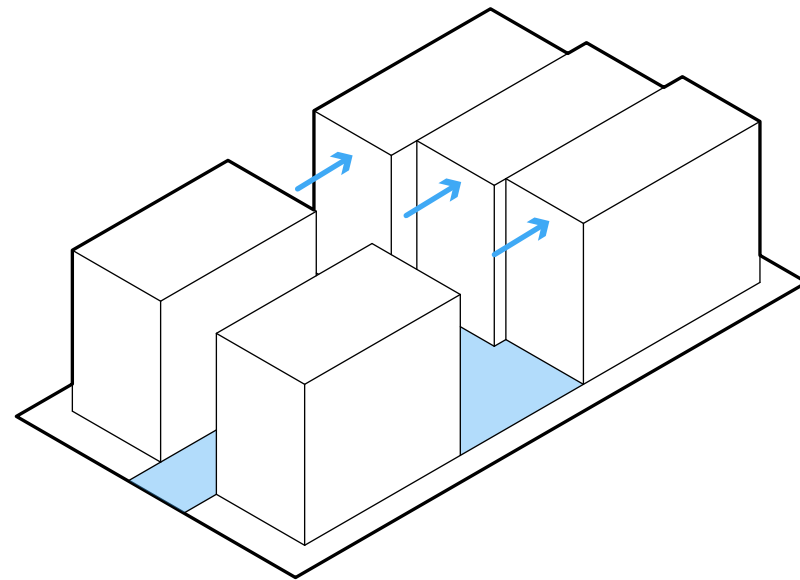
**1.** Define site setbacks



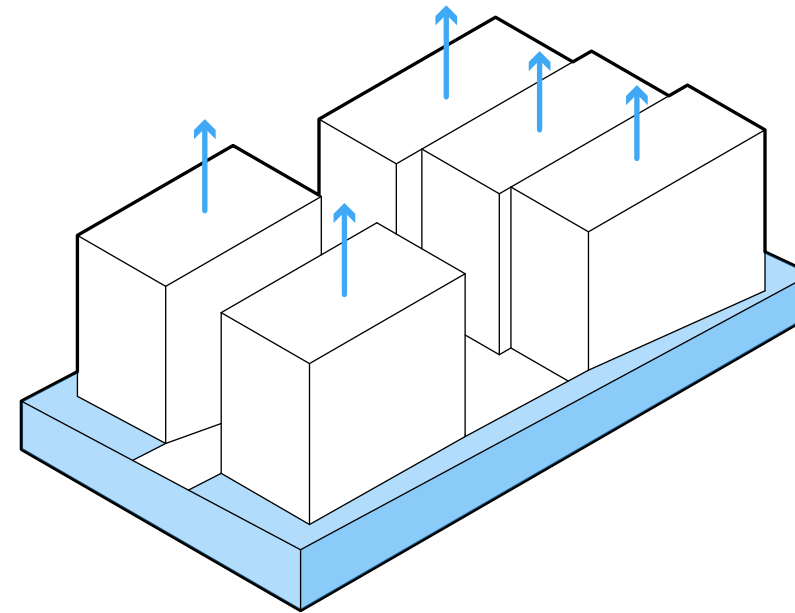
**2.** Extrude mass staying below the height limit



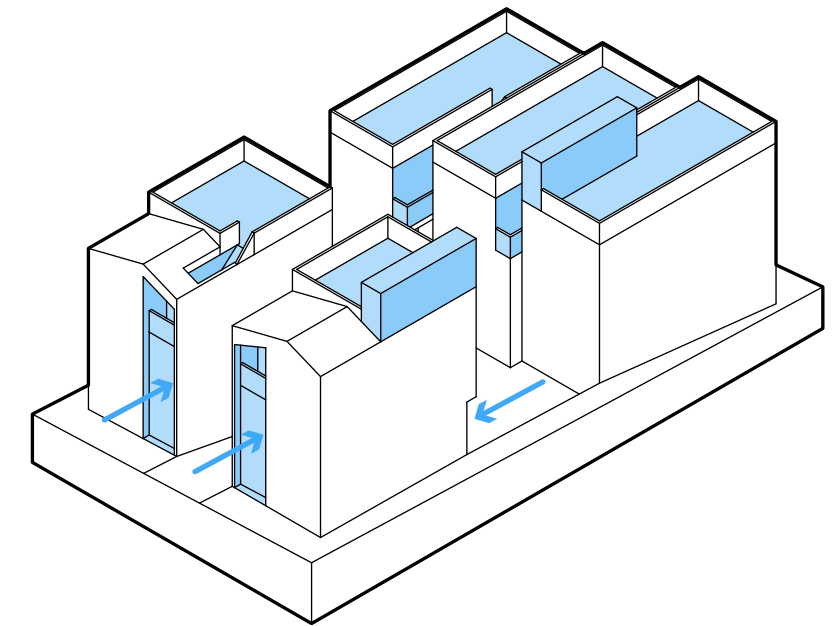
**3.** Create shared open space



**4.** Optimize view by shifting the back units

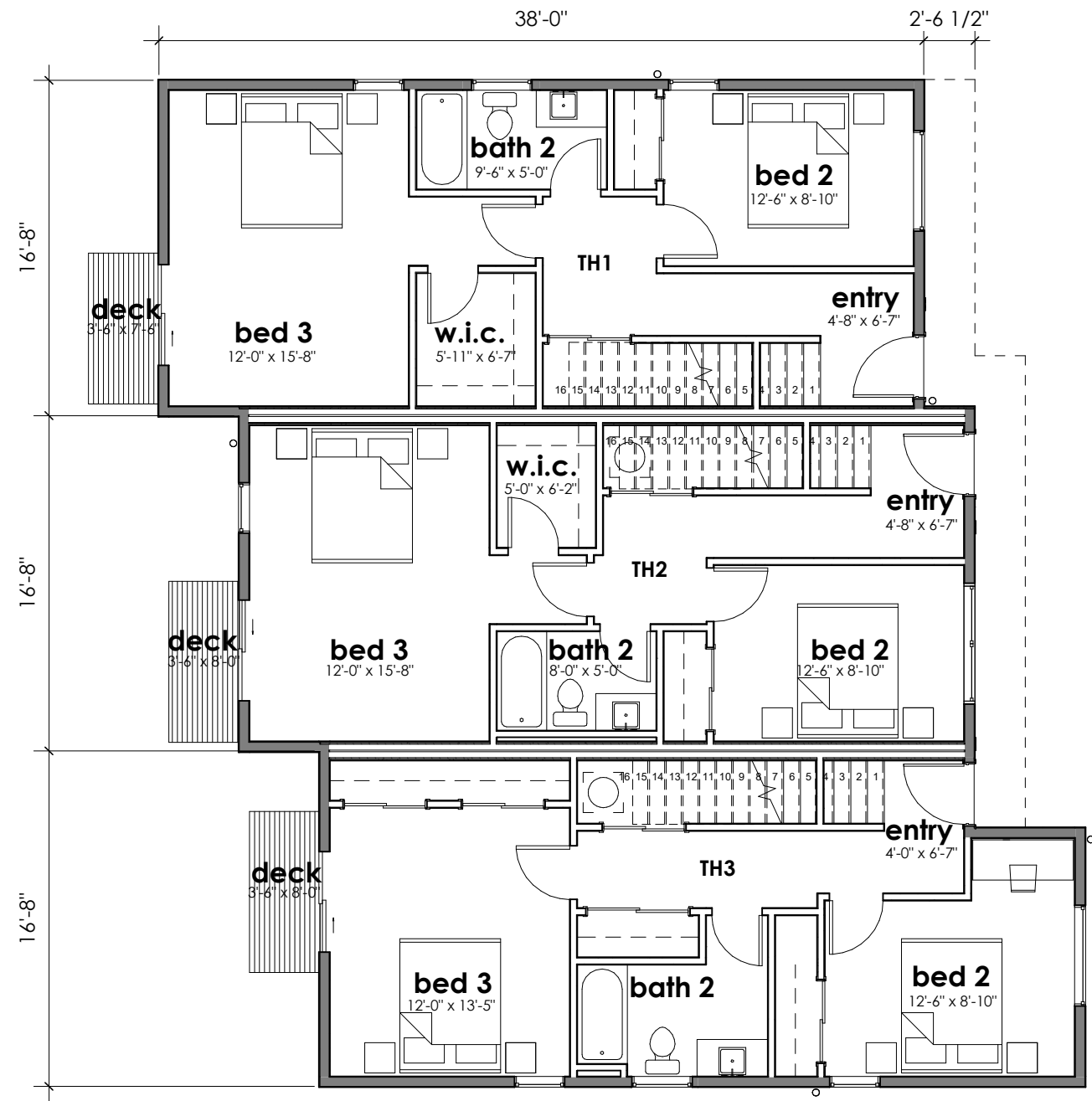


**5.** Adjust buidlings to grade



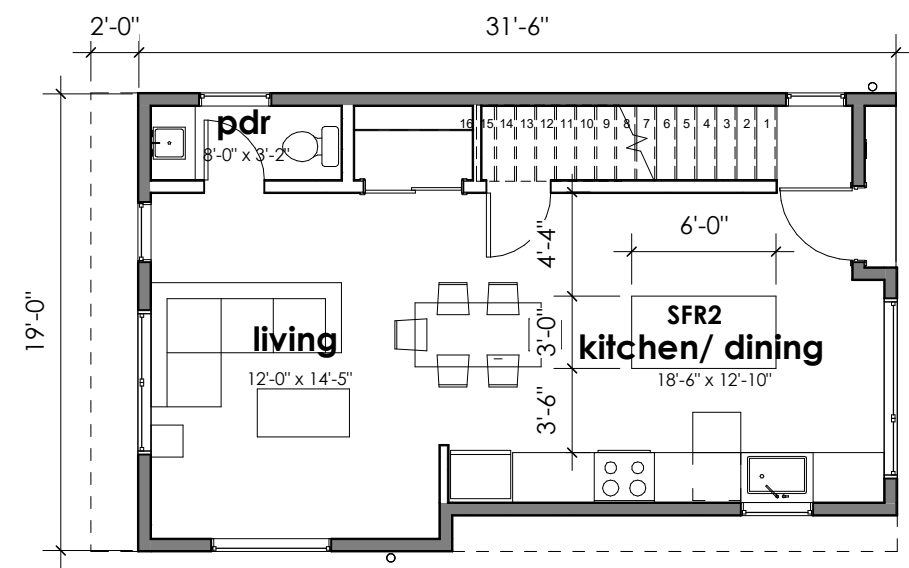
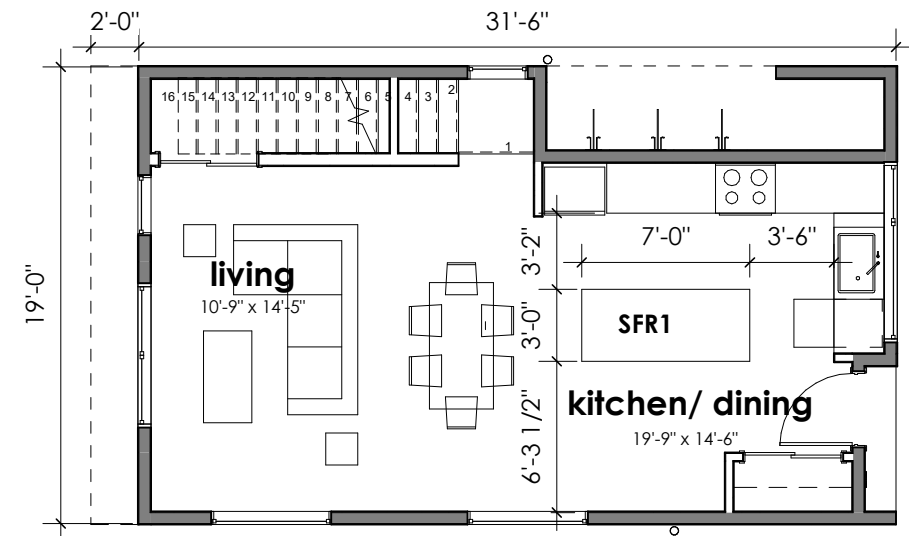
**6.** Define entry sequence circulation through modulation

## Design Concept

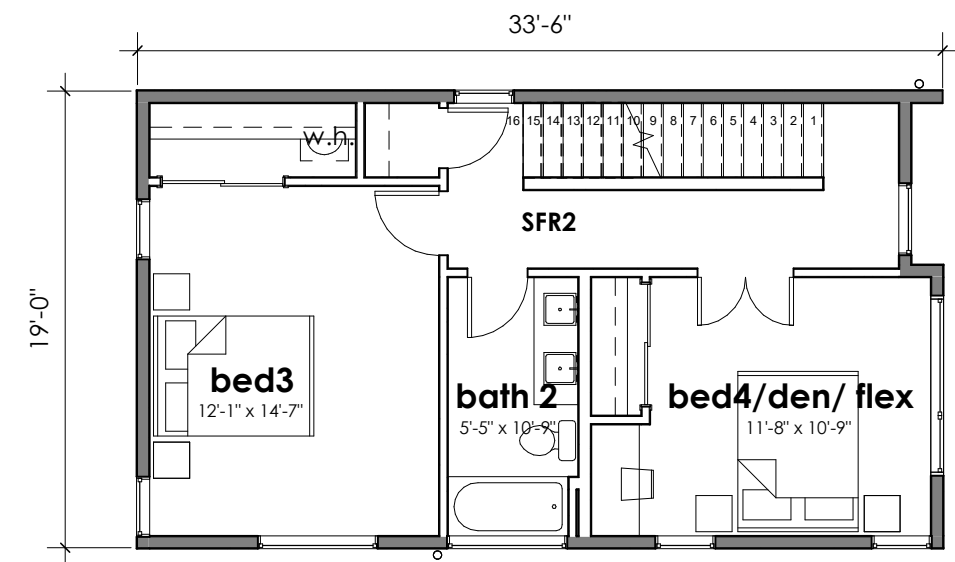
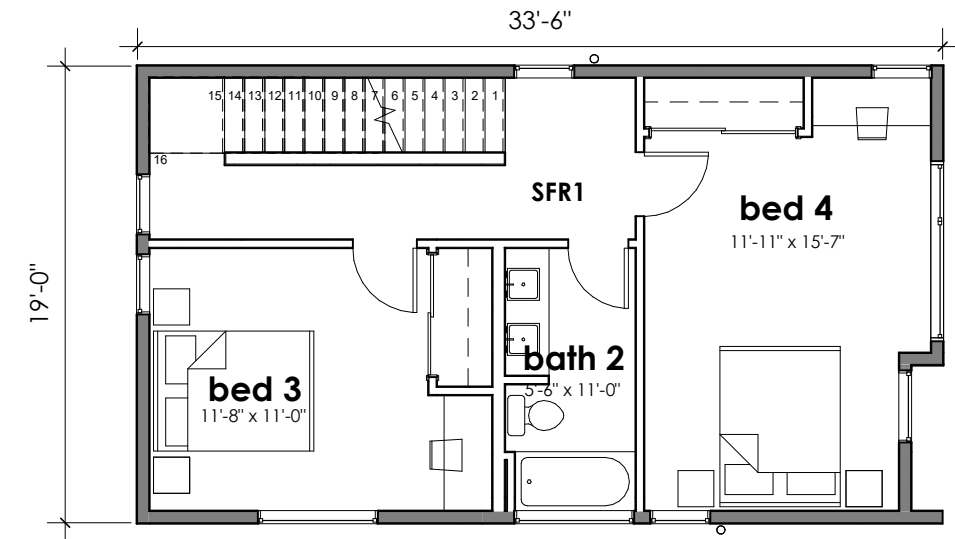
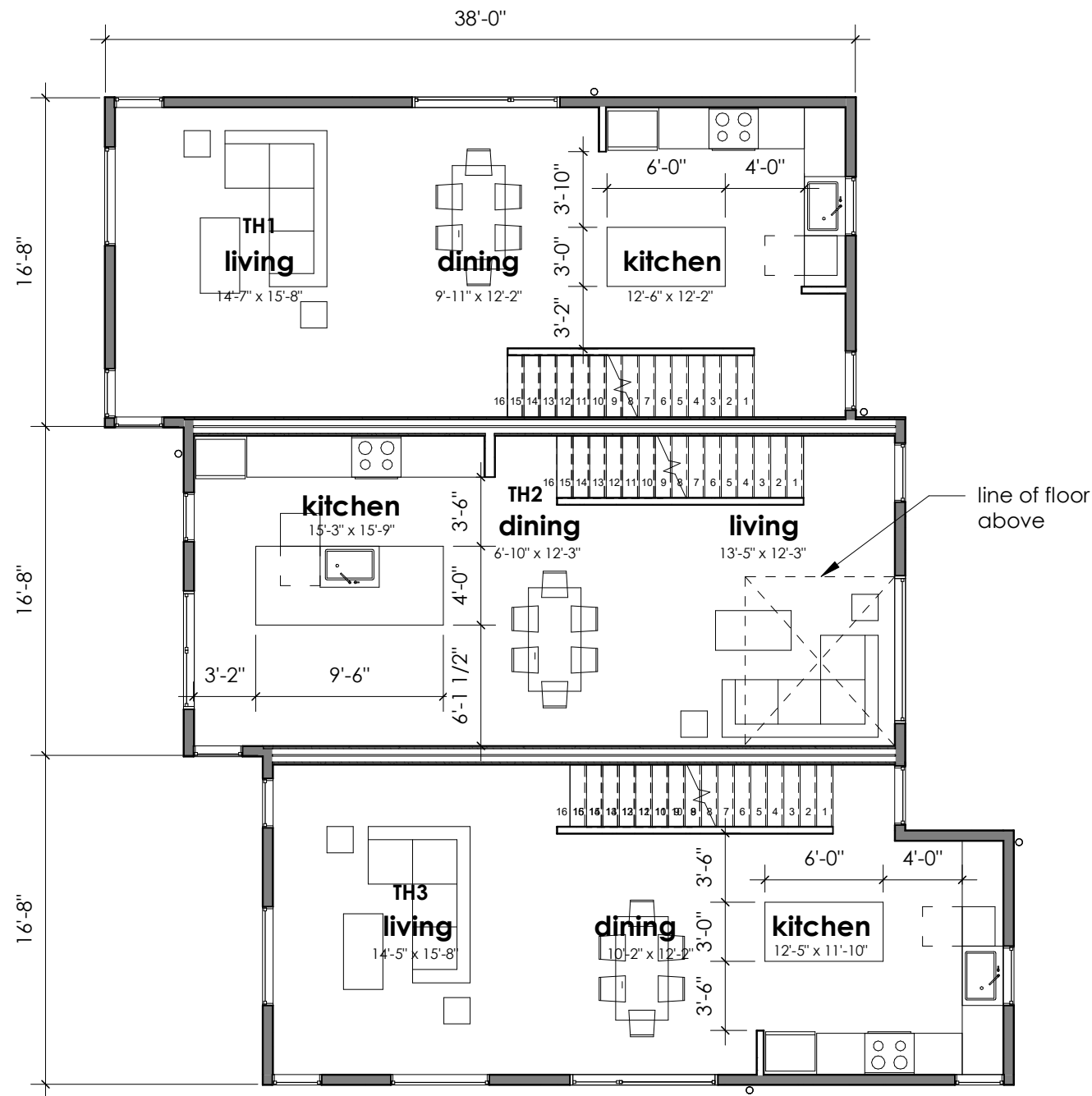


LEVEL 1

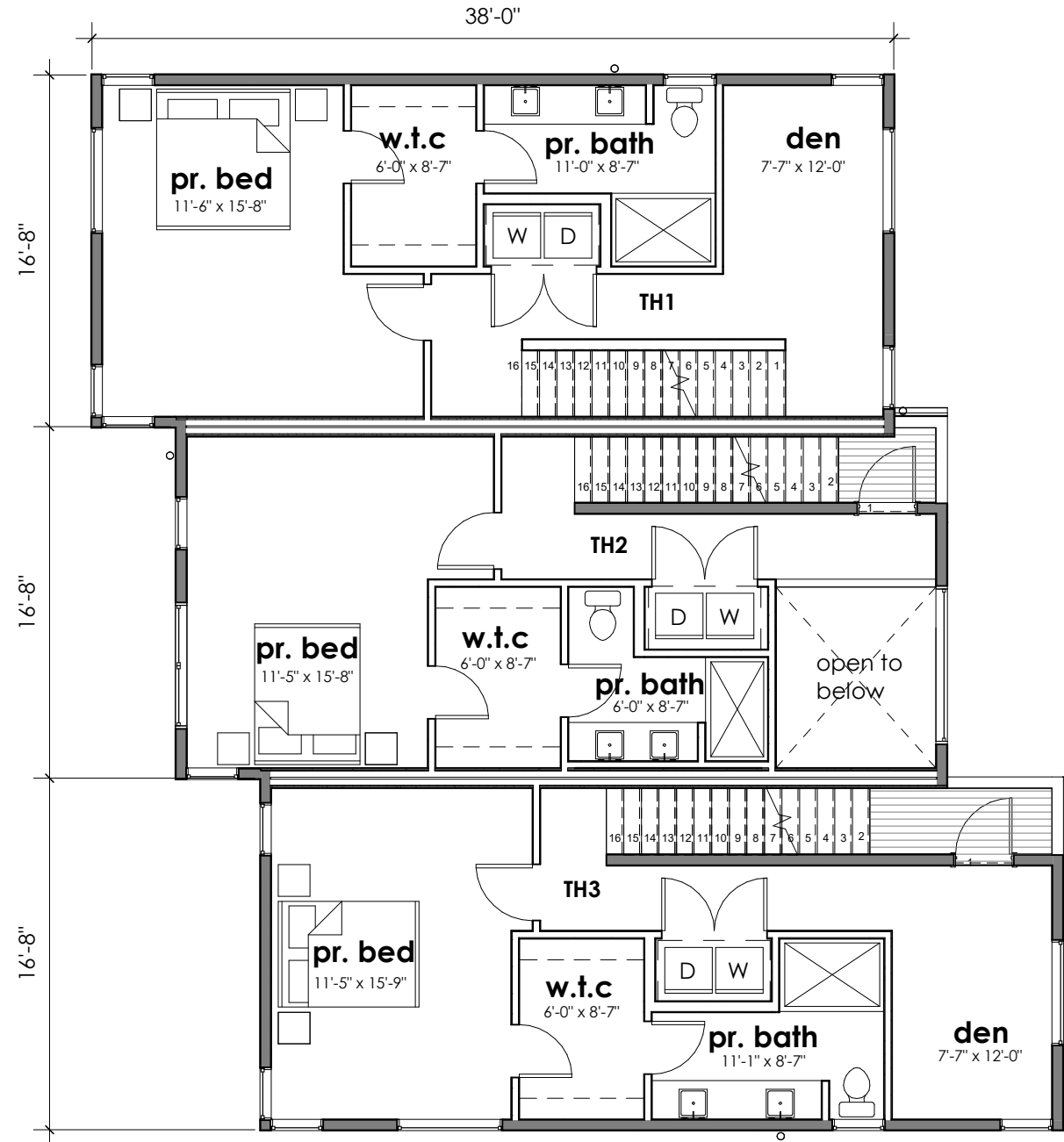
SCALE: 1/8" = 1'-0"



# Floor Plans

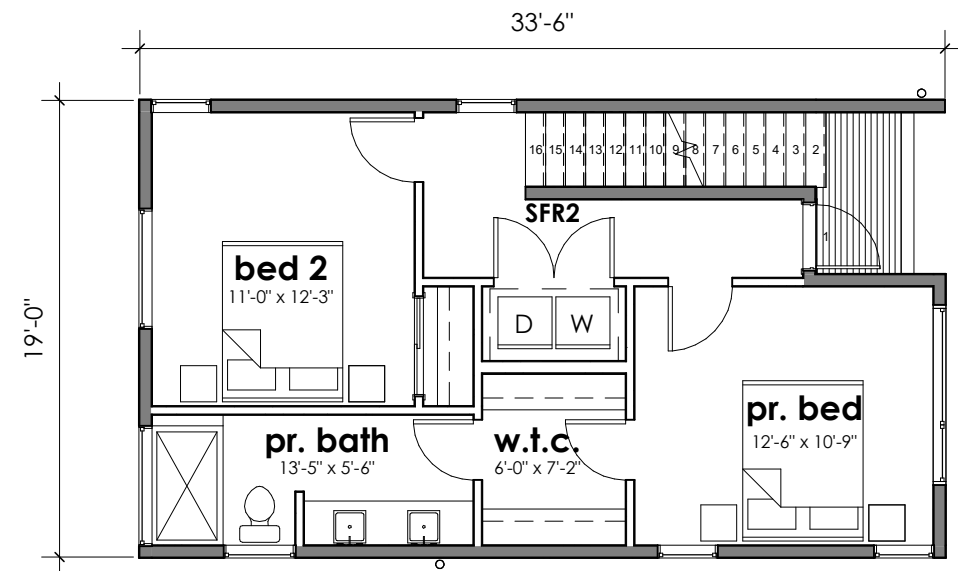
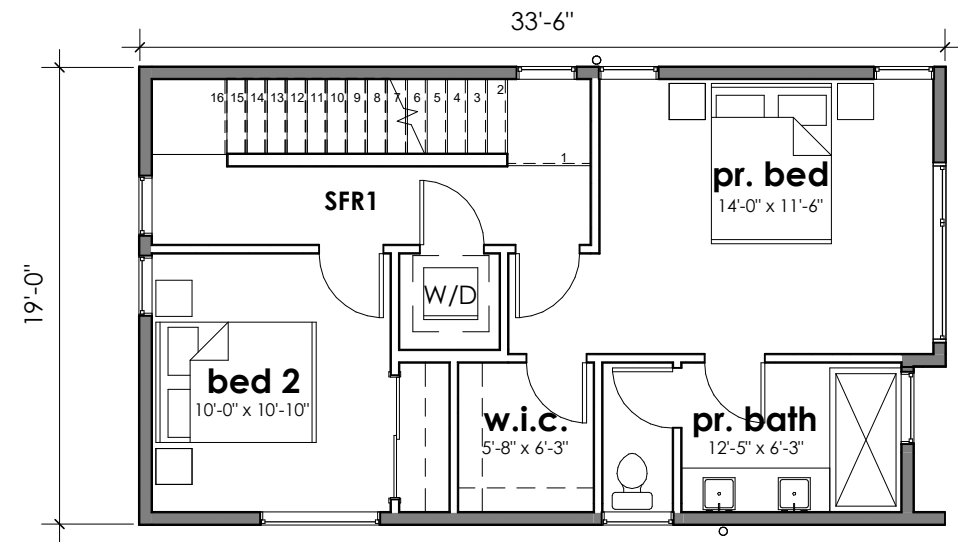


# Floor Plans

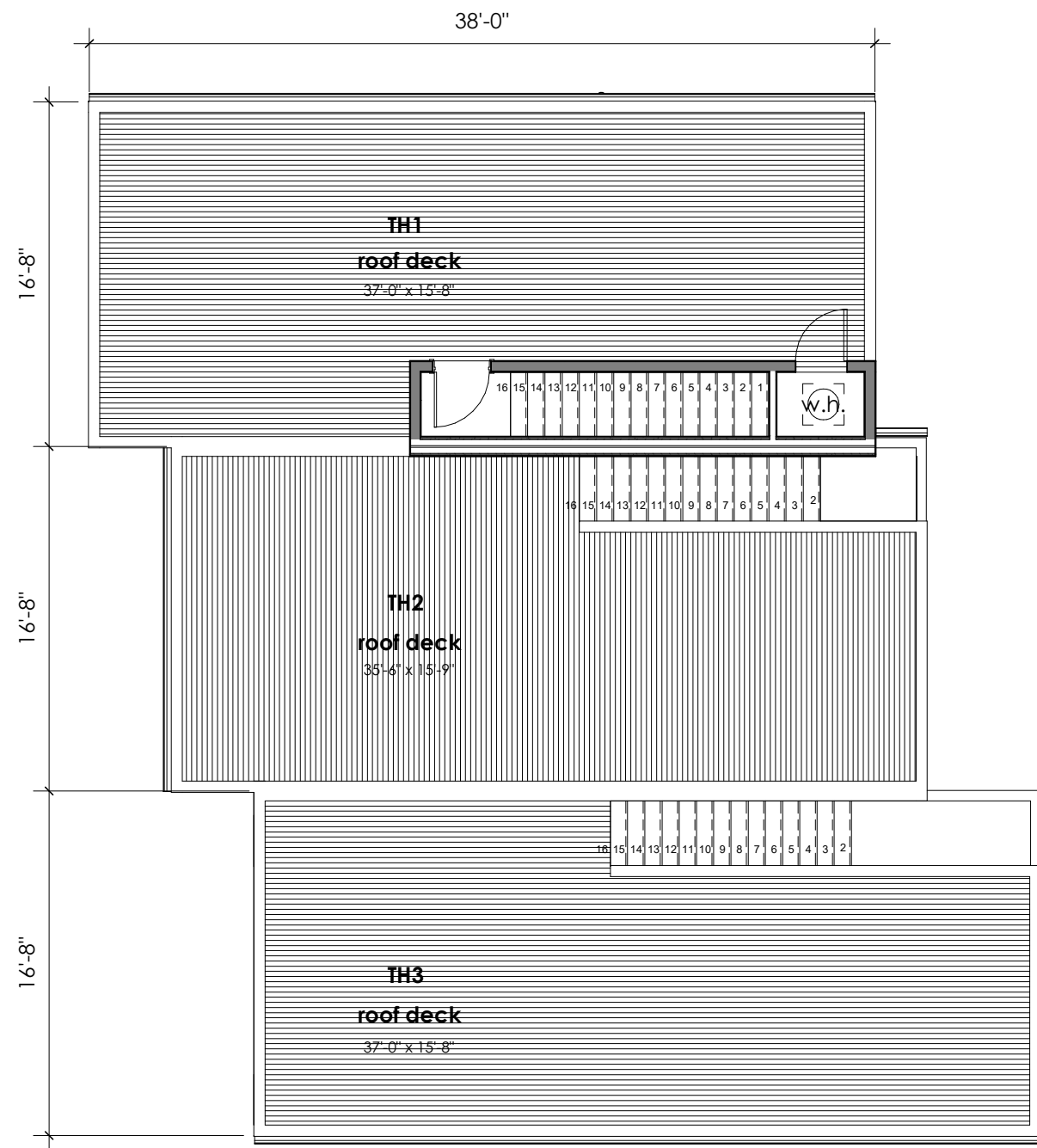


LEVEL 3

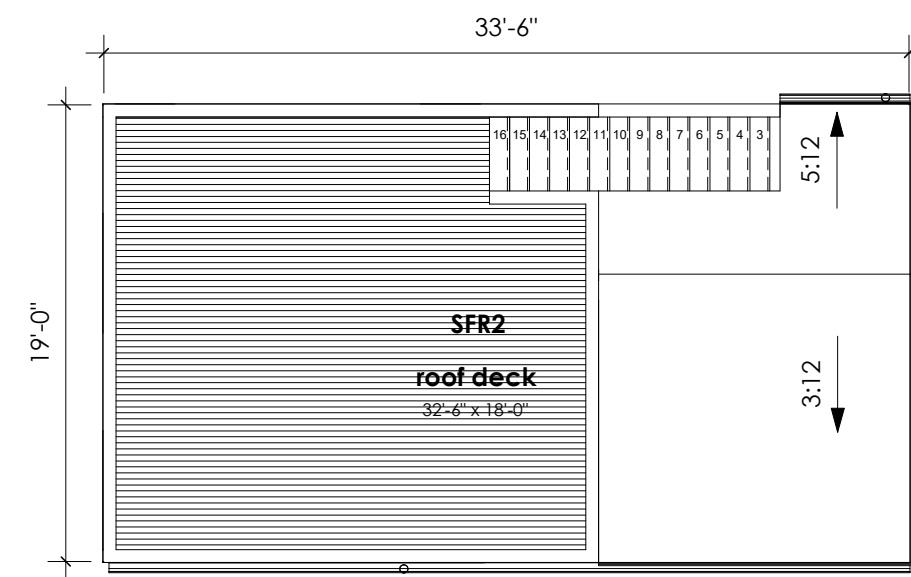
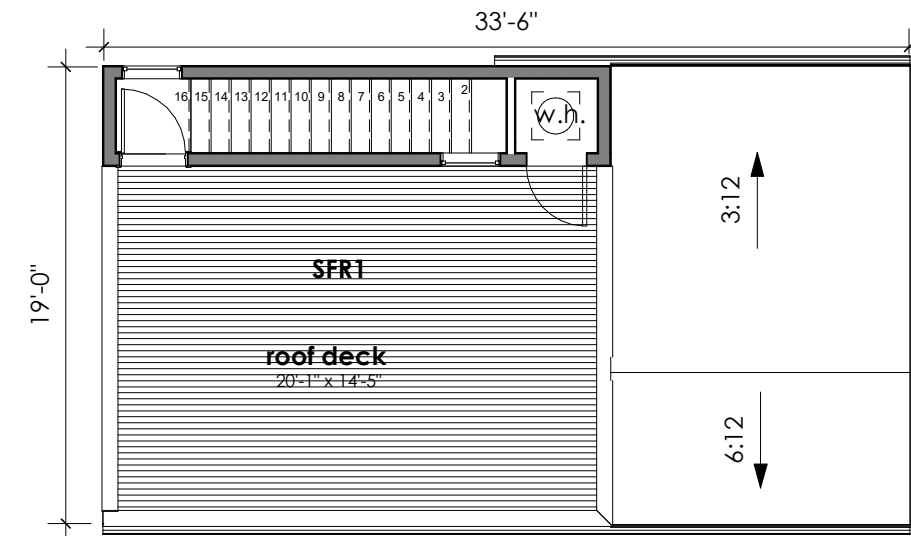
SCALE: 1/8" = 1'-0"



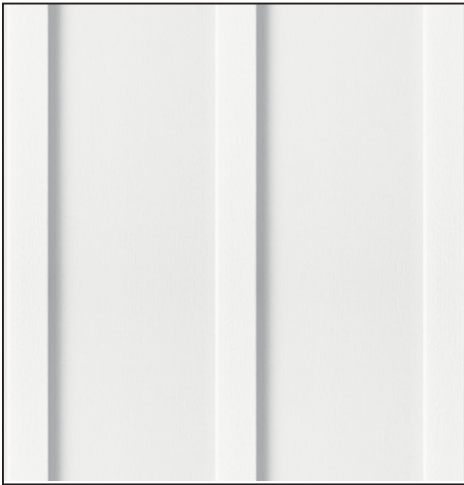
# Floor Plans



ROOF DECK  
SCALE: 1/8" = 1'-0"



1. White Board and Batten



4' x 8' Cementitious Panel w/  
1x2 Cedar Batts at 12" o.c

Sherwin Williams #7006  
Extra White

Primary Material

2. Black Board and Batten



4' x 8' Cementitious Panel w/  
1x2 Cedar Batts at 12" o.c

Sherwin Williams #6993  
Black of Night

Accent material on most  
facades

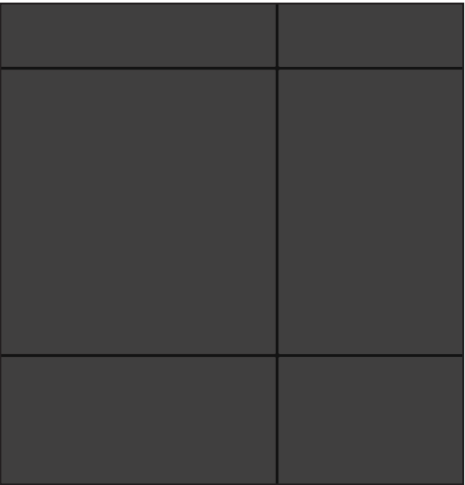
3. Cedar Siding



4" Reveal Cedar Lap Siding

Utilized as accent material at  
entries

4. Black Panel



4'x8' Cementitious Panel

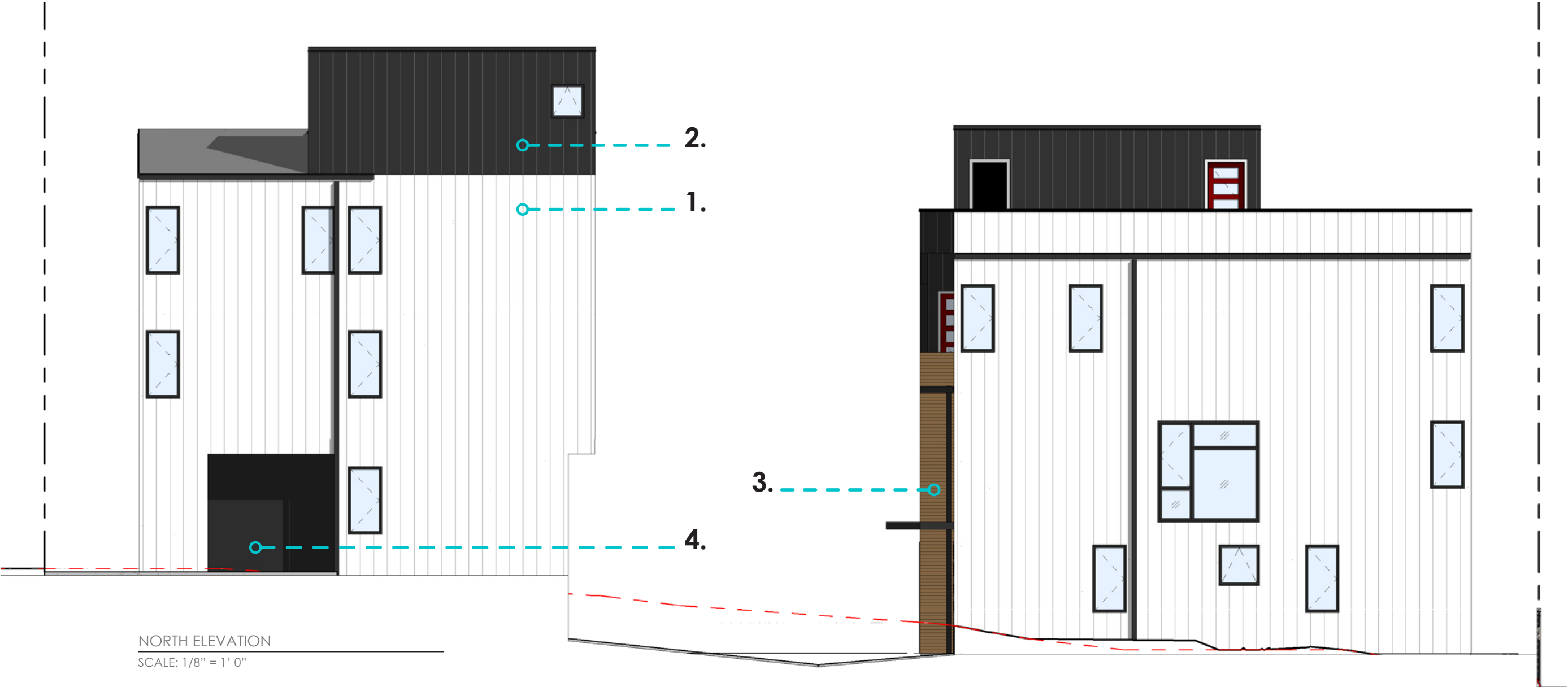
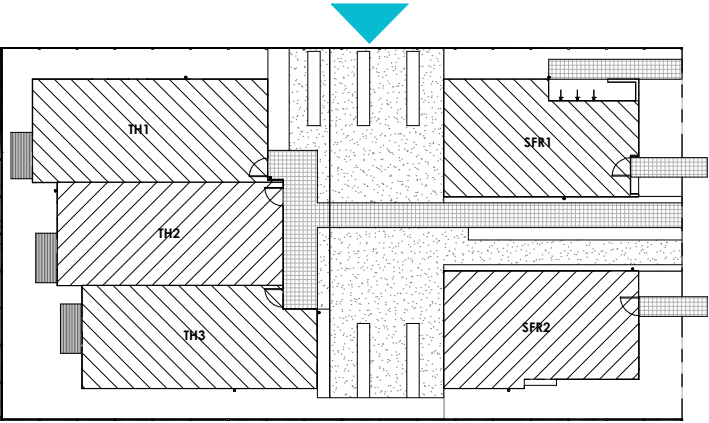
Sherwin Williams #6993  
Black of Night  
Utilized as accent material at  
entries

5. Concrete



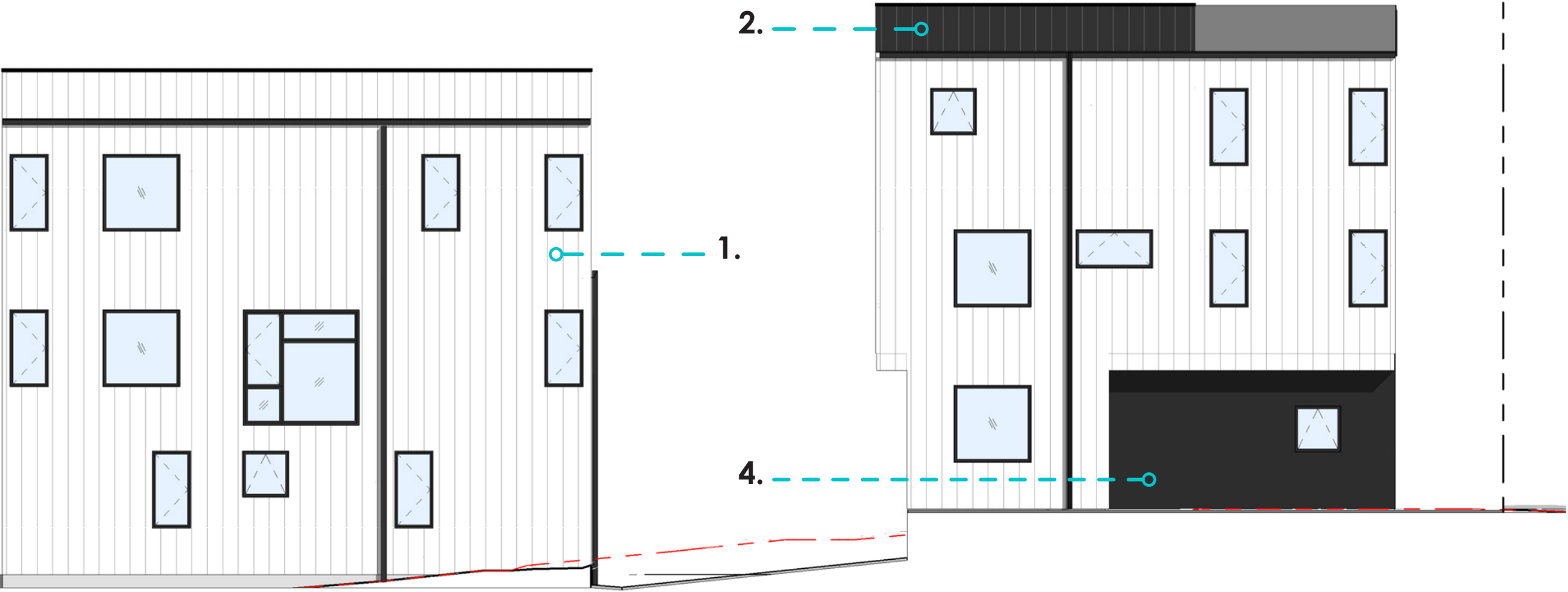
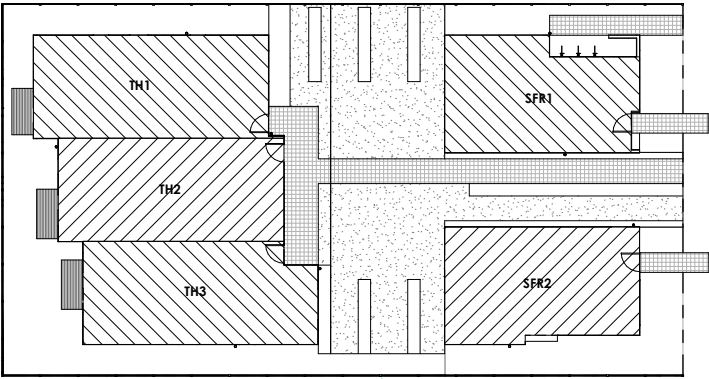
Concrete

Utilized as foundation  
material



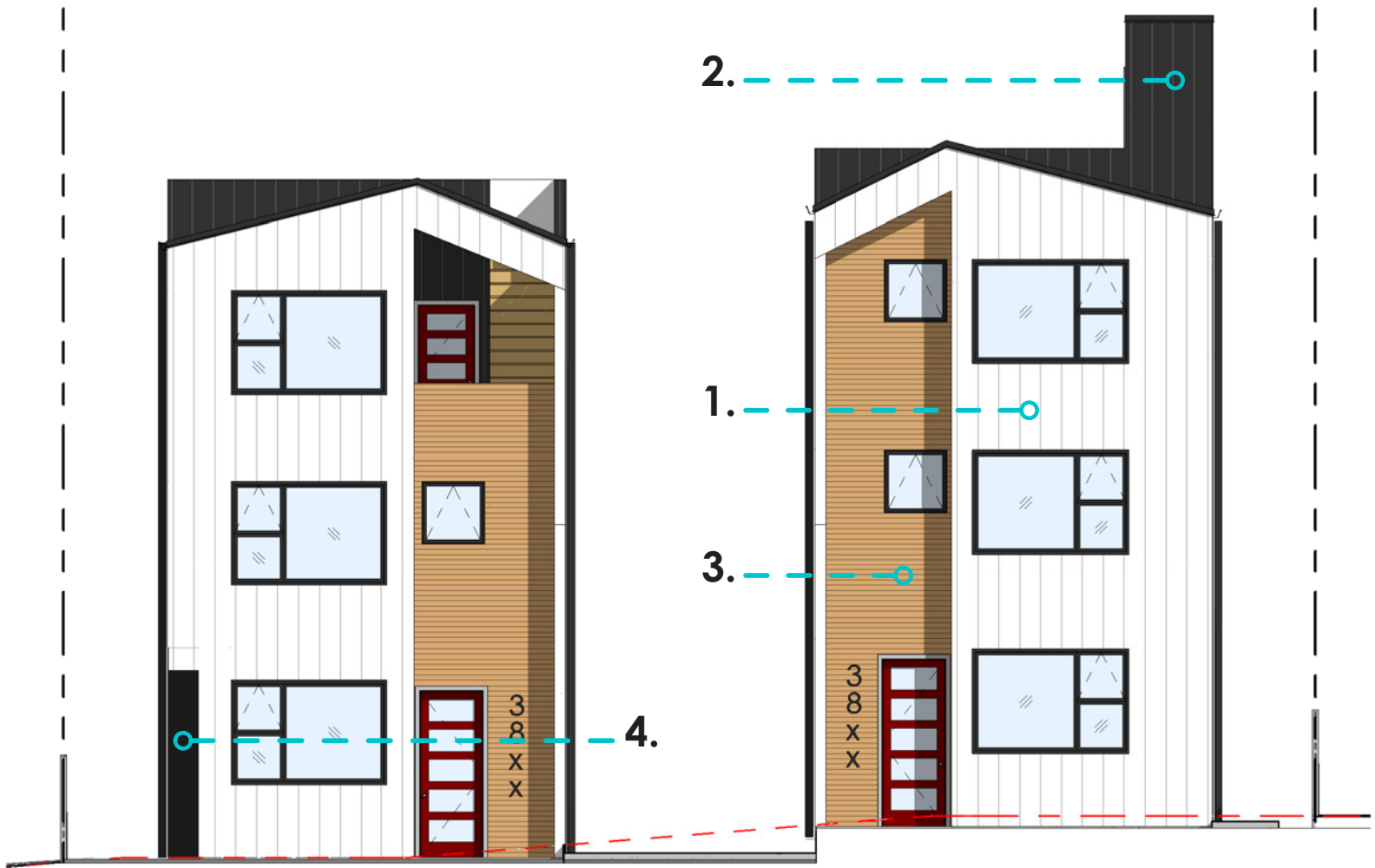
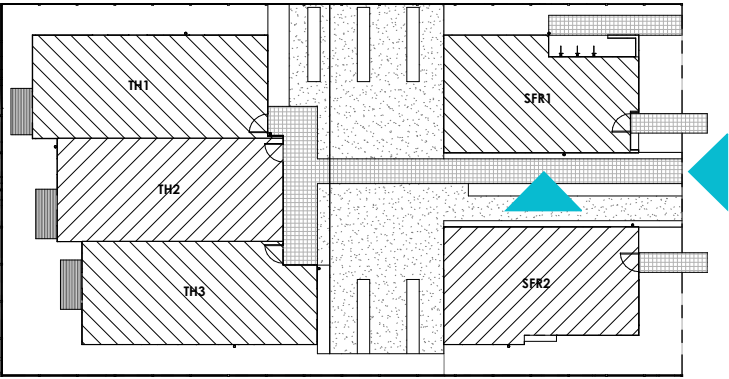
NORTH ELEVATION  
SCALE: 1/8" = 1' 0"

# Building Elevations

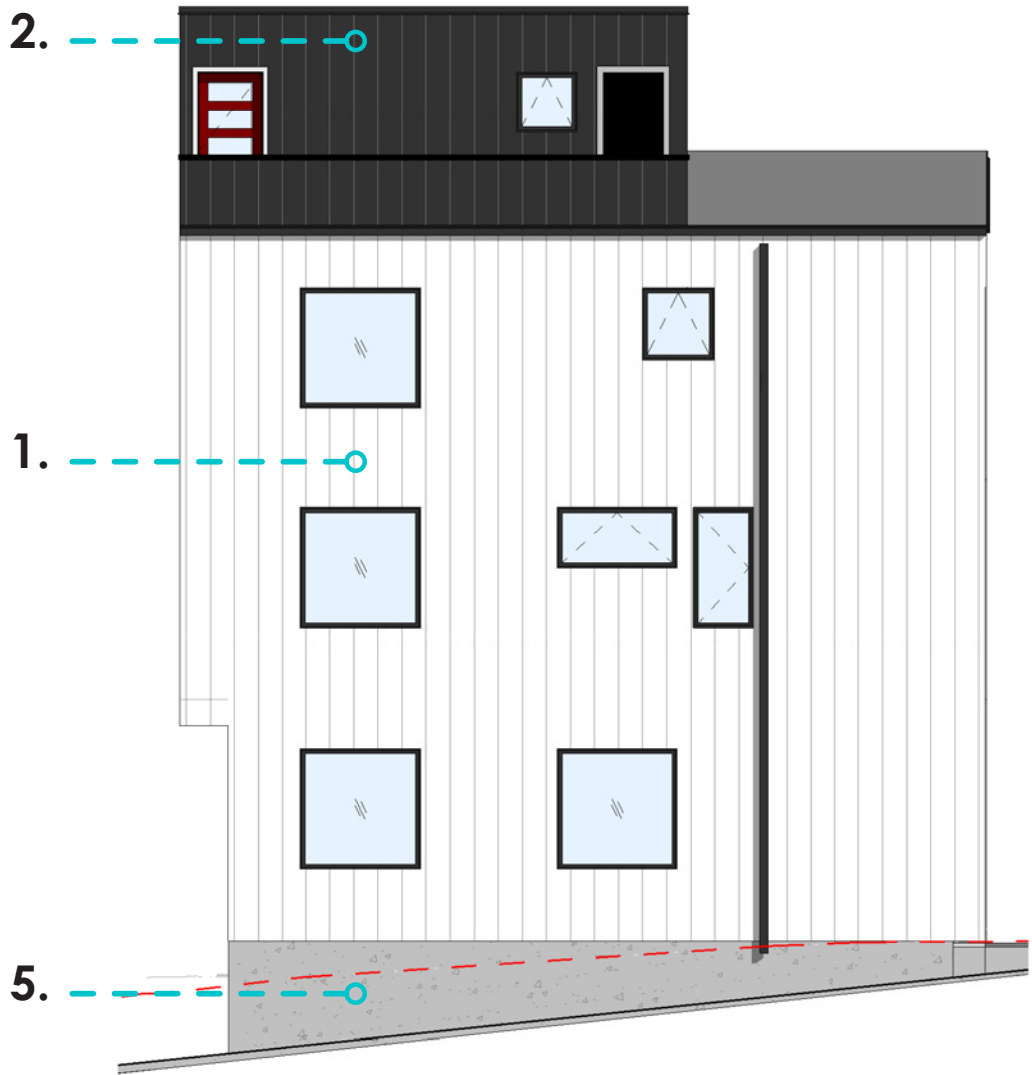


SOUTH ELEVATION  
SCALE: 1/8" = 1' 0"

# Building Elevations

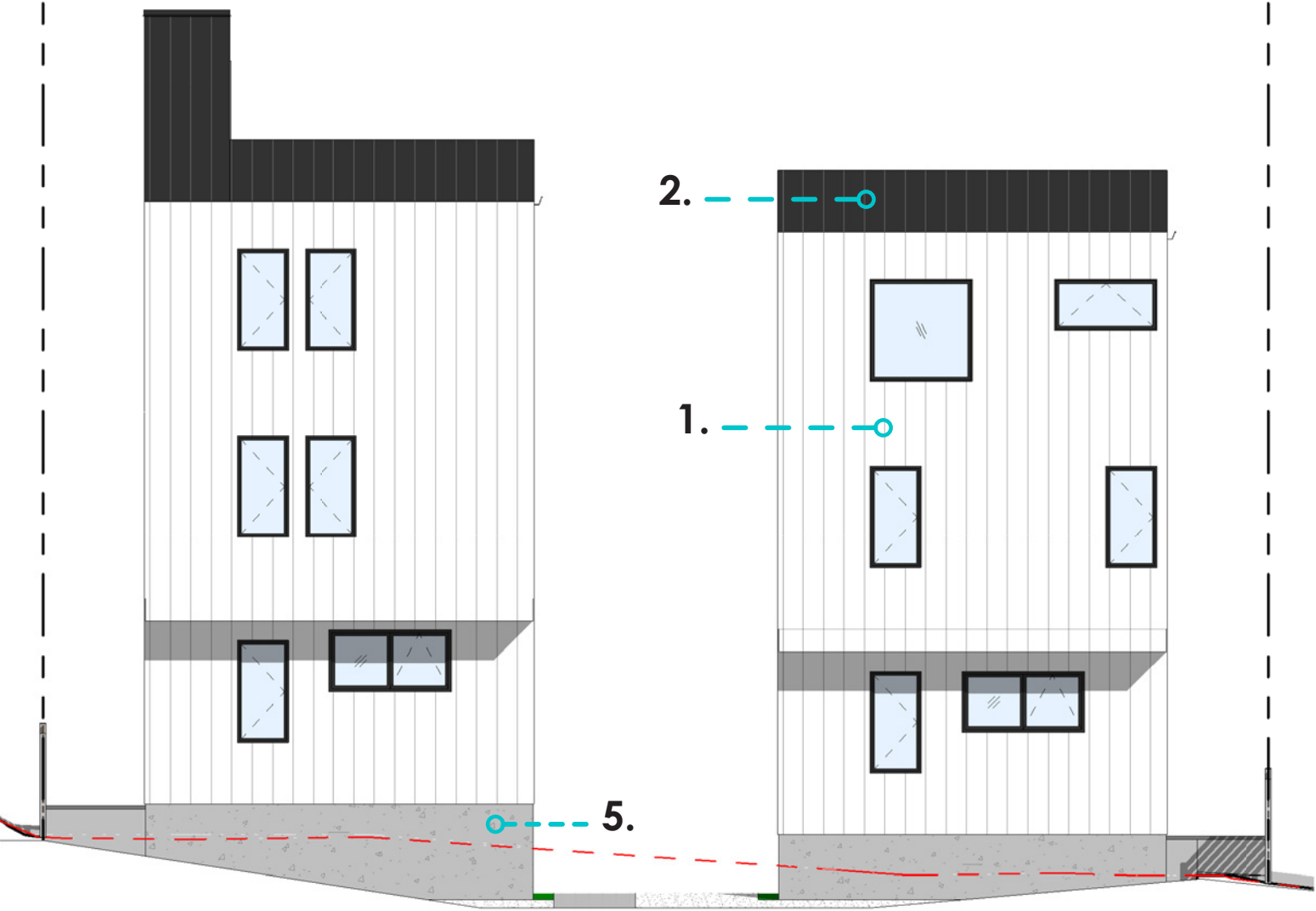
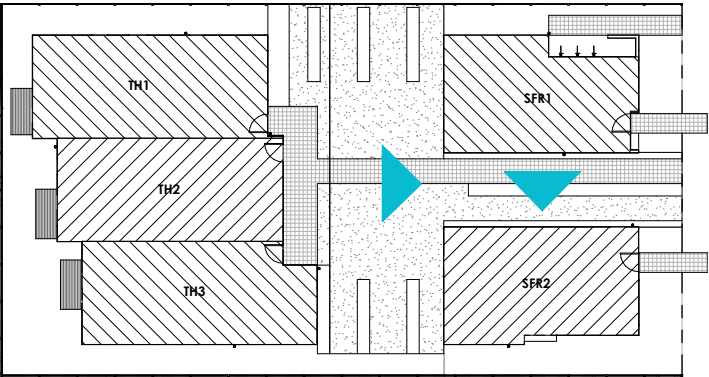


EAST ELEVATION (ASHWORTH AVE N)  
SCALE: 1/8" = 1' 0"

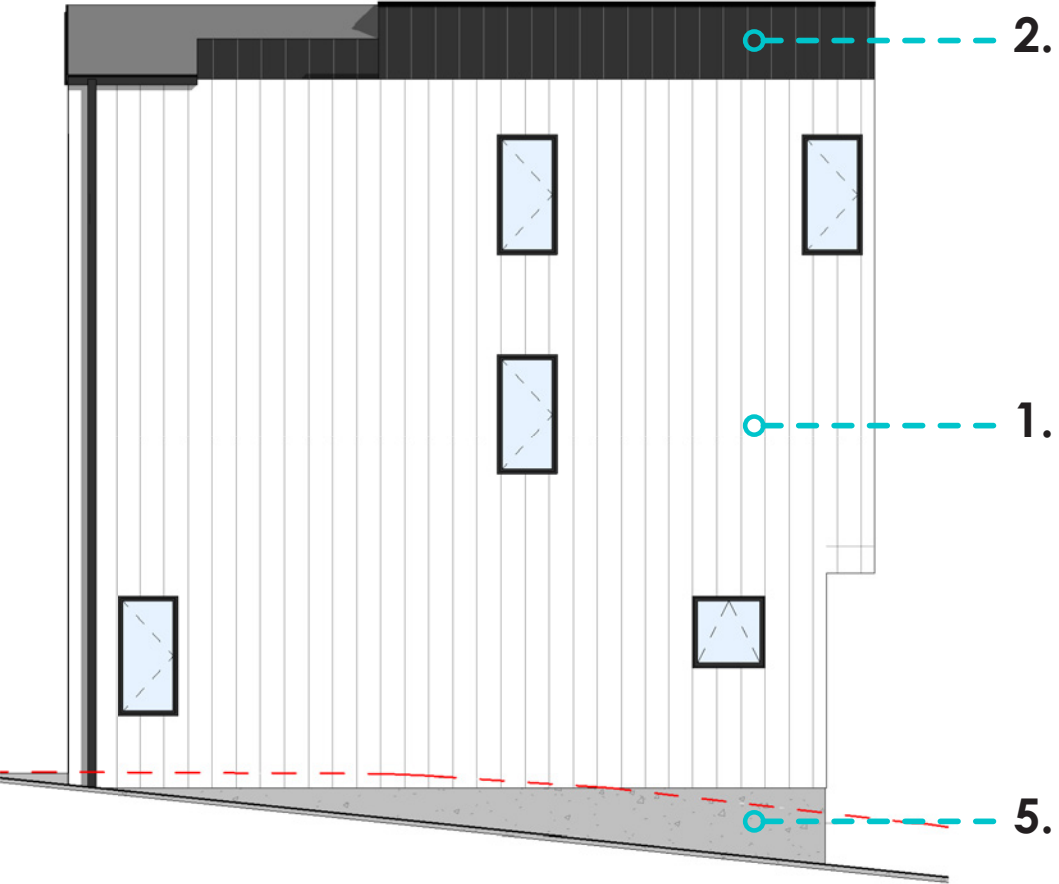


SFR1 SOUTH ELEVATION  
SCALE: 1/8" = 1' 0"

# Building Elevations



WEST ELEVATION  
SCALE: 1/8" = 1' 0"



SFR2 NORTH ELEVATION  
SCALE: 1/8" = 1' 0"

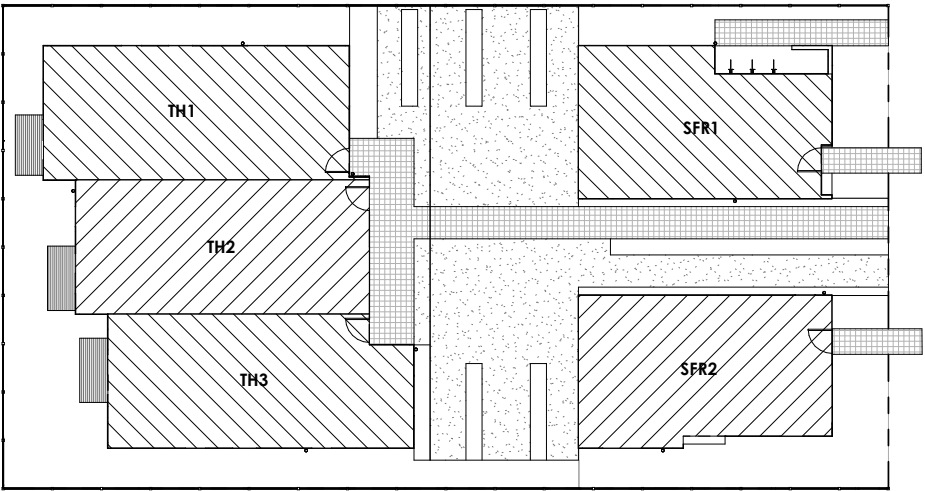
# Building Elevations



1. STREET VIEW FROM ASHWORTH AVE N | LOOKING WEST



2. STREET VIEW FROM ASHWORTH AVE N | LOOKING SOUTHWEST



# Renderings

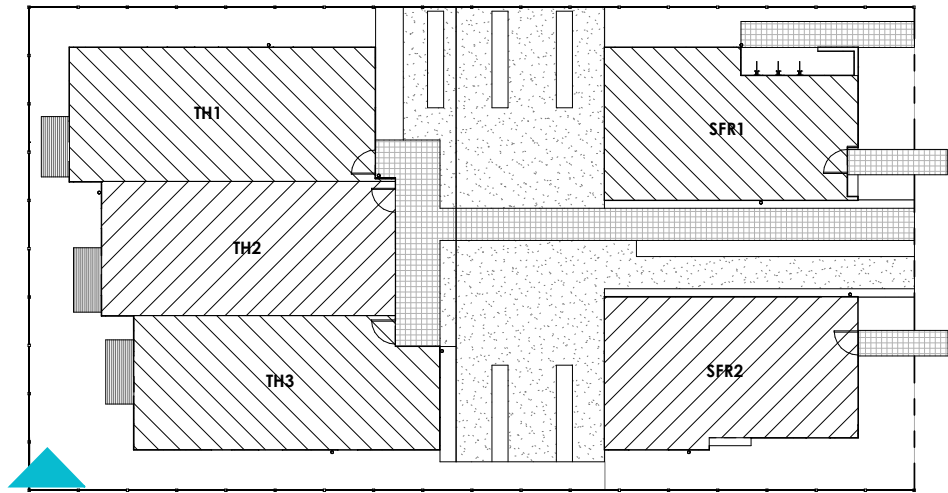


3. AERIAL VIEW | LOOKING WEST



4. AERIAL VIEW | LOOKING EAST

3.



4.

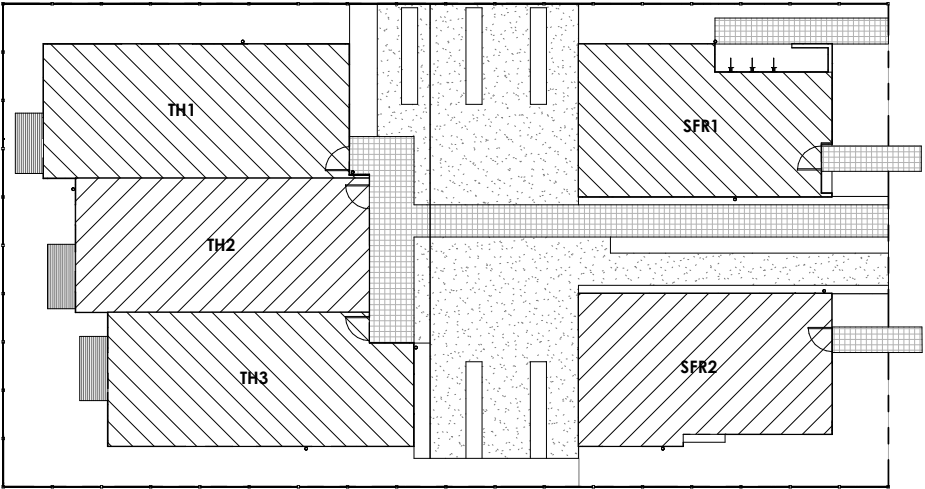


# Renderings



5. COURTYARD VIEW | LOOKING NORTH

5.

Wooden fences to provide privacy



Tall vegetation to temper height



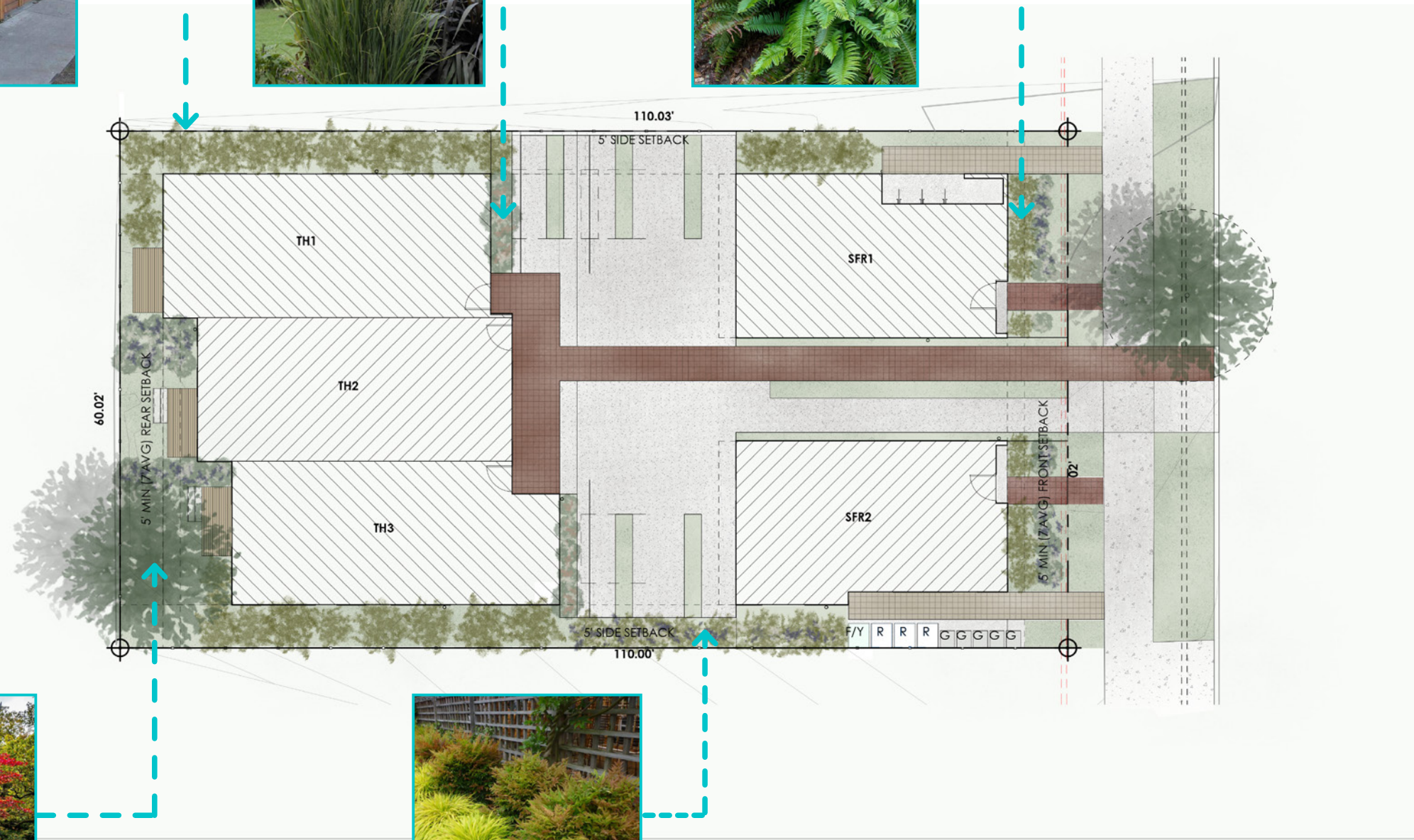
Dense low light crawler to cover grade



Ornamental tree, Japanese Maple or similar



Shrubs and grass to break space up



# Conceptual Landscape Plan