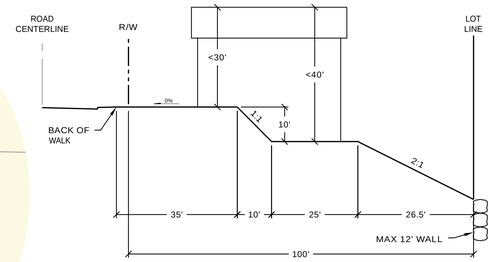
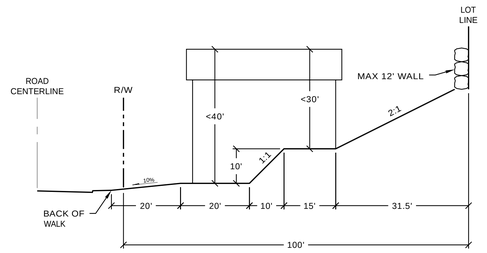
EXHIBIT 4: Individual Identity Plan, Home Designs, and Narrative

PINNACLE AT LIBERTY BAY PRD





TYPICAL DAYLIGHT LOT CROSS SECTION
NOT TO SCALE



TYPICAL TUCK UNDER CROSS SECTION
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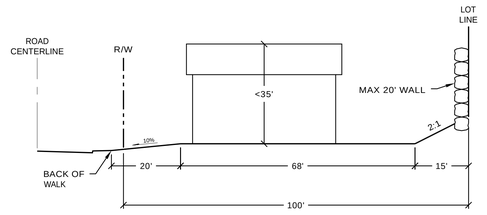

TYPICAL FLAT CROSS SECTION
NOT TO SCALE

n

SCALE: 1" = 60'

60 30 0 60 120

CONTOUR INTERVAL = 2'

LEGEND

33 (1A) — LOT NUMBER / HOUSE PLAN & ELEVATION

DAYLIGHT LOTS	79
TUCK UNDER LOTS	6
FLAT LOTS	45
TOTAL	130

PHASE 1

DAYLIGHT LOTS	28
TUCK UNDER LOTS	4
FLAT LOTS	17
TOTAL	49

PHASE 2

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FLAT LOTS	11
TOTAL	43

PHASE 3

DAYLIGHT LOTS	21
TUCK UNDER LOTS	0
FLAT LOTS	17
TOTAL	38

ESM CONSULTING ENGINEERS LLC
32001 32nd Ave South, Suite 200
Federal Way, WA 98001

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Pinnacle at Liberty Bay

Preliminary Architectural Elevations - July 15, 2025

PLAN 1



A



B



C

PLAN 2



A



B



C

PLAN 3









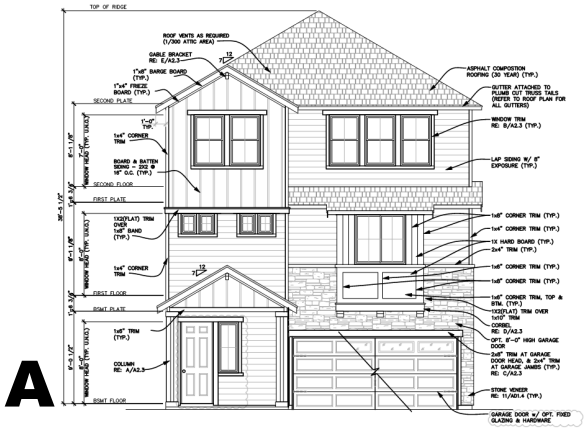
PLAN 4



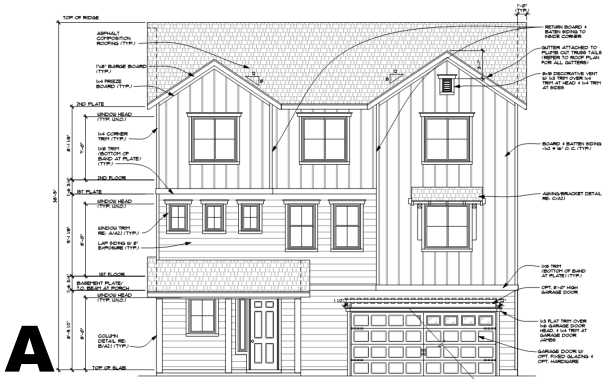




PLAN 5


A
TOP OF RIDGE
ROOF VENTS AS REQUIRED (1/300 ATTIC AREA)
GABLE BRACKET RE: E/A2.3
1"x8" BARGE BOARD (TYP.)
1"x4" FRIEZE BOARD (TYP.)
SECOND PLATE
1'-0" TYP.
1x4" CORNER TRIM
BOARD & BATTEN SIDING - 252 @ 16" O.C. (TYP.)
SECOND FLOOR
FIRST PLATE
1X2(FLAT) TRIM OVER 1x8" BAND (TYP.)
1x4" CORNER TRIM
FIRST FLOOR
RGHT PLATE
1x6" TRIM (TYP.)
COLUMN RE: A/A2.3
RGHT FLOOR
ASPHALT COMPOSITION ROOFING (30 YEAR) (TYP.)
GUTTER ATTACHED TO PLUMB CUT TRUSS TAILS (REFER TO ROOF PLAN FOR ALL GUTTERS)
WINDOW TRIM RE: B/A2.3 (TYP.)
LAP SIDING W/ 5" EXPOSURE (TYP.)
1x8" CORNER TRIM (TYP.)
1x4" CORNER TRIM (TYP.)
1X HARD BOARD (TYP.)
2x4" TRIM (TYP.)
1x8" CORNER TRIM (TYP.)
1x8" CORNER TRIM, TOP & BTM. (TYP.)
1X2(FLAT) TRIM OVER 1x10" TRIM CORNEL RE: D/A2.3
OPT. 8'-0" HIGH GARAGE DOOR
2x6" TRIM AT GARAGE DOOR HEAD, & 2x4" TRIM AT GARAGE JAMBS (TYP.) RE: C/A2.3
STONE VENEER RE: 11/A01.4 (TYP.)
GARAGE DOOR w/ OPT. FIXED GLAZING & HARDWARE
B
TOP OF RIDGE
8"x16" DECORATIVE VENT W/ 3/4x4" TRIM SURROUND
1"x8" BARGE BOARD (TYP.)
1"x4" FRIEZE BOARD (TYP.)
ASPHALT COMPOSITION ROOFING (30 YEAR) (TYP.)
GUTTER ATTACHED TO PLUMB CUT TRUSS TAILS (REFER TO ROOF PLAN FOR ALL GUTTERS)
WINDOW TRIM RE: B/A2.5 (TYP.)
LAP SIDING W/ 5" EXPOSURE (TYP.)
SECOND PLATE
1'-0" TYP.
BOARD & BATTEN SIDING - 252 @ 16" O.C. (TYP.)
SECOND FLOOR
FIRST PLATE
1x4" CORNER TRIM (TYP.)
FIRST FLOOR
RGHT PLATE
COLUMN RE: A/A2.5
RGHT FLOOR
OPT. 8'-0" HIGH GARAGE DOOR
2"X2" O/ 1"x8" TRIM AT GARAGE DOOR HEAD, & 1"x8" TRIM AT GARAGE JAMBS (TYP.)
GARAGE DOOR w/ OPT. FIXED GLAZING & HARDWARE
C
TOP OF RIDGE
ROOF VENTS AS REQUIRED (1/300 ATTIC AREA)
GABLE BRACKET RE: E/A2.4
1"x8" BARGE BOARD (TYP.)
1"x8" FRIEZE BOARD (TYP.)
ASPHALT COMPOSITION ROOFING (30 YEAR) (TYP.)
GUTTER ATTACHED TO PLUMB CUT TRUSS TAILS (REFER TO ROOF PLAN FOR ALL GUTTERS)
WINDOW TRIM RE: B/A2.4 (TYP.)
SECOND PLATE
1'-0" TYP.
SHAKE SHINGLE SIDING (TYP.)
SECOND FLOOR
FIRST PLATE
1x8" CORNER TRIM (TYP.)
LAP SIDING W/ 5" EXPOSURE (TYP.)
FIRST FLOOR
CORBEL DETAIL RE: C/A2.4
RGHT PLATE
OPT. 8'-0" HIGH GARAGE DOOR
1"x8" TRIM AT GARAGE DOOR HEAD, & 1"x8" TRIM AT GARAGE JAMBS (TYP.)
COLUMN RE: A/A2.4
STONE VENEER RE: 11/A01.4 (TYP.)
RGHT FLOOR
GARAGE DOOR w/ OPT. FIXED GLAZING & HARDWARE
D
ROOF VENTS AS REQUIRED (1/300 ATTIC AREA)
SECOND PLATE
1'-0" TYP.
METAL SIDING CORNERS
LAP SIDING W/ 5" EXPOSURE (TYP.)
SECOND FLOOR
FIRST PLATE
LAP SIDING W/ 5" EXPOSURE (TYP.)
FIRST FLOOR
RGHT PLATE
COLUMN RE: A/A2.6
RGHT FLOOR
ASPHALT COMPOSITION ROOFING (30 YEAR) (TYP.)
GUTTER ATTACHED TO PLUMB CUT TRUSS TAILS (REFER TO ROOF PLAN FOR ALL GUTTERS)
WINDOW TRIM RE: B/A2.6 (TYP.)
LAP SIDING W/ 5" EXPOSURE (TYP.)
1x4" CORNER TRIM (TYP.)
STONE VENEER RE: 11/A01.4 (TYP.)
OPT. 8'-0" HIGH GARAGE DOOR
GARAGE DOOR w/ OPT. FIXED GLAZING

PLAN 6


A
TOP OF RIDGE
ASPHALT COMPOSITION ROOFING (TYP.)
7/8" BARGE BOARD (TYP.)
1x4 FRIEZE BOARD (TYP.)
RETURN BOARD & BATTEN SIDING TO INSIDE CORNER
GUTTER ATTACHED TO PLUMB CUT TRUSS TAILS (REFER TO ROOF PLAN FOR ALL GUTTERS)
8x8 DECORATIVE VENT W/ 3/4x4 TRIM SURROUND & 1x4 TRIM AT HEAD & 1x4 TRIM AT SIDES
2ND PLATE
WINDOW HEAD (TYP. U.N.O.)
1x4 CORNER TRIM (TYP.)
1x8 TRIM (BOTTOM OF BAND AT PLATE) (TYP.)
2ND FLOOR
BOARD & BATTEN SIDING - 252 @ 16" O.C. (TYP.)
1ST PLATE
WINDOW HEAD (TYP. U.N.O.)
AIRING/BRACKET DETAIL RE: C/A2.1
WINDOW TRIM RE: A/A2.1 (TYP.)
LAP SIDING W/ 5" EXPOSURE (TYP.)
1ST FLOOR
BASEMENT PLATE/ T.O. BRGT AT PORCH
1x8 TRIM (BOTTOM OF BAND AT PLATE) (TYP.)
OPT. 8'-0" HIGH GARAGE DOOR
WINDOW HEAD (TYP. U.N.O.)
COLUMN DETAIL RE: B/A2.1 (TYP.)
1x3 FLAT TRIM OVER 1x6 GARAGE DOOR HEAD & 1x4 TRIM AT GARAGE DOOR JAMBS
GARAGE DOOR W/ OPT. FIXED GLAZING & OPT. HARDWARE
TOP OF SLAB
B
TOP OF RIDGE
ASPHALT COMPOSITION ROOFING (TYP.)
7/8" BARGE BOARD (TYP.)
1x4 FRIEZE BOARD (TYP.)
RETURN SHAKE SIDING TO INSIDE CORNER
2ND PLATE
GABLE BRACKET DETAIL RE: D/A2.2
WINDOW HEAD (TYP. U.N.O.)
1x4 CORNER TRIM (TYP.)
1x8 TRIM (BOTTOM OF BAND AT PLATE) (TYP.)
2ND FLOOR
1ST PLATE
CORBEL DETAIL RE: C/A2.2
WINDOW TRIM RE: A/A2.2 (TYP.)
SHAKE SHINGLE SIDING (TYP.)
LAP SIDING W/ 5" EXPOSURE (TYP.)
1ST FLOOR
BASEMENT PLATE/ T.O. BRGT AT PORCH
WINDOW HEAD (TYP. U.N.O.)
1x8 TRIM (BOTTOM OF BAND AT PLATE) (TYP.)
COLUMN DETAIL RE: B/A2.2
1x8 TRIM
OPT. 8'-0" HIGH GARAGE DOOR
STONE CAP DETAIL RE: D/A2.4
1x8 TRIM AT GARAGE DOOR HEAD 1x4 AT SIDES
TOP OF SLAB
GARAGE DOOR W/ OPT. FIXED GLAZING & OPT. HARDWARE
C
TOP OF RIDGE
ASPHALT COMPOSITION ROOFING (TYP.)
RETURN NARROW LAP SIDING TO INSIDE CORNER
GUTTER ATTACHED TO PLUMB CUT TRUSS TAILS (REFER TO ROOF PLAN FOR ALL GUTTERS)
2ND PLATE
WINDOW HEAD (TYP. U.N.O.)
1x4 CORNER TRIM (TYP.)
1x8 TRIM (BOTTOM OF BAND AT PLATE) (TYP.)
NARROW LAP SIDING W/ 5" EXPOSURE (TYP.)
SECOND FLOOR
1ST PLATE
WINDOW HEAD (TYP. U.N.O.)
CORBEL DETAIL RE: C/A2.3
WINDOW TRIM RE: A/A2.3 (TYP.)
STONE CAP DETAIL RE: D/A2.4
LAP SIDING W/ 5" EXPOSURE (TYP.)
1x8 TRIM (BOTTOM OF BAND AT PLATE) (TYP.)
FIRST FLOOR
BASEMENT PLATE/ T.O. BRGT AT PORCH
WINDOW HEAD (TYP. U.N.O.)
COLUMN DETAIL RE: B/A2.3 (TYP.)
OPT. 8'-0" HIGH GARAGE DOOR
GARAGE DOOR TRIM SEE #1 HEAD, SILL & SIDES
STONE SILL
GARAGE DOOR W/ OPT. FIXED GLAZING
TOP OF SLAB

September 16, 2026 Job No. 2090-004-022

Ms. Nikole Coleman, AICP
Planning Manager
City of Poulsbo
200 NE Moe St
Poulsbo, WA 98370

RE: Pinnacle at Liberty Bay – P-06-20-25-03 –Individual Identity Plan Narrative and Elevations

Dear Ms. Coleman:

ESM Consulting Engineers, LLC submits this Individual Identity Plan narrative and accompanying enclosure in response to the City's Request for Revisions No. 3 memorandum dated June 5th, 2026. This submittal supplements Attachment 2 included with Technical Review Response Letter No. 1, dated December 1, 2025.

4. Many of the proposed home designs appear similar in overall form and architectural treatment. Please provide a detailed narrative demonstrating how each proposed elevation achieves distinct visual differentiation in compliance with PMC 18.260.060(F). For example, several "B" and " " elevations across Plans 1-4 appear to repeat similar design elements with minimal differentiation. The narrative should clearly identify how each elevation varies in building form, rooflines, façade articulation, materials, colors, and architectural details, and how these differences meet the intent of providing visual variety across the subdivision. This item can be conditioned to be due prior to the first building permit submittal.

PMC 18.260.060(E) – Architectural Variety
The Individual Identity Plan and supporting architectural elevation sheets are intended to provide a diverse streetscape and patterns of similar homes. Multiple home plans and elevations are given throughout the project rather than repeating the same elevation along a given block. Enclosure 1 shows the lot-by-lot site plan and elevation assignments and relates with the elevations.

PMC 18.260.060(E)(1) – Street-Facing Windows and Entries
Homes facing the streets will include windows and a unique entry feature facing the street. The elevations show front doors, covered entryways, porches, entry roofs, columns, and related details that give each home a visible and identifiable front entry. Street-facing elevations include:

- Windows facing the street.
- A clearly identifiable front door or primary entry.
- A covered entry, porch, or similar weather-protected entry feature.

- Façade details draw attention to the entry and help balance the garage element.

PMC 18.260.060(E)(2) – Architectural Variety

The purpose of the Individual Identity Plan is to provide a varied residential streetscape and avoid long rows of similar homes. The plan assigns a specific house plan and elevation to each lot and distributes those assignments throughout the project to provide variation in building form, rooflines, façade composition, entries, garages, windows, materials, and color.

Enclosure 1 identifies the assigned house plan and elevation for each lot and correlates those assignments with the supporting architectural elevation sheets. The project includes six base home plans, with multiple elevation options for each plan. Available elevations are identified as A, B, C, and, where applicable, D. Architectural variety is provided through:

- Multiple house plans and elevation options distributed throughout the subdivision.
- Changes in overall building massing and façade components.
- Different roof forms, pitches, and roof projections/materials.
- Variation in front porches, covered entries, columns, and entry locations.
- Changes in garage location, projection, door configuration, and detail.
- Different window sizes, groupings, trim, and placement.
- Varying combinations of siding, trim, accent materials, and veneer.
- Exterior color schemes that complement and further distinguish given elevations.

The Individual Identity Plan has also been arranged to avoid repetitive streetscape conditions. The same elevation is not assigned to consecutive lots, and repeated elevations on the same block are separated by at least three intervening homes with different elevations. Corner lots are assigned elevations that provide enhanced treatment on both street-facing sides of the home.

The following sections describe how the proposed plans and elevations meet the individual components of PMC 18.260.060(E)(2).

PMC 18.260.060(E)(2)(a)(iv) – Required Number of Designs

Because the project includes 70 or more homes, at least seven different façade elevations are required. The proposed program includes six base home plans and multiple elevation options for each plan, resulting in more than seven distinct façade elevations.

The available elevations differ in massing, roofline, and façade composition. The assigned elevations are distributed throughout the project as shown on Enclosure 1.

PMC 18.260.060(E)(2)(b) – Distinct Architectural Character

The proposed elevations differ through more than four of the design elements listed in the code. The supporting elevation sheets and Enclosure 1 show variation in roof form and pitch, façade articulation, porch and entry treatment, garage design, window placement, exterior materials, and color.

PMC 18.260.060(E)(2)(b)(i) – Roof Form and Pitch
The homes use a mix of roof forms and roofline treatments, including gable and hip roofs, different roof pitches, changes in ridge direction, and varying projections over entries and garages. These changes separate the roofline along the street and distinguish elevations.

PMC 18.260.060(E)(2)(b)(ii) – Façade Articulation
The elevations include different wall planes, porch projections, entry projections, recessed entries, garage projections, and changes in overall façade composition. These features add depth to the front elevations and avoid a flat or repetitive appearance.

PMC 18.260.060(E)(2)(b)(iii) – Porch or Entryway Design
The elevation options include different porch and entry treatments, including:

- Covered entries of different sizes and proportions.
- Front porches with different widths and depths
- Changes in column placement and support details
- Different entry-roof forms and projections
- Variation in the location and emphasis of the front door

These features provide variation at the pedestrian level and make the primary entry clear from the street.

PMC 18.260.060(E)(2)(b)(iv) – Garage Placement and Prominence
Garage design varies between the proposed plans and elevations. Differences include garage location relative to the front entry, garage-door configuration, projection or alignment with the front façade, roof treatment over the garage, and architectural details used to balance the garage with the rest of the home. This variety helps avoid streetscape dominated by repeating garage doors.

PMC 18.260.060(E)(2)(b)(v) – Window Styles and Placement
Window size, spacing, grouping, trim, and placement vary by elevation. Window patterns are coordinated with the roof form, porch or entry treatment, garage design, and material palette for each elevation. These changes result in different façade arrangement and help distinguish adjacent homes.

PMC 18.260.060(E)(2)(b)(vi) – Exterior Materials
The elevation program uses compatible materials in varying combinations. Materials shown on the architectural elevations include:

- Horizontal lap siding
- Board-and-batten siding.
- Accent siding or other secondary wall treatments.
- Decorative trim and banding
- Stone or similar veneer accents, where shown

The material palette remains coordinated across the project, while the location and combination of materials vary by elevation.

PMC 18.260.060(E)(2)(b)(vii) – Color Schemes
Color schemes will be selected to complement the siding, trim, roof, and accent materials for each elevation. Color will provide an additional level of difference between nearby homes but will not be used as the only means of distinction. Color selections will accomplish the following:

- Complement the materials shown for the assigned elevation.
- Help distinguish nearby homes.
- Reinforce differences in roof form, façade composition, entries, windows, garages, and materials.
- Provide visibly distinct combinations where needed to avoid repetitive streetscape conditions.

PMC 18.260.060(E)(2)(b)(viii) – Other Distinguishing Elements
No separate additional distinguishing element is needed. The required variety is achieved through the combined differences in home plans, elevations, roof forms, façade articulation, entry and porch treatment, garage design, window placement, exterior materials, and color schemes.

PMC 18.260.060(E)(2)(c) – Corner Lot Treatment
Corner lots are identified on Enclosure 1 and coordinated with the assigned home plans and elevations. Homes on corner lots will provide enhanced architectural treatment on both street-facing elevations. The exposed side elevation will include:

- Siding and trim compatible with the front elevation
- Windows and architectural detailing
- Roof forms and façade features visible from both streets.
- A finished side elevation that is coordinated with the front elevation

This treatment avoids blank side walls along public streets and provides a more consistent appearance at corner lots.

PMC 18.260.060(E)(2)(d) – Repetition Limitation
The Individual Identity Plan has been planned so the same elevation is not used on consecutive lots. Reversing or “flipping” an elevation will not be considered a different elevation for purposes of the adjacent-lot requirement.

Where the same elevation is repeated on the same block, at least three intervening homes will have different elevations. Enclosure 1 shows the house plan and elevation for each lot and is provided to ensure compliance with these requirements.

PMC 18.260.060(E)(3) – Garage Design
Homes with garages that project forward of the first-floor living area will include at least two required garage-design elements, depending on the selected elevation. These features may include:

- Windows in a gable or roof element above the garage
- A covered porch or entry that emphasizes the front door.
- Decorative or raised-panel garage doors with windows.
- Carriage-style garage-door detailing.

Details such as trim, material changes, columns, brackets, corbels, or other façade elements that reduce the visual dominance of the garage.

PMC 18.260.060(E)(4) – Building Permit Review
The Individual Identity Plan, Enclosure 1, and supporting architectural elevations will be used during building-permit review. Each permit application will be reviewed for consistency with the assigned house plan and elevation, corner-lot treatment, repetition limitations, garage-design standards, and compliance with the conceptual elevations submitted.

PMC 18.260.060(E)(5) – Modifications
No modification to the architectural-variety standards is requested with this submittal.

Enclosure 1 includes the marked-up Individual Identity Plan exhibit. The plan identifies the assigned house plan and elevation for each lot, and the supporting architectural elevations show the available elevation options for elevation Plans 1 through 6. Together, this narrative and these materials display compliance with the requirements of PMC 18.260.060(E).

If there are any questions or a need for further clarification, please contact me at (253) 838-6113.

Sincerely,

ESM CONSULTING ENGINEERS, LLC

ROBBY OVERFIELD
Project Manager

Encl. Figure 1

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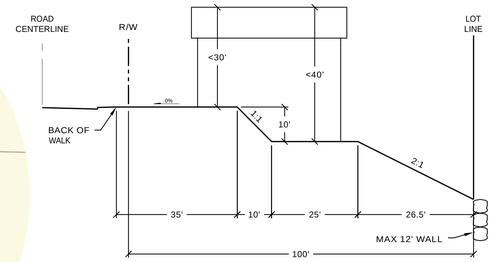
PINNACLE AT LIBERTY BAY PRD





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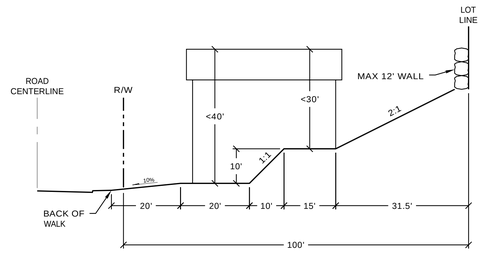

TYPICAL TUCK UNDER CROSS SECTION
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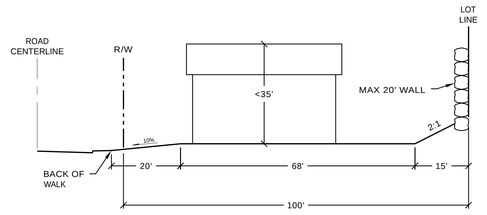

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n

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60 30 0 60 120

CONTOUR INTERVAL = 2'

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PHASE 3

	DAYLIGHT LOTS	21
	TUCK UNDER LOTS	0
	FLAT LOTS	17
	TOTAL	38

FIGURE 1

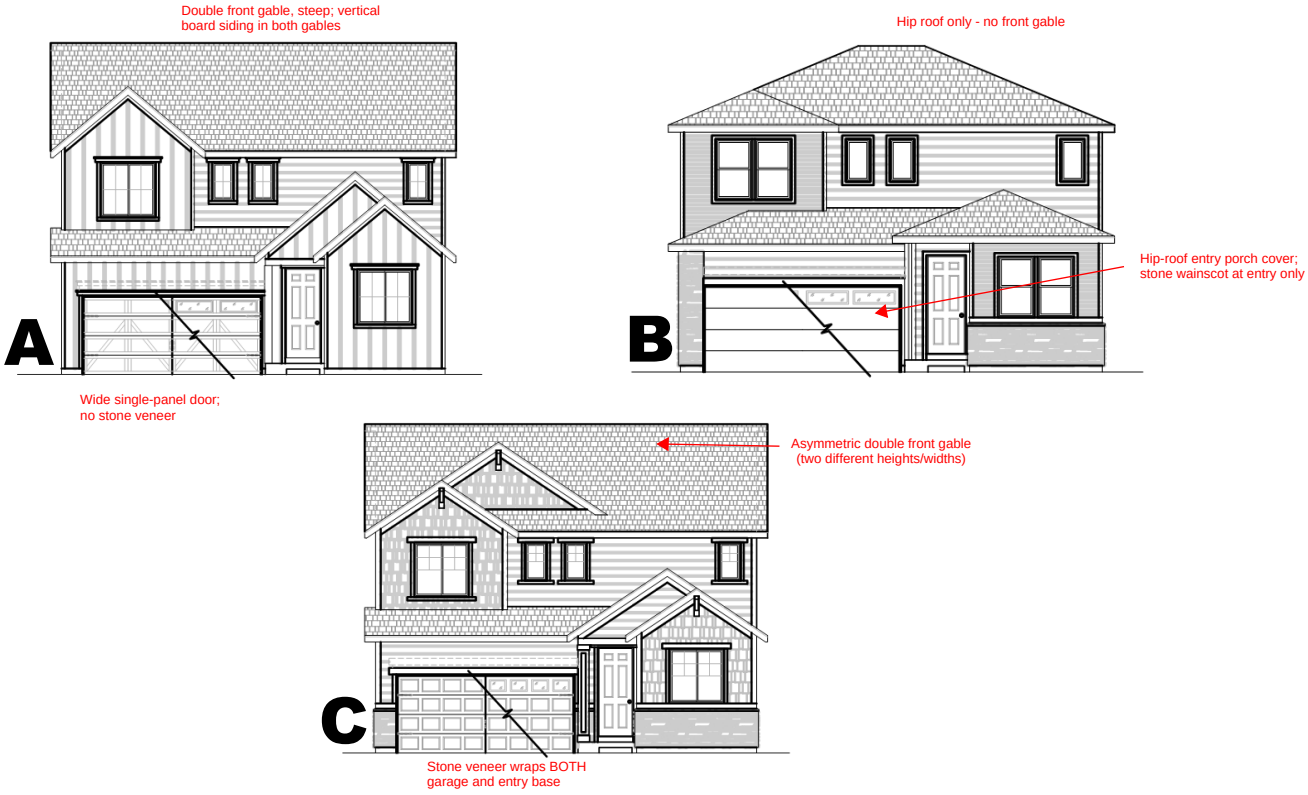
ESM CONSULTING ENGINEERS LLC
32001 32nd Ave South, Suite 200
Federal Way, WA 98001

Drawing: I:\esm\ENGINEER\ESM-SOBS\2005\0045\022\Architect\MC-EN-01.dwg Plotted: 5/9/2018 9:42 AM

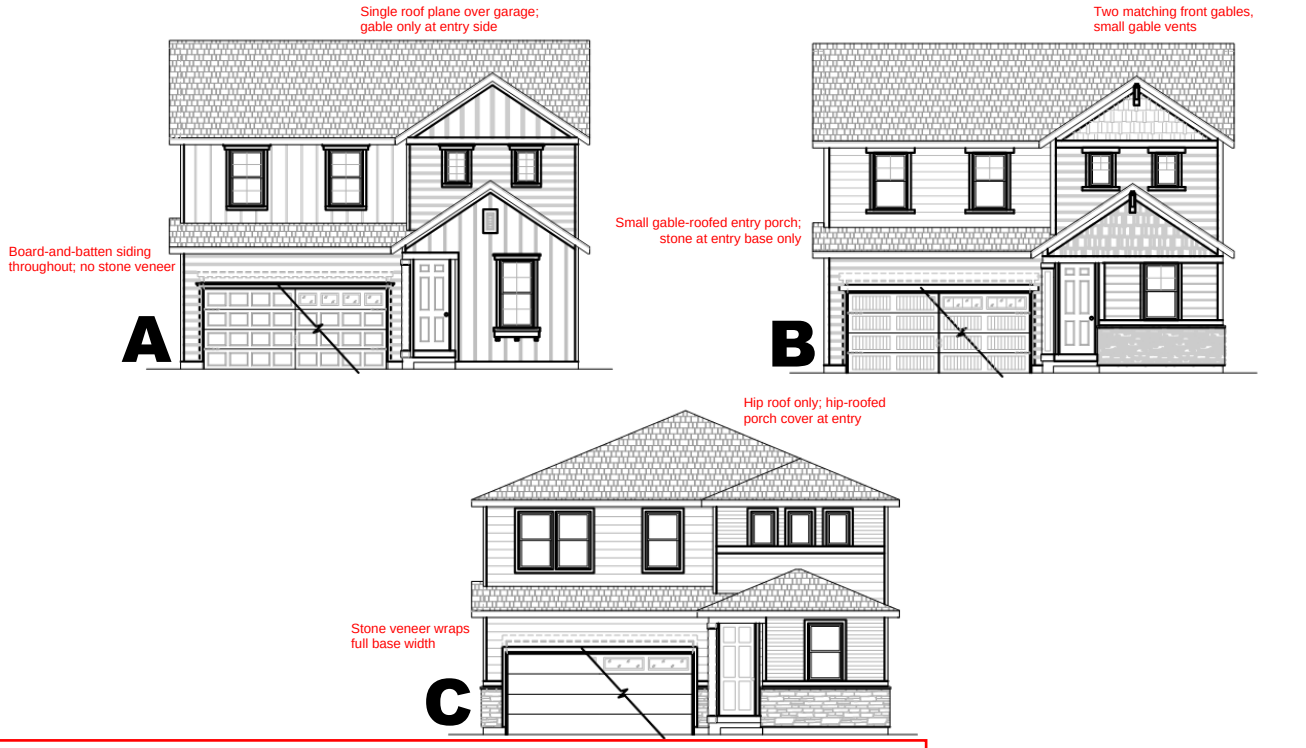
Pinnacle at Liberty Bay

Preliminary Architectural Elevations - July 15, 2025

PLAN 1



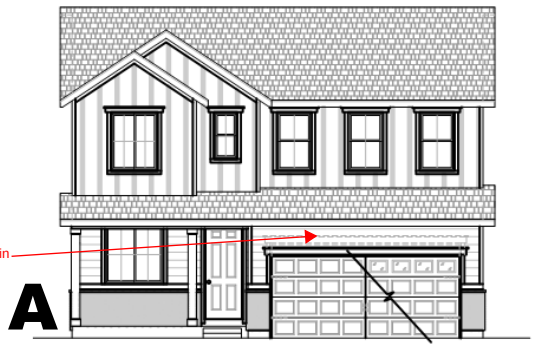
PLAN 2



PMC 18.260.060(E) response letter: ROOF FORM/PITCH - "Roof configurations and silhouettes vary... including differing front-gable conditions, ridge arrangements, and massing between plans." GARAGE PLACEMENT - "Garage width and position...differ from plan to plan...a tuck-under condition inherently changes massing and garage prominence relative to a flat-lot condition."

PLAN 3

Single steep front gable, left-of-center



Recessed entry under main roof; low stone band, full width

A

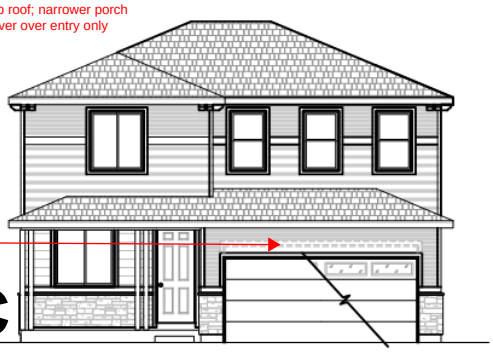
Hip roof only - no gables



Full-width shed porch spans entry to garage; stone piers at garage only

B

Hip roof; narrower porch cover over entry only



Stone wraps BOTH porch/entry and garage base

C

Front gable + smaller secondary entry-porch gable



Stone accents near garage; board-and-batten in gables

D

PLAN 4

Front gable at garage; 2nd gable at entry bump-out



3 transcom windows above garage door

A

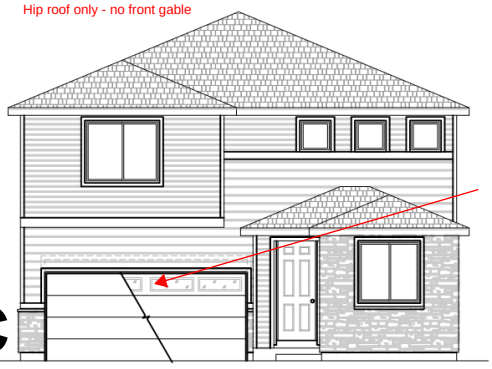
Front gable, shake-shingle texture (vs. board & batten)



Small gable entry canopy; stone piers at garage only

B

Hip roof only - no front gable



Stone veneer wraps entire entry wing

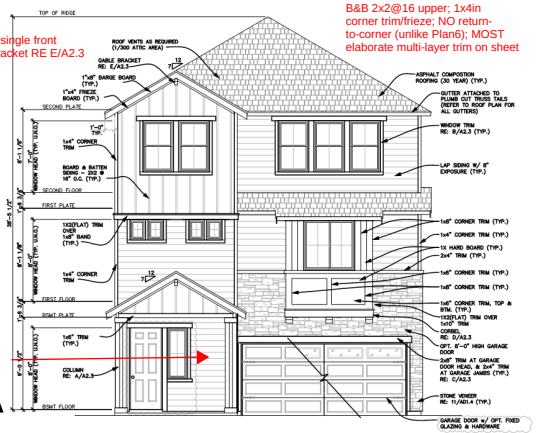
C

PMC 18.260.060(E) - response letter: ROOF FORM/PITCH - "Roof configurations and silhouettes vary...including differing front-gable conditions, ridge arrangements, and massing between plans." GARAGE PLACEMENT - "Garage width and position...differ from plan to plan...a tuck-under condition changes massing and garage macade relative to a flat-lot specs."

PLAN 5

7:12 pitch; single front gable w/ bracket RE E/A2.3

B&B 2x2@16 upper; 1x4in corner trim/frieze; NO return-to-corner (unlike Plan6); MOST elaborate multi-layer trim on sheet

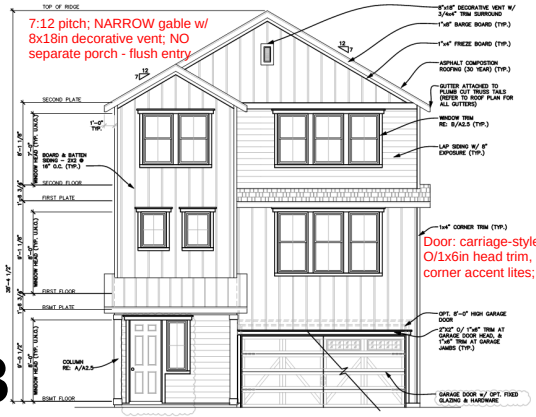


Door: 4-row panel, decor. lites alt. L/R (top); 2x8/2x4in head/jamb trim (LARGEST on sheet); stone at garage; SEPARATE entry porch gable (7/12); corbel RE:D/A2.3 at porch

A

Same B&B 2x2@16 as A; 1x4in corner trim/frieze

7:12 pitch; NARROW gable w/ 8x18in decorative vent; NO separate porch - flush entry

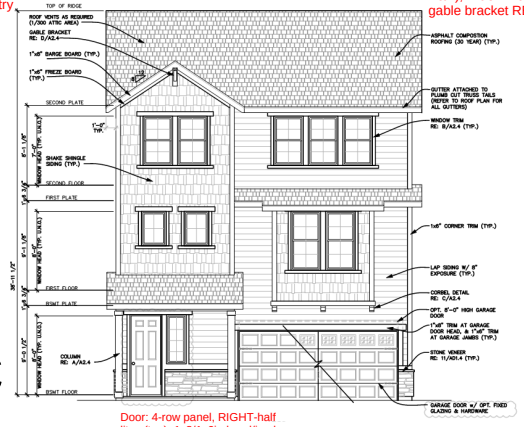


Door: carriage-style w/X-brace, 2x2 O/1x6in head trim, 1x6in jambs; 2 corner accent lites;

B

8:12 pitch - steeper than A/B; single gable; NO separate porch - flush entry

SHAKE SHINGLE upper (not B&B); wider 1x6in trim/frieze; gable bracket RE:D/A2.4

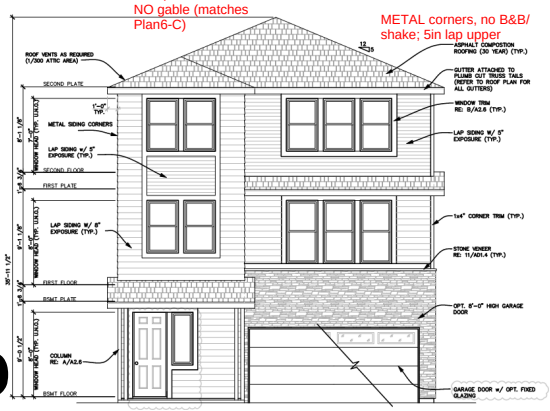


Door: 4-row panel, RIGHT-half lites (top); 1x8/1x6in head/jamb trim; stone at garage/column base; corbel

C

5:12 pitch - HIP roof, NO gable (matches Plan6-C)

METAL corners, no B&B/ shake; 5in lap upper

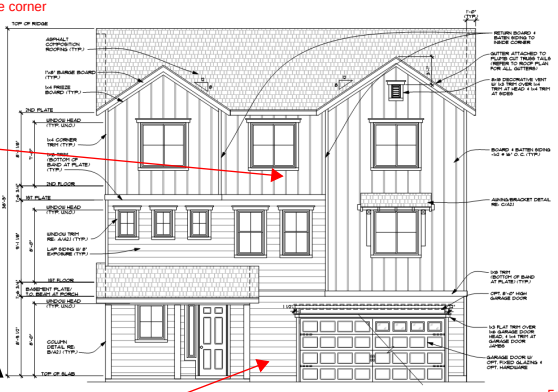


Door: plain flat panels, 2 accent lites top-right; UNIQUE narrow sidelite; stone wraps door head (NO wood trim); NO porch roof; MOST stone on sheet

D

PLAN 6

8:12 pitch BOTH gables (matching, not differing); return B&B to inside corner

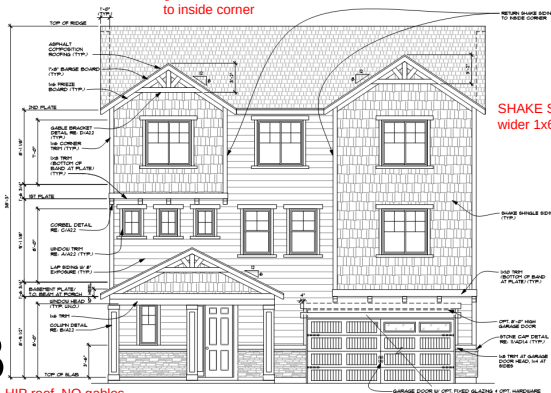


UNIQUE 8x18in awning w/ bracket detail (RE: C/A2.1) over 1st-flr window - NOT found on any other elevation; ALSO 8x18in decor. vent w/ layered trim at rear gable

Door: dense TDL grid, both top rows glazed; 1x3/1x6in head trim; ONLY elev. w/ NO stone; covered porch

A

8:12 pitch; TRIPLE gable - most gables on sheet; return shake to inside corner

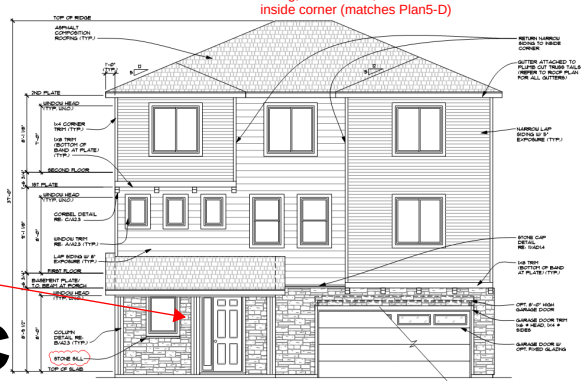


SHAKE SHINGLE throughout; wider 1x6in frieze board

5:12 pitch - HIP roof, NO gables (matches Plan5-D); narrow 5in lap siding, no frieze bd, return to inside corner (matches Plan5-D)

Door: carriage-style, board texture ALL 4 rows (heaviest/most rustic); 1x8/1x4in head/jamb trim; own gable porch w/brackets; stone wainscot+cap; gable bracket RE:D/A2.2 & corbel RE:C/A2.2 at 2nd-flr band

B



Door: plain flat panels, 2 accent lites top-right; 1x6/1x4in head/jamb trim; column FULLY wrapped in stone w/sill; MOST stone - full continuous wainscot; corbel RE:C/A2.3 at window-head band

C

Supplimental Info - PLATES & COLUMN DETAIL (7 elevs.):
OVERALL HT (ridge-to-slab) varies up to 3'-0":
5A 38'-5 1/2" 5B 38'-4 1/2"
5C 38'-11 1/2" (TALLEST)
5D 35'-11 1/2" (SHORTEST)
6A 38'-3" 6B 38'-3"
6C 37'-0"
BASEMENT PLATE LABEL - Plan6 A/B/C label this line "BASEMENT PLATE/T.O. BEAM AT PORCH" (porch roof beam); Plan5 A-D use just "BSMT PLATE" (no porch beam callout)
COLUMN DETAIL - Plan 5 refs detail series "A/A2.#"; Plan 6 refs a DIFFERENT COLUMN DETAIL: "B/A2.#" - a distinct design, not just a different sheet number

PMC 18.260.060(E) response letter: roof form, pitch, gable count & porch massing unique feature (6-A awning/bracket) garage DOOR STYLE, head/jamb trim spec, stone veneer extent & entry/column treatment SIDING/TRIM - "Page 4 identifies varying roof forms and porch massing, garage door panel styles, glazing patterns and trim dimensions, siding textures, corner trim widths/layering, and stone veneer coverage that vary plan to plan."