



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

|                             |   |
|-----------------------------|---|
| <b>Application Request:</b> | Consideration and action for final approval of the plat amendment of the Village Nests at Powder Mountain PRUD previously platted as Village Nests at Powder Mountain, A Condominium Plat. The proposed amendment includes the vacation of a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access/grading easement recorded as entry# 2774940 and a water/sewer line easement recorded as entry# 2672955. |
| <b>Type of Decision:</b>    | Administrative  |
| <b>Agenda Date:</b>         | Tuesday, May 23, 2017   |
| <b>Applicant:</b>           | Summit Mountain Holding Group, LLC  |
| <b>File Number:</b>         | UVV050417   |

### Property Information

|                                  |   |
|----------------------------------|---|
| <b>Approximate Address:</b>      | 5741 N Daybreak Ridge                                     |
| <b>Project Area:</b>             | 2.059 acres   |
| <b>Zoning:</b>                   | Ogden Valley Destination and Recreation Resort Zone DRR-1 |
| <b>Existing Land Use:</b>        | PRUD  |
| <b>Proposed Land Use:</b>        | PRUD  |
| <b>Parcel ID:</b>                | 23-139-0001 through 23-139-0021                           |
| <b>Township, Range, Section:</b> | T7N, R2E, Sections 8                                      |

### Adjacent Land Use

|               |                               |               |                               |
|---------------|-------------------------------|---------------|-------------------------------|
| <b>North:</b> | Ski Resort/Resort Development | <b>South:</b> | Ski Resort/Resort Development |
| <b>East:</b>  | Ski Resort/Resort Development | <b>West:</b>  | Ski Resort/Resort Development |

### Staff Information

|                          |  |
|--------------------------|--|
| <b>Report Presenter:</b> | Ronda Kippen<br><a href="mailto:rkippen@co.weber.ut.us">rkippen@co.weber.ut.us</a><br>801-399-8768 |
| <b>Report Reviewer:</b>  | SM   |

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations
- Title 108, Standards, Chapter 22 Natural Hazards Area

## Development History

- Summit Eden Village Nests Condominiums Subdivision (part of the Summit Eden Phase 1D Subdivision identified as "Development Parcel D") received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with a subsequent amendment on July 9, 2014
- Summit Eden Village Nests Condominiums Subdivision was heard and received a positive recommendation for final plat approval by the Ogden Valley Planning Commission on October 22, 2013
- Summit Eden Village Nests Condominiums Subdivision received approval by the Weber County Commission on January 21, 2014
- A time extension was granted by the Weber County Planning Director on October 16, 2014
- Summit Eden Village Nests Condominiums expired on October 17, 2015 and was resubmitted for review and approval on December 29, 2015. The subdivision was renamed "Village Nests at Powder Mountain, A Condominium Plat"
- The Ogden Valley Planning Commission forwarded a unanimous positive recommendation for final plat approval of Village Nests at Powder Mountain, A Condominium Plat on January 5, 2016

- The Village Nests at Powder Mountain, A Condominium Plat received final plat approval from the County Commission on February 2, 2016
- Village Nests at Powder Mountain, A Condominium Plat was recorded on February 5, 2016
- Summit at Powder Mountain Phase 1 PRUD Amendment 2, which reduced the overall PRUD area to the Summit Eden Ridge Nests PRUD, Village Nests at Powder Mountain, Horizon Neighborhood at Powder Mountain and Spring Park at Powder Mountain received a positive recommendation from the Ogden Valley Planning Commission on July 5, 2016 and was approved by the County Commission on Tuesday, July 19, 2016

## Summary and Background

The Planning Division recommends final approval of the Village Nests at Powder Mountain PRUD subdivision plat. The proposed development is in the DRR-1 zone and will consist of 20 nest units (see Exhibit A). Village Nests at Powder Mountain PRUD will vacate and replace the previously platted Village Nests at Powder Mountain, A Condominium Plat which included 20 nest units and two parking garages (see Exhibit B). The plat amendment reconfigures the location of the individual nest units, adds "limited common area" around each individual nest unit, vacates a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access and grading easement recorded as entry# 2774940 and a water and sewer line easement recorded as entry# 2672955. The common and limited common areas will be dedicated as a public utility easement. The overall development area is approximately 2.059 acres and 1.056 acres (51%) will be preserved as dedicated common area. Due to the previous platting of this area, Village Nests at Powder Mountain PRUD has been processed as a plat amendment and is being forwarded for final subdivision approval.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies subdivision amendments as a "Small Subdivision" that can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed amendment exceeds the lots that can be administratively approved, therefore the plat amendment must be considered and approved by the County Commission after receiving a recommendation from the Planning Commission per the approval process outlined in LUC §106-1-8. The proposed subdivision amendment and lot configuration is in conformance with the current zoning, the previously approved PRUD (CUP 2016-13, CU INDX50-2016) and the Zoning Development Agreement Conceptual Land Use Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the LUC.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

*"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."*

Lot area, frontage/width and yard regulations: The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The PRUD has been designed for individual ownership of the nest units. The following development standards are applicable for a standard single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 5 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

Units 1 through 8 and unit 15 will be 1,530 square feet. Units 9 through 14 and units 16 through 20 will be 900 square feet (see Exhibit A & D). The plat identifies both common area throughout the development and limited common area surrounding each individual lot. The owners of the individual lots will be responsible for the

maintenance, upkeep and repair of improvements in the limited common area appurtenant to the owner's lot. The use of the limited common area is more specifically set forth in the "Neighborhood Declaration".

The applicant, as a courtesy, has provided conceptual renderings and building layouts for the proposed development (see Exhibit D). The proposed lot configurations meet the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Natural Hazards Area: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted.

The proposed Village Nests at Powder Mountain PRUD is located within a potential geologic hazardous area per the UGS published Ogden 30 x 60 Quadrangle map. The applicant has undergone an extensive geologic investigation and has provided the County with a final geologic and geotechnical report performed by IGES (project# No. 01628-015 dated December 1, 2016). Based upon the data collected and reviewed as part of this assessment, IGES made the following conclusions regarding the Village Nests project area:

- The Village Nests project area does not appear to have major geological hazards that would adversely affect the development as currently proposed.
- Earthquake ground shaking is the only hazard that may potentially affect all parts of the project area and is considered to pose moderate risk, while other hazards have the potential to affect only limited portions of the project area, or pose minimal risk.
- Despite the fact that groundwater was not encountered in the subsurface investigations, evidence of shallow groundwater conditions were observed near the property; as such, shallow groundwater hazards are considered moderate for the property, though the easternmost proposed structures will be most susceptible to the shallow groundwater hazard (if at all).
- Landslide, rockfall, surface-fault-rupture, liquefaction, debris-flow, and flooding hazards are considered to be low for the property.

The applicant has included a note providing notice that the final geologic and geotechnical reports are on file with Weber County Planning Division. All site development will need to adhere to the recommendations of any reports and a "Natural Hazards Disclosure" document will be required to be recorded prior to receiving final occupancy of the dwelling unit to provide adequate notice of any geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff's recommendation to ensure that the all the recommendations outlined in the geologic and geotechnical report are adhered to during the development of the Village Nests at Powder Mountain PRUD.

Additional design standards and requirements: The applicant is requesting a reduction in the parking requirements for the Village Nests at Powder Mountain PRUD subdivision. The proposal is to provide 18 parking spaces for the 20 nest units. The parking standards in the LUC §108-8-2 require a minimum of two parking spaces for single family residents; however, the required number of parking spaces may be adjusted by the planning commission if it's determined that "unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted" per LUC §108-8-5. The current proposal is for units 1 through 8 and unit 15 to have one parking space as part of the individual nest unit (see Exhibit D). Three parking garages are being proposed to provide three parking spaces per garage for the owners of units 9 through 14 and units 16 through 20 (see Exhibit A). The garages will provide an overall of nine parking spaces. Note #19 on the subdivision plat will identify two units that will not have a dedicated parking space. This determination will take place prior to the subdivision plat being recorded.

Summit Mountain Holding Group, LLC (SMHG) has an ongoing goal to reduce the reliance of the personal automobile, and encourage travel in a more efficient and environmentally friendly manner thereby greatly reducing the impacts on existing and proposed infrastructure. Currently, SMHG is working on a parking plan for the entire Summit at Powder Mountain development on a neighborhood by neighborhood basis for planning purposes. The parking plan will be presented to Weber County for approval in the near future. SMHG is requesting that the parking standards for the Village Nest at Powder Mountain PRUD be reduced from two parking spaces per unit to 0.9 parking spaces per unit.

SMHG already has taken steps to reduce the amount of vehicles that travel to and from the resort by teaming up with UTA transit services with pick up locations in Ogden (the Rainbow Gardens Park-n-Ride Lot) and Eden (Eden Valley Market Park-n-ride) as well as encouraging the guests of the resort to utilize the airport rideshare programs to arrive

and depart from the Summit at Powder Mountain Resort. As the development continues to grow, guests will be able to attain the desired services and tangibles necessary without needing to leave the resort. The Summit at Powder Mountain development has been designed to be a pedestrian friendly village by implementing ski in/ski out homes, designated bike paths and a bike share program. The resort has been designed to provide amenities at the core of each village. SMHG has also committed to providing an internal shuttle system between the resort development areas which will enable overnight guests and daily users to access the ski areas and other onsite amenities without using their own vehicles. Based on the current proposal, staff supports the reduction in the number of required vehicles per dwelling unit and does not feel that it will create a nuisance nor be detrimental to the area in general. If the Planning Commission feels that the garages need to be increased in size to allow for two parking spaces per nest, a condition of approval will need to be added. A condition of approval has been added to staff's recommendations to include a note on the subdivision plat identifying the parking reduction for Village Nests at Powder Mountain PRUD.

The infrastructure has been installed throughout the Summit at Powder Mountain Phase 1 PRUD. There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time. The applicant has provided a cash escrow, held by Weber County, for the applicable improvements within the previously approved subdivision. If it is deemed necessary that additional funds be allocated for the required improvements, the applicant will deposit with the County the addition funds to ensure that the existing subdivision improvement escrow is sufficient.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. The original PRUD approval included a "Will Serve" letter for 154 connections and the proposed development will utilize the last of the 154 connections that have been allotted to the development. The State of Utah Division of Drinking Water has recently given final approval of the capacity, mitigation measures and expansion of the Powder Mountain Water and Sewer Improvement District. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Review Agencies: To date, the Weber County Engineering Division, Weber County Surveyor's Office and the Weber Fire District have not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the final Mylar.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed plat amendment per noticing requirements outlined in LUC §106-1-6(c).

## Staff Recommendation

Staff recommends final approval for the plat amendment approval of the Village Nests at Powder Mountain PRUD previously platted as Village Nests at Powder Mountain, A Condominium Plat including the vacation of a 10' PUE that will be relocated in the private right of way known as Daybreak Ridge, a 10' drainage easement, an access/grading easement recorded as entry# 2774940 and a water/sewer line easement recorded as entry# 2672955. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All the recommendations outlined in the geologic and geotechnical report are adhered to during the development of the Village Nests at Powder Mountain PRUD
2. The required Natural Hazards Disclosure will be recorded with the final Mylar to notify future property owners that the required reports are on record with the Weber County Planning Division.
3. A note is added to the subdivision plat identifying the parking reduction for Village Nests at Powder Mountain PRUD.

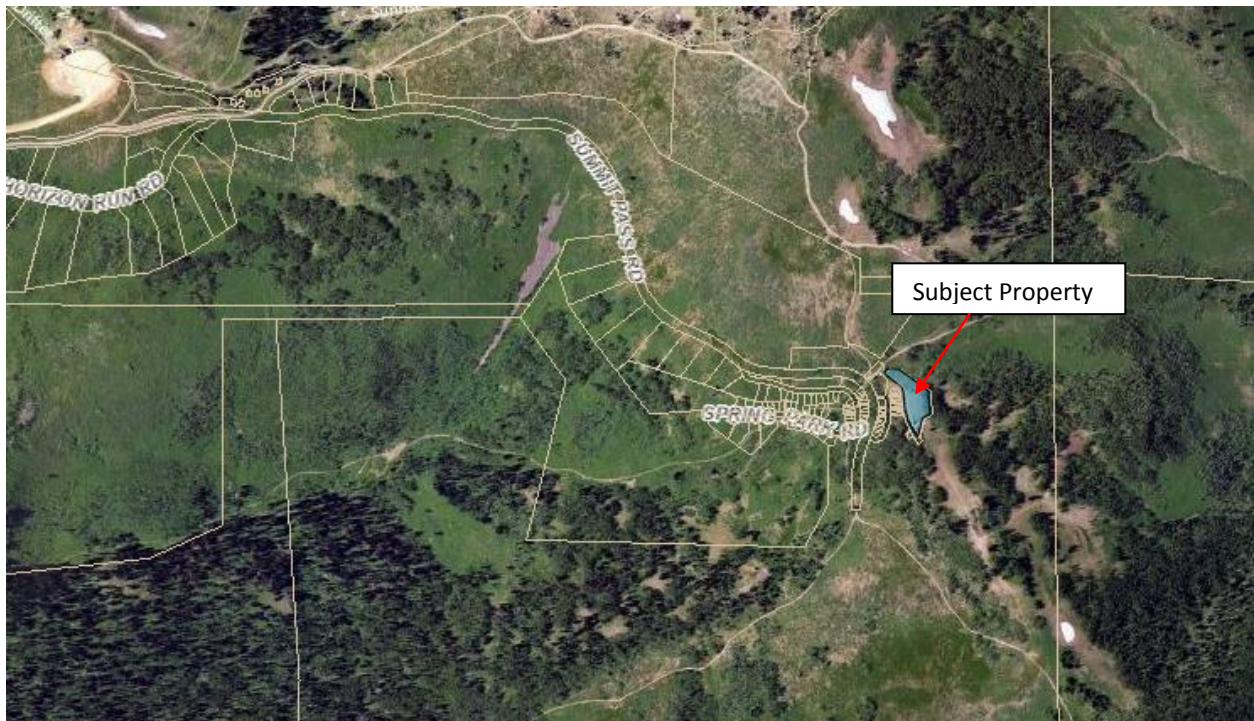
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Village Nests at Powder Mountain PRUD
- B. Village Nests at Powder Mountain, A Condominium Plat
- C. Zoning Development Agreement Conceptual Land Use Plan
- D. Architectural renderings for the Village Nests at Powder Mountain PRUD

## Location Map 1

















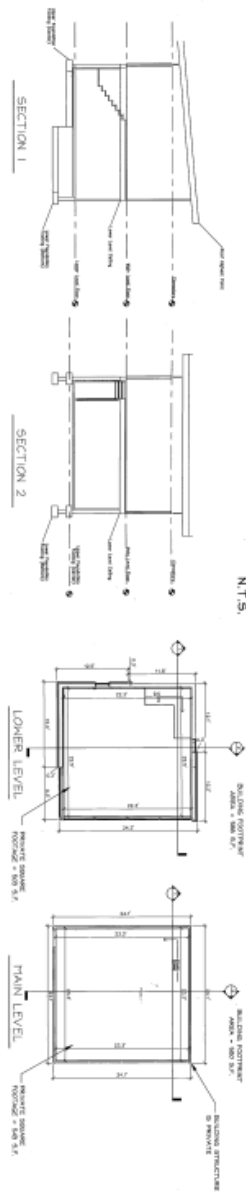
28-81

VILLAGE NESTS AT POWDER MOUNTAIN  
A CONDOMINIUM PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,  
T12N, R10E, S10E, S11E, S12E, S13E, S14E, S15E, S16E, S17E, S18E, S19E, S20E,  
SALT LAKE BASE AND MERIDIAN  
JANUARY 2014

VILLAGE NEST 2 (VNG)  
UNITS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

N.T.S.



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOOR, FINISH, AND ROOF ELEVATIONS.

AREA DESIGNATION TABLE

|                |          |
|----------------|----------|
| PRIVATE GARAGE | 0.5 S.F. |
| LIMITED COMMON | 0.5 S.F. |
| SHARED COMMON  | 0.5 S.F. |

LEGEND

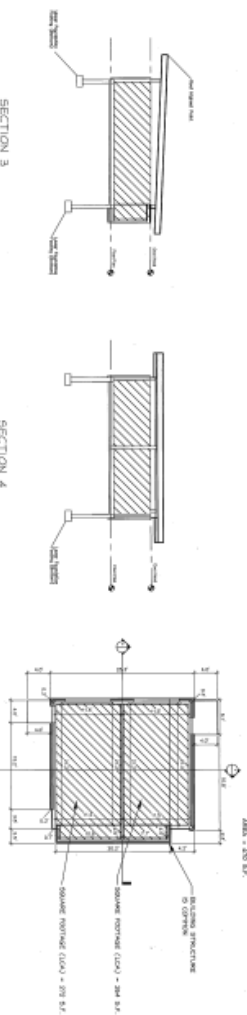


BUILDING UNIT ELEVATION TABLE

| UNIT | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING | FLOOR | CEILING |
|------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|
| 9    | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 10   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 11   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 12   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 13   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 14   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 15   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 16   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 17   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 18   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 19   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |
| 20   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   | 10.00 | 10.00   |

VILLAGE NEST GARAGES (VNG)

N.T.S.



NOTE: SEE BUILDING UNIT ELEVATION TABLE FOR ELEVATION OF CEILING, FLOOR, FINISH, AND ROOF ELEVATIONS.

AREA DESIGNATION TABLE

|                |          |
|----------------|----------|
| PRIVATE GARAGE | 0.5 S.F. |
| LIMITED COMMON | 0.5 S.F. |
| SHARED COMMON  | 0.5 S.F. |

AREA DESIGNATION TABLE

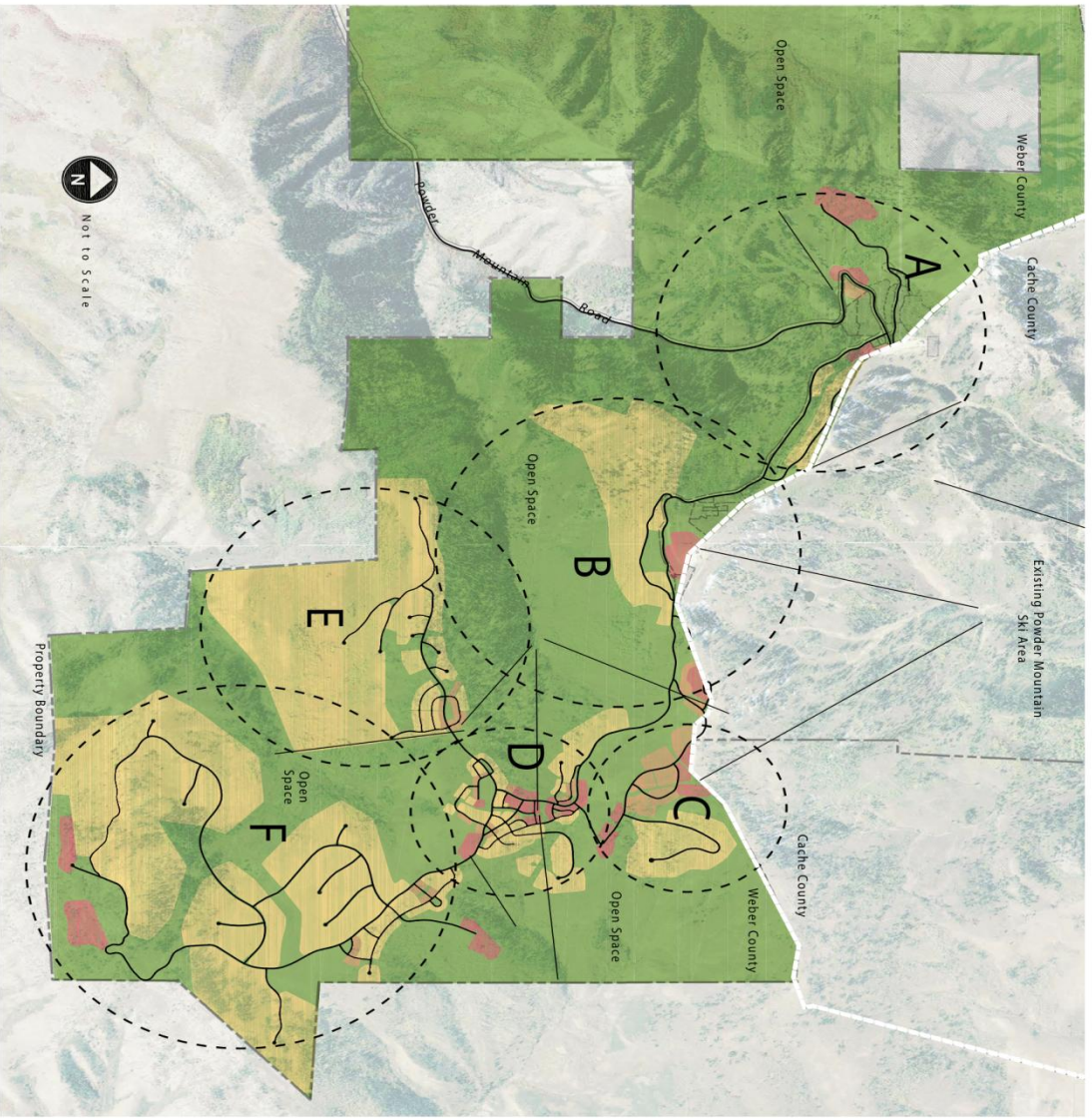
|                |          |
|----------------|----------|
| PRIVATE GARAGE | 0.5 S.F. |
| LIMITED COMMON | 0.5 S.F. |
| SHARED COMMON  | 0.5 S.F. |



Sheet 4 of 4  
**NVS**  
 NATHAN H. HAYS  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF UTAH  
 LICENSE NO. 12345  
 EXPIRES 12/31/2015  
 PROJECT: VILLAGE NESTS AT POWDER MOUNTAIN  
 SHEET: 4 OF 4  
 DATE: 01/15/14  
 DRAWN BY: NHH  
 CHECKED BY: NHH

SHING PHASE I, LLC  
 3632 N. MOLE CREEK DR.  
 EDEN, UT 84301

# Overall Land Use Plan



The Overall Land Use Plan depicts general areas for development within the proposed Rezone boundary. These areas indicate general land use areas and roadway circulation proposed.

Each development area identified is represented in greater detail within this Rezone Application.

- DEVELOPMENT AREAS**
- A - Mid-Mountain
  - B - The Ridge
  - C - Earl's Village
  - D - Summit Village
  - E - Gertsen
  - F - The Meadow

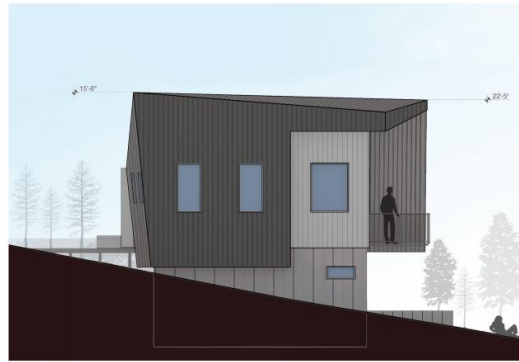
| DEVELOPMENT LEGEND   | DEVELOPMENT DATA   |
|--|--------------------|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black;"></span> MIXED USE                        | 1,218 ROOMS*       |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black;"></span> HOTELS                           | 159,000 SF         |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #e91e63; border: 1px solid black;"></span> SERVICES/CONF. CENTER            | 180 ROOMS*         |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #c08040; border: 1px solid black;"></span> MULTI FAMILY                     | 1,256 UNITS        |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> SINGLE FAMILY SINGLE FAMILY LOTS | 738 UNITS          |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #fff9c4; border: 1px solid black;"></span> NESTS                            | 340 NESTS          |
| <b>TOTAL UNITS</b>   | <b>2,800 UNITS</b> |

\*HOTEL AND RETREAT ROOMS EQUAL .33 UNITS EACH FOR DENSITY CALCULATIONS

**Exhibit D-Architectural Renderings for the Village Nests at Powder Mountain PRUD**



2



1



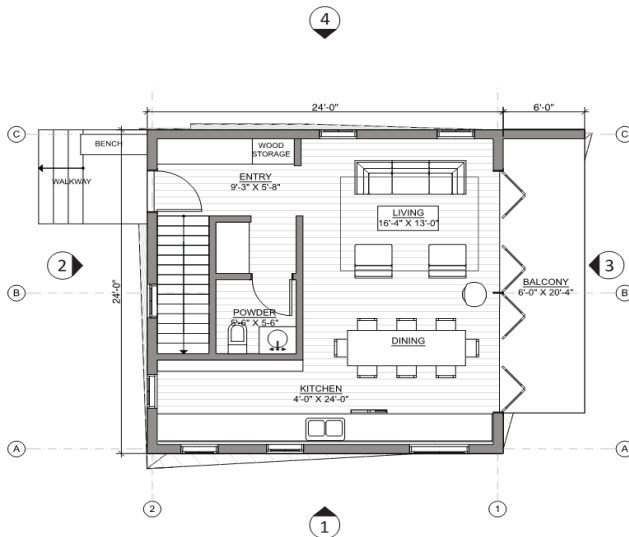
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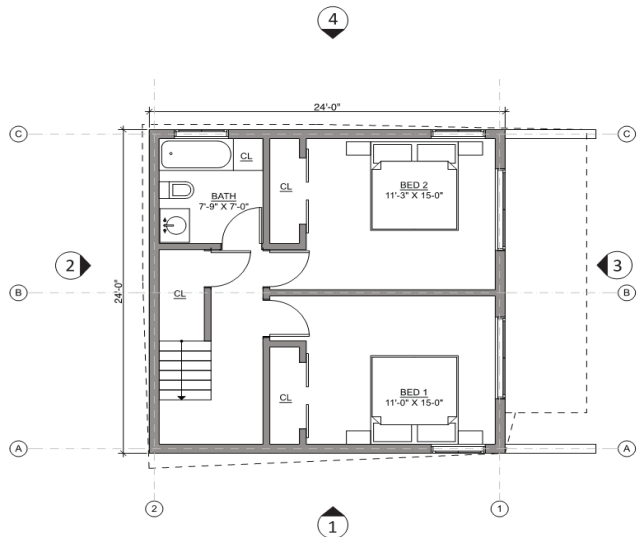
4

1/28/2017  
huum Architects  
www.huum.com  
310 399 5757 Los Angeles

**Village Nests** NESTS 10-20  
Elevations  
1/8" = 1'



**Upper Floor**  
576 square feet  
3/16" = 1'



**Lower Floor**  
576 square feet  
3/16" = 1'

1/28/2017  
huum Architects  
www.huum.com  
310 399 5757 Los Angeles

**Village Nests** NESTS 10-20 PLANS  
1,152 sq ft

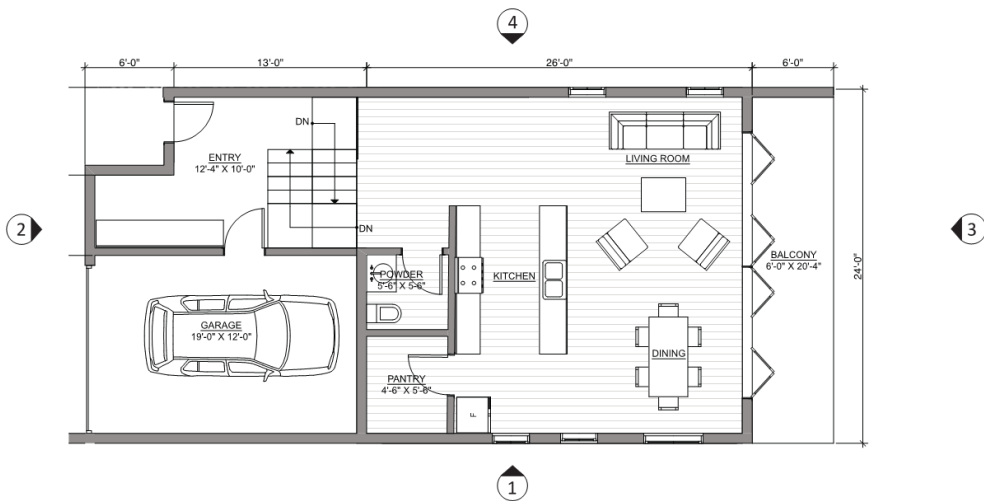


**Exhibit D-Architectural Renderings for the Village Nests at Powder Mountain PRUD**



1/28/2017  
huum Architects  
www.huum.com  
310 399 5757 Los Angeles

**Village Nests** NESTS 1-8  
Elevations  
1/8" = 1'



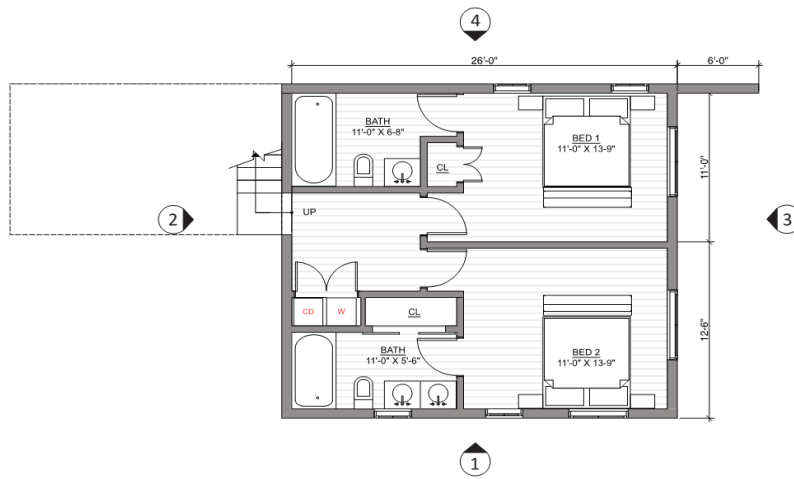
**Ground Floor**  
Entry/stair: 150 square feet  
Garage: 240 square feet (Not included)

**Upper Floor**  
625 square feet

1/28/2017  
huum Architects  
www.huum.com  
310 399 5757 Los Angeles

**Village Nests** NESTS 1-8 PLANS  
1,400 sq ft

**Exhibit D-Architectural Renderings for the Village Nests at Powder Mountain PRUD**



**Lower Floor**  
625 square feet

1/28/2017 huam Architects www.huam.com 310 599 5757 Los Angeles **Village Nests** NESTS 1-8 PLANS 1,400 sq ft



Concrete Foundation:  
vertical formwork, rough finish



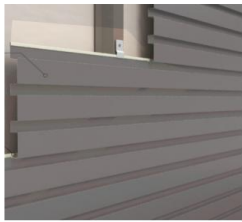
Wood Siding:  
Dark finish Pine or Accoya treated



Wood Siding:  
White finish Pine or Accoya treated



Wood Siding:  
Clear finished Pine or Cedar



Metal Siding Profile:  
square corrugated panel



Metal Siding Profile:  
Standing seam/wide panel



Metal Siding Finish:  
Kynar charcoal gray



Metal Siding Finish:  
Zinc



Metal Siding Finish:  
Weathering steel

**CLADDING OPTIONS**

1/28/2017 huam Architects www.huam.com 310 599 5757 Los Angeles **Village Nests** NESTS 1-20 Exterior Material finishes