



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhood Committee

FROM: Jack Pace, Director Community Development

BY: Minnie Dhaliwal, Planning Supervisor

CC: Mayor Ekberg

DATE: March 20, 2018

SUBJECT: Development Agreement with Homestead Community Land Trust for the Riverton Cascade Development.

ISSUE

Should the City Council consider a Development Agreement with Homestead Community Land Trust to develop an affordable housing project comprised of 18 compact single-family homes on the undeveloped portion of the Riverton Park United Methodist Church property?

BACKGROUND

Homestead Community Land Trust has proposed to develop 18 highly energy efficient, affordable, compact single-family homes in the Cascade View neighborhood of Tukwila. The project is located at the intersection of Military Road S. and S. 140th St on the undeveloped portion of the Riverton Park United Methodist Church property. See Attachment A for the vicinity map.

Homestead Community Land Trust was founded in 1992 and has created a portfolio of 214 permanently affordable homes for ownership. It partners with homeowners who make 50 to 80% of area median income to create and preserve opportunities for homeownership.

What is a community land trust (CLT)?

A community land trust (CLT) is a private, nonprofit organization created to acquire and hold land for the benefit of a community and provide secure affordable access to land and housing for community residents.

How does Homestead work with homeowners?

Homestead secures public and private grants and donations to lower the cost to the buyer. The buyer pays for and owns the home (structure and improvements) on the land. Homestead continues to own the land under the structure and leases it for a small monthly fee. A resale formula built into the ground lease keeps homes affordable for subsequent buyers. See Attachment B for more background on Homestead.

DISCUSSION

What is the proposed project?

The proposal is to build 18 compact single-family homes that range in size from 1385 to 1500 square feet on a 1.43-acre lot. Phase 1 will include 11 homes and Phase 2 will include remaining 7 homes. The proposal includes a total of 32 onsite parking spaces and 10 shared spaces on the church property. With three and four bedrooms these homes will serve larger

families not served by most rental housing. In addition to providing affordable housing the project intends to build highly energy efficient homes and achieve higher environmental outcomes than required by building code standards including use of solar panels, rainwater harvesting and net zero energy principles. See Attachment C and D for project description and plans.

Why is a Development Agreement needed for this development?

Homestead would like the City to enter into a development agreement that would modify the City's development standards to provide flexibility in the site design. The current zoning requires 6500 square feet minimum lot size. However, there is no requirement for common open space for any single-family development. The City's housing options program that adopted different standards for cottages and compact single-family homes has expired. In addition to the lot size the standard parking requirements in the Low Density Zone (LDR) require 2 parking spaces for a 3 bedroom home and 3 spaces for a four bedroom home. The proposal is to have 32 on site spaces and 10 shared spaces on the Church property. In addition to the development standards the city may want to include a public hearing design review for the proposal to address any design concerns.

Pursuant to Tukwila Municipal Code (TMC) 18.86, the City has authority to establish development standards and other provisions that would apply to a site-specific development and vest the project. If this project is built, then it could be a demonstration project that could inform the city in the preparation of a future housing options program that adopts development standards for cottages and compact single family homes.

What type of public outreach is planned for this development?

Depending on the outcome of the Committee decision, Homestead is planning on hosting a public meeting in early April 2018, and prior to the City Council public hearing. A notice to all property owners and residents within 1000 feet of the subject site could be provided. Similar notice would be provided for the City Council public hearing. In addition, the notice of hearing could be posted on site, published in the City's official newspaper, included in the legal notices section on the City's website. Additionally, staff is seeking direction from the Committee on any other avenues that should be used for the public outreach efforts.

FINANCIAL IMPACT

None

RECOMMENDATION

The Committee is being asked to authorize staff to move forward with discussions with Homestead to enter into a development agreement. Staff will then come back to the Committee on April 10th, 2018, with a draft development agreement and an ordinance. At that time the Committee will decide whether to forward it to the Committee of the Whole for discussion and a public hearing on April 23rd, 2018.

ATTACHMENTS

- A. Vicinity Map
- B. Homestead presentation
- C. Project Description
- D. Plans

VICINITY MAP



Riverton Cascade Development

Affordable Homeownership for the Cascade View Neighborhood, Tukwila



12 Our Vision

Homestead CLT envisions the development of 18 transit-friendly, highly energy-efficient, sustainable compact single homes for modest-income families in the Cascade View neighborhood of Tukwila.



Teachers, first-responders, corporate employees, health care workers and others who keep our communities vital, will have an affordable housing payment that builds equity, and support from Homestead's ongoing stewardship program.

We subsidize the price of homes to make them affordable at first purchase. Owners sell the home at the time of their choosing at an affordable price to the next buyer. This model preserves income diversity and will prevent displacement as this neighborhood grows.

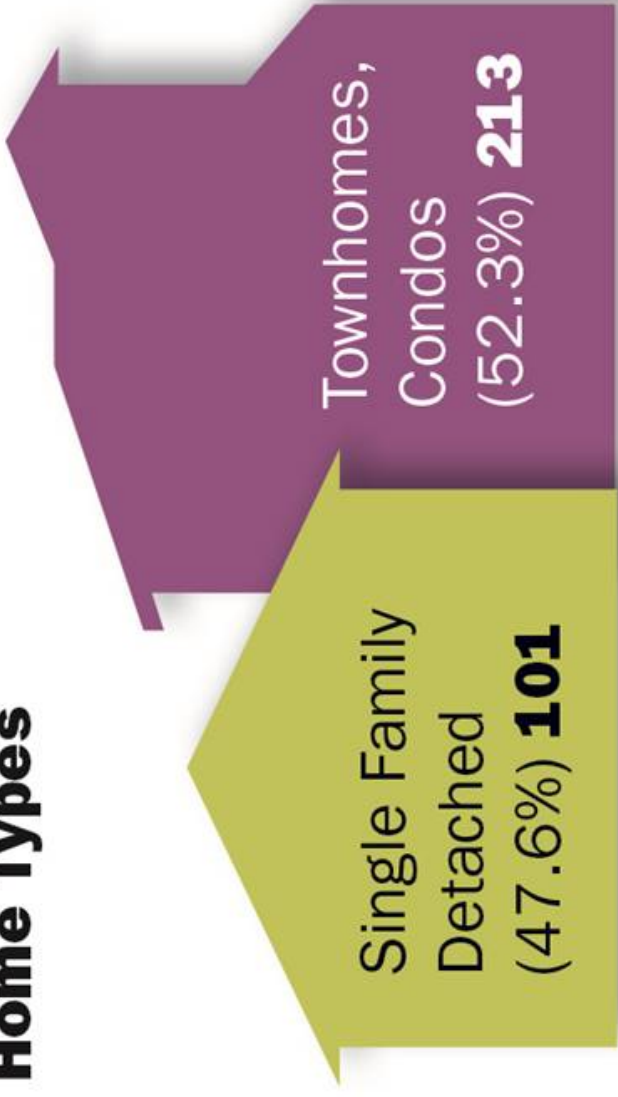
About Homestead CLT

Founded in 1992, Homestead Community Land Trust has created a portfolio of 214 permanently affordable homes for ownership and supported 243 families in ownership.

Our Portfolio is Growing



Home Types

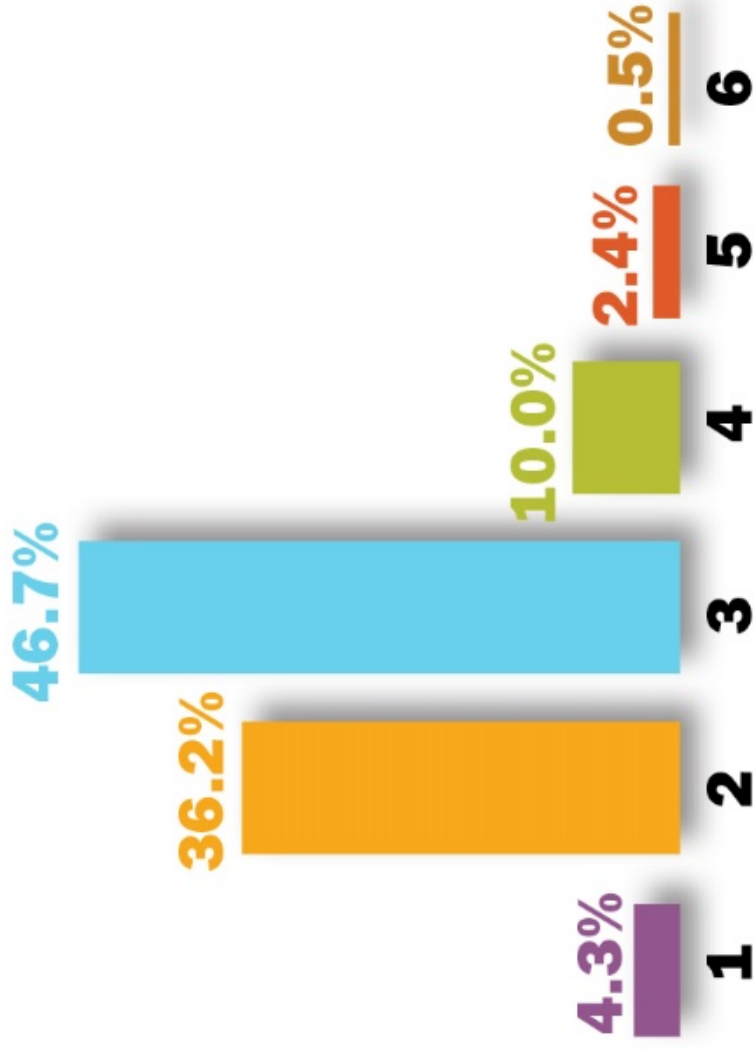


Multi-unit homes (higher density) are more than 50% of our portfolio

4 We focus on larger families and through affirmative fair marketing put homeownership within reach of those shut out of the traditional ownership market.

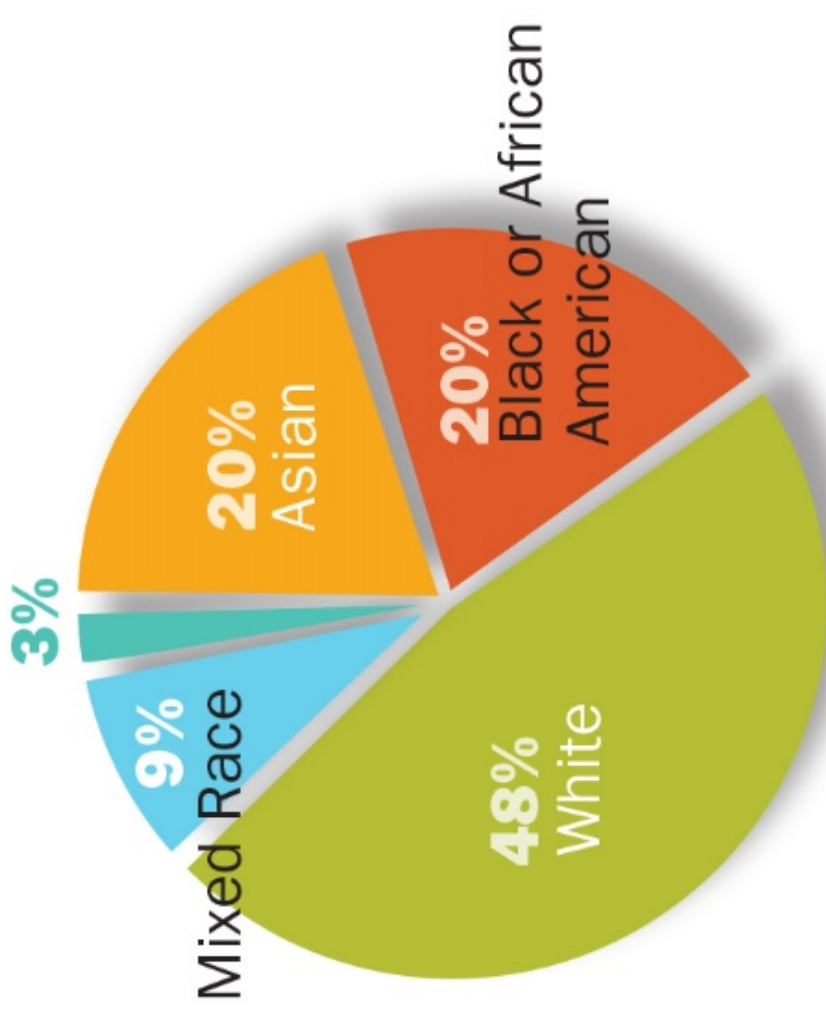
Homes for Families

(Homes by Bedroom Size)



We provide homes for families of all sizes.

Homeowner Diversity



We Provide

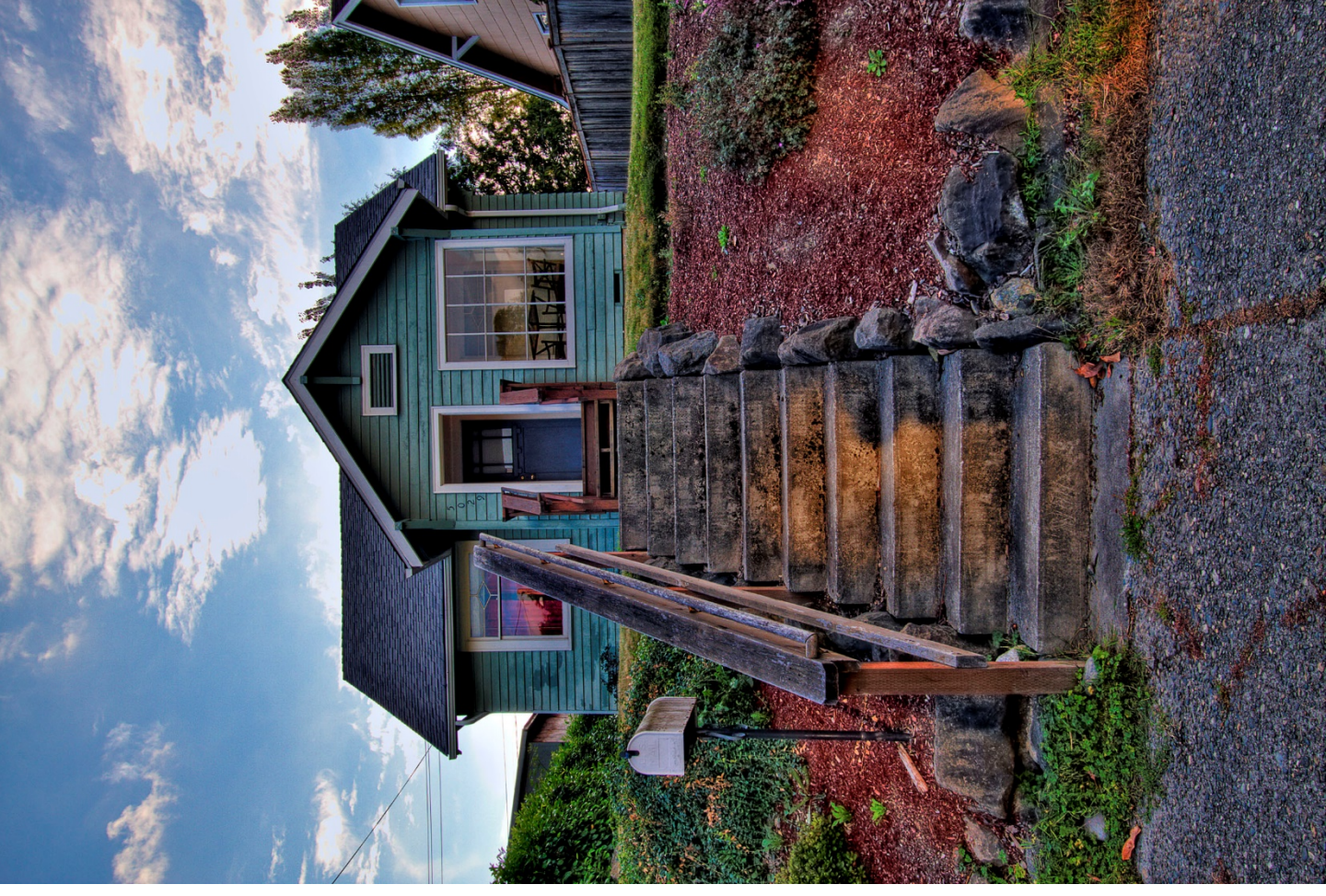
Housing Development

Pre-Purchase Outreach & Support

Counseling & Education

Hand-holding throughout mortgage application and qualification, and sales process

Post-Purchase Stewardship - We support homeowners through the entire term of ownership, assistance in times of financial distress



16 Preserving Affordability

Period of affordability starts over with each resale

Homestead finds successive eligible buyers

Homestead provides monitoring and enforcement of owner obligations for maintenance and compliance

Homeowners in financial distress receive ongoing support and technical assistance

Homestead maintains and ensures neighborhood, HOA stability



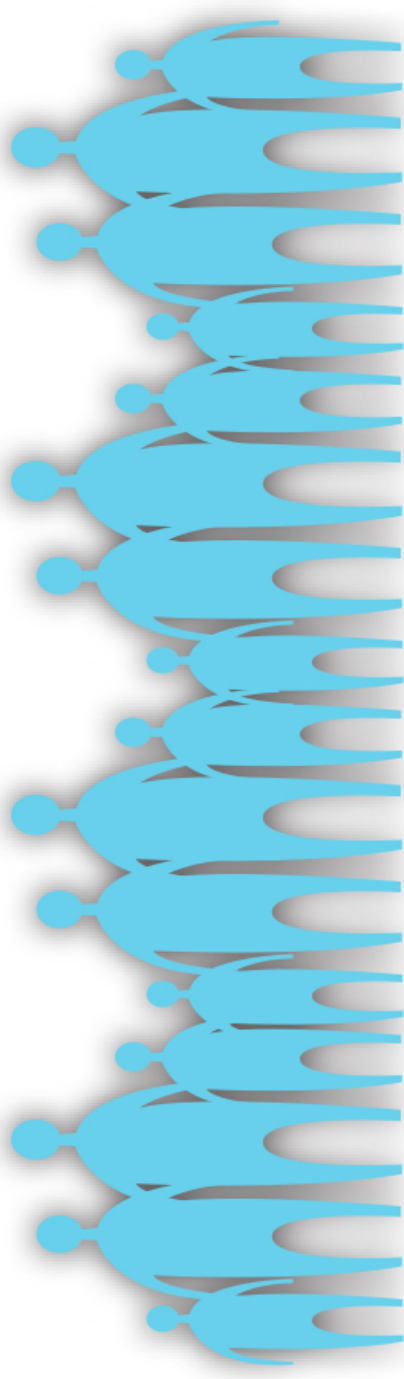
Why

In King County, 67,000 residents who make 50 to 80% of area median income are cost-burdened or extremely cost-burdened by their housing. Cost-burdened means they spend more than 30% of their income on housing; extremely cost-burdened spend more than 50%.*

Without any specialized outreach to Tukwila, we already have 58 families on our waiting list **who live in Tukwila**

Waiting List: 614

614 families are waiting to buy a home



Homeowners

Homestead Community Land Trust partners with homeowners who make 50 to 80% of area median income to create and preserve opportunities for homeownership that provide stability, financial and social benefits of homeownership.

With three and four bedrooms, these homes will serve larger families not served by most rental housing.



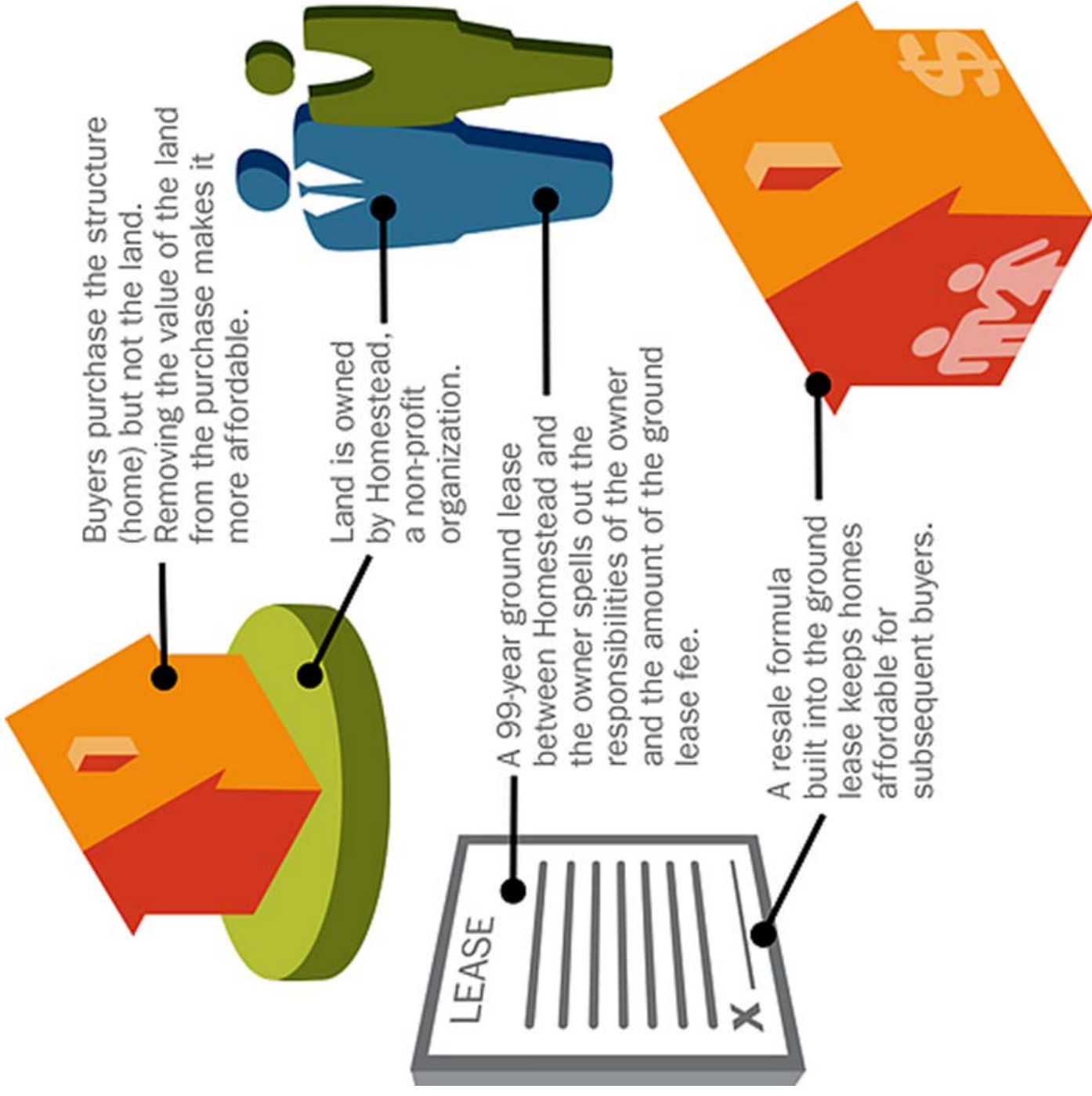
Homes

Phase I will create the first 11 of 18 sustainable 3- and 4-bedroom cottage homes, with high-quality construction, durable finishes and amenities that reflect community priorities.

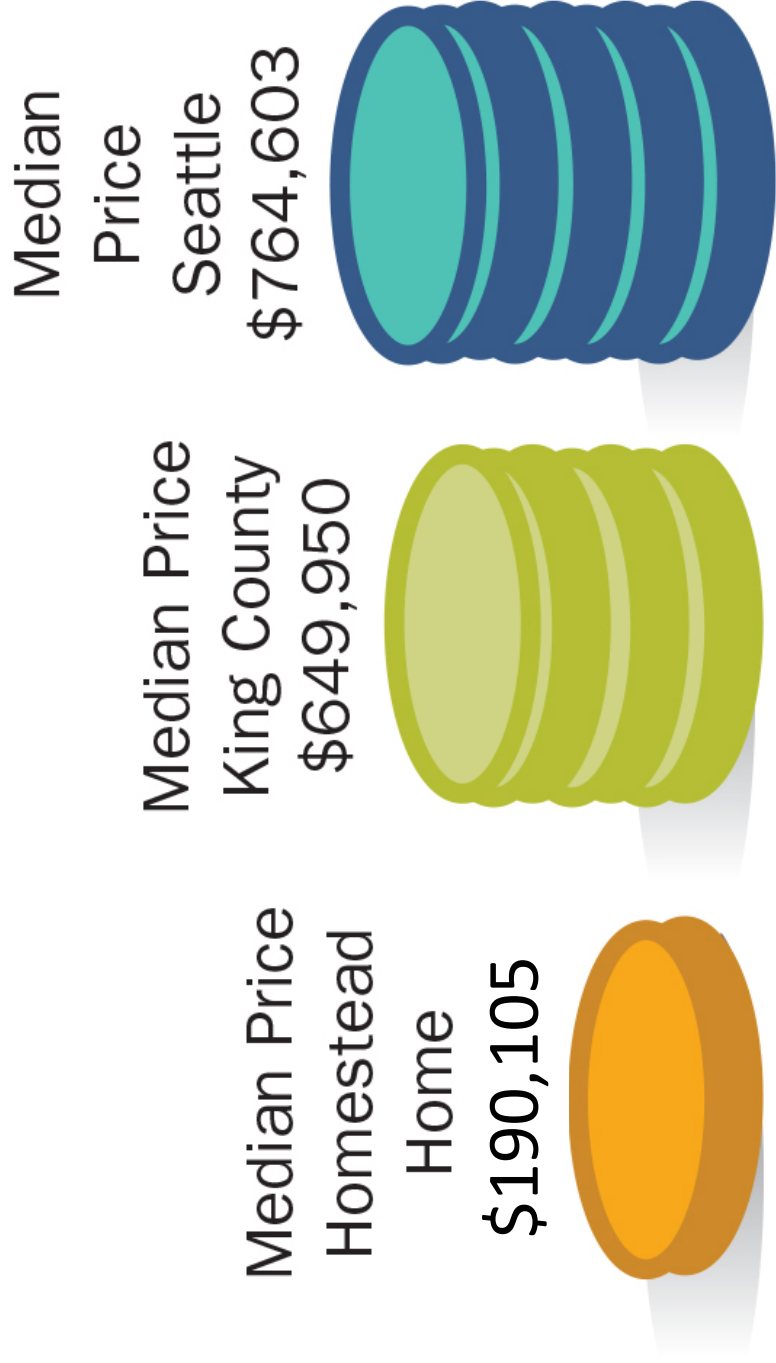


How it Works

Community Land Trust homeownership subsidizes the initial price of the home and controls the future cost increases through agreements with the buyers.



Keeping Homes Affordable



Source: Homestead, Seattle Times, Multiple Listing Service (June 2017)

Questions?

www.Homesteadclt.org

Contact:

Kathleen Hosfeld
Executive Director

kathleen@homesteadclt.org

206-323-1227 Ext 113



Riverton Cascade - Project Description Tukwila City Council

Homestead Community Land Trust proposes the development of 18 compact, 3 to 4-bedroom single family homes in the Cascade View neighborhood of Tukwila. The project will be developed on land at the intersection of Military Road S. and S. 140th St, purchased from the Riverton Park United Methodist Church. Homes will be priced affordably for households whose income is less than 80% of area median income as defined by the US Department of Housing and Urban Development for King County. These homes will provide owners with a high quality residence, a fixed and affordable housing payment that allows the owners to build financial equity, and all the social benefits of living in an owned home, which include better student academic outcomes, improved health and mental health, and greater connection to community.

The first phase of the development will create 11 highly energy efficient homes, with high levels of insulation, and the use of photovoltaic solar panels and Net Zero energy principles. The current site plan features on-site food production (pea patch) and integration of fruit-bearing trees within the drought-resistant landscaping. The project intends to achieve higher environmental outcomes than required by building code standards including rainwater harvesting, and rain gardens. The project is designed to fit into the single family nature of the neighborhood. In doing so Homestead will provide mitigation to the parking area with landscaping, planting strips, fencing and covered parking. The project will include a total of 42 parking spaces, 32 on site and 10 provided in collaboration with the church.

The community land trust model of ownership assures that the public's investment to make these homes affordable stays with each home resale after resale, keeping them similarly affordable to all subsequent buyers. As a result, Riverton Cascade homes will remain affordable to generations of owners preventing further displacement of modest-income people as the neighborhood grows and revitalizes. Homestead remain in relationship with the homes and homeowners to preserve affordability and promote homeowner success. Homestead educates individual families at the time of purchase and post-purchase about the proper use and maintenance of their home. We provide support and referral in times of financial distress. We work with homeowners associations to support their collective maintenance and stewardship of their common interests.

Planning for the housing units has been integrated with plans to improve the church's Food Bank interior design and outside traffic flow, exterior improvements to the Church and Church properties, redesign of the Church kitchen, and energy efficiency of the Church and Church properties.

Community outreach for the development has included participation in the Congress for New Urbanism "TIB Neighborhood Rising" Legacy project, February 2017, research on local priorities for food production, and coordination with Riverton Park UMC and the associated Tukwila Food Pantry. A neighborhood outreach meeting for those in the immediate vicinity of the development is planned for early April 2018.

Founded in 1992, Homestead has 214 homes in its portfolio which have put affordable homeownership within reach of 243 income-qualified families.



MARCH 2018

RIVERTON CASCADE HOMEOWNERSHIP PROJECT

ARCHITECTURAL
SAGE
ALLIANCE



PROJECT OVERVIEW

Homestead Community Land Trust, in coordination with Riverton Park United Methodist Church, proposes to redevelop a portion of the church parking lot and gardens into 18 cottage-style single family homes. The property is located on the NE corner of the intersection of Military Road S & S 140th St in Tukwila, Washington.

Located on the Military Road bus line and within a mile of the Tukwila International Boulevard Light Rail Station, Riverton Cascade will provide affordable family homes at a subsidized price of \$180,000 to \$235,000 approx.. The Riverton Cascade project will serve Homestead's target population of home buyers who are up to 80% area median income. Through our Community Land Trust, these homes will be affordable to the first buyer and will remain affordable to all subsequent low-to moderate-income buyers that own the home. The proposed project will be completed in two phases. The initial phase builds the first 11 homes. The 2-story homes vary from 3-4 bedrooms with emphasis on larger family-size units.

This project has been awarded funding from Dept. of Commerce to develop an Ultra Efficient pilot program. The project will incorporate performance building envelopes into the design of the houses which will feature high levels of insulation and low air leakage. This will be coupled with desired use of photovoltaic solar panels and Net Zero energy principles. In addition, the current site plan will feature on-site food production (pea patch) and integration of fruit-bearing trees within the drought-resistant landscaping. Development will minimize hard scape and other impervious surfaces through site design, and will use bio-retention and conveyance for treatment of storm water to the maximum extent feasible. We are proposing a higher density project with lot sizes that are smaller than what is allowed by the underlying zoning.

Funding commitments from the State of Washington and King County will allow construction of Phase 1. Other funding sources include grants and loans from the U.S. Department of Housing and Urban Development's HOME program through King County, as well as Private Lenders and Investors. Other partners with Homestead Community Land Trust on this project include Parkview Services and longtime Funding Partner Community Frameworks.

MASTER PLAN ENVISIONING

Homestead Community Land Trust & SAGE will be assisting Riverton Park United Methodist Church in the overall Master Plan of the Campus, such as improvement to the food bank, Church's Community Kitchen, Community Garden, Landscaping and Church Housing.

ABOUT HOMESTEAD

Homestead Community Land Trust stewards a portfolio of 214 high-quality, affordable, owner-occupied homes and provides counseling and support services to ensure homeowner success. They have had 29 resales so these homes have provided a total of 241 households with the opportunity for affordable homeownership. Homestead's growing stock of affordable homes will provide homeownership opportunities for thousands of Low-to-Moderate Income households in the years to come.



PROJECT TEAM

Owner: Rand Redlin, Homestead Community Land Trust
 Architect: Valerie Thiel, SAGE Architectural Alliance
 Landscape Architect: Karen Kiest Landscape Architects
 Civil Engineer: Peter Apostle, Coterra
 Construction Management Consultant: Knox Services

Geotechnical Engineer: Geo Group Northwest, Inc.
 Structural Engineer: Dan Morrow, Swenson, Say, Faget Engineering
 Sustainability Consultant: Tom Balderston, Balderston Associates
 Food Production Consultant: Stephen Antupit, MetroAG Strategies

PROPERTY INFORMATION

Address: 3118 South 140th St., Tukwila, WA
 Parcel: 162304-9060
 Legal Description: POR NE 1/4 OF SE 1/4 BAAP ON E LN SD SUBD TH S 1-40-11 W 663.42 FT TO TPOB TH CONTG N 89-52-59 W 219.08 FT TH S 1-40-11 W 260.37 FT TH S 89-52-59 E 216 FT TH N 1-40-11 E 260 FT M/L TO TPOB PER QCD REC #198404190606 & TUKWILA BLA L14-0075 REC #20150812900005

Zoning: LDR

Lot size: 62,291 SF; 1.43 acres

Lot Coverage:

Existing: Impervious = 10,053 SF
 (2,603 Path + 7,450 Parking)
 Pervious = 52,238 SF

Proposed: Impervious: 32,300SF
(4,300 Paths + 15,000 Parking + 13,000 Structure)
Pervious: 33,074 SF

Building Footprint (incl. overhangs): 19,256 SF (31% < 35% MAX)

Setbacks: Front = 20'; Rear = 10'; Sides = 5'

Street Improvements: None

Fire Access Requirements: See "Fire Access Sheet"

Critical Areas: None

Easement: Pedestrian & Utility Easement

Parking: 72 Stalls total

32 Stalls at Residential

10 Stalls at Church's Pantry

30 Stalls at Church's Exist Parking (Restripe)

BUILDING INFORMATION

Housing: 18 Single Family Homes

HOMESTEAD COMMUNITY LAND TRUST

Phase 1: 11 Homes

(6) Three-bedroom, 1385 SF homes

(5) Four-bedroom, 1500 SF homes

(8,310 SF + 7,500 SF) = 15,810 SF

Phase 2: 5 Homes

(5) Three-bedroom, 1385 SF homes

6,925 SF

PARKVIEW SERVICES

Phase TBD: 2 Homes

(2) Four-bedroom, 1500 SF homes

3000 SF

TOTAL: 25,735 SF

Project Density: 1500 SF/DU or 12.5 DU/Acre

Sprinklers: NFPA 13D

APPLICABLE CODES

2015 International Residential Code

2015 Washington State Energy Code

2015 International Fire Code

Washington State Amendments

City of Tukwila Amendments

ANSI A117.1 for Accessibility

SUSTAINABILITY CERTIFICATION

This is an Ultra- High Energy Efficient Demonstration Project funded by the State of Washington.

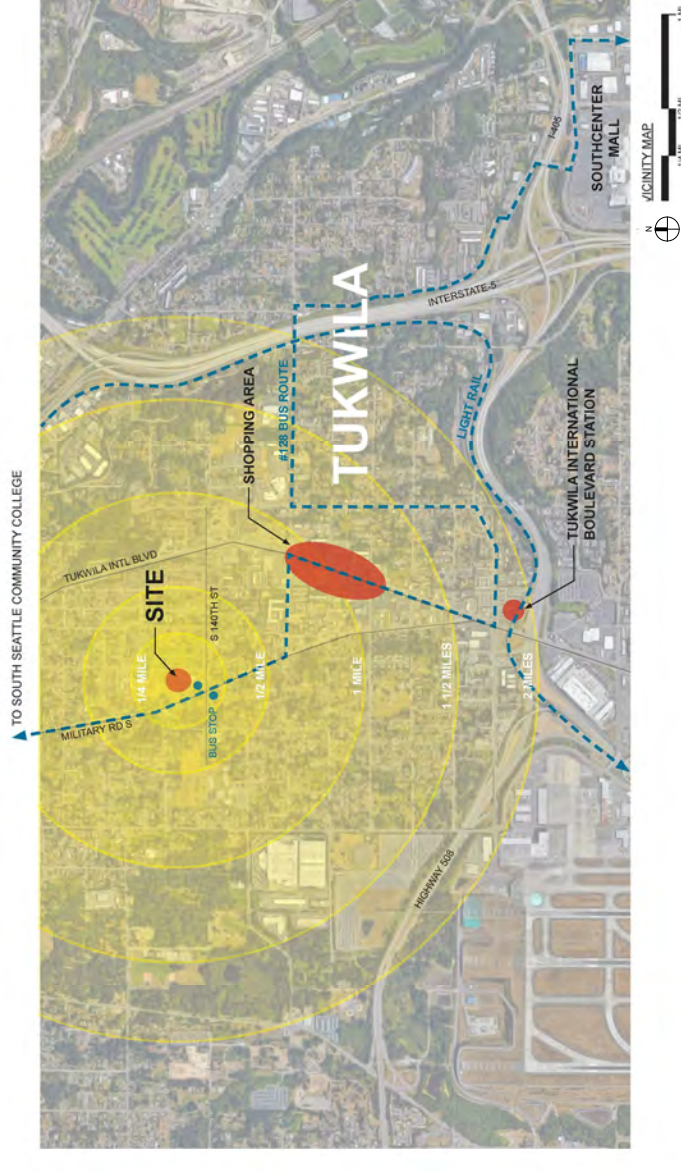
International Living Future Institute Net Zero, NZEB certification

Demonstration standards for net-zero energy use after occupancy

Built Green

Salmon Safe site management

Evergreen Sustainable Development Standards v3.1



ZONING COMPARISON

CURRENT ZONING: LDR: 6.7DU/ACRE
 PROPOSED: 12.5DU/ACRE

DEVELOPMENT AGREEMENT:

Homestead Community Land Trust is proposing a higher density project with lot sizes that are smaller than what is allowed by the underlying zoning. However, Homestead is working with the City of Tukwila to develop a Development Agreement under existing zoning.

The matrix to the right is comparing the Riverton Cascade Homeownership Project to the LDR Development Standards.

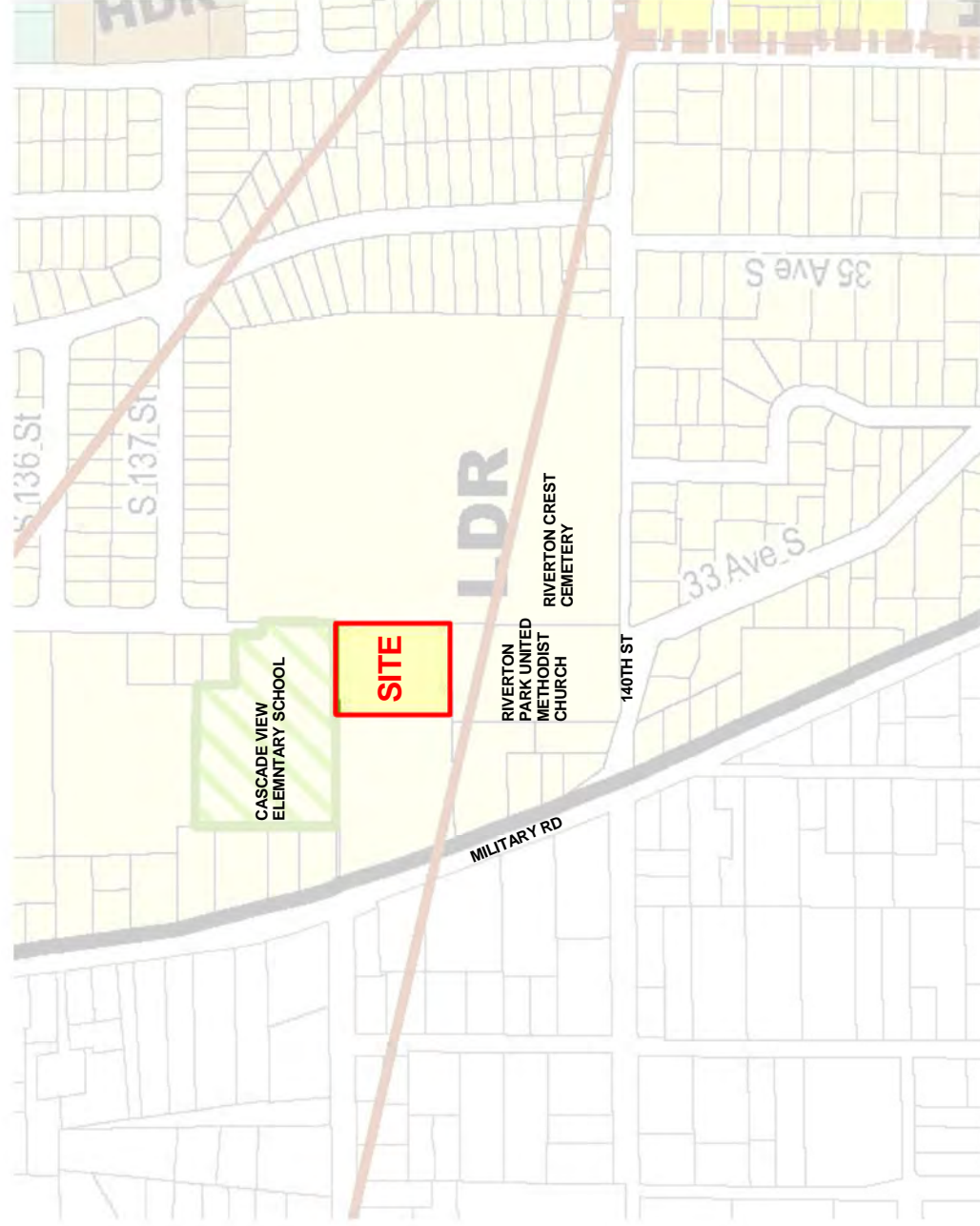
Comparison of Current Riverton Cascade Proposal to Zoning Standards

LDR Development Standards – TMC 18.10.060

Standard	Current Code	Proposed @ Riverton
Lot area, minimum	LDR 6.7 du/net acre	12.5 du per net acre
Setbacks to yards		
• Front	20 ft	20 ft, occupied by pathway
• Front, decks or porches	15 ft	15 ft
• Sides	5 ft	5 ft w/porch in setback
• Rear	10 ft	10 ft w/porch in setback 1 house 6 ft
Housing Type	LDR Single Family	Single Family Cottage
House Size	HOP Duplex 1,500 Max	1,400 SF, 1,500 SF,
Height, maximum	LDR 30 ft	30 ft
Off-street parking	LDR & MDR 2 spaces - 3 bedroom house 3 spaces - 4 bedroom house 1.5 spaces up to 1,000 SF 2 spaces over 1,000 SF	32 On Site/18=1.78 Spaces 10 New @ Church 42/18=2.3 Spaces Overflow parking on Church site
Maximum building footprint	LDR 35% of lot area	Approx. 21% of lot area

Supplemental Development Standards – TMC 18.50.050

Standard	Proposed @ Riverton
Set upon a permanent foundation	Meets Code
Thermally equivalent to State's energy code	Exceeds Code
Exterior siding residential in appearance	Meets Code
Front door facing the front or second front	Faces common open space
Roofing material residential in appearance with minimum roof pitch 5:12	Meets Code



MASTER PLAN CONCEPTUAL ENVISIONING

Homestead & SAGE will be assisting Riverton Park Methodist Church in the overall Master Plan of the Campus, such as improvement to the food bank, Church's Community Kitchen, Community Garden, Landscaping and Church Housing.



3 MASTER PLAN CONCEPTUAL ENVISIONING

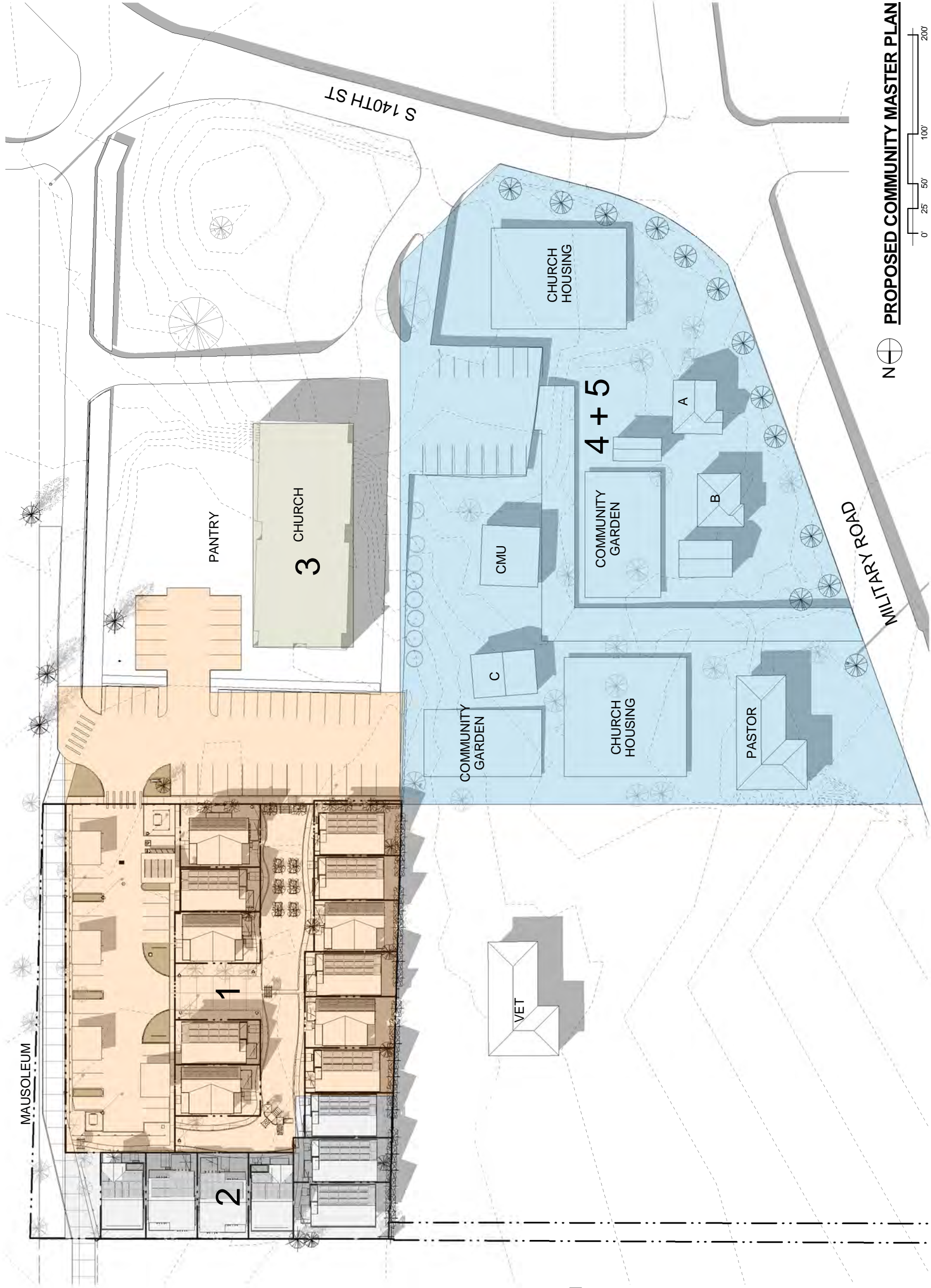
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PHASE 1-HOMESTEAD
11 SINGLE FAMILY HOMES

PHASE 2-HOMESTEAD
7 SINGLE FAMILY HOMES

PHASE 3-TBD
CHURCH IMPROVEMENT:
FOOD BANK,
COMMUNITY KITCHEN
PANTRY CIRCULATION

PHASE 4 & 5-TBD
CHURCH'S COMMUNITY GARDEN
LANDSCAPING
CHURCH HOUSING



**DESIGNED FOR
SOCIAL
CONNECTION &
BUILDING
COMMUNITY**



**AFFORDABLE
HOMEOWNERSHIP
FOR LARGER
FAMILIES**



**COMMUNITY
FARMING FOR
FOOD SECURITY**



**ULTRA
SUSTAINABLE &
ENERGY
EFFICIENT GREEN
DESIGN**





PHASE 1 & PHASE 2

**PHASE 1 - HOMESTEAD UNITS
NEW CONSTRUCTION**
(6) 3 BEDROOM
(5) 4 BEDROOM

TOTAL: 11 SINGLE FAMILY HOMES

**PHASE 1
NEW PARKING
ON SITE: 32 NEW STALLS**
(18) REGULARS
(11) COMPACTS
(1) ADA
(2) CHARGING STATION

CHURCH SITE: 10 NEW STALLS
(10) REGULARS
CHURCH EXIST PARKING: 30 RESTRIPE
(19) REGULARS
(11) COMPACTS

TOTAL: 72 STALLS

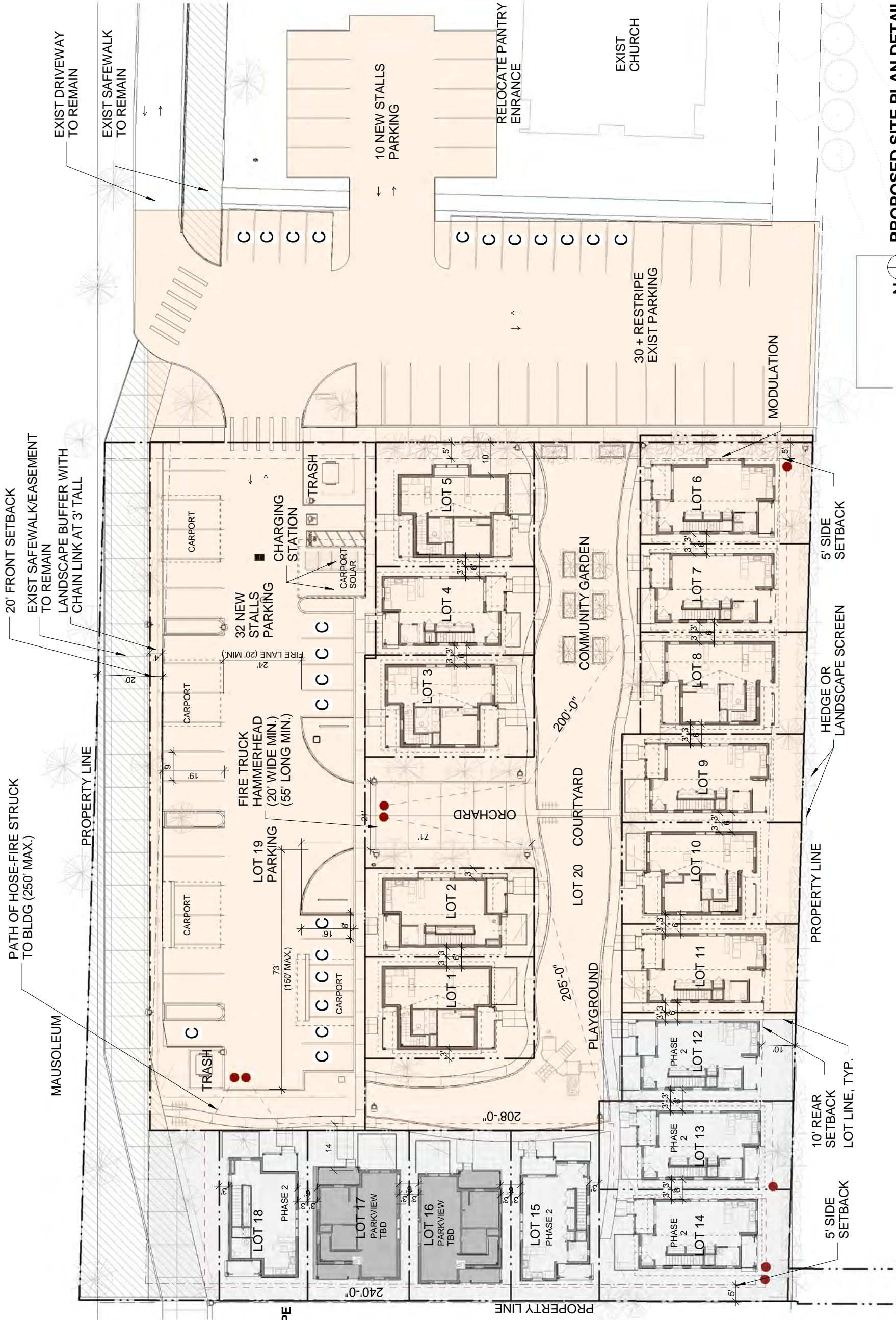
**PHASE 2 - HOMESTEAD UNITS
NEW CONSTRUCTION**
(5) 3 BEDROOM
TOTAL: 5 SINGLE FAMILY HOMES

**PHASE 2
NO ADDITIONAL PARKING**

PARKVIEW UNITS (PHASING TBD)
(2) 4 BEDROOM

**GRAND TOTAL
18 SINGLE FAMILY HOMES
72 STALLS**

SEE PAGE 8A FOR LOT
SUB DIVISIONS IN DETAILS



PHASE 1 & PHASE 2

**PHASE 1 - HOMESTEAD UNITS
NEW CONSTRUCTION**
(6) 3 BEDROOM
(5) 4 BEDROOM

TOTAL: 11 SINGLE FAMILY HOMES

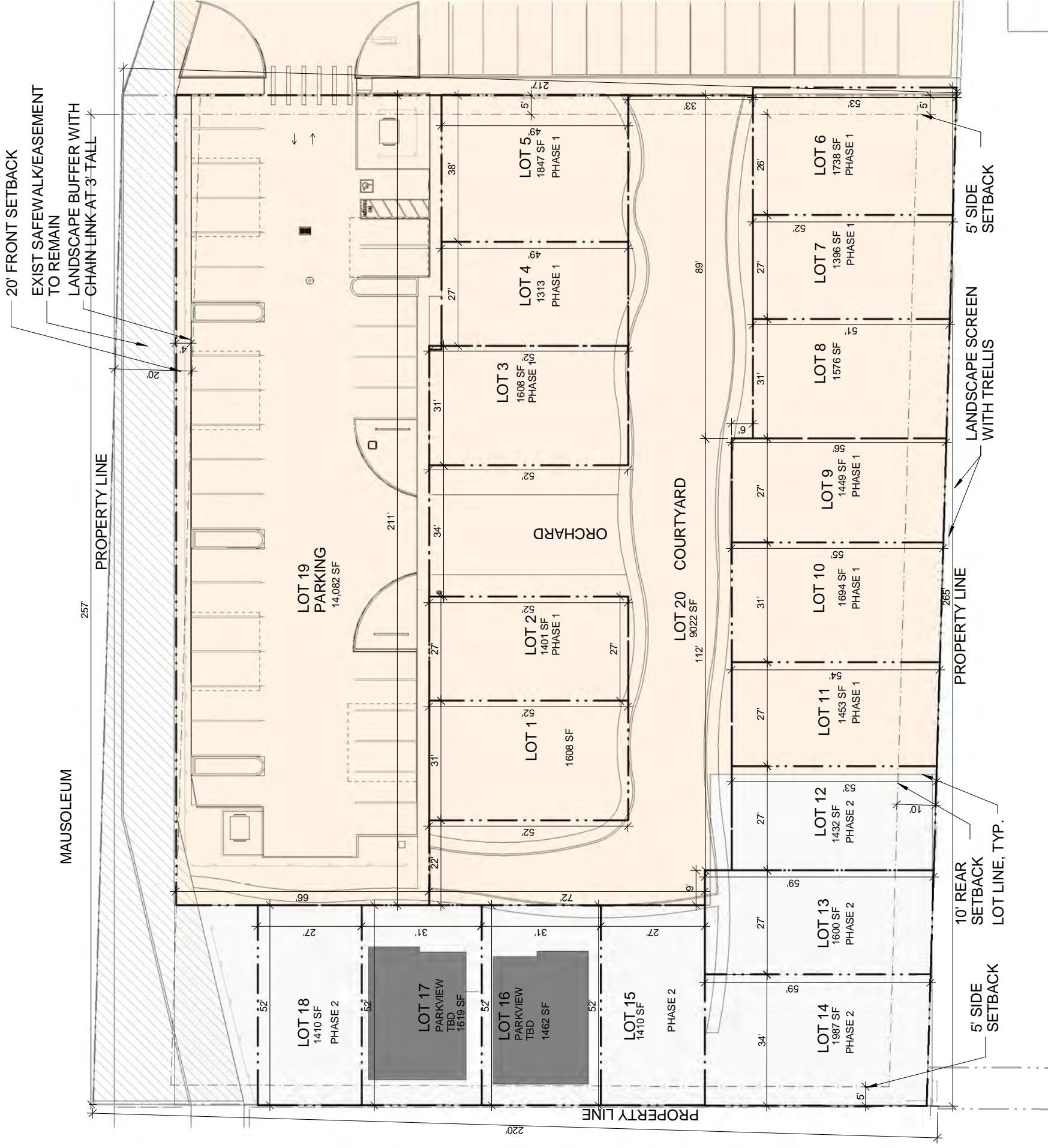
**PHASE 2 - HOMESTEAD UNITS
NEW CONSTRUCTION**
(5) 3 BEDROOM
TOTAL: 5 SINGLE FAMILY HOMES

PARKVIEW POSSIBLE UNITS (PHASING TBD)
(2) 4 BEDROOM

--- EXISTING PROPERTY LINES
- - - PROPOSED SUB DIVISION LINES
- - - SETBACKS

LOT SUB DIVISIONS SCHEDULE LEGEND						
LOT #	LOT USAGE	PARTNERS	PHASES	LOT SF	BLDG FOOTPRINT	BLDG SF
1	4 BR	HS	1	1608	750	1500
2	3BR	HS	1	1401	667	1385
3	4BR	HS	1	1608	750	1500
4	3BR	HS	1	1313	667	1385
5	4BR	HS	1	1847	750	1500
6	3BR	HS	1	1738	700	1400
7	3BR	HS	1	1396	667	1385
8	4BR	HS	1	1576	750	1500
9	3BR	HS	1	1499	667	1385
10	4BR	HS	1	1694	750	1500
11	3BR	HS	1	1453	667	1385
12	3BR	HS	1	1432	667	1385
13	3BR	HS	1	1600	667	1385
14	3BR	HS	2	1987	667	1385
15	3BR	HS	2	1410	667	1500
16	4BR	PV	TBD	1618	750	1500
17	4BR	PV	TBD	1619	750	1500
18	3BR	HS	2	1410	667	1385
19	PARKING	HS	1	14082		
20	COMMONS	HS	1	9022		

PV=PARKVIEW
HS=HOMESTEAD
BLDG=BUILDING
SF=SQUARE FOOTAGE



PROPOSED SITE PLAN SUBLOT



SITE PLAN LOT SUB DIVISIONS

RIVERTON CASCADE HOMEOWNERSHIP PROJECT





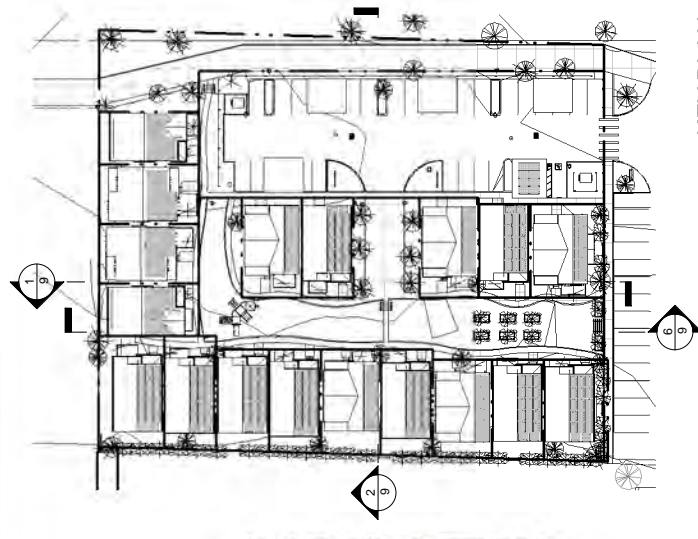
⑥ Section 7
1/8" = 1'-0"



① Section 1
1/8" = 1'-0"



② Section 2
1/8" = 1'-0"



③ KEY PLAN
1" = 50'-0"

Modeled Energy Use (Mbtu/annual)	Floor Area: 1400 sf	Glazing ratio: 17%	
		Wa Code 2015 Mbtu/a	ENERGY STAR Home \$/a
HEATING	42.7 \$	165	5.5 \$
COOLING	1.7 \$	40	1 \$
WATER HEATING	17.3 \$	173	12.7 \$
LIGHTS/APPLIANCES	18.4 \$	431	15 \$
PHOTOVOLTAICS	0		
SERVICE CHARGE	\$	132	\$
TOTAL	44.8 \$	1,071	34.2 \$

Modeled Energy Features	Wa Code 2015	ENERGY STAR Home	ZERO ENERGY Ready	ZERO ENERGY HOME
FLOORS	R-value 30 U-value 0.029	38 0.026	38 0.024	same as ZERH
WALLS	R-value 21 U-value 0.056 band joint 21	BIBS 23 0.054 21	R21+R10 31 0.033 30	same as ZERH
CEILING	R-value 49 U-value 0.020	49 0.020	60 0.016	same as ZERH
WINDOWS	U-value 0.3 SHGC 0.4	2-low e arg 0.28 nonmetal spacer 0.29	2-low e arg nonmetal spacer 0.26 0.25	same as ZERH
DOORS	R-value 5	5	5	same as ZERH
SKYLIGHTS	NONE	NONE	NONE	same as ZERH
AIR INFILTRATION	ACH@50 Pa 4.0			same as ZERH
HEATING SYS	HSPF 8	DUCTED HEAT PUMP	DUCTLESS HP	same as ZERH
COOLING SYS	SEER 13	DUCTED HEAT PUMP	DUCTLESS HP	same as ZERH
DUCT LEAKAGE	CRM25 84	NO DUCTS	NO DUCTS	same as ZERH
HOT WATER SYS	E FACTOR 0.91	Gas tankless	STD HEAT PUMP WH	same as ZERH
SHOWER HEAD GPM	2.5		fully insulated pipes	same as ZERH
LAVATORY GPM	2.2		WaterSense < 6 gal before HW arrival	same as ZERH
LIGHTING %LED	75%	100%	100%	same as ZERH
APPLIANCES	Standard	ENERGY STAR	ENERGY STAR	same as ZERH Induction range, consider condensing dryer, clotheslines, smart power strips, dimmer/motion lighting
SOLAR PV KW system rating	0	0	0	6700
SOLAR HW FRACTION	0	0	0	same as ZERH

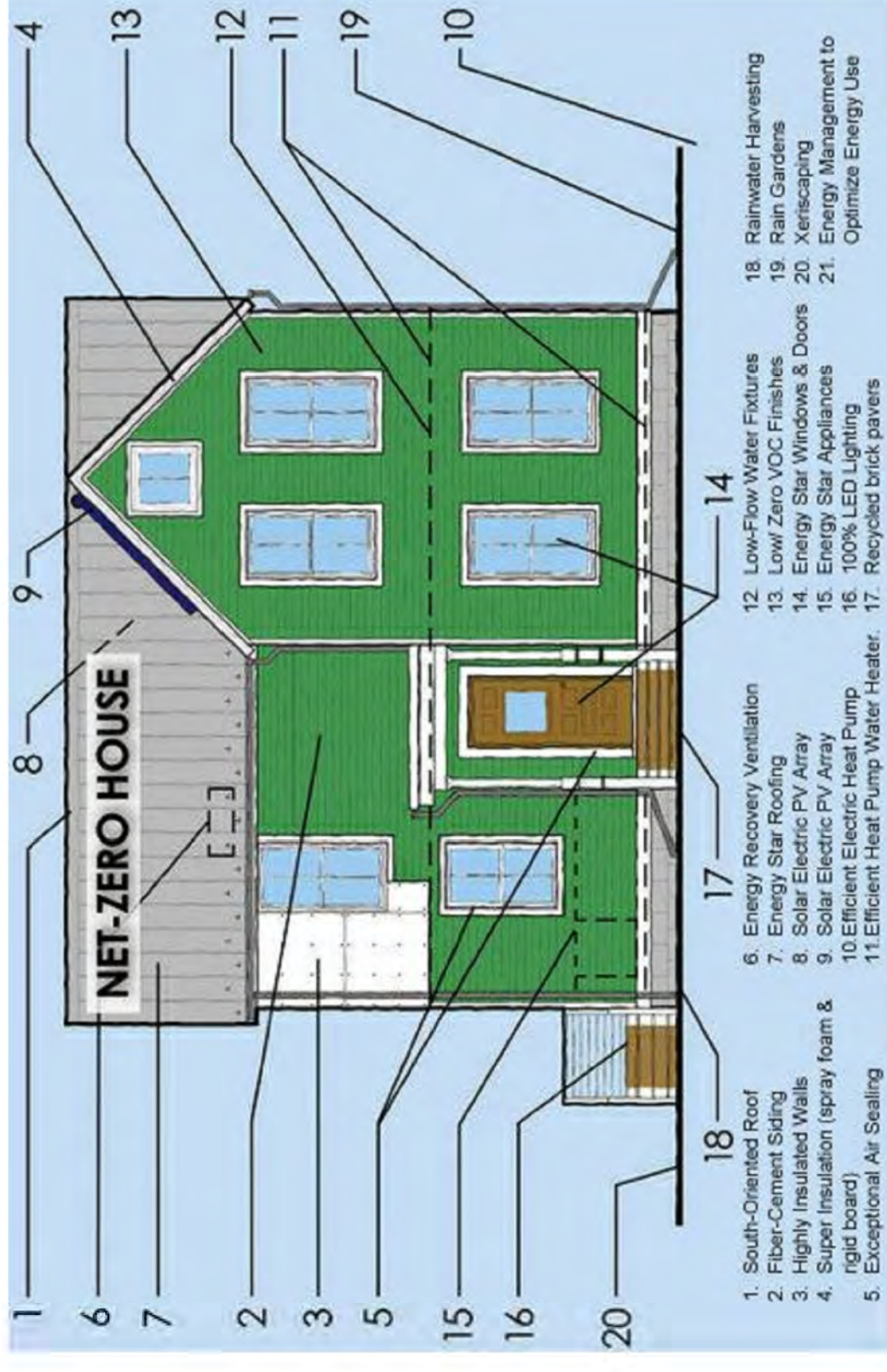
ULTRA-SUSTAINABLE ENERGY EFFICIENT GREEN DESIGN

LONG-TERM BENEFIT TO HOMEOWNERS & COMMUNITY

SUSTAINABILITY CERTIFICATIONS

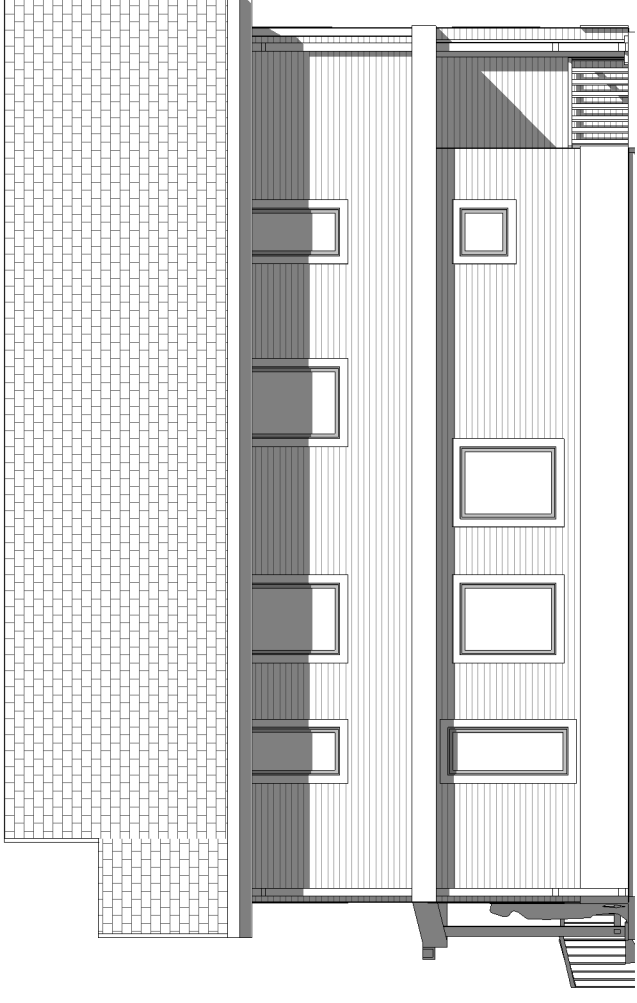
This is an Ultra- High Energy Efficient Demonstration Project funded by the State of Washington.

International Living Future Institute Net Zero, NZEB certification
 Demonstration standards for net-zero energy use after occupancy
 Built Green Emerald Star Certification
 Salmon Safe site management
 Evergreen Sustainable Development Standards v3.1

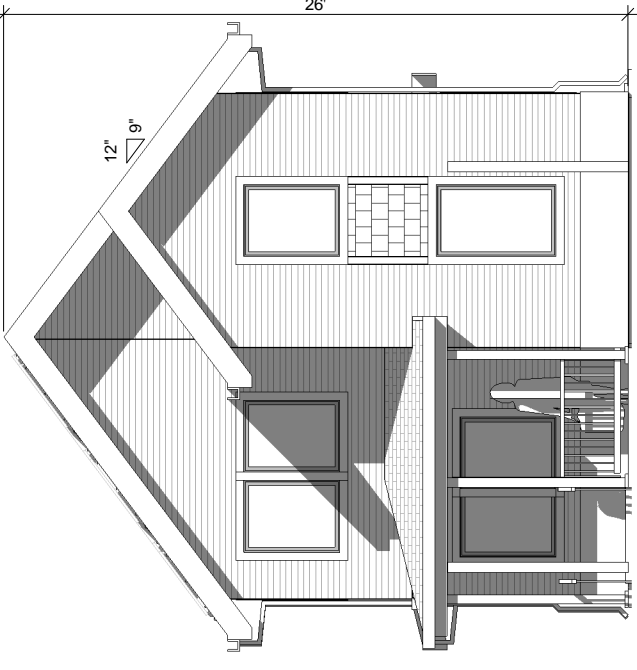


3BEDROOM COTTAGE

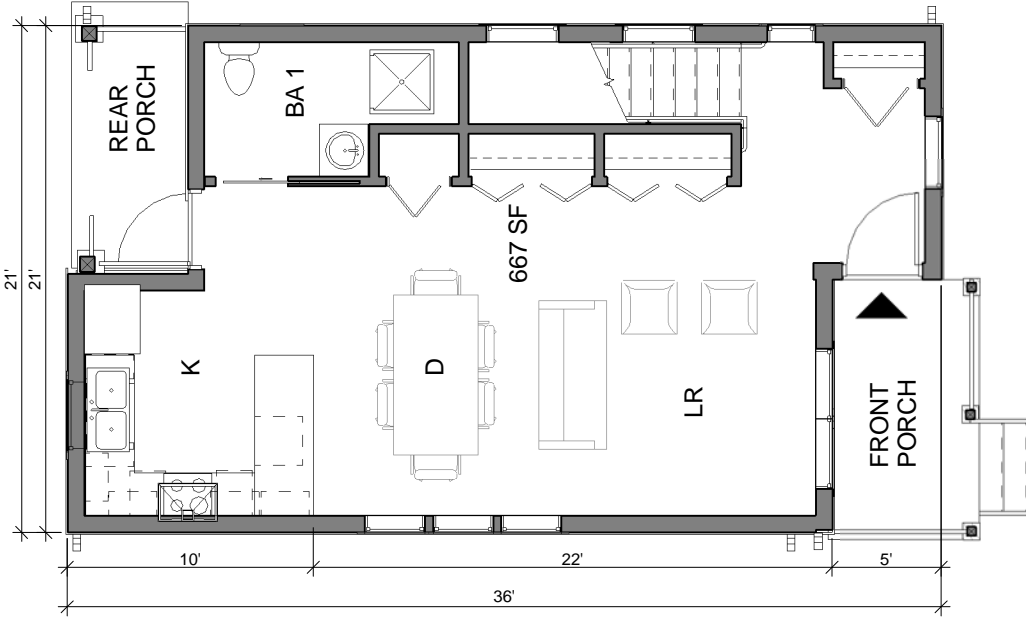
FOOTPRINT: 667 SF
SECOND FLOOR: 718 SF
TOTAL SF: 1385 SF
BEDROOMS: 3
BATHROOMS: 2



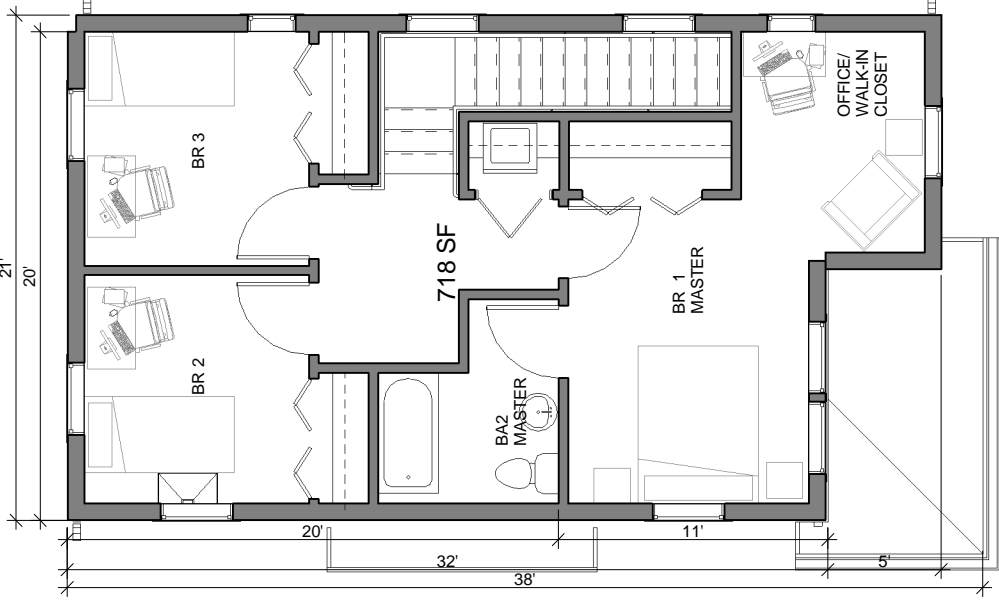
⑥ 3BR - SIDE A ELEVATION
1/4" = 1'-0"



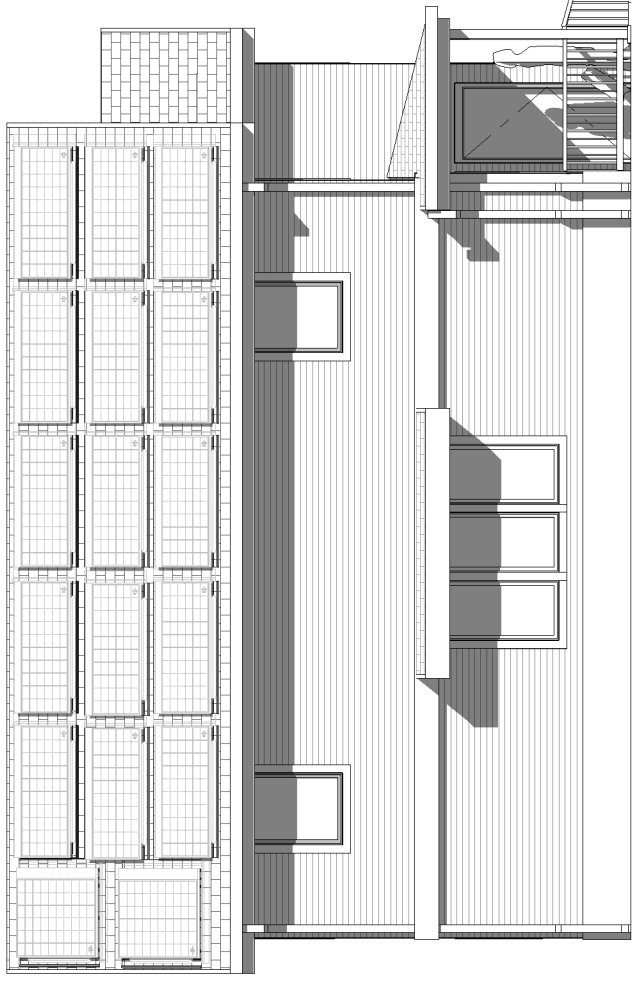
④ 3BR - FRONT ELEVATION
1/4" = 1'-0"



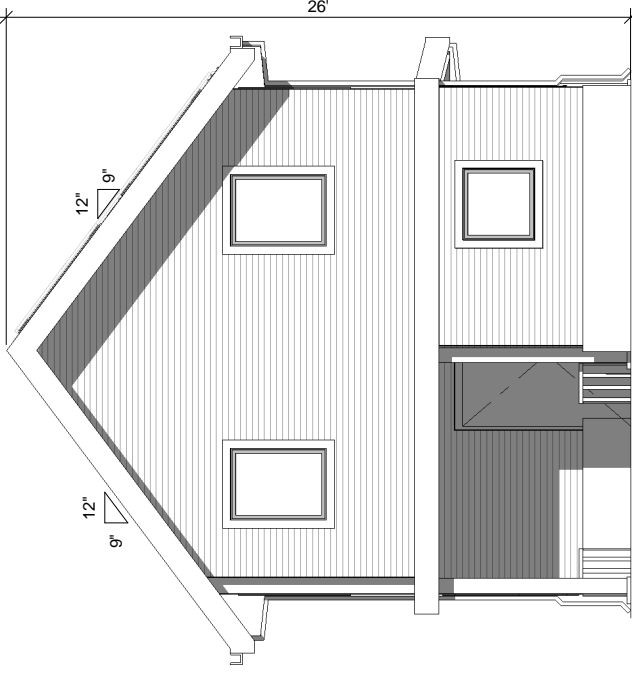
① 3BR - FIRST FLOOR PLAN
1/4" = 1'-0"



② 3BR - SECOND FLOOR PLAN
1/4" = 1'-0"



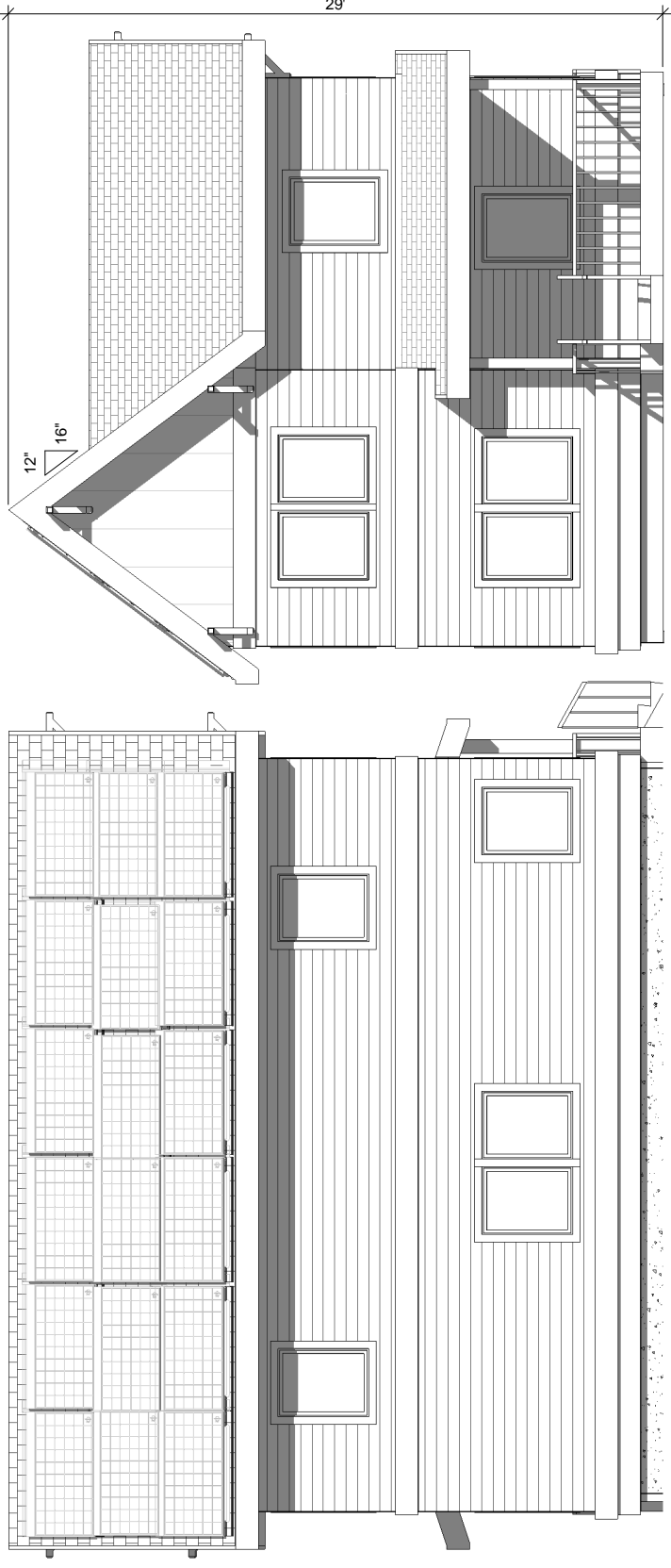
③ 3BR - SIDE B ELEVATION
1/4" = 1'-0"



⑤ 3BR - REAR ELEVATION
1/4" = 1'-0"

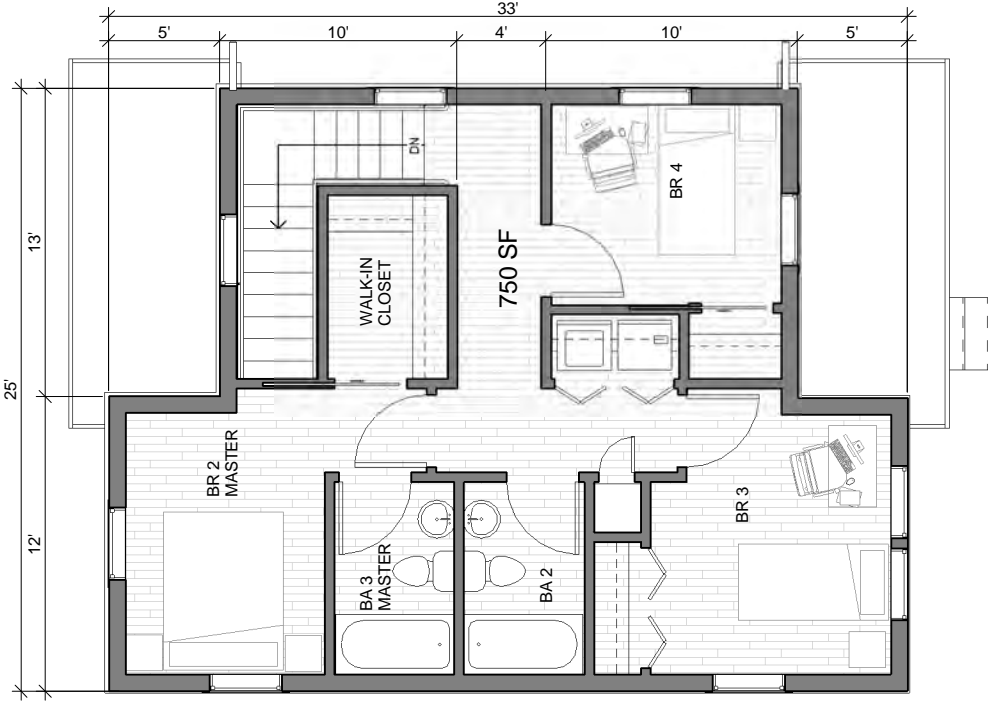
3 1/2 4 BEDROOM COTTAGE

FOOTPRINT: 750 SF
TOTAL SF: 1500 SF
BEDROOMS: 4
BATHROOMS: 3

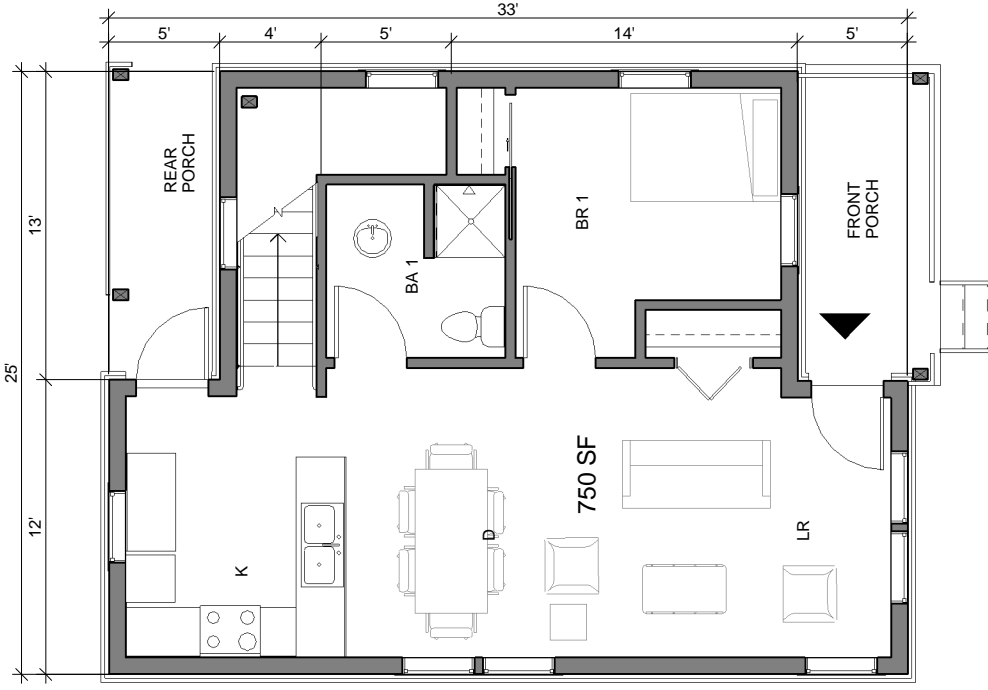


⑤ 4BR - ELEVATION_SIDE 1
1/4" = 1'-0"

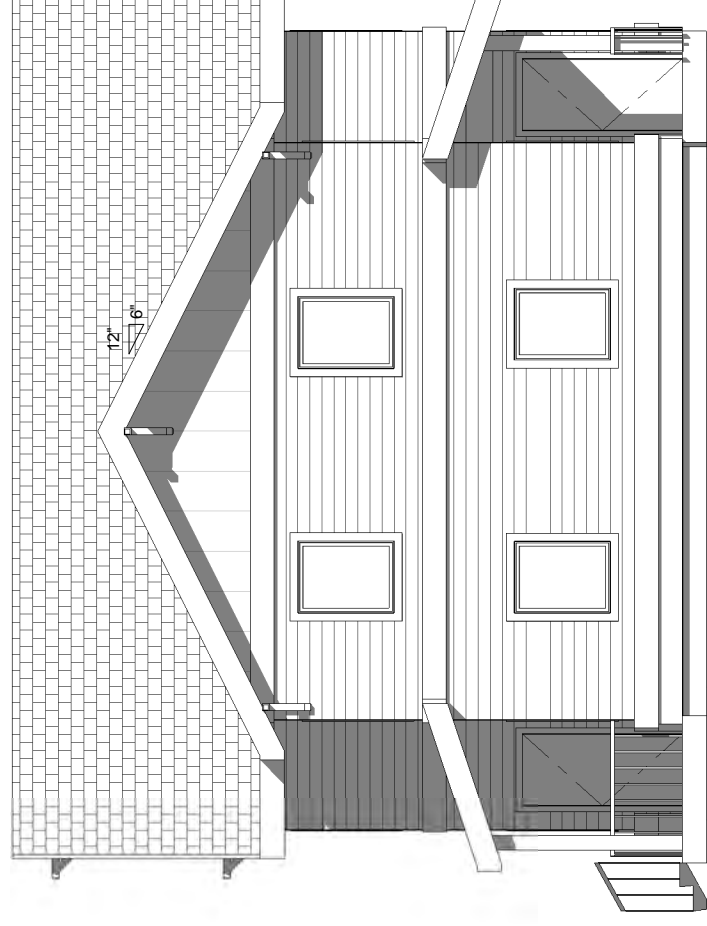
④ 4BR - ELEVATION_FRONT
1/4" = 1'-0"



② 4BR - SECOND FLOOR PLAN
1/4" = 1'-0"



① 4BR - FIRST FLOOR PLAN
1/4" = 1'-0"



⑥ 4BR - ELEVATION_SIDE 2
1/4" = 1'-0"

③ 4BED - ELEVATION_REAR
1/4" = 1'-0"





