



**Figure 1:** 13th Avenue right-of-way; minor boulder encroachments.





**Figure 2:** Casanova Street right-of-way.





**Figure 3:** Front elevation from Casanova Street.



**Figure 4:** Area of proposed interior courtyard.





**Figure 5:** View of property looking North across 13<sup>th</sup> Ave.





**Figure 6:** View of property looking west across Casanova Street.





**Figure 7:** View of lot 21. All improvements proposed to be demolished/removed.